



City of Colleyville City Council Agenda

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

Tuesday, March 20, 2018

**WORKSESSION
5:00 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

CALL TO ORDER

- WS-1** Discussion of the draft Parks and Recreation Master Plan
- WS-2** Discussion of the future use of Bidault House and Webb House
- WS-3** Discussion of the Old Tyme BBQ event
- WS-4** Discussion of an amended developer's agreement with the Village Owner's Association (VOA)
- WS-5** Discussion of the March 20, 2018, 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 items on the agenda

Section 551.071 - Legal - Consultation with attorney regarding contemplated and/or pending litigation, including:

- Glade Road eminent domain cases for Parcels 150 and 159

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

- Glade Road Project Phases 1B and 2

Section 551.074 – Personnel

- Deliberate the selection, employment, evaluation, duties, and compensation of the Police Chief
- Deliberate the employment, evaluation, duties, and compensation of the City Manager
- Discussion of City-wide employee compensation

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

**REGULAR MEETING
7:30 P.M.
CITY COUNCIL CHAMBERS**

INVOCATION: Pastor Ricky Texada, Colleyville Covenant

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-18-4245

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

In recognition of the March Featured Business of the Month - Bark Avenue Market & Bakery - owners Tammy and John Doak - Mayor Richard Newton and Assistant City Manager Mark Wood

4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-18-4246

- 4a** Approval of the minutes of the regular City Council meeting of March 6, 2018
- 4b** 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
- 4c** Approval of an Amended developer's agreement with the Village Owner's Association (VOA), and authorizing the city manager to execute the Agreement

5. ORDINANCE(S): SECOND READING AND PUBLIC HEARING**5a Ordinance O-18-2035**

Approval of a tariff authorizing an annual Rate Review Mechanism (RRM) as a substitution for the annual interim rate adjustment process defined by Section 104.301 of the Texas Utilities Code and as negotiated between Atmos Mid-Tex and the Steering Committee of Cities Served by Atmos

6. ORDINANCE(S): FIRST READING AND PUBLIC HEARING**6a Ordinance O-18-2036**

Consideration of an appeal to the Planning and Zoning Commission decision of a zoning change request from the AG-Agricultural zoning district to the R-20 Single Family Residential zoning district on Tracts 2D and 2D3, Abstract 233, in the D R Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC17-017

6b Ordinance O-18-2037

Consideration of an appeal of the Planning and Zoning Commission decision of a zoning change request from the R-40 Single Family Residential zoning district to the PUD-C Planned Unit Development-Commercial zoning district on a portion of Tract 1, Abstract 1154, of the R H McEwing Survey, located at 8060 Precinct Line Road, Case ZC17-023

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

Monthly Financial Report - February 2018

9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR MARCH 20, 2018 - READING AND PUBLIC HEARING - RESOLUTION R-18-4247**10. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards March 16, 2018 by 5:00 p.m.

Christine Loven, 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 WS-1

Agenda Date 03/20/2018

Type Worksession

Department Parks and Recreation

Title

Discussion of the draft Parks and Recreation Master Plan

Strategic Plan

5.3 Provide attractive facilities for leisure and recreation

6.1 Articulate a compelling vision and direction for the community

Explanation

This agenda item provides for discussion of the draft Parks and Recreation Master Plan. Pat Hoagland of Brandstetter Carroll, Inc. will present the current draft information and seek City Council comments and direction, to ensure the vision and direction of the plan is on target. A full table of contents is attached, identifying the completion status of each chapter, the focus of this Worksession discussion, and next steps to conclude the master planning process.

This meeting will culminate with the Observations, Analyses, and Potential Solutions portion of Chapter 6 which will become Chapters 7 and 8. The City Council's input is imperative to the finalization of these chapters, as they will be formatted around the Strategic Plan goals and objectives which may change as a result of the meeting discussions.

The analysis and data for Chapter 2 (Planning Context) and Chapter 5 (Needs Assessment) were covered at the December 6, 2017 Joint Worksession of the City Council and Parks and Recreation Advisory Board. The text for these chapters is being finalized. The Executive Summary and Chapter 1 (Introduction) are completed last, and reflect the entire process.

Following the March 20, 2018 City Council Worksession discussion, the focus will be on finalizing the draft of the final report.

Attachments

1. Master Plan Table of Contents
2. Council-Board Vision Session Summary 2017-12-06
3. Chapter 4 - Public Input DRAFT
4. Chapter 6 - Strategic Plan DRAFT

Colleyville Parks, Recreation, and Open Space Master Plan

Acknowledgements

- Point of contact with name, title, mailing address, phone number, email address

Executive Summary

- Executive Summary
- Proof of adoption (date, ordinance number)

1 - Introduction

- The Need for A Plan
- The Importance of Parks
- Previous Plans
- Master Plan Process

2- Planning Context

- Introduction
- Demographic Trends
- Benchmarking Analysis

3 - Inventory Parks, Facilities and Programs

- Parkland and Recreation Area Classification System
- Inventory of Parks and Recreation Areas by Classification
 - Inventory table
 - Parks and trails map
- Local Space
- Regional Space
- School and HOA parks
- Existing Trails
- Other Recreation Opportunities
- Programs Inventory and Analysis

4 - Public Input

- Introduction
- Public Meetings
- Stakeholder groups
- Steering Committee/Staff representation
- Events
- Dollar Voting
- Public Opinion Surveys
 - Statistically Valid Mail Survey
 - Web Survey
- Online Engagement

5 - Needs Assessment and Identification

- Parkland and Recreation Area Needs, Standards, and Guidelines
- Facilities Needs Analysis and Level of Service Standards (LoS)
- Geographic Distribution of Parks and Recreation Areas
- Geographic Distribution of Facilities
- Composite Geographic Park Service Areas
- Conclusion

Typically completed last
in order to reflect the
entire process

Discussed at the Dec. 6
Joint Worksession

Being drafted

Mostly discussed at the
Dec. 6 Joint Worksession;
draft chapter included for
review

Discussed at the Dec. 6
Joint Worksession

6 - Strategic Plan

- Introduction
- City of Colleyville Strategic Plan
- Previous Strategic Plan for Parks, Recreation and Open Space (2011)
- Parks, Recreation and Open Space Master Plan (2018)
 - Vision
 - Mission
 - Values – Guiding Principles
 - Goals and Objectives
- Observations, Analyses, and Potential Solutions *(After discussion on March 20, this portion will provide most of Chapter 7 and the recommendations will become strategies as part of the Action Plan in Chapter 8)*
 - Existing Park Improvements
 - Trails
 - New Park and Facilities Development
 - Natural Areas, Open Space, and Nature Education
 - Outdoor Athletic Fields and Courts
 - Indoor Recreation
 - Outdoor Aquatics
 - Programming
 - Operations and Maintenance
 - Partnerships and Sponsorships
 - Communications
 - Budget

Focus of March 20th
Worksession discussion;
draft chapter included for
review

7 - Plan Implementation and Prioritization of Needs

- Introduction
- Citywide Recommendations
- Operations Recommendations
- Program Recommendations
- Individual Park Recommendations
- Other Improvements, Plans and Assessments
- Estimated Park Improvement Costs

To come from results of
March 20th Worksession
discussion

8 - Action Plan

- Action Plan Strategies
- Capital Improvement Priorities

Appendices

- A. Service Area Analysis Methodology
- B. Trail Design Guidelines
- C. Aerials of Existing Parks
- D. Public Input Summaries, including public meeting notices
- E. Survey Summaries
- F. Qualitative Assessment Forms

**CITY COUNCIL & PARK AND RECREATION BOARD VISION SESSION SUMMARY
COLLEYVILLE PARKS, RECREATION AND OPEN SPACE MASTER PLAN
PROJECT NO. 17040**

BY: Patrick Hoagland, Brandstetter Carroll Inc.



December 6, 2017

The meeting was attended by all City Council members, most Park and Recreation Board members, City Staff, and Larry Brandstetter and Elizabeth Holser of BCI.

Patrick Hoagland led a presentation which summarized the public engagement (mail and web survey, public open house, stakeholder meetings, etc.), benchmarking comparisons, and park and facility service area mapping.

Following the presentation, the group participated in a Vision Exercise to identify their vision for the future of parks and recreation services in Colleyville. Participants were asked to write short vision statements on sticky notes which were then grouped and placed on the wall. The following are the categories and vision comments from the group.

Trees and Shade

- Shade (2)
- Shade – How can kids use parks in summer?
- Tree-ful
- Trees in current parks
- Tree and canopy inventory - Expand

Community Events

- More central events
- Entertainment
- More events
- Entertainment – Arts (performance) and events
- Community events with good participation
- Programs – Movie nights
- School-friendly

Trails and Connectivity

- Connected trail system for walking and biking
- Well connected in Colleyville and to adjacent trail systems
- Connected to other cities
- Bike trails – connectivity
- Park trails
- Trails connected
- Sidewalks connected
- All sidewalks and trails should connect – especially on major roadways (more people would use them)
- Bike friendly
- Connectivity (trails/sidewalks)
- Add sidewalks to major roadways that don't have them. Don't waste time and money putting a second sidewalk on a roadway when some have none – Connectivity will improve safety and usage
- Aesthetically pleasing trails leading to parks
- Cross-town trail connectivity

- More connecting trails
- Biking to park
- Connected trails

Additional Park Land

- "Small parks" – access to parkland and pocket parks
- Use lowlands for future park space
- Natural areas
- Open space network – off-street options
- Open space
- Connectivity of all natural areas offering recreational opportunities, environmental benefits
- Linkages of/for natural areas, preserve natural areas
- Purchase more wooded land – leave it natural, put trails through it.
- Outdoorish
- Buy more park land

Communications / Marketing

- Social media to improve communication of events
- Better promotion

Quality Staff

- Keep Heather
- Keep Heather and team
- Congratulate staff

Multi-generational

- Age diversity
- Senior focused
- Kid-friendly
- Senior activities

Quality / Excellence

- Quality/excellent facilities (whatever we build and maintain)
- High quality infrastructure and maintenance
- Consistent buildings, fences, signs, design, etc.
- Be proud of our facilities

New Facilities

- Another splash pad
- Picnic tables
- Dog Parks (4)

Park Character / Sense of Place

- Welcoming
- Attract good people
- Differentiate
- Cost efficient
- Positive experience
- Overused – Place to be

Healthy Lifestyle

- An open – first come first served softball/football field
- Lots of opportunities for outdoor exercise, walking, etc.
- Healthy
- Outdoor fitness equipment opportunities

- Multi-function facility that serves seniors and younger patrons
- Promote healthy lifestyle

Improved Nature Center

- Nature Center developed with more shade
- Nature Center water and toilets

The results of this exercise will be used to develop a draft vision, mission, guiding principles, goals and objectives for Colleyville which will be submitted to the participants for their review.

Next Steps:

The group was also informed of the next steps which include:

- Development of the Strategic Plan (vision, mission, guiding principles, goals and objectives)
- Finalize city-wide and individual park recommendations
- Identify capital costs
- Complete an Action Plan
- Complete a Draft Report
- Public Presentation
- Council Presentation

If you should disagree with any information contained herein, please kindly notify our office in writing within 10 days of receipt of this memorandum.


Patrick D. Hoagland, ASLA

PDH:meg

File, KER, ESH, LWB, Heather Dowell, Lisa Escobedo

4. PUBLIC INPUT

4.1. INTRODUCTION

This chapter describes the processes used and the public input gathered throughout the planning process and summarizes of the following elements:

1. Public Meetings (Open house, stakeholder groups, and events)
2. Dollar Voting Exercise
3. Statistically Valid Parks and Recreation Survey (by ETC Institute)
4. Web-Based and Handout Survey (also available on web)
5. Online Engagement, powered by MindMixer

The public engagement process is essential to identify the needs and preferences of Colleyville residents. The findings of the public input process are, therefore, integral to the Needs Assessment and Identification (Chapter 5) and serve as the foundation of the recommendations of this master plan.

4.2. PUBLIC MEETINGS

This section provides a summary of public meetings (public workshop, stakeholder groups, and events) held or attended as part of the master planning process. Approximately 170 community members were engaged in person at these meetings, which were held between April and September 2017.

4.2.1. Public Workshop

The City conducted a public workshop (open house meeting) on September 14, 2017 to introduce the project to the public and to solicit feedback from the community regarding the present and future of parks and recreation in Colleyville. The materials from these meetings and complete summaries can be found in Appendix C.

Upon arrival, attendees were asked to sign in and were then given a dot to place on a map to indicate where they live. This map (Figure 4.1) shows the distribution of the meeting attendees. The map indicates that the attendees were generally well distributed throughout Colleyville with the exception of the northwest and southeast portions of the city.

The meeting allowed participants to visit a series of stations in order to provide their input and learn more about the master plan. The primary input stations were arranged around the room and provided opportunities for input on three general topics. At each of these stations, participants were asked to share their responses to two questions: "What makes them great now?" and "What would make them better?"

The three input topics were as follows:

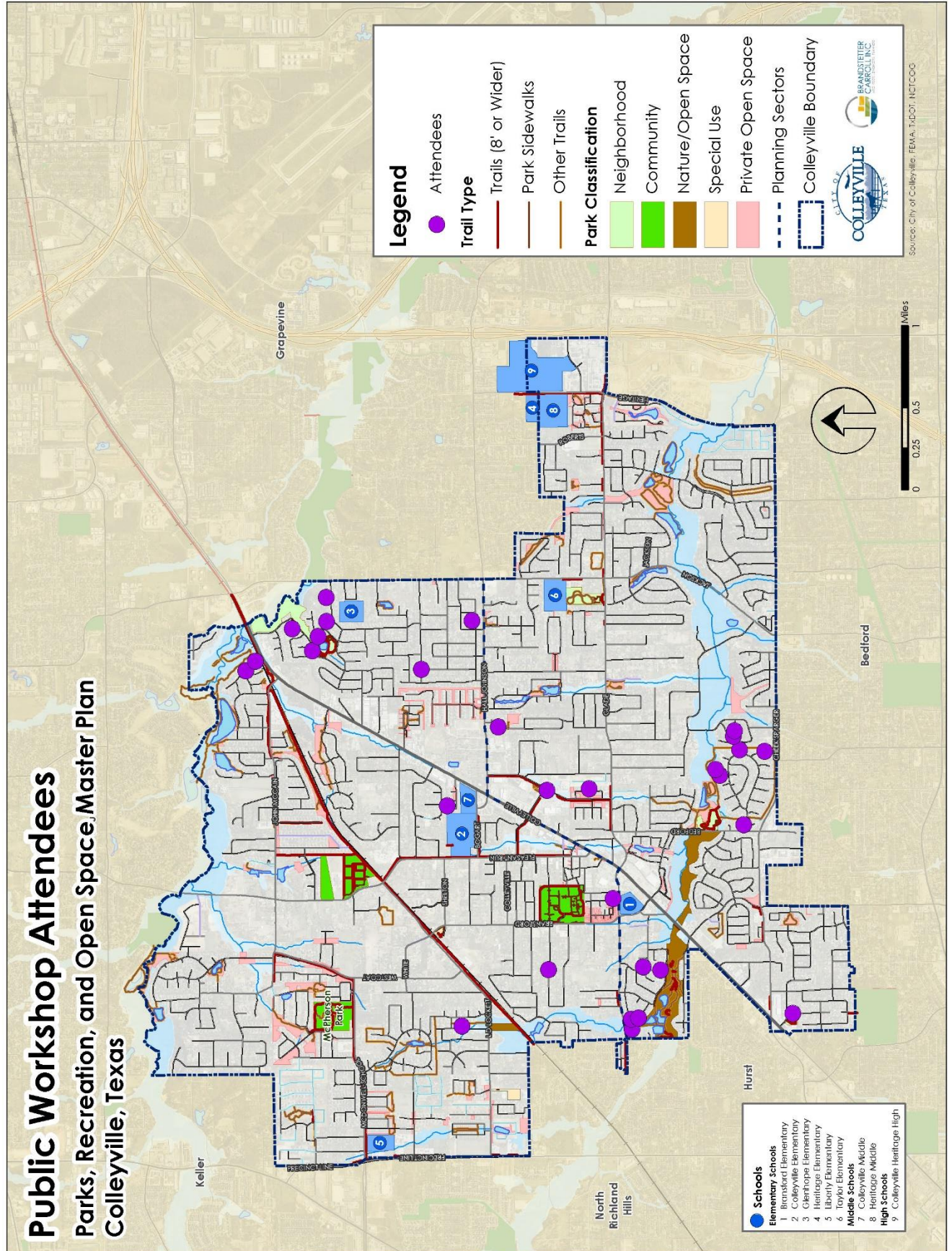
- Parks and Facilities
- Trails and Natural Areas
- Programs and Events

A voting for improvements station provided two activities, dollar voting (see Section 4.3) and a feature preference board. A summary of input by station is provided below, and a full list of comments by meeting can be found in Appendix C.

Parks and Facilities

This topic represented built amenities and general recommendations for parks. Trails were the subject of the largest number of comments. Residents would like to see more and improved restrooms. Maintenance comments pointed out drainage problems and Kimzey Park Pond improvements. Residents would also like to see the city acquire neighborhood trails and incorporate into the trail system (e.g., Tara Neighborhood).

Figure 4.1: Public Workshop Attendee Distribution



What makes them great now?

- Cleanliness
- Picnic Areas
- Trails
- Trees
- Wildlife
- Colleyville Nature Center

What would make them better? (# of comments)

- Trails (7)
- Restrooms (5)
- Maintenance (5)
- Shade (4)
- Landscaping/Trees (3)
- Water Fountains (2)
- Walkways/Sidewalks (2)
- Neighborhood Parks (2)

Natural Areas and Trails

This station encouraged discussion of natural areas, conservation/preservation, and trails. The focus of most of the comments was connectivity between trails and destinations within Colleyville. Participants also indicated specific locations where residents would like to see trails developed.

What makes them great now?

- Bike Trails
- Birding
- Trees and wildlife
- Ponds
- Colleyville Nature Center

What would make them better? (# of comments)

- Connectivity/Access (6)
- Locations for Trails (6)
- Water Fountains (5)
- Restrooms (4)
- Maintenance (4)
- Acquire/Integrate Private Trails (2)



Programs and Events

This topic provided a location for comments about programs, including sports, clinics, camps, nature programs, arts, and events. Nature programs and community events were the most discussed topics.

What makes them great now?

- Youth programs
- Senior programs
- Events

What would make them better? (# of comments)

- Nature Programs (4)
- Community Events/Festivals (3)
- Classes (2)

Overall Community Conversations Summary

The following list provides a count of the comments to the question, "What would make them better?" at all stations. Each of the nearly 90 comments were placed into one or more categories to show what improvements attendees of the meetings desired to see in the future. The list includes both

general and specific items, so many comments qualified for multiple categories. Additionally, some comments discussed more than one topic and were categorized accordingly. Trails were the topic of the most comments by far. Restrooms and maintenance were also frequently discussed.

- Trails (22)
- Restrooms (9)
- Maintenance (9)
- Connectivity/Access (7)
- Drinking Fountains (7)
- Locations for Trails (6)
- Acquire/Integrate Private Trails (4)
- Landscaping/Trees (4)
- Shade (4)
- Nature Programs (4)

Feature Preference Board

Attendees of the Open House were given three dots to place on a board that provided a list of 11 park amenities (represented by pictures) plus an option for “Anything Else.” This activity requested that participants choose the features most important to them and their households. Children were also invited to participate. Twenty-nine community members participated in this activity, and a count of the selections is presented below in Table 4.1.

Trails received the largest number of dots (23), followed by natural areas (15) and dog parks (13). All of the options received some support, indicating that all of these amenities are important to Colleyville residents to varying degrees. The provided features were intended to be general, so features were combined into categories whenever possible. Anything Else comments, for participants who wanted to select a feature not shown, are provided below.

Anything Else comments:

- Splash Pads
- Shaded Playgrounds
- Update Landscaping
- Restrooms
- Pocket Parks

Table 4.1: Feature Preference Results

Feature	Total
Trails	23
Dog Parks	13
Natural Areas	15
Event Spaces	10
Community Gardens	5
Recreation Center	5
Senior Center	4
Aquatics	2
Outdoor Fitness Equipment	2
Ball Diamonds	1
Game Courts	1
Anything Else	5
Total	86
Participants	29

4.2.2. Stakeholder Groups

A series of stakeholder group meetings were conducted in June 2017 to determine the parks and recreation priorities for these various interest groups. A total of nine stakeholder group meetings were conducted as part of this master plan. At these meetings, stakeholder groups were asked a series of questions about Colleyville parks and recreation facilities and programs, beginning with a discussion of strengths before moving to a discussion of opportunities for the future. Summaries of individual meetings with complete comments can be found in Appendix C.

The following stakeholder group meetings were held as part of this master plan:

- City Manager's Office and Economic Development
- City Council
- Public Works/Community Development/GIS
- Sports Associations
- Park Board and Tree Board
- Recreation Department Staff
- Park Staff
- Garden Club, Lions Club, Chamber of Commerce, Historical Preservation Committee

- Seniors

Strengths

Attendees of the meetings were very complimentary of the programs and facilities used by their organizations. These attendees indicated that parks were well maintained, and program offerings were very diverse. Stakeholders were pleased with the variety of features and events available in Colleyville.

Many participants praised the social opportunities and community building afforded by Colleyville parks and recreation. Others described how Colleyville parks, especially Colleyville Nature Center, allow residents to connect with nature. Most groups praised the specific programs and facilities that they or members of their organizations used. Overall, stakeholders eagerly described how Colleyville Parks and Recreation has positively impacted lives.

Opportunities

A count of comments about opportunities by category can be seen in below. These counts represent the sum of comments related to each of these categories at the nine meetings. Many comments were placed into multiple categories. The list includes comments with a count of three (3) or more. Individual comments by meeting are included in Appendix C, as noted above.

Most groups focused on facilities and programs used or needed by their organizations. Accordingly, the categories with the largest numbers of comments were discussed by multiple groups. The table provides an overview of the content of discussions but does not necessarily indicate priorities for improvement. It is useful, however, to demonstrate reoccurring themes of the meetings.

Many groups, for example, indicated a **need for better marketing and promotion of parks and recreation offerings** to improve awareness of opportunities and use of parks. Many of these comments referred to the need for a parks app and an improved social media presence. The **need for more programs** in general was a recurring theme throughout the meetings as was the desire for **more community events** and the facilities needed to accommodate them.

Trails and connectivity were the most commonly discussed facility improvements due, in part, to their use by a wide variety of user groups. Stakeholders also consistently requested **more natural areas, better maintenance, and improved signage** and wayfinding.

Athletic leagues, in particular, cited a need for **athletic field improvements**, including support amenities (e.g., concessions buildings, scoreboards, dugouts) and lighting. Several stakeholders expressed a desire for improvements to specific parks for facilities, many requested better utilization of existing land and buildings.

Stakeholder Group Comments:

- | | |
|---|----------------------------------|
| ▪ Trails (23) | ▪ Landscaping/Trees (9) |
| ▪ Programs (17) | ▪ Safety/Security (9) |
| ▪ Connectivity/Access (16) | ▪ Adult Programs/Sports (8) |
| ▪ Marketing/Promotion/Mobile App (15) | ▪ Amphitheater/Event Space (8) |
| ▪ Natural Areas/Open Space (15) | ▪ Walkways/Sidewalks (8) |
| ▪ Maintenance (14) | ▪ Playground (8) |
| ▪ Signage and Wayfinding (14) | ▪ Fitness Programs/Equipment (7) |
| ▪ Specific Park/Facility Upgrades (14) | ▪ Shade (7) |
| ▪ Athletic Fields/Facilities/Lighting (12) | ▪ Meeting Space/Party Venue (6) |
| ▪ Community/Recreation Center (11) | ▪ Nature Programs (6) |
| ▪ Community Events/Festivals (10) | ▪ Neighborhood Parks (6) |
| ▪ Better Use of Existing Land/Buildings (9) | ▪ Restrooms (6) |

- Youth Programs (6)
- Seniors (6)
- Pool (5)
- Budget/Fees (5)
- Picnic Shelters (5)
- Dog Park/Pet Friendly (4)
- Field House/Indoor Sports (4)
- General Upgrades (3)
- Partnerships (3)
- Splash Pad (3)
- Walking Track (3)
- Water Fountains (3)

4.2.3. Events

As another part of the effort to reach as many residents as possible, the planning team and Parks and Recreation Staff setup tables at events to allow attendees to provide input on the master plan and parks and recreation services in Colleyville. Attendees of these events were invited to complete the follow-up handout survey and to participate in the dollar voting exercise. See Section 4.2.4 for results of the dollar voting exercise and 4.3 for results of the survey. Tables were set up at the following events for the community to complete the survey and participate in the dollar voting exercise:

- Bunny Brunch (April 8, 2017)
- Health Fair (September 8, 2017)

4.2.4. Dollar Voting

Participants at the two (2) events and public workshop were given \$1,000 in play money to place into boxes to indicate how they would like Colleyville to allocate funds for parks and recreation. Table 4.2 shows the total allocations for each of the eight (8) categories (or boxes). Participants could also place money into an "other" box in order to request specific amenities or improvements not included on one of the seven provided categories.

The combined results for the 92 participants at the events are presented below with the allocation for each park improvement category with the percentage of the total allocation. The total allocation is presented in the right-most column of Table 4.2. Values are also included for each of the three individual meetings.

Table 4.2: Dollar Voting Allocation

	4/8	9/8	9/14	
Action (Box Title)	Bunny Brunch	Health Fair	Public Workshop	Total
Build new community/recreation centers	\$8,000 24%	\$6,200 26%	\$1,900 5%	\$16,100 18%
New walking and biking trails	\$2,200 7%	\$3,600 15%	\$9,700 28%	\$15,500 17%
Upgrade existing parks	\$6,000 18%	\$2,400 10%	\$7,100 20%	\$15,500 17%
New outdoor parks and recreation facilities	\$5,400 16%	\$3,700 15%	\$1,500 4%	\$10,600 12%
Buy land for open space or future parks	\$3,500 11%	\$2,500 10%	\$4,500 13%	\$10,500 11%
Build new outdoor family pool facilities	\$6,700 20%	\$1,200 5%	\$2,400 7%	\$10,300 11%
New athletic fields	\$400 1%	\$1,100 5%	\$0 0%	\$1,500 2%
Other	\$800 2%	\$3,300 14%	\$7,900 23%	\$12,000 13%
Total	\$33,000	\$24,000	\$35,000	\$92,000

The allocations were fairly even between the top three boxes with *Build new community/recreation centers*, *Upgrade existing parks*, and *New walking and biking trails* all receiving between 17 and 18 percent of the total allocation. The next three options all received between 10 and 11 percent of the total allocation. "Other" received 13% of funds.

For “Other” improvements, participants wrote their chosen improvements with the allocation on a card and placed it and the money into the “Other” box. These improvements were categorized and can be seen in Table 4.3. “Dog park” received the highest allocation of these specific improvements. The “other” improvements at the bottom of Table 4.3 represent items indicated by one participant with a total allocation of less than \$1,000. The individual comments by event can be found in Appendix C.

Table 4.3 Dollar Voting - Other

Improvement	Total
Dog Park	\$13,300
Colleyville Nature Center Improvements	\$4,300
Bench on walkway at Senior Center	\$2,000
Specific Trail Improvements	\$1,700
Van or bus for seniors	\$1,000
Other	\$1,200
Total	\$23,500

4.3. PUBLIC OPINION SURVEYS

The following pages summarize the findings of the statistically valid survey (Mail Survey) and the web and handout survey (Web Survey). Because the Mail Survey results were collected using a statistically valid random sample, they are intended to represent the residents of Colleyville as a whole, both users and non-users. Web Survey results represent the respondents of the survey but not necessarily Colleyville resident as a whole. Some figures show only the top results; however, the full results with all response options can be found in Appendix D.

4.3.1. Statistically Valid Survey - Overview and Methodology

ETC Institute conducted a needs assessment survey (Mail Survey) in the summer of 2017 to help establish priorities for the future development of parks, recreation, trails, programs, and open space in Colleyville. The survey was designed to obtain statistically valid results from households throughout the City and was administered by mail, web, and telephone.

The Brandstetter Carroll Inc. project team worked with Colleyville Parks and Recreation staff on the development of the survey questionnaire. This collaboration resulted in a survey tailored to issues of strategic local importance, providing a tool for effective planning of the future of the parks, recreation, trails, and open space in Colleyville.

The five-page survey was mailed to a random sample of households throughout Colleyville. These households were also provided with a web address to complete the survey online as an alternative to completing it by hand and returning it by mail. Ten days after the surveys were mailed, each household received a phone call and an email reminding them to complete the survey. In addition, two weeks after the surveys were mailed, ETC Institute began contacting households to complete the survey by phone.

For the purpose of providing statistically valid results, the goal was to obtain a total of at least 300 completed surveys, and ETC Institute exceeded that goal with a total of 534 surveys. Based on this random sample of households, this survey has precision of at least +/-4.2% at the 95% level of confidence.

4.3.2. National Benchmarking

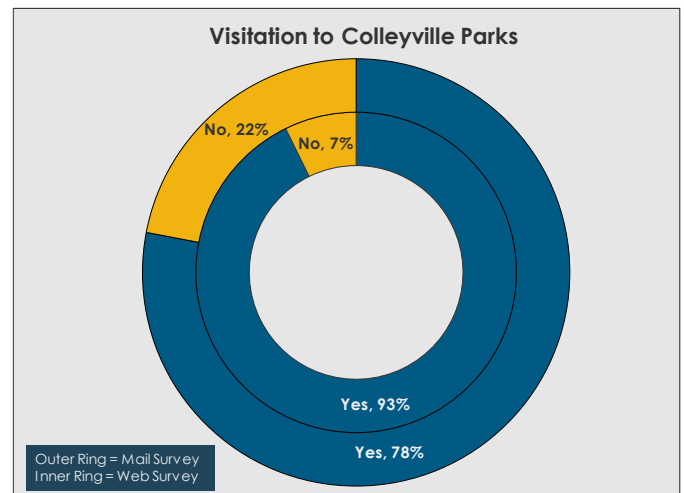
Since 1998, ETC Institute has conducted household surveys for needs assessments, feasibility studies, customer satisfaction, fees and charges comparisons, and other parks and recreation issues in more than 700 communities in over 45 states across the country.

The results of these surveys have provided an unparalleled database of information to compare responses from households in client communities to “National Averages” and, therefore, provide a unique tool to “assist organizations in better decision making.” The National Benchmarking summary is included in Appendix D with the full survey report. Select information is included on the charts in this section.

4.3.3. Visitation of Parks Offered in Colleyville

Respondents to the survey were asked about their visitation to parks in Colleyville over the last year. Figure 4.2 shows the proportion of respondents that reported that a member of their household visited a park in the last year. According to the statistically valid Mail Survey (outer ring), **78% of households visited parks** in Colleyville. The national average for park visitation is 81%. Accordingly, residents in Colleyville were slightly less likely than residents of other communities to visit parks. Respondents to the Web Survey (inner ring) were much more likely to visit parks at 93%.

Figure 4.2: Visitation to Parks in Colleyville

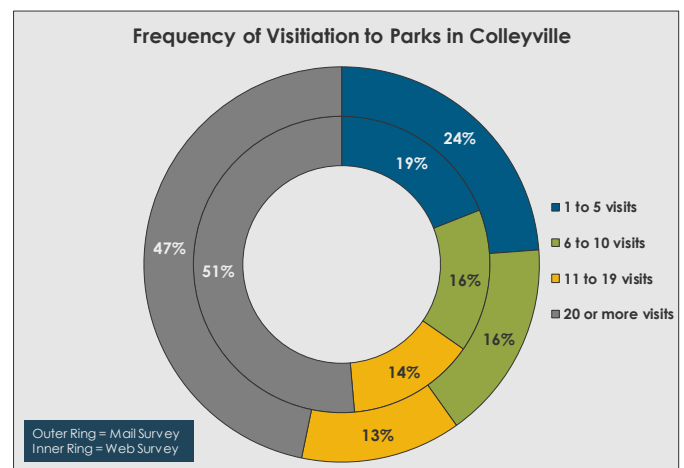


4.3.4. Frequency of Visits to Parks & Recreation Facilities in Colleyville

Respondent households that visited parks and recreation facilities in Colleyville during the last year were asked to indicate how often they have visited those facilities over that time. The results are presented in Figure 4.3.

According to the Mail Survey, Colleyville households who visited parks or recreation facilities likely visited numerous times. Forty-seven percent (47%) reported visiting facilities 20 or more times over the last year. Results for the other visitation rates were: 1-5 times (24%), 6-10 times (16%), and 11-19 times (13%). Looking at the responses cumulatively, 60% of households visited parks 11 or more times, and 76% visited parks six or more times. Usage rates were even higher among respondents to the Web Survey.

Figure 4.3: Frequency of Visitation to Parks in Colleyville

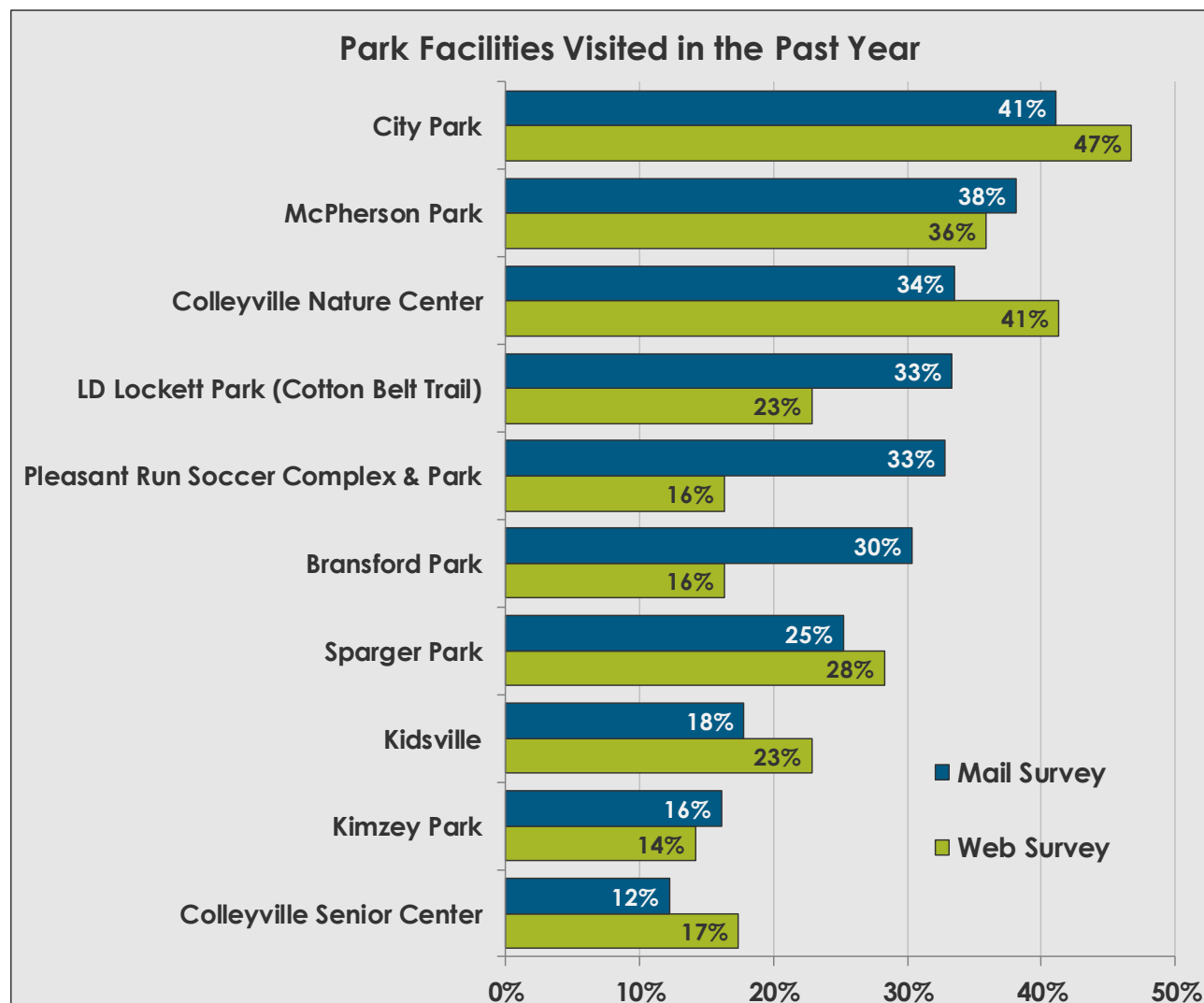


4.3.5. Parks and Recreation Facilities Visited in the Past Year

Survey respondents were asked to indicate each of the parks offered by the City of Colleyville their households visited over the past year. Figure 4.4 shows the percentage of respondents whose households used each facility.

According to the Mail Survey, **41% of Colleyville households visited City Park** over the past year, followed closely by McPherson Park at 38%. The most used facilities were those with the widest variety of amenities, drawing users from all over Colleyville. Web Survey respondents similarly ranked City Park first at 74% but ranked Colleyville Nature Center second at 41%.

Figure 4.4: Parks Visited

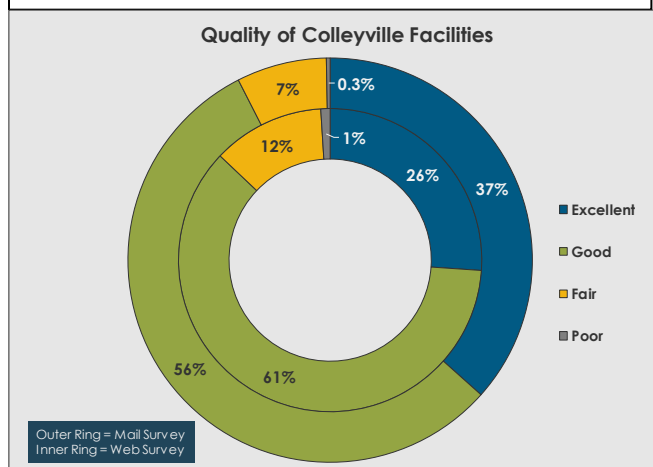


4.3.6. Physical Condition of Facilities Offered by Colleyville

Respondent households were asked to rate the physical condition of facilities they visited. Figure 4.5 shows respondents ratings of the condition of Colleyville facilities.

According to the Mail Survey, 56% of households who visited these facilities over the past year rated the condition of those facilities as good, 37% rated the condition of the facilities as excellent, and 7% rated the condition as fair. Less than half a percent (0.3%) rated the facilities as poor. Web Survey respondents were less likely to rank facilities as excellent (26%), but few ranked facilities as fair for poor.

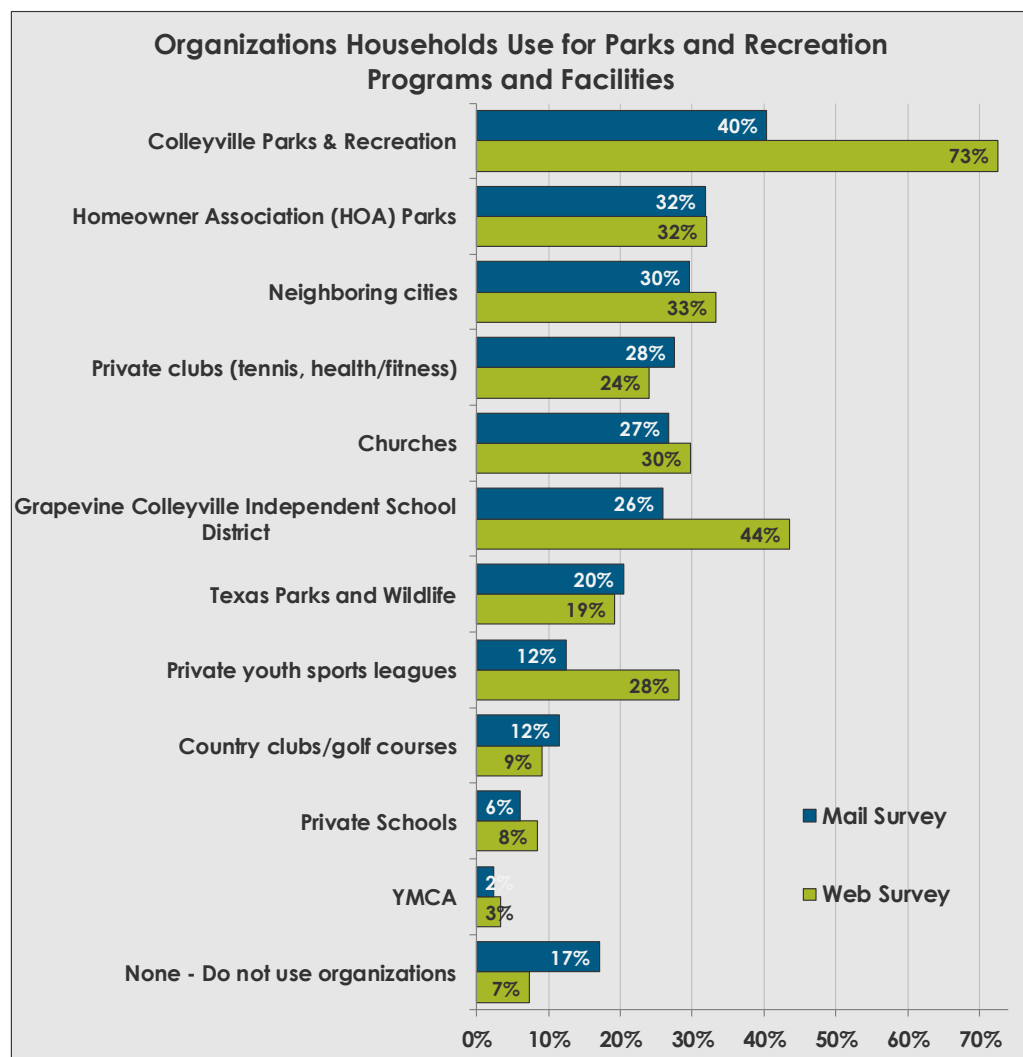
Figure 4.5: Quality of Facilities



4.3.7. Organizations Used for Parks and Recreation

Both surveys asked respondents to indicate which organizations they used for parks and recreation (Figure 4.6), and City of Colleyville services ranked first in both surveys. Web Survey respondents were much more likely to use Colleyville facilities at 73%, compared to 40%. The results also show a significant difference in the use of school facilities and youth sports leagues with Web Survey respondents much more likely to use these organizations. Finally, 17% of Mail Survey respondents indicated that they did not use any organizations, compared to only 7% for the Web Survey.

Figure 4.6: Organizations Used for Parks and Recreation



4.3.8. Participation in Programs Offered by Colleyville in the Past Year

Respondents were asked if any members of their household participated in programs offered by the City of Colleyville over the past year. These results are shown in Figure 4.7. According to the Mail Survey, approximately one fifth (20%) of Colleyville households participated in programs offered by Colleyville, and 80% did not. Nearly half (46%) of Web Survey respondents indicated using Colleyville programs.

4.3.9. Quality of Programs

Respondents who participated in programs offered by Colleyville were asked to rate the quality of those programs. Figure 4.8 shows the results for household ratings of these programs. Mail Survey results indicate that 56% of participating households rated programs as *good*, 36% rated programs as *excellent*, and 6% rated programs as *fair*. Web Survey results show similar findings with slightly fewer rating programs as *excellent*.

Figure 4.7: Participation in Programs by Colleyville

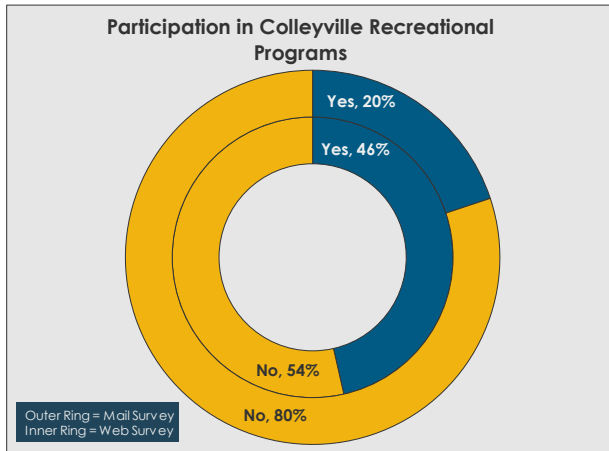
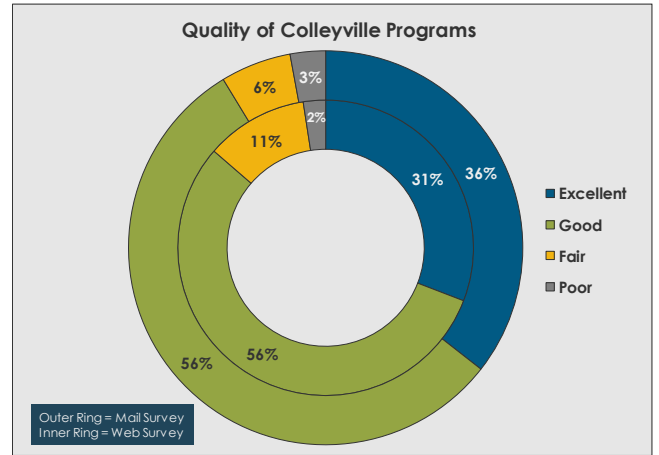


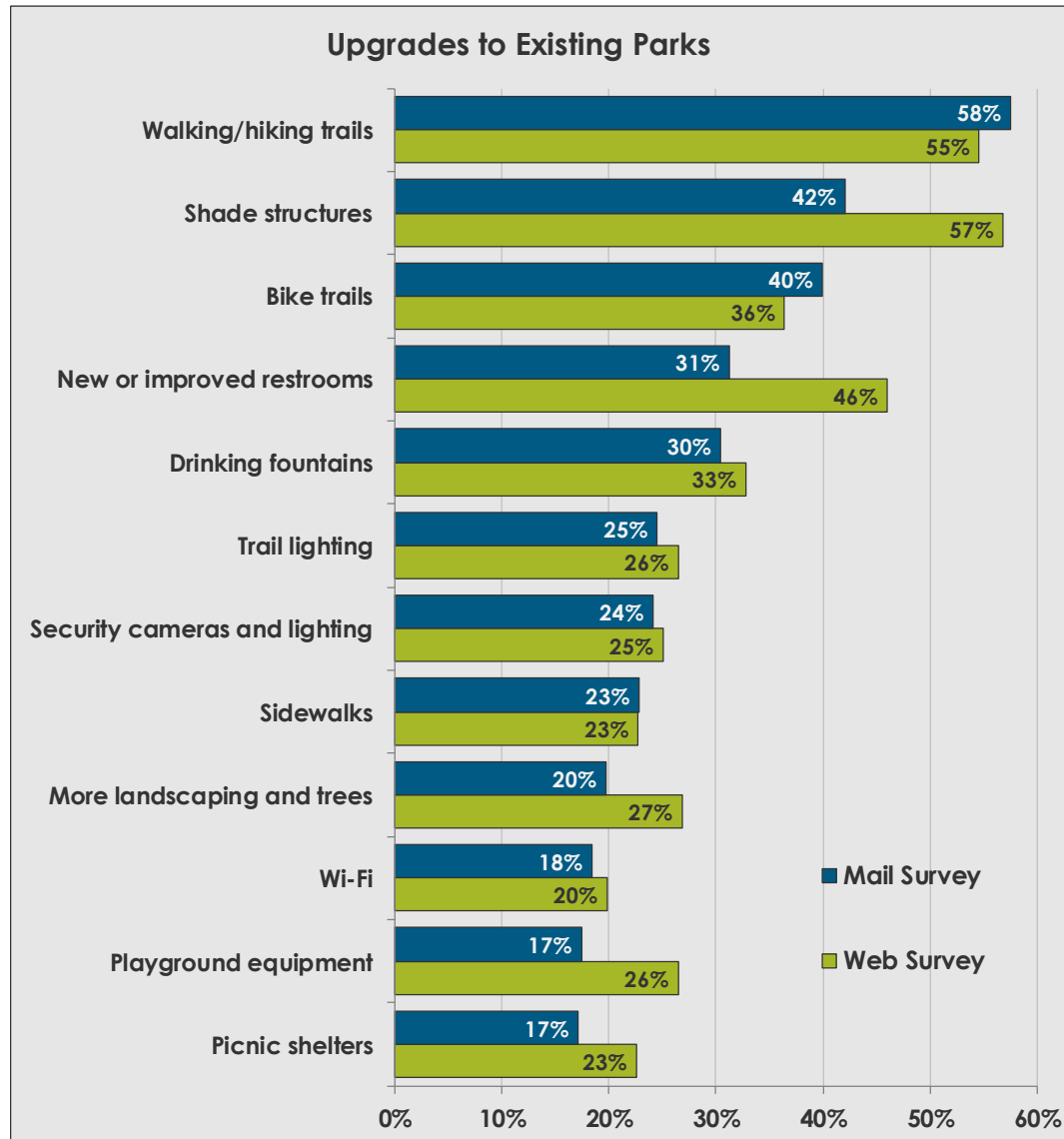
Figure 4.8: Quality of Colleyville Programs



4.3.10. Upgrades to Existing Parks

Respondents were asked to identify all of the upgrades their household would like to see to existing parks, and the responses can be seen in Figure 4.9. The highest levels of support were indicated for trails and support facilities. The **top three responses for both surveys were walking/hiking trails (over 50%), shade structures, bike trails, and new/improved restrooms**. The Web Survey respondents were more likely to indicate a need for shade structures and restrooms. Most of these top ranked items represent amenities that improve the overall park experience and can be included at any park.

Figure 4.9: Upgrades to Existing Parks



4.3.11. Need for Parks and Recreation Facilities

Respondents of the Mail Survey were asked to indicate facilities needed by any members of their households from a list of 27 parks and recreation facilities. Figure 4.10 shows the results as well as the national average for each facility.¹ National averages shown in red indicate Colleyville's need at 5% or more below the national average. Black indicates less than 5% above or below the national average or that comparison numbers are not available. No facilities are needed by Colleyville households at 5% or more above the national average (would be indicated in blue).

According to the survey, the greatest percentage of Colleyville households (70%) had a need for *walking & hiking trails*. *Natural areas/nature parks* ranked second at 53% followed closely by *paved biking trails* (50%). Small neighborhood parks ranked fourth at 46%. Overall, Colleyville households indicated a lower level of need for most of the facilities in the survey than the national average (17 of 27).

The survey also asked respondents how well their needs were met for parks and recreation facilities and then estimated the number of households for which needs were met at 50% or less based on these responses, combined with the total number of households in Colleyville. Figure 4.11 shows the estimated number of households with needs met at 50% or less for these facilities.

The order of the items in Figure 4.11 shows some similarities and some differences from the list of needed facilities (Figure 4.10). The top item, walking & hiking trails, was the same for both needed facilities and unmet needs, indicating that existing facilities are not meeting these needs. **Over 3,700 households had unmet needs for walking & hiking trails.** The second most needed facility, *nature areas/nature parks*, ranked fourth for unmet needs (over 2,300 households).

Paved biking trails ranked second for the number of households with an unmet need (over 3,700 households). **Off-leash dog parks ranked third** (2,500 households) for unmet needs, despite ranking as the eighth most needed facility overall. Similarly, **community/recreation centers (fifth)** had over 2,000 households with needs met at 50% or less, despite ranking as the 9th most needed facility. These numbers indicate that a smaller percentage of residents had a need for these facilities, but a larger percentage of those needs were unmet, because Colleyville does not offer these facilities. In contrast, *large community parks* ranked fifth for needed facilities but dropped to 16th for unmet needs, indicating that the needs are mostly met.

The most important facilities (total of top four choices) are presented in Figure 4.12. Overall, these items are similar to the results indicated by the previous two figures. *Walking & hiking trails* ranked by far as the most important facility to Colleyville households with nearly half of households ranking them as one of their four most important facilities.

The survey results provided by ETC Institute included a Priority Investment Ranking for each of the facilities in this list that combines the unmet need ranking and most important facilities ranking (Figure 4.12) for these facilities (see Appendix C for methodology). The results for the high and medium priority facilities can be seen in Figure 4.13.

Based on these results, the **top four facility priorities for investment** in Colleyville are:

1. **Walking & hiking trails**
2. **Paved biking trails**
3. **Natural areas/nature parks**
4. **Off-leash dog parks**

¹ Provided by ETC Institute (see Appendix D).

Figure 4.10: Need for Facilities

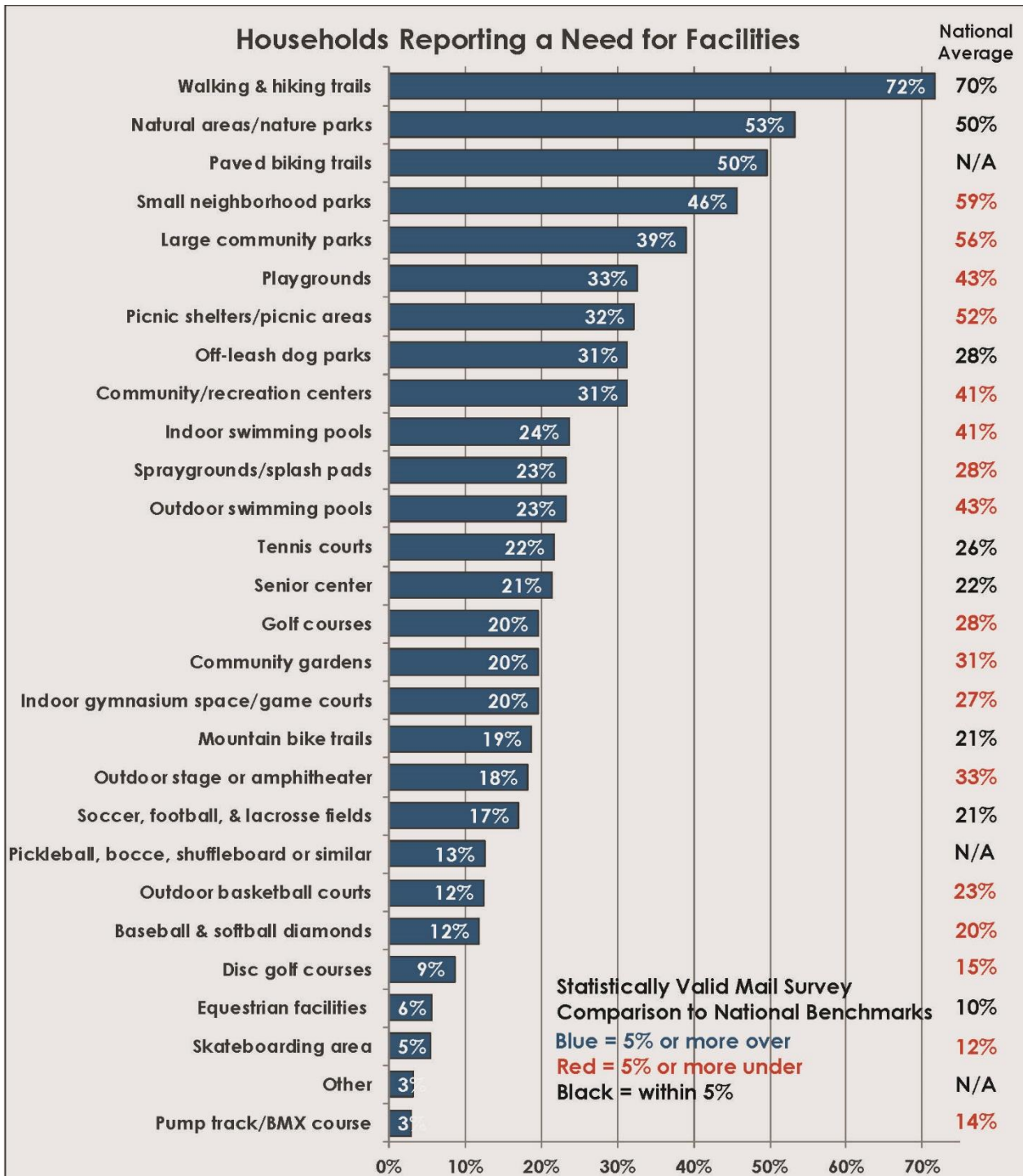


Figure 4.11: Estimated Number of Households with Unmet Facility Needs

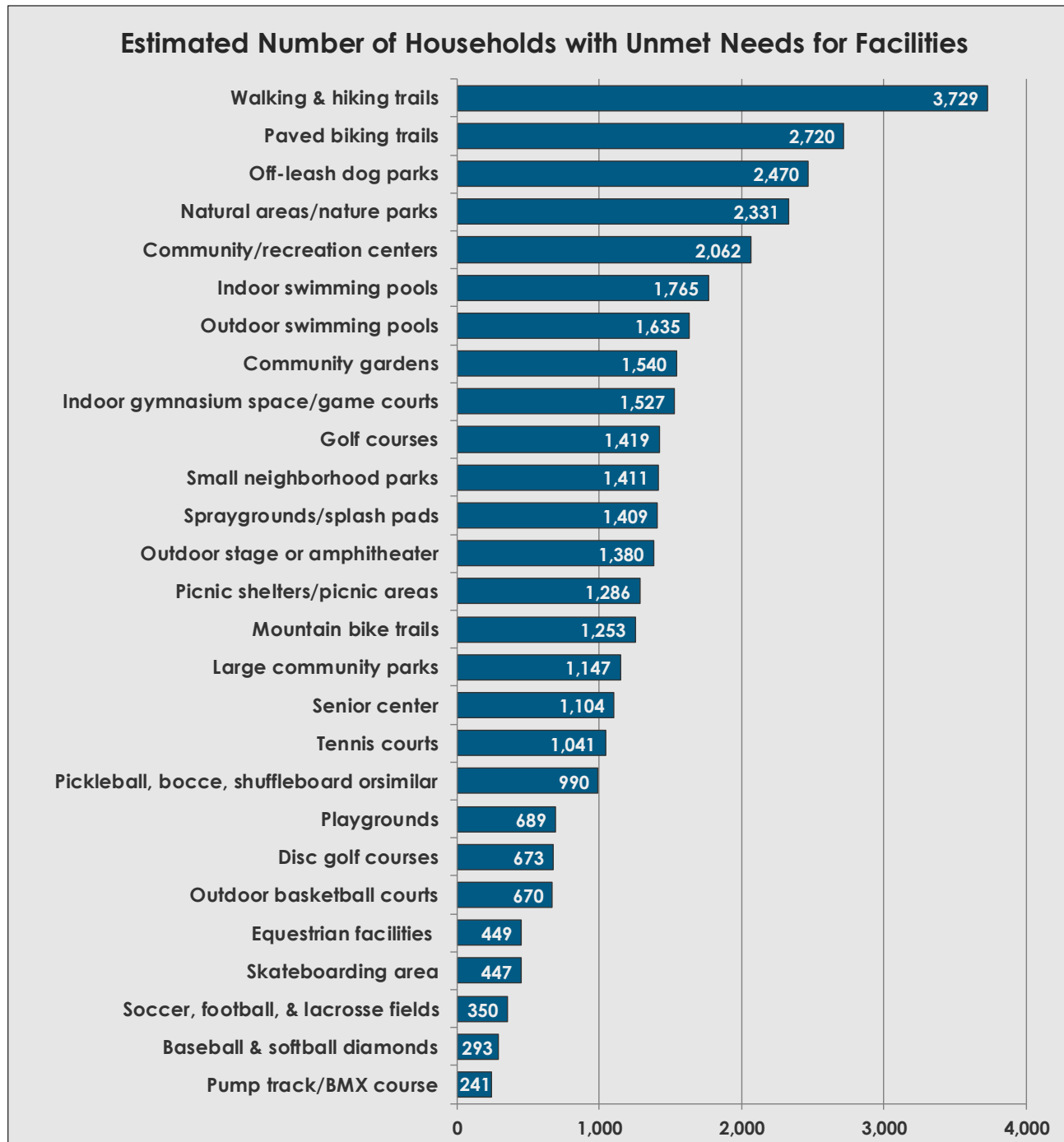


Figure 4.12: Most Important Facilities

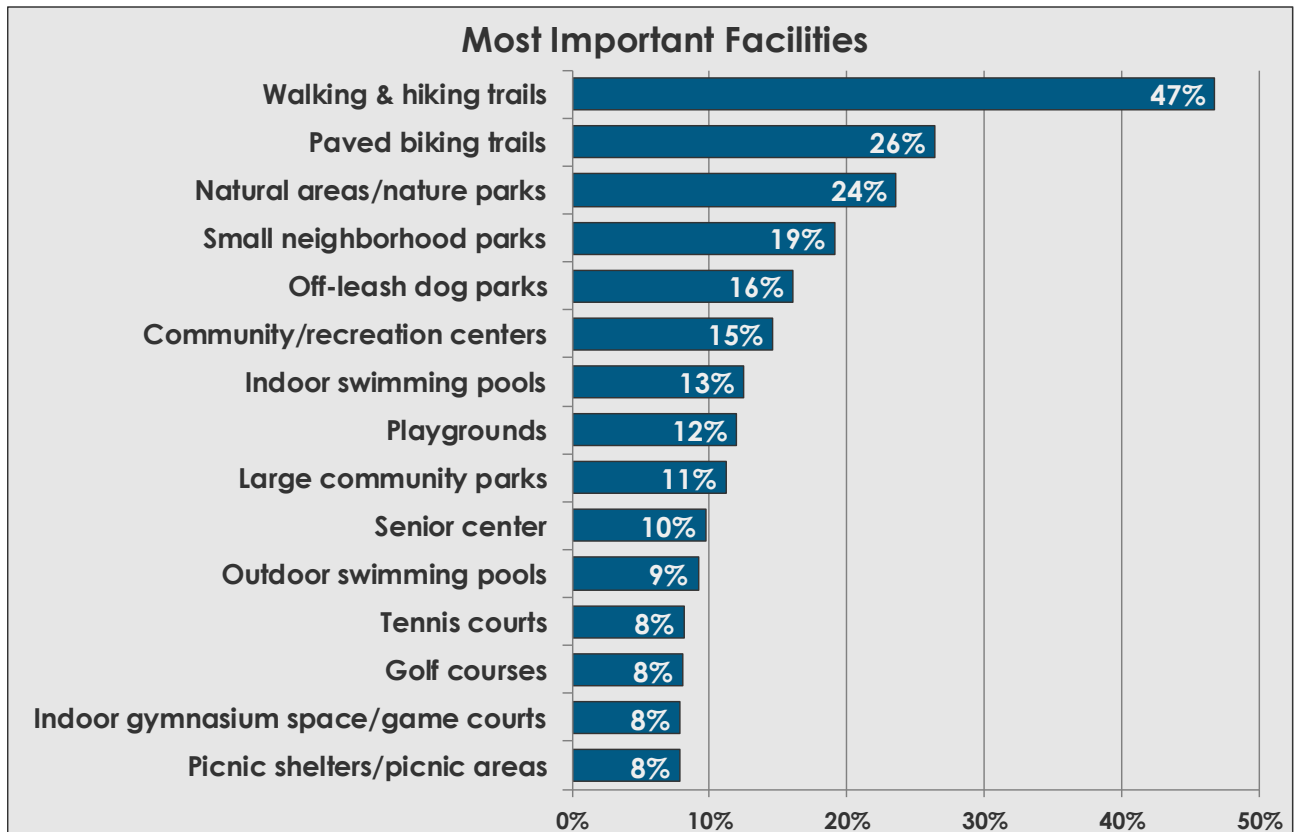
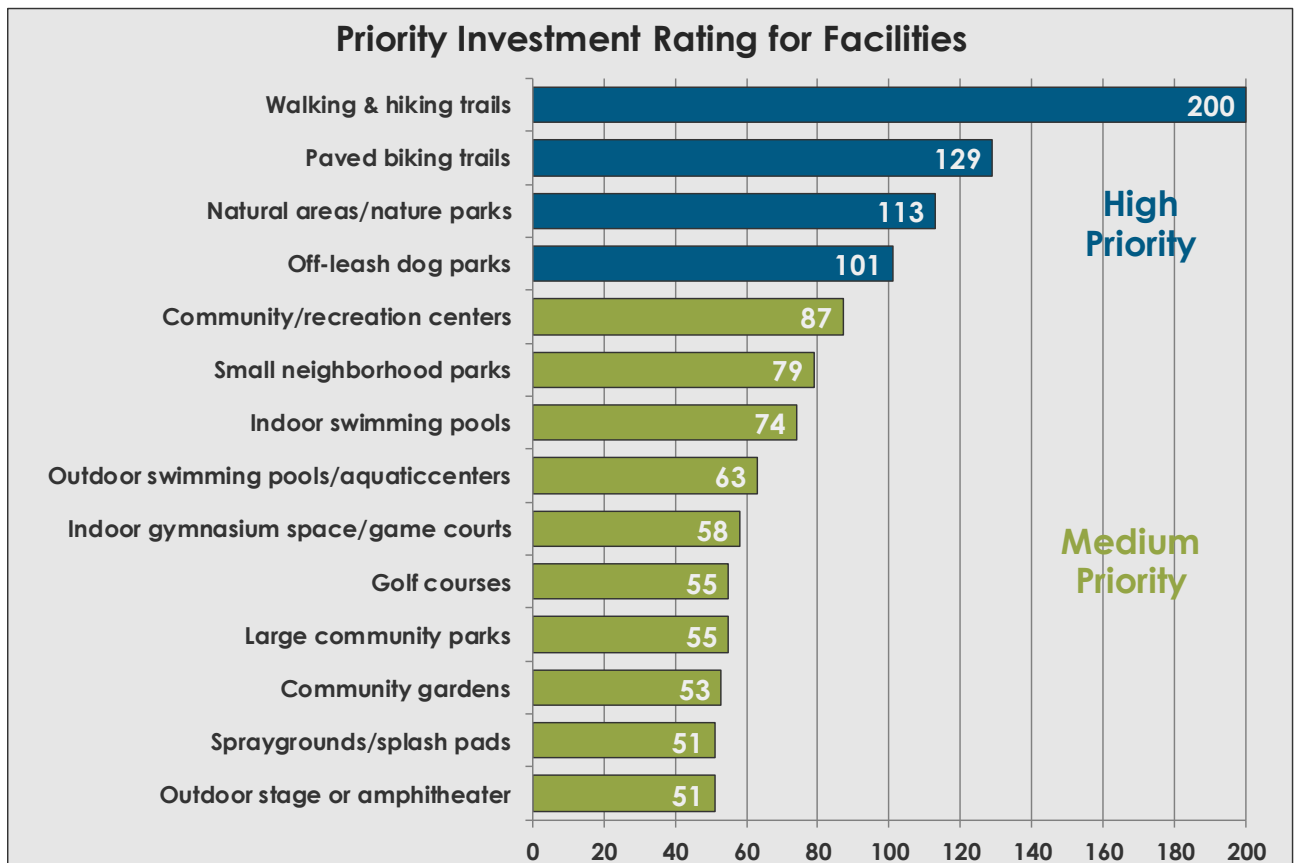


Figure 4.13: Facility Priorities for Investment



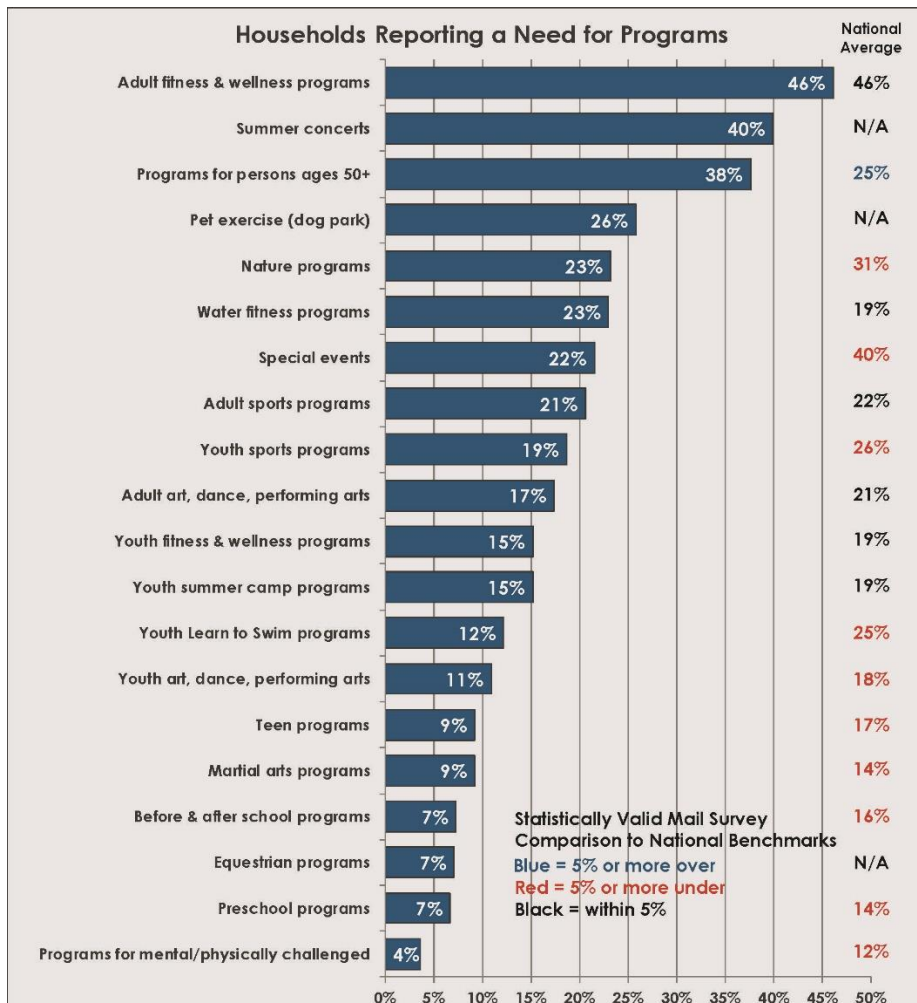
4.3.12. Need for Programs

Respondents were asked to select which programs were needed by their households from a list of 20 recreation program categories. Figure 4.14 shows the results as well as the national average for each program.² As indicated previously for facilities, the national averages are shown in red to indicate Colleyville's need at 5% or more under the national average, blue to indicate Colleyville's need at 5% or more above the national average, and black indicates within 5% above or below the national average or that comparison numbers are not available.

