



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, December 8, 2014

City Council Chambers

**PRE COMMISSION MEETING
6:15 P.M.
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

**LEGAL BRIEFING BY CITY ATTORNEY REGARDING PLANNING, ZONING,
PLATTING, AND LAND USE**

**REVIEW OF REGULAR AGENDA ITEMS AND DISCUSSION OF PREVIOUS
MEETING MINUTES**

**DISCUSSION OF ITEMS TO BE PLACED ON FUTURE AGENDAS AND
UPDATES ON DEVELOPMENT TRENDS, PROGRESS AND CITY COUNCIL
ACTIONS ON PAST AGENDA ITEMS**

**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**

**7:00 P.M. - REGULAR MEETING
CALL TO ORDER AND ROLL
INVOCATION: Commissioner Knox
PLEDGE OF ALLEGIANCE**

1. SWEARING IN OF NEWLY APPOINTED MEMBER

Jim Gotcher, Place 1

2. APPROVAL OF MINUTES

November 11, 2014

**3. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON
THE AGENDA**

4. REGULAR AGENDA ITEMS

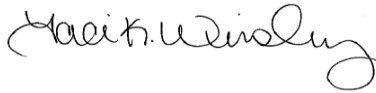
4a Approval of a replat on Lot 2, Block 1 of the K. I. S. D. Addition,

located at 8170 Precinct Line Road, Case PC14-026

- 4b** Approval of a final plat on Lot 1, Block 1, of the Lavaca Trail Addition, Lot 1, Block 1, of the Miller Addition, Lot 1, Block 1, of the Lancaster Hill Addition, Lot A, of the Giacomini Addition, and Tract A and Tract B, of the McEwing Subdivision, located at 711, 715, 805, 809, 813, and 901 Lavaca Trail, Case PC14-025

5. ADJOURNMENT

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



Taci Wrisley
Planning and Zoning Assistant

A quorum of the Colleyville City Council may be in attendance at this meeting.

Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

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



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, November 10, 2014

City Council Chambers

CALL MEETING TO ORDER

The Planning and Zoning Commission meeting of the City of Colleyville was called to order by Chairman Byerly on November 10, 2014 at 7:12 p.m.

Roll Call

Present: Commissioners Larry Knox, Carel Tornes, David Wheelwright, Jim Gotcher, Don Davis, David Phelps, and Jeff Byerly

Staff Present: Ron Ruthven, Taci Wrisley, Rob McKeown, Marty Wieder, Adam Marsh, and Matt Butler (City Attorney)

1. APPROVAL OF MINUTES

Commissioner Davis made a motion to approve the minutes as corrected. Commissioner Tornes seconded.

The motion to approve the minutes as corrected carried by the following vote:

Aye: 6 – Knox, Tornes, Wheelwright, Davis, Phelps, and Byerly

2. SWEARING IN OF NEWLY APPOINTED MEMBERS

Taci Wrisley swore in Jeff Byerly, Place 2; David Wheelwright, Place 3; and David Phelps, Place 4

3. ELECTION OF OFFICERS

Commissioner Tornes made a motion to nominate Chairman Jeff Byerly as chairman, Commissioner David Phelps as vice-chairman, and Taci Wrisley as recording secretary. Commissioner Wheelwright seconded.

The motion to nominate Jeff Byerly as chairman, David Phelps as vice-chairman, and Taci Wrisley as recording secretary carried by the following vote:

Aye: 6– Knox, Tornes, Wheelwright, Davis, Phelps, and Byerly

4. APPOINTMENT TO THE PARKLAND DEDICATION COMMITTEE

Commissioner Davis made a motion to appoint Commissioner David Wheelwright to the Parkland Dedication Committee. Commissioner Phelps seconded.

The motion to appoint Commissioner David Wheelwright to the Parkland Dedication Committee carried by the following vote:

Aye: 6– Knox, Tornes, Wheelwright, Davis, Phelps, and Byerly

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

There were no citizen comments/presentations regarding items not on the agenda as a public hearing item.

6. PUBLIC HEARING AGENDA ITEMS

6a 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

Ron Ruthven presented the case and briefed the Commission.

The public hearing was opened at 7:26 p.m.

Pat Atkins, the applicant, came forward and briefed the Commission.

Commissioner Davis questioned Mr. Atkins regarding whether there would be any type of screening along the boundary that is shared with the school. Mr. Atkins replied there would be an alley that is open to the school yard and a board on board fence for each single family residence.

Discussion continued regarding the configuration of the alley and driveways.

Commissioner Davis questioned Mr. Atkins regarding whether calculations had been done for the lighting on the football field. Mr. Atkins replied no calculations have been performed for this particular development. He further explained the potential builders for this development did not believe the lighting would be an issue.

Chairman Byerly questioned Mr. Atkins regarding how wide the proposed alley would be and could two (2) cars pass each other. Mr. Atkins replied it is 18 feet of right-of-way with 16 foot of pavement. Mr. Atkins also explained residents who are used to an alley service know to pull off to the side to allow others to pass.

Commissioner Tornes questioned Mr. Atkins regarding why the open space was not closer to 20 percent. Mr. Atkins replied the property does not have a natural need for open space. He further explained he felt open space was driven for drainage or other topographical conditions.

Commissioner Phelps questioned Mr. Atkins regarding whether there were any accommodations within the design to allow for guest parking. Mr. Atkins replied the streets are public and parking would be allowable on both sides of the street.

Commissioner Phelps questioned Mr. Atkins regarding the sidewalk access points and what would they look like. Mr. Atkins replied there would be fencing on both sides of the sidewalks.

Commissioner Wheelwright questioned Mr. Atkins regarding the statement from the Statement of Planning Objectives pertaining to substandard uses. Mr. Atkins replied he believes the conditions of the current buildings and residences on the subject properties are substandard and are not in compliance with city codes or plans.

There being no one else wishing to speak, the public hearing was closed at 7:48 p.m.

Commissioner Phelps questioned staff regarding who was responsible for building the screening wall between the new residential development and the existing institutional use. Ron Ruthven replied the residential builder would not be responsible for building the screening wall. He further explained the residential builder could be required to build the screening wall as part of the Planned Unit Development ordinance.

Commissioner Tornes questioned the fire marshal regarding whether the fire department would be able to access the alley and would a fire truck be able to drive between vehicles parked on both sides of the street. Rob McKeown replied the fire department would not consider the alley to be an apparatus access road. He further explained he did not think there would be any issues with getting a fire truck through the street with vehicles parked on both sides.

Chairman Byerly questioned staff regarding whether there were requirements in the city codes for alleys. Ron Ruthven replied there are minimum standards in the Land Development Code and the proposed development does meet the minimum standards.

Discussion continued regarding minimum standards for alleys.

Commissioner Davis questioned staff regarding whether the applicant was aware of how conflicting the proposed development is with the Land Development Code. Ron Ruthven replied staff has informed the applicant of all requirements.

Commissioner Davis made a motion to deny Case ZC14-019. Commissioner Byerly seconded.

Chairman Byerly stated there were too many variances being requested.

Commissioner Phelps concurred with Chairman Byerly.

