



City of Colleyville City Council Agenda

City Hall
100 Main Street
Colleyville, Texas 76034
817.503.1000
www.colleyville.com

Tuesday, December 2, 2014

City Council Chambers

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

CALL TO ORDER

- PC-1** Discussion and update on the SH26/Colleyville Boulevard Reconstruction Project
- PC-2** Discussion and update on the SH26/Colleyville Boulevard School Safety Zone
- PC-3** Presentation of the Quarterly Investment Report for quarter ending September 30, 2014
- PC-4** Discussion of the December 2, 2014, 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 551.071 - Legal - Consultation with attorney regarding contemplated litigation (Camden Lock LLC)

Section 551.071 - Legal - Consultation with attorney regarding litigation - Billy McCullough v. City of Colleyville

Section 551.071 - Legal - Consultation with attorney regarding litigation - Michael S. Newman v. City of Colleyville and City of Keller

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: Reverend Cameron Veazey, Colleyville Assembly of God

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-14-3810

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

**Announcements of civic and charitable events
Presentation of calendar events and updates
Announcements of awards and recognition**

Presentation of the Mayor's Community Spirit Award to the Hall Family

4. CONSENT: READING AND PUBLIC HEARING - Resolution R-14-3811

4a Approval of the minutes of the regular City Council meeting of November 18, 2014

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

5a Ordinance O-14-1940

Consideration of a Special Use Permit for an accessory building on Lot 2, Block 3, of the Quail Crest Estates Addition, located at 3512 Meadowlark Lane, Case ZC14-022

5b Ordinance O-14-1941

Consideration of a Special Use Permit for the sale of alcoholic beverages for on-premise consumption on Lot 1R1, Block 2, of the Town Center Colleyville Addition, located at 1205 Church Street, Case ZC14-023

5c Ordinance O-14-1942

Consideration of a zoning change from the CC-2 Shopping Center zoning district to the PUD-C-Planned Unit Development-Commercial zoning district on 1.94 acres of Abstract 352, of the Elizabeth Cox Survey, located at 5200 State Highway 121, Case ZC14-024

5d Ordinance O-14-1943

Consideration of a zoning change from the AG-Agriculture zoning district to PUDR-Planned Unit Development zoning district on 11.22 acres of Abstract 1034, of the G. W. Minter Survey, Lot 1, Block A, of the Twin Oak Estates Addition, and Lot 1, Block 1, of the Hartley Addition, located at 5205, 5207, 5303, 5309, 5311, 5313, and 5317 Roberts Road, Case ZC14-019

5e Ordinance O-14-1944

Consideration of a zoning change from the AG-Agricultural zoning district to the PUD-R-Planned Unit Development-Residential zoning district on 2.62 acres of Abstract 1034, of the G. W. Minter Survey, located at 5017, 5113, and 5201 Roberts Road, Case ZC14-025

5f Ordinance O-14-1945

Approval to amend various sections of the Colleyville, Texas, Code of Ordinances and the Land Development Code, setting fees and charges for City services

6. RESOLUTION(S): READING AND PUBLIC HEARING**6a Resolution R-14-3812**

Approval of changing the dates of the May 19, August 4, October 6, and November 3, 2015 regular City Council meetings

7. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA**8. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR DECEMBER 2, 2014 - READING AND PUBLIC HEARING - RESOLUTION R-14-3813****9. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards Wednesday, November 26, 2014 by 5:00 p.m.

Amy Shelley, TRMC
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 12/02/2014

Type Pre Council

Department City Manager

Title

Discussion and update on the SH26/Colleyville Boulevard Reconstruction Project

Explanation

The purpose of this presentation and discussion is threefold:

1. To update City Council on the SH26 public forum that was held on November 12, 2014, and provide City Council with all public comments received; and
2. To discuss the options available for the completion of the currently unfunded section of SH26 reconstruction from John McCain Road to Hall-Johnson Road; and
3. To receive direction from City Council on how to proceed with funding the reconstruction of the section from John McCain Road to Hall-Johnson Road.

On October 28, 2014, the City Council received an update on the SH26 reconstruction project from City staff, the North Central Texas Council of Governments (NCTCOG) staff, and Brian Barth, the District Engineer for TxDOT. City staff also presented possible options to fund the unfunded section of SH26 between John McCain Road and Hall-Johnson Road. The presentations from that meeting are attached for reference. The options presented included Pass-Through Funding and the Turnback Program. A memorandum of understanding (MOU) between the Texas Department of Transportation, the Texas Municipal League, and the Association of Texas Metropolitan Planning Organizations is attached that includes details and specifics about the Turnback Program. This MOU was endorsed by the Regional Transportation Committee by resolution on May 8, 2014.

In order to validate the traffic data extrapolations used in the NCTCOG traffic analysis, Kimley-Horn and Associates, Inc. (an engineering consultant firm) was hired by the City of Colleyville to conduct traffic counts along the SH26 corridor. The counts were conducted the first week in November, and were received by the City on November 20, 2014. The traffic counts are consistent with the NCTCOG extrapolations that were used for traffic analysis and presented during the October 28 meeting. The traffic count data from November 2014 is also attached for reference.

On November 12, 2014, City staff hosted a public forum to allow the general public to provide input on the project, as well as the possible funding options that are being considered for the section of the corridor from John McCain Road to Hall-Johnson Road. The presentation that was given by City staff is attached for reference, as well as all public comments received regarding the project during and after the public forum.

Staff is seeking direction on how to proceed with the unfunded section of SH26, from John McCain Road to Hall-Johnson Road. Once direction is received, City staff will coordinate, with the appropriate partnering agencies, and present the formal action item at a future City Council meeting.

Attachments

1. December 2, 2014 Presentation
2. RTC Memo Endorsing the MOU
3. November 12, 2014 Public Forum Presentation
4. October 28, 2014 Staff Presentation
5. October 28, 2014 TxDOT Presentation
6. October 28, 2014 NCTCOG Presentation
7. 2014 Traffic Count Data
8. Public Comments



TxDOT SH26 Reconstruction Project

**Pre Council
December 2, 2014**

Purpose



- To update the City Council on the public forum meeting that was held on November 12, 2014
- To discuss the options available for the completion of the unfunded section of SH26 from John McCain Road to Hall-Johnson Road
- To receive direction from the City Council on how to proceed with the funding of the section from John McCain Road to Hall-Johnson Road

Public Forum



- The City in conjunction with TxDOT held a public forum on the SH26 Reconstruction Project on November 12, 2014
- Approximately 100 residents and Colleyville business owners attended the meeting to learn about the project and to provide comments and feedback
- 15 comment cards received at the public meeting
- Four comments received by email

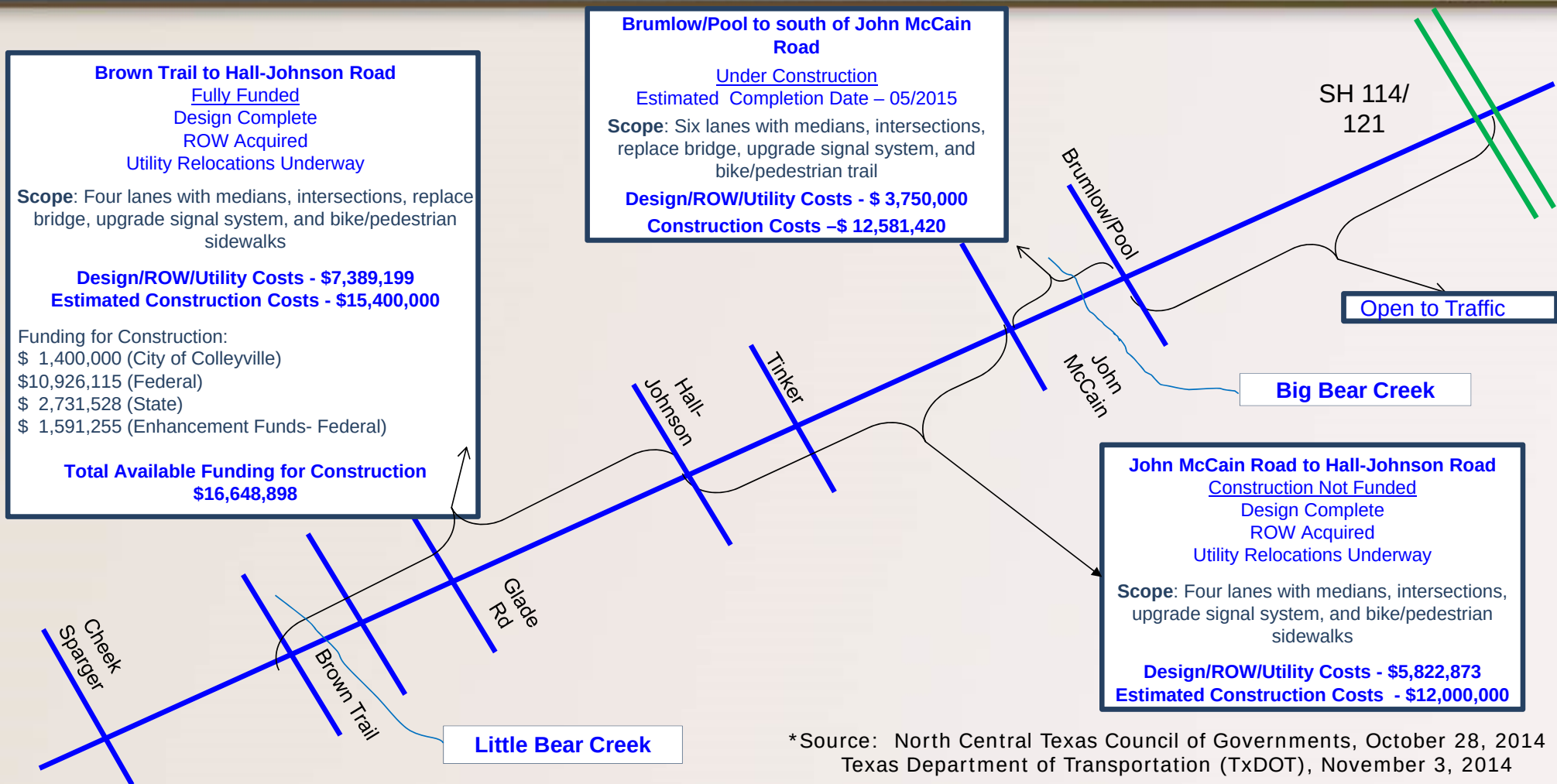
2014 Traffic Counts



- Kimley-Horn and Associates, Inc. (an engineering consultant firm) was retained by the City of Colleyville to conduct traffic counts along the SH26 corridor to validate the extrapolations used by NCTCOG
- Counts were taken on Tuesday, Wednesday, and Thursday during the first week of November 2014*
- The traffic counts were consistent with the NCTCOG extrapolations presented during previous meetings

* Due to rain, a recount was taken on Thursday, November 13 for the section between Tinker Road and John McCain Road

Funding for SH26 in Colleyville*



*Source: North Central Texas Council of Governments, October 28, 2014
Texas Department of Transportation (TxDOT), November 3, 2014

Phase III

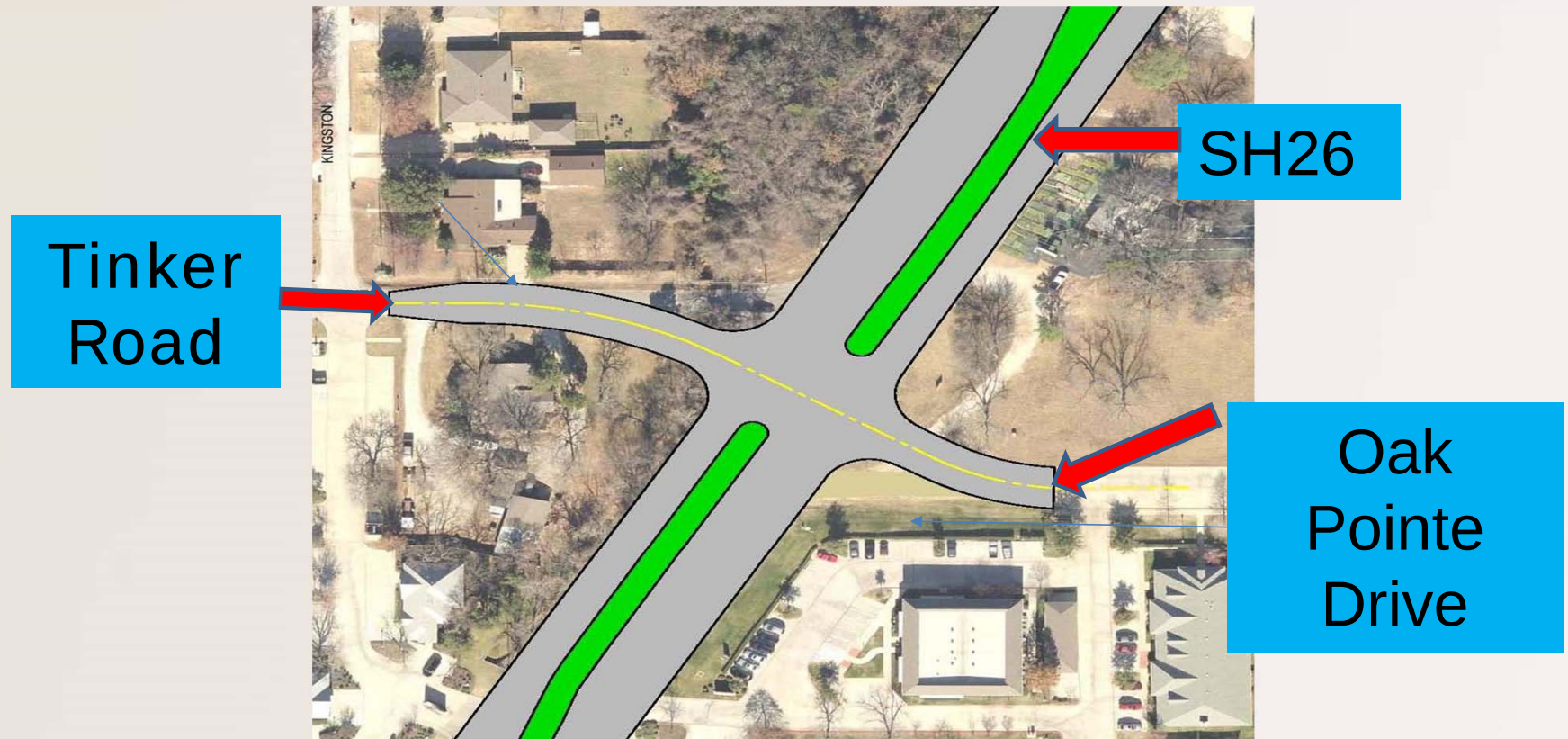
South of John McCain Road
to Hall-Johnson Road

Phase III



- Currently unfunded
- Phase III encompasses reconstruction of 1.4 miles of SH 26 between Hall-Johnson Road and John McCain Road
- Creates a four-lane road with concrete pavement and medians, with the ability to widen to six lanes in the future, if traffic counts warrant
- Includes realignment of the intersection at Tinker Road and Oak Pointe Drive

Tinker / Oak Pointe Intersection



Phase III (Pass-Through Funding)



Pass-Through Funding Option

- TxDOT would bid phases II and III concurrently and manage construction
- The City would be responsible for the initial cost of Phase III and would be reimbursed over time per funding terms
- Funding Terms
 - Estimated construction cost is \$10,900,000 (+/-10%) with a \$12,000,000 cap
 - City fronts the money and would be reimbursed 80% of the cost, up to a maximum of \$9,600,000
 - Interim funding would be through the City's Tax Increment Financing District (TIF)
 - This funding scenario would not require a property tax increase

Phase III (Pass-Through Funding)



Advantages

- Allows Phase III (John McCain Road to Hall-John Road) to be built concurrently with Phase II (Hall-Johnson Road to Brown Trail)
- State retains the long-term maintenance and reconstruction obligations including the costs associated with:
 - Traffic signals
 - Pavement markings
 - Pavement maintenance and repair

Disadvantages

- City is responsible for the initial construction costs
- City is reimbursed 80% of the initial construction cost
- Reimbursement over a 12-year period
- City is responsible for any debt or interest costs associated with fronting the funding

Phase III (Turnback Program)



Owner Option (Turnback Program)

- TxDOT fully funds reconstruction of SH26 in a four-lane configuration from John McCain Road to Brown Trail
- Upon completion of reconstruction, the City would assume ownership of the highway from the State for the limits of John McCain Road to Brown Trail

Phase III (Turnback Program)



Other Turnback Projects in the Region

- **City of Allen – SH 5 (Greenville Ave)**
 - The City of Allen City Council recently (October of 2014) approved an agreement for the Turnback Program
 - Purpose: two thirds of the corridor was already off-system and this would take the remaining third off-system allowing for more consistency along the corridor, the road was reconstructed in 2008
- **City of Fort Worth – Rosedale Boulevard**
 - Originally built six lanes with federal funds
 - Purpose: To reduce to four lanes for the redevelopment of the area
- **City of Weatherford - US Highway 80**
 - Currently negotiating terms
 - Purpose: Pass-through funding reimbursement in a lump sum and to aid in the redevelopment of the downtown area
- **City of Mansfield – US Highway 287 (Business)**
 - Currently negotiating terms
 - Purpose: To promote development along the corridor in downtown area

Phase III (Turnback Program)



Advantages

- Allows Phase III (John McCain Road to Hall-John Road) to be built concurrently with Phase II (Hall-Johnson Road to Brown Trail)
- City Control
 - Speed limits
 - Driveway cuts
 - Signage
 - Street lighting
 - Location of new traffic signals

Disadvantages

- Cost of Ownership
 - Traffic signals
 - Pavement markings
 - Pavement maintenance and repair
- Responsible for any future reconstruction of the road (30+ years)

Phase III (Turnback Program)



Estimated Cost of Ownership

- **Signal maintenance**
 - Nine signals @ \$9,831/year = \$88,479
- **Pavement markings**
 - \$120,000 every 5-7 years based on wear
- **Pavement maintenance and repairs**
 - Increases over time; difficult to estimate
- **Possible addition of two more lanes at a future date**
 - Currently projected to be no earlier than 2030

Phase III (Turnback Program)



Possible Funding Sources

Immediate Funding Needs

Phase II and III enhancements (stamped and color crosswalks, street lighting, backlit signage, signal poles, etc.): approximately \$1,400,000

Potential funding sources:

- 1998 TIF uncommitted funds
- County contribution
- 2012 TIF project plan (TIF economic development grant funds or improvement funds)

Future Maintenance / Reconstruction Funding Options

- Extend municipal participation in TIF beyond FY 2030 expiration
 - FY 2018-30: use all or a portion of the \$13,829,239 in municipal contributions
 - FY 2030 forward: \$1,161,000 annual municipal TIF revenue
 - Total by FY 2048: \$24,153,066
 - Based on 1.5% annual ad valorem increase
- Allocate General Fund revenue annually
 - Signal maintenance, signal pole repair/replacement, electricity for signal lights
- Debt issuance at the time repairs/reconstruction are needed

Questions and Discussion



The Transportation Policy Body for the North Central Texas Council of Governments
(Metropolitan Planning Organization for the Dallas-Fort Worth Region)

TO: Mayors, City Managers

DATE: July 14, 2014

FROM: Mike Cantrell
Chair, Regional Transportation Council
Commissioner, Dallas County

SUBJECT: Regional Transportation Council Resolution Endorsing the Memorandum of Understanding
regarding the Texas Department of Transportation Highway Turnback Program

The Texas Department of Transportation (TxDOT), the Texas Municipal League (TML), and the Association of Texas Metropolitan Planning Organizations (TEMPO) developed a Memorandum of Understanding (MOU) governing the general parameters for the TxDOT Highway Turnback Program. The MOU provides written confirmation of the program's voluntary nature and outlines the limits for TxDOT and the cities that voluntarily choose to take over control of certain state highways. As a result, the Regional Transportation Council (RTC) approved a resolution endorsing the MOU between TxDOT, TML, and TEMPO.

Please find enclosed the RTC Resolution Endorsing the MOU regarding the TxDOT Highway Turnback Program (R14-02).

If you have any questions, please feel free to contact me or Michael Morris, P.E., Director of Transportation for the North Central Texas Council of Governments (NCTCOG) at (817) 695-9241.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Cantrell", is positioned above the typed name and title.

Mike Cantrell, Chair
Regional Transportation Council
Commissioner, Dallas County

RH:ch
Enclosure

cc: Lt. Gen. Joe Weber, USMC, (Ret.), Executive Director, Texas Department of Transportation
Ashby Johnson, Executive Director, Association of Texas Metropolitan Planning Organizations
Jungus Jordan, President, Texas Municipal League
Michael Morris, P.E., Director of Transportation, NCTCOG

**RESOLUTION ENDORSING THE MEMORANDUM OF UNDERSTANDING REGARDING
THE TEXAS DEPARTMENT OF TRANSPORTATION HIGHWAY TURNBACK PROGRAM
(R14-02)**

WHEREAS, the North Central Texas Council of Governments (NCTCOG) is designated as the Metropolitan Planning Organization (MPO) for the Dallas-Fort Worth Metropolitan Area by the Governor of Texas in accordance with federal law; and,

WHEREAS, the Regional Transportation Council (RTC), comprised primarily of local elected officials, is the regional transportation policy body associated with the North Central Texas Council of Governments, and has been and continues to be the regional forum for cooperative decisions on transportation; and,

WHEREAS, in August 2013, the Texas Department of Transportation (TxDOT) informed mayors and county judges in certain populous areas of the State of a proposed approach for the return of off-system roadways to local governments known as the Highway Turnback Program; and,

WHEREAS, the Texas Transportation Commission conducted a public meeting on the Highway Turnback Program where it was clarified that the program would be voluntary on the part of the cities; and,

WHEREAS, officials representing the Texas Municipal League (TML) and the Association of Texas Metropolitan Planning Organizations (TEMPO) met with TxDOT in January 2014 to discuss cooperative efforts in relation to the program; and,

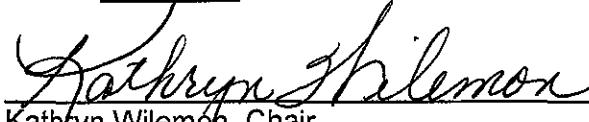
WHEREAS, as a result of the meeting, TxDOT, TML and TEMPO officials developed a Memorandum of Understanding (MOU) governing the general parameters for TxDOT and the cities that voluntarily choose to take over control of certain state highways, as well as written confirmation of the program's voluntary nature.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

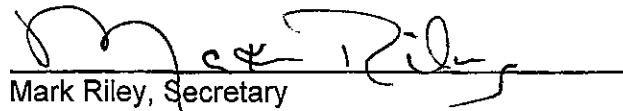
Section 1. The Regional Transportation Council endorses the Memorandum of Understanding between the Texas Department of Transportation, the Texas Municipal League, and the Association of Texas Metropolitan Planning Organizations regarding the parameters for the TxDOT Highway Turnback Program (Attachment 1).

Section 2. This resolution will be transmitted to TxDOT, TML, TEMPO, and all impacted local governments in the Dallas-Fort Worth region.

Section 3. This resolution shall be in effect immediately upon its adoption.


Kathryn Wilemon, Chair
Regional Transportation Council
Mayor Pro Tem, City of Arlington

I hereby certify that this resolution was adopted by the Regional Transportation Council of the North Central Texas Council of Governments for the Dallas-Fort Worth Metropolitan Area on May 8, 2014.


Mark Riley, Secretary
Regional Transportation Council
County Judge, Parker County

**MEMORANDUM OF UNDERSTANDING REGARDING THE TEXAS
DEPARTMENT OF TRANSPORTATION'S VOLUNTARY TURNBACK
PROGRAM**

This Memorandum of Understanding (MOU) is by and between the Texas Department of Transportation (TxDOT), an agency of the State of Texas; the Texas Municipal League (TML); and the Association of Texas Metropolitan Planning Organizations (TEMPO).

Whereas, TxDOT is the state agency that has traditionally maintained the state's highways;

Whereas, TML is a non-profit association consisting of 1,136 member cities;

Whereas, TEMPO represents the state's 25 metropolitan planning organizations;

Whereas, on August 13, 2013, TxDOT sent a letter to mayors and county judges in certain, populous areas of the state;

Whereas, that letter informed mayors and county judges of a newly-proposed "Highway Turnback Program" from TxDOT;

Whereas, on August 29, 2013, the Texas Transportation Commission (TTC) conducted a public meeting on the Turnback Program;

Whereas, numerous city and other local officials testified at the meeting, speaking primarily to clarify that the Turnback Program be voluntary on the part of cities;

Whereas, a select committee of city officials appointed by TML President Jungus Jordan, and leaders from TEMPO, met with TxDOT officials on January 6, 2014, to discuss cooperative efforts in relation to the Turnback Program;

Whereas, what was originally perceived by city officials as a unilateral, unfunded mandate on cities has become a cooperative effort between cities and TxDOT to address the state's highway maintenance needs;

Whereas, the committee met with TxDOT officials again on January 6 and February 7, 2014, to develop this written MOU governing the general parameters for TxDOT and the cities that voluntarily choose to take over control of certain state highways, as well as written confirmation of the program's voluntary nature.

Whereas, a city will own and have local control over a turned back highway, such as access management, parking, signage, markings, speed limits, signals, and other issues;

Whereas, Texas Transportation Code chapter 311 grants a city control over the streets within its city limits, Chapter 201 allows the TTC to remove a segment of the state highway system that it determines is not needed for the system, and Chapter 202 allows for the transfer of highway right-of-way no longer needed for a state highway purpose.

Now, therefore, TxDOT , TML, and TEMPO agree to and acknowledge the following in relation to the voluntary Turnback Program:

1. General Items:

- a. The Turnback Program is a cooperative program between cities and TxDOT.
- b. City participation in the program is voluntary.
- c. The objective of the Turnback Program is to transfer ownership of some state-owned roads, used primarily for local traffic purposes, to cities.
- d. TxDOT will ensure that a candidate highway is in satisfactory condition before a transfer occurs, and no highway will be turned back unless the city agrees that it is in satisfactory condition.
- e. The Turnback Program is available to any city within the boundaries of a metropolitan planning organization (MPO).

2. Financial Items:

- a. As an incentive to cities, TxDOT will use a portion of its future maintenance savings from the Turnback Program in a participating city in accordance with Sections 2(b) and (c) below and the local implementation plan under section 3 of this MOU (the "Turnback Expenditures").
- b. Turnback Expenditures in connection with the Turnback Program will be capped at a statewide total of \$100 million and will be offered on a first come/first served basis.
- c. Turnback Expenditures will be used by TxDOT on eligible mobility, safety, and preservation projects within the same city that accepts the responsibilities for a turned back road pursuant to a local implementation plan.
- d. TxDOT will not use a city's refusal to accept a turned back highway as justification to reduce spending in the city or TxDOT district in which the city is located.
- e. A city should confirm with both TxDOT and its MPO that any highway accepted for turnback retains federal eligibility for funding as determined by state and federal law and rules. TxDOT will work with TEMPO to prevent financial harm to an MPO that contains a highway that is turned back to a city in that MPO.

- f. Before transferring a highway to a city under the Turnback Program, TxDOT will implement any project currently in the State Transportation Improvement Plan and in its current four-year pavement preservation plan, and current local participation percentages will not be increased.
- g. Bridges located on a turned back highway will retain their federal eligibility and continue to be on TxDOT's two-year inspection cycle. Before transferring a bridge currently programmed for replacement in TxDOT's four-year plan to a city under the Turnback Program, the bridge replacement will be completed at the current participation levels.

3. Local Implementation Plan:

- a. A city, its MPO, and the local TxDOT district will meet and develop a local implementation plan for the highways within their region, including highways that: (1) do not fit the functional classification and need to remain as state highways; and (2) fit the functional classification and can be part of the voluntary Turnback Program.
- b. If a city requests a transition or phasing plan to allow it to take over the responsibility for some highways over time to fit within its budgetary constraints and project scheduling, that phasing plan should be included.
- c. The local implementation plan should jointly identify any immediate pavement maintenance needs on highways proposed to be transferred.
- d. No binding commitments will be made during the development of the plan.
- e. The local implementation plan will be reviewed and approved by TxDOT administration before submission to the city's governing body in order to maintain consistency and uniformity.
- f. A city's municipal maintenance agreement will be updated to reflect the turned back highways.
- g. The local implementation plan will be provided to the city's governing body for its consideration and approval.

4. Right-of-way Transfer:

- a. The intent of the voluntary Turnback Program is to convey the real estate or right-of-way property that underlies a highway to the city at no cost to the city. Right-of-way value and administrative costs related to conveyance will not be deducted from TxDOT funding that would otherwise be spent in the city.
- b. The appropriate mechanism for the transfer of the real estate ownership will depend upon the type of title that the state holds.
- c. An adequate delineation or survey of the right-of-way that is legally sufficient to convey title to the real estate is required. This does not

necessarily require a new survey if a previous survey reflects a precise delineation of the right-of-way to be transferred to local ownership.

- d. A quitclaim deed may be used for the state to generally disclaim any unrecorded and un-delineated rights that the state may have in order to clear the title to a highway. For instance, if the property interest was originally acquired and held by a city or county in its own name for use by the state, or if there is no record title to the property.
- e. Title by deed may be used to convey state ownership to a city as described in section 202.021(e)(1) of the Texas Transportation Code, which provides the authority to transfer the title to the right-of-way in consideration of the savings of the estimated future cost of maintenance and operation of the public road.

5. Other Items:

- a. The parties will work together in good faith to ensure the effective and efficient implementation of TxDOT's voluntary Turnback Program.
- b. The parties will meet to re-evaluate the terms of this MOU on or about January 1 of each even-numbered year for the duration of this MOU's term.
- c. In the event there is a disagreement between TxDOT and TML or TEMPO about the implementation of the voluntary Turnback Program, the parties agree to meet within 30 days of receiving a written request from the other party of a desire to meet to resolve any disagreement. The parties will make good faith efforts to resolve any disagreement as efficiently as is reasonably possible.
- d. An amendment to this MOU must be in writing and signed by all parties.

This MOU becomes effective upon execution by all parties and automatically renews each year, unless a party notifies the other parties of its intent to terminate the agreement.

The following procedure shall be observed by the parties in regard to any notifications:

Any notice required or permitted to be given under this MOU shall be in writing and may be effected by personal delivery, by hand delivery through a courier or a delivery service, or by registered or certified mail, postage prepaid, return receipt requested, addressed to the proper party, at the address set forth below the signature of the party:

By:

Date:

Texas Department of Transportation

James M Bass

4/4/14

Name: James M Bass
Executive Director
125 E. 11th Street
Austin, Texas 78701

Texas Municipal League

Jungus Jordan

3/28/2014

Name: Jungus Jordan
President
1821 Rutherford Lane, Suite 400
Austin, Texas 78754

Texas Association of Metropolitan Planning Organizations

Ashby Johnson

3/28/2014

Name: Ashby Johnson
Executive Director
c/o Houston-Galveston Area Council (HGAC)
P.O. Box 22777
Houston, TX 77227-2777

TxDOT SH26 Reconstruction Project

**Public Forum
November 12, 2014**

26@colleyville.com



Purpose

- To review the different phases of the project
- To review options on how to fund the section between John McCain Road and Hall-Johnson Road
- To seek the public's input on future phases of the project

Project Partners

- Texas Department of Transportation (TxDOT)
- North Central Texas Council of Governments (NCTCOG)
 - Regional Transportation Council (RTC)
- Federal Highway Administration
- Tarrant County
- City of Colleyville

Project History

- **1999** - Colleyville section of SH26 funded
- **December 2001** – SH26 Advisory Committee established
- **November 2004** – Joint City Council and SH26 Advisory Committee meeting; discussion of underground power lines and financing thereof
- **2010** –Pool/Brumlow to John McCain Road split out to be constructed first
- **April 2011** – Approved funding for Phase I from the Pool/Brumlow intersection to John McCain Road

Project History

- **August 2011** – Bids received for Phase I
- **July 2012** – Contractor (AUI) began work on Phase I
- **October 2013** -Funding shifted from John McCain Road/Hall-Johnson Road to Hall-Johnson Road/Brown Trail section; scope of project changes for six lanes to four, with greater capacity at most major intersections

Funding for SH26 in Colleyville*

Brown Trail to Hall-Johnson Road

Fully Funded

Design Complete

ROW Acquired

Utility Relocations Underway

Scope: Four lanes with medians, intersections, replace bridge, upgrade signal system, and bike/pedestrian sidewalks

Design/ROW/Utility Costs - \$7,389,199

Estimated Construction Costs - \$15,400,000

Funding for Construction:

\$ 1,400,000 (City of Colleyville)

\$10,926,115 (Federal)

\$ 2,731,528 (State)

\$ 1,591,255 (Enhancement Funds- Federal)

Total Available Funding for Construction \$16,648,898

Brumlow/Pool to south of John McCain Road

Under Construction

Estimated Completion Date – 05/2015

Scope: Six lanes with medians, intersections, replace bridge, upgrade signal system, and bike/pedestrian trail

Design/ROW/Utility Costs - \$ 3,750,000

Construction Costs –\$ 12,581,420

John McCain Road to Hall-Johnson Road

Construction Not Funded

Design Complete

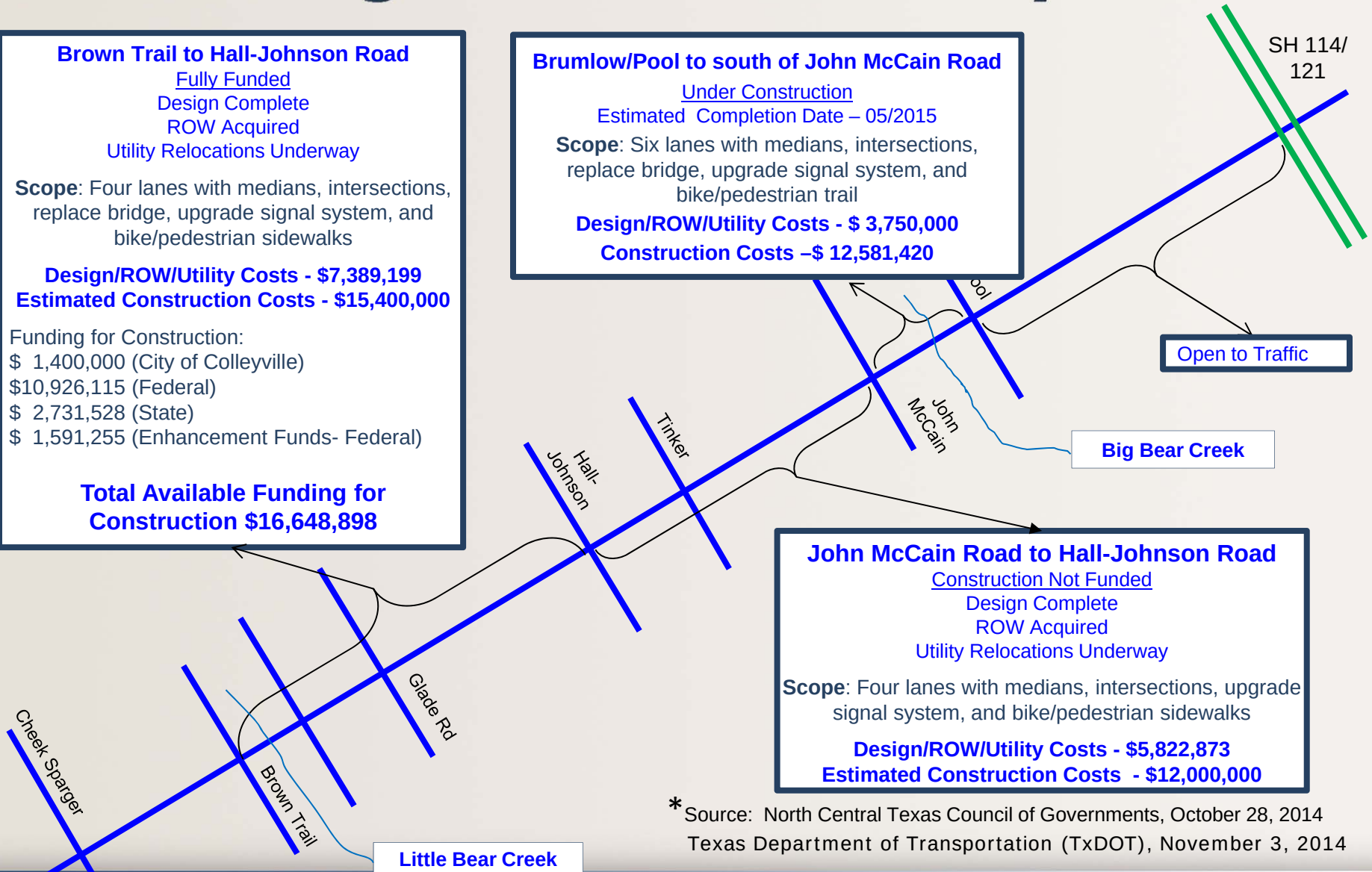
ROW Acquired

Utility Relocations Underway

Scope: Four lanes with medians, intersections, upgrade signal system, and bike/pedestrian sidewalks

Design/ROW/Utility Costs - \$5,822,873

Estimated Construction Costs - \$12,000,000



* Source: North Central Texas Council of Governments, October 28, 2014
Texas Department of Transportation (TxDOT), November 3, 2014

26@colleyville.com



Phase I

Pool/Brumlow Intersection to just
south of John McCain Road

Phase I

(Brumlow / Pool to John McCain Road)

- Bid August 2011/Construction July 2012
- Now cleared to work 24/7
- TxDOT has incentivized the contractor to be substantially complete by March 31, 2015
 - Incentives will be reduced daily through June 10, 2015
 - Starting June 11, 2015, the contractor is subject to monetary penalties until completion

Phase II

Hall-Johnson Road to Brown Trail

26@colleyville.com



Phase II

(Hall-Johnson Road to Brown Trail)

- Fully funded with federal and state dollars at four-lane capacity with expanded intersections
- 2013 Transportation Improvement Program (TIP) Modification:
 - Shifted funding *from* John McCain Road/Hall Johnson Road *to* Hall-Johnson Road/Brown Trail
 - Changed from six lanes to four, with most major intersections expanded to six-lane capacity
- Completed plans have been reviewed by City and TxDOT staff

Phase II

(Hall-Johnson Road to Brown Trail)

- Bid letting tentative for this winter
- Mobility Coordinator hired to serve as liaison between TxDOT and businesses and property owners
- Monthly executive meetings will be held with TxDOT District Engineer, Colleyville City Manager and key city staff

Traffic Data Analysis

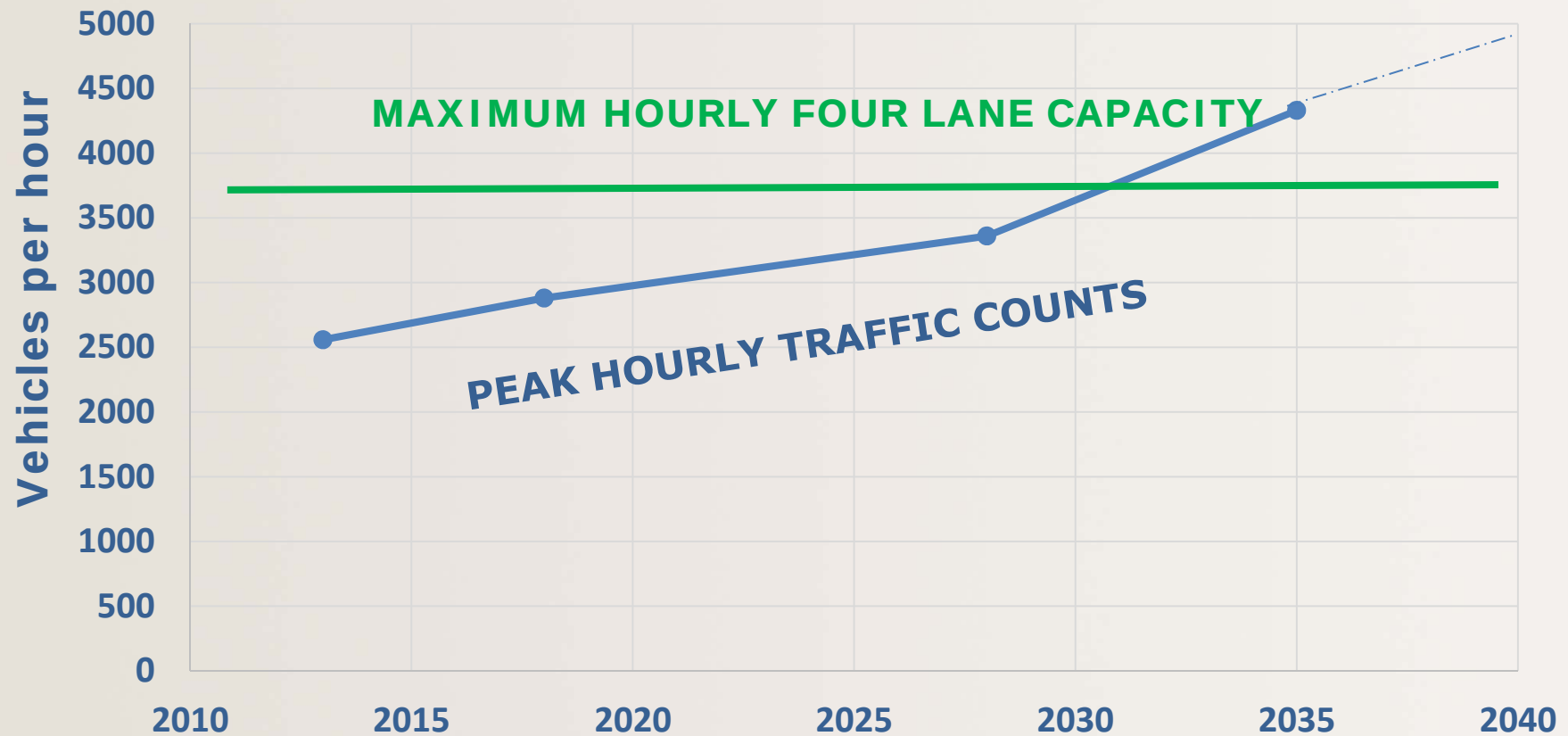
- Traffic analysis done by the North Central Texas Council of Governments (NCTCOG) transportation staff
- Presented at the October 28 City Council Worksession by Michael Morris, P.E., Director of Transportation, NCTCOG

Recent Traffic Counts*

Segment	2004	2009	2010	2011	2013
Hall-Johnson to Tinker Road	24,437	25,000	23,000	22,000	21,020

*Source: Texas Department of Transportation

Traffic Projections for SH26 Through Colleyville*



*Source: North Central Texas Council of Governments

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Hourly Volumes per Lane for Arterial Streets

Arterial Type	Urban	Suburban	Rural
Divided Arterial	850	925	1025
Undivided Arterial	775	875	925

4 lane suburban with median = 3700 vehicles per hour
6 lane suburban with median = 5500 vehicles per hour

*Source: North Central Texas Council of Governments

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Peak Volumes vs. Capacity on SH26 in Colleyville

Year	Peak Hour Volumes	Four-Lane Capacity
2013	2558	3500
2018	2881	3700
2028	3359	3700
2035	4330	3700

*Projected

*Source: North Central Texas Council of Governments

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Raised Curb Medians

- Required by TxDOT on all new projects with 20,000 or more vehicles per day. According to TxDOT, these medians:
 - Improve safety
 - Reduce overall crashes by at least 40%
 - Reduce the worst kind of accidents—head-on collisions
 - In addition, TxDOT's data shows that designated left-turn bays make driving movements more predictable
- On SH 26, from John McCain Road to Brown Trail – approximately 370 crashes have occurred in the past five years



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Landscape Concept



- 100% funded with Green Ribbon grant from TxDOT
- Drought tolerant, native plant materials
- All drip irrigation to conserve water

Phase III

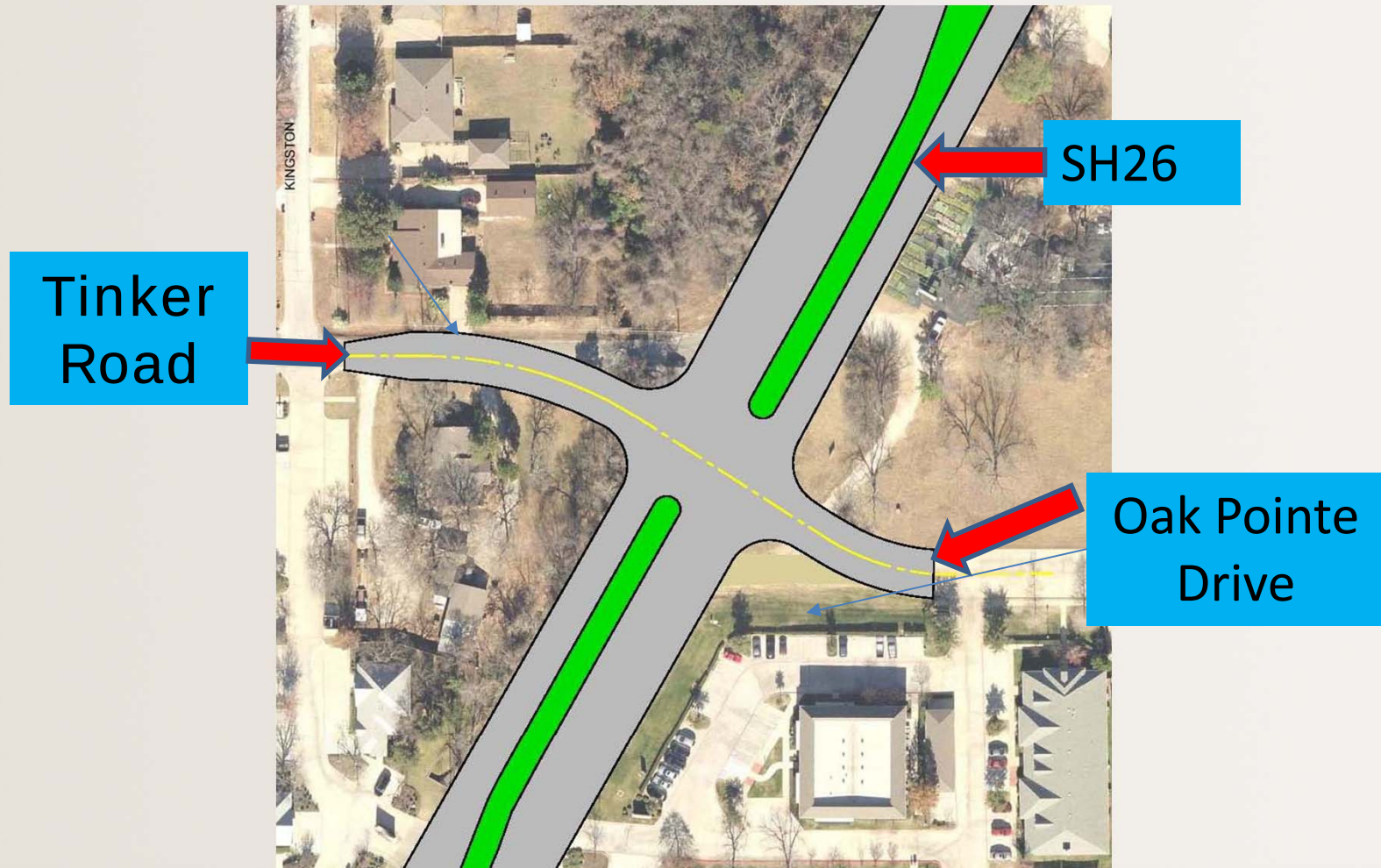
South of John McCain Road
to Hall-Johnson Road

Phase III

(South of John McCain to Hall-Johnson)

- Currently unfunded
- Reconstruct 1.4 miles of SH 26 between Hall-Johnson Road and John McCain Road
- Create four-lane road with concrete pavement and median, with the ability to widen to six lanes in the future if traffic counts warrant
- Includes improving intersection at Tinker Road and Oak Pointe Drive

Tinker / Oak Pointe Intersection



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Phase III Pass-Through Funding Option

- City responsible for all municipal utility relocations
- TxDOT would bid phases II and III concurrently and manage construction
- TxDOT would be responsible for completing design (plans, specifications, estimate), right-of-way acquisitions, and oversight of any franchise utility relocations

Proposed Pass-Through Funding Terms

- Estimated construction cost is \$10,900,000 (+/-10%) with a \$12,000,000 cap
- City fronts the money and would be reimbursed 80% of the cost, up to a maximum of \$9,600,000
- Interim funding would be through the City's Tax Increment Financing District (TIF)
- There will be no increase in property taxes

Owner Option for Funding Phase III

- TxDOT fully funds reconstruction of SH26 from John McCain Road to Brown Trail
- Upon completion of reconstruction, the City would assume ownership of the highway from the State

Advantages and Disadvantages of Ownership

Advantages

- Complete Control
 - Speed limits
 - Driveway cuts
 - Signage
 - Street lighting
 - Location of new traffic signals

Disadvantages

- Cost of Ownership
 - Traffic signals
 - Pavement markings
 - Pavement maintenance and repair
- Responsible for any future reconstruction of the road (30+ years)

Estimated Costs of Ownership

- **Signal maintenance**
 - 9 Signals @ \$9,831/year = \$88,479
- **Pavement markings**
 - \$120,000 every 5-7 years based on wear
- **Pavement maintenance and repairs**
 - Increases over time; difficult to estimate
- **Possible addition of two more lanes at a future date** (projected to be no earlier than 2030)

Phase IV

- The limits of this phase of construction are Brown Trail to the southern city limits
- This section of SH26 is not currently scheduled to be reconstructed at this time
- No funding has been identified for this section of the corridor
- Utility relocations have not been started and are not currently scheduled

Community Q & A

Send comments to 26@colleyville.com

Register to receive email updates tonight
at the front desk or online at
Colleyville.com. Look for the Colleyville
E-News button on the homepage.

26@colleyville.com



SH26 / Colleyville Boulevard Project Update

**City Council Worksession
October 28, 2014**



Purpose

The purpose of this meeting is threefold:

- To update the City Council on the current status of Phase I of the SH26 reconstruction project from the Pool/Brumlow intersection to John McCain Road
- To present to the City Council the strategy and timeline for completion of the remaining section of SH26 from John McCain Road to Brown Trail
- To get direction from the City Council on how to proceed with funding the section from John McCain to Hall-Johnson, including a discussion of using the TxDOT "pass-through" option as a funding mechanism

Overview

- History of the project
- Phase I Update (Pool/Brumlow intersection to John McCain Road) - Presentation by Brian Barth, TxDOT
- Phase II Update (John McCain to Brown Trail) - Presentation by Brian Barth, TxDOT
- Proposed pass through agreement
- Other options for completing the project
- Communications plan
- Questions, discussion, and City Council direction

Project History

- **1994** - First discussions of improving SH26
- **1999** - Colleyville selected for funding
- **December 2001** – SH26 Advisory Committee established
- **February 2002** – Preliminary design presented by Teague, Nall, & Perkins, Inc.
- **June 2002** – SH26 Business Alliance presentation
- **November 2002** – Discussion of public information program
- **March – June 2003** – Discussions on landscaping, utility relocations, and enhancements
- **January 2004** – Meeting with TxDOT to discuss project scope and issues
- **November 2004** – Joint City Council and SH26 Advisory Committee meeting; discussion of underground power lines and financing thereof
- **2005** – TxDOT received environmental clearance for project

Project History

- **August 2005** – Joint meeting of City Council, SH26 Advisory Committee, and Traffic Safety Advisory Committee
- **April 2008** – Overview of planned improvements by design consultant
- **October 2009** – Joint City Council and P&Z meeting to discuss SH26 redevelopment study and overlay district
- **2010** – Section from Pool/Brumlow to John McCain split out to be bid first
- **April 2010** – Discussion of pass-through financing with TxDOT; agreement with Gateway Planning Group to prepare application for pass-through financing from Hall-Johnson to Cheek-Sparger
- **April 2011** – Approved an interlocal agreement between TxDOT, NCTCOG, Tarrant County, and the City regarding funding for Phase I from the Pool/Brumlow intersection to John McCain Road
- **May 2011** – City began relocating water and sewer lines for Phase I

Project History

- **August 2011** – TxDOT opened bids for Phase I
- **October 2011** – 2013 Transportation Improvement Program (TIP) Modification
 - Shifted funding *from* John McCain to Hall-Johnson section *to* Hall-Johnson to Brown Trail section
 - Changed scope from six lanes to four lanes with intersections built to six lane capacity
- **July 2012** – Contractor (AUI) began work on Phase I
- **April 2013** – City awarded contract to relocate water and sewer lines from John McCain Road to Centerpark
- **May 2014** – City awarded contract to complete water and sewer line relocations from Hall-Johnson to Brown Trail

Phase I and Phase II Update

Presentation by Brian Barth,
Fort Worth District Engineer
TxDOT

Pass-Through Proposal

The scope and limits of the pass-through project are to reconstruct 2.4 miles of SH26 between Hall-Johnson Road and John McCain Road from an asphalt roadway section to a four-lane divided urban arterial roadway with concrete pavement and the ability to widen to six-lanes in the future, if traffic counts warrant such a widening. The work also includes improving the intersection at Tinker Road and Oak Point Drive.

Proposed Pass Through Terms

- The City will be responsible for any municipal utility relocations. TxDOT will let the project and manage construction.
- TxDOT will be responsible for completing the design (plans, specifications, estimate), the right-of-way acquisitions, and the oversight of any franchise utility relocations. The environmental documents for the ultimate project design have already been completed by TxDOT. Should there be required revisions, TxDOT will resolve them.
- The estimated construction cost is \$10,900,000 (+/- 10%)
 - +10% cost = \$12.0 million
- The tentative negotiated terms are outlined below for the pass-through agreement:
 - The total reimbursement for the construction of the project will be \$8,720,000
 - The per-vehicle-mile reimbursement rate will be \$0.034 per vehicle-mile
 - The minimum annual reimbursement for the project, once it is opened to traffic, will be \$436,000
 - The maximum annual reimbursement for the project, once it is opened to traffic, will be \$872,000

Pass-Through Costs

- Cost of Phase III (John McCain to Hall-Johnson)
 - \$12.0 million (estimated construction cost of \$10.9 million + 10%)
- Funding
 - \$3.22 million TIF cash (1998 TIF Project Plan)
 - \$1.0 million from Tarrant County
 - \$9.4 million debt issuance
- Reimbursement (80%)
 - \$9.60 million (\$8.72 million + 10%)
- Cost of Debt
 - \$3.26 million
- Net cost to City
 - \$5.66 million plus enhancement costs of \$ 1.4 million

Another Funding Option

- TxDOT funds the entire reconstruction of SH26 from John McCain Road to Brown Trail
- Road is reconstructed with a divided median, per TxDOT design criteria for urban arterials
- On completion of reconstruction, City assumes ownership of the SH26
- In addition to the cost of amenities (cross walks, street name signs, street lighting, and landscaping) the City would assume road and signal maintenance costs

Advantages and Disadvantages of another funding option

Advantages

- Complete Control
 - Speed limits
 - Driveway cuts
 - Signage
 - Street lighting
 - Location of new traffic signals

Disadvantages

- Cost of Ownership
 - Traffic signals
 - Pavement markings
 - Pavement maintenance and repair
- Any future reconstruction would be the responsibility of the City

Estimated Costs of Ownership

- Signal maintenance
 - 9 Signals @ \$9,831/year = \$88,479
- Pavement markings
 - \$120,000 every 5-7 years based on wear
- Pavement maintenance and repairs
 - Increases over time; difficult to estimate
- Possible addition of two more lanes at a future date

Communications Plan

Inform and educate business and citizen stakeholders about the SH26 Reconstruction Project, including construction updates and alerts, by using all communication channels to push information out to citizens on a regular basis

Communications, Community Relations, and E-Marketing:

- Website
- Publicize 26@colleyville.com
- Colleyville E-News – regular placement in weekly e-blasts, plus special editions as warranted
- Social Media: Facebook, Twitter
- Utilize new mobile app for alerts
- Media releases
- Public Meetings - attend existing community meetings as possible to provide project updates and obtain feedback (HOAs, civic groups, etc.)
- Electronic message boards for construction updates

Marketing:

- Create marketing manual for businesses to assist them during construction
- Advertising/Advertorials as deemed beneficial to supplement communications and marketing efforts



Discussion, Questions and City Council Direction



FORT WORTH DISTRICT

SH 26/Colleyville Boulevard

Brian R. Barth, P.E.

District Engineer

Tuesday, Oct. 28, 2014



Phase I Project Update (Brumlow/Pool to John McCain)

- Let for bid August 2011
- Construction began July 2012
- The contractor is now allowed to work around the clock (24/7).
- TxDOT has incentivized the project with the goal of being substantially complete by March 31
 - Incentives will be reduced daily through June 10
 - Starting June 11, the contractor will be penalized daily until the project reaches substantial completion

Council Briefing – Sept. 16, 2013

FUNDING FOR SH 26 IN GRAPEVINE, COLLEYVILLE, & HURST

UNDER CONSIDERATION

11153.3/0363-01-139
From **Brown Trail to Cheek Sparger**

ROW Completed – 10/2012
Design – 06/2011
Utilities Complete – Est. 09/2014
Est. Construction – Unknown

Scope: 4 to 4 lanes urban, intersections, replace bridges, & upgrade signal system

Costs:
\$3,451,000 ROW
\$805,392 Utilities
\$5,000,000 Const. (est.)
\$9,256,392 Total

Estimated ROW and utility costs from Brown Trail to Cheek Sparger are prorated with 11153.2.

Funding:
\$3,451,000 TxDOT ROW Funds

UNDER CONSIDERATION

11153.2/0363-01-139
From **Hall-Johnson to Brown Trail**

ROW Completed – 10/2012
Design – 06/2011
Utilities Complete – Est. 09/2014
Est. Construction – Unknown

Scope: 4 to 4 lanes urban, intersections, replace bridges, & upgrade signal system

Costs:
\$3,451,000 ROW
\$886,608 Utilities
\$13,652,711 Const
\$17,990,319 Total

Estimated ROW and utility costs from Hall-Johnson to Brown Trail are prorated with 11153.3.

Funding:
\$3,451,000 TxDOT ROW Funds

CURRENTLY FUNDED/UNDER CONSTRUCTION

11153.1/0363-01-136
SH 26 from **Brumlow/Pool to John McCain**

ROW Completed – 10/2012
Design Complete – 06/2011
Utilities Complete – 06/2012
Under Construction – Let 08/2011
Est. Comp. Date – 08/2014

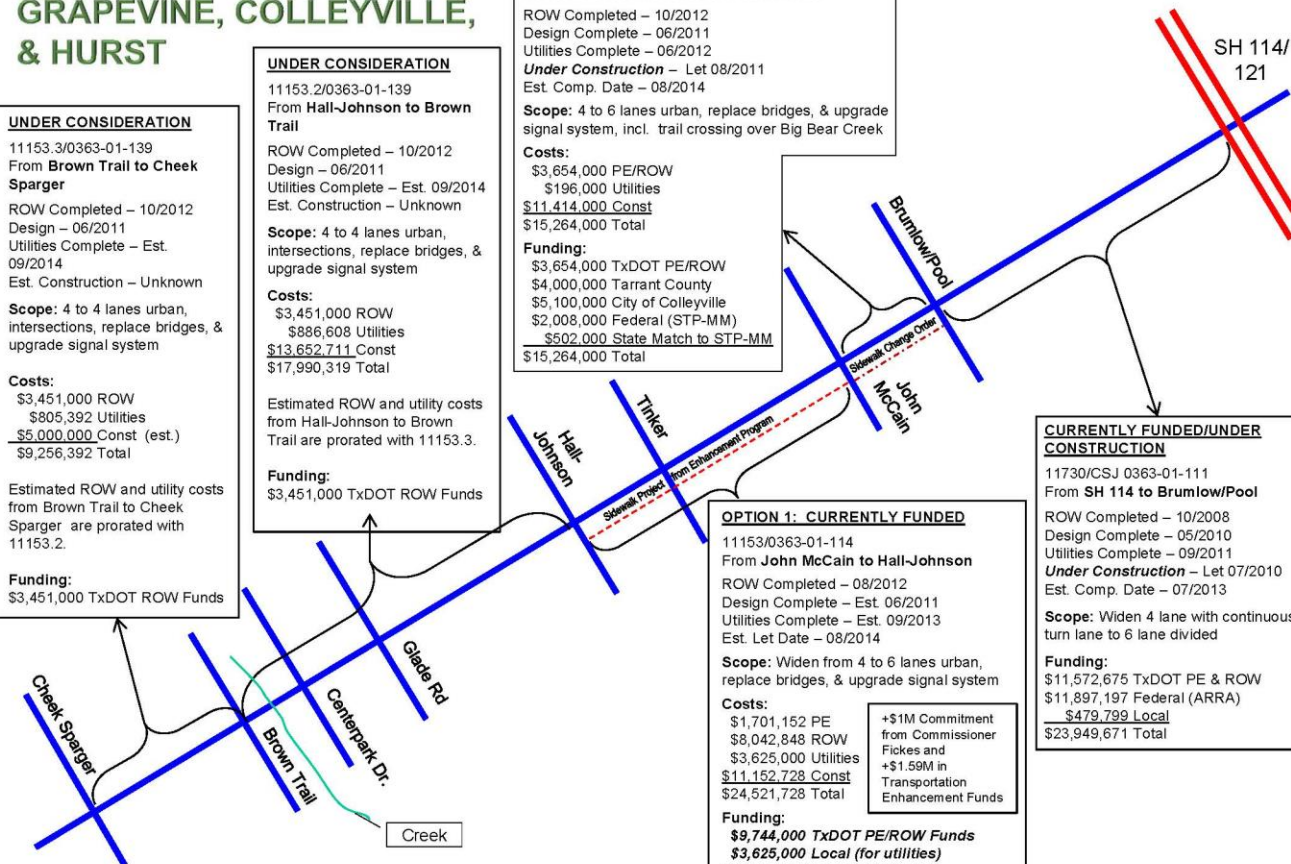
Scope: 4 to 6 lanes urban, replace bridges, & upgrade signal system, incl. trail crossing over Big Bear Creek

Costs:
\$3,654,000 PE/ROW
\$196,000 Utilities
\$11,414,000 Const
\$15,264,000 Total

Funding:
\$3,654,000 TxDOT PE/ROW
\$4,000,000 Tarrant County
\$5,100,000 City of Colleyville
\$2,008,000 Federal (STP-MM)
\$502,000 State Match to STP-MM
\$15,264,000 Total

DRAFT

2



CURRENTLY FUNDED/UNDER CONSTRUCTION

11730/CSJ 0363-01-111
From **SH 114 to Brumlow/Pool**

ROW Completed – 10/2008
Design Complete – 05/2010
Utilities Complete – 09/2011
Under Construction – Let 07/2010
Est. Comp. Date – 07/2013

Scope: Widen 4 lane with continuous turn lane to 6 lane divided

Funding:
\$11,572,675 TxDOT PE & ROW
\$11,897,197 Federal (ARRA)
\$479,799 Local
\$23,949,671 Total

OPTION 1: CURRENTLY FUNDED

11153/0363-01-114
From **John McCain to Hall-Johnson**

ROW Completed – 08/2012
Design Complete – Est. 06/2011
Utilities Complete – Est. 09/2013
Est. Let Date – 08/2014

Scope: Widen from 4 to 6 lanes urban, replace bridges, & upgrade signal system

Costs:
\$1,701,152 PE
\$8,042,848 ROW
\$3,625,000 Utilities
\$11,152,728 Const
\$24,521,728 Total

Funding:
\$9,744,000 TxDOT PE/ROW Funds
\$3,625,000 Local (for utilities)
\$10,926,115 Federal (STP-MM)
\$2,731,528 State Match to STP-MM
\$27,026,643 Total

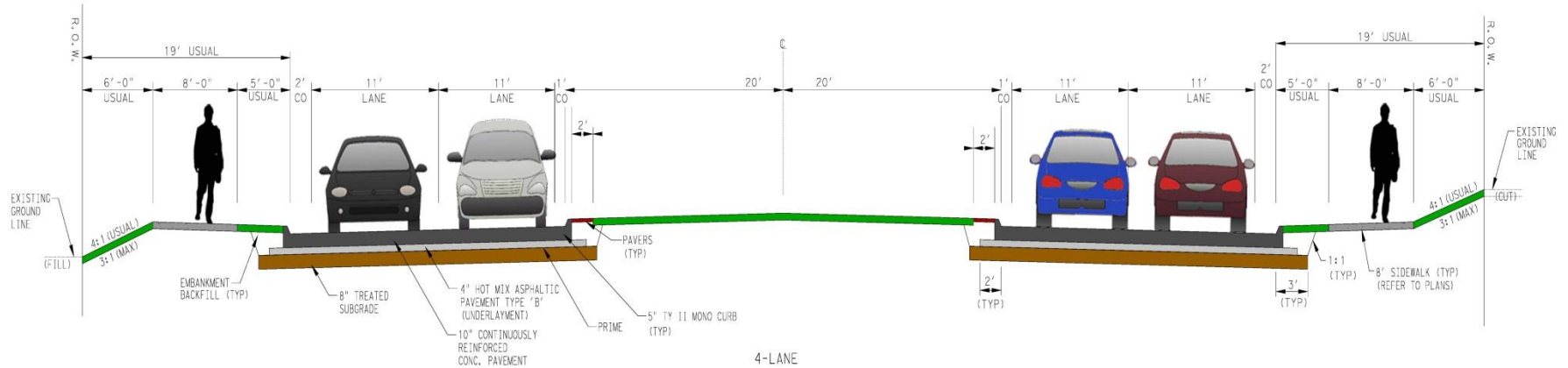
+ \$1M Commitment from Commissioner Fickes and + \$1.59M in Transportation Enhancement Funds

Source: North Central Texas Council of Governments, September 2013

Phase II Update (John McCain to Brown Trail)

- Staff has developed both sections accordingly
- 2013 Transportation Improvement Program (TIP) Modification
 - Shifted funding *from* John McCain to Hall Johnson section *to* Hall Johnson to Brown Trail
 - Changed scope from six lanes to four lanes with intersections built to full six lane capacity
- Plans are complete
 - Plans have been reviewed by City and TxDOT staff

SH 26 Typical Section – John McCain to Brown Trail



- Bid letting tentatively scheduled for this Winter
- Mobility Coordinator will be assigned to both SH 26 projects
- Monthly executive meetings will be held with District Engineer and City Manager

THANK YOU



Fort Worth District

SH 26 Traffic Analysis

North Central Texas Council of Governments

October 28, 2014

Historical Daily Traffic Counts

Segment		TxDOT						HDR *
From	To	2004	2009	2010	2011	2012	2013	2013
Brown Trail	Glade Road		31,410					
Glade Road	Hall-Johnson		29,010					
Hall-Johnson	Tinker	24,473	25,000	23,000	22,000	20,000	21,020	23,545
Tinker	John McCain							

* Collected by HDR for NCTCOG as part of the Regional Traffic Signal Retiming Program

Major Arterial Hourly Service Volumes per Lane

Arterial Type	Urban	Suburban	Rural
Divided Arterial	850	925	1,025
Undivided Arterial	775	875	925

Notes :

1. Service volumes are at LOS = E based on 2000 edition of Highway Capacity Manual
2. The capacity of a roadway is a function of :
 - a. Number of driveways/non-signalized intersection
 - b. Number of through lanes
 - c. Upstream/downstream intersection signalized capacity
 - d. Presence of median
 - e. Presence of curbs
 - f. Presence of pedestrians, bicycles and bus stops

Directional Peak Hour Volume (DPHV)

- $DPHV = \text{Daily Count} \times K \times D$
 - $D = \text{Directional Distribution} = 57\%^1$
 - $K = \text{Percentage of Peak Hour Traffic} = 9.6\%^1$

Notes :

1. 24-hour traffic counts at Hall-Johnson on 9/24/2013, HDR signal retiming report.

Application of Formula

Year 2018 Traffic Volumes

SH 26							
Cross Street		Baseline Data		Peak Hour Factor	Directional Distribution	Directional Peak Hour Volume	Level of Service
From	To	# Lanes	Daily Traffic Volume				
Brown	Cheek Sparger	4	30,000	0.096	0.57	1,642	0.89
Hall-Johnson	Brown	4	26,000	0.096	0.57	1,423	0.77
John McCain	Hall-Johnson	4	28,200	0.096	0.57	1,543	0.83
Brumlow/Pool	John McCain	6	41,700	0.096	0.57	2,282	0.82
SH 114	Brumlow/Pool	6	43,900	0.096	0.57	2,402	0.87

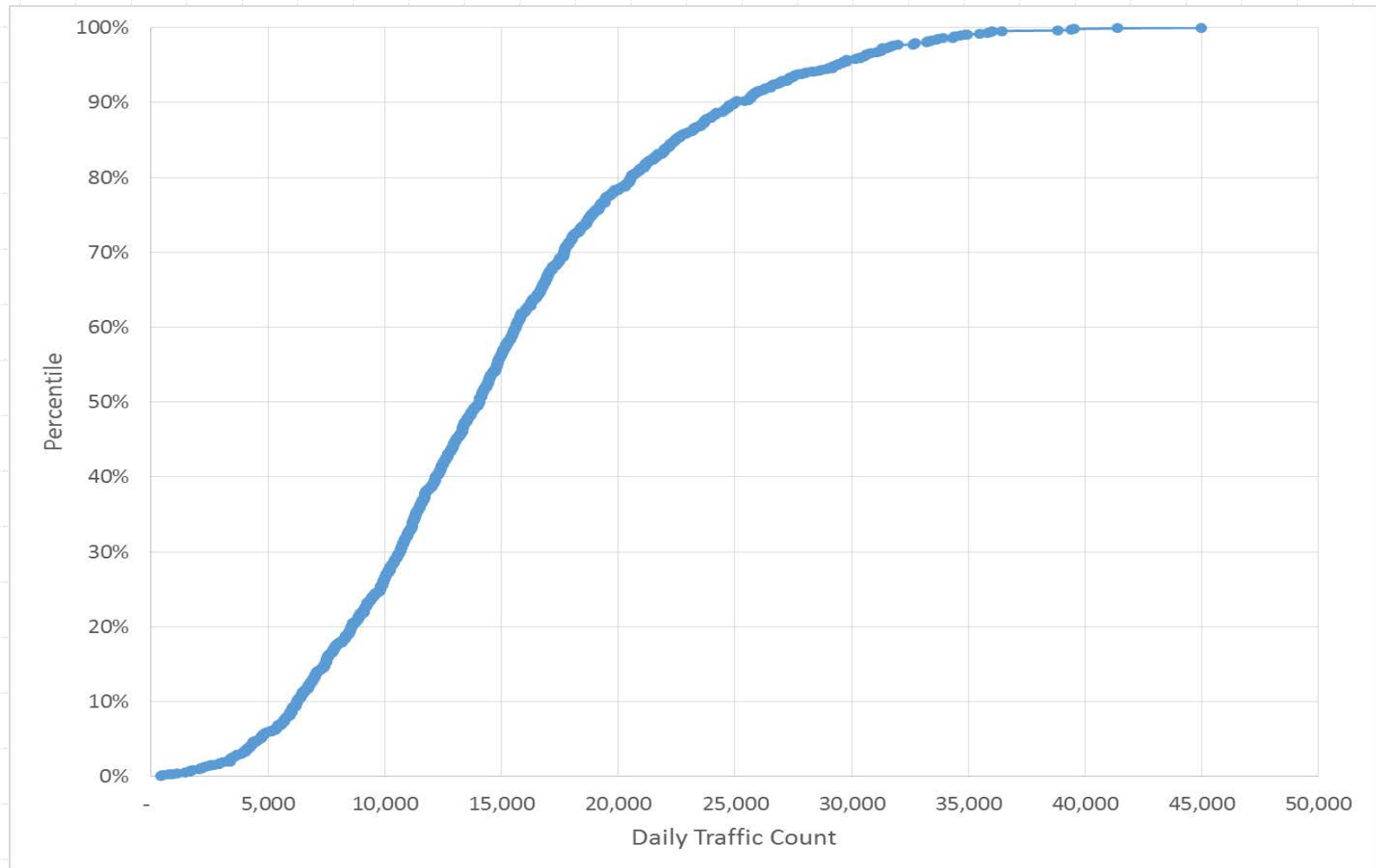
Year 2028 Traffic Volumes

SH 26							
Cross Street		Baseline Data		Peak Hour Factor	Directional Distribution	Directional Peak Hour Volume	Level of Service
From	To	# Lanes	Daily Traffic Volume				
Brown	Cheek Sparger	4	35,000	0.096	0.57	1,915	1.04
Hall-Johnson	Brown	4	28,200	0.096	0.57	1,543	0.83
John McCain	Hall-Johnson	4	31,800	0.096	0.57	1,740	0.94
Brumlow/Pool	John McCain	6	45,700	0.096	0.57	2,501	0.90
SH 114	Brumlow/Pool	6	47,800	0.096	0.57	2,616	0.94

Year 2035 Traffic Volumes

SH 26							
Cross Street		Baseline Data		Peak Hour Factor	Directional Distribution	Directional Peak Hour Volume	Level of Service
From	To	# Lanes	Daily Traffic Volume				
Brown	Cheek Sparger	6	45,100	0.096	0.57	2,468	0.89
Hall-Johnson	Brown	6	36,000	0.096	0.57	1,970	0.71
John McCain	Hall-Johnson	6	40,300	0.096	0.57	2,205	0.79
Brumlow/Pool	John McCain	6	51,800	0.096	0.57	2,834	1.02
SH 114	Brumlow/Pool	6	50,500	0.096	0.57	2,763	1.00

Daily Traffic Counts on 4-Lane Roadways



Source: NCTCOG, October 28, 2014

DESIGN COMPARISON USING TRAFFIC SIGNAL RETIMING SOFTWARE

LEVEL OF SERVICE (LOS) AND DELAYS (SEC/VEH)		EXIST AM	PROP AM	EXIST NN	PROP NN	EXIST PM	PROP PM	45 % INCREASE PM	EXIST SAT	PROP SAT
SH 26 &										
SH 26 &	MILL VALLEY / BROWN TRAIL									
		C 21.0	C 20.2	B 19.4	B 18.7	B 18.1	B 16.5	B 19.3	B 17.3	B 17.5
SH 26 &	CENTERPARK DRIVE									
		A 9.0	B 11.1	B 10.8	B 13.7	B 12.5	B 17.5	D 48.0	A 8.3	B 10.9
SH 26 &	GLADE ROAD									
		C 33.4	C 33.0	B 16.8	B 19.4	D 39.2	D 41.3	E 78.8	C 27.4	C 28.2
SH 26 &	MAIN STREET/THOMPSON TERRACE									
		A 1.6	A 2.0	A 7.6	A 8.2	A 7.9	A 8.9	B 14.6	A 5.1	A 6.1
SH 26 &	CHURCH STREET									
		B 17.2	B 17.0	B 18.2	B 15.7	C 22.4	B 15.7	C 22.8	B 16.0	B 14.6
SH 26 &	HALL-JOHNSON									
		C 22.2	C 26.0	B 15.7	C 20.5	C 25.9	C 29.0	C 32.7	B 17.5	C 21.3
SH 26 &	TINKER/OAK POINTE DRIVE									
		B 18.0	C 25.7	A 7.7	A 8.6	B 12.5	B 15.4	B 19.2	B 10.8	B 17.1

1. PROPOSED CONFIGURATION BASED ON SH 26 DESIGN SCHEMATICS BY PARSONS DATED 8/6/2014.

2. INTERSECTIONS WILL CONTINUE TO OPERATE AT LEVEL OF SERVICE E OR BETTER WITH A 45% INCREASE IN THROUGH MOVEMENTS ON NORTHBOUND AND SOUTHBOUND SH 26. IT SHOULD BE NOTED THAT INDIVIDUAL TURNING MOVEMENTS WILL HAVE VARYING IMPACTS ON THE OPERATING LEVEL OF SERVICE AT INTERSECTIONS. INTERSECTIONS WERE NOT EVALUATED AT AN INDIVIDUAL TURNING MOVEMENT LEVEL FOR THIS EXERCISE.

FUNDING FOR SH 26 IN GRAPEVINE, COLLEYVILLE, & HURST

UNDER CONSIDERATION

11153.3/0363-01-139

From **Brown Trail to Cheek Sparger**

ROW Completed – 10/2012
Design Completed – 06/2011,
Utilities Complete – Est. 03/2015
Est. Construction – Unknown

Scope: 4 to 4 lanes urban,
intersections, replace bridges, &
upgrade signal system

Costs (estimated):

\$3,451,000 ROW
\$805,392 Utilities
\$5,000,000 Const
\$9,256,392 Total

Estimated ROW and utility costs
from Brown Trail to Cheek
Sparger are prorated with
11153.2.

Funding:

\$3,451,000 TxDOT ROW Funds

FUNDED

11153.2/0363-01-139

From **Hall-Johnson to Brown Trail**

ROW Completed – 10/2012
Design Completed – 06/2011
(rev. design comp. – 10/2014)
Utilities Complete – Est. 03/2015
Est. Const. Start – 12/2014

Scope: 4 to 4 lanes urban,
intersections, replace bridges,
upgrade signal system, &
bike/pedestrian

Costs (estimated):

\$581,067 Eng
\$6,808,132 ROW/Utilities
\$15,248,898 Const
\$22,638,097 Total

Funding:

\$1,110,601 City of Colleyville
(design and utility contributions)
\$3,709,035 TMF (State)
\$2,569,563 TxDOT ROW Funds
\$10,926,115 Federal (STP-MM)
\$2,731,528 State Match to STP-MM
\$1,591,255 Enhancement Funds
\$22,638,097 Total

UNDER CONSTRUCTION

11153.1/0363-01-136

SH 26 from **Brumlow/Pool to John McCain**

ROW Completed – 10/2012
Design Complete – 06/2011
Utilities Complete – 06/2012
Under Construction – Let 08/2011
Est. Comp. Date – 03/2015

Scope: 4 to 6 lanes urban, replace bridges, & upgrade
signal system, incl. trail crossing over Big Bear Creek

Costs:

\$3,654,000 Eng/ROW
\$196,000 Utilities
\$12,581,420 Const
\$16,431,420 Total

Funding:

\$3,654,000 TxDOT PE/ROW
\$4,000,000 Tarrant County
\$5,100,000 City of Colleyville
\$2,941,936 Federal (STP-MM)
\$735,484 State Match to STP-MM
\$16,431,420 Total

DRAFT

SH 114/
121

Cheek Sparger

Centerpark Dr.

