



City of Colleyville City Council Agenda

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

Monday, October 5, 2015

City Council Chambers

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

CALL TO ORDER

PC-1 Review of the Comprehensive Plan Advisory Committee (CPAC) meeting held on September 28, 2015

PC-2 Discussion of the October 5, 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 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities

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

RESUME REGULAR MEETING**7:30 P.M.****CITY COUNCIL CHAMBERS****INVOCATION: Pastor Dale Molden, First Baptist Church Colleyville****PLEDGE OF ALLEGIANCE: City Attorney Matthew Boyle**

- 2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - Resolution R-15-3914**

- 3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**

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

Presentation of the Texas Municipal League 2015 Municipal Excellence Award in Management Innovations - Municipal Court Administrator Karen Randolph, Judge Sara Jane del Carmen - Mayor David Kelly

- 4. CONSENT: READING AND PUBLIC HEARING- Resolution R-15-3915**

4a Approval of the minutes of the regular City Council meeting of September 15, 2015

4b Approval to purchase four Chevrolet Tahoe patrol vehicles, from Caldwell Country Chevrolet, in an amount not to exceed \$135,960, bid through the State of Texas Cooperative Purchasing Program; approval to purchase one administrative vehicle, from Silsbee Ford, in an amount not to exceed \$20,931, bid through the State of Texas Cooperative Purchasing Program; and approval to purchase two Harley Davidson motorcycles, from American Eagle Harley Davidson, in an amount not to exceed \$37,025.30, bid through the competitive bid process, and authorize the city manager to execute all purchasing documents

4c Approval of the disposal and sale of obsolete vehicles

4d Approval of a Chapter 380 Agreement with Toll Brothers for local sales/use taxes through a Texas Direct Payment Permit, and authorize the city manager to execute the agreement

5. CONTINUED: READING AND PUBLIC HEARING**5a Ordinance O-15-1963**

Consideration of a zoning change from the R-40-Single Family Residential zoning district to the PUDR-Planned Unit Development Residential zoning district on Lot 4, Block 1, of the Lavaca Trail Addition, located at 1013 Lavaca Trail, Case ZC15-012

**6. ORDINANCE(S):
FIRST READING AND PUBLIC HEARING****6a Ordinance O-15-1971**

Consideration of an amendment to the PUDC-Planned Unit Development Commercial zoning district on Lots 2, 53, and 54, of the Village at Colleyville, located at 18, 20, and 26 Main Street, Case ZC15-016

7. RESOLUTION(S): READING AND PUBLIC HEARING**7a Resolution R-15-3916**

A resolution nominating a candidate to the Tarrant Appraisal District (TAD) Board of Directors

7b Resolution R-15-3917

Consideration of appointments to the Planning and Zoning Commission

7c Resolution R-15-3918

Consideration of appointments to the Zoning Board of Adjustment

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

Planning and Zoning Commission Meeting Minutes - August 10, 2015

10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR OCTOBER 5, 2015 - READING AND PUBLIC HEARING - RESOLUTION R-15-3919

11. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards Friday, October 2, 2015, by 5:00 p.m.

Amy Shelley, TRMC
City Secretary

A quorum of any Colleyville board, commission, or committee may be present at this meeting.

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

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



City of Colleyville City Council Agenda Briefing

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

Agenda Number PC-1

Agenda Date 10/05/2015

Type Pre Council

Department Community Development

Title

Review of the Comprehensive Plan Advisory Committee (CPAC) meeting held on September 28, 2015

Strategy Map Connection

B2- Proactively seek process improvements and sustainable solutions

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

Explanation

On Monday, September 28, 2015, the Comprehensive Plan Advisory Committee (CPAC) held a meeting to review *Destination Colleyville*, the draft comprehensive plan document. The Committee reviewed and discussed plan elements including, but not limited to, Land Use; Transportation; Public Safety; Commercial Design; Parks and Recreation; Infrastructure; and Economic Development. Abra Nusser, Director of Community Development, will provide a summary of the comments and feedback received at the CPAC meeting.

The draft comprehensive plan presented to CPAC is available for review online at the link:

<https://plancolleyvilletx.files.wordpress.com/2015/09/colleyville2035compplandraft0925>

Attachments

1. CPAC Meeting Summary
2. CPAC Workshop Presentation
3. Destination Colleyville - CPAC Meeting Review

Colleyville Comprehensive Plan
Destination Colleyville
Comprehensive Plan Advisory Committee Meeting
9/28/2015 – 6:30 PM
Meeting Summary

The meeting started at 6:30 pm with a brief introduction by Mayor David Kelly. He introduced Michael Holder, Assistant City Manager and Director of Public Safety, and Abra Nusser, the City's Director of Community Development. Ms. Nusser thanked the Committee members for their efforts and introduced the City's new Principal Planner, Shane Pace.

The draft comprehensive plan was presented to the Comprehensive Plan Advisory Committee (CPAC) members by Jim Carrillo, Lead Planner with Halff Associates Inc. A PowerPoint summary that focused on the major goals, policies, actions, and benchmarks recommended by the plan was used to lead the discussion. A summary of key comments and questions noted by committee members is as follows:

Comment / Question	Action Required
1. Comment/Question: It was noted that both the Master Thoroughfare Plan and the Future Land Use Map include the designation of "sales tax -preferred intersections" at key intersections along Colleyville Boulevard and at other locations throughout the City. CPAC members asked how this preference was used during the development process. Response: City staff noted that the Future Land Use Map (FLUM) defines what land use is intended. It allows staff to fully communicate the City's desires. Development proposals also have to go through Planning and Zoning Commission and City Council review, where those preferences are also communicated.	No action required.
2. Comment/Question: CPAC members asked how specific actions that are noted within the Comprehensive Plan can be accomplished or tracked. Can more specific benchmarks be incorporated in the future? Response: Mr. Carrillo noted that the comprehensive plan sets the framework and guidance for other, more specific plans, developed by the City. The action items included in the plan are used to provide guidance. The more detailed plans developed for specific topics, such as the Water and Wastewater Plan, the Parks Plan, and others each contain more specific actions and prioritization criteria. City staff noted that a baseline would be developed for each of the key elements, and could then be used to establish more specific and detailed benchmarks that could be measured over time.	No action required.
3. Comment/Question: The committee asked how many more neighborhoods the city can accommodate. How many more residential units can be added in the city? Response: Mr. Carrillo stated that an assessment of much of the larger tracts of generally undeveloped land, totaling around 600+/- acres, had	No action required.

Colleyville Comprehensive Plan
Destination Colleyville
 Comprehensive Plan Advisory Committee Meeting
 9/28/2015 – 6:30 PM
 Meeting Summary

been conducted, and that those might be the locations of any future residential development (if the property owners chose to develop them). He also noted that the City is close to build-out, and that much of the emphasis in the future will be on re-development of older properties, especially commercial areas along major streets in the city.	
4. Comment/Question: Committee members asked whether the need for additional park land was noted in the comprehensive plan. For example, could the City increase the number of public parks (versus private parks), especially for practice fields? Response: City staff said an update of the City’s Parks Master Plan is needed and that funding has been set aside for that update. Mayor Kelly noted that many areas of the City are fully built out and land for additional public parks is limited. He also noted that the City has an extensive network of private parkland, which does help to supplement parkland needs in Colleyville.	Review document language that would guide future Parks and Recreation Master Plan updates, so as to consider the need for additional public park land.
5. Comment/Question: Mayor Kelly mentioned that the City is considering improvements to the Public Works facility, and that the Comprehensive Plan should be revised to mention this as an action item instead of just the narrative. Response: City staff and Mr. Carrillo noted that an action related to this item would be incorporated into the draft plan.	Include action item addressing the need to improve and update the City’s Public Works facility. Language could be similar to that of Action 7.6.
6. Comment/Question: Committee members asked if a recreation center for the City could be considered. Response: Mr. Carrillo noted that the Parks and Recreation Master Plan update would be the city plan to consider that need. City staff noted that the previous parks plan had considered the need for a recreation center, but that private facilities in Colleyville already provided significant options for Colleyville residents.	No action required.
7. Comment/Question: The comprehensive plan should address the need to construct or renovate facilities that serve aging residents. In particular, Committee members asked that action items to expand or renovate the Senior Center and the Colleyville Center be included in the Comprehensive Plan. Response: Mayor Kelly asked that the language be provided as “Continue to explore options...” similar to other actions listed in the plan. City staff concurred and noted that those action items would be added to the plan.	Include either one, or individual action items to City Facilities chapter to address the need to evaluate and consider updates to the Colleyville Center and the Senior Center.

Colleyville Comprehensive Plan
Destination Colleyville
 Comprehensive Plan Advisory Committee Meeting
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 Meeting Summary

8. Comment/Question: Committee members asked if the city had a Drought Contingency Plan. Should the issue of future water supply be included in the Comprehensive Plan? Response: City staff noted that the City follows the Drought Contingency Plan that their wholesale public water supplier Trinity River Authority (TRA) prepared. A Committee member requested that “proactive” and “innovate” be utilized in the wording of the action item.	Consider including language in the Comprehensive Plan that directs the City to proactively innovate and address water conservation planning and coordination with regional water providers.
9. Comment/Question: Committee members asked if response times for Police and Fire could be included as benchmarks in the Comprehensive Plan, specifically compared to other cities. Response: Ms. Nusser noted that the City already does similar benchmarking and could further evaluate what detailed benchmarking would be appropriate and which cities to compare to once the plan evolved into the implementation stage, if applicable.	Review whether adequately addressed in the draft plan.
10. Comment/Question: Committee members asked why the Future Land Use Map does not show recommendations for residential density. The plan should provide guidance on where higher density is appropriate. Response: Ms. Nusser said the Comprehensive Plan includes a 1.8 dwelling units per acre target, and Mayor Kelly noted that the 1.8 dwelling units per acre is supposed to be a city-wide consideration for density. Although there was concurrence amongst Committee members that some areas may be appropriate for medium density, there were not areas discussed to specifically show on the Future Land Use Map. Planning Team members noted that there could be text added to the comprehensive plan that notes under what conditions transitional residential developments would be appropriate.	Consider adding text to Action 9.5 to address conditions that are appropriate for transitional/medium density residential developments.
11. Comment/Question: Committee members asked if there are building façade guidelines in the comprehensive plan for Colleyville Boulevard. Response: Ms. Nusser mentioned that suggestions for building materials are listed in the draft document, specifically in Chapter 9.	No action required.
12. Comment/Question: Committee members asked if access to schools was addressed in the comprehensive plan, specifically mentioning Liberty Elementary. Response: Ms. Nusser stated that the Safe Routes to School program was specifically mentioned in the plan as something to partner with GCISD on but that it could be expanded to all Colleyville ISD’s. Members noted that some schools are using portables, while other members	No action required.

Colleyville Comprehensive Plan
Destination Colleyville
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noted that a significant portion of students at district schools come from other neighboring communities. Mr. Carrillo noted that school size and the need for new schools was not addressed in the plan. City staff noted that school districts look at attendance boundaries for each of their schools every year.	
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In closing, Mr. Carrillo noted upcoming public review dates, which include the following:

- Public Open House to discuss the plan on October 14, 2015 at 6:30 pm at the Colleyville Center.
- Joint review session including the City Council, the Planning and Zoning Commission, and members of the Comprehensive Plan Advisory Committee on October 27, 2015 at the Public Library 2nd Floor meeting room at 6:00 pm.
- Approval meetings with the City Council to be held during November and if necessary in December to formally adopt the comprehensive plan.

All committee members were invited to attend the final meetings, and it was noted that CPAC members were especially invited to comment during City Council meetings when the plan was being considered for adoption.

The Mayor and Ms. Nusser thanked the committee for their work and efforts regarding the comprehensive plan.

Comprehensive Plan Advisory Committee Draft Plan Review

September 28, 2015



Meeting Agenda



1. Introduction and Where We Are
2. Overview of Plan Format and Organization
3. Review of Goals, Policies, Actions and Benchmarks (GPAB)
 - Economic Sustainability (Chapter 4)
 - Transportation (Chapter 5)
 - Housing and Neighborhoods (Chapter 6)
 - City Services and Facilities (Chapter 7)
 - Future Land Use (Chapter 8)
 - Development Character and Placemaking (Chapter 9)
4. Review of Implementation Strategies (Chapter 10)
5. Community Review and Final Steps

Introducing “Destination Colleyville”



What is “Destination Colleyville?”

The title “Destination Colleyville” represents **a vision for what the city will become in the future**, as well as how the city is perceived by those who live outside of it. The idea **builds on the strengths of what Colleyville already is** – a unique place that can be called home and that has everything that is needed, including great places to live and all the nearby amenities that make up a great way of life. It also recognizes that the Colleyville community has reconfirmed its commitment to **maintaining the city’s unique rural character** which makes it like no other place in the DFW Metroplex.

This plan recognizes that for the long-term vision to become a reality, Colleyville should not only be a choice community for residents and destination retail, but it should **continue to draw from the regional market** for new visitors and excellent companies.



Plan Format



1. Introduction (Chapter 1)
2. Colleyville Context (Chapter 2)
3. Plan Framework (Chapter 3)
4. Economic Sustainability (Chapter 4)
5. Transportation (Chapter 5)
6. Housing and Neighborhoods (Chapter 6)
7. City Services and Facilities (Chapter 7)
8. Future Land Use (Chapter 8)
9. Development Character and Placemaking (Chapter 9)
10. Implementation Strategies (Chapter 10)
11. Appendices

Goals, Policies, Actions and Benchmarks



Housing and Neighborhood Framework

GOALS

Preserve high quality, established neighborhoods with an emphasis on large lots and natural settings with a "country feel."

Connect neighborhoods and provide high quality amenities.



Policy: Coordinate Land Development Code amendments to preserve neighborhood character and quality where appropriate.

Neighborhoods are one of Colleyville's greatest assets, as they form the foundation for the city's reputation and quality of life. As neighborhoods age and mature, some develop a unique and enduring character while others are unable to maintain the quality of development they once had. For this reason, the City should support neighborhood protection and preservation efforts. Safe, well-maintained neighborhoods that have enduring character allow reinvestment and help maintain property values and residential tax base.

Economic Sustainability (Chapter 4)



CHAPTER 4 - ECONOMIC SUSTAINABILITY

INTRODUCTION



Economic sustainability is essential to Colleyville's future. At its core, it will impact Colleyville's growth and vitality, regional competitiveness, city tax rates, and capacity to maintain the high quality public facilities and services that the Colleyville community expects.



Economic Sustainability (Chapter 4)



Goals

- Expand the retail base and diversify the local economy to strengthen Colleyville's position in the region and increase its attractiveness as a high quality place to live, work, and play.
- Three key actions 1) Redevelop 2) Recruit 3) Retain

Economic Sustainability (Chapter 4)

Policies and Actions



- 1. Redevelop** – Create and encourage redevelopment opportunities consistent with Land Use and Placemaking Policies.
 - Action 4.1: Continue to utilize creative funding mechanisms (e.g., grants, public improvement or municipal development districts, etc.) to encourage desirable economic growth in targeted areas of commercial redevelopment.
 - Action 4.2: Facilitate infrastructure improvements and amenities that support placemaking.

Economic Sustainability (Chapter 4)



Policies and Actions

2. Recruit – Continue to promote Colleyville as an excellent & convenient place to locate a business.

- Action 4.3: Continue to pursue new commercial development in the Colleyville Boulevard Corridor and other appropriate locations.
- Action 4.4: Continue to identify the types of prospective businesses (retailers, restaurants, and office uses) that will complement Colleyville's market context.
- Action 4.5: Continue to pursue and strategically develop high quality lodging-related uses within the city.
- Action 4.6: Establish partnerships to create a business incubator or accelerator to support start-ups and local businesses within the city.

Economic Sustainability (Chapter 4)

Policies and Actions



3. **Retain** – Continue to support existing business development opportunities and initiatives.

- Action 4.7: Continue to promote a “buy local” program.
- Action 4.8: Continue to support the business counseling program offered in association with SCORE.
- Action 4.9: Coordinate with area partners and social media channels to develop promotional materials to market Colleyville as a “destination,” in addition to promoting the city in general.

Economic Sustainability (Chapter 4)

Benchmarks



- Increased traffic to the City's Economic Development webpage.
- Increased and encouraged engagement in business networking activities.
- Increased sources for sales tax revenue.

Transportation (Chapter 5)



CHAPTER 5 - TRANSPORTATION

INTRODUCTION

Ultimately, the success of a transportation system is measured in terms of access and mobility. In other words, it is measured by how easy it is to get where you are going, no matter how you are getting there. A good transportation system provides balance between accessibility and mobility to create safety and efficiency in the movement of people and goods.



Transportation (Chapter 5)



Goals

- Maintain the existing street network that encourages efficient and pleasant movement of all modes in the city with a focus on improving strategic vehicular, pedestrian, and bicycle connectivity at key locations.
- Balance the need for efficient movement with promoting and protecting the unique character of the city's established roadways.



Transportation (Chapter 5)

Policies and Actions

1. Implement the Master Thoroughfare Plan.

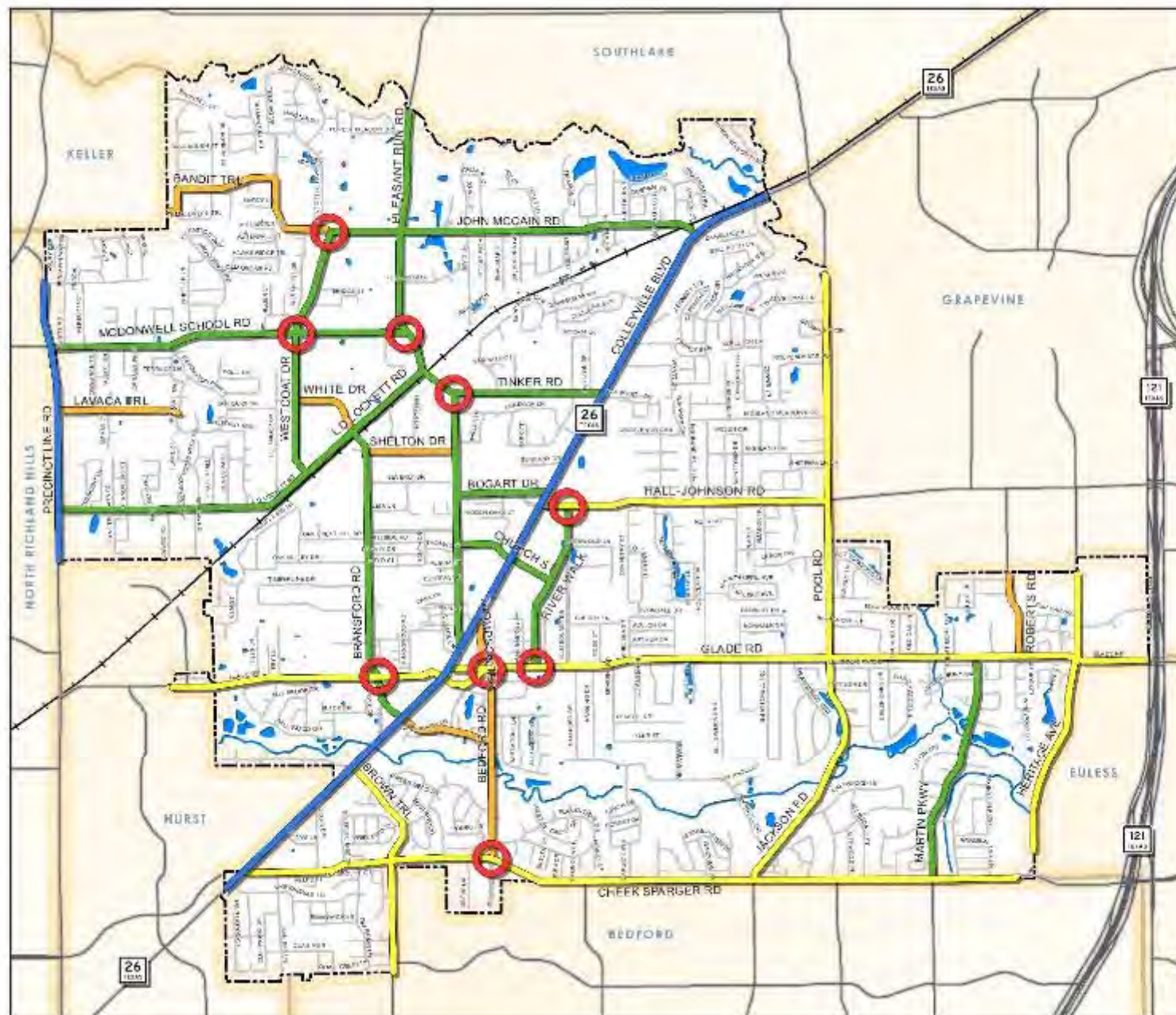
- Action 5.1: Consider access management strategies along city streets.
- Action 5.2: Continue to design and implement improvements at key intersections designated on the Master Thoroughfare Plan.

What is the purpose of a Thoroughfare Plan?



- Is a long-range plan that identifies the location and type of roadway
- Identifies facilities that are needed to meet projected long-term traffic demand within the area.
- The Thoroughfare Plan is not a list of construction projects but rather serves as a tool to ***enable the City to preserve future right of way for transportation system development*** as the need arises.

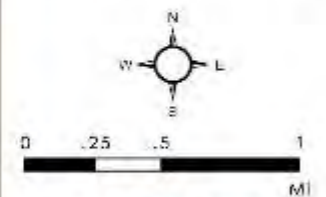
2015 MASTER THOROUGHFARE PLAN



- THOROUGHFARE CLASSIFICATION**
- MINOR COLLECTOR
 - MAJOR COLLECTOR
 - MINOR ARTERIAL
 - MAJOR ARTERIAL
 - SPECIAL CONSIDERATION INTERSECTIONS

- COLLEYVILLE CITY LIMITS
- MAJOR ROADS
- LOCAL ROADS
- RAILROADS
- WATER BODIES
- CREEKS

ROADWAY ALIGNMENTS SHOWN ARE APPROXIMATED





Transportation (Chapter 5)

Policies and Actions

Table 5.1. Master Thoroughfare Plan Design Standards

CITY OF COLLEYVILLE - MASTER THOROUGHFARE PLAN CLASSIFICATION CRITERIA											
Road Classifications	Road Type	Ideal Traffic Volume Capacity ¹ (Average Daily Traffic)	Right-of-Way Width (Feet)	Roadway Typical Section							
				Pavement Width ² (Feet)	Number of Lanes (#)				Minimum Median Width (Feet)	Parkway Width ³ (Feet)	Sidewalk Minimum Width (Feet)
					Total Number of Lanes	Dedicated Left Turn Lane	Dedicated Right Turn Lane	Parking Allowed			
Local	R2U	0 - 1,250	50'	24'-28'	2 Lanes	N/A	N/A	Yes	N/A	11'-13'	5'
Minor Collector	C2U	1,250 - 3,500	75'	30'-36'	2 Lanes with Option for Turn Lanes at Intersections	Optional	Optional	No	N/A	19.5' - 22.5'	5'
Major Collector	C2U/C3U	3,500 - 13,000	75'	36'-42'	2+ Lanes	Optional	Optional	No	N/A	16.5' - 19.5'	5'
Minor Arterial	M2U/M4U/M4D	8,000 - 23,000	95'	36' -44'	2+ Lanes	Optional	Optional	No	16'	17.5' to 29.5'	6'
Principal Arterial	P4D/P6D	21,000 - 35,000	TxDOT ⁴								
Notes:											
1. Traffic Volume Capacity is based on guidance from the North Central Texas Council of Governments (NCTCOG) Roadway Service Volume (Capacity) Estimates. The Traffic Volumes are Non-Directional and represent the Average Daily Traffic (ADT) in a 24-Hour Period.											
2. Total Pavement Width is from face of curb to face of curb. Center Left Turn Lane Each Way is included in the Total Pavement Width. Left Turn Lanes and Right Turn Lanes are <u>not</u> included in the Total Pavement Width.											
3. Parkway Width is face of curb to right-of-way. The width shown represents one side of the road (not both parkways).											
4. The only Principal Arterial in the City of Colleyville is State Highway 26 (Colleyville Boulevard). State Highway 26 is a Texas Department of Transportation (TxDOT) Controlled Road. Therefore, TxDOT will determine road right-of-way and typical section.											



Transportation (Chapter 5)

Policies and Actions

- 2. Explore opportunities to improve connectivity within and between neighborhoods and developments (especially along the Colleyville Boulevard Corridor and adjoining neighborhoods).**
 - Action 5.3: Improve roadway connectivity within and between residential subdivisions where appropriate.
 - Action 5.4: Improve vehicular and pedestrian connectivity within and between commercial developments for all new development and redevelopment.
 - Action 5.5: Coordinate with neighborhood representatives to improve walking and bicycling opportunities within and between neighborhoods.



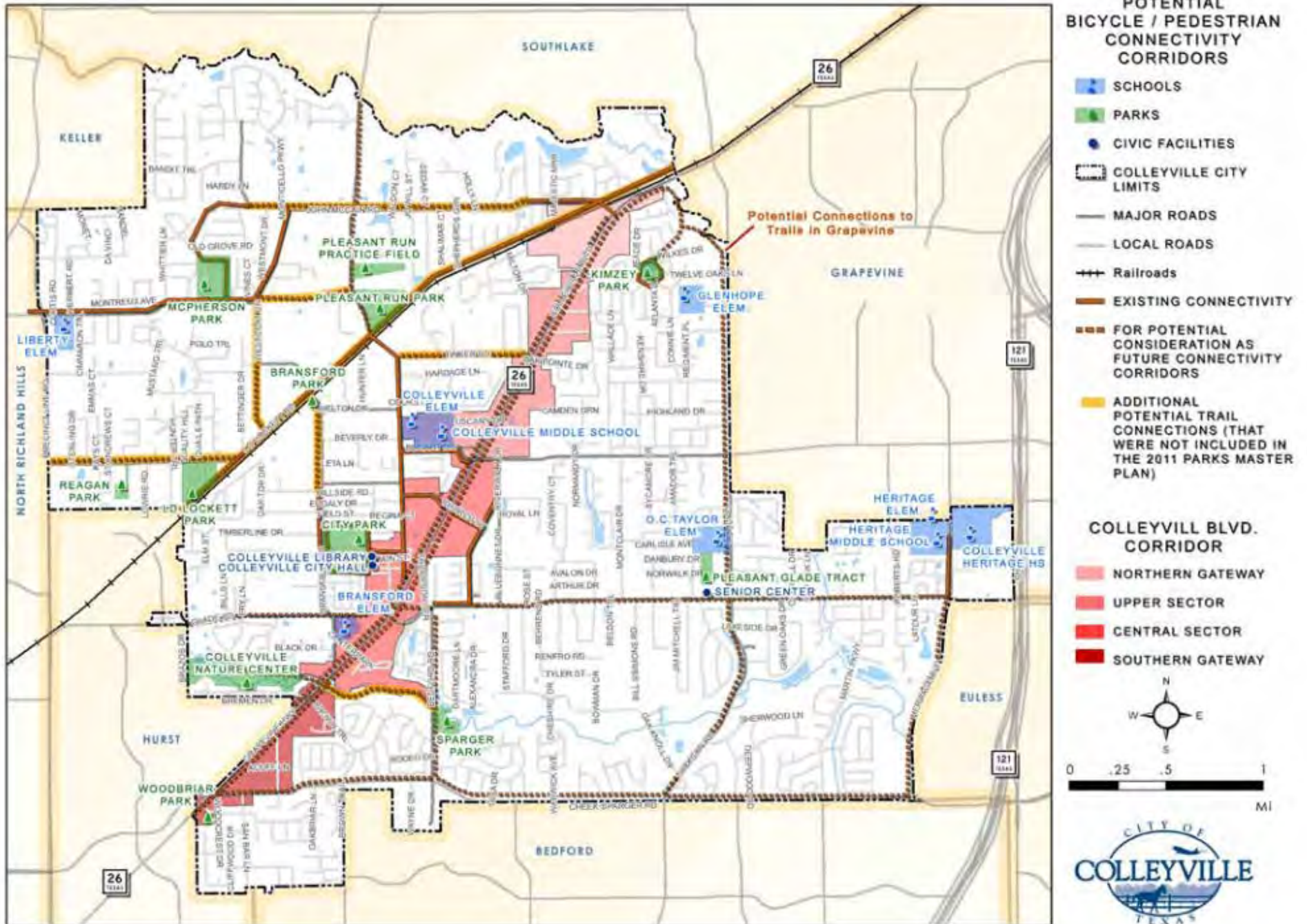
Transportation (Chapter 5)

Policies and Actions

2. (Con't) Explore opportunities to improve connectivity within and between neighborhoods and developments (especially along the Colleyville Boulevard Corridor and adjoining neighborhoods).

- Action 5.6: Promote and encourage walking and bicycling as a reasonable choice to access schools, parks, key commercial areas, and other areas of interest.
- Action 5.7: Update the City's trail plan.
- Action 5.8: Integrate trail and sidewalk improvements as part of street improvement or redevelopment projects where appropriate.
- Action 5.9: Integrate trail and sidewalk improvements as part of the City's Capital Improvements Program (CIP) with a direct tie to the City's trail plan.

Map 5.3, Connecting Destinations



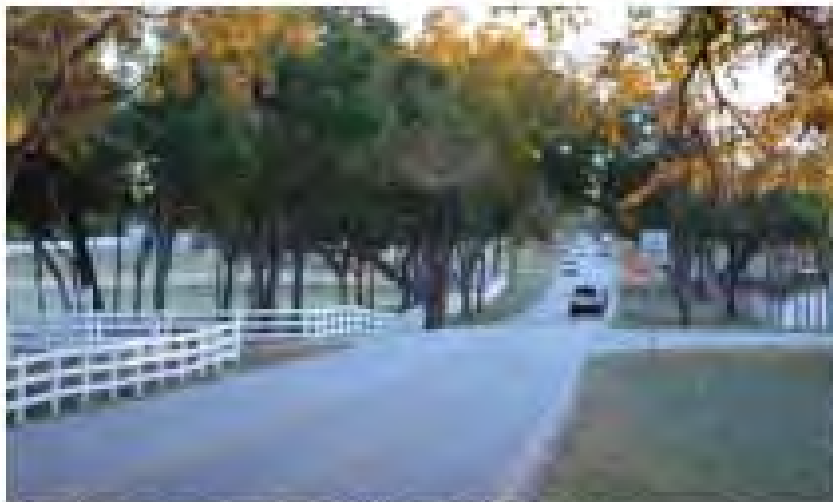
Transportation (Chapter 5)

Policies and Actions



- 3. Balance traffic volume, capacity, and mobility needs with the preservation and/or creation of character along city streets.**
 - Action 5.10: Develop site-specific or context-sensitive solutions that preserve the character of streets as they are improved.
 - Action 5.11: Encourage preservation of signature street elements as part of improvement projects.
 - Action 5.12: Consider context-sensitive solutions to constructing trails within the city.

Figure 5.1. Examples of Existing Streets With Character



Fencing and open space as signature elements



Mature trees and no curbing as signature elements



Open swales and no curbing as signature elements



Fencing and woodlands as signature elements



Transportation (Chapter 5)

Benchmarks

- Additional facilities constructed to connect key destinations by walking and bicycling.
- Additional intersection improvements completed.
- Increased number of cross access points between existing and future developments where appropriate.

CHAPTER 6 - HOUSING & NEIGHBORHOODS

INTRODUCTION

Colleyville is known as a superb place to live. It will take a lot of effort to ensure that existing housing and neighborhoods are maintained in a high quality condition, that existing neighborhoods are continually improved to keep pace with changing preferences (e.g., more walkable), and that new neighborhoods are designed and constructed in a manner that contributes to (rather than detracts from) the existing character of the city. Each of these focuses are important to ensure that housing and neighborhoods in Colleyville continue to be among the very best in the DFW Metroplex.



Housing & Neighborhoods (Chapter 6)



Goals

- Preserve high quality, established neighborhoods with an emphasis on large lots and natural settings with a “country feel.”
- Connect neighborhoods and provide high quality amenities.

Figure 6.1. Six Neighborhood Planning Areas



Housing and Neighborhoods (Chapter 6)

Policies and Actions



- 1. Coordinate Land Development Code amendments to preserve neighborhood character and quality where appropriate.**
 - Action 6.1: Consider overlays for established neighborhoods.
 - Action 6.2: Provide mechanisms for context-sensitive residential redevelopment.

Housing & Neighborhoods (Chapter 6)

Policies and Actions



2. Enhance neighborhood-level amenities and connectivity such as pocket parks, sidewalks, and trails.

- Action 6.3: Continue to focus on neighborhood park and recreation improvements to positively contribute to neighborhood vitality.
- Action 6.4: Improve neighborhood connectivity to the Colleyville Boulevard Corridor and key destinations.

Housing & Neighborhoods (Chapter 6)

Policies and Actions



3. Require new neighborhood developments to demonstrate and contribute to Colleyville's character.

- Action 6.5: Encourage new neighborhood design that creates defined centers, edges, common spaces, and entries.
- Action 6.6: Require new neighborhoods to be connected where appropriate.
- Action 6.7: Encourage the construction of local gateways and signs that promote unique neighborhood identity that is tied to Colleyville's heritage and/or a "country feel."

Housing & Neighborhoods (Chapter 6)

Benchmarks



- Improved access to neighborhood-level park improvements.
- Increased number and quality of neighborhood-level amenities and connections (ex. trails).

CHAPTER 7 - CITY SERVICES & FACILITIES



INTRODUCTION

As a city matures over time, the demand for high quality services and facilities also increases. Particularly in affluent communities such as Colleyville, expectations are set high that the city will continue to provide, if not expand, the types of services and facilities available. Oftentimes, this is combined with expectations that these will be high quality, efficient, and sustainable.

With that being said, the city is already doing a great job in providing facilities, including libraries, parks and recreation, as well as police, fire, and senior services. In addition, this includes the provision of high quality water and wastewater services and drainage.



City Services & Facilities (Chapter 7)



Goals

- Maintain an exceptional system of City services and facilities that is technologically current, efficient, and responsive to the needs of the Colleyville community.

City Services include:

- Parks
- Recreation and Senior Center
- Public Safety (Fire and Police)
- Drainage
- Library
- Water and Wastewater

SATISFACTION WITH CITY SERVICES

94.4 percent



When asked about the overall quality of city services, the Colleyville community resoundingly indicated that they were satisfied. The 94.4 percent response rate breaks down into 35.8 percent being very satisfied and 58.6 percent being satisfied.

Source: Respondents to the mail out/internet survey.

City Services & Facilities (Chapter 7)

Policies and Actions



1. Continue to maintain and improve the City's facilities as appropriate.
 - Action 7.1: Update the long-range plan for the Colleyville Public Library.
 - Action 7.2: Update the Parks, Recreation, and Open Space Master Plan as needed.

City Services & Facilities (Chapter 7)



Policies and Actions

2. Continue proactive and effective public services to ensure the public health, safety, and welfare of the Colleyville community.

- Action 7.3: Continue to ensure Police, EMS, and Fire Department equipment continues to meet the current and future public safety needs of the Colleyville community.
- Action 7.4: Continue to ensure that firefighter, EMS personnel, and police officer training is adequate to respond to emergency situations.

City Services & Facilities (Chapter 7)

Policies and Actions



2. (Cont.) Continue proactive and effective public services to ensure the public health, safety, and welfare of the Colleyville community.

- Action 7.5: Continue to ensure that Fire, Police, and EMS Departments staffing needs are maintained adequately to address changes in growth and current levels of service.
- Action 7.6: Evaluate options to upgrade Police/Fire/EMS facilities to meet community public safety needs.
- Action 7.7: Maintain a proactive approach to the use of technology to improve public safety in Colleyville.

City Services & Facilities (Chapter 7)



Policies and Actions

3. Ensure that there is well-planned and fiscally sustainable public utility infrastructure (e.g., drainage, water, and wastewater).

- Action 7.8: Annually budget the necessary funds to design and construct the identified projects set out in the established Capital Improvements Plan.
- Action 7.9: Periodically update the Water/Wastewater Master Plan.
- Action 7.10: Update the Master Drainage Plan to continue to ensure the city is adequately protected.

City Services & Facilities (Chapter 7)



Policies and Actions

4. Proactively support efforts to promote green initiatives for fiscal resilience.

- Action 7.11: Explore low impact development (LID) solutions for both commercial, residential, and infrastructure projects.
- Action 7.12: Promote green building and energy efficiency as part of public / private development.
- Action 7.13: Consider establishing an Urban Forestry Program to preserve and enhance the urban tree canopy in the city.

City Services & Facilities (Chapter 7)

Benchmarks



- Additional facility improvements completed.
- Maintained a minimum 90 percent level of satisfaction with City services.
- Maintained or improved current response times for Police and Fire services.
- Additional infrastructure improvements completed.

Future Land Use (Chapter 8)



CHAPTER 8 - FUTURE LAND USE

INTRODUCTION

The purpose of this chapter is to establish the necessary policy guidance to effectively plan for the future growth and redevelopment of the city, to develop differing areas of character, and to identify placemaking strategies that strengthen the uniqueness of the city that already exists.

Identifying the future land use of the city helps elected and appointed officials, City staff, the Colleyville community, and private developers, better understand why and how land should be developed in the city.





What is the purpose of a Future Land Use Map?

- Guides the physical development of the City
- Expresses land use policies that shape the future of Colleyville
- States what residents of Colleyville want the City to become in the future
- Is not a Zoning Map (but helps guide zoning decisions)

Table 8.1. Existing Land Use Comparison (2003-2015)

Existing Land Uses	Existing Land Use (2003) ¹	Existing Land Use (2015) ²
Residential	53.7%	60.3%
Retail	2.4%	4.2%
Mixed Use	-	0.03%
Light Manufacturing/Commercial Tech	0.7%	0.4%
Institutional	3.8%	4.5%
Public Parks & Open Space	2.0%	2.3%
Private Open Space	5.5%	4.9%
Streets/railways	12.1%	13.6%
Vacant/undeveloped/ranch or agriculture	19.4%	9.8%

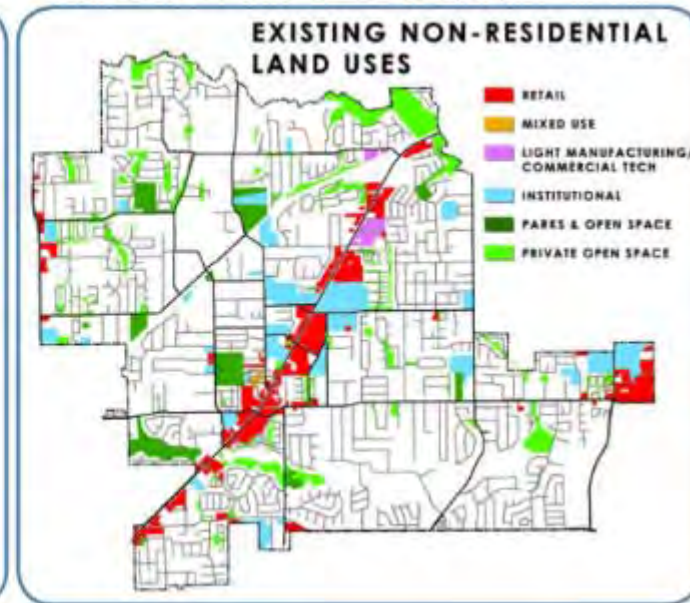
¹ The delineation of existing land use was derived from a study undertaken in 2003 as part of the development of *The Colleyville Plan (2004-2025)*.

² The delineation of existing land use is derived from a study undertaken as part of this planning process. The existing land use types do not correlate exactly to Future Land Use Categories established in this plan.

Figure 8.1. General Residential Land Use Areas (2015)



Figure 8.2. General Non-residential Land Use (2015)





Future Land Use (Chapter 8)

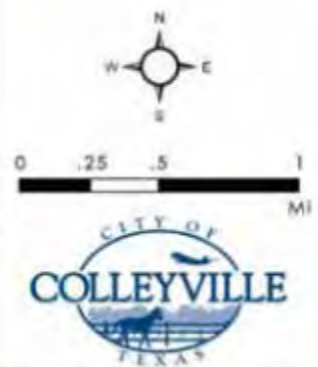
Goals

- Maintain the integrity of the exiting land uses by ensuring the Future Land Use Map and categories reflect the land use mix, intensity, and character of desired development.

The map displays the City of Dallas divided into three main sectors: Northern Gateway (top), Upper Sector (middle), and Central Sector (bottom). The map is color-coded: yellow for residential areas, green for parks, blue for water bodies, and red for commercial areas. Major highways like I-26 and I-121 are shown, along with surrounding cities like Southlake, Grapevine, Hurst, and Bedford. The map also shows various neighborhood names and street layouts.

 RESIDENTIAL
 COMMERCIAL
 INSTITUTIONAL
 PARKS/OPEN SPACE
 COLLEYVILLE BLVD CORRIDOR

 SALES TAX PREFERRED INTERSECTION
 COLLEYVILLE CITY LIMITS
 MAJOR ROADS
 RAILROADS
 WATER BODIES AND CREEKS
 PARCELS



A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE
ZONING VIOLATIONS OR ESTABLISH ZONING
DISTRICT BOUNDARIES

Future Land Use (Chapter 8)

Land Use Types

Residential Land Use Types:

- Detached residential
- Attached residential
- Parks, trails, and open space

Figure 8.4. Illustrative Residential Uses



Future Land Use (Chapter 8)

Desired Characteristics - Residential

- **Predominantly single family residences on large lots** (over 20,000 sq.ft.) with lush landscaping, a rural appeal, and significant private open space (preferred residential type for the city).
- Alternately, **smaller lots (under 20,000 sq.ft. in size) with larger amounts of common open space**, 20 percent and greater of gross area (e.g., a conservation subdivision or cluster neighborhood).
- **Overall aesthetic is country charm**, exemplified by large open spaces, mature trees, and rustic ranch fences in some areas of the city – especially along rural character roadway corridors, such as Westcoat Drive, Pleasant Run Road, and Bransford Road.
- High-quality development with **attractive entrance areas** and amenities (e.g., internal walking trails).
- A **range of high-quality housing types** as a transition (e.g., townhomes) between residential and non-residential areas.

Figure 8.4. Illustrative Residential Uses



Future Land Use (Chapter 8)

Land Use Types - Commercial



- Sales tax-generating businesses at key intersections (retail sales and service uses)
- Entertainment and recreation
- Office
- Parks, trails, and open spaces

Figure 5.5. Illustrative Commercial Uses.



Future Land Use (Chapter 8)

Desired Characteristics - Commercial

- Attractive buildings highlighted by distinct architectural elements such as towers, entry features, arcades, etc.
- Extensive landscaping to improve visual quality of the site and buffer adjacent, non-compatible uses.
- Features that enhance walking and bicycling to and within the development and to adjoining neighborhoods.

Figure 8.4. Illustrative Residential Uses



Future Land Use (Chapter 8)

Land Use Types - Institutional



- Government/civic buildings
- Schools, colleges, and universities
- Places of worship and cemeteries

Figure 8.8. Illustrative Institutional Uses



Future Land Use (Chapter 8)

Desired Characteristics - Institutional

- Architecture and site characteristics that match the character of the area served.
- High degree of automobile and pedestrian activity, oftentimes both day and night.
- May require multiple buildings, arranged in a campus-like setting.
- special parking and passenger drop-off requirements.
- include public outdoor spaces that can be used for social gatherings, attractive open space, or serve as supplemental park space (as in the case of school play yards).
- Shared facilities - contribute to efficient use of land and convenience for community.

Figure 8.4. Illustrative Residential Uses



Future Land Use (Chapter 8)

Land Use Types – Parks & Open Space



Figure 8.7. Illustrative Open Space Uses

- Public parks & open space
- Private parks & open space
- Linear greenways and buffers
- Public or private lands within drainage or flood-prone areas that are generally unsuitable for development



Future Land Use (Chapter 8)



Desired Characteristics – Parks/Open Space

- Park design, intensity of development, and planned uses/activities that match the character of the area that it is serving (by way of example, a park located in a rural area should be designed and configured in a way that is compatible with the area's rural character).
- Architecture and site characteristics that are distinct and attractive.
- On- and off-site pedestrian and bicycle connectivity.
- Protection of, and interaction with, sensitive natural resources.

Figure 8.7. Illustrative Open Space Uses



Future Land Use (Chapter 8)

Land Use Types – Colleyville Blvd.



Figure 5.8. Illustrative Colleyville Boulevard Corridor Development Types

- Retail, service, and entertainment
- Office
- Flexible innovation (e.g., research, office-warehouse, etc.)



Future Land Use (Chapter 8)

Desired Characteristics – Colleyville Blvd.



Figure 5.8. Illustrative Colleyville Boulevard Corridor Development Types

- Able to accommodate a high degree of automobile activity, but **parking is not the predominant visual feature** from adjacent streets.
- Significant **connectivity through cross/mutual access easements and multi-modal options** (biking and walking).
- Design **encourages a high degree of pedestrian activity**, oftentimes during both the day and night.
- Institutional functions may require multiple buildings, arranged in a campus-like setting.
- **Building facades** are articulated, have significant window areas, and often include porticos or awnings to provide shade for pedestrians.
- **Multistory buildings are encouraged** to add a greater variety of destinations and uses in close, walkable proximity. This in turn leads to an increased vibrancy for the area and more available commercial development square footage.



Future Land Use (Chapter 8)

Colleyville Blvd. Corridor – 4 Sectors



1. Northern Gateway
2. Upper Sector
3. Central Sector
4. Southern Gateway



Future Land Use (Chapter 8)

Colleyville Blvd. Corridor – 4 Sectors



Northern Gateway: unique opportunity for new development on relatively undeveloped property as a new mixed commercial node, highlights northern entry point into the city

Upper Sector: opportunity to create an eclectic Corridor node with a mixture of newer buildings with older buildings and evolve over time into a more attractive and cohesive section of the Corridor with a mixture of retail, office, and service uses.

Central Sector: most potential to become center of activity by tying the major commercial and entertainment centers along the Corridor - focus on creating a more walkable street context.

Southern Gateway: opportunity for more memorable entry point to the city / elevate the quality of the existing development with a focused, long-term redevelopment strategy.

Character and Placemaking (Chapter 9)



Goals

- 1. Ensure high quality neighborhood design** that positively contributes to surrounding neighborhoods and the country character of Colleyville.
- 2. Enhance the city's commercial corridors to make them unique destinations** – specifically Colleyville Boulevard and Precinct Line Road – by creating a unique design aesthetic that sets these corridors apart from adjoining communities and continues to attract destination commercial uses.

Character & Placemaking (Chapter 9)



Policies and Actions

1. Preserve the “country-feel” of certain roadways.

- Action 9.1: Amend the Land Development Code to establish rural character standards along certain streets in the public realm, where appropriate, such as John McCain Rd., Bransford Rd., Jackson Rd., and Cheek-Sparger Rd.
- Action 9.2: Ensure that new development preserves the rural character in design efforts where appropriate.
- Action 9.3: Ensure that street and trail/sidewalk improvements are undertaken with consideration of the rural character context.

Character & Placemaking (Chapter 9)



Policies and Actions

2. Establish design standards for new neighborhoods to ensure their compatibility with existing neighborhoods and connectivity with adjoining developments where appropriate.

- Action 9.4: Continue to examine site design criteria, as it relates to buffers between residential and non-residential uses, and amend the Land Development Code as appropriate.
- Action 9.5: Evaluate both residential and non-residential product types and scales in areas to create appropriate transitions that allow for flexibility while preserving established neighborhoods.
- Action 9.6: Implement a program for sidewalk/trail infill projects between the Colleyville Boulevard Corridor and adjoining neighborhoods through the City's Capital Improvements Program (CIP).

Character & Placemaking (Chapter 9)



Policies and Actions

3. Create a plan to coordinate the public realm and private development standards for the Colleyville Boulevard Corridor with a strong and unique sense of place that transforms the Corridor into a true destination.

- Action 9.7: Adopt overarching design principles and guidelines for the entire Corridor.
- Action 9.8: Adopt specific design principles and guidelines for the Northern Gateway, based on the market opportunities and physical context.

(Both accomplished via associated Land Development Code updates as applicable).

Character & Placemaking (Chapter 9)



Policies and Actions

3. Create a plan to coordinate the public realm and private development standards for the Colleyville Boulevard Corridor (cont.)

- Action 9.9: Adopt specific design principles and guidelines for the Upper Sector of the Corridor based on existing context and long-term redevelopment opportunities through associated Land Development Code updates as applicable.

Character and Placemaking (Chapter 9)



Policies and Actions

3. Create a plan to coordinate the public realm and private development standards for the Colleyville Boulevard Corridor (cont.)

- Action 9.10: Adopt specific design principles and guidelines for the Central Sector of the Corridor to transform it into a true walkable, mixed commercial center for the city through associated Land Development Code updates as applicable.

Character & Placemaking (Chapter 9)



Policies and Actions

3. Create a plan to coordinate the public realm and private development standards for the Colleyville Boulevard Corridor (cont.)

- Action 9.11: Adopt specific design principles and guidelines for the Southern Gateway based on market and long-term redevelopment opportunities through associated Land Development Code updates as applicable.

Character & Placemaking (Chapter 9)



Policies and Actions

3. Create a plan to coordinate the public realm and private development standards for the Colleyville Boulevard Corridor (cont.).

- Action 9.12: Evaluate an increase in funding and grants for the façade improvement program for properties within the Colleyville Boulevard Corridor, but also consider making the program for landscaping and other improvements that could help achieve the vision for the Colleyville Boulevard Corridor.

Character & Placemaking (Chapter 9)



Policies and Actions

- 3. Create a plan to coordinate the public realm and private development standards for the Colleyville Boulevard Corridor (cont.).**
 - Action 9.13: Complete the northern and southern gateway features, either in conjunction with Colleyville Boulevard street improvements or with private development.

Character & Placemaking (Chapter 9)



Policies and Actions

3. Develop a unique set of standards for Precinct Line Road that sets it apart from other communities and creates a unique commercial corridor.

- Action 9.14: Provide and require appropriate transitions to adjoining neighborhoods where commercial uses are proposed.
- Action 9.15: Focus on attracting sales tax-generating uses at intersections and professional or medical office uses at mid-block locations.
- Action 9.16: Encourage the coordination of commercial signage, landscaping, and building design to create a cohesive design aesthetic for the Precinct Line Corridor.

Implementation Strategies (Chapter 10)

Implementation Strategies



Council adopted policies and regulations.



Fiscal prudence and transparency.



Changes in operations and new programs.



Capital improvement projects.



Strategic partnerships, collaboration and teamwork.



Annual updates and determination of the following year's "to do" list.

