



City of Colleyville City Council Agenda

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

Tuesday, June 2, 2015

City Council Chambers

CITY COUNCIL PORTRAIT SITTING - 5:15 P.M.

PRE COUNCIL MEETING EXECUTIVE SESSION

5:30 P.M.

EXECUTIVE CONFERENCE ROOM THIRD FLOOR

CALL TO ORDER

PC-1 Discussion of the Glade Road project

PC-2 Discussion of the Water and Sewer Rate Study

PC-3 Discussion of repairs and improvements to the Bidault House

PC-4 Discussion of the June 2, 2015, 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 on 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 551.071 - Legal - Consultation with attorney regarding litigation - Village Monticello Partners, LTD. v. City of Colleyville

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

Section 551.074 - Personnel - Deliberate the appointment, employment, evaluation, and duties of the city manager

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: Bishop David Knight,
Church of Jesus Christ of Latter-day Saints - Colleyville**

PLEDGE OF ALLEGIANCE: City Attorney Matthew Boyle

2. OATH OF OFFICE

Administration of the Oath of Office to Place 5 Councilmember Nancy Coplen, and Place 6 Councilmember Mike Taylor

3. RECEPTION FOR INCOMING CITY COUNCILMEMBERS

4. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - Resolution R-15-3877

5. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

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

Proclamation in recognition of EnvironX Solutions Inc., for receiving the Presidential "E" Awards

6. ELECTION OF MAYOR PRO TEM**7. CONSENT: READING AND PUBLIC HEARING- Resolution R-15-3878**

- 7a** Approval of the minutes of the regular City Council meeting of May 12, 2015
- 7b** Approval of the minutes of the Special City Council meeting of May 19, 2015
- 7c** Approval of the disposal of obsolete and non-serviceable vehicles and equipment

**8. ORDINANCE(S):
FIRST READING AND PUBLIC HEARING****8a Ordinance O-15-1956**

Consideration of a zoning change from the R40 – Single Family Residential zoning district to the R20 – Single Family Residential zoning district on Abstract 1248, of the Thomas J. Polson Survey, located at 508 Black Drive, Case ZC15-008

8b Ordinance O-15-1957

Consideration of a zoning change from the CN – Neighborhood Commercial zoning district to the CPO – Professional Office zoning district on Lots 1-4, Block 1, of the C-D Subdivision, located at 6513 and 6515 Colleyville Boulevard and 1700 and 1704 Tarrant Lane, Case ZC15-009

9. RESOLUTION: READING AND PUBLIC HEARING**9a Resolution R-15-3879**

Approving a request by Gilco Contracting, Inc. for a temporary use permit allowing the setup and operation of a concrete batch plant not to exceed 180 days at the Creekside at Colleyville residential development, Case GC15-002

10. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA**11. REPORTS**

Colleyville Events Steering Committee Meeting Minutes - March 25, 2015
Planning and Zoning Commission Meeting Minutes - April 13, 2015

12. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR JUNE 2, 2015 - READING AND PUBLIC HEARING - RESOLUTION R-15-3880

13. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards Friday, May 29, 2015 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 06/02/2015

Type Pre Council

Department Public Works

Title

Discussion of the Glade Road project

Explanation

This item has been added to the agenda at the request of the City Council. Staff will present a brief presentation about the Glade Road Project and will be seeking City Council direction regarding the project.

Previous Glade Road Project presentations to the City Council have been attached to this briefing to provide the historical perspective of the project.

Attachments

1. June 2, 2015 Glade Road Presentation
2. November 12, 2012 Glade Road Corridor Study Presentation
3. May 7, 2013 Glade Road Presentation
4. November 5, 2013 Glade Road Presentation
5. March 3, 2014 Glade Road Presentation
6. April 16, 2014 Glade Road Presentation
7. June 17, 2014 Glade Road Presentation
8. October 21, 2014 Glade Road Project Update Presentation

Glade Road

**Pre Council Meeting
June 2, 2015**

Overview



- Project history
- Discussion of Phase I
- What is included in the scope of the project
- Status of the design work
- Major milestones if the project is pursued
- Staff is seeking City Council direction

Project History



October 5, 2011 – Pre Council presentation on the Glade Road and Bluebonnet Road intersection

May 23, 2013 – Initial Public Input Meeting

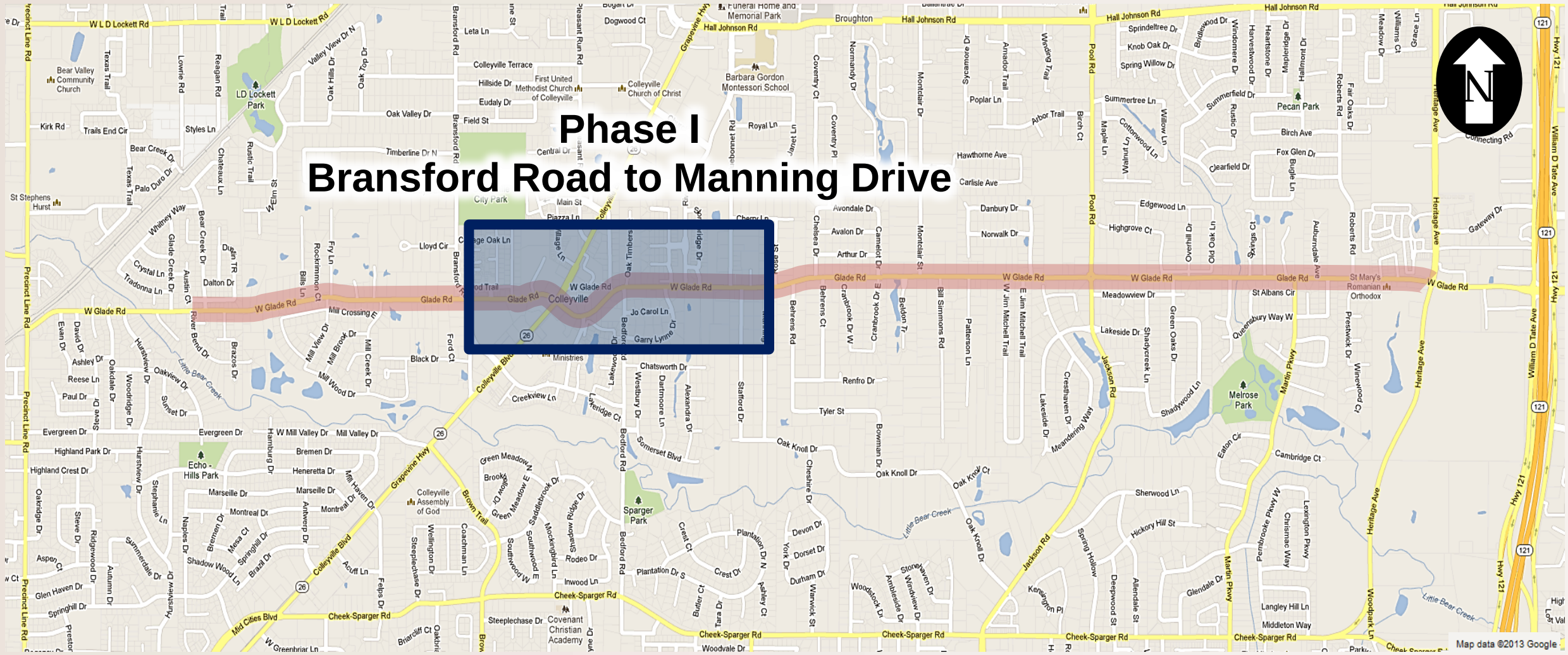
November 18, 2013 – Second Public Input Meeting (concept designs presented)

June 30, 2014 – Worksession to discuss the project. City Council provided direction to proceed with the final design of the section between Bransford Road and Manning Drive

July 15, 2014 – Approval of a final design contract for the section between Bransford Road and Manning Drive

October 21, 2014 – Pre Council discussion and project design placed on hold

Phase I Includes

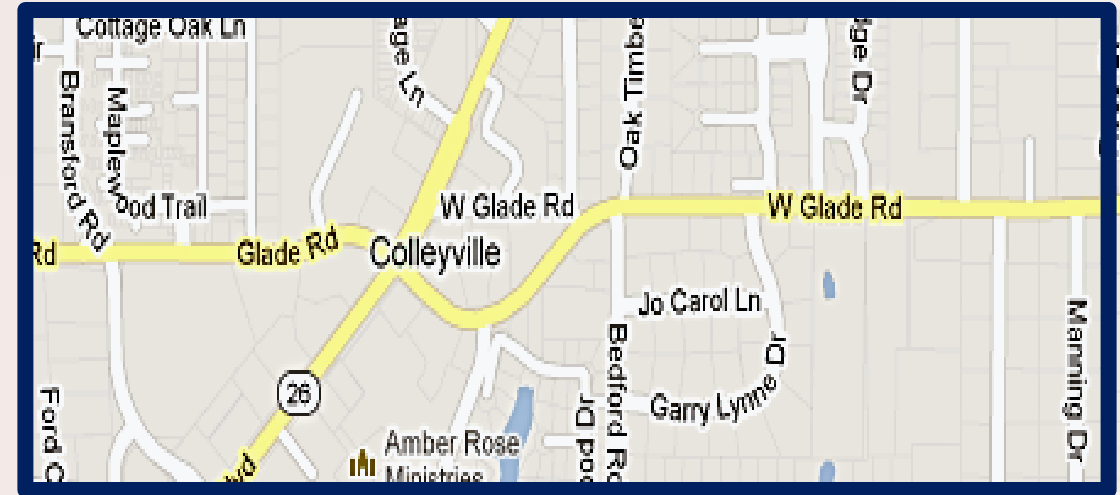


Phase I Includes



The section of Glade Road from Bransford Road to Manning Drive, including:

- Roundabout at Bransford Road Intersection
- Realignment of Bedford Road Intersection
- Roundabout at Riverwalk Drive Intersection
- Address the undersized box culverts under Glade Road at Riverwalk Drive (drainage issue)
- Lowering the road at Bluebonnet Drive to allow for improved sight distance and the removal of stop signs along Glade Road



Phase I Status



The status of this phase of the project is:

- Placed on hold per City Council direction on October 21, 2014
- Construction plans had been initiated (25% complete)
- Right-of-way plans had been initiated (70% complete)
- Utility Coordination
 - Project notices sent to franchise utilities in August 2014

Phase I Milestones



If the project moves forward the next major milestones for Phase I include:

- Authorization of the consultant to proceed with the design
- Development of the 60% design submittal
- Completion of the right-of-way plans
- Development of the 90% design submittal
- Franchise utility relocation
- Completion of the contract documents and plans
- Bidding process and bid award
- Construction

City Council Direction



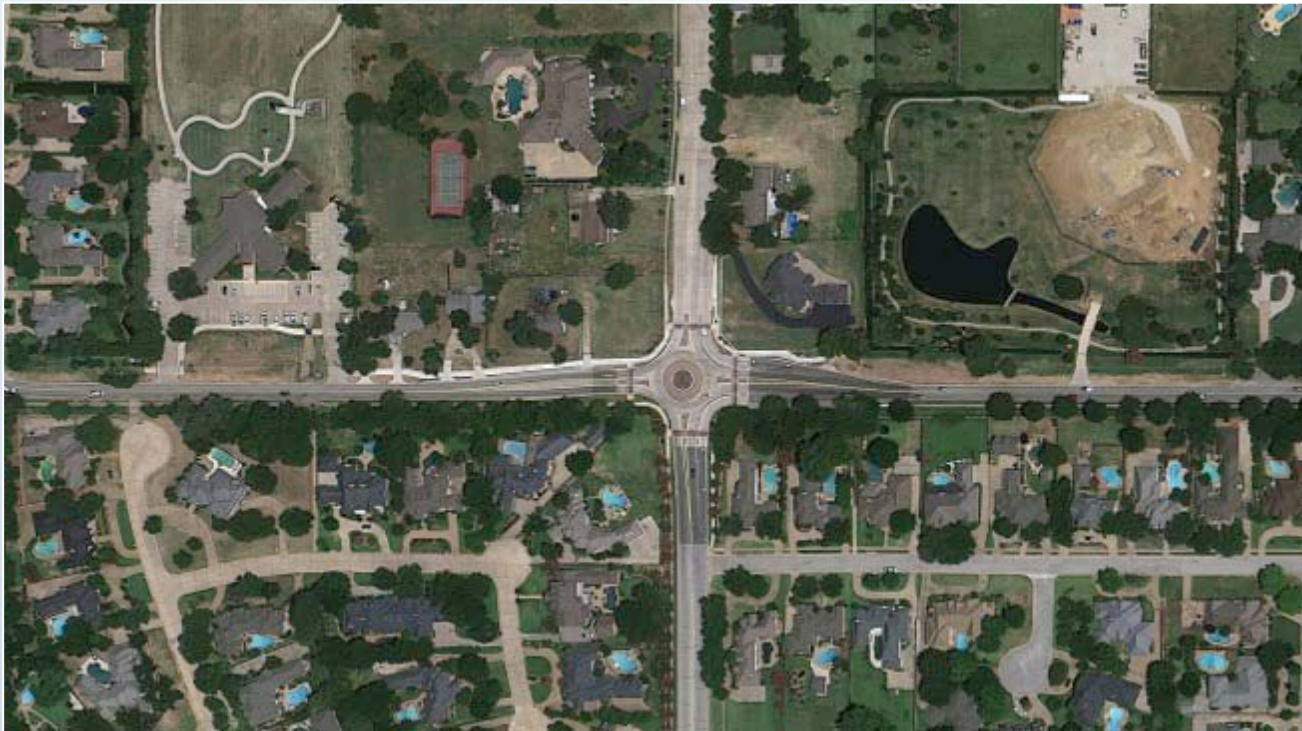
Staff is seeking direction from the City Council as to whether or not to proceed with this phase of the Glade Road Project.

Questions and Discussion

Glade Road Corridor Study

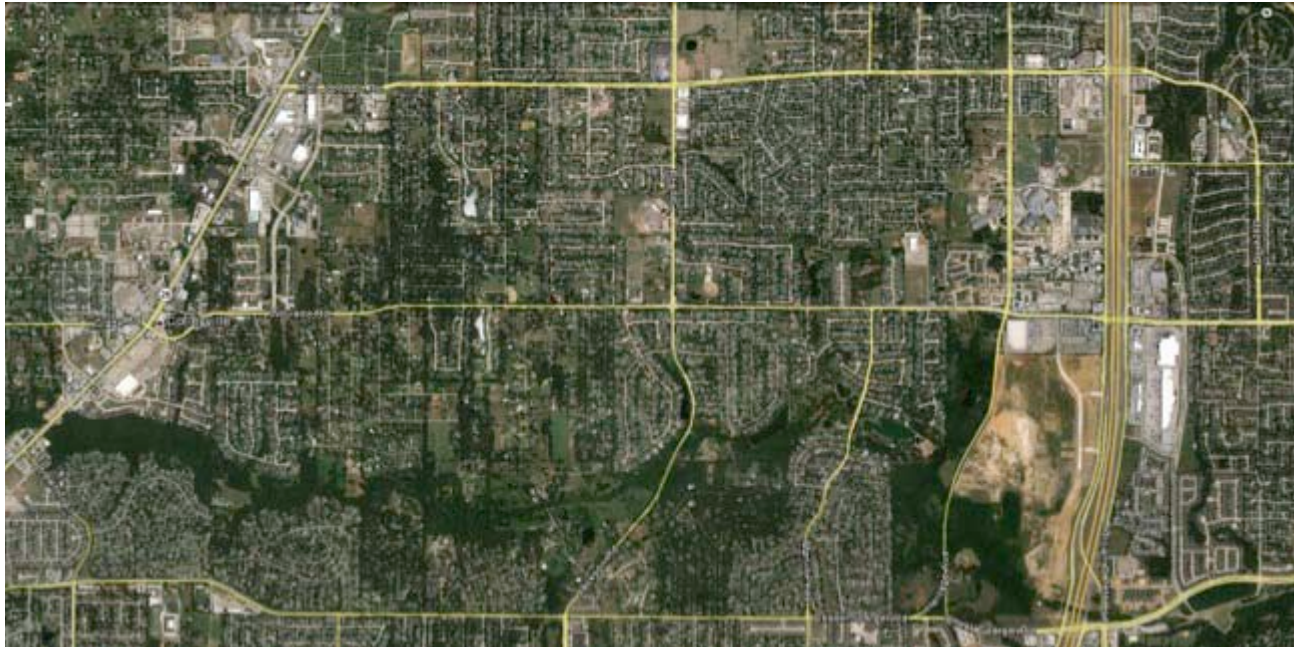
SH 26 to Heritage Avenue

November 2012



Study Purpose

- Physical Geometry
- Traffic Volumes
- Crash History



Existing Traffic Volumes

Existing Daily Traffic Data

Location	Daily Traffic Volume			50 th -Percentile Speed		85 th -Percentile Speed	
	EB	WB	Total	EB	WB	EB	WB
750 Glade Road	5,282	5,740	11,022	31-35 mph	36-40 mph	31-35 mph	36-40 mph
1209 Glade Road	6,222	7,104	13,326	26-30 mph	31-35 mph	31-35 mph	36-40 mph
2209 Glade Road	5,891	6,338	12,229	31-35 mph	31-35 mph	36-40 mph	36-40 mph
3400 Glade Road	5,699	7,999	13,698	31-35 mph	31-35 mph	31-35 mph	36-40 mph
3809 Glade Road	8,445	8,614	17,059	31-35 mph	36-40 mph	36-40 mph	41-45 mph

Traffic Operations

► Level of Service

- Graded from A to F
 - LOS D typical target
- Based on average vehicle delay

► Volume/Capacity (v/c) Ratios

- Low volume approaches may have high delays but low v/c ratios

► Both are critical in evaluating intersection operations

Intersection Level of Service Delay Thresholds

Level of Service (LOS)	Signalized	Unsignalized
A	< 10 Seconds	< 10 Seconds
B	< 20 Seconds	< 15 Seconds
C	< 35 Seconds	< 25 Seconds
D	< 55 Seconds	< 35 Seconds
E	< 80 Seconds	< 50 Seconds
F	≥ 80 Seconds	≥ 50 Seconds

Traffic Operations

Table 2-3
Level of Service Summary, Existing (2012) Conditions

Intersection	Movement	A.M. Peak Hour			P.M. Peak Hour		
		LOS	Delay	v/c	LOS	Delay	v/c
Glade Creek Dr	Westbound LT	A	13.4	0.09	A	8.2	0.03
	Northbound	B	8.6	0.03	B	14.0	0.10
Thompson Terr	Eastbound LT	A	8.1	0.01	A	9.4	0.01
	Southbound	C	16.1	0.05	D	30.0	0.41
Riverwalk Dr	Eastbound LT	A	8.3	0.09	A	9.7	0.15
	Southbound LT	C	23.4	0.13	E	38.0	0.30
	Southbound RT	B	10.7	0.11	C	18.6	0.43
Blue Bonnet Dr	Eastbound	C	15.5	0.65	B	14.6	0.56
	Westbound	B	11.5	0.46	E	38.4	0.93
	Southbound	A	9.2	0.05	B	10.4	0.11
	Intersection	B	13.7		D	28.7	
Martin Pkwy	Westbound LT	A	9.6	0.04	A	8.9	0.07
	Northbound LT	D	26.9	0.11	F	62.4	0.33
	Northbound RT	C	15.8	0.14	B	12.7	0.11

Traffic Operations

➤ Riverwalk Drive – Southbound Left-Turn

- Operates at LOS E in the PM Peak Hour
- Volume/Capacity Ratio of 0.30

➤ Blue Bonnet Drive – Westbound Approach

- Operates at LOS E in the PM Peak Hour
- Volume/Capacity Ratio of 0.93
- Restricted to all-way stop due to sight distance

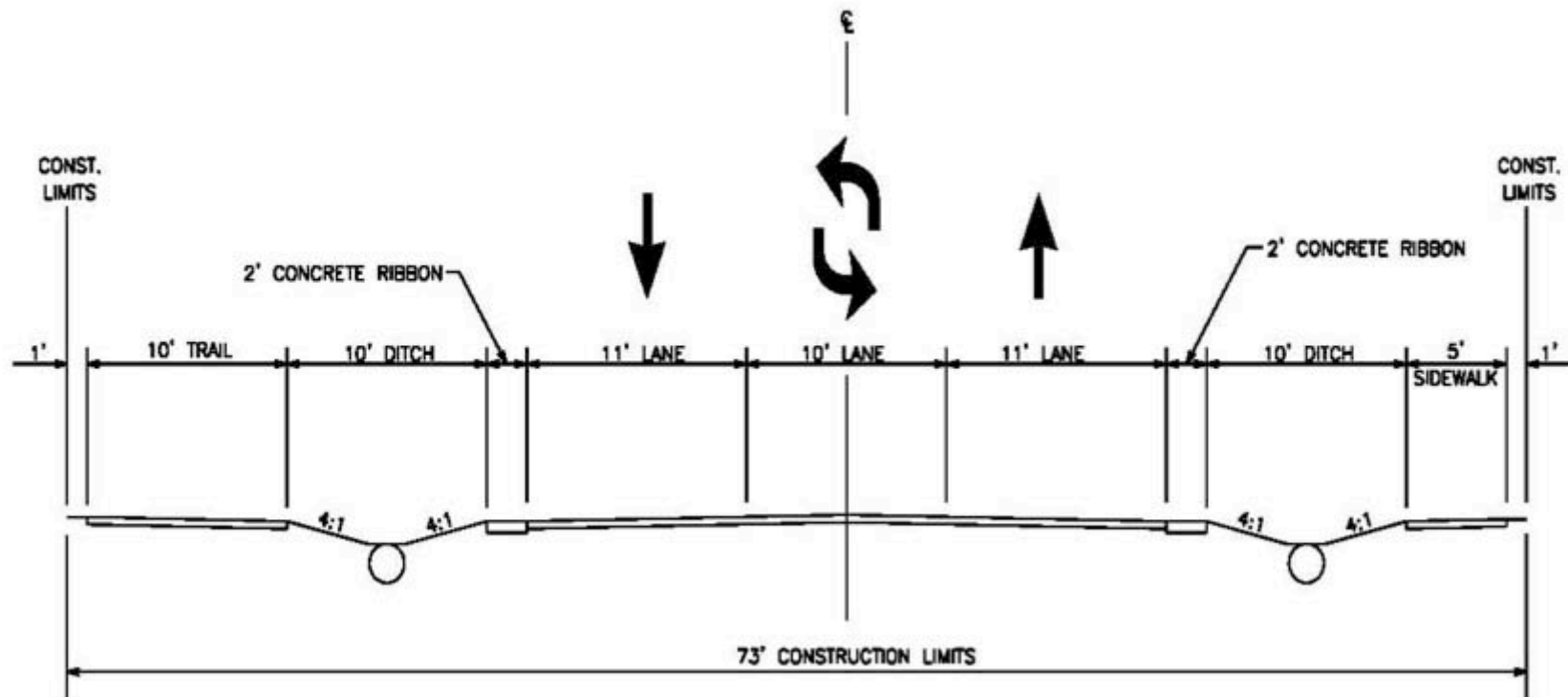
Crash Analysis

- 3-Year History Evaluated (2009 through 2011)
- 60 Crashes were recorded along Glade Road
 - 28 of 60 were rear-end collisions, suggesting additional turn lanes and improved turning radii could reduce collisions
 - 13 of 60 were fixed-object collisions, suggesting improved clear zones and shoulders could reduce collisions
 - Night-time collisions were not disproportionate to daily fluctuations

Design Parameters

- **Provide a minimum 30 mph design speed**
 - Where possible, increase to 35 to 40 mph to enhance safety
- **Construct a basic 3-lane section with:**
 - 11-foot through lanes
 - 10-foot center turn lane
 - Drainage swales behind ribbon curbs
- **Construct a mountable median in lieu of center turn lane**
 - When no driveways or intersections in proximity
 - Mountable to accommodate emergency vehicles and breakdowns
 - Hardscape in lieu of landscaping to control cost and maintenance

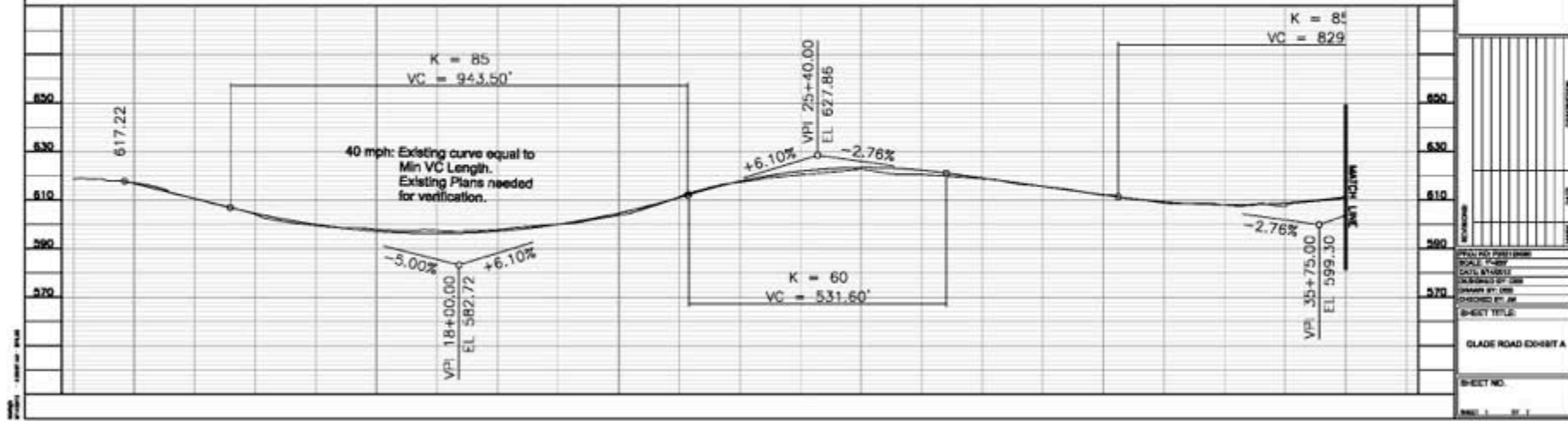
Proposed Typical Cross-Section

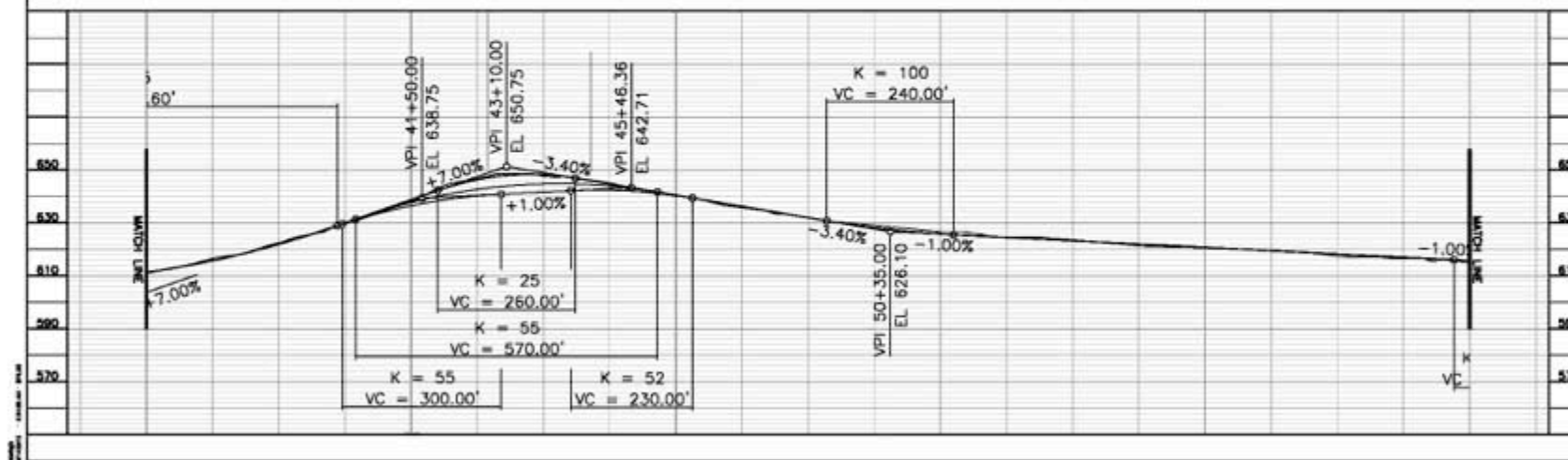


Conceptual Cost Estimate

Item	Cost
Construction	\$8.5 Million
Contingency / Incidentals	\$2.1 Million
Right-of-Way	\$0.7 Million
Soft Costs	\$1.8 Million
Total Project Cost	\$13.1 Million

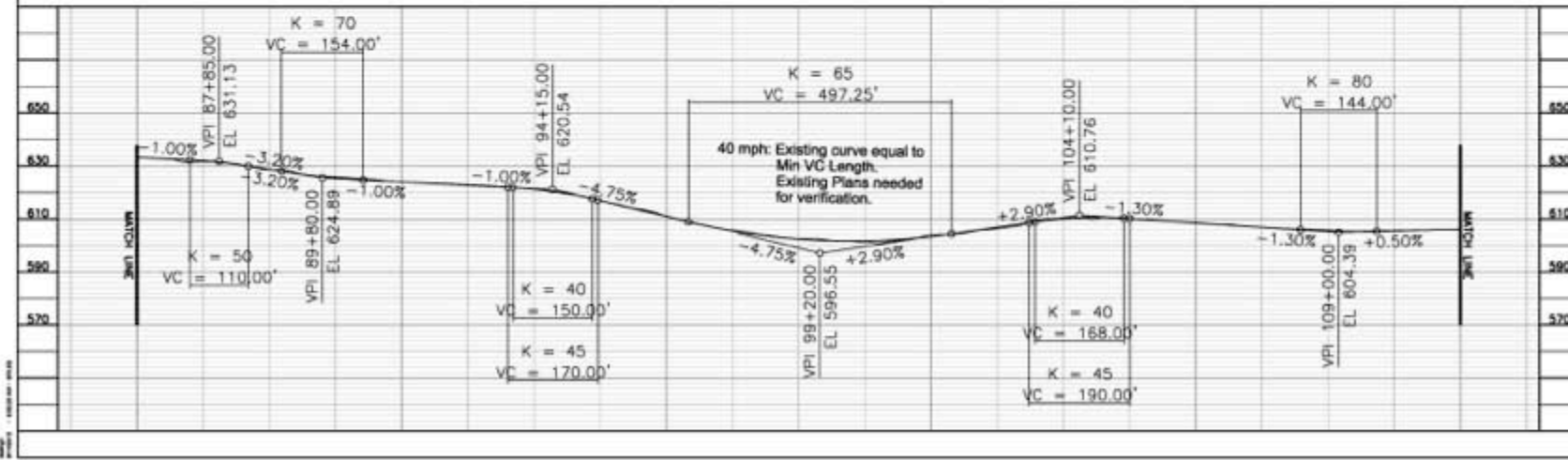
Note: Significant opportunities may exist to reduce costs once design is entered into. Notably on Construction and Right-of-Way acquisition. This project can also be phased.







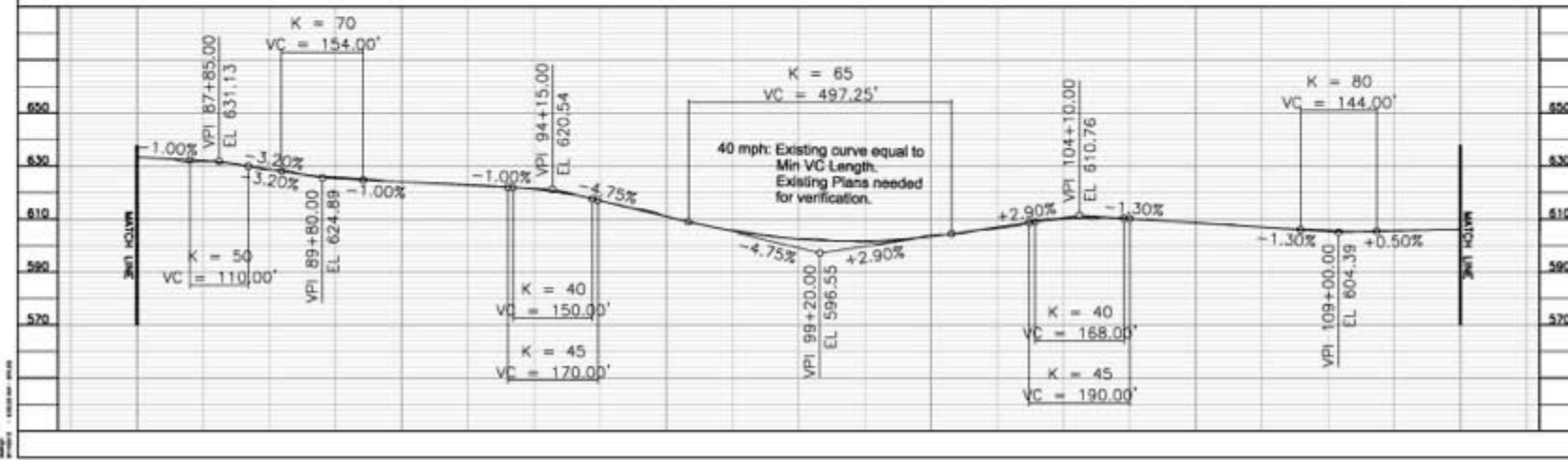
TranSystems
 3030 LBJ FREEWAY
 SUITE 400
 DALLAS, TX 75234
 PHONE: 972-280-4300
 FAX: 972-280-9773
 FIRM REG. # 2007



PROJECT	GLADE ROAD CORRIDOR
DATE	11/01/12
DRAWN BY	SSS
CHECKED BY	JM
SHEET TITLE	GLADE ROAD EXHIBIT A
SHEET NO.	15



TranSystems
 3030 LBJ FREEWAY
 SUITE 400
 DALLAS, TX 75234
 PHONE: 972-261-4300
 FAX: 972-261-9773
 FIRM REG. # 3057



PROJECT	GLADE ROAD CORRIDOR
DATE	11/01/12
DRAWN BY	SSB
CHECKED BY	JAM
SHEET TITLE	GLADE ROAD EXHIBIT A
SHEET NO.	1
SCALE	1" = 200'



May 7, 2013 Glade Road Presentation

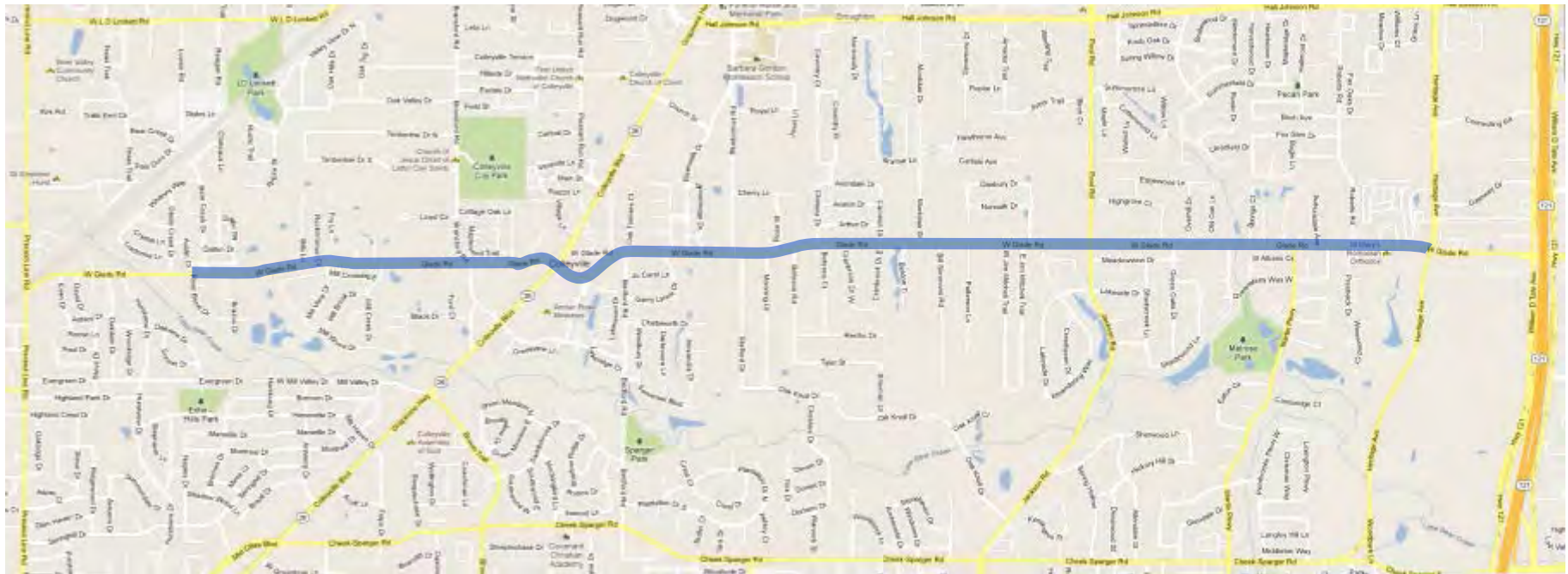


GLADE ROAD PROJECT



May 7, 2013 Glade Road Presentation

Purpose: The City of Colleyville's Glade Road Project will provide a vision and plan for future improvements to Glade Road.



Project Team

May 7, 2013 Glade Road Presentation



Bob Lowry, PE - Director of Public Works
Jeremy Hutt, PE - City Engineer



Jeff McKerrow, PE, PTOE
Chad Gartner, PE



Traffic Data



Public Involvement
Gail Cooksey
Colby Walton



**Subsurface Utility
Engineering**



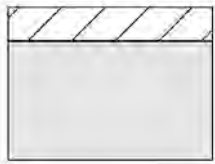
**Geotechnical
Engineering**



Existing Pavement Section

May 7, 2013 Glade Road Presentation

Typical Existing Pavement Section



2" Surface Course

Compacted Subgrade

- Evolved over time (not designed)
- 3 to 5 year life
- Poor riding surface
- Requires regular maintenance

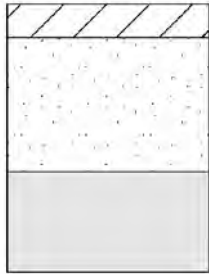


Potential Pavement Sections

May 7, 2013 Glade Road Presentation

Typical Engineered Pavement Section

Asphalt



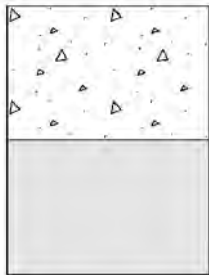
2" Asphalt Surface Course

6"-8" Asphalt Base Course

8"-12" Stabilized Subgrade

- 30 plus year design life
- Reduced road noise
- Faster construction
- Sustainable material
- Maintenance can be performed by City crews

Concrete



8"-10" Concrete

6"-8" Stabilized Subgrade

- 30 plus year design life
- Increased construction time do to required curing time
- Increased complexity in construction phasing
- Durable material
- Maintenance requires a contractor

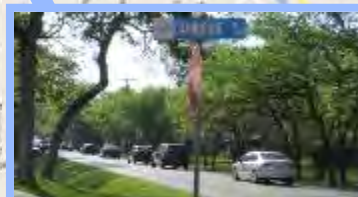
AM/PM Operating Conditions

May 7, 2013 Glade Road Presentation

At Bransford Rd Looking East



At Behrens Rd Looking West
(Traffic at Bluebonnet Intersection)



At Cranbrook Dr E Looking West
(Traffic backup from Bluebonnet Rd)



At Martin Pkwy Looking East

Legend

More Desirable	↑	■	Level of Service A, B, C
		■	Level of Service D
Less Desirable	↓	■	Level of Service E
		■	Level of Service F
AM Peak Hr LOS	→	□	← PM Peak Hr LOS

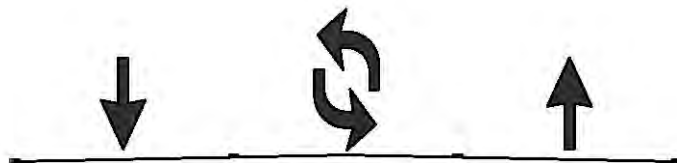
Typical Roadway Capacity

May 7, 2013 Glade Road Presentation



0 **2-Lane**

- 10,000 - 12,000
Vehicles/Day



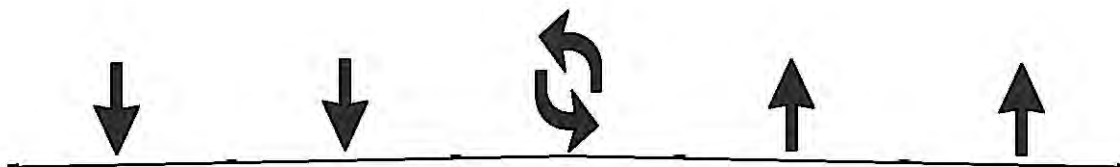
0 **3-Lane**

- 15,000 - 20,000
Vehicles/Day



0 **4-Lane**

- 15,000 - 20,000
Vehicles/Day



0 **5-Lane**

- 25,000 - 30,000
Vehicles/Day

Typical Roadway Capacity

May 7, 2013 Glade Road Presentation



Legend

10,000 - 12,000 Vehicles / Day

15,000 - 20,000 Vehicles / Day

25,000 - 30,000 Vehicles / Day

2 Lane

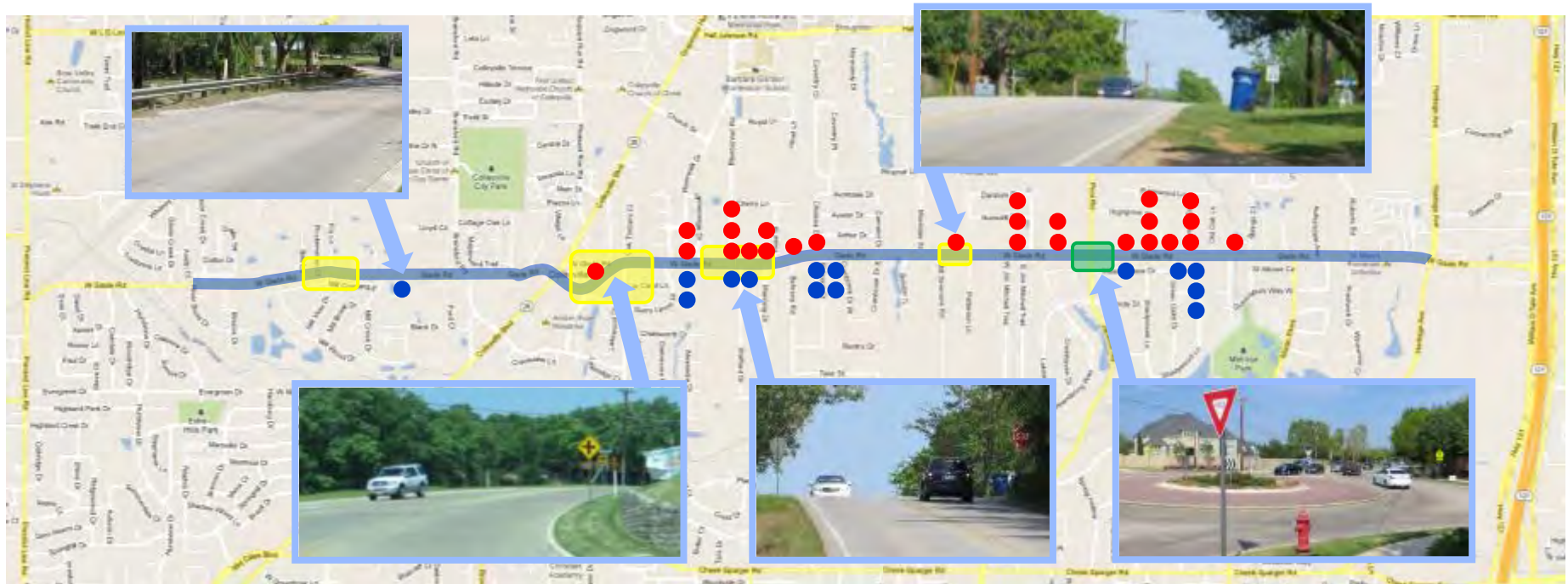
3 & 4 Lane

5 Lane

Current Traffic Volume

Crash Patterns - Safety Concerns

May 7, 2013 Glade Road Presentation



26 rear-end collisions

- The addition of turn lanes, improved turning radii and improved sight distance could reduce collisions

14 fixed-object collisions

- Improved clear zone could reduce collisions

Legend

- Rear-end collision
- Fixed-object collision
- Area of insufficient sight Distance
- Jackson/Pool Road Roundabout

Pedestrian / Bicycle Accommodations

May 7, 2013 Glade Road Presentation



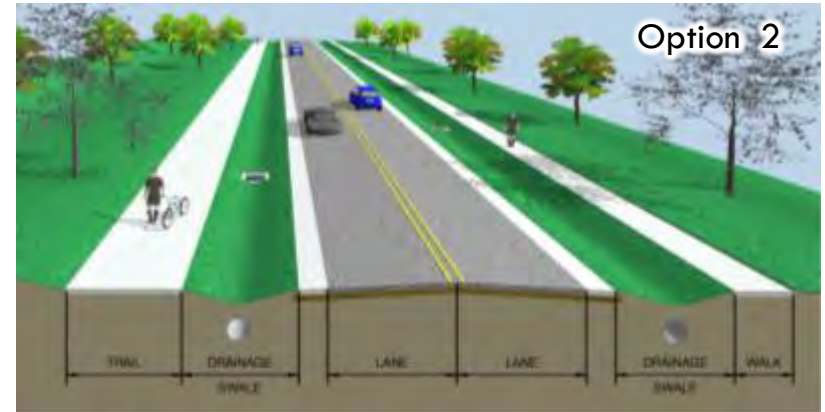
Potential Pedestrian / Bicycle Accommodations

The City's master sidewalk plan suggests the desire to provide:

- 10' Trail on the North
- 5' Sidewalk on the South

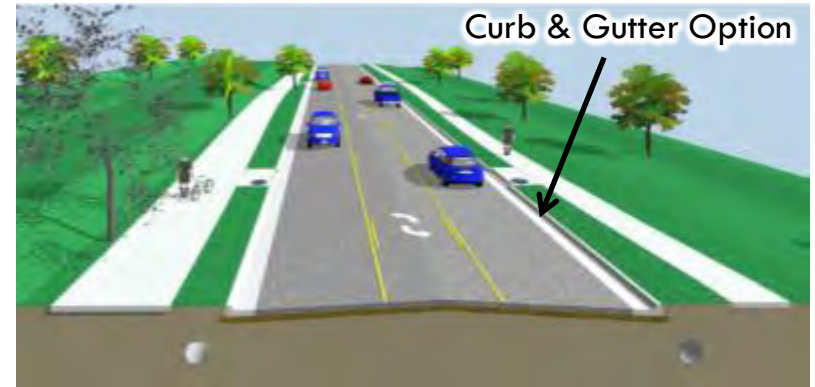
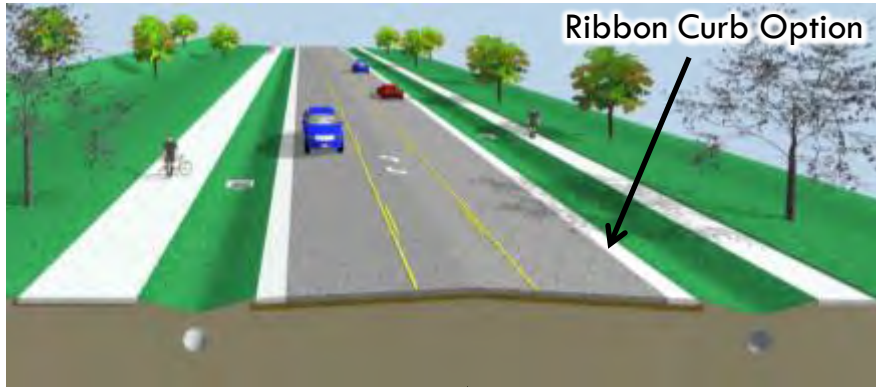
Possible Improvements

May 7, 2013 Glade Road Presentation



Roadway Drainage

May 7, 2013 Glade Road Presentation



Public Involvement

May 7, 2013 Glade Road Presentation



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[@gladerdproject](https://twitter.com/@gladerdproject)

Join Us

- **Public Meeting May 2013**
- **Public Meeting October 2013**

We'll Join You

- **Neighborhood Meeting**
- **Chamber Meeting**
- **Request Us at:**
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Public Involvement Activities

May 7, 2013 Glade Road Presentation

Activities Completed

- Placeholder website live
- Project link on city's home page
- Postcard mailer sent to stakeholders along corridor
- Public meeting press release sent to local media; published by several
- Public meeting featured in April water bill insert
- FAQs and fact sheet handouts created
- Social media sites live: Twitter & Facebook

Planned Activities

- Digital signage at key locations prior to May 23 meeting (City to Provide)
- Full website launch after May 23 meeting, with project documents, maps, feedback tools and more
- Periodic e-newsletters with project updates to e-mail database
- Presentations to community stakeholder organizations (Chamber, HOAs, civic groups, etc.) in summer, early fall
- Fall 2013 public meeting to present design alternatives



Questions

May 7, 2013 Glade Road Presentation

Please ask project representatives specific questions after the presentation.

Please fill out comment cards.



November 5, 2013 Glade Road Presentation



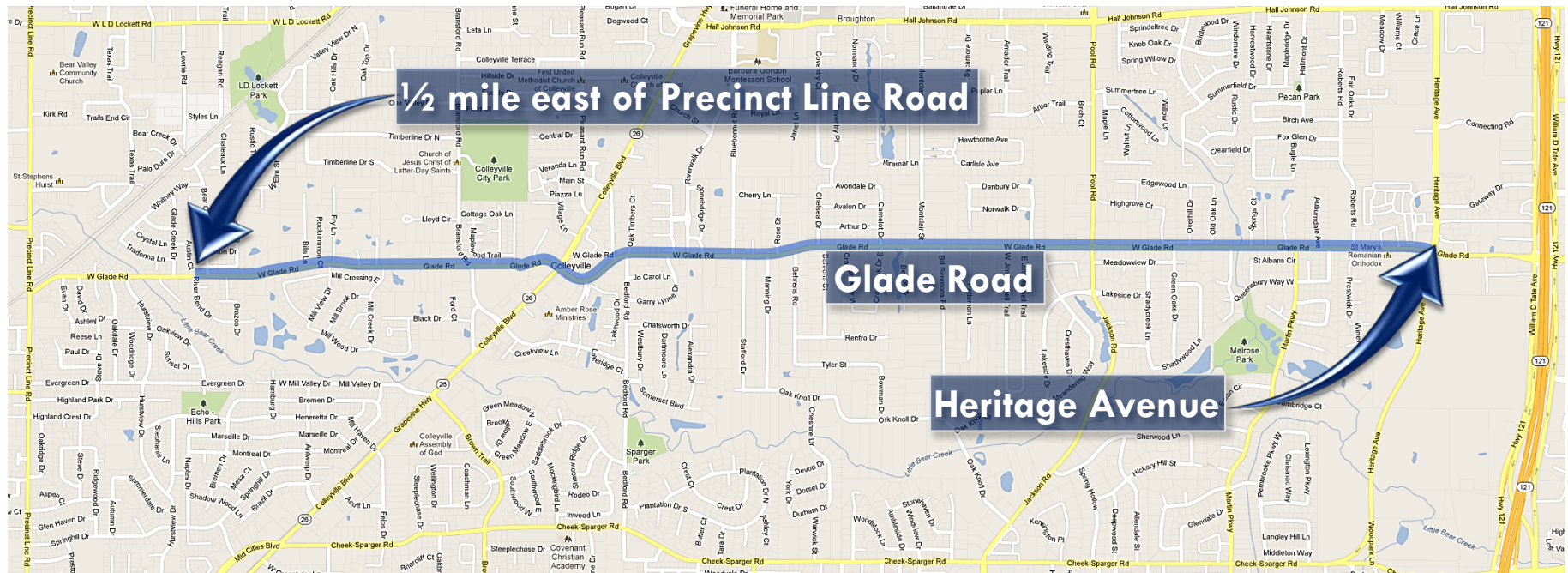
GLADE ROAD PROJECT



November 5, 2013 Glade Road Presentation

Purpose:

Provide a vision and plan for future improvements to Glade Road.



Project Study Approach

November 5, 2013 Glade Road Presentation

Gather / Analyze Data

Roadway Geometry
Traffic Data
Accident Data

Public Involvement

Public meetings and presentations
Gather public input

Recommendation

Develop a preferred alternative that fits Glade Road
Mitigate issues with strategic improvements

Project Schedule

November 5, 2013 Glade Road Presentation

Start Project March 2013

Public Meeting May 23rd 2013

Develop Alternatives September 2013

Public Meeting November 18th 2013

Select Alternative January 2014

Why Glade Road?

November 5, 2013 Glade Road Presentation

- **Pavement Condition**

- Pavement is in poor condition
- Requires regular maintenance

- **Safety Concerns**

- The road has seen a number of collisions.
- Roadside conditions and left/right turning vehicles
- Several areas of poor sight distance (Mill View, Bedford, Bluebonnet, Roberts Road)

- **Traffic Congestion**

- Colleyville has grown up around Glade Road
- The road experiences heavy traffic congestion at peak hours.
- Intersections experiencing long delays (Bransford, Riverwalk, Bedford, Bluebonnet, Martin)

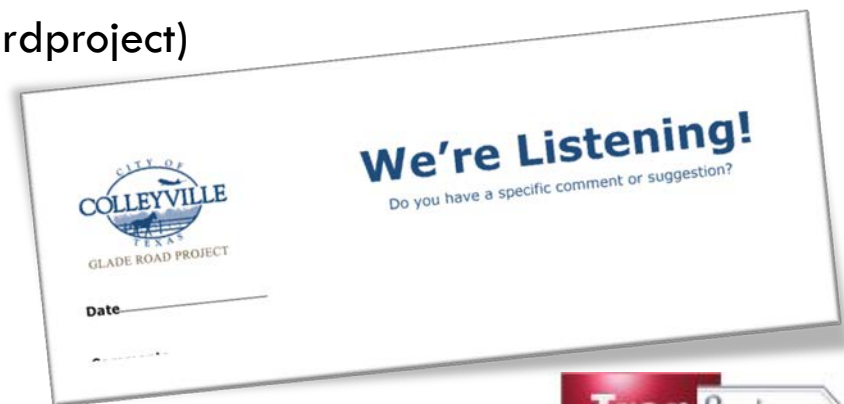


Goal: To make safety and traffic flow improvements, in order to better accommodate vehicles, pedestrians and bicycles, while preserving the road's rural character.

Public Involvement

November 5, 2013 Glade Road Presentation

- **Public Involvement – Early and Often**
 - Public meeting and presentations to community groups.
 - Approximately 200 people at public meeting May 23rd
 - Approximately 400 people have attended a presentation
- **Online Presence (Website, Facebook, Twitter)**
 - Web: www.gladeroadproject.com
 - Over 1,270 unique visitors
 -  Facebook.com/gladeroadproject
 -  Twitter.com/gladerdproject (@gladerdproject)
 - Email: info@gladeroadproject.com
 - Over 250 e-newsletter subscriptions



Public Comments

November 5, 2013 Glade Road Presentation

116 comments received

- **51 comments related to Roadway Section**

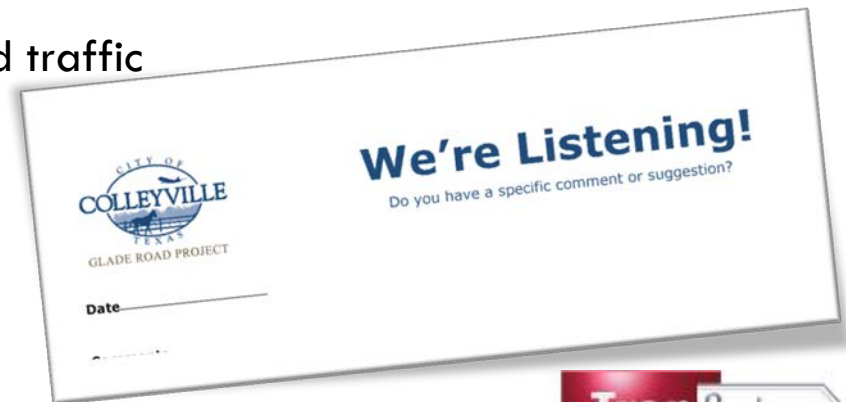
- 43% preferred either no improvements or a 2 lane section
- 47% preferred some variation of a 2 lane section with left turn lanes
- 10% preferred a 4 or 5 lane section

- **32 comments related to the Bluebonnet Intersection**

- Comment ranged from...remove stop sign...lower the grade...close Bluebonnet

- **25 comments related to other Intersections**

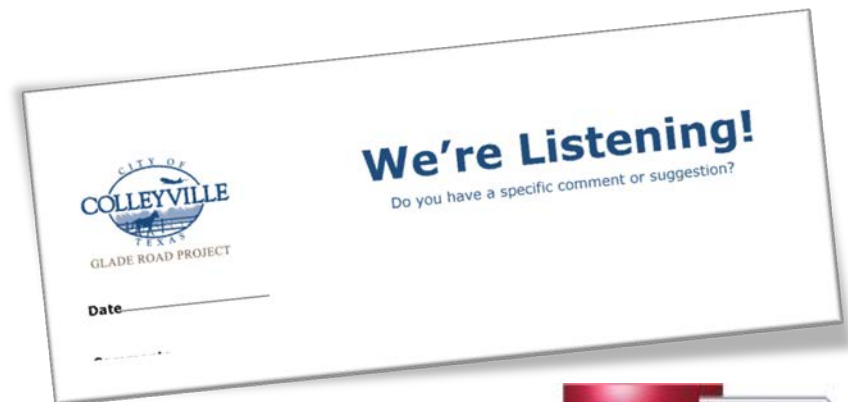
- Roberts Road/Prestwick – Sight distance and traffic
- Riverwalk – Traffic and drainage concerns
- Bransford – Traffic
- Bedford and Mill View – Sight distance



Public Comments

November 5, 2013 Glade Road Presentation

- **32 comments related to Sidewalk/Trail**
 - 23 for some combination of sidewalk and/or trail on north and south side of Glade Rd.
 - 9 against trail on north side of Glade Rd.
- **12 comments inquiring about Traffic Calming**
 - Roundabouts, stop signs and speed bumps
- **11 comments related to Curb Type**
 - 6 preferred ribbon curb
 - 5 preferred curb and gutter
- **7 comments related to Pavement Type**
 - 6 out of 7 preferred asphalt pavement

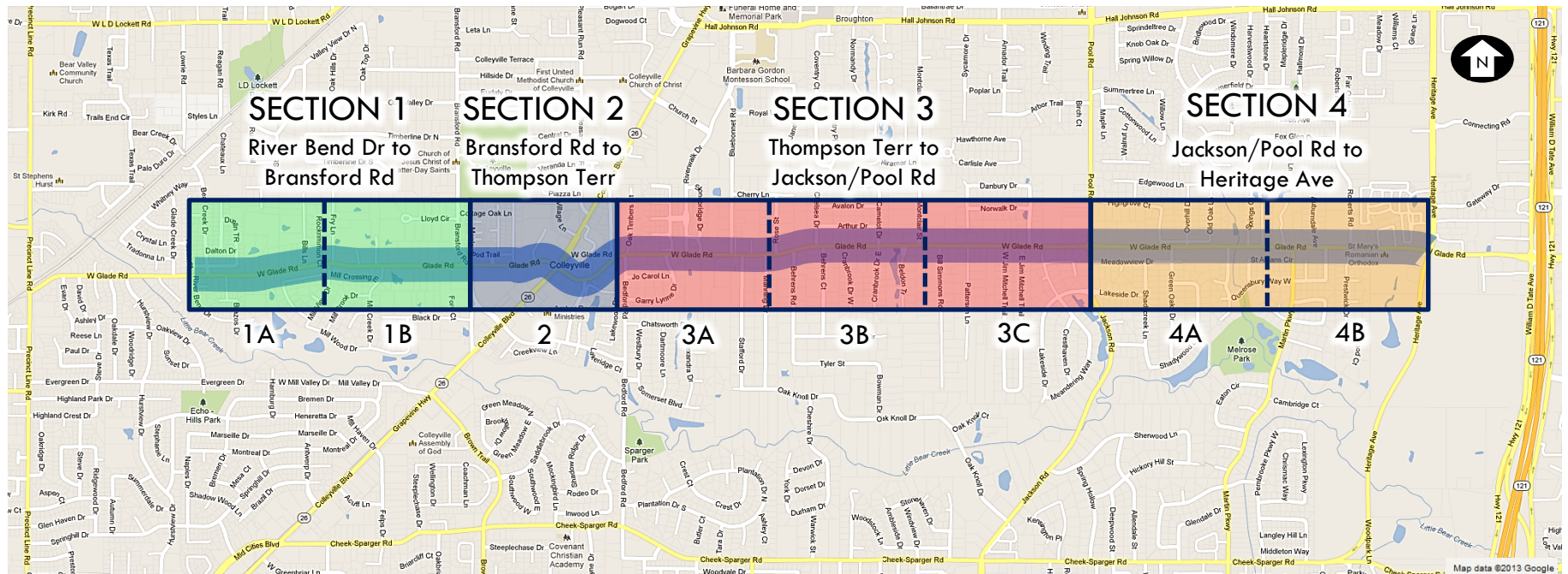




GLADE ROAD PROJECT

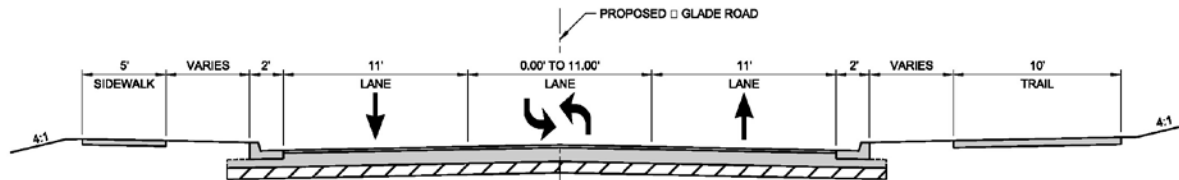
Project Sections

November 5, 2013 Glade Road Presentation

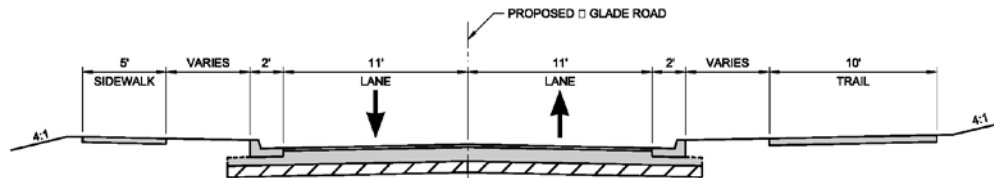


Possible Improvements

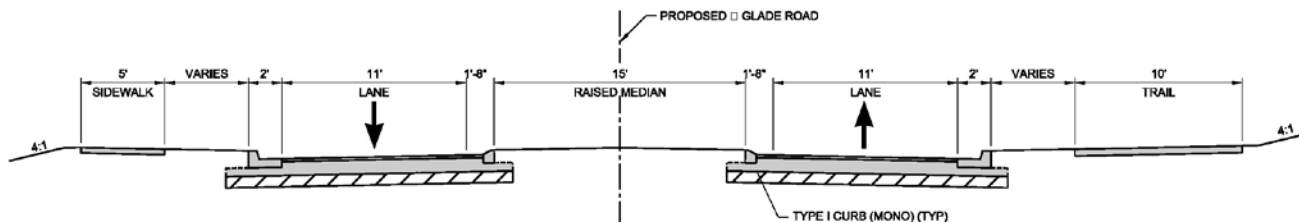
November 5, 2013 Glade Road Presentation



TWO LANES WITH CONTINUOUS LEFT TURN LANE



TWO LANES WITH LEFT TURN LANES WHERE WARRANTED

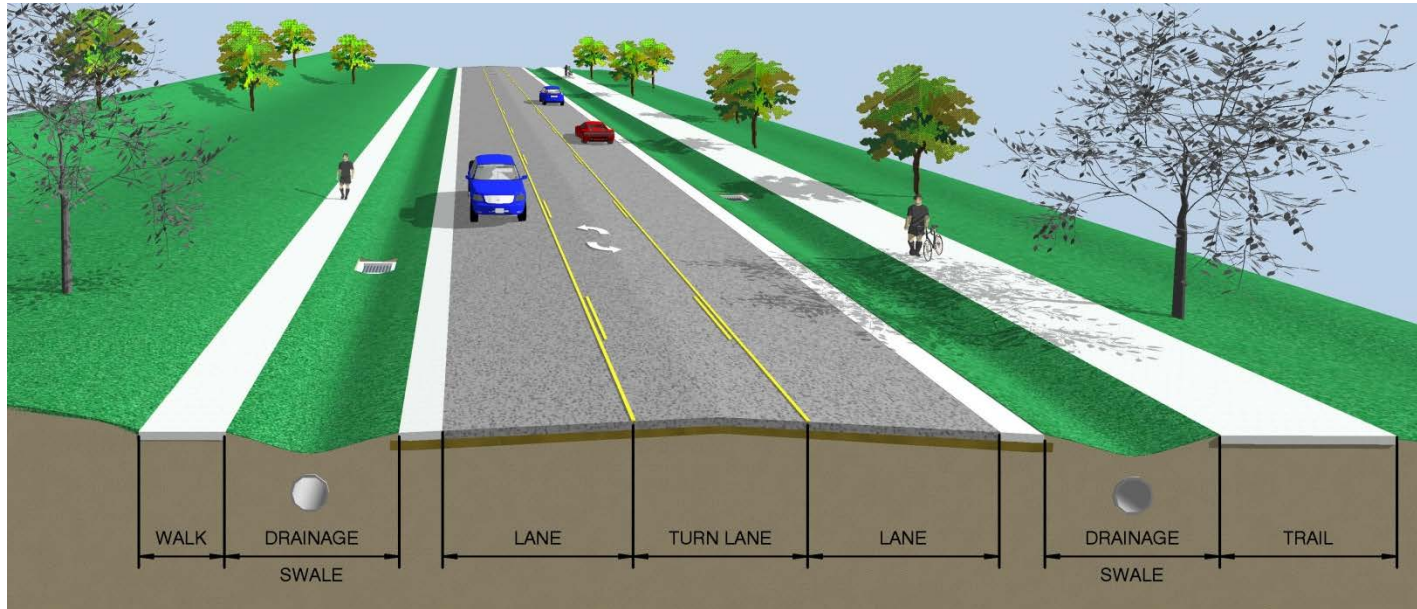


TWO LANES WITH MEDIANS AND LEFT TURN LANES

Possible Improvements

November 5, 2013 Glade Road Presentation

Two Lanes with Continuous Left Turn Lane

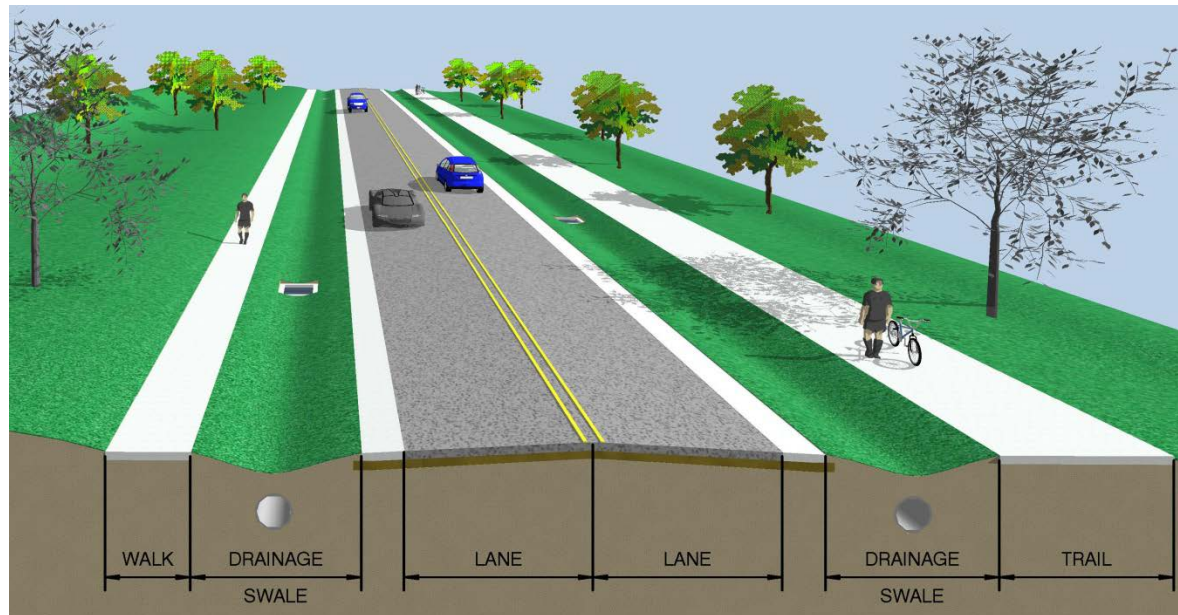


- Provides adequate capacity
- Improves safety
- Provides left-turn lanes at side streets
- Improved driveway access
- Pedestrian / Bicycle accommodations

Possible Improvements

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Two Lanes with Left Turn Lanes where Warranted

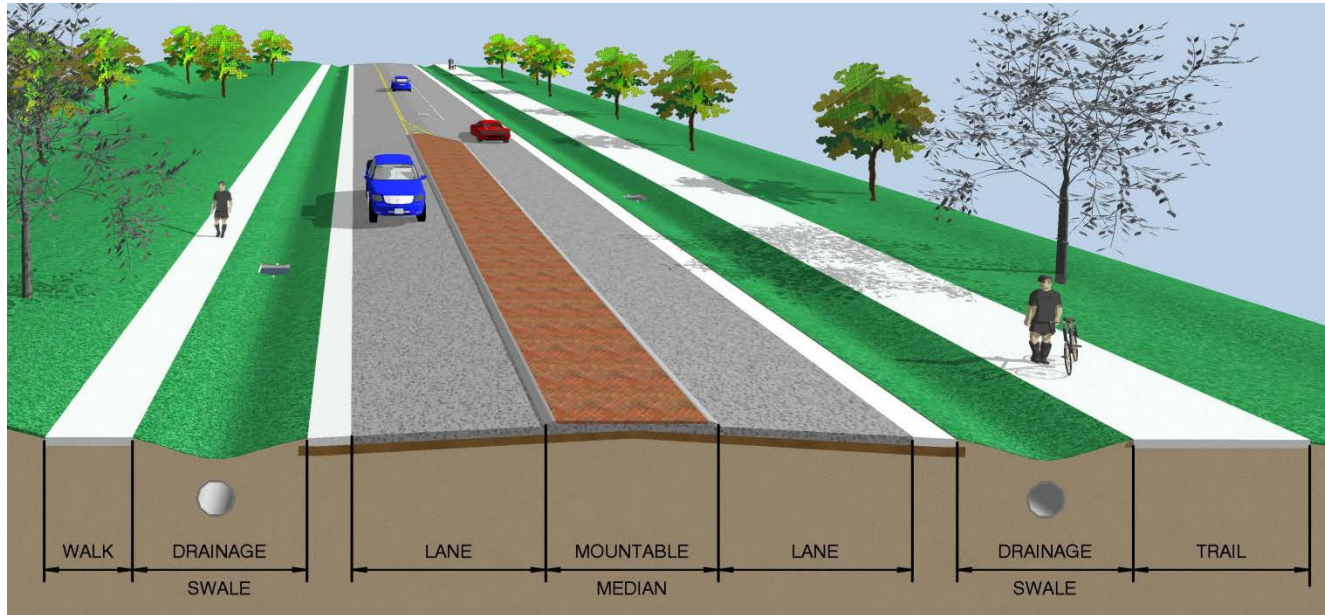


- Possible in low volume locations
- Can provide left-turn lanes where warranted
- Poor sight distance can be improved
- Pedestrian / Bicycle accommodations
- Minimize impact in the right-of-way

Possible Improvements

November 5, 2013 Glade Road Presentation

Two Lanes with Median and Left Turn Lanes



- Provides adequate capacity
- Improves safety
- Provides left-turn lanes at side streets
- Medians may be landscaped if provisions are made for emergency vehicle access
- Pedestrian / Bicycle accommodations

Typical Exhibit

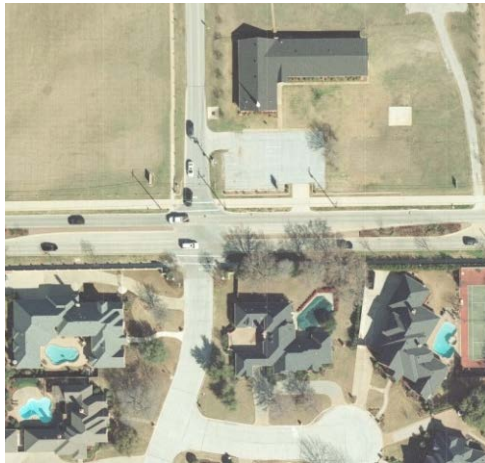
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Glade Road Project - Section 1A
- River Bend Dr to Rockrimmon Ct -



Intersection Alternatives

November 5, 2013 Glade Road Presentation



Traffic Signal Controlled

Advantages

- Improves Safety - Reduces right angle crashes
- Reduced sight distance required
- Provides gaps in traffic
- Increased capacity
- Maximum control

Disadvantages

- Long term maintenance
- Can increase rear-end crashes
- Increased delay
- Driver's use of less adequate routes
- Disobedience



Stop Sign Controlled

Advantages

- Improves safety
- Cost effective

Disadvantages

- Low volume
- Rear-end crashes

Note: Traffic volumes do not warrant Traffic Signals

Intersection Alternatives

November 5, 2013 Glade Road Presentation

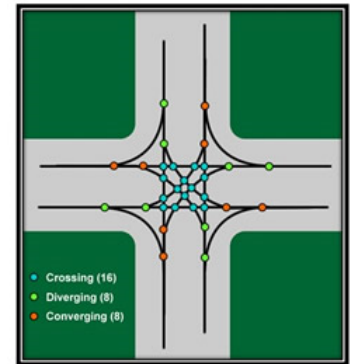
Roundabout

Advantages

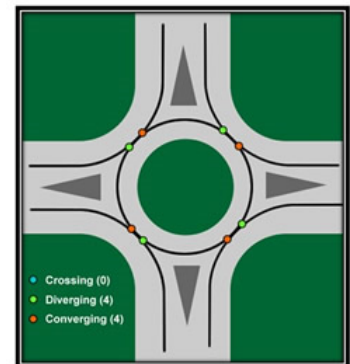
- Safest
- Reduced number of conflict points
- Reduced delays
- Increased capacity
- Traffic calming
- Reduced sight distance requirements

Disadvantages

- Most expensive to construct
- Right-of-way
- Reduced gaps in traffic
- Increased pedestrian delay



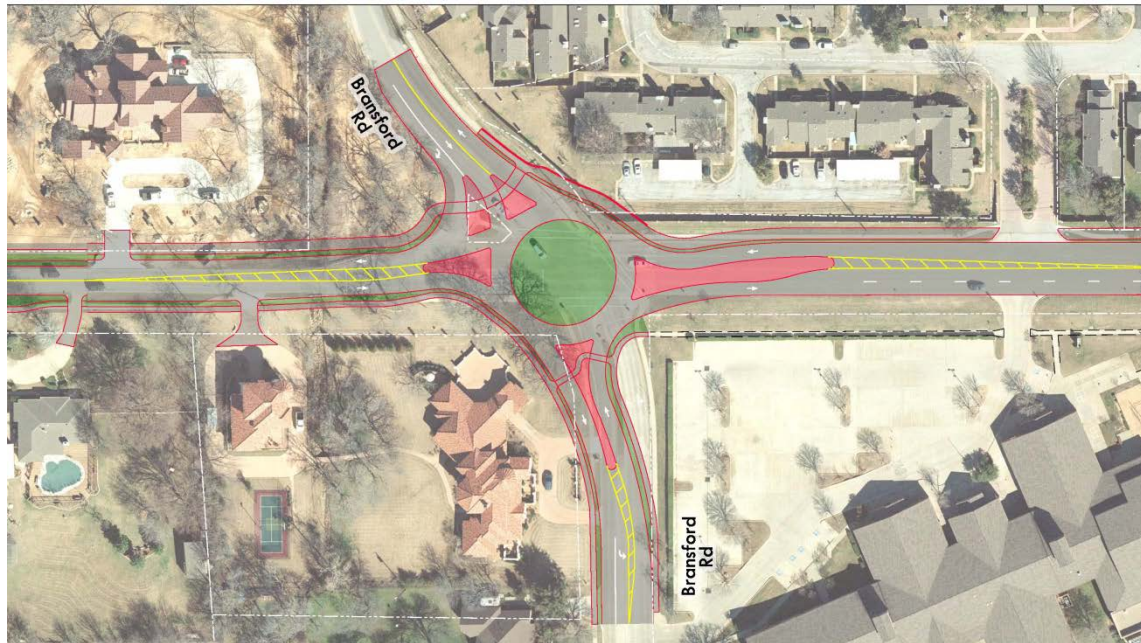
Traditional = 32 conflict points



Roundabout = 8 conflict points

Intersection Alternatives

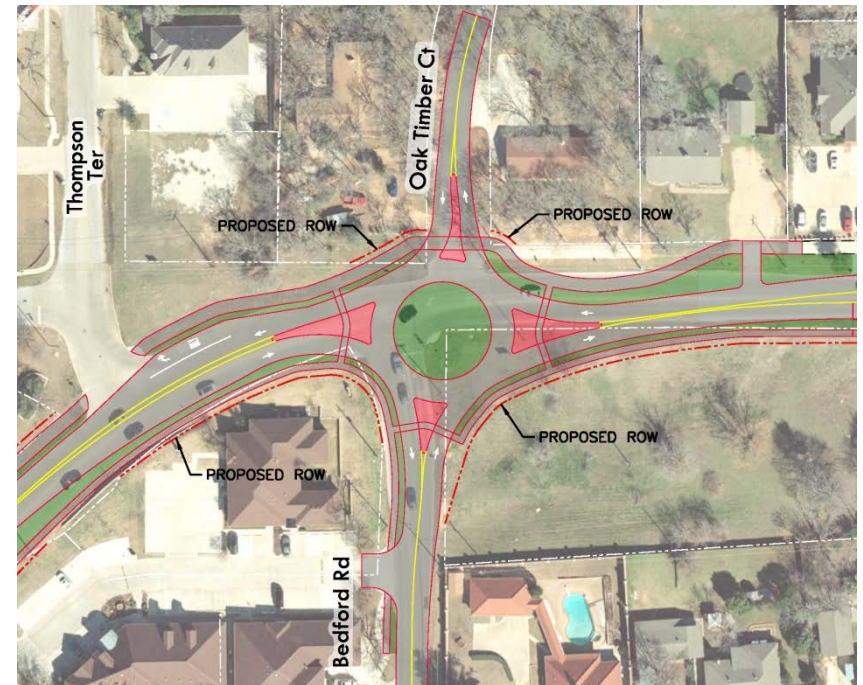
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Glade Road at Bransford Road

Intersection Alternatives

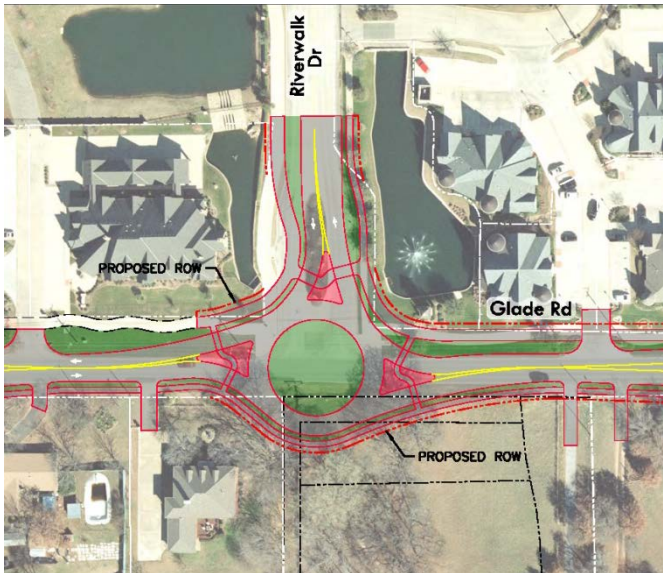
November 5, 2013 Glade Road Presentation



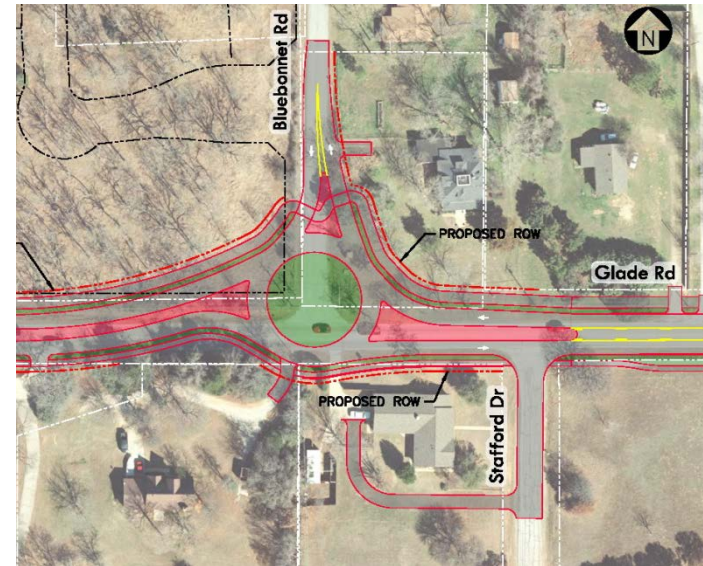
Glade Road at Bedford Road

Intersection Alternatives

November 5, 2013 Glade Road Presentation



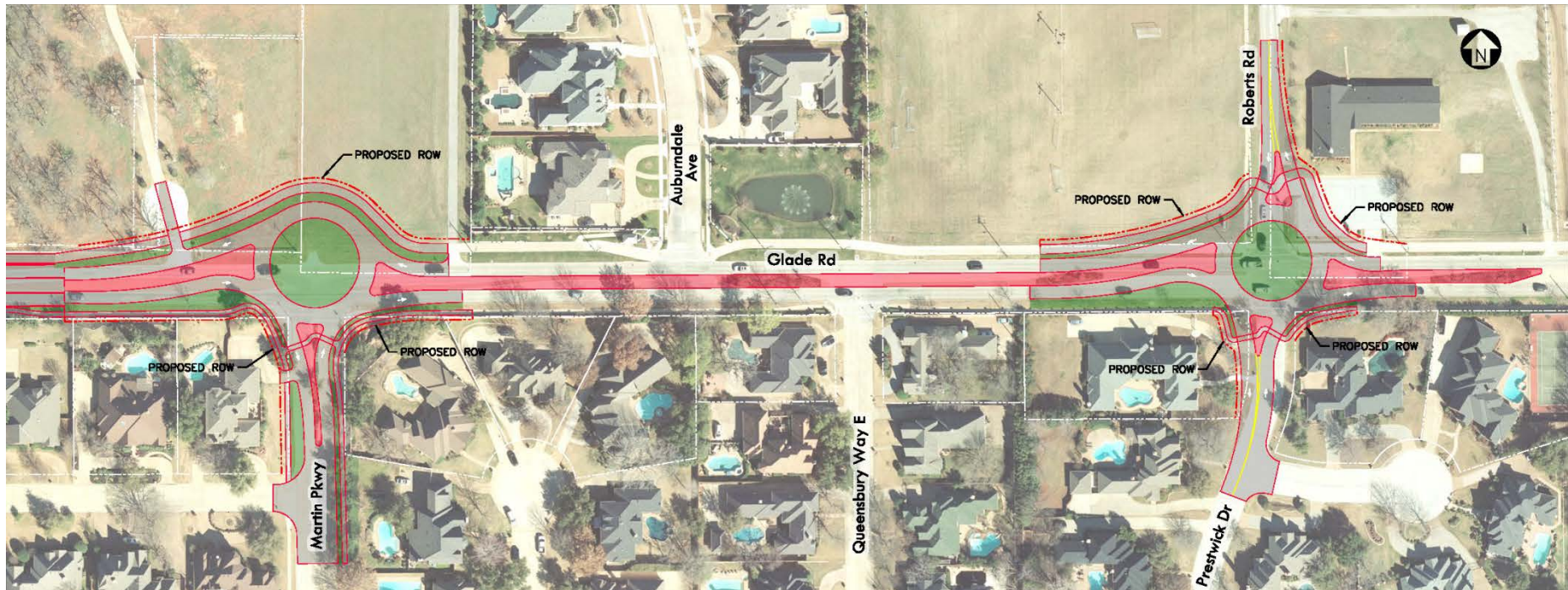
Glade Road at Riverwalk Drive



Glade Road at Bluebonnet Road

Intersection Alternatives

November 5, 2013 Glade Road Presentation

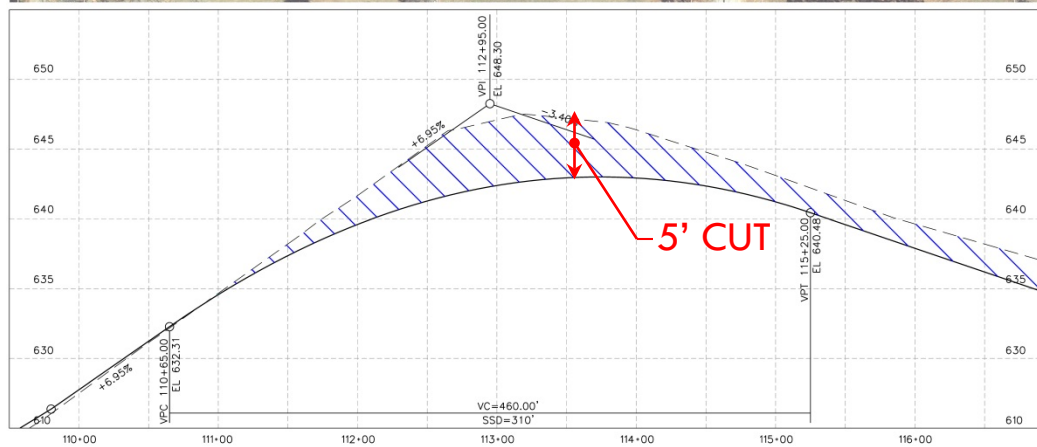
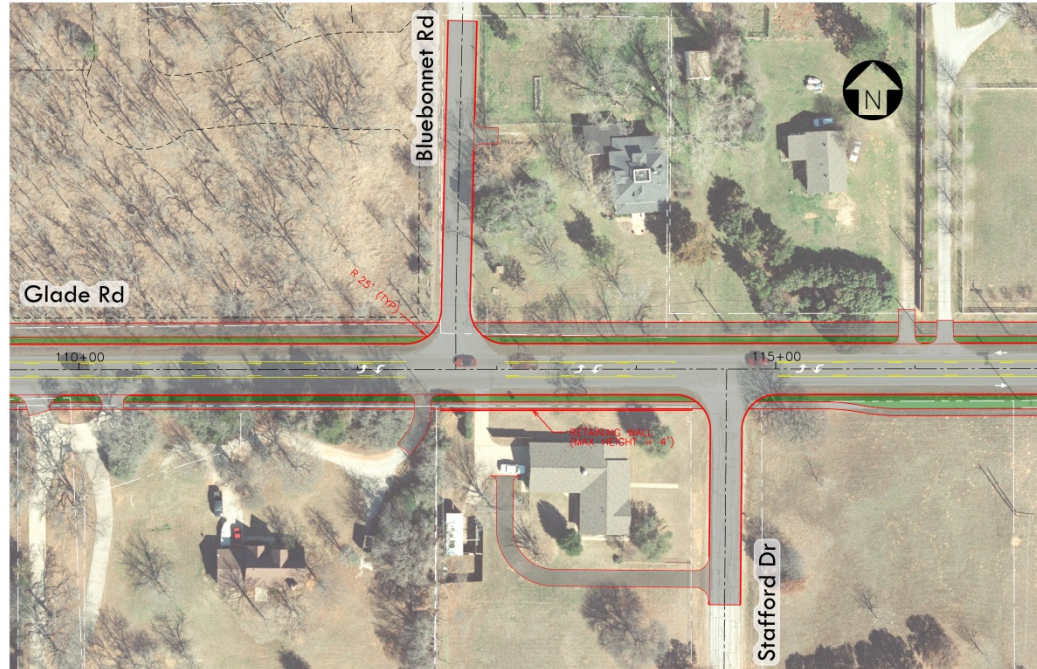


Glade Road at Martin Parkway

Glade Road at Roberts Road

Glade Road at Bluebonnet Road

November 5, 2013 Glade Road Presentation



Comment Card

November 5, 2013 Glade Road Presentation

We're Listening!