Creek

Glade Rd

Hall-
Johnson

Tinker

Brumlow/Pool

Sidewalk Change Order
John
McCain

UNDER CONSIDERATION (PTF)

11153/0363-01-114

From **John McCain to Hall-Johnson**

ROW Completed – 08/2012
Design Complete – 06/2011
(rev. design comp. – 10/2014)
Utilities Complete – Est. 03/2015
Est. Let Date – 12/2014

Scope: Widen from 4 to 4 lanes urban,
replace bridges, & upgrade signal system

Costs (estimated):

\$581,067 Eng
\$5,241,816 ROW/Utilities
\$14,400,000 Const
\$20,222,883 Total

Funding:

\$481,067 TxDOT PE
\$507,706 Local (for utilities)
\$1,978,396 TxDOT ROW
\$2,855,714 TMF (State) for ROW/Utilities
\$14,400,000 Local (for Pass-Through)
\$20,222,883 Total

OPENED TO TRAFFIC

11730/CSJ 0363-01-111

From **SH 114 to Brumlow/Pool**

ROW Completed – 10/2008
Design Complete – 05/2010
Utilities Complete – 09/2011
Construction Completed – 08/2013

Scope: Widen 4 lane with continuous
turn lane to 6 lane divided

Funding:

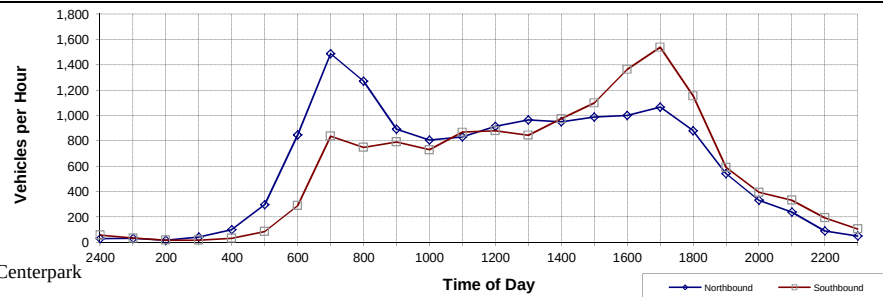
\$11,572,675 TxDOT PE & ROW
\$11,897,197 Federal (ARRA)
\$479,799 Local
\$23,949,671 Total

SH 26 Counts						
Roadway	Segment	Direction	Tuesday	Wednesday	Thursday	Average
SH 26	Browntrail to Centerpark	NB	14,654	15,244	16,862	15,587
		SB	13,953	14,463	16,204	14,873
		Both	28,607	29,707	33,066	30,460
SH 26	Centerpark to Glade	NB	13,324	13,957	15,282	14,188
		SB	13,991	14,004	15,434	14,476
		Both	27,315	27,961	30,716	28,664
SH 26	Glade to Church	NB	14,244	14,541	14,496	14,427
		SB	12,486	13,017	14,493	13,332
		Both	26,730	27,558	28,989	27,759
SH 26	Church and Hall Johnson	NB	14,162	14,391	14,387	14,313
		SB	13,449	13,613	13,473	13,512
		Both	27,611	28,004	27,860	27,825
SH 26	Hall Johnson to Tinker	NB	12,880	13,750	13,750	13,460
		SB	11,156	13,085	13,085	12,442
		Both	24,036	26,835	26,835	25,902
SH 26	Tinker to John McCain	NB	10,481	10,576	12,493	11,183
		SB	9,737	10,338	11,522	10,532
		Both	20,218	20,914	24,015	21,716

Project No. : SH 26
Station No. :
Counter No. :

City/State: Colleyville, TX
Date: November 4, 2014
Day of Week: Tuesday

Site: Between Browntrail and Centerpark

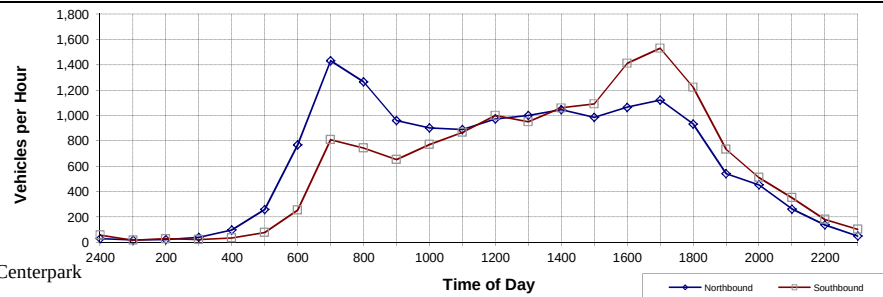


Time	Peak	Northbound	Southbound	Time	Peak	Northbound	Southbound
24:00				12:00			
0:15		14	16	12:15		202	238
0:30		7	10	12:30		248	216
0:45		6	10	12:45		256	206
1:00		2 29	20 56	13:00		208 914	220 880
1:15		7	10	13:15		206	202
1:30		7	8	13:30		236	202
1:45		6	6	13:45		268	204
2:00		11 31	8 32	14:00		255 965	235 843
2:15		8	5	14:15		240	210
2:30		2	4	14:30		235	258
2:45		2	4	14:45		266	253
3:00		4 16	2 15	15:00		208 949	254 975
3:15		6	3	15:15		216	306
3:30		11	2	15:30		250	262
3:45		5	6	15:45		241	278
4:00		18 40	4 15	16:00		280 987	252 1,098
4:15		8	3	16:15		214	290
4:30		16	13	16:30		246	340
4:45		36	8	16:45		258	365
5:00		40 100	6 30	17:00	*	283 1,001	370 1,365
5:15		38	10	17:15	*	280	382
5:30		59	20	17:30	*	272	418
5:45		94	26	17:45	*	278	362
6:00		105 296	28 84	18:00		236 1,066	377 1,539
6:15		122	32	18:15		278 1,064	379 1,536
6:30		166	66	18:30		228	280
6:45		256	80	18:45		184	250
7:00		302 846	110 288	19:00		190 880	246 1,155
7:15		298	158	19:15		152	188
7:30	*	390	176	19:30		157	170
7:45	*	462	260	19:45		113	126
8:00	*	338 1,488	242 836	20:00		119 541	105 589
8:15	*	390 1,580	183 861	20:15		90	99
8:30		301	183	20:30		88	104
8:45		295	183	20:45		76	94
9:00		284 1,270	198 747	21:00		78 332	96 393
9:15		220	212	21:15		58	114
9:30		233	198	21:30		72	91
9:45		224	184	21:45		58	63
10:00		215 892	196 790	22:00		49 237	63 331
10:15		202	163	22:15		32	56
10:30		218	185	22:30		26	46
10:45		184	191	22:45		12	43
11:00		202 806	190 729	23:00		18 88	47 192
11:15		225	198	23:15		18	35
11:30		180	188	23:30		10	28
11:45		198	236	23:45		12	24
12:00		228 831	246 868	24:00		9 49	16 103
AM Peak Hour		7:15-8:15	Directional Volumes		14,654		13,953
% of ADT		8.5%			24-Hour Volume		28,607
PM Peak Hour		16:45-17:45					
% of ADT		9.2%					

Project No. : SH 26
Station No. :
Counter No. :

City/State: Colleyville, TX
Date: November 5, 2014
Day of Week: Wednesday

Site: Between Browntrail and Centerpark

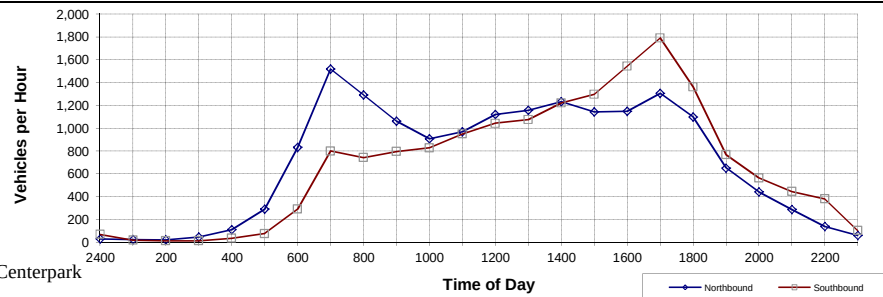


Time	Peak	Northbound	Southbound	Time	Peak	Northbound	Southbound
24:00				12:00			
0:15		13	22	12:15		220	257
0:30		4	12	12:30		257	255
0:45		6	17	12:45		244	250
1:00		6 29	6 57	13:00		252 973	238 1,000
1:15		7	9	13:15		239	246
1:30		2	3	13:30		238	214
1:45		6	0	13:45		266	259
2:00		2 17	4 16	14:00		258 1,001	231 950
2:15		2	6	14:15		262	225
2:30		5	8	14:30		258	269
2:45		5	5	14:45		257	291
3:00		8 20	8 27	15:00		269 1,046	275 1,060
3:15		6	10	15:15		236	276
3:30		9	3	15:30		282	262
3:45		8	6	15:45		263	259
4:00		16 39	2 21	16:00		205 986	294 1,091
4:15		12	8	16:15		240	300
4:30		18	10	16:30		258	360
4:45		32	7	16:45		279	348
5:00		34 96	8 33	17:00	*	288 1,065	404 1,412
5:15		41	7	17:15	*	278	378
5:30		46	19	17:30	*	300	406
5:45		82	26	17:45	*	260 1,126	384 1,572
6:00		89 258	24 76	18:00		284 1,122	362 1,530
6:15		112	46	18:15		257	382
6:30		154	49	18:30		231	314
6:45		225	70	18:45		221	293
7:00		278 769	88 253	19:00		224 933	234 1,223
7:15		302	158	19:15		160	210
7:30	*	384	165	19:30		144	180
7:45	*	434	244	19:45		122	176
8:00	*	313 1,433	241 808	20:00		116 542	167 733
8:15	*	339 1,470	183 833	20:15		124	150
8:30		336	182	20:30		124	133
8:45		276	193	20:45		94	131
9:00		314 1,265	186 744	21:00		110 452	96 510
9:15		236	154	21:15		80	106
9:30		254	158	21:30		72	80
9:45		218	154	21:45		56	82
10:00		252 960	186 652	22:00		54 262	83 351
10:15		223	174	22:15		48	61
10:30		211	194	22:30		43	44
10:45		242	190	22:45		31	44
11:00		225 901	212 770	23:00		14 136	30 179
11:15		217	212	23:15		8	35
11:30		218	218	23:30		12	22
11:45		218	220	23:45		20	26
12:00		237 890	216 866	24:00		9 49	18 101
AM Peak Hour		7:15-8:15	Directional Volumes		15,244		14,463
% of ADT		7.8%			24-Hour Volume		29,707
PM Peak Hour		16:45-17:45					
% of ADT		9.1%					

Project No. : SH 26
Station No. :
Counter No. :

City/State: Colleyville, TX
Date: November 6, 2014
Day of Week: Thursday

Site: Between Browntrail and Centerpark

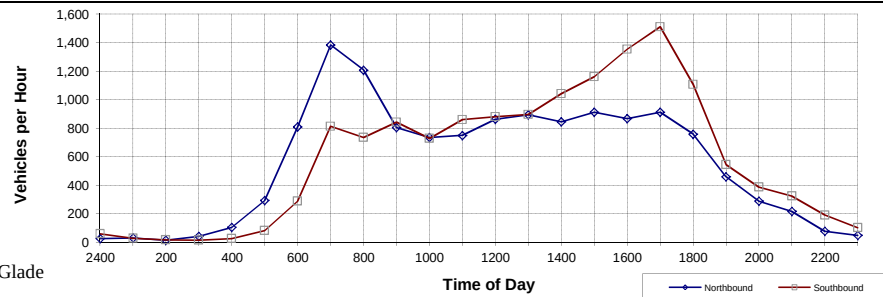


Time	Peak	Northbound	Southbound	Time	Peak	Northbound	Southbound
24:00				12:00			
0:15		9	26	12:15		276	306
0:30		9	13	12:30		286	272
0:45		8	14	12:45		280	220
1:00		2 28	14 67	13:00		277 1,119	245 1,043
1:15		10	4	13:15		276	275
1:30		6	6	13:30		292	262
1:45		4	1	13:45		290	286
2:00		2 22	6 17	14:00		298 1,156	253 1,076
2:15		6	0	14:15		309	283
2:30		3	6	14:30		314	285
2:45		4	2	14:45		293	324
3:00		7 20	4 12	15:00		316 1,232	328 1,220
3:15		7	1	15:15		280	316
3:30		12	2	15:30		304	318
3:45		12	2	15:45		306	342
4:00		14 45	6 11	16:00		252 1,142	322 1,298
4:15		16	8	16:15		272	364
4:30		30	8	16:30		286	359
4:45		33	12	16:45		292	421
5:00		30 109	7 35	17:00		298 1,148	401 1,545
5:15		52	10	17:15	*	364	452
5:30		50	10	17:30	*	318	476
5:45		96	26	17:45	*	321	420
6:00		92 290	29 75	18:00	*	302 1,305	442 1,790
6:15		118	56	18:15		285	412
6:30		168	67	18:30		298	344
6:45		248	62	18:45		256	322
7:00		296 830	105 290	19:00		258 1,097	283 1,361
7:15		319	141	19:15		208	240
7:30	*	416	160	19:30		170	209
7:45	*	432	264	19:45		146	170
8:00	*	352 1,519	234 799	20:00		126 650	147 766
8:15	*	384 1,584	209 867	20:15		126	165
8:30		332	157	20:30		108	124
8:45		287	171	20:45		102	150
9:00		288 1,291	204 741	21:00		104 440	124 563
9:15		235	214	21:15		80	125
9:30		278	201	21:30		68	139
9:45		261	179	21:45		76	104
10:00		286 1,060	201 795	22:00		63 287	76 444
10:15		226	180	22:15		46	118
10:30		216	215	22:30		34	148
10:45		225	220	22:45		34	74
11:00		240 907	212 827	23:00		24 138	39 379
11:15		252	206	23:15		18	40
11:30		236	232	23:30		18	22
11:45		216	266	23:45		14	22
12:00		264 968	244 948	24:00		9 59	18 102
AM Peak Hour		7:15-8:15	Directional Volumes		16,862		16,204
% of ADT		7.4%			24-Hour Volume		33,066
PM Peak Hour		17:00-18:00					
% of ADT		9.4%					

Project No. : SH 26
Station No. :
Counter No. :

City/State: Colleyville, TX
Date: November 4, 2014
Day of Week: Tuesday

Site: Between Centerpark and Glade

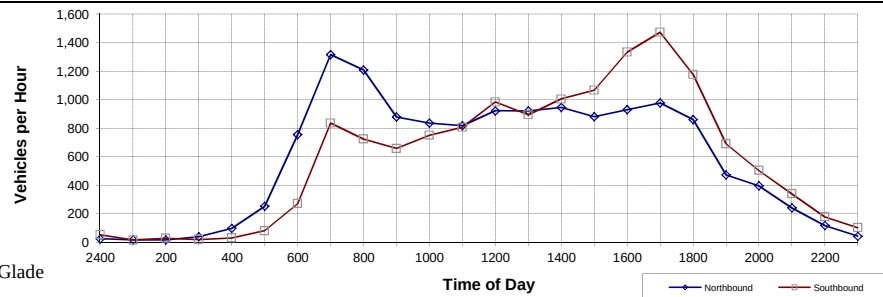


Time	Peak	Northbound	Southbound	Time	Peak	Northbound	Southbound
24:00				12:00			
0:15		12	16	12:15		199	240
0:30		6	10	12:30		234	248
0:45		6	11	12:45		231	182
1:00		2 26	22 59	13:00		198 862	211 881
1:15		7	8	13:15		190	214
1:30		6	8	13:30		225	222
1:45		6	4	13:45		235	225
2:00		10 29	8 28	14:00		244 894	235 896
2:15		6	7	14:15		202	234
2:30		0	2	14:30		208	264
2:45		4	6	14:45		232	268
3:00		4 14	1 16	15:00		202 844	276 1,042
3:15		6	3	15:15		204	347
3:30		11	4	15:30		228	272
3:45		5	3	15:45		214	273
4:00		18 40	4 14	16:00		266 912	269 1,161
4:15		8	2	16:15		195	298
4:30		17	12	16:30		208	345
4:45		36	8	16:45		218	340
5:00		42 103	4 26	17:00	*	246 867	372 1,355
5:15		38	11	17:15	*	257	410
5:30		59	20	17:30	*	238	410
5:45		91	22	17:45	*	220 961	344 1,536
6:00		104 292	28 81	18:00		196 911	347 1,511
6:15		119	34	18:15		242	348
6:30		163	70	18:30		208	262
6:45		242	78	18:45		146	248
7:00		285 809	106 288	19:00		162 758	250 1,108
7:15		293	150	19:15		134	188
7:30	*	337	192	19:30		126	155
7:45	*	421	242	19:45		98	109
8:00	*	333 1,384	230 814	20:00		100 458	92 544
8:15	*	372 1,463	172 836	20:15		80	91
8:30		281	180	20:30		80	106
8:45		280	176	20:45		63	94
9:00		274 1,207	206 734	21:00		64 287	96 387
9:15		192	228	21:15		50	114
9:30		212	220	21:30		68	92
9:45		210	187	21:45		55	50
10:00		190 804	207 842	22:00		42 215	67 323
10:15		176	172	22:15		25	57
10:30		203	152	22:30		24	43
10:45		175	204	22:45		12	48
11:00		180 734	200 728	23:00		16 77	42 190
11:15		193	190	23:15		18	36
11:30		155	192	23:30		10	25
11:45		186	228	23:45		11	23
12:00		215 749	251 861	24:00		9 48	18 102
AM Peak Hour	7:15-8:15	Directional Volumes		13,324		13,991	
% of ADT	8.4%			24-Hour Volume		27,315	
PM Peak Hour	16:45-17:45						
% of ADT	9.1%						

Project No. : SH 26
Station No. :
Counter No. :

City/State: Colleyville, TX
Date: November 5, 2014
Day of Week: Wednesday

Site: Between Centerpark and Glade

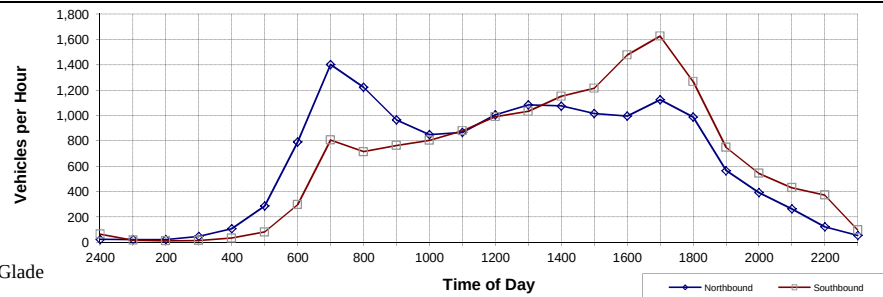


Time	Peak	Northbound	Southbound	Time	Peak	Northbound	Southbound
24:00				12:00			
0:15		11	19	12:15		204	270
0:30		4	13	12:30		245	248
0:45		4	14	12:45		231	240
1:00		5 24	6 52	13:00		242 922	225 983
1:15		6	8	13:15		220	215
1:30		2	3	13:30		226	208
1:45		6	0	13:45		249	250
2:00		2 16	4 15	14:00		225 920	220 893
2:15		2	6	14:15		242	199
2:30		5	7	14:30		231	246
2:45		4	4	14:45		228	272
3:00		6 17	10 27	15:00		244 945	288 1,005
3:15		6	8	15:15		198	272
3:30		9	3	15:30		249	238
3:45		6	6	15:45		230	248
4:00		17 38	2 19	16:00		204 881	308 1,066
4:15		12	6	16:15		206	291
4:30		18	12	16:30		204	342
4:45		32	3	16:45		250	320
5:00		34 96	8 29	17:00	*	270 930	380 1,333
5:15		42	7	17:15	*	248	392
5:30		47	22	17:30	*	266	390
5:45		78	30	17:45	*	222 1,006	348 1,510
6:00		85 252	21 80	18:00		240 976	343 1,473
6:15		112	50	18:15		254	370
6:30		148	52	18:30		213	304
6:45		222	70	18:45		200	274
7:00		273 755	97 269	19:00		194 861	228 1,176
7:15		292	150	19:15		143	210
7:30	*	332	196	19:30		122	186
7:45	*	386	248	19:45		98	162
8:00	*	306 1,316	242 836	20:00		109 472	132 690
8:15	*	324 1,348	173 859	20:15		112	136
8:30		320	182	20:30		101	143
8:45		265	186	20:45		88	128
9:00		300 1,209	182 723	21:00		95 396	96 503
9:15		216	148	21:15		74	104
9:30		236	158	21:30		60	84
9:45		202	165	21:45		54	76
10:00		224 878	186 657	22:00		52 240	75 339
10:15		192	166	22:15		48	60
10:30		212	181	22:30		33	43
10:45		220	187	22:45		22	46
11:00		212 836	216 750	23:00		14 117	28 177
11:15		200	192	23:15		8	38
11:30		196	214	23:30		10	20
11:45		195	197	23:45		17	22
12:00		227 818	204 807	24:00		7 42	22 102
AM Peak Hour	7:15-8:15	Directional Volumes		13,957		14,004	
% of ADT	7.9%			24-Hour Volume		27,961	
PM Peak Hour	16:45-17:45						
% of ADT	9.0%						

Project No. : SH 26
Station No. :
Counter No. :

City/State: Colleyville, TX
Date: November 6, 2014
Day of Week: Thursday

Site: Between Centerpark and Glade

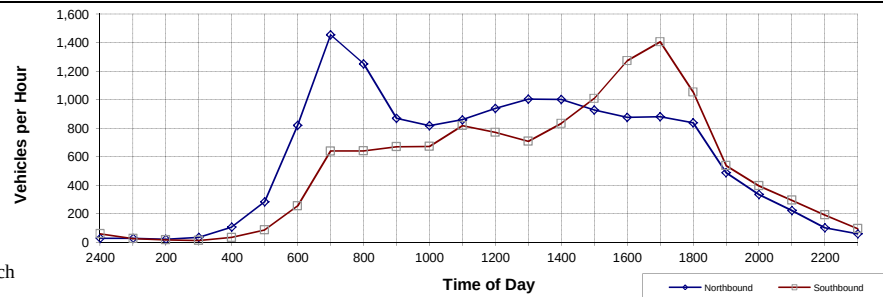


Time	Peak	Northbound	Southbound	Time	Peak	Northbound	Southbound
24:00				12:00			
0:15		9	24	12:15		248	297
0:30		5	14	12:30		254	253
0:45		7	16	12:45		246	220
1:00		1 22	10 64	13:00		257 1,005	220 990
1:15		10	4	13:15		260	254
1:30		5	6	13:30		272	259
1:45		4	2	13:45		255	274
2:00		2 21	4 16	14:00		297 1,084	246 1,033
2:15		6	1	14:15		248	267
2:30		3	6	14:30		283	246
2:45		4	2	14:45		260	302
3:00		7 20	2 11	15:00		284 1,075	336 1,151
3:15		6	2	15:15		256	314
3:30		12	3	15:30		260	290
3:45		11	1	15:45		264	306
4:00		16 45	7 13	16:00		236 1,016	306 1,216
4:15		14	5	16:15		220	360
4:30		30	10	16:30		258	339
4:45		32	10	16:45		262	402
5:00		30 106	7 32	17:00		255 995	378 1,479
5:15		52	14	17:15	*	306	428
5:30		48	12	17:30	*	271	412
5:45		92	26	17:45	*	288	404
6:00		94 286	28 80	18:00	*	260 1,125	382 1,626
6:15		116	56	18:15		264	370
6:30		156	68	18:30		260	340
6:45		232	67	18:45		225	286
7:00		288 792	106 297	19:00		240 989	272 1,268
7:15		296	142	19:15		184	240
7:30	*	373	180	19:30		145	194
7:45	*	386	255	19:45		128	180
8:00	*	346 1,401	228 805	20:00		108 565	134 748
8:15	*	365 1,470	189 852	20:15		127	152
8:30		310	157	20:30		84	122
8:45		276	182	20:45		88	143
9:00		271 1,222	186 714	21:00		92 391	127 544
9:15		223	192	21:15		72	120
9:30		258	194	21:30		70	134
9:45		242	193	21:45		66	96
10:00		243 966	185 764	22:00		56 264	80 430
10:15		198	175	22:15		34	116
10:30		209	195	22:30		35	158
10:45		213	202	22:45		32	68
11:00		230 850	232 804	23:00		20 121	30 372
11:15		230	198	23:15		20	38
11:30		198	203	23:30		16	21
11:45		203	241	23:45		11	21
12:00		236 867	238 880	24:00		7 54	17 97
AM Peak Hour	7:15-8:15	Directional Volumes		15,282		15,434	
% of ADT	7.6%			24-Hour Volume		30,716	
PM Peak Hour	17:00-18:00						
% of ADT	9.0%						

Project No. : SH 26
Station No. :
Counter No. :

City/State: Colleyville, TX
Date: November 4, 2014
Day of Week: Tuesday

Site: Between Glade and Church

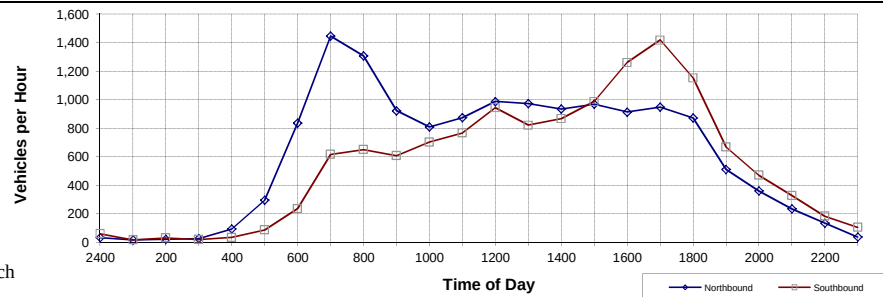


Time	Peak	Northbound	Southbound	Time	Peak	Northbound	Southbound
24:00				12:00			
0:15		16	21	12:15		236	214
0:30		3	10	12:30		239	190
0:45		2	10	12:45		236	168
1:00		6 27	18 59	13:00		228 939	198 770
1:15		2	8	13:15		278	163
1:30		14	7	13:30		228	194
1:45		8	2	13:45		226	166
2:00		4 28	8 25	14:00		272 1,004	184 707
2:15		6	8	14:15		242	194
2:30		6	4	14:30		274	233
2:45		6	2	14:45		241	229
3:00		2 20	2 16	15:00		244 1,001	178 834
3:15		6	3	15:15		222	282
3:30		8	4	15:30		249	210
3:45		7	3	15:45		243	256
4:00		14 35	2 12	16:00		214 928	260 1,008
4:15		11	2	16:15		223	280
4:30		16	12	16:30		228	316
4:45		40	10	16:45		219	324
5:00		38 105	9 33	17:00	*	206 876	354 1,274
5:15		43	10	17:15	*	242	364
5:30		56	14	17:30	*	237	357
5:45		92	32	17:45	*	214 899	339 1,414
6:00		92 283	29 85	18:00		188 881	346 1,406
6:15		104	33	18:15		231	303
6:30		166	56	18:30		224	281
6:45		254	67	18:45		203	228
7:00		296 820	98 254	19:00		180 838	242 1,054
7:15		312	123	19:15		148	187
7:30	*	377	146	19:30		117	140
7:45	*	372	196	19:45		112	116
8:00	*	394 1,455	174 639	20:00		111 488	94 537
8:15	*	374 1,517	167 683	20:15		94	97
8:30		322	157	20:30		85	108
8:45		273	154	20:45		85	98
9:00		283 1,252	162 640	21:00		71 335	92 395
9:15		216	182	21:15		70	90
9:30		228	175	21:30		56	90
9:45		192	167	21:45		58	52
10:00		234 870	145 669	22:00		39 223	62 294
10:15		217	176	22:15		38	57
10:30		186	162	22:30		28	51
10:45		206	172	22:45		19	39
11:00		208 817	162 672	23:00		16 101	45 192
11:15		226	172	23:15		22	31
11:30		210	174	23:30		13	22
11:45		186	234	23:45		12	26
12:00		237 859	237 817	24:00		12 59	15 94
AM Peak Hour	7:15-8:15	Directional Volumes		14,244		12,486	
% of ADT	8.2%			24-Hour Volume		26,730	
PM Peak Hour	16:45-17:45						
% of ADT	8.7%						

Project No. : SH 26
Station No. :
Counter No. :

City/State: Colleyville, TX
Date: November 5, 2014
Day of Week: Wednesday

Site: Between Glade and Church

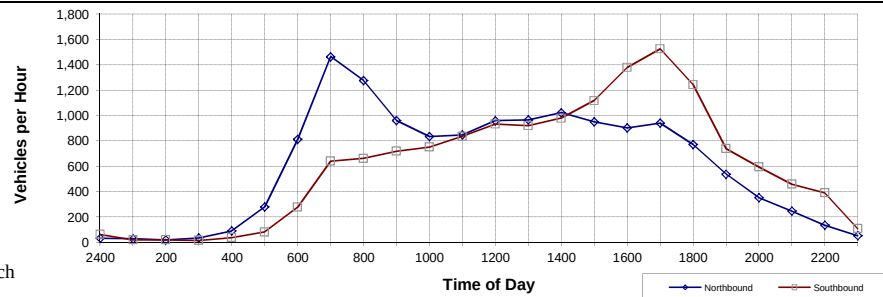


Time	Peak	Northbound	Southbound	Time	Peak	Northbound	Southbound
24:00				12:00			
0:15		11	18	12:15		214	254
0:30		6	16	12:30		256	240
0:45		10	14	12:45		249	216
1:00		4 31	10 58	13:00		268 987	234 944
1:15		6	9	13:15		254	206
1:30		1	2	13:30		242	195
1:45		4	0	13:45		224	228
2:00		5 16	5 16	14:00		252 972	192 821
2:15		6	6	14:15		248	182
2:30		5	8	14:30		225	229
2:45		3	6	14:45		238	234
3:00		7 21	10 30	15:00		224 935	222 867
3:15		4	8	15:15		242	232
3:30		5	3	15:30		261	220
3:45		5	6	15:45		270	235
4:00		12 26	1 18	16:00		195 968	300 987
4:15		14	5	16:15		220	260
4:30		22	8	16:30		225	322
4:45		22	7	16:45		218	340
5:00		34 92	13 33	17:00	*	250 913	339 1,261
5:15		49	7	17:15	*	246	388
5:30		61	25	17:30	*	238	352
5:45		90	30	17:45	*	242 976	326 1,405
6:00		94 294	24 86	18:00		222 948	352 1,418
6:15		116	46	18:15		244	364
6:30		166	47	18:30		256	288
6:45		244	57	18:45		178	283
7:00		310 836	85 235	19:00		194 872	218 1,153
7:15		282	122	19:15		167	200
7:30	*	354	142	19:30		132	194
7:45	*	410	168	19:45		108	134
8:00	*	400 1,446	184 616	20:00		103 510	139 667
8:15	*	354 1,518	171 665	20:15		102	137
8:30		339	150	20:30		118	130
8:45		337	176	20:45		72	117
9:00		277 1,307	152 649	21:00		68 360	86 470
9:15		240	146	21:15		60	104
9:30		220	154	21:30		66	77
9:45		222	146	21:45		45	77
10:00		240 922	161 607	22:00		62 233	69 327
10:15		222	160	22:15		44	62
10:30		168	169	22:30		28	52
10:45		200	188	22:45		36	42
11:00		218 808	185 702	23:00		26 134	26 182
11:15		212	185	23:15		14	37
11:30		210	186	23:30		9	27
11:45		220	188	23:45		6	22
12:00		232 874	207 766	24:00		7 36	18 104
AM Peak Hour		7:15-8:15	Directional Volumes		14,541		13,017
% of ADT		7.9%			24-Hour Volume		27,558
PM Peak Hour		16:45-17:45					
% of ADT		8.6%					

Project No. : SH 26
Station No. :
Counter No. :

City/State: Colleyville, TX
Date: November 6, 2014
Day of Week: Thursday

Site: Between Glade and Church

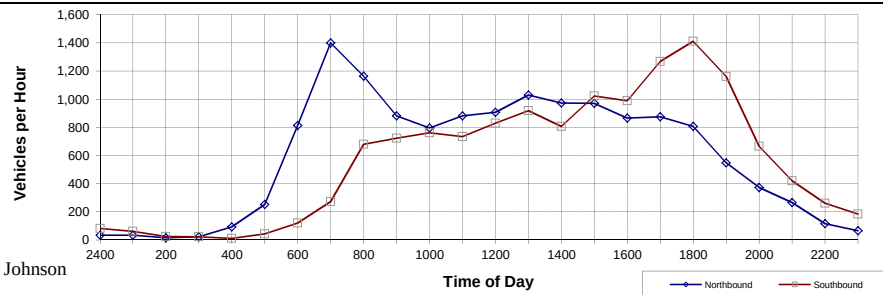


Time	Peak	Northbound	Southbound	Time	Peak	Northbound	Southbound
24:00				12:00			
0:15		12	22	12:15		232	272
0:30		6	13	12:30		234	223
0:45		8	16	12:45		250	200
1:00		4 30	10 61	13:00		243 959	238 933
1:15		12	4	13:15		208	228
1:30		4	9	13:30		256	231
1:45		6	2	13:45		240	244
2:00		5 27	4 19	14:00		262 966	217 920
2:15		3	3	14:15		246	213
2:30		5	6	14:30		268	245
2:45		5	4	14:45		266	269
3:00		5 18	6 19	15:00		242 1,022	252 979
3:15		4	1	15:15		215	232
3:30		8	2	15:30		238	300
3:45		9	3	15:45		234	284
4:00		12 33	6 12	16:00		264 951	302 1,118
4:15		8	7	16:15		234	320
4:30		21	8	16:30		224	344
4:45		28	8	16:45		224	358
5:00		31 88	12 35	17:00	*	220 902	358 1,380
5:15		37	12	17:15	*	262	391
5:30		58	12	17:30	*	250	398
5:45		96	30	17:45	*	220 952	376 1,523
6:00		87 278	26 80	18:00		207 939	361 1,526
6:15		112	54	18:15		216	369
6:30		150	66	18:30		212	332
6:45		230	56	18:45		178	285
7:00		320 812	99 275	19:00		164 770	258 1,244
7:15		312	122	19:15		162	221
7:30	*	394	127	19:30		138	216
7:45	*	386	193	19:45		143	154
8:00	*	372 1,464	198 640	20:00		94 537	146 737
8:15	*	372 1,524	194 712	20:15		100	179
8:30		349	138	20:30		97	132
8:45		308	162	20:45		62	146
9:00		247 1,276	167 661	21:00		92 351	138 595
9:15		239	188	21:15		90	130
9:30		240	156	21:30		60	137
9:45		246	180	21:45		48	112
10:00		236 961	194 718	22:00		48 246	79 458
10:15		188	160	22:15		55	133
10:30		210	196	22:30		36	164
10:45		207	194	22:45		26	59
11:00		228 833	201 751	23:00		18 135	34 390
11:15		232	194	23:15		19	45
11:30		202	193	23:30		12	20
11:45		202	233	23:45		17	26
12:00		210 846	215 835	24:00		4 52	16 107
AM Peak Hour		7:15-8:15	Directional Volumes		14,496		14,493
% of ADT		7.7%			24-Hour Volume		28,989
PM Peak Hour		16:45-17:45					
% of ADT		8.5%					

Project No. : SH 26
Station No. :
Counter No. :

City/State: Colleyville, TX
Date: November 4, 2014
Day of Week: Tuesday

Site: Between Church and Hall Johnson

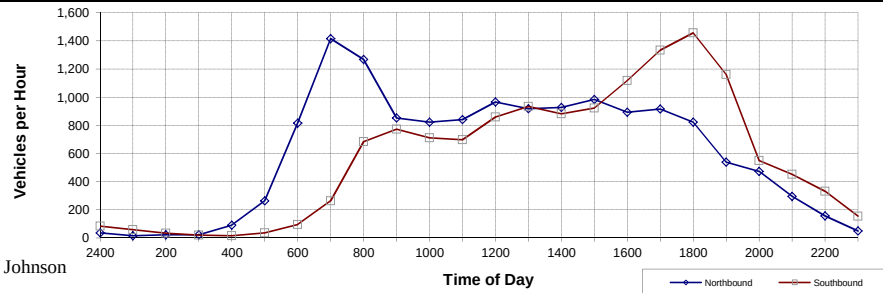


Time	Peak	Northbound	Southbound	Time	Peak	Northbound	Southbound
24:00				12:00			
0:15		16	20	12:15		224	208
0:30		4	22	12:30		238	207
0:45		4	22	12:45		228	198
1:00		8 32	17 81	13:00		217 907	216 829
1:15		3	28	13:15		256	264
1:30		14	12	13:30		256	238
1:45		5	12	13:45		256	213
2:00		10 32	8 60	14:00		260 1,028	202 917
2:15		4	10	14:15		233	178
2:30		4	4	14:30		256	196
2:45		6	5	14:45		256	216
3:00		2 16	6 25	15:00		228 973	215 805
3:15		6	10	15:15		230	192
3:30		2	3	15:30		272	296
3:45		6	6	15:45		242	263
4:00		8 22	2 21	16:00		226 970	270 1,021
4:15		10	1	16:15		220	254
4:30		16	2	16:30		236	216
4:45		38	4	16:45		217	238
5:00		28 92	4 11	17:00		192 865	279 987
5:15		36	8	17:15		246	280
5:30		48	3	17:30		241	318
5:45		82	16	17:45		188	334
6:00		85 251	16 43	18:00	*	200 875	336 1,268
6:15		104	15	18:15	*	216	365
6:30		160	30	18:30	*	218	352
6:45		253	30	18:45	*	205 839	354 1,407
7:00		296 813	44 119	19:00		166 805	339 1,410
7:15		316	52	19:15		170	351
7:30		354	50	19:30		142	298
7:45		368	76	19:45		110	264
8:00		361 1,399	93 271	20:00		124 546	248 1,161
8:15	*	365	126	20:15		103	206
8:30	*	271	134	20:30		89	188
8:45	*	267	196	20:45		97	148
9:00	*	260 1,163	222 678	21:00		82 371	124 666
9:15		221	184	21:15		84	123
9:30		215	158	21:30		76	97
9:45		200	193	21:45		58	97
10:00		245 881	186 721	22:00		48 266	102 419
10:15		211	202	22:15		47	74
10:30		188	217	22:30		32	76
10:45		207	175	22:45		20	54
11:00		189 795	166 760	23:00		15 114	56 260
11:15		219	190	23:15		24	54
11:30		214	177	23:30		13	60
11:45		206	172	23:45		10	35
12:00		241 880	194 733	24:00		19 66	34 183
AM Peak Hour		8:00-9:00	Directional Volumes		14,162		13,449
% of ADT		6.7%			24-Hour Volume		27,611
PM Peak Hour		17:45-18:45					
% of ADT		8.1%					

Project No. : SH 26
Station No. :
Counter No. :

City/State: Colleyville, TX
Date: November 5, 2014
Day of Week: Wednesday

Site: Between Church and Hall Johnson

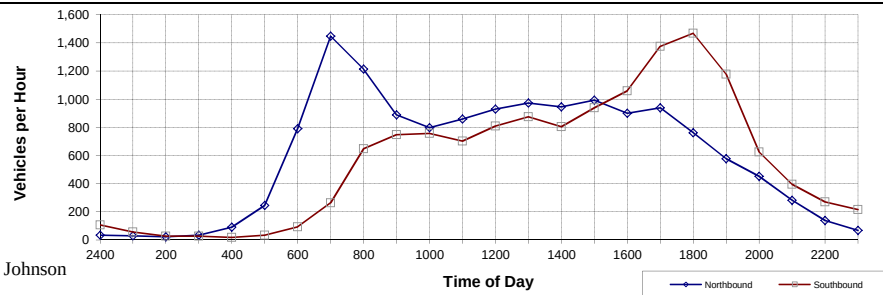


Time	Peak	Northbound	Southbound	Time	Peak	Northbound	Southbound
24:00				12:00			
0:15		13	28	12:15		231	200
0:30		8	22	12:30		245	216
0:45		10	24	12:45		234	234
1:00		4	9 83	13:00		254 964	208 858
1:15		4	22	13:15		235	252
1:30		1	14	13:30		214	218
1:45		6	19	13:45		225	222
2:00		5	4 59	14:00		244 918	242 934
2:15		4	4	14:15		228	226
2:30		6	10	14:30		208	222
2:45		4	4	14:45		264	234
3:00		8	14 32	15:00		226 926	200 882
3:15		3	2	15:15		231	214
3:30		6	11	15:30		268	242
3:45		5	4	15:45		253	255
4:00		8	3 20	16:00		232 984	210 921
4:15		16	2	16:15		211	294
4:30		24	1	16:30		228	246
4:45		21	6	16:45		214	268
5:00		30	6 15	17:00		240 893	310 1,118
5:15		40	8	17:15		250	284
5:30		54	6	17:30		235	308
5:45		92	9	17:45	*	220	356
6:00		76	12 35	18:00	*	210 915	385 1,333
6:15		108	20	18:15	*	216	353
6:30		166	14	18:30	*	228 874	362 1,456
6:45		247	34	18:45		184	370
7:00		294	26 94	19:00		193 821	372 1,457
7:15		282	47	19:15		166	310
7:30		378	54	19:30		149	345
7:45		376	64	19:45		108	287
8:00		380	97 262	20:00		114 537	219 1,161
8:15	*	367	130	20:15		130	168
8:30	*	326	136	20:30		141	142
8:45	*	302	189	20:45		117	120
9:00	*	272 1,267	228 683	21:00		84 472	120 550
9:15		234	191	21:15		86	122
9:30		196	172	21:30		83	100
9:45		198	216	21:45		58	133
10:00		224	194 773	22:00		68 295	97 452
10:15		209	170	22:15		54	82
10:30		190	162	22:30		36	100
10:45		201	184	22:45		42	88
11:00		222	194 710	23:00		24 156	61 331
11:15		206	180	23:15		19	54
11:30		221	160	23:30		14	42
11:45		192	178	23:45		6	29
12:00		222	179 697	24:00		10 49	28 153
AM Peak Hour		8:00-9:00	Directional Volumes		14,391		13,613
% of ADT		7.0%			24-Hour Volume		28,004
PM Peak Hour		17:30-18:30					
% of ADT		8.3%					

Project No. : SH 26
Station No. :
Counter No. :

City/State: Colleyville, TX
Date: November 6, 2014
Day of Week: Thursday

Site: Between Church and Hall Johnson

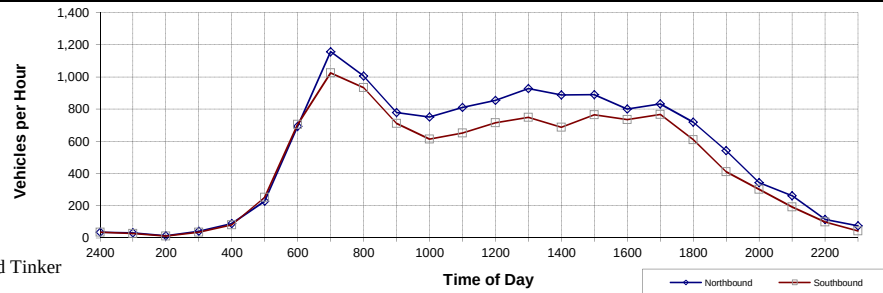


Time	Peak	Northbound	Southbound	Time	Peak	Northbound	Southbound
24:00				12:00			
0:15		12	31	12:15		234	171
0:30		8	38	12:30		237	185
0:45		6	20	12:45		218	207
1:00		6 32	16 105	13:00		240 929	246 809
1:15		12	20	13:15		223	231
1:30		3	15	13:30		251	204
1:45		10	10	13:45		234	215
2:00		4 29	10 55	14:00		264 972	224 874
2:15		4	4	14:15		216	182
2:30		5	3	14:30		230	194
2:45		6	10	14:45		266	210
3:00		6 21	10 27	15:00		233 945	218 804
3:15		6	10	15:15		230	190
3:30		8	6	15:30		238	258
3:45		7	5	15:45		255	258
4:00		11 32	6 27	16:00		269 992	232 938
4:15		10	2	16:15		224	279
4:30		22	9	16:30		203	228
4:45		30	4	16:45		250	284
5:00		27 89	2 17	17:00		222 899	268 1,059
5:15		29	5	17:15		239	314
5:30		43	6	17:30	*	265	362
5:45		88	9	17:45	*	216	360
6:00		85 245	12 32	18:00	*	217 937	338 1,374
6:15		104	10	18:15	*	214 912	366 1,426
6:30		151	26	18:30		206	392
6:45		234	28	18:45		177	366
7:00		301 790	29 93	19:00		164 761	344 1,468
7:15		322	48	19:15		176	330
7:30		363	61	19:30		144	342
7:45		401	66	19:45		145	293
8:00		360 1,446	87 262	20:00		111 576	212 1,177
8:15	*	356	106	20:15		122	198
8:30	*	333	136	20:30		110	185
8:45	*	293	182	20:45		90	137
9:00	*	231 1,213	222 646	21:00		129 451	104 624
9:15		210	201	21:15		103	110
9:30		226	173	21:30		74	99
9:45		231	192	21:45		47	86
10:00		220 887	180 746	22:00		56 280	100 395
10:15		198	179	22:15		38	78
10:30		196	221	22:30		44	76
10:45		192	162	22:45		33	70
11:00		212 798	194 756	23:00		22 137	46 270
11:15		224	142	23:15		22	62
11:30		188	166	23:30		20	60
11:45		204	180	23:45		17	52
12:00		243 859	213 701	24:00		8 67	40 214
AM Peak Hour		8:00-9:00	Directional Volumes		14,387		13,473
% of ADT		6.7%			24-Hour Volume		27,860
PM Peak Hour		17:15-18:15					
% of ADT		8.4%					

Project No. : SH 26
Station No. :
Counter No. :

City/State: Colleyville, TX
Date: November 4, 2014
Day of Week: Tuesday

Site: Between Hall Johnson and Tinker

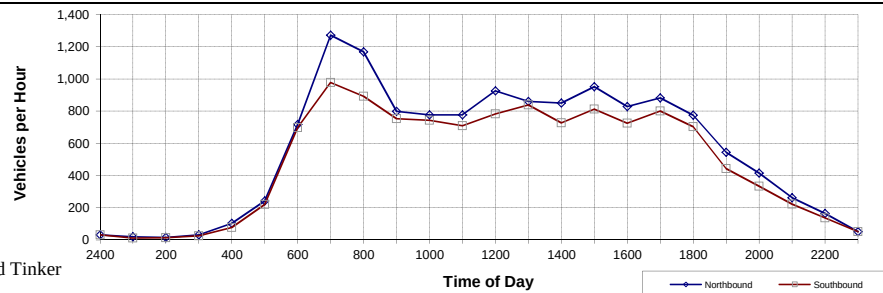


Time	Peak	Northbound	Southbound	Time	Peak	Northbound	Southbound
24:00				12:00			
0:15		17	14	12:15		206	160
0:30		5	9	12:30		223	198
0:45		5	10	12:45		212	186
1:00		7 34	2 35	13:00		213 854	172 716
1:15		4	6	13:15		230	164
1:30		12	6	13:30		234	194
1:45		8	6	13:45		236	198
2:00		7 31	9 27	14:00		229 929	193 749
2:15		4	4	14:15		210	187
2:30		4	2	14:30		226	155
2:45		5	5	14:45		232	168
3:00		1 14	0 11	15:00		220 888	177 687
3:15		6	8	15:15	*	232	185
3:30		12	11	15:30	*	224	198
3:45		10	3	15:45	*	210	198
4:00		12 40	12 34	16:00	*	225 891	184 765
4:15		7	8	16:15		216	178
4:30		18	17	16:30		222	174
4:45		35	32	16:45		200	190
5:00		28 88	24 81	17:00		162 800	193 735
5:15		33	27	17:15		235	162
5:30		42	46	17:30		233	198
5:45		79	89	17:45		193	203
6:00		74 228	90 252	18:00		171 832	204 767
6:15		95	110	18:15		188	183
6:30		148	138	18:30		186	166
6:45		204	234	18:45		195	135
7:00		247 694	224 706	19:00		151 720	126 610
7:15		248	210	19:15		166	122
7:30	*	292	286	19:30		147	116
7:45	*	278	252	19:45		120	90
8:00	*	338 1,156	278 1,026	20:00		109 542	82 410
8:15	*	294 1,202	264 1,080	20:15		100	78
8:30		243	227	20:30		82	86
8:45		230	234	20:45		87	62
9:00		238 1,005	208 933	21:00		74 343	76 302
9:15		176	170	21:15		76	54
9:30		195	160	21:30		76	50
9:45		184	195	21:45		66	47
10:00		224 779	187 712	22:00		44 262	42 193
10:15		210	150	22:15		46	34
10:30		168	150	22:30		32	22
10:45		197	141	22:45		24	15
11:00		176 751	172 613	23:00		12 114	27 98
11:15		204	182	23:15		28	14
11:30		204	162	23:30		16	12
11:45		189	146	23:45		14	7
12:00		214 811	161 651	24:00		16 74	10 43
AM Peak Hour		7:15-8:15	Directional Volumes		12,880		11,156
% of ADT		9.5%			24-Hour Volume		24,036
PM Peak Hour		0:00-0:00					
% of ADT		6.7%					

Project No. : SH 26
Station No. :
Counter No. :

City/State: Colleyville, TX
Date: November 5, 2014
Day of Week: Wednesday

Site: Between Hall Johnson and Tinker

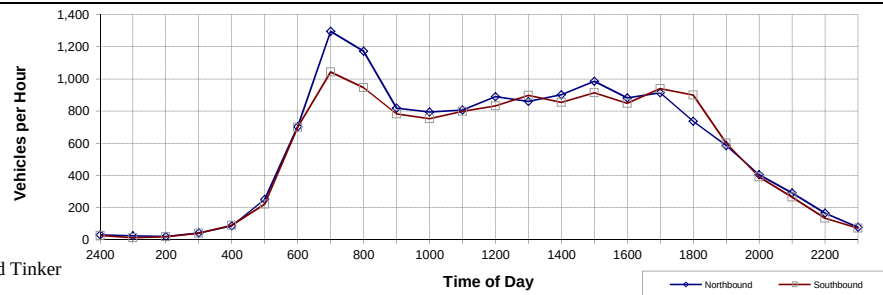


Time	Peak	Northbound	Southbound	Time	Peak	Northbound	Southbound
24:00				12:00			
0:15		12	17	12:15		206	188
0:30		9	6	12:30		256	190
0:45		10	4	12:45		226	214
1:00		0 31	3 30	13:00		239 927	190 782
1:15		4	8	13:15		209	194
1:30		2	0	13:30		204	214
1:45		6	4	13:45		211	219
2:00		7 19	0 12	14:00		237 861	211 838
2:15		3	0	14:15		201	196
2:30		3	2	14:30		194	174
2:45		4	2	14:45		228	163
3:00		6 16	10 14	15:00		228 851	195 728
3:15		6	4	15:15	*	230	204
3:30		6	6	15:30	*	234	202
3:45		8	6	15:45	*	257	228
4:00		10 30	9 25	16:00	*	230 951	178 812
4:15		16	9	16:15		204	174
4:30		27	18	16:30		204	188
4:45		26	26	16:45		204	176
5:00		34 103	23 76	17:00		216 828	188 726
5:15		41	29	17:15		216	216
5:30		52	45	17:30		228	214
5:45		79	76	17:45		224	186
6:00		69 241	70 220	18:00		214 882	184 800
6:15		96	96	18:15		189	196
6:30		160	162	18:30		216	179
6:45		198	208	18:45		204	176
7:00		264 718	232 698	19:00		166 775	153 704
7:15		240	217	19:15		161	156
7:30	*	352	267	19:30		152	115
7:45	*	308	242	19:45		116	98
8:00	*	372 1,272	252 978	20:00		116 545	74 443
8:15	*	334 1,366	232 993	20:15		112	82
8:30		328	230	20:30		132	83
8:45		265	199	20:45		100	86
9:00		242 1,169	232 893	21:00		70 414	82 333
9:15		209	178	21:15		70	60
9:30		172	188	21:30		74	58
9:45		191	192	21:45		61	62
10:00		227 799	194 752	22:00		56 261	41 221
10:15		213	194	22:15		64	68
10:30		170	169	22:30		34	32
10:45		200	182	22:45		42	18
11:00		194 777	198 743	23:00		24 164	18 136
11:15		194	182	23:15		18	16
11:30		192	198	23:30		14	14
11:45		188	164	23:45		6	13
12:00		202 776	166 710	24:00		12 50	8 51
AM Peak Hour		7:15-8:15	Directional Volumes		13,460		11,725
% of ADT		9.4%			24-Hour Volume		25,185
PM Peak Hour		0:00-0:00					
% of ADT		6.7%					

Project No. : SH 26
Station No. :
Counter No. :

City/State: Colleyville, TX
Date: November 5, 2014
Day of Week: Wednesday

Site: Between Hall Johnson and Tinker

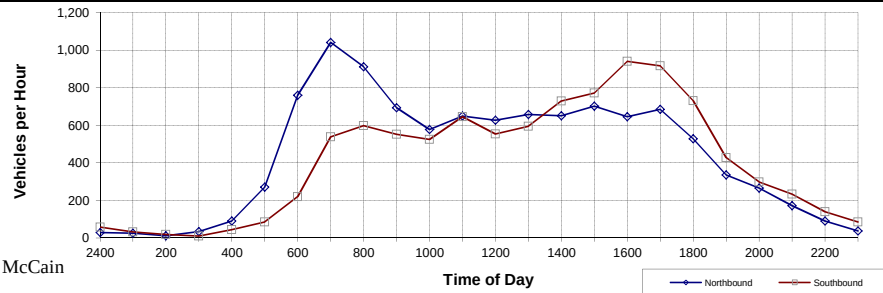


Time	Peak	Northbound	Southbound	Time	Peak	Northbound	Southbound
24:00				12:00			
0:15		15	7	12:15		200	213
0:30		6	8	12:30		238	212
0:45		4	9	12:45		222	208
1:00		6 31	3 27	13:00		231 891	200 833
1:15		8	8	13:15		181	193
1:30		2	3	13:30		244	220
1:45		8	2	13:45		218	250
2:00		6 24	0 13	14:00		218 861	236 899
2:15		5	6	14:15		220	215
2:30		3	1	14:30		229	201
2:45		6	6	14:45		244	222
3:00		6 20	5 18	15:00		210 903	216 854
3:15		7	6	15:15	*	215	232
3:30		12	12	15:30	*	222	202
3:45		11	8	15:45	*	236	263
4:00		12 42	14 40	16:00	*	312 985	218 915
4:15		6	16	16:15		222	196
4:30		22	24	16:30		204	216
4:45		33	26	16:45		236	232
5:00		25 86	24 90	17:00		220 882	205 849
5:15		31	35	17:15		229	262
5:30		48	38	17:30		244	236
5:45		94	72	17:45		220	214
6:00		78 251	77 222	18:00		222 915	228 940
6:15		96	94	18:15		204	238
6:30		148	153	18:30		199	224
6:45		212	204	18:45		172	234
7:00		248 704	249 700	19:00		163 738	204 900
7:15		254	250	19:15		182	208
7:30	*	375	258	19:30		156	159
7:45	*	322	263	19:45		150	126
8:00	*	346 1,297	272 1,043	20:00		98 586	108 601
8:15	*	338 1,381	244 1,037	20:15		106	110
8:30		323	264	20:30		98	104
8:45		271	208	20:45		81	78
9:00		240 1,172	229 945	21:00		120 405	99 391
9:15		191	184	21:15		100	80
9:30		210	188	21:30		76	61
9:45		208	188	21:45		53	72
10:00		210 819	222 782	22:00		63 292	52 265
10:15		200	173	22:15		62	44
10:30		202	176	22:30		46	30
10:45		178	178	22:45		34	32
11:00		214 794	226 753	23:00		25 167	28 134
11:15		212	219	23:15		28	36
11:30		187	189	23:30		23	16
11:45		188	204	23:45		22	12
12:00		220 807	187 799	24:00		5 78	8 72
AM Peak Hour		7:15-8:15	Directional Volumes		13,750		13,085
% of ADT		9.0%			24-Hour Volume		26,835
PM Peak Hour		0:00-0:00					
% of ADT		6.9%					

Project No. : SH 26
Station No. :
Counter No. :

City/State: Colleyville, TX
Date: November 4, 2014
Day of Week: Tuesday

Site: Between Tinker and John McCain

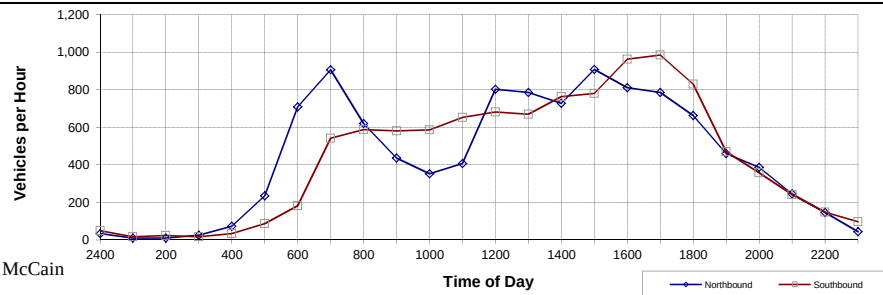


Time	Peak	Northbound	Southbound	Time	Peak	Northbound	Southbound
24:00				12:00			
0:15		10	21	12:15		146	154
0:30		10	6	12:30		150	126
0:45		6	13	12:45		164	143
1:00		3 29	18 58	13:00		167 627	130 553
1:15		4	6	13:15		149	138
1:30		6	8	13:30		185	144
1:45		6	7	13:45		179	146
2:00		9 25	10 31	14:00		144 657	166 594
2:15		4	8	14:15		200	148
2:30		1	4	14:30		136	198
2:45		7	4	14:45		170	197
3:00		0 12	2 18	15:00		144 650	186 729
3:15		6	2	15:15		166	184
3:30		12	2	15:30		170	184
3:45		6	3	15:45		174	213
4:00		10 34	2 9	16:00		192 702	190 771
4:15		12	6	16:15		149	217
4:30		13	10	16:30		146	227
4:45		33	10	16:45	*	168	250
5:00		32 90	17 43	17:00	*	183 646	246 940
5:15		30	14	17:15	*	161	234
5:30		48	20	17:30	*	186 698	225 955
5:45		96	21	17:45		157	230
6:00		96 270	30 85	18:00		180 684	228 917
6:15		104	34	18:15		150	191
6:30		178	56	18:30		156	190
6:45		229	52	18:45		114	170
7:00		248 759	78 220	19:00		108 528	180 731
7:15		236	93	19:15		104	128
7:30	*	283	130	19:30		93	114
7:45	*	281	174	19:45		69	109
8:00	*	241 1,041	141 538	20:00		69 335	76 427
8:15	*	280 1,085	146 591	20:15		78	78
8:30		218	135	20:30		66	76
8:45		223	152	20:45		58	66
9:00		190 911	164 597	21:00		64 266	78 298
9:15		170	136	21:15		54	74
9:30		162	136	21:30		42	68
9:45		181	126	21:45		40	36
10:00		180 693	154 552	22:00		36 172	54 232
10:15		142	134	22:15		28	33
10:30		144	117	22:30		23	37
10:45		137	135	22:45		12	42
11:00		154 577	139 525	23:00		26 89	27 139
11:15		172	152	23:15		12	30
11:30		158	153	23:30		9	22
11:45		146	164	23:45		8	21
12:00		172 648	176 645	24:00		7 36	12 85
AM Peak Hour		7:15-8:15	Directional Volumes		10,481		9,737
% of ADT		8.3%			24-Hour Volume		20,218
PM Peak Hour		16:30-17:30					
% of ADT		8.2%					

Project No. : SH 26
Station No. :
Counter No. :

City/State: Colleyville, TX
Date: November 5, 2014
Day of Week: Wednesday

Site: Between Tinker and John McCain

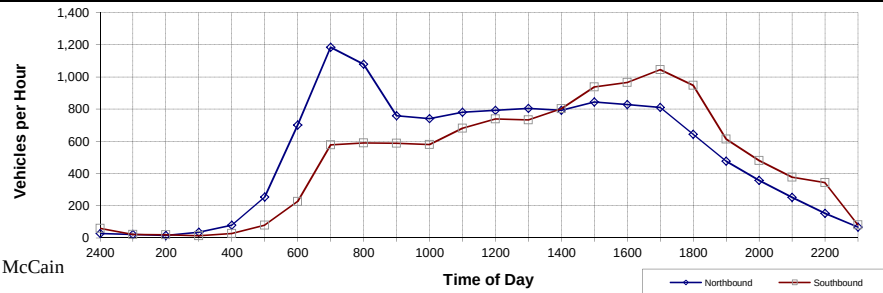


Time	Peak	Northbound	Southbound	Time	Peak	Northbound	Southbound
24:00				12:00			
0:15		20	14	12:15		156	182
0:30		6	10	12:30		233	180
0:45		4	14	12:45		199	141
1:00		3 33	10 48	13:00		215 803	179 682
1:15		8	8	13:15		195	152
1:30		0	1	13:30		179	160
1:45		2	1	13:45		185	196
2:00		0 10	6 16	14:00		227 786	162 670
2:15		0	4	14:15		176	158
2:30		2	6	14:30		170	184
2:45		2	5	14:45		188	213
3:00		6 10	8 23	15:00		194 728	208 763
3:15		4	8	15:15		203	200
3:30		6	2	15:30		234	162
3:45		9	4	15:45		253	208
4:00		6 25	2 16	16:00		218 908	210 780
4:15		10	4	16:15		188	231
4:30		14	6	16:30		214	226
4:45		26	9	16:45		203	244
5:00		22 72	15 34	17:00	*	205 810	262 963
5:15		30	12	17:15	*	210	247
5:30		41	30	17:30	*	177	256
5:45		86	18	17:45	*	217 809	239 1,004
6:00		77 234	26 86	18:00		181 785	242 984
6:15		101	30	18:15		176	234
6:30		159	32	18:30		191	221
6:45		196	59	18:45		169	206
7:00		252 708	61 182	19:00		127 663	168 829
7:15	*	235	104	19:15		133	126
7:30	*	260	120	19:30		117	140
7:45	*	214	133	19:45		107	105
8:00	*	198 907	185 542	20:00		102 459	99 470
8:15		166	146	20:15		115	95
8:30		160	139	20:30		118	97
8:45		120	154	20:45		89	94
9:00		174 620	149 588	21:00		65 387	72 358
9:15		164	116	21:15		62	72
9:30		92	132	21:30		74	62
9:45		103	148	21:45		65	58
10:00		76 435	185 581	22:00		43 244	49 241
10:15		96	110	22:15		51	38
10:30		90	160	22:30		35	42
10:45		52	162	22:45		39	38
11:00		114 352	154 586	23:00		21 146	29 147
11:15		100	171	23:15		17	32
11:30		160	160	23:30		10	26
11:45		79	157	23:45		8	24
12:00		68 407	164 652	24:00		9 44	15 97
AM Peak Hour		7:00-8:00	Directional Volumes		10,576		10,338
% of ADT		6.9%			24-Hour Volume		20,914
PM Peak Hour		16:45-17:45					
% of ADT		8.7%					

Project No. : SH 26
Station No. :
Counter No. :

City/State: Colleyville, TX
Date: November 13, 2014
Day of Week: Thursday

Site: Between Tinker and John McCain



Time	Peak	Northbound		Southbound		Time	Peak	Northbound		Southbound	
24:00						12:00					
0:15		12		18		12:15		183		193	
0:30		6		14		12:30		188		170	
0:45		4		16		12:45		202		198	
1:00		4	26	10	58	13:00		220	793	178	739
1:15		8		8		13:15		186		146	
1:30		1		5		13:30		196		184	
1:45		8		6		13:45		213		196	
2:00		4	21	2	21	14:00		209	804	208	734
2:15		5		4		14:15		188		184	
2:30		0		6		14:30		190		197	
2:45		6		4		14:45		214		230	
3:00		4	15	4	18	15:00		201	793	191	802
3:15		8		1		15:15		195		226	
3:30		9		3		15:30		201		247	
3:45		7		2		15:45		241		222	
4:00		10	34	8	14	16:00		207	844	242	937
4:15		9		4		16:15		199		246	
4:30		18		6		16:30		190		244	
4:45		31		10		16:45	*	241		242	
5:00		21	79	7	27	17:00	*	198	828	233	965
5:15		35		13		17:15	*	221		262	
5:30		41		22		17:30	*	202	862	276	1,013
5:45		96		20		17:45		179		236	
6:00		81	253	23	78	18:00		209	811	272	1,046
6:15		93		41		18:15		191		260	
6:30		145		50		18:30		182		252	
6:45		216		64		18:45		134		211	
7:00		248	702	71	226	19:00		137	644	224	947
7:15		280		110		19:15		145		190	
7:30		306		120		19:30		110		166	
7:45	*	304		174		19:45		131		135	
8:00	*	294	1,184	173	577	20:00		91	477	122	613
8:15	*	290		165		20:15		102		146	
8:30	*	320	1,208	152	664	20:30		80		107	
8:45		232		148		20:45		74		119	
9:00		237	1,079	125	590	21:00		101	357	108	480
9:15		194		142		21:15		85		95	
9:30		193		156		21:30		68		116	
9:45		177		126		21:45		45		82	
10:00		194	758	164	588	22:00		54	252	84	377
10:15		189		128		22:15		54		158	
10:30		195		132		22:30		42		124	
10:45		169		162		22:45		36		42	
11:00		188	741	157	579	23:00		20	152	20	344
11:15		196		138		23:15		20		30	
11:30		190		204		23:30		21		14	
11:45		175		158		23:45		15		18	
12:00		219	780	182	682	24:00		10	66	18	80
AM Peak Hour		7:30-8:30		Directional Volumes				12,493		11,522	
% of ADT		7.8%						24-Hour Volume		24,015	
PM Peak Hour		16:30-17:30									
% of ADT		7.8%									

Public Comments

Mona Gandy

From: David Brockman
Sent: Wednesday, November 19, 2014 12:18 PM
To: 26 Construction
Subject: Comments

I attended the public forum last week at First Baptist Church, and wanted to provide the following comments:

1. Regarding the funding options, which I know the Council was interested in public opinion, I don't feel we have enough information to make an informed opinion on this matter. Control over Hwy 26 through Colleyville is an appealing thing, but I'm not sure how much of an advantage this will be after the road improvements. I would expect very few changes in terms of add'l signal lights and other changes after the project is completed. From a financial standpoint, there are definite pro's and con's (future funding, liability vs. present day costs) and these need to be identified from an estimated cost/benefit view-point, and decision made from that analysis.
2. I try to stay informed on local issues, but was surprised to hear that Phases II and III will be handled as one construction project by TxDOT. I think the City has not done a very good job in communicating that to the residents.
3. I am in favor of the entire project, medians and all.
4. I have one concern.....knowing the roadway will be four lanes, and the intersections six lanes, I am concerned about the transition as you progress through a six-lane intersection and the road narrows to four lanes. Will this cause traffic bottlenecks and potential accidents? Or will the roadway design only allow four lanes straight through an intersection?
5. One last comment - I continue to be impressed with the management of this entire process by Bob Lowry, our Public Works Director.....thank you for all that you are doing for this City. Wish I could say the same about Brian Barth.....did not feel he presented things very well in the public forum.

Regards,

David Brockman
Hidden Oaks Estates

Mona Gandy

From: Norman Timmins
Sent: Tuesday, November 11, 2014 3:11 PM
To: 26 Construction
Subject: Concern About Oak Pointe Access

Good Day,

Understanding that there will be a meeting tomorrow regarding the status of SH 26, I wanted to be sure to pass along my thoughts and concerns since I currently find myself travelling on business in Europe. I, as are many of my neighbors, are very concerned about the status of the Oak Pointe Tinker junction. Whenever I tell people where I live they quickly ask "so what's it like getting out of there". A simple exercise of reaching the bike trails is complicated by the first step out of the property which offers few safe ways to get across due to the double crossing. I would hope that for reasons of safety and property valuations that:

1. A timely solution be provided
2. A solution which provides easily exiting and entering in both directions on Route 26.
- While I am no engineer, joining Tinker and Oak Pointe would seem most viable solution
3. Therefore, from what I have read, the best funding option is where TxDot would fund the entire SH 26 reconstruction from Hall-Johnson to John McCain in exchange for the City of Colleyville taking over and being responsible for highway maintenance from Brown Trail to John McCain

I truly enjoy living in Colleyville and hope in return to count with the city's support in creating the right solution for our development.

Thank you.

Saludos,

Norman

Norman Timmins
Global Vice President, Healthcare

Beroe capability I love: Supply Chain Risk Visibility!

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Mona Gandy

From: LINDA CALLOWAY
Sent: Friday, November 14, 2014 8:26 AM
To: 26 Construction
Subject: public forum

It's quite frustrating to be in the minority at these meeting. Someone who is not there to tear down the improvements that are past due.

I seems to me that public forums are mostly, made up of people who dislike what is going on. Or have an agenda of their own.

The majority of citizens assume that the people, that we elect and pay to run our city, know what they are doing. And that they doing their best to serve our interest. Not to mention, following the guidelines of the consultants we hire.

There must be a better way to get input from more citizens.

Mona Gandy

From: Barbara Shea
Sent: Wednesday, November 12, 2014 4:36 PM
To: 26 Construction
Subject: Tinker Road/Hwy 26 Construction/Good Shepherd Traffic

To: City of Colleyville
From: Barbara Shea
Member of Good Shepherd Catholic Community

The intersection at Tinker and Highway 26 is a dangerous problem to those attending Good Shepherd Catholic Community and needs to be addressed. As of November 1, 2014, Good Shepherd has 11,707 active members and as the leader for New Member Welcome, we add between 30-60 new families per month. After every mass, the traffic that passes through this intersection is probably more than most other intersections in Colleyville. In addition to the traffic back-up, there is a large and dangerous ditch, no turn lanes on Tinker, and confusing turn lanes on 26, etc. This is a known danger to the City of Colleyville that will be impacted more and more as Highway 26 becomes a major thoroughfare. With speeds of 45 mph on Highway 26, the danger is multiplied. As such, fixing the intersection should be a top priority for the city. Why would the City even consider not addressing this intersection as soon as possible?

We continue to trust that the City of Colleyville will correct the intersection for the sake of all who travel on Tinker and Colleyville Blvd.

Sincerely,

Barbara Connolly Shea



TxDOT SH 26 Reconstruction Project
Public Forum - November 12, 2014

Please provide any comments below:

My name is Vicki Minshew. I am a homeowner in The Villas at Oak Point off Hwy 26. I cannot tell you the number of times I have escaped near accidents at my intersection! Whether it be trying to get out on to 26 or trying to get back to my home. Cars have "bonked" slammed on brakes and come within 1" of hitting me as well as other cars. Please put in a light or at least a turn lane! Thank you!

(Optional)
Name: Vicki Minshew

Street Name: Brazos Ct.

PLEASE NOTE:

Any comments provided in a public meeting or forum are subject to the open records laws of the state of Texas and may be provided to anyone requesting information under those laws. (Email information is not subject to open records requests.)



TxDOT SH 26 Reconstruction Project
Public Forum - November 12, 2014

Please provide any comments below:

I will vote NO to the
city taking ownership of
26 and will encourage
others to say no also.

(Optional)
Name: 24 year resident

Street Name: _____

PLEASE NOTE:

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TxDOT SH 26 Reconstruction Project
Public Forum - November 12, 2014

Please provide any comments below:

We purchased our home with the funds being available for Phase III (formally Phase II). The funds were moved from Phase ^{new} II w/o our input, yet we continue to pay taxes trusting that the government cared about our safety. Instead you all chose to move funds and left us with a dangerous entrance to our neighborhood. And we have no way to get out the back of our neighborhood.

(Optional) Name: Christina Middlebrook

Street Name: 6300 Brazos Ct.

Colleyville, TX

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TxDOT SH 26 Reconstruction Project
Public Forum - November 12, 2014

Please provide any comments below:

Maeko Self Storage
6511 Colleyville Blvd.
Large moving trucks on & off
my property. Inexperienced
drivers may try to make
U-turns entering or exiting my
property: cause accidents
Please contact me about
my concerns.

(Optional)
Name:

Donna Ducey

Street Name:

6511 Colleyville Blvd.

PLEASE NOTE:

817-488-7795

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TxDOT SH 26 Reconstruction Project
Public Forum - November 12, 2014

Please provide any comments below:

We have built a nice "gateway" to Colleyville from the north. Then we change from Part 2 to Part 3 (John McCain - Hall - Johnson). The road needs to continue from John McCain to Hall-Johnson. Not to continue would cause more wrecks and others not wanting to shop or eat out in Colleyville. Keller and Southlake residents

(Optional)

Name:

Dee Kamerman

Street Name:

Tennison Parkway

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cut through to John McCain
and/or Tinker to continue
to 121/114.

We do not need a train
station or a large amount
of money spent on Glade
before we fix the #1 problem
of Colleyville John-McCain to
Hall-Johnson. Fixing that
section would encourage
high businesses and people
from Southlake and NRH
to spend money in Colleyville.



TxDOT SH 26 Reconstruction Project
Public Forum - November 12, 2014

Please provide any comments below:

I am in agreement
with the improvements
as proposed at this meeting.
I look forward medians
and the safety of making
protected u-turns to
reach the business that
I have been unable to
get to. There are specific
~~intersections~~ intersections to
address. The double left
turn lanes are genius.

(Optional)
Name:

Linda Calloway

Street Name:

Colleyville Terrace

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TxDOT SH 26 Reconstruction Project
Public Forum - November 12, 2014

Please provide any comments below:

What's important is to have a
safe & efficient traffic flow on
our Main Street - Colleyville Blvd.
A median, with tree and plants,
would provide a safe & esthetic
division of N & S lane. The esthetics
would help make our city's Main Street
more attractive to more quality
businesses to be ~~attracted~~ attracted to
our central business district
thus increasing our commercial tax

(Optional)
Name:

Louis Miller ^{born}

Street Name:

7802 Tillman Hill Ct.

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TxDOT SH 26 Reconstruction Project
Public Forum - November 12, 2014

As far as city taking ownership
of Hwy 26 - ~~yes~~ I have mixed
feelings about that, but I would
allow the council of city staff
make a decision on that.

26@cottagrite.com



TxDOT SH 26 Reconstruction Project
Public Forum - November 12, 2014

Please provide any comments below:

I Favor whichever Funding option
results in the quickest resolution
of the Tinker / Oak Pointe intersection
safety issue. If the timing for
either option is the same, I Favor
the Owner Option.

(Optional)

Name:

Ronald L. Adams

Street Name:

1725 Rock Dove Circle

Colleyville, TX 76034

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TxDOT SH 26 Reconstruction Project
Public Forum - November 12, 2014

Please provide any comments below:

Love the look of the
proposed Tinker/Oak Pointe
intersection.

Please - put this part
of the project at the
first to be finished!

Thank you!

(Optional)
Name:

Cynthia L. Brittich

Street Name:

Kingston Dr.

PLEASE NOTE:

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**TxDOT SH 26 Reconstruction Project
Public Forum - November 12, 2014**

Please provide any comments below:

SO GLAD THE COUNCIL
IS LOOKING AT HOW TO
SET US APART FROM
GRAPEVINE WITH THE
MEDIAN. IT SHOULD BE
BEAUTIFUL & REFRESHING
GOOD THINKING TO PUT
THE MEDIAN FIRST & CONVERT
AS NEEDED.

I LIKE THE PASS THROUGH
FUNDING OPTION.

(Optional)
Name:

DEBBIE KELLY

Street Name:

905 INWOOD

PLEASE NOTE:

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TxDOT SH 26 Reconstruction Project
Public Forum - November 12, 2014

Please provide any comments below:

JUST DO IT!

I vote for the pass through
funding option.

(Optional)
Name:

Rammar

Street Name:

Buckingham Place

PLEASE NOTE:

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TxDOT SH 26 Reconstruction Project
Public Forum - November 12, 2014

Please provide any comments below:

I want the council to do whatever
is necessary to re-align the
Timber / Hwy 26 / Oak Pointe Dr.
intersection ASAP. Decisions about
medians, 4 or 6 lanes, sidewalks
& everything else pales in comparison
to the safety of our citizens.

(Optional)
Name:

Pat Adams

Street Name:

Gock Dove Circle

PLEASE NOTE:

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TxDOT SH 26 Reconstruction Project
Public Forum - November 12, 2014

Please provide any comments below:

Phase III as proposed should not be funded

- Fix Oak Pointe Tinker Intersection
- Add middle turn lane for sections without it.
- No medians

(Optional)

Name:

William & Dawn Hoverson

Street Name:

6607 Colleyville Blvd

PLEASE NOTE:

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TxDOT SH 26 Reconstruction Project
Public Forum - November 12, 2014

Please provide any comments below:

There is no need of
pedestrian 10 ft lane
~~needed~~ between Tinker
and John McCain.
No one walks or jogs
all the businesses will
lose their front parking

why do this median
we are not adding
any lanes 11 ~~lanes~~

(Optional)
Name:

Property owner

Street Name:

PLEASE NOTE:

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TxDOT SH 26 Reconstruction Project
Public Forum - November 12, 2014

Please provide any comments below:

** Only expand if 2 extra lanes are to
be used immediately. Doesn't
make sense ~~to~~ for commuters,
businesses, or residents to go
through all the construction
for no better traffic flow.
Instead, ~~will~~ ^{will} hinder traffic
and run off businesses
affected.*

(Optional)
Name:

Business Owner - Hwy 26

Street Name:

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City of Colleyville City Council Agenda Briefing

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

Agenda Number PC-2

Agenda Date 12/02/2014

Type Pre Council

Department Police

Title

Discussion and update on the SH26/Colleyville Boulevard School Safety Zone

Explanation

The purpose of this item is to provide the City Council an update on the requested Texas Department of Transportation (TxDOT) review of the school safety zone located on SH26 at Hall-Johnson Road. The SH26 school safety zone runs both north and south of Hall-Johnson Road on SH26. The posted speed limit is 35 mph during the times that the school safety zone is active. This is normally 7:15 a.m. - 8:25 a.m. and 2:30 p.m. - 3:55 p.m., Monday through Friday during the school year. The school safety zone is marked by flashing lights when active. The school safety zone was established by ordinance that was last updated in 2009.

At the December 17, 2013, Pre Council meeting staff presented an analysis of the school safety zone conducted by TxDOT in 2009. The 2009 TxDOT review determined that even though they typically do not place school zones at signalized crossings, they felt it was appropriate to retain the school safety zone at that time. In addition, TxDOT recommended additional signage be installed on Hall-Johnson Road, advising approaching drivers that they will be entering a school safety zone, once they enter onto SH26. The advance warning signs were installed on Hall-Johnson Road on both the east and westbound directions after receiving the TxDOT recommendations. Staff also presented information compiled by the Police Department. This included a sampling of crosswalk usage by students, number of accidents within the school safety zone, and affected campus populations. The sampling of usage found that four to eight students utilized the crosswalks during the active school zone period. The review of accident data over the preceding three years found that the Police Department had worked two accidents during an active school zone period and the total student and staff population of all campuses serviced by the school safety zone was approximately 1,200.

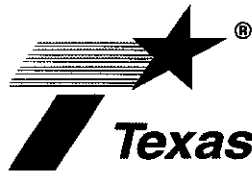
After being provided the 2009 TxDOT recommendation and information compiled by the Police Department, the City Council discussed several possible options moving forward. The options included, lowering the speed limit of the school safety zone from 35 mph to 30 mph and/or shortening the length of it considerably. However, considering that the 2009 TxDOT review was several years old, the City Council directed staff to request TxDOT to conduct an updated review. Staff contacted TxDOT and asked that they conduct another review to determine if the school safety zone was still needed in its current configuration, could be eliminated, or needed modification.

TxDOT agreed to conduct another analysis and their findings determined that all students crossed SH26 at the signalized Hall-Johnson Road intersection by pushing the pedestrian button, waiting for the walk signal, and then proceeding to cross the intersection. Considering that the observed crosswalk users followed safe pedestrian practices at the signalized intersection, TxDOT recommends the school safety zone be eliminated.

Staff has informed the Grapevine-Colleyville Independent School District (GCISD) of the on-going evaluation of the school safety zone, and sought their input. GCISD officials have consistently been in favor of retaining the school safety zone; however, the district understands it is a TxDOT controlled highway. If the TxDOT recommendation is followed, staff recommends it occurs in conjunction with the anticipated SH26 road construction. If road construction does not occur, staff recommends the school safety zone be eliminated, during the summer, to limit driver confusion. Since school safety zones are established by City Ordinance, if it is decided to eliminate the SH26 school safety zone, staff will prepare a revised ordinance for City Council review at a future date.

Attachments

1. TxDOT correspondence dated April 1, 2014
2. TxDOT correspondence dated August 28, 2009



125 EAST 11TH STREET | AUSTIN, TEXAS 78701-2483 | (512) 463-8700 | WWW.TXDOT.GOV

April 1, 2014

Fort Worth District
Traffic Operations
2501 Southwest Loop 820
Fort Worth, Texas 76133-2300

Michael Holder
Chief of Police
Colleyville Police Department
5201 Riverwalk Drive
Colleyville, Texas 76034-5893

RE: School Zone on SH 26 at Hall-Johnson Road

Dear Chief Holder:

The Texas Department of Transportation (TxDOT) Fort Worth District is in receipt of your letter dated February 10, 2014, in which you requested our office to perform a review of the school zone on SH 26 at Hall-Johnson Road. The purpose of the review was to determine if the school zone was still needed in its current configuration, could be eliminated, or needed modification to its configuration.

On the dates of March 18, 2014, and March 19, 2014, a TxDOT representative made observations of the pedestrian activity that crossed SH 26 during the times of operation of the school zone, both in the morning and the afternoon. The observations made were as follows:

- March 18, 2014
 - Morning: No students were observed crossing SH 26, however two adult joggers crossed SH 26 at the Hall-Johnson Road intersection.
 - Afternoon: Two students (one from Bridges Alternative School and one from the Middle School) and one adult crossed SH 26 at the Hall-Johnson Road intersection.
- March 19, 2014
 - Morning: No pedestrians were observed crossing SH 26.
 - Afternoon: One student from the Middle School and one adult crossed SH 26 at the Hall-Johnson Road intersection. There was also one adult that crossed SH 26 in front of the funeral home.
- Other observations made:
 - The intersection with Hall-Johnson Road is signalized and has pedestrian push buttons, as well as crosswalks.
 - Since our initial observation in May 2009, the crosswalk which was approximately 360 feet north of Hall-Johnson Road has been eliminated.
 - There are no pavement markings on the ground at the location of the school zone flashers.

OUR GOALS

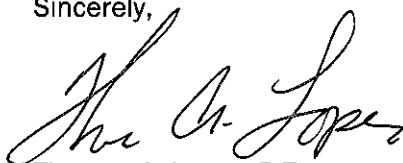
MAINTAIN A SAFE SYSTEM ▪ ADDRESS CONGESTION ▪ CONNECT TEXAS COMMUNITIES ▪ BEST IN CLASS STATE AGENCY

An Equal Opportunity Employer

During the two-day observation, all students that crossed SH 26 did so at the signalized Hall-Johnson Road intersection. The students arrived at the intersection, pushed the pedestrian button, waited for the walk signal and then proceeded to cross SH 26. It is the recommendation of TxDOT that the current school zone be eliminated.

Should you have any further questions regarding this matter, please contact Clark Fulbright at (817) 370-6771.

Sincerely,

A handwritten signature in black ink, appearing to read "Theresa A. Lopez". The signature is fluid and cursive, with the first name "Theresa" being more prominent.

Theresa A. Lopez, P.E.
Director of Transportation Operations
Fort Worth District

TAL:dcfj

cc: Ricardo Gonzales, P.E., North Tarrant County Area Engineer
Smokey Phillips, North Tarrant County Maintenance Supervisor



Texas Department of Transportation

P.O. BOX 6868 • FORT WORTH, TEXAS 76115-0868 • (817) 370-6500

August 28, 2009

The Honorable David Kelly
Mayor of Colleyville
100 Main Street
Colleyville, TX 76034

Re: School Zone on SH 26

Dear Mayor Kelly,

Thank you for your recent letter regarding the existing school zone on SH 26 at Hall Johnson Road. We also appreciate the additional information that you have provided regarding the accident history on SH 26 in this area. In the spring of this year, we received several citizen complaints about this school zone, which prompted us to investigate further. The public's perception was that it was no longer needed due to the relocation of Colleyville Elementary School. We initially recommended removal of the school zone. Recently, my staff has visited with Mr. Steve Chutchian, as well as members of the police force. We were able to gather more information regarding the children's crossing patterns and the location of the other schools in this area. While we typically do not provide a school zone where there is a signalized crossing, we understand the city's concerns and at this time agree to leave the school zone in place.

We have received other citizen inquiries about additional signage of the school zone. The main concern is that motorists turning onto SH 26 from Hall-Johnson do not have warning that they have turned into a school zone. We respectfully request that the city investigate installing advanced signing on Hall-Johnson indicating that there is a school zone ahead. My staff would be happy to work with you to recommend the appropriate signage.

We appreciate the city working with us on this issue. If you should have any other questions about this school zone, please contact Ms. Theresa Lopez, P.E., Assistant Director of Transportation Operations, at (817) 370-6614.

Sincerely,

FR Maribel P. Chavez, P.E.
Fort Worth District Engineer

TAL:cas



City of Colleyville City Council Agenda Briefing

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

Agenda Number PC-3

Agenda Date 12/02/2014

Type Pre Council

Department City Manager

Title

Presentation of the Quarterly Investment Report for quarter ending September 30, 2014

Explanation

During the period of July 1, 2014 through September 30, 2014, the City of Colleyville had an average of \$50,996,629 invested on a daily basis, which earned \$27,494, with an average yield of 0.21%. The average yield on investments for this quarter is .01% higher than the prior quarter's average of 0.20%. As of September 30, 2014, the City had \$51,018,034 invested in the LOGIC Investment Pool, CDARS Certificates of Deposit, and various debt instruments in the following percentages:

Logic	46.70%	FFCB Notes	28.42%
FHLB Notes	13.43%	CDARS CD's	8.90%
Treasury Note	2.55%		

These percentages are within the guidelines for portfolio diversification in the City's investment policy. The market value of the City's investments on September 30, 2014 was \$22,648,663 as compared to a purchase price of \$22,679,123 (this excludes LOGIC Investment Pool and CDARS Certificates of Deposit). The Colleyville Economic Development Corporation currently holds a Treasury Note (\$500,000) with a market value of \$500,703 and a purchase price of \$500,395. Additionally, \$998,038 was invested in the Corporation's name in the LOGIC Investment Pool. These funds earned interest of \$477 for the quarter.

This report was presented to the Audit Committee at their November 18, 2014 meeting.

Attachments

1. Quarterly investment report for quarter ending September 30, 2014

QUARTERLY INVESTMENT REPORT

FOR QUARTER ENDING SEPTEMBER 30, 2014

THIS REPORT IS IN COMPLIANCE WITH THE PUBLIC FUNDS INVESTMENT ACT
AND ADOPTED INVESTMENT POLICY STRATEGY

Handwritten signature and initials, possibly "JH" and "12/14".