Implementation Strategies (Chapter 10)

Zoning Recommendations



Table 10.1. Overarching Zoning Recommendations

Land Use Designation	Recommended Zoning Tool	Recommended Implementation Priority
Residential	■ Revise the PUD-R development standards to establish rural frontage standards along certain key roadways such as John McCain Road, Pleasant Run Road, Bransford Road, and Westcoat Drive. ■ Revise PUD-R standards to allow greater flexibility in lot sizes to allow for appropriate transitions and quality open space. More specifically, establish design and performance criteria for open space to maximize value creation, tree preservation, preservation of rural frontage along key roadways, etc.	City Initiated
Commercial	■ Streamline all commercial design standards into one section of the LDC. ■ Include all elements of building and site design in the same section. ■ Create corresponding public realm and streetscape standards to complement the private realm standards. ■ Revise PUD standards to address appropriate design context for mixing of residential and commercial uses in the same PUD.	City Initiated
Colleyville Boulevard Corridor	■ Create an integrated regulatory tool (through a Corridor Zoning District or similar tool) to achieve a mix of commercial uses, appropriate transitions and buffers, and desired character that is tailored to the four different sections of the Boulevard as described in the vision -- the Northern Gateway, Upper Sector, Central Sector, and Southern Gateway (see Table 10.2, <i>Proposed Colleyville Boulevard Corridor Regulatory Framework</i> for more detail). ■ Establish appropriate urban design standards associated with each sector including building design, site design and orientation, mix of use, signage, and civic/open space standards with pedestrian-oriented design elements, specifically in the Central Sector. ■ Establish public and private street design standards that are consistent with the different sectors and vision for the Corridor.	City Initiated

Implementation Strategies (Chapter 10)

Making the Vision Become Reality



- Working together
- Commitment to the Plan
- A continued commitment to quality
- Resources
- A commitment to the principles and goals of the plan
- Flexibility
- A willingness to be bold



Additional Questions or
Comments



Final Steps

- Public Review and Comment (Draft plan on Website)
- Public Meeting October 14 at the Colleyville Center (6:30 pm)
- October 27 - Joint Meeting with City Council, P&Z, and CPAC
- Month of November - Final Review and Adoption – City Council



Destination Colleyville

Review of CPAC Meeting on 9/28/15

Presentation Overview

- Review comments and questions
- Review responses
- Review action items

Comments / Questions

- **Comment/Question:** It was noted that both the Master Thoroughfare Plan and the Future Land Use Map include the designation of “sales tax -preferred intersections” at key intersections along Colleyville Boulevard and at other locations throughout the City. CPAC members asked how this preference was used during the development process.
- **Response:** City staff noted that the Future Land Use Map (FLUM) defines what land use is intended. It allows staff to fully communicate the City’s desires. Development proposals also have to go through Planning and Zoning Commission and City Council review, where those preferences are also communicated.

Comments / Questions

- **Comment/Question:** CPAC members asked how specific actions that are noted within the Comprehensive Plan can be accomplished or tracked. Can more specific benchmarks be incorporated in the future?
- **Response:** Mr. Carrillo noted that the comprehensive plan sets the framework and guidance for other, more specific plans, developed by the City. The action items included in the plan are used to provide guidance. The more detailed plans developed for specific topics, such as the Water and Wastewater Plan, the Parks Plan, and others each contain more specific actions and prioritization criteria. City staff noted that a baseline would be developed for each of the key elements, and could then be used to establish more specific and detailed benchmarks that could be measured over time.

Comments / Questions

- **Comment/Question:** The committee asked how many more neighborhoods the city can accommodate. How many more residential units can be added in the city?
- **Response:** Mr. Carrillo stated that an assessment of much of the larger tracts of generally undeveloped land, totaling around 600+/- acres, had been conducted, and that those might be the locations of any future residential development (if the property owners chose to develop them). He also noted that the City is close to build-out, and that much of the emphasis in the future will be on re-development of older properties, especially commercial areas along major streets in the city.

Comments / Questions

- **Comment/Question:** Committee members asked whether the need for additional park land was noted in the comprehensive plan. For example, could the City increase the number of public parks (versus private parks), especially for practice fields?
- **Response:** City staff said an update of the City's Parks Master Plan is needed and that funding has been set aside for that update. Mayor Kelly noted that many areas of the City are fully built out and land for additional public parks is limited. He also noted that the City has an extensive network of private parkland, which does help to supplement parkland needs in Colleyville.

Comments / Questions

- **Comment/Question:** Mayor Kelly mentioned that the City is considering improvements to the Public Works facility, and that the Comprehensive Plan should be revised to mention this as an action item instead of just the narrative.
- **Response:** City staff and Mr. Carrillo noted that an action related to this item would be incorporated into the draft plan.

Comments / Questions

- **Comment/Question:** Committee members asked if a recreation center for the City could be considered.
- **Response:** Mr. Carrillo noted that the Parks and Recreation Master Plan update would be the city plan to consider that need. City staff noted that the previous parks plan had considered the need for a recreation center, but that private facilities in Colleyville already provided significant options for Colleyville residents.

Comments / Questions

- **Comment/Question:** The comprehensive plan should address the need to construct or renovate facilities that serve aging residents. In particular, Committee members asked that action items to expand or renovate the Senior Center and the Colleyville Center be included in the Comprehensive Plan.
- **Response:** Mayor Kelly asked that the language be provided as “Continue to explore options...” similar to other actions listed in the plan. City staff concurred and noted that those action items would be added to the plan.

Comments / Questions

- **Comment/Question:** Committee members asked if the city had a Drought Contingency Plan. Should the issue of future water supply be included in the Comprehensive Plan?
- **Response:** City staff noted that the City follows the Drought Contingency Plan that their wholesale public water supplier Trinity River Authority (TRA) prepared. A Committee member requested that “proactive” and “innovate” be utilized in the wording of the action item.

Comments / Questions

- **Comment/Question:** Committee members asked if response times for Police and Fire could be included as benchmarks in the Comprehensive Plan, specifically compared to other cities.
- **Response:** Ms. Nusser noted that the City already does similar benchmarking and could further evaluate what detailed benchmarking would be appropriate and which cities to compare to once the plan evolved into the implementation stage, if applicable.

Comments / Questions

- **Comment/Question:** Committee members asked why the Future Land Use Map does not show recommendations for residential density. The plan should provide guidance on where higher density is appropriate.
- **Response:** Ms. Nusser said the Comprehensive Plan includes a 1.8 dwelling units per acre target, and Mayor Kelly noted that the 1.8 dwelling units per acre is supposed to be a city-wide consideration for density.

Although there was concurrence amongst Committee members that some areas may be appropriate for medium density, there were not areas discussed to specifically show on the Future Land Use Map. Planning Team members noted that there could be text added to the comprehensive plan that notes under what conditions transitional residential developments would be appropriate.

Comments / Questions

- **Comment/Question:** Committee members asked if there are building façade guidelines in the comprehensive plan for Colleyville Boulevard.
- **Response:** Ms. Nusser mentioned that suggestions for building materials are listed in the draft document, specifically in Chapter 9.

Comments / Questions

- **Comment/Question:** Committee members asked if access to schools was addressed in the comprehensive plan, specifically mentioning Liberty Elementary.
- **Response:** Ms. Nusser stated that the Safe Routes to School program was specifically mentioned in the plan as something to partner with GCISD on but that it could be expanded to all Colleyville ISD's. Members noted that some schools are using portables, while other members noted that a significant portion of students at district schools come from other neighboring communities. Mr. Carrillo noted that school size and the need for new schools was not addressed in the plan. City staff noted that school districts look at attendance boundaries for each of their schools every year.

Next Steps

- In closing, Mr. Carrillo noted upcoming public review dates, which include the following:
 - Public Open House to discuss the plan on October 14, 2015 at 6:30 pm at the Colleyville Center.
 - Joint review session including the City Council, the Planning and Zoning Commission, and members of the Comprehensive Plan Advisory Committee on October 27, 2015 at the Public Library 2nd Floor meeting room at 6:00 pm.
- Approval meetings with the City Council to be held during November and if necessary in December to formally adopt the comprehensive plan.

Questions?



City of Colleyville City Council Agenda Briefing

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

Agenda Number PC-2

Agenda Date 10/05/2015

Type Pre Council

Department City Secretary

Title

Discussion of the October 5, 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 10/05/2015

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

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

Attachments

RESOLUTION R-15-3914

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF
OCTOBER 5, 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 5TH DAY OF OCTOBER 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 3

Agenda Date 10/05/2015

Type Announcements, Proclamations, and Presentations

Department City Secretary

Title

Presentation of the Texas Municipal League 2015 Municipal Excellence Award in Management Innovations - Municipal Court Administrator Karen Randolph, Judge Sara Jane del Carmen - Mayor David Kelly

Attachments

RESOLUTION R-15-3915

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER
CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF
OCTOBER 5, 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 September 15, 2015
 - b. Approval to purchase four Chevrolet Tahoe patrol vehicles, from Caldwell Country Chevrolet, in an amount not to exceed \$135,960, bid through the State of Texas Cooperative Purchasing Program; approval to purchase one administrative vehicle, from Silsbee Ford, in an amount not to exceed \$20,931, bid through the State of Texas Cooperative Purchasing Program; and approval to purchase two Harley Davidson motorcycles, from American Eagle Harley Davidson, in an amount not to exceed \$37,025.30, bid through the competitive bid process, and authorize the city manager to execute all purchasing documents
 - c. Approval of the disposal and sale of obsolete vehicles
 - d. Approval of a Chapter 380 Agreement with Toll Brothers for local sales/use taxes through a Texas Direct Payment Permit, and authorize the city manager to execute the agreement

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS
ON THIS THE 5TH DAY OF OCTOBER 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, September 15, 2015

City Council Chambers

Mayor David Kelly called the Pre Council meeting of the Colleyville City Council to order on September 15, 2015, at 5:30 p.m.

ROLL CALL: Mayor David Kelly, Mayor Pro Tem Mike Taylor, and Councilmembers Carol Wollin, Chuck Mogged, Jody Short, and Nancy Coplen

Absent: Councilmember Chris Putnam

City Manager Jennifer Fadden, Deputy City Manager Chris Fuller, Assistant City Manager/Director of Public Safety Mike Holder, Assistant Police Chief Robert Hinton, Fire Chief Brian Riley, Human Resources Director Rachel Huitt, Economic Development Director Marty Wieder, Recreation and Library Director Mary Rodne, Parks Manager James Hubbard, Colleyville Center Manager Leslie Hill, Community Development Director Abra Nusser, Public Works Director Jeremy Hutt, City Engineer Cheryl Taylor, Finance Manager Karen Hines, Communications and Marketing Director Mona Gandy, Strategic Services Manager Adrienne Lothery, Information Systems Manager Chris Pena, Assistant City Attorney Ben Stool, and City Secretary Amy Shelley

PC-1 Colleyville Public Library Long-Range Plan Update

Recreation and Library Director Mary Rodne presented this item and briefed the City Council and introduced Aaron Babcock, Hidell and Associates Architects, who presented the update.

Mayor Kelly asked Mr. Babcock if there is a fee for wireless patron printing. Mr. Babcock replied yes, it will have the current fee structure.

Mayor Kelly asked Mr. Babcock if the number of items in the collection affect the utilization percentage. Mr. Babcock replied yes, and to have 20 percent of the collection out, at any given time, is good. He stated patrons will put their name on the list for items on hold, but they will not wait a long period of time to receive that item.

Councilmember Wollin asked Mr. Babcock if the length of time you can borrow a book versus an Audio/Video (A/V) item, determines the item availability. Mr. Babcock replied yes, the number of times the item circulates versus the length it is gone, does adversely affect the available collection.

Mayor Pro Tem Taylor asked Mr. Babcock to explain a board book. Mr. Babcock replied these books are used in the toddler section. He stated these are highly used books with hard covers.

Councilmember Short asked Mr. Babcock what does adult A/V mean. Mr. Babcock replied it is a digital type item such as DVDs and books-on-tape.

Councilmember Mogged asked if a new release, either a book or a CD, are both counted. Mr. Babcock replied yes.

Councilmember Coplen asked Mr. Babcock about the number of people using the book share. Mr. Babcock replied it is pretty low, not a huge number.

Mayor Pro Tem Taylor asked Mr. Babcock if he could fill it out more than once. Mr. Babcock replied yes. He added the survey is going to be published online and paper copies, with it being advertised in several different publications for about five weeks.

Councilmember Mogged stated the survey will not be unique to an IP address. Mr. Babcock replied no.

Councilmember Short asked Mr. Babcock if Colleyville's library is doing anything better than our neighboring libraries. Mr. Babcock replied the summer reading program is heavily attended and being done very well. He added the new release collection is also being handled very well by having multiple copies. Director Rodne added staff is very attentive to the hold of new releases.

Councilmember Short asked staff if we put more stock into the new releases, would better promote the library. Director Rodne stated we are unique in our special programs, such as the summer reading finale, and programming is very well attended.

Mayor Kelly asked staff if this survey will go before the Library Board first. Director Rodne replied yes.

PC-2 Discussion of ambulance billing

Fire Chief Brian Riley presented this item and briefed the City Council.

Mayor Kelly asked staff if there is much difference in the tablet, or ramp-up time with Emergicon. Chief Riley replied it is similar, but more advanced with Emergicon.

Councilmember Mogged agreed with balance billing the surrounding cities residents, just as they are doing to our residents, as a matter of reciprocity.

Councilmember Mogged asked staff if Emergicon is selected, will the reciprocity be enhanced with the neighboring cities who have already made the switch. Mayor Kelly stated the vendor is an electronic means of billing; however, the reciprocity, is a matter of policy.

Mayor Kelly stated in 2005 Intermedix was the only vendor; however, there are now other vendors who move along better, with a more efficient capture ratio in the billing processes.

Councilmember Mogged stated Emergicon may be more expensive, but looking at what you are getting for the price, it may be better relative to their willingness to collect on balances due.

Councilmember Mogged asked staff if there is a timeliness advantage or difference. Chief Riley replied no, billing is done monthly.

Councilmember Mogged asked staff about the cost analysis. Chief Riley replied Emergicon was slightly higher in cost; however, with the addition of tablets, the additional cost worked out.

Councilmember Mogged stated he supports staff's recommendation for Emergicon.

Councilmember Short asked Mayor Kelly about the balance billing, and treating citizens in or out of district. Mayor Kelly explained if the Colleyville medic transports a Colleyville resident, the City does not collect the balance of the bill not paid by insurance. He stated if Keller responds to a medical call in Colleyville, they treat the billing the same way. He stated now, the other cities are not doing this, they are balance billing our residents.

Councilmember Short asked Mayor Kelly if the other cities are balance billing their residents. Mayor Kelly replied yes, and it really changed about 2011 for this balance billing. He added if Colleyville goes to Southlake for mutual aid for medical calls, Colleyville was not balance billing those residents either.

Councilmember Mogged asked staff if it is worth engaging the staff from the other cities relative to reciprocity. City Manager Jennifer Fadden stated if those cities have a policy to balance bill their own residents, then they are going to balance bill our residents.

Mayor Pro Tem Taylor asked staff if there are any other cities in Tarrant County that are not doing ambulance billing. Chief Riley stated there are some cities who contract for ambulance services and billing is included in those services.

Mayor Pro Tem Taylor asked staff about the tablets being available for each vehicle. Chief Riley replied the existing tablet is on the ambulance, and that staff

is responsible for documenting the information; however, with the addition of tablets, any vehicle can begin the reporting.

Mayor Pro Tem Taylor stated this is the norm rather than the exception and stated he understands the change, as long as it is justifiable. He stated if Emergicon is better at the collection, then the cost is good.

Mayor Kelly asked City Council if they are good with balance billing our residents.

Councilmember Short asked staff about the impacts on revenue for balance billing. City Manager Jennifer Fadden replied it is a couple hundred thousand dollars.

Councilmember Mogged asked staff if the 70 percent cost recovery includes the Colleyville residents or is it the entire spectrum. Mayor Kelly replied the entire spectrum; however, Colleyville does not go outside the City, as much as they come to us.

City Manager Jennifer Fadden asked staff if we were to balance bill about how much of the 68 percent we are not collecting, could be collected. Chief Riley replied it could be as high as 60 percent revenue with Emergicon.

Mayor Kelly asked staff if the gross rate is sent out for the entire billing, or is it a collecting rate. Chief Riley replied it is a collecting rate, not gross rate.

Councilmember Short asked staff if the negotiated rate with the insurance companies is the \$1.2 million. Chief Riley replied yes.

Councilmember Short asked staff if from 2009-2014 there was an upward trend in calls. Chief Riley replied yes. Mayor Kelly stated eventually we will have to go to a second ambulance because medical calls are going up and that is the trend.

Mayor Kelly asked City Council if we are going to treat an outside citizen the same as they treat us with balance billing. City Councilmembers agreed.

Mayor Kelly asked City Council what they would like to see more relative to internal change in policy about balance billing.

Mayor Pro Tem Taylor stated if we do not balance bill our residents, then it becomes a taxpayer burden. He added if the insurance pays for all of it, then it is not a burden on the residents, especially for those who are not using the service.

Mayor Kelly asked staff what percentage of the billing is Medicare based. Chief Riley stated not knowing.

Councilmember Mogged stated there is some information missing, such as what does an ambulance ride cost, and what would the balance look like? Mayor Pro

Tem Taylor stated these are fees after the fact, the service is provided regardless of whether or not the service can be paid for by the resident.

Mayor Kelly stated he would like to see a Medicare breakdown, ambulance billing fees, and insurance contract fees.

Mayor Pro Tem Taylor asked Mayor Kelly if there is a September timeframe for a decision. Mayor Kelly stated that is the intent.

Mayor Pro Tem Taylor asked Mayor Kelly about the balance billing policy. Mayor Kelly stated there needs to be a decision made about the balance billing for our residents versus other residents.

PC-3 Discussion of the NTX Coalition

Human Resources Director Rachel Hewitt introduced Jared Wills, Holmes Murphy, and he presented this item and briefed the City Council.

Councilmember Mogged asked Mr. Wills about the hospital cost for these procedures. Mr. Wills replied, on average, for every Medicare service being performed, the hospital is losing six percent, and to keep the doors open, they have to make up those costs somewhere.

Mayor Kelly stated we do not know what the insurance contracts look like with the hospitals. Mr. Wills replied correct, but that is what we would like to change.

Mayor Pro Tem Taylor asked Mr. Wills who else is offering this. Mr. Wills replied no one else is offering this.

Mayor Pro Tem Taylor asked staff why we would not want to do this. City Manager Jennifer Fadden stated before the \$5,000 commitment, there was not a reason not to do it.

Councilmember Mogged stated this sounds great. Mayor Kelly agreed, and stated it may benefit us with a decrease in future premiums; however, it may not be something seen immediately.

Councilmember Short asked Mr. Wills if the insurance companies are doing this now to negotiate with the hospitals. Mr. Wills stated there are several that embrace this model, and that is what you pay them to do for you today.

Mayor Kelly stated essentially we will have our name on the RFP showing support for the self-funded group, with the benefit coming to us later. Director Huitt agreed, and stated it could be as late as October of 2018 before we are able to take advantage of this.

PC-4 Discussion of Police Agency Combined Testing

Assistant City Manager/Director of Public Safety Mike Holder presented this item and briefed the City Council.

Mayor Kelly asked if we were handcuffed with the Police Agency Combined Testing (PACT). Assistant City Manager/Director of Public Safety Mike Holder replied yes, it was the only source we had to go through for testing, and we had to play by their rules. He added it limited our ability to use lateral entry, and we have to be creative with our marketing and recruitment.

PC-5 Discussion of the September 15, 2015, City Council regular agenda items

Mayor Kelly explained he would be moving to item 5c through 5f immediately after the consent resolution since Councilmember Coplen will be leaving the meeting at 9:00 p.m.

Mayor Kelly asked staff about the density numbers for item 5a. Community Development Director Abra Nusser replied the applicant provided the newly adopted density form. She stated the net acreage changed due to the right-of-way dedication. She stated the net density number then changed.

Mayor Kelly adjourned the Pre Council meeting at 7:15 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, and Councilmembers Carol Wollin, Chuck Mogged, Jody Short, and Nancy Coplen

Absent: Councilmember Chris Putnam

City Manager Jennifer Fadden, Deputy City Manager Chris Fuller, Assistant City Manager/Director of Public Safety Mike Holder, Assistant Police Chief Robert Hinton, Fire Chief Brian Riley, Human Resources Director Rachel Huitt, Economic Development Director Marty Wieder, Recreation and Library Director Mary Rodne, Parks Manager James Hubbard, Community Development Director Abra Nusser, Public Works Director Jeremy Hutt, City Engineer Cheryl Taylor, Finance Manager Karen Hines, Communications and Marketing Director Mona Gandy, Strategic Services Manager Adrienne Lothery, Information Systems Manager Chris Pena, Assistant City Attorney Ben Stool, 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 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities

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

Mayor Kelly explained the Executive Session had been called in accordance with the Texas Government Code, Chapter 551, Subchapter D, Section 551.071, Legal, Section 551.072, Real Estate, and Section 551.087, Economic Development. He further explained there would be no decisions made or action taken during this time. The meeting was recessed at 7:15 p.m. and reconvened at 7:16 p.m.

INVOCATION: Pastor Martin Richardson, Crown of Life Church

PLEDGE OF ALLEGIANCE: Assistant City Attorney Ben Stool

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - Resolution R-15-3905

This resolution was not needed.

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

Councilmember Mogged announced the 27th annual Colleyville Lion's Club Hole-in-One Shoot Out to be held on Friday, September 25 through Sunday, September 27 at Bob Moore Sports Center on Colleyville Boulevard.

Mayor Kelly acknowledged the police department, especially within the school safety areas. He expressed his appreciation to the service they have provided during this beginning of school season and in keeping the children safe.

In recognition of Colleyville's featured business - Petco, Manager Julie Raposo, 4801 Colleyville Boulevard - Mayor David Kelly and Economic Development Director Marty Wieder and Economic Development Coordinator Carlie Dorshaw-Moe

Mayor David Kelly and Economic Development Director Marty Wieder recognized Petco as the featured business and welcomed Manager Julie Raposo.

In recognition of employee service

Mayor Kelly recognized the following employees for their service to the City: Roderick Watkins, ISM Department, one year; Joyceinne Williams, City Manager's Office, 10 years; Chuck Tinsman, Police Department, 20 years; and John Fossett, Police Department, 30 years.

Presentation of certificate for the Texas Police Chief's Foundation Recognition Program - Former Chief Tom Shehan and Assistant City Manager/Director of Public Safety Mike Holder

Mayor Kelly introduced Tom Shehan, former DFW Airport Police Chief who explained the Texas Police Chief's Foundation Recognition Program and presented a Certificate of Recognition to Assistant City Manager/Director of Public Safety Mike Holder, in recognition of the accomplishments of the Colleyville Police Department.

Presentation of the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting - Mayor David Kelly and Finance Manager Karen Hines

Mayor Kelly recognized Finance Manager Karen Hines for the City receiving the Certificate of Achievement for Excellence in Financial Reporting, awarded by the Government Finance Officers Association.

4. CONSENT: READING AND PUBLIC HEARING- Resolution R-15-3906

4a Approval of the minutes of the Special City Council meeting of August 25, 2015

4b Approval of the minutes of the regular City Council meeting of September 1, 2015

- 4c Approval of a janitorial services contract with Oriental Building Services, Inc., acting as a primary vendor through the City of Arlington Interlocal Agreement, in an amount not to exceed \$136,813.27, and authorize the city manager to execute the contract, subject to the approval of funding in the Fiscal Year 2016 (FY 2016) budget
- 4d Approval of Service Agreements between the City of Colleyville and Trane Service Group, through the Texas Cooperative Purchasing Network (TCPN), to provide for year five of a five year agreement for the inspection, maintenance, and repair of the Heating, Ventilating, and Air Conditioning (HVAC) systems in the Colleyville City Hall, Colleyville Public Library, and Colleyville Justice Center, in an amount not to exceed \$66,756.72, and authorize the city manager to execute the agreements, subject to approval of funding in the Fiscal Year 2016 (FY 2016) budget
- 4e Approval to purchase a Ditch Witch model FX-50 trailer mounted vacuum extractor in the amount of \$82,443.14 from EKA, Inc., utilizing the Texas Buy Board Cooperative Purchasing Agreement #424-13, and authorize the city manager to execute the purchase agreement, subject to adoption of the FY 2016 budget
- 4f Approval to purchase six (6) Ford F-150 pickups in the amount of \$125,244, one (1) Ford F-250 crew cab pickup in the amount of \$25,043, and one (1) Ford F-350 crew cab pickup in the amount of \$27,073, from Silsbee Ford, utilizing the Texas Procurement and Support Services Division (TPASS) or the Houston-Galveston Area Council Purchasing Program (HGAC) cooperative purchasing agreements, and authorize the city manager to execute the purchase agreements upon receipt and acceptance of the vehicles, subject to approval of funding in the Fiscal Year 2016 (FY 2016) budget
- 4g Approval of the disposal of surplus, damaged, worn and outdated library books, audiovisual items, DVDs and CDs, and non-book materials, learning games, and puzzles
- 4h Approval of the use of the Voluntary Library Fund in Fiscal Year 2016 (FY 2016), for the purchase of library materials, collection processing supplies, and library programs, in an amount not to exceed \$145,000
- 4i Approval to renew the Grounds Maintenance Mowing Contract with Whitmore and Sons, Inc., in an amount not to exceed \$142,483.16, and authorize the city manager to execute same, and any associated change orders, in an amount not to exceed \$25,000, subject to the approval of funding in the Fiscal Year 2016 (FY 2016) budget

- 4j Approval of a contract renewal for the Horticultural Grounds Maintenance Contract to the Lawn Firm, in an amount not to exceed \$162,324, and authorize the city manager to execute the contract, and any associated change orders, in an amount not to exceed \$25,000, subject to the approval of funding in the Fiscal Year 2016 (FY 2016) budget
- 4k Approval of first amendment to the Regional Municipal Court Judge Agreement
- 4l Approval to use \$30,000 from the Parks Tomorrow Fund for the L.D. Lockett Park/Cotton Belt Trailhead Enhancement Project
- 4m Approval of a contract with C. Green Scaping, LP, for the L.D. Lockett Park/Cotton Belt Trailhead Enhancement Project, in an amount not to exceed \$546,859.43, and approval of change order no. 1 reducing the total contract amount to an amount not to exceed \$535,062.68, and authorize the city manager to authorize the contract
- 4n Approval of the disposal of obsolete and non-serviceable equipment and sale of vehicles
- 4o Approval to extend an ongoing annual agreement with Autobahn Motor Cars to sponsor the loan of a vehicle to the Colleyville Police Department for the expressed use of the Colleyville Heritage High School Resource Officer

Mayor Kelly read Resolution R-15-3906 in its entirety.

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 Mogged made a motion to approve Resolution R-15-3906. Mayor Pro Tem Taylor seconded the motion.

The motion to approve carried by the following vote:

Aye: 6 - Mayor Kelly, Mayor Pro Tem Taylor, Councilmembers Carol Wollin, Chuck Mogged, Jody Short, and Nancy Coplen

Absent: 1 – Councilmember Chris Putnam

Mayor Kelly expressed his appreciation to Autobahn Motor Cars for their loan of a vehicle to the Colleyville Police Department for the expressed use of the Colleyville Heritage High School Resource Officer.

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

5a Ordinance O-15-1963

Consideration of a zoning change from the R-40-Single Family Residential zoning district to the PUDR-Planned Unit Development Residential zoning district on Lot 4, Block 1, of the Lavaca Trail Addition, located at 1013 Lavaca Trail, Case ZC15-012

Mayor Kelly read the caption of Ordinance O-15-1963.

Community Development Director Abra Nusser provided an update on this item and briefed City Council.

Mayor Kelly opened the public hearing at 8:26 p.m.

John Fegan and Konstantine Bakintas, presented an update to this item and briefed the City Council.

Kathy Hadley, 204 N. Timberline Drive, spoke in opposition to this request with concerns for density.

Mark Assaad, 5000 Thompson Terrace, spoke in opposition to this request with concerns for density and traffic.

Lynnette Stanley, 1101 Lavaca Trail, spoke in opposition to this request with concerns for density.

Bill Martens, 604 Shetland Drive, spoke in opposition to this request with concerns for density and traffic.

Tom Gilmore, 6407 Champion Way, spoke in opposition to this request with concerns for density and traffic.

David Medlin, 605 Montreux Avenue, spoke in opposition to this request with concerns for density.

Bobby Lindamood, 4913 Jim Mitchell Trail, did not wish to speak, but did register his opposition to this request.

Craig Walter, 5910 Crescent Lane, provided a speaker card in opposition to this request after the public hearing was closed.

There was no one present wishing to speak and Mayor Kelly closed the public hearing at 8:41 p.m.

Councilmember Coplen asked staff about the densities for Emerald Park and the Villas of Colleyville. Director Nusser replied the net density for Emerald Park is 4.6 dwelling units per acre, and the net density for the Villas of Colleyville is 3.9 dwelling units per acre. She stated the proposed request is 4.3.

Councilmember Coplen asked staff about the percentage of open space for the same developments. Director Nusser replied Emerald Park is 20 percent, and Villas of Colleyville is 21 percent.

Mayor Kelly asked staff if this is one of the highest density projects in Colleyville. Director Nusser replied it is fairly consistent with the developments on the Small Lot Comparison Chart, and it is lower than several on the chart from previous years.

Councilmember Mogged asked staff about the Rosewood Villas development. Director Nusser replied it is 4.5 net dwelling units, with 24 percent open space.

Mayor Kelly asked staff if the future land use for this property is labeled for office use. Director Nusser replied correct.

Mayor Kelly asked staff if the office use would be considered a transitional use between retail and residential. Director Nusser replied yes, it is considered a graduated use in intensity.

Mayor Kelly asked staff if the City has master planned this property for commercial office. Director Nusser replied yes.

Mayor Kelly stated the decision to be considered for this item is whether or not this is an appropriate land use, being residential or commercial. He stated a residential use is a better transitional use.

Councilmember Short asked staff how high the residential units can go. Director Nusser replied 35 feet.

Councilmember Wollin asked staff if there is still a super majority vote required. Director Nusser replied yes. Mayor Kelly stated six votes in favor would be required for this item to pass, even with six members present.

Councilmember Wollin asked Mr. Fegan if he would be willing to continue this item to the next City Council meeting in order for a full attendance of City Council. Mr. Fegan stated he would be willing to do that. He stated a commercial office would create more traffic than this residential development. He stated he has met with the property owner adjacent to the subject property, several times, and the only

solution for them would be for him to put his road next to their property, but then he would lose his open space.

Councilmember Mogged asked Mr. Fegan if he could consider moving the open space to the east side of the property. Mr. Fegan replied the drainage system is to be developed there. Mr. Bakintas replied that option is not possible to accommodate the drainage.

Councilmember Mogged asked Mr. Bakintas about the drainage issues with moving the open space. Mr. Bakintas replied the property has a portion in the floodplain, and by moving the open space and street, the homes are then partially in the floodplain.

Mayor Kelly stated the proposed layout keeps the homes out of the floodplain. Mr. Bakintas concurred, and he stated when the adjacent property owner develops the floodplain concerns then go away. Director Nusser stated there were significant drainage issues worked out when considering this layout.

Mayor Pro Tem Taylor asked staff if the 1.8 dwelling units per acre is a guideline. Director Nusser replied the 1.8 dwelling units per acre is in the density section of the PUD regulations outlined in the Land Development Code. She stated this project qualifies for the density bonus because it is exceeding the requirements of the intent of the open space requirements.

Councilmember Short stated they have exceeded the amount of open space, but they are below the percentage. Director Nusser stated staff felt they achieved the intent of exceeding the open space provisions.

Councilmember Coplen asked staff about the open space being moved to the east side of the property. Public Works Director Jeremy Hutt replied it would force some of the buildable lots to the floodplain area, not entirely all of the lots. He stated there would also be some drainage improvements to be considered if the proposal changes. He stated it may be something that could be done, but may not be viable due to cost increases.

Councilmember Coplen asked staff if the drainage would affect the lots near the cul-de-sac. Director Hutt replied yes, and it is possible, but it may not be viable to move the open space.

Mayor Kelly asked Mr. Bakintas if they would be in favor of continuing this item to the next City Council meeting. Mr. Bakintas replied yes.

Councilmember Coplen stated she would like to have some more information about the drainage evaluation of moving the open space.

Mayor Pro Tem Taylor stated he does not support moving the open space to the rear of the properties, and in between the two separate lots. Mr. Fegan stated this would provide an open space that no one would have access to it.

Councilmember Wollin stated she would like Mr. Fegan to talk to the people behind the subject property along Emmas Court. Mr. Fegan replied he did speak with several of them.

Councilmember Wollin asked Mr. Fegan if there were any concerns. Mr. Fegan stated a couple of them want more trees.

Mayor Kelly made a motion to continue Ordinance O-15-1963 to the October 5, 2015 City Council meeting with a public hearing. Mayor Pro Tem Taylor seconded the motion.

The motion to continue carried by the following vote:

Aye: 6 - Mayor Kelly, Mayor Pro Tem Taylor, Councilmembers Carol Wollin, Chuck Mogged, Jody Short, and Nancy Coplen

Absent: 1 – Councilmember Chris Putnam

5b Ordinance O-15-1964

Consideration of a zoning change from the AG-Agricultural zoning district to the PUDR-Planned Unit Development Residential zoning district on 2.60 acres of Abstract 1034 of the G.W. Minter Survey, located at 5017, 5113, and 5201 Roberts Road, Case ZC15-011

Mayor Kelly read the caption of Ordinance O-15-1964.

Community Development Director Abra Nusser presented an update of this item and briefed City Council.

Mayor Kelly opened the public hearing at 9:03 p.m.

Steve Isbell, applicant, was present, but he did not provide an update.

Kathy Hadley, 204 N. Timberline Drive, spoke in support of this request.

There was no one else present wishing to speak and Mayor Kelly closed the public hearing at 9:04 p.m.

Mayor Pro Tem Taylor asked staff if the updated items have been included in the proposed ordinance. Director Nusser replied yes.

Councilmember Wollin asked staff if there has been any opposition from the neighbors to the east. Director Nusser replied no opposition has been received.

Mayor Kelly stated this is a difficult piece of property to develop due to the lack of depth, but the slip street seems to function well for this property.

Mayor Kelly made a motion to approve Ordinance O-15-1964. Councilmember Mogged seconded the motion.

Councilmember Mogged stated this is a dense piece of property, and at the same time, it is a problematic property relative to how the traffic flows. He stated he believes the improvement is significant, and more density is something we are going to see more of within the City on undeveloped properties.

Mayor Kelly asked staff if the design of the development is tied to the zoning change. Director Nusser replied yes.

Mayor Kelly asked staff if land zoning is each and to itself, which does not mean surrounding properties have the ability to be zoned the same way or right to be zoned. Assistant City Attorney Ben Stool agreed.

Councilmember Short stated this is a nice solution to a very difficult property.

Councilmember Wollin stated she likes having the slip road so that there are no driveways along Roberts Road. She stated this is a very unique situation, and a very good solution for use of the land.

Mayor Kelly asked staff if the item passes, will the master thoroughfare plan be updated. Director Nusser replied yes, an associated master thoroughfare item, or a waiver would need to be processed.

Mayor Pro Tem Taylor stated he wants Roberts Road to be completed sooner rather than later.

Director Nusser stated this update will likely be rolled into the comprehensive plan update.

City Manager Jennifer Fadden stated Roberts Road reconstruction design is in the current CIP slated for 2019. She stated unless there is a modification to the CIP, there will not be any reconstruction plan in the near future. Mayor Pro Tem Taylor stated the next adjacent property will need to be moving forward before the reconstruction can take plan.

Councilmember Short added that although 2019 seems far away, it is not really that far, and it is better to be on the plan, than not on the plan.

The motion to approve carried by the following vote:

Aye: 6 - Mayor Kelly, Mayor Pro Tem Taylor, Councilmembers Carol Wollin, Chuck Mogged, Jody Short, and Nancy Coplen

Absent: 1 – Councilmember Chris Putnam

5c Ordinance O-15-1965

Adoption of the Colleyville Economic Development Corporation Fiscal Year 2016 (FY 2016) Budget

Mayor Kelly read the caption of Ordinance O-15-1965.

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

Mayor Kelly asked staff if the sole funding source for this is the 1/2 cent sales tax, paid either by the residents who pay for purchased goods in Colleyville, and any non-resident who purchases taxable items in Colleyville. Manager Lothery replied yes.

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

There was no one present wishing to speak and Mayor Kelly closed the public hearing at 8:13 p.m.

Mayor Pro Tem Taylor made a motion to approve Ordinance O-15-1965. Councilmember Wollin seconded the motion.

The motion to approve carried by the following vote:

Aye: 6 - Mayor Kelly, Mayor Pro Tem Taylor, Councilmembers Carol Wollin, Chuck Mogged, Jody Short, and Nancy Coplen

Absent: 1 – Councilmember Chris Putnam

5d Ordinance O-15-1966

Amending Ordinance O-14-1929 relating to the Fiscal Year 2015 budget

Mayor Kelly read the caption of Ordinance O-15-1966.

There was no update provided for this item.

Mayor Kelly opened the public hearing at 8:15 p.m.

There was no one present wishing to speak and Mayor Kelly closed the public hearing at 8:15 p.m.

Mayor Pro Tem Taylor made a motion to approve Ordinance O-15-1966. Councilmember Mogged seconded the motion.

The motion to approve carried by the following vote:

Aye: 6 - Mayor Kelly, Mayor Pro Tem Taylor, Councilmembers Carol Wollin, Chuck Mogged, Jody Short, and Nancy Coplen

Absent: 1 – Councilmember Chris Putnam

5e Ordinance O-15-1967

Adoption of the proposed Fiscal Year 2016 (FY 2016) budget

Mayor Kelly read the caption of Ordinance O-15-1967.

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

Mayor Kelly expressed his appreciation to the staff and their work on this conservative balanced budget.

Mayor Kelly opened the public hearing at 8:18 p.m.

There was no one present wishing to speak and Mayor Kelly closed the public hearing at 8:18 p.m.

Councilmember Wollin asked staff if the General Fund will have a reserve above and beyond the required amount of 90 days. Manager Lothery replied yes.

Mayor Kelly stated we have maintained an excess amount for many years based on City Council's policy.

Mayor Kelly made a motion to approve Ordinance O-15-1967. Councilmember Wollin seconded the motion.

The motion to approve carried by the following vote:

Aye: 6 - Mayor Kelly, Mayor Pro Tem Taylor, Councilmembers Carol Wollin, Chuck Mogged, Jody Short, and Nancy Coplen

Absent: 1 – Councilmember Chris Putnam

5f Ordinance O-15-1968

Adoption of the Ad Valorem Tax Rate for Fiscal Year 2016 (FY 2016)

Mayor Kelly read the caption of Ordinance O-15-1968.

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

Mayor Kelly stated in 2005 there was a slight increase due to the bond election to pay for the Central Fire Station and Station 2. He stated essentially for 20 years there has not been a tax increase.

Mayor Kelly opened the public hearing at 8:21 p.m.

There was no one present wishing to speak and Mayor Kelly closed the public hearing at 8:21 p.m.

Mayor Pro Tem Taylor stated the 1 cent increase was cut by City Council to 85 basis points, so it was not even a full 1 cent.

Councilmember Mogged made a motion to approve Ordinance O-15-1968 stating, "I move that the property tax rate be increased by the adoption of a tax rate of 0.355900, which is effectively a 1.41 percent increase in the tax rate." Councilmember Short seconded the motion.

The motion to approve carried by the following vote:

Aye: 6 - Mayor Kelly, Mayor Pro Tem Taylor, Councilmembers Carol Wollin, Chuck Mogged, Jody Short, and Nancy Coplen

Absent: 1 – Councilmember Chris Putnam

Councilmember Nancy Coplen left the meeting prior to the discussion of 5g.

5g Ordinance O-15-1969

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

Mayor Kelly read the caption of Ordinance O-15-1969.

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

Mayor Kelly opened the public hearing at 9:13 p.m.

There was no one present wishing to speak and Mayor Kelly closed the public hearing at 9:13 p.m.

Mayor Kelly asked staff if signs all have to be treated the same due to the freedom of speech. Manager Lothery replied yes.

Mayor Kelly asked staff if everyone is being treated the same with the proposed ordinance. Manager Lothery replied yes.

Mayor Kelly made a motion to approve Ordinance O-15-1969. Mayor Pro Tem Taylor seconded the motion.

The motion to approve carried by the following vote:

Aye: 5 - Mayor Kelly, Mayor Pro Tem Taylor, Councilmembers Carol Wollin, Chuck Mogged, and Jody Short

Absent: 2 – Councilmembers Nancy Coplen and Chris Putnam

5h Ordinance O-15-1970

Approval to amend Ordinance O-04-1446 to include non-voting liaison appointments to the Parks and Recreation Advisory Board

Mayor Kelly read the caption of Ordinance O-15-1970.

There was no update for this item.

Mayor Kelly opened the public hearing at 9:14 p.m.

There was no one present wishing to speak and Mayor Kelly closed the public hearing at 9:14 p.m.

Councilmember Wollin made a motion to approve Ordinance O-15-1970. Councilmember Mogged seconded the motion.

The motion to approve carried by the following vote:

Aye: 5 - Mayor Kelly, Mayor Pro Tem Taylor, Councilmembers Carol Wollin, Chuck Mogged, and Jody Short

Absent: 2 – Councilmembers Nancy Coplen and Chris Putnam

6. RESOLUTION(S): READING AND PUBLIC HEARING

6a Resolution R-15-3907

Adoption of the Fiscal Year 2016 to 2020 (FY 2016-2020) Capital Improvement Program (CIP)

Mayor Kelly read Resolution R-15-3907 in its entirety.

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

Mayor Kelly expressed his appreciation to City Council for the planning of the improvements to the capital improvement projects.

Mayor Kelly opened the public hearing at 9:17 p.m.

There was no one present wishing to speak and Mayor Kelly closed the public hearing at 9:17 p.m.

Mayor Pro Tem Taylor expressed his appreciation to staff and City Council for paying as we go for projects without issuing any debt for infrastructure.

Mayor Kelly stated this plan will be placed on the website, and he encouraged everyone to visit the website to view it.

Councilmember Mogged stated, in his travels, he has seen what not taking a forward looking, proactive approach looks like. He then expressed his appreciation to City Council and staff.

Mayor Kelly made a motion to approve Resolution R-15-3907. Councilmember Short seconded the motion.

Councilmember Short stated if additional revenues become available, he would like for Roberts Road to be moved ahead in the schedule.

The motion to approve carried by the following vote:

Aye: 5 - Mayor Kelly, Mayor Pro Tem Taylor, Councilmembers Carol Wollin, Chuck Mogged, and Jody Short

Absent: 2 – Councilmembers Nancy Coplen and Chris Putnam

6b Resolution R-15-3908

Consideration of appointments to the Colleyville Economic Development Corporation

Mayor Kelly read Resolution R-15-3908 in its entirety.

Mayor Kelly opened the public hearing at 9:21 p.m.

There was no one present wishing to speak concerning this item and Mayor Kelly closed the public hearing at 9:21 p.m.

Councilmember Short moved to approve Resolution R-15-3908, appointing Bradley Shields, Mark Slosson, and Amy Dowell to the Colleyville Economic Development Corporation Board of Directors. Councilmember Wollin seconded the motion.

The motion to approve carried by the following vote:

Aye: 5 - Mayor Kelly, Mayor Pro Tem Taylor, Councilmembers Carol Wollin, Chuck Mogged, and Jody Short

Absent: 2 – Councilmembers Nancy Coplen and Chris Putnam

6c Resolution R-15-3909

Consideration of appointments to the Historical Preservation Committee

Mayor Kelly read Resolution R-15-3909 in its entirety.

Mayor Kelly opened the public hearing at 9:22 p.m.

There was no one present wishing to speak concerning this item and Mayor Kelly closed the public hearing at 9:22 p.m.

Mayor Pro Tem Taylor moved to approve Resolution R-15-3909, with the following appointments to the Historical Preservation Committee: Joe Dupree, Timothy Kelso, Jeffrey Moschel, Gigi Walker, and Gerald Ward, to a term expiring September 2017, and George Bond, to fill an unexpired term to September 2016. Mayor Kelly seconded the motion.

The motion to approve carried by the following vote:

Aye: 5 - Mayor Kelly, Mayor Pro Tem Taylor, Councilmembers Carol Wollin, Chuck Mogged, and Jody Short

Absent: 2 – Councilmembers Nancy Coplen and Chris Putnam

6d Resolution R-15-3910

Consideration of appointments to the Library Board

Mayor Kelly read Resolution R-15-3910 in its entirety.

Mayor Kelly opened the public hearing at 9:25 p.m.

There was no one present wishing to speak concerning this item and Mayor Kelly closed the public hearing at 9:25 p.m.

Councilmember Wollin moved to approve Resolution R-15-3910 with the following appointments: Kay Newton, Place 1; Nancy Andrews, Place 3; Billie Tuttle, Place 5; Seanna Billinger, Alternate 1, and Joan Roberts, Alternate 2; and Cecilia Monacelli, President of the Friends of the Colleyville Public Library and Nancy Tuuling, President of the Colleyville Public Library Foundation to serve as ex-officio members with terms concurrent with their terms on each organization. Councilmember Mogged seconded the motion.

The motion to approve carried by the following vote:

Aye: 5 - Mayor Kelly, Mayor Pro Tem Taylor, Councilmembers Carol Wollin, Chuck Mogged, and Jody Short

Absent: 2 – Councilmembers Nancy Coplen and Chris Putnam

6e Resolution R-15-3911

Consideration of appointments to the Metroport Teen Court Advisory Board

Mayor Kelly read Resolution R-15-3911 in its entirety.

Mayor Kelly opened the public hearing at 9:26 p.m.

There was no one present wishing to speak concerning this item and Mayor Kelly closed the public hearing at 9:26 p.m.

Councilmember Short moved to approve Resolution R-15-3911 with the following appointments: Rich Hendler and Linda Barton. Mayor Pro Tem Taylor seconded the motion.

The motion to approve carried by the following vote:

Aye: 5 - Mayor Kelly, Mayor Pro Tem Taylor, Councilmembers Carol Wollin, Chuck Mogged, and Jody Short

Absent: 2 – Councilmembers Nancy Coplen and Chris Putnam

6f Resolution R-15-3912

Consideration of appointments to the Parks and Recreation Advisory Board

Mayor Kelly read Resolution R-15-3912 in its entirety.

Mayor Kelly opened the public hearing at 9:28 p.m.

There was no one present wishing to speak concerning this item and Mayor Kelly closed the public hearing at 9:28 p.m.

Mayor Kelly moved to approve Resolution R-15-3912, appointing youth sports association liaisons: Brenton Johnson, Colleyville Baseball Association; Brent Hines, Colleyville Girls Softball Association; Erika Davis Noble, Colleyville Lacrosse Association; and Patrick Dunagan, Colleyville Soccer Association to serve a term to September 2016 and Debra Minea to Place 1, filling the unexpired term to September 2016. Councilmember Wollin seconded the motion.

The motion to approve carried by the following vote:

Aye: 5 - Mayor Kelly, Mayor Pro Tem Taylor, Councilmembers Carol Wollin, Chuck Mogged, and Jody Short

Absent: 2 – Councilmembers Nancy Coplen and Chris Putnam

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

Kathy Hadley, 204 N. Timberline Drive, stated GCISD needs a bus for the disabled children since it was vandalized; master planning should be half acres only to keep Colleyville country; the Texas Disabilities regulator stated there is not a need for a five foot sidewalk, when a three foot wide sidewalk minimum is necessary; Colleyville is the best place to live because of the rural atmosphere; keep up with the regulations in Chapter 5 of the Land Development Code for tree preservation when widening Glade Road.

8. REPORTS

Zoning Board of Adjustment Meeting Minutes - July 14, 2015
Monthly Financial Report - August 2015

There was no discussion of this item.

9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR SEPTEMBER 15, 2015 - READING AND PUBLIC HEARING - RESOLUTION R-15-3913

This resolution was not needed.

10. ADJOURNMENT

There being no further business before the City Council, Mayor Kelly adjourned the City Council meeting at 9:36 p.m.

APPROVED BY A VOTE OF ___ AYES, ___ NAYS, AND ___ ABSTENTIONS ON THIS THE 5TH DAY OF OCTOBER 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 4b

Agenda Date 10/05/2015

Number Resolution R-15-3915

Type Resolution

Department Police

Title

Approval to purchase four Chevrolet Tahoe patrol vehicles, from Caldwell Country Chevrolet, in an amount not to exceed \$135,960, bid through the State of Texas Cooperative Purchasing Program; approval to purchase one administrative vehicle, from Silsbee Ford, in an amount not to exceed \$20,931, bid through the State of Texas Cooperative Purchasing Program; and approval to purchase two Harley Davidson motorcycles, from American Eagle Harley Davidson, in an amount not to exceed \$37,025.30, bid through the competitive bid process, and authorize the city manager to execute all purchasing documents

Strategy Map Connection

C2- Deliver high quality and unique customer service

C5- Achieve the highest standards of safety & security

Explanation

Reading and Public Hearing

In Fiscal Year 2016 (FY 2016), the Police Department will be replacing the following marked police vehicles: (1) 2012 Chevrolet Tahoe, Unit 1125, (3) 2013 Chevrolet Tahoes, Units 1128, 1129, and 1130 and an administrative vehicle: 2009 Dodge Avenger Unit 1113. The department will also be replacing a 2007 Honda Motorcycle Unit 1107. Under the fleet management plan enacted in 2013, police patrol vehicles will normally be replaced every third year, due to the extensive use and high mileage they accrue.

In Fiscal Year 2016 (FY 2016), the Police Chevrolet Tahoe is \$33,990, including a single \$400 Buy Board fee; the cost to outfit each patrol vehicle, including labor and equipment, will be \$14,852, for a total cost of \$48,842 per vehicle. The equipment will include police radio and computer installation, new prisoner restraint cages, emergency warning equipment, graphics, and other law enforcement and safety related items. Staff recommends the purchase of these Chevrolet Tahoe patrol vehicles from Caldwell Country Chevrolet, an approved vendor, through the Cooperative Purchasing Program with the State of Texas that meets the specifications for the 2016 Chevrolet Tahoe patrol vehicle.

Staff also recommends the purchase of the Ford Taurus administrative vehicle from Silsbee Ford, an approved state vendor, bid through the Cooperative Purchasing Program with the State of Texas that meets the specifications of the 2016 Ford

Taurus. Per the attached quote, the cost of the Ford Taurus is \$20,931, which includes a single \$400 Buy Board fee.

Staff also recommends the purchase of two Harley Davidson motorcycles from American Eagle Harley Davidson, through the competitive bid process that meets the specifications of the 2016 Harley Davidson motorcycle. Per the attached quote, the cost of each motorcycle is \$15,219; the cost to outfit each motorcycle, including labor and equipment, will be \$15,801, for a total cost of \$31,020 per motorcycle.