According to the survey, **adult fitness & wellness programs at 54% were the most needed recreation programs** by Colleyville households with **summer concerts ranking second at 40%** and **programs for persons aged 50+ third at 38%**. These three programs categories ranked much higher than the rest.

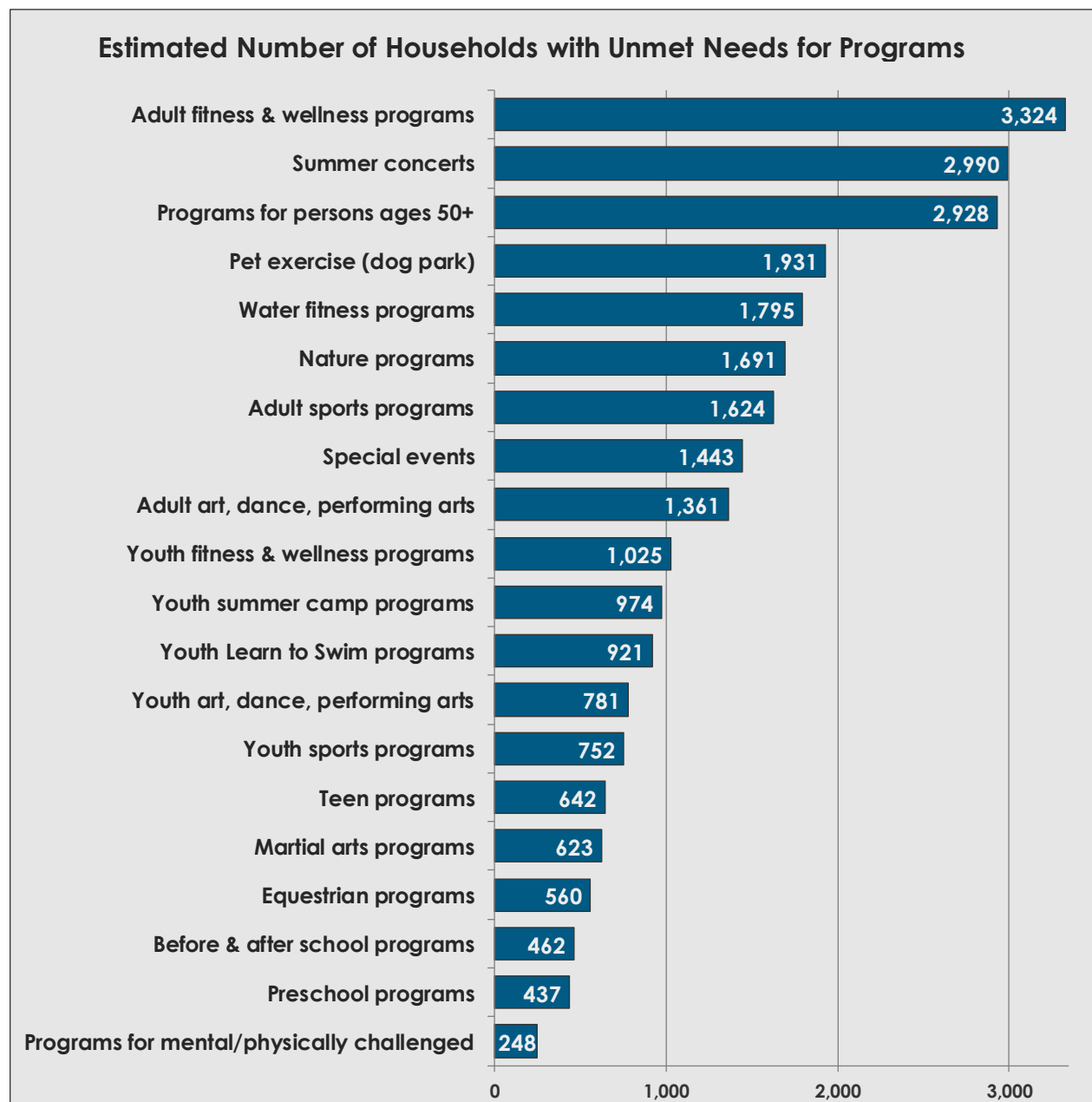
Compared to the national averages, Colleyville households showed a greater than average need for only one type of program: *programs for persons aged 50+*. Responses indicated a lower than average need for 10 program categories. The results were within 5% or unavailable for the other categories.

Figure 4.14: Need for Programs



² Provided by ETC Institute (see Appendix D)

Figure 4.15: Estimated Number of Households with Unmet Program Needs



The survey also asked respondents how well their needs were met for recreation programs and then estimated the number of households for which needs were met at 50% or less based on these responses and the total number of households in Colleyville. Figure 4.15 shows the estimated number of households with needs met at 50% or less for these programs.

The order of the items in Figure 4.15 was very similar to the list of needed programs in Figure 4.14, indicating a need for expansion of these program types. Over 3,300 households had unmet needs for *adult fitness & wellness programs*, and nearly 3,000 households indicated unmet needs for *summer concerts* and *programs for persons aged 50+*.

The survey results by ETC Institute also included a Priority Investment Ranking for programs, combining the unmet needs ranking and most important programs ranking (Figure 4.16). The results for the high and medium priority facilities can be seen in Figure 4.17.

Based on these results, the **top four program priorities for investment** in Colleyville are:

1. Adult fitness and wellness programs
2. Summer concerts
3. Programs for persons aged 50+
4. Pet exercise

Figure 4.16: Most Important Programs

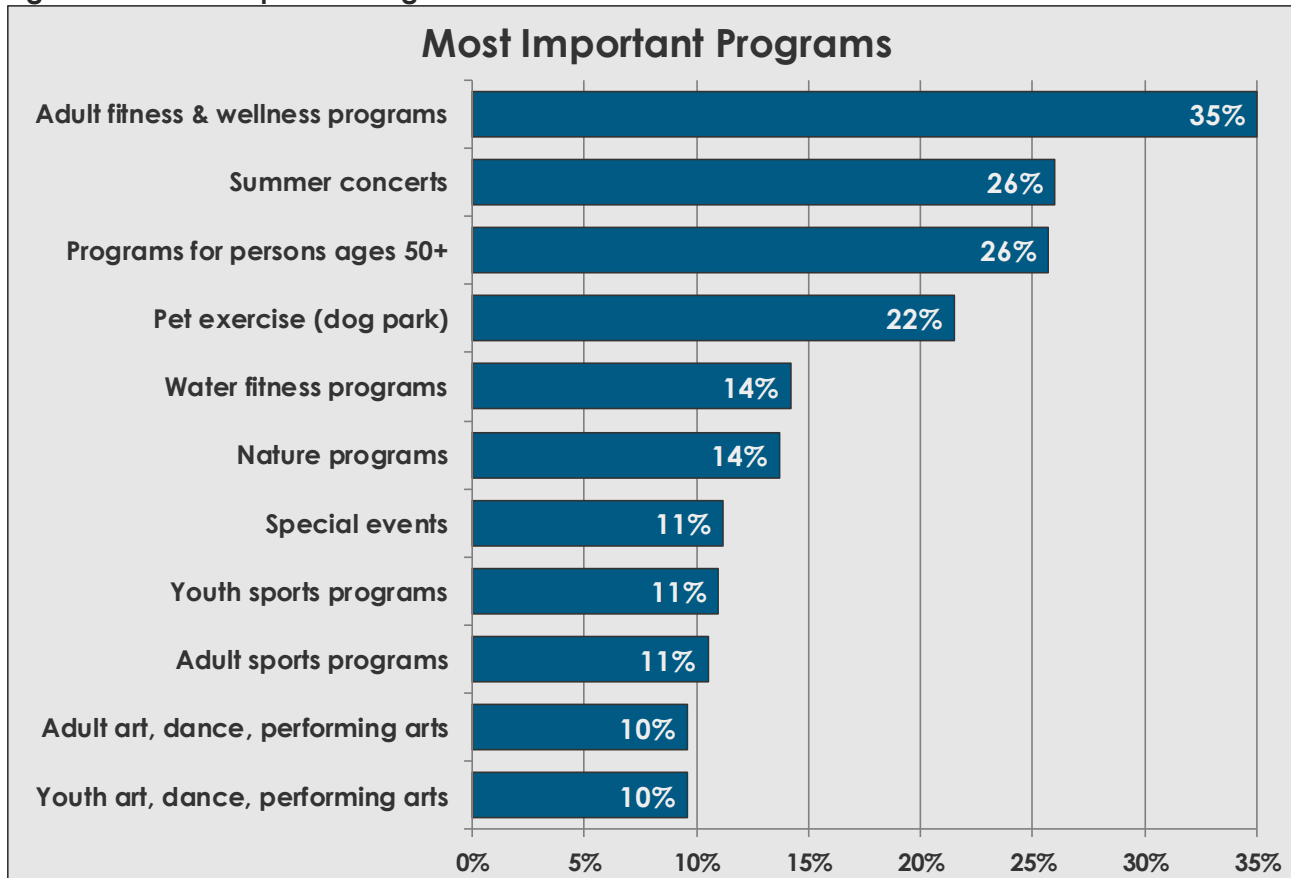
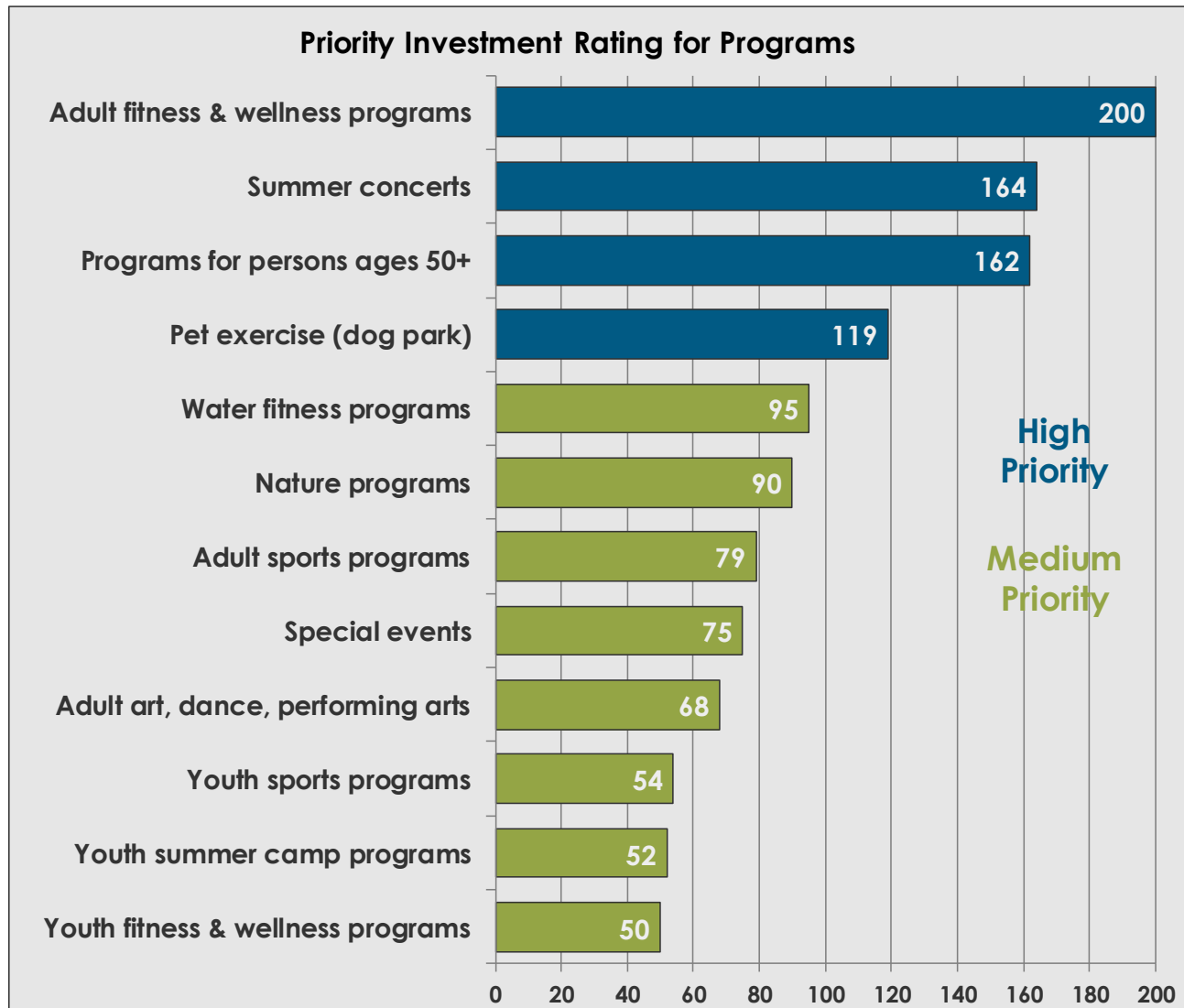


Figure 4.17: Program Priorities for Investment



4.3.13. Support for Park Improvements

Respondents to the Mail Survey were asked to indicate whether they were *very supportive*, *somewhat supportive*, *not supportive*, or *not sure* of 10 actions Colleyville could take to improve parks and recreation services. The results can be seen in Figure 4.18, showing the combined total of very supportive and somewhat supportive responses.

Build new recreational trails & connect existing trails received the highest level of support with 76% of respondents supporting this action (54% very supportive). **Buy land to preserve open space, natural, and historic areas** ranked second with 75% of respondents supporting this action (48% very supportive). **Upgrade older parks & recreation facilities** ranked third with 74% of respondents supporting this action (39% very supportive). A majority of respondents were supportive seven of the ten actions. These results indicate support for parks and recreation improvements in general by Colleyville residents.

When asked to choose the three most important actions to their households (Figure 4.19), the top three options remained the same; however, *build new recreational trails & connect existing trails* and *buy land to preserve open space, natural, and historic areas* ranked notably higher than other options. As a result, these two actions appear to be the clear favorites for improvements in Colleyville.

Figure 4.18: Support for Actions to Improve Parks and Recreation Services

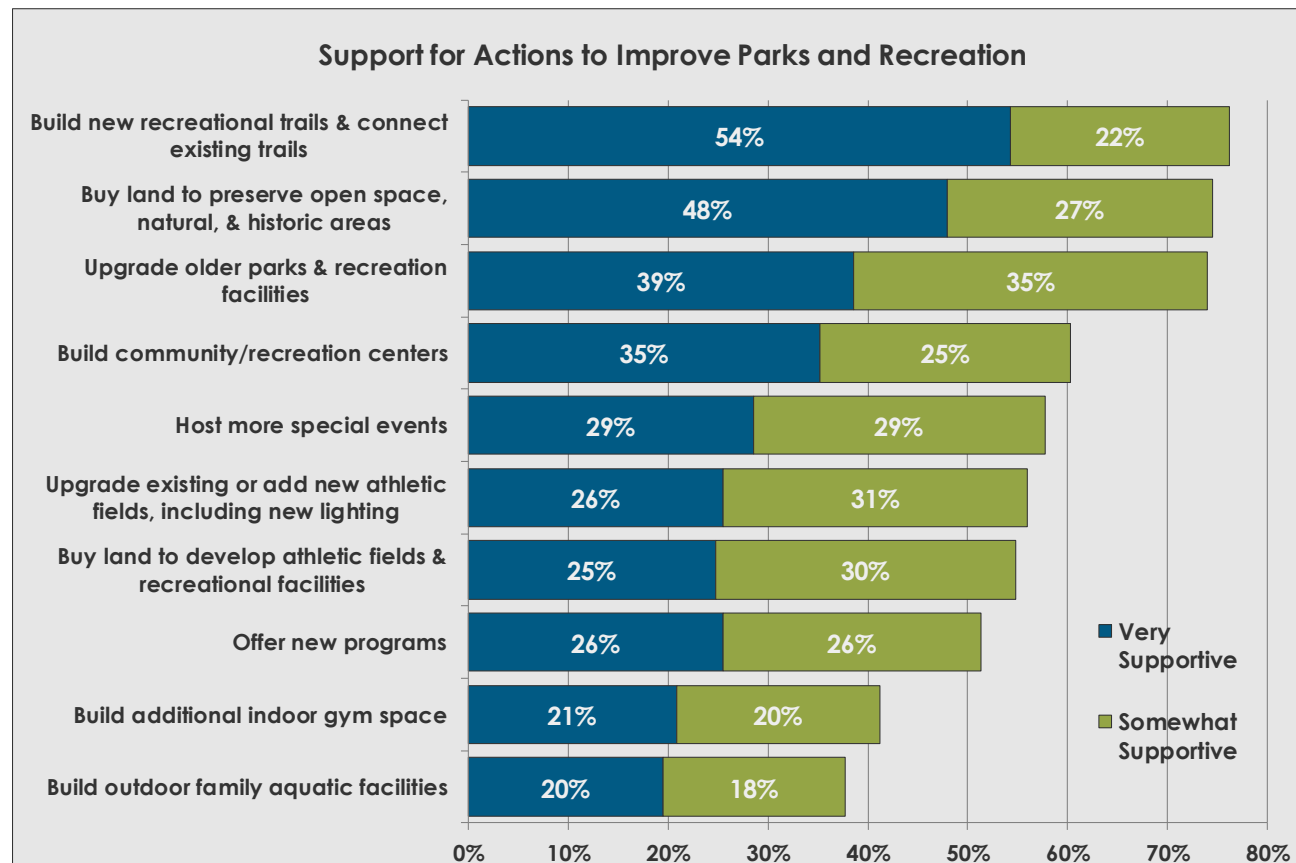
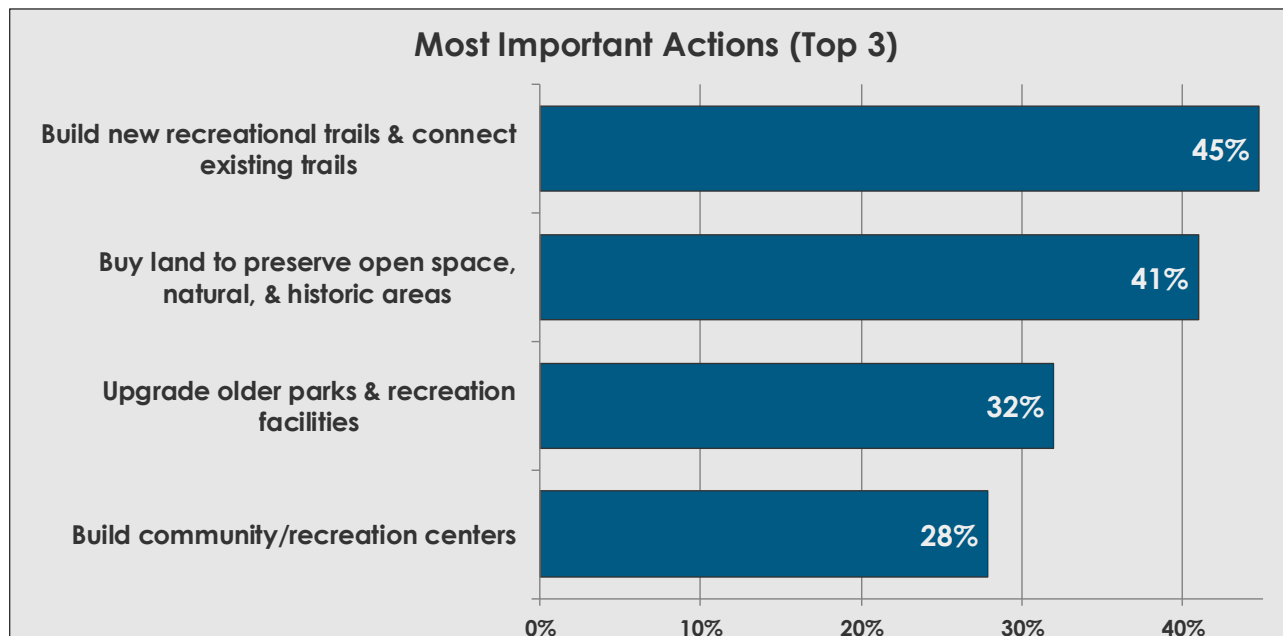


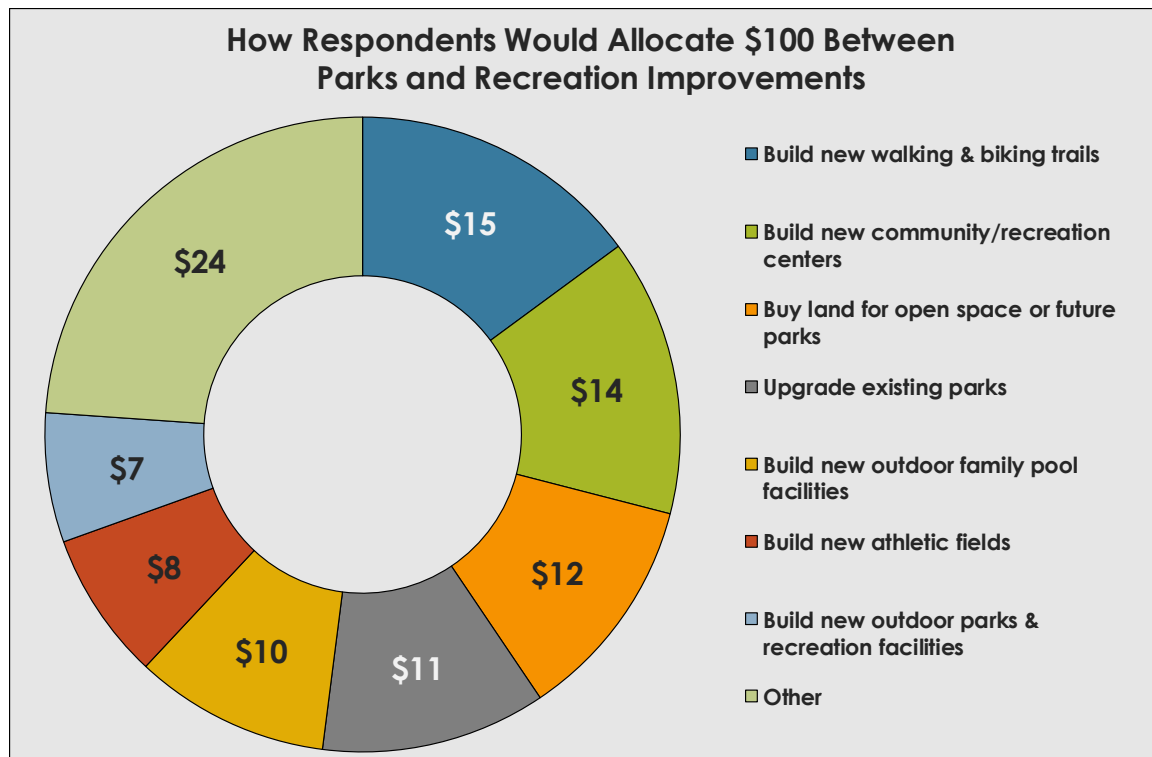
Figure 4.19: Most Important Actions



4.3.14. Allocation of \$100 Between Parks and Recreation Improvements

Survey respondents were asked how they would allocate \$100 between seven different parks and recreation improvements in Colleyville. According to these results (Figure 4.20), residents would allocate the largest amounts to **build new walking & biking trails (\$15)** and **build new community/recreation centers (\$14)**. Other received the largest allocation at \$24, and a dog park was most frequently requested by these respondents. These results indicate a higher priority for a community/recreation center than indicated in the previous survey results.

Figure 4.20: \$100 Allocation for Park Improvements



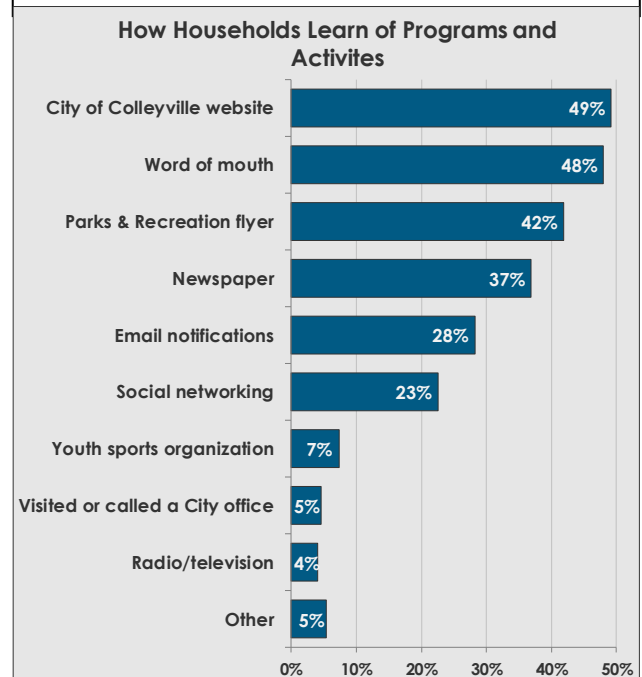
4.3.15. Learning about Recreation or Activities in Colleyville

The Mail Survey asked respondents to identify (from a list) all of the ways from which they learn about Colleyville parks and recreation activities. The results can be seen in Figure 4.21. Respondents to the survey rated *City of Colleyville website* as the most common way they learn of programs and activities with 49% of respondents choosing this option. *Word of mouth* ranked second at 48%.

4.3.16. Reasons Preventing Use of Parks, Recreation Facilities, Trails, and Programs More Often

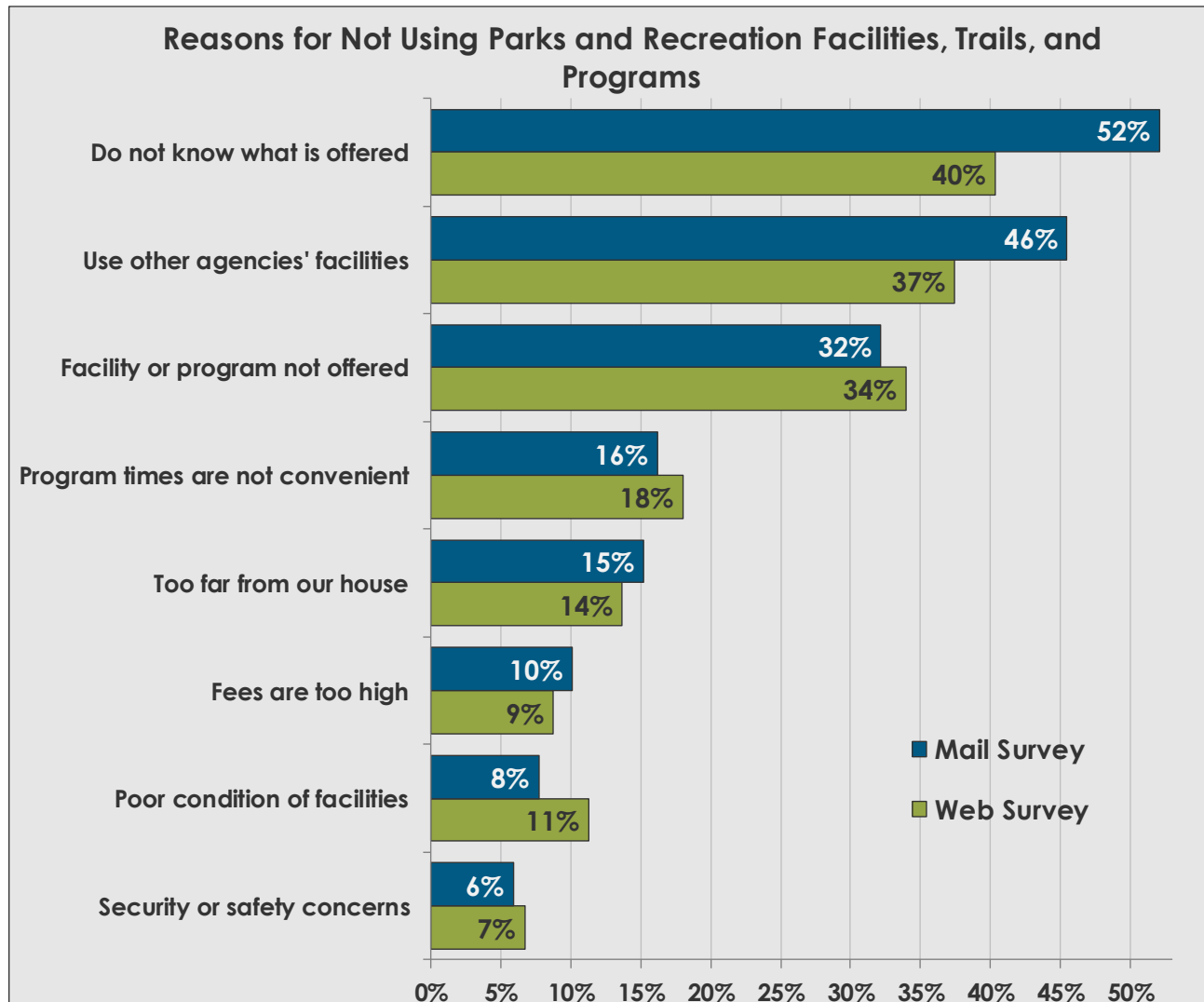
Respondents to both surveys were asked to select barriers to their households' use of parks, recreation facilities, trails, and programs from a list of 13 options. Figure 4.22 shows the results. **The number one reason was that they do not know what is offered (52%).** Based on the results of this survey, a majority of Colleyville households are in need of more information about what is available. According to the National Benchmarking,³ this reason is often at the top of the list; however, Colleyville's response rate to this option was much higher than the national average of 24%. **Use other agencies' facilities (46%) was second most common reason** households provided for not using parks and programs, indicating that many households are meeting their recreation needs elsewhere. This number is much higher than the national benchmark of 10%.

Figure 4.21: Ways Households Learn about Recreation and Activities



³ Provided by ETC Institute (see Appendix C).

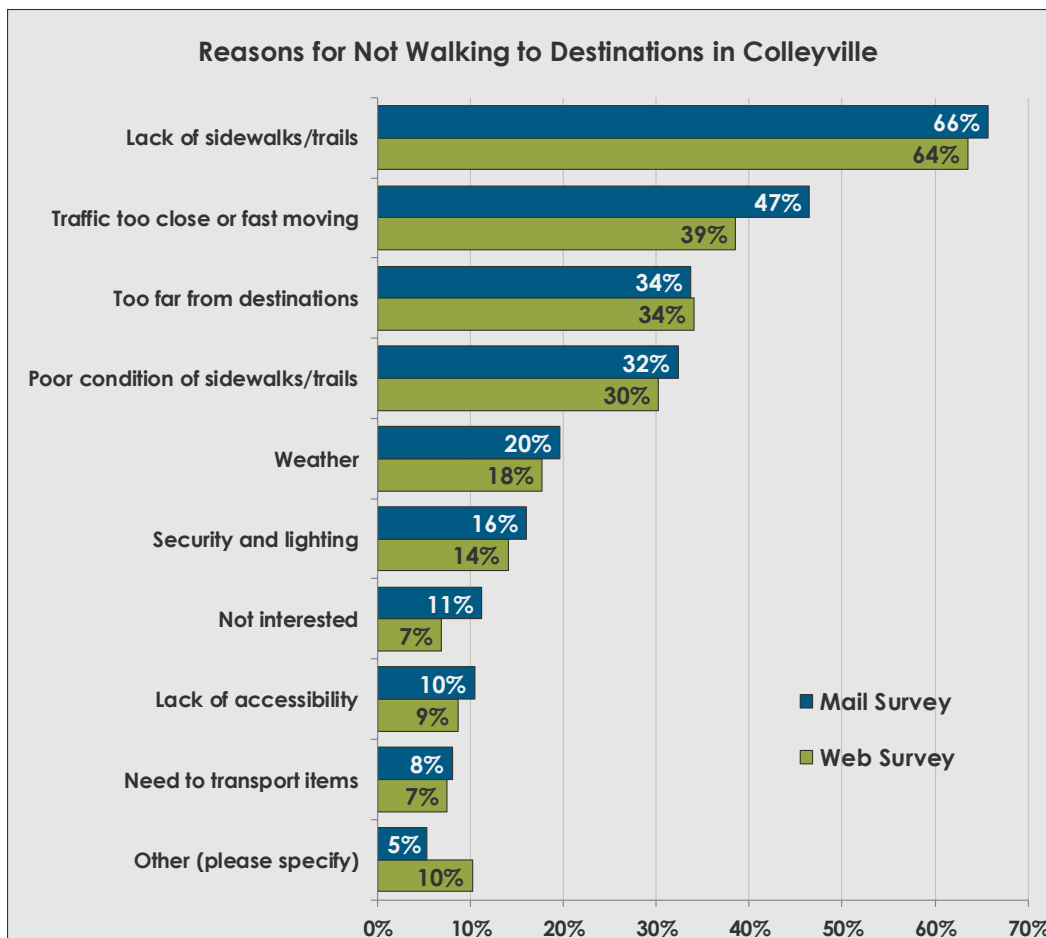
Figure 4.22: Reasons for Not Using Parks, Recreation Facilities, Trails, and Programs



4.3.17. Reasons for Not Walking to Destinations

Both surveys asked respondents to indicate what prevents them from walking to destinations in Colleyville. Figure 4.23 shows the results which are similar between the two surveys. **Two thirds (66%) of households indicated the lack of sidewalks/trails was a barrier to walking.** *Traffic too close or fast moving* was second with nearly half (47%) of households selecting that response. These results indicate the infrastructure rather than lack of interest is preventing residents from walking in Colleyville.

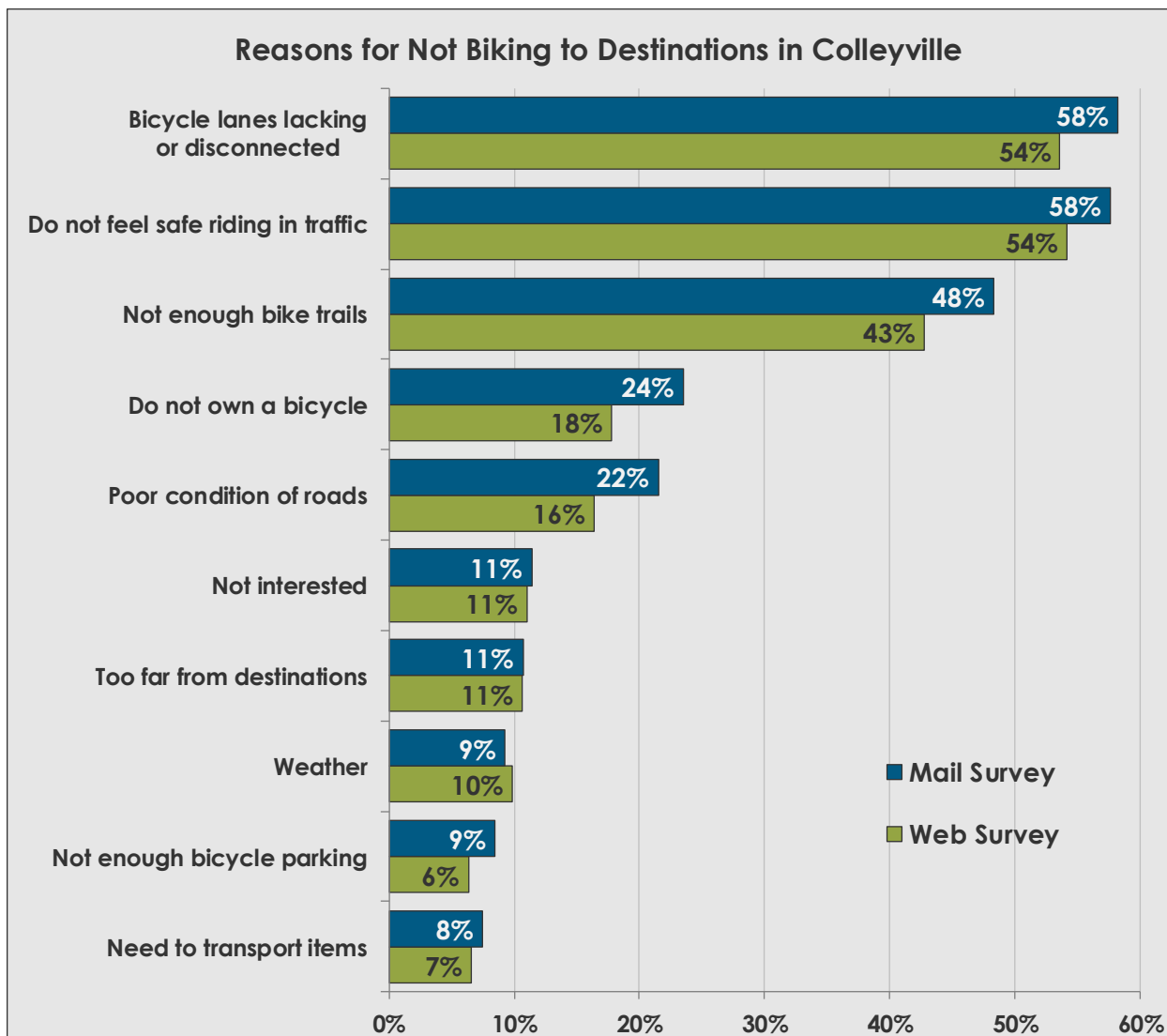
Figure 4.23: Reason for Not Walking in Colleyville



4.3.18. Reasons for Not Biking to Destinations

Respondents to both surveys were asked to provide reasons for not biking to destinations in Colleyville. The results can be seen in Figure 4.24 and are similar between the two surveys. **Nearly 60% of respondents indicated that they do not bike to destination because *bicycle lanes lacking or disconnected*, and they do not feel safe riding in traffic.** Nearly half (48%) indicated that there are *not enough bike trails*. Similar to the reasons for not walking, lack of infrastructure appears to be the biggest barrier to residents biking in Colleyville.

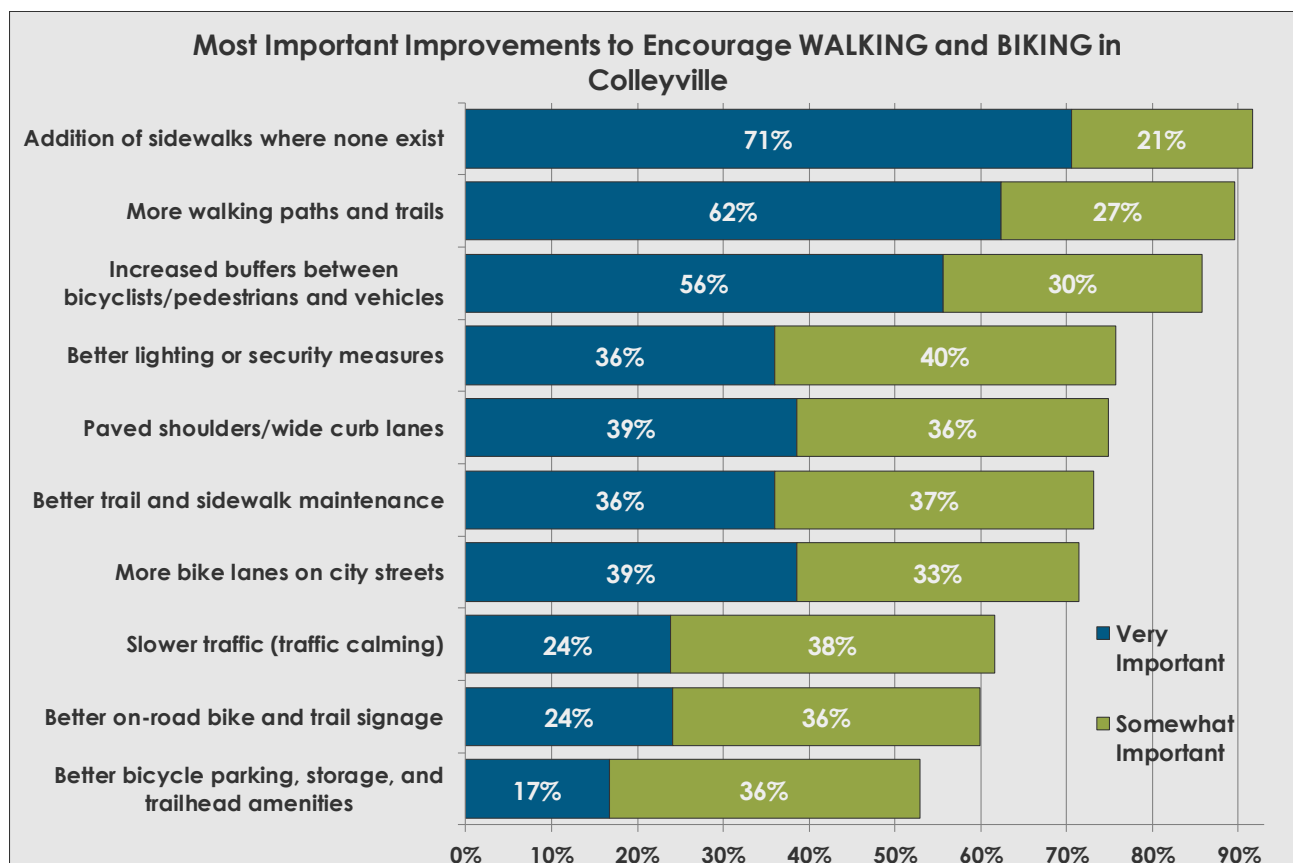
Figure 4.24: Reasons for Not Biking in Colleyville



4.3.19. Improvements to Encourage Walking and Biking

Respondents were next asked to indicate which improvements would be most important to encourage walking and biking in Colleyville. The results, shown in Figure 4.25, indicate a desire for the *addition of sidewalks where none exist* and *more walking paths*. Over ninety percent (92%) of more respondents indicated these improvements were very or somewhat important. Colleyville residents would also like to see increased buffers between bicyclists/pedestrians and vehicles. All of these improvements would improve safety of residents while walking or biking in Colleyville.

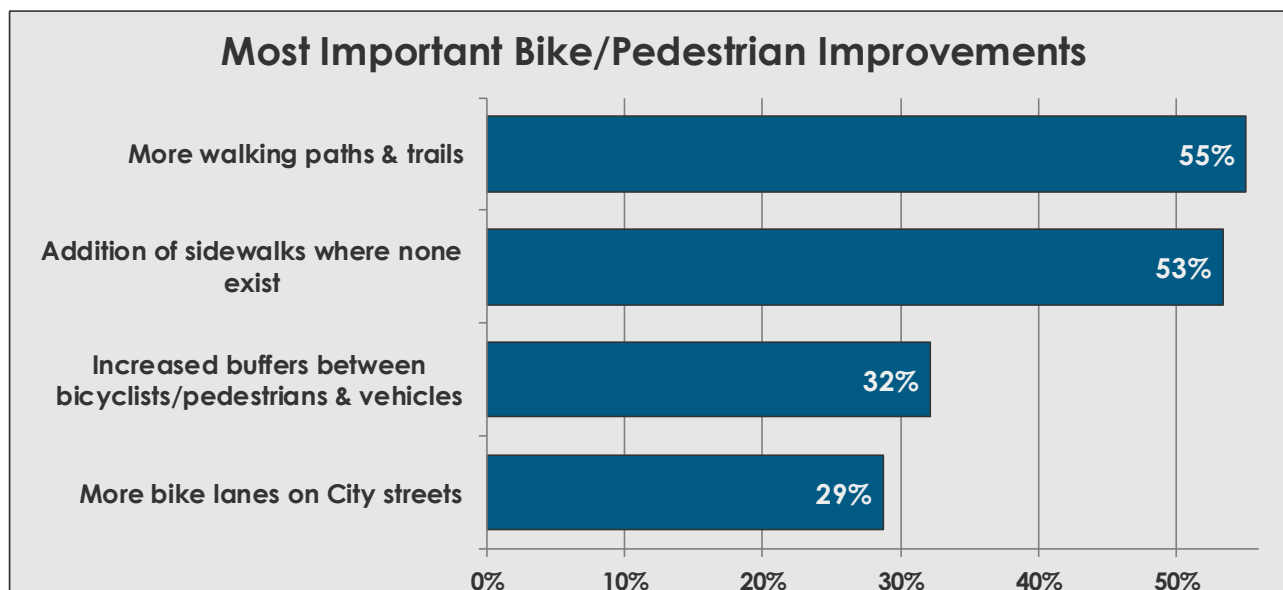
Figure 4.25: Needed Walking and Biking Improvements



4.3.20. Most Important Bike/Pedestrian Improvements

When asked to pick the three most important bike and pedestrian improvements, the results, shown in Figure 4.26, **strongly indicated a desire for two improvements: more walking paths and trails and the addition of sidewalks where none exist**. These two options ranked much higher than the other options with over 50% of respondents indicating the improvements.

Figure 4.26: Most Important Bike/Pedestrian Improvements

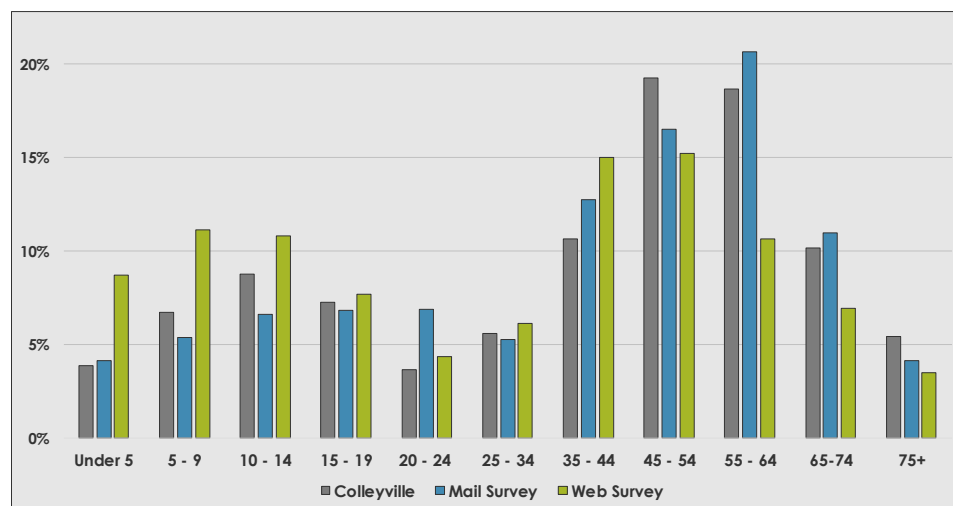


4.3.21. Survey Household Demographics

In an effort to compare the demographic representation of the survey responses with that of the population of Colleyville, the distribution of age groups of respondent households was compared to the most recent population estimates.⁴ Figure 4.27 shows the representation by age of survey respondent household members and the estimated 2016 Colleyville population of each age cohort.

Based on this comparison, the respondents of the Mail Survey were closely aligned with the age demographics of the Colleyville population. The figure shows that the Web Survey overrepresented those in the youngest age cohorts and underrepresented the older age cohorts, most notably ages 55 to 64.

Figure 4.27: Survey Household Demographics

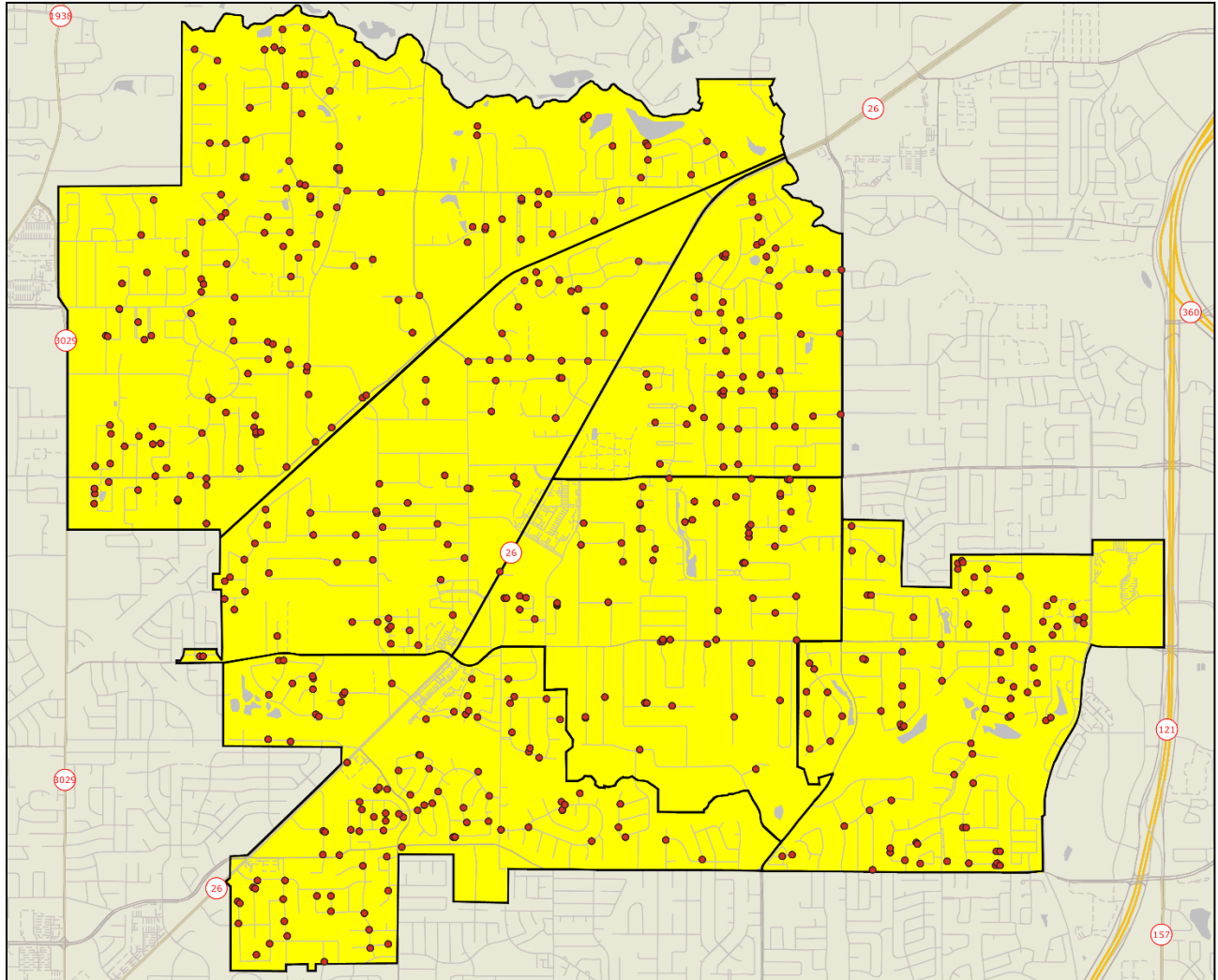


⁴ 2012-2016 American Community Survey 5-Year Estimates

4.3.22. Distribution of Returned Surveys

ETC Institute provided data for the location of returned surveys (to nearest block). The results can be seen in Figure 4.28. This figure indicates a relatively balanced distribution of responses throughout Colleyville.

Figure 4.28: Survey Respondent Locations



4.4. ONLINE ENGAGEMENT

In an effort to engage all residents, the City of Colleyville utilized MindMixer, an online civic engagement tool, that enabled residents to provide input regardless of their location or the time of day. The site was devoted specifically to this Master Plan and provided a forum for residents to submit ideas, provide input on priorities, engage in conversation with the parks and recreation leaders and others, and stay up-to-date on the planning process. The planning consultants managed and updated by the website, which experienced 91 total interactions.

This section summarizes the results of the input gathered from the website. Topics on the website were posted in an effort to follow-up on previous public input and to keep the public involved throughout the process. Two different types of topics were posted on this website: polls and open-ended questions. The results for the open-ended questions counted the occurrences of specific suggestions and ratings by other users (zero to three stars). Scores are calculated based on one point for each idea or comment plus the rating from other users.

4.4.1. Activities at Parks, Pools, and Centers

Visitors of the MindMixer website were asked to select their favorite activities at parks from a list (up to 3). The most popular activities can be seen in Figure 4.29, based on 22 participants.

Figure 4.29: Preferred activities at Colleyville's Parks and Recreation Facilities



4.4.2. Improvements to Parks

Two open-ended topics on the MindMixer website prompted visitors to indicate improvements they would like to see at Colleyville parks. One topic asked respondents to indicate what one change they would make to improve Colleyville's Parks, Recreation, and Open Space opportunities, and the other asked for their vision for the future of Colleyville's Parks, Recreation, Open Space and Trails. The responses to both of these topics were general and overlapping. As a result, the results were analyzed collectively. A summary of the ideas with points is provided below.

Park improvements with scores:

- Nature Areas/Conservation (24)
- Trails/Connectivity (23)
- Shade (8)
- Trees (8)
- Sustainability (8)
- Recreation Center (8)
- Athletic Fields (7)
- Outdoor Aquatic Center (7)
- Variety (4)
- Water Fountains/Bottle Fillers (4)

4.4.3. Trail Improvements and Linkages

Another topic asked visitors to indicate where bike and pedestrian improvements are needed in Colleyville and to describe specific trail corridors or linkages that should be developed. The scores for the ideas related to this topic are presented below. Overall, the comments indicated a desire for better connectivity between neighborhoods and destinations, such as parks, other trails, and commercial areas. A bike path along Little Bear Creek was the most popular specific trail corridor.

Trail improvements with scores:

- Bike path along Little Bear Creek (14)
- Sidewalks where none exist (12)
- Link Neighborhoods (11)
- City Park to Cotton Belt Trail along Bransford (8)
- Intersection improvements at John McCain/TX-26 (5)
- No Trail Along Glade Rd (4)
- Along Cheek-Sparger Rd (4)
- Along Glade Rd (2)
- Jackson Rd between Cheek-Sparger Rd and Glade Rd (1)

4.5. CONCLUSION

The public input process as a whole provided an abundance of information about the needs and desires of Colleyville residents. Although data was gathered through a variety of methods, trends were fairly consistent throughout the process and between input methods, stakeholder groups, and throughout the City.

Results indicate that the community desires:

- More and better-connected trails for both walking and biking
- Sidewalks where none exist
- Upgrades and maintenance to existing parks, including the addition of support facilities (restrooms, security lighting, drinking fountains, and Wi-Fi access)
- Expansion of opportunities for dog owners – dog park needed
- Preservation of natural areas and open space
- Better marketing and communication, including social media and mobile app, to improve awareness and increase usage
- Improvements to athletic fields, including concessions buildings, scoreboards, dugouts, and lighting
- A need for more trees and shade structures
- Improved signage and wayfinding
- A new recreation center
- More event spaces to accommodate more community events
- More programs, most notably adult fitness & wellness programs, summer concerts, and programs for persons aged 50+
- A variety of facilities and programs for everyone

A word cloud, which uses font sizes to show the frequency of word appearance, can be seen in Figure 4.30. This concluding image, created using text of public meeting comments and survey responses, provides a visual representation of the voice of the community through this public input process and serves to reinforce the results presented above and throughout this chapter.

6. STRATEGIC PLAN AND SYSTEMWIDE RECOMMENDATIONS



6. STRATEGIC PLAN

6.1. INTRODUCTION

This chapter begins with the existing Strategic Plan for City of Colleyville and the previous Strategic Plan for the parks, recreation, and open space in the city. A presentation follows of the new strategic plan with the new mission, vision, goals, and objectives for parks, recreation, and open space in Colleyville over the next 5 to 10 years and, potentially, beyond. Recommendations are presented in Chapter 7. Chapter 8 provides an Action Plan with specific strategies for attaining each of the goals of this master plan. This Action Plan utilizes the goals and objectives identified in this Strategic Plan.