OUTSTANDING INVESTMENTS AT SEPTEMBER 30, 2014

	PURCHASE PRICE	PAR VALUE	MARKET VALUE @ 9/30/14	MATURITY DATE	YIELD ON INVESTMENT
FHLB NOTE	\$1,300,000	\$1,300,000	\$1,300,043	10/8/2014	0.230%
FFCB NOTE	\$999,800	\$1,000,000	\$1,000,153	11/14/2014	0.270%
FFCB NOTE	\$1,198,956	\$1,200,000	\$1,200,136	11/24/2014	0.260%
FFCB NOTE	\$1,000,000	\$1,000,000	\$1,000,653	2/25/2015	0.320%
TREASURY NOTE	\$1,303,495	\$1,300,000	\$1,302,792	6/15/2015	0.190%
FHLB NOTE	\$753,559	\$750,000	\$752,061	6/19/2015	0.320%
FFCB NOTE	\$1,000,200	\$1,000,000	\$1,001,334	6/24/2015	0.330%
FFCB NOTE	\$999,850	\$1,000,000	\$1,001,656	7/13/2015	0.308%
FFCB NOTE	\$1,003,705	\$1,000,000	\$1,002,377	9/16/2015	0.335%
FFCB NOTE	\$1,400,000	\$1,400,000	\$1,400,967	11/4/2015	0.350%
FFCB NOTE	\$500,478	\$500,000	\$500,346	11/4/2015	0.300%
FFCB NOTE	\$1,000,000	\$1,000,000	\$998,914	11/13/2015	0.330%
FFCB NOTE	\$1,199,280	\$1,200,000	\$1,198,032	11/27/2015	0.250%
FHLB NOTE	\$1,222,800	\$1,200,000	\$1,215,325	12/11/2015	0.390%
FFCB NOTE	\$1,000,000	\$1,000,000	\$999,057	12/18/2015	0.400%
FHLB NOTE	\$1,400,000	\$1,400,000	\$1,396,625	3/3/2016	0.350%
FFCB NOTE	\$1,000,000	\$1,000,000	\$994,872	3/23/2016	0.440%
FFCB NOTE	\$999,600	\$1,000,000	\$993,939	4/25/2016	0.330%
FHLB NOTE	\$1,198,200	\$1,200,000	\$1,196,207	6/10/2016	0.450%
FFCB NOTE	\$999,500	\$1,000,000	\$995,543	8/4/2016	0.575%
FFCB NOTE	\$1,199,700	\$1,200,000	\$1,197,631	9/23/2016	0.693%
TOTAL OUTSTANDING INVESTMENTS	\$22,679,123	\$22,650,000	\$22,648,663		

CITY OF COLLEYVILLE BALANCES AT SEPTEMBER 30, 2014

INVESTMENT PURCHASES	\$22,650,000
CDAR'S CERTIFICATES OF DEPOSIT	\$4,541,804
LOGIC INVESTMENT POOL	\$23,826,230
TOTAL CITY INVESTMENTS HELD AT SEPTEMBER 30, 2014	\$51,018,034

COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION (CEDC) BALANCES AT SEPTEMBER 30, 2014

INVESTMENT PURCHASES	\$500,000
LOGIC INVESTMENT POOL	\$998,038
TOTAL CEDC INVESTMENTS HELD AT SEPTEMBER 30, 2014	\$1,498,038

TOTAL INVESTMENTS HELD BY CITY OF COLLEYVILLE AND COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION AT SEPTEMBER 30, 2014	\$52,516,073
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INTEREST EARNINGS ON CITY OF COLLEYVILLE INVESTMENTS FOR THE PERIOD OF JULY 1 - SEPTEMBER 30, 2014

	PURCHASE PRICE	PAR VALUE	MATURITY DATE	YIELD ON INVESTMENT	INTEREST EARNED
FHLB NOTE	\$1,018,000	\$1,000,000	9/12/2014	0.132%	\$264
FFCB NOTE	\$1,200,000	\$1,200,000	9/25/2014	0.270%	\$763
FHLB NOTE	\$1,300,000	\$1,300,000	10/8/2014	0.230%	\$754
FFCB NOTE	\$999,800	\$1,000,000	11/14/2014	0.270%	\$681
FFCB NOTE	\$1,198,956	\$1,200,000	11/24/2014	0.260%	\$786
FFCB NOTE	\$1,000,000	\$1,000,000	2/25/2015	0.320%	\$807
TREASURY NOTE	\$1,303,495	\$1,300,000	6/15/2015	0.190%	\$623
FHLB NOTE	\$753,559	\$750,000	6/19/2015	0.320%	\$605
FFCB NOTE	\$1,000,200	\$1,000,000	6/24/2015	0.330%	\$832
FFCB NOTE	\$999,850	\$1,000,000	7/13/2015	0.308%	\$776
FFCB NOTE	\$1,003,705	\$1,000,000	9/16/2015	0.335%	\$844
FFCB NOTE	\$1,400,000	\$1,400,000	11/4/2015	0.350%	\$1,235
FFCB NOTE	\$500,478	\$500,000	11/4/2015	0.300%	\$378
FHLB NOTE	\$1,000,000	\$1,000,000	11/13/2015	0.330%	\$832
FFCB NOTE	\$1,199,280	\$1,200,000	11/27/2015	0.250%	\$756
FHLB NOTE	\$1,000,000	\$1,000,000	12/11/2015	0.390%	\$983
FFCB NOTE	\$1,000,000	\$1,000,000	12/18/2015	0.400%	\$1,008
FFCB NOTE	\$1,400,000	\$1,400,000	3/3/2016	0.350%	\$1,235
FFCB NOTE	\$1,000,000	\$1,000,000	3/23/2016	0.440%	\$1,109
FFCB NOTE	\$999,600	\$1,000,000	4/25/2016	0.330%	\$832
FHLB NOTE	\$1,198,200	\$1,200,000	6/10/2016	0.450%	\$1,361
FFCB NOTE	\$999,500	\$1,000,000	8/4/2016	0.575%	\$552
FFCB NOTE	\$1,199,700	\$1,200,000	9/23/2016	0.693%	\$114

TOTAL INTEREST EARNED ON CITY INVESTMENTS HELD JULY 1, 2014 THROUGH SEPTEMBER 30, 2014

\$18,129

RECAP OF MARKET VALUES ON CITY OF COLLEYVILLE INVESTMENTS HELD JULY 1 - SEPTEMBER 30, 2014

INVESTMENT	PURCHASE DATE	MATURITY DATE	PURCHASE PRICE	PAR VALUE	MARKET VALUE @ 6-30-14	LESS MATURITY PROCEEDS	PLUS PERIOD PURCHASES	MARKET VALUE @ 9-30-14
FFCB NOTE	9/25/2012	9/25/2014	\$1,200,000	\$1,200,000	\$1,200,577	\$1,200,000	N/A	N/A
FFCB NOTE	1/14/2013	11/14/2014	\$999,800	\$1,000,000	\$1,000,612	N/A	N/A	\$1,000,153
FHLB NOTE	4/8/2013	10/8/2014	\$1,299,266	\$1,300,000	\$1,300,616	N/A	N/A	\$1,300,043
FFCB NOTE	6/12/2013	11/24/2014	\$1,198,856	\$1,200,000	\$1,200,499	N/A	N/A	\$1,200,136
FFCB NOTE	6/24/2013	6/24/2015	\$1,000,200	\$1,000,000	\$1,002,085	N/A	N/A	\$1,001,334
FFCB NOTE	6/25/2013	2/25/2015	\$1,000,000	\$1,000,000	\$1,001,353	N/A	N/A	\$1,000,653
FHLB NOTE	7/23/2013	6/19/2015	\$753,559	\$750,000	\$753,196	N/A	N/A	\$752,061
FFCB NOTE	8/13/2013	7/13/2015	\$999,850	\$1,000,000	\$1,002,198	N/A	N/A	\$1,001,656
FHLB NOTE	11/1/2013	9/16/2015	\$1,003,705	\$1,000,000	\$1,002,968	N/A	N/A	\$1,002,377
FFCB NOTE	11/1/2013	11/4/2015	\$1,400,000	\$1,400,000	\$1,400,226	N/A	N/A	\$1,400,967
FFCB NOTE	12/3/2013	11/4/2015	\$500,478	\$500,000	\$500,081	N/A	N/A	\$500,346
FFCB NOTE	12/31/2013	6/15/2015	\$1,303,495	\$1,300,000	\$1,303,402	N/A	N/A	\$1,302,792
FHLB NOTE	1/3/2014	12/11/2015	\$1,222,800	\$1,200,000	\$1,219,727	N/A	N/A	\$1,215,325
FHLB NOTE	2/14/2014	9/14/2014	\$1,018,000	\$1,000,000	\$1,008,840	\$1,000,000	N/A	N/A
FHLB NOTE	3/3/2014	3/3/2016	\$1,400,000	\$1,400,000	\$1,398,011	N/A	N/A	\$1,396,625
FFCB NOTE	3/27/2014	11/13/2015	\$1,000,000	\$1,000,000	\$1,002,201	N/A	N/A	\$998,914
FFCB NOTE	4/25/2014	4/25/2016	\$1,000,000	\$1,000,000	\$999,495	N/A	N/A	\$993,939
FHLB NOTE	5/27/2014	11/27/2015	\$1,199,280	\$1,200,000	\$1,199,300	N/A	N/A	\$1,198,032
FFCB NOTE	6/12/2014	6/10/2016	\$1,198,200	\$1,200,000	\$1,198,105	N/A	N/A	\$1,196,207
FFCB NOTE	6/23/2014	3/23/2016	\$1,000,000	\$1,000,000	\$1,000,125	N/A	N/A	\$994,872
FFCB NOTE	6/26/2014	12/18/2015	\$1,000,000	\$1,000,000	\$1,000,055	N/A	N/A	\$999,057
FFCB NOTE	8/4/2014	8/4/2016	\$999,500	\$1,000,000	N/A	N/A	\$999,500	\$995,543
FFCB NOTE	9/25/2014	9/23/2016	\$1,199,700	\$1,200,000	N/A	N/A	\$1,199,700	\$1,197,631
TOTALS					\$22,693,672	\$2,200,000	\$2,199,200	\$22,648,662

LISTING OF INVESTMENTS

BY GENERAL LEDGER

ACCOUNT NUMBER

OUTSTANDING INVESTMENTS AT 9-30-14

ACCOUNT	ALLOCATION OF INVESTMENT	INVESTMENT- G/L TOTAL
001-1172	GENERAL FUND OPERATING	\$7,863,557.59
002-1166	UTILITY DEBT SERVICE RESERVE	\$648,072.20
002-1172	UTILITY FUND OPERATING	\$5,752,976.38
002-1178	CUSTOMER DEPOSITS	\$442,785.00
002-1557	THE RESERVE LIFT STATION	\$62,103.77
003-1180	BEDFORD BRIDGE ESCROW	\$35,936.99
003-1188	TOWN CENTER/HWY26	\$36,326.67
003-1192	MCDONWELL WOODS EST ESCROW	\$10,996.31
003-1200	LONGWOOD-PARKING ESCROW	\$13,380.01
003-1204	BEDFORD LAKES/SOMERSET	\$227,978.36
003-1228	PLEASANT RUN HARDAGE ESTATES/ESC	\$46,796.98
003-1229	GLADE RD SUMMERBROOK	\$56,097.48
003-1231	LAKEWOOD ESCROW	\$26,103.65
003-1236	E. GLADE CRANBROOK ESCROW	\$117,794.09
003-1237	E. GLADE ASHMORE I ESCROW	\$51,849.16
003-1247	GLADE/WAYSIDE ESCROW	\$42,420.01
003-1250	REATTI PLACE	\$98,462.36
003-1257	ASHMORE II A GLADE RD ESCROW	\$27,730.00
003-1268	MILL CREEK/ GLADE ESCROW	\$30,168.65
003-1271	ASHMORE III/ GLADE ESCROW	\$63,971.57
003-1278	GLADE RD/ASHMORE IIB ESCROW	\$35,519.75
003-1301	LAKEWOOD PH IV	\$77,477.53
003-1304	VILLAS DEL MAR	\$60,324.37
003-1307	STREET RECONSTRUCTION	\$1,996,989.14
003-1309	COVENANT CHRISTIAN	\$140,608.29
003-1313	APPLEBEE'S	\$43,849.86
003-1319	REMINGTON PARK	\$27,836.90
003-1323	SHALIMAR	\$69,691.33
003-1325	PECAN GARDENS	\$32,415.39
003-1330	REMINGTON PARK	\$81,134.20
003-1340	CASTLETON MANOR	\$81,253.94
003-1357	CITGO/LD LOCKETT	\$56,809.28
003-1392	CLAIRMONT-PH I	\$104,974.96
003-1404	TANGLEWOOD	\$26,111.30
003-1418	CLAIRMONT-PH II	\$146,949.72
003-1429	WARWICK PARC	\$89,300.02
003-1434	ROCKRIMMON	\$65,177.99
003-1486	CHANEL'S COURT	\$47,862.62
003-1563	VILLAS OF COLLEYVILLE	\$52,943.23
005-1172	VOLUNTARY PARK FUND	\$599,589.18
011-1172	LIBRARY DONATIONS FUND	\$359,179.58
012-1172	PARK LAND DEDICATION FUND	\$1,405,283.73
017-1172	DRAINAGE FUND OPERATING	\$219,497.34
024-1172	CEDC OPERATING	\$500,395.19
026-1172	TIF OPERATING	\$376,301.66
032-1172	CAPITAL EQUIPMENT RESERVE	\$450,000.00
034-1172	COLLEYVILLE TOMORROW	\$375,409.40
PER GENERAL LEDGER		\$23,178,393.13
MARKET VALUE		\$23,149,365.60
VALUE AT MATURITY		\$23,150,000.00
INTEREST RECEIVED TO MATURITY		\$149,884.03

OUTSTANDING INVESTMENTS AT 9-30-14

INVESTMENT	FFCB NOTE	FHLB NOTE	FFCB NOTE	FFCB NOTE	FFCB NOTE
DATE ACQUIRED	14-Jan-13	08-Apr-13	12-Jun-13	24-Jun-13	25-Jun-13
MATURITY DATE	14-Nov-14	08-Oct-14	24-Nov-14	24-Jun-15	25-Feb-15
26 WEEK T-BILL AUCTION DISCOUNT/WEEK OF PURCHASE	0.105%	0.095%	0.080%	0.105%	0.105%
YIELD TO MATURITY	0.270%	0.230%	0.260%	0.320%	0.330%
ACCOUNT	ALLOCATION OF INVESTMENT				
001-1172	GENERAL FUND OPERATING		450,000.00		96,123.92
002-1166	UTILITY DEBT SERVICE RESERVE				
002-1172	UTILITY FUND OPERATING	789,785.81	448,956.00	1,000,200.00	
002-1178	CUSTOMER DEPOSITS	244,877.58			
002-1557	THE RESERVE LIFT STATION				
003-1180	BEDFORD BRIDGE ESCROW				
003-1188	TOWN CENTER/HWY26				
003-1192	MCDONWELL WOODS EST ESCROW				
003-1200	LONGWOOD-PARKING ESCROW				
003-1204	BEDFORD LAKES/SOMERSET				
003-1228	PLEASANT RUN HARDAGE ESTATES/ESC				
003-1229	GLADE RD SUMMERBROOK	56,097.48			
003-1231	LAKEWOOD ESCROW				
003-1236	E. GLADE CRANBROOK ESCROW				
003-1237	E. GLADE ASHMORE I ESCROW	51,849.16			
003-1247	GLADE/WAYSIDE ESCROW				
003-1250	REATTI PLACE				
003-1257	ASHMORE II A GLADE RD ESCROW	27,730.00			
003-1268	MILL CREEK/ GLADE ESCROW	30,168.65			
003-1271	ASHMORE III/ GLADE ESCROW	63,971.57			
003-1278	GLADE RD/ASHMORE IIB ESCROW	35,519.75			
003-1301	LAKEWOOD PH IV				
003-1304	VILLAS DEL MAR				
003-1307	STREET RECONSTRUCTION	999,800.00			903,376.08
003-1309	COVENANT CHRISTIAN				
003-1313	APPLEBEE'S				
003-1319	REMINGTON PARK				
003-1323	SHALIMAR				
003-1325	PECAN GARDENS				
003-1330	REMINGTON PARK				
003-1340	CASTLETON MANOR				
003-1357	CITGO/LD LOCKETT				
003-1392	CLAIRMONT-PH I				
003-1404	TANGLEWOOD				
003-1418	CLAIRMONT-PH II				
003-1429	WARWICK PARC				
003-1434	ROCKRIMMON				
003-1486	CHANEL'S COURT				
003-1563	VILLAS OF COLLEYVILLE				
005-1172	VOLUNTARY PARK FUND		200,000.00		
011-1172	LIBRARY DONATIONS FUND				
012-1172	PARK LAND DEDICATION FUND		100,000.00		
017-1172	DRAINAGE FUND OPERATING				
024-1172	CEDC OPERATING				
026-1172	TIF OPERATING				
032-1172	CAPITAL EQUIPMENT RESERVE				
034-1172	COLLEYVILLE TOMORROW				
PER GENERAL LEDGER	\$999,800.00	\$1,300,000.00	\$1,198,956.00	\$1,000,200.00	\$999,500.00
MARKET VALUE	\$1,000,153.00	\$1,300,042.90	\$1,200,135.60	\$1,001,334.00	\$1,000,653.00
VALUE AT MATURITY	\$1,000,000.00	\$1,300,000.00	\$1,200,000.00	\$1,000,000.00	\$1,000,000.00
INTEREST RECEIVED TO MATURITY	\$4,939.97	\$4,489.10	\$4,532.15	\$6,399.20	\$5,516.59

OUTSTANDING INVESTMENTS AT 9-30-14

INVESTMENT	FHLB NOTE	FFCB NOTE	FHLB NOTE	FFCB NOTE	FFCB NOTE
DATE ACQUIRED	23-Jul-13	13-Aug-13	01-Nov-13	01-Nov-13	03-Dec-13
MATURITY DATE	19-Jun-15	13-Jul-15	16-Sep-15	04-Nov-15	04-Nov-15
26 WEEK T-BILL AUCTION DISCOUNT/WEEK OF PURCHASE	0.070%	0.075%	0.080%	0.080%	0.100%
YIELD TO MATURITY	0.320%	0.308%	0.335%	0.350%	0.300%
ACCOUNT	ALLOCATION OF INVESTMENT				
001-1172	GENERAL FUND OPERATING		1,003,080.00		500,478.00
002-1166	UTILITY DEBT SERVICE RESERVE				
002-1172	UTILITY FUND OPERATING	230,846.13	999,850.00	300,000.00	
002-1178	CUSTOMER DEPOSITS				
002-1557	THE RESERVE LIFT STATION				
003-1180	BEDFORD BRIDGE ESCROW				
003-1188	TOWN CENTER/HWY26				
003-1192	MCDONWELL WOODS EST ESCROW				
003-1200	LONGWOOD-PARKING ESCROW				
003-1204	BEDFORD LAKES/SOMERSET				
003-1228	PLEASANT RUN HARDAGE ESTATES/ESC				
003-1229	GLADE RD SUMMERBROOK				
003-1231	LAKEWOOD ESCROW				
003-1236	E. GLADE CRANBROOK ESCROW				
003-1237	E. GLADE ASHMORE I ESCROW				
003-1247	GLADE/WAYSIDE ESCROW				
003-1250	REATTI PLACE				
003-1257	ASHMORE II A GLADE RD ESCROW				
003-1268	MILL CREEK/ GLADE ESCROW				
003-1271	ASHMORE III/ GLADE ESCROW				
003-1278	GLADE RD/ASHMORE IIB ESCROW				
003-1301	LAKEWOOD PH IV				
003-1304	VILLAS DEL MAR				
003-1307	STREET RECONSTRUCTION				
003-1309	COVENANT CHRISTIAN	140,608.29			
003-1313	APPLEBEE'S				
003-1319	REMINGTON PARK				
003-1323	SHALIMAR				
003-1325	PECAN GARDENS				
003-1330	REMINGTON PARK				
003-1340	CASTLETON MANOR				
003-1357	CITGO/LD LOCKETT				
003-1392	CLAIRMONT-PH I				
003-1404	TANGLEWOOD				
003-1418	CLAIRMONT-PH II				
003-1429	WARWICK PARC	89,300.02			
003-1434	ROCKRIMMON	65,177.99			
003-1486	CHANEL'S COURT				
003-1563	VILLAS OF COLLEYVILLE				
005-1172	VOLUNTARY PARK FUND			200,000.00	
011-1172	LIBRARY DONATIONS FUND				
012-1172	PARK LAND DEDICATION FUND	227,626.32		300,000.00	
017-1172	DRAINAGE FUND OPERATING			150,000.00	
024-1172	CEDC OPERATING				
026-1172	TIF OPERATING				
032-1172	CAPITAL EQUIPMENT RESERVE			450,000.00	
034-1172	COLLEYVILLE TOMORROW				
PER GENERAL LEDGER	\$753,558.75	\$999,850.00	\$1,003,080.00	\$1,400,000.00	\$500,478.00
MARKET VALUE	\$752,061.00	\$1,001,656.00	\$1,002,377.00	\$1,400,967.40	\$500,345.50
VALUE AT MATURITY	\$750,000.00	\$1,000,000.00	\$1,000,000.00	\$1,400,000.00	\$500,000.00
INTEREST RECEIVED TO MATURITY	\$4,576.64	\$5,895.81	\$6,278.90	\$9,840.27	\$2,880.82

OUTSTANDING INVESTMENTS AT 9-30-14

INVESTMENT	TREASURY NOTE	TREASURY	FHLB NOTE	FHLB NOTE	FFCB NOTE
DATE ACQUIRED	31-Dec-13	31-Dec-13	03-Jan-14	03-Mar-14	27-Mar-14
MATURITY DATE	31-Jul-15	15-Jun-15	11-Dec-15	03-Mar-16	13-Nov-15
26 WEEK T-BILL AUCTION DISCOUNT/WEEK OF PURCHASE	0.090%	0.090%	0.070%	0.080%	0.060%
YIELD TO MATURITY	0.200%	0.190%	0.390%	0.350%	0.330%
ACCOUNT	ALLOCATION OF INVESTMENT				
001-1172	GENERAL FUND OPERATING		366,098.61	1,400,000.00	1,000,000.00
002-1166	UTILITY DEBT SERVICE RESERVE		648,072.20		
002-1172	UTILITY FUND OPERATING		176,296.18		
002-1178	CUSTOMER DEPOSITS		32,333.01		
002-1557	THE RESERVE LIFT STATION				
003-1180	BEDFORD BRIDGE ESCROW	35,936.99			
003-1188	TOWN CENTER/HWY26				
003-1192	MCDONWELL WOODS EST ESCROW				
003-1200	LONGWOOD-PARKING ESCROW				
003-1204	BEDFORD LAKES/SOMERSET				
003-1228	PLEASANT RUN HARDAGE ESTATES/ESC	46,796.98			
003-1229	GLADE RD SUMMERBROOK				
003-1231	LAKEWOOD ESCROW				
003-1236	E. GLADE CRANBROOK ESCROW				
003-1237	E. GLADE ASHMORE I ESCROW				
003-1247	GLADE/WAYSIDE ESCROW				
003-1250	REATTI PLACE				
003-1257	ASHMORE II A GLADE RD ESCROW				
003-1268	MILL CREEK/ GLADE ESCROW				
003-1271	ASHMORE III/ GLADE ESCROW				
003-1278	GLADE RD/ASHMORE IIB ESCROW				
003-1301	LAKEWOOD PH IV				
003-1304	VILLAS DEL MAR				
003-1307	STREET RECONSTRUCTION				
003-1309	COVENANT CHRISTIAN				
003-1313	APPLEBEE'S				
003-1319	REMINGTON PARK				
003-1323	SHALIMAR				
003-1325	PECAN GARDENS	32,415.39			
003-1330	REMINGTON PARK	81,134.20			
003-1340	CASTLETON MANOR				
003-1357	CITGO/LD LOCKETT				
003-1392	CLAIRMONT-PH I				
003-1404	TANGLEWOOD				
003-1418	CLAIRMONT-PH II				
003-1429	WARWICK PARC				
003-1434	ROCKRIMMON				
003-1486	CHANEL'S COURT				
003-1563	VILLAS OF COLLEYVILLE				
005-1172	VOLUNTARY PARK FUND	199,589.18			
011-1172	LIBRARY DONATIONS FUND				
012-1172	PARK LAND DEDICATION FUND	461,823.45			
017-1172	DRAINAGE FUND OPERATING	69,497.34			
024-1172	CEDC OPERATING	500,395.19			
026-1172	TIF OPERATING	376,301.66			
032-1172	CAPITAL EQUIPMENT RESERVE				
034-1172	COLLEYVILLE TOMORROW				
PER GENERAL LEDGER	\$500,395.19	\$1,303,495.19	\$1,222,800.00	\$1,400,000.00	\$1,000,000.00
MARKET VALUE	\$500,703.00	\$1,302,792.40	\$1,215,325.20	\$1,396,624.60	\$998,914.00
VALUE AT MATURITY	\$500,000.00	\$1,300,000.00	\$1,200,000.00	\$1,400,000.00	\$1,000,000.00
INTEREST RECEIVED TO MATURITY	\$1,580.82	\$3,593.34	\$9,073.25	\$9,813.42	\$5,388.49

OUTSTANDING INVESTMENTS AT 9-30-14

INVESTMENT	FFCB NOTE	FFCB NOTE	FHLB NOTE	FFCB NOTE	FFCB NOTE
DATE ACQUIRED	25-Apr-14	27-May-14	12-Jun-14	23-Jun-14	26-Jun-14
MATURITY DATE	25-Apr-16	27-Nov-15	10-Jun-16	23-Mar-16	18-Dec-15
26 WEEK T-BILL AUCTION DISCOUNT/WEEK OF PURCHASE	0.050%	0.130%	0.060%	0.061%	0.061%
YIELD TO MATURITY	0.400%	0.250%	0.451%	0.440%	0.400%
ACCOUNT	ALLOCATION OF INVESTMENT				
001-1172	GENERAL FUND OPERATING	700,000.00	847,850.00	1,000,000.00	499,927.06
002-1166	UTILITY DEBT SERVICE RESERVE				
002-1172	UTILITY FUND OPERATING	2,273.67	499,280.00		
002-1178	CUSTOMER DEPOSITS				
002-1557	THE RESERVE LIFT STATION	62,103.77			
003-1180	BEDFORD BRIDGE ESCROW				
003-1188	TOWN CENTER/HWY26	36,326.67			
003-1192	MCDONWELL WOODS EST ESCROW	10,996.31			
003-1200	LONGWOOD-PARKING ESCROW	13,380.01			
003-1204	BEDFORD LAKES/SOMERSET	227,978.36			
003-1228	PLEASANT RUN HARDAGE ESTATES/ESC				
003-1229	GLADE RD SUMMERBROOK				
003-1231	LAKEWOOD ESCROW	26,103.65			
003-1236	E. GLADE CRANBROOK ESCROW	117,794.09			
003-1237	E. GLADE ASHMORE I ESCROW				
003-1247	GLADEWAYSIDE ESCROW	42,420.01			
003-1260	REATA PLACE	98,462.36			
003-1257	ASHMORE II A GLADE RD ESCROW				
003-1268	MILL CREEK/ GLADE ESCROW				
003-1271	ASHMORE III/ GLADE ESCROW				
003-1278	GLADE RD/ASHMORE IIB ESCROW				
003-1301	LAKEWOOD PH IV				
003-1304	VILLAS DEL MAR	60,324.37			
003-1307	STREET RECONSTRUCTION				
003-1309	COVENANT CHRISTIAN				
003-1313	APPLEBEE'S	43,849.86			
003-1319	REMINGTON PARK				
003-1323	SHALIMAR	69,691.33			
003-1325	PECAN GARDENS				
003-1330	REMINGTON PARK				
003-1340	CASTLETON MANOR				
003-1357	CITGO/LD LOCKETT	56,809.28			
003-1392	CLAIRMONT-PH I	104,974.96			
003-1404	TANGLEWOOD	26,111.30			
003-1418	CLAIRMONT-PH II				
003-1429	WARWICK PARC				
003-1434	ROCKRIMMON				
003-1486	CHANEL'S COURT				
003-1563	VILLAS OF COLLEYVILLE				
005-1172	VOLUNTARY PARK FUND				
011-1172	LIBRARY DONATIONS FUND				359,179.58
012-1172	PARK LAND DEDICATION FUND				115,833.96
017-1172	DRAINAGE FUND OPERATING				
024-1172	CEDC OPERATING				
026-1172	TIF OPERATING				
032-1172	CAPITAL EQUIPMENT RESERVE				
034-1172	COLLEYVILLE TOMORROW		350,350.00		25,059.40
PER GENERAL LEDGER	\$999,600.00	\$1,199,280.00	\$1,198,200.00	\$1,000,000.00	\$1,000,000.00
MARKET VALUE	\$993,939.00	\$1,198,032.00	\$1,196,206.80	\$994,872.00	\$999,057.00
VALUE AT MATURITY	\$1,000,000.00	\$1,200,000.00	\$1,200,000.00	\$1,000,000.00	\$1,000,000.00
INTEREST RECEIVED TO MATURITY	\$8,010.96	\$4,512.33	\$10,809.17	\$7,703.01	\$5,924.81

OUTSTANDING INVESTMENTS AT 9-30-14

INVESTMENT	FFCB NOTE	FFCB NOTE
DATE ACQUIRED	04-Aug-14	25-Sep-14
MATURITY DATE	04-Aug-16	23-Sep-16
26 WEEK T-BILL AUCTION DISCOUNT/WEEK OF PURCHASE	0.050%	0.040%
YIELD TO MATURITY	0.575%	0.693%
ACCOUNT	ALLOCATION OF INVESTMENT	
001-1172	GENERAL FUND OPERATING	
002-1166	UTILITY DEBT SERVICE RESERVE	
002-1172	UTILITY FUND OPERATING	999,500.00
002-1178	CUSTOMER DEPOSITS	165,574.41
002-1557	THE RESERVE LIFT STATION	
003-1180	BEDFORD BRIDGE ESCROW	
003-1188	TOWN CENTER/HWY26	
003-1192	MCDONWELL WOODS EST ESCROW	
003-1200	LONGWOOD-PARKING ESCROW	
003-1204	BEDFORD LAKES/SOMERSET	
003-1228	PLEASANT RUN HARDAGE ESTATES/ESC	
003-1229	GLADE RD SUMMERBROOK	
003-1231	LAKEWOOD ESCROW	
003-1236	E. GLADE CRANBROOK ESCROW	
003-1237	E. GLADE ASHMORE I ESCROW	
003-1247	GLADE/WAYSIDE ESCROW	
003-1250	REATTI PLACE	
003-1257	ASHMORE II A GLADE RD ESCROW	
003-1268	MILL CREEK/ GLADE ESCROW	
003-1271	ASHMORE III/ GLADE ESCROW	
003-1278	GLADE RD/ASHMORE IIB ESCROW	
003-1301	LAKEWOOD PH IV	77,477.53
003-1304	VILLAS DEL MAR	
003-1307	STREET RECONSTRUCTION	93,813.06
003-1309	COVENANT CHRISTIAN	
003-1313	APPLEBEE'S	
003-1319	REMINGTON PARK	27,836.90
003-1323	SHALIMAR	
003-1325	PECAN GARDENS	
003-1330	REMINGTON PARK	
003-1340	CASTLETON MANOR	81,253.94
003-1357	CITGO/LD LOCKETT	
003-1392	CLAIRMONT-PH I	
003-1404	TANGLEWOOD	
003-1418	CLAIRMONT-PH II	146,949.72
003-1429	WARWICK PARC	
003-1434	ROCKRIMMON	
003-1486	CHANEL'S COURT	47,862.62
003-1563	VILLAS OF COLLEYVILLE	52,943.23
005-1172	VOLUNTARY PARK FUND	
011-1172	LIBRARY DONATIONS FUND	
012-1172	PARK LAND DEDICATION FUND	200,000.00
017-1172	DRAINAGE FUND OPERATING	
024-1172	CEDC OPERATING	
026-1172	TIF OPERATING	
032-1172	CAPITAL EQUIPMENT RESERVE	
034-1172	COLLEYVILLE TOMORROW	
PER GENERAL LEDGER	\$999,500.00	\$1,199,700.00
MARKET VALUE	\$995,543.00	\$1,197,631.20
VALUE AT MATURITY	\$1,000,000.00	\$1,200,000.00
INTEREST RECEIVED TO MATURITY	\$11,515.75	\$16,609.22

CDARS CERTIFICATE OF DEPOSIT ALLOCATION

CDARS CERTIFICATES OF DEPOSIT

FUND ALLOCATION	AMOUNT	PURCHASE DATE	MATURITY DATE	INTEREST RATE	INTEREST EARNED DURING QUARTER
UTILITY FUND	\$506,822.35	7/31/2014	7/30/2015	0.30%	\$443.84
GENERAL FUND	\$505,871.92	6/26/2014	6/23/2016	0.50%	\$637.54
GENERAL FUND	\$505,257.33	3/27/2014	3/26/2015	0.30%	\$382.06
GENERAL FUND	\$1,515,607.06	9/25/2014	9/24/2015	0.22%	\$838.72
GENERAL FUND	\$504,998.83	9/25/2014	9/22/2016	0.50%	\$623.70
GENERAL FUND	\$503,246.43	9/25/2014	9/24/2015	0.30%	\$375.35
GENERAL FUND	\$500,000.00	3/27/2014	3/24/2016	0.50%	\$630.14
TOTAL	\$4,541,803.92				\$3,931.33

LOGIC INVESTMENT POOL ALLOCATION

AND GENERAL INFORMATION

LOCAL GOVERNMENT INVESTMENT COOPERATIVE / "LOGIC"
ACCOUNT ALLOCATION AT SEPTEMBER 30, 2014

ACCT #	DESCRIPTION	BALANCE
	<i>GENERAL FUND</i>	
001-1115	GENERAL OPERATING	\$13,556.29
	<i>UTILITY FUND</i>	
002-1115	UTILITY OPNS	\$885,206.49
002-1116	IMPACT FEES WATER	\$1,245,176.55
002-1119	UTILITY LINE RESTORATION	\$1,362,728.12
002-1130	UTILITY INTEREST & SINKING FUND	\$533,077.81
002-1294	IMPACT FEES SEWER	\$365,225.21
	<i>CAPITAL PROJECTS FUND</i>	
003-1113	IMPACT FEES/SA I	\$21,187.29
003-1508	MICRO-RESURFACING	\$304,308.96
003-1509	STREET RESURFACING	\$2,229,187.10
	<i>DEBT SERVICE FUND</i>	
004-1115	DEBT SERVICE OPERATING	\$899,765.95
	<i>DRAINAGE FUND</i>	
017-1115	DRAINAGE OPERATING	\$624,994.68
017-1159	DRAINAGE INT & SINKING FUND	\$240,918.57
017-1380	2001 DRAINAGE BONDS	\$2,325.29
	<i>TIF FUND</i>	
026-1115	TIF OPERATING	\$10,342,112.37
026-1383	2001 TIF BONDS	\$123,235.44
	<i>CCCPD FUND</i>	
027-1115	CCCPD OPERATING	\$909,241.22
027-1147	99 POLICE/COURT BLDG FUND	\$3,865.44
	<i>SALES TAX INCENTIVE AGREEMENT FUND</i>	
031-1115	SALES TAX INCENTIVE AGREEMENT OPERATING	\$354,092.45
	<i>CAPITAL EQUIPMENT REPLACEMENT FUND</i>	
032-1115	CAPITAL EQUIPMENT REPLACEMENT FUND	\$81,837.13
	<i>COLLEYVILLE TOMORROW FUND</i>	
034-1115	COLLEYVILLE TOMORROW FUND	\$1,643,530.51
	<i>PARKS TOMORROW FUND</i>	
035-1115	PARKS TOMORROW FUND	\$1,195,001.57
	<i>STRATEGIC INITIATIVES FUND</i>	
036-1115	STRATEGIC INITIATIVES FUND	\$295,911.56
TOTAL LOGIC POOL BALANCE		<u>\$23,676,486.00</u>



LOGIC Newsletter

September 2014

Performance

As of September 30, 2014

Current Invested Balance	\$3,010,891,831.13
Weighted Average Maturity (1)*	59 Days
Weighted Average Maturity (2)*	59 Days
Net Asset Value	1.000069
Total Number of Participants	472
Management Fee on Invested Balance	0.0875%
Interest Distributed	\$388,028.78
Management Fee Collected	\$191,536.45
% of Portfolio Invested Beyond 1 Year	0.00%
Standard & Poor's Current Rating	AAAm

September Averages:

Average Invested Balance	\$3,006,898,499.09
Average Monthly Yield, on a simple basis	0.0795%
Average Weighted Average Maturity (1)*	57 Days
Average Weighted Average Maturity (2)*	57 Days

*Definition of Weighted Average Maturity (1) & (2)

- (1) This weighted average maturity calculation uses the SEC Rule 2a-7 definition for stated maturity for any floating rate instrument held in the portfolio to determine the weighted average maturity for the pool. This Rule specifies that a variable rate instrument to be paid in 397 calendar days or less shall be deemed to have a maturity equal to the period remaining until the next readjustment of the interest rate.
- (2) This weighted average maturity calculation uses the final maturity of any floating rate instruments held in the portfolio to calculate the weighted average maturity for the pool.

Rates reflect historical information and are not an indication of future performance.

News

New Participants

We would like to welcome the following entities who joined the LOGIC program in September:

- ★ City of Paris
- ★ Wimberley ISD

Holiday Reminder

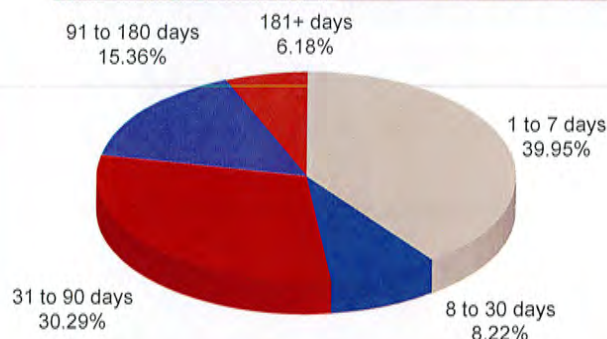
Please note that in observance of the Columbus Day holiday, **LOGIC will be closed Monday, October 13, 2014.** All ACH transactions initiated on Friday, October 10th will settle on Tuesday, October 14th. This is an unusual holiday where the investment markets are open but the banks are closed. Please plan accordingly for your liquidity needs.

Economic Commentary

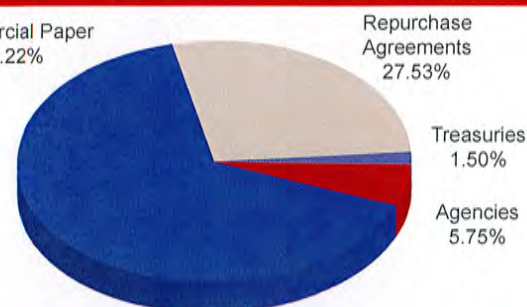
The bullish sentiment in financial markets during the second quarter softened in July, as improving U.S. economic data led market participants to anticipate that the Federal Reserve might push up the timing of its first rate hike in years. Large cap equity markets hit new record highs in September. However, disappointing global growth, particularly in Europe and China, as well as softer inflation in the U.S. and a Fed signaling its patience in normalizing monetary policy left markets marginally more risk averse. The U.S. Treasury yield curve between two- and five-year maturities steepened by 2 basis points (bps), with the yield of the two-year note increasing 11 bps to 0.57% and the yield of the five-year note increasing 13 bps to 1.76%. U.S. economic data released in the third quarter was mixed. Notably, consumption – the largest component of GDP – remained strong and is poised to continue as consumers have built up their savings. Labor market data added fuel to the Fed debate as the September unemployment rate fell to 5.9%, having not seen unemployment below 6.0% since 2008. Market sentiment appeared to improve in August as the European Central Bank (ECB) acknowledged the need to act in the face of falling inflation rates. The ECB's move to negative deposit rates and new Targeted Long-Term Refinancing Operations reflect concern in the euro zone regarding the risk of prolonged low inflation and slow growth. The base case remains that the global subtrend recovery will continue into 2015, within an environment of lower expectations for potential GDP and central bank rates. It is expected that the U.S. is headed toward a GDP rate of approximately 3% into year-end and that the Fed will provide the necessary liquidity for the U.S. to continue to expand until it perceives broader housing strength and/or material wage inflation. The sequencing of Fed normalization now involves continued reinvestment of principal and interest paydowns on existing balance sheet holdings and a more nuanced management of its lending rates via interest on excess reserves and its reverse repo facility. The Fed understands the potential risk of the first increase in the fed funds rates in over seven years, and it is anticipated that it will therefore be cautious in beginning to raise rates. The powerful technical factors of strong demand for yield and relatively limited supply have driven valuations to more expensive levels. Low global interest rates and low volatility will likely continue to force investor cash into bond markets. While the extremely low levels of market volatility have been rewarding, they are concerning if markets become too complacent.

This information is an excerpt from an economic report dated September 2014 provided to LOGIC by JPMorgan Asset Management, Inc., the investment manager of the LOGIC pool.

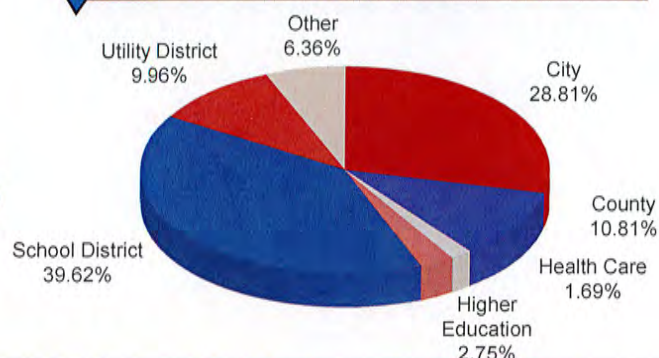
**Portfolio by
Type of Investment
As of September 30, 2014**



Commercial Paper
65.22%



**Portfolio by
Maturity
As of September 30, 2014**



**Distribution of
Participants by Type
As of September 30, 2014**

Historical Program Information

Month	Average Rate	Book Value	Market Value	Net Asset Value	WAM (1)*	WAM (2)*	Number of Participants
Sep 14	0.0795%	\$3,010,891,831.13	\$3,011,100,863.54	1.000069	57	57	472
Aug 14	0.0927%	3,093,141,562.93	3,093,305,609.22	1.000049	56	56	470
Jul 14	0.0989%	3,271,203,541.22	3,271,345,878.40	1.000043	51	52	469
Jun 14	0.1087%	3,151,733,734.40	3,151,964,150.60	1.000073	53	54	468
May 14	0.0989%	3,243,303,034.57	3,243,535,797.71	1.000067	56	57	466
Apr 14	0.0829%	3,476,248,436.44	3,476,500,191.58	1.000072	57	58	466
Mar 14	0.0874%	3,812,702,878.85	3,812,891,555.62	1.000049	58	58	464
Feb 14	0.0842%	3,747,022,814.38	3,747,173,249.71	1.000033	56	57	462
Jan 14	0.0884%	3,698,616,046.51	3,698,785,064.48	1.000038	56	57	461
Dec 13	0.0965%	2,921,403,267.91	2,921,614,572.98	1.000068	54	58	461
Nov 13	0.1085%	2,296,577,540.51	2,296,787,500.24	1.000087	57	63	460
Oct 13	0.1183%	2,396,619,880.39	2,396,833,669.59	1.000089	57	63	460

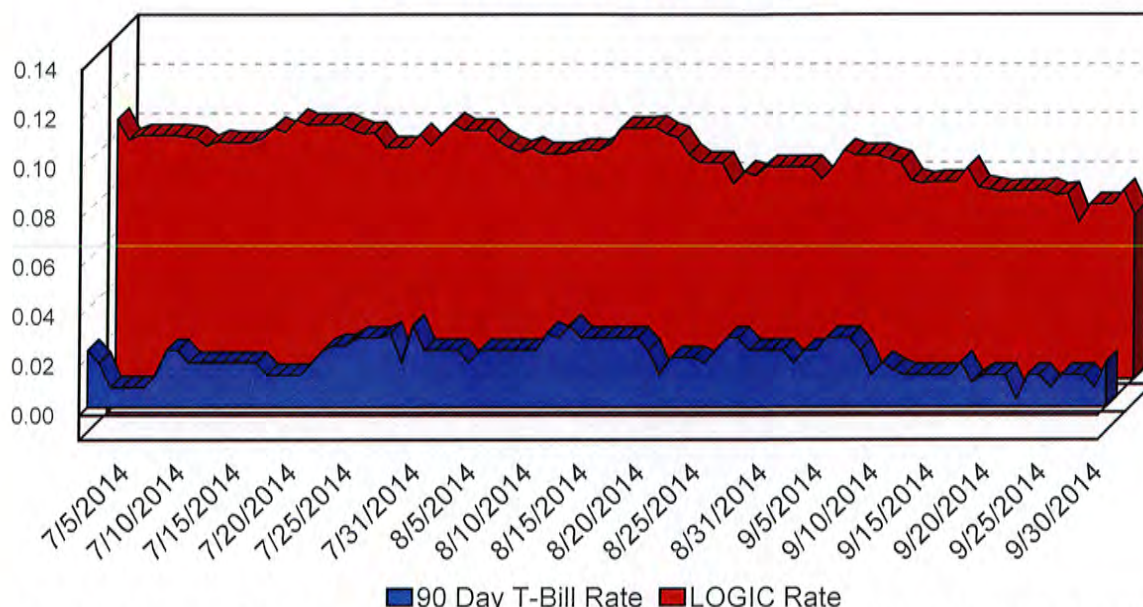
Portfolio Asset Summary as of September 30, 2014

	Book Value	Market Value
Uninvested Balance	\$ 659.59	\$ 659.59
Accrual of Interest Income	69,516.17	69,516.17
Interest and Management Fees Payable	(420,975.64)	(420,975.64)
Payable for Investment Purchased	0.00	0.00
Receivable for Investment Sold	0.00	0.00
Repurchase Agreements	828,943,000.00	828,943,000.00
Commercial Paper	1,964,104,358.12	1,964,262,515.30
Government Securities	218,195,272.89	218,246,148.12
Total	\$ 3,010,891,831.13	\$3,011,100,863.54

Market value of collateral supporting the Repurchase Agreements is at least 102% of the Book Value. The portfolio is managed by J.P. Morgan Chase & Co. and the assets are safekept in a separate custodial account at the Federal Reserve Bank in the name of LOGIC. The only source of payment to the Participants are the assets of LOGIC. There is no secondary source of payment for the pool such as insurance or guarantee. Should you require a copy of the portfolio, please contact LOGIC Participant Services.

Daily Rates

LOGIC versus 90-Day Treasury Bill



■ 90 Day T-Bill Rate ■ LOGIC Rate

This material is for information purposes only. This information does not represent an offer to buy or sell a security. The above rate information is obtained from sources that are believed to be reliable; however, its accuracy or completeness may be subject to change. The LOGIC management fee may be waived in full or in part at the discretion of the LOGIC co-administrators and the LOGIC rate for the period shown reflects waiver of fees. This table represents historical investment performance/return to the customer, net of fees, and is not an indication of future performance. An investment in the security is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Although the issuer seeks to preserve the value of an investment at \$1.00 per share, it is possible to lose money by investing in the security. Information about these and other program details are in the fund's Information Statement which should be read carefully before investing. The yield on the 90-Day Treasury Bill ("T-Bill Yield") is shown for comparative purposes only. When comparing the investment returns of the LOGIC pool to the T-Bill Yield, you should know that the LOGIC pool consist of allocations of specific diversified securities as detailed in the respective Information Statements. The T-Bill Yield is taken from Bloomberg Finance L.P. and represents the daily closing yield on the then current 90-day T-Bill.

Daily Summary

Daily Summary for September 2014

Date	Mny Mkt Fund Equiv. [SEC Std.]	Daily Allocation Factor	LOGIC Invested Balance	Market Value Per Share	WAM Days (1)*	WAM Days (2)*
9/1/2014	0.0860%	0.000002355	\$3,093,141,562.93	1.000049	56	56
9/2/2014	0.0810%	0.000002219	\$3,090,969,784.38	1.000060	56	56
9/3/2014	0.0860%	0.000002355	\$3,098,800,357.34	1.000061	58	58
9/4/2014	0.0927%	0.000002541	\$3,084,015,212.42	1.000060	58	58
9/5/2014	0.0908%	0.000002489	\$3,083,118,645.65	1.000053	57	57
9/6/2014	0.0908%	0.000002489	\$3,083,118,645.65	1.000053	57	57
9/7/2014	0.0908%	0.000002489	\$3,083,118,645.65	1.000053	57	57
9/8/2014	0.0890%	0.000002438	\$3,079,779,011.88	1.000061	58	58
9/9/2014	0.0877%	0.000002403	\$3,024,817,759.49	1.000062	59	59
9/10/2014	0.0804%	0.000002203	\$3,000,148,727.14	1.000061	59	59
9/11/2014	0.0792%	0.000002171	\$2,984,950,197.43	1.000063	59	59
9/12/2014	0.0798%	0.000002187	\$2,983,493,136.92	1.000056	57	57
9/13/2014	0.0798%	0.000002187	\$2,983,493,136.92	1.000056	57	57
9/14/2014	0.0798%	0.000002187	\$2,983,493,136.92	1.000056	57	57
9/15/2014	0.0856%	0.000002344	\$2,898,053,194.29	1.000064	58	59
9/16/2014	0.0777%	0.000002130	\$2,906,614,381.87	1.000062	59	59
9/17/2014	0.0769%	0.000002106	\$2,906,653,542.88	1.000061	58	58
9/18/2014	0.0759%	0.000002080	\$2,936,789,670.76	1.000058	57	57
9/19/2014	0.0762%	0.000002089	\$2,909,253,871.42	1.000055	56	56
9/20/2014	0.0762%	0.000002089	\$2,909,253,871.42	1.000055	56	56
9/21/2014	0.0762%	0.000002089	\$2,909,253,871.42	1.000055	56	56
9/22/2014	0.0766%	0.000002099	\$2,922,203,639.73	1.000067	57	57
9/23/2014	0.0746%	0.000002045	\$2,901,117,510.65	1.000070	59	59
9/24/2014	0.0751%	0.000002058	\$2,896,371,635.54	1.000069	59	59
9/25/2014	0.0635%	0.000001741	\$3,146,908,012.85	1.000068	54	54
9/26/2014	0.0707%	0.000001937	\$3,087,839,759.99	1.000058	56	56
9/27/2014	0.0707%	0.000001937	\$3,087,839,759.99	1.000058	56	56
9/28/2014	0.0707%	0.000001937	\$3,087,839,759.99	1.000058	56	56
9/29/2014	0.0764%	0.000002094	\$3,033,612,698.19	1.000071	59	59
9/30/2014	0.0666%	0.000001824	\$3,010,891,831.13	1.000069	59	59
Average	0.0795%	0.000002177	\$3,006,898,499.09		57	57

LOGIC Participant Services
c/o First Southwest Asset Management, Inc.
325 North St. Paul Street, Suite 800
Dallas, TX 75201



LOGIC Board Members

Philip G. Roberson	Arlington ISD	Board President
Fred L. Werner	Municipal Finance Director	Board Vice President
Judd R. Sanderson	North Texas Municipal Water District	Board Treasurer / Investment Officer
Sandra Newby	Tarrant Regional Water District	Board Member
Wes Vela	City of Missouri City	Board Member

For more information contact LOGIC Participant Services ★ 1-800-895-6442 ★ www.logic.org



J.P.Morgan
Asset Management



City of Colleyville City Council Agenda Briefing

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

Agenda Number PC-4

Agenda Date 12/02/2014

Type Pre Council

Department City Secretary

Title

Discussion of the December 2, 2014, 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 12/02/2014

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 551.071 - Legal - Consultation with attorney regarding contemplated litigation (Camden Lock LLC)

Section 551.071 - Legal - Consultation with attorney regarding litigation - Billy McCullough v. City of Colleyville

Section 551.071 - Legal - Consultation with attorney regarding litigation - Michael S. Newman v. City of Colleyville and City of Keller

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

RESOLUTION R-14-3810

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF
DECEMBER 2, 2014**

WHEREAS, following discussion in Executive Session, and in full accordance with the requirements of the Open Meetings Act, the City Council determines that the following action is in the best interests of the health, safety and welfare of the public.

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 2ND DAY OF DECEMBER 2014.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley, TRMC
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 12/02/2014

Type Announcements, Proclamations, and Presentations

Department City Manager

Title

Presentation of the Mayor's Community Spirit Award to the Hall Family

Attachments

RESOLUTION R-14-3811

**A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER
CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF
DECEMBER 2, 2014**

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 November 18, 2014

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _____ AYES, _____ NAYS, AND _____
ABSTENTIONS ON THIS THE 2ND DAY OF DECEMBER 2014.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley, TRMC
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, November 18, 2014

City Council Chambers

Mayor Pro Tem Mike Taylor called the Pre Council meeting of the Colleyville City Council to order on November 18, 2014, at 5:30 p.m.

ROLL CALL: Mayor Pro Tem Mike Taylor and Councilmembers Carol Wollin, Chuck Mogged, Chris Putnam, Jody Short, and Tom Hart

Mayor David Kelly was absent.

City Manager Jennifer Fadden, Assistant City Manager and Chief Financial Officer Terry Leake, Executive Director of Development and Infrastructure Chris Fuller, Assistant Police Chief Robert Hinton, Fire Chief Brian Riley, Economic Development Director Marty Wieder, Recreation and Library Director Mary Rodne, Parks Manager James Hubbard, Public Works Director Bob Lowry, City Engineer Jeremy Hutt, Finance Manager Karen Hines, Community Development Director Ron Ruthven, Information Systems Manager Chris Pena, Assistant City Attorney Matt Butler, and City Secretary Amy Shelley were also present.

PC-1 Update on the Comprehensive Plan and discussion of setting dates for joint worksessions in January 2015 with the City Council and the Colleyville Center Advisory Committee, and the City Council and the Parks and Recreation Advisory Board

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

The City Council established the dates of January 13 and 27, 2015 for possible joint worksession dates with the Colleyville Center Advisory Committee and the Parks and Recreation Board.

Councilmember Putnam questioned staff regarding the red circles on the draft future land use plan. Director Ruthven replied the red circles represent character zones, which establish residential estate lots or larger, fronting along the current major thoroughfares.

Councilmember Putnam questioned staff regarding the process to actually realize the extension of McDonwell School Road. Director Ruthven replied when the land develops or subdivides, the developer will have to construct the road.

Councilmember Mogged stated it would certainly add an east-west connection.

Mayor Pro Tem Taylor added there have been many discussions regarding this extension. He further questioned staff regarding whose idea it was to add it to the plan. Director Ruthven replied based on best practices by the consultant.

Councilmember Short questioned staff regarding the land use map and the Little Bear Creek area, is that floodplain? Director Ruthven replied yes, that is floodplain, and the map will need some final adjustments.

Councilmember Short stated the map indicates commercial in the southern portion of the City, the Colleyville Boulevard and Cheek-Sparger Road area; however, this area is developed as residential.

Mayor Pro Tem Taylor questioned staff regarding how that would work, since those are residential homes. Director Ruthven replied the zoning would only be triggered by redevelopment.

Councilmember Short asked staff if the Heritage Farms property would also need to be adjusted on the proposed future land use map. Director Ruthven replied yes.

Councilmember Wollin questioned staff regarding if they have been given relative feedback during the focus group meetings. Director Ruthven replied yes, even though attendance is low.

PC-2 Presentation of the Quarterly Performance Management Report

Councilmember Wollin stated she would be interested in Colleyville hosting an event relative to identity and cyber security theft, similar to the workshop held by the City of Hurst. She stated the Secret Service and FBI were present to answer questions.

Mayor Pro Tem Taylor concurred, and suggested having a speaker come to talk about these topics, and have it videoed.

Councilmember Hart concurred, and stated children are the largest category at risk for identity theft.

PC-3 Discussion of the 2015 City Council meeting dates

City Secretary Amy Shelley explained the suggested date changes for the City Council meetings in 2015. City Council requested a resolution be presented at the December 2, 2014 meeting changing the dates of several meetings in 2015.

PC-4 Discussion of the November 18, 2014, City Council regular agenda items Councilmember Putnam would like TRA or TRWD to give a presentation, early next year, as to what is driving those increases. City Manager Jennifer Fadden replied staff would try and get them scheduled in early 2015.

Councilmember Putnam questioned staff regarding if staff does any benchmarking or RFPs for the purchase of water. City Manager Jennifer Fadden replied staff does not complete a bid process. She stated all entities are limited on the source to purchase water, based on where the infrastructure connects. She stated Southlake and Hurst purchase water from Fort Worth; however, they do so at a higher cost for raw water.

Assistant City Manager/Chief Financial Officer Terry Leake stated Hurst purchases their water at a fixed rate. She stated Fort Worth provides a Take or Pay Contract, and it is based on a "use it or lose it" principle. She added there are likely no other providers, for this area. City Manager Jennifer Fadden added the options are extremely limited, since the infrastructure is not commonly owned.

Councilmember Hart questioned staff regarding if there was a recent investment along SH26. City Manager Jennifer Fadden replied yes, a pump/lift station was rebuilt.

Councilmember Putnam stated he thought 70 percent of the TRWD's revenue was being used for the projects in Fort Worth, such as the Trinity River Vision Project. He stated the perspective is that the increases are going to pay for those expenses, not for the distribution of raw water, but for economic development activities. City Manager Jennifer Fadden stated the relationship with TRA and TRWD is that TRA buys the raw water from TRWD, and that is a fair question to ask.

Councilmember Putnam stated he would like an understanding as to what these increases are actually paying for.

Mayor Pro Tem Taylor adjourned the Pre Council meeting at 6:05 p.m.

The regular meeting of the Colleyville City Council was called to order by Mayor Pro Tem Taylor at 7:30 p.m.

ROLL CALL: Mayor Pro Tem Mike Taylor and Councilmembers Carol Wollin, Chuck Mogged, Chris Putnam, Jody Short, and Tom Hart

Mayor David Kelly was absent.

City Manager Jennifer Fadden, Assistant City Manager and Chief Financial Officer Terry Leake, Executive Director of Development and Infrastructure Chris Fuller, Assistant Police Chief Robert Hinton, Fire Chief Brian Riley, Economic Development

Director Marty Wieder, Parks Manager James Hubbard, Public Works Director Bob Lowry, City Engineer Jeremy Hutt, Finance Manager Karen Hines, Community Development Director Ron Ruthven, Information Systems Manager Chris Pena, Assistant City Attorney Matt Butler, and City Secretary Amy Shelley were also present.

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 551.071 - Legal - Consultation with attorney regarding litigation - Billy McCullough v. City of Colleyville

Section 551.071 - Legal - Consultation with attorney regarding litigation - Michael S. Newman v. City of Colleyville and City of Keller

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 Pro Tem Taylor 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 6:05 p.m. and reconvened at 6:05 p.m.

INVOCATION: Pastor Kyle Bauman, Bear Valley Church

PLEDGE OF ALLEGIANCE: Assistant City Attorney Matt Butler

2. EXECUTIVE SESSION: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - Resolution R-14-3806

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**

Proclamation recognizing the Grapevine High School Tennis Team - District 5A UIL State Champions

Mayor Pro Tem Taylor and Councilmember Putnam recognized Coach Angel Martinez and the Grapevine High School Tennis Team for earning the 5A UIL State Championship title.

In recognition of Colleyville's featured business - Girligirl Boutique, Kim Strickland, owner, 1001 Glade Road - Mayor Pro Tem Mike Taylor and Economic Development Director Marty Wieder

Kim Strickland, owner of the Girligirl Boutique, was recognized by Mayor Pro Tem Taylor and Economic Development Director Marty Wieder, as the featured business. Ms. Strickland thanked the City Council for their support and recognition.

4. CONSENT: READING AND PUBLIC HEARING - Resolution R-14-3807

4a Approval of the minutes of the City Council worksession of October 28, 2014

4b Approval of the minutes of the regular City Council meeting of November 5, 2014

Mayor Pro Tem Taylor read Resolution R-14-3807 in its entirety.

Mayor Pro Tem Taylor opened the public hearing at 7:42 p.m.

There was no one present wishing to speak and Mayor Pro Tem Taylor closed the public hearing at 7:42 p.m.

Councilmember Mogged moved to approve Resolution R-14-3807.

Councilmember Short seconded the motion.

The motion to approve carried by the following vote:

Aye: 6 – Mayor Pro Tem Mike Taylor and Councilmembers Carol Wollin, Chuck Mogged, Chris Putnam, Jody Short, and Tom Hart

Absent: 1 - Mayor David Kelly

5. RESOLUTION(S): READING AND PUBLIC HEARING**5a Resolution R-14-3808**

Approval to pass through a water and sewer rate increase received by the City of Colleyville from the Trinity River Authority

Mayor Pro Tem Taylor read Resolution R-14-3808 in its entirety.

Mayor Pro Tem Taylor opened the public hearing at 7:47 p.m.

There was no one present wishing to speak and Mayor Pro Tem Taylor closed the public hearing at 7:47 p.m.

**Councilmember Hart moved to approve Resolution R-14-3808.
Councilmember Short seconded the motion.**

The motion to approve carried by the following vote:

Aye: 6 – Mayor Pro Tem Mike Taylor and Councilmembers Carol Wollin, Chuck Mogged, Chris Putnam, Jody Short, and Tom Hart

Absent: 1 - Mayor David Kelly

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

There was no discussion of this item.

7. REPORTS

Senior Center Advisory Committee Meeting Minutes - July 17, 2014
Planning and Zoning Commission Meeting Minutes - September 8, 2014
Monthly Financial Report - October 2014

Councilmember Wollin commented the highest sales tax allocation was received for the month of October.

8. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR NOVEMBER 18, 2014 - Reading and Public Hearing - Resolution R-14-3809

This resolution was not needed.

9. ADJOURNMENT

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

The motion to approve carried by the following vote:

Aye: 6 – Mayor Pro Tem Mike Taylor and Councilmembers Carol Wollin, Chuck Mogged, Chris Putnam, Jody Short, and Tom Hart

Absent: 1 – Mayor David Kelly

Mayor Pro Tem Taylor adjourned the City Council meeting at 7:48 p.m.

APPROVED BY A VOTE OF ___ AYES, ___ NAYS, AND ___ ABSTENTIONS ON THIS THE 2ND DAY OF DECEMBER 2014.

Minutes taken and prepared by:

*Amy Shelley, TRMC
City Secretary*



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5a

Agenda Date 12/02/2014

Number Ordinance O-14-1940

Type Ordinance

Department Community Development

Title

Consideration of a Special Use Permit for an accessory building on Lot 2, Block 3, of the Quail Crest Estates Addition, located at 3512 Meadowlark Lane, Case ZC14-022

Explanation

First Reading and Public Hearing

Terry Munro has submitted a request for a Special Use Permit (SUP) to construct an approximately 1,900 square foot detached accessory building on 0.37 acres located at 3512 Meadowlark Lane.

Existing Conditions and Zoning. The property is zoned R-15-Single Family Residential zoning district and is currently developed as a 3,190 square foot single family residence.

Applicant's Request. In the Statement of Planning Objectives the applicant states that the total area of the accessory building will be 1,204 square feet. However, the plans submitted by the applicant indicate an additional 684 square feet that is unenclosed and open on three sides. The applicant states that this area will not be used as a carport and, instead, used as an open patio.

The applicant plans to construct a masonry with stucco trim accessory building at the northwest portion of the lot, six (6) feet from the rear lot line and five (5) feet from the side lot line. The masonry color will match the house, which is composed of red brick. The accessory building will be located behind the house and will be 29 feet, five inches to the highest roof ridge, three feet less than the height of the house.

There is an existing 96 square foot accessory building that will remain on the property. Under Section 3.27 (A)2, three accessory buildings are the maximum amount of accessory buildings permitted, and this request for an SUP complies with the maximum number of buildings portion of that section.

The applicant intends to use the accessory building as a detached garage that is intended to house antique and collectible automobiles.

Accessory buildings are regulated in the Land Development Code by Section 3.27 - Accessory Buildings and Residential Carport Regulations (attached). Section 3.27 requires a Special Use Permit for any accessory building that does not meet the conditions of this section. The conditions allow up to a 750 square foot accessory

building for a lot that is one half (0.5) acre or less; therefore, a Special Use Permit is required for the proposed accessory building.

A detached accessory building shall comply with the setback lines established for the applicable zoning district, unless the accessory building is located totally behind the rear of the principal building, then it shall not be placed closer than five (5) feet to any side or rear lot line. Since the proposed building is located totally behind the rear of the principal building, the setbacks may be five (5) feet. The proposed accessory structure will be located five (5) feet from the side and six (6) feet from the rear property lines.

Non-Compliant Factors. The proposed accessory structure does not comply with the following provisions of the Land Development Code:

1. Section 3.27(A)2 – Maximum Size and Number of Buildings:

For lots below one-half acre in size, the maximum size for all accessory buildings on the site is 750 square feet. The proposed size of the accessory building is 1,888 square feet including the covered patio area.

2. Section 3.27(A)4 – Maximum Height:

“No accessory building shall penetrate a vertical height envelope defined as being a point five feet from a side or rear lot line and extending vertically 8 feet to a point, then extending at a 45 degree angle to the height of the primary building”.

The proposed accessory building is 29 feet, five inches in height and is located five feet from the side (north) property line. Based on the attached building elevation, the north wall extends vertically at a 90 degree angle to the maximum height of the building at five feet from the side property line. Therefore, the proposed building does not comply with this requirement.

3. Section 3.24.G - Lot coverage:

The maximum lot coverage allowed for all buildings on a lot for the R-15-Single Family Residential district is 30 percent. Lot coverage is calculated as the total square footage under the roof of a building. The total lot coverage for the home is 3,190 square feet, which constitutes a total lot coverage of 20 percent. With the addition of a 1,888 square foot accessory building in addition to the existing 96 square foot accessory building, the lot coverage increases to 33 percent for the property.

The proposed accessory building complies with the other requirements of Section 3.27.

The site plan, floor plan, and elevations are incorporated as exhibits to the ordinance.

Surrounding Zoning and Development. All surrounding properties are zoned R-15-Single Family Residential zoning district and are developed as single family detached homes.

Public Notification. Staff mailed notices to 19 adjacent property owners as well as all Homeowners Associations within 500 feet of the subject property regarding this request. Notice was sent to the Hurst-Euless-Bedford Independent School District as required by state law. Notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code. No correspondence has been received to date.

Planning and Zoning Commission Recommendation. The Planning and Zoning Commission recommended approval of this request by a vote of 6-0, subject to the following conditions:

- The accessory building roof shall be redesigned such that all height requirements are met;
- The area labeled as the covered patio on the plans shall be removed.

These conditions are not contained in the proposed ordinance as no revisions that match the recommendations of the Planning and Zoning Commission have been received from the applicant to date.

Summary. The applicant proposes to construct a detached garage that includes a large covered patio that extends 18 feet from the garage face. Given the number of non-compliant factors associated with this request, staff recommends denial.

Financial Impact

There is no financial impact to the City.

Recommendation

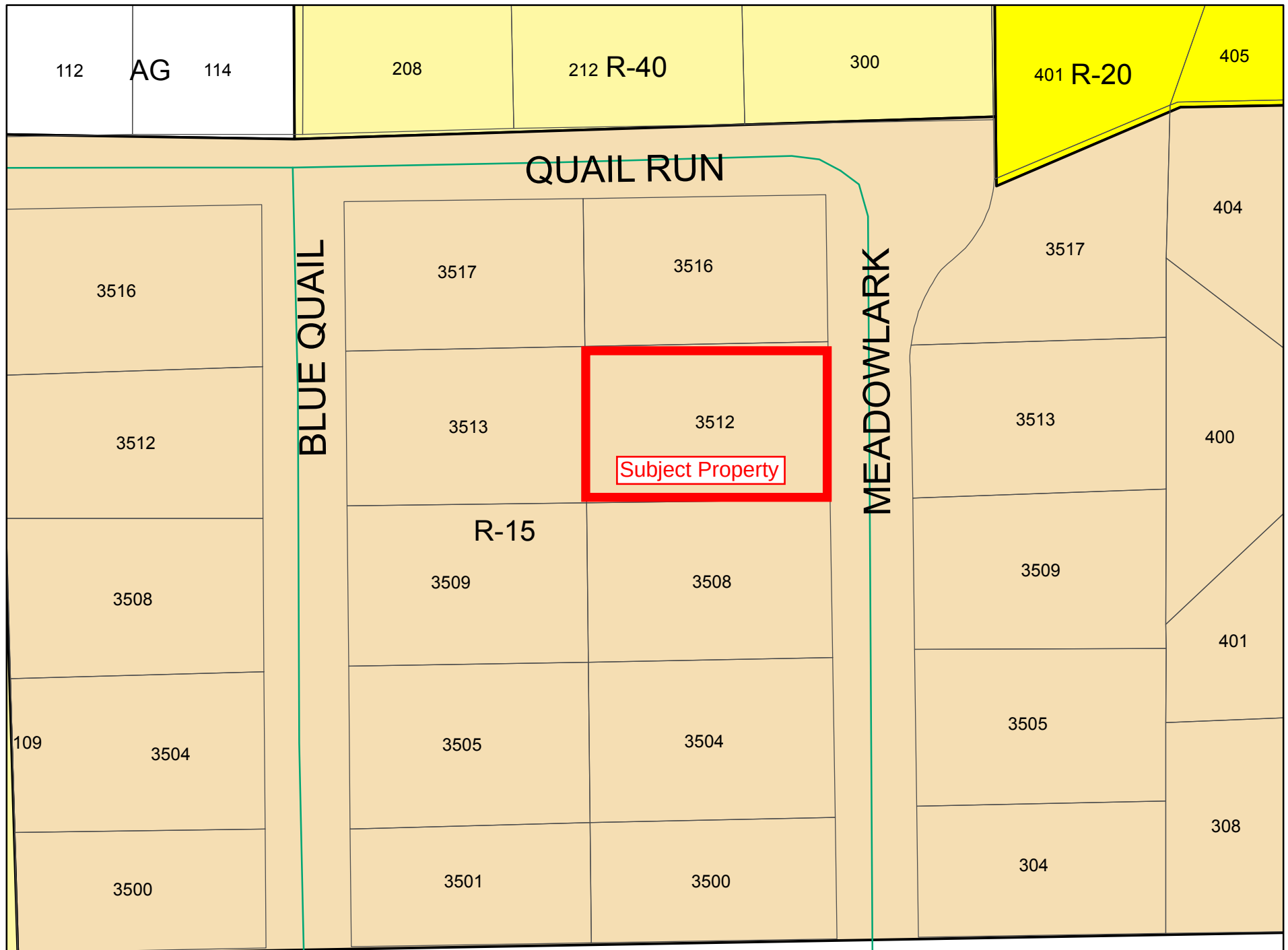
Denial

Attachments

1. Location and Zoning Map
2. Aerial
3. Future Land Use Map
4. Buffer Map
5. Notification List
6. Statement of Planning Objectives
7. Site Plan
8. Floor Plan
9. Building Elevations

10. Section 3.27 - Land Development Code
11. Ordinance O-14-1940

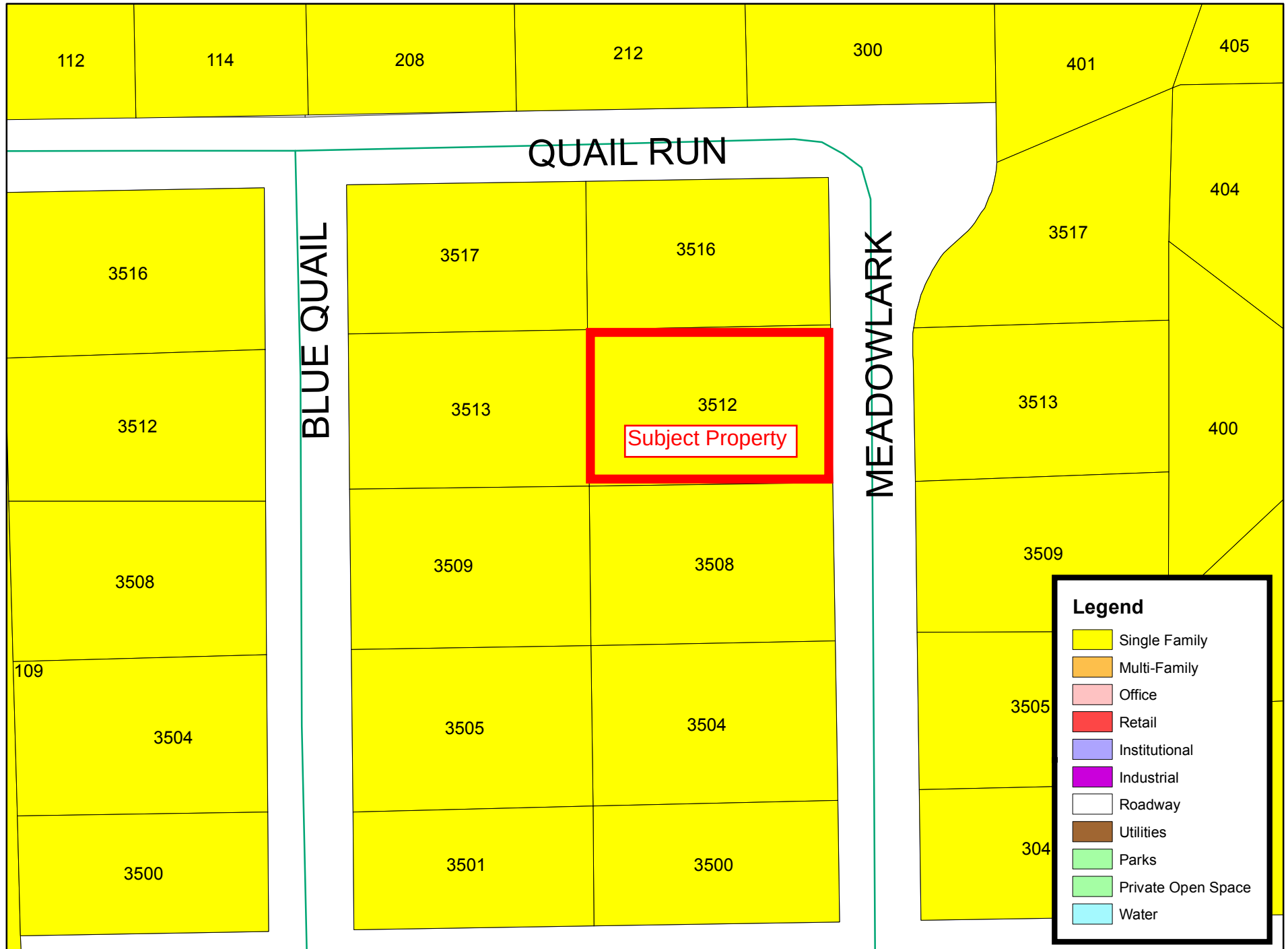
Location and Zoning Map



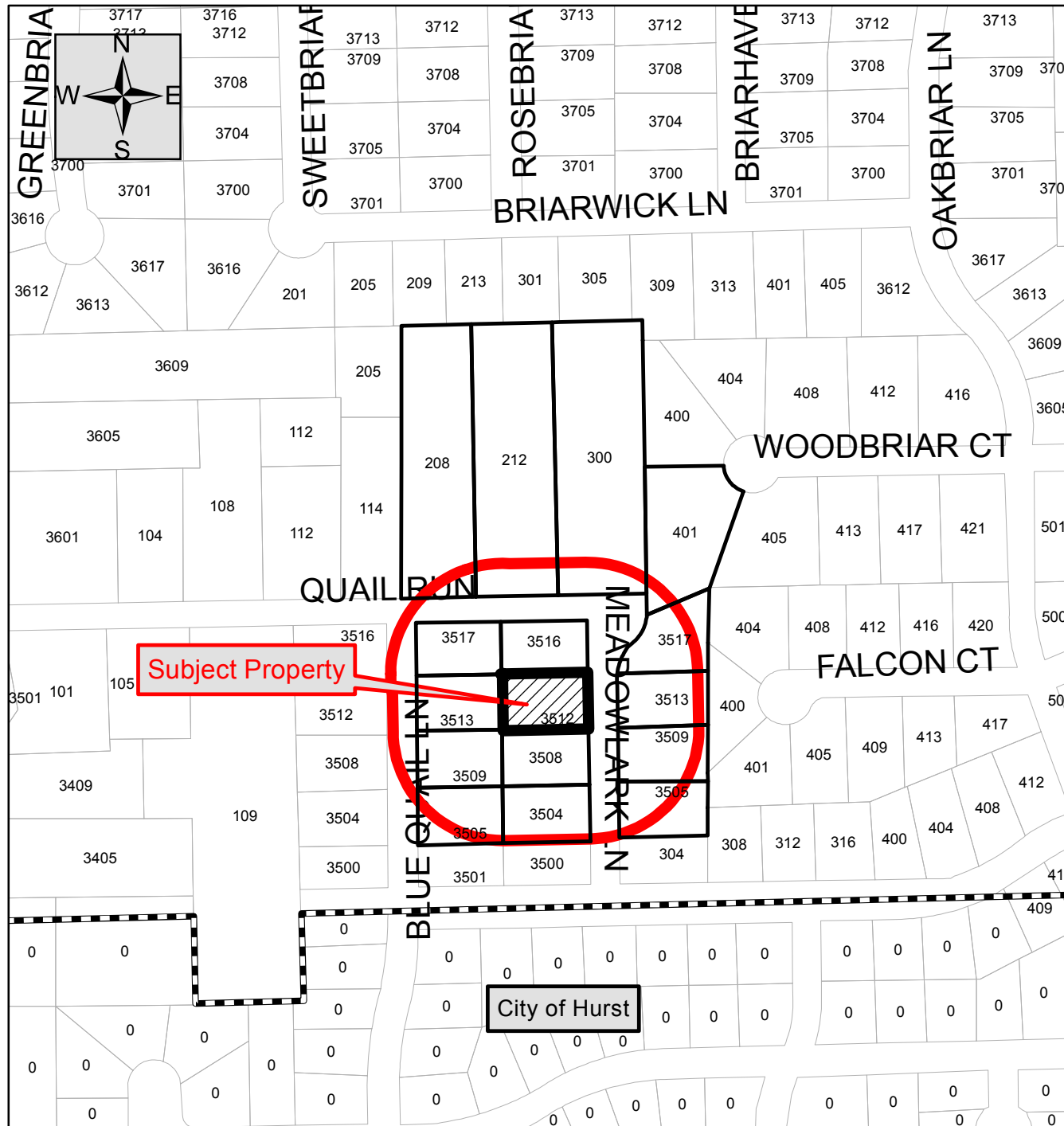
Aerial



Future Land Use Map



Buffer Map



Case ZC14-022

3512 Meadowlark Lane

Legend

-  Properties within 200 feet
-  Subject Property
-  Parcels
-  City Limit



Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
Brewer, Royce Etux Katherine	PO Box 54846	Hurst	Texas	76054	003504 Meadowlark Ln
Cullen, John	3505 Blue Quail Ln	Colleyville	Texas	76034	003505 Blue Quail Ln
Grisso, Terance Etux Candice	3505 Meadowlark Ln	Colleyville	Texas	76034	003505 Meadowlark Ln
Stallings, Terry A	208 Quail Run	Colleyville	Texas	76034	000208 Quail Run
Glenn, James W Etux Norma R	212 Quail Run	Colleyville	Texas	76034	000212 Quail Run
Carlson, Scott A Etux Lisa R	300 Quail Run	Colleyville	Texas	76034	000300 Quail Run
Rains, Russell R	401 Woodbriar Ct	Colleyville	Texas	76034	000401 Woodbriar Ct
Doss, Emmett L Etux Barbara	3517 Meadowlark Ln	Colleyville	Texas	76034	003517 Meadowlark Ln
Conway, Judith Catherine	3516 Meadowlark Ln	Colleyville	Texas	76034	003516 Meadowlark Ln
Penwell, Donny Glynn	3517 Blue Quail Ln	Colleyville	Texas	76034	003517 Blue Quail Ln
Cutlip, Joseph S	3513 Blue Quail Ln	Colleyville	Texas	76034	003513 Blue Quail Ln
Walsh, William John	3513 Meadowlark Ln	Colleyville	Texas	76034	003513 Meadowlark Ln
Grammer, Raymond O	3509 Meadowlark Ln	Colleyville	Texas	76034	003509 Meadowlark Ln
Muno, Terry L Etux Christi A	3512 Meadowlark Ln	Colleyville	Texas	76034	003512 Meadowlark Ln
Stralow, Carl W & Julie J	3509 Blue Quail Ln	Colleyville	Texas	76034	003509 Blue Quail Ln
Gorup, Frank Anthony	3508 Meadowlark Ln	Colleyville	Texas	76034	003508 Meadowlark Ln
City of Hurst	1505 Precinct Line Road	Hurst	Texas	76054	Courtesy Notice
Hurst Euless Bedford ISD	1501 Central Drive	Bedford	Texas	76022	Courtesy Notice
Muno, Terry L Etux Christi A	3512 Meadowlark Ln	Colleyville	Texas	76034	Applicant

Public hearing notices were
mailed Thurs, Oct. 30, 2014 by
Taci Wrisley

Statement of Planning Objectives

City of Colleyville

Community Development Department

Development Review Committee

Subject: ZC14-022 SUP for Accessory Bldg. – 3512 Meadowlark Lane

Response from Applicant on Comments:

1. The character of the proposed development will be shaped and proportioned to conform to the existing structure (house) including dormered roof and Tudor style. The proposed development will match in detail the current structure with same color of brick and paint and pitch of roof line. The purpose of the proposed development is to house classic and antique automobiles.
 - a) The total square footage of the accessory building will be approximately 1,204.
 - b) Currently, on the property is a small shed, 8ft X 12ft that will be left standing. This will bring the total square footage for all accessory buildings on the property to 1,300.
 - c) As stated above, the purpose of the proposed accessory building will be to house classic and antique automobiles.
 - d) The exterior of the proposed accessory building will match the existing house with brick, stucco, wood and paint.
 - e) The brick used on the proposed accessory building will be what is referred to as "Old Chicago Brick". The brick will be up to the lower roof line. Above the brick will be stucco, white in color. The trim on the stucco and around the lower roof line will be "Hardie Board", green in color. The stained cedar garage doors will emulate the feel of an older carriage house.
 - f) The maximum height of the proposed accessory building will be approximately 29'-5"
2. See copies showing the location of the proposed accessory building on the lot by Rick.
3. Development Schedule (attached)
4. Height requirement is met.
5. The proposed accessory building will be 5 feet from the North property line with no easements and 8 feet from the West property line with a 6 foot easement. (See No. 2)
6. Total square footage of property is approximately 16,000. The existing structure is approximately 2,500 square feet on the bottom floor. The total square footage of all accessory building will be approximately 1,300 (see No. 1 b). Thus, the total square footage of all structures is approximately 23.75% of total lot coverage.

Statement of Planning Objectives

7. The proposed accessory building will be totally behind the rear of the principal building. See No. 5 for side and rear lot line clearance.