Discussion occurred between the Commission and the applicant regarding the possibility of tabling the case.

The motion to deny Case ZC14-019 carried by the following vote:

Aye: 6– Knox, Tornes, Wheelwright, Davis, Phelps, and Byerly

- 6b** 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

Ron Ruthven presented the case and briefed the Commission.

Commissioner Phelps questioned staff regarding whether a different roof design would eliminate the need for a variance on height. Ron Ruthven replied correct.

Commissioner Tornes questioned staff regarding if the proposed square footage included the square footage of the existing building. Ron Ruthven replied correct.

Chairman Byerly questioned staff regarding whether the proposed square footage included the open patio on the front of the proposed structure and could the patio be used as a carport. Ron Ruthven the open patio is included in the proposed square footage and a Special

Use Permit would be required to use the patio as a carport.

Discussion continued regarding the possibility of the patio being used as a carport.

Commissioner Wheelwright questioned staff regarding the square footage: 1900 including the covered patio or 1200 without. Ron Ruthven replied correct.

Commissioner Tornes questioned staff regarding whether there was a second story. Ron Ruthven replied no.

The public hearing was opened at 8:10 p.m.

Terry Muno, the homeowner, and Rick LeBeau, the contractor, came forward and briefed the Commission.

Commissioner Wheelwright questioned Mr. Muno regarding whether there would be a second story. Mr. Muno replied no.

Discussion continued regarding aesthetics of the proposed building.

Commissioner Davis questioned Mr. Muno regarding if the building would be used solely for his personal cars. Mr. Muno replied yes.

Commissioner Tornes questioned Mr. Muno regarding whether there would be any trees to buffer noise. Mr. Muno replied yes.

Discussion continued regarding tree surrounding the building.

Commissioner Byerly questioned staff regarding at what point the covered patio becomes a carport. Ron Ruthven explained the definition of a carport.

Commissioner Phelps stated he could support the request if the covered patio was removed.

There being no one else wishing to speak, the public hearing was closed at 8:16 p.m.

Commissioner Wheelwright concurred with Commissioner Phelps.

Commissioner Tornes questioned staff regarding the process for receiving a Special Use Permit for a carport. Ron Ruthven replied the applicant would need to apply for a separate Special Use Permit.

Discussion continued among the Commission regarding the accessory building.

Commissioner Phelps made a motion to approve Case ZC14-022 with the following conditions: 1) bring roof pitch into compliance and 2) remove covered patio. Commissioner Tornes seconded.

The motion to approve Case ZC14-022 with the following conditions: 1) bring roof height into compliance and 2) remove covered patio

Aye: 6– Knox, Tornes, Wheelwright, Davis, Phelps, and Byerly

- 6c** Consideration of a Special Use Permit for on-premises consumption alcoholic beverage sales on Lot 1R1, Block 2, of the Town Center Colleyville Addition, located at 1205 Church Street, Case ZC14-023

Ron Ruthven presented the case and briefed the Commission.

Commissioner Phelps questioned staff regarding the proposed hours of operation and does the city have a guideline for hours of operation. Ron Ruthven replied no. He further explained businesses may choose to go by the state's maximum for hours of operation.

The public hearing was opened at 8:28 p.m.

Alan Frank, representative, came forward and briefed the Commission.

Commissioner Wheelwright questioned Mr. Frank regarding whether there would be a full-service bar in the restaurant. Mr. Frank replied yes.

Commissioner Davis questioned Mr. Frank regarding whether there would be a bar area. Mr. Frank replied there will be chairs along the bar but not a bar area.

There being no one else wishing to speak, the public hearing was closed at 8:32 p.m.

Commissioner Tornes made a motion to approve Case ZC14-023. Commissioner Davis seconded.

The motion to approve Case ZC14-023 carried by the following vote:

Aye: 6– Knox, Tornes, Wheelwright, Davis, Phelps, and Byerly

- 6d** 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

Ron Ruthven presented the case and briefed the Commission.

Commissioner Phelps questioned staff regarding the parking requirement and how the required number of spaces were calculated. Ron Ruthven explained the process for calculating parking spaces according to the Land Development Code.

Discussion continued regarding parking requirements.

Commissioner Tornes questioned staff regarding whether staff was recommending denial on the tree preservation waiver. Ron Ruthven replied correct.

Discussion continued regarding options for the applicant regarding tree preservation and mitigation.

Chairman Byerly questioned staff regarding the front setback of the hotel and the front setback of the adjacent building. Ron Ruthven replied the adjacent building is closer than 40 foot to the property line and the hotel would sit back two foot (2') further than the adjacent building.

Discussion occurred regarding the contents of the proposed ordinance.

Commissioner Tornes commented that based on the landscape plan there would not be much mitigation according to what was being planted.

The public hearing was opened at 8:58 p.m.

Matt Cragan, representative, came forward and briefed the Commission.

Commissioner Wheelwright questioned Mr. Cragan regarding the number of parking spaces. Mr. Cragan replied they were proposing 96 parking spaces.

Commissioner Tornes questioned Mr. Cragan regarding the entrances

to the hotel. Mr. Cragan replied the entrances were at the front of the building and at the rear, no side entrances.

Chairman Byerly questioned Mr. Cragan regarding whether there would be an airport shuttle for this hotel. Mr. Cragan replied there are plans to have this type of service.

Commissioner Wheelwright questioned Mr. Cragan regarding the percentage of guest who travel to the hotel by car. Mr. Cragan replied they anticipate approximately 70 percent to travel by car.

Commissioner Wheelwright questioned Mr. Cragan regarding the height and was it required per the brand of the hotel. Mr. Cragan replied due to the layout of the lot, they opted to add another floor.

Commissioner Tornes questioned Mr. Cragan regarding whether there was an option to plant more trees in the green space in front of the proposed hotel. Mr. Cragan replied it would require approval from the Texas Department of Transportation.

Commissioner Phelps questioned Mr. Cragan regarding whether they had attempted to secure property from the adjacent property to the North. Mr. Cragan replied yes but they were unsuccessful.

Chairman Byerly questioned Mr. Cragan regarding whether there was potential for the hotel to be at full occupancy. Mr. Cragan replied it would have to be for something such as a large scale event.

Jeff Lowry, on behalf of 121 Compadres Ltd., came forward and spoke in opposition.

There being no one else wishing to speak, the public hearing was closed at 9:16 p.m.

Mr. Cragan came forward to address comments and concerns.

Commissioner Davis questioned Mr. Cragan regarding what other options were there if access were not allowed by the adjacent property owners. Mr. Cragan replied he would need to look at the mutual access agreement. Ron Ruthven also replied because the property is platted and shows the mutual access agreement, access cannot be denied.

Commissioner Tornes questioned staff regarding whether the hotel could obtain a shared parking agreement with the school. Ron

Ruthven replied it is a possibility.

Commissioner Wheelwright questioned Mr. Cragan regarding whether proximity to restaurants and other hotels are considered when searching for a potential site. Mr. Cragan replied yes.

Discussion occurred regarding fire safety and the mutual access easement.