6.2. CITY OF COLLEYVILLE STRATEGIC PLAN

The Colleyville City Council and city staff participated in a Strategic Planning Process which resulted in the City's long-range vision and mission. City Council adopted the update at its March 7, 2017 meeting. The plan outlines the City's vision, mission, values, challenges, goals, and strategies. These are summarized in this section to provide a framework for the Master Plan.

6.2.1. City Vision

A tranquil urban oasis characterized by its upscale neighborhoods, family-friendly atmosphere and unmatched community spirit.

6.2.2. City Mission

Colleyville is a model neighborhood-focused city, sensitive to our history, stewards of our resources and dedicated to our residents. We are committed to providing continuously improving, citizen-valued services to assure their enjoyment of our small-town quality of life with pride, honor and dignity.

6.2.3. City Values

- Integrity
- Communication
- Excellence
- Transparency

6.2.4. Goals and Strategies

Operate Transparently

1. Actively involve and engage stakeholders
2. Develop future community leaders
3. Assure convenient access to public information
4. Communicate thoroughly and strategically

Deliver High Quality Core Services

1. Provide responsive, efficient city services
2. Recruit and retain a highly-qualified workforce
3. Effectively leverage information technology
4. Demonstrate stewardship of public resources

Assure Adequate Infrastructure

1. Upgrade the condition of major roads and neighborhood streets
2. Ensure regular repair and replacement of water and wastewater facilities
3. Mitigate stormwater runoff and flooding risks
4. Thoroughly plan for future capital investments and associated costs

Enable Responsible Development

1. Protect Colleyville's semi-rural residential character
2. Encourage compatible commercial growth
3. Adopt best-practice planning and development processes

Safeguard Colleyville's Identity

1. Create and sustain an identifiable Colleyville brand
2. Support a variety of community events, concerts and celebrations
3. Provide attractive facilities for leisure and recreation
4. Actively seek public/private partnerships

Govern Effectively

1. Articulate a compelling vision and direction for the community
2. Establish a culture of mutual trust and respect
3. Ensure clarity of City Council and staff roles and responsibilities
4. Foster our shared values

6.3. PREVIOUS STRATEGIC PLAN FOR PARKS, RECREATION, AND OPEN SPACE (2011)

The 2011 Colleyville Parks, Recreation and Open Space Master Plan identified a mission, vision and goals which are summarized here as background information:

6.3.1. 2011 Mission

CVPARD's mission is to create opportunities where people can “*escape and enjoy an enriching environment.*”

6.3.2. 2011 Vision

Colleyville has a renowned system of parks, recreation, open space and trails that creates a true sense of “home” within the City of Colleyville.

6.3.3. 2011 Goals

- Provide parks and trails within easy and convenient access to households in Colleyville.
- Provide leisure opportunities for all ages specifically targeting young adults to baby boomers (who are historically under served in terms of recreation facilities and programming).
- Support the development of a healthy community by providing facilities and programs that lead to choices for healthy living.
- Aim to be comprehensive and financially sustainable while encouraging collaboration.
- Market Colleyville as a destination known, in part, for its unique parks and leisure programs while also marketing to current users and residents.
- Reflect and support the City's objective to become the environmental leader in Tarrant

County.

6.4. PARKS, RECREATION & OPEN SPACE STRATEGIC PLAN (2018)

In order to determine a new Strategic Plan for parks, recreation, and open space for the City of Colleyville, the Consultants led the City Council and Master Plan Steering Committee through an exercise in December 2017. A summary of the public engagement and various analyses was presented, then a vision for the future of parks, recreation and open space services was discussed. The following text builds upon the City Strategic Plan and consolidates the comments from the Council and Steering Committee into a new vision, mission, values, goals, and objectives to lead the delivery of parks, open space and recreation services over the next ten years.

This Master Plan represents the collective vision for parks, recreation, and trails for the City of Colleyville. This cohesive vision for continually improving parks and recreation opportunities represents a culmination of the engagement process. The vision (with guiding principles) and the mission statement outlined below will guide implementation of this Master Plan and the future of parks, recreation, open space, and trails in Colleyville. The vision and mission statement lead directly to a series of goals and objectives to help realize this vision.

6.4.1. Vision

The vision for Colleyville parks and recreation is to provide a wide range of park and recreational services that are fun, connected, equitably distributed, and accessible for all residents and visitors. These services will promote community enrichment through the provision of excellent facilities and programs. Services and facilities will be further enhanced through a focus on sustainability (environmental and financial) and collaboration.

6.4.2. Mission

The mission of Parks and Recreation Services in Colleyville is to build community and enrich lives through the provision of recreational, educational, and cultural opportunities that encourage residents to enjoy a healthy lifestyle and have fun.

6.4.3. Values – Guiding Principles

The following principles will guide and direct priorities, actions, and investments. These principles will help City leadership and the Parks and Recreation Boards to work in concert with other City departments and other potential partners to ensure that Colleyville accomplishes its vision and maintains the qualities that make it such a desirable place to live and visit. Residents and visitors will encounter the following characteristics in the City of Colleyville facilities, programs, and interactions with staff.

1. **Unique Experiences: Ensuring Unique Experiences that Create a Healthy and Attractive Community**

Parks and recreation in Colleyville will exhibit a forward-thinking approach for parks and recreation that inspires pride in the community. The City will pursue the development of unique facilities and programs that take advantage of the City's location and draw people to the community. These opportunities will set Colleyville apart from other jurisdictions while respecting the City's history and character. Colleyville parks will provide a fun and educational environment with a variety of activities that promote social interaction, relaxation, entertainment, and education for families and individuals of all ages and ability levels.

2. **Connectivity: Building Community Connections**

Colleyville will facilitate connectivity of the community through parks and programs, helping to inspire pride and community identity through shared experiences. Parks will provide venues for members of the community to gather and connect with nature and each other socially through events as well as daily usage. These connections will help to further enrich the community by encouraging interaction between users of all ages and providing motivation for healthy activities. Trails will be utilized to provide opportunities for health and fitness and to

connect parks, schools, neighborhoods, and other gathering places. The City will connect residents through the programming and promotion of events.

3. Excellence: Providing Exemplary Facilities, Programs, and Services

Colleyville will strive for excellence in all aspects of parks and recreation. High standards will be expected for facilities, programs, and services. These expectations will extend to staff, coaches, and volunteers and will require ongoing training. This excellence will allow Colleyville to serve as a model for parks and recreation delivery.

Furthermore, Colleyville parks will ensure a safe and inviting environment through uniformity of facility and program presentation, proactive maintenance of facilities, and implementation of ample security systems and practices. Parks and facilities will have sufficient supervision to assure safety of users and security of facilities.

4. Wellness: Promoting Healthy Lifestyles

Colleyville parks, facilities, and programs will encourage and assist residents and visitors of all ages and abilities to sustain healthy lifestyles. Parks and programs will contribute to the improved fitness, health, and wellbeing of residents, businesses, and visitors,

5. Stewardship: Respect for the Environment

Parks in Colleyville will be utilized to promote environmental stewardship and to allow residents to connect with nature. Facilities and programs will make efforts to utilize the character of the natural environment for educational and passive uses, while ensuring that adjacent elements are complementary. Finally, the City will seek opportunities for wildlife management and the preservation of open space to provide educational opportunities and promote the enjoyment of the outdoors.

6.4.4. Goals and Objectives

Five goals represent areas of strategic priority for action over the next five to ten years. Objectives further describe specific areas of emphasis for each goal area to which Colleyville will invest time, energy, and resources over this time period. Strategies represent the concrete, specific actions the City will take to accomplish each of these objectives. These actions follow directly from the vision in accordance with the mission statement of for parks and recreation and represent a culmination of all previous steps of the Master Planning process.

The following section outlines the five goals and 22 objectives included in this Master Plan. A detailed, consolidated table of these goals and objectives plus XX_strategies with corresponding timelines, funding sources, and responsible parties is located in Chapter 8, Action Plan.

6.4.4.1. Goal 1: Promote Fun, Excitement, Health and Community Enrichment through Parks and Programs

Strategically plan short- and long-term investments in parks, facilities, and programs that promote the enrichment of the community.

Objectives:

- 6.4.4.1.1. Fun - Explore a wide variety of opportunities for fun and excitement at parks.
- 6.4.4.1.2. Unique Experiences - Utilize trendsetting and unique parks and recreational facilities to enrich the community through a variety of athletic, educational, fitness, life skills, and cultural arts programs.
- 6.4.4.1.3. Healthy Lifestyles - Further enrich the community by encouraging interaction between users of all ages and by providing motivation and opportunities for healthy activities.
- 6.4.4.1.4. Indoor Facilities - Upgrade the indoor recreation opportunities residents of all ages to accommodate a growing senior population, year-round programming, and fitness/wellness opportunities.

6.4.4.2. Goal 2: Utilize Connectivity to Build Community

Improve connectivity to promote community interaction, health, and awareness of opportunities for parks, trails, programs, and events.

Objectives:

- 6.4.4.2.1. Connectivity - Facilitate community connectivity with parks and programs to inspire pride and community identity through shared experiences.
- 6.4.4.2.2. Gathering - Supply venues for the community to gather and connect with each other, and with nature, through both events and daily usage.
- 6.4.4.2.3. Trail Connections - Utilize trails to provide opportunities for health and fitness and to connect parks, schools, neighborhoods, and other gathering places.
- 6.4.4.2.4. Awareness - Encourage community connectivity by increasing awareness of available parks, programs, and events through online publication, promotion, and registration, including those offered by other agencies or organizations.

6.4.4.3. Goal 3: Ensure Equitable Access to a Wide Variety of Park and Recreation Services

Strive to ensure accessibility of park facilities and programs to provide equitable access for all present and the future users.

Objectives:

- 6.4.4.3.1. Equity - Provide accessibility in terms of the geographic location of parks as well as the location of individual facilities within parks, including acquisition and development Neighborhood Parks in underserved areas.
- 6.4.4.3.2. Inclusiveness - Ensure an inclusive environment for social activities, relaxation, and entertainment for families and individuals of all ages.
- 6.4.4.3.3. Diversity and Accessibility - Provide facilities and programs to meet the needs of a diverse population, including users of all ages and those with disabilities.
- 6.4.4.3.4. Affordability - Offer an array of affordable programs and facilities to enrich the lives of community members.

6.4.4.4. Goal 4: Respect Nature

Emphasize the value of Colleyville's natural resources through preservation, education, and sustainable management practices.

- 6.4.4.4.1. Sustainable Development - Ensure development is environmentally sustainable and non-disruptive to the environment through the preservation of open space, the use of green (or eco-friendly) materials and practices, and by ensuring development is suitable for protracted use.
- 6.4.4.4.2. Stewardship - Implement environmental best management practices at parks to promote environmental stewardship and education.
- 6.4.4.4.3. Open Space - Seek opportunities for wildlife management and enjoyment of nature through the conservation of open space and enhancement of the tree canopy.

6.4.4.5. Goal 5: Maintain Exemplary Facilities, Programs, and Services

Strive for excellence in all aspects of parks and recreation with an emphasis on safety and security to meet and encourage high standards for facilities, programs, and services.

Objectives:

- 6.4.4.5.1. Excellence - Proactively maintain high quality facilities constructed with durable materials and innovative design to reduce long-term maintenance costs and inspire community confidence in the of the park system.

- 6.4.4.5.2. Safety and Security - Provide a safe environment by ensuring regulatory compliance, sufficient supervision, and adequate shade at parks and facilities.
- 6.4.4.5.3. Model for Service - Employ a highly trained, proficient, and passionate staff to set a standard of excellence for programming and maintenance of land and facilities as expected by Colleyville residents.
- 6.4.4.5.4. Volunteerism - Encourage volunteerism to help build community interest and to ensure the continuation of quality parks and programs.
- 6.4.4.5.5. Financial Sustainability - Promote financial sustainability through cost-effective development decisions that consider revenue opportunities.
- 6.4.4.5.6. Partnerships - Pursue partnerships with other public agencies and private organizations to maximize the availability of parks and recreation services and facilities for residents and visitors.
- 6.4.4.5.7. Branding - Establish uniform appearance and design standards to enhance the identity of Colleyville Parks and Recreation.

6.5. OBSERVATIONS, ANALYSES, AND POTENTIAL SOLUTIONS

The following text provides a series of observations, findings, and information gained from the focus groups, workshops, and surveys, along with the Consultant's analyses. Throughout the planning process, potential solutions are identified which later may become the recommendations after discussions with the Steering Committee and City staff.

6.5.1. Existing Park Improvements

Observations and Analysis

- The third highest level of support was given to *upgrading older parks and recreation facilities* with 74% of Mail Survey respondents supportive of this action. Similarly, *upgrading older parks and recreation facilities* ranked third highest when respondents were asked to choose the single most important action for Colleyville to pursue (in the Mail Survey).
- According to the Mail Survey, 78% (93% in Web Survey) of Colleyville residents visited parks in the City over the past year, and of those residents, 60% visited 11 times or more.
- According to the Mail Survey, residents would allocate \$11 (of \$100), the fourth largest allotment of funds, toward upgrading existing parks.
- Developing walking and hiking trails was the number one potential improvement to existing parks at 58% of respondents in the Mail Survey (highest at 55% in the Web Survey). Shade structures, bike trails, and new or improved restrooms followed.
- When asked to rate the physical condition of the parks, 93% indicated *excellent* or *good* in the Mail Survey, which is higher than the national benchmark from over 500 similar community surveys at 85%. 87% of the Web Survey respondents rated the parks as *excellent* or *good*.
- According to the Mail Survey, the highest ranked reason for not using parks, facilities, or programs was because households *do not know what is being offered* (39% of respondents in the Mail Survey and 40% in the Web Survey). *Use other agencies' facilities, facility or program not offered*, and *program times not convenient* were the next three selections.
- Updating the Nature Center with restrooms, drinking fountains, shade and signage were strong suggestions of the Stakeholder Groups and in the Public Workshop.

- The top ranked item in the dollar voting exercise at the public workshops and stakeholder meetings was a new community/recreation center. Upgrading existing parks and new walking and biking trails tied for second place.
- The Americans with Disabilities Act established new requirements as of March 2012 which require an assessment of the accessibility of all facilities, programs, and communications. Accessibility of facilities and seating/spectator areas is limited at many parks.
- Stakeholder groups were consistently supportive of park improvements.
- Signage types at the parks are very inconsistent and wayfinding (directional signage) is lacking.

Potential Solutions

1. Initial focus should be directed toward improvements to existing, key facilities such as needed improvements at the existing parks, trails, playgrounds, game courts, picnic shelters, restrooms, and athletic fields.
2. Shade was a common and strong suggestion in all forms of public engagement. Shade can be provided through structures and trees. All parks should be evaluated to determine where shade could be provided and the best method to accomplish the shade. Locations that were mentioned in the engagement the most are the sports facilities, such as between fields at City Park and Pleasant Run Soccer Complex. Shade should be provided at playgrounds, splash pads, and along trails.
3. The addition of needed support facilities, including trails, restrooms, signage, and drinking fountains should be part of any park improvement.
4. Restrooms are needed at Kimzey Park, Reagan Park, Nature Center, and the McPherson Practice Fields. Restrooms at City Park should be renovated to include improved air circulation and repair of the grout and wainscoting. All water closets should have toilet seats installed. The exterior surfaces of several restroom and concession building need to be improved.
5. Assure that all playgrounds meet current guidelines, especially as they pertain to safety issues such as fall zones and surfacing. Older playgrounds in the city should be replaced, such as at Woodbriar Park.
6. Completely redesign and redevelop Woodbriar Park to current standards.
7. Install the originally planned playground and adult fitness stations at L.D. Lockett Park to complete this park development.
8. Opportunities for additional picnic shelters should be considered at existing parks.
9. Provide a paved, accessible route to all playgrounds, picnic shelters, athletic fields and spectator areas.
10. Electricity should be provided at all rentable picnic shelters.
11. Install security cameras (and additional lighting as needed) to all community and neighborhood parks to encourage a safe atmosphere and to prevent damage to park property.
12. Perform an ADA Accessibility Assessment of all facilities, programs, and communications. This assessment could be accomplished by trained staff or an outside consultant.
13. Establish an implementation committee to monitor timelines, measure progress, update priorities, and ensure continued enthusiasm for Master Plan goals and recommendations.
14. Facilitate tree planning and landscape enhancements within parks.
15. Invest in the historic properties and structures such as the Webb House and Bidault House to keep them attractive and viable. (Webb House currently in the 2018 CIP). Buildings need evaluations of improvements to accommodate public use and removal of lead

paint.

16. Ponds and drainage ways must be maintained, such as dredging of ponds at Kimzey and Colleyville Nature Center and the drainage channel at L.D. Lockett (Kimzey pond and L.D. Lockett ditch are in the 2018 CIP.)
17. The agriculture buildings at McPherson Park are underused and offer an opportunity for additional program and interpretive function.
18. Some additional benches and shade are needed along the trail behind the Senior Center in the Pleasant Glade Tract, especially as one gets further from the Senior Center.

6.5.2. Trails

Observations and Analyses

- Based on input from the public workshop and stakeholder groups, residents want more trails with better connectivity in the community and to reduce the need to travel by automobile.
- The development of trails and connectivity was a major top recommendation in every type of public engagement, including:
 - Top requested improvement to existing parks in the Mail Survey (58%)
 - Second highest upgrade to existing parks in the Web Survey (57%)
 - Top most needed facility in both the mail and Web Surveys
 - Top unmet need
 - Top priority for investment in the Mail Survey.
 - Most important facility in the Mail Survey.
 - Highest support for actions to improve parks in the Mail Survey at 78%.
 - The most important action the City could make in the Mail Survey.
 - The highest dollar amount in the Mail Survey question on how to allocate \$100 with a total of \$16.
 - The *lack of sidewalks and trails* were the top reasons residents do not walk or bike to destinations.
 - Addition of trails was the top recommended improvement to encourage walking and biking in the Mail Survey.
 - Trails were the second ranked in the dollar voting exercise at the Workshop and Stakeholder Groups.
 - Trails received the most dots on the Park Features Preferences Board at the Public Workshop.
 - And trails and connectivity were top recommendations of the Stakeholder Groups.
- Currently the City is developing a Sidewalk Plan which will also look at connectivity throughout the City.
- Some private HOA trails have not been well maintained.

Potential Solutions

1. Implement the recommendations of the Trails Plan that is part of this Master Plan.
2. Coordinate with the currently ongoing Sidewalk Plan to ensure the two efforts complement each other.
3. Coordinate with neighboring communities as part of long-term trail planning.

4. Increase the availability of bicycle parking at all parks.
5. Add walking trails at parks currently lacking those facilities (particularly trail loops) and improve connectivity within parks through added walkways and connecting paths. Walking trails should be developed as loop trails at all major parks, including expansion of the trails at McPherson Park and Pleasant Run Soccer Complex. For maximum accessibility, these should be concrete paved.
6. Work with homeowner associations on privately held trails to incorporate them into the overall network of trails, specifically mentioned throughout the public engagement were the Tara trails.
7. Include trails as part of the development of all new parks. These offerings should include both paved and unpaved trails and should provide connections to the adjacent communities.
8. Develop a soft-surface trail along Bear Creek to connect Sparger Park to the Colleyville Nature Center.
9. Partner with the City and GCISD to develop safe routes to schools and parks. Provide connections to parks from the surrounding neighborhoods where possible.
10. Require that trails developed by private developments and homeowner associations adhere to the same standards of design for City developed trails.

6.5.3. New Park and Facilities Development

Observations and Analyses

- The population of Colleyville is expected to remain steady into the future. The Community is nearly built-out. The number (and percentage) of children is decreasing, and the number of seniors is increasing. These trends are expected to continue in the future.
- The benchmarking comparisons indicated that the City of Colleyville offers more parkland per 1,000 residents and more acres per jurisdiction square mile than both the Texas communities and the national benchmarks. In contrast, there are large areas of the community that are not within a ten-minute walk or five-minute drive to a park.
- Walking trails, shade, bike trails, new or improved restrooms, playgrounds, and picnic shelters ranked in the top 10 improvements households would like to see to existing parks. Stakeholder groups also indicated a need for a recreation center, another splash pad, a fieldhouse, an amphitheater, and outdoor exercise stations.
- The comparison to other Texas communities in the benchmarking survey indicated that Colleyville is less well served by playgrounds, basketball courts, ball diamonds, recreation centers, dog parks, amphitheaters, nature enters, gyms, and indoor and outdoor public swimming pools.
- Some residential areas in Colleyville are more than a ten-minute walk or five-minute drive from a park or key park facilities, including picnic shelters, playgrounds, splash pad, and basketball courts.
- For Mail Survey respondents, the third most cited reason for not participating more in parks and recreation activities was that their desired program or facility was not offered.
- Some of the top ten unmet facility needs in the Mail Survey were for a community recreation center, indoor swimming pool, outdoor swimming pool/aquatic center, and indoor gymnasium space. The top unmet program need was for adult fitness and wellness programs, with summer concerts and 50+ programs also in the top five.
- *Build a new recreation center and a new outdoor family aquatic center* ranked second and fourth in the dollars allocated of \$100 in the Mail Survey. In the dollar voting at the

Public Workshop and Stakeholder Groups, a *new community/recreation center* ranked highest.

- The Stakeholder Groups also indicated support for a recreation center, splash pad, field house, amphitheater, and other improvements.
- The City of Colleyville currently has no dedicated event space or amphitheater/band shell. A substantial number of residents have an unmet need for this facility for summer concerts and other events. Summer concerts ranked highest in the Web Survey for needed programs and as the second most needed and second highest unmet need for programs in the Mail Survey. Special events also ranked in the top 10 for both needs and unmet needs in the Mail Survey.
- Senior groups indicated a desire for a better senior center dedicated to their activities and programs.
- All rectangular fields are located in the western portion of the city. Plus there is a deficit of rectangular fields serving the City.
- The City has no recreation centers except for the Senior Center which serves both seniors and the general population.
- The Composite Park Service Levels Map indicates the lowest level of service for residential areas are in the southeast and far north portions of Colleyville.

Potential Solutions

1. Include playgrounds and rentable picnic shelters whenever possible as part of new park development.
2. Consider the need for a variety of facilities, particularly those preferred by the local community as part of new park development.
3. Opportunities for new parks should be investigated in key areas outside of the service areas of key facilities, including playgrounds, trails, and basketball courts.
4. Outdoor fitness equipment with a shade cover should be installed at select parks to provide an opportunity for improved fitness for residents, including seniors. Good opportunities exist at Kimzey, City Park, McPherson, and Pleasant Run Parks, to install these facilities.



5. Partner with Grapevine-Colleyville ISD to develop park facilities adjacent to any new schools they may develop.
6. Allocate space and study the feasibility of development of a full-service Recreation and Senior Center with indoor pools, walking track, gymnasium, fitness/cardio rooms, meeting rooms, kitchen, group exercise studios, and more. Investigate potential partnerships to share in the development and operations costs of such a facility.
7. Consider unmet facility needs as part of any new park development.

8. Pickleball has become extremely popular, especially among seniors. Develop courts at locations throughout the City and mainly in conjunction with a potential recreation center which would host programs for persons over age 50.



9. Develop a dog park at an existing or new park.
10. Develop a Civic Commons near City Hall to host concerts and events. (The Request for Proposals for this project has been issued).
11. Monitor any potential changes to be made by Grapevine-Colleyville ISD and any voids which may result from any school closures, especially for playgrounds and outdoor basketball courts.
12. Develop disc golf courses where appropriate to attract youth and young adults to utilize parks.
13. Establish a program for art in the parks to enhance the park experience and attractiveness of parks.
14. Utilize branding in the development of common design standards to maintain a consistent appearance of parks, signage, and amenities and to enhance the Colleyville brand.

6.5.4. Natural Areas, Open Space, and Nature Education

Observations and Analyses

- *Purchasing land to preserve as open space, natural, and historic areas* ranked second in the most important actions the City could take to improve parks and recreation.
- *Natural areas and nature parks* were a third highest priority for investment in the Mail Survey.
- *Nature programs* ranked in the top ten for program needs, unmet programs, most important programs, and priority investment for programs in the Mail Survey. This was also third highest in the \$100 dollar allocation in the Mail Survey.
- *Natural areas* ranked second on the Park Features Preferences exercise at the Public Workshop
- Public Workshop and Stakeholder Groups indicated a strong need for an upgrade to the Colleyville Nature Center with restrooms, drinking fountains, shade, improved trails, wayfinding and signage.
- The drainage ditch at L.D. Lockett Park is overgrown, inhibiting drainage and creating a breeding ground for mosquitos.

Potential Solutions

1. Improvements should be made to upgrade the Colleyville Nature Center with restrooms as a top priority, followed by drinking fountains, shade, bird blind, and improved signage. These improvements would accommodate school groups use and self-led use of the facility. The Center also needs volunteer efforts to eradicate invasive species and poison ivy.
2. The Nature Center would get better use with a nature education center and naturalist staff for education programs.
3. Continue to examine opportunities for the acquisition of open space, giving priority to land that is contiguous to existing open space or parks, needed for trail connections, or in portions of the City currently underserved by parks and open space.

4. Efforts should be made to maximize the utility of natural resources for recreational opportunities and enhancement of quality of life in Colleyville.
5. Employ parks as models for sustainable practices. Parks should be utilized to exemplify Best Management Practices (BMPs) for stormwater management, recycling, low-water landscaping, use of organics, etc.
6. Clear out the drainage ditch at L.D. Locket Park.
7. Acquire stream and drainage corridors and flood plain lands to connect natural areas of Colleyville.
8. The Nature Center could be developed as an arboretum with labelled trees.

6.5.5. Outdoor Athletic Fields and Courts

Observations and Analyses

- Support for *new athletic fields* ranked seventh as an action the City could take to improve parks and ranked low in the facilities for which residents had a need in the Mail Survey.
- All of the full size rectangular fields in the City are located at the Pleasant Run Soccer Complex with small fields located at Sparger Park and L.D. Lockett Park. The soccer fields on the south side of Pleasant Run Soccer complex are in excellent condition and the practice fields on the north side are in need of improved turf and irrigation.
- All of the public tennis courts in the City are located at City Park, which is centrally located. There are large areas of the City with no close-to-home basketball courts.
- The primary baseball and softball fields are located at City Park with two fields at Reagan Park and a few scattered small backstops at other parks.
- Lacrosse and youth football use school facilities.
- Public engagement indicated a need for fields for use by adults and for open play.

Potential Solutions

1. If land is available, some rectangular fields on the east side of the community would improve access.
2. Upgrade the Pleasant Run Soccer Complex practice fields. Develop restrooms on the practice field side of the complex. Provide additional shade. Replace the fencing with three-foot-tall black vinyl coated fencing for a better appearance.
3. Establish some multi-purpose fields that may be used for open play and adult use to encourage fun fitness activities.
4. At City Park, provide a small playground near the ballfields. Also provide additional netting to protect spectators.

6.5.6. Indoor Recreation

Observations and Analyses

- The current Senior Center is an old church which has been converted to a senior center. The Center is used for general recreation programming as well as for senior programs. The center does not function very well as the spaces were not designed for the current uses. The facility lacks a gymnasium. Many people in the public engagement indicated it is not up to the quality of other Colleyville facilities.
- A consistent item requested in all of the public engagement was for a comprehensive indoor recreation center which would have fitness facilities, walking track, gym, an indoor pool, kitchen, and other facilities. In addition, Colleyville needs an upgraded senior center to serve the growing senior population.

- In the dollar voting exercise at the public workshops and stakeholder meetings, *new community/recreation center* ranked highest.
- In the Web Survey, a *community/recreation center* ranked fifth and an *indoor swimming pool* ranked seventh as the *most needed facilities*. In the Mail Survey, a *community/recreation center* ranked ninth in facilities needed, fifth in the highest unmet needs, and fifth in the top priority investments. The *community/recreation center* ranked fourth in the level of support for actions the City should take to improve parks and recreation and fourth in the most important actions the City should take. It ranked second in the allocation of \$100 question on the Mail Survey.
- Many of the top programs desired in the surveys require an indoor facility, including fitness and wellness, programs for persons age 50+, water fitness, and art, dance and performing arts,
- In the Mail Survey, the highest unmet program need was for *adult fitness and wellness*, with *water fitness* ranking third.

Potential Solutions

1. Pursue partnerships to develop a full-service recreation center with indoor pool. This facility should also include a senior component to maximize space utilization and meet this growing need. The recreation center portion should include a walking track, gym, aerobics/dance rooms, cardio and weight rooms, meeting rooms, kitchen, as well as a pool for lap and fitness swimming. The senior component would include a library, kitchen, meeting/program space, fitness room, computer lab, game (billiard) room, craft room, and potentially more. The current site of the Senior Center would work well for this new facility as there is additional land available behind the facility.
2. Partner with existing and potential private recreation providers to expand the availability of opportunities in the City.

6.5.7. Outdoor Aquatics

Observations and Analyses

- The only aquatic facility currently offered by the City is the splash pad at McPherson Park. This facility is heavily used.
- An *outdoor aquatic center* and an *indoor aquatic facility* ranked as the sixth and seventh most needed facilities in the Web Survey and in the Mail Survey ranked sixth and seventh in unmet need. They ranked seventh and eighth in the top priority investments.
- *Water fitness programs* and *youth learn-to-swim programs* ranked in the top ten program needs in the surveys and *water fitness programs* ranked fifth in the top priority for program investment.
- In the Web Survey, *spraygrounds* ranked as the third highest needed facility and *outdoor pool* was fifth.
- A review of aerial photographs of the City indicates many homes have private backyard pools. In addition, some homeowner associations operate pools for their members.

Potential Solutions

1. One option would be to expand the splash pad at McPherson Park and to enhance this facility with more shade, restrooms nearby, and more seating on the perimeter. Since McPherson Park is located in the northwest corner of the City, another option would be to still make the enhancements at McPherson, but instead of expanding this facility, develop a new one on the southeast portion of the City for more equitable distribution. It could potentially be developed to complement a new community/recreation center.
2. If the McPherson splash pad is expanded, it should be converted to a recirculation system to reduce water use.



6.5.8. Programming

Observations and Analyses

- Indoor programs offered by the Parks and Recreation Department take place primarily at the Senior Center and McPherson Rock House, with the Colleyville Center used for some. Outdoor programs are offered at the appropriate venue for the sport or activity.
- The Recreation Staff include 3 full-time staff, 2 part-time staff, and 5-6 instructors.
- Colleyville residents would like to see more programs and events (according to the Stakeholder Groups). The main ones mentioned were for adult programs, concerts, movies, and events.
- The Mail Survey indicated that 20% of the respondents have participated in a program offered by the City in the past year. This is much lower than the national benchmark of 34% from the over 500 communities that have used this question in parks and recreation surveys. Of those that did participate, 92% rated the quality as *excellent* or *good*. Therefore, the quality of the programs offered is at a high-quality level, but the participation level is low.
- The most needed programs (and the number one unmet need for programs) were *adult fitness and wellness programs*, according to the Mail Survey. These programs also ranked as the number three most needed programs in the Web Survey.
- The second highest ranked program need in the Mail Surveys was for *summer concerts*. Based on the Mail Survey, these programs were the second most important to households in Colleyville.
- Residents (according to the Mail Survey) were also in need of *nature programs* (#5 needed program and #6 unmet need).
- The Mail Survey indicated that 34% of respondents (37% of Web Survey) utilize programs offered by other agencies. The presence of several communities surrounding Colleyville which have parks and recreation programs results in a wider variety of opportunities.
- According to the Mail Survey, the third highest ranked reason for not using parks, facilities, or programs was because the *preferred program or facility is not offered* (24% of respondents / 34% in Web Survey).
- The discussions at the Public Workshop focused on programs and events included suggestions for more programs for adults, more advertising, outdoor/nature programs, festivals and community events.
- Over 10% of the Colleyville population was age 65 and older according to the 2010 U.S. Census. This percentage is estimated currently to be at 15.6% and is expected to increase to over 21% by 2022. In addition, the median age in Colleyville was at 40.0 in 2010 and is expected to increase to 49.9 by 2022. This is 15% higher than the rest of Tarrant County and it is much higher than for Texas and the USA.

- The population under age 18 was 26.5% in 2010, 22.6% in 2017, and is expected to decrease to 20% by 2022. These percentages are slightly lower than for the County, State and USA.
- The average household size in Colleyville is and will continue to be higher than the County, Texas and USA. This indicates more children or extended family in the households.
- Overall, these trends indicate an aging population.
- *Programs for those age 50 or older* were the third most needed programs (third most important) and represented the third most households with unmet needs (need met at 50% or less). They also ranked as the third highest priority for investment in programs.
- A substantial number of households had unmet program needs for:
 - Adult fitness and wellness (3,324 households)
 - Summer concerts (2,990)
 - 50+ programs (2,928)
 - Pet exercise (1,931)
 - Water fitness programs (1,795)
 - Nature programs (1,691)
 - Adult Sports programs (1,624)
 - Special Events (1,443)
 - Adult art, dance, and performing arts (1,361)
 - Youth fitness and wellness programs (1,025)
- Two primary reasons limiting program offerings are the number of staff and the lack of an indoor facility that functions well for programming.
- The City has developed a niche for volleyball programs but rely on schools and other locations for this program.

Potential Solutions

1. Develop a community/recreation center as discussed in 6.5.6 Indoor Recreation. This facility will allow expansion of program opportunities by providing spaces more conducive to attracting residents to participate.
2. Expand the availability of programs for seniors, particularly healthy seniors. A Silver Sneakers program would offer a series of fitness programs for seniors in the City.
3. Nature programs were discussed previously in Section 6.5.4.
4. Opportunities for multigenerational and intergenerational programming could also be considered to provide opportunities for all ages. Intergenerational programming could include nature-based activities outdoors (fishing, gardening, bird watching) and arts and crafts activities indoors (music, painting, cooking).
5. If an event space is developed at The Village at Colleyville near City Hall and the Library, the City should utilize the facilities for a series of events, including concerts, throughout the year. Examples of bandshells are shown below.



6.



7. Programs should be developed to maximize utilization of existing facilities and any future facilities.
8. The City should seek partnerships to provide programs that require facilities not offered by the City of Colleyville.
9. Program satisfaction levels, attendance, and trends should be continuously monitored to ensure program offerings match the needs of the community.
10. Establish more adult oriented sports activities.
11. Continue to coordinate with adjacent communities on program offerings, events, and coordination of dates.
12. Purchase a new bus to serve the Senior Center. The current van is difficult to enter and deters some from participating when travel is involved.
13. The Fitzgerald Collection of Colleyville artifacts needs a permanent home.

6.5.9. Operations and Maintenance

Observations and Analyses

- The benchmarking comparisons indicated that Colleyville has much fewer staff per 10,000 population (4.8) than the Texas communities (7.9) and the national benchmark (7.4). In turn, this results in a much higher number of acres per staff to maintain than the Texas benchmark (41.1 vs. 15.3).
- Residents of Colleyville and its leadership are very proud of the quality of its parks and facilities and maintain them well.

Potential Solutions

1. Improvements should be made as needed to athletic field surfaces to provide for optimal playing experiences and to maintain safety for users.
2. Needed improvements at existing parks should be given priority over new parks and facilities.
3. The maintenance staff should be expanded as additional parks and facilities are developed to maximize the parks' longevity, safety, and appearance.
4. Establish a program to recruit and organize volunteers to adopt sections of trails in Colleyville (and new trails as they are developed), including paved trails, unpaved trails, to keep the trails free of litter.
5. Prioritize short-term maintenance of existing parks and facilities over long term capital improvements.
6. Create a volunteer coordinator position to make use of trained volunteers. This position could be part-time, or the responsibilities could be filled by existing staff.
7. Serve as example for stewardship and BMPs to be emulated by community.

8. Provide training to ensure highly proficient and passionate staff, coaches, and volunteers.

6.5.10. Partnerships and Sponsorships

Observations and Analyses

- Partnerships and sponsorships can provide opportunities to reduce upfront capital costs as well as operating costs.
- The need for collaboration and partnerships (both between agencies and with private organizations) was a reoccurring theme throughout the public input process.
- Colleyville currently partners with several local sports providers for the operation of sports leagues such as the Colleyville Girls Softball Association, Colleyville Baseball Association, Colleyville Soccer Association, Colleyville Lacrosse, Grapevine-Colleyville Youth Football, and others. The leagues schedule their games and practices and the City allocates and maintains the fields.
- Sponsorships and donations are key to funding some programs, especially events.

Potential Solutions

1. Seek opportunities for collaboration with other organizations to improve the number and variety of program offerings and to help fill program deficiencies. Work with these other agencies and organizations to improve awareness of programming opportunities and to coordinate offerings to avoid duplication of services. A partnership with the GCISD and possibly local colleges as part of the development of nature programs.
2. Establish partnerships for both the securement of funding for capital improvements and for the operation of new facilities, particularly for high cost projects. Partnerships should require detailed documentation of funding sources and operating strategies (pro-forma).
3. Collaborate with law enforcement to increase presence in the parks and an improved perception of safety for park users.
4. Maintain existing relationships with organizations that manage the youth sports leagues and seek new partners for the management of new sports leagues as interests grow.
5. Maintain and expand existing relationships with private recreation providers and develop relationships with any future providers.
6. Establish a position of Volunteer and Sponsor Coordinator and promote the use of volunteers, especially as the nature-oriented facilities and trails are developed.

6.5.11. Communications

Observations and Analyses

- In both surveys, 39-40% of residents reported that the top reason for not using facilities and participating in programs is because they *do not know what is being offered*.
- According to both surveys, the top ways residents learn about facilities and programs is through *Colleyville website*, *word of mouth*, and *brochures/flyers*. The city has recently decided to eliminate using the printed version of the flyer.

Potential Solutions

1. Cooperate with other agencies and organizations toward the creation and promotion of a common calendar for activities and events in Colleyville, including opportunities for recreation, education, and tourism. Cross promotion of events should also be part of such an agreement.
2. A conveniently located community bulletin board for the promotion of events and programs would help to improve awareness of programming opportunities.

3. Colleyville should continuously solicit feedback from park and program users to ensure new and changing needs are met.
4. Actively promote park improvements and new program offerings as they become available.
5. Develop, promote, and regularly update a mobile application (smart phone/tablet app) to communicate program offerings and improve park experiences (event information, park/trail maps). This app could be utilized to encourage fitness in the community and to connect park users interested in gathering for exercise. This app could also connect to a master schedule for athletic events.
6. Provide Wi-Fi in all Neighborhood and Community Parks with initial focus on the most used parks (City Park, McPherson Park, Colleyville Nature Center, Pleasant Run Soccer Complex, and the Senior Center).
7. Increase usage of social media to promote programs and events to residents and visitors.
8. A strong and consistent branding and signage program will elevate the public's awareness of parks and facilities and recognize them as City of Colleyville facilities. Apply branding standards to visual elements of Colleyville parks and recreation, including signage, printed materials, web page, social media, and other methods.
9. Increase staff time and resources for marketing efforts.

6.5.12. Budget

Observations and Analyses

- The 2018 budgets for the various aspects of parks and recreation services include:

○ Parks Maintenance	\$925,967
○ Park Athletic Field Maintenance	\$370,096
○ Recreation	\$404,966
○ Senior Center	<u>\$ 17,373</u>
○ Total	\$1,718,402
- The City of Colleyville currently recovers approximately 13.5% of its parks and recreation operating costs through fees, which is higher than the median of the Texas benchmark communities at 8.9% but less than half of the national benchmark of 29%.
- Approximately 86% of the Department's operations funds are from the City General Fund, which is comparable to the Texas benchmark communities' median of 83.2%.
- The City of Colleyville devotes 7.2% its overall General Fund budget to parks and recreation compared to 12.7% for the median of Texas comparison communities in the benchmarking comparison.
- The Benchmarking Survey also indicated that the operating expenditure per capita at \$65.51 is less than the median of the Texas benchmarked communities at \$76.08 and national median of \$76.44.
- The percentages of the budget allocated to personnel, operations, capital, and other are close to the medians of the benchmarked communities.
- Parks and Recreation benefits from a voluntary check box on the utility bill which generates approximately \$178,000 per year for capital improvements.
- The City also has a Park Land Dedication Fund for capital improvements which had a balance of approximately \$1.3 million in mid-2017.

Potential Solutions

1. Investigate new and inventive funding sources for parks and recreation improvements. Some communities in the Metro have utilized a dedicated sales tax for major improvements.
2. Encourage the creation of a Friends of Colleyville Parks foundation to recruit and organize volunteers, to raise funds and apply for grants, and to work toward the implementation of improvements outlined in this Master Plan. The Friends of Colleyville Nature Center (CNC) already have an established organization which can be utilized for these purposes at the CNC.
3. Pursue grants for development and operation of parks and recreation facilities and programs.
4. Programs offered should include a level of cost recovery as most classes and programs will require fees for registration.
5. Develop an adopt-a-trail program to assist in the maintenance and funding for trail improvements and maintenance.
6. Consider selling naming rights to facilities to help mitigate capital and operating costs. Rights could be sold to whole facilities (community center, fields, splash pad, playground, or aquatic center) or to areas within a facility (meeting rooms, fields, courts).
7. A scholarships program for program and facility fees could be established for those that cannot afford to pay.



City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-2

Agenda Date 03/20/2018

Type Worksession

Department City Manager

Title

Discussion of the future use of Bidault House and Webb House

Strategic Plan

5.1 Create and sustain an identifiable Colleyville brand

Explanation

In August 2017, Hidell and Associates Architects was engaged to conduct an assessment of the Bidault House and the Webb House. The intent was to determine the repairs and modifications necessary to enable the structures to be used for public purposes, as well as estimates of the associated costs. The assessment includes structural integrity, building systems, finishes, and layout. Staff provided a presentation to City Council on October 10, 2017, summarizing the findings, recommendations, and several options for future use. At that meeting, the City Council requested the information and presentation be shared with the Historic Preservation Committee and the Parks and Recreation Advisory Board in order to seek additional citizen feedback on the desired future use of these buildings.

Staff presented the same presentation to the Historic Preservation Committee on November 9, 2017, and the Parks and Recreation Advisory Board on January 8, 2018. Based on the input received at those meetings, a general consensus emerged and will be reviewed in the attached presentation. Staff seeks direction from the City Council on desired next steps.

Attachments

1. Bidault House and Webb House future land use presentation - March 20, 2018
2. Final Report (amended)

Bidault House & Webb House: Future Use

March 20, 2018
City Council Worksession

Objective Recap



- Perform a thorough investigation of the Bidault House and Webb House to assess the modifications required for public use
- Seek City Council and citizen input on the desired future use of properties
- Plan for and execute updates necessary based on desired direction

Bidault House

1416 Glade Road



Webb House

400 Shelton Drive



Process to-date



Date	Action
September 2017	Assessment performed by Hidell Assoc.
October 10, 2017	City Council Worksession presentation
November 9, 2017	Historical Preservation Committee
January 8, 2018	Parks & Recreation Advisory Board
January/February 2018	Minor updates to assessment
March 20, 2018	City Council Worksession (seeking direction)

Summary of Input Received



- Commercial use of either property is not desired
- Preference is governmental, community, and educational use

Bidault House

- Modify to allow for public use
- Decorate in period appropriate manner
- Open building for educational tours
- Allow small meetings or rentals

Webb House

- Modify to allow for public use
- Decorate in period appropriate manner
- Open building for educational tours
- Allow small meetings or rentals
- Better utilize as a trail stop and family gathering place

Bidault House



South



East



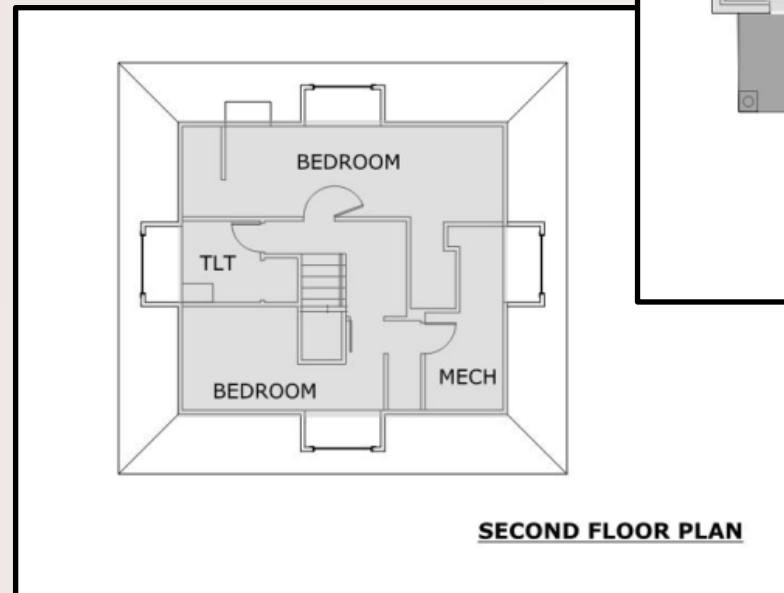
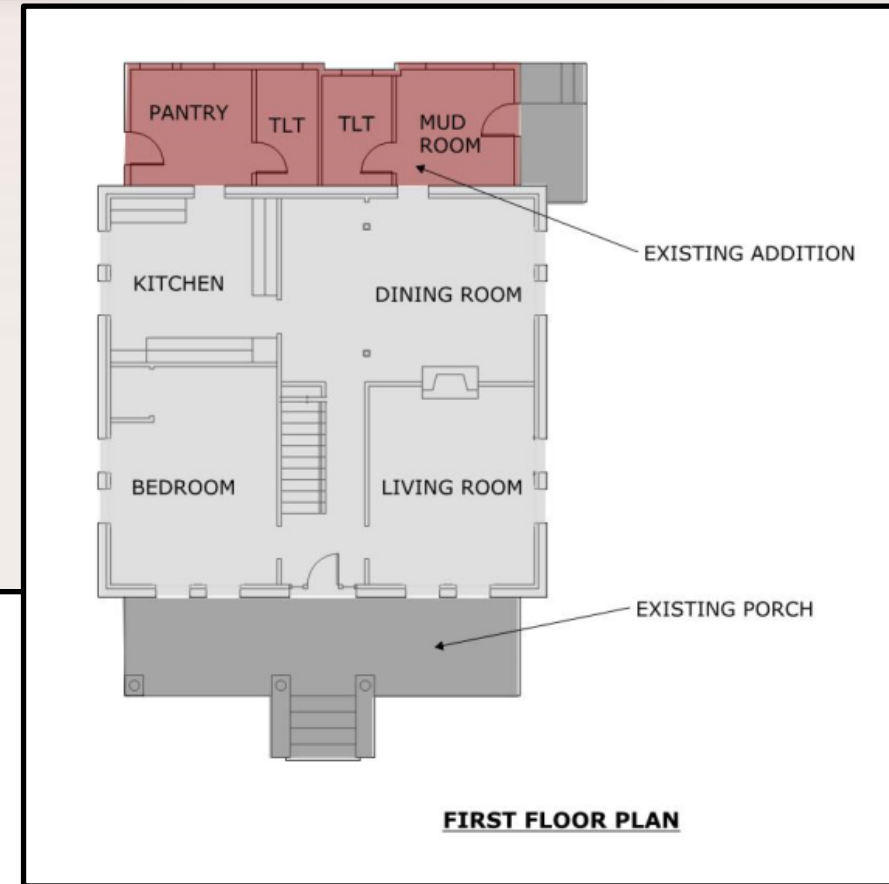
North



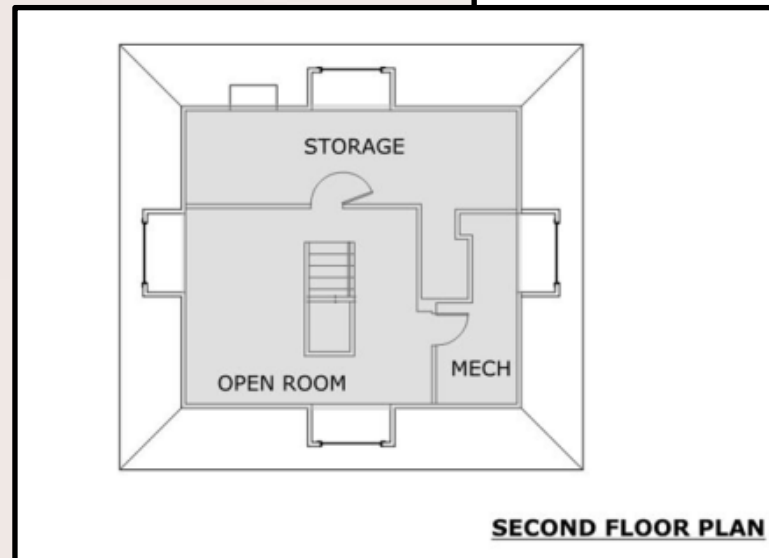
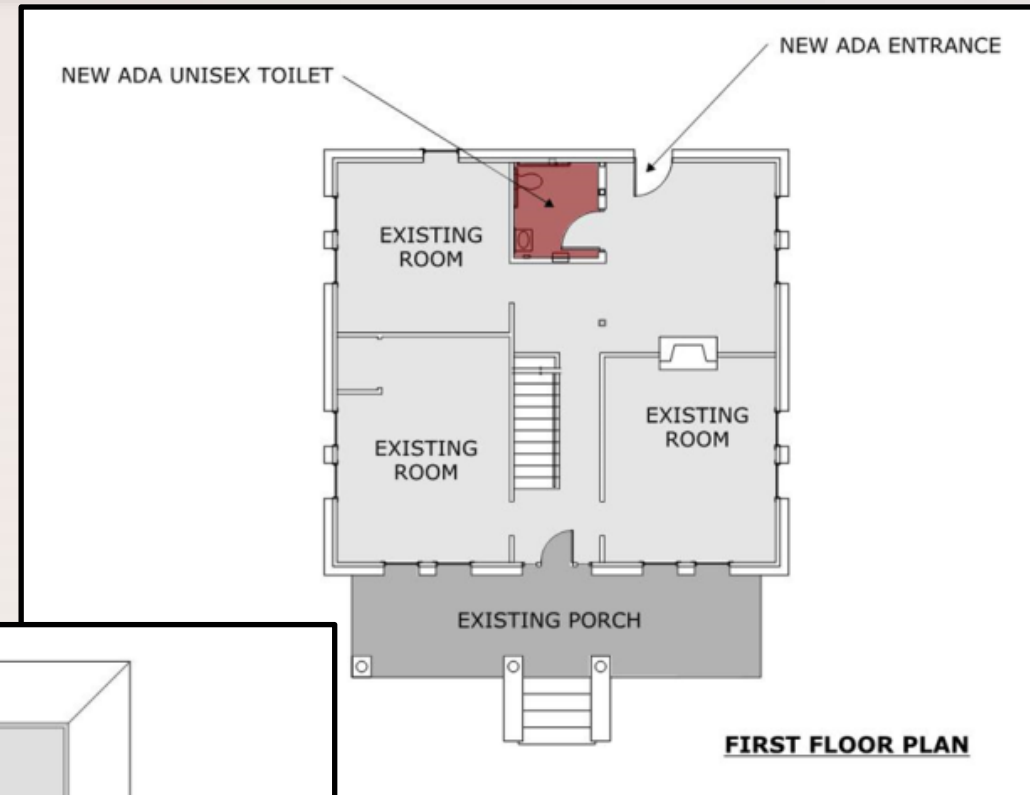
West



Bidault House: Current Configuration



Bidault House: Proposed Changes



Assumes the second floor will remain, but will not be used by the public.

Bidault House: Cost Estimates



SITE COST

New parking lot and street access	\$64,000
New sidewalk from structure to public way	4,750
New ADA accessible ramp	15,000
New privacy fence	6,200
New parking lot lighting	9,000
<u>Landscaping</u>	<u>By Owner</u>
Sub total	\$98,950

TOTAL COST

Sub total Site Cost	\$98,950
Sub total Structure Cost	119,660
<u>Engineering Fees</u>	<u>20,000</u>
Total Project Cost	\$238,610

STRUCTURE COST

Demo existing addition	\$15,900
Restore existing north wall	25,920
Interior wall configuration	7,200
New ADA restroom	21,000
New HVAC system	16,000
New flooring (hardwood)	10,800
Interior painting	3,600
<u>New electrical service, distribution, lighting</u>	<u>19,240</u>
Sub total	\$119,660

Webb House



South



East



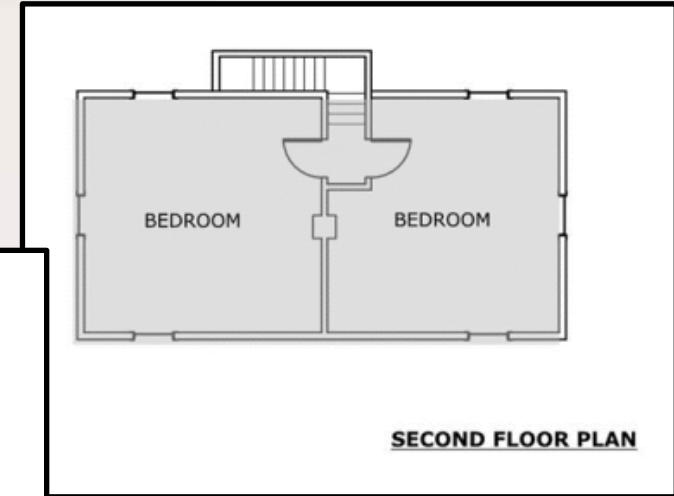
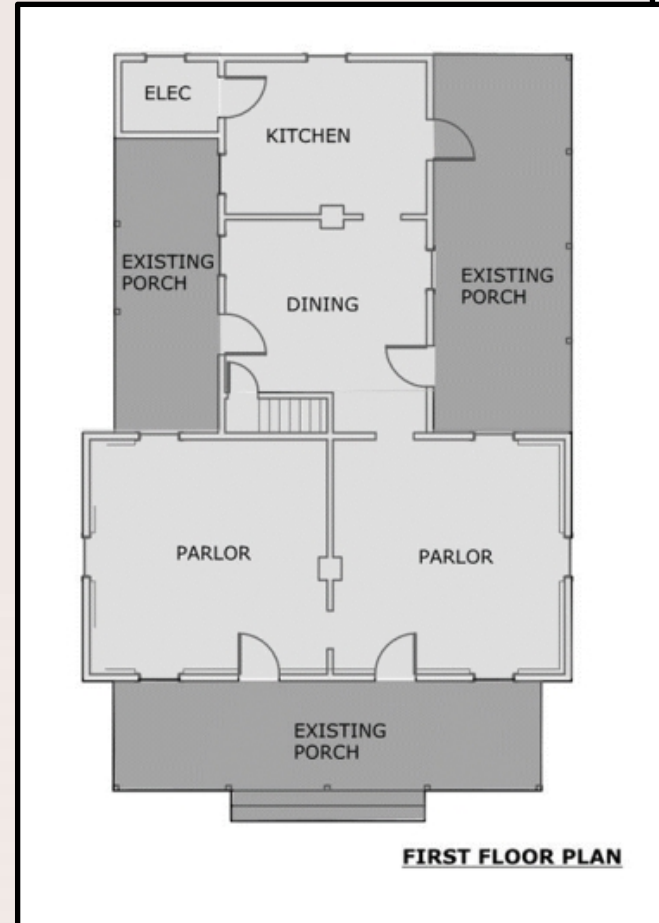
North



West



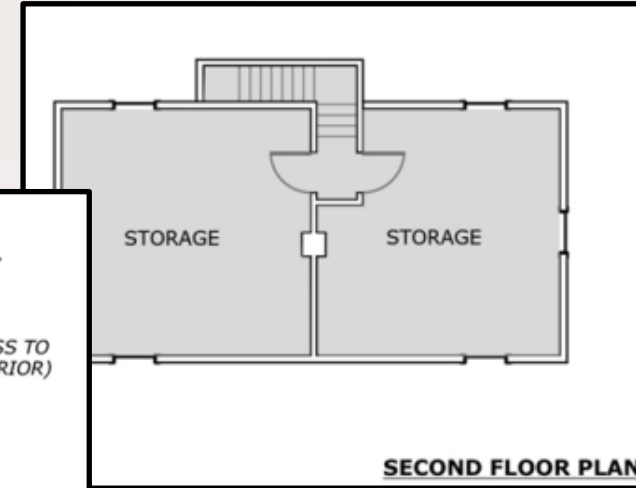
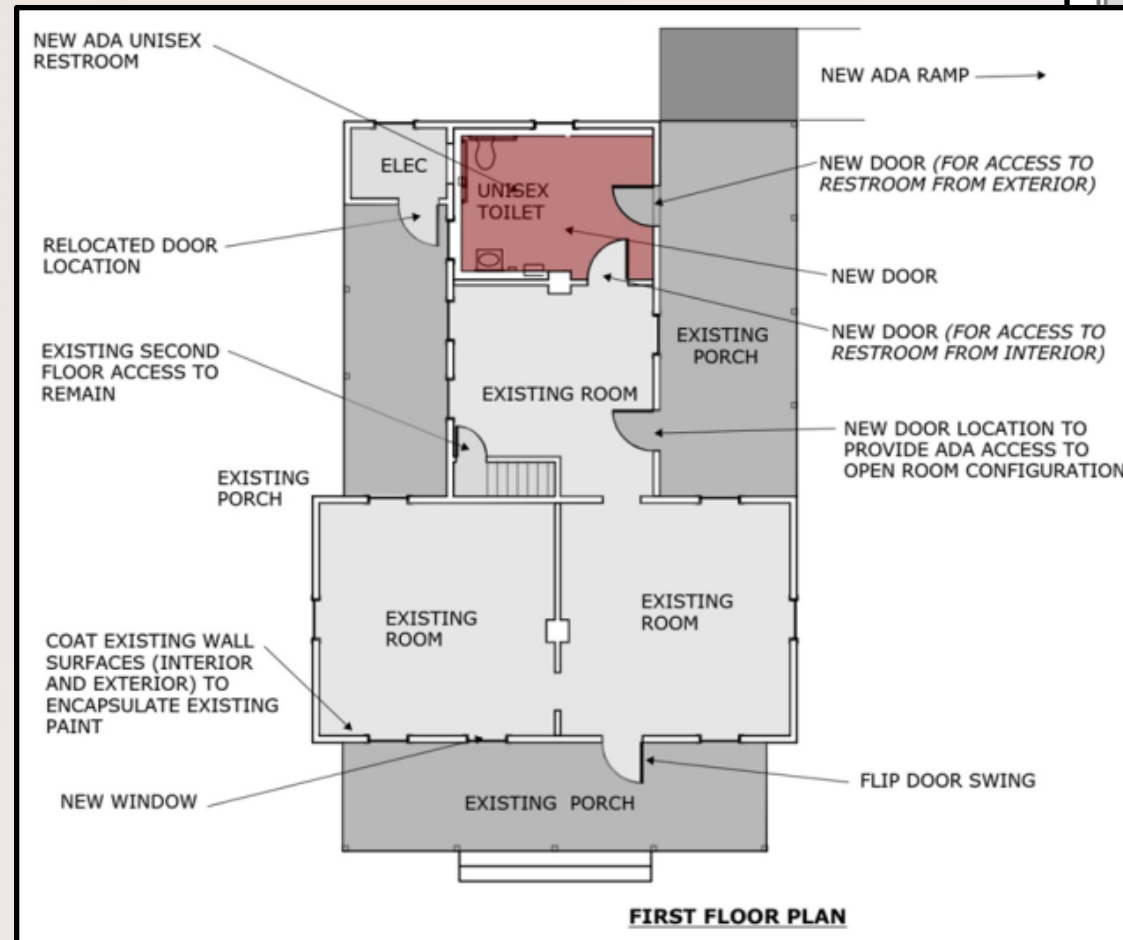
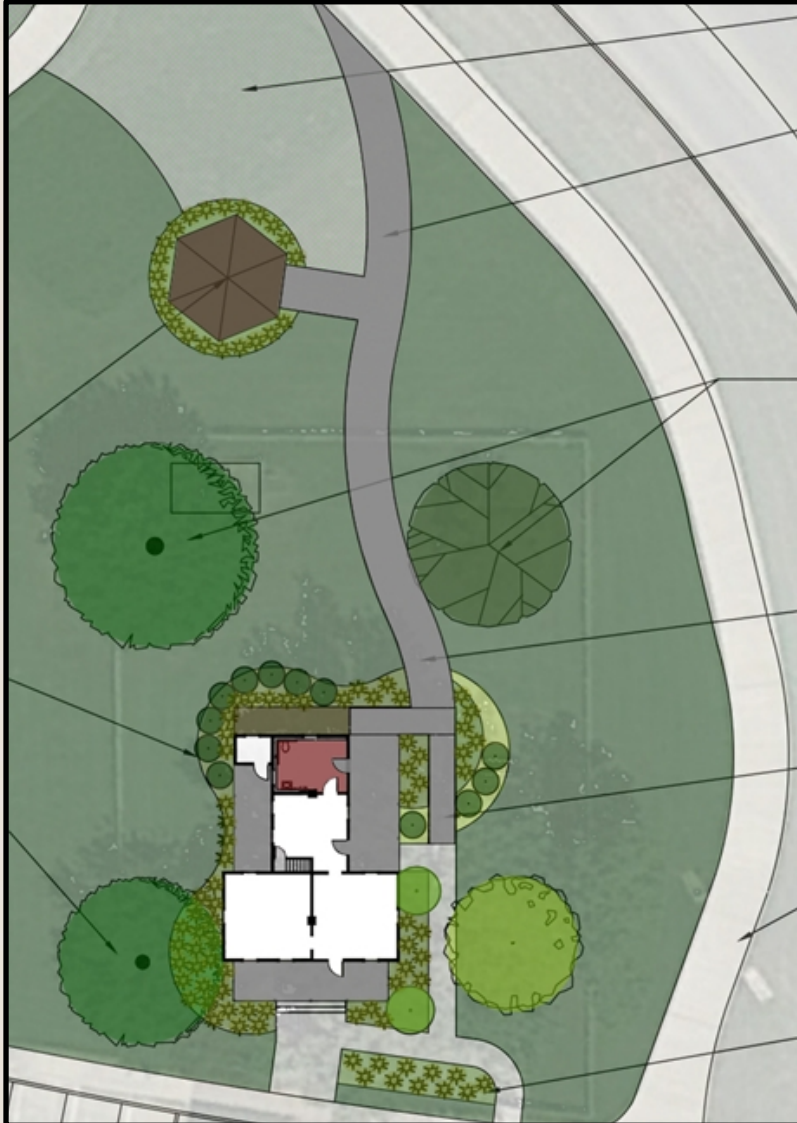
Webb House: Current Configuration



Webb House: Proposed Changes



Webb House: Proposed Changes



Assumes the second floor will remain, but will not be used by the public.