Financial Impact

Funds in the amount of \$195,000, for the four police patrol vehicles and associated equipment, funds in the amount of \$27,000, for an administrative vehicle, and funds in the amount of \$72,000, for the two motorcycles are allocated in the Fiscal Year 2016 Colleyville Crime Control and Prevention District budget

Recommendation

Approve

Attachments

1. Caldwell Country Contract Pricing Worksheet
2. Ford Taurus Bid - Silsbee Ford Buy Board Contract Pricing
3. American Eagle Harley Davidson Bid

QUOTE# 001

CONTRACT PRICING WORKSHEET

End User: CITY OF COLLEYVILLE			Contractor: CALDWELL COUNTRY		
Contact Name: CHUCK TINSMAN			CALDWELL COUNTRY		
Email: CTINSMAN@CI.COLLEYVILLE.TX.US			Prepared By: Averyt Knapp		
Phone #: 817-503-1223 / 498-3755			Email: aknapp@caldwellcountry.com		
Fax #:			Phone #: 800-299-7283 or 979-567-6116		
Location City: COLLEYVILLE, TX			Fax #: 979-567-0853		
Date Prepared: AUGUST 17, 2015			Address: P. O. Box 27, Caldwell, TX 77836		
Contract Number: BUY BOARD #430-13			Tax ID # 14-1856872		
Product Description: 2016 CHEVROLET TAHOE PPV CC15706					
A Base Price & Options:					\$33,890
B Published Options					
Code	Description	Cost	Code	Description	Cost
	LH SPOTLIGHT, PPV, 5.3LV8-FFV, 6-SPD AUTOMATIC, AMFM-CD W/BLUETOOTH, AIR CONDITION FRONT/REAR, TILT, CRUISE, POWER SEAT, POWER WINDOWS, POWER LOCKS, POWER MIRRORS, CLOTH BUCKET SEATS/VINYL REAR BENCH, FULL RUBBER FLOOR, DEEP TINT GLASS, RUNNING BOARDS, KEYLESS ENTRY, FULL SIZE SPARE TIRE, REAR VISION CAMERA, OEM TRAILER TOW PACKAGE, SINGLE KEYS FLEET 6E2 SYSTEM, FOUR KEYS TOTAL, CONTENT THEFT ALARM DISABLE	INCL			
	GM WARRANTY 5YR/100,000 POWERTRAIN @ N/C	INCL		CALDWELL COUNTRY	
				PO BOX 27	
				CALDWELL, TEXAS 77836	
Subtotal B					INCL
C Unpublished Options					
Code	Description	Cost	Code	Description	Cost

Subtotal C					
D Other Price Adjustments (Installation, Delivery, Etc...)					
Subtotal D					INCL
E Unit Cost Before Fee & Non-Equipment Charges (A+B+C+D)					\$33,890
Quantity Ordered					4
X					
Subtotal E					\$135,560
F Non-Equipment Charges (Trade-In, Warranty, Etc...)					
BUY BOARD					\$400
G. Color of Vehicle: BLACK					
H. Total Purchase Price (E+F)					\$135,960
				Estimated Delivery Date:	WINTER DELIVERY IF FACTORY ORDERED

VENDOR: SILSBEE FORD & SILSBEE TOYOTA
1211 U.S. HWY 96N
SILSBEE, TX 77656

Product Description:	2016 FORD TAURUS SE
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A. Base Price:	\$ 20,141.00
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Code	Options	Bid Price	Code	Options	Bid Price
P2D	TAURUS FWD V-6	\$ -			
	3.5L V-6 FLEX FUEL			DARKSIDE OR MAGNETIC ?	
	AUTO TRANSMISSION			GRAY INT.	
	POWER WINDOWS & LOCKS				
	CRUISE CONTROL				
Total of B. Published Options:					\$ -

Options	Bid Price	Options	Bid Price
RADIO SUPPRESSION PKG.	\$ 90.00		
DESTINATION & INSPECTION	\$ -		
Total of C. Unpublished Options:			\$ 90.00

Total of C. Unpublished Options:	\$ 90.00
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O.	TOTAL PURCHASE PRICE INCLUDING BUYBOARD FEE	\$ 20,931.00
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5920 South I-35E, Corinth, Texas 76210
Tel: 940.498.5000 Fax: 940.498.5008

www.aeharley.com

COLLEYVILLE POLICE DEPT.

9/1/2015



2016 FLHTP Black

Dept. Price	\$15,219.00
Freight	\$435.00
Inspection	\$14.50
3yr Warranty	\$925.00

<u>Requested Parts</u>	<u>Part Cost</u>
Heated Grips	\$199.95
Install	\$199.00
Saddlebag Guard Rails	\$289.95
Install	\$99.50
Dept. Provided Parts	\$1,542.25
Part Discount	-\$140.00
Labor Discount	-\$270.75
Total Bike Cost	\$18,512.65
<u>Total Cost For 2 Requested</u>	<u>\$37,025.30</u>



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4c

Agenda Date 10/05/2015

Number Resolution R-15-3915

Type Resolution

Department Police

Title

Approval of the disposal and sale of obsolete vehicles

Strategy Map Connection

B3- Utilize partnerships to implement cost-effective service solutions

Explanation

Reading and Public Hearing

The City's purchasing manual requires the City Council to designate 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 of vehicles cannot be re-assigned or re-purposed, and have been replaced due to age, and/or mileage, and are no longer serviceable.

Staff recommends approval to sell the marked police vehicles to another municipality, through the Texas Municipal League, instead of by auction. It is believed the sale of these vehicles to another law enforcement agency will maximize the resale value, eliminate the auctioneer's fee, and assist a smaller law enforcement agency. In the event the vehicles do not sell through this method, they will be included in the next available auction.

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 the exception of the marked vehicles, the two administrative vehicles will be stored until another auction is conducted. The last auction was held in September 2014.

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; however, it is anticipated the four marked police vehicles will sell for a combined total of over \$22,400.

Recommendation

Approve

Attachments

1. Obsolete Vehicle List

Obsolete Vehicle List

PD-1125	1	Chevrolet Tahoe	2012
PD-1128	1	Chevrolet Tahoe	2013
PD-1129	1	Chevrolet Tahoe	2013
PD-1130	1	Chevrolet Tahoe	2013
PD-1113	1	Dodge Avenger (Auction)	2009
PD-1107	1	Honda Motorcycle (Auction)	2007



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4d

Agenda Date 10/05/2015

Number Resolution R-15-3915

Type Resolution

Department Economic Development

Title

Approval of a Chapter 380 Agreement with Toll Brothers for local sales/use taxes through a Texas Direct Payment Permit, and authorize the city manager to execute the agreement

Strategy Map Connection

B1- Seek innovative technology solutions where appropriate

B2- Proactively seek process improvements and sustainable solutions

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

Explanation

Reading and Public Hearing

Colleyville business owner Doug Duffie, CPA, contacted City staff on behalf of Toll Brothers regarding a possible Chapter 380 Agreement. Mr. Duffie and Toll Brothers propose that City Council consider such an agreement to increase sales/use taxes for the City of Colleyville, related to new residential construction by Toll Brothers.

Homebuilders like Toll Brothers currently pay building permit fees linked to new residential construction in Colleyville. However, they rarely, if ever, generate local sales/use tax revenues for Colleyville, or any city where they build homes.

Mr. Duffie has reviewed the purchases of many large volume homebuilders, including Toll Brothers, as well as where each company's suppliers have places of business or sales outlets. He has concluded the local sales taxes paid on directly purchased building materials are currently paid to Texas cities other than where the homebuilder constructs new homes. Most frequently (and as Mr. Duffie points out, according to the Comptroller's website), local sales taxes are collected and remitted from homebuilders and allocated to larger metropolitan cities such as Dallas or Fort Worth, where suppliers often receive orders and have warehouses, even though the materials are shipped to and used in neighboring cities like Colleyville.

The State of Texas utilizes "origin-based" local "sales" taxes as opposed to "destination-based" sales taxes. Roughly 42 of the 45 states that currently impose sales/use taxes have "destination-based" local sales taxes, but Texas is an exception in this case.

Therefore, Toll Brothers engaged Mr. Duffie to consider pursuing a Texas Direct

Payment Permit where the company may consider self-assessing and accruing state and local use taxes on taxable materials.

Use taxes are consistently based on the destination where taxable items are used (as is the case in 42 other states), including building materials that will be used in Colleyville. Since Toll Brothers builds residential property (i.e.: real property, not subject to sales tax) the company is not required to have a Texas sales/use tax permit. In addition, the company can pay 8.25% sales tax to suppliers and meet all of the company's legal obligations for Texas sales/use tax liabilities.

However, in hopes of better partnering with the cities where they build homes and generating incremental sales/use tax revenues for the City, Toll Brothers has requested Mr. Duffie contact several cities where the company has a significant number of undeveloped lots and where future spending on building materials will occur to determine if the cities are willing to share incremental new use tax revenues to be generated by Toll Brothers, if they obtain and use a Texas Direct Payment Permit to purchase building materials.

Other cities in North Central Texas, including Frisco, Little Elm, Allen, Prosper, and Celina, have agreed to similar Chapter 380 approaches since cities can easily confirm they receive no local sales taxes if a homebuilder pays suppliers for materials and related sales taxes. Each city which approves a 380 Agreement will receive new local use taxes if a homebuilder self-assesses and pays its own taxes according to where items are used (after issuing a Texas Direct Payment Permit Exemption Certificate to suppliers).

The Chapter 380 spreadsheet provided by Mr. Duffie delineates how he and Toll Brothers will assume responsibilities with the State for payment and accounting of these use tax revenues.

Toll Brothers will recoup its accounting costs (primarily through work performed by Mr. Duffie) and as Mr. Duffie has noted, they will also face more detailed scrutiny from auditors. The City, in contrast, will not have to add staff members, and Colleyville's outside auditors have reviewed and confirmed this approach as being sound.

Through a detailed sharing plan of the increased sales/use taxes for Colleyville related to new residential construction by Toll Brothers, the City of Colleyville would receive all of the Colleyville Crime Control and Prevention District and Colleyville Economic Development Corporation funds, plus 20 percent of the City's General Fund increased sales/use taxes related to new residential construction by Toll Brothers. The ratio of increased local sales/use tax revenues would therefore be \$.012 for the City of Colleyville to \$.008 for Toll Brothers. In addition, the City would have a longer period of time to hold all revenues and earn interest, with reimbursements to Toll Brothers occurring every six months. This \$.012 to \$.008 percentage share has been put in

place already with several other cities in the North Central Texas region.

The city attorney has prepared a proposed 380 Agreement for City Council's consideration, utilizing language he has drafted for another client city, which has already entered into such an agreement.

Financial Impact

This 380 Agreement will positively impact the City's Crime Control and Prevention District and Colleyville Economic Development Corporation revenues with limited, one-time sales tax revenue deposits upon the development of remaining Toll Brothers residential lots.

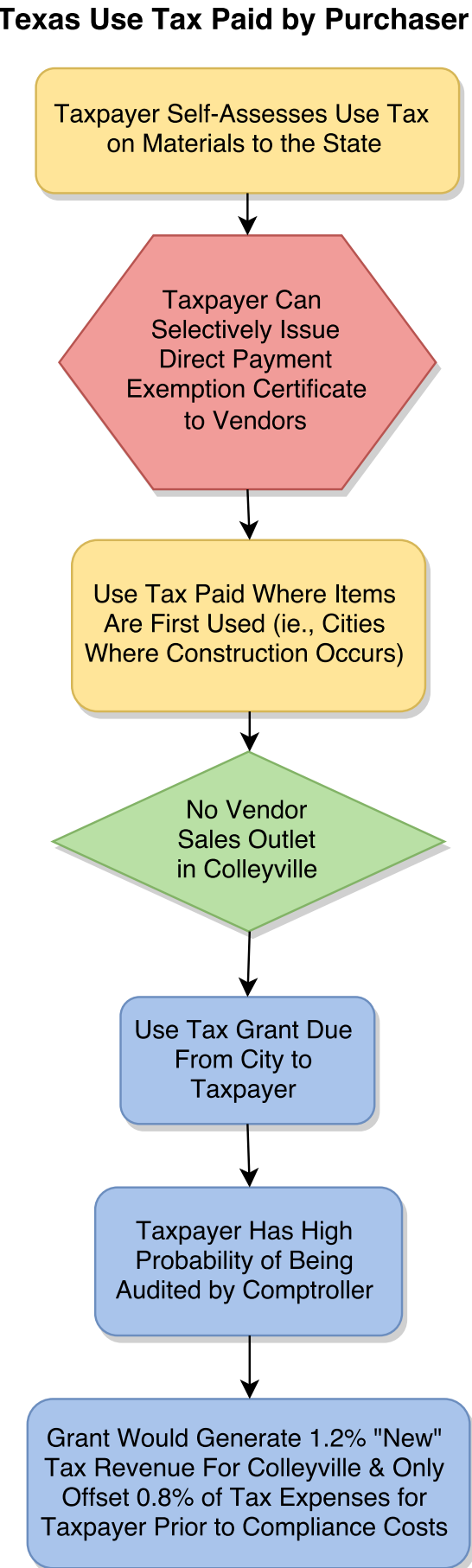
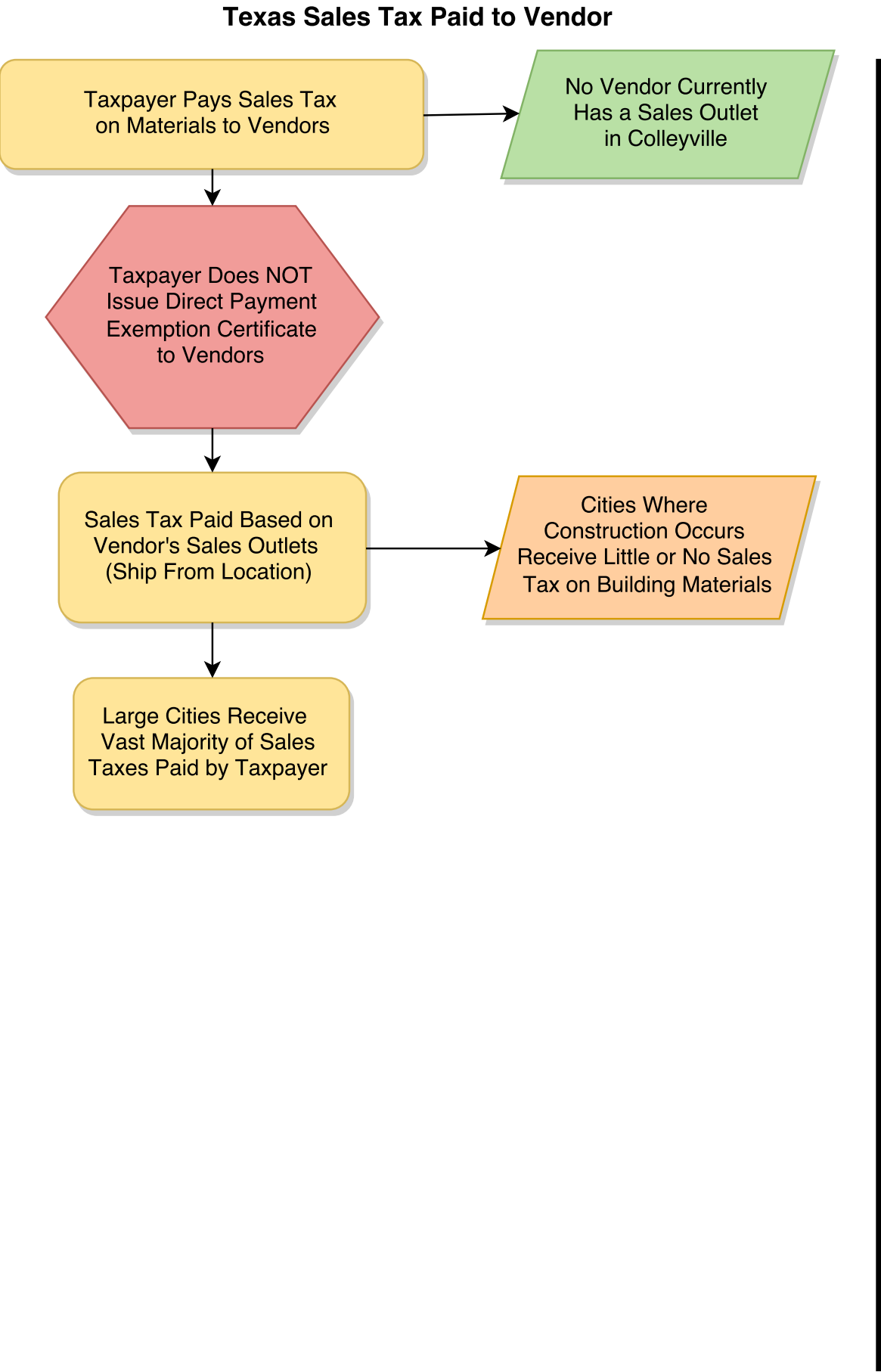
Recommendation

Approve

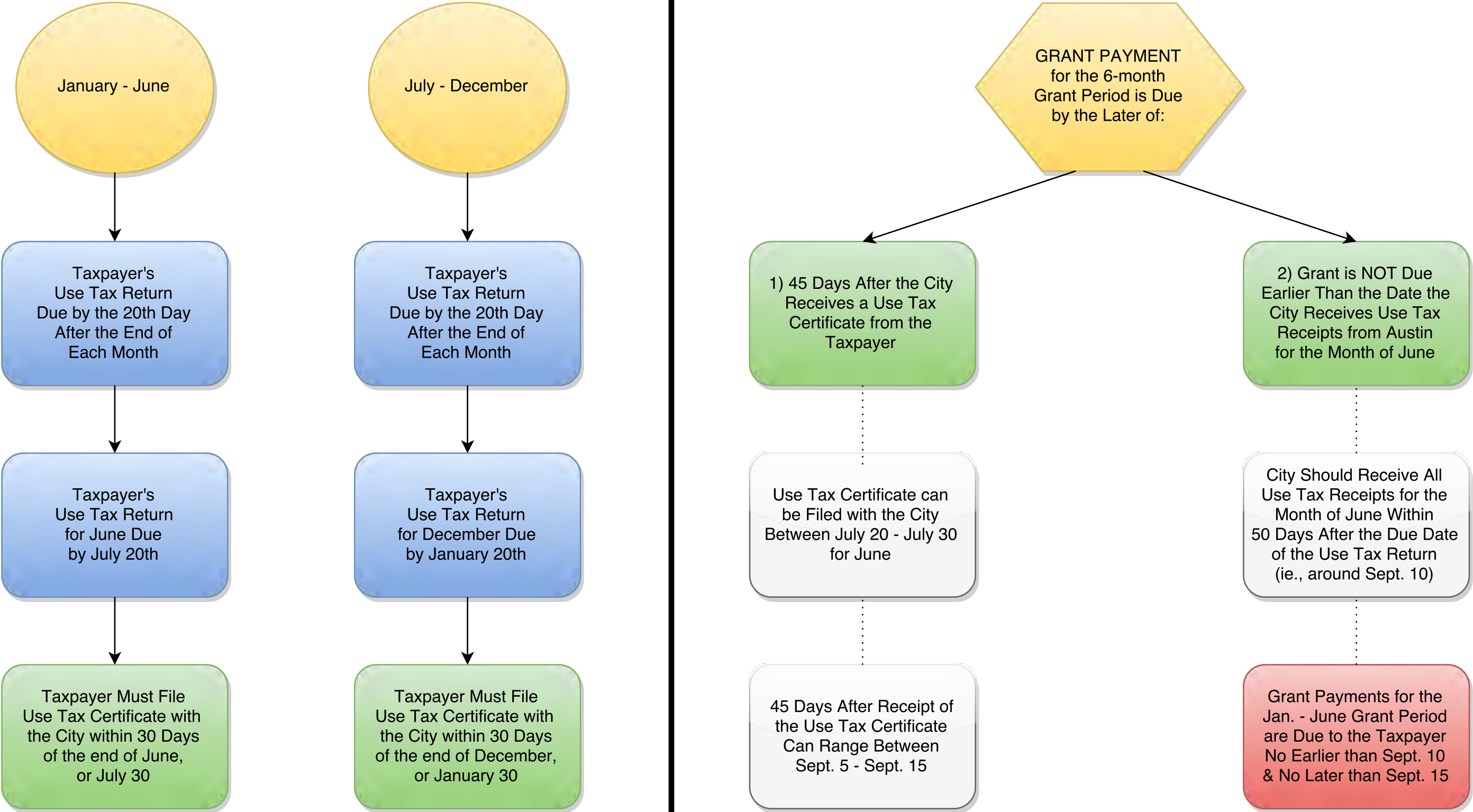
Attachments

1. Sales vs. Use Tax Diagram
2. Semi-Annual Grant Payment Schedule
3. Toll Brothers Chapter 380 Agreement Summary
4. Proposed Chapter 380 Agreement

Sales vs. Use Tax Diagram



SEMI-ANNUAL GRANT PAYMENT SCHEDULE



Toll Brothers Chapter 380 Agreement Summary							
City Chapter 380 Agreements		Toll Brothers					
					SPD Tax	Crime Control	
City Use Tax Rate		1.50%			SPD Tax Rate	0.50%	
City Code		2220237			SPD Code	5220629	
City Name		Colleyville					
Contact Name		Jennifer Fadden					
Contact Title		City Manager					
Street Address		100 Main St.					
City, State, Zip Code		Colleyville, TX 76034					
Phone Number		(817) 503-1116					
Email Address		jfadden@colleyville.com					
Contact Name		Chris Fuller					
Contact Title		Deputy City Manager					
Contact Email		cfuller@colleyville.com					
Contact Name		Marty Wieder, AICP					
Contact Title		Econ Devel Director					
Contact Email		mwieder@colleyville.com					
Est. # of Undeveloped Lots		233			Est. # of Undeveloped Lots	233	
Ave Sales Price - 2014 YTD		\$550,000			Ave Sales Price - 2014 YTD	\$550,000	
Direct Materials (% of sales)		15.00%			Direct Materials (% of sales)	15.00%	
Ave Dir Mat Purch / House (today)		\$82,500			Ave Dir Mat Purch / House (today)	\$82,500	
Ave Local City Use Tax/House		\$1,238			Ave Local Crime Control Use Tax / House	\$413	
Ave Use Tax Grant / House		\$660			Ave Use Tax Grant / House	\$0	
Ave Use Tax Rcvd City / House		\$578			Ave Use Tax Rcvd Crime Control / House	\$413	
Agreement Term / Length		10 years			Agreement Term / Length	10 years	
Grant Amount / Percentage of 1% City Use Tax for Future Direct Payment Permit Purchases		80% of 1%					
Estimated Benefits for the Agreement - Toll Bros.	0.8% Total	TB Est Sav - thru Buildout				TB Est Sav - thru Buildout	
Existing Undev. Lots / Current Mat. Prices		\$153,780.00				\$0.00	
Existing Undev. Lots/Mat. Price Incr 5% Annually		\$203,093.86				\$0.00	
Existing Undev. Lots/Mat. Price Incr 8% Annually		\$240,596.50				\$0.00	
Est. Benefits for the Agreement - City / Crime Control	1.2% Total	City / Crime Control Est. Sav thru Build-out		.2% Gen City Tax	.5% CDC Tax	.5% Crime Control	
Existing Undev. Lots / Current Mat. Prices		\$230,670.00		\$38,445.00	\$96,112.50	\$96,112.50	
Existing Undev. Lots/Mat. Price Incr 5% Annually		\$304,640.79		\$50,773.47	\$126,933.66	\$126,933.66	
Existing Undev. Lots/Mat. Price Incr 8% Annually		\$360,894.75		\$60,149.12	\$150,372.81	\$150,372.81	

City Council Schedule		1st & 3rd Tuesday of Month					
		7:30pm on 3rd Floor					
Scheduled on Agenda by							
First Meeting		July 28, 2:00 pm Marty Weider, EDC Director					
Follow-Up Email w/ a Copy of							
380 Agreement and Estimated Savings							
2nd Follow-Up Email							

**CHAPTER 380 GRANT AGREEMENT BETWEEN
THE CITY OF COLLEYVILLE, TEXAS AND TOLL BROTHERS, INC.**

This **CHAPTER 380 GRANT AGREEMENT** (“Agreement”) is made by and between the City of Colleyville, Texas (“City”, also referred to as “Grantor”) and Toll Brothers, Inc. (the “Company”), acting by and through their respective authorized officers and representatives.

WHEREAS, the City Council of the City of Colleyville, Texas (“City Council”) has investigated and determined that it is in the best interest of the City and its citizens to encourage programs, including programs for making loans and grants of public money to promote local economic development and stimulate business and commercial activity in the City pursuant to Chapter 380, Texas Local Government Code, as amended (“Chapter 380”); and

WHEREAS, the Company will be engaged in the business of purchasing building materials for its use on construction projects within the City; and

WHEREAS, the Company has advised that it would like to partner with the City, and that a contributing factor that would induce the Company to purchase items using a Texas Direct Payment Permit and generate economic development and local use tax revenue for the City, that would otherwise not be available to the City, would be an agreement by the Grantor to provide an economic development grant to the Company; and

WHEREAS, the Company desires to purchase and use new building materials within the City that will generate additional economic development and use tax revenue for the City; and

WHEREAS, the City Council has investigated and determined that the Company meets the criteria for providing the grants (hereinafter defined), pursuant to Chapter 380, based on, among other things, the Company: (i) acquiring properties for development, and constructing improvements; (ii) adding taxable improvements to real property in the City; and (iii) creating employment opportunities for the citizens of Colleyville (“Approved Project”);

WHEREAS, the City has concluded that the Approved Project qualifies for a Grant under Chapter 380; and

WHEREAS, with the approval of this Agreement, the City hereby establishes a program authorized by Chapter 380 of the Texas Local Government Code to encourage and induce the generation of local use tax; and

WHEREAS, the Grantor has determined that making an economic development grant to the Company in accordance with this Agreement will further the objectives of the Grantor, will benefit the City and the City’s inhabitants and will promote local economic development and stimulate business and commercial activity in the City;

NOW THEREFORE, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, the sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE I DEFINITIONS

1. For purposes of this Agreement, each of the following terms shall have the meaning set forth herein unless the context clearly indicates otherwise:

“City” and “Grantor” shall mean Colleyville, Texas.

“Company” shall mean Toll Brothers, Inc.

“Commencement Date” shall mean October 1, 2015.

“Effective Date” shall mean October 1, 2015.

“Direct Payment Permit” also referred to herein as a “Texas Direct Payment Permit” shall mean that permit issued by the State of Texas authorizing Company to self-assess and pay applicable state and local use taxes directly to the State of Texas related to selected portions of Company’s taxable purchases. Texas Rule 3.288 of the Texas Administrative Code defines the requirements and responsibilities of Texas Direct Payment Permit holders along with any amendments, permutations, or recodifications of such Code or Rules whether renaming such permits or otherwise modifying such provisions.

“Event of Bankruptcy or Insolvency” shall mean the dissolution or termination (other than a dissolution or termination by reason of a party merging with an affiliate) of a party’s existence as a going business, insolvency, appointment of receiver for any part of a party’s property and such appointment is not terminated within ninety (90) business days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against a party and in the event such proceeding is not voluntarily commenced by the party, such proceeding is not dismissed within ninety (90) business days after the filing thereof.

“Force Majeure” shall mean any delays due to strikes, riots, acts of God, shortages of labor or materials, war, terrorism, governmental approvals, laws, regulations, or restrictions, or any other cause of any kind whatsoever which is beyond the reasonable control of the party.

“Program” shall mean the economic incentive program established by the City pursuant to Chapter 380 of the Texas Local Government Code together with any amendments, permutations, or recodifications of such Code provisions whether renaming such economic incentive or other modifications thereof.

“Program Grant” shall mean the periodic payments paid by the City to the Company in accordance with Article 3 of this Agreement.

“Grant Period” shall mean consecutive six (6) month periods during the term of this Agreement, except that the first Grant Period shall begin on the Effective Date and continue through and include the last day of December 2015 following the Effective Date. For illustration purposes, assume the Effective Date is October 1, 2015 then the first Grant Period would begin on October 1, 2015 and continue through and include December 31, 2015. The next Grant Period would begin on January 1, 2016 and continue through and include June 30, 2016. The final Grant Period for the initial 10 year term of the Agreement would be from July 1, 2025 and end on September 30, 2025.

“Taxable Items” shall have the same meaning assigned by Sections 151.010 and 151.0101, TEX. TAX CODE, as amended

“Impositions” shall mean all use taxes that may be imposed by public or governmental authority on the Company or any taxable items purchased and used by Company within the City.

“Use Tax Receipts” shall mean the Grantor’s receipts from the State of Texas from the collection of one percent (1%) general City use tax imposed by the City pursuant to Chapter 321 of the Texas Tax Code, attributed to the collection of use tax by Company associated with the issuance of Company’s Texas Direct Payment for Taxable Items used or consumed in the City.

“Use Tax Certificate” shall mean a certificate or other statement in a form reasonably acceptable to the Grantor setting forth the Company’s collection of use tax imposed by and received by the Grantor from the State of Texas, for the use of Taxable Items by Company in the City for the applicable calendar month during Grant Period which are to be used to determine Company’s eligibility for a Grant, together with such supporting documentation required herein, and as Grantor may reasonably request.

ARTICLE II TERM

2.01 Term. The term of this Agreement shall begin on the Effective Date and continue for a ten (10) year period.

2.02 This Agreement shall remain in effect until Grantor has made the Program Grants set forth in Article 3 of the Agreement, or until otherwise terminated under the provisions of this Agreement.

2.03 This Agreement may be extended for an additional period of time on terms mutually acceptable to both parties by a written agreement executed by both parties.

ARTICLE III ECONOMIC DEVELOPMENT GRANT

3.01 Grant. Subject to the Company's continued compliance with all the terms and conditions of this Agreement, the Grantor agrees to provide Company with an economic development grant from lawful available funds payable as provided herein in an amount equal to 80% of the Use Tax Receipts, as previously defined herein (the "Grant"). The Grant will be paid semi-annually at the end of June and the end of December with the potential exception of the final Grant Period during the ten (10) Year period following the execution of the Agreement, commencing October 1, 2015. The Grant will never include any monies the Company pays or owes to the State of Texas for any penalties for late payments, failures to report in a timely manner, and the like, related to the Use Tax Receipts.

3.02 Grant Payment. Grantor shall pay the Grant for the applicable Grant Period within forty-five (45) days after receipt of a Use Tax Certificate from Company following the end of each Grant Period, pursuant to Section 4.01. Company shall submit Use Tax Certificates to Grantor within thirty (30) days following the end of the applicable Grant Period, beginning with the first Grant Period. For illustration purposes, assume the first Grant Period begins on October 1, 2015 and continues through and includes December 31, 2015. Company would submit a Use Tax Certificate to Grantor for the first Grant Period on or before January 30, 2016 and Grantor would pay the first Grant within forty-five (45) days after receipt of the Use Tax Certificate. Further assume that the Use Tax Receipts for the first Grant Period equal Five Thousand Dollars (\$5,000.00), then the amount of the first Grant would be Four Thousand Dollars (\$4,000.00).

3.03 Amended Returns and Audits. In the event the Company files an amended use tax return, or report, or if additional use tax is due and owing, as a result of an audit conducted by the State of Texas that increases the Use Tax Receipts for a previous period covered within the term of this agreement, the Grant payment for the Grant Period immediately following such State approved amendment shall be adjusted accordingly, provided Grantor must have received the Use Tax Receipts attributed to such adjustment. As a condition precedent to payment of such adjustment, Company shall provide Grantor with a copy of such amended use tax report, tax return or audit adjustment, and the approval thereof by the State of Texas.

3.04 Refunds. In the event the State of Texas determines that the City erroneously received Use Tax Receipts, or that the amount of use tax paid to the City exceeds the correct amount of use tax for a previous Grant paid to the Company, the Company shall, within thirty (30) days after receipt of notification thereof from the City specifying the amount by which such Grant exceeded the amount to which the Company was entitled pursuant to such State of Texas determination, pay such amount to the Grantor. The Grantor may at its option adjust the Grant payment for the Grant Period immediately following such State of Texas determination to deduct there from the amount of the overpayment. As a condition precedent to payment of such refund, the City shall provide Company with a copy of such determination by the State of Texas.

ARTICLE IV
DOCUMENTATION SUPPORTING THE ECONOMIC DEVELOPMENT GRANT

The conditions contained in this Article IV are conditions precedent to the Grantor's obligation to make any Grant payment.

4.01 Use Tax Certificate. During the term of this Agreement, Company shall within thirty (30) days after the end of each six (6) month Grant Period provide Grantor with a Use Tax Certificate relating to Use Tax Receipts paid during the Grant Period. The Grantor shall have no duty to calculate the Use Tax Receipts or determine Company's entitlement to any Grant for a Grant Period, or pay any Grant during the term of this Agreement until such time as Company has provided the Grantor a Use Tax Certificate and Grantor has received the actual Use Tax Receipts from the State of Texas attributable to such period. Company shall provide such additional documentation as may be reasonably requested by Grantor to evidence, support and establish the use tax paid directly to the State of Texas pursuant to Company's Direct Payment Permit. The Use Tax Certificate for each Grant Period shall at a minimum contain, include or be accompanied by the following:

- a. A copy of all Texas Direct Payment Permit and self-assessment use tax returns and reports during the applicable Grant Period, use tax audit assessments or credits, including amended use tax returns or reports, filed by the Company during the Grant Period showing use taxes paid directly to the State of Texas related to Company's operations; and
- b. Information concerning any refund or credit received by the Company of use tax paid by the Company which has previously been reported by the Company as use tax paid for a previous Grant Period within the term of this agreement.

Company will provide to Grantor the Use Tax Certificates from time to time pursuant to the terms of the Agreement, which are confidential ("Confidential Information") and, except as otherwise provided herein, may not be disclosed to a third party without the Company's consent. To the extent that any disclosure of the Confidential Information may be required by law (such as in response to a public information request or subpoena), Grantor will use reasonable efforts to inform Company of the request in sufficient time for Company to assert any objection it may have to such disclosure to an appropriate judicial or administrative body.

4.02 Grantor must have received a Use Tax Certificate for the calendar month for which payment of a Grant is requested, and Grantor must have received the actual Use Tax Receipts for all calendar months covered by the Grant Period.

4.03 The Company intends to issue its Texas Direct Payment Permit to specific suppliers or vendors that provide large quantities of building materials or other tangible personal property.

4.04 The Company shall provide the Grantor with a true and correct copy of its Texas Direct Payment Permit, which permit shall be kept in full force and effect throughout the term of the Agreement.

4.05 Company or the City shall not have an uncured material breach or default of this Agreement.

ARTICLE V TERMINATION

5. This Agreement may be terminated upon any one of the following:
- (a) by mutual written agreement of the parties;
 - (b) by Grantor or Company, respectively, if the other party defaults or breaches any of the terms or conditions of this Agreement in any material respect and such default or breach is not cured within thirty (30) days after written notice thereof by the Grantor or Company, as the case may be;
 - (c) by Grantor, if any Impositions owed to the Grantor or the State of Texas by Company shall have become delinquent (provided, however, Company retains the rights to timely and properly protest and contest any such Impositions);
 - (d) by Grantor or Company, respectively, if any subsequent Federal or State legislation or any decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal or unenforceable.
 - (e) by Company, if the City does not pay the applicable Grant amount within 45 days of receipt of the Use Tax Receipts as required herein covered by a valid Use Tax Certificate issued by Company or fails to cure this breach within an additional 30 days and so long as the Company is not in default, or;
 - (f) expiration of the term, or any subsequent renewal of the term.

The rights, responsibilities and liabilities of the parties under this Agreement shall be extinguished upon the termination of this Agreement except for any rights, responsibilities and/or liabilities that accrued prior to such termination.

ARTICLE VI MISCELLANEOUS

6.01 Binding Agreement. The terms and conditions of this Agreement are binding upon the parties to this agreement and their respective successors and permitted assigns. This Agreement may be assigned with the express written consent of Grantor, which consent shall not be unreasonably withheld or delayed.

6.02 Limitation on Liability. It is understood and agreed between the parties that the Company and Grantor, in satisfying the conditions of this Agreement, have acted independently, and Grantor assumes no responsibilities or liabilities to third parties in connection with these actions. The Company agrees to indemnify and hold harmless the Grantor from all such claims, suits, and causes of actions, liabilities and expenses, including reasonable attorney's fees, of any nature whatsoever by a third party arising out of the Company's performance of the conditions under this Agreement.

6.03 No Joint Venture. It is acknowledged and agreed by the parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture between the parties.

6.04 Authorization. Each party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

6.05 Notice. Any notice required or permitted to be delivered hereunder shall be deemed received three (3) days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the party at the address set forth below (or such other address as such party may subsequently designate in writing) or on the day actually received if sent by courier or otherwise hand delivered sent via fax.

If intended for City, to:

Attn: Jennifer Fadden
City Manager
100 Main St.
Colleyville, TX 76034

With a copy to: Boyle & Lowry, LLP

Attn: Matthew Boyle
4201 Wingren, Suite 108
Irving, Texas 75062

If intended for the Company:

Attn: Evan Ernest
Vice President
Toll Brothers, Inc.
250 Gibraltar Rd
Horsham, PA 19044

6.06 Entire Agreement. This Agreement is the entire Agreement between the parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written Agreement between the parties that in any manner relates to the subject matter of this Agreement.

6.07 Governing Law. The laws of the State of Texas shall govern the Agreement; and this Agreement is fully performable in Colleyville, Tarrant County, Texas with exclusive venue for any action concerning this Agreement being in a court of competent jurisdiction in Tarrant County, Texas.

6.08 Amendment. This Agreement may only be amended by the mutual written agreement of the parties.

6.09 Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

6.10 Recitals. The recitals to this Agreement are incorporated herein.

6.11 Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument and any such counterparts shall be deemed to be incorporated herein.

6.12 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

6.13 Sovereign Immunity. The parties agree that the City has not waived its sovereign immunity by entering into and performing its obligations under this Agreement.

6.14 Dispute Resolution. Any controversy or claim arising from or relating to this Agreement, or a breach thereof shall be subject to non-binding mediation, as a condition precedent to the institution of legal or equitable proceedings by any party unless the institution of such legal or equitable proceeding is necessary to avoid the running of an applicable statute of limitation. The parties shall endeavor to resolve their claims by mediation. Grantor and Company shall share the costs of mediation equally. The mediation shall be held in Colleyville, Texas, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

[SIGNATURE PAGES FOLLOW]

EXECUTED as of the ____ day of October, 2015.

THE CITY OF COLLEYVILLE, TEXAS

By: _____
Jennifer Fadden, City Manager

ATTEST:

APPROVED AS TO FORM:

By: _____
Amy Shelley, City Secretary

By : _____
Matthew Boyle, City Attorney

EXECUTED as of the ____ day of October, 2015.

By: Toll Brothers, Inc.,
a Texas corporation

Name: Evan Ernest
Title: Vice President

ACKNOWLEDGMENTS

STATE OF TEXAS §
 §
CITY OF COLLEYVILLE §

This instrument was acknowledged before me on the _____ day of October, 2015 by Jennifer Fadden, being City Manager of the City of Colleyville, Texas, on behalf of said City.

Name: _____
Notary Public, State of Texas
My commission expires: _____

STATE OF TEXAS §
 §
CITY OF DALLAS §

This instrument was acknowledged before me on the _____ day of October, 2015 by Evan Ernest, Vice President of Toll Brothers, Inc., a Texas corporation, on behalf of said corporation.

Name: _____
Notary Public, State of Texas
My commission expires: _____



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5a

Agenda Date 10/05/2015

Number Ordinance O-15-1963

Type Ordinance

Department Community Development

Title

Consideration of a zoning change from the R-40-Single Family Residential zoning district to the PUDR-Planned Unit Development Residential zoning district on Lot 4, Block 1, of the Lavaca Trail Addition, located at 1013 Lavaca Trail, Case ZC15-012

Strategy Map Connection

There is no strategy map connection for this item.

Explanation

Update

On September 15, 2015, City Council held the second reading and public hearing for this rezoning request. At that meeting, there were nine cards/speakers in opposition to the request and no cards/speakers in favor of the request. Comments in opposition mainly revolved around the proposed size of the lots, increased traffic, and potential drainage concerns. City Council continued the item to the October 5, 2015 meeting to allow the applicant time to address City Council direction to explore reversing the layout to provide the open space buffer on the east side of the subject property, instead of the west side.

The applicant analyzed the proposed layout, and it is attached for reference. The applicant has stated that the open space on the east side of the subject property, instead of the west side, makes the project economically infeasible due to the drainage infrastructure that would be required.

To address other concerns expressed at the September 15, 2015 meeting, the applicant made revisions to the request. The revised PUD-R layout reflects a reduction in lots from 16 to 15, an increase in open space from 19.1 percent to 20.1 percent, and a change in front yard setback from 20 feet to 15 feet. Changes, in addition to the front yard setback, are noted in the table below:

	Original	Revised
Total Number of Residential Lots	16	15
Minimum Lot Depth (Feet)	75	80
Minimum Lot Size (Square Feet)	7,200	7,565
Average Lot Size (Square Feet)	7,488	7,845
Maximum Lot Coverage (%)	48	50
Proposed ROW Area	60,075 square feet	60,220 square feet

Gross Density (du/ac)	3.13 du/ac	2.94 du/ac
Net Density (du/ac)	4.29 du/ac	4.02 du/ac
Common Open Space Area	42,580 square feet	44,685 square feet
Common Open Space Percentage	19.1%	20.1%

The applicant has revised the layout exhibit and the Statement of Planning Objectives to reflect the changes and they are attached accordingly. Since details have changed, staff requested that the Development Details Comparison Form be revised and provided again so that staff could update the Small Lot Development Comparison Chart; both revised documents (Form and Chart) are attached.

There was discussion at the September 15, 2015 meeting regarding the design of the proposed north-south street. Due to the length of the dead-end cul-de-sac street, the applicant is required to provide street pavement that is 36 feet wide (back-to-back of curb) instead of the typical 31 feet wide section, per the Land Development Code.

Since the applicant has changed the proposed rezoning request, staff has updated the briefing to provide the revised information that pertains to what is being considered.

Second Reading and Public Hearing

There were four speakers at the City Council meeting on September 1, 2015. All speakers spoke in opposition to the proposed request. After the first reading, staff worked with the applicant to provide the development details on the new Development Comparison Details Form to directly populate the Small Lot Development Comparison Chart. Through that work, it was determined three numbers on the Chart needed to be changed: Maximum Lot Coverage went from 60 percent to 48 percent; Net Density went from 5.5 dwelling units per acre to 4.3 dwelling units per acre; and Open Space Percentage went from 19.2 percent to 19.1 percent.

These changes are reflected in the revised Chart, the agenda briefing text below regarding density, and the draft ordinance. Both staff and the applicant are confident the new Form will help to prevent calculation disconnects in the future. The Form submitted by the applicant and verified by staff has been attached for reference, as well as an updated Small Lot Development Comparison Chart and draft ordinance.

The Planning and Zoning Commission, as part of their recommendation to City Council, revised the special ordinance provisions that had been originally provided by the applicant stated above as follows:

- Rear Building Line: 20 Feet (15 feet minimum on Lots 1, 2, 15, and 16)
- There shall be a minimum of two, minimum three-inch caliper trees, at the time of planting, in the back yard of each residential lot

First Reading and Public Hearing

The applicant, John Fegan, is requesting to rezone the subject property from R-40-Single Family Residential District to PUD-R – Planned Unit Development –

Residential District (PUD-R) to allow 15 single family residential lots and two common open space lots fronting on a proposed public, north-south street. The subject property consists of approximately 5.11 acres.

Existing Conditions. The subject property is currently zoned R-40–Single Family Residential District and is platted as Lot 4, Block 1, of the Lavaca Trail Addition. It contains one single family residence and associated accessory structures which would be demolished should the development move forward. Approval of a combination preliminary/final plat will be required, prior to the issuance of a building permit, should the rezoning request be approved.

Statement of Planning Objectives. The applicant submitted a Statement of Planning Objectives with an associated zoning exhibit (attached) which contain a description of the proposed development.

Development Standards. The PUD-R regulations require a minimum lot size of 13,000 square feet with a minimum lot width of 100 feet and lot depth of 120 feet. Average lot size for PUD-R projects is required to be 16,000 square feet. Per the Statement of Planning Objectives, the applicant proposes the following development standards:

- Minimum Lot Area: 7,565 square feet
- Minimum Lot Width: 50 feet
- Minimum Lot Depth: 80 feet
- Front Building Line: 15 feet
- Rear Building Line:
 - 20 feet for Proposed Lots 2-13
 - 15 feet for Proposed Lots 1, 14, and 15
- Side Building Line: 5 feet
- Maximum Lot Coverage: 50 percent
- Steep (10:12 to 12:12) Roof Pitch
- Two Car Garages w/Cedar Doors
- Decorative or Exposed Aggregate Driveways
- Ornamental Rod Iron Fencing and Gates Facing the Street
- Minimum of Two Trees in Each Front Yard
- Lay-Down Street Curbs for Smooth Driveway Transitions
- Residential Fire Sprinkler Systems in Each Home

The proposed rezoning request meets the requirements of the PUD-R's density bonus allowance to exceed 1.8 dwelling units per acre since there are additional enhancements to the open space area as described below. The density bonus directly relates to lot area and dimension deviations from the minimums, required in a standard PUD-R as stated above, and as proposed by the applicant. Elevations of the proposed residences were not provided for review, but a narrative description and reference to a similar product was provided in the Statement of Planning Objectives.

Open Space and Landscaping. The PUD-R regulations require a minimum 20 percent of the development be reserved for open space for use by the residents of the development. The proposed Site Plan for the development indicates that 44,685 square feet (1.03 acres) of open space will be provided. This equates to 20.1 percent of the gross project area. The applicant's description of the drainage for the project is below in the Drainage and Stormwater Runoff section. The open space is proposed to be a greenbelt or "linear park" that will be oriented north-south between the proposed street and the western property line.

The design requirements for required open space in the PUD regulations state that where common open space areas are adjacent to street rights-of-way, the depth must be a minimum of 25 feet with one three-inch caliper tree per 50 linear feet of frontage. The proposed greenbelt exceeds this requirement by providing a depth of 25 feet along most of the length, but exceeding 25 feet at both the entry to the development and along the western side of the cul-de-sac and by proposing one three-inch caliper tree for every 40 feet of street frontage along the proposed north-south street, instead of one for every 50 feet. The applicant has exceeded the minimum intent of the design requirements contained in the PUD regulations by providing additional landscaping with a functional and integrated design. All open space areas will be owned and maintained by the Homeowners' Association (HOA).

Screening. The applicant is proposing to construct stone and brick columns with ornamental wrought iron fencing along Lavaca Trail, in addition to an entry feature monument sign designating the development as Lavaca Villas Court. The residential fences on the subject property's east side, and the landscaped greenbelt along the south and west sides of the subject property will also contribute to screening of the subject property to and from adjacent uses. All common area fencing and signage will be owned and maintained by the development's HOA.

Sidewalks and Trails. A four-foot wide sidewalk is proposed along the east, west, and south sides of the proposed north-South street. The sidewalk on the east side of the proposed street will be constructed as each home is built. The sidewalk will connect to an eight-foot trail along Lavaca Trail that will be constructed prior to the issuance of a building permit for the homes, along with the entry screening and monument.

Right-of-Way Dedication. Lavaca Trail is classified as a Minor Collector on the Master Thoroughfare Plan, which requires 75 feet of right-of-way. The project is proposing to dedicate 37.5 feet of right-of-way as required.

Traffic Generation and Access. The applicant is not required to provide a Traffic Impact Analysis, since the development is not projected to generate in excess of 1,000 vehicle trips per day. The Institute of Transportation Engineers publication Trip Generation provides estimates of expected traffic generation based on land use. Data has been collected in the United States and Canada since the 1960's, primarily in suburban locations. Single-family residences are expected to generate 9.57 trips per

day, on average. Based on this average, a 15 lot development would add approximately 144 vehicle trips per day to the surrounding roadways. Access to the project will be provided by one un-gated access point on Lavaca Trail, and a potential future connection in the southwest corner of the subject property as designated by a proposed 50-foot public access easement on the attached zoning exhibit.

Development Fees. Park Land Dedication Fees are due in the amount of \$1,802 per residential lot, prior to the plat being filed with the Tarrant County Clerk.

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

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

Tree Preservation. As required by Chapter 5 (Tree Preservation) of the Land Development Code, approval of a tree survey and mitigation plan will be required with an associated plat application, and a Tree Removal Permit will be required prior to the removal of any tree on the subject property. The applicant is proposing to make "every effort to preserve trees" according to the Statement of Planning Objectives, but is not proposing to designate trees for preservation with this request.

Infrastructure. Water service will be obtained through a looped system connecting to an existing main on Emmas Court to the east. Sanitary sewer service will also be extended through the development. The developer is responsible for the extension of water and sewer service lines to the individual lots.

Drainage and Stormwater Runoff. A portion of the property is located within the floodplain, necessitating that a detailed flood study be provided prior to development. It is anticipated that the applicant will submit a Letter of Map Revision (LOMR) relating to the FEMA floodplain to ensure that all building pads are located outside of the floodplain.

The applicant has provided the following description of the development's detention: "The project has been designed in accordance with the City's Uniform Development Code, to safely convey onsite and offsite stormwater runoff to the existing concrete channel at Emerald Park. The proposed storm water conveyance systems (both the roadway and parallel swale), provide for some storage of the overall water volume, but are not a traditional detention basin. Construction of the swale, west of the roadway will terminate at the south end of the property in a depression with a grate inlet at the bottom, similar to a detention basin; but again, this is not a traditional detention facility and we therefore did not delineate this 5,000 square-foot area as a detention basin."

Residential Density. The Master Plan suggests a maximum residential density of 1.8 dwelling units per acre, in most situations. The Land Development Code states that densities higher than 1.8 units per acre in PUD-R's could be acceptable in those areas deemed consistent with sound land use planning principles, such as a transitional area situated between commercial uses and less dense residential developments, or near major street intersections.

The project area is situated east of commercial uses along Precinct Line Road, currently located between existing single family residential uses on its west, south, and east sides (in addition to the single family residential uses to the north, across Lavaca Trail). Per the PUD regulations in the Land Development Code, "The maximum residential density permitted in a PUD-R district, or in a PUD-C district where residential uses are proposed, shall not exceed 1.8 dwelling units per gross acre. For the purpose of this regulation, the density calculation shall include all residential areas of the project and one-half of any abutting street situated adjacent to the project. This calculation shall exclude all proposed non-residential acreage from the gross acreage."

The proposed development of 15 residential units on 3.73 net acres will produce a residential density of 4.02 dwelling units per acre (15 residential units divided by 3.73 acres of net area, subtracting proposed street rights-of-way). The following are the residential densities of other PUD-R developments located in close proximity to the proposed development:

- Emerald Park (directly south of the proposed development): 4.6 dwelling units per acre
- Villas of Colleyville (north of the proposed development): 3.9 dwelling units per acre
- Rosewood Villas (northeast of the proposed development): 4.5 dwelling units per acre

The attached Small Lot Development Comparison Chart provides a listing of approved developments since 1996 with small lots and residential densities that exceed 1.8 dwelling units per acre. The proposed density is within the range of previously approved PUD-R densities and is compatible with adjacent properties. The applicant has provided a development proposal that meets the requirements of the PUD-R's density bonus allowance to exceed 1.8 dwelling units per acre since there are additional enhancements to the open space area as described above.