Please indicate your preferences or provide comments.



- 1) What is your preferred roadway configuration for **Section 1?** (River Bend Dr. to Bransford Rd.)
 - a) Two lanes with left-turn lanes where warranted
 - b) Two lanes with continuous left-turn lane
 - c) Two lanes with medians and left-turn lanes
 - 2) What is your preferred roadway configuration for **Section 3?** (Riverwalk Dr. to Jackson/Pool Rd.)
 - a) Two lanes with left-turn lanes where warranted
 - b) Two lanes with continuous left-turn lane
 - c) Two lanes with medians and left-turn lanes
 - 3) What is your preferred roadway configuration for **Section 4?** (Jackson/Pool Rd. to Heritage Ave.)
 - a) Two lanes with left-turn lanes where warranted
 - b) Two lanes with continuous left-turn lane
 - c) Two lanes with medians and left-turn lanes
-
- 4) Do you have a preference on which pavement type is used for Glade Road?
 - a) Yes, asphalt
 - b) Yes, concrete
 - c) No preference
 - 5) Do you have a preference on whether curb and gutter or a ribbon curb is used for Glade Road?
 - a) Yes, curb and gutter with storm drain
 - b) Yes, ribbon curb with engineered swales with storm drain
 - c) No preference
 - 6) Would you like to have sidewalks/trails along Glade Road?
 - a) Yes, 5' sidewalk on the south side and 10' trail on the north side of Glade Road
 - b) Yes, 5' sidewalk on both sides of Glade Road
 - c) Yes, 5' sidewalk only on one side of Glade Road
 - d) No preference

OVER

We're Listening!

Please indicate your preferences or provide comments.



- 7) At the intersection of Glade Road and **Bransford Road** I would prefer to see:
 - a) A roundabout
 - b) A traffic signal
 - c) Stop sign controlled
- 8) At the intersection of Glade Road and **Bedford Road** I would prefer to see:
 - a) A roundabout
 - b) Bedford Road realigned to improved sight distance
 - c) No improvements
- 9) At the intersection of Glade Road and **Riverwalk Drive** I would prefer to see:
 - a) A roundabout
 - b) A traffic signal
 - c) Stop sign controlled
- 10) At the intersection of Glade Road and **Bluebonnet Road** I would prefer to see:
 - a) A roundabout
 - b) A traffic signal
 - c) Stop sign controlled on Bluebonnet Road only - Improve sight distance and remove stop signs on Glade Road
- 11) At the intersection of Glade Road and **Martin Parkway** I would prefer to see:
 - a) A roundabout
 - b) A traffic signal
 - c) Stop sign controlled
- 12) At the intersection of Glade Road and **Roberts Road / Prestwick Drive** I would prefer to see:
 - a) A roundabout
 - b) A traffic signal
 - c) Stop sign controlled

Please give any additional comment in the space provided below:

What should the public know?

November 5, 2013 Glade Road Presentation

- Nothing has been decided yet.
- This is an opportunity to provide feedback.
- Public input is vital to the design process.
- Different road segments may require different solutions. All solutions will be context-sensitive.
- We do anticipate funding any improvements from existing sources, with no effect on taxes.





November 5, 2013 Glade Road Presentation

Web: www.gladeroadproject.com (submit questions and comments, sign up for e-updates, request a presentation, view project materials)



Facebook.com/gladeroadproject



Twitter.com/gladerdproject (@gladerdproject)

Email: info@gladeroadproject.com

For more information:

Jeremy Hutt, City Engineer, 817-503-1095 or jhutt@colleyville.com

Please ask project representatives specific questions after the presentation.

Please fill out comment cards.



March 3, 2014 Glade Road Presentation



GLADE ROAD PROJECT

Workshop Agenda

March 3, 2014 Glade Road Presentation

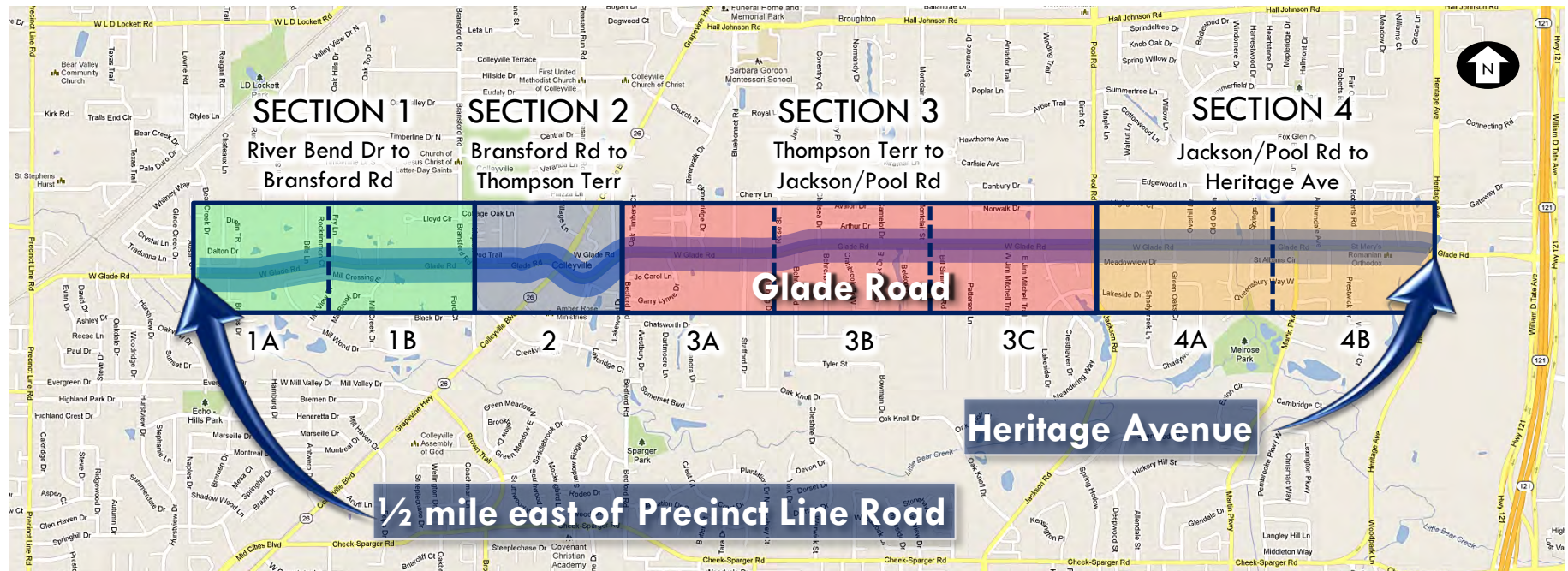
- **Overview of Project and Study Approach**
- **Summary of Public Involvement**
- **Survey Results and Recommended Alternatives**
 - **Overview of Alternatives, Roadway Section, Intersection Type**
- **Survey Results and Recommendation of Corridor Features**
 - **Curb Type, Pavement Type, Sidewalks, Street Lighting**
- **Proposed Construction Schedule**
- **Next Steps (Public Meeting, Report....)**



March 3, 2014 Glade Road Presentation

Purpose:

Provide a vision and plan for future improvements to Glade Road.



Project Study Approach

March 3, 2014 Glade Road Presentation

Gather / Analyze Data

Roadway Geometry
Traffic Data
Accident Data

Public Involvement

Public meetings and presentations
Gather public input

Develop Alternatives

Present Alternatives / Gather Public Input

Make Recommendation

Develop a preferred alternative that fits Glade Road
Mitigate issues with strategic improvements

Summary of Public Involvement

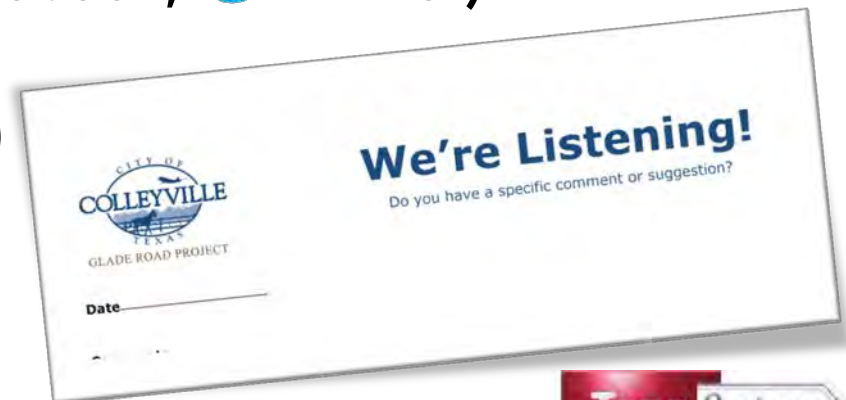
March 3, 2014 Glade Road Presentation

• Public Involvement – Early and Often

- Public meetings and presentations to community groups.
 - Homeowner Associations
 - Chamber of Commerce, Lions Club, Woman's Club, Rotary Club
- Approximately 200 people at public meeting May 23rd, 2013
 - 142 Comments Received
- Approximately 350 people at public meeting November 18th, 2013
 - 393 Surveys Received

• Online Presence (Website, Facebook, Twitter)

- Web: www.gladeroadproject.com
 - Over 2,363 unique visitors (3,255 total)
- Email: info@gladeroadproject.com
 - Over 500 e-newsletter subscriptions



Summary of Public Involvement

March 3, 2014 Glade Road Presentation

We're Listening!

Please indicate your preferences or provide comments.



Name: _____

Address: _____



- 1) What is your preferred roadway configuration for **Section 1?** (River Bend Dr. to Bransford Rd.)
 - a) Two lanes with left-turn lanes where warranted
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 - b) Yes, 5' sidewalk on both sides of Glade Road
 - c) Yes, 5' sidewalk only on one side of Glade Road
 - d) No preference

OVER

We're Listening!

Please indicate your preferences or provide comments.



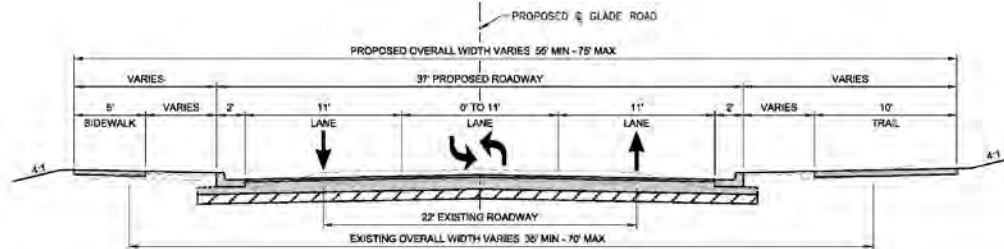
- 7) At the intersection of Glade Road and **Bransford Road** I would prefer to see:
 - a) A roundabout
 - b) A traffic signal
 - c) Stop sign controlled
- 8) At the intersection of Glade Road and **Bedford Road** I would prefer to see:
 - a) A roundabout
 - b) A traffic signal - Bedford Road realigned to improved sight distance
 - c) Stop sign controlled - Bedford Road realigned to improved sight distance
 - d) No improvements
- 9) At the intersection of Glade Road and **Riverwalk Drive** I would prefer to see:
 - a) A roundabout
 - b) A traffic signal
 - c) Stop sign controlled
- 10) At the intersection of Glade Road and **Bluebonnet Road** I would prefer to see:
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 - b) A traffic signal
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- 12) At the intersection of Glade Road and **Roberts Road / Prestwick Drive** I would prefer to see:
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 - b) A traffic signal
 - c) Stop sign controlled

Please give any additional comment in the space provided below:

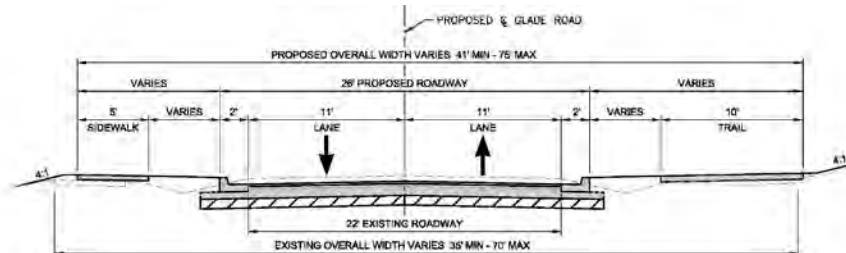
Overview of Alternatives

Roadway

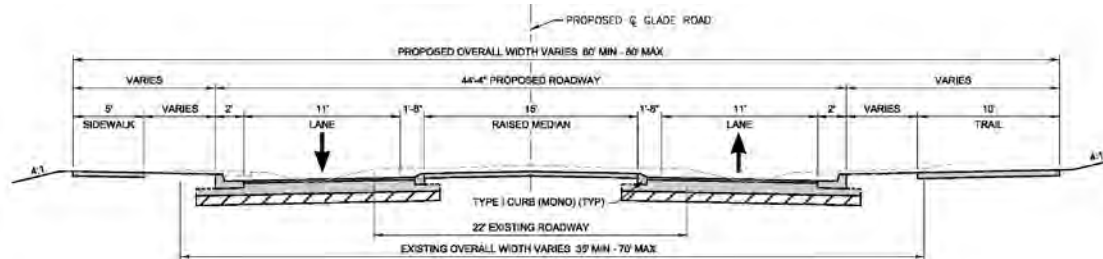
March 3, 2014 Glade Road Presentation



TWO LANES WITH CONTINUOUS LEFT TURN LANE



TWO LANES WITH LEFT TURN LANES WHERE WARRANTED

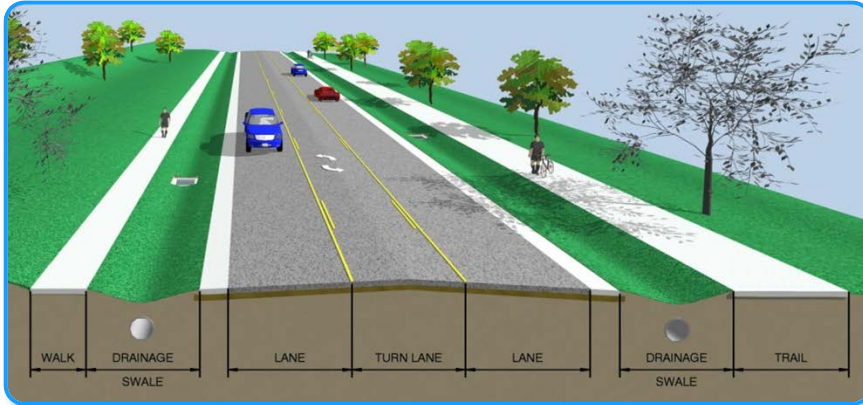


TWO LANES WITH MEDIANS AND LEFT TURN LANES

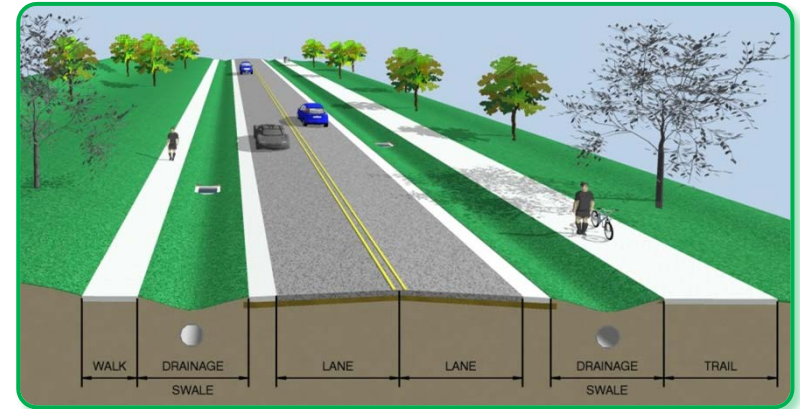
Overview of Alternatives

Roadway

March 3, 2014 Glade Road Presentation



**TWO LANES WITH CONTINUOUS LEFT
TURN LANE**



**TWO LANES WITH LEFT TURN LANES
WHERE WARRANTED**

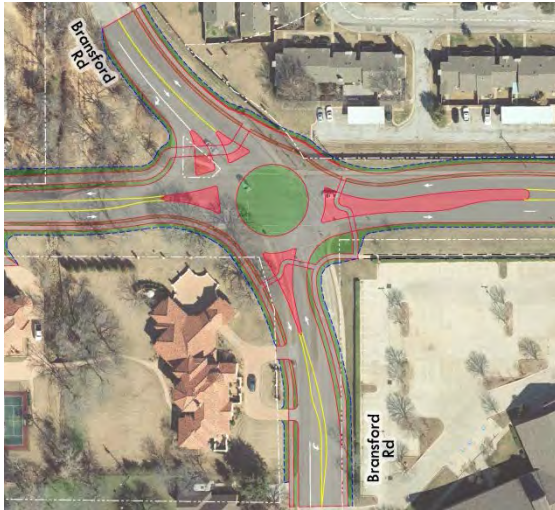


TWO LANES WITH MEDIANS AND LEFT TURN LANES

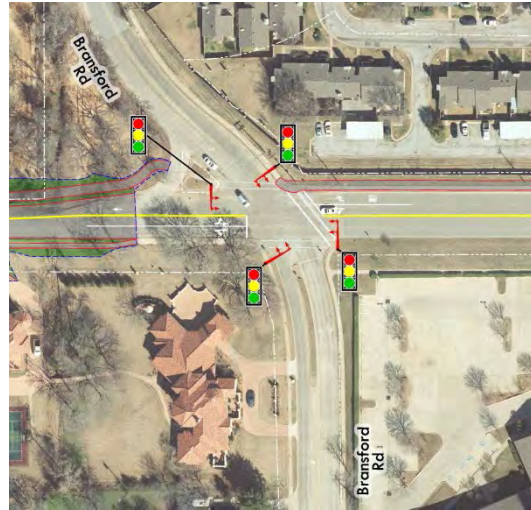
Overview of Alternatives

Intersections

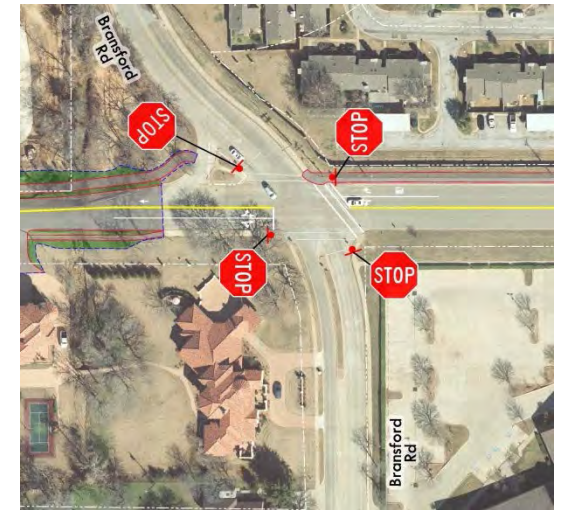
March 3, 2014 Glade Road Presentation



a) Roundabout



b) Traffic signal



c) Stop sign

Section 1

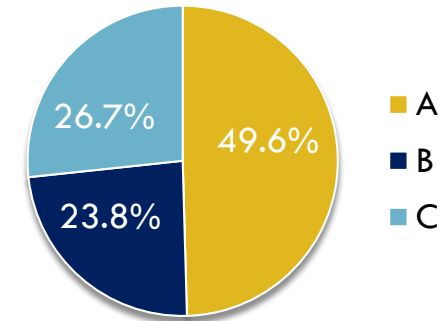
Survey Results



March 3, 2014 Glade Road Presentation

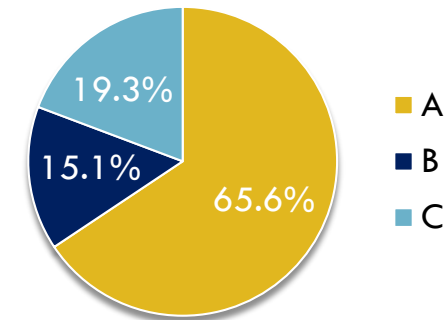
No. 1 - What is your preferred roadway configuration for Section 1? (**River Bend Dr. to Bransford Rd.**)

A) Two lanes with left-turn lanes where warranted	49.6%	169
B) Two lanes with continuous left-turn lane	23.8%	81
C) Two lanes with medians and left-turn lanes	26.7%	91



No. 7 - At the intersection of **Glade Road and Bransford Road**, I would prefer to see:

A) A roundabout	65.6%	235
B) A traffic signal	15.1%	54
C) Stop sign controlled	19.3%	69



Section 1

Recommendation



March 3, 2014 Glade Road Presentation

- **Two Lanes With Left Turn Lanes Where Warranted**
 - Provides capacity to handle existing traffic volumes.
 - Minimal development expected.
 - Minimizes impacts to adjacent properties. Approximately
 - 5 trees to be removed.
 - Can improve sight distance at Mill View Drive.
- **Bransford Intersection – Roundabout**
 - Current four-way stop is “Over Capacity”.
 - Traffic signal not warranted by federal guidelines.
 - Adjacent property owner open to roundabout.
 - Estimated construction cost \$750,000 to \$1,000,000.
 - Traffic Signal would be alternate recommendation.

Section 1

Recommendation



March 3, 2014 Glade Road Presentation

- **Right-of-way**
 - Number of parcels – 20 Time to acquire – 6-9 months
- **Franchise and City Utility Relocations**
 - Overhead electric, gas line and meters, communication lines and boxes
 - Water and sanitary sewer
- **Opinion of Probable Cost - \$4,948,500**
 - Construction Cost - \$4,285,000
 - Right-of-way Cost - \$270,000
 - Design Services - \$255,000
 - Right-of-way Services - \$13,500
 - Construction Services - \$125,000
- **Estimated Construction Time - 13-16 months**

Section 1

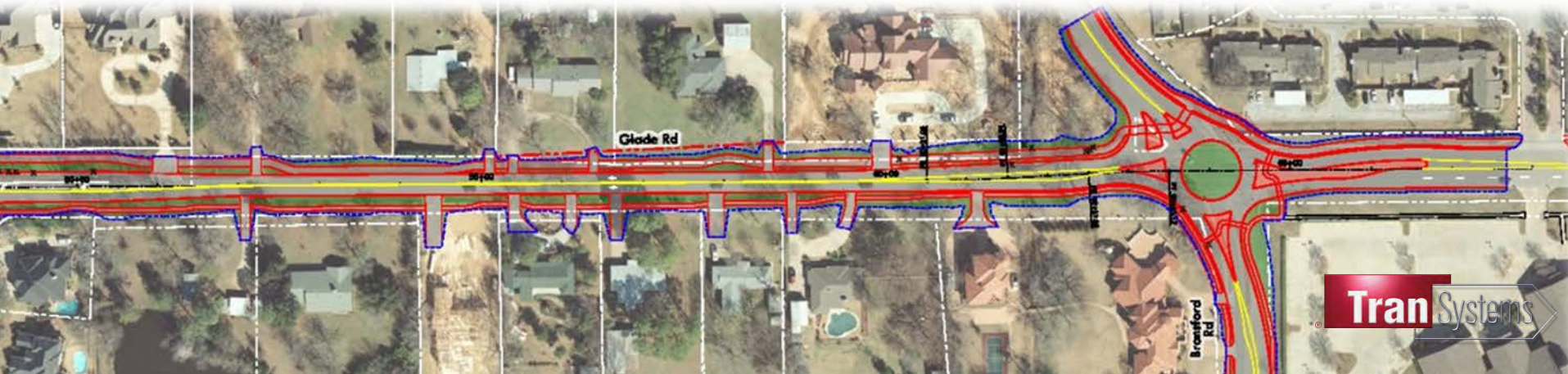
Recommendation



March 3, 2014 Glade Road Presentation

Discussion

- **Two Lanes With Left Turn Lanes Where Warranted**
 - Recommendation matches Survey Results
- **Bransford Intersection – Roundabout**
 - Recommendation matches Survey Results



Section 2

Recommendation



March 3, 2014 Glade Road Presentation

- **Pavement Markings, Sidewalk and/or Trail**

- Minimal Changes in Section 2
- Coordination with Whole Foods development.

- **Right-of-way**

- Number of parcels – 13 (sidewalk easements)

Time to acquire – 3-6 months

- **Franchise and City Utility Relocations**

- Minor adjustments overhead electric, water and communications.

- **Opinion of Probable Cost - \$319,000**

- Construction Cost - \$210,000
- Right-of-way Cost - \$80,000
- Design Services - \$15,000
- Right-of-way Services - \$4,000
- Construction Services - \$10,000

- **Estimated Construction Time - 3 months**

Section 2

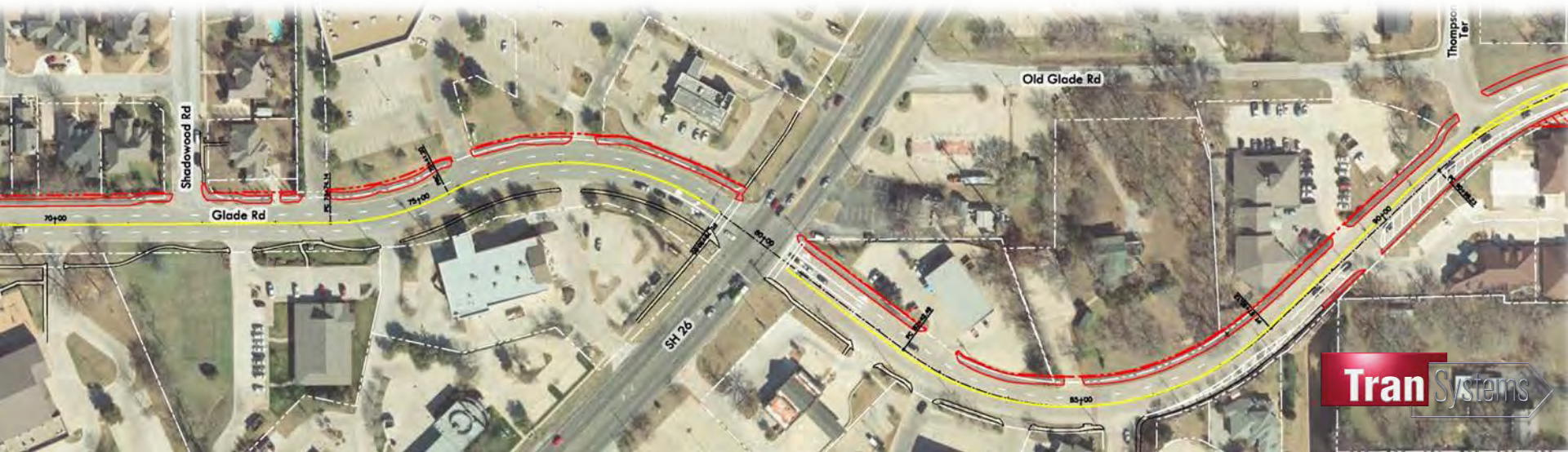
Recommendation



March 3, 2014 Glade Road Presentation

Discussion

- **Pavement Markings and Sidewalk and/or Trail**



Section 3

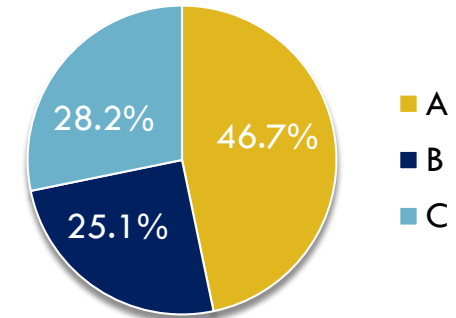
Survey Results



March 3, 2014 Glade Road Presentation

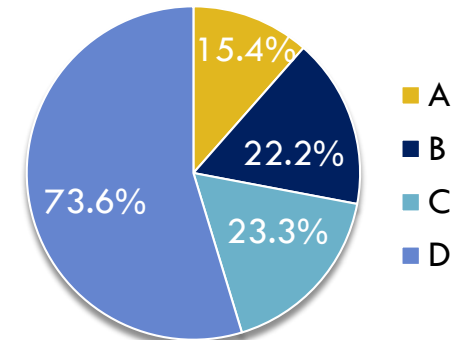
No. 2 - What is your preferred roadway configuration for Section 3? (Riverwalk Dr. to Jackson/Pool Rd.)

A) Two lanes with left-turn lanes where warranted	46.7%	164
B) Two lanes with continuous left-turn lane	25.1%	88
C) Two lanes with medians and left-turn lanes	28.2%	99



No. 8 - At the intersection of Glade Road and Bedford Road, I would prefer to see:

A) A roundabout	15.4%	55
B) A traffic signal - Bedford Road realigned to improve sight distance	22.2%	79
C) Stop sign controlled - Bedford Road realigned to improve sight distance	23.3%	83
D) No improvements	73.6%	262



Section 3

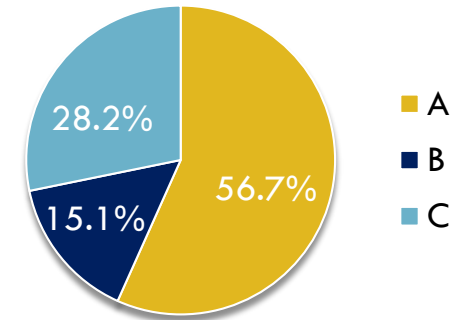
Survey Results



March 3, 2014 Glade Road Presentation

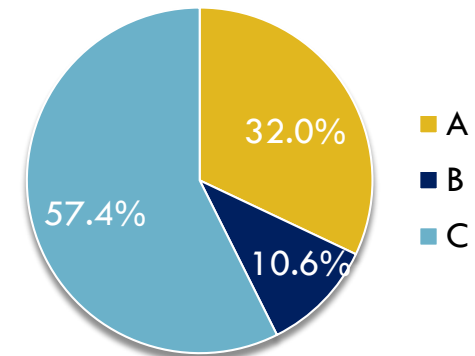
No. 9 - At the intersection of Glade Road and Riverwalk Drive, I would prefer to see:

A) A roundabout	56.7%	199
B) A traffic signal	15.1%	53
C) Stop sign controlled	28.2%	99



No. 10 - At the intersection of Glade Road and Bluebonnet Road, I would prefer to see:

A) A roundabout	32.0%	115
B) A traffic signal	10.6%	38
C) Stop sign controlled on Bluebonnet Road only – Improve sight distance and remove stop signs on Glade Road	57.4%	206



Section 3

Recommendation



March 3, 2014 Glade Road Presentation

- **Bedford to Bluebonnet - Two Lanes With Continuous Left Turn Lane**
 - Provides capacity to handle existing traffic volumes.
 - Several driveways accessing Glade – Left-turn lanes would overlap.
 - Approximately 37 trees to be removed.
- **Bedford Intersection – Re-align**
 - Improves intersection sight distance by approximately 120 feet.
 - Increases decision time by over 2 seconds.
 - Significant right-of-way required.
 - Estimated construction cost \$75,000 to \$100,000 (when included in larger project).

Section 3

Recommendation



March 3, 2014 Glade Road Presentation

- **Riverwalk Intersection – Roundabout**
 - Will improve peak hour southbound left-turn congestion.
 - Traffic signal not warranted by federal guidelines.
 - This will include drainage improvements.
 - Significant right-of-way required.
 - Impacts to residential property south of intersection.
 - Estimated construction cost \$750,000 to \$1,000,000.
 - Impacts to residential property south of intersection.

Section 3

Recommendation



March 3, 2014 Glade Road Presentation

- **Bluebonnet Intersection – Stop Sign on Bluebonnet Approach**
 - Lower intersection 5'-6' to improve sight distance.
 - Removing stop signs on Glade Road will eliminate traffic congestion.
 - Minimal traffic on Bluebonnet.
 - Will require relocation of private drive to Stafford Drive.
- **Bluebonnet to Pool/Jackson - Two Lanes With Left Turn Lanes Where Warranted**
 - Provides capacity to handle existing traffic volumes.
 - Minimizes impacts to adjacent properties.
 - Approximately 16 trees to be removed.
 - Can improve sight distance at various locations.

Section 3

Recommendation



March 3, 2014 Glade Road Presentation

- **Right-of-way**
 - Number of parcels – 45 Time to acquire – 12-18 months
- **Franchise and City Utility Relocations**
 - 2600 LF 8" waterline relocation (Bluebonnet)
 - 4600 LF gas line relocation (Bluebonnet)
 - Overhead electric, gas line and meters, communication lines and boxes
 - Water and sanitary sewer
- **Opinion of Probable Cost - \$8,613,000**
 - Construction Cost - \$6,700,000
 - Right-of-way Cost – \$1,250,000
 - Design Services - \$400,000
 - Right-of-way Services - \$63,000
 - Construction Services - \$200,000
- **Estimated Construction Time - 24-28 months**

Section 3

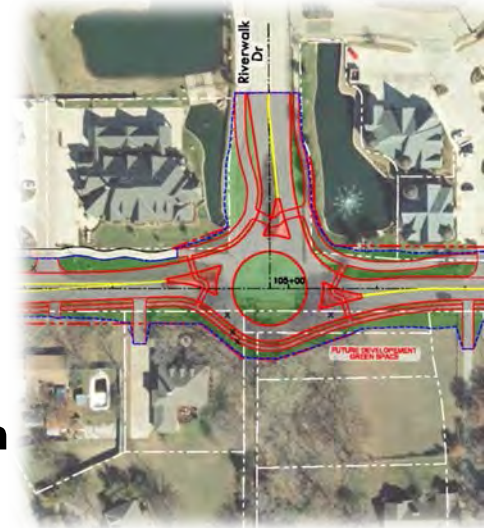
Recommendation



March 3, 2014 Glade Road Presentation

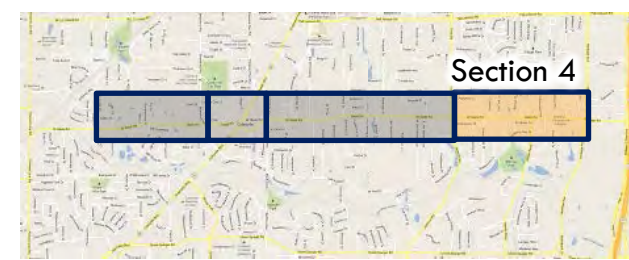
Discussion

- **Bedford to Bluebonnet - Two Lanes With Continuous Left**
 - Survey Results - Two Lanes With Left Turn Lanes Where Warranted
- **Bedford Intersection – Re-align**
 - Survey Results - No improvements
- **Riverwalk Intersection – Roundabout**
 - Recommendation matches Survey Results
- **Bluebonnet Intersection – Stop Sign on Bluebonnet Approach**
 - Recommendation matches Survey Results
- **Bluebonnet to Pool/Jackson - Two Lanes With Left Turn Lanes Where Warranted**
 - Recommendation matches Survey Results



Section 4

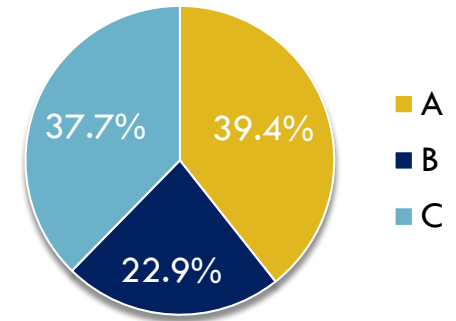
Recommendation



March 3, 2014 Glade Road Presentation

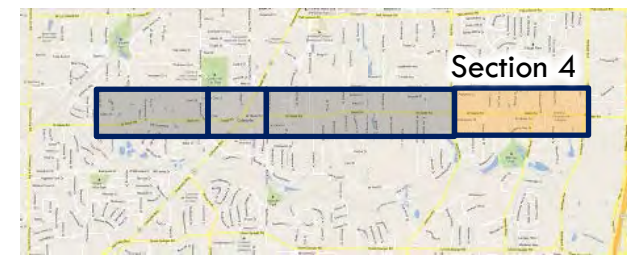
No. 3 - What is your preferred roadway configuration for Section 4 (**Jackson/Pool Rd. to Heritage Ave.**)?

A) Two lanes with left-turn lanes where warranted	39.4%	139
B) Two lanes with continuous left-turn lane	22.9%	81
C) Two lanes with medians and left-turn lanes	37.7%	133



Section 4

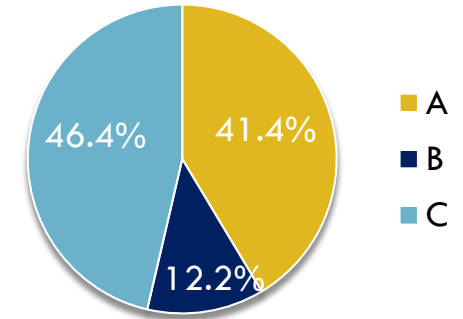
Survey Results



March 3, 2014 Glade Road Presentation

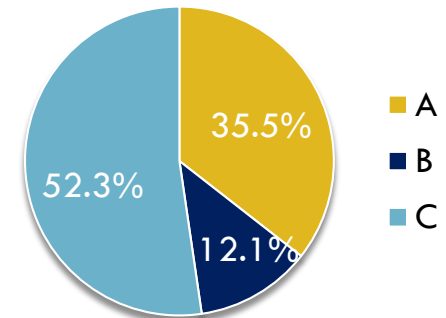
No. 11 - At the intersection of **Glade Road and Martin Parkway**, I would prefer to see:

A) A roundabout	41.4%	142
B) A traffic signal	12.2%	42
C) Stop sign controlled	46.4%	159



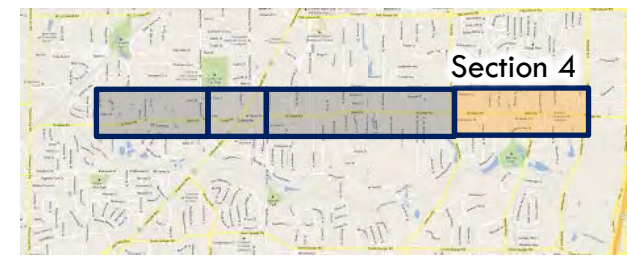
No. 12 - At the intersection of **Glade Road and Roberts Road / Prestwick Drive**, I would prefer to see:

A) A roundabout	35.5%	123
B) A traffic signal	12.1%	42
C) Stop sign controlled	52.3%	181



Section 4

Recommendation

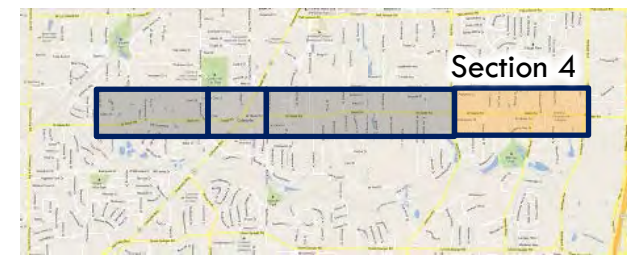


March 3, 2014 Glade Road Presentation

- **Two Lanes With Medians And Left Turn Lanes**
 - Provides capacity to handle existing traffic volumes.
 - Matches existing section of Glade Road just west of Heritage Avenue.
 - Median will be mountable with stamped colored concrete (no landscaping).
 - Approximately 16 trees to be removed.
 - Add additional lane from Heritage Avenue to Roberts Road
- **Martin Parkway Intersection – Stop Sign on Martin Parkway**
 - Traffic signal not warranted by federal guidelines.
 - Roundabout created significant impacts to adjacent property owners.
- **Roberts Road Intersection - Stop Sign on Roberts Road/Prestwick Parkway**
 - Traffic signal not warranted by federal guidelines.
 - Roundabout created significant impacts to adjacent property owners.
 - Add additional southbound lane right-turn lane on Roberts Road.

Section 4

Recommendation

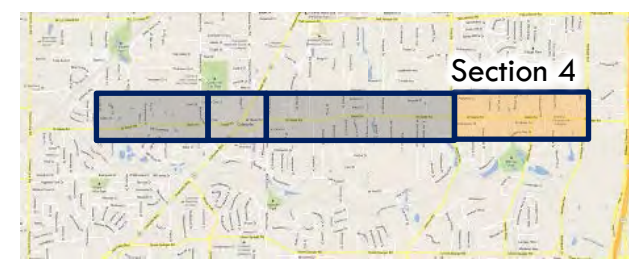


March 3, 2014 Glade Road Presentation

- **Right-of-way**
 - Number of parcels - 7 Time to acquire – 6-9 months
- **Franchise and City Utility Relocations**
 - Overhead electric, gas line and meters, communication lines and boxes
 - Water and sanitary sewer
- **Opinion of Probable Cost - \$3,694,500**
 - Construction Cost - \$3,205,000
 - Right-of-way Cost – \$195,000
 - Design Services - \$190,000
 - Right-of-way Services - \$9,500
 - Construction Services - \$95,000
- **Estimated Construction Time - 12-14 months**

Section 4

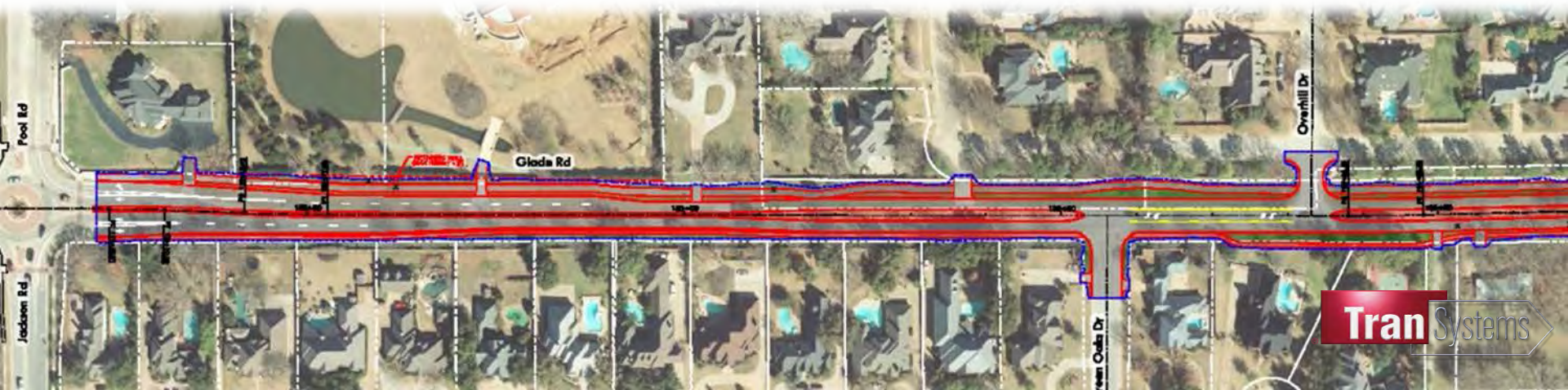
Recommendation



March 3, 2014 Glade Road Presentation

Discussion

- **Two Lanes With Medians And Left Turn Lanes**
 - Survey Results - Two Lanes With Left Turn Lanes Where Warranted (by narrow margin)
- **Martin Parkway Intersection – Stop Sign on Martin Parkway**
 - Recommendation matches Survey Results
- **Roberts Road Intersection - Stop Sign on Roberts Road/Prestwick Parkway**
 - Recommendation matches Survey Results



Corridor Features

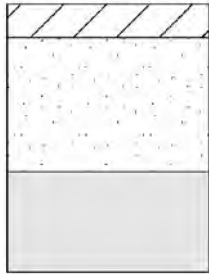
Pavement Sections



March 3, 2014 Glade Road Presentation

Typical Engineered Pavement Section

Asphalt



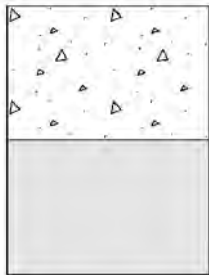
2" Asphalt Surface Course

6"-8" Asphalt Base Course

8"-12" Stabilized Subgrade

- 30 plus year design life
- Reduced road noise
- Faster construction
- Sustainable material
- Maintenance can be performed by City crews

Concrete



8"-10" Concrete

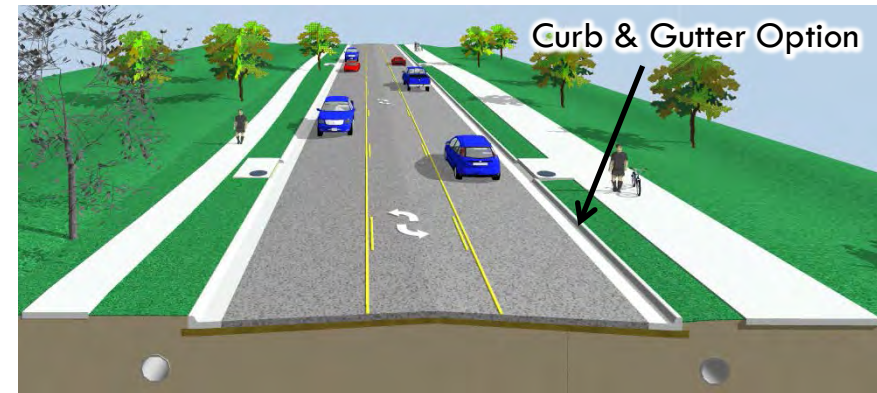
6"-8" Stabilized Subgrade

- 30 plus year design life
- Increased construction time due to required curing time
- Increased complexity in construction phasing
- Durable material
- Maintenance requires a contractor

Corridor Features

Roadway Drainage

March 3, 2014 Glade Road Presentation



Corridor Features

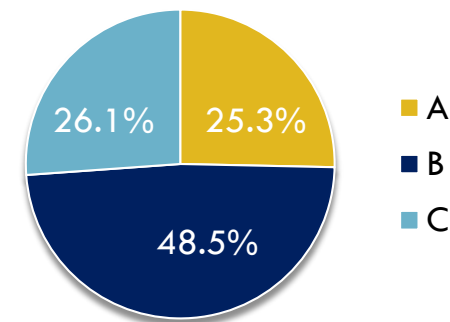
Survey Results



March 3, 2014 Glade Road Presentation

No. 4 - Do you have a preference on which **pavement type** is used for Glade Road?

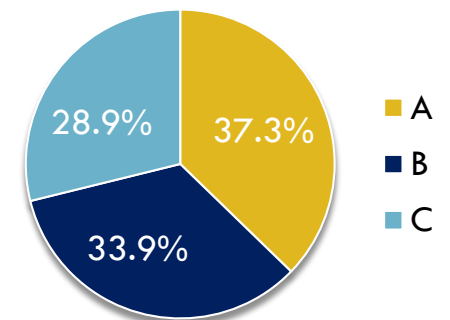
A) Yes, asphalt	25.3%	95
B) Yes, concrete	48.5%	182
C) No preference	26.1%	98



Note: After the first public meeting asphalt was the preferred pavement type.

No. 5 - Do you have a preference on whether **curb and gutter** or a **ribbon curb** is used for Glade Road?

A) Yes, curb and gutter with storm drain	37.3%	133
B) Yes, ribbon curb with engineered swales with storm drain	33.9%	121
C) No preference	28.9%	103





Corridor Features

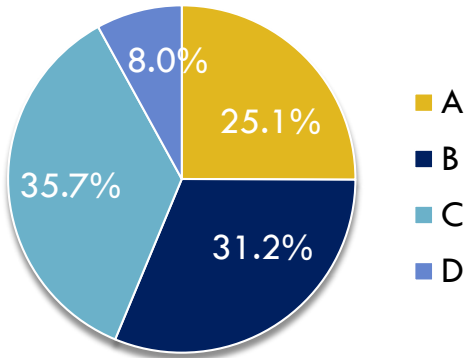
Survey Results



March 3, 2014 Glade Road Presentation

No. 6 - Would you like to have sidewalks/trails along Glade Road?

A) Yes, 5' sidewalk on the south side and 10' trail on the north side of Glade Road	25.1%	94
B) Yes, 5' sidewalk on both sides of Glade Road	31.2%	117
C) Yes, 5' sidewalk only on one side of Glade Road	35.7%	134
D) No preference	8.0%	30



Corridor Features

Recommendation



March 3, 2014 Glade Road Presentation

- **Asphalt Pavement**

- Cost neutral when compared to concrete.
- Asphalt and concrete provide similar design life.
- Reduced road noise.
- Faster construction and reduced complexity in construction phasing.
- Utilize existing concrete where possible.
- Minor maintenance can be performed by City crews.

- **Curb and Gutter with Storm Drain**

- Requires less right-of-way.
- Provides a barrier between vehicular and pedestrian traffic.
- Sidewalk can be adjacent to the curb when needed.
 - To avoid conflicts with trees.
 - Minimize right-of-way.

Corridor Features

Recommendation



March 3, 2014 Glade Road Presentation

- **Sidewalks and/or Trails**

- City's master sidewalk plan suggests the desire to provide:
 - 10' trail on the north and a 5' sidewalk on the south
- Can impact the amount of right-of-way required.
- Can impact the number of trees to be removed.
- Mixed survey results.

- **Street Lighting**

- Continuous lighting.
- Safety lighting at intersections.
- No lighting.
- Impacts on adjacent property owners.
- Balance between safety and rural feel.
- The City leases street lights from Oncor.

Corridor Features

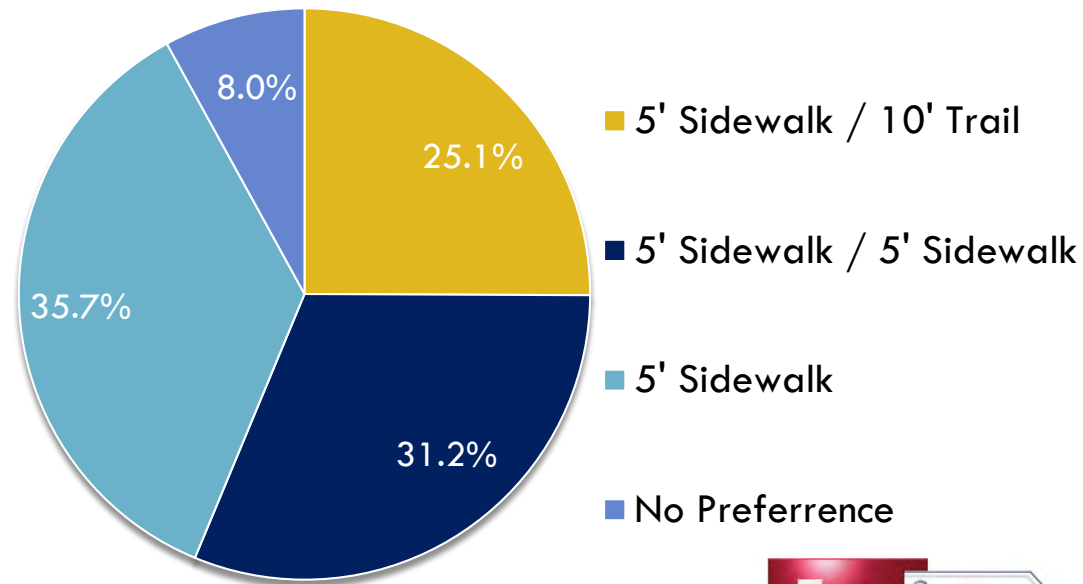
Recommendation



March 3, 2014 Glade Road Presentation

Discussion

- **Asphalt Pavement**
 - Survey Results – Concrete pavement
- **Curb and Gutter with Storm Drain**
 - Recommendation matches Survey Results
- **Sidewalks and/or Trails**
 - Mixed survey results.
- **Street Lighting**



Project Phasing

Constraints



March 3, 2014 Glade Road Presentation

What Controls Project Phasing?

- **Right-of-way Acquisition (Number of Parcels, Difficult Acquisitions)**
- **Utility Coordination and Relocations (Franchise and City Utilities)**
- **Final Design and Bidding**
- **Bid Packages**
- **Bransford Elementary School**
- **SH 26 Construction**
- **Construction Time**
- **Budgeted Project Funding – Glade Road**
- **City Council Preference**

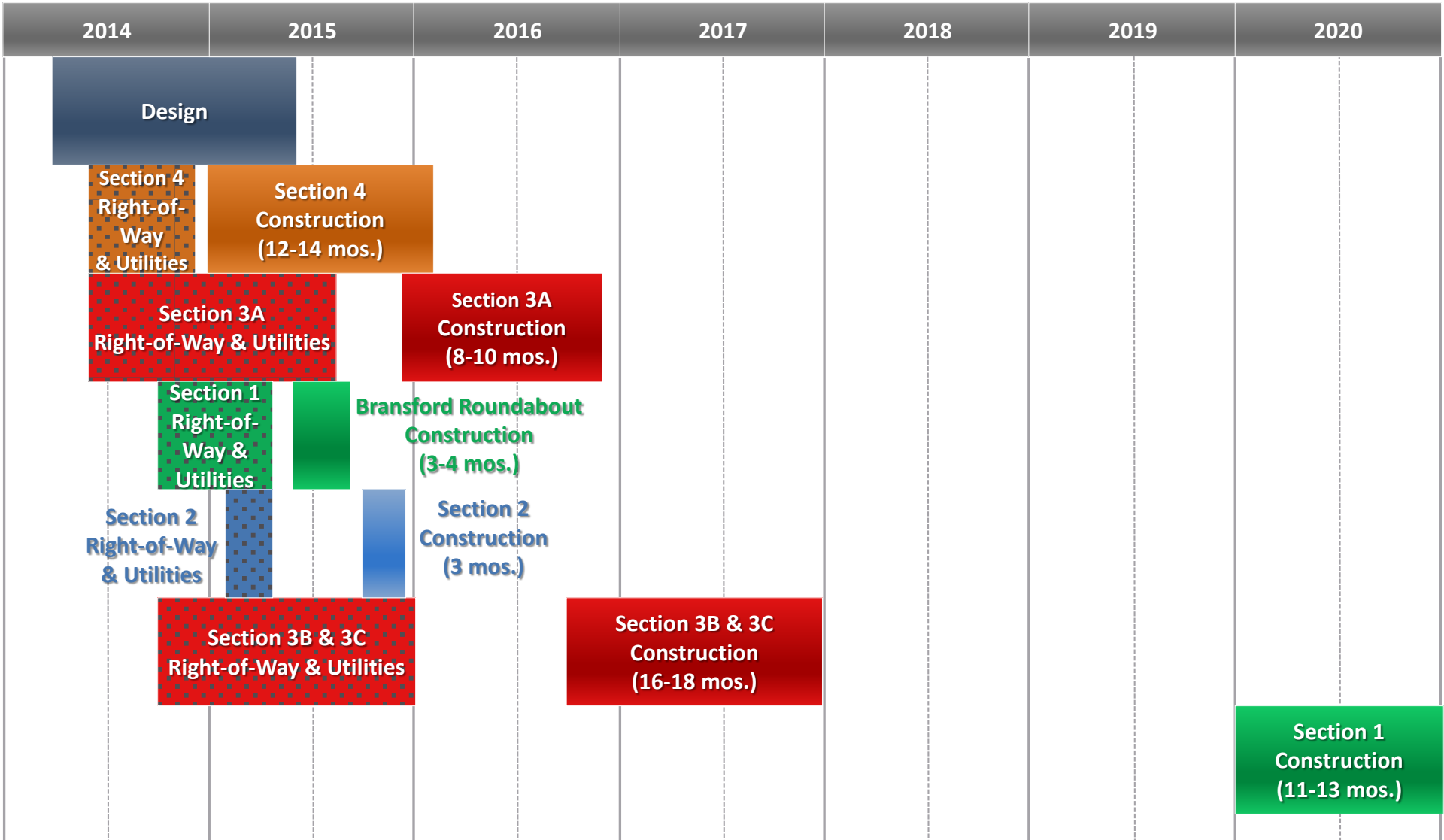


Project Phasing

Schedule



March 3, 2014 Glade Road Presentation





Project Phasing

Schedule



March 3, 2014 Glade Road Presentation

		Project Costs
2014	Design Services	\$ 430,000.00
	Right-of-way Services	\$ 45,000.00
	Section 1 Right-of-way	\$ 100,000.00
	Section 3 Right-of-way	\$ 625,000.00
	Section 4 Right-of-way	\$ 195,000.00
		\$ 1,395,000.00

2015	Design Services	\$ 430,000.00
	Construction Services	\$ 135,000.00
	Right-of-way Services	\$ 45,000.00
	Section 1 Right-of-way	\$ 170,000.00
	Section 2 Right-of-way	\$ 80,000.00
	Section 3 Right-of-way	\$ 625,000.00
	Section 4A (Jackson-Pool Road to Martin Pkwy)	\$ 2,970,000.00
	Section 4B (Martin Pkwy to Heritage Ave.)	\$ 235,000.00
	Bransford RAB	\$ 910,000.00
	Bedford Road	\$ 115,000.00
	Section 3A (Bedford Road to Manning Drive)	\$ 108,500.00
	Section 2 (Shadowood Trail to Bedford Rd)	\$ 210,000.00
		\$ 6,033,500.00



Project Phasing

Schedule



March 3, 2014 Glade Road Presentation

		Project Costs
2016	Construction Services	\$ 75,000.00
	Section 3A (Bedford Road to Manning Drive)	\$ 2,061,500.00
	Section 3B (Manning Drive to Monclair Street)	\$ 495,000.00
		\$ 2,631,500.00
2017	Construction Services	\$ 120,000.00
	Section 3B (Manning Drive to Monclair Street)	\$ 1,980,000.00
	Section 3C (Montclair Street to Jackson-Pool Rd.)	\$ 1,940,000.00
		\$ 4,040,000.00
2018	No Work	\$ -
		\$ -
2019	No Work	\$ -
		\$ -
2020	Construction Services	\$ 100,000.00
	Section 1A (River Bend Dr to Mill View Dr)	\$ 1,950,000.00
	Section 1B (Mill View Dr to Bransford Roundabout)	\$ 1,425,000.00
		\$ 3,475,000.00
Total		\$ 17,575,000.00



Opinion of Probable Cost

March 3, 2014 Glade Road Presentation

SECTION 1

Section 1A (River Bend Dr to Mill View Dr)	\$ 1,950,000.00
Section 1B (Mill View Dr to Bransford Roundabout)	\$ 1,425,000.00
Bransford RAB	\$ 910,000.00
Section 1 Total	\$ 4,285,000.00

SECTION 2

Section 2 (Shadowood Trail to Bedford Rd)	\$ 210,000.00
Section 2 Total	\$ 210,000.00

SECTION 3

Bedford Road	\$ 115,000.00
Section 3A (Bedford Road to Manning Drive)	\$ 2,170,000.00
Section 3B (Manning Drive to Monclair Street)	\$ 2,475,000.00
Section 3C (Montclair Street to Jackson-Pool Road)	\$ 1,940,000.00
Section 3 Total	\$ 6,700,000.00

SECTION 4

Section 4A (Jackson-Pool Road to Martin Parkway)	\$ 2,970,000.00
Section 4B (Martin Parkway to Heritage Avenue)	\$ 235,000.00
Section 4 Total	\$ 3,205,000.00

Construction Total \$ 14,400,000.00

RIGHT-OF-WAY

Section 1 Right-of-way	\$ 270,000.00
Section 2 Right-of-way	\$ 80,000.00
Section 3 Right-of-way	\$ 1,250,000.00
Section 4 Right-of-way	\$ 195,000.00
Right-of-way Total	\$ 1,795,000.00

SOFT COSTS

Design Services (6%)	\$ 860,000.00
Right-of-way Services (5%)	\$ 90,000.00
Construction Mgmt/Inspection (3%)	\$ 430,000.00
Soft Cost Total	\$ 1,380,000.00

Soft Cost Total \$ 1,380,000.00

Right-of-way Total \$ 1,795,000.00

Construction Total \$ 14,400,000.00

Project Total \$ 17,575,000.00



Next Steps

March 3, 2014 Glade Road Presentation

- **Public Meeting to Display Final Plan? Format?**
- **Prepare Preliminary Engineering Study Report.**
- **Design, Right-of-way and Utility Coordination.**



April 16, 2014 Glade Road Presentation



GLADE ROAD PROJECT

Workshop Agenda

April 16, 2014 Glade Road Presentation

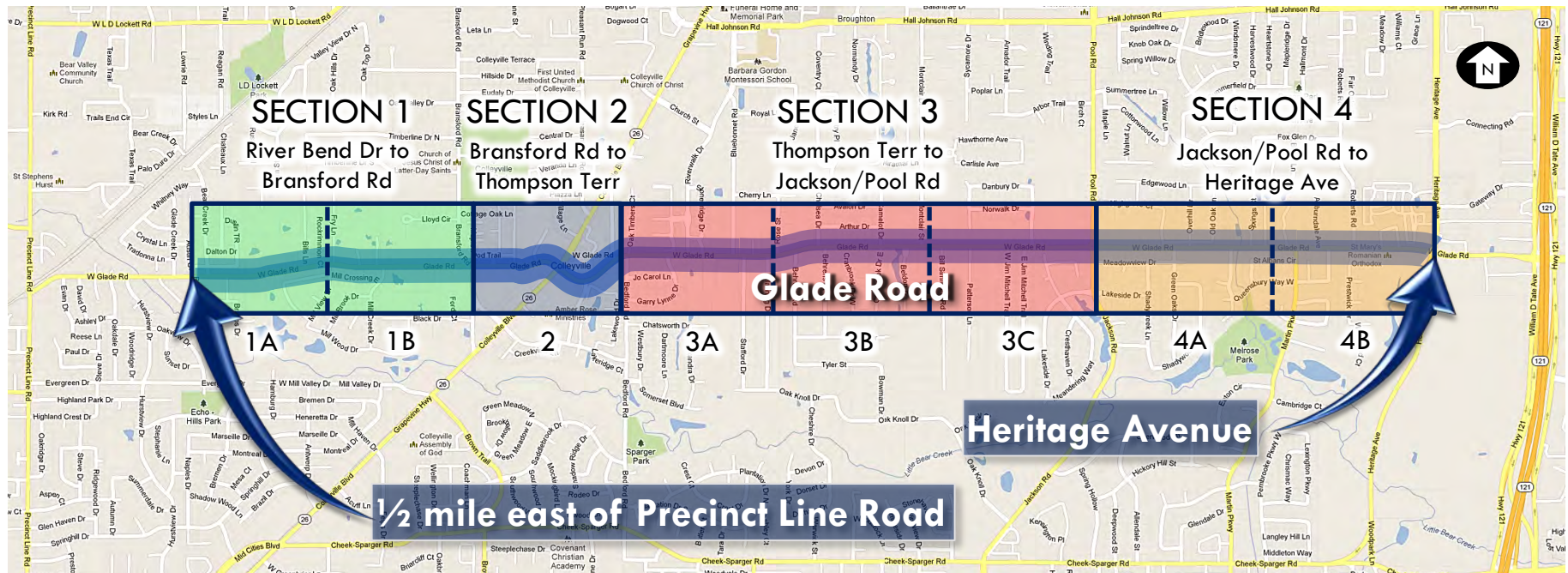
- **Bransford Roundabout**
- **Bedford Intersection/Roundabout**
- **Section 3 Revisions (Left turn lanes)**
- **Roadway Section/Curb Type Discussion**
- **Project Phasing**
- **Summary of Recommendation**



April 16, 2014 Glade Road Presentation

Purpose:

Provide a vision and plan for future improvements to Glade Road.