Commissioner Phelps questioned Mr. Cragan regarding whether there was a possibility of having less rooms. Mr. Cragan replied he did not know. He further explained the proposed plan is what was approved by Hampton Inn.

Discussion continued regarding the proposed number of rooms.

Chairman Byerly made a motion to approve Case ZC14-024 with the recommendations from staff. Commissioner Phelps seconded.

The motion to approve Case ZC14-024 with the recommendations from staff carried by the following:

Aye: 6– Knox, Tornos, Wheelwright, Davis, Phelps, and Byerly

- 6e** 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, & 5201 Roberts Road, Case ZC14-025

Ron Ruthven presented the case and briefed the Commission.

The public hearing was opened at 9:36 p.m.

Charles Starnes, the applicant, came forward and briefed the Commission.

Gary Lecocq, 5113 Roberts Road, came forward and spoke in support.

There being no one else wishing to speak, the public hearing was closed at 10:12 p.m.

Commissioner Wheelwright questioned staff regarding how the open space is calculated. Ron Ruthven replied the open space is determined by the gross acreage.

Commissioner Phelps questioned staff regarding whether right-of-way dedication was included in the open space calculation. Ron Ruthven replied no.

Commissioner Phelps questioned staff regarding whether it would be possible to front ten (10) single family residences along Roberts Road. Ron Ruthven replied yes.

Discussion continued regarding the possibility of fronting single family residences along Roberts Road.

Chairman Byerly stated fronting the residences along Roberts Road was ideal for this transitional area.

Commissioner Phelps questioned Mr. Starnes regarding whether he was opposed to redesigning the development to front the residences along Roberts Road. Mr. Starnes replied he was accepting of the idea.

Chairman Byerly made a motion to deny Case ZC14-025. Commissioner Davis seconded.

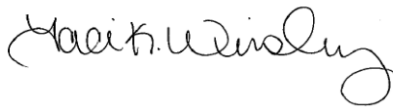
The motion to deny Case ZC14-025 carried by the following vote:

Aye: 6– Knox, Tornes, Wheelwright, Davis, Phelps, and Byerly

7. ADJOURNMENT

The meeting adjourned at 10:26 p.m.

The minutes were written and prepared by:



Taci Wrisley
Planning and Zoning Assistant

The meeting minutes were approved on December 8, 2014 by a vote of _____.



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 4a	Agenda Date 12/08/2014	Number
Type Regular Agenda Items		
Department Community Development		

Title

Approval of a replat on Lot 2, Block 1 of the K. I. S. D. Addition, located at 8170 Precinct Line Road, Case PC14-026

Explanation

Ron Coombs has submitted a request to approve a replat of Lot 2, Block 2 of the K.I.S.D. Addition located at 8170 Precinct Line Road.

The replat involves subdividing Lot 2 into Lots 2R-1 and 2R-2 in order to construct a retail building on Lot 2R-1.

Zoning and Existing Conditions. The property is zoned CC-2-Shopping Center district and is undeveloped.

Lot Dimensions. Minimum lot standards for the CC-2 Shopping Center district are as follows:

Minimum Lot Size: 20,000 square feet

Minimum Lot Width: 150 feet

Minimum Lot Depth: 120 feet

Waiver Request. The proposed Lot 2R-1 does not meet the minimum lot width of 150 feet noted above. Per the attached plat exhibit, the proposed lot width for Lot 2R-1 is 120.28 feet and the lot width for Lot 2R-2 is 200.36 feet. The applicant's reason for the waiver request is to fit Lot 2R-1 to the proposed retail building thereby saving the remaining frontage for Lot 2R-2 in order to maximize the development potential for Lot 2R-2.

Sidewalks and Trails. The ten (10) foot wide concrete trail shown as Trail 30 on the 2005 City of Colleyville Pathways Plan will be constructed by the builder along the east side of Precinct Line Road prior to the issuance of the Certificate of Occupancy.

Impact Fees. Water, sewer, and roadway impact fees are due at the time a building permit is issued. Fees will depend upon land use according to Chapter 13-Impact Fees of the Land Development Code.

Summary. The proposed replat satisfies the requirements of the Land Development Code with the exception of the lot width requirement. Therefore, staff recommends denial due to technical non-compliance with the Land Development Code.