The applicant is proposing to build a product that allows for modest on-lot landscaping with functional and integrated open space for the development. The development is situated between other properties with adequate screening and minimal frontage along Lavaca Trail, in addition to providing proposed architectural details that reflect high quality home appearance.

Surrounding Development Trends. The table below reflects the surrounding zoning and existing land uses for the subject property as further illustrated on the attached

location map:

R-40 Single Family Residential (Single Family Home)	PUD-R (Villas of Colleyville Residential Subdivision)	R-20 Single Family Residential (Lavaca Trail Estates Residential Subdivision)
R-40 Single Family Residential (Single Family Home)	<i>Subject Property</i> <i>Proposed PUD-R (Residential Subdivision)</i>	R-20 Single Family Residential (Lavaca Trail Estates Residential Subdivision)
R-40 Single Family Residential (Single Family Home)	PUD-R (Emerald Park Residential Subdivision)	R-20 Single Family Residential (Lavaca Trail Estates Residential Subdivision)

Master Plan. The Future Land Use Map designates the subject property as Office. Although the request is inconsistent with the Future Land Use Map, the development proposed is consistent with the Master Plan's goal of applying sound land use planning principles.

Public Notification. Staff mailed notices to 38 adjacent property owners as well as all Homeowners Associations within 500 feet of the subject property, and the Keller ISD, regarding this request. Notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code. To date, staff has received three letters and a petition in opposition to the rezoning request. Ten speaker cards in opposition to the request were submitted at the Planning and Zoning Commission meeting. Based on the opposition letters, speaker cards, and petition which has been received from property owners within 200 feet, a supermajority vote is required for approval of the rezoning request.

Supermajority Vote Requirement. The current opposition of property owners within 200 feet is 51.13 percent, and a supermajority vote is required. Section 1.18.B(8) of the Land Development Code states that "No change of which the Planning and Zoning Commission has recommended denial or in case of a protest against such change, signed by the owners of 20 percent or more of either the area of lots or land included in such proposed change, or lots or land immediately adjoining same and extending 200 feet therefrom, filed with the City Secretary, shall be passed except by a favorable vote of three-fourths (3/4) of all members of the City Council. In computing the percentage of land area, the area of streets and alleys shall be included in the computation". Therefore, a minimum of six of seven votes are required in order for the City Council to approve this item.

Planning and Zoning Commission Recommendation. The Planning and Zoning Commission recommended approval of this request at the August 10, 2015 meeting by a vote of 7-0, with the following additional special ordinance provisions:

The rear building line shall be 20 feet (15 feet minimum on Lots 1, 2, 15, and

16)

There shall be a minimum of two minimum three-inch caliper trees, at the time of planting, in the rear yard of each residential lot.

When the Planning and Zoning Commission recommended the two special ordinance provisions above, there was an additional lot proposed. The applicant is proposing that the 20-foot rear building line apply to proposed Lots 2-13 and that a 15-foot building line be provided on proposed Lots 1, 14, and 15 which appears to be consistent with the intent of the discussion at the Planning and Zoning Commission.

Summary. The proposed development contains 15 single family lots and one common area with a net residential density of 4.02 dwelling units per acre, and a total open space percentage of approximately 20.1 percent. The proposed open space and lot sizes are in compliance with the Land Development Code's PUD regulations, as applied with the density bonus, and the 20.1 percent open space that is proposed provides a high quality amenity to the potential future residents, while serving functional objectives. The proposed development pattern and density are compatible with the project's immediate vicinity. Staff recommends approval of the proposed rezoning request with the special ordinance provisions as outlined in the attached proposed ordinance.

Financial Impact

There is no financial impact to the City.

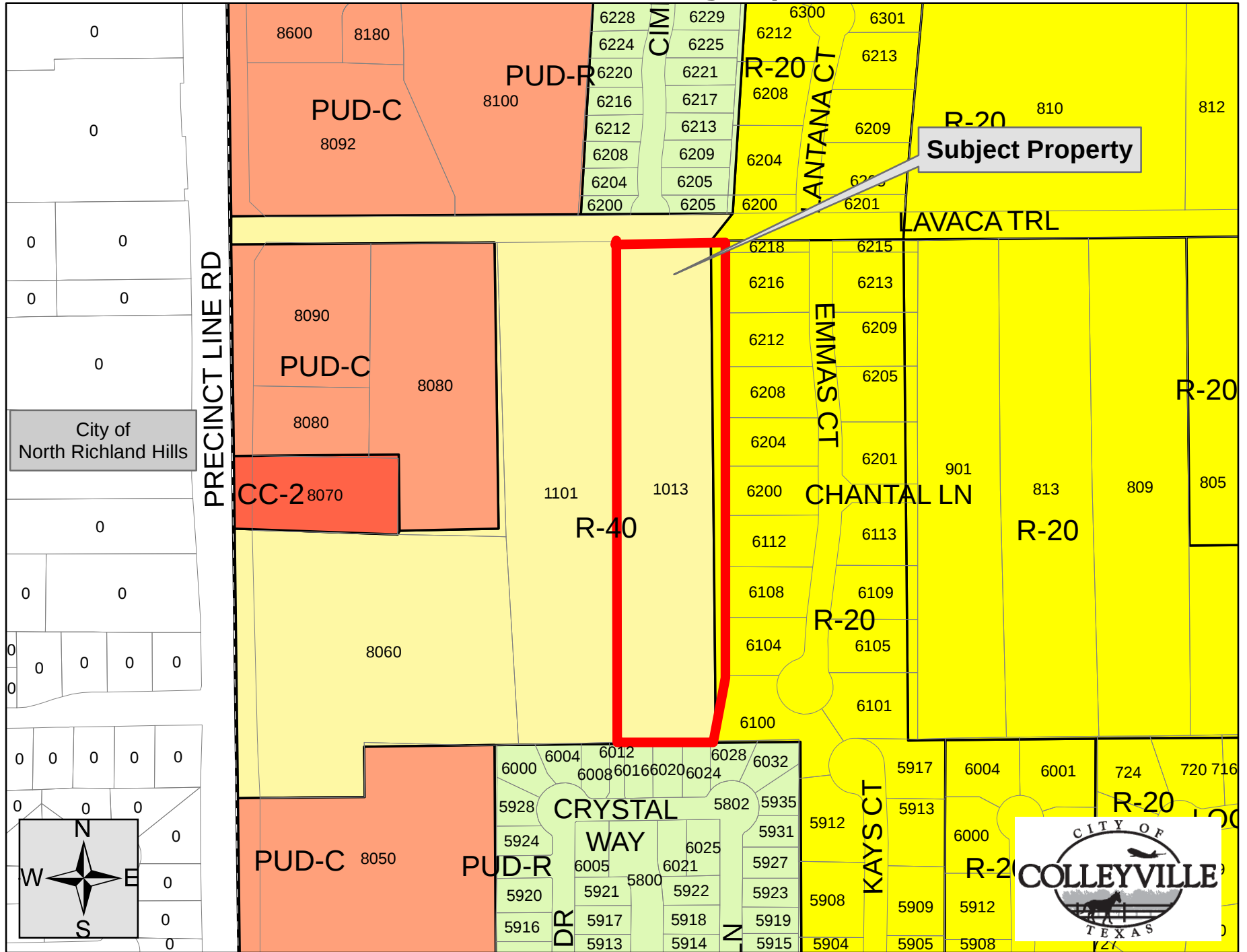
Recommendation

Approve

Attachments

1. Location and Zoning Map
2. Aerial
3. Future Land Use
4. Buffer Map
5. Notification List
6. Letters of Opposition
7. Petition Received August 19, 2015
8. Opposition Map
9. Development Comparison Details Form - REVISED
10. Small Lot Development Comparison Chart - REVISED
11. Statement of Planning Objectives - REVISED
12. Zoning Exhibit - No Aerial - REVISED
13. Zoning Exhibit - Aerial - REVISED
14. Previous Zoning Exhibit - For Reference
15. Reversed Layout - For Reference
16. Ordinance O-15-1963 - REVISED

Location and Zoning Map



Aerial

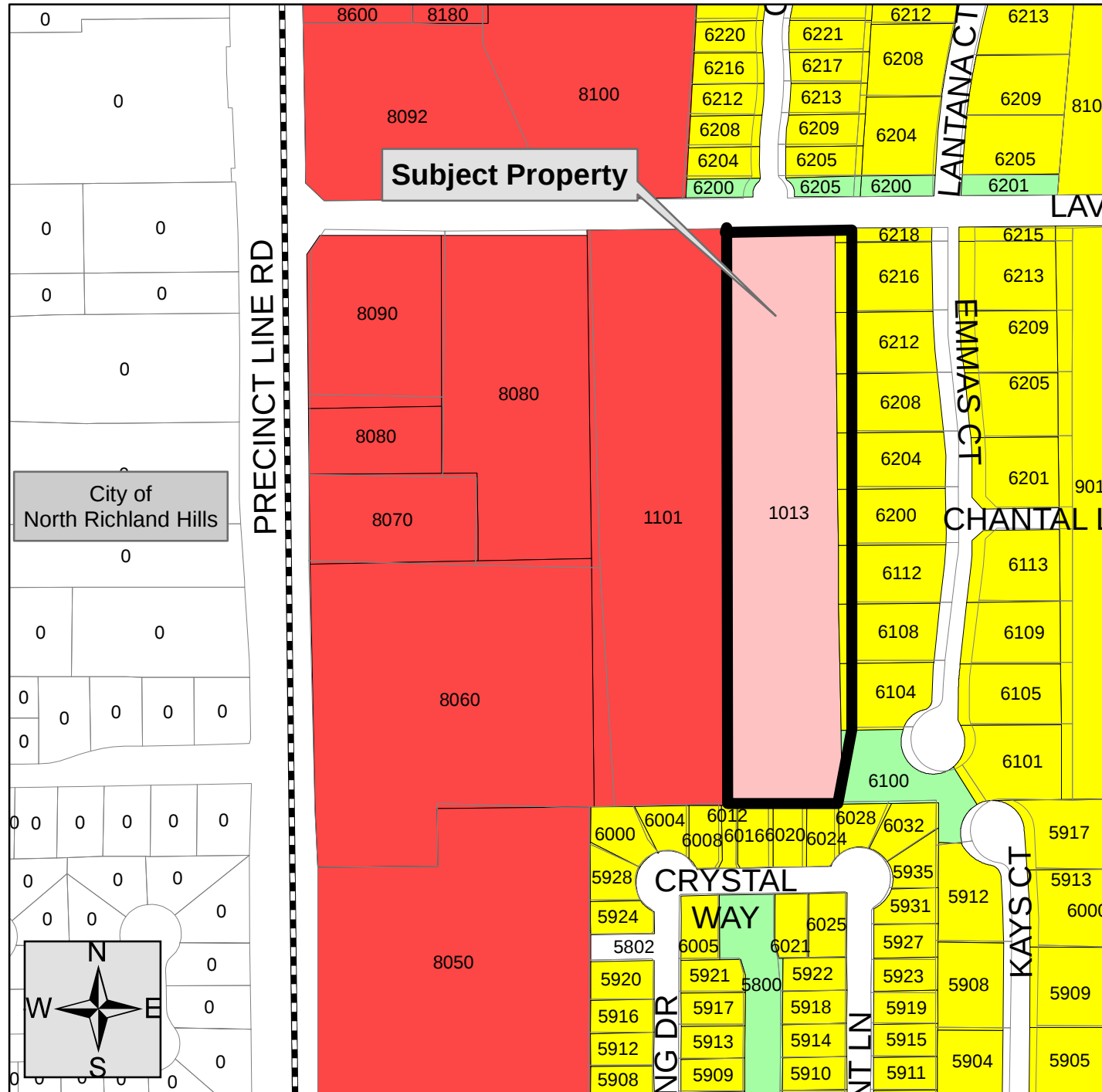


Subject Property

City of
North Richland Hills



Future Land Use

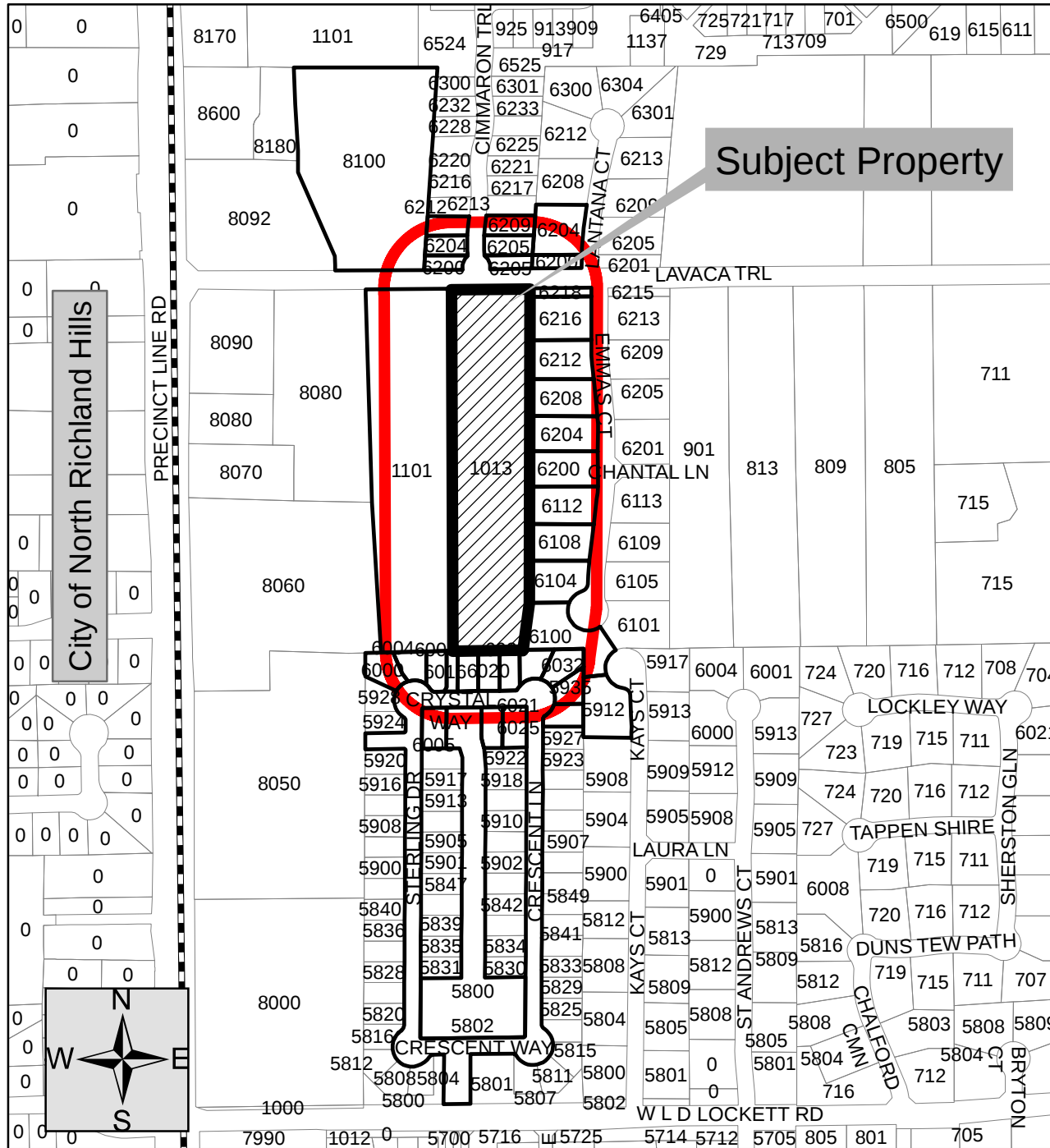


Legend

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



Buffer Map



Case ZC15-012

1013 Lavaca Trail

Subject Property

Legend

-  Properties within 200 feet
-  Subject Property
-  Parcels



Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
HSU LISA L W	6204 LANTANA CT	COLLEYVILLE	TEXAS	76034	6204 LANTANA CT
LAVACA PARC HOMEOWNERS ASSC	1540 KELLER PKWY STE 108-151	KELLER	TEXAS	76248	6200 LANTANA CT
JAETZOLD CORY B	6204 EMMAS CT	COLLEYVILLE	TEXAS	76034	6204 EMMAS CT
STURGEON JOHN M III	6112 EMMAS CT	COLLEYVILLE	TEXAS	76034	6112 EMMAS CT
A R A F INC.	17320 MARIANNE CIR	DALLAS	TEXAS	75252	6200 EMMAS CT
MOTI SALEEM	6216 EMMAS CT	COLLEYVILLE	TEXAS	76034	6216 EMMAS CT
L T ESTATES HOA INC	215 W COLLEGE ST	GRAPEVINE	TEXAS	76051	6218 EMMAS CT
WARRICK DAVID	6104 EMMAS CT	COLLEYVILLE	TEXAS	76034	6104 EMMAS CT
PATEL SHAILESH	6108 EMMAS CT	COLLEYVILLE	TEXAS	76034	6108 EMMAS CT
RIFFE BRYAN D	6208 EMMAS CT	COLLEYVILLE	TEXAS	76034	6208 EMMAS CT
AJBANI VIVEK CHANDRAKANT	6212 EMMAS CT	COLLEYVILLE	TEXAS	76034	6212 EMMAS CT
USMC COLLEYVILLE LLC	14881 QUORUM DR STE 250	DALLAS	TEXAS	75254	8100 PRECINCT LINE RD
L T ESTATES HOA INC	215 W COLLEGE ST	GRAPEVINE	TEXAS	76051	6100 EMMAS CT
RUGGERE JUDY	1013 LAVACA TR	COLLEYVILLE	TEXAS	76034	1013 LAVACA TR
CAREY DEVIN J	6020 STERLING DR	COLLEYVILLE	TEXAS	76034	6020 STERLING DR
LARSEN SCOTT R	6016 STERLING DR	COLLEYVILLE	TEXAS	76034	6016 STERLING DR
EMERALD PARK H A INC	400 COUNTRY PL	COLLEYVILLE	TEXAS	76034	6012 STERLING DR
DUDDING MICHAEL	6025 STERLING DR	COLLEYVILLE	TEXAS	76034	6025 STERLING DR
GRASSI KAREN	6005 STERLING DR	COLLEYVILLE	TEXAS	76034	6005 STERLING DR
AKINMERESE OLAWALE	5912 KAYS CT	COLLEYVILLE	TEXAS	76034	5912 KAYS CT
STANLEY LARRY J EST	1101 LAVACA TR	COLLEYVILLE	TEXAS	76034	1101 LAVACA TR
VILLAS OF COLLEYVILLE HOA LLC	1108 W PIONEER PKWY	ARLINGTON	TEXAS	76013	6200 CIMMARON TR
VILLAS OF COLLEYVILLE HOA LLC	1108 W PIONEER PKWY	ARLINGTON	TEXAS	76013	6205 CIMMARON TR
POWERS RICHARD D	6204 CIMMARON TR	COLLEYVILLE	TEXAS	76034	6204 CIMMARON TR
MOLSON ALAN H	6205 CIMMARON TR	COLLEYVILLE	TEXAS	76034	6205 CIMMARON TR
GUGLIUZZA DOMENICO A	6208 CIMMARON TR	COLLEYVILLE	TEXAS	76034	6208 CIMMARON TR
APGAR RICHARD JR	6209 CIMMARON TR	COLLEYVILLE	TEXAS	76034	6209 CIMMARON TR
HALL CHARLES	5935 CRESCENT LN	COLLEYVILLE	TEXAS	76034	5935 CRESCENT LN
ROBBINS DONALD	5931 CRESCENT LN	COLLEYVILLE	TEXAS	76034	5931 CRESCENT LN
EISENBARTH JENNIFER L	6032 STERLING DR	COLLEYVILLE	TEXAS	76034	6032 STERLING DR
GRACE STEPHEN	6000 STERLING DR	COLLEYVILLE	TEXAS	76034	6000 STERLING DR
EMERALD PARK H A INC	400 COUNTRY PL	COLLEYVILLE	TEXAS	76034	5802 CRESCENT LN
PANCHAL PRINCE H	6024 STERLING DR	COLLEYVILLE	TEXAS	76034	6024 STERLING DR
CROWE DANIEL L	6028 STERLING DR	COLLEYVILLE	TEXAS	76034	6028 STERLING DR
BRICE TONY J	6021 STERLING DR	COLLEYVILLE	TEXAS	76034	6021 STERLING DR
EMERALD PARK H A INC	400 COUNTRY PL	COLLEYVILLE	TEXAS	76034	5800 CRESCENT LN
CARRINGTON WADE	6004 STERLING DR	COLLEYVILLE	TEXAS	76034	6004 STERLING DR
MILLS ANDREW E	6008 STERLING DR	COLLEYVILLE	TEXAS	76034	6008 STERLING DR
LAVACA TRAIL ESTATES HOA	215 W COLLEGE ST	GRAPEVINE	TEXAS	76051	COURTESY NOTICE
EMERALD PARK HOA	5837 CRESCENT	COLLEYVILLE	TEXAS	76034	COURTESY NOTICE
VILLAS OF COLLEYVILLE HOA	1858 W. PIONEER PARKWAY	ARLINGTON	TEXAS	76013	COURTESY NOTICE
KELLER ISD	350 KELLER PARKWAY	KELLER	TEXAS	76248	STATE REQ.
JOHN FEGAN	PO BOX 126	COLLEYVILLE	TEXAS	76034	APPLICANT

Public hearing notices were mailed
Friday, June 26, 2015 by Taci Wrisley

Letters of Opposition

Taci Wrisley

From: Carel Tornes
Sent: Sunday, August 9, 2015 6:35 PM
To: Taci Wrisley
Subject: Fwd: 1013 Lavaca Trail, Colleyville, TX

----- Forwarded message -----

From:
Date: Sun, Aug 9, 2015 at 6:07 PM
Subject: 1013 Lavaca Trail, Colleyville, TX
To:

Dear Planning and Zoning Commission Member,

I have some deep concerns regarding the proposed development for 1013 Lavaca Trail in Colleyville, TX. I currently live in a home that is adjacent to this area. My concern is that the proposed RPUD development would allow for the building of smaller homes, zero lot-line homes and even multifamily dwellings in my area. Part of the reason that I moved to Colleyville is the quality of life and the beautiful homes with generous lot sizes. I do not want this defining character of Colleyville to be destroyed, turning us into the next Southlake. I also am concerned that smaller homes with small lots will decrease my property values, invade the privacy of my home/back yard and make my home eventually much more difficult to sale. I am also worried about flooding concerns as the drainage from my yard goes down into this area.

Thank you for taking my concerns into account as you ponder this zoning change.

Thanks,

John Sturgeon MD

Letters of Opposition

Taci Wrisley

From: Carel Tornos
Sent: Sunday, August 9, 2015 10:23 PM
To: Taci Wrisley
Subject: Fwd: 1013 Lavaca Trail Development
Attachments: DSC_0384.JPG

----- Forwarded message -----

From: David Warrick
Date: Sun, Aug 9, 2015 at 9:17 PM
Subject: 1013 Lavaca Trail Development
To:

Dear Planning and Zoning Commission:

We are concerned about the proposed development at 1013 Lavaca Trail, just behind our property. The latest plan has no drainage retention accommodations (earlier plans did - photo of property when flooded is attached), and we were told by the developer that he would elevate the ground level behind us. This would cause flooding from the water run off to our home site. We object to RPUD re-zoning of property.

Also, the future homes should reflect the recently constructed properties to the east of the proposal development. Most of the lots east of the development are zoned at approximately a half acre or more.

The smaller lots will decrease the value of ALL surrounding property generate higher noise levels and destroy the tranquility of the area. We have added \$50K of landscaping to our back yard, which includes on each side of our back fence trees to create a shade berm for privacy. If these trees are removed or damaged that would destroy the ambiance of our back yard that we and wildlife enjoy.

Therefore, we object to this project as it is being proposed as it will devalue our property and create flooding issues.

--

Letters of Opposition

Beth & David Warrick

6104 Emmas Court,

Colleyville, TX 76034

[630-667-3751](tel:630-667-3751)

Letters of Opposition



Letters of Opposition

Gmail - Proposed Development at 1013 Lavaca Trail

Page 1 of 2



Joel Stanley

Proposed Development at 1013 Lavaca Trail

2 messages

Joel Stanley

Wed, Aug 12, 2015 at 10:10 PM

To:

Bcc

Chris,

Below are my comments from the Zoning Committee meeting 8-10-15

Colleyville Zoning Committee Mtg

There were multiple misrepresentations made during the Committee meeting by Mr. Fegan on August 10.

First, it grossly understated the amount of the proposed development that currently floods during typical rainy days.

Second, it was stated that the developer and his engineer had previously met on multiple occasions but had not been able to reach a compromise. The truth is that no compromise was ever offered. In fact they arrogantly state they did not need to compromise that the proposed design met the requirements and he planned to move forward.

Mr. Fegan was asked if they could come up with an alternate design that would not require as many variances. Mr Fegan represented that other design options with fewer zoning variances would not allow his investment to remain as profitable. I fail to see why the zoning Committee should feel any responsibility to bend the zoning regulations to aid an investors profits especially at such a high cost to other surrounding properties.

The property at 1101 Lavaca has been under attack by developments for years. As the city has allowed development up stream (Meadows Creek) to be constructed the increase in water has had a dramatic affect on the volatility and overall volume flowing onto the property. This increased water has negatively affected not only 1101 Lavaca but each of the properties to the east and west.

Besides the original meeting with Fegan and his engineer we have met with Constinteen regarding a possible commercial development to the west. The commercial development proposed a canal be constructed similar to the canals constructed downstream in the adjacent developments on either side of LD Lockett. The estimated cost of the canal would be approximately \$216,000. They proposed that the canal divert water flowing from the covert under Lavaca Trail to the east on to 1101 Lavaca and the canal would occupy approximately 1.75 acres of the property. They also proposed that my mother cover 75% of the cost as most of the canal would be on her property totaling more that \$158,000.

Several questions were raised regarding the high density of homes and lot sizes as small as 7200 square feet. This only allows for back yards to be approximately 20' from the fence line of previously built R-20 residences. All of the residences with backyards connected to the proposed development have signed a petition in opposition of the small lot sizes and the extreme proximity of the homes to their fence line. The Committee asked that they require at least 2 - 3" trees in each back yard. Keep in mind the back yard is only 50'X20'. I don't believe that will allow for the backyard to grow grass. They have also proposed at least 1 tree in the front yard. With a tree, walkway and drive way there will very little open space remaining in the front yard as well.

Mr. Fegan and his engineer were asked on about 4-5 occasions to approach and answer additional questions. due this secondary questioning is when most of these misrepresentations were made.

Letters of Opposition

I challenge the zoning Committee to consider evaluating the larger opportunity at hand instead of looking at each proposed development individually in this area. The surrounding developments have improved the ambiance of the area but it has come at great cost to some due to little to no master planning.

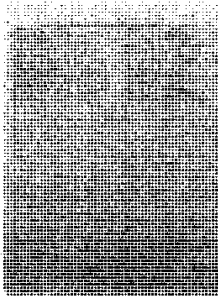
See attached petition. I will continue to work on getting the remaining home owners to sign this weekend. I will also send you a copy of the proposed commercial plan to the west of 1101 Lavaca Trail.

Also see the attached notice that was sent to the neighboring residences and as well as the proposed development drawing.

Thanks,

Joel

2 attachments



Petition Agenda of 20150810.JPG
1374K



Scan0063.pdf
1471K

Chris Putnam
To: Joel Stanley

Thu, Aug 13, 2015 at 8:14 AM

Thanks, Joel. Here is the packet from the meeting. You may want to reach out to David Warrick in the meantime who also sent me an email on this topic.

Chris
972-839-2343

From: Joel Stanley
Date: Wednesday, August 12, 2015 at 10:10 PM
To: Chris Putnam
Subject: Proposed Development at 1013 Lavaca Trail
[Quoted text hidden]



2015-08-10 Planning and Zoning Commission Agenda Packet.pdf
7355K

Letters of Opposition

Date: <u>8/10/2015</u>	SPEAKER CARD
☐ I will speak In Support of this item.	
☒ I will speak In Opposition to this item.	
☐ I do not wish to speak, but please record my: ☐ support ☐ opposition	
Agenda Item Number: <u>3B</u>	
Name: <u>Elizabeth Warrick</u>	
Address: <u>10104 Emma's Court</u>	
City: <u>Colleyville</u>	State: <u>TX</u> Zip Code: <u>76034</u>
Telephone Number: <u>3129333193</u>	Representing: <u>Self and Spouse</u> (organization/self)
I understand I am limited to speaking for five minutes.	
For business not listed on the agenda as a Public Hearing, Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.	
Signed: <u>Elizabeth Warrick</u>	
This information is a Public Record.	

Date: <u>8-10-2015</u>	SPEAKER CARD
☐ I will speak In Support of this item.	
☒ I will speak In Opposition to this item.	
☐ I do not wish to speak, but please record my: ☐ support ☐ opposition	
Agenda Item Number: <u>3B</u>	
Name: <u>Lynnette Stanley</u>	
Address: <u>1101 Lavaca Trail</u>	
City: <u>Colleyville</u>	State: <u>TX</u> Zip Code: <u>76034</u>
Telephone Number: <u>817-398-4003</u>	Representing: <u>Self</u> (organization/self)
I understand I am limited to speaking for five minutes.	
For business not listed on the agenda as a Public Hearing, Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.	
Signed: <u>Lynnette Stanley</u>	
This information is a Public Record.	

Letters of Opposition

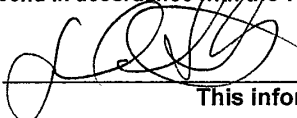
Date: 8/10/15 **SPEAKER CARD**

☐ I will speak **In Support** of this item.
☒ I will speak **In Opposition** to this item.
☐ I do not wish to speak, but please record my: ☐ support ☐ opposition

Agenda Item Number: 36
Name: Joel Stanley
Address: 1101 Lavaca Trail / 1609 Douglas Ave
City: Colleyville **State:** TX **Zip Code:** 76034
Telephone Number: 817-235-4954 **Representing:** Lynnette Stanley
(organization/self)

I understand I am limited to speaking for five minutes.

For business not listed on the agenda as a Public Hearing, the Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.

Signed:  This information is a Public Record.

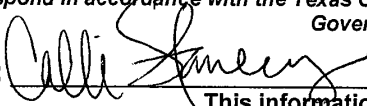
Date: 8-10-2015 **SPEAKER CARD**

☐ I will speak **In Support** of this item.
☒ I will speak **In Opposition** to this item.
☐ I do not wish to speak, but please record my: ☐ support ☐ opposition

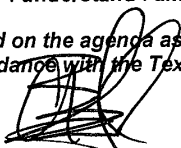
Agenda Item Number: 3B
Name: Calli Stanley
Address: ~~1101 Lavaca Trail~~ 1609 Douglas Avenue
City: Colleyville **State:** TX **Zip Code:** 76034
Telephone Number: 817-722-8300 **Representing:** Lynnette Stanley
(organization/self)

I understand I am limited to speaking for five minutes.

For business not listed on the agenda as a Public Hearing, the Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.

Signed:  This information is a Public Record.

Letters of Opposition

Date: <u>8/10/15</u>	SPEAKER CARD
☐ I will speak In Support of this item.	
☒ I will speak In Opposition to this item.	
☐ I do not wish to speak, but please record my: ☐ support ☐ opposition	
Agenda Item Number: <u>2C15-012</u> <u>3 B</u>	
Name: <u>CORY JAETZOLD</u>	
Address: <u>6204 EMMAS CT</u>	
City: <u>COLLEENVILLE</u>	State: <u>TX</u> Zip Code: <u>76034</u>
Telephone Number: <u>214 704 5278</u>	Representing: <u>SELF</u> (organization/self)
<i>I understand I am limited to speaking for five minutes.</i>	
<i>For business not listed on the agenda as a Public Hearing, Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.</i>	
Signed: 	
This information is a Public Record.	

Date: <u>8/10/15</u>	SPEAKER CARD
☐ I will speak In Support of this item.	
☒ I will speak In Opposition to this item.	
☐ I do not wish to speak, but please record my: ☐ support ☐ opposition	
Agenda Item Number: <u>2C15-02</u> <u>3 B</u>	
Name: <u>BRYAN LUBBS</u>	
Address: <u>6208 EMMAS CT</u>	
City: <u>COLLEENVILLE</u>	State: <u>TX</u> Zip Code: <u>76034</u>
Telephone Number: <u>682 325 4214</u>	Representing: <u>SELF</u> (organization/self)
<i>I understand I am limited to speaking for five minutes.</i>	
<i>For business not listed on the agenda as a Public Hearing, Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.</i>	
Signed: 	
This information is a Public Record.	

Letters of Opposition

Date: <u>8/10/15</u>	SPEAKER CARD
☐ I will speak In Support of this item.	
☐ I will speak In Opposition to this item.	
☒ I do not wish to speak, but please record my: ☐ support ☒ opposition	
Agenda Item Number: <u>ZC15-012-3B</u>	
Name: <u>DAVID WARRICK</u>	
Address: <u>6104 ENNAS CT.</u>	
City: <u>COLLEYVILLE</u>	State: <u>TX</u> Zip Code: <u>76034</u>
Telephone Number: <u>6306679751</u>	Representing: <u>SELF</u> (organization/self)
I understand I am limited to speaking for five minutes.	
For business not listed on the agenda as a Public Hearing, Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.	
Signed: <u>[Signature]</u>	
This information is a Public Record.	

Date: <u>8/10/15</u>	SPEAKER CARD
☐ I will speak In Support of this item.	
☐ I will speak In Opposition to this item.	
☒ I do not wish to speak, but please record my: ☐ support ☒ opposition	
Agenda Item Number: <u>3b</u>	
Name: <u>Jason Stanley</u>	
Address: <u>909 Chateau Ct</u>	
City: <u>Colleyville</u>	State: <u>TX</u> Zip Code: <u>76034</u>
Telephone Number: <u>541.337.3334</u>	Representing: _____ (organization/self)
I understand I am limited to speaking for five minutes.	
For business not listed on the agenda as a Public Hearing, the Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.	
Signed: <u>[Signature]</u>	
This information is a Public Record.	

Letters of Opposition

Date: <u>8-10-2015</u>	SPEAKER CARD
☐ I will speak In Support of this item.	
☐ I will speak In Opposition to this item.	
☒ I do not wish to speak, but please record my: ☐ support ☒ Opposition	
Agenda Item Number: <u>3B</u>	
Name: <u>Berée B. Baptiste</u>	
Address: <u>1928 Shadowood Trl.</u>	
City: <u>Colleyville</u>	State: <u>TX</u> Zip Code: <u>76034</u>
Telephone Number: <u>(770) 262-1912</u> Representing: <u>Self</u> (organization/self)	
I understand I am limited to speaking for five minutes.	
For business not listed on the agenda as a Public Hearing, the Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.	
Signed: <u>Berée B. Baptiste</u> This information is a Public Record.	

Date: <u>8-10-15</u>	SPEAKER CARD
☐ I will speak In Support of this item.	
☐ I will speak In Opposition to this item.	
☒ I do not wish to speak, but please record my: ☐ support ☒ Opposition	
Agenda Item Number: <u>3B</u>	
Name: <u>Abram Stanley</u>	
Address: <u>1928 Shadowood Trl.</u>	
City: <u>Colleyville</u>	State: <u>TX</u> Zip Code: <u>76034</u>
Telephone Number: <u>(678) 628-9531</u> Representing: <u>Self</u> (organization/self)	
I understand I am limited to speaking for five minutes.	
For business not listed on the agenda as a Public Hearing, the Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.	
Signed: <u>[Signature]</u> This information is a Public Record.	

Letters of Opposition

SPEAKER CARD

Date: 9-1-2015

Agenda Item Number: 6a ← Item must be completed!

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

_____ I will speak **In Support** of this item. 6a[✓] I will speak **In Opposition** to this item.

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

Name: Lynnette Stanley

Address: 1101 Lavaca Trail City: Colleyville

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

Signed: Lynnette Stanley

This information is a Public Record

Letters of Opposition

SPEAKER CARD

Date: 9-1-15

Agenda Item Number: 6a ← Item must be completed!

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

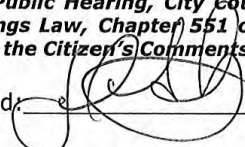
_____ I will speak **In Support** of this item. X I will speak **In Opposition** to this item.

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

Name: Joel Stanley 1609 Douglas Ave

Address: 1101 Lavaca Trail City: Collegeville

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

Signed: 

This information is a Public Record

Letters of Opposition

SPEAKER CARD

Date: 8/1/2015

Agenda Item Number: 60a ← Item must be completed!

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

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

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

Name: Elizabeth Warrick?

Address: 6104 Emmar Ct City: Colleyville

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

Signed: Elizabeth Warrick

This information is a Public Record

Letters of Opposition

SPEAKER CARD

Date: 9/1/2015

Agenda Item Number: _____ ← Item must be completed!

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

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

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

Name: Dave Warrick

Address: 6104 Emmet Ct City: Colleyville

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

Signed: Dave Warrick

This information is a Public Record

Letters of Opposition

SPEAKER CARD

Date: 9-15-2015

Agenda Item Number: 5a ← Item must be completed!

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

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

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

Name: Lynnette Stanley

Address: 1101 Lavaca Trail City: Colleyville, TX

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

Signed: Lynnette Stanley

This information is a Public Record

Letters of Opposition

SPEAKER CARD

Date: 9-15-15

Agenda Item Number: 5a

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

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

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

Name: Kathy Hadley

Address: 204 N. Timberline City: Colleyville

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

Signed: Kathy Hadley

This information is a Public Record

Letters of Opposition

SPEAKER CARD

Date: 9

Agenda Item Number: 5a

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

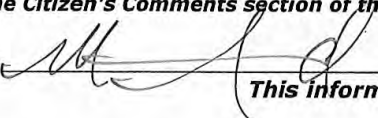
_____ I will speak **In Support** of this item. X I will speak **In Opposition** to this item.

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

Name: MARK ASSAAD

Address: 5000 Thompson Terrace City: Colleyville

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

Signed: 

This information is a Public Record

Letters of Opposition

SPEAKER CARD

Date: 9/15

Agenda Item Number: 5a 0-15-1963

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

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

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

Name: Bill Martens

Address: 604 SHETLAND DR. City: Colleyville

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

Signed: Bill Martens

This information is a Public Record

Letters of Opposition

SPEAKER CARD

Date: 9/15/15

Agenda Item Number: 5a

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

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

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

Name: Tom Gilmore

Address: 6407 Champion Way City: Colleyville

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

Signed: 

This information is a Public Record

Letters of Opposition

SPEAKER CARD

Date: 9/15/15

Agenda Item Number: 5a ← Item must be completed!

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

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

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

Name: Craig Waller

Address: 5910 Crescent Lane

City: Colleyville TX

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

Signed: Craig A. Waller

This information is a Public Record

Letters of Opposition

SPEAKER CARD

Date: 9-15-15 5a

Agenda Item Number: ~~5B~~

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

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

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

Name: Kathy Hadley

Address: 204 N. Timberlane

City: Olneyville

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

Signed: Kathy Hadley

This information is a Public Record

Letters of Opposition

SPEAKER CARD

Date: 9/15/15

Agenda Item Number: 59

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

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

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

Name: David Medlin

Address: 605 Montreux Ave City: Colleyville TX

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

Signed: David Medlin

This information is a Public Record

Letters of Opposition

SPEAKER CARD

Date:

9/15/15

Agenda Item Number:

6A

← Item must be completed!

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

_____ I will speak **In Support** of this item.

☒

I will speak **In Opposition** to this item.

☒ I do not wish to speak, but please record my:

_____ **support**

☒

opposition

Name:

Bobby Lindamood

Address:

4913 Jim Mitchell Dr

City:

Colleyville

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

Signed:

Bobby Lindamood

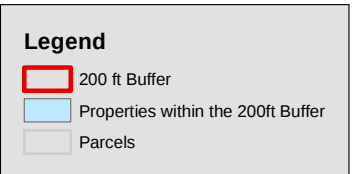
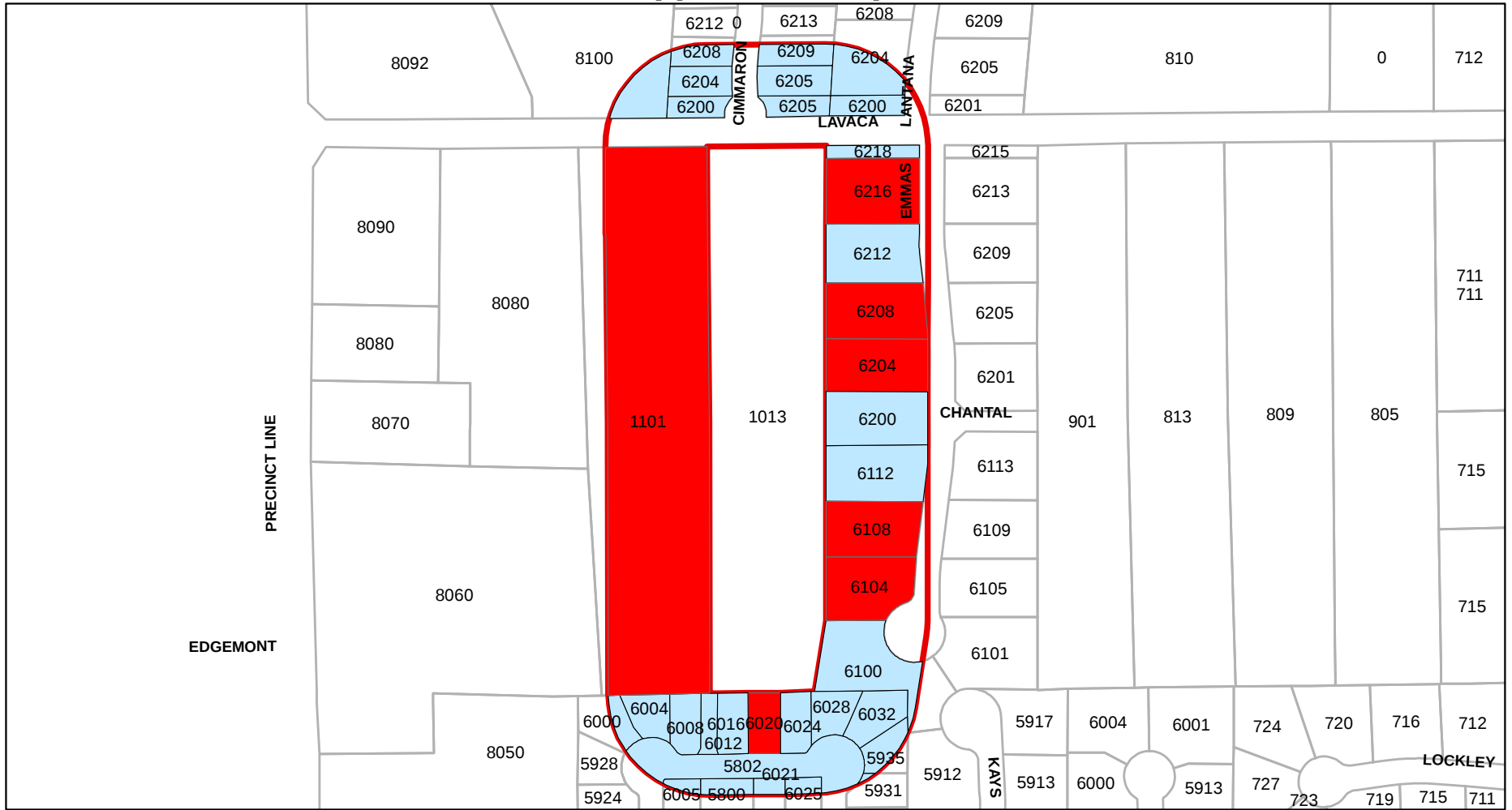
This information is a Public Record

Petition Received August 19, 2015

Colleyville citizen OPPOSED to the proposed developemnet at 1013 Lavaca Trail of less than R20

[illegible]

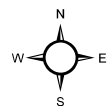
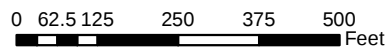
Opposition Map



Total Land Area in Buffer (Includes R.O.W): 644172.708776 Sq Ft / 14.78 Total Acres
 Total Land Area Opposed (within 200 ft Notice Area): 329369.147675 Sq. Ft/ 7.56 Total Acres
 Percent of Land Opposed (within the 200 ft. Notice Area): 51.13%

1013 Lavaca Trail

Updated 8/21/15



Development Comparison Details Form - **REVISED**

#5

Name *	John Fegan
Company (if applicable)	Compass Realty, LP
Email Address *	
Project Name and/or Project Address *	Lavaca Villas / 1013 Lavaca Trail
Total Number of Residential Lots *	15
Minimum Lot Width (in feet) *	50
Minimum Lot Depth (in feet) *	80
Minimum Lot Size (in square feet) *	7,565
Average Lot Size (in square feet) *	7,845
Maximum Lot Coverage (percentage) *	50
Proposed Right-of-Way Area (square feet AND acreage) *	60,220 SF & 1.38 Acres
Total Gross Acreage of the Subject Property (including ROW) *	5.11 Acres
Please explain the source of the gross acreage calculation/number. *	All of current Lot 4, Blk 1, Lavaca Trail Add. (1013 Lava Tail)
Total Net Acreage of the Subject Property (NOT including ROW) *	3.73 Acres
Please explain the source/method of the net acreage calculation/number. *	Net Area=Gross Area – Lavaca Tr dedication (1,560 SF) – Fegan Ct dedication (58,660 SF)
Gross Density (dwelling units per acre) *	2.94
Net Density (dwelling units per acre) *	4.02
Common Open Space Area (square feet AND acres) *	44,685 SF & 1.03 Acres
Please explain the source/method of the common open space area calculation/number. *	HOA Lots A & B
Common Open Space Percentage *	20.1%
Please explain the numbers utilized for the common open space percentage calculation. *	44,685 SF / 222,578 SF

Created

9/29/2015	Wufoo · Entry Manager
28 Sep 2015 10:45:21 AM	71.240.183.210 IP Address
PUBLIC	

REVISED

Small Lot Development Comparison Chart - 1996 to 2015

Subdivision Name	Total Lots	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Lot Size (square feet)	Average Lot Size (square feet)	Maximum Lot Coverage	Gross Density - Dwelling Units Per Acre *	Net Density - Dwelling Units Per Acre **	Total Acres	Open Space	Approval Date	Ordinance
Spring Garden	43	100	120	2,412	NA	50%	6.4	8.2	6.7	19.4%	12.17.96	O-96-1052
Villas of Caldwell Creek	43	100	120	NA	NA	50%	3.7	4.5	11.5	28.0%	4.1.97	O-97-1062
Bridges at Riverwalk	32	56	106	6,001	6,479	50%	2.7	3.5	12.0	25.5%	12.21.99	O-99-1192
Riverwalk at Colleyville	68	115	60	6,331	7,666	50%	3.3	4.2	23.7	20.7%	4.4.00	O-00-1210
Rosewood Villas	53	59	110	6,490	6,753	60%	3.6	4.5	14.8	24.0%	8.8.01	O-01-1286
Emerald Park	71	60	120	7,200	NA	50%	3.6	4.6	20.0	20.0%	10.1.02	O-02-1366
Tuscany	32	60	110	6,600	8,304	50%	3.6	4.8	8.8	6.6%	2.17.04	O-04-1442
Tiffany Park	25	60	100	7200	NA	50%	3.5	4.0	7.2	19.5%	11.16.04	O-04-1487
Cambridge Place	36	50	58	4,500	5,300	60%	3.9	4.9	9.2	22.5%	7.6.04	O-04-1467
Villas at Oak Pointe	74	30/56	90/115	2,700/6,440	NA	90% and 58%	3.7	5.4	19.8	22.9%	8.2.06	O-06-1584
Copperglen	22	55	105	5,924	NA	65%	3.9	4.9	5.6	20.0%	10.17.06	O-06-1595
Villas of Colleyville	67	59	115	6,655	7,936	60%	3.3	3.9	20.5	21.0%	08.21.07	O-07-1627
Enclave at Arbor Estates	16	65	120	10,000	NA	50%	2.8	3.3	5.6	19.3%	09.18.07	O-07-1634
Creekside at Colleyville	228	50	105	5,000	7,257	65%	2.4	3.0	96.4	29.0%	11.27.07	O-07-1645
Somerset Manor	77	50	110	5000	6,500	50%	4.2	5.0	18.3	21.5%	05.05.08	O-08-1672
Heritage Oaks	100	30/50	90	2,700/4,500	NA	75% and 90%	4.4	6.6	22.8	30.4%	03.21.06	O-10-1749
Ivy Glen	10	55	110	5,890	8,200	65%	3.4	4.0	2.9	20.1%	03.05.13	O-13-1864
The Preservation	36	60	140	8,500	NA	50%	3.0	3.5	12.0	23.0%	05.14.13	O-13-1867
Heron Pond	49	60/74	120	7,000/9000	NA	65%	3.2	3.7	15.4	22.1%	11.19.13	O-13-1894
Roberts Road - 12 Lots	12	50	97	4,882	5,145	66%	4.6	6.3	2.6	17.3%	8.18.15	O-15-1964

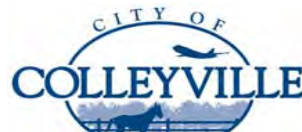
Average	54.7	65	106	6,162	6,954	56%	3.7	4.6	16.8	21.6%		
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Zoning Case ZC15-012 - Lavaca	15	50	80	7,565	7,845	50%	2.9	4.0	5.1	20.1%	CC 10/5/15	
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* Gross Density is calculated by dividing the total number of residential lots by the total acres of the development, including rights-of-way.

** Net Density is calculated by dividing the total number of residential lots by the total acres of the development, less any rights-of-way.

>>Items in **BLUE** are not referenced in ordinance or supporting materials therefore items defaulted to Section 3.24.G Schedule of District Regulations of the LDC.





Last Updated 9/29/2015

LAVACA VILLAS
1013 Lavaca Trail
Redevelopment of Lot 4, Block 1, Lavaca Trail Addition
Colleyville, Tarrant County, Texas

Statement of Planning Objectives - REVISED

Currently, the properties to the north, east, south, and west of the subject lot are zoned residential. The Future Land Use Plan currently designates this property as Office; and as a transition between residential to the east and commercial to the west.

A floodplain which spans north/south encompasses most of the adjacent lot to the west and a portion of the subject lot. This floodplain could serve as a natural buffer between commercial and residential zones; and we request the subject property be zoned PUD-R, allowing the adjacent floodplain to provide for a transition between residential and commercial uses to the west.

We understand that the requested zoning also requires updating of the Land Use Plan from Office to Residential to accommodate the proposed PUD-R.

Compass Realty has successfully developed the neighboring Villas of Colleyville, across the street, and believes a similar development on the subject property will serve the community and quickly enhance tax revenue for the City of Colleyville.