Project Study Approach

April 16, 2014 Glade Road Presentation

Gather / Analyze Data

Roadway Geometry
Traffic Data
Accident Data

Public Involvement

Public meetings and presentations
Gather public input

Develop Alternatives

Present Alternatives / Gather Public Input

Make Recommendation

Develop a preferred alternative that fits Glade Road
Mitigate issues with strategic improvements

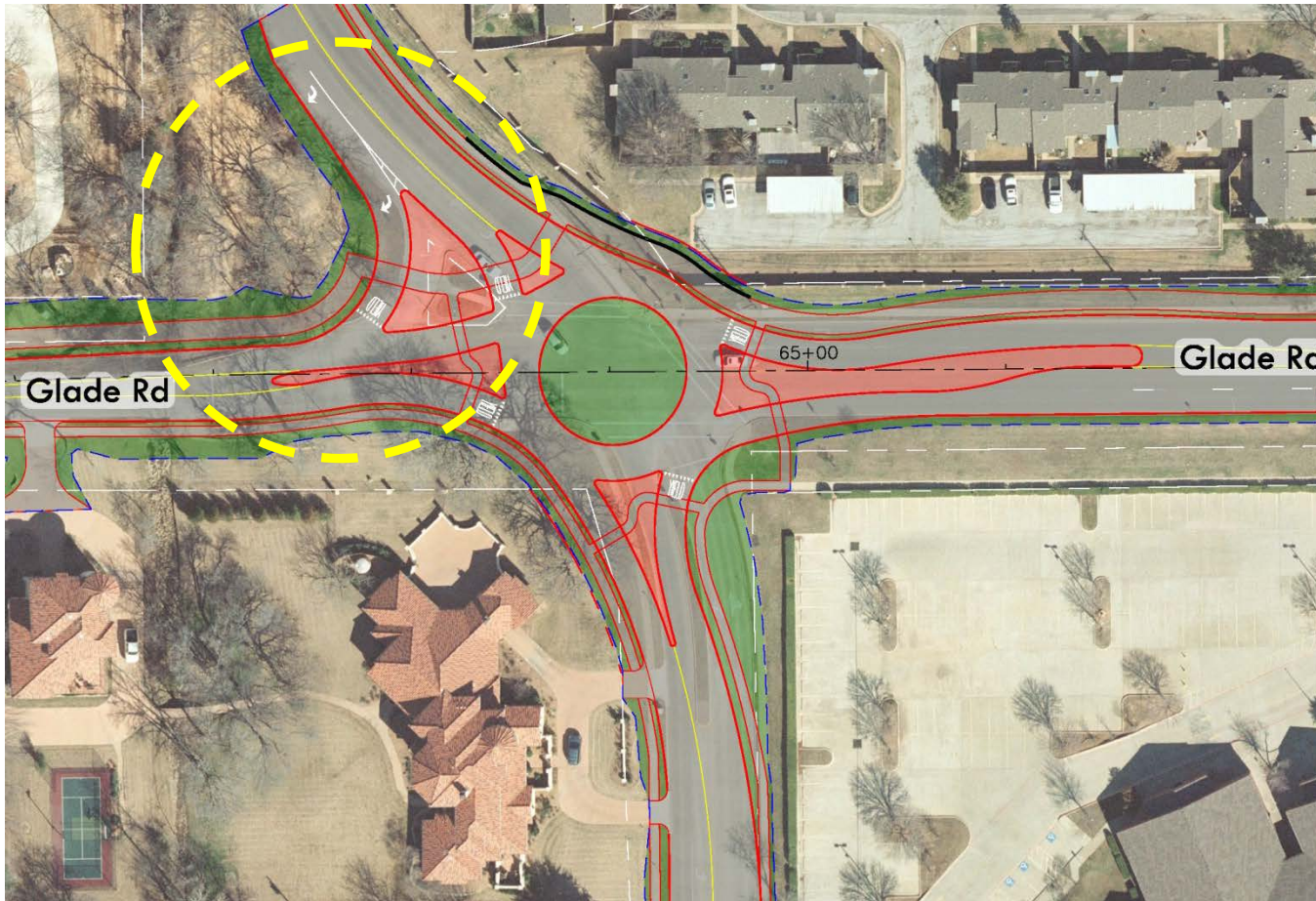
Section 1

Bransford Roundabout

April 16, 2014 Glade Road Presentation



- Revised southbound right turn



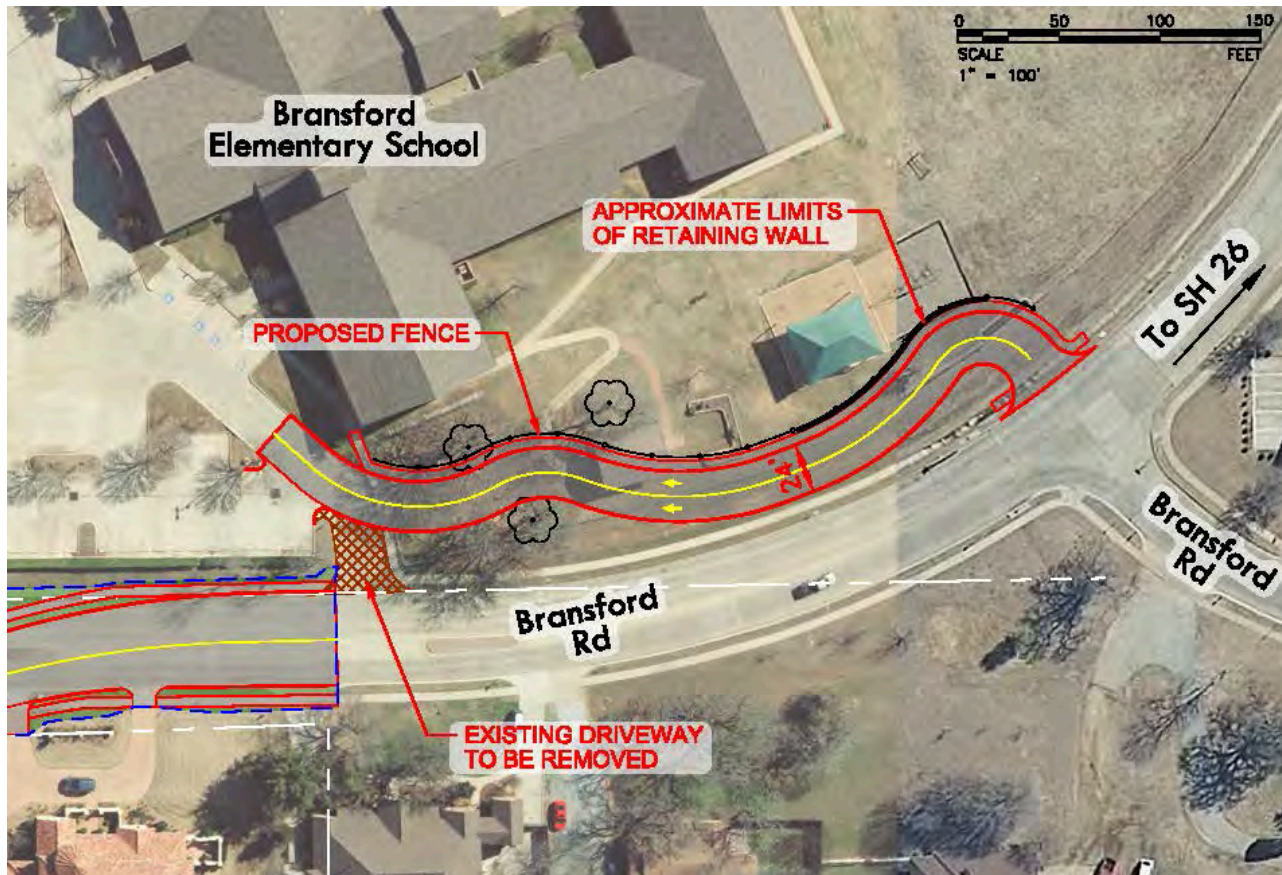
Section 1

Bransford Roundabout

April 16, 2014 Glade Road Presentation



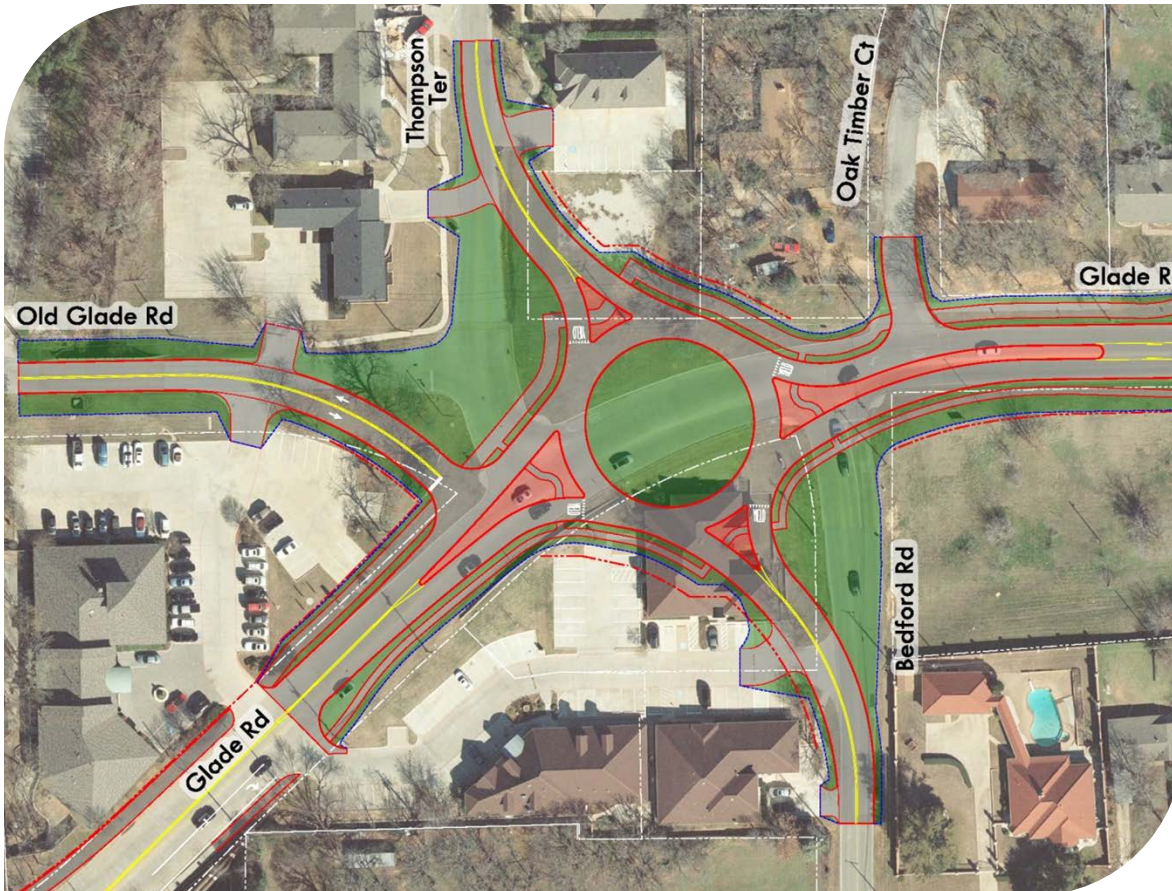
- Concerns southbound school traffic backing up into roundabout



Section 3

Bedford Road – Thompson Terrace

April 16, 2014 Glade Road Presentation



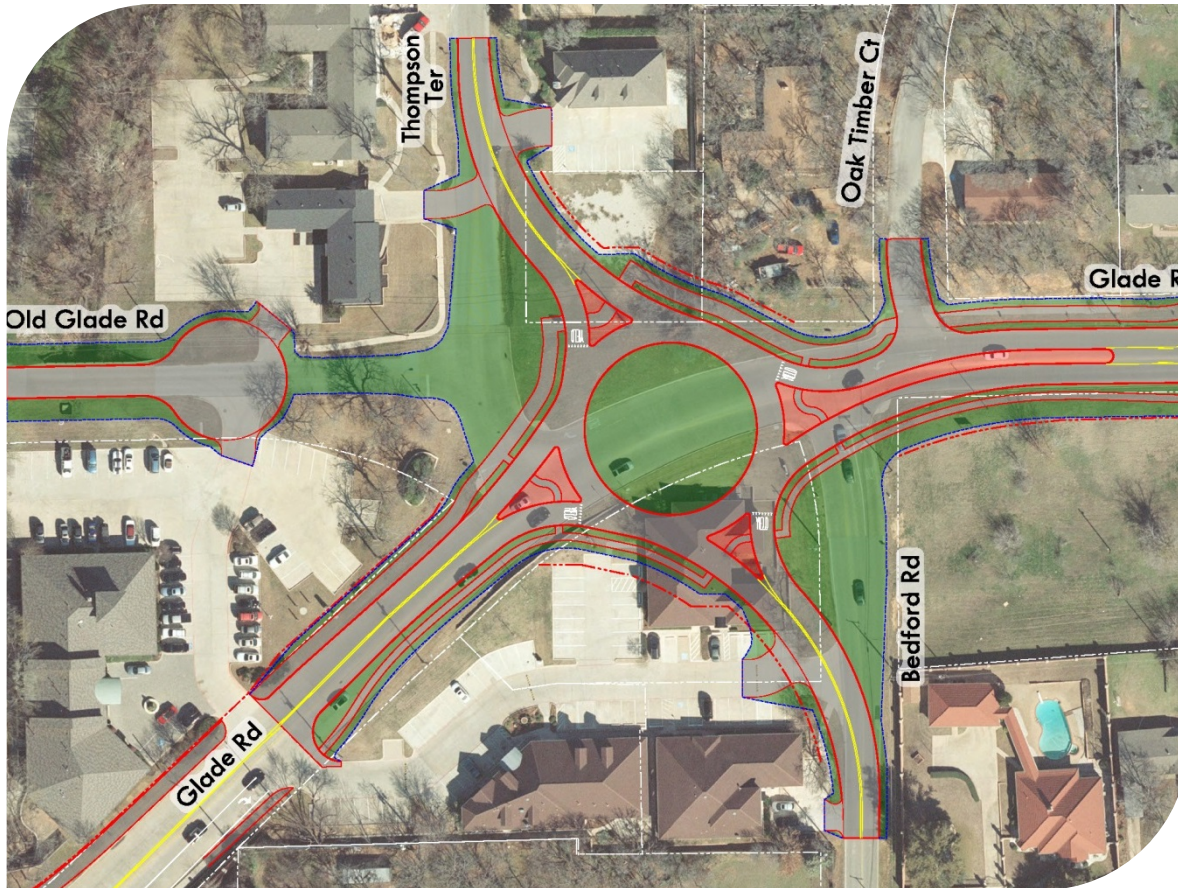
Single roundabout aligning Bedford and Thompson Terrace

- **Old Glade Road**
 - Two-Way
 - Right-in / Right-out
- **Oak Timber Court**
 - Two-Way
 - Right-in / Right-out
- **Impacts**
 - Four commercial properties
- **Cost**
 - Construction = \$1.5 million
 - Right-of-way = \$1.0 million
 - **Total = \$2.5 million**

Section 3

Bedford Road – Thompson Terrace

April 16, 2014 Glade Road Presentation



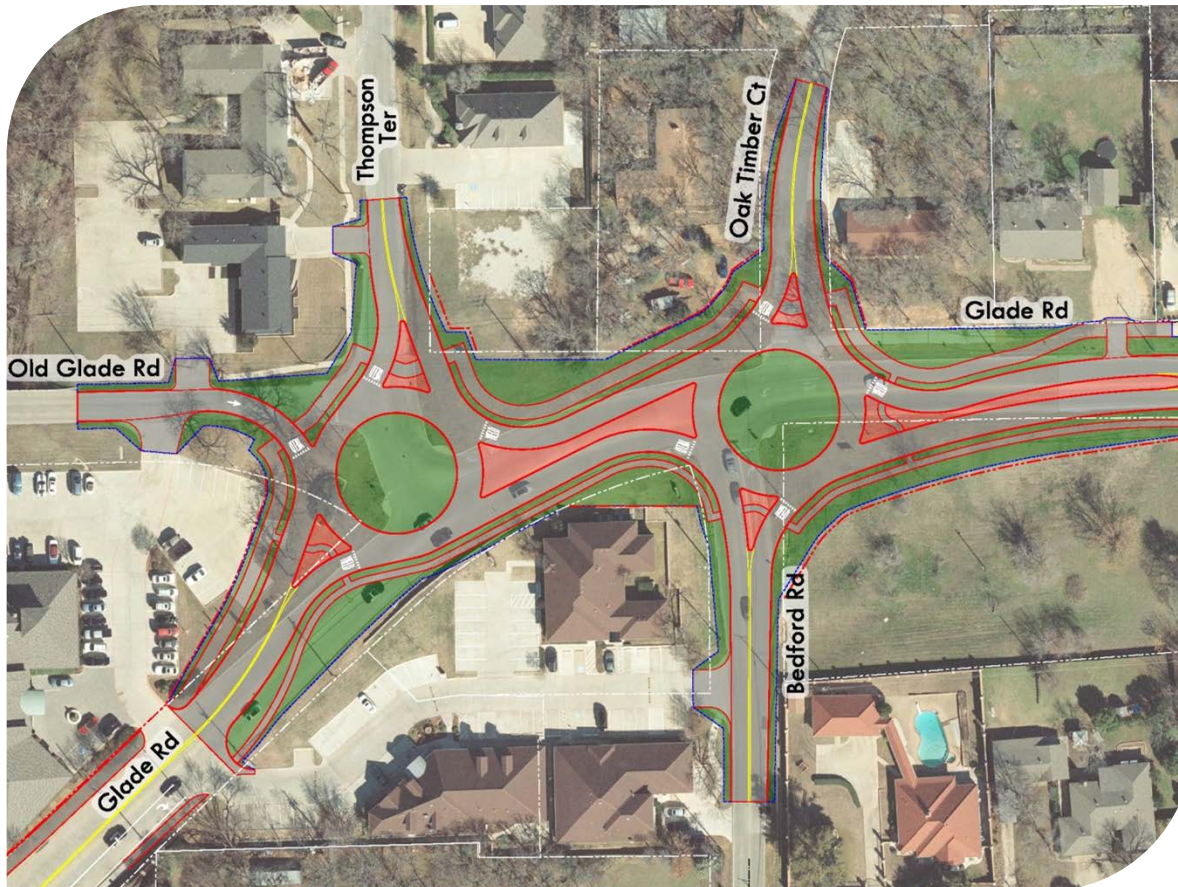
- **Old Glade Road**
 - Cul-de-sac
 - Access from SH 26 only
- **Oak Timber Court**
 - Two-Way
 - Right-in / Right-out
- **Impacts**
 - Three commercial properties
- **Cost**
 - Construction = \$1.5 million
 - Right-of-way = \$1.0 million
 - **Total = \$2.5 million**

Single roundabout aligning Bedford and Thompson Terrace

Section 3

Bedford Road – Thompson Terrace

April 16, 2014 Glade Road Presentation



Two roundabouts connecting Bedford and Thompson Terrace
“Dog Bone”

- **Old Glade Road**
 - One-Way Eastbound
 - Access from SH 26 only
 - Could be a Cul-de-sac
- **Oak Timber Court**
 - Two-Way
 - Full Access
- **Impacts**
 - Two commercial Properties
- **Cost**
 - Construction = \$1.6 million
 - Right-of-way = \$150,000
 - **Total = \$1.75 million**

Section 3

Bedford Road – Thompson Terrace



April 16, 2014 Glade Road Presentation

- **Options**
 - Re-align Bedford Road. Stop sign controlled.
 - Single roundabout at existing intersection.
 - Single roundabout aligning Bedford and Thompson Terrace
 - Two roundabouts “Dog Bone” connecting Bedford and Thompson Terrace
- **Economic Development Perspective/Potential – Marty Wieder**
- **Construction Cost - Vary from \$120,000 to \$1.6 million**
- **Right-of-way Cost - Vary from \$50,000 to \$1.0 million**

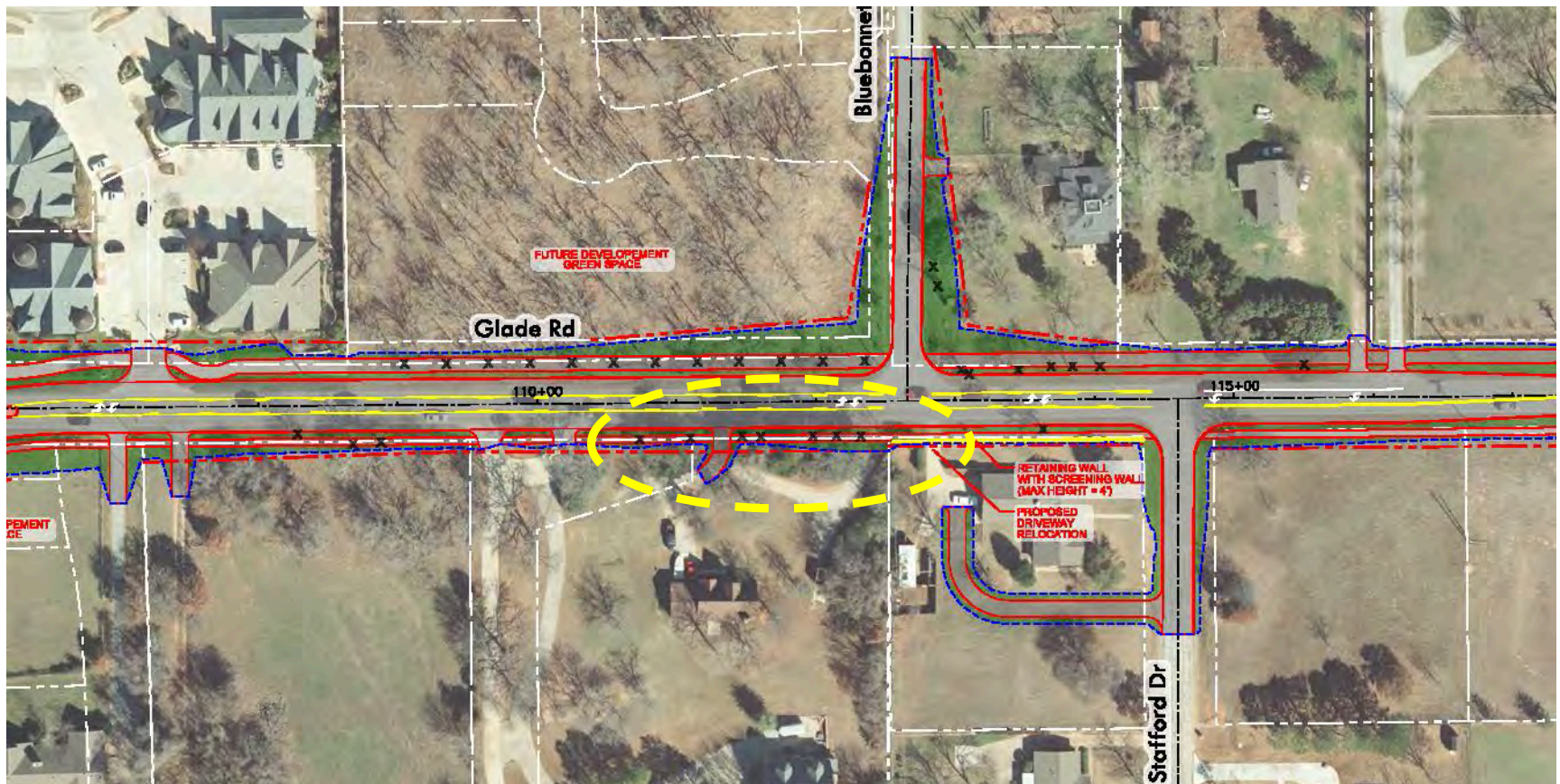
Section 3

Revisions



April 16, 2014 Glade Road Presentation

- **Bluebonnet Driveway**



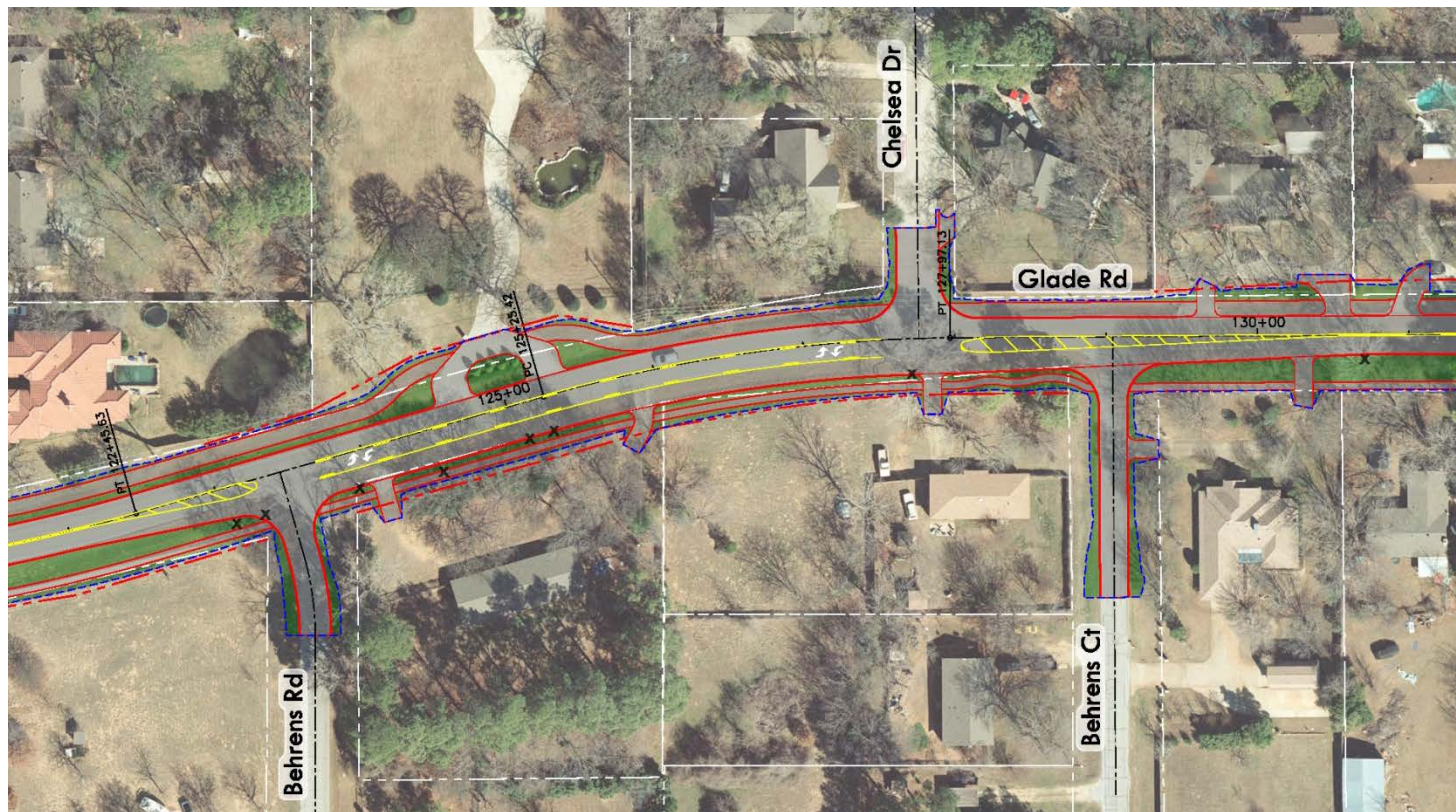
Section 3

Revisions



April 16, 2014 Glade Road Presentation

- Left turn lanes at Behrens Road and Chelsea Drive



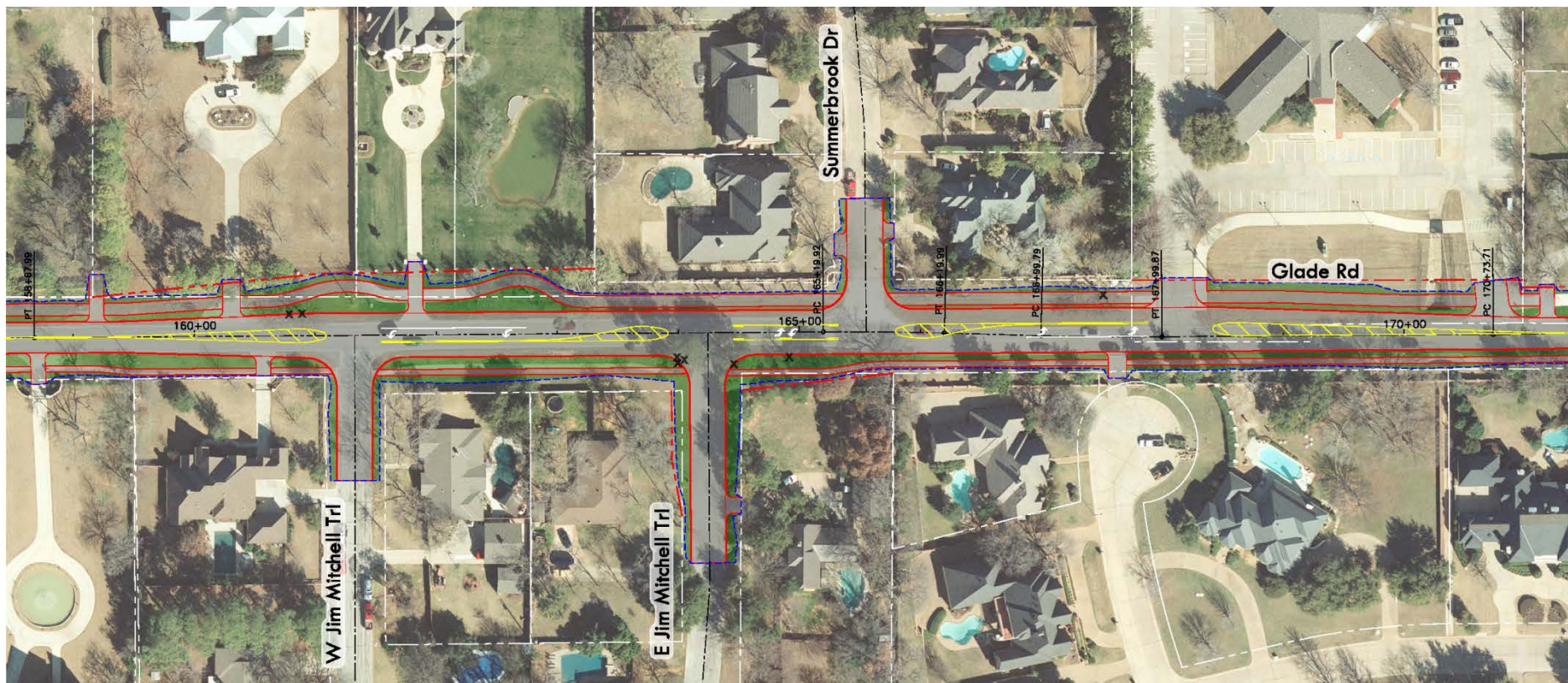
Section 3

Revisions



April 16, 2014 Glade Road Presentation

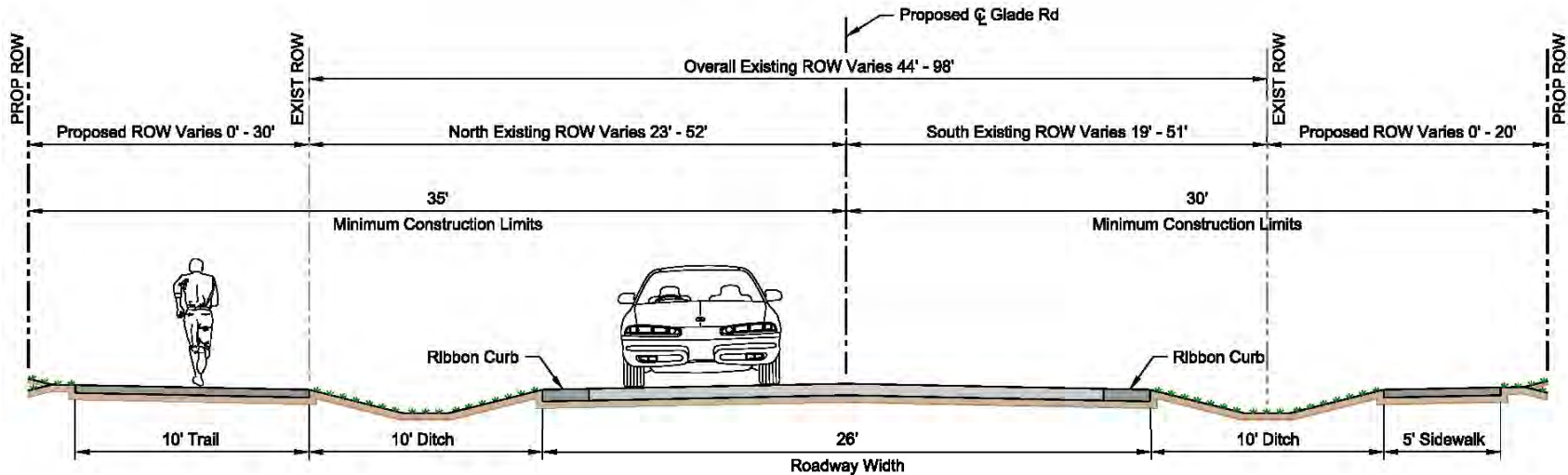
- **Left Turn lanes at Jim Mitchell, Summerbrook and Senior Center**



Corridor Features

Ribbon Curb with Swale

April 16, 2014 Glade Road Presentation



- Rural feel
- Requires the most right-of-way
- Impacts the most trees
- No physical barrier separating vehicular and pedestrian traffic
- Requires 8'-10' between curb and sidewalk
- Requires the most ongoing maintenance
- Allows vehicles to pull over for emergency vehicles

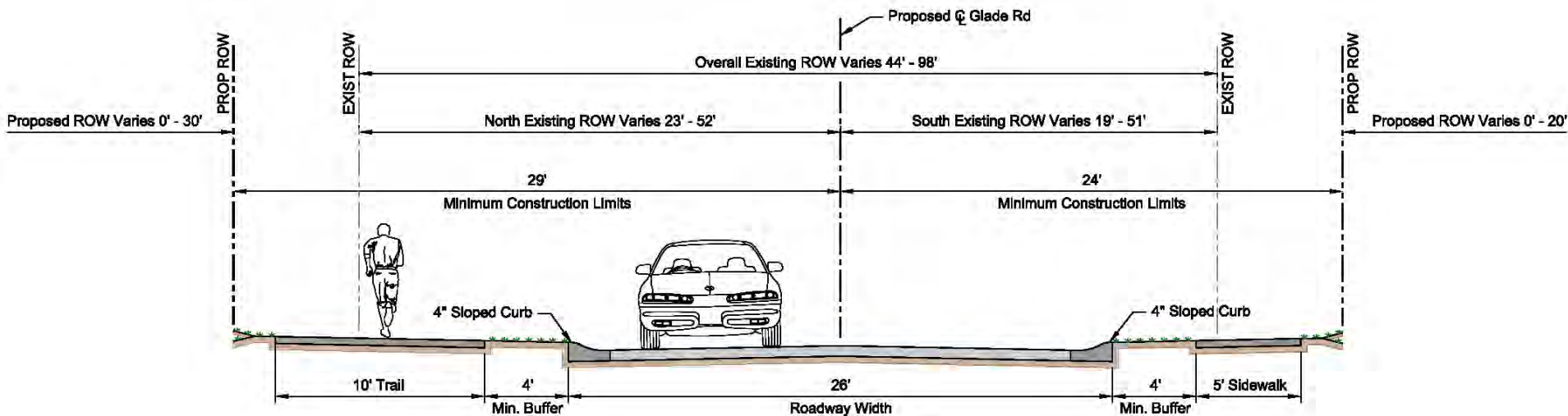


Corridor Features

Sloped Curb



April 16, 2014 Glade Road Presentation



- Semi-rural feel
- Requires less right-of-way
- Less impacts to trees
- Provides some delineation between vehicular and pedestrian traffic
- Recommend 4' buffer between sidewalk and curb
- Allows vehicles to pull over for emergency vehicles

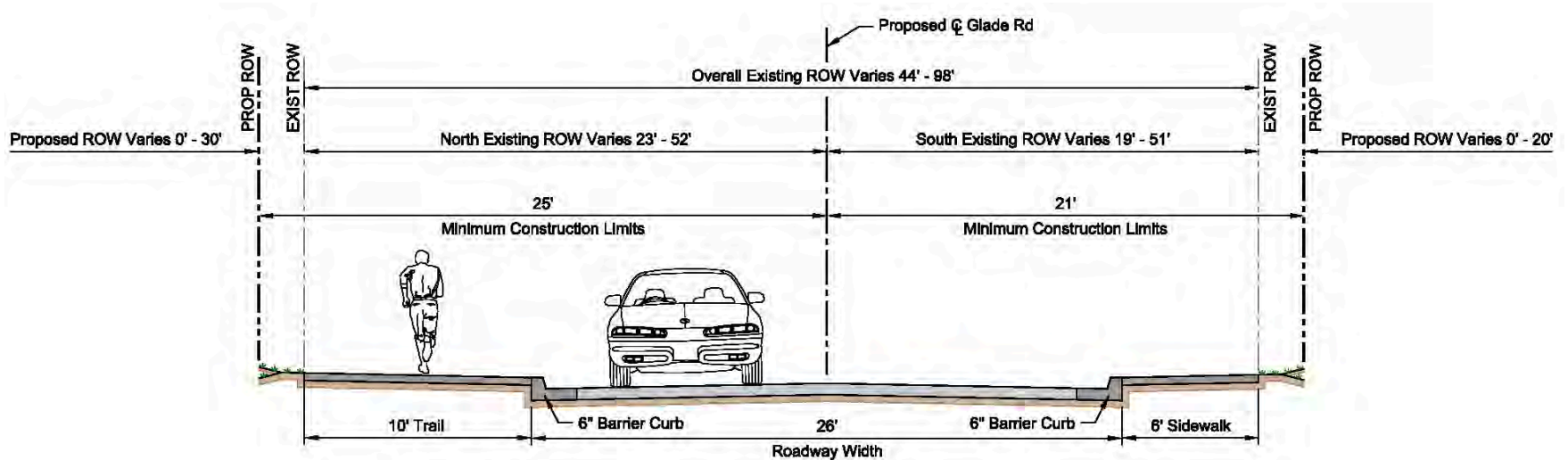


Corridor Features

Barrier Curb



April 16, 2014 Glade Road Presentation



- Urban feel
- Matches other sections of Glade Road
- Requires the least right-of-way
- Impacts the least trees
- Provides a barrier between vehicular and pedestrian traffic
- Sidewalk can be adjacent to the curb when needed
 - To avoid conflicts with trees or minimize right-of-way
- Restricts vehicles from pulling over for emergency vehicles





Corridor Features

Roadway Drainage



April 16, 2014 Glade Road Presentation

	Ribbon Curb	Sloped Curb	Barrier Curb
Right-of-way width	65' minimum	53' minimum	46' minimum
Right-of-way cost	\$ 2,380,000.00	\$ 1,975,000.00	\$ 1,795,000.00
Trees Removed	271	168	106
Drainage	Grate Inlets	Curb Inlets	Curb Inlets
Maintenance	High	Low	Low
Look and Feel	Rural	Semi-Rural	Urban
Sidewalk Separation	10 feet minimum	4 feet minimum	Adjacent

Project Phasing

Constraints



April 16, 2014 Glade Road Presentation

What Controls Project Phasing?

- **Right-of-way Acquisition (Number of Parcels, Difficult Acquisitions)**
- **Utility Coordination and Relocations (Franchise and City Utilities)**
- **Final Design and Bidding**
- **Bid Packages**
- **Bransford Elementary School**
- **SH 26 Construction**
- **Construction Time**
- **City Capacity to Manage Construction**
- **Budgeted Project Funding – Glade Road**
- **City Council Preference**

Project Phasing

Schedule



April 16, 2014 Glade Road Presentation

Traffic Operations and Safety

Factoring in Constraints



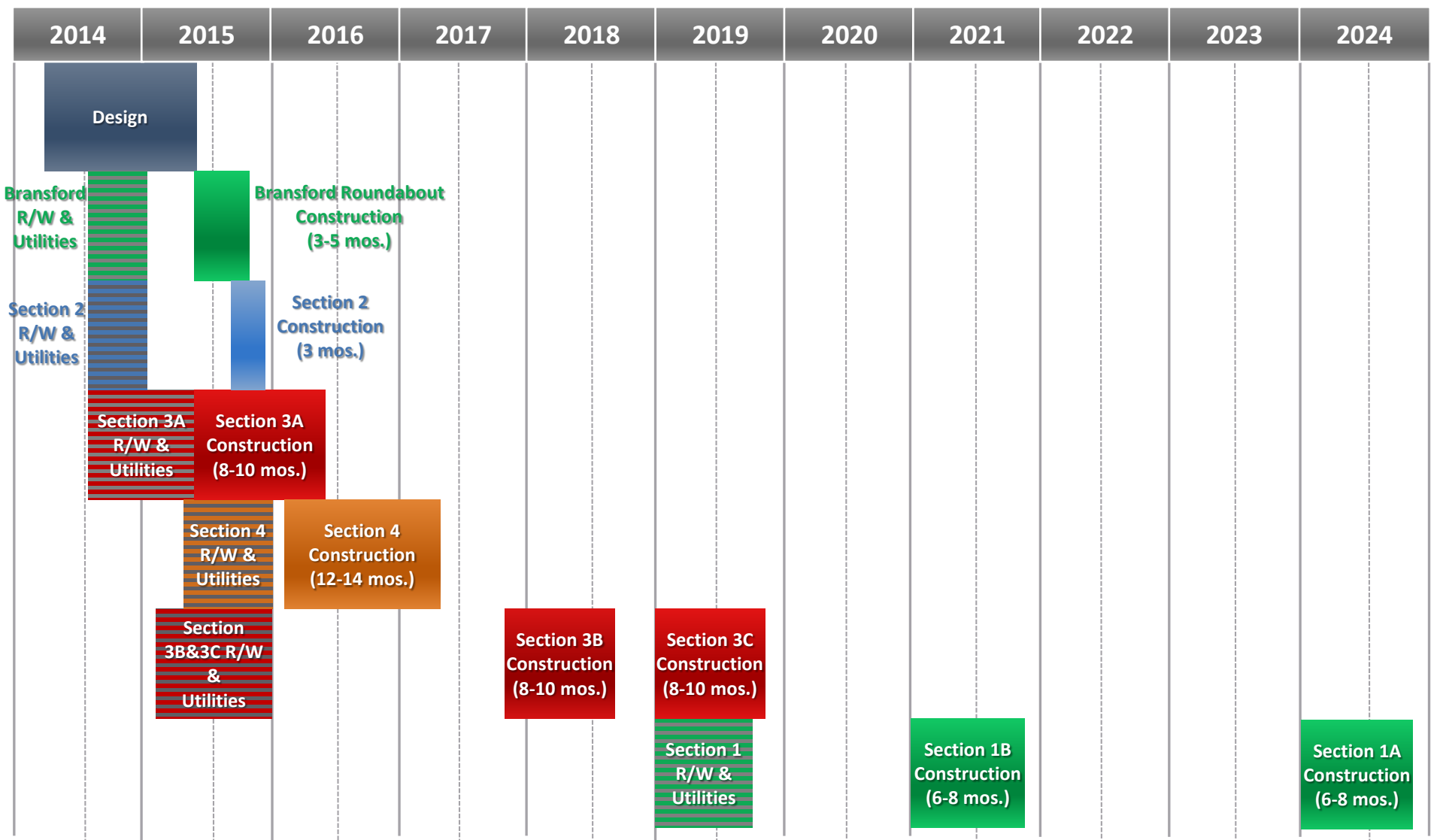


Project Phasing

Schedule



April 16, 2014 Glade Road Presentation





Glade Road

Recommendation



April 16, 2014 Glade Road Presentation

- Section 1 - Two Lanes with Left Turn Lanes where Warranted
- Bransford Intersection – Roundabout (with considerations for school traffic)
- Section 2 - Pavement Markings and Sidewalk and/or Trail
- Section 3A - Bedford to Bluebonnet - Two Lanes with Continuous Left
- Bedford Intersection – (Re-Align, Roundabout, Connect with Thompson Terrace?)
- Riverwalk Intersection – Roundabout
- Bluebonnet Intersection – Stop Sign on Bluebonnet Approach
- Section 3B & 3C - Bluebonnet to Pool/Jackson - Two Lanes with Left Turn Lanes where Warranted



Glade Road

Recommendation



April 16, 2014 Glade Road Presentation

- Section 4 - Two Lanes with Medians and Left Turn Lanes
 - Add additional westbound lane from Heritage Avenue to Roberts Road
- Martin Parkway Intersection – Stop Sign on Martin Parkway
- Roberts Road Intersection - Stop Sign on Roberts Road/Prestwick Parkway
 - Add additional southbound lane right-turn lane on Roberts Road
- Asphalt Pavement
- Roadway Section/Curb Type?
- 5' Sidewalks on south side and 10' Trail on north side
- Street Lighting at intersections and low level lighting along trail
- Project Schedule:
 - Revised to make Bransford Roundabout, Section 2 and Section 3A priority



Next Steps

April 16, 2014 Glade Road Presentation

- **Public Meeting to Display Final Plan**
- **Prepare Preliminary Engineering Study Report**
- **Design, Right-of-way and Utility Coordination**
- **Construction**

Glade Road

Summary

April 16, 2014 Glade Road Presentation

SECTION	RIGHT-OF-WAY			TREES	CONSTRUCTION		PROFESSIONAL SERVICES	TOTAL
	Number of Parcels	Time to Aquire (Months)	Cost	Removed	Time (Months)	Cost	Soft Cost	Cost
Section 1	18	9	\$ 300,000.00	15	13	\$ 4,737,000.00	\$ 360,000.00	\$ 5,397,000.00
Bransford Roundabout	2	6	\$ 15,000.00	10	5	\$ 1,100,000.00	\$ 98,000.00	\$ 1,213,000.00
Section 2	13	6	\$ 80,000.00	1	3	\$ 215,000.00	\$ 24,000.00	\$ 319,000.00
Bedford Road	1	6	\$ 50,000.00	-	N/A	\$ 115,000.00	\$ 13,500.00	\$ 178,500.00
Section 3A	17	10	\$ 780,000.00	37	12	\$ 2,325,600.00	\$ 245,000.00	\$ 3,350,600.00
Section 3B	16	12	\$ 210,000.00	18	16	\$ 2,964,000.00	\$ 251,500.00	\$ 3,425,500.00
Section 3C	11	*	\$ 220,000.00	8	*	\$ 2,520,000.00	\$ 208,500.00	\$ 2,948,500.00
Section 4	7	9	\$ 190,000.00	17	14	\$ 3,530,250.00	\$ 309,500.00	\$ 4,029,750.00
Total	85	N/A	\$ 1,845,000.00	106	N/A	\$ 17,506,850.00	\$ 1,510,000.00	\$ 20,861,850.00

* Time Included in Section 3B



Project Phasing

Schedule



April 16, 2014 Glade Road Presentation

2014	Design Services	\$	480,000.00
	Right-of-way Services	\$	45,000.00
	Bransford Roundabout Right-of-way	\$	15,000.00
	Section 2 Right-of-way	\$	80,000.00
	Section 3 Right-of-way	\$	830,000.00
		\$	1,450,000.00

2015	Design Services	\$	430,000.00
	Construction Services	\$	140,000.00
	Right-of-way Services	\$	32,500.00
	Section 3 Right-of-way	\$	430,000.00
	Section 4 Right-of-way	\$	190,000.00
	Bransford RAB	\$	1,100,000.00
	Bedford Road	\$	115,000.00
	Section 3A (Bedford Road to Manning Drive)	\$	1,368,000.00
	Section 2 (Shadowood Trail to Bedford Rd)	\$	215,000.00
		\$	4,020,500.00

2016	Construction Services	\$	94,500.00
	Section 3A (Bedford Road to Manning Drive)	\$	957,600.00
	Section 4A (Jackson-Pool Road to Martin Pkwy)	\$	2,766,750.00
	Section 4B (Martin Pkwy to Heritage Ave.)	\$	252,000.00
	Section 3B (Manning Drive to Montclair Street)	\$	4,070,850.00

2017	Construction Services	\$	143,000.00
	Section 4A (Jackson-Pool Road to Martin Pkwy)	\$	511,500.00
	Section 3B (Manning Drive to Montclair Street)	\$	572,000.00
		\$	1,226,500.00



Project Phasing

Schedule



April 16, 2014 Glade Road Presentation

2018	Construction Services	\$	-
	Section 3B (Manning Drive to Montclair Street)	\$	2,392,000.00
		\$	2,392,000.00
2019	Right-of-way Services	\$	15,000.00
	Section 1 Right-of-way	\$	300,000.00
	Section 3C (Montclair Street to Jackson-Pool Rd.)	\$	2,520,000.00
		\$	2,835,000.00
2020	No work	\$	-
		\$	-
2021	Construction Services	\$	130,000.00
	Section 1B (Mill View Dr to Bransford Roundabout)	\$	1,937,000.00
		\$	2,067,000.00
2022	No work	\$	-
		\$	-
2023	No work	\$	-
		\$	-
2024	Construction Services		
	Section 1A (River Bend Dr to Mill View Dr)	\$	2,800,000.00
		\$	2,800,000.00
Total		\$	20,861,850.00

Opinion of Probable Cost

April 16, 2014 Glade Road Presentation

SECTION 1

Section 1A (River Bend Dr to Mill View Dr)	\$ 2,800,000.00
Section 1B (Mill View Dr to Bransford Roundabout)	\$ 1,937,000.00
Section 1 Total	\$ 4,737,000.00

SECTION 2

Bransford RAB	\$ 960,000.00
Bransford Elementary Driveway	\$ 140,000.00
Section 2 (Shadowood Trail to Bedford Rd)	\$ 215,000.00
Section 2 Total	\$ 1,315,000.00

SECTION 3

Bedford Road	\$ 115,000.00
Section 3A (Bedford Road to Manning Drive)	\$ 2,325,600.00
Section 3B (Manning Drive to Montclair Street)	\$ 2,964,000.00
Section 3C (Montclair Street to Jackson-Pool Rd.)	\$ 2,520,000.00
Section 3 Total	\$ 7,924,600.00

SECTION 4

Section 4A (Jackson-Pool Road to Martin Pkwy)	\$ 3,278,250.00
Section 4B (Martin Pkwy to Heritage Ave.)	\$ 252,000.00
Section 4 Total	\$ 3,530,250.00

Construction Total \$ 17,506,850.00

RIGHT-OF-WAY

Section 1 Right-of-way	\$ 300,000.00
Bransford Roundabout	\$ 15,000.00
Section 2 Right-of-way	\$ 80,000.00
Bedford Road	\$ 50,000.00
Section 3A Right-of-way	\$ 780,000.00
Section 3B Right-of-way	\$ 210,000.00
Section 3C Right-of-way	\$ 220,000.00
Section 4 Right-of-way	\$ 190,000.00
Right-of-way Total	\$ 1,845,000.00

SOFT COSTS

Design Services (6%)	\$ 910,000.00
Right-of-way Services (5%)	\$ 92,500.00
Construction Mgmt/Inspection (3%)	\$ 507,500.00
Soft Cost Total	\$ 1,510,000.00

PROJECT COSTS

Soft Cost Total	\$ 1,510,000.00
Right-of-way Total	\$ 1,845,000.00
Construction Total	\$ 17,506,850.00
Project Total	\$ 20,861,850.00



June 17, 2014 Glade Road Presentation



GLADE ROAD PROJECT





Workshop Agenda

June 17, 2014 Glade Road Presentation

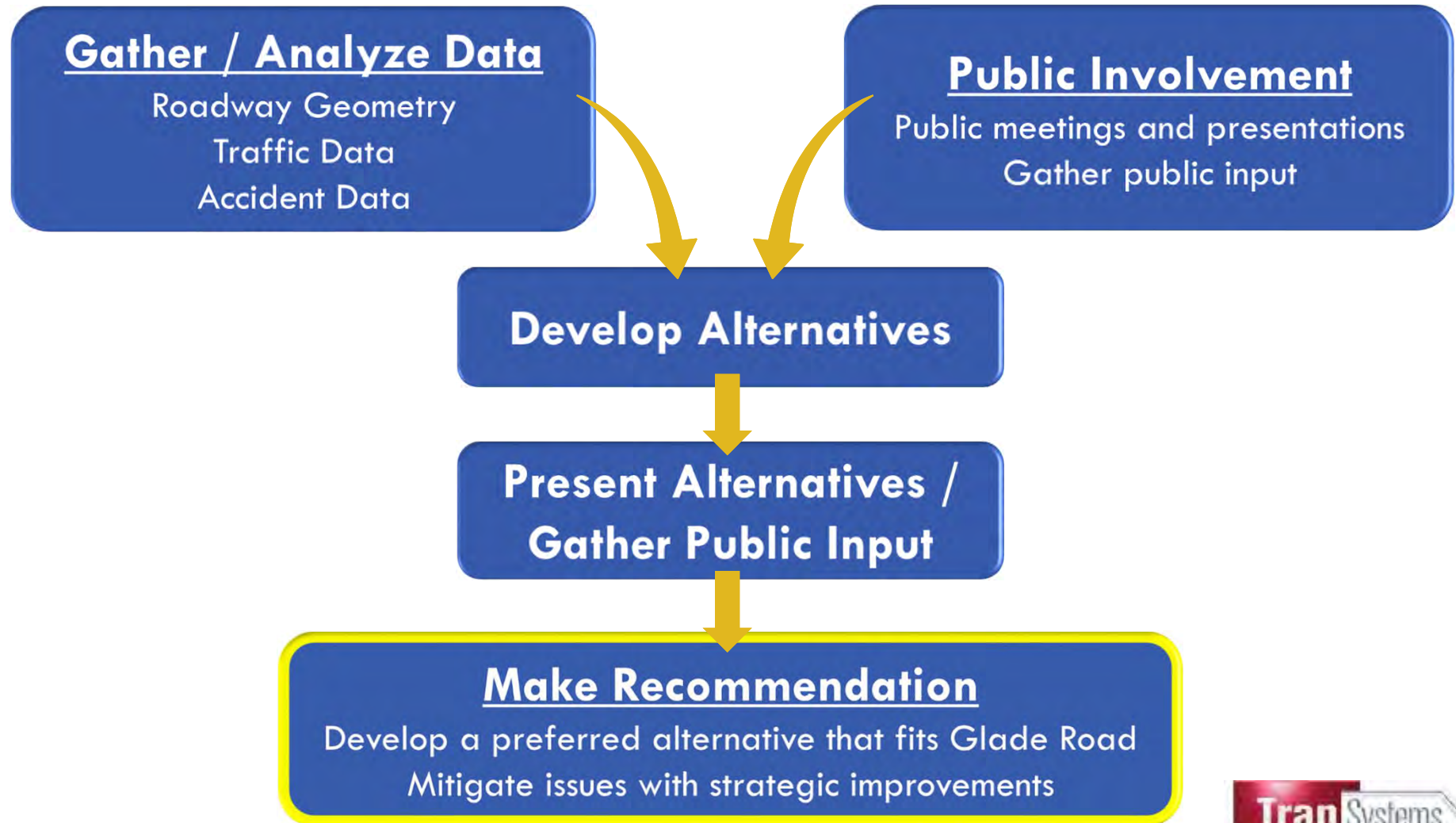
- **Bransford Roundabout**
- **Roadway Section/Curb Type Discussion**
- **Trail and Sidewalk Discussion**
- **Pavement Section - Reclamation vs. Reconstruction**
- **Conceptual Tree Mitigation Program**
- **Summary of Project Phasing**
- **Summary of Recommendation**





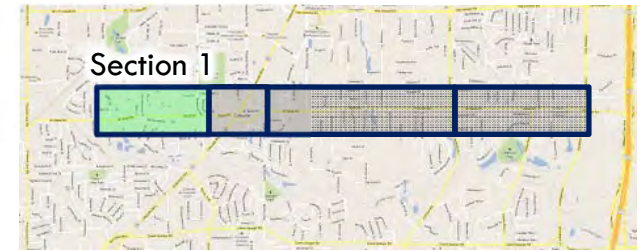
Project Study Approach

June 17, 2014 Glade Road Presentation



Section 1

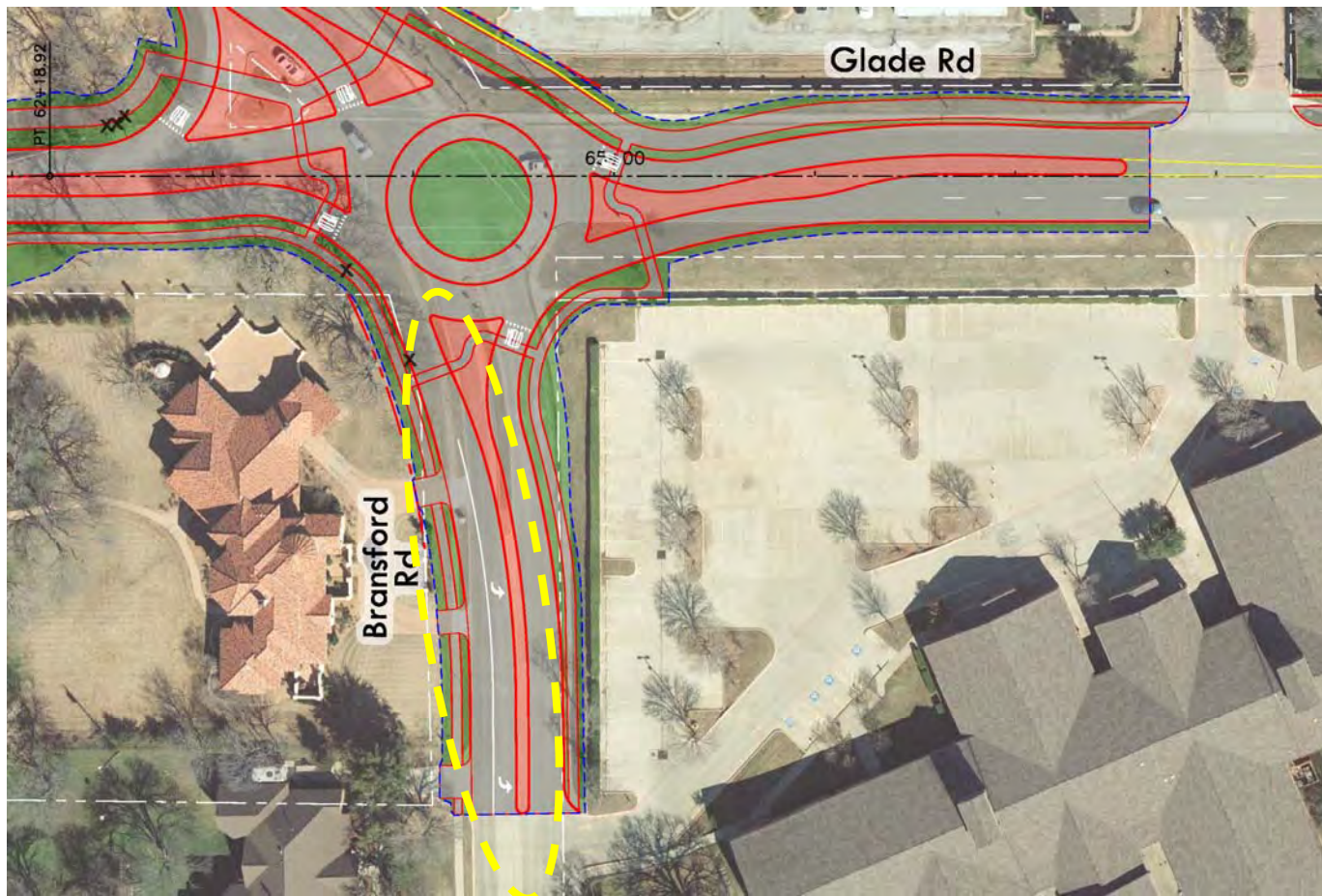
Bransford Roundabout



June 17, 2014 Glade Road Presentation

Revised southbound left-turn lane for Bransford Elementary

Existing length = 75' Proposed length = 170'

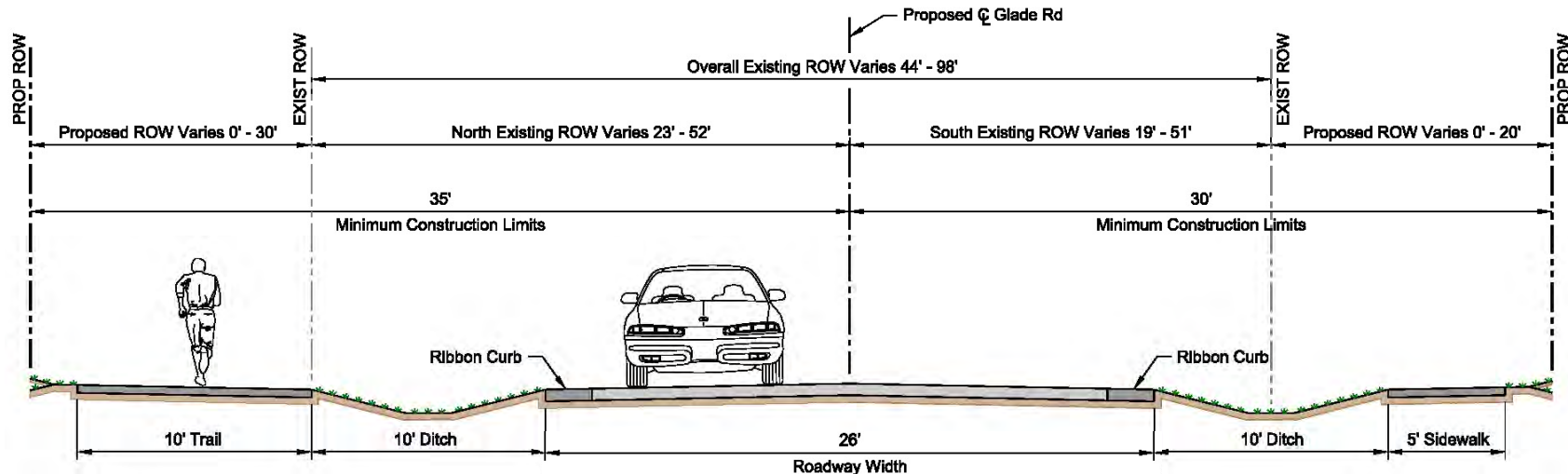


Roadway Section

Ribbon Curb with Swale



June 17, 2014 Glade Road Presentation



- Rural feel
- Requires the most right-of-way
- Impacts the most trees
- No physical barrier separating vehicular and pedestrian traffic
- Requires 8'-10' between curb and sidewalk
- Requires the most ongoing maintenance
- Allows vehicles to pull over for emergency vehicles

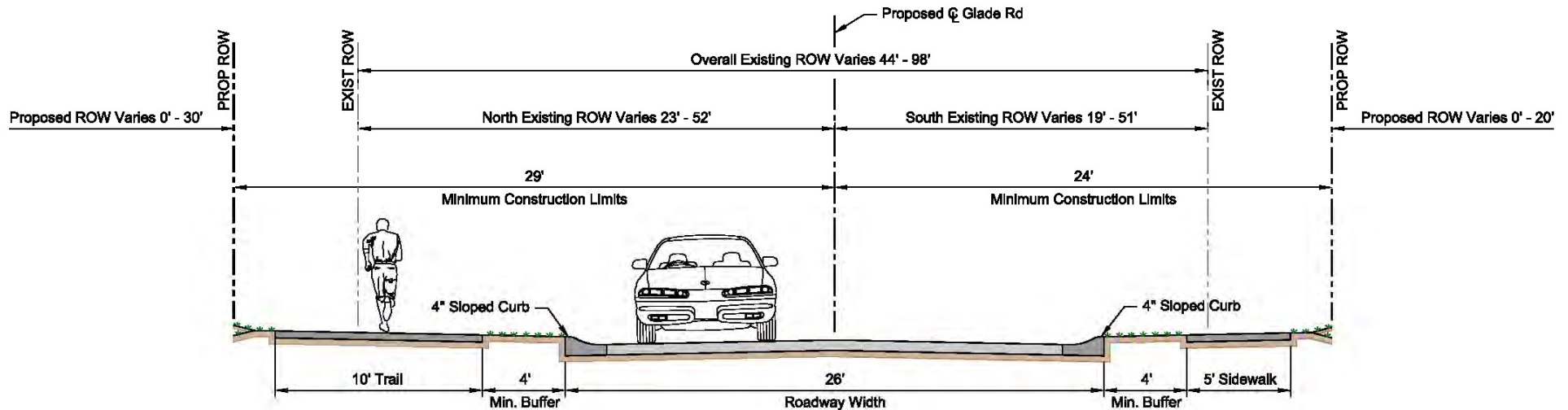


Roadway Section

Sloped Curb



June 17, 2014 Glade Road Presentation



- Semi-rural feel
- Requires less right-of-way
- Less impact to trees
- Provides some delineation between vehicular and pedestrian traffic
- Recommend 4' buffer between sidewalk and curb
- Allows vehicles to pull over for emergency vehicles

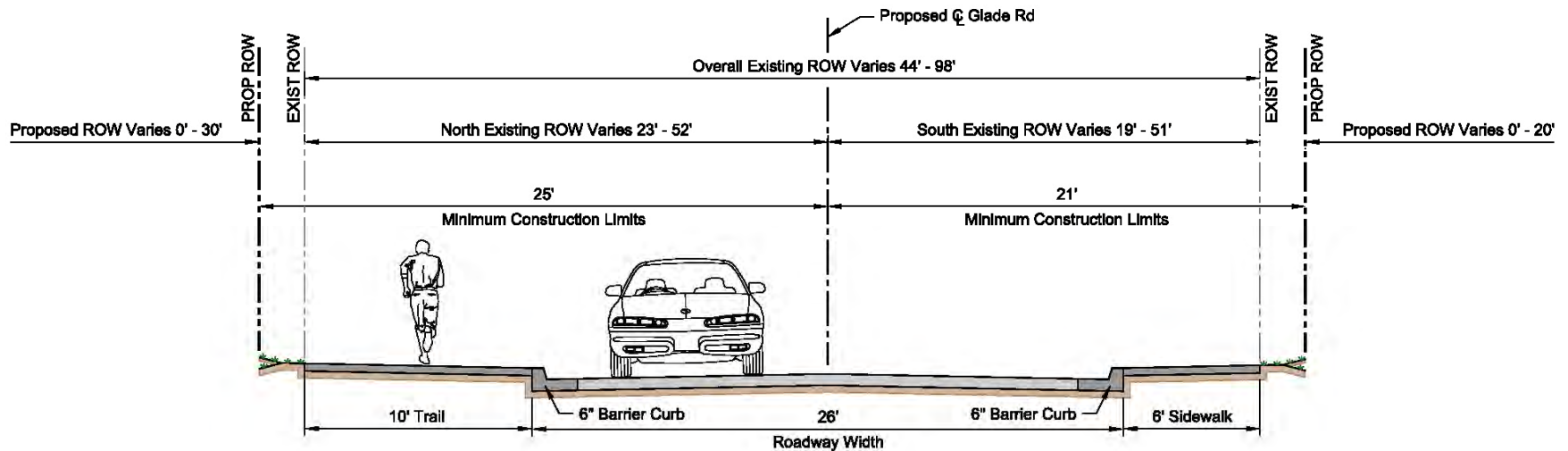


Roadway Section

Barrier Curb



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- Urban feel
- Matches other sections of Glade Road
- Requires the least right-of-way
- Impacts the least trees
- Provides a barrier between vehicular and pedestrian traffic
- Sidewalk can be adjacent to the curb when needed to avoid conflicts with trees or minimize right-of-way
- Restricts vehicles from pulling over for emergency vehicles





Roadway Section Renderings



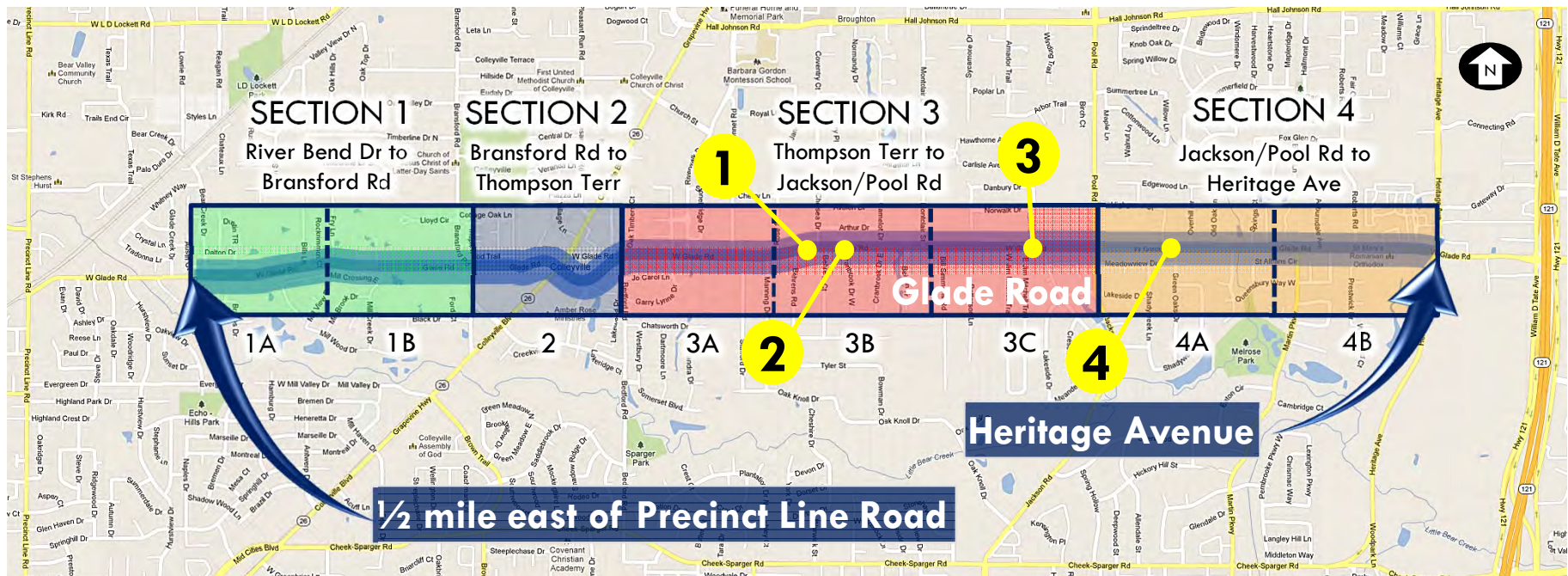
June 17, 2014 Glade Road Presentation

1 Behrens Court

3 E. Jim Mitchell Trail

2 Chelsea Park Area

4 Overhill Drive





Roadway Section

Location 1 – Behrens Court



June 17, 2014 Glade Road Presentation



Ribbon Curb with Swale





Roadway Section

Location 1 – Behrens Court



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Sloped Curb





Roadway Section

Location 1 – Behrens Court



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Barrier Curb





Roadway Section

Location 1 – Behrens Court



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Barrier Curb with Sidewalk Adjacent



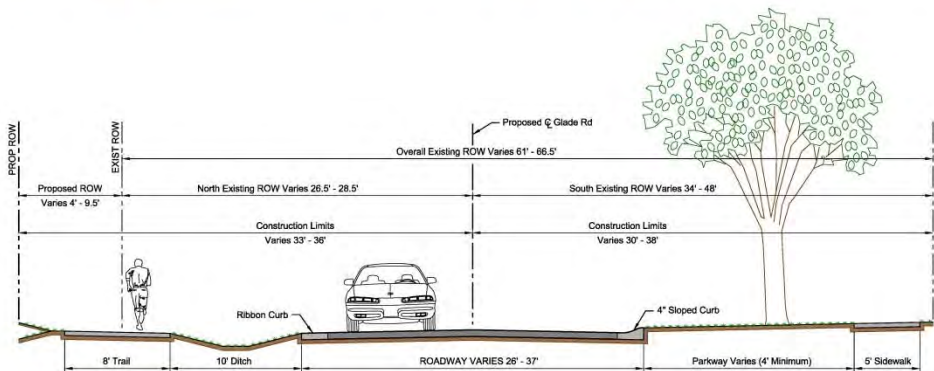
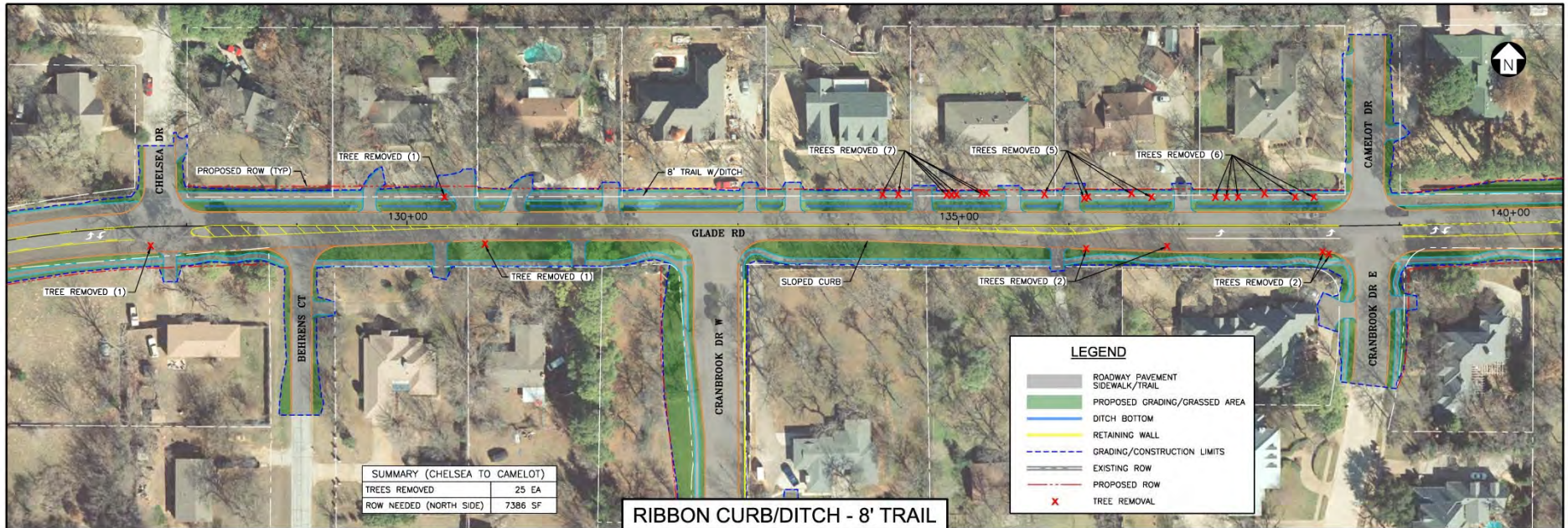


Roadway Section

Location 2 – Chelsea Park Area



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3D RENDERING
STA 134+50
LOOKING EAST



Roadway Section

Location 2 – Chelsea Park Area



June 17, 2014 Glade Road Presentation



North - Sloped Curb
South - Ribbon Curb Swale



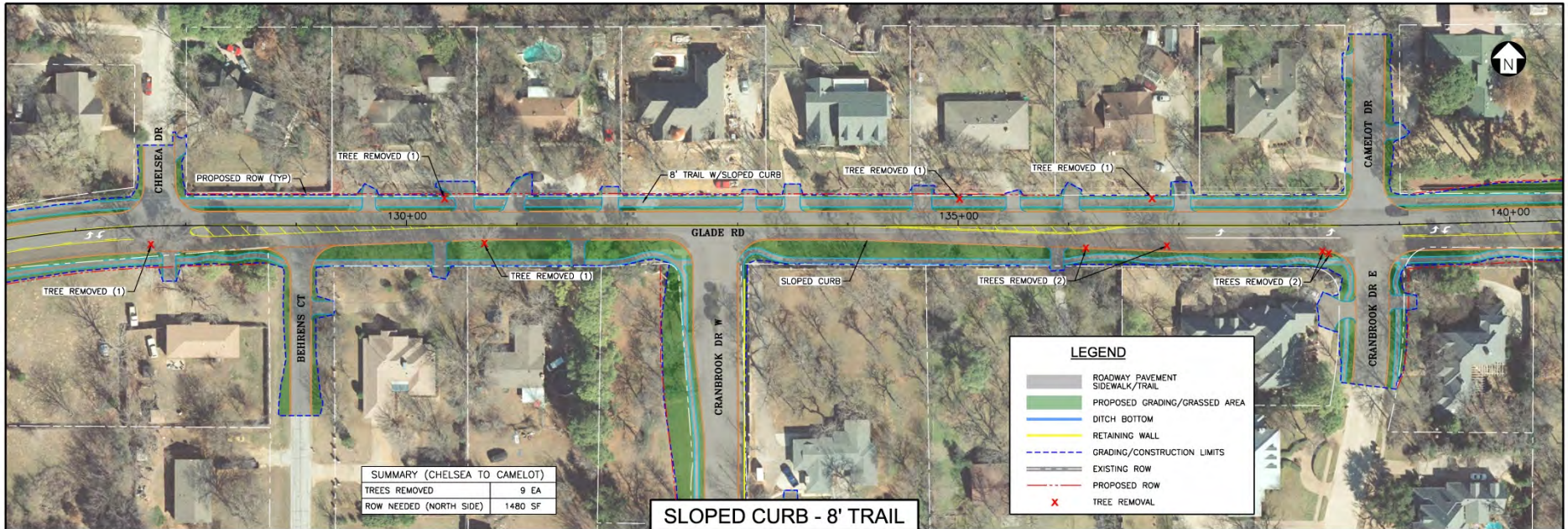


Roadway Section

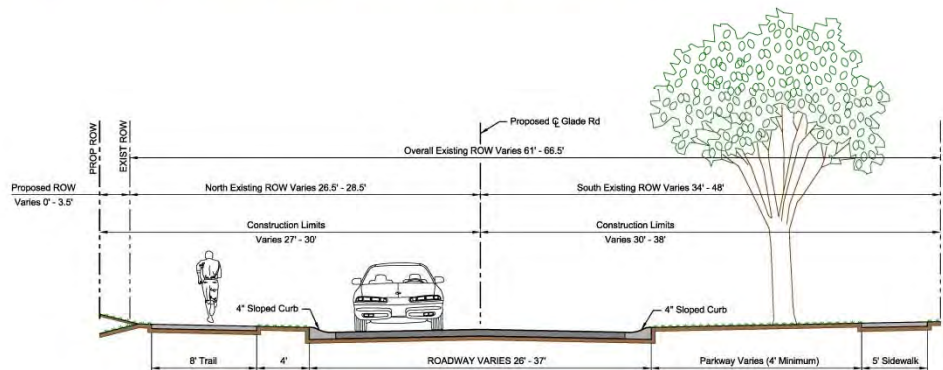
Location 2 – Chelsea Park Area



June 17, 2014 Glade Road Presentation



SLOPED CURB - 8' TRAIL



TYPICAL SECTION

CHELSEA DR TO CAMELOT DR
N.T.S.