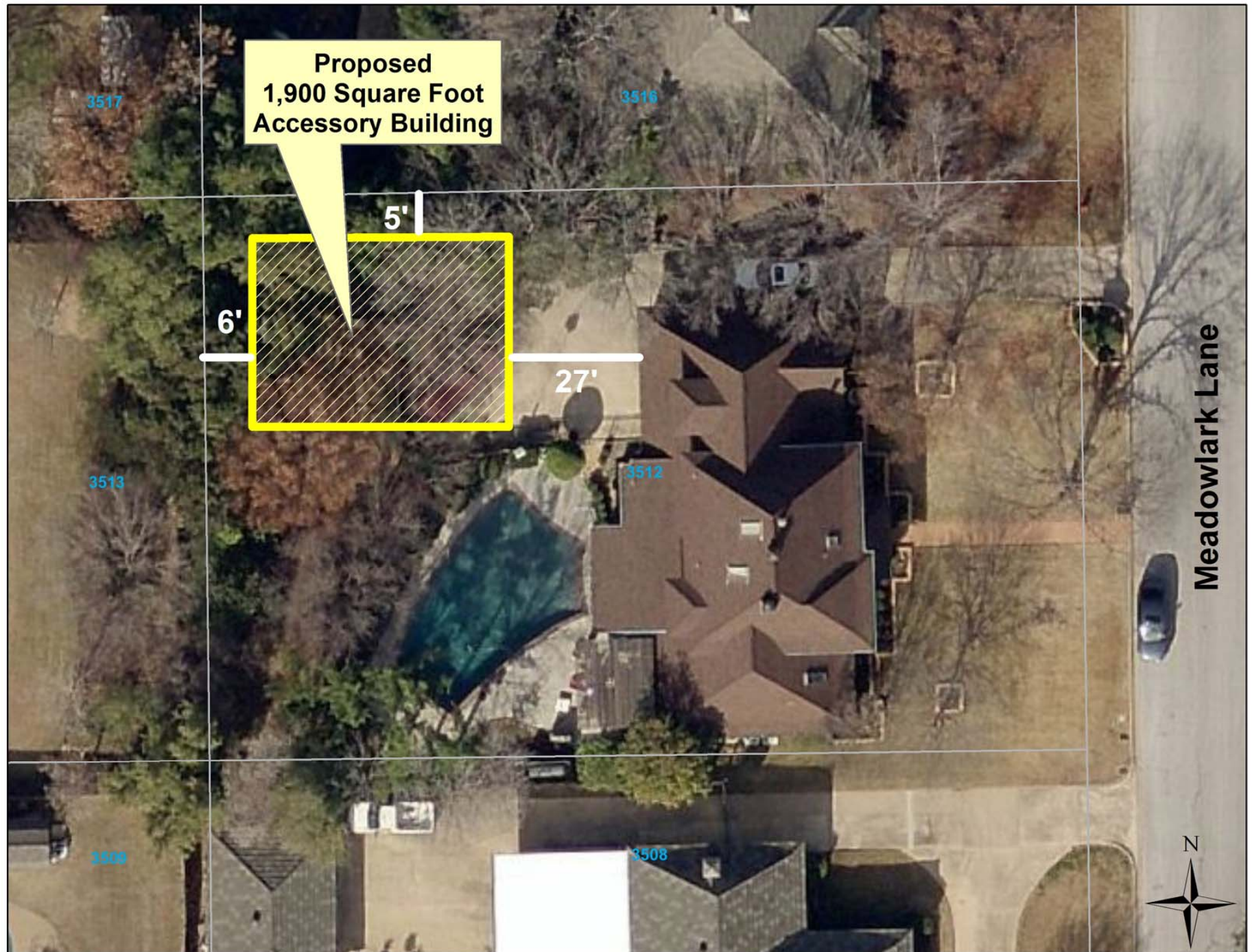
Statement of Planning Objectives

3512 Meadowlark Lane

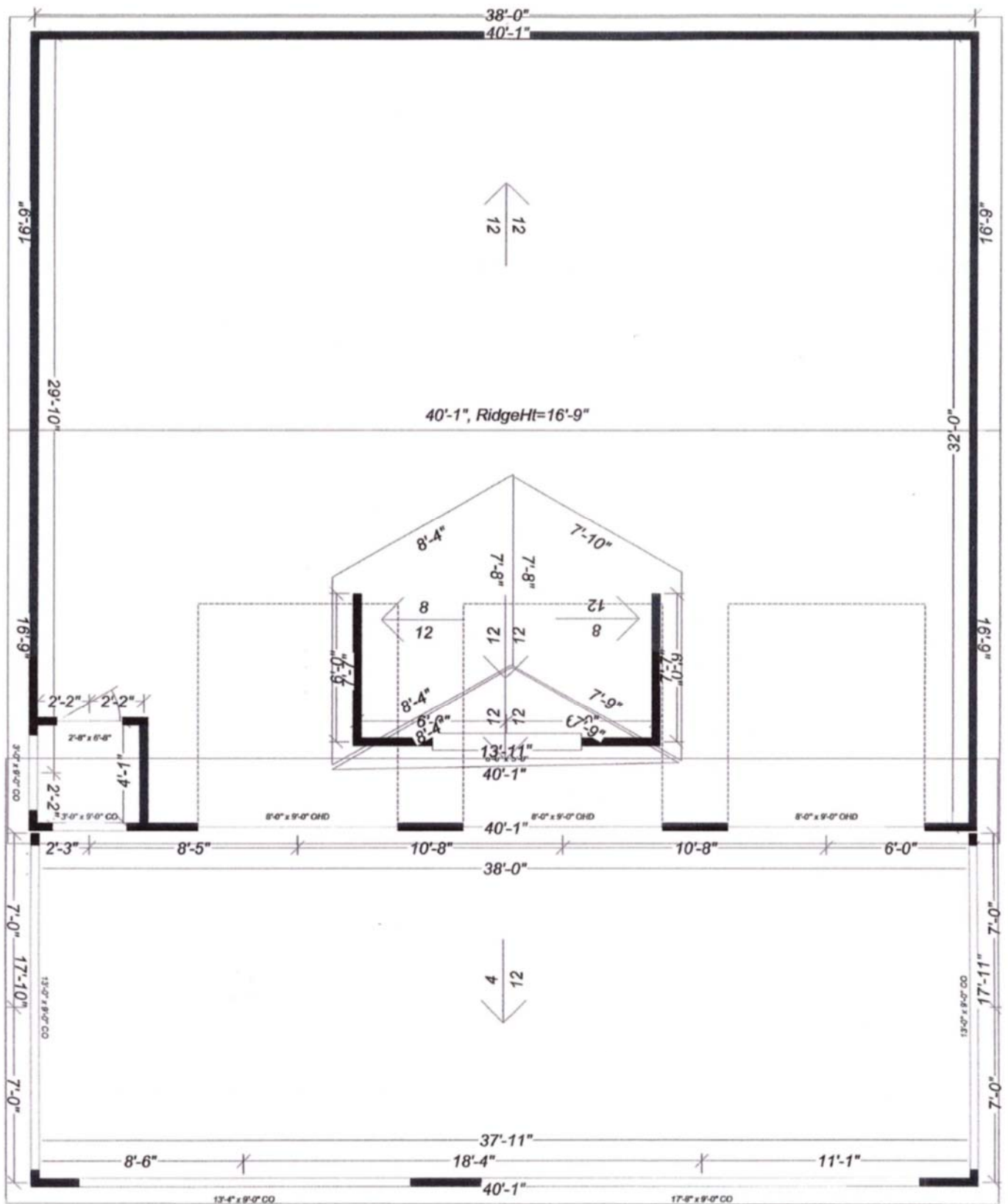
Develeopment Schedule

Dec 1-14	Tree removal, cut and fill Pad.
Dec 15-21	Retaining Wall and backfill
Dec 22-30	Formset Piers and back fill
Jan 1-14	Grade and foundation.
Jan 15-22	Flatwork
Jan 23-30	Frame
Feb 1-7	Cormice, roof, and mechanicals
Feb 8-15	Inpections
Feb 16-23	Insulation/Drywall
Feb 24-28	Brick/stone/trim/doors
March 1-7	Painting
March 8-15	Mechanical Trims/Gutters/Car lift
March 16-23	Final inspection

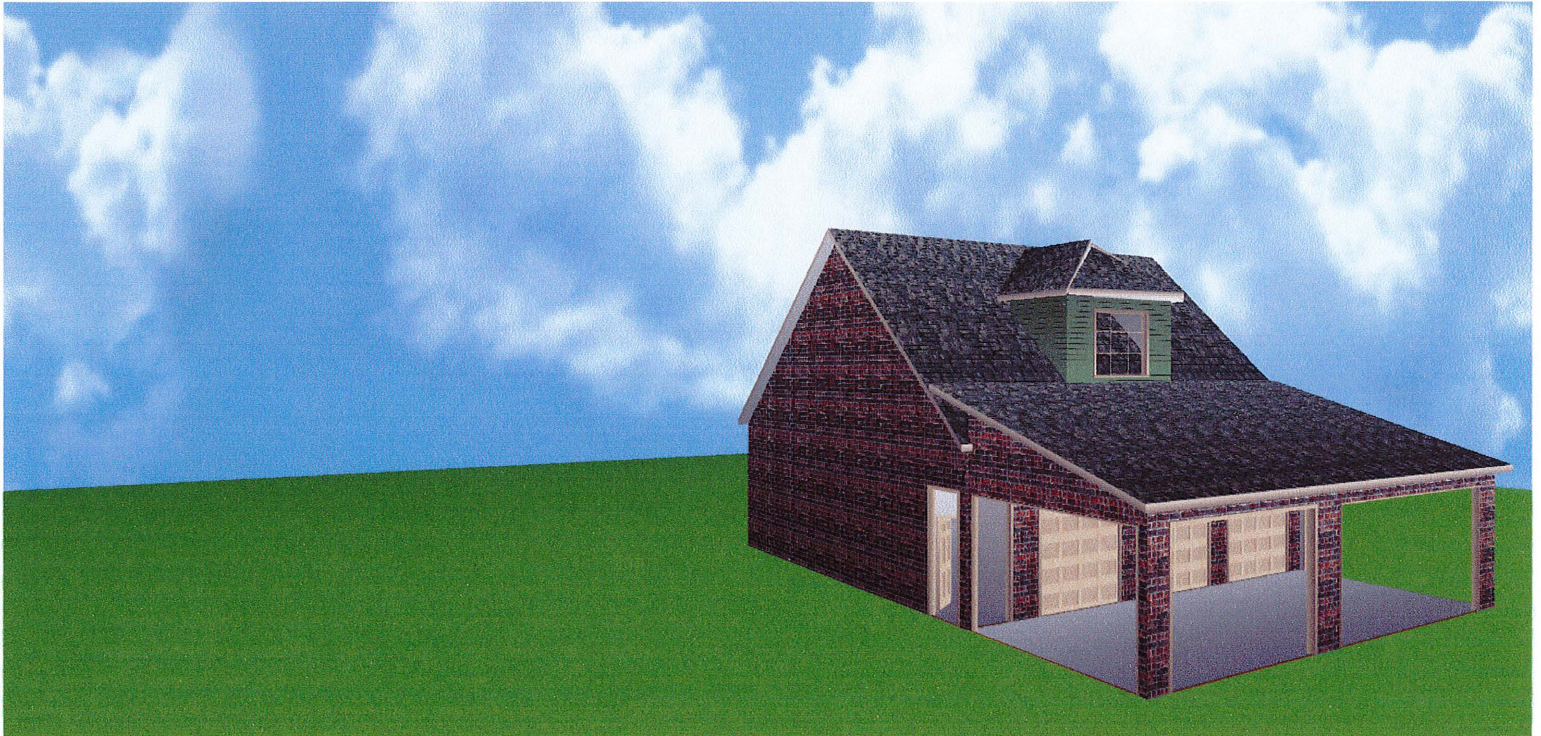
Site Plan



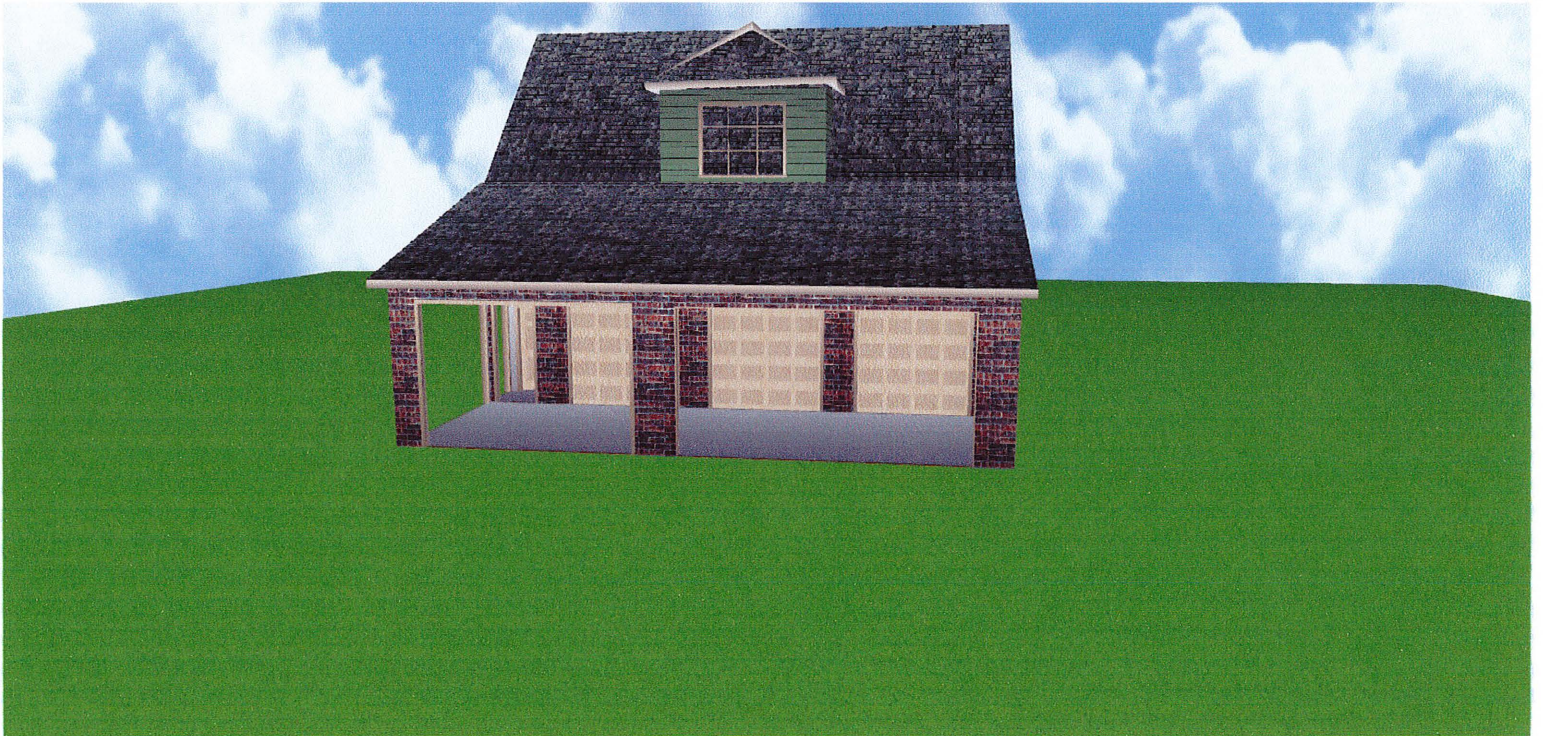
Floor Plan



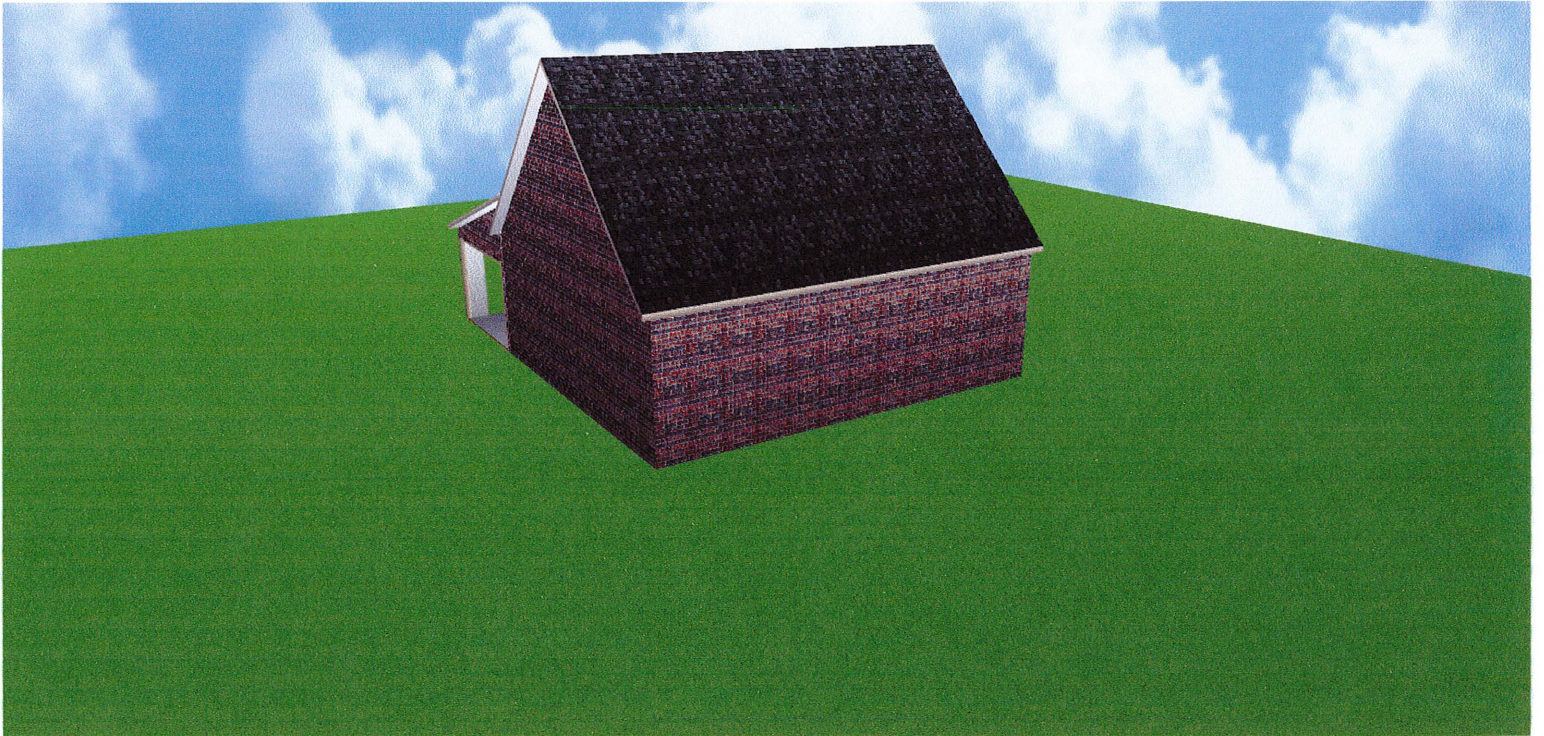
Building Elevations



Building Elevations



Building Elevations



Section 3.27 - Land Development Code

Colleyville, Texas, Land Development Code

Section 3.27 Accessory Buildings and Residential Carport Regulations

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

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

1. *Permit Required:*

- a. A building permit shall be required for any accessory building which exceeds one hundred and twenty (120) square feet. However, all accessory buildings containing 120 square feet or less shall comply with the height and setback requirements of this Section. An accessory building shall only be allowed as an incidental structure to a principle building unless the accessory building is located in the Agricultural District.
- b. For the purpose of this Section, the term accessory building shall include detached residential garages and pool houses, but shall exclude a carport (see Section 3.27.C).

2. *Maximum Size and Number of Buildings:*

- a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed the maximum square footage specified in the following table.

Maximum Square Footage of all Accessory Buildings				
Lot Size	Under .5 ac	.5– .99 ac.	1 – 2.99 ac.	3+ ac.
Total s. f.	750 s. f.	1,000 s. f.	1,750 s. f.	2,500 s. f.

- b. For the purpose of this Section, the size of an accessory building shall be the square footage of the building footprint.
- c. An application to exceed the total square footage shown in the above table may be approved as a Special Use Permit (SUP).
- d. An existing accessory building may be remodeled or expanded provided the combined square footage of all accessory buildings does not exceed the maximum square footage allowed. However, an existing accessory building which exceeds the maximum square footage allowed may be remodeled or replaced with a new accessory building, but not expanded or increased in height.
- e. There shall be no physical connection between accessory buildings and a minimum separation of three (3) feet between accessory buildings.

3. *Setbacks:*

- a. No accessory building shall be erected in any required yard, as defined in *Chapter 2 – Definitions*, except as set forth herein.
- b. Attached accessory buildings – Accessory buildings erected ten (10) feet or closer to the principal building shall be considered attached, and shall comply with the setback lines established for the applicable zoning district. For the purpose of this regulation, the distance between buildings shall be measured between the nearest wall surfaces.
- c. Detached accessory buildings – A detached accessory building shall comply with the setback

Section 3.27 - Land Development Code

Colleyville, Texas, Land Development Code

lines established for the applicable zoning district, unless the accessory building is located totally behind the rear of the principal building, then it shall not be placed closer than five (5) feet to any side or rear lot line.

4. *Maximum Height:* No accessory building shall penetrate a vertical height envelope defined as being a point five feet from a side or rear lot line and extending vertically 8 feet to a point, then extending at a 45° angle to the height of the primary building.
5. *Permitted Uses:* The use of an accessory building shall be consistent with the permitted uses of the applicable zoning district, except, no accessory building shall be used for dwelling purposes other than for domestic servants employed for the premises, where permitted by the district regulations.
6. *Special Use Permit Provision:* Any request for a building permit for an accessory building which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

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

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

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

1. *Approval by Special Use Permit Only:* In accordance with the Special Use Permit procedures contained in this Chapter of these zoning regulations, no carport shall be built in the City of Colleyville without approval by the City Council for a Special Use Permit to construct a carport in a zoning district that permits single family residential dwellings.
2. *Carport Standards:* A carport shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a carport has imposed other requirements necessary in the particular case to protect the public interests.
 - a. *Size:* A carport shall not exceed 480 square feet in area. The longest dimension on a carport shall not exceed 24 feet.

Section 3.27 - Land Development Code

Colleyville, Texas, Land Development Code

- b. *Height:* A carport shall not exceed a maximum height of 15 feet. The height shall be measured from the finished grade to the highest point of the roof.

c. *Setbacks:*

- i. A carport located within ten (10) feet of the principal building shall comply with the front, side and rear yard setbacks of the zoning district. The distance shall be measured between the two closest points of the carport and principal building.
- ii. A carport located 10 feet or more from a principal building may extend into a required side yard, provided all of the following conditions are satisfied:
 - (1) every part of such carport is unenclosed except for necessary structural supports;
 - (2) no part of the carport is less than five (5) feet from a side or rear lot line, and
 - (3) the carport is located completely within the rear yard area as defined in these zoning regulations.

- d. *Maximum Number Per Lot:* one

e. *Paving and Street Access:*

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

f. *Design Criteria:*

- i. *Roof* - Carports shall have a pitched roof of at least 2:12. Flat roofs shall be prohibited.
- ii. *Posts* - Posts shall be constructed of brick, stone or decorative metal, such as metal lattice. For purpose of this requirement, decorative metal shall consist of twenty-five (25) percent opaque surfaces. The dimension of each post as viewed from each primary elevation shall not be less than twelve inches (12") or more than forty-eight inches (48"). Any carport with two or more elevations that exceed the 48-inch criteria shall be considered an accessory building and be regulated as such. Wooden posts shall be prohibited.

g. *Adequacy of Plans and Specifications:*

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

ORDINANCE O-14-1940

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING ON LOT 2, BLOCK 3, OF THE QUAIL CREST ESTATES ADDITION, LOCATED AT 3512 MEADOWLARK LANE, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for an accessory building under Case No. ZC14-022; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein, and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and state law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings

and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on Lot 2, Block 3, of the Quail Crest Estates Addition, located at 3512 Meadowlark Lane, by authorizing a Special Use Permit for an accessory building, as depicted on Exhibit "A" and Exhibit "B".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the construction of an accessory building.
- b. The accessory building shall not exceed 1,900 square feet in size including all covered patio areas.
- c. The accessory building design and exterior materials shall be generally consistent with Exhibit "C" and shall include a combination of brick and stucco with a color scheme that matches the main home.
- d. The accessory building shall not exceed 29 feet, five inches in height and is hereby granted a waiver to the height envelope requirements for adjacent properties required in

Section 3.27 of the Land Development Code.

- e. The total lot coverage for all buildings located on the subject property shall not exceed 33 percent.
- d. All requirements of the Land Development Code shall be met, except where amended herein.

- Sec. 5. THAT any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 8. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of December 2014.

The second reading and public hearing being conducted on the 16th day of December 2014.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2014.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley, TRMC
City Secretary

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit "A" – Location and Zoning Map

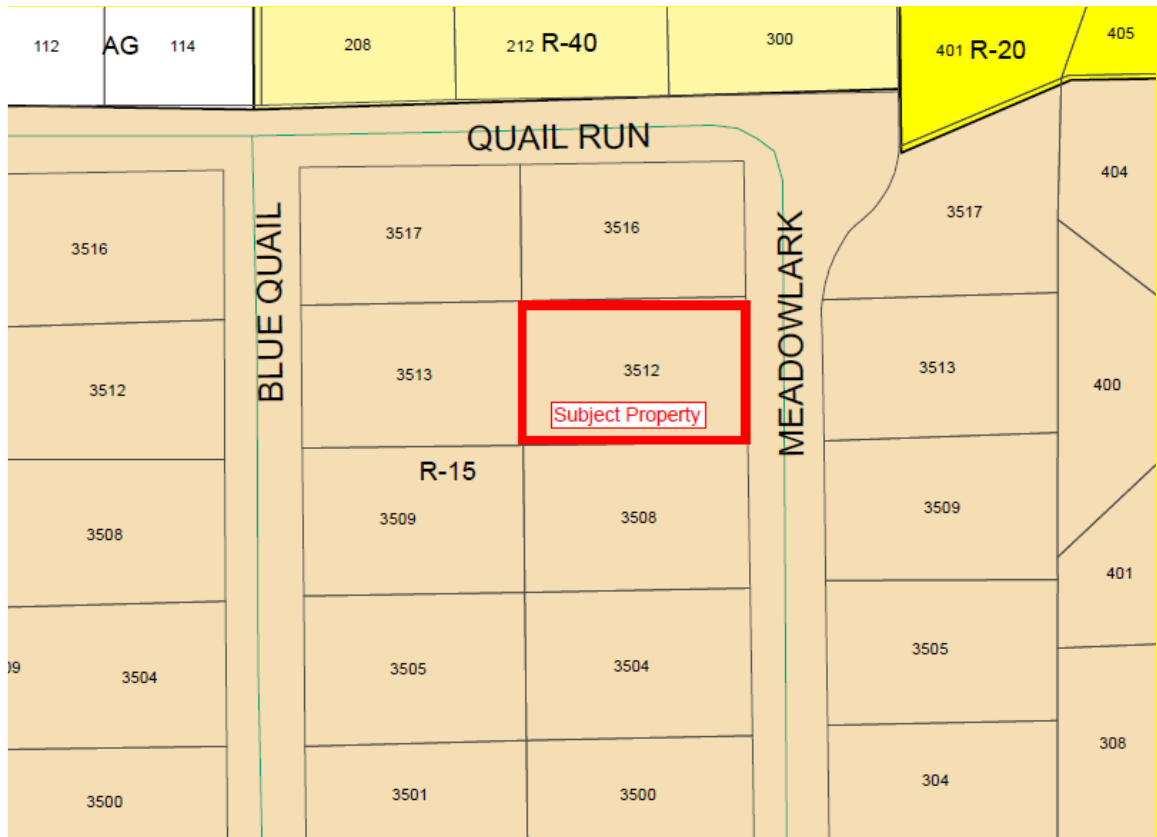


Exhibit "B" – Site Plan



Exhibit "C" – Building Elevation





City of Colleyville City Council Agenda Briefing

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

Agenda Number 5b

Agenda Date 12/02/2014

Number Ordinance O-14-1941

Type Ordinance

Department Community Development

Title

Consideration of a Special Use Permit for the sale of alcoholic beverages for on-premise consumption on Lot 1R1, Block 2, of the Town Center Colleyville Addition, located at 1205 Church Street, Case ZC14-023

Explanation

First Reading and Public Hearing

The applicant, Black Forest Ventures, has submitted a request for a Special Use Permit (SUP) to allow the sale of alcoholic beverage for on-premise consumption on 2.96 acres at 1205 Church Street. The subject property is zoned CC-2-Shopping Center district and is currently vacant. The subject property will be developed as an 8,380 square foot restaurant. Alcoholic beverage sales for on-premise consumption are allowed in the CC-2-Shopping Center zoning district with the approval of an SUP.

Existing Conditions. The subject property is vacant and platted.

Proposed Restaurant. The applicant is proposing to open a new restaurant named "Black Walnut Café". Attached is a presentation describing the restaurant. An administrative site plan has been approved for the restaurant, and the building permit is currently under review.

Parking. The Land Development Code requires one parking space per 100 square feet of gross floor area for a restaurant use. Based on the Land Development Code requirement of one space per 100 square feet of gross floor area for restaurants applied to a total gross floor area of 8,380 square feet, 84 total parking spaces are required and 89 spaces are provided. Therefore, the proposed parking complies with the Land Development Code.

Building Design. The proposed building elevations (attached) comply with the minimum requirements of Chapter 6-Commercial Design Standards in the Land Development Code.

Landscaping. All site landscaping complies with the minimum requirements of Chapter 4-Landscaping and Buffering in the Land Development Code.

Pond. The existing pond located on the eastern portion of the property will be improved by the applicant.

Renderings and details of the proposed improvements are attached. According to the applicant, pond improvement details are as follows:

"The new pond will be stripped of all of the existing vegetation, with the exception of the existing trees along the main street, they will remain. The existing ground will be leveled and cleaned up, and will slope down to the water's edge. The sloped ground will, at a minimum, need to be Hydro seeded with a native grass and will need an erosion control. This will be to prevent erosion and also prevent the seed from washing out until a solid crop is germinated. The pond area will also be irrigated."

"New beds will be created and located in the best possible locations to keep the views open to the water from the primary vantage points. New bed mix soils will be brought in to create the seven new beds."

The landscape plan includes 12 Bald Cypress trees that are to be planted around, and adjacent to, the pond. Staff recommends that no other species of Cypress tree be allowed to be planted other than Bald Cypress trees. This provision has been added to the proposed ordinance.

The above language and a rendering of the pond improvements have been added to the proposed ordinance.

Hours of Operation. The applicant proposes the following hours of operation:

Sunday - Thursday: 6:30 a.m. - 10:00 p.m.

Friday – Saturday: 6:30 a.m. – 11:00 p.m.

Distance Requirements. The City of Colleyville Code of Ordinances require businesses that serve alcoholic beverages to be located at least 300 feet from a church, school, or public hospital. The distance is measured from property line to property line for schools, and from front door to front door along the street front property lines for churches and hospitals. The property is in compliance with this requirement.

Master Plan. The Colleyville Master Plan designates the future use of this area for retail and commercial land uses. The request is consistent with the goals and objectives of the Master Plan.

Surrounding Land Uses and Zoning. The adjacent properties to the north, west and south are zoned CC-2-Shopping Center district and developed as the Town Center Shopping Center and Lifetime Fitness. The property to the east is zoned CC-2-Shopping Center district and CN-Neighborhood Commercial district and developed as the Colleyville Justice Center and the Colleyville Center.

Public Notification. Staff notified 29 property owners and homeowner's associations within 500 feet of the subject property regarding this request. Notice was sent to the Grapevine-Colleyville Independent School District as required by state law. Notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code. One letter of support has been received.

Planning and Zoning Commission Recommendation. The Planning and Zoning Commission recommended approval of this request by a vote of 6-0.

Summary. The proposed Special Use Permit would authorize the sale of alcoholic beverages for on-premise consumption. The Special Use Permit shall automatically expire upon the abandonment of the business, change in the use, a change in ownership, or upon termination of the Certificate of Occupancy. The restaurant will be required to meet the 60 percent food versus 40 percent maximum alcohol sales requirement in the Code of Ordinances. The property satisfies the distance requirements to churches, schools, and public hospitals.

Financial Impact

There is no financial impact to the City.

Recommendation

Approval with the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant use only.
- b. The name of the business authorized for on-premise consumption of alcohol sales by this Special Use Permit shall be called "Black Walnut Cafe".
- c. The Special Use Permit shall automatically expire upon the abandonment of the business, change in the use, a change in ownership, or upon the expiration or termination of the Certificate of Occupancy.
- d. All requirements of the Land Development Code shall be met, except where amended herein.
- e. Prior to the issuance of the Certificate of Occupancy, the existing pond located on the eastern portion of the property shall be improved consistent with the attached Exhibit "C" and as described in Exhibit "D". Bald Cypress trees shall be the only species of Cypress tree allowed to be planted on the subject property.

2. HOURS OF OPERATION

a. The hours of operation shall not exceed the following schedule:

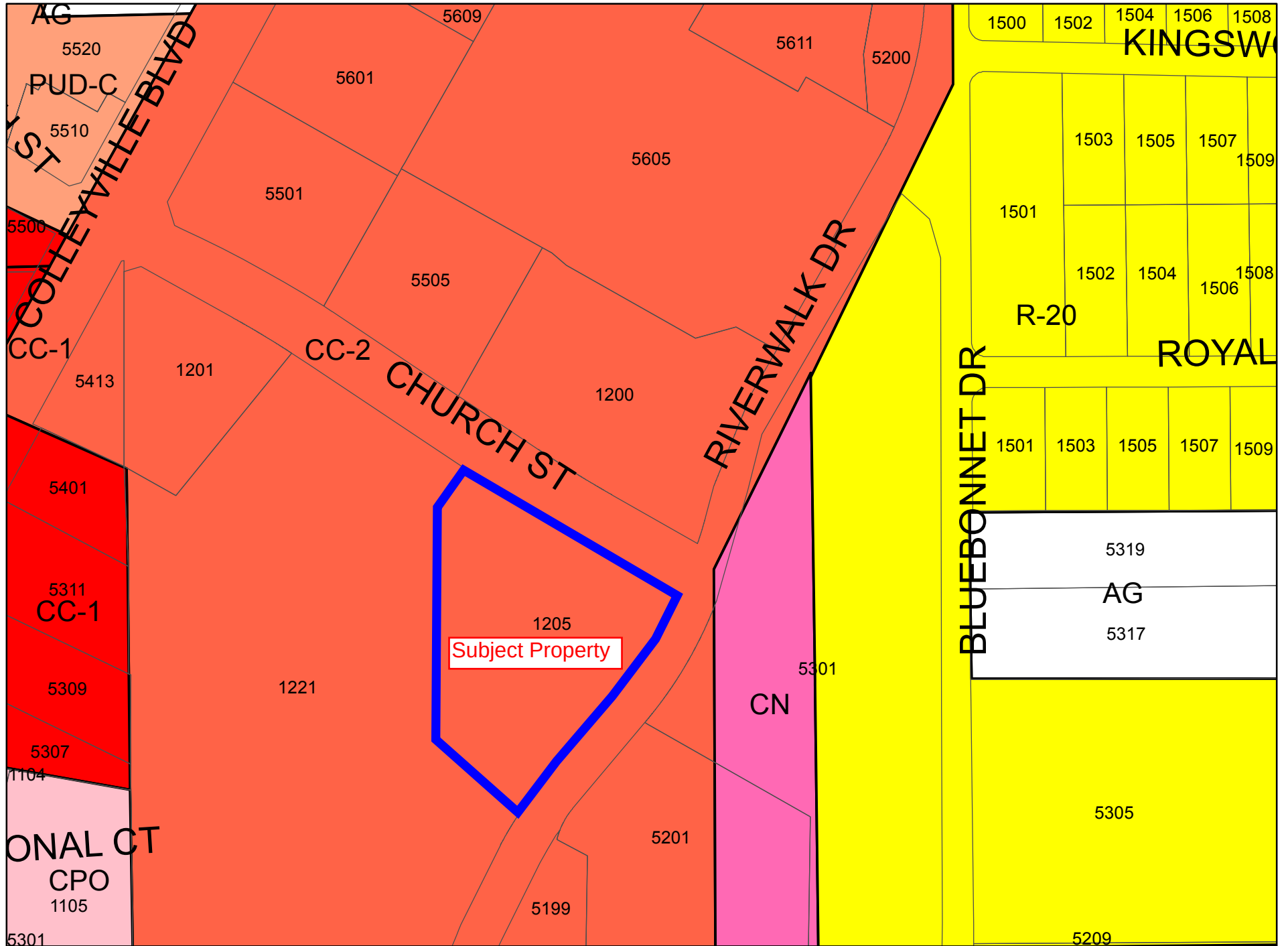
Sunday - Thursday: 6:30 a.m. - 10:00 p.m.

Friday – Saturday: 6:30 a.m. – 11:00 p.m.

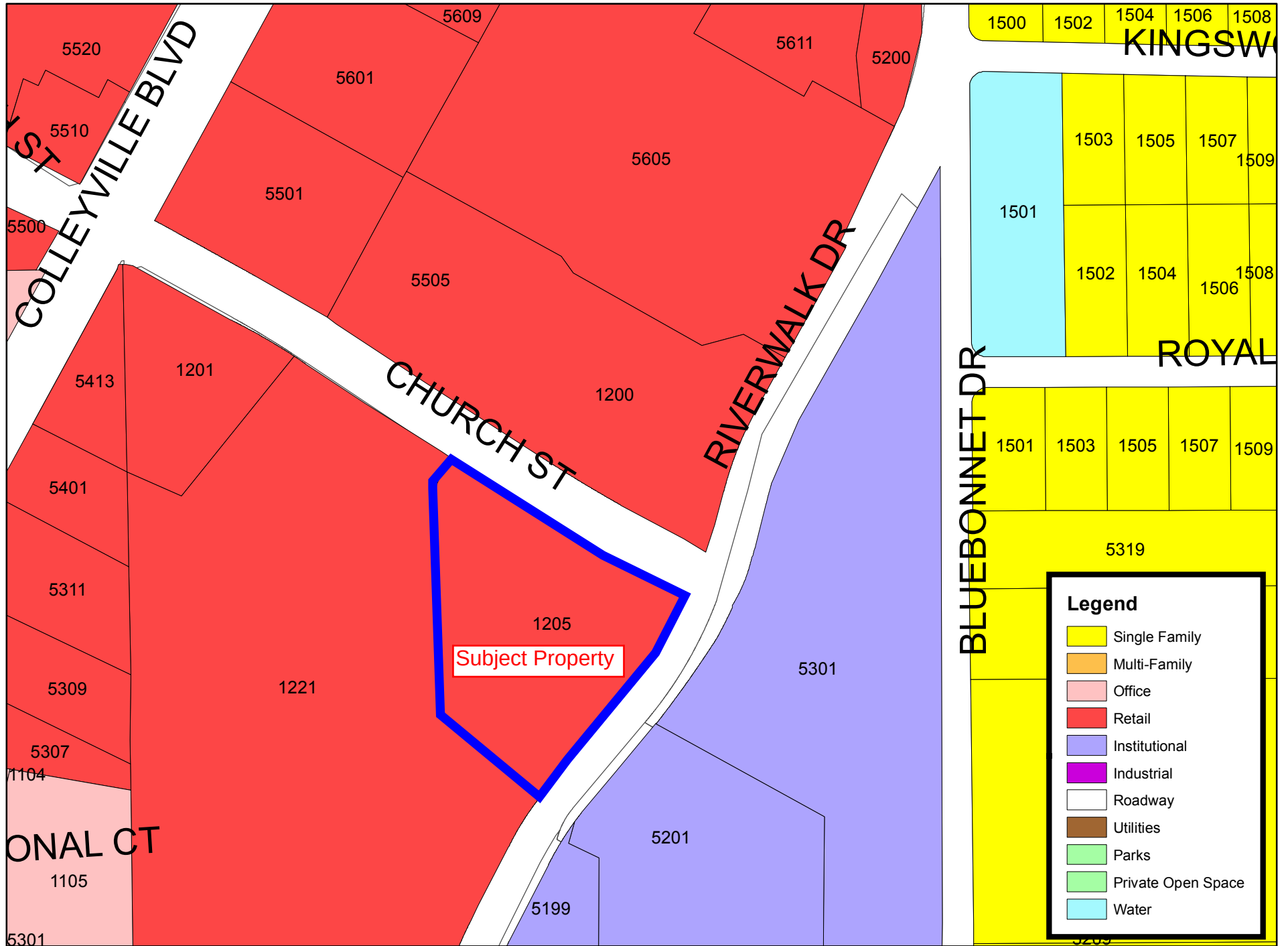
Attachments

1. Location and Zoning Map
2. Future Land Use Map
3. Aerial
4. Buffer Map
5. Notification List
6. Letter of Support
7. Statement of Planning Objectives
8. Site Plan
9. Building Elevations
10. Pond Improvement Details
11. Proposed Pond Improvements
12. Black Walnut Cafe Presentation
13. Ordinance O-14-1941

Location and Zoning Map



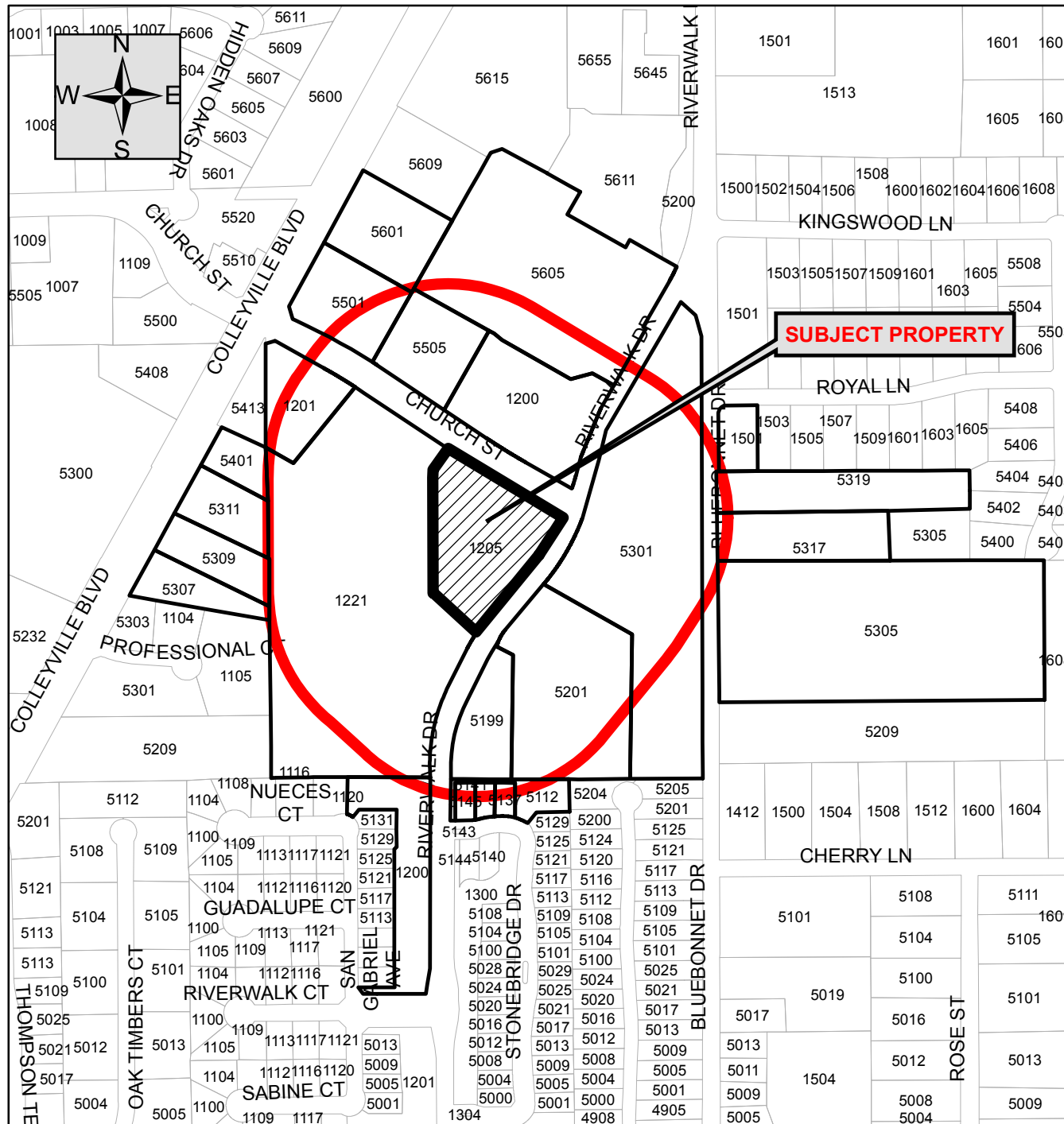
Future Land Use Map



Aerial



Buffer Map



Case ZC14-023

1205 Church Street

Legend

-  Properties within 500 feet
-  Subject property
-  Parcels



Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
Lee, Fred J Etal	3130 N Berkeley Lake Rd NW	Duluth	Georgia	30096	005501 Colleyville Blvd
Ltf Real Estate Mp I Llc	2902 Corporate Pl	Chanhassen	Minnesota	55317	001221 Church St
Bojku, Afrim & Ruzdi Bojku	5309 Collyville Blvd	Colleyville	Texas	76034	005309 Colleyville Blvd
Wishnick, Leslie A Allgood	16525 Preston Trail Dr	Dallas	Texas	75248	005307 Colleyville Blvd
Bojku, Hatidze	5309 Collyville Blvd	Colleyville	Texas	76034	005311 Colleyville Blvd
Colleyville, City Of	100 Main St	Colleyville	Texas	76034	005201 Riverwalk Dr
Maxwell, Leon C Etux Sharron L	5137 Stonebridge Dr	Colleyville	Texas	76034	005137 Stonebridge Dr
Seebeck, Mark C	PO Box 2006	Colleyville	Texas	76034	005141 Stonebridge Dr
Momsen, Willard III	5145 Stonebridge Dr	Colleyville	Texas	76034	005145 Stonebridge Dr
The Bridges @ Riverwalk Hoa	PO Box 1183	Colleyville	Texas	76034	005112 Stonebridge Dr
Branch Banking & Trust Co	150 S Stratford Rd Ste 400	Winston Salem	North Carolina	27104	001201 Church St
Brady, Libby W	5405 Collyville Blvd	Colleyville	Texas	76034	005401 Colleyville Blvd
Mann, Christopher M Etux E L	5319 Bluebonnet Dr	Colleyville	Texas	76034	005319 Bluebonnet Dr
Velocis Colleyville Lp	3131 McKinney Ave # 10	Dallas	Texas	75204	005505 Colleyville Blvd
Velocis Colleyville Lp	3131 McKinney Ave # 10	Dallas	Texas	75204	000000 Church St
Laukien, Dirk D	24 Waterway Ave Ste 225	Spring	Texas	77380	001205 Church St
Charles & Rob Ltd	8235 Douglas Ave Ste 815	Dallas	Texas	75225	005601 Colleyville Blvd
Farmer, Stephen Etux Dianne	5305 Bluebonnet Dr	Colleyville	Texas	76034	005305 Bluebonnet Dr
Reddy, Tarakumar & Geetha D	1501 Royal Ln	Colleyville	Texas	76034	001501 Royal Ln
Colleyville Riverwalk Lp	700 Lawrence Ave W Ste 315	Toronto On Canada M6A 3B4			005605 Colleyville Blvd
Vandergriff, Joan	5317 Bluebonnet Dr	Colleyville	Texas	76034	005317 Bluebonnet Dr
Colleyville, City Of	100 Main St	Colleyville	Texas	76034	005301 Riverwalk Dr
Velocis Colleyville Lp	3131 McKinney Ave # 10	Dallas	Texas	75204	005199 Riverwalk Dr
Riverwalk Owners Assn	PO Box 260997	Plano	Texas	75026	001200 Riverwalk Ct
Grapevine-Colleyville ISD	3051 Ira E. Woods Ave.	Grapevine	Texas	76051	Courtesy Notice
Kingswood Estates HOA	PO BOX 978	Colleyville	Texas	76034	Courtesy Notice
Riverwalk at Colleyville	1108 Nueces Court	Colleyville	Texas	76034	Courtesy Notice
The Bridges @ Riverwalk Hoa	PO Box 1183	Colleyville	Texas	76034	Courtesy Notice
Black Forest Ventures	24 Waterway Ave Ste 225	The Woodlands	Texas	77380	Applicant

Public hearing notices were mailed
October 30, 2014 by Taci Wrisley

Letter of Support

02-Nov-14

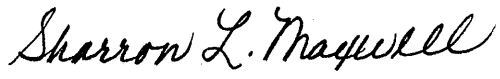
TO: Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

RE: ZC14-023 - Black Forest Ventures

FR: Leon C. and Sharron L. Maxwell
5137 Stonebridge Drive
Colleyville, TX 76034

We support the proposed zoning change.


Leon C Maxwell


Sharron L. Maxwell

Statement of Planning Objectives



Black Walnut Café – Colleyville 1205 Church Street Special Use Permit Application

Statement of Planning Objectives:

Established in 2002, Black Walnut Café is a contemporary American fast casual concept that appeals to everyone. Whether you want an eggs benedict, coffee, dessert, martini, a hand crafted sandwich, certified Angus pot roast or an Asian tuna salad, we have it all.

Our passion for excellence and the desire to provide a consistent dining experience is imbedded in all our partners.

We are a true home away from home. You can experience a level of comfort created by warm high back chairs, belt driven fans, wood paneling, and high definition TVs, along with many other wonderful aspects of our dining experience that is unmatched in the fast casual world. Plus, our patio atmosphere allows guests to take advantage of good weather.

We fill a niche in the industry making it hard to directly compare us to any other fast casual concepts.

We truly appreciate our regulars. Over 100 unique items on our breakfast/lunch menu will always keep our guests coming back for more. We not only listen to feedback from our guests and partners but we act on it. Items such as weekly features, drink features, many of our creative menu items and developing successful operational systems would never be possible if we did not listen and then act.

We use only quality ingredients in our kitchens, freshly prepared. It is obvious that we cook everything to order and we take great pride in our product.

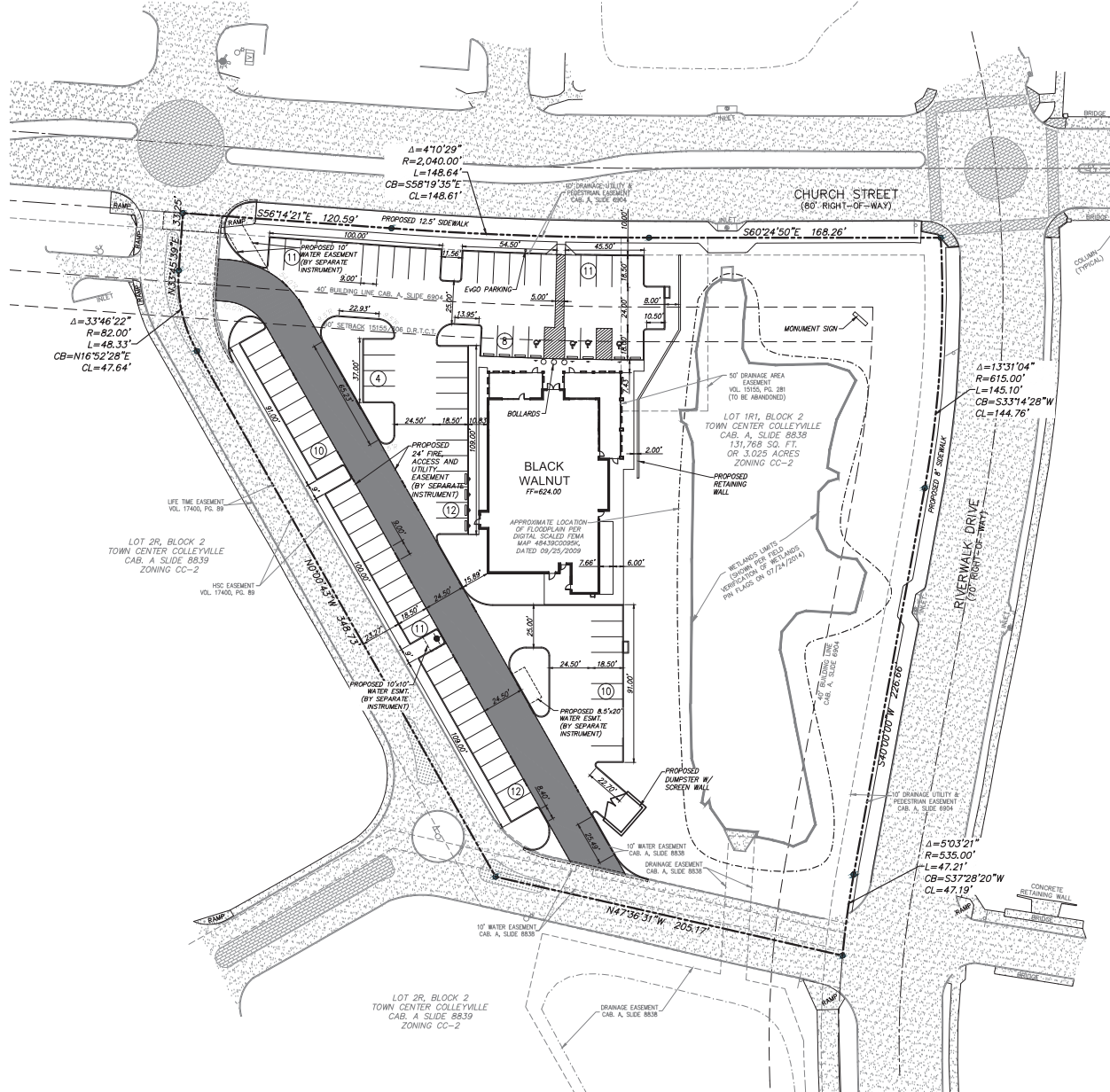
The diversity and appeal of the menu as well as the concept allow us to be successful in many different types of areas and centers.

Business Hours: Mon- Thursday: 6:30AM - 10PM
Friday: 6:30AM - 11PM
Saturday: 7AM - 11PM
Sunday: 7AM - 10PM

Development Schedule: Construction is scheduled to begin December 2014 and complete in June 2015.

Economic Development Information
Building square foot: 7,020 GSF
Estimated Sales Per Square Foot: Not available at this time
Estimated Sales Per Year: Not available at this time

Site Plan



- NOTES
1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING OR EDGE OF PAVEMENT.
 2. ALL RADI ARE 1.5' UNLESS NOTED OTHERWISE.
 3. BUILDING IS PARALLEL TO NORTHEAST BOUNDARY LINE.
(BEARING S60°24'50"E)
 4. TOPOGRAPHIC SURVEY BY PEISER & MANKIN SURVEYING, LLC
 5. REFER TO LANDSCAPE PLAN FOR PROPOSED PLANTING AND SCREENING.
 6. REFER TO GEOTECHNICAL REPORT BY MTEC CO., PROJECT NUMBER MTEC 2012-009-015 DATED SEPTEMBER 23, 2013.

- LEGEND**
- | | |
|---|---------------------|
|  | GAS METER |
|  | IRR. CONTROL VALVE |
|  | TELEPHONE PEDESTAL |
|  | POWER POLE |
|  | DOWN GULLY |
|  | S.S. MANHOLE |
|  | CLEAN OUT |
|  | FIRE HYDRANT |
|  | WATER METER |
|  | FUEL PORT |
|  | WATER VALVE |
|  | TRANSFORMER PAD |
|  | ELECTRIC METER |
|  | STORM DRAIN MANHOLE |
|  | WATER MANHOLE |
|  | TRAFFIC SIGNAL POLE |
|  | STAINED CONCRETE |
|  | SMB MANHOLE |
|  | GAS MANHOLE |
|  | VAULT |
|  | HANDICAP SPACE |
|  | SIGN |
|  | LIGHT POLE |
|  | CONCRETE |
|  | BRICK |
|  | COVERED AREA |
|  | A/C PAD |
|  | PROPOSED FIRE LANE |

ZONING:	CO-2
CURRENT USE:	VACANT
PROPOSED USE:	RESTAURANT
LOT AREA:	3,025 AC ± 131,768 SF
PARKING + BUILDING AREA:	60,215 SF
PERCENTAGE OF LOT COVERAGE:	46%
BUILDING AREA:	8,360 S.F.
BUILDING HEIGHTS (FEET + STORES):	30'-0" 1 STORY
TOTAL PARKING REQ'D: 1:100	84
HC PARKING REQ'D:	4
HC PROVIDED:	4
TOTAL PARKING PROVIDED:	89
LANDSCAPE AREA REQUIRED:	XX
LANDSCAPE AREA PROVIDED:	X

			BENCHMARK
			City of Colleyville Benchmark- BM 93-7 Bench disc set in a curb inlet East of Riverwalk Road between Bluebonnet Drive and Kingwood Street. Elev. 603.0'.
			City of Colleyville Benchmark- BM 93-8 Bench disc set in a curb inlet on the West side of Starlingford Street, across from residences #5121 and #5117. Elev. 611.84'
Rev	Date	Description	



This document is released for the purpose of interim review under the authority of: Kyle A. Bennett, P.E.,
Tx No: 98627 Binkley & Barfield |
C&P, Inc. #F-3185. Not for regulatory approval, permitting, or construction.

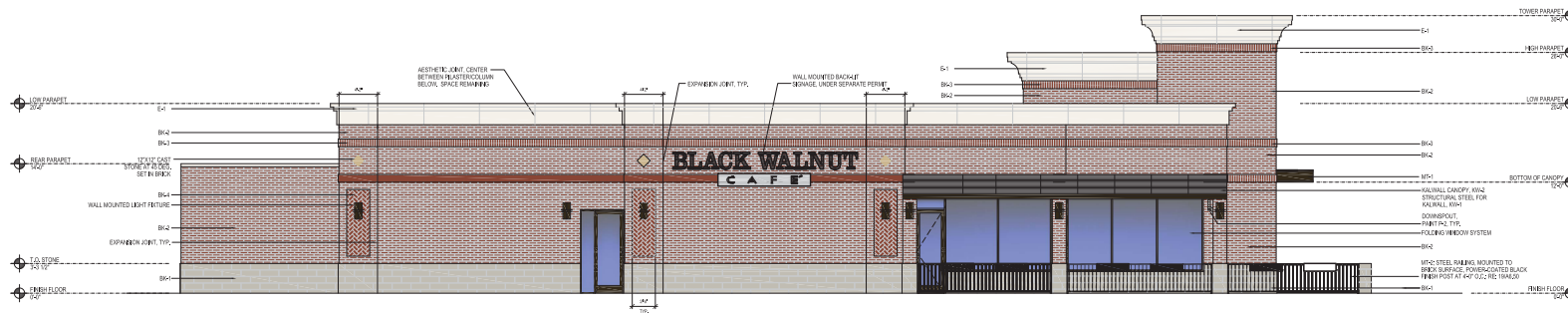


SITE PLAN
BLACK WALNUT CAFE
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

Scale: 1"=30'	Date: 9/19/14	Job No.: BC14031	C3
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Building Elevations

TYPE	ITEM	DESCRIPTION	REMARKS
P-1	EXTERIOR PAINT	IDEALUX 160 'OLD REDWOOD'	STRUCTURAL, STEEL, LINTELS, DUMPMSTER GATES, EXTERIOR METAL DOORS
P-2	EXTERIOR MTL. COATING	DEKALUX/VEGARD ALKYLID ACRYLUSTIC GLOSS ENAMEL 4296-590 NEUTRAL COLOR BLUSHPE GRP 2P-1, V020P-1, WHI 0N-2	DUMPMST/ITS AT TYPICAL EXPOSED STEEL AT GLAZING/ALUMINUM 1 MOCKUP REQ. ON SITE
P-3	EXTERIOR MTL. COATING	VALSPEAR BASED PAINT COLOR: MANGARD BROWN 367F-145	AVAXEX CANOPIES
MT-1	ALUM. CANOPY BASED ON AVAXEX	PRE-FINISHED EXTRUDED ALUMINUM A FLASHPING VALSPEAR BASED COLOR P-3	PRE-FINISHED EXTRUDED ALUMINUM SYSTEM
MT-2	STEEL PINKET RAILING SYSTEM	HOT-DIPPED GALVANIZED STEEL RAILING SYSTEM WITH PROFILES 4"x 4" (L) BLACK POWDERCOAT FINISH WITH 3 FOOT CLEFT "GATE" PER PLAN	PATIO RAILING
MT-3	BRASS CORNING	16 GA. GALV. MTL. CORNING W/ 2 PRICE COUNTER FLASHING	PREHINED TO MATCH E-1
E-1	EPIS CORNICE	STD STROTHERN ESSENCE (BFS SYSTEM) "FINE" TEXTURE [COLOR "WHITE LUMIN"	ROOF CORNICE & SUBMIT SAMPLES OF SHADES FOR APPROVAL
KW-1	KALWAL CANOPY	STRUCTURAL STEEL & FLASHING PTD. P-2	KALWAL STRUCTURE, STEEL, GALV. MCKUP REQ.
KW-2	KALWAL CANOPY	KALWAL PANEL (CLASS A) L, WHITE LEFTED 3/4" TRANSLUCENT PANEL SYSTEM 12 X 24 GRID PATTERN COLOR: WHITE LINTAL COLOR: BLACK 800 (SEE "VIBES" ALTERNATE 1) [HURON INDUSTRIES 2 3/4" TRANSLUCENT PANEL SYSTEM 12 X 24 GRID PATTERN COLOR: WHITE	PATIO CANOPY
BR-1	STONE VENEER	ARBORCRAFT REMANENCE ROOFCEAL COLOR: MAGNOLIA [SIZE: 24" X 8" X 1/2"]	MORTAR COLOR - SPEC MB (SM), COLOR: 105 GRAY, PLY N, DAL
BR-2	BRICK VENEER	ACME BRICK CO., TYP. GARNET "RING SIZE" VELOUR 12 RUNNING BOND	EXTERIOR WALL "TOWER" 1 MOCKUP REQ. ON SITE [EXP. CT. COLOR TO MATCH BRICK MORTAR COLOR - SPEC MB (SM), COLOR: 105 GRAY, PLY N, DAL
BR-3	BRICK VENEER	ACME BRICK CO., TYP. GARNET "RING SIZE" VELOUR SOLDER COURSE	EXTERIOR WALL "ACCENT BAND" EXP. JOINT COLOR TO MATCH BRICK MORTAR COLOR - SPEC MB (SM), COLOR: 105 GRAY, PLY N, DAL
BR-4	BRICK VENEER	ACME BRICK CO., TYP. GARNET "RING SIZE" VELOUR HERRINGBONE ACCENT	EXTERIOR WALL "BALVAY" EXP. JOINT COLOR TO MATCH BRICK MORTAR COLOR - SPEC MB (SM), COLOR: 105 GRAY, PLY N, DAL
GL-1	VIBRON GLASS	1/2" TEMPERED, CLEAR	GLASS DOORS
GL-2	VIBRON GLASS	CLEAR VIBRON GLASSCLITE 1" SUNGLASS SOLAR CONTROL LOWE 1/4" CLEAR HS. SUNGLASS SOLAR CONTROL LOWE 1/2, 1/2 AIRSPACE, 1/4" CLEAR HS.	EXTERIOR GLAZING 1 MOCKUP REQ. ON SITE, TEMPERED AT FIN. PL. LEVEL, PART INTERIOR SIDE OF GLASS FTT AT CELESTORY ABOVE ENTRY
GL-3	SPANDREL GLASS	CLEAR VIBRON GLASSCLITE 1" SUNGLASS SOLAR CONTROL LOWE 1/4" CLEAR HS. WITH HARMY GRAY FRT AL. SUNGLASS SOLAR CONTROL LOWE 1/2, 1/2 AIRSPACE, 1/4" CLEAR HS. WITH HARMY GRAY FRT AL.	EXTERIOR GLAZING 1 MOCKUP REQ. ON SITE PART INTERIOR SIDE OF GLASS FTT AT CELESTORY ABOVE STOREFRONT AT COFFEE AREA
GL-4	SPANDREL GLASS	CLEAR VIBRON GLASSCLITE 1" SUNGLASS SUPERNATURAL HS LOWE 1/4" CLEAR HS. SATIN DECO ABRADED LOWE 1/2, 1/2 AIRSPACE, 1/4" CLEAR HS.	EXTERIOR GLAZING AT TOWER, MOCKUP REQ. ON SITE
S-1	CONCRETE	EXPPOSED [SMOOTH UNFINISHED] CONCRETE FINISH	INTERIOR



NOTE: PROVIDE 1/2" PROJECTION AT ALL SOLDIER COURSES.
PROVIDE 1/2" INSET AT HERRINGBONE DELAYS.
PAINT ALL STEEL LINTELS AT OPENINGS TO MATCH BRICK P-1.
CONTROL JOINTS ON EITHER SIDE OF FLASTERS TO BE
CAULKED TO MATCH BRICK TO TOP OF STONE. ALL OTHER
CONTROL JOINTS TO BE CAULKED CREAM GREY TO MATCH
MORTAR.

SOUTHEAST ELEVATION



NOTE: PROVIDE 1/2" PROJECTION AT ALL SOLID CORNERS. PROVIDE 1/2" INSET AT HERRINGBONE INLAIS. PAINT ALL STEEL LINTELS AT OPENINGS TO MATCH BRICK P-1 CONTROL JOINTS ON EITHER SIDE OF FLASTERS TO BE CAULKED TO MATCH BRICK TO TOP OF STONE. ALL OTHER CONTROL JOINTS TO BE CAULKED CREAM GREY TO MATCH MORTAR.

NORTHEAST ELEVATION

JACOBS
5985 Rogerdale Road
Houston, TX 77072 (832) 351-6000
www.jacobs.com
TBPE Firm #2966

PROJECT TITLE:
BLACK WALNUT
CAFE
COLLEYVILLE, TX

PROJECT LOCATION:
1205 CHURCH ST
COLLEYVILLE, TEXAS 76034

OWNER:
Black Forest Ventures, LLC
24 Waterway Ave., Suite 225
Black Forest Tower
The Woodlands, TX 77380

CONSULTANT:

SEAL:

THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND NOT
FOR CONSTRUCTION, BIDDING
OR PERMIT PURPOSES.

RESPONSIBLE ARCHITECT
TERENCE N. JOHNSON
20997

9/11/14

JACOBS PROJECT NO. FEY81B16

CHECKED BY _____ SCUM _____

ISSUE FOR _____ DATE _____

REVISIONS

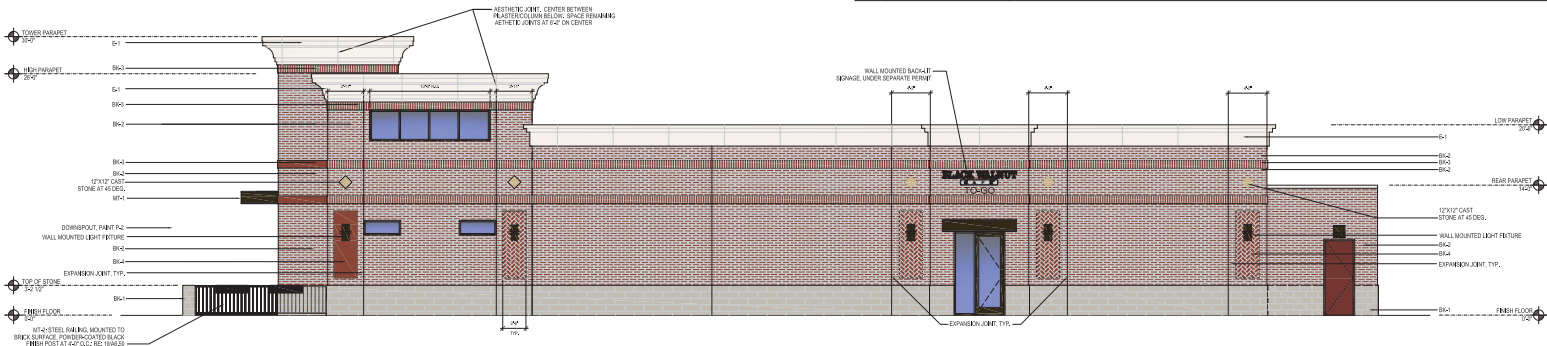
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SHEET TITLE
EXTERIOR ELEVATIONS

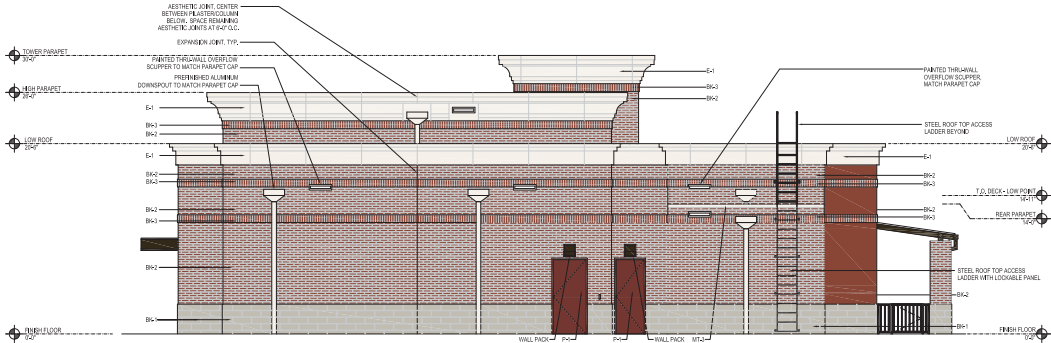
SHEET NO
A6.01

Building Elevations

TYPE	ITEM	DESCRIPTION	REMARKS
P-1	EXTERIOR PAINT	ICI DULUX 100 'OLD REDWOOD'	STRUCTURAL STEEL LINTELS, DUMPSTER GATES, EXTERIOR METAL DOORS
P-2	EXTERIOR MTL. COATING	DEVCO-DEVIGUARD, ALKYL INDUSTRIAL GLOSS ENAMEL 4006-0000 NEUTRAL, COLOR: BUSHNIEL, ORR 2P41, YOUNG'S, WEST ORION	DOWNSPOUTS AT PATIO (EXPOSED STEEL AT GLAZING/VADEKAL WALL, 1 MOCK-UP REQ. ON SITE)
P-3	EXTERIOR MTL. COATING	VALSPAR BASED PAINT SYSTEM (COLOR: MANSARD BROWN 309745)	AVADEK CANOPIES
MT-1	ALUM. CANOPY (BASED ON AVADEK)	PRE-FINISHED EXTRUDED ALUMINUM & FLASHING * VALSPAR BASED COLOR P-3	PRE-ENGINEERED EXTRUDED ALUMINUM SYSTEM
MT-2	STEEL PICKET RAILING SYSTEM	HOT-DIPPED GALVANIZED STEEL RAILING SYSTEM WITH PICKETS 4"x2" O.C., BLACK POWDERCOAT FINISH WITH 1" FOOT CLEAR EXIT "SAFE" FOR PLAN	PATIO RAILING
MT-3	PARAPET COPING	18 GA. GALV. MTL. COPING W/ 2" REICE COUNTER FLASHING	PRE-FINISHED TO MATCH E-1
E-1	EPF'S CORNICE	STO STOTHELM ESSENCE EPF'S SYSTEM (FINISH: TEXTURE) COLOR: WHITE LINEN	ROOF CORNICE (SUBMIT SAMPLES OF SHADES FOR APPROVAL)
BR-1	SKYWALL CANOPY	STRUCTURAL STEEL & FLASHING PTD. P-2	SKYWALL STRUCTURE: STEEL, GALV. MOCK-UP REQ.
RY-2	SKYWALL CANOPY	KALWALL PANEL (CLASS A US, LETTERS 24" TRANSLUCENT PANEL SYSTEM 12 X 24 GRID PATTERN COLOR: WHITE (METAL COLOR: BLACK RIB SIDE VARIES ALTERNATE: EMAGOR INDUSTRIES 2.34" TRANSLUCENT PANEL SYSTEM 12 X 24 GRID PATTERN) COLOR: WHITE	PATIO CANOPY
BK-1	STONE VENEER	ARDECRAFT RENAISSANCE ROCKFACE COLOR: MANDALAY (SPEC. PLS. 3, 5, 9, 13 & 17)	MORTAR COLOR - SPEC. MB (SM), COLOR: 100 GRAY, P/L TYPE N, DAL
BK-2	BRICK VENEER	ACME BRICK CO., TUP. GARNET, "NINO SIZE" VELOUR 1/2 RUNNING BOND	EXTERIOR WALL "BRIEFL" (MOCK-UP REQ. ON SITE) (EXP. JT COLOR TO MATCH BRICK) MORTAR COLOR - SPEC. MB (SM), COLOR: 100 GRAY, P/L TYPE N, DAL
BK-3	BRICK VENEER	ACME BRICK CO., TUP. GARNET, "NINO SIZE" VELOUR SOLDIER COURSE	EXTERIOR WALL "ACCENT BANDS" (EXP. JOINT COLOR TO MATCH BRICK) MORTAR COLOR - SPEC. MB (SM), COLOR: 100 GRAY, P/L TYPE N, DAL
BK-4	BRICK VENEER	ACME BRICK CO., TUP. GARNET, "NINO SIZE" VELOUR HERRINGBONE ACCENT	EXTERIOR WALL "VALENT" (EXP. JOINT COLOR TO MATCH BRICK) MORTAR COLOR - SPEC. MB (SM), COLOR: 100 GRAY, P/L TYPE N, DAL
GL-1	VEHION GLASS	1/2" TEMPERED, CLEAR	GLASS DOORS
GL-2	VEHION GLASS	CLEAR VEHION-OLDCASTLE 1" SUNGLASS SOLAR CONTROL LOW-E 1/4" CLEAR HS. SUNGLASS SOLAR CONTROL LOW-E 1/2" AIRSPACE, 1/4" CLEAR HS.	EXTERIOR GLAZING (MOCK-UP REQ. ON SITE, TEMPERED AT FIN. FLR. LEVEL, PAINT INTERIOR SIDE OF GLASS PTD. AT CLERESTORY ABOVE ENTRY)
GL-3	SPANDREL GLASS	CLEAR VEHION-OLDCASTLE 1" SUNGLASS SOLAR CONTROL LOW-E 1/4" CLEAR HS. WITH WARM GRAY PRT #4, SUNGLASS SOLAR CONTROL LOW-E 1/2" AIRSPACE, 1/4" CLEAR HS. WITH WARM GRAY PRT #4.	PAINT INTERIOR SIDE OF GLASS PTD. AT CLERESTORY ABOVE STOREFRONT AT COFFEE AREA
GL-4	SPANDREL GLASS	CLEAR VEHION-GLASSMAN 1" SUNGLASS SUPER NATURAL (B LOW-E, 1/4" CLEAR HS. SATIN DECO ABRADED LOW-E #2, 1/2" AIR SPACE, 1/4" CLEAR HS.	EXTERIOR GLAZING AT TOWER, MOCK-UP REQ. ON SITE
S-1	CONCRETE	EXPOSED (SMOOTH UNFINISHED) CONCRETE FINISH	INTERIOR



NORTHWEST ELEVATION



SOUTHWEST ELEVATION

JACOBS'
5985 Rogerdale Road
Houston, TX 77072 (832) 351-4000
www.jacobs.com
TBPE Firm #2966

PROJECT TITLE:
**BLACK WALNUT
CAFE**
COLLEYVILLE, TX

PROJECT LOCATION:
1205 CHURCH ST
COLLEYVILLE, TEXAS 76034

OWNER:
Black Forest Ventures, LLC
24 Waterway Ave., Suite 225
Black Forest Tower
The Woodlands, TX 77380

CONSULTANT:

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RESPONSIBLE ARCHITECT
TERENCE N. JOHNSON
20997
9/11/14

JACOBS PROJECT NO. FBY0916

DRAWN BY SC

CHECKED BY SCJW

DATE FOR DATE

REVISIONS		
Delta	Date	Description
	07/18/14	50% REVIEW SET
	08/08/14	95% REVIEW SET
	09/19/14	SITE PLAN REVIEW

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NO
A6.02

Pond Improvement Details



17010 LAZY HILL LANE, SPRING, TX. 77379 · 281.203.7615 · archerservices@ymail.com

"Exhibit A"

Black Walnut Café Colleyville

LANDSCAPE DESIGN & CONSTRUCTION

The new pond will be stripped of all of the existing vegetation, with the exception of the existing trees along the main street, they will remain. The existing ground will be leveled and cleaned up, and will slope down to the water's edge. The sloped ground will, at a minimum, need to be Hydro seeded with a native grass and will need an erosion control. This will be to prevent erosion and also prevent the seed from washing out until a solid crop is germinated. The pond area will also be irrigated

New beds will be created and located in the best possible locations to keep the views open to the water from the primary vantage points. New bed mix soils will be brought in to create the seven new beds.

Material List:

Mulch Black or Brown	10	1 yd.
Archer Mix - Bedding Mix	40	1 yd.
Miscanthus Grass	40	3 g
Muhly	61	3 g
Holly, Dwarf Yaupon	16	3 g
Crape Myrtle	6	30 gal
Bald Cypress	12	45 gal
Live Oak	3	30 gal

Proposed Pond Improvements

artistic conception

pool Studio



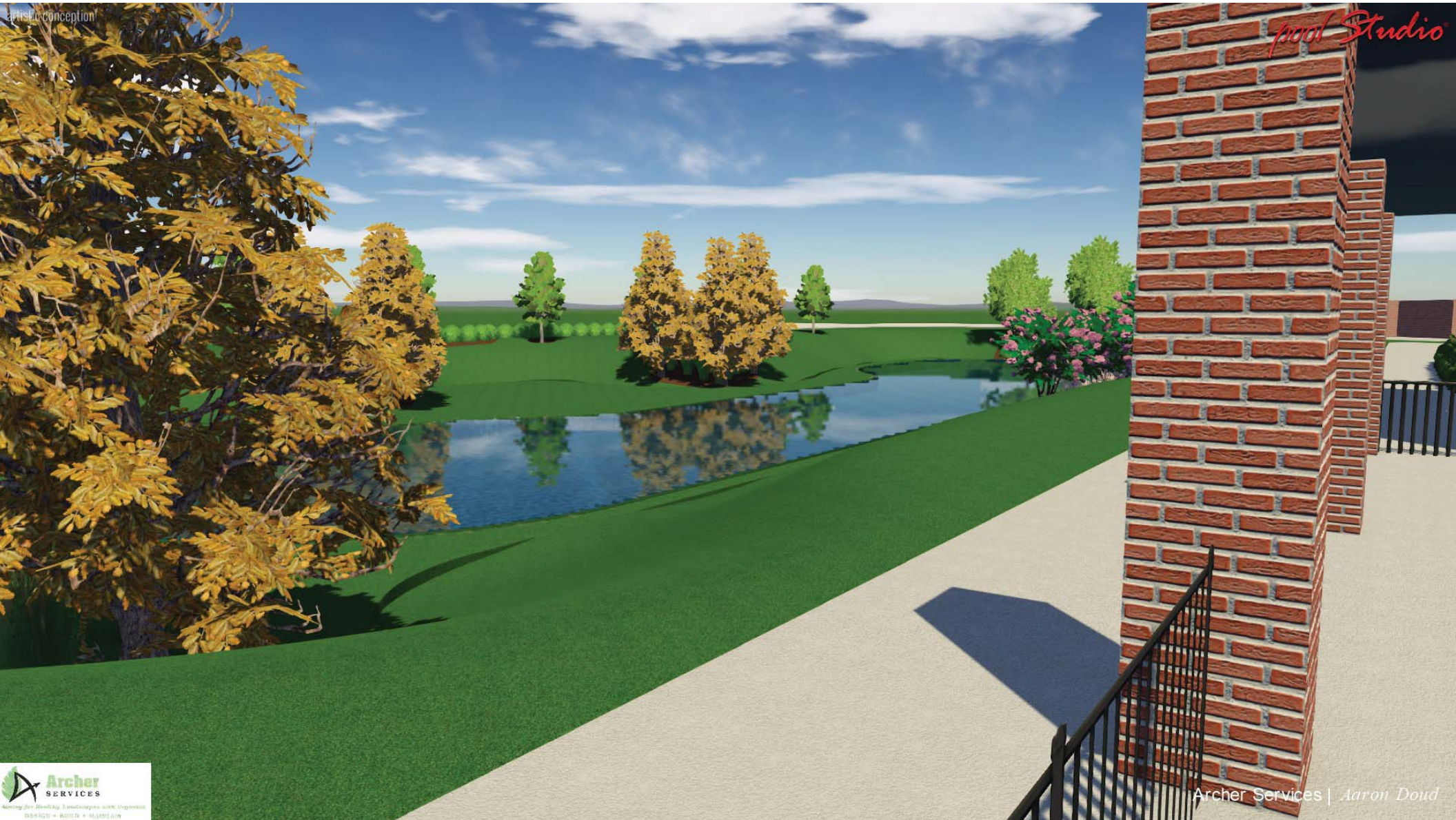
Proposed Pond Improvements

artistic conception

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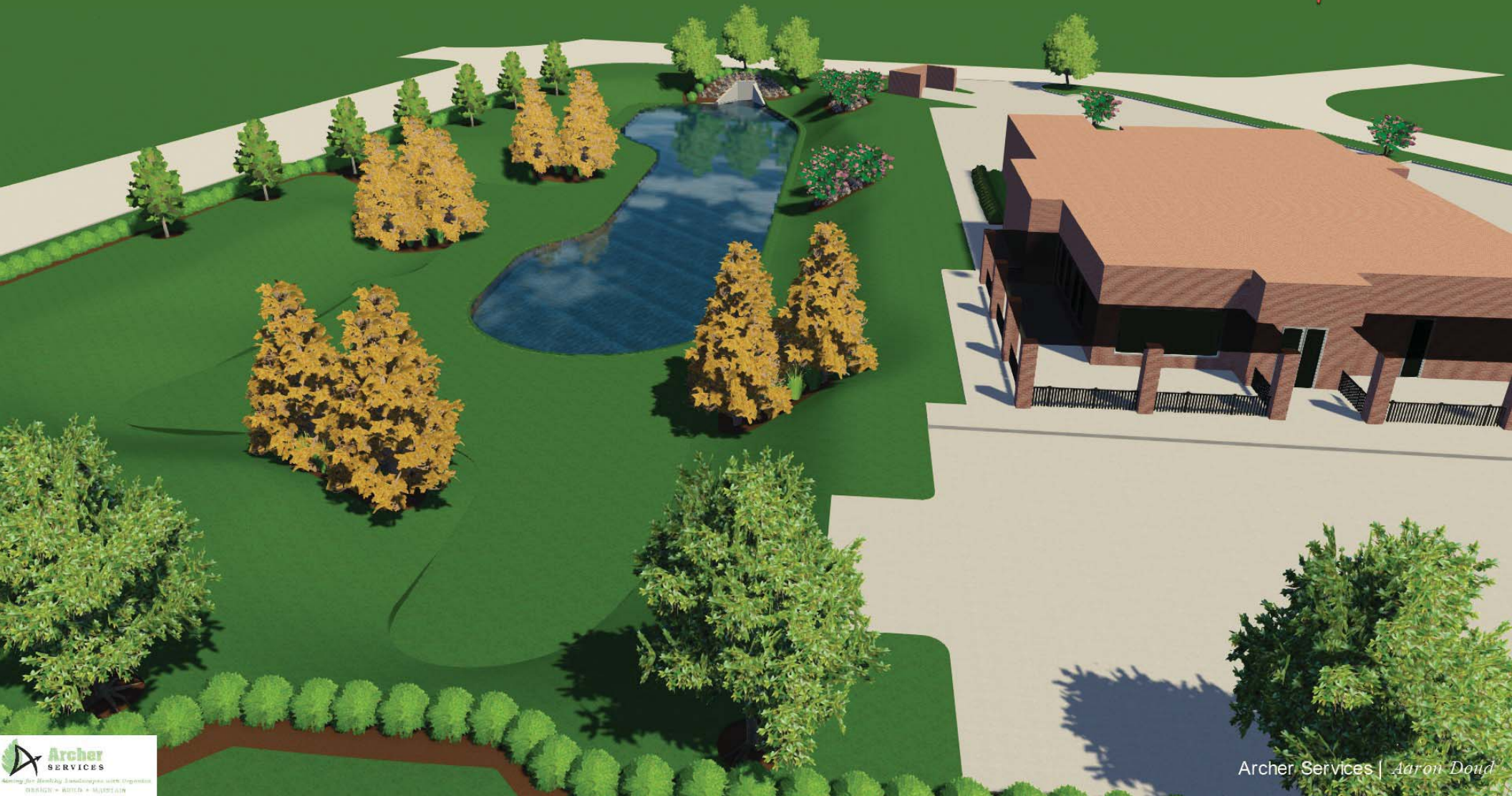
Proposed Pond Improvements



Proposed Pond Improvements

artistic conception

pool Studio



Proposed Pond Improvements

artistic conception

pool Studio



Proposed Pond Improvements

artistic conception

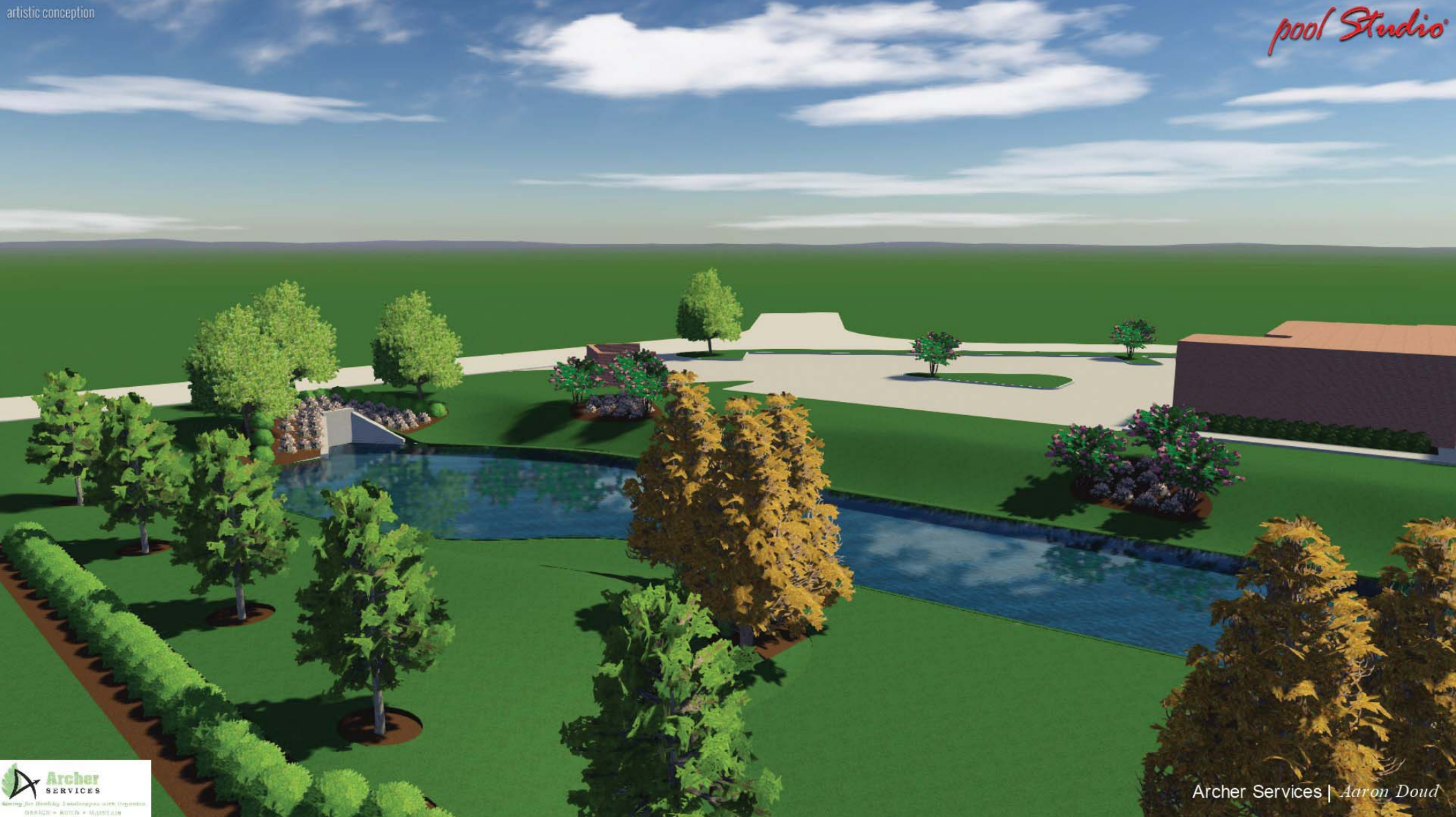
pool Studio



Proposed Pond Improvements

artistic conception

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Proposed Pond Improvements

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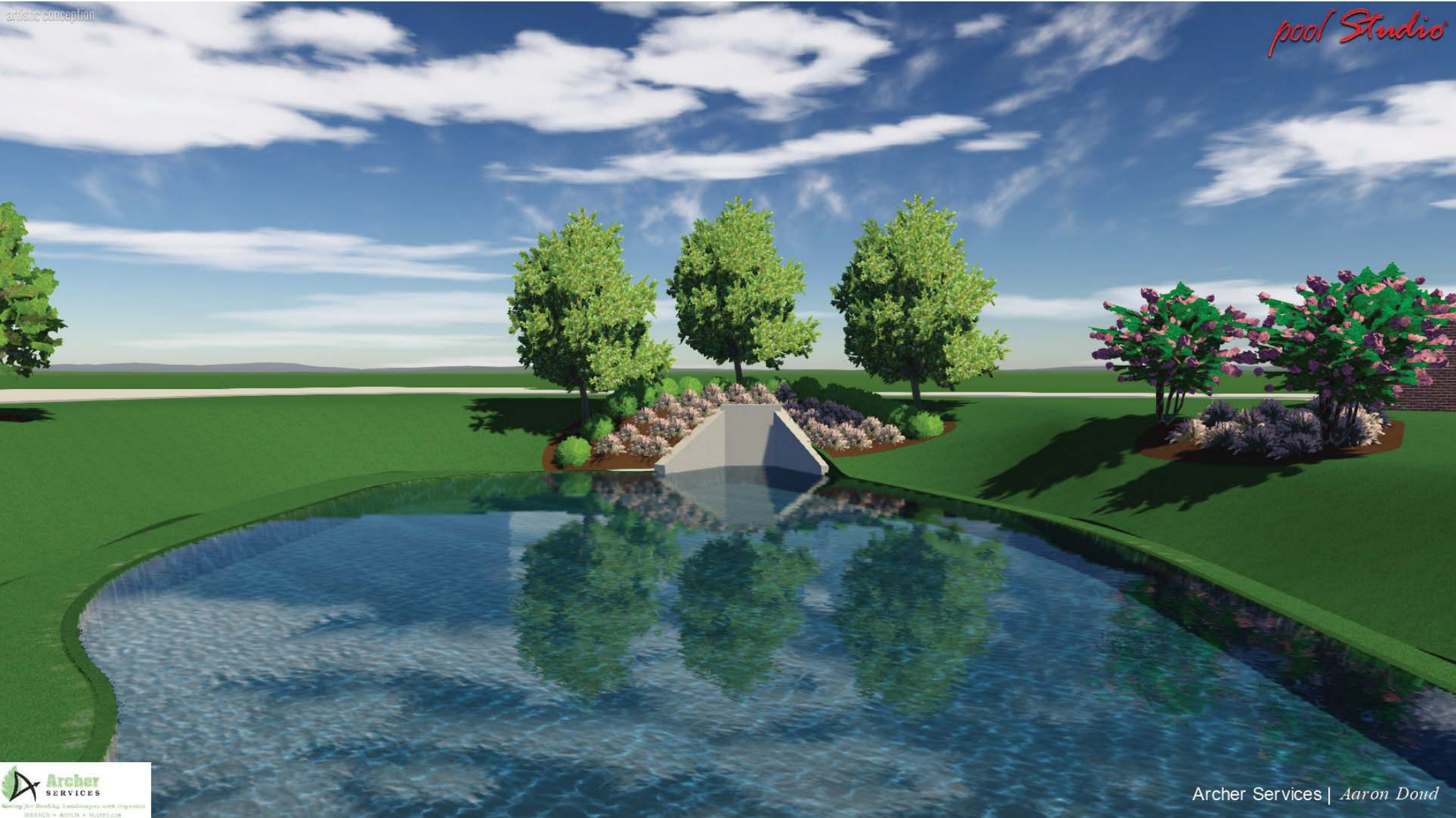
pool Studio



Proposed Pond Improvements

artistic conception

pool Studio



Black Walnut Cafe Presentation



COMPANY OVERVIEW

About Black Walnut Café



BLACK WALNUT
CAFE

About Black Walnut Café



A Contemporary American ‘fast-casual’ restaurant concept with a diverse menu that appeals to anyone, anytime!