The following lists elements of the proposed development:

- Home Size of 2,200 SF Minimum
- One and Two Story Homes
- Steep (10:12 to 12:12) Roof Pitch
- Two Car Garages w/Cedar Doors
- Decorative or Exposed Aggregate Driveways
- Ornamental Rod Iron Fencing and Gates Facing the Street
- Minimum of Two Trees in Each Front Yard
- Residential Fire Sprinkler Systems
- Price Point ± \$450,000
- Lay-Down Street Curbs for Smooth Driveway Transitions
- HOA Maintained Open Space w/Trees

The market demand for these types of smaller homes with reduced yard maintenance continues. We believe the buyers presently live in larger houses on large lots or acreage; they wish to remain in the Colleyville area and live in a smaller home of very high quality with very little maintenance.

Lavaca Villas would consist of fifteen (15) custom villas similar in style to those in the Villas of Colleyville. The proposed court would be a public street and would not have a gated entrance. HOA owned green space lots would be provided.

RESIDENTIAL DENSITY. The development proposes fifteen (15) residential units on 5.11 acres of gross development area which translates to a gross density of 2.94 dwelling units per gross acreage. 1.38 acres of the development will be right-of-way dedication which leaves 3.73 acres of net development area. Therefore, the net density is 4.02 dwelling units per net acreage. The densities are comparable to other approved PUDR developments within the City.

LOT SIZE & WIDTHS. The development proposes a minimum lot size of 7,565 SF and average lot size of 7,845 SF which is comparable to other approved PUDR developments within the City. The proposed minimum lot width is 50 feet which is similar to other approved PUDR developments. Most lots are typically 61.9 feet by 127 feet (≈7,860 square feet) with a front building line of 15 feet, and side building line of 5 feet.

OPEN SPACE. Twenty point one (20.1) percent of the development is reserved for open space. The development proposes a 25 foot wide greenbelt HOA Lot A that serves as a buffer to the adjacent property to the west. Proposed HOA Lot B serves as a buffer to Lavaca Trail at the front of the development. The open space area will be owned by the HOA and landscaped with one-three inch caliper tree per each 40 feet of street frontage.

SIDEWALKS AND TRAILS. A public eight (8) foot wide trail is proposed along Lavaca Trail frontage. Four (4) foot wide sidewalk is proposed on the east side of Lavaca Villas Court; and will be constructed as each home is built.

FENCES, WALLS AND SCREENING. The Developer proposes to construct stone and brick pilasters with ornamental rod iron fencing along Lavaca Trail. An entry feature would incorporate a masonry monument sign designating the development as "Lavaca Villas".

ACCESS. The cul-de-sac development will have access via Lavaca Trail. In addition, a 50 foot wide public access easement is proposed for the possible future connection by the adjacent property to the west.

MONUMENT SIGN. A masonry monument sign is proposed to be constructed at the entrance of the development, and be incorporated into the masonry and ornamental iron fence.

SURROUNDING DEVELOPMENT TRENDS. The surrounding properties are single-family residential and with some commercial/retail uses to the west. The properties to the north, east, south, & west are currently zoned residential. However, the adjacent west property has a future land use designation of retail.

TREE PRESERVATION. Every effort will be made to preserve trees... and a detailed tree survey of the property will be prepared for use during the design. Also, a tree preservation plan will be provided after final plat approval, at the time of submittal for a clearing and grading permit.

INFRASTRUCTURE. Public water is proposed to be extended through the development and a looped connection to the existing water system is proposed on Emmas Court. Public sewer will also be extended through the development. Water and sanitary sewer services will be extended to each lot.

DRAINAGE FACILITIES & STORMWATER RUNOFF. This development proposes to provide drainage facilities, in compliance with the City's Uniform Development Code, to safely convey onsite and offsite stormwater runoff to the existing concrete channel at Emerald Park.

A portion of the property is in the floodplain; and a preliminary flood study has been prepared, and provided to Engineering, documenting the proposed reclamation of a small portion of the flood fringe.

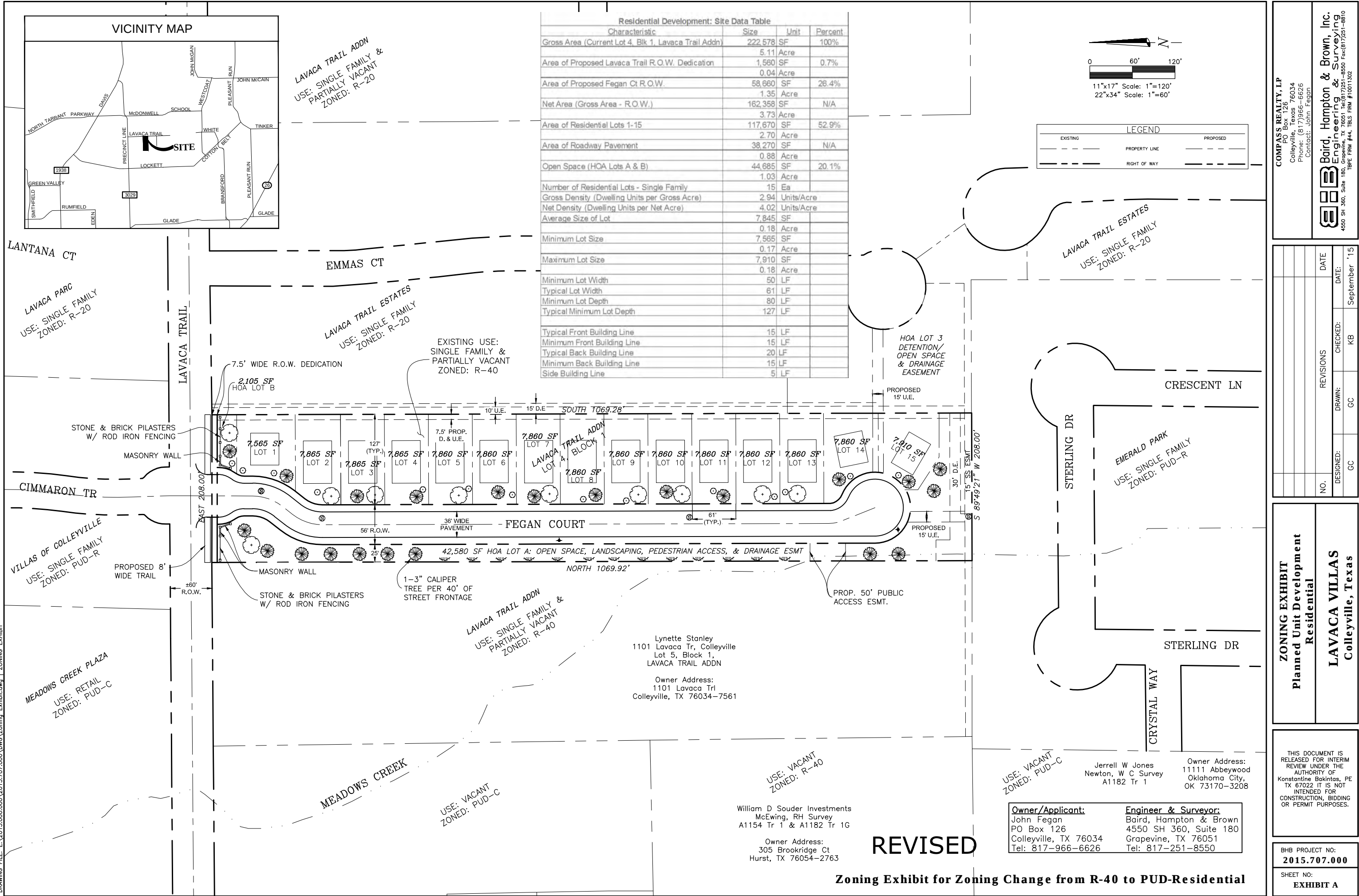
The Developer anticipates submitting a Letter of Map Revision (LOMR) for a FEMA map revision, further documenting that all lots are outside of the floodplain, and that all homes are to be constructed well above the floodwater elevation.

TRAFFIC GENERATION. The Developer does not propose to provide a Traffic Impact Analysis since the development is not projected to generate in excess of 1,000 vehicles per day. The Institute of Transportation Engineers publication Trip Generation provides estimates of expected traffic generation based on land use. Data has been collected in the United States and Canada since the 1960s, primarily in suburban locations. Single-family residences are expected to generate 9.57 trips per day, on average. Based on this average, a 15 lot development would add approximately 143 vehicle trips per day to the surrounding roadways.

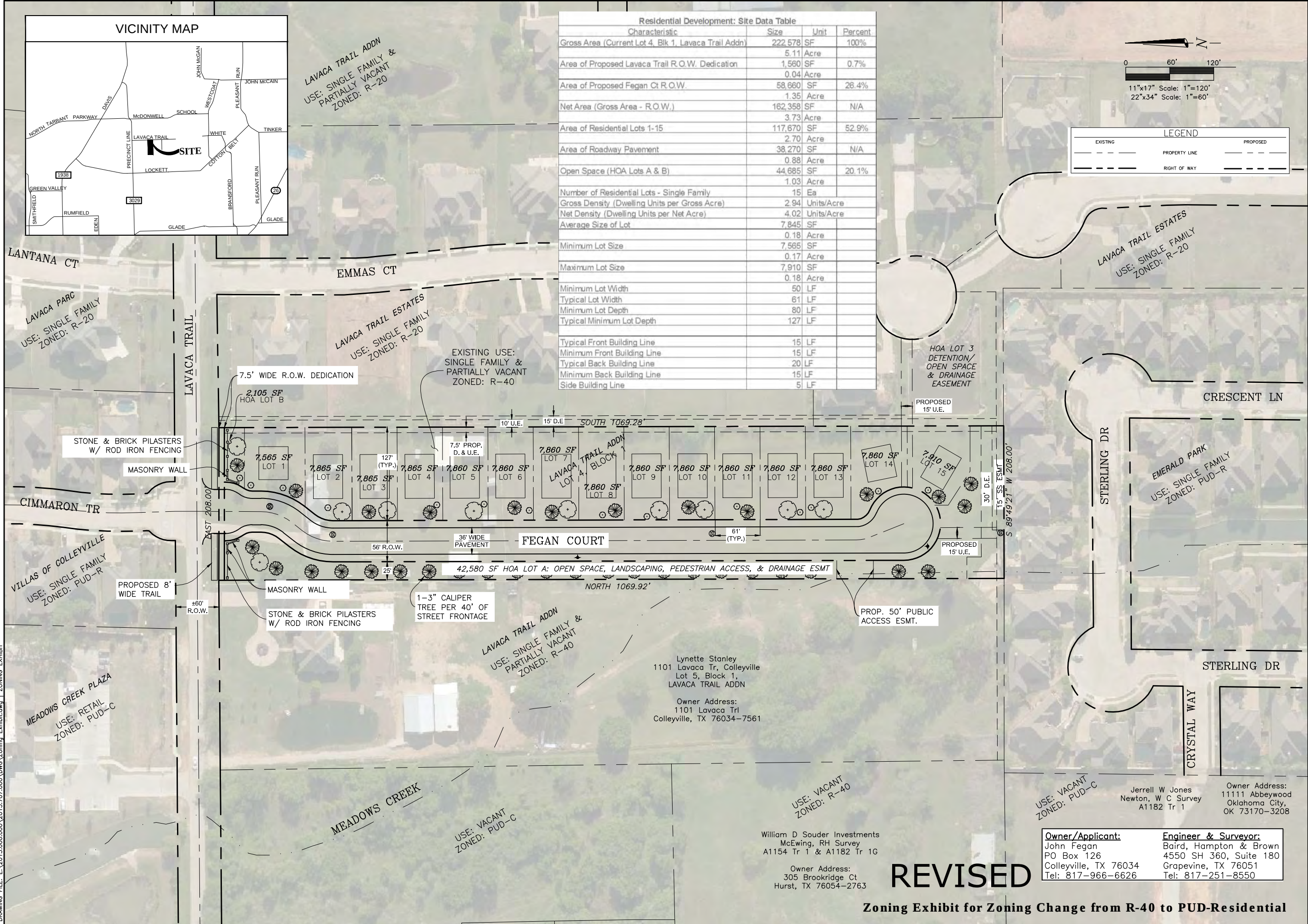
Revised: September 25, 2015

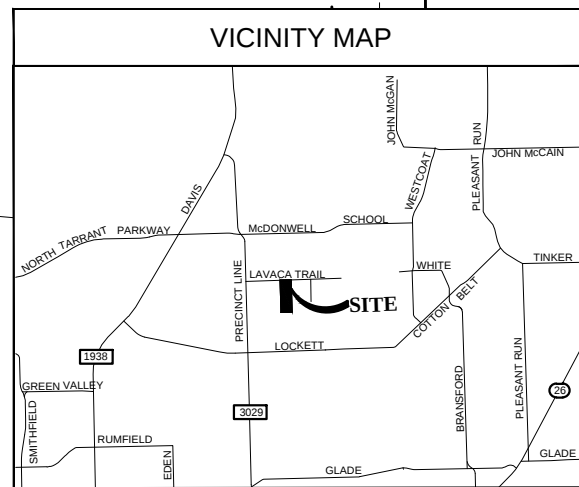
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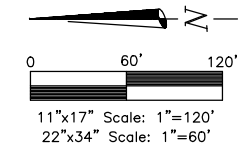
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LAVACA TRAIL ADDN
USE: SINGLE FAMILY &
PARTIALLY VACANT
ZONED: R-20

Residential Development: Site Data Table			
Characteristic	Size	Unit	Percent
Area of Lot 4, Blk 1, Lavaca Trail Addn	222,578	SF	N/A
	5.11	Acre	
Area of Proposed Lavaca Trail Dedication	1,560	SF	N/A
	0.04	Acre	
Net Area of Overall Development	221,018	SF	100%
	5.07	Acre	
Area of Residential Lots	119,800	SF	54.2%
	2.75	Acre	
Area of Roadway Right-of-Way	58,515	SF	26.5%
	1.34	Acre	
Area of Roadway Pavement	38,270	SF	17.3%
	0.88	Acre	
Open Space - Greenbelt & Drainage Facilities	42,580	SF	19.3%
	0.98	Acre	
Number of Residential Lots - Single Family	16	Ea	
Number of Dwelling Units per Acre	3.13		
Average Size of Lot	7,488		
	0.17	Acre	
Minimum Lot Size	7,050	SF	
	0.16	Acre	
Maximum Lot Size	7,730	SF	
	0.18	Acre	
Minimum Lot Width	50	LF	
Typical Minimum Lot Width	59	LF	
Minimum Lot Depth	75	LF	
Typical Minimum Lot Depth	127	LF	
Typical Front Building Line	20	LF	
Minimum Front Building Line	15	LF	
Typical Back Building Line	20	LF	
Minimum Back Building Line	15	LF	
Side Building Line	5	LF	



LEGEND	
EXISTING	PROPOSED
—————	—————
PROPERTY LINE	
—————	—————
RIGHT OF WAY	
—————	—————

LANTANA CT

LAVACA PARC
USE: SINGLE FAMILY
ZONED: R-20

EMMAS CT

LAVACA TRAIL ESTATES
USE: SINGLE FAMILY
ZONED: R-20

EXISTING USE:
SINGLE FAMILY &
- PARTIALLY VACANT
ZONED: R-40

HOA LOT 3
DETENTION/
OPEN SPACE
& DRAINAGE
EASEMENT

LAVACA TRAIL ESTATES
USE: SINGLE FAMILY
ZONED: R-20

CRESCENT LN

EMERALD PARK
USE: SINGLE FAMILY
ZONED: PUD-R

STERLING DR

CRYSTAL WAY

CIMMARON TR

VILLAS OF COLLEYVILLE
USE: SINGLE FAMILY
ZONED: PUD-R

PROPOSED 8
WIDE TRAIL

MEADOWS CREEK PLAZA
USE: RETAIL
ZONED: PUD-C

MEADOWS CREEK

USE: VACANT
ZONED: PUD-C

USE: VACANT
ZONED: R-40

USE: VACANT
ZONED: PUD-C

Jerrell W Jones
Newton, W C Survey
A1182 Tr 1

Owner Address:
11111 Abbeywood
Oklahoma City,
OK 73170-3208

William D Souder Investments
McEwing, RH Survey
A1154 Tr 1 & A1182 Tr 1G

Owner Address:
305 Brookridge Ct
Hurst, TX 76054-2763

Owner/Applicant:
John Fegan
PO Box 126
Colleyville, TX 76034
Tel: 817-966-6626

Engineer & Surveyor:
Baird, Hampton & Brown
4550 SH 360, Suite 180
Grapevine, TX 76051
Tel: 817-251-8550

ZONING EXHIBIT
Planned Unit Development
Residential

LAVACA VILLAS
Colleyville, Texas

THIS DOCUMENT IS
RELEASED FOR INTERIM
REVIEW UNDER THE
AUTHORITY OF
Konstantine Bakintas, PE
TX 67022 IT IS NOT
INTENDED FOR
CONSTRUCTION, BIDDING
OR PERMIT PURPOSES.

BHB PROJECT NO:
2015.707.000

SHEET NO:
EXHIBIT A

NO.	REVISIONS			DATE
	DESIGNED:	DRAWN:	CHECKED:	
	GC	GC	KB	July '15

COMPASS REALTY, LP
PO Box 125
Colleyville, Texas 76034
Phone: (817) 966-6626
Contact: John Pegen

 **Baird, Hampton & Brown, Inc.**
Engineering & Surveying
3550 SH 360, Suite 180, Grapevine, TX 76051 Tel: (817) 251-8550 Fax: (817) 251-8870
TBPE FIRM #44, TBLS FIRM #10011302

EMMAS CT

REVERSED LAYOUT FOR REFERENCE

LAVACA TRAIL ESTATES
USE: SINGLE FAMILY
ZONED: R-20

25' Open Space

SOUTH 1069.28'

FEGAN COURT

NORTH 1069.92'

2-8'X5' Box Culvert
(or larger)

S 89°49'21" W 208.00'
15' SS ESMT
30' D.E.

LAVACA TRAIL

EAST 208.00'

LOT 1
-HOA-

LOT 2
2400
SF
PAD

LOT 3

LOT 4

LOT 5
3600
SF
PAD
(TYP.)

LOT 6

LOT 7
127'

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15
3300
SF
PAD

LOT 16
3900
SF
PAD

LOT 17
-HOA-

59'

25' (typ.)

25' (typ.)

15.0'

20.0'

15.0'

5.0'

ORDINANCE O-15-1963

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 5.11 ACRES ON LOT 4, BLOCK 1 OF THE LAVACA TRAIL ADDITION, LOCATED AT 1013 LAVACA TRAIL, FROM THE R-40 - SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO THE PUD-R - PLANNED UNIT DEVELOPMENT RESIDENTIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC15-012; and

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

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

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

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

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 5.11 acres on Lot 4, Block 1 of the Lavaca Trail Addition, located at 1013 Lavaca Trail, from the R-40 - Single Family Residential District to the PUD-R - Planned Unit Development Residential District, as depicted in the attached Exhibit "A".
- Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-R is for a single-family residential development of 15 detached dwelling units, constructed at a maximum net density (not including street right-of-way) of 4.0 dwelling units per acre (15 divided by 3.73 acres).
- b. The subject property is subject to all the regulations contained in the Land Development Code, except as noted herein.

2. DEVELOPMENT PLAN

- a. The development shall be generally consistent with Exhibit "B," which shall not be considered the associated plat. The actual street and lot arrangement may differ from that

shown on Exhibit "B" to accommodate topographic, drainage, or other conditions. All final details are subject to the other provisions of this ordinance and all other City codes and regulations.

- b. The houses constructed shall have steep (10:12 to 12:12) roof pitches.
- c. The driveways shall be decorative or exposed aggregate.
- d. There shall be lay-down street curbs for smooth driveway transitions.
- e. There shall be two-car garages with cedar doors.
- f. There shall be Residential Fire Sprinkler Systems in each home.

3. PERMITTED USES

- a. Single Family Detached Dwellings
- b. Common Open Space Areas

4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS

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

- a. Minimum Lot Size: 7,565 square feet
- b. Minimum Lot Depth: 80 feet
- c. Minimum Lot Width: 50 feet
- d. Front Building Line: 15 feet
- e. Side Building Line: 5 feet
- a. Rear Building Line:
 - 20 feet for Proposed Lots 2-13
 - 15 feet for Proposed Lots 1, 14, and 15

- b. Maximum Lot Coverage: 50 percent

5. OPEN SPACE AND LANDSCAPING

- a. This development shall provide a minimum of 20.1 percent (1.03 acres) common open space, as shown on Exhibit "B," which shall be for the aesthetic, leisure, and recreational enjoyment of the development's residents. The open space shall comply with the provisions contained in the Land Development Code. All open space areas shall be landscaped and maintained by the Homeowner's Association (HOA).
- b. A minimum of one three-inch caliper tree shall be planted for every 40 linear feet of street frontage along the proposed north-south street.
- c. There shall be a minimum of two, minimum three-inch caliper trees, at the time of planting, in the front yard of each residential lot.
- d. There shall be a minimum of two, minimum three-inch caliper trees, at the time of planting, in the back yard of each residential lot.

6. SCREENING

- a. An ornamental wrought iron fence with brick and stone columns shall be provided along the Lavaca Trail frontage, as reflected in Exhibit "B," prior to final acceptance of the subdivision.
- b. A monument sign designating the development as "Lavaca Villas Court" shall be provided at the project entry, prior to final acceptance of the subdivision.
- c. All common-area fencing and signage shall be maintained by the Homeowners' Association.

7. SIDEWALKS AND TRAILS

- a. An eight-foot trail shall be constructed along Lavaca Trail, prior to final acceptance of the subdivision.

- b. A four-foot wide sidewalk shall be provided along the east side of the proposed north-south street. The sidewalk shall be constructed as each adjacent home is built.

- Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort, and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of September 2015.

The second reading and public hearing being conducted on the 15th day of September 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

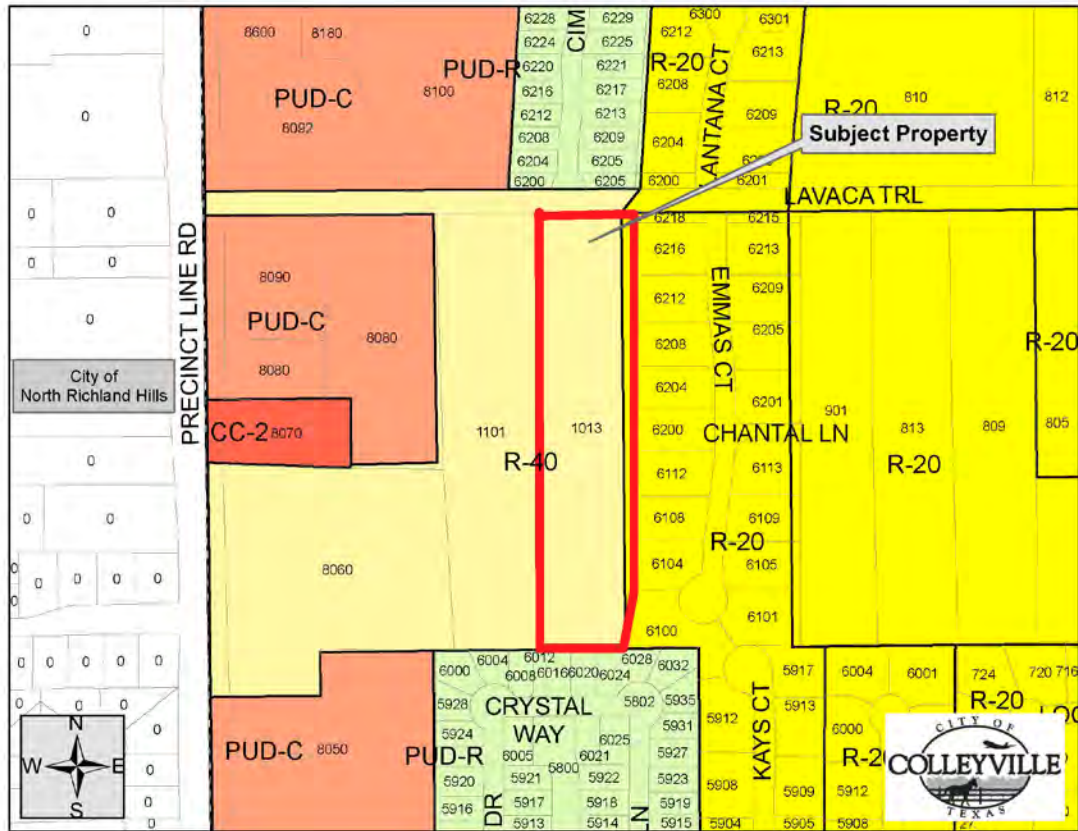


Exhibit B – Zoning Exhibit

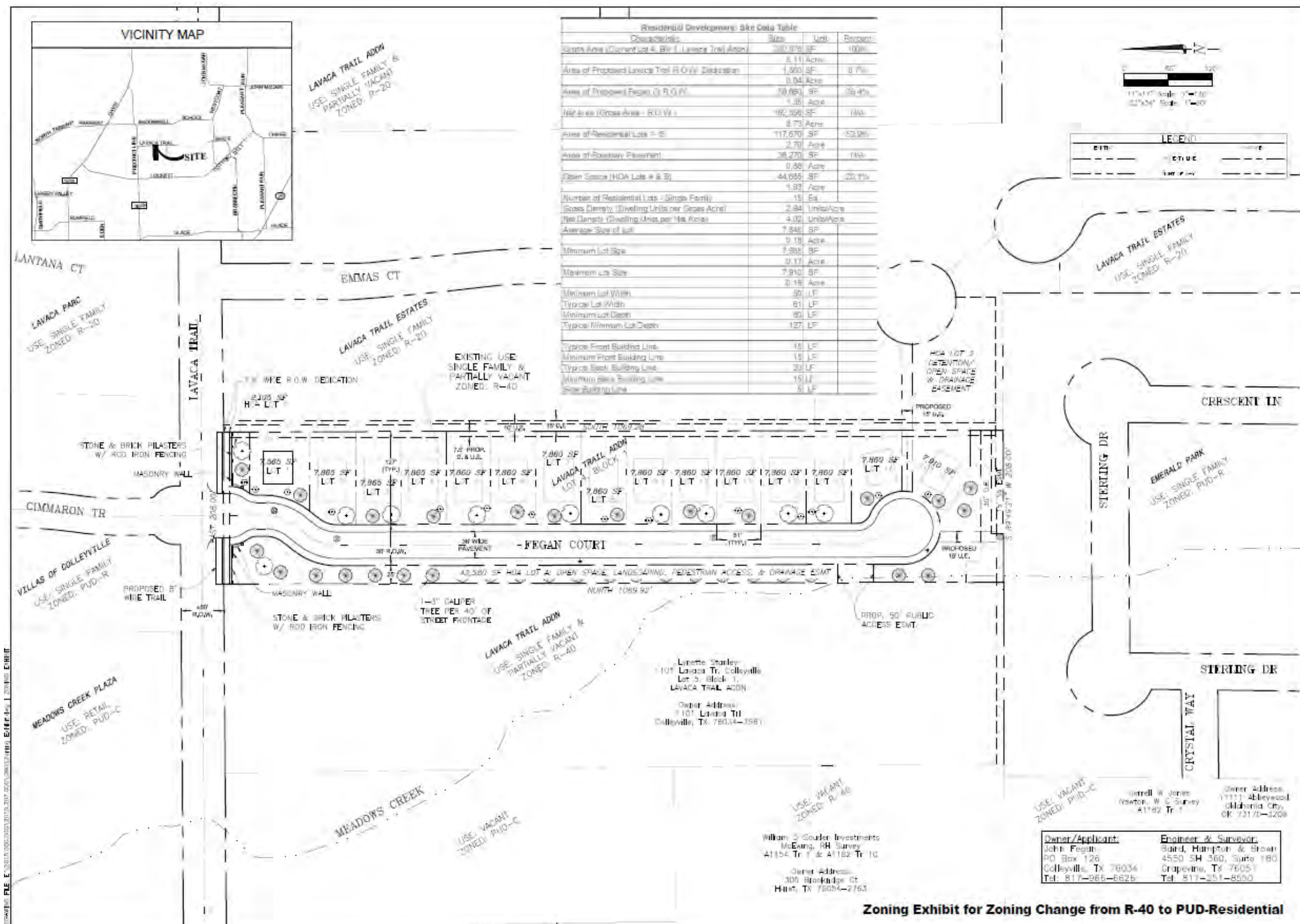
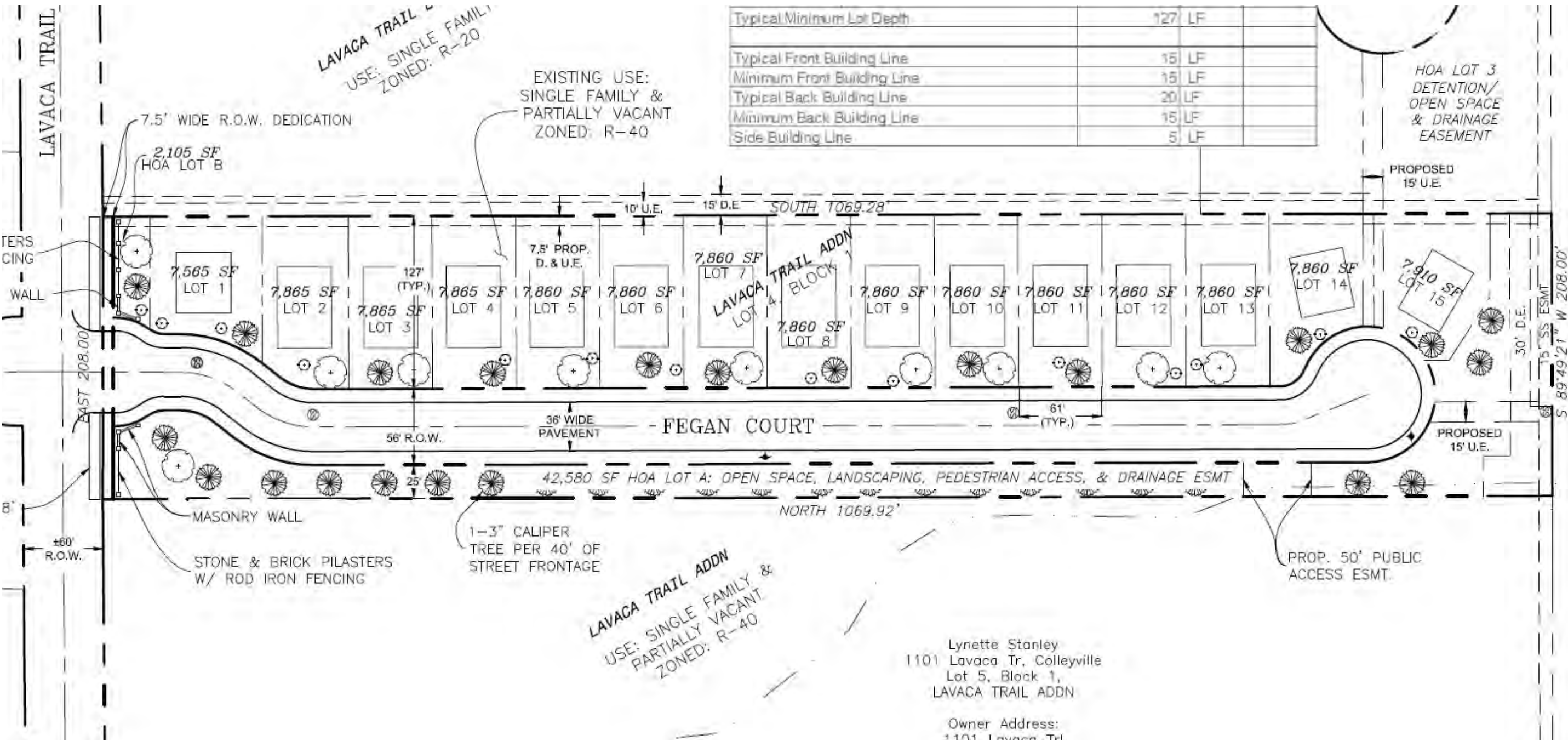


Exhibit B – Zoning Exhibit
(Close-up of Previous Page)





City of Colleyville City Council Agenda Briefing

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

Agenda Number 6a

Agenda Date 10/05/2015

Number Ordinance O-15-1971

Type Ordinance

Department Community Development

Title

Consideration of an amendment to the PUDC-Planned Unit Development Commercial zoning district on Lots 2, 53, and 54, of the Village at Colleyville, located at 18, 20, and 26 Main Street, Case ZC15-016

Strategy Map Connection

There is no strategy map connection for this item.

Explanation

First Reading and Public Hearing

The applicant, Jeff Polk, is requesting to rezone the subject property from PUD-C – Planned Unit Development – Commercial District to PUD-C – Planned Unit Development – Commercial District to change six parallel parking spaces to six angled parking spaces along Main Street in the Village at Colleyville. The subject property consists of approximately 0.427 acres and is located at 18, 20, and 26 Main Street.

Existing Conditions. The subject property is currently zoned PUD-C – Planned Unit Development Commercial (Ordinance Number O-12-1859) and is platted as Lots 2, 53, and 54 of the Village at Colleyville Addition.

Statement of Planning Objectives. The applicant submitted a Statement of Planning Objectives with an associated zoning exhibit (attached), which contains a description of the proposed development. The applicant is proposing to construct an 8,602 square-foot, one-story office building. The proposed rezoning request is for a PUD amendment to change six parallel parking spaces to six angled parking spaces along Main Street in the Village at Colleyville. The parking spaces are associated with a proposed office building to house Steward Financial Group and the Early Law Firm. The applicant has stated in the Statement of Planning Objectives that “the proposed angled parking will offer clients and visitors a more convenient and comfortable parking option and is substantially preferable to parallel parking as it exists.”

History. A brief summary of the amendments to The Village PUD is below:

- The PUD-C zoning for The Village development was originally established on January 19, 1999, with the approval of Ordinance O-99-1131. The PUD-C zoning for this project allows a mixture of retail, office, and residential units within multi-level structures.
- Additional development regulations were later affixed to the development on May

7, 2002, with the approval of Ordinance O-02-1337.4. The May 7, 2002 amendments served to amend Ordinance O-99-1131 in its entirety and were primarily designed to address a number of issues not anticipated when the original ordinance was adopted by the City Council in 1999, such as encroachments of right-of-ways with bay windows and balcony overhangs.

- Ordinance O-02-1337.4 was amended on January 17, 2006 under Ordinance O-06-1560 in order to allow more residential units to be built provided certain performance criteria are met with a maximum of 200 residential units allowed.
- The previous PUD-C ordinances noted above were amended on May 20, 2008 in order to allow removal of the median on Main Street between Village Lane and Pleasant Run Road and allow installation of 45 degree angled parking.
- On December 18, 2012, Ordinance O-12-1859 was adopted to increase the number of residential units allowed on the ground floor in the development, along with multiple other changes. The ordinance also replaced all previous Village ordinances to consolidate them and simplify the project.

Development Standards. The applicant is proposing to amend Exhibit "C" of Ordinance O-12-1859 to replace six parallel parking spaces with six angled parking spaces, as reflected on the attached site plan exhibit, along Main Street, east of Pleasant Run Road. The change to parking spaces in this area would also necessitate a change to Section H of the ordinance (Parking Requirements) where it states that "45 degree angled public on-street parking spaces shall be allowed along both sides of Main Street between Village Lane and Pleasant Run Road." The applicant is proposing provision H1.d.(1) to read "45 degree angled public on-street parking spaces shall be allowed along both sides of Main Street, between Village Lane and Pleasant Run and on the north side of Main Street between Pleasant Run and Mission Lane." The proposed site plan exhibit is meant to illustrate the proposed parking configuration and is not meant to be fully reviewed for all site plan criteria at this time. This request constitutes a preliminary site plan review, and all site plan criteria will be reviewed at the time of building permit submittal.

The applicant has provided elevations and a conceptual rendering of the proposed building for review. All elevations submitted in a forthcoming building permit package would need to comply with any changes that were deemed appropriate by the Planning and Zoning Commission upon review of this request.

Open Space and Landscaping. No changes to approved open space are being proposed, and the applicant's landscaping will be reviewed at the time of building permit.

Screening. No changes to screening are being proposed at this time.

Sidewalks and Trails. The applicant intends to provide and maintain a 10-foot sidewalk along Main Street as required. A trail exists on the west side of the subject property. In order to satisfy the trail requirement for this project, ADA compliance must be demonstrated and will be reviewed at the time of building permit.

Right-of-Way Dedication. No right-of-way dedication is applicable to the proposed request.

Traffic Generation and Access. The applicant's request does not trigger a Traffic Impact Analysis at this time.

Development Fees. All fees will be assessed upon submittal of a building permit application.

Tree Preservation. As required by Chapter 5 (Tree Preservation) of the Land Development Code, a Tree Removal Permit is required prior to the removal of any tree on the subject property. Although the applicant is proposing to preserve five, 12-inch Bald Cypress Trees along Main Street in the area of work, staff has concerns that they might not survive. The applicant has submitted a letter from a Certified Arborist that the trees essentially have a 50 percent chance of surviving with the work proposed if the critical root zones are protected. Staff has assessed that these trees are in danger of becoming critically altered with the proposed work being done in the area and that they may not survive.

Infrastructure. The existing lot is served with water and sewer. The developer will be required to provide any extensions necessary for the project, and the utility proposals will be further reviewed at the time of building permit.

Drainage and Stormwater Runoff. The drainage and stormwater facilities for the project have been preliminarily reviewed and appear feasible. Full review will take place at the time of building permit.

Residential Density. Not applicable.

Surrounding Development Trends. The subject property is surrounded by other properties in The Village's PUD. The property to the north is an office use, to the northwest is medical office, southwest is miscellaneous retail and service uses, to the south is a shared parking lot, to the east is a creek, and the property to the west is undeveloped.

Master Plan. The Future Land Use Map designates the subject property as Retail. Although the proposed office use is inconsistent with the Future Land Use Map, the applicant is not proposing to change the allowed uses on the subject property. The request to change the parking from parallel to angled is inconsistent with the Master Plan's goal of applying sound land use planning principles since it does not complement the existing development. The Village PUD was established as a master planned development. The existing parallel parking spaces and trees were installed as part of a

vision for that development, and they mirror what is across the street to create a boulevard effect. This request is inconsistent with the vision for the development as established in the PUD.

Public Notification. Staff mailed notices to 14 adjacent property owners within 200 feet of the subject property, in addition to courtesy notices to Grapevine-Colleyville ISD and the applicant, regarding this request. Notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code. To date, no correspondence has been received.

Planning and Zoning Commission Recommendation. The Planning and Zoning Commission recommended approval of this request at the September 14, 2015 meeting by a vote of 5-0, subject to the following special ordinance provision:

Existing Bald Cypress trees along the northern edge of Main Street, between Mission Lane and Pleasant Run Road, addressed as 18, 20, and 26 Main Street are to be preserved and maintained by the property owner(s) at 26 Main Street and must meet the following standards:

- i. Should the trees be removed, destroyed, or critically altered within three years of the date of issuance of the building permit for the project at 26 Main Street, they shall be mitigated by replanting the same number of caliper inches in the parkway along Main Street. If additional space is needed for replanting after the parkway is replanted, the open space area at the northwest corner of Main Street and Mission Lane must be utilized.
- ii. The replacement trees shall be of similar size and species to the existing trees to the best of availability. Where these provisions are silent, Chapter 5 (Tree Preservation) of the Land Development Code applies.

Summary. The applicant has not provided justification to replace the existing parallel parking spaces with angled spaces, especially when considering how it will affect the aesthetic of Main Street in The Village. Staff recommends denial of the proposed PUD amendment. Should the rezoning request be approved, staff recommends the special ordinance provisions as stated in the attached proposed ordinance.

Financial Impact

There is no financial impact to the City.

Recommendation

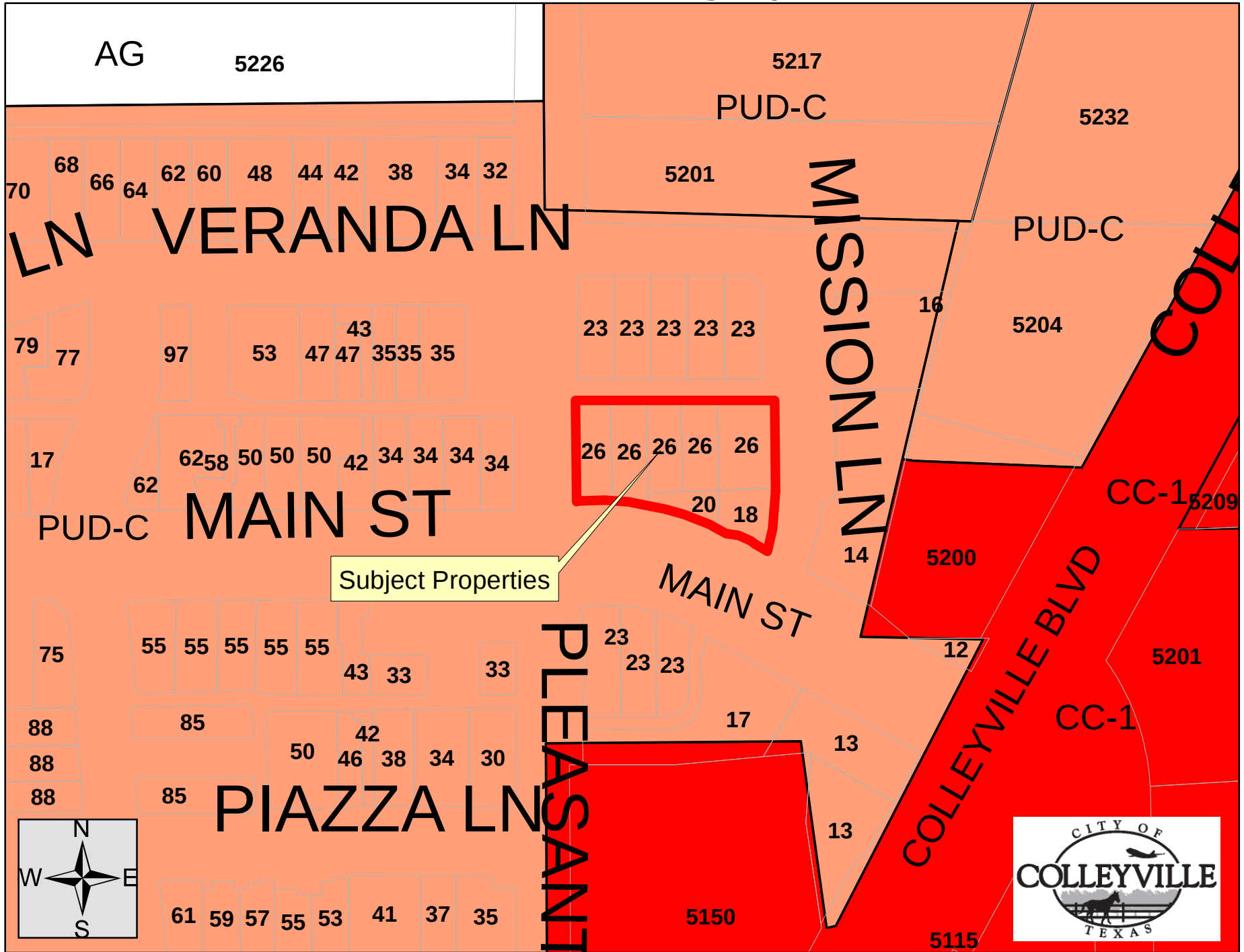
Denial

Attachments

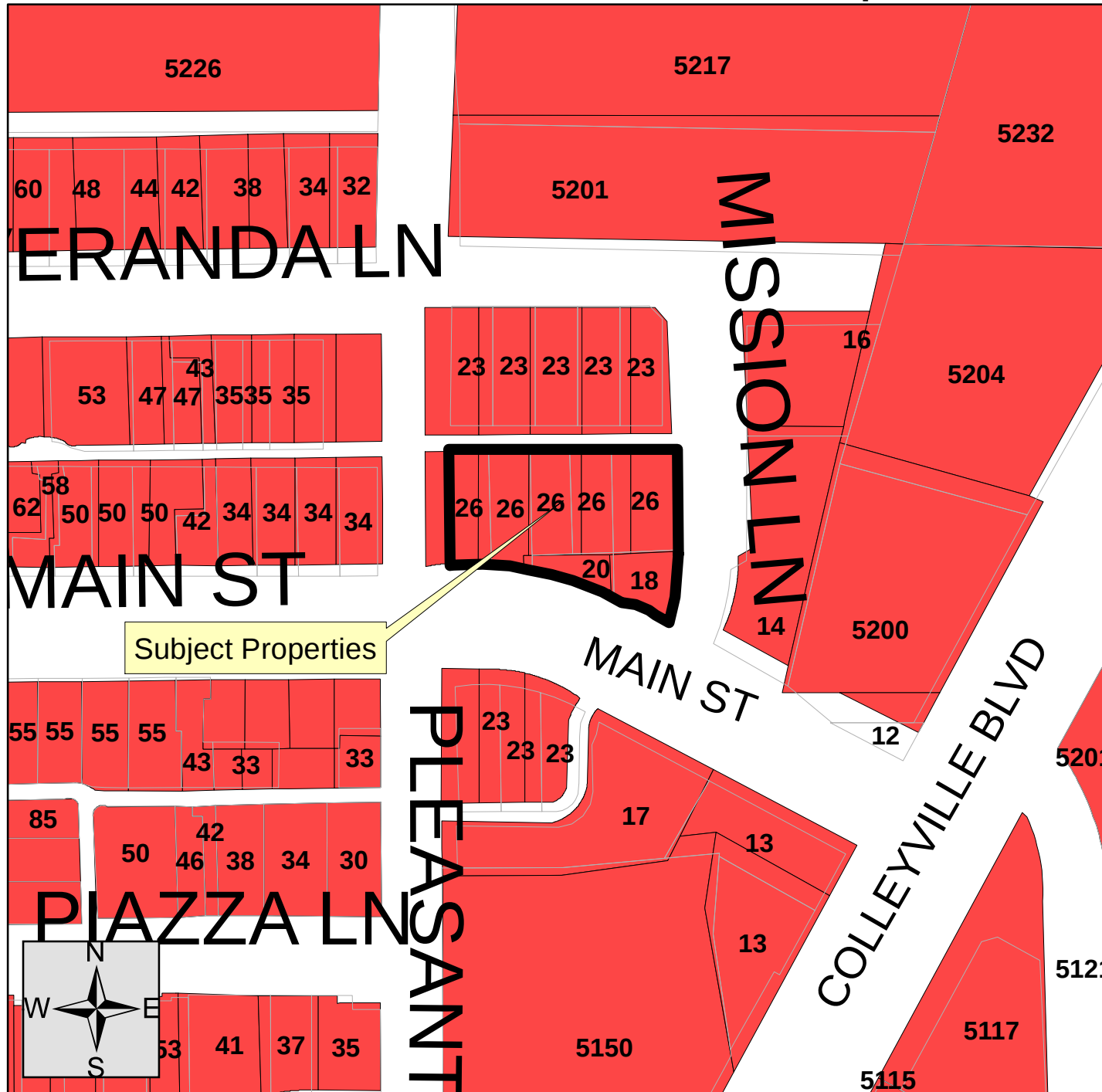
1. Location and Zoning Map

2. Future Land Use Map
3. Aerial Map
4. Public Notification Map
5. Notification List
6. Statement of Planning Objectives
7. Site Plan Exhibit
8. Building Elevations
9. Architectural Rendering
10. Letter from Arborist (Provided by Applicant)
11. Ordinance O-12-1859
12. Ordinance O-15-1971

Location and Zoning Map



Future Land Use Map



Legend

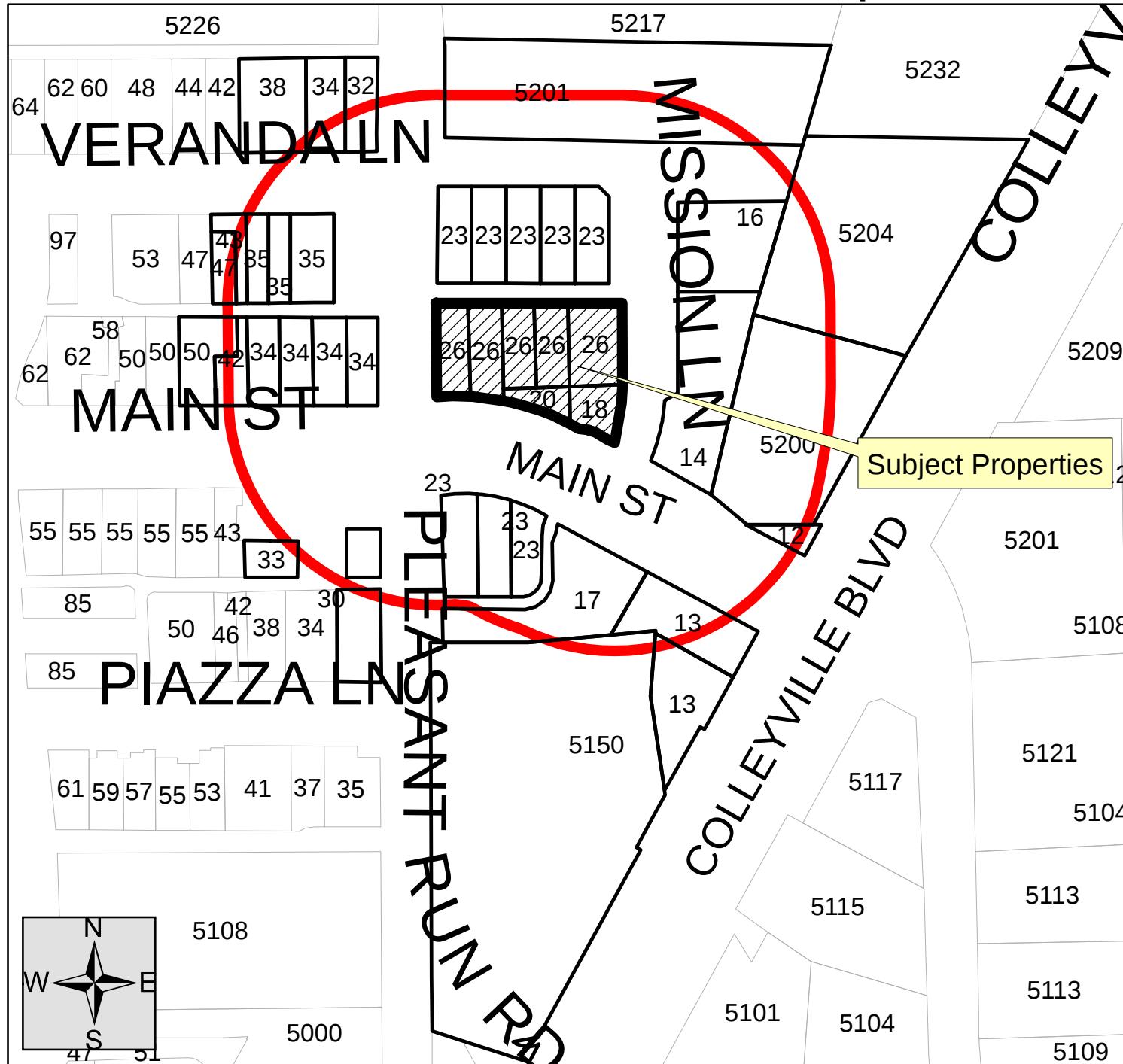
-  Subject Properties
-  Parcels
-  Single Family
-  Multi-Family
-  Office
-  Retail
-  Institutional
-  Industrial
-  Roadway
-  Utilities
-  Parks
-  Private Open Space
-  Water
-  City Limit



Aerial Map



Public Notification Map



Case ZC15-016

18, 20, & 26 Main St.