3D RENDERING

STA 134+50
LOOKING EAST



Roadway Section

Location 2 – Chelsea Park Area



June 17, 2014 Glade Road Presentation



Sloped Curb



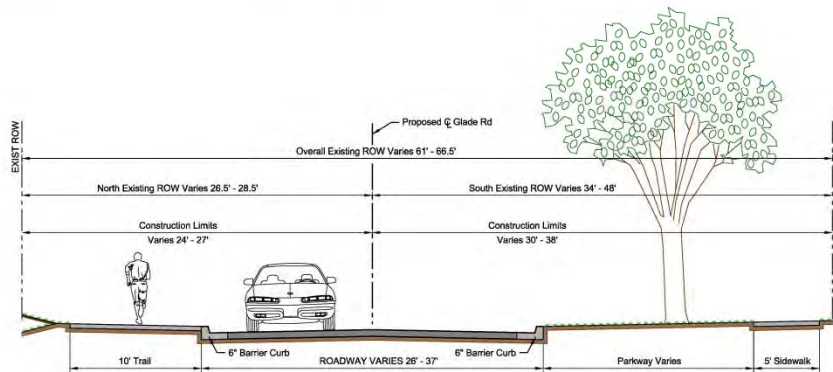
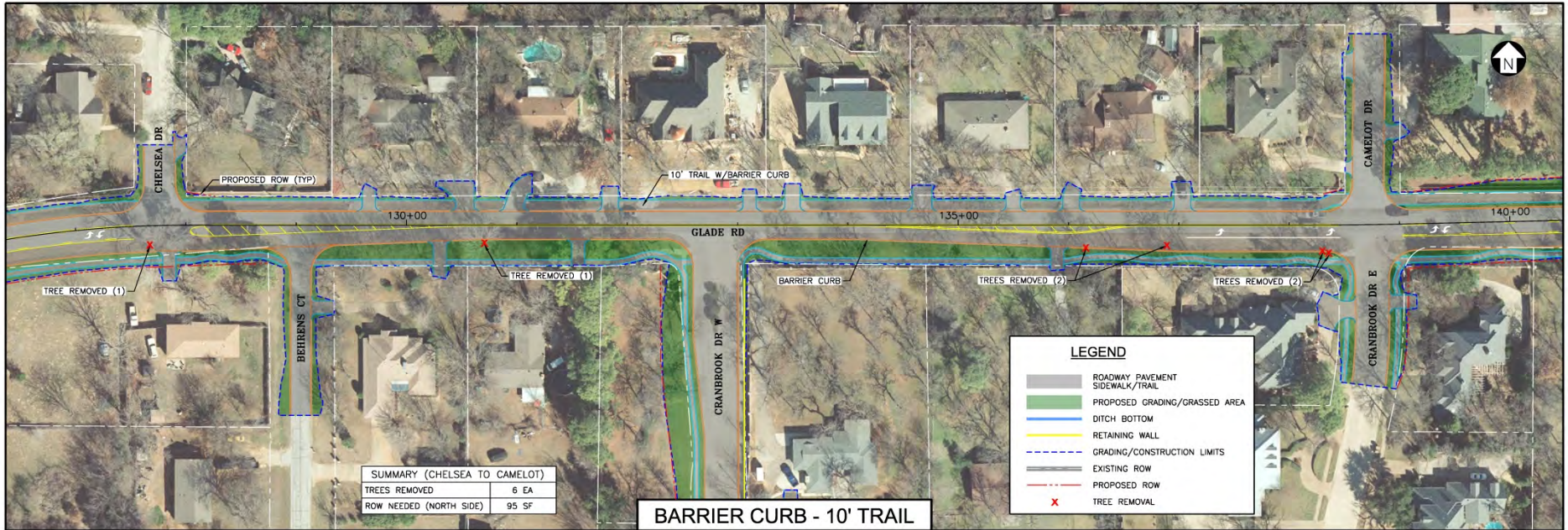


Roadway Section

Location 2 – Chelsea Park Area



June 17, 2014 Glade Road Presentation



3D RENDERING

STA 134+50
LOOKING EAST



Roadway Section

Location 2 – Chelsea Park Area



June 17, 2014 Glade Road Presentation



Barrier Curb



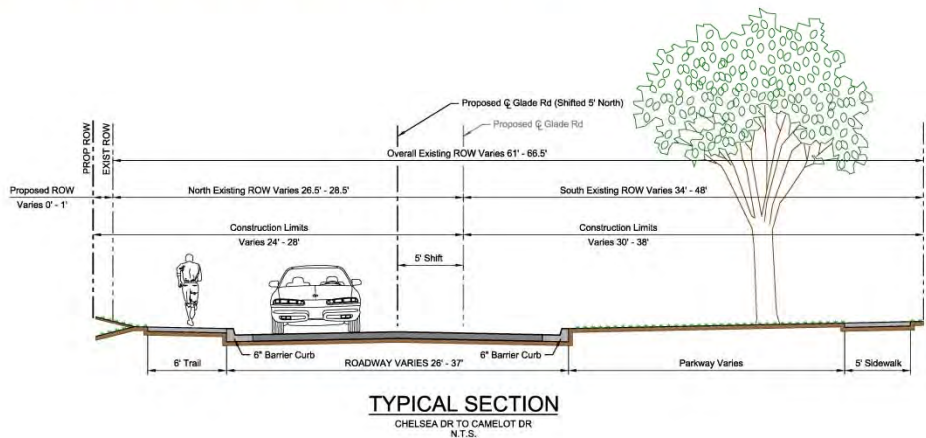
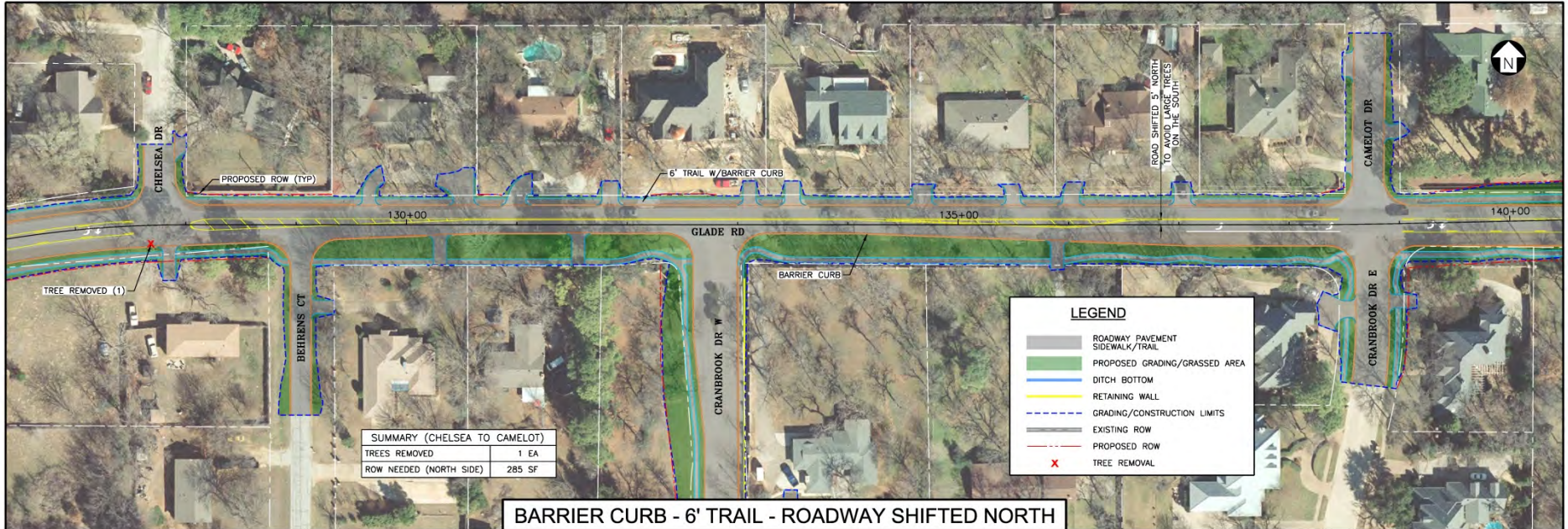


Roadway Section

Location 2 – Chelsea Park Area



June 17, 2014 Glade Road Presentation



3D RENDERING
STA 134+50
LOOKING EAST



Roadway Section

Location 3 – E. Jim Mitchell Trail



June 17, 2014 Glade Road Presentation



Ribbon Curb with Swale





Roadway Section

Location 3 – E. Jim Mitchell Trail



June 17, 2014 Glade Road Presentation



Sloped Curb





Roadway Section

Location 3 – E. Jim Mitchell Trail



June 17, 2014 Glade Road Presentation



Barrier Curb





Roadway Section

Location 4 – Overhill Drive



June 17, 2014 Glade Road Presentation



North - Ribbon Curb with Swale
South – Barrier Curb





Roadway Section

Location 4 – Overhill Drive



June 17, 2014 Glade Road Presentation



Sloped Curb





Roadway Section

Location 4 – Overhill Drive



June 17, 2014 Glade Road Presentation



Barrier Curb





Sidewalk/Trail Options



June 17, 2014 Glade Road Presentation

5' sidewalk on south side and 10' trail on north side

- Recommended for Bransford to Manning and Jackson/Pool to Heritage using existing rights-of-way

5' sidewalk on both north and south side

- River Bend Dr. to Bransford Rd. and Manning Dr. to Jackson/Pool Rd.
- Total project savings \$505,000 in construction and right-of-way costs
- 7 less parcels
- 17 trees saved

8' enhanced sidewalk south side only

- River Bend Dr. to Bransford Rd. and Manning Dr. to Jackson/Pool Rd.
- Total project savings \$755,000 in construction and right-of-way costs
- 16 less parcels
- 26 Trees Saved





Sidewalk/Trail

Location 1 – Behrens Court



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10' trail / 5' sidewalk





Sidewalk/Trail

Location 1 – Behrens Court



June 17, 2014 Glade Road Presentation



5' sidewalk both sides





Sidewalk/Trail

Location 1 – Behrens Court



June 17, 2014 Glade Road Presentation



8' enhanced sidewalk south side





Sidewalk/Trail

Location 2 – Chelsea Park Area



June 17, 2014 Glade Road Presentation



10' trail / 5' sidewalk





Sidewalk/Trail

Location 2 – Chelsea Park Area



June 17, 2014 Glade Road Presentation



5' sidewalk both sides





Sidewalk/Trail

Location 2 – Chelsea Park Area



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8' enhanced sidewalk south side





Sidewalk/Trail

Location 3 – E. Jim Mitchell Trail



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5' sidewalk / 10' trail





Sidewalk/Trail

Location 3 – E. Jim Mitchell Trail



June 17, 2014 Glade Road Presentation



5' sidewalk both sides





Sidewalk/Trail

Location 3 – E. Jim Mitchell Trail



June 17, 2014 Glade Road Presentation



8' enhanced sidewalk south side





Pavement Section

Reclamation vs. Reconstruction



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Typical Existing Pavement Section

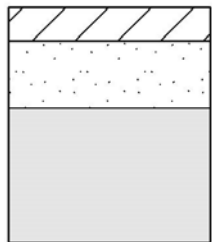


2" Surface Course

Compacted Subgrade

- Evolved over time (not designed)
- 3 to 5 year life
- Poor riding surface
- Requires constant maintenance

Reclamation Pavement Section



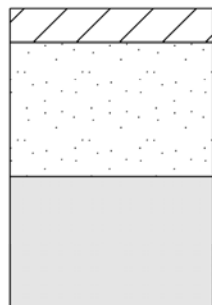
2" Asphalt Surface Course

4" Asphalt Base Course

8" Stabilized Subgrade

- 15 year design life
- Reduced road noise
- Faster construction
- Reduced complexity in construction phasing
- Minor maintenance can be performed by City crews

Engineered Pavement Section



2" Asphalt Surface Course

7"-9" Asphalt Base Course

8" Stabilized Subgrade

- 30 plus year design life
- Reduced road noise
- Reduced complexity in construction phasing
- Minor maintenance can be performed by City crews



Pavement Section

Reclamation vs. Reconstruction



June 17, 2014 Glade Road Presentation

Possible Areas for Pavement Reclamation

- Mill Creek to Bransford Road (Section 1B)
- Manning to Jackson/Pool (Sections 3B and 3C)
- Jackson/Pool to Strathmore Terrace (Section 4)

Things to consider with Pavement Reclamation

- Limits geometric modifications, elevation stays the same
- Could be performed in existing rights-of-way
- Addressing narrow road widths
 - Some grading and drainage improvements will be required
 - Possibility of pavement failing along existing edge of pavement
- Left-turn lanes
 - Will require additional rights-of-way, grading, drainage improvements and a full depth pavement
- Consider completing sidewalk on south side of the road
 - Will require additional rights-of-way
- Addition of curb will require storm drain improvements





Pavement Section

Reclamation vs. Reconstruction



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Things to consider with Pavement Reconstruction

- Address safety and visibility issues
- Bar ditches replaced with engineered drainage system
- Safer lane widths
- Improve roadside safety (shoulder conditions)
- Can add left-turn lanes where warranted for safety and mobility
- Pedestrian elements can be added as desired





Pavement Section

Reclamation vs. Reconstruction



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Cost Comparison*

Riverbend to Bransford Road (Section 1)

- Reconstruction - \$4,977,000
- Reclamation - \$437,000

Manning to Jackson/Pool (Sections 3B and 3C)

- Reconstruction - \$5,926,000
- Reclamation - \$1,266,000

Jackson/Pool to Strathmore Terrace (Section 4)

- Reconstruction - \$3,390,000
- Reclamation - \$732,000

* Estimated costs include preliminary rights-of-way and construction costs





Tree Mitigation



June 17, 2014 Glade Road Presentation

Conceptual Program Details

- Funds set aside for tree mitigation along Glade
- Property owners can select from City-approved trees
 - Type of tree can be to specific certain sections of Glade Road
- Property owners that lose trees have priority in selection
- Limit number of trees per property owner
- Provide criteria as to where they can planted
- Installed by a City contractor (contract separate from Glade Road)
- Warrantied by the contractor directly with the property owner
- Property owners may upgrade tree size at their own cost



Tree Mitigation



June 17, 2014 Glade Road Presentation

Conceptual Program Benefits continued...

- Gives the property owner input
 - Type of tree
 - Number of trees
 - Location of tree
- Keeps trees out of City right-of-way
- Keeps trees out of overhead power lines
- Does not require installation or maintenance by City Staff
- Warrantied by the contractor not the City
- Trees can be replaced at a ratio of 2:1, 3:1 or higher



Project Phasing

Constraints



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What Controls Project Phasing?

- Right-of-way Acquisition
- Utility Coordination and Relocations (Franchise and City Utilities)
- Final Design and Bidding
- Bransford Elementary School
- SH 26 Construction
- Construction Time
- Budgeted Project Funding – Glade Road
- City Council Preference

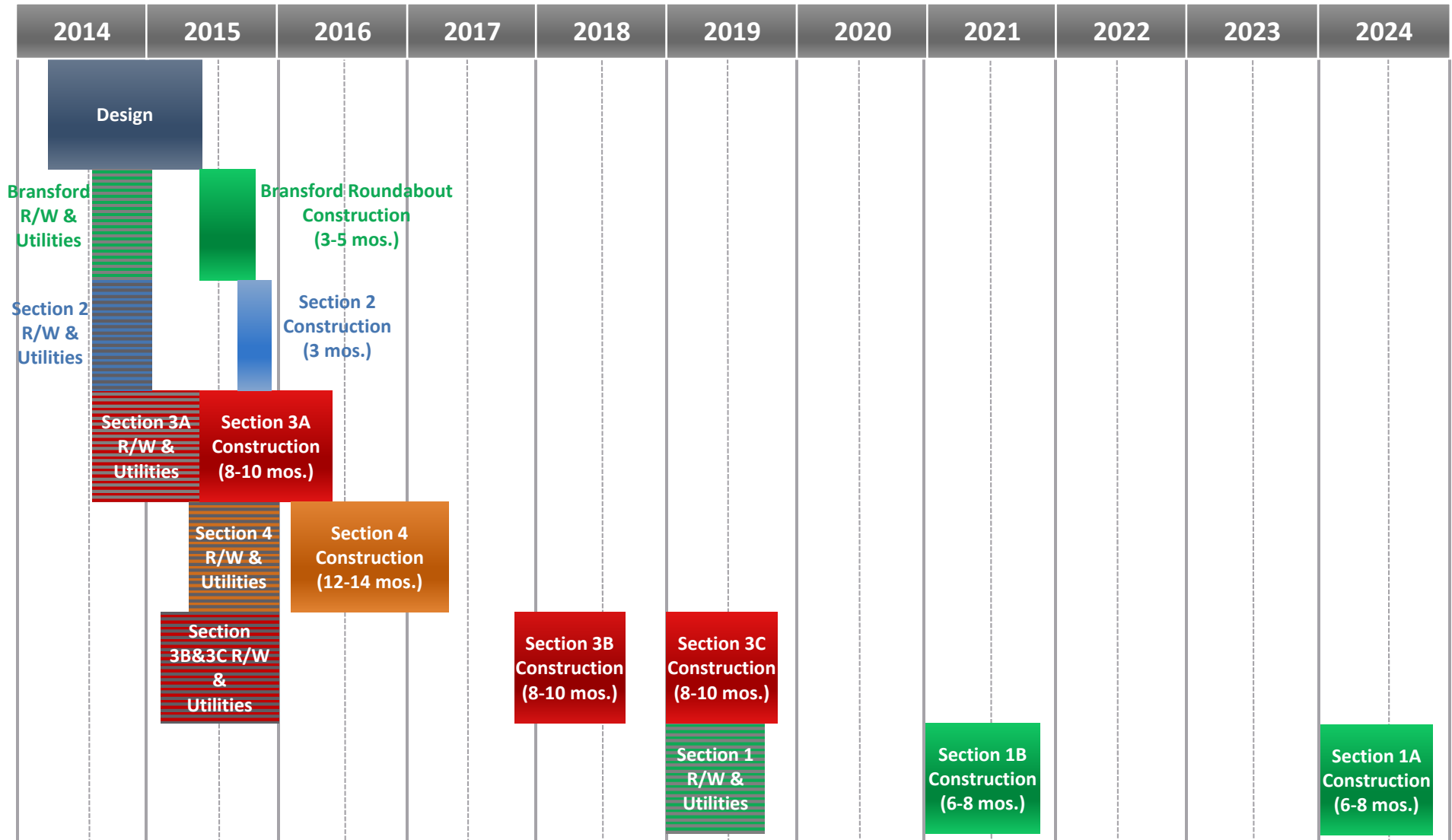


Project Phasing

Schedule



June 17, 2014 Glade Road Presentation





Glade Road

Recommendation



June 17, 2014 Glade Road Presentation

Section 1 (River Bend Dr. to Bransford Rd.)

- Two lanes with left turn lanes where warranted
- Barrier curb

Options

- Sloped curb
- Ribbon curb with engineered swale in select locations
- 10' trail on the north side and 5' sidewalk on the south side
- 5' sidewalk on the north and south side
- 8' enhanced sidewalk on the south side
- Pavement reclamation



Glade Road

Recommendation



June 17, 2014 Glade Road Presentation

Section 2 (Bransford Rd. to Thompson Terrace)

- Pavement markings
- Bransford intersection – roundabout with left-turn lane for school traffic

Options

- 10' trail on the north side and 5' sidewalk on the south side
- 5' sidewalk on the north and south side
- 8' enhanced sidewalk on the south side



Glade Road

Recommendation



June 17, 2014 Glade Road Presentation

Section 3A (Thompson Terrace to Manning Dr.)

- Bedford to Bluebonnet - two lanes with continuous left-turn lane
- Bedford intersection – re-align to improve sight distance
- Riverwalk intersection – roundabout
- Bluebonnet intersection – lower road and keep stop sign on Bluebonnet approach
- Barrier curb

Options

- Sloped curb
- 10' trail on the north side and 5' sidewalk on the south side
- 5' sidewalk on the north and south side
- 8' enhanced sidewalk on the south side



Glade Road

Recommendation



June 17, 2014 Glade Road Presentation

Section 3B & 3C (Manning Dr. to Jackson/Pool Rd.)

- Two lanes with left-turn lanes where warranted
- Barrier curb

Options

- Sloped curb
- Ribbon curb with engineered swale
- 10' trail on the north side and 5' sidewalk on the south side
- 5' sidewalk on the north and south side
- 8' enhanced sidewalk on the south side
- Pavement reclamation



Glade Road

Recommendation



June 17, 2014 Glade Road Presentation

Section 4 (Jackson/Pool Rd. to Heritage Ave.)

- Two lanes with low-profile medians and left-turn lanes, with barrier curb
- Add additional westbound lane from Heritage Avenue to Roberts Road
- Martin Parkway intersection – keep stop sign on Martin Parkway
- Roberts Road intersection – keep stop sign on Roberts Road/Prestwick Drive
- Add additional southbound right-turn lane on Roberts Road

Options

- Two lanes with left-turn lanes where warranted (without low-profile medians)
- Sloped curb
- Ribbon curb with engineered swale in select locations (north side only)
- 10' trail on the north side and 5' sidewalk on the south side
- 5' sidewalk on the north and south side
- 8' enhanced sidewalk on the south side
- Pavement reclamation





Glade Road

Recommendation



June 17, 2014 Glade Road Presentation

Other items

- Street Lighting
- Tree Mitigation
- Project Schedule: Bransford roundabout, Section 2 and Section 3A are priority



Next Steps

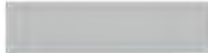
June 17, 2014 Glade Road Presentation

- **Final Recommendations**
- **Public Meeting to Share Final Plan**
- **Design, Right-of-way and Utility Coordination**
- **Construction**

Exhibit Legend

June 17, 2014 Glade Road Presentation

LEGEND

	ROADWAY PAVEMENT SIDEWALK/TRAIL
	PAVED MEDIAN
	PROPOSED GRADING/GRASSED AREA
	DITCH BOTTOM
	RETAINING WALL
	GRADING/CONSTRUCTION LIMITS
	EXISTING ROW
	PROPOSED ROW
	TREE REMOVAL

Glade Road Project Update

**Pre Council Meeting
October 21, 2014**

Overview



- Project history
- Update on the tree impact analysis
- Glade Road accident data
- Status of work to date

Project History



October 5, 2011 – Pre Council presentation on the Glade Road and Bluebonnet Drive intersection

July 2, 2012 – Preliminary engineering study authorized for Glade Road from Heritage Avenue to SH26 (Colleyville Boulevard)

November 20, 2012 – Results of preliminary engineering study presented to City Council

February 19, 2013 – Engineering services agreement approved for concept design from Heritage Avenue to west City limits

Project History



May 7, 2013 – Preview of the public meeting presentation delivered to City Council during a Pre Council session

May 23, 2013 – Initial Public Input Meeting

November 5, 2013 – City Council updated on the status of the project and feedback received at initial Public Input Meeting

November 18, 2013 – Second Public Input Meeting
(Concept Designs Presented)

March 3, 2014 – Recommended design presented to City Council

Project History



April 16, 2014 – City Council Worksession to review recommended design

June 17, 2014 – Pre Council discussion to review recommended design

June 30, 2014 – City Council Worksession to discuss the project. City Council provided direction to proceed with the final design of the section between Bransford Road and Manning Drive

July 15, 2014 – Approval of a final design contract for the section between Bransford Road and Manning Drive

Project History



August 6, 2014 – City Council Worksession to review the Glade Road Corridor

October 3, 2014 –Acquisition of 1209 Glade Road (right-of-way necessary for the roundabout at the Riverwalk Drive Intersection)

October 6, 2014 – Petition to limit scope of the Glade Road Project submitted to the City of Colleyville

Tree Impact Analysis



Phases of Analysis

- **Phase I** – Inventory of trees along and adjacent to the corridor
 - Identify location, size, species, and quantities of trees (***completed***)
- **Phase II** – Identify trees that are expected to be directly impacted by proposed improvements
 - Work with the design consultant to determine the trees that will have to be removed for the construction of the proposed improvements (***will be performed in conjunction with the Final Concept Design***)
- **Phase III** – Identify trees that may be indirectly impacted by the proposed improvements
 - Work with the design consultant and arborist to determine the indirect impact of the construction activities to the remaining trees along the corridor (***will be performed in conjunction with the Final Construction Design once 60% of the plans are available***)

Phase I: Tree Inventory

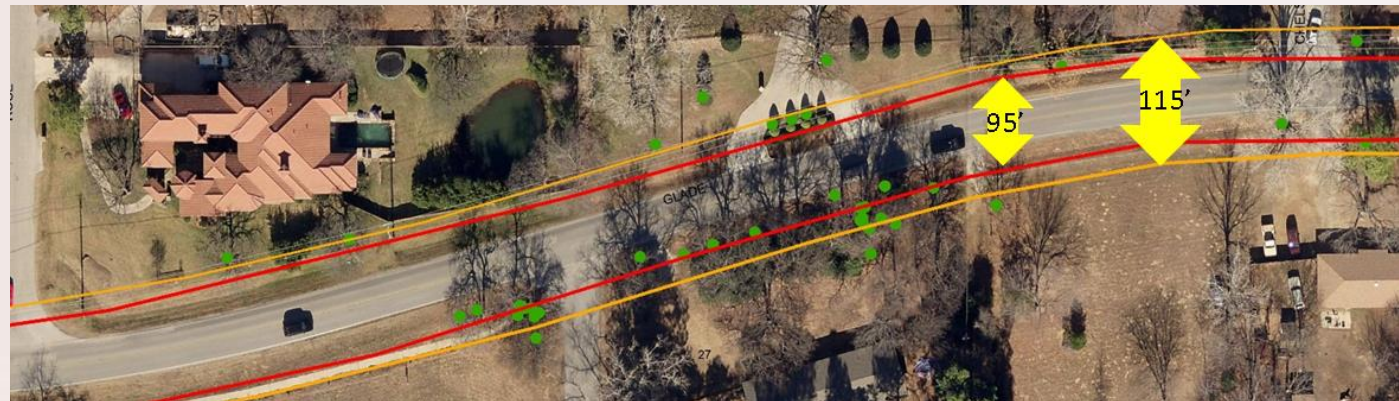
Overview of Tree Inventory

• Scope

- West City limits to Heritage Road
- Used the Master Thoroughfare Plan ultimate ROW width of 95' plus a 10' buffer on both the north and south sides to determine the breadth of the study along the corridor
- Inventoried all (accessible) trees within the study area to collect the following data:
 - Location, diameter breast high (DBH) (aka caliper inches), species, condition and comments

• Notification

- Mailed to over 200 homes and businesses



Phase I: Tree Inventory

Section Limits	Trees w/i 47.5' of centerline	Trees w/i 57.5' of centerline
City limit (west) – Bransford Road	190	13
Bransford Road – Manning Drive	186	82
Manning Drive – Pool Road	302	26
Pool Road – Heritage Avenue	126	20
Total	804	141

Location	# of trees
South of street centerline	478
North of street centerline	467

Common Name	#	Average DBH
Post Oak	212	12.2"
American Elm	69	15.7"
Live Oak	52	11.0"
Crepe Myrtle	44	2.9"
Shumard Red Oak	39	9.2"
Hackberry	33	11.5"
Bradford Pear	32	13.4"
Pin Oak	31	16.2"
Blackjack Oak	27	10.1"
Slash Pine	25	22.1"

Phase I: Tree Inventory

Phase I of the three phase Tree Impact Analysis has been completed. This provides a baseline of information including:

- Location
- Size
- Species
- Quantities of the trees along and adjacent to the corridor

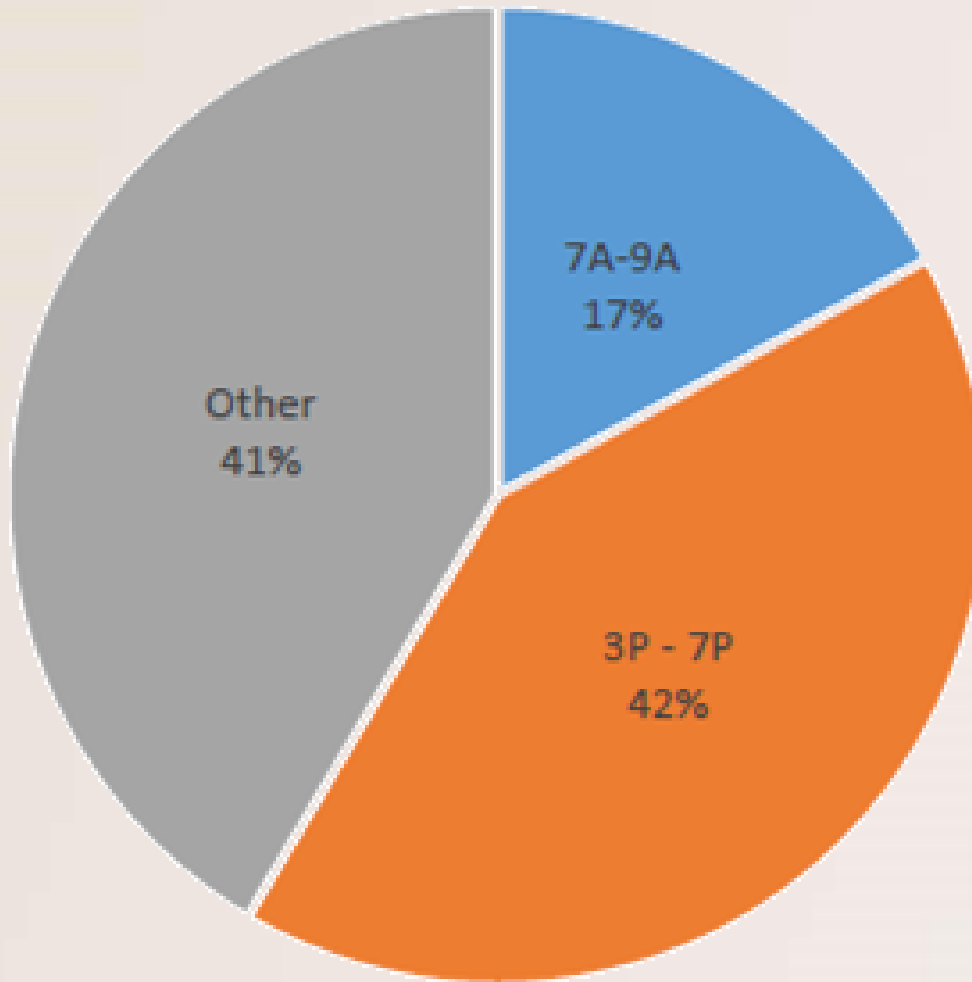
Phase II and III will aid in the decision process for future improvements

- The information may be overlaid on the design/construction documents
- Select a route of "least resistance" for future pedestrian mobility elements
- Select routes based on not only the location of trees, but also on the current condition, species, and size of trees

Glade Road Accident Data



Glade Road accidents by time (2012, 2013, 2014 Combined)



Glade Road Crashes Involving Injuries		
Year	Reported Injuries	Transported
2012	4	2
2013	9	2
2014	7	1
Total	20	5

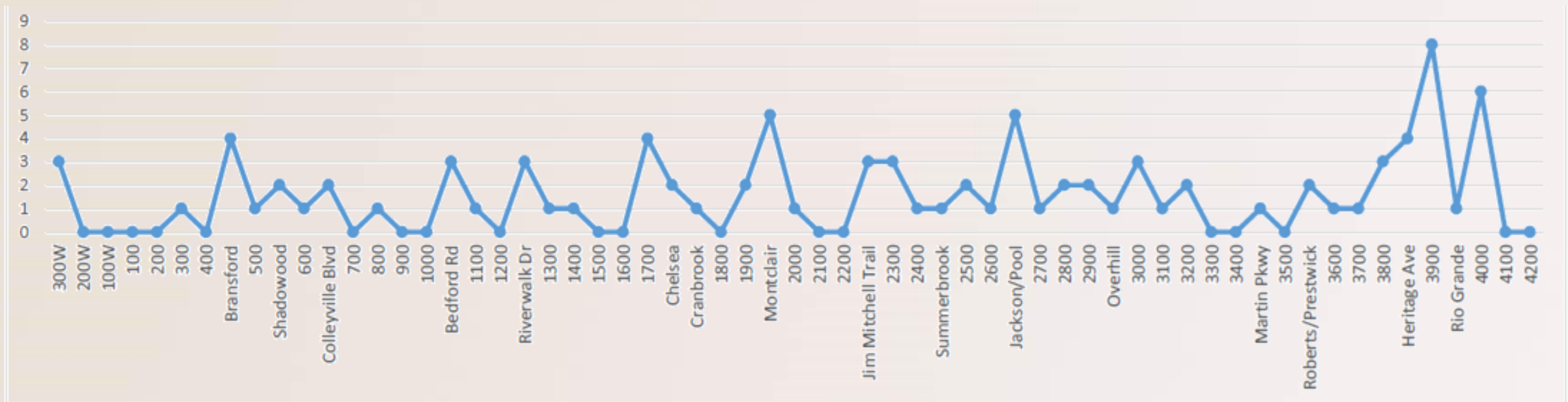
Total Glade Road Crashes by Year		
Year	Total Crashes	Total Through Sept 30
2012	31	23
2013	35	27
2014	28*	28
Total	94	

* = Through Sept 30

Glade Road Accident Data



Number of Glade Road accidents by block (2012, 2013, 2014 Combined)



Glade Road Common Contributing Factors by Year				
Year	Driver Inattention	Followed too Closely	Failed to Control Speed	Failure to Yield the Right of Way
2012	7	7	8	11
2013	3	9	6	11
2014	4	3	8	2
Total	14	19	22	24

Status of work to date



Currently on Hold:

Glade Road Phase I (Bransford Road to Manning Drive)

- Final Design Construction Plans (45% Complete)
- Rights of Way Plans (70% complete)
 - Staff was prepared to meet with property owners in November
- Utility Coordination
 - Preliminary plans sent to franchise utilities
 - A meeting with all utilities was planned for November

Status of work to date



Currently on Hold:

Glade Road Phase I (Bransford Road to Manning Drive)

- Project Includes
 - Roundabout at Bransford Road Intersection
 - Realignment of the Bedford Road Intersection
 - Roundabout at the Riverwalk Drive Intersection
 - Address the undersized box culverts under Glade Road at Riverwalk Drive (drainage issue)
 - Lowering of the road at Bluebonnet Drive to allow for improved sight distance and the removal of the stop signs along Glade Road

Petition Received



On October 6, 2014, the City of Colleyville received a petition regarding the Glade Road Project. The key points of the petition include:

- Prohibition of the any improvements that will widen the roadway
- No construction is permitted that would result in the potential flooding of homes or the potential loss of mature trees
- Prohibition of the addition of medians to the roadway
- Prohibition of the construction of any sidewalk or trail along the north side of Glade Road
- Left turn lanes and roundabouts can only be built where "deemed necessary by polling area residents"

Questions and Discussion



City of Colleyville City Council Agenda Briefing

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

Agenda Number PC-2

Agenda Date 06/02/2015

Type Presentation and Discussion

Department Public Works

Title

Discussion of the Water and Sewer Rate Study

Strategy Map Connection

C5- Achieve the highest standards of safety & security

F2- Invest to provide and maintain high quality public assets

F3- Forecast needs and plan for the future, balancing priorities with resources

Explanation

At the January 21, 2014 Pre Council meeting, staff made a presentation to City Council explaining the need for a comprehensive water and sewer master plan to determine the condition and adequacy of the City's existing water and wastewater systems. As part of the Master Plan Update, a rate study was done to determine what percentage of the fixed costs of operating the utility were being recovered in the base rate, and to recommend potential adjustments to the current rate structure to ensure fixed operating costs were being recovered, and to provide some funding for the capital projects identified in the Master Plan update, which total \$55 million over the next 20 years. City Council formally adopted the Water and Wastewater Master Plan on March 17, 2015, by Resolution R-15-3859. In doing so, the capital projects identified in the Master Plan will be included in future Capital Improvement Programs. Identified projects include:

- upsizing water lines in various locations throughout the City
- replacing water and sewer lines that are showing signs of excessive wear due to age
- renewing and/or replacing sewer manholes that are in poor condition
- demolishing the Overland Trail storage tank and pump station
- adding or replacing pressure regulating and flow control valves to facilitate transfer of water between the high and low pressure planes
- construction of a new elevated storage tank in the southwest part of the City
- installing new water lines to complete loops in order to provide redundancy

On December 16, 2014, the results of the Water and Sewer Master Plan and Rate Study were presented (briefing and presentation attached as Exhibit B) to the City Council during the Pre Council meeting. The initial rate study proposed the following adjustments to the water and wastewater rate structure to ensure that fixed costs of operating the utility were being recovered in the base rate, and to provide funding for necessary capital improvements:

- a. Removal of the initial 2,000 gallons included in the minimum bill over a two year period
- b. Revision of the base rate structure based on meter size
- c. Differentiation of the base charge for sewer for residential and non-residential accounts

At the December 16, 2014 meeting, City Council identified several issues that required clarification or additional information, and a follow up discussion was held on February 17, 2015 (see attached Exhibit C).

Based on questions and direction from City Council at the December 16, 2104 Pre Council meeting, the following changes were made to the proposed modifications to the water and sewer rate structure:

- a. The removal of the 2,000 gallons included in the minimum bill has been changed to occur over a four year period at the rate of 500 gallons each year for four years beginning in 2016
- b. Charge a higher monthly base rate for water meters 1.5" than for meters less than 1.5" and charge all water meters less than 1.5 inches in size, both residential and commercial, the same base rate
- c. Except as noted above, non-residential customers will be charged a base rate of \$6.00 per month higher for sewer than residential customers. This will be phased in with a \$3.00 increase in 2016 and a second \$3.00 increase in 2018

On February 17, 2015, staff presented to City Council revisions to the proposed rate structure that incorporated the changes listed above. No action was taken at that time and staff was directed to bring the rate study back to City Council for additional discussion. The City Council also directed staff to conduct research on the Tarrant Regional Water District's enabling legislation and use of revenue derived from mineral leases for various District purposes. The city attorney has completed this research and will be prepared to answer questions at the June 2 Pre Council meeting. The attached presentation (Exhibit A) summarizes the proposed modifications to the rate structure. The proposed rate structure includes the passing through of the annual Trinity River Authority increases for wholesale water and sewer rates.

If City Council chooses to adopt any or all of the recommended changes to the water and sewer rate structure, staff recommends they become effective on December 1, 2015. If any changes are made to the current rate structure staff will implement an aggressive public information program to communicate the changes to all water and sewer customers.

Should the City Council choose to leave the current rate structure in place, staff estimates approximately \$1 million will be available on an annual basis for capital projects based on historical trends for water and sewer revenue. If the rate study recommendations are not implemented it will not be possible to execute the capital projects identified in the Water and Wastewater Master Plan within the 20 year period

in which they are needed. Current project funding levels will only allow for approximately 30-percent of the projects to be completed.

Attachments

1. Exhibit A - Continuation of Discussion on Water and Sewer Rate Study - June 2, 2015
2. Exhibit B - December 16, 2014 Colleyville Water and Wastewater Master Plan Presentation
3. Exhibit C - February 17, 2015 Colleyville Water and Wastewater Master Plan Update Presentation

EXHIBIT A

CONTINUATION OF DISCUSSION ON WATER AND SEWER RATE STUDY

June 2, 2015



Background

- Water and Wastewater Master Plan development authorized by City Council on February 18, 2014
- Plan presented to City Council on December 16, 2014
- A follow up presentation was made at the February 17, 2015 Pre Council Meeting
- City Council formally adopted Master Plan on March 17, 2015

Purpose of Water and Wastewater Master Plan

- Assess current system
- Develop projections for future water usage and sewer flows
- Update existing water system model
- Create sewer system model
- Create roadmap for future development needs
- Determine capital project needs over next 20 years
- Conduct a rate study

Purpose of Rate Study

- To determine what percentage of the fixed costs of the water and sewer utility are covered by the base rate
- To evaluate potential for additional revenue to address capital project needs

Master Plan Findings and Recommendations

- Overall, both the water and wastewater systems are in reasonably good condition
- The Overland Trail tank and pump station can be taken out of service and demolished by changing watering days
- All of the storage tanks are in good condition
- 92% of the sewer manholes (2,819) are in good or fair condition
- 44 capital projects are needed to address condition or capacity and flow volumes on 12% (27 projects) of the water system and 4% (17 projects) of the sewer system

Updated Rate Study Recommendations

- Remove first 2,000 gallons from base rate for water and wastewater over four year period (500 gallons annually)
- Charge a higher minimum base monthly charge for water meters 1 ½" and greater than for meters less than 1 ½"
- Increase base monthly charge for non-residential wastewater by \$6.00 to be implemented in two \$3.00 increments in 2016 and 2018
- The TRA projected pass through rate increases are included in the proposed new rates

Rate for 20,000 Gallons of Water for Meters Smaller than 1.5"

	TRA Projected Increase	Cost per 1000 gals	Current		Proposed*		
			Base Rate	Cost per 20,000 Gallons with TRA Projected Rate Increase Only	Proposed New Base Rate	Cost per 20,000 gals with Removal of First 2,000 gals from Base Rate	Difference in Cost for 20,000 gals
2015		\$ 4.12	\$ 13.28	\$ 87.44	\$ 13.28	\$ 87.44	\$ 0.0
2016	\$ 0.18	\$ 4.30	\$ 13.64	\$ 91.04	\$ 13.55	\$ 93.10	\$ 2.06
2017	\$ 0.14	\$ 4.44	\$ 13.92	\$ 93.84	\$ 13.69	\$ 98.05	\$ 4.21
2018	\$ 0.16	\$ 4.60	\$ 14.24	\$ 97.04	\$ 13.77	\$ 103.47	\$ 6.43
2019	\$ 0.13	\$ 4.73	\$ 14.50	\$ 99.64	\$ 13.77	\$ 108.37	\$ 8.73

Current Colleyville Rate

*Includes TRA projected pass through rate increases



Residential Rate for 10,000 Gallons of Wastewater

	TRA Projected Increase	Cost per 1000 gals	Current		Proposed*		
			Base Rate	Cost per 10,000 Gallons with TRA Projected Rate Increase Only	Proposed New Base Rate	Cost per 10,000 gals with Removal of First 2,000 gals from Base Rate	Difference in Cost for 10,000 gals
2015		\$ 2.95	\$ 10.16	\$ 33.76	\$ 10.16	\$ 33.76	\$ 0.0
2016	\$ 0.19	\$ 3.14	\$ 10.54	\$ 35.66	\$ 10.45	\$ 37.14	\$ 1.48
2017	\$ 0.20	\$ 3.34	\$ 10.94	\$ 37.66	\$ 10.65	\$ 40.71	\$ 3.04
2018	\$ 0.16	\$ 3.50	\$ 11.26	\$ 39.26	\$ 10.73	\$ 43.98	\$ 4.72
2019	\$ 0.13	\$ 3.63	\$ 11.52	\$ 40.56	\$ 10.73	\$ 47.03	\$ 6.47

Current Colleyville Rate

*Includes TRA projected pass through rate increases



Residential Rate for 20,000 Gallons of Water and 10,000 Gallons of Wastewater

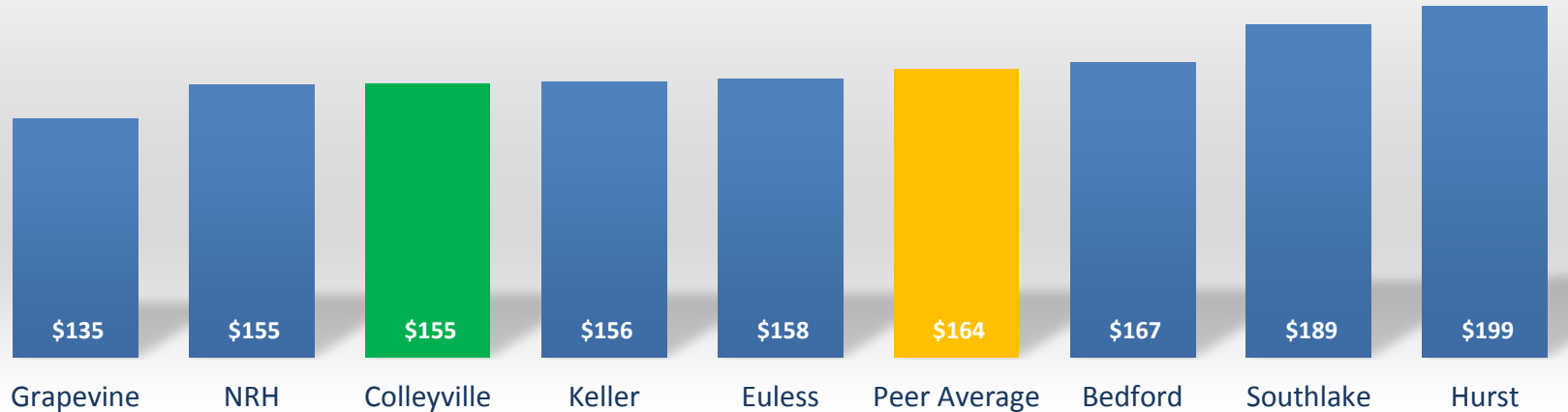
	Combined Rate With TRA Projected Increase Only	Combined Cost with Removal of First 2,000 Gallons from Base Rate	Difference in Combined Cost with Removal of First 2,000 Gallons from Base Rate
2015	\$ 121.20	\$ 121.20	\$ 0.00
2016	\$ 126.70	\$ 130.24	\$ 3.54
2017	\$ 131.50	\$ 138.76	\$ 7.26
2018	\$ 136.30	\$ 147.45	\$ 11.15
2019	\$ 140.20	\$ 155.40	\$ 15.20

Current Colleyville Rate



Peer Cities Comparison

Combined Cost in 2019 for 20,000 Gallons of Water and 10,000 Gallons of Wastewater with First 2,000 Gallons of both Removed from Base Rate



Assumes non-TRA cities increase rates proportionally to TRA increases
Currently Colleyville Combined Rate is \$121.20

Cash Flow Projection

(with proposed rate structure implemented)

	2015	2016	2017	2018	2019
Gross Revenues from Water and Wastewater Sales	\$ 14,184,706	\$ 15,310,654	\$ 16,347,649	\$ 17,427,644	\$ 17,427,644
O&M Expenses less Debt Service	\$ 12,350,354	\$ 13,017,620	\$ 13,772,453	\$ 14,467,465	\$ 15,069,560
Debt Service with 1.20 coverage ratio	\$ 588,120	\$ 526,068	\$ 518,256	\$ 226,548	\$ 0
Potentially Available for CIP Projects*	\$ 1,246,232	\$ 1,766,966	\$ 2,056,940	\$ 2,733,630	\$ 3,363,784

Current Fixed Cost Recovery (Water and Wastewater Combined) 41%

Combined Fixed Cost Recovery in 2019 if recommendations are adopted (2019) 89%

* Only includes revenue from water and wastewater sales

Funding for Capital Projects

- Master Plan recommends 27 water and 17 wastewater projects over the next 20 years
- Estimated cost in 2015 dollars is
 - \$39,862,934 for water projects
 - \$15,044,200 for wastewater projects
- The 20 year average annual funding requirement is \$2,745,907 (2015 dollars)

Capital Projects in Next 5 Years

- Master Plan recommends 12 water projects and 4 wastewater projects be executed between now and 2020
- Estimated cost in 2015 dollars is
 - \$15,746,000 for water projects
 - \$2,686,000 for wastewater projects
- \$18,432,000
- Two projects (\$ 1,990,000) were awarded on March 3, 2015 and funded from utility funds on hand
- Cost of remaining projects = \$ 16,442,000
- Projected available funding = \$ 16,063,181 (with proposed rate structure)

Potential Revenue Available for Capital Projects from All Sources with Proposed Rate Structure

	2015	2016	2017	2018	2019
New Water and Wastewater Sales	\$ 1,246,232	\$ 1,766,966	\$ 2,056,940	\$ 2,733,630	\$ 3,363,784
Impact Fees	\$ 979,125	\$ 979,126	\$ 979,125	\$ 979,125	\$ 979,125
Yearly Total	\$ 2,225,357	\$ 2,746,095	\$ 3,036,065	\$ 3,712,755	\$ 4,342,909
Five Year Total	\$16,063,181*				

*Equates to 29% of funding needed for 20 year CIP (\$55 million)

Five year average available funding is \$ 3,212,637 per year

Execution of Projects Identified as Short Term Projects (\$33M) in Five Years

- Would require issuance of revenue bonds in the amount of \$33,400,000 (20 year amortization - level annual payment)
- Annual debt service costs of \$ 2,329,841 (4.70% assumed interest ate)
- 1.20 debt coverage ration required = \$ 2,795,810
- Total interest paid = \$16,216,827
- Not eligible for bank qualified interest rates (greater than \$10 million in debt issued in a single year)
- Requires rate adequacy verification by City's external auditors
- Requires rate review by State Attorney General before bonds can be issued
- Would require additional staff to manage program of that magnitude

Next Steps

- If approved, prepare new ordinance to adopt the new rate structure
- Develop and execute a public information program to inform customers of the new rate structure and why it is necessary
- Implement new rate structure on December 1, 2015
- Review and update rate structure in five years (2020)

QUESTIONS AND DISCUSSION

EXHIBIT B



COLLEYVILLE WATER & WASTEWATER MASTER PLAN

City Council
December 16, 2014

The following items mirror today's agenda and the scope of services



**Master Plan
Purpose**



**W / WW
Facility Field
Evaluations**



**City GIS
Updates**



**W / WW
Model
Development**



**CIP
Development
and Results**



Rate Study



The Master Plan was commissioned to properly plan for the future

Purpose

Master Plan Goals

Prepared by
GARVER
TBPE Registration No. 5713

COLLEYVILLE



CITY OF COLLEYVILLE
2014 Water and Wastewater
Master Plan

Assess current
systems

Project water usage
and sewer flow

Update water model

Create a wastewater model

Future development planning

Recommend projects
for a 20-year plan

No in-depth assessment
to date

Unknown level of service

Infrastructure growth plan





WATER & WW FACILITY FIELD EVALUATIONS

Water facility field evaluations were completed at two PS and three ESTs

FINDINGS



Overall good condition
of active facilities



Minor site
improvements needed

Fencing, drainage, painting

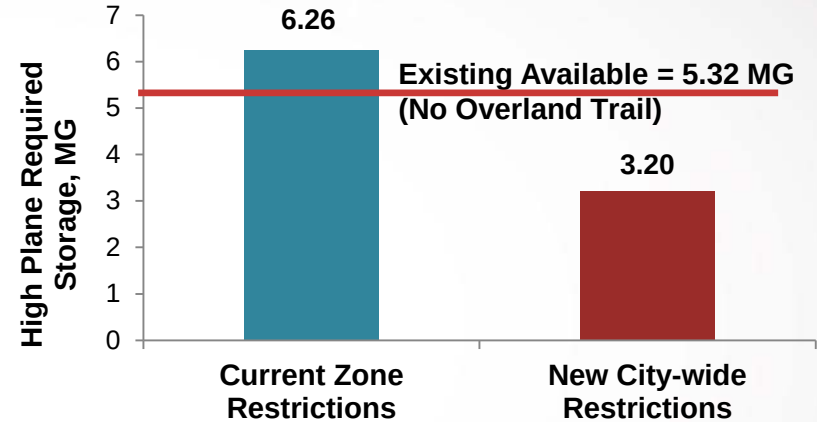
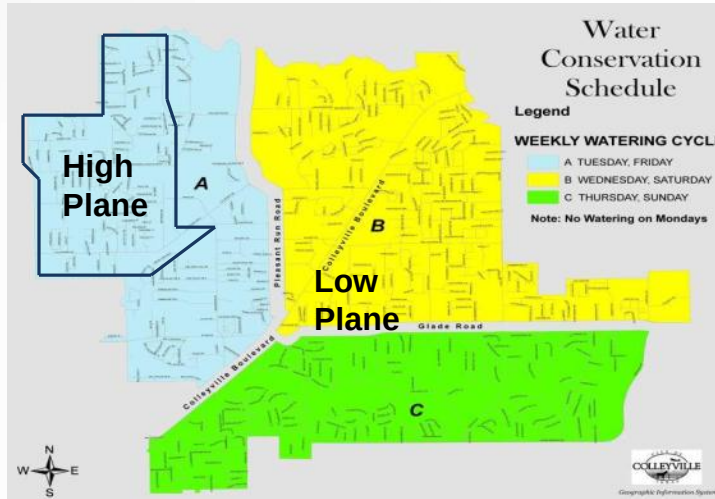


Overland Trail is in poor
condition

Decommissioning recommended



Modifications to the watering zones were recommended



Current Watering Zones:

Cause large regionalized demands

Modification of restrictions will save the City at least \$5M in additional infrastructure

Wastewater facility field investigations were completed at two lift stations

RESULTS



Overall good condition
of facilities

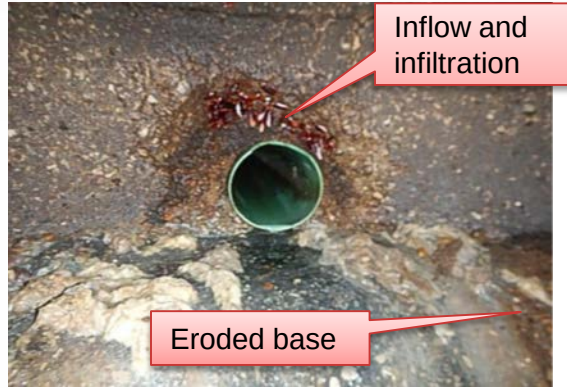


Minor site
improvements needed

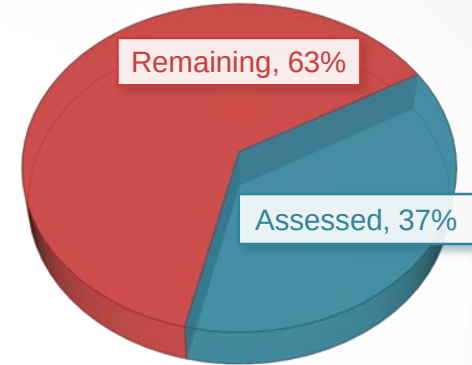
Fencing



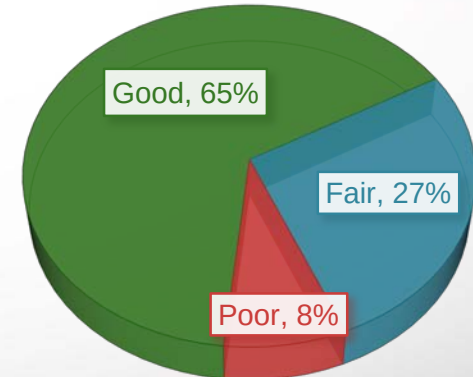
Wastewater manhole assessments were conducted on 1,134 manholes



Manhole Assessment Coverage



Manhole Condition Ratings





CITY GIS UPDATES

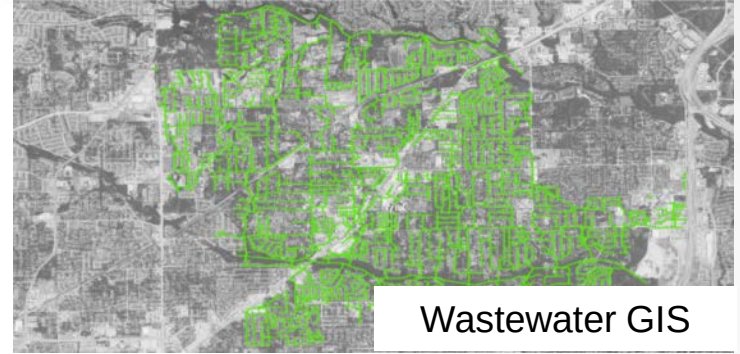
The existing City GIS system was updated



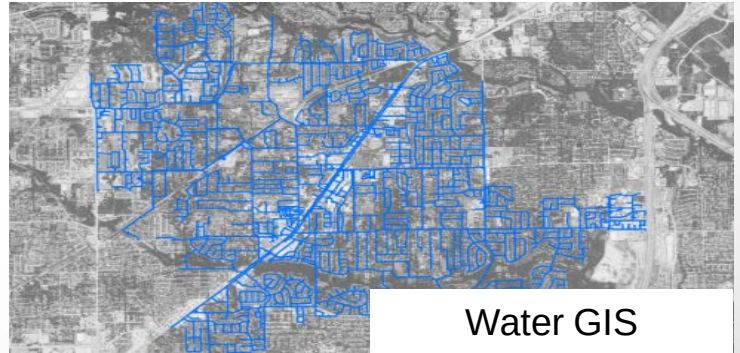
Garver used updated GIS for model development



Updated current GIS model with existing and proposed improvements



Wastewater GIS



Water GIS





WATER MODEL DEVELOPMENT

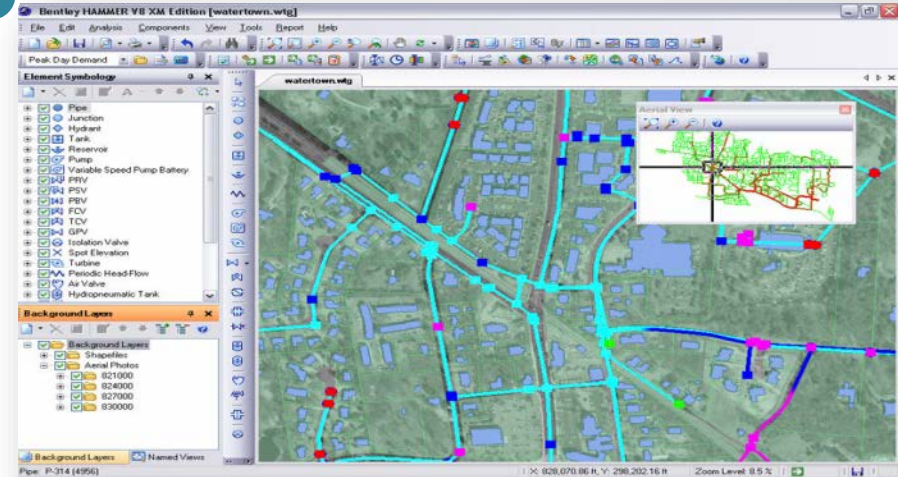


Bentley WaterGEMS was used to model the system

Computer program allows the user to input

- Elevations
- Pipe types
- Tower sizes
- Pump sizes
- Level of Service
 - Demands
 - State Regulations
 - Insurance Requirements
 - O&M Considerations

Output helps determine what improvements are needed to provide the identified level of service



The Water Model allows us to identify issues within the system



Low pressures,
capacity, fire
flow, excessive
velocities, etc.

Results:

Water Capital
Improvements Plan





WASTEWATER MODEL DEVELOPMENT

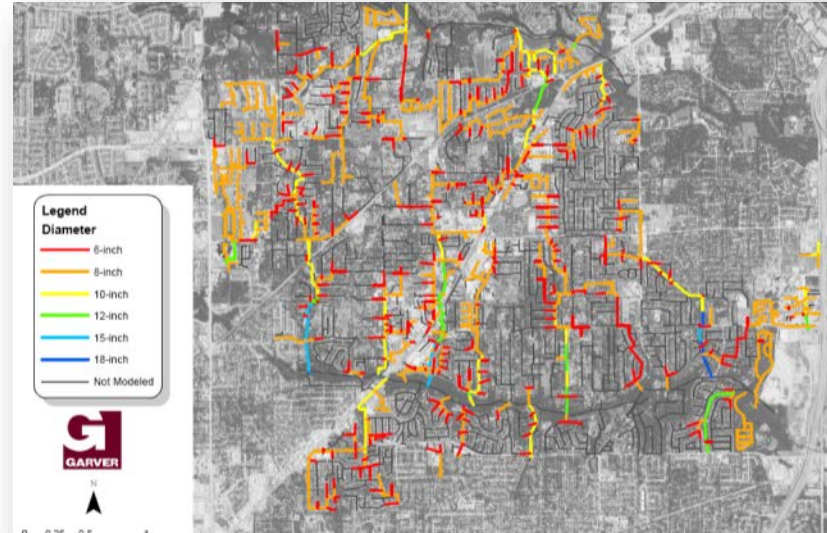
Bently SewerGEMS was used to identify capacity concerns in the sewer

Purpose:

Identify
Issues with
System

Results:

Wastewater Capital
Improvements Plan



Flow monitoring was conducted

Purpose:

Establish current dry and wet weather flows



Results:

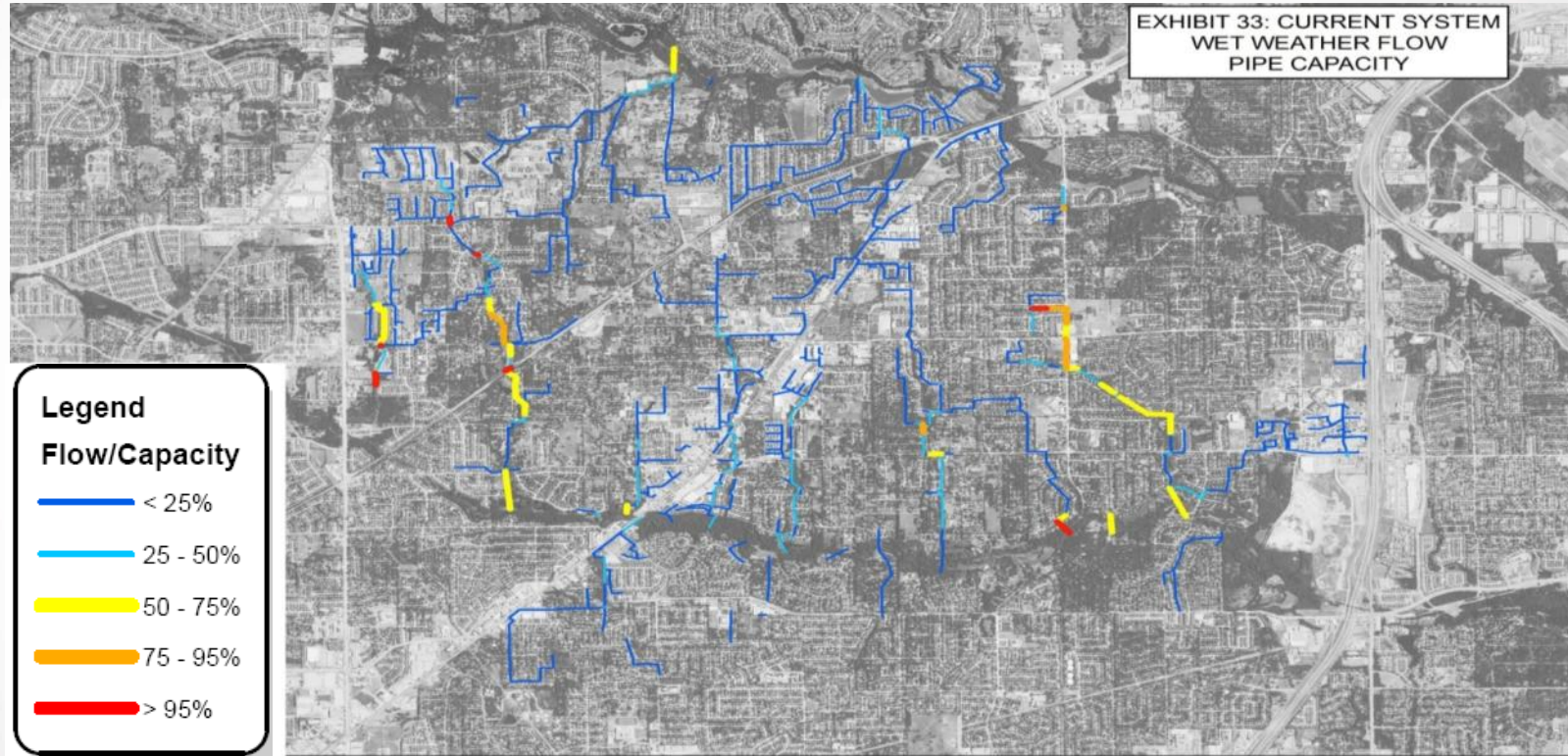
Overall system is in good shape

Majority of basins exhibit only a small reaction to rain events

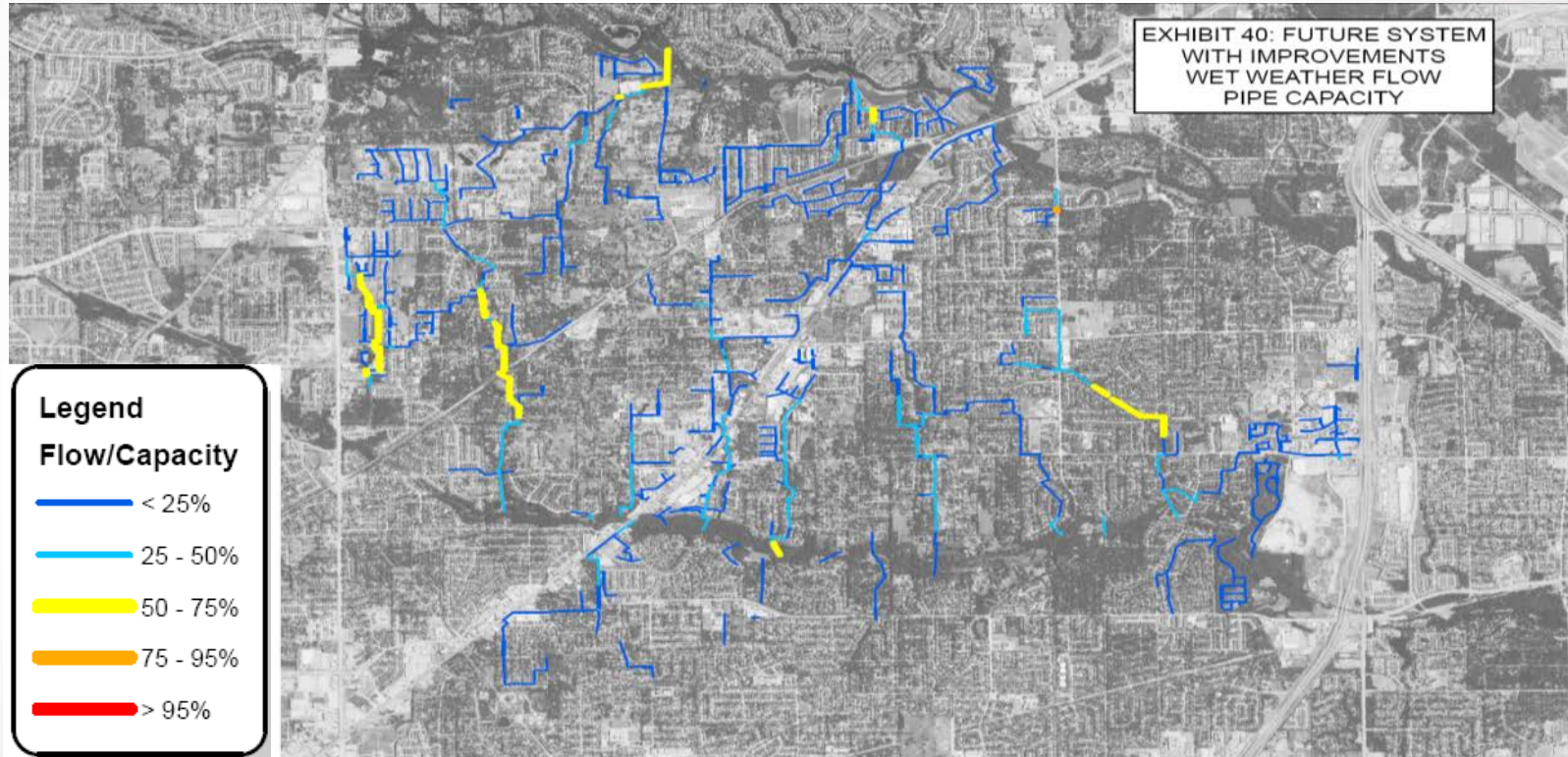
~7.75 MG of 624.2MG (1.2%) annual sewer flow due to I/I



An example of a sewer capacity model iteration



An example of a sewer capacity model iteration





CIP DEVELOPMENT

Capital Improvement triggers were defined and analyzed

WATER

- Regulatory
- Capacity
- Fire Flow
- Condition
- City-Identified
- Operational

WASTEWATER

- Capacity
- Condition
- City-Identified
- Operational



A method for prioritization of projects was developed

Regulatory and Capacity triggers take first precedence



Flexibility impacts precedence

For water, fire flow improvements
are less flexible

For sewers, more limited capacity
decreases flexibility



Similar triggers are grouped geographically when possible





CIP RESULTS

The Capital Improvements Plan identified
44 separate projects

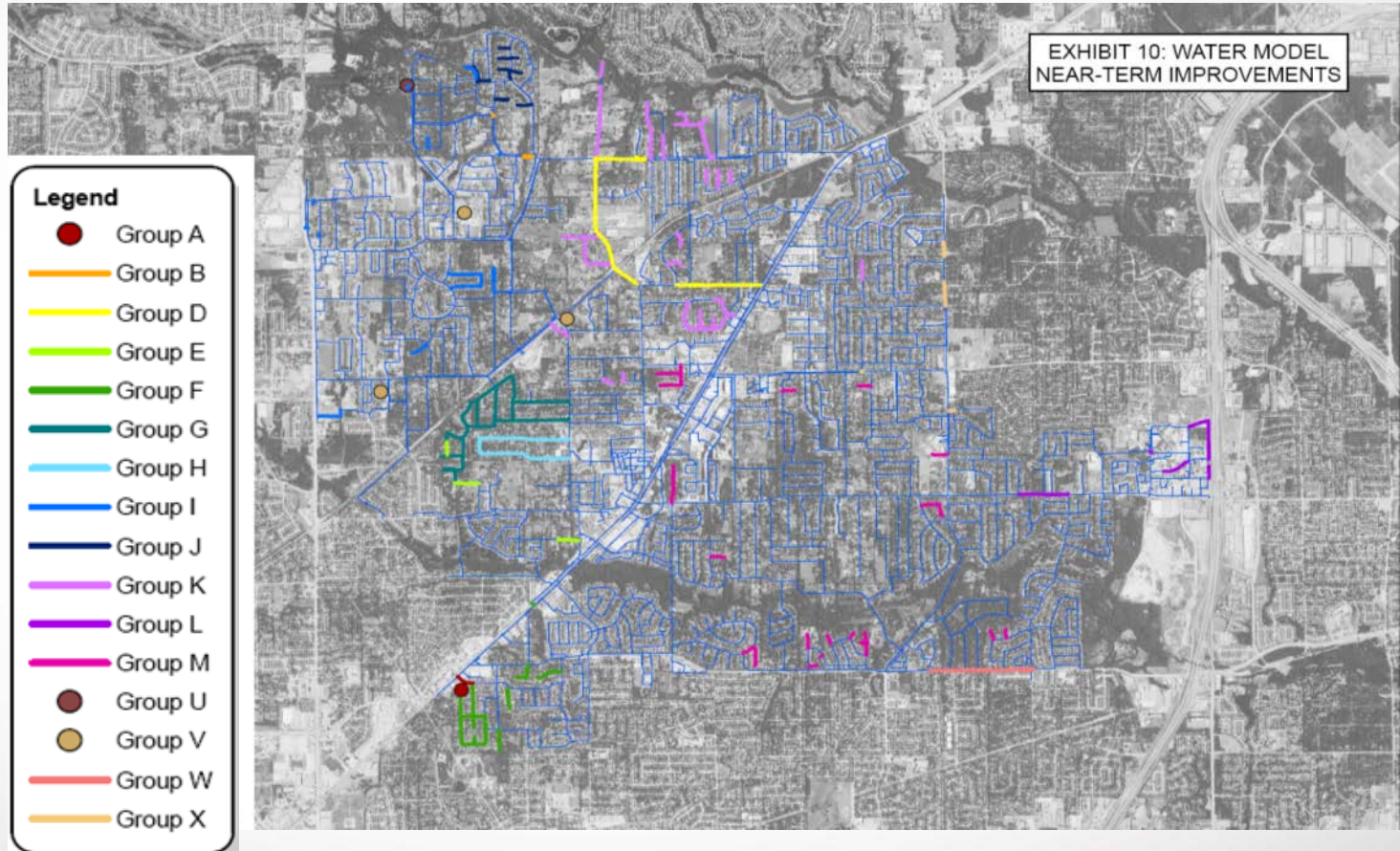
Projects Developed:

27 Water Projects
12% of system

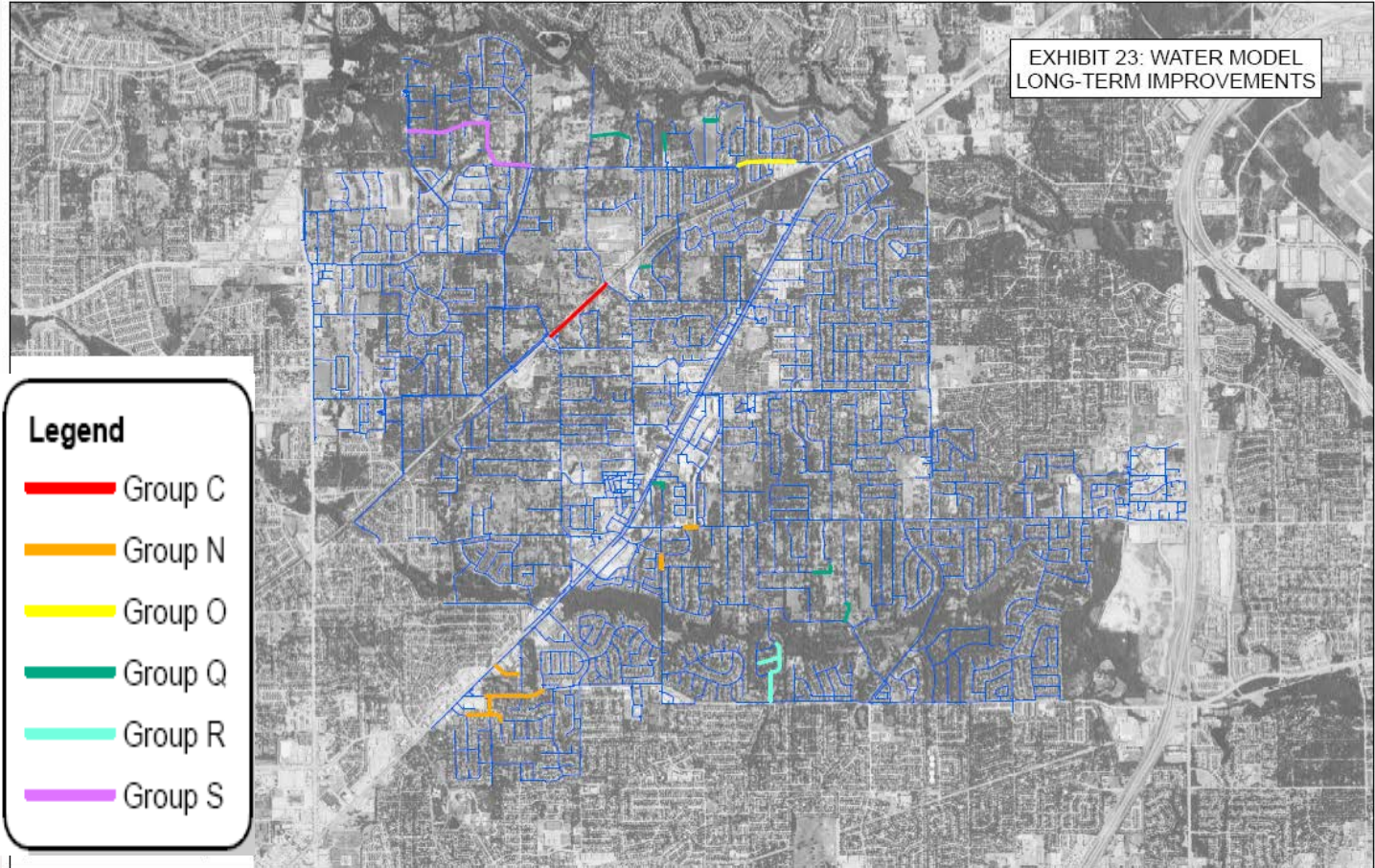
17 Wastewater Projects
4% of system



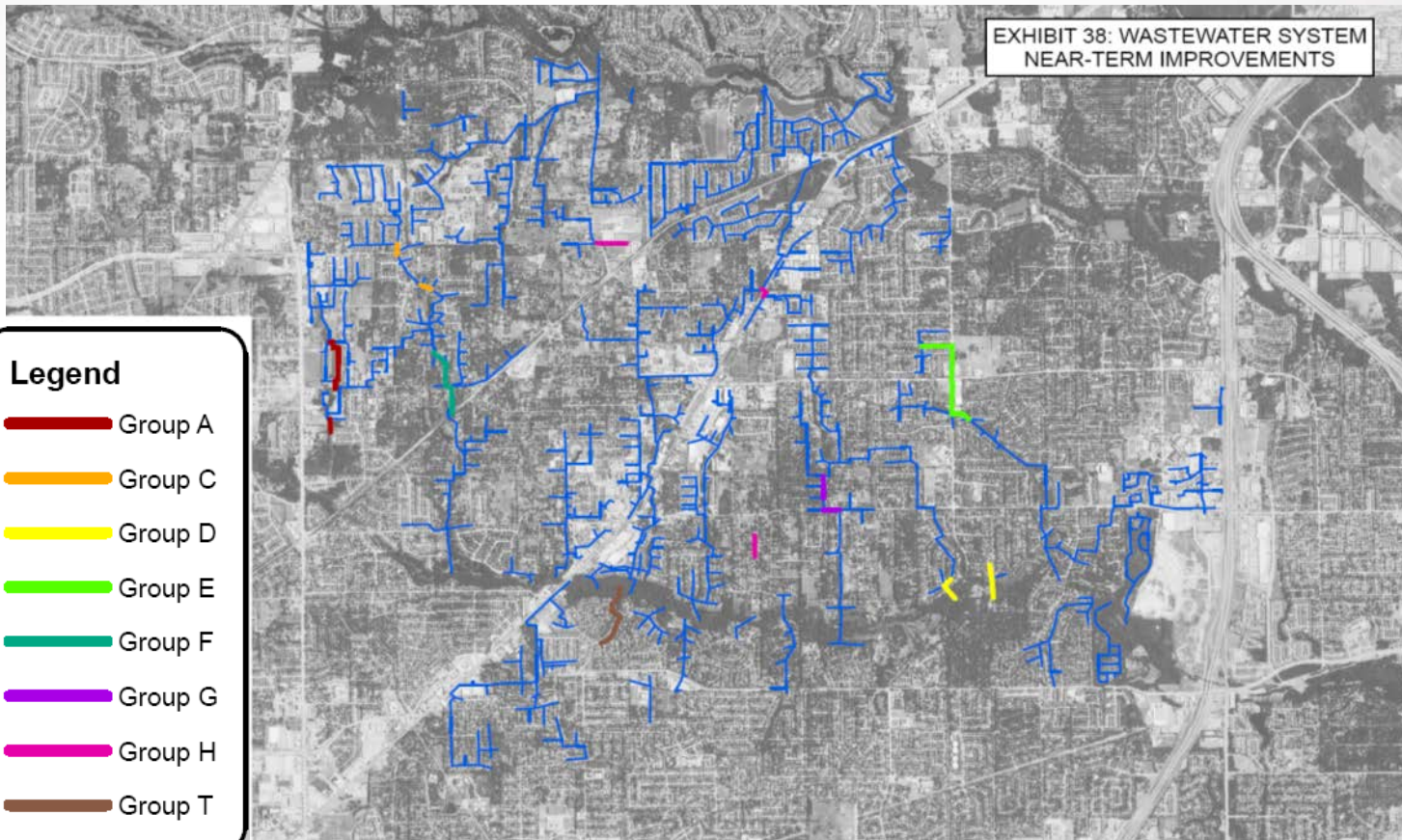
Near-term water improvements



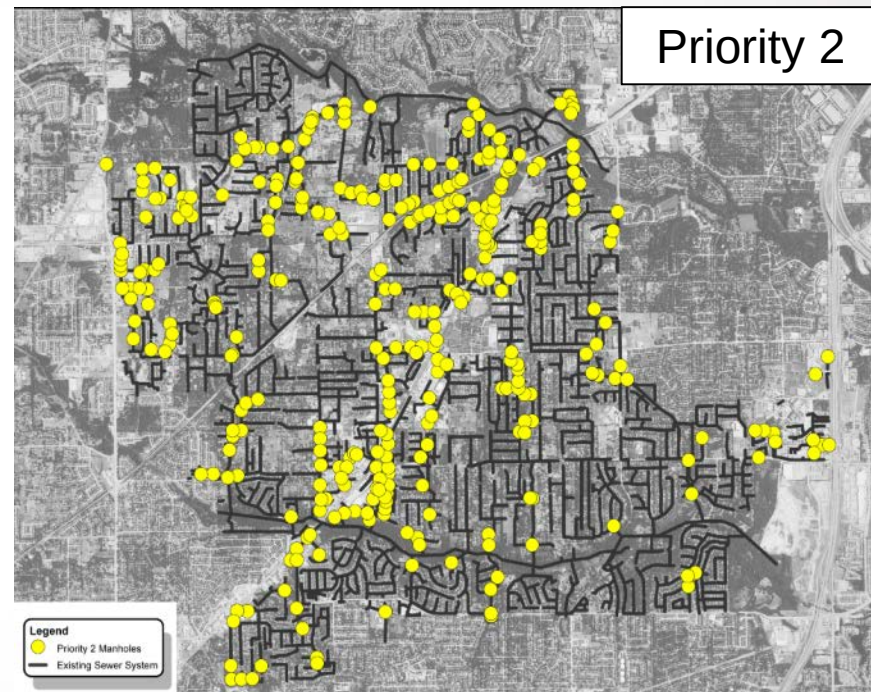
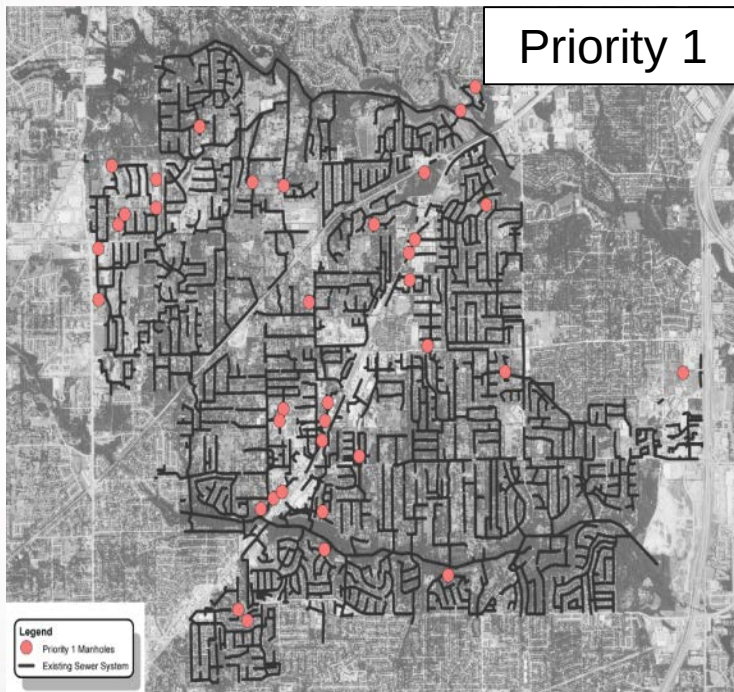
Long-term water improvements