Webb House: Cost Estimates



SITE COST

Demo existing detached restroom	\$12,600
New ADA ramp	18,000
New concrete sidewalk (structure to path)	7,400
New gazebo along concrete path	18,700
<u>Landscaping</u>	<u>By Owner</u>
Sub total	\$56,700

STRUCTURE COST

New ADA unisex restroom (1)	\$24,000
New roof	26,226
Interior room configuration	6,200
Exterior siding, trim, column repair	12,400
New HVAC system	16,000
Revised electrical (power & lighting)	4,800
Lead Paint Encapsulation & limited abatement	36,000
<u>Interior and exterior painting</u>	<u>3,800</u>
Sub total	\$129,426

TOTAL COST

Sub total Site Cost	\$56,700
Sub total Structure Cost	129,426
<u>Engineering Fees</u>	<u>24,000</u>
Total Project Cost	\$210,126

Potential Funding Options



Bidault House: \$238,610

- TIF eligible - amended project plan
- Strategic Initiatives Fund (\$542K balance)
- Colleyville Tomorrow Fund (\$2.3M balance)

Webb House: \$210,126

- FY 2018 CEDC Budget includes \$100,000 for Webb House repairs
 - Additional \$300,000 available in "Future Projects" category
- Strategic Initiatives Fund (\$542K balance)
- Colleyville Tomorrow Fund (\$2.3M balance)

Questions and Discussion

ASSESSMENT OVERVIEW

INTRODUCTION

Hidell and Associates Architects, Inc. was retained in August 2017 to perform a thorough investigation of two existing city properties to assess the modifications required to update the structures for public use. The assessment includes recommendations regarding repairs and requirements to meet current code and accessibility standards. The two properties are the Bidault House and Webb House. Both properties are existing residential structures.

This report includes an assessment of the properties current conditions, evaluating the structural integrity, building systems, finishes, and layout. The recommendations include repairs and associates cost to enable the existing structures to be used for public purposes.

The Bidault House is a two-story residential property, originally constructed in 1911 and was given a Texas Historical Commission designation in 1980. The property has not been reviewed for a specific use, however, the report includes recommendations to improve the overall flexibility of the interior layout.

The Webb House is a two-story residential property that was modified in 2002, updating the interior layout and providing site improvements. The site is in good repair, providing accessible off-street parking and connection to the cotton belt trail, via a paved path. This report includes recommendations to modify the existing site and structure to accommodate restrooms for users of the Cotton Belt Trail. The report also includes general repairs and interior modifications for general use.

THE BIDAULT HOUSE

Built in 1911 the Bidault house has been recognized by the Texas Historical Commission and is registered as a historical landmark.



Front Façade of Bidault House



Texas Historical Commission Designation

GENERAL INFORMATION

- The property is located at the northeast corner of Bluebonnet Dr and West Glade Rd (1416 Glade Rd., Colleyville, TX)

SITE

- The site is approx. 0.846 acres with a residential structure and a single story detached garage structure. The site does not include paving for vehicular access or parking. The site vegetation includes mature trees, native grass, and limited shrub landscaping at the perimeter of the structures. The site is generally flat in elevation with a gentle slope from west to east.

RESIDENTIAL STRUCTURE

- The two-story residential structure is 2,160 s.f. The following is an assessment of the current conditions:
 - The home's exterior has recently been painted and is generally in good condition.
 - The first floor includes 1,211 s.f. of original structure built from 1905 to 1911. A 318 s.f. addition was added to the north of the existing structure (date of completion unknown).

- The first-floor interior layout appears to have received minor modifications over the years, but remains generally residential in layout with eight rooms of varying size.
- The second floor is 631 s.f. The layout appears to be original with two bedrooms, one restroom, and access to a mechanical attic area.
- The roof is asphalt shingle and is in generally in good condition. The date of the roof is unknown.
- The windows are original and generally in good condition. Due to the age of the windows, their operation was not tested during inspection. It is assumed that any public use of the facility will not require the windows to be operable.
- The HVAC is a split system with a gas furnace in the 2nd floor attic area and a condensing unit at grade on the east side of the house. The furnace appears to be in good working order, less than 15 years old. The fan was engaged during the review process. The condensing unit was operational during the review, but given the age (over 15 years old) and visual inspection of the coils, pump and motor, it is recommended to be replaced.
- The home includes water and sewer service. The plumbing layout will need to be revised to meet accessibility standards and improve the flexibility of the overall layout.
- The electrical service has a modern circuit panel with copper wiring distribution to outlets and light fixtures.



Existing living room configuration



Existing dining room configuration

COLLEYVILLE PROPERTY ASSESSMENT

OUTBUILDING

- The outbuilding is a single story (357 s.f.) detached garage.
 - The outbuilding is generally in good shape.
 - The exterior appears to be recently painted and new doors have been fabricated and installed. No modifications or repair are need for this structure, assuming it will remain as a storage facility.
 - The site includes an existing well with pumphouse. The age of the well and pumphouse are unknown. The well is in the southwest quadrant of the property adjacent to the Bluebonnet Drive.



Existing well and pump house

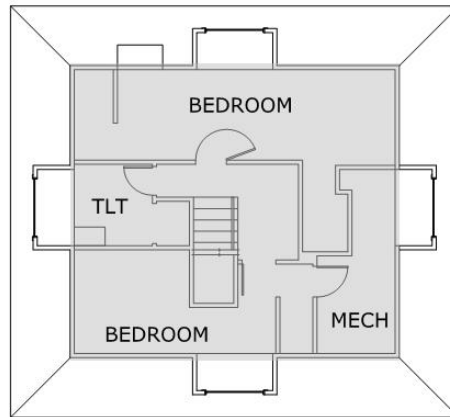


Existing outbuilding (Garage)

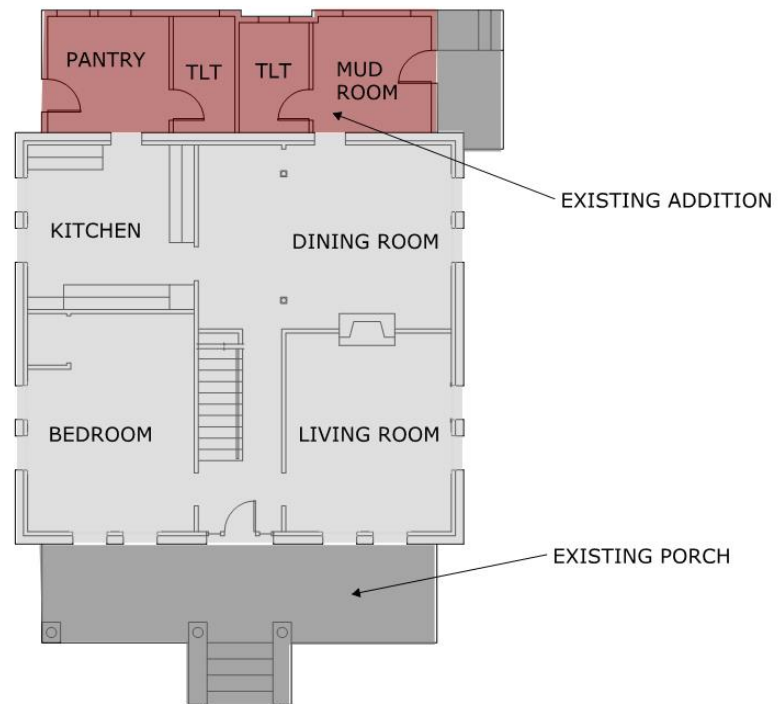
EXISTING SITE CONFIGURATION







SECOND FLOOR PLAN



FIRST FLOOR PLAN

EXISTING STRUCTURE CONFIGURATION



REQUIREMENTS

The property requirements are based on use of the facility (site and structure) for public occupancy. The following area list of requirements to meet code and accessibility standards. These requirements are mandatory for use of the facility for public functions.

ZONING REQUIREMENTS

- The property is currently zoned R40? (Single Family Residential District) Using the property for commercial or governmental purposes will require an SUP.

BUFFER REQUIREMENTS

- 25'-0" set back on east and north property lines
- 20'-0" greenbelt of "live" planting
- 6'-0" height fence at property line

LANDSCAPE REQUIREMENTS

- Twenty percent (20% of the total land area in any proposed, development shall be, landscaped. At least fifty percent (50%) of the total landscaped area shall be in the street yard. This report assumes all landscaping requirements will be performed by City of Colleyville crews.

PARKING REQUIREMENTS

- Classified as a Museum, office or government building will require one space for every 300 sf (7 spaces)
- One handicap space per Texas Accessibility Standards



Existing living room configuration



Existing dining room configuration

ADA REQUIREMENTS

- Accessible route from handicap parking to facility. This will require a new ramp system. Based on the adjacent grades, the homes finish floor is approximately 28" above the proposed parking grade.
- The entry door shall be a minimum of 32" wide with a threshold less than ¼"
- If the second floor is used for public purposes it shall be accessible per ADA standards, which would require an elevator. This report assumes the second floor will not be used.
- The interior configuration shall include a minimum of (1) ADA accessible restroom.
- If the facility is used for assembly purposes with an interior space with over 49 occupants a second exit will be required to be ADA accessible.

PLUMBING FIXTURE REQUIREMENTS

- The ultimate use of the facility will dictate the allowable occupancy and restroom fixtures required. For the purposes of this property review, the most stringent occupancy has been used (A-3) assembly. Due to the size of the first floor (1211 s.f.) it is reasonable to assume with storage and restrooms; the occupancy load would range between 38-48.

HISTORICAL DESIGNATION REQUIREMENTS

- The Bidault House is Registered with the Texas Historical Commission, receiving a Historic Designation in 1980. This designation relates to the exterior architectural character of the structure, specifically the pressed concrete block exterior of the was most likely structure has a historical designation, specifically relating to the exterior façade and concrete block structure. The repairs and reorganization of the space The structure Accessible route from handicap parking to facility. This will require a new ramp system based the finish floor of the house at 3'-0" above parking grade.

- The RTHL designation of Bidault House does legislatively require 60 days prior-notice of any work on the exterior of the building to allow time for the Texas Historical Commission Division of Architecture to review and consult on the preservation best-practices as guided by the Secretary of Interior's Standards. After the consultation process is complete the owner may choose to do what they desire work wise, but the law ensures the owners has been educated on what is most acceptable for their historic property in terms of preservation.
- **How to Submit an RTHL Review**
 - Submit a cover letter fully describing the project scope along with supporting documentation (i.e. photographs, and if available any drawings, site plans, specifications, etc.) for the exterior of each building to the mailing below. Faxes and email are not accepted.



The existing first floor is raised above the existing grade



The existing structure includes a single-story addition on the north. The addition is not constructed of the cast concrete block.

REPAIRS

The repairs are based on visual inspection of the facility in September 2017. No plans or property maintenance were reported at the time of the inspection. The following repairs are based on achieving a code and accessible site and structure.

SITE

- A concrete parking lot shall be constructed with access from Bluebonnet Drive. The parking lot shall include 7 regular spaces (9'-0" wide x 18'-0" deep) and 1 handicap accessible space.
- Concrete sidewalks shall be installed that provide an accessible route from Bluebonnet Drive and the new parking area to the existing structure. This will include a concrete ramp system approx. 30'-0" in total length.
- The current landscape is minimal. It is recommended to remove the existing shrubs and plant appropriate vegetation at the perimeter of the existing structure. This would include a new irrigation system.
- New vegetation and irrigation is recommended at the perimeter of the existing outbuilding.

STRUCTURE

- The existing house's exterior is in good shape and has been recently painted. The exterior shall be power washed with any peeling paint removed and those areas repainted.
- The existing house includes an addition of unknown age. The addition has foundation issues and the north side of the addition is sinking. If the addition remains, the foundation will need to be repaired with concrete piers.
- The addition can be removed pending approval by the Texas Historic Commission. The Texas Historic Commission was contacted regarding this option and was generally favorable of returning the home to its original configuration (circa 1911). Should the City choose to remove the addition, repair will be required to the existing north façade to restore it back to its original condition. This will include masonry repair and installation of period appropriate windows and doors.

INTERIOR LAYOUT

- The existing house's interior layout is generally original with the first floor divided into smaller rooms typical of a residential structure. It is recommended the built-in millwork (kitchen cabinets) be removed to provide a larger more flexible space.

COLLEYVILLE PROPERTY ASSESSMENT

- The structural integrity of the home is dependent upon the second-floor framing. This report assumes the second floor will remain, but will not be used by the public.
- A new unisex toilet is code required and the interior layout should accommodate accessible access.
- It is recommended the new interior layout include a small storage room adjacent to the unisex toilet to accommodate a variety of functions that might need various types of furniture or equipment.
- All existing walls shall be repaired and repainted.
- The existing flooring surfaces (wood, carpet and vinyl) shall be removed complete. Depending upon use of the facility a new floor finish (hardwood) is recommended based on the character and age of the home.

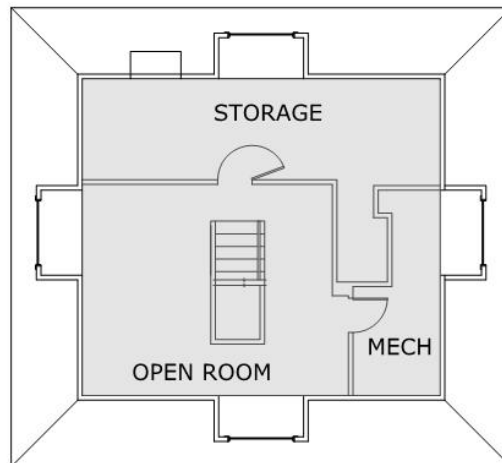
SYSTEMS (Mechanical, Electrical and Plumbing)

- The existing condensing unit shall be replaced complete. The existing air handling unit in the second-floor attic shall be serviced.
- A new interior layout and ADA accessible restroom will require the new plumbing routed to the existing service locations. A new water meter will be required.
- It is recommended the existing electrical system be upgraded. The system is original and in working order, however it does not meet all new code requirements. The new electrical system shall include a new main panel and distribution wiring to revised outlet and light fixture locations.
- The exterior lighting on site shall be re-used. New lighting will be required at the accessible exit.
- New site lighting will be required for the parking lot and accessible route.

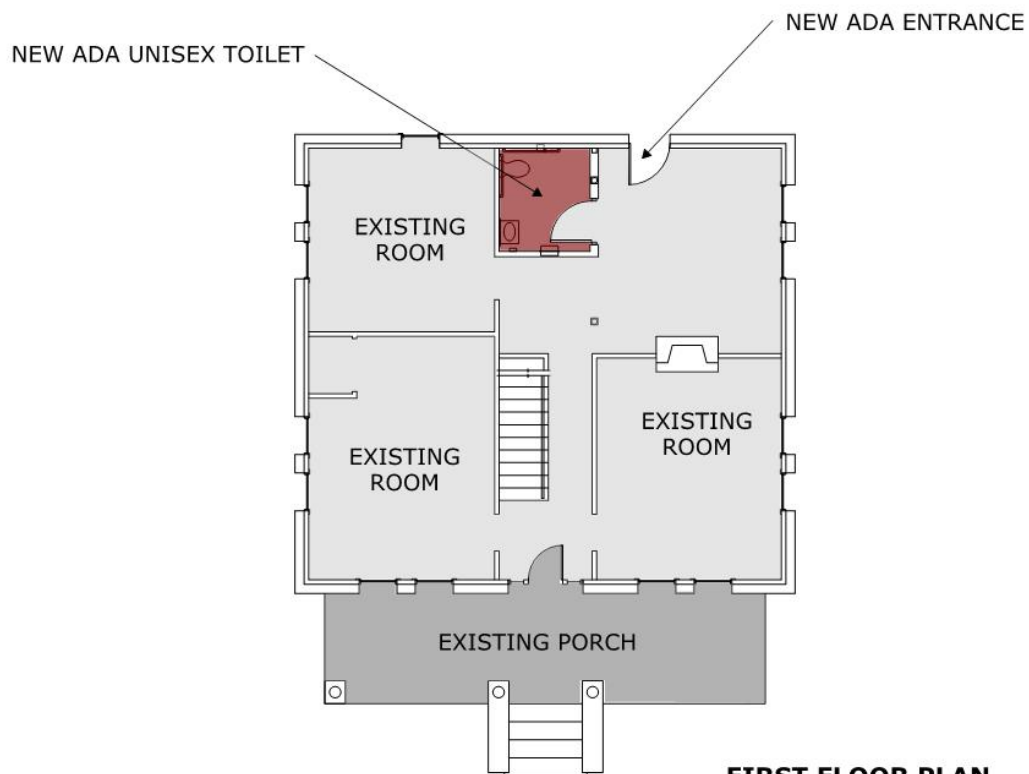
REQUIREMENTS AND REPAIR DIAGRAM (SITE)



REQUIREMENTS AND REPAIR DIAGRAM (STRUCTURE)



SECOND FLOOR PLAN



FIRST FLOOR PLAN

ESTIMATE OF CONSTRUCTION COST

SITE COST

New parking lot and street access	\$64,000
New sidewalk from structure to public way	\$4,750
New ADA accessible ramp	\$15,000
New privacy fence	\$6,200
New parking lot lighting	\$9,000
Landscaping	By Owner
Sub total	\$98,950

STRUCTURE COST

Demo existing addition	\$15,900
Restore existing north wall	\$25,920
Interior wall configuration	\$7,200
New ADA restroom	\$21,000
New HVAC system	\$16,000
New electrical service, distribution and lighting (200 amp)	\$19,240
New flooring (hardwood)	\$10,800
Interior painting	\$3,600
Sub total	\$119,660

TOTAL COST

Subtotal Site Cost	\$98,550
Subtotal Structure Cost	\$119,660
Engineering Fees	\$20,000
Total Project Cost	\$238,610

Pricing Notes:

- *All cost include contractor overhead and profit*
- *Engineering fees are estimate of drawings and testing required*

THE WEBB HOUSE

Located adjacent to the Cotton Belt Trail, the site and structures have been improved over the years



Webb House interior



Webb House exterior entry

GENERAL INFORMATION

- The property is located at the northwest corner of Bransford Rd. and Shelton Dr. (400 Shelton Drive, Colleyville, TX)

SITE

- The site is approx. 3.03 acres with a residential structure and a single story detached restroom structure. The site has been improved over the years and includes 12 off-street parking spaces, including one ADA accessible space. A concrete path connects the property and structures to the Cotton Belt Trail. The site includes a picket fence at the perimeter of the Webb House structure. The existing vegetation includes mature trees, native grass and limited shrub landscaping. The site is generally flat with minimal slope.
- Due to the condition and amenities of the site, the report assumes minimal changes will be necessary for public use of the Webb House structure.

RESIDENTIAL STRUCTURE

- The two-story residential structure is 1,828 s.f. The following is an assessment of the current conditions:
 - The structure was renovated in 2002 with updates to the interior layout, an exterior ramp, and a detached restroom.

- The exterior consists of wood siding and a wood shingle roof. Both the siding and roof are showing signs of weathering and will require repair/replacement.



Existing kitchen configuration



Existing ramp and restroom

- The interior finishes are in good shape.
- The 2002 renovation included a new electrical service (200 amp), and a new HVAC system.
- The existing HVAC system is close to its lifespan and in need of service if the existing interior configuration remains.
- The electrical system is working and has ample capacity.
- The structure was inspected in 2015 for the existence of Lead Based paint. The results indicate positive tests for paint found on the exterior and interior of the structure. Any repairs or renovations which disturb the existing Lead Based Paint are subject to best standard practices for removal and remediation. The City has two options concerning the paint, removal (abatement) or encapsulation. Encapsulation will require the existing surfaces with paint to be coated or new walls installed over them.
- The first-floor includes 914 s.f. of original structure (originally construction date unknown). The structure was renovated in 2002.
- The first-floor interior layout was modified in 2002, opening up rooms and eliminating the existing restrooms.
- The second floor is 513 s.f. The layout appears to be original with two bedrooms.
- The roof is wood shingle and needs replacement.
- The windows are original and generally in good condition. Due to the age of the windows, their operation was not tested during inspection. It is assumed that any public use of the facility will not require the windows to be operable.

- The HVAC is a modified roof top unit, located at grade adjacent to the north façade of the home. The system is nearing its lifespan. Modification to the interior of the structure will necessitate replacement. Should this unit remain, having is services and screening it is recommended, as it is visible from the Cotton Belt Trail access path.
- The home includes water and sewer service. The plumbing layout will need to be revised to meet accessibility standards and improve the flexibility of the overall layout.
- The electrical service was modified in 2002 with a 200-amp panel and copper wiring distribution to all outlets and light fixtures. The existing light fixtures are period appropriate, however, are not efficient. The original light switches (push button) have been utilized. Should the type of occupancy change, new light fixtures and switching will be required.

OUTBUIDLING

- The outbuilding is a single story (120 s.f.) detached restroom.
 - The outbuilding is generally in good shape.
 - The restroom is located at grade, which is below the finish floor of the existing home structure. To access the restroom the public is required to exit the structure and navigate on the site uncovered. For many public occupancies uses, this path of travel to a restroom would violate code requirements.



South façade and Handicap parking

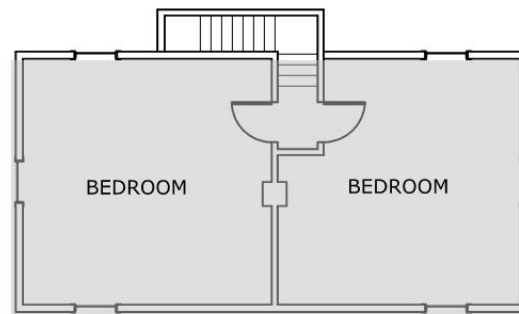


North and west facades

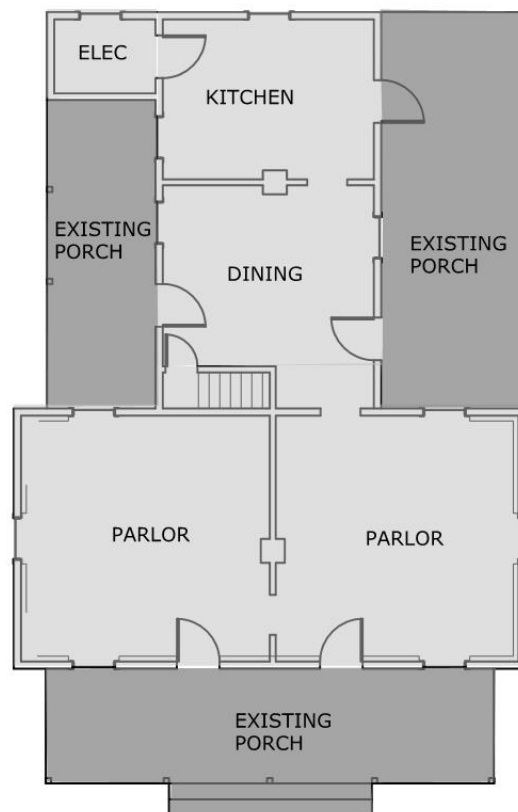
EXISTING SITE CONFIGURATION



EXISTING STRUCTURE CONFIGURATION



SECOND FLOOR PLAN



FIRST FLOOR PLAN

REQUIREMENTS

The property requirements are based on use of the facility (site and structure) for public occupancy. Due to recent improvement of the site the parking, zoning, and landscaping all meet current code standards. The following are a list of requirements to meet code and accessibility standards. These requirements are mandatory for use of the facility for public functions.

ADA REQUIREMENTS

- Accessible route from handicap parking to facility. This will require a new ramp system. The existing ramp does not meet ADA standards for slope, landings, and railings. Based on the adjacent grades, the homes finish floor is approximately 18" above the proposed parking grade.
- The entry door shall be a minimum of 32" wide with a threshold less than ¼"
- If the second floor is used for public purposes it shall be accessible per ADA standards, which would require an elevator. This report assumes the second floor will not be used for public access.
- The structure shall include a minimum of (1) ADA accessible restroom. The existing restroom structure on site meets current building code accessibility standards.
- If the facility is used for assembly purposes with an interior space with over 49 occupants a second exit will be required to be ADA accessible.
- If restrooms are located inside the existing structure, they will be required to meet ADA compliant standards.

PLUMBING FIXTURE REQUIREMENTS

- The ultimate use of the facility will dictate the allowable occupancy and restroom fixtures required. For the purposes of this property review, the most stringent occupancy has been used (A-3) assembly. Due to the size of the first floor (914 s.f.) it is reasonable to assume with storage and restrooms; the occupancy load would range between 30-40.

LEAD BASED PAINT HANDLING

- The Webb House Structure is reported to be a historical home and not designed for continuous residency and does not meet the definition of target housing regarding HUD, Texas, or the RRP regulations, however, if these coatings are disturbed during renovations the workers are subject to the requirements in OSHA Construction Standard for Lead (CFR 1926.62). The OSHA Lead Regulations include provisions for training; written compliance programs; exposure

assessments; notifications; engineering controls; and specified work practices depending on the work activity selected by the contractor.

- In addition to OSHA worker protection requirements any waste generated by the operations that would disturb these materials should be considered potentially hazardous and waste characterization (including TCLP testing) should be performed prior to offsite waste shipment, to determine the proper disposal requirements.
- The report includes cost for two options: Total removal of all Lead Based Paint and encapsulation of the Lead Based Paint. It should be noted that all renovations should be done by an EPA Lead-Safe Certified Renovator who will know how to safely work around lead paint and keep it from spreading during renovations. It is assumed encapsulation is the preferred method.



Existing porch and steps (repair required)



Existing siding and trim (repair required)



Existing ramp (violates current ADA standards for slope, railing, and landing size)



Existing HVAC unit adjacent to north façade.

REPAIRS

The repairs are based on visual inspection of the facility in September 2017, and review of plans from the 2002 renovations and the Lead Based Paint inspection report dated 2015. The following repairs are based on achieving a code and accessible site and structure. A second option has been explored to create ADA accessible restrooms for use by Cotton Belt Trail users inside a portion of the existing structure.

SITE

- A concrete ADA accessible ramp shall be constructed. The ramp shall include new railing and landing areas which meet accessibility standards.
- The existing mature trees adjacent to the two-story structure shall be trimmed/eliminated. The existing vegetation impedes the visibility of the structure from the street, parking and adjacent trail.
- The existing mechanical unit, adjacent to the north façade is visible from the trail and should be screened with vegetation.
- New vegetation and irrigation is recommended at the perimeter of the existing building.
- Should the existing structure be modified for use as restrooms for Cotton Belt Trail users, the existing modification are recommended:
 - The existing unisex toilet (detached) should be removed complete.
 - A new concrete trail shall be installed, linking the cotton belt trail to the new unisex restroom location
 - A new gazebo structure shall be installed north of the existing house, providing an outdoor gather area.

STRUCTURE

- The exterior of the two-story structure needs repair. The existing wood columns along the porch are showing signs of rot and should be replaced. The existing wood siding has paint peeling, exposing the raw wood to excessive weathering. All rotted wood siding and trim shall be replaced and painted.
- The existing porch flooring and steps are buckling and should be replaced.
- Additional site lighting should be installed. The configuration will be dependent upon the use of the building, however, for this report it is assumed a variety of light fixtures, ground mounted and pole lighting will be added to illuminate the path of travel and existing structure at night.

- The existing roof shall be replaced. The existing roof consists of architectural wood shingles, which are not required for replacement. The house is not subject to historic review; therefore, any complimentary roof system will be acceptable.
- The existing structure has five exterior doors. This is not required and a reconfiguration of the interior spaces will necessitate elimination of some of these doors.

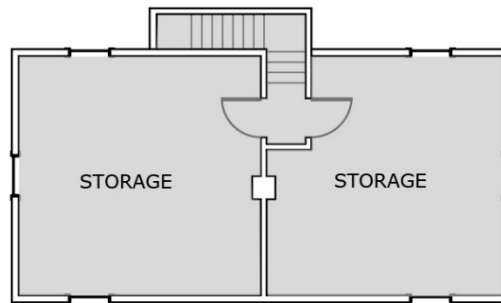
INTERIOR LAYOUT

- The existing house's interior layout was modified in 2002. The interior condition is good, therefore repair modifications will be based on creating restrooms for Cotton Belt Trail users or enlarging rooms to provide additional flexibility in use.
 - New ADA compliant restroom (unisex) shall be located as to not disturb the existing wall surfaces, minimizing the Lead Based Paint abatement process. This report assumes one unisex restrooms located inside the existing structure with access from the west porch area. The proposed plan includes access to the restroom from both interior and exterior locations.
 - The interior layout flexibility can be improved by removing interior walls to create a large room on the first floor. If selected, this change will require a new beam and selective abatement of the Lead Based Paint.

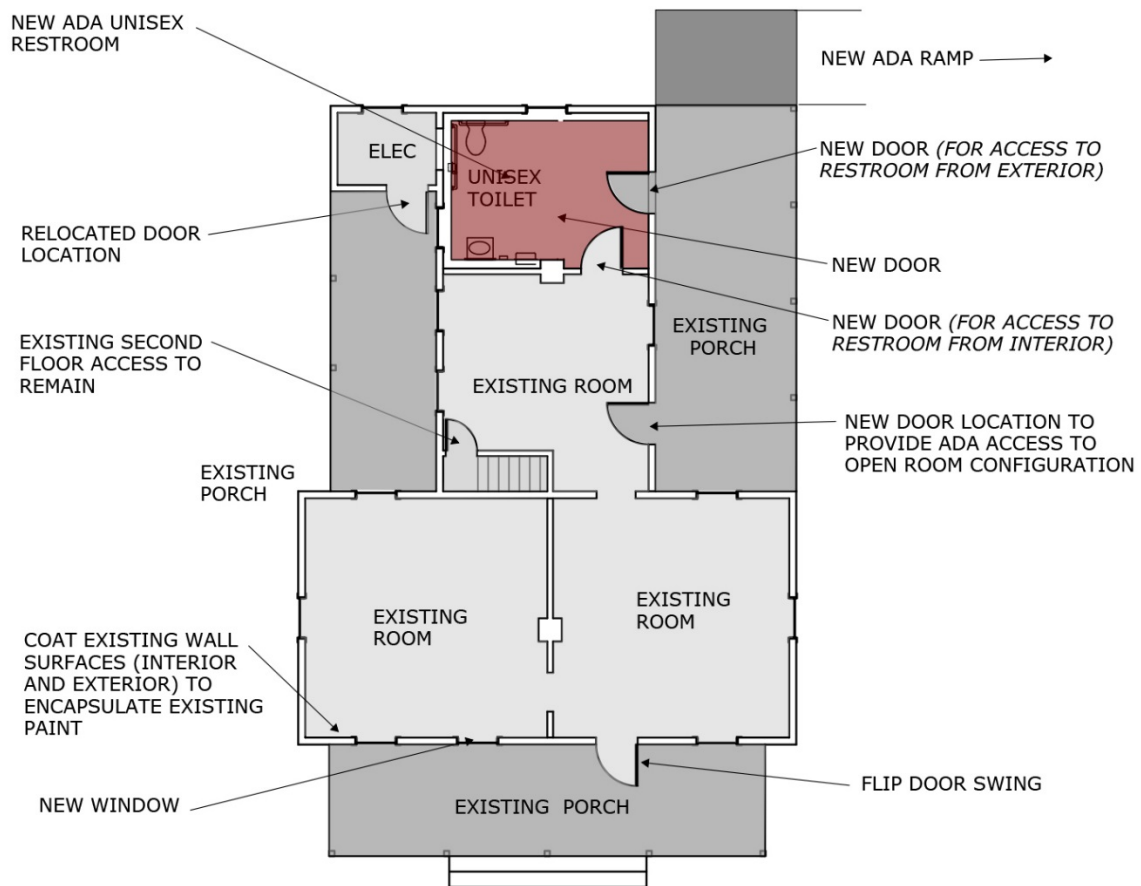
SYSTEMS (Mechanical, Electrical and Plumbing)

- Should the interior layout of the existing structure be modified the existing HVAC system will need to be modified to accommodate the revised layout and functions.
- Should the interior layout of the existing structure remain, the existing HVAC system should be serviced to ensure proper function.
- The electrical system is in good condition. Based on the preferred interior layout, the existing distribution (outlets and lighting) will need to be modified accordingly.
- The existing plumbing will need to be modified based on the preferred interior layout.

REQUIREMENTS AND REPAIR DIAGRAM (TRAIL RESTROOM/MEETING OPTION)



SECOND FLOOR PLAN



FIRST FLOOR PLAN

ESTIMATE OF CONSTRUCTION COST

Trail restroom and meeting space option

SITE COST

Demo existing detached restroom	\$12,600
New ADA ramp	\$18,000
New concrete sidewalk from structure to existing path	\$7,400
New gazebo along concrete path	\$18,700
Landscaping	By owner
Sub total	\$56,700

STRUCTURE COST (TRAIL RESTROOM AND MEETING SPACE)

New ADA unisex restrooms (Quantity 1)	\$24,000
New roof	\$26,226
Interior room configuration	\$6,200
Exterior siding, trim and column repair	\$12,400
New HVAC system	\$16,000
Revised electrical (power and lighting)	\$4,800
Lead Paint Encapsulation and limited abatement	\$36,000
Interior and exterior painting	\$3,800
Sub total	\$129,426
Engineering Fees	\$24,000
Subtotal of Site Cost	\$56,700
Total cost for trail restroom option	\$210,126

Pricing Notes:

- All cost include contractor overhead and profit
- Engineering fees are estimate of drawings and testing required



City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-3

Agenda Date 03/20/2018

Type Worksession

Department Police

Title

Discussion of the Old Tyme BBQ event

Strategic Plan

1.4 Communicate thoroughly and strategically

Explanation

This item provides for a discussion of the Old Tyme BBQ event and will be presented by City staff.

Attachments

1. Old Tyme BBQ Event presentation

COLLEYVILLE OLD TYME BBQ PROPOSAL

March 20, 2018

OLD TYME BBQ COOK-OFF PROPOSAL



- Steak Grilling Cook-Off instead of Smoker BBQ Cook-Off
 - More participation – Anyone can grill
- Same layout and feel as current BBQ cook-off
 - Live Entertainment
 - Kids Area – Bounce Houses
 - Kids Grilling Competition
 - Raffles
 - VIP Area
 - Adding- Wine Pairing, Cooking Demonstrations, Appetizer or Dessert competition
- Two day event will become one day event- October 13, 2018

SCA SANCTIONED EVENTS



BEDFORD BLUES & BBQ LABOR DAY WEEKEND FESTIVAL

Steak Cookoffs

Sept 1/2, 2017 Bedford, TX

DAY 1 - Friday Night Pork Steak Cookoff & People Choice Events

Pork Steak	Peoples Choice
1st Place \$500	1st Place \$400
2nd Place \$300	2nd Place \$300
3rd Place \$200	3rd Place \$200

Teams can leave there set up overnight, Security on site.
RV spaces available with electric for the entire weekend \$50

Entry Fees

\$100

Includes competition Pork Steaks
and Peoples Choice pork steaks

Event Timeline

12-4 Team Set Up
4 Cooks Meeting
6-6:15 Pork Steak Turn In
7-8 People Choice Tastings
8:30 Awards

DAY 2 - Saturday Ribeye Steak & Wing Cookoffs

Steak Payout	Wings Payout
1st Place \$1000	1st Place \$200
2nd Place \$500	2nd Place \$100
3rd Place \$400	3rd Place \$50
4th Place \$300	
5th Place \$200	
6-10th Place \$100	

Entry Fees

\$150 Steak
\$25 Wings

Event Timeline

8-10:00 Team Set Up
10-00 Cooks Meeting
11-15 Wings Turn In
2-2:30 Steak Turn In
6:00 Awards

- Teams can leave there set up overnight, Security on site.
- RV spaces available with electric for the entire weekend \$50
- Each team gets 5 event passes

Qualifier

Event Location:
1951 L Don Dodson Dr
Bedford, TX 76021



March 17th, 2018 at the NBBQA
Conference

ROANOKE

ROUNDUP

SATURDAY, MAY 5

HISTORIC OAK STREET
DOWNTOWN ROANOKE, TX

Proceeds will benefit
GUNS AND HOSES FOUNDATION OF NORTH TEXAS
& SPEEDWAY CHILDREN'S CHARITIES

COST OF COOKOFF TEAMS \$150

NO APPETIZER ENTRY FEE

CHEF'S PAYOUT

1st - \$1000
2nd - \$500
3rd - \$400
4th - \$300
5th - \$200
6-10 - \$100

HORS D'OEUVRES PAYOUT

1st - \$200
2nd - \$100
3rd - \$50

DAY OF EVENT

8-10 AM - TEAM SETUP
10:00 AM - MANDATORY COOK'S MEETING
2-2:30 PM - HORS D'OEUVRES TURNED IN FOR JUDGING
3:00-4 PM - STEAKS TURNED IN FOR JUDGING
4:30-7 PM - PUBLIC STEAK LINES OPEN
7:15-8 PM - AWARDS

TO ENTER GO TO WWW.ROANOKEROUNDUP.COM/TEAMS



City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-4

Agenda Date 03/20/2018

Type Worksession

Department City Manager

Title

Discussion of an amended developer's agreement with the Village Owner's Association (VOA)

Strategic Plan

1.1 Actively involve and engage stakeholders

Explanation

The City of Colleyville entered into a City-Developer Agreement with Village Monticello Partners, Ltd., Village Management LLC (developer) in 2000 for the purpose of delineating maintenance and development standards for the property commonly known as The Villages. In 2012, Ordinance O-12-1859 was approved requiring "an amended city/developer agreement. . . shall, at a minimum, amend and repeal all previous city/developer agreements related to this development by creating a single updated new agreement."

Negotiation with the Village Owners' Association (VOA) has resulted in the development of an updated agreement which is in line with the terms outlined in Ordinance O-12-1859. The attached First Amended and Restated City-Developer Agreement provides for the following conditions:

1. Developer will, on or before March 1, 2018, convey to the City by separate instrument the following real property interests: (1) three public parking lots commonly known as 23 Main Street, 47 Veranda, and 35 Veranda; (2) two open space parcels commonly known as 13 and 17 Main Street; and (3) the monument sign triangle parcel commonly known as 12 Main Street.
2. Developer shall continue to be responsible for the construction of any new infrastructure related to further development within The Village.
3. Unless owned by the City, Developer/VOA shall be responsible for the landscaping and general maintenance of parking and common areas outside the ROW and on private property within The Village.
4. The City will continue to provide water for irrigation for common areas (excluding private yards).

5. The City will maintain all public parking lots and enforce any parking restrictions.

6. The City will maintain all street lights and street signs.

The term of the agreement is open-ended commencing on the effective date and shall continue until the earliest of: (a) the date the City and Developer have fully satisfied all obligations, terms, and conditions of this Agreement, or (b) the date this Agreement is terminated as expressly provided herein.

The agreement, and authorization for the city manager to execute same, is on the consent resolution for this City Council meeting.

Attachments

1. Amended developer's agreement with the Village Owner's Association (VOA) presentation
2. First Amended and Restated City-Developer Agreement - March 2018

The Village City/Developer/VOA Agreement

Colleyville City Council Worksession
March 20, 2018

History



- In 2000, City and developer enter into agreement for maintenance in The Village
- In 2012, Ordinance 0-12-1859 adopted amending PUD for Villages and requiring

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).

VOA Agreement



- First Amended and Restated City-Developer Agreement
 - Outlines maintenance terms and conditions for public/private parking lots and public/common landscaping areas.
 - Provides for free water for irrigation of public common areas.

After Recording, Return to:
Office of City Secretary
City of Colleyville, Texas
100 Main Street
Colleyville, Texas 76034

STATE OF TEXAS
COUNTY OF TARRANT

FIRST AMENDED AND RESTATED
CITY-DEVELOPER AGREEMENT

This First Amended and Restated Developer's Agreement ("Agreement") is made as of the Effective Date by and among the City of Colleyville, a Texas home rule municipality (the "City"), and Village Owners Association (hereinafter "VOA" or "Developer"), (each a "Party" and collectively referred to as the "Parties") acting by and through each Party's authorized representatives.

RECITALS:

WHEREAS, the City and Developer previously entered into City-Developer Agreement dated July 11, 2000, to develop and maintain certain real property located in Colleyville, Texas and being more particularly described and depicted in Exhibit A attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, the City adopted Zoning Ordinance O-12-1859 amending the comprehensive zoning ordinance and map of the City by amending and restating the PUD-C commonly described as the Village at Colleyville, and providing for the Parties' execution of an amended City-Developer agreement outlining the respective obligations of the Parties; and

WHEREAS, the Parties have partially performed under the prior City-Developer Agreement dated July 11, 2000, and desire to enter into this First Amended and Restated City-Developer Agreement to memorialize the remaining obligations of the Parties thereunder and establishing new terms and conditions as set forth herein; and

WHEREAS, The City has indicated a desire to take certain real property depicted in Exhibit A by eminent domain to further a public purpose; and the Association, acting solely by and through its Board of Directors has determined that the terms herein are in the best interests of the Association, and enter into this Agreement based upon the Board's power referenced in Article VIII, Section 8.3 of the Declaration, which states "...the Board of Directors, in addition to the general powers set out herein, has the sole authority to determine whether to defend or resist any such proceeding, to make any settlement with respect thereto, or to convey such property to the condemning authority in lieu of such condemnation proceeding."

NOW THEREFORE, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and of the mutual covenants herein contained, and for other valuable and good consideration in hand paid at or before the sealing of these presents, the sufficiency and

VOA Agreement



- First Amended and Restated City-Developer Agreement
 - Provides for conveyance of land from VOA to City
 - Parking lots – 23 Main, 47 Veranda and 35 Veranda.
 - Open space parcels – 13 & 17 Main Street.
 - Monument sign location – 12 Main Street.



VOA Agreement



VOA Agreement



Impact of Agreement



- **Term** - Agreement shall commence on the Effective Date and shall continue until the earliest of: (a) the date the City and Developer have fully satisfied all obligations, terms and conditions of this Agreement, or (b) the date this Agreement is terminated as expressly provided herein.
- **Financial Impact** – Parking lot maintenance and free irrigation.
- **Value Added Benefit** – Control of parking and public open space.

The Village City/Developer/VOA Agreement

Colleyville City Council Worksession
March 20, 2018

After Recording, Return to:

Office of City Secretary
City of Colleyville, Texas
100 Main Street
Colleyville, Texas 76034

**STATE OF TEXAS §
 §
COUNTY OF TARRANT §**

**FIRST AMENDED AND RESTATED
CITY-DEVELOPER AGREEMENT**

This First Amended and Restated Developer's Agreement ("Agreement") is made as of the Effective Date by and among the City of Colleyville, a Texas home rule municipality (the "City"), and Village Owners Association (hereinafter "VOA" or "Developer"), (each a "Party" and collectively referred to as the "Parties") acting by and through each Party's authorized representatives.

R E C I T A L S:

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WHEREAS, the City adopted Zoning Ordinance O-12-1859 amending the comprehensive zoning ordinance and map of the City by amending and restating the PUD-C commonly described as the Village at Colleyville, and providing for the Parties' execution of an amended City-Developer agreement outlining the respective obligations of the Parties; and

WHEREAS, the Parties have partially performed under the prior City-Developer Agreement dated July 11, 2000, and desire to enter into this First Amended and Restated City-Developer Agreement to memorialize the remaining obligations of the Parties thereunder and establishing new terms and conditions as set forth herein; and

WHEREAS, The City has indicated a desire to take certain real property depicted in Exhibit A by eminent domain to further a public purpose; and the Association, acting solely by and through its Board of Directors has determined that the terms herein are in the best interests of the Association, and enter into this Agreement based upon the Board's power referenced in Article VIII, Section 8.3 of the Declaration., which states "...the Board of Directors, in addition to the general powers set out herein, has the sole authority to determine whether to defend or resist any such proceeding, to make any settlement with respect thereto, or to convey such property to the condemning authority in lieu of such condemnation proceeding."

NOW THEREFORE, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and of the mutual covenants herein contained, and for other valuable and good consideration in hand paid at or before the sealing of these presents, the sufficiency and

receipt of which are hereby expressly acknowledged and confirmed, the City and Developer hereby agree as follows:

Article I Term

The term of this Agreement shall commence on the Effective Date and shall continue until the earliest of: (a) the date the City and Developer have fully satisfied all obligations, terms and conditions of this Agreement, or (b) the date this Agreement is terminated as expressly provided herein.

Article II Definitions

Wherever used in this Agreement, the following terms shall have the following meanings:

“Applicable Law” shall mean all local, state and federal laws, including the City Land Development Code, all City codes, ordinances, and regulations applicable to this Agreement.

“Assessments” shall have the same meaning as this term is given in the Declaration and shall, for the purposes of this Agreement, expressly include all other dues, fees, charges, interest, late fees, fines, expenses, collection costs, legal costs, and/or any other amounts due to the VOA by the City in connection with its ownership of the Property.

“Board” shall mean the board of directors of the Association, including all duly qualified successors thereto appointed.

“City Engineer” shall mean the City of Colleyville City Engineer, or designee.

“City Manager” shall mean the City of Colleyville City Manager, or designee.

“Declaration” shall mean Condominium Declaration for the Village at Colleyville Condominium effective June 15, 2000, as the same may be amended from time to time.

“Developer” or **“VOA”** or **“Association”** shall each mean the Colleyville Village Owners Association.

“Effective Date” shall mean the last date of execution of this Agreement.

“Force Majeure” shall mean any contingency or cause beyond the reasonable control of the Parties to this Agreement, including, without limitation, acts of God or the public enemy, war, riot, civil commotion, insurrection, government or de facto governmental action (unless caused by acts of omissions of the Parties to this Agreement), fires, explosions or floods, strikes, slowdowns or work stoppages.

“Property” shall collectively mean the Property as described and shown on Exhibit A.

“Village” shall mean the Village at Colleyville.

“**Zoning Ordinance**” shall mean Ordinance O-12-1859 passed and adopted by the City on or about December 18, 2012, as the same may be amended from time to time.

Article III Party Obligations

3.1 **Developer Obligations.** The Developer’s obligations are as follows:

- (a) Developer will, on or before March 1, 2018, convey to the City by separate instrument the following real property interests, as depicted in Exhibit A:
 - (1) Fee title to the three (3) public parking areas commonly known and described as 23 Main Street, 47 Veranda, and 35 Veranda;
 - (2) Fee title to the open space and drainage-way properties commonly known and described as 13 and 17 Main Street; and
 - (3) Fee title to the real property commonly known and described as 12 Main Street.
- (b) Unless owned by the City, Developer shall continue to be responsible for the regular cleaning, repair and maintenance of all public and common area parking lots within the Village.
- (c) Developer shall continue to be responsible for the installation, maintenance, and/or repair of any and all landscaping existing or developed in all public areas (streets, parks, etc.) in the Village.
- (d) Developer shall continue to be responsible for the installation, maintenance, and/or repair of all irrigation facilities installed in all public areas (streets, parks, etc.) in the Village.
- (e) Developer shall continue to be responsible for the installation of all new and/or replacement streetlights, as approved by the City in the Village.
- (f) Developer shall continue to be responsible for the construction of any new public drainage improvements in the Village.
- (g) Developer shall continue to be responsible for maintenance of all sewer lines beginning from the connection point to the City’s main sewer into each building/structure. The Parties understand and agree that maintenance of the sewer lines extending into individual units will be the responsibility of the unit owners.
- (h) All public utilities (water, sanitary sewer, gas, electric, telephone cable, and telecommunication cables) installed or relocated on the Property pursuant to this Agreement shall be placed underground, except for equipment and appurtenances

which must be located above-ground as approved by the City Engineer and in accordance with Applicable Law.

- (i) Developer shall continue to be responsible for the maintenance of all private underground storm sewer and sanitary sewer systems located within the Village, and for general surface maintenance of all drainage easements and utility easements located within the Property including, but not limited to, mowing, installation and maintenance of landscape, irrigation, upkeep of pavement and clearing obstructions to drainage channels, culverts, and other drainage facilities and appurtenances.
- (j) Unless otherwise agreed in writing by the Parties, Developer shall maintain at its sole cost and expense any landscaping behind the curb and in landscaped medians of all streets and alleys within the Property and pedestrian access easements or street rights-of-way contiguous or adjacent to the Property, in the absence of curbs, outside of the paved areas of streets and alleys notwithstanding the location of landscaped areas being within the dedicated right-of-way or easement.

3.2 **City Obligations.** The City's obligations are as follows:

- (a) City will continue to provide water for the irrigation in the common areas of the Village, provided the City shall retain the right to limit and/or regulate the volume of water supplied under this Agreement, in the City's sole discretion, in the event of drought conditions and/or adoption of a state or local drought contingency plan.
- (b) City will continue to be responsible for the enforcement of parking regulations within the Village.
- (c) City will be responsible for the cleaning, repair, and maintenance of any City owned parking lots.
- (d) City will continue to be responsible for the repair and maintenance of all streetlights and street signs installed on the Property by Developer and accepted by the City.

3.3 **City Representative.** City will provide and designate an individual person to serve in an advisory role to Developer's committees, including the architectural control committee, for the purpose of enhancing coordination between the City and Developer in the administration of the Parties' obligations under this Agreement. The representative will not be a voting member of any such committee. Developer will ensure that the City's representative is provided reasonable advance notice and opportunity to attend any meeting wherein a decision affecting the Parties' obligations in this Agreement is discussed. The City shall be notified sufficiently in advance of all meetings concerning the maintenance of the public infrastructures such as light poles, landscaping, irrigation and/or signage located within the Village.

3.4 **Survival of Maintenance Obligations.** All Developer maintenance obligations under this Agreement shall survive the termination of this Agreement.

Article IV Indemnification

THE DEVELOPER AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, EMPLOYEES, AND THIRD PARTY REPRESENTATIVES FROM ANY AND ALL CLAIMS, DAMAGES, CAUSES OF ACTION OF ANY KIND WHATSOEVER, STATUTORY OR OTHERWISE, PERSONAL INJURY (INCLUDING DEATH), PROPERTY DAMAGE, LAWSUITS AND JUDGMENTS, INCLUDING COURT COSTS, EXPENSES AND REASONABLE ATTORNEYS' FEES, AND ALL OTHER REASONABLE EXPENSES ARISING DIRECTLY OR INDIRECTLY FROM THE PERFORMANCE OF THIS AGREEMENT BY THE DEVELOPER, ITS OFFICERS, DIRECTORS, MEMBERS, EMPLOYEES, AGENTS, AND CONTRACTORS, OR ANY INTENTIONAL OR NEGLIGENT ACT OR OMISSION OF THE DEVELOPER, ITS OFFICERS, DIRECTORS, PARTNERS, EMPLOYEES, AGENTS, AND CONTRACTORS.

IT IS UNDERSTOOD AND EXPRESSLY AGREED BY THE PARTIES THAT NOTHING CONTAINED HEREIN SHALL BE DEEMED TO WAIVE ANY GOVERNMENTAL, SOVEREIGN AND/OR OFFICIAL IMMUNITY OR DEFENSE THAT MAY BE AFFORDED TO THE CITY INDEMNITEES IN CONNECTION WITH THE ADMINISTRATION AND/OR ENFORCEMENT OF THIS INDEMNITY PROVISION. ACCORDINGLY, IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE PARTIES HERETO THAT THIS INDEMNITY PROVISION SHALL NOT BE READ, CONSTRUED OR ENFORCED TO REQUIRE THE CITY, AS AN OWNER WITHIN THE VOA, TO INCUR, PAY OR REIMBURSE TO THE VOA, OR ANY OWNER OR MEMBER THEREOF, FOR ANY LOSS, DAMAGE, CLAIM, EXPENSE, SPECIAL OR REGULAR ASSESSMENT AND/OR ANY OTHER OBLIGATION INCURRED AS A RESULT OF THE ENFORCEMENT OF THIS INDEMNITY PROVISION.

IT IS AGREED WITH RESPECT TO ANY LEGAL LIMITATIONS NOW OR HEREFTER IN EFFECT AND AFFECTING THE VALIDITY OR ENFORCEABILITY OF THE INDEMNIFICATION OBLIGATIONS UNDER THIS AGREEMENT, SUCH LEGAL LIMITATIONS ARE MADE A PART OF THE CONTRACTUAL OBLIGATIONS AND SHALL OPERATE TO AMEND THE VOA'S OBLIGATIONS TO THE MINIMUM EXTENT NECESSARY TO BRING THE PROVISION INTO CONFORMITY WITH THE REQUIREMENTS OF SUCH LIMITATIONS, AND AS SO MODIFIED, THE OBLIGATIONS SHALL CONTINUE IN FULL FORCE AND EFFECT. SHOULD ANY PROVISION OR ANY PART OF ANY PROVISION OF THIS AGREEMENT BE HELD INVALID, UNENFORCEABLE OR CONTRARY TO PUBLIC POLICY, LAW, STATUTE OR ORDINANCE, THEN THE REMAINDER OF THE PROVISION, PARAGRAPH, THIS SECTION AND/OR THIS AGREEMENT SHALL NOT BE AFFECTED THEREBY AND SHALL REMAIN VALID AND FULLY ENFORCEABLE.

Article V Termination

This Agreement may be terminated by mutual agreement by the Parties and recorded in the Official Public Records of Dallas County, Texas. Either Party may also terminate this Agreement if the other Party breaches any of the terms and conditions of this Agreement, and such breach is not reasonably cured by such Party within sixty (60) days after receipt of notice thereof.

Article VI Miscellaneous

6.1 **Release.** Upon the full and final satisfaction by the City and the Developer of their respective obligations contained in Article III of this Agreement, the City Manager and the Developer shall execute and record in the Official Public Records of Tarrant County a release of the City and the Developer from their obligations set forth herein, save and except any perpetual maintenance obligations of the City and Developer and its successors and assigns which survive the termination of this Agreement.

6.2 **Notice.** All notices required by this Agreement shall be in writing and addressed to the following, or such other Party or address as either Party designates in writing, by: (i) courier with signed receipt of delivery; (ii) overnight mail by UPS or Federal Express or other reputable overnight delivery service; (iii), certified mail, postage prepaid, return receipt requested; and (iv) by hand delivery with signed receipt of delivery:

If intended for Developer, to:
Village Owners Association
Attn: _____

If intended for City, to:
Jerry Ducay, City Manager
City of Colleyville, Texas
100 Main Street
Colleyville, Texas 76034

With copy to:
Whitt L. Wyatt
Nichols, Jackson, Dillard, Hager & Smith
1800 Ross Tower
500 N. Akard
Dallas, Texas 75201

6.3 **Successors and Assign.** All obligations and covenants of the Developer under this Agreement shall be binding on the Developer, its successors and permitted assigns. The Developer may not assign this Agreement without the prior written consent of the City Manager, not to be unreasonably withheld.

6.4 **Severability.** In the event any section, subsection, paragraph, sentence, phrase or word herein is held invalid, illegal or unconstitutional, the balance of this Agreement shall be

enforceable and shall be enforced as if the Parties intended at all times to delete said invalid section, subsection, paragraph, sentence, phrase or word.

6.5 **Governing Law.** The validity of this Agreement and any of its terms and provisions, as well as the rights and duties of the Parties, shall be governed by the laws of the State of Texas; and exclusive venue for any action concerning this Agreement shall be in State District Court of Tarrant County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

6.6 **Entire Agreement.** This Agreement embodies the complete agreement of the Parties hereto, superseding all oral or written, previous and contemporary agreements between the Parties relating to the matters in this Agreement, and except as otherwise provided herein cannot be modified without written agreement of the Parties to be attached to and made a part of this Agreement.

6.7 **Recordation of Agreement.** A copy of this Agreement shall be recorded in the Official Public Records of Tarrant County, Texas.

6.8 **Covenants Run with Property.** The provisions of this Agreement are hereby declared covenants running with the Property and are fully binding on the Developer and each and every subsequent owner of all or any portion of the Property but only during the term of such Party's ownership thereof (except with respect to defaults that occur during the term of such entity and or individual's ownership) and shall be binding on all successors and assigns of the Developer which acquire any right, title, or interest in or to the Property, or any part thereof. Any entity or individual which acquires any right, title, or interest in or to the Property, or any part hereof, covenants to abide by and fully perform the provisions of this Agreement with respect to the right, title or interest in the Property.

6.9 **Recitals.** The recitals to this Agreement are incorporated herein.

6.10 **Exhibits.** All exhibits to this Agreement are incorporated herein.

6.11 **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

6.12 **Compliance with Laws.** Developer shall fully comply with the Applicable Law.

6.13 **Construction Specifications.** The Public Improvements shall be designed and constructed in compliance with the Applicable Law.

6.14 **Further Acts.** The City and the Developer agree to execute such additional documents as may be reasonably requested by either party in order to implement the transactions reflected by this Agreement.

(Signatures on Following Page)

SIGNED AND AGREED this ____ day of _____, 2018.

City of Colleyville, Texas

By: _____
Jerry Duca, City Manager

ATTEST:

Christine Loven, City Secretary

APPROVED AS TO FORM:

Whitt L. Wyatt, City Attorney
(wlv:3042:1.31.18:93302.v5)

City Acknowledgment

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the ____ day of _____, 2018, by Jerry Duca, City Manager, City of Colleyville, Texas, a Texas home rule municipality, on behalf of said municipality.

Notary Public, State of Texas

My Commission Expires: _____

SIGNED AND AGREED this ____ day of _____, 2018.

**DEVELOPER
(VILLAGE OWNERS ASSOCIATION)**

By: _____

Developer Acknowledgments

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the ____ day of _____,
2018, by _____, _____ of _____, for
and on behalf of said company and partnership.

Notary Public, State of Texas

EXHIBIT “A”
PROPERTY DESCRIPTION

See Property Map Attached





City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-5

Agenda Date 03/20/2018

Type Worksession

Department City Secretary

Title

Discussion of the March 20, 2018, 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 03/20/2018

Type Executive Session

Department City Secretary

Title

Section 551.071 - Legal - Consultation with attorney on legal issues raised by items on the agenda

Section 551.071 - Legal - Consultation with attorney regarding contemplated and/or pending litigation, including:

- Glade Road eminent domain cases for Parcels 150 and 159

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

- Glade Road Project Phases 1B and 2

Section 551.074 – Personnel

- Deliberate the selection, employment, evaluation, duties, and compensation of the Police Chief
- Deliberate the employment, evaluation, duties, and compensation of the City Manager
- Discussion of City-wide employee compensation

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

RESOLUTION R-18-4245

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF MARCH 20, 2018**

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 20TH DAY OF MARCH 2018.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Nancy Coplen	_____
Place 6, Mike Taylor	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Agenda Briefing

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

Agenda Number

Agenda Date 03/20/2018

Type Announcements, Proclamations, and Presentations

Department City Manager

Title

In recognition of the March Featured Business of the Month - Bark Avenue Market & Bakery - owners Tammy and John Doak - Mayor Richard Newton and Assistant City Manager Mark Wood

Attachments

RESOLUTION R-18-4246

**A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER
CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF
MARCH 20, 2018**

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 March 6, 2018
 - b. 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
 - c. Approval of an Amended Developer's Agreement with the Village Owner's Association (VOA), and authorizing the city manager to execute the Agreement

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS AND _ ABSTENTIONS ON THIS
THE 20TH DAY OF MARCH 2018.

Mayor Richard Newton _____	Mayor Pro Tem Bobby Lindamood _____
Place 1, Tammy Nakamura _____	Place 3, Kathy Wheat _____
Place 4, George Dodson _____	Place 5, Nancy Coplen _____
Place 6, Mike Taylor _____	

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Minutes - Draft

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

Tuesday, March 6, 2018

City Council Chambers

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, March 6, 2018, at 5:00 p.m.

ROLL CALL: Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, Nancy Coplen and Mike Taylor.

City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Fire Chief Brian Riley, Chief Financial Officer Shereen Gendy, Public Works Director Jeremy Hutt, City Engineer Cheryl Taylor, Community Development Director Ben Bryner, Library and Special Events Director Mary Rodne, Recreation Manager Lisa Escobedo, Parks Manager Heather Dowell, Marketing Coordinator Dustin Dangli, Information Services Manager Chris Pena, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

WS-1 Presentation and discussion of three conceptual design options for the Plaza at Colleyville

Assistant City Manager Adrienne Lothery reviewed the goals for this presentation and introduced Freese and Nichols representatives Wendy Shabay, principal; Shane Friese, landscape architect; and Michael Webb, director of engineering; who collectively gave a presentation on the design concepts, costs and answered questions of the City Council.

There was discussion on the planned use of the area, incorporation of elements, specifically, connecting City Hall and the Library with the plaza, a fountain, shade structure, stadium and amphitheater seating. Cost and staff ability to maintain the area and fountain were discussed.

Based on City Council's deliberations and review, Freese and Nichols will provide two concepts to be taken to the public for input. Citizens will have the opportunity to offer comments through public engagement meetings, and via the City's social media and websites.

WS-2 Economic Development Update

Assistant City Manager Mark Wood presented this item, highlighting economic development and planning across the City and answered questions of the City Council.

Councilmember Taylor asked if there is an opportunity to work with property owners in the southern gateway to provide cross access. Manager Wood said there is a plan to attempt to create cross access.

Councilmember Coplen requested the preservation of trees be considered along the Heritage Avenue project.

Manager Wood highlighted the Q1P program progress and the plans for the Q2P program with GCISD.

Manager Wood noted there is currently approximately 50,000 square feet of new ground up building retail activity in progress.

WS-3 Discussion of a Fourth of July parade

Assistant City Manager Mark Wood presented this item for City Council consideration.

There was discussion of a parade route and time of day. The City Council directed staff to move forward with a tentative plan to bring back to City Council.

WS-4 Discussion of the future use of Bidault House and Webb House

This item was not discussed due to time.

WS-5 Discussion of the March 6, 2018, City Council regular agenda items

Mayor Newton noted an item had been removed from the consent agenda.

Mayor Newton adjourned the worksession at 6:30 p.m.

Mayor Newton called the Executive Session to order at 6:30 p.m. and called the roll.

ROLL CALL: Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, Nancy Coplen and Mike Taylor

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 items on the agenda

Section 551.071 - Legal - Consultation with attorney regarding contemplated and/or pending litigation, including:

- Glade Road eminent domain cases for Parcels 150 and 159

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

- Glade Road Project Phases 1B and 2
- Acquisition of real property along State Highway 26

Section 551.074 - Personnel - Discussion of the Police Chief selection process

Section 551.074 - Personnel - Deliberate the employment, evaluation, duties, and compensation of the City Manager

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

Mayor Newton 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, Section 551.074 Personnel, and Section 551.087, Economic Development. He further explained there would be no decisions made or action taken during this time. Executive Session was adjourned at 7:06 p.m.