Legend

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



NOTIFICATION LIST

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
VILLAGE OWNERS ASSOCIATION INC	909 LAKE CAROLYN PKWY STE 150	IRVING	Texas	75039	17 MAIN ST
VILLAGE MANAGEMENT LTD	909 LAKE CAROLYN PKWY STE 150	IRVING	Texas	75039	50 MAIN ST
TAP REALTY LLC	600 E LAS COLINAS BLVD	DALLAS	Texas	75254	23 MISSION LN
TCN INVESTMENTS III LLC	1861 BROWN BLVD # 744	ARLINGTON	Texas	76006	35 VERANDA LN # 210
VILLAGE MONTICELLO PRTNS LTD	909 LAKE CAROLYN PKWY STE 150	IRVING	Texas	75039	14 MAIN ST
MORANI PROPERTIES LTD	909 LAKE CAROLYN PKWY STE 150	IRVING	Texas	75309	33 MAIN ST
WINCHESTER, NATALIE	2121 MORNING GLORY AVE	FORT WORTH	Texas	76111	32 VERANDA LN # 111
BOJKU, AFRIM	5309 COLLYVILLE BLVD	COLLEYVILLE	Texas	76034	5150 COLLEYVILLE BLVD
DUNHAM, KELLEN C	33 MAIN ST STE 200	COLLEYVILLE	Texas	76034	33 MAIN ST
DDK REAL ESTATE INV LLC	PO BOX 1131	COLLEYVILLE	Texas	76034	5204 COLLEYVILLE BLVD
BOES, MARK	34 VERNADA LN # 210	COLLEYVILLE	Texas	76034	34 VERANDA LN # 210
ROGERS, J ANDREW	201 MAIN ST STE 2500	FORT WORTH	Texas	76102	30 PIAZZA LN
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE	Texas	76034	5201 PLEASANT RUN RD
BEAM REAL ESTATE LLC	14455 WEBB CHAPEL RD	FARMERS BRANCH	Texas	75234	5200 COLLEYVILLE BLVD
GRAPEVINE-COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE	TEXAS	76051	STATE LAW REQ.
HESLAND, LLC	5850 COLLEYVILLE BLVD., STE 110	COLLEYVILLE	TEXAS	76034	APPLICANT

Public hearing notices were mailed
Friday, September 4, 2015 by Taci
Wrisley

STATEMENT OF PLANNING OBJECTIVES

PUD Amendment Request – angled parking in lieu of parallel parking 26 Main St. – Steward Financial Office Building

Application for PUD Amendment date: 7/22/2015
Ordinance: 0-12-1859
Village at Colleyville Development

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Development Schedule	3
Economic Development Information	3
Zoning Exhibit / Site Plan	4
Supporting Documentation Appendix	5

Parties & Contact Information

Owner

Owner: Hesland, LLC
Address: 5850 Colleyville Blvd. Ste. 110
Colleyville, TX 76034
Principals: Dustin Stiefel
Vince Hawkins
Steve Early

Building Tenant

Tenants:	Steward Financial Group	Early Law Firm
Address:	5850 Colleyville Blvd. Ste. 110 Colleyville, TX 76034	5850 Colleyville Blvd. Ste. 110 Colleyville, TX 76034
Principals:	Dustin Stiefel Vince Hawkins	Steve Early

Owner's Agent / Designer / Builder

Agent: Polk design Build Group, LLC
Principal: Jeff Polk
Address: 1904 Industrial Blvd. Ste. 104
Colleyville, TX 76034

Civil Engineer / Surveyor

Engineer / Surveyor: Neel-Schaffer
Address: 2501 Avenue J, Suite 120
Arlington, TX 76006
PE of record: Derek Cheatham, PE
Surveyor: Phil Wolters, RPLS

Statement of Planning Objectives

Hesland, LLC is made up of partners representing both Steward Financial Group and the Early Law Firm, both of which will be tenants in the proposed office building to be built at 26 Main St on the subject lot. These companies currently office in Colleyville and the partners all reside in Colleyville. The building design and proposed site plan reflect the diligent pursuit of an office building that will be consistent with the architectural and styling excellence indicative of the Village at Colleyville and the clients these firms serve.

In an effort to optimize design, safety and convenience for its clients, pedestrians and vehicle traffic, the preliminary site plan design includes angled parking to be installed in lieu of the existing parallel parking on the Main St. frontage of the lot. We understand that this proposed change would require an amendment to the PUD and the PUD approved master site plan. The PUD does not explicitly prohibit angled parking at the proposed location but the approved site plan attached to the PUD calls for the existing parallel parking. The PUD does however specifically allow for angled parking on Main St. between Village Lane and Pleasant Run.

We believe the proposed angled parking will offer clients and visitors a more convenient and comfortable parking option and is substantially preferable to parallel parking as it exists. In addition, should the amendment pass we plan to replace the existing 4' sidewalk adjacent to the parallel parking spaces and replace it with a 10' sidewalk as required by the PUD for all "new" sidewalks. While the existing 4' sidewalk is compliant with the PUD if we do not modify the parking necessitating a "new" sidewalk, we believe that a 10' sidewalk is preferable. The proposed 10' sidewalk would provide a consistent sidewalk width along Main Street and enhances the pedestrian experience and community feel of the Village.

We understand that a concern exists relative to the mature Bald Cypress trees located in the area of the proposed parking change. The proposed design accounts for the existing Bald Cypress trees and incorporates peninsulas at each tree location as seen on the attached zoning exhibit. Also note that the proposed design actually increases the root capacity around the circumference of the trees on the south side of each tree. Bald Cypress trees are selected by landscape architects for this exact application because they do very well in close proximity to curbs, sidewalks and parking spaces. We are confident that these trees were selected initially for this very reason and we are confident that this modification will have no adverse effect on the health of these trees. Hesland is willing to warrant the livelihood of the 5 Bald Cypress trees in question and will, if amendment passes, draft an agreement stating such.

Our proposed site plan to change to angled parking will require owner(s) to dedicate a small portion of the east side of the lots to the City of Colleyville where the angled parking encroaches into each lot. Both Hesland, LLC and the VOA who owns lots 53 and 54 which are set aside as private park are in agreement to this dedication. Additionally, the VOA is in support of the proposed parking and has provided a letter attached. Hesland, LLC and the VOA have also provided an access agreement stating its level of cooperation in the development of these lots.

In summary, we believe that this proposed parking change will enhance the ease of use and overall aesthetic of the Steward Financial office building as well as the Village at Colleyville in whole. Please do not hesitate to call me with any questions.

Jeff Polk
President, Polk Design Build Group
Owner's Agent

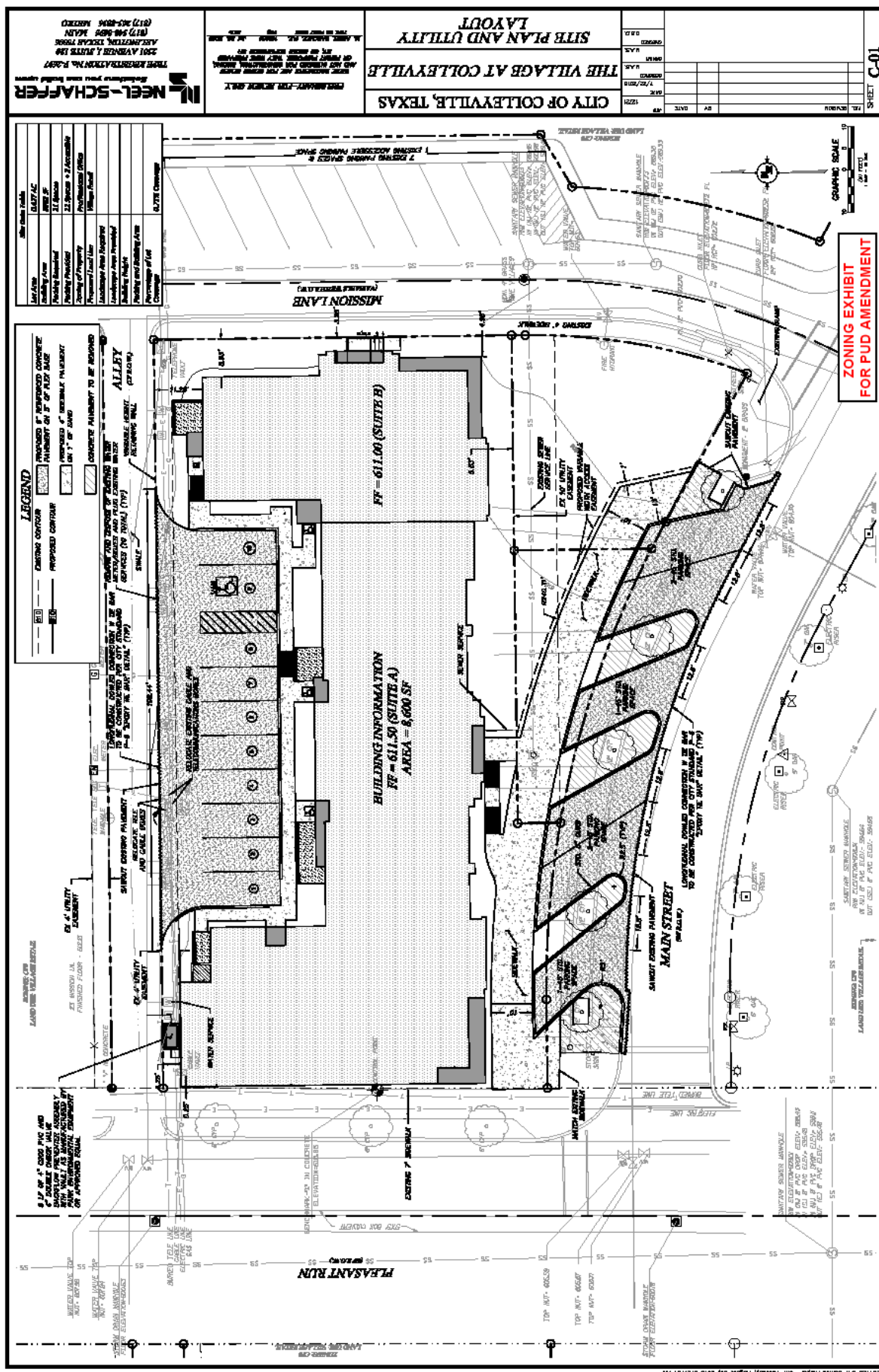
Development Schedule

We plan to pull building permits as soon as possible.

Economic Development Information

Steward Financial – Suite A

Building Square Feet – Suite A only	6,358
Estimated Sales per Year	\$2,300,000.00
Estimated Sales per Square Foot	\$361.75
Estimated Ad Valorem Tax	\$34,000.00



Supporting Documentation Appendix

Access Agreement with Realty Capital / Village Owners Association, owners of lots 53 & 54

Document to be finalized for P&Z Review – see email below

From: Jimmy Archie
Date: July 21, 2015 at 2:59:10 PM EDT
To: Steven Early
Cc: Dustin Stiefel
Subject: **Re: Access Easement Agreement**

I am back from vacation on Thursday and won't be able to do anything until then. Also, since we passed the Board of Directorship off to the homeowners last month recently, I will need some time to explain this to them and ultimately get their consent. We still manage the Owners Association but no longer serve on the board. There will be no issue getting their consent but I need to take it through the proper channel as I no longer have the authority to execute the easement.

This should not hold you up from your submitting your application. You can tell the staff you will have the agreement in place and a letter of support by the time it gets to council for a vote.

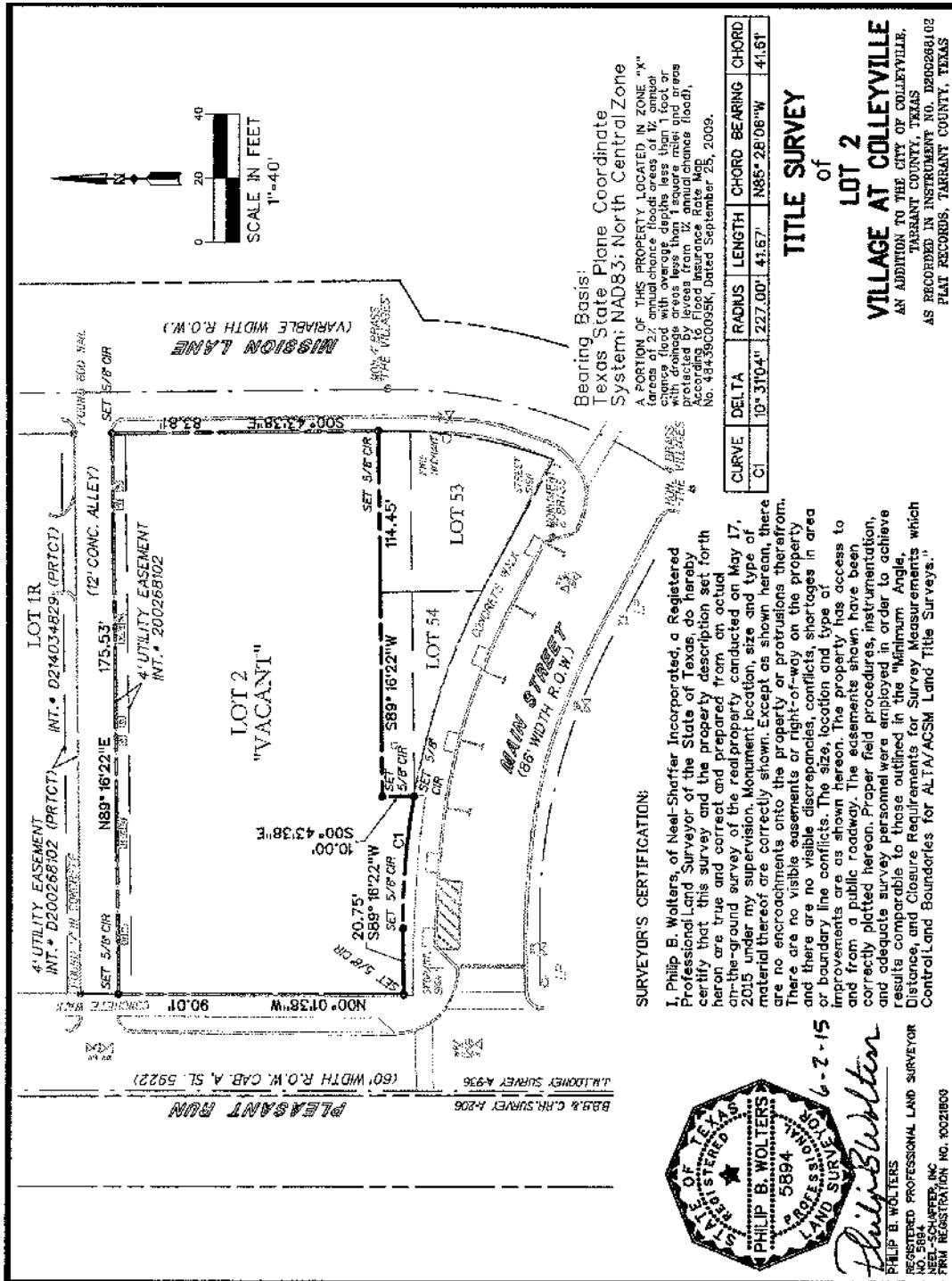
Jimmy Archie

Realty Capital Management, LLC

Letter of Support – Village Owner's Association

Will provide document prior to P&Z Review

Lot 2 Survey



Location and Zoning Map

Exhibit "A" - Location and Zoning Map

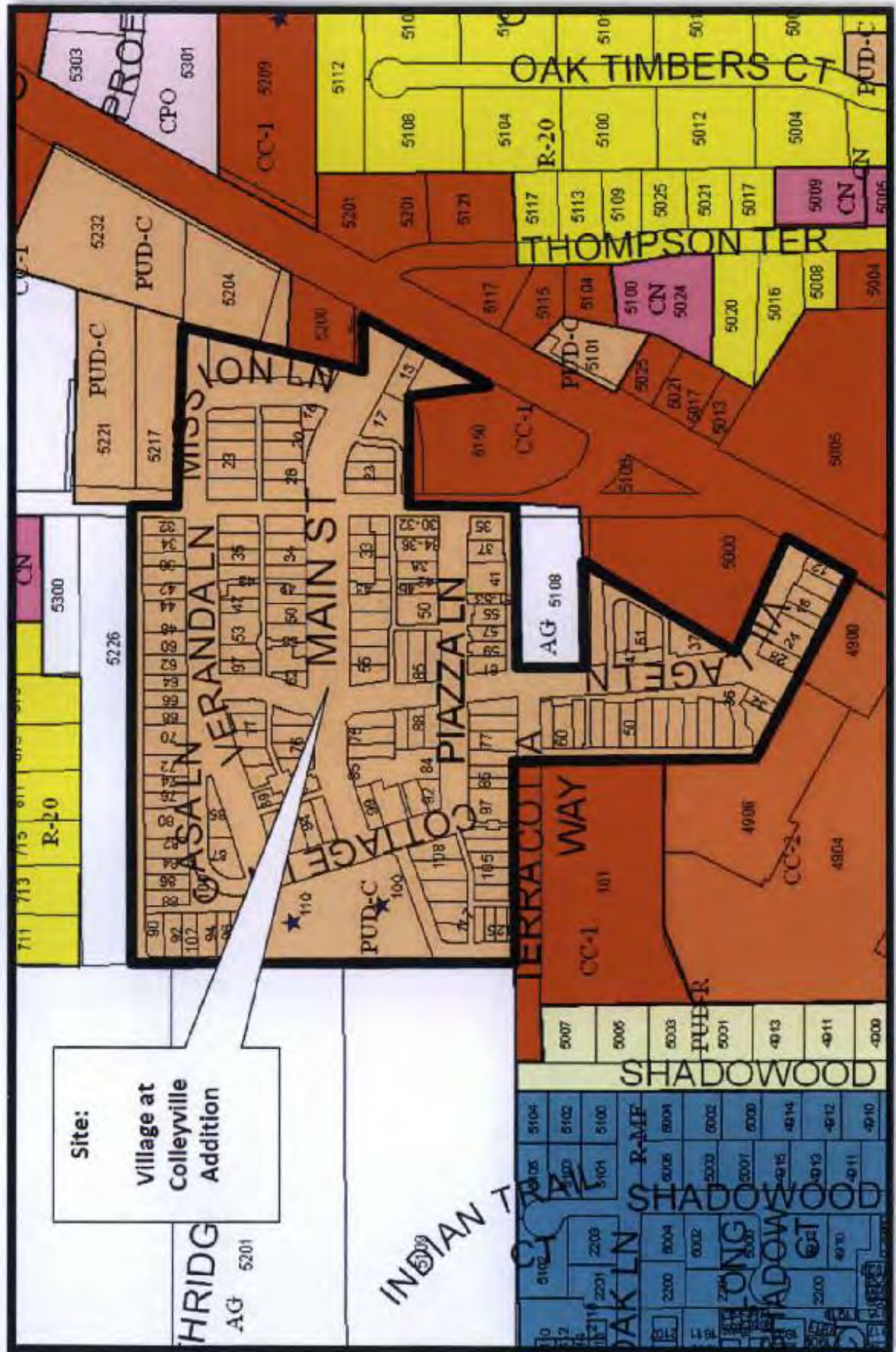
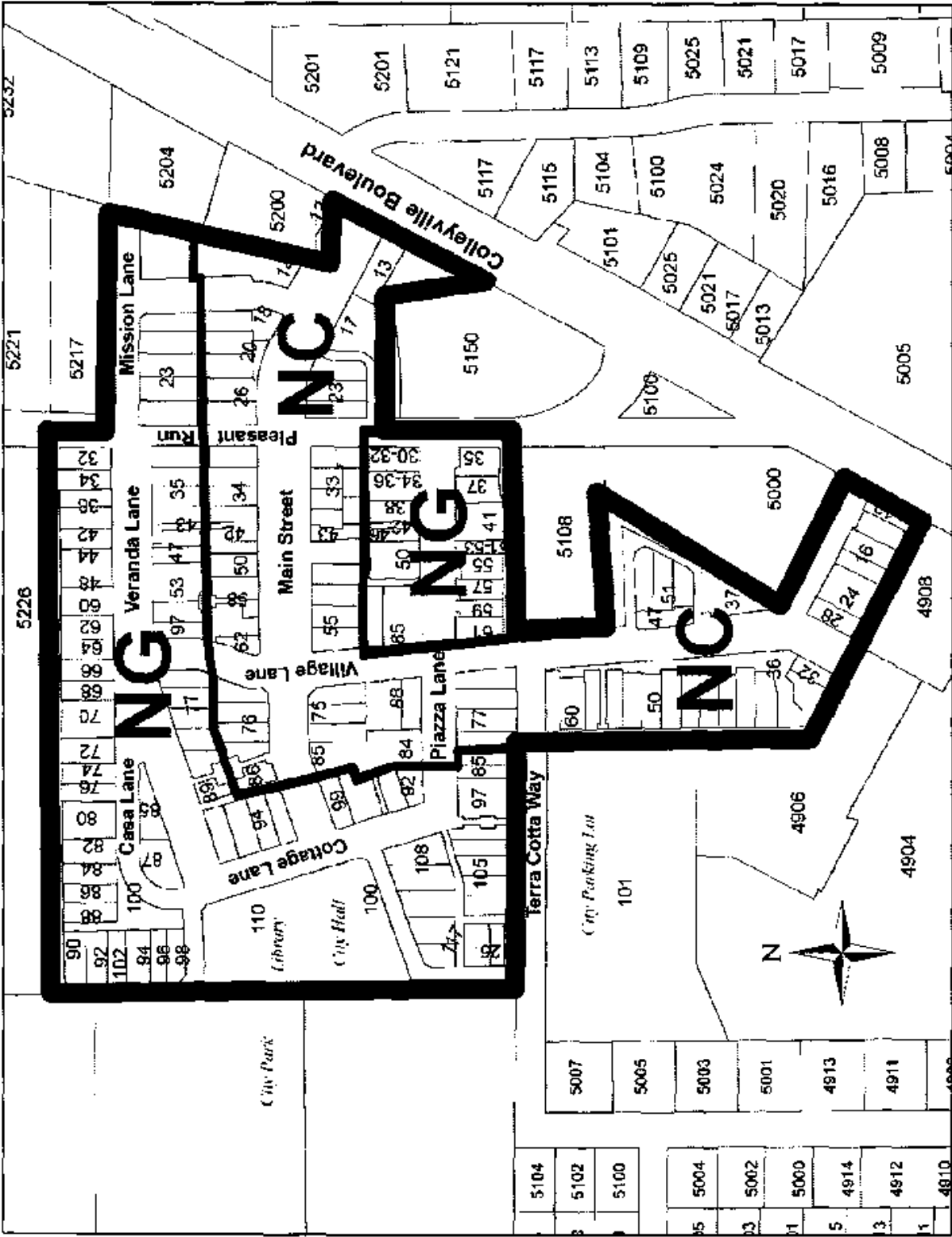


EXHIBIT "B"- Neighborhood Areas



Ariel View of Site



Letter of Support from Adjacent Property Owners

Will provide document prior to P&Z Review

Bald Cyprus Information

Will provide document prior to P&Z Review

ZONING: CP0
LAND USE: VILLAGE RETAIL

PLEASANT RUN
(60' R.O.W.)

BENCHMARK—"X" IN CONCRETE
ELEVATION=610.85

ZONING: CP0
LAND USE: VILLAGE RETAIL

ZONING: CP0
LAND USE: VILLAGE RETAIL

23 MISSION LN.
FINISHED FLOOR = 612.21

EX 4' UTILITY
EASEMENT

SAWCUT EXISTING PAVEMENT

LONGITUDINAL DOWLED CONNECTION W TIE BAR
TO BE CONSTRUCTED PER CITY STANDARD
P-6 "EPOXY TIE BAR" DETAIL" (TYP)

ALLEY
(12' R.O.W.)

SCREENING WALL

Site Data Table	
Lot Area	0.427 AC
Building Area	8602 SF
Parking Required	21 Spaces
Parking Provided	20 Spaces + 2 Accessible
Zoning of Property	Professional Office
Proposed Land Use	Village Retail
Landscape Area Required	
Landscape Area Provided	
Building Height	
Parking and Building Area	
Percentage of Lot Coverage	0.71% Coverage

BUILDING INFORMATION
FF = 611.50 (SUITE A)
AREA = 6,050 SF

FF = 611.00 (SUITE B)
AREA = 2,313

MAIN STREET
(86' R.O.W.)

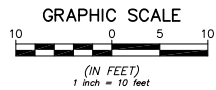
LONGITUDINAL DOWLED CONNECTION W TIE BAR
TO BE CONSTRUCTED PER CITY STANDARD P-6
"EPOXY TIE BAR" DETAIL" (TYP)

EX 10' UTILITY
EASEMENT
PROPOSED VARIABLE
WIDTH ACCESS
EASEMENT

MON. 4" BRASS
"THE VILLAGES"

ZONING: CP0
LAND USE: VILLAGE RETAIL

**ZONING EXHIBIT
FOR PUD AMENDMENT**



CITY OF COLLEYVILLE, TEXAS

VILLAGE AT COLLEYVILLE

SITE PLAN LAYOUT
ANGLED PARKING EXHIBIT

NO.	REVISION	BY	DATE	JOB	DATE	DESIGNED	DRAWN	CHECKED	D.B.C.
					12/21	8/26/2015	M.A.S.	M.A.S.	

SHEET C-01

PRELIMINARY—FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW
AND NOT INTENDED FOR CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES. THEY WERE PREPARED
BY, OR UNDER SUPERVISION OF:

M. ANGEL SANCHEZ, P.E. 110294 Aug 26, 2015
TYPE OR PRINT NAME REG DATE

NEEL-SCHAFFER
Solutions you can build upon

TBPE REGISTRATION No. F-2697

2501 AVENUE J, SUITE 120

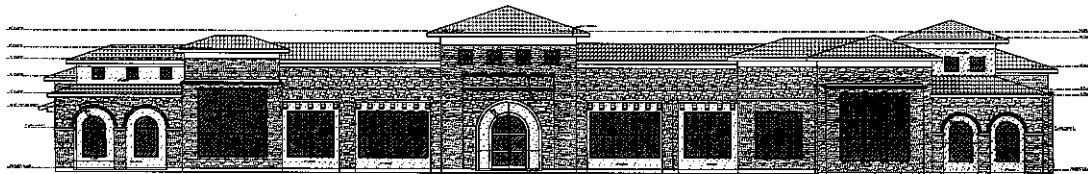
ARLINGTON, TEXAS 76006

(817) 548-0696 MAIN

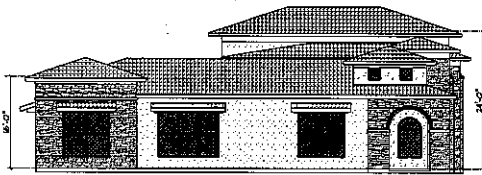
(817) 265-8836 METRO

BUILDING ELEVATIONS

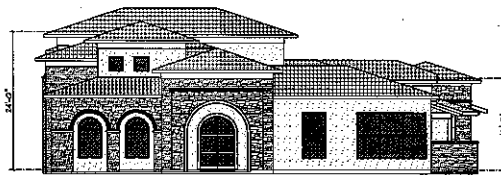
NON-DETAILED ELEVATIONS FOR REVIEW PURPOSES ONLY



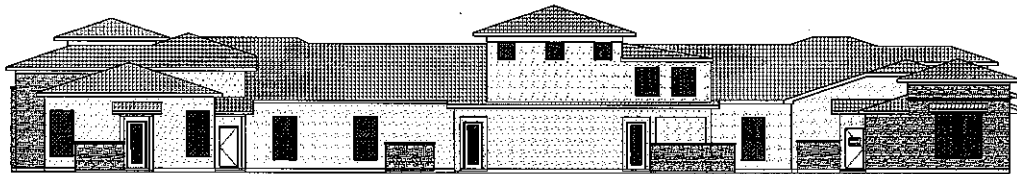
FRONT ELEVATION - MAIN ST. FRONTAGE



LEFT ELEVATION - PLEASANT RUN FRONTAGE



RIGHT ELEVATION - MISSION LN. FRONTAGE



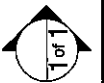
REAR ELEVATION - ALLEY FRONTAGE

HESLAND OFFICE
28 MAIN ST.
COLLEYVILLE, TX 76034
DRAWN BY: Jeff Polk
DATE: 08.25.15

Polk Design Build Group, LLC
1001 Inland Blvd. #101
Colleyville, TX 76034
PHONE: 817.829.0046
jpolk@polkdesign.com

Polk
design build group

APPROVED:
SCALE: 1/16" = 1'
THESE PLANS ARE PREPARED BY
POLK DESIGN BUILD GROUP, LLC
FOR THE PURPOSE OF SUBMITTING TO
THE CITY OF COLLEYVILLE FOR REVIEW
AND APPROVAL. NO OTHER USE IS
INTENDED OR AUTHORIZED.



Architectural Rendering



Letter from arborist



Mr. Polk,

I reviewed your plans for the parking spaces at 26 Main St. in Colleyville and inspected the site with the bald cypress trees in question. My opinion is as follows:

There are several factors that suggest the odds that the trees will survive are good:

1. Bald cypress is a species that is resistant to construction damage, adding to its suitability as an urban tree.
2. The trees are currently in very good health.
3. The available soil volume will not be dramatically changed.

Also, fertilization and vertical mulching can further reduce the likelihood of long term damage to the trees. It is essential, however, that the critical root zone be vigorously protected throughout the construction process, or all of the advantages could mean little. Fences, signage, wrapping trunks with protective material (such as burlap), and mulching the critical root zone should be employed to ensure protection. Also, if cutting large roots is necessary, it should be done with an appropriate tool such as a saw or wood chisel, rather than ripping through it with blunt tools. This facilitates healing of the roots, rather than rotting and mortality. Although plant health (especially in construction sites) can never be guaranteed, if all of these guidelines are followed, I would expect a better than 50% chance the trees survive.

Thank you,

Wesley Rivers - ISA Certified Arborist # TX 3642A

Alpine Tree Service, Inc.

817.505.9913 cell

817.656.8733 office

ORDINANCE O-12-1859

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AS HERETOFORE AMENDED; BY REPEALING ORDINANCES O-99-1141, O-02-1337.4, O-06-1560 AND O-08-1680; BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON 26 ACRES IN THE VILLAGE AT COLLEYVILLE ADDITION AND LOTS 3A AND 3B, BLOCK 1, VILLAGE FRONT DOOR ADDITION, FROM THE PUD-C-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT TO THE PUD-C-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for rezoning under Case No. ZC12-022; and

WHEREAS, Ordinances O-99-1141, O-02-1337.4, O-06-1560 and O-08-1680 are hereby repealed in their entirety; and

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

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

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

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the districts and their peculiar suitability for particular uses, with a

view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 26 acres in the Village at Colleyville Addition and Lots 3a and 3b, Block 1, Village Front Door Addition, from the PUD-C-Planned Unit Development Commercial Zoning District to the PUD-C-Planned Unit Development Commercial Zoning District, as depicted in Exhibit "A".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT Ordinances O-99-1141, O-02-1337.4, O-06-1560 and O-08-1680 are hereby repealed in their entirety.
- Sec. 5. THAT the above described tract of land shall be subject to the following conditions:

A. PURPOSE

The purpose of this planned unit development is to encourage

mixed-use, compact development that is sensitive to the environmental characteristics of the land and facilitates the efficient use of services. This planned unit development diversifies and integrates residential and commercial land uses within close proximity to each other and promotes long-term economic sustainability for the City.

B. PUD BOUNDARIES

The properties shown on the attached Zoning Exhibit "A" are zoned PUD-C Planned Unit Development-Commercial district and the Official Zoning Map and Land Development Code of the City of Colleyville, Texas and are hereby amended by the terms of this ordinance.

C. NEIGHBORHOOD AREAS

This Planned Unit Development is hereby divided into two neighborhood areas. The boundaries of the neighborhood areas are shown on the attached Exhibit "B". The neighborhood areas and their symbol designations are described as follows:

Neighborhood Center – The Neighborhood Center area shall serve as the commercial and business focal point of the development with a limited amount of area used for residential purposes. The Neighborhood Center area shall be designated with the letters "NC".

Neighborhood General – The Neighborhood General area shall serve as a secondary area for commercial and business activities of the development and may have a higher percentage of residential dwellings than the Neighborhood Center area. The Neighborhood General area shall be designated with the letters "NG".

D. DEVELOPMENT STANDARDS

Buildings or structures containing any combination of single-family residences and business use listed herein shall be allowed in accordance with the following Development Standards:

1. Permitted Uses – the following permitted uses shall be

allowed within this planned unit development:

a. *Single-family Residences:* Residential units may be either detached or attached, and more than one residence may be located per building site. A building site may also have one ancillary residential structure. An ancillary unit is a residential unit that is accessory to the primary residential unit allowed by this section. Ancillary units shall not be sold separate from the primary unit to which they are connected. For the purpose of this ordinance, a building site is defined as a single building site as identified on the Condominium Exhibit of The Village at Colleyville. The habitable area of the ancillary structure shall not exceed 600 square feet. Within each neighborhood area, the maximum number of residential units on the ground floor of a building shall not exceed the following maximum residential densities:

(1) NC Area: A maximum of 14 of the building sites in the Neighborhood Center area may contain a single-family residence use on the first floor of its building.

(2) NG Area: A maximum of 61 of the building sites in the Neighborhood General area may contain a single-family residence use on the first floor of its building.

(3) A maximum of 75 of the building sites within the boundaries of this PUD-C may contain a single-family residence use on the first floor of its building.

(4) Work/Live Units: A work/live unit is defined as a single unit consisting of both a commercial/office and a residential component that is occupied by the same resident. The work/live unit shall be the primary dwelling of the occupant. Provided compliance with sections 1 through 3 above are met, all lots within this development may contain a work/live unit. Work areas are encouraged to be placed on the ground floor while the living area is encouraged to be placed on upper floor above the work unit.

(5) Not including ancillary units or the units described in subsection 6 below, all residential units shall have a minimum of 1,500 square feet of climate controlled area.

(6) No more than a total of twenty-four (24) residential units may be built with a minimum square footage of 1,000 square feet. Units allowed by this subsection shall not be located on the ground floor of any building.

(7) The method of calculating the square footage of a residential unit within this PUD-C shall not include floor areas used as common area hallways and stairwells, but shall include the climate controlled space of the dwelling unit.

(8) There shall be no residential units located on the ground floor of any building located along Main Street between Cottage Lane and SH26.

(9) Not including ancillary units, defined above, there shall be no more than 200 residential units constructed within this PUD.

b. *Retail:* Retail specialty shops including, but not limited to, the sale of clothing, gifts, antiques, flowers and plants, books, jewelry, music, electronic equipment, computers and software, tobacco and related supplies, crafts, toys, cameras, souvenirs, greeting cards, artwork, furniture, hardware, sporting goods, house and garden supplies, office supplies, leather goods and periodicals.

c. *Service:* Personal service shops including, but not limited to, travel agency, banks, airline ticket office, tailor, barber, beauty salon, spa, health club/fitness center, shoe repair, food catering, dry cleaners, studios for dance, art, music, photography, radio, and television, or similar service uses.

d. *Food and Lodging:* Boutique hotels, bed and breakfast inns, restaurants, cafes, coffee shops, bakeries, butchers, fish markets, delicatessens, ice

cream parlors, cookie stores, grocery stores, drug stores, bagel or doughnut shops, and soda fountain shops.

e. *Entertainment:* Entertainment venues including movie theatres, provided the total number of all movie screens does not exceed four; playhouses, comedy clubs, and jazz/music clubs.

f. *Office:* Business offices including, but not limited to, software design firms, business consulting, security and commodity brokerage, general business offices, real estate sales, insurance sales, advertising, mailing and stenographic services, professional offices for lawyers, engineers, architects, doctors, dentists, psychiatrists, accountants, investment advisors, orthodontists, or other office related businesses.

g. *Educational:* Private schools, and day-care centers.

h. *Mixed-use:* buildings or structures containing any combination of single-family residences and other uses listed herein.

i. *Public/Semi-public:* Buildings or structures owned or operated by the City of Colleyville or The Village Owner's Association. Semi-public uses such as a neighborhood center, pool and related recreational facilities. The lots bounded by Cottage Lane, Village Lane, Veranda Lane and Main Street may be used, either all or in part, as a public plaza including the installation of permanent public amenities such as a fountain and seating area. The purpose of the plaza would be for public gatherings and events.

j. Parking lots.

k. Accessory buildings or uses as defined herein.

l. Any use of a nature similar to the above when granted a Special Use Permit by the Colleyville City Council.

m. Outside sales on the sidewalk of art, antiques, fruit,

vegetables, flowers, plants, gifts and souvenirs.

n. Outdoor seating areas for food, lodging or entertainment uses.

o. Above ground parking garages containing fourteen (14) or fewer parking spaces, underground parking garages, basements, and cellars.

2. Permitted Uses with a Special Use Permit – The following uses may be permitted upon approval of a Special Use Permit by the City Council as provided in the Land Development Code of the City of Colleyville:

a. Food trucks, including outside sales of cooked food and other items not listed in Section E.1 Permitted Uses.

c. Television and appliance repair service shop.

d. Club, lodge or other fraternal organizations.

e. Above ground parking garages containing fifteen (15) or more parking spaces. Any above ground parking garage that fronts a street within the Neighborhood Central (NC) zone shall be allowed only with the approval of a Special Use Permit.

f. Package (liquor) stores

g. Wedding chapel

h. Alcoholic beverage sales for on-premise consumption in conjunction with a restaurant use.

i. Alcoholic beverage sales for off-premise consumption for a grocery store, specialty wine shop or gourmet food store.

j. The Special Use Permit requirements for the alcoholic beverage sales allowed in subsections "h" and "i" above shall not become effective until May 1, 2013.

3. Prohibited Uses – The following uses shall be prohibited within this planned unit development:

- a. Drive-through commercial uses where patrons remain in automobiles.
- b. Vending machines, except within buildings.
- c. Retail uses containing more than 40,000 square feet of floor area per certificate of occupancy.
- d. Industrial and manufacturing businesses that create noise, vibration or obnoxious odors.
- e. Kennels.
- f. Terminals or depots for large-scale storage or distribution of goods.
- g. Scrap yards for the processing or storage of waste materials.
- h. Automotive repair businesses.
- i. Telemarketing office with over 20 employees.
- j. Uses not listed herein shall be considered by following the procedures outlined in the Colleyville Land Development Code for new and unlisted uses.

4. General Lot Criteria – See Table 1 below:

Table 1				
General Lot Criteria				
	Neighborhood General Zone (NG)		Neighborhood Center Zone (NC)	
Lot Dimensions	Min. Area	2,600 s.f.	Min. Area	2,600 s.f.
	Max. Area	5 acres	Max. Area	5 acres
	Min. Lot Coverage	30%	Min. Lot Coverage	45%
	Max. Lot Coverage	90%	Max. Lot Coverage	95%
Setbacks	Front	0' min – 15' max.	Front	0' min – 15' max.
	Side	0' min – 15' max.	Side	0' min – 15' max.
	Rear – Main Bldg.	4' min.	Rear – Main Bldg.	4' min.
	Rear – Accy. Bldg.	4'	Rear – Accy. Bldg.	4'

Height	Max. Height	48 ft. or 3.5 stories	Max. Height	48 ft. or 3.5 stories
Notes: 1. the one-half story above third floor shall not exceed 400 s.f.				

5. Building Exteriors - The exposed exterior walls of each building must contain 100% masonry. For purpose of this ordinance, masonry shall consist of any combination of brick, stone, faux-stone, or stucco. Non-masonry materials may be utilized for building accents per the requirements of Chapter 6-Building Design in the Land Development Code.
6. Roofing - If a flat roof is constructed, all sides of the building shall have a mansard or built-up parapet wall roof at least four feet (4') in height, which shall simulate the look of a pitched roof from street level. If a roof terrace is constructed, then railings may be used which comply with Section (8) Balconies below.
7. Balconies - Balcony railings must be constructed with wrought iron or masonry balustrades.
8. Building Design Requirements - Articulation of walls shall not be mandatory. Buildings within this planned unit development shall be exempt from Chapter 6 Building Design of the Colleyville Land Development Code.
9. Exterior Building Lighting - Buildings may be lit with wall washer type lights, natural gas lamps, or low wattage decorative electric lamps. Lights shall be placed on buildings in a manner so as to not be a nuisance.
10. HVAC Systems - All air-conditioning condenser units must be hidden from street view or placed on the roof.
11. Backyard Walls - These shall be constructed 100% masonry materials or wrought-iron fencing. Any gates must be constructed of wrought iron.
12. Landscaping - Lots with street frontage within this planned unit development shall, at a minimum, meet the requirements of *Chapter 4 - Landscaping and Buffering*

in the Land Development Code. The owners of the first floor shall plant and maintain the storefront planting area (if applicable) along its street frontage. All sidewalks in the project will have tree planter islands spaced every thirty to thirty-five feet. Approved trees shall include trees allowed for planting in *Chapter 4 - Landscaping and Buffering* in the Land Development Code. A minimum of 25% of the building sites shall be required to install and maintain a 24" wide planting area (at least 8 feet long) in the setback between their building and the sidewalk. The owners of the ground floor levels of these buildings shall be required to plant, irrigate and maintain flowers, vines or shrubs in those areas. In addition, any roof terraces shall contain at least two irrigated, potted shrubs or trees. A landscaped buffer with natural openings shall be provided along the entire length of the northern boundary from City Park to Pleasant Run Road, in lieu of the masonry screening wall. Said landscape buffer shall consist of a row of trees. Trees shall be a minimum of four (4") caliper, spaced at 25' intervals. Trees shall be selected from the list of approved trees contained in *Chapter 4 - Landscaping and Buffering* of the Land Development Code. Fifty percent of said trees shall be Highrise Live Oaks (*quercus virginiana*). In addition, there shall be a minimum five foot tall wrought iron fence installed along the northern boundary from City Park to Pleasant Run Road, said minimum five foot tall wrought iron fence shall also be installed on top of any retaining wall along the northern boundary line.

13. Awnings - Buildings with commercial uses on the ground level shall install awnings over all windows on the ground level that front public sidewalks, if those buildings contain a residential use above the ground level.
14. Architectural Control Committee - The Property Owner's Association must create an Architectural Control Committee, which shall be funded by the Property Owner's Association. All building exterior specifications, site plans, lighting, signage and landscaping plans must be approved by the Architectural Control Committee prior to approval of a building permit.

15. Limitation on Late Night Hours of Operation - Businesses located within the PUD-C shall close no later than 12:00 midnight on all days except on Friday and Saturday nights where such businesses shall close no later than 2:00 a.m. on Saturday and Sunday mornings respectively.
16. Dumpster Screening - All freestanding dumpsters shall be screened on all four sides with an opaque closure measuring to a height at least six (6) inches above the top of the dumpster. A dumpster located in an alley on the perimeter of the project shall be screened from view on all sides with an opaque enclosure or building niche measuring at least six (6) inches above the top of the dumpster. The enclosure and/or building niche shall be constructed of material that matches the building.
17. Fire Prevention - All buildings within this PUD-C shall be equipped with fire detection and suppression systems as required and approved by the City of Colleyville Fire Marshal. Said systems shall be maintained and inspected as required by the Fire Marshal.

E. ENCROACHMENTS AND USE OF PUBLIC RIGHT-OF-WAY

Due to the unique nature of this planned unit development, the encroachments of buildings and architectural features into the public right-of-way and certain uses within the public right-of-way, stated herein in Section E.1, shall be allowed within this planned unit development and shall be exceptions to the requirements of the Land Development Code. All encroachments, including temporary structures, must maintain a forty-eight (48") inch pedestrian right-of-way and comply with all other ADA regulations.

1. Encroachments below grade - Approval by the Director of Public Works of a Right-of-way Permit is required for any building encroachments below grade. All encroachments shall not exceed eighteen (18") inches.
2. Encroachments of architectural features above grade - Approval by the Building Inspection Department is required for any encroachment of architectural features above grade, provided such encroachments comply with

the standards contained in the following table and local building and fire codes:

Right-of-way Encroachment Standards	
Type of Encroachment	Maximum Allowable Encroachment
Bay Windows	18 inches with max. 7 foot length, 3 feet min. spacing & one bay window per 15 feet of site frontage
Awnings & canopies	80% of sidewalk width, 8 feet clearance over pedestrian area & 14 feet clearance over vehicle area
Signs	66% of sidewalk width, 8 feet clearance over pedestrian area & 14 feet clearance over vehicle area
Lights	If the light encroaches 12 inches or less, it may be mounted at any height on the building façade. From 8 feet to 11 feet above grade, one additional inch of encroachment shall be required for each inch of clearance above 8 feet, not to exceed 48 inches of encroachment. Encroachments over 12 inches require 8 feet clearance over pedestrian areas & 14 feet clearance over vehicle areas, and shall not encroach beyond 48 inches
Eaves, cornices and balconies	From 8 feet to 15 feet above grade, one inch of encroachment for each inch of clearance above 8 feet not to exceed 48 inches of encroachment. Encroachments 15 feet or more above grade shall have 8 feet of clearance over pedestrian area & 14 feet clearance over vehicle area and shall not encroach beyond 6 feet

3. Temporary structures in public right-of-way – The temporary use of sidewalk areas located within a public right-of-way shall be allowed for the following types of temporary structures: planter boxes, benches, sandwich board signs, retail merchandise, and four (4) tables with chairs. Use of the public right-of-way for retail merchandise shall be limited to business hours.
4. Outdoor Eating Areas on public sidewalks – The use of a public sidewalk as an outdoor eating area containing more than four tables shall only be permitted with administrative approval of the Community Development Director.

F. SUPPLEMENTAL REQUIREMENTS

This planned unit development shall comply with the following supplementary requirements:

1. Open Space Requirements - This development shall provide open space areas as shown on the attached Exhibit "C" in lieu of any other open space requirements of the Colleyville Land Development Code.
2. Park Land Dedication Fees - Payment of Park Land Dedication Fees at the rate applicable at the time of building permit shall be due and payable when a building permit is issued for each non-residential structure or primary single-family dwelling unit.
3. Street Right-of-Way Widths - These shall be established upon approval of the Final Plat using the street and alley design standards contained in Paragraph 7 below.
 - a. Not later than 90 days from the date of approval of this ordinance, the developer shall convey to the City at no cost all necessary right-of-way to accommodate the roadway widening for the portion of Mission Lane located between Pleasant Run Road and Lot 1, Block 1 of the Village Front Door Addition such that said portion of the roadway can accommodate two-way automobile traffic. The final determination of the amount of right-of-way needed shall be performed by the Public Works Director. The sidewalk width requirements of Section 5(F)4 shall not apply to the portion of Mission Lane addressed in this section, specifically as it relates to the widening of the street.
4. Sidewalks - Sidewalks shall be required for all lots in this development. Where no sidewalks exist as of the passage of this ordinance, any new sidewalks constructed shall be a minimum of ten feet in width and shall comply with the Americans with Disabilities Act.
5. Garages/Accessory Buildings - The walls of the buildings shall be 100% masonry, constructed of similar materials as the building on the same building site and shall cover no more than 20% of the building site area, and they

may be connected to the main building by an enclosed walkway. These buildings shall comply with all other requirements in this ordinance.

6. Advertising Signs – Buildings may contain the following types of signs:

a. Wall Signs - The size of a wall sign shall be limited to the size of the building wall it is attached to: either 10 percent of the wall area or 1.5 square feet for each linear foot of the building's wall, whichever is less.

b. Projecting Signs - These may not exceed 20 square feet in size, with a clearance of at least eight feet above ground level.

c. Awning Signs - Individual letters on awning signs shall not exceed 12 inches in height.

d. None of the above signs shall be internally lit. These signs may be front-lit with lights that do not create an unreasonable glare on adjacent buildings.

e. Window Signs – Food and Lodging and Entertainment uses may use internally lit window signs (made of decorative neon) inside of their businesses. Any business shall be limited to a maximum of two window signs. Internally lit box signs are permitted.

f. Grand Opening Signs – When a certificate of occupancy has been issued for a new business and within one (1) year thereafter, one (1) Grand Opening Sign permit shall be allowed to advertise the new business. A Grand Opening Sign permit shall not be valid for more than sixty (60) days. No permit fee shall be required for a Grand Opening Sign permit. Only one grand opening sign may be placed at this location at any given time.

g. State Highway 26 (SH26) Off-Premise Signage – Businesses located within this development may place one temporary sign along SH26. Not more than two businesses may place a sign allowed by this section at any one time at this location. The signs must meet all

permitting and time restrictions for temporary business signs in the Land Development Code.

h. The signage authorized by sections f and g above shall be located at the southwest corner of Main Street and SH26 along SH26 with the permission of the property owner. The signs shall not be placed within any right-of-way and shall meet the visibility requirements stated in Chapter 7-Sign Regulations of the Land Development Code. Said signage shall not exceed eight (8) feet in height and eight (8) feet in width and shall not exceed 64 square feet in area. Said signage shall be composed of metallic material with the sign(s) message either painted on or wrapped over the metallic surface of the sign(s) as allowed by the Community Development Director. The sign(s) shall be affixed to a masonry or decorative metal support column on both sides.

i. Sandwich Board (A-Frame) Signs – One (1) temporary Sandwich Board sign shall be allowed per business, provided such sign does not exceed forty-eight inches (48") high and thirty-six inches (36") wide and is located in front of the business site. Sandwich Board Signs may be placed in front of another business site with the approval of that business owner. For the purpose of this regulation, Sandwich Board signs shall include easels and podiums.

7. Street and Alley Design

a. Two-way Street - The cross-section of the typical village street shall be comprised of twenty-four feet of drive lanes (two, twelve-foot lanes); two, seven-foot parallel parking spaces; and a ten-foot sidewalk on each side of the street. The total public right-of-way shall not be less than fifty-eight (58) feet wide.

b. One-way Street - A cross-section of a typical one-way street shall contain an eighteen-foot drive lane, one seven-foot parallel parking space and sidewalks ten (10) feet in width. The public right-of-way for a one-way street shall not be less than forty-five (45) feet.

c. Alley - The cross section of the typical alley shall

contain twelve feet of pavement with green space on each side. The alley right-of-way width shall not be less than twenty (20) feet.