About Black Walnut Café

- **Founded in 2002, A fast casual, counter service restaurant, serving breakfast, lunch & dinner 7 days a week**
- **Open early – close late**
- **100+ unique menu items, from salads to burgers, pasta to breakfast entrées**
- **To-go and Catering available**

Black Walnut Cafe Presentation

Breakfast



Salads



Sandwiches & Burgers



Desserts & Gelato



Black Walnut Cafe Presentation

Interior



BLACK WALNUT
CAFE

Black Walnut Cafe Presentation

Ordering



BLACK WALNUT
CAFE

Black Walnut Cafe Presentation

Heated Patio



BLACK WALNUT
CAFE

Black Walnut Cafe Presentation

Dining Room



Black Walnut Cafe Presentation

Full Service Bar



Current Locations



The Growth: Future Locations

- **Under Construction:**
 - Coppell, Texas (Dallas North)
 - Flower Mound, Texas (Dallas North)
 - Frisco, Texas (Dallas North)
 - Colleyville, Texas (Dallas North)
- **Up & Coming**
 - North Austin
 - Oklahoma
 - Florida
 - Atlanta

Four Points - Austin, TX



Black Walnut Cafe Presentation

Four Points – Austin, TX



BLACK WALNUT
CAFE

Black Walnut Cafe Presentation

Allen, TX



BLACK WALNUT
CAFE

Black Walnut Cafe Presentation



www.blackwalnutcafe.com

ORDINANCE O-14-1941

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING ON LOT 1R1, BLOCK 2 OF THE TOWN CENTER COLLEYVILLE ADDITION, LOCATED AT 1205 CHURCH STREET, BY AUTHORIZING A SPECIAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for on-premise consumption of alcohol under Case No. ZC14-023; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings

and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on Lot 1R1, Block 2, of the Town Center Colleyville Addition, located at 1205 Church Street, by authorizing a Special Use Permit for the sale of alcoholic beverages for on-premise consumption, as depicted on Exhibit "A" and Exhibit "B".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant use only.
- b. The name of the business authorized for on-premise consumption alcohol sales by this Special Use Permit shall be called "Black Walnut Cafe".
- c. The Special Use Permit shall automatically expire upon the abandonment of the business, change in the use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.

- d. All requirements of the Land Development Code shall be met, except where amended herein.
- e. Prior to the issuance of the Certificate of Occupancy, the existing pond located on the eastern portion of the property shall be improved consistent with the attached Exhibit "C" and as described in Exhibit "D". Bald Cypress trees shall be the only species of Cypress tree allowed to be planted on the subject property.

2. HOURS OF OPERATION

- a. The hours of operation shall not exceed the following schedule:

Sunday - Thursday: 6:30 a.m. - 10:00 p.m.

Friday - Saturday: 6:30 a.m. - 11:00 p.m.

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

Sec. 6. THAT 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 December 2014.

The second reading and public hearing being conducted on the 16th day of December 2014.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2014.

ATTEST:

CITY OF COLLEYVILLE

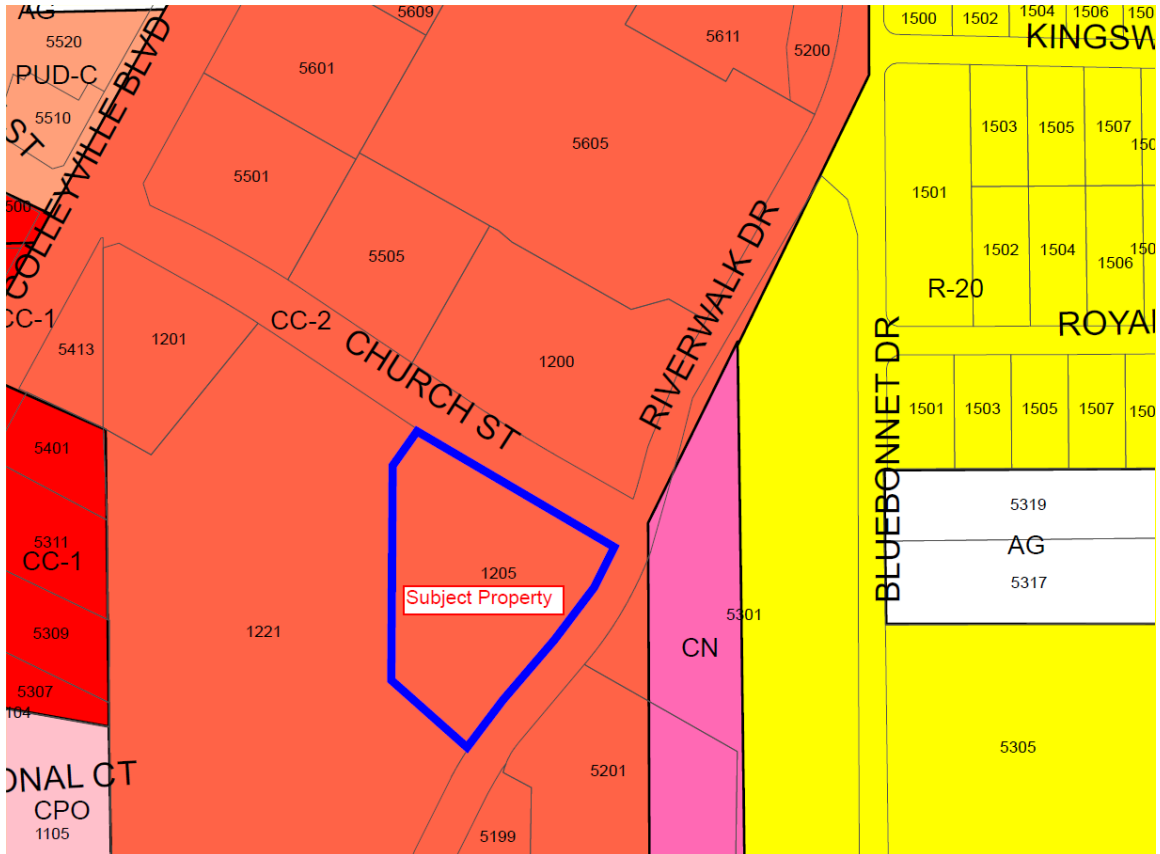
Amy Shelly, TRMC
City Secretary

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit "A" – Location and Zoning Map



[illegible]

Exhibit "C" – Pond Exhibit



Exhibit "D" – Pond Improvement Details



17010 LAZY HILL LANE, SPRING, TX. 77379 · 281.203.7615 · archerservices@ymail.com

"Exhibit A"

Black Walnut Café Colleyville

LANDSCAPE DESIGN & CONSTRUCTION

The new pond will be stripped of all of the existing vegetation, with the exception of the existing trees along the main street, they will remain. The existing ground will be leveled and cleaned up, and will slope down to the water's edge. The sloped ground will, at a minimum, need to be Hydro seeded with a native grass and will need an erosion control. This will be to prevent erosion and also prevent the seed from washing out until a solid crop is germinated. The pond area will also be irrigated

New beds will be created and located in the best possible locations to keep the views open to the water from the primary vantage points. New bed mix soils will be brought in to create the seven new beds.

Material List:

Mulch Black or Brown	10	1 yd.
Archer Mix - Bedding Mix	40	1 yd.
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Muhly	61	3 g
Holly, Dwarf Yaupon	16	3 g
Crape Myrtle	6	30 gal
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Live Oak	3	30 gal



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5c

Agenda Date 12/02/2014

Number Ordinance O-14-1942

Type Ordinance

Department Planning and Zoning Commission

Title

Consideration of a zoning change from the CC-2 Shopping Center zoning district to the PUD-C-Planned Unit Development-Commercial zoning district on 1.94 acres of Abstract 352, of the Elizabeth Cox Survey, located at 5200 State Highway 121, Case ZC14-024

Explanation

First Reading and Public Hearing

Paul Cragun, Cumulus Design, is requesting to rezone 1.94 acres located at 5200 State Highway 121 (SH121) from the CC-2-Shopping Center zoning district to the PUD-C-Planned Unit Development Commercial district in order to develop a hotel.

Existing Conditions. The property is unplatted and is undeveloped.

Proposed Rezoning Request. The applicant has submitted a Statement of Planning Objectives (attached) describing the proposed development. The applicant is requesting to rezone to the PUD-C zoning district to develop the site for a five story hotel with 96 guest rooms and 500 square feet of meeting space. The proposed hotel would be called "Hampton Inn & Suites."

Hotels are allowed, by right, in the CC-2-Shopping Center zoning district; however, the applicant is requesting several waivers and, therefore, is requesting the PUD-C zoning.

The requested waivers include the following:

1. Hotel definition: Chapter 2-Definitions in the Land Development Code defines a hotel as follows: "A building or group of buildings, of which the main function is to provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area and which structure shall also contain a restaurant and conference rooms, and may also include various personal service shops." While the hotel will serve a "hot" breakfast for guests, the proposed hotel will not contain a full service restaurant as required by the definition.

2. Maximum Height: The maximum height allowed for any building in the CC-2-Shopping Center district is four (4) stories. However, Section 3.28(D)5 in the Land Development Code states the following: "In CC and ML zoning districts, the City Council may vary the maximum height of a building if the City Council finds that the location and/or configuration of the building is such that it will conform to the surrounding area and provide adequate light and air under the circumstances. For each

foot of proposed height over the standard, there shall be a foot increase in the front and rear yards or as approved by the council. The request for a variance shall be accompanied by a site plan of the property and an architectural drawing of the proposed building”.

The total proposed height of the hotel is 77 feet to the top of the highest parapet. According to the site plan, the hotel structure, minus the porte-cochere, will be setback 87 feet from SH121 right-of-way. The porte-cochere would be setback 52 feet from SH121 right-of-way. Therefore, given the maximum height allowance of 35 feet for buildings located in the CC2-Shopping Center district, and the minimum 40 foot front setback requirement for the CC-2 zoning district, based on the above requirement, an additional 42 feet would be required to be added to the 40 foot setback such that a minimum setback of 82 feet would be required. Therefore, minus the porte-cochere, the proposed hotel meets the prescribed setback guideline; however, City Council approval of a waiver is still required.

3. Parking: the applicant requests waivers from the total parking to be provided and from the parking space dimension requirements. Given 96 guest rooms, 500 square feet of meeting space proposed in addition to hotel office space, a total of 98 parking spaces are required. The applicant proposes to provide 97 total parking spaces.

Additionally, of the 97 parking spaces, in order to make room for more parking on the site, the applicant proposes to reduce the size of 27 parking spaces and label these spaces as “compact car parking”. The minimum dimensions for 90 degree parking in the Land Development Code is 9’ x 18’. The proposed compact car parking would be 8’ x 18’.

4. Landscaping: The applicant is requesting a waiver to the following requirement found in Section 4.6(3) of the Land Development Code, which states, “Twenty percent (20%) of the total land area in any proposed development shall be landscaped. At least fifty percent (50%) of the total landscaped area shall be located in the street yard(s)”.

Given the limited space on the site, the applicant requests that the 20 percent requirement be reduced to 18 percent, and the 50 percent street yard requirement be reduced to five percent.

5. Tree Preservation: The applicant requests the following waivers to the tree preservation regulations:

Section 5.9 – Minimum Tree Preservation Requirements. The applicant requests a full waiver to this requirement. Based on the current canopy coverage on the property, a minimum of 50 percent of the existing canopy coverage would be required to be preserved in place under the requirements of this section.

Section 5.12 – Mitigation Requirements. The applicant requests that the mitigation

requirements for any protected trees be reduced to one-half the current requirement of one inch planted for one inch removed with minimum planting requirement of a six inch caliper tree, or payment into the tree mitigation fund at a rate of \$250 per caliper inch. Based on a preliminary tree survey provided by the applicant, approximately 200 inches of non-exempt trees exist on the site. Staff recommends that no waiver be granted to this specific provision.

With the exception of the tree mitigation waiver request, all of these requested waivers have been added to the proposed ordinance.

Master Plan. The rezoning request is consistent with the future land use recommendations of the Colleyville Master Plan, adopted in 2004, which designates the subject property for retail commercial uses.

Lot Dimensions and Setbacks. The PUD-C zoning district establishes a 40-foot front yard setback, a 10-foot side yard setback, and a 25-foot rear yard setback. The proposed development meets the front, side and rear yard setback requirements.

Building Design Standards and Height. The applicant has submitted building elevations of the proposed hotel. The proposed buildings will be required to comply with the provisions of Chapter 6-Commercial Building Design in the Land Development Code.

As mentioned above, the proposed building will contain five stories and will be 77 feet in height. The proposed building height has been reviewed and accepted by the Fire Department. Existing fire apparatus ladder equipment in the City of Colleyville has the ability to reach all rooms in the hotel from the fire lanes shown on the site plan.

Parking. As mentioned above, the site plan provides 97 parking stalls with 27 spaces designated as "compact car parking".

Perimeter Fencing. The applicant proposes an 8-foot decorative masonry fence along the rear lot line, adjacent to the Colleyville Heritage High School parking lot.

Garbage Container Screening. The Land Development Code requires all garbage container enclosures and containers to be located behind all required building setbacks with the enclosure to be composed of masonry materials. Based on the attached site plan the proposed garbage container enclosure complies with the requirements of the Land Development Code.

Landscaping. As mentioned above, the applicant requests a waiver to the minimum of 20 percent landscaping on the site and to reduce the 50 percent street yard landscaping requirement to five percent.

All plantings proposed on the attached landscape plan comply with the minimum

requirements of Chapter 4-Landscaping and Buffering in the Land Development Code.

Signage. Per the attached exhibit, the applicant proposes to construct a 35 foot high pole sign at the front entrance of the property adjacent to SH121, which meets the maximum height requirements for a freeway pole sign in the Land Development Code.

Staff recommends that all site signage meet the minimum requirements of the Land Development Code.

Access. The site will derive access from SH121 and through an existing mutual access easement linking the subject property to the existing adjacent property to the south, which contains an existing restaurant.

The applicant is also required to provide for future mutual access to the adjacent property to the north, which is currently developed as a single family residence.

Sidewalks. A minimum five foot wide sidewalk is required along SH121 at the time of construction.

Traffic Generation. Per the Institute of Transportation Engineers 6th Edition Trip Generation manual, based on a total of 96 rooms, hotel uses generate an average rate of 698 trips per weekday.

Floor Plan. The applicant has submitted floor plans of the proposed hotel which are attached to the briefing. The first floor plan includes a small conference room, a gift shop, a breakfast area and an indoor swimming pool. The upper floor plans include the hotel rooms.

Hotel Occupancy Tax Ordinance. On February 3, 1998 the City Council approved a hotel/motel occupancy tax for the City under Ordinance O-98-1088 (attached). According to the ordinance, the City collects seven percent of the total room rental charge. This amount is the maximum collection rate allowed by the State of Texas for cities.

Minimum Hotel Standards. There are currently no hotels in Colleyville. Other than the definition of a hotel and the occupancy tax ordinance noted above, there are no other specific provisions in any City codes.

Therefore, staff proposes adding the following provisions to the proposed ordinance:

- The establishment shall furnish customary hotel service, including but not limited to laundry service, linen service, telephone, maid service, use of and up-keep of furniture.
- The establishment shall maintain a register of guests, however, no guest shall be

registered for more than thirty (30) consecutive days.

- Guest rooms shall not be used in any form or manner as a permanent residence.
- The use of exterior corridors on any exterior façade of the building shall be prohibited. Exterior access to guest rooms shall only be permitted for rooms facing a courtyard that is enclosed on four sides by the hotel building.
- Outdoor recreational facilities such as swimming pools, sports courts, and playgrounds shall be located behind the building, or if located on the side of the building shall not be forward of the front building elevation that is closest to the street. The facility must be screened from view of public rights-of-way by fencing, landscaping, or a combination of these. Wood or chain link fencing shall not be permitted.
- The city manager or his/her designee shall have the authority to require that the establishment obtain a license to operate as a hotel in the City. Said license may require periodic renewals and/or inspections in addition to other requirements that promote the health, safety, and welfare of the community.

Surrounding Properties. The property to the north is zoned CC-2-Shopping Center District and contains a single family home. The property to the east is located on the other side of SH121 in the City of Grapevine and zoned and used for freeway commercial uses. The property to the west is zoned CC-2-Shopping Center District and is developed as Colleyville Heritage High School. The property to the south is zoned CC-2-Shopping Center District and is developed as La Hacienda Ranch restaurant.

Public Notification. Staff mailed notices to eight adjacent property owners within 200 feet regarding this request and all homeowners associations within 500 feet. Notice was sent to the Grapevine-Colleyville Independent School District as required by state law. Notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code. One letter and speaker card in opposition (attached) have been received to date.

Planning and Zoning Commission Recommendation. The Planning and Zoning Commission recommended approval of this request by a vote of 6-0.

Supermajority Vote Requirement. State laws and the Land Development Code both state that if written objections are received from 20 percent of the area of the adjacent property owners extending 200 feet from the subject property, then a three-fourths ($\frac{3}{4}$) vote (super majority is 6 out of 7) is required by City Council for approval of this planned development zoning change request. Based on the opposition letter received and the attached opposition map, 28 percent of the properties within the 200 foot buffer are opposed to the request. Therefore, a supermajority vote is required in

order to approve this request.

Summary. The proposed hotel would be the first to locate in Colleyville. The hotel would be five stories high and contain 96 guest rooms. The applicant requests five waivers from the requirements of the Land Development Code. With the exception of the tree mitigation waiver request, these waivers are contained in the proposed ordinance. The proposed use is allowed by right in the existing zoning on the property and complies with the future land use recommendations of the Master Plan. As such, staff recommends approval of the use of a hotel. However, most of the waivers requested by the applicant, while contained in the proposed ordinance, will ultimately require approval of the City Council.

Financial Impact

The fiscal impact to the City if this item is approved would be the potential construction of a hotel that would create a new revenue source for the City through the State of Texas enabled collection of hotel/motel revenue taxes for the City at a rate of seven percent as adopted by Ordinance O-98-1088 (attached).

Recommendation

Approval with the following conditions:

- a. Permitted uses shall be limited to a hotel as permitted herein.
- b. The proposed development is subject to all the regulations contained in the Land Development Code, except as amended by this ordinance.
- c. Prior to the issuance of any building permit, a plat of the subject property shall be submitted, approved and filed with the Tarrant County Clerk.
- d. The layout of the building, driveways, and parking on the property shall be generally consistent with Exhibit "D".

2. BUILDING AND SITE COMPLIANCE PROVISIONS

- a. The building shall comply with the provisions of Chapter 6-Commercial Design Standards in the Land Development Code and shall be generally consistent with Exhibit "E".
- b. A minimum of 18 percent of the site shall be landscaped and a minimum of five percent of the street yard between the building and SH121 shall be landscaped. Otherwise, all landscaping shall meet the minimum requirements of Chapter 4-Landscaping and Buffering in the Land Development Code.
- c. The hotel shall be exempt from the requirement that a restaurant be located on the site/building.

- d. The maximum height of the building shall not exceed five stories and 77 feet in height as shown in Exhibit "E".
- e. A minimum of 97 parking spaces shall be provided on the subject property. A maximum of 27 parking spaces may be designated as "compact car parking". Said parking may contain a reduced 90 degree parking stall width of eight (8) feet from the minimum requirement of nine (9) feet.
- f. An exemption is hereby granted to Section 5.9 of the Land Development Code governing the minimum tree preservation requirements on the subject property.
- g. Prior to the issuance of the Certificate of Occupancy, a minimum eight (8) foot decorative masonry fence shall be built along the entire west property line of the subject property.

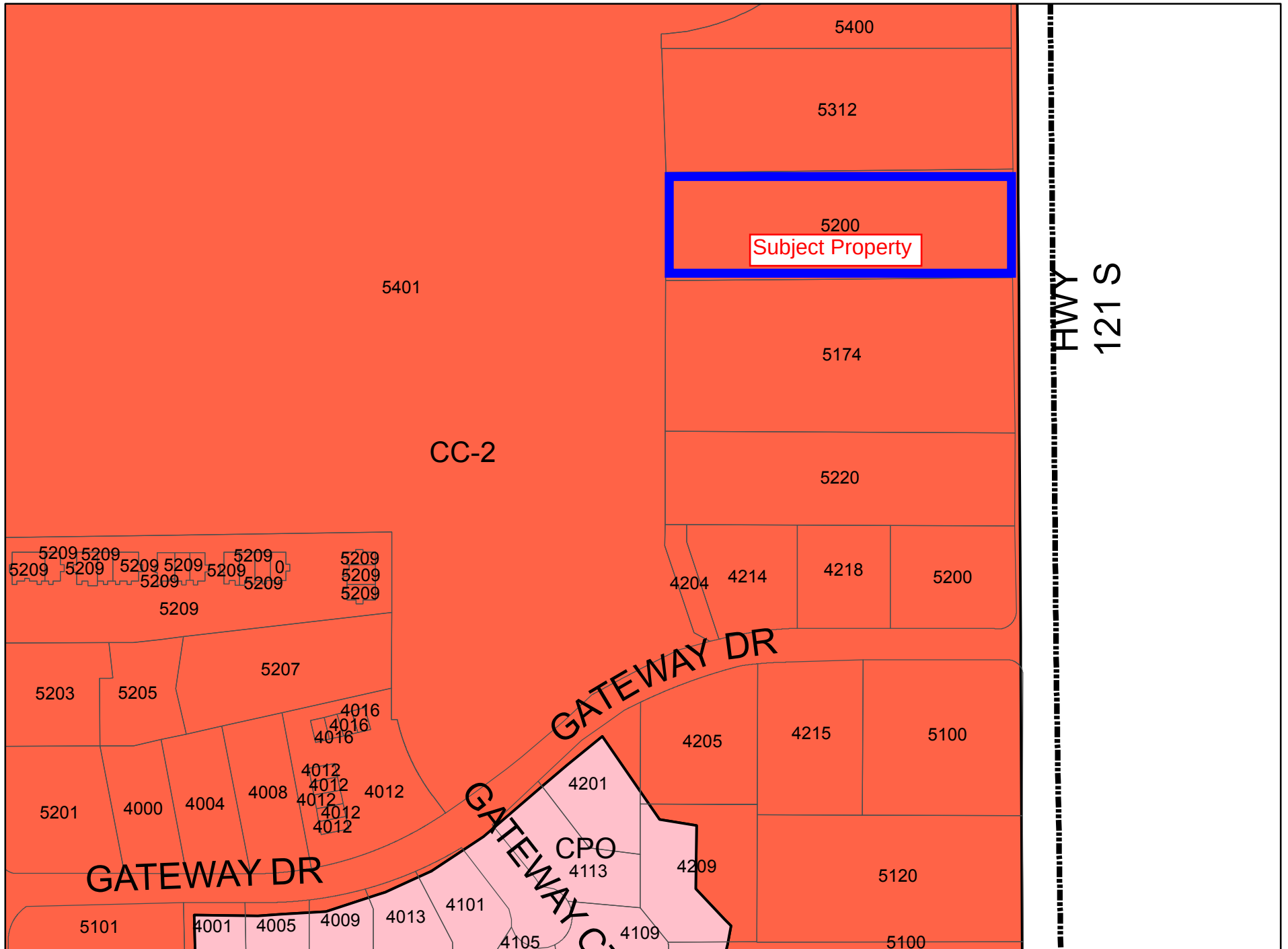
3. MINIMUM HOTEL STANDARDS

- a. The hotel shall comply with all provisions of Ordinance O-98-1088.
- b. The hotel shall furnish customary hotel service, including but not limited to laundry service, linen service, telephone, maid service, use of and up-keep of furniture.
- c. The hotel shall maintain a register of guests, however, no guest shall be registered for more than thirty (30) consecutive days.
- d. Guest rooms shall not be used in any form or manner as a permanent residence.
- e. The use of exterior corridors on any exterior façade of the building shall be prohibited. Exterior access to guest rooms shall only be permitted for rooms facing a courtyard that is enclosed on four sides by the hotel building.
- f. Outdoor recreational facilities such as swimming pools, sports courts, and playgrounds shall be located behind the building, or if located on the side of the building shall not be forward of the front building elevation that is closest to the street. The facility must be screened from view of public rights-of-way by fencing, landscaping, or a combination of these. Wood or chain link fencing shall not be permitted.
- g. The city manager or his/her designee shall have the authority to require that the establishment obtain a separate administrative license to operate as a hotel in the City. Said license may require periodic renewals and/or inspections in order to enforce compliance with all applicable codes, including this ordinance, in addition to other requirements that promote the health, safety, and welfare of the community.

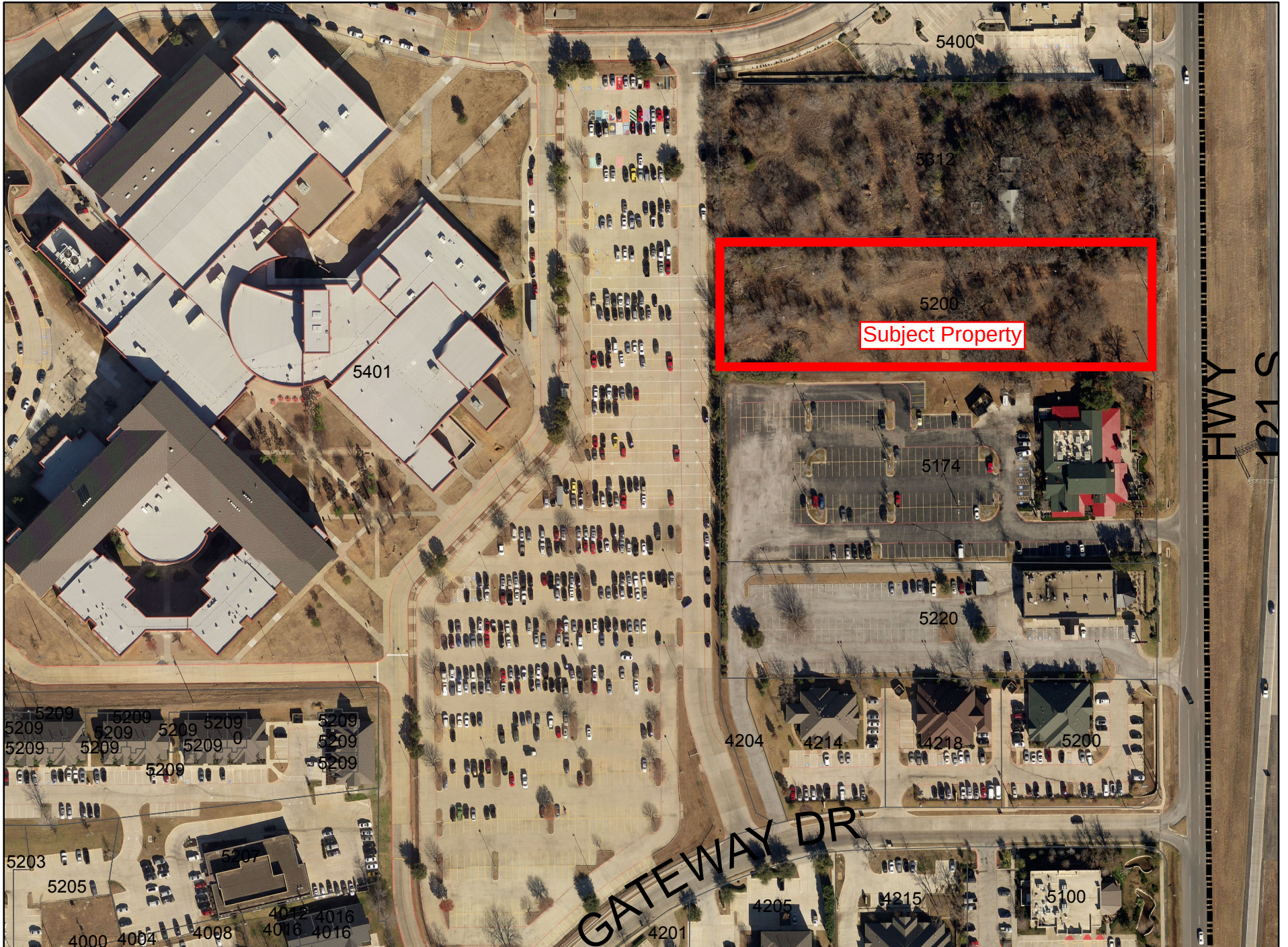
Attachments

1. Location and Zoning Map
2. Aerial
3. Future Land Use Map
4. Buffer Map
5. Notification List
6. Letter and Speaker Card in Opposition
7. Opposition Map
8. Statement of Planning Objectives
9. Site Plan
10. Building Elevations
11. 3D Rendering of Hotel
12. Landscape Plan
13. Pole Sign Detail
14. First Floor Plan
15. Upper Floor Plans
16. Ordinance O-98-1088
17. Ordinance O-14-1942

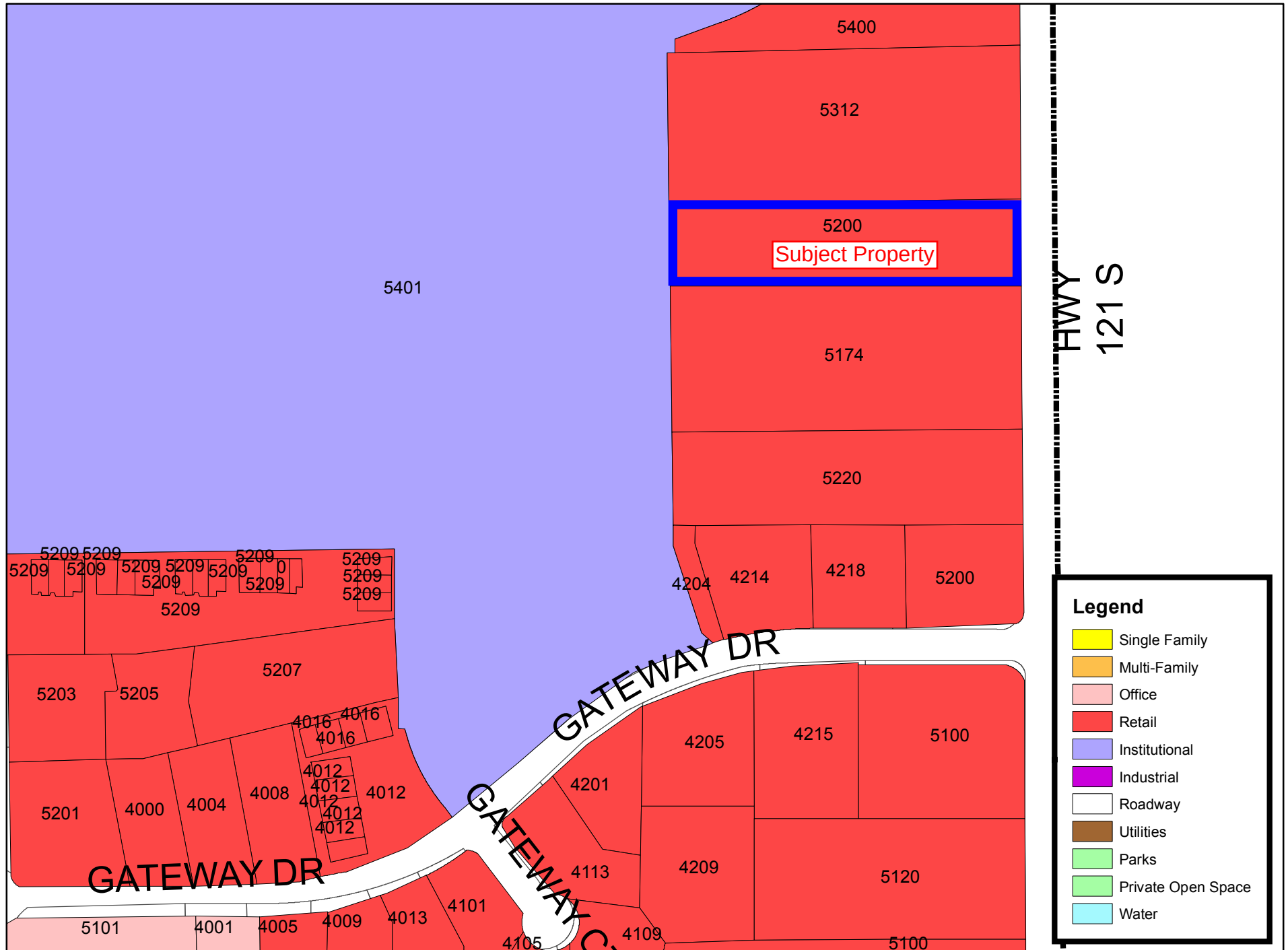
Location and Zoning Map



Aerial



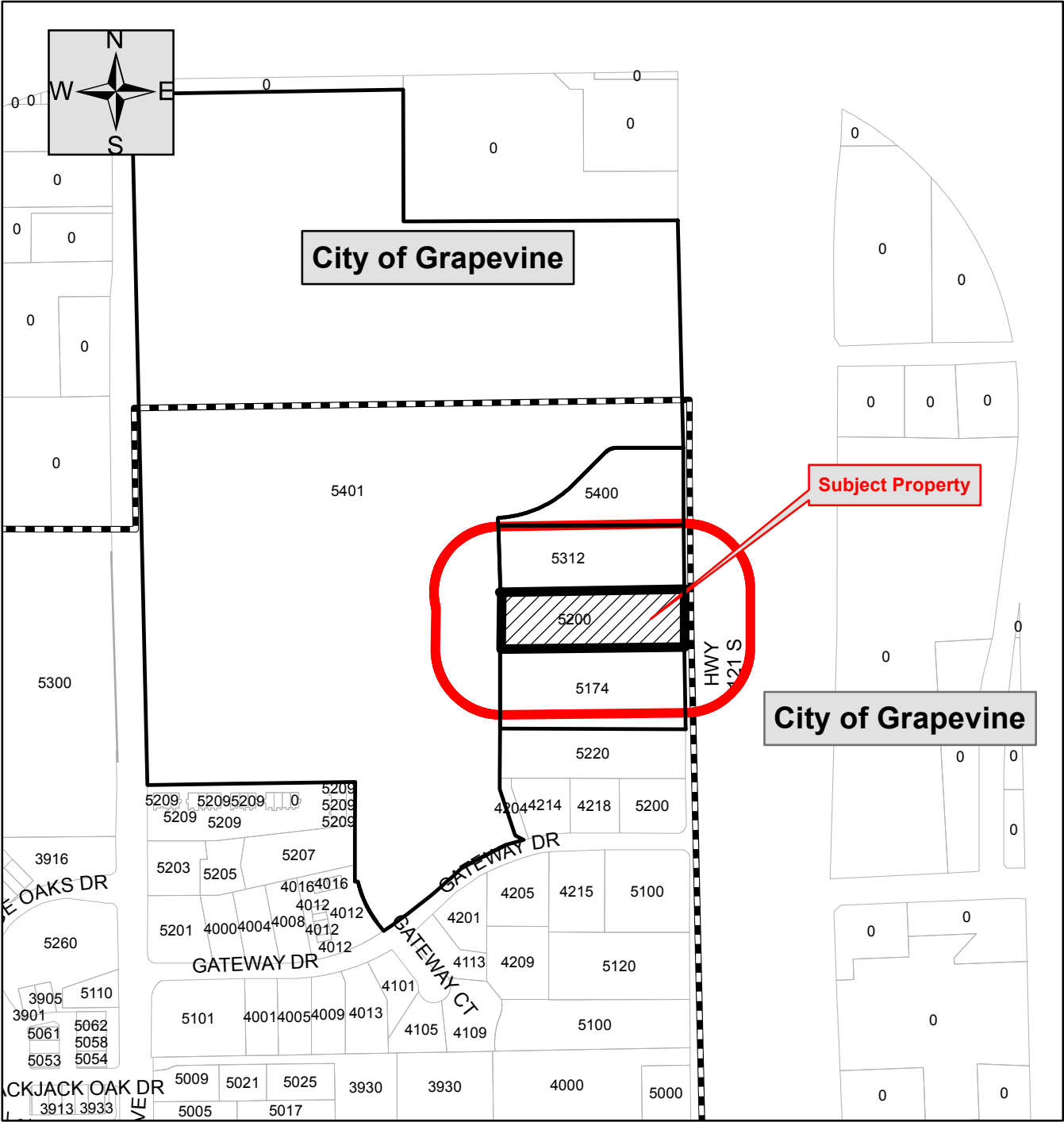
Future Land Use Map



Buffer Map

Case ZC14-024

5200 State Highway 121



Legend

- Properties within 200 feet
- Subject property
- Parcels
- City Limit



Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
121 Comprades Ltd	3901 Gillon Ave	Dallas	Texas	75205	005174 State Hwy 121
Jns Living Trust Etal	PO Box 1948	Colleyville	Texas	76034	000000 State Hwy 121
Grapevine Colleyville ISD	3051 Ira E Woods Ave	Grapevine	Texas	76051	005401 Heritage Ave
Newell, Dorcus D	5312 State Highway 121	Colleyville	Texas	76034	005312 State Hwy 121
Jr's Establishment Llc	5400 State Highway 121	Colleyville	Texas	76034	005400 State Hwy 121
Grapevine Colleyville ISD	3051 Ira E Woods Ave	Grapevine	Texas	76051	Courtesy Notice
City of Grapevine	P.O. Box 95140	Grapevine	Texas	76099	Courtesy Notice
Paul Cragun, Applicant	2080 N. Hwy 360, Suite 240	Grand Prairie	Texas	75050	Applicant

Public hearing notices were
mailed Thurs., Oct. 30, 2014
by Taci Wrisley

Letter and Speaker Card in Opposition

November 10, 2014

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

Re: Zoning Case No. ZC14-024

Ladies and Gentlemen:

Enclosed is an outline addressing the concerns and objections of 121 Compadres Ltd. (Compadres) in connection with the zoning change for 5200 State Highway 121 by the Applicant, Paul Cragan.

Please include this letter and the enclosed outline in the public record before the hearing scheduled for November 10, 2014, at 7:00 pm.

Please call me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Lowery", with a long, sweeping horizontal stroke extending to the right.

Proprietor

Letter and Speaker Card in Opposition

Zoning Case No. ZC14-024

Comments of 121 Compadres Ltd. in Response to Notice of Public Hearing

I. Zoning Case No. ZC14-024

A. Application

1. *Applicant:* Paul Cragun
2. *Location:* 5200 State Highway 121
3. *Property:* 194 acres out of Abstract 352 of the Elizabeth Cox Survey
4. *Present Zoning:* CC-2 Shopping Center
5. *Requested Zoning:* Change CC-2 Shopping Center zoning to PUDC-Planned Unit Development-Commercial zoning

B. Scheduled Hearings

1. *Planning and Zoning:* Monday, November 10, 2014 @ 7:00 pm
2. *City Council:* Tuesday, December 2, 2014, and Tuesday, December 16, 2014 @ 7:30

II. Applicant's Proposal

- A. **Hotel Use.** Applicant asks the City to change the zoning district for the Property from a CC-2 Shopping Center Zoning District to a PUDC—Planned Unit Development—Commercial Zoning District in order to accommodate a proposed 5 story, 96 unit hotel that otherwise is too large to be constructed as of right in the existing CC-2 Shopping Center Zoning District. A hotel is a permitted use in a CC-2 Shopping Center Zoning District, but not a hotel as large as the one proposed. Section 3.20.D; Table 3.24.B

- B. **Excessive Height.** The proposed hotel described in the Applicant's Site Plan exceeds the height limitations applicable to a CC-2 Shopping Center Zoning District. Section 3.20.D.

	CC-2 Shopping Center	Applicant's PUDC Proposal
Maximum Stories	2	5
Maximum Height	35 feet	58'9" (Roof Deck)
		76'11 5/8" (Tallest Parapet)
Maximum Stories	PUD in CC-2	4

The proposed hotel would stand 5 stories high in a zoning district that otherwise limits to 2 the number of stories in the principal structure. The

Letter and Speaker Card in Opposition

Zoning Case No. ZC14-024

Comments of 121 Compadres Ltd. in Response to Notice of Public Hearing

Schedule in Section 3.20 indicates that the maximum number of stories in a PUD is 4 stories not 5 stories as proposed. The proposed hotel at just under 77 feet tall is more than twice the maximum 35 foot height permitted under existing zoning.

- C. **Inadequate Parking.** Applicant's proposal asks the City to vary the minimum parking space size requirements in Section 3.29.1 in an attempt to meet the minimum number of off-street parking spaces scheduled for Group 19. The proposed Site Plan depicts at least 16 undersized, 8' wide spaces. And, even with this number of undersized spaces, the total number of spaces depicted is at least one space short of the minimum number of 98 spaces scheduled in Table 3.29 for Group 19, which applies to hotel use.
- D. **Off-Street Loading.** Under existing CC-2 Shopping Center District zoning requirements, the Site must have at least 1 off-street loading space or berth. The existence and location of such a space or berth does not appear on the Applicant's proposed Site Plan.

III. Concerns of 121 Compadres Ltd. dba La Hacienda Ranch (Compadres) with respect to Applicant's Proposal

- A. **Compadres' Existing Restaurant Use.** Since 1997, Compadres has owned and operated its La Hacienda Ranch restaurant on the 3.044 acre tract of land located at 5250 Highway 12, Colleyville, Tarrant County, Texas (Restaurant Property) immediately to the South of Applicant's Property.
- B. **Purpose of PUDC Zoning District.** The purpose of a Planned Use Development (PUD) is to provide greater flexibility in the approval of developments by encouraging projects that "*are superior to what could be accomplished*" in the existing districts through the "increased use of open spaces, greenbelts, or enhanced amenities or features within the development that will be of special benefit to the property owners or to the community."

Applicant's proposed PUD does not appear provide such benefits to the other property owners or the community. The amount of common spaces in Applicant's proposed PUD falls slightly short of the minimum area

Letter and Speaker Card in Opposition

Zoning Case No. ZC14-024

Comments of 121 Compadres Ltd. in Response to Notice of Public Hearing

required for common spaces in Section 3.23.J. The proposed hotel project is not superior from the perspective of Compadres, as an adjacent property owner, to a less dense hotel development in a low rise building not more than 35' in height under existing CC-2 Zoning District standards. The proposed hotel project imposes special burdens on adjacent property owners associated with the far more intensive hotel uses contemplated in Applicant's proposal.

- C. **Proposed Hotel Use.** Compadres has grave concerns that the hotel proposed by Applicant, which is so much taller and larger than what is permitted as of right in the existing CC-2 Shopping Center Zoning District will adversely affect Compadres' restaurant operations.
- D. **Excessive Height.** The proposed hotel will be more than twice the height of any principal structure permitted as of right in a CC-2 Shopping Center Zoning District, and it will stand more than 3 stories taller than any structure permitted as of right under current zoning. The proposed 5 story hotel building also appears to exceed the maximum number of 4 stories for a primary structure in a PUD under Section 3.20.D.
 - Applicant's Property is quite narrow in relation to the proposed height of the 5 story hotel. The proposed side setbacks for such a structure appear inadequate to prevent the hotel from literally casting a shadow over Compadres' Restaurant Property. The taller building also will greatly diminish the visibility from State Highway 121 in a manner that is materially more detrimental to Compadres than any adverse impact associated with development of a hotel or another project under existing CC-2 Zoning standards.
 - Compadres' requests that the City require Applicant to assess the impact that the proposed increase in the permitted building height will have on adjacent properties and to reassess the adequacy of the proposed side setbacks before acting on Applicant's proposal.
- E. **Over Parking.** The size of Applicant's lot (under 2 acres) does not appear adequate to accommodate off-street parking for the proposed hotel.

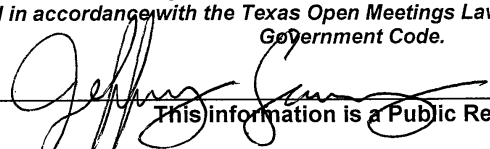
Letter and Speaker Card in Opposition

Zoning Case No. ZC14-024

Comments of 121 Compadres Ltd. in Response to Notice of Public Hearing

- At least 16 of the proposed parking spaces are only 8' wide. The minimum width for parking spaces under applicable parking specifications is 9 feet.
 - It appears that the legends on Applicant's Site Plan count more spaces than the Site Plan graphically depicts.
 - The proposed Site Plan makes no provision for parking tractor-trailers, motor homes, or other vehicles commonly parked at hotels that occupy more than one parking space, and the Site Plan does not propose any screening to minimize noise and light from the primary parking areas on Applicant's property.
 - Compadres requests that City—before acting on Applicant's proposal—require Applicant to propose measures to mitigate the adverse impacts on Compadres' Restaurant Property associated with the increased density and intensity of use contemplated in Applicant's proposal, including, without limitation, structured parking, screening, and additional landscaping.
- F. **Off-Street Loading.** Compadres requests that Applicant identify on its proposed Site Plan the location of the required off-street loading area so that the adequacy of noise mitigation and screening can be assessed and assured.
- G. **Conclusion.** Compadres opposes Applicant's proposal in its current form. Applicant's proposed PUD will intensify the use of Applicant's Property in a manner that is not compatible with the Compadres' existing restaurant use. Compadres has operated its restaurant in Colleyville for 17 years with the expectation that the property in the immediate vicinity of the restaurant would be developed similarly in conformity with CC-2 Shopping Center Zoning District requirements. The PUD proposed by Applicant departs too much from existing requirements and is likely to impact adversely Compadres' restaurant operation with respect to visibility, parking, and other burdens associated with developments such as the one proposed by Applicant.

Letter and Speaker Card in Opposition

Date: <u>11-10-14</u>	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: <u>6d</u>	
Name: <u>Jeff Lowery</u>	
Address: <u>5250 Hwy 121</u>	
City: <u>Colleyville</u>	State: <u>Tx</u> Zip Code: <u>76034</u>
Telephone Number: <u>817-318-7000</u>	Representing: <u>Lathacienda Ranch</u> (organization/self)
<i>I understand I am limited to speaking for five minutes.</i>	
<i>For business not listed on the agenda as a Public Hearing, the Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.</i>	
Signed: <u></u>	
This information is a Public Record.	

Opposition Map

Total Percent Opposition within 200 feet = 28%

gh

5401

5400

5312

Subject Property

5200

SH121

200 Foot Buffer

Property Opposed

5220

5209
5209
5209
5207

4204

4214

4218

5200



Statement of Planning Objectives



Introduction:

Icon Lodging would like to propose constructing a selective service hotel on an existing vacant property located on State Highway 121. Icon Lodging and its affiliates currently own several hotels throughout Texas, Arkansas, and Louisiana. The proposed hotel is located on an existing vacant site that has been unoccupied since 2000. The site is located to the north of the existing La Hacienda Ranch and to the east of Colleyville Heritage High School. The property to the north is currently a single family home but is zoned as CC2—Shopping Center District.

The hotel will be a 5-story structure, with approximately 96 guest rooms and 96 parking spaces on the 1.94 acre site. The building will also have a 500 square foot meeting space that will be wired with the latest technology to cater to both corporate and leisure customer needs. The hotel is strategically located along State Highway 121 where it is ideal to bring corporate business travelers and vacationers into the City of Colleyville. The hotel's prime location will also attract additional customers for the surrounding restaurants and retail stores, further benefiting the City of Colleyville and its tax base. The hotel will also have an influence upon the redevelopment or reuse of some of the currently vacant spaces.

Icon Lodging's focus for this hotel is to provide a state-of-the-art hotel experience to the City of Colleyville and its citizens. The hotel will feature modern décor throughout the common spaces and the guestrooms. Each guest room will provide an exceptional choice of amenities, comfort, and the latest in-room technology. The hotel will feature an expanded fitness area that is very popular with today's travelers and health conscious guests. In addition to the fitness area, the hotel will have a unique interior and exterior swimming pool and spa concept to cater to the needs of families, travelers, and vacationers all year round.

The hotel will also incorporate many "green initiatives" both in its construction and day-to-day operations. Some of the features proposed for the hotel will include LED interior and exterior lighting, water and energy conservation practices in both the guest rooms and overall operations of the hotel. The hotel will provide a guide to encourage water and energy conservation in every guest room. The hotel will have a recycling program available to guests so as to reduce its environmental footprint. This keen focus will provide an environmentally friendly hotel and guest experience and will set a new standard for future hotel developments in the City of Colleyville.

Statement of Planning Objectives

Statement of Planning Objectives:

The proposed hotel for the site consists of a five story building with the façade to meet the City of Colleyville's commercial design standards. The building façade articulation will be varied in order to provide an appealing building and site layout. The building footprint was shortened to provide more room for landscaping and parking on the site. The proposed 5 story building will be 63' 10" from the top of slab to the top of the parapet. The building is designed to provide the same amenities and guestrooms as the larger prototype 4 story building. The 5 story building allows for the site to be used efficiently and meet with City of Colleyville's design standards. The five story configuration is necessary to meet the brand's design standards of a minimum of 90 guestrooms.

The building will have a 500 square foot meeting room to provide space for guests and visitors to use, as well as 96 guestrooms. The site layout includes 96 parking spaces, configured with islands to allow for trees and landscaping in the parking. This will help alleviate the "sea of pavement" problem that often occurs in parking lots. The majority of the parking will be located behind the building, where it will lessen the visual impact from State Highway 121.

The design of the site and the building was done to provide visibility from the frontage road, while maximizing landscaping in the areas in front of the building. The building will have a 50 foot setback from the frontage road and will be centered between the north and south property lines. The building is over 200 feet from the shared property line between the school and the hotel. There is no outdoor storage on the site and is surrounded by CC2 (Shopping Center District) zoning.

The hotel will not have any alcohol sales on site due to the close proximity of Colleyville Heritage High School. The site will meet all public safety requirements including a firelane around the entire building as well as being a fully sprinkled building. The existing driveway to the frontage road of State Highway 121 will be rebuilt to TxDOT Standards and will be the principal point of access to the site. A secondary point of access will be located on the southwest corner of the site, as a continuation of the existing mutually shared drives with the restaurants to the south. There will be no pedestrian or vehicular access to the school site to the west. The site will have a security monitoring system for the safety of guests and staff.

Icon Lodging would like to request that variances be granted for the development of the site as part of the planned use development. As part of the development of the site, many of the existing trees will be removed from the site. While trying to maximize the landscaping areas to meet brand requirements, we would like to ask for a reduction of the required existing tree coverage to be preserved. We request that a reduction to 0% for the required tree coverage to be preserved be granted. During the site layout process, it was attempted to configure the site to save the existing trees as much as possible. With the parking, firelane, building, and access requirements, we are unable to preserve any of the existing trees. Icon Lodging has worked with the building articulation and the landscaping plans to complement the surrounding areas while providing the maximum green space. Icon Lodging's intent with the landscaping and site design is to form a visually aesthetic and pleasing environment for the guests, employees and the City of Colleyville.

The second variance being requested is the requirement that a hotel has a restaurant, as defined in chapter 2 of the land development code. The hotel will have the typical hot breakfast and snack bar area for the guests. Icon Lodging believes that the hotel will complement the surrounding restaurants, which

Statement of Planning Objectives

include J.R.'s Steakhouse, La Hacienda Ranch, and Rio Mambo. This will provide more cliental to the City of Colleyville's restaurants from the hotel guests. There are approximately 4 full service restaurants within 1,000 feet of the proposed hotel as well as other fast food locations a short distance further. These surrounding restaurants will provide the restaurant services that hotel guests will desire while staying in the City of Colleyville. The new hotel may also spur the redevelopment or reuse of the former Mac's and Gator's spaces.

The third variance is from the parking space dimension requirement in chapter 3 of the land development code. Icon Lodging would like to incorporate compact parking spaces into the site. Many of the guests for the hotel will be coming from DFW airport and will either be riding on shuttles and taxis, sharing a car, or driving smaller compact rental vehicles. The request is for the allowance of twenty-five percent of the required parking to be compact parking spots. The compact parking spaces proposed will be 8' wide and 18' deep. The reason for this request is that by utilizing compact spaces on the site, the landscaping areas can be increased. This would benefit the site and the surrounding by allowing more vegetation and lawn areas, as well as reduce the amount of rain runoff from the site.

Another request Icon Lodging would like to make is for a reduction of the required landscape mixture. Due to the site requirements, the site landscaping is 18% of the total land site. The requirement for 20% is found in chapter 4, section 4.6-3. We would request that a variance be granted for the required 50% of the total landscape are to be in the street yard. This requirement is found in chapter 4, section 4.6-3. Per the brand requirement, the hotel is located in the front of the site to provide visibility. There will be landscaping to screen the parking and around the porte-cochere supports. We ask that the requirement is reduced to 5% for the total landscaping in the front yard.

The final request we ask for is regarding chapter 5, section 5.10-A. The existing requirement is that replacement trees shall be planted in order to equal the total diameter inches of trees slated for removal. With the proposed landscaping areas, an equivalent amount of caliper inches cannot be replaced on the site. We request the requirement be reduced to 1/2 inch replacement be required per inch removed.

We would like to thank you for your time to review this application. The city staff has been very helpful and accommodating during this entire process. We are happy to work with the City of Colleyville to address any comments or concerns with regards to the proposed hotel development.

Development Schedule:

The estimated time for commencement of construction: Spring 2015

The estimated time for finishing construction: Summer 2016

Statement of Planning Objectives

Economic Development Information

The employment base in Colleyville will be diversified by the addition of these hospitality jobs. This positive economic impact will not only be for the hotel, but also the accompanying and surrounding businesses.

Total Square Footage of Building:	65,000
Total Number of Guest Rooms:	96
Estimated Sales per Square Foot:	N/A
Average Estimated Room Charge:	\$135.00
Average Occupancy Rate:	68%
Estimated Occupancy Tax for First Year:	\$189,000
Total Estimated Occupancy Taxes for First 5 Years:	\$949,000
Additional Estimated Economic Impact per Year by Guests on City of Colleyville Retail, Food and Beverages, and Gas:	\$150,000
Additional Estimated Economic Impact for 5 Years by Guests on City of Colleyville Retail, Food and Beverage, and Gas:	\$750,000
Estimated Construction Costs:	\$11,000,000
Estimated Number of Full-Time Employees:	20 full time jobs and additional construction related jobs
Estimated Property Taxes paid over 5 Years:	\$875,000
Total Economic Impact on the City of Colleyville over 5 Years:	\$13,574,000

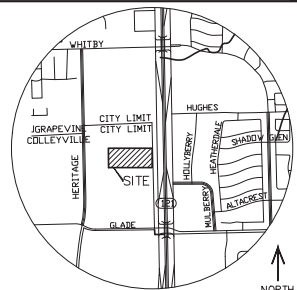
Site Plan

LEGEND

- EXISTING CURB
- - - PROPOSED CURB
- - - PROPOSED FIRE LANE
- ⑥ — PARKING SPACES IN A ROW
- LS — PROPOSED LANDSCAPING
- SIDEWALK PAVEMENT/PEDESTRIAN WALKWAY
- REINFORCED CONCRETE PAVEMENT
- ⊙ — PROPOSED LED LIGHT STANDARD
- C — PROPOSED COMPACT PARKING SPACE

SITE NOTES:

- THE POINTS OF INGRESS AND EGRESS FROM THE SITE WILL BE FROM THE SERVICE ROAD OF STATE HIGHWAY 121 AND THE MUTUAL ACCESS DRIVE ON THE SW CORNER.
- ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
- ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
- THE SITE IS NOT LOCATED IN A FLOOD PLAIN, ESCARPMENT, NEAR ANY MAJOR WATER BODIES, CREEKS, MARSHES, OR DRAINAGE AREAS.
- THE PROPERTY WILL BE A SINGLE LOT.
- THE PROPERTY WILL BE LIGHTED TO MEET THE CITY'S REQUIREMENTS AND "DARK SKY" RULES.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT AND WALL SUPPORTS SHALL BE SCREENED FROM VIEW.
- THE BUILDING SHALL HAVE AN AUTOMATIC FIRE SPRINKLER WITH A FIRE ALARM AND SHALL REQUIRE A SEPARATE PLAN REVIEW AND PERMIT.



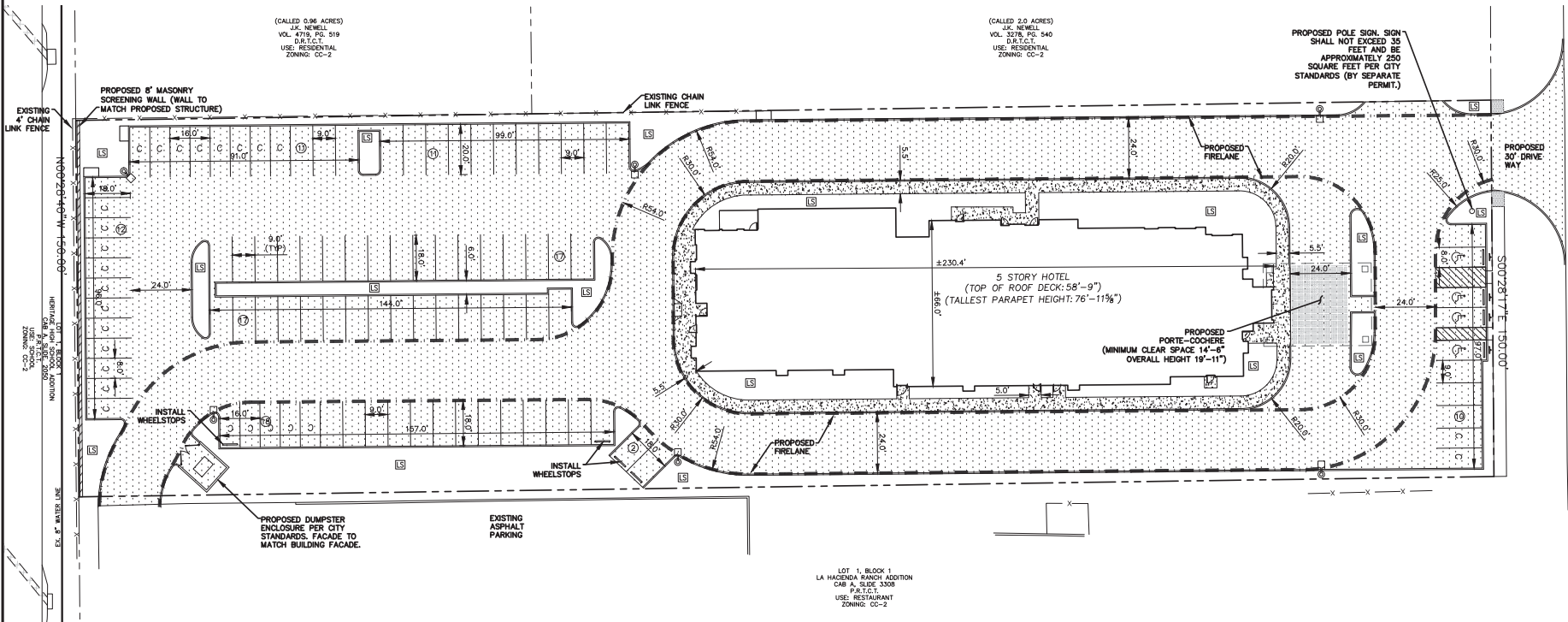
VICINITY MAP

NORTH



Cumulus Design
Firm #14810
2080 N. Highway 380, Suite 240
Grapevine, Texas 76050
Tel. 214.235.0367

SITE PLAN
HOTEL ALONG STATE HIGHWAY 121
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS



LOT 1, BLOCK 1
LA HACIENDA RANCH ADDITION
CAB A, SLIDE 3308
P.L.C.T.
USE: RESTAURANT
ZONING: CC-2

SITE DATA TABLE

EXISTING ZONING: CC-2	PROPOSED ZONING: PUDC
LAND USE:	HOTEL
SITE ACREAGE:	1.94 ACRES (84,651 SQ FT)
BUILDING FOOTPRINT:	13,100 SQUARE FEET
BUILDING AREA:	65,500 SQUARE FEET
OPEN SPACE:	15,601/84,651 : 19%
PAVED SURFACE AREA:	55,950/84,651 : 66%
NUMBER OF UNITS:	96
PARKING REQUIRED (1 PER UNIT):	96 SPACES
PARKING PROVIDED (TOTAL):	98 SPACES
PARKING PROVIDED (ACCESSIBLE):	4 SPACES
BUILDING HEIGHT: (TOP OF ROOF DECK)	5 STORIES (58'-9" HEIGHT)
BUILDING HEIGHT: (TALLEST PARAPET)	76'-11 5/8" HEIGHT
PORTE COCHERE HEIGHT:	19'-11"

APPLICANT/ENGINEER:
CUMULUS DESIGN, INC.
P.O. BOX 2119
EULESS, TEXAS 76039
CONTACT: PAUL CRAGUN
PHONE: 214-235-0367
FAX: 214-235-0546

DEVELOPER/OWNER:
ICON LODGING
1212 CORPORATE DR., STE #350
IRVING, TEXAS 75038
CONTACT: NICK PATEL
PHONE: 512-619-6467

SURVEYOR:
BLUE STAR LAND SURVEYING
1013 CEDAR BREAK CT.
CLEBURNE, TEXAS 76033
CONTACT: ROY RODRIGUEZ
PHONE: 817-659-9206

ZONING EXHIBIT FOR ZONING CHANGE REQUEST FROM CC-2 TO PUDC.

III. CAUTION III UNDERGROUND UTILITIES

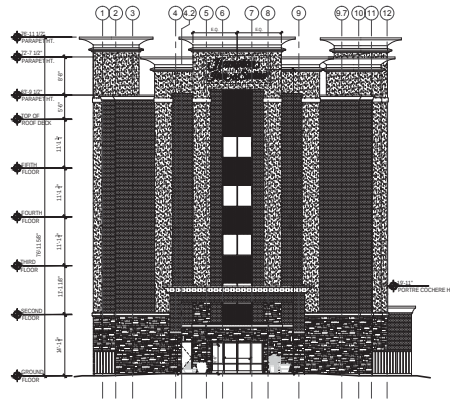
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

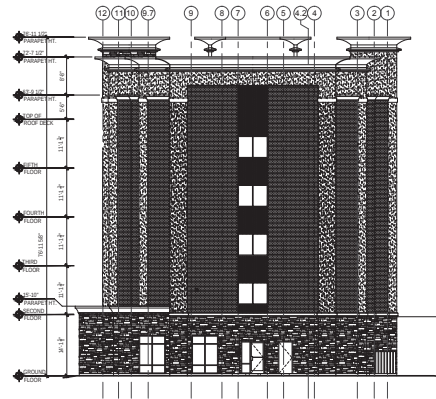
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PLOT DATE	10/17/14
DRAWING SCALE	1" = 20'
PROJECT NUMBER	CD14101
SHEET NUMBER	SP

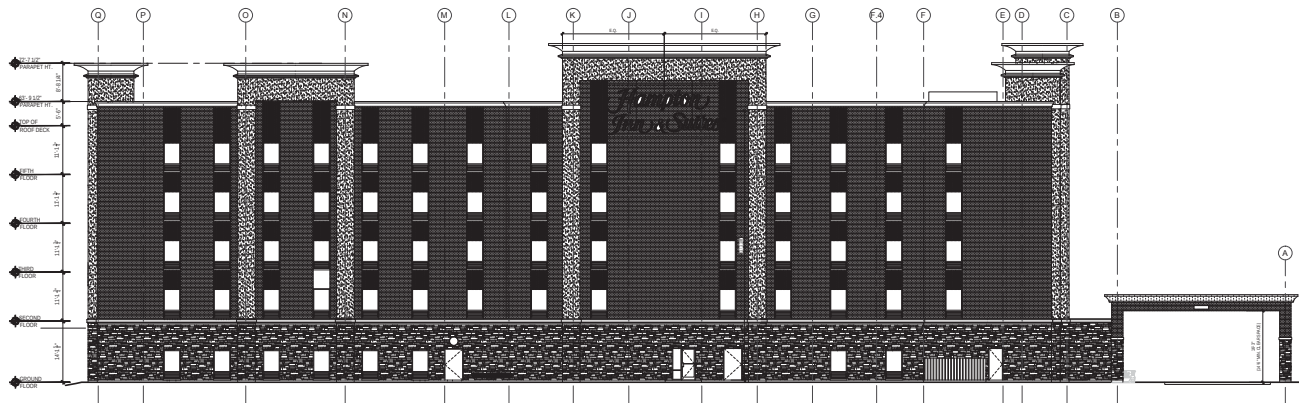
Building Elevations



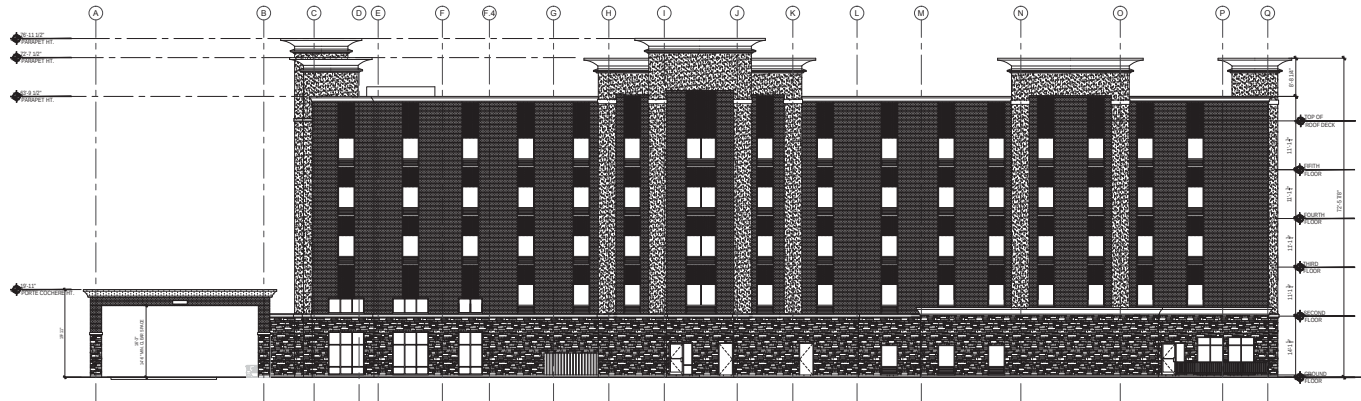
1 WEST ELEVATION
A3.00 SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
A3.00 SCALE: 3/32" = 1'-0"



3 NORTH ELEVATION
A3.00 SCALE: 3/32" = 1'-0"



4 SOUTH ELEVATION
A3.00 SCALE: 3/32" = 1'-0"



112 West 24th
Suite 116
Fort Worth, TX 76104
phone: 817.483.0132
www.jrkdesign.us

ICON LODGING

Architect:

Dan Burbine

dan.burbine@jrkdesign.us

Project Manager:

John Ruckie

john.ruckie@jrkdesign.us



Revisions

Hampton
Inn & Suites
3200 State
Highway 121
Colleyville, TX 76034

PRELIM SET

10.03.2014

TX-14065

Sheet Description

Exterior
Elevations

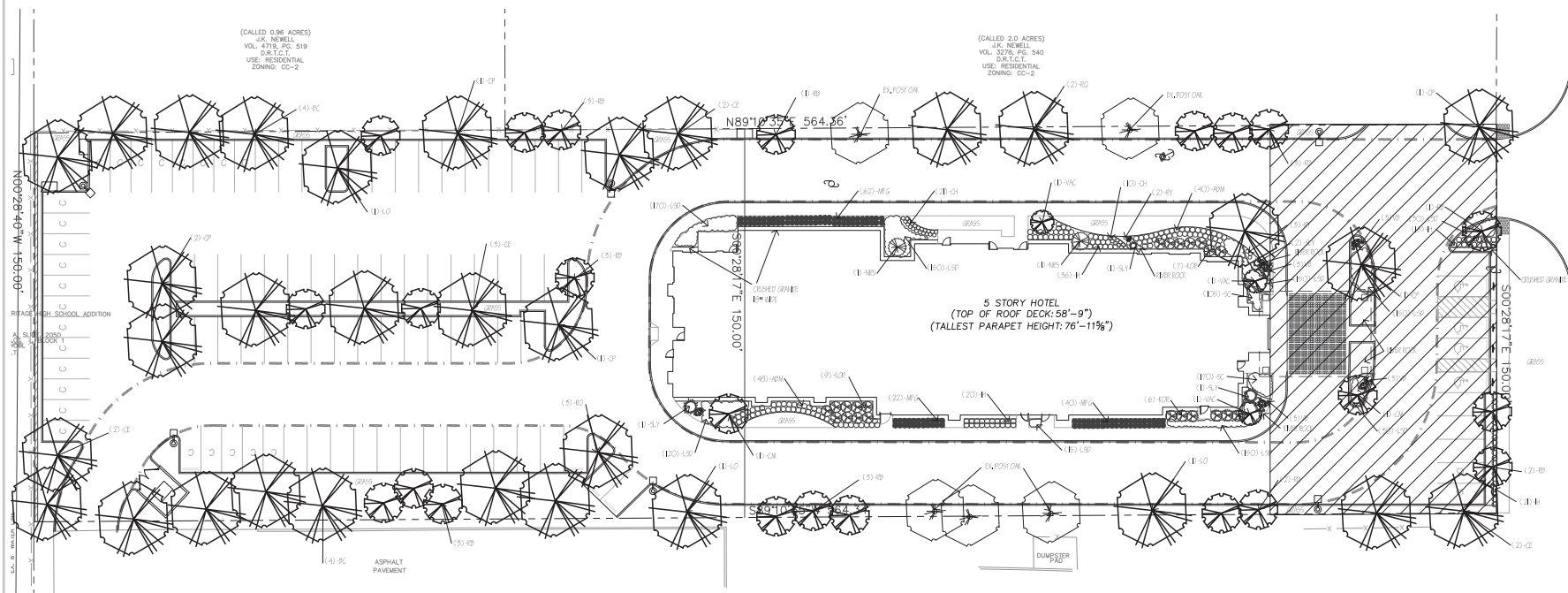
A3.00

PRELIMINARY
SET OF
DRAWINGS

3D Rendering of Hotel



Landscape Plan



01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"



COLLEGEVILLE LANDSCAPE ORDINANCE 04.654.01.	
REQUIRED	PROHIBITED
SHRUB TREES - (1) 2" DBE FOR EVERY 40 L.F. @ 10 L.F. = 4 TREES	4 TREES
SHRUBS - (1) 6" GAL. SHRUB TREES FOR EVERY 9 L.F. @ 160 L.F. = 50 SHRUBS	97 SHRUBS
PLANT MATERIAL HANDLING	AUTOMATIC IRRIGATION SYSTEM
LANDSCAPE TREE AREA - AT LEAST 20% OF THE LOT = 16,975 SQ. FT.	16,975 SQ. FT. OR + 5,889 SQ. FT. OF CRESTS = 17,754 SQ. FT. OR 20%
AT LEAST 20% OF THE LANDSCAPE IN THE FRONT YARD = 8,486 SQ. FT.	1,896 SQ. FT. OR 9%
LANDSCAPE CREST - FOR EACH 2 SQ. FT. OF LANDSCAPE AREA IN THE ROW = 1 SQ. FT. OF CREST	2,609 SQ. FT. OR ROW = 1,305 SQ. FT.
LANDSCAPE CREST - FOR EACH 50 L.F. OF SEASONAL COLOR = 2 SQ. FT. OF CREST	129 SQ. FT. OF SEASONAL COLOR = 290 SQ. FT.
LANDSCAPE CREST - FOR EACH (5) GAL. SHRUB TREES = 1 SQ. FT. OF CREST	122 (5) GAL. SHRUBS = 1,830 SQ. FT.
PARKING LOTS - 140 SQ. FT. OF LANDSCAPE AREA PER PARKING SPACE AT 97 SPACES = 755 SQ. FT.	6,782 SQ. FT.
EXISTING TREES	SEE SHEET 1 (SEE FOR MEASUREMENT)

[illegible]

Cumulus Design
Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367

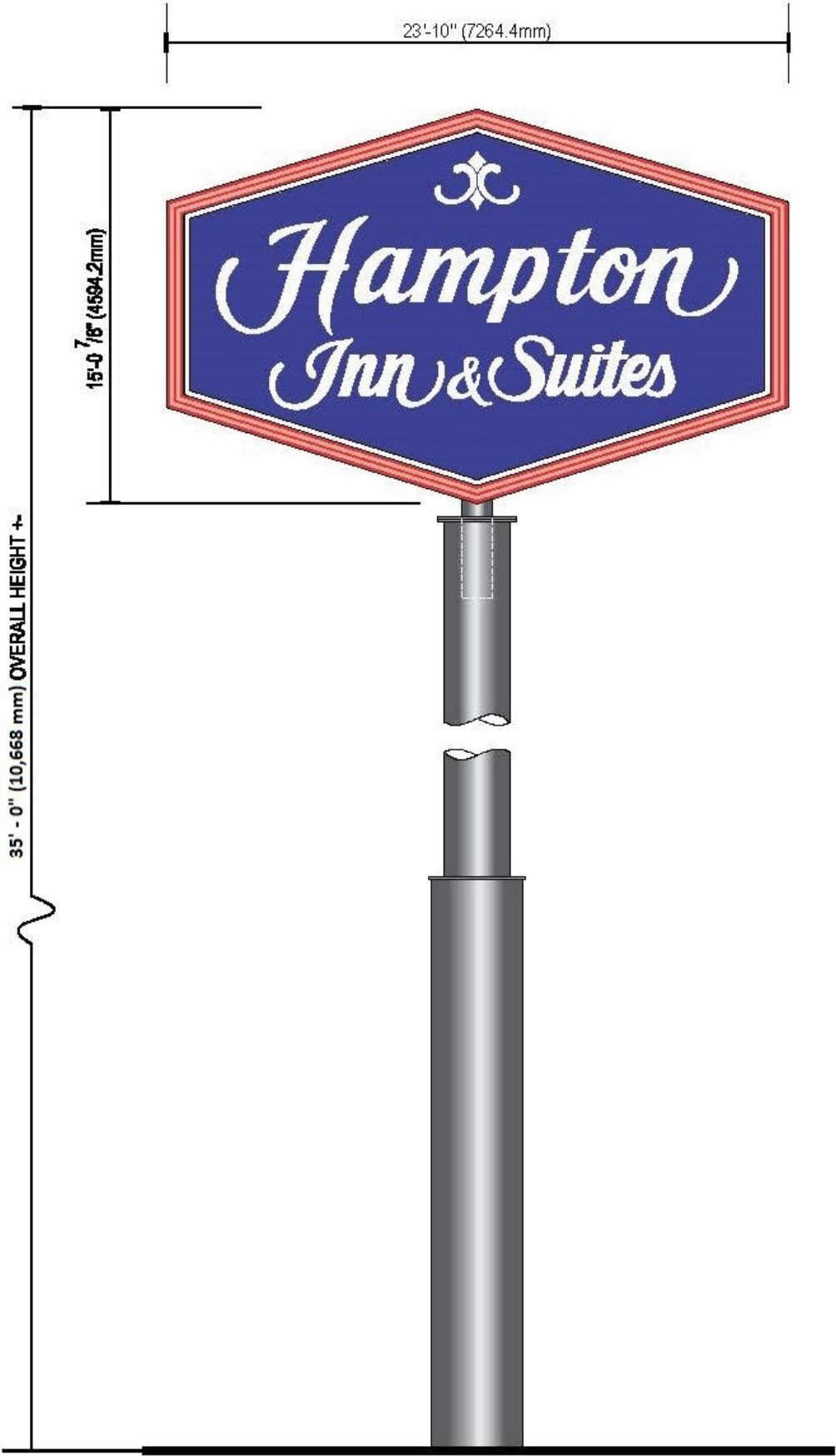
THIS DOCUMENT IS
RELEASED FOR
THE PURPOSE OF
REVIEW UNDER THE
AUTHORITY OF
CAMILLE LaFOY, L.A.
NO. 000000 ON
09/00/2014.