The regular meeting of the Colleyville City Council was called to order by Mayor Newton at 7:33 p.m.

INVOCATION: Jackie Stratton and Selina McClure, Bahai Community

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-18-4239

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

Mayor Newton noted there was a nice article on Colleyville's Loveria Café in the *Southlake Style* publication.

Councilmember Nakamura reminded everyone the Movie in the Village will be March 16, 7:45 p.m. The movie will be Ferdinand.

Councilmember Taylor encouraged everyone to attend the Public Engagement Meeting regarding a plaza design, March 14, 6:00 p.m., on the breezeway between the City Hall and Library. He also complimented MarketStreet grocery on the baked chicken which was served for the meal.

Councilmember Nancy Coplen reminded everyone the Farmers market will open March 24. She also recognized a boy scout who was present and working on his government badge.

Mayor Pro Tem Lindamood thank Mayor Newton for the State of the City presentation given at the Chamber of Commerce luncheon and encouraged everyone to watch it on the City's webcast.

Presentation of a donation to the Colleyville Public Library for the 2018 Summer Reading Program from the Robert J. & Helen H. Glaser Family Foundation in the amount of \$10,000 - by the Colleyville Public Library Foundation, Pat Jones, President

Colleyville Public Library Foundation President Pat Jones presented Library Director Mary Rodne with a donation of \$10,000 from the Robert J. and Helen H. Glaser Family Foundation, for the Summer Reading Program. Director Rodne thanked the Glaser and Library Foundations for the generous gift and highlighted the importance of the donation to the summer program.

Proclamation in recognition of the Robert J. & Helen H. Glaser Family Foundation – Mayor Richard Newton and Library Director Mary Rodne

Mayor Richard Newton and Library Director Mary Rodne presented Robert and Christine Glaser with a proclamation in recognition of their continued contributions to the library and community through the Robert J. & Helen H. Glaser Family Foundation.

Councilmember Nancy Coplen left the meeting at 7:48 p.m.

4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-18-4240

- 4a** Approval of the minutes of the regular City Council meeting of February 20, 2018
- 4b** Approval of an Interlocal Agreement with Tarrant County for the resurfacing of Montclair Drive, Pleasant Run Road north of John McCain

Road, Wayne Drive, and Bluebonnet Drive, and authorizing the city manager to execute the agreement

- 4c** Approval of a license agreement with DART for the installation of a 12-inch water line, inside a 20-inch casing, across the Pleasant Run Road Railroad crossing, and authorize the city manager to execute the license agreement and any related agreements necessary to obtain right of entry for the City and its contractors

Mayor Newton read Resolution R-18-4240 in its entirety.

Public Works Director Jeremy Hutt presented items 4b.

Mayor Newton thanked Commissioner Fickes for working with the City on these types of projects and noted there is a cost savings for doing so and the county does good work.

Mayor Newton commented on item 4c, stating there was a change in the consent resolution and this Item 4c is for a license agreement with DART, who owns the right-of-way along the current Pleasant Run Road project. This agreement is needed to allow a utility line to be placed under the railroad tracks.

Mayor Newton stated the actual contract for utility line upgrade was removed from the consent resolution and will be bid with another project at a later date.

Mayor Newton opened the public hearing at 7:54 p.m.

There was no one present wishing to speak and Mayor Newton closed the public hearing at 7:55 p.m.

Mayor Pro Tem Lindamood made a motion to approve Resolution R-18-4240. Councilmember Dodson seconded the motion.

The motion to approve carried with the following vote:

Aye: 6 – Mayor Richard Newton, Mayor Pro Bobby Lindamood and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, Mike Taylor

Absent: 1 – Councilmember Nancy Coplen

5. ORDINANCE(S): FIRST READING AND PUBLIC HEARING**5a Ordinance O-18-2035**

Approval of a tariff authorizing an annual Rate Review Mechanism (RRM) as a substitution for the annual interim rate adjustment process defined by Section 104.301 of the Texas Utilities Code and as negotiated between Atmos Mid-Tex and the Steering Committee of Cities Served by Atmos

Mayor Newton read the caption of Ordinance O-18-2035.

Assistant City Manager Adrienne Lothery presented this item and answered questions of the City Council.

Councilmember Dodson asked staff if the future rate increases will move from June to October 1. Manager Lothery replied yes, we have asked for the additional review time.

Councilmember Dodson stated he has been submitting requests through his local precinct to encourage legislation to move gas management from the Railroad Commission to the Public Utility Commission. Councilmember Dodson said we need much stronger control and he would like to see the City take a position of recommending this change to the legislature. Manager Lothery stated under Councilmember Dodson's leadership a resolution from the City was put forward last year and she believed it could be done for the next legislative session as well.

Mayor Newton noted the federal income rate change is taken into account in this rate decrease.

Mayor Newton opened the public hearing at 8:03 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 8:03 p.m.

This was a first reading, therefore City Council did not take any action.

6. RESOLUTION(S): READING AND PUBLIC HEARING**6a Resolution R-18-4241**

Approval of a resolution accepting the annual audit for Fiscal Year ended September 30, 2017

Mayor Newton read Resolution R-18-4241 in its entirety.

Chief Financial Officer Shereen Gendy reviewed the many challenges which occurred during FY 2017 to include staff turnover, a new CFO, City Manager, and organizational chart. CFO Gendy listed the many accomplishments of the Finance Department over the last six months: project completion of a new all funds report,

a complete 25 year historical reconciliation of the TIF, implementation of a project module in Munis for project tracking, creation of a new grant fund accounting/tracking system, utility rate restructuring and utility bill format changes, and creation of a rolling Five Year CIP. CFO Gendy thanked her team and introduced John Manning, audit engagement partner with the City's audit firm, Pattillo, Brown and Hill, L.L.P.

Mr. Manning thanked the Mayor and City Council for the opportunity to come before the Council and stated a more detailed meeting had occurred with the Audit Committee on February 20, 2018. Mr. Manning stated the City received an unmodified opinion letter which is the most favorable opinion which can be received.

Mr. Manning reviewed highlights of the audit, recognized and thanked CFO Gendy and her team for all their accomplishments and assistance and answered questions of the City Council.

Mayor Newton asked Mr. Manning if it is correct there is \$16 million net average balance in the utility area. Mr. Manning stated that is correct. Mayor Newton stated the City was fortunate to have a good staff, a good audit and noted the City is in a great financial position.

Councilmember Taylor expressed his appreciation and thanked Mr. Manning for his years of professional service.

Mayor Pro Tem Lindamood stated he served on the Audit Committee and thanked the committee and citizen member Susan Mathisen for their work. He further thanked Mr. Manning and City staff CFO Shereen Gendy, Accounting Manager Karen Hines, and Assistant City Manager Adrienne Lothery for their work and stated he appreciated their efforts.

Mayor Newton opened the public hearing at 8:24 p.m.

There was no one present wishing to speak and Mayor Newton closed the public hearing at 8:24 p.m.

Councilmember Dodson made a motion to approve Resolution R-18-4241. Councilmember Nakamura seconded the motion.

The motion to approve carried with the following vote:

Aye: 6 – Mayor Richard Newton, Mayor Pro Bobby Lindamood and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, Mike Taylor

Absent: 1 – Councilmember Nancy Coplen

6b Resolution R-18-4242

Consideration of a Preliminary/Final Plat for Tracts 6, 6C, 6D, and 1B3, Abstract 352 and 685, in the Elizabeth Cox Survey and Tracts 1B, 1B01, 1B1, 1B4, Abstract 685, in the John H. Havens Survey, located at 3805, 3809, and 3801 Glade Road and 4908 and 4900 Heritage Avenue, Case PC16-015

Mayor Newton read Resolution R-18-4242 in its entirety.

Community Development Director Ben Bryner presented this item and answered questions of the City Council.

Mayor Newton asked Director Bryner a series of questions regarding the zoning, zoning ordinance modifications, public notification requirements, tree preservation and mitigation requirements, park land, impact, roadway and sanitary sewer fees, stating he wanted to ensure we are meeting transparency expectations.

Mayor Pro Tem Lindamood asked if there were details regarding tree mitigation. Director Bryner stated the applicant and staff have worked with the City's urban forester and the applicant will be able to answer all those questions.

There was discussion regarding the drainage. Mayor Newton asked staff how drainage is being handled in this development. Director Bryner stated the drainage goes to the unbuildable lot as noted on the plat. Mayor Newton asked again if the drainage had been evaluated and dealt with. Director Bryner stated the plan was been vetted by Engineering.

There was further review of building lanes, fire lanes, landscaping, fencing, streets, and emergency access.

Mayor Newton opened the public hearing at 9:06 p.m. There was no one wishing to speak and Mayor Newton closed the public hearing at 9:06 p.m.

Councilmember Taylor made a motion to approve Resolution R-18-4242. Councilmember Nakamura seconded the motion.

Mayor Newton asked Director Bryner if the plat has been reviewed and is compliant with the Land Development Code and he advises there will be no need for variances coming back later. Director Bryner agreed.

Councilmember Taylor asked for the project time frame. Director Bryner stated the timeline will be discussed on the next item.

The motion to approve carried with the following vote:

Aye: 6 – Mayor Richard Newton, Mayor Pro Bobby Lindamood and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, Mike Taylor

Absent: 1 – Councilmember Nancy Coplen

6c Resolution R-18-4243

Consideration for approval of a Site Plan for business suites on Tracts 6, 6C, 6D, and 1B3, Abstract 352 and 685, in the Elizabeth Cox Survey and Tracts 1B, 1B01, 1B1, 1B4, Abstract 685, in the John H. Havens Survey, located at 3805, 3809, and 3801 Glade Road and 4908 and 4900 Heritage Avenue, Case SP16-005

Mayor Newton read Resolution R-18-4243 in its entirety.

Community Development Director Ben Bryner presented this item, noting it is a companion to the previously discussed item and answered questions of the City Council.

Derick Parway, 170 Players LLC, owner, presented this item and answered questions of the City Council.

Mayor Newton opened the public hearing at 9:38 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 9:38 p.m.

Councilmember Mike Taylor made a motion to approve Resolution R-18-4243. Mayor Pro Tem Lindamood seconded the motion.

The motion to approve carried with the following vote:

Aye: 6 – Mayor Richard Newton, Mayor Pro Bobby Lindamood and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, Mike Taylor

Absent: 1 – Councilmember Nancy Coplen

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

Kathy Hadley, 204 Timberline North, spoke regarding the roundabouts, the need for speed control at Cheek-Sparger, Glade and Pool, trees and larger lots. Mrs. Hadley also thanked the City Council and staff for the work they do.

8. REPORTS

Planning and Zoning Commission Minutes - October 9, 2017

Planning and Zoning Commission Minutes - December 11, 2017

There was no discussion of this item.

9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR MARCH 6, 2018 - READING AND PUBLIC HEARING - RESOLUTION R-18-4244

This resolution was not needed.

10. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the City Council meeting at 9:49 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 20TH DAY OF MARCH 2018.

Minutes taken and prepared by:

*Christine Loven, 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 03/20/2018

Number Resolution R-18-4246

Type Resolution

Department Library

Title

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

Strategic Plan

- 2.1 Provide responsive, efficient city services
- 2.4 Demonstrate stewardship of public resources
- 5.4 Actively seek public/private partnerships

Explanation

Reading and Public Hearing

The City of Colleyville Purchasing Manual requires the City Council to designate surplus property and salvage items before said property can be removed from inventory and disposed of by public auction or other approved means. The Colleyville Public Library has approximately 7,000 books, audiovisual items, DVDs and CDs, and non-book materials, learning games, and puzzles, from the library's collection that are surplus, damaged, worn and outdated, and are recommended for disposal. The withdrawn books, audiovisual items, and non-book materials will be donated to the Friends of the Colleyville Public Library. Sellable items will be sold in their used book sales, with proceeds from the used book sales being donated to the Colleyville Public Library. Since 2003, the Friends of the Colleyville Public Library have donated approximately \$188,507 to the Colleyville Public Library, through their book sales and other fundraising efforts.

Financial Impact

The sale of these items will provide revenue for the Colleyville Public Library through donations by the Friends of the Colleyville Public Library.

Recommendation

Approve

Attachments



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4c

Agenda Date 03/20/2018

Number

Type Resolution

Department City Manager

Title

Approval of an Amended developer's agreement with the Village Owner's Association (VOA), and authorizing the city manager to execute the Agreement

Strategic Plan

1.4 Communicate thoroughly and strategically

Explanation

Reading and Public Hearing

The City of Colleyville entered into a City-Developer Agreement with Village Monticello Partners, Ltd., Village Management LLC (developer) in 2000 for the purpose of delineating maintenance and development standards for the property commonly known as The Villages. In 2012, Ordinance O-12-1859 was approved requiring "an amended city/developer agreement. . . shall, at a minimum, amend and repeal all previous city/developer agreements related to this development by creating a single updated new agreement."

Negotiation with the Village Owners' Association (VOA) has resulted in the development of an updated agreement which is in line with the terms outlined in Ordinance O-12-1859. The attached First Amended and Restated City-Developer Agreement provides for the following conditions:

1. Developer will, on or before March 1, 2018, convey to the City by separate instrument the following real property interests: (1) three public parking lots commonly known as 23 Main Street, 47 Veranda, and 35 Veranda; (2) two open space parcels commonly known as 13 and 17 Main Street; and (3) the monument sign triangle parcel commonly known as 12 Main Street.
2. Developer shall continue to be responsible for the construction of any new infrastructure related to further development within The Village.
3. Unless owned by the City, Developer/VOA shall be responsible for the landscaping and general maintenance of parking and common areas outside the ROW and on private property within The Village.
4. The City will continue to provide water for irrigation for common areas (excluding private yards).

5. The City will maintain all public parking lots and enforce any parking restrictions.
6. The City will maintain all street lights and street signs.

The term of the agreement is open-ended commencing on the effective date and shall continue until the earliest of: (a) the date the City and Developer have fully satisfied all obligations, terms, and conditions of this Agreement, or (b) the date this Agreement is terminated as provided.

Financial Impact

Recommendation

Approve

Attachments



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5a

Agenda Date 03/20/2018

Number Ordinance O-18-2035

Type Ordinance

Department City Manager

Title

Approval of a tariff authorizing an annual Rate Review Mechanism (RRM) as a substitution for the annual interim rate adjustment process defined by Section 104.301 of the Texas Utilities Code and as negotiated between Atmos Mid-Tex and the Steering Committee of Cities Served by Atmos

Strategic Plan

2.1 Provide responsive, efficient city services

Explanation

Second Reading and Public Hearing

There were no speakers regarding this item at the March 6, 2018 City Council meeting.

First Reading and Public Hearing

Background and Summary

The City, along with 171 other Mid-Texas Cities Served by Atmos Energy Corporation, Mid-Tex Division, is a member of the Steering Committee of Cities Served by Atmos. In 2007, the Cities and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The Ordinance that resolved the Company's application under the RRM Tariff in 2017 also terminated the existing RRM Tariff and required a renegotiation of the terms of that tariff. Negotiations have taken place over the past several months, and have resulted in a revised RRM Tariff that has been agreed to by the Company. The Cities' Executive Committee has recommended acceptance of the revised RRM Tariff, which is attached to the Ordinance.

Cities' Objection to the Section 104.301 GRIP Process

Cities strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues and rewarding the Company

for increasing capital investment. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission's review of annual GRIP filings or recover their rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In the Steering Committee's view, the GRIP process unfairly raises customers' rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

Changes to the RRM Tariff

The RRM Tariff on which the 2017 rates were based allowed a rate of return on equity of 10.50%. The revised RRM Tariff reduces that to 9.8%. The revised RRM Tariff also captures the reduction in federal income tax rates from 35% to 21%, and should result in a rate reduction effective by mid-March, 2018. Prior RRM tariffs allowed Cities only three months to review the Company's filing. The new revised Tariff expands that time period by two months. New applications by the Company should be made on or about April 1 of each year, with new rates effective October 1. A rate order from the Railroad Commission in an Atmos Texas Pipeline rate case adopted the position of Cities with regard to incentive compensation related to Atmos' Shared Services Unit that reduced allowed expenses, and that reduced level of expenses will be applicable under the new RRM Tariff.

Financial Impact

The tariff at issue defines a process for future rate cases. There is no rate change at issue. It is anticipated that Atmos will file for a rate increase on April 1, assuming cities pass this ordinance approving a new process. Meanwhile, before Atmos files on April 1, Atmos will implement a rate reduction associated with Congress lowering the federal income tax rate from 35% to 21%. No City action will be required to implement that rate decrease. If and when Atmos files for a rate increase on April 1, the issue will be investigated and negotiated by the Atmos Cities Steering Committee with a recommendation for action brought back to the City Council separately.

Recommendation

Approve

Attachments

1. Ordinance O-18-2035

ORDINANCE O-18-2035

AN ORDINANCE OF THE COLLEYVILLE CITY COUNCIL, APPROVING A TARIFF AUTHORIZING AN ANNUAL RATE REVIEW MECHANISM ("RRM") AS A SUBSTITUTION FOR THE ANNUAL INTERIM RATE ADJUSTMENT PROCESS DEFINED BY SECTION 104.301 OF THE TEXAS UTILITIES CODE, AND AS NEGOTIATED BETWEEN ATMOS ENERGY CORP., MID-TEX DIVISION ("ATMOS MID-TEX" OR "COMPANY") AND THE STEERING COMMITTEE OF CITIES SERVED BY ATMOS; REQUIRING THE COMPANY TO REIMBURSE CITIES' REASONABLE RATEMAKING EXPENSES; ADOPTING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville, Texas ("City") is a gas utility customer of Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company"), and a regulatory authority with an interest in the rates and charges of Atmos Mid-Tex; and

WHEREAS, the City and similarly-situated Mid-Tex municipalities created the Steering Committee of Cities Served by Atmos to efficiently address all rate and service matters associated with delivery of natural gas; and

WHEREAS, the Steering Committee formed an Executive Committee to direct legal counsel and to recommend certain specific actions to all aligned Mid-Tex Cities through resolution or ordinance; and

WHEREAS, pursuant to the terms of a November 2007 agreement between the Steering Committee and Atmos Mid-Tex that settled the Company's interim rate filing under Section 104.301 of the Texas Utilities Code (a "GRIP" rate case), the Steering Committee and the Company collaboratively developed a Rate Review Mechanism ("RRM") Tariff, ultimately authorized by the City in 2008, that allows for an expedited rate review process as a substitute for the GRIP process; and

WHEREAS, the City has kept some form of a RRM Tariff in place until 2017 when it adopted an ordinance approving an RRM Tariff filing settlement and specifically calling for termination of the existing RRM Tariff and negotiation of a replacement RRM Tariff following the Railroad Commission's decision in a then-pending Atmos Texas Pipeline case (GUD No. 10580); and

WHEREAS, the Steering Committee's Executive Committee has recently approved a settlement with the Company on the attached RRM

Tariff that contains certain notable improvements, from a consumer perspective, over the prior RRM Tariff, including a reduced rate of return on equity, acceptance of certain expense adjustments made by the Railroad Commission in the Order in GUD No. 10580, and the addition of two months to the time for processing a RRM Tariff application; and

WHEREAS, the RRM Tariff contemplates reimbursement of Cities' reasonable expenses associated with RRM Tariff applications; and

WHEREAS, the Steering Committee's Executive Committee recommends that all Steering Committee member cities adopt this ordinance and the attached RRM Tariff; and

WHEREAS, the attached RRM Tariff is just, reasonable and in the public interest,

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

- Sec. 1. THAT the findings set forth in this Ordinance are hereby in all things approved.
- Sec. 2. THAT the attached RRM Tariff re-establishing a form of Rate Review Mechanism is just and reasonable and in the public interest, and is hereby adopted.
- Sec. 3. THAT Atmos Mid-Tex shall reimburse the Cities' reasonable expenses associated with adoption of this Ordinance and the attached RRM Tariff and in processing future RRM Tariff applications filed pursuant to the attached tariff.
- Sec. 4. THAT to the extent any resolution or ordinance previously adopted by the City is inconsistent with this Ordinance, it is hereby repealed.
- Sec. 5. THAT the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.
- Sec. 6. THAT if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance , and the remaining provisions of this Ordinance shall be interpreted as if the offending section or clause never existed.

- Sec. 7. THAT this Ordinance shall become effective from and after its passage.
- Sec. 8. THAT a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs, Atmos Energy Corporation, Mid-Tex Division, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Geoffrey Gay, General Counsel to Mid-Tex Cities, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of March 2018.

The second reading and public hearing being conducted on the 20th day of March 2018.

APPROVED BY A VOTE OF ___ AYES, ___ NAYS, AND ___ ABSTENTIONS ON THIS THE 20TH DAY OF MARCH 2018.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Nancy Coplen	_____
Place 3, Kathy Wheat	_____	Place 6, Mike Taylor	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM AND LEGALITY:

Whitt Wyatt
City Attorney

ATMOS ENERGY CORPORATION
MID-TEX DIVISION

RATE SCHEDULE:	RRM – Rate Review Mechanism	
APPLICABLE TO:	ALL CITIES IN THE MID-TEX DIVISION AS IDENTIFIED IN EXHIBIT A TO THIS RATE SCHEDULE	
EFFECTIVE DATE:	Bills Rendered on and after 04/01/2018	PAGE: 1

I. Applicability

Applicable to Residential, Commercial, Industrial, and Transportation tariff customers within the city limits of cities identified in Exhibit A that receive service from the Mid-Tex Division of Atmos Energy Corporation (“Company”). This Rate Review Mechanism (“RRM”) provides for an annual adjustment to the Company’s Rate Schedules R, C, I and T (“Applicable Rate Schedules”). Rate calculations and adjustments required by this tariff shall be determined on a System-Wide cost basis.

II. Definitions

“Test Period” is defined as the twelve months ending December 31 of each preceding calendar year.

The “Effective Date” is the date that adjustments required by this tariff are applied to customer bills. The annual Effective Date is October 1.

Unless otherwise provided in this tariff the term Final Order refers to the final order issued by the Railroad Commission of Texas in GUD No. 10170 and elements of GUD No. 10580 as specified in Section III below.

The term “System-Wide” means all incorporated and unincorporated areas served by the Company.

“Review Period” is defined as the period from the Filing Date until the Effective Date.

The “Filing Date” is as early as practicable, but no later than April 1 of each year.

III. Calculation

The RRM shall calculate an annual, System-Wide cost of service (“COS”) that will be used to adjust applicable rate schedules prospectively as of the Effective Date. The Company may request recovery of its total cost of service but will include schedules showing the computation of any adjustments. The annual cost of service will be calculated according to the following formula:

$$\text{COS} = \text{OM} + \text{DEP} + \text{RI} + \text{TAX} + \text{CD}$$

Where:

OM = all reasonable and necessary operation and maintenance expenses from the Test Period adjusted for known and measurable items and prepared

ATMOS ENERGY CORPORATION
MID-TEX DIVISION

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consistent with the rate making treatments approved in the Final Order. Incentive compensation (Management Incentive Plan, Variable Pay Plan and Long Term Incentive Plan) related to Atmos' Shared Services Unit will be applied consistent with treatment approved in GUD 10580. Additionally, O&M adjustments will be incorporated and applied as modified by a final order, not subject to appeal, issued by the Railroad Commission of Texas in subsequent rate cases involving the Atmos Mid-Tex or West Texas divisions. Known and measurable adjustments shall be limited to those changes that have occurred prior to the Filing Date. OM may be adjusted for atypical and non-recurring items. Shared Services allocation factors shall be recalculated each year based on the latest component factors used during the Test Period, but the methodology used will be that approved in the Final Order in GUD 10580.

DEP = depreciation expense calculated at depreciation rates approved by the Final Order. Additionally, if depreciation rates are approved in a subsequent final order, not subject to appeal, issued by the Railroad Commission of Texas for the Mid-Tex division those rates would be applicable for subsequent RRM filings.

RI = return on prudently incurred investment calculated as the Company's pretax return multiplied by rate base at Test Period end. Rate base is prepared consistent with the rate making treatments approved in the Final Order, and as in GUD 10580 as specifically related to capitalized incentive compensation (Management Incentive Plan, Variable Pay Plan and Long Term Incentive Plan) for Atmos' Shared Services Unit. However, no post Test Period adjustments will be permitted. Additionally, adjustments will be incorporated and applied as modified by a final order, not subject to appeal, issued by the Railroad Commission of Texas in subsequent rate cases involving the Atmos Mid-Tex or West Texas divisions. Pretax return is the Company's weighted average cost of capital before income taxes. The Company's weighted average cost of capital is calculated using the methodology from the Final Order including the Company's actual capital structure and long term cost of debt as of the Test Period end (adjusted for any known and measurable changes that have occurred prior to the filing date) and the return on equity of 9.8%. However, in no event will the percentage of equity exceed 58%. Regulatory adjustments due to prior regulatory rate base adjustment disallowances will be maintained. Cash working capital will be calculated using the lead/lag days approved in the Final Order. With respect to pension and other postemployment benefits, the Company will record a regulatory asset or liability for these costs until the amounts are included in the next annual rate adjustment implemented under this tariff. Each year, the Company's filing under this Rider RRM will clearly state the level of pension

ATMOS ENERGY CORPORATION
MID-TEX DIVISION

RATE SCHEDULE:	RRM – Rate Review Mechanism	
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and other postemployment benefits recovered in rates.

TAX = income tax and taxes other than income tax from the Test Period adjusted for known and measurable changes occurring after the Test Period and before the Filing Date, and prepared consistent with the rate making treatments approved in the Final Order. Atmos Energy shall comprehensively account for, including establishing a regulatory liability to account for, any statutory change in tax expense that is applicable to months during the Test Period in the calculation to ensure recovery of tax expense under new and old income tax rates.

CD = interest on customer deposits.

IV. Annual Rate Adjustment

The Company shall provide schedules and work papers supporting the Filing's revenue deficiency/sufficiency calculations using the methodology accepted in the Final Order. The result shall be reflected in the proposed new rates to be established for the effective period. The Revenue Requirement will be apportioned to customer classes in the same manner that Company's Revenue Requirement was apportioned in the Final Order. For the Residential Class, 50% of the increase may be recovered in the customer charge. However, the increase to the Residential customer charge shall not exceed \$0.60 per month in the initial filing and \$0.70 per month in any subsequent year. The remainder of the Residential Class increase not collected in the customer charge will be recovered in the usage charge. For all other classes, the change in rates will be apportioned between the customer charge and the usage charge, consistent with the Final Order. Test Period billing determinants shall be adjusted and normalized according to the methodology utilized in the Final Order.

V. Filing

The Company shall file schedules annually with the regulatory authority having original jurisdiction over the Company's rates on or before the Filing Date that support the proposed rate adjustments. The schedules shall be in the same general format as the cost of service model and relied-upon files upon which the Final Order was based. A proof of rates and a copy of current and proposed tariffs shall also be included with the filing. The filing shall be made in electronic form where practical. The Company's filing shall conform to Minimum Filing Requirements (to be agreed upon by the parties), which will contain a minimum amount of information that will assist the regulatory authority in its review and analysis of the filing. The Company and regulatory authority will endeavor to hold a technical conference regarding the filing within twenty (20) calendar days after the Filing Date.

ATMOS ENERGY CORPORATION
MID-TEX DIVISION

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A sworn statement shall be filed by an Officer of the Company affirming that the filed schedules are in compliance with the provisions of this Rate Review Mechanism and are true and correct to the best of his/her knowledge, information, and belief. No testimony shall be filed, but a brief narrative explanation shall be provided of any changes to corporate structure, accounting methodologies, allocation of common costs, or atypical or non- recurring items included in the filing.

VI. Evaluation Procedures

The regulatory authority having original jurisdiction over the Company's rates shall review and render a decision on the Company's proposed rate adjustment prior to the Effective Date. The Company shall provide all supplemental information requested to ensure an opportunity for adequate review by the relevant regulatory authority. The Company shall not unilaterally impose any limits upon the provision of supplemental information and such information shall be provided within seven (7) working days of the original request. The regulatory authority may propose any adjustments it determines to be required to bring the proposed rate adjustment into compliance with the provisions of this tariff.

The regulatory authority may disallow any net plant investment that is not shown to be prudently incurred. Approval by the regulatory authority of net plant investment pursuant to the provisions of this tariff shall constitute a finding that such net plant investment was prudently incurred. Such finding of prudence shall not be subject to further review in a subsequent RRM or Statement of Intent filing.

During the Review Period, the Company and the regulatory authority will work collaboratively and seek agreement on the level of rate adjustments. If, at the end of the Review Period, the Company and the regulatory authority have not reached agreement, the regulatory authority shall take action to modify or deny the proposed rate adjustments. The Company shall have the right to appeal the regulatory authority's action to the Railroad Commission of Texas. Upon the filing of an appeal of the regulatory authority's order relating to an annual RRM filing with the Railroad Commission of Texas, the regulatory authority having original jurisdiction over the Company's rates shall not oppose the implementation of the Company's proposed rates subject to refund, nor will the regulatory authority advocate for the imposition of a third party surety bond by the Company. Any refund shall be limited to and determined based on the resolution of the disputed adjustment(s) in a final, non-appealable order issued in the appeal filed by the Company at the Railroad Commission of Texas.

ATMOS ENERGY CORPORATION
MID-TEX DIVISION

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In the event that the regulatory authority and Company agree to a rate adjustment(s) that is different from the adjustment(s) requested in the Company's filing, the Company shall file compliance tariffs consistent with the agreement. No action on the part of the regulatory authority shall be required to allow the rate adjustment(s) to become effective on October 1. To the extent that the regulatory authority does not take action on the Company's RRM filing by September 30, the rates proposed in the Company's filing shall be deemed approved effective October 1. Notwithstanding the preceding sentence, a regulatory authority may choose to take affirmative action to approve a rate adjustment under this tariff. In those instances where such approval cannot reasonably occur by September 30, the rates finally approved by the regulatory authority shall be deemed effective as of October 1.

To defray the cost, if any, of regulatory authorities conducting a review of the Company's annual RRM filing, the Company shall reimburse the regulatory authorities on a monthly basis for their reasonable expenses incurred upon submission of invoices for such review. Any reimbursement contemplated hereunder shall be deemed a reasonable and necessary operating expense of the Company in the year in which the reimbursement is made. A regulatory authority seeking reimbursement under this provision shall submit its request for reimbursement to the Company no later than December 1 of the year in which the RRM filing is made and the Company shall reimburse regulatory authorities in accordance with this provision on or before December 31 of the year the RRM filing is made.

To the extent possible, the provisions of the Final Order shall be applied by the regulatory authority in determining whether to approve or disapprove of Company's proposed rate adjustment.

This Rider RRM does not limit the legal rights and duties of a regulatory authority. Nothing herein shall abrogate the jurisdiction of the regulatory authority to initiate a rate proceeding at any time to review whether rates charged are just and reasonable. Similarly, the Company retains its right to utilize the provisions of Texas Utilities Code, Chapter 104, Subchapter C to request a change in rates. The provisions of this Rider RRM are implemented in harmony with the Gas Utility Regulatory Act (Texas Utilities Code, Chapters 101-105).

The annual rate adjustment process set forth in this tariff shall remain in effect during the pendency of any Statement of Intent rate filing.

ATMOS ENERGY CORPORATION
MID-TEX DIVISION

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VII. Reconsideration, Appeal and Unresolved Items

Orders issued pursuant to this mechanism are ratemaking orders and shall be subject to appeal under Sections 102.001(b) and 103.021, et seq., of the Texas Utilities Code (Vernon 2007).

VIII. Notice

Notice of each annual RRM filing shall be provided by including the notice, in conspicuous form, in the bill of each directly affected customer no later than forty-five (45) days after the Company makes its annual filing pursuant to this tariff. The notice to customers shall include the following information:

- a) a description of the proposed revision of rates and schedules;
- b) the effect the proposed revision of rates is expected to have on the rates applicable to each customer class and on an average bill for each affected customer;
- c) the service area or areas in which the proposed rates would apply;
- d) the date the annual RRM filing was made with the regulatory authority; and
- e) the Company's address, telephone number and website where information concerning the proposed rate adjustment can be obtained.

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MID-TEX DIVISION

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Exhibit A

ACSC Cities

Abilene	Cleburne	Frost	Lincoln Park
Addison	Clyde	Gainesville	Little Elm
Albany	College Station	Garland	Lorena
Allen	Colleyville	Garrett	Madisonville
Alvarado	Colorado City	Grand Prairie	Malakoff
Angus	Comanche	Grapevine	Mansfield
Anna	Commerce	Groesbeck	Mckinney
Argyle	Coolidge	Gunter	Melissa
Arlington	Coppell	Haltom City	Mesquite
Aubrey	Copperas Cove	Harker Heights	Midlothian
Azle	Corinth	Haskell	Murphy
Bedford	Crandall	Haslet	Newark
Bellmead	Crowley	Hewitt	Nocona
Benbrook	Dalworthington Gardens	Highland Park	North Richland Hills
Beverly Hills	Denison	Highland Village	Northlake
Blossom	Denton	Honey Grove	Oak Leaf
Blue Ridge	Desoto	Hurst	Ovilla
Bowie	Draper	Hutto	Palestine
Boyd	Duncanville	Iowa Park	Pantego
Bridgeport	Eastland	Irving	Paris
Brownwood	Edgecliff Village	Justin	Parker
Buffalo	Emory	Kaufman	Pecan Hill
Burkburnett	Ennis	Keene	Petrolia
Burleson	Eules	Keller	Plano
Caddo Mills	Everman	Kemp	Ponder
Canton	Fairview	Kennedale	Pottsboro
Carrollton	Farmers Branch	Kerens	Prosper
Cedar Hill	Farmersville	Kerrville	Quitman
Celeste	Fate	Killeen	Red Oak
Celina	Flower Mound	Krum	Reno (Parker County)
Centerville	Forest Hill	Lake Worth	Rhome
Cisco	Forney	Lakeside	Richardson
Clarksville	Fort Worth	Lancaster	Richland
	Frisco	Lewisville	Richland Hills

ATMOS ENERGY CORPORATION
MID-TEX DIVISION

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River Oaks	Temple
Roanoke	Terrell
Robinson	The Colony
Rockwall	Trophy Club
Roscoe	Tyler
Rowlett	University Park
Royse City	Venus
Sachse	Vernon
Saginaw	Waco
Sansom Park	Watauga
Seagoville	Waxahachie
Sherman	Westlake
Snyder	Westover Hills
Southlake	Westworth Village
Springtown	White Settlement
Stamford	Whitesboro
Stephenville	Wichita Falls
Sulphur Springs	Woodway
Sweetwater	Wylie



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6a

Agenda Date 03/20/2018

Number Ordinance O-18-2036

Type Ordinance

Department Community Development

Title

Consideration of an appeal to the Planning and Zoning Commission decision of a zoning change request from the AG-Agricultural zoning district to the R-20 Single Family Residential zoning district on Tracts 2D and 2D3, Abstract 233, in the D R Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC17-017

Strategic Plan

There is no Strategic Plan connection for this item.

Explanation

First Reading and Public Hearing

Jim Dewey Jr., the applicant, has submitted a request to rezone approximately 4.3050 acres (187,525 square feet), located at 5209 Bluebonnet Drive, from the Agricultural (AG) district to the Single Family Residential (R-20) district. The applicant desires the requested zoning change to develop the property for single family residential use.

Existing Conditions/Background: The County records the subject property as Tracts 2D and 2D3, Abstract 233, in the D R Blanton Survey. The applicant desires to develop the property with single family residential lots which meet the established minimum requirements for the requested zoning.

Proposed Zoning Change:

Request – Agricultural (AG) to Single Family Residential (R-20).

Ordinance – Section 3.12 in the Schedule of District Regulations in the Land Development Code establishes the following regulations for the Single Family Residential 20,000 sq. ft. min. (R-20) district:

Purpose: The purpose and intent of the R-20 - Single-Family Residential District is to provide for compatible land, building, and structural uses primarily oriented to medium-low density residential purposes, open space uses, and selected community facility uses. The locational characteristics of this district are generally found in the inner urbanized developed areas of the city, adjacent to shopping facilities. Land uses in this district are normally connected to an approved public or private sewage collection and treatment system rather than individual septic tanks and sub-surface drainage fields.

Moderately low density, detached single-family residential dwellings, as exist in the inner area of the city comprise the principal elements of the district. It is further the intent to use this district and its regulations to accommodate and recognize the existence of small lot conventional single-family development which presently exists in the city.

Minimum Lot Area:	20,000 square feet
Maximum Lot Area:	none
Minimum Lot Width:	100 feet
Minimum Lot Depth:	125 feet
Minimum Front Yard Setback:	30 feet
Minimum Side Yard Setbacks:	10 feet
Minimum Rear Yard Setback:	25 feet
Maximum Lot Coverage:	30 percent
Maximum Height:	2.5 stories, 35 feet

Analysis – The subject property contains adequate size and dimensions to meet the above listed minimum requirements and accommodate development allowed under the requested zoning.

Surrounding Development: The subject property has predominately R-20 zoning to the north, east, southeast, and to the west across Bluebonnet Drive. A few AG zoned parcels remain immediately to the east and north. Properties to the south have predominately R-40 zoning and a mix of Planned Unit Development - Residential to the southwest.

The subject property has developed R-40 lots to the south and large lots with large homes on them to the north. Despite the adjacency of R-20 zoning, the existing development pattern immediately adjacent to the subject property exhibits a development pattern more appropriate for the R-40 and RE-Single Family Estate Residential zoning districts.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates the subject property and all the surrounding property on the same block as Residential. The proposed rezoning would conform with the comprehensive plan.

Drainage Analysis: Citizens have expressed in the past, and staff is aware of concerns with the existing drainage system in the vicinity. The Developer has provided a preliminary drainage analysis which indicates that a detention pond will be used to regulate flowrates and that they will make a connection to the existing inlet on 1700 Glade Road which ties into the Chelsea Park storm drain system. Staff has additional concerns and have made the developer aware of those, however they have indicated they want to address these concerns after the zoning process and during the Preliminary Plat process. The final drainage system of the development must meet all requirements of the Land Development Code. A full report is provided as an attachment to this briefing.

Fees: Park Land Dedication fees are required in the amount of \$1,802 per residential lot. Park Land Dedication fees are due prior to filing the plat for record. Impact Fees are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit.

Tree Preservation: Any future development of the subject property must comply with Chapter 5 (Tree Preservation) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

Public Notification: Staff mailed notices to all property owners within 200 feet as well as any Homeowners Associations within 500 feet of the subject property on Friday, September 22, 2017 regarding this request. Staff notified Grapevine-Colleyville ISD per state law, which serves the subject property. Notice was published in the *Fort Worth Star-Telegram* on Saturday, September 23, 2017 as required by State law and the Land Development Code. To date, staff has received 16 correspondences in opposition of this item included in this report.

- The requested zoning change conforms to the Future Land Use Plan and stated goals described in the *Destination Colleyville* Plan.
- The requested zoning change poses no adverse collateral effects on the surrounding properties.
- The requested zoning change facilitates a residential style of development appropriate for the site's location between the commercial development along Colleyville Boulevard and the lower density large lot residential development to the south.
- The subject property does not contain any unique characteristics which might prohibit development appropriate for the requested zoning designation.

Planning And Zoning Commission Recommendation: The Planning and Zoning Commission recommended denial at their October 9, 2017 meeting by a vote of 4-1. When the Planning and Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Request to Appeal
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Statement of Planning Objectives
6. Zoning Exhibit
7. Drainage Exhibit
8. Drainage Analysis (5209 Bluebonnet Drive)
9. Site Photo
10. Notification Map
11. Notification List
12. Property Owner Notification
13. Legal Notice
14. Letters of Opposition - Support
15. Ordinance O-18-2036

Request to Appeal

Ben Bryner

To: Jim Dewey Jr.
Subject: RE: ZC17-017

From: Jim Dewey Jr. [mailto:jdjr@jdjreng.com]
Sent: Wednesday, October 18, 2017 12:19 PM
To: Felix Landry <FLandry@colleyville.com>
Cc: Ben Bryner <BBryner@colleyville.com>; Vijay Borra <>
Subject: RE: ZC17-017

In behalf of the property owner, I request to appeal the decision of the P&Z commission to the City Council. WE would like to be heard on the Nov. 7, 2017 city council meeting. Please let me know if this email will suffice for notice in writing

Jim Dewey, Jr.

JDJR Engineers & Consultants, Inc.
2500 Texas Drive Suite 100
Irving, Texas 75062
Tel: 972-252-JDJR(5357)

Aerial Map



ZC17-017

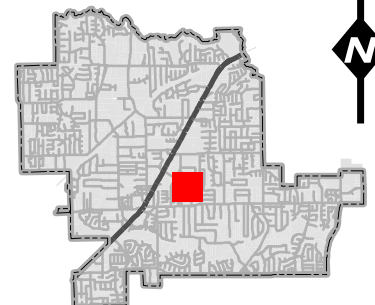
5209 Bluebonnet Drive

DISCLAIMER:

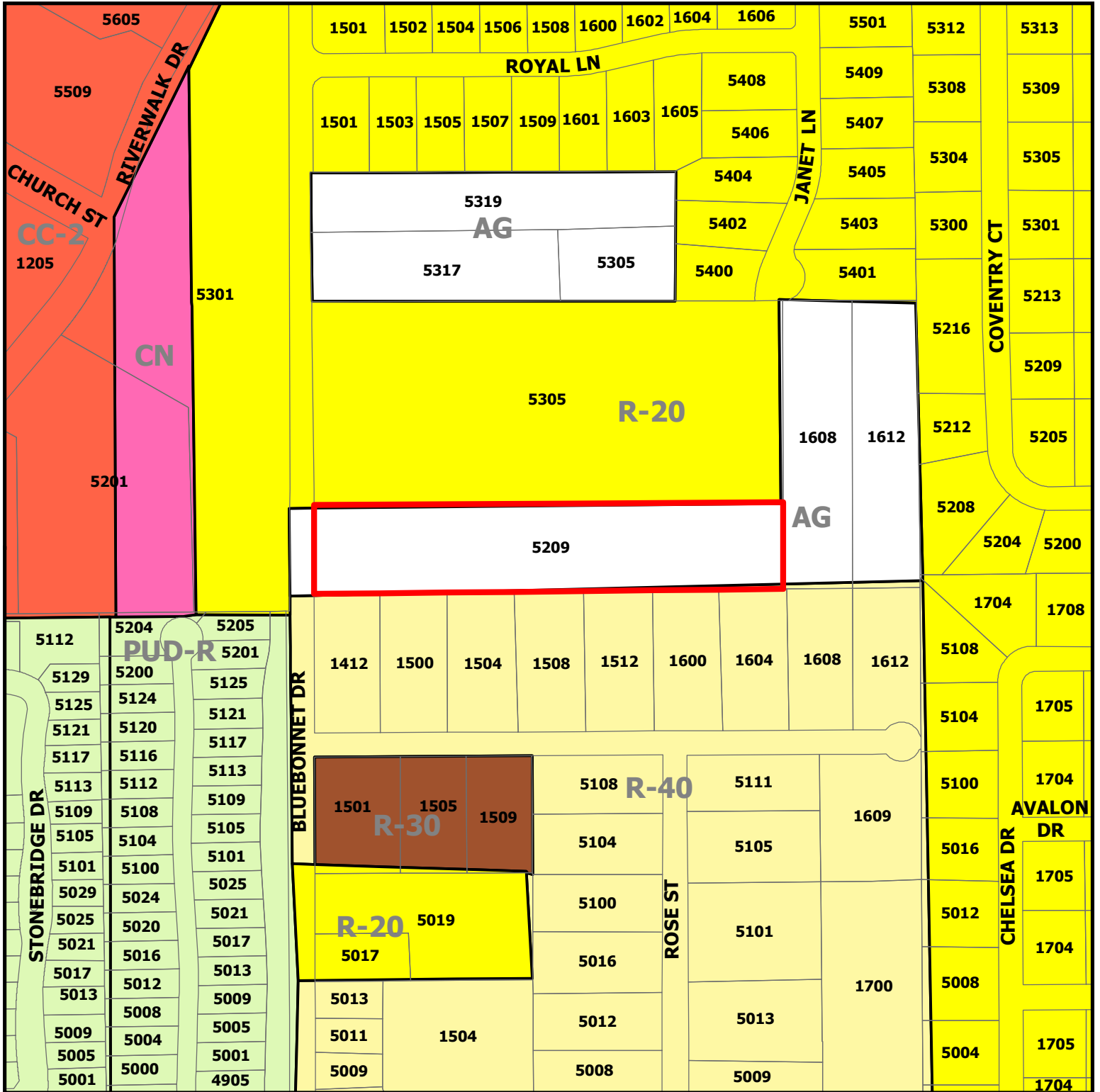
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.



Subject Property



Zoning Map

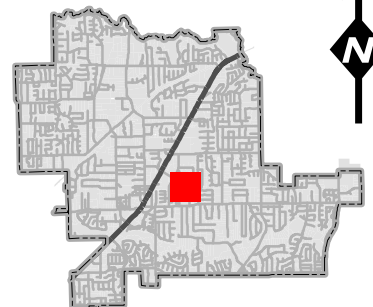


ZC17-017

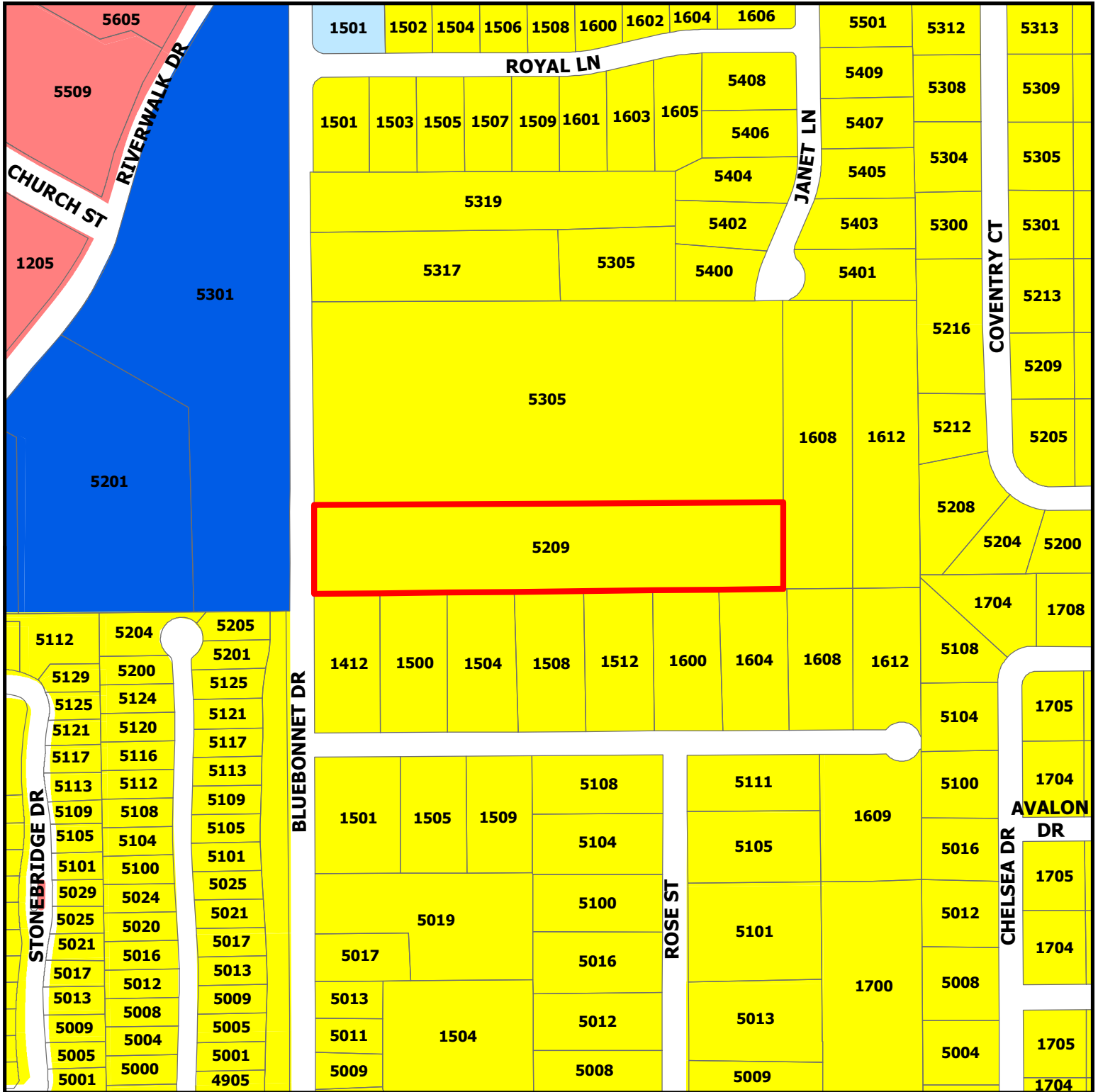
5209 Bluebonnet Drive

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 Subject Property



Future Land Use Map



ZC17-017

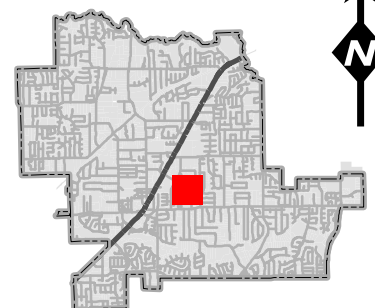
5209 Bluebonnet Drive

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Subject Property



Statement of Planning Objectives

NARRATIVE STATEMENT

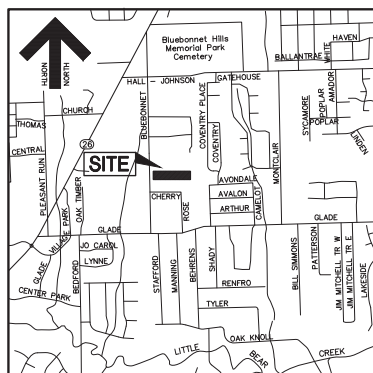
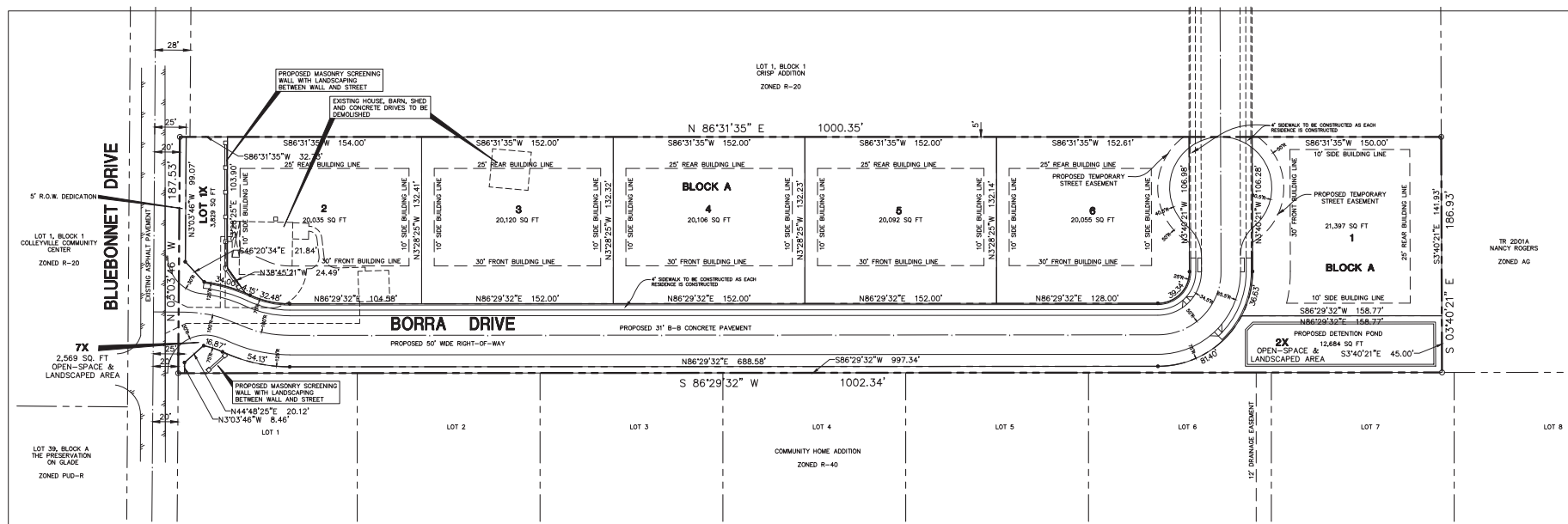
HILLPARK VILLAS

Hillpark Villas is a proposed residential development located on the east side of Bluebonnet Drive. The property is south of Hall-Johnson Road and north of Glade Road. The proposed development contains 4.3039 acres.

The proposed zoning change is for R-20 development. The property is currently zoned AG Agriculture. The proposed development includes 6 R-20 lots and 2 Common Area lots with no variances to the dimensional requirements or required setbacks. These open spaces will have landscape amenities provided by the developer.

There is currently one residence on the property on proposed Lot 1 and this residence will remain as part of the development.

Zoning Exhibit



LOCATION MAP
SCALE: 1" = 1500'

LEGAL DESCRIPTION

BEING a 4.3039 acre tract or parcel of land lying and being situated in the D.R. BLANDON SURVEY, Abstract 233, in the City of Collegeville, Tarrant County, Texas, and being all of that tract of land described in deed to Vijaya Borra and Kiranmai Yalamanchili (hereinafter referred to as the Borra tract), recorded in Document No. D213053730, of the Official Public Records of Tarrant county, Texas (O.P.R.T.C.T.); and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found (Controlling Monument) for the northwest corner of said Borra tract located on the apparent east right-of-way line of Blue Bonnet Drive (no document found); said found iron rod being located 22.00 feet easterly of the apparent centerline of said Blue Bonnet Drive; said found iron rod also being located South 89 degrees minutes 21 seconds West, 8.00 feet from the southwest corner of Crisp Addition, recorded in Volume 388-157, Page 20, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

THENCE North 89 degrees 53 minutes 21 seconds East, along the north line of said Borra tract and the south line of said Crisp Addition, a distance of 1000.35 feet to a 1/2 inch iron rod found (Controlling Monument) for the northeast corner of said Borra tract and the southeast corner of said Crisp Addition; said found iron rod also being on the west line of a tract of land described in deed to Raymond H. Rogers et ux, recorded in Volume 4248, Page 527, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 18 minutes 35 seconds East, along the east line of said Borra tract and the west line of said Rogers tract, a distance of 186.93 feet to a 5/8 inch iron rod with cap marked "DJR" set for the southeast corner of said Borra tract; from said set iron rod a found 1/2 inch iron rod bears South 89 degrees 29 minutes 49 seconds West, 1.19 feet; said set iron rod also being on the north line of Community Home Addition, recorded in Volume 388-R, Page 40, P.R.T.C.T.;

THENCE South 89 degrees 51 minutes 18 seconds West, along the south line of said Borra tract and the north line of said Community Home Addition, a distance of 1002.34 feet to a 1 inch iron pipe found for the southwest corner of said Borra tract located on the aforementioned apparent east right-of-way line of Blue Bonnet Drive;

THENCE North 00 degrees 18 minutes 00 seconds East, along the west line of said Borra tract and said east right-of-way line, a distance of 187.53 feet to the Point of Beginning and containing 4.3039 Acres (187,479 Square Feet) of land.

SITE DATA

GROSS AREA _____ 187,479 SF OR 4.3039 AC
STREET DEDICATION AREA _____ 49,163 SF OR 1.1286 AC
NET AREA (GROSS LESS ROW) _____ 138,316 SF OR 3.1753 AC
NUMBER OF PROPOSED LOTS _____
SINGLE FAMILY _____ 6 LOTS
COMMON AREA _____ 2 LOTS (DESIGNATED BY AN X)
DENSITY (DWELLING/AC) GROSS _____ 1.39/1
DENSITY (DWELLING/AC) NET ROW _____ 1.89/1
MINIMUM LOT AREA _____ 20,000 SF
AVERAGE LOT AREA _____ 21,257 SF
MINIMUM LOT WIDTH _____ 100 FT
MINIMUM LOT DEPTH _____ 125 FT
MAXIMUM HEIGHT _____ 2.5 STORY OR 35 FT
MAXIMUM LOT COVERAGE _____ 40%
TOTAL OPEN SPACE _____ 16,513 SF (8.81% GROSS and 11.94% NET)

OWNER/APPLICANT:
VIJAYA K. BORRA
826 MANGO COURT
COPPELL, TEXAS 75019
PHONE: (937) 219-4987

REVISIONS:	
9-13-17	CITY COMMENTS

ZONING EXHIBIT FOR ZONING CHANGE
REQUEST FROM AG TO R-20.

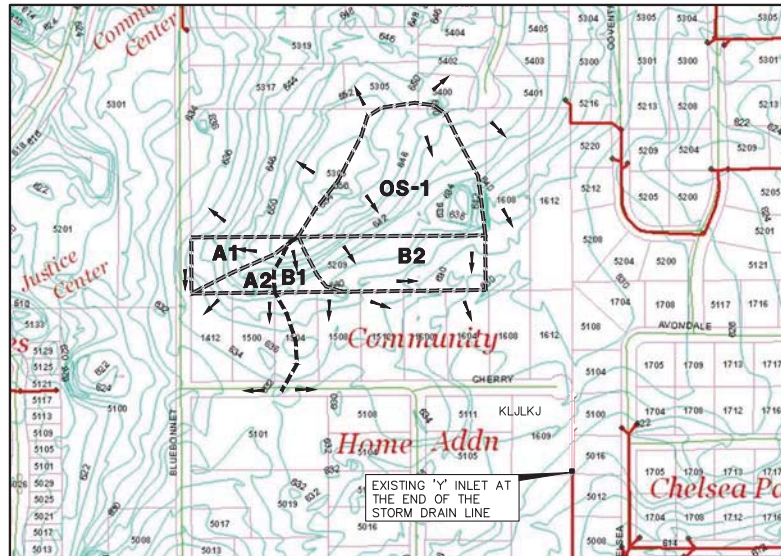
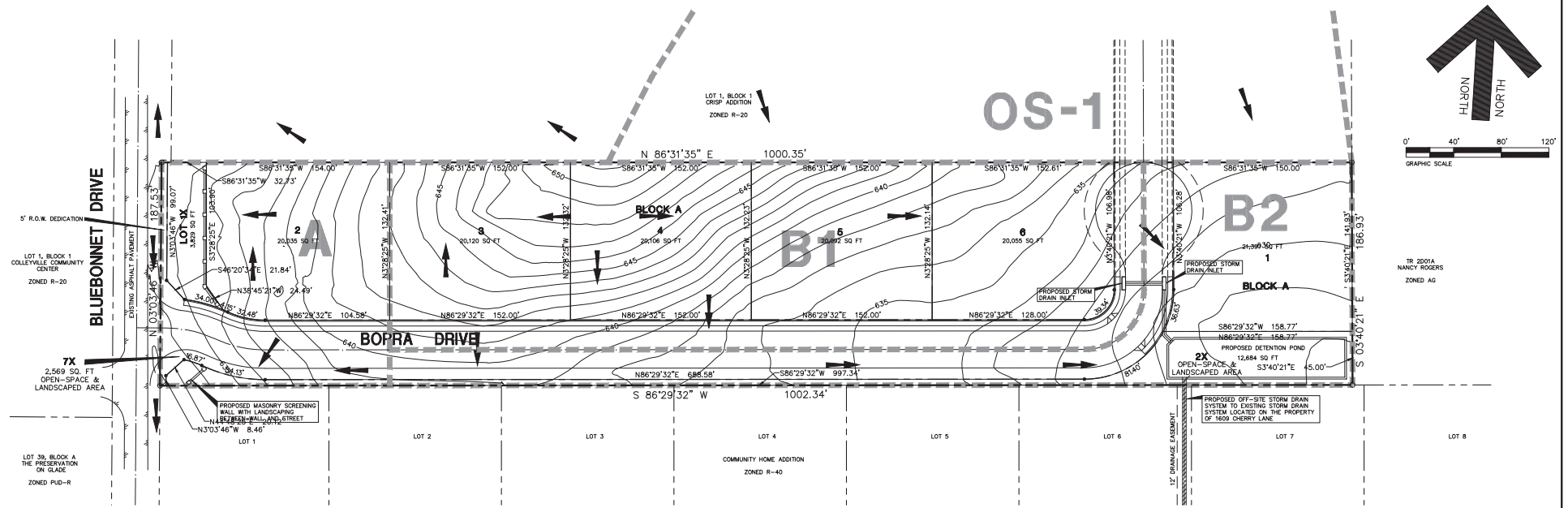
SHEET TITLE:
ZONING EXHIBIT/SITE PLAN
PROPOSED HILLPARK VILLAS
COLLEYVILLE, TEXAS

JDJR PREPARED BY:
ENGINEERS & CONSULTANTS, INC.
TSBP REGISTRATION NUMBER F-0027

ENGINEERS • SURVEYORS • LAND PLANNERS
2600 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-232-0357 Fax 972-232-0808

DATE: JULY 12, 2017	DRAWN BY: SAS	SHEET NO. 1 OF 2
SCALE: 1" = 40'	CHECKED BY: JDJR	

Drainage Exhibit



DRAINAGE DATA (PRE-DEVELOPMENT)						
AREA NO.	ACRES	C	T _c MIN	I ₁₀₀ IN/HR	Q ₁₀₀ CFS	COMMENTS
OS-1	4.51	0.30	15	7.98	10.80	SHEET FLOWS ONTO PROPERTY FROM THE NORTH
A1	0.85	0.30	15	7.98	2.03	SHEET FLOWS BLUEBONNET DRIVE
A2	0.49	0.30	15	7.98	1.17	SHEET FLOWS OFF PROPERTY TO THE SOUTH SOUTHWEST
B1	0.47	0.30	15	7.98	1.13	SHEET FLOWS OFF PROPERTY TO THE SOUTH SOUTHWEST
B2	2.53	0.30	15	7.98	6.06	SHEET FLOWS OFF PROPERTY TO THE SOUTH SOUTHWEST
TOTAL LEAVING SITE (PRE-DEVELOPMENT)					21.16	

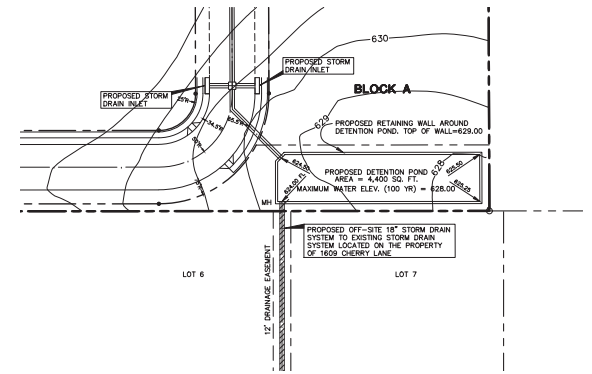
DRAINAGE DATA (POST-DEVELOPMENT)						
AREA NO.	ACRES	C	T _c MIN	I ₁₀₀ IN/HR	Q ₁₀₀ CFS	COMMENTS
OS-1	4.51	0.30	15	7.98	10.80	SHEET FLOWS ONTO PROPERTY FROM THE NORTH
A	0.82	0.65	10	9.24	4.92	SHEET FLOWS TO BOPRA DRIVE TO BLUEBONNET DRIVE
B1	2.27	0.65	10	9.24	13.63	FLOWS TO BOPRA DRIVE THEN TO DETENTION POND
B2	1.21	0.65	10	9.24	7.27	FLOWS TO BOPRA DRIVE THEN TO DETENTION POND
TOTAL LEAVING SITE (POST-DEVELOPMENT)					36.62	

DETENTION DESIGN METHODOLOGY

Total Flow (100 year) leaving the site (pre-development conditions) = 21.16 cfs
 Total Flow (100 year) leaving the site (post-development conditions) = 36.62 cfs
 On-site detention must be provided to keep total peak flow (100-year) from site (post-development) less than or equal to pre-development flows = 21.16 cfs
 Total developed flow (100 year) that bypasses detention pond (Area A) = 4.92 cfs
 Thus, maximum flow (100 year) from detention pond must be less than 21.16-4.92 = 16.24 cfs
 With 18" outlet from pond, maximum flow from pond (100 year) = 15.34 cfs

SUMMARY OF DETENTION CALCULATIONS				
100 YEAR STORMS				
STORM DURATION MINUTES	PEAK INFLOW CFS	PEAK OUTFLOW CFS	MAX. PONDING ELEV. FT (MSL)/FEET	STORAGE REQUIRED OF
10	28.96	12.36	626.86/2.86	9,260
20	25.70	15.12	627.91/3.91	13,878
30	21.00	15.34	628.00/4.00	14,285
40	17.90	14.85	627.80/3.80	13,383
50	15.67	14.06	627.46/3.46	11,994

The storm that results in the maximum flow and storage is the 30 minute storm (shaded). The maximum flow of 15.34 cfs is less than the allowed maximum flow of 16.24 cfs



REVISIONS:	
8-13-17	QTY COMMENTS

JDJR FILE NO. 1108-2-13

SHEET TITLE:	
PRELIMINARY DRAINAGE ANALYSIS PROPOSED HILLPARK VILLAS COLLEYVILLE, TEXAS	
ENGINEERS • SURVEYORS • LAND PLANNERS 3500 Texas Blue Hills Blvd Irving, Texas 76039 Tel: 972-252-0527 Fax: 972-252-6666	PREPARED BY: ENGINEERS & CONSULTANTS, INC. TOWNE REGISTRATION NUMBER F-0827
DATE: JULY 12, 2017 DRAWN BY: SAS	CHECKED BY: JDJR
SCALE: 1" = 40'	SHEET NO. 2 of 2

CITY OF COLLEYVILLE

PUBLIC WORKS DEPARTMENT

For information regarding the following comments, please contact Taylor Schauwecker, P.E., Development Engineer (817-503-1104 / tschauwecker@colleyville.com):

February 26, 2018

ZC17-017 (5209 Bluebonnet Drive) Drainage Analysis

Drainage:

Citizens have expressed in the past and staff is aware of concerns with the existing drainage system in the vicinity. The drainage concerns include:

- Cherry Lane and the lack of an engineered underground drainage system along that street and in the neighborhood.
- The size of the watershed that contributes to the area and the previous developments which have occurred in the watershed.
- The existing lot to lot drainage conditions.