Near-term sewer improvements



Near-term sewer improvements – identified manholes





Sample Sewer Projects

Wastewater project example – capacity

SEWER GROUP C



North of L.D. Lockett Road



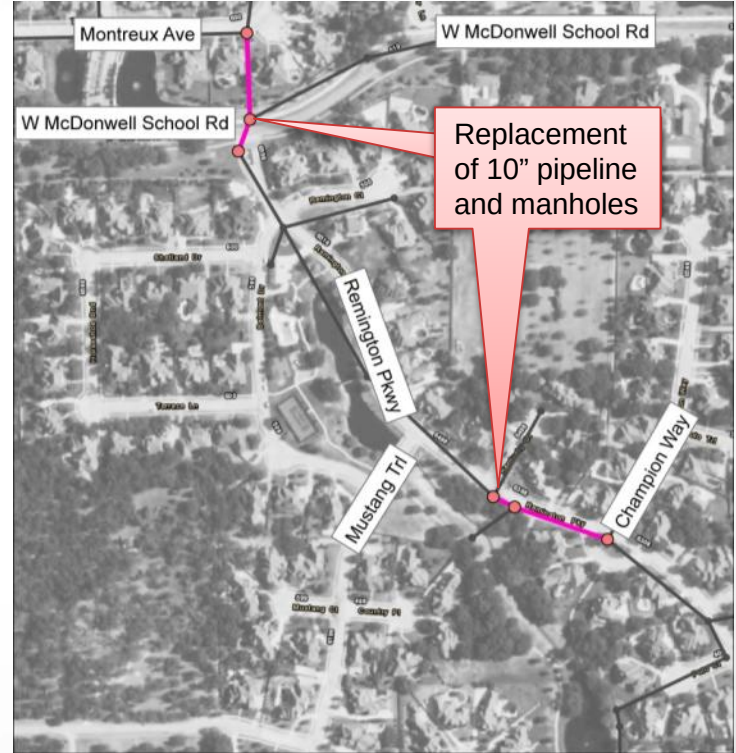
Upsizing of existing pipe



Addresses capacity during wet weather flows



Trenchless technology likely preferred



Wastewater project example – condition

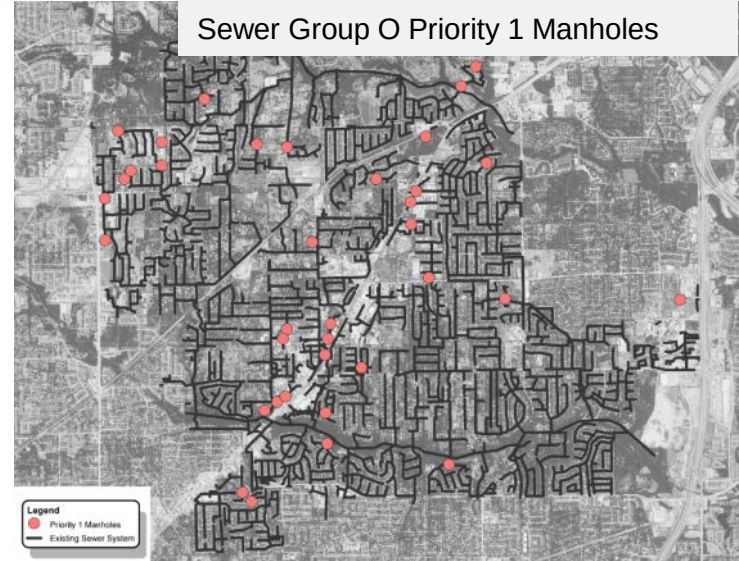
SEWER GROUP O



Repair of
assessed manholes



Upsizing of existing pipe



Wastewater project example – city identified

SEWER GROUP H



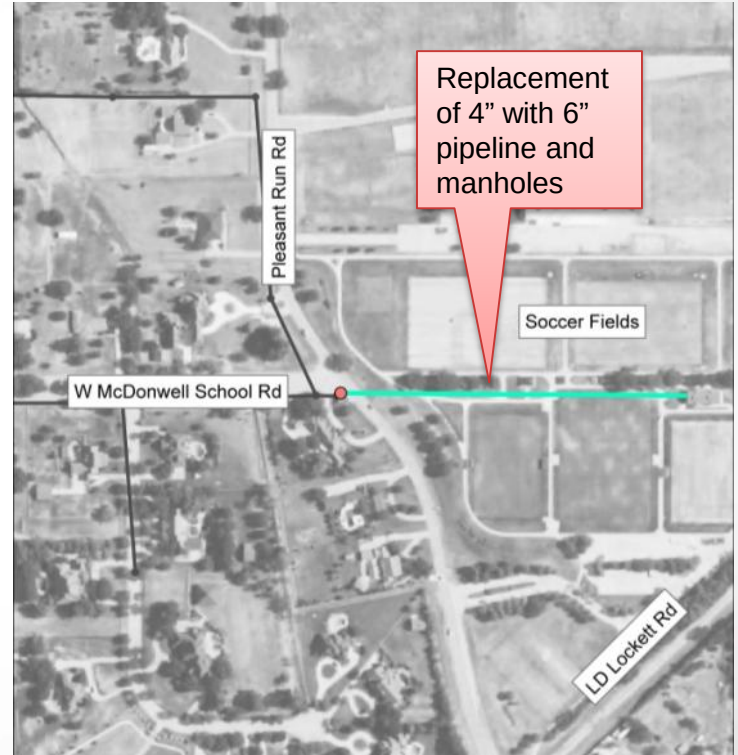
Near City soccer field



Replacement of existing
pipe with new slopes



Replaces bottlenecks



Wastewater project example – operational and city identified

SEWER GROUP T



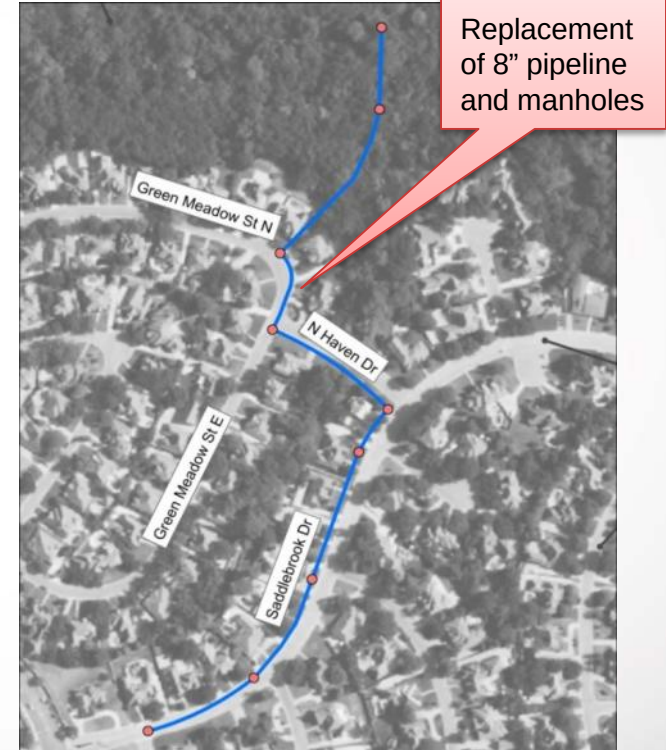
Near Little Bear Creek



Replacement of pipe
with slope issues



Addresses maintenance
concerns





Sample Water Projects

Water project examples – regulatory and capacity

WATER GROUP A



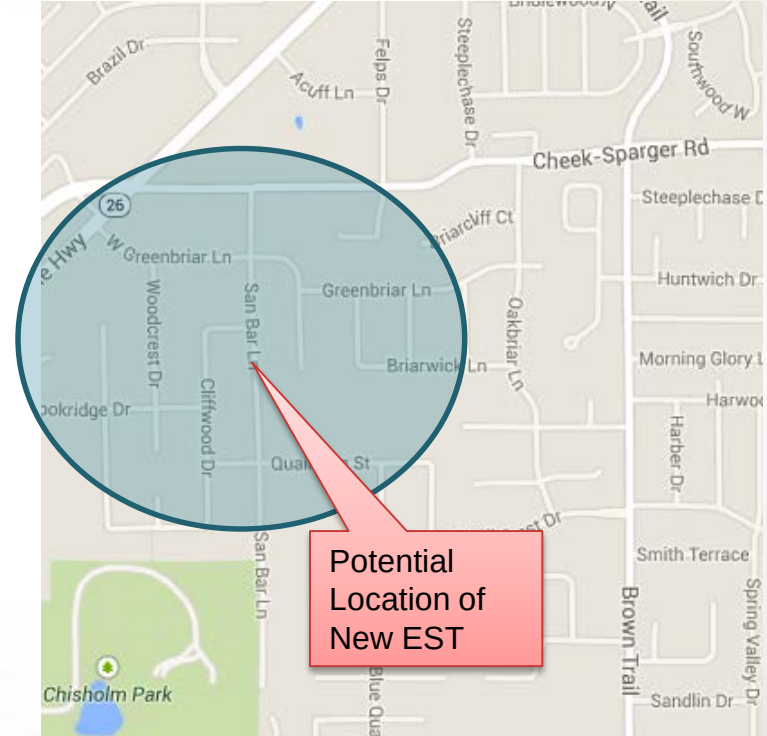
South portion of town



Address storage for
max day demands

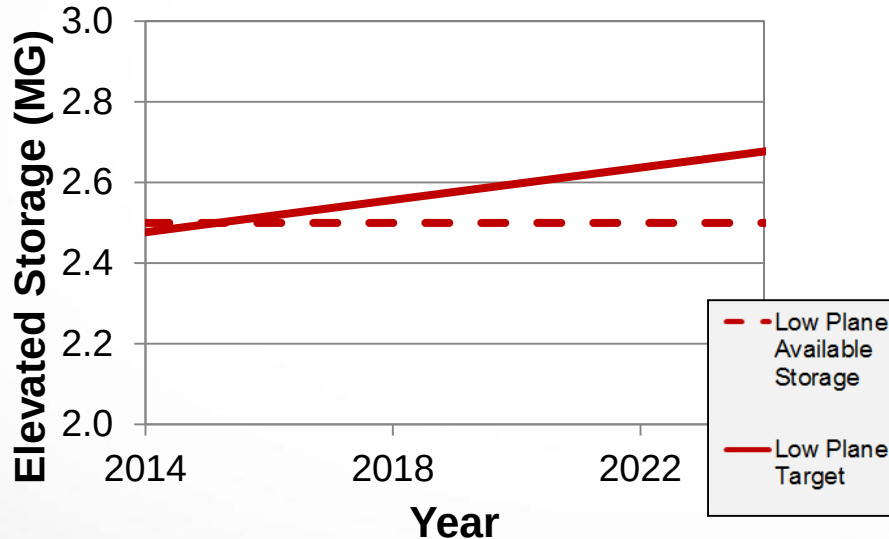


EST and
replacement of pipe



The tank is necessary to meet two requirements

- Storage



- Pressures

- Current minimum pressure during maximum day falling below 35 PSI requirement



Our evaluation included three additional alternatives



Large Diameter Conveyance Pipelines

- Negatively impacts pressures and flows throughout low plane



In-line booster station

- Causes regionalized low pressures



Ground storage and booster station

- Additional mechanical infrastructure



None of these alternatives provided the required elevated storage

Water project example - fire flow and city identified

WATER GROUP E



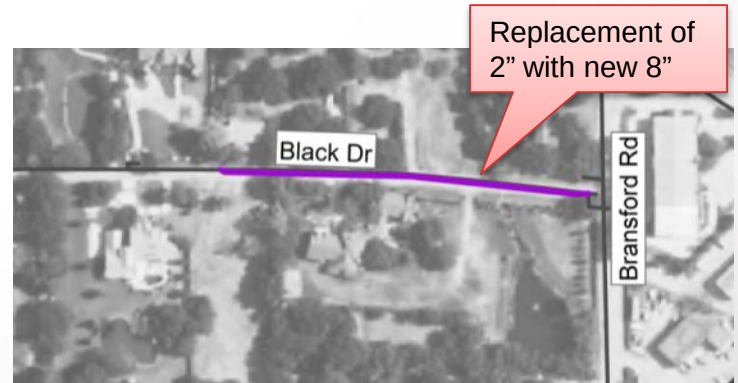
Between Glade Road and
Colleyville Blvd



Installation of
connecting pipelines



Improves fire flow, looping



Water project example - condition and operational

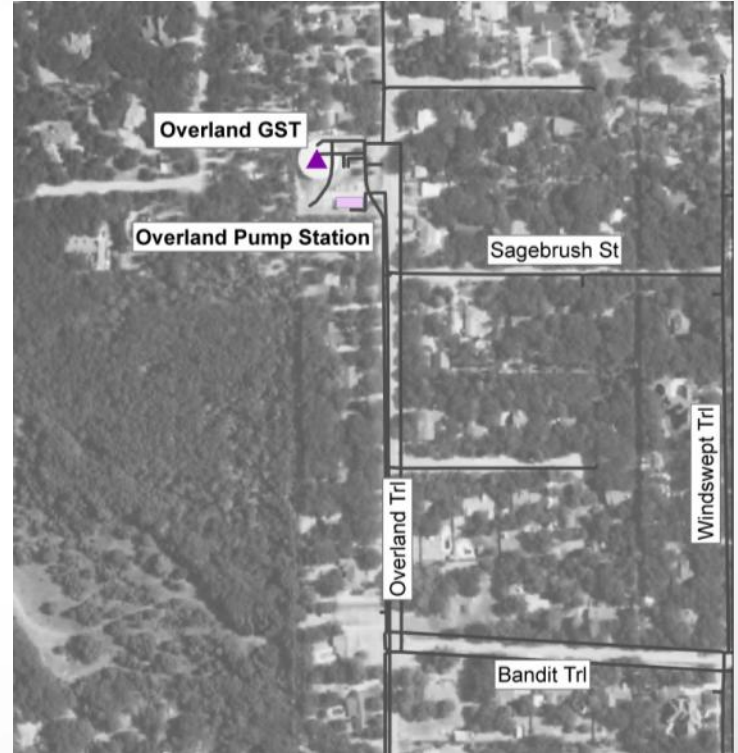
WATER GROUP U



Decommissioning of
Overland Trail

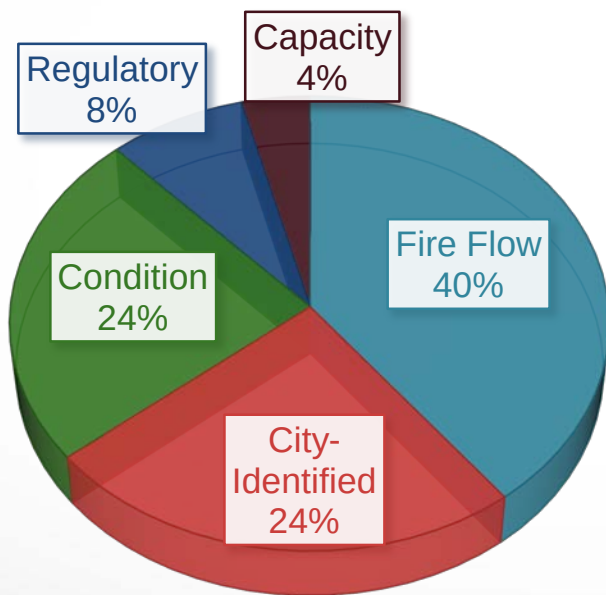


Addresses conditional
concern and reduces
maintenance

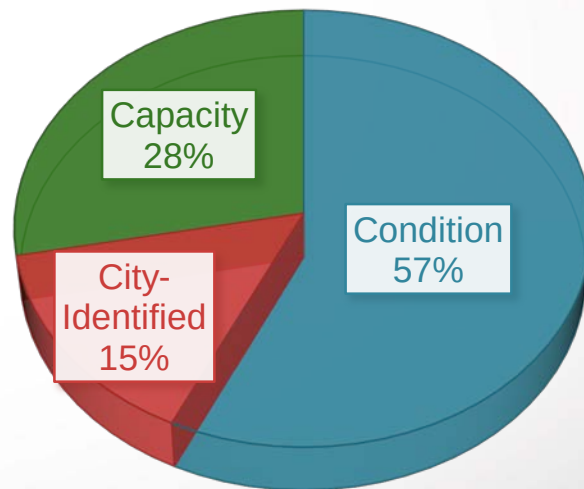


Capital Improvements Program based on triggers

DISTRIBUTION OF WATER BY PRIMARY TRIGGER



DISTRIBUTION OF WASTEWATER PROJECTS BY PRIMARY TRIGGER



Previous studies identified capital projects

Previously Identified Capital Projects (in 2015 dollars):		
	Water	Wastewater
2002 Water Improvements Study	\$18,362,000	\$-
2012 Impact Fee (Without TRA projects)	\$1,915,000	\$664,000
Total	\$20,277,000	\$664,000
<i>Completed Projects</i>	<i>\$9,017,000</i>	<i>\$-</i>
Identified Projects Not Constructed	\$11,260,000	\$664,000



Capital Improvement Plan

Master Plan CIP (in 2015 dollars):

	Water CIP	Wastewater CIP
City's Current 5 Year CIP	\$4,408,000	\$1,556,000
Master Plan Identified	\$35,455,000	\$13,488,000
Total	\$39,863,000	\$15,044,000

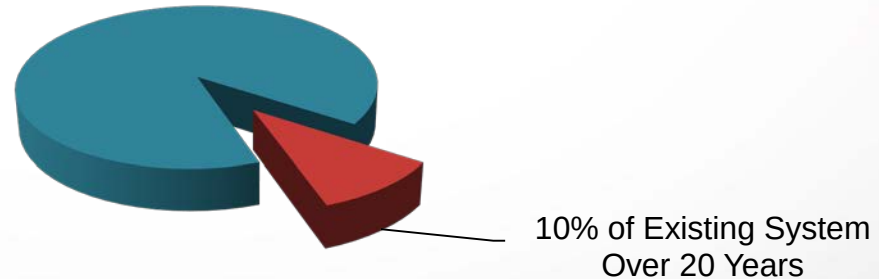
Short Term Needs	\$33,108,000	\$4,624,000
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How do these numbers relate to the overall system?

	Water	Wastewater	Total
Existing System (estimated replacement value)	\$302M	\$237M	\$539M
Master Plan CIP	\$40M	\$15M	\$55M

■ Existing System ■ Master Plan CIP





RATE STUDY

Rate study objectives



Evaluate current rate structure

- Are fixed/variable revenues in-line with fixed/variable expenses?



Evaluate rate structures of surrounding cities with same wholesale rates

- Do volumetric rates apply to all consumption?
- How are larger meters billed?
- Are commercial rates differentiated from residential rates?



Provide a rate structure that will allow the City to cover fixed expenses by incorporating

- Volumetric rate for first two thousand gallons
- Meter size based minimum charges
- Different minimum charge for non-residential services



Evaluation of fixed and variable components

	Water			Wastewater		
	Fixed	Variable	Total	Fixed	Variable	Total
Personnel	\$1,522,882		\$1,522,882	\$251,189		\$251,189
Operating	\$1,660,087	\$6,949,456	\$8,609,543	\$115,778	\$2,635,049	\$2,750,826
Capital Outlays	\$200,000		\$200,000	\$50,000		\$50,000
Debt Service	\$490,100		\$490,100	\$0		\$0
Total Expenses	\$3,873,069	\$6,949,456	\$10,822,525	\$416,966	\$2,635,049	\$3,052,015
Total, %	36%	64%	100%	14%	86%	100%
Average Residential Bill	15%	85%	100%	16%	84%	100%



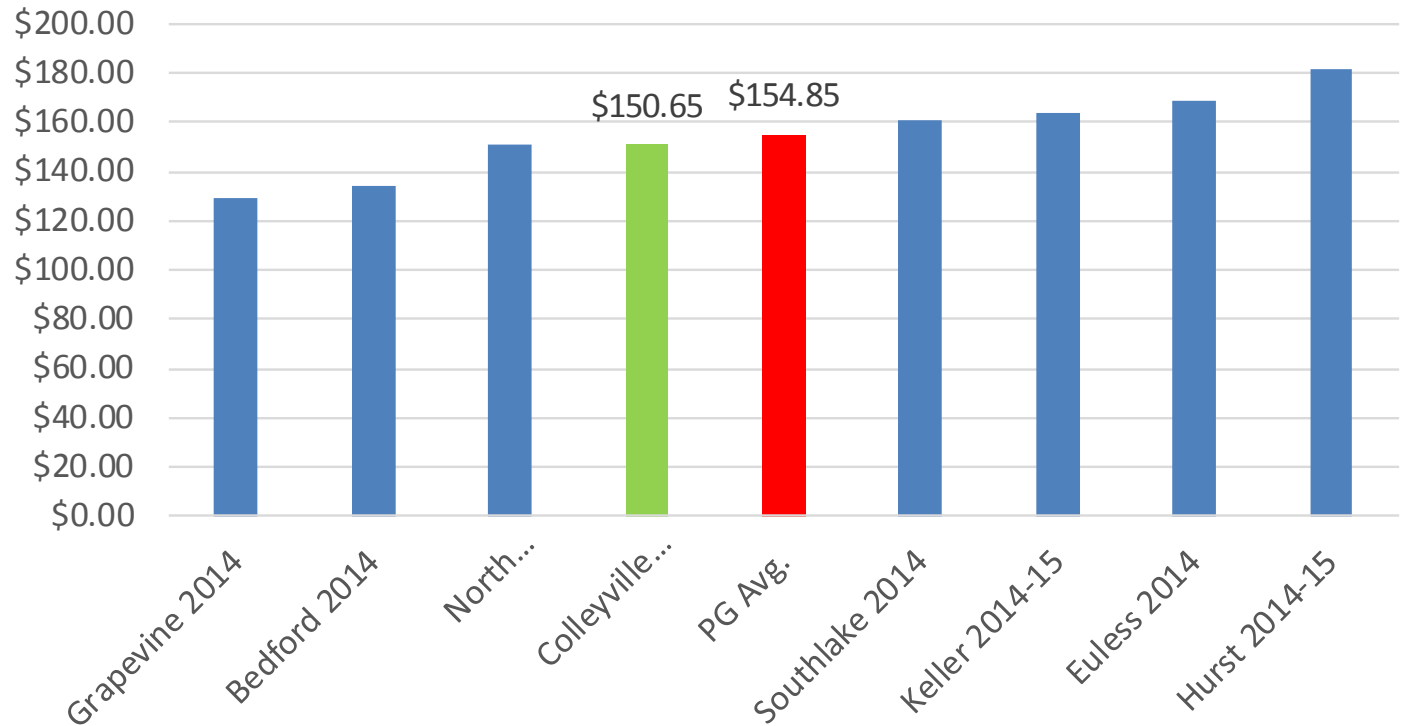
Benchmarking the current rate structure

City	Volumetric rates charged for all metered consumption?	Do larger meters pay a higher min. charge?	Residential and non-residential rates differentiated?
Colleyville 2014-15	No	No	No
Grapevine 2014	No	Yes	Yes
Eules 2014	Yes	Yes	Yes
Bedford 2014	Yes	Yes	No
NRH 2014	Yes	Yes	No
Southlake 2014	No	Yes	Yes
Keller 2014-15	Yes	Yes	Yes
Hurst 2014-15	Yes	Yes	Yes
= TRA Water Customers			



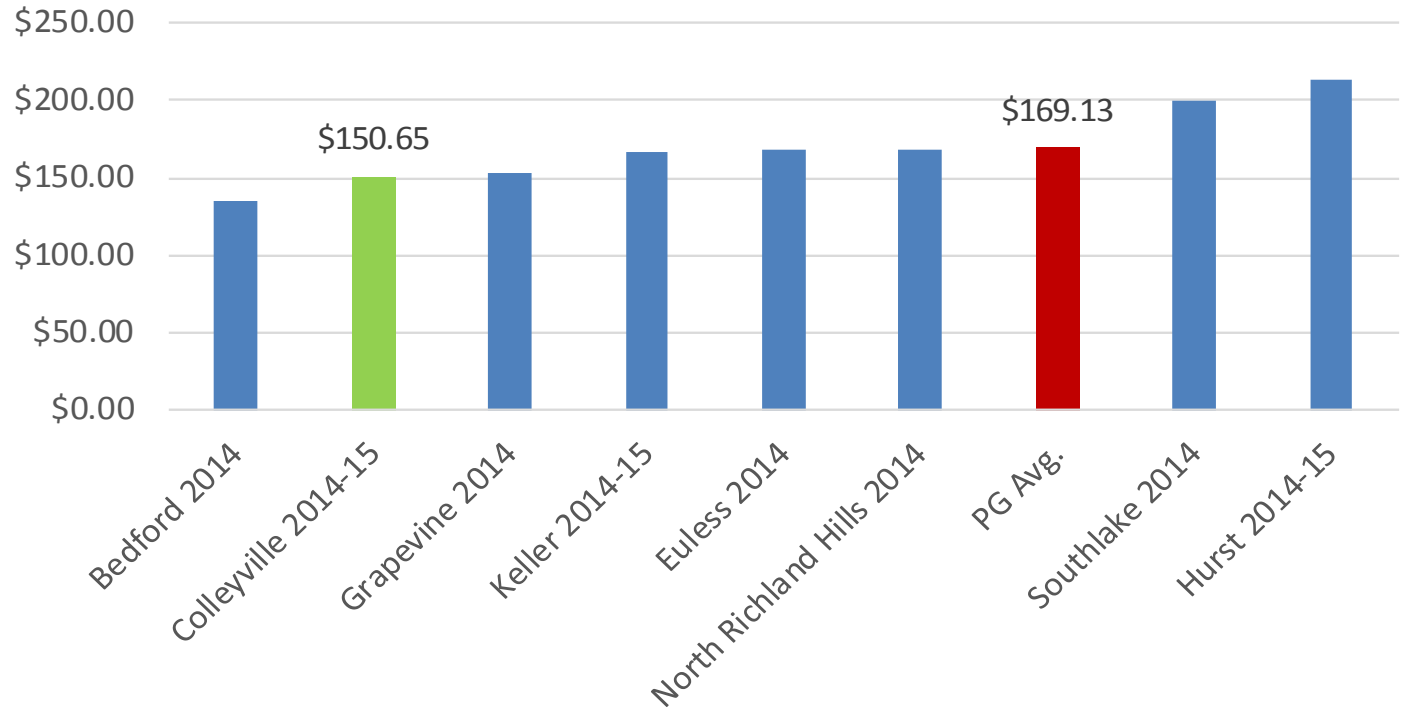
Benchmarking the current rates

Current Res. W & WW Bill @ 20k Gallons



Benchmarking the current rates

Current Non Res. W & WW Bill @ 20k Gallons



Summary of findings



Fixed to variable
water rate structure
ratio does not reflect
expense ratios



Rate structure is
independent of
meter size



Residential and non-
residential services
are provided at the
same rate structure



Summary of findings



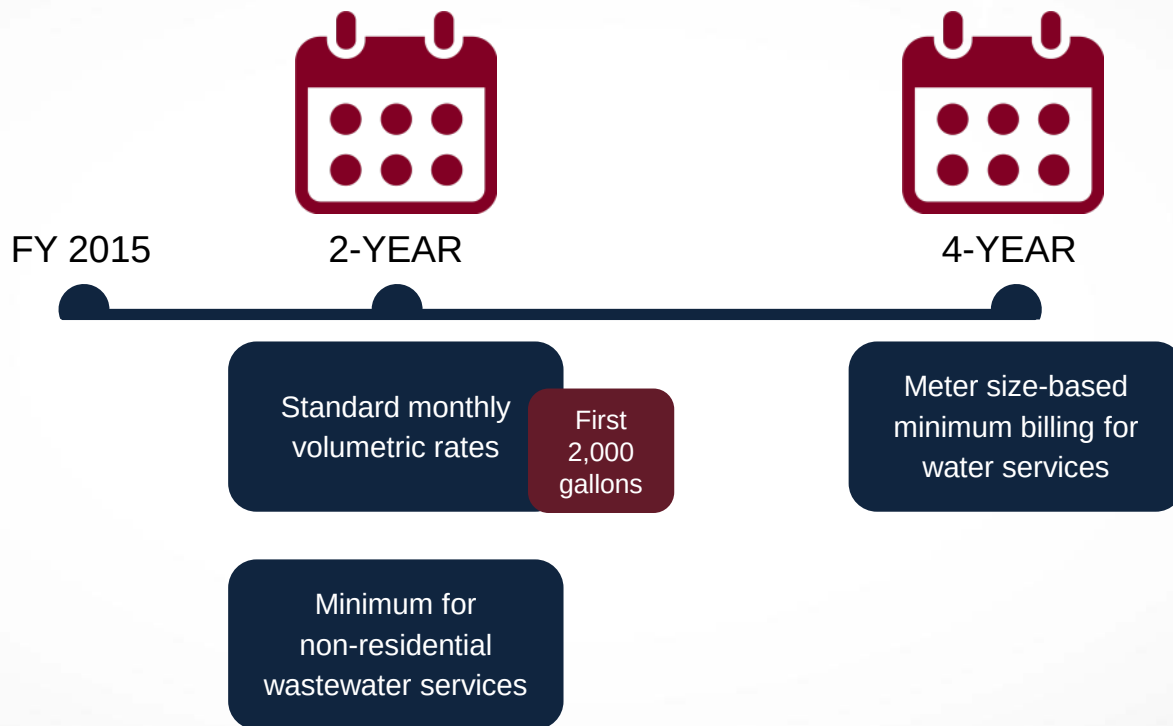
Fixed to variable
water rate structure
ratio does not reflect
expense ratios



Residential and non-
residential services
are provided at the
same rate structure

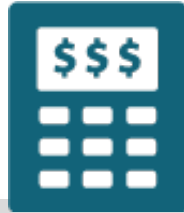


Proposed rate structure change



Impact of 2-year transition

VOLUMETRIC CHARGE FOR FIRST 2,000 GALLONS



Average monthly
bill change
\$7.27/year (4.6%)



Reflective of
variable treated
water expense

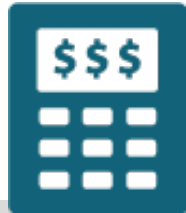


Rate structures
consistent with
3 of 4 peer group
water customers



Impact of 2-year transition

DIFFERENTIATED MINIMUM RATE FOR NON-RESIDENTIAL WASTEWATER SERVICE



Average monthly bill
change \$3.00/year (0.1%)
for non-residential



Rate structures consistent
with 5 of 7 peer group
wastewater customers



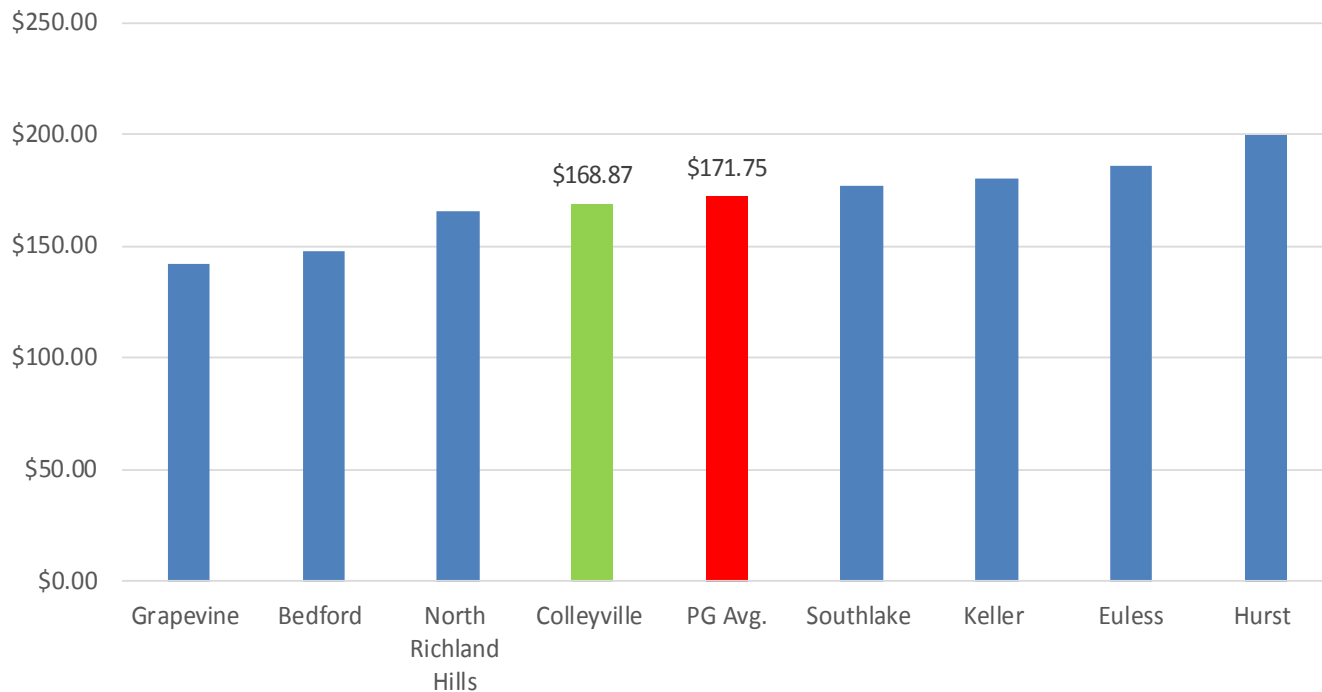
Impact of 4 year transition to meter size - based minimum charges

Meter Size (in.)	# in City	Average usage (Gal/Mo)	Existing Minimum Bill (/Mo)	Proposed Minimum Bill (/Mo)
<1.5 Res.	4,227	20,000	\$13.28	\$20.40
<1.5 Non- Res.	406	30,000	\$13.28	\$31.63
1.5	128	40,000	\$13.28	\$40.73
2	207	50,000	\$13.28	\$84.24
3	12	250,000	\$13.28	\$150.81
4	2	500,000	\$13.28	\$154.50



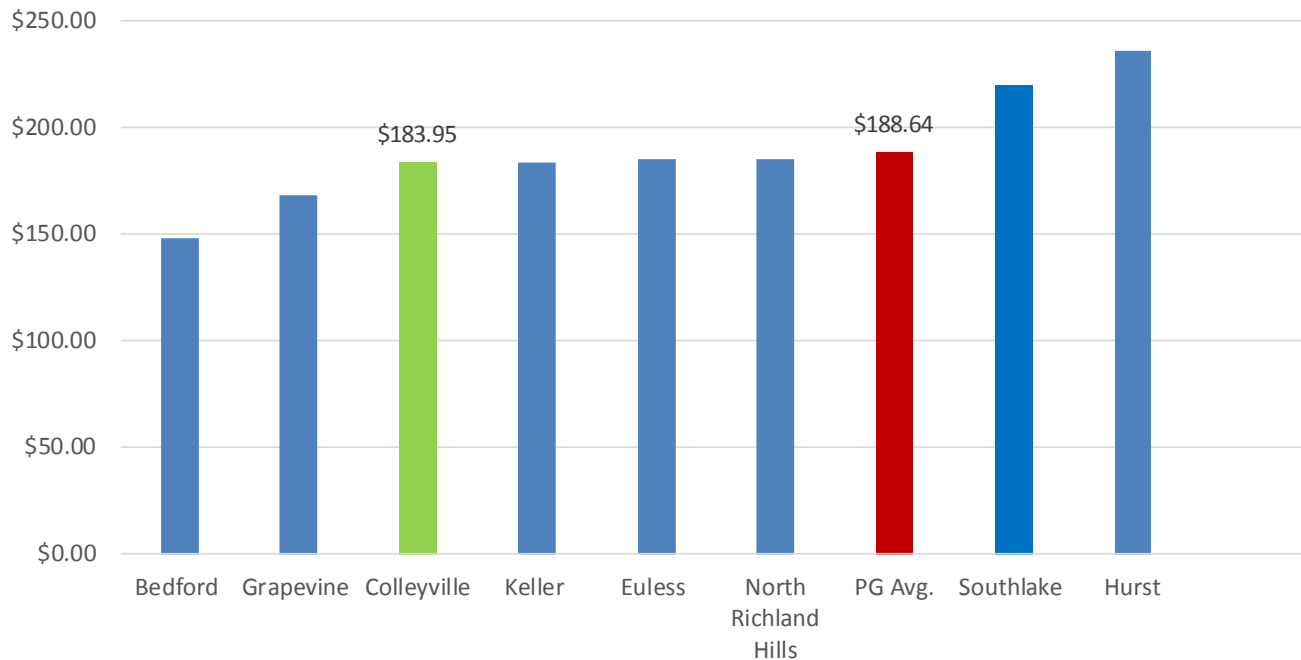
Comparison of member cities – proposed rate structure

**FYE 2017 Residential W & WW Bill @ 20,000 Gallons Comparison -
5% Annual Increase Assumed for Peer Group**



Comparison of member cities – proposed rate structure

FYE 2017 Non Residential W & WW Bill @ 20,000 Gallons Comparison-
5% Annual Increase Assumed for Peer Group



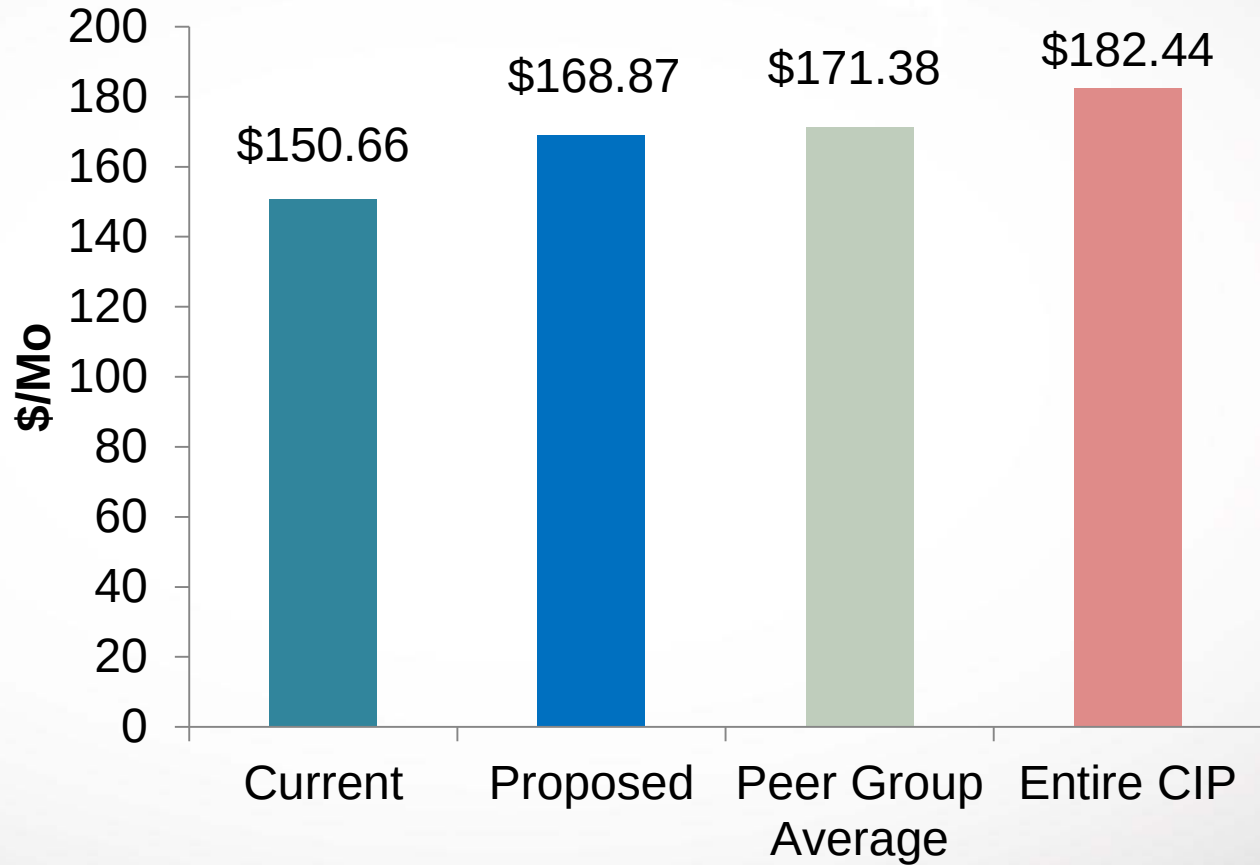
Cash flow projection

(assumes proposed structure is implemented)

	2016	2017	2018	2019
Total Revenues	\$16,722,262	\$17,792,328	\$18,122,224	\$18,389,502
O&M, Net of Dept.	\$13,929,163	\$14,779,132	\$15,688,411	\$16,661,372
CIP Funding	\$2,354,710	\$2,581,316	\$2,245,023	\$1,628,130
Total Expenses	\$16,283,872	\$17,360,448	\$17,993,434	\$18,289,502
Net Rev. Avail. For Debt Svc.	\$438,390	\$431,880	\$188,790	\$100,000
Total All Debt Services	\$365,325	\$359,900	\$157,325	\$0
FY End Balance	\$73,065	\$71,980	\$31,465	\$100,000



Rates to fund the entire CIP – example of residential 20,000 gallon bill





QUESTIONS?

EXHIBIT C



COLLEYVILLE WATER & WASTEWATER MASTER PLAN

Colleyville City Council
February 17, 2015

Outline of Presentation



Review of
December 16,
2014 presentation
at Pre Council
Meeting



Additional
discussion of the
proposed new
Elevated Storage
Tank (EST)



Continuation
of the Rate Study
Discussion



December 16, 2014 Meeting



Master Plan Highlights

CIP Projects that were identified

Dollars needed to fund identified
CIP Projects

Rate Study Recommendations



Elevated Storage Tank Justification



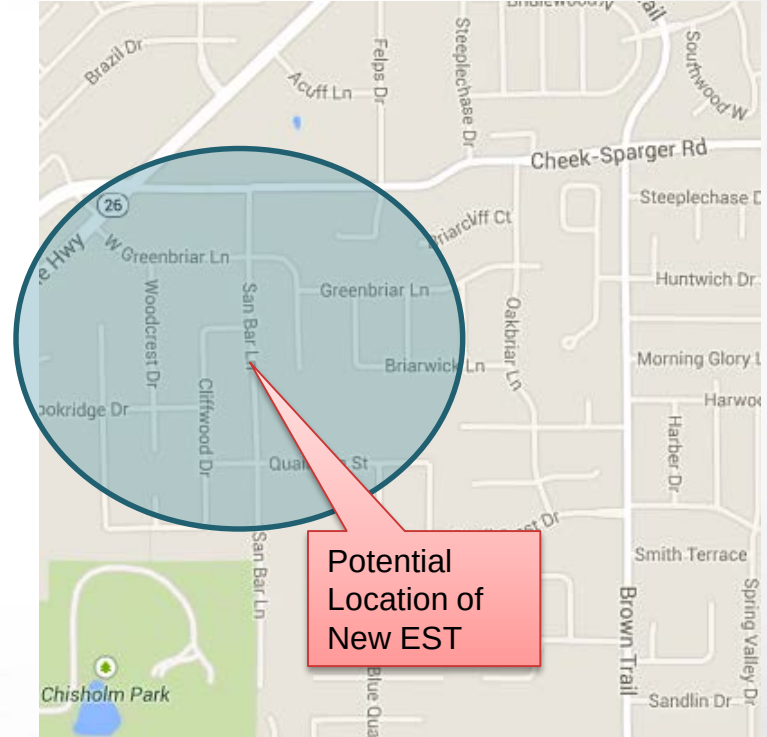
Address storage and pressure for maximum day demands



New Elevated Storage Tank and replacement of pipe

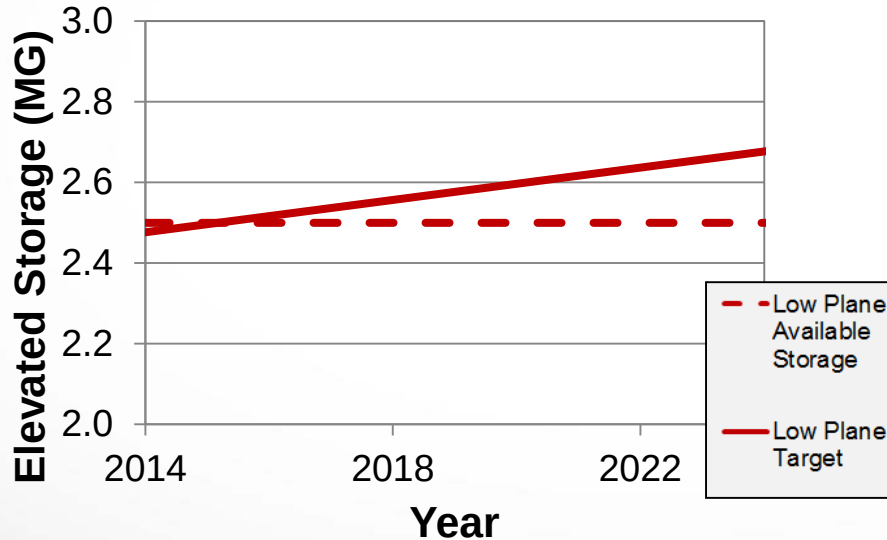


South portion of town



The Tank is Necessary to Meet Two Requirements

- Storage

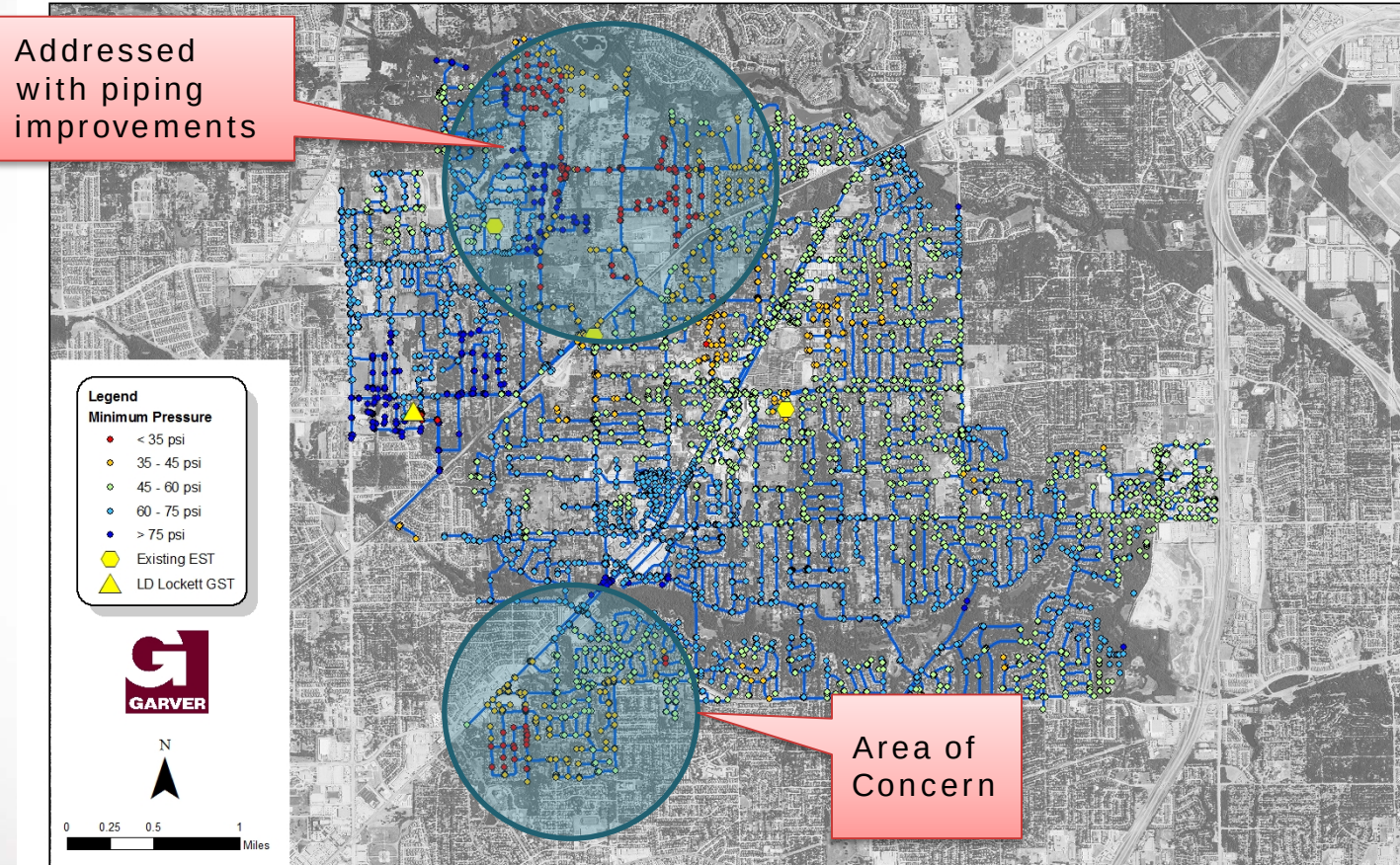


- Pressures

- Current minimum pressure during maximum day falling below 35 PSI requirement



Low Pressure is a Concern in Two Areas



Maximum Day System Pressures

Hall Johnson EST
Base elevation: 657 ft
PSI: 44



Area of concern
Base elevation: 680 ft
PSI: 28

Little Bear Creek
Base elevation: 560 ft
PSI: 85



Our Evaluation Included Five Alternative Options



Large diameter conveyance pipelines



In-line booster station



Ground storage and booster station



Elevated Storage



Other water supply connections



Large Diameter Conveyance (Pipelines)



High impact construction

- Costly
- Traffic concerns
- Impact to residents



Relocates pressure and flow

- Additional projects needed
- Minimal pressure boost



Elevated storage
criteria not met

- No emergency storage



In-line Booster Station



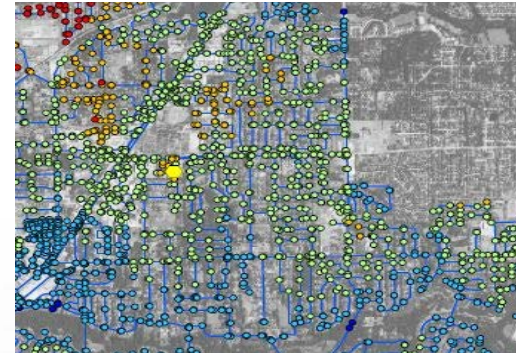
Mechanical
-Operations & maintenance



Relocates pressure and flow
-Additional projects needed
-Suction pressure issues



Elevated storage criteria not met
-No emergency storage
-Feed main bursts may decommission



Ground Storage Tank and Booster Pumps



Addresses pressure for maximum day demands



Similar in cost to EST



More mechanical equipment



Elevated storage requirement not met



Elevated Storage Tank



Addresses pressure for maximum day demands



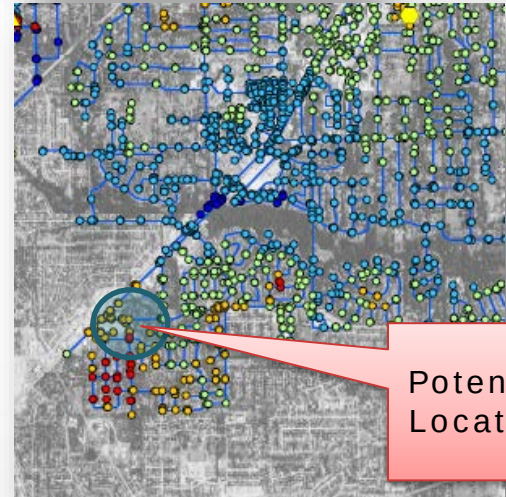
Addresses elevated storage requirement



Accommodates emergency conditions



Increases system flexibility



Potential Location

Consideration of Options

GST and BPS



- Less capital than EST with same lifecycle
- More mechanical

BPS



- Shifts pressure issues to other parts of City
- Additional projects likely

Pipelines



- Shifts pressure issues to other parts of City
- Additional projects likely

EST



- Meets all identified needs

**RECOMMENDED
ALTERNATIVE**



The Goal is to Provide 15% of the Maximum Daily Demand in Elevated Storage



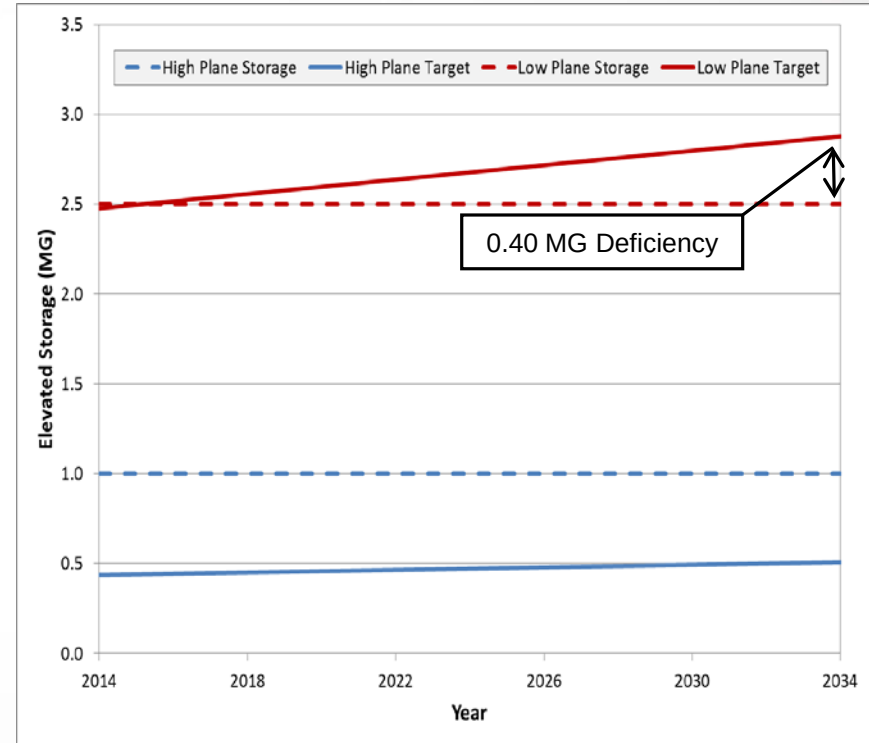
Provides system flexibility and alleviates low fire flow condition



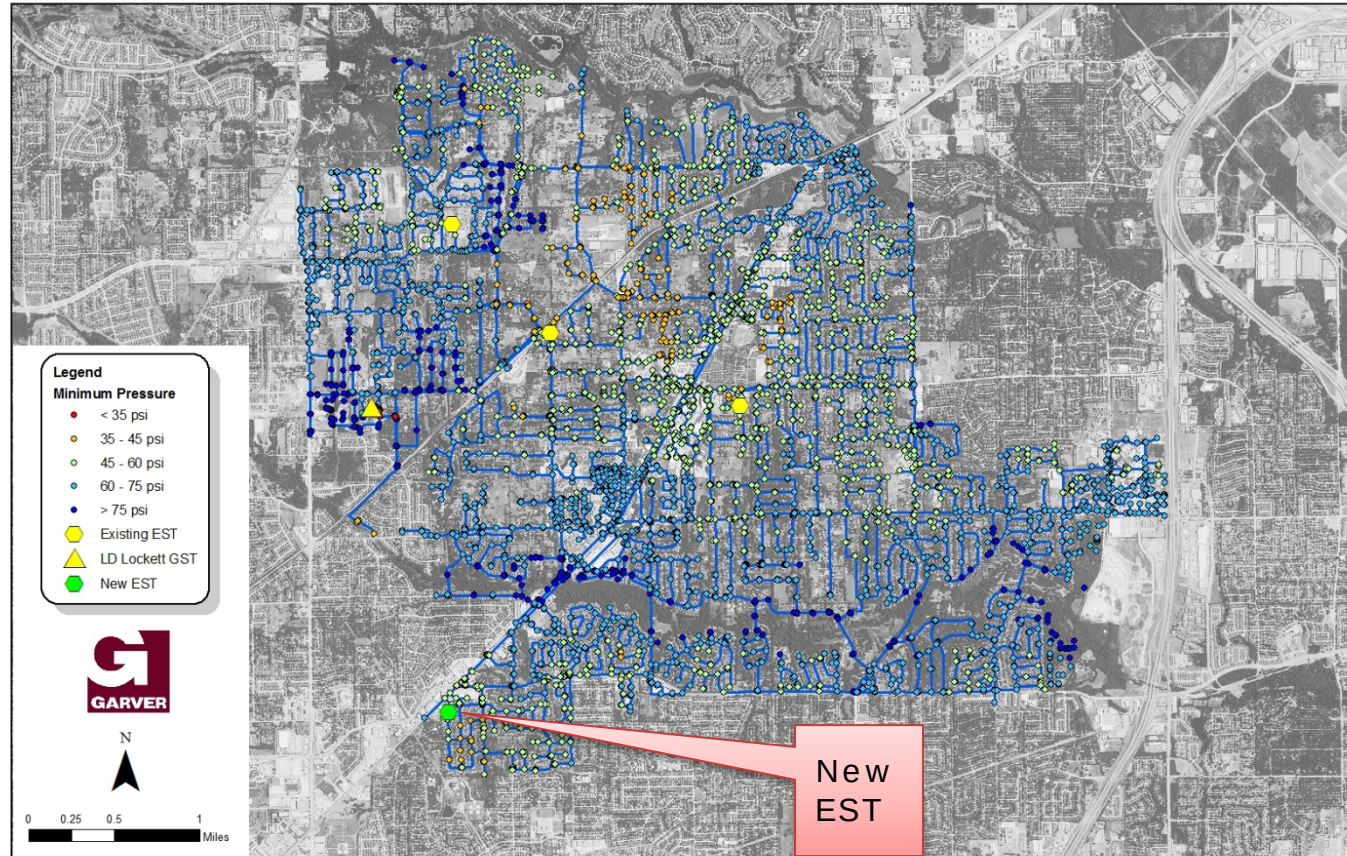
Provides available water supply for loss-of-power situations



Maintains minimum state required pressure



System Pressures With Proposed EST



Projected Improved Pressures

Hall Johnson EST
Base elevation: 657 ft
PSI: 45



New EST
Base elevation: ~675 ft

Area of concern
Base elevation: 680 ft
PSI: 40
(Previously 28)



Little Bear Creek
Base elevation: 560 ft
PSI: 85



Recommended Course of Action

Consider Recommendation of EST



Move into a Conceptual Design Phase

Evaluate impact
of design

Choose site for
improvements

Finalize best-fit
technology

Design
Improvements



Construction and Implementation





RATE STUDY

Benchmarking the Current Rate Structure

City	Volumetric rates charged for all metered consumption?	Do larger meters pay a higher minimum charge?	Residential and non-residential rates differentiated?
Colleyville	No	No	No
Grapevine	No	Yes	Yes
Euless	Yes	Yes	Yes
Bedford	Yes	Yes	Yes*
NRH	No	Yes	Yes
Southlake	No	Yes	Yes
Keller	Yes	Yes	Yes*
Hurst	No	Yes	Yes
TRA Customers	* For Wastewater Only		



Rate Study

- Recommendations

- Remove first 2,000 gallons from base rate for water and wastewater over four year period
- Increase minimum base monthly charge for water meters in excess of 1 ½" over a four year period
- Increase base monthly charge for non-residential wastewater by \$6.00 to be implemented in two \$3.00 increments in 2016 and 2018



Recommendation 1

- Remove first 2,000 gallons from base rate for water and sewer over four year period
 - Impacts 100% (9,414) of water and wastewater customers
 - Assumes proposed TRA water rate increases of \$0.88 per 1000 gallons over 5 years
 - Assumes proposed TRA wastewater rate increases of \$0.79 per 1000 gallons over 5 years



Rate for 20,000 Gallons of Water for Meters Smaller than 1.5"

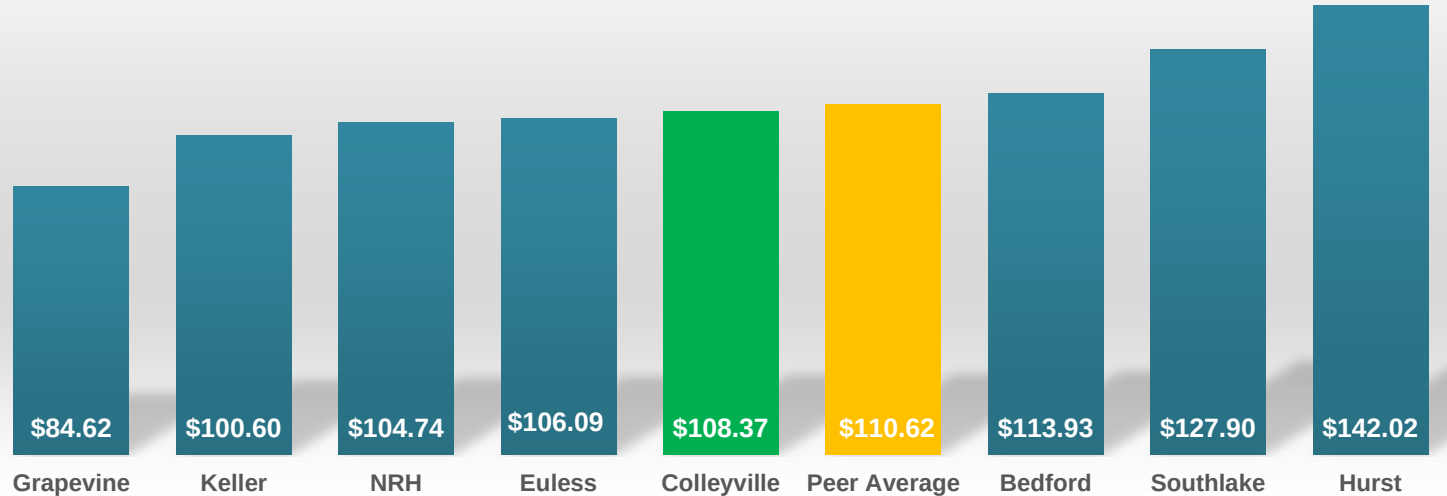
	TRA Projected Increase	Cost per 1000 gals	Current		Proposed		
			Base Rate	Cost per 20,000 Gallons with TRA Projected Rate Increase Only	Proposed New Base Rate	Cost per 20,000 gals with Removal of First 2,000 gals from Base Rate	Difference in Cost for 20,000 gals
2015		\$ 4.12	\$ 13.28	\$ 87.44	\$ 13.28	\$ 87.44	\$ 0.0
2016	\$ 0.18	\$ 4.30	\$ 13.64	\$ 91.04	\$ 13.55	\$ 93.10	\$ 2.06
2017	\$ 0.14	\$ 4.44	\$ 13.92	\$ 93.84	\$ 13.69	\$ 98.05	\$ 4.21
2018	\$ 0.16	\$ 4.60	\$ 14.24	\$ 97.04	\$ 13.77	\$ 103.47	\$ 6.43
2019	\$ 0.13	\$ 4.73	\$ 14.50	\$ 99.64	\$ 13.77	\$ 108.37	\$ 8.73

Current Colleyville Rate



Peer Cities Comparison

Cost in 2019 for 20,000 Gallons of Water with
First 2,000 Gallons Removed From Base Rate



Assumes non-TRA cities increase rates proportionally to TRA increases
Currently Colleyville rate for 20,000 gals = \$87.44



Residential Rate for 10,000 Gallons of Wastewater

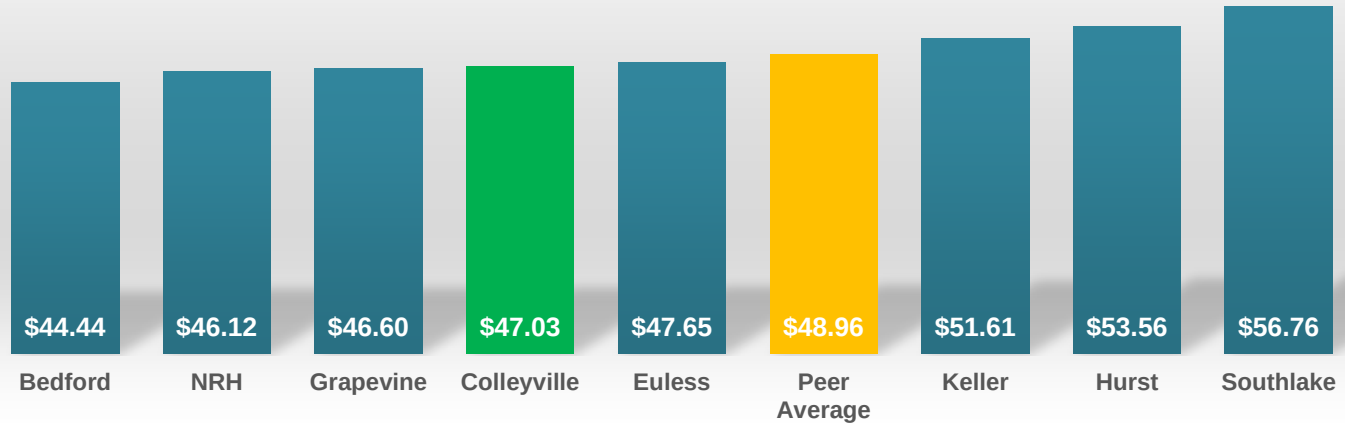
	TRA Projected Increase	Cost per 1000 gals	Current		Proposed		
			Base Rate	Cost per 10,000 Gallons with TRA Projected Rate Increase Only	Proposed New Base Rate	Cost per 10,000 gals with Removal of First 2,000 gals from Base Rate	Difference in Cost for 10,000 gals
2015		\$ 2.95	\$ 10.16	\$ 33.76	\$ 10.16	\$ 33.76	\$ 0.0
2016	\$ 0.19	\$ 3.14	\$ 10.54	\$ 35.66	\$ 10.45	\$ 37.14	\$ 1.48
2017	\$ 0.20	\$ 3.34	\$ 10.94	\$ 37.66	\$ 10.65	\$ 40.71	\$ 3.04
2018	\$ 0.16	\$ 3.50	\$ 11.26	\$ 39.26	\$ 10.73	\$ 43.98	\$ 4.72
2019	\$ 0.13	\$ 3.63	\$ 11.52	\$ 40.56	\$ 10.73	\$ 47.03	\$ 6.47

Current Colleyville Rate



Peer Cities Comparison

Cost in 2019 for 10,000 Gallons of Residential Wastewater with First 2,000 Gallons Removed From Base Rate



Assumes non-TRA cities increase rates proportionally to TRA increases
Currently Colleyville rate for 10,000 gals = \$33.76



Residential Rate for 20,000 Gallons of Water and 10,000 Gallons of Wastewater

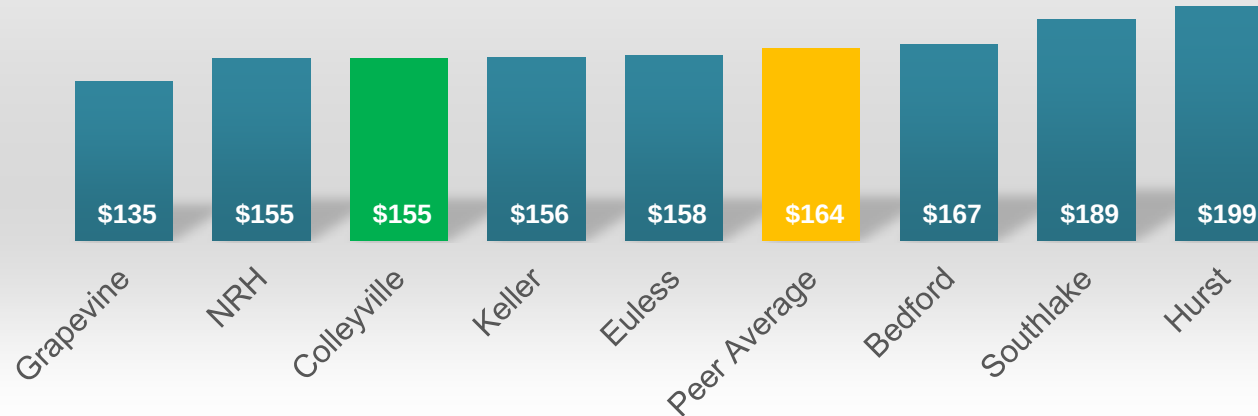
	Combined Rate With Projected TRA Increase Only	Combined Cost with Removal of First 2,000 gals from Base Rate	Difference in Combined Cost with Removal of First 2,000 Gallons from Base Rate
2015	\$ 121.20	\$ 121.20	\$ 0.00
2016	\$ 126.70	\$ 130.24	\$ 3.54
2017	\$ 131.50	\$ 138.76	\$ 7.26
2018	\$ 136.30	\$ 147.45	\$ 11.15
2019	\$ 140.20	\$ 155.40	\$ 15.20

Current Colleyville Rate



Peer Cities Comparison

Combined Cost in 2019 for 20,000 Gallons of Water and 10,000 Gallons of Wastewater with First 2,000 Gallons of both Removed from Base Rate



Assumes non-TRA cities increase rates proportionally to TRA increases
Currently Colleyville Combined Rate is \$121.20



Recommendation 2

- Increase minimum base monthly charge for water meters in excess of 1 1/2"
 - Impacts 3.7% (349) of customers
 - Implemented with equal annual adjustments over four year period



Proposed Base Rate for Meters Greater than 1.5"

Meter Size	Number of Meters	2015	2016	2017	2018	2019
<1.5" Meter	9065	\$ 13.28	\$ 13.55	\$ 13.69	\$ 13.77	\$ 13.77
1.5" Meter	128	\$ 13.28	\$ 15.77	\$ 18.26	\$ 20.75	\$ 23.24
2" Meter	207	\$ 13.28	\$ 20.29	\$ 27.30	\$ 34.30	\$ 41.43
3" Meter	12	\$ 13.28	\$ 33.20	\$ 53.11	\$ 73.03	\$ 92.95
4" Meter	2	\$ 13.28	\$ 51.27	\$ 89.26	\$ 127.25	\$ 165.24

Currently all meter sizes pay the same base rate of \$13.28 per month



Billing for Average Monthly Usage by Meter Size (Water Bill Only)

	Current Rate <1.5" (20,000)*	Proposed Rate <1.5" (20,000)*	Current Rate 1.5" (40,000)*	Proposed Rate 1.5" (40,000)*	Current Rate 2" (50,000)*	Proposed Rate 2" (50,000)*	Current Rate 3" (250,000)*	Proposed Rate 3" (250,000)*	Current Rate 4" (500,000)*	Proposed Rate 4" (500,000)*
2015	\$ 87.44	\$ 87.44	\$186.64	\$186.64	\$244.64	\$ 244.64	\$ 1,516.64	\$ 1,516.64	\$ 3,106.64	\$ 3,106.64
2016	\$ 91.04	\$ 93.10	\$193.84	\$198.12	\$253.64	\$ 262.44	\$ 1,561.64	\$ 1,583.35	\$ 3,196.64	\$ 3,234.27
2017	\$ 93.84	\$ 98.05	\$199.44	\$208.22	\$260.64	\$ 278.46	\$ 1,596.64	\$ 1,640.27	\$ 3,266.64	\$ 3,341.98
2018	\$ 97.84	\$103.47	\$205.84	\$219.26	\$268.64	\$ 295.60	\$ 1,636.64	\$ 1,702.33	\$ 3,346.64	\$ 3,450.65
2019	\$ 99.64	\$108.37	\$211.04	\$229.24	\$275.14	\$ 311.53	\$ 1,669.14	\$ 1,757.05	\$ 3,411.64	\$ 3,562.38

(xx,xxx)* Denotes average monthly usage in gallons



Recommendation 3

- Increase base monthly charge for non-residential wastewater by \$6.00 to be implemented in two \$3.00 increments in 2016 and 2018
 - Impacts 4.5% of customers (425)
 - Colleyville and all peer cities charge for wastewater based on year-round water usage for non-residential customers



Non-Residential Rate for 10,000 Gallons of Wastewater

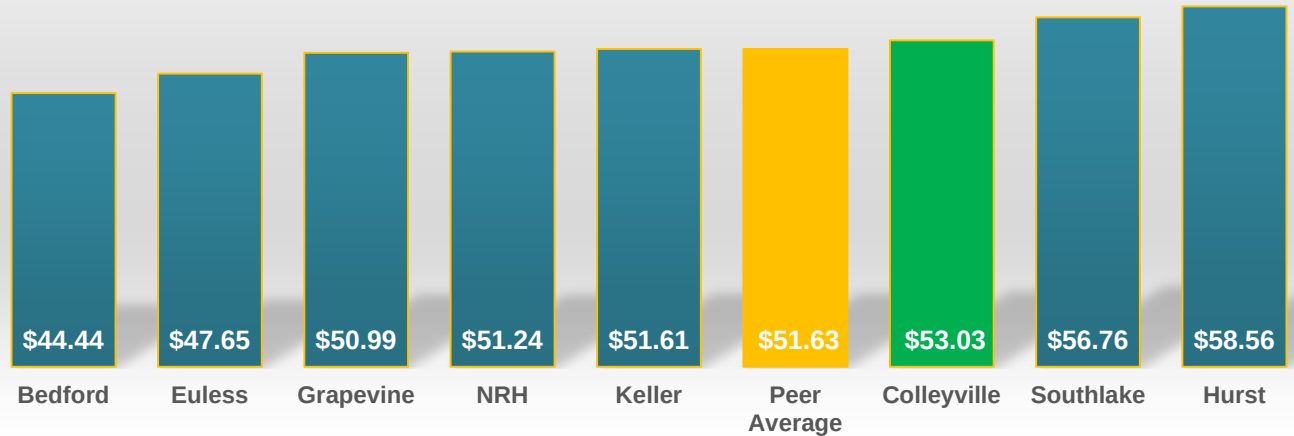
	TRA Projected Increase	Cost per 1000 gals	Current		Proposed		
			Base Rate	Cost per 10,000 Gallons with TRA Projected Rate Increase Only	Proposed New Base Rate	Cost per 10,000 gals with Removal of First 2,000 gals from Base Rate	Difference in Cost for 10,000 gals
2015		\$ 2.95	\$ 10.16	\$ 33.76	\$ 10.16	\$ 33.76	\$ 0.0
2016	\$ 0.19	\$ 3.14	\$ 10.54	\$ 37.14	\$ 13.45	\$ 40.14	\$ 3.00
2017	\$ 0.20	\$ 3.34	\$ 10.94	\$ 40.71	\$ 13.65	\$ 43.71	\$ 3.00
2018	\$ 0.16	\$ 3.50	\$ 11.26	\$ 43.98	\$ 16.73	\$ 49.98	\$ 6.00
2019	\$ 0.13	\$ 3.63	\$ 11.52	\$ 47.03	\$ 16.73	\$ 53.03	\$ 6.00

Current Colleyville Rate



Peer Cities Comparison

Cost in 2019 for 10,000 Gallons of Non-residential Wastewater with \$3.00 per month increase in 2016 and 2018



Assumes non-TRA cities increase rates proportionally to TRA increases
Currently Colleyville rate for 10,000 gals = \$33.76



Impacts of Implementing Recommendations

- Reduces dependency on water sales to adequately fund fixed costs
- More accurately reflects the true cost of service
- Provides revenue for identified CIP projects



Analysis of Fixed and Variable Components (2015)

	Water			Wastewater		
	Fixed	Variable	Total	Personnel	Variable	Total
Personnel	\$ 1,511,113		\$ 1,511,113	\$ 188,411		\$ 188,411
Operating	\$ 710,828	\$ 7,851,514	\$ 8,562,342	\$ 97,156	\$ 1,741,331	\$ 1,838,487
Capital	\$ 200,000		\$ 200,000	\$ 50,000		\$ 50,000
Debt Service	\$ 490,100		\$ 490,100			
Total Expenses	\$ 2,912,041	\$ 7,851,514	\$ 10,763,555	\$ 335,567	\$ 1,741,331	\$ 2,076,898
Current Fixed Cost Recovery (Water and Wastewater Combined)						41%
Combined Fixed Cost Recovery if recommendations are adopted (2019)						89%



Cash Flow Projection

(assumes proposed structure is implemented)

	2015	2016	2017	2018	2019
Gross Revenues from Water and Wastewater Sales	\$ 14,184,706	\$ 15,310,654	\$ 16,347,649	\$ 17,427,644	\$ 17,427,644
O&M Expenses less Debt Service	\$ 12,350,354	\$ 13,017,620	\$ 13,772,453	\$ 14,467,465	\$ 15,069,560
Debt Service	\$ 490,100	\$ 438,390	\$ 431,880	\$ 188,790	\$ 0
1.2 X Debt Coverage Ratio	\$ 588,120	\$ 526,068	\$ 518,256	\$ 226,548	\$ 0
Potentially Available for CIP Projects*	\$ 1,246,232	\$ 1,766,966	\$ 2,056,940	\$ 2,733,630	\$ 3,363,784

* Only includes revenue from water and wastewater sales



Potential Revenue Available for Capital Projects from All Sources

	2015	2016	2017	2018	2019
Water and Wastewater Sales	\$ 1,246,232	\$ 1,766,966	\$ 2,056,940	\$ 2,733,630	\$ 3,363,784
Impact Fees	\$ 979,125	\$ 979,126	\$ 979,125	\$ 979,125	\$ 979,125
Yearly Total	\$ 2,225,357	\$ 2,746,095	\$ 3,036,065	\$ 3,712,755	\$ 4,342,909
Five Year Total	\$16,063,181*				

*Equates to 29% of funding needed for 20 year CIP (\$55 million)



Next Steps

- If approved, prepare new ordinance to adopt the new rate structure
- Develop and execute a public information program to inform customers of the new rate structure and why it is necessary
- Implement new rate structure on December 1, 2015
- Review and update rate structure in five years (2019)





QUESTIONS?



City of Colleyville City Council Agenda Briefing

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

Agenda Number PC-3

Agenda Date 06/02/2015

Type Presentation and Discussion

Department Public Works

Title

Discussion of repairs and improvements to the Bidault House

Strategy Map Connection

B2- Proactively seek process improvements and sustainable solutions

C1- Provide attractive and unique spaces for enjoyment of personal interests and community interaction

F2- Invest to provide and maintain high quality public assets

Explanation

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

At the June 18, 2013 Pre Council Meeting, staff provided an update regarding the needed repairs and suggested enhancements to the Bidault House and sought City Council direction. City Council requested the porch roof ceiling be painted blue and architectural lighting be added to illuminate the house at night. No other action was taken at that time.

Subsequent to preparation of the initial list of needed repairs and improvements, staff had the building tested for asbestos and lead based paint and both were found to be present on the exterior and interior. Staff has updated the scope of work and obtained a new cost estimate for all items of work, except the lighting, based on firm pricing from Castro Roofing, Inc., a BuyBoard contractor, as shown in the table below.

A separate cost estimate has been obtained for the architectural lighting which is a separate contract. The cost for this work is estimated to be \$3,500.

Item of Work	Estimated Cost
Mobilization	\$ 2,500
Asbestos Abatement	\$ 8,064
Lead Paint Abatement	\$ 4,400
Clean exterior of house	\$ 3,300
Replace rotted wood and reinstall "Widow's Walk"	\$ 6,500
Seal and caulk boards, windows and entry ways	\$ 2,900
Prime and paint exterior of house including porch ceiling	\$ 5,900
Sand, scrape and repaint original garage	\$ 2,900
Replace original garage door with new cedar door	\$ 4,500
Tear down and dispose of "add-on" attached garage	\$ 7,275
Install new roof on original garage	\$ 2,200
Install new roof over "Widow's Walk"	\$ 3,500
Replace roof on remainder of house with 20 year warranty composition shingles*	\$15,800
Sub-total estimated cost	\$ 69,739

*Add \$1,739 for 30 year warranty shingles

Architectural Lighting \$ 3,500

Total Estimated Cost \$ 73,239

The costs noted above are BuyBoard prices and staff recommends a 10% contingency be added to the above cost to cover unknowns such as wood rot that cannot be found until the existing roofing is removed. A detailed description of the proposed work is attached. As discussed at the June 18, 2013 Pre Council meeting, a potential source of funding is the Colleyville Tomorrow Fund. As of April 30, 2015, the available funding in the Colleyville Tomorrow Fund is \$2,137,585.71.

The above list of repairs, except for the asbestos, lead abatement, and architectural lighting, were presented to the Historical Preservation Committee at their June 13, 2013 meeting, and the committee fully endorsed the items proposed and approved their presentation to the City Council.

Staff is seeking direction City Council direction regarding the identified repairs and improvements to the Bidault House.