LANDSCAPE PLAN
HOTEL ALONG STATE HIGHWAY 121
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

JCL
J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
1010 NORTH GREENVILLE AVENUE, 8N2
ALLEN, TEXAS 75015
972/3688999 972/3688205 FAX

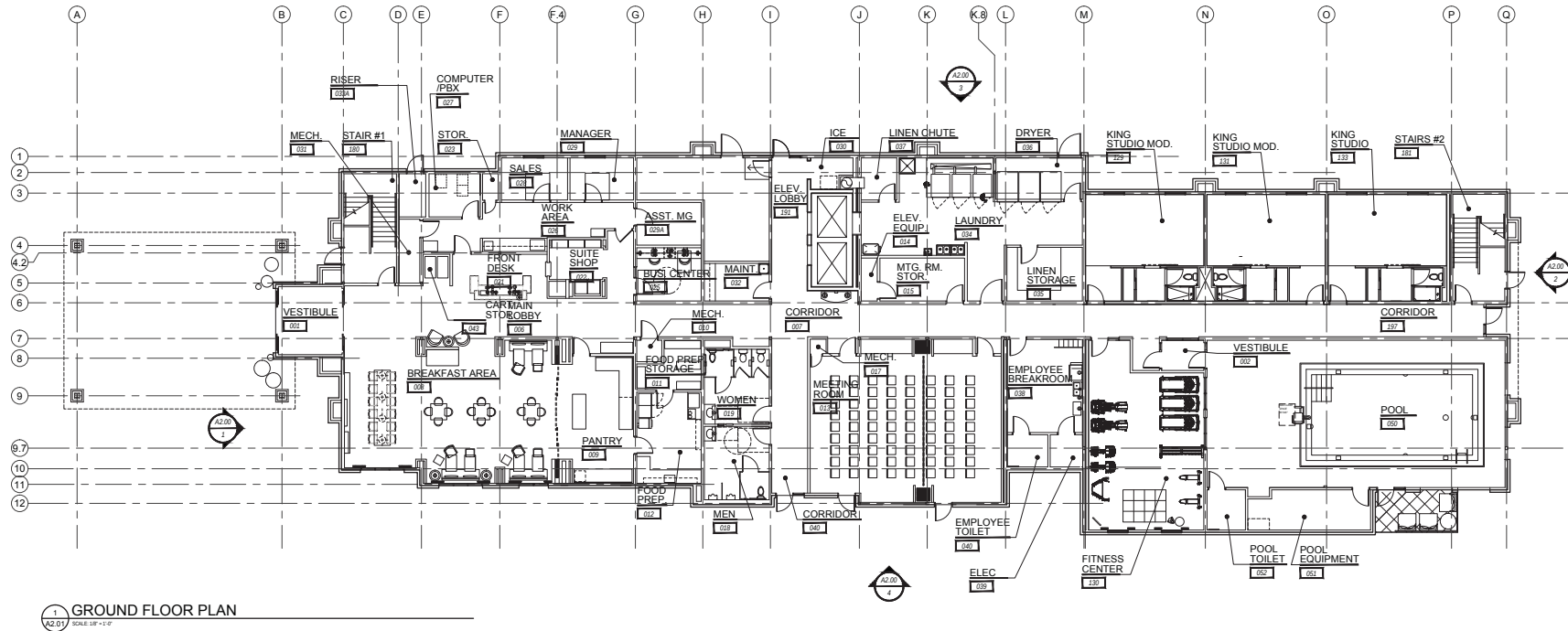
PLOT DATE
10/17/14
DRAWING SCALE
1" = 20'
PROJECT NUMBER
CD14101
SHEET NUMBER
L1.02

Pole Sign Detail



D/F HIS-385 HI-RISE PYLON SIGN

First Floor Plan



112 NW 24th
Suite 116
Fort Worth, TX 76164
phone: 817.489.9132
www.jrkd.com

ICON LODGING

Architect:

Dan Burbine

dan.burbine@jrkd.com

Project Manager:

John Ruckie

john.ruckie@jrkd.com



Revisions

**Hampton
Inn & Suites**
5200 State Highway 121
Colleyville, TX 76034

PRELIM SET

10.03.2014

TX-14065

Sheet Description

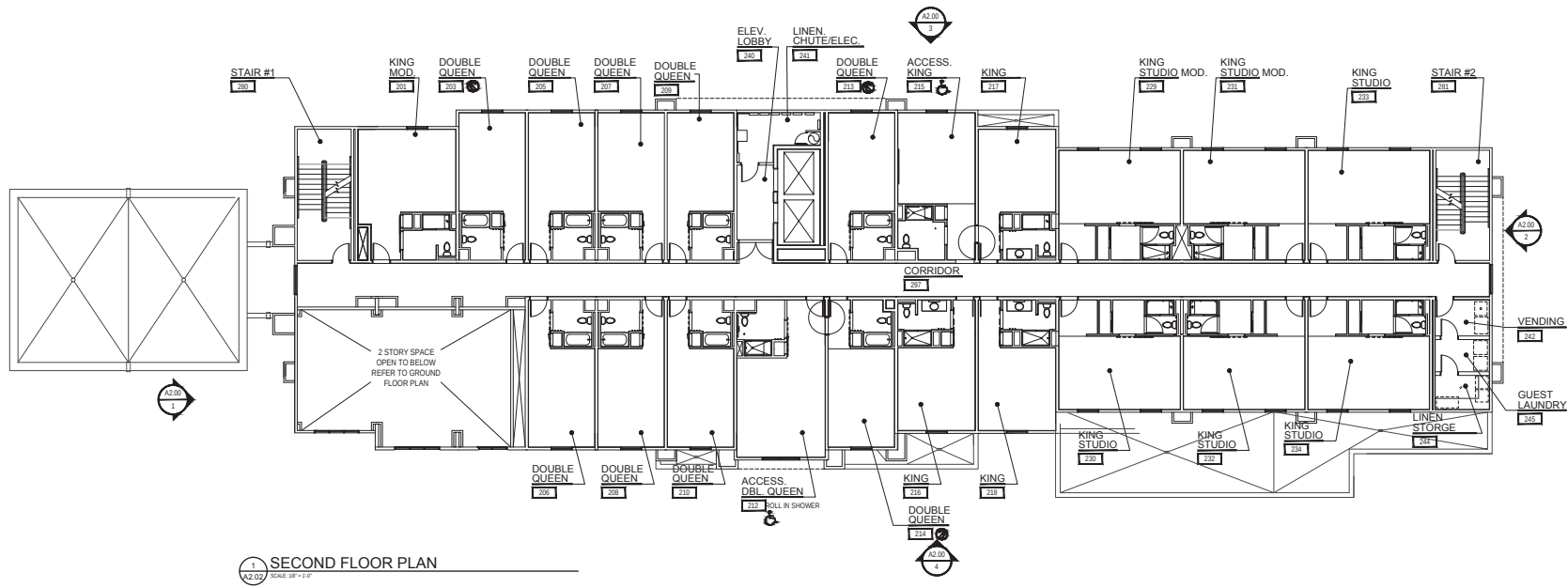
First Floor Plan

Sheet Number

A2.01

PRELIMINARY
SET OF
DRAWINGS

Upper Floor Plans



112 Mill 24th
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Fort Worth, TX 76104
phone: 817-489-9132
www.jrkd.com

ICON LODGING

Architect:

Dan Burbine

dan.burbine@jrkd.com

Project Manager:

John Ruckie

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Revisions

Hampton
Inn & Suites
5200 State
Highway 121
Colleyville, TX 76034

PRELIM SET

10.03.2014

TX-14065

Sheet Description

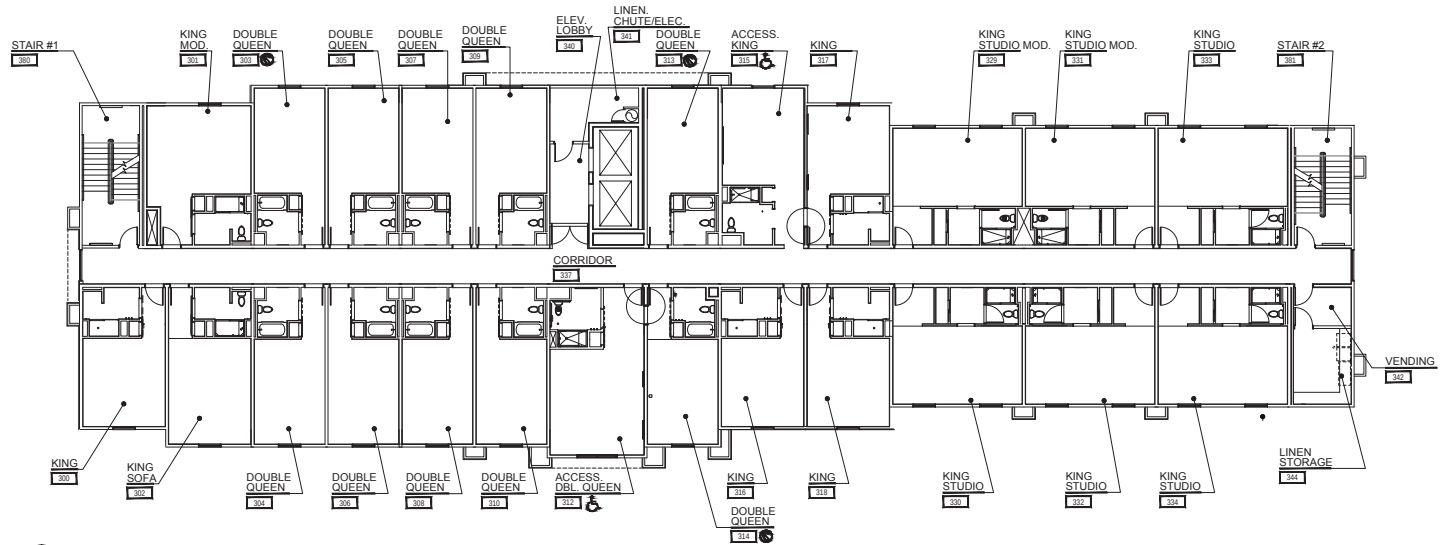
Second Floor
Plan

Sheet Number

A2.02

PRELIMINARY
SET OF
DRAWINGS

Upper Floor Plans



1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



112 Mill 24th
Suite 116
Fort Worth, TX 76104
phone: 817.489.9132
www.jrkd.com

ICON LODGING

Architect:
Dan Burbine
dan.burbine@jrkd.com
Project Manager:
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john.ruckie@jrkd.com



Revisions

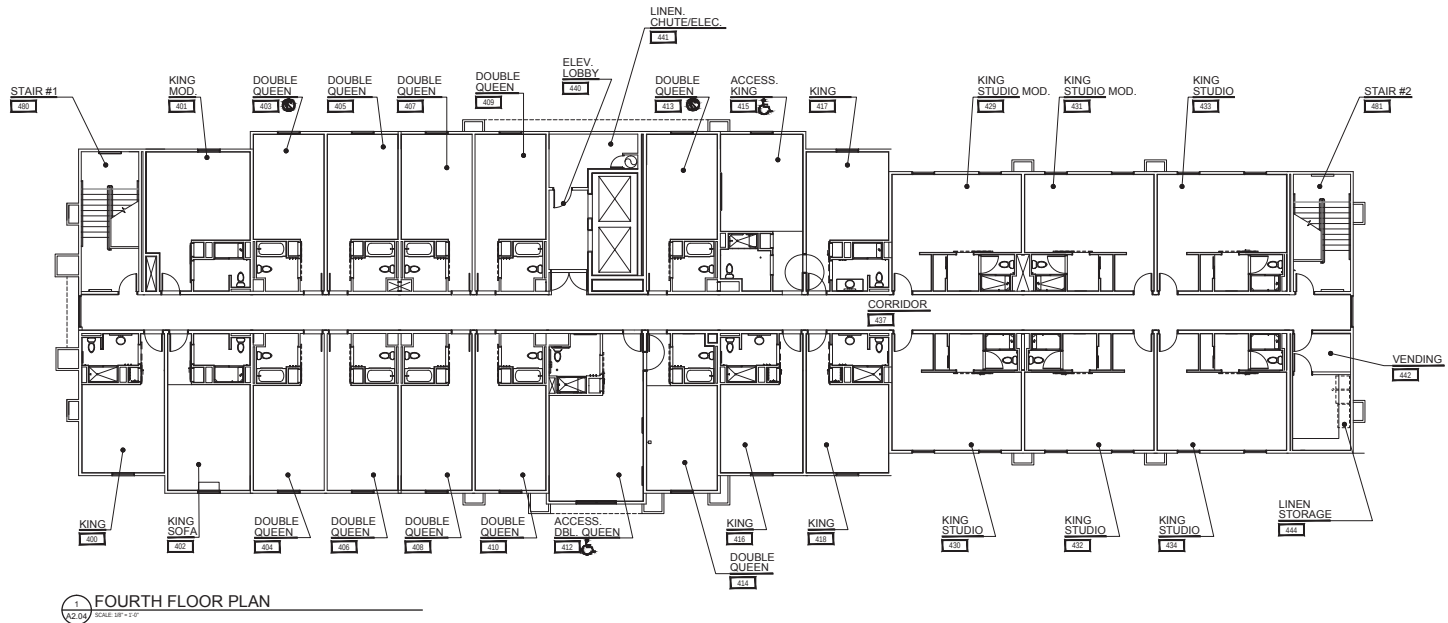
Hampton
Inn & Suites
5200 State
Highway 121
Colleyville, TX 76034

PRELIM SET
10.03.2014
TX-14065

Third Floor
Plan
A2.03

PRELIMINARY
SET OF
DRAWINGS

Upper Floor Plans



112 Mill 24th
Suite 116
Fort Worth, TX 76104
phone: 817.489.9132
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ICON LODGING

Architect:

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Project Manager:

John Ruckie
john.ruckie@jrkdesign.us



Revisions

Hampton
Inn & Suites
5200 State
Highway 121
Colleyville, TX 76034

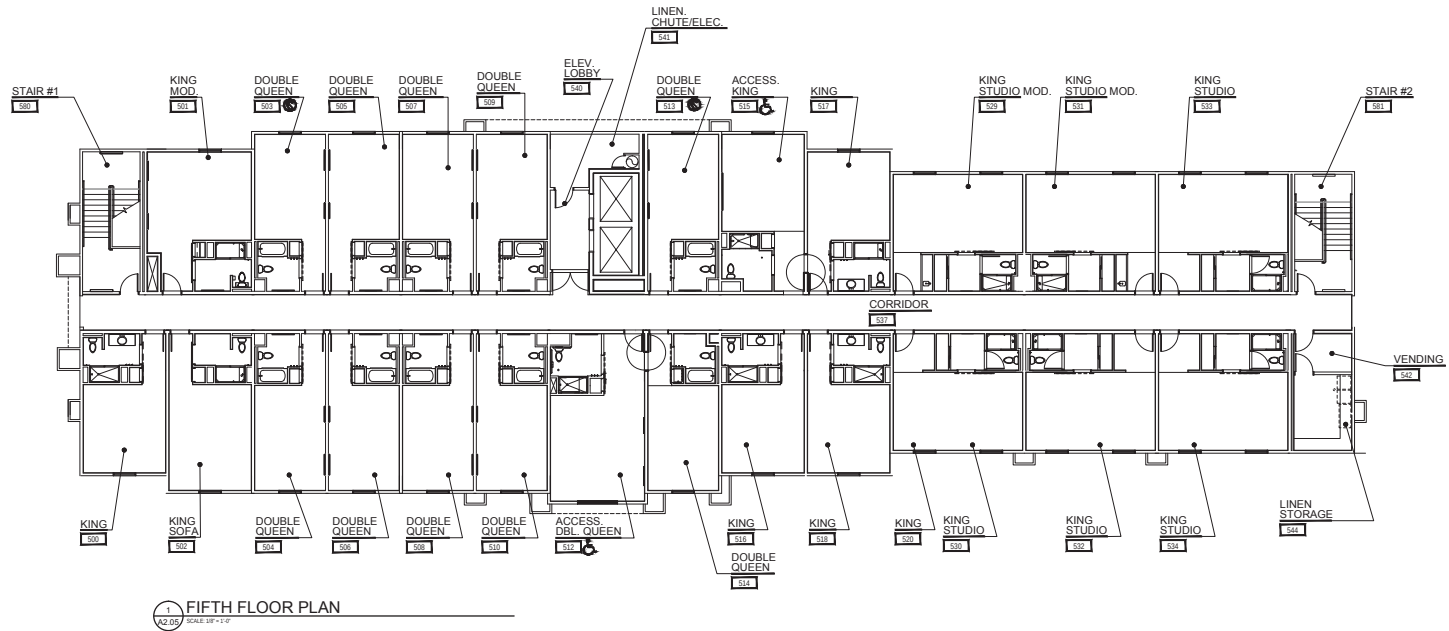
PRELIM SET
10.03.2014
TX-14065

Fourth Floor
Plan

A2.04

PRELIMINARY
SET OF
DRAWINGS

Upper Floor Plans



112 Mill 24th
Suite 116
Fort Worth, TX 76104
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Revisions

Hampton Inn & Suites
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Colleyville, TX 76034

PRELIM SET
10.03.2014
TX-14065

Sheet Description
Fifth Floor Plan
Sheet Number
A2.05

PRELIMINARY
SET OF
DRAWINGS

ORDINANCE O-98-1088

AN ORDINANCE AMENDING THE COLLEYVILLE CODE OF ORDINANCES; ESTABLISHING A HOTEL OCCUPANCY TAX, SPECIFYING RULES FOR COLLECTION OF THE TAX; PROVIDING FOR CIVIL AND CRIMINAL PENALTIES FOR VIOLATIONS; ESTABLISHING AN ADMINISTRATIVE FEE FOR COLLECTION; SPECIFYING THE DISPOSITION OF OCCUPANCY TAX REVENUE; AND PROVIDING FOR PUBLICATION.

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

Sec.1. That the Colleyville Code of Ordinances be amended by adding a new Section 90-3 to read as follows:

"Sec. 90-3. Hotel Occupancy Tax

A. Definition of terms.

The following words, terms and phrases are, except where the context clearly indicates a different meaning, defined as follows:

1. **Consideration** shall mean the cost of the room in such hotel used for sleeping, and shall not include the cost of any food served or personal services rendered to the occupant of such room not related to the cleaning and readying of such room for occupancy.
2. **Director of Finance** shall mean the Director of Finance of the City of Colleyville or his/her designated representative.
3. **Hotel** shall mean any building or buildings in which the public may, for a consideration, obtain sleeping accommodations. The term shall include hotels, motels, tourist homes, houses, or courts, lodging houses, inns, rooming houses or other buildings where rooms are furnished for a consideration, but "hotel" shall not be defined so as to include hospitals, sanitariums, or nursing homes.
4. **Occupancy** shall mean the use or possession, or the right to the use or possession, of any room in a hotel if the room is ordinarily used for sleeping and if the occupant's use, possession, or right to use or possession extends for a period of less than thirty (30) days.
5. **Occupant** shall mean anyone who for a consideration uses, possesses, or has a right to use or possess any room in a hotel if the room is ordinarily used for sleeping.

6. ***Permanent resident*** shall mean any occupant who has or shall have the right to occupy any room or rooms or sleeping space or facility in a hotel for at least thirty (30) consecutive days during the current calendar year or preceding year, so long as there is no interruption in payment for the period.
7. ***Quarterly period*** shall mean a calendar quarter of the City fiscal year; the first quarter is October, November and December, the second quarter is January, February and March, the third quarter is April, May and June and the fourth quarter is July, August and September.

B. Levy of tax; rate; exceptions.

1. There is hereby levied a tax upon the cost of occupancy of any room or space furnished by any hotel where the cost of occupancy is at the rate of two dollars (\$2.00) or more per day, such tax to be equal to seven (7) percent of the consideration paid by the occupant of such room, space or facility to such hotel, exclusive of other taxes imposed by other governmental agencies. The price of a room in a hotel does not include the cost of food served by the hotel or the cost of personal services performed by the hotel for the person except those services related to the cleaning and readying of the room for possession.
2. Exceptions are as follows:
 - a. No tax shall be imposed hereunder upon a permanent resident.
 - b. This section does not impose a tax on the United States, this state, or an agency, institution, board, or commission of this state other than an institution of higher education.
 - c. This section does not impose a tax on an officer or employee of a governmental entity described in paragraph (b) when traveling on or otherwise engaged in the course of official duties for the governmental entity.
 - d. No tax shall be imposed hereunder for diplomatic personnel who present a tax exemption card issued by the United States Department of State.
 - e. No tax shall be imposed hereunder for federal or state military personnel traveling on official military business. This exemption does not cover military staff on leave or between stations.

C. Collection.

1. Every person owning, operating, managing or controlling any hotel or any employee of a hotel who in the course of their duties collects money from patrons in exchange for room occupancy, shall collect the tax imposed in paragraph 90-3.B. hereof for the City of Colleyville.
2. Said tax shall be a preferred lien, first and prior to any and all other existing liens, contractual or statutory, legal or equitable, and regardless of the time such liens originated, and this lien shall attach as of the date such tax is due and payable but before such lien shall become a lien on real estate, notice thereof shall be filed in the county deed records where the real estate is located on which the lien is desired and said lien shall not be valid or effective as against any mortgagee, holder of a deed of trust, purchaser, pledgee, or judgment creditor acquiring title, lien or other right or interest before such notice has been so filed and recorded.

D. Registration reports; quarterly reports to Director of Finance.

1. As a condition of operating a hotel in the City of Colleyville, the person who owns, operates, manages or is in control of any hotel in the City of Colleyville, shall file a registration report with the Director of Finance.
2. On the last day of the month following each quarterly period, every person required to collect the tax imposed hereby shall file a report with the Director of Finance showing the consideration paid for all room occupancies in the preceding quarter, the amount of the tax collected on such occupancies, and any other information or on any form the Director of Finance may reasonably require. Such person shall pay the tax due on such occupancies at the time of filing the report. The report shall be in a form prescribed by the Director of Finance and shall include a copy of the occupancy tax report filed with the state comptroller for the same time period. The Director of Finance is hereby authorized and directed to do all such things necessary or convenient to carry out the terms of this article. The Director of Finance shall have the authority to request and receive within a reasonable time documentation of information contained in the report to the city by the hotel. The hotel operator shall retain all such documentation for a period of two (2) years.

E. Rules and regulations for collection.

The Director of Finance is authorized to make such rules and regulations as are necessary to effectively collect the tax levied herein.

F. Civil penalties for failure to collect or remit.

If any person shall fail to file a report as required herein, or shall file a false report or shall fail to pay to the director of finance the tax as imposed herein when said report or payment is due, then such person shall be required to pay as a penalty an amount equal to five (5) percent of the amount of tax due until said tax is thirty (30) days delinquent, which shall be a minimum amount of one dollar (\$1.00). After said tax is thirty (30) days delinquent, such person shall pay as an additional penalty an amount equal to ten (10) percent of the amount of tax due, provided, however, that the penalty shall never be less than one dollar (\$1.00). Delinquent taxes shall, in addition, draw interest at the rate of nine (9) percent per annum beginning sixty (60) days from the date due.

G. Additional civil penalties for failure to collect or remit.

The city is hereby authorized to take the following action against any person who is required to collect the tax imposed hereby and pay the collection over to the city and who has failed to file a report, or filed a false report, or failed to pay the tax when due or any person purchasing a hotel when the hotel owes occupancy taxes pursuant to paragraph 90-3.B. hereof:

1. Bring suit against the hotel for noncompliance; and/or
2. Bring suit against the hotel seeking any other remedies provided under law.

H. Additional authorization to bring suit.

The city attorney is hereby authorized to bring suit against any person required to collect the tax imposed hereby and required to pay the collection over to the city and who has failed to file a report, or filed a false report, or failed to pay the tax when due or any person purchasing a hotel when the hotel owes occupancy taxes, pursuant to paragraph 90-3.B. Such suit may seek to collect such tax not paid or to enjoin such person from operating a hotel in the city until the tax is paid or the report is filed or both, as applicable, and may seek any other remedies provided by law.

I. Collection procedures on purchase of hotel.

1. If a person who is liable for the payment of a tax under this chapter is the owner of a hotel and sells the hotel, the successor to the seller or the seller's assignee shall withhold an amount of the purchase price sufficient to pay the amount due until the seller provides a receipt from the Director of Finance showing that the amount has been paid or a certificate showing that no tax is due.
2. The purchaser of a hotel who fails to withhold an amount of the purchase price as required by this paragraph is liable for the amount required to be withheld to the extent of the value of the purchase price.
3. The purchaser of a hotel may request that the Director of Finance provide a receipt under paragraph (1) and issue a certificate stating that no tax is due or issue a statement of the amount required to be paid before a certificate may be issued. The Director of Finance shall issue the certificate or statement not later than the sixtieth day after the date of the request.

J. Criminal penalties for failure to collect or remit.

If any person shall fail to file a report as required herein, or shall file a false report, or shall fail to pay to the Director of Finance the tax as imposed here when said report or payment is due, then such person shall be deemed guilty of a misdemeanor and shall, upon conviction, be punished by a fine not to exceed five hundred dollars (\$500.00), and each twenty-four (24) hours of any such violation shall constitute a separate offense.

K. Collection fee.

The City of Colleyville shall retain four (4) percent of the gross amount of the hotel occupancy tax collected to cover the cost of collection duties.

L. Disposition of revenue.

Revenue derived from this tax shall be used only for the following purposes as the City Council shall authorize and direct:

1. The acquisition of sites for and the construction, improvement, enlarging, equipping, repairing, operation and maintenance of convention center facilities, including but not limited to, civic center convention buildings, auditoriums, coliseums, and parking areas or facilities for the parking or storage of motor vehicles or other conveyances located at or in the immediate vicinity of these facilities;

2. The furnishing of facilities, personnel and materials for the registration of convention delegates or registrants;
3. For advertising for general promotional and tourist advertising of the city and its vicinity and conducting a solicitation and operating program to attract conventions and visitors either by the city or through contracts with persons or organizations selected by the city;
4. The encouragement, promotion, improvement and application of the arts, including music (instrumental and vocal), dance, drama, folk art, creative writing, architectural design and allied fields, painting, sculpture, photography, graphic and craft arts, motion pictures, television, radio, tape and sound recording and the arts related to the presentation, performance, execution, and exhibition of these major art forms; or
5. The acquisition of sites for and the construction, improvement, enlarging, equipping, repairing, operation and maintenance of auditoriums, galleries and civic theaters, plus debt service."

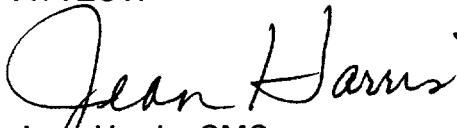
Sec. 2. The City secretary is hereby authorized and directed to cause publication of the descriptive caption and clause hereof as an alternative method of publication provided by law.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 20th day of January, 1998.

The second reading and public hearing being conducted on the 3rd day of February, 1998.

ATTEST:


Jean Harris, CMC
City Secretary

CITY OF COLLEYVILLE:


Richard Newton
Mayor

APPROVED AS TO FORM AND LEGALITY:


Ross T. Foster
City Attorney

ORDINANCE O-14-1942

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.94 ACRES IN THE ELIZABETH COX SURVEY, ABSTRACT 352 LOCATED AT 5200 STATE HIGHWAY 121 FROM THE CC-2-SHOPPING CENTER DISTRICT TO THE PUD-C-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC14-024; 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 1.94 acres in the Elizabeth Cox Survey, Abstract 352 located at 5200 State Highway 121, from the CC-2-Shopping Center zoning district to the PUD-C-Planned Unit Development Commercial zoning district, as depicted in the attached Exhibit "A", described legally in the attached Exhibit "B", and described and depicted on Exhibits "C" and "D".
- 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. Permitted uses shall be limited to a Hotel as permitted herein.
- b. The proposed development is subject to all the regulations contained in the Land Development Code, except as amended by this ordinance.
- c. Prior to the issuance of any building permit, a plat of the subject property shall be submitted, approved, and filed with the Tarrant County Clerk.
- d. The layout of the building, driveways, and parking on the property shall be generally consistent with Exhibit "D".

2. BUILDING AND SITE COMPLIANCE PROVISIONS

- a. The building shall comply with the provisions of Chapter 6-Commercial Design Standards in the Land Development Code and shall be generally consistent with Exhibit "E".
- b. A minimum of 18 percent of the site shall be landscaped and a minimum of five percent of the street yard between the building and SH121 shall be landscaped. Otherwise, all landscaping shall meet the minimum requirements of Chapter 4-Landscaping and Buffering in the Land Development Code.
- c. The hotel shall be exempt from the requirement that a restaurant be located on the site/building.
- d. The maximum height of the building shall not exceed five stories and 77 feet in height as shown in Exhibit "E".
- e. A minimum of 97 parking spaces shall be provided on the subject property. A maximum of 27 parking spaces may be designated as "compact car parking". Said parking may contain a reduced 90 degree parking stall width of eight (8) feet from the minimum requirement of nine (9) feet.
- f. An exemption is hereby granted to Section 5.9 of the Land Development Code governing the minimum tree preservation requirements on the subject property.
- g. Prior to the issuance of the Certificate of Occupancy, a minimum eight (8) foot decorative masonry fence shall be built along the entire west property line of the subject property.

3. MINIMUM HOTEL STANDARDS

- a. The hotel shall comply with all provisions of Ordinance O-98-1088.
- b. The hotel shall furnish customary hotel service, including but not limited to laundry service, linen service, telephone, maid service, use of and up-keep of furniture.

- c. The hotel shall maintain a register of guests, however, no guest shall be registered for more than thirty (30) consecutive days.
 - d. Guest rooms shall not be used in any form or manner as a permanent residence.
 - e. The use of exterior corridors on any exterior façade of the building shall be prohibited. Exterior access to guest rooms shall only be permitted for rooms facing a courtyard that is enclosed on four sides by the hotel building.
 - f. Outdoor recreational facilities such as swimming pools, sports courts, and playgrounds shall be located behind the building, or if located on the side of the building shall not be forward of the front building elevation that is closest to the street. The facility must be screened from view of public rights-of-way by fencing, landscaping, or a combination of these. Wood or chain link fencing shall not be permitted.
 - g. The city manager or his/her designee shall have the authority to require that the establishment obtain a separate administrative license to operate as a hotel in the City. Said license may require periodic renewals and/or inspections in order to enforce compliance with all applicable codes, including this ordinance, in addition to other requirements that promote the health, safety, and welfare of the community.
- 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 2nd day of December 2014.

The second reading and public hearing being conducted on the 16th day of December 2014.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2014.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley, TRMC
City Secretary

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit "A" – Location and Zoning Map

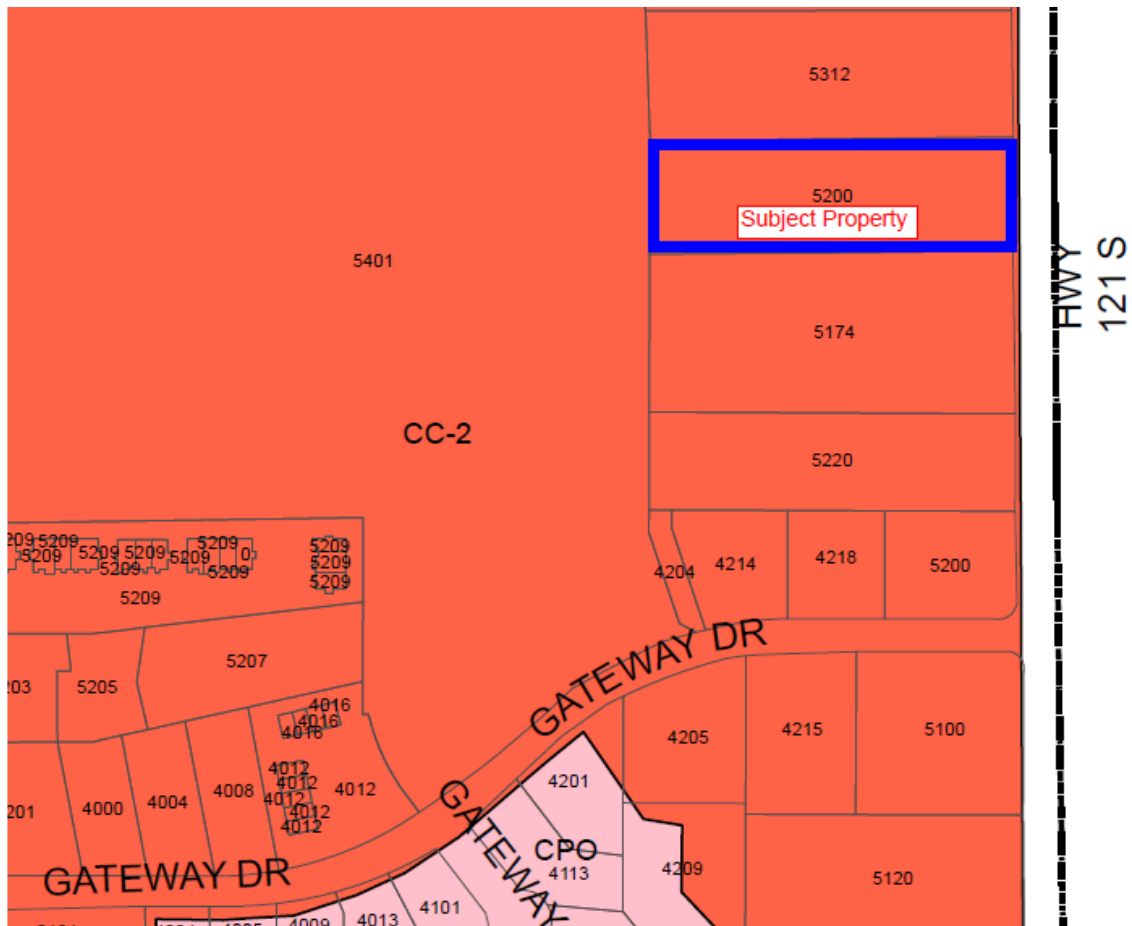


Exhibit B –Legal Description

Being a 1.943 acre tract of land situated in the Elizabeth Cox Survey, Abstract No. 352, In the City of Colleyville, Tarrant County, Texas, and being all of Exhibit A, a called 43,500 square feet tract of land and Exhibit B, a called 0.945 acre tract of land described in a deed to Jesse N. Schroeder, Trustee of the JNS Living Trust, recorded in Instrument Number D213012086, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds and follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of said Exhibit B, same being the northwest corner of Lot 1, Block 1, La Hacienda Ranch Addition, an addition in the City of Colleyville, according to the plat thereof recorded in Cabinet A, Slide 3308, Plat Records, Tarrant County, Texas, also being in the east line of Lot 1, Block 1, Heritage High School Addition, an addition in the City of Colleyville, according to the plat thereof recorded in Cabinet A, Slide 2050, Plat Records, Tarrant County, Texas;

THENCE N 00°28'40" W, along the west line of said Exhibit B, and said Lot 1, Block 1, Heritage High School Addition, a distance of 150.00 feet to a 1/2 inch capped iron rod set stamped "5596" for the northwest corner of said Exhibit B, same being the southwest corner of a called 0.96 acre tract of land described in a deed to J.K. Newell according to the plat thereof recorded in Volume 4719, Page 519, Deed Records, Tarrant County, Texas;

THENCE N 89°10'35" E, along the north line of said Exhibit a, and Exhibit B, passing the common corner said called 0.96 acre tract, and a called 2.0 acre tract of land described in a deed to J.K. Newell according to the plat thereof recorded in Volume 3278, Page 540, Deed Records, Tarrant County, Texas, and passing a 1/2 inch iron rod found for the common corner of said Exhibit B, and Exhibit A, at a distance of 274.35 feet and continuing a total distance of 564.36 feet to a 1/2 inch capped iron rod stamped "5596" for the northeast corner of said Exhibit A, and the southeast corner of said called 2.0 acre tract, same being in the west right-of-way line of State Highway 121 (William D. Tate Avenue) (a variable width right-of-way);

THENCE S 00°28'17" E, along the east line of said Exhibit A, and the west right-of-way line of said State Highway 121, a distance of 150.00 feet to a 1/2 inch capped iron rod set stamped "5596" for the southeast corner of said Exhibit A, same being the northeast corner of said Lot 1, Block 1, La Hacienda Ranch Addition;

THENCE S 89°10'35" W, along the common line of said Exhibit A, and Exhibit B, and said Lot 1, Block 1, La Hacienda Ranch Addition, passing a 1/2 inch iron rod for the common corner of said Exhibit A, and Exhibit B, at a distance B, at a distance of 290.01 feet, and continuing a total distance of 564.34 feet to the POINT OF BEGINNING and containing 84,651 square feet or 1.943 acres of land more or less.

Exhibit C - Statement of Planning Objectives



Introduction:

Icon Lodging would like to propose constructing a selective service hotel on an existing vacant property located on State Highway 121. Icon Lodging and its affiliates currently own several hotels throughout Texas, Arkansas, and Louisiana. The proposed hotel is located on an existing vacant site that has been unoccupied since 2000. The site is located to the north of the existing La Hacienda Ranch and to the east of Colleyville Heritage High School. The property to the north is currently a single family home but is zoned as CC2—Shopping Center District.

The hotel will be a 5-story structure, with approximately 96 guest rooms and 96 parking spaces on the 1.94 acre site. The building will also have a 500 square foot meeting space that will be wired with the latest technology to cater to both corporate and leisure customer needs. The hotel is strategically located along State Highway 121 where it is ideal to bring corporate business travelers and vacationers into the City of Colleyville. The hotel's prime location will also attract additional customers for the surrounding restaurants and retail stores, further benefiting the City of Colleyville and its tax base. The hotel will also have an influence upon the redevelopment or reuse of some of the currently vacant spaces.

Icon Lodging's focus for this hotel is to provide a state-of-the-art hotel experience to the City of Colleyville and its citizens. The hotel will feature modern décor throughout the common spaces and the guestrooms. Each guest room will provide an exceptional choice of amenities, comfort, and the latest in-room technology. The hotel will feature an expanded fitness area that is very popular with today's travelers and health conscious guests. In addition to the fitness area, the hotel will have a unique interior and exterior swimming pool and spa concept to cater to the needs of families, travelers, and vacationers all year round.

The hotel will also incorporate many "green initiatives" both in its construction and day-to-day operations. Some of the features proposed for the hotel will include LED interior and exterior lighting, water and energy conservation practices in both the guest rooms and overall operations of the hotel. The hotel will provide a guide to encourage water and energy conservation in every guest room. The hotel will have a recycling program available to guests so as to reduce its environmental footprint. This keen focus will provide an environmentally friendly hotel and guest experience and will set a new standard for future hotel developments in the City of Colleyville.

Exhibit C - Statement of Planning Objectives Cont.

Statement of Planning Objectives:

The proposed hotel for the site consists of a five story building with the façade to meet the City of Colleyville's commercial design standards. The building façade articulation will be varied in order to provide an appealing building and site layout. The building footprint was shortened to provide more room for landscaping and parking on the site. The proposed 5 story building will be 63' 10" from the top of slab to the top of the parapet. The building is designed to provide the same amenities and guestrooms as the larger prototype 4 story building. The 5 story building allows for the site to be used efficiently and meet with City of Colleyville's design standards. The five story configuration is necessary to meet the brand's design standards of a minimum of 90 guestrooms.

The building will have a 500 square foot meeting room to provide space for guests and visitors to use, as well as 96 guestrooms. The site layout includes 96 parking spaces, configured with islands to allow for trees and landscaping in the parking. This will help alleviate the "sea of pavement" problem that often occurs in parking lots. The majority of the parking will be located behind the building, where it will lessen the visual impact from State Highway 121.

The design of the site and the building was done to provide visibility from the frontage road, while maximizing landscaping in the areas in front of the building. The building will have a 50 foot setback from the frontage road and will be centered between the north and south property lines. The building is over 200 feet from the shared property line between the school and the hotel. There is no outdoor storage on the site and is surrounded by CC2 (Shopping Center District) zoning.

The hotel will not have any alcohol sales on site due to the close proximity of Colleyville Heritage High School. The site will meet all public safety requirements including a firelane around the entire building as well as being a fully sprinkled building. The existing driveway to the frontage road of State Highway 121 will be rebuilt to TxDOT Standards and will be the principal point of access to the site. A secondary point of access will be located on the southwest corner of the site, as a continuation of the existing mutually shared drives with the restaurants to the south. There will be no pedestrian or vehicular access to the school site to the west. The site will have a security monitoring system for the safety of guests and staff.

Icon Lodging would like to request that variances be granted for the development of the site as part of the planned use development. As part of the development of the site, many of the existing trees will be removed from the site. While trying to maximize the landscaping areas to meet brand requirements, we would like to ask for a reduction of the required existing tree coverage to be preserved. We request that a reduction to 0% for the required tree coverage to be preserved be granted. During the site layout process, it was attempted to configure the site to save the existing trees as much as possible. With the parking, firelane, building, and access requirements, we are unable to preserve any of the existing trees. Icon Lodging has worked with the building articulation and the landscaping plans to complement the surrounding areas while providing the maximum green space. Icon Lodging's intent with the landscaping and site design is to form a visually aesthetic and pleasing environment for the guests, employees and the City of Colleyville.

The second variance being requested is the requirement that a hotel has a restaurant, as defined in chapter 2 of the land development code. The hotel will have the typical hot breakfast and snack bar area for the guests. Icon Lodging believes that the hotel will complement the surrounding restaurants, which

Exhibit C - Statement of Planning Objectives Cont.

include J.R.'s Steakhouse, La Hacienda Ranch, and Rio Mambo. This will provide more clientele to the City of Colleyville's restaurants from the hotel guests. There are approximately 4 full service restaurants within 1,000 feet of the proposed hotel as well as other fast food locations a short distance further. These surrounding restaurants will provide the restaurant services that hotel guests will desire while staying in the City of Colleyville. The new hotel may also spur the redevelopment or reuse of the former Mac's and Gator's spaces.

The third variance is from the parking space dimension requirement in chapter 3 of the land development code. Icon Lodging would like to incorporate compact parking spaces into the site. Many of the guests for the hotel will be coming from DFW airport and will either be riding on shuttles and taxis, sharing a car, or driving smaller compact rental vehicles. The request is for the allowance of twenty-five percent of the required parking to be compact parking spots. The compact parking spaces proposed will be 8' wide and 18' deep. The reason for this request is that by utilizing compact spaces on the site, the landscaping areas can be increased. This would benefit the site and the surrounding by allowing more vegetation and lawn areas, as well as reduce the amount of rain runoff from the site.

Another request Icon Lodging would like to make is for a reduction of the required landscape mixture. Due to the site requirements, the site landscaping is 18% of the total land site. The requirement for 20% is found in chapter 4, section 4.6-3. We would request that a variance be granted for the required 50% of the total landscape area to be in the street yard. This requirement is found in chapter 4, section 4.6-3. Per the brand requirement, the hotel is located in the front of the site to provide visibility. There will be landscaping to screen the parking and around the porte-cochere supports. We ask that the requirement be reduced to 5% for the total landscaping in the front yard.

The final request we ask for is regarding chapter 5, section 5.10-A. The existing requirement is that replacement trees shall be planted in order to equal the total diameter inches of trees slated for removal. With the proposed landscaping areas, an equivalent amount of caliper inches cannot be replaced on the site. We request the requirement be reduced to 1/2 inch replacement be required per inch removed.

We would like to thank you for your time to review this application. The city staff has been very helpful and accommodating during this entire process. We are happy to work with the City of Colleyville to address any comments or concerns with regards to the proposed hotel development.

Development Schedule:

The estimated time for commencement of construction: Spring 2015

The estimated time for finishing construction: Summer 2016

Exhibit D – Site Plan

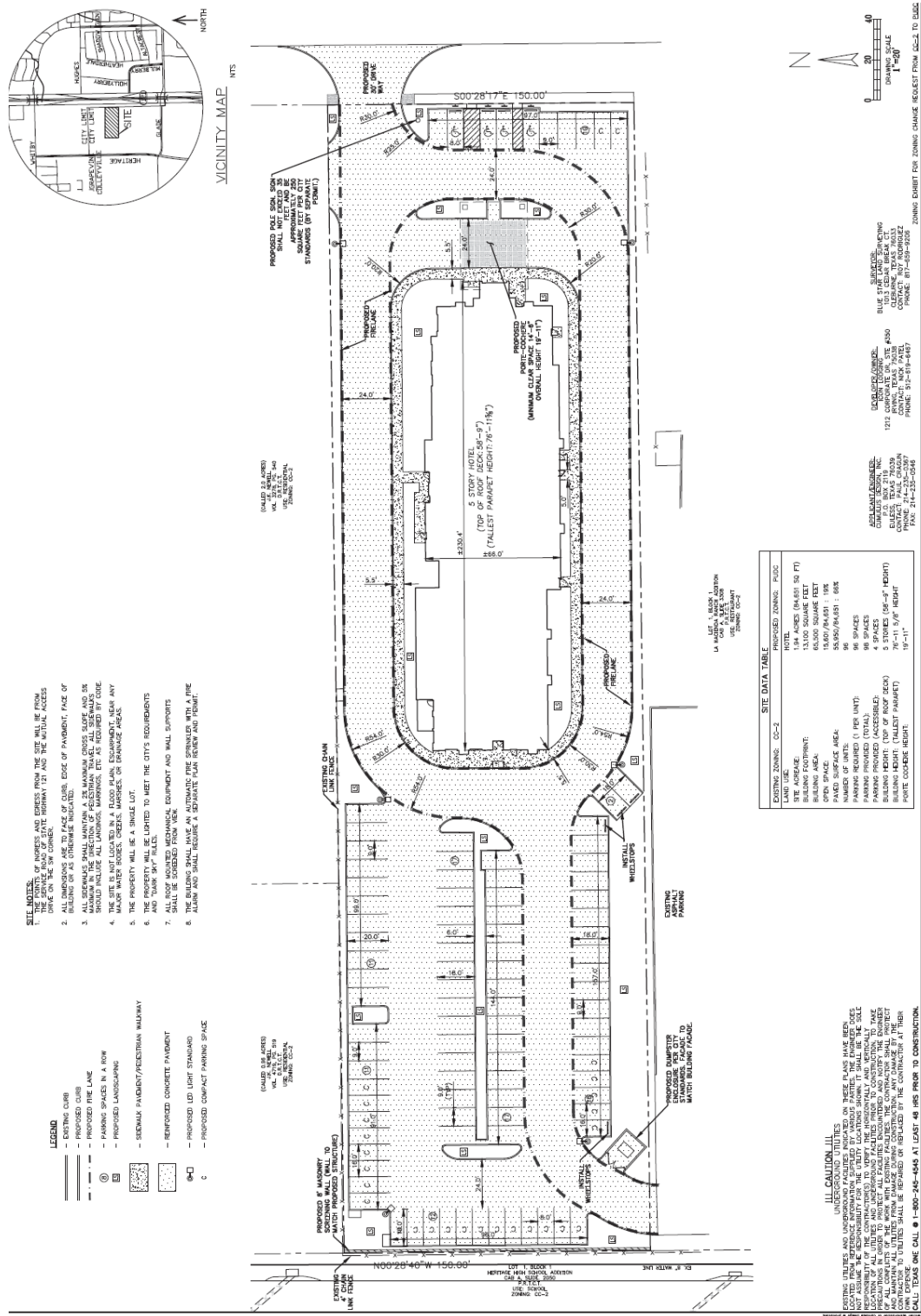
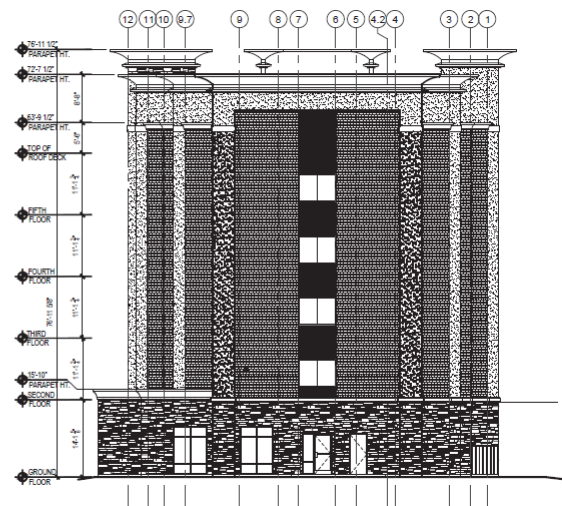
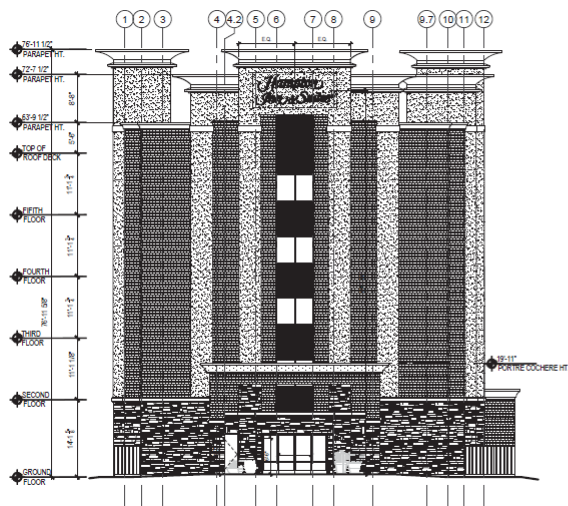
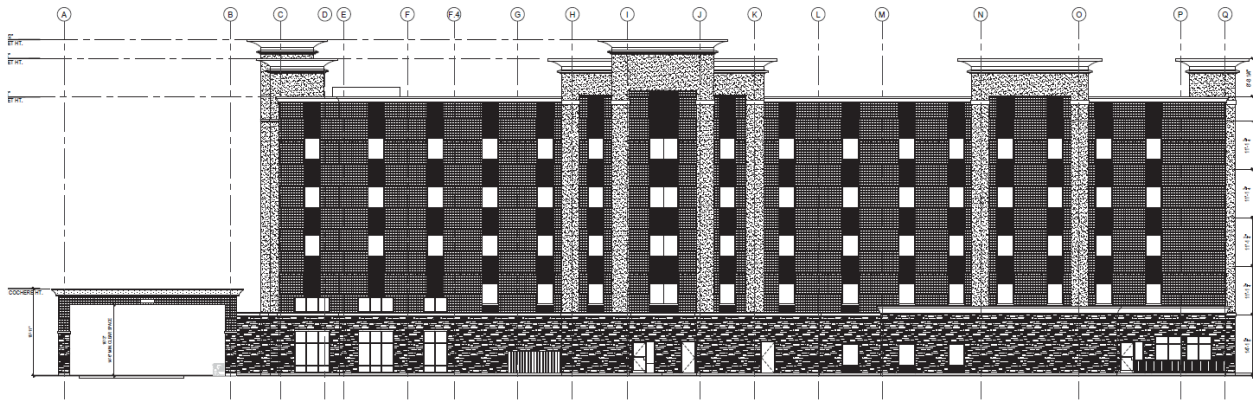
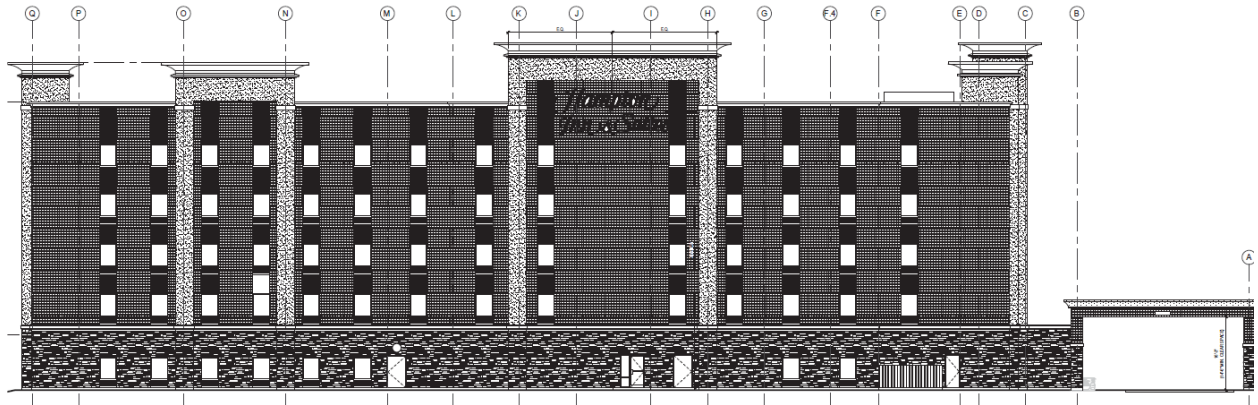


Exhibit E – Building Elevations





City of Colleyville City Council Agenda Briefing

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

Agenda Number 5d

Agenda Date 12/02/2014

Number Ordinance O-14-1943

Type Ordinance

Department Community Development

Title

Consideration of a zoning change from the AG-Agriculture zoning district to PUDR-Planned Unit Development zoning district on 11.22 acres of Abstract 1034, of the G. W. Minter Survey, Lot 1, Block A, of the Twin Oak Estates Addition, and Lot 1, Block 1, of the Hartley Addition, located at 5205, 5207, 5303, 5309, 5311, 5313, and 5317 Roberts Road, Case ZC14-019

Explanation

First Reading and Public Hearing

Applicant's Appeal to City Council. Section 1.18.B(6)b in the Land Development Code states that "denial of the proposal by the Planning and Zoning Commission shall be final, unless the applicant submits a written notice of appeal within ten (10) days from the date of the action by the Commission. The Administrative Official shall re-notify all property owners lying within two hundred (200) feet of the area being considered and place the applicant's rezoning request on the next available agenda for consideration by the City Council".

Per the attached letter of appeal, the applicant requests to appeal the action of the Planning and Zoning Commission to the December 2, 2014 City Council meeting. In the letter, the applicant states that the appeal request will be followed by a proposed modification to the original proposal to be sent to staff via email on November 24, 2014. To date, no modifications have been received. Therefore, the briefing remains unchanged from the original Planning and Zoning Commission briefing describing the applicant's original request and staff's recommendation remains denial of the request.

Pat Atkins submitted a request to change the zoning of approximately 11.22 acres located at 5205, 5207, 5303, 5309, 5311, 5313, and 5317 Roberts Road. The applicant is requesting to rezone the property from the AG-Agricultural zoning district to the PUD-R-Planned Unit Development Residential zoning district. The applicant is seeking a zoning change in order to develop the property for 60 single family residential lots and one open space lot.

Existing Conditions. The subject properties are currently zoned AG-Agricultural and include three platted lots and four unplatted tracts of land. Currently, 5205, 5207, 5303, 5309, 5311 and 5313 Roberts Road contain single family detached homes. Currently, 5317 Roberts Road contains a mobile home park containing nine mobile homes and a single family detached home. The use of the mobile home park at 5317

Roberts Road has been in existence since 1968 and is considered a legal non-conforming use. Approval of a combination preliminary/final plat will be required upon approval of the rezoning request.

Statement of Planning Objectives. The applicant submitted a Statement of Planning Objectives (attached) which contains a description of the development.

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

Minimum Lot Area: 4,400 square feet

Minimum Lot Width: 40 feet

Minimum Lot Depth: 90 feet

Front Building Line: 10 feet

Rear Building Line: 10 feet

Side Building Line: 5 feet

Maximum Building Height: Two stories; 35 feet

Maximum Lot Coverage: 60 percent

Minimum Home Size: 2,000 square feet

Street Design. The applicant proposes to develop public streets and alleys within the development with two entrances from Roberts Road.

The streets and alleys must meet the minimum requirements of the Land Development Code.

Right-of-Way Dedication. Roberts Road is classified as a Minor Collector on the Master Thoroughfare Plan, which requires 75 feet of right-of-way. Therefore, upon platting, the developer will be required to dedicate a minimum of 37.5 feet of right-of-way for Roberts Road from the centerline of the street.

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 proposed Conceptual Development Plan, attached, indicates 1.8 percent of the total development as open space located on an 8,800 square foot lot on the east side

of the development.

No amenities were provided by the applicant to be located within the open space area. Given the limited open space provided, approval of a waiver will be required.

Sidewalks and Trails. Sidewalks, a minimum of four (4) feet in width, are required to be constructed on each individual lot at the time homes are constructed on the lots. Sidewalks required along open space lots are required to be constructed by the developer, prior to the final acceptance of public improvements for the development.

A minimum five (5) foot sidewalk is required to be constructed along Roberts Road whenever the homes are constructed on the lots.

The applicant has provided a trail plan (attached) showing two, eight (8) foot trails linking to the GCISD school properties to the east from the development. These trail linkages are not shown in either the 2005 Colleyville Pathways Plan or the 2011 Parks, Recreation and Open Space Master Plan. The developer has not provided evidence of any agreement with GCISD in order to build the trail on GCISD property. Given this condition, the proposed trail connections are not included in the proposed ordinance.

Fences, Walls, and Screening. The applicant proposes to construct a minimum eight (8) foot masonry screening wall along Roberts Road. This provision has been added to the proposed ordinance.

Landscaping and Entry Features. The Conceptual Development Plan indicates that landscaping will be provided along Roberts Road adjacent to the development within Roberts Road right-of-way. However, no landscaping details were provided by the applicant. In the 2004 Master Plan, Chapter 3 – Community Goals and Policy Statements, Priority Two, Neighborhood Integrity, Goal - Preserve the superior quality of Colleyville's residential neighborhoods, one of the objective/policy statements is: "Promote greenbelts and buffer areas in front of subdivisions adjacent to major thoroughfares". Roberts Road is classified as a "Minor Collector" on the Master Thoroughfare Plan. Therefore Roberts Road meets the definition of a major thoroughfare. The subdivision, as designed, is not consistent with the objective/policy listed above.

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 60 lot development would add approximately 574 vehicle trips per day to the surrounding roadways.

Development Fees. Park land dedication fees are due in the amount of \$1,802 per residential lot, prior to the plat being filed with the Tarrant County Clerk.

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 for Roberts Road at the time of approval of the final plat. Perimeter street improvements are required for the newly created lots since Roberts Road is considered unimproved adjacent to the subject properties. 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 will be required upon approval of the final plat for the property and drawn according to the requirements of Chapter 5-Tree Preservation of the Land Development Code.

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.

Drainage and Stormwater Runoff. The developer has submitted a preliminary drainage analysis (attached), which has been reviewed by the Engineering Division of the Public Works Department. As indicated on the analysis, the developer proposes an underground retention system beneath the open space lot. Details of the proposed drainage system will be submitted as part of the platting process.

Master Plan. The Future Land Use Plan designates the subject properties for single family residential uses. The request is consistent with the Future Land Use Plan.

Residential Density. The Master Plan suggests a maximum residential density of 1.8 dwelling units per acre, in most situations. The 2004 Colleyville Master Plan states densities higher than 1.8 units per acre would be acceptable in those areas deemed consistent with sound land use planning principles, such as a transitional area situated between commercial uses and less dense residential developments, or near major

street intersections.

The proposed development would be situated just west of institutional, public school properties and is located approximately 2,800 feet west of SH121. The proposed development of 60 residential units on the 11.22 acres will produce a residential density of 5.4 dwelling units per acre, based upon the density calculation method prescribed by the Master Plan; and will produce a residential density of 8.6 dwelling units per acre based upon the density calculation method prescribed by the Land Development Code.

The following are the residential densities, based on the Master Plan calculation method, of other PUD-R developments adjacent to the proposed development:

- Heritage Oaks (southeast of the proposed development): 4.6 dwelling units per acre
- Copperglen (southeast of the proposed development): 3.9 dwelling units per acre
- Creekside (southeast of the proposed development): 2.4 dwelling units per acre
- Fox Meadows Phase Two PUD (west of the proposed development): 2.9 dwelling units per acre

The attached Small Lot Development Comparison Chart, provides a comprehensive listing of approved developments since 1996 with residential densities that exceed 1.8 dwelling units per acre.

Summary of Requested Variances. The applicant requests the following variances to the requirements of the Land Development Code as part of their request:

1. Open Space - 20 percent is required; 1.8 percent is being requested;
2. Lot Area and Dimensions - Requested as follows:
 - Minimum Lot Area: 4,400 square feet; 13,000 square feet is required
 - Minimum Lot Width: 40 feet; 100 feet is required
 - Minimum Lot Depth: 90 feet: 120 feet is required
 - Front Building Line: 10 feet; 40 feet is required
 - Rear Building Line: 10 feet; 25 feet is required with an allowance for 10 feet if there are no rear facing openings or windows.
 - Side Building Line: 10 feet
 - Maximum Building Height: Two stories; 35 feet; 30 feet is the maximum allowed
 - Maximum Lot Coverage: 60 percent; 50 percent is the maximum allowed

Surrounding Development Trends. The properties to the north are located in the City of Grapevine and zoned for single family residential uses. The properties to the

south are zoned AG-Agricultural and PUD-R-Planned Unit Development Residential and contain single family residential detached and attached uses. The properties to the east are zoned AG-Agricultural and developed as Heritage Middle School. The properties to the west are zoned PUD-R-Planned Unit Development Residential, RD-Two Family Residential and AG-Agricultural and developed as single family detached uses and a church.

Public Notification. Staff mailed notices to 41 adjacent property owners as well as all Homeowners Associations within 500 feet of the subject property regarding this request. Notice was sent to the Grapevine-Colleyville Independent School District as required by state law. Notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code. To date no correspondence has been received.

The city manager owns property within 200 feet of the subject properties and as such the administration of this item may be deferred to the assistant city manager where deemed necessary.

Planning and Zoning Commission Recommendation. At the November 10, 2014 meeting, the Planning and Zoning Commission voted to deny the request by a vote of (6-0).

Supermajority Vote Requirement. Section 1.18.B(8) states that "no change of which the Planning and Zoning Commission has recommended denial or in case of a protest against such change, signed by the owners of twenty (20) percent or more of either the area of lots or land included in such proposed change, or lots or land immediately adjoining same and extending two hundred (200) feet therefrom, filed with the City Secretary, shall be passed except by a favorable vote of three-fourths (3/4) of all members of the City Council. In computing the percentage of land area, the area of streets and alleys shall be included in the computation". Therefore, a minimum of six of seven votes are required in order for the City Council to approve this item.

Summary. The proposed development contains 60 single family lots and one open space lot with a residential density of 5.4 dwelling units per acre and a total open space percentage of 1.8 percent. Staff agrees that the area is a transitional area and a higher residential density is warranted given the recommendations of the Master Plan. Staff also agrees that the proposed development provides an opportunity to redevelop the area and mitigate a legal non-conforming use. However, given the high proposed density relative to other residential development densities in the area, the extremely low open space provided, the lack of any greenbelts or buffer areas along Roberts Road and, finally, the lack of any detail for landscaping and open space amenities in the development, staff recommends denial.

Financial Impact

There is no financial impact to the City.

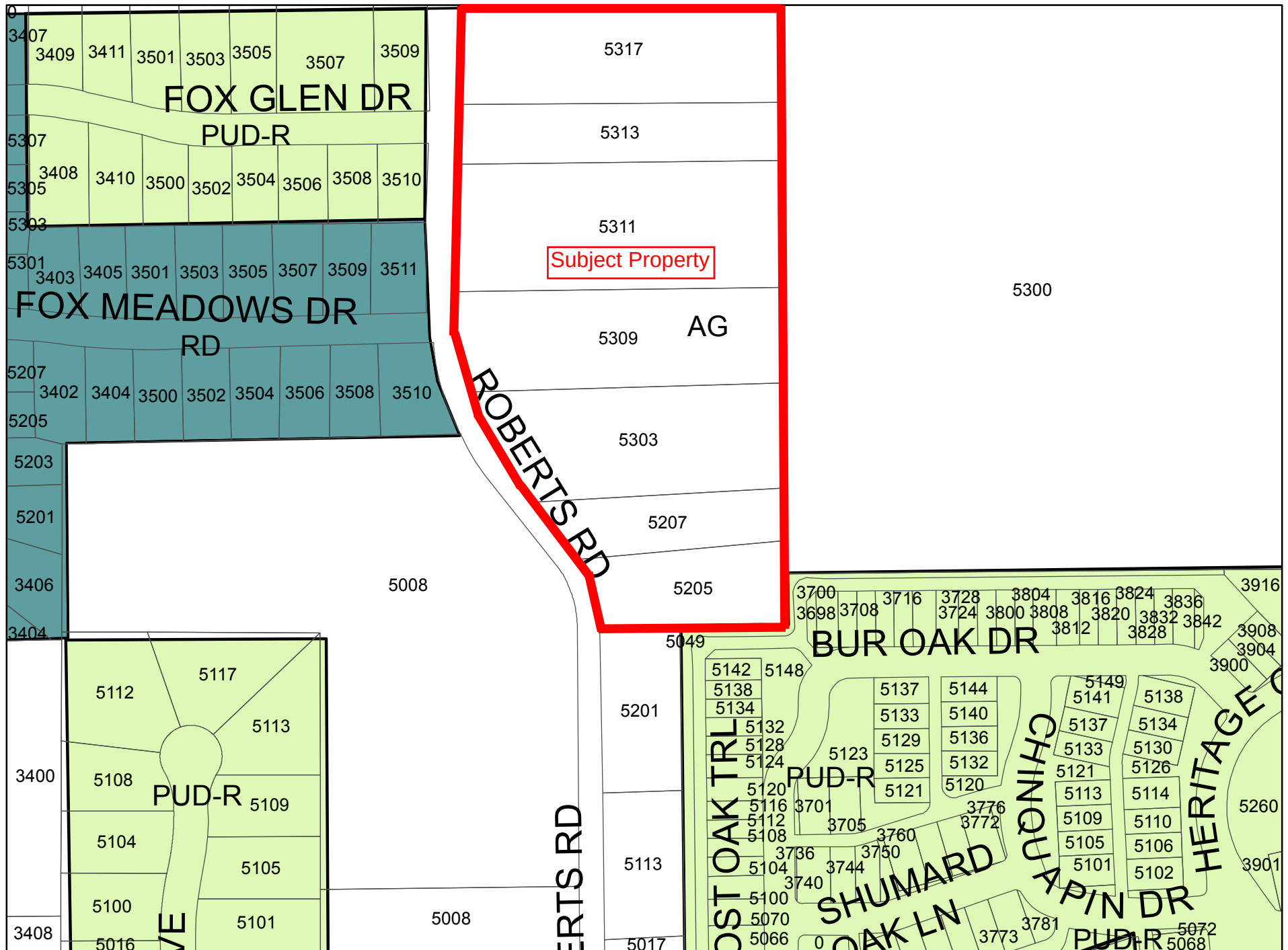
Recommendation

Denial

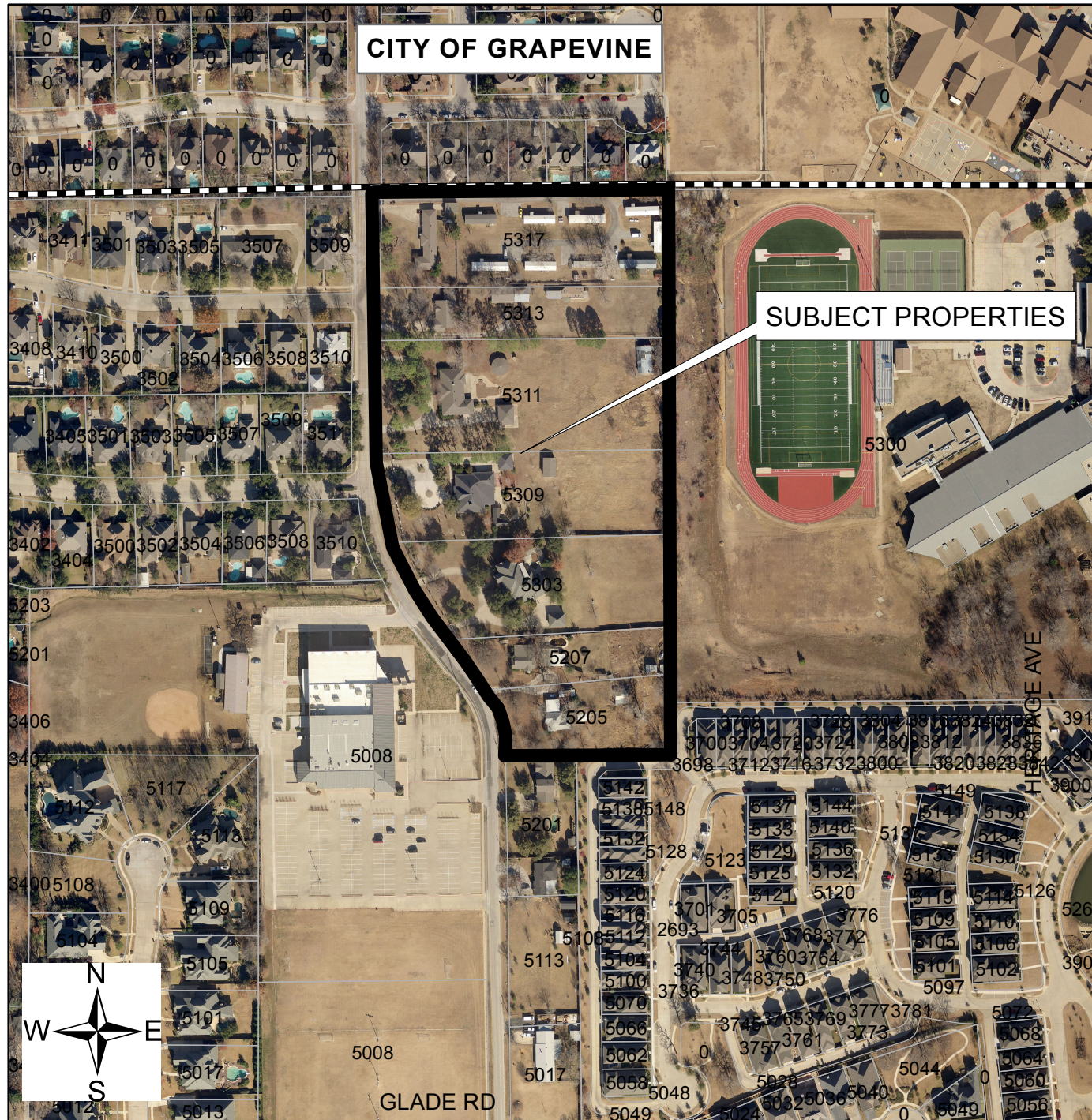
Attachments

1. Location and Zoning Map
2. Aerial
3. Future Land Use Map
4. Buffer Map
5. Notification List
6. Applicant's Appeal
7. Statement of Planning Objectives
8. Conceptual Development Plan
9. Trail Plan
10. Presentation from Applicant
11. Preliminary Drainage Analysis
12. Small Lot Development Comparison Chart - 1996 to 2013
13. Ordinance O-14-1943

Location and Zoning Map



Aerial



Case ZC14-019

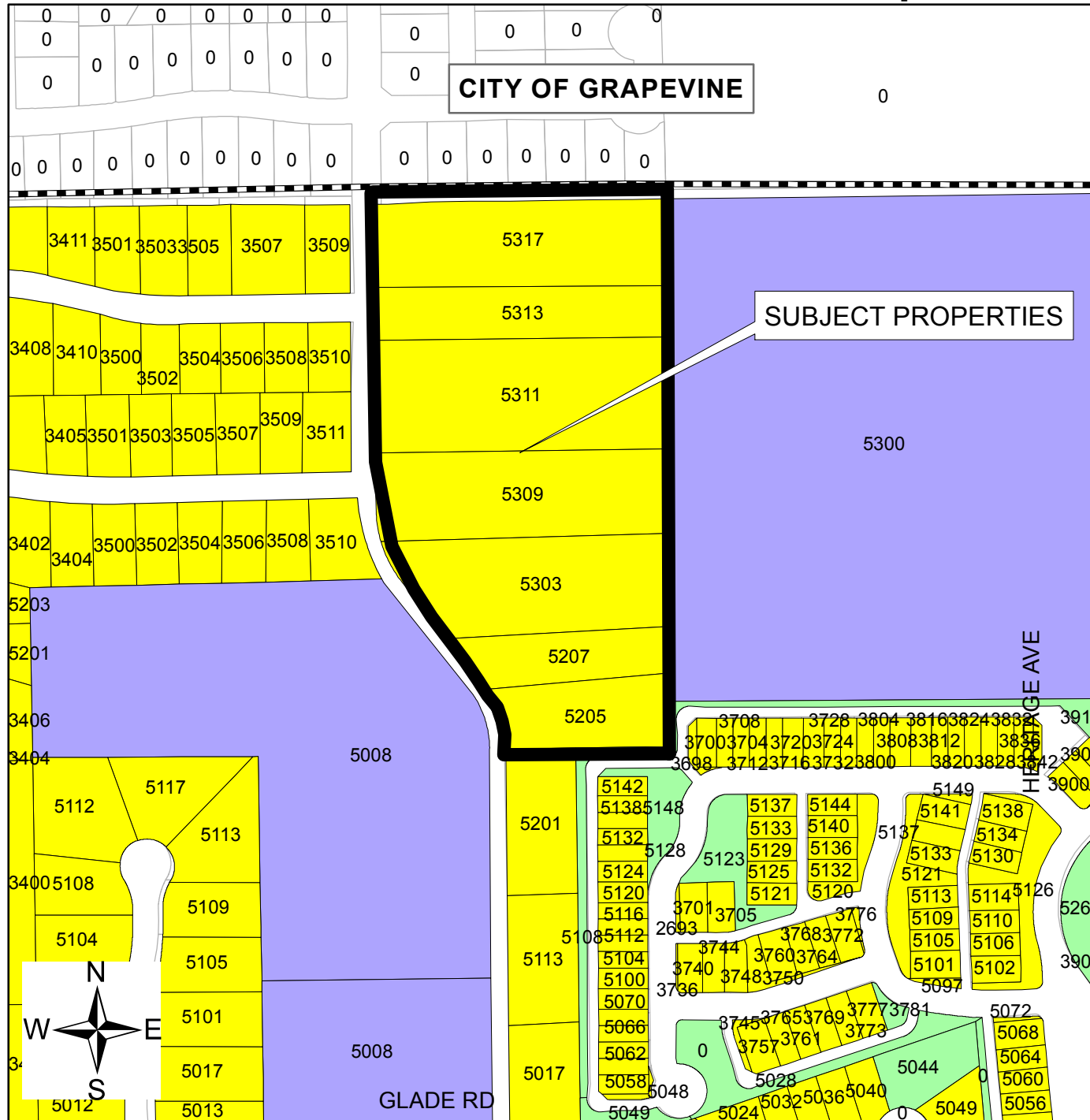
5205, 5207, 5303,
5309, 5311, 5313,
& 5317 Roberts Road

Legend

- Subject properties
- City Limit
- Parcels



Future Land Use Map



Case ZC14-019

5205, 5207, 5303,
5309, 5311, 5313,
& 5317 Roberts Road

Legend

-  Subject properties
-  City Limit
-  Parcels
-  Single Family
-  Multi-Family
-  Office
-  Retail
-  Institutional
-  Industrial
-  Roadway
-  Utilities
-  Parks
-  Private Open Space
-  Water



The map displays the City of Grapevine, Texas, with a focus on the area around the subject properties. The subject properties are located on Fox Glen Dr, between Roberts Rd and Post Oak Trl. The map includes a compass rose indicating North (N), South (S), East (E), and West (W). The subject properties are highlighted with a grey box and labeled 'SUBJECT PROPERTIES'. The map also shows various lot numbers and street names, including Hallmont Dr, Roberts Rd, Fox Glen Dr, Fox Meadows Dr, Bugle Ln, Post Oak Trl, Shumard Oak Ln, Copper Glen Cir, Heritage Oaks Dr, and Blackjack Oak Dr. A red line highlights a specific area, and a grey box labeled 'SUBJECT PROPERTIES' points to a shaded area within this region.

5205, 5207, 5303,
5309, 5311, 5313,
& 5317 Roberts Road

 Properties within 200 feet
 Subject properties
 City Limit
 Parcels



Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
Mdc-Heritage Oaks Estates Ltd	545 E John Carpenter Fwy	Irving	Texas	75062	000000 Post Oak Tr
Colleyville Assoc Heritage Oak	545 E John Carpenter Fwy #1500	Irving	Texas	75062	005123 Post Oak Tr
Colleyville Assoc Heritage Oak	545 E John Carpenter Fwy #1500	Irving	Texas	75062	000000 Post Oak Tr
Colleyville Assoc Heritage Oak	545 E John Carpenter Fwy #1500	Irving	Texas	75062	000000 Bur Oak Dr
Wieting, James L	9020 Cedar Bluffs Dr	North Richland Hills	Texas	76182	003704 Bur Oak Dr
Arnold, Thomas A	5205 Roberts Rd	Colleyville	Texas	76034	005205 Roberts Rd
Scribner, Deana	PO Box 768	Colleyville	Texas	76034	005201 Roberts Rd
Weinberg, Christina M	3712 Bur Oak Dr	Colleyville	Texas	76034	003712 Bur Oak Dr
Rietz, Barry S Etux Paula K	3700 Bur Oak Dr	Colleyville	Texas	76034	003700 Bur Oak Dr
Thomas Monroe Properties Llc	825 Regina Ct	Colleyville	Texas	76034	003708 Bur Oak Dr
Wall, Larry Etux Laurie	5132 Post Oak Trl	Colleyville	Texas	76034	005132 Post Oak Tr
Grapevine Colleyville ISD	3051 Ira E Woods Ave	Grapevine	Texas	76051	005300 Heritage Ave
Reince, Kevin Etux Martha	6412 Timber Rdg	Edina	Minnesota	55439	005134 Post Oak Tr
Williams, Alfloyd Jr	5128 Post Oak Trl	Colleyville	Texas	76034	005128 Post Oak Tr
Bryant, Lynn W	5138 Post Oak Trl	Colleyville	Texas	76034	005138 Post Oak Tr
Babul, Sajeed Etux Dinaz	5133 Post Oak Trl	Colleyville	Texas	76034	005133 Post Oak Tr
Mathis, Christopher Warren	5137 Post Oak Trl	Colleyville	Texas	76034	005137 Post Oak Tr
Greene, Michael Etux Gail	3716 Bur Oak Dr	Colleyville	Texas	76034	003716 Bur Oak Dr
Krieghbaum, David Etux Tracey	PO Box 459	Port Isabel Tx	Texas	78578	005142 Post Oak Tr
Belknap, Barbara Echols	5313 Roberts Rd	Colleyville	Texas	76034	005313 Roberts Rd
Wines, Robert M	PO Box 1348	Colleyville	Texas	76034	005317 Roberts Rd
Patel, Bharet V	5311 Roberts Rd	Colleyville	Texas	76034	005311 Roberts Rd
Andrae, Raymond R Jr Etux Chri	3510 Fox Meadows Dr	Colleyville	Texas	76034	003510 Fox Meadows Dr
Prazak, John B	5207 Roberts Rd	Colleyville	Texas	76034	005207 Roberts Rd
Henry, Robert Lee	3510 Fox Glen Dr	Colleyville	Texas	76034	003510 Fox Glen Dr
Cheatham, Matt Etux Melissa	3508 Fox Glen Dr	Colleyville	Texas	76034	003508 Fox Glen Dr
Phillips, Rodney L	3507 Fox Glen Dr	Colleyville	Texas	76034	003507 Fox Glen Dr
Heilman, Shanna	3509 Fox Glen Dr	Colleyville	Texas	76034	003509 Fox Glen Dr
Covenant Church	2660 E Trinity Mills Rd	Carrollton	Texas	75006	005008 Roberts Rd
Gillaspie, Marion R Etux Shiry	3511 Fox Meadows Dr	Colleyville	Texas	76034	003511 Fox Meadows Dr
Bangs, Richard A Etux Moireen	3509 Fox Meadows Dr	Colleyville	Texas	76034	003509 Fox Meadows Dr
King, Kenneth W & Doris	3506 Fox Meadows Dr	Colleyville	Texas	76034	003506 Fox Meadows Dr
Raine, Kimberly L	3508 Fox Meadows Dr	Colleyville	Texas	76034	003508 Fox Meadows Dr
Patel, Bharat V	5309 Roberts Rd	Colleyville	Texas	76034	005309 Roberts Rd
Hartley, Marietta Frances	200 Fremont Ct	Colleyville	Texas	76034	005303 Roberts Rd
Heritage Glen HOA	5105 Auburndale Ave	Colleyville	Texas	76034	Courtesy Notice
Colleyville Assoc Heritage Oak	545 E John Carpenter Fwy #1500	Irving	Texas	75062	000000 Bur Oak Dr
Fox Meadows HOA	5301 Bugle Ln.	Colleyville	Texas	76034	Courtesy Notice
Grapevine Colleyville ISD	3051 Ira E Woods Ave	Grapevine	Texas	76051	Courtesy Notice
City of Grapevine	P.O. Box 95140	Grapevine	Texas	76099	Courtesy Notice
Pat Atkins, Applicant	3076 Hays Lane	Rockwall	Texas	76034	Applicant

Public hearing notices were mailed
 Fri., October 24, 2014 by Taci
 Wrisley

Applicant's Appeal



November 19, 201

To: Ron Ruthven, AICP, Director
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

Project Description: Enclave Heritage Meadows Colleyville, Texas Project 14021
Case Number: ZC14-019

Dear Mr. Ron Ruthven,

We are here by formally requesting appeal to the City Council on December 2nd, 2104. Based on action of denial by the Planning and Zoning Commission of November 10th, 2014. This appeal requests will be with modification that will be forwarded to you by email on Monday November 24, 2014.

Thank you,

A handwritten signature in black ink, appearing to read 'Pat Atkins', is written over a large, light-colored, irregular oval shape that serves as a background for the signature.

Pat Atkins

5605 N. MacArthur
Suite 1000
Irving, Texas 75038
972-388-6383

Statement of Planning Objectives

The Enclave at Heritage Meadows

The property consists of 11.16 acres of land adjacent to Roberts Road a 60 foot residential collector west of the existing Colleyville Elementary and Middle School. The property is sparsely vegetated with native trees of which a tree preservation plan will be prepared. Development of this property will eliminate mobile home uses that have been existing for a long period of time. New home construction will range from \$500K and up and will be marketed towards young families and the young professional/empty nester lifestyle. Creating an additional 31 million to the City of Colleyville tax base. There will be a master HOA required within the development of the property. We are excited to bring this upscale residential development to this area which surpasses expectations required in your comprehensive master plan within district one. A master trail system will be implemented which will connect Roberts Road, and our development to the schools and eventually Heritage Parkway. The product we anticipate will be similar to the 40' product of Heritage Cove recently built. With alley service that enhances the front architectural appeal along the residential street.

Development Standards

Min Lot Area 4400 s.f.

Min Lot Width 40' B.L.

Min Lot Depth 90'

Front B.L. 10'

Rear B.L. 10'

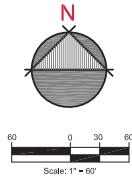
Side B.L. 5' /5' Adj to street.

Max Building Ht 2 Y, Stories (35 ft)

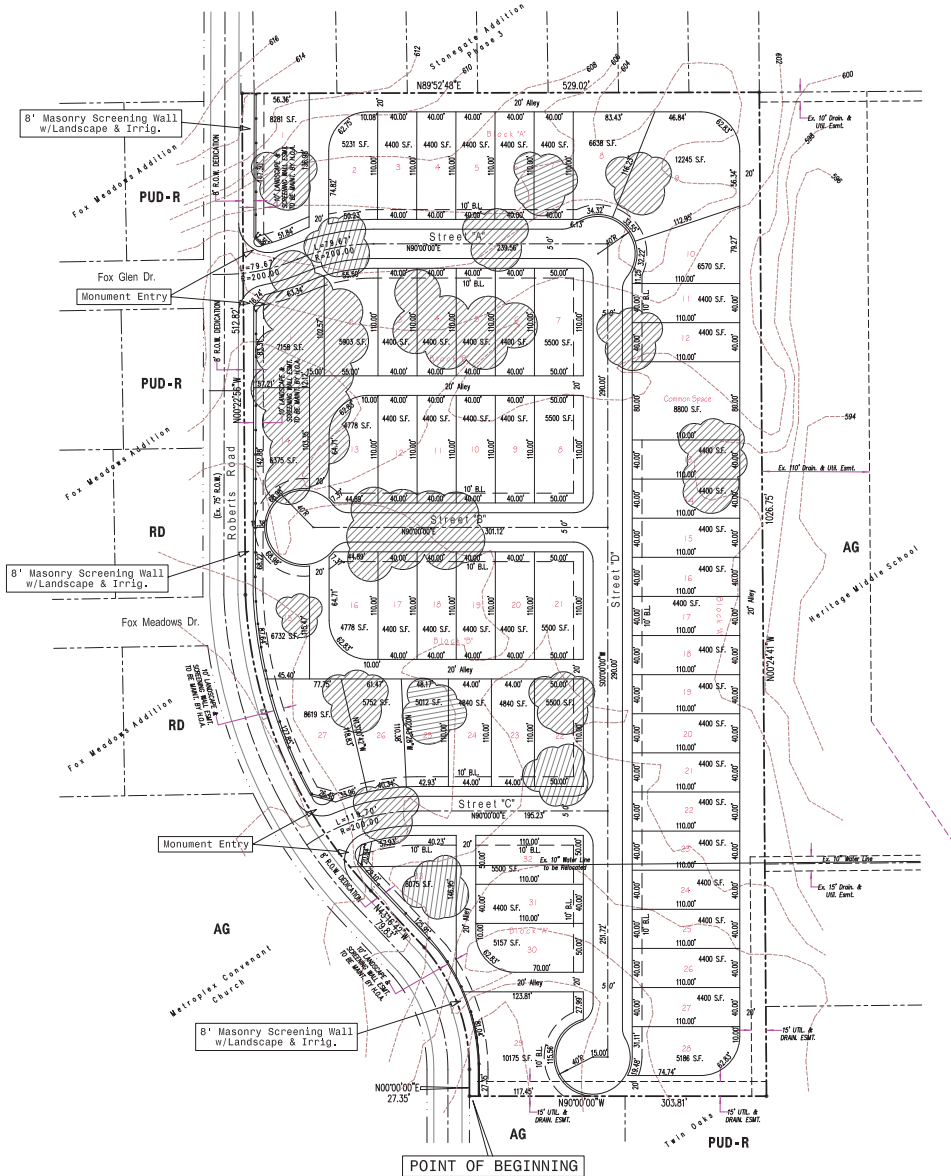
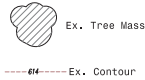
Min Dwelling 2000 s.f.

Lot Coverage 60%

Conceptual Development Plan



Legend



Vicinity Map
n. t. s.

Property Description

BEING a 11.22 acre tract of land situated in the G.W. Winters Survey, Abstract No. 1034, situated in Tarrant County, Texas and being all of the tracts of land described by deed to Bharat V. Patel recorded in Instrument No. 015862444 and Instrument No. 020817886 of the Deed Records of Tarrant County, Texas, all of the tract of land described by deed to Bharat V. Patel and wife, Barbara J. Patel, recorded in Volume 7778, Page 304 of the Deed Records of Tarrant County, Texas, and all of the tract of land described by deed to Robert M. Viles recorded in Instrument No. 020814884 of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at the Southwest corner of said tract said point also being on the easterly Right-of-Way line of Roberts Road (an existing 60' right-of-way);

THENCE North a distance of 27.35 feet to a point for corner;

THENCE a curve to the left having a radius of 191.69 feet and a length of 135.86 feet with a chord bearing of North 20°16'24" West;

THENCE North 43°16'42" West a distance of 79.83 feet to a point for corner;

THENCE a curve to the right having a radius of 473.51 feet and a length of 335.80 feet with a chord bearing of North 22°58'28" West;

THENCE North 0°22'58" West a distance of 512.82 feet to a point for corner;

THENCE North 89°52'48" East a distance of 528.02 feet to a point for corner;

THENCE South 0°24'41" East a distance of 1028.75 feet to a point for corner;

THENCE West a distance of 303.81 feet to the POINT OF BEGINNING and containing 48908.397 square feet, 11.22 Acres, more or less.

Common Space - 8,800 SF - 1% of Property Area

From Ex. Zoning: AG
To Prop. Zoning: PUD-R

60 Lots
1 Open Space Lot
Min. 4,400 SF ~ Min. 40'x110'
5.30 D.U. / Ac.

Site Plan
11.22 ± Ac.