8. Public Area Landscaping - Public parks in the project shall be landscaped and irrigated according to plans approved by the City of Colleyville.

G. AMENITIES

1. Parks and Playgrounds - All or portions of certain lots identified on the project site plan must be set aside for public parks, meeting areas and playgrounds.
2. Sidewalk Amenities - Besides the trees and other landscaping, sidewalks may be constructed to contain the following amenities: bicycle racks, benches, bulletin boards, drinking fountains, underground electric outlets for sidewalk vendors, chess and checkers tables, and water fountains. All amenities shall be maintained by the Village Owner's Association.
3. Street Lights - The street lights may be either gas or electric and shall be installed on the sidewalks and be of a style which compliments that architectural style of the project's buildings. The final location and number shall be determined and approved by the Public Works Director.
4. Walking Paths - Certain paths in front of some lots and building sites will be for pedestrian and bicycle use only. These paths shall range from eight to twenty feet in width and shall be constructed of brick, stone and/or concrete.
5. Street Signs - Street signs may be attached on the appropriate buildings at each intersection. The signs, if attached, shall be placed fifteen (15) feet above street level and shall be front lit with a decorative lighting fixture. The signs shall contain eight-inch letters.

H. PARKING REQUIREMENTS

The parking requirements for this planned unit development shall be as follows and subject to review when the project is 50% complete:

1. Parking spaces shall consist of a combination of parking spaces provided on the street, on each building site, within a parking garage or in an open parking lot. Approximately thirty (30) percent of the parking requirements will be provided on the streets as streets are constructed within the development. The remaining seventy (70) percent of the parking requirements shall be provided as building permits are issued for each structure in accordance with the following requirements:

a. Residential Uses – The parking requirements for residential units shall be as follows:

(1) Ground floor – when a primary residence is located on the ground floor, two (2) parking spaces shall be provided on the same building site as the dwelling unit and one additional on-site parking space if the building site contains an ancillary residential unit.

(2) Upper floor – when a primary residence is located on an upper floor, two (2) parking spaces shall be provided either on the same building site as the residence or in a parking lot or parking garage located within 400 feet of the residence. Said parking spaces shall not have been used in calculating parking needs for any other residence or use within the planned unit development.

b. Non-Residential Uses (includes work/live units) – The parking requirements for non-residential uses shall be at a ratio of one (1) parking space per 400 square feet of floor area. Parking spaces shall either be located on the building site, in a parking lot, or in a parking garage. Said parking lot or parking garage shall be located within 400 feet of the use requiring the parking space. Said parking spaces shall not have been used in calculating the parking needs for any other use within the planned unit development.

c. Public Parking - Public parking lots and parallel parking spaces shall be located as shown on the attached Exhibit "C". All public parking shall be free of charge. Overnight parking shall be allowed. Any modification to the current configuration of parallel parking shall be approved specifically by site plan approval by the City Council.

d. 45 degree Angled Public Parking

(1) 45 degree angled public on-street parking spaces shall be allowed along both sides of Main Street between Village Lane and Pleasant Run Road.

(2) There shall be a minimum unobstructed pavement width of 28 feet maintained on Main Street between Village Lane and Pleasant Run Road.

(3) These spaces shall meet the minimum design specifications for parking spaces as stated in Section 3.29.1 – Parking Space Construction Standards in the Land Development Code, except where amended herein.

(4) No parking spaces may be placed such that a vehicle backing out of said space would impede the flow of traffic and/or create a threat to public safety within a street intersection.

I. PROPERTY OWNERS ASSOCIATION

Each property owner in the project shall be a member of the owners' association which shall collect quarterly fees from each property owner for payment for the following common services: landscaping, Village promotions and events, cleaning, security, marketing, architectural control and project administration. If a Village property owner fails to timely pay its association fees, the owners association's declaration of covenants shall enable it to file a lien against that owner's property.

J. CITY/DEVELOPER AGREEMENT

Not later than one year from the approval date of this ordinance, an amended city/developer agreement shall be approved by the City Council for this development between the City and the "developer" and/or their assigns, transferee(s) or designee(s) listed on the current, approved agreement. Said agreement shall, at a minimum, amend and repeal all previous city/developer agreements related to this development by creating a single updated new agreement. Failure to meet this requirement within the specified time frame shall be considered a violation of the terms of this ordinance on the part of the current named "developer", their assigns, transferee(s) or designee(s).

- 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 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.

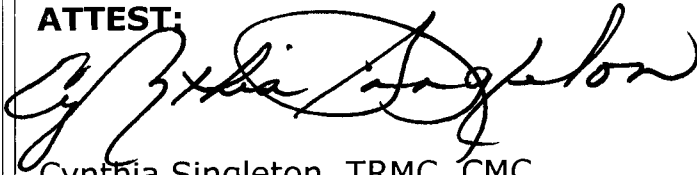
AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of December 2012.

The second reading and public hearing being conducted on the 18th day of December 2012.

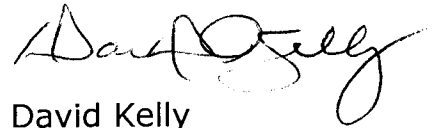
PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 18th day of December 2012.

ATTEST:



Cynthia Singleton, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE



David Kelly
Mayor

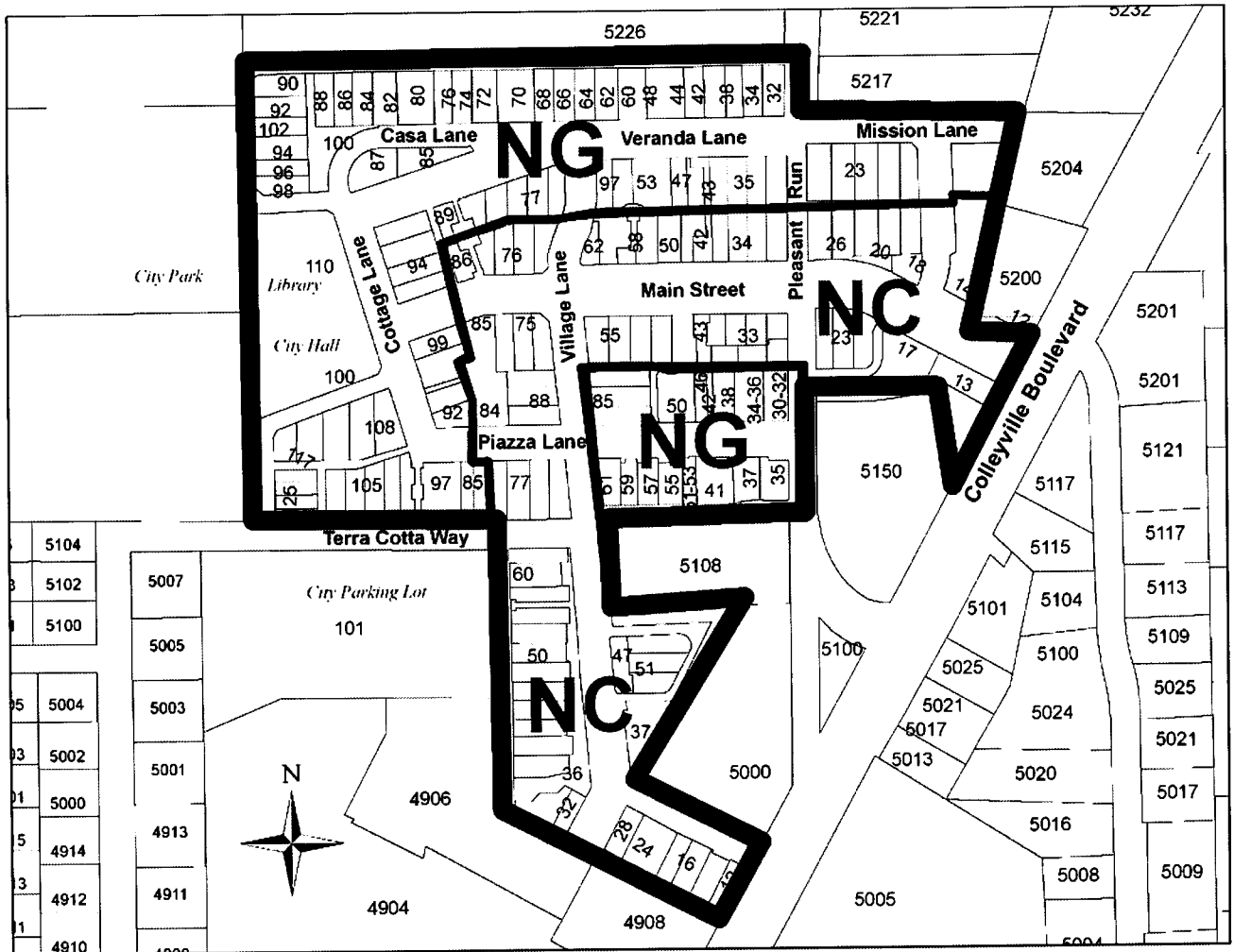
APPROVED AS TO FORM AND LEGALITY:



Matthew C. G. Boyle
City Attorney

[illegible]

EXHIBIT "B"- Neighborhood Areas



[illegible]

ORDINANCE O-15-1971

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON .427 ACRES ON LOTS 2, 53, and 54, OF THE VILLAGE AT COLLEYVILLE ADDITION, LOCATED AT 18, 20, AND 26 MAIN STREET FROM THE PUD-C-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT TO THE PUD-C-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT, GENERALLY TO AMEND ORDINANCE O-12-1859 TO ALLOW FOR ANGLED PARKING; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC15-016; and

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

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

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

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

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and state law with reference to changes to zoning classifications under the Zoning Ordinance

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on .427 acres on Lots 2, 53, and 54, of the Village at Colleyville Addition, located at 18, 20, and 26 Main Street from the PUD-C Planned Unit Development Commercial District to the PUD-C Planned Unit Development Commercial District, generally to amend Ordinance O-12-1859 to allow for angled parking, as depicted in the attached Exhibit "A".
- 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 remain subject to the requirements of Ordinance O-12-1859 as amended by the following special ordinance provisions as they amend Ordinance O-12-1859.

Subsection 5. D.12. is hereby amended and replaced as follows:

"12. Landscaping – Lots with street frontage within this planned unit development shall, at a minimum, meet the requirements of *Chapter 4 – Landscaping and Buffering* in the Land Development Code.

- a. The owners of the first floor shall plant and maintain the storefront planting area (if applicable) along its street frontage.

- b. All sidewalks in the project will have tree planter islands spaced every thirty to thirty-five feet.
- c. Approved trees shall include trees allowed for planting in *Chapter 4 – Landscaping and Buffering* in the Land Development Code.
- d. A minimum of 25 percent of the building sites shall be required to install and maintain a 24 inch wide planting area (at least 8 feet long) in the setback between their building and the sidewalk. The owners of the ground floor levels of these buildings shall be required to plant, irrigate and maintain flowers, vines or shrubs in those areas. In addition, any roof terraces shall contain at least two irrigated, potted shrubs or trees.
- e. A landscaped buffer with natural openings shall be provided along the entire length of the northern boundary from City Park to Pleasant Run Road, in lieu of the masonry screening wall. Said landscape buffer shall consist of a row of trees. Trees shall be a minimum of four (4") caliper inches, spaced at 25 foot intervals. Trees shall be selected from the list of approved trees contained in *Chapter 4 – Landscaping and Buffering* of the Land Development Code. Fifty percent of said trees shall be Highrise Live Oaks (*quercus virginiana*).
- f. In addition, there shall be a minimum five foot tall wrought iron fence installed along the northern boundary from City Park to Pleasant Run Road, said minimum five foot tall wrought iron fence shall also be installed on top of any retaining wall along the northern boundary line.
- g. Existing Bald Cypress trees along the northern edge of Main Street, between Mission Lane and Pleasant Run Road, addressed as 18, 20, and 26 Main Street are to be preserved and maintained by the property owners and must meet the following standards:
 - i. Should the trees be removed, destroyed, or critically altered within three years of the date of issuance of the building permit for the project at 26 Main Street, they shall be mitigated by replanting the same

number of caliper inches in the parkway along Main Street. If additional space is needed for replanting after the parkway is replanted, the open space area at the northwest corner of Main Street and Mission Lane must be utilized.

- ii. The replacement trees shall be of similar size and species to the existing trees to the best of availability. Where these provisions are silent, Chapter 5 (Tree Preservation) of the Land Development Code applies.”

Subsection 5. H.1.c. and d. are hereby amended and replaced as follows:

H. Parking Requirements

“c. Public Parking – Public parking lots and parallel parking spaces shall be located as shown on the attached Exhibit “C.” All public parking shall be free of charge. Overnight parking shall be allowed. Any modification to the current configuration of parallel parking shall be approved specifically by site plan approval by the City Council. One said site plan has been approved by City Council and is attached as an amendment to this ordinance as Exhibit “C-1.”

d. 45 degree angled public on-street parking spaces shall be allowed along both sides of Main Street, between Village Lane and Pleasant Run Road and on the north side of Main Street between Pleasant Run Road and Mission Lane.”

Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 6. THAT any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable

by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

- Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort, and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of October 2015.

The second reading and public hearing being conducted on the 20^h day of October 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

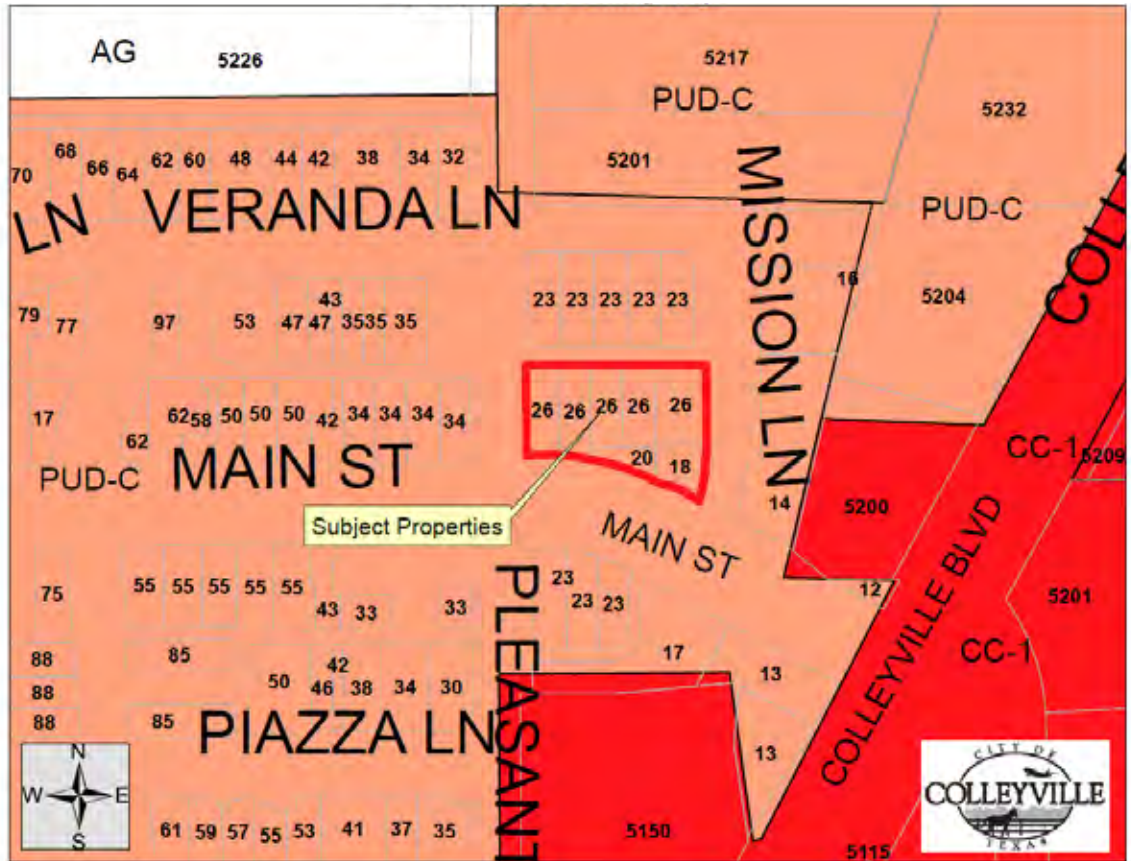
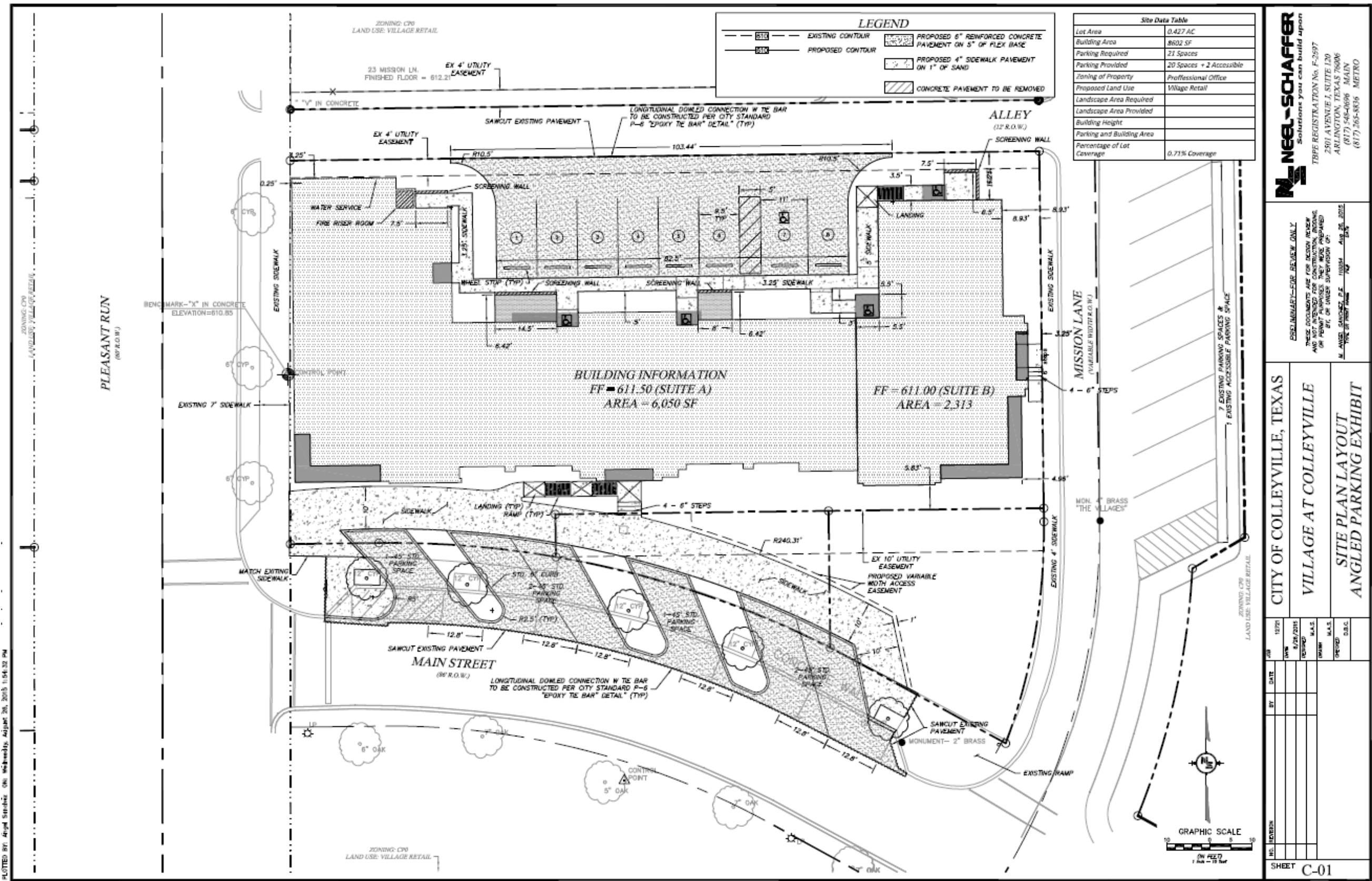


Exhibit C-1 – Site Plan Exhibit



NEEL-SCHAFFER
Solutions you can build upon
TSP REGISTRATION NO. F-2597
2501 AVENUE J, SUITE 120
ARLINGTON, TEXAS 76010
(817) 548-0696 MAIN
(817) 265-8835 METRO

DESIGNER'S REVIEW ONLY
THIS DOCUMENT IS FOR DESIGN REVIEW
AND NOT FOR CONSTRUCTION. IT IS NOT
TO BE USED FOR ANY OTHER PURPOSES
WITHOUT THE WRITTEN PERMISSION OF
NEEL-SCHAFFER, P.C.
M. ANSEL, SCHAFFER, P.C. 11/03/24 AUG 26, 2025
BY: [Signature] FOR: [Signature]

CITY OF COLLEYVILLE, TEXAS
VILLAGE AT COLLEYVILLE
SITE PLAN LAYOUT
ANGLED PARKING EXHIBIT

NO.	REVISION	DATE	BY	CHK
1		8/26/2025		
2				
3				
4				
5				
6				
7				
8				
9				
10				

SHEET C-01



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7a

Agenda Date 10/05/2015

Number Resolution R-15-3916

Type Resolution

Department City Manager

Title

A resolution nominating a candidate to the Tarrant Appraisal District (TAD) Board of Directors

Strategy Map Connection

B4- Cultivate a culture of transparency and consistent communication

Explanation

Reading and Public Hearing

The Tarrant Appraisal District (TAD) is seeking nominations for candidates to serve on the Board of Directors. The terms of service for the five members of the current Board of Directors will expire on December 31, 2015. Nominations must be submitted to the Chief Appraiser as a resolution adopted by the City Council, by October 15, 2015.

The current TAD Board of Directors are:

Joe Potthoff, Chairman

Mike O'Donnell

John Eubanks

John Molyneaux, Secretary

Johnny Bennett

Ron Wright, (Tarrant County Tax Assessor-Collector)

In order to be eligible to serve as directors, nominees must have resided in the Tarrant Appraisal District for at least two years prior to January 1, 2016. A director may serve on the governing body of a taxing unit in the Tarrant Appraisal District, but a director may not be related to a person who is in the business of appraising property for property tax purposes or represents property owners in proceedings in the appraisal district or who is employed by the appraisal district.

Mr. John Eubanks of Colleyville currently serves on the TAD Board of Directors and previously served from January 1, 2006 to December 31, 2011. He has indicated he no longer wishes to serve on this Board. Staff has attached a resume for Mark Wood, for City Council's consideration as an appointment for the TAD Board of Directors.

Based on the 2014 adjusted tax levy, Colleyville will have 22 votes to cast for the election, which will take place by December 15, 2015, according to the attached letter from TAD.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. TAD Board of Directors nomination process letter
2. Resume - Mark Wood
3. Resolution R-15-3916



Jeff Law
Executive Director
Chief Appraiser

September 3, 2015

Mr. David Kelly
Mayor
City of Colleyville
100 Main Street
Colleyville, Texas 76034

Dear Mr. Kelly:

The terms of service for our five members of the Board of Directors will expire on December 31, 2015 and it is time to begin the process of conducting an election.

Based on the amount of the 2014 adjusted tax levy imposed by each eligible taxing unit, we have calculated the number of votes for your entity. The enclosed list will provide you with that information.

The first step in the procedure is the nomination of candidates. Each voting unit may nominate one candidate for each of the five positions to be filled. You are not required to make any nomination or you may nominate any number up to five. The County Tax Assessor/Collector is automatically a non-voting member of the Board of Directors by law.

In order to be eligible to serve as directors, the 2015 nominees must have resided in Tarrant County for at least two years prior to January 1, 2016. They may serve on the governing body of a taxing unit in the County and still be eligible to serve as a Director. However, an employee of a taxing unit is prohibited from serving as a Director unless that employee is also an elected official of the governing body. A Director may not be related to a person who is in the business of appraising property for property tax purposes or represents property owners for compensation in proceedings in the appraisal district or appraises property for use in a proceeding in the appraisal district or who is employed by the appraisal district. A person is ineligible to serve as a director if the individual, or a business in which the individual has a substantial interest, enters into a contract with the appraisal district or enters into a contract with a taxing unit in the district, if that contract relates to the performance of an activity governed by Title I of the Texas Property Tax Code (for example, appraising property for tax purposes or determining eligibility for exemptions). A substantial interest exists where the individual and spouse have a combined ownership of at least 10% of the voting stock or shares of a business, or either of them is a partner, limited partner or an officer. If you have questions concerning the qualifications of nominees for a Board position, please call.

Letter to Taxing Units
Election of Board of Directors
September 3, 2015
Page 2

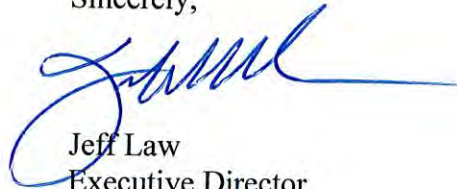
The nominations for Directors, which must be made in an open meeting of your taxing unit, should be submitted by the presiding officer to the Chief Appraiser in the form of a resolution or other official process adopted by the governing body by October 15, 2015, giving the names and addresses of the nominees. A current resume or vita is also helpful.

The appointment calendar is as follows:

By October 15, 2015	Nominations by resolution or official action
By October 30, 2015	Ballots listing nominees delivered to Presiding Officer
By December 15, 2015	Entity submits votes by resolution to Chief Appraiser
By December 31, 2015	Five (5) nominees receiving largest cumulative vote totals are elected
January 1, 2016	Board takes office for two year term

The duties of the Board are outlined in Chapter 6, Texas Property Tax Code. Again, if you have any questions, do not hesitate to call.

Sincerely,



Jeff Law
Executive Director
Chief Appraiser

JL:mm
Encl.

Aledo I.S.D.	4	City of Mansfield	54
Arlington I.S.D.	437	City of North Richland Hills	38
Azle I.S.D.	25	Town of Pantego	2
Birdville I.S.D.	162	City of Pelican Bay	0
Burleson I.S.D.	28	City of Richland Hills	5
Carroll I.S.D.	138	City of River Oaks	3
Castleberry I.S.D.	9	City of Roanoke	0
Crowley I.S.D.	120	City of Saginaw	10
Eagle Mountain Saginaw I.S.D.	158	City of Sansom Park	1
Everman I.S.D.	24	City of Southlake	42
Fort Worth I.S.D.	567	Town of Trophy Club	1
Godley I.S.D.	1	City of Watauga	9
Grapevine-Colleyville I.S.D.	226	Town of Westlake	2
Hurst Euleless Bedford I.S.D.	201	City of Westover Hills	3
Keller I.S.D.	307	Westworth Village	2
Kennedale I.S.D.	25	City of White Settlement	7
Lake Worth I.S.D.	19		
Lewisville I.S.D.	2	Tarrant County	562
Mansfield I.S.D.	230	Tarrant County College	317
Northwest I.S.D.	116		
White Settlement I.S.D.	37		
City of Arlington	191		
City of Azle	6		
City of Bedford	23		
City of Benbrook	17		
City of Blue Mound	1		
City of Burleson	7		
City of Colleyville	22		
City of Crowley	8		
City of Dalworthington Gardens	1		
Edgecliff Village	1		
City of Euleless	22		
City of Everman	2		
City of Flower Mound	1		
City of Forest Hill	5		
City of Fort Worth	623		
City of Grand Prairie	58		
City of Grapevine	34		
City of Haltom City	18		
City of Haslet	3		
City of Hurst	21		
City of Keller	31		
City of Kennedale	7		
City of Lake Worth	3		
City of Lakeside	1		

Mark S. Wood
3455 Creek Rd.
Keller, TX 76248
817-994-6409
mwood@howewood.com

Life-long resident of Northeast Tarrant County
1973 graduate of Richland High School
1977 graduate of The University of Texas, Arlington; BBA-Finance

Texas Commerce Bank (Arlington & Hurst) 1976 – 1987; Chairman & CEO of TCB, Hurst 1984-1987

Co-Founded Howe/Wood & Company 1988. Howe/Wood & Company is a commercial real estate brokerage and development company located in North Richland Hills and focusing on Tarrant County.

Community Involvement

Currently serving in the following capacities:

1. Board member and Past Chairman of the Board of HCA North Hills Hospital; on board since 2006;
2. Board member and Grants Committee Chairman, Birdville Education Foundation; on board since 1998;
3. Board member, Cornerstone Assistance Network (CAN) of Tarrant County, 2010 to present;
4. Deacon, North Richland Hills Baptist Church;
5. Member, North Richland Hills Economic Development Advisory Committee, 2010 to present;
6. Member, North Richland Hills Community Improvements Program Task Force, 2011 to present;
7. Member, Northeast Richland Lions Club, 1982 to present;

Past Service:

1. Served 6 years on the North Richland Hills City Council 1991-1997, 1 year as Mayor Pro Tem in 1994-1995;
2. Served 11 years on the North Richland Hills Planning & Zoning Commission; 1982-1991 & 1997-1999;
3. Several Birdville ISD bond committees;
4. Past Chairman of the Society of Commercial Realtors;
5. Director for two terms, Northeast Tarrant Chamber of Commerce, 1984-1987 & 1991-1993;
6. Director, N.E. YMCA 1983-1988, Board Chairman 1987;
7. Numerous church committees, including Building Committee Chairman and Finance Committee
8. Precinct Chairman, Tarrant County Precinct 3624, 2010 to 2014;

RESOLUTION R-15-3916

A RESOLUTION NOMINATING A CANDIDATE FOR THE
TARRANT APPRAISAL DISTRICT BOARD OF DIRECTORS

WHEREAS, the City of Colleyville contracts with the Tarrant Appraisal District (TAD) for setting property valuations; and

WHEREAS, the City of Colleyville is entitled to nominate one candidate for each of the five positions on the Tarrant Appraisal District Board of Directors; and

WHEREAS, the terms of the TAD Board of Directors expire December 31, 2015.

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

Sec. 1. THAT the City of Colleyville nominates the following individual to serve on the Tarrant Appraisal District Board of Directors:

•

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _____ AYES, _____ NAYS, AND _____ ABSTENTIONS ON THIS THE 5TH DAY OF OCTOBER 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 7b

Agenda Date 10/05/2015

Number Resolution R-15-3917

Type Resolution

Department City Secretary

Title

Consideration of appointments to the Planning and Zoning Commission

Strategy Map Connection

B4- Cultivate a culture of transparency and consistent communication

Explanation

Reading and Public Hearing

There are three (3) place positions on the Planning and Zoning Commission whose terms expire September 2015. The positions were advertised and applications accepted July 1 through August 28, 2015. The incumbents were notified their term was expiring and asked to submit an application, if they wished to be considered for reappointment.

The following Commission member's terms expire September 2015:

- Place 5 - Carel Tornes
- Place 6 - Don Davis
- Place 7 - Larry Knox

The applicants are listed below, and their applications are attached:

- | | | |
|-----------------|-------------------|----------------|
| • Raymond Allee | • George Bond | • Don Davis |
| • Jason Elms | • Aleisha Gravit | • Dee Kamerman |
| • Larry Knox | • Bobby Lindamood | • Gary Sanders |
| • Carel Tornes | | |

The Planning and Zoning Commission bylaws state, *"The Planning and Zoning Commission shall consist of seven (7) members, who shall be appointed by the City Council for a two (2) year term; three (3) members shall be appointed each odd-numbered year and four (4) members shall be appointed each even-numbered year. Places on the Planning and Zoning Commission shall be numbered one (1) through seven (7)."* An excerpt of the Planning and Zoning Commission bylaws is attached to

this agenda briefing.

This resolution provides for City Council to consider appointments to the Planning and Zoning Commission.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Planning and Zoning Commission roster
2. Planning and Zoning Commission applications
3. Excerpt of Planning and Zoning Commission bylaws
4. Resolution R-15-3917

PLANNING AND ZONING COMMISSION

PLACE 1

Jim Gotcher

4105 Springhollow Street
Colleyville, TX 76034

W: (817) 845-7340

H: (817) 283-7334

jim.gotcher@verizon.net

TERM: Sep 2014 - Sep 2016

CHAIRMAN

PLACE 2

Jeffrey Byerly

7109 Pebble Hill Drive
Colleyville, TX 76034

W: (214) 498-7350

H: (817) 329-3372

jeff.byerly@tx.rr.com

TERM: Sep 2014 - Sep 2016

PLACE 3

David Wheelwright

5701 Reatta Place
Colleyville, TX 76034

W: (817) 875-6082

H: (817) 875-6082

dwheelwright@me.com

TERM: Sep 2014 - Sep 2016

PLACE 4

David Phelps

304 Bridlewood North
Colleyville, TX 76034

W: (817) 428-1537

H: (972) 467-7319

phelps-david@swbell.net

TERM: Sep 2014- Sep 2016

PLACE 5

Carel Tornes

6712 Hillier Court
Colleyville, TX 76034

H: (817) 788-5611

careltornes@gmail.com

TERM: Sep 2013 – Sep 2015

PLACE 6

Don C. Davis

3409 Middleton Way
Colleyville, TX 76034

H: (817) 991-7808

dondavis@yourcorvette.com

TERM: Sep 2013 - Sep 2015

PLACE 7

Larry Knox

7205 Monticello Parkway
Colleyville, TX 76034

H: (817) 581-0941

knox.ldk@gmail.com

TERM: Sep 2013 - Sep 2015

Application for Appointment For City Council appointed Boards, Commissions, and Committees

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file Financial Disclosure and Business Conflict of Interest forms two (2) business days after the application deadline. These forms are available by contacting the City Secretary at 817.503.1130 or download the Financial Disclosure form here.

Board, Commission, or Committee: (only those with current openings)

Please write-in your preference of (up to three) board(s), commission(s), or committee(s), for which you would like to be considered.

1. Planning and Zoning Commission

2. _____

3. _____

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Raymond M Allee

Address: 5907 Highland Hills Lane

Home Phone: 817-329-0186 Work Phone: N/A

- ☒ I understand attendance and active support is required for each appointee.
- ☒ I understand I will be required to comply with the Texas Open Meetings Act training.
- ☒ I understand I will be required to bring my own device to meetings to view packet information.
- ☒ By providing an e-mail address, I consent to the release of my e-mail address by the City.

E-mail Address: rayallee@aol.com Fax: _____

Knowledge, experience, or education applicable to Board, Commission, or Committee function:

BS Automotive Technology, MBA, Program Manager, Naval Officer, Past President Highland Meadows HOA

City service and experience, civic organizations, interest: ☐ Additional materials attached.

Signature: R M Allee Date: AUG 24, 2015

**Once positions have been filled, you must reapply for future openings.
All information provided is public pursuant to the Texas Public Information Act.**

Please return completed application to:

**City Secretary, 100 Main Street, Colleyville, TX 76034, Office: 817.503.1130 Fax: 817.503.1139
cloven@colleyville.com or ashelley@colleyville.com**

OFFICE USE ONLY

1 NAME

Captain Raymond M

(Ray) Allee

Date Received	
---------------	--

2 ADDRESS

5907 Highland Hills Lane
Colleyville, TX 76034

**3 TELEPHONE
NUMBER**

817-329-0186

4 REASON FOR FILING STATEMENT

☐ CANDIDATE _____ (INDICATE OFFICE)

☐ ELECTED OFFICIAL _____ (INDICATE OFFICE)

☐ ZONING BOARD OF ADJUSTMENT (APPLICANT OR APPOINTEE) _____

☒ **PLANNING AND ZONING COMMISSION** (APPLICANT OR APPOINTEE) _____

☐ TWO (2) BUSINESS DAYS FOLLOWING THE CLOSING OF FILING
FOR ELECTIVE OFFICE OR APPOINTMENT

☐ SUPPLEMENTAL DISCLOSURE FILED WITHIN FIVE (5) DAYS OF AN OCCURRENCE IN PREVIOUSLY FILED FORMS

SPOUSE Hope B Allee

DEPENDENT CHILD

1. _____

2. _____

3. _____

COPY AND ATTACH ADDITIONAL PAGES AS NECESSARY

INITIAL HERE: *Rm u*

DATE: 8-24-15

SOURCES OF OCCUPATIONAL INCOME**Form 2**

When reporting information about a dependent child's activity, indicate the child about whom you are reporting by providing the number under which the child is listed on FORM 1.

1 INFORMATION RELATES TO
☒ FILER ☐ SPOUSE ☐ DEPENDENT CHILD # ____
2 EMPLOYMENT

NAME AND ADDRESS OF EMPLOYER/POSITION HELD

Retired Naval Officer

☐ EMPLOYED BY ANOTHER

NATURE OF OCCUPATION/NAME AND ADDRESS/POSITION HELD

☐ SELF EMPLOYED
**INFORMATION RELATES TO
EMPLOYMENT**
☐ FILER ☒ SPOUSE ☐ DEPENDENT CHILD # ____

NAME AND ADDRESS OF EMPLOYER/POSITION HELD

Retired

☐ EMPLOYED BY ANOTHER

NATURE OF OCCUPATION/NAME AND ADDRESS/POSITION HELD

☐ SELF EMPLOYED
**INFORMATION RELATES TO
EMPLOYMENT**
☐ FILER ☐ SPOUSE ☐ DEPENDENT CHILD # ____

NAME AND ADDRESS OF EMPLOYER/POSITION HELD

☐ EMPLOYED BY ANOTHER

NATURE OF OCCUPATION/NAME AND ADDRESS/POSITION HELD

☐ SELF EMPLOYED
COPY AND ATTACH ADDITIONAL PAGES AS NECESSARYINITIAL HERE: Rm9DATE: 8-24-15

INTERESTS IN REAL PROPERTY**Form 3**

Describe all beneficial interests in real property held or acquired by you, your spouse, or a dependent child during the calendar year within the map attached as Exhibit "A" in Ordinance O-13-1896.

When reporting information about a dependent child's activity, indicate the child about whom you are reporting by providing the number under which the child is listed on Form 1.

¹ HELD OR ACQUIRED BY	☒ FILER ☒ SPOUSE ☐ DEPENDENT CHILD # _____
² DESCRIPTION	Lot <u>19</u> City <u>Colleyville</u> Block <u>7</u> County <u>Tarrant</u> Subdivision <u>Highland Meadows</u> Ad Valorem Tax Account Number <u>06374034</u> Acre(s) and Tract <u>0.459</u>

³ STREET ADDRESS	STREET ADDRESS, INCLUDING CITY, COUNTY, AND STATE
☐ NOT APPLICABLE	5907 Highland Hills lane, Colleyville, Tarrant, TX

⁴ NAME	LIST THE NAMES AND ADDRESSES OF OTHER PERSONS OR BUSINESS ENTITIES WHICH OWN AN INTEREST IN THE REAL PROPERTY
☐ INDIVIDUAL ☐ BUSINESS	

¹ HELD OR ACQUIRED BY	☐ FILER ☐ SPOUSE ☐ DEPENDENT CHILD # _____
² DESCRIPTION	Lot _____ City _____ Block _____ County _____ Subdivision _____ Ad Valorem Tax Account Number _____ Acre(s) and Tract _____

³ STREET ADDRESS	STREET ADDRESS, INCLUDING CITY, COUNTY, AND STATE
☐ NOT APPLICABLE	

⁴ NAME	LIST THE NAMES AND ADDRESSES OF OTHER PERSONS OR BUSINESS ENTITIES WHICH OWN AN INTEREST IN THE REAL PROPERTY
☐ INDIVIDUAL ☐ BUSINESS	

COPY AND ATTACH ADDITIONAL PAGES AS NECESSARYINITIAL HERE: RmaDATE: 8-24-15

GIFTS**Form 4**

Identify any person or organization that has given a gift worth more than \$250 to you, or those under your financial control. Do not include: 1) expenditures required to be reported by a person required to be registered as a lobbyist under Government Code, Chapter 305, 2) political contributions reported as required by law, or 3) gifts given by a person related to the recipient within the second degree by consanguinity or affinity.

When reporting information about a dependent child's activity, indicate the child about whom you are reporting by providing the number under which the child is listed on Form 1.

¹ RECIPIENT	☐ FILER ☐ SPOUSE ☐ DEPENDENT CHILD #____
² DONOR	NAME AND ADDRESS N/A
³ DESCRIPTION OF GIFT	
¹ RECIPIENT	☐ FILER ☐ SPOUSE ☐ DEPENDENT CHILD #____
² DONOR	NAME AND ADDRESS
³ DESCRIPTION OF GIFT	
¹ RECIPIENT	☐ FILER ☐ SPOUSE ☐ DEPENDENT CHILD #____
² DONOR	NAME AND ADDRESS
³ DESCRIPTION OF GIFT	

COPY AND ATTACH ADDITIONAL PAGES AS NECESSARY

INITIAL HERE: RmaDATE: 8-24-15

BOARDS AND EXECUTIVE POSITIONS**Form 5**

This section is for information concerning executive positions and directorship held by you or those under your financial control.

When reporting information about a dependent child's activity, indicate the child about whom you are reporting by providing the number under which the child is listed on Form 1.

¹ POSITION HELD BY	☒ FILER ☐ SPOUSE ☐ DEPENDENT CHILD # ____
² ORGANIZATION ☒ NON PROFIT ☐ CHARITABLE ASSOC. ☐ BUSINESS ASSOC.	ADDRESS Highland Meadows Homeowners Association
³ POSITION HELD	Director
¹ POSITION HELD BY	☐ FILER ☐ SPOUSE ☐ DEPENDENT CHILD # ____
² ORGANIZATION ☐ NON PROFIT ☐ CHARITABLE ASSOC. ☐ BUSINESS ASSOC.	ADDRESS
³ POSITION HELD	
¹ POSITION HELD BY	☐ FILER ☐ SPOUSE ☐ DEPENDENT CHILD # ____
² ORGANIZATION ☐ NON PROFIT ☐ CHARITABLE ASSOC. ☐ BUSINESS ASSOC.	
³ POSITION HELD	
COPY AND ATTACH ADDITIONAL PAGES AS NECESSARY	

INITIAL HERE: BMADATE: 8-24-15

BANKRUPTCIES**Form 6**

Individuals shall disclose any bankruptcy petition by or against the individual, their spouse, a business entity in which the individual owned a beneficial interest of 10% or more, or a business entity in which the individual was an officer or director of the business entity at the time of bankruptcy filing.

¹ TYPE OF BANKRUPTCY
☐ PERSONAL ☐ BUSINESS ☐ N/A ☒ NONE

NAME _____

² CHAPTER
☐ 7 ☐ 11 ☐ 13
³ IF CHAPTER 7 DID YOU RECEIVE A DISCHARGE?
☐ YES ☐ NO
⁴ IF CHAPTER 11 OR 13 DID YOU COMPLETE A SUCCESSFUL REORGANIZATION?
☐ YES ☐ NO
Misdemeanor Involving Moral Turpitude and Felonies

Individuals shall disclose any information which charges a misdemeanor involving moral turpitude or conviction of a felony of the individual or a business entity in which the individual has a 10% or more beneficial interest or where the individual was at the time of the filing or conviction, an officer or director of the business entity.

¹ NAME _____
☐ PERSONAL ☐ BUSINESS

Business or Entity Charged

² TYPE OF INDICTMENT or INFORMATION

N/A

³ NATURE OF OFFENSE

DESCRIPTION

⁴ DISPOSITION OF INDICTMENT or INFORMATION**COPY AND ATTACH ADDITIONAL PAGES AS NECESSARY**INITIAL HERE: RmaDATE: 8-24-15

INTERESTS IN PARTNERSHIPS, JOINT VENTURES, AND OTHER BUSINESS ASSOCIATIONS

Form 7

Describe all interests in business entities held or acquired by you or those under your financial control. For an explanation of "Beneficial Interest" and other specific directors for completing this section, see INSTRUCTION GUIDE.

When reporting information about a dependent child's activity, indicate the child about whom you are reporting by providing the number under which the child is listed on Form 1.

¹ HELD OR ACQUIRED BY	☐ FILER ☐ SPOUSE ☐ DEPENDENT CHILD #____
² DESCRIPTION	NAME AND ADDRESS N/A
³ NATURE OF BUSINESS	
¹ HELD OR ACQUIRED BY	☐ FILER ☐ SPOUSE ☐ DEPENDENT CHILD #____
² DESCRIPTION	NAME AND ADDRESS
³ NATURE OF BUSINESS	
¹ HELD OR ACQUIRED BY	☐ FILER ☐ SPOUSE ☐ DEPENDENT CHILD #____
² DESCRIPTION	NAME AND ADDRESS
³ NATURE OF BUSINESS	

COPY AND ATTACH ADDITIONAL PAGES AS NECESSARY

INITIAL HERE: RMGDATE: 8-24-15

PERSONAL FINANCIAL STATEMENT**Form 8****AFFIDAVIT**

Financial Disclosure and Business Conflict of Interest Forms are required to be verified. The verification page must have the signature of the individual filing the Financial Disclosure and Business Conflict of Interest Forms, as well as the signature and seal of a notary public. Without proper verification the statement is not considered filed. Falsification of information is subject to criminal prosecution under state penal code.

Before me, the undersigned authority, personally appeared:

RAYMOND ALLEE who, after being duly sworn upon their oath and deposed and stated as follows:

"My name is RAYMOND M. ALLEE and I hereby submit for filing the attached Financial Disclosure and Business Conflict of Interest forms. I have personal knowledge of all information contained in said forms and all information contained in the forms is true and correct."

"Further, all information contained in the forms is complete. There is no information that has been withheld or not disclosed which is responsive to or required to be disclosed by the forms."

Raymond M Allee
Affiant

Sworn to and subscribed before me, this the 24th day of August, 20 15



Christine Loven
Notary Public, State of Texas

INITIAL HERE: RMGDATE: 8-24-15



Application for Appointment for City Council Boards, Commissions, and Committees

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file Financial Disclosure and Business Conflict of Interest forms two (2) business days after the application deadline. These forms are available by contacting the City Secretary at 817.503.1130, or download the Financial Disclosure form here.

Board, Commission, or Committee: (only those with current openings)

1. Colleyville Economic Development Corporation

If you are willing to be considered for another board, commission, or committee, please list below.

2. Planning and Zoning Commission

3. Historical Preservation Committee

Name: ☐ Ms. ☐ Mrs. ☒ Mr. George Bond

Address: 3104 St. Albans Circle, Colleyville, TX 76034

Home phone: 817-313-2222

Work phone: 817-332-9041

E-mail Address: bondgeorge81@yahoo.com

- ☒ By providing an e-mail address, I consent to the release of my e-mail address by the City.
- ☒ I understand attendance and active support is required for each appointee.
- ☒ I understand I will be required to comply with the Texas Open Meetings Act training.
- ☒ I understand I will be required to bring my own device to meetings to view packet information.

Knowledge, experience, or education applicable to Board, Commission, or Committee function:

I have over a decade of management experience and have a strong background in zoning, best land use practices and real property law that I know can be used to serve the city of Colleyville. I graduated from Texas Tech University with a degree in Petroleum Land Management and am currently Land Manager and Operations Manager for a successful E&P company located in Fort Worth, Texas. I hold an Easement and Right of Way license with the Texas Real Estate Commission as well as holding a CPL certification through the American Association of Professional Landmen.

☐ Check if additional materials are attached. Other information (City/civic service, interests):

My family recently moved to Colleyville and we decided from the start that we want to get involved. We enjoy sports and the outdoors and have had a great experience meeting our new neighbors. We are currently members of the St. John's Greek Orthodox Church in Euless, Texas. Being big readers, we quickly became members of the Colleyville Public Library.

Signature: 

Date: 8/19/2015

Once positions are appointed, you must reapply for future openings. All information provided is public pursuant to the Texas Public Information Act. If additional information is required, please call 817.503.1130. Please return completed application to the Office of the City Secretary:

Email: cloven@colleyville.com or ashelley@colleyville.com **Fax:** 817.503.1139

Mail: City Secretary, 100 Main Street, Colleyville, TX 76034

Application for Appointment For City Council appointed Boards, Commissions, and Committees

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Board, Commission, or Committee: (only those with current openings)

Please write-in your preference of (up to three) board(s), commission(s), or committee(s), for which you would like to be considered.

1. Planning & Zoning Commission

2. _____

3. _____

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Don E. Davis

Address: 3409 Middleton Way - Colleyville, TX 76034

Home Phone: 817/921-7808 Work Phone: Same

- ☒ I understand attendance and active support is required for each appointee.
☒ I understand I will be required to comply with the Texas Open Meetings Act training.
☒ I understand I will be required to bring my own device to meetings to view packet information.
☒ By providing an e-mail address, I consent to the release of my e-mail address by the City.

E-mail Address: dondavis@yourcorvette.com Fax: 817/571-7445

Knowledge, experience, or education applicable to Board, Commission, or Committee function:

College Education
Served on Planning & Zoning Commission Since 2010

City service and experience, civic organizations, interest: ☐ Additional materials attached.

Lions Club

Board Senior Center

Signature: Donald E. Davis Date: 7/2/15

Once positions have been filled, you must reapply for future openings.
All information provided is public pursuant to the Texas Public Information Act.

Please return completed application to:

City Secretary, 100 Main Street, Colleyville, TX 76034, Office: 817.503.1130 Fax: 817.503.1139
cloven@colleyville.com or ashelley@colleyville.com

DON C. DAVIS

3409 Middleton Way ■ Colleyville, Texas 76034

Phone: (817) 991-7808

dondavis@yourcorvette.com

July 2, 2015

Mayor David Kelly & Colleyville City Council Members

Subject: Open Planning & Zoning Commission Seats

Dear Sir's & Madam:

I have filled a seat on the Planning & Zoning Commission since 6/10/10.

These past 5 years have seen some challenges & changes for our Colleyville:

We've strived to implement the sale of liquor as voted on by our contingency.

We worked to insure proper compliance with the guidelines in implementing the Titan Drill Site
@ 7504 Pleasant Run Road in Colleyville.

We dealt with the everyday zoning & planning functions.

We passed our best work on to the City Commissioners.

Those Commissioners rarely found reason to change our recommendations.

We had several long meetings with many speakers / protesters / children / and posters.

In the time I served I only missed two P&Z Meetings.

I did not eat more than my share of Pizza when served.

All in all I had a great time, and I believe I did the job you asked me to do.

I respectfully apply for and ask for your support for the open seat I am reapplying for.

Sincerely,



Don C. Davis

Application for Appointment For City Council appointed Boards, Commissions, and Committees

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Board, Commission, or Committee: (only those with current openings)

Please write-in your preference of (up to three) board(s), commission(s), or committee(s), for which you would like to be considered.

1. ☒ Planning and Zoning Commission

2. Colleyville Economic Development Corporation Board (CEDC)

3. Zoning Board of Adjustments

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Jason R. Elms

Address: 801 Shelton Drive

Home Phone: 817-808-7275 Work Phone: 214-661-1802

- ☒ I understand attendance and active support is required for each appointee.
- ☒ I understand I will be required to comply with the Texas Open Meetings Act training.
- ☒ I understand I will be required to bring my own device to meetings to view packet information.
- ☒ By providing an e-mail address, I consent to the release of my e-mail address by the City.