Attachments

1. Presentation - Update on Repairs and Improvements to the Bidault House
2. October 16, 2012 Historic Bidault House Re-Use Summary Report
3. Initial Prioritized List of Recommended Repairs and Improvements for the Bidault House
4. June 18, 2013 City Council Agenda Briefing

Discussion and Update on Repairs and Improvements to the Bidault Hose

Pre Council Meeting

June 2, 2015

Background

- Bidault House purchased by City in April 2011
- Re-Use Study prepared by historic building consultant in October 2012
- Historical Preservation Committee made recommendations for repairs and improvements in June 2013
- Recommendations presented to City Council on June 18, 2013

Recent Actions

- Asbestos and lead paint surveys were conducted
- Asbestos was found in the window caulking, roofing and flooring and lead found in exterior and interior paint
- Recommended scope of work revised to include required mitigation of asbestos and lead paint
- Updated estimate of costs for revised scope of work have been prepared

Proposed Scope of Work

- Mobilization
- Asbestos and lead paint abatement
- Clean exterior of house
- Replace rotted wood and reinstall “Widow’s Walk”
- Seal and caulk boards, windows, and entryways
- Prime and paint exterior of house
- Sand, scrape and repaint original garage
- Replace original garage door with new cedar door
- Tear down and dispose of “add-on” attached garage
- Install new roof on original garage
- Install new roof over “Widow’s Walk”
- Replace roof on remainder of house with 20 year warranty composition shingles

Estimated Cost

- Base cost is \$69,739, which includes asbestos and lead paint abatement
- Staff recommends an additional 10% contingency for unknowns such as rotted wood under the roof shingle
- Roof shingles can be upgraded to a 30 year warranty for an additional \$1,739

Discussion and Questions



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



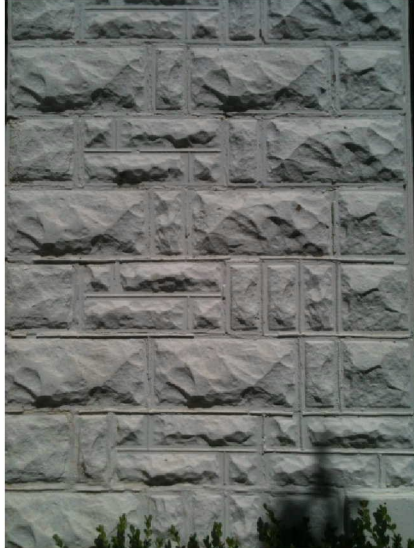
Significance & History of Bidault House

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

Architectural & Site Evaluation

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

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



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

Adaptive Reuse Concepts

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

Public Uses

Option 1: House Museum

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

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

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

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

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

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

Option 2: Education program/event space

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

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

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

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

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

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

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

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

Option 3: Meeting Space/Community Center

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

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

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

Private Uses

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Funding Options & Community Involvement

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

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

Recommended Repairs and Landscaping Improvements (Refresh Only)

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

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

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

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



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

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

Additional Recommendations

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

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

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

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

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

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

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



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



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

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

Landscape Recommendations

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

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

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

Below is an example of a simple board fence.



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

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

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

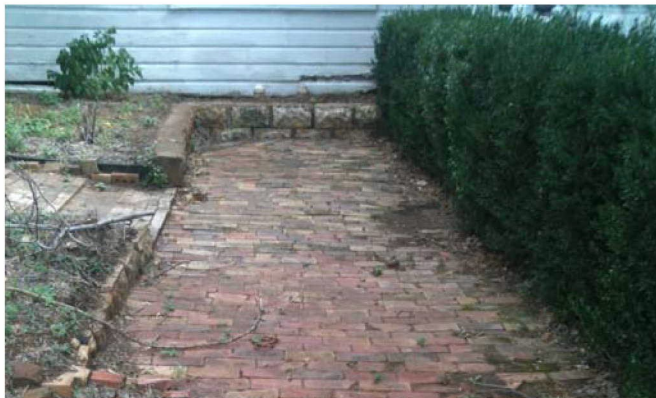


As the front of the house is most important to the overall appearance of the house, the recommendation is that front triangular beds should be prepared and planted, perhaps with a hardy perennial like iris and/or day lily. The photo above shows what appears to be grass in these beds, and may have been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

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

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

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



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

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

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

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

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

Bidault House

Recommended Exterior Repairs and Improvements

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

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

Working Assumptions:

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

Recommendations:

1. Verify remaining lifespan of the roof.

2. Remove modern garage.

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

3. Complete landscape enhancements.

- a. Prune all trees of dead limbs; remove any dead trees.
- b. Remove old chain link fences (one on east side and one on south side).
- c. Remove raised bed at rear of property.
- d. Restore gardens at front of house and west side. (Re-Use Report, page 12 for details about the flower beds, walks, trees that need pruning, etc.).
- e. Build new perimeter fence. (Re-Use Report, page 9 for comments on new fence).

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

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

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

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



City of Colleyville City Council Agenda Briefing

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

Agenda Number PC-3

Agenda Date 06/18/2013

Type Pre Council

Department Communications and Marketing

Title

Presentation and update on the Bidault House

Strategy Map Connection

Explanation

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

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

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

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

house, including spindles.	
TOTAL	\$25,592

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

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

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

Attachments

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



City of Colleyville City Council Agenda Briefing

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

Agenda Number PC-4

Agenda Date 06/02/2015

Type Pre Council

Department City Secretary

Title

Discussion of the June 2, 2015, City Council regular agenda items



City of Colleyville City Council Agenda Briefing

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

Agenda Number 1

Agenda Date 06/02/2015

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 on 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 551.071 - Legal - Consultation with attorney regarding litigation - Village Monticello Partners, LTD. v. City of Colleyville

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

Section 551.074 - Personnel - Deliberate the appointment, employment, evaluation, and duties of the city manager

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

Attachments



City of Colleyville City Council Agenda Briefing

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

Agenda Number 2

Agenda Date 06/02/2015

Type Oath of Office

Department City Secretary

Title

Administration of the Oath of Office to Place 5 Councilmember Nancy Coplen, and Place 6 Councilmember Mike Taylor

Strategy Map Connection

B4- Cultivate a culture of transparency and consistent communication

Explanation

City Secretary Amy Shelley will administer the Oath of Office to Place 5 Councilmember Nancy Coplen, and Place 6 Councilmember Mike Taylor.

RESOLUTION R-15-3877

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF
JUNE 2, 2015**

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 JUNE 2015.

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 5

Agenda Date 06/02/2015

Type Announcements, Proclamations, and Presentations

Department City Secretary

Title

Proclamation in recognition of EnvironX Solutions Inc., for receiving the Presidential "E" Awards

Attachments

1. Proclamation in recognition of EnvironX Solutions Inc.

Proclamation

CITY OF

Colleyville,
Texas

WHEREAS: On May 18, 2015, U.S. Secretary of Commerce Penny Pritzker delivered remarks at the 2015 President's "E" Awards ceremony, which honored 45 American companies and organizations for their significant contributions to the expansion of U.S. exports. Among those awardees was EnvironX Solutions Inc., of Colleyville; and

WHEREAS, this was the 53rd anniversary of the "E" Awards, which was originally created by President John F. Kennedy in 1961 to recognize persons, firms, and organizations that significantly contribute to increasing U.S. exports; and

WHEREAS, the President's "E" Award is the highest recognition any U.S. entity can receive for making a significant contribution to the expansion of U.S. exports; and

WHEREAS, U.S. Secretary of Commerce Pritzker stated the following, *"Today's E Awards are not only about exports and job growth, but about stories of people like the Sinunu family. Campbell Soup won one of the first E Awards in 1962, Jack Sinunu led the company's export sales. More than 40 years later, Jack's nephew, Charlie, was the director of international sales at DSC Dredge when that firm won both an E Award and an E Star Award. Today, Charlie's brother, Steve Sinunu, President and CEO of EnvironX Solutions, a manufacturer in Colleyville, Texas, is an E Award recipient as well. A family of multiple generations of award winners."*

NOW, THEREFORE, I, DAVID KELLY, MAYOR OF THE CITY OF COLLEYVILLE, TEXAS, on behalf of the Colleyville City Council and citizens of Colleyville, do hereby proclaim

ENVIRONX SOLUTIONS INC.

is an honored member of the Colleyville business community and encourage our citizens to join us in wishing this business a congratulations on the winning of such a prestigious award, and to a future filled with achievement and success.

IN WITNESS WHEREOF, I do hereby set my hand and seal of the City of Colleyville, Texas, affixed this 2nd day of June 2015.





Mayor



RESOLUTION R-15-3878

**A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER
CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF
JUNE 2, 2015**

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 May 12, 2015
 - b. Approval of the minutes of the Special City Council meeting of May 19, 2015
 - c. Approval of the disposal of obsolete and nonserviceable vehicles and equipment

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _____ AYES, _____ NAYS, AND _____
ABSTENTIONS ON THIS THE 2ND DAY OF JUNE 2015.

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, May 12, 2015

City Council Chambers

Mayor David Kelly called the Pre Council meeting of the Colleyville City Council to order on Tuesday, May 12, 2015, at 5:30 p.m.

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

City Manager Jennifer Fadden, Assistant City Manager and Chief Financial Officer Terry Leake, Executive Director of Development and Infrastructure Chris Fuller, Police Chief Mike Holder, Assistant Police Chief Robert Hinton, Fire Marshal Rob McKeown, Economic Development Director Marty Wieder, City Engineer Jeremy Hutt, Community Development Director Abra Nusser, Project Engineer Adam Marsh, Human Resources Director Rachel Huitt, Library and Parks and Recreation Director Mary Rodne, Parks Manager James Hubbard, Strategic Services Manager Adrienne Lothery, Finance Manager Karen Hines, Colleyville Center Manager Leslie Hill, Communications and Marketing Director Mona Gandy, Information Services Manager Chris Pena, City Attorney Matthew Boyle, and City Secretary Amy Shelley

PC-1 Update and discussion on the SH26/Colleyville Boulevard Reconstruction Project

City Engineer Jeremy Hutt presented this item and briefed the City Council. He introduced Minh Tran, Area Engineer, and Stephen Ranft, Mobility Coordinator, and Chuck Putnam, TxDOT who were present to answer any questions.

Mayor Kelly asked staff if there was a negotiated "claw-back" date. Engineer Hutt replied he believed there was an incentive agreement through June 12, 2015.

Councilmember Mogged asked staff if the bollards would deflect or slow down traffic from the trail. Engineer Hutt replied that is being reviewed, and staff is currently working with TxDOT regarding the style of bollard used, such as concrete or break-away.

Councilmember Wollin asked staff what is the difference in a break-away and tethered bollard. Engineer Hutt replied they are basically the same thing; however, a tethered bollard is connected to a cable so that it would not move forward when struck.

Councilmember Mogged asked staff if there could be something higher provided to eliminate a car from going over the edge and hitting a pedestrian, and it would still look good. Engineer Hutt replied staff has looked at several scenarios; however, curb stops or adding anything to the curb height was not one of them. He added these options may not be aesthetically appealing.

Mayor Pro Tem Taylor asked staff about the thickness of the concrete trail. Engineer Hutt replied it is five inches in curb height on the bridge deck. Mr. Putnam added it is an average of five inches; however, as it moves closer to the bridge rail, it may have gotten closer to six inches.

Mayor Pro Tem Taylor asked Mr. Tran why the eight inch curb was overlooked. Mr. Tran replied there was some discussion about the eight inches; however, the added weight on the bridge deck was a concern, and the contractor did not carry out the plans. He stated there was some miscommunication about it, and currently the contractor is being billed on the five inch curb.

Mayor Kelly asked staff if the trail plans were given to TxDOT to incorporate into the construction documents. Engineer Hutt replied yes, the plans actually included a 3 foot 8 inch separation. Mr. Putnam added the trail was not incorporated in the plans. Engineer Hutt stated it was going to be added by a change order.

Mayor Kelly asked staff if the four foot difference in elevation is correct for the northwest corner of John McCain and SH26. Engineer Hutt replied the roadway is built correctly; however, the actual adjacent lot's elevation is incorrect on the plans.

Councilmember Hart stated the lighted bollards are a good added feature; however, he stated he is not sure about the maintenance of them.

Councilmember Putnam asked if TxDOT will pick up the cost. Mayor Kelly replied they will pick up the cost of installation.

Mayor Pro Tem Taylor stated the lighted bollards are an ornamental feature only, correct? Engineer Hutt replied correct, these would add to the landscaping in the parkway, but do not address safety.

Mayor Pro Tem Taylor asked staff who would become responsible for these. Engineer Hutt replied the maintenance responsibility would likely fall on the City. Mayor Pro Tem Taylor added they will look nice.

Councilmember Short stated he needs more information about the overall purpose of the bollards, especially since they will not stop a car from hitting a pedestrian, or a pedestrian from falling into the street.

Councilmember Putnam stated the bollards may create obstacles while traveling on your bike. Mayor Pro Tem Taylor stated they would look good at night; however, past that, they may create problems.

City Manager Jennifer Fadden asked staff about the placement of the bollards. Engineer Hutt replied the bollards would not be on the actual trail, and they would be placed closer together on the bridge deck and farther apart in the landscaped areas.

He stated the intent of the bollards is to help create the visual barrier, just like the landscaping will provide.

Mayor Pro Tem Taylor asked staff what lighting will be available along the roadway? Engineer Hutt replied there will be lights at the signal poles. He added within Phase II, street lighting will be provided within the parkways, and staff is recommending adding lights to Phase I during the Phase II construction.

Mayor Kelly and Mayor Pro Tem Taylor asked Councilmember Putnam if he would ride his bike at night, and if the lighted bollards would benefit bikers. Councilmember Putnam replied the lighted bollards are a nice amenity, but not at the cost of maintenance. He stated they do not appear to add any function other than separation from the drivers.

Councilmember Putnam stated it would be better if the light illuminates the trail only, and not on the roadway. Engineer Hutt agreed, and the discussions with TxDOT is that this is a likely alternative.

Councilmember Short asked staff if lighting along the bridge rail was considered. Engineer Hutt replied no, since the discussion was about how to accommodate the missing height in the curb, rather than a discussion about lighting.

Councilmember Mogged added a better option would be to actually stop the vehicle from pedestrians rather than deflect. Councilmember Short stated it should have been built correctly.

Councilmember Mogged asked Mr. Tran if there is any way possible to get the eight inches, in the curb, to help with safety. Mr. Tran replied TxDOT is still evaluating what direction is needed. He stated the additional weight may change the capacity of the bridge. Mayor Pro Tem Taylor stated weight should not be an issue, since at any given time there could be heavy traffic on the bridge. Mr. Tran stated the trail is sloped back and with the slope the additional weight could cause an issue; however, this will be evaluated with the bridge designer.

Mayor Kelly stated the weight of an eight inch curb was not incorporated within the design of the bridge. Mr. Tran stated a five inch curb was designed. Mayor Pro Tem Taylor stated not being clear about the overall weight capacity. Councilmember Short stated the bridge has an overall weight capacity given; however, the dead loads (trails/curbs) are also considered and they may have reached their capacity.

Mayor Pro Tem Taylor asked Mr. Tran if they would be willing to come back and tear out the existing curb, so that dirt could be filled with the concrete to alleviate the weight issue, and then the eight inch curb could be poured. Mr. Tran replied they could not do a dirt fill because it would settle too much with erosion; therefore a good back fill is necessary. He added TxDOT is still evaluating all scenarios.

Mayor Pro Tem Taylor asked Mr. Tran if they are planning to use break-away or anchored bollards. Mr. Tran replied those are the details in which TxDOT is still evaluating, but yes, they would need to be bolted to the concrete itself.

Mayor Pro Tem Taylor suggested having a bollard installed and drilled into the concrete, so that it becomes more firm, in the event a car hits it.

Councilmember Mogged suggested having a cable and anchor between them. Mr. Tran replied those are options to consider. He stated one concern with bolted bollards is that if it is hit, it can damage the bridge itself.

Councilmember Short stated we were assured the spacing was adequate so that we did not need a barrier, and that there were no safety concerns. He stated if that is still the case, then we do not have a safety issue now, especially since it was not about the curb height.

Mayor Pro Tem Taylor stated it would look better lighted along that stretch, and a nice gateway entrance to Colleyville. Mayor Kelly agreed.

Councilmember Hart stated the lights are a nice amenity and would look good along the trail.

Councilmember Short asked staff if the City will be responsible for the maintenance of the bollards. City Manager Jennifer Fadden replied yes, the maintenance of the lighting and the landscaping.

City Manager Jennifer Fadden asked City Council if they would like staff to provide some cost estimates of the maintenance. City Councilmembers agreed.

Councilmember Short stated the type of bollard would need to be considered, such as break-away versus bolted.

Mayor Kelly asked Mr. Tran regarding the gaps in the railing. Mr. Tran stated the gaps will allow for any expansion, and they are constructed to ADA standards.

Mayor Kelly asked staff if the City can review the 95 percent design plans. Engineer Hutt replied the City and the design contractor will be submitting those plans to TxDOT.

Mayor Kelly asked staff if the mow strips were included to keep the landscaping in place. Engineer Hutt replied yes.

Councilmember Mogged asked staff if the mow strips are for aesthetic purposes. Engineer Hutt replied yes, and if the mow strips are removed from the project, there would be about \$50,000 in savings for Phase I, with about \$175,000 savings for Phase II.

Councilmember Wollin asked staff about the maintenance of the mow strip. Engineer Hutt replied the mow strips are stamped concrete; therefore cracking or fading may occur that may need to be repaired.

Councilmember Short stated the mow strips tend to encourage a wider feel and higher speeds. He stated if the landscaping goes all the way to the edge, it tends to slow vehicles down more and confine the roadway, and it saves money. Councilmember Putnam stated it is a more natural look without the mow strips. Engineer Hutt added that the landscape architect actually did not want the mow strips. Mayor Pro Tem Taylor agreed and stated it will save money. Councilmember Wollin agreed.

Mayor Pro Tem Taylor asked staff if the landscaping at the back of the curb, within the median, is the City's responsibility. Engineer Hutt replied yes.

Councilmember Mogged asked staff about the the range from 24 to 36 months for construction impacts. Engineer Hutt replied traffic control plans are being evaluated so that a construction schedule can be given. He stated he did not want to state there would be 24 months of construction, if it is actually going to be 36 months; therefore, the range has been provided.

Mayor Pro Tem Taylor asked staff why it will take so long to start. Engineer Hutt replied staff has been working with the design contractor to expedite the plans. He stated staff has been waiting on TxDOT comments, and should have those by the July date.

Councilmember Mogged asked staff if the plan is to mobilize to the north end of town and then move south. Engineer Hutt replied there could be some variations in the locations to help shorten the timeline of completion. Mayor Kelly stated there may be some other roadway projects that get included in the mix, which may interrupt this project.

Councilmember Short asked staff if there is an incentive for early completion, like in Phase I, or will there be a similar one given for Phase II construction. Engineer Hutt replied it has been discussed; however, there has not been a clear definition of such. He stated it would be good to have one given on the front end of the project rather than in the middle of it.

City Councilmembers directed staff to look at the concept of the bollards, with the possibility of a cable system to be used as a deflection of the cars, and the elimination of the mow strips from Phase I and II.

PC-2 Mid-year budget presentation

Finance Manager Karen Hines presented this item and briefed City Council.

There was no further discussion regarding this item.

PC-3 Presentation of the Quarterly Performance Management Report

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

Councilmember Wollin applauded the efforts of the Colleyville CloseBuy program.

Mayor Kelly asked staff if all of the director positions are filled. City Manager Jennifer Fadden replied yes.

City Councilmembers all liked the dash board report.

PC-4 Presentation of the quarterly investment report for the quarter ended March 31, 2015

There was no discussion of this item.

PC-5 Discussion of the May 12, 2015, City Council regular agenda items

There was no discussion of this item.

Mayor Kelly adjourned the Pre Council meeting at 6:32 p.m.

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

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

City Manager Jennifer Fadden, Assistant City Manager and Chief Financial Officer Terry Leake, Executive Director of Development and Infrastructure Chris Fuller, Police Chief Mike Holder, Assistant Police Chief Robert Hinton, Fire Marshal Rob McKeown, Economic Development Director Marty Wieder, City Engineer Jeremy Hutt, Community Development Director Abra Nusser, Project Engineer Adam Marsh, Parks Manager James Hubbard, Human Resources Director Rachel Huitt, Strategic Services Manager Adrienne Lothery, Finance Manager Karen Hines, Communications and Marketing Director Mona Gandy, Information Services Manager Chris Pena, City Attorney Matthew Boyle, and City Secretary Amy Shelley

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

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

Section 551.071 - Legal - Consultation with attorney on 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 551.071 - Legal - Consultation with attorney regarding litigation - Village Monticello Partners, LTD. v. City of Colleyville

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

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

Mayor Kelly explained the Executive Session had been called in accordance with the Texas Government Code, Chapter 551, Subchapter D, Section 551.071, Legal, Section 551.072, Real Estate, and Section 551.087, Economic Development. He further explained there would be no decisions made or action taken during this time. The meeting was recessed at 6:32 p.m. and reconvened at 6:33 p.m.

INVOCATION: Mayor Pro Tem Mike Taylor

PLEDGE OF ALLEGIANCE: City Attorney Matthew Boyle

2. RECEPTION FOR OUTGOING CITY COUNCIL

Mayor Kelly and Mayor Pro Tem Mike Taylor expressed their appreciation to Councilmember Tom Hart for his dedication and service to this City Council. Mayor Kelly then presented Councilmember Hart with a crystal inscribed vase, and welcomed everyone to join a reception honoring outgoing City Councilmember Tom Hart.

3. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - Resolution R-15-3873

This resolution was not needed.

4. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

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

In recognition of Colleyville's featured business - Milwaukee Joe's Gourmet Ice Cream - Mike and Donna Perry, Owners, The Village at Colleyville, 33 Main Street, Suite 100 - Mayor David Kelly and Economic Development Director Marty Wieder

Proclamation in recognition of National Police Week, May 10-16, 2015 - Mayor David Kelly and Police Chief Mike Holder

Proclamation in recognition of National Public Works Week, May 17-23, 2015 - Mayor David Kelly and Public Works Director Bob Lowry

Mayor Kelly and Economic Development Director Marty Wieder recognized Milwaukee Joe's owners, Mike and Donna Perry as the business of the month. Mike and Donna Perry expressed their appreciation to the City for the recognition.

Mayor Kelly, Police Chief Mike Holder, and Assistant Police Chief Robert Hinton recognized National Police Week, May 10-16, 2015. Chief Holder invited everyone to the event on Friday, May 15, at the Justice Center.

Mayor Kelly and City Engineer Jeremy Hutt recognized National Public Works Week, May 17-23, 2015. Field Operations Manager Ken Tywater, Operations Supervisor Don Baker, Field Technicians Brett Acosta and Faustino Lopez, Equipment Operator Robert Lynch, and Operations Supervisor Jon Escamilla were also present.

5. CONSENT: READING AND PUBLIC HEARING- Resolution R-15-3874

- 5a** Approval of the minutes of the regular City Council meeting of May 5, 2015
- 5b** Approval of the Agreement for Professional Services and Employment of the City Manager
- 5c** Appointment of a Contracting Party Representative and Alternate Contracting Party Representative to represent the City of Colleyville at the Trinity River Authority's Tarrant County Water Supply Project Customer City meetings

- 5d** Appointment of a Contracting Party Representative and Alternate Contracting Party Representative to the Advisory Committee of the Trinity River Authority's Central Regional Wastewater System
- 5e** Approval of the use of Voluntary Park Funds for the purchase and installation of benches and trash receptacles at Sparger Park
- 5f** Authorization to operate the splash pad at McPherson Park with lower flow nozzles, on the previously established dates, days, and times in the summer of 2015

Mayor Kelly read Resolution R-15-3874 in its entirety.

Parks Manager James Hubbard presented items 5e and 5f and briefed City Council.

Councilmember Wollin complimented everyone relative to Sparger Park and the addition of trash receptacles.

Mayor Kelly opened the public hearing at 8:04 p.m.

There was no one present wishing to speak and Mayor Kelly closed the public hearing at 8:04 p.m.

Mayor Pro Tem Mike Taylor moved to approve Resolution R-15-3874. Councilmember Chuck Mogged seconded the motion.

The motion to approve carried by the following vote:

Aye: 7 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, Councilmember Carol Wollin, Councilmember Chuck Mogged, Councilmember Chris Putnam, Councilmember Tom Hart, Councilmember Jody Short

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

6a Ordinance O-15-1951

Consideration of a Special Use Permit for an accessory building on Lot 3R1, Block 1, of the Pleasant Oaks Estates Addition, located at 601 Shelton Drive, Case ZC15-002

Mayor Kelly read the caption of Ordinance O-15-1951.

No update was provided by staff.

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

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

Councilmember Tom Hart moved to approve Ordinance O-15-1951. Councilmember Carol Wollin seconded the motion.

The motion to approve carried by the following vote:

Aye: 7 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, Councilmember Carol Wollin, Councilmember Chuck Mogged, Councilmember Chris Putnam, Councilmember Tom Hart, Councilmember Jody Short

6b Ordinance O-15-1952

Consideration of an amendment to the PUD-C-Planned Unit Development Commercial zoning requirements on Abstract 1154, of the R. H. McEwing Survey located at 8092 Precinct Line Road, Case ZC15-005

Mayor Kelly read the caption of Ordinance O-15-1952.

Paul Moss, 3607 Wooded Creek, Arlington, the applicant, presented this item and briefed City Council.

Mayor Kelly opened the public hearing at 8:06 p.m.

There was no one present wishing to speak and Mayor Kelly closed the public hearing at 8:06 p.m.

Councilmember Short asked staff if the entire trail will be constructed with the development. Project Engineer Adam Marsh replied the trail would be constructed at the time each building permit is issued.

Mayor Kelly asked Mr. Moss if all buildings would be constructed at once. Mr. Moss stated they would be constructed over 18-24 months, since only one building currently has a tenant.

Mayor David Kelly moved to approve Ordinance O-15-1952. Councilmember Chris Putnam seconded the motion.

The motion to approve carried by the following vote:

Aye: 7 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, Councilmember Carol Wollin, Councilmember Chuck Mogged, Councilmember Chris Putnam, Councilmember Tom Hart, Councilmember Jody Short

6c Ordinance O-15-1953

Consideration of a Special Use Permit for an accessory building on Lot 12, Block 4, of the Ashmore Addition, located at 2705 Highgrove Court, Case ZC15-006

Mayor Kelly read the caption of Ordinance O-15-1953.

No update was provided by staff.

Mayor Kelly opened the public hearing at 8:09 p.m.

There was no one present wishing to speak and Mayor Kelly closed the public hearing at 8:09 p.m.

Councilmember Tom Hart moved to approve Ordinance O-15-1953. Councilmember Chuck Mogged seconded the motion.

The motion to approve carried by the following vote:

Aye: 7 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, Councilmember Carol Wollin, Councilmember Chuck Mogged, Councilmember Chris Putnam, Councilmember Tom Hart, Councilmember Jody Short

6d Ordinance O-15-1954

Consideration of an amendment to the Special Use Permit requirements on Lot 1R1, Block 2, of the Village Park Addition located at 4701 Colleyville Boulevard, Case ZC15-007

Mayor Kelly read the caption of Ordinance O-15-1954.

Project Engineer Adam Marsh presented this item and briefed City Council.

Mayor Kelly opened the public hearing at 8:10 p.m.

Sara Smith, 8705 Sabinas Trail, Fort Worth, the applicant, presented this item and briefed City Council.

There was no one present wishing to speak and Mayor Kelly closed the public hearing at 8:11 p.m.

Councilmember Carol Wollin moved to approve Ordinance O-15-1954. Mayor David Kelly seconded the motion.

The motion to approve carried by the following vote:

Aye: 7 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, Councilmember Carol Wollin, Councilmember Chuck Mogged, Councilmember Chris Putnam, Councilmember Tom Hart, Councilmember Jody Short

6e Ordinance O-15-1955

Approval of a boundary adjustment between the City of Euless and the City of Colleyville

Mayor Kelly read the caption of Ordinance O-15-1955.

No update was provided by staff.

Mayor Kelly opened the public hearing at 8:13 p.m.

Kathy Hadley, 204 North Timberline Drive, spoke in opposition to this item. She stated having concerns about Colleyville giving land to Euless. Mayor Kelly explained the boundary adjustment and the purpose of the adjustment, and added that no land is being sold to Euless.

There were no others present wishing to speak and Mayor Kelly closed the public hearing at 8:20 p.m.

Councilmember Short asked staff if Colleyville will have rights and access to the road, and Euless will have the maintenance responsibility of the roadway. Mayor Kelly agreed, and added Euless will also be responsible for any intersection improvements at Cheek-Sparger Road and Heritage Avenue. Councilmember Mogged concurred.

Councilmember Short asked staff if the corner of Cheek-Sparger Road and Heritage Avenue will still be developable. Mayor Kelly replied yes, and any curb cuts for the development will be allowed.

Councilmember Tom Hart moved to approve Ordinance O-15-1955. Mayor Pro Tem Mike Taylor seconded the motion.

The motion to approve carried by the following vote:

Aye: 7 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, Councilmember Carol Wollin, Councilmember Chuck Mogged, Councilmember Chris Putnam, Councilmember Tom Hart, Councilmember Jody Short

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

Kathleen Hennessy, 5013 Stonebridge Drive, stated she would like to have signs posted at Sparger Park that dogs must be kept on a leash; and she spoke regarding

concerns about drainage for the Preservation development adjacent to her subdivision.

8. REPORTS

Monthly Financial Report - April 2015

There was no discussion of this item.

9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR MAY 12, 2015 - READING AND PUBLIC HEARING - RESOLUTION R-15-3875

This resolution was not needed.

10. ADJOURNMENT

There being no further business before the City Council, Councilmember Hart moved to adjourn the meeting. Mayor Kelly seconded the motion.

The motion to adjourn carried by the following vote:

Aye: 7 - Mayor David Kelly, Mayor Pro Tem Mike Taylor, Councilmember Carol Wollin, Councilmember Chuck Mogged, Councilmember Chris Putnam, Councilmember Tom Hart, Councilmember Jody Short

Mayor Kelly adjourned the City Council meeting at 8:28 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 2ND DAY OF JUNE 2015.

Minutes taken and prepared by:

Amy Shelley, TRMC
City Secretary



City of Colleyville City Council Special Meeting Minutes - Draft

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

Tuesday, May 19, 2015

City Council Chambers

Councilmember Tom Hart called the Special Meeting of the Colleyville City Council to order on May 19, 2015, at 5:00 p.m.

ROLL CALL: Councilmembers Carol Wollin, Chuck Mogged, and Tom Hart

Absent: Mayor David Kelly, Mayor Pro Tem Mike Taylor, Councilmembers Chris Putnam and Jody Short

City Manager Jennifer Fadden, Executive Director of Development and Infrastructure Chris Fuller, Community Development Director Abra Nusser, Information Systems Manager Chris Pena, and City Secretary Amy Shelley were also present.

1. RESOLUTION(S): READING AND PUBLIC HEARING

1a Resolution R-15-3876

Canvassing the results of the City of Colleyville General Election for Councilmembers Place 5 and Place 6, and the Special Election for Resolution 1, held on May 9, 2015

Councilmember Tom Hart read Resolution R-15-3876 in its entirety.

Councilmember Hart opened the public hearing at 5:02 p.m.

There was no one present wishing to speak and Councilmember Hart closed the public hearing at 5:02 p.m.

Councilmember Wollin moved to approve Resolution R-15-3876. Councilmember Mogged seconded the motion.

The motion to approve carried by the following vote:

Aye: 3 - Councilmember Carol Wollin, Councilmember Chuck Mogged, and Councilmember Tom Hart

2. ADJOURNMENT

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

The motion to adjourn carried by the following vote:

Aye: 3 – Councilmembers Carol Wollin, Chuck Mogged, and Tom Hart

Councilmember Hart adjourned the Special City Council meeting at 5:02 p.m.

APPROVED BY A VOTE OF ___ AYES, ___ NAYS, AND ___ ABSTENTIONS ON THIS THE 2ND DAY OF JUNE 2015.

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 7c

Agenda Date 06/02/2015

Number Resolution R-15-3878

Type Resolution

Department Public Works

Title

Approval of the disposal of obsolete and non-serviceable vehicles and equipment

Strategy Map Connection

F2- Invest to provide and maintain high quality public assets

F4- Adhere to the City's financial and budgetary policies

Explanation

Reading and Public Hearing

The City's purchasing manual requires the City Council to authorize the disposal of salvage items and obsolete, non-serviceable vehicles and equipment before property can be removed from inventory and disposed of by public auction or other approved means.

The attached itemized list includes vehicles and equipment that cannot be reassigned or re-purposed, and need to be replaced due to age and/or mileage, and are no longer serviceable or economically repairable. The criteria for replacement of vehicles is a minimum of 100,000 miles or 10 years of age.

In May 2010, City Council approved a professional services agreement with Rene Bates Auctioneers of McKinney, Texas, to conduct City auctions in an online format. Rene Bates charges a fee of 7.5 percent of the gross auction sales for their services. With City Council approval of the attached list of vehicles and equipment, it is anticipated that an auction will be held in the fall of 2015. The auction will last for a period of 14 days, and all equipment will be stored in its current location until paid for and removed by the successful bidder. The last auction was conducted in October 2014.

Another request to identify surplus vehicles and items of equipment will be sent to all City departments in July 2015, and staff will be submitting another request to dispose of surplus vehicles and equipment later this year. This item is time sensitive because of the production schedule of Ford pickup trucks, it is necessary to place them on order as soon as possible to insure Buy Board pricing.

Financial Impact

The financial impact of the auction will be determined by the gross proceeds of the auction less a 7.5 percent fee charged by the auctioneer

Recommendation

Approve

Attachments

1. Equipment Auction List

Equipment Auction List

Asset Number	Asset Description	Model	Asset Make	In Service Date	Miles / Hours	Year of Replacement	Original Purchase Cost
678	Truck medium duty	2007	Ford F250 *	2006	100,767	2016	\$21,238.00
687	Truck medium duty	2004	Ford F250 **	2003	110,781	2016	\$28,380.00
727	Truck light duty	2002	Ford F150 4X4 *	2002	96,989	2016	\$22,498.00
802	Truck light duty	1995	Ford F150	1995	94,157	2016	\$13,566.00
806	Truck light duty	2003	Ford F250 *	2003	94,407	2016	\$24,837.00
814	Truck light duty	2008	Ford F250 *	2007	92,438	2016	\$36,575.00
886	Hydro excavator	2008	Vermeer vac-tron	2008	1190 ***	2016	\$35,286.64
888	Truck medium duty	2000	Ford F350	2000	106,360	2016	\$22,864.00
937	Truck light duty	2001	Ford F150 4X4	2001	95,384	2016	\$24,577.00

* Will be replaced with Ford F-150 2 wheel drive models

** Crew cab truck that is also used for towing

*** Indicates hours



City of Colleyville City Council Agenda Briefing

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

Agenda Number 8a

Agenda Date 06/02/2015

Number Ordinance O-15-1956

Type Ordinance

Department Community Development

Title

Consideration of a zoning change from the R40 – Single Family Residential zoning district to the R20 – Single Family Residential zoning district on Abstract 1248, of the Thomas J. Polson Survey, located at 508 Black Drive, Case ZC15-008

Strategy Map Connection

There is no strategy map connection for this item.

Explanation

First Reading and Public Hearing

Ronald Cimonetti, the owner, has submitted a request to change the zoning on 0.9982 acres, located at 508 Black Drive. The applicant is requesting to rezone the property from the R-40 Single Family Residential zoning district to the R-20 Single Family Residential zoning district. The applicant is seeking a zoning change in order to create two single family residential lots.

Existing Conditions. The subject property is not platted. It contains a single family home and a pool. A thirty (30) foot access easement for Ford Drive, an existing private street, runs along the eastern boundary of the property. This easement provides the only means of access to a public road for the residence immediately to the north of the subject property.

Statement of Planning Objectives. The applicant intends to build a new residence on Lot 1 with the existing home on Lot 2 remaining occupied by a tenant during construction. Once the new home on Lot 1 is completed, the existing residence on Lot 2 will likely be demolished and an amending plat will be filed to create a radial line separating the two lots.

Lot Dimensions and Setbacks. Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the R-20 zoning regulations require a minimum lot size of 20,000 square feet with a minimum lot width of 100 feet and lot depth of 125 feet. The following additional standards are applicable to the R-20 zoning designation:

Minimum Front Yard Setback: 30 feet
Minimum Side Yard Setbacks: 10 feet
Minimum Rear Yard Setback: 25 feet
Maximum Lot Coverage: 30 percent

The existing lot meets the R-20 Single Family Residential zoning district. Additionally, the proposed conceptual site plan meets the minimum standards of the Land Development Code for the R-20 zoning district.

Surrounding Development Trends. The properties to the north, south, and west are zoned R-40 Single Family Residential and developed with single family detached homes. Land to the east is zoned R-20 Single Family Residential and developed with single family detached homes.

Master Plan. The Future Land Use Plan designates the subject property for single family residential uses. The proposed rezoning is consistent with the Future Land Use Plan.

Public Notification. Staff mailed notices to 10 property owners within 200 feet as well as any Homeowners Associations within 500 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code.

Written Opposition. State law 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 zoning change request. Upon review of the submitted responses from the public, City staff has calculated that the submitted written opposition counts as approximately 34.12 percent of the total 200-foot buffer area. This zoning change request will require a three-fourths ($\frac{3}{4}$) super-majority vote by City Council for approval. A map is attached illustrating the 200-foot buffer surrounding the subject property and the location of the property owners within two hundred feet (200') that have responded to this zoning change request. Four (4) letters of opposition have been received, all of which are located within the 200 foot notification area.

Planning and Zoning Commission Recommendation. The Planning and Zoning Commission recommended approval of this request at the May 11, 2015 meeting by a vote of 7-0.

Summary. The proposed zoning change is consistent with the Future Land Use Plan, which designates the subject property as single family residential uses. Although the requested 20,000 square foot lots are smaller than the majority of surrounding properties with lot sizes exceeding one acre, the proposed plan meets the minimum standards of the Land Development Code for the R-20 zoning district. Staff recommends approval of the rezoning request.

Financial Impact

There is no financial impact to the City.

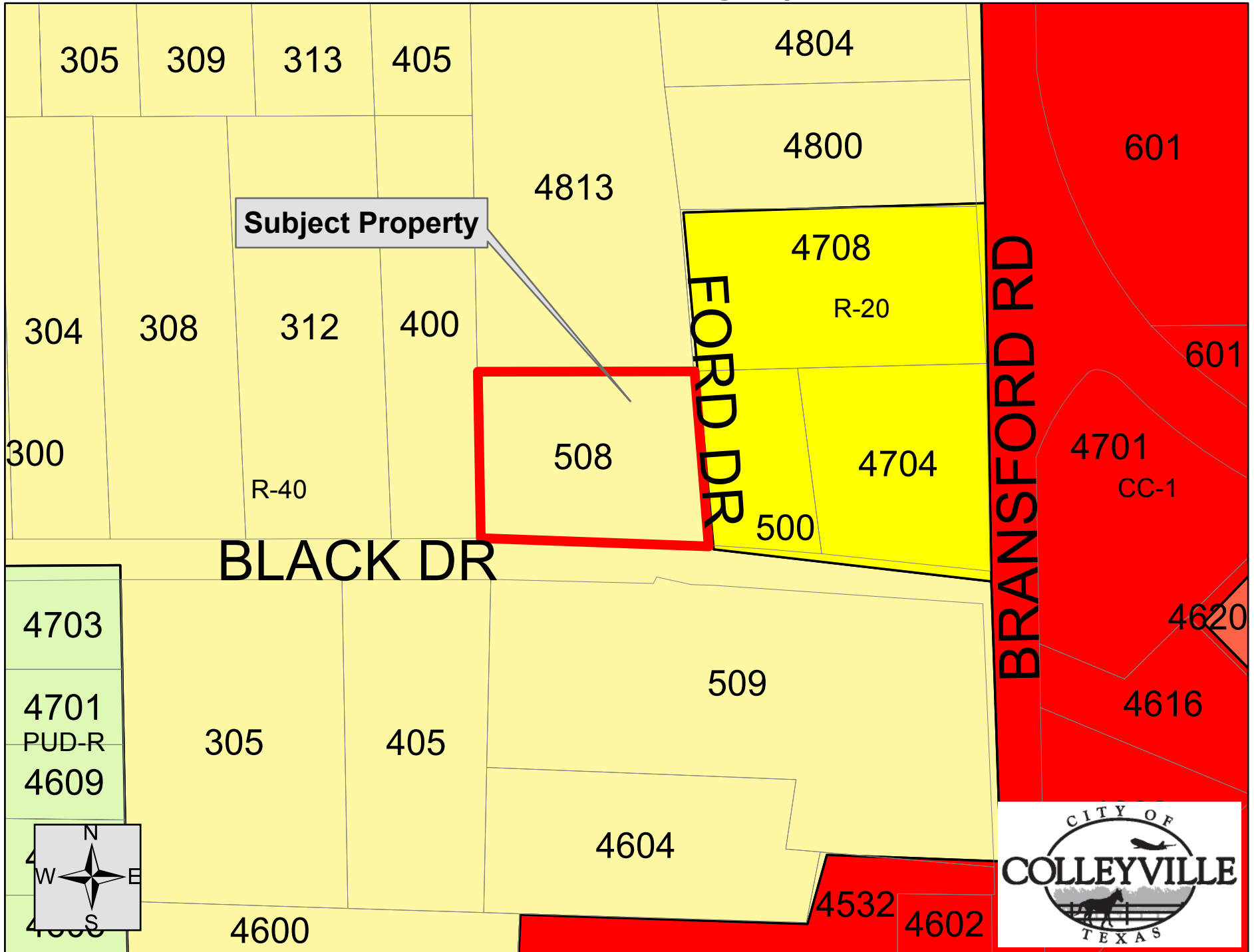
Recommendation

Approve

Attachments

1. Location and Zoning Map
2. Aerial
3. Future Land Use Map
4. Notification List
5. Buffer Map
6. Letters of Opposition
7. Opposition Map
8. Statement of Planning Objectives
9. Zoning Exhibit
10. Ordinance O-15-1956

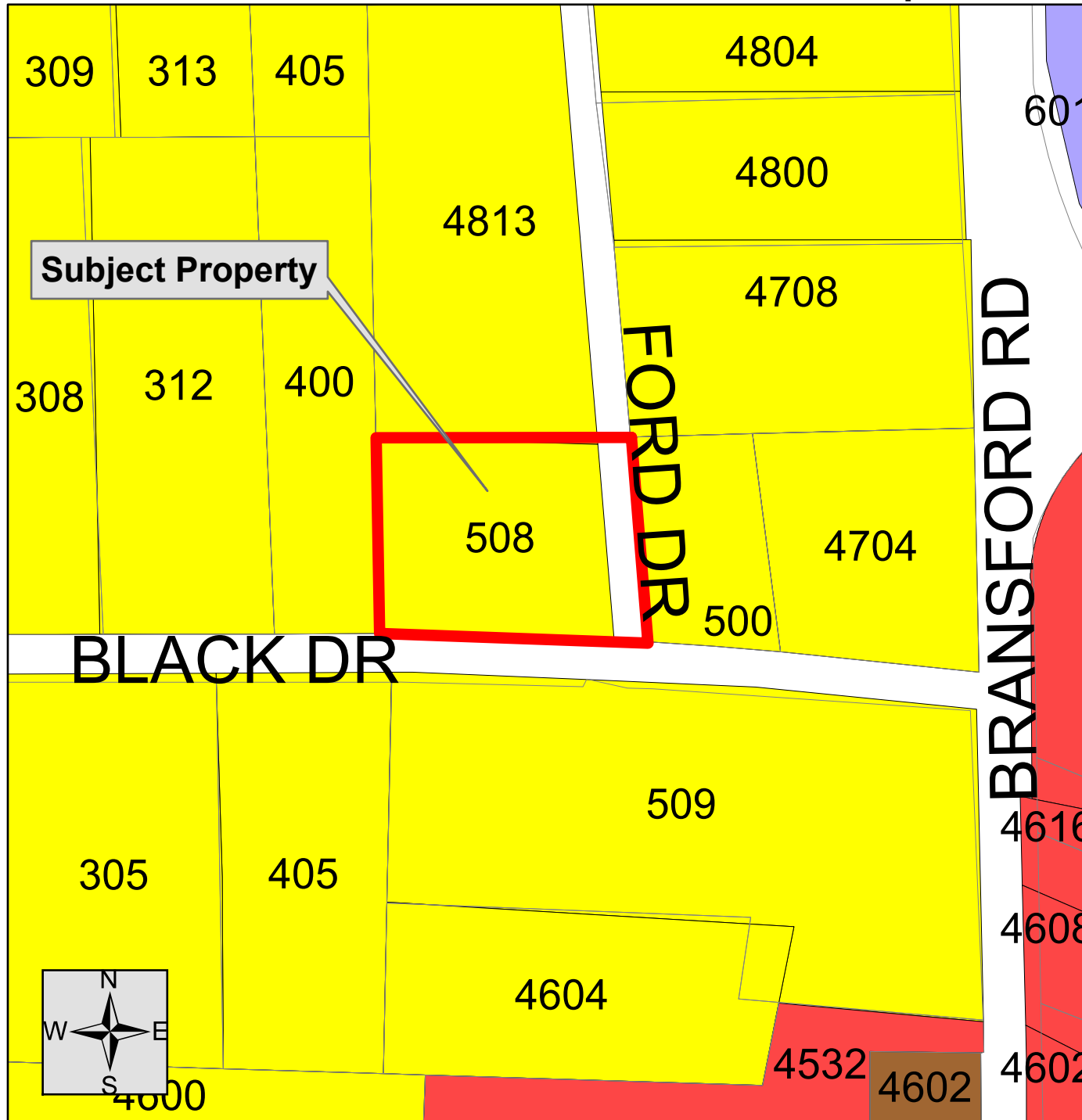
Location and Zoning Map



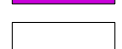
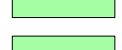
Aerial



Future Land Use Map



Legend

-  Subject property
-  Parcels
-  Single Family
-  Multi-Family
-  Office
-  Retail
-  Institutional
-  Industrial
-  Roadway
-  Utilities
-  Parks
-  Private Open Space
-  Water



Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Site Address
KELTON ROGER S	4813 FORD DR	COLLEYVILLE	TEXAS	76034	4813 FORD DR
SCOTT-LEWARS CHERYL YVONNE	4800 BRANSFORD RD	COLLEYVILLE	TEXAS	76034	4800 BRANSFORD RD
STEPHENS TERRY L	4708 BRANSFORD RD	COLLEYVILLE	TEXAS	76034	4708 BRANSFORD RD
PETTIBON MICHAEL D	305 BLACK DR	COLLEYVILLE	TEXAS	76034	305 BLACK DR
SMITH BRANDY M	405 BLACK DR	COLLEYVILLE	TEXAS	76034	405 BLACK DR
SMITH HERMAN L	400 BLACK DR	COLLEYVILLE	TEXAS	76034	400 BLACK DR
BRANDON JOHN H JR	3608 BRIARBROOK CT	COLLEYVILLE	TEXAS	76034	4704 BRANSFORD RD
LORD LEYLA	312 BLACK DR	COLLEYVILLE	TEXAS	76034	312 BLACK DR
FODDRILL KYLE	500 BLACK DR	COLLEYVILLE	TEXAS	76034	500 BLACK DR
LAWLER PATRICK	509 BLACK DR	COLLEYVILLE	TEXAS	76034	509 BLACK DR
GRAPEVINE-COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE	TEXAS	76051	STATE LAW REQ.
MILL CREEK HOA	213 MILL CROSSING WEST	COLLEYVILLE	TEXAS	76034	COURTESY NOTICE
CIMONETTI RONALD	2303 WILKES CT	COLLEYVILLE	TEXAS	76034	Applicant

Public hearing notices were mailed,
Friday, May 1, 2015 by Taci Wrisley

Subject Property

BLACK DR

FORD DR

BRANSFORD RD

409

4812

4804

4800

4708

601

305

309

313

405

304

308

312

400

508

500

4704

4701

4620

4616

4608

4602

4603

4703

4701

4609

4607

4605

305

405

509

4604

4602

4532

4600

508 Black Drive

 Properties within 200 feet
 Subject property
 Parcels



Letters of Opposition

Taci Wrisley

From: HERMAN LEROY SMITH
Sent: Thursday, May 7, 2015 1:54 PM
To: Taci Wrisley
Subject: Zoning Case Number: ZC15-008

from:
Herman L Smith
400 Black Drive
Colleyville, Texas 76034

Taci: I would like to register my opposition to this zoning change at 508 Black Drive.

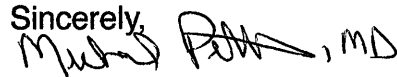
Thank You
Herman

Letters of Opposition

5/7/2015

To who it may concern,

I object to the proposed rezoning of 508 Black Drive. Zoning case number ZC15-008. Rezoning will decrease our property values, will create two small lots, potentially increase traffic on our already overused street and be a departure from the lot size that we enjoy on our street.

Sincerely,
 , MD

Michael Pettibon, MD
305 Black Drive,
Colleyville, Tx
cell #817-614-9735

Letters of Opposition

Taci Wrisley

From: Ron Lord
Sent: Friday, May 8, 2015 10:32 AM
To: Taci Wrisley
Subject: Opposition to Zoning Change - Zoning Case Number: ZC15-008

Regarding:

Zoning Case Number: ZC15-008

Applicant: Ronald Cimonetti

Location: 508 Black Drive

Property Description: Abstract 1248, of the Thomas J. Polson Survey

Present Zoning: R-40-Single Family Residential

Requested Zoning: Consideration of a zoning change from R-40-Single Family Residential to R-20-Single Family Residential

Dear Colleyville Planning and Zoning Commission AND City Council Members:

We, Ron Lord and Leyla Lord, residents at 312 Black Drive, Colleyville, hereby submit our strong opposition to the above-referenced application for a zoning change.

The requested zoning change shall have seriously adverse effects including, but not limited to, the following.

1. Diminish neighborhood property value
2. Incompatible with the character ("country feel") of Black Drive neighborhood
3. Increased traffic
4. Increased noise.

We understand that all neighbors are justly, correctly and unanimously in opposition to the above zoning change application, and thus request is hereby made that the subject application be denied.

Respectfully submitted,

Ron Lord
Attorney at Law
312 Black Dr., Colleyville

Leyla Lord, DMD
312 Black Dr., Colleyville

Letters of Opposition

Black Drive History by Herman L Smith

Near 74 years of age I decided to record my memories of Black Drive to the best of my knowledge. I will give it to my neighbors that so desire a copy. As memory and time provides I will update it.

In December of 1972 I purchased 400 black Drive, small frame house that was moved in and up graded to its present condition. Black Drive was a gravel road, periodically graded by city or county. We had septic tanks until about 1974-75. Ray Edwards was at and stills resides at 304, his parents living behind him on Glade road. Ray owned a muffler shop on highway 126, then highway 121. Across the street from me at 405 was a retired Fort Worth policeman, Gawry family. Jack Barnum lived at 308-312 until 1975. Jack was a mechanic at Baniff Air Lines until they declared bankruptcy. He moved to Euless then 308-312 was sold and 308 with pond was built. Then 312 was sold and the current house was built. I retired from Texas Instruments in May 2007 after 43 years.

Prior to my moving here the Blacks had sold all this land (a large portion of which a large number of 18 wheelers was parked on) and Black drive was a drive way to Mr. Black's old rock home which was made a right of way for every property on what was named Black Dr. This is how the corner of the old rock house came to be so close to the street. The land or part of it was covered with fill dirt. The last family I knew living at the old rock house (509) was Raphael Ward. Raphael went to prison a drug convection. The current house at 508 was there, my house at 400, the brick home at Black and Branford, small frame house at 405, small frame house(Jack Barnum, Jack owned what is now 312 and 308), One resident at 312 was taken away by federal agents on some type of scam. Several small frame houses on west was all here then. At the west end of Black Dir. was a family named Crow on several acres.

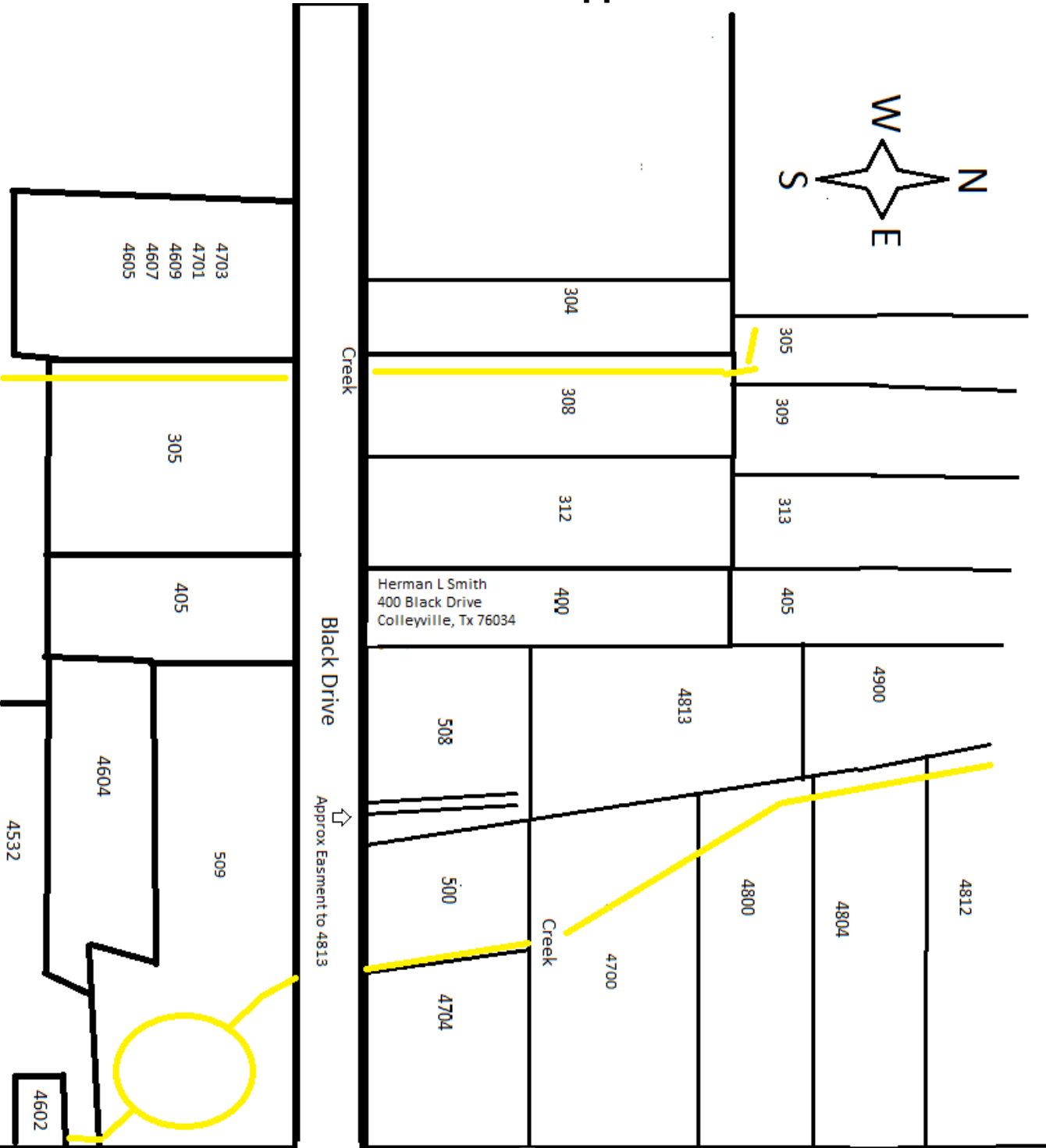
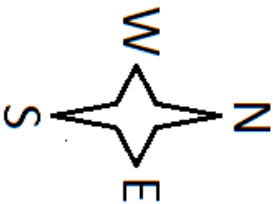
The family at 508 (forgot their name) later built themselves the current brick home at 4813 using the same drive as 508. 508 was used as a rental property for some time. The 4813 was sold to Garland Ford and the 508 house sold to Terry Stanfill with the drive way being a right of way to 4813 via the original drive. Terry and Mr. Ford became bitter enemies when Mr. Ford had a street sign made up, "Ford Drive" and placed it at the end of the drive near Black Drive. This feud went on for a short time then Terry moved to Watauga and Mr. Ford died of cancer.

I don't know who is responsible for Black Drive now, City or County. I don't know if Ford Dir. is a street or right of way. If you subtract the right of way from the 508 lot, it may not meet the requirement for R20. I know Ford Drive was never a street until Google's little trucks came thru and included it in their map and later GPS. One of the people living at 508 put in the pool and put a portion of the dirt along the north side of Black Dir., filling what was left of the drainage ditch and covering about 12+ inches of the asphalt.

In all the years I've lived here I have seen the pond at 509 and creek flood Black Drive to within 10-15 feet of 4704 house and edge of modular home then on 500, blocking off travel on Black Drive . This I saw three times (43 years). At that time it also overflowed the culvert on Black Drive in front of 308. All of us between were locked in most of one day. I have also noted that, for 43 years, the weather for the most part always splits or swings around our area, no matter which direction it comes from. Hail has always been very small, if any.

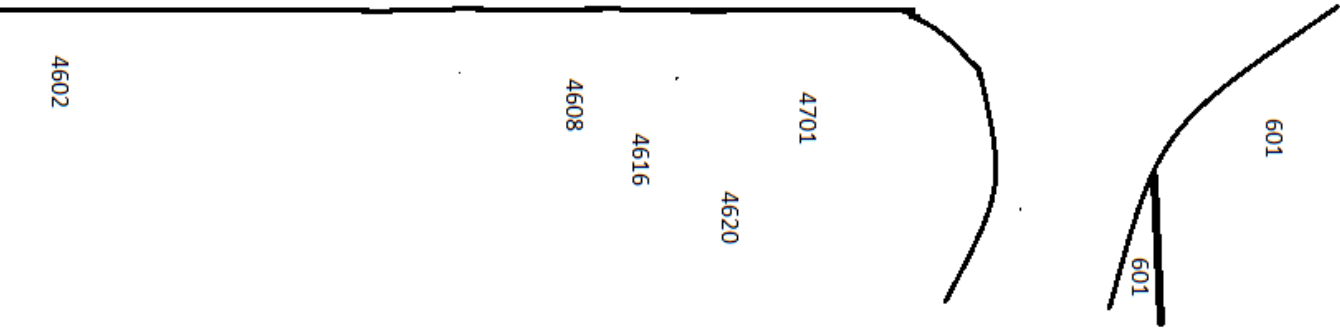
When the large edition was built west/south west of us we were told the street would not connect to Black Drive. As now seen, it did, and as a result our traffic doubled or more and later that area helped bring a drainage fee to our water bills.

Letters of Opposition



Herman L Smith
400 Black Drive
Colleyville, Tx 76034

Bransford Road



Letters of Opposition

Taci Wrisley

From: Marc Smith
Sent: Tuesday, May 12, 2015 10:50 PM
To: Taci Wrisley
Subject: zoning request ZC15-008

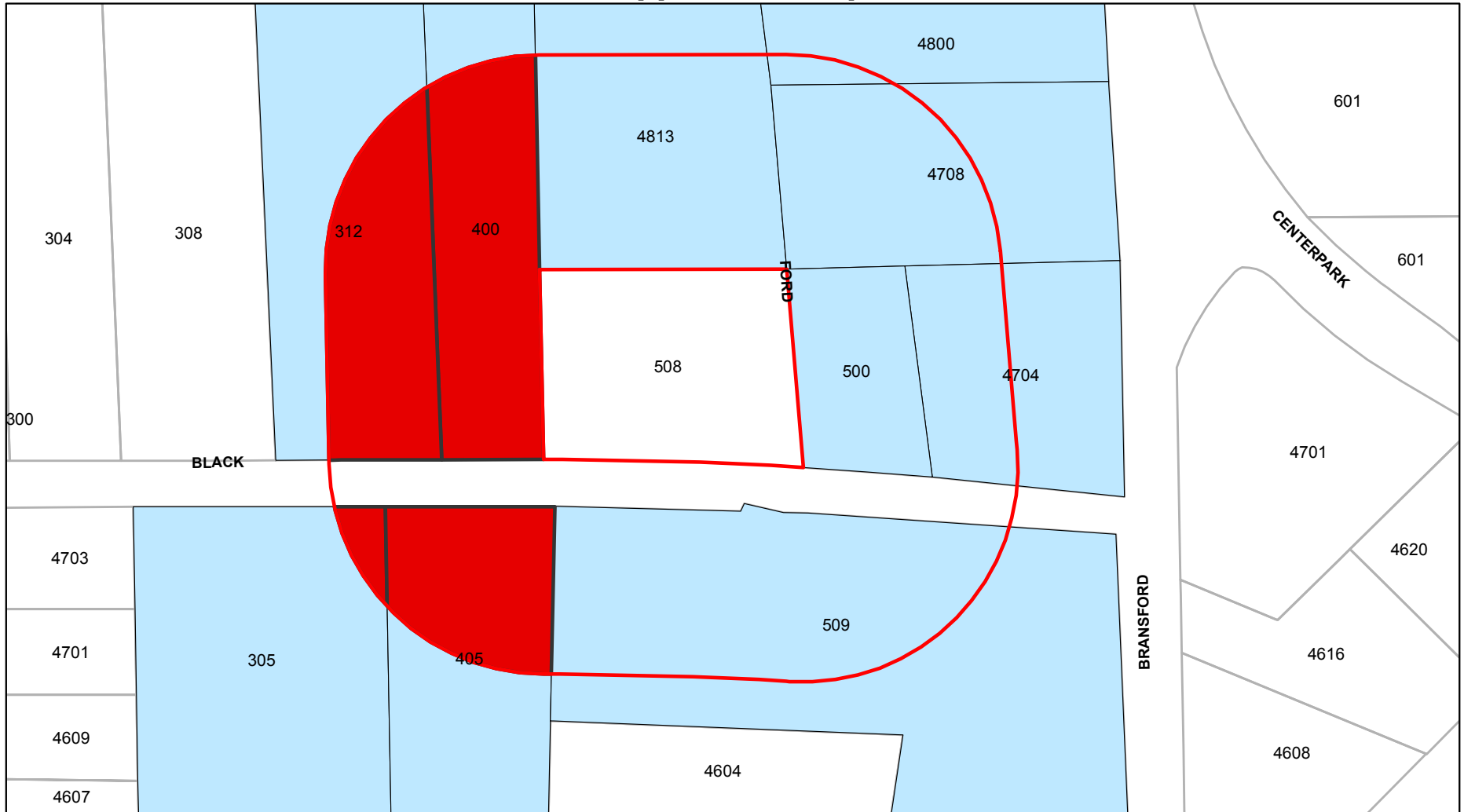
Mrs. Wrisley,

My name is Marc Smith and I live at 405 Black Dr. in Colleyville. I am submitting this letter in disapproval of the proposed zoning plan at 508 Black Dr.. The zoning case number is ZC15-008.

Respectfully,

Marc Smith

Opposition Map



Total Land Area in Buffer (Includes R.O.W): 265127.502175 Sq Ft / 6.08 Total Acres
Total Land Area Opposed (within 200 ft Notice Area): 90483.340697 Sq. Ft/ 2.07 Total Acres
Percent of Land Opposed (within the 200 ft. Notice Area): 34.12%

Legend

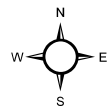
- 200 ft Buffer
- Properties within the 200ft Buffer

Case ZC15-008
508 Black Drive

Updated 5/26/15



0 62.5 125 250 375 500 Feet



Internal separations of land use.

3. Show the building layout and the layout of proposed parking areas.

4. Show the proposed pedestrian walkways and sidewalks

5. Provide the following information on a schedule or table on the exhibit:

- a. gross area (acreage or square feet) of the property proposed for zoning change
- b. gross area and floor area of each separate building and its percentage of the total property area
- c. gross area of streets, sidewalks and other paved surfaces and its percentage of the total property area
- d. gross area of open space and its percentage of the total property area
- e. For residential uses (PUD, RD and R-MF), indicate the number of dwelling units per acre.
- f. For residential uses (PUD, RD and R-MF), indicate the number of each type of dwelling unit (i.e. Single Family, Duplex).

C. Supporting Documents for Applications for PUD, SUP, CPO, CN, CC1, CC2, CC3, ML, RD & R-MF Districts

- ☐ **STATEMENT OF PLANNING OBJECTIVES** Written statement of what is to be achieved in the development proposal for this property. The statement should be prepared as a narrative description of the character of the proposed development and rationale behind the assumptions and choices made by the applicant, including the use and ownership of open spaces. This is the applicant's opportunity to describe what they want to do with the property and why. The applicant may also submit drawings, photographs, company information, etc. with the application.
- ☐ **DEVELOPMENT SCHEDULE** Indicate the approximate date(s) when construction of the proposed development, and subsequent stages or phases can be expected to begin and be completed, to the best of applicant's knowledge and belief.
- ☐ **ECONOMIC DEVELOPMENT INFORMATION** Provide the following data in table or spreadsheet format: ☐ total square feet of building area, ☐ estimated sales per square foot, ☐ estimated sales per year, and ☐ estimated ad valorem taxes per year.
- ☐ **TRAFFIC IMPACT ANALYSIS** Required when a proposed development is projected to generate more than 1,000 vehicle trips per day, as determined by the Director of Public Services. The purpose of the analysis is to determine the need for traffic mitigation measures such as additional right-of-way width, turning lanes, or traffic control devices.

D. Supporting Documents for Applications for PUDR and PUDC.

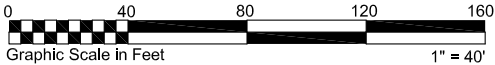
1. **Drainage Analysis** - The applicant shall submit a Preliminary Drainage Analysis to determine the need for drainage facilities. The Preliminary Drainage Analysis shall be prepared in accordance with drainage analysis requirements contained in *Chapter 14 - Engineering Design Standards* of the Land Development Code.
2. **Site Plan** - The Site Plan, which may be conceptual and general in nature, but in sufficient detail appropriate for the type of development being proposed and shall at a minimum include the following items, where applicable:
 - a. Proposed layout, indicating the approximate size and dimensions of all residential and non-residential lots
 - b. Proposed land uses and building locations
 - c. General elevation drawings of all non-residential structures indicating building height
 - d. Landscaping, lighting, fencing and screening of common areas
 - e. General locations of existing tree clusters
 - f. Location and construction type of perimeter fencing
 - h. Design of ingress and egress with description of any special pavement treatments
 - i. Calculations and location of off-street parking and loading facilities
 - j. Location and type of all commercial signage and lighting, including pole heights, for parking lots and common areas
 - k. Location and description of subdivision signs and landscaping at entrance areas
 - l. Street names on all proposed streets

Exception: A Planned Unit Development application may be submitted and approved without a Site Plan, if the approving ordinance contains sufficient written detail to establish all site criteria.

** Refer to Section 3.23 PUD - Planned Unit Developments of the Land Development Code for detailed PUDR and PUDC development standards

C. In regard of property 508 Black Dr. tract 2m (RAD).
 my husband + I have been residences of Collegeville Br 23 + we Love
 Collegeville. my husband is retiring in a year + 1/2 from now,
 + decided to take the opportunity to build our last home.
 We only wanted half the property to take care of.
 we plan on building a beautiful one story home.

Zoning Exhibit



ALL that certain tract or parcel of land situated in the THOMAS J. POLSON SURVEY, Abstract No. 1248, Tarrant County, Texas and being that same tract described to Ronald Cimonetti as recorded in Instrument No. D205166316, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod found (control monument) at the southeast corner of said Cimonetti tract and being the southwest corner of Lot 1, Block 1, Nicol Addition to the City of Colleyville, Tarrant County, Texas as recorded in Volume 388-135, Page 19, Plat Records, Tarrant County, Texas and also being in the north right-of-way line of Black Drive (a variable width right-of-way);

THENCE North 87 degrees 45 minutes 21 seconds West (Bearing Source - TCS NAD83 Grid Data) with the south boundary line of said Cimonetti tract and said north right-of-way line, 253.59 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set at the southwest corner of said Cimonetti tract and being the southeast corner of that same tract described to Fairie Vonda Smith as recorded in Volume 6960, Page 2241 of said Deed Records from which a 3/8 inch steel rod found bears South 89 degrees 33 minutes 27 seconds West at 100.00 feet;

THENCE North 01 degrees 10 minutes 33 seconds West with the west boundary line of said Cimonetti tract, 176.36 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set at the northwest corner of said tract and being the southwest corner of that same tract described to Roger S. and Linda D. Kelton as recorded in Volume 13072, Page 94 of said Deed Records;

THENCE South 87 degrees 45 minutes 21 seconds East with the common boundary line of said Cimonetti tract and said Kelton tract, 240.39 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set at the northeast corner of said Cimonetti tract and being in the west boundary line of said Lot 1, Block 1, Nicol Addition;

THENCE South 05 degrees 25 minutes 49 seconds East with the common boundary line of said Cimonetti tract and said Lot 1, 177.64 feet to the Place of Beginning and containing 0.9982 acre, more or less.

BRANSFORD ROAD

ZONING EXHIBIT
FOR ZONING CHANGE REQUEST
FROM R40 TO R20
BEING
0.9982 ACRE (43,482+/- SQ FT)
IN THE THOMAS J. POLSON SURVEY, A-1248
AS DESCRIBED IN DEED TO
RONALD CIMONETTI
INSTRUMENT NO. D205166316, DRTCT

NOTES

- 1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR ABSTRACT OF THE PROPERTY.
- 2) COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON TEXAS COORDINATE SYSTEM NC ZONE GRID DATUM (SE CORNER AS BASE POINT FOR CONVERSIONS) WITH A COMBINED SCALE FACTOR OF 0.99985281.

I, David W. Myers, a Registered Professional Land Surveyor of the State of Texas hereby certify that this plat represents a careful and accurate survey made on the ground under my supervision and all required monuments and markers shown actually exist or will be installed in accordance with the provisions of the City of Colleyville Land Development Code and the location, size and type of material are accurately shown on the plat.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED AS A FINAL SURVEY DOCUMENT.

David W. Myers, R.P.L.S. No. 4565

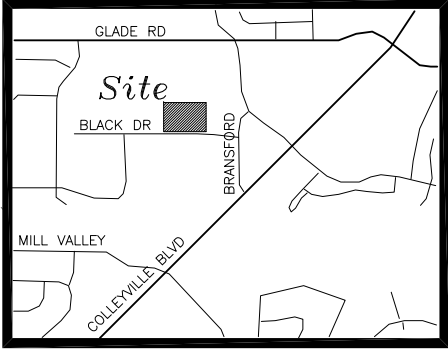
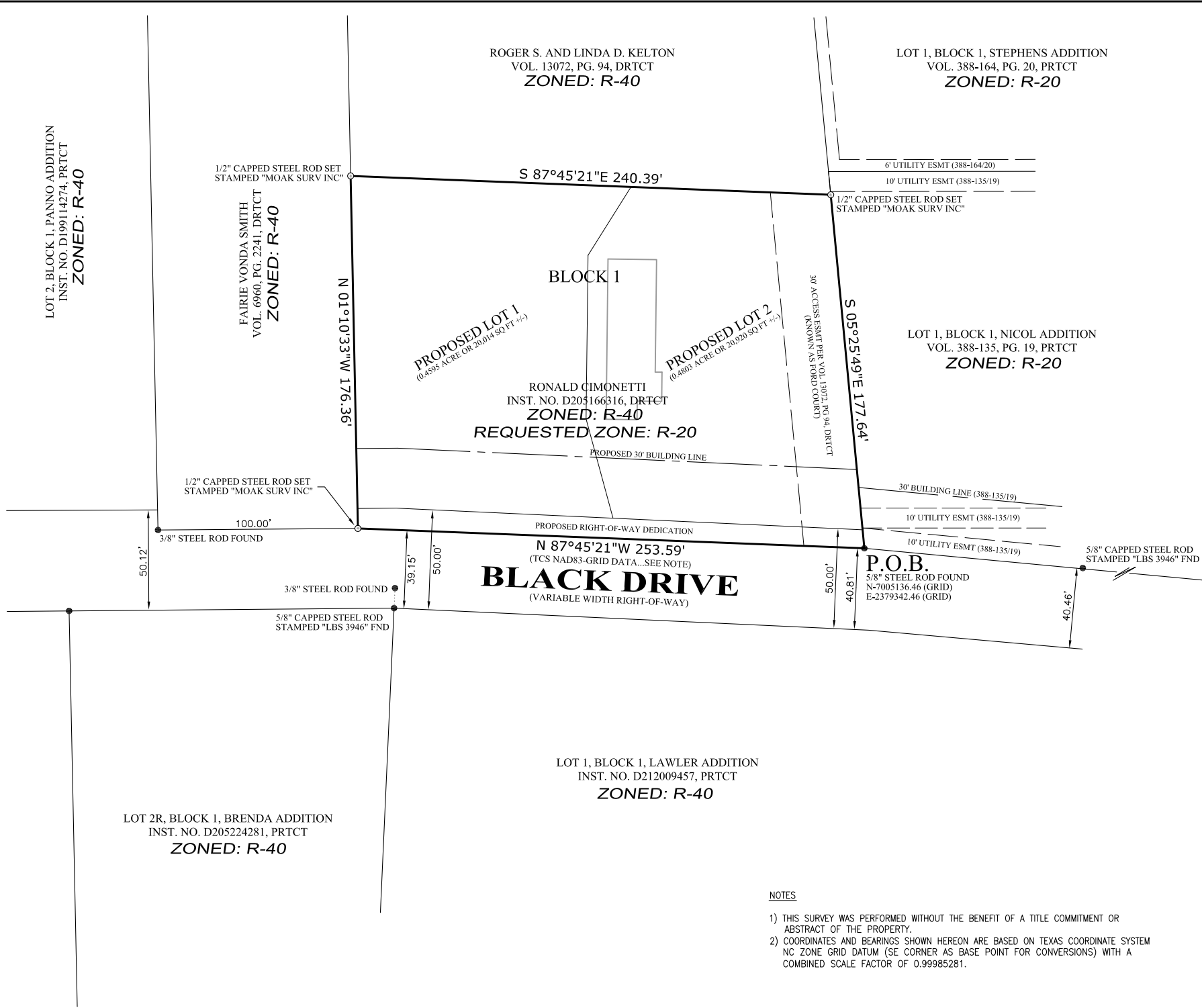
Scale 1" = 40'

- LEGEND
- FOUND STEEL ROD
 - SET CAPPED STEEL ROD
 - ✚ CROSS CUT IN CONCRETE
 - ⬠ FOUND STEEL PIPE
 - ⬡ FOUND BOIS D'ARC STAKE
 - \\— UTILITY LINE
 - x— CENTERLINE FENCE

COORDINATE FILE: 15-007

REVISED 4-14-2015 ADDRESS CITY COMMENTS

Moak Surveyors, Inc.
LICENSED STATE AND REGISTERED
PROFESSIONAL LAND SURVEYORS
Texas · Nevada · Arizona · California · Nevada
License # 150860
1105 Cheek Sparger Road, Colleyville, Texas 76034
Metro 817-282-2211 · Fax 817-282-0401
www.moaksurveyors.com
Date FEBRUARY 20, 2015 Job # 15-007Z



VICINITY MAP

Owner / Applicant

Ronald Cimonetti
2303 Wilkes Court
Colleyville, Texas 76034
817-421-6326

ORDINANCE O-15-1956

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.9982 ACRES IN THE THOMAS J. POLSON SURVEY, ABSTRACT 1248, LOCATED AT 508 BLACK DRIVE, FROM THE R-40-SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO THE R-20-SINGLE FAMILY 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 rezoning under Case ZC15-008; and

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

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

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

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

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 0.9982 acres in the Thomas J. Polson Survey, Abstract 1248, located at 508 Black Drive, from the R-40-Single Family Residential zoning district to the R-20-Single Family Residential zoning district, as depicted in the attached Exhibit "A", Exhibit "B", and Exhibit "C".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of June 2015.

The second reading and public hearing being conducted on the 16th day of June 2015.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2015.