The Developer has provided a preliminary drainage analysis which indicates:

- A detention pond will be used to regulate flowrates.
- A connection to the existing inlet on 1700 Glade Road which ties into the Chelsea Park storm drain system.

Staff has additional concerns and have made the developer aware of those, however they have indicated they want to address these concerns after the zoning process. Items that remain to be addressed prior to having an approved drainage plan:

- The discharge of the detention pond is not fully designed.
- The lack of improved drainage from the development to the existing drop inlet at the rear of 1700 Glade Road.
- There is not a public easement along 1609 Cherry Lane.

The final drainage system of the development must meet all requirements of the Land Development Code. The key requirements include:

- The rate of runoff created by the development as it leaves the property shall not exceed the rate of runoff that is currently occurring in existing conditions. (CLDC 14.170.B)
- The developer shall provide for the design of storm water management in the proposed subdivision and shall be required to furnish, install, construct, or extend, at his own expense, all storm sewers and drainage structure facilities necessary for the proper development of the subdivision. (CLDC 9.15.A)

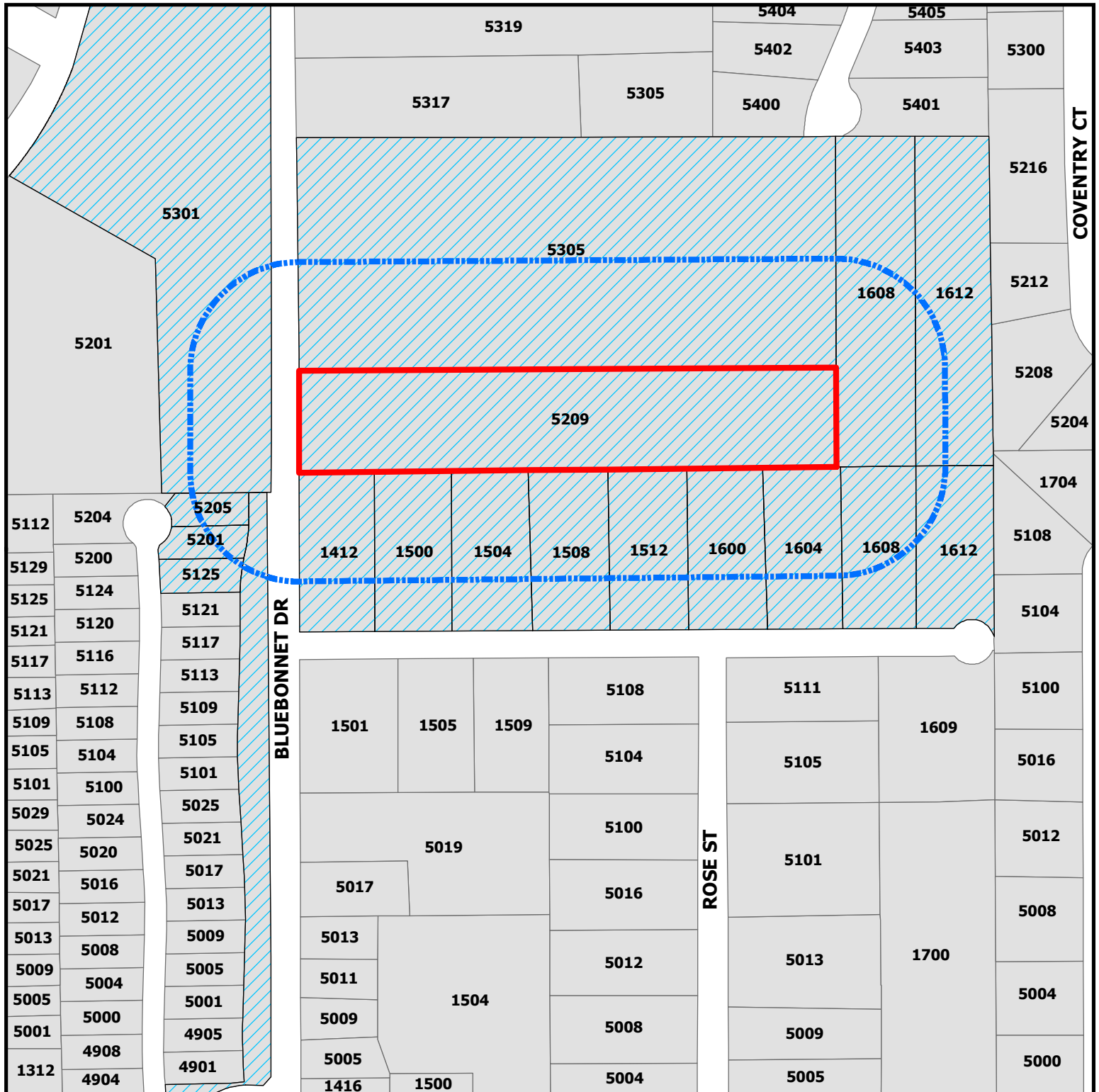
INITIAL STAFF COMMENTS

- All public improvements shall be constructed within easements or right-of-way that have been dedicated for public use. (CLDC 9.12.E)
- When the proposed development requires the construction of public improvements, the applicant shall submit construction plans with the Combination Preliminary/Final Plat.

Site Photo



Notification Map



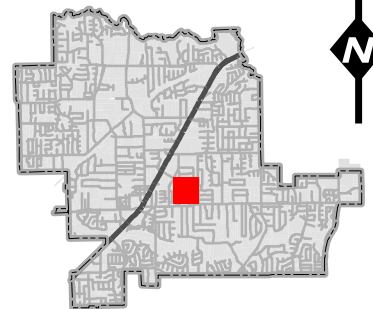
ZC17-017

5209 Bluebonnet Drive

- Subject Property
- 200ft Buffer
- Properties within 200ft



DISCLAIMER:
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Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
ROGERS, NANCY	1612 CHERRY LN	COLLEYVILLE, TX	76034	1608 CHERRY LN
PHILLIPS, DEAN F	PO BOX 610411	DALLAS, TX	75261	1604 CHERRY LN
PALANZA, DOMINICK	1500 CHERRY LN	COLLEYVILLE, TX	76034	1500 CHERRY LN
ROGERS, NANCY JO	1612 CHERRY LN	COLLEYVILLE, TX	76034	1612 CHERRY LN
SPEIGHT, MATT	1504 CHERRY LN	COLLEYVILLE, TX	76034	1504 CHERRY LN
DAMERON, RAY	1600 CHERRY LN	COLLEYVILLE, TX	76034	1600 CHERRY LN
COBB, JESSE G	1508 CHERRY LN	COLLEYVILLE, TX	76034	1508 CHERRY LN
WOODCOCK, DAVID	1512 CHERRY LN	COLLEYVILLE, TX	76034	1512 CHERRY LN
BORRA, VIJAYA	826 MANGO CT	COPPELL, TX	75019	5209 BLUEBONNET DR
FARMER, STEPHEN	5305 BLUEBONNET DR	COLLEYVILLE, TX	76034	5305 BLUEBONNET DR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5301 RIVERWALK DR
GLENN, MARY	5125 PRESERVATION AVE	COLLEYVILLE, TX	76034	5125 PRESERVATION AVE
DOUGLASS, GEORGE W	1412 CHERRY LN	COLLEYVILLE, TX	76034	1412 CHERRY LN
PRESERVATION HOA INC	101 CLARIDEN RANCH RD	SOUTHLAKE, TX	76092	1400 BLUEBONNET DR
ROGERS, NANCY	1612 CHERRY LN	COLLEYVILLE, TX	76034	1608 CHERRY LN
ROGERS, NANCY JO	1612 CHERRY LN	COLLEYVILLE, TX	76034	1612 CHERRY LN
EMBRY, STEVEN	5201 PRESERVATION AVE	COLLEYVILLE, TX	76034	5201 PRESERVATION AVE
K HOVNANIAN HOMES - DFW LLC	5808 W PLANO PKWY	PLANO, TX	75093	5205 PRESERVATION AVE
BRIDGES AT RIVERWALK ADDITION	P.O. BOX 1183	COLLEYVILLE, TX	76034	COURTESY NOTICE
CHELSEA PARK ADDITION	1816 AVONDALE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
KINGSWOOD ESTATES-COLLEYVILLE	P.O. BOX 978	COLLEYVILLE, TX	76034	COURTESY NOTICE
DEWEY JR., JIM	2500 TEXAS DRIVE, # 100	IRVING, TX	75062	APPLICANT
GRAPEVINE-COLLEYVILLE ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	STATE LAW REQUIRED

Public hearing notices were mailed Friday,
August 25, 2017 by Araceli Botello

Property Owner Notification



NOTICE OF PUBLIC HEARING

Zoning Case Number: ZC17-017
Applicant: Jim Dewey Jr.
Owner: Vijaya Borra
Location: 5209 Bluebonnett Drive
Property Description: Tracts 2D & 2D3, Abstract 233, in the D R Blanton Survey
Present Zoning: AG – Agricultural District
Request: Consideration of a zoning change from the AG Agricultural zoning district to the R-20 Single Family Residential zoning district. The purpose is to allow for single-family residential development of 6 lots and 2 open space/common area lots.

The City of Colleyville has scheduled public hearings concerning the above referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, October 9, 2017 at 7:00 p.m. City Council Meeting: Tuesday, November 7, 2017 & Tuesday, November 21, 2017 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

This notice has been sent to all owners of real property within 200 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 200 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

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

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. For additional information, please contact the Community Development Department at 817.503.1052. Please reference the zoning case number when requesting information.

Ben Bryner
Community Development Director
bbryner@colleyville.com

Legal Notice

September 21, 2017

SENT VIA EMAIL on Thursday, September 21, 2017

Christine Lopez
Legal Notices
Fort Worth Star-Telegram
400 W. Seventh Street
Fort Worth, TX 76102

Dear Christine:

Please publish and furnish an affidavit (N.E. Section):

Saturday, September 23, 2017

The City of Colleyville Planning and Zoning Commission gives notice of a Public Hearing on Monday, 10/09/17 at 7:00 p.m. at City Hall, 100 Main Street, Colleyville, Texas:

Case ZC17-017 - Consideration of a zoning change from the AG Agricultural zoning district to the R-20 Single Family Residential zoning district on Tract 2D & 2D3, Abstract 233, in the D R Blanton Survey, located at 5209 Bluebonnet Drive

Case ZC17-018 - Consideration of a zoning change from the AG Agricultural zoning district to the CC-2 Shopping Center zoning district on Tract 1A01, Abstract 798, in the Joseph H Harrell Survey, located at 1212 Murphy Road

Case ZC17-020 - Consideration of a zoning change from the CC-1 Village Retail zoning district to the R-20 Single Family Residential zoning district on a portion of Lot 2, Block 1, of the Legget, McKithan, and Baylock Addition, located at 2319 Hall Johnson Road

The City Council will hold a Public Hearing on the above items on 11/7/17 and 11/21/17 at 7:30 p.m. at City Hall, 100 Main Street, Colleyville, Texas.

All interested citizens will be given the opportunity to speak and be heard.

CITY OF COLLEYVILLE



Araceli Botello
Planning Technician

Letters of Opposition - Support

RE: Protest of Borra proposal Zoning case No. ZC17-017
Colleyville Planning and Zoning

September 3, 2017

1. Proposal indicates that stormwater is to flow in a new storm sewer pipe from north to south across 1600 Cherry Lane, then under Cherry Lane--an unimproved asphalt road--at an undetermined location eastward into a ***non-existent*** stormwater drainage inlet somewhere on Lot 27.
2. Neither Cherry Lane, Rose Street, nor Bluebonnet Road have any drainage facilities to deal with volumes that would occur with stormwater flowing from the Borra property at the proposed housing density. ***All three streets regularly already experience substantial surface stormwater flow originating in the Borra, Farmer, and Kingswood properties.***
3. Contrary to assertions in the planning proposal, ***THERE ARE NO STORM PIPE OR GUTTER SYSTEMS*** on a ***nonexistent cul-de-sac*** commencing at the east end of Cherry Lane.
4. There is ***NO DITCH OR OTHER STORMWATER CONVEYANCE STRUCTURE*** on the east 1200 ft of Cherry Lane; all stormwater currently ***SHEET FLOWS*** along the surface of Cherry Lane and its adjacent properties.
5. Contrary to the drawings provided by Borra, ***the closest stormwater intake is not at the east end of Cherry Lane***; it is on the 1700 Glade Road property, ***~600 ft south and 500 ft east*** of the proposed stormwater outflow from the Borra property.
6. There is no tree preservation plan for the Borra site, nor for the trees on the west side of 1604 Cherry Lane whose root systems extend at least 20 ft onto the east side of 1600 Cherry Lane, where excavation would be required to install the proposed drainage pipe. Excavation in that area would not be permitted by the owners of 1604 Cherry Lane due to unavoidable damage to root systems of their mature trees near their west boundary with 1600 Cherry Lane.
7. There is no provision for containing and redirecting the increased stormwater drainage from the Borra property that would, according to elevations shown on the proposal map, flow westward onto Bluebonnet from the western two lots of the proposed development. ***Stormwater drainage from the west end of Cherry Lane flows directly across and under Bluebonnet, onto Preservation and Bridges at Riverwalk properties.***
8. Drawing indicates a future vehicular exit from the proposed cul-de-sac northward into the adjacent Farmer property, to which the owners have not consented; they have been provided with NEITHER the necessary ***statement of purpose*** nor ***request for access permission***.
9. Privacy concerns are expressed by Cherry Lane property owners, whose back yards and rear elevations would face the rear of the proposed Hillside Development homes.

[OVER]

Letters of Opposition - Support

10. There is no plan for diversion of greatly increased *stormwater flow from the northeast and north central side of proposed Lot 6, onto the Community Homes Addition Lots 8 and 9 and the 4 acres of AG properties to their north.*
11. No stormwater flow calculations are provided.
12. Proposal to change zoning from AG to R20 Single Family adjacent to the R40 zoning in the Community Home Addition is not acceptable to homeowners in that subdivision.
13. Proposal attempts to include street medians, street curbs, alleys, and parkways as common open land, parkland—which is not allowed.
14. Preliminary drainage analysis based on accurate representation of site conditions and measurements has not been provided.
15. Specifications are missing for:
 - a. Off-street parking, visitor parking
 - b. Common areas (proposed roadway)
 - c. General locations of existing tree clusters
 - d. Emergency ingress and egress.
 - e. Elevation drawings
 - f. Width of rear, front, and side yards which cannot be narrower than those required in City code.
16. Underground installation of stormwater drainage from the south of the Borra property onto Lot 27 of the Community Home Addition is not shown. Because such a structure would intersect with water, sewer, and gas service lines to Community Home Lots 7, 8, and 9 properties --for which permission and arrangements for excavation across Cherry Lane and eastward along the north side of 5111 Rose Street will be required.

Comments:

Name	
Signature	<i>Tracy Alley's Sara Phillips</i>
Address	<i>1604 Cherry College/K, Tex 76034</i>
Phone Number	<i>214-862-3164</i>
Email address	

[OVER]

Letters of Opposition - Support

Office of the City Manager

Jerry Duway
100 Main Street
Colleyville, Texas 76034

September 3, 2017

RE: Zoning case No. ZC17-017

Dear Jerry Duway,

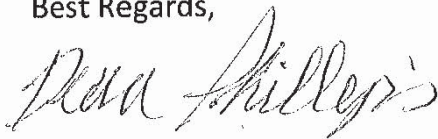
We are glad you are restoring integrity to the City of Colleyville. I have attached the zoning Case No. ZC17-017 Protest.

The City Council, the department of community development, and engineering would all benefit from a gated zoning process. It would:

1. Avoid countless hours of the councils time in public hearings wasted, when developers do not submit a complete engineering proposal before P&Z as well as the council.
2. Eliminate approval of zoning requests, without consent and approval of The Colleyville City Council.
3. Improve the trust from the citizens of Colleyville, whom they serve.

Most of all, improve the regional reputation of Colleyville, and attract more people to move and live in our great city Colleyville.

Best Regards,

A handwritten signature in cursive script, appearing to read "Dana Miller".

Letters of Opposition - Support

RE: Protest of Borra proposal Zoning case No. ZC17-017
Colleyville Planning and Zoning

September 3, 2017

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Comments:

Name	David + Kristi Woodcock
Signature	K Woodcock
Address	1512 Cherry Lane Colleyville
Phone Number	512-203-3434
Email address	

[OVER]

Letters of Opposition - Support

RE: Protest of Borra proposal Zoning case No. ZC17-017
Colleyville Planning and Zoning

September 3, 2017



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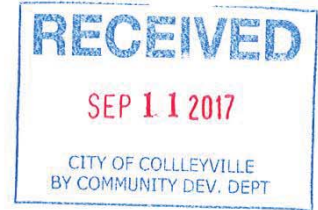
Name	Dianne Farmer
Signature	Dianne Farmer
Address	5305 Bluebonnet
Phone Number	817-247-0649
Email address	

[OVER]

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Colleyville Planning and Zoning

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Comments:

I am support of the items outlined in this
protest. I live in Preservation and I'm concerned
about the amount of runoff in my and my neighbors' yards.

Name	Eric W. Wilkins
Signature	Eric W. Wilkins
Address	5205 Preservation Ave, Corleyville, TX
Phone Number	(214) 202-2453
Email address	

[OVER]

Letters of Opposition - Support

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Colleyville Planning and Zoning

September 3, 2017

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Comments:

Name	D. NEM HARRINGTON PATTI R. HARRINGTON
Signature	D. Nem Harrington
Address	5012 CHURCH DR.
Phone Number	817 875 6119
Email address	

[OVER]

Letters of Opposition - Support

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September 3, 2017

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Comments:

It's long overdue for Colleyville City Council to assume responsibility for this stormwater drainage problem, and until then we ask the City Planning & Development Dept not to accept applications or issue permits for any development in this area.

Name	Kathleen Hennessey
Signature	K Hennessey
Address	5013 Stonebridge Drive 76034
Phone Number	(817) 893-0055
Email address	

[OVER]

Letters of Opposition - Support

Objections to Amended Development Proposal for Hillpark Villas, Colleyville TX Based on Amended Zoning Exhibit/Site Plan and Preliminary Drainage Analysis dated July 12, 2017

1. There is NO STORMWATER DRAINAGE SYSTEM located on the property at 1609 Cherry Lane.
2. Discharge of stormwater from Area A will flow directly south and east across and under Bluebonnet Drive to the Preservation development and on to Bridges at Riverwalk development; stormwater handling of both developments are already at full capacity.
3. There is no provision for handling stormwater overflow.
4. There is no indication of whether a pond or a landscaped area is to be installed in Block A, or the relative proportions of land to be used for each purpose.
5. There is an unspecified and unmeasured path of stormwater flow from the northeast corner of Lot 1 to Lot 27 of the Community Home Addition.
6. There is no provision for control of stormwater that flows south from the east side of OS-1 across Lots 4, 5, 6, and 1 onto Borra Drive in order to prevent flooding of Borra Drive and Community Home Addition Lots 1, 2, 3, 4, 5, and 6.
7. Homeowners in the Community Home Addition object to raising the level of proposed Hillpark Villa properties' foundations above current terrain levels because this could increase volume and velocity of stormwater flow onto their properties. There is no provision for capturing, diverting, and/or controlling such flows.
8. Because Bluebonnet Drive is already too narrow according to City code and has no stormwater drainage capacity, owners of neighboring properties object to the proposed dumping of any stormwater onto Bluebonnet Drive.
9. The proposed Borra Drive has only one entrance/exit; it could easily be blocked by an emergency or disabled vehicle. It is a two-way street that is even narrower than Bluebonnet Drive, which does not comply with code. There is neither space on Borra Drive nor on Bluebonnet Drive for visitor, delivery, emergency vehicle, utility vehicle, and tradesmens parking.
10. There is no provision for handling stormwater that would be diverted onto Bluebonnet Drive.
11. The proposed extension of Borra Drive north onto OS-1 to the north has not, and is unlikely to receive, owners' permission—especially as it proposes to transect their property.
12. Community Home owners object to having their properties sandwiched between two roads (Cherry Lane and Borra Drive).
13. The width of the Hillpark Villas site is 186.93 feet; given the 132.3 ft width of Lots 2,3,4,5 and 6, there is only a strip 54 feet wide for Borra Drive itself (minimum 50 feet) , leaving 4 feet for stormwater drainage facilities (bar ditch or culvert), pedestrian paths, fire hydrants, street lights, , access to buried and overhead utilities including water, sewer, gas, electricity, network cables, and clear vehicular exit from and entrance to each of the five driveways.
14. The proposed rectangular retention pond does not reflect generally accepted contours which are usually circular or oval. Proposed depth of the retention pond does not suggest capacity to handle 100-year flood volume given the steep slopes of the adjoining uphill property and that of the proposed site itself. Capacity of the nearby retention pond at the south of the Preservation Subdivision on Bluebonnet Drive, which deals with similar stormwater volume and flow issues, could be used as a guide to capacity and structure.
15. There is no provision for a stormwater capture/diversion system on the north side of the proposed development site. Severe flooding of lots 1, 4, 5 and 6 can be expected during heavy and/or sustained downpours.

Objections submitted to

☒**Planning and Development Office**

Colleyville City Council

by

Name _____

Mrs Geo W. Douglass

Address

1412 Cherry Lane

Clayville Ref

Telephone

(817) 788-034 & () -

Email

_____@_____

Letters of Opposition - Support

RE: Protest of Borra proposal Zoning case No. ZC17-017
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September 3, 2017

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Comments: *NO TO ZONING CHANGE WHICH AFFECTS MY LAND*

@ *Property Description: Blanton, D.R. Survey*
Abstract, Tract 2081A
1612 Cherry Ln

Name	<i>NANCY Jo ROGERS</i>
Signature	<i>Nancy Jo Rogers</i>
Address	<i>1612 Cherry Ln.</i>
Phone Number	<i>(Colleyville) 817-354-4430</i>
Email address	<i>— o —</i>

[OVER]

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[OVER]

Letters of Opposition - Support

10. There is no plan for diversion of greatly increased **stormwater flow from the northeast and north central side of proposed Lot 6, onto the Community Homes Addition Lots 8 and 9 and the 4 acres of AG properties to their north.**
11. No stormwater flow calculations are provided.
12. Proposal to change zoning from AG to R20 Single Family adjacent to the R40 zoning in the Community Home Addition is not acceptable to homeowners in that subdivision.
13. Proposal attempts to include street medians, street curbs, alleys, and parkways as common open land, parkland—which is not allowed.
14. Preliminary drainage analysis based on accurate representation of site conditions and measurements has not been provided.
15. Specifications are missing for:
 - a. Off-street parking, visitor parking
 - b. Common areas (proposed roadway)
 - c. General locations of existing tree clusters
 - d. Emergency ingress and egress.
 - e. Elevation drawings
 - f. Width of rear, front, and side yards which cannot be narrower than those required in City code.
16. Underground installation of stormwater drainage from the south of the Borra property onto Lot 27 of the Community Home Addition is not shown. Because such a structure would intersect with water, sewer, and gas service lines to Community Home Lots 7, 8, and 9 properties --for which permission and arrangements for excavation across Cherry Lane and eastward along the north side of 5111 Rose Street will be required.

Comments: *NO TO ZONING CHANGE CONCERNING my Home @
Property Description: Community Home Addition Lot 9
1612 Cherry Lane*

Name	<i>NANCY JO ROGERS</i>	
Signature	<i>Nancy Jo Rogers</i>	
Address	<i>1612 Cherry Ln.</i>	<i>76034</i>
Phone Number	<i>817 354-4430</i>	
Email address	<i>- 0 -</i>	

[OVER]

Letters of Opposition - Support

RE: Protest of Borra proposal Zoning case No. ZC17-017
Colleyville Planning and Zoning

September 3, 2017

1. Proposal indicates that stormwater is to flow in a new storm sewer pipe from north to south across 1600 Cherry Lane, then under Cherry Lane--an unimproved asphalt road--at an undetermined location eastward into a ***non-existent*** stormwater drainage inlet somewhere on Lot 27.
2. Neither Cherry Lane, Rose Street, nor Bluebonnet Road have any drainage facilities to deal with volumes that would occur with stormwater flowing from the Borra property at the proposed housing density. ***All three streets regularly already experience substantial surface stormwater flow originating in the Borra, Farmer, and Kingswood properties.***
3. Contrary to assertions in the planning proposal, ***THERE ARE NO STORM PIPE OR GUTTER SYSTEMS*** on a ***nonexistent cul-de-sac*** commencing at the east end of Cherry Lane.
4. There is ***NO DITCH OR OTHER STORMWATER CONVEYANCE STRUCTURE*** on the east 1200 ft of Cherry Lane; all stormwater currently ***SHEET FLOWS*** along the surface of Cherry Lane and its adjacent properties.
5. Contrary to the drawings provided by Borra, ***the closest stormwater intake is not at the east end of Cherry Lane***; it is on the 1700 Glade Road property, ***~600 ft south and 500 ft east*** of the proposed stormwater outflow from the Borra property.
6. There is no tree preservation plan for the Borra site, nor for the trees on the west side of 1604 Cherry Lane whose root systems extend at least 20 ft onto the east side of 1600 Cherry Lane, where excavation would be required to install the proposed drainage pipe. Excavation in that area would not be permitted by the owners of 1604 Cherry Lane due to unavoidable damage to root systems of their mature trees near their west boundary with 1600 Cherry Lane.
7. There is no provision for containing and redirecting the increased stormwater drainage from the Borra property that would, according to elevations shown on the proposal map, flow westward onto Bluebonnet from the western two lots of the proposed development. ***Stormwater drainage from the west end of Cherry Lane flows directly across and under Bluebonnet, onto Preservation and Bridges at Riverwalk properties.***
8. Drawing indicates a future vehicular exit from the proposed cul-de-sac northward into the adjacent Farmer property, to which the owners have not consented; they have been provided with NEITHER the necessary ***statement of purpose*** nor ***request for access permission***.
9. Privacy concerns are expressed by Cherry Lane property owners, whose back yards and rear elevations would face the rear of the proposed Hillside Development homes.

[OVER]

Letters of Opposition - Support

10. There is no plan for diversion of greatly increased **stormwater flow from the northeast and north central side of proposed Lot 6, onto the Community Homes Addition Lots 8 and 9 and the 4 acres of AG properties to their north.**
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Comments: *NO TO ZONING CHANGE FOR*

Property Description: Blanton, D.R. Survey
Abstract 233, Tract 2501
1608 Cherry Ln.

Name	NANCY ROGERS
Signature	Nancy Rogers
Address	1608 Cherry Ln (1612 Cherry Ln mailing address)
Phone Number	(817) 354-4430
Email address	—

[OVER]

Letters of Opposition - Support

RE: Protest of Borra proposal Zoning case No. ZC17-017
Colleyville Planning and Zoning

September 3, 2017

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4. There is ***NO DITCH OR OTHER STORMWATER CONVEYANCE STRUCTURE*** on the east 1200 ft of Cherry Lane; all stormwater currently ***SHEET FLOWS*** along the surface of Cherry Lane and its adjacent properties.
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[OVER]

Letters of Opposition - Support

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 - f. Width of rear, front, and side yards which cannot be narrower than those required in City code.
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Comments: *NO TO ZONING CHANGE CONCERNING MY PROPERTY*
@ Property Description: Lot 8 - Community Home Addition
1608 Cherry Lane

Name	NANCY ROGERS
Signature	Nancy Rogers
Address	1608 Cherry Ln.
Phone Number	(817)354-4430
Email address	- 0 -

[OVER]

Letters of Opposition - Support

Objections to Amended Development Proposal for Hillpark Villas, Colleyville TX Based on Amended Zoning Exhibit/Site Plan and Preliminary Drainage Analysis dated July 12, 2017

1. There is NO STORMWATER DRAINAGE SYSTEM located on the property at 1609 Cherry Lane.
2. Discharge of stormwater from Area A will flow directly south and east across and under Bluebonnet Drive to the Preservation development and on to Bridges at Riverwalk development; stormwater handling of both developments are already at full capacity.
3. There is no provision for handling stormwater overflow.
4. There is no indication of whether a pond or a landscaped area is to be installed in Block A, or the relative proportions of land to be used for each purpose.
5. There is an unspecified and unmeasured path of stormwater flow from the northeast corner of Lot 1 to Lot 27 of the Community Home Addition.
6. There is no provision for control of stormwater that flows south from the east side of OS-1 across Lots 4, 5, 6, and 1 onto Borra Drive in order to prevent flooding of Borra Drive and Community Home Addition Lots 1, 2, 3, 4, 5, and 6.
7. Homeowners in the Community Home Addition object to raising the level of proposed Hillpark Villa properties' foundations above current terrain levels because this could increase volume and velocity of stormwater flow onto their properties. There is no provision for capturing, diverting, and/or controlling such flows.
8. Because Bluebonnet Drive is already too narrow according to City code and has no stormwater drainage capacity, owners of neighboring properties object to the proposed dumping of any stormwater onto Bluebonnet Drive.
9. The proposed Borra Drive has only one entrance/exit; it could easily be blocked by an emergency or disabled vehicle. It is a two-way street that is even narrower than Bluebonnet Drive, which does not comply with code. There is neither space on Borra Drive nor on Bluebonnet Drive for visitor, delivery, emergency vehicle, utility vehicle, and tradesmens parking.
10. There is no provision for handling stormwater that would be diverted onto Bluebonnet Drive.
11. The proposed extension of Borra Drive north onto OS-1 to the north has not, and is unlikely to receive, owners' permission—especially as it proposes to transect their property.
12. Community Home owners object to having their properties sandwiched between two roads (Cherry Lane and Borra Drive).
13. The width of the Hillpark Villas site is 186.93 feet; given the 132.3 ft width of Lots 2,3,4,5 and 6, there is only a strip 54 feet wide for Borra Drive itself (minimum 50 feet) , leaving 4 feet for stormwater drainage facilities (bar ditch or culvert), pedestrian paths, fire hydrants, street lights, , access to buried and overhead utilities including water, sewer, gas, electricity, network cables, and clear vehicular exit from and entrance to each of the five driveways.
14. The proposed rectangular retention pond does not reflect generally accepted contours which are usually circular or oval. Proposed depth of the retention pond does not suggest capacity to handle 100-year flood volume given the steep slopes of the adjoining uphill property and that of the proposed site itself. Capacity of the nearby retention pond at the south of the Preservation Subdivision on Bluebonnet Drive, which deals with similar stormwater volume and flow issues, could be used as a guide to capacity and structure.
15. There is no provision for a stormwater capture/diversion system on the north side of the proposed development site. Severe flooding of lots 1, 4, 5 and 6 can be expected during heavy and/or sustained downpours.

Letters of Opposition - Support

Objections submitted to



Planning and Development Office



Colleyville City Council

by

Name

Kathleen Hennessey

Address

5013 Stonebridge Drive
Colleyville TX 76034

Telephone

(817) 893-0055 & (817) 863-8166

Email

/

Letters of Opposition - Support

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3. There is no provision for handling stormwater overflow.
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Letters of Opposition - Support

Objections submitted to

☒

Planning and Development Office

☐

Colleyville City Council

by

Name Dean Phillips

Address 1604 Cherry
Colleyville, TX 76034

Telephone (214) 862-3164 & (____) ____-____

Email _____@_____

Letters of Opposition - Support

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Letters of Opposition - Support

Objections submitted to



Planning and Development Office



Colleyville City Council

by

Name Sara Phillips

Address 1604 Cherry

Colleyville, Tx 76034

Telephone (214) 862-3164 & (____) ____-____

Email _____@_____

Letters of Opposition - Support

5113 Preservation Ave.
Colleyville, TX 76034
October 4, 2017

Planning and Zoning Commission
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

Dear Sirs:

I am the owner of a residence in the Preservation neighborhood. My backyard backs up to the intersection of Bluebonnet and Cherry. I am writing to express my extreme concern about the proposed Hillpark Villas development and the apparent lack of adequate stormwater drainage for that area.

I have visited the site and much of the land slopes to the south. It appears that during a heavy rain water will flow onto the intersection of Bluebonnet and Cherry. The water would then flow to the west through 2 existing small drainage pipes and/or over Bluebonnet Road. I am concerned that my backyard and home will be the ultimate destination for increased stormwater during heavy rain events; and those types of heavy rains seem to be happening with greater frequency. The proposed retention pond at the east end of the proposed Hillpark Villas development would seem to do nothing to prevent flooding of my home to the west during a severe rain event.

I have seen comments from the Community Development Department which appear to share my concerns about proper storm water drainage as well as raise other issues with the proposed layout of the development.

I am asking that you deny any zoning change to this property until we can all be assured that this new neighborhood will not cause flooding problems for already existing neighborhoods.

Sincerely,

Linda Wallace

Linda Wallace



ORDINANCE O-18-2036

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 4.30 ACRES, BEING TRACTS 2D AND 2D3, ABSTRACT 233, IN THE D R BLANTON SURVEY, LOCATED AT 5209 BLUEBONNET DRIVE, FROM THE AG-AGRICULTURAL DISTRICT TO THE R-20 SINGLE FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for rezoning under Case ZC17-017; and

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

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

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

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

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 4.30 acres, being Tracts 2D and 2D3, Abstract 233, in the D R Blanton Survey, located at 5209 Bluebonnet Drive, from the AG Agricultural district to the R-20 Single Family Residential district, as depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 20th day of March 2018.

The second reading and public hearing being conducted on the 3rd day of April 2018.

PASSED AND APPROVED BY A VOTE OF ___ AYES, ___ NAYS, AND ___ ABSTENTIONS ON THIS THE 3rd DAY OF APRIL 2018.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Nancy Coplen	_____
Place 3, Kathy Wheat	_____	Place 6, Mike Taylor	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

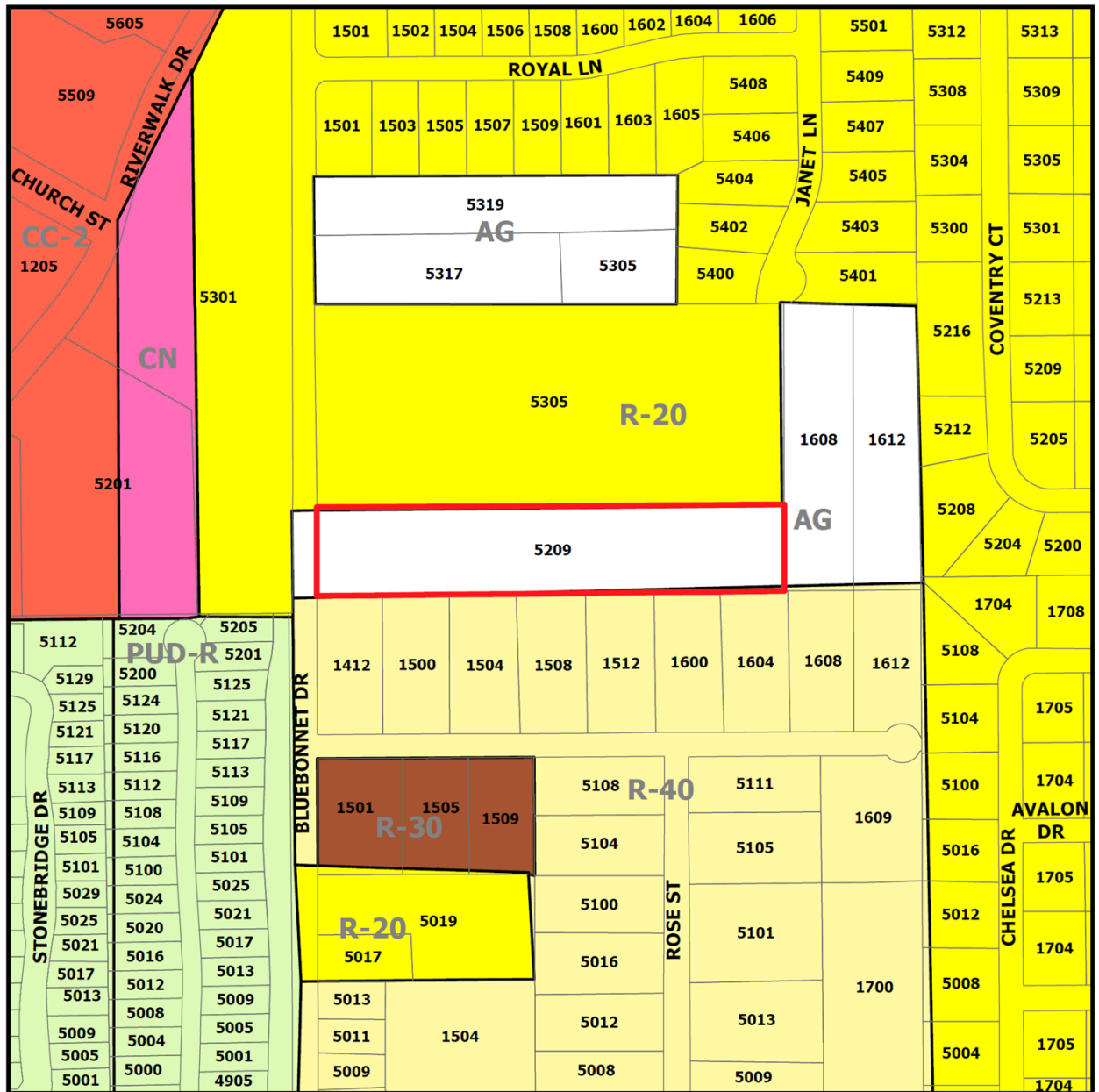
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM AND LEGALITY:

Whitt L. Wyatt
City Attorney

Exhibit “A”- Zoning Map



ZC17-017
5209 Bluebonnet Drive

DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

 Subject Property

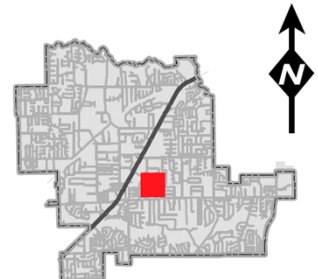


Exhibit “B”- Metes & Bounds Description

LEGAL DESCRIPTION

BEING a 4.3039 acre tract or parcel of land lying and being situated in the D.R. BLANDON SURVEY, Abstract 233, in the City of Colleyville, Tarrant County, Texas and being all of that tract of land described in deed to Vijaya Borra and Kiranmai Yalamanchili (hereinafter referred to as the Borra tract), recorded in Document No. D213053730, of the Official Public Records of Tarrant county, Texas (O.P.R.T.C.T.); and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found (Controlling Monument) for the northwest corner of said Borra tract located on the apparent east right-of-way line of Blue Bonnet Drive (no document found); said found iron rod being located 22.00 feet easterly of the apparent centerline of said Blue Bonnet Drive; said found iron rod also being located South 89 degrees minutes 21 seconds West, 8.00 feet from the southwest corner of Crisp Addition, recorded in Volume 388-157, Page 20, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

THENCE North 89 degrees 53 minutes 21 seconds East, along the north line of said Borra tract and the south line of said Crisp Addition, a distance of 1000.35 feet to a 1/2 inch iron rod found (Controlling Monument) for the northeast corner of said Borra tract and the southeast corner of said Crisp Addition; said found iron rod also being on the west line of a tract of land described in deed to Raymond H. Rogers et ux, recorded in Volume 4248, Page 527, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 18 minutes 35 seconds East, along the east line of said Borra tract and the west line of said Rogers tract, a distance of 186.93 feet to a 5/8 inch iron rod with cap marked “JDJR” set for the southeast corner of said Borra tract; from said set iron rod a found 1/2 inch iron rod bears South 89 degrees 29 minutes 49 seconds West, 1.19 feet; said set iron rod also being on the north line of Community Home Addition, recorded in Volume 388-R, Page 40, P.R.T.C.T.;

THENCE South 89 degrees 51 minutes 18 seconds West, along the south line of said Borra tract and the north line of said Community Home Addition, a distance of 1002.34 feet to a 1 inch iron pipe found for the southwest corner of said Borra tract located on the aforementioned apparent east right-of-way line of Blue Bonnet Drive;

THENCE North 00 degrees 18 minutes 00 seconds East, along the west line of said Borra tract and said east right-of-way line, a distance of 187.53 feet to the Point of Beginning and containing 4.3039 Acres (187,479 Square Feet) of land.



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6b

Agenda Date 03/20/2018

Number Ordinance O-18-2037

Type Ordinance

Department Community Development

Title

Consideration of an appeal of the Planning and Zoning Commission decision of a zoning change request from the R-40 Single Family Residential zoning district to the PUD-C Planned Unit Development-Commercial zoning district on a portion of Tract 1, Abstract 1154, of the R H McEwing Survey, located at 8060 Precinct Line Road, Case ZC17-023

Strategic Plan

There is no Strategic Plan connection for this item.

Explanation

First Reading and Public Hearing

Rick Jones, the applicant, has submitted a request to rezone a portion of the property located at 8060 Precinct Line Road. The purpose is to rezone from R-40 Single Family Residential district to PUD-C Planned Unit Development-Commercial district in order to allow for the development and operation of a self-storage facility.

Existing Conditions/Background: The subject property is currently un-platted and is a portion of Tract 1, Abstract 1154, in the R H McEwing Survey. The applicant proposes to develop the north side and rear portion of the property into a self-storage facility. The current zoning allows for single-family residential uses.

Proposed Zoning Change:

Request – The request is to rezone from the R-40 Single Family Residential (40,000 sq/ft min. lot size) to the Planned Unit Development - Commercial (PUD-C) district.

Purpose: The purpose of a Planned Unit Development (PUD) is to provide for greater flexibility and discretion in the approval of residential, non-residential and mixed use developments by encouraging creative, efficient and aesthetically desirable residential and commercial projects that are superior to what could be accomplished in other zoning districts through the use of increased open spaces, greenbelts, or by providing enhanced amenities or features within the development that will be of special benefit to the property owners or to the community.

Ordinance – Section 3.23, in the Schedule of District Regulations in the Land Development Code, establishes the following regulations for the Planned Unit Development (PUD) district:

Minimum Lot Area: 7,200 square feet
Maximum Lot Area: N/A
Minimum Lot Width: 70 feet
Minimum Lot Depth: 115 feet
Minimum Front Yard Setback: 40 feet
Minimum Side Yard Setbacks: 10 feet
Minimum Rear Yard Setback: 25 feet
Maximum Lot Coverage: 50 percent

Analysis – The subject property meets all of the minimum physical requirements described for the requested PUD-C designation. This request also fits into a recent trend of commercial development along Precinct Line Road. However, self-storage facilities have been identified in the Land Development Code for use only with Special Use Permits in our Light Manufacturing (ML) district.

Surrounding Development: Property immediately to the north has commercial zoning and has developed with commercial uses. A new office building is currently under construction to the rear of the existing building along Precinct Line Road. Property to the south has PUD-C zoning but remains undeveloped. Property across Precinct Line Road to the west has developed primarily as residential and falls outside of Colleyville's city boundaries. Property to the east has single-family residential zoning and has mostly developed with single-family residential uses.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates the subject property and most of the property along Precinct Line Road for future commercial use. The Land Development Code only allows the proposed use with a Special Use Permit in the Light Manufacturing (ML) zoning district. The proposed rezoning request does not comply with the commercial land use designation stated in the Comprehensive Plan.

Fees: This proposed project would require Park Land Dedication fees in the amount of \$2,876 based on a rate of \$800 per acre. Park Land Dedication fees are due prior to filing the plat for record. Impact Fees are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit, if applicable.

Tree Preservation: Any future development of the subject property must comply with Chapter 5 (Tree Preservation) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on

the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

Public Notification: Staff mailed notices to all property owners within 200 feet as well as any Homeowners Associations within 500 feet of the subject property on Friday, January 26, 2018 regarding this request. Staff notified Keller ISD per state law, which serves the subject property. Notice was published in the *Fort Worth Star-Telegram* on Saturday, January 27, 2018 as required by State law and the Land Development Code. To date, staff has received two letters of correspondence, one in opposition and one in support to this item.

Staff Recommendation: Staff does not recommend approval of the zoning change request based on the following findings:

- The proposed use does not conform to the Future Land Use Plan and stated goals described in the *Destination Colleyville* Plan.
- The proposed use does not conform to recent development trends in the surrounding properties and along Precinct Line Road.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended denial at their February 12, 2018 meeting by a vote of 5-1. When the Planning and Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

Financial Impact

There is no financial impact to the City.

Recommendation

Denial

Attachments

1. Request to Appeal
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Statement of Planning Objectives
6. Site Plan
7. Landscape Plan
8. Preliminary Drainage Plan
9. Building Elevations

10. Fence Exhibit
11. Utility Plan
12. Notification Map
13. Notification List
14. Letter of Opposition
15. Letter of Support
16. Ordinance O-18-2037

Felix Landry

Request to Appeal

From: Rick Jones <rjones@advantagestorage.net>
Sent: Tuesday, February 20, 2018 3:02 PM
To: Felix Landry
Subject: RE: Advantage Case schedule for City Council

Felix,

We do wish to appeal to allow the case to be heard by council. We understand a super-majority will be required to approve. Please let me know if this email suffices for the request or if you need a separate letter.

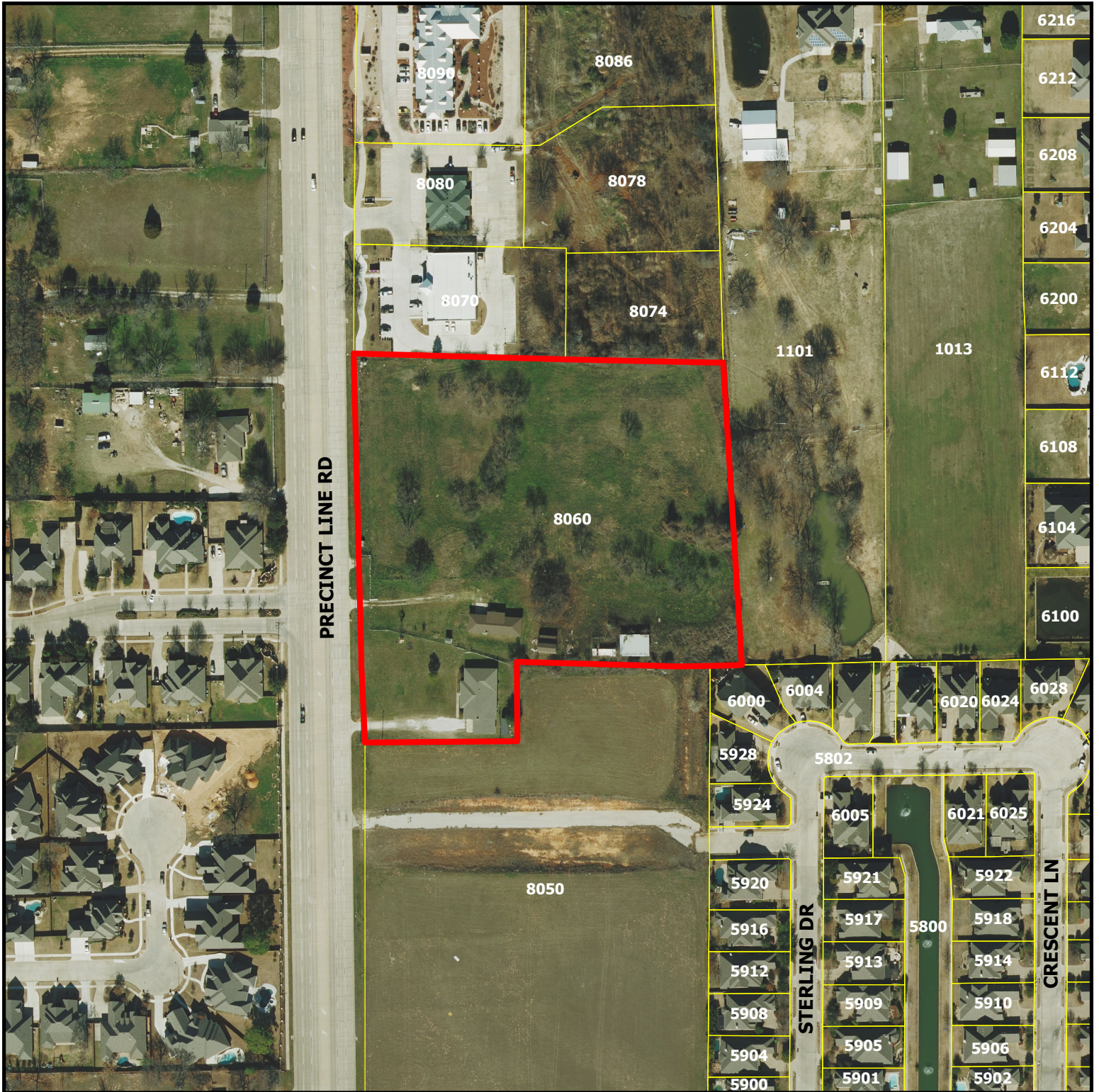
Best Regards

Rick Jones



Advantage Storage
2600 Eldorado Parkway, Suite 110
McKinney, Texas 75070
972.547.0236 Ext. 5
972.832.8933 Cell
rjones@AdvantageStorage.net

Aerial Map

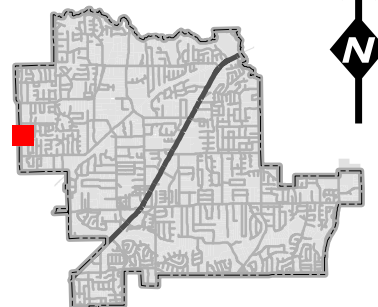


ZC17-023

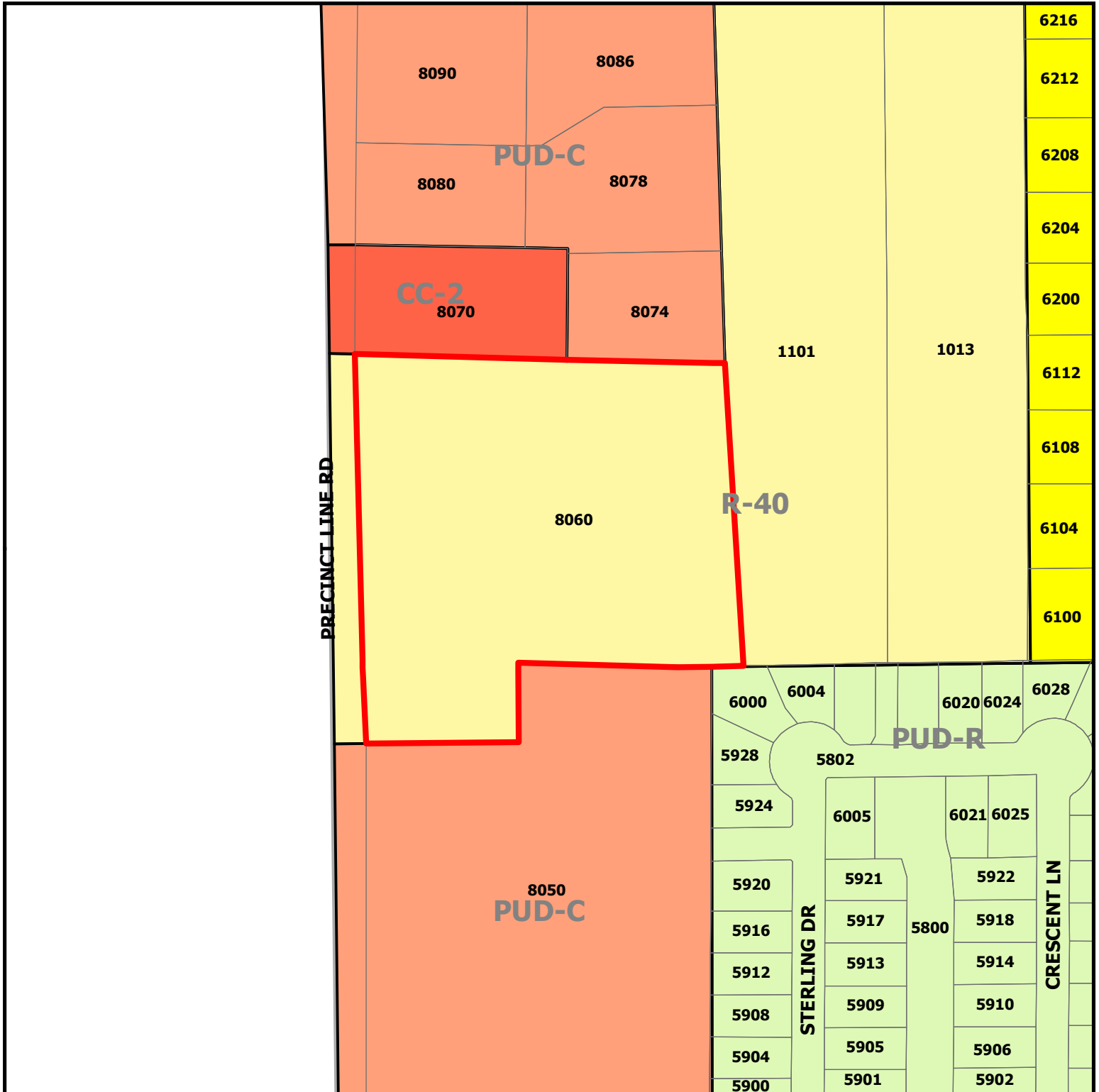
8060 Precinct Line Road

DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

 Subject Property



Zoning Map

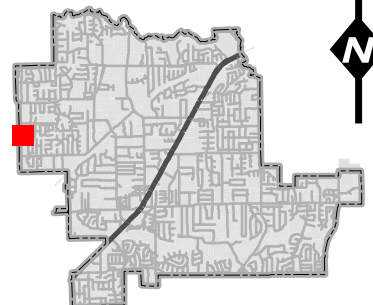


ZC17-023

8060 Precinct Line Road



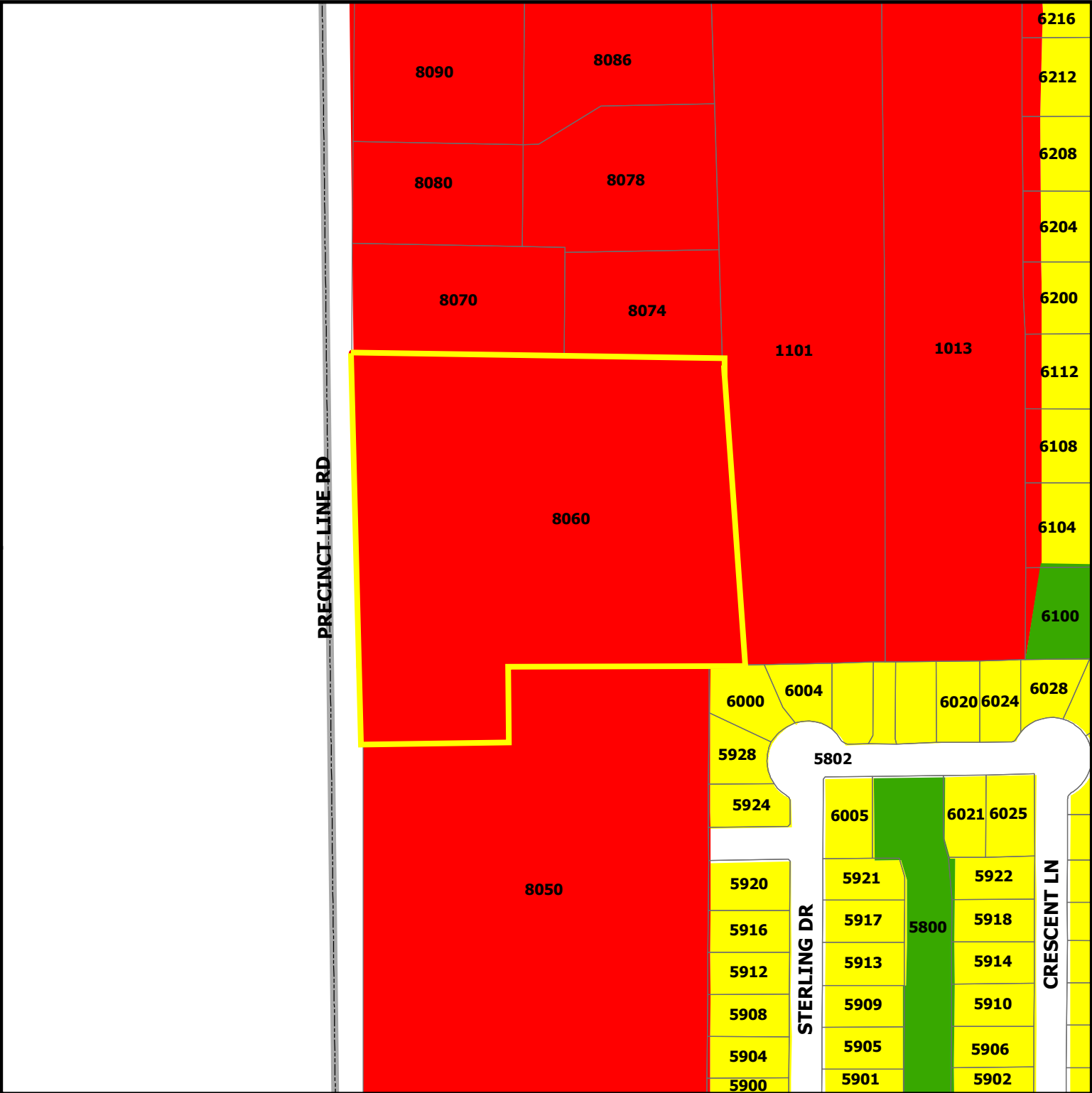
Subject Property



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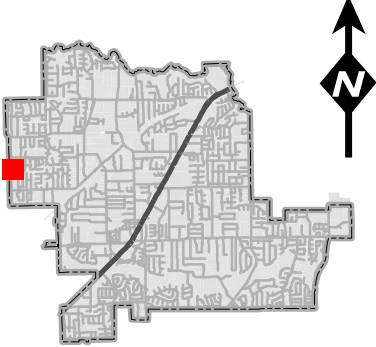
Future Land Use Map



ZC17-023

8060 Precinct Line Road

 Subject Property



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Statement of Planning Objectives

Advantage Storage
2600 Eldorado Parkway, Suite 110
McKinney, Texas 75070



20 November 2017

Mr. Ben Bryner, AICP
Director of Community Development
City of Colleyville
100 Main Street
Colleyville, Texas 76034

Re: Zoning Application
Proposed Self Storage Development
8060 North Precinct Line Road

Dear Mr. Bryner,

Please accept this letter in fulfillment of the zoning application provision for Statement of Planning Objectives, Development Schedule, Proposed Ownership and Economic Information.

STATEMENT OF PLANNING OBJECTIVES:

The objective of the proposed zoning request is to facilitate the development and operation of a high quality self-storage facility. Storage facilities have changed significantly over the past 20 years reflecting the evolution of the asset type from a low-quality light industrial use to very high-quality retail service business. Whereas many early self-storage customers used storage for short term, transitory reasons, the majority of contemporary storage customers secure storage space for ongoing, space making reasons. These customers as well as others desire well located facilities near where they work and live. Storage use is much higher per capita today than twenty years ago. Storage development has changed to meet this market demand by providing higher quality facilities with architecture compatible with the high-end retail locations in which they reside. Advantage has since 1996 been on the leading edge of this evolution, developing state-of-the-art facilities in very high profile, retail locations.