The Enclave at Heritage Meadows

CITY OF COLLEVILLE, TARRANT COUNTY, TEXAS

Developer:
TCCI LAND DEVELOPMENT, INC.
3930 Glade Road, S. 108-322
Colleyville, Texas 76034
469.688.8224
Contact: Tommy Cansler

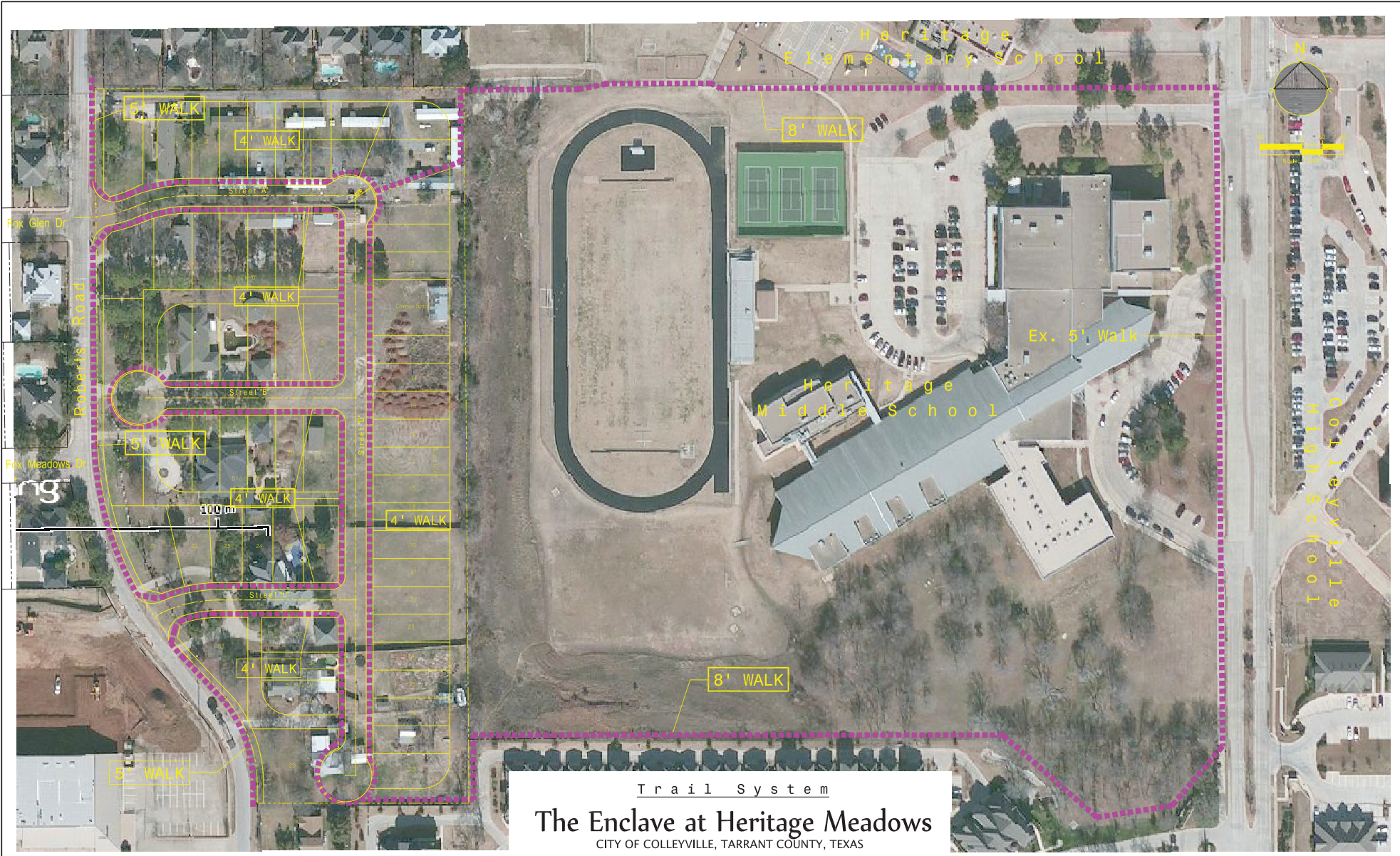
Engineer:
T. TABOR CONSULTING, PLLC
1301 E. Debbie Lane 102-152
Mansfield, Texas 76063
972.896.6989
Contact: Tommy Tabor, P.E.

Consultant:
KPA CONSULTING, INC.
3076 Ways Lane
Rockwall, Texas 75087
972.388.6383
Contact: Pat Atkins

October 28, 2014

Scale: 1" = 60'

Trail Plan



Developer:
TCCI LAND DEVELOPMENT, INC.
3930 Glade Road, S. 108-322
Colleyville, Texas 76034
469,688,8224
Contact: Tommy Cansler

Engineer:
ENGINEERING CONCEPTS & DESIGN
201 Windco Circle, S. 200
Wylie, Texas 75098
972,941,3400
Contact: Todd Winters, P.E.

Consultant:
KPA CONSULTING, INC.
3076 Hays Lane
Rockwall, Texas 75087
972,388,6383
Contact: Pat Atkins



THE ENCLAVE AT HERITAGE MEADOWS

Colleyville, Texas

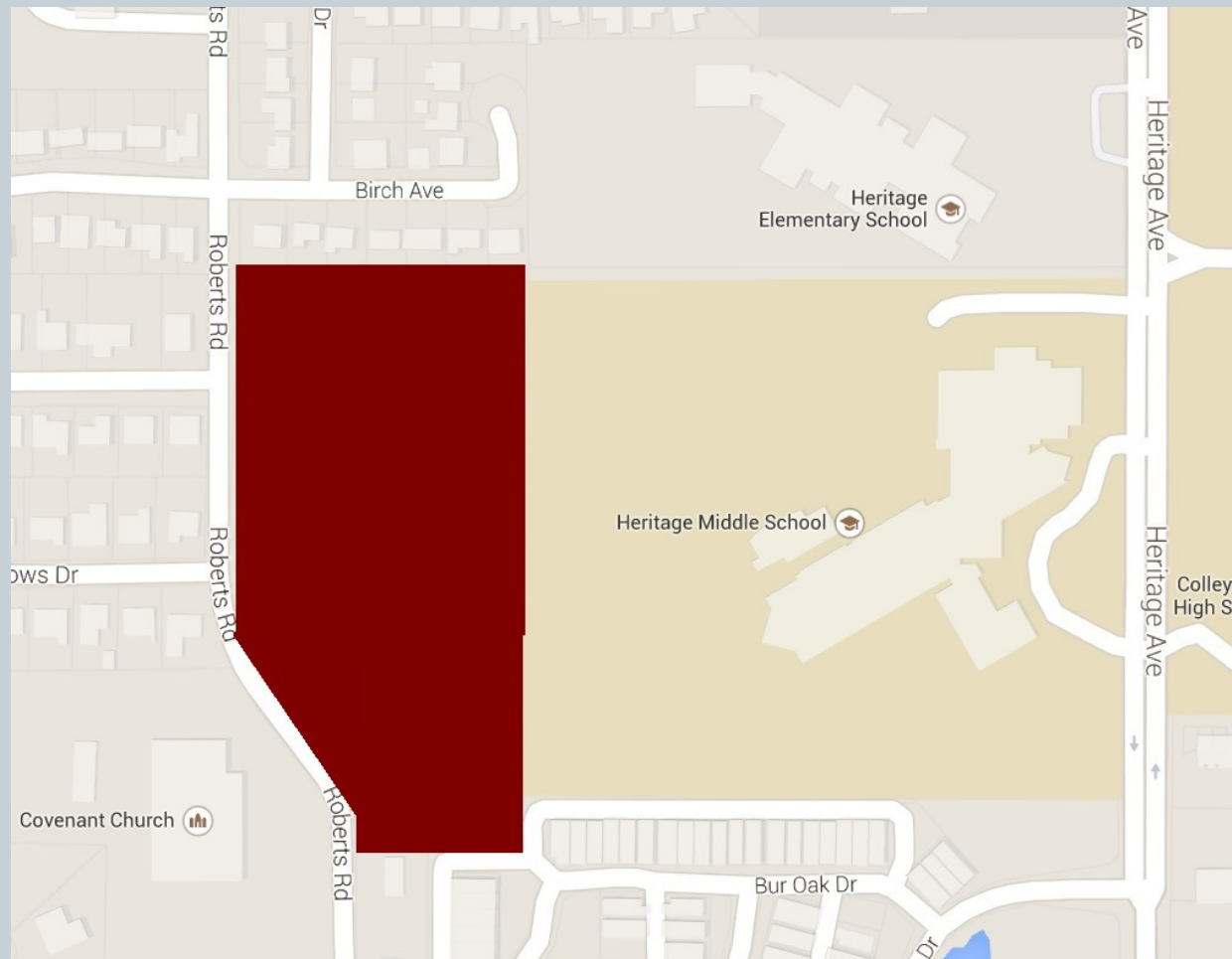
November, 2014

CONTENTS

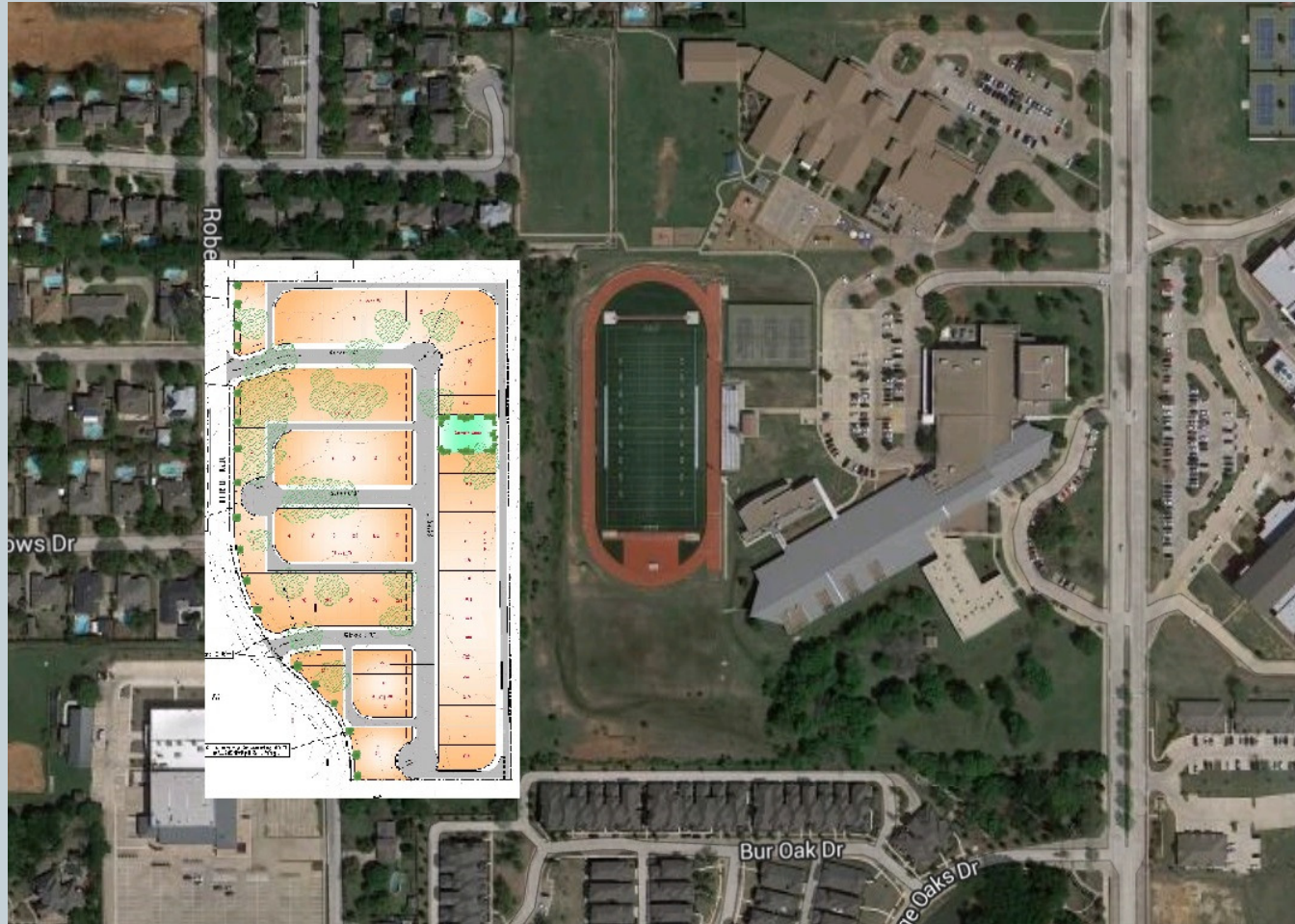


- I. LOCATION
- II. AERIAL OF SITE
- III. PROPERTY DESCRIPTION
- IV. DETAILED DEVELOPMENT PLAN
- V. BUILDING ARCHITECTURAL STANDARDS
- VI. PROPERTY DEVELOPMENT STANDARDS
- VII. PERIMETER SCREENING

I. LOCATION



II. AERIAL OF SITE



III. PROPERTY DESCRIPTION



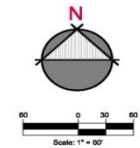
The property consists of 11.6 acres of land, adjacent to Roberts Road A60' residential collector, west of existing Colleyville Elementary and Middle School. The property is sparsely vegetated with native trees of which a tree preservation plan will be prepared. Development of this property will eliminate mobile home uses that have been existing for a long period of time. New homes construction will range from \$500K and up. The homes will be marketed towards young families, young professionals and empty nesters lifestyle. Creating an additional 30 million dollars to the City of Colleyville tax base. There will be a Master H.O.A. required within the development of the property. We are excited to bring this upscale residential development to this area which surpasses expectations required in your comprehensive master plan within district one. A master trail system will be implemented which will connect Roberts Road and our development to the schools and eventually Heritage Parkway. The product we anticipate will be similar to the product of Heritage Cove recently built, with alley service that enhances the front architectural appeal along the residential street.

III. PROPERTY DESCRIPTION

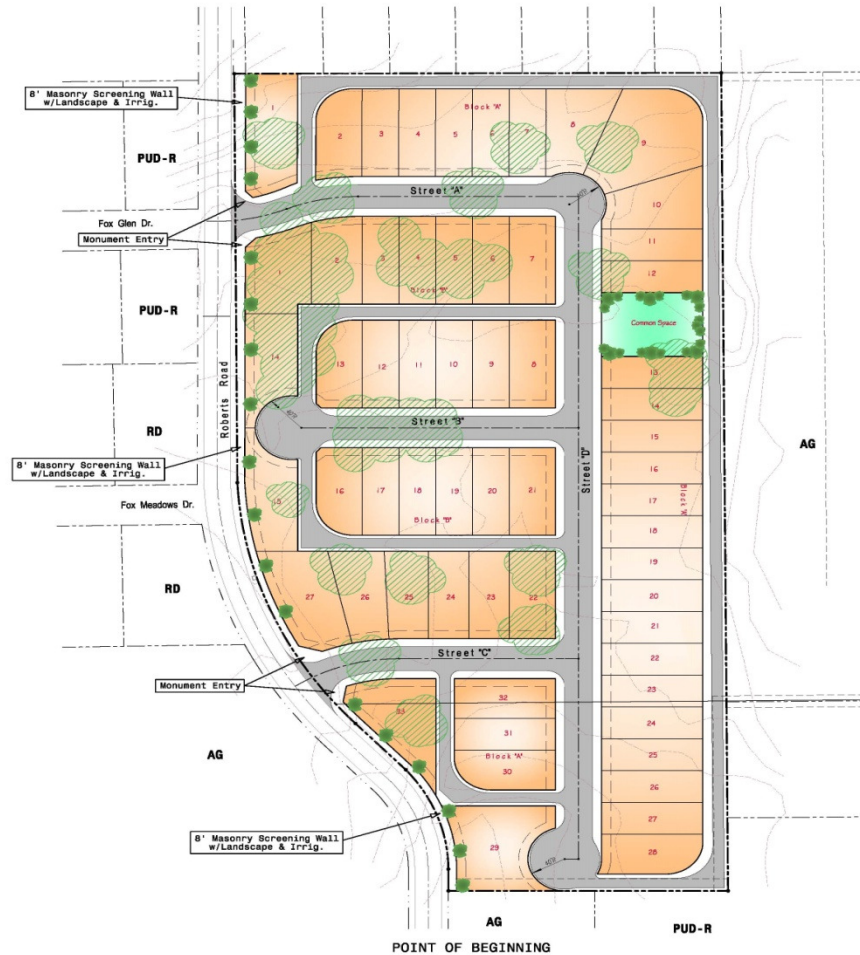


The density is justified based on elimination of substandard uses on the properties (mobile homes) and creation, with consolidation of properties of an exclusive high end residential neighborhood. This development will provide over 30 million dollars annual tax base to the City of Colleyville. The recently approved residential development to our southeast PUD-R is higher density and has lower property values than our proposal. The 2025 city comprehensive plan identifies this area within neighborhood district 1 being surrounded by public uses. The comprehensive plan is encouraging consolidation of parcels into upscale neighborhoods which we feel we have accomplished with our plan and have exceeded The City of Colleyville's expectations.

IV. DETAILED DEVELOPMENT PLAN



Legend



Vicinity Map
n. t. s.

Property Description

BEING a 11.22 acre tract of land situated in the 11.22 Acre Survey, Abstract No. 1024, situated in Tarrant County, Texas and being all of the lands described by deed to David V. Pohl recorded in Instrument No. 01865446 and Instrument No. 02081708 of the Deed Records of Tarrant County, Texas, all of the tract of land described by deed to Franklin Holdings and wife, Barbara J. Holdings recorded in Volume 7278, Page 354 of the Deed Records of Tarrant County, Texas, and all of the tract of land described by deed to Robert M. Hines recorded in Instrument No. 020814804 of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at the Southwest corner of said tract said point also being on the easterly right-of-way line of Roberts Road (see existing 80' right-of-way);
THENCE North a distance of 27.26 feet to a point for corner;
THENCE a curve to the left having a radius of 191.85 feet and a length of 135.88 feet with a chord bearing of North 27°19'24" West;
THENCE North 42°16'42" West a distance of 79.83 feet to a point for corner;
THENCE a curve to the right having a radius of 473.51 feet and a length of 335.80 feet with a chord bearing of North 22°34'29" West;
THENCE North 07°22'58" West a distance of 512.82 feet to a point for corner;
THENCE North 89°32'48" East a distance of 1025.75 feet to a point for corner;
THENCE South 07°24'41" East a distance of 1025.75 feet to a point for corner;
THENCE West a distance of 303.81 feet to the POINT OF BEGINNING and containing 48808.387 square feet, 11.22 Acres, more or less.

Common Space - 8,800 SF - 1% of Property Area

From Ex. Zoning: AG
To Prop. Zoning: PUD-R

60 Lots
1 Open Space Lot
Min. 4,400 SF ~ Min. 40'x110'
5.30 D.U. / Ac.

Site Plan
11.22 ± Ac.

The Enclave at Heritage Meadows
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Developer:
TCCI LAND DEVELOPMENT, INC.
3930 Glade Road, S. 108-322
Colleyville, Texas 76034
469-6888-8224
Contact: Tommy Cansler

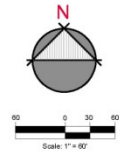
Engineer:
T. TABOR CONSULTING, PLLC
1301 E. Debbie Lane 102-152
Mansfield, Texas 76063
972-896-6989
Contact: Tommy Tabor, P.E.

Consultant:
AKA CONSULTING, INC.
3076 Hays Lane
Rockwall, Texas 75087
972-388-6383
Contact: Pat Atkins

October 28, 2014

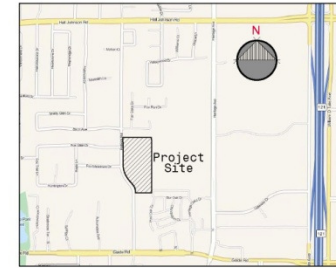
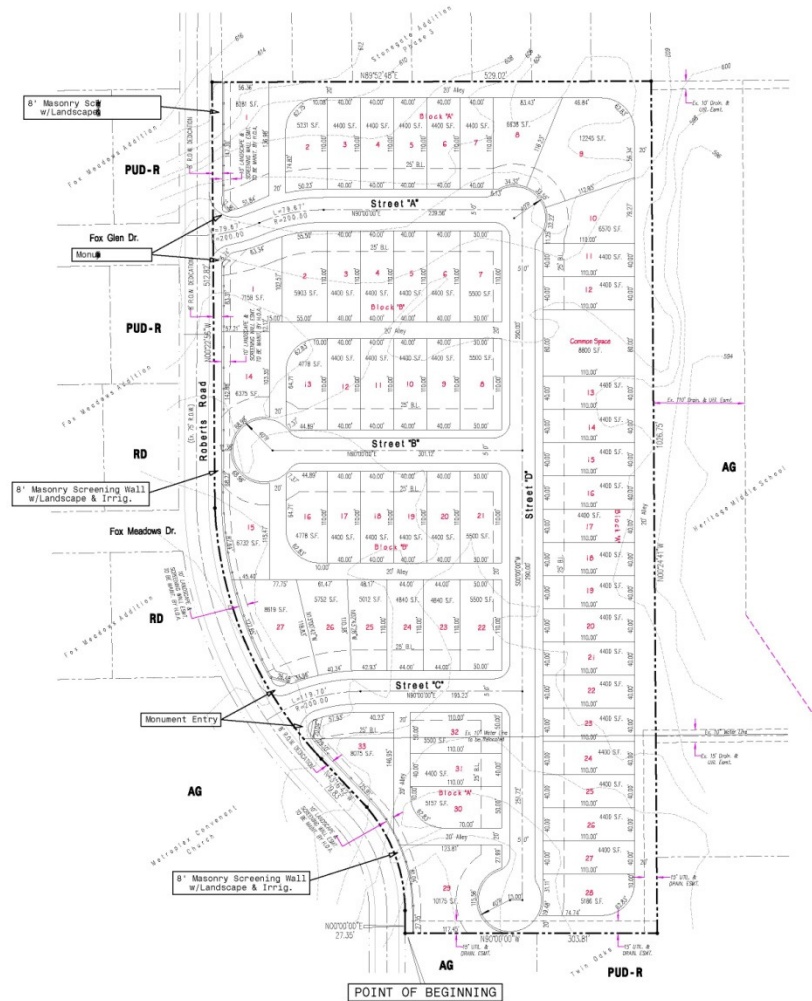
Scale: 1" = 60'

Presentation from Applicant



Legend

- Ex. Tree Mass
- Ex. Contour



Vicinity Map
N. T. S.

Property Description

SEMG is a 11.22 acre tract of land situated in the G.W. Miller Survey, Abstract No. 1024, situated in Tarrant County, Texas and being all of the tract of land described by deed to Robert V. Pohl recorded in Instrument No. 018829446 and Instrument No. 020075986 of the Deed Records of Tarrant County, Texas, all of the tract of land described by deed to Franklin Holdings and wife, Barbara J. Holdings recorded in Volume 1078, Page 324 of the Deed Records of Tarrant County, Texas, and all of the tract of land described by deed to Robert V. Pohl recorded in Instrument No. 020075986 of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at the Southwest corner of said tract said point also being on the easterly Right of Way line of Roberts Road (as existing 60' right of way);
 THENCE North a distance of 27.35 feet to a point for corner;
 THENCE a curve to the left having a radius of 191.88 feet and a length of 153.88 feet with a chord bearing of South 27° 02' 28" West;
 THENCE North 47° 16' 42" West a distance of 79.83 feet to a point for corner;
 THENCE a curve to the right having a radius of 473.51 feet and a length of 335.65 feet with a chord bearing of North 22° 06' 29" West;
 THENCE North 17° 22' 56" West a distance of 512.82 feet to a point for corner;
 THENCE North 89° 52' 48" East a distance of 528.32 feet to a point for corner;
 THENCE South 75° 04' 41" East a distance of 1526.75 feet to a point for corner;
 THENCE West a distance of 303.61 feet to the POINT OF BEGINNING and containing 48866.397 square feet, 11.22 Acres, more or less.

Common Space - 8,800 SF - 1% of Property Area

From Ex. Zoning: AG
 To Prop. Zoning: PUD-R

60 Lots
 1 Open Space Lot
 Min. 4,400 SF - Min. 40'x110'
 5.30 D.U. / Ac.

Site Plan
 11.22 ± Ac.

The Enclave at Heritage Meadows

Developer:
TDI LAND DEVELOPMENT, INC.
 3930 Glade Road, S. 108-322
 Colleyville, Texas 76034
 469.688.8224
 Contact: Tommy Candler

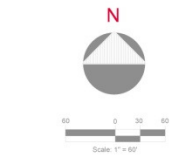
Engineer:
T. TABOR CONSULTING, PLLC
 1301 E. Oakblue Lane 102-152
 Mansfield, Texas 76063
 972.896.6989
 Contact: Tommy Tabor, P.E.

Consultant:
KPA CONSULTING, INC.
 3076 Hays Lane
 Rockwall, Texas 75087
 972.388.6383
 Contact: Pat Atkins

Doc #

Scale: 1" = 60'

Presentation from Applicant



V i c i n i t y M a p
n . t . s .

[illegible]

Determine Total Pre-Development Peak Storm Water Discharge Rates										Collegedale Inflow		TO SCHOOL		Rational	
WREASIDE TRAIL OF CONCENTRATION										30 minutes					
POST DEVELOPMENT EAST										0.07	0.00	1.00	1.00	1.00	1.00
PRE DEVELOPMENT										0.07	0.00	1.00	1.00	1.00	1.00
INCHES										0.07	0.00	1.00	1.00	1.00	1.00
AREA										AREA	AREA	AREA	AREA	AREA	AREA
TO SCHOOL										30.00	0.00	1.00	1.00	1.00	1.00

Determine Total Post-Development Peak 15-min Water Discharge Rates										Colleavy's Enclave		Retention	
MINIMUM TIME OF CONCENTRATION										FULLY DEVELOPED			
PRE-DEVELOPMENT TIME										1.00		1.00	
POST-DEVELOPMENT										0.88		1.00	
		AREA		AREA		COEFF		CnA					
		Sq Ft		Sq Ft		°C							
TO TOTAL		39,001		2,852		4.61		0.86		4.26		14.14	
		15,000		1,000		1.43		0.85		4.26		14.14	
		24,001		1,852		2.68		0.86		4.26		14.14	
		15,000		1,000		1.43		0.85		4.26		14.14	
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		15,000		1,000		1.43		0.85		4.26		14.14	
		24,001		1,852		2.68		0.86		4.26			

Comparison of Pre and Post Development Peak Discharge						
YEAR	2	5	10	25	50	100

Preliminary Determination of Detention Pond Volume		Cubic Feet					
YEAR		0	5	10	20	50	75

Scenario	CHP	CHP	CHP	CHP	CHP	CHP	CHP	CHP	CHP
Scenario-CHP-1	41.0	100.0	14.7	31	100	221	300	274	380
Scenario-CHP-2	60.0	100.0	45.9	70.9	75	81	124	166	179
Scenario-CHP-3	63.0	100.0	40.2	76.4	71	87	119	148	171
Scenario-CHP-4	64.0	100.0	110.0	176.4	92	99	92	90	87

Notes:

1. Underground storage to be installed in Common Space and/or drainage easements.
2. All underground storage is to be H.O.A. maintained.
3. Final Sizing will be determined during the design phase.
4. All improvements will be in accordance with the City of Colleyville Land Development Code.

Legend

Ex. Contour

Flow Direction

1 Dra

== == Drainage Divide

[illegible][illegible]

Comparison of Pre and Post Development Peak Discharge						
	2	5	10	25	50	100
Year	2005	2005	2005	2005	2005	2005
Discharge (cfs)	2.05	3.48	4.75	5.90	6.21	6.55
Percent Increase (%)		67%	133%	190%	200%	222%

Preliminary Determination Dredging Pond Volume				Cubic Feet				
Size	10 minutes	15 minutes	20 minutes	25	30	35	40	45
ft	ft	ft	ft	ft	ft	ft	ft	ft
Shallow 50' x 70'	80,000	160,000	240,000	320,000	400,000	480,000	560,000	640,000
Shallow 50' x 90'	120,000	240,000	360,000	480,000	600,000	720,000	840,000	960,000
Shallow 50' x 110'	160,000	320,000	480,000	640,000	800,000	960,000	1,120,000	1,280,000
Shallow 50' x 130'	200,000	400,000	600,000	800,000	1,000,000	1,200,000	1,400,000	1,600,000
Shallow 50' x 150'	240,000	480,000	720,000	960,000	1,200,000	1,440,000	1,680,000	1,920,000
Shallow 50' x 170'	280,000	560,000	840,000	1,120,000	1,400,000	1,680,000	1,960,000	2,240,000
Shallow 50' x 190'	320,000	640,000	960,000	1,280,000	1,600,000	1,920,000	2,240,000	2,560,000
Shallow 50' x 210'	360,000	720,000	1,080,000	1,440,000	1,800,000	2,160,000	2,520,000	2,880,000
Shallow 50' x 230'	400,000	800,000	1,200,000	1,600,000	2,000,000	2,400,000	2,800,000	3,200,000
Shallow 50' x 250'	440,000	880,000	1,320,000	1,760,000	2,200,000	2,640,000	3,080,000	3,520,000
Shallow 50' x 270'	480,000	960,000	1,440,000	1,920,000	2,400,000	2,880,000	3,360,000	3,840,000
Shallow 50' x 290'	520,000	1,040,000	1,560,000	2,080,000	2,600,000	3,120,000	3,640,000	4,160,000
Shallow 50' x 310'	560,000	1,120,000	1,680,000	2,240,000	2,800,000	3,360,000	3,920,000	4,480,000
Shallow 50' x 330'	600,000	1,200,000	1,800,000	2,400,000	3,000,000	3,600,000	4,200,000	4,800,000
Shallow 50' x 350'	640,000	1,280,000	1,920,000	2,560,000	3,200,000	3,840,000	4,480,000	5,120,000
Shallow 50' x 370'	680,000	1,360,000	2,040,000	2,720,000	3,400,000	4,080,000	4,760,000	5,440,000
Shallow 50' x 390'	720,000	1,440,000	2,160,000	2,880,000	3,600,000	4,320,000	5,040,000	5,760,000
Shallow 50' x 410'	760,000	1,520,000	2,280,000	3,040,000	3,800,000	4,560,000	5,320,000	6,080,000
Shallow 50' x 430'	800,000	1,600,000	2,400,000	3,200,000	4,000,000	4,800,000	5,600,000	6,400,000
Shallow 50' x 450'	840,000	1,680,000	2,520,000	3,360,000	4,200,000	5,040,000	5,880,000	6,720,000
Shallow 50' x 470'	880,000	1,760,000	2,640,000	3,520,000	4,400,000	5,280,000	6,160,000	7,040,000
Shallow 50' x 490'	920,000	1,840,000	2,760,000	3,680,000	4,600,000	5,520,000	6,400,000	7,360,000
Shallow 50' x 510'	960,000	1,920,000	2,880,000	3,840,000	4,800,000	5,760,000	6,720,000	7,680,000
Shallow 50' x 530'	1,000,000	2,000,000	3,000,000	4,000,000	5,000,000	6,000,000	7,000,000	8,000,000
Shallow 50' x 550'	1,040,000	2,080,000	3,120,000	4,160,000	5,200,000	6,240,000	7,280,000	8,320,000
Shallow 50' x 570'	1,080,000	2,160,000	3,240,000	4,320,000	5,400,000	6,480,000	7,560,000	8,640,000
Shallow 50' x 590'	1,120,000	2,240,000	3,360,000	4,480,000	5,600,000	6,720,000	7,840,000	8,960,000
Shallow 50' x 610'	1,160,000	2,320,000	3,480,000	4,640,000	5,800,000	6,960,000	8,120,000	9,280,000
Shallow 50' x 630'	1,200,000	2,400,000	3,600,000	4,800,000	6,000,000	7,200,000	8,400,000	9,600,000
Shallow 50' x 650'	1,240,000	2,480,000	3,720,000	4,960,000	6,200,000	7,440,000	8,640,000	9,840,000
Shallow 50' x 670'	1,280,000	2,560,000	3,840,000	5,120,000	6,400,000	7,680,000	8,960,000	10,080,000
Shallow 50' x 690'	1,320,000	2,640,000	3,960,000	5,280,000	6,600,000	7,920,000	9,200,000	10,400,000
Shallow 50' x 710'	1,360,000	2,720,000	4,080,000	5,440,000	6,800,000	8,160,000	9,440,000	10,720,000
Shallow 50' x 730'	1,400,000	2,800,000	4,200,000	5,600,000	7,000,000	8,400,000	9,680,000	11,040,000
Shallow 50' x 750'	1,440,000	2,880,000	4,320,000	5,760,000	7,200,000	8,640,000	9,920,000	11,360,000
Shallow 50' x 770'	1,480,000	2,960,000	4,440,000	5,920,000	7,400,000	8,880,000	10,160,000	11,680,000
Shallow 50' x 790'	1,520,000	3,040,000	4,560,000	6,080,000	7,600,000	9,120,000	10,400,000	12,000,000
Shallow 50' x 810'	1,560,000	3,120,000	4,680,000	6,240,000	7,800,000	9,360,000	10,640,000	12,320,000
Shallow 50' x 830'	1,600,000	3,200,000	4,800,000	6,400,000	8,000,000	9,600,000	10,880,000	12,640,000
Shallow 50' x 850'	1,640,000	3,280,000	4,920,000	6,560,000	8,200,000	9,840,000	11,120,000	12,960,000
Shallow 50' x 870'	1,680,000	3,360,000	5,040,000	6,720,000	8,400,000	10,080,000	11,360,000	13,280,000
Shallow 50' x 890'	1,720,000	3,440,000	5,160,000	6,880,000	8,600,000	10,320,000	11,600,000	13,600,000
Shallow 50' x 910'	1,760,000	3,520,000	5,280,000	7,040,000	8,800,000	10,560,000	11,840,000	13,920,000
Shallow 50' x 930'	1,800,000	3,600,000	5,400,000	7,200,000	9,000,000	10,800,000	12,080,000	14,240,000
Shallow 50' x 950'	1,840,000	3,680,000	5,520,000	7,360,000	9,200,000	11,040,000	12,320,000	14,560,000
Shallow 50' x 970'	1,880,000	3,760,000	5,640,000	7,520,000	9,400,000	11,280,000	12,560,000	14,880,000
Shallow 50' x 990'	1,920,000	3,840,000	5,760,000	7,680,000	9,600,000	11,520,000	12,800,000	15,200,000
Shallow 50' x 1010'	1,960,000	3,920,000	5,880,000	7,840,000	9,800,000	11,760,000	13,040,000	15,520,000
Shallow 50' x 1030'	2,000,000	4,000,000	6,000,000	8,000,000	10,000,000	12,000,000	13,280,000	15,840,000
Shallow 50' x 1050'	2,040,000	4,080,000	6,120,000	8,160,000	10,200,000	12,240,000	13,520,000	16,160,000
Shallow 50' x 1070'	2,080,000	4,160,000	6,240,000	8,320,000	10,400,000	12,480,000	13,760,000	16,480,000
Shallow 50' x 1090'	2,120,000	4,240,000	6,360,000	8,480,000	10,600,000	12,720,000	14,000,000	16,800,000
Shallow 50' x 1110'	2,160,000	4,320,000	6,480,000	8,640,000	10,800,000	12,960,000	14,240,000	17,120,000
Shallow 50' x 1130'	2,200,000	4,400,000	6,600,000	8,800,000	11,000,000	13,200,000	14,480,000	17,440,000
Shallow 50' x 1150'	2,240,000	4,480,000	6,720,000	8,960,000	11,200,000	13,440,000	14,720,000	17,760,000
Shallow 50' x 1170'	2,280,000	4,560,000	6,840,000	9,120,000	11,400,000	13,680,000	14,960,000	18,080,000
Shallow 50' x 1190'	2,320,000	4,640,000	6,960,000	9,280,000	11,600,000	13,920,000	15,200,000	18,400,000
Shallow 50' x 1210'	2,360,000	4,720,000	7,080,000	9,440,000	11,800,000	14,160,000	15,440,000	18,720,000
Shallow 50' x 1230'	2,400,000	4,800,000	7,200,000	9,600,000	12,000,000	14,400,000	15,680,000	19,040,000
Shallow 50' x 1250'	2,440,000	4,880,000	7,320,000	9,760,000	12,200,000	14,640,000	15,920,000	19,360,000
Shallow 50' x 1270'	2,480,000	4,960,000	7,440,000	9,920,000	12,400,000	14,880,000	16,160,000	19,680,000
Shallow 50' x 1290'	2,520,000	5,040,000	7,560,000	10,080,000	12,600,000	15,120,000	16,400,000	19,920,000
Shallow 50' x 1310'	2,560,000	5,120,000	7,680,000	10,240,000	12,800,000	15,360,000	16,640,000	20,240,000
Shallow 50' x 1330'	2,600,000	5,200,000	7,800,000	10,400,000	13,000,000	15,600,000	16,880,000	20,560,000
Shallow 50' x 1350'	2,640,000	5,280,000	7,920,000	10,560,000	13,200,000	15,840,000	17,120,000	20,880,000
Shallow 50' x 1370'	2,680,000	5,360,000	8,040,000	10,720,000	13,400,000	16,080,000	17,360,000	21,200,000
Shallow 50' x 1390'	2,720,000	5,440,000	8,160,000	10,880,000	13,600,000	16,320,000	17,600,000	21,520,000
Shallow 50' x 1410'	2,760,000	5,520,000	8,280,000	11,040,000	13,800,000	16,560,000	17,840,000	21,840,000
Shallow 50' x 1430'	2,800,000	5,600,000	8,400,000	11,200,000	14,000,000	16,800,000	18,080,000	22,160,000
Shallow 50' x 1450'	2,840,000	5,680,000	8,520,000	11,360,000	14,200,000	17,040,000	18,320,000	22,480,000
Shallow 50' x 1470'	2,880,000	5,760,000	8,640,000	11,520,000	14,400,000	17,280,000	18,560,000	22,800,000
Shallow 50' x 1490'	2,920,000	5,840,000	8,760,000	11,680,000	14,600,000	17,520,000	18,800,000	23,120,000
Shallow 50' x 1510'	2,960,000	5,920,000	8,880,000	11,840,000	14,800,000	17,760,000	19,040,000	23,440,000
Shallow 50' x 1530'	3,000,000	6,000,000	9,000,000	12,000,000	15,000,000	18,000,000	19,280,000	23,760,000
Shallow 50' x 1550'	3,040,000	6,080,000	9,120,000	12,160,000	15,200,000	18,240,000	19,520,000	24,080,000
Shallow 50' x 1570'	3,080,000	6,160,000	9,240,000	12,320,000	15,400,000	18,480,000	19,760,000	24,400,000
Shallow 50' x 1590'	3,120,000	6,240,000	9,360,000	12,480,000	15,600,000	18,720,000	20,000,000	24,720,000
Shallow 50' x 1610'	3,160,000	6,320,000	9,480,000	12,640,000	15,800,000	18,960,000	20,240,000	25,040,000
Shallow 50' x 1630'	3,200,000	6,400,000	9,600,000	12,800,000	16,000,000	19,200,000	20,480,000	25,360,000
Shallow 50' x 1650'	3,240,000	6,480,000	9,720,000	12,960,000	16,200,000	19,440,000	20,720,000	25,680,000
Shallow 50' x 1670'	3,280,000	6,560,000	9,840,000	13,120,000	16,400,000	19,680,000	20,960,000	26,000,000
Shallow 50' x 1690'	3,320,000	6,640,000	9,960,000	13,280,000	16,600,000	19,920,000	21,200,000	26,320,000
Shallow 50' x 1710'	3,360,000	6,720,000	10,080,000	13,440,000	16,800,000	20,160,000	21,440,000	26,640,000
Shallow 50' x 1730'	3,400,000	6,800,000	10,200,000	13,600,000	17,000,000	20,400,000	21,680,000	26,960,000
Shallow 50' x 1750'	3,440,000	6,880,000	10,320,000	13,760,000	17,200,000	20,640,000	21,920,000	27,280,000
Shallow 50' x 1770'	3,480,000	6,960,000	10,440,000	13,920,000	17,400,000	20,880,000	22,160,000	27,600,000
Shallow 50' x 1790'	3,520,000	7,040,000	10,560,000	14,080,000	17,600,000	21,120,000	22,400,000	27,920,000
Shallow 50' x 1810'	3,560,000	7,120,000	10,680,000	14,240,000	17,800,000	21,360,000	22,640,000	28,240,000
Shallow 50' x 1830'	3,600,000	7,200,000	10,800,000	14,400,000	18,000,000	21,600,000	22,880,000	28,560,000
Shallow 50' x 1850'	3,640,000	7,280,000	10,920,000	14,560,000	18,200,000	21,840,000	23,120,000	28,880,000
Shallow 50' x 1870'	3,680,000	7,360,000	11,040,000	14,720,000	18,400,000	22,080,000	23,360,000	29,200,000
Shallow 50' x 1890'	3,720,000</							

P r e l i m i n a r y D r a i n a g e
11.22 ± Ac.

The Enclave at Heritage Meadows

CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Developer:
TCCI LAND DEVELOPMENT, INC.
3930 Glade Road, S. 108-322
Colleyville, Texas 76034
469.688.8224
Contact: Tommy Cansler

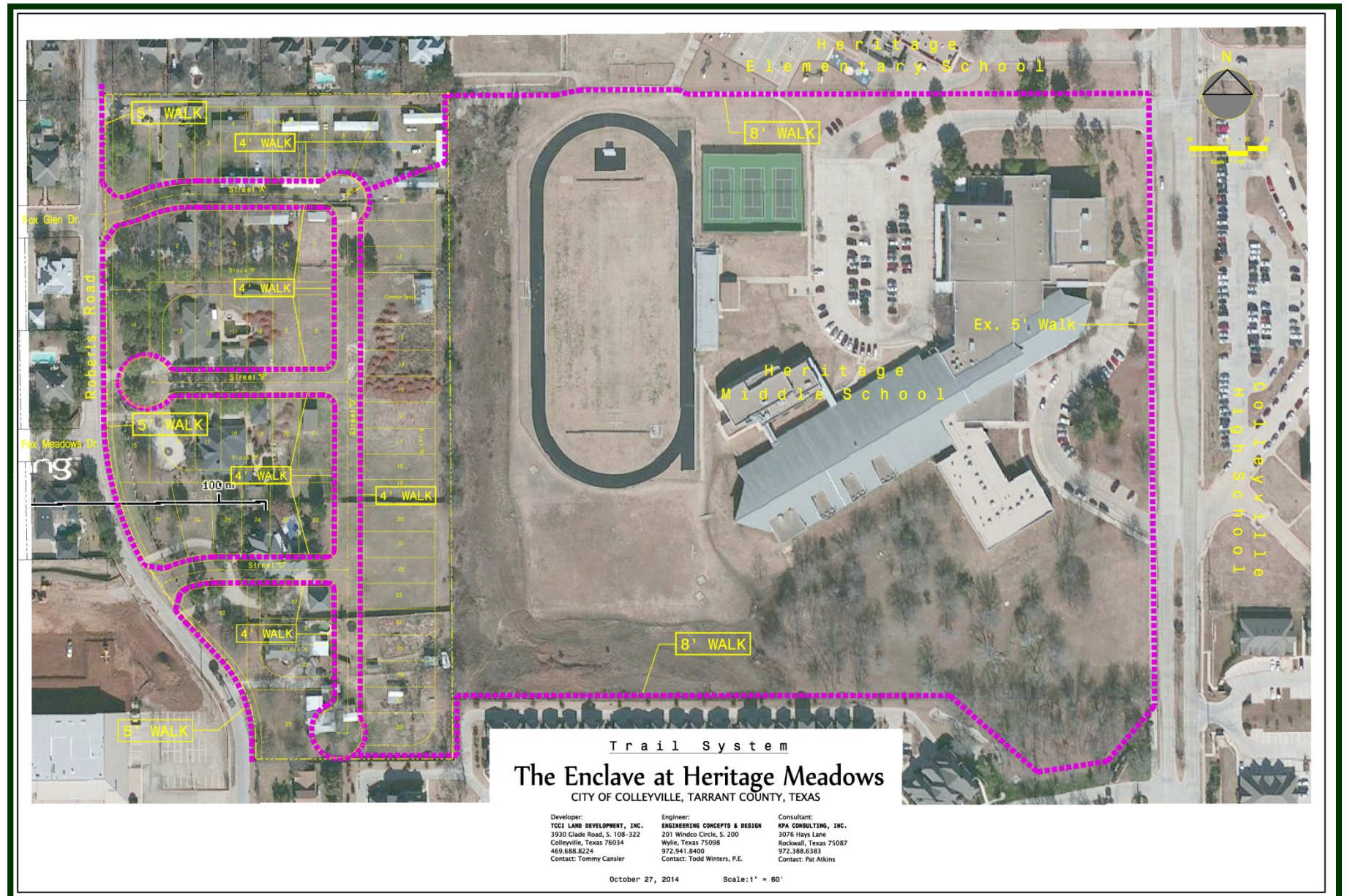
Engineer:
T. TABOR CONSULTING, PLLC
1301 E. Debbie Lane 102-152
Mansfield, Texas 76063
972.896.6989
Contact: Tommy Tabor, P.E.

Consultant:
KPA CONSULTING, INC.
3076 Hays Lane
Rockwall, Texas 75087
972.388.6383
Contact: Pat Atkins

October 20, 2014

Scale: 1" = 60'

Presentation from Applicant



V. BUILDING ARCHITECTURAL STANDARDS



Presentation from Applicant



Presentation from Applicant



Presentation from Applicant



Presentation from Applicant

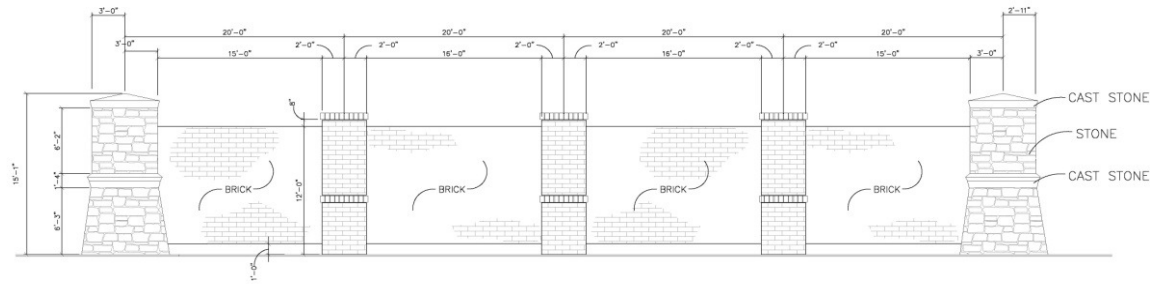


Presentation from Applicant

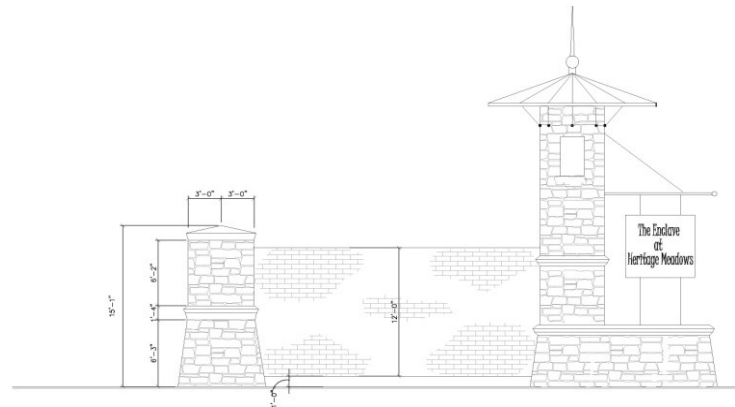


Presentation from Applicant

VI. PROPERTY DEVELOPMENT STANDARDS



TYPICAL LANDSCAPE SCREENING WALL



TYPICAL ENTRY MONUMENT

The Enclave at Heritage Meadows CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

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Contact: Tommy Tabor, P.E.

Consultant:
KPA CONSULTING, INC.
3076 Hays Lane
Rockwall, Texas 75087
972.388.6383
Contact: Pat Atkins

October 28, 2014

Scale: 1" = 60'

Presentation from Applicant

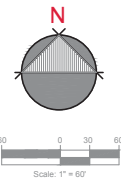


VI. PROPERTY DEVELOPMENT STANDARDS

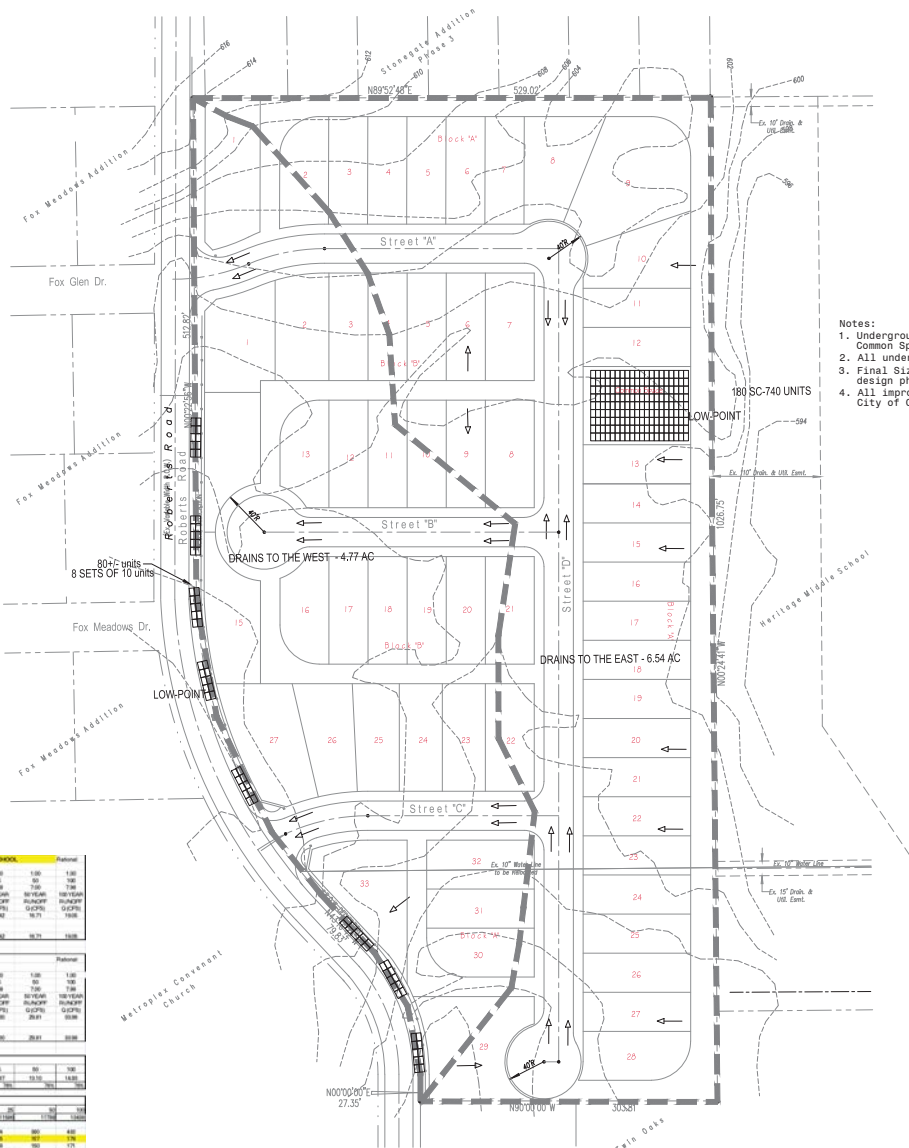


- A. Min. Lot S.F. –4400 SF
- B. Min. Front Setback –10 Feet
- C. Min. Rear Setback –10 Feet
- D. Min. Side Setback –5 Feet
- E. Min. Side Setback (Adj. to Street) –5 Feet
- F. Min. Dwelling Size –2000 SF

Preliminary Drainage Analysis



Project: Colleyville Estates	
EXISTING CONDITIONS TO WEST	
Year	2018
APPROX. GRASSLANDSCAPE	14888.2
Area	6.4
Current C Factor	0.48
EXISTING CONDITIONS TO EAST	
Year	2018
APPROX. GRASSLANDSCAPE	14888.2
Area	6.4
Current C Factor	0.48
PROPOSED SITE 40 FFE LOTS 2014-10-20	
ROAD SIDEWALKS	
Length	40.0
Width	10.0
Area	400.0
Current C Factor	0.48
PROPOSED SITE 40 FFE LOTS 2014-10-20	
Area	40.0
Current C Factor	0.48
PROPOSED SITE 40 FFE LOTS 2014-10-20	
Area	40.0
Current C Factor	0.48
PROPOSED SITE 40 FFE LOTS 2014-10-20	
Area	40.0
Current C Factor	0.48
PROPOSED SITE 40 FFE LOTS 2014-10-20	
Area	40.0
Current C Factor	0.48



- Notes:
1. Underground storage to be installed in Common Space and/or drainage easements.
 2. All underground storage is to be H.O.A. maintained.
 3. Final Sizing will be determined during the design phase.
 4. All improvements will be in accordance with the City of Colleyville Land Development Code.

Legend

- Ex. Contour
- Flow Direction
- ① Drainage Area
- Drainage Divide



Vicinity Map
n. t. s.

Determine total Pre-Development Peak Storm Water Discharge Rates		Colleyville Estates		TO BOKROS		National	
AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA
TO BOKROS	TO BOKROS	TO BOKROS	TO BOKROS	TO BOKROS	TO BOKROS	TO BOKROS	TO BOKROS
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Determine total Post-Development Peak Storm Water Discharge Rates		Colleyville Estates		TO BOKROS		National	
AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA
TO BOKROS	TO BOKROS	TO BOKROS	TO BOKROS	TO BOKROS	TO BOKROS	TO BOKROS	TO BOKROS
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Comparison of Pre and Post-Development Peak Discharge		Colleyville Estates		TO BOKROS		National	
AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA
TO BOKROS	TO BOKROS	TO BOKROS	TO BOKROS	TO BOKROS	TO BOKROS	TO BOKROS	TO BOKROS
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TO BOKROS	TO BOKROS	TO BOKROS	TO BOKROS	TO BOKROS	TO BOKROS	TO BOKROS	TO BOKROS

Preliminary Drainage
11.22 ± Ac.

The Enclave at Heritage Meadows

CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Developer:
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3930 Glade Road, S. 108-322
Colleyville, Texas 76034
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972.896.6989
Contact: Tommy Tabor, P.E.

Consultant:
KPA CONSULTING, INC.
3076 Hays Lane
Rockwall, Texas 75087
972.388.6383
Contact: Pat Atkins

Small Lot Development Comparison Chart - 1996 to 2013

Subdivision Name	Total Lots	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Lot Size (square feet)	Average Lot Size (square feet)	Maximum Lot Coverage	Master Plan Density - Dwelling Units Per Acre *	Land Development Code Density - Dwelling Units Per Acre **	Total Acres	Open Space	Approval Date	Ordinance
Spring Garden	45	36	70	2,520	2,700	90%	8	16.1	5.4	31.3%	12.17.96	O-96-1052
Villas of Caldwell Creek	43	59	115	6,594	7,408	50%	3.7	5.9	11.6	18.3%	4.1.97	O-97-1062
Bridges at Riverwalk	32	56	106	6,001	6,479	50%	3	6.7	10.0	24.0%	12.21.99	O-99-1192
Riverwalk at Colleyville	53	60	115	6,331	7,666	50%	3.2	5.7	20.0	20.0%	4.4.00	O-00-1210
Rosewood Villas	53	59	110	6,482	6,899	60%	3.6	6.3	14.8	21.4%	8.8.01	O-01-1286
Emerald Park	72	60	120	7,200	7,508	50%	3.5	5.8	20.2	19.6%	10.1.02	O-02-1366
Tiffany Park	25	60	100	7,200	7,580	50%	3.5	5.7	7.2	20.0%	10.21.03	O-04-1487
Tuscany	35	60	110	6,600	7,878	50%	3.9	5.5	8.8	6.6%	2.17.04	O-04-1442
Cambridge Place	38	50	58	4,500	5,300	60%	4.2	8.2	9.0	22.0%	7.6.04	O-04-1467
Heritage Oaks	103	30/40	90	2,700/3,600	3,600	90% and 75%	4.6	12.1	22.9	25.0%	03.21.06	O-09-1715
Villas at Oak Pointe	74	30/56	90/95/115	2,700/6,440	5,000	90% and 58%	3.7	8.7	13.6	22.0%	08.02.06	O-06-1584
Copperglen	22	55	105	5,924	6,650	65%	3.9	6.6	5.6	20.0%	10.17.06	O-06-1595
Villas of Colleyville	67	59	115	6,655	8,936	60%	3.4	4.9	19.8	21.0%	08.21.07	O-07-1627
Enclave at Arbor Estates	16	65	120	8,700	9,350	50%	2.9	4.7	5.6	19.3%	09.18.07	O-07-1634
Creekside at Colleyville	269	50	105	5,000	7,257	65%	2.4	6.0	108.5	20.0%	11.27.07	O-07-1645
Somerset Manor	77	50/60	100/110	5,000/6,600	6,000	50%	4	7.3	18.2	20.3%	05.05.08	O-08-1672
Ivy Glen	10	55	110	5,890	8,200	65%	3.4	5.3	3.0	20.0%	03.05.13	O-13-1864
The Preservation	36	60	140	8,500	9,170	50%	3	4.7	12.0	23.0%	05.14.13	O-13-1867
Heron Pond	49	47	120	7,000	7,800	65%	3.2	5.6	15.4	22.0%	11.19.13	O-13-1894

Average	59	56	106	6,260	6,915	58%	3.7	6.9	17.4	20.8%		
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Zoning Case ZC14-019	60	40	90	4,400	5,000	60%	5.4	8.6	11.2	1.8%		
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* Master Plan Density is calculated by dividing the total units in the development by the total acreage of the development

** Land Development Code Density is calculated by dividing the total units in the development by the total development acreage minus open space and right-of-way acreage



ORDINANCE O-14-1943

AMENDING THE ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 11.22 ACRES IN THE G.W. MINTER SURVEY, ABSTRACT 1034 AND ON LOT 1, BLOCK 1, OF THE HARTLEY ADDITION, AND LOT 1, BLOCK A, OF THE TWIN OAK ESTATES ADDITION, LOCATED AT 5205, 5207, 5303, 5309, 5311, 5313, AND 5317 ROBERTS ROAD FROM THE AG-AGRICULTURAL ZONING DISTRICT TO THE PUD-R-PLANNED UNIT DEVELOPMENT RESIDENTIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC14-019; 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 11.22 acres in the G.W. Minter Survey, Abstract 1034 and on Lot 1, Block 1, of the Hartley Addition, and Lot 1, Block A, of the Twin Oak Estates Addition, located at 5205, 5207, 5303, 5309, 5311, 5313 and 5317 Roberts Road from the AG-Agricultural zoning district to the PUD-R-Planned Unit Development Residential zoning district, as depicted in the attached Exhibit "A" and as 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 60 detached dwelling units, constructed at a gross maximum density of 5.4 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 Development 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 combination preliminary/final plat, 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: 4,400 square feet
- b. Minimum Lot Depth: 90 feet
- c. Minimum Lot Width: 40 feet
- d. Front Building Line: 10 feet
- e. Side Building Line: 5 feet
- f. Rear Building Line: 10 feet
- g. Maximum Lot Coverage: 60 percent
- h. Minimum House Size: 2,000 square feet
- i. Maximum Building Height: 2 stories; 35 feet

5. OPEN SPACE

- a. This development shall provide a minimum of 1.8 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 and maintained by the Homeowner's Association (HOA).

6. FENCES, SCREENING AND LANDSCAPING

- a. A minimum eight (8) foot masonry screening wall shall be built along the entire length of Roberts Road adjacent to the development by the developer prior to the final acceptance of the subdivision.

- 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 2nd day of December 2014.

The second reading and public hearing being conducted on the 16th day of December 2014.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2014.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley, TRMC
City Secretary

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

The map displays a section of the City of Chicago with several streets and lots. The streets shown include FOX GLEN DR, FOX MEADOWS DR, BUR OAK DR, and ROBERTS RD. Lots are numbered, and specific areas are labeled as PUD-R and AG. A red outline highlights a specific lot, 5311, which is labeled 'Subject Property'.

Exhibit B – Legal Description

Property Description

BEING a 11.22 acre tract of land situated in the G.W. Minter Survey, Abstract No. 1034, situated in Tarrant County, Texas and being all of the tracts of land described by deed to Bharat V. Patel recorded in Instrument No. D198024440 and Instrument No. D206175996 of the Deed Records of Tarrant County, Texas, all of the tract of land described by deed to Franklin Belknap and wife, Barbara J. Belknap recorded in Volume 7278, Page 304 of the Deed Records of Tarrant County, Texas, and all of the tract of land described by deed to Robert M. Vines recorded in Instrument No. D206149804 of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at the Southwest corner of said tract said point also being on the easterly Right-of-Way line of Roberts Road (an existing 60' right-of-way);

THENCE North a distance of 27.35 feet to a point for corner;

THENCE a curve to the left having a radius of 191.69 feet and a length of 135.88 feet with a chord bearing of North 20°18'24" West;

THENCE North 43°16'42" West a distance of 79.83 feet to a point for corner;

THENCE a curve to the right having a radius of 473.51 feet and a length of 335.60 feet with a chord bearing of North 22°58'26" West;

THENCE North 0°22'56" West a distance of 512.82 feet to a point for corner;

THENCE North 89°52'48" East a distance of 529.02 feet to a point for corner;

THENCE South 0°24'41" East a distance of 1026.75 feet to a point for corner;

THENCE West a distance of 303.81 feet to the POINT OF BEGINNING and containing 489008.397 square feet, 11.22 Acres, more or less.

Exhibit C - Statement of Planning Objectives

Statement of Planning Objectives

The Enclave at Heritage Meadows

The property consists of 11.16 acres of land adjacent to Roberts Road a 60 foot residential collector west of the existing Colleyville Elementary and Middle School. The property is sparsely vegetated with native trees of which a tree preservation plan will be prepared. Development of this property will eliminate mobile home uses that have been existing for a long period of time. New home construction will range from \$500K and up and will be marketed towards young families and the young professional/empty nester lifestyle. Creating an additional 31 million to the City of Colleyville tax base. There will be a master HOA required within the development of the property. We are excited to bring this upscale residential development to this area which surpasses expectations required in your comprehensive master plan within district one. A master trail system will be implemented which will connect Roberts Road, and our development to the schools and eventually Heritage Parkway. The product we anticipate will be similar to the 40' product of Heritage Cove recently built. With alley service that enhances the front architectural appeal along the residential street.

Development Standards

Min Lot Area 4400 s.f.

Min Lot Width 40' B.L.

Min Lot Depth 90'

Front B.L. 10'

Rear B.L. 10'

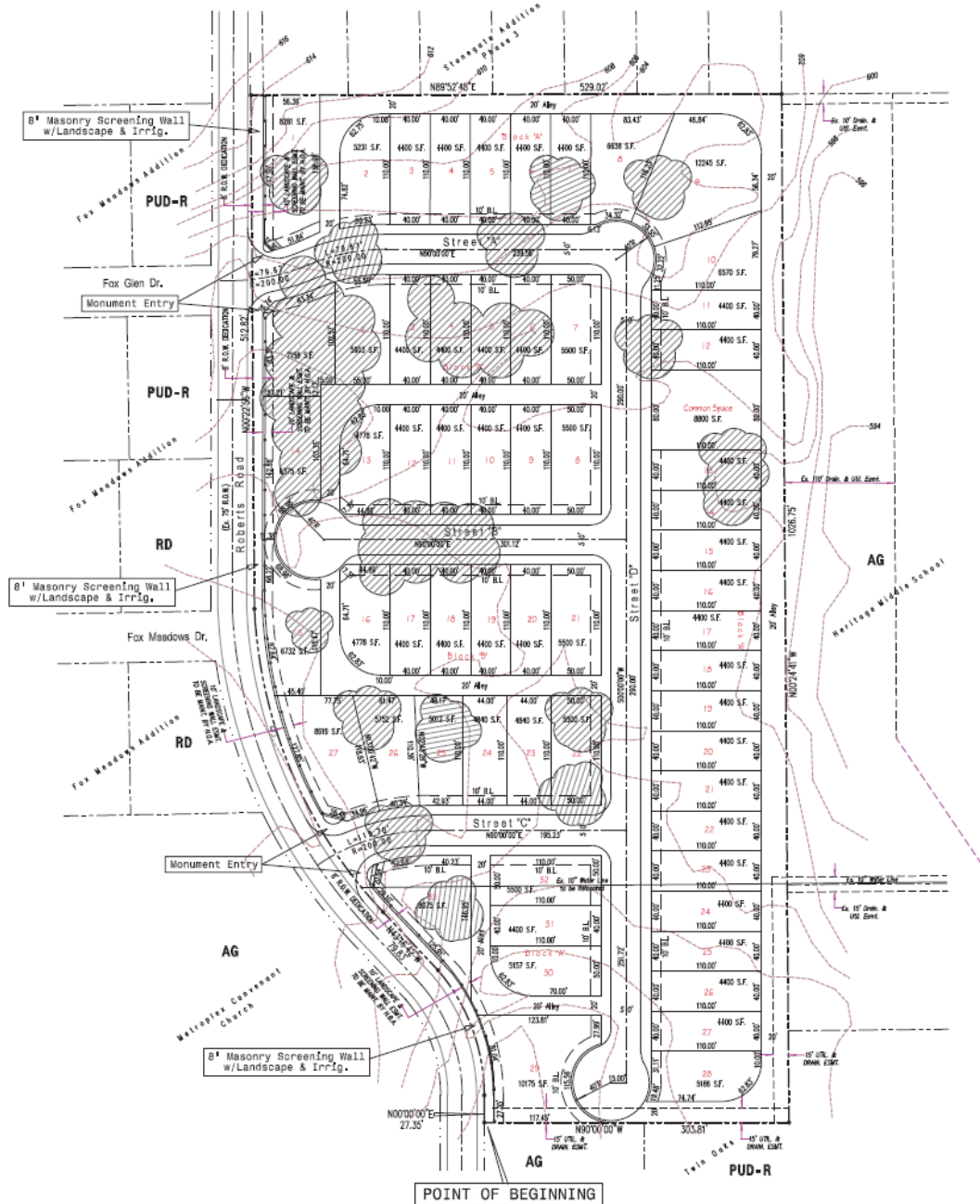
Side B.L. 5' /5' Adj to street.

Max Building Ht 2 Y, Stories (35 ft)

Min Dwelling 2000 s.f.

Lot Coverage 60%

Exhibit D - Conceptual Development Plan





City of Colleyville City Council Agenda Briefing

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

Agenda Number 5e

Agenda Date 12/02/2014

Number Ordinance O-14-1944

Type Ordinance

Department Community Development

Title

Consideration of a zoning change from the AG-Agricultural zoning district to the PUD-R-Planned Unit Development-Residential zoning district on 2.62 acres of Abstract 1034, of the G. W. Minter Survey, located at 5017, 5113, and 5201 Roberts Road, Case ZC14-025

Explanation

First Reading and Public Hearing

Applicant's Appeal to City Council. Section 1.18.B(6)b in the Land Development Code states that "denial of the proposal by the Planning and Zoning Commission shall be final, unless the applicant submits a written notice of appeal within ten (10) days from the date of the action by the Commission. The Administrative Official shall re-notify all property owners lying within two hundred (200) feet of the area being considered and place the applicant's rezoning request on the next available agenda for consideration by the City Council".

Per the attached letter of appeal, the applicant requests to appeal the action of the Planning and Zoning Commission to the December 2, 2014 City Council meeting. No changes to the original application have been submitted.

Charles Starnes submitted a request to change the zoning of approximately 2.62 acres located at 5017, 5113 and 5201 Roberts Road. The applicant is requesting to rezone the property from the AG-Agricultural zoning district to the PUD-R-Planned Unit Development Residential zoning district. The applicant is seeking a zoning change in order to develop the property for 12 single family residential lots and six open space lots.

Existing Conditions. The subject properties are currently zoned AG-Agricultural and are unplatted. Each lot currently contains a single family detached home. Approval of a combination preliminary/final plat will be required upon approval of the rezoning request.

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

Minimum Lot Area: 5,088 square feet

Minimum Lot Width: 50 feet

Minimum Lot Depth: 101 feet

Front Building Line: 20 feet

Rear Building Line: 20 feet

Side Building Line: 5 feet

Maximum Building Height: 30 feet

Maximum Lot Coverage: 50 percent

Street Design. The applicant proposes to develop three public stub streets, each of which would connect to Roberts Road and extend for approximately 145 feet to a dead end. Each street would have two lots fronting on both sides of the street.

Section 9.17(B)5 of the Land Development Code states that “no street shall be designed as a permanent dead-end street, but shall be designed to incorporate a cul-de-sac which complies with this Section”. Therefore the applicant is requesting a waiver to this requirement. Staff does not agree with this waiver request given the danger presented for large vehicles that would be required to back onto Roberts Road, which is considered a Minor Collector on the Master Thoroughfare Plan and contains only 20 feet of pavement width adjacent to the subject property.

On the attached development plan, the applicant shows a “temporary asphalt connection” between the new street and Roberts Road. All new streets must be constructed with concrete up to the edge of the existing pavement for any existing streets. Therefore, the applicant is requesting a waiver to this requirement as well.

Right-of-Way Dedication. Roberts Road is classified as a Minor Collector on the Master Thoroughfare Plan, which requires 75 feet of right-of-way. Therefore, upon platting, the developer will be required to dedicate a minimum of 37.5 feet of right-of-way for Roberts Road from the centerline of the street.

The applicant is requesting to dedicate only 30 feet of right-of-way from the centerline of the street and is requesting a waiver to this requirement.

Open Space and Landscaping. 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 proposed Development Plan for the development indicates 11.9 percent of the total development as open space located on six open space lots, each

totaling approximately 2,543.75 square feet and located between the residential lots and Roberts Road.

The applicant proposes to plant two minimum three (3) inch caliper trees within each open space lot along with 4 ornamental trees. This requirement has been added to the proposed ordinance.

Given the limited open space provided, approval of a waiver will be required.

Sidewalks and Trails. Sidewalks, a minimum of four (4) feet in width, are required to be constructed on each individual lot at the time homes are constructed on the lots. Sidewalks required along open space lots are required to be constructed by the developer, prior to the final acceptance of public improvements for the development.

A minimum five (5) foot sidewalk is required to be constructed along Roberts Road whenever the homes are constructed on the lots. The applicant proposes to construct a six foot wide sidewalk within the adjacent open space along Roberts Road. Given the larger size, any transitions to a five foot sidewalk from the six foot sidewalk must meet all Public Works construction requirements.

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 12 lot development would add approximately 115 vehicle trips per day to the surrounding roadways.

Development Fees. Park land dedication fees are due in the amount of \$1,802 per residential lot, prior to the plat being filed with the Tarrant County Clerk.

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 for Roberts Road at the time of approval of the final plat. Perimeter street improvements are required for the newly created lots since Roberts Road is considered unimproved adjacent to the subject properties. 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 will be required upon approval of the final plat for the property and drawn according to the requirements of Chapter 5-Tree Preservation of the Land Development Code.

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.

Drainage and Stormwater Runoff. The developer has submitted a preliminary drainage analysis, which has been reviewed by the Engineering Division of the Public Works Department. As indicated on the analysis, the developer does not intend to provide any on-site retention.

Master Plan. The Future Land Use Plan designates the subject properties for single family residential uses. The request is consistent with the Future Land Use Plan.

Residential Density. The Master Plan suggests a maximum residential density of 1.8 dwelling units per acre, in most situations. The 2004 Colleyville Master Plan states densities higher than 1.8 units per acre would be acceptable in those areas deemed consistent with sound land use planning principles, such as a transitional area situated between commercial uses and less dense residential developments, or near major street intersections.

The proposed development of 12 residential units on 2.62 acres will produce a residential density of 4.5 dwelling units per acre, based upon the density calculation method prescribed by the Master Plan; and will produce a residential density of 8.6 dwelling units per acre based upon the density calculation method prescribed by the Land Development Code.

The following are the residential densities, utilizing the Master Plan density calculation method, of other PUD-R developments adjacent to the proposed development:

- Heritage Oaks (directly east of the proposed development): 4.6 dwelling units per acre
- Copperglen (southeast of the proposed development): 3.9 dwelling units per acre
- Creekside (southeast of the proposed development): 2.4 dwelling units per acre
- Fox Meadows Phase Two PUD (northwest of the proposed development): 2.9 dwelling units per acre

The attached Small Lot Development Comparison Chart, provides a comprehensive listing of approved developments since 1996 with residential densities that exceed 1.8 dwelling units per acre.

Surrounding Development Trends. The properties to the north are zoned AG-Agricultural and developed as single family homes. The property to the south is zoned AG-Agricultural and developed as a church. The properties to the east are zoned PUD-R-Planned Unit Development Residential and developed as single family detached and attached uses. The properties to the west are zoned AG-Agricultural and developed as a church.

Public Notification. Staff mailed notices to 42 adjacent property owners as well as all Homeowners Associations within 500 feet of the subject property regarding this request. Notice was sent to the Grapevine-Colleyville Independent School District as required by state law. Notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code. To date no correspondence has been received.

Planning and Zoning Commission Recommendation. At the November 10, 2014 meeting, the Planning and Zoning Commission voted to deny the request by a vote of (6-0).

Supermajority Vote Requirement. Section 1.18.B(8) states that "no change of which the Planning and Zoning Commission has recommended denial or in case of a protest against such change, signed by the owners of twenty (20) percent or more of either the area of lots or land included in such proposed change, or lots or land immediately adjoining same and extending two hundred (200) feet therefrom, filed with the City Secretary, shall be passed except by a favorable vote of three-fourths (3/4) of all members of the City Council. In computing the percentage of land area, the area of streets and alleys shall be included in the computation". Therefore, a minimum of six of seven votes are required in order for the City Council to approve this item.

Summary. The proposed development contains 12 single family lots and six open space lots with a residential density of 4.5 dwelling units per acre and a total open space percentage of 11.9 percent. Staff agrees that the area is a transitional area and a higher residential density is warranted given the recommendations of the Master Plan. Staff also agrees that the proposed development provides an opportunity to redevelop the area. However, given the high proposed density relative to other residential development densities in the area, the low open space provided and the street design, staff recommends denial. In particular, the street design proposed by the applicant does not comply with the Land Development Code and presents a hazard for garbage trucks, fire apparatus, and any other large vehicles having to back out onto Roberts Road once having pulled into a street, thereby creating a public safety issue.

Financial Impact

There is no financial impact to the City.

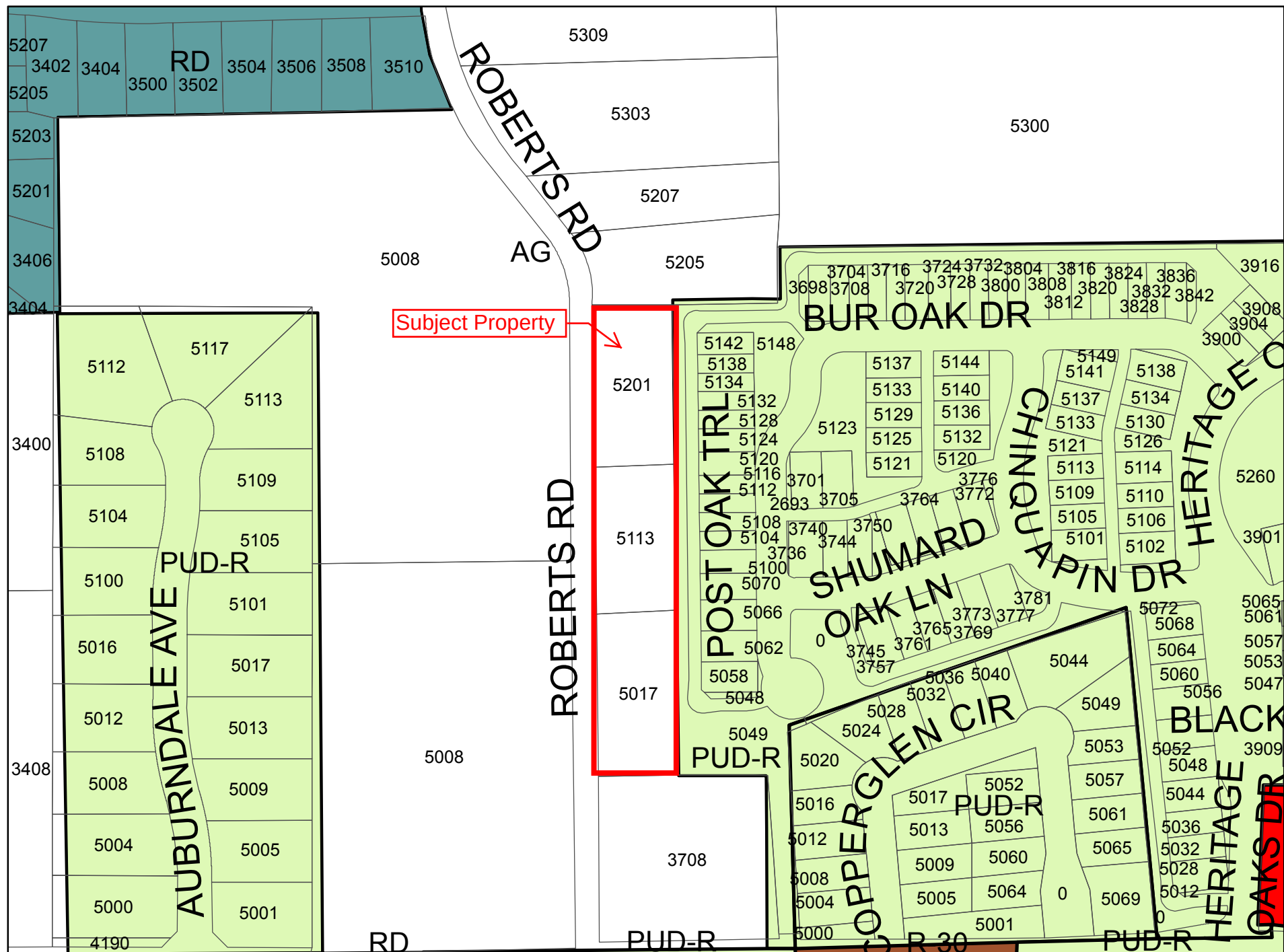
Recommendation

Denial

Attachments

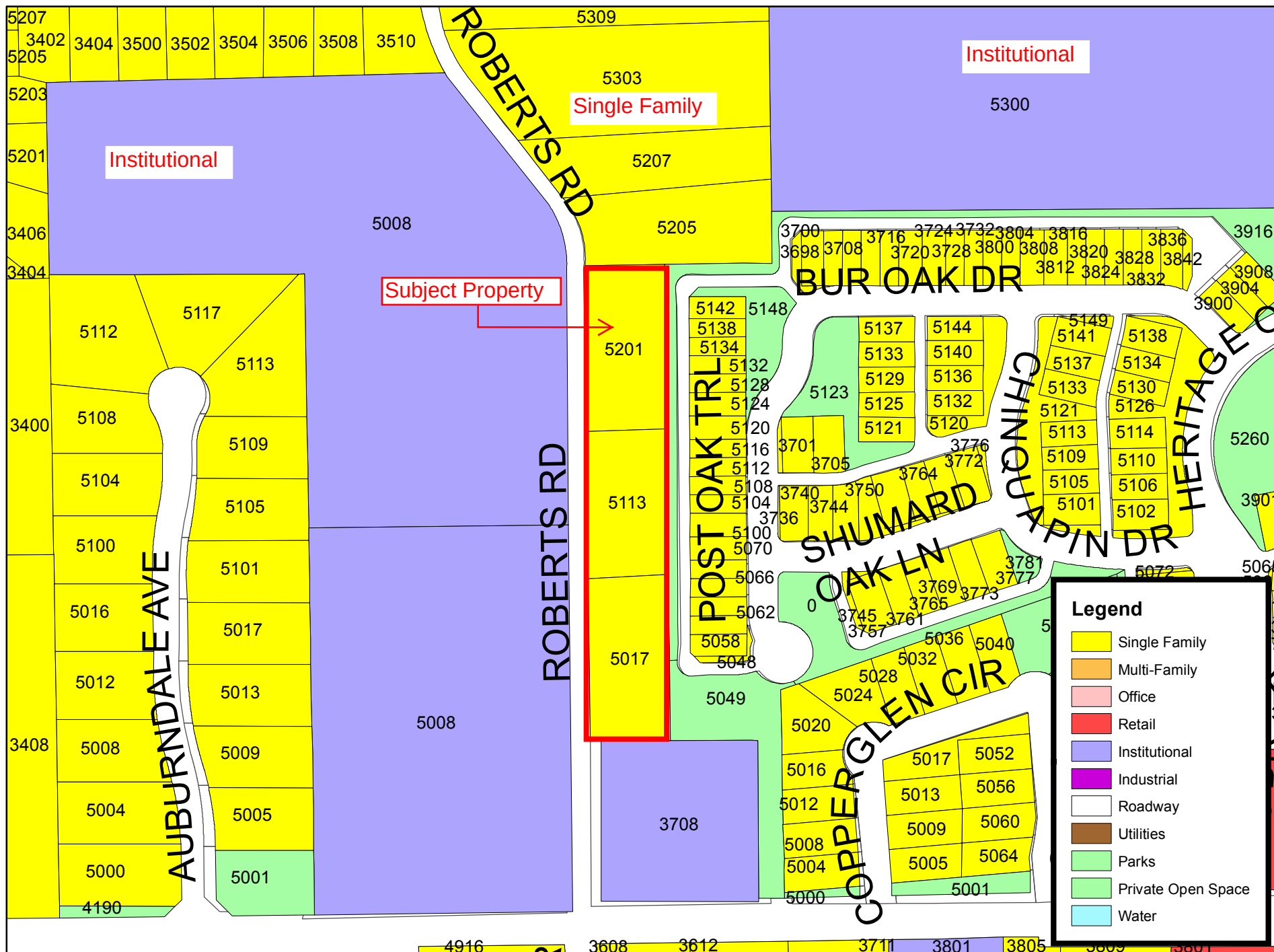
1. Location and Zoning Map
2. Aerial
3. Future Land Use Map
4. Buffer Map
5. Notification List
6. Applicant's Appeal
7. Speaker Cards from November 10, 2014 - Support
8. Statement of Planning Objectives
9. Development Plan
10. Preliminary Drainage Analysis
11. Small Lot Development Comparison Chart - 1996 to 2013
12. Ordinance O-14-1944

Location and Zoning Map

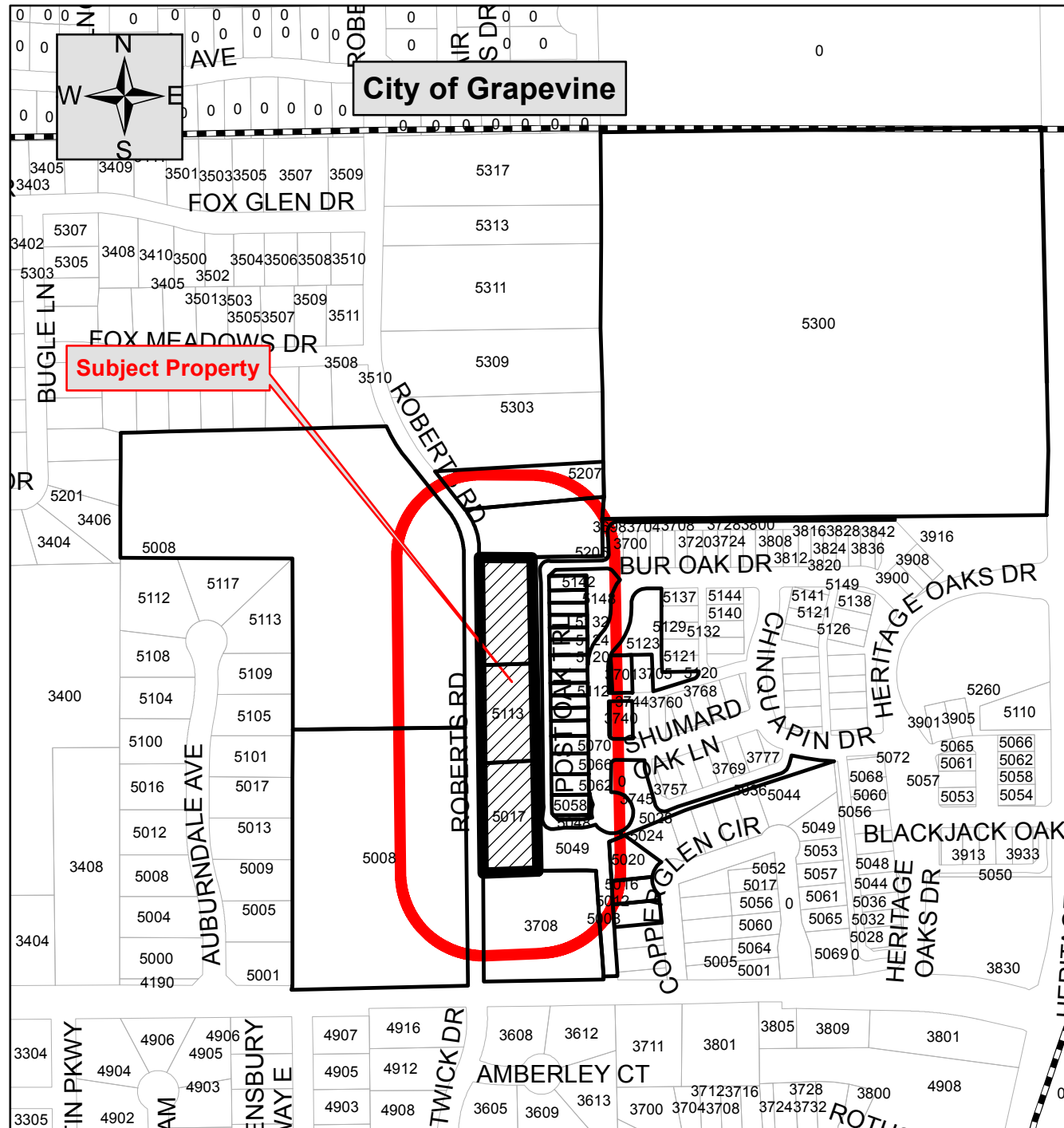


[illegible]

Future Land Use Map



Buffer Map



Case ZC14-025

5017, 5113, and
5201 Roberts Road



Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
Mdc-Heritage Oaks Estates Ltd	545 E John Carpenter Fwy	Irving	Texas	75062	000000 Post Oak Tr
Colleyville Assoc Heritage Oak	545 E John Carpenter Fwy #1500	Irving	Texas	75062	000000 Post Oak Tr
Coleman, Gary S Etux Rebecca S	5120 Post Oak Trl	Colleyville	Texas	76034	005120 Post Oak Tr
Weakley, Jerry	5016 Copperglen Cir	Colleyville	Texas	76034	005016 Copperglen Cir
Colleyville Assoc Heritage Oak	545 E John Carpenter Fwy #1500	Irving	Texas	75062	005123 Post Oak Tr
Colleyville Assoc Heritage Oak	545 E John Carpenter Fwy #1500	Irving	Texas	75062	000000 Post Oak Tr
Bender, Jeffery Etux Cyndi	5020 Copperglen Cir	Colleyville	Texas	76034	005020 Copperglen Cir
O'Shell, Howard C Etux Roxanne	5012 Copperglen Cir	Colleyville	Texas	76034	005012 Copperglen Cir
Arnold, Thomas A	5205 Roberts Rd	Colleyville	Texas	76034	005205 Roberts Rd
Scribner, Deana	PO Box 768	Colleyville	Texas	76034	005201 Roberts Rd
Sauer, Kenneth William	5017 Roberts Rd	Colleyville	Texas	76034	005017 Roberts Rd
Chitkara, Jaideep Etux Rajni	3701 Post Oak Trl	Colleyville	Texas	76034	003701 Post Oak Tr
Singh, Vinita H	3740 Shumard Oak Ln	Colleyville	Texas	76034	003740 Shumard Oak Ln
Wall, Larry Etux Laurie	5132 Post Oak Trl	Colleyville	Texas	76034	005132 Post Oak Tr
Colleyville Assoc Heritage Oak	545 E John Carpenter Fwy #1500	Irving	Texas	75062	002693 Post Oak Tr
Pleasant Glade Baptist Church	3708 Glade Rd	Colleyville	Texas	76034	003708 Glade Rd
Grapevine Colleyville ISD	3051 Ira E Woods Ave	Grapevine	Texas	76051	005300 Heritage Ave
Reince, Kevin Etux Martha	6412 Timber Rdg	Edina	Minnesota	55439	005134 Post Oak Tr
Williams, Alfloyd Jr	5128 Post Oak Trl	Colleyville	Texas	76034	005128 Post Oak Tr
Chapman, Phillip H Etux Jill	5100 Post Oak Trl	Colleyville	Texas	76034	005100 Post Oak Tr
Bryant, Lynn W	5138 Post Oak Trl	Colleyville	Texas	76034	005138 Post Oak Tr
Layer, Donna J	5104 Post Oak Trl	Colleyville	Texas	76034	005104 Post Oak Tr
Shabay, Paul	5108 Post Oak Trl	Colleyville	Texas	76034	005108 Post Oak Tr
Stovall, Jimmy Etux Cindy	5112 Post Oak Trl	Colleyville	Texas	76034	005112 Post Oak Tr
Siminski, James Thomas	5116 Post Oak Trl	Colleyville	Texas	76034	005116 Post Oak Tr
Hart, Billy Etux Glenda	5124 Post Oak Trl	Colleyville	Texas	76034	005124 Post Oak Tr
Krieghbaum, David Etux Tracey	PO Box 459	Colleyville	Texas	78578	005142 Post Oak Tr
Covenant Church	2660 E Trinity Mills Rd	Colleyville	Texas	75006	005008 Roberts Rd
Lecocq, James Gary	PO Box 2032	Colleyville	Texas	76034	005113 Roberts Rd
Prazak, John B	5207 Roberts Rd	Colleyville	Texas	76034	005207 Roberts Rd
Covenant Church	2660 E Trinity Mills Rd	Colleyville	Texas	75006	005008 Roberts Rd
Sokhey, Simren	5066 Post Oak Trl	Colleyville	Texas	76034	005066 Post Oak Tr
Phipps, Rebecca C Etvir Van E	5062 Post Oak Tr	Colleyville	Texas	76034	005062 Post Oak Tr
Hastings, Doris Etvir Daryl G	5070 Post Oak Trl	Colleyville	Texas	76034	005070 Post Oak Tr
Bryant, Steven W Etux Debora D	5058 Post Oak Trl	Colleyville	Texas	76034	005058 Post Oak Tr
Colleyville Assoc Heritage Oak	545 E John Carpenter Fwy #1500	Colleyville	Texas	75062	003736 Shumard Oak Ln
Grapevine Colleyville ISD	3051 Ira E Woods Ave	Grapevine	Texas	76051	005300 Heritage Ave
Heritage Glen HOA	5105 Auburndale Ave	Colleyville	Texas	76034	Courtesy Notice
Fox Meadows HOA	5301 Bugle Lane	Colleyville	Texas	76034	Courtesy Notice
Prestwick Park HOA	4912 Prestwick Drive	Colleyville	Texas	76034	Courtesy Notice
Colleyville Assoc Heritage Oak	545 E John Carpenter Fwy #1500	Irving	Texas	75062	Courtesy Notice
Charles Starnes	204 W. Nash Street	Grapevine	Texas	76051	Applicant

Public hearing notices were mailed
Thurs. Oct. 30, 2014 by Taci Wrisley

Applicant's Appeal



November 18, 2014

Taci Wrisley
Planning and Zoning Assistant
Community Development
100 Main Street
City of Colleyville, Texas 76034

Re: Zoning Case ZC14-025

Dear Taci,

This letter is in response to your letter of November 12, 2014 advising me of the action taken by the Planning and Zoning Commission at their meeting on November 10, 2014.