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

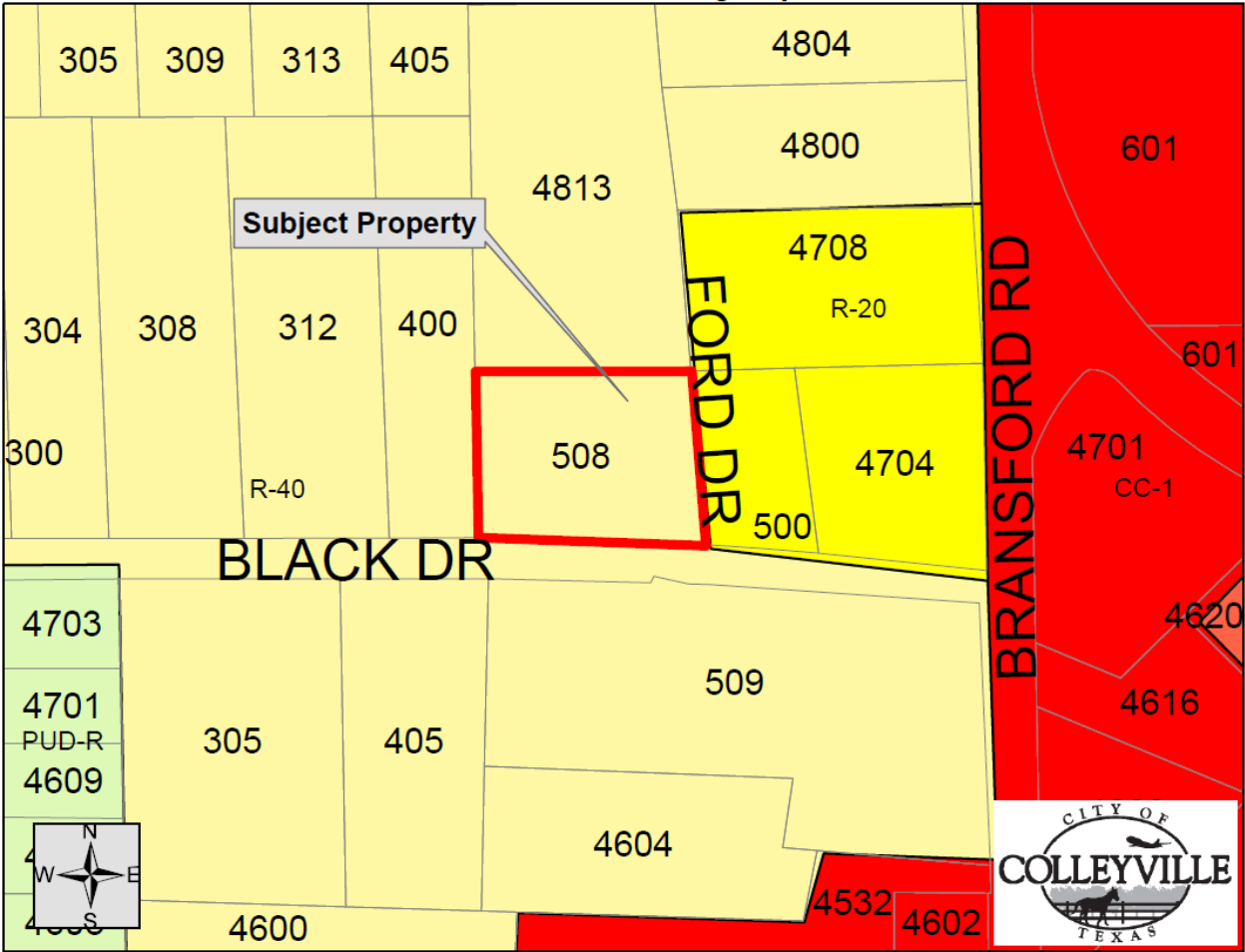


Exhibit “B”- Metes & Bounds Description

ALL that certain tract or parcel of land situated in the THOMAS J. POLSON SURVEY, Abstract No. 1248, Tarrant County, Texas and being that same tract described to Ronald Cimonetti as recorded in Instrument No. D205166316, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod found (control monument) at the southeast corner of said Cimonetti tract and being the southwest corner of Lot 1, Block 1, Nicol Addition to the City of Colleyville, Tarrant County, Texas as recorded in Volume 388-135, Page 19, Plat Records, Tarrant County, Texas and also being in the north right-of-way line of Black Drive (a variable width right-of-way);

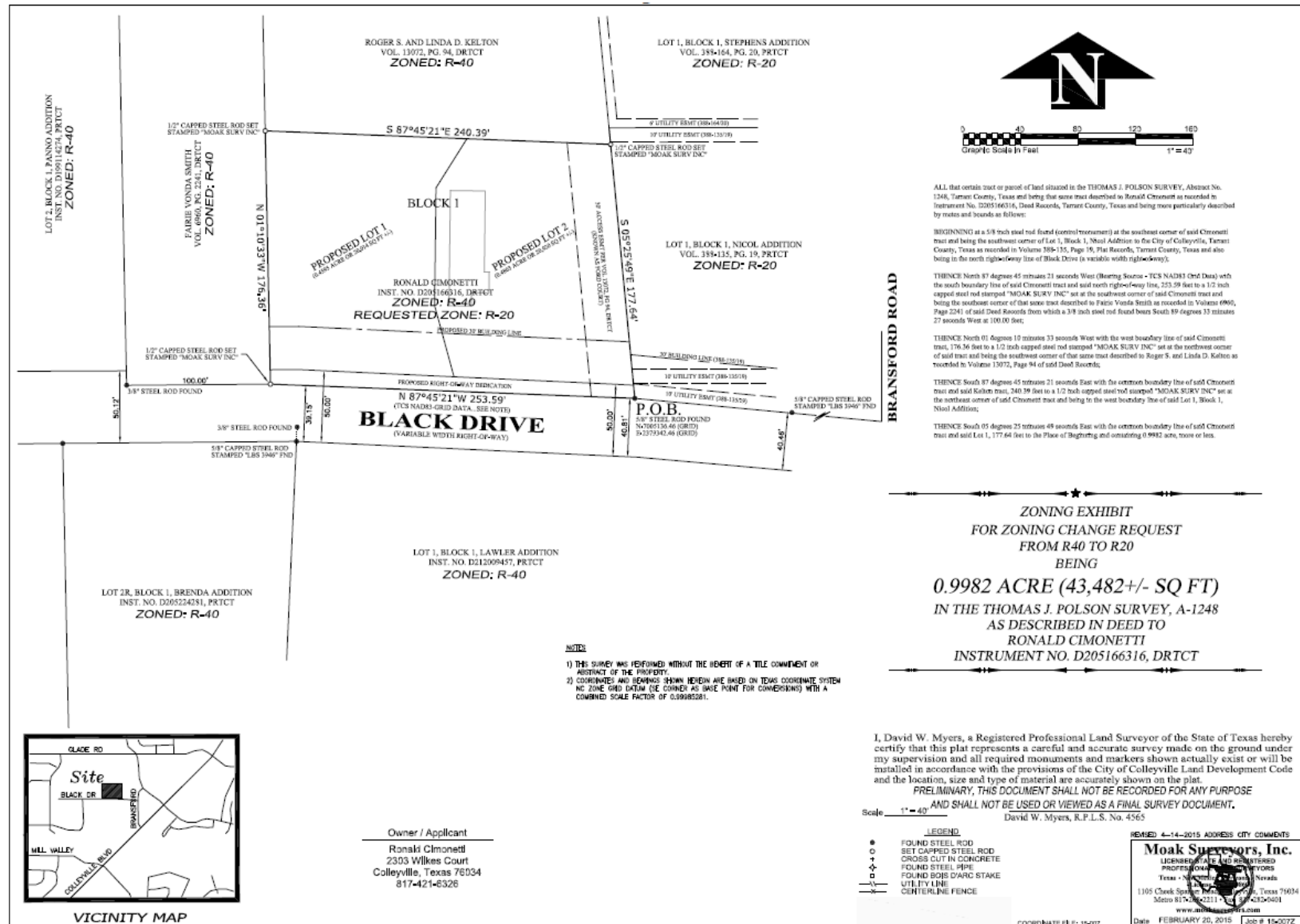
THENCE North 87 degrees 45 minutes 21 seconds West (Bearing Source – TCS NAD83 Grid Data) with the south boundary line of said Cimonetti tract and said north right-of-way line, 253.59 feet to a 1/2 inch capped steel rod stamped “MOAK SURV INC” set at the southwest corner of said Cimonetti tract and being the southeast corner of that same tract described to Fairie Vonda Smith as recorded in Volume 6960, Page 2241 of said Deed Records from which a 3/8 inch steel rod found bears South 89 degrees 33 minutes 27 seconds West at 100.00 feet;

THENCE North 01 degrees 10 minutes 33 seconds West with the west boundary line of said Cimonetti tract, 176.36 feet to a 1/2 inch capped steel rod stamped “MOAK SURV INC” set at the northwest corner of said tract and being the southwest corner of that same tract described to Roger S. and Linda D. Kelton as recorded in Volume 13072, Page 94 of said Deed Records;

THENCE South 87 degrees 45 minutes 21 seconds East with the common boundary line of said Cimonetti tract and said Kelton tract, 240.39 feet to a 1/2 inch capped steel rod stamped “MOAK SURV INC” set at the northeast corner of said Cimonetti tract and being in the west boundary line of said Lot 1, Block 1, Nicol Addition;

THENCE South 05 degrees 25 minutes 49 seconds East with the common boundary line of said Cimonetti tract and said Lot 1, 177.64 feet to the Place of Beginning and containing 0.9982 acre, more or less.

Exhibit “C” – Zoning Exhibit





City of Colleyville City Council Agenda Briefing

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

Agenda Number 8b

Agenda Date 06/02/2015

Number Ordinance O-15-1957

Type Ordinance

Department Community Development

Title

Consideration of a zoning change from the CN – Neighborhood Commercial zoning district to the CPO – Professional Office zoning district on Lots 1-4, Block 1, of the C-D Subdivision, located at 6513 and 6515 Colleyville Boulevard and 1700 and 1704 Tarrant Lane, Case ZC15-009

Strategy Map Connection

There is no strategy map connection for this item.

Explanation

First Reading and Public Hearing

Ken Green, the applicant, has submitted a request to change the zoning on 1.92 acres located at 6513 and 6515 Colleyville Boulevard and 1700 and 1704 Tarrant Lane from the CN – Neighborhood Commercial zoning district to the CPO – Professional Office zoning district.

Existing Conditions. The subject property is platted as Lots 1-4, Block 1 within the C-D Subdivision and is currently vacant. A replat has been submitted for staff review and will be processed once the zoning has been established.

Statement of Planning Objectives. The applicant intends to create two lots, each of which will contain an office building. Lot 1 is proposed to be 40,564 square feet in size and will contain a 7,490 square foot medical office building with 38 parking spaces. Lot 2 is intended to be 43,104 square feet and feature a 9,550 square foot building with 48 associated parking spaces.

Lot Sizes and Widths. The CPO zoning district requires a minimum lot size of 7,200 square feet and a maximum lot size of one acre. In addition, a minimum lot width of 100 feet and a minimum lot depth of 120 feet are required. The conceptual development plan meets the requirements of the CPO zoning district as outlined in the Land Development Code. The following additional standards are applicable to the CPO zoning designation:

Minimum Front Yard Setback: 40 feet
Minimum Side Yard Setbacks: 15 feet
Minimum Rear Yard Setback: 10 feet
Maximum Lot Coverage: 40 percent

Surrounding Properties. Property to the south, east, and west of the subject site is zoned ML – Light Industrial. Land to the south and east is developed with office warehouse uses. Property to the west across Colleyville Boulevard is currently being used for golf equipment sales. To the north is a PUD-C development that permits a variety of uses including recreational vehicle and boat storage, vehicle repair, and landscaping operations. To the southwest is a PUD-C development that allows for office and retail uses.

Development Trends. The development trends along the east side of Colleyville Boulevard in this area of the City are predominantly industrial in nature.

Master Plan. The Master Plan designates this property for future retail use. The proposed zoning designation is not in compliance with the Future Land Use Plan.

Public Notification. Staff notified 16 property owners within 200 feet as well as all Homeowners Associations within 500 feet of the subject property regarding this request. Additionally, Grapevine-Colleyville Independent School District was noticed per state law. Notice was also published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code. Staff has received no correspondence regarding this request.

Planning and Zoning Commission Recommendation. The Planning and Zoning Commission recommended approval of this request at the May 11, 2015 meeting by a vote of 7-0.

Summary. Although the proposed zoning change meets the requirements of the CPO zoning district, the proposed zoning change is not in compliance with the Future Land Use Plan, which designates the subject property as a future retail; therefore, 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. Notification List
5. Buffer Map
6. Statement of Planning Objectives

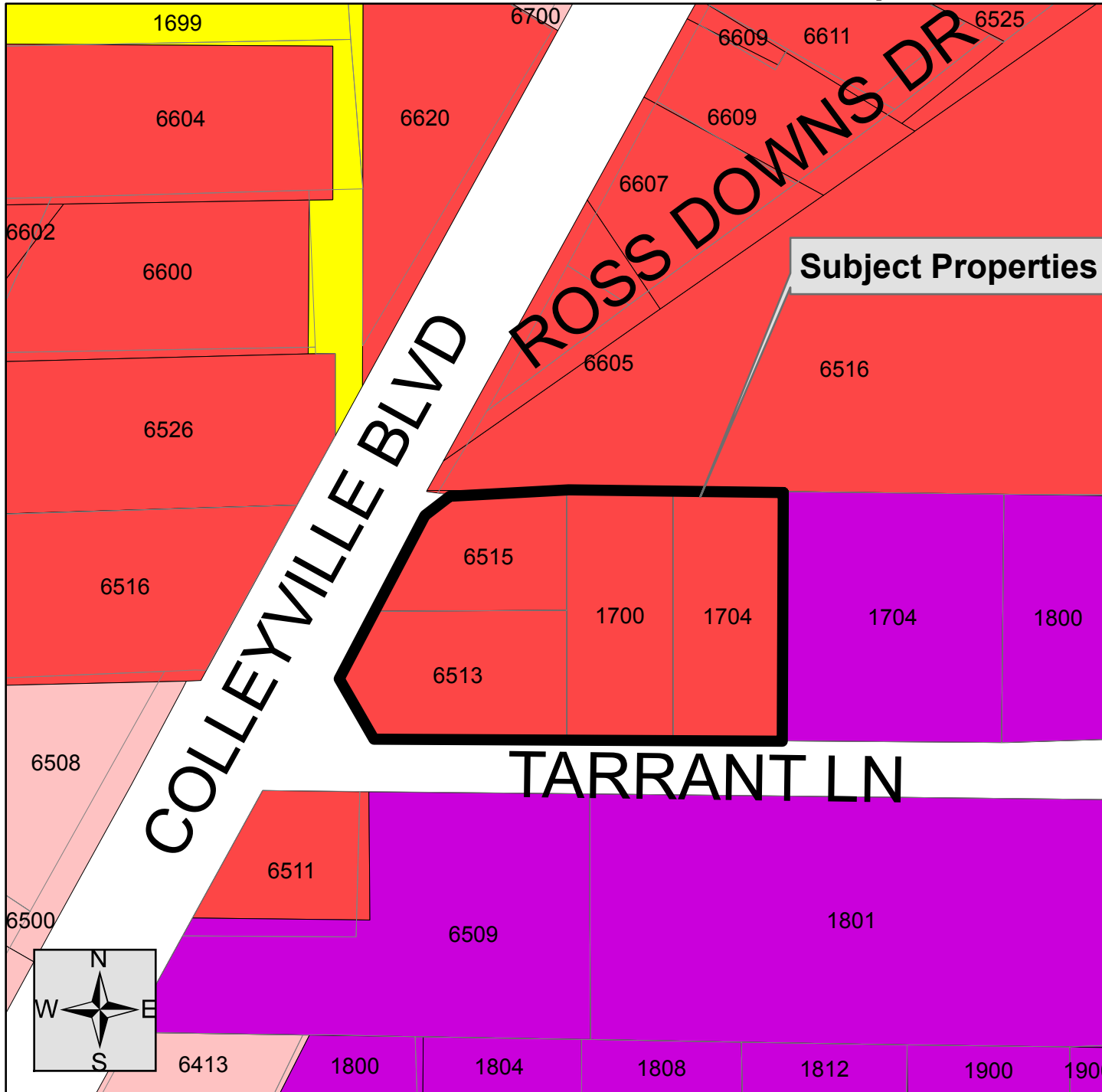
7. Zoning Exhibit
8. Ordinance O-15-1957



Aerial

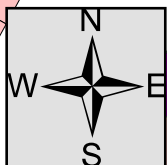


Future Land Use Map



Legend

- Subject Properties
- Parcels
- Single Family
- Multi-Family
- Office
- Retail
- Institutional
- Industrial
- Roadway
- Utilities
- Parks
- Private Open Space
- Water

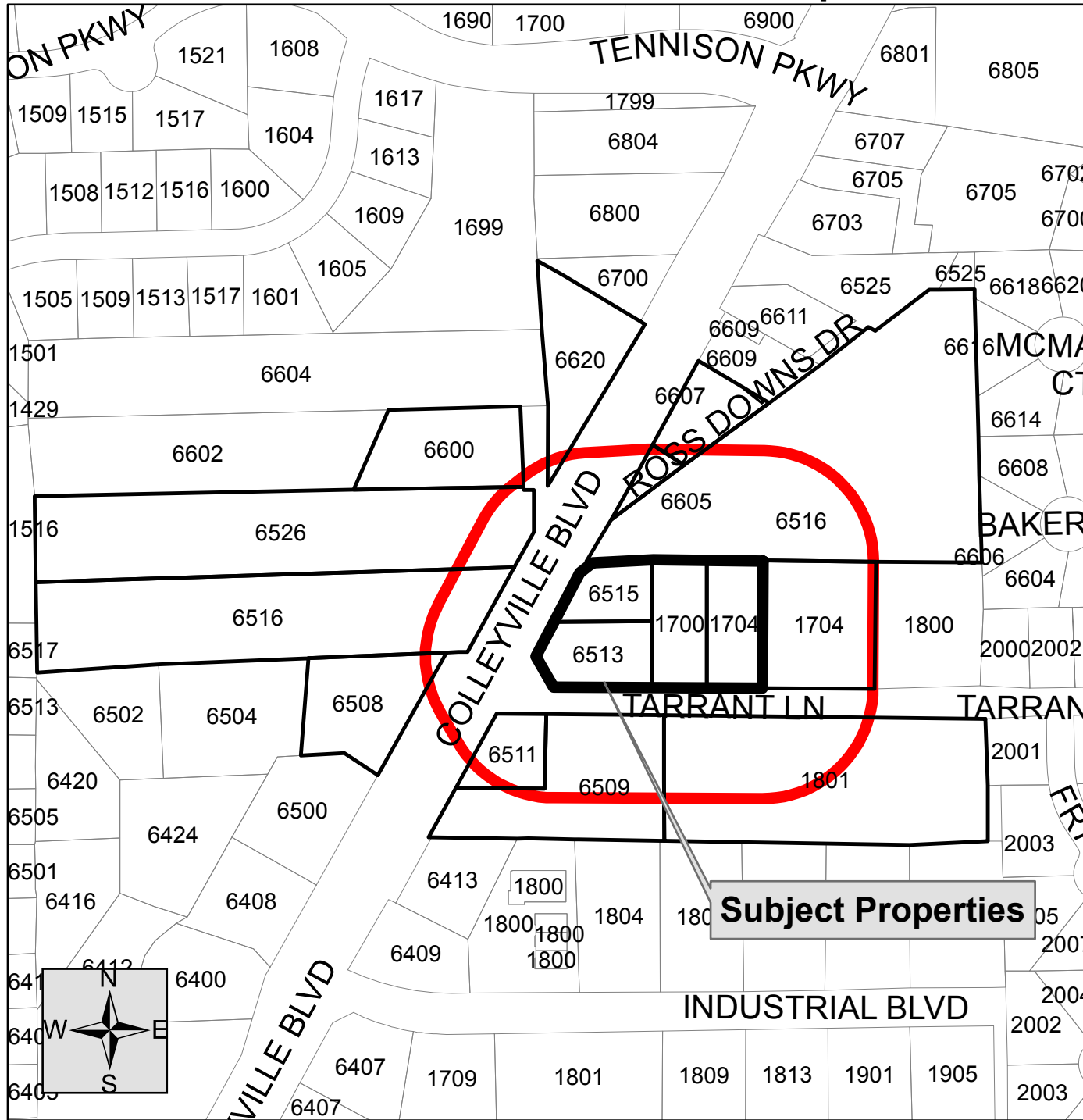


Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
DAVIDSON CHARLES W	16018 KEVENDALE CT	JERSEY VILLAGE	TEXAS	77040	6515 COLLEYVILLE BLVD
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS	TEXAS	75219	1704 TARRANT LN
DAVIDSON CHARLES W	16018 KEVENDALE CT	JERSEY VILLAGE	TEXAS	77040	1704 TARRANT LN
DAVIDSON CHARLES W	16018 KEVENDALE CT	JERSEY VILLAGE	TEXAS	77040	1700 TARRANT LN
DAVIDSON CHARLES W	16018 KEVENDALE CT	JERSEY VILLAGE	TEXAS	77040	6513 COLLEYVILLE BLVD
TRES ROSAS LTD	6516 COLLEYVILLE BLVD	COLLEYVILLE	TEXAS	76034	6526 COLLEYVILLE BLVD
3 J GREEN LIMITED PARTNERSHIP	6620 COLLYVILLE BLVD STE 100	COLLEYVILLE	TEXAS	76034	6508 COLLEYVILLE BLVD
SELECT ROOFING LLC	6605 COLLEYVILLE BLVD	COLLEYVILLE	TEXAS	76034	6605 COLLEYVILLE BLVD
J&C SERVICE GROUP LLC	6521 COLLEYVILLE BLVD	COLLEYVILLE	TEXAS	76034	6516 COLLEYVILLE BLVD
COMBINED ENTERPRISES INC	6607 COLLYVILLE BLVD	COLLEYVILLE	TEXAS	76034	6607 COLLEYVILLE BLVD
ARROYO NORTE LTD	6516 COLLYVILLE BLVD	COLLEYVILLE	TEXAS	76034	6600 COLLEYVILLE BLVD
HART DAVID ATTORNEY	6620 COLLEYVILLE BLVD STE 100	COLLEYVILLE	TEXAS	76034	6620 COLLEYVILLE BLVD #
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS	TEXAS	75219	1801 TARRANT LN
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS	TEXAS	75219	6511 COLLEYVILLE BLVD
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS	TEXAS	75219	6509 COLLEYVILLE BLVD
BOWDEN GERALD W	850 AVENIDA SERE	MARBLE FALLS	TEXAS	78654	6516 COLLEYVILLE BLVD
GRAPEVINE-COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE	TEXAS	76051	STATE LAW REQ
ROSS DOWNS ESTATES HOA	4113 GATEWAY DR. #100	COLLEYVILLE	TEXAS	76034	COURTESY NOTICE
KEN GREEN	6508 COLLEYVILLE BLVD	COLLEYVILLE	TEXAS	76034	APPLICANT

Public hearing notices were mailed
Friday, May 1, 2015 by Taci Wrisley

Buffer Map



Case ZC15-009

6513 Colleyville Blvd

Legend

-  Properties within 200 feet
-  Subject Properties
-  Parcels



6515 Colleyville, LLC

STATEMENT OF PLANNING OBJECTIVES

The objective is to develop and continue to own an upscale professional and medical office complex. I have a personal interest in a quality development since it is situated directly across Colleyville Blvd. from my own CPA firm and another small office complex which I have developed and continue to own. We are planning for two stone buildings. One will be leased to a family practice medical doctor and the other leased to an attorney and two or three other similar professionals. Our goal is not to maximize the square footage of buildings allowed but rather to build a complex with a smaller building footprint than normally allowed. The additional open space will be used to enhance the landscaping and green space areas over and above those allowed by existing codes. We are attempting to save as many existing trees as possible and of course comply with the new Colleyville city tree ordinance. There will be a screening fence and shrubbery to block out the unsightly neighboring lot to the north. We are also allowing for more than the required parking spaces to prevent any possible future shortage.

DEVELOPMENT SCHEDULE

June 17, 2015. Submit all information for building permits.

July 17, 2015. Receive permits and begin construction.

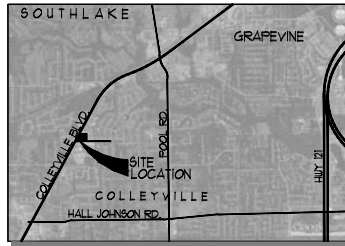
July 17, 2015 to January 31, 2016. Construction.

February 1, 2015. Receive certificates of occupancy and move in.

ECONOMIC DEVELOPMENT INFORMATION

Total square feet of building area		17,030
Estimated sales per square foot		\$579.00
Estimated sales per year		\$9,860,000.00
Estimated ad valorem taxes per year	City	\$14,916.00
	County	\$26,879.00
	School District	\$55,321.00
Total ad valorem taxes per year		\$97,116.00

Zoning Exhibit



LOCATION MAP



ISSUED FOR CITY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: 4/23/15
REVISED:
REVISIONS:



ORIGINAL LOT 83,668 SF - 1.92 AC

LOT 1 40,564 SF.
Total sf BUILDING 1 7,410 sf

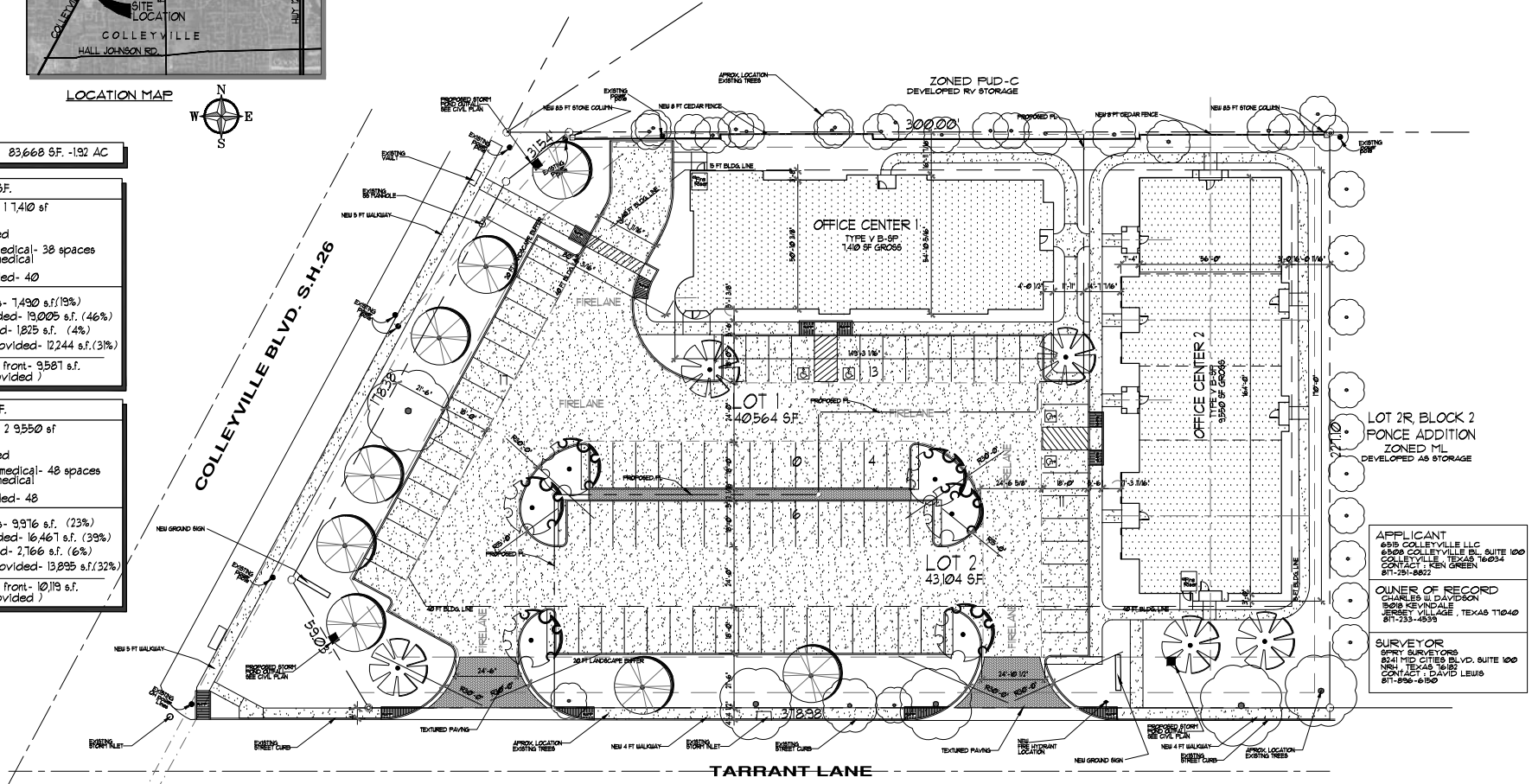
Total parking Required
total sf 7,410 sf for medical- 38 spaces
1 space/ 200 sf for medical
Total parking Provided- 40

Total Building Gross- 7,430 sf. (19%)
Total Paving Provided- 19,005 sf. (46%)
Total Walks Provided- 1825 sf. (4%)
Total Landscape Provided- 12,244 sf. (31%)
Landscape in front- 9,581 sf.
(71% of Provided)

LOT 2 43,104 SF.
Total sf BUILDING 2 9,550 sf

Total parking Required
total sf 9,550 sf for medical- 48 spaces
1 space/ 200 sf for medical
Total parking Provided- 48

Total Building Gross- 9,916 sf. (23%)
Total Paving Provided- 16,461 sf. (39%)
Total Walks Provided- 2,166 sf. (6%)
Total Landscape Provided- 13,895 sf. (32%)
Landscape in front- 10,119 sf.
(73% of Provided)



LOT 2R BLOCK 2
FENCE ADDITION
ZONED M1
DEVELOPED AS STORAGE

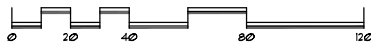
APPLICANT
6515 COLLEYVILLE LLC
6508 COLLEYVILLE BL, SUITE 100
COLLEYVILLE, TEXAS 76034
817-291-8822

OWNER OF RECORD
CHARLES W. DAVIDSON
19018 KEVINDALE
JEWETT VILLAGE, TEXAS 77640
817-733-4595

SURVEYOR
SPRT SURVEYORS
8341 MID CITIES BLVD., SUITE 100
NSH + TEXAS 76182
CONTACT: DAVID LEWIS
817-896-6150



SPI-01 SITE PLAN - MEDICAL & PROFESSIONAL OFFICE



TARRANT LANE

ZONING EXHIBIT FOR ZONING
CHANGE REQUEST FROM

CN TO CPO



TERRY R. CUNNINGHAM
ARCHITECTS
WWW.TRCARCHITECTS.COM

3804 S. COOPER ST. SUITE 100 - ARLINGTON, TEXAS 76015 - (852) 687-0044
© COPYRIGHT 2015 TERRY R. CUNNINGHAM FAX (852) 687-0056

PROFESSIONAL OFFICES
6513/6515 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS

SHEET TITLE:
**ZONING
SITE PLAN**

SHEET:
SP1

ORDINANCE O-15-1957

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING OF 1.92 ACRES ON LOTS 1-4, BLOCK 1 OF THE C-D SUBDIVISION, LOCATED AT 6513 AND 6515 COLLEYVILLE BOULEVARD AND 1700 AND 1704 TARRANT LANE, FROM THE CN – COMMERCIAL NEIGHBORHOOD ZONING DISTRICT TO THE CPO – PROFESSIONAL OFFICE 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 rezoning under Case ZC15-009; and

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

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

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

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

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference

to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning of 1.92 acres on Lots 1-4, Block 1 in the C-D Subdivision, located at 6513 and 6515 Colleyville Boulevard and 1700 and 1704 Tarrant Lane, from the CN – Neighborhood Commercial zoning district to the CPO – Professional Office zoning district, as depicted in the attached 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 any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the

City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of June 2015.

The second reading and public hearing being conducted on the 16th day of June 2015.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2015.

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

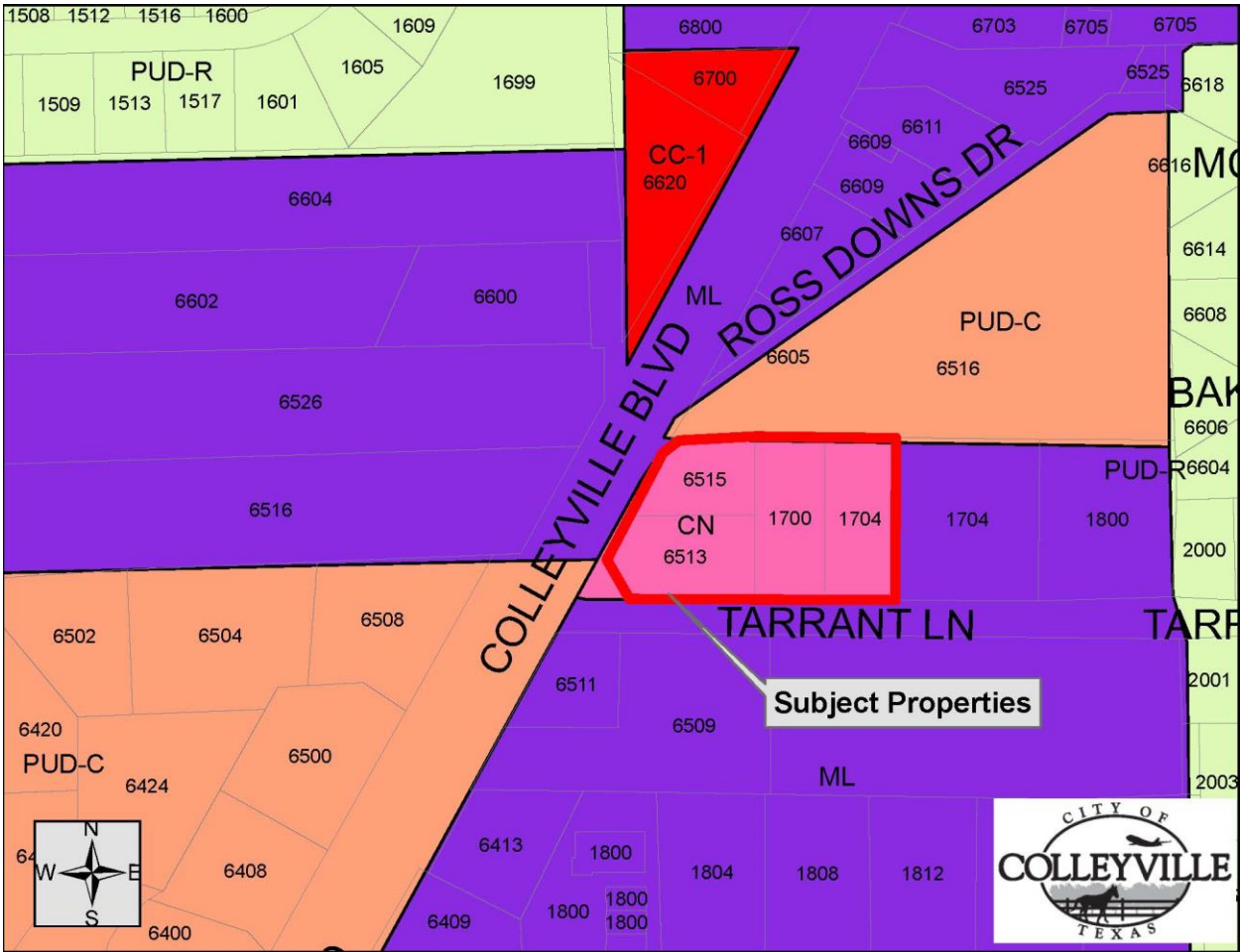


Exhibit "B"- Zoning Exhibit



LOCATION MAP



ORIGINAL LOT 83,668 SF - 1.90 AC

LOT 1 40,364 SF

Total sf BUILDING 17,430 sf

Total parking Required

total sf 7,430 sf for medical - 38 spaces
space/ 200 sf for medical

Total parking Provided - 40

Total Building Gross - 1,490 sf (8%)

Total Paving Provided - 13,005 sf (46%)

Total Walks Provided - 1,825 sf (4%)

Total Landscape Provided - 12,244 sf (30%)

Landscape in front - 9,561 sf

(78% of Provided)

LOT 2 43,304 SF

Total sf BUILDING 2,950 sf

Total parking Required

total sf 9,550 sf for medical - 48 spaces
space/ 200 sf for medical

Total parking Provided - 48

Total Building Gross - 9,976 sf (23%)

Total Paving Provided - 16,461 sf (38%)

Total Walks Provided - 2,166 sf (6%)

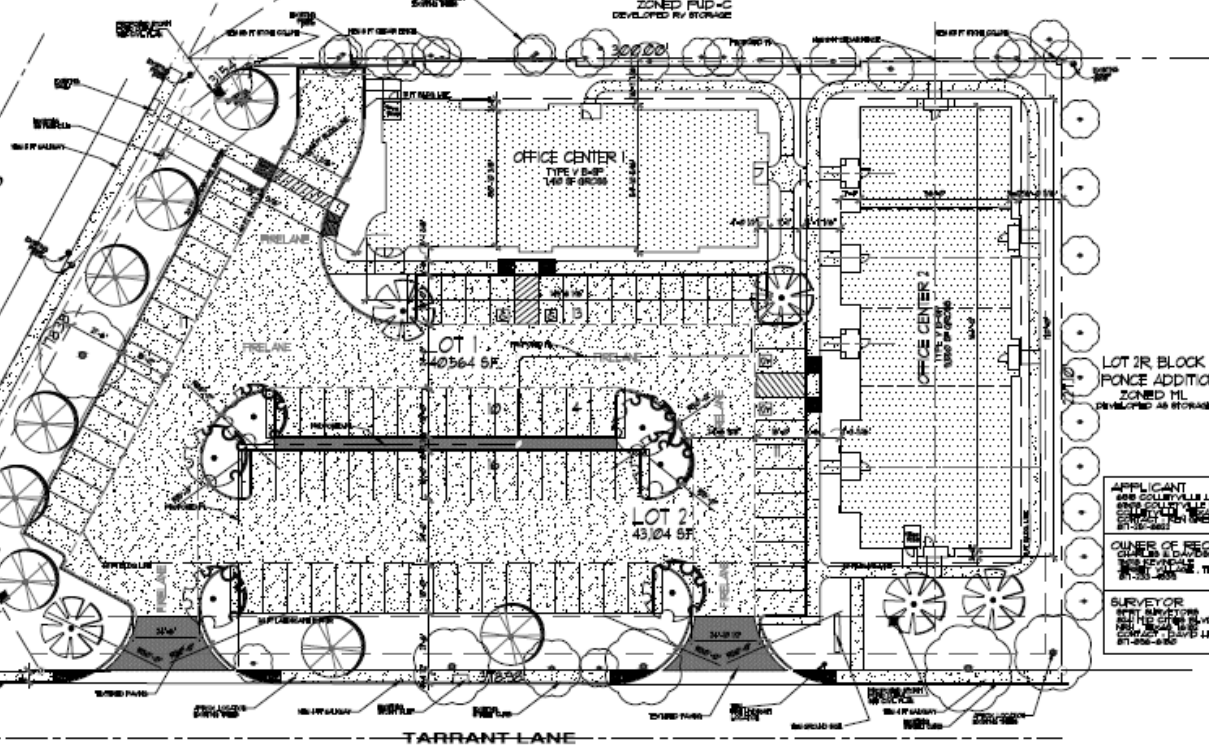
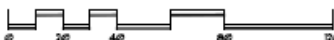
Total Landscape Provided - 13,895 sf (32%)

Landscape in front - 10,115 sf

(73% of Provided)



SP1-01 SITE PLAN - MEDICAL & PROFESSIONAL OFFICE



ISSUED FOR CITY REVIEW ONLY
NOT FOR CONSTRUCTION



APPLICANT
600 COLLEYVILLE LLC
600 COLLEYVILLE BLVD., SUITE 100
COLLEYVILLE, TEXAS 76034
817-350-0000

OWNER OF RECORD
600 COLLEYVILLE LLC
600 COLLEYVILLE BLVD., SUITE 100
COLLEYVILLE, TEXAS 76034
817-350-0000

SURVEYOR
JERRY R. CUNNINGHAM
JERRY R. CUNNINGHAM, P.E., 60716 000
JERRY R. CUNNINGHAM, P.E., 60716 000
817-350-0000

ZONING EXHIBIT FOR ZONING
CHANGE REQUEST FROM

CN TO CPO



TERRY R. CUNNINGHAM
ARCHITECTS

WWW.TERRYRCH.COM

2004 N. COOPER ST. SUITE 200 - AUSTIN, TEXAS 78701 - (512) 897-0044
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PROFESSIONAL OFFICES
6513/6515 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS

REPORT TITLE:
ZONING
SITE
PLAN

REVISION
SP1



City of Colleyville City Council Agenda Briefing

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

Agenda Number 9a

Agenda Date 06/02/2015

Number Resolution R-15-3879

Type Resolution

Department Community Development

Title

Approving a request by Gilco Contracting, Inc. for a temporary use permit allowing the setup and operation of a concrete batch plant not to exceed 180 days at the Creekside at Colleyville residential development, Case GC15-002

Strategy Map Connection

There is no strategy map connection for this item.

Explanation

Reading and Public Hearing

Leia Hubbard with Gilco Contracting, Inc., submitted a request for a temporary use permit for a concrete batch plant for the Creekside at Colleyville development, located west of Heritage Avenue, between Cheek-Sparger Road and Glade Road, to be placed within Phase III of the development. The temporary concrete batch plant will be solely used to provide concrete for the Creekside at Colleyville development, Phase II through V, and will be on-site no more than 180 days, including set-up, operation, and removal from the site.

Zoning. The property is currently zoned PUD-R-Planned Unit Development – Residential. The zoning was approved through attached Ordinance O-07-1645 and subsequently amended by Ordinance O-13-1866 and Ordinance O-13-1899.

Applicant's Request. Creekside at Colleyville is a proposed single family subdivision west of Heritage Avenue between Glade Road and Cheek-Sparger Road, containing 268 single family residential lots, 21 open space lots, and 4.9 acres of commercial property. Phase I is complete and building permits are being issued. Public improvements are currently under construction on Phases II through V. Per the attached Applicant's Request, the requested batch plant will be used to pour concrete for Phases II through V. Approximately 10,000 cubic yards of pavement is required to be poured. If redi-mix trucks were used to pour this amount of concrete approximately 1,000 trucks would be required. This is over twice the amount of trips that would be generated as compared to the batch plant. Additionally, the batch plant gives the contractor more control over the day to day operations through quality, scheduling, flexibility, and production.

The applicant is requesting 180 days, from the initial setup of the batch plant, to completion of the paving for multiple phases of the Creekside at Colleyville development. The requested 180 days includes setup, operation, and removal of the

batch plant from the site. The 180 days will begin once the batch plant is delivered to the site. There will be no stoppage or credit for weather delays. The applicant has acknowledged the batch plant will only be operated during currently adopted construction hours, 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 4:00 p.m. on Saturday. No construction is allowed on Sunday.

On April 15, 2014 the City Council approved attached Ordinance O-14-1914 authorizing staff to approve a temporary use permit for a concrete batch plant. Section 3.24(D)6 of the Land Development Code is also attached. Prior to the approval of this ordinance, a special use permit (SUP) was required for a concrete batch plant. The special use permit process required one public hearing with the Planning and Zoning Commission, two public hearings with the City Council, and the approval of an ordinance. With the changes authorized by the approval of ordinance O-14-1914, concrete batch plants can be approved by staff with a temporary use permit. However, concrete batch plants necessitating more than 30 days must be approved by City Council with a resolution. Since this request is for longer than 30 days, City Council approval is required. The request meets all other requirements of Section 3.24(D)6 of the Land Development Code, which regulates temporary asphalt or concrete batch plants. The owner's authorization is included as an attachment.

The proposed batch plant will be located 425 feet east of the eastern property line of Woodland Hills, which is over the required 300 foot separation as required by the Land Development Code. Homes to the south, located in Bedford, are approximately 650 feet from the proposed batch plant location. A home to the east, located in Euless, is approximately 450 feet from the proposed batch plant location.

Truck Access. Material delivery trucks will use Highway 121 and will exit Cheek-Sparger Road. Trucks will head west on Cheek-Sparger Road and turn north on Heritage Avenue. Access to the site is off of Heritage Avenue approximately 0.1 miles north of Cheek-Sparger Road. Raw material delivery will average 10 to 20 trucks per day, only on days when concrete paving is occurring.

Federal and State Requirements. The Land Development Code requires an air quality permit with the Texas Commission of Environmental Quality (TCEQ). The Land Development Code does not mirror TCEQ's process. The batch plant is registered with the state and Gilco is responsible to notify TCEQ of each mobilization of the batch plant. The required notification was sent to TCEQ on April 9, 2015. Additionally, the applicant must fax a notification to TCEQ 24-hours prior to operation of the batch plant. Once this document is sent the batch plant will be logged into the Regional Database for the DFW Region Office Air Program. Air quality inspections are not required; however, TCEQ reserves the right to perform random site inspections. All state and federal requirements have been satisfied at this time.

A Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent have also been prepared for the TCEQ. These documents must be kept on the work site. The general

construction SWPPP permit and the temporary batch plant SWPPP permits do require inspections to be performed by the contractor.

Summary. The temporary concrete batch plant will only be used to provide concrete for construction occurring at the Creekside at Colleyville development. The request meets all the requirements of Section 3.24(D)6 of the Land Development Code. Since the request is for more than 30 days, City Council approval is required. Staff recommends approval of the temporary concrete batch plant for Creekside at Colleyville.

Financial Impact

There is no financial impact to the City.

Recommendation

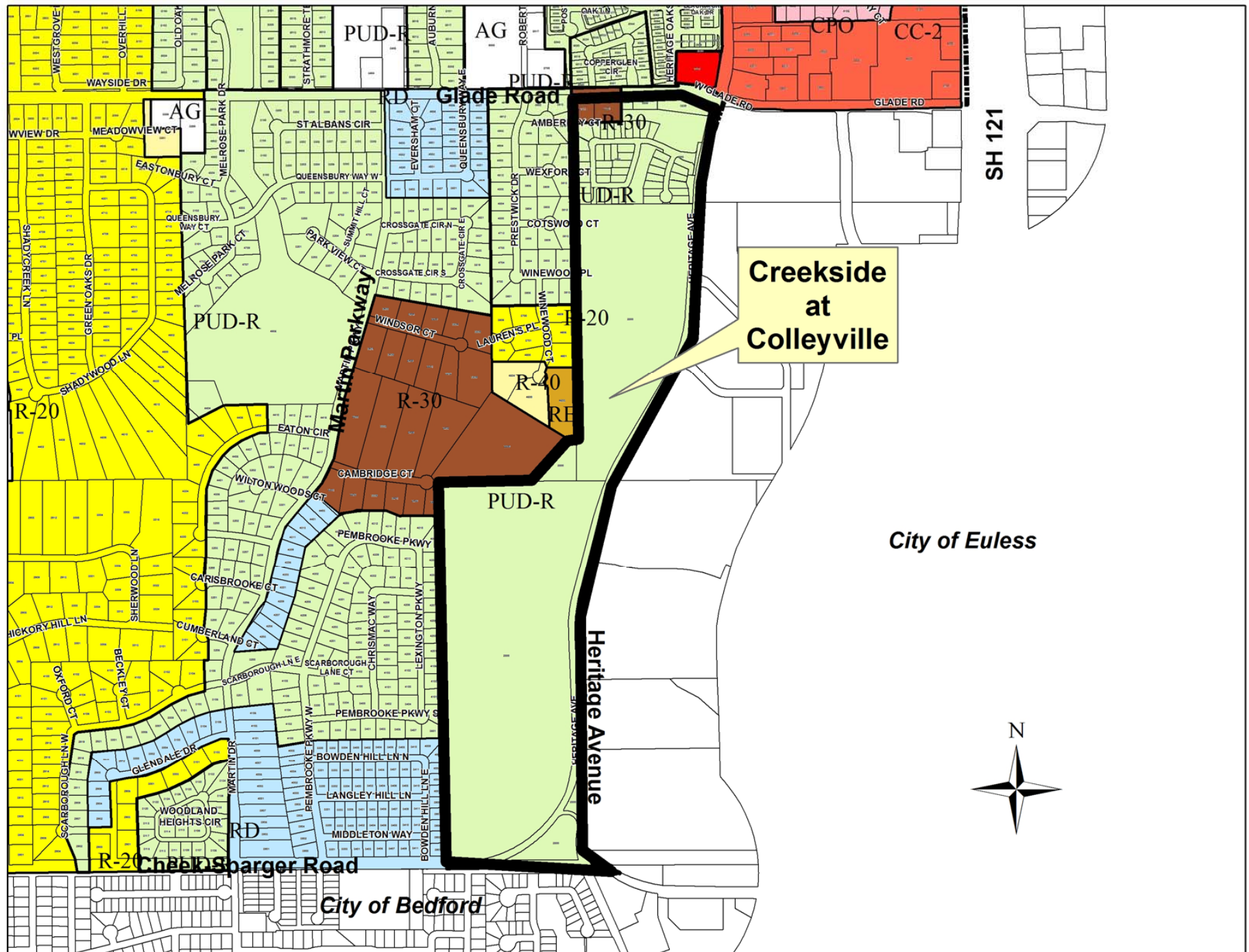
Approval with the following conditions:

- a. This permit shall only apply to a concrete batch plant for the Creekside at Colleyville development;
- b. This permit shall expire 180 days after the concrete batch plant is initially installed on the site. This time includes setup, operation, and removal from the site. There will be no stoppage or credit of time due to weather delays;
- c. The batch plant shall only be operated during adopted construction hours.
- d. All other regulations of the Land Development Code shall be met.

Attachments

1. Location and Zoning Map
2. Aerial
3. Preliminary Plat
4. Applicant's Request
5. Owner's Authorization
6. Batch Plant Location
7. Ordinance O-07-1645
8. Ordinance O-13-1866
9. Ordinance O-13-1899
10. Ordinance O-14-1914
11. Land Development Code Section 3.24(D)6
12. Resolution R-15-3879

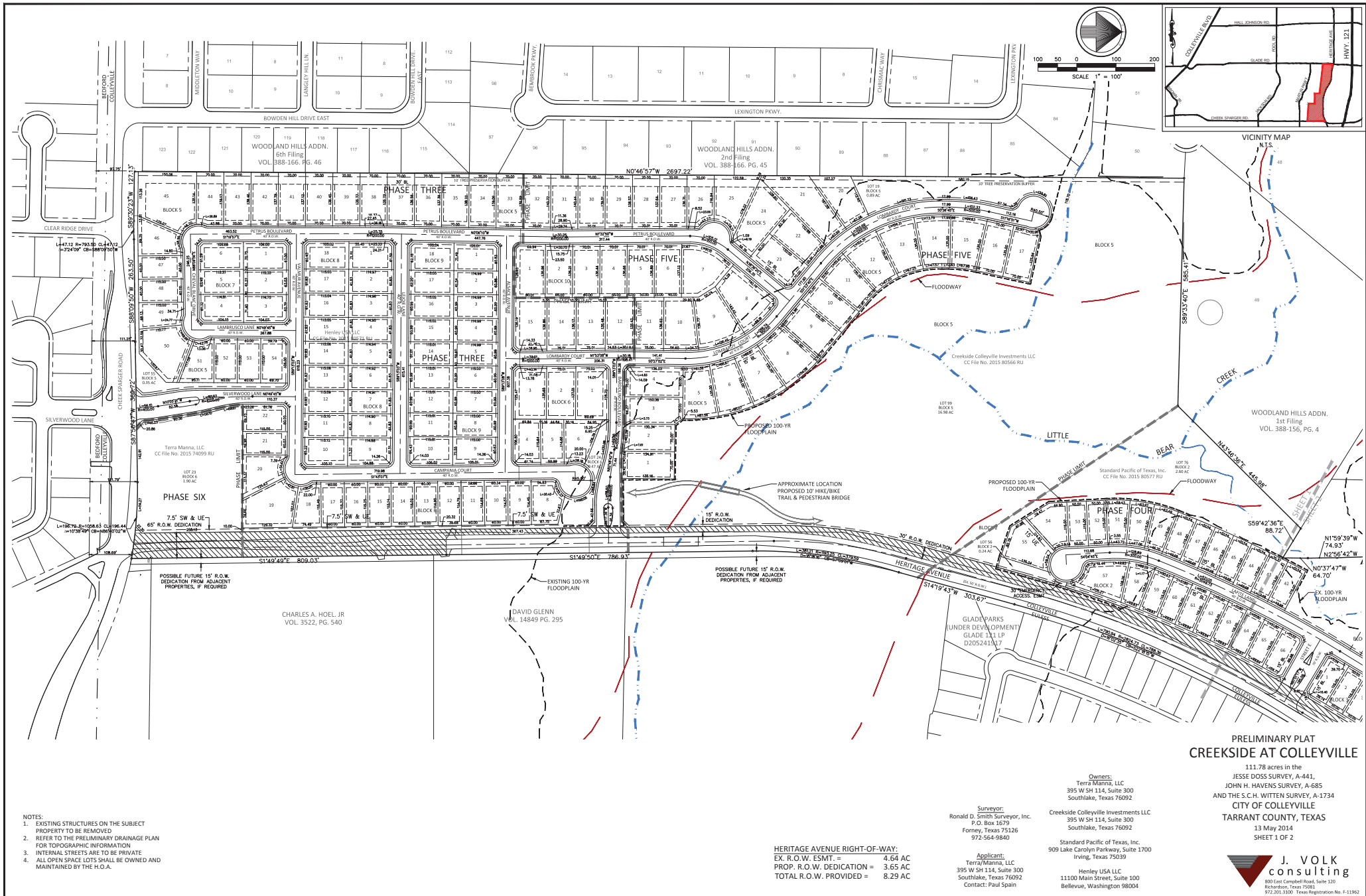
Location and Zoning Map



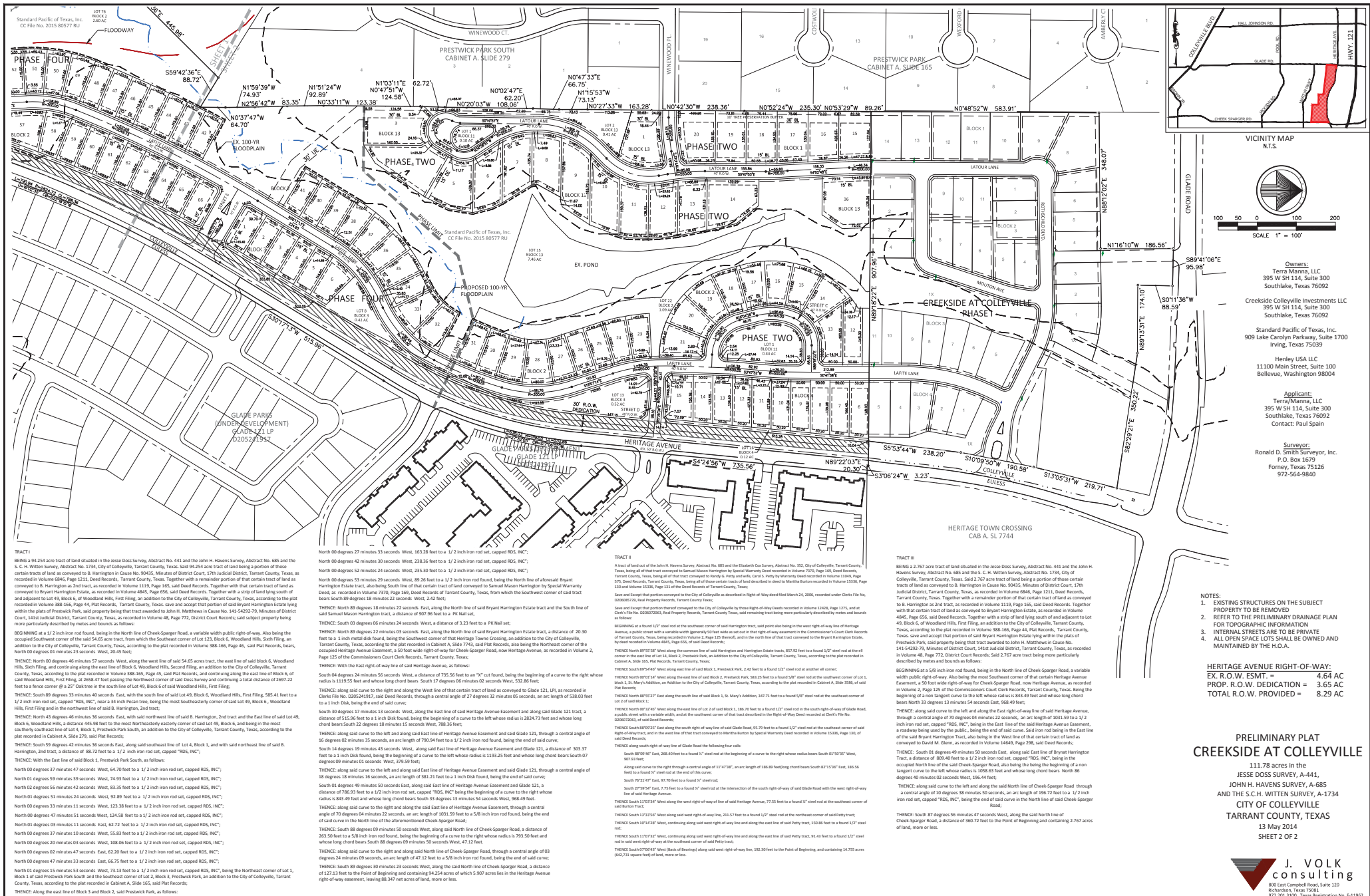
Aerial



Preliminary Plat



Preliminary Plat





Applicant's Request

May 27, 2015

City of Colleyville
Attn: Mr. Adam Marsh
100 Main Street
Colleyville, Tx. 76034

Re: Temporary Concrete Batch Plant
Creekside at Colleyville

Mr. Marsh,

Thank you for processing our application. Gilco would like to request permission to erect a temporary concrete batch plant at the Creekside at Colleyville project. The temporary plant will not exceed 180 days, including mobilization, production, and removal from the site. During this time the plant will produce concrete exclusively for the paving improvements to Creekside at Colleyville Phases 2, 3, 4, and 5. Gilco acknowledges it is our responsibility to operate the plant in accordance with all state, and local laws, and that we will adhere to the authorized construction hours as required by the city.

There are many advantages to using our temporary plant to produce concrete for a project of this size. First is the reduction to the incoming and outgoing traffic passes along the city's existing roadways. With a temporary plant all the materials will be delivered and the material is mixed onsite for concrete production. Material delivery is expected around roughly 490 trucks for the entire project. If we were to ready mix this project we would have somewhere around 1,000 ready mix trucks.

Another advantage of the temporary batch plant is that it gives us more control over the day to day operations through quality, scheduling, and production.

6331 Southwest Blvd.
Benbrook, Texas 76132
Office: 817.735.1600
Fax: 817.735.1613

Applicant's Request

Quality of the concrete is enhanced when the concrete arrives in a timely manner and in a consistent flow for the paving crews to place it. If we are producing the concrete from our plant cold joints in the concrete, running short on concrete, or waiting on concrete trucks is rarely an issue, as with waiting on ready mix trucks from an outside supplier.

Using our batch plant allows us more flexibility in working with the schedules of other contractors, developers, the city, and allows us to make quicker adjustments for weather delays. Using ready mix we have to schedule concrete pours two weeks in advance, and just as an example; all this rain we have experienced over the last month, if the concrete gets canceled due to weather or schedule delays, dependent upon the demand at the ready mix plant, you may or may not have to wait two more weeks to get back on their schedule. With our plant this issue is completely eliminated.

In addition, our plant is also advantageous to the production at the site of our concrete pours. With ready mix we are at the mercy of local traffic conditions, and how fast they are loading out of their plant offsite. With our batch plant the concrete is made as it is being poured. We have greater control of the amount produced daily to meet the requirements to complete the project in in a timely manner. Typically, when pouring ready mix versus plant we see about a 30% decrease to production rates with ready mix project because of the wait time associated with the concrete trucks. We make this statement to point out, the faster the project can be complete, lessens the nuisance, and additional traffic for the surrounding residents.

Again, thank you for taking the time to consider our request, and if you have any further needs or questions please do not hesitate to contact us.

Sincerely,



Leia Hubbard
Operations Director
(817) 521-1288
leia@gilcocontracting.com

Owner's Authorization

Gilco Contracting, Inc.
6331 Southwest Blvd.
Benbrook, TX. 76132

Attn: Leia Hubbard

RE: Creekside at Colleyville Ph 2, Ph 3, Ph. 4 and Ph 5

Dear Ms. Hubbard,

Henley USA, LLC. Hereby grants Gilco Contracting, Inc. permission to setup and operate a temporary concrete batch plant on The Creekside at Colleyville project. It is anticipated, the plant will move in on or about June 1, 2015 and the plant can remain onsite to pour Creekside at Colleyville Phase 2, Phase 3, Phase 4, and Phase 5. This permission is granted with the understanding that all city and state provisions will be met, and the batch plant area shall be cleaned and returned to an acceptable condition within a timely manner of completion of contracted work.

Sincerely,

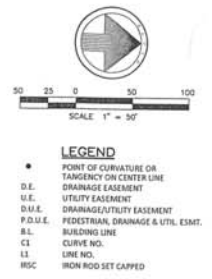
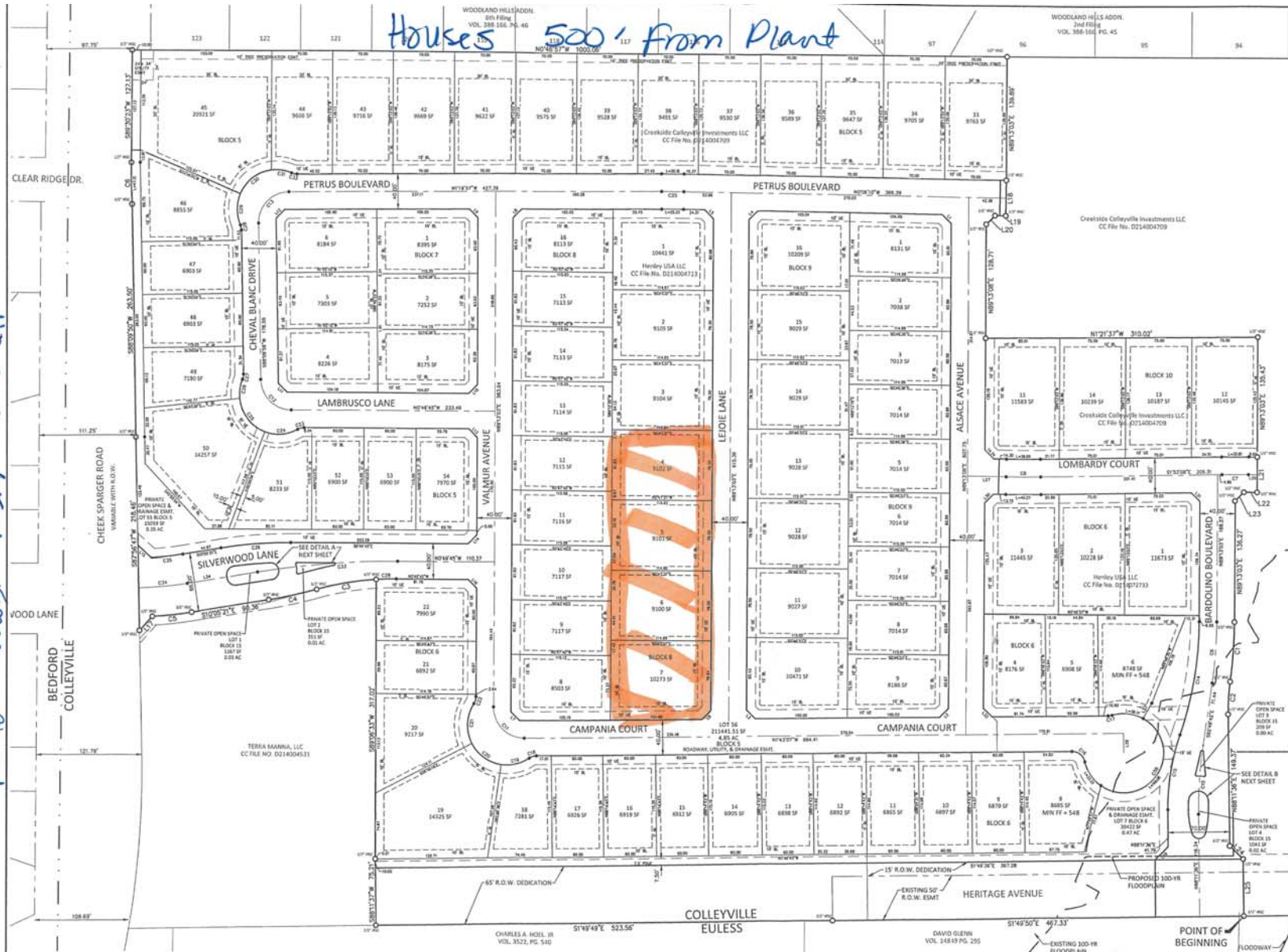

Lisa Cavell, *GM - national land operations*
Henley USA, LLC
Mainvue Homes

Batch Plant Location

Houses 650' from Plant

Houses 500' from Plant

Plant Area



- NOTES:**
- INTERNAL STREETS (LOT 56, BLOCK 5) ARE TO BE PRIVATE AND SHALL BE ROADWAY, UTILITY, AND DRAINAGE EASEMENTS
 - LOT 55, BLOCK 5 AND LOT 7, BLOCK 6 SHALL BE OPEN SPACE/COMMON AREA LOTS OWNED AND MAINTAINED BY THE H.O.A.
 - ALL 1/2" IRON RODS CAPPED ARE STAMPED "RDS/LINC" UNLESS OTHERWISE NOTED
 - FRONT FACING GARAGES SHALL BE SET BACK A MINIMUM OF 20' FROM THE FRONT LOT LINE

- BENCHMARKS**
- 1" BRASS DISC IN TOP OF CURB AT SOUTH END OF MEDIAN IN CENTERLINE OF MARTIN STREET LOCATED 23' EAST OF WEST BACK OF CURB. ALSO LOCATED 52' NORTH OF ST. ALBANS FROM THE CENTERLINE.
NORTHING = 7006375.864, EASTING = 2394114.655, ELEV. = 587.18'
 - 2" BRASS DISC SET IN THE SOUTHWEST CORNER OF A CONCRETE PAD IN THE SOUTHWEST QUADRANT OF GLADE ROAD AND HERITAVE ROAD. LOCATED 9' SOUTHWEST OF A TRAFFIC LIGHT POLE, 60' WEST OF THE CENTERLINE OF HERITAVE ROAD AND 42.3' SOUTH OF GLADE ROAD.
NORTHING = 7006488.192, EASTING = 2394465.156, ELEV. = 584.76'
 - 3" BRASS DISC ON EAST BACK OF CURB OF WINEWOOD COURT. LOCATED 9' SOUTH OF THE POINT OF CURVATURE IN THE CUL-DE-SAC, 46.4' NORTHEAST OF THE RADIUS POINT.
NORTHING = 7004542.182, EASTING = 2395257.402, ELEV. = 576.69'

City Council Approval

WHEREAS The City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20____ to approve this Plat.

Mayor, City of Colleyville: _____

Attest: City Secretary _____

**FINAL PLAT
CREEKSIDE AT COLLEYVILLE
PHASE THREE**

24.147 acres in the
JESSE DOSS SURVEY, A-441
85 Single Family Lots and
6 Open Space Lots
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS
11 July 2014
SHEET 1 of 2

Surveyor:
Ronald D. Smith Surveyor, Inc.
P.O. Box 1679
Forney, Texas 75126
972-564-8940

Owners/Applicants:
Herley USA LLC
11100 Main Street, Suite 100
Bellevue, Washington 98004
425-709-6527

Terra Manna, LLC
101 Clarendon Ranch Road
Southlake, Texas 76092
817-251-8505

J. VOLK consulting
805 East Campbell Road, Suite 120
Richardson, Texas 75082
972-203-1000 Texas Registration No. F-124902

ORDINANCE O-07-1645

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING OF APPROXIMATELY 108.5 ACRES OUT OF THE ELIZABETH COX SURVEY, ABSTRACT 352, THE JOHN H. HAVENS SURVEY, ABSTRACT 685, THE JESSE DOSS SURVEY, ABSTRACT 441, AND THE S.C.H. WITTEN SURVEY, ABSTRACT 1734, FROM THE AG-AGRICULTURAL ZONING DISTRICT TO PUDR-PLANNED UNIT DEVELOPMENT RESIDENTIAL ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. Z-07-008; 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 by reference 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 108.5 acres out of the Elizabeth Cox Survey, Abstract 352, the John H. Havens Survey, Abstract 685, the Jesse Doss Survey, Abstract 441, and the S.C.H. Witten Survey, Abstract 1734 from the AG-Agricultural zoning district to PUDR-Planned Unit Development Residential zoning district, as depicted on Exhibit "A" labeled Location and Zoning Map and as described on Exhibit "B" labeled Legal Description.
- 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 PUDR is for a single-family residential development of detached dwelling units, constructed at a gross maximum density of 2.4 dwelling units per acre. There shall be no more than 269 single-family residential lots.
- b. Commercial lots shall be permitted along the frontage of Heritage Avenue.
- c. This property is subject to all the regulations contained in the Colleyville Land Development Code, except where specifically amended by this Ordinance.

2. CONCEPTUAL PLAN, SITE PLAN, AND PLATTING

- a. The development shall be generally consistent with this Ordinance and the Conceptual Site Plan, labeled as Exhibit "C", which shall not be

considered a plat. The developer shall submit and receive approval from the City for any amendment to the Site Plan in accordance with the phasing of the development of any portion of this PUDR. A detailed Site Plan submission shall, at a minimum, meet the requirements of Section 3.23 J.K.6. of the Land Development Code, be consistent with this Ordinance, and may also be required to show additional conditions provided in Section 3.23 M.b. of the Land Development Code. Further, such detailed site plan(s) shall be considered as a legislative approval, subject to the sole discretion of the City Council upon the recommendation of the Planning and Zoning Commission.

- b. The developer shall submit and receive approval from the City, a Preliminary and Final Plat in accordance with the requirements of the Land Development Code prior to development of this PUDR.

3. PERMITTED USES

- a. Single-family residences, detached.
- b. All commercial properties shall allow only uses permitted in the following zoning districts that are; (1) either State of Texas sales tax generating businesses, or (2) professional offices: CN-Neighborhood Commercial zoning district, the CC1-Village Retail zoning district and the CC2-Shopping Center zoning district.

4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS

Residential lot requirements and setbacks shall comply with the following provisions. Planning Area "A" refers to lots adjacent to western property line.

Planning Area "A"

- | | |
|----------------------------|--|
| a. Minimum Lot Size | 9,000 square feet |
| b. Minimum Lot Width | 70 feet |
| c. Minimum Lot Depth | 120 feet |
| d. Front Building Line | 20 feet; or 15 feet for a front swing garage |
| e. Side Building Line | 5 feet |
| f. Rear Building Line | 30 feet |
| g. Maximum Building Height | 40 feet |
| h. Maximum Lot Coverage | 65% |

Planning Area "B"

a. Average Lot Size	5,500 square feet
b. Minimum Lot Size	5,000 square feet
c. Minimum Lot Width	50 feet
d. Minimum Lot Depth	105 feet
e. Front Building Line	20 feet; or 15 feet for a front swing garage
f. Side Building Line	0, 1 or 9 feet with a 10 foot minimum between buildings
g. Rear Building Line	10 feet
h. Maximum Building Height	40 feet
i. Maximum Lot Coverage	65%

5. OPEN SPACE AND LANDSCAPE BUFFER

- a. A 10 foot wide landscape buffer shall be designated along the entire western property line. No structures may be constructed within the landscape buffer. The landscape buffer shall be incorporated in the rear lots of Planning Area "A". Such landscape buffer shall is not an open space lot. Chapter 5 of the Land Development Code applies to this landscape buffer in particular and the development as a whole. In addition, the Section 5.9 Tree Replacement Requirements shall apply to any replacement tree greater than three (3) inches in diameter which is substantially damaged or which dies within two (2) years of final inspection.
- b. Open space lots shall be maintained by the Homeowners Association.
- c. The following amenities are permitted in the open space lots: picnic tables, benches, playground equipment, concrete and crushed granite walking paths, a gazebo, an arbor, other garden type built elements including a fireplace, fountains, lights and a dock and pier. These amenities shall be owned and maintained by a homeowners association.

6. PRIVATE SIDEWALKS AND STREETS

- a. A ten (10) foot wide concrete trail approximately 1.2 miles long shall be constructed on-site along with all other public improvements as part of this development between Glade Road and Cheek Sparger Road and prior to the time of Final Plat. The City Manager or his designee may approve a reduced trail width of eight (8) feet if necessary based upon topographic, landscape, or other issues. Such trail shall be included as part of any Site Plan submittal, and shall be consistent with the City's then existing Master Trail Plan.

7. SCREENING

- a. An eight (8) foot masonry wall shall be built between any commercial and residential lots.
- b. An eight (8) foot masonry wall shall be built along the perimeter of the subdivision along Heritage Avenue, Glade Road and Cheek Sparger Road. The design for such wall shall be stamped and sealed by a licensed engineer. The standards and detail for such wall shall be included as part of the detailed Site Plan.
- c. Perimeter fencing along Heritage Avenue shall only be required immediately adjacent to lots, and not be required along where floodplain or open space is adjacent to Heritage Avenue.

8. OTHER

- a. Ingress and Egress from Winewood Place shall be restricted to access by emergency vehicles only.
- b. The number of lots allowed with frontage on a cul-de-sac street shall adhere to the requirements of the Land Development Code.
- c. The portion of the development located south of Little Bear Creek shall have a minimum of two (2) points of public vehicular ingress and egress from Cheek Sparger Road and/or Heritage Avenue.
- d. There shall be no direct access onto Glade Road from this development.
- e. There shall be no single family uses allowed adjacent to Heritage Avenue where there are, as of the passage of this ordinance, existing commercial uses directly across Heritage Avenue within the City of Eules.
- f. Retaining walls that are adjacent to residential lots shall be constructed with a stone facade.

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 specifically 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.

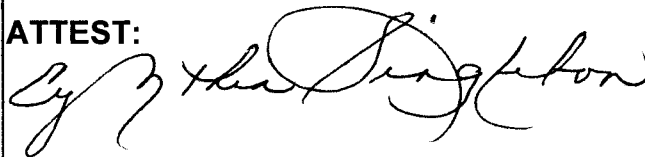
Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires 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 16th day of October 2007.

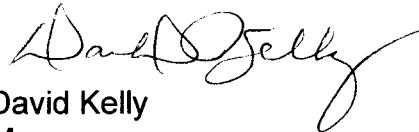
The second reading and public hearing being conducted on the 6th day of November 2007.

ATTEST:



Cynthia Singleton, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE



David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:



Matthew C. G. Boyle
City Attorney

Exhibit "A" Location and Zoning Map

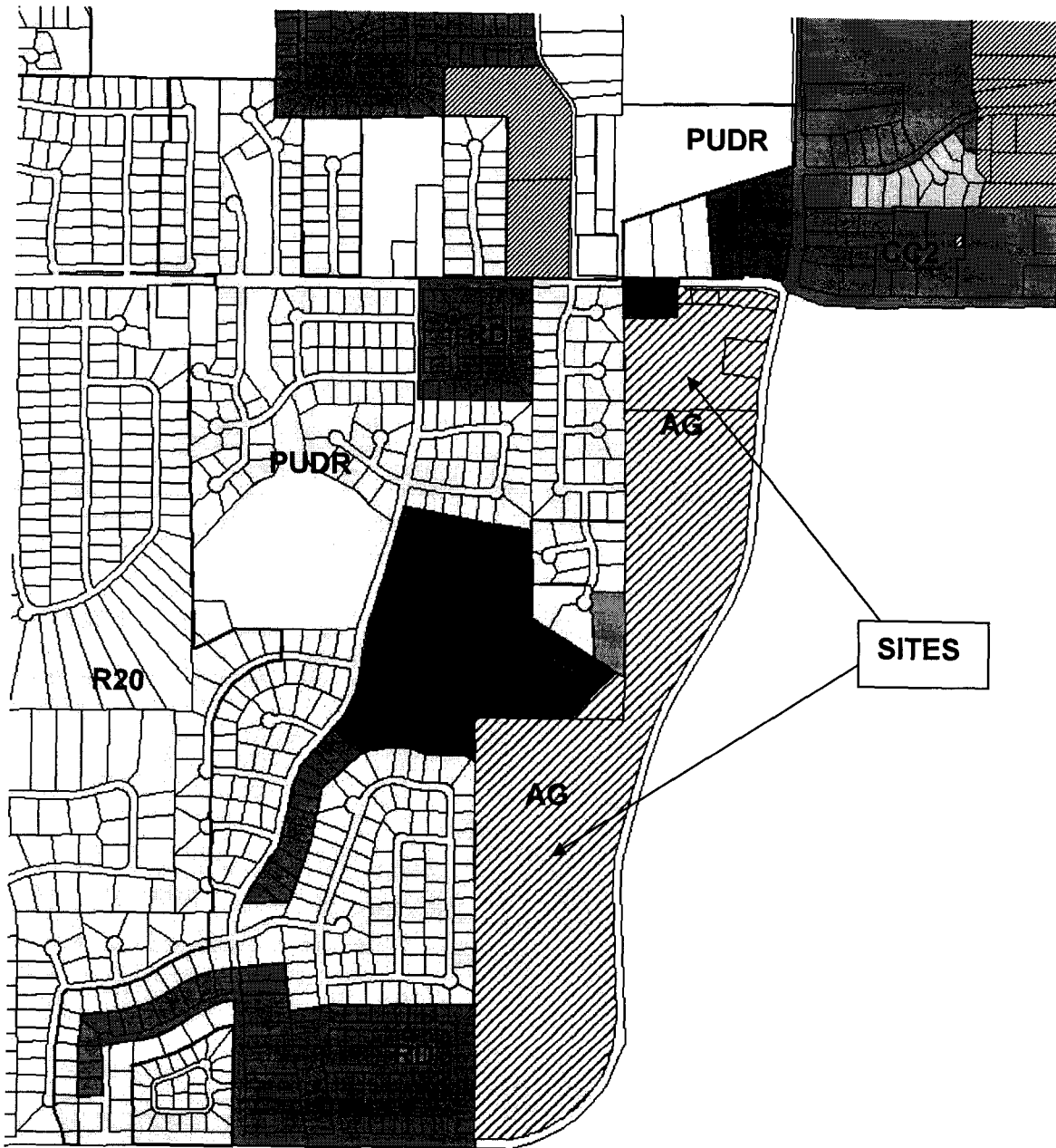


Exhibit "B" Legal Description

**CREEKSIDE AT COLLEYVILLE (PUD-R)
108.5 ACRE ZONING TRACT**

BEING A 108.5 ACRE TRACT OF LAND SITUATED IN THE ELIZABETH COX SURVEY, ABSTRACT NO. 352, THE JOHN H. HAVENS SURVEY, ABSTRACT NO. 685, THE JESSE DOSS SURVEY, ABSTRACT NO. 441 AND THE S.C.H. WITTEN SURVEY, ABSTRACT NO. 1734, CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS. SAID 108.5 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT NEAR THE INTERSECTION OF THE CENTERLINE OF GLADE ROAD AND THE INTERSECTION OF;

THENCE S 09°46'23" W, OVER AND ACROSS SAID GLADE ROAD AND HERITAGE AVENUE, A DISTANCE OF 99.73 FEET TO A POINT FOR CORNER IN THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF SAID HERITAGE AVENUE;

THENCE ALONG THE EAST LINE OF SAID HERITAGE AVENUE THE FOLLOWING COURSES AND DISTANCES;

S 12°21'40" W, A DISTANCE OF 447.71 FEET TO A POINT FOR CORNER;

S 05°25'11" W, A DISTANCE OF 195.30 FEET TO A POINT FOR CORNER;

S 04°21'00" W, A DISTANCE OF 720.00 FEET TO A POINT FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 27°31'41", A RADIUS OF 1121.05 FEET, AN ARC LENGTH OF 538.62 FEET, A CHORD BEARING OF S 17°31'00" W, AND A CHORD LENGTH OF 533.45 FEET TO A POINT FOR CORNER;

S 30°41'03" W, A DISTANCE OF 515.89 FEET TO A POINT FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 15°51'46", A RADIUS OF 2840.34 FEET, AN ARC LENGTH OF 786.37 FEET, A CHORD BEARING OF S 22°45'00" W, AND A CHORD LENGTH OF 783.86 FEET TO A POINT FOR CORNER;

S 14°48'57" W, A DISTANCE OF 308.22 FEET TO A POINT FOR CORNER;

ALONG A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 16°05'15", A RADIUS OF 1407.20 FEET, AN ARC LENGTH OF 395.12 FEET, A CHORD BEARING OF S 06°46'30" W, AND A CHORD LENGTH OF 393.82 FEET TO A POINT FOR CORNER;

S 00°46'00" E, A DISTANCE OF 772.57 FEET TO A POINT FOR CORNER;

RECEIVED

FEB 06 2007

ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 70°04'32", A RADIUS OF 843.50 FEET, AN ARC LENGTH OF 1031.64 FEET, A CHORD BEARING OF S 33°59'27" W, AND A CHORD LENGTH OF 968.53 FEET TO A POINT FOR CORNER AT THE INTERSECTION OF THE NORTH R.O.W. LINE OF CHEEK SPARGER ROAD;

THENCE S 89°18'56" W, ALONG THE NORTH R.O.W. LINE OF SAID CHEEK SPARGER ROAD, A DISTANCE OF 437.70 FEET TO A POINT FOR THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS PACEL 1 IN DEED TO SPARGER FAMILY LIMITED PARTNERSHIP RECORDED IN VOLUME 16472, PAGE 390 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.);

THENCE N 00°01'23" W, ALONG THE WEST LINE OF SAID PARCEL 1, A DISTANCE OF 2658.46 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID PARCEL 1;

THENCE S 89°02'53" E, ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 549.10 FEET TO A POINT FOR CORNER;

THENCE LEAVING THE NORTH LINE OF SAID PARCEL 1 THE FOLLOWING COURSES AND DISTANCES;

N 44°32'16" E, A DISTANCE OF 504.74 FEET TO A POINT FOR CORNER;

S 58°08'37" E, A DISTANCE OF 82.37 FEET TO A POINT FOR CORNER IN THE WEST LINE OF A CALLED 136.34 ACRE TRACT OF LAND DESCRIBED IN DEED TO SPARGER FAMILY LIMITED PARTNERSHIP PARTNERSHIP RECORDED IN VOLUME 16472, PAGE 390 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.);

THENCE N 00°39'20" E, ALONG SAID WEST LINE, A DISTANCE OF 541.65 FEET TO A POINT FOR CORNER;

THENCE N 00°15'08" E, A DISTANCE OF 443.19 FEET TO A POINT FOR CORNER;

THENCE N 00°28'33" W, A DISTANCE OF 1306.92 FEET TO A POINT FOR CORNER;

THENCE S 89°50'41" E, A DISTANCE OF 344.46 FEET TO A POINT FOR CORNER;

THENCE N 00°09'51" W, A DISTANCE OF 225.22 FEET TO A POINT FOR CORNER;

THENCE N 88°42'20" E, A DISTANCE OF 22.07 FEET TO A POINT FOR CORNER;

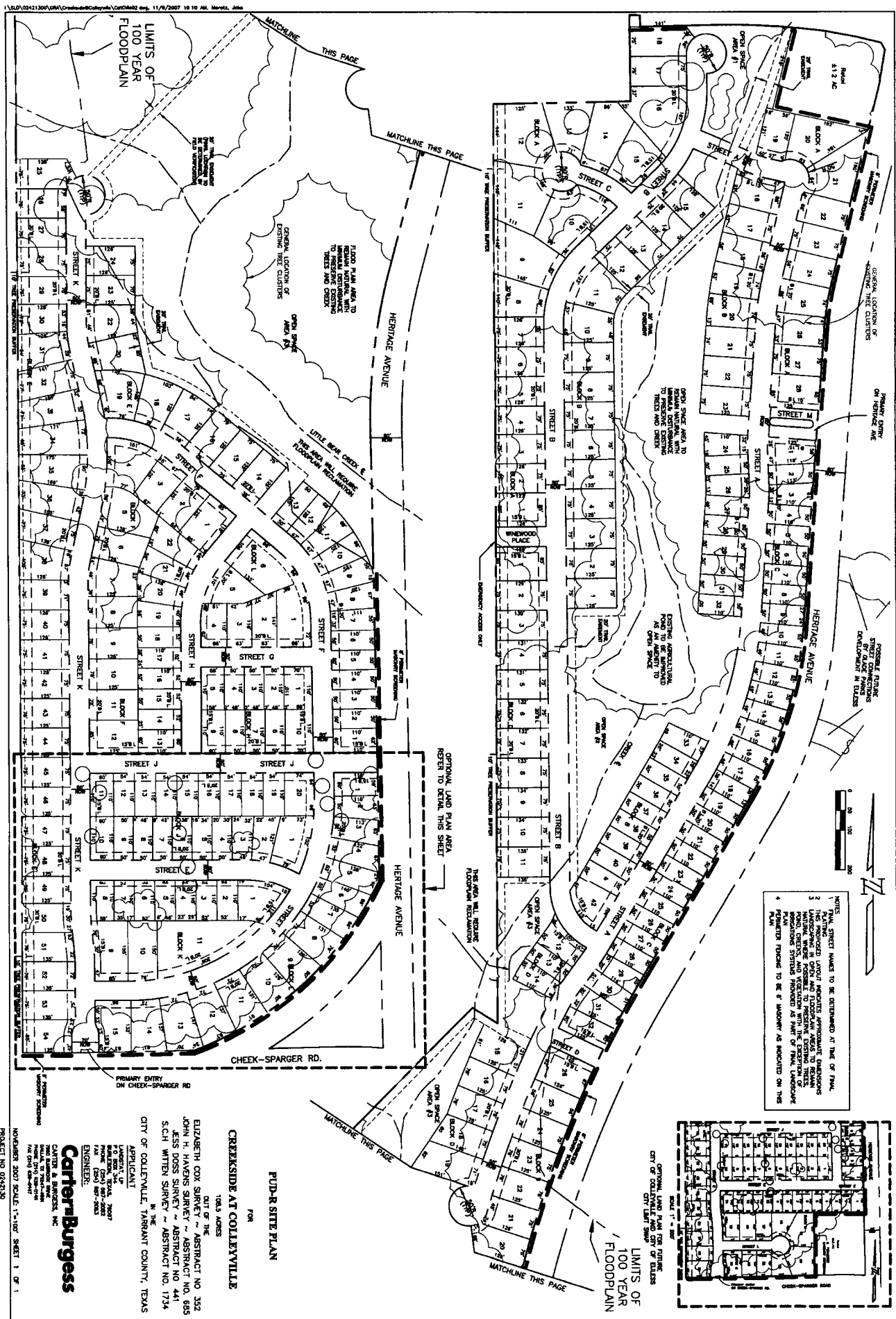
THENCE S 00°27'31" E, A DISTANCE OF 28.94 FEET TO A POINT FOR CORNER;

THENCE N 89°23'34" E, A DISTANCE OF 195.12 FEET TO A POINT FOR CORNER;

THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 13°35'47", A RADIUS OF 1587.18 FEET, AN ARC LENGTH OF 376.64 FEET, A CHORD BEARING OF S 84°20'11" E, AND A CHORD LENGTH OF 375.76 FEET TO A POINT FOR CORNER;

THENCE S 76°13'22" E, A DISTANCE OF 105.52 FEET TO THE POINT OF BEGINNING, AND CONTAINING 108.5 ACRES OF LAND, MORE OR LESS.