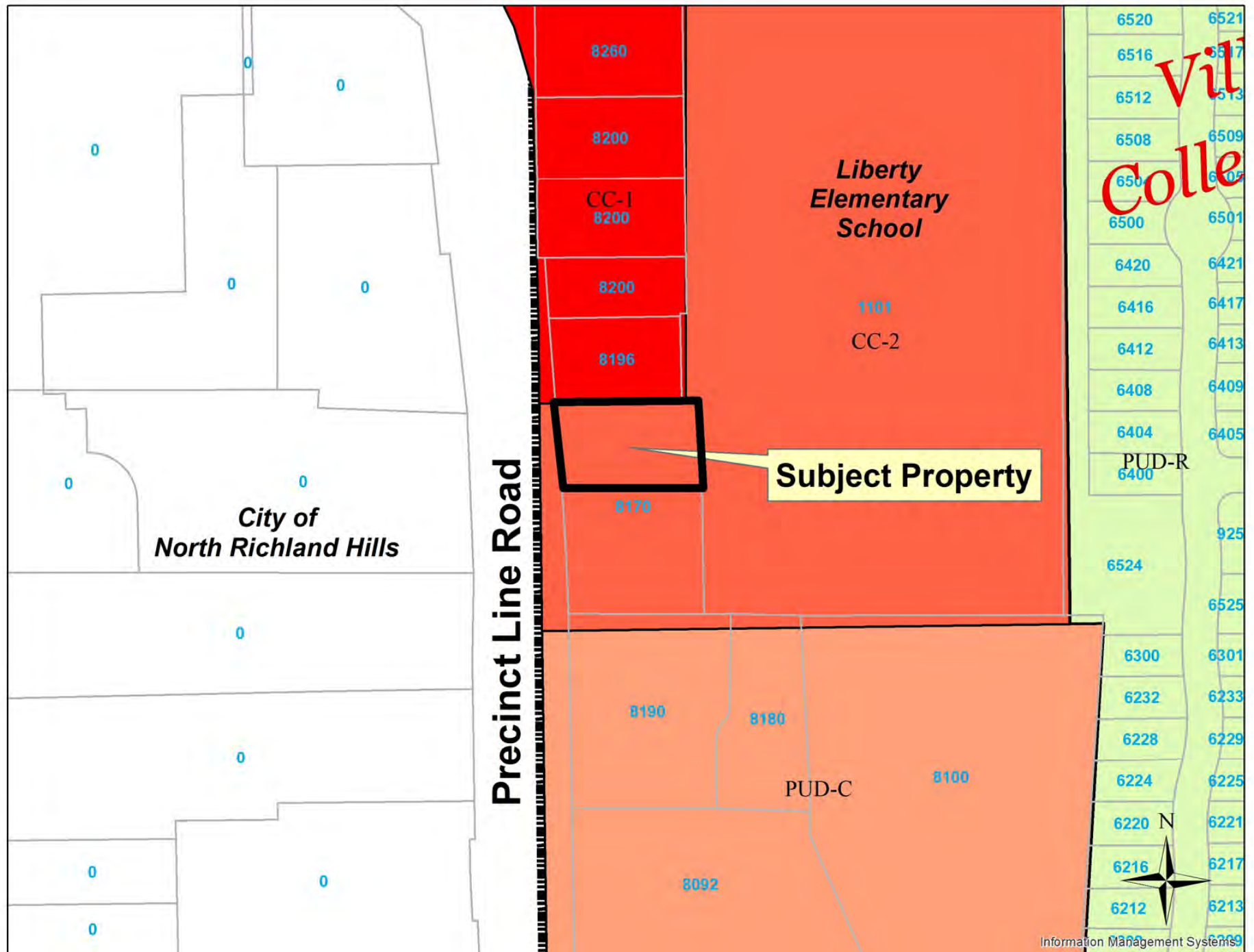
Recommendation

Denial

Attachments

1. Location and Zoning Map
2. Aerial
3. Plat Exhibit

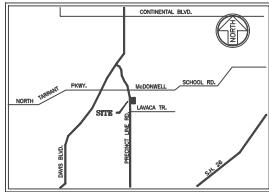
Location and Zoning Map



Aerial



Plat Exhibit



VICINITY MAP
NOT TO SCALE

• NOTES •

1. THE BASIS OF BEARINGS FOR THIS PLAT IS THE NORTH BOUNDARY LINE OF LOT 2 ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 10609, P.R.T.C. (N 89° 23' 51" E).
2. NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, COMMUNITY PANEL NO. 48439CD095 K, MAP REVISED SEPTEMBER 25, 2009.

IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET w/ ORANGE
PLASTIC CAP STAMPED "R COOMBS RPLS 5294"



Coombs Land Surveying, Inc.
P.O. Box 11370 Fort Worth Texas 76110
(817) 920-7600 (817) 920-7617 FAX

* N O T E *

ALL SUBJECT PROPERTY BOUNDARY
LINE BEARINGS AND DISTANCES ARE
PLAT & ACTUAL UNLESS OTHERWISE
NOTED HEREON.

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, AFRIM BOJKU is the sole owner of the following described property to-wit:

BEING a tract of land located in the R. H. McEWING SURVEY, ABSTRACT No. 1154, City of Colleyville, Tarrant County, Texas, and being All of Lot 2, K.I.S.D. Addition to the City of Colleyville, Texas according to the plat recorded in Cabinet A, Slide 10809 of the Plat Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found at the Northwest corner of said Lot 2 lying in the South boundary line of that certain tract of land described in deed to Gerda Jean Deaton Terry, Trustee of the Gerda Jean Deaton Trust, Michoud, Wyoming, to the West of the Paul W. Deaton Trust and Cynthia Lynn Deaton Patterson, Trustee of the Cynthia Lynn Deaton Patterson Trust recorded in Instrument No. D2092356022, Tarrant County, Texas and lying in the East right-of-way line of Precinct Line Road (F. M. 3029, a variable width right-of-way) and from which a Texas Department of Transportation monument bears S 80° 50' E, 2.81 feet;

THENCE N 89° 23' 51" E, at 177.93 feet passing a 1/2-inch iron rod found at the Southeast corner of said Deaton Tract and continuing in oil a total distance of 199.52 feet along the North boundary line of said Lot 2 to a 5/8-inch iron rod found at the Northeast corner thereof lying in the West boundary line of Lot 1R, said Block 1;

THENCE S 01° 17' 40" E, 320.44 feet along the common boundary line between said Lots 1R and 2 to a 1/2-inch iron rod set with orange plastic cap stamped "R COOMBS RPLS 5294" at the Southeast corner of said Lot 2 lying in the North boundary line of Lot 3, Block 1, Meadows Creek Plaza, an addition to the City of Colleyville, Texas according to the plot recorded in Creek 5F 10661, the plat of which is attached hereto.

THENCE S 89° 28' 04" W, 187.34 feet along the common boundary line between said Lots 2 and 3 to a point at the Southwest corner of said Lot 2 from which Texas Department of Transportation monument bears S 72° 56' W, 0.36 feet, said point lying in the aforesaid East right-of-way line of Precinct Line Road;

THENCE NORTHWESTERLY, 320.63 feet along said right-of-way line with a Curve to the Left,

THENCE NORTHWESTERLY, 320.63 feet along said right-of-way line with a curve to the left, having a radius of 5789.58 feet, a central angle of $03^{\circ}10'23''$ and a chord bearing N $03^{\circ}28'20''$ W, 320.59 feet to the PLACE OF BEGINNING, containing 1.411 acre (61,480 square feet) of land.

THAT AFFIRM BOJKU does hereby adopt this plat designating the hereinabove described real property as LOTS 2R-1 AND 2R-2, BLOCK 1, K.L.S.D. ADDITION to the City of Colleyville, Tarrant County, Texas and does hereby dedicate, fee simple, to the public use forever all streets,

County, Texas and does hereby dedicate, fee simple, to the public use forever all streets, rights-of-way and alleys shown thereon, and does hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove, and keep removed, all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of

or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling and maintaining, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Colleyville, Texas.

WITNESS MY HAND at Colleyville, Tarrant County, Texas this the _____ day
of _____, 2014.

AFRIM BOJKU

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared AFRIM BOJKU, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____.

_____, 2014.

NOTARY PUBLIC
STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THIS is to certify that I, RONALD W. COOMBS, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

RONALD W. COOMBS, R.P.L.S.
Texas Registration No. 5294



REPLAT
LOTS 2R-1 & 2R-2, BLOCK 1
K.I.S.D. ADDITION

TO THE CITY OF COLLEYVILLE, TEXAS
BEING A REVISION OF LOT 2, BLOCK 2, K.I.S.D ADDITION
TO THE CITY OF COLLEYVILLE, TEXAS ACCORDING TO THE PLAT
RECORDED IN CABINET A, SLIDE 10609 OF THE PLAT
RECORDS OF TARRANT COUNTY, TEXAS

LOCATED IN THE R. H. McEWING SURVEY, ABSTRACT No. 1154

CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS
NOVEMBER 13, 2014
2 LOTS

PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS The Planning and Zoning Commission of the City of
Colleyville, Texas voted affirmatively on this _____ day
_____ 2014, to approve this Plat.

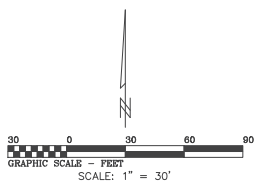
Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

OWNER:
AFRIM BOJKU
5309 COLLEYVILLE BOULEVARD
COLLEYVILLE, TEXAS 76034
PHONE (817) 360-5488

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P. O. BOX 11370
FORT WORTH, TEXAS 76110
CONTACT: RON COOMBS
PHONE (817) 920-7600
FAX (817) 920-7617
email: ron.coombs@sbcglobal.net

THIS PLAT RECORDED IN INSTRUMENT # _____, T.C.T. DATE: _____





City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
100 Main Street
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Agenda Number 4b	Agenda Date 12/08/2014	Number
Type Regular Agenda Items		
Department Community Development		

Title

Approval of a final plat on Lot 1, Block 1, of the Lavaca Trail Addition, Lot 1, Block 1, of the Miller Addition, Lot 1, Block 1, of the Lancaster Hill Addition, Lot A, of the Giacomini Addition, and Tract A and Tract B, of the McEwing Subdivision, located at 711, 715, 805, 809, 813, and 901 Lavaca Trail, Case PC14-025

Explanation

Emily Harding has submitted a request to approve a combination preliminary/final plat of The Legacy, which includes 44 single family residential lots and four open space lots on 30.05 acres.