The project has been strategically designed to promote retail development along the North Precinct Line Road frontage while affording the storage facility minimum street presence by configuring the storage lot with 90' of street frontage. The pad depth land remaining in front of the storage facility is ideal depth for mid-block, retail and commercial users and most of the storage site is located behind the pad-depth retail site(s).

The characteristics of the project are proposed to be:

- The project will be situated on a 3.596 Acre site with 90' of North Precinct Line Road frontage.
- The project consists of one two-story building and six single story buildings containing approximately 87,575 gross SF configured to provide approximately 75,000 net rentable square feet of storage consisting of approximately 625 individual storage units containing between 25 and 300 square feet.
- Approximately 65% of the net rentable area will be climate controlled, appealing to the higher household income in which the project resides.
- The building fronting North Precinct Line Road will be two-story with maximum 29.5' height. This allows the architecture of the building to replicate typical retail scale and incorporate interesting architectural features.

Statement of Planning Objectives

- All remaining buildings will be single story and will be oriented toward interior drives and will not exceed 15' in height. Drive visibility from North Precinct Line Road will be minimal, and no door openings will be oriented toward the perimeter of the project.
- The rental office for the facility will be in the front building.
- There will be no resident manager living on site
- The project will include state-of-the-art security features including CCV cameras and tenant only access via digital gate and building controls.
- Project signage will be a combination of masonry monument sign and building signage conforming to ordinance.
- Landscaping will conform to or exceed ordinance requirements, and will be concentrated on the project perimeters, most visible to the neighboring properties and the public.
- Adequate space has been provided for storm water detention and public utility extensions as may be required.

DEVELOPMENT SCHEDULE:

- Platting and Site Plan Approval will commence immediately upon zoning approval.
- Building Permit approximately 120 days following zoning approval
- Project Completion approximately 14 months following zoning approval

PROPOSED OWNERSHIP:

The project will be owned by a single asset limited liability company managed and controlled by Advantage Self Storage Advisors, LLC, a Texas limited liability company owned by Rick Jones and Davis Deadman.

ECONOMIC INFORMATION:

The proposed project will provide the following positive economic impact:

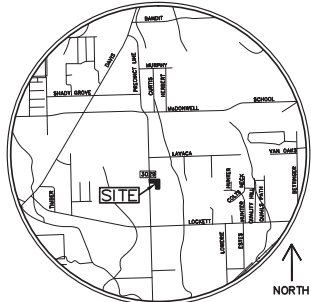
- Property tax valuation will likely increase from the current level of \$357,550 to approximately \$7,500,000 upon completion of the facility. The increase in property value will provide approximately \$167,000 in additional tax revenue, most of which stays in the local community via the city, school system and county.
- The configuration of the proposed site is strategically conceived to promote retail and commercial development on the pad-depth property remaining in front of the facility. The current 6-acre parcel of which the storage facility is a portion is 545' deep. This is a size and depth that is awkward for small to mid-size business who would typically locate on this mid-block commercial corridor and does not promote development. The site plan provides remaining retail parcels with 248' depth, near ideal for small business and pad-site development. The property owner is understandably very hesitant to sell front parcels currently because of the limited use and marketability of the back portion of the land. With the storage development taking mainly the back portion, front parcels will likely be quickly developed placing the entire six acres into economic production.
- The storage facility will provide limited sales tax revenue via the sale of packing and moving supplies.
- The storage facility will have approximately 2-3 employees.

Kindest Regards,



Rick Jones

Site Plan



VICINITY MAP
NTS

- LEGEND**
- EXISTING CURB
 - PROPOSED CURB
 - REINFORCED CONCRETE PAVEMENT
 - LANDSCAPING AREA
 - SIDEWALK PAVEMENT/PEDESTRIAN WALKWAY
 - PARKING SPACES IN A ROW

SITE NOTES:
1. THE POINT

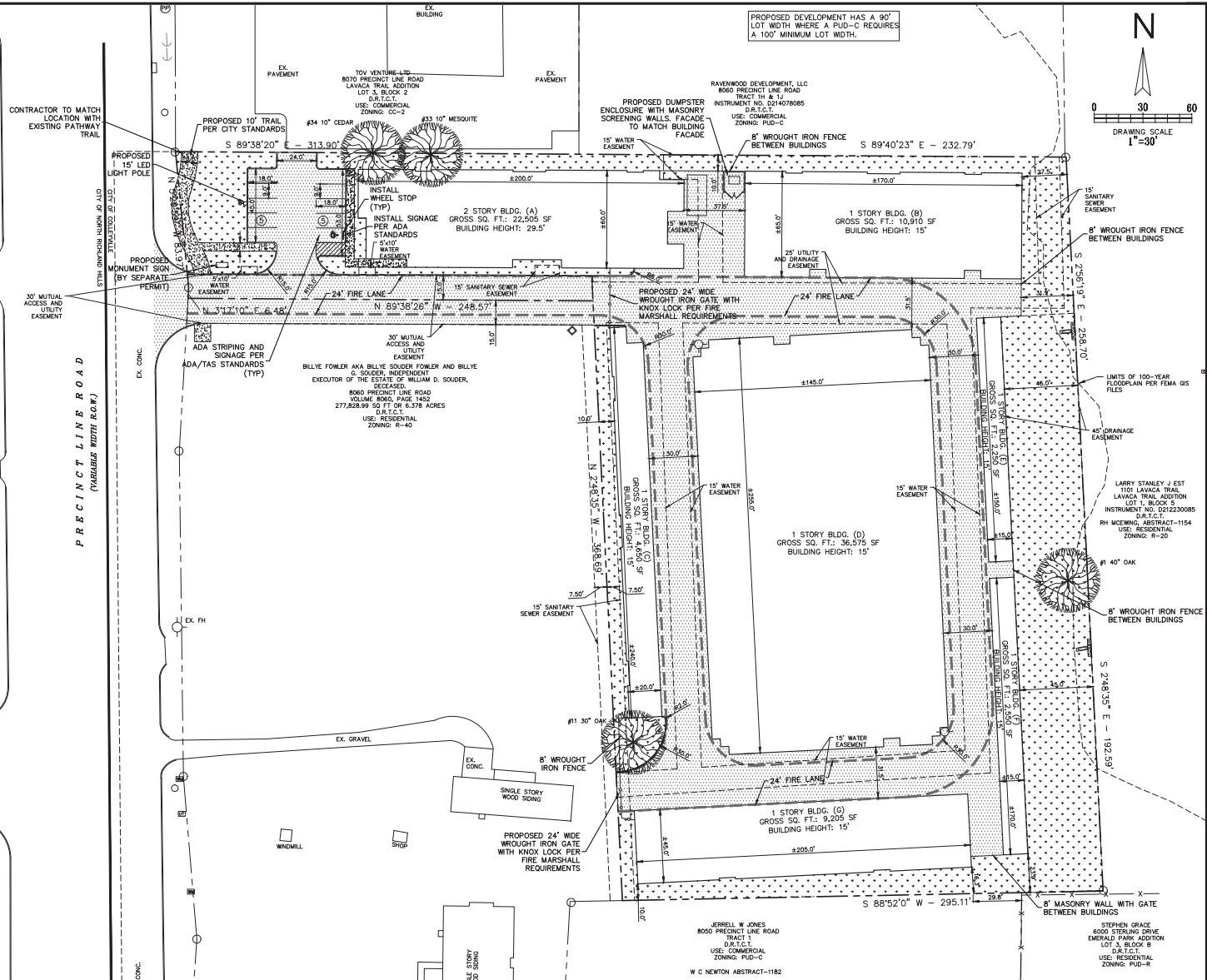
1. THE POINTS OF INGRESS AND EGRESS FROM THE SITE WILL BE FROM THE PRECINCT LINE ROAD AND THE MUTUAL ACCESS DRIVE ON THE SW CORNER.
2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
3. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
4. THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN STANDARDS.
5. MECHANICAL HEATING AND AIR CONDITIONING EQUIPMENT SHALL BE SCREENED FROM VIEW FROM PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
6. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF COLLEEVILLE CODE OF ORDINANCES.
7. THE SITE CURRENTLY HAS A STORAGE SHED AND ACCESSORY BUILDINGS.
8. THE TRACT IS A PORTION OF ABSTRACT NO.1154, RM McWENING SURVEY AND ABSTRACT NO.1182, MC NEWTON SURVEY.
9. THERE ARE SEVEN PROPOSED BUILDINGS ON SITE.
10. FIRE LANE, HYDRANTS, AND BLUE REFLECTIVE HYDRANTS MARKERS ARE REQUIRED TO BE INSTALLED AND INSPECTED PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION. BLUE REFLECTIVE HYDRANT MARKERS ARE REQUIRED AT THE CENTERLINE OF FIRE LANCES.
11. THE SITE TEMPORARY ADDRESS SHALL BE 8050 PRECINCT LINE ROAD, COLLEEVILLE, TEXAS. THE ADDRESS SHALL BE CLEARLY MARKED ON THE VEHICLE TRAILER OF THE SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
12. THE UNDERGROUND FIRE LINE CONTRACTOR IS REQUIRED TO BE LICENSED BY THE TEXAS STATE FIRE MARSHAL TO INSTALL UNDERGROUND FIRE LINE. THE CONTRACTOR MUST BE LICENSED AND ACCEPTED TO FOUNDATION FOUR. THE UNDERGROUND IS A SEPARATE PERMIT AND PLAN REVIEW. MUST COMPLY WITH NFPA 25.
13. THE EASTERN EDGE OF THE PROPERTY IS LOCATED IN ZONE "A" AS SHOWN.

!!! CAUTION !!!

UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSURE THE RESUMEES OF THE ACCURACY OF THE DATA SO LONG SHOWN, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE THE NECESSARY PRECAUTIONS TO AVOID DAMAGE TO ANY EXISTING UTILITIES AND AVOIDANCE OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION, ANY DAMAGE TO THE CONTRACTOR'S UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.



SITE DATA TABLE

PROPOSED USE:	SELF-STORAGE
TOTAL SITE ACREAGE:	3.595 ACRES
LOT COVERAGE:	77.393/156.635 = 49%
BUILDING FOOTPRINTS:	77.393 SQ. FT.
GROSS FLOOR AREA:	88,645 SQ. FT.
NET RENTABLE AREA:	75,350 SQ. FT.
PAVED AREA:	43,927 SQ. FT.: 28%
OPEN AREA:	36,315 SQ. FT.: 23%
BUILDING HEIGHT:	29.5'
PARKING (PROVIDED):	10 SPACES

LIGHTING SHALL BE DESIGNED TO
CONTAIN LIGHT WITHIN THE PROPERTY

ALL FIRE LANES SHALL BE INSTALLED AND APPROVED PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION AND MAY NOT BE BLOCKED DURING CONSTRUCTION. FIRE LANES AND STREETS MAY NOT BE BLOCKED DURING CONSTRUCTION.

OWNER
WILLIAM D SOUDER INVESTMENTS
2729 CRYSTAL RIDGE CIR
HURST, TEXAS 76054
CONTACT: BILLYE FOWLER
PH: 817.581.7701

DEVELOPER
ADVANTAGE STORAGE
2600 ELDORADO PKWY
SUITE 110
MCKINNEY, TEXAS 7507
CONTACT: RICK JONES

ENGINEER
CUMULUS DESIGN, INC.
FIRM #14870
P.O. BOX 2119
EULESS, TEXAS 76039
PH: 214-235-0367
FAX: 214-235-0546

ZONING EXHIBIT FOR ZONING CHANGE
REQUEST FROM R-40 TO PUD-C

Cumulus Design
Firm #14810

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

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RELEASED FOR
INFORMATION
PURPOSES UNDER THE
AUTHORITY OF PAUL
CRAGUN, P.E.
NO. 112767 ON
1/31/18.

SITE PLAN

8050 PRECINCT LINE ROAD
18 ACRES OF R. H. McEWING AND W. C. NEWTON SURVEYS
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

PLOT DATE

01/31/18

DRAWING SCALE

$$1'' = 30'$$

PROJECT NUMBER

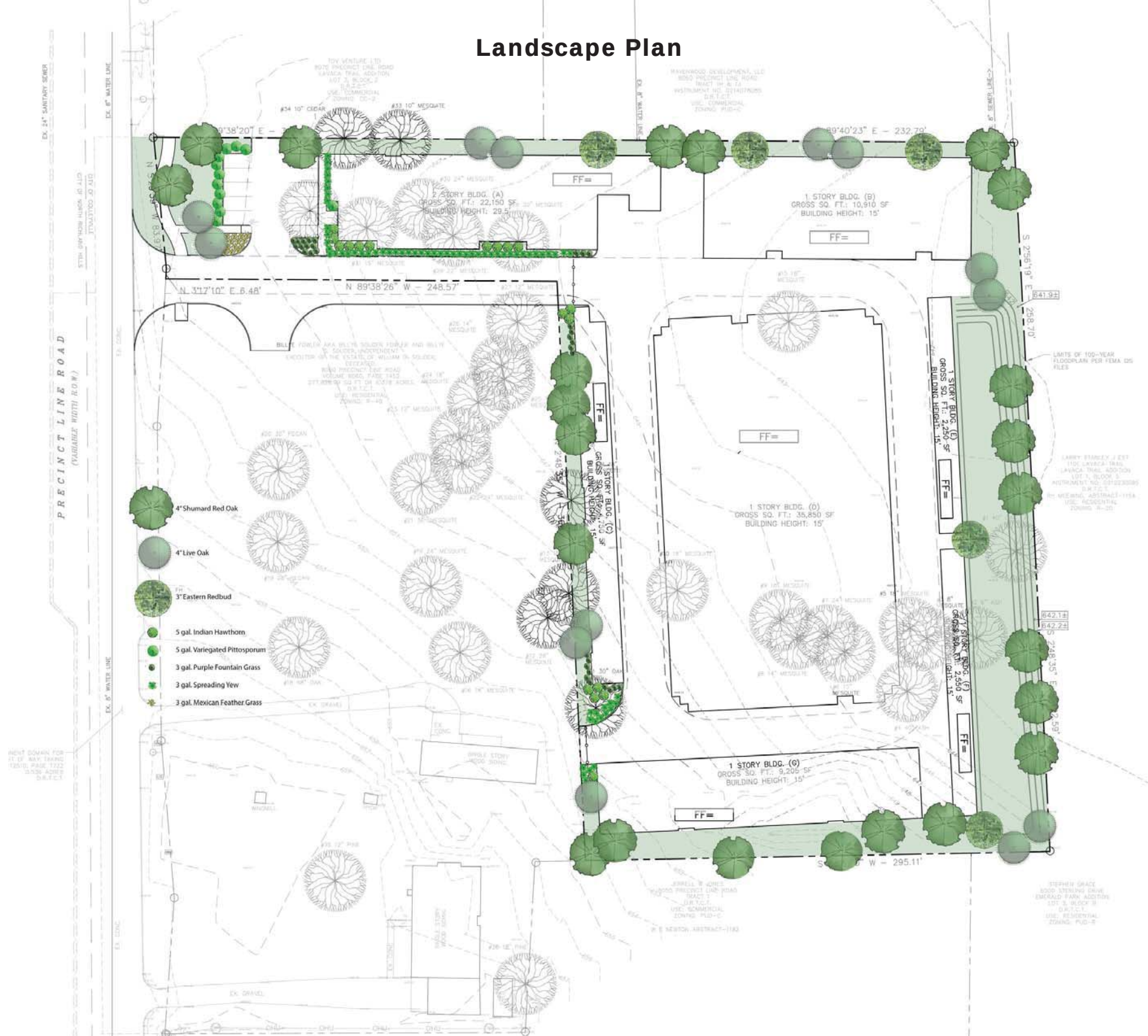
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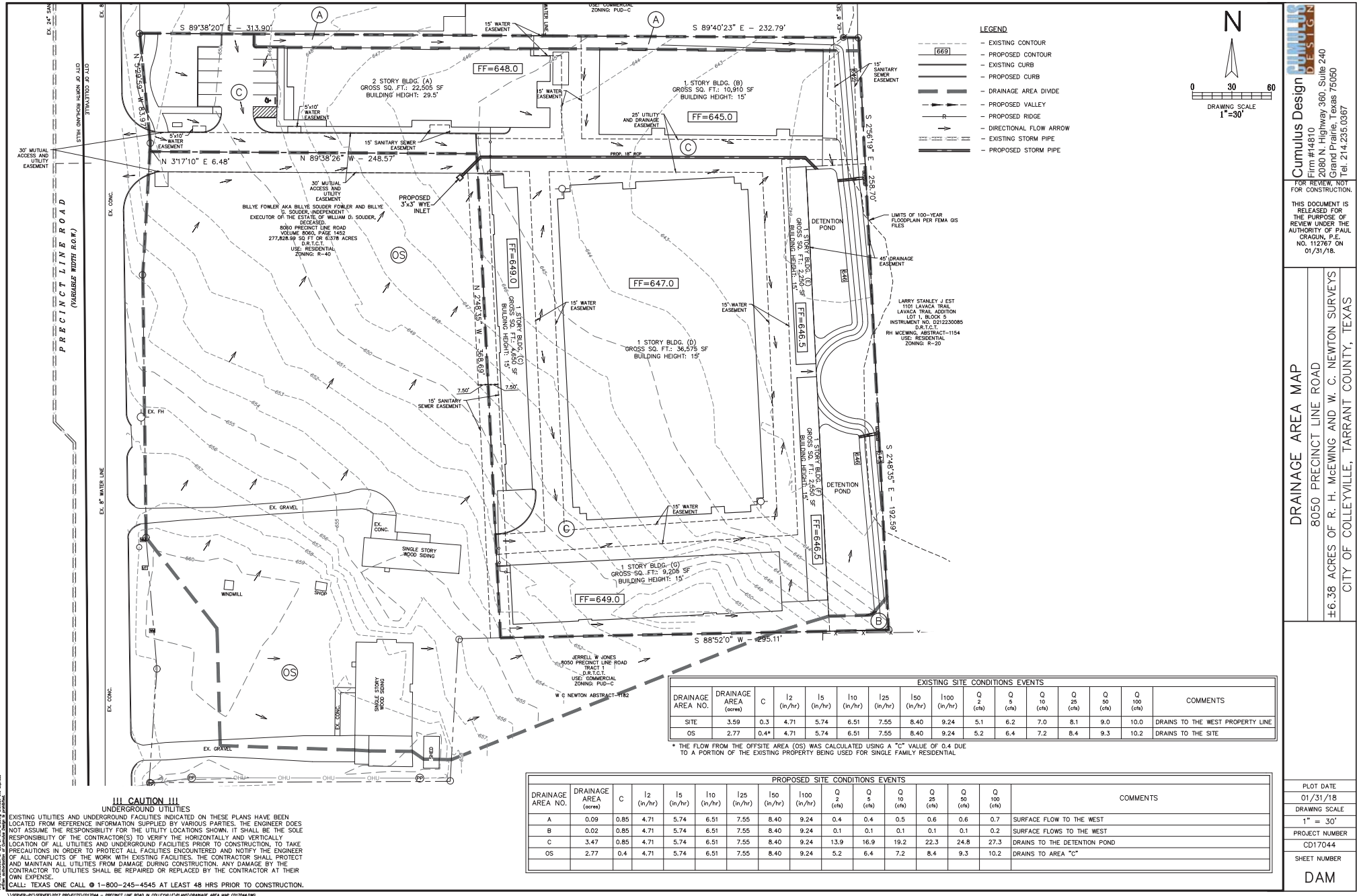
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SP

Landscape Plan



Preliminary Drainage Plan



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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGIN, P.E. NO. 112767 ON 01/31/18.

DRAINAGE AREA MAP
8050 PRECINCT LINE ROAD
±6.38 ACRES OF R. H. MCWING AND W. C. NEWTON SURVEY'S
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

PLOT DATE
01/31/18
DRAWING SCALE
1" = 30'
PROJECT NUMBER
CD17044
SHEET NUMBER

DAM

Building Elevations



100 NORTH TRAVIS STREET
SUITE NO.500A
SHERMAN, TEXAS 75090
903 893 5800
www.davidbacastudio.com

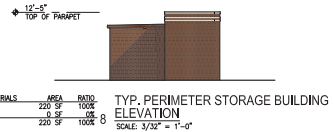
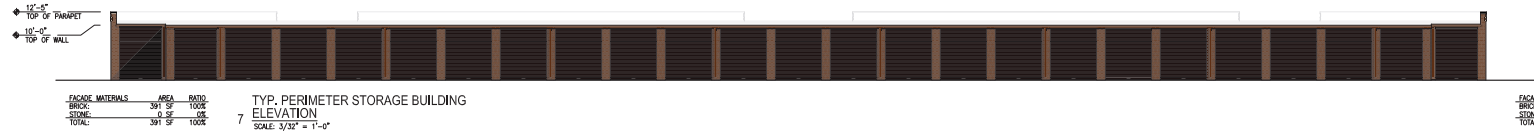
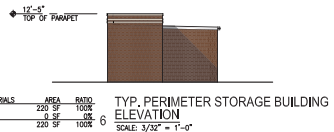
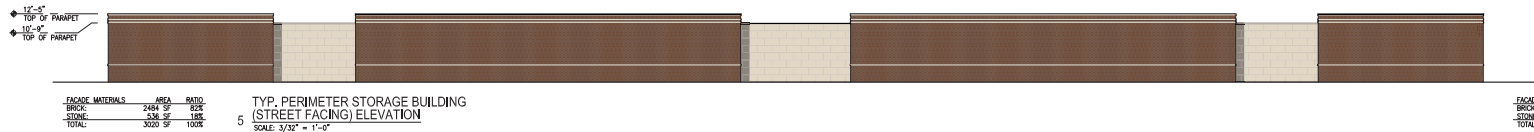
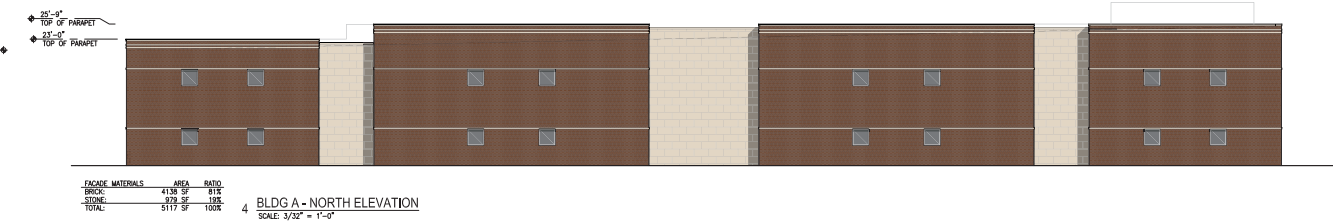
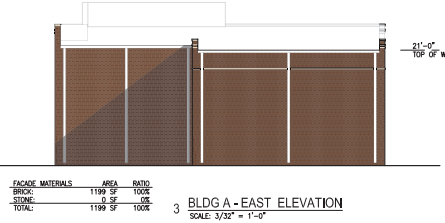
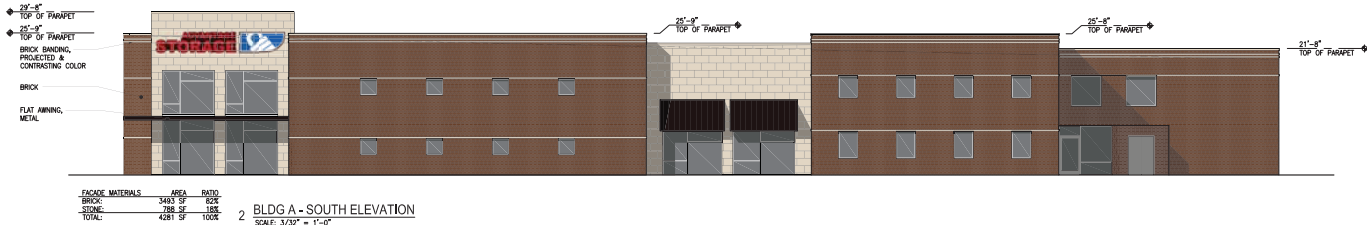
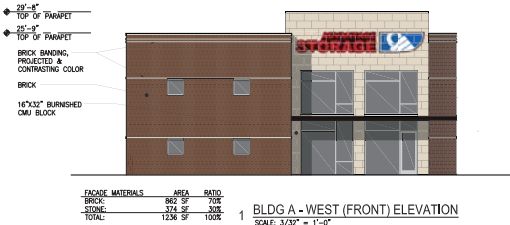
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NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

NO.	REVISIONS	DESCRIPTION	DATE						

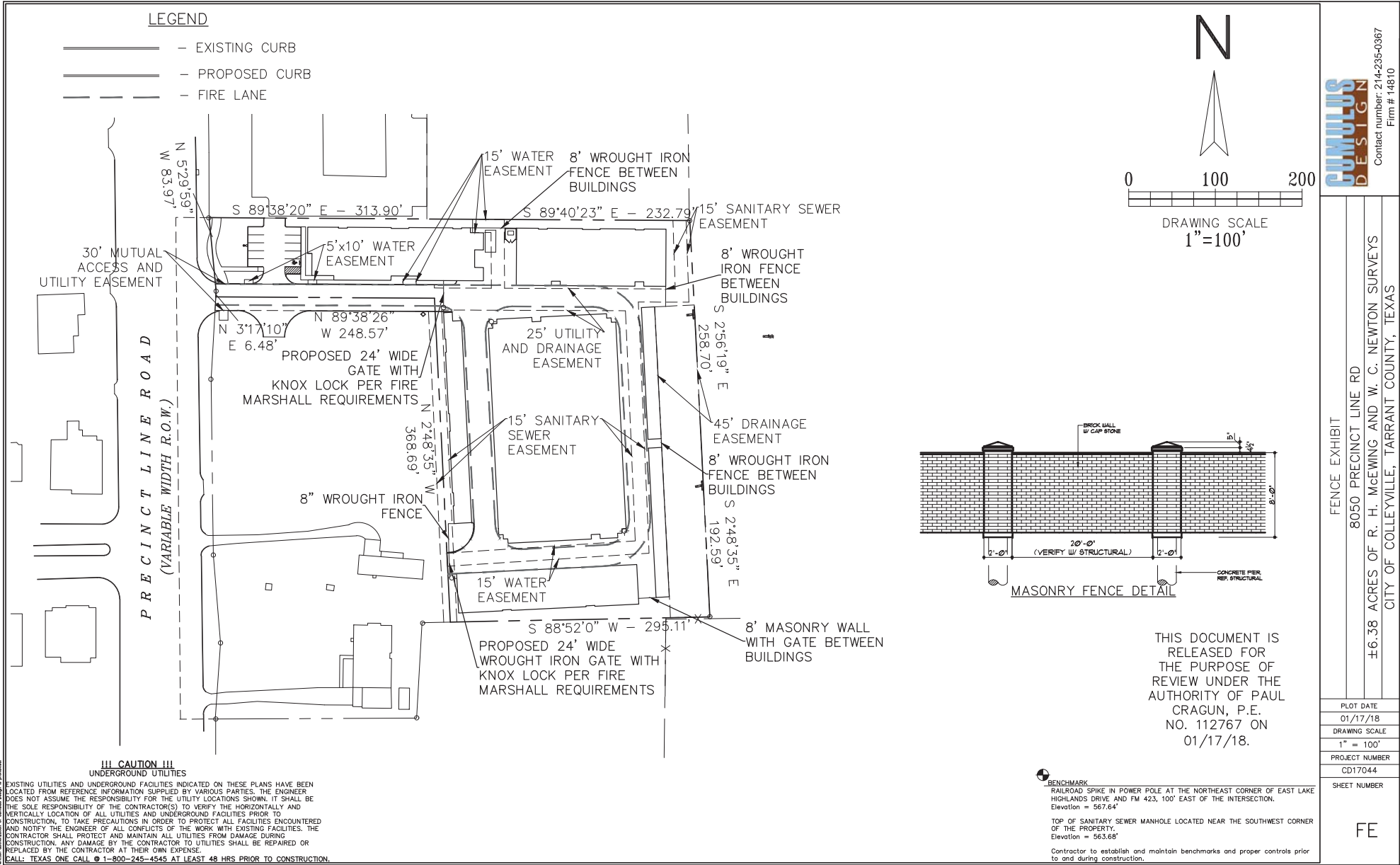
Advantage Storage - Colleyville

bldg's A&C&E exterior elevations

PROJECT NUMBER
1735
DATE
11.20.17
SHEET NUMBER
SUP-1



Fence Exhibit



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\\SERVER-PC\SERVER\PROJECTS\CD17044 - PRECINCT LINE ROAD IN COLLEYVILLE\PLANS\FENCE EXHIBIT CD17044.DWG

CUMULUS DESIGN
Contact number: 214-235-0367
Firm # 14810

Utility Plan

- LEGEND**
- EXISTING CURB
 - PROPOSED CURB
 - PROPOSED SANITARY SEWER PIPE
 - EXISTING SANITARY SEWER PIPE
 - PROPOSED WATER PIPE
 - EXISTING WATER PIPE
 - PROPOSED SANITARY SEWER CLEANOUT
 - EXISTING STORM PIPE
 - PROPOSED HEADWALL
 - PROPOSED STORM PIPE

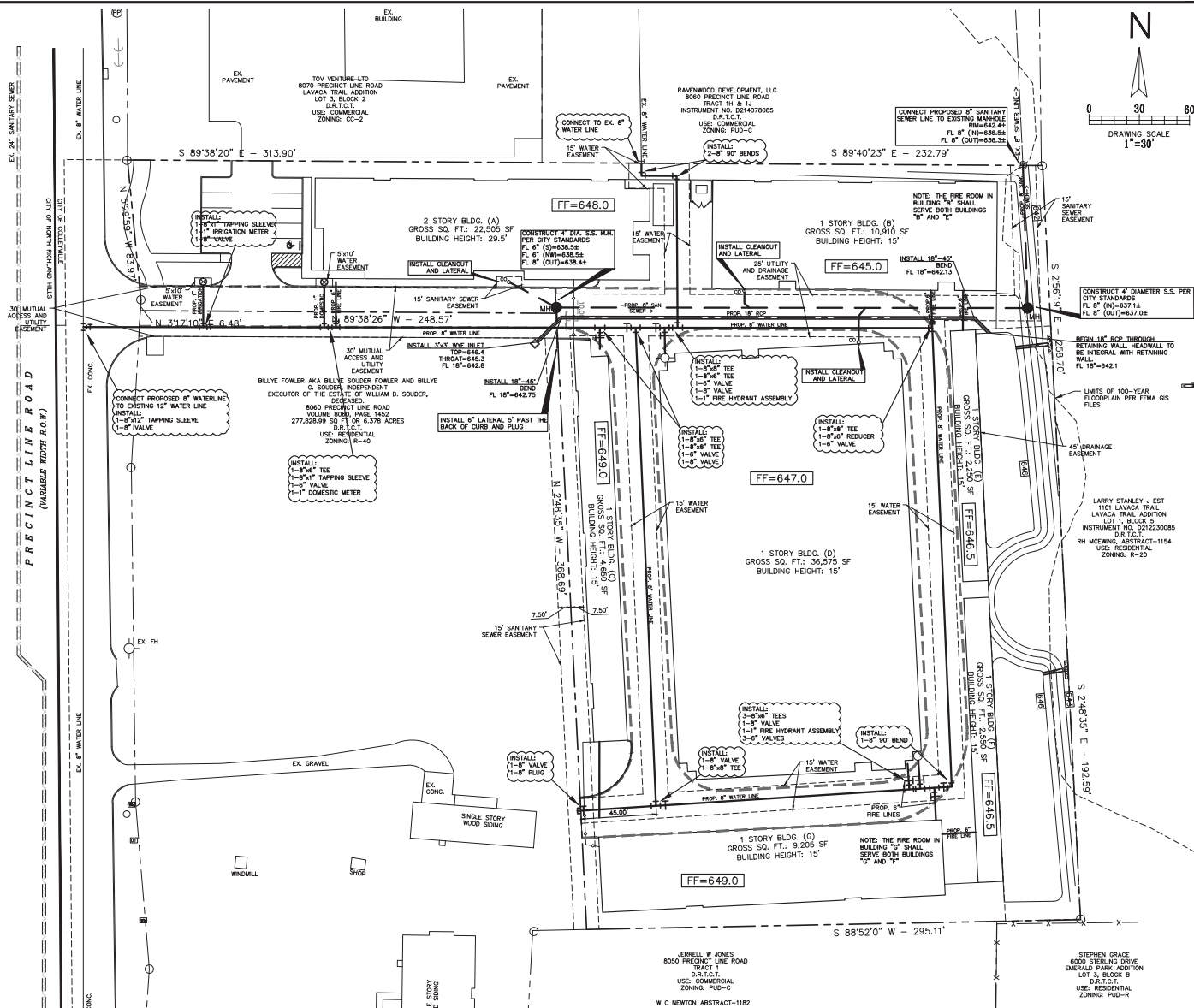
DRAINAGE NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY'S STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS EXCEPT AS NOTED HEREIN OR APPROVED BY THE CITY.
2. ALL STORM SEWER PIPE 15" AND SMALLER SHALL BE SDR-35 PVC, ADS N-12 DRAINAGE PIPE OR APPROVED EQUAL. ALL STORM SEWER PIPE 18" AND LARGER SHALL BE CLASS III RCP OR AS INDICATED ON THE PLAN.
3. ALL DRAINAGE STRUCTURES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
4. ALL PRECAST BOX CULVERTS, DRAINAGE STRUCTURES AND RCP WILL REQUIRE A CERTIFICATION FROM THE MANUFACTURER THAT THE PRODUCT MEETS THE DESIGN REQUIREMENTS AND 28 DAY COMPRESSIVE STRENGTH.
5. CONTRACTOR SHALL HAVE A TRENCH SAFETY PLAN AND A TRAFFIC CONTROL PLAN (IF REQUIRED) AT THE TIME OF PRE-CONSTRUCTION MEETING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION.
7. CONSTRUCTION SHALL BEGIN AT DOWNSTREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROOVES FACING UPSTREAM. OWNER/DESIGN ENGINEER ARE NOT RESPONSIBLE FOR ERROR OR CONFLICTS THAT OCCUR IF THE STORM SYSTEM IS INSTALLED FROM THE UPSTREAM END.
8. CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
9. THE LOCATION OF ALL UTILITIES INDICATED ON THESE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
10. SEE WATER AND SANITARY SEWER PLAN FOR ADDITIONAL INFORMATION RELATED TO OTHER UTILITY CONSTRUCTION.
11. ALL TRENCH BACKFILL FOR PUBLIC STORM SEWER SHALL BE COMPACTED AS REQUIRED BY THE CITY.
12. CONTRACTOR TO CONNECT DOWNSPOUTS/ROOF DRAINS TO STORM SEWER SYSTEM.

ALL THE BUILDINGS WILL BE FIRE SPRINKLERED AND HAVE FIRE ALARMS.

!!! CAUTION !!!

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



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

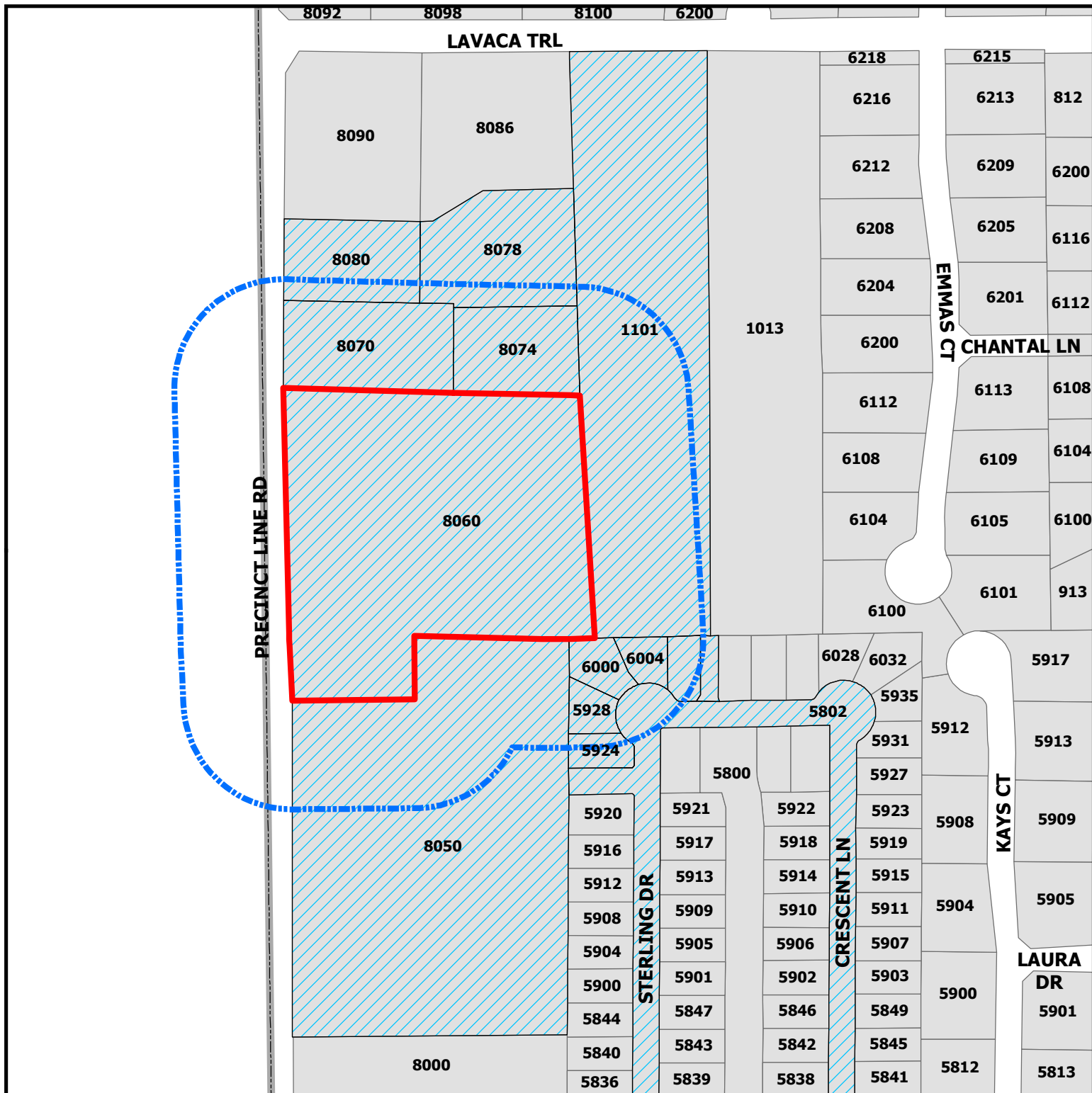
FOR REVIEW, NOT FOR CONSTRUCTION.
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NO. 112767 ON 01/31/18.

UTILITY PLAN
8050 PRECINCT LINE ROAD
±6.38 ACRES OF R. H. McWING AND W. C. NEWTON SURVEY'S
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

PLOT DATE
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1" = 30'
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SHEET NUMBER

UTIL

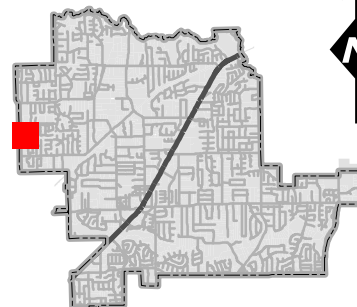
Notification Map



ZC17-023

8060 Precinct Line Road

- Subject Property
- 200ft Buffer
- Properties within 200ft



DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

Notification List - ZC17-023

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
CARRINGTON, WADE	6004 STERLING DR	COLLEYVILLE, TX	76034	6004 STERLING DR
TOV VENTURE LTD	16950 DALLAS PKWY STE 120	DALLAS, TX	75248	8070 PRECINCT LINE RD
GRACE, STEPHEN	6000 STERLING DR	COLLEYVILLE, TX	76034	6000 STERLING DR
MILLS, ANDREW E	6008 STERLING DR	COLLEYVILLE, TX	76034	6008 STERLING DR
EMERALD PARK H A INC	400 COUNTRY PL	COLLEYVILLE, TX	76034	6012 STERLING DR
ADLER, KEITH	1112 GLADE RD	COLLEYVILLE, TX	76034	8080 PRECINCT LINE RD
SIMMONS, DAVID	5924 STERLING DR	COLLEYVILLE, TX	76034	5924 STERLING DR
JONES, JERRELL W	11111 ABBEYWOOD	OKLAHOMA CITY, OK	73170	8050 PRECINCT LINE RD
KWUN, SUN T	5928 STERLING DR	COLLEYVILLE, TX	76034	5928 STERLING DR
EMERALD PARK H A INC	400 COUNTRY PL	COLLEYVILLE, TX	76034	5802 CRESCENT LN
WILLIAM D SOUDER INVESTMENTS	2729 CRYSTAL RIDGE CIR	HURST, TX	76054	PRECINCT LINE RD
STANLEY, LARRY J EST	1101 LAVACA TR	COLLEYVILLE, TX	76034	1101 LAVACA TR
RAVENWOOD DEVELOPMENT, LLC	131 QUEST COURT	KELLER, TX	76248	8078 PRECINCT LINE RD
RAVENWOOD DEVELOPMENT, LLC	131 QUEST COURT	KELLER, TX	76248	8074 PRECINCT LINE RD
EMERALD PARK ADDITION - COLLEY	5837 CRESCENT	COLLEYVILLE, TX	76034	COURTESY NOTICE
LAVACA TRAIL ESTATES		COLLEYVILLE, TX	76034	COURTESY NOTICE
JONES, RICK	2600 ELDORADO PARKWAY, SUITE 110	MCKINNEY, TX	75070	APPLICANT
KELLER ISD	350 KELLER PARKWAY	KELLER, TX	76248	STATE LAW REQUIRED

Public hearing notices were mailed Friday,
January 26, 2018 by Araceli Botello

Letter of Opposition

Tov Venture, Ltd.

16950 Dallas Parkway, Suite 120

Dallas, Texas 75248

TEL (972) 732-9000 FAX (972) 732-9001

Via Regular Mail and email flandry@colleyville.com

January 31, 2018

Felix Landry
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

Re: Zoning Case #ZC17-023

Dear Mr. Landry,

In reference to our conversation yesterday, as discussed, I will be out of town and unable to attend the Planning and Zoning meeting for the above referenced case. I represent TOV Venture, Ltd. located next to the subject property.

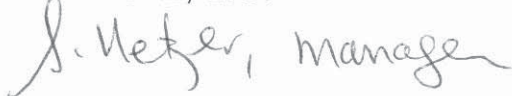
We are opposing the zoning request. We feel that a mini-storage is not the highest and best use for an important artery like Precinct Line Road in the City of Colleyville. Having two-story storage right on Precinct Line Road as well as the remainder of the mini-storage that is requested in this case will be an eye-sore to the neighborhood.

It is customary that a developer meets with neighboring property owners to discuss the request for the zoning change prior to submission, however, nobody contacted us.

The City of Colleyville is known for their high standards and quality of development and we hope that the City will turn down this zoning request.

Best,

TOV VENTURE, LTD.

A handwritten signature in cursive script that reads "Shula Netzer, manager".

Shula Netzer, Manager

Letter of Support

Advantage Storage
2650 Eldorado Parkway Suite 110
McKinney Texas 75070
972-647-0236
jones@AdvantageStorage.net



2 February 2018

Mr. Felix Landry, principal planner
City of Colleyville
100 Main Street
Colleyville, Texas 76034

Re: PUD-C Planned Unit Development-Commercial Zoning Request
8060 Precinct Line Road, Colleyville
Billye Fowler, owner
Advantage Storage, applicant

To Whom it May Concern,

I am the owner of the property listed below. I have reviewed materials supplied by the applicant, Advantage Storage, and have no objections to their request for PUD-C Planned Unit Development-Commercial zoning.

Sincerely, *Jerrell W. Jones*

JERRELL W. JONES

Name

FEBRUARY 5, 2018

Date

W.C. NEWTON SURVEY
ABSTRACT #1182

8050 PRECINCT LINE RD
COLLEYVILLE, TX 76034

Address

Email address (optional)

(405) 692-9010

Phone (optional)

ORDINANCE O-18-2037

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 3.595 ACRES ON A PORTION OF TRACT 1, ABSTRACT 1154, IN THE R H MCEWING SURVEY, LOCATED AT 8060 PRECINCT LINE ROAD FROM THE R-40 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO THE PUD-C PLANNED UNIT DEVELOPMENT – COMMERCIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC17-023; and

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

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

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan 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 3.595 acres on a portion of Tract 1, Abstract 1154, in the R H McEwing Survey, located at 8060 Precinct Line Road from the R-40 Single Family Residential zoning district to the PUD-C Planned Unit Development – Commercial zoning district, as depicted in the attached Exhibit “A” and Exhibit “C”, and as described in Exhibit “B”.
- Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-C is to allow for a self-storage facility totaling approximately 87,375 square feet.
- b. This development shall be generally consistent with the Statement of Planning Objectives, Exhibit “B”.
- c. The proposed development is subject to CC-2 Shopping Center zoning district and all the associated regulations contained in the Land Development Code, except as amended by this Ordinance.

2. DEVELOPMENT PLAN

- a. The development shall be generally consistent with the conceptual site plan, Exhibit "C".

3. PERMITTED USES

- a. Uses shall be those allowed in the CC-2 Shopping Center zoning district.
- b. The self-storage use shall be a permitted use.

4. Lot Width

- a. The minimum lot width allowed shall be 90 feet at the property line.

5. BUILDING DESIGN

- a. The facility shall be generally consistent with the building elevations, Exhibit "C".

6. FENCING AND BUFFERYARDS

- a. The bufferyard along the rear (east) property line shall be a minimum of twenty-seven and one half feet (27.5').
- b. In lieu of an eight (8) foot masonry wall along the east and south property lines adjacent to residential zoning, the rear of the buildings shall be permitted per the fence exhibit, Exhibit "C".

7. PARKING

- a. A total of ten (10) parking spaces shall be required for the facility.

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 20th day of March 2018.

The second reading and public hearing being conducted on the 3rd day of April 2018.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 3rd day of April 2018.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Nancy Coplen	_____
Place 3, Kathy Wheat	_____	Place 6, Mike Taylor	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

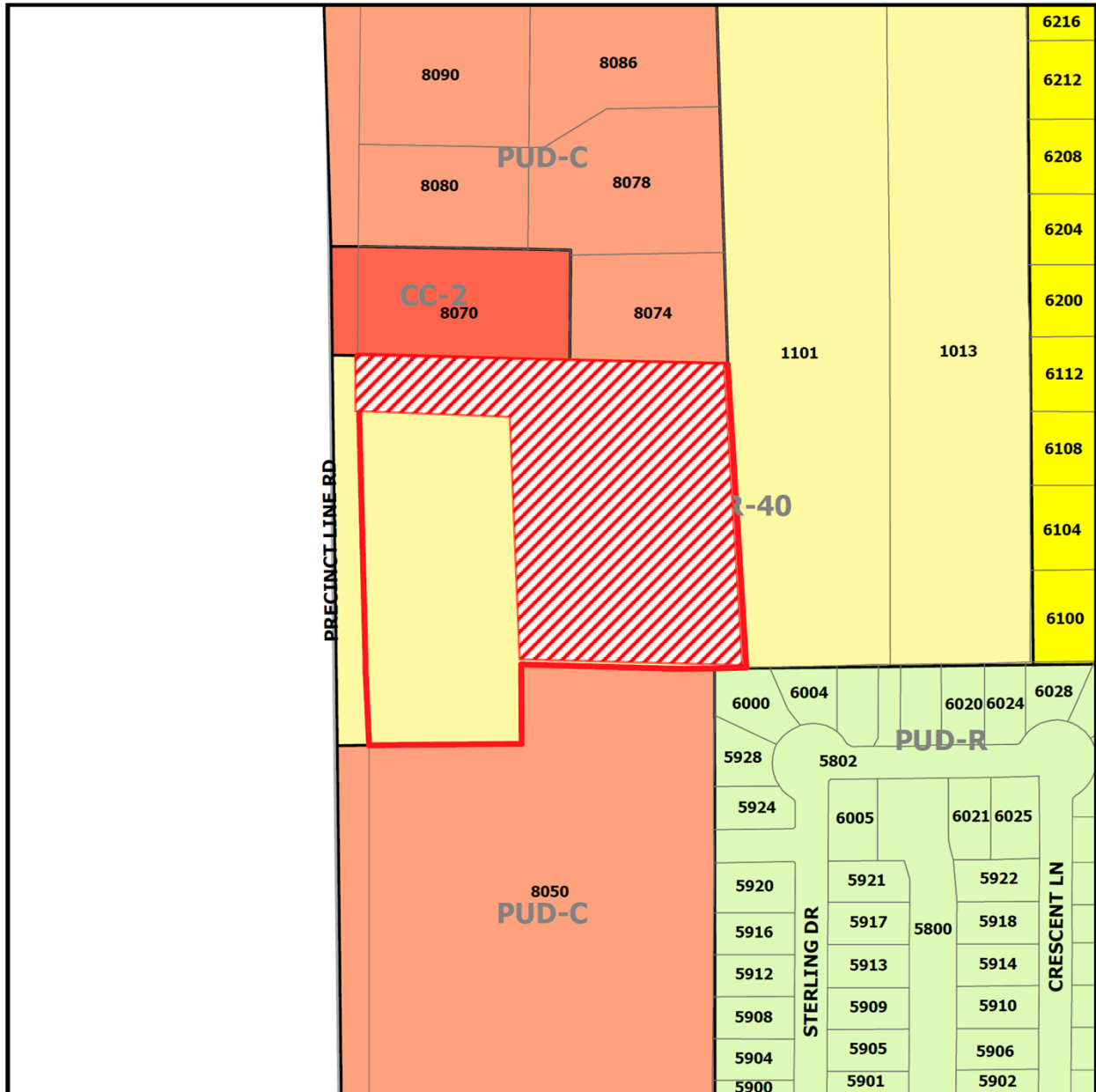
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM AND LEGALITY:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map



ZC17-023

8060 Precinct Line Road

DISCLAIMER:
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 Subject Property

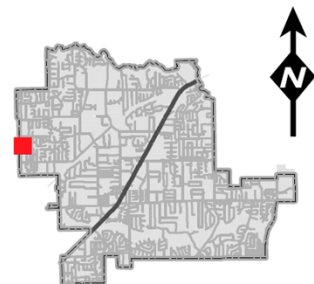


Exhibit "B" – Statement of Planning Objectives

Advantage Storage
2600 Eldorado Parkway, Suite 110
McKinney, Texas 75070
972-547-0236
rjones@AdvantageStorage.net



20 November 2017

Mr. Ben Bryner, AICP
Director of Community Development
City of Colleyville
100 Main Street
Colleyville, Texas 76034

Re: Zoning Application
Proposed Self Storage Development
8060 North Precinct Line Road

Dear Mr. Bryner,

Please accept this letter in fulfillment of the zoning application provision for Statement of Planning Objectives, Development Schedule, Proposed Ownership and Economic Information.

STATEMENT OF PLANNING OBJECTIVES:

The objective of the proposed zoning request is to facilitate the development and operation of a high quality self-storage facility. Storage facilities have changed significantly over the past 20 years reflecting the evolution of the asset type from a low-quality light industrial use to very high-quality retail service business. Whereas many early self-storage customers used storage for short term, transitory reasons, the majority of contemporary storage customers secure storage space for ongoing, space making reasons. These customers as well as others desire well located facilities near where they work and live. Storage use is much higher per capita today than twenty years ago. Storage development has changed to meet this market demand by providing higher quality facilities with architecture compatible with the high-end retail locations in which they reside. Advantage has since 1996 been on the leading edge of this evolution, developing state-of-the-art facilities in very high profile, retail locations.

The project has been strategically designed to promote retail development along the North Precinct Line Road frontage while affording the storage facility minimum street presence by configuring the storage lot with 90' of street frontage. The pad depth land remaining in front of the storage facility is ideal depth for mid-block, retail and commercial users and most of the storage site is located behind the pad-depth retail site(s).

The characteristics of the project are proposed to be:

- The project will be situated on a 3.596 Acre site with 90' of North Precinct Line Road frontage.
- The project consists of one two-story building and six single story buildings containing approximately 87,575 gross SF configured to provide approximately 75,000 net rentable square feet of storage consisting of approximately 625 individual storage units containing between 25 and 300 square feet.
- Approximately 65% of the net rentable area will be climate controlled, appealing to the higher household income in which the project resides.
- The building fronting North Precinct Line Road will be two-story with maximum 29.5' height. This allows the architecture of the building to replicate typical retail scale and incorporate interesting architectural features.

- All remaining buildings will be single story and will be oriented toward interior drives and will not exceed 15' in height. Drive visibility from North Precinct Line Road will be minimal, and no door openings will be oriented toward the perimeter of the project.
- The rental office for the facility will be in the front building.
- There will be no resident manager living on site
- The project will include state-of-the-art security features including CCV cameras and tenant only access via digital gate and building controls.
- Project signage will be a combination of masonry monument sign and building signage conforming to ordinance.
- Landscaping will conform to or exceed ordinance requirements, and will be concentrated on the project perimeters, most visible to the neighboring properties and the public.
- Adequate space has been provided for storm water detention and public utility extensions as may be required.

DEVELOPMENT SCHEDULE:

- Platting and Site Plan Approval will commence immediately upon zoning approval.
- Building Permit approximately 120 days following zoning approval
- Project Completion approximately 14 months following zoning approval

PROPOSED OWNERSHIP:

The project will be owned by a single asset limited liability company managed and controlled by Advantage Self Storage Advisors, LLC, a Texas limited liability company owned by Rick Jones and Davis Deadman.

ECONOMIC INFORMATION:

The proposed project will provide the following positive economic impact:

- Property tax valuation will likely increase from the current level of \$357,550 to approximately \$7,500,000 upon completion of the facility. The increase in property value will provide approximately \$167,000 in additional tax revenue, most of which stays in the local community via the city, school system and county.
- The configuration of the proposed site is strategically conceived to promote retail and commercial development on the pad-depth property remaining in front of the facility. The current 6-acre parcel of which the storage facility is a portion is 545' deep. This is a size and depth that is awkward for small to mid-size business who would typically locate on this mid-block commercial corridor and does not promote development. The site plan provides remaining retail parcels with 248' depth, near ideal for small business and pad-site development. The property owner is understandably very hesitant to sell front parcels currently because of the limited use and marketability of the back portion of the land. With the storage development taking mainly the back portion, front parcels will likely be quickly developed placing the entire six acres into economic production.
- The storage facility will provide limited sales tax revenue via the sale of packing and moving supplies.
- The storage facility will have approximately 2-3 employees.

Kindest Regards,



Rick Jones

[illegible]

[illegible]

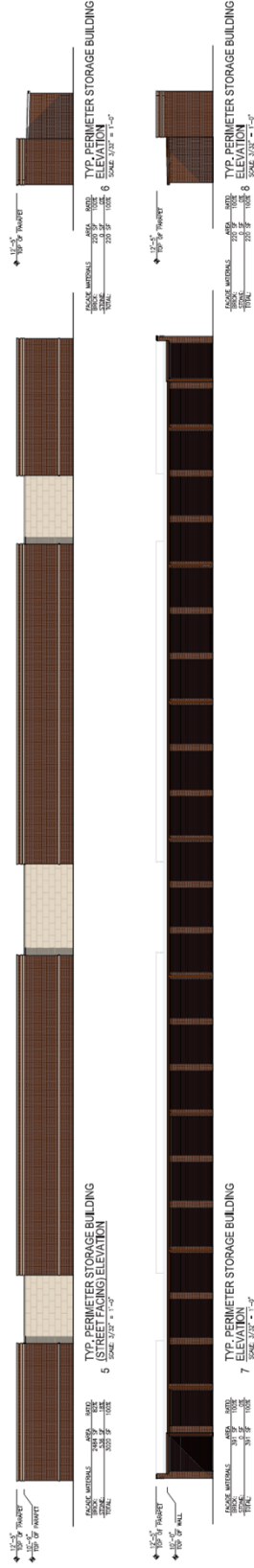
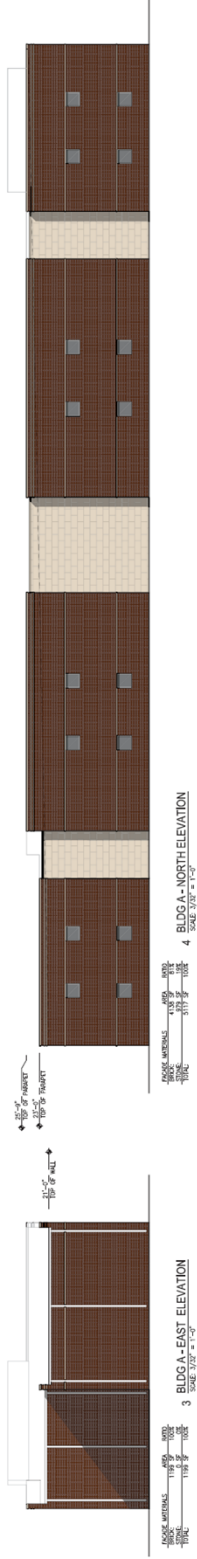
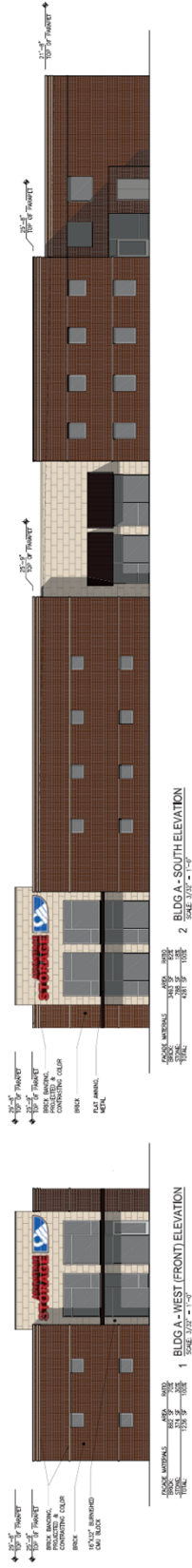
Advantage Storage - Colleyville

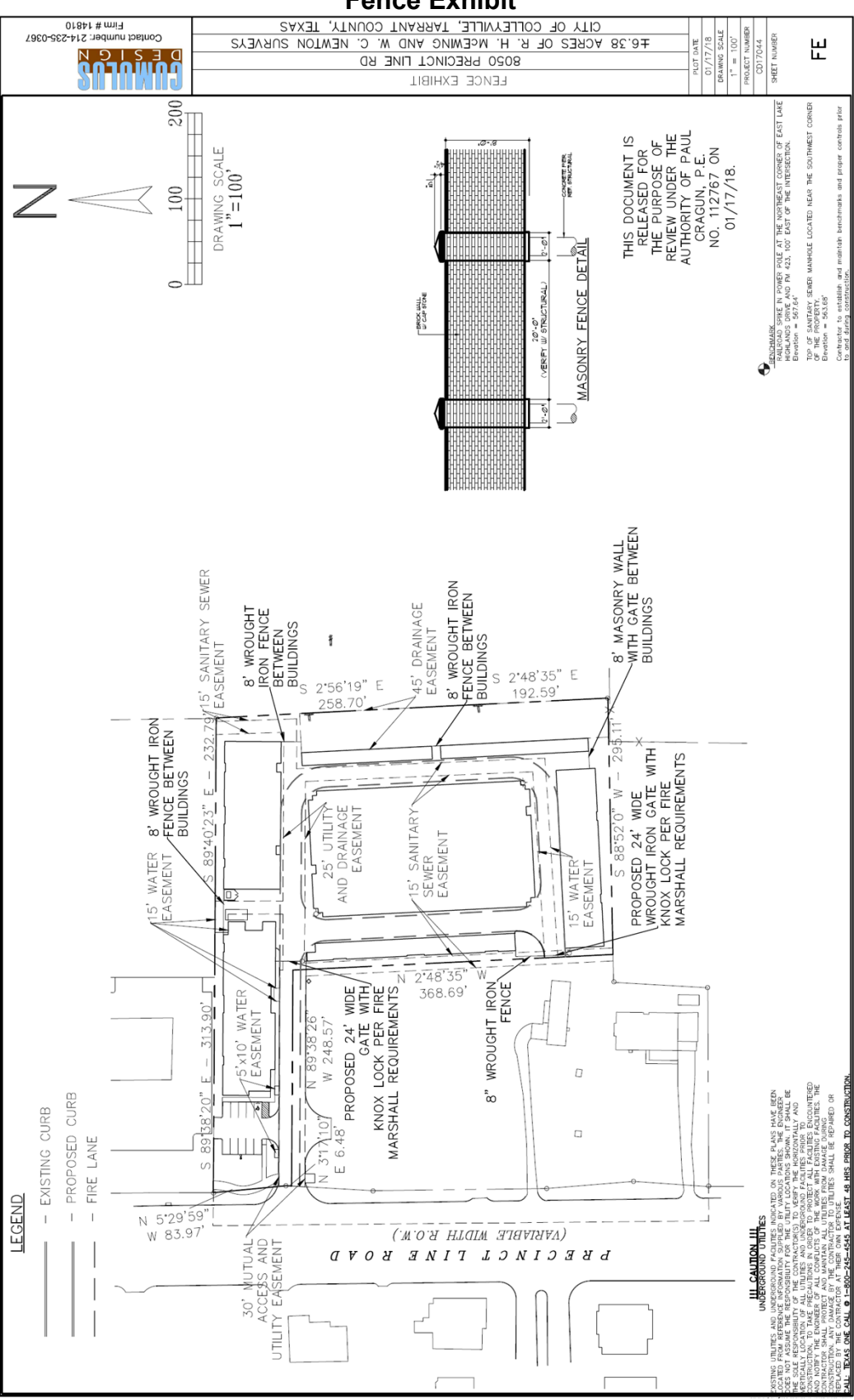
PROJECT NUMBER
1735

DATE
11.20.17

SHEET NUMBER
SUP-1

2 bldg's A&C&E exterior elevations

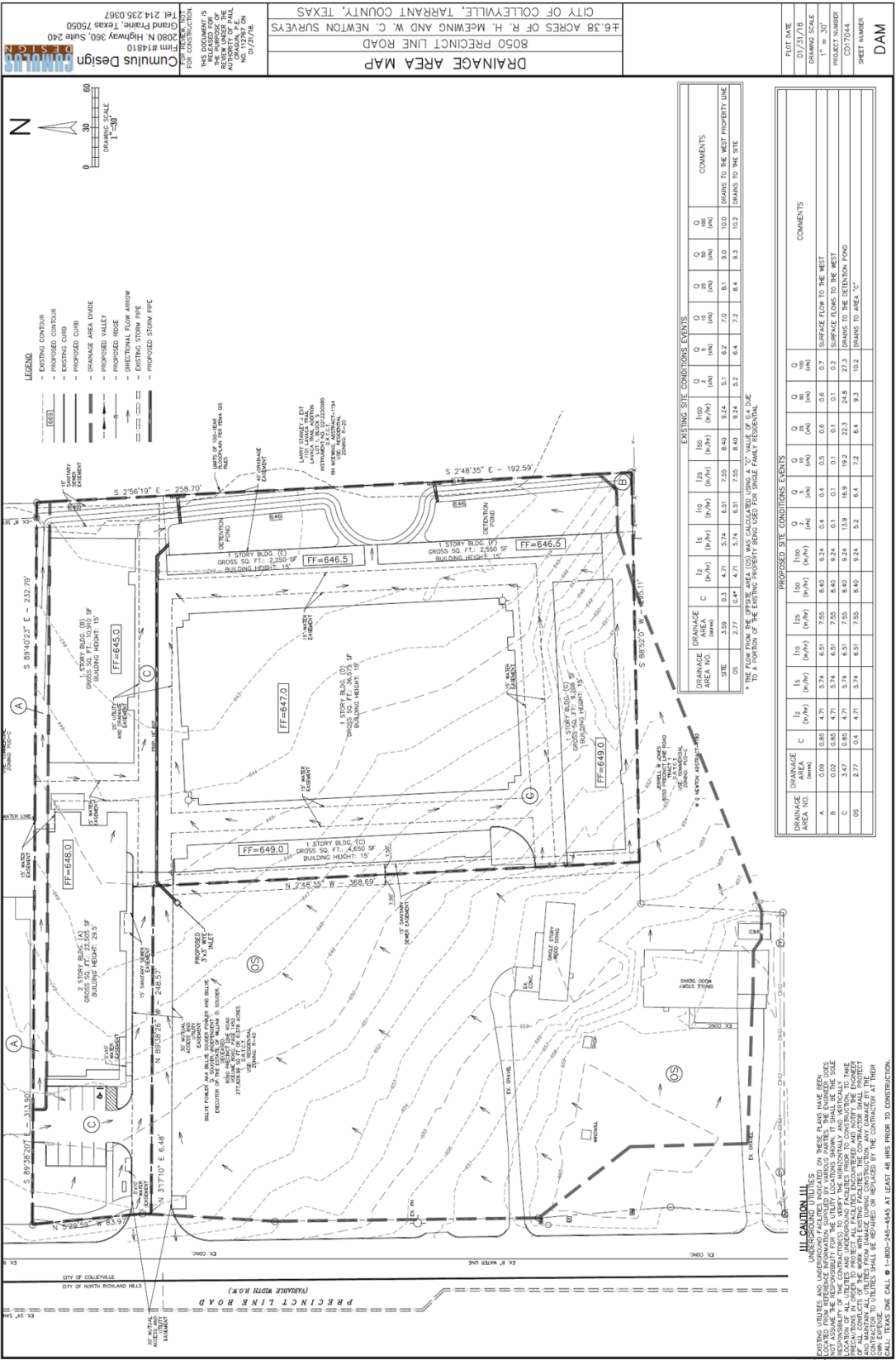




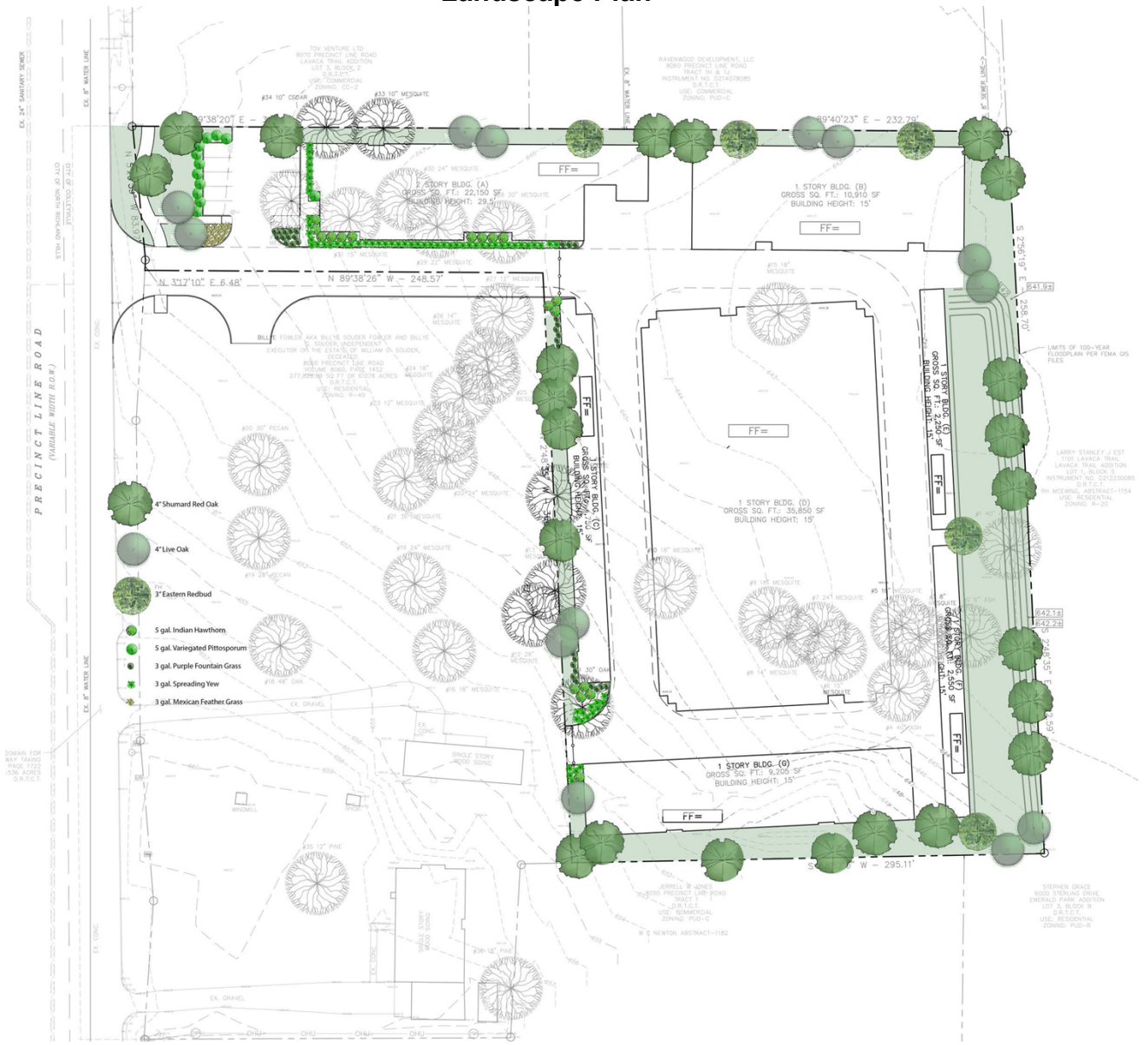
PROJECT NUMBER	8050 PRECINCT LINE RD
PROJECT NAME	46.38 ACRES OF R. H. McEWING AND W. C. NEWTON SURVEYS
PROJECT LOCATION	CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
PROJECT NUMBER	0077044
SHEET NUMBER	FE
DATE	07/17/18
BY	08/01/18
CHECKED	01/17/18
PROJECT NUMBER	0077044

CONTACT NUMBER: 214-235-0367
FIRM # 14810
CUMULUS DESIGN

Drainage Plan



Landscape Plan





City of Colleyville City Council Agenda Briefing

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

Agenda Number
Type Report
Department Finance

Agenda Date 03/20/2018

Number 8

Title

Monthly Financial Report - February 2018

Explanation

General Fund

As of February 28, 2018, the General fund collected \$18,357,795 in revenues and incurred \$9,928,150 in expenditures.