Exhibit "C" - Conceptual Site Plan



CREEKSIDE AT COLLEYVILLE

ORDINANCE O-13-1866

AN ORDINANCE AMENDING ORDINANCE O-07-1645 CONDITIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council approved Ordinance O-07-1645 on November 27, 2007, to establish the zoning of 108.5 acres out of the Elizabeth Cox Survey, Abstract 352, The John H. Havens Survey, Abstract 685, the Jesse Doss Survey, Abstract 441, and the S.C.H. Witten Survey, Abstract 1734 under case Z07-0008; and

WHEREAS, the applicant has requested an amendment to Ordinance O-07-1645 to further amend the commercial zoning requirements at the southwest corner of Glade Road and Heritage Avenue; to amend the trail location requirements within the development; and to submit a detailed site plan for 14.75 acres of the development per the requirements of Section 4(2)a under Ordinance O-07-1645, under Case ZC12-031; 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 amending Ordinance O-07-1645 conditions.
- Sec. 3. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by amending the zoning and development requirements on 108.5 acres out of the Elizabeth Cox Survey, Abstract 352, the John H. Havens Survey, Abstract 685, the Jesse Doss Survey, Abstract 441, and the S.C.H. Witten Survey, Abstract 1734 as depicted on the attached Exhibit "A".
- Sec. 4. 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. 5. THAT the above described tract of land shall be subject to the following conditions:

1. DETAILED SITE PLAN REQUIREMENT

- a. Exhibit "B" shall be deemed to satisfy the site plan requirements of Ordinance O-07-1645 Section 4(2)a. A full size copy of the site plan shall be kept on file in the Community Development Department until the final plat is approved, at which time a copy of the detailed site plan shall be kept in the plat file for this development. The phase one final plat shall be consistent with Exhibit "B".
- b. The remainder of the subject property within this PUD shall be required to submit a detailed site plan per Section 4(2)a of Ordinance O-07-1645 prior to the submission of a final plat.

2. GENERAL AMENDMENTS

- a. Sections 4(8) "d" and "e" of Ordinance O-07-1645 are hereby deleted.
- b. The maximum building height in this development shall not exceed 35 feet.
- c. The ten (10) foot wide concrete trail shown as Trail 24 on the 2005 City of Colleyville Pathways Plan map shall be constructed by the developer along the west side of Heritage Avenue prior to the acceptance of public improvements. Trail 24 must connect to all other trails noted on the 2005 Colleyville Pathways Plan.
- d. This development may be developed as a gated community with private streets in accordance with Chapter 10-Private Streets and Gate Entrances of the Land Development Code.
- e. The developer shall improve Heritage Avenue where it is adjacent to the development to the current standards of the Land Development Code and the Master Thoroughfare Plan at the time of development of the adjacent property. There shall be no option to escrow said construction costs as a perimeter street fee for future roadway improvements.

- 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 all provisions of Ordinance O-07-1645 and the Land Development Code shall remain in full force and effect, except where amended herein.
- Sec. 10. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 19th day of February 2013.

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

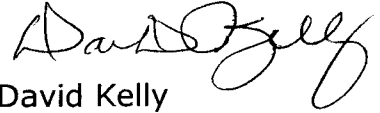
PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 5th day of March 2013.

ATTEST:



Amy Shelley
City Secretary

CITY OF COLLEYVILLE



David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:



Matthew C. G. Boyle
City Attorney

Exhibit "A" -Location and Zoning Map

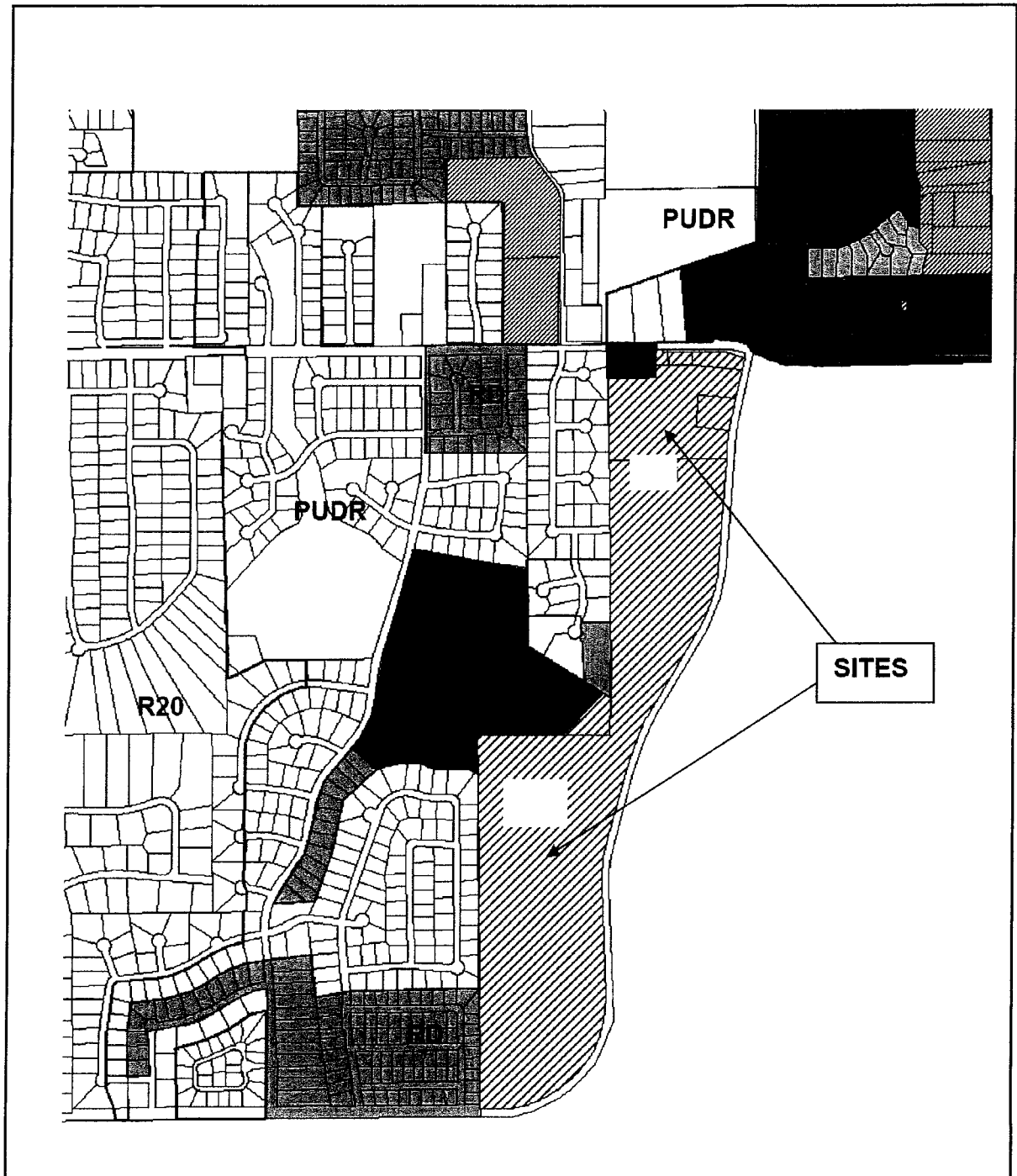
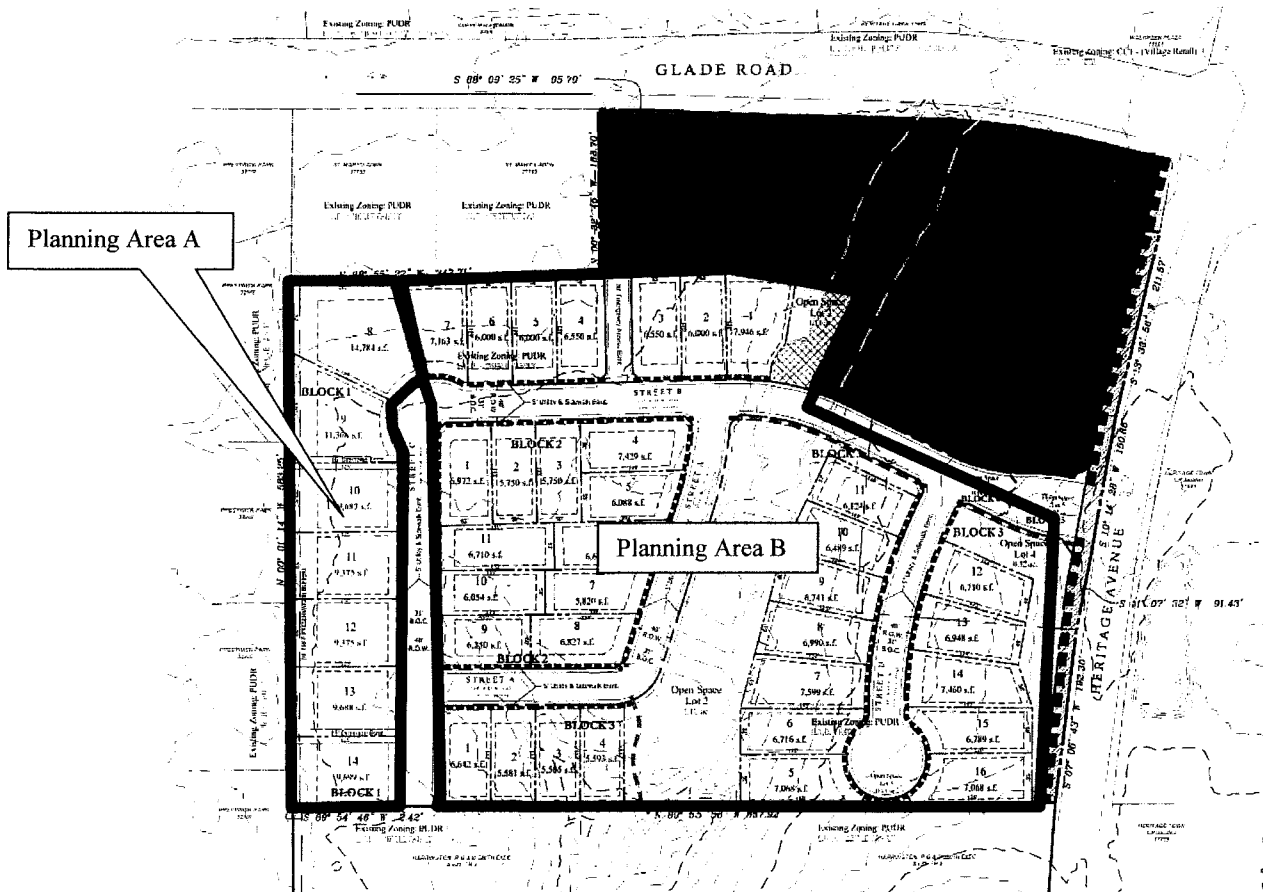


Exhibit "B" Detailed Site Plan



ORDINANCE O-13-1899

AN ORDINANCE AMENDING ORDINANCE O-07-1645 AND ORDINANCE O-13-1866 CONDITIONS AND AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON 4.4 ACRES LOCATED IN THE JESSE DOSS SURVEY AT THE NORTHWEST CORNER OF CHEEK-SPARGER ROAD AND HERITAGE AVENUE FROM THE AG-AGRICULTURAL DISTRICT TO THE PUD-R-PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council approved Ordinance O-07-1645 on November 27, 2007, to establish the zoning of 108.5 acres out of the Elizabeth Cox Survey, Abstract 352, the John H. Havens Survey, Abstract 685, the Jesse Doss Survey, Abstract 441, and the S.C.H. Witten Survey, Abstract 1734 under case Z-07-008; and

WHEREAS, the City Council approved Ordinance O-13-1866 on March 5, 2013, amending Ordinance O-07-1645 conditions and approving a detailed site plan for phase one of the development under case ZC12-031; and

WHEREAS, the applicant has requested an amendment to Ordinance O-07-1645 and Ordinance O-13-1866 and requests to rezone 4.4 acres located in the Jesse Doss Survey at the northwest corner of Cheek-Sparger Road and Heritage Avenue, acquired from the City of Euless in a boundary adjustment approved under Ordinance O-12-1828, so as to incorporate the property into the PUD authorized by Ordinance O-07-1645 under Case Z-07-008 and approve a detailed site plan for phase two of the development; and

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

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

enforced therein and to recommend a new zoning ordinance;
and

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

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

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by amending Ordinance O-07-1645 and Ordinance O-13-1866.
- Sec. 3. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by

changing the zoning of 4.4 acres located in the Jesse Doss Survey at the northwest corner of Cheek-Sparger Road and Heritage Avenue from the AG-Agricultural District to the PUD-R-Planned Unit Development Residential District, as depicted in the attached Exhibit "A" and described in Exhibit "B".

Sec. 4. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.

Sec. 5. THAT the above described tract of land shall be subject to the following conditions:

1. DETAILED SITE PLAN REQUIREMENT

- a. Exhibit "C" shall be deemed to satisfy the site plan requirements of Ordinance O-07-1645 Section 4(2)a and Ordinance O-13-1866 Section 5(1)b. A full size copy of the site plan shall be kept on file in the Community Development Department until the final plat is approved, at which time a copy of the detailed site plan shall be kept in the plat file for this development. The phase two final plat shall be consistent with Exhibit "C".

2. GENERAL AMENDMENTS

- a. Section 5(2)e of Ordinance O-13-1866 is hereby deleted.
- b. The developer may enter into a City/Developer Agreement with the City of Colleyville for any required public improvements, in conjunction with this development. Said agreement, if submitted, shall be approved and executed prior to the filing of the final plat for phase two of the development.
- c. Prior to the issuance of a building permit for the 1.9 acre commercial tract shown at the southwest corner of the development on Exhibit C, the developer shall submit a detailed site plan which shall, at a minimum, meet the requirements of Section 3.23 J.K.6. of the Land Development Code, be consistent with Ordinance O-07-1645 and any subsequent amendments, and may also be required to show additional conditions provided in Section 3.23 M.b. of the Land Development Code. Further, such detailed site plan(s)

shall be considered as a legislative approval, subject to the sole discretion of the City Council upon the recommendation of the Planning and Zoning Commission.

- d. Section 4(7)b of Ordinance O-07-1645 is hereby amended to read as follows: A six (6) foot masonry wall shall be built along the perimeter of the subdivision along Heritage Avenue, Glade Road and Cheek Sparger Road. The design for such wall shall be stamped and sealed by a licensed engineer. The standards and detail for such wall shall be included as part of the detailed Site Plan and shall, otherwise, meet the requirements of the Land Development Code.
- e. Except as noted in subsection "d" above and Section 4(7)a and "c" in Ordinance O-07-1645, all fences shall be constructed per Exhibit D.
- f. Section 5(2)c of Ordinance O-13-1866 is hereby amended to read as follows: The ten (10) foot wide concrete trail shown as Trail 24 on the 2005 City of Colleyville Pathways Plan map shall be constructed by the developer along the west side of Heritage Avenue prior to the acceptance of public improvements and shall connect to all other trails noted on the 2005 Colleyville Pathways Plan with the following exceptions: The developer may escrow the cost of constructing the trail in lieu of actual construction only for the portion of the trail that traverses the Little Bear Creek floodplain. If the developer chooses to escrow said funds, the developer shall build a minimum four (4) foot wide sidewalk across Little Bear Creek that links the internal sidewalks in the portion of the development that is south of Little Bear Creek to the internal sidewalks in the portion of the development that is north of Little Bear Creek. Said sidewalk connection shall link to Trail 24 on both sides of Little Bear Creek within a public pedestrian access easement, which shall be dedicated on the final plat(s) for the development.

Sec. 6. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

- Sec. 7. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 8. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 9. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 10. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.
- Sec. 11. THAT Ordinance O-07-1645 and Ordinance O-13-1866 shall remain in full force and effect, except where amended by this ordinance.

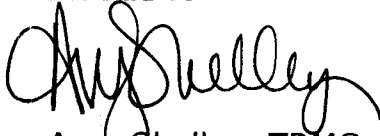
AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of December 2013.

The second reading and public hearing being conducted on the 17th day of December 2013.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 17th day of December 2013.

ATTEST:



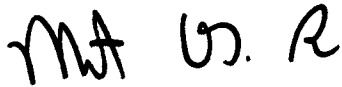
Amy Shelley, TRMC
City Secretary

CITY OF COLLEYVILLE



David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:



Matthew C. G. Boyle
City Attorney

City of Euless

City of Bedford

Subject Property

Subject Property

Heritage Avenue

Glade Road

SH 121

Legend

AG	Agricultural
CC-1	Village Retail
CC-2	Shopping Center
CC-3	Highway Commercial
CN	Neighborhood Commercial
CP0	Professional Office
ML	Light Manufacturing
PUD-C	Planned Unit Development, Commercial
PUD-R	Planned Unit Development, Residential
R-10	Single Family Residential (10,000 sq. ft. min)
R-15	Single Family Residential (15,000 sq. ft. min)
R-20	Single Family Residential (20,000 sq. ft. min)
R-30	Single Family Residential (30,000 sq. ft. min)
R-40	Single Family Residential (40,000 sq. ft. min)
R-MF	Multi-Family Residential
RD	Two Family Residential
RE	Single Family 'Estate' Residential

N

Exhibit "B" – Legal Description of Property Zoned from AG-Agricultural to PUD-R-Planned Unit Development Residential

Being the certain tract of land situated in the J. DOSS SURVEY, Abstract No. 441 and being a portion of the Ordinance No. 192 to City of Euless and a portion of the tract described in the deed to Sparger Family limited Partnership as recorded in Volume 16472, Page 390 of Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a point at the intersection of the Colleyville City Limit and the Bedford City Limit boundaries from which a 5/8" iron rod found for the southwest corner of said Sparger tract bears North 69°11'27" West at 207.68 feet;

THENCE North 00°07'13" West, 25.16 feet to the beginning of a curve to the left;

THENCE northeasterly with said curve to the left, having a radius of 843.63 feet, a central angle of 37°42'05", an arc length of 250.26 feet to the apparent intersection of the north right-of-way of said Cheek Sparger Road and the east right-of-way line of Heritage Avenue, continuing with said east right-of-way line a total arc length of 1281.93 feet and a long chord of North 42°29'27" East at 1162.08 feet to a 5/8 inch iron rod found for the end of said curve, same being the merging of the east right-of-way line of Woodpark Lane;

THENCE South 01°02'49" East with said east right-of-way line of Woodpark Lane, 750.80 feet to the southwest corner of the tract described to Charles A. Hoel, Jr. and wife, Mary lea Hoel as recorded in Volume 3522, Page 540 of said Deed Records;

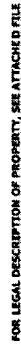
THENCE South 89°57'50" East with the south line of said Hoel tract, approximately 38.00 feet to the northwest corner of the tract described to Cheek-Sparger Properties, LLP., as recorded in Document No. 0206013089 of said Deed Records;

THENCE South 05°10'42" East, 58.85 feet to the beginning of a curve to the right;

THENCE southeasterly with said curve to the right, having a radius of 1058.63 feet, a central angle of 12°33'23", an arc length of 232.00 feet and a long chord of South 71°31'54" East at 231.54 feet;

THENCE South 65°18'09" East, 4.39 feet to said north City limit line of the City of Bedford and south City Limit line of the City of Colleyville;

THENCE North 89°52'47" West with said common City Limit line, 1065.70 feet to the place of beginning and containing 4.438 acres of land, more or less.



Site Data Summary Chart	
Subtotal	238
Commercial Lots	1
Commercial Lots	17
Common Areas	1,900 ac.
COMMERCIAL	
Commercial Sales	
RESIDENTIAL	
Residential Lots	41,50 ac.
Open Space	30,51 ac.
Open Space	10,51 ac.
R.O.W. Deduction (on Heritage)	7,24 ac.
Total Residential	94-44 ac.
GROSS AREA	96-36 AC
Residential Lot Summary	
Minimum Building Lot Area	238
Average Building Lot Area	5,000 s.f.
Common Areas	8,311 s.f.
	17
L.U.D. / Zoning	
Proposed Zoning	PUD-R
Proposed Zoning	PUD-R

-planning Area A - Front Setbacks are 20', or 15'
 with a swing garage
 -planning Area A - Rear Setbacks are 30' Typical
 -planning Area A - Side Setbacks are 5'
 -planning Area B - Front Setbacks are 20', or 15'
 with a swing garage
 -planning Area B - Rear Setbacks are 10' Typical
 -planning Area B - Side Setbacks can be a corner lot
 5' sideyard, 9'1", or 10'0" (10' total, minimum,
 between structures)
 -There will be no outside storage onsite
 -Open space lots & landscape easements will be
 maintained by the Homeowners Association (HOA).

**Zoning Exhibit for
Zoning Change Request
For PUD-R Amendment
Case # ZC13-017**

Creekside at Colleyville

Colleyville, Tarrant County, Texas PAGE 1 / 2



Owner:
Harrington Family
7000 Cherry Bark Lane
North Richland Hills, TX 76182

Applicant:
Terra / Morrow, L.L.C.
395 W. State Hwy. 114, Suite 300
Southlake, TX 76092
Contact: Paul Sporn

Planner: SAGE GROUP, INC.
Master Planning
Urban Design
Architect
Landscape Architecture
100 W. Cornell Ave., Ste. 200
Southwest Technical Center
P.O. Box 414, Salt Lake City, UT 84143-0414
Tel: 801.434.3600

Exhibit "C" Detailed Site Plan - Page 2

Legend
 4" Concrete Sidewalk
 5" Concrete Trail
 10" Concrete Trail Built with Dots
 10" Concrete Trail (Not Built with Dots)
 Construction (roads increased to 20')

Fixed Plant
 Open Space
 70' LOTS
 50' LOTS
 Commercial
 R.O.W. Dedication

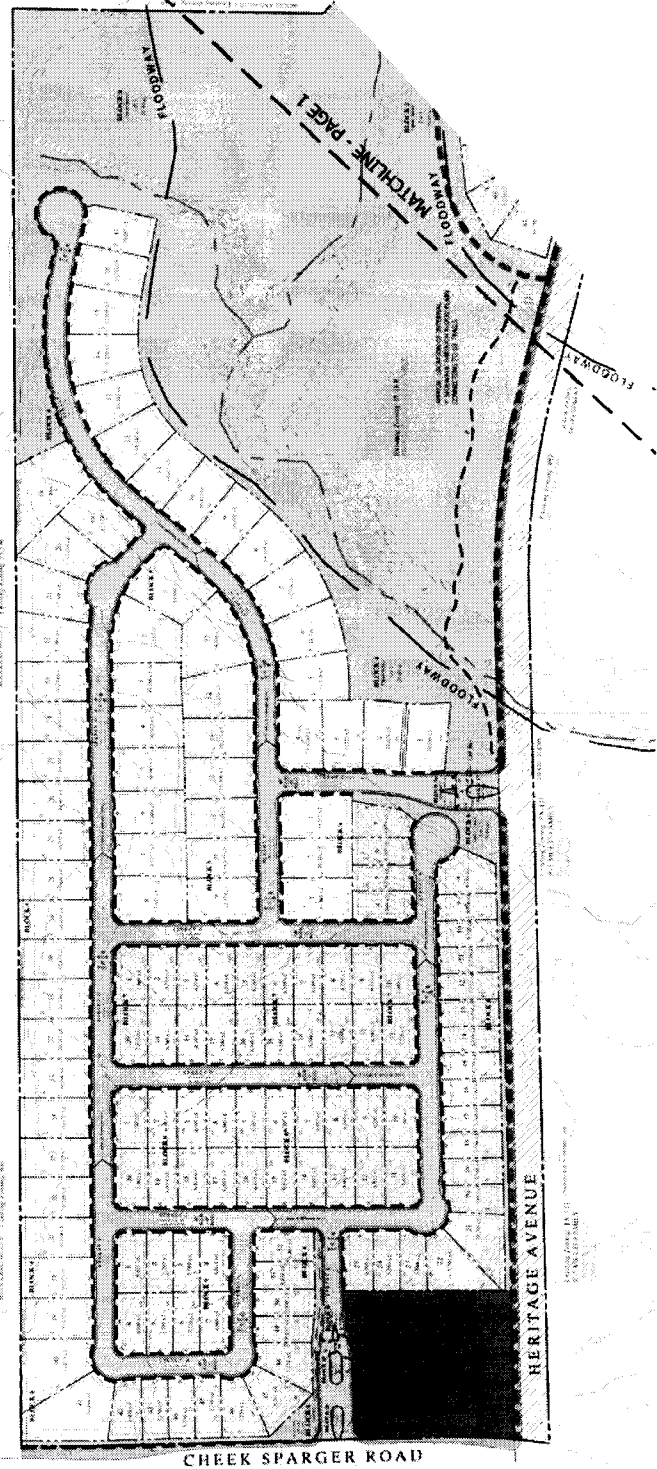
Site Data Summary Chart
 Single Family Residential Lots
 Commercial Lots
 Common Areas
 COMMERCIAL
 Commercial Sites
 RESIDENTIAL
 Residential Lots
 Open Space
 R.O.W. Dedication (on Heritage)
 Total Residential
 GROSS AREA

Residential Lot Summary
 Residential Lots
 Minimum Building Lot Area
 Average Building Lot Area
 Common Areas

L.U.D. / Zoning
 Existing Zoning:
 Proposed Zoning:

NOTES:
 -Planning Area A - Front Setbacks are 20' or 15' with a swing garage
 -Planning Area A - Rear Setbacks are 30' Typical
 -Planning Area B - Front Setbacks are 20' or 15' with a swing garage
 -Planning Area B - Rear Setbacks are 10' Typical
 -Planning Area B - Side Setbacks can be a corner-lot (10' front, 10' side, 10' rear)
 -There will be no outdoor storage outside
 -Open space lots & landscape easements will be maintained by the Homeowners Association (HOA).

Zoning Exhibit for
Zoning Change Request
For PUD-R Amendment
Case # ZC13-017
Zoning Case #ZC13-017



Applicant:
 Terra / Numa, LLC
 395 W. State Hwy. 114, Suite 300
 Spaulding, TX 76552
 Contact: Paul Spain

Planner:
 SAGE GROUP, INC.
 1100 N. Central Ave. Ste. 200
 Suite 200, Fort Worth, TX 76102
 TEL: 817-424-2626

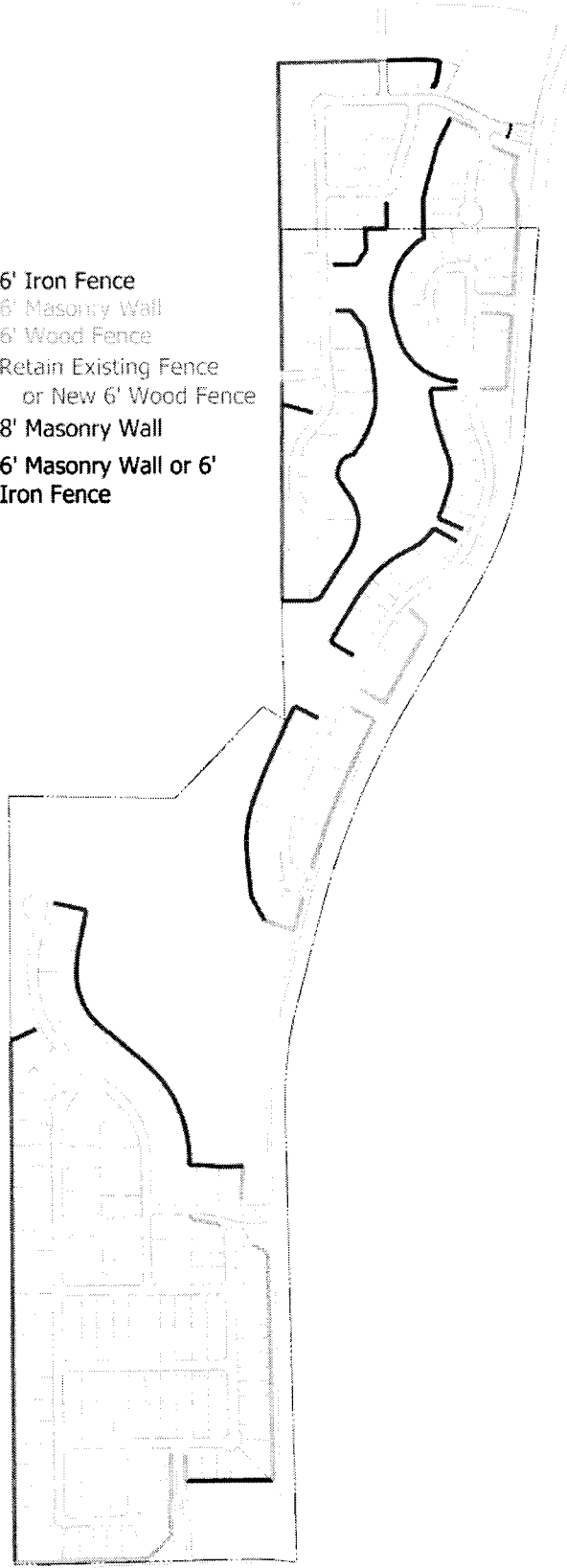


19 DEC 13

Phase 2 Development Plan Creekside at Colleyville

Exhibit 'D'

6' Iron Fence
6' Masonry Wall
6' Wood Fence
Retain Existing Fence
or New 6' Wood Fence
8' Masonry Wall
6' Masonry Wall or 6'
Iron Fence



Owner:
Harrington Family
7000 Cherry Bark Lane
North Richland Hills, TX 76182

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

Planner:
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL: 817-424-2526

18 DEC 13



Wall/Fence Diagram

ORDINANCE O-14-1914

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING CHAPTER 3-LAND USE, SECTION 3.24(B) – SCHEDULE OF PERMITTED PRINCIPAL USES AND SECTION 3.24(D) – TEMPORARY BUILDINGS AND USES OF THE LAND DEVELOPMENT CODE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Colleyville approved Ordinance O-00-1214 on April 18, 2000, adopting the Land Development Code; and

WHEREAS, the City of Colleyville desires to amend Section 3.24(B) and (D) of the Land Development Code by removing the use of asphalt or concrete batching (temporary) from the Schedule of Permitted Principal Uses and providing regulations for temporary asphalt or concrete batch plants under Temporary Buildings and Uses; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Colleyville at least 15 days before such hearing.

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

- Sec. 1. THAT *Chapter 3-Land Use, Section 3.24(B) Schedule of Permitted Principal Uses* of the Land Development Code, is hereby amended to read as depicted in the attached Exhibit "A".
- Sec. 2. THAT *Chapter 3-Land Use, Section 3.24(D) Temporary Buildings and Uses* of the Land Development Code, is hereby amended to read as depicted in the attached Exhibit "B".
- Sec. 3. 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. 4. 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. 5. THAT this ordinance shall take effect immediately from and after its passage.
- Sec. 6. THAT all other provisions of the Land Development Code shall remain in full force and effect, except as amended herein.

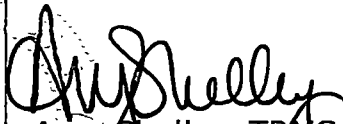
AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of April 2014.

The second reading and public hearing being conducted on the 15th day of April 2014.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 15th day of April 2014.

ATTEST:


Amy Shelley, TRAC
City Secretary

CITY OF COLLEYVILLE


David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:


For Matthew C. G. Boyle
City Attorney

Exhibit "A"

Colleyville, Texas, Land Development Code

Table 3.24.B- - Schedule of Permitted Principal Uses																		
Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards or Section Ref.	Parking Group	
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
A. RESIDENTIAL ACCOMODATION USES																		
Single Family Detached Dwelling	P	P	P	P	P	P		S								8	3	
Duplex – Attached Dwelling							P									8	2	
Tow nhome – Attached Dw ellings								P								8	4	
Multi-family – Attached Dw ellings								P								8	4	
HUD Code Manufactured Housing									P							8	2	
Assisted Living Facilities	PUD only															2	17	
Bed and Breakfast Lodging	S	S	S	S	S	S	S	S								1,8	18	
Private (HOA) Recreational Facilities		P	P	P	P	P	P	P	P							9	5	
B. ACCESSORY USES																		
Accessory Building	P	P	P	P	P	P	P	P	P							Sec. 3.27	n.a.	
Carport	S	S	S	S	S	S	S	S	S							Sec. 3.27.C	n.a.	
Home Occupations Uses	P	P	P	P	P	P	P	P	P							8	n.a.	
Servants or Caretakers Quarters	P	P	S	S	S										S	16	1	
C. AGRICULTURAL USES																		
Commercial equestrian boarding stable and school	P	S														17	25	
Crop Farming	P	P															n.a.	
Livestockraising and breeding	P	P														12	n.a.	
Private horse stables for domestic use	P	P	P	S	S												n.a.	
Roadside produce stands (year round)	S	S	S	S	S	S	S	S	S								n.a.	
D. UTILITY USES																		
Electrical Substations	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		21	
Public Utility Supply and Storage Yards	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		24	

Exhibit "A"

Colleyville, Texas, Land Development Code

Table 3.24.B- - Schedule of Permitted Principal Uses																		
Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Solid Waste Disposal Sites															S		24	
Telecommunications Towers	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	3	21	
Water Pumping Stations	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		24	
Wind Driven Generators	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		n.a.	
E. PUBLIC AND INSTITUTIONAL USES																		
Colleges or Universities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		12	
Community Centers or Recreation Centers	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P		5	
Government Buildings, Offices and Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		8	
Fire Stations / Police Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		16	
Golf Courses – Public Owned	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		22	
Government Maintenance Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		25	
Libraries										P	P	P	P	P	P		9	
Museums										P	P	P	P	P	P		8	
Post Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		10	
Parks and Open Space Areas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		25	
Public Maintenance and Storage Buildings	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		25	
Private Schools – Elementary and Secondary	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		13	
Private Schools – High School	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		14	
Public Schools – Elementary and Secondary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		13	
Public Schools – High School	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		14	
Religious Institutions	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		18	
F. OFFICE USES																		
Accountant's Offices										P	P	P	P	P			8	

Exhibit "A"

Colleyville, Texas, Land Development Code

Table 3.24.B- - Schedule of Permitted Principal Uses																		
Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Advertising Agencies										P	P	P	P	P			8	
Attorney Offices										P	P	P	P	P			8	
Chiropractic Clinics										P		P	P	P			8	
Emergency Clinic (24 hrs.)												S	P	P		10	6	
Engineering, Architect's, and Surveyor's Offices										P	P	P	P	P			8	
General Business Offices not elsewhere listed										P	P	P	P	P			8	
Insurance Agencies										P	P	P	P	P			8	
Management and Public Relations Services Offices										P	P	P	P	P			8	
Optometrist Office										P		P	P	P			8	
Psychologist Offices										P	P	P	P	P			8	
Physician's or Dentist's Offices										P		P	P			5	7	
Real Estate Agency Offices										P	P	P	P	P			8	
Security Broker Offices										P	P	P	P	P			8	
Telemarketing Offices												P	P	P			5	
Title Abstract Offices										P	P	P	P	P			8	
Trade or Business Schools												S	S	S	P		15	
Travel Agency / Airline Ticket Offices										P	P	P	P	P			8	
G. RETAIL AND SERVICE USES																		
Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premises Consumption												S	S	S		13	n.a.	
Alcoholic Beverage Sales – On-premises Consumption												S	S	S		13	n.a.	
Package Store Sales – Off-premises Consumption												S	S	S		13	n.a.	
Alcohol or Drug Treatment Center										S	S	S	S	S	S		24	
Antique Stores												P	P				7	

Exhibit "A"

Colleyville, Texas, Land Development Code

Table 3.24.B- - Schedule of Permitted Principal Uses																		
Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Apparel and Accessory Stores												P	P				7	
Arts and Crafts Stores and Hobby Shops												P	P				7	
Bakery Stores												P	P				7	
Banks, Credit Unions and Financial Institutions											P	P	P				8	
Barber Shops, Beauty Shops and Day Spas											P	P	P			10	7	
Bicycle Shops												P	P				7	
Book, Stationary or Greeting Card Shops												P	P	P			7	
Camera or Music Stores												P	P				7	
Carnivals and Circuses												S	S				24	
Cemeteries or Mausoleums										S	S	S	S	S	S		24	
Charitable Donation Station												S	S	S			24	
Civic, Social or Fraternal Organizations										S	S	P	P				7	
Convenience Stores with gasoline sales												S	S	S	S		7	
Copy Centers/Print Shops										S	S	P	P	P	P		7	
Dance Studios and Martial Arts Studios										S	S	P	P				7	
Day Care Centers										S	S	S	S	S		17	11	
Department Stores												P	P				7	
Dry Cleaner Pick-up Stations											S	P	P				7	
Dry Cleaners (up to 5,000 s. f. w/on-site laundry)												P	P				7	
Equipment Rental and Leasing Stores														S	P		7	
Florist Shops											P	P	P				7	
Food Catering													P	P			8	
Funeral Homes												S	S	S			24	
Furniture and Appliance Stores												P	P	P			9	

Exhibit "A"

Colleyville, Texas, Land Development Code

Table 3.24.B- - Schedule of Permitted Principal Uses																		
Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Grocery Stores												P	P			18	7	
Hardware, electrical & plumbing w/o outside display											P	P	P	P				
Hardware , electrical & plumbing with outside display													S	P	P			
Hospitals												S	S	S			24	
Hotels and Motels													P	P			19	
Interior Decoration Stores										P	P	P	P				7	
Jewelry Stores											P	P	P				7	
Locksmiths											S	S	P	P			8	
Mailing and Shipping Stores											P	P	P	P			7	
Meat or Fish Market												P	P	P			7	
Nurseries and Greenhouses with outside display													S	P	P		16	
Pawn Shops															P		7	
Pet Stores												P	P				7	
Pharmacy											S	P	P	P			7	
Photography Studios										P	P	P	P	P	P		8	
Purchasing and/or resale of precious metals including jewelry, gemstones, gold, silver, and platinum and not licensed as a Pawn Shop by the State of Texas												S	S	S			7	
Restaurants, Cafes and Cafeterias												P	P	P			5	
Restaurants with drive-in or drive-thru service													P	P			5	
Second hand goods shop												S	S	S			7	
Self-service Laundries											S	S	S	S			7	
Second hand goods shop												S	S	S			7	
Self-service Laundries											S	S	S	S			7	

Exhibit "A"

Colleyville, Texas, Land Development Code

Table 3.24.B- - Schedule of Permitted Principal Uses																		
Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Shoe Repair Shops											P	P	P	P			8	
Tailor and Alteration Shops											P	P	P	P			8	
Veterinarian Clinic with indoor kennels													P	P	P	4	8	
Veterinarian Clinic with outdoor kennels													S	P	P		8	
Video Rental and Sales Stores												P	P	P			7	
Wedding Chapels												S	S	S			24	
H. RECREATIONAL AND ENTERTAINMENT USES																		
Adult Entertainment Establishments	See section 22-5 Code of Ordinances																5	
Amusement Centers (indoors)												S	S				24	
Archery and Firearms Ranges														S	S	6	24	
Billiard Parlors												S	S			17	23	
Commercial Recreation (outdoor)	S										S	S	S	S	S		24	
Fitness Centers												P	P	P			7	
Golf Courses – Privately Owned										P	P	P	P	P	P		22	
Golf Driving Ranges												P	P				22	
Miniature Golf Courses												P	P				20	
Roller or Ice Skating Rinks													S	S			24	
Theaters												P	P			7	18	
I. AUTOMOTIVE AND TRANSPORTATION USES																		
Airports and Heliports	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		24	
Auto Alarm / Stereo / Window Tinting Stores													P	P	P	13	7	
Auto Lube Shops													S	P	P	13	9	
Automotive and Motor Vehicle Sales													S	S	S	13	8	

Exhibit "A"

Colleyville, Texas, Land Development Code

Table 3.24.B- - Schedule of Permitted Principal Uses																		
Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Auto Parts and Accessory Stores												P	P	P		13	7	
Auto, Truck or Trailer Rental														S	S	13	8	
Auto Upholstery Shops														P	P	13	9	
Auto Parking Lots and Garages (free standing)										S	S	S	S	S	S		n.a.	
Auto Repair Shop													S	S	S	13	9	
Boat and Water-craft Sales and Service													S	S	S	13	8	
Bus or Passenger Train Stations												S	S	S	S		24	
Car Wash (self service and automatic)														S	P		9	
Commuter Transit Stations												S	S	S	S		24	
Gasoline Service Stations														S	S	13	7	
LPG / CNG Dispensing Stations														S	S		24	
Motorcycle Sales and Service														S	S	13	8	
Paint and Body Shops														S	S	13	9	
Park and Ride Facilities												S	S	S	S		24	
Railroad or Motor Freight Terminals													S	S	S		24	
Recreational Vehicle Sales and Service														S	S	13	8	
Tire and Battery Stores													S	S	S	13	7	
Truck and Heavy Equipment Sales and Service														S	S	13	8	
Vehicle Storage Yards or Facilities												S	S	S	S		24	
J. HEAVY COMMERCIAL, INDUSTRIAL & MANUFACTURING USES																		
Appliance Repair Shops														S	S		8	
Building Material Sales w ith outside storage														S	P		7	
Table 3.24.B- - Schedule of Permitted Principal Uses																		

Exhibit "A"

Colleyville, Texas, Land Development Code

Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Commercial Laundry														S	S		24	
Contractor Office with storage yard														S	S		24	
Contractor Office without storage yard														P	P		8	
Electronic Assembly or Manufacturing															P		25	
Exterminator Shop														S	S		24	
Food Packaging and Manufacturing															S		24	
Furniture and Cabinet Manufacturing															P		25	
Office Show room															P		25	
Oil and Gas Extraction	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	See Ch. 3.1	24	
Plumbing, HVAC and Electrical Trades Shops														P	P		8	
Printing and Publishing - Commercial															P		8	
Plumbing, HVAC and Electrical Trades Shops														P	P		8	
Printing and Publishing - Commercial															P		8	
Research and Development Labs															P		8	
Scientific Instrument Assembly and Manufacturing															P		8	
Self Storage Facilities (mini-warehouse)															S		24	
Upholstery and Furniture Repair Shops														P	P		8	
Warehouse and Distribution Facilities															S		24	
Wood, Paper or Leather Products															P		25	
Manufacturing not elsew here listed															S		24	
Welding or Machine Shop															P		25	

Exhibit "B"

Colleyville, Texas, Land Development Code

D. Temporary Buildings and Uses (O-04-1497/ 12/21/04)

1. Temporary Use Permit – The Building Official may approve a permit for a temporary use specified in this Section for limited periods of time, provided evidence is furnished by the applicant that adequate measures are taken to satisfy public safety concerns and related site criteria concerns. All temporary uses shall be subject to the regulations contained in this Section. The building official may recommend a temporary use permit application be considered by the City Council where it has been determined by the building official that the proposed temporary use may have significant public interests. A temporary use permit, as herein prescribed, shall not be required for neighborhood block parties held in conjunction with the annual National Night Out neighborhood celebration or for events approved by a municipal department where said event is conducted on municipally owned property.
 - a. *Revocation:* The Building Official may revoke a temporary use permit if determined that:
 - i. The applicant has misrepresented any material fact on the application, or supporting materials.
 - ii. The temporary use fails or ceases to comply with applicable standards or criteria for issuance of a permit.
 - iii. The operation of the temporary use violates any statute, law, ordinance or regulation.
 - iv. The operation of the temporary use constitutes a nuisance or poses a real or potential threat to the health, safety or general welfare of the public.
2. Permit Conditions – The Building Official is hereby authorized to prescribe reasonable conditions upon a temporary use permit to protect the public health, safety, and general welfare of the community, with particular attention to areas adjacent to or in the vicinity of the permitted temporary use. Such conditions may include specific performance standards, noise mitigation measures, lighting restrictions, limitation on hours of operation, odor control measures, off-street parking requirements, traffic restrictions, or other standards designed to minimize adverse impacts on surrounding properties. In the event that a sponsor is dissatisfied with the Building Official's decision, the sponsor may appeal the decision to the City Council.
3. Construction Offices and Sales Offices – The Building Official may approve a permit for a temporary building for use as a construction office or a sales office for new home or lot sales in any zoning district during the construction phase of a permanent building or new subdivision, provided such temporary buildings comply with the following requirements:
 - a. No temporary used as a construction office or a sales office shall encroach within five (5) feet of a property line or encroach within the visibility triangle required in Section 3.26 of this Land Development Code.
 - b. A temporary building used as a construction office during the construction of a permanent building shall be removed within ten (10) days after the issuance of the certificate of occupancy of the permanent building, weather permitting, weather permitting.
 - c. A temporary building used as a real estate sales office shall be removed within ten (10) days after ninety (90%) percent of the lots within the subdivision have been sold.
 - d. A temporary construction office or real estate sales office shall sit on a blocked foundation acceptable to the Building Official. No temporary construction office or real estate sales office shall be used that rests only on the wheels.
 - e. A model home may be used as a temporary real estate sales office and shall be exempt from paragraphs a, b, c, and d above.
4. Community Special Events – Outdoor events of public interest which are anticipated to attract less than 500 persons in attendance at any one time for a period of eight consecutive hours or more, such as carnivals, circuses, and similar temporary events or special fund-raising events sponsored by a public entity, civic or non-profit organization located within the City.

Exhibit "B"

Colleyville, Texas, Land Development Code

5. Tents – A temporary use or special event which includes the use of a tent shall require a separate permit in accordance with the standards contained in the Colleyville Fire Code.
6. Temporary Asphalt or Concrete Batch Plant – The Building Official shall approve a permit for a temporary asphalt or concrete batch plant to provide construction materials for the site on which the temporary batch plant is located during the construction phase of a permanent building, new residential subdivision or other project as authorized by the city manager, provided such temporary use complies with the following requirements:
 - a. The temporary batch plant shall receive an approved air quality permit from the State of Texas, and evidence must be presented at the time of application for the temporary use permit.
 - b. The temporary batch plant shall follow all State of Texas storm water run-off requirements. A copy of any required State documents must be on the site of the temporary batch plant at all times.
 - c. A location map, drawn to scale, shall be provided and indicate the following: the location of the batch plant on the subject property along with a defined plant boundary, the location of all related equipment including but not limited to batching equipment and containers, storage areas, hazardous materials storage if applicable. Another drawing, drawn to scale, shall be provided showing the closest habitable residences, schools and religious institutions. The minimum distances shall be 300 feet measured in a direct line from the boundary of the temporary batch plant, as indicated on the application, to the property boundary of the protected use.
 - d. The material delivery route shall be provided indicating routes for raw material delivery with details on the type and numbers of trucks per day. Said route shall require final approval by the City Manager or his/her designee.
 - e. The hours of operation shall follow the construction hours of operation as required in the Colleyville Code of Ordinances.
 - f. A letter of permission shall be provided by the property owner stating that the temporary batch plant will be used to provide concrete/asphalt for the same site where it is located and no other project(s). The letter must also state that the site will be left in good or better condition.
 - g. The application must state the amount of time that the temporary batch plant will be in operation. The permit duration shall not exceed 30 days from the date of issuance. Only one permit may be issued for a given parcel of property within a 12 month period.
 - i. The Public Works Director shall determine if additional materials testing is required and may determine the testing personnel required. Any cost of testing shall be paid by the applicant.
 - j. The batch plant shall not be used as a batching facility for any other site other than the site on which it is located and no concrete, asphalt and any raw materials may be sold from said plant.
 - k. Any appeal or waiver from the requirements of this section shall require final approval by the City Council.

Land Development Code Section 3.24(D)6

Colleyville, Texas, Land Development Code

approved by a municipal department where said event is conducted on municipally owned property.

- a. *Revocation:* The Building Official may revoke a temporary use permit if determined that:
 - i. The applicant has misrepresented any material fact on the application, or supporting materials.
 - ii. The temporary use fails or ceases to comply with applicable standards or criteria for issuance of a permit.
 - iii. The operation of the temporary use violates any statute, law, ordinance or regulation.
 - iv. The operation of the temporary use constitutes a nuisance or poses a real or potential threat to the health, safety or general welfare of the public.
2. Permit Conditions – The Building Official is hereby authorized to prescribe reasonable conditions upon a temporary use permit to protect the public health, safety, and general welfare of the community, with particular attention to areas adjacent to or in the vicinity of the permitted temporary use. Such conditions may include specific performance standards, noise mitigation measures, lighting restrictions, limitation on hours of operation, odor control measures, off-street parking requirements, traffic restrictions, or other standards designed to minimize adverse impacts on surrounding properties. In the event that a sponsor is dissatisfied with the Building Official's decision, the sponsor may appeal the decision to the City Council.
3. Construction Offices and Sales Offices – The Building Official may approve a permit for a temporary building for use as a construction office or a sales office for new home or lot sales in any zoning district during the construction phase of a permanent building or new subdivision, provided such temporary buildings comply with the following requirements:
 - a. No temporary used as a construction office or a sales office shall encroach within five (5) feet of a property line or encroach within the visibility triangle required in Section 3.26 of this Land Development Code.
 - b. A temporary building used as a construction office during the construction of a permanent building shall be removed within ten (10) days after the issuance of the certificate of occupancy of the permanent building, weather permitting, weather permitting.
 - c. A temporary building used as a real estate sales office shall be removed within ten (10) days after ninety (90%) percent of the lots within the subdivision have been sold.
 - d. A temporary construction office or real estate sales office shall sit on a blocked foundation acceptable to the Building Official. No temporary construction office or real estate sales office shall be used that rests only on the wheels.
 - e. A model home may be used as a temporary real estate sales office and shall be exempt from paragraphs a, b, c, and d above.
4. Community Special Events – Outdoor events of public interest which are anticipated to attract less than 500 persons in attendance at any one time for a period of eight consecutive hours or more, such as carnivals, circuses, and similar temporary events or special fund-raising events sponsored by a public entity, civic or non-profit organization located within the City.
5. Tents – A temporary use or special event which includes the use of a tent shall require a separate permit in accordance with the standards contained in the Colleyville Fire Code.
6. Temporary Asphalt or Concrete Batch Plant – The Building Official shall approve a permit for a temporary asphalt or concrete batch plant to provide construction materials for the site on which the temporary batch plant is located during the construction phase of a permanent building, new residential subdivision or other project as authorized by the city manager, provided such temporary use comply with the following requirements:

Land Development Code Section 3.24(D)6

Colleyville, Texas, Land Development Code

- a. The temporary batch plant shall receive an approved air quality permit from the State of Texas, and evidence must be presented at the time of application for the temporary use permit.
- b. The temporary batch plant shall follow all State of Texas storm water run-off requirements. A copy of any required State documents must be on the site of the temporary batch plant at all times.
- c. A location map, drawn to scale, shall be provided and indicate the following: the location of the batch plant on the subject property along with a defined plant boundary, the location of all related equipment including but not limited to batching equipment and containers, storage areas, hazardous materials storage if applicable. Another drawing, drawn to scale, shall be provided showing the closest habitable residences, schools and religious institutions. The minimum distances shall be 300 feet measured in a direct line from the boundary of the temporary batch plant, as indicated on the application, to the property boundary of the protected use.
- d. The material delivery route shall be provided indicating routes for raw material delivery with details on the type and numbers of trucks per day. Said route shall require final approval by the City Manager or his/her designee.
- e. The hours of operation shall follow the construction hours of operation as required in the Colleyville Code of Ordinances.
- f. A letter of permission shall be provided by the property owner stating that the temporary batch plant will be used to provide concrete/asphalt for the same site where it is located and no other project(s). The letter must also state that the site will be left in good or better condition.
- g. The application must state the amount of time that the temporary batch plant will be in operation. The permit duration shall not exceed 30 days from the date of issuance. Only one permit may be issued for a given parcel of property within a 12 month period.
- i. The Public Works Director shall determine if additional materials testing is required and may determine the testing personnel required. Any cost of testing shall be paid by the applicant.
- j. The batch plant shall not be used as a batching facility for any other site other than the site on which it is located and no concrete, asphalt and any raw materials may be sold from said plant.
- k. Any appeal or waiver from the requirements of this section shall require final approval by the City Council.

E Outdoor Storage; Screening and Hours of Operations

Zoning Districts		Outdoor Storage Allowed	Screening Requirements Adjacent to Single Family	Hours of Operation	Commercial Building Design Standards
CPO	Professional Office Commercial	No	8'	Daytime only	30 pts.
CN	Neighborhood Commercial	No	8'	Daytime only	30 pts.
CC1	Village Retail	No	8'	24 hours	30 pts.
CC2	Shopping Center	No	8'	24 hours	30 pts.
CC3	Highway Commercial	Yes	8'	24 hours	30 pts.
ML	Light Manufacturing - Industrial	Yes	8'	24 hours	30 pts.

RESOLUTION R-15-3879

A RESOLUTION APPROVING A REQUEST BY GILCO CONTRACTING, INC. FOR A TEMPORARY USE PERMIT ALLOWING THE SETUP AND OPERATION OF A CONCRETE BATCH PLANT NOT TO EXCEED 180 DAYS AT THE CREEKSIDE AT COLLEYVILLE RESIDENTIAL DEVELOPMENT

WHEREAS, Gilco Contracting, Inc. is requesting approval of a temporary use permit in order to construct public improvements at Creekside at Colleyville Phases II through V through the setup and operation of a concrete batch plant; and

WHEREAS, Section 3.24(D)6 of the City of Colleyville Land Development Code requires City Council approval for Temporary Asphalt or Concrete Batch Plants requiring more than 30 days on site; and

WHEREAS, Gilco Contracting, Inc. is requesting 180 days for the temporary use permit to setup and operate a temporary concrete batch plant; and

WHEREAS, all other requirements of Section 3.24(D)6 of the City of Colleyville Land Development Code have been met; and

WHEREAS, the City Council held a public hearing on the request and received comments from all persons wishing to speak on the request.

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

Sec. 1. THAT the temporary use permit request described above is hereby approved subject to the following conditions:

- a. This permit shall only apply to a concrete batch plant for the Creekside at Colleyville development;
- b. This permit shall expire 180 days after the concrete batch plant is initially installed on the site. This time includes setup, operation, and removal from the site. There will be no stoppage or credit of time due to weather delays;
- c. The batch plant shall only be operated during adopted construction hours;

- d. All other regulations of the Land Development Code shall be met.

AND IT IS SO RESOLVED.

PASSED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 2nd DAY OF JUNE 2015.

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 11

Agenda Date 06/02/2015

Type Report

Department City Secretary

Title

Colleyville Events Steering Committee Meeting Minutes - March 25, 2015
Planning and Zoning Commission Meeting Minutes - April 13, 2015

Attachments

1. Colleyville Events Steering Committee Meeting Minutes - March 25, 2015
2. Planning and Zoning Commission Meeting Minutes - April 13, 2015



City of Colleyville

Colleyville Events Steering Committee Minutes

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

Wednesday, March 25, 2015
4:30 p.m.

Colleyville Public Library
110 Main Street

1. CALL TO ORDER

Chair Amy Redfearn called to order the Colleyville Events Steering Committee meeting at 4:34 p.m.

ROLL CALL

Present: Chair Amy Redfearn, Mary Lou Dove, Catherine Torrez, Linda Barton, Walt Mills. Staff Present: Library and Recreation Director Mary Rodne, Recreation Manager Lisa Escobedo, Administrative Assistant Kristi Isbell, Councilmember Carol Wollin

Absent: Sandra McIntosh, Ryan Milakovich

2. APPROVAL OF MINUTES

September 24, 2014

A motion was made by Walt Mills and seconded by Mary Lou Dove to approve the September 24, 2014 minutes as presented. The motion carried with a unanimous vote.

3. REGULAR AGENDA ITEMS

3a Discussion and update on 2015 Special Events

Director Mary Rodne provided a general overview, for benefit of new members, of City of Colleyville Special Events and their venues, including Old Tyme Barbecue, Red, White and Sousa, Haunted Trails, and the Tree Lighting Celebration

Rodne explained that, due to its long standing popularity in the community, the City Council requested the Event Steering Committee's consideration of keeping Haunted Trails at the Colleyville Nature Center and provide enhancements for future events. Rodne stated that the funding would shift from Recreation to Special Events.

Rodne provided schedule of all Recreation, Library, and City Special Events and provided descriptions of Library and City Special Events while Recreation Manager Escobedo provided descriptions of Recreation (including Senior Center) events.

Rodne stated that Red, White and Sousa will feature The Vocal Majority as entertainment, for 2015, as well as a gourmet food truck park. Rodne reminded the Committee that a laser light show as an additional feature was a discussion item at a previous meeting. Rodne explained that the cost for the laser light show, alone, would be about \$20,000 and would not be feasible without sizable sponsorship(s) to offset the cost.

Rodne requested guidance on a response to a local realtor that wants to participate as a vendor in Red, White and Sousa 2015. It was explained that the vendor wants to provide an in-kind donation of glow sticks for attendees in exchange for booth space in location of their choice, and vendor exclusivity. Discussion ensued regarding the need for an established policy on event sponsorship. Rodne reminded of current and previous sponsors (Baylor and Texas Commission on the Arts) and the marketing opportunities provided by the event for their contribution.

Councilmember Wollin stated that another local non-profit organization, in their sponsorship policy, describes a cash donation being worth twice as much as an in-kind donation. Wollin explained, for that organization, that a \$250 cash donation is worth the same as a \$500 in-kind donation, in the corresponding sponsorship level and marketing/promotion provided to the vendor by the event.

Linda Barton suggested that there is a broader scope to consider in establishing a policy because what is set as precedent with one vendor would need to be available to all vendors. Barton asked members to consider how many vendors, in general, could the event accommodate and if multiple vendor tents are a positive contribution to the atmosphere of the event.

Torrez questioned whether it was possible to include school choirs, or other youth choirs, as "opening acts" for The Vocal Majority because it would draw more people to event. Rodne explained that the sound check for the feature entertainment is a long process and there isn't time to change and reset for additional groups. Consequently, this idea works better with multiple stages and additional venue spacing and funding would be required to accommodate the additional staging. Redfearn suggested that this could be an additional feature of Haunted Trails, as well as a current feature of the Tree Lighting Celebration.

Redfearn questioned whether any sponsorship necessitates the presence of the vendor's tent and suggested logo promotion and sizing would suffice for marketing. Catherine Torrez suggested limiting sponsorship opportunities to those attached to

a program, such as the laser light show, and promotion of the vendor could be provided on the screen. Torrez suggested using a banner, with vendor logos, as a photography backdrop and photo opportunity for attendees.

Redfearn summarized discussion, and members agreed, that although sponsorships are a desirable and welcome addition to the event, the physical presence of multiple vendor tents is not desirable and this opportunity could be reserved for a very large sponsorship level. Redfearn further explained that all of the event opportunities, for a given year, could be outlined in a sponsorship package and vendors could choose one or all based on the timing of their marketing needs. Linda Barton suggested, and Torrez contributed to, the idea of using this year's event to market the idea of a laser light show and request sponsorships through announcements from the stage. Walt Mills stated committee needs to decide on additional marketing opportunities in return for sponsorship, i.e. Red White and Sousa t-shirts, banners, table centerpieces, and/or photo backdrop with vendor logos. Redfearn also suggested using a link on the City's website to direct organizations and businesses, seeking sponsorship opportunities, to the appropriate City staff.

Discussion continued regarding what to offer in return for sponsorships this year and future years and how best to respond to the current offer. After lengthy discussion, Committee agreed to explain to vendor that while a sponsorship package is in development, we are only prepared to accept cash donations for the 2015 event in exchange for limited marketing opportunities. The Committee further agreed that the level of recognition would be proportional to current top level sponsor, Baylor Regional Medical Center at Grapevine.

Director Rodne stated she would update Haunted Trails and Committee could discuss enhancements to that event at the next meeting or after Red, White and Sousa.

3b Discussion of items for future agendas

No items were brought forward for future agendas. The Committee agreed to meet again on Wednesday, April 29, 2015.

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

There were no citizen's comments/presentations regarding items not on the agenda.

5. ADJOURNMENT

Catherine Torrez moved to adjourn the meeting and Linda Barton seconded the motion. The motion carried with a unanimous vote. The meeting of the Colleyville Events Steering Committee was adjourned at 5:49 p.m.

APPROVED BY A VOTE OF 5 AYES, 0 NAYS, AND 0 ABSTENTIONS ON
THIS THE 29th DAY OF April 2015.

Minutes taken and prepared by:

Kristi Isbell

Kristi Isbell
Administrative Assistant



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, April 13, 2015

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 April 13, 2015 at 7:18 p.m.

Roll Call

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

Staff Present: Adam Marsh, Taci Wrisley, Patia Boomsma, Rob McKeown, Brian Riley, Dale Crown, Marty Wieder, and Matt Butler (City Attorney)

1. APPROVAL OF MINUTES

Commissioner Knox made a motion to approve the minutes as corrected. Commissioner Wheelwright seconded.

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

Aye: 7 – Knox, Tornes, Wheelwright, Gotcher, Davis, Phelps, and Byerly

2. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA AS A PUBLIC HEARING ITEM

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

3. REGULAR AGENDA ITEMS

3a Consideration of a replat on Lot 1, Block 1, of the Mac's Bar and Grill Addition located at 5120 State Highway 121, Case PC15-002

Patia Boomsma presented the case and briefed the Commission.

Commissioner Tornes questioned staff regarding whether the shared parking agreement could be changed. Patia Boomsma replied the shared parking agreement could be changed, but would require

approval from the City.

Chairman Byerly questioned staff regarding whether any future property owners would be subject to the shared parking agreement. Patia Boomsma replied yes, the shared parking agreement would be filed with Tarrant County and noted on the plat.

Commissioner Davis questioned staff regarding how many parking spaces the proposed businesses would be short and does staff see an issue with there being a parking shortage. Patia Boomsma replied the combined lots would be short 25 parking spaces; however, the two proposed uses (a restaurant and an office building) have different peak parking times.

Julia Barth, property owner, came forward and briefed the Commission.

Commissioner Davis questioned Ms. Barth regarding how many stories the proposed building would be. Ms. Barth replied no more than two (2) or possibly two (2) one (1) story buildings.

Aaron Siddique, 1502 Royal Lane, wished to record his support but did not wish to speak.

Commissioner Tornes made a motion to approve Case PC15-002. Commissioner Davis seconded.

The motion to approve Case PC15-002 carried by the following vote:

Aye: 7 – Knox, Tornes, Wheelwright, Gotcher, Davis, Phelps, and Byerly

- 3b** Consideration of a final plat on Abstract 685, of the J. Havens Survey, Abstract 173, of the S. C. H. Witten Survey, and Abstract 441, of the Jesse Doss Survey located at 2800 Heritage Avenue, Case PC15-008

Patia Boomsma presented the case and briefed the Commission.

Commissioner Tornes questioned staff regarding whether the developer had mentioned commercial development on this development. Patia Boomsma replied no.

Jay Volk, the applicant, came forward to answer any Commission questions.

Commissioner Phelps made a motion to approve Case PC15-008. Commissioner Knox seconded.

The motion to approve Case PC15-008 carried by the following vote:

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

Nay: 1 – Gotcher

4. PUBLIC HEARING AGENDA ITEMS

- 4a** Consideration of a replat on Lots 34A & 35A, Block 1, of the Westcoat Place Addition, located at 6012 and 6016 L. D. Lockett Road, Case PC15-007

Patia Boomsma presented the case and briefed the Commission.

Commissioner Tornes questioned staff regarding whether the two (2) lots were previously combined. Patia Boomsma replied it is possible, however, the lots are platted separately under the current configuration.

Chairman Byerly questioned staff regarding whether the proposed lot configuration would be considered a flag lot. Patia Boomsma replied no and explained that staff did not consider this a flag lot because the residence is currently being constructed in the narrow portion of the lot.

Commissioner Wheelwright questioned staff regarding where the pond was located. Patia Boomsma replied the pond is located on the rear portion of Lot 34A.

The public hearing was opened at 7:38 p.m.

Ryan Panno, the property owner, came forward and briefed the Commission.

Commissioner Tornes questioned Mr. Panno regarding whether the pond was completely located on Lot 34A. Mr. Panno replied that the pond crosses the lot line.

Commissioner Gotcher asked Mr. Panno which lot the pond will be located on if the lot line is moved per the proposed replat. Mr. Panno replied Lot 35A.

Discussion continued regarding the pond location.

Commissioner Phelps questioned Mr. Panno regarding the size of the pond. Mr. Panno replied that the pond is approximately eighty percent of the piece of property that would be moving over.

Commissioner Phelps asked Mr. Panno if all of the accessory structures would be removed from Lot 35A. Mr. Panno replied that they have all been removed.

Discussion continued regarding accessory buildings.

There being no one else wishing to speak, the public hearing was closed at 7:45 p.m.

Commissioner Knox made a motion to approve Case PC15-007. Commissioner Tornes seconded.

The motion to approve Case PC15-007 carried by the following vote:

Aye: 7 – Knox, Tornes, Wheelwright, Gotcher, Davis, Phelps, and Byerly

- 4b** Consideration of a Special Use Permit for an accessory building on Lot 3R1, Block 1, of the Pleasant Oaks Estates Addition, located at 601 Shelton Drive, Case ZC15-002

Patia Boomsma presented the case and briefed the Commission.

Commissioner Phelps questioned staff regarding whether the ordinance explicitly stated or implied that commercial and/or residential uses were prohibited for the accessory building. Patia Boomsma replied it is not explicitly stated, but if the Commission so wished, the condition could be added.

The public hearing was opened at 7:50 p.m.

Jeff Vanderpool, the property owner, came forward to address questions.

Commissioner Phelps questioned Mr. Vanderpool regarding whether the accessory building would be used for commercial or residential purposes. Mr. Vanderpool replied no.

Commissioner Tornes questioned Mr. Vanderpool regarding whether any of the existing accessory buildings would be removed. Mr. Vanderpool replied yes, there are two (2) small accessory buildings that will be removed.

Iris Graves, 516 Shelton Drive, came forward and spoke in support.

There being no one else wishing to speak, the public hearing was closed at 7:52 p.m.

Commissioner Gotcher made a motion to approve Case ZC15-002. Commissioner Davis seconded.

The motion to approve Case ZC15-002 carried by the following vote:

Aye: 7 – Knox, Tornes, Wheelwright, Gotcher, Davis, Phelps, and Byerly

- 4c** Consideration of an amendment to the PUDC-Planned Unit Development Commercial zoning requirements on Abstract 1154, of the R. H. McEwing Survey located at 8092 Precinct Line Road, Case ZC15-005

Patia Boomsma presented the case and briefed the Commission.

The public hearing was opened at 7:58 p.m.

Terry Cunningham, the architect, came forward and briefed the Commission.

Commissioner Phelps questioned Mr. Cunningham regarding whether there would be an opportunity for retail use in the proposed buildings. Mr. Cunningham replied that Lot 1 is proposed for an orthodontist office. Lot 2 is proposed as a multi-tenant building and is not designed for retail but they would accommodate if needed, and Lot 3 has not been designed but could also accommodate some retail.

Discussion continued regarding potential uses.

Paul Moss, the property owner, came forward and explained to the Commission the dilemma they were facing with regard to lack of interest in retail space at this location.

Commissioner Phelps questioned staff regarding whether the applicant would need to come before the Planning and Zoning

Commission again if retail users were interested. Patia Boomsma replied no. She further explained that the applicant would need to come before the Commission again if significant changes were made to the site plan.

Commissioner Tornes questioned Mr. Moss regarding the type of uses that had shown interest in their development. Mr. Moss replied an orthodontist and another medical use for the larger building.

Lynnette Stanley, 1101 Lavaca Trail, came forward and spoke in opposition.

There being no one else wishing to speak, the public hearing was closed at 8:14 p.m.

Chairman Byerly asked staff to go over the city requirements for drainage in new developments. Adam March explained a new development may not increase runoff and the city will ensure the requirements of the Land Development Code are met.

Discussion occurred regarding drainage near the subject property.

Commissioner Davis made a motion to approve Case ZC15-005. Commissioner Gotcher seconded.

The motion to approve Case ZC15-005 carried by the following vote:

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

Nay: 1 – Tornes

- 4d** Consideration of a Special Use Permit for an accessory building on Lot 12, Block 4, of the Ashmore Addition located at 2705 Highgrove Court, Case ZC15-006

Patia Boomsma presented the case and briefed the Commission.

The public hearing was opened at 8:22 p.m.

Kelly Fontenot, the property owner, came forward to answer any questions.

Commissioner Davis questioned Mr. Fontenot regarding whether there would be any bedrooms in the proposed accessory building. Mr. Fontenot replied no. Mr. Fontenot further explained that the proposed

accessory building would be an entertainment space for his teenage boys.

Commissioner Tornes questioned Mr. Fontenot regarding whether the building materials of the proposed structure would match the existing, primary structure's building materials. Mr. Fontenot replied yes.

Commissioner Phelps questioned Mr. Fontenot regarding whether he had considered a smaller structure with less square footage. Mr. Fontenot replied yes, however, it would not be sufficient for what he plans to do with the space.

Commissioner Davis added that most lots in this zoning district are not as large as the subject property.

Discussion continued regarding the proposed structure.

There being no one else wishing to speak, the public hearing was closed at 8:25 p.m.

Commissioner Tornes made a motion to approve Case ZC15-006. Commissioner Wheelwright seconded.

The motion to approve Case ZC15-006 carried by the following vote:

Aye: 7 – Knox, Tornes, Wheelwright, Gotcher, Davis, Phelps, and Byerly

- 4e** Consideration of an amendment to the Special Use Permit requirements on Lot 1R1, Block 2, of the Village Park Addition located at 4701 Colleyville Boulevard, Case ZC15-007

Patia Boomsma presented the case and briefed the Commission.

Commissioner Tornes questioned staff regarding the height of the trees that would be planted as screening. Patia Boomsma replied the trees would be six feet (6') in height at the time of installation and would be approximately 14 feet in height at maturity.

Commissioner Phelps questioned staff regarding concerns pertaining to safety and any type of mischief due to the absence of a fence. Patia Boomsma replied she had spoken to the legal council representative for the business and was told more injuries have occurred by breaking the pallets down to 4 feet (4') than in any other circumstance.

Discussion occurred between staff and the Commission regarding adding the condition to extend the proposed screening the entire length of the island.

The public hearing was opened at 8:34 p.m.

Sara Smith, the applicant, came forward and briefed the Commission.

Commissioner Phelps clarified his suggestion that the screening trees should only cap the parking spaces where the product would be stacked. Ms. Smith replied the request is feasible.

Commissioner Gotcher questioned Ms. Smith regarding whether the customers would be getting their own merchandise down from the eight foot (8') pallets or would the employees. Ms. Smith replied the customers do not load their own merchandise, the employees would do the loading.

Discussion continued between Mr. Smith and the Commission regarding how the pallets are packaged, delivered, and maneuvered once they are placed on site.

Commissioner Phelps questioned Ms. Smith regarding whether she believed the merchandise, with no fence or security, was safe and mentioned that some of the other big box stores use fences to secure their bulk merchandise. Ms. Smith replied that there was some theft, but overall the merchandise was safe.

Jeffrey Owen, 809 Creekview Lane, came forward and spoke in support with the condition that sufficient screening be required.

There being no one else wishing to speak, the public hearing was closed at 8:46 p.m.

Commissioner Wheelwright questioned staff regarding if there was any indication of why four feet (4') was the limit in the previous ordinance. Patia Boomsma replied that no rationale was provided in the original SUP request.

Discussion occurred between Ms. Smith and the Commission regarding the various heights of merchandise the store receives.

Commissioner Phelps stated he felt the screening was beneficial for the homeowners to the south of the property but was not sure if

fencing should be required to ensure security.

Commissioner Davis stated he felt that Ace Hardware knows how to run their business and would not be asking for something if they saw it as a life safety issue.

Discussion occurred regarding dumpster enclosures on the property.

Commissioner Phelps made a motion to approve Case ZC15-007 with the following condition: 1) that the proposed screening be extended around the southeastern corner of the parking spaces. Commissioner Davis seconded.

Chairman Byerly stated he would like to recommend that staff provide a street view photo of the proposed screening location from the southeast direction to the City Council.

Commissioner Wheelwright stated he felt the height seemed dangerous and did not feel comfortable with removing the four foot (4') height requirement.

Commissioner Phelps stated he felt the screening seemed like a fair compromise to allowing the eight foot (8') height.

Discussion occurred among the Commission regarding other businesses with the same merchandise and pallet size.

Commissioner Tornes questioned the city attorney regarding whether the City was concerned with any legal exposure regarding this case. Matt Butler replied the city attorney's office is not concerned with legal exposure regarding this case.

The motion to approve Case ZC15-007 with the following condition: 1) that the proposed screening be extended around the southeastern corner of the parking spaces carried by the following vote:

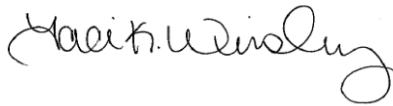
Aye: 5 – Tornes, Gotcher, Davis, Phelps, and Byerly

Nay: 2 – Knox and Wheelwright

5. ADJOURNMENT

The meeting adjourned at 9:10 p.m.

The minutes were written and prepared by:



Taci Wrisley
Planning and Zoning Assistant

The meeting minutes were approved on May 11, 2015 by a vote of 7-0.

RESOLUTION R-15-3880

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
JUNE 2, 2015**

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 JUNE 2015.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley, TRMC
City Secretary

David Kelly
Mayor