Zoning and Land Use. The subject properties are zoned R-20-Single Family Residential zoning district and currently contain six platted lots with five single family detached homes.

Lot Dimensions. The R-20-Single Family Residential district requires the following lots dimensions:

Minimum Lot Size: 20,000 square feet

Minimum Lot Width: 100 feet

Minimum Lot Depth: 125 feet

The proposed plat adheres to the minimum lot dimension requirements listed above.

Adjacent Streets/Private Streets/Access. The developer proposes private streets for the development. As such the streets are indicated as private lots with adjacent six (6) foot pedestrian and utility easements. The proposed development will have two entrances, a resident only entrance from Chantal Lane and the primary entrance from Lavaca Trail. All gates must meet the minimum requirements of Chapter 10-Private Streets and Entrance Gates in the Land Development Code.

Given the R-20-Single Family Residential zoning of the proposed plat, according to Section 10-125 of Chapter 10-Private Street and Entrance Gates in the Land Development Code, in order to approve the private streets the plat shall be "approved by the City Council, after receiving recommendation from the Planning and Zoning Commission". A public hearing is not required since the subdivision plat is new and

does not pertain to an existing development petitioning to convert existing public streets to private streets.

Lavaca Trail is classified as a Minor Collector on the Master Thoroughfare Plan. Minor Collectors require a minimum right-of-way of 75 feet, with the adjacent developer required to dedicate 37.5 feet whenever the property is platted. The plat reflects this requirement.

Sidewalks and Trails. Four (4) foot sidewalks will be installed in front of each residential lot within the six foot pedestrian and utility easement at the time of new home construction.

A five (5) foot sidewalk is required to be constructed along Lavaca Trail by the developer prior to the acceptance of public improvements.

A ten (10) foot wide trail is required to be constructed through the middle of the development by the developer prior to the acceptance of public improvements. The trail, shown as Trail 23 on the 2005 Colleyville Pathways Plan, and listed as the Remington Park Trail on the 2011 Parks, Recreation and Open Space Master Plan, was realigned by Resolution R-06-2783 (attached) to run through the middle of the Covington Addition, south of the proposed development, and continue northward to Lavaca Trail. The easement required in order to accommodate the trail is indicated on the plat as a "pedestrian, public access and utility easement".

Drainage. The development will provide on-site detention. All drainage must meet the requirements of the Land Development Code.

Park Land Dedication Fees. Park land dedication fees are required, in the amount of \$1,802 per residential lot. Park land dedication fees must be paid before the final plat is recorded with the County Clerk's office.

Perimeter Street Improvement Requirements. The developer may enter into a City/Developer Agreement with the City of Colleyville for any required public improvements, in conjunction with this development.

Impact Fees. Water, sewer, and roadway impact fees are due at the time a building permit is issued. Fees will depend upon tap size for water and sewer impact fees. Roadway impact fees are due in the amount of \$4,941 for single family detached uses at the time of building permit application.

Tree Preservation. A tree preservation plan has been submitted by the applicant and is currently under review. Trees not located within the right-of-way or within the pad site must be preserved during construction. Before construction begins on the site, protective fencing must be installed around the drip line of all preserved trees located

outside the right-of-way.

Summary. The proposed development satisfies the requirements of the Land Development Code. Although a combination preliminary/final plat only requires approval by the Planning and Zoning Commission, given the proposed private streets, City Council approval of the plat is required as well.