E-mail Address: jason@allengroup.com Fax: 214-661-1850

Knowledge, experience, or education applicable to Board, Commission, or Committee function:

Professional Engineer (TX No. 90922) with 18 years of experience in land development including master planning and zoning of +/- 8,000 acres in the DFW area; extensive Public-Private Partnership experience using tax-increment financing and Chapter 380 agreements; experience gained on ZBA / SBA for the last 3 years; Grapevine High School (1992); Texas A&M University (1997)

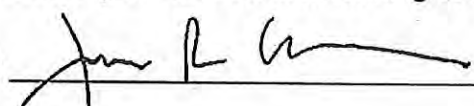
City service and experience, civic organizations, interest: ☐ Additional materials attached.

City of Colleyville ZBA / SBA: September 2012 to Present

Colleyville Baseball Association Board of Directors: January 2012 to Present

Youth Sports Coach (baseball, softball, soccer, basketball, football): August 2010 to Present

Interesting Fact: A picture of me trail running at Colleyville Nature Center is on the city website

Signature:  Date: 8.11.15

Once positions have been filled, you must reapply for future openings.
All information provided is public pursuant to the Texas Public Information Act.

Please return completed application to:

City Secretary, 100 Main Street, Colleyville, TX 76034, Office: 817.503.1130 Fax: 817.503.1139
cloven@colleyville.com or ashelley@colleyville.com



Application for Appointment for City Council Boards, Commissions, and Committees

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Board, Commission, or Committee: (only those with current openings)

1. Colleyville Economic Development Corporation

If you are willing to be considered for another board, commission, or committee, please list below.

2. Metroport Teen Court Advisory Board

✓ 3. Planning and Zoning Commission

Name: ☐ Ms. ☒ Mrs. ☐ Mr. Aleisha Gravit

Address: 2608 Independence Road

Home phone: 817.421.9418

Work phone: 214.969.4200

E-mail Address: aleishagravit@yahoo.com

- ☒ By providing an e-mail address, I consent to the release of my e-mail address by the City.
- ☒ I understand attendance and active support is required for each appointee.
- ☒ I understand I will be required to comply with the Texas Open Meetings Act training.
- ☒ I understand I will be required to bring my own device to meetings to view packet information.

Knowledge, experience, or education applicable to Board, Commission, or Committee function:

I have attached my resume that details my experience. I am new to the area, having just relocated from Washington DC, and am eager to get involved in the Community. I have significant experience with strategic planning and board/committee work. I like working as a team and have a collaborative leadership style.

☒ Check if additional materials are attached. Other information (City/civic service, interests):

Signature: *Aleisha Gravit*

Date: 7/8/15

Once positions are appointed, you must reapply for future openings. All information provided is public pursuant to the Texas Public Information Act. If additional information is required, please call 817.503.1130. Please return completed application to the Office of the City Secretary:

Email: cloven@colleyville.com or ashelley@colleyville.com **Fax:** 817.503.1139

Mail: City Secretary, 100 Main Street, Colleyville, TX 76034

Aleisha Gravit

2608 Independence Road
Colleyville, Texas 76034

817-421-9418-Home
202-538-1360-Mobile

Chief Marketing and Business Development Officer

With expertise in:

Strategic Planning / Communications / Infrastructure

Exceptionally creative with intense work ethic and drive

Equal blend of strategist and hands-on leadership

Expert strategic and business planning skills

- Proficient in creating and implementing performance improvements through enhanced technology.
- Demonstrated record of cultivating performance-driven teams that achieve record revenue results.
- Effectively coach and advise lawyers in identifying and capturing profitable business opportunities.
- Optimize firm visibility through effective public relations and conference sponsorship efforts.
- Administer and profitably manage business development and charitable contributions budgets.

CAREER NARRATIVE

AKIN GUMP STRAUSS HAUER & FELD, LLP, Washington, D.C. and Dallas, Texas; 2007–Present

Global Chief Client Services and Marketing Officer

Responsible for the marketing and business development initiatives for the firm and oversight of a 44-person department across the U.S., Europe, Asia, and the Middle East.

- Actively participate strategic planning with the firm leadership and oversee the execution of strategy at the practice and office level.
- Integrate lateral partners across all practices.
- Leading an effort to review how we deliver legal services, including the implementation of strategies to enhance profitability of existing client relationships.
- Developed framework for client feedback initiative and conduct client interviews.
- Member of firm's international strategy committee. Responsible for identifying and executing initiatives for growth.
- Responsibility for all internal and external communications, including 4 in-house communications professionals and two outside agencies.
- Led firm wide rebranding effort including new website and all communications and collateral to support the initiative.
- Championed practice group budget / controls where none existed leading to \$4 million savings based on expense elimination and streamlined approval process.

GIBSON, DUNN & CRUTCHER LLP, Los Angeles, CA; 2000–2007

Global Chief Marketing Officer

Scope of responsibilities included all aspects of public relations, communications, website maintenance, marketing collateral development, and international department of 28 professionals. Served as co-chair of the firm's client development committee.

- Orchestrated targeted business development strategies focused on cross-selling practices and industries, including client teams.
- Spearheaded formal Alumni Relations Program and outreach and managed Alumni Relations initiatives.

GORSUCH KIRGIS LLP, Denver, CO; 1996–2000

Director of Marketing

Held full accountability for all marketing and business development initiatives encompassing branding, client surveys, budgeting and program development.

- Piloted branding program driving firm's visibility in the Denver and Rock Mountain regions.
- Conceived and implemented quality services methodology based on client survey responses tied to legal services and client growth.
- Devised and instituted market research and quantitative programs, including marketing, sales, and client satisfaction.
- Created and launched business development plans for practice groups and individual lawyers.

Earlier experience includes **Senior Land Representative at Texaco USA**, Denver, CO for 11 years.

EDUCATION

HARVARD LAW SCHOOL, Executive Education
Leadership in Law Firms

UNIVERSITY of PHOENIX
Master of Arts, Organizational Management

UNIVERSITY OF TEXAS, Permian Basin
Bachelor of Arts

PROFESSIONAL AFFILIATIONS

University of Texas Southwestern Hospitals & Clinics, Board of Visitors
2016-2017

Fellow, College of Law Practice Management
Inducted 2015

Legal Marketing Association (3700 member association)
2014, Immediate Past-President; Chair of Governance and Nominations Committee
2013, President
2012, President-Elect
International Board Member, 2010–2012
Annual Conference Co–Chair, 2008
President, Rocky Mountain Chapter, 1998
Chapter President Liaison, 1998

Leukemia & Lymphoma Society
Executive Committee Member, National Capital Area Chapter, 2013-2014

Application for Appointment For City Council appointed Boards, Commissions, and Committees

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Board, Commission, or Committee: (only those with current openings)

Please write-in your preference of (up to three) board(s), commission(s), or committee(s), for which you would like to be considered.

1. Planning and Zoning Commission

2. _____

3. _____

Name: ☐ Ms. ☒ Mrs. ☐ Mr. Dee Kamerman

Address: 1521 Tennison Parkway Colleyville, TX 76034

Home Phone: 817-416-2277

Work Phone: _____

- ☒ I understand attendance and active support is required for each appointee.
- ☒ I understand I will be required to comply with the Texas Open Meetings Act training.
- ☒ I understand I will be required to bring my own device to meetings to view packet information.
- ☒ By providing an e-mail address, I consent to the release of my e-mail address by the City.

E-mail Address: deekamerman@hotmail.com

Fax: _____

Knowledge, experience, or education applicable to Board, Commission, or Committee function:

Being an educator for 41 years, I have learned to listen to people and work to solve problems. It has also help me to work with others for a common goal. I also have a math background and an interest in design and development of projects.

City service and experience, civic organizations, interest: ☐ Additional materials attached.

I was on the Sidewalk committee, and still on the Sign Board of Appeals and Zoning Board of Adjustments. I'm a member of the Colleyville Women's Club.

Signature: Dee Kamerman

Date: August 6, 2015

**Once positions have been filled, you must reapply for future openings.
All information provided is public pursuant to the Texas Public Information Act.**

**Please return completed application to:
City Secretary, 100 Main Street, Colleyville, TX 76034, Office: 817.503.1130 Fax: 817.503.1139
cloven@colleyville.com or ashelley@colleyville.com**

Application for Appointment For City Council appointed Boards, Commissions, and Committees

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Board, Commission, or Committee: (only those with current openings)

Please write-in your preference of (up to three) board(s), commission(s), or committee(s), for which you would like to be considered.

1. Planning and Zoning Commission

2. _____

3. _____

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Larry D. Knox

Address: 7205 Monticello Parkway

Home Phone: (817) 581-0941 Work Phone: (817) 640-1200

- ☒ I understand attendance and active support is required for each appointee.
☒ I understand I will be required to comply with the Texas Open Meetings Act training.
☒ I understand I will be required to bring my own device to meetings to view packet information.
☒ By providing an e-mail address, I consent to the release of my e-mail address by the City.

E-mail Address: knox.ldk@gmail.com Fax: _____

Knowledge, experience, or education applicable to Board, Commission, or Committee function:

I have been an active member of the Planning and Zoning Commission since May of 2007. I would like to continue my service by being appointed to another term on the commission. I have attended two American Planning Association training sessions during my recent term, one on 6/30/14 and the other on 7/31/15. There have been 25 meetings during my current term and I have attended 24 of the meetings. i

City service and experience, civic organizations, interest: ☐ Additional materials attached.

Signature:  Date: 8-5-15

Once positions have been filled, you must reapply for future openings.
All information provided is public pursuant to the Texas Public Information Act.

Please return completed application to:
City Secretary, 100 Main Street, Colleyville, TX 76034, Office: 817.503.1130 Fax: 817.503.1139
cloven@colleyville.com or ashellev@colleyville.com



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Board, Commission, or Committee: (only those with current openings)

1. Planning and Zoning Commission

If you are willing to be considered for another board, commission, or committee, please list below.

2. Click here for drop down menu

3. Click here for drop down menu

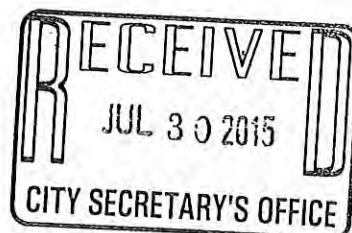
Name: ☐ Ms. ☐ Mrs. ☒ Mr. Bobby Lindamood

Address: Bobby Lindamood

Home phone: 214-232-8147

Work phone: 972-254-1212

E-mail Address: bobby.lindamood@yahoo.com



- ☒ By providing an e-mail address, I consent to the release of my e-mail address by the City.
- ☒ I understand attendance and active support is required for each appointee.
- ☒ I understand I will be required to comply with the Texas Open Meetings Act training.
- ☒ I understand I will be required to bring my own device to meetings to view packet information.

Knowledge, experience, or education applicable to Board, Commission, or Committee function:

Business owner and management success
Investment in properties in strategic locations
Experience in future building
Full blue print and CAD experience
Industry Leader in Demolition and Excavation, with connections of future investors

☐ Check if additional materials are attached. Other information (City/civic service, interests):

Lions Club Member. Donator to Colleyville Women's Club. Donator to Woman's Hope foundation. And many more
President of Texas Sports Reach Nonprofit organization for 12 years (2000 - 2012) 20 years of service (1995 - Current)
Member of OODA
Member of Texas Association of Business
Member of NDAA
Member of National Builders Association

Signature:

Date: 7/30/15

Once positions are appointed, you must reapply for future openings. All information provided is public pursuant to the Texas Public Information Act. If additional information is required, please call 817.503.1130. Please return completed application to the Office of the City Secretary:

Email: cloven@colleyville.com or ashelley@colleyville.com **Fax:** 817.503.1139

Mail: City Secretary, 100 Main Street, Colleyville, TX 76034

Application for Appointment For City Council appointed Boards, Commissions, and Committees

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file Financial Disclosure and Business Conflict of Interest forms two (2) business days after the application deadline. These forms are available by contacting the City Secretary at 817.503.1130 or download the Financial Disclosure form here.

Board, Commission, or Committee: (only those with current openings)

Please write-in your preference of (up to three) board(s), commission(s), or committee(s), for which you would like to be considered.

1. Planning + Zoning Commission
2. _____
3. _____

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Gary Sanders

Address: 3924 TREEMONT Circle, Colleyville

Home Phone: 214-929-1958 Work Phone: _____

- ☒ I understand attendance and active support is required for each appointee.
☒ I understand I will be required to comply with the Texas Open Meetings Act training.
☒ I understand I will be required to bring my own device to meetings to view packet information.
☒ By providing an e-mail address, I consent to the release of my e-mail address by the City.

E-mail Address: gsand@mac.com Fax: 214-988-9043

Knowledge, experience, or education applicable to Board, Commission, or Committee function: Licensed TEXAS Real Estate Broker, Certified Appraiser, Property Tax Consultant, + TEXAS Registered Arbitrator - Property Tax. Former member of Tarrant County Appraisal Review Board + former member of Bedford Planning + Zoning.

City service and experience, civic organizations, interest: ☐ Additional materials attached.

Signature: Gary Sanders Date: 8-28-2015

Once positions have been filled, you must reapply for future openings.
All information provided is public pursuant to the Texas Public Information Act.

Please return completed application to:
City Secretary, 100 Main Street, Colleyville, TX 76034, Office: 817.503.1130 Fax: 817.503.1139
cloven@colleyville.com or ashelley@colleyville.com



Application for Appointment for City Council Boards, Commissions, and Committees

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file Financial Disclosure and Business Conflict of Interest forms two (2) business days after the application deadline. These forms are available by contacting the City Secretary at 817.503.1130, or download the Financial Disclosure form here.

Board, Commission, or Committee: (only those with current openings)

1. Planning and Zoning Commission

If you are willing to be considered for another board, commission, or committee, please list below.

2. Click here for drop down menu

3. Click here for drop down menu

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Carel J Tornes

Address: 6712 Hillier Court Colleyville, TX 76034

Home phone: 817/788/5611

Work phone:

E-mail Address: careltornes@gmail.com

- ☒ By providing an e-mail address, I consent to the release of my e-mail address by the City.
- ☒ I understand attendance and active support is required for each appointee.
- ☒ I understand I will be required to comply with the Texas Open Meetings Act training.
- ☒ I understand I will be required to bring my own device to meetings to view packet information.

Knowledge, experience, or education applicable to Board, Commission, or Committee function:

Served on Planning and Zoning for the past year and Economic Development for 4 years

☐ Check if additional materials are attached. Other information (City/civic service, interests):

Signature: *Carel J Tornes*

Date: 7/8/15

Once positions are appointed, you must reapply for future openings. All information provided is public pursuant to the Texas Public Information Act. If additional information is required, please call 817.503.1130. Please return completed application to the Office of the City Secretary:

Email: cloven@colleyville.com or ashelley@colleyville.com **Fax:** 817.503.1139

Mail: City Secretary, 100 Main Street, Colleyville, TX 76034

Excerpt of Planning and Zoning Commission bylaws

PLANNING AND ZONING COMMISSION BYLAWS

ARTICLE I – Identification and Purpose

The Planning and Zoning Commission was established by the City Council of Colleyville, Texas, by Ordinance 08 on May 18, 1956; however, several amendments to this ordinance have been approved and codified through the Colleyville City Charter and the Colleyville Code of Ordinances. The purpose of the Planning and Zoning Commission is to act as an advisory board to the City Council relating to all physical development, proposed changes to zoning, the platting and/or the subdividing of land in the City.

ARTICLE II – Membership

- 2.1 The Planning and Zoning Commission shall consist of seven (7) members, who shall be appointed by the City Council for a two (2) year term; three (3) members shall be appointed each odd-numbered year and four (4) members shall be appointed each even-numbered year. Places on the Planning and Zoning Commission shall be numbered one (1) through seven (7).
- 2.2 Members must be residents of Colleyville, Texas, unless City Council waives the residency requirement.
- 2.3 Members shall serve without compensation and until their successors are appointed.
- 2.4 Vacancies created by resignation, removal by vote of a majority of the City Council, or by any other reason, shall be filled by the City Council for the remainder of the term.
- 2.5 If a member of the Planning and Zoning Commission fails to maintain a seventy-five percent (75%) attendance record for all regularly scheduled meetings, the Chairman or staff liaison, will notify the City Secretary. City Council may, at its discretion, declare a vacancy, advertise the open position, or appoint a replacement without advertising.

RESOLUTION R-15-3917

A RESOLUTION APPOINTING MEMBERS TO THE
PLANNING AND ZONING COMMISSION

WHEREAS, three (3) positions on the Planning and Zoning Commission have terms expiring September 2015.

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

Sec. 1. THAT the Colleyville City Council hereby appoints the following persons to serve a two-year term, expiring September 2017:

- Place 5
- Place 6
- Place 7

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, _____ NAYS, AND _____ ABSTENTIONS, THIS THE 5TH DAY OF OCTOBER 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 7c

Agenda Date 10/05/2015

Number Resolution R-15-3918

Type Resolution

Department City Secretary

Title

Consideration of appointments to the Zoning Board of Adjustment

Strategy Map Connection

B4- Cultivate a culture of transparency and consistent communication

Explanation

Reading and Public Hearing

There are two (2) place positions on the Zoning Board of Adjustment whose terms expire September 2015. The positions were advertised and applications accepted July 1 through August 28, 2015. The incumbents were notified their term was expiring and asked to submit an application, if they wished to be considered for reappointment.

The following Board member's terms expire September 2015:

- Place 4 - Dee McNosky
- Place 5 - Mark Collier

The applicants are listed below, and their applications are attached:

- Jason Elms
- Dee McNosky

The Zoning Board of Adjustment bylaws state, *"The Zoning Board of Adjustment shall consist of five (5) members and two (2) alternates, who shall be appointed by the City Council for a two (2) year term. Places on the Zoning Board of Adjustment shall be numbered one (1) through five (5), and Alternates one (1) and two (2)."* An excerpt of the Zoning Board of Adjustment bylaws is attached to this agenda briefing.

This resolution provides for City Council to consider appointments to the Zoning Board of Adjustment.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Zoning Board of Adjustment roster
2. Zoning Board of Adjustment applications
3. Excerpt of Zoning Board of Adjustment bylaws
4. Resolution R-15-3918

ZONING BOARD OF ADJUSTMENT

PLACE 1

Judson Orlando

3009 Scarborough Lane W.

Colleyville, TX 76034

W: (214) 456-1929

H: (205) 470-6836

judd_orlando@hotmail.com

TERM: Sep 2014 - Sep 2016

PLACE 2

Jason Elms

801 Shelton

Colleyville, TX 76034

W: (214) 661-1802

H: (817) 808-7275

jason@allengroup.com

TERM: Sep 2014 - Sep 2016

PLACE 3 - VICE CHAIR

Mike Leathers

6300 Emerald Drive

Colleyville, TX 76034

W: (817) 291-2852

H: (817) 291-2852

mikeleathers@ymail.com

TERM: Sep 2014 - Sep 2016

PLACE 4 - CHAIR

Dee McNosky

5108 Pleasant Run Road

Colleyville, TX 76034

H: (817) 320-4060

dtmcnosky@aol.com

TERM: Sep 2013 - Sep 2015

PLACE 5

Mark Collier

4727 Meandering Way

Colleyville, TX 76034

H: (972) 333-2058

mcollier@goffcp.com

TERM: Sep 2013 - Sep 2015

ALTERNATE 1

Larry Kainer

4709 Jim Mitchell Trail, East

Colleyville, TX 76034

H: (817) 267-6323

larryfkainer@hotmail.com

TERM: Sep 2014 - Sep 2016

ALTERNATE 2

Dee Kamerman

1521 Tennison Parkway

Colleyville, TX 76034

H: (817) 416-2277

deekamerman@hotmail.com

TERM: Sep 2014 - Sep 2016

Application for Appointment For City Council appointed Boards, Commissions, and Committees

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file Financial Disclosure and Business Conflict of Interest forms two (2) business days after the application deadline. These forms are available by contacting the City Secretary at 817.503.1130 or download the Financial Disclosure form here.

Board, Commission, or Committee: (only those with current openings)

Please write-in your preference of (up to three) board(s), commission(s), or committee(s), for which you would like to be considered.

1. Planning and Zoning Commission
2. Colleyville Economic Development Corporation Board (CEDC)
- ✓ 3. Zoning Board of Adjustments

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Jason R. Elms

Address: 801 Shelton Drive

Home Phone: 817-808-7275 Work Phone: 214-661-1802

- ☒ I understand attendance and active support is required for each appointee.
- ☒ I understand I will be required to comply with the Texas Open Meetings Act training.
- ☒ I understand I will be required to bring my own device to meetings to view packet information.
- ☒ By providing an e-mail address, I consent to the release of my e-mail address by the City.

E-mail Address: jason@allengroup.com Fax: 214-661-1850

Knowledge, experience, or education applicable to Board, Commission, or Committee function:

Professional Engineer (TX No. 90922) with 18 years of experience in land development including master planning and zoning of +/- 8,000 acres in the DFW area; extensive Public-Private Partnership experience using tax-increment financing and Chapter 380 agreements; experience gained on ZBA / SBA for the last 3 years; Grapevine High School (1992); Texas A&M University (1997)

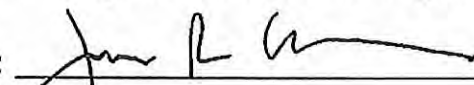
City service and experience, civic organizations, interest: ☐ Additional materials attached.

City of Colleyville ZBA / SBA: September 2012 to Present

Colleyville Baseball Association Board of Directors: January 2012 to Present

Youth Sports Coach (baseball, softball, soccer, basketball, football): August 2010 to Present

Interesting Fact: A picture of me trail running at Colleyville Nature Center is on the city website

Signature:  Date: 8.11.15

**Once positions have been filled, you must reapply for future openings.
All information provided is public pursuant to the Texas Public Information Act.**

Please return completed application to:
City Secretary, 100 Main Street, Colleyville, TX 76034, Office: 817.503.1130 Fax: 817.503.1139
cloven@colleyville.com or ashelley@colleyville.com



Application for Appointment for City Council Boards, Commissions, and Committees

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file Financial Disclosure and Business Conflict of Interest forms two (2) business days after the application deadline. These forms are available by contacting the City Secretary at 817.503.1130, or download the Financial Disclosure form here.

Board, Commission, or Committee: (only those with current openings)

1. Zoning Board of Adjustment

If you are willing to be considered for another board, commission, or committee, please list below.

2. Click here for drop down menu

3. Click here for drop down menu

Name: ☐ Ms. ☒ Mrs. ☐ Mr. Dee McNosky

Address: 5108 Pleasant Run Road, Colleyville, Texas 76034

Home phone: 817-320-4060

Work phone:

E-mail Address: dtmcnosky@aol.com

- ☒ By providing an e-mail address, I consent to the release of my e-mail address by the City.
- ☒ I understand attendance and active support is required for each appointee.
- ☒ I understand I will be required to comply with the Texas Open Meetings Act training.
- ☒ I understand I will be required to bring my own device to meetings to view packet information.

Knowledge, experience, or education applicable to Board, Commission, or Committee function:

I have served on the ZBA and the Sign Board and my attendance and participation are off record. I have attended trainings provided for elected and appointed city officials and specifically for ZBA commissioners.

I hold a Master's degree plus, and 11 education certifications.

I hold an inactive license in real estate.

I am a finance council member of my church.

☐ Check if additional materials are attached. Other information (City/civic service, interests):

Signature: *Dee McNosky*

Date: 7/10/15

Once positions are appointed, you must reapply for future openings. All information provided is public pursuant to the Texas Public Information Act. If additional information is required, please call 817.503.1130. Please return completed application to the Office of the City Secretary:

Email: cloven@colleyville.com or ashelley@colleyville.com **Fax:** 817.503.1139

Mail: City Secretary, 100 Main Street, Colleyville, TX 76034

INFORMATION STATEMENT**Form 1**

		TOTAL NUMBER OF PAGES FILED:
		OFFICE USE ONLY
1 NAME	Title, First, MI Mrs. Vivian Denise	Date Received
	Nick Name, Last, Suffix Dee McNosky	
2 ADDRESS	Address/City/State/Zip 5108 Pleasant Run Road Colleyville, Texas 76034	
3 TELEPHONE NUMBER	Area Code, Phone Number, Extension 817-320-4060	
4 REASON FOR FILING STATEMENT	☐ CANDIDATE _____ (INDICATE OFFICE)	
	☐ ELECTED OFFICIAL _____ (INDICATE OFFICE)	
	☒ ZONING BOARD OF ADJUSTMENT (APPLICANT OR APPOINTEE) <u>Applicant</u>	
	☐ PLANNING AND ZONING COMMISSION (APPLICANT OR APPOINTEE) _____	
	☐ TWO (2) BUSINESS DAYS FOLLOWING THE CLOSING OF FILING FOR ELECTIVE OFFICE OR APPOINTMENT	
		☐ SUPPLEMENTAL DISCLOSURE FILED WITHIN FIVE (5) DAYS OF AN OCCURRENCE IN PREVIOUSLY FILED FORMS
5 Provide information for spouse and dependent children whose financial activity the filer had actual control over during the filing period. In addition, the source of annual income of the spouse shall be provided, as subject to federal election reporting requirements for a spouse: SPOUSE <u>Anthony T. McNosky</u> DEPENDENT CHILD 1. _____ 2. _____ 3. _____ In Parts 1-4, disclose your financial activity during the 12 months proceeding the date of filing. In Part 5, disclose not only your own financial activity, but also that of your spouse and/or dependent child or children, if you had actual control over that person's financial activity.		
COPY AND ATTACH ADDITIONAL PAGES AS NECESSARY		

INITIAL HERE **DM**DATE **7/10/15**

SOURCES OF OCCUPATIONAL INCOME**Form 2**

When reporting information about a dependent child's activity, indicate the child about whom you are reporting by providing the number under which the child is listed on FORM 1.

¹ INFORMATION RELATES TO☒ FILER ☐ SPOUSE ☐ DEPENDENT CHILD # ____**² EMPLOYMENT**

NAME AND ADDRESS OF EMPLOYER/POSITION HELD

Hurst Euless Bedford ISD, Teacher

☒ EMPLOYED BY ANOTHER

NATURE OF OCCUPATION/NAME AND ADDRESS/POSITION HELD

Teacher/Department Chairperson
Bedford Junior High School
325 Carolyn Drive
Bedford, Texas 76021☐ SELF EMPLOYED**INFORMATION RELATES TO
EMPLOYMENT**☐ FILER ☒ SPOUSE ☐ DEPENDENT CHILD # ____

NAME AND ADDRESS OF EMPLOYER/POSITION HELD

FedEx, DFW Airport

☒ EMPLOYED BY ANOTHER

NATURE OF OCCUPATION/NAME AND ADDRESS/POSITION HELD

FedEx semi truck driver

☐ SELF EMPLOYED**INFORMATION RELATES TO
EMPLOYMENT**☐ FILER ☐ SPOUSE ☐ DEPENDENT CHILD # ____

NAME AND ADDRESS OF EMPLOYER/POSITION HELD

☐ EMPLOYED BY ANOTHER

NATURE OF OCCUPATION/NAME AND ADDRESS/POSITION HELD

☐ SELF EMPLOYED**COPY AND ATTACH ADDITIONAL PAGES AS NECESSARY**

INITIAL HERE: DM

DATE: 7/10/15

INTERESTS IN REAL PROPERTY**Form 3**

Describe all beneficial interests in real property held or acquired by you, your spouse, or a dependent child during the calendar year within the map attached as Exhibit "A" in Ordinance O-13-1896.

When reporting information about a dependent child's activity, indicate the child about whom you are reporting by providing the number under which the child is listed on Form 1.

¹ HELD OR ACQUIRED BY	☒ FILER ☒ SPOUSE ☐ DEPENDENT CHILD # ____
² DESCRIPTION	Lot _____ City _____ Block _____ County _____ Subdivision _____ Ad Valorem Tax Account Number _____ Acre(s) and Tract _____
³ STREET ADDRESS ☐ NOT APPLICABLE	STREET ADDRESS, INCLUDING CITY, COUNTY, AND STATE 5108 Pleasant Run Road Colleyville, Texas 76034
⁴ NAME ☐ INDIVIDUAL ☐ BUSINESS	LIST THE NAMES AND ADDRESSES OF OTHER PERSONS OR BUSINESS ENTITIES WHICH OWN AN INTEREST IN THE REAL PROPERTY 414 Smith Street Grapevine, Texas 76054
¹ HELD OR ACQUIRED BY	☐ FILER ☐ SPOUSE ☐ DEPENDENT CHILD # ____
² DESCRIPTION	Lot _____ City _____ Block _____ County _____ Subdivision _____ Ad Valorem Tax Account Number _____ Acre(s) and Tract _____
³ STREET ADDRESS ☐ NOT APPLICABLE	STREET ADDRESS, INCLUDING CITY, COUNTY, AND STATE
⁴ NAME ☐ INDIVIDUAL ☐ BUSINESS	LIST THE NAMES AND ADDRESSES OF OTHER PERSONS OR BUSINESS ENTITIES WHICH OWN AN INTEREST IN THE REAL PROPERTY
COPY AND ATTACH ADDITIONAL PAGES AS NECESSARY	

DM
INITIAL HFRF

7/10/15
DATE

GIFTS**Form 4**

Identify any person or organization that has given a gift worth more than \$250 to you, or those under your financial control. Do not include: 1) expenditures required to be reported by a person required to be registered as a lobbyist under Government Code, Chapter 305, 2) political contributions reported as required by law, or 3) gifts given by a person related to the recipient within the second degree by consanguinity or affinity.

When reporting information about a dependent child's activity, indicate the child about whom you are reporting by providing the number under which the child is listed on Form 1.

¹ RECIPIENT	☐ FILER ☐ SPOUSE ☐ DEPENDENT CHILD # ____
² DONOR	NAME AND ADDRESS
³ DESCRIPTION OF GIFT	
¹ RECIPIENT	☐ FILER ☐ SPOUSE ☐ DEPENDENT CHILD # ____
² DONOR	NAME AND ADDRESS
³ DESCRIPTION OF GIFT	
¹ RECIPIENT	☐ FILER ☐ SPOUSE ☐ DEPENDENT CHILD # ____
² DONOR	NAME AND ADDRESS
³ DESCRIPTION OF GIFT	
COPY AND ATTACH ADDITIONAL PAGES AS NECESSARY	

INITIAL HERE: DM

DATE: 7/10/15

BOARDS AND EXECUTIVE POSITIONS**Form 5**

This section is for information concerning executive positions and directorship held by you or those under your financial control.

When reporting information about a dependent child's activity, indicate the child about whom you are reporting by providing the number under which the child is listed on Form 1.

¹ POSITION HELD BY	☐ FILER ☐ SPOUSE ☐ DEPENDENT CHILD #___
² ORGANIZATION ☐ NON PROFIT ☐ CHARITABLE ASSOC. ☐ BUSINESS ASSOC.	ADDRESS
³ POSITION HELD	
¹ POSITION HELD BY	☐ FILER ☐ SPOUSE ☐ DEPENDENT CHILD #___
² ORGANIZATION ☐ NON PROFIT ☐ CHARITABLE ASSOC. ☐ BUSINESS ASSOC.	ADDRESS
³ POSITION HELD	
¹ POSITION HELD BY	☐ FILER ☐ SPOUSE ☐ DEPENDENT CHILD #___
² ORGANIZATION ☐ NON PROFIT ☐ CHARITABLE ASSOC. ☐ BUSINESS ASSOC.	
³ POSITION HELD	

COPY AND ATTACH ADDITIONAL PAGES AS NECESSARY

INITIAL HERE. DM

DATE. 7/10/15

BANKRUPTCIES**Form 6**

Individuals shall disclose any bankruptcy petition by or against the individual, their spouse, a business entity in which the individual owned a beneficial interest of 10% or more, or a business entity in which the individual was an officer or director of the business entity at the time of bankruptcy filing.

¹ TYPE OF BANKRUPTCY
☐ PERSONAL ☐ BUSINESS ☐ N/A ☒ NONE

NAME _____

² CHAPTER
☐ 7 ☐ 11 ☐ 13
³ IF CHAPTER 7 DID YOU RECEIVE A DISCHARGE?
☐ YES ☐ NO
⁴ IF CHAPTER 11 OR 13 DID YOU COMPLETE A SUCCESSFUL REORGANIZATION?
☐ YES ☐ NO
Misdemeanor Involving Moral Turpitude and Felonies

Individuals shall disclose any information which charges a misdemeanor involving moral turpitude or conviction of a felony of the individual or a business entity in which the individual has a 10% or more beneficial interest or where the individual was at the time of the filing or conviction, an officer or director of the business entity.

¹ NAME _____
☐ PERSONAL ☐ BUSINESS

Business or Entity Charged _____

² TYPE OF INDICTMENT or INFORMATION**³ NATURE OF OFFENSE**

DESCRIPTION

⁴ DISPOSITION OF INDICTMENT or INFORMATION**COPY AND ATTACH ADDITIONAL PAGES AS NECESSARY**
 DM
INITIAL HERE

 7/10/15
DATE

INTERESTS IN PARTNERSHIPS, JOINT VENTURES, AND OTHER BUSINESS ASSOCIATIONS

Form 7

Describe all interests in business entities held or acquired by you or those under your financial control. For an explanation of "Beneficial Interest" and other specific directors for completing this section, see INSTRUCTION GUIDE.

When reporting information about a dependent child's activity, indicate the child about whom you are reporting by providing the number under which the child is listed on Form 1.

¹ HELD OR ACQUIRED BY ☐ FILER ☐ SPOUSE ☐ DEPENDENT CHILD #____

² DESCRIPTION NAME AND ADDRESS

³ NATURE OF BUSINESS

¹ HELD OR ACQUIRED BY ☐ FILER ☐ SPOUSE ☐ DEPENDENT CHILD #____

² DESCRIPTION NAME AND ADDRESS

³ NATURE OF BUSINESS

¹ HELD OR ACQUIRED BY ☐ FILER ☐ SPOUSE ☐ DEPENDENT CHILD #____

² DESCRIPTION NAME AND ADDRESS

³ NATURE OF BUSINESS

COPY AND ATTACH ADDITIONAL PAGES AS NECESSARY

INITIAL HERE: DM

DATE: 7/10.

PERSONAL FINANCIAL STATEMENT**Form 8****AFFIDAVIT**

Financial Disclosure and Business Conflict of Interest Forms are required to be verified. The verification page must have the signature of the individual filing the Financial Disclosure and Business Conflict of Interest Forms, as well as the signature and seal of a notary public. Without proper verification the statement is not considered filed. Falsification of information is subject to criminal prosecution under state penal code.

Before me, the undersigned authority, personally appeared:

Dee McNosky

_____ who, after being duly sworn upon their oath and deposed and stated as follows:

Dee McNosky

"My name is _____ and I hereby submit for filing the attached Financial Disclosure and Business Conflict of Interest forms. I have personal knowledge of all information contained in said forms and all information contained in the forms is true and correct."

"Further, all information contained in the forms is complete. There is no information that has been withheld or not disclosed which is responsive to or required to be disclosed by the forms."

Affiant

Sworn to and subscribed before me, this the _____ day of _____, 20____

Notary Public, State of Texas

DM
INITIAL HERE

7/10/15
DATE

Excerpt of Zoning Board of Adjustment bylaws

ZONING BOARD OF ADJUSTMENT BYLAWS

ARTICLE I – Identification and Purpose

The Zoning Board of Adjustment was established by the City Council of Colleyville, Texas, by Ordinance number 500 on March 8, 1966; however, several amendments to this ordinance have been approved and codified through the Colleyville Charter and the Colleyville Code of Ordinances. The purpose of the Zoning Board of Adjustment is to consider requests for a variance of a zoning regulation or to hear an appeal from an administrative decision on a regulation in Chapter 3 – Land Use Regulations; Chapter 4 – Landscaping and Buffering; and Chapter 6 – Building Design (except for requests regarding tree mitigation requests which are considered by the Planning and Zoning Commission). The Zoning Board of Adjustment shall additionally have the authority to consider requests for an interpretation of any regulation or definition contained in the Land Development Code.

ARTICLE II – Membership

- 2.1 The Zoning Board of Adjustment shall consist of five (5) members and two (2) alternates, who shall be appointed by the City Council for a two (2) year term. Places on the Zoning Board of Adjustment shall be numbered one (1) through five (5), and Alternates one (1) and two (2).
- 2.2 Members must be residents of Colleyville, Texas unless City Council waives the residency requirement.
- 2.3 Members shall serve without compensation and until their successors are appointed.
- 2.4 Members and alternates of the Zoning Board of Adjustment may be removed from office by the City Council for just cause upon receipt of written charges and after public hearing.
- 2.5 Vacancies which are created by resignation, or for any other reason, shall be filled by the City Council for the remainder of the term of the member or alternate affected.
- 2.6 If a member of the Zoning Board of Adjustment fails to maintain a seventy-five percent (75%) attendance record for all regularly scheduled meetings, the Chair or staff liaison will notify the City Secretary. City Council may, at its discretion, declare a vacancy,

RESOLUTION R-15-3918

A RESOLUTION APPOINTING MEMBERS TO THE
ZONING BOARD OF ADJUSTMENT

WHEREAS, two (2) place positions on the Zoning Board of Adjustment have terms expiring September 2015.

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

Sec. 1. THAT the Colleyville City Council hereby appoints the following persons to serve a two-year term expiring September 2017:

- Place 4
- Place 5

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS
THIS THE 5TH DAY OF OCTOBER 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 9

Agenda Date 10/05/2015

Type Report

Department City Secretary

Title

Planning and Zoning Commission Meeting Minutes - August 10, 2015

Attachments

1. Planning and Zoning Meeting Minutes - August 10, 2015



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, August 10, 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 August 10, 2015 at 7:08 p.m.

Roll Call

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

Staff Present: Abra Nusser, Jeremy Hutt, Rob McKeown, Brian Riley, Taci Wrisley, and Matt Butler (City Attorney)

1. APPROVAL OF MINUTES

Commissioner Knox made a motion to approve the minutes as written. Commissioner Davis 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

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

3. PUBLIC HEARING AGENDA ITEMS

3a Consideration of a replat on Lots 23A & 23D, Block 1, of the Westcoat Place Addition, located at 5805 Bettinger Drive, Case PC15-016

Abra Nusser presented the case and briefed the Commission.

The public hearing was opened at 7:13 p.m.

Sam Noel, the applicant and property owner, came forward to answer any questions.

There being no one else wishing to speak, the public hearing was closed at 7:14 p.m.

Commissioner Tornes made a motion to approve Case PC15-016. Commissioner Gotcher seconded.

The motion to approve Case PC15-016 was carried by the following vote:

Aye: 7 – Knox, Tornes, Wheelwright, Gotcher, Davis, Phelps, and Byerly

- 3b** Consideration of a zoning change from the R40-Single Family Residential to the PUDR-Planned Unit Development Residential zoning district Lot 4, Block 1, of the Lavaca Trail Addition, located at 1013 Lavaca Trail, Case ZC15-012

Abra Nusser presented the case and briefed the Commission.

Commissioner Tornes questioned staff regarding whether the south west portion of the development was in the flood plain. Jeremy Hutt replied yes. He further explained the applicant would be supplying a Letter of Map Revision and would be required to meet the city's requirements for building in a flood plain.

Chairman Byerly questioned staff regarding the city's requirements for drainage flowing onto the neighbor's property. Jeremy Hutt replied the city would ensure the properties upstream and downstream were not negatively affected by drainage.

Commissioner Phelps questioned staff regarding the city's requirements for open space lots or streets in the flood plain. Jeremy Hutt replied there are no requirements for either.

Commissioner Davis questioned staff regarding whether emergency and fire apparatus would have enough clearance for maneuvering through this development. Rob McKeown replied yes. He further explained the proposed cul-de-sac meets the Land Development Code requirements.

Commissioner Tornes questioned staff regarding whether fire suppression system would be required for this development. Rob McKeown replied yes. He further explained due to the uncertainty of when the second point of access would be accessible, this development is considered to only have one point of access.

Commissioner Phelps questioned staff regarding the median at the entrance to the development and whether it met the Land Development Code requirements. Rob McKeown replied to his knowledge the proposed median met the Land Development Code requirements.

Discussion continued regarding the entrance median.

Chairman Byerly questioned staff regarding why the proposed open space was being considered as open space versus a median. Abra Nusser replied the proposed open space was determined to be useable green space.

Discussion continued regarding the proposed open space.

The public hearing was opened at 7:30 p.m.

Konstantine Bakintas, on behalf of the developer, and John Fegan, the developer, came forward to brief the Commission.

Commissioner Davis questioned Mr. Bakintas regarding the size of the cul-de-sac turnaround. Mr. Bakintas replied the cul-de-sac is an eighty foot turnaround and is consistent with the Land Development Code.

Commissioner Davis questioned Mr. Bakintas regarding what the feature was at the entrance to the development. Mr. Bakintas replied the entrance to the development has a stamped concrete feature that will not be an obstruction for ingress or egress.

Chairman Byerly questioned Mr. Bakintas and Mr. Fegan regarding if other options for the open space. Mr. Fegan replied he has developed other subdivisions with the same type of open space and the concept has worked out.

Commissioner Tornes questioned Mr. Bakintas regarding whether there was a sidewalk proposed for the open space area. Mr. Bakintas replied there is no sidewalk proposed for the open space area.

Commissioner Wheelwright questioned Mr. Bakintas regarding the drainage. Mr. Bakintas replied drainage for the development will be conveyed through a low grade drainage system and will tie into an existing drainage system that flows into an existing drainage channel.

Commissioner Tornes questioned Mr. Bakintas and Mr. Fegan

regarding the lot coverage. Mr. Bakintas replied they have not done a calculation on lot coverage but the structures would potentially cover approximately fifty or sixty percent of the lot.

Elizabeth Warrick, 6104 Emmas Court, came forward and spoke in opposition.

Lynette Stanley, 1101 Lavaca Trail, came forward and spoke in opposition.

Joel Stanley, 1609 Douglas Avenue, came forward and spoke in opposition.

Callie Stanley, 1609 Douglas Avenue came forward and spoke in opposition.

The following people did not wish to speak:

David Warrick, 6104 Emmas Court, opposition

Jason Stanley, 909 Chateau Court, opposition

Renee Baptiste, 1928 Shadowood Trail, opposition

Abran Stanley, 1928 Shadowood Trail, opposition

There being no one else wishing to speak, the public hearing was closed at 7:50 p.m.

Mr. Bakintas and Mr. Fegan came forward to address comments and concerns.

Commissioner Davis questioned Mr. Bakintas and Mr. Fegan regarding whether they would be open to not placing rear facing windows on the second stories. Mr. Bakintas replied he did not see that as a fair option. Mr. Fegan added if the Commission wanted to add no rear-facing windows on the second story as a condition, they would accept the condition.

The public hearing was reopened at 7:59 p.m.

Cory Jaetzodd, 6204 Emmas Court, came forward and spoke in opposition.

Bryan Riffe, 6208 Emmas Court, came forward and spoke in opposition.

There being no one else wishing to speak, the public hearing was

closed at 8:02 p.m.

Mr. Bakintas and Mr. Fegan came forward to address comments and concerns.

Commissioner Tornos made the suggestion to Mr. Bakintas and Mr. Fegan regarding the possibility of adding more trees to the backyard of the proposed residential lots.

Commissioner Tornos questioned Mr. Bakintas and Mr. Fegan regarding the fence material of the shared fence. Mr. Fegan replied the existing fence is wood material.

Commissioner Tornos questioned Mr. Fegan regarding whether he had considered larger lots. Mr. Fegan replied he reached out to the adjacent property owner but they were not willing to sell at this time. He further added with the shape of the lot, larger lots would not work.

Discussion continued regarding lot sizes.

Commissioner Knox questioned Mr. Bakintas regarding how drainage would flow from the proposed lots. Mr. Bakintas replied the lots would drain to the east and then to the south, where drainage would then flow into Meadows Creek.

Discussion continued regarding drainage on the proposed development and surrounding properties.

Commissioner Phelps questioned Mr. Bakintas and Mr. Fegan regarding the public access easement and would it be landscaped until the adjacent property develops or would it be paved. Mr. Bakintas replied the access easement was added at the request of staff in order to secure access for future development.

Discussion continued regarding future development and the relocation on the public access easement, if needed.

Commissioner Phelps questioned staff regarding the reasoning behind the public access easement. Jeremy Hutt replied the purpose of asking the developer to add the public access easement was to secure access for any future developments. He further explained this is common practice.

Commissioner Tornos questioned staff regarding whether staff was comfortable with the proposed drainage plan. Jeremy Hutt replied

yes, based on what staff has reviewed.

Commissioner Tornes stated he would like to see trees added to the backyards, no rear-facing second story windows, or a combination of both.

Chairman Byerly questioned staff regarding the rear yard setbacks for the R20-Single Family Residential zoning district versus the proposed fifteen feet. Taci Wrisley replied the rear yard setbacks for the R20-Single Family Residential zoning district is twenty five feet.

Discussion occurred amongst the Commission regarding possible conditions.

Commissioner Davis made a motion to approve Case ZC15-012. Commissioner Wheelwright seconded.

Commissioner Tornes stated he would like to see that a condition to add more trees to the backyards be added.

Commissioner Gotcher stated he would like to see more space between the homes added with regards to the setbacks.

Chairman Byerly questioned Mr. Fegan regarding whether he would accept the conditions to add additional trees to the backyards and have no rear-facing second story windows. Mr. Fegan replied yes.

Discussion occurred regarding adding a condition to require a twenty foot rear yard setback for Lot 3 – Lot 14.

Commissioner Gotcher made a friendly amendment to require two – three inch caliper trees to the rear yard of each lot and require a twenty foot rear yard setback on Lot 3 – Lot 14. Commissioners Davis and Wheelwright both accepted the amendment.

Commissioner Phelps stated he would have liked to have seen lower density for this development. Mr. Bakintas replied they had already reduced the development by one lot at the recommendation of staff.

The motion to approve Case ZC15-012 with the following conditions: 1) two – three inch caliper trees to the rear yard of each lot and 2) twenty foot rear yard setback on Lot 3 – Lot 14 carried by the following vote:

Aye: 7 – Knox, Tornes, Wheelwright, Gotcher, Davis, Phelps, and Byerly

- 3c** Consideration of a zoning change from the AG-Agricultural zoning district to the PUDR-Planned Unit Development Residential zoning district on 2.60 acres of Abstract 1034 of the GW Minter Survey, located at 5017, 5113, & 5201 Roberts Road, Case ZC15-011

Abra Nusser presented the case and briefed the Commission.

The public hearing was opened at 8:34 p.m.

Steve Isbell, the applicant, came forward and briefed the Commission.

Commissioner Davis questioned Mr. Isbell regarding whether he was frustrated with the Commission. Mr. Isbell replied he was frustrated with staff and the reasons for the recommendation of denial. Mr. Davis questioned Mr. Isbell regarding whether he had submitted the additional layout with staff. Mr. Isbell replied no, he showed it to them but did not officially submit it.

Commissioner Tornes questioned Mr. Isbell regarding whether he had considered shared driveways. Mr. Isbell replied yes. He further explained staff was not in favor of the shared driveway proposal.

Discussion continued regarding additional layout options.

Commissioner Tornes questioned Mr. Isbell regarding what the proposed lot coverage would be. Mr. Isbell replied roughly sixty eight point five percent.

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

There being no one else wishing to speak, the public hearing was closed at 9:04 p.m.

Mr. Isbell came forward to answer additional questions.

Commissioner Wheelwright questioned Mr. Isbell regarding what the buffer between the slip street and Roberts Road would look like. Mr. Isbell replied he planned on planting some trees, shrubs, and some ground cover.

Discussion continued regarding the buffer between the slip street and

Roberts Road.

Commissioner Phelps questioned staff regarding where the middle ground was for good planning and use guidelines. Abra Nusser replied staff's recommendation was based strictly on the development proposed. She further explained staff has struggled with getting the appropriate documentation from the applicant.

Discussion continued regarding the proposed development.

Chairman Byerly questioned staff regarding the previous zoning case for these subject properties. Abra Nusser replied the previous zoning case was denied by the Planning and Zoning Commission and was appealed to the City Council but was withdrawn prior to the second reading and public hearing.

Commissioner Phelps questioned staff regarding the direction given to this development and the previously proposed development. Jeremy Hutt replied some direction was given based on the discussions with the previous developer and the City Council.

Discussion continued regarding the direction given to the proposed development.

Commissioner Gotcher stated he felt Mr. Isbell did a great job on designing the proposed development.

Commissioner Phelps stated he did not have an issue with the density, his issue is with the slip street.

Discussion occurred between the Commission and Mr. Isbell regarding layout options for the proposed development.

Discussion occurred between the Commission and Staff regarding the previous zoning case and the proposed zoning case.

Commissioner Wheelwright questioned Mr. Isbell regarding what was presented to City Council with the previous zoning case. Mr. Isbell replied twelve lots and twelve driveways were presented but was withdrawn prior to City Council making a decision.

Discussion occurred between the Commission and Mr. Isbell regarding layout options for the proposed development.

Commissioner Knox made a motion to approve Case ZC15-011.

Commissioner Gotcher seconded.

Commissioner Wheelwright stated he felt like the Commission was bouncing back and forth with their decision with regards to the number of driveways and the slip street. Mr. Isbell stated he believed if the motion was not approved to pass, someone else would have to make a motion to deny. Chairman Byerly concurred. Chairman Byerly added they would have to have five ayes in order pass the vote.

Commissioner Tornos questioned staff regarding which development was safest, the slip street or driveways onto Roberts Road. Rob McKeown replied he did not know which layout proved to be safest. He further replied they would not drive emergency or fire apparatus onto the slip street.

The motion to approve Case ZC15-011 carried by the following vote:

Aye: 5 – Knox, Tornos, Wheelwright, Gotcher, and Davis

Nay: 2 - Phelps, and Byerly

4. CONTINUED PUBLIC HEARING AGENDA ITEMS

- 4a** Consideration of a zoning change from the PUDC-Planned Unit Development Commercial zoning district to the PUDC - Planned Unit Development Commercial District and PUDR-Planned Unit Development Residential District, on approximately 15.17 acres on Abstract 1182 of the WC Newton Survey and Abstract 356 of the Isaac Caradine Survey, located at 8000 & 8050 Precinct Line Road, Case ZC15-013 (REQUEST TO BE CONTINUED)

Abra Nusser briefed the Commission.

Commissioner Tornos made a motion to continue Case ZC15-013 to a date uncertain. Commissioner Knox seconded.

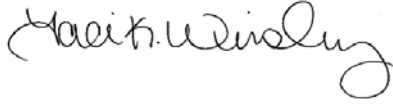
The motion to continue Case ZC15-013 to a date uncertain carried by the following vote:

Aye: 7 – Knox, Tornos, Wheelwright, Gotcher, Davis, Phelps, and Byerly

5. ADJOURNMENT

The meeting adjourned at 9:47 p.m.

The minutes were written and prepared by:



Taci Wrisley
Planning and Zoning Assistant

The meeting minutes were approved on September 14, 2015 by a vote of 5-0.

RESOLUTION R-15-3919

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
OCTOBER 5, 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

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON
THIS THE 5TH DAY OF OCTOBER 2015.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley, TRMC
City Secretary

David Kelly
Mayor