As the Applicant for the Zoning Case, I am herein requesting that the City Council consider our request for the zoning change at their next meeting on December 2, 2014.

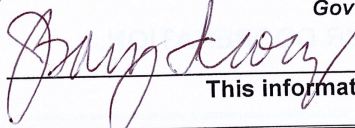
Please advise me by telephone, U.S. mail or E-mail that our referenced case will be placed on the City Council Agenda as requested.

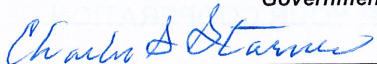
Thank you,

Charles G. Starnes

Charles G. Starnes, P.E., R.P.L.S.

Speaker Cards from November 10, 2014

SPEAKER CARD	
Date: <u>11-10-14</u>	
☒ 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: <u>6e</u>	
Name: <u>Gary Lecocq</u>	
Address: <u>5113 Roberts Rd</u>	
City: <u>Colleyville</u>	State: <u>TX</u> Zip Code: <u>76034</u>
Telephone Number: <u>817 471 2690</u>	Representing: <u>self</u> (organization/self)
<i>I understand I am limited to speaking for five minutes.</i>	
<i>For business not listed on the agenda as a Public Hearing, the Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.</i>	
Signed: <u></u>	This information is a Public Record.

SPEAKER CARD	
Date: <u>11-10-14</u>	
☒ 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: <u>6e</u>	
Name: <u>CHARLES G STARNES</u>	
Address: <u>204 W. NASH ST</u>	
City: <u>GRAPEVINE</u>	State: <u>TX</u> Zip Code: <u>76051</u>
Telephone Number: <u>817-366-6955</u>	Representing: <u>PROPERTY OWNERS</u> (organization/self)
<i>I understand I am limited to speaking for five minutes.</i>	
<i>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.</i>	
Signed: <u></u>	This information is a Public Record.

Statement of Planning Objectives

STATEMENT OF PLANNING OBJECTIVES

The site that is the subject of this change of zoning request consists of three tracts with separate ownership totaling 2.66± acres. The present owners of the tracts are senior citizens and, due to changes in their lives, are seeking a way to turn the value of their home sites into more liquid assets that give them more flexible options for their future.

The existing homes are from a time, style and condition that results in a market value that is very limited today. The existing houses and appurtenances exhibit limited opportunity for refurbishing of the entire sites or remodeling of the individual home sites.

The new construction near this site has been categorized as greater development densities with new and larger residences being built on smaller lots with added amenities.

This overall site, and others nearby, are styled as a transitional zone between similar developments to the north, south and east bordering commercial and retail developments fronting on Highway 121 and other established PUD-R zoning to the west.

Roberts Road is experiencing a steady increase in traffic volume between Hall Johnson and Glade roads. It is depicted on the thoroughfare plan as a Collector Road and needs to be reconstructed as such.

These three tracts have an overall shape of 760.66 feet north and south and a useable east west dimension of 121.67 feet after the dedication of 30 feet of right of way for Roberts Road. Since Roberts Road will be a collector street, no lots can front on it. Consequently, the plan herein submitted is the only plan that works considering the limitations posed by adjoining recent residential developments, the needed improvements to Roberts Road and the remaining shape of the residual of the said three individually owned tracts.

The overall development of the twelve lots will be for zero lot line use with six common area lots that present many opportunities for attractive uses, which will also be a landscaped buffer from the future Roberts Road collector street.

DEVELOPMENT SCHEDULE

The following is a time related scheduling of events from:

Zoning Changes	September 19, 2014 – December 16, 2014
Preliminary Plat	October 17, 2014 – January 20, 2015
Construction Plans production	January – February 2015

Final Plat preparation submittal and filing in Tarrant County Deed Records

Let contract for construction	March 2015
-------------------------------	------------

Statement of Planning Objectives

Construction Period for wet utilities, grading, drainage, paving and dry utilities
March – July 2015

Final construction and release lots to builders
August 2015

ECONOMIC DEVELOPMENT INFORMATION

Total square feet of building area, 2,400 s.f. X 12 lots = 28,800 s.f.

Estimated sales per square foot, \$208.33

All lots will be sold in 2015, resulting in \$6,000,000 sales.

Estimated ad valorem taxes annually, \$21,354.

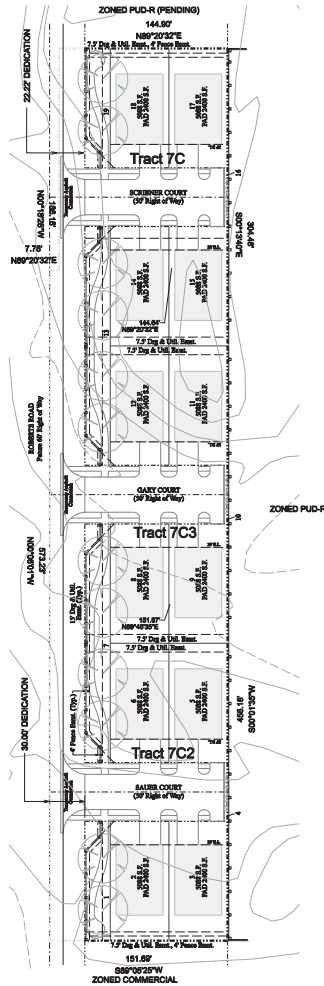
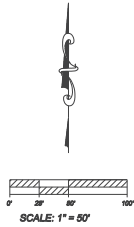
Additionally

Street and Road Impact Fees	$\$4,941 \times 12 = \$59,292$
Park Land Fee	$\$1,802 \times 12 = \$21,624$
Water Impact Fees	$\$6,227 \times 12 = \$74,724$
Wastewater Impact Fee	$\$1,606 \times 12 = \underline{\$19,272}$
Total Impact Fees	$\$174,912$

TRAFFIC IMPACT ANALYSIS

Due to the small size of this development, no Traffic Impact Analysis is warranted.

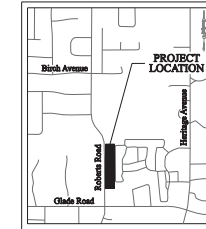
Development Plan



SITE PLAN

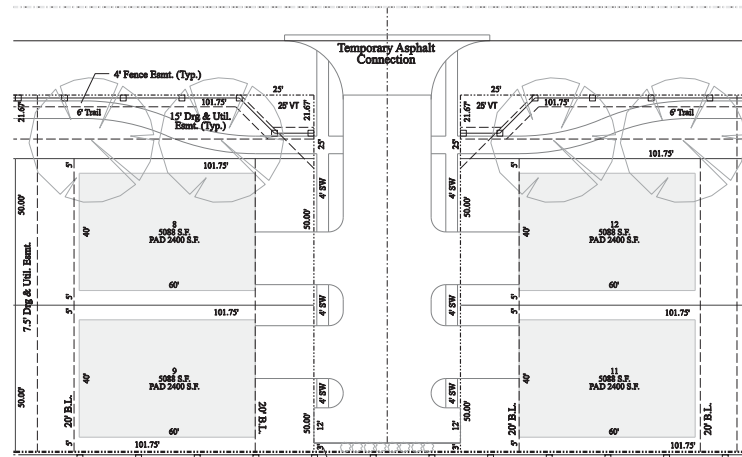
LEGEND	
	LARGE SPECIES 3\"/>
	BOUNDARY
	25' VISIBILITY TRIANGLE

LAND USE SUMMARY				
GREEN W. MINTER SURVEY ABSTRACT #1034				
TRACT	OWNER	GN055 (AC.)	COUNTY RD. ROBERTS RD. (AC.)	NET (AC.)
7C2	SAUER	1.000	0.168	0.832
7C3	LACOCQ	1.000	0.168	0.832
7C	SCRIBNER	0.619	0.074	0.545
TOTALS		2.619	0.405	2.214
RIGHT OF WAY DEDICATED FOR COURTS (AC.)				
NET AREA FOR 12 LOTS (AC.)				
OPEN SPACE AREA (AC.)				
% OF OPEN SPACE TO TOTAL AREA				
NUMBER OF DWELLING UNITS PER ACRE				



VICINITY MAP
Scale: 1" = 100'

ROBERTS ROAD
Future 60' Right of Way



TYPICAL MODULE
SCALE: 1" = 20'

LEGAL DESCRIPTION

Being a 114,285 square foot (2.62 acre) parcel of unsplit land situated in the Green W. Minter Survey, Abstract Number 1034, and being all portions of three tracts of property, said tracts being Tract 7C, a tract of land conveyed to Ted Scribner and wife, Deana Scribner by Warranty Deed recorded in Volume 5594, Page 668, Deed Records, Tarrant County, Texas, Tract 7C3 being a tract of land conveyed to James Gary Lecoq by General Warranty Deed recorded in Instrument Number D203104558, Deed Records, Tarrant County, Texas and Tract 7C2 being a tract of land conveyed to Kenneth W. Sauer by Special Warranty Deed recorded in Instrument Number D21194190, Deed Records, Tarrant County, Texas, said 114,285 square foot parcel being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the northwest corner of Tract 7C, said point being at the most westerly northwest corner of a tract of land described in the Final Plat of Heritage Oaks, as recorded in Cabinet A, Slide 11703, Plat Records, Tarrant County, Texas, said point also being in the south line of a tract of land conveyed to Thomas A. Arnold by Special Warranty Deed recorded in Instrument Number D203464901, Deed Records, Tarrant County, Texas;

THENCE S00°48'20"E, departing the south line of said Arnold tract along the east line of Tract 7C and the west line of said Heritage Oaks tract, passing at 185.18' an established point at the southwest corner of Tract 7C, said point also being the northeast corner of Tract 7C3, in all a distance of 304.48' to a 1/2" iron rod found in the west line of said Heritage Oaks, said point being in the east line of Tract 7C3;

THENCE S00°33'05"E continuing along the west line of said Heritage Oaks tract and the east line of Tract 7C3, passing at 185.89' an established point at the southeast corner of Tract 7C3, said point also being the northwest corner of Tract 7C2, in all a distance of 455.18' to a 1/2" iron rod found at the southwest corner of Tract 7C2 and the most westerly southwest corner of said Heritage Oaks tract, said point being in the north line of a tract of land described in the Minor Plat of Lot 1, Block 1, Pleasant Glade Baptist Church Addition, an addition to the City of Colleyville, Tarrant County, Texas recorded in Cabinet A, Slide 7891, Plat Records, Tarrant County, Texas;

THENCE S88°50'45"W a distance of 151.69' along the common line between Tract 3 and said Pleasant Glade tract to a 1" iron pipe found at the southwest corner of Tract 7C2, said point being in the north line of said Pleasant Glade tract;

THENCE N00°48'42"W, departing the north line of said Pleasant Glade tract along the west line of Tract 7C2, passing at 285.10' an established point at the northwest corner of Tract 7C2, said point also being the southwest corner of Tract 7C3, in all a distance of 573.23' to an established point at the northwest corner of Tract 7C3;

THENCE N88°45'52"E along the north line of Tract 7C3 a distance of 7.78' to an established point at the southwest corner of Tract 7C;

THENCE N00°33'05"E departing the north line of Tract 7C3 a distance of 185.18' along the west line of Tract 7C to a 1/2" iron rod found for corner at the northwest corner of Tract 7C, said point being at the southwest corner of said Arnold tract;

THENCE N88°45'52"E a distance of 144.90' along the common line between said Arnold tract and Tract 7C to the POINT OF BEGINNING, containing 114,285 square feet or 2.62 acres of land.

NOTES:

1. All common open spaces will be owned and maintained by the homeowners association.
2. The existing six foot high brick masonry fence was installed as part of the adjoining Heritage Oaks Addition.
3. The perimeter fences along the north, west and south sub-division boundaries will be owned and maintained by the homeowners association.

Minimum Lot Width: 60.0 feet
Minimum Lot Depth: 101.8 feet
Minimum Front Yard Setback: 20.0 feet
Minimum Side Yard Setback: 6.0 feet
Minimum Rear Yard Setback: 20.0 feet
Maximum Lot Coverage: 60 Percent
Maximum Building Height: 30.0 feet

EXHIBIT ONE

ZONING EXHIBIT FOR
ZONING CHANGE REQUEST
FROM AGRICULTURAL TO PUD-R

2.62 ACRE PARCEL

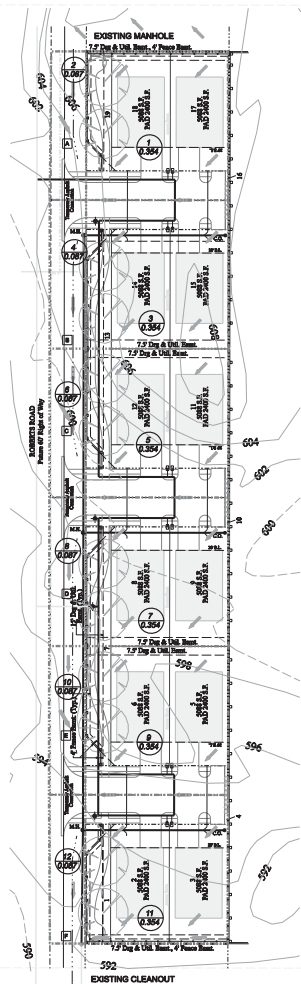
GREEN W. MINTER SURVEY, ABSTRACT NO. 1034
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
SEPTEMBER 2014

ENGINEER/SURVEYOR:
THE CIVIL ENGINEERING
COMPANY OF TEXAS
d/b/a CE-TEX Inc.
Texas Registered Engineering
Firm F-4703
204 West Nash Street
Grapevine, Texas 76051

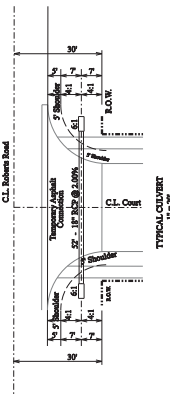
APPLICANT:
Charles G. Starnes
204 West Nash Street
Grapevine, Texas 76051

OWNERS:
Kenneth Sauer, 5017 Roberts Road, Colleyville, Tx 76034
Gary Lecoq, P.O. Box 2032, Colleyville, Tx 76034
Deana Scribner, P.O. Box 786, Colleyville, Tx 76034

Preliminary Drainage Analysis



DRAINAGE ANALYSIS
PROPOSED WATER AND
SANITARY SEWER LAYOUT



LEGEND

0.8.3
0.21

DRAINAGE AREA NUMBER AND AREA (ACRES)

OUTSIDE LIMITS OF DRAINAGE AREA

DIRECTION OF RUNOFF FLOW

BOUNDARY

□

DESIGN POINT

MH

MANHOLE

C.O.

CLEANOUT

EXIST. WATER

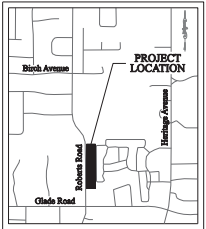
PROPOSED WATER

EXIST. SANITARY SEWER

PROPOSED SANITARY SEWER

⬮

FIRE HYDRANT



VICINITY MAP
Scale: 1" = 1000'

STORM WATER RUNOFF CALCULATIONS (EXISTING CONDITIONS)										
DRAINAGE AREA (AC.) A	RUNOFF COEFF. C*	TIME OF CONCN. (MIN.) C X A	INTENSITY (I) IN./HR. DISCHARGE (Q) CUBIC FEET PER SECOND						25 YR	100 YR
INTENSITY			3.90	4.86	5.53	6.46	7.20	7.88		
1 + 2 0.441	0.83	15	0.233	0.91	1.13	1.29	1.51	1.68	1.88	
3 + 4 0.441	0.83	15	0.233	0.91	1.13	1.29	1.51	1.68	1.88	
5 + 6 0.441	0.83	15	0.233	0.91	1.13	1.29	1.51	1.68	1.88	
7 + 8 0.441	0.83	15	0.233	0.91	1.13	1.29	1.51	1.68	1.88	
9 + 10 0.441	0.83	15	0.233	0.91	1.13	1.29	1.51	1.68	1.88	
11 + 12 0.441	0.83	15	0.233	0.91	1.13	1.29	1.51	1.68	1.88	
TOTAL AT DESIGN POINT				2 YR	5 YR	10 YR	25 YR	50 YR	100 YR	
			A	0.91	1.13	1.29	1.51	1.68	1.88	
			B	1.82	2.26	2.58	3.02	3.36	3.72	
			C	2.73	3.39	3.87	4.58	5.04	5.58	
			D	3.64	4.52	5.16	6.04	6.72	7.44	
			E	4.55	5.65	6.45	7.55	8.40	9.30	
			F	5.46	6.78	7.74	9.06	10.08	11.16	

* COMPOSITE RUNOFF COEFFICIENT CALCULATED FROM PROPOSED LAND USE AND SURFACE MATERIALS

STORM WATER RUNOFF CALCULATIONS (PROPOSED CONDITIONS)										
DRAINAGE AREA (AC.) A	RUNOFF COEFF. C*	TIME OF CONCN. (MIN.) C X A	INTENSITY (I) IN./HR. DISCHARGE (Q) CUBIC FEET PER SECOND						25 YR	100 YR
			2 YR	5 YR	10 YR	25 YR	50 YR	100 YR		
INTENSITY			3.90	4.86	5.53	6.46	7.20	7.88		
1 0.354	0.85	15	0.230	0.89	1.12	1.27	1.49	1.66	1.84	
2 0.087	0.45	15	0.039	0.15	0.19	0.22	0.26	0.28	0.31	
3 0.354	0.85	15	0.230	0.89	1.12	1.27	1.49	1.66	1.84	
4 0.087	0.45	15	0.039	0.15	0.19	0.22	0.26	0.28	0.31	
5 0.354	0.85	15	0.230	0.89	1.12	1.27	1.49	1.66	1.84	
6 0.087	0.45	15	0.039	0.15	0.19	0.22	0.26	0.28	0.31	
7 0.354	0.85	15	0.230	0.89	1.12	1.27	1.49	1.66	1.84	
8 0.087	0.45	15	0.039	0.15	0.19	0.22	0.26	0.28	0.31	
9 0.354	0.85	15	0.230	0.89	1.12	1.27	1.49	1.66	1.84	
10 0.087	0.45	15	0.039	0.15	0.19	0.22	0.26	0.28	0.31	
11 0.354	0.85	15	0.230	0.89	1.12	1.27	1.49	1.66	1.84	
12 0.087	0.45	15	0.039	0.15	0.19	0.22	0.26	0.28	0.31	
TOTAL AT DESIGN POINT			2 YR	5 YR	10 YR	25 YR	50 YR	100 YR		
			A	1.04	1.21	1.40	1.74	1.84	2.15	
			B	2.08	2.52	2.86	3.46	3.86	4.30	
			C	3.12	3.89	4.47	5.22	5.82	6.45	
			D	4.16	5.24	5.96	6.96	7.76	8.60	
			E	5.20	6.55	7.46	8.70	9.70	10.78	
			F	6.24	7.88	8.94	10.44	11.64	12.90	

* COMPOSITE RUNOFF COEFFICIENT CALCULATED FROM PROPOSED LAND USE AND SURFACE MATERIALS

EXHIBIT TWO
ZONING EXHIBIT FOR
ZONING CHANGE REQUEST
FROM AGRICULTURAL TO PUD-R

ENGINEER/SURVEYOR:
THE CIVIL ENGINEERING
COMPANY OF TEXAS
d/b/a CE-TEX Inc.
Texas Registered Engineering
Firm F-9703
204 West Nash Street
Grapevine, Texas 76051

APPLICANT:
Charles G. Starnes
204 West Nash Street
Grapevine, Texas 76051

OWNERS:
Kenneth Sauer, 5017 Roberts Road, Colleyville, Tx 76034
Gary Lecoco, P.O. Box 2032, Colleyville, Tx 76034
Deana Scribner, P.O. Box 786, Colleyville, Tx 76034

2.62 ACRE PARCEL
GREEN W. WINTER SURVEY, ABSTRACT NO. 1034
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
SEPTEMBER 2014

Small Lot Development Comparison Chart - 1996 to 2013

Subdivision Name	Total Lots	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Lot Size (square feet)	Average Lot Size (square feet)	Maximum Lot Coverage	Master Plan Density - Dwelling Units Per Acre *	Land Development Code Density - Dwelling Units Per Acre **	Total Acres	Open Space	Approval Date	Ordinance
Spring Garden	45	36	70	2,520	2,700	90%	8	16.1	5.4	31.3%	12.17.96	O-96-1052
Villas of Caldwell Creek	43	59	115	6,594	7,408	50%	3.7	5.9	11.6	18.3%	4.1.97	O-97-1062
Bridges at Riverwalk	32	56	106	6,001	6,479	50%	3	6.7	10.0	24.0%	12.21.99	O-99-1192
Riverwalk at Colleyville	53	60	115	6,331	7,666	50%	3.2	5.7	20.0	20.0%	4.4.00	O-00-1210
Rosewood Villas	53	59	110	6,482	6,899	60%	3.6	6.3	14.8	21.4%	8.8.01	O-01-1286
Emerald Park	72	60	120	7,200	7,508	50%	3.5	5.8	20.2	19.6%	10.1.02	O-02-1366
Tiffany Park	25	60	100	7,200	7,580	50%	3.5	5.7	7.2	20.0%	10.21.03	O-04-1487
Tuscany	35	60	110	6,600	7,878	50%	3.9	5.5	8.8	6.6%	2.17.04	O-04-1442
Cambridge Place	38	50	58	4,500	5,300	60%	4.2	8.2	9.0	22.0%	7.6.04	O-04-1467
Heritage Oaks	103	30/40	90	2,700/3,600	3,600	90% and 75%	4.6	12.1	22.9	25.0%	03.21.06	O-09-1715
Villas at Oak Pointe	74	30/56	90/95/115	2,700/6,440	5,000	90% and 58%	3.7	8.7	13.6	22.0%	08.02.06	O-06-1584
Copperglen	22	55	105	5,924	6,650	65%	3.9	6.6	5.6	20.0%	10.17.06	O-06-1595
Villas of Colleyville	67	59	115	6,655	8,936	60%	3.4	4.9	19.8	21.0%	08.21.07	O-07-1627
Enclave at Arbor Estates	16	65	120	8,700	9,350	50%	2.9	4.7	5.6	19.3%	09.18.07	O-07-1634
Creekside at Colleyville	269	50	105	5,000	7,257	65%	2.4	6.0	108.5	20.0%	11.27.07	O-07-1645
Somerset Manor	77	50/60	100/110	5,000/6,600	6,000	50%	4	7.3	18.2	20.3%	05.05.08	O-08-1672
Ivy Glen	10	55	110	5,890	8,200	65%	3.4	5.3	3.0	20.0%	03.05.13	O-13-1864
The Preservation	36	60	140	8,500	9,170	50%	3	4.7	12.0	23.0%	05.14.13	O-13-1867
Heron Pond	49	47	120	7,000	7,800	65%	3.2	5.6	15.4	22.0%	11.19.13	O-13-1894

Average	59	56	106	6,260	6,915	58%	3.7	6.9	17.4	20.8%		
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Zoning Case ZC14-025	12	50	101	5,088	5,088	50%	4.5	8.6	2.6	11.9%		
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* Master Plan Density is calculated by dividing the total units in the development by the total acreage of the development

** Land Development Code Density is calculated by dividing the total units in the development by the total development acreage minus open space and right-of-way acreage



ORDINANCE O-14-1944

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 2.62 ACRES IN THE G.W. MINTER SURVEY, ABSTRACT 1034, LOCATED AT 5017, 5113 AND 5201 ROBERTS ROAD FROM THE AG-AGRICULTURAL ZONING DISTRICT TO THE PUD-R-PLANNED UNIT DEVELOPMENT RESIDENTIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC14-025; 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 2.62 acres in the G.W. Minter Survey, Abstract 1034, located at 5017, 5113 and 5201 Roberts Road from the AG-Agricultural zoning district to the PUD-R-Planned Unit Development Residential zoning district, as depicted in the attached Exhibit "A" and as 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 12 detached dwelling units, constructed at a gross maximum density of 4.5 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", Development 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 combination preliminary/final plat, 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: 5,088 square feet
- b. Minimum Lot Depth: 101 feet
- c. Minimum Lot Width: 50 feet
- d. Front Building Line: 20 feet
- e. Side Building Line: 5 feet
- f. Rear Building Line: 20 feet
- g. Maximum Lot Coverage: 50 percent
- h. Maximum Building Height: 30 feet

5. OPEN SPACE AND LANDSCAPING

- a. This development shall provide a minimum of 11.9 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 and maintained by the Homeowner's Association (HOA).

- b. A minimum of two, three (3) inch caliper trees and four ornamental trees shall be planted in each open space lot along Roberts Road by the developer, prior to the final acceptance of the subdivision.

- 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 2nd day of December 2014.

The second reading and public hearing being conducted on the 16th day of December 2014.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2014.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley, TRMC
City Secretary

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit A –Location and Zoning Map

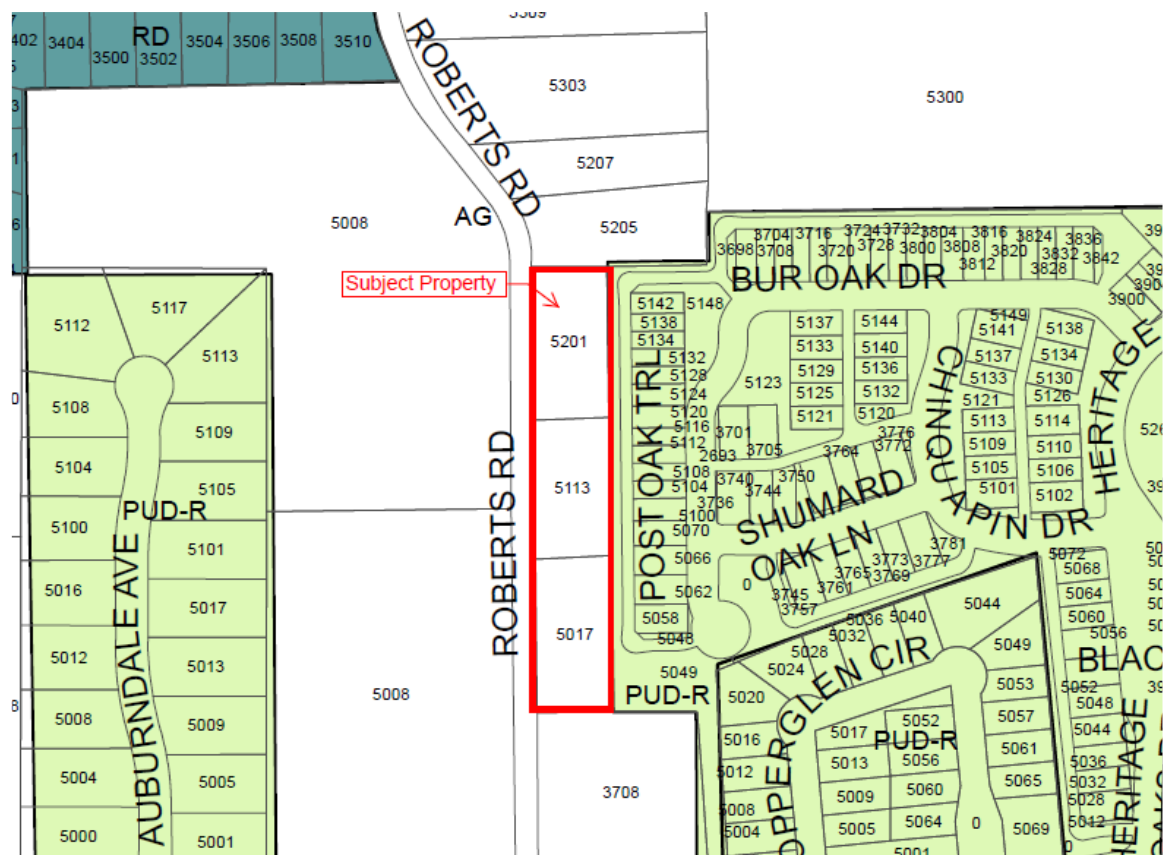


Exhibit B – Legal Description

LEGAL DESCRIPTION

Being a 114,285 square foot (2.62 acre) parcel of unplatted land situated in the G. Minter Survey, Abstract Number 1034, and being all portions of three tracts of property, said tracts being Tract 7C, a tract of land conveyed to Ted Scribner and wife, Deana Scribner by Warranty Deed recorded in Volume 5564, Page 899, Deed Records, Tarrant County, Texas, Tract 7C3 being a tract of land conveyed to James Gary Lecocq by General Warranty Deed recorded in Instrument Number D203104559, Deed Records, Tarrant County, Texas and Tract 7C2 being a tract of land conveyed to Kenneth W. Sauer by Special Warranty Deed recorded in Instrument Number D211194190, Deed Records, Tarrant County, Texas, said 114,285 square foot parcel being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the northeast corner of Tract 7C, said point being at the most westerly northwest corner of a tract of land described in the Final Plat of Heritage Oaks, as recorded in Cabinet A, Slide 11703, Plat Records, Tarrant County, Texas, said point also being in the south line of a tract of land conveyed to Thomas A. Arnold by Special Warranty Deed recorded in Instrument Number D203464501, Deed Records, Tarrant County, Texas;

THENCE S00°48'20"E, departing the south line of said Arnold tract along the east line of Tract 7C and the west line of said Heritage Oaks tract, passing at 186.18' an established point at the southeast corner of Tract 7C, said point also being the northeast corner of Tract 7C3, in all a distance of 304.48' to a 1/2" iron rod found in the west line of said Heritage Oaks, said point being in the east line of Tract 7C3;

THENCE S00°33'05"E continuing along the west line of said Heritage Oaks tract and the east line of Tract 7C3, passing at 168.98' an established point at the southeast corner of Tract 7C3, said point also being the northeast corner of Tract 7C2, in all a distance of 456.18' to a 1/2" iron rod found at the southeast corner of Tract 7C2 and the most westerly southwest corner of said Heritage Oaks tract, said point being in the north line of a tract of land described in the Minor Plat of Lot 1, Block 1, Pleasant Glade Baptist Church Addition, an addition to the City of Colleyville, Tarrant County, Texas recorded in Cabinet A, Slide 7691, Plat Records, Tarrant County, Texas;

THENCE S88°30'45"W a distance of 151.69' along the common line between Tract 3 and said Pleasant Glade tract to a 1" iron pipe found at the southwest corner of Tract 7C2, said point being in the north line of said Pleasant Glade tract;

THENCE N00°48'42"W, departing the north line of said Pleasant Glade tract along the west line of Tract 7C2, passing at 289.10' an established point at the northwest corner of Tract 7C2, said point also being the southwest corner of Tract 7C3, in all a distance of 573.23' to an established point at the northwest corner of Tract 7C3;

THENCE N88°45'52"E along the north line of Tract 7C3 a distance of 7.78' to an established point at the southwest corner of Tract 7C;

THENCE N00°53'08"E departing the north line of Tract 7C3 a distance of 186.18' along the west line of Tract 7C to a 1/2" iron rod found for corner at the northwest corner of Tract 7C, said point being at the southwest corner of said Arnold tract;

THENCE N88°45'52"E a distance of 144.90' along the common line between said Arnold tract and Tract 7C to the POINT OF BEGINNING, containing 114,285 square feet or 2.62 acres of land.

Exhibit C - Statement of Planning Objectives

STATEMENT OF PLANNING OBJECTIVES

The site that is the subject of this change of zoning request consists of three tracts with separate ownership totaling 2.66± acres. The present owners of the tracts are senior citizens and, due to changes in their lives, are seeking a way to turn the value of their home sites into more liquid assets that give them more flexible options for their future.

The existing homes are from a time, style and condition that results in a market value that is very limited today. The existing houses and appurtenances exhibit limited opportunity for refurbishing of the entire sites or remodeling of the individual home sites.

The new construction near this site has been categorized as greater development densities with new and larger residences being built on smaller lots with added amenities.

This overall site, and others nearby, are styled as a transitional zone between similar developments to the north, south and east bordering commercial and retail developments fronting on Highway 121 and other established PUD-R zoning to the west.

Roberts Road is experiencing a steady increase in traffic volume between Hall Johnson and Glade roads. It is depicted on the thoroughfare plan as a Collector Road and needs to be reconstructed as such.

These three tracts have an overall shape of 760.66 feet north and south and a useable east west dimension of 121.67 feet after the dedication of 30 feet of right of way for Roberts Road. Since Roberts Road will be a collector street, no lots can front on it. Consequently, the plan herein submitted is the only plan that works considering the limitations posed by adjoining recent residential developments, the needed improvements to Roberts Road and the remaining shape of the residual of the said three individually owned tracts.

The overall development of the twelve lots will be for zero lot line use with six common area lots that present many opportunities for attractive uses, which will also be a landscaped buffer from the future Roberts Road collector street.

DEVELOPMENT SCHEDULE

The following is a time related scheduling of events from:

Zoning Changes	September 19, 2014 – December 16, 2014
Preliminary Plat	October 17, 2014 – January 20, 2015
Construction Plans production	January – February 2015

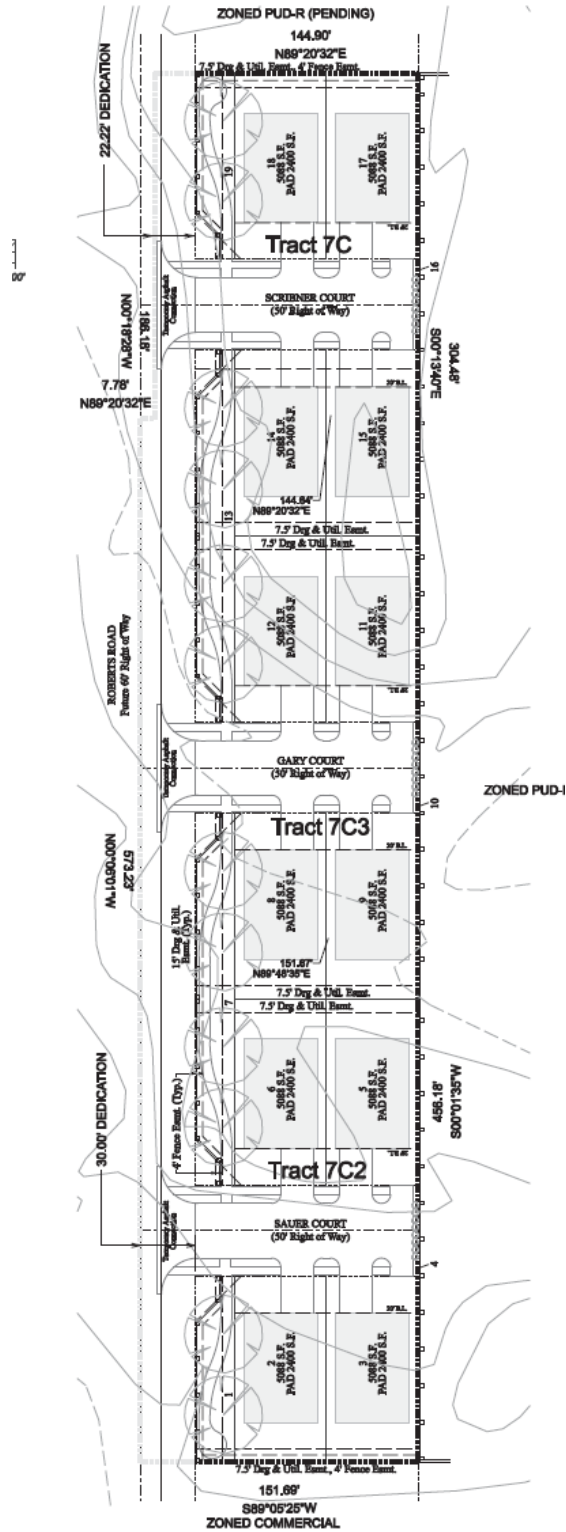
Final Plat preparation submittal and filing in Tarrant County Deed Records

Let contract for construction	March 2015
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Construction Period for wet utilities, grading, drainage, paving and dry utilities
March – July 2015

Final construction and release lots to builders
August 2015

Exhibit D - Development Plan





City of Colleyville City Council Agenda Briefing

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

Agenda Number 5f
Type Ordinance
Department City Manager

Agenda Date 12/02/2014

Number Ordinance O-14-1945

Title

Approval to amend various sections of the Colleyville, Texas, Code of Ordinances and the Land Development Code, setting fees and charges for City services

Explanation

First Reading and Public Hearing

As a part of the annual budget process, staff reviews the fees charged by the City and proposes new fees, revisions of current fees, or deletions of fees. The following fee changes are proposed by staff and were discussed at the Pre Council meeting on September 16, 2014:

Fire Prevention Fees and Charges

In an effort to more fully recover the cost of staff time, staff recommends a number of changes related to charges for fire prevention services. In addition to the actual fee changes, staff recommends moving the authorization for fire prevention fees from Chapter 22-Businesses, Section 22-1 (b) fee schedule, to Chapter 2-Administration, Section 2-26, fees and charges for City services. Staff is working toward moving all of the City's fees and charges to a single location in the Code of Ordinances, to the extent reasonable, in order to improve transparency and increase efficiency of updating the fee schedule annually. The recommended changes are as follows:

Fire Alarm Systems

The City's Fire Marshal reviews plans for fire alarm systems, and also inspects those systems once they are in place. A fee of \$50 is charged for plans review, but no separate fee is charged for the inspection. The charge is only for commercial buildings and is one-time in nature, unless the facility is expanded. Based on the personnel costs for the Fire Marshal, as well as a comparison of the fees charged by the two neighboring cities with comparable fee structures, staff recommends increasing the plans review fee to \$70 and charging for the inspection of the fire alarm system based on the number of devices, or smoke alarms, the system includes.

Number of Devices	Recommended Fee
1 to 10	\$75
11 to 25	\$100
26 to 100	\$200
101 to 200	\$275
201 to 500	\$500
Per device for each over 500	\$1

Fire Sprinkler Systems- Above Ground

Fees relating to fire sprinkler systems are somewhat similar to those for fire alarm systems, in that there is a plans review conducted prior to construction, as well as an inspection of the system after construction. However, in this case, there is currently no charge for the review work and a three tiered fee structure for inspection. These fees are one-time in nature unless the building is expanded. Fire sprinkler systems are typically only for commercial buildings, but they are also required for homes built that are more than 7,500 square feet under a single roof, or 6,000 square feet of total air-conditioned space. They are also required in cul-de-sacs with 12 or more homes, regardless of home size. Staff recommends charging a plans review fee of \$150, and a five-tiered structure for inspection fees based on the number of sprinkler heads, in order to more accurately recover the costs of providing these review and inspection services. These changes would also provide consistency in structure for both fire alarm and fire sprinkler systems, charging for work performed both before and after construction.

Current Inspection Fees:

1 to 50 heads	\$100
51 to 500 heads	\$150
501+ heads	\$200

Recommended Inspection Fees:

1 to 19 heads	\$75
20 to 100 heads	\$100
101 to 300 heads	\$200
301 to 1,000 heads	\$400
Per head for each over 1,000 heads	\$1

Licensing Inspections

There are several state mandated annual inspections required for certain entities to receive or maintain licenses. The City's Fire Marshal performs these inspections, for which no fee is currently assessed. Staff recommends implementing the fees below, to begin recovering the cost of these services.

Hospitals	\$100
Nursing/long term care homes	\$75
Day care/Mothers' day out	\$50
Foster and adoptive homes	\$10
Home inspection - insurance	\$50

Recommended for Removal

Two fees currently included on the City's fee schedule for fire prevention services are recommended for removal, as they are not applicable to services offered. The first is a fee for a placard that is placed on vehicles that are transporting hazardous materials. This is not a program administered by the Colleyville Fire Department, but rather the Texas Department of Transportation. The second fee recommended for removal is a permit for fire extinguisher sales. It is unclear what the purpose of this fee is for or what situation it would apply to, and is not a permit issued by the City.

Public Works Fees and Charges*Public Infrastructure Plan Review and Inspection Fee*

Many times, plans are submitted that are not complete, or changes are made after the plans have been reviewed and accepted. Each time a plan set is reviewed by staff, comments are provided to the applicant regarding issues that do not comply with the Land Development Code, or asking for additional information. Often times the comments are not fully or adequately addressed, resulting in multiple reviews and a significant amount of staff time. When this repeatedly happens, the costs incurred to re-review plans are not recovered. Staff recommends charging \$250 for each additional review after the second submittal, and \$50 per hour for reviews due to change orders after initial acceptance of the plans. Plan review and inspection fees are currently authorized in Chapter 14, Section 14-120 C of the Land Development Code. Staff recommends moving these fees to Chapter 2 Administration, Section 2-26, fees and charges for City services, of the Code of Ordinances, and adding the new fees for additional reviews to this location.

Application for Encroachment and Joint Use Agreement

The current fee to apply for an Encroachment and Joint Use Agreement is \$55.00. Each application requires staff review, which takes a minimum of one hour to complete. Additionally, due to the legal nature of these documents, they must be filed

by City personnel at the Tarrant County Clerk's Office located in downtown Fort Worth. The cost to file the document is \$14.00 for the first page, and \$6.00 for each additional page. A complete application requires that at least five pages be filed with the County, resulting in a minimum fee of \$38.00. Based on staff review, the average filing fee per application is \$70.00. As such, the current \$55.00 fee is not recovering the hard costs for filing most applications, and is often not recovering any of the City personnel costs for time spent processing the applications. At the Pre Council meeting, City Council suggested that the fee be adjusted to increase with the number of pages, as opposed to a flat fee based on the average cost. Staff has revised the recommended change as reflected in the chart below. A fee for certain page ranges is recommended, as the exact number of pages required is not always known at the time of application and is less burdensome administratively. The majority of applications would fall into the first category, for 1 to 10 pages.

Document Length	Fee
1 to 10 pages	\$120
11 to 20 pages	\$160
21 to 30 pages	\$200
Over 30 pages	\$240

Water Tap Fees

To provide a water tap where none currently exist, the current charge is \$350.00 for a one inch tap and \$500.00 for a two inch tap. These fees have been in place for more than 15 years. Actual costs are approximately \$1,016.00 for a one inch tap and \$1,353.00 for a two inch tap. These costs include parts, labor, and equipment. In order to more fully recover costs, it is recommended that fees be increased to \$1,100.00 for a one inch tap and \$1,400.00 for a two inch tap. Tap fees are currently authorized in Appendix A of the Code of Ordinances, Water and Sewer Policy and Procedure Manual. Staff recommends continuing to keep Utility Fund charges in this location. A few other administrative changes have been made to this section of the Water and Sewer Policy and Procedure Manual, to align the Municipal Code with current practices.

Water Reconnection Fees

When service has been disconnected for non-payment, a charge of \$25.00 is made for each meter disconnected before service will be restored. In the event the customer requests reconnection outside of normal business hours, the reconnection fee is \$40.00. In reviewing the actual costs to provide these services, the after-hours fee does not recover the costs of providing this service. It is recommended that the after-hour reconnection fee be increased from \$40.00 to \$75.00, to recover personnel costs for providing this service. This fee is currently authorized in Appendix A of the Code of Ordinances, Water and Sewer Policy and Procedure Manual. Staff recommends continuing to keep Utility Fund charges in this location.

Parks and Recreation Fees and Charges

Non-resident Athletic Field Use Fee

Non-residents currently pay a \$15.00 non-resident field use fee per participant, per season. Due to the rising cost of maintaining the City's athletic complexes and fields, staff recommends this fee be increased from \$15.00 to \$20.00, per participant, per season. This recommendation was unanimously approved by the Parks and Recreation Advisory Board at their meeting on July 28, 2014.

Non-resident Rental Fee for McPherson Park Group Pavilion

Due to the steady increase of reservations and utilization of the McPherson Park group pavilion, and the rising cost of maintaining parks and facilities, staff recommends that the hourly fee for non-resident reservation of the pavilion be increased by \$10.00, from \$60.00 to \$70.00 per hour. This recommendation was unanimously approved by the Parks and Recreation Advisory Board at their meeting on July 28, 2014.

Administrative Updates

Library Fees

As a part of our annual update to the City's fee schedule, several administrative updates and edits are included, to clean up certain outdated areas. In this review, it was noticed that several library fees are currently included on the schedule that are no longer part of current practice, for equipment and room rental. Staff has also recently received direction from the City Council to determine how, to what extent, and at what price certain City buildings could be made available for the public to rent. Removing the outdated fees from the Code, which are not a part of current practice or policy, will provide a clean slate as staff researches potential rental options.

L.D. Lockett House Rental

The rental fee for the L.D. Lockett House has been removed from Sec. 2-26 Fees and Charges for City Services, as this building is scheduled for demolition. This section of the Code currently states a \$75.00 fee for a two hour rental.

Annual Tennis Court Usage

The fees currently included in Sec. 2-26 Fees and Charges for City Services for annual tennis court usage have been removed. It is no longer current practice to charge annual usage fees, however the tennis court rental fees of \$3.00 per person, per 1.5 hours remains in effect.

Animal Services and Police Fees

The portion of Sec. 2-26 Fees and Charges for City Services related to animal services fees has been updated to reflect the changes discussed with the City Council on July 1, 2014 and formally adopted on September 16, 2014. Two additional updates were also made to tie the fee schedule to current practice. A fee of \$5.00 for each additional conduct letter provided by the Police Department, after a \$10.00 fee for the first conduct letter, was added to the schedule. And the \$1 fee currently in place for the press release of a police report was added. These changes ensure that the fee schedule codified in Sec. 2-26 is up-to-date and reflective of current practices and policies.

Financial Impact

Approval of the recommended fee changes and additions would, ultimately, increase the amount of revenue received by the City. However, as the Fiscal Year 2015 budget has already been adopted, any revenue received over the amount budgeted will be allocated in the year-end budget amendment. The proposed fee changes are intended to more fully recover the cost of providing services.

Recommendation

Approve

Attachments

1. Ordinance O-14-1945

ORDINANCE O-14-1945

AMENDING PART II, CHAPTER 2-ADMINISTRATION, ARTICLE II-FINANCE, DIVISION 1, SEC. 2-26-FEES AND CHARGES FOR CITY SERVICES; AMENDING PART II, CHAPTER 18, BUILDINGS AND BUILDING REGULATIONS, DIVISION 6, SEC. 18-23-PERMIT FEES; AMENDING PART II, CHAPTER 22-BUSINESSES, ARTICLE I, SEC. 22-1-FIRE PROTECTION EQUIPMENT SERVICES AND CONTRACTORS; AMENDING APPENDIX A-WATER AND SEWER POLICY AND PROCEDURE MANUAL, SECTION 3-SERVICE CHARGES, SEC. D.-DISCONTINUANCE OF SERVICE, NOTICE; RECONNECTION FEE; AND SECTION 4-CHARGES FOR DEPOSITS FOR CONNECTIONS TO EXISTING MAINS AND LATERALS, SEC. A.-WATER SERVICE; OF THE COLLEYVILLE, TEXAS, CODE OF ORDINANCES; AMENDING CHAPTER 14, SECTION 14-120 C, PLAN REVIEW AND INSPECTION FEES, OF THE LAND DEVELOPMENT CODE, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Colleyville charges fees for services and materials as authorized in the Code of Ordinances and it is desirous to update those fees; and

WHEREAS, all statutory and constitutional requirements for the passage of this ordinance have been adhered to, including but not limited to the Open Meeting 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 from and after the effective date of this ordinance, Chapter 2, Section 2-26 of the Code of Ordinances, fees and charges for city services shall be deleted and replaced in its entirety with the revisions as shown on Exhibit "A".
- Sec. 3. THAT from and after the effective date of this ordinance, Chapter 22, Section 22-1, of the Code of Ordinances, fire

protection equipment services and contractors, (b) fee schedule shall be deleted and replaced in its entirety with the following language: Specific fees may be found in the Code of Ordinances Part II, Chapter 2, Section 2-26, fees and charges for city services.

- Sec. 4. THAT from and after the effective date of this ordinance, Chapter 18, Section 18-23, of the Code of Ordinances, permit fees shall be deleted and replaced in its entirety with the following language: Specific fees may be found in the Code of Ordinances Part II, Chapter 2, Section 2-26, fees and charges for city services.
- Sec. 5. THAT from and after the effective date of this ordinance, Part II, Appendix A- Water and Sewer Policy and Procedure Manual, Section 3-Service Charges, Sec. D. discontinuance of service, notice; reconnection fee 1. , shall read as follows: In the event that any month's charges remain delinquent and unpaid at the time of a subsequent billing's due date, the user or customer shall receive a cut-off notice which will be mailed no later than two working days after the subsequent billing's due date. Services will be disconnected if any arrearages over 30 days are not paid within six working days of the cut-off notice. Where service has been discontinued for failure to pay for service rendered, a charge of \$25.00 shall be made for each meter disconnected before said service shall be restored. In the event the customer requests reconnection at hours other than 8:00 a.m. to 4:30 p.m., said reconnect fee shall be increased to \$75.00.
- Sec. 6. THAT from and after the effective date of this ordinance, Part II, Appendix A- Water and Sewer Policy and Procedure Manual, Section 4-Charges for Deposits for Connections to Existing Mains and Laterals, Sec. A. Water Service, shall be deleted and replaced in its entirety with the revisions as shown on Exhibit "B".
- Sec. 7. THAT from and after the effective date of this ordinance, Chapter 14, Section 14-120 C. Plan Review and Inspection Fees in the Land Development Code shall be revised to read as

follows: Prior to the commencement of any public infrastructure improvements associated with private development, the developer shall pay the City a plan review and inspection fee as stated in the Code of Ordinances Part II, Chapter 2, Section 2-26, fees and charges for city services.

Sec. 7. THAT the effective date of this ordinance shall be December 16, 2014.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of December 2014.

The second reading and public hearing being conducted on the 16th day of December 2014.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2014.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley, TRMC
City Secretary

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit "A"

Sec. 2-26. Fees and charges for city services.

(a) The following fees will be in effect in all city departments:

Notary fee (non-city related business): As prescribed by V.T.C.A., Government Code § 406.024.

(b) City secretary services:

Records request research, per hour\$15.00

Document certification (per transaction)8.00

Agenda mailings12.00

The city will charge fees for public information in accordance with the Texas State Library and Archives Commission.

(c) Financial services:

New utility account processing\$ 2.00

Confidentiality of utility records request processing2.00

Parking violation court cost fee5.00

Failure to appear warrant fee25.00

Broken/damaged/cut lock or tie25.00

(d) Police services:

Accident reports6.00

Fingerprinting - First card10.00

Fingerprinting - Each additional card5.00

Conduct letters10.00 for original and 5.00 for each additional

Miscellaneous police reports2.00

Press release of police report1.00

(e) Animal services:

Daily care of impounded animals, per day10.00

Each additional impounded animal, same owner, per day10.00

Removal and disposal of live unwanted pets30.00

Animal impound fee (second impounding)50.00

Animal impound fee (third impounding)75.00

Animal impound fee (fourth impounding)150.00

Exhibit "A"

Animal impound fee (fifth and greater impoundings)150.00

Removal of individually trapped animals (private trap)30.00

(f) Fire prevention:

Fire alarm systems:

Plans review (new, alteration, or relocation)70.00

Inspection of system once in place

Number of Devices	Fee
1 to 10	75.00
11 to 25	100.00
26 to 100	200.00
101 to 200	275.00
201 to 500	500.00
Per device for each over 500	1.00

Fire sprinkler systems- above ground:

Plans review (new, alteration, or relocation)150.00

Inspection of system once in place

Number of heads	Fee
1 to 19 heads	75.00
20 to 100 Heads	100.00
101 to 300 Heads	200.00
301 to 1,000 Heads	400.00
Per head for each over 1,000 heads	1.00

Exhibit "A"

Fire sprinkler systems- underground:

Fire Sprinkler System (Relocation or modification) 3 sets of detailed plans	
a. Inspection is required before ditch is covered	
b. 2 hour/200 lb. test is required	50.00

Licensing inspections:

Hospitals	100.00
Nursing/long term care homes	75.00
Day care/Mothers' day out	50.00
Foster and adoptive homes	10.00
Home inspection- insurance	50.00

Permits and miscellaneous fees:

Fixed Fire Protection System (New, alteration, or relocation) 3 sets of detailed plans	50.00
Security Gates (Required 3 set of detail plans) Plus \$25.00 per required sign.	50.00
Storage of Flammable or Combustible Liquids at Construction Sites	50.00
Installation of Compressed Natural Gas (CNG) Container or Stations	50.00
Removal, relocation of Compressed Natural Gas (CNG) Container or Station	50.00
Installation of Liquid Petroleum Gas (LPG) Container	50.00
Removal, relocation of Liquid Petroleum Gas (LPG) Container	50.00
Installation of Liquefied Natural Gas (LNG) Container or Station	50.00
Removal, relocation of Liquefied Natural Gas (LNG) Container or Station	50.00
Spray Booths (New) 3 sets of detailed plans	50.00

Exhibit “A”

Spray Booths (Modification or relocation) 3 sets of detailed plans	50.00
Carnivals and fairs—Site Plan & Layout of vendors required	50.00
Fireworks display—Site inspection is required	100.00
Flammable and combustible liquids:	
a. Repair or modify a pipeline	100.00
b. Product removal from Underground Storage tank	50.00
c. Status change in product facilities	50.00
d. Change type of contents in liquid tank(s)	50.00
Occupant load increase	50.00
Pyrotechnical special effects	100.00
Tents (Any Size)	50.00

(g) Response related to natural gas leaks and hazardous materials releases:

Recovery of expenses related to natural gas leaks and hazardous materials releases caused by contractors or carriers which require an on scene response where city staff are unavailable for other emergencies for one hour or more and incidents involving negligence related to drug and/or alcohol impairment will be billed for public safety services if the incident involved any criminal offense greater than a Class C misdemeanor will be as follows:

Employee costs—Actual employee salary costs during the incident.

Emergency vehicle use fees:

Ambulance—To 210 HP, per hour\$ 41.00

Police car—Patrolling, per mile0.63

Police car—Stationary, per hour18.00

Fire truck—1500 GPM, per hour95.00

Fire truck—2000 GPM, per hour105.00

Ladder truck—At least 75 feet, per hour145.00

Exhibit "A"

(h) Development Fees- Planning and zoning services:

Preliminary plat\$250.00

plus, per lot7.50

Final plat or replat350.00

plus, per lot7.50

Minor plat250.00

Amending plat250.00

Rezoning application500.00

plus, per acre5.00

PUD application500.00

plus, per acre5.00

Amendment to existing PUD to add, delete, or change a special condition to an existing PUD ordinance450.00

SUP application500.00

plus, per acre5.00

SUP residential accessory building175.00

SUP residential carport175.00

SUP alcoholic beverage sales500.00

ZBA variance and appeal application\$175.00

Sign board appeal175.00

Tree mitigation appeal125.00

Site plan application review250.00

Landscape plan application review250.00

Zoning verification letter20.00

(i) Development Fees- Sign permits:

Subdivision wall sign45.00

Wall sign75.00

Awning sign35.00

Canopy sign35.00

Exhibit "A"

Development sign75.00

Weekend builder sign (per year)125.00

Permanent sign permits:

Business monument sign75.00

Freeway pole sign75.00

Institutional monument sign75.00

Institutional off-premises35.00

Major shopping center (structure)75.00

Major shopping center (plaque)35.00

Model home sign75.00

Projecting sign5.00

Subdivision wall plaques45.00

Face replacement35.00

Temporary sign permits:

Grand opening0.00

Pole banners35.00

Search light35.00

Temporary business sign35.00

Off-premises real estate open house signs annual permit fee50.00

(j) Development Fees- Plan review, inspection, and permit fees:

Permit fees. The schedule of permit fees shall be in accordance with the fee schedules contained in the 1997 Uniform Administrative Code as follows:

(1) Table 3-A—Building Permit Fees

(2) Table 3-B—Electrical Permit Fees

(3) Table 3-C—Mechanical Permit Fees

(4) Table 3-D—Plumbing Permit Fees

Calculating construction values. The construction values used for calculating permit fees shall not be less than the most recent Building Valuation Data published by the International Conference of Building Officials. Said permit fees shall be adjusted on an annual basis for permit applications received on or after the 1st day of June using the most recent edition of the Building Valuation Data. The regional modifier of 0.93 shall be applied to the Building Valuation Data used for calculating construction values.

Exhibit "A"

Plan review fee. When a plan or other data are required to be submitted by the building code, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fees specified in this subsection are separate fees and are in addition to the permit fees. No additional plan review fee shall be charged where plans are incomplete or for reviewing a construction plan that has been previously reviewed and resubmitted with corrections. Where construction plans are changed to a new proposal or where a third plan review is necessary, an additional plan review fee is required.

Inspection charges. Permit fees shall include the cost of all required inspections.

Reinspection fees. If the code official is required to make a reinspection, the following fees shall apply: (1) The first reinspection fee shall be \$75.00; (2) The second, and any subsequent, reinspection fee shall be \$125.00. Failure to pay such charges as provided in this code may result in the forfeiture of the right of such contractor to obtain other permits until such charges are paid.

Fees due. All building permit fees shall be due when the permit is issued.

Fee refunds. The code official shall be authorized the refunding of fees as follows:

- (1) The full amount of any fee paid hereunder that was erroneously paid or collected.
- (2) Not more than 90 percent of the permit fee when no work has been done under a permit issued in accordance with this code.
- (3) Not more than 90 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.]

The code official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

Lot grading and drainage compliance fee125.00

New residence plan review350.00

Residential addition and remodel plan review150.00

Commercial plan review fee65% of building permit fee

Swimming pool plan review fee50.00

Water well drilling permit\$50.00

Irrigation system permit, each75.00

Fence permit75.00

Masonry screening fence permit.....125.00

Retaining wall125.00

Above-ground pool permit50.00

In-ground pool permit300.00

Exhibit "A"

Re-roofing permit (ten squares or more)50.00
Grading and earthwork permit75.00
Curb cut permit55.00
Driveway approach permit75.00
Foundation repair permit100.00
Temporary construction trailer100.00
Temporary event permit100.00
Temporary use permit100.00
Temporary use permit—Portable storage structure\$25.00
Used/obsolete street sign purchase fee (per sign)25.00
Application for Encroachment and Joint Use Agreement...

Document Length	Fee
1 to 10 pages	\$120
11 to 20 pages	\$160
21 to 30 pages	\$200
Over 30 pages	\$240

Weed mowing administrative fee120.00
Weed mowing violation notification letter fee (second and all following notification letters within current calendar year)50.00
Weed mowing fee, per acre175.00
Demolition fee50.00
Brush abatement fee:
Actual expenses incurred, not to exceed the estimated value of the affected property.
Sidewalk waiver request general waiver request to a Land Development Code or Code of Ordinances requirement125.00

(k) Charges related to oil and gas wells:

Gas and oil well permit fee (per well bore)10,000.00
Gas well special use permit fee (per pad site)15,000.00
Seismic survey permit250.00

Exhibit "A"

Pipeline permit2,500.00

(l) Public infrastructure plan review and inspection:

Prior to the commencement of any public infrastructure improvements associated with private development, the developer shall pay the City a plan review and inspection fee as follows:

Engineering Plan Review Fee – 2% of the actual cost of the public improvements

Engineering Inspection Fee – 3% of the actual cost of the public improvements

For each additional review after the second submittal..... 250.00

Inspections performed outside of regular business hours for the construction of public infrastructure projects 50.00 per hour

(m) Recreation:

City sponsored activities- The fee for the city park and recreation sponsored recreation and athletic activities not covered elsewhere shall be calculated for respective activity based upon the estimated costs of conducting such activity (including such items as materials, instructors, umpires, scorekeeper, trophies and other direct program costs) plus an administrative fee, or shall be as stipulated by nationally or statewide recognized athletic organizations.

Nonresident programming fee..... 5.00 per class/course

Senior Center annual membership required for participation in all activities:

Colleyville residentFree

Non-Colleyville resident10.00

Senior Center membership card replacement fee:

Colleyville resident2.00

Non-Colleyville resident2.00

(n) Parks:

Youth Sports Associations:

Athletic Field Use Fees:

Colleyville residents5.00 per participant/per season/per association

Non-Colleyville residents5.00 per participant/per season/per association

Non-Colleyville resident Fee: A fee of \$20.00 shall be charged to each non-resident, per participation in each organized sports association per season.

Exhibit "A"

Field Rental Fees:

Field		No lights/With Lights	Time
Reagan Park	Resident	35.00 / 50.00	Per 2 hours
	Nonresident	60.00 / 100.00	Per 2 hours
City Park	Resident	50.00 / 80.00	Per 2 hours
	Nonresident	100.00 / 180.00	Per 2 hours
Pleasant Run Park (Game Field)	Resident	50.00 / 80.00	Per 2 hours
	Nonresident	125.00 / 175.00	Per 2 hours
Pleasant Run Park (Practice Field)	Resident	35.00 / 50.00	Per 2 hours
	Nonresident	60.00 / 100.00	Per 2 hours

Rental Fees:

Park Pavilion Rental per hour (no minimum):

Colleyville residents20.00

Non-Colleyville residents30.00

Webb House Rental:

Weekday (Monday—Thursday) three hour minimum

Colleyville resident60.00/hr

Non-Colleyville resident90.00/hr

Weekday (Monday—Thursday) each additional hour

Colleyville resident20.00/hr

Non-Colleyville resident35.00/hr

Weekend (Friday—Sunday) three hour minimum

Colleyville resident80.00/hr

Non-Colleyville resident130.00/hr

Weekend (Friday—Sunday) each additional hour

Colleyville resident35.00/hr

Non-Colleyville resident55.00/hr

Webb House damage deposit200.00

Tennis Court Rental—Per person (per one and one-half hour increment3.00

McPherson Park Group Pavilion rental per hour (no minimum):

Exhibit "A"

Colleyville residents40.00

Non-Colleyville residents70.00

Wedding event in a park without amenities100.00

(o) Colleyville Center fees and charges:

NON-RESIDENT & BUSINESS - STANDARD RATES

ROOM	MAX OCC. THEATER = T BANQUET = B CLASSROOM = C	* WEEKDAY RATE <i>FOUR HOUR BLOCK OF TIME, EXCEPT FOR ENTIRE BUILDING RENTAL WHICH IS EIGHT HOURS</i>	PRIME WEEKEND FRI / SAT / SUN <i>EIGHT HOUR RENTAL</i>
SMALL CONFERENCE ROOM <i>792 SQ. FT.</i>	T-60 B-50 C-35	\$200	ENTIRE BUILDING RENTAL ONLY
NORTH HALL <i>3,155 SQ. FT. 1,664 PLUS 1491 STAGE</i>	T-200 B-100 C- 70	\$375	ENTIRE BUILDING RENTAL ONLY
SOUTH HALL <i>2,872 SQ. FT. 1,872 PLUS 1,000 KITCHEN</i>	T-200 B-100 C- 70	\$375	ENTIRE BUILDING RENTAL ONLY
NORTH-SOUTH HALL <i>TOTAL 6,027 FLOOR -3,536</i>	T-500 B-300 C-150	\$700	ENTIRE BUILDING RENTAL ONLY
ENTIRE BUILDING <i>8,475 SQ. FT.</i>	BUILDING OCCUPANCY T-500	\$1,800 WEEKDAY	FRIDAY & SUNDAY \$1,800 PRIME SATURDAY \$2,200
GARDEN PLAZA (Including chairs)	T-50	\$300	\$300

*Includes tables, chairs, and all add-ons listed in the Video, Audio, and Room Set sections of the Administrative Fee Schedule.

Exhibit "A"

COLLEYVILLE RESIDENT / BUSINESS - WITH 20 % DISCOUNT

ROOM	MAX OCC. THEATER = T BANQUET = B CLASSROOM = C	* WEEKDAY RATE <i>FOUR HOUR BLOCK OF TIME, EXCEPT FOR ENTIRE BUILDING RENTAL WHICH IS EIGHT HOURS</i>	PRIME WEEKEND FRI / SAT / SUN <i>EIGHT HOUR RENTAL</i>
SMALL CONFERENCE ROOM <i>792 SQ. FT.</i>	T-60 B-50 C-35	\$160	ENTIRE BUILDING RENTAL ONLY
NORTH HALL <i>3,155 SQ. FT. 1,664 PLUS 1491 STAGE</i>	T-200 B-100 C- 70	\$300	ENTIRE BUILDING RENTAL ONLY
SOUTH HALL <i>2,872 SQ. FT. 1,872 PLUS 1,000 KITCHEN</i>	T-200 B-100 C- 70	\$300	ENTIRE BUILDING RENTAL ONLY
NORTH-SOUTH HALL <i>TOTAL 6,027 FLOOR -3,536</i>	T-500 B-300 C-150	\$560	ENTIRE BUILDING RENTAL ONLY
ENTIRE BUILDING <i>8,475 SQ. FT.</i>	BUILDING OCCUPANCY T-500	\$1,440 WEEKDAY	\$1,440 FRIDAY & SUNDAY \$1,760 PRIME SATURDAY
GARDEN PLAZA (Including chairs)	T-150	\$300	\$300

*Includes tables, chairs, and all add-ons listed in the Video, Audio, and Room Set sections of the Administrative Fee Schedule.

Exhibit "A"

COLLEYVILLE BASED NON-PROFIT & CIVIC ORGANIZATIONS

ROOM	MAX OCC. THEATER = T BANQUET = B CLASSROOM = C	WEEKDAY RATE <i>FOUR HOUR BLOCK OF TIME, EXCEPT FOR ENTIRE BUILDING RENTAL WHICH IS EIGHT HOURS</i>	PRIME WEEKEND FRI / SAT / SUN <i>EIGHT HOUR RENTAL</i>
SMALL CONFERENCE ROOM <i>792 SQ. FT.</i>	T-60 B-50 C-35	\$60	ENTIRE BUILDING RENTAL ONLY
NORTH HALL <i>3,155 SQ.FT. 1,664 PLUS 1491 STAGE</i>	T-200 B-100 C- 70	\$80	ENTIRE BUILDING RENTAL ONLY
SOUTH HALL <i>2,872 SQ. FT. 1,872 PLUS 1,000 KITCHEN</i>	T-200 B-100 C- 70	\$80	ENTIRE BUILDING RENTAL ONLY
NORTH-SOUTH HALL <i>TOTAL 6,027 FLOOR -3,536</i>	T-500 B-300 C-150	\$140	ENTIRE BUILDING RENTAL ONLY
ENTIRE BUILDING <i>8,475 SQ. FT.</i>	BUILDING OCCUPANCY T-500	\$300 WEEKDAY	50% DISCOUNT FRIDAY & SUNDAY \$900 20% DISCOUNT PRIME SATURDAY \$1,760
GARDEN PLAZA (Including chairs)	T-150	\$300	\$300

ADMINISTRATIVE FEES		
	Non-Profit	Standard
VIDEO		
LCD Projector per hour (portable and ceiling mount)	\$65 with weekday max \$150	\$65
LCD 220" Rear Screen HD Projector per hour	\$75 with weekday max \$200	\$75
Rolling Video cart with electrical and extension	\$2	\$10
Gallery Flat Screen or TV Monitor (per event)	\$65	\$65
Stage Front Drop Screen	\$10	\$40
Portable screen (9')	\$40	\$40
Conference Room pull down	\$20	\$20
White Board / Flip Chart with easel	\$20	\$20
Easel	\$15	\$15
AUDIO		
Baby Grand Piano	\$100	\$100

Exhibit "A"

Stage Lighting (one time setting – per hour)	\$50	\$50
Stage Lighting and sound board (must use AV Tech)	\$200 + AV Tech	\$200 + AV Tech
Podium with Microphone	\$20	\$35
iPod Connection	\$20	\$20
Corded Microphone on stand – one free with N/S Hall	\$15	\$15
Wireless Microphone (hand held or lapel)	\$25	\$50
Colored Up Lights	\$200	\$200
ROOM SET		
Linens (per linen) Weekdays only	\$5	\$5
Draped and Skirted Registration Table	\$15	\$15
Room Change after final set (per table and chair set)	\$20	\$20
Repositioning room during event	\$400 + \$10 ea. Table set	\$400 + \$10 ea. Table Set
CATERING		
Catering fee 15% of F&B with \$1.50 pp min.	15% F&B	15% F&B
Catering (client self-catering – KU) Flat Fee based upon set up or attendance whichever is greater	\$1 per person weekday or weekend (\$300 Max)	\$1 per person weekday \$2 per person weekends
Deluxe Coffee Service with condiments	15 cup carafe - \$15	15 cup carafe - \$15
Continental Breakfast (w/20 person minimum)	\$10 pp including fruit	\$10 pp including fruit
Gourmet Box Lunch (w/20 person minimum)	\$15 pp including beverage	\$15 pp including beverage
Break Service (beverage & cookies – w/20 person minimum)	\$5 per person	\$5 per person
Water/Soda Service	\$1 per bottle	\$1 per bottle
MISCELLANEOUS		
Copies 1-50 - \$.25 first copy, \$.10 thereafter	\$.25/\$.10	\$.25/\$.10
Fax Machine (incoming and outgoing)	\$2 per page	\$2 per page
DEPOSITS		
Entire Building	\$500	\$500
Grand Hall	\$300	\$300
Half Hall (North or South)	\$200	\$200
Conference Room	\$50	\$50

MISCELLANEOUS FEES/POLICIES

Cancellation Policy- Any cancellation of a Friday, Saturday, or Sunday entire building rental or combined North/South Hall booking shall result in lessee forfeiting one-half of the deposit. If the cancellation is received 180 to 120 calendar days prior to the event, the lessee will forfeit all of the deposit. If the cancellation is received less than 120 calendar days prior to the event, the lessee will forfeit all monies paid to the Colleyville Center.

Colleyville Center Service Fees- A service fee of up to \$500.00 will be charged to lessee for failure to leave the premises (building and grounds) in as good or better condition than it was prior to being leased.

Exhibit "A"

AV Surcharge- All rented audio visual equipment brought into the building by another vendor incurs a 15 percent charge of the Colleyville Center fee for same equipment.

Non-profit Donations- Any not for profit organization that donates over \$50,000.00 to the Colleyville Center does not incur equipment fees. Supply and service fees are not included in this waiver. If a not for profit organization donates a single piece of equipment, it becomes Colleyville Center property and use of that equipment by that organization does not incur equipment fees.

Discount for Using Local Businesses- If a client uses three or more Colleyville businesses during their event, the Center will provide complimentary colored up-lighting (\$200 value).

Additional Rental Hours- If a client requests to extend a rental of the entire building beyond their eight hour rental, additional hours will be available for an additional \$250 per hour, within the business hours of the Center. The additional hours must be requested in advance. Fees will not be pro-rated for increments of time less than one hour.

Late Fees- The Colleyville Center closes at 12 a.m. (midnight) on Friday and Saturday and 11 p.m. Sunday through Thursday. Should a client remain on the premises after the building is closed, a fee will be assessed at the rate of \$500 per hour until such time the building is vacated. Fees will not be pro-rated for increments of time less than one hour.

Colleyville Center Rental Hours- The Colleyville Center is available for rental from 8 a.m. to 11 p.m. Monday through Thursday, 8 a.m. to midnight on Friday, 11 a.m. to midnight on Saturday, and 11 a.m. to 11 p.m. on Sunday. Weekday rental rates apply Monday through 4 p.m. on Friday. Prime Weekend Rates apply 4 p.m. Friday through 11 p.m. Sunday.

Exhibit "A"

(p) Library:

COLLEYVILLE PUBLIC LIBRARY CIRCULATING MATERIALS RESTRICTIONS

MATERIALS	LOAN PERIOD	LIMITS*	FEES/FINES**	RENEWAL LIMITS***
Fiction books	21 days	No limit	\$0.25 per day	5
Non-fiction books	21 days	No limit	\$0.25 per day	5
Best sellers	7 or 14 days	No limit	\$0.25 per day	5
Magazines	7 days	No limit	\$0.25 per day	5
Pamphlets	7 days	No limit	\$0.25 per day	5
Feature-length DVDs (60 min. +)	7 days	10	\$1.00 per day	5
Educational/DVDs	7 days	10	\$0.25 per day	5
Children's DVDs (under 60 min.)	7 days	10	\$0.25 per day	5
Compact discs	7 days	10	\$0.25 per day	5
J Kits	21 days	No limit	\$0.25 per day	5
Books on compact disc	21 days	No limit	\$0.25 per day	5
J Holiday books	7 days	Varies by holiday	\$0.25 per day	0 during holiday

* No limit until a maximum of 40 items is reached. A total of 40 items per card.

** Overdue fines threshold is \$5.00.

*** Renewals are allowed when materials are not on reserve for another patron.

Exhibit "A"

COLLEYVILLE PUBLIC LIBRARY MATERIALS REPLACEMENT AND PROCESSING FEES

ITEM	COST	PROCESSING FEE
Library card	\$2.00	\$0.00
Book	Cost of item	5.00
Paperback book	Cost of item	5.00
Board book	Cost of item	2.00
Magazine	Cost of item	2.00
Compact disc	Cost of item	5.00
Lost compact disc outer insert	0.00	5.00
Book on CD	Cost of item	5.00
Lost/damaged single book on CD disc	Cost of single CD	1.00
DVD	Cost of item	5.00
Lost DVD outer insert	0.00	5.00
Audio-visual material containers	Cost of item	5.00
Kit bags	Cost of item	2.00
Bar codes/RFID tags	\$1.00	0.00

Print card0.50

Color copies (per page)1.00

Black and white copies (per page)0.10

Fax—Incoming (per page)1.00

Exhibit "A"

Fax—Outgoing (per page)

Local1.00

Long distance2.00

Non-resident fees:

Non-resident card (Non-TexShare, Non-reciprocal borrowing participating home library)25.00

Non-resident card (without home library)25.00

Interlibrary loan materials not picked up2.00

Exhibit "B"

SECTION 4. - CHARGES FOR DEPOSITS FOR CONNECTIONS TO EXISTING MAINS AND LATERALS

Sec. A. - Water service.

All applicants for water service will be required to make a meter deposit (payment security deposit) for each water service connection, such deposit to remain with the city throughout the term of the service contract. The amount of the deposit shall be determined as follows:

1. The deposit for all residential and commercial customers shall be \$50.00 and the deposit for all customers using a city provided fire hydrant meter shall be \$750.00.
2. For customers who have previously been eligible for discontinuance under preceding section 3.D, the deposit shall be determined by the Utility Billing Supervisor to equal the multiple of \$5.00 nearest the largest amount ever previously owed by that particular customer, but in no case [shall be] less than \$30.00.

The deposit will be refunded, or in event a balance is due, applied against the final bill for services required upon termination of the contract. The city will not pay interest on meter deposit funds.

In locations where a complete service connection, including tap, service line, curb stop, meter and box were paid for or installed by a prior single customer, no charges are made other than the meter deposit (above) and the regular monthly service charges as set forth in [section 3](#).

In locations where a complete service connection, including tap, service line, curb stop, meter and box were paid for or installed by a developer, the charge for the right to connect to the system shall be \$100.00 plus the meter deposit set forth above and the regular monthly service charges as set forth in [section 3](#).

For three-fourths inch and one inch connections (tap fees) the cost shall be \$1,100.00. For one and one-half inch and two inch connections (tap fees) the cost shall be \$1,400.00. For connections larger than two inches, the connection will be made by the applicant's utility contractor and inspected by the city.

Where applicable, there shall be added the cost of street repairs as follows: A minimum street cut of \$100.00 shall be deposited at the time water service is requested and before service is started on installation of such connection. Should the final cost of the work exceed the amount of the deposit, a statement showing the amount of the excess will be immediately furnished to the person having made the deposit, and this amount will be due before water service is actually begun. Should the final cost be less than the amount of the deposit or estimate, a refund of overpayment will be immediately made to the person from whom the deposit was received.

Extension of the service piping from the city's meter and curb stop shall be accomplished by the customer at his/her expense; however, such installation shall be in accordance with the applicable ordinances of the city.

The use of a fire hydrant meter for a permanent or semi-permanent irrigation system shall be prohibited.

Exhibit "B"

Any evidence of tampering or damage to a fire hydrant meter shall be documented at the time of reading and the meter shall be kept for repair. The customer shall be required to remit an additional security deposit of \$750.00 for the use of another meter.

This deposit will be applied to the repair of the damaged meter. Upon completion of repair, the remaining monies will be applied to the account, if needed. If there is no outstanding balance on the account, the monies shall be remitted to the customer.



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6a

Agenda Date 12/02/2014

Number Resolution R-14-3812

Type Resolution

Department City Secretary

Title

Approval of changing the dates of the May 19, August 4, October 6, and November 3, 2015 regular City Council meetings

Explanation

Reading and Public Hearing

In accordance with the City Charter, 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 has prescribed the following for regular meetings in the Rules of Procedure: "shall meet in the City Hall on the first and third Tuesday of each month at 5:30 p.m. unless otherwise officially established by the City Council."

During the Pre Council discussion held on November 18, 2014, City Council amended the regular meeting dates in 2015 for the months of May, August, October, and November.

May: Due to the International Council of Shopping Centers (ICSC) Conference to be held May 17-20, 2015, the May 2015 regular meeting dates are as follows:

- Tuesday, May 5, 2015
- Tuesday, May 12, 2015

It may be necessary to call a Special Meeting in May, due to the canvassing of the City's election.

August: Rather than conducting three meetings in August, due to a budget worksession, the August 2015 meeting dates are as follows:

- Tuesday, August 11, 2015 – Budget Worksession
- Tuesday, August 18, 2015 – Regular Meeting

October: Due to Texas National Night Out, the October 2015 regular meeting dates are as follows:

- Monday, October 5, 2015

- Tuesday, October 20, 2015

November: Due to the November uniform election, the November 2015 regular meeting dates are as follows:

- Wednesday, November 4, 2015
- Tuesday, November 17, 2015

The attached resolution reflects the City Council meeting date amendments as recommended by City Council at the November 18, 2014 Pre Council meeting.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Resolution R-14-3812

RESOLUTION R-14-3812

A RESOLUTION CHANGING THE DATE OF THE SECOND REGULAR CITY COUNCIL MEETING IN MAY 2015; THE FIRST REGULAR CITY COUNCIL MEETING IN AUGUST 2015; THE FIRST REGULAR CITY COUNCIL MEETING IN OCTOBER 2015; AND THE FIRST REGULAR CITY COUNCIL MEETING IN NOVEMBER 2015

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 except, when those dates may conflict with an event or holiday; and

WHEREAS, the second regular City Council meeting of May 19, 2015, occurs during the International Council of Shopping Centers (ICSC) Conference, May 17-20, 2015; and

WHEREAS, the first regular City Council meeting of August 6, 2015, occurs prior to the budget worksession; and

WHEREAS, the first regular City Council meeting of October 6, 2014, is Texas National Night Out; and

WHEREAS, the first regular City Council meeting of November 3, 2014, is the November Election.

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

Sec. 1. THAT the second City Council meeting in May will be held May 12, 2015.

Sec. 2. THAT the first City Council meeting in August will be held August 11, 2015 as a budget worksession.

Sec. 3. THAT the first City Council meeting in October will be held October 5, 2015.

Sec. 4. THAT the first City Council meeting in November will be held November 4, 2015.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _____ AYES, _____ NAYS, AND _____ ABSTENTIONS,
THIS THE 2ND DAY OF DECEMBER 2014.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley, TRMC
City Secretary

David Kelly
Mayor

RESOLUTION R-14-3813

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
DECEMBER 2, 2014**

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:

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS
ON THIS THE 2ND DAY OF DECEMBER 2014.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley, TRMC
City Secretary

David Kelly
Mayor