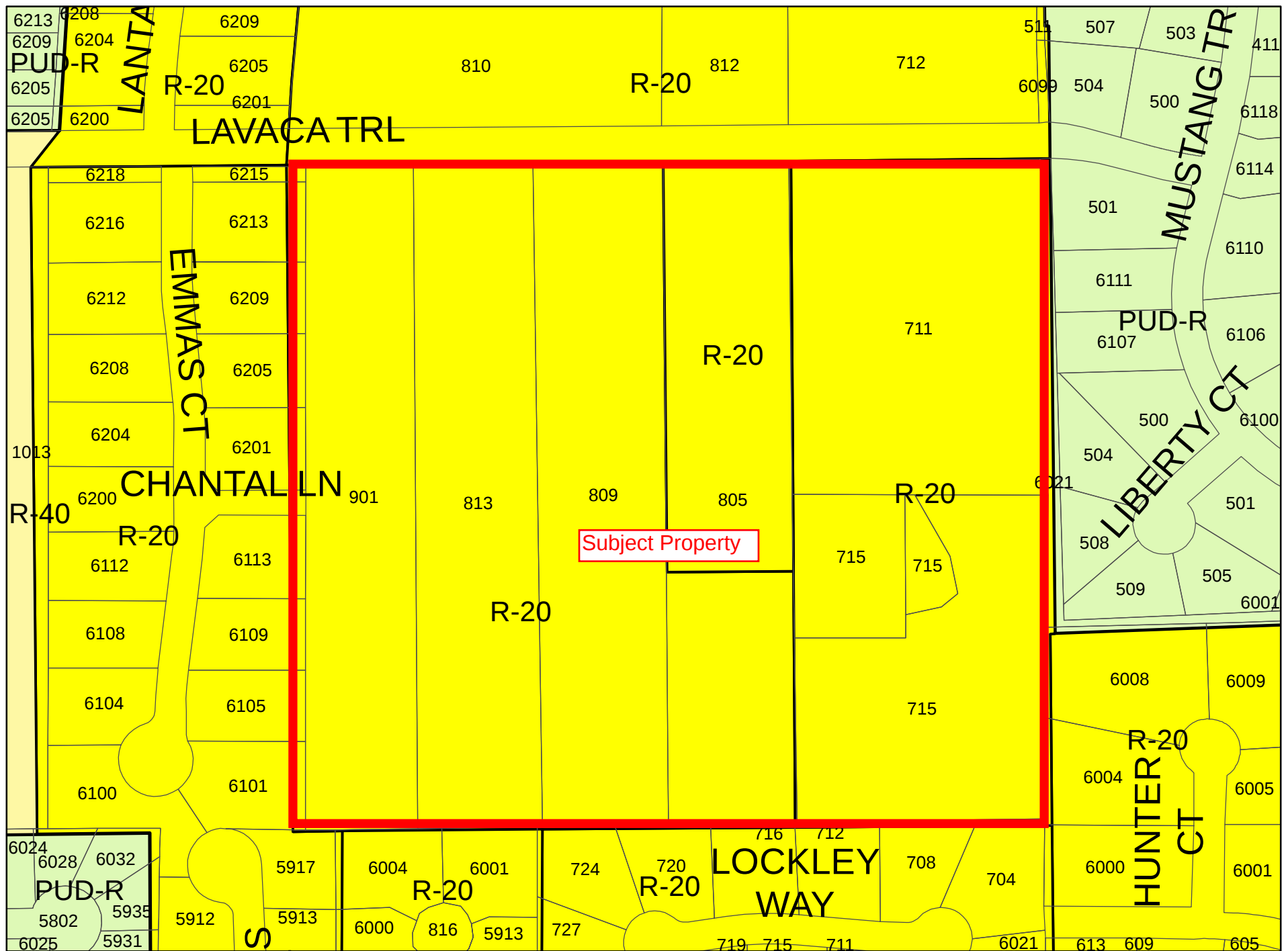
Recommendation

Approve

Attachments

1. Location and Zoning Map
2. Aerial
3. Plat Exhibit
4. Resolution R-06-2783

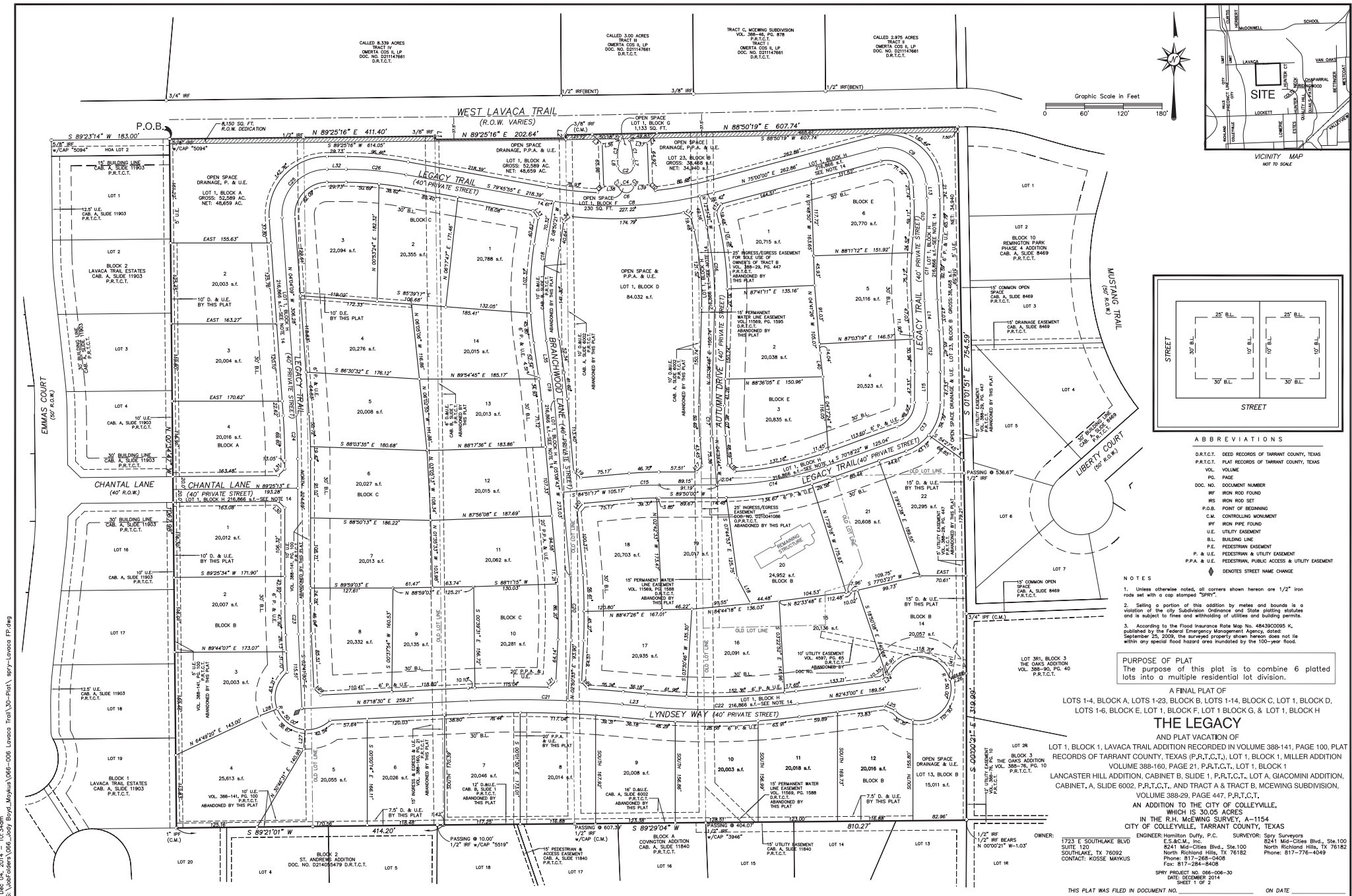
Location and Zoning Map



Aerial



Plat Exhibit



Plat Exhibit

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, _____ is the owner of all of Lot 1, Block 1, Lavaca Trail Addition recorded in Volume 388-141, Page 100, Plat Records of Tarrant County, Texas (P.R.T.C.T.), Lot 1, Block 1, Miller Addition Volume 388-160, Page 21, P.R.T.C.T., Lot 1, Block 1 Lancaster Hill Addition, Cabinet B, Slide 1, P.R.T.C.T., Lot A, Giacomini Addition, Cabinet A, Slide 6002, P.R.T.C.T., and Tract A & Tract B, McEwing Subdivision, Volume 388-29, Page 447, P.R.T.C.T., in the R.H. McEwing Survey, A-1154, in the City of Colleyville, Tarrant County, Texas and more particularly described by metes and bounds as follows: (all bearings show hereon are based on Texas State Plane Coordinate System, North Central Zone).

BEGINNING at a 5/8" iron rod found with a cap stamped "5094" found in the south right-of-way line of West Lavaca Trail (a variable width right-of-way), being the northwest corner of said Lot 1, Block 1, Lavaca Trail Estates, also being the northeast corner of HOA Lot 2 of Lavaca Trail Estates, recorded in Cabinet A, Slide 11803, P.R.T.C.T., and from which point a 5/8" iron rod found with a cap stamped "5094" found at the intersection of the south right-of-way line of West Lavaca Trail and east right-of-way line of Emmas Court (a 50' right-of-way), and for the northwest corner of said HOA Lot 2 of Lavaca Trail Estates bears South 89° 23' 14" West - 183.00';

THENCE North 89°25'16" East along the south right-of-way line of said West Lavaca Trail, passing a 1/2" iron rod found at a distance of 208.10' and continuing along the south right-of-way line of said West Lavaca Trail a total distance of 411.40' to a 3/8" iron rod found for the northeast corner of said Lot 1, Block 1, Miller Addition;

THENCE South 00°43'50" East, along the east line of said Lot 1, Block 1, Miller Addition, 5.00' to a 1/2" iron rod with a cap stamped "SPRY" set for an angle corner of the herein described tract, in the west line of said Miller Addition, common to the east line of said Lancaster Hill Addition;

THENCE North 89°25'16" East, along the south right-of-way line of said West Lavaca Trail common to the north line of said Lancaster Hill Addition, 202.64' to a 1/2" iron rod with a cap stamped "SPRY" set for an angle corner of the herein described tract, in the east line of said Lancaster Hill Addition, common to the west line of said Giacomini Addition;

THENCE North 00°44'36" West along the west line of said Giacomini Addition 5.00' to a 3/8" iron rod found for an angle corner of the herein described tract, in the south right-of-way line of West Lavaca Trail;

THENCE North 88°50'19" East along the south right-of-way line of said West Lavaca Trail, 607.74' to a 1/2" iron rod with a cap stamped "SPRY" set for the northeast corner of the herein described tract, common to the northwest corner of Block 10, Remington Park Phase 4 Addition, recorded in Cabinet A, Slide 8469, P.R.T.C.T.;

THENCE South 01°01'51" East, along the east line of said McEwing Subdivision, passing a 1/2" iron rod at a distance of 536.67' and continuing for a total of 754.59' to a 3/4" iron pipe found to an angle corner of the herein described tract, common to the southwest corner of said Block 10, Remington Park Phase 4 Addition, common to the northwest corner of Lot 3R1, Block 3, The Oaks Addition, recorded in Volume 388-90, Page 40, P.R.T.C.T.;

THENCE South 00°02'11" East, continuing along the east line of said McEwing Subdivision, 318.98' to a 1/2" iron rod found for the southwest corner of Lot 2R, Block 3, The Oaks Addition, recorded in Volume 388-76, Page 10, P.R.T.C.T., common to the northwest corner of Lot 1R, Block 3, of said The Oaks Addition, also being the northeast corner of Block A, Covington Addition, recorded in Cabinet A, Slide 11840, P.R.T.C.T.;

THENCE South 89°29'04" West, along the south line of the herein described tract, common to the north line of said Block A, Covington Addition, passing a 1/2" iron rod with a cap stamped "5946" found at a distance of 404.07', passing a 1/2" iron rod with a cap found at a distance of 607.39' and continuing for a total distance of 810.27' to a 1/2" iron rod with a cap stamped "SPRY" set for an angle corner of the herein described tract;

THENCE South 89°21'01" West, passing a found 1/2" iron rod with a cap stamped "5519" at a distance of 10.00' for the northeast corner of block 2, St. Andrews Addition, recorded in Document Number D214055479, O.P.R.T.C.T., passing a 3/8" iron rod found which bears North 00° 45' West - 0.46' at a distance of 202.90', and continuing for a total distance of 414.20' to a 1" pipe found for the southwest corner of the herein described tract, common to an angle corner of Block 1, of said Lavaca Trail Estates;

THENCE North 00°34'47" West, along the west line of the herein described tract, common to the east line of said Lavaca Trail Estates, 1067.98' to the POINT OF BEGINNING and containing 30.05 acres.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That _____, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lots 1-4, Block A, Lots 1-23, Block B, Lots 1-14, Block C, Lot 1, Block D, Lots 1-6, Block E, Lot 1, Block F, Lot 1 Block G, & Lot 1, Block H, The Legacy, an addition to the City of Colleyville, Tarrant County, Texas, and does hereby dedicate to the public use the emergency access and utility easements shown thereon subject to the conditions of approval stated herein.

Witness my hands at Colleyville, Texas, this ____ day of _____, 2014.

Signature Title

NOTARY CERTIFICATE

STATE OF TEXAS

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this ____ day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this ____ day of _____, 20____.

Notary Signature Notary Stamp:

Conditions of Approval

1. Lot 1, Block A denotes the private access and private drainage easement owned by the Homeowners Association (HOA) of The Legacy. No building permit will be issued for Lot 1, Block A.

2. The landowners and any subsequent owners of lots shown herein (the Lot Owners), jointly and severally, shall be responsible and liable for the construction, operation and maintenance of any private common areas or facilities in the addition created herein (the Addition), including but not limited to private streets, private entrance gates or structures, private walls and fences, private pedestrian access, private storm drainage systems, private lake, private open space and landscaping, and emergency access.

3. A HOA shall be established by the subdivider or developer to operate and/or maintain the aforementioned private common areas or facilities.

4. The City of Colleyville, Texas (the City) shall not be responsible for maintaining any of the aforementioned private common areas or facilities. The City will maintain only the public water and sanitary sewer systems in utility easements accepted by the City.

5. The HOA, lot owners, and landowners shall not seek maintenance from the City except for the aforementioned public water and sanitary sewer systems in utility easements accepted by the City.

6. Any public utility entities, including the City, shall have the right at all times of ingress and egress to and from and upon the utility easements shown herein for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems. Except for private storm drainage systems, private streets and related entrance gates or structures that are approved by the City, no buildings, fences, structures, trees, shrubs, or other improvements or growths shall be constructed or placed upon, or across said public utility easements. Any public utility entity, including the City, shall have the right to remove and keep removed all or parts of any buildings, fences, structures, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with its respective systems within said utility easements.

7. The City shall have the right at all times to remove and keep removed any vehicle or obstacle that impairs emergency access in the emergency access easements shown herein.

8. Any governmental entities, including the City, shall have the right at all times of ingress and egress to and from and upon the private access easements shown herein for any purpose related to the exercise of a governmental service or function.

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Plotting Rules and Regulations of the City Plan Commission of the City of Colleyville, Texas.

This document shall not be recorded for any purpose. This drawing shall be used for

REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647

Date: December 4, 2014

Surveyor's Signature



9. If the HOA or lot owners fail to maintain reliable access to any public utility or governmental entities for purposes stated hereinabove, the City may enter the Addition and remove any entrance gate or structure which is a barrier to access at the sole expense of the HOA or lot owners on a pro-rata share formula.

10. The construction, reconstruction or repair of any private streets within the Addition must meet the approval of the Director of Public Works and comply with the specifications of the City for public streets at the time of construction, reconstruction or repair. The construction, reconstruction or repair of any entrance gate and structure for the Addition must meet the approval of the Engineering Department and Fire Department of the City.

11. The installation or replacement of all traffic regulatory signs along the private streets must conform to the Texas Manual of Uniform Traffic Control Devices.

12. The HOA and lot owners agree to release, indemnify, defend and hold harmless the city, its officers, agents, licensees, servants and employees, from and against any and all claims or suits for property damage or loss and/or personal injury, including death, to any and all persons, of whatsoever kind of character, whether real or asserted, arising out of or in connection with, directly or indirectly: (a) the reasonable use of the private streets, emergency access, utility easements, entrance gate or structure by the city, its officers, agents, licensees, servants and employees; (b) the condition of the private streets, private entrance gates or structures, private walls and fences, private pedestrian access, private storm drainage systems and emergency access; or (c) any use of the addition by the city, its officers, agents, licensees, servants and employees for any purpose stated hereinabove, whether or not caused, in whole or in part, by alleged negligence or officers, agents, servants, employees, contractors, subcontractors, licensees or invitees of the City.

13. Per resolution R-06-2783, the 2005 Colleyville Pathway Plan was amended to realign the trail route of Trail 23. Trail 23, a 6 foot wide trail, is located within the proposed development.

14. Lot 1, Block H is dedicated as an access, drainage, utility, and pedestrian easement. This easement covers the street lot and grants to the City unrestricted use of the property for utilities and the maintenance of same. This right shall extend to all utility providers including telecommunication companies operating within the City. This easement provides the City with the right of access for any purpose related to the exercise of a governmental service or function, including but not limited to fire and police protection, inspection and code enforcement. This easement shall permit the City to remove any vehicle or obstacle within the private street lot that impairs emergency access.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 48°23'06" E	4.509
L2	N 00°43'50" W	5.000
L3	S 46°25'06" E	21.377
L4	S 43°23'06" E	3.134
L5	N 14°48'48" E	3.334
L6	N 18°53'06" E	3.134
L7	N 02°02'06" W	10.300
L8	N 00°43'50" W	10.300
L9	S 44°23'06" E	13.600
L10	N 00°43'50" W	10.300
L11	S 56°23'17" E	14.420
L12	N 31°02'36" E	14.420
L13	N 00°43'50" W	27.974
L14	N 03°03'06" E	47.000
L15	N 00°02'06" E	17.430
L16	N 48°43'07" W	14.380
L17	S 42°02'06" E	13.580
L18	S 50°23'43" E	14.114
L19	S 39°51'17" W	14.114
L20	S 47°14'35" W	14.220
L21	N 42°23'25" E	14.592
L22	N 84°11'04" W	36.180
L23	S 52°23'25" E	17.280
L24	N 68°56'01" W	17.280
L25	S 69°23'25" E	21.410
L26	S 04°24'42" W	30.000
L27	N 42°23'25" E	30.000
L28	N 49°21'03" W	14.114
L29	S 45°17'24" E	14.010
L30	S 44°23'25" E	14.510
L31	S 04°24'42" W	14.510
L32	E 68°11'04" W	29.710
L33	S 39°51'17" W	14.310
L34	N 52°11'03" E	14.420
L35	N 50°12'36" E	22.384
L36	N 73°14'35" W	27.974
L37	N 84°11'04" W	27.974
L38	N 81°14'35" E	27.974
L39	N 87°23'25" E	23.000
L40	S 06°23'25" E	27.974
L41	N 09°11'03" E	56.820

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	100.00'	29.54'	29.43'	S 10°28'16" E
C2	13.00'	37.70'	24.00'	N 87°49'25" E
C3	100.00'	29.54'	29.43'	N 06°27'06" E
C4	30.00'	18.89'	18.67'	N 87°23'25" E
C5	2.00'	3.96'	3.14'	N 53°26'44" W
C6	500.00'	126.83'	126.72'	N 49°23'06" E
C7	2.00'	3.96'	3.14'	N 49°23'06" E
C8	600.00'	164.26'	162.13'	S 87°37'20" W
C9	50.00'	126.83'	126.72'	S 53°26'44" W
C10	400.00'	62.68'	62.60'	S 31°30'00" W
C11	578.00'	65.61'	65.60'	N 10°14'00" E
C12	1000.00'	84.11'	84.12'	S 01°40'49" E
C13	60.00'	71.46'	68.98'	S 70°17'00" E
C14	500.00'	170.41'	169.59'	S 20°14'11" W
C15	500.00'	170.41'	169.59'	S 70°17'00" E
C16	500.00'	126.83'	126.72'	N 05°36'29" E
C17	400.00'	48.46'	48.46'	S 01°40'49" E
C18	484.00'	127.66'	126.72'	N 00°17'58" E
C19	750.00'	40.59'	40.61'	S 08°14'34" E
C20	1188.24'	89.39'	88.02'	N 02°17'34" E
C21	1700.00'	237.59'	237.59'	S 88°41'17" E
C22	1000.00'	136.59'	136.59'	S 80°23'06" E
C23	1000.00'	46.98'	46.98'	S 01°20'45" E
C24	836.46'	68.89'	68.89'	S 80°23'06" E
C25	114.93'	114.93'	109.45'	S 42°57'58" E
C26	520.00'	92.89'	92.78'	S 84°52'58" E

PURPOSE OF PLAT
The purpose of this plat is to combine 6 plotted lots into one plat.

A FINAL PLAT OF

LOTS 1-4, BLOCK A, LOTS 1-23, BLOCK B, LOTS 1-14, BLOCK C, LOT 1, BLOCK D, LOTS 1-6, BLOCK E, LOT 1, BLOCK F, LOT 1 BLOCK G, & LOT 1, BLOCK H

THE LEGACY

AND PLAT VACATION OF

LOT 1, BLOCK 1, LAVACA TRAIL ADDITION RECORDED IN VOLUME 388-141, PAGE 100, PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), LOT 1, BLOCK 1, MILLER ADDITION VOLUME 388-160, PAGE 21, P.R.T.C.T., LOT 1, BLOCK 1,

LANCASTER HILL ADDITION, CABINET B, SLIDE 1, P.R.T.C.T., LOT A, GIACOMINI ADDITION, CABINET A, SLIDE 6002, P.R.T.C.T., AND TRACT A & TRACT B, MCEWING SUBDIVISION, VOLUME 388-29, PAGE 447, P.R.T.C.T.,

AN ADDITION TO THE CITY OF COLLEYVILLE,

WHICH IS 30.05 ACRES

IN THE R.H. MCEWING SURVEY, A-1154
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

OWNER:

1723 E SOUTHLAKE BLVD
SUITE 120
SOUTHLAKE, TX 76092
CONTACT: KOSSE MARKUS

SURVEYOR:

Spy Surveyors
E.S.&C.M., Inc.
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-288-0408
Fax: 817-284-8408

SPY PROJECT #06-098-30-30
DATE: DECEMBER 2014
SHEET 2 OF 2

THIS PLAT WAS FILED IN DOCUMENT NO. _____ ON DATE _____

RESOLUTION R-06-2783

**A RESOLUTION AMENDING TRAIL NUMBER 23 IN THE
COLLEYVILLE PATHWAYS PLAN, DATED SEPTEMBER 2005**

WHEREAS, the City Council of the City of Colleyville adopted the Colleyville Pathways Plan with the approval of Resolution R-05-2609; and

WHEREAS, the City Council desires to amend Trail Number 23, by changing the proposed trail route to reflect changing conditions that have occurred in the community; and

WHEREAS, the Colleyville Sidewalk Committee met on November 6, 2006, and recommended approval to amend Trail Number 23; and

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

Sec. 1 THAT the document entitled "Colleyville Pathways Plan", dated September 2005, is hereby amended to incorporate the revised trail route for Trail Number 23, as shown on the attached Exhibit "A".

AND IT IS SO RESOLVED.

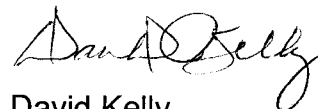
PASSED BY A VOTE OF 6 AYES, 0 NAYS AND 0
ABSTENTIONS ON THIS THE 5th DAY OF December 2006.

ATTEST:



Cynthia Singleton, TRMC
City Secretary

CITY OF COLLEYVILLE



David Kelly
Mayor

Exhibit "A"