Ad Valorem taxes, franchise fees and sales taxes account for more than 84% of the General fund's budgeted revenues.

- **Ad Valorem Taxes:**

The city collected \$14,069,322 out of the \$14,322,575 budgeted for ad valorem taxes, including penalty and interest. The reported revenue is 8.46% above the revenue reported for the same period last year.

- **Franchise Fees Revenue:**

The city collected \$1,352,685 out of the \$2,070,000 budgeted for franchise fees. The reported revenue is 0.69% below the revenue reported for the same period last year.

- **Sales Tax Revenue:**

The city collected \$1,073,017 out of the \$3,800,000 budgeted sales tax revenue. The reported revenue is 3.84% above the revenue reported for the same period last year. The reported amount represents the Mixed Beverage Taxes and the sales taxes received to date.

Utility Fund

As of February 28, 2018, the utility fund collected \$5,783,304 in revenues and incurred \$4,273,418 in expenditures.

Water and wastewater sales account for more than 98% of the utility fund's budgeted revenues.

- **Water Sales:**

The city collected \$3,899,517 out of the \$11,195,957 budgeted for water sales. The reported revenue is 2.13% above the revenue reported for the same period last year.

- **Wastewater Sales:**

The city collected \$1,698,505 out of the \$4,024,060 budgeted for wastewater sales. The reported revenue is 9.04% above the revenue reported for the same period last year.

Debt Service Fund

As of February 28, 2018, the Debt service fund collected \$1,952,345 out of the budgeted revenues and transfers from other funds of \$1,854,412 and expended \$1,724,009 out of the budgeted expenditures of \$1,979,412.

Drainage Fees Fund

As of February 28, 2018, the Drainage fees fund spent \$327,860 out of its \$1,481,362 expense budget and received \$421,051 in revenues which is 43.77% of the budgeted revenue of \$961,880.

City of Colleyville
General Fund Monthly Financial Report
As of 2/28/2018 - End of 42% of the Fiscal Year

GENERAL FUND		ACTIVITY	
	FY 2018	FY 2018 YTD	PERCENT
SUMMARY	BUDGET	AS OF	OF BUDGET
		2/28/2018	USED
Revenues	23,934,566	18,357,795	76.70%
Expenditures	23,694,811	\$9,928,150	41.90%
Revenues over expenditures	\$239,755	\$8,429,645	

GENERAL FUND		RECEIVED		AVERAGE ACTUAL	RECEIVED	
	FY 2018	FY 2018 YTD	PERCENT	YTD BALANCE	FY 2017 YTD	PERCENT
REVENUE SOURCE	BUDGET	AS OF	OF BUDGET	AS A PERCENT OF	AS OF	CHANGE OVER
		2/28/2018	RECEIVED	YEAR END BAL	2/28/2017	PRIOR YEAR
Current Taxes	14,242,575	13,986,258	98.20%	95.33%	12,954,967	7.96%
Delinquent Taxes	25,000	62,289	249.16%	58.08%	(761)	-8285.14%
Penalty & Interest	55,000	20,775	37.77%	18.33%	17,822	16.57%
TOTAL AD VALOREM TAXES	14,322,575	14,069,322	98.23%	94.81%	12,972,028	8.46%
Oncor Electric	885,000	890,388	100.61%	100.00%	889,222	0.13%
Tri-County Electric	100,000	105,858	105.86%	100.00%	101,311	4.49%
Atmos Gas	325,000	-	0.00%	0.00%	-	0.00%
AT&T	60,000	28,653	47.76%	50.90%	31,454	-8.90%
Verizon/Others	65,000	37,003	56.93%	42.52%	38,009	-2.65%
Refuse/Recycling	160,000	62,816	39.26%	35.52%	58,838	6.76%
Cable TV	475,000	227,967	47.99%	49.54%	243,291	-6.30%
TOTAL FRANCHISE TAXES	2,070,000	1,352,685	65.35%	62.58%	1,362,124	-0.69%
Sales Tax	3,700,000	1,015,134	27.44%	24.97%	976,933	3.91%
Mixed Beverage Tax	100,000	57,882	57.88%	48.03%	56,414	2.60%
TOTAL SALES TAXES	3,800,000	1,073,017	28.24%	25.63%	1,033,347	3.84%
Building	625,000	358,565	57.37%	41.63%	253,635	41.37%
Plumbing	72,000	27,997	38.88%	40.23%	23,982	16.74%
Mechanical	48,000	18,339	38.21%	37.27%	16,480	11.28%
Electrical	51,000	30,621	60.04%	38.72%	22,518	35.99%
City License	26,000	19,200	73.85%	42.85%	22,800	-15.79%
Building Plan Review Fee	88,000	45,995	52.27%	46.38%	34,630	32.82%
New Business	7,400	3,200	43.24%	35.27%	3,010	6.31%
Sign Permit	8,000	3,700	46.25%	36.04%	4,460	-17.04%
Fence Permit	15,000	6,225	41.50%	40.28%	7,850	-20.70%
Fire Permits	8,000	3,380	42.25%	38.46%	3,355	0.76%
Irrigation Permit	20,000	6,162	30.81%	43.62%	10,956	-43.76%
TOTAL LICENSES & PERMITS	968,400	523,384	54.05%	41.42%	403,674	29.66%

GENERAL FUND - CONTINUED		RECEIVED		AVERAGE ACTUAL	RECEIVED	
	FY 2018	FY 2018 YTD	PERCENT	YTD BALANCE	FY 2017 YTD	PERCENT
REVENUE SOURCE	BUDGET	AS OF	OF BUDGET	AS A PERCENT OF	AS OF	CHANGE OVER
		2/28/2018	RECEIVED	YEAR END BAL	2/28/2017	PRIOR YEAR
Court Fines	850,000	262,241	30.85%	35.44%	339,762	-22.82%
Alarm Fees	53,000	19,108	36.05%	35.15%	16,933	12.85%
Library Fines	17,460	7,391	42.33%	36.77%	7,303	1.21%
TOTAL FINES	920,460	288,741	31.37%	35.29%	363,998	-20.68%
Re-zoning	9,000	6,063	67.37%	37.79%	3,185	90.39%
Plat Fee/Site Plan/Landscaping Plan Fee	8,200	5,265	64.21%	43.56%	3,643	44.52%
Board of Adjustment	2,000	700	35.00%	30.12%	1,700	-58.82%
Sale of Material	100	268	267.95%	44.99%	1	26695.00%
Weed Mowing	7,000	-	0.00%	44.69%	8,175	-100.00%
Ambulance	320,000	145,225	45.38%	42.65%	123,807	17.30%
Recreation Program	193,500	102,421	52.93%	29.56%	80,691	26.93%
Credit Card Fee Revenue	-	5,608	0.00%		-	0.00%
Non-Resident Fee Parks	40,000	21,495	53.74%	47.90%	21,760	-1.22%
Field Use Charge	21,500	10,680	49.67%	48.06%	10,940	-2.38%
Engineering & Inspection	20,000	4,826	24.13%	40.88%	11,303	-57.30%
Material Testing	10,000	2,696	26.96%	0.00%	2,261	19.26%
Colleyville Center Rental	240,000	76,263	31.78%	38.59%	94,442	-19.25%
Lot Drainage Insp Fee	15,000	9,625	64.17%	38.59%	7,750	24.19%
Transfer from Utility Fund	196,920	196,920	100.00%	0.00%	-	0.00%
Transfer from TIF	210,377	210,377	100.00%	0.00%	-	0.00%
TOTAL CHARGES FOR SERVICE	1,293,597	798,431	61.72%	19.19%	369,657	115.99%
SRO Officer Reimb	98,996	-	0.00%	0.00%	-	0.00%
Keller Court	260,538	65,135	25.00%	25.00%	59,867	8.80%
TOTAL INTERGOVERNMENTAL	359,534	65,135	18.12%	17.84%	59,867	8.80%
Sale of Surplus Property	5,000	36,523	730.46%	81.36%	-	0.00%
Interest Income	45,000	30,029	66.73%	5.98%	15,113	98.70%
Miscellaneous	60,000	31,817	53.03%	59.03%	45,289	-29.75%
Antenna Lease	90,000	46,861	52.07%	49.66%	46,609	0.54%
Grant Proceeds	-	41,850	0.00%	0.00%	-	0.00%
TOTAL MISCELLANEOUS	200,000	187,080	93.54%	43.13%	107,011	74.82%
TOTAL GENERAL FUND REVENUES	23,934,566	18,357,795	76.70%	66.62%	16,671,706	10.11%

	FY 2018	THROUGH	THROUGH	TOTAL	PERCENT
	BUDGET	2/28/2018	2/28/2017	INCREASE	INCREASE
				(DECREASE)	(DECREASE)
RESIDENTIAL BLDG PERMITS	115	74	61	13	21.31%
COMMERCIAL BLDG PERMITS	7	0	1	(1)	100.00%
CITATIONS ISSUED	10,500	2,753	3,442	(689)	-20.02%

GENERAL FUND EXPENDITURES					
	FY 2018	EXPENDED	PERCENT	PERCENT OF	BUDGET
	BUDGET	THROUGH	OF BUDGET	FISCAL YEAR	REMAINING
		2/28/2018	EXPENDED	COMPLETE	
Personnel services	15,048,648	5,682,275	37.76%	41.67%	9,366,373
Contractual Services	5,341,951	2,030,398	38.01%	41.67%	3,311,553
Supplies	1,275,506	193,255	15.15%	41.67%	1,082,251
Capital Outlay	14,000	7,516	53.69%	41.67%	6,484
Transfer to other fund	2,014,706	2,014,706	100.00%	41.67%	-
TOTAL EXPENDITURES	23,694,811	9,928,150	41.90%	41.67%	13,766,661

City of Colleyville
Utility Fund Monthly Financial Report
As of 2/28/2018 - End of 42% of the Fiscal Year

UTILITY FUND		ACTIVITY	
	FY 2018	FY 2017 YTD	PERCENT
SUMMARY	BUDGET	AS OF	OF BUDGET
		2/28/2018	USED
Revenues	15,540,017	5,783,304	37.22%
Expenditures	15,526,542	4,273,418	27.52%
Revenues over expenditures	\$13,475	1,509,886	

UTILITY FUND		RECEIVED	PERCENT	AVERAGE ACTUAL	RECEIVED	PERCENT
	FY 2018	AS OF	OF BUDGET	YTD BALANCE	AS OF	CHANGE OVER
REVENUE SOURCE	BUDGET	2/28/2018	RECEIVED	AS A PERCENT OF	2/28/2017	PRIOR YEAR
Water Sales	11,195,957	3,899,517	34.83%	33.57%	3,818,054	2.13%
Sewer Sales	4,024,060	1,698,505	42.21%	41.75%	1,557,623	9.04%
Sewer Installation	15,000	7,600	50.67%	37.66%	6,200	22.58%
Water Installation	42,000	20,670	49.21%	36.64%	17,200	20.17%
Engineering Charges	5,000	10,907	218.13%	68.64%	-	0.00%
Penalties	200,000	102,317	51.16%	46.06%	100,191	2.12%
Sale of Material	-	657	0.00%	15.49%	-	0.00%
Miscellaneous	13,000	10,495	80.73%	37.70%	7,842	33.83%
TOTAL OPERATING INCOME	15,495,017	5,750,667	37.11%	35.96%	5,507,110	4.42%
Sale of Surplus Property	-	8,418	0.00%	100.00%	-	0.00%
Interest Income	45,000	24,219	53.82%	12.47%	18,889	28.22%
TOTAL NON-OPERATING INCOME	45,000	32,637	72.53%	39.63%	18,889	72.78%
TOTAL INCOME	15,540,017	5,783,304	37.22%	36.03%	5,525,999	4.66%

	THROUGH	THROUGH	TOTAL	PERCENT
	2/28/2018	2/28/2017	INCREASE	INCREASE
			(DECREASE)	(DECREASE)
GALLONS OF WATER SOLD	781,600,400	794,470,600	(12,870,200)	-1.62%
NUMBER OF WATER CUSTOMERS	10,063	9,930	133	1.34%

UTILITY FUND EXPENSES		EXPENDED	PERCENT	PERCENT OF	BUDGET
	FY 2018	THROUGH	OF BUDGET	FISCAL YEAR	REMAINING
	BUDGET	2/28/2018	EXPENDED	COMPLETE	
Personnel Services	1,983,307	711,637	35.88%	41.67%	1,271,670
Contractual services	12,717,635	3,026,577	23.80%	41.67%	9,691,058
Supplies	245,969	54,701	22.24%	41.67%	191,268
Debt Service	157,325	156,913	99.74%	41.67%	413
Capital Outlay	100,000	1,284	1.28%	41.67%	98,716
Transfers to other funds	322,306	322,306	100.00%	41.67%	-
TOTAL EXPENSES	15,526,542	4,273,418	27.52%	41.67%	11,253,124

Notes: Budgeted transfers of \$322,306 as follows: \$44,286 for an internal loan for vactor truck; \$81,100 for Vehicle and Equipment Replacement Fund; \$196,920 for 12.4% payment to General Fund for internal service personnel.

City of Colleyville
Debt Service Fund Monthly Financial Report
As of 2/28/2018 - End of 42% of the Fiscal Year

DEBT SERVICE FUND		ACTIVITY	
	FY 2018	FY 2017 YTD	PERCENT
SUMMARY	BUDGET	AS OF	OF BUDGET
		2/28/2018	USED
Revenues	1,854,412	1,952,345	105.28%
Expenditures	1,979,412	1,724,009	87.10%
Revenues over expenditures	(125,000)	228,336	
Budgeted use of fund balance	125,000		
Revenues & use of fund balance over expenditures	-	228,336	

DEBT SERVICE FUND		RECEIVED		AVERAGE ACTUAL	RECEIVED	
	FY 2018	FY 2018 YTD	PERCENT	YTD BALANCE	FY 2017 YTD	PERCENT
REVENUE SOURCE	BUDGET	AS OF	OF BUDGET	AS A PERCENT OF	AS OF	CHANGE OVER
		2/28/2018	RECEIVED	YEAR END BAL	2/28/2017	PRIOR YEAR
Current taxes	683,367	789,338	115.51%	95.00%	692,877	13.92%
Delinquent taxes	5,000	4,825	96.49%	56.00%	287	1580.62%
Penalty & interest	5,000	1,977	39.54%	23.00%	1,019	94.00%
Interest Income	5,000	160	3.20%	30.00%	2,936	-94.55%
TOTAL AD VALOREM TAX & INTEREST	698,367	796,300	114.02%	94.54%	697,119	14.23%
Transfer from CCPD	501,845	501,845	100.00%	100.00%	503,862	-0.40%
Transfer from TIF*	654,200	654,200	100.00%	100.00%	655,781	-0.24%
TOTAL TRANSFERS	1,156,045	1,156,045	100.00%	100.00%	1,159,643	-0.31%
Use of Fund Balance	125,000	-	0.00%	0.00%	-	0.00%
Bond proceeds & Premium		-	0.00%	0.00%	-	0.00%
TOTAL REVENUE & USE OF FUND BAL	1,979,412	1,952,345	98.63%	97.94%	1,856,762	5.15%

DEBT SERVICE FUND		EXPENDED	PERCENT	PERCENT OF	BUDGET
	FY 2018	THROUGH	OF BUDGET	FISCAL YEAR	REMAINING
	BUDGET	2/28/2018	EXPENDED	COMPLETE	
Bond & Interest Payments	1,639,088	1,558,685	95.09%	41.67%	80,403
Leases (Fire Engine & Ambulance)	340,324	165,324	48.58%	41.67%	175,000
TOTAL EXPENSES	1,979,412	1,724,009	87.10%	41.67%	255,403

*Transfer takes place at the balance sheet level for the principal portion of the debt without affecting the income statement accounts.

City of Colleyville
Drainage Fee Fund Monthly Financial Report
As of 2/28/2018 - End of 42% of the Fiscal Year

DRAINAGE FEE FUND		ACTIVITY	
	FY 2017	FY 2017 YTD	PERCENT
SUMMARY	BUDGET	AS OF	OF BUDGET
		2/28/2018	USED
Revenues	961,880	421,051	43.77%
Expenditures	1,481,362	327,860	22.13%
Revenues over expenditures	(519,482)	93,191	
Budgeted use of fund balance	519,482		
Revenues & use of fund balance over expenditures	-	93,191	

DRAINAGE FEE FUND		RECEIVED		AVERAGE ACTUAL	RECEIVED	
	FY 2018	FY 2018 YTD	PERCENT	YTD BALANCE	FY 2017 YTD	PERCENT
REVENUE SOURCE	BUDGET	AS OF	OF BUDGET	AS A PERCENT OF	AS OF	CHANGE OVER
		2/28/2018	RECEIVED	YEAR END BAL	2/28/2017	PRIOR YEAR
Drainage Revenues	950,880	408,733	42.98%	41.44%	403,120	1.39%
Other revenues (Interest, penalty,...)	11,000	12,318	111.98%	56.09%	2,442	404.46%
TOTAL REVENUES	961,880	421,051	43.77%	41.65%	405,562	3.82%

DRAINAGE FEE FUND		EXPENDED	PERCENT	PERCENT OF	BUDGET
	FY 2018	THROUGH	OF BUDGET	FISCAL YEAR	REMAINING
	BUDGET	2/28/2018	EXPENDED	COMPLETE	
Personnel Services	424,005	157,645	37.18%	41.67%	266,360
Contractual Services	134,826	28,205	20.92%	41.67%	106,621
Supplies	47,957	6,429	13.40%	41.67%	41,528
Debt Service	124,574	116,550	93.56%	41.67%	8,024
Transfers to other funds	750,000	19,032	2.54%	41.67%	730,969
TOTAL EXPENSES	1,481,362	327,860	22.13%	41.67%	1,153,502

February Monthly Financial Report

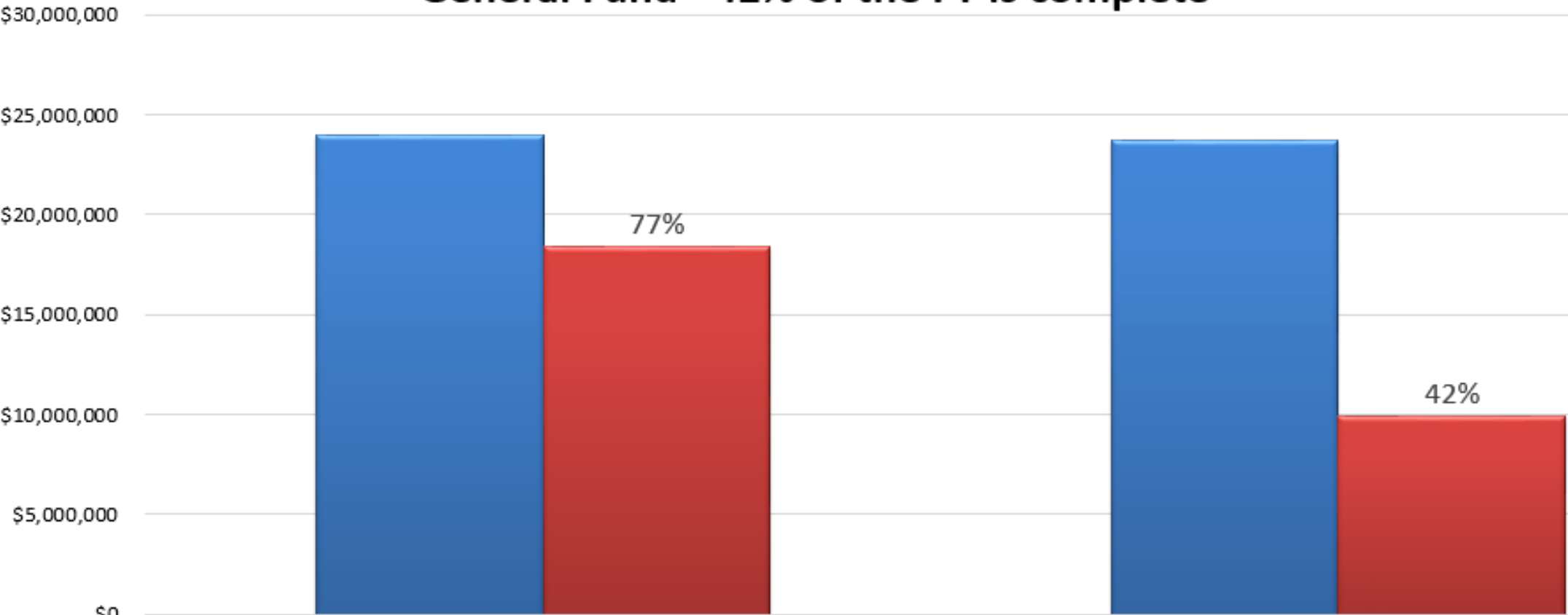
City Council Meeting
March 20, 2018

General Fund

General Fund Snapshot



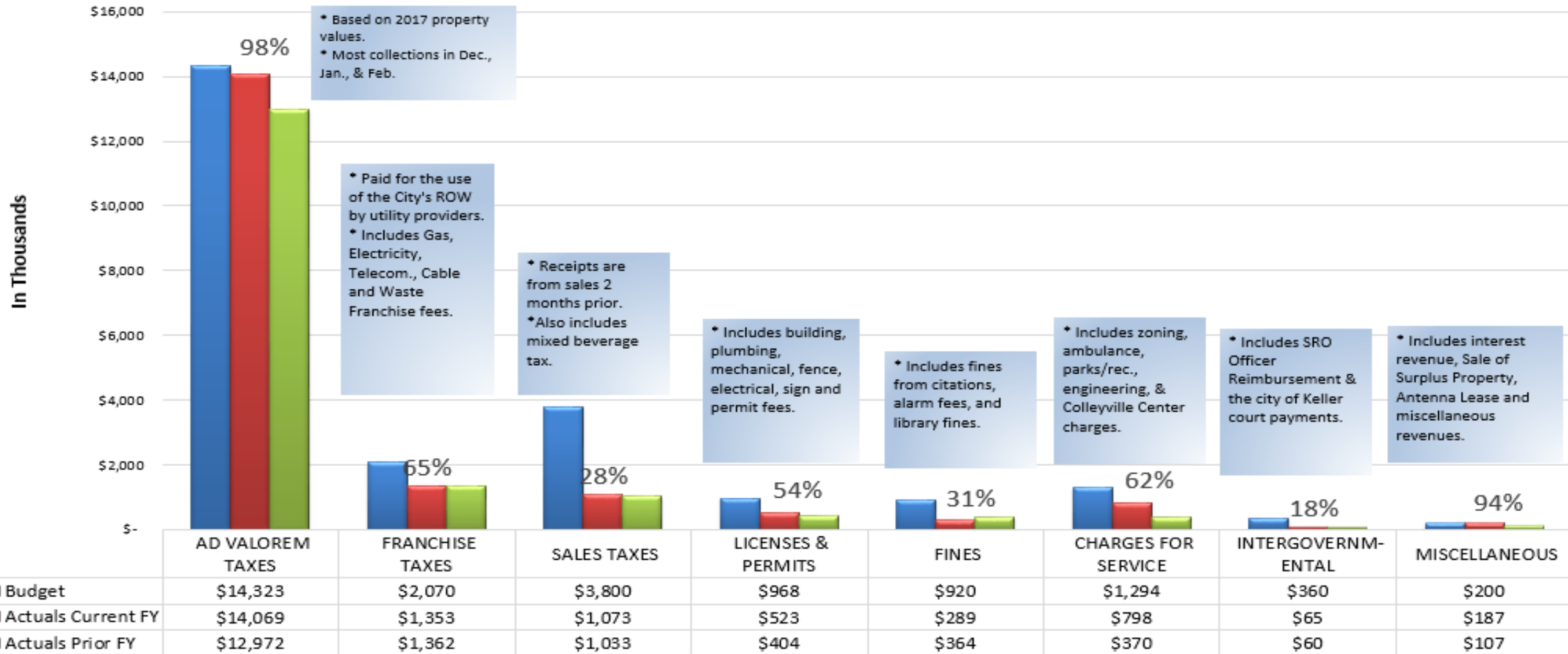
General Fund - 42% of the FY is complete



	General Fund Revenues	General Fund Expenditures
Budget	\$23,934,566	\$23,694,811
Actuals	\$18,357,795	\$9,928,150

General Fund Revenues

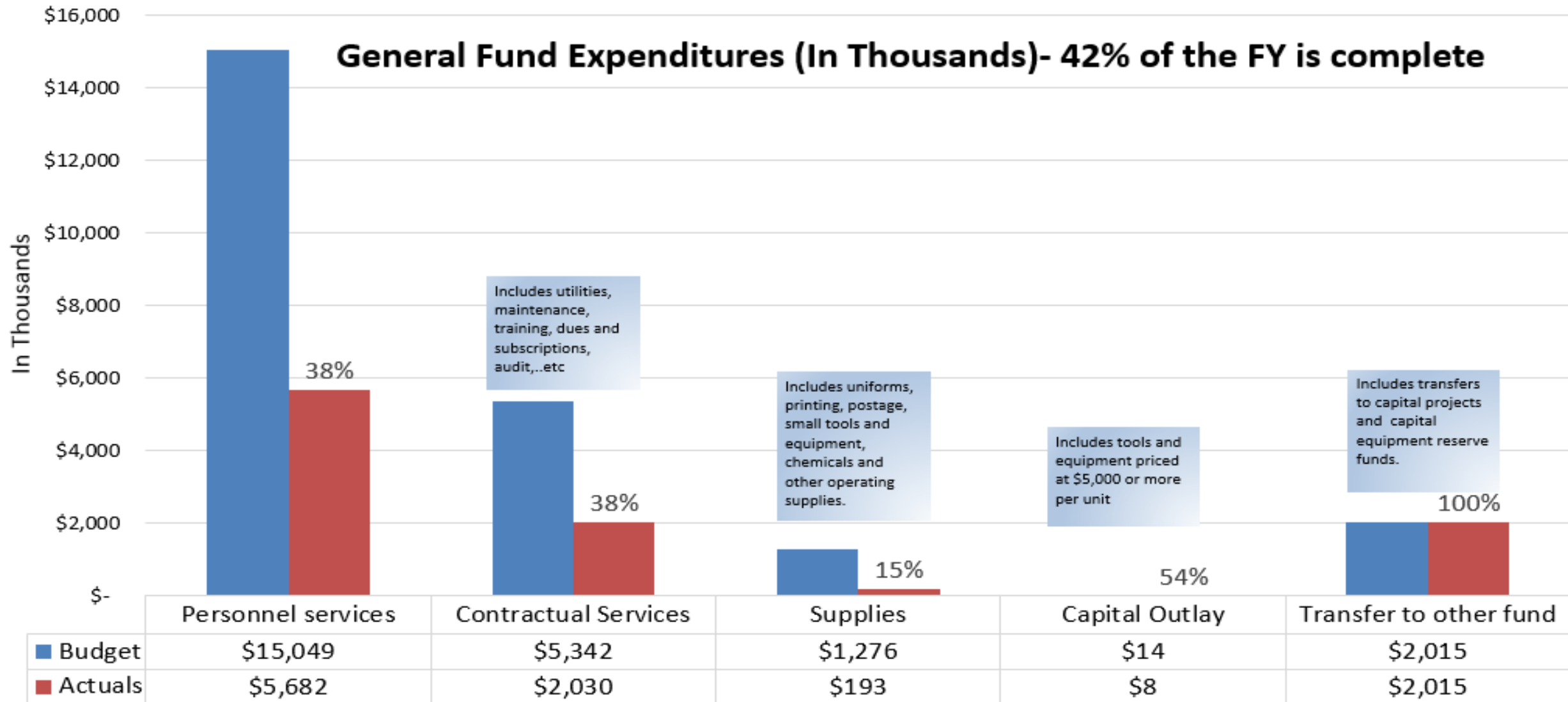
General Fund Revenues (In Thousands) - 42% of the FY is complete



84% of the General Fund budget

General Fund Expenditures

General Fund Expenditures (In Thousands)- 42% of the FY is complete

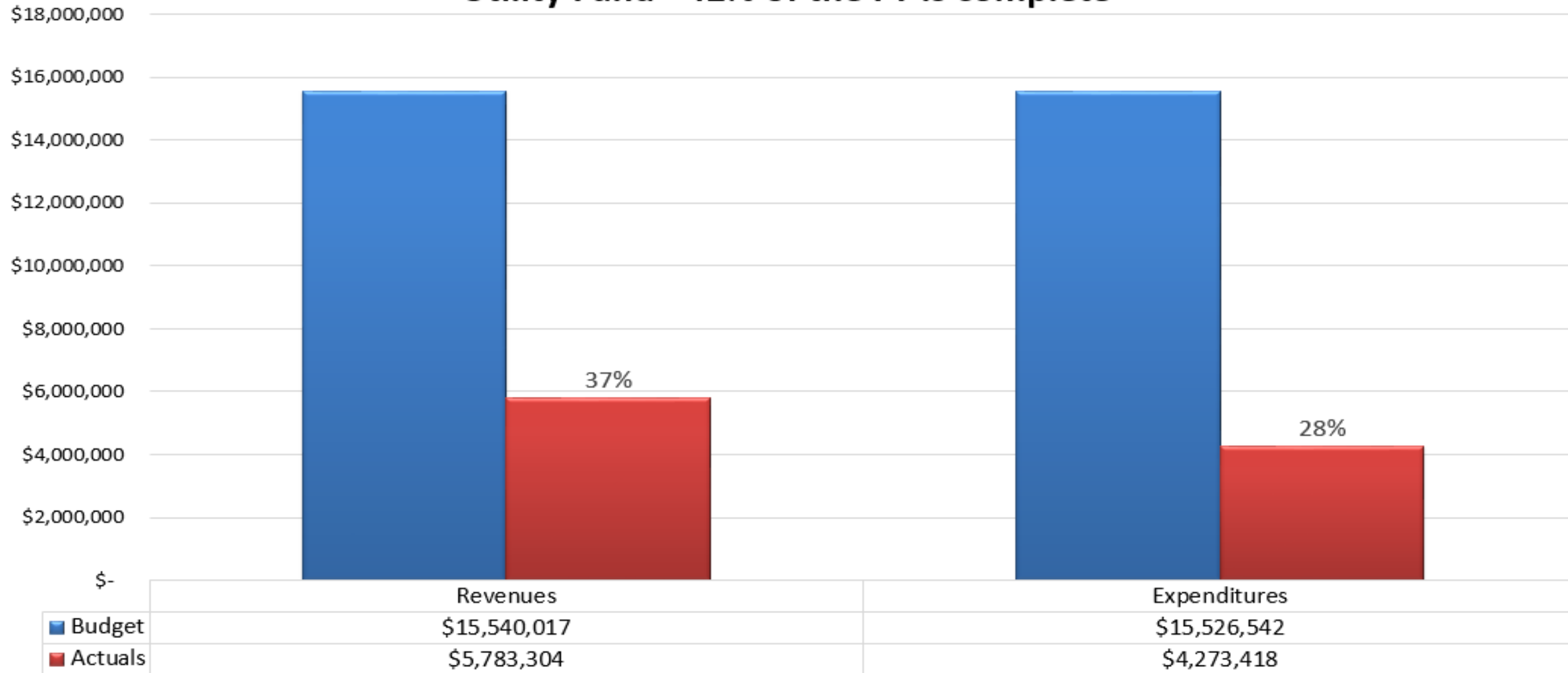


Utility Fund

Utility Fund Snapshot



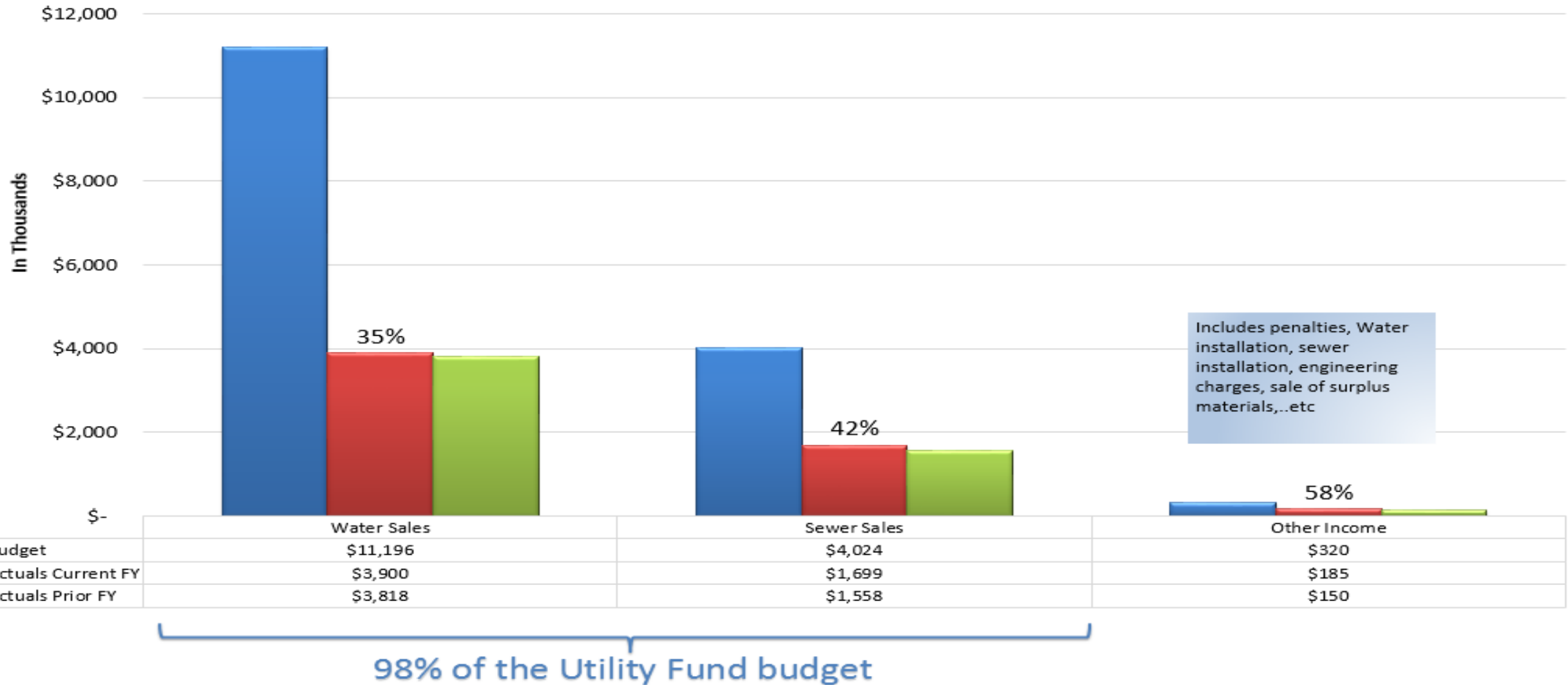
Utility Fund - 42% of the FY is complete



Utility Fund Revenues



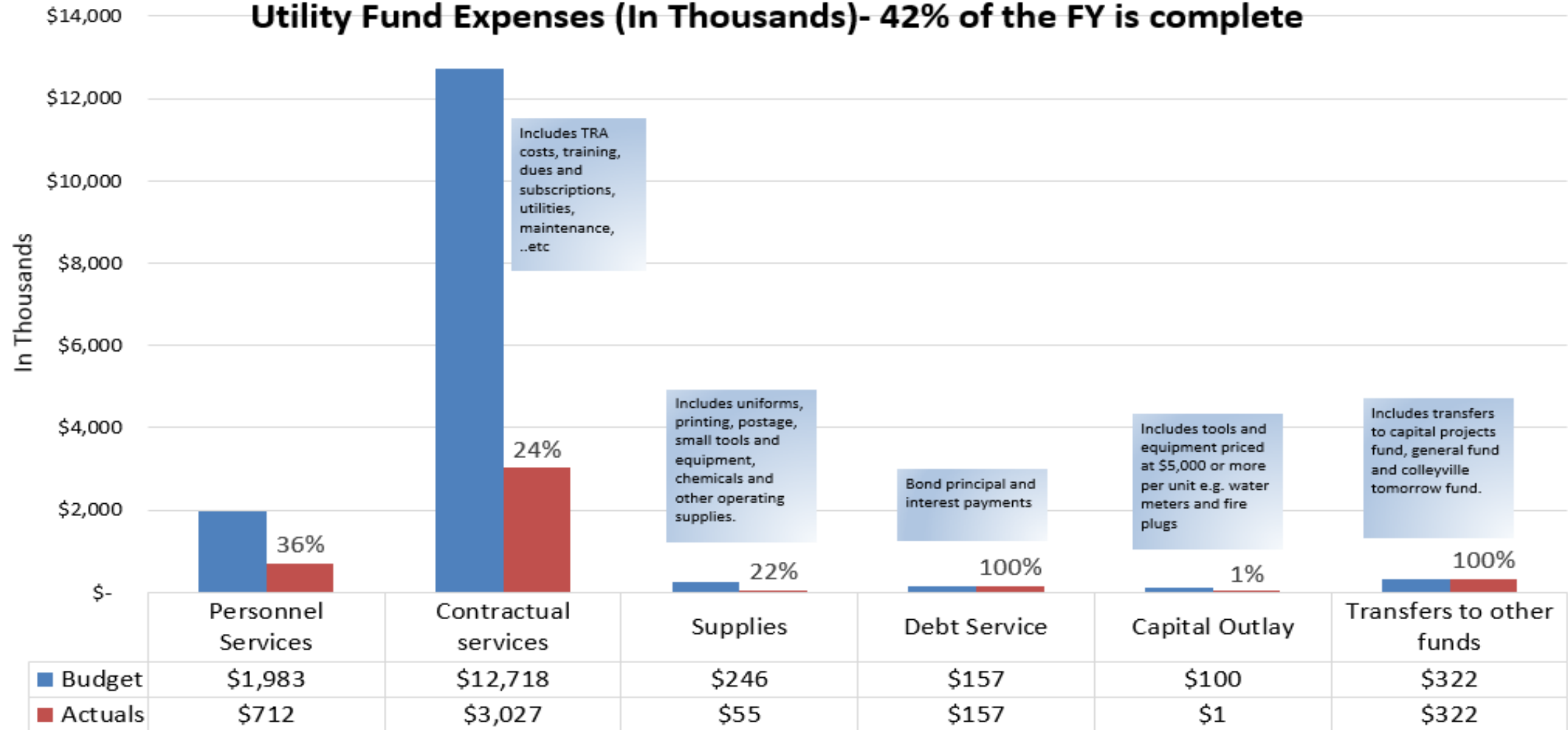
Utility Fund Revenues (In Thousands)- 42% of the FY is complete



Utility Fund Expenses



Utility Fund Expenses (In Thousands)- 42% of the FY is complete

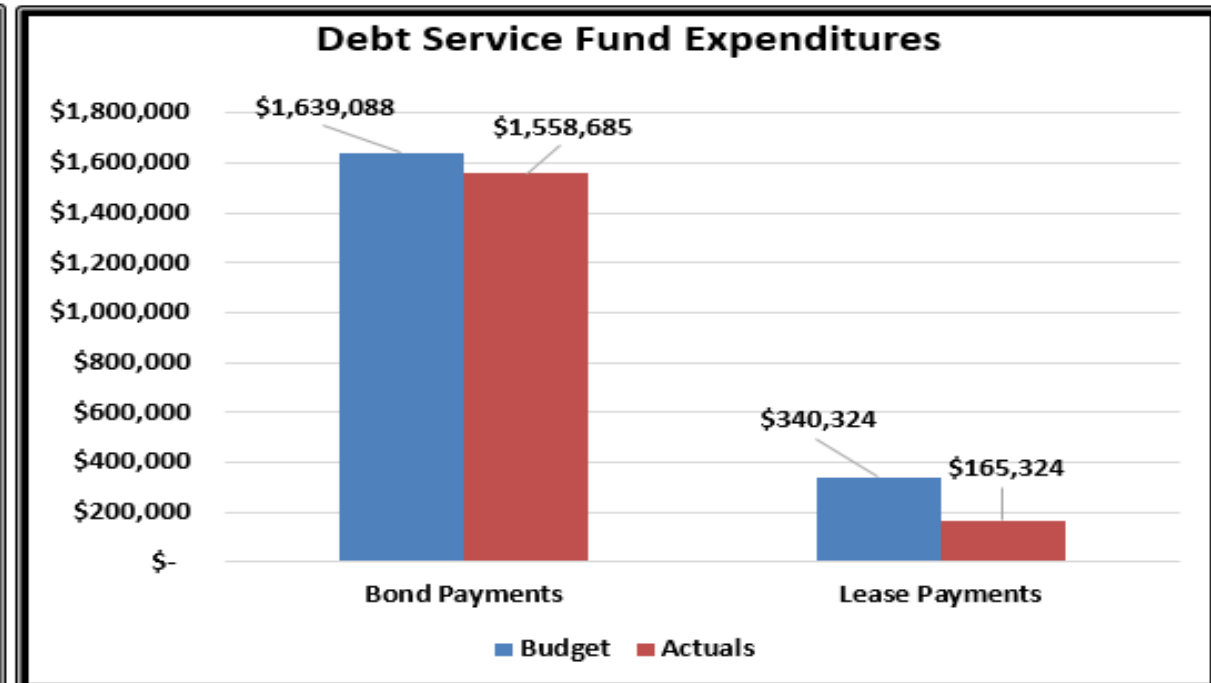
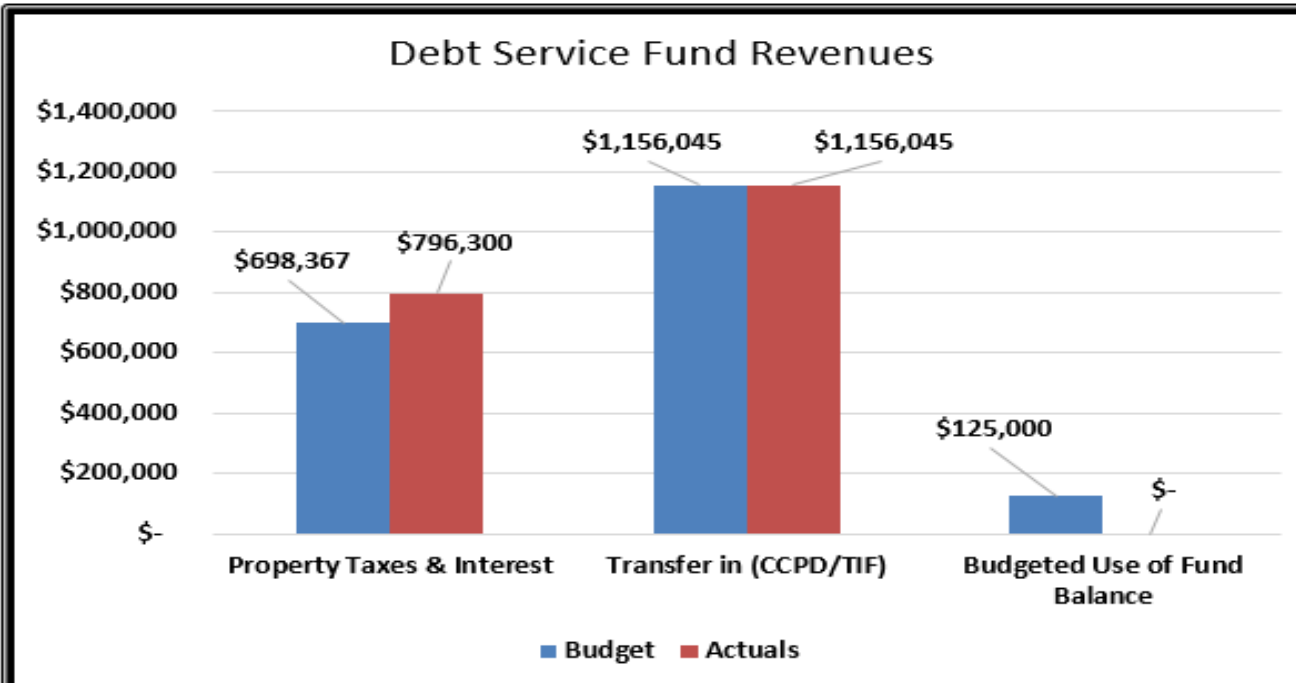
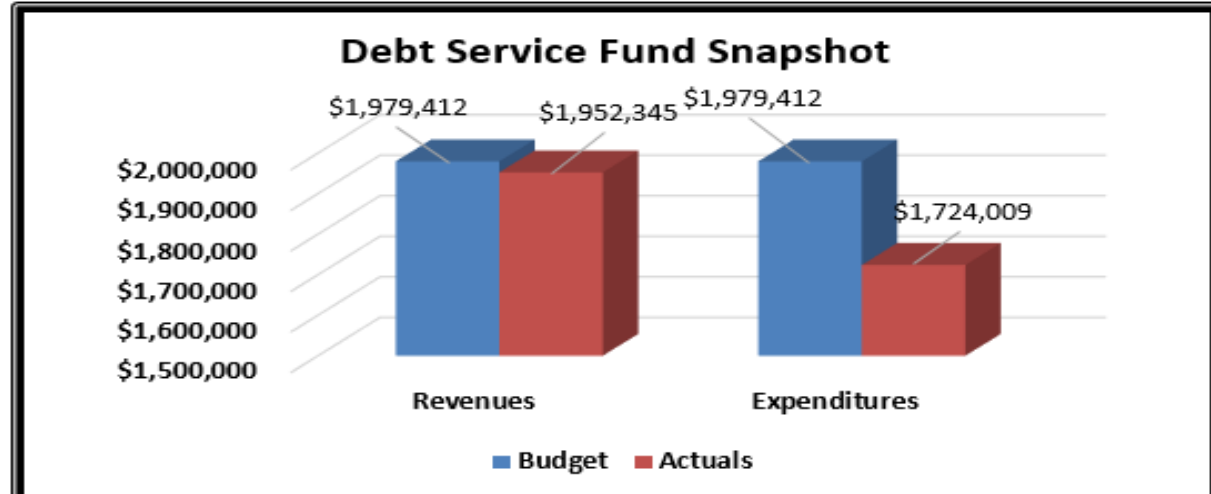


Debt Service Fund

Debt Service Fund



Debt Service Fund	Budget	Actuals
Revenues:		
Ad Valorem Taxes & Interest	\$ 698,367	\$ 796,300
Transfer In from Other Funds	\$ 1,156,045	\$ 1,156,045
Budgeted Use of Fund Balance	\$ 125,000	\$ -
Total Revenues	\$ 1,979,412	\$ 1,952,345
Expenditures:		
Bond Payments	\$ 1,639,088	\$ 1,558,685
Lease Payments	\$ 340,324	\$ 165,324
Total Expenditures	\$ 1,979,412	\$ 1,724,009
Revenues Over (Under) Expenditures	\$ -	\$ 228,336

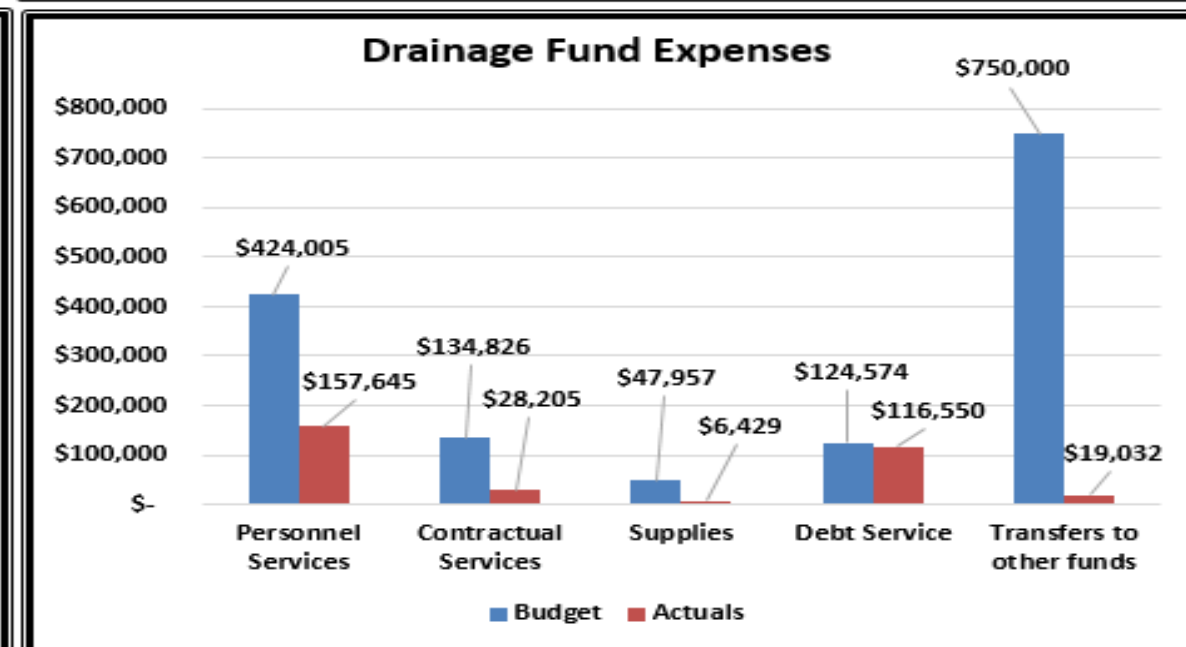
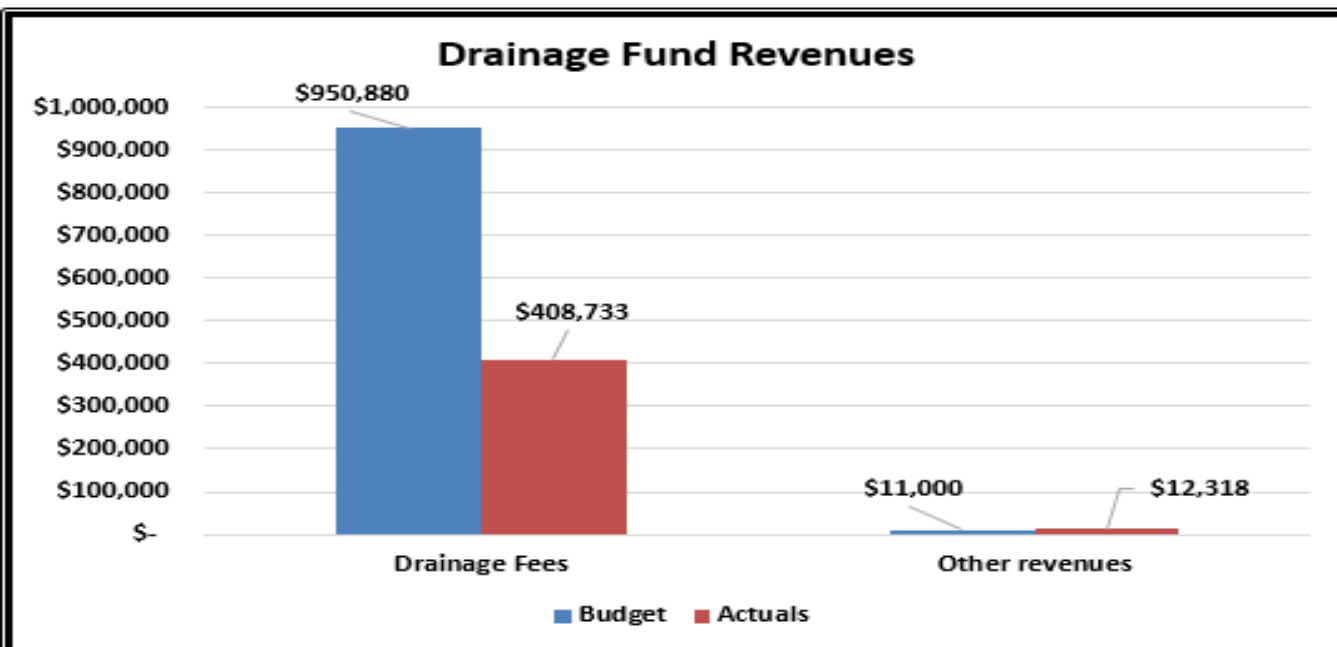
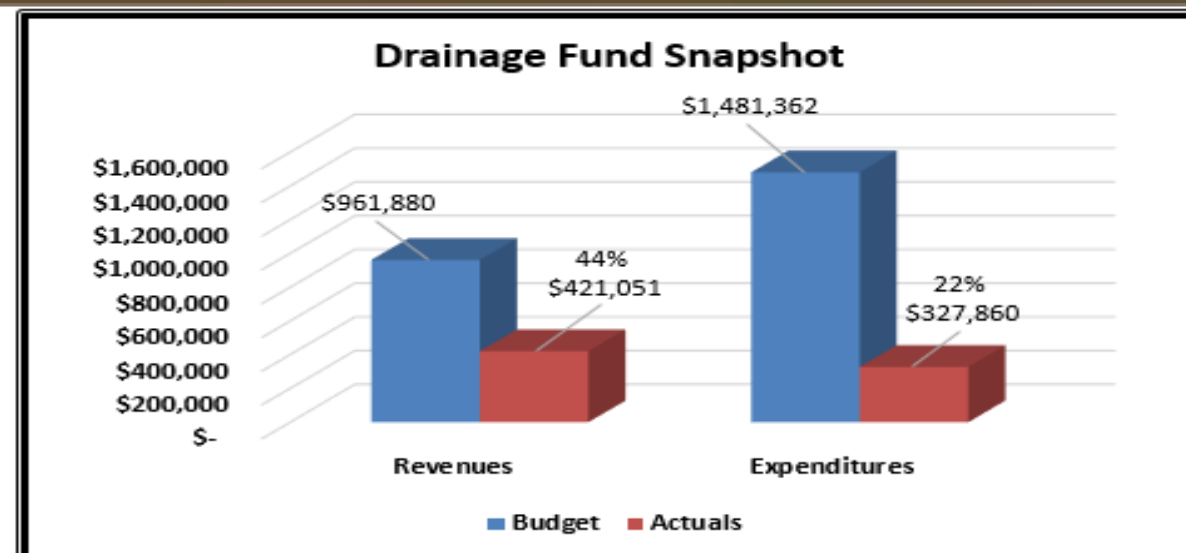


Drainage Fee Fund

Drainage Fee Fund



Drainage Fund	Budget	Actuals
Revenues:		
Drainage Fees	\$ 950,880	\$ 408,733
Other revenues	\$ 11,000	\$ 12,318
Total Revenues	\$ 961,880	\$ 421,051
Expenses:		
Personnel Services	\$ 424,005	\$ 157,645
Contractual Services	\$ 134,826	\$ 28,205
Supplies	\$ 47,957	\$ 6,429
Debt Service	\$ 124,574	\$ 116,550
Transfers to other funds	\$ 750,000	\$ 19,032
Total Expenses	\$ 1,481,362	\$ 327,860
Revenues Over (Under) Expenses	\$ (519,482)	\$ 93,191



RESOLUTION R-18-4247

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
MARCH 20, 2018**

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:

a. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS AND _ ABSTENTIONS ON THIS THE 20TH DAY OF MARCH 2018.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Nancy Coplen	_____
Place 6, Mike Taylor	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor