



City of Colleyville City Council Agenda

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

Tuesday, June 19, 2018

WORKSESSION
5:30 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR

CALL TO ORDER

- WS-1** Review and discussion of the City Council Rules of Procedure
- WS-2** Discussion and review of the City of Colleyville investment policy and propose changes
- WS-3** Discussion of possible disannexation request for certain real property along Chadwick Crossing
- WS-4** Update and discussion on SH26 project phasing
- WS-5** Discussion of the June 19, 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
- Acquisition of real property along SH26

Section 551.074 - Personnel - Deliberate the appointment, employment, evaluation and duties of the Director of Public Works

Section 551.074 - Personnel – Update regarding City personnel administration from 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

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

INVOCATION: Pastor Katie Lewis, First United Methodist

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-18-4272

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 Featured Business of the Month - Modish Boutique, 4400 Colleyville Boulevard, Morgan Fenton owner - Mayor Richard Newton

4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-18-4273

4a Approval of the minutes of the regular City Council meeting of June 5, 2018

4b Approval of a construction contract with Ratliff Hardscape, Ltd. for the 2018 Miscellaneous Concrete Repair Contract, in an amount not to exceed \$400,000, and authorizing the City Manager to execute the contract

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

5a Ordinance O-18-2044

Consideration of an amendment to the PUD-C Planned Unit Development-Commercial zoning district to allow for a drive-through service on Lot 3, Block 11, Longwood Estates at Ross Downs, located at 7181 Colleyville Boulevard, Case ZC18-009

5b Ordinance O-18-2045

Consideration of a Special Use Permit to exceed the maximum number and total maximum size allowed by right for accessory buildings on Lot 1, Block 1, of the K Bar G Estates addition, located at 6401 Westcoat Drive, Case ZC18-010

5c Ordinance O-18-2046

Consideration of a zoning change from the AG-Agricultural zoning district to the R-40 Single Family Residential zoning district on a portion of Lot 1, Block 1, of the Wood Estates Addition, located at 411 McDonwell School Road E, Case ZC18-011

5d Ordinance O-18-2047

Consideration of a Special Use Permit to exceed the total maximum size allowed by right for accessory buildings and for a Servants' or Caretakers' Quarters on Tract 5B02, Abstract 294, in the Robert Chowing Survey, located at 5810 Pool Road, Case ZC18-012

5e Ordinance O-18-2048

Consideration of a zoning change from the AG-Agricultural and R-20 Single Family Residential zoning districts to the AG-Agricultural and R-20 Single Family Residential zoning districts on Lot 1, Block 1, of the Allzim Acres Addition, and Tracts 2A7B, 2A8C, & 2A9A, Abstract 533, in the Mary M. Freeman Survey, and Tract 4D02, Abstract 295, in the William E. Crooks Survey, located at 7209 & 7215 John McCain Road, Case ZC18-013

5f Ordinance O-18-2049

Consideration of a zoning change from the AG-Agricultural zoning district to the RE Single Family 'Estate' Residential zoning district on Tracts 1B & 1B1A, Abstract 294, in the Robert Chowning Survey, located at 6900 Pool Road, Case ZC18-014

6. RESOLUTION(S): READING AND PUBLIC HEARING**6a Resolution R-18-4274**

Consideration of a replat for Lot 1R, Block 1, Wood Estates Addition and Lot 1, Block 1, Westcoat Estate Addition, located at 406 & 411 McDonwell School Road E and 6605 Westcoat Drive, Case PC17-027

6b Resolution R-18-4275

Consideration of a Preliminary Plat for the Oak Creek Addition, located at 7209 & 7215 John McCain Road, Case PC18-005

6c Resolution R-18-4276

Consideration of appointing a member to the Planning and Zoning Commission

6d Resolution R-18-4277

A resolution appointing members to the Tax Increment Financing (TIF) District Board to fill unexpired terms

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

Monthly Financial Report - May 31, 2018

Discussion of the City of Colleyville Popular Annual Financial Report (PAFR) for Fiscal Year 2017

Planning and Zoning Commission Minutes - March 26, 2018

9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR JUNE 19, 2018 - READING AND PUBLIC HEARING - RESOLUTION R-18-4278**10. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards Friday June 15, 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 06/19/2018

Type Worksession

Department City Secretary

Title

Review and discussion of the City Council Rules of Procedure

Strategic Plan

Explanation

Section 3.09 of the City Charter states City Council *"shall determine its own rules and order of business"*; therefore, this item provides an opportunity for City Council to review and discuss the Rules of Procedure and meeting brochure.

This item allows for City Council discussion of the Rules of Procedure (attached) and to direct staff regarding changes or updates. If there are changes to the Rules of Procedure, this item will come before the City Council as a resolution at a future date.

Attachments

1. City Council Rules of Procedure



CITY COUNCIL

RULES OF PROCEDURE

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SECTION I. AUTHORITY

- 1.1 Charter. Section 3.09B of the Charter of the City of Colleyville provides that "the Council shall determine its own rules and order of business..." Further, Section 2.01 of the Charter provides that the City Council shall have the powers, functions, rights, privileges and immunities of every name and nature, that are now or hereafter, may be granted to a Home Rule City by the Constitution and State law, together with all implied powers necessary to carry into execution all such powers granted." In order to provide the framework for the execution of these powers and authority, the following set of rules shall be in effect upon their adoption by the City Council, and until such times as they are amended or new rules adopted in the manner provided for by these rules.
- 1.2 Councilmember Orientation/Training/Goals and Objectives Visioning: Within 60 days of the General Election, the Mayor will call a meeting for Councilmember Orientation/Training/Goals and Objectives/Visioning, for which all Councilmembers will be required to attend.
- 1.3 Annual Review. Following the municipal elections each year, City Council may review these rules in accordance with the Charter. In the event no annual review occurs, the standing rules will continue in effect. This does not limit the City Council's right and ability to amend these rules at any other time during the year, in accordance with the Charter.
- 1.4 Amendments. These rules may be amended or new rules adopted by a majority vote of the members of the City Council present.

SECTION II. GENERAL RULES

- 2.1 Meetings to be Public. All meetings of the City Council shall be open to the public, with the exception of Executive Session.
- 2.2 City Council. For purposes of these rules, the collective membership of the Mayor and City Councilmembers shall be known as the City Council. Individually, each shall be referred to as Mayor, Mayor Pro Tem, or Councilmember.
- 2.3 Quorum. Four (4) voting members of the City Council shall constitute a quorum.

- 2.4 Minutes of Meetings. An account of all proceedings of the City Council shall be kept by the City Secretary and shall be entered in a book constituting the official record of the City Council. The Official City Council Minutes are action minutes and provide the action taken by the City Council and a summary of subjects discussed.
- 2.5 Questions to Contain One Subject. All questions submitted for a vote shall contain only one subject. If two or more points are involved, any Councilmember may require a division, if the question reasonably admits of a division. Division shall be required only on the affirmative vote of three (3) Councilmembers. If no division is so requested and approved, or the questions do not reasonably admit of a division, the question shall be submitted as originally framed.
- 2.6 City Manager. The City Manager shall attend all City Council meetings unless expressly excused. The City Manager may make recommendations to the City Council and take part in all discussions of the City Council, but shall have no vote.
- 2.7 City Attorney. The City Attorney shall attend all regular meetings of the City Council unless expressly excused and, shall upon request give an opinion, either written or oral, on questions of law during the meeting. The City Attorney shall act as the City Council's Parliamentarian. The City Attorney shall give an opinion, either written or oral, on questions of law to the City Manager or designated representative, during the course of daily affairs of the City. The City Attorney may make recommendations to the City Council and take part in all discussions of the City Council, but shall have no vote. The City Attorney shall confer and discuss with a Councilmember or the Mayor regarding a question of law pertaining to the affairs of the City. In such event, the City Attorney shall advise the City Manager of the question posed and information provided. The City Manager shall forward the information to the full City Council as soon as reasonably practical.
- 2.8 City Secretary. The City Secretary shall attend all meetings of the City Council unless expressly excused, and shall keep the official minutes and perform such other duties as may be requested by the City Council.
- 2.9 Employees. Any employee of the City, when requested by the City Manager, shall attend any meeting of the City Council and, if requested to do so by the City Manager, such employee may present information relating to matters before the City Council. The City Manager will determine the staff spokesperson for providing information, for a particular agenda item, at the City Council meeting.

- 2.10 Suspension of Rules. Any provisions of these rules not governed by State law, the City Charter, or City Code may be temporarily suspended by a majority vote of all Councilmembers present and eligible to vote.
- 2.11 Executive Session. All matters discussed in Executive Session, as authorized by the Texas Open Meetings Act, may be deemed confidential and by law, participants authorized to attend Executive Sessions are not required to make public disclosure concerning the matters discussed in Executive Session. It shall be the policy of the City Council, that the Mayor, individual Councilmembers, the City Manager, City Attorney, City Secretary and others who are authorized to attend Executive Sessions shall not make selective disclosure of confidential matters, where the disclosure of the information has not been released to the general public and/or where such disclosure provides an unfair advantage to the recipient or would be detrimental to the City and its citizens. For the opening and closing of an Executive Session, the Mayor shall do such at the location as noted on the official agenda notice posted in compliance with the Texas Open Meetings Act, and all of this information must be included in the certified agenda. (Tex. Gov't Code §551.103) For purposes of regular agenda meeting postings, the opening and closing of an Executive Session shall be done in the Executive Conference Room of City Hall.

SECTION III. TYPES OF MEETINGS

- 3.1 Regular Meetings. The City Council shall meet in the City Hall on the first and third Tuesday of each month at 7:30 p.m. unless otherwise officially established by the City Council. The City Council shall take a vote at 12:00 a.m. on whether or not to continue a meeting for additional time if further items are on the agenda and have not been considered. The call for and conduct of all meetings of the City Council, both regular and special as provided in Section 3.2 hereof, shall be in accordance with State law.
- 3.2 Special Meetings. Special meetings may be held on the call of the Mayor or four (4) members of the City Council at the place within the City of Colleyville designated in the public notice. In accordance with State law, the notice to the public of an emergency meeting must be posted at least two hours before the meeting is scheduled to begin. An emergency meeting exists only if immediate action is required of a governmental body because of an "imminent threat to public health and safety" or a "reasonably unforeseeable situation".
- 3.3 Recessed Meetings. Any meeting of the City Council may be recessed to a later time provided that no recess shall be for a longer period than until the next regularly scheduled City Council meeting.

- 3.4 Worksession Meetings. Worksession meetings may be called by the Mayor, any three (3) Councilmembers or the City Manager for the purpose of discussing in depth, investigating or exploring matters of interest to the City, without formal action being taken thereon by the City Council. The time, place, and purpose of such worksession meeting shall be stated in a notice complying with the Texas Open Meetings Act. Such worksession meetings may be held in any appropriate location outside the City Hall upon concurrence by any three (3) Councilmembers or as determined by the City Manager. Such worksession meetings may include, but shall not be limited to, meetings with neighboring governmental bodies or agencies, meetings with one of the City's appointed boards, commissions or committees, meeting with civic organizations or a meeting for Councilmembers to research, evaluate, explore, investigate or discuss any matter of interest or possible action affecting the City, subject to compliance with the provisions of the Texas Open Meetings Act.

No official action shall be taken at any worksession meeting, unless a regular or special meeting is called as provided for in these Rules.

SECTION IV. CONDUCT OF MEETINGS

- 4.1 Presiding Officer. The Mayor, if present, shall preside at all meetings of the City Council. In the absence of the Mayor, the Mayor Pro Tem shall preside. In the absence of both Mayor and Mayor Pro Tem, the City Council shall elect a Councilmember to preside.
- 4.2 Call to Order. The meetings of the City Council shall be called to order by the Mayor, or in the Mayor's absence, by the Mayor Pro Tem. In the absence of both the Mayor and Mayor Pro Tem, the meeting shall be called to order by the City Secretary.
- 4.3 Preservation of Order. The Mayor shall preserve order and decorum, prevent clash of personalities or the impugning of Councilmembers' motives to occur and confine Councilmembers in debate to the question under discussion.
- 4.4 Points of Order. The Mayor shall determine all points of order, subject to the right of any Councilmember to appeal to the City Council. If any appeal is taken, the question shall be "Shall the decision of the Mayor be sustained?"
- 4.5 Questions to be Stated. The Mayor shall state all questions submitted for a vote and announce the result.

- 4.6 Substitution for Mayor. The Mayor may call the Mayor Pro Tem, or in the Mayor Pro Tem's absence, any other Councilmember to take the Mayor's place in the chair, such substitutions not to continue beyond adjournment.
- 4.7 Amendment to the Minutes. Amendments to the Minutes are made by a motion during the item to consider approval of the minutes. The Minutes are action minutes and provide the action taken by City Council and a summary of subjects discussed. If a Councilmember desires that certain information be included in the minutes, the Councilmember shall state prior to the information, "For the record". If it is a lengthy statement, a written copy shall be provided to the City Secretary.
- 4.8 Written Correspondence. A citizen's request in the reading of a statement into the public record as part of a City Council agenda item is at the sole discretion of any member or all of the governing body. The City Council is not obligated to provide for a reading of correspondence into the public record on behalf of an absent individual as part of a City Council public hearing. The City Council, any or all Councilmembers, may elect to provide for a reading of the correspondence, make reference indicating the general position of the correspondence, or pass over the correspondence. The correspondence is provided to City Council and is included in the City Council agenda packet.

SECTION V. AGENDA

5.1 Preparation of Agenda.

- A. The order of business of each meeting shall be as contained in the City Council agenda prepared by the City Manager. The agenda shall be a listing by topic of subjects to be considered by the City Council, and, in the case of regular meetings, shall be delivered to the City Council not less than 72 hours proceeding the Tuesday evening meeting to which it pertains.
- B. Any member of the City Council desiring to present a subject for City Council consideration shall advise in writing to the City Manager of the fact not later than 4:30 p.m. on Wednesday preceding regular City Council meetings. Subject matter will be accompanied by a summary regarding the purpose for the inclusion of this subject on the agenda.
- C. Items Omitted from Agenda. Any item not appearing on the agenda shall not be taken up for discussion as a matter of City Council business during a regular meeting unless it is of an emergency nature and comes to the City's attention too late to appear on the agenda. Such special,

urgent or emergency issues shall be posted in compliance with the Texas Open Meetings Act and the City Charter and may be added as a supplemental item to the regular agenda.

D. The regular agenda items shall be considered in the following order:

- a. Executive Session – 6:30 p.m. - Executive Conference Room
- b. Call to Order - 7:30 p.m. - Council Chambers
- c. Invocation
- d. Pledge of Allegiance
- e. Resolution or Ordinance taking action on Executive Session items
- f. Announcements, Proclamations and Presentations
- g. Consent Items
- h. Public Hearings
- i. Discussion of items not for action
- j. Citizen Comments/Presentations regarding items not on the agenda
- k. Reports of Boards, Commissions, and Committees
- l. Resolution approving City Council action not otherwise approved
- m. Adjournment

E. The general order of a Public Hearing shall be:

- a. Staff presentation
- b. Applicant introductory presentation – five minutes
- c. City Council discussion
- d. Open Public Hearing
- e. Citizen comments - five minutes each (Large groups supporting the same position may be asked to select a representative to speak for the group)
- f. Close public hearing
- g. City Council discussion and vote
- h. In the alternative, the item may be tabled or continued to a future meeting of the City Council.
 1. If the City Council wishes to consider additional public testimony, the public hearing shall be reopened and the public hearing and item shall be continued to a date certain.
 2. If the Public Hearing is not reopened and continued to a date certain, the City Council may only conduct an additional public hearing upon publication of notice in accordance with Chapter 211 of the Local Government Code.

- F. The City Manager shall provide the City Council with a written analysis of and recommendation of items to be acted on by the City Council at its meetings. These communications shall be generally referred to as agenda packets. The agenda packets for all regular meetings shall be delivered to the City Council by the Friday preceding the Tuesday regular meeting to which it pertains, unless an emergency condition makes it necessary to deliver the communication on a subsequent day.
- G. The City Secretary shall post notices of all City Council meetings in order to afford compliance with the Texas Open Meetings Act.

5.2 Consent Agenda. In preparing the agenda, the City Manager shall give consideration to the number and degree of complexity of items to be considered by the City Council for the purpose of conserving the City Council's time in meetings. Items which are anticipated to be routine and require little or no discussion by the City Council shall be listed under the agenda category styled "Consent Items". Prior to taking up the Consent Agenda, the Mayor shall determine if there are any items thereon which should be removed from the Consent Agenda for discussion. Any Councilmember may, upon request, remove any item from the Consent Agenda for discussion and separate action. Thereafter, all remaining Consent Agenda items may be acted upon by a single motion approving the Consent Agenda. Items removed from the Consent Agenda shall be considered on the ending Resolution, which is for action not otherwise approved.

5.3 Citizen Participation at Meetings.

- a. Presentations by citizens must be confined to the agenda item being considered and any questions will be directed to the Mayor. Citizens wishing to speak shall be allowed to speak, provided prior to the consideration of the item; said person completes and delivers to the City Secretary a Speaker's Card providing name, address and topic. A person who has not completed the Speaker's Card prior to the close of the public hearing of the item on the agenda shall not be allowed to speak. Presentation by citizens shall be limited to a time period of not more than five (5) minutes with two (2) additional minutes to conclude, at the option of the Mayor or the consent of the City Council, for each speaker. Any time spent by the City Council will not be counted against the citizen's time allotment. No person shall speak more than the time limits provided herein on any subject. That privilege shall not be accorded unless there is an exception supported by a majority of those eligible to vote. The Mayor shall not be obligated to recognize a speaker

for a second comment on a subject until all others have spoken and there is unused time available.

- b. Following a request by a Councilmember, the Mayor may request that the City Council suspend the rules to allow citizens to speak after the public hearing has been closed.
- c. To maintain decorum, the Mayor shall recognize persons who have completed a Speaker Card indicating a desire to address the City Council.
- d. As a general rule, citizens may not participate in discussions of the City Council except when recognized by the Mayor and during citizen presentations, public hearings and as otherwise provided for in these Rules.
- e. Citizens may speak on items not on the agenda under the item "Citizen Comments/Presentations Regarding Items Not on the Agenda". The presentation time period is as listed herein Section 5.4 A.

SECTION VI. DECORUM AND DEBATE

6.1 Decorum and Debate

- a. These rules are intended to serve as a statement of intent as to how this City Council endeavors to conduct itself during City Council meetings. It is the intent of the City Council that all members shall act based on a consistent level of information, with the goal being to act fully informed on all matters. Accordingly, if and when a Councilmember obtains material relevant to a matter before the City Council which has not otherwise been disclosed to the City Council, such Councilmember shall promptly provide such material to the city manager for dissemination to the City Council. All such information will be disseminated and disclosed to the full City Council, prior to the case being presented.
- b. When a measure is presented for consideration to the City Council, the Mayor shall recognize the appropriate Councilmember to present the case, as needed. When two or more Councilmembers wish to speak, the presiding officer shall name the Councilmember who is to speak first. No member of the City Council shall interrupt another while speaking except to make a point of order or to make a point of personal privilege.

- c. The Mayor shall not be obligated to recognize any Councilmember for a second comment on the subject or amendment until every Councilmember wishing to speak has been allowed a first comment.
- d. Questions from speakers to the City Council with request for an immediate answer, except the applicants and persons representing applicants on platting or zoning cases, shall be prohibited. A Councilmember's questions to speakers should be to specific individuals and the Mayor should explain to those individuals beforehand that they may come to the podium and answer if they choose to.
- e. Any Councilmember desiring to speak shall be recognized by the Mayor, and shall confine remarks to the subject under discussion or to be discussed. No Councilmember shall be allowed to speak more than once on any one subject until every Councilmember wishing to speak shall have spoken.
- f. No Councilmember shall be permitted to indulge in personalities, use language personally offensive, impugn motives of Councilmembers, charge deliberate misrepresentation, or use language tending to hold a member of the City Council, the public or City staff up to contempt.
- g. The Mayor shall not permit unrecognized speaker's comments or allow a member of the audience to indulge in personalities, use language tending to hold the City Council, the public or City staff up to contempt.
- h. If a Councilmember is transgressing the rules of the City Council, through speech or otherwise, the Mayor shall or any Councilmember may call him/her to order in which case he/she shall immediately be quiet unless permitted to explain. The City Council shall, if appealed to, decide the case without debate. If the decision is in favor of the Councilmember called to order, he/she shall be at liberty to proceed, but not otherwise, and if the case occurs, he/she shall be liable to censure or such punishment as the City Council deems proper, consistent with City Ordinances, Resolutions and Charter.
- i. Any individual of the public who shall disrupt the City Council proceedings or disregard the Mayor shall first be warned of such offense and be requested that they refrain from disrupting the proceedings and/or disregarding the instructions of the Mayor. Any individual of the public failing to honor the first warning of the Mayor for order, shall

receive a second and final warning prior to expulsion and/or citation for disturbing a public meeting pursuant to State law. When the Mayor fails to maintain order and decorum, the Councilmembers may compel the Mayor to enforce this provision following due parliamentary procedure, which affirms such compulsion by a majority vote of the City Council.

SECTION VII. PROCEDURES FOR CITY COUNCIL APPOINTMENTS

7.1 Procedures for City Council Appointments. The following procedures are for making appointments to boards, committees and commissions established by ordinance or resolution. Appointments to ad hoc committees and task forces established by resolution should not necessarily be bound by the same procedures, but may be done in a manner appropriate to the situation as deemed proper by the City Council. The City Council shall set the quorum for a committee. The City Council shall vote whether the committee selection will be handled by the rules of procedures or by slate.

- A. Announce the position(s) to be filled. In the announcement, define the duties of the position(s), define the term of the position and request that applications be formally submitted to the City Council by a specific deadline. This announcement should be made at least 30 days prior to the deadline for submission of applications and should be placed in the local newspaper, posted at City Hall, on the website and placed in the *City E-news* (if timely).

Upon review of the Applications for Appointment, City Council will determine if interviews shall be conducted. If Council desires, interviews will be conducted prior to a City Council meeting, which may be subject to the Texas Open Meetings Act or be conducted in Executive Session. If no applications are received or fewer applications than open positions are received, the City Council may fill positions from the floor or request the City Secretary to advertise the open position(s). In the event of a vacancy other than an expiring term, the City Council may fill the position by a majority vote of the City Council without advertising. The appointee shall serve the unexpired term.

- B. The candidates will be selected to fill the open positions no later than the second City Council meeting after the deadline for application submission, in the following manner:
 - i. If more than one position is to be filled, consider the appointment for each position individually in the order selected by the Mayor, as follows:

1. The Mayor shall open the floor for nominations and if there are no nominations, the Mayor will call on each Councilmember for a nomination.
 - a. Each applicant shall have provided an application and financial disclosure forms, where applicable, to the City Secretary's office for City Council consideration.
2. Councilmembers or the Mayor may decline to make a nomination if previous nominations are acceptable.
3. After each Councilmember has had an opportunity to make a nomination or defer to make a nomination, the Mayor will take a vote on the slate of nominees by asking each Councilmember to state the name of the nominee that the Councilmember votes to appoint to the position under consideration.
4. Return to Step 1 and repeat the process for the next position to be filled until all positions are filled.

SECTION VIII. MEMORIALS

- 8.1 Memorials. The following procedures are for honoring deceased current or former City elected officials, sitting board, commission or committee members and community volunteers.
 - A. Recognition of the death of a current or former City elected official. When the City is notified of the death of a current or former elected official, flowers or a plant will be sent to the memorial service, or a donation to an organization specified by the family (in an amount not to exceed \$150.00), and a sympathy card will be sent to the family. A Memorial Proclamation, honoring the official, will be sent to the memorial service or to the family. The City Manager's Office will coordinate the donation of a book, in which the official's name is inscribed on a bookplate inside of the book, to the Colleyville Public Library, in an amount not to exceed \$50.00. A letter from the Library Director will notify the family of the book donation.
 - B. At the family's request and with City Manager approval, members of the Colleyville Police and Fire Department Honor Guard may attend the

funeral of a current or former City elected official as representatives of the City.

- C. Recognition of the death of a sitting board, commission or committee member. When the City is notified of the death of a sitting board, commission or committee member, the City Manager's Office will forward a sympathy card to the family.
- D. Recognition of the death of community volunteers. Due to the significant number of community volunteers assisting a multitude of organizations across the City of Colleyville, it will not be the practice of the City to recognize these individuals in a formal capacity. During a City Council meeting, elected officials may, at their discretion, verbally recognize the efforts of these individuals and their service to Colleyville during the agenda item for Announcements, Proclamations and Presentations.

8.2 Recognition by lowering of the United States Flag. The City is not at liberty to proclaim the Flag of the United States be flown at half-staff in recognition of a City official. Per the United States Code, only the President of the United States or the State Governor can order the flag lowered to half-staff.

8.3 Use of City equipment and personnel. At no time will City equipment be used to carry the casket or participate in the funeral procession of a deceased, current or former City elected official, board, commission, committee member or community volunteer. Exceptions to this rule may include City equipment earmarked for use by community groups, such as the Citizen Fire Academy Alumni Association Rehab Team and the Citizen Police Academy Alumni Association Citizens on Patrol, where equipment use for a group member's funeral may be authorized by the Department Director.

History of Adoption and Amendments

Resolution Number	Adoption / Amendment Date	Subject
R-88-387	8/18/88	Adopted Rules of Procedure
R-90-610	7/3/90	Amended to adopt the procedure for appointing committees as established by ordinance
R-90-612	7/17/90	None noted
R-91-654	1/22/91	Amended regular meeting language; subjects for City Council consideration; preparation of agenda
R-94-999	4/19/94	Provided suspension of rules by $\frac{3}{4}$ majority
R-95-1122	6/6/95	Amended Councilmembers presenting subjects for City Council consideration
R-03-2268	6/5/03	Members presenting subjects for City Council consideration
R-05-2599	9/20/05	Citizen comments
R-06-2721	7/5/06	Regular agenda items; Pre Council and Executive Session posted meeting times; public hearing order; process for continuing public hearings; memorials
R-07-2859	7/17/07	Robert's Rules of Order removed
R-08-2980	6/17/08	Resolutions
R-09-3183	12/15/09	Types of meetings; agenda sections; preparation of agendas; memorials
R-11-3308	1/4/11	Memorials
R-12-3520	8/7/12	Types of meetings & special meetings
R-13-3645	6/18/13	Grammatical updates
R-16-4023	8/16/16	Executive session (certified agendas) and start time; removal of paragraphs relative to the establishment of worksessions; order of the regular agenda items; general order of public hearings; removal of oral presentations by city manager; addition of speaker card submittal prior to the close of the public hearing; removal of the offering of unsolicited input; addition of language to City Councilmembers transgressing the rules of procedure; & addition of \$100 for memorial donations
R-17-4162	8/1/17	Updated Section 7.1(B) lettering, and included an application and financial disclosure forms be provided by applicants filling a vacancy.
R-17-4210	12/5/2017	Updated Section 1.2, 1.3, and 1.4 to call for Councilmember orientation/training/goal setting and visioning.



City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-2

Agenda Date 06/19/2018

Type Presentation and Discussion

Department Finance

Title

Discussion and review of the City of Colleyville investment policy and propose changes

Strategic Plan

- 1.1 Actively involve and engage stakeholders
- 1.4 Communicate thoroughly and strategically
- 2.4 Demonstrate stewardship of public resources

Explanation

The Audit Committee held a special meeting on June 5, 2018, to discuss and review the City of Colleyville investment policy, portfolio structure, and investment risk tolerance.

The worksession packet includes a red lined copy of the recommended changes.

Staff is seeking Mayor and Council's recommendations before presenting the final policy in the council meeting.

Attachments

1. Public Funds Investment Act
2. Current Investment Policy - Approved 9.19.17
3. 2018 Investment Policy - Council RED LINE draft - 6.9.18.18
4. 2018 Investment Policy - Council draft - 6.9.18.18
5. Quarterly Investment Report-March 2018

GOVERNMENT CODE

TITLE 10. GENERAL GOVERNMENT

SUBTITLE F. STATE AND LOCAL CONTRACTS AND FUND MANAGEMENT

CHAPTER 2256. PUBLIC FUNDS INVESTMENT

SUBCHAPTER A. AUTHORIZED INVESTMENTS FOR GOVERNMENTAL ENTITIES

Sec. 2256.001. SHORT TITLE. This chapter may be cited as the Public Funds Investment Act.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.002. DEFINITIONS. In this chapter:

(1) "Bond proceeds" means the proceeds from the sale of bonds, notes, and other obligations issued by an entity, and reserves and funds maintained by an entity for debt service purposes.

(2) "Book value" means the original acquisition cost of an investment plus or minus the accrued amortization or accretion.

(3) "Funds" means public funds in the custody of a state agency or local government that:

(A) are not required by law to be deposited in the state treasury; and

(B) the investing entity has authority to invest.

(4) "Institution of higher education" has the meaning assigned by Section [61.003](#), Education Code.

(5) "Investing entity" and "entity" mean an entity subject to this chapter and described by Section [2256.003](#).

(6) "Investment pool" means an entity created under this code to invest public funds jointly on behalf of the entities that participate in the pool and whose investment objectives in order of priority are:

(A) preservation and safety of principal;

(B) liquidity; and

(C) yield.

(7) "Local government" means a municipality, a county, a school district, a district or authority created under Section 52(b)(1) or (2), Article III, or Section 59, Article XVI, Texas Constitution, a fresh water supply district, a hospital district, and any political subdivision, authority, public corporation, body politic, or instrumentality of the State of Texas, and any nonprofit corporation acting on behalf of any of those entities.

(8) "Market value" means the current face or par value of an investment multiplied by the net selling price of the security as quoted by a recognized market pricing source quoted on the valuation date.

(9) "Pooled fund group" means an internally created fund of an investing entity in which one or more institutional accounts of the investing entity are invested.

(10) "Qualified representative" means a person who holds a position with a business organization, who is authorized to act on behalf of the business organization, and who is one of the following:

(A) for a business organization doing business that is regulated by or registered with a securities commission, a person who is registered under the rules of the National Association of Securities Dealers;

(B) for a state or federal bank, a savings bank, or a state or federal credit union, a member of the loan committee for the bank or branch of the bank or a person authorized by corporate resolution to act on behalf of and bind the banking institution;

(C) for an investment pool, the person authorized by the elected official or board with authority to administer the activities of the investment pool to sign the written instrument on behalf of the investment pool; or

(D) for an investment management firm registered under the Investment Advisers Act of 1940 (15 U.S.C. Section 80b-1 et seq.) or, if not subject to registration under that Act, registered with the State Securities Board, a person who is an officer or principal of the investment management firm.

(11) "School district" means a public school district.

(12) "Separately invested asset" means an account or fund of a state agency or local government that is not invested in a pooled fund group.

(13) "State agency" means an office, department, commission, board, or other agency that is part of any branch of state government, an institution of higher education, and any nonprofit corporation acting on behalf of any of those entities.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1421, Sec. 1, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 1454, Sec. 1, eff. Sept. 1, 1999.

Sec. 2256.003. AUTHORITY TO INVEST FUNDS; ENTITIES SUBJECT TO THIS CHAPTER. (a) Each governing body of the following entities may purchase, sell, and invest its funds and funds under its control in investments authorized under this subchapter in compliance with investment policies approved by the governing body and according to the standard of care prescribed by Section [2256.006](#):

- (1) a local government;
- (2) a state agency;
- (3) a nonprofit corporation acting on behalf of a local government or a state agency; or
- (4) an investment pool acting on behalf of two or more local governments, state agencies, or a combination of those entities.

(b) In the exercise of its powers under Subsection (a), the governing body of an investing entity may contract with an investment management firm registered under the Investment Advisers Act of 1940 (15 U.S.C. Section 80b-1 et seq.) or with the State Securities Board to provide for the investment and management of its public funds or other funds under its control. A contract made under authority of this subsection may not be for a term longer than two years. A renewal or extension of the contract must be made by the governing body of the investing entity by order, ordinance, or resolution.

(c) This chapter does not prohibit an investing entity or investment officer from using the entity's employees or the services of a contractor of the entity to aid the investment officer in the execution of the officer's duties under this chapter.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1999, 76th Leg., ch. 1454, Sec. 2, eff. Sept. 1, 1999.

Sec. 2256.004. APPLICABILITY. (a) This subchapter does not apply to:

- (1) a public retirement system as defined by Section [802.001](#);
- (2) state funds invested as authorized by Section [404.024](#);
- (3) an institution of higher education having total endowments of at least \$150 million in book value on September 1, 2017;
- (4) funds invested by the Veterans' Land Board as authorized by Chapter [161](#), [162](#), or [164](#), Natural Resources Code;
- (5) registry funds deposited with the county or district clerk under Chapter [117](#), Local Government Code; or
- (6) a deferred compensation plan that qualifies under either Section 401(k) or 457 of the Internal Revenue Code of 1986 (26 U.S.C. Section 1 et seq.), as amended.

(b) This subchapter does not apply to an investment donated to an investing entity for a particular purpose or under terms of use specified by the donor.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 505, Sec. 24, eff. Sept. 1, 1997; Acts 1997, 75th Leg., ch. 1421, Sec. 2, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 62, Sec. 8.21, eff. Sept. 1, 1999; Acts 1999, 76th Leg., ch. 1454, Sec. 3, eff. Sept. 1, 1999.

Amended by:

Acts 2017, 85th Leg., R.S., Ch. 773 (H.B. [1003](#)), Sec. 1, eff. June 14, 2017.

Sec. 2256.005. INVESTMENT POLICIES; INVESTMENT STRATEGIES; INVESTMENT OFFICER. (a) The governing body of an investing entity shall adopt by rule, order, ordinance, or resolution, as appropriate, a written investment policy regarding the investment of its funds and funds under its control.

(b) The investment policies must:

- (1) be written;
- (2) primarily emphasize safety of principal and liquidity;

(3) address investment diversification, yield, and maturity and the quality and capability of investment management; and

(4) include:

(A) a list of the types of authorized investments in which the investing entity's funds may be invested;

(B) the maximum allowable stated maturity of any individual investment owned by the entity;

(C) for pooled fund groups, the maximum dollar-weighted average maturity allowed based on the stated maturity date for the portfolio;

(D) methods to monitor the market price of investments acquired with public funds;

(E) a requirement for settlement of all transactions, except investment pool funds and mutual funds, on a delivery versus payment basis; and

(F) procedures to monitor rating changes in investments acquired with public funds and the liquidation of such investments consistent with the provisions of Section [2256.021](#).

(c) The investment policies may provide that bids for certificates of deposit be solicited:

(1) orally;

(2) in writing;

(3) electronically; or

(4) in any combination of those methods.

(d) As an integral part of an investment policy, the governing body shall adopt a separate written investment strategy for each of the funds or group of funds under its control. Each investment strategy must describe the investment objectives for the particular fund using the following priorities in order of importance:

(1) understanding of the suitability of the investment to the financial requirements of the entity;

(2) preservation and safety of principal;

(3) liquidity;

(4) marketability of the investment if the need arises to liquidate the investment before maturity;

(5) diversification of the investment portfolio; and

(6) yield.

(e) The governing body of an investing entity shall review its investment policy and investment strategies not less than annually. The governing body shall adopt a written instrument by rule, order, ordinance, or resolution stating that it has reviewed the investment policy and investment strategies and that the written instrument so adopted shall record any changes made to either the investment policy or investment strategies.

(f) Each investing entity shall designate, by rule, order, ordinance, or resolution, as appropriate, one or more officers or employees of the state agency, local government, or investment pool as investment officer to be responsible for the investment of its funds consistent with the investment policy adopted by the entity. If the governing body of an investing entity has contracted with another investing entity to invest its funds, the investment officer of the other investing entity is considered to be the investment officer of the first investing entity for purposes of this chapter. Authority granted to a person to invest an entity's funds is effective until rescinded by the investing entity, until the expiration of the officer's term or the termination of the person's employment by the investing entity, or if an investment management firm, until the expiration of the contract with the investing entity. In the administration of the duties of an investment officer, the person designated as investment officer shall exercise the judgment and care, under prevailing circumstances, that a prudent person would exercise in the management of the person's own affairs, but the governing body of the investing entity retains ultimate responsibility as fiduciaries of the assets of the entity. Unless authorized by law, a person may not deposit, withdraw, transfer, or manage in any other manner the funds of the investing entity.

(g) Subsection (f) does not apply to a state agency, local government, or investment pool for which an officer of the entity is assigned by law the function of investing its funds.

Text of subsec. (h) as amended by Acts 1997, 75th Leg., ch. 685, Sec.

(h) An officer or employee of a commission created under Chapter 391, Local Government Code, is ineligible to be an investment officer for the commission under Subsection (f) if the officer or employee is an investment officer designated under Subsection (f) for another local government.

Text of subsec. (h) as amended by Acts 1997, 75th Leg., ch. 1421,
Sec. 3

(h) An officer or employee of a commission created under Chapter 391, Local Government Code, is ineligible to be designated as an investment officer under Subsection (f) for any investing entity other than for that commission.

(i) An investment officer of an entity who has a personal business relationship with a business organization offering to engage in an investment transaction with the entity shall file a statement disclosing that personal business interest. An investment officer who is related within the second degree by affinity or consanguinity, as determined under Chapter 573, to an individual seeking to sell an investment to the investment officer's entity shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics Commission and the governing body of the entity. For purposes of this subsection, an investment officer has a personal business relationship with a business organization if:

(1) the investment officer owns 10 percent or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization;

(2) funds received by the investment officer from the business organization exceed 10 percent of the investment officer's gross income for the previous year; or

(3) the investment officer has acquired from the business organization during the previous year investments with a book value of \$2,500 or more for the personal account of the investment officer.

(j) The governing body of an investing entity may specify in its investment policy that any investment authorized by this chapter is not suitable.

(k) A written copy of the investment policy shall be presented to any business organization offering to engage in an investment transaction with an investing entity. For purposes of this subsection and Subsection (l), "business organization" means an investment pool or investment management firm under contract with an investing entity to invest or manage the entity's investment portfolio that has accepted authority granted by the entity under the contract to exercise investment discretion in regard to the investing entity's funds. Nothing in this subsection relieves the investing entity of the responsibility for monitoring the investments made by the investing entity to determine that they are in compliance with the investment policy. The qualified representative of the business organization offering to engage in an investment transaction with an investing entity shall execute a written instrument in a form acceptable to the investing entity and the business organization substantially to the effect that the business organization has:

(1) received and reviewed the investment policy of the entity; and

(2) acknowledged that the business organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the entity and the organization that are not authorized by the entity's investment policy, except to the extent that this authorization:

(A) is dependent on an analysis of the makeup of the entity's entire portfolio;

(B) requires an interpretation of subjective investment standards; or

(C) relates to investment transactions of the entity that are not made through accounts or other contractual arrangements over which the business organization has accepted discretionary investment authority.

(l) The investment officer of an entity may not acquire or otherwise obtain any authorized investment described in the investment policy of the investing entity from a business organization that has not delivered to the entity the instrument required by Subsection (k).

(m) An investing entity other than a state agency, in conjunction with its annual financial audit, shall perform a

compliance audit of management controls on investments and adherence to the entity's established investment policies.

(n) Except as provided by Subsection (o), at least once every two years a state agency shall arrange for a compliance audit of management controls on investments and adherence to the agency's established investment policies. The compliance audit shall be performed by the agency's internal auditor or by a private auditor employed in the manner provided by Section [321.020](#). Not later than January 1 of each even-numbered year a state agency shall report the results of the most recent audit performed under this subsection to the state auditor. Subject to a risk assessment and to the legislative audit committee's approval of including a review by the state auditor in the audit plan under Section [321.013](#), the state auditor may review information provided under this section. If review by the state auditor is approved by the legislative audit committee, the state auditor may, based on its review, require a state agency to also report to the state auditor other information the state auditor determines necessary to assess compliance with laws and policies applicable to state agency investments. A report under this subsection shall be prepared in a manner the state auditor prescribes.

(o) The audit requirements of Subsection (n) do not apply to assets of a state agency that are invested by the comptroller under Section [404.024](#).

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 685, Sec. 1, eff. Sept. 1, 1997; Acts 1997, 75th Leg., ch. 1421, Sec. 3, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 1454, Sec. 4, eff. Sept. 1, 1999; Acts 2003, 78th Leg., ch. 785, Sec. 41, eff. Sept. 1, 2003.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004 (H.B. [2226](#)), Sec. 1, eff. June 17, 2011.

Acts 2017, 85th Leg., R.S., Ch. 149 (H.B. [1701](#)), Sec. 1, eff. September 1, 2017.

Sec. 2256.006. STANDARD OF CARE. (a) Investments shall be made with judgment and care, under prevailing circumstances, that a

person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived. Investment of funds shall be governed by the following investment objectives, in order of priority:

- (1) preservation and safety of principal;
- (2) liquidity; and
- (3) yield.

(b) In determining whether an investment officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

- (1) the investment of all funds, or funds under the entity's control, over which the officer had responsibility rather than a consideration as to the prudence of a single investment; and
- (2) whether the investment decision was consistent with the written investment policy of the entity.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.007. INVESTMENT TRAINING; STATE AGENCY BOARD MEMBERS AND OFFICERS. (a) Each member of the governing board of a state agency and its investment officer shall attend at least one training session relating to the person's responsibilities under this chapter within six months after taking office or assuming duties.

(b) The Texas Higher Education Coordinating Board shall provide the training under this section.

(c) Training under this section must include education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and compliance with this chapter.

(d) An investment officer shall attend a training session not less than once each state fiscal biennium and may receive training from any independent source approved by the governing body of the state agency. The investment officer shall prepare a report on this subchapter and deliver the report to the governing body of the state agency not later than the 180th day after the last day of each regular session of the legislature.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 73, Sec. 1, eff. May 9, 1997; Acts 1997, 75th Leg., ch. 1421, Sec. 4, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 1454, Sec. 5, eff. Sept. 1, 1999.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004 (H.B. [2226](#)), Sec. 2, eff. June 17, 2011.

Sec. 2256.008. INVESTMENT TRAINING; LOCAL GOVERNMENTS.

(a) Except as provided by Subsections (a-1), (b), (b-1), (e), and (f), the treasurer, the chief financial officer if the treasurer is not the chief financial officer, and the investment officer of a local government shall:

(1) attend at least one training session from an independent source approved by the governing body of the local government or a designated investment committee advising the investment officer as provided for in the investment policy of the local government and containing at least 10 hours of instruction relating to the treasurer's or officer's responsibilities under this subchapter within 12 months after taking office or assuming duties; and

(2) attend an investment training session not less than once in a two-year period that begins on the first day of that local government's fiscal year and consists of the two consecutive fiscal years after that date, and receive not less than 10 hours of instruction relating to investment responsibilities under this subchapter from an independent source approved by the governing body of the local government or a designated investment committee advising the investment officer as provided for in the investment policy of the local government.

(a-1) In addition to the requirements of Subsection (a)(1), the treasurer, or the chief financial officer if the treasurer is not the chief financial officer, and the investment officer of a school district or a municipality shall attend an investment training session not less than once in a two-year period that begins on the first day of the school district's or municipality's fiscal year and consists of the two consecutive fiscal years after that date, and receive not less than eight hours of instruction relating to

investment responsibilities under this subchapter from an independent source approved by the governing body of the school district or municipality, or by a designated investment committee advising the investment officer as provided for in the investment policy of the school district or municipality.

(b) An investing entity created under authority of Section 52(b), Article III, or Section 59, Article XVI, Texas Constitution, that has contracted with an investment management firm under Section 2256.003(b) and has fewer than five full-time employees or an investing entity that has contracted with another investing entity to invest the entity's funds may satisfy the training requirement provided by Subsection (a)(2) by having an officer of the governing body attend four hours of appropriate instruction in a two-year period that begins on the first day of that local government's fiscal year and consists of the two consecutive fiscal years after that date. The treasurer or chief financial officer of an investing entity created under authority of Section 52(b), Article III, or Section 59, Article XVI, Texas Constitution, and that has fewer than five full-time employees is not required to attend training required by this section unless the person is also the investment officer of the entity.

(b-1) A housing authority created under Chapter 392, Local Government Code, may satisfy the training requirement provided by Subsection (a)(2) by requiring the following person to attend, in each two-year period that begins on the first day of that housing authority's fiscal year and consists of the two consecutive fiscal years after that date, at least five hours of appropriate instruction:

(1) the treasurer, or the chief financial officer if the treasurer is not the chief financial officer, or the investment officer; or

(2) if the authority does not have an officer described by Subdivision (1), another officer of the authority.

(c) Training under this section must include education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and compliance with this chapter.

(d) Not later than December 31 each year, each individual, association, business, organization, governmental entity, or other person that provides training under this section shall report to the comptroller a list of the governmental entities for which the person provided required training under this section during that calendar year. An individual's reporting requirements under this subsection are satisfied by a report of the individual's employer or the sponsoring or organizing entity of a training program or seminar.

(e) This section does not apply to a district governed by Chapter [36](#) or [49](#), Water Code.

(f) Subsection (a)(2) does not apply to an officer of a municipality or housing authority if the municipality or housing authority:

(1) does not invest municipal or housing authority funds, as applicable; or

(2) only deposits those funds in:

(A) interest-bearing deposit accounts; or

(B) certificates of deposit as authorized by Section [2256.010](#).

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1421, Sec. 5, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 1454, Sec. 6, eff. Sept. 1, 1999; Acts 2001, 77th Leg., ch. 69, Sec. 4, eff. May 14, 2001.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004 (H.B. [2226](#)), Sec. 3, eff. June 17, 2011.

Acts 2015, 84th Leg., R.S., Ch. 222 (H.B. [1148](#)), Sec. 1, eff. September 1, 2015.

Acts 2015, 84th Leg., R.S., Ch. 1248 (H.B. [870](#)), Sec. 1, eff. September 1, 2015.

Acts 2017, 85th Leg., R.S., Ch. 324 (S.B. [1488](#)), Sec. 8.015, eff. September 1, 2017.

Acts 2017, 85th Leg., R.S., Ch. 1000 (H.B. [1238](#)), Sec. 1, eff. September 1, 2017.

Acts 2017, 85th Leg., R.S., Ch. 1000 (H.B. [1238](#)), Sec. 2, eff. September 1, 2017.

Sec. 2256.009. AUTHORIZED INVESTMENTS: OBLIGATIONS OF, OR GUARANTEED BY GOVERNMENTAL ENTITIES. (a) Except as provided by Subsection (b), the following are authorized investments under this subchapter:

(1) obligations, including letters of credit, of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks;

(2) direct obligations of this state or its agencies and instrumentalities;

(3) collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States;

(4) other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, this state or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States;

(5) obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent;

(6) bonds issued, assumed, or guaranteed by the State of Israel;

(7) interest-bearing banking deposits that are guaranteed or insured by:

(A) the Federal Deposit Insurance Corporation or its successor; or

(B) the National Credit Union Share Insurance Fund or its successor; and

(8) interest-bearing banking deposits other than those described by Subdivision (7) if:

(A) the funds invested in the banking deposits are invested through:

(i) a broker with a main office or branch office in this state that the investing entity selects from a list the

governing body or designated investment committee of the entity adopts as required by Section [2256.025](#); or

(ii) a depository institution with a main office or branch office in this state that the investing entity selects;

(B) the broker or depository institution selected as described by Paragraph (A) arranges for the deposit of the funds in the banking deposits in one or more federally insured depository institutions, regardless of where located, for the investing entity's account;

(C) the full amount of the principal and accrued interest of the banking deposits is insured by the United States or an instrumentality of the United States; and

(D) the investing entity appoints as the entity's custodian of the banking deposits issued for the entity's account:

(i) the depository institution selected as described by Paragraph (A);

(ii) an entity described by Section [2257.041\(d\)](#); or

(iii) a clearing broker dealer registered with the Securities and Exchange Commission and operating under Securities and Exchange Commission Rule 15c3-3 (17 C.F.R. Section 240.15c3-3).

(b) The following are not authorized investments under this section:

(1) obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;

(2) obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest;

(3) collateralized mortgage obligations that have a stated final maturity date of greater than 10 years; and

(4) collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1999, 76th Leg., ch. 1454, Sec. 7, eff. Sept. 1, 1999; Acts 2001, 77th Leg., ch. 558, Sec. 1, eff. Sept. 1, 2001.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004 (H.B. [2226](#)), Sec. 4, eff. June 17, 2011.

Acts 2017, 85th Leg., R.S., Ch. 773 (H.B. [1003](#)), Sec. 2, eff. June 14, 2017.

Acts 2017, 85th Leg., R.S., Ch. 863 (H.B. [2647](#)), Sec. 1, eff. June 15, 2017.

Acts 2017, 85th Leg., R.S., Ch. 874 (H.B. [2928](#)), Sec. 1, eff. September 1, 2017.

Sec. 2256.010. AUTHORIZED INVESTMENTS: CERTIFICATES OF DEPOSIT AND SHARE CERTIFICATES. (a) A certificate of deposit or share certificate is an authorized investment under this subchapter if the certificate is issued by a depository institution that has its main office or a branch office in this state and is:

(1) guaranteed or insured by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor;

(2) secured by obligations that are described by Section [2256.009](#)(a), including mortgage backed securities directly issued by a federal agency or instrumentality that have a market value of not less than the principal amount of the certificates, but excluding those mortgage backed securities of the nature described by Section [2256.009](#)(b); or

(3) secured in accordance with Chapter [2257](#) or in any other manner and amount provided by law for deposits of the investing entity.

(b) In addition to the authority to invest funds in certificates of deposit under Subsection (a), an investment in certificates of deposit made in accordance with the following conditions is an authorized investment under this subchapter:

(1) the funds are invested by an investing entity through:

(A) a broker that has its main office or a branch office in this state and is selected from a list adopted by the investing entity as required by Section [2256.025](#); or

(B) a depository institution that has its main office or a branch office in this state and that is selected by the investing entity;

(2) the broker or the depository institution selected by the investing entity under Subdivision (1) arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the investing entity;

(3) the full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States; and

(4) the investing entity appoints the depository institution selected by the investing entity under Subdivision (1), an entity described by Section [2257.041\(d\)](#), or a clearing broker-dealer registered with the Securities and Exchange Commission and operating pursuant to Securities and Exchange Commission Rule 15c3-3 (17 C.F.R. Section 240.15c3-3) as custodian for the investing entity with respect to the certificates of deposit issued for the account of the investing entity.

Amended by Acts 1995, 74th Leg., ch. 32, Sec. 1, eff. April 28, 1995; Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1421, Sec. 6, eff. Sept. 1, 1997.

Amended by:

Acts 2005, 79th Leg., Ch. 128 (H.B. [256](#)), Sec. 1, eff. September 1, 2005.

Acts 2011, 82nd Leg., R.S., Ch. 1004 (H.B. [2226](#)), Sec. 5, eff. June 17, 2011.

Acts 2017, 85th Leg., R.S., Ch. 874 (H.B. [2928](#)), Sec. 2, eff. September 1, 2017.

Sec. 2256.011. AUTHORIZED INVESTMENTS: REPURCHASE AGREEMENTS.

(a) A fully collateralized repurchase agreement is an authorized investment under this subchapter if the repurchase agreement:

(1) has a defined termination date;

(2) is secured by a combination of cash and obligations described by Section [2256.009\(a\)\(1\)](#); and

(3) requires the securities being purchased by the entity or cash held by the entity to be pledged to the entity, held in the entity's name, and deposited at the time the investment is made with

the entity or with a third party selected and approved by the entity;
and

(4) is placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in this state.

(b) In this section, "repurchase agreement" means a simultaneous agreement to buy, hold for a specified time, and sell back at a future date obligations described by Section 2256.009(a)(1), at a market value at the time the funds are disbursed of not less than the principal amount of the funds disbursed. The term includes a direct security repurchase agreement and a reverse security repurchase agreement.

(c) Notwithstanding any other law, the term of any reverse security repurchase agreement may not exceed 90 days after the date the reverse security repurchase agreement is delivered.

(d) Money received by an entity under the terms of a reverse security repurchase agreement shall be used to acquire additional authorized investments, but the term of the authorized investments acquired must mature not later than the expiration date stated in the reverse security repurchase agreement.

(e) Section 1371.059(c) applies to the execution of a repurchase agreement by an investing entity.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.
Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004 (H.B. 2226), Sec. 6, eff. June 17, 2011.

Acts 2017, 85th Leg., R.S., Ch. 773 (H.B. 1003), Sec. 3, eff. June 14, 2017.

Sec. 2256.0115. AUTHORIZED INVESTMENTS: SECURITIES LENDING PROGRAM. (a) A securities lending program is an authorized investment under this subchapter if it meets the conditions provided by this section.

(b) To qualify as an authorized investment under this subchapter:

(1) the value of securities loaned under the program must be not less than 100 percent collateralized, including accrued income;

(2) a loan made under the program must allow for termination at any time;

(3) a loan made under the program must be secured by:

(A) pledged securities described by Section 2256.009;

(B) pledged irrevocable letters of credit issued by a bank that is:

(i) organized and existing under the laws of the United States or any other state; and

(ii) continuously rated by at least one nationally recognized investment rating firm at not less than A or its equivalent; or

(C) cash invested in accordance with Section:

(i) 2256.009;

(ii) 2256.013;

(iii) 2256.014; or

(iv) 2256.016;

(4) the terms of a loan made under the program must require that the securities being held as collateral be:

(A) pledged to the investing entity;

(B) held in the investing entity's name; and

(C) deposited at the time the investment is made with the entity or with a third party selected by or approved by the investing entity;

(5) a loan made under the program must be placed through:

(A) a primary government securities dealer, as defined by 5 C.F.R. Section 6801.102(f), as that regulation existed on September 1, 2003; or

(B) a financial institution doing business in this state; and

(6) an agreement to lend securities that is executed under this section must have a term of one year or less.

Added by Acts 2003, 78th Leg., ch. 1227, Sec. 1, eff. Sept. 1, 2003.

Sec. 2256.012. AUTHORIZED INVESTMENTS: BANKER'S ACCEPTANCES.

A bankers' acceptance is an authorized investment under this subchapter if the bankers' acceptance:

(1) has a stated maturity of 270 days or fewer from the date of its issuance;

(2) will be, in accordance with its terms, liquidated in full at maturity;

(3) is eligible for collateral for borrowing from a Federal Reserve Bank; and

(4) is accepted by a bank organized and existing under the laws of the United States or any state, if the short-term obligations of the bank, or of a bank holding company of which the bank is the largest subsidiary, are rated not less than A-1 or P-1 or an equivalent rating by at least one nationally recognized credit rating agency.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.013. AUTHORIZED INVESTMENTS: COMMERCIAL PAPER.

Commercial paper is an authorized investment under this subchapter if the commercial paper:

(1) has a stated maturity of 270 days or fewer from the date of its issuance; and

(2) is rated not less than A-1 or P-1 or an equivalent rating by at least:

(A) two nationally recognized credit rating agencies; or

(B) one nationally recognized credit rating agency and is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States or any state.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.014. AUTHORIZED INVESTMENTS: MUTUAL FUNDS.

(a) A no-load money market mutual fund is an authorized investment under this subchapter if the mutual fund:

(1) is registered with and regulated by the Securities and Exchange Commission;

(2) provides the investing entity with a prospectus and other information required by the Securities Exchange Act of 1934 (15 U.S.C. Section 78a et seq.) or the Investment Company Act of 1940 (15 U.S.C. Section 80a-1 et seq.); and

(3) complies with federal Securities and Exchange Commission Rule 2a-7 (17 C.F.R. Section 270.2a-7), promulgated under the Investment Company Act of 1940 (15 U.S.C. Section 80a-1 et seq.).

(b) In addition to a no-load money market mutual fund permitted as an authorized investment in Subsection (a), a no-load mutual fund is an authorized investment under this subchapter if the mutual fund:

(1) is registered with the Securities and Exchange Commission;

(2) has an average weighted maturity of less than two years; and

(3) either:

(A) has a duration of one year or more and is invested exclusively in obligations approved by this subchapter; or

(B) has a duration of less than one year and the investment portfolio is limited to investment grade securities, excluding asset-backed securities.

(c) An entity is not authorized by this section to:

(1) invest in the aggregate more than 15 percent of its monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service, in mutual funds described in Subsection (b);

(2) invest any portion of bond proceeds, reserves and funds held for debt service, in mutual funds described in Subsection (b); or

(3) invest its funds or funds under its control, including bond proceeds and reserves and other funds held for debt service, in any one mutual fund described in Subsection (a) or (b) in an amount that exceeds 10 percent of the total assets of the mutual fund.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1421, Sec. 7, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 1454, Sec. 8, eff. Sept. 1, 1999.

Amended by:

Acts 2017, 85th Leg., R.S., Ch. 773 (H.B. 1003), Sec. 4, eff. June 14, 2017.

Sec. 2256.015. AUTHORIZED INVESTMENTS: GUARANTEED INVESTMENT CONTRACTS. (a) A guaranteed investment contract is an authorized investment for bond proceeds under this subchapter if the guaranteed investment contract:

- (1) has a defined termination date;
- (2) is secured by obligations described by Section 2256.009(a)(1), excluding those obligations described by Section 2256.009(b), in an amount at least equal to the amount of bond proceeds invested under the contract; and
- (3) is pledged to the entity and deposited with the entity or with a third party selected and approved by the entity.

(b) Bond proceeds, other than bond proceeds representing reserves and funds maintained for debt service purposes, may not be invested under this subchapter in a guaranteed investment contract with a term of longer than five years from the date of issuance of the bonds.

(c) To be eligible as an authorized investment:

- (1) the governing body of the entity must specifically authorize guaranteed investment contracts as an eligible investment in the order, ordinance, or resolution authorizing the issuance of bonds;
- (2) the entity must receive bids from at least three separate providers with no material financial interest in the bonds from which proceeds were received;
- (3) the entity must purchase the highest yielding guaranteed investment contract for which a qualifying bid is received;
- (4) the price of the guaranteed investment contract must take into account the reasonably expected drawdown schedule for the bond proceeds to be invested; and
- (5) the provider must certify the administrative costs reasonably expected to be paid to third parties in connection with the guaranteed investment contract.

(d) Section 1371.059(c) applies to the execution of a guaranteed investment contract by an investing entity.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1421, Sec. 8, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 1454, Sec. 9, 10, eff. Sept. 1, 1999.

Amended by:

Acts 2017, 85th Leg., R.S., Ch. 773 (H.B. 1003), Sec. 5, eff. June 14, 2017.

Sec. 2256.016. AUTHORIZED INVESTMENTS: INVESTMENT POOLS. (a) An entity may invest its funds and funds under its control through an eligible investment pool if the governing body of the entity by rule, order, ordinance, or resolution, as appropriate, authorizes investment in the particular pool. An investment pool shall invest the funds it receives from entities in authorized investments permitted by this subchapter. An investment pool may invest its funds in money market mutual funds to the extent permitted by and consistent with this subchapter and the investment policies and objectives adopted by the investment pool.

(b) To be eligible to receive funds from and invest funds on behalf of an entity under this chapter, an investment pool must furnish to the investment officer or other authorized representative of the entity an offering circular or other similar disclosure instrument that contains, at a minimum, the following information:

(1) the types of investments in which money is allowed to be invested;

(2) the maximum average dollar-weighted maturity allowed, based on the stated maturity date, of the pool;

(3) the maximum stated maturity date any investment security within the portfolio has;

(4) the objectives of the pool;

(5) the size of the pool;

(6) the names of the members of the advisory board of the pool and the dates their terms expire;

(7) the custodian bank that will safekeep the pool's assets;

(8) whether the intent of the pool is to maintain a net asset value of one dollar and the risk of market price fluctuation;

(9) whether the only source of payment is the assets of the pool at market value or whether there is a secondary source of payment, such as insurance or guarantees, and a description of the secondary source of payment;

(10) the name and address of the independent auditor of the pool;

(11) the requirements to be satisfied for an entity to deposit funds in and withdraw funds from the pool and any deadlines or other operating policies required for the entity to invest funds in and withdraw funds from the pool;

(12) the performance history of the pool, including yield, average dollar-weighted maturities, and expense ratios; and

(13) the pool's policy regarding holding deposits in cash.

(c) To maintain eligibility to receive funds from and invest funds on behalf of an entity under this chapter, an investment pool must furnish to the investment officer or other authorized representative of the entity:

(1) investment transaction confirmations; and

(2) a monthly report that contains, at a minimum, the following information:

(A) the types and percentage breakdown of securities in which the pool is invested;

(B) the current average dollar-weighted maturity, based on the stated maturity date, of the pool;

(C) the current percentage of the pool's portfolio in investments that have stated maturities of more than one year;

(D) the book value versus the market value of the pool's portfolio, using amortized cost valuation;

(E) the size of the pool;

(F) the number of participants in the pool;

(G) the custodian bank that is safekeeping the assets of the pool;

(H) a listing of daily transaction activity of the entity participating in the pool;

(I) the yield and expense ratio of the pool, including a statement regarding how yield is calculated;

(J) the portfolio managers of the pool; and

(K) any changes or addenda to the offering circular.

(d) An entity by contract may delegate to an investment pool the authority to hold legal title as custodian of investments purchased with its local funds.

(e) In this section, "yield" shall be calculated in accordance with regulations governing the registration of open-end management investment companies under the Investment Company Act of 1940, as promulgated from time to time by the federal Securities and Exchange Commission.

(f) To be eligible to receive funds from and invest funds on behalf of an entity under this chapter, a public funds investment pool that uses amortized cost or fair value accounting must mark its portfolio to market daily, and, to the extent reasonably possible, stabilize at a \$1.00 net asset value, when rounded and expressed to two decimal places. If the ratio of the market value of the portfolio divided by the book value of the portfolio is less than 0.995 or greater than 1.005, the governing body of the public funds investment pool shall take action as the body determines necessary to eliminate or reduce to the extent reasonably practicable any dilution or unfair result to existing participants, including a sale of portfolio holdings to attempt to maintain the ratio between 0.995 and 1.005. In addition to the requirements of its investment policy and any other forms of reporting, a public funds investment pool that uses amortized cost shall report yield to its investors in accordance with regulations of the federal Securities and Exchange Commission applicable to reporting by money market funds.

(g) To be eligible to receive funds from and invest funds on behalf of an entity under this chapter, a public funds investment pool must have an advisory board composed:

(1) equally of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool, for a public funds investment pool created under Chapter 791 and managed by a state agency; or

(2) of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool, for other investment pools.

(h) To maintain eligibility to receive funds from and invest funds on behalf of an entity under this chapter, an investment pool must be continuously rated no lower than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service.

(i) If the investment pool operates an Internet website, the information in a disclosure instrument or report described in Subsections (b), (c)(2), and (f) must be posted on the website.

(j) To maintain eligibility to receive funds from and invest funds on behalf of an entity under this chapter, an investment pool must make available to the entity an annual audited financial statement of the investment pool in which the entity has funds invested.

(k) If an investment pool offers fee breakpoints based on fund balances invested, the investment pool in advertising investment rates must include either all levels of return based on the breakpoints provided or state the lowest possible level of return based on the smallest level of funds invested.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1421, Sec. 9, eff. Sept. 1, 1997.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004 (H.B. [2226](#)), Sec. 7, eff. June 17, 2011.

Acts 2017, 85th Leg., R.S., Ch. 773 (H.B. [1003](#)), Sec. 6, eff. June 14, 2017.

Sec. 2256.017. EXISTING INVESTMENTS. Except as provided by Chapter [2270](#), an entity is not required to liquidate investments that were authorized investments at the time of purchase.

Added by Acts 1995, 74th Leg., ch. 76, Sec. 5.46(a), eff. Sept. 1, 1995; Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995. Amended by Acts 1997, 75th Leg., ch. 1421, Sec. 10, eff. Sept. 1, 1997.

Amended by:

Acts 2017, 85th Leg., R.S., Ch. 96 (S.B. [253](#)), Sec. 2, eff. May 23, 2017.

Sec. 2256.019. RATING OF CERTAIN INVESTMENT POOLS. A public funds investment pool must be continuously rated no lower than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service.

Added by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.
Amended by Acts 1997, 75th Leg., ch. 1421, Sec. 11, eff. Sept. 1, 1997.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004 (H.B. [2226](#)), Sec. 8, eff. June 17, 2011.

Sec. 2256.020. AUTHORIZED INVESTMENTS: INSTITUTIONS OF HIGHER EDUCATION. In addition to the authorized investments permitted by this subchapter, an institution of higher education may purchase, sell, and invest its funds and funds under its control in the following:

(1) cash management and fixed income funds sponsored by organizations exempt from federal income taxation under Section 501(f), Internal Revenue Code of 1986 (26 U.S.C. Section 501(f));

(2) negotiable certificates of deposit issued by a bank that has a certificate of deposit rating of at least 1 or the equivalent by a nationally recognized credit rating agency or that is associated with a holding company having a commercial paper rating of at least A-1, P-1, or the equivalent by a nationally recognized credit rating agency; and

(3) corporate bonds, debentures, or similar debt obligations rated by a nationally recognized investment rating firm in one of the two highest long-term rating categories, without regard to gradations within those categories.

Added by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.0201. AUTHORIZED INVESTMENTS; MUNICIPAL UTILITY.

(a) A municipality that owns a municipal electric utility that is engaged in the distribution and sale of electric energy or natural gas to the public may enter into a hedging contract and related

security and insurance agreements in relation to fuel oil, natural gas, coal, nuclear fuel, and electric energy to protect against loss due to price fluctuations. A hedging transaction must comply with the regulations of the Commodity Futures Trading Commission and the Securities and Exchange Commission. If there is a conflict between the municipal charter of the municipality and this chapter, this chapter prevails.

(b) A payment by a municipally owned electric or gas utility under a hedging contract or related agreement in relation to fuel supplies or fuel reserves is a fuel expense, and the utility may credit any amounts it receives under the contract or agreement against fuel expenses.

(c) The governing body of a municipally owned electric or gas utility or the body vested with power to manage and operate the municipally owned electric or gas utility may set policy regarding hedging transactions.

(d) In this section, "hedging" means the buying and selling of fuel oil, natural gas, coal, nuclear fuel, and electric energy futures or options or similar contracts on those commodities and related transportation costs as a protection against loss due to price fluctuation.

Added by Acts 1999, 76th Leg., ch. 405, Sec. 48, eff. Sept. 1, 1999.

Amended by:

Acts 2007, 80th Leg., R.S., Ch. 7 (S.B. 495), Sec. 1, eff. April 13, 2007.

Sec. 2256.0202. AUTHORIZED INVESTMENTS: MUNICIPAL FUNDS FROM MANAGEMENT AND DEVELOPMENT OF MINERAL RIGHTS. (a) In addition to other investments authorized under this subchapter, a municipality may invest funds received by the municipality from a lease or contract for the management and development of land owned by the municipality and leased for oil, gas, or other mineral development in any investment authorized to be made by a trustee under Subtitle B, Title 9, Property Code (Texas Trust Code).

(b) Funds invested by a municipality under this section shall be segregated and accounted for separately from other funds of the municipality.

Added by Acts 2009, 81st Leg., R.S., Ch. 1371 (S.B. [894](#)), Sec. 1, eff. September 1, 2009.

Sec. 2256.0203. AUTHORIZED INVESTMENTS: PORTS AND NAVIGATION DISTRICTS. (a) In this section, "district" means a navigation district organized under Section [52](#), Article III, or Section [59](#), Article XVI, Texas Constitution.

(b) In addition to the authorized investments permitted by this subchapter, a port or district may purchase, sell, and invest its funds and funds under its control in negotiable certificates of deposit issued by a bank that has a certificate of deposit rating of at least 1 or the equivalent by a nationally recognized credit rating agency or that is associated with a holding company having a commercial paper rating of at least A-1, P-1, or the equivalent by a nationally recognized credit rating agency.

Added by Acts 2011, 82nd Leg., R.S., Ch. 804 (H.B. [2346](#)), Sec. 1, eff. September 1, 2011.

Sec. 2256.0204. AUTHORIZED INVESTMENTS: INDEPENDENT SCHOOL DISTRICTS. (a) In this section, "corporate bond" means a senior secured debt obligation issued by a domestic business entity and rated not lower than "AA-" or the equivalent by a nationally recognized investment rating firm. The term does not include a debt obligation that:

(1) on conversion, would result in the holder becoming a stockholder or shareholder in the entity, or any affiliate or subsidiary of the entity, that issued the debt obligation; or

(2) is an unsecured debt obligation.

(b) This section applies only to an independent school district that qualifies as an issuer as defined by Section [1371.001](#).

(c) In addition to authorized investments permitted by this subchapter, an independent school district subject to this section may purchase, sell, and invest its funds and funds under its control in corporate bonds that, at the time of purchase, are rated by a nationally recognized investment rating firm "AA-" or the equivalent

and have a stated final maturity that is not later than the third anniversary of the date the corporate bonds were purchased.

(d) An independent school district subject to this section is not authorized by this section to:

(1) invest in the aggregate more than 15 percent of its monthly average fund balance, excluding bond proceeds, reserves, and other funds held for the payment of debt service, in corporate bonds; or

(2) invest more than 25 percent of the funds invested in corporate bonds in any one domestic business entity, including subsidiaries and affiliates of the entity.

(e) An independent school district subject to this section may purchase, sell, and invest its funds and funds under its control in corporate bonds if the governing body of the district:

(1) amends its investment policy to authorize corporate bonds as an eligible investment;

(2) adopts procedures to provide for:

(A) monitoring rating changes in corporate bonds acquired with public funds; and

(B) liquidating the investment in corporate bonds; and

(3) identifies the funds eligible to be invested in corporate bonds.

(f) The investment officer of an independent school district, acting on behalf of the district, shall sell corporate bonds in which the district has invested its funds not later than the seventh day after the date a nationally recognized investment rating firm:

(1) issues a release that places the corporate bonds or the domestic business entity that issued the corporate bonds on negative credit watch or the equivalent, if the corporate bonds are rated "AA-" or the equivalent at the time the release is issued; or

(2) changes the rating on the corporate bonds to a rating lower than "AA-" or the equivalent.

(g) Corporate bonds are not an eligible investment for a public funds investment pool.

Added by Acts 2011, 82nd Leg., R.S., Ch. 1347 (S.B. [1543](#)), Sec. 1, eff. June 17, 2011.

Sec. 2256.0205. AUTHORIZED INVESTMENTS; DECOMMISSIONING TRUST.

(a) In this section:

(1) "Decommissioning trust" means a trust created to provide the Nuclear Regulatory Commission assurance that funds will be available for decommissioning purposes as required under 10 C.F.R. Part 50 or other similar regulation.

(2) "Funds" includes any money held in a decommissioning trust regardless of whether the money is considered to be public funds under this subchapter.

(b) In addition to other investments authorized under this subchapter, a municipality that owns a municipal electric utility that is engaged in the distribution and sale of electric energy or natural gas to the public may invest funds held in a decommissioning trust in any investment authorized by Subtitle B, Title 9, Property Code.

Added by Acts 2005, 79th Leg., Ch. 121 (S.B. [1464](#)), Sec. 1, eff. September 1, 2005.

Text of section as added by Acts 2017, 85th Leg., R.S., Ch. 773
(H.B. [1003](#)), Sec. 7

For text of section as added by Acts 2017, 85th Leg., R.S., Ch. 344
(H.B. [1472](#)), Sec. 1, see other Sec. 2256.0206.

Sec. 2256.0206. AUTHORIZED INVESTMENTS: HEDGING TRANSACTIONS.

(a) In this section:

(1) "Eligible entity" means a political subdivision that has:

(A) a principal amount of at least \$250 million in:

(i) outstanding long-term indebtedness;

(ii) long-term indebtedness proposed to be issued;

or

(iii) a combination of outstanding long-term indebtedness and long-term indebtedness proposed to be issued; and

(B) outstanding long-term indebtedness that is rated in one of the four highest rating categories for long-term debt instruments by a nationally recognized rating agency for municipal securities, without regard to the effect of any credit agreement or

other form of credit enhancement entered into in connection with the obligation.

(2) "Eligible project" has the meaning assigned by Section [1371.001](#).

(3) "Hedging" means acting to protect against economic loss due to price fluctuation of a commodity or related investment by entering into an offsetting position or using a financial agreement or producer price agreement in a correlated security, index, or other commodity.

(b) This section prevails to the extent of any conflict between this section and:

(1) another law; or

(2) an eligible entity's municipal charter, if applicable.

(c) The governing body of an eligible entity shall establish the entity's policy regarding hedging transactions.

(d) An eligible entity may enter into hedging transactions, including hedging contracts, and related security, credit, and insurance agreements in connection with commodities used by an eligible entity in the entity's general operations, with the acquisition or construction of a capital project, or with an eligible project. A hedging transaction must comply with the regulations of the federal Commodity Futures Trading Commission and the federal Securities and Exchange Commission.

(e) An eligible entity may pledge as security for and to the payment of a hedging contract or a security, credit, or insurance agreement any general or special revenues or funds the entity is authorized by law to pledge to the payment of any other obligation.

(f) Section [1371.059\(c\)](#) applies to the execution by an eligible entity of a hedging contract and any related security, credit, or insurance agreement.

(g) An eligible entity may credit any amount the entity receives under a hedging contract against expenses associated with a commodity purchase.

(h) An eligible entity's cost of or payment under a hedging contract or agreement may be considered:

(1) an operation and maintenance expense of the eligible entity;

(2) an acquisition expense of the eligible entity;

- (3) a project cost of an eligible project; or
- (4) a construction expense of the eligible entity.

Added by Acts 2017, 85th Leg., R.S., Ch. 773 (H.B. 1003), Sec. 7, eff. June 14, 2017.

Text of section as added by Acts 2017, 85th Leg., R.S., Ch. 344 (H.B. 1472), Sec. 1

For text of section as added by Acts 2017, 85th Leg., R.S., Ch. 773 (H.B. 1003), Sec. 7, see other Sec. 2256.0206.

Sec. 2256.0206. AUTHORIZED INVESTMENTS: PUBLIC JUNIOR COLLEGE DISTRICT FUNDS FROM MANAGEMENT AND DEVELOPMENT OF MINERAL RIGHTS.

(a) In addition to other investments authorized under this subchapter, the governing board of a public junior college district may invest funds received by the district from a lease or contract for the management and development of land owned by the district and leased for oil, gas, or other mineral development in any investment authorized to be made by a trustee under Subtitle B, Title 9, Property Code (Texas Trust Code).

(b) Funds invested by the governing board of a public junior college district under this section shall be segregated and accounted for separately from other funds of the district.

Added by Acts 2017, 85th Leg., R.S., Ch. 344 (H.B. 1472), Sec. 1, eff. September 1, 2017.

Sec. 2256.021. EFFECT OF LOSS OF REQUIRED RATING. An investment that requires a minimum rating under this subchapter does not qualify as an authorized investment during the period the investment does not have the minimum rating. An entity shall take all prudent measures that are consistent with its investment policy to liquidate an investment that does not have the minimum rating.

Added by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.022. EXPANSION OF INVESTMENT AUTHORITY. Expansion of investment authority granted by this chapter shall require a risk

assessment by the state auditor or performed at the direction of the state auditor, subject to the legislative audit committee's approval of including the review in the audit plan under Section [321.013](#).

Added by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.
Amended by Acts 2003, 78th Leg., ch. 785, Sec. 42, eff. Sept. 1, 2003.

Sec. 2256.023. INTERNAL MANAGEMENT REPORTS. (a) Not less than quarterly, the investment officer shall prepare and submit to the governing body of the entity a written report of investment transactions for all funds covered by this chapter for the preceding reporting period.

(b) The report must:

- (1) describe in detail the investment position of the entity on the date of the report;
- (2) be prepared jointly by all investment officers of the entity;
- (3) be signed by each investment officer of the entity;
- (4) contain a summary statement of each pooled fund group that states the:
 - (A) beginning market value for the reporting period;
 - (B) ending market value for the period; and
 - (C) fully accrued interest for the reporting period;
- (5) state the book value and market value of each separately invested asset at the end of the reporting period by the type of asset and fund type invested;
- (6) state the maturity date of each separately invested asset that has a maturity date;
- (7) state the account or fund or pooled group fund in the state agency or local government for which each individual investment was acquired; and
- (8) state the compliance of the investment portfolio of the state agency or local government as it relates to:
 - (A) the investment strategy expressed in the agency's or local government's investment policy; and
 - (B) relevant provisions of this chapter.

(c) The report shall be presented not less than quarterly to the governing body and the chief executive officer of the entity within a reasonable time after the end of the period.

(d) If an entity invests in other than money market mutual funds, investment pools or accounts offered by its depository bank in the form of certificates of deposit, or money market accounts or similar accounts, the reports prepared by the investment officers under this section shall be formally reviewed at least annually by an independent auditor, and the result of the review shall be reported to the governing body by that auditor.

Added by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.
Amended by Acts 1997, 75th Leg., ch. 1421, Sec. 12, eff. Sept. 1, 1997.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004 (H.B. [2226](#)), Sec. 9, eff. June 17, 2011.

Sec. 2256.024. SUBCHAPTER CUMULATIVE. (a) The authority granted by this subchapter is in addition to that granted by other law. Except as provided by Subsection (b) and Section [2256.017](#), this subchapter does not:

(1) prohibit an investment specifically authorized by other law; or

(2) authorize an investment specifically prohibited by other law.

(b) Except with respect to those investing entities described in Subsection (c), a security described in Section [2256.009](#)(b) is not an authorized investment for a state agency, a local government, or another investing entity, notwithstanding any other provision of this chapter or other law to the contrary.

(c) Mortgage pass-through certificates and individual mortgage loans that may constitute an investment described in Section [2256.009](#)(b) are authorized investments with respect to the housing bond programs operated by:

(1) the Texas Department of Housing and Community Affairs or a nonprofit corporation created to act on its behalf;

- (2) an entity created under Chapter 392, Local Government Code; or
- (3) an entity created under Chapter 394, Local Government Code.

Added by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.
Amended by:

Acts 2017, 85th Leg., R.S., Ch. 96 (S.B. 253), Sec. 3, eff. May 23, 2017.

Sec. 2256.025. SELECTION OF AUTHORIZED BROKERS. The governing body of an entity subject to this subchapter or the designated investment committee of the entity shall, at least annually, review, revise, and adopt a list of qualified brokers that are authorized to engage in investment transactions with the entity.

Added by Acts 1997, 75th Leg., ch. 1421, Sec. 13, eff. Sept. 1, 1997.

Sec. 2256.026. STATUTORY COMPLIANCE. All investments made by entities must comply with this subchapter and all federal, state, and local statutes, rules, or regulations.

Added by Acts 1997, 75th Leg., ch. 1421, Sec. 13, eff. Sept. 1, 1997.

SUBCHAPTER B. MISCELLANEOUS PROVISIONS

Sec. 2256.051. ELECTRONIC FUNDS TRANSFER. Any local government may use electronic means to transfer or invest all funds collected or controlled by the local government.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.052. PRIVATE AUDITOR. Notwithstanding any other law, a state agency shall employ a private auditor if authorized by the legislative audit committee either on the committee's initiative or on request of the governing body of the agency.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.053. PAYMENT FOR SECURITIES PURCHASED BY STATE. The comptroller or the disbursing officer of an agency that has the power to invest assets directly may pay for authorized securities purchased from or through a member in good standing of the National Association of Securities Dealers or from or through a national or state bank on receiving an invoice from the seller of the securities showing that the securities have been purchased by the board or agency and that the amount to be paid for the securities is just, due, and unpaid. A purchase of securities may not be made at a price that exceeds the existing market value of the securities.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1423, Sec. 8.67, eff. Sept. 1, 1997.

Sec. 2256.054. DELIVERY OF SECURITIES PURCHASED BY STATE. A security purchased under this chapter may be delivered to the comptroller, a bank, or the board or agency investing its funds. The delivery shall be made under normal and recognized practices in the securities and banking industries, including the book entry procedure of the Federal Reserve Bank.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1423, Sec. 8.68, eff. Sept. 1, 1997.

Sec. 2256.055. DEPOSIT OF SECURITIES PURCHASED BY STATE. At the direction of the comptroller or the agency, a security purchased under this chapter may be deposited in trust with a bank or federal reserve bank or branch designated by the comptroller, whether in or outside the state. The deposit shall be held in the entity's name as evidenced by a trust receipt of the bank with which the securities are deposited.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1423, Sec. 8.69, eff. Sept. 1, 1997.

CITY OF COLLEYVILLE INVESTMENT POLICY

Policy

It is the policy of the City of Colleyville (the City) to invest public funds in a manner which will provide the highest investment return with the maximum security while meeting the daily cash flow demands of the entity and conforming to all State of Texas laws and statutes including the Public Funds Investment Act, Chapter 2256 of the Government Code and City ordinances.

Scope

This investment policy applies to all financial assets of the City. These funds are accounted for in the City's Comprehensive Annual Financial Report and include:

- General Fund
- Special Revenue Funds
- Capital Projects Funds
- Enterprise Funds
- Debt Service Funds, including reserves and sinking funds
- Trust and Agency Funds, to the extent not required by law or existing contract to be kept segregated and managed separately

and any new fund created by the City Council, unless specifically exempted by the City Council or by law. All funds may be combined as pooled funds unless specifically prohibited by State law or statute or City ordinance.

Objectives

The primary objectives, in priority order, of the City's investment activities shall be:

Safety: Safety of principal is the foremost objective of the City in managing its portfolio. Investments of the City shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain

this objective the City will diversify its investments by investing funds among a variety of securities offering independent returns and financial institutions. The City will also take into account the marketability of the investment if the need arises to liquidate the investment before maturity.

Liquidity: The City will also maintain sufficient liquidity to provide adequate and timely working funds.

Return on Investments: The investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, commensurate with the investment risk constraints and cash flow needs. The City investment strategy is passive and the portfolio shall be designed with the objective of regularly exceeding the weighted average return on thirteen-week Treasury bills. This is considered a benchmark for riskless investment transactions, and therefore, is a minimum standard for the portfolio's rate of return. For bond funds that fall under the arbitrage provisions of the Tax Reform Act of 1986, the City will attempt to earn allowable bond yield with market conditions permitting.

Delegation of Authority

The City designates the Investment Officers to be the City Manager with overall responsibilities to see that investment objectives are accomplished and the Chief Financial Officer and Accounting Manager with the specific day-to-day performance of managing the funds of the City.

Ethics and Conflict of Interest

All investment Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or that could impair their ability to make impartial investment decisions. Employees shall disclose to the City of Colleyville and Texas Ethics Commission a statement under the following conditions:

- A. If they have a personal business relationship with a business organization offering to engage in an investment transaction with the entity. Under the Public Funds Investment Act, a personal business relationship is defined as:
 - 1. The investment officer owns 10 percent or more of the voting

stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization:

2. Funds received by the investment officer from the business organization exceed 10 percent of the investment officer's gross income for the previous year; or
 3. The investment officer has acquired from the business organization during the previous year, investments with a book value of \$2,500 or more for the personal account of the investment officer.
- B. If they are related within the second degree by affinity or consanguinity, as determined by Chapter 573 V.A.T.C.S. to an individual seeking to sell an investment to the City of Colleyville.

Prudence

Investments shall be made with judgement and care – under circumstances then prevailing – which persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

The standard of prudence to be used by investment officials shall be the "prudent person", which means the officer may not be an expert but is obligated to act responsibly and shall be applied in the context of managing an overall portfolio. Investment officers acting in accordance with written procedures and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

Investment officers shall notify the City Council in writing of any conflicts of interest, as defined by the Public Funds Investment Act, no later than the next regularly scheduled Council meeting.

It is the policy of the City that the Investment Officers perform their duties in accordance with the policies and procedures set forth in this policy. The Investment Officers of the City (City Manager, Chief Financial Officer and Accounting Manager) shall be personally indemnified in the event of investment loss provided the Investment Policy is followed.

Internal Controls

The Chief Financial Officer and Accounting Manager shall establish a system of written internal controls which shall be reviewed annually by the independent auditor. The controls shall be designed to prevent the loss of public funds due to fraud, error, misrepresentation, unanticipated market changes or imprudent actions.

Permissible Instruments

The following is a list of permissible instruments as authorized by the 70th Texas Legislature in the Public Funds Investment Act (TEX. REV. CIV. STAT. ANN. ACT 842A-2) and amended by the 71st Legislature:

1. Obligations of the United States or its agencies or instrumentalities;
2. Direct obligations of the State of Texas or its agencies;
3. Other obligations, the principal of and interest on which are unconditionally guaranteed or insured by the State of Texas or the United States or its agencies or instrumentalities;
4. Obligations of states, agencies, counties, cities, and other political subdivisions of any state having been rated as to investment quality by nationally recognized investment rating firm and having received a rating of not less than "A" or its equivalent;
5. Certificates of deposit issued by state and national depository institutions that have its main office or branch office in this state that are:
 - a. Guaranteed or insured by the Federal Deposit Insurance Corporation, FSLIC or its successors; or
 - b. Secured by obligations that are described by subdivisions (1) through (4) of this subsection, which are intended to include all direct federal agency or instrumentality issued mortgage backed securities, and which have a market value of not less than the principal amount of the certificates or in any other manner and amount provided by law for deposits of the investing entities;
6. Invest in a local government investment pool as authorized by the

Interlocal Cooperation Act (TEX. REV. CIV. STAT. ANN. ACT. 4413 (32c), as amended, and the Public Funds Investment Act (TEX. REV. CIV. STAT. ACT. 842a-2), as amended. The investment pool must comply with the requirements of the Public Funds Investment Act, as amended, as follows:

- a. The investment pool maintains a stable asset value of one dollar as defined in the Public Funds Investment Act;
 - b. The investment pool maintains a AAA, or AAAM rating by one of the nationally recognized rating agencies;
 - c. The investment pool's maximum average dollar weighted maturity does not exceed 90 days; and
 - d. The investment pool's continued compliance with the remaining provisions of the Public Funds Investment Act.
 - e. The eligible investments of the pool are as follows: obligations of the United States or its agencies and instrumentalities, other obligations, the principal of and interest on which are unconditionally guaranteed or insured by the United States, fully collateralized repurchase agreements with a defined termination date secured by obligations of the United States or its agencies and instrumentalities, other obligations, the principal of and interest on which are unconditionally guaranteed or insured by the United States, and SEC registered money market funds authorized by the Public Funds Investment Act and rated in the highest category by at least one nationally recognized rating agency, reverse repurchase agreements with a term of no longer than 90 days.
 - f. Include in its investment policy and/or operating procedures the following information: a description of eligible investment securities and unacceptable investments, a written statement on investment policy and objectives, a description of interest calculations, distribution, and treatment of gains and losses, security safeguarding, valuation collateralization and auditing, and a fee schedule.
7. Direct repurchase agreements with primary security dealers or financial institutions doing business in the State of Texas having a defined termination date, and secured by U.S. Government or federal agency securities, provided that the ownership of collateral for the repurchase agreement is transferred to the City, and deposited with a safekeeping agent for the duration of the contract and a signed master repurchase agreement has been executed with the counterparty.
8. SEC-registered no-load money market mutual funds with a dollar

weighted average portfolio of 90 days or less whose assets consist exclusively of United States Government Securities whose investment objectives include seeking to maintain a stable net asset value of \$1.00 per share. Investment in mutual funds shall be limited to a maximum of ten percent (10%) of the City's available funds.

9. Certificate of Deposit Account Registry Service (CDARS) deposited with a certificate of deposit issued by a depository institution that has its main office or branch office in this state that is selected by the investing entity pursuant to the requirements of Section 2256.010 of the Government Code.

The City is not required to liquidate an investment that was authorized at the time of its purchase.

Unacceptable Investment Instruments

The following securities, although authorized by the Public Funds Investment Act, are not eligible investments for the City:

1. Collateralized mortgage obligations and/or obligations of the following structure
 - a) obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;
 - b) obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest;
 - c) collateralized mortgage obligations that have a stated final maturity date of greater than 10 years; and
 - d) collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.
2. Commercial paper
3. Banker's acceptances
4. Reverse repurchase agreements (Local Government Investment Pools which the City participates in may engage in reverse repurchase agreements if the term is 90 days or less)

5. No-load mutual funds other than SEC-registered no-load money market mutual funds with a dollar weighted average portfolio of 90 days or less whose assets consist exclusively of United States Government Securities whose investment objectives include seeking to maintain a stable net asset value of \$1.00 per share.
6. Guaranteed investment contracts
7. Share certificates of qualifying credit unions

Effect of Loss of Required Rating

An investment that requires a minimum rating does not qualify as an authorized investment during the period the investment does not have a minimum rating. The Investment Officer shall take all prudent measures that are consistent with the City's investment policy to liquidate the investment(s) that does not have the minimum rating (2256.021). In accordance with Section (2256.005(b)), the Investment Officer shall monitor rating changes in current investments by keeping a monthly record of ratings issued by three nationally recognized rating agencies.

Investment Strategy

The investment strategy by type of fund is as follows:

(1) Operating Funds

The investment strategy for operating fund(s) is to assure that anticipated cash flows are matched with adequate investment liquidity. A secondary objective is to create a portfolio, which will experience minimum volatility during economic cycles. These funds shall not have an investment with a stated maturity greater than two years and the weighted average maturity shall not exceed eighteen months.

(2) Debt Service Funds

The investment strategy for debt service fund(s) is the assurance of investment liquidity to cover the debt service obligations on the required payment date. Investments purchased shall not have a stated final maturity date which exceeds the corresponding debt service payment date. The weighted average maturity shall not exceed one year.

(3) Reserve Funds

The investment strategy for reserve fund(s) is the assurance of investment liquidity adequate to cover the debt service obligations not funded by debt service funds on the required payment date. Investment of reserve funds are controlled by their ordinance, resolution or indenture, and Federal and State law. Bond documents must be examined for each issue, for potential differences with this policy concerning investment instruments, maximum maturity or average life restrictions, call dates or sinking fund redemptions, and applicable arbitrage yields and rebate liability. Provisions contained in the bond documents will supersede provisions of this policy. Weighted average maturity shall be in compliance with bond requirements, as stated.

Reserve funds will be invested using a more conservative approach than the current standard investment strategy when arbitrage rebate rules require refunding excess earnings. All excess earnings received will be segregated to allow a proper determination of interest income to be used in the arbitrage calculation.

(4) Special Project or Special Purpose Funds

The investment strategy for special projects or special purpose fund portfolio(s) will have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. The city's final maturity dates of securities held shall not exceed the estimated project completion date. Funds in excess of defined construction payment schedules shall be limited to a maximum final maturity date of three years.

Maturity limitations for single issue reserve funds shall not exceed the sooner of five (5) years, the call provisions of the bond ordinance, or the final maturity of the bond issue.

Annually, the City Council shall formally review the Investment Policy and investment strategy contained with the Policy and record in writing that it has reviewed the Policy and record any changes to either the policy or strategy.

A. Diversification

The City will attempt to limit the risk of loss through diversification of its portfolio and to achieve the aforementioned investment strategies by diversification of instruments.

Diversification by Instrument of Portfolio

Maximum Percent

U.S. Treasury Obligations (Bills, Notes and Bonds),	100%
U.S. Government Agency Securities, and Instrumentalities of Government Sponsored Corporations	75%
Certificates of Deposit (CD's) Commercial Bank's	75%
Local Government Investment Pool	75%
Certificate of Deposit Account Registry Service (CDARS)	75%
Tri-Party Repurchase Agreement	75%
SEC registered, no-load mutual fund	10%

Investment Procedures

The City shall enter the following agreements (if applicable): safekeeping, PSA repurchase agreements, wire transfer agreements, banking services contracts, and collateral/depository agreements. These contracts shall include the explicit delegation of authority to persons responsible for the transactions involving these agreements. No person except those designated in the contract may engage in any investment transactions.

On all funds invested in instruments as listed in "Permissible Investments" numbers one through five, oral bids shall be requested from at least two broker/dealers or national banks. The City will accept the bid that provides the highest rate of return within the maturity required and within the parameters of this policy. Records will be kept of the bids offered, bids accepted, and a brief explanation of the decision that was made regarding the investment.

Qualified Institutions

Annually, the City Council shall approve four financial institutions for investment purposes as recommended by the Chief Financial Officer. All firms shall answer the Broker/Dealer questionnaire (Appendix A) and submit their most recent audited financial statements to the City Council for evaluation of credit worthiness. All personnel in the firms who will be trading or quoting

securities to the City Council must maintain a current NASD license and be registered to deal securities in the State of Texas. An investment certification form (Appendix B) on the firm's letterhead signed by a principal of the firm must be on file with the City.

Safekeeping

All marketable securities purchased by the City shall be held in third party safekeeping by an institution designated as primary agent. All securities will be delivered to the third party institution by seller. Personnel in the third party institution will verify the correct security was delivered by the seller ("delivery vs payment"). The third party institution shall issue a safekeeping receipt to the City listing the specific instrument, rate/yield, maturity, CUSIP, and other pertinent information. Collateral on deposit type securities which exceed the FDIC coverage shall be held in a third party safekeeping institution. In the event a third party safekeeping institution is used, a collateral agreement shall be executed between the City Council, depository which pledged the collateral, and the third party custodian of the collateral. The City will retain possession of all original safekeeping receipts and the receipts will state the security is pledged to the City. Either the City Manager, Chief Financial Officer or Accounting Manager must approve release of collateral in writing prior to its removal from the safekeeping account.

Selection of Financial Institutions

Depositories shall be selected through the City's banking services procurement process, which shall include a formal request for application. In selecting depositories, the services available, service costs, and credit-worthiness of institutions shall be considered, and the Investment Officers, shall conduct a comprehensive review of prospective depositories' credit characteristics and financial history.

The City shall select financial institutions from which the City may purchase certificates of deposit in accordance with the Act and this Policy. The City will have a written depository agreement with any financial institution with whom the City has time or demand deposits. The Investment Officer shall monitor the financial condition of financial institutions where certificates of deposit are held. A qualified representative of the financial institution must sign the investment certification form (Appendix B) on the financial institutions letterhead and it must be kept on file with the City.

Collateral Securities for Certificates of Deposit and Demand Accounts

The City will accept as collateral for its Certificates of Deposit and demand accounts the following securities:

- A. FDIC coverage
- B. U.S. Treasury bills, notes and bonds
- C. United States Agency and instrumentalities bills or notes
- D. GNMA mortgage backed fully modified pass through securities
- E. Texas state, city, county or school bonds with a remaining maturity of seven years or less and a rating of "A" or better by Moody's, Fitch Ratings, and Standard and Poor's.
- F. Surety Bond

G. Federal Home Loan Bank Letter of Credit issued to the City

Collateral shall be "marked to market" monthly by the Finance Manager. The following percentages constitute the minimum market value for collateral instruments that are pledged for the City's Certificates of Deposit and demand deposits.

Form of Collateral Pledged	Collateral	Ratio
1. U.S. Treasury bills, notes, and bonds		
	a. maturing within 1 year	102%
	b. maturing in 1-5 years	105%
	c. maturing in more than 5 years	110%
2. Actively traded U.S. Government Agency securities		
	a. maturing in less than 1 year	103%
	b. maturing in 1-5 years	107%
	c. maturing in more than 5 years	115%
3. GNMA mortgage pass through securities		115%

- 4. Entities in the State of Texas bonds

General Obligation Bonds	
a. maturing in less than 1 year	102%
b. maturing in 1-5 years	105%
c. maturing in more than 5 years	107%
Revenue Bonds	
a. maturing in less than 1 year	105%
b. maturing in 1-5 years	110%
c. maturing in more than 5 years	115%

Collateral shall be audited annually by the City's independent auditor and may be audited by the City at anytime during normal business hours of the safekeeping bank.

Arbitrage

The Tax Reform Act of 1986 places limitations on the City's yield from investing certain tax-exempt bond proceeds, debt service funds and reserve funds. The rebate provisions require that the City compute earnings on investments from certain issues of bonds on a periodic basis to determine if rebate is required.

To determine the City's arbitrage position, the City is required to calculate the actual yield earned on the investment of the funds and compare it to the yield that would have been earned if the funds had been invested at a rate equal to the yield on the applicable bonds sold by the City. The rebate provisions state that periodically (not less than once every five years and not later than sixty days after maturity of the bonds), the City is required to pay the United States Treasury a rebate of any excess earnings. These restrictions require extreme precision in the monitoring and record keeping of investments, particularly in computing yields to ensure compliance. Failure to comply can dictate that the bonds become taxable, retroactively from the date of issuance.

The investment strategy for bond funds which fall under the arbitrage provisions of the Tax Reform Act of 1986, is that the City will attempt to earn maximum allowable bond yield with market conditions permitting.

Reporting Requirements

The Chief Financial Officer and Accounting Manager shall issue a written report quarterly to the Audit Committee and City Council concerning the City's

investment transactions for the preceding quarter and describing in detail the investment position of the City as of the end of the quarter indicating the market values of all investments held during the quarter. The report shall list for each investment held during the quarter: the purchase price of the investment, the par value of the investment, the market value of the investment at the beginning of the quarter, market value of the investment at the end of the quarter, and fully accrued interest for the period. The portfolio shall be marked to market monthly and market pricing information is to be obtained through the use of appropriate external third party software, third party safekeeping service, or a third party independent pricing service. This report shall be in compliance with provisions of the Public Funds Investment Act, as amended. The report shall be signed by the Chief Financial Officer and Accounting Manager, as the investment officers for the City, and state its compliance with the Public Funds Investment Act and adopted investment policy strategy. The quarterly investment reports must be reviewed annually by the City's external audit firm as a part of the City's annual audit and reported to the City Council.

Training Requirements

In accordance with the Act (2256.005 and 2256.008), the Chief Financial Officer and Accounting Manager shall attend 10 hours of investment training within 12 months of assuming duties and 8 hours not less than once in a two-year period that begins on the first day of the City's fiscal year and consists of the two consecutive fiscal years after that date. Both the Chief Financial Officer and Accounting Manager shall complete ten hours of training every two years as required by the Public Funds Investment Act. This training may be obtained from the following sources: North Central Texas Council of Governments, Government Treasurer's Organization of Texas, Government Finance Officer's of Texas, Texas Municipal League or the University of North Texas Center for Professional Development. The training must include education in investment controls, security risks, strategy risks, market risks, and any other topics as required by the Public Funds Investment Act.

GLOSSARY

AGENCIES - Federal agency securities and/or Government-sponsored entities.

BENCHMARK – A comparative base for measuring the performance or risk tolerance of the investment portfolio. A benchmark should represent a close correlation to the level of risk and the average duration of the portfolio's investments.

BROKER – A broker brings buyers and sellers together for a commission.

CERTIFICATE OF DEPOSIT – A time deposit with a specific maturity evidenced by a certificate. Large- denomination CD's are typically negotiable.

COLLATERAL – Securities, evidence of deposit, or other property which a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

DEALER – A dealer, as opposed to a broker, acts as a principal in all transactions, buying and selling for his own account.

DELIVERY VERSUS PAYMENT – Delivery versus payment is the delivery of a security and there is an exchange of money after the delivery of the security.

DISCOUNT SECURITIES – Non-interest bearing money market instruments that are being issued at a discount and redeemed at maturity for full face value, e.g. Treasury Bills.

DIVERSIFICATION – Dividing instruments among securities offering independent returns.

FEDERAL CREDIT AGENCIES – Agencies of the Federal government set up to supply credit to various classes of institutions and individuals e.g. savings and loans, small business firms, students, farmers, farm cooperatives, and exporters.

FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC) – A federal agency that insures bank deposits, currently up to \$100,000 per deposit.

FEDERAL HOME LOAN BANKS (FHLB) – Government sponsored regional wholesale banks which lend funds and provide correspondent banking services to member commercial banks, thrift institutions, credit unions and insurance companies. The mission of the FHLB is to liquefy the housing related assets of its members who must purchase stock in their district bank.

FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA) – FNMA, like GNMA was chartered under the Federal National Mortgage Association Act in 1938. It is a federal corporation and the largest single provider of residential mortgage funds in the United States. FNMA's securities are highly liquid and widely accepted. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest.

GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA) – Securities influencing the volume of bank credit guaranteed by GNMA and issued by mortgage bankers, commercial banks, savings and loan associations. Security holder is backed by the full faith and credit of the US Government.

LIQUIDITY – An asset that can be converted quickly and easily to cash.

LOCAL GOVERNMENT INVESTMENT POOL – An investment by local governments in which their money is pooled as a method for managing local funds.

MARKET VALUE – The price at which a security is trading and could presumably be purchased or sold.

MASTER REPURCHASE AGREEMENT – A written contract that establishes each party's rights in the transactions. A master agreement will specify, among other things, the right of the buyer-lender to liquidate the underlying securities in the event of default by the seller-borrower.

MATURITY – The date upon which the principal or stated value of an investment becomes due and payable.

MUTUAL FUND – An investment company that pools money and can invest in a variety of securities, including fixed-income securities and money market instruments. Mutual funds are regulated by the Investment Company Act of 1940 and must abide by Securities and Exchange disclosure guidelines.

PORTFOLIO – Collection of securities held by an investor.

PRIMARY DEALER – A group of government securities dealers who submit daily reports of market activity and positions and monthly financial statements to the Federal Reserve Bank of New York and are subject to informal oversight.

PRUDENT PERSON RULE – An investment standard outlining fiduciary responsibilities of public funds investors relating to investment practices.

RATE OF RETURN – The yield obtainable on a security based on its purchase price or its current market price.

REPURCHASE AGREEMENT – An agreement of one party to sell securities at a

specified price to a second party and a simultaneous agreement of the first party to repurchase the securities at a specified price or at a specified later date.

REVERSE REPURCHASE AGREEMENT – An agreement of one party to sell securities at a specified price to a second party and a simultaneous agreement by the first party to resell the securities at a specified price to the second party on demand or at a specified date.

SAFEKEEPING – Holding of assets (e.g. securities) by a financial institution.

TREASURY BILLS – A non-interest bearing discount security issued by the US Treasury to finance the national debt. Most bills are issued to mature in three months, six months, or one year. The yields on these bills are monitored closely for interest rate trends.

TREASURY BONDS – Long term US government debt securities with maturities of ten to thirty years.

TREASURY NOTES – Intermediate term US government debt securities with maturities of one to ten years.

YIELD – The current rate of return on an investment security generally expressed as a percentage of the securities current price.

CITY OF COLLEYVILLE BROKER/DEALER CERTIFICATION QUESTIONNAIRE

1. Name of Firm

2. Address

3. Telephone

National Number -

Local Number -

4. Primary Representative / Branch Manager

5. Is your firm a primary dealer in U.S. Government securities? If so, how long?

6. Identify all personnel who will be trading or quoting securities to our City's employees.

7. Identify which personnel have read the City of Colleyville's investment policy.

8. Please indicate the current licenses of your representative(s) and attach a copy of their registration.

Representative Name(s)

License(s)

9. Have any of your public sector clients ever reported to your firm, its officers or employees, orally or in writing, that they sustained a loss (in a single year) exceeding 10 percent of original purchase price on any individual security purchased through the firm?

10. Has your firm consistently complied with Federal Reserve Bank's capital adequacy guidelines?

As of this date, does your firm comply with the guidelines?

11. By what factor does your firm presently exceed the capital adequacy guidelines?

12. Please attach a sample of any confirmations or transactions reports that the City will receive after a transaction has occurred.

13. Does your firm participate in the S.I.P.C. insurance program? If not, what is the comparable alternative?

14. What percentage of your transactions failed last month? Last year?

15. Describe the precautions taken by your firm to protect the interests of the public when dealing with governmental agencies as investors.

16. Please attach a copy of your firm's most recent audited financial statements. (Condensed statements are acceptable)

Appendix B

(To be completed on your firm's letterhead)

Texas Public Funds Investment Act Certification by Business Organization

This certification is executed on behalf of the City of Colleyville, Texas ("the Investor"), and (name of firm) ("the Business Organization") pursuant to the Public Funds Investment Act, Chapter 2256, Texas Government Code, (the Act) in connection with investment transactions conducted between the Investor and the Business Organization.

The undersigned Qualified Representative of the Business Organization hereby certifies on behalf of the Business Organization that:

1. The undersigned is a Qualified Representative of the Business Organization offering to enter an investment transaction with the Investor (Note: as such terms are used in the Public Funds Investment Act, chapter 2256, Texas Government Code) and
2. The Qualified Representative of the Business Organization has received and reviewed the Investment Policy furnished by the Investor and
3. The Qualified Representative of the Business Organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the Business Organization and the Investor that are not authorized by the Investor's investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of the Investor's entire portfolio or requires an interpretation of subjective investment standards.

Qualified Representative of the Business Organization

Signature

Name

Title

Date

CITY OF COLLEYVILLE INVESTMENT POLICY

Policy

It is the policy of the City of Colleyville (the City) to invest public funds in a manner ~~which will provide the highest consistent with the Public Funds Investment Act, Chapter 2256, Texas Government Code (the "Act") which places priority in the following order: preservation and safety of principal; liquidity; and yield. investment return with the maximum security while meeting the daily cash flow demands of the entity and conforming to all State of Texas laws and statutes including the Public Funds Investment Act, Chapter 2256 of the Government Code and City ordinances.~~

Governing Body

All investment and cash management activities shall be conducted in full compliance with applicable City ordinances as well as state and federal rules and regulations.

Specific statutory regulations for the investment of public funds in Texas are found in the Act. All investments will be made in accordance with this statute. Collateral requirements are established in Texas by the Public Funds Collateral Act, Chapter 2257, Texas Government Code, for all public Texas funds deposits.

Scope

This investment policy applies to all financial assets of the City. These funds are accounted for in the City's Comprehensive Annual Financial Report and include:

- General Fund
- Special Revenue Funds
- Capital Projects Funds
- Enterprise Funds
- Debt Service Funds, including reserves and sinking funds
- Trust and Agency Funds, to the extent not required by law or existing contract to be kept segregated and managed separately

and any new fund created by the City Council, unless specifically exempted by the City Council or by law. All funds may be combined as pooled funds unless specifically prohibited by State law or statute or City ordinance.

Objectives

The primary objectives, in priority order, of the City's investment activities shall be:

Safety: Consistent with the requirement of the Act, sSafety of principal is the foremost objective of the City in managing its portfolio. Investments of the City shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain this objective the City will diversify its investments by investing funds among a variety of securities offering independent returns and financial institutions. The City will also take into account the marketability of the investment if the need arises to liquidate the investment before maturity.

Liquidity: The City will also maintain sufficient liquidity to provide adequate and timely working funds.

Diversification: The portfolio shall be diversified by market sector, institution, and maturity in order to manage market risk.

Return on Investments: The investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, commensurate with the investment risk constraints and cash flow needs. The City investment strategy is passive and the portfolio shall be designed with the objective of regularly exceeding the weighted average return on thirteen-week Treasury bills. This is considered a benchmark for riskless investment transactions, and therefore, is a minimum standard for the portfolio's rate of return. For bond funds that fall under the arbitrage provisions of the Tax Reform Act of 1986, the City will attempt to earn allowable bond yield with market conditions permitting.

Delegation of Authority

The City designates the Investment Officers to be the City Manager, Chief Financial Officer, and Accounting Manager working jointly to ensure that investment objectives and day-to-day management activities with overall responsibilities to see that investment objectives are accomplished and the Chief Financial Officer and Accounting Manager with the specific day-to-day

~~performance of managing the funds of the City.~~

Ethics and Conflict of Interest

In accordance with section 2256.005 of the Act, ~~a~~All investment Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or that could impair their ability to make impartial investment decisions. Employees shall disclose to the City of Colleyville and Texas Ethics Commission a statement under the following conditions:

- A. If they have a personal business relationship with a business organization offering to engage in an investment transaction with the entity. Under the ~~Public Funds Investment~~ Act, a personal business relationship is defined as:
 - 1. The investment officer owns 10 percent or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization;
 - 2. Funds received by the investment officer from the business organization exceed 10 percent of the investment officer's gross income for the previous year; or
 - 3. The investment officer has acquired from the business organization during the previous year, investments with a book value of \$2,500 or more for the personal account of the investment officer.
- B. If they are related within the second degree by affinity or consanguinity, as determined by Government code Chapter 573, degrees of relationship; nepotism prohibition, V.A.T.C.S. to an individual seeking to sell an investment to the City of Colleyville.

Prudence

Investments shall be made with judgement and care – under circumstances then prevailing – which persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

The standard of prudence to be used by investment officials shall be the "prudent person", which means the officer may not be an expert but is obligated to act responsibly and shall be applied in the context of managing an overall portfolio. Investment officers acting in accordance with written procedures and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

Investment officers shall notify the City Council in writing of any conflicts of interest, as defined by the ~~Public Funds Investment~~ Act, no later than the next regularly scheduled Council meeting.

It is the policy of the City that the Investment Officers perform their duties in accordance with the policies and procedures set forth in this policy. The Investment Officers of the City (~~City Manager, Chief Financial Officer and Accounting Manager~~) shall be personally indemnified in the event of investment loss provided the Investment Policy is followed.

Internal Controls

The ~~Chief Financial Officer and Accounting Manager~~ Investment officers shall establish a system of written internal controls which shall be reviewed annually by the independent auditor. The controls shall be designed to prevent the loss of public funds due to fraud, error, misrepresentation, unanticipated market changes or imprudent actions.

Permissible Instruments

The Act lists all possible authorized investments available to Texas public entities. The City shall invest only in those investments authorized below as such investments are further defined by the Act. If this policy provides for a lower stated maximum maturity or other more restrictive condition on an authorized investment that more restrictive requirement controls. If changes are made to the Act to allow for additional possible authorized investments, such investments will not be authorized by the City until this policy is modified and adopted by the City Council.

~~The following is a list of permissible instruments as authorized by the 70th Texas Legislature in the Public Funds Investment Act (TEX. REV. CIV. STAT. ANN. ACT 842A-2) and amended by the 71st Legislature:~~

1. Obligations of the United States or its agencies or instrumentalities;
2. Direct obligations of the State of Texas or its agencies;
3. Other obligations, the principal of and interest on which are unconditionally guaranteed or insured by the State of Texas or the United States or its agencies or instrumentalities;
4. Obligations of states, agencies, counties, cities, and other political subdivisions of any state having been rated as to investment quality by nationally recognized investment rating firm and having received a rating of not less than "A" or its equivalent;
5. Certificates of deposit issued by state and national depository institutions that have its main office or branch office in this state that are:
 - a. Guaranteed or insured by the Federal Deposit Insurance Corporation, FSLIC or its successors; or
 - b. Secured by obligations that are described by subdivisions (1) through (4) of this subsection, which are intended to include all direct federal agency or instrumentality issued mortgage backed securities, and which have a market value of not less than the principal amount of the certificates or in any other manner and amount provided by law for deposits of the investing entities;
6. Invest in a local government investment pool as authorized by the Interlocal Cooperation Act ~~(TEX. REV. CIV. STAT. ANN. ACT. 4413 (32e))~~, as amended, and the ~~Public Funds Investment Act (TEX. REV. CIV. STAT. ACT. 842a-2)~~, as amended. The investment pool must comply with the requirements of the Public Funds Investment Act, as amended, as follows:
 - a. The investment pool maintains a stable asset value of one dollar as defined in the ~~Public Funds Investment Act~~;
 - b. The investment pool maintains a AAA, or AAAM rating by one of the nationally recognized rating agencies;
 - c. The investment pool's maximum average dollar weighted maturity does not exceed 90 days; and
 - d. The investment pool's continued compliance with the remaining provisions of the ~~Public Funds Investment Act~~.
 - e. The eligible investments of the pool are as follows: obligations of the United States or its agencies and instrumentalities, other obligations, the principal of and interest on which are

unconditionally guaranteed or insured by the United States, fully collateralized repurchase agreements with a defined termination date secured by obligations of the United States or its agencies and instrumentalities, other obligations, the principal of and interest on which are unconditionally guaranteed or insured by the United States, and SEC registered money market funds authorized by the ~~Public Funds Investment~~ Act and rated in the highest category by at least one nationally recognized rating agency, reverse repurchase agreements with a term of no longer than 90 days.

- f. Include in its investment policy and/or operating procedures the following information: a description of eligible investment securities and unacceptable investments, a written statement on investment policy and objectives, a description of interest calculations, distribution, and treatment of gains and losses, security safeguarding, valuation collateralization and auditing, and a fee schedule.

g. The City may invest in more than one pool, however no more than 5% of the City's total portfolio may be invested in pools containing commercial paper.

7. Direct repurchase agreements with primary security dealers or financial institutions doing business in the State of Texas having a defined termination date, and secured by U.S. Government or federal agency securities, provided that the ownership of collateral for the repurchase agreement is transferred to the City, and deposited with a safekeeping agent for the duration of the contract and a signed master repurchase agreement has been executed with the counterparty.
8. SEC-registered no-load money market mutual funds with a dollar weighted average portfolio of 90 days or less whose assets consist exclusively of United States Government Securities whose investment objectives include seeking to maintain a stable net asset value of \$1.00 per share. Investment in mutual funds shall be limited to a maximum of ten percent (10%) of the City's available funds.
9. Certificate of Deposit Account Registry Service (CDARS) deposited with a certificate of deposit issued by a depository institution that has its main office or branch office in this state that is selected by the investing entity pursuant to the requirements of Section 2256.010 of the Government Code.

The City is not required to liquidate an investment that was authorized at the time of its purchase.

Unacceptable Investment Instruments

The following securities, although authorized by the Public Funds Investment Act, are not eligible investments for the City:

1. Collateralized mortgage obligations and/or obligations of the following structure
 - a) obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;
 - b) obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest;
 - c) collateralized mortgage obligations that have a stated final maturity date of greater than 10 years; and
 - d) collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.
2. Commercial paper (Exception: Local Government Investment Pools which the City participates may contain commercial paper in compliance with Title 10, sec. 2256.013 of the Texas government code)
3. Banker's acceptances
4. Reverse repurchase agreements (Local Government Investment Pools which the City participates in may engage in reverse repurchase agreements if the term is 90 days or less)
5. No-load mutual funds other than SEC-registered no-load money market mutual funds with a dollar weighted average portfolio of 90 days or less whose assets consist exclusively of United States Government Securities whose investment objectives include seeking to maintain a stable net asset value of \$1.00 per share.
6. Guaranteed investment contracts
7. Share certificates of qualifying credit unions

Effect of Loss of Required Rating

An investment that requires a minimum rating does not qualify as an authorized investment during the period the investment does not have a minimum rating. The Investment Officer shall take all prudent measures that are consistent with the City's investment policy to liquidate the investment(s) that does not have the minimum rating (2256.021). In accordance with Section (2256.005(b)), the Investment Officer shall monitor rating changes in current investments by keeping a monthly record of ratings issued by three nationally recognized rating agencies.

Investment Strategy

The investment strategy by type of fund is as follows:

(1) Operating Funds

The investment strategy for operating fund(s) is to assure that anticipated cash flows are matched with adequate investment liquidity. A secondary objective is to create a portfolio, which will experience minimum volatility during economic cycles. These funds shall not have an investment with a stated maturity greater than two years and the weighted average maturity shall not exceed eighteen months.

(2) Debt Service Funds

The investment strategy for debt service fund(s) is the assurance of investment liquidity to cover the debt service obligations on the required payment date. Investments purchased shall not have a stated final maturity date which exceeds the corresponding debt service payment date. The weighted average maturity shall not exceed one year.

(3) Reserve Funds

The investment strategy for reserve fund(s) is the assurance of investment liquidity adequate to cover the debt service obligations not funded by debt service funds on the required payment date. Investment of reserve funds are controlled by their ordinance, resolution or indenture, and Federal and State law. Bond documents must be examined for each issue, for potential differences with this policy concerning investment instruments, maximum maturity or average life restrictions, call dates or sinking fund redemptions,

and applicable arbitrage yields and rebate liability. Provisions contained in the bond documents will supersede provisions of this policy. Weighted average maturity shall be in compliance with bond requirements, as stated.

Reserve funds will be invested using a more conservative approach than the current standard investment strategy when arbitrage rebate rules require refunding excess earnings. All excess earnings received will be segregated to allow a proper determination of interest income to be used in the arbitrage calculation.

(4) Special Project or Special Purpose Funds

The investment strategy for special projects or special purpose fund portfolio(s) will have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. The city's final maturity dates of securities held shall not exceed the estimated project completion date. Funds in excess of defined construction payment schedules shall be limited to a maximum final maturity date of three years.

Maturity limitations for single issue reserve funds shall not exceed the sooner of five (5) years, the call provisions of the bond ordinance, or the final maturity of the bond issue.

~~Annually, the City Council shall formally review the Investment Policy and investment strategy contained within the Policy and record in writing that it has reviewed the Policy and record any changes to either the policy or strategy.~~

A. Diversification

The City will attempt to limit the risk of loss through diversification of its portfolio and to achieve the aforementioned investment strategies by diversification of instruments.

<u>Diversification by Instrument of Portfolio</u>	<u>Maximum Percent</u>
U.S. Treasury Obligations (Bills, Notes and Bonds),	100%
U.S. Government Agency Securities, and Instrumentalities of Government Sponsored Corporations	75%
Certificates of Deposit (CD's)	

Commercial Bank's 75%

Local Government Investment Pool 75%

Local Government Investment Pool investing in commercial paper (compliant with Title 10, sec. 2256.013 of the Texas Local Government code) 5%

Certificate of Deposit Account Registry Service (CDARS) 75%

Tri-Party Repurchase Agreement 75%

SEC registered, no-load mutual fund 10%

Investment Procedures

The City shall enter the following agreements (if applicable): safekeeping, PSA repurchase agreements, wire transfer agreements, banking services contracts, and collateral/depository agreements. These contracts shall include the explicit delegation of authority to persons responsible for the transactions involving these agreements. No person except those designated in the contract may engage in any investment transactions.

On all funds invested in instruments as listed in "Permissible Investments" numbers one through five, oral bids shall be requested from at least two broker/dealers or national banks. The City will accept the bid that provides the highest rate of return within the maturity required and within the parameters of this policy. Records will be kept of the bids offered, bids accepted, and a brief explanation of the decision that was made regarding the investment.

Qualified Institutions

A list of financial institutions, broker/dealers, and depositories authorized to provide investment services will be maintained by the Investment Officer(s).

Certification: Section 2256.005(k) and (l) of the Act requires that any business organization offering to engage in an investment transaction with the City must be provided with a copy of this Investment Policy and Strategy and must provide the City with a written instrument (in a form acceptable to

both parties) executed by a representative of the person or entity that substantially acknowledges that the person or entity has:

1. received and reviewed the City's Investment Policy and Strategy; and
2. implemented reasonable procedures and controls in an effort to preclude investment transactions with the City that are not authorized by the City's Investment Policy and Strategy.

Any material changes to the Investment Policy and Strategy will require re-certification by all authorized firms.

Security brokers/dealers: Annually, the City Council shall review and adopt a list of brokers/dealers approve four financial institutions for investment purposes as recommended by the Chief Financial Officer Investment Officers.

All personnel working for the firms who will be trading or quoting securities to the City Council must maintain a current NASD license and be registered to deal securities in the State of Texas. Each broker/dealer shall provide the following documentation to the City Council for evaluation:

1. Annual audited financial reports
2. Financial Industry Regulatory Authority (FINRA) registration
3. Central Registration Depository Number (CRD)
4. The City broker/dealer questionnaire (Appendix A) and
5. Investment policy and strategy review certification (Appendix B) on the firm's letterhead signed by a principal of the firm

If the City contracts with a Registered Investment Advisor to manage its portfolio, the approved broker/dealer of that firm will be used, subject to approval by the City council.

~~All firms shall answer the Broker/Dealer questionnaire (Appendix A) and submit their most recent audited financial statements to the City Council for evaluation of credit worthiness. All personnel in the firms who will be trading or quoting securities to the City Council must maintain a current NASD license and be registered to deal securities in the State of Texas. An investment certification form (Appendix B) on the firm's letterhead signed by a principal of the firm must be on file with the City.~~

Safekeeping

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All marketable securities purchased by the City shall be held in third party safekeeping by an institution designated as primary agent. All securities will be delivered to the third party institution by seller. Personnel in the third party institution will verify the correct security was delivered by the seller ("delivery vs payment"). The third party institution shall issue a safekeeping receipt to the City listing the specific instrument, rate/yield, maturity, CUSIP, and other pertinent information. Collateral on deposit type securities which exceed the FDIC coverage shall be held in a third party safekeeping institution. In the event a third party safekeeping institution is used, a collateral agreement shall be executed between the City Council, depository which pledged the collateral, and the third party custodian of the collateral. The City will retain possession of all original safekeeping receipts and the receipts will state the security is pledged to the City. Either the City Manager, Chief Financial Officer or Accounting Manager must approve release of collateral in writing prior to its removal from the safekeeping account.

Selection of Financial Institutions

Depositories shall be selected through the City's banking services procurement process, which shall include a formal request for application. In selecting depositories, the services available, service costs, and credit-worthiness of institutions shall be considered, and the Investment Officers, shall conduct a comprehensive review of prospective depositories' credit characteristics and financial history.

The City shall select financial institutions from which the City may purchase certificates of deposit in accordance with the Act and this Policy. The City will have a written depository agreement with any financial institution with whom the City has time or demand deposits. The Investment Officer shall monitor the financial condition of financial institutions where certificates of deposit are held. A qualified representative of the financial institution must sign the investment certification form (Appendix B) on the financial institutions letterhead and it must be kept on file with the City.

Collateral Securities for Certificates of Deposit and Demand Accounts

The City will accept as collateral for its Certificates of Deposit and demand accounts the following securities:

- A. FDIC coverage
- B. U.S. Treasury bills, notes and bonds

C. United States Agency and instrumentalities bills or notes

D. GNMA mortgage backed fully modified pass through securities

E. Texas state, city, county or school bonds with a remaining maturity of seven years or less and a rating of "A" or better by Moody's, Fitch Ratings, and Standard and Poor's.

F. Surety Bond

G. Federal Home Loan Bank Letter of Credit issued to the City

Collateral shall be "marked to market" monthly by the ~~Finance Manager~~Investment Officers. The following percentages constitute the minimum market value for collateral instruments that are pledged for the City's Certificates of Deposit and demand deposits for amounts exceeding the FDIC coverage.

Form of Collateral <u>Pledged</u> — <u>Collateral</u>	<u>Ratio</u>
1. U.S. Treasury bills, notes, and bonds	
a. maturing within 1 year	102%
b. maturing in 1-5 years	105%
c. maturing in more than 5 years	110%
2. Actively traded U.S. Government Agency securities	
a. maturing in less than 1 year	103%
b. maturing in 1-5 years	107%
c. maturing in more than 5 years	115%
3. GNMA mortgage pass through securities	115%
4. Entities in the State of Texas bonds	
General Obligation Bonds	
a. maturing in less than 1 year	102%
b. maturing in 1-5 years	105%
c. maturing in more than 5 years	107%

Revenue Bonds

a. maturing in less than 1 year	105%
b. maturing in 1-5 years	110%
c. maturing in more than 5 years	115%

Collateral shall be audited annually by the City's independent auditor and may be audited by the City at anytime during normal business hours of the safekeeping bank.

Arbitrage

The Tax Reform Act of 1986 places limitations on the City's yield from investing certain tax-exempt bond proceeds, debt service funds and reserve funds. The rebate provisions require that the City compute earnings on investments from certain issues of bonds on a periodic basis to determine if rebate is required.

To determine the City's arbitrage position, the City is required to calculate the actual yield earned on the investment of the funds and compare it to the yield that would have been earned if the funds had been invested at a rate equal to the yield on the applicable bonds sold by the City. The rebate provisions state that periodically (not less than once every five years and not later than sixty days after maturity of the bonds), the City is required to pay the United States Treasury a rebate of any excess earnings. These restrictions require extreme precision in the monitoring and record keeping of investments, particularly in computing yields to ensure compliance. Failure to comply can dictate that the bonds become taxable, retroactively from the date of issuance.

The investment strategy for bond funds which fall under the arbitrage provisions of the Tax Reform Act of 1986, is that the City will attempt to earn maximum allowable bond yield with market conditions permitting.

Reporting Requirements

The ~~Chief Financial Officer and Accounting Manager~~Investment officers shall issue a written report quarterly to the Audit Committee and City Council concerning the City's investment transactions for the preceding quarter and describing in detail the investment position of the City as of the end of the quarter indicating the market values of all investments held during the quarter. The report shall list for each investment held during the quarter: the purchase price of the investment, the par value of the investment, the market

value of the investment at the beginning of the quarter, market value of the investment at the end of the quarter, and fully accrued interest for the period. The portfolio shall be marked to market monthly and market pricing information is to be obtained through the use of appropriate external third party software, third party safekeeping service, or a third party independent pricing service. This report shall be in compliance with provisions of the ~~Public Funds Investment~~ Act, as amended. The report shall be signed by the ~~Chief Financial Officer and Accounting Manager~~ investment officers, ~~as the investment officers for the City,~~ and state its compliance with the ~~Public Funds Investment~~ Act and adopted investment policy strategy. The quarterly investment reports must be reviewed annually by the City's external audit firm as a part of the City's annual audit and reported to the City Council.

Training Requirements

In accordance with the Act (2256.005 and 2256.008), the ~~Chief Financial Officer and Accounting Manager~~ Investment officers shall attend 10 hours of investment training within 12 months of assuming duties and 8 hours not less than once in a two-year period that begins on the first day of the City's fiscal year and consists of the two consecutive fiscal years after that date. ~~Both the Chief Financial Officer and Accounting Manager~~ The investment officers shall complete ten hours of training every two years as required by the ~~Public Funds Investment~~ Act. This training may be obtained from the ~~following a sources approved by the Texas State Board of Public Accountancy including:~~ North Central Texas Council of Governments, Government Treasurer's Organization of Texas, Government Finance Officer's of Texas, Texas Municipal League ~~or~~ and the University of North Texas Center for Professional Development. The training must include education in investment controls, security risks, strategy risks, market risks, and any other topics as required by the ~~Public Funds Investment~~ Act.

Review of Investment Policy

Annually the investment officers and city attorney shall review the policy and assess the need for any updates. All updates shall be approved by City council. In September of each odd year, the City Council shall formally review and approve the Investment Policy and investment strategy contained with the Policy and record in writing that it has reviewed the Policy and record any changes to either the policy or strategy.
Updated council approved investment policies should be provided to the city's authorized firms including the city's depository, investment pools, investment advisors, brokers and dealers the same week council approves the policy. Any

changes to the Investment Policy will require re-certification by all authorized firms.

Restated and Revised Policy Adopted: Council meeting - XX/XX/XXXX

Previous Policy Approval Council Meeting Dates:

- September 19, 2017 - Resolution R-17-4175**
- September 6, 2016 - Resolution R-16-4029**
- September 1, 2015 - Resolution R-15-3902**

GLOSSARY

AGENCIES - Federal agency securities and/or Government-sponsored entities.

BENCHMARK – A comparative base for measuring the performance or risk tolerance of the investment portfolio. A benchmark should represent a close correlation to the level of risk and the average duration of the portfolio's investments.

BROKER – A broker brings buyers and sellers together for a commission.

CERTIFICATE OF DEPOSIT – A time deposit with a specific maturity evidenced by a certificate. Large- denomination CD's are typically negotiable.

COLLATERAL – Securities, evidence of deposit, or other property which a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

DEALER – A dealer, as opposed to a broker, acts as a principal in all transactions, buying and selling for his own account.

DELIVERY VERSUS PAYMENT – Delivery verses payment is the delivery of a security and there is an exchange of money after the delivery of the security.

DISCOUNT SECURITIES – Non-interest bearing money market instruments that are being issued at a discount and redeemed at maturity for full face value, e.g. Treasury

Bills.

DIVERSIFICATION – Dividing instruments among securities offering independent returns.

FEDERAL CREDIT AGENCIES – Agencies of the Federal government set up to supply credit to various classes of institutions and individuals e.g. savings and loans, small business firms, students, farmers, farm cooperatives, and exporters.

FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC) – A federal agency that insures bank deposits, currently up to \$100,000 per deposit.

FEDERAL HOME LOAN BANKS (FHLB) – Government sponsored regional wholesale banks which lend funds and provide correspondent banking services to member commercial banks, thrift institutions, credit unions and insurance companies. The mission of the FHLB is to liquefy the housing related assets of its members who must purchase stock in their district bank.

FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA) – FNMA, like GNMA was chartered under the Federal National Mortgage Association Act in 1938. It is a federal corporation and the largest single provider of residential mortgage funds in the United States. FNMA's securities are highly liquid and widely accepted. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest.

GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA) – Securities influencing the volume of bank credit guaranteed by GNMA and issued by mortgage bankers, commercial banks, savings and loan associations. Security holder is backed by the full faith and credit of the US Government.

LIQUIDITY – An asset that can be converted quickly and easily to cash.

LOCAL GOVERNMENT INVESTMENT POOL – An investment by local governments in which their money is pooled as a method for managing local funds.

MARKET VALUE – The price at which a security is trading and could presumably be purchased or sold.

MASTER REPURCHASE AGREEMENT – A written contract that establishes each party's rights in the transactions. A master agreement will specify, among other things, the right of the buyer-lender to liquidate the underlying securities in the event of default by the seller-borrower.

MATURITY – The date upon which the principal or stated value of an investment becomes due and payable.

MUTUAL FUND – An investment company that pools money and can invest in a variety of securities, including fixed-income securities and money market instruments. Mutual funds are regulated by the Investment Company Act of 1940 and must abide by Securities and Exchange disclosure guidelines.

PORTFOLIO – Collection of securities held by an investor.

PRIMARY DEALER – A group of government securities dealers who submit daily reports of market activity and positions and monthly financial statements to the Federal Reserve Bank of New York and are subject to informal oversight.

PRUDENT PERSON RULE – An investment standard outlining fiduciary responsibilities of public funds investors relating to investment practices.

RATE OF RETURN – The yield obtainable on a security based on its purchase price or its current market price.

REPURCHASE AGREEMENT – An agreement of one party to sell securities at a specified price to a second party and a simultaneous agreement of the first party to repurchase the securities at a specified price or at a specified later date.

REVERSE REPURCHASE AGREEMENT – An agreement of one party to sell securities at a specified price to a second party and a simultaneous agreement by the first party to resell the securities at a specified price to the second party on demand or at a specified date.

SAFEKEEPING – Holding of assets (e.g. securities) by a financial institution.

TREASURY BILLS – A non-interest bearing discount security issued by the US Treasury to finance the national debt. Most bills are issued to mature in three months, six months, or one year. The yields on these bills are monitored closely for interest rate trends.

TREASURY BONDS – Long term US government debt securities with maturities of ten to thirty years.

TREASURY NOTES – Intermediate term US government debt securities with maturities of one to ten years.

YIELD – The current rate of return on an investment security generally expressed as a percentage of the securities current price.

CITY OF COLLEYVILLE BROKER/DEALER CERTIFICATION QUESTIONNAIRE

1. Name of Firm

2. Address

3. Telephone

National Number -

Local Number -

4. Primary Representative / Branch Manager

5. Is your firm a primary dealer in U.S. Government securities? If so, how long?

6. Identify all personnel who will be trading or quoting securities to our City's employees.

7. Identify which personnel have read the City of Colleyville's investment policy.

8. Please indicate the current licenses of your representative(s) and attach a copy of their registration.

Representative Name(s)

License(s)

9. Have any of your public sector clients ever reported to your firm, its officers or employees, orally or in writing, that they sustained a loss (in a single year) exceeding 10 percent of original purchase price on any individual security purchased through the firm?

10. Has your firm consistently complied with Federal Reserve Bank's capital adequacy guidelines?

As of this date, does your firm comply with the guidelines?

11. By what factor does your firm presently exceed the capital adequacy guidelines?

12. Please attach a sample of any confirmations or transactions reports that the City will receive after a transaction has occurred.

13. Does your firm participate in the S.I.P.C. insurance program? If not, what is the comparable alternative?

14. What percentage of your transactions failed last month? Last year?

15. Describe the precautions taken by your firm to protect the interests of the public when dealing with governmental agencies as investors.

16. Please attach a copy of your firm's most recent audited financial statements. (Condensed statements are acceptable)

Appendix B

(To be completed on your firm's letterhead)

Texas Public Funds Investment Act Certification by Business Organization

This certification is executed on behalf of the City of Colleyville, Texas ("the Investor"), and (name of firm) ("the Business Organization") pursuant to the Public Funds Investment Act, Chapter 2256, Texas Government Code, (the Act) in connection with investment transactions conducted between the Investor and the Business Organization.

The undersigned Qualified Representative of the Business Organization hereby certifies on behalf of the Business Organization that:

1. The undersigned is a Qualified Representative of the Business Organization offering to enter an investment transaction with the Investor (Note: as such terms are used in the Public Funds Investment Act, chapter 2256, Texas Government Code) and
2. The Qualified Representative of the Business Organization has received and reviewed the Investment Policy furnished by the Investor and
3. The Qualified Representative of the Business Organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the Business Organization and the Investor that are not authorized by the Investor's investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of the Investor's entire portfolio or requires an interpretation of subjective investment standards.

Qualified Representative of the Business Organization

Signature

Name

Title

Date

CITY OF COLLEYVILLE INVESTMENT POLICY

Policy

It is the policy of the City of Colleyville (the City) to invest public funds in a manner consistent with the Public Funds Investment Act, Chapter 2256, Texas Government Code (the "Act") which places priority in the following order: preservation and safety of principal; liquidity; and yield.

Governing Body

All investment and cash management activities shall be conducted in full compliance with applicable City ordinances as well as state and federal rules and regulations.

Specific statutory regulations for the investment of public funds in Texas are found in the Act. All investments will be made in accordance with this statute. Collateral requirements are established in Texas by the Public Funds Collateral Act, Chapter 2257, Texas Government Code, for all public Texas funds deposits.

Scope

This investment policy applies to all financial assets of the City. These funds are accounted for in the City's Comprehensive Annual Financial Report and include:

- General Fund
- Special Revenue Funds
- Capital Projects Funds
- Enterprise Funds
- Debt Service Funds, including reserves and sinking funds
- Trust and Agency Funds, to the extent not required by law or existing contract to be kept segregated and managed separately

and any new fund created by the City Council, unless specifically exempted by the City Council or by law. All funds may be combined as pooled funds unless specifically prohibited by State law or statute or City ordinance.

Objectives

The primary objectives, in priority order, of the City's investment activities shall be:

Safety: Consistent with the requirement of the Act, safety of principal is the foremost objective of the City in managing its portfolio. Investments of the City shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain this objective the City will diversify its investments by investing funds among a variety of securities offering independent returns and financial institutions. The City will also take into account the marketability of the investment if the need arises to liquidate the investment before maturity.

Liquidity: The City will also maintain sufficient liquidity to provide adequate and timely working funds.

Diversification: The portfolio shall be diversified by market sector, institution, and maturity in order to manage market risk.

Return on Investments: The investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, commensurate with the investment risk constraints and cash flow needs. The City investment strategy is passive and the portfolio shall be designed with the objective of regularly exceeding the weighted average return on thirteen-week Treasury bills. This is considered a benchmark for riskless investment transactions, and therefore, is a minimum standard for the portfolio's rate of return. For bond funds that fall under the arbitrage provisions of the Tax Reform Act of 1986, the City will attempt to earn allowable bond yield with market conditions permitting.

Delegation of Authority

The City designates the Investment Officers to be the City Manager, Chief Financial Officer, and Accounting Manager working jointly to ensure that investment objectives and day-to-day management activities are accomplished

Ethics and Conflict of Interest

In accordance with section 2256.005 of the Act, all investment Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or that could impair their ability to make impartial investment

decisions. Employees shall disclose to the City of Colleyville and Texas Ethics Commission a statement under the following conditions:

- A. If they have a personal business relationship with a business organization offering to engage in an investment transaction with the entity. Under the Act, a personal business relationship is defined as:
 - 1. The investment officer owns 10 percent or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization;
 - 2. Funds received by the investment officer from the business organization exceed 10 percent of the investment officer's gross income for the previous year; or
 - 3. The investment officer has acquired from the business organization during the previous year, investments with a book value of \$2,500 or more for the personal account of the investment officer.
- B. If they are related within the second degree by affinity or consanguinity, as determined by Government code Chapter 573, degrees of relationship; nepotism prohibition, to an individual seeking to sell an investment to the City of Colleyville.

Prudence

Investments shall be made with judgement and care – under circumstances then prevailing – which persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

The standard of prudence to be used by investment officials shall be the "prudent person", which means the officer may not be an expert but is obligated to act responsibly and shall be applied in the context of managing an overall portfolio. Investment officers acting in accordance with written procedures and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

Investment officers shall notify the City Council in writing of any conflicts of

interest, as defined by the Act, no later than the next regularly scheduled Council meeting.

It is the policy of the City that the Investment Officers perform their duties in accordance with the policies and procedures set forth in this policy. The Investment Officers of the City shall be personally indemnified in the event of investment loss provided the Investment Policy is followed.

Internal Controls

The Investment officers shall establish a system of written internal controls which shall be reviewed annually by the independent auditor. The controls shall be designed to prevent the loss of public funds due to fraud, error, misrepresentation, unanticipated market changes or imprudent actions.

Permissible Instruments

The Act lists all possible authorized investments available to Texas public entities. The City shall invest only in those investments authorized below as such investments are further defined by the Act. If this policy provides for a lower stated maximum maturity or other more restrictive condition on an authorized investment that more restrictive requirement controls. If changes are made to the Act to allow for additional possible authorized investments, such investments will not be authorized by the City until this policy is modified and adopted by the City Council.

1. Obligations of the United States or its agencies or instrumentalities;
2. Direct obligations of the State of Texas or its agencies;
3. Other obligations, the principal of and interest on which are unconditionally guaranteed or insured by the State of Texas or the United States or its agencies or instrumentalities;
4. Obligations of states, agencies, counties, cities, and other political subdivisions of any state having been rated as to investment quality by nationally recognized investment rating firm and having received a rating of not less than "A" or its equivalent;
5. Certificates of deposit issued by state and national depository institutions that have its main office or branch office in this state that are:
 - a. Guaranteed or insured by the Federal Deposit Insurance

Corporation, FSLIC or its successors; or

- b. Secured by obligations that are described by subdivisions (1) through (4) of this subsection, which are intended to include all direct federal agency or instrumentality issued mortgage backed securities, and which have a market value of not less than the principal amount of the certificates or in any other manner and amount provided by law for deposits of the investing entities;

- 6. Invest in a local government investment pool as authorized by the Interlocal Cooperation Act, as amended, and the Act, as amended. The investment pool must comply with the requirements of the Public Funds Investment Act, as amended, as follows:

- a. The investment pool maintains a stable asset value of one dollar as defined in the Act;
- b. The investment pool maintains a AAA, or AAAm rating by one of the nationally recognized rating agencies;
- c. The investment pool's maximum average dollar weighted maturity does not exceed 90 days; and
- d. The investment pool's continued compliance with the remaining provisions of the Act.
- e. The eligible investments of the pool are as follows: obligations of the United States or its agencies and instrumentalities, other obligations, the principal of and interest on which are unconditionally guaranteed or insured by the United States, fully collateralized repurchase agreements with a defined termination date secured by obligations of the United States or its agencies and instrumentalities, other obligations, the principal of and interest on which are unconditionally guaranteed or insured by the United States, and SEC registered money market funds authorized by the Act and rated in the highest category by at least one nationally recognized rating agency, reverse repurchase agreements with a term of no longer than 90 days.
- f. Include in its investment policy and/or operating procedures the following information: a description of eligible investment securities and unacceptable investments, a written statement on investment policy and objectives, a description of interest calculations, distribution, and treatment of gains and losses, security safeguarding, valuation collateralization and auditing, and a fee schedule.

- g. The City may invest in more than one pool, however no more

than 5% of the City's total portfolio may be invested in pools containing commercial paper.

7. Direct repurchase agreements with primary security dealers or financial institutions doing business in the State of Texas having a defined termination date, and secured by U.S. Government or federal agency securities, provided that the ownership of collateral for the repurchase agreement is transferred to the City, and deposited with a safekeeping agent for the duration of the contract and a signed master repurchase agreement has been executed with the counterparty.
8. SEC-registered no-load money market mutual funds with a dollar weighted average portfolio of 90 days or less whose assets consist exclusively of United States Government Securities whose investment objectives include seeking to maintain a stable net asset value of \$1.00 per share. Investment in mutual funds shall be limited to a maximum of ten percent (10%) of the City's available funds.
9. Certificate of Deposit Account Registry Service (CDARS) deposited with a certificate of deposit issued by a depository institution that has its main office or branch office in this state that is selected by the investing entity pursuant to the requirements of Section 2256.010 of the Government Code.

The City is not required to liquidate an investment that was authorized at the time of its purchase.

Unacceptable Investment Instruments

The following securities, although authorized by the Public Funds Investment Act, are not eligible investments for the City:

1. Collateralized mortgage obligations and/or obligations of the following structure
 - a) obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;
 - b) obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest;
 - c) collateralized mortgage obligations that have a stated final maturity date of greater than 10 years; and

- d) collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.
2. Commercial paper (Exception: Local Government Investment Pools which the City participates may contain commercial paper in compliance with Title 10, sec. 2256.013 of the Texas government code)
 3. Banker's acceptances
 4. Reverse repurchase agreements (Local Government Investment Pools which the City participates in may engage in reverse repurchase agreements if the term is 90 days or less)
 5. No-load mutual funds other than SEC-registered no-load money market mutual funds with a dollar weighted average portfolio of 90 days or less whose assets consist exclusively of United States Government Securities whose investment objectives include seeking to maintain a stable net asset value of \$1.00 per share.
 6. Guaranteed investment contracts
 7. Share certificates of qualifying credit unions

Effect of Loss of Required Rating

An investment that requires a minimum rating does not qualify as an authorized investment during the period the investment does not have a minimum rating. The Investment Officer shall take all prudent measures that are consistent with the City's investment policy to liquidate the investment(s) that does not have the minimum rating (2256.021). In accordance with Section (2256.005(b)), the Investment Officer shall monitor rating changes in current investments by keeping a monthly record of ratings issued by three nationally recognized rating agencies.

Investment Strategy

The investment strategy by type of fund is as follows:

(1) Operating Funds

The investment strategy for operating fund(s) is to assure that anticipated

cash flows are matched with adequate investment liquidity. A secondary objective is to create a portfolio, which will experience minimum volatility during economic cycles. These funds shall not have an investment with a stated maturity greater than two years and the weighted average maturity shall not exceed eighteen months.

(2) Debt Service Funds

The investment strategy for debt service fund(s) is the assurance of investment liquidity to cover the debt service obligations on the required payment date. Investments purchased shall not have a stated final maturity date which exceeds the corresponding debt service payment date. The weighted average maturity shall not exceed one year.

(3) Reserve Funds

The investment strategy for reserve fund(s) is the assurance of investment liquidity adequate to cover the debt service obligations not funded by debt service funds on the required payment date. Investment of reserve funds are controlled by their ordinance, resolution or indenture, and Federal and State law. Bond documents must be examined for each issue, for potential differences with this policy concerning investment instruments, maximum maturity or average life restrictions, call dates or sinking fund redemptions, and applicable arbitrage yields and rebate liability. Provisions contained in the bond documents will supersede provisions of this policy. Weighted average maturity shall be in compliance with bond requirements, as stated.

Reserve funds will be invested using a more conservative approach than the current standard investment strategy when arbitrage rebate rules require refunding excess earnings. All excess earnings received will be segregated to allow a proper determination of interest income to be used in the arbitrage calculation.

(4) Special Project or Special Purpose Funds

The investment strategy for special projects or special purpose fund portfolio(s) will have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. The city's final maturity dates of securities held shall not exceed the estimated project completion date. Funds in excess of defined construction payment schedules shall be limited to a maximum final maturity date of three years.

Maturity limitations for single issue reserve funds shall not exceed the sooner of five (5) years, the call provisions of the bond ordinance, or the final maturity of the bond issue.

A. Diversification

The City will attempt to limit the risk of loss through diversification of its portfolio and to achieve the aforementioned investment strategies by diversification of instruments.

<u>Diversification by Instrument of Portfolio</u>	<u>Maximum Percent</u>
U.S. Treasury Obligations (Bills, Notes and Bonds),	100%
U.S. Government Agency Securities, and Instrumentalities of Government Sponsored Corporations	75%
Certificates of Deposit (CD's) Commercial Bank's	75%
Local Government Investment Pool	75%
Local Government Investment Pool investing in commercial paper (compliant with Title 10, sec. 2256.013 of the Texas Local Government code)	5%
Certificate of Deposit Account Registry Service (CDARS)	75%
Tri-Party Repurchase Agreement	75%
SEC registered, no-load mutual fund	10%

Investment Procedures

The City shall enter the following agreements (if applicable): safekeeping, PSA repurchase agreements, wire transfer agreements, banking services contracts, and collateral/depository agreements. These contracts shall include the explicit delegation of authority to persons responsible for the transactions involving these agreements. No person except those designated in the contract may engage in any investment transactions.

On all funds invested in instruments as listed in "Permissible Investments" numbers one through five, oral bids shall be requested from at least two broker/dealers or national banks. The City will accept the bid that provides the highest rate of return within the maturity required and within the parameters of this policy. Records will be kept of the bids offered, bids accepted, and a brief explanation of the decision that was made regarding the investment.

Qualified Institutions

A list of financial institutions, broker/dealers, and depositories authorized to provide investment services will be maintained by the Investment Officer(s).

Certification: Section 2256.005(k) and (l) of the Act requires that any business organization offering to engage in an investment transaction with the City must be provided with a copy of this Investment Policy and Strategy and must provide the City with a written instrument (in a form acceptable to both parties) executed by a representative of the person or entity that substantially acknowledges that the person or entity has:

1. received and reviewed the City's Investment Policy and Strategy; and
2. implemented reasonable procedures and controls in an effort to preclude investment transactions with the City that are not authorized by the City's Investment Policy and Strategy.

Any material changes to the Investment Policy and Strategy will require re-certification by all authorized firms.

Security brokers/dealers: Annually, the City Council shall review and adopt a list of brokers/dealers for investment purposes as recommended by the Investment Officers.

All personnel working for the firms who will be trading or quoting securities to the City Council must maintain a current NASD license and be registered to deal securities in the State of Texas. Each broker/dealer shall provide the following documentation to the City Council for evaluation:

1. Annual audited financial reports
2. Financial Industry Regulatory Authority (FINRA) registration
3. Central Registration Depository Number (CRD)
4. The City broker/dealer questionnaire (Appendix A) and
5. Investment policy and strategy review certification (Appendix B) on the firm's letterhead signed by a principal of the firm

If the City contracts with a Registered Investment Advisor to manage its portfolio, the approved broker/dealer of that firm will be used, subject to approval by the City council.

Safekeeping

All marketable securities purchased by the City shall be held in third party safekeeping by an institution designated as primary agent. All securities will be delivered to the third party institution by seller. Personnel in the third party institution will verify the correct security was delivered by the seller ("delivery vs payment"). The third party institution shall issue a safekeeping receipt to the City listing the specific instrument, rate/yield, maturity, CUSIP, and other pertinent information. Collateral on deposit type securities which exceed the FDIC coverage shall be held in a third party safekeeping institution. In the event a third party safekeeping institution is used, a collateral agreement shall be executed between the City Council, depository which pledged the collateral, and the third party custodian of the collateral. The City will retain possession of all original safekeeping receipts and the receipts will state the security is pledged to the City. Either the City Manager, Chief Financial Officer or Accounting Manager must approve release of collateral in writing prior to its removal from the safekeeping account.

Selection of Financial Institutions

Depositories shall be selected through the City's banking services procurement process, which shall include a formal request for application. In selecting depositories, the services available, service costs, and credit-worthiness of institutions shall be considered, and the Investment Officers, shall conduct a comprehensive review of prospective depositories' credit characteristics and financial history.

The City shall select financial institutions from which the City may purchase certificates of deposit in accordance with the Act and this Policy. The City will have a written depository agreement with any financial institution with whom the City has time or demand deposits. The Investment Officer shall monitor the financial condition of financial institutions where certificates of deposit are held. A qualified representative of the financial institution must sign the investment certification form (Appendix B) on the financial institutions letterhead and it must be kept on file with the City.

Collateral Securities for Certificates of Deposit and Demand Accounts

The City will accept as collateral for its Certificates of Deposit and demand accounts the following securities:

- A. FDIC coverage
- B. U.S. Treasury bills, notes and bonds
- C. United States Agency and instrumentalities bills or notes
- D. GNMA mortgage backed fully modified pass through securities
- E. Texas state, city, county or school bonds with a remaining maturity of seven years or less and a rating of "A" or better by Moody's, Fitch Ratings, and Standard and Poor's.
- F. Surety Bond
- G. Federal Home Loan Bank Letter of Credit issued to the City

Collateral shall be "marked to market" monthly by the Investment Officers. The following percentages constitute the minimum market value for collateral instruments that are pledged for the City's Certificates of Deposit and demand deposits for amounts exceeding the FDIC coverage.

<u>Pledged Collateral</u>	<u>Ratio</u>
1. U.S. Treasury bills, notes, and bonds	
a. maturing within 1 year	102%
b. maturing in 1-5 years	105%
c. maturing in more than 5 years	110%
2. Actively traded U.S. Government Agency securities	
a. maturing in less than 1 year	103%
b. maturing in 1-5 years	107%
c. maturing in more than 5 years	115%
3. GNMA mortgage pass through securities	115%
4. Entities in the State of Texas bonds	
General Obligation Bonds	
a. maturing in less than 1 year	102%

b. maturing in 1-5 years	105%
c. maturing in more than 5 years	107%

Revenue Bonds

a. maturing in less than 1 year	105%
b. maturing in 1-5 years	110%
c. maturing in more than 5 years	115%

Collateral shall be audited annually by the City's independent auditor and may be audited by the City at any time during normal business hours of the safekeeping bank.

Arbitrage

The Tax Reform Act of 1986 places limitations on the City's yield from investing certain tax-exempt bond proceeds, debt service funds and reserve funds. The rebate provisions require that the City compute earnings on investments from certain issues of bonds on a periodic basis to determine if rebate is required.

To determine the City's arbitrage position, the City is required to calculate the actual yield earned on the investment of the funds and compare it to the yield that would have been earned if the funds had been invested at a rate equal to the yield on the applicable bonds sold by the City. The rebate provisions state that periodically (not less than once every five years and not later than sixty days after maturity of the bonds), the City is required to pay the United States Treasury a rebate of any excess earnings. These restrictions require extreme precision in the monitoring and record keeping of investments, particularly in computing yields to ensure compliance. Failure to comply can dictate that the bonds become taxable, retroactively from the date of issuance.

The investment strategy for bond funds which fall under the arbitrage provisions of the Tax Reform Act of 1986, is that the City will attempt to earn maximum allowable bond yield with market conditions permitting.

Reporting Requirements

The Investment officers shall issue a written report quarterly to the Audit Committee and City Council concerning the City's investment transactions for the preceding quarter and describing in detail the investment position of the City as of the end of the quarter indicating the market values of all investments held during the quarter. The report shall list for each investment held during

the quarter: the purchase price of the investment, the par value of the investment, the market value of the investment at the beginning of the quarter, market value of the investment at the end of the quarter, and fully accrued interest for the period. The portfolio shall be marked to market monthly and market pricing information is to be obtained through the use of appropriate external third party software, third party safekeeping service, or a third party independent pricing service. This report shall be in compliance with provisions of the Act, as amended. The report shall be signed by the investment officers and state its compliance with the Act and adopted investment policy strategy. The quarterly investment reports must be reviewed annually by the City's external audit firm as a part of the City's annual audit and reported to the City Council.

Training Requirements

In accordance with the Act (2256.005 and 2256.008), the Investment officers shall attend 10 hours of investment training within 12 months of assuming duties and 8 hours not less than once in a two-year period that begins on the first day of the City's fiscal year and consists of the two consecutive fiscal years after that date. The investment officers shall complete ten hours of training every two years as required by the Act. This training may be obtained from the a source approved by the Texas State Board of Public Accountancy including North Central Texas Council of Governments, Government Treasurer's Organization of Texas, Government Finance Officer's of Texas, Texas Municipal League and the University of North Texas Center for Professional Development. The training must include education in investment controls, security risks, strategy risks, market risks, and any other topics as required by the Act.

Review of Investment Policy

Annually the investment officers and city attorney shall review the policy and assess the need for any updates. All updates shall be approved by City council. In September of each odd year, the City Council shall formally review and approve the Investment Policy

Updated council approved investment policies should be provided to the city's authorized firms including the city's depository, investment pools, investment advisors, brokers and dealers the same week council approves the policy. Any changes to the Investment Policy will require re-certification by all authorized firms.

Restated and Revised Policy Adopted: Council meeting - XX/XX/XXXX

Previous Policy Approval Council Meeting Dates:

- **September 19, 2017 - Resolution R-17-4175**
- **September 6, 2016 - Resolution R-16-4029**
- **September 1, 2015 - Resolution R-15-3902**

DRAFT - RED LINE

GLOSSARY

AGENCIES - Federal agency securities and/or Government-sponsored entities.

BENCHMARK – A comparative base for measuring the performance or risk tolerance of the investment portfolio. A benchmark should represent a close correlation to the level of risk and the average duration of the portfolio's investments.

BROKER – A broker brings buyers and sellers together for a commission.

CERTIFICATE OF DEPOSIT – A time deposit with a specific maturity evidenced by a certificate. Large- denomination CD's are typically negotiable.

COLLATERAL – Securities, evidence of deposit, or other property which a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

DEALER – A dealer, as opposed to a broker, acts as a principal in all transactions, buying and selling for his own account.

DELIVERY VERSUS PAYMENT – Delivery versus payment is the delivery of a security and there is an exchange of money after the delivery of the security.

DISCOUNT SECURITIES – Non-interest bearing money market instruments that are being issued at a discount and redeemed at maturity for full face value, e.g. Treasury Bills.

DIVERSIFICATION – Dividing instruments among securities offering independent returns.

FEDERAL CREDIT AGENCIES – Agencies of the Federal government set up to supply credit to various classes of institutions and individuals e.g. savings and loans, small business firms, students, farmers, farm cooperatives, and exporters.

FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC) – A federal agency that insures bank deposits, currently up to \$100,000 per deposit.

FEDERAL HOME LOAN BANKS (FHLB) – Government sponsored regional wholesale banks which lend funds and provide correspondent banking services to member commercial banks, thrift institutions, credit unions and insurance companies. The mission of the FHLB is to liquefy the housing related assets of its members who must purchase stock in their district bank.

FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA) – FNMA, like GNMA was chartered under the Federal National Mortgage Association Act in 1938. It is a federal corporation and the largest single provider of residential mortgage funds in the United States. FNMA's securities are highly liquid and widely accepted. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest.

GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA) – Securities influencing the volume of bank credit guaranteed by GNMA and issued by mortgage bankers, commercial banks, savings and loan associations. Security holder is backed by the full faith and credit of the US Government.

LIQUIDITY – An asset that can be converted quickly and easily to cash.

LOCAL GOVERNMENT INVESTMENT POOL – An investment by local governments in which their money is pooled as a method for managing local funds.

MARKET VALUE – The price at which a security is trading and could presumably be purchased or sold.

MASTER REPURCHASE AGREEMENT – A written contract that establishes each party's rights in the transactions. A master agreement will specify, among other things, the right of the buyer-lender to liquidate the underlying securities in the event of default by the seller-borrower.

MATURITY – The date upon which the principal or stated value of an investment becomes due and payable.

MUTUAL FUND – An investment company that pools money and can invest in a variety of securities, including fixed-income securities and money market instruments. Mutual funds are regulated by the Investment Company Act of 1940 and must abide by Securities and Exchange disclosure guidelines.

PORTFOLIO – Collection of securities held by an investor.

PRIMARY DEALER – A group of government securities dealers who submit daily reports of market activity and positions and monthly financial statements to the Federal Reserve Bank of New York and are subject to informal oversight.

PRUDENT PERSON RULE – An investment standard outlining fiduciary responsibilities of public funds investors relating to investment practices.

RATE OF RETURN – The yield obtainable on a security based on its purchase price or its current market price.

REPURCHASE AGREEMENT – An agreement of one party to sell securities at a

specified price to a second party and a simultaneous agreement of the first party to repurchase the securities at a specified price or at a specified later date.

REVERSE REPURCHASE AGREEMENT – An agreement of one party to sell securities at a specified price to a second party and a simultaneous agreement by the first party to resell the securities at a specified price to the second party on demand or at a specified date.

SAFEKEEPING – Holding of assets (e.g. securities) by a financial institution.

TREASURY BILLS – A non-interest bearing discount security issued by the US Treasury to finance the national debt. Most bills are issued to mature in three months, six months, or one year. The yields on these bills are monitored closely for interest rate trends.

TREASURY BONDS – Long term US government debt securities with maturities of ten to thirty years.

TREASURY NOTES – Intermediate term US government debt securities with maturities of one to ten years.

YIELD – The current rate of return on an investment security generally expressed as a percentage of the securities current price.

CITY OF COLLEYVILLE BROKER/DEALER CERTIFICATION QUESTIONNAIRE

1. Name of Firm

2. Address

3. Telephone

National Number -

Local Number -

4. Primary Representative / Branch Manager

5. Is your firm a primary dealer in U.S. Government securities? If so, how long?

6. Identify all personnel who will be trading or quoting securities to our City's employees.

7. Identify which personnel have read the City of Colleyville's investment policy.

8. Please indicate the current licenses of your representative(s) and attach a copy of their registration.

Representative Name(s)

License(s)

9. Have any of your public sector clients ever reported to your firm, its officers or employees, orally or in writing, that they sustained a loss (in a single year) exceeding 10 percent of original purchase price on any individual security purchased through the firm?

10. Has your firm consistently complied with Federal Reserve Bank's capital adequacy guidelines?

As of this date, does your firm comply with the guidelines?

11. By what factor does your firm presently exceed the capital adequacy guidelines?

12. Please attach a sample of any confirmations or transactions reports that the City will receive after a transaction has occurred.

13. Does your firm participate in the S.I.P.C. insurance program? If not, what is the comparable alternative?

14. What percentage of your transactions failed last month? Last year?

15. Describe the precautions taken by your firm to protect the interests of the public when dealing with governmental agencies as investors.

16. Please attach a copy of your firm's most recent audited financial statements. (Condensed statements are acceptable)

Appendix B

(To be completed on your firm's letterhead)

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The undersigned Qualified Representative of the Business Organization hereby certifies on behalf of the Business Organization that:

1. The undersigned is a Qualified Representative of the Business Organization offering to enter an investment transaction with the Investor (Note: as such terms are used in the Public Funds Investment Act, chapter 2256, Texas Government Code) and
2. The Qualified Representative of the Business Organization has received and reviewed the Investment Policy furnished by the Investor and
3. The Qualified Representative of the Business Organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the Business Organization and the Investor that are not authorized by the Investor's investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of the Investor's entire portfolio or requires an interpretation of subjective investment standards.

Qualified Representative of the Business Organization

Signature

Name

Title

Date

QUARTERLY INVESTMENT REPORT

FOR QUARTER ENDING March 31, 2018

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

Shereen Gendy
Karen Hines



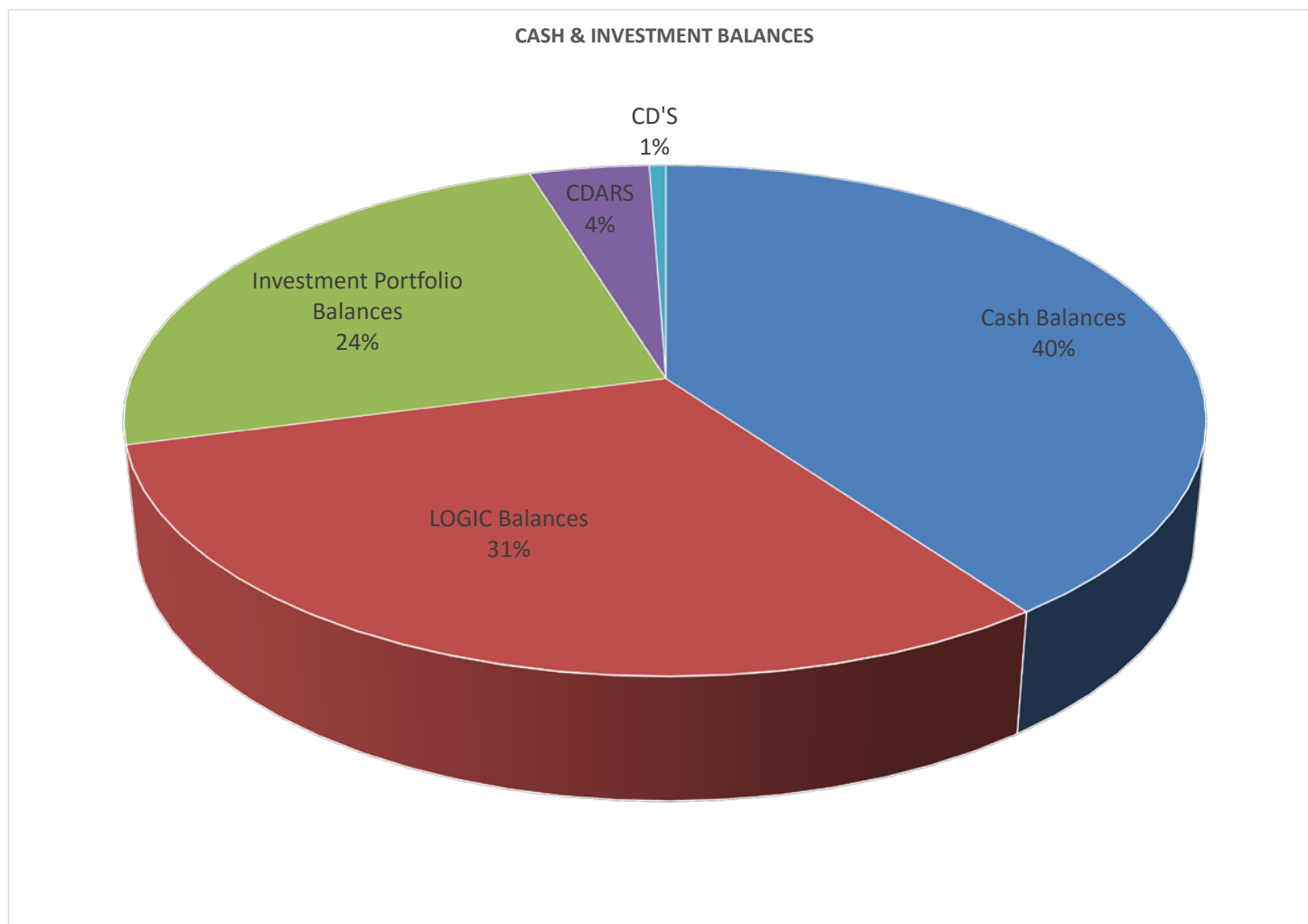
**Portfolio Investment Report
for the Quarter Ending March 31, 2018
CONSOLIDATED INVESTMENT REPORT**

	Current As of 3/31/2018	Last Quarter As of 12/31/2017
Cash and Investment Balances		
Cash Balances	\$ 34,220,412	\$ 29,516,598
LOGIC Balances	\$ 26,279,886	\$ 26,175,681
Investment Portfolio Balances	\$ 20,782,071	\$ 20,783,848
CDARS	\$ 3,576,284	\$ 4,591,089
CD'S	\$ 496,000	\$ -
Total Cash, Logic, & Other Investments	\$ 85,354,654	\$ 81,067,216

Investment Yields, Maturities, and Interest		
	Current As of 3/31/2018	Last Quarter As of 12/31/2017
Bank Earned Income Credit	1.45%	1.10%
13 Week Treasury Benchmark	1.56%	1.21%
Logic Average Quarterly Yield	1.61%	1.32%
Logic Quarter's Average Weighted Maturity	29	35
Average Weighted Yield: Agency	1.34%	1.21%
Average Weighted Maturity: Agency	373	393
Average Weighted Yield: CDARS	0.52%	0.50%
Average Weighted Maturity: CDARS	256	287
Average Weighted Yield: CD'S	2.53%	NA
Average Weighted Maturity: CD'S	730	NA
Investment Interest Earnings - Quarter	\$ 188,306	\$ 154,188
Bank Earnings Allowance	\$ 20,917	\$ 16,572
Interest Rate/Yield for the Quarter	1.48%	1.15%



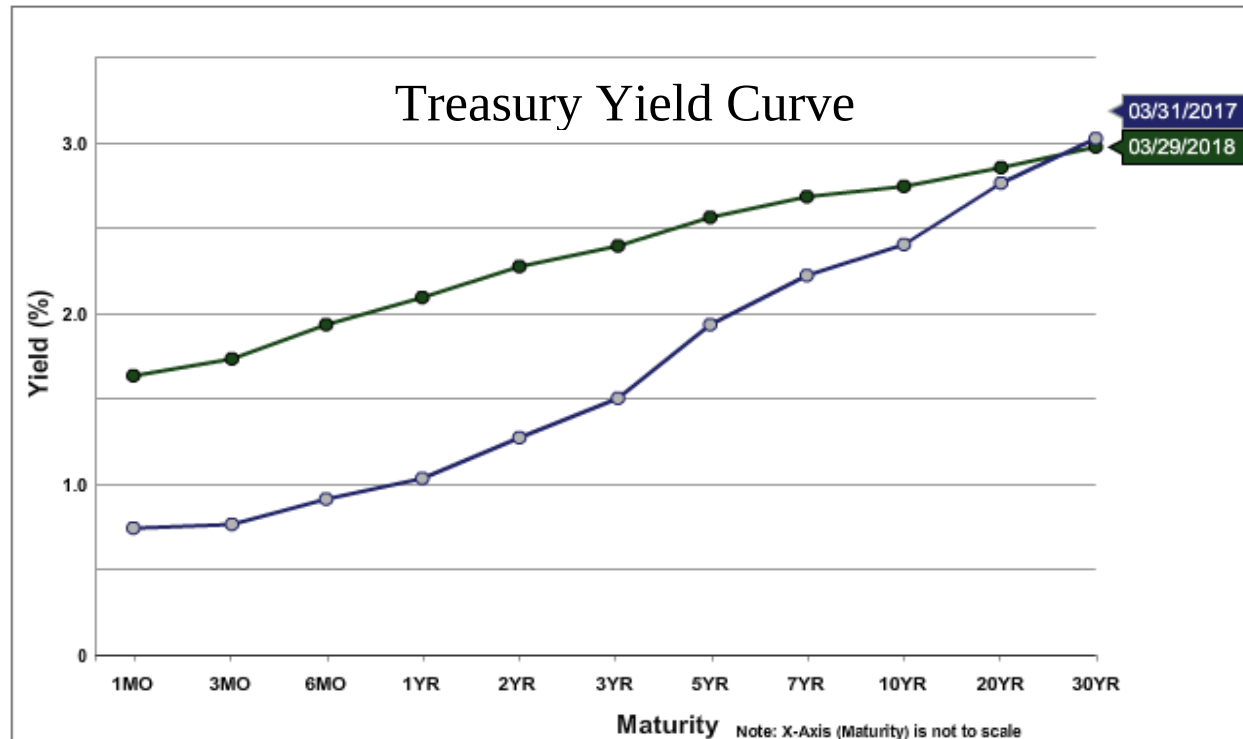
**Portfolio Investment Report
for the Quarter Ending March 31, 2018
CONSOLIDATED INVESTMENT REPORT**





**Portfolio Investment Report
for the Quarter Ending March 31, 2018
CONSOLIDATED INVESTMENT REPORT**

Outstanding Security Portfolio		Purchase Price	Percent (Value)	Market Value
Distribution by Maturity	Number			
1 to 90 days	5	\$ 5,201,190	25.03%	\$ 5,188,727.60
91 to 180 days	1	\$ 999,300	4.81%	\$ 995,257.00
181 to 365 days	3	\$ 3,000,392	14.44%	\$ 2,982,691.00
Over 365 days	11	\$ 11,581,190	55.72%	\$ 12,619,354.10
Total	20	\$ 20,782,071	100%	\$ 21,786,030



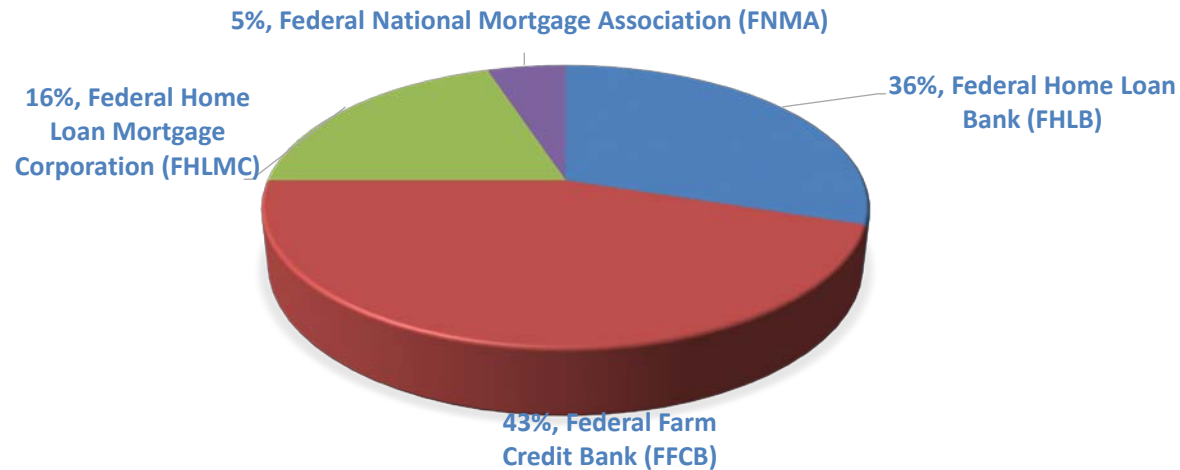
Source: <https://www.treasury.gov/resource-center/data-chart-center/interest-rates/Pages/Historic-Yield-Data-Visualization.aspx>



**Portfolio Investment Report
for the Quarter Ending March 31, 2018
CONSOLIDATED INVESTMENT REPORT**

Outstanding Security Portfolio		Purchase Price	Percent (Value)	Market Value
Distribution by Type of Investment	Number			
Federal Home Loan Bank (FHLB)	6	\$7,397,885	36%	\$8,549,089
Federal Farm Credit Bank (FFCB)	9	\$8,985,766	43%	\$9,022,919
Federal Home Loan Mortgage Corporation (FHLMC)	4	\$3,394,720	16%	\$3,215,688
Federal National Mortgage Association (FNMA)	1	\$1,003,700	5%	\$998,334
Total	20	\$ 20,782,071	100%	\$ 21,786,030

INVESTMENT SECURITY DISTRIBUTION BY TYPE



	S&P	Moody's
Federal Home Loan Bank	AA+	Aaa
Federal Farm Credit Bank	AA+	Aaa
Federal Home Loan Mortgage Corporation	AA+	Aaa
Federal National Mortgage Association	AA+	Aaa

AA+ = high quality, very low credit risk
Aaa = highest quality, lowest level of credit risk

ALL FUNDS CASH & INVESTMENT REPORTS



**ALL FUNDS CASH & INVESTMENTS REPORT BY TYPE
AS OF MARCH 31, 2018**

GOVERNMENTAL FUNDS		CASH	LOGIC	INVESTMENTS	CDARS	CD'S	TOTAL
001	GENERAL FUND	8,540,033	418,245	4,790,656	2,555,094	496,000	16,800,027
036	STRATEGIC INITIATIVES	39,482	495,497	0	0		534,979
004	DEBT SERVICE FUND	896,165	34,653	0	0		930,819
003	CAPITAL PROJECTS	12,424,832	1,886,848	2,493,119	508,787		17,313,587
012	PARK LAND DEDICATION	109,038	0	1,325,973	0		1,435,012
032	VEHICLE AND CAPITAL REPLACEMENT	903,337	83,773	514,300	0		1,501,410
034	COLLEYVILLE TOMORROW	254,988	1,706,844	475,442	0		2,437,274
035	PARKS TOMORROW	2,331	1,038,882	0	0		1,041,213
005	VOLUNTEER PARK FUND	258,553	0	750,000	0		1,008,553
007	DONATIONS FUND	54,780	0	0	0		54,780
011	LIBRARY FUND	70,187	0	359,643	0		429,829
015	POLICE ASSET FORFEITURE	8,735	0	0	0		8,735
016	TDPA GRANT	(1,527)	0	0	0		(1,527)
018	TREE PRESERVATION	318,198	0	0	0		318,198
019	LIBRARY DONATION	147,765	0	0	0		147,765
020	RECREATIONAL EVENT	12,501	0	0	0		12,501
023	LEOSE	3,733	0	0	0		3,733
027	CRIME DISTRICT	11,695	778,074	0	0		789,769
028	KIDSVILLE MAINTENANCE	5,813	0	0	0		5,813
029	COURT TECHNOLOGY	(14,753)	0	0	0		(14,753)
030	COURT SECURITY	61,512	0	0	0		61,512
033	PUBLIC ART	7,904	0	0	0		7,904
037	JUVENILE CASE MANAGER	23,445	0	0	0		23,445
038	HOTEL / MOTEL FUND	207,764	0	0	0		207,764
ENTERPRISE FUNDS							
002	UTILITY FUND	1,330	2,702,713	2,698,792	512,403		5,915,237
039	UTILITY CAPITAL PROJECTS FUND	7,213,017	2,962,001	62,117	0		10,237,135
017	DRAINAGE FEE	484,369	1,506,200	400,000	0		2,390,570
FIDUCIARY FUNDS							
006	SESQUICENTINIAL FUND	20,728	0	0	0		20,728
008	EMPLOYEE ACTIVITY	4,489	0	0	0		4,489
040	INSURANCE TRUST FUND	(5,283)	0	0	0		(5,283)
COMPONENT UNIT							
026	TIF FUND	632,891	11,644,443	5,412,031	0		17,689,366
		32,698,054	25,258,174	19,282,071	3,576,284	496,000	81,310,583
COLLEYVILLE ECON DEV CORP							
024	CEDC	1,521,656	956,621	1,500,000	0		3,978,276
025	CEDC - CAPITAL	703	65,091	0	0		65,794
		1,522,359	1,021,712	1,500,000	0	0	4,044,070
GRAND TOTAL		34,220,412	26,279,886	20,782,071	3,576,284	496,000	85,354,653

COLOR CODE
DEBT SERVICE FUNDS
CAPITAL PROJECT FUNDS
SPECIAL REVENUE FUNDS
ENTERPRISE FUNDS
FIDUCIARY FUNDS

Cash and cash equivalents are just one aspect of the City's overall financial status, and it is necessary to look at the complete financial statements/CAFR for a comprehensive assessment.

CITY OF COLLEYVILLE
ALL FUNDS CASH & INVESTMENT REPORT - RESTRICTIONS BY FUND

		CASH & INVESTMENTS				AS OF MARCH 31, 2018
		Available	Available for	Approved	Restricted	Ran 4.12.18
		Unrestricted	Restricted Purpose	Projects	Unavailable	
GOVERNMENTAL FUNDS						
001	GENERAL FUND	16,682,566	32,548	-	84,913	16,800,027
036	STRATEGIC INITIATIVE	534,979	-	-	-	534,979
004	DEBT SERVICE FUND	-	930,819	-	-	930,819
003	CAPITAL PROJECTS	5,791,770	6,670,013	4,701,181	150,623	17,313,587
012	PARK LAND DEDICATION	-	1,435,012	-	-	1,435,012
032	VEHICLE AND CAPITAL REPLACEMENT	-	1,501,410	-	-	1,501,410
034	COLLEYVILLE TOMORROW	2,437,274	-	-	-	2,437,274
035	PARKS TOMORROW	1,041,213	-	-	-	1,041,213
005	VOLUNTARY PARK FUND	-	1,008,553	-	-	1,008,553
007	DONATIONS FUND	-	54,780	-	-	54,780
011	VOLUNTARY LIBRARY FUND	-	429,829	-	-	429,829
015	POLICE ASSET FORFEITURE	-	8,735	-	-	8,735
016	GRANTS	-	(1,527)	-	-	(1,527)
018	TREE PRESERVATION	-	318,198	-	-	318,198
019	LIBRARY DONATION	-	147,765	-	-	147,765
020	RECREATIONAL EVENT	-	12,501	-	-	12,501
023	LEOSE	-	3,733	-	-	3,733
027	CRIME DISTRICT	-	789,769	-	-	789,769
028	KIDSVILLE MAINTENANCE	-	5,813	-	-	5,813
029	COURT TECHNOLOGY	-	(14,753)	-	-	(14,753)
030	COURT SECURITY	-	61,512	-	-	61,512
033	PUBLIC ART	-	7,904	-	-	7,904
037	JUVENILE CASE MANAGER	-	23,445	-	-	23,445
038	HOTEL / MOTEL FUND	-	207,764	-	-	207,764
ENTERPRISE FUNDS						
002	UTILITY FUND	5,442,554	-	-	472,683	5,915,237
039	UTILITY CAPITAL PROJECTS FUND	5,120,800	3,897,185	1,157,033	62,117	10,237,135
017	DRAINAGE FEE	2,231,097	37,095	-	122,378	2,390,570
FIDUCIARY FUNDS						
006	SESQUICENTINIAL FUND	-	20,728	-	-	20,728
008	EMPLOYEE ACTIVITY	-	-	-	4,489	4,489
040	INSURANCE TRUST FUND	-	-	-	(5,283)	(5,283)
COMPONENT UNIT						
026	TIF FUND	15,685,674	115,813	1,887,878	-	17,689,366
		54,967,928	17,704,644	7,746,092	891,920	81,310,583
COLLEYVILLE ECON DEV CORP						
024	CEDC	\$ 3,978,276	\$ -	\$ -	\$ -	\$ 3,978,276
025	CEDC - CAPITAL	-	65,794	-	-	65,794
GRAND TOTAL		58,946,204	17,770,438	7,746,092	891,920	85,354,653

COLOR CODE
DEBT SERVICE FUNDS
CAPITAL PROJECT FUNDS
SPECIAL REVENUE FUNDS
ENTERPRISE FUNDS
FIDUCIARY FUNDS

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CITY FUNDS - BACKGROUND

GOVERNMENTAL FUNDS	REVENUE SOURCE	PURPOSE/RESTRICTION
001 GENERAL FUND	M&O portion of tax rate, sales tax, charges for service, etc.	General government purposes
036 STRATEGIC INITIATIVES	Transfers from the General Fund	Programs/projects linked to the strategic plan; primarily used on eco. dev. incentives
004 DEBT SERVICE	Debt (I&S) portion of the tax rate	Payments on debt issued
003 CAPITAL PROJECTS	Transfers from the General Fund, street impact fees, escrows	Capital projects; some funding sources have restricted uses
012 PARK LAND DEDICATION	Fees on new residential & commercial development	Acquisition of land for new park sites or improvements/expansions of existing parks (no M&O)
032 VEHICLE AND CAPITAL REPLACEMENT	Transfers from the General Fund	Committed to server, equipment, and vehicle replacements
034 COLLEYVILLE TOMORROW	Gas leases on City property	Capital purchases/at Council discretion
035 PARKS TOMORROW	Gas leases on City park property	Parks capital projects
005 VOLUNTARY PARK FUND	Donations through utility bills	New or existing park capital costs (no M&O)
007 DONATIONS FUND	Donations	Only restricted if specified by donor
011 VOLUNTARY LIBRARY FUND	Donations through utility bills	Library activities- primarily purchase of books and materials (no M&O)
015 POLICE ASSET FORFEITURE	Seizures	Police operations as restricted by law
016 TDPA GRANT (EECBG GRANT)	U.S. Dept. of Energy	Energy efficiency projects
018 TREE PRESERVATION	Tree mitigation fees	Tree replanting on city-owned property
019 LIBRARY DONATION	Donations	Library needs or as specified by donor
020 RECREATIONAL EVENT	Event revenue (like sale of tables)	Special events expenses
023 LEOSE	State of Texas	Police training
027 CRIME DISTRICT (CCCPD)	0.5 cent sales tax	Public safety and crime control activities
028 KIDSVILLE MAINTENANCE	Remaining donations	Kidsville maintenance
029 COURT TECHNOLOGY	Municipal court technology fee	Court technology repairs, replacements, and upgrades
030 COURT SECURITY	Municipal court building security fee	Security-related expenses for the court (Bailliff)
033 PUBLIC ART	2008-9 Transfers from General, Utility, Drainage, CEDC Funds	Public Art
037 JUVENILE CASE MANAGER	Juvenile case manager fee	Staff who handle juvenile defendants and their training
038 HOTEL/MOTEL FUND	Hotel/Motel tax	Attract "heads in beds"; specific uses outlined in state law
ENTERPRISE FUNDS		
002 UTILITY OPERATING FUND	Water and wastewater base rates and volumetric rates	Utility operations and payments to TRA
039 UTILITY CAPITAL PROJECTS FUND	Transfers from Utility Operating Fund, impact fees, CIP base rate	Utility capital projects; water and wastewater impact fees have restricted uses
017 DRAINAGE FEE FUND	Monthly drainage fee	Operations and capital projects related to drainage maintenance and improvement
FIDUCIARY FUNDS		
006 SESQUICENTINIAL FUND	Currently, sale of the Colleyville History book	Created for fund raising for festivities related to 150th anniversary of Texas' independence from Mexico (1986)
008 EMPLOYEE ACTIVITY	Employee contributions	Employee luncheons and other employee activities; governed by by-laws
040 INSURANCE TRUST FUND	Payroll deductions and city's contributions	Pass through trust fund used to account for employee insurance costs. Created cost savings for the city.
COMPONENT UNIT		
026 TIF FUND	Incremental A/V revenue in the TIF District	Projects in the Project Plan approved by all TIF partners
COLLEYVILLE ECON DEV CORP		
024 CEDC	0.5 cent sales tax	For Library, Parks, and Colleyville Center; max. 10% on promotional expenses and special events
025 CEDC - CAPITAL	Bond proceeds	Bond projects: Library, City Park, McPherson Park, Colleyville Center capital projects

COLOR CODE
DEBT SERVICE FUNDS
CAPITAL PROJECT FUNDS
SPECIAL REVENUE FUNDS
ENTERPRISE FUNDS
FIDUCIARY FUNDS

LISTING OF INVESTMENTS

BY TYPE

CITY OF COLLEYVILLE INVESTMENT SECURITIES HELD JAN 1 - MAR 31, 2018

CUSIP	SECURITY	PURCHASE DATE	MATURITY DATE	PURCHASE PRICE	PAR VALUE	MARKET VALUE 12/31/2017	LESS MATURITY PROCEEDS	PLUS PERIOD PURCHASES	MARKET VALUE 3/31/2018	YIELD ON INVESTMENT	INTEREST	INTEREST RECEIVED TO MATURITY
3137EAEA3	FHLMC NOTE	4/12/2016	4/9/2018	\$999,850	\$1,000,000	\$997,243			\$998,159	0.758%	\$1,869	\$15,098
3136G0V57	FNMA NOTE	5/9/2016	4/30/2018	\$1,003,700	\$1,000,000	\$998,448			\$998,334	0.811%	\$2,000	\$16,020
3133EGAF2	FFCB NOTE	5/20/2016	5/16/2018	\$997,400	\$1,000,000	\$997,520			\$997,306	0.882%	\$2,175	\$17,543
3130A8EJ8	FHLB NOTE	6/10/2016	6/5/2018	\$1,200,000	\$1,200,000	\$1,196,081			\$1,196,338	0.850%	\$2,515	\$20,260
313379DT3	FHLB NOTE	7/5/2017	6/8/2018	\$1,000,240	\$1,000,000	\$999,745			\$998,591	1.224%	\$3,018	\$11,335
3133EGML6	FFCB NOTE	7/18/2016	7/18/2018	\$999,300	\$1,000,000	\$995,725			\$995,257	0.785%	\$1,936	\$15,700
3133EFX69	FFCB NOTE	10/17/2016	10/5/2018	\$1,000,580	\$1,000,000	\$996,048			\$994,049	0.930%	\$2,293	\$18,294
3133EG5Q4	FFCB NOTE	2/1/2017	2/1/2019	\$1,000,000	\$1,000,000	\$997,081			\$994,656	1.300%	\$3,205	\$26,000
3130AAS41	FHLB NOTE	3/24/2017	2/8/2019	\$999,812	\$1,000,000	\$996,275			\$993,986	1.280%	\$3,156	\$24,057
3133EHHN6	FFCB NOTE	3/5/2017	5/2/2019	\$1,000,000	\$1,000,000	\$996,128			\$993,425	1.350%	\$3,329	\$29,145
3137EAEH8	FHLMC NOTE	7/31/2017	8/15/2019	\$500,000	\$500,000	\$498,499			\$495,710	1.375%	\$1,695	\$14,033
313380FB8	FHLB NOTE	8/29/2017	9/13/2019	\$1,000,000	\$1,000,000	\$996,975			\$990,732	1.375%	\$3,390	\$28,065
3137EADM8	FHLMC NOTE	9/14/2017	10/2/2019	\$998,788	\$1,000,000	\$996,011			\$832,538	1.250%	\$3,082	\$25,616
3137EADM8	FHLMC NOTE	10/13/2017	10/2/2019	\$896,082	\$900,000	\$889,282			\$889,282	1.475%	\$6,147	\$26,150
3130ACLS1	FHLB NOTE	10/11/2017	10/11/2019	\$2,200,000	\$2,200,000	\$2,184,721			\$2,184,721	1.550%	\$15,974	\$68,195
3133EHP98	FFCB NOTE	11/6/2017	11/6/2019	\$1,000,000	\$1,000,000	\$993,668			\$993,668	1.600%	\$6,356	\$32,000
3133EGJ30	FFCB NOTE	12/29/2017	11/18/2019	\$1,238,775	\$1,255,000	\$1,235,061			\$1,235,061	1.800%	\$5,694	\$42,642
3133EHV75	FFCB NOTE	12/8/2017	11/21/2019	\$749,711	\$750,000	\$746,713			\$746,713	1.750%	\$4,063	\$25,639
PURCHASED DURING THIS QUARTER												
3133EJCN7	FFCB NOTE	2/14/2018	2/14/2020	\$1,000,000	\$1,000,000			\$1,000,000	\$1,072,785	2.070%	\$2,552	\$41,400
3130ADN32	FHLB NOTE	3/7/2018	2/11/2020	\$997,834	\$1,000,000			\$997,834	\$2,184,721	2.240%	\$1,473	\$43,327
OUTSTANDING SECURITIES AT THE END OF THE QUARTER				20,782,071	20,805,000	18,711,223	-	1,997,834	21,786,030		75,923	540,519
MATURED DURING THIS QUARTER												
3133EFZR1	FFCB NOTE	2/17/2016	2/12/2018	\$1,000,580	\$1,000,000	\$999,539	\$1,004,000			0.771%	\$908	\$15,336
3137EADP1	FHLB NOTE	3/23/2016	3/7/2018	\$999,030	\$1,000,000	\$999,135	\$1,004,375			0.925%	\$1,673	\$18,095
SECURITIES MATURED DURING THE QUARTER				1,999,610	2,000,000	1,998,674	2,008,375				2,581	33,430
GRAND TOTAL				22,781,681	22,805,000	20,709,897	2,008,375	1,997,834	21,786,030		78,504	573,949

INVESTMENT		FHLMC NOTE	FNMA NOTE	FFCB NOTE	FHLB NOTE	FFCB NOTE	FFCB NOTE	FFCB NOTE	FHLB NOTE
DATE ACQUIRED		12-Apr-16	09-May-16	20-May-16	10-Jun-16	18-Jul-16	17-Oct-16	01-Feb-17	24-Mar-17
MATURITY DATE		09-Apr-18	30-Apr-18	16-May-18	05-Jun-18	18-Jul-18	05-Oct-18	01-Feb-19	08-Feb-19
26 WEEK T-BILL AUCTION DISCOUNT/WEEK OF PURCHASE		0.520%	0.370%	0.450%	0.410%	0.430%	0.480%	0.640%	0.870%
YIELD TO MATURITY		0.758%	0.811%	0.882%	0.850%	0.785%	0.930%	1.300%	1.280%
CUSIP#		3137EAEA3	3136G0V57	3133EGAF2060	3130A8EJ8	3133EGML6	3133EFX69	3133EG5Q4	3130AAS41
ACCOUNT	ALLOCATION OF INVESTMENT								
001-1172	GENERAL FUND OPERATING	999,850.00	0.00	997,400.00			0.00	1,000,000.00	500,000.00
002-1166	UTILITY DEBT SERVICE RESERVE								
002-1172	UTILITY FUND OPERATING								
002-1178	CUSTOMER DEPOSITS								
039-1186	UTILITY LINE RENEWAL								
039-1557	THE RESERVE LIFT STATION								
003-1121	INV-PERIMETER FEES								
003-1307	INV-ROAD RECONSTRUCTION		203,903.34						
003-1340	CASTLETON MANOR								
005-1172	VOLUNTARY PARK FUND								
011-1172	LIBRARY DONATIONS FUND						359,642.52		
012-1172	PARK LAND DEDICATION FUND						115,973.26		
017-1172	DRAINAGE FUND OPERATING					200,000.00			
024-1172	CEDC OPERATING								
026-1172	TIF OPERATING		799,796.66		849,650.00	549,300.00	499,872.46		499,811.73
032-1519	CAPITAL EQUIPMENT RESERVE					150,000.00			
034-1172	COLLEYVILLE TOMORROW				350,350.00	100,000.00	25,091.76		
PER GENERAL LEDGER		\$999,850.00	\$1,003,700.00	\$997,400.00	\$1,200,000.00	\$999,300.00	\$1,000,580.00	\$1,000,000.00	\$999,811.73
MARKET VALUE		\$995,870.00	\$1,000,731.00	\$0.00	\$1,199,263.20	\$0.00	\$0.00	\$0.00	\$0.00
VALUE AT MATURITY		\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,200,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00
INTEREST RECEIVED TO MATURITY		15,089.51	16,015.09	17,546.43	20,260.23	15,706.88	18,296.88	26,000.00	24,056.99
DATE OF LAST INTEREST PAYMENT		43,018.00	43,038.00	43,055.00	43,074.00	43,118.00	43,013.00	43,132.00	43,139.00
INTEREST TO ACCRUE FOR PERIOD		3,787.38	5,000.00	3,750.00	5,100.00	3,750.00	4,800.00	6,500.00	6,350.00
TOTAL DAYS OUTSTANDING/OR INTEREST PERIOD		182.00	182.00	182.00	182.00	182.00	182.00	182.00	182.00
DAYS OUTSTANDING IN FISCAL YEAR/INTEREST PERIOD	#	182.00	182.00	182.00	182.00	182.00	182.00	182.00	182.00
ACCRUED INTEREST		\$3,750.00	\$5,000.00	\$3,750.00	\$5,100.00	\$3,750.00	\$4,800.00	\$6,500.00	\$6,350.00

INVESTMENT	FFCB NOTE	FHLB NOTE	TREASURY NOTE	FHLB NOTE	FHLMC NOTE	FHLMC NOTE	FHLB	FFCB NOTE
DATE ACQUIRED	03-May-17	05-Jul-17	31-Jul-17	29-Aug-17	14-Sep-17	13-Oct-17	26-Oct-17	06-Nov-17
MATURITY DATE	02-May-19	08-Jun-18	15-Aug-19	13-Sep-19	02-Oct-19	02-Oct-19	11-Oct-19	06-Nov-19
26 WEEK T-BILL AUCTION DISCOUNT/WEEK OF PURCHASE	0.980%	1.130%	1.110%	1.130%	1.170%	1.250%	1.260%	1.280%
YIELD TO MATURITY	1.350%	1.250%	1.475%	1.375%	1.250%	1.475%	1.550%	1.600%
CUSIP#	3133EHHN6	313379DT3	3137EAEH8	313380FB8	3137EADM8	3137EADM8	3130ACLS1	3133EHP98
ACCOUNT	ALLOCATION OF INVESTMENT							
001-1172	GENERAL FUND OPERATING							
	0.00							
002-1166	UTILITY DEBT SERVICE RESERVE							
002-1172	UTILITY FUND OPERATING			2,465.01		18,422.28		500,000.00
002-1178	CUSTOMER DEPOSITS							250,985.36
039-1186	UTILITY LINE RENEWAL							194,005.33
039-1557	THE RESERVE LIFT STATION			62,116.76				
003-1121	INV-PERIMETER FEES			712,932.38		998,788.00		253,649.76
003-1307	INV-ROAD RECONSTRUCTION			222,485.85				101,359.55
003-1340	CASTLETON MANOR							0.00
005-1172	VOLUNTARY PARK FUND							500,000.00
011-1172	LIBRARY DONATIONS FUND							
012-1172	PARK LAND DEDICATION FUND							300,000.00
017-1172	DRAINAGE FUND OPERATING							200,000.00
024-1172	CEDC OPERATING		1,000,000.00	500,000.00				
026-1172	TIF OPERATING		1,000,240.00			513,360.00		700,000.00
032-1519	CAPITAL EQUIPMENT RESERVE					364,300.00		
034-1172	COLLEYVILLE TOMORROW							
PER GENERAL LEDGER	\$1,000,000.00	\$1,000,240.00	\$500,000.00	\$1,000,000.00	\$998,788.00	\$896,082.28	\$2,200,000.00	\$1,000,000.00
MARKET VALUE	\$0.00	\$996,640.00	\$497,207.00	\$995,886.00	\$996,011.00	\$893,386.80	\$1,189,263.60	\$993,135.00
VALUE AT MATURITY	\$1,000,000.00	\$1,000,000.00	\$500,000.00	\$1,000,000.00	\$1,000,000.00	\$900,000.00	\$2,200,000.00	\$1,000,000.00
INTEREST RECEIVED TO MATURITY	26,962.89	11,575.34	15,053.08	28,065.07	25,616.44	26,149.93	66,793.50	32,000.00
DATE OF LAST INTEREST PAYMENT	43,041.00	43,077.00	43,146.00	43,172.00	43,192.00	43,021.00	43,034.00	43,045.00
INTEREST TO ACCRUE FOR PERIOD	6,749.97	6,250.00	3,934.03	6,875.00	6,242.43	6,608.61	17,048.69	8,000.00
TOTAL DAYS OUTSTANDING/OR INTEREST PERIOD	182.00	182.00	182.00	182.00	182.00	182.00	182.00	182.00
DAYS OUTSTANDING IN FISCAL YEAR/INTEREST PERIOD	182.00	182.00	182.00	182.00	182.00	182.00	182.00	182.00
ACCRUED INTEREST	\$6,750.00	\$5,486.11	\$3,704.86	\$6,875.00	\$11,875.00	\$6,264.86	\$17,048.69	\$8,000.00

INVESTMENT	FFCB NOTE	FFCB NOTE	FFCB NOTE	FHLB NOTE
DATE ACQUIRED	08-Dec-17	29-Dec-17	14-Feb-18	07-Mar-18
MATURITY DATE	21-Nov-19	18-Nov-19	14-Feb-20	11-Feb-20
26 WEEK T-BILL AUCTION DISCOUNT/WEEK OF PURCHASE	1.420%	1.500%	1.770%	1.830%
YIELD TO MATURITY	1.750%	1.800%	2.070%	2.240%
CUSIP#	3133EHV75	3133EGJ30	3133EJCN7	3130ADN32

ACCOUNT	ALLOCATION OF INVESTMENT				
001-1172	GENERAL FUND OPERATING	0.00	255,571.93	1,000,000.00	37,833.62
002-1166	UTILITY DEBT SERVICE RESERVE		0.00		
002-1172	UTILITY FUND OPERATING	503,143.19	951,092.86		
002-1178	CUSTOMER DEPOSITS	246,567.66	32,110.05		
039-1186	UTILITY LINE RENEWAL				
039-1557	THE RESERVE LIFT STATION				
003-1121	INV-PERIMETER FEES				
003-1307	INV-ROAD RECONSTRUCTION				
003-1340	CASTLETON MANOR				
005-1172	VOLUNTARY PARK FUND				250,000.00
011-1172	LIBRARY DONATIONS FUND				
012-1172	PARK LAND DEDICATION FUND				710,000.00
017-1172	DRAINAGE FUND OPERATING				
024-1172	CEDC OPERATING				
026-1172	TIF OPERATING				
032-1519	CAPITAL EQUIPMENT RESERVE				
034-1172	COLLEYVILLE TOMORROW				
PER GENERAL LEDGER		\$749,710.85	\$1,238,774.84	\$1,000,000.00	\$997,833.62
MARKET VALUE		\$750,300.00	\$1,198,252.80	\$1,000,673.00	\$1,000,261.00
VALUE AT MATURITY		\$750,000.00	\$1,255,000.00	\$1,000,000.00	\$1,000,000.00
INTEREST RECEIVED TO MATURITY		25,638.70	42,642.49	41,400.00	43,327.12
DATE OF LAST INTEREST PAYMENT		43,077.00	43,098.00	43,145.00	43,166.00
INTEREST TO ACCRUE FOR PERIOD		6,559.97	11,148.97	10,350.00	11,175.74
TOTAL DAYS OUTSTANDING/OR INTEREST PERIOD		182.00	182.00	182.00	182.00
DAYS OUTSTANDING IN FISCAL YEAR/INTEREST PERIOD		182.00	182.00	182.00	182.00
ACCRUED INTEREST		\$6,559.97	\$11,148.97	\$10,350.00	\$11,175.74

CDARS CERTIFICATES OF DEPOSIT

FUND ALLOCATION	CDAR#	BANK	AMOUNT	PURCHASE DATE	MATURITY DATE	INTEREST RATE	INTEREST EARNED DURING QUARTER	INTEREST RECEIVED TO MATURITY
UTILITY FUND	1020424784	INDEPENDENT BANK	\$512,403	7/27/2017	7/25/2019	0.40%	\$505	\$4,088
GENERAL FUND	1019169355	INDEPENDENT BANK	\$510,929	6/23/2016	6/21/2018	0.40%	\$504	\$4,076
GENERAL FUND	1019453738	WORTHINGTON BANK	\$1,534,117	9/21/2017	9/20/2018	0.60%	\$2,263	\$9,152
GENERAL FUND	1019452073	INDEPENDENT BANK	\$510,048	9/22/2016	9/20/2018	0.50%	\$629	\$5,087
CAPITAL PROJECTS	1020604677	INDEPENDENT BANK	\$508,787	9/21/2017	9/19/2019	0.58%	\$728	\$5,886
PURCHASED DURING THIS QUARTER								
NA							\$0	\$0
OUTSTANDING CDARS AS OF THE END OF THE QUARTER			3,576,284				\$4,629	\$28,289
MATURED DURING THIS QUARTER								
GENERAL FUND	1020009477	INDEPENDENT BANK	\$509,806	3/23/2017	3/22/2018	0.30%	\$339	\$1,525
GENERAL FUND	1018875612	INDEPENDENT BANK	\$504,999	3/24/2016	3/22/2018	0.50%	\$560	\$5,036
CDARS MATURED DURING THE QUARTER			1,014,805				\$900	\$6,561
GRAND TOTAL			4,591,089				5,528	34,850

CERTIFICATES OF DEPOSIT (CD's)

FUND ALLOCATION	CUSIP#	BANK	PRINCIPAL	PURCHASE DATE	MATURITY DATE	INTEREST RATE	INTEREST EARNED DURING QUARTER	INTEREST RECEIVED TO MATURITY
NA							\$0	\$0
PURCHASED DURING THIS QUARTER								
GENERAL FUND	17312QH51	CITIBANK	\$248,000	3/29/2018	3/30/2020	2.50%	\$34	\$12,434
GENERAL FUND	61747MR78	MORGAN STANLEY BANK	\$248,000	3/29/2018	3/30/2020	2.55%	\$35	\$12,683
OUTSTANDING CD'S AS OF THE END OF THE QUARTER			\$496,000				\$69	\$25,117
MATURED DURING THIS QUARTER								
NA							\$0	\$0
CD'S MATURED DURING THE QUARTER			\$0				\$0	\$0
GRAND TOTAL			496,000				69	25,117

LOCAL GOVERNMENT INVESTMENT COOPERATIVE / "LOGIC"
ACCOUNT ALLOCATION AT MARCH 2018

DESCRIPTION	BALANCE
<u>GENERAL FUND</u>	
LOGIC POOL- OPERATING CASH	\$418,245
<u>UTILITY FUND</u>	
LOGIC POOL- OPERATING CASH	\$2,702,713
<u>UTILITY FUND - CAPITAL PROJECTS</u>	
LOGIC POOL- WATER IMPACT FEES	\$2,284,119
LOGIC-RES CASH-UTILITY LINE RE	\$1,174
LOGIC - WW IMPACT FEES	\$676,708
<u>CAPITAL PROJECTS FUND</u>	
LOGIC POOL-ROADS SA I CASH	\$21,688
LOGIC-CAPITAL PROJ/STREET RESU	\$1,865,160
<u>DEBT SERVICE FUND</u>	
LOGIC POOL- OPERATING CASH	\$34,653
<u>DRAINAGE FUND</u>	
LOGIC POOL- OPERATING CASH	\$1,381,442
LOGIC- I&S FUND/DRAINAGE	\$122,378
LOGIC-2001 DRAINAGE BONDS	\$2,380
<u>TIF FUND</u>	
LOGIC POOL- OPERATING CASH	\$11,529,448
LOGIC-2001 TIF BONDS/CITY HALL	\$114,995
<u>CCCPD FUND</u>	
LOGIC POOL- OPERATING CASH	\$777,992
LOGIC - 99 CO BONDS	\$83

**LOCAL GOVERNMENT INVESTMENT COOPERATIVE / "LOGIC"
ACCOUNT ALLOCATION AT MARCH 2018**

CAPITAL EQUIPMENT REPLACEMENT FUND

LOGIC POOL- OPERATING CASH \$83,773

COLLEYVILLE TOMORROW FUND

LOGIC POOL- OPERATING CASH \$1,706,844

PARKS TOMORROW FUND

LOGIC POOL- OPERATING CASH \$1,038,882

STRATEGIC INITIATIVES FUND

LOGIC POOL- OPERATING CASH \$495,497

Subtotal - LOGIC balances excluding CEDC **\$25,258,174**

CEDC Logic Balance

LOGIC POOL- OPERATING CASH \$956,621
LOGIC - 97 BONDS \$65,091

Total LOGIC Balance **\$26,279,886**

INTEREST EARNED THIS QUARTER	\$104,205
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LOGIC Newsletter

March 2018

Performance

As of March 31, 2018

Current Invested Balance	\$6,902,175,938.22
Weighted Average Maturity (1)*	27 Days
Weighted Average Maturity (2)*	69 Days
Net Asset Value	0.999705
Total Number of Participants	563
Management Fee on Invested Balance	0.0975%
Interest Distributed	\$10,861,177.82
Management Fee Collected	\$582,576.15
% of Portfolio Invested Beyond 1 Year	0.00%
Standard & Poor's Current Rating	AAAm

March Averages:

Average Invested Balance	\$7,027,703,959.40
Average Monthly Yield, on a simple basis	1.7228%
Average Weighted Average Maturity (1)*	28 Days
Average Weighted Average Maturity (2)*	71 Days

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

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

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

News

In Memoriam

We are saddened at the passing of LOGIC Board member Judd Sanderson. Judd served as a LOGIC Governing Board member since 2002 and was the Deputy Director for the North Texas Municipal Water District. Judd attended Abilene Christian University and Harding University receiving a Bachelor of Business Administration in Accounting. He had previously been employed by Dallas Market Center and Upper Trinity Regional Water District. Judd was a dedicated board member and good friend who will be greatly missed. Our thoughts and prayers are with his family.

Conferences

LOGIC Representatives look forward to visiting with those of you attending these upcoming conferences.

- ★ GFOAT 2018 Spring Conference - April 15-17, Austin
- ★ County Treasurers Continuing Education Conference - April 17-19, San Marcos

Economic Commentary

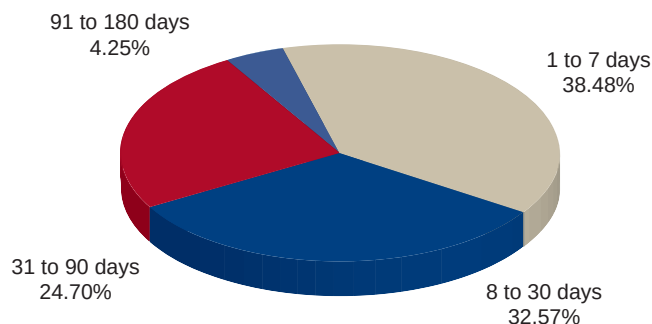
Synchronized global growth continued in the first quarter, but with the added excitement of increased market volatility. In spite of the generally positive economic backdrop, fears of runaway inflation, rising interest rates, and continued political noise from Washington led to a sharp selloff in global equities. The quarter closed as one of the weaker starts to the year for both credit and equities. During the course of the quarter, fears of a trade war came into focus. Potential tariffs by the US, first on steel and aluminum imports caused the Chinese to respond by announcing potential tariffs on \$3BN worth of goods ranging from agricultural products to steel pipes, as well as the EU to respond by announcing potential tariffs on US imports Harley Davidson, Levi's and bourbon whiskey. Later, the US exempted several allies from the steel and aluminum tariffs, but suggested it may impose quotas. Following the initial steel and aluminum tariffs, the US continued by announcing potential tariffs on as much as \$50 billion of Chinese imports in a wide variety of categories which were countered by the Chinese announcing 25% tariffs on \$50 billion of various US goods.

In Washington, Congress approved a federal budget incorporating substantial fiscal stimulus, which would add \$300 billion to the deficit over the next two years. The increase in U.S. government debt issuance needed to fund the tax cuts and increase in spending, combined with the unwinding of the Fed's balance sheet, is expected to put upward pressure on rates. The front end of the curve was hit by a large issuance of Treasury bills as well as the likelihood that there would be four rate hikes this year by the Federal Reserve Open Market Committee (FOMC), rather than the three previously telegraphed, increased as expansionary fiscal policy in a late-stage business cycle builds a stronger case for higher inflation going forward. Jay Powell became Chair of the Federal Reserve (Fed) and in his first official FOMC meeting in March raised rates by 25 bps to 1.50%-1.75%, a move that widely expected by market participants. The Fed increased expectations to three rates hikes in 2019 and two hikes in 2020. Growth forecasts were upgraded for both 2018 and 2019 to reflect the impact of fiscal stimulus, unemployment rate estimates were brought down through 2020, while inflation forecasts were revised higher in 2019 and 2020. Firming U.S. inflation along with strong growth, U.S. fiscal expansion, as well as less accommodative policy stance from central banks caused Treasury yields to steadily rise.

This information is an excerpt from an economic report dated March 2018 provided to LOGIC by JPMorgan Asset Management, Inc., the investment manager of the LOGIC pool.

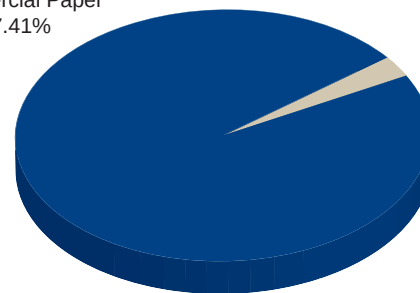
Information at a Glance

Portfolio by Type of Investment As of March 31, 2018

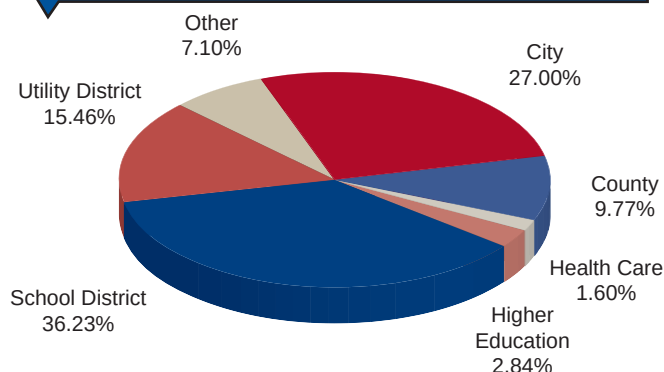


Commercial Paper
97.41%

Repurchase
Agreements
2.59%



Portfolio by Maturity As of March 31, 2018



Distribution of Participants by Type As of March 31, 2018

Historical Program Information

Month	Average Rate	Book Value	Market Value	Net Asset Value	WAM (1)*	WAM (2)*	Number of Participants
Mar 18	1.7228%	\$6,902,175,938.22	\$6,900,336,026.44	0.999705	28	71	563
Feb 18	1.5898%	7,170,298,263.14	7,170,001,932.73	0.999958	29	78	563
Jan 18	1.5224%	7,365,857,458.60	7,365,850,519.17	0.999999	29	80	561
Dec 17	1.3784%	6,465,455,192.00	6,464,452,719.35	0.999820	29	76	559
Nov 17	1.2913%	6,037,285,391.70	6,037,616,463.25	1.000054	35	75	557
Oct 17	1.2845%	6,047,571,709.48	6,047,976,206.51	1.000066	42	75	556
Sep 17	1.2827%	5,995,123,374.79	5,995,667,106.47	1.000070	40	77	551
Aug 17	1.2660%	5,912,248,825.24	5,912,933,387.09	1.000115	32	70	548
Jul 17	1.2408%	6,097,733,914.84	6,098,596,876.56	1.000141	29	71	543
Jun 17	1.1333%	5,904,028,106.60	5,904,946,555.34	1.000122	25	75	539
May 17	1.0761%	6,257,671,308.91	6,259,334,715.43	1.000265	27	71	535
Apr 17	1.0739%	6,573,201,990.89	6,574,453,965.11	1.000190	32	69	528

Portfolio Asset Summary as of March 31, 2018

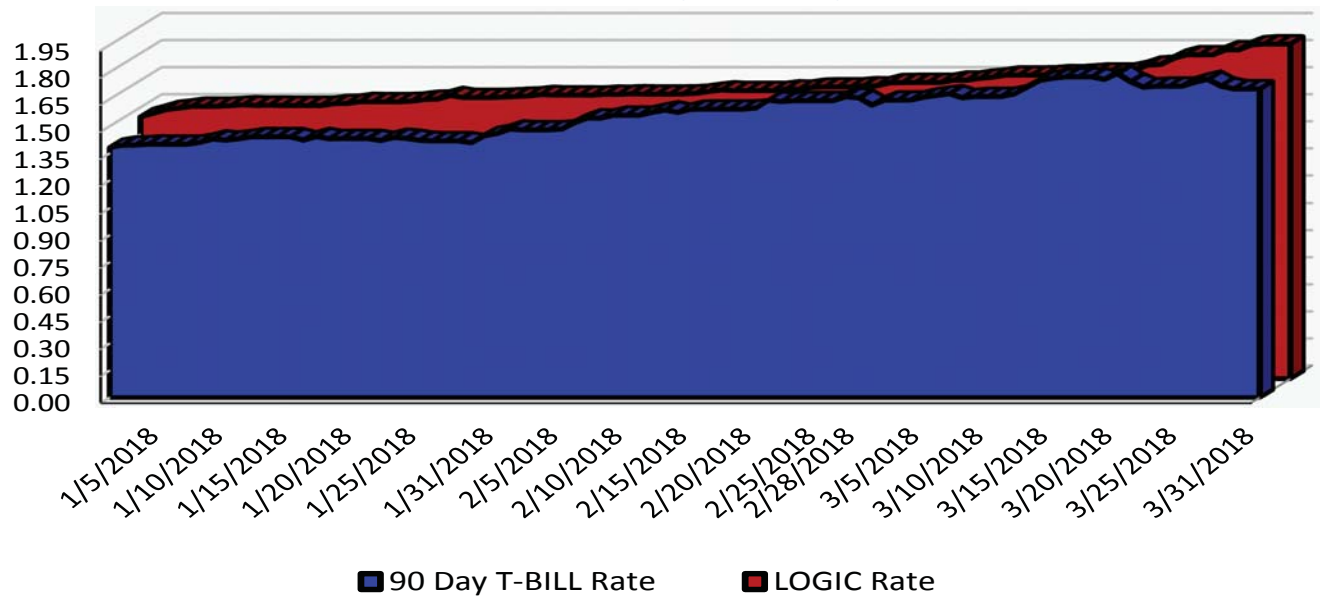
	Book Value	Market Value
Uninvested Balance	\$ (593,715.48)	\$ (593,715.48)
Accrual of Interest Income	2,836,135.59	2,836,135.59
Interest and Management Fees Payable	(10,969,352.72)	(10,969,352.72)
Payable for Investment Purchased	0.00	0.00
Receivable for Investment Sold	0.00	0.00
Repurchase Agreements	178,930,000.00	178,930,000.00
Commercial Paper	6,731,972,870.83	6,730,132,959.05
Government Securities	0.00	0.00
Total	\$ 6,902,175,938.22	\$ 6,900,336,026.44

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

History

Assets

LOGIC versus 90-Day Treasury Bill



This material is for information purposes only. This information does not represent an offer to buy or sell a security. The above rate information is obtained from sources that are believed to be reliable; however, its accuracy or completeness may be subject to change. The LOGIC management fee may be waived in full or in part at the discretion of the LOGIC co-administrators and the LOGIC rate for the period shown reflects waiver of fees. This table represents historical investment performance/return to the customer, net of fees, and is not an indication of future performance. An investment in the security is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Although the issuer seeks to preserve the value of an investment at \$1.00 per share, it is possible to lose money by investing in the security. Information about these and other program details are in the fund's Information Statement which should be read carefully before investing. The yield on the 90-Day Treasury Bill ("T-Bill Yield") is shown for comparative purposes only. When comparing the investment returns of the LOGIC pool to the T-Bill Yield, you should know that the LOGIC pool consist of allocations of specific diversified securities as detailed in the respective Information Statements. The T-Bill Yield is taken from Bloomberg Finance L.P. and represents the daily closing yield on the then current 90-day T-Bill. The LOGIC yield is calculated in accordance with regulations governing the registration of open-end management investment companies under the Investment Company Act of 1940 as promulgated from time to time by the federal Securities and Exchange Commission.

Daily Summary for March 2018

Date	Mny Mkt Fund Equiv. [SEC Std.]	Daily Allocation Factor	LOGIC Invested Balance	Market Value Per Share	WAM Days (1)*	WAM Days (2)*
3/1/2018	1.6370%	0.000044849	\$7,191,414,505.64	0.999956	28	75
3/2/2018	1.6381%	0.000044880	\$7,150,876,896.59	0.999879	28	72
3/3/2018	1.6381%	0.000044880	\$7,150,876,896.59	0.999879	28	72
3/4/2018	1.6381%	0.000044880	\$7,150,876,896.59	0.999879	28	72
3/5/2018	1.6510%	0.000045234	\$7,140,328,720.59	0.999950	29	73
3/6/2018	1.6506%	0.000045221	\$7,121,475,234.78	0.999966	30	73
3/7/2018	1.6609%	0.000045505	\$7,103,294,264.43	0.999966	30	73
3/8/2018	1.6673%	0.000045679	\$7,107,714,115.05	0.999985	31	73
3/9/2018	1.6783%	0.000045982	\$7,055,342,953.60	0.999926	30	73
3/10/2018	1.6783%	0.000045982	\$7,055,342,953.60	0.999926	30	73
3/11/2018	1.6783%	0.000045982	\$7,055,342,953.60	0.999926	30	73
3/12/2018	1.6799%	0.000046025	\$7,052,713,710.20	0.999966	29	72
3/13/2018	1.6863%	0.000046199	\$7,054,181,173.76	0.999966	29	72
3/14/2018	1.6854%	0.000046175	\$7,038,738,716.75	0.999952	28	72
3/15/2018	1.6904%	0.000046312	\$7,001,575,366.79	0.999967	28	71
3/16/2018	1.6954%	0.000046449	\$6,998,375,950.75	0.999919	25	69
3/17/2018	1.6954%	0.000046449	\$6,998,375,950.75	0.999919	25	69
3/18/2018	1.6954%	0.000046449	\$6,998,375,950.75	0.999919	25	69
3/19/2018	1.7100%	0.000046849	\$6,983,531,560.91	0.999958	27	69
3/20/2018	1.7334%	0.000047491	\$6,950,599,203.40	0.999943	27	70
3/21/2018	1.7377%	0.000047608	\$6,957,325,055.81	0.999921	27	69
3/22/2018	1.7721%	0.000048551	\$7,043,611,465.72	0.999892	26	68
3/23/2018	1.7912%	0.000049073	\$6,994,807,927.79	0.999801	28	69
3/24/2018	1.7912%	0.000049073	\$6,994,807,927.79	0.999801	28	69
3/25/2018	1.7912%	0.000049073	\$6,994,807,927.79	0.999801	28	69
3/26/2018	1.8186%	0.000049825	\$6,966,978,521.55	0.999837	28	71
3/27/2018	1.8181%	0.000049811	\$6,964,962,346.04	0.999813	28	71
3/28/2018	1.8461%	0.000050577	\$6,875,639,779.09	0.999804	30	73
3/29/2018	1.8510%	0.000050713	\$6,902,175,938.22	0.999705	27	69
3/30/2018	1.8510%	0.000050713	\$6,902,175,938.22	0.999705	27	69
3/31/2018	1.8510%	0.000050713	\$6,902,175,938.22	0.999705	27	69
Average	1.7228%	0.000047200	\$7,027,703,959.40		28	71



LOGIC Board

LOGIC Board Members

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

Contacts

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



J.P.Morgan
Asset Management

EYE ON THE ECONOMY

Dallas–Fort Worth Economic Indicators

Federal Reserve
Bank of Dallas

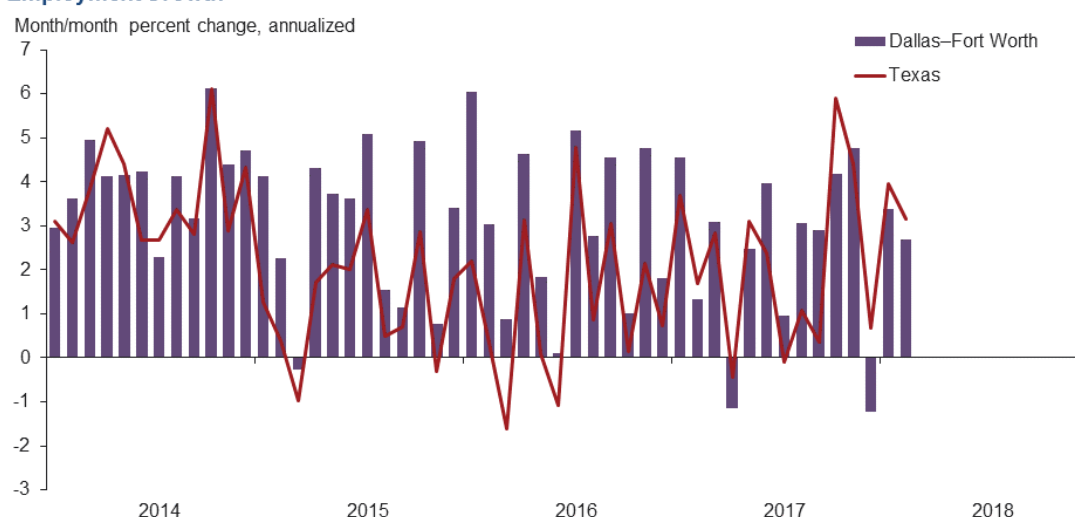
March 28, 2018

DFW economic growth continued in February, with payroll employment expanding and unemployment staying low. Looking at the two-month period, employment growth has been strong at 3.0 percent. The Dallas and Fort Worth business-cycle indexes expanded last month. Housing affordability remained low in Dallas but improved slightly in Fort Worth in the fourth quarter. DFW house price gains outstripped those nationally last year, and home inventories remained very tight in February.

Labor Market

DFW employment continued to post strong growth in February, expanding an annualized 2.7 percent (8,000 jobs) following an upwardly revised 3.4 percent increase in January (*Chart 1*). Payrolls rose 2.2 percent (4,750 jobs) in Dallas and 3.9 percent (3,300 jobs) in Fort Worth last month.

**Chart 1
Employment Growth**



SOURCES: Bureau of Labor Statistics; Texas Workforce Commission; seasonal and other adjustments by the Dallas Fed.

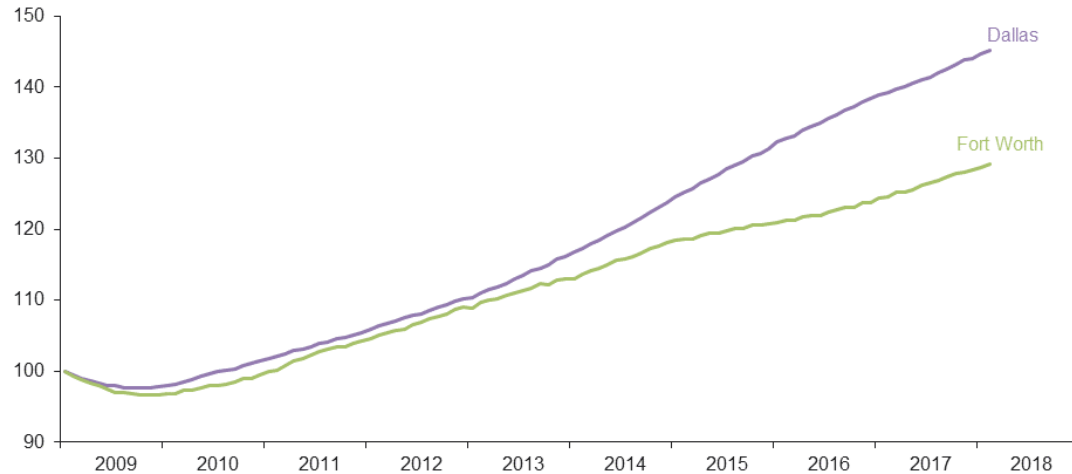
The labor market continued to be tight. Unemployment in February edged up to 3.6 percent in Dallas and in Fort Worth; however, the jobless rate in both metros remains near historic lows and is lower than the state and U.S. rates.

Business-Cycle Indexes

The business-cycle indexes for Dallas and Fort Worth continued to expand in February (*Chart 2*). The Dallas index rose 4.1 percent, and growth in the Fort Worth index accelerated to 4.4 percent in February following January's 2.9 percent increase. The Dallas index was up 4.3 percent and the Fort Worth index was 3.6 percent higher from year-ago levels, in part due to continued healthy job creation in the metroplex.

Chart 2
Business-Cycle Indexes

Index, January 2009 = 100*

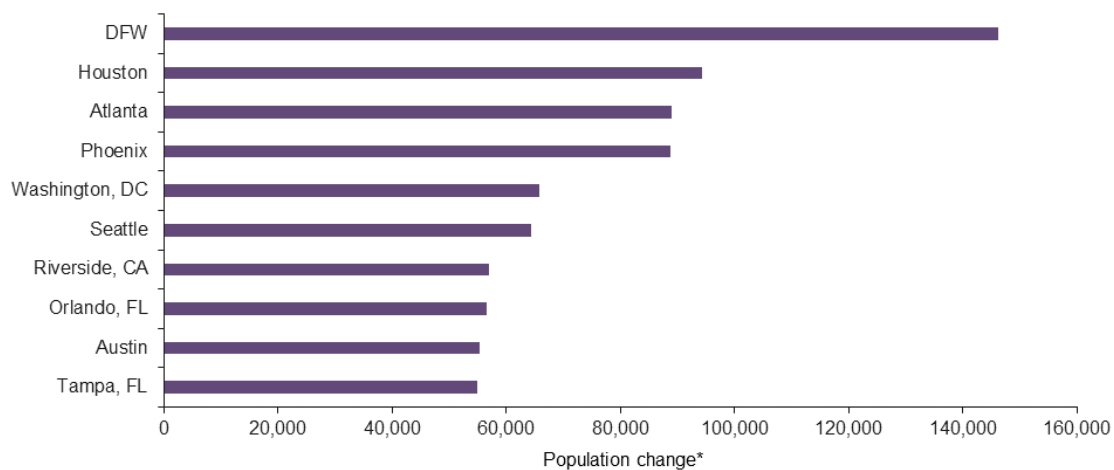


*Monthly, seasonally adjusted.
SOURCE: Dallas Fed.

Population

The Dallas–Fort Worth population continued to climb in 2017. Recently released census data show that from July 2016 to July 2017, the metroplex grew by 146,000 people—the largest numerical increase among metro areas in the U.S. (*Chart 3*). DFW's 2 percent gain was ahead of Texas' 1.4 percent increase last year. Net domestic migration accounted for 41 percent of the growth in DFW's population in 2017, and international migrants made up nearly 18 percent. This means that approximately 235 people moved to DFW every day last year. Collin, Dallas, Denton and Tarrant counties placed among the nation's top 10 counties with the largest numerical increase. DFW is the fourth-largest metropolitan statistical area in the U.S., with a population of 7.4 million in 2017.

Chart 3
Major U.S. Metro Areas with Largest Population Gains, 2016–17



*July 1, 2016, to July 1, 2017.
NOTE: Data for each city cover the broader metropolitan statistical area.
SOURCE: Census Bureau.

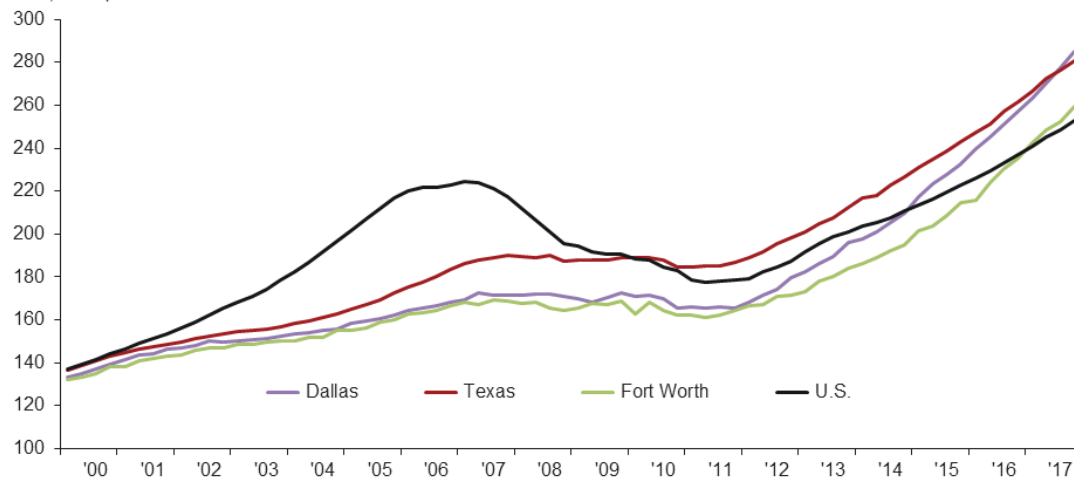
Housing Market

Home Prices Climb Further

Home price gains in the metroplex continue to outpace those in the U.S. (*Chart 4*). Prices rose 2.7 percent in both Dallas and Fort Worth in fourth quarter 2017, faster than the state's 1.7 percent gain and the nation's 1.6 percent increase, according to the most recent Federal Housing Finance Agency purchase-only house price index. On a year-over-year basis, prices rose 10.8 percent in Dallas and 10.3 percent in Fort Worth—both faster than the Texas rate of 7.3 percent and the nation's 6.7 percent figure. Continued healthy job creation and tight home inventories have propelled price increases in the area.

Chart 4
House Price Indexes

Index, first quarter 1991 = 100*



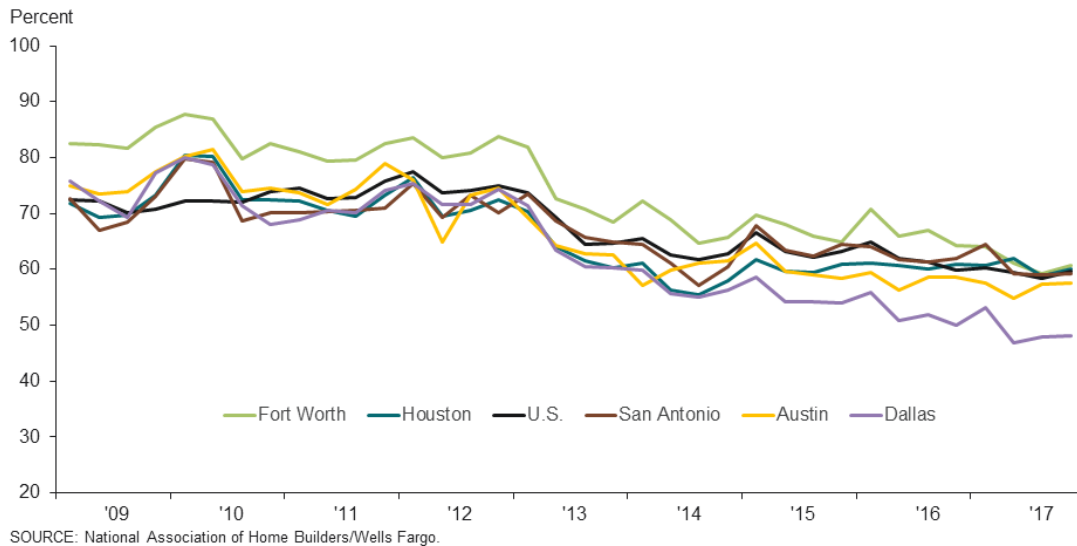
*Quarterly; seasonally adjusted.

SOURCE: Federal Housing Finance Agency.

Affordability in Dallas Remains Low

Record home-price appreciation following the Great Recession has eroded housing affordability in the metroplex. According to the National Association of Home Builders/Wells Fargo Housing Opportunity indexes, 48.2 percent of the homes (new and existing) sold in Dallas in fourth quarter 2017 were affordable for a median-income family (*Chart 5*). This is well below the national figure of 59.6 percent. Affordability has been declining in Dallas since 2010, and the index has dropped markedly from its peak, set in first quarter 2010. Despite having a lower median home sales price than Austin, Dallas has the lowest affordability among major Texas metros. Affordability in Fort Worth improved slightly to 60.7 percent in the fourth quarter.

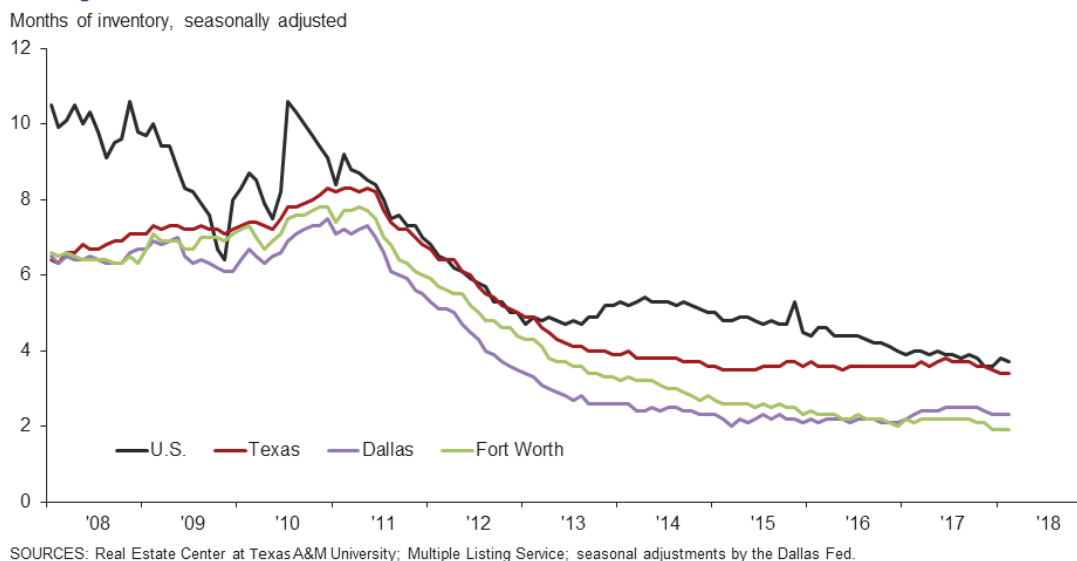
Chart 5
Housing Opportunity Indexes



Existing-Home Inventories Still Very Tight

DFW existing-home inventories remain tight at around two months, well below the six months' supply typically associated with a balanced market. In February, inventories were at 2.3 months in Dallas and 1.9 months in Fort Worth (*Chart 6*). Inventories in both Dallas and Fort Worth are the lowest among Texas' major metros and have been under three months since late 2014.

Chart 6
Existing-Home Inventories



NOTE: Data may not match previously published numbers due to revisions.

About Dallas–Fort Worth Economic Indicators

Questions can be addressed to Laila Assanie at laila.assanie@dal.frb.org. *Dallas–Fort Worth Economic Indicators* is published every month on the Tuesday after state and metro employment data are released.

March 26, 2018

Texas economic growth remained robust in February. The state posted strong job gains, and unemployment remained low. The Texas Leading Index ticked down following several months of strong growth. Home inventories remained low, and home sales rose in the month, while indicators of residential construction were mixed.

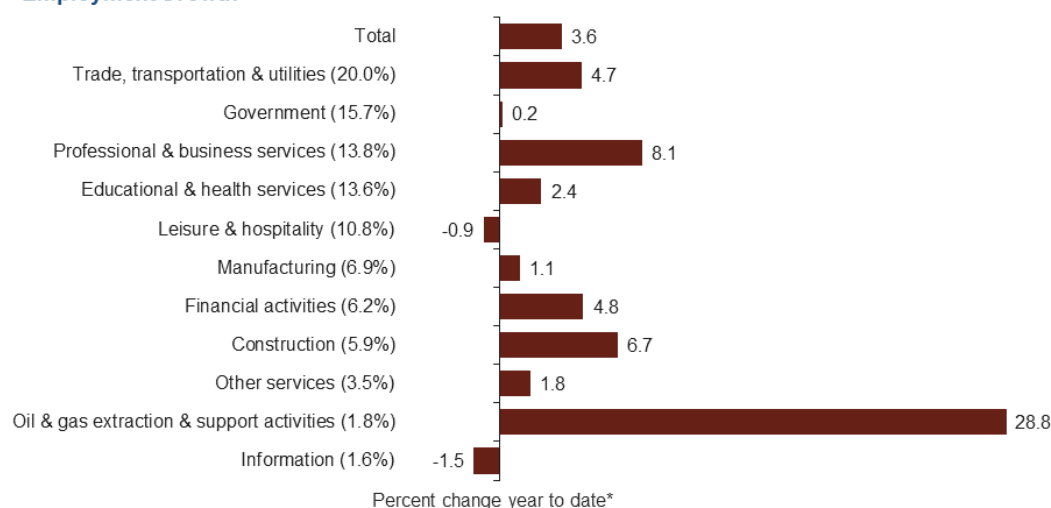
Labor Market

Employment Growth Solid

Texas employment expanded an annualized 3.2 percent in February after posting an upwardly revised 4.0 percent growth rate in January. The Dallas Fed's Texas Employment Forecast suggests 3.4 percent job growth in 2018 (December/December).

Employment in almost all sectors has expanded through February (*Chart 1*). Payrolls in the energy sector skyrocketed 42.3 percent in February following 16.6 percent growth in January. The industry has grown an annualized 28.8 percent so far this year, up from 12.7 percent expansion in 2017. The leisure and hospitality, government and information sectors all shed employment by more than 3 percent in February after expanding in January.

Chart 1
Employment Growth



*Seasonally adjusted, annualized rate.

NOTES: Year-to-date growth is December 2017–February 2018. Numbers in parentheses represent share of total employment in February 2018.

SOURCES: Bureau of Labor Statistics; Texas Workforce Commission; adjustments by the Dallas Fed.

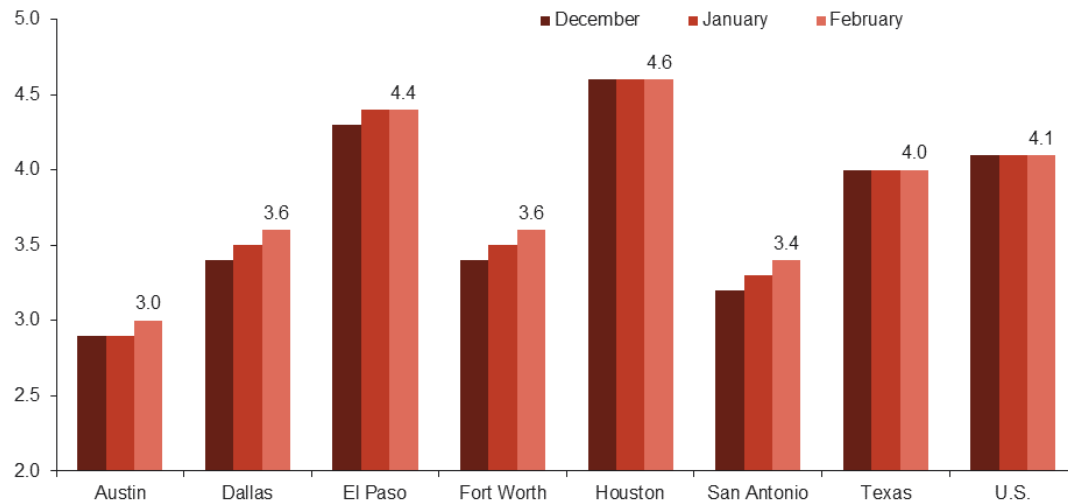
Payrolls expanded in all major metros in both January and February. Jobs in Austin soared 7.2 percent in February, the strongest increase among the major metros. San Antonio posted 1.6 percent job growth in the month, the slowest among the major metros.

Unemployment Remains Low

The Texas unemployment rate held steady at 4.0 percent for the third consecutive month in February, near a four-decade low (*Chart 2*). Unemployment ticked up in Austin, Dallas, Fort Worth and San Antonio last month but was stable in El Paso and Houston.

Chart 2
Unemployment

Percent*



*Seasonally adjusted.

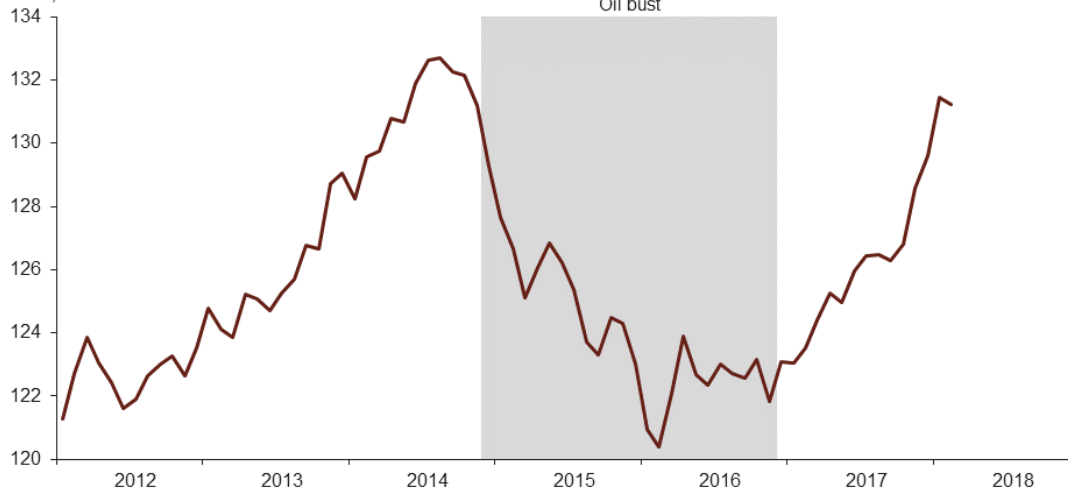
SOURCES: Bureau of Labor Statistics; Texas Workforce Commission; adjustments by the Dallas Fed.

Texas Leading Index

The Texas Leading Index, a composite of eight indicators that tend to change direction before the overall economy does, sheds light on the future of the state's economy. In February, the estimated value of the index dipped 0.2 percent following four months of expansion, but its three-month growth was 2.1 percent (*Chart 3*). The Texas Leading Index is 1.1 percent below its oil-boom peak in August 2014.

Chart 3
Texas Leading Index

Index, 1987 = 100*



*Seasonally adjusted.

NOTES: Oil-bust shading represents Texas energy-sector employment peak to trough, December 2014 to November 2016.

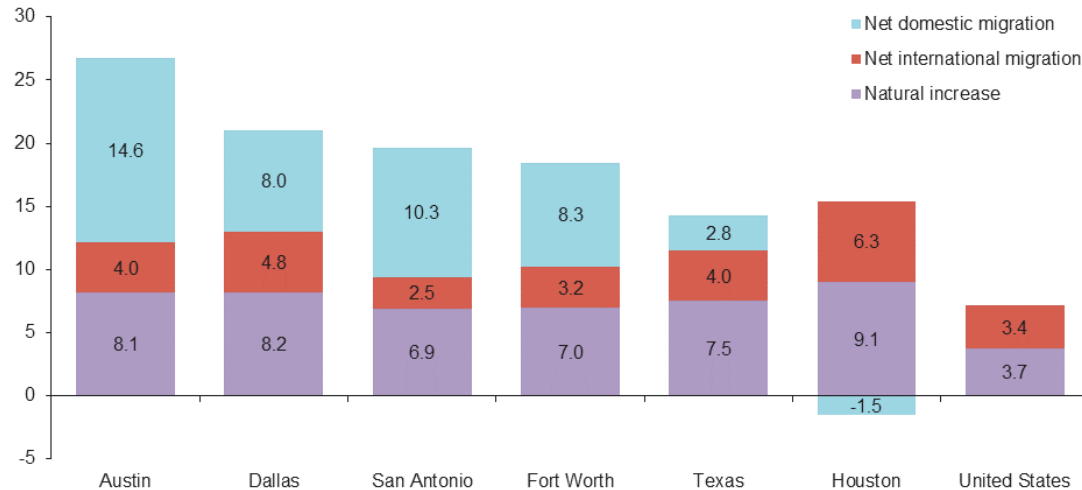
SOURCE: Dallas Fed.

Population Change

For every 1,000 Texas residents in 2016, there were an additional 14.3 residents in 2017 (*Chart 4*). Natural increase, measured as births minus deaths, accounted for 7.5 of these new residents, net international migration accounted for 4.0 residents, and net domestic migration accounted for 2.8 residents.

Chart 4
Population

Per capita population change*



*July 1, 2016, to July 1, 2017, per 1,000 residents in previous year.
SOURCE: Census Bureau, 2016 and 2017 American Community Survey 1-Year Estimates.

Austin's population growth of 26.8 new residents per 1,000 existing residents was the highest per capita population increase among the major Texas metros in 2017. The increase was driven by strong net domestic migration. Houston had the highest per capita natural increase and net international migration among the major metros, though it lost domestic migrants on net during the year. All the major Texas metros had higher rates of natural increase than the U.S., and all but San Antonio and Fort Worth had higher rates of net international migration.

Housing Market

Home Inventories Hold Steady at Record-Low Levels

Texas and U.S. home inventories are both at historic lows, well below the six months of inventory considered balanced (*Chart 5*). Texas home inventories reached a new low of 3.4 months' supply in January and held steady in February. U.S. home inventories reached a low point of 3.6 months in November and ticked up to 3.7 months in February. Among major Texas metros, Fort Worth had the lowest supply at 1.9 months, while Houston had the highest at 3.6 months.

Chart 5
Housing Inventory

Single-family home supply (months)*

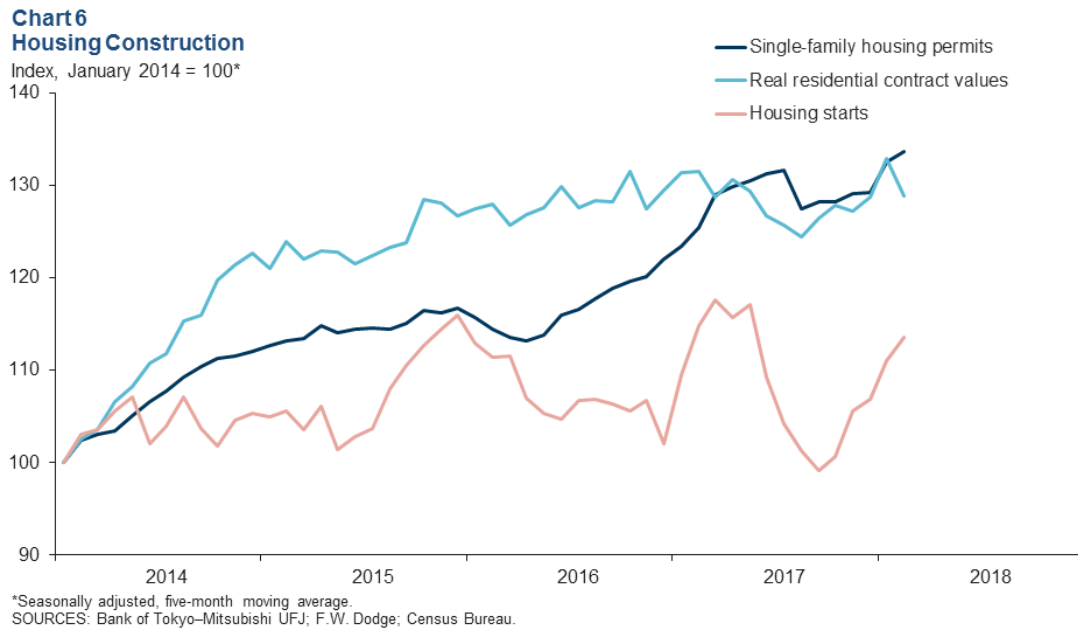


*Seasonally adjusted.
SOURCES: Real Estate Center at Texas A&M University; Multiple Listing Service.

Texas' existing-home sales rose 2.7 percent in February and have grown 2.1 percent year to date compared with the same period in 2017. The median existing-home sales price in Texas inched up 0.3 percent and was 2.9 percent above year-ago levels in February.

Residential Construction Activity Mixed

Indicators of Texas housing construction activity varied in February (*Chart 6*). The five-month moving average of single-family housing permits edged up 0.9 percent in the month, and total permits issued so far in 2018 are 5.2 percent higher than the same period in 2017. The five-month moving average of housing starts expanded 2.2 percent in the month; however, year to date, there have been 11.9 percent fewer housing starts than the same period in 2017. The five-month moving average of residential construction contract values dropped 3.1 percent in the month; year to date, the total value is 1.3 percent lower than the same period last year.



NOTE: Data may not match previously published numbers due to revisions.

About Texas Economic Indicators

Questions can be addressed to Stephanie Gullo at stephanie.gullo@dal.frb.org. *Texas Economic Indicators* is published every month on the Monday after Texas employment data are released.

U.S. Economic Outlook Improves in First Quarter

March 23, 2018

The U.S. economic outlook has slightly improved since January, owing to strong gross domestic product (GDP) and employment growth. Forecast GDP growth has ticked higher as recent changes to federal tax law have provided fiscal stimulus. Inflation expectations have remained firmly anchored, with inflation gradually rising in recent months.

Real GDP Continues Expansion at Year-End 2017

The second release of real (inflation-adjusted) GDP growth in fourth quarter 2017 stood at 2.5 percent, down from the initial release of 2.6 percent. Improving personal consumption expenditures (PCE) and residential/nonresidential investment contributed the most to overall GDP growth, while private inventories and net exports were restraining influences (*Chart 1*).

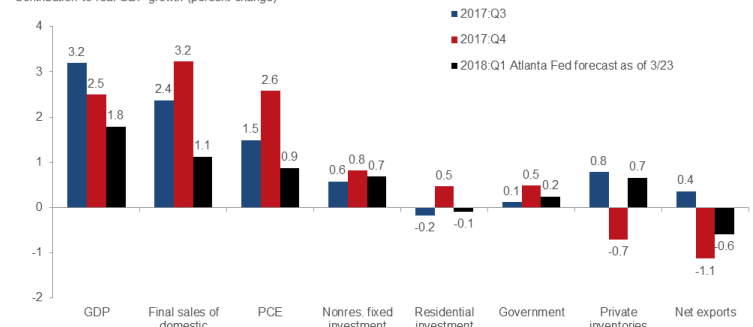
Of concern for first-quarter growth are relatively weak releases of real PCE and real retail sales. Real PCE declined 1.7 percent on an annualized basis during January, a sharp contrast from a 3 percent gain in December, while real retail sales growth slumped to 0.1 percent in February, below consensus estimates. This weakness explains why the Atlanta Fed's GDP Nowcast for first-quarter growth is low. However, both PCE and retail sales are likely to improve in February and March as some consumers begin receiving tax refunds.

Survey-based indicators for investment and consumption remain buoyant. The Institute for Supply Management (ISM) manufacturing composite index rose from 59.1 in January to 60.8 in February, while the non-manufacturing composite index declined from 59.9 to 59.5. A reading above 50 indicates expansion. *Chart 2* shows ISM nonmanufacturing values since 2014, with the last two months (highlighted in red) at relatively high levels. The three-month moving average is also rising.

The Conference Board's Consumer Confidence Index continues increasing, reaching 130.8 in February from 124.3 in January. February's value is the highest since November 2000. The University of Michigan's Consumer Sentiment Index also increased, from 99.7 in February to 102.0 in March, both relatively high readings. Overall, these indicators point to optimism about future growth.

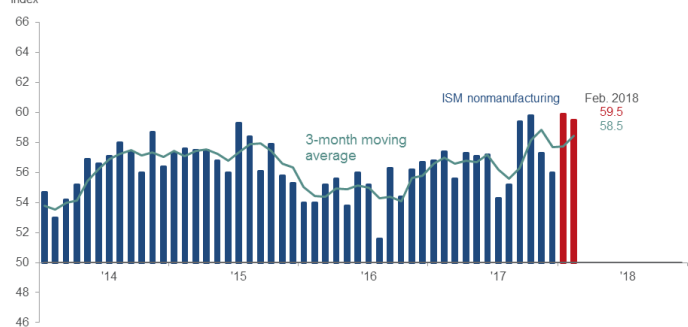
Looking forward, real GDP growth is expected to increase each quarter this year, with forecasts moving higher. *Chart 3* shows recent GDP growth on a yearly basis and comparisons to recent Survey of Professional Forecasters (SPF) releases. The SPF's latest release in February of 2.8 and 2.5 percent year-over-year growth in 2018 and 2019, respectively, reflects an upward revision from November's 2.5 and 2.1 percent.

Chart 1
Consumption and Investment Contribute to GDP Growth
Contribution to real GDP growth (percent change)*



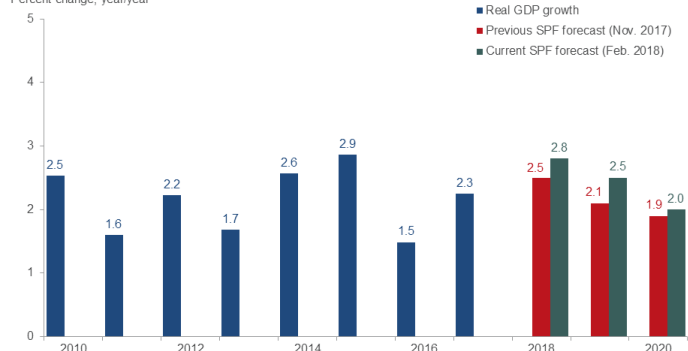
*Quarter/quarter, seasonally adjusted annual rate.
NOTE: PCE refers to personal consumption expenditures.
SOURCES: Bureau of Economic Analysis; Federal Reserve Bank of Atlanta.

Chart 2
ISM Nonmanufacturing Index Remains in Expansionary Territory
Index*



*Values above 50 indicate expansion.
SOURCE: Institute for Supply Management (ISM).

Chart 3
GDP Growth Forecasts Revised Upward
Percent change, year/year



NOTE: SPF is the Survey of Professional Forecasters.
SOURCES: Bureau of Economic Analysis; Federal Reserve Bank of Philadelphia.

On a quarterly basis, the SPF's latest report in February predicts real GDP growth will reach 3.0 percent in first quarter 2018 and 2.9 percent in second quarter 2018.

Solid Employment Growth

Payrolls increased by 313,000 in February, the latest employment report shows (*Chart 4*). The result exceeds consensus estimates, with the headline unemployment (the U-3 rate) remaining at 4.1 percent.

The broader U-6 rate, which includes discouraged workers, other marginally attached workers and those working part time for economic reasons, remained at 8.2 percent. The labor force participation rate ticked upward, from 62.7 percent to 63 percent, but demographic developments imply a gradual softening in coming years. The latest SPF release forecasts unemployment to decline further to 3.8 percent in 2019—levels last seen in early 2000.

Despite the strong employment report, wage growth is still only softly trending upward. Both the Atlanta Fed's wage growth tracker and the noisier average-hourly-earnings measure have moved slightly higher but remain below pre-Great Recession rates. On a year-over-year basis, the wage growth tracker increased from 2.9 percent in December to 3.0 percent in January, while average hourly earnings declined slightly, from 2.8 percent in January to 2.6 percent in February. In contrast, the wage growth tracker grew 4.3 percent in March 2007, prior to the Great Recession, while average hourly earnings increased 3.4 percent.

Inflation Bottoming Out

Although most inflation measures remain below the Federal Reserve's 2 percent target, recent releases have suggested that inflation has bottomed out and will trend toward the target rate. Core Consumer Price Index (CPI) inflation, which excludes food and energy, was little changed at 1.9 percent on a year-over-year basis in February (*Chart 5*).

Core PCE inflation was unchanged at 1.5 percent in January on a year-over-year basis. Meanwhile, the Federal Reserve Bank of Dallas' Trimmed Mean PCE year-over-year inflation measure was also unchanged, at 1.7 percent. Overall, *Chart 5* shows that inflation will likely increase.

Inflation expectations remain largely unchanged since January's Federal Open Market Committee meeting. The SPF forecasts core PCE inflation to reach the Fed's 2 percent target by 2019, while the implied five-year/ five-year-forward (expected average inflation over the five-year period that begins five years from now) CPI inflation rate stands at 2.3 percent, up from the previous forecast of 2.2 percent in November. The five-year/five-year-forward Treasury inflation-protected securities (TIPS) breakeven inflation rate, a market-based measure of expected inflation, stood at 2 percent as of March 19, little changed from January.

—Daniel Chapman

About the Author

Chapman is a research assistant in the Research Department at the Federal Reserve Bank of Dallas.

Chart 4
Payroll Growth Shows Employment Strength

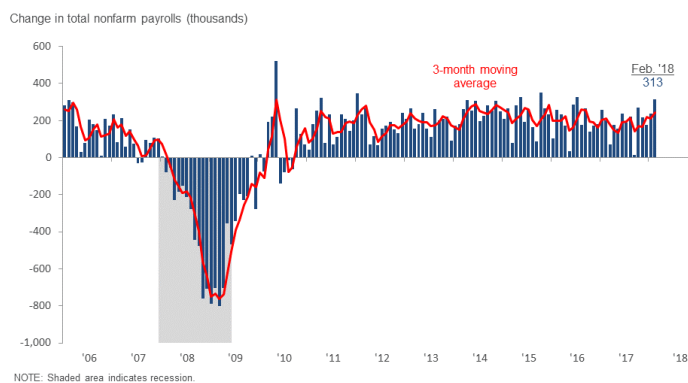
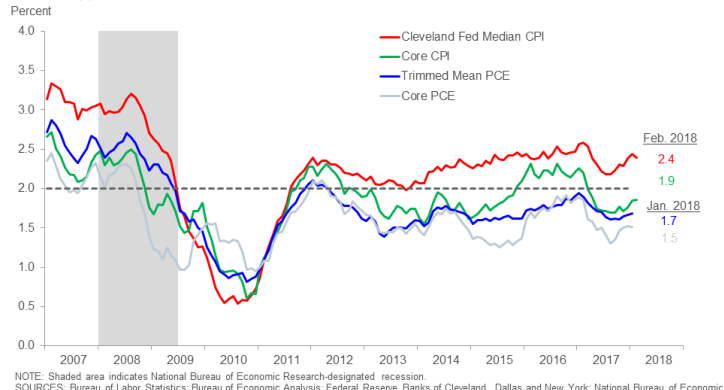


Chart 5
Inflation Appears to Have Bottomed Out





City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-3
Type Worksession
Department City Council

Agenda Date 06/19/2018

Title

Discussion of possible disannexation request for certain real property along Chadwick Crossing

Strategic Plan

1.1 Actively involve and engage stakeholders

Explanation

This item provides for discussion regarding a disannexation request by Chadwick Crossing residents. Mayor Richard Newton will lead the discussion.

Attachments



City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-4
Type Worksession
Department Engineering

Agenda Date 06/19/2018

Title

Update and discussion on SH26 project phasing

Strategic Plan

Explanation

City Manager Jerry Ducay will provide an update on the SH26 Construction Project phasing.

Attachments



City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-5

Agenda Date 06/19/2018

Type Worksession

Department City Secretary

Title

Discussion of the June 19, 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 06/19/2018

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
- Acquisition of real property along SH26

Section 551.074 - Personnel - Deliberate the appointment, employment, evaluation and duties of the Director of Public Works

Section 551.074 - Personnel – Update regarding City personnel administration from the City Manager

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

Attachments

RESOLUTION R-18-4272

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF JUNE 19, 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 19TH DAY OF JUNE 2018.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

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 06/19/2018

Type Announcements, Proclamations, and Presentations

Department City Manager

Title

In recognition of the Featured Business of the Month - Modish Boutique, 4400 Colleyville Boulevard, Morgan Fenton owner - Mayor Richard Newton

Attachments

RESOLUTION R-18-4273

**A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER
CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF
JUNE 19, 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 Special City Council meeting of June 5, 2018
 - b. Approval of a construction contract with Ratliff Hardscape, Ltd. for the 2018 Miscellaneous Concrete Repair Contract, in an amount not to exceed \$400,000, and authorizing the City Manager to execute the contract

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS AND _ ABSTENTIONS ON THIS
THE 19TH DAY OF JUNE 2018.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

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
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www.colleyville.com

Tuesday, June 5, 2018

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, June 5, 2018, at 5:30 p.m.

ROLL CALL: Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, Chuck Kelley and Callie Rigney.

ABSENT: Councilmember Chuck Kelley

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Police Chief Michael Miller, Fire Chief Brian Riley, Community Development Director Ben Bryner, Library and Special Events Director Mary Rodne, Human Resources Director Jesse Perez, Marketing Coordinator Dustin Dangli, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

Mayor Newton recognized Chandler Merritt, Chief of Staff, Office of Tarrant County Judge Glen Whitley was in attendance.

WS-1 Discussion of Health Insurance Renewal

Human Resources Director Jesse Perez presented an overview of the medical benefits renewal, and introduced Andrew Weegar, Employee Benefits Specialist, IPS Advisors, who presented this item and answered questions of the City Council.

Mr. Weegar noted this year's RFP was for medical only and reviewed the objectives and results of the RFP. Mr. Weegar explained the negotiation process and the ending result of a seven-percent increase in medical renewal. He further explained the City will implement a Health Reimbursement Account (HRA).

Mr. Weegar reviewed the recommendations for renewal of vision, dental, ancillary, and employee assistance program benefits.

Councilmember Nakamura asked Mr. Weegar if he felt this renewal and rates were competitive with the other cities which he works with. Mr. Weegar stated he felt it was competitive and noted some cities have a much higher average increase of between 16-25 percent.

Mayor Newton thanked staff and Mr. Weegar for their work.

WS-2 Overview of the Budget Process

Assistant City Manager Adrienne Lothery presented this item, reviewing the process for the FY 2019 budget preparation and answered questions of the City Council.

Councilmember Wheat asked staff if some vehicles were replaced through the CCCPD fund. Assistant City Manager Lothery stated that is correct and provided information regarding which vehicles were paid from which funds, using some police vehicles being paid out of CCCPD and water utility vehicles being paid from the utility fund as an example.

Manager Lothery reviewed the budget worksession calendar and the tax rate procedures.

Mayor Newton asked Manager Lothery what the effective tax rate looks like. Manager Lothery stated she could not provide an estimate at this time as there were too many unknowns.

WS-3 Discussion of dates for a City Council goals and objectives worksession

Mayor Newton and the City Council chose the date of June 20, 2018, for the goals and objectives worksession. This worksession will begin immediately following the budget worksession which begins at 4:00 p.m.

WS-4 Discussion of the City Council portrait

Mayor Pro Tem Lindamood led the discussion regarding the City Council portrait and the plain look of the City Hall lobby. The City Council agreed they would like something different and the City Manager should be included in the portraits. City Council directed staff to secure a photographer and work with the photographer for a concept.

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

Mayor Newton noted the City Council received comments today, June 5, 2018, regarding Agenda Item 6e, which have been placed at their seats in the Executive Conference Room.

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

Mayor Newton called the Executive Session to order at 6:31 p.m. and called the roll.

ROLL CALL: Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, Chuck Kelley and Callie Rigney.

ABSENT: Councilmember Chuck Kelley

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 SH26

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 7:20 p.m.

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

ROLL CALL: Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, Chuck Kelley and Callie Rigney.

ABSENT: Councilmember Chuck Kelley

INVOCATION: Pastor Josh Anderson, Colleyville Presbyterian**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-18-4267**

This resolution was not needed.

3. ELECTION OF A MAYOR PRO TEM

Election of Mayor Pro Tem

Mayor Newton opened the floor for nominations for Mayor Pro Tem.

Councilmember Wheat made a motion to elect Mayor Pro Tem Bobby Lindamood for the 2018-2019 year, Councilmember Nakamura seconded the motion.

The motion to approve carried with the following vote:

Aye: 6 – Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, and Callie Rigney.

Absent: 1 – Councilmember Chuck Kelley

4. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Announcements of civic and charitable events

Presentation of calendar events and updates

Announcements of awards and recognition

Mayor Newton announced Police Chief Michael Miller was in attendance for his first formal City Council meeting and thanked him for attending.

Councilmember Wheat encouraged participation in the Library's Summer Reading Program and noted details are available on the City's website.

Mayor Pro Tem Lindamood encouraged everyone to attend Red, White, and Sousa with Asleep at the Wheel on June 22, 2018 at Colleyville Center.

Councilmember Nakamura highlighted the new City of Colleyville website and encouraged citizens with comments to reach out to staff or Councilmember Dodson.

Councilmember Dodson reminded everyone early voting was occurring and Election Day is June 16, 2018 at Bransford Elementary School.

Presentation of the new City vehicle tailgate wraps – Mayor Newton and Public Information Specialist Dustin Dangli

Mayor Newton stated Public Information Specialist Dustin Dangli was leaving Colleyville and going to Cleburne. Mayor Newton thanked Dustin and together they displayed a City vehicle tailgate with a wrap signifying one of the four City initiatives being promoted on City vehicles.

Presentation of the Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award for the Fiscal Year 2018 budget - Mayor Richard Newton and CFO Shereen Gendy

Mayor Newton recognized Assistant City Manager Adrienne Lothery who thanked staff for their work in achieving the GFOA Distinguished Budget Presentation Award for the 24th consecutive year.

5. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-18-4268

- 5a** Approval of the minutes of the Special City Council meeting of May 15, 2018
- 5b** Approval of the minutes of the regular City Council meeting of May 15, 2018
- 5c** Approval of a contract with Merrell Bros., Inc., in an amount not to exceed \$388,520, for the dredging of the Kimzey Park pond, and authorizing the City Manager to execute the contract
- 5d** Approval of an amendment to the agreement for professional services with Freese and Nichols, Inc. in an amount not to exceed \$183,020 for an additional scope of work, including development of construction documents for the City plaza, and authorizing the City Manager to execute the amendment
- 5e** Approval of a construction contract with GRA-Tex Utilities, Inc., for the Manning Drive Wastewater Project 3 and Paving Improvements Project, in an amount not to exceed \$606,193.50 which includes a \$30,000 contingency, and authorizing the City Manager to execute the contract and any associated change orders

Mayor Newton read Resolution R-18-4268 in its entirety.

Parks and Recreation Director Lisa Escobedo presented item 5c.

Assistant City Manager Adrienne Lothery presented item 5d and introduced Shane Friese, Freese and Nichols.

Assistant City Manager Mark Wood presented item 5e.

Mayor Newton opened the public hearing at 8:02 p.m.

David Dudziak, 2301 Wilkes Court spoke in support of item 5c and gave a brief history of Kimzey Park.

There were no others present wishing to speak and Mayor Newton closed the public hearing at 8:05 p.m.

Councilmember Dodson made a motion to approve Resolution R-18-4268 and Councilmember Nakamura seconded the motion.

The motion to approve carried with the following vote:

Aye: 6 – Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, and Callie Rigney.

Absent: 1 – Councilmember Chuck Kelley

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

6a Ordinance O-18-2044

Consideration of an amendment to the PUD-R Planned Unit Development-Commercial zoning district to allow for a drive-through services on Lot 3, Block 11, Longwood Estates at Ross Downs, located at 7181 Colleyville Boulevard, Case ZC18-009

Mayor Newton read the caption of Ordinance O-18-2044.

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

Councilmember Dodson asked staff what direction the drive through traffic moved and if there was one access. Director Bryner responded there are two access points and direction of traffic is regulated by the access point.

Mayor Newton requested a larger view of the area be provided which includes the other buildings in the area.

There was discussion on providing a more detailed drawing and if separation of lanes can be defined. City Manager Ducay stated other items can be defined as well, to include curb, masonry wall, and landscaping. Councilmember Dodson stated he felt it should all be defined.

Councilmember Wheat asked if the drive-through can be used for any commercial use. Director Bryner replied other uses are allowed, the exception being a restaurant.

Mayor Newton asked staff if this request is a zoning modification. Director Bryner replied that is correct. Mayor Newton asked if a site plan can be required now. Director Bryner stated he would advise the applicant.

Mayor Newton opened the public hearing at 8:19 p.m.

David Dudziak, 2301 Wilkes Court, spoke in support of this item and controlling traffic to limit disruption to the residential area.

Pam Wozniak, 7004 Coleman Court, spoke regarding the late notice concerning the zoning request, concerns regarding traffic and speed.

Robert Egan, 2410 Twelve Oaks, spoke in opposition to this item with concerns for the queuing of vehicles and safety of pedestrians.

There were no others wishing to speak and Mayor Newton closed the public hearing at 8:24 p.m.

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

6b Ordinance O-18-2045

Consideration of a Special Use Permit to exceed the maximum number and total maximum size allowed by right for accessory buildings on Lot 1, Block 1, of the K Bar G Estates addition, located at 6401 Westcoat Drive, Case ZC18-010

Mayor Newton read the caption of Ordinance O-18-2045.

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

Mayor Newton stated this is a large parcel and as he has stated before, he sees no issues with this request.

Mayor Newton asked if the rectangles on the exhibit were different parcels. Director Bryner replied this is one parcel, however, a smaller portion is being taxed at the agriculture rate.

Mayor Newton opened the public hearing at 8:31 p.m.

Chuck Polk, 5705 Ponderosa, spoke in favor of this item on behalf of the applicant.

There were no others wishing to speak and Mayor Newton closed the public hearing at 8:31 p.m.

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

6c Ordinance O-18-2046

Consideration of a zoning change from the AG-Agricultural zoning district to the R-40 Single Family Residential zoning district on a portion of Lot 1, Block 1, of the Wood Estates Addition, located at 411 McDonwell School Road E, Case ZC18-011

Mayor Newton read the caption of Ordinance O-18-2046.

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

Mayor Newton stated the exhibit shows Cutter Ridge to be AG zoning and asked staff if this is correct as it is a subdivision. Director Bryner stated he can research the history and perhaps provide an answer.

Councilmember Wheat asked what the lot size of the new R-40 lot would be. Director Bryner stated 1.44 acres, which exceeds the R-40 requirements.

Councilmember Dodson asked for a larger map showing Westcoat and McDonwell Road.

Mayor Newton opened the public hearing at 8:38 p.m.

Chuck Polk, 5705 Ponderosa, spoke in favor of this item on behalf of the applicant who could not be in attendance.

There were no others wishing to speak and Mayor Newton closed the public hearing at 8:39 p.m.

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

6d Ordinance O-18-2047

Consideration of a Special Use Permit to exceed the total maximum size allowed by right for accessory buildings and for a Servants' or Caretakers' Quarters on Tract 5B02, Abstract 294, in the Robert Chowling Survey, located at 5810 Pool Road, Case ZC18-012

Mayor Newton read the caption of Ordinance O-18-2047.

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

Mayor Newton stated this is a large parcel and as he has stated before, he sees no issues with this request.

Mayor Newton asked if there were three living units on the property. Director Bryner stated there are two living units when following the letter of what constitutes a living unit.

Mayor Newton noted he is familiar with the history of the zoning. As it is a large parcel he has no issue with the request. However, everyone needs to understand the property is still zoned and could be used for a commercial use.

Mayor Newton asked if the applicant was present. William Stearman, 2248 Bedford Circle, Bedford, stated the property has been purchased for the sole use of the Stearman family.

Mayor Newton asked Mr. Stearman if he was aware of the zoning. Mr. Stearman replied he was and stated he is a veterinarian, but has no intention of making the property a commercial use.

Councilman Dodson expressed his concern the owner could rent the units on the property. Mayor Newton asked Mr. Stearman if he would have any issues to adding a stipulation stating this is for family use only and no rentals are allowed into the SUP. Mr. Stearman stated he has no issue with the stipulation.

Mayor Newton opened the public hearing at 8:53 p.m.

Don Ferrier, 6137 Walnut Drive, Fort Worth, spoke in favor of this item.

There were no others wishing to speak and Mayor Newton closed the public hearing at 8:54 p.m.

Mayor Newton stated he applauded the efforts of the applicant and he is a good neighbor.

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

6e Ordinance O-18-2048

Consideration of a zoning change from the AG-Agricultural and R-20 Single Family Residential zoning districts to the AG-Agricultural and R-20 Single Family Residential zoning districts on Lot 1, Block 1, of the Allzim Acres Addition, and Tracts 2A7B, 2A8C, & 2A9A, Abstract 533, in the Mary M. Freeman Survey, and Tract 4D02, Abstract 295, in the William E. Crooks Survey, located at 7209 & 7215 John McCain Road, Case ZC18-013

Mayor Newton read the caption of Ordinance O-18-2048.

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

Mayor Newton asked staff if there is to be a home on the AG portion of the lot. Director Bryner replied yes, that is his understanding, and the house would be closer to John McCain. Mayor Newton asked why the zoning is AG instead of RE-Residential Estate. Director Bryner replied RE is smaller zoning less than two acres, and the AG zoning is three acre minimum.

Councilmember Wheat asked staff is the applicant is trading some R-20 zoning to go to AG zoning so the lots can be put in more appropriately. Director Bryner stated that is correct as the back part of the property is difficult to reach. Councilmember Wheat stated she understood the concept and wondered if those who are in opposition to this request understand the reasoning.

Councilmember Wheat stated this end of John McCain is very narrow and curving and she believes putting a subdivision in is dangerous and needs to be addressed.

Councilmember Dodson asked for clarification on the location of a house and if minimum requirements are being met. Director Bryner noted all minimum requirements have been met.

There was discussion regarding this request being a straight zoning request and the ability to change the zoning to a PUD-R and include a 30-foot landscaping requirement.

There was discussion regarding the best location for access to the development and zoning within the development.

Mayor Newton opened the public hearing at 9:09 p.m.

Christie Kimbell, 7201 Vanguard Court, spoke in opposition of this item, with concerns for trees, easements, and safety. Ms. Kimball stated the developer has

been very amenable, but stated all of the assurances have been verbal and everything must be in writing.

Sharla Hermes, 7109 Vanguard Court, spoke in opposition to this item with concerns for privacy and quiet, easement and fencing requirements, preference to the zoning being a PUD.

Heidi Hughes, 7305 Vanguard Court, spoke in opposition to this item with concerns for the road.

Al Zim, 7209 John McCain, spoke in support of this item and stated the John McCain traffic is caused by traffic from 1709 and 114, not the proposed development.

Wesley Dawson, 406 Pecan Drive, Irving, Developer, spoke in support of this item and presented this item to the City Council, explaining his interest in tree preservation, making the development a place he and his family will live which is low density and high quality.

There were no others wishing to speak and Mayor Newton closed the public hearing at 9:25 p.m.

Mayor Newton stated he appreciated everyone's comments and he believes all the details can be worked out.

Mayor Newton provided the following recap of what needs to be addressed:

How to address John McCain access and traffic;

How to keep control of the development so it conforms with the Colleyville vision; and

How to include all these facets by zoning.

There was discussion regarding the location of the developer's home, tree preservation, fencing, HOA covenants, platting, and tree mitigation.

Mayor Newton asked Mr. Dawson is he is agreeable to adding conditions to the ordinance and to discussing drainage in the future. Mr. Dawson said he is agreeable to this point but, everything must be documented.

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

6f Ordinance O-18-2049

Consideration of a zoning change from the AG-Agricultural zoning district to the RE Single Family 'Estate' Residential zoning district on Tracts 1B & 1B1A, Abstract 294, in the Robert Chowning Survey, located at 6900 Pool Road, Case ZC18-014

Mayor Newton read the caption of Ordinance O-18-2049.

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

Councilmember Wheat asked for clarification of the lot size at 2417 Pool Road. Director Bryner stated this is a different owner.

Councilmember Wheat asked if this construction is causing the snake infestation in the Twelve Oaks Subdivision. City Manager Ducay stated the City is sending a professional out to review the area and make recommendations, however, he does not believe there is any action occurring which is causing the snake migration.

Councilmember Dodson asked if the property is in the 100 year flood plain. Director Bryner noted there is a very small piece of the property in the flood plain.

Mayor Newton opened the public hearing at 9:41 p.m.

David Dudziak, 2301 Wilkes Court, spoke in favor of this item on behalf of himself and the Ross Downs HOA and expressed his appreciation to the City Manager to listening to their concerns over the snake infestation.

Brian Stewart, 2502 Twelve Oaks Lane, spoke in support of this item and addressed the number of snakes on his property.

Wendy Stewart, 2502 Twelve Oaks Lane, spoke in support of this item and stated the snakes are a health hazard.

Robert Eagan, 2410 Twelve Oaks Lane, spoke in opposition of this item asking the zoning change wait until the snake issue is addressed and thanked the City for the assistance with the snakes. Mr. Eagan spoke regarding his wife being snake bitten and hospitalized, which is why he requests there be no action until the snakes are addressed.

There were no others wishing to speak and Mayor Newton closed the public hearing at 9:51 p.m.

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

7. RESOLUTION(S): READING AND PUBLIC HEARING

7a Resolution R-18-4268

Consideration for approval of a site plan for athletic fields on Lot 1R, Block 1, of the Covenant Christian Academy Addition, located at 901 Cheek-Sparger Road, Case SP18-001

Mayor Newton read Resolution R-18-4268 in its entirety.

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

Councilman Dodson asked for a clarification on the length and location of the screen.

City Manager Ducay asked for additional design elements to be added to the building on Wayne Drive, suggesting the addition of stone and landscaping.

Mayor Pro Tem Lindamood stated it appears the tree buffer can be left in place.

Mayor Newton stated the original plans called for parking below the ball field and why the new parking lot above ground was now okay.

Keith Castello, 2112 Northglen Drive, North Richland Hills, head master at Covenant Christian Academy, representing Covenant Christian Academy (CCA), as the applicant came forward at the Mayor's request to answer the questions noted.

Mr. Castello explained the original parking was to accommodate potential school size, however, the school size and attendance projections at full build-out have been reduced. Additionally, CCA had anticipated field use by third parties and had planned for those occurrences, however, at the time of approval of the previous PUD, the City and neighbors had requested and approved limiting the number of nights the lights could be turned on, which also limited the ability to lease the fields to third parties. These two items led to the elimination of the need for the previously approved parking.

Mayor Newton asked Mr. Castello if every parking space, to include the spaces all the way up to Cheek-Sparger Road will need to be utilized to accommodate the current plan. Mr. Castello replied yes. Mayor Newton then asked if in the future, there is residential on Wayne Drive, would CCA be in agreement with the City placing no parking signs along that area. Mr. Castello replied CCA would agree to that and touched on events which CCA has provided a shuttle.

Councilmember Dodson asked Mr. Castello how far the net goes. Mr. Castello stated the architect is here and could answer the question better than he, however, the net was designed so an incident of a foul ball going into a resident's yard would be extremely rare.

Clint Wofford, Vice President, Schrickle Rollins Architects, 1161 Corporate Drive West, Arlington, architect, stated the net is 30-feet tall and sits on top of a three-foot retaining wall which extends to the dugout and approximately 80-feet between first and third base.

Councilmember Rigney asked if the net could be angled. Mr. Wofford stated angling the net does not help in relationship to a foul ball, the height is the factor to be considered.

Mayor Newton asked Mr. Wofford if it would be possible to incorporate the City Manager's suggestions to enhance the building design. Mr. Wofford stated it could be done as an addition to their original east side design, and dependent on the construction costs.

Mayor Newton asked if the action on the resolution can move forward or if it should wait until there is a review of the costs. Mr. Wofford stated he felt the City Council could make the changes conditional and move forward tonight.

City Manager Ducay asked Mr. Wofford if landscaping along Wayne Drive had been designed. Mr. Wofford stated yes, there are parkway trees, and retained trees. Additionally, there is beautification with shrubs and grasses in front of the building, parallel to Wayne Drive.

Mayor Newton opened the public hearing at 10:18 p.m. The following did not wish to speak, but wanted their consideration read for the record.

Support: Kathy Hadley, 204 N. Timberline; Adam Harvell, 909 Harwood Terrace, Bedford; Bobby and Sveta Lowe, 4809 Cranbrook Drive W; Rusty Beam, 4702 Mill Crossing W; Jeff Williamson, 5509 Janet Lane; Shannon Caraway, 1907 Caspian Lane; Steve and Becca Turner, 444 Hillview Drive, Hurst.

There were no other cards presented or speakers present wishing to speak and Mayor Newton closed the public hearing at 10:20 p.m.

Councilmember Wheat made a motion to approve Resolution R-18-4268, subject to architectural approval by staff to reflect the additional architectural improvements in material and design to reflect the quality on the south side of the building. Mayor Pro Tem Lindamood seconded the motion.

The motion to approve carried with the following vote:

Aye: 6 – Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, and Callie Rigney.

Absent: 1 – Councilmember Chuck Kelley

7b Resolution R-18-4269

Request to appeal the decision of the Sign Board of Appeals for the consideration of a variance to the provisions of Section 7-150, Permanent Freestanding Signs – Sign Classification and Regulations of the Land Development Code, specifically the minimum setback requirements, on Lot 2, Block 1, of the SW Colleyville Office Park Addition, located at 607 Cheek-Sparger Road, Case SC18-001

Mayor Newton read Resolution R-18-4269 in its entirety.

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

There was discussion regarding the previous variance request, the location of the requested sign, parking space requirement, number of tenants to be represented on the sign, regulations for electronic signs, and visibility triangles.

Mayor Newton opened the public hearing at 10:32 p.m.

Gregg Hutto, 4004 Pendleton Drive, Keller, the applicant, presented this item.

There were no others present wishing to speak and Mayor Newton closed the public hearing at 10:38 p.m.

Mayor Newton stated he recognized others have applied for a variances which were granted by previous administration, however, those decisions are not always good or bad. Secondly, the City is in the process of going through the Land Development Code in detail and will be updating the sign ordinance and making changes. He advised Mr. Hutto he personally feels the proposed sign is too big and we do not have appropriate language to handle lighted signs. Mayor Newton stated his recommendation is to go along with the Sign Board and staff and decline this request as he would like to get through the review of the sign ordinances so we are in better shape to address the request.

Mayor Pro Tem Lindamood stated he too believes the sign is too big, but does believe the applicant's sign needs to be moved, but sized more appropriately.

Councilmember Nakamura asked Mr. Hutto what his main purpose is in moving the sign. Mr. Hutto stated to provide east to west visibility. Councilmember Nakamura asked Mr. Hutto with that in mind, if changes were needed, would you be in agreement to the changes. Mr. Hutto responded yes.

Councilmember Wheat asked the City Attorney how long the applicant would have to wait before coming before City Council again, if the vote was to deny the

resolution tonight. The City Attorney advised he will review the sign ordinance, but he does not believe there is a stipulated time before this item could be brought forward again.

Following discussion Mayor Newton asked Mr. Hutto if he understood the Council's intent of denying the resolution, but allowing it to come before Council following the update to the Land Development Code and sign ordinance. Mr. Hutto agreed and thanked the Council for their consideration.

Mayor Newton made a motion to deny without prejudice Resolution R-18-4269, Councilmember Wheat seconded the motion.

The motion to deny without prejudice carried with the following vote:

Aye: 6 – Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, and Callie Rigney.

Absent: 1 – Councilmember Chuck Kelley

Mayor Newton recessed the meeting at 10:46 p.m. and reconvened the meeting at 10:53 p.m.

7c Resolution R-18-4270

Consideration of a waiver request to the sidewalk requirements on Eastpointe Court of Eastpointe Terrace subdivision located at 6480 Pool Road, Case GC18-001

Mayor Newton read Resolution R-18-4270 in its entirety.

Assistant City Manager Mark Wood presented this item and answered questions of the City Council.

Councilmember Dodson asked staff if there is 10-feett between the back of the curb and property line. Manager Wood replied yes.

Mayor Newton opened the public hearing at 10:57 p.m.

Sue Reed, 2512 Independence Road, President, Heritage Colony HOA and representative, spoke in opposition to this item at this time and gave a presentation regarding the wishes of the residents of the HOA. Ms. Reed asked City Council to delay the item until further discussions with the developer are conducted. Ms. Reed stated concerns center on having a road within 10-feet of residences, due to safety and lights from vehicles. Ms. Reed stated the residents feel a remedy would be to establish and require a substantial greenbelt.

The following did not wish to speak but registered opposition at this time to this item: Greg Reed, 2512 Independence Road; Mark and Aleisha Gravit, 2608 Independence Road; and Tara Riley, 2600 Independence Road.

There were no others wishing to speak and Mayor Newton closed the public hearing at 11:07 p.m.

Mayor Newton stated he agreed with the homeowner's concerns as presented by Ms. Reed, and the City Council was going to work toward the suggested solutions.

Mayor Newton requested the applicant to come forward. Corrine Robertson, 4532 Lone Star Lane, Fort Worth, representing Evolving Texas, the firm designing the development for the applicant, Mr. Baker, presented this item and answered questions of the City Council.

There was discussion between Ms. Robertson and the City Council regarding: assurance of a landscape buffer, and the sewer line. Ms. Robertson stated she is not at liberty to make a decision for their client, however, she feels the landscape buffer can be designed, but her concerns are the type of plantings, how the root system will affect the sanitary sewer lines, and who will maintain the greenbelt.

There was a discussion concerning adding a masonry wall. Ms. Robertson stated a wall is not supported as the easement is used for the natural flow of drainage and they would not want an impervious structure to interfere with the flow.

Mayor Newton asked for an explanation regarding fencing. Ms. Reed stated the fencing was placed by individual homeowners and are a combination of masonry and iron.

Mayor Newton recapped the following:

Everyone is in agreement with installing a landscape buffer to protect from sound, light, and vehicular traffic;

The developer will want to know what the plantings will be to protect the sanitary sewer lines and drainage;

The HOA will be responsible for the irrigation and maintenance of the landscape buffer; and

The final plat will have to contain a detailed note describing the landscape buffer easement requirements and be subject to compliance and City Council approval.

Following discussion, Ms. Reed, Ms. Robertson, and the City Council agreed that writing the above stipulations into the resolution, with the proper language drafted by the City Attorney would satisfy all parties.

Councilmember Nakamura made a motion to approve Resolution R-18-4270; including language to be drafted by the City Attorney which stipulates installation of a landscape buffer, City, Developer, and HOA approval of plantings, HOA to be responsible for the irrigation and maintenance of the landscape buffer, and The final plat will have to contain a detailed note describing the landscape buffer easement requirements and be subject to compliance and City Council approval, Mayor Pro Tem Lindamood seconded the motion.

The motion to approve carried with the following vote:

Aye: 6 – Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, and Callie Rigney.

Absent: 1 – Councilmember Chuck Kelley

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

Nancy Rogers, 1612 Cherry Lane spoke regarding saving the oak trees.

Kathleen Hennessey, 5013 Stonebridge Drive, spoke regarding saving native post oak trees in Colleyville.

9. REPORTS

Planning and Zoning Commission Worksession Meeting Minutes - February 26, 2018

Planning and Zoning Commission Worksession Meeting Minutes - March 26, 2018

There was no discussion of this item.

10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR JUNE 5, 2018 - READING AND PUBLIC HEARING - RESOLUTION R-18-4271

This resolution was not needed.

11. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the City Council meeting at 11:43 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 19TH DAY OF JUNE 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
Type Resolution
Department Engineering

Agenda Date 06/19/2018

Number Resolution R-18-4273

Title

Approval of a construction contract with Ratliff Hardscape, Ltd. for the 2018 Miscellaneous Concrete Repair Contract, in an amount not to exceed \$400,000, and authorizing the City Manager to execute the contract

Strategic Plan

3.1 Upgrade the condition of major roads and neighborhood streets

Explanation

Reading and Public Hearing

On September 19, 2017, the City Council approved Ordinance O-17-2028, adopting the annual Fiscal Year 2018 budget. The budget includes \$400,000 annually for miscellaneous concrete rehabilitation.

Staff has prepared a concrete rehabilitation program for Fiscal Year 2018. There are sufficient quantities of work items included in the proposed contract to perform miscellaneous and emergency repairs throughout the City. These items include replacing and/or repairing sidewalks, curbs, street panels, drainage flumes, and ADA ramps.

This contract shall be for a period of one (1) year or 365 calendar days beginning on the last date of execution (effective date) and ending on the later of the 365th day following the effective date (expiration date) or the date of City's final acceptance of any contractor services in progress.

Public notification of the invitation for bids was advertised in the *Fort Worth Star-Telegram* on April 22, 29, May 6, 13, and 20, 2018. The notice to bidders and bid packet were posted on CivCast for free downloading and distributed to the Dodge Lead Center, BlueBook Building and Construction Network, and Construct Connect, which includes ISqFt, CMD, CDC, and Bid Clerk. Additionally, staff directly notified a list of local contractors who may be interested in the bid opportunity. The project had 53 plan holders, of which 28 were general contractors, ten sub-contractors, two engineers, one supplier, six plan rooms, and six others. The City received five sealed bids, which were opened and publicly read aloud on June 7, 2018.

Financial Impact

The General Fund operating budget includes a line item for the Miscellaneous Concrete Contract in the amount of \$400,000, account number 001-3310-6319.

Form 1295 - Acknowledged by City

Recommendation

Approve

Attachments

1. Contract
2. Bid Tabulation
3. Form 1295
4. Form CIQ

CONSTRUCTION SERVICES AGREEMENT
Annual Miscellaneous Concrete Repair Services (2018)

This **CONSTRUCTION SERVICES AGREEMENT** ("Agreement") is made as of the Effective Date by and between Ratliff Hardscape, Ltd., hereinafter called "CONTRACTOR", and the **City of Colleyville, Texas**, hereinafter called "CITY".

RECITALS

WHEREAS, CITY desires CONTRACTOR to perform certain work and services set forth in Section 1, Scope of Services and

WHEREAS, CONTRACTOR has expressed a willingness to perform said work and services, hereinafter referred to only as "services", specified in the Contract Documents, and enumerated under Section 1, of this Agreement;

NOW, THEREFORE, for and in consideration of the covenants and promises made one to the other herein, CITY and CONTRACTOR agree as follows:

Section 1. Scope of Services

Upon issuance of a written Notice to Proceed by CITY, CONTRACTOR agrees to provide to CITY professional on-call concrete construction, maintenance and/or repair services pursuant to the CITY'S annual miscellaneous concrete repair program ("the Project"), such services being more fully described herein and pursuant to the specifications provided in the Contract Documents.

Section 2. Term of Agreement

The term of this Agreement shall be for a period of one (1) year beginning on the last date of execution hereof (the "Effective Date") and ending on the later of the 365th day following the Effective Date ("Expiration Date") or the date of CITY'S final acceptance of any CONTRACTOR services in progress and incomplete on the Expiration Date, unless sooner terminated as provided in Section 9, below.

Section 3. Contract Documents

- A. This Agreement is a part of the Contract Documents, which include:
- 1) This Agreement, including all exhibits and addenda hereto;
 - 2) CITY'S Specifications and Contract Documents for the Project ("Bid Packet");
 - 3) CITY'S written notice(s) to proceed to the CONTRACTOR;
 - 4) Properly authorized change orders;
 - 5) The CONTRACTOR's Bid Proposal ("Proposal" and/or "Response"); and
 - 6) Any other materials distributed by the City that relate to the Project.

Section 4. Contractor Obligations

A. CONTRACTOR shall devote such time as reasonably necessary for the satisfactory performance of the work under this Agreement. Should CITY require additional services not included under this Agreement, CONTRACTOR shall make reasonable effort to provide such additional services at mutually agreed charges or rates, and within the time schedule prescribed by CITY; and without decreasing the effectiveness of the performance of services required under this Agreement.

B. To the extent reasonably necessary for CONTRACTOR to perform the services under this Agreement, CONTRACTOR shall be authorized to engage the services of any agents, assistants, persons, or corporations that CONTRACTOR may deem proper to aid or assist in the performance of the services under this Agreement with the prior written approval of CITY. The cost of such personnel and assistance shall be a reimbursable expense to CONTRACTOR only if authorized in writing in advance by CITY.

C. Unless otherwise agreed, CONTRACTOR shall provide and pay for all materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and all water, light, power, fuel, transportation and all other facilities necessary for the execution and completion of the work covered by the Scope of Services. Unless otherwise specified, all materials shall be new and both workmanship and materials shall be of a good quality. CONTRACTOR shall, if required, furnish satisfactory evidence as to the kind and quality of materials. Materials or work described in words that so applied have well known, technical or trade meaning shall be held to refer to such recognized standards.

D. CONTRACTOR shall comply with all laws, ordinances, rules and regulations governing CONTRACTOR's performance of this Agreement.

E. All minor details of the work not specifically mentioned in the Scope of Services or Project Drawings but obviously necessary for the proper completion of the work, such as the proper connection of new work to old, shall be considered as incidental to and a part of the work for which the prices are set forth in this Agreement. CONTRACTOR will not be entitled to any additional compensation therefor unless specifically stated otherwise. Otherwise the term "extra work" as used in this Agreement shall be understood to mean and include all work that may be required by CITY to be done by CONTRACTOR to accomplish any alteration or addition to the work as shown on the Project Drawings. It is agreed that CONTRACTOR shall perform all extra work under the direction of the City's Representative when presented with a written work order signed by the City's Representative, subject, however, to the right of CONTRACTOR to require written confirmation of such extra work order by CITY. Payment for extra work shall be as agreed in the work order.

F. CONTRACTOR agrees to indemnify, defend, and save CITY harmless from all claims growing out of any demands of subcontractors, laborers, workmen, mechanics, materialmen, and suppliers of machinery and parts thereof, equipment, power tools, all supplies incurred in the furtherance of the performance of this Agreement. When CITY requests, CONTRACTOR shall furnish satisfactory evidence that all obligations of the nature hereinabove designated have been paid, discharged or waived.

Section 5. Payment

A. CITY agrees to pay CONTRACTOR for all services authorized in writing and properly performed by CONTRACTOR. CITY'S estimated annual requirement for CONTRACTOR'S services under this Agreement is Four Hundred Thousand Dollars (\$400,000.00). CITY may, at its sole discretion, increase or decrease the actual requirement for any term under this Agreement. CONTRACTOR shall only be compensated for actual services performed under this Agreement in accordance with the unit price schedule and payment terms set forth in the Contract Documents. Payment to CONTRACTOR shall be monthly based on the CONTRACTOR'S monthly progress report and detailed monthly itemized statement for services that shows the names of the CONTRACTOR'S employees, agents, contractors performing the services, the time worked, the actual services performed, and the rates charged for such services, in a form reasonably acceptable to CITY. CITY shall pay such monthly statements within thirty (30) days after receipt and CITY verification of the services.

B. CITY may deduct from any amounts due or to become due to CONTRACTOR any sum or sums owing by CONTRACTOR to CITY. In the event of any breach by CONTRACTOR of any provision or obligation of this Agreement, or in the event of the assertion by other parties of any claim or lien against

CITY, or the CITY's premises, arising out of CONTRACTOR's performance of this Agreement, CITY shall have the right to retain out of any payments due or to become due to CONTRACTOR an amount sufficient to completely protect the CITY from any and all loss, damage or expense therefrom, until the breach, claim or lien has been satisfactorily remedied or adjusted by CONTRACTOR.

C. CITY may, on account of subsequently discovered evidence, withhold the whole or part of any payment to such extent as may be necessary to protect itself from loss on account of:

- (1) Defective work not remedied;
- (2) Claims filed or reasonable evidence indicating possible filing of claims;
- (3) Failure of CONTRACTOR to make payments promptly to subcontractors or for material or labor which CITY may pay as an agent for the CONTRACTOR; or
- (4) Damages to another contractor or subcontractor.

When the above grounds are removed, or CONTRACTOR provides a surety bond satisfactory to CITY which will protect CITY in the amount withheld because of said grounds, CITY will release the amounts withheld.

Section 6. Responsibilities

A. CONTRACTOR shall be responsible for the professional quality, technical accuracy, and the coordination of all materials, construction, installation and other services furnished by CONTRACTOR under this Agreement. CONTRACTOR shall, without additional compensation, correct or revise any errors or deficiencies in the installation and construction of the Project components to conform as shown in the Project drawings and specifications.

B. Neither CITY's review, approval or acceptance of, nor payment for any of the services required under this Agreement, shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement, and CONTRACTOR shall be and remain liable to CITY in accordance with applicable law for all damages to CITY caused by CONTRACTOR's negligent performance of any of the services furnished under this Agreement.

C. The rights and remedies of CITY under this Agreement are as provided by law.

Section 7. Time for Performance

A. CONTRACTOR shall perform all services as provided for under this Agreement in a proper, efficient, timely, and professional manner in accordance with CITY's requirements.

B. In the event CONTRACTOR's performance of this Agreement is delayed or interfered with by acts of the CITY or others, CONTRACTOR may request an extension of time for the performance of same as hereinafter provided, but shall not be entitled to any increase in fee or price, or to damages or additional compensation as a consequence of such delays.

C. No allowance of any extension of time, for any cause whatever, shall be claimed or made to CONTRACTOR, unless CONTRACTOR shall have made written request upon CITY for such extension within forty-eight (48) hours after the cause for such extension occurred, and unless CITY and CONTRACTOR have agreed in writing upon the allowance of additional time to be made.

D. Liquidated Damages. The CONTRACTOR understands and agrees that time is of the essence of this contract, and that for each day of delay beyond the number of calendar days herein agreed upon for the completion of the work herein specified and contracted for (after due allowance for such extension of time as may otherwise be provided for extension of time herein), the CITY may withhold permanently from the Contract's total compensation an amount equal to \$500.00 per day.

E. Abandonment by Contractor. In case CONTRACTOR should abandon and fail or refuse to resume work within ten (10) days after written notification from the CITY, or if CONTRACTOR fails to comply with the orders of the CITY, when such orders are consistent with the Contract Documents, then, and in that case, where performance and payment bonds exist, the Sureties on these bonds may be notified in writing by CITY and directed to complete the work (at CITY'S sole discretion), and a copy of said notice shall be delivered to CONTRACTOR. After receiving said notice of abandonment, CONTRACTOR shall not remove from the work any machinery, equipment, tools, materials or supplies then on the job, but the same, together with any materials and equipment under contract for the work, may be held for use on the work by the CITY or the Surety on the performance bond, or another contractor in completion of the work; and CONTRACTOR shall not receive any rental or credit therefor, it being understood that the use of such equipment and materials will ultimately reduce the cost to complete the work and be reflected in the final settlement. Nothing in this section shall be deemed a waiver of any remedy available to the CITY under this Agreement and the CITY shall retain all remedies upon default provided in Section 14 herein.

- (1) In case the Surety should fail to commence compliance with the notice for completion hereinbefore provided for, written ten (10) days after service of such notice, then the CITY may provide for completion of the work in either of the following elective manners:
 - a. The CITY may employ such force of labor and use such machinery, equipment, tools, materials and supplies as said CITY may deem necessary to complete the work and charge the expense of such labor, machinery, equipment, tools, materials and supplies to said CONTRACTOR, and expense so charged shall be deducted and paid by the CITY out of such moneys as may be due, or that may thereafter at any time become due to the CONTRACTOR under and by virtue of this Agreement. In case such expense is less than the sum which would have been payable under this contract, if the same had been completed by the CONTRACTOR, then said CONTRACTOR shall receive the difference. In case such expense is greater than the sum which would have been payable under this contract, if the same had been completed by said CONTRACTOR, then the CONTRACTOR and/or its Surety shall pay the amount of such excess to the CITY; or
 - b. The CITY under sealed bids, when and in the manner required by law, may let the contract for the completion of the work under substantially the same terms and conditions which are provided in this Agreement. In the case of any increase in cost to the CITY under the new contract as compared to what would have been the cost under this Agreement, such increase shall be charged to the CONTRACTOR and the Surety shall be and remain bound therefor. However, should the cost to complete any such new contract prove to be less than what would have been the cost to complete under this Agreement, the CONTRACTOR and/his Surety shall be credited therewith.

Section 8. Ownership of Project; Bill of Sale

A. CONTRACTOR warrants that title to all work, including all equipment and materials incorporated into the Project, will pass to CITY no later than the time of final payment. CONTRACTOR further warrants that upon payment by CITY, all Work for which payments have been received from CITY shall be free and clear of liens, claims, security interests or other encumbrances in favor of CONTRACTOR or any other person or entity whatsoever.

B. CONTRACTOR agrees to assign to CITY at the time of completion of the Scope of Services all manufacturer's warranties relating to equipment, materials and labor used in the Project and further agrees to perform the Project in such manner to preserve all manufacturer's warranties. If necessary as a matter of law, CONTRACTOR may retain the right to enforce directly any such manufacturers' warranties during the one year period following the date of acceptance of the Project by City.

Section 9. Termination

A. CITY may suspend or terminate this Agreement for cause or without cause at any time by giving written notice to CONTRACTOR. In the event suspension or termination is without cause, payment to CONTRACTOR, in accordance with the terms of this Agreement, will be made based on services reasonably determined by CITY to be satisfactorily performed to the date of suspension or termination. Such payment will be due upon delivery of all instruments of service to CITY.

B. If CITY requires a modification of this Agreement with CONTRACTOR, and in the event CITY and CONTRACTOR fail to agree upon a modification to this Agreement, CITY shall have the option of terminating this Agreement and CONTRACTOR's services hereunder at no additional cost other than the payment to CONTRACTOR, in accordance with the terms of this Agreement, for the services reasonably determined by CITY to be properly performed by CONTRACTOR prior to such termination date.

Section 10. Insurance

A. CONTRACTOR shall during the term hereof maintain in full force and effect the following insurance: (i) a comprehensive general liability policy of insurance for bodily injury, death and property damage insuring against all claims, demands or actions relating to the CONTRACTOR's performance of services pursuant to this Agreement with a minimum combined single limit of not less than \$1,000,000.00 per occurrence for injury to persons (including death), and for property damage; (ii) policy of automobile liability insurance covering any vehicles owned and/or operated by CONTRACTOR, its officers, agents, and employees, and used in the performance of this Agreement with policy limits of not less than \$500,000.00 combined single limit and aggregate for bodily injury and property damage; (iii) statutory Worker's Compensation Insurance at the statutory limits and Employers Liability covering all of CONTRACTOR's employees involved in the provision of services under this Agreement with policy limit of not less than \$500,000.00.

B. All insurance and certificate(s) of insurance shall contain the following provisions: (1) name CITY, its officers, and employees as additional insureds as to all applicable coverage with the exception of Workers Compensation Insurance; (2) provide for at least thirty (30) days prior written notice to CITY for cancellation or non-renewal of the insurance; (3) provide for a waiver of subrogation against CITY for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance. CONTRACTOR shall provide written notice to CITY of any material change of or to the insurance required herein.

C. All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least "A" by AM Best or other equivalent rating service.

D. A certificate of insurance evidencing the required insurance and all endorsements shall be submitted prior to commencement of services.

Section 11. Indemnification.

CITY SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVICES OF CONTRACTOR PURSUANT TO THIS AGREEMENT. CONTRACTOR HEREBY WAIVES ALL CLAIMS AGAINST CITY, ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO IN THIS SECTION AS "CITY") FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF CITY OR BREACH OF CITY'S OBLIGATIONS HEREUNDER. CONTRACTOR AGREES TO INDEMNIFY AND SAVE HARMLESS CITY FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT COSTS, REASONABLE ATTORNEYS' FEES AND COSTS OF INVESTIGATION) AND ACTIONS OF ANY KIND BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY TO THE EXTENT CAUSED BY CONTRACTOR'S NEGLIGENT PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY NEGLIGENT ACT OR OMISSION ON THE PART OF CONTRACTOR, ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS (EXCEPT WHEN SUCH LIABILITY, CLAIMS, SUITS, COSTS, INJURIES, DEATHS OR DAMAGES ARISE FROM OR ARE ATTRIBUTED TO NEGLIGENCE OF CITY, IN WHOLE OR IN PART, IN WHICH CASE CONTRACTOR SHALL INDEMNIFY CITY ONLY TO THE EXTENT OR PROPORTION OF NEGLIGENCE ATTRIBUTED TO CONTRACTOR AND/OR ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS AS DETERMINED BY A COURT OR OTHER FORUM OF COMPETENT JURISDICTION). CONTRACTOR'S OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR REQUIRED TO BE MAINTAINED BY CONTRACTOR UNDER THIS AGREEMENT. THIS PROVISION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

Section 12. Assignment

CONTRACTOR shall not assign or sublet this Agreement, or any part thereof, without the prior written consent of CITY.

Section 13. Applicable Laws

CONTRACTOR shall comply with all Federal, State, County and Municipal laws, ordinances, regulations, safety orders, resolutions and building codes relating or applicable to services to be performed under this Agreement. The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall be in the State District Court of Tarrant County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said court

Section 14. Default of CONTRACTOR

In the event CONTRACTOR fails to comply or becomes disabled and unable to comply with the provisions of this Agreement as to the quality or character of the service or time of performance, and the failure is not corrected within ten (10) days after written notice by CITY to CONTRACTOR, CITY may, at its sole discretion without prejudice to any other right or remedy:

A. Terminate this Agreement and be relieved of the payment of any further consideration to CONTRACTOR except for all work determined by CITY to be satisfactorily completed prior to termination. Payment for work satisfactorily completed shall be for actual costs, including reasonable salaries and travel expenses of CONTRACTOR to and from meetings called by CITY at which CONTRACTOR is required to attend, but shall not include any loss of profit of CONTRACTOR. In the event, of such termination, CITY may proceed to complete the services in any manner deemed proper by CITY, either by the use of its own forces or by resubletting to others.

B. CITY may, without terminating this Agreement or taking over the services, furnish the necessary materials, equipment, supplies and/or help necessary to remedy the situation, at the expense of CONTRACTOR.

Section 15. Adjustments in Services

No claims for extra services, additional services or changes in the services will be made by CONTRACTOR without a written agreement with CITY prior to the performance of such services.

Section 16. Execution Becomes Effective

This Agreement will be effective upon signing of the Agreement by authorized representatives of CONTRACTOR and CITY.

Section 17. Agreement Amendments

This Agreement contains the entire understanding of the parties with respect to the subject matter hereof and there are no oral understandings, statements or stipulations bearing upon the meaning or effect of this Agreement which have not been incorporated herein. This Agreement may only be modified, amended, supplemented or waived by a written instrument executed by the parties except as may be otherwise provided therein.

Section 18. Severability.

In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

Section 19. Independent Contractor.

In satisfying the conditions of and providing the services under this Agreement, CONTRACTOR is acting independently, and CITY assumes no responsibility or liabilities to any third party in connection with CONTRACTOR's actions. All services to be performed by CONTRACTOR pursuant to this Agreement shall be in the capacity of an independent contractor and not as an agent or employee of CITY. CONTRACTOR shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement. There is no intended third-party beneficiary to this Agreement.

Section 20. Right-Of-Access.

CITY will obtain and/or furnish right-of-access on any project site for CONTRACTOR to perform any required studies, surveys, tests or other necessary investigations in relation to the Scope of Services.

CONTRACTOR will take reasonable precautions to minimize damage to the personal or real property in the performance of such surveys, tests, studies and investigations.

Section 21. Notice.

Any notice required or permitted to be delivered hereunder may be sent by first class mail, overnight courier or by confirmed telefax or facsimile to the address specified below, or to such other party or address as either party may designate in writing, and shall be deemed received three (3) days after delivery set forth herein:

If to CITY: City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034

With copy to: Whitt L. Wyatt
Nichols, Jackson, Dillard, Hager & Smith, L.L.P.
500 North Akard, Suite 1800
Dallas, Texas 75201

If to CONTRACTOR: Ratliff Hardscape, Ltd.
1740 Midway Road
Lewisville, TX 75056

Section 22. Counterparts.

This Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the parties hereto.

Section 23. Exhibits.

The exhibits attached hereto are incorporated herein and made a part hereof for all purposes.

Section 24. Survival of Obligations.

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

Section 25. Sales and Use Taxes

CONTRACTOR understands and acknowledges that CITY is a governmental entity and exempt from the payment of sales and use taxes for certain materials and equipment conveyed to City as part of this Project or otherwise incorporated into the Project. CITY agrees to provide CONTRACTOR such documentation as may otherwise be required by state law to allow CONTRACTOR to avoid payment of sales and uses taxes for materials and equipment with respect to the Project to the extent allowed by law.

(Signature page to follow)

AGREED AND SIGNED this _____ day of _____, 2018.

CITY OF COLLEYVILLE, TEXAS

By: _____
Jerry Ducay, City Manager

ATTEST:

Christine Loven, City Secretary

APPROVED AS TO FORM:

Whitt L. Wyatt City Attorney
(WLW:1.16.2018:94887)

AGREED AND SIGNED this _____ day of _____, 2018.

Ratliff Hardscape, Ltd., a Texas limited partnership
By: Ratliff Management, LLC, a Texas limited liability
company
its General Partner

CONTRACTOR

By:  _____
Name: Bryan A. Robertson
Title: President

BIDS					Ratliff Hardscape Ltd.			Cam-Crete Contracting, Inc.			Serco Construction Group, Ltd.			Joe Funk Construction, Inc.			HQS Construction, LLC.	
NO.	DESCRIPTION	UNIT	QUANTITY		UNIT PRICE	TOTAL PRICE		UNIT PRICE	TOTAL PRICE		UNIT PRICE	TOTAL PRICE		UNIT PRICE	TOTAL PRICE		UNIT PRICE	TOTAL PRICE
1	Removal of Concrete Sidewalk	SY	280		\$ 55.35	\$ 15,498.00		\$ 20.00	\$ 5,600.00		\$ 25.00	\$ 7,000.00		\$ 42.94	\$ 12,023.20		\$ 21.00	\$ 5,880.00
2	Removal of Concrete Sidewalk Ramps	SY	200		\$ 97.20	\$ 19,440.00		\$ 20.00	\$ 4,000.00		\$ 36.50	\$ 7,300.00		\$ 42.94	\$ 8,588.00		\$ 25.00	\$ 5,000.00
3	Removal Structure (Inlets)	EA	5		\$ 3,375.00	\$ 16,875.00		\$ 1,000.00	\$ 5,000.00		\$ 1,550.00	\$ 7,750.00		\$ 2,862.58	\$ 14,312.90		\$ 5,000.00	\$ 25,000.00
4	Removal and Replacement of Concrete Sidewalk	SY	950		\$ 98.28	\$ 93,366.00		\$ 108.00	\$ 102,600.00		\$ 170.00	\$ 161,500.00		\$ 111.32	\$ 105,754.00		\$ 115.00	\$ 109,250.00
5	Removal and Replacement of Concrete Sidewalk (Exposed Aggregate)	SY	300		\$ 116.10	\$ 34,830.00		\$ 110.00	\$ 33,000.00		\$ 184.00	\$ 55,200.00		\$ 111.32	\$ 33,396.00		\$ 135.00	\$ 40,500.00
6	Install ADA Curb Ramps	EA	30		\$ 1,282.50	\$ 38,475.00		\$ 2,300.00	\$ 69,000.00		\$ 1,485.00	\$ 44,550.00		\$ 3,498.71	\$ 104,961.30		\$ 2,500.00	\$ 75,000.00
7	Removal and Replacement of Concrete Paving	SY	1250		\$ 137.37	\$ 171,712.50		\$ 210.00	\$ 262,500.00		\$ 150.00	\$ 187,500.00		\$ 111.32	\$ 139,150.00		\$ 145.00	\$ 181,250.00
8	Removal and Replacement of Drive Approach	SY	375		\$ 110.03	\$ 41,261.25		\$ 65.00	\$ 24,375.00		\$ 290.00	\$ 108,750.00		\$ 111.32	\$ 41,745.00		\$ 230.00	\$ 86,250.00
9	Removal and Replacement of Drive Approach (Exposed Aggregate)	SY	125		\$ 128.25	\$ 16,031.25		\$ 68.00	\$ 8,500.00		\$ 193.00	\$ 24,125.00		\$ 127.23	\$ 15,903.75		\$ 250.00	\$ 31,250.00
10	Removal and Replacement of Concrete Curb and Gutter	LF	2500		\$ 32.40	\$ 81,000.00		\$ 75.00	\$ 187,500.00		\$ 43.50	\$ 108,750.00		\$ 44.53	\$ 111,325.00		\$ 90.00	\$ 225,000.00
11	Removal and Replacement of Miscellaneous Concrete	SY	250		\$ 122.18	\$ 30,545.00		\$ 150.00	\$ 37,500.00		\$ 170.00	\$ 42,500.00		\$ 111.32	\$ 27,830.00		\$ 150.00	\$ 37,500.00
12	Removal and Replacement Concrete Valley Gutter	SY	500		\$ 122.18	\$ 61,090.00		\$ 175.00	\$ 87,500.00		\$ 192.00	\$ 96,000.00		\$ 119.27	\$ 59,635.00		\$ 165.00	\$ 82,500.00
13	Placement of Miscellaneous Concrete for Public Utilities Pads	SY	250		\$ 122.18	\$ 30,545.00		\$ 175.00	\$ 43,750.00		\$ 204.00	\$ 51,000.00		\$ 135.18	\$ 33,795.00		\$ 150.00	\$ 37,500.00
14	Concrete Structure (10'-Inlet)	EA	3		\$ 6,075.00	\$ 18,225.00		\$ 7,000.00	\$ 21,000.00		\$ 6,320.00	\$ 18,960.00		\$ 13,517.73	\$ 40,553.19		\$ 15,000.00	\$ 45,000.00
15	Concrete Structure (15'-Inlet)	EA	3		\$ 7,425.00	\$ 22,275.00		\$ 10,000.00	\$ 30,000.00		\$ 7,290.00	\$ 21,870.00		\$ 21,469.33	\$ 64,407.99		\$ 25,000.00	\$ 75,000.00
16	Furnish and Install Concrete Structure (Safety End Treatment)(6:1)	EA	3		\$ 4,320.00	\$ 12,960.00		\$ 7,500.00	\$ 22,500.00		\$ 3,270.00	\$ 9,810.00		\$ 7,156.44	\$ 21,469.32		\$ 8,500.00	\$ 25,500.00
17	Furnish and Install Matching Sod and Approved Top Soil	LF	5000		\$ 6.08	\$ 30,400.00		\$ 15.00	\$ 75,000.00		\$ 7.50	\$ 37,500.00		\$ 11.13	\$ 55,650.00		\$ 4.50	\$ 22,500.00
18	Construction Contingency	LS	1		\$ 75,000.00	\$ 75,000.00		\$ 75,000.00	\$ 75,000.00		\$ 75,000.00	\$ 75,000.00		\$ 75,000.00	\$ 75,000.00		\$ 75,000.00	\$ 75,000.00
	Totals:					\$ 809,529.00			\$ 1,094,325.00			\$ 1,065,065.00			\$ 965,499.65			\$ 1,184,880.00

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY
CERTIFICATION OF FILING**

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Ratl
Lewisville, TX United States

Certificate Number:
2018-366414

Date Filed:
06/11/2018

Date Acknowledged:
06/11/2018

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Colleyville

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

ENG2018-002
2018 Annual Misc.Concrete Repair Services

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.

**6 UNSWORN DECLARATION**

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
(month) (year)

Signature of authorized agent of contracting business entity
(Declarant)

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

6/11/2018

1 Name of vendor who has a business relationship with local governmental entity.

N/A

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

N/A

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

N/A

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes

☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

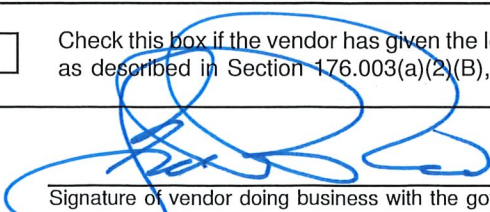
☐ Yes

☐ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

N/A

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 
Signature of vendor doing business with the governmental entity

06/11/2018

Date



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5a

Agenda Date 06/19/2018

Number Ordinance O-18-2044

Type Ordinance

Department Community Development

Title

Consideration of an amendment to the PUD-C Planned Unit Development-Commercial zoning district to allow for a drive-through service on Lot 3, Block 11, Longwood Estates at Ross Downs, located at 7181 Colleyville Boulevard, Case ZC18-009

Strategic Plan

There is no Strategic Plan connection for this item.

Explanation

Second Reading and Public Hearing

There were three individuals who spoke at the first reading. The primary concerns dealt with increased traffic into the residential areas to the south and possible maneuverability concerns with the drive-through and stacking into the drive lanes.

First Reading and Public Hearing

Mike Sartain, the applicant, has submitted a request for an amendment to the existing PUD-C ordinance on Lot 3A, Block 11, of the Longwood Estates at Ross Downs, being approximately 1.18 acres, and zoned PUD-C Planned Unit Development – Commercial. The purpose is to amend the approved PUD-C's ordinance to allow for a drive-through restaurant (e.g. fast food restaurant or drink establishment).

Existing Conditions/Background: The subject property, at 7181 Colleyville Boulevard, has PUD-C zoning and is located on the southwest corner of Colleyville Boulevard and Longwood Drive. The subject property has been platted but remains as the last undeveloped property in the Longwood Estates at Ross Downs Development.

PUD Amendment Request:

Request – The applicant is requesting approval of a PUD amendment to allow for a “restaurant with drive-through service,” which the current PUD-C ordinance prohibits. The applicant proposes to build a commercial strip center complementing the existing commercial development to the south along Colleyville Boulevard. The adjacent lot in the existing commercial development has a restaurant drive-through that was allowed by a PUD amendment approved in 2009.

Analysis: This site is located at the far north end of the Colleyville Boulevard

Commercial Corridor which contains restaurants with drive-through service. The site currently allows restaurants and drive-through uses, such as dry cleaners or a pharmacy, just not a restaurant with a drive through.

Surrounding Development: The properties immediately to the south and west have developed as a part of the same PUD-C with mostly office uses and a small commercial strip building. Further to the south along Longwood Drive, has developed with relatively small lot residential. Across Longwood Drive remains undeveloped with PUD-C and ML zoning, but has been designated as park land area. Residential development with a golf course resides to the north across Colleyville Boulevard. Traveling south along Colleyville Boulevard has mostly commercial and light manufacturing development. Going north along Colleyville Boulevard is Grapevine.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property as 'commercial.' This request to amend the PUD-C ordinance does not conflict with the Comprehensive Plan.

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 regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date, no correspondence has been received.

Staff Recommendation: The proposed PUD-C amendment does not dramatically change the character of the potential development. Furthermore, a restaurant with drive-through service would not conflict with the character of existing development. With no evident adverse effects, and compliance with the comprehensive plan, staff recommends approval of the PUD-C amendment request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the amendment with the condition that a physical separation be provided between the drive-thru land and the fire lane at their May 14, 2018 meeting by a vote of 7-0.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map

4. Statement of Planning Objectives
5. Site Plan and Building Elevations
6. Proposed Use
7. Business Proposal
8. Ordinance O-95-987
9. Ordinance O-04-1474
10. Ordinance O-09-1705
11. Notification Map
12. Notification List
13. Property Owner Notification
14. Ordinance O-18-2044

Aerial Map



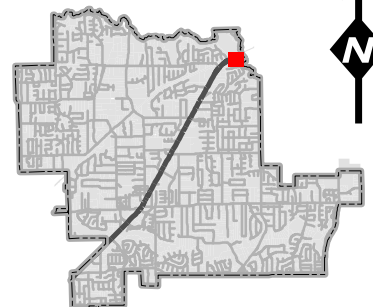
ZC18-009

7181 Colleyville Blvd

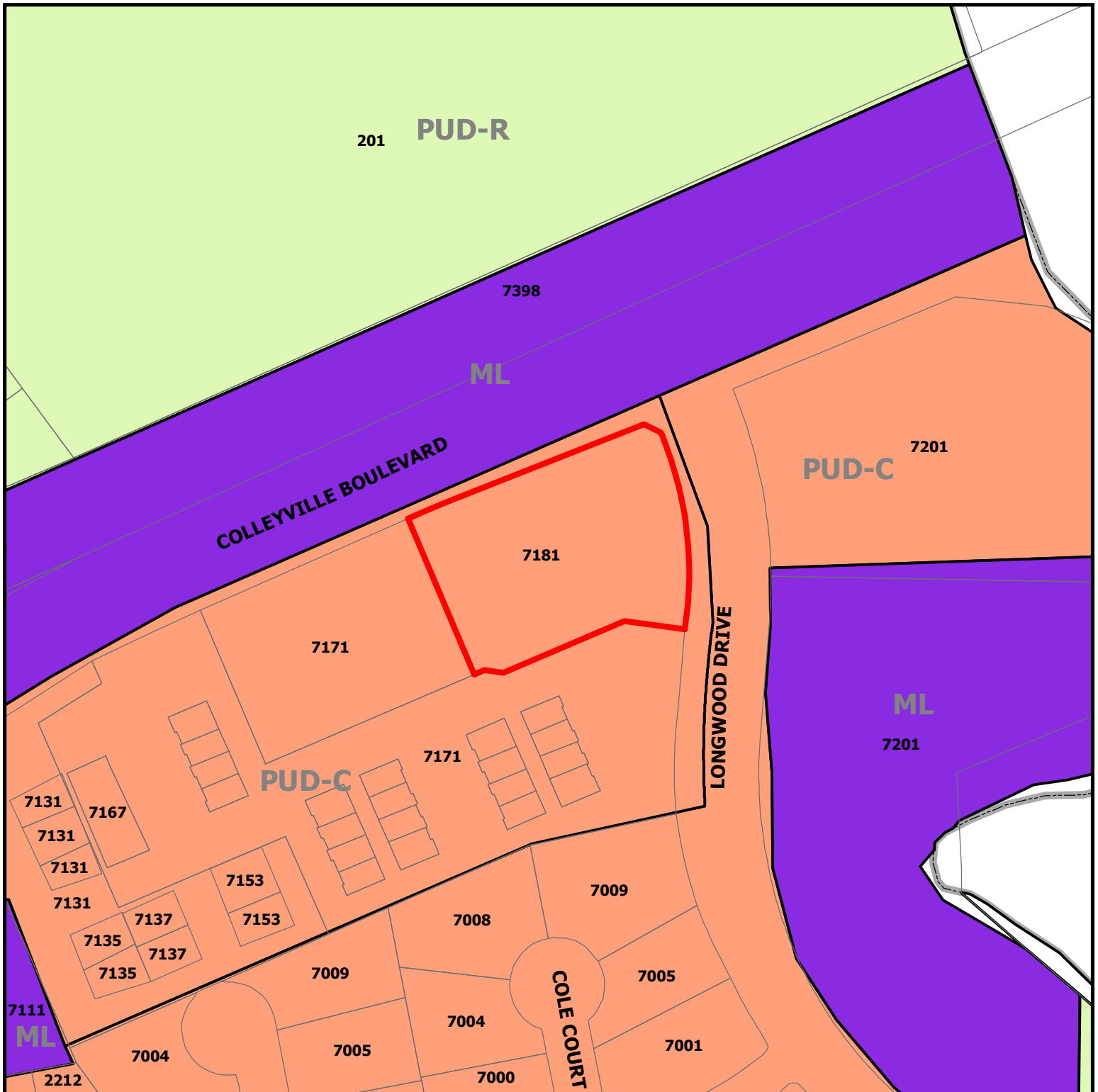
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



Zoning Map

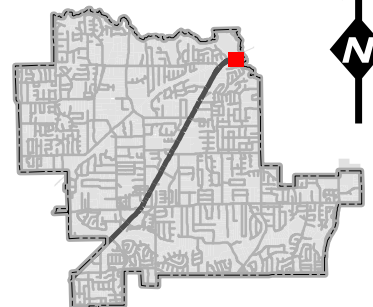


ZC18-009

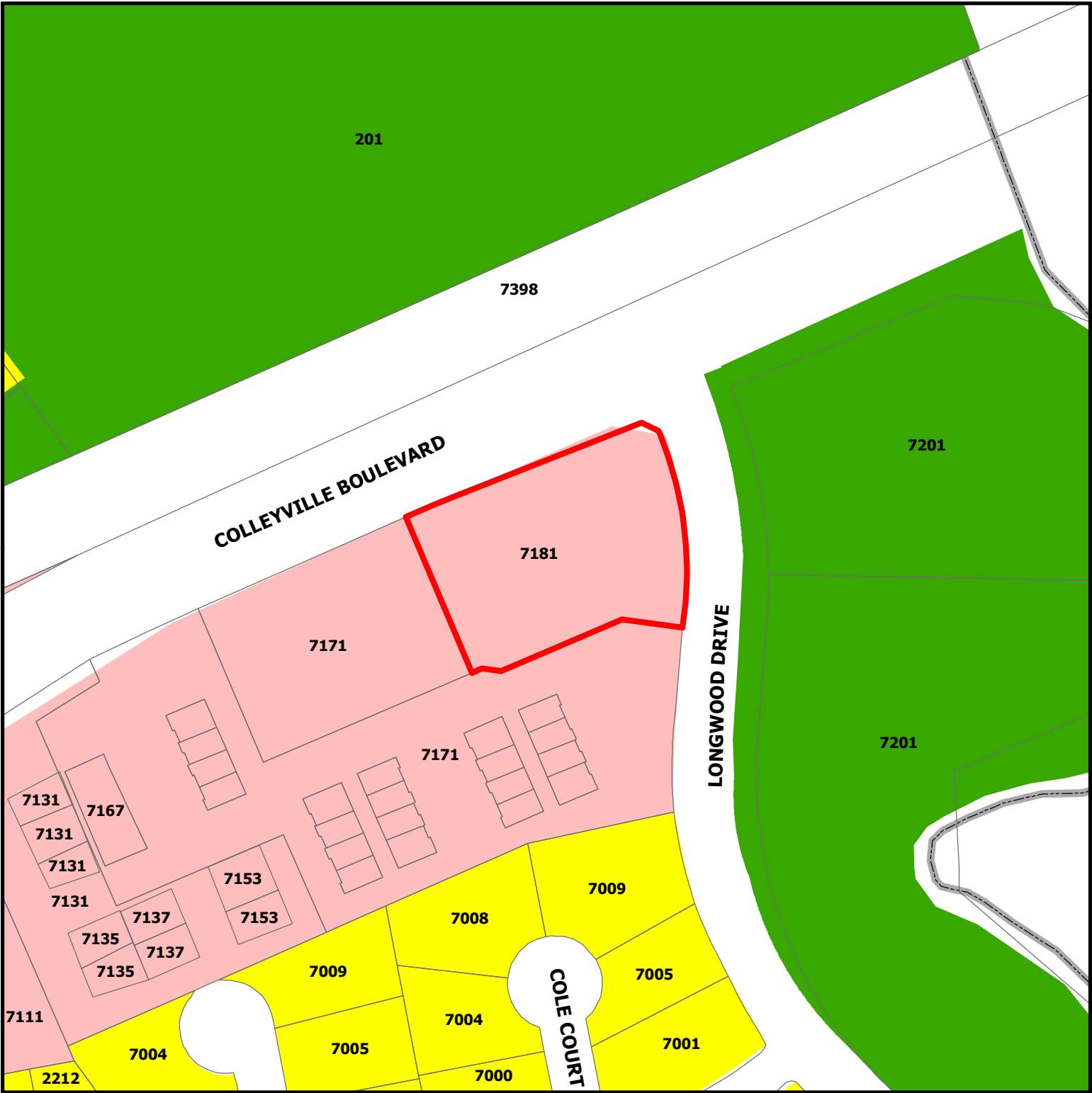
7181 Colleyville Blvd

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 Subject Property



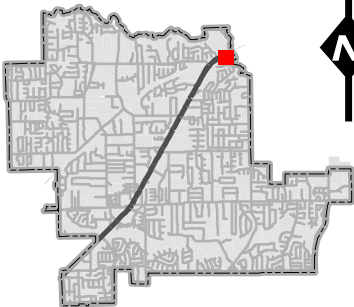
Future Land Use Map



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ZC18-009 7181 Colleyville Blvd

-  Subject Property
-  Residential
-  Colleyville Blvd Corridor
-  Open Space; Parks



Statement of Planning Objectives

March 2, 2018

Property:

7181 Colleyville Blvd
Colleyville, TX 76034

Owners:

Mike Sartain
Howard Nycum
Longwood Drive Partners L.P.

Builder/Manager:

Mike Sartain
7113 Cedar Court
Colleyville, TX 76034

Development Schedule:

Financing Approved
Breaking Ground as soon as May 15, 2018

Objective

Allow for a drive thru window on the Southwest side of the proposed building. It would accommodate a window for a prospective tenant, such as a dry cleaners/laundry, a frozen non-alcoholic drink establishment (Smoothie King type). <http://fiizDrinks.com> is currently looking at the space but is requiring a drive thru.

I do not wish to limit myself to just a soda shop concept and would like to include a dry cleaner/laundry, etc.

The proposed building will be approximately 10,686 square feet of retail with 70 parking spaces.

Site Plan and Building Elevations

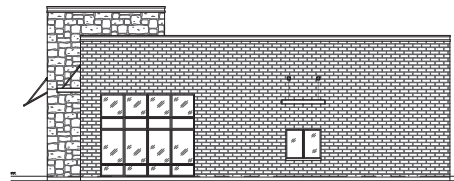


10,686 SQ.FT.
70 SPACES

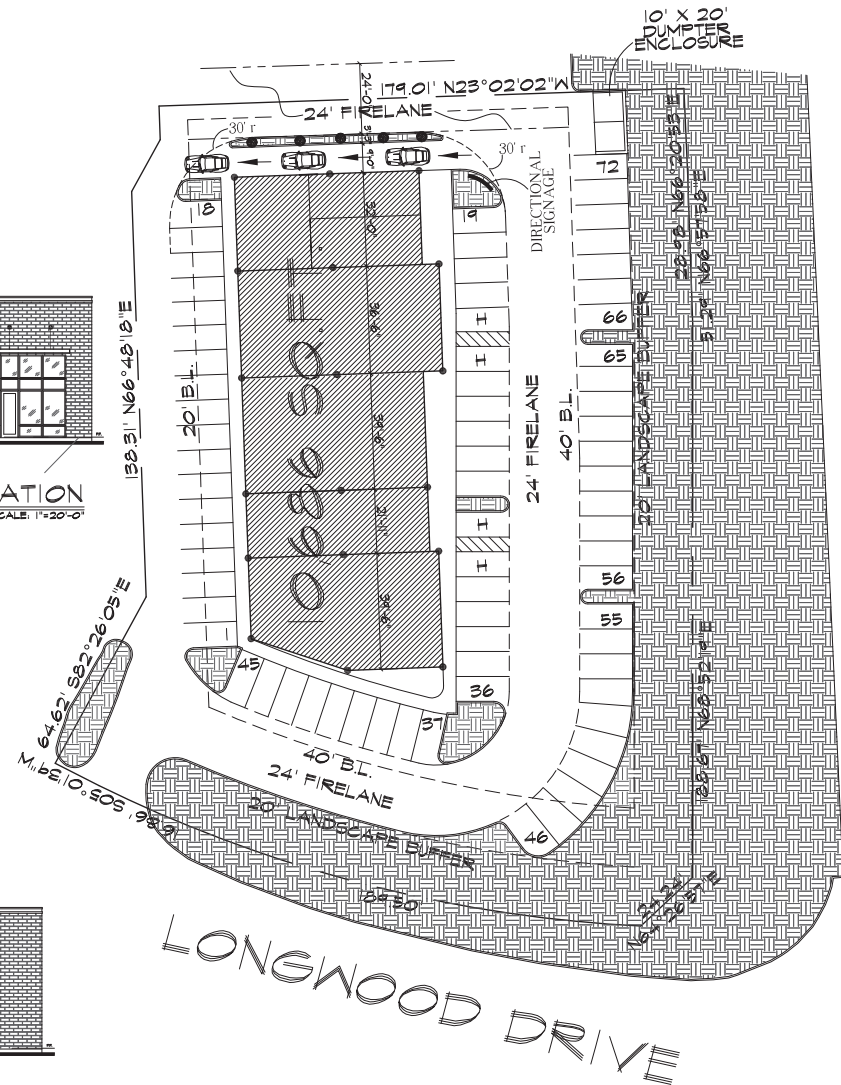
FRONT ELEVATION
SCALE: 1"=20'-0"



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION
DRIVE THRU SCALE: 1"=20'-0"



LOT:3 BLOCK: 11
LONGWOOD ESTATES AT ROSS DOWNS
CITY OF COLLEYVILLE
TARRANT COUNTY



SITE PLAN

SCALE: 1"=20'-0"



DAVID COLEY
DRAFTING & DESIGN
CELL # 817-713-6770
FAX # 817-704-0057
8116 CHAMIZAL DR. FORT WORTH, TEXAS 76131

JOB#1626

LONGWOOD 26 LLC
STREET, SOUTHLAKE TEXAS

SHEET
SP-1
OF 1 SHEETS

Proposed Use

Coming Soon!!!

Restaurant/Medical/Retail
10,686 sq ft



Contact:
Mike Sartain 214-957-3180
Howard Nyeum 214-352-2880

96"

Business Proposal



Serious Drink Experience

FIIZ FAVORITES (PRICES VARY)



Life in the Coconut

<http://fizzdrinks.com/>

KIDS' DRINKS

Pink Poodle

Cotton Candy Cream
Soda w/ Whipped
Cream

Business Proposal

Lime in the Coconut

Lime & Coconut

Cocalada

Pineapple, Coconut & Cream

Razzbear

Raspberry Purée, Vanilla & Cream

Cocomo

Coconut & Chocolate

Cherry

Classic Cherry

Chocolate

Classic Chocolate

Vanilla

Classic Vanilla

Threat Level Midnight

Raspberry Purée & Blackberry

Mojava

Iced Coffee taste w/ NO COFFEE

Roy Rogers

Grenadine & Cherries



DewBerry

Berry Purée

Xanadew

Passion Fruit, Blue Curacao

Ice Queen

Blue Raspberry
Freeze w/ Whipped Cream

Rubber Ducky

Blue Raspberry
Sprite w/ Whipped Cream & Peep

Sharks in the Water

Blue Raspberry
Sprite w/ Gummy Sharks

Kermie

Green Apple or Kiwi
Sprite w/ Gummy Frogs

Wiggly Worm

Root Beer, Cherry,
Whipped Cream w/ Worms

Stormy Day

Fruity Sprite

ITALIAN SODAS (16oz)

Italian Sodas

Italian Cream Sodas

Italian Cream Sodas w/ Whipped Cream

Business Proposal



Pepperlada

Pineapple, Coconut & Cream

Nailed It!

Blackberry & Coconut

Pineapple Upside Down Cake

Pineapple & Cherry

Yowza

Raspberry, Coconut & Cream

Berry Good Doctor

Strawberry Purée, Vanilla,
Coconut & Cream

Lola Pop

Peach Purée & Fresh Lime

Sprite & Sprite 0 Drinks

Scotch and Soda

Vanilla, Lemon & Lemon
Syrup

Lime in the Coconut

Fresh Lime & Coconut

Xanasprite

Passion Fruit & Blue Curacao

Lime Rickey

Fresh Lime & Grape

MoMojito

Fresh Lime, Lime Juice &
Mojito Mix

Strawberry Shortcake

Chocolate Chip

Peanut Butter

Red Velvet

SWEET & SALTY

Popcorn

Macarons

Cupcakes

Chips and Salsa

PEBBLE ICE

Sold by the Bag!

Business Proposal

Strawberry Shortcake

Strawberry, Vanilla, Cupcake
& Cream

North Shore

Peach & Mango Purée,
Coconut & Fresh Lime

Pretty in Pink

Lemonade, Cherry &
Grapefruit

Summer Nights

Peach Purée, Raspberry &
Whipped Cream

FIIZ CLASSICS

Iron Port

Rootbeer FiiZ

Orange Cream FiiZ

Red Cream FiiZ

Shirly Temple

Roy Rogers

Business Proposal

Your local stop for treats, specialty drinks, &
Italian sodas!

Drive thru for quick convenience or stop &
hang!

At most locations the Lobby closes one hour
before Drive Thru

BOUNTIFUL

801-872-2761 (tel:801-872-2761)

45 W 400 N

Bountiful, UT 84010

map

(<https://www.google.com/maps/place/FiiZ+Drinks/@40.8932073,-111.8817776,17z/data=!4m7!1m4!3m3!1s0x8752f821c5d58d27:0x612c58b0f75d3bf8!2s45+W+400+N,+Bountiful,+UT+84010!3b1!3m1!1s0x8752f821c4302a9f:0x8953ecf7581957ab>)

Mon-Thurs

7:30 am - 10:00 pm

Friday

7:30 am - 11:00 pm

Saturday

9:00 am - 11:00 pm

closed Sunday

KAYSVILLE

315 N Main Street

Kaysville, UT 84037

map

(<https://www.google.com/maps/place/315+N+Main+St,+Kaysville,+UT+84037/@41.039976,-111.94142,17z/data=!3m1!4b1!4m2!3m1!1s0x875301fadb572b53:0x2a1ffc6c69cc8751>)

Mon-Thurs

7:30 am - 10:00 pm

Friday

7:30 am - 11:00 pm

Saturday

9:00 am - 11:00 pm

closed Sunday

SYRACUSE

1642 S 2000 W

Syracuse, UT 84075

map

(<https://www.google.com/maps/place/1642+S+2000+W,+Syracuse,+UT+84075/@41.090065,-112.0649979,17z/data=!3m1!4b1!4m2!3m1!1s0x87531b5bf38d2fa3:0x8cc48fb0eeab26ee0>)

Mon-Thurs

7:30 am - 10:00 pm

Friday

7:30 am - 11:00 pm

Saturday

9:00 am - 11:00 pm

closed Sunday

STATION PARK

121 N East Promontory

Farmington, UT 84025

map

(<https://www.google.com/>

NORTH OGDEN

2592 N 400 E

North Ogden, UT 84414

map

(<https://www.google.com/>

Saturday

9:00 am - 11:00 pm

closed Sunday**TAYLORSVILLE**

2530 W 4700 S

Taylorsville, UT 84129

map

(<https://www.google.com/maps/place/FiiZ+Drinks/@40.8246852,-112.2510885,10.06z/data=!4m5!1m2!2m1!1sfiiZ+taylorsville+84129!3m1!1s0x0000000000000000:0x18a0257ab3b77e0c>)

Mon-Thurs

7:30 am - 10:00 pm

Friday

7:30 am - 11:00 pm

Saturday

9:00 am - 11:00 pm

closed Sunday**FIIZ TRUCK UTAH**

Mobile and Ready for your event!

email for price and availability

fiiZtruck@gmail.com**FIIZ TRUCK ARIZONA**

Mobile and Ready for your event!

email for price and

Business Proposal

4202 E Main Street

Mesa, AZ 85213

map

(<https://www.google.com/maps/place/4202+E+Main+St,+Mesa,+AZ+85205/@33.4155535,-111.7419231,17z/data=!3m1!4b1!4m2!3m1!1s0x872baf5e7cadede5:0xe63bd056ceebfd5b>)

Mon-Thurs

7:30 am - 10:00 pm

Friday

7:30 am - 11:00 pm

Saturday

9:00 am - 11:00 pm

closed Sunday**OGDEN JUNCTION**

2356 Kiesel Ave

Ogden, UT 84401

map

(<https://www.google.com/maps/place/2356+Kiesel+Ave,+Ogden,+UT+84401/@41.2236068,-111.973864,17z/data=!3m1!4b1!4m2!3m1!1s0x87530edc3d77e3ad:0x10e454b4f1a64cbe>)

Mon-Thurs

10:00 am - 10:00 pm

Friday

10:00 am - 11:00 pm

Saturday

10:00 am - 11:00 pm

closed Sunday

1028 Idaho St

Elko, NV 89801

map

(<https://www.google.com/maps/place/1028+Idaho+St,+Elko,+NV+89801/@40.8368457,-115.7587653,19z/data=!4m7!1m4!3m3!1s0x80a6072d4854ec8d:0x79994dd150e8e6a7!2s1028+Idaho+St,+Elko,+NV+89801!3b1!3m1!1s0x80a6072d4854ec8d:0x79994dd150e8e6a7>)

Mon-Thurs

7:00 am - 10:00 pm

Friday

7:00 am - 11:00 pm

Saturday

9:00 am - 11:00 pm

Sunday**SOUTH OGDEN**

6029 Fashion Point Dr

South Ogden, UT 84403

map

(<https://www.google.com/maps/place/6029+Fashion+Point+Dr,+South+Ogden,+UT+84403/@41.1536945,-111.9387445,17z/data=!3m1!4b1!4m5!3m4!1s0x875306646552b865:0x15f1d706ae4bd2a!8m2!3d41.1536945!4d-111.9365558>)

Mon-Thurs

7:30 am - 10:00 pm

Friday

ORDINANCE 0-95-987

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING OF 21.299 ACRES OUT OF THE M.W. DAVENPORT SURVEY, ABSTRACT 432; THE J.N. GIBSON SURVEY, ABSTRACT 591, TRACTS 4A3, 4A1, 4A3B AND THE ROBERT CHOWNING SURVEY, ABSTRACT 294, TRACT 1E AND A PORTION OF TRACT 1, IN THE CITY OF COLLEYVILLE, TEXAS FROM THE ML (LIGHT MANUFACTURING) DISTRICT TO THE PUD-C (PLANNED UNIT DEVELOPMENT-COMMERCIAL WITH 28 RESIDENTIAL LOTS) DISTRICT; PROVIDING A PENALTY AND AUTHORIZING PUBLICATION.

WHEREAS, an application for zoning change was filed by John Cole, Colleyville Development Limited Partnership on February 22, 1995, under Case No. Z-95-007; and,

WHEREAS, notice of a hearing before the Planning and Zoning Commission was sent to real property owners within 200 feet of the property herein described at least 10 days before such hearing; and,

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Colleyville at least 15 days before such hearing; and,

WHEREAS, notices were posted on the subject land as provided by the zoning ordinance; and,

WHEREAS, public hearings to change the zoning and the Master Plan on the property herein described were held before both the Planning and Zoning Commission and the City Council; and,

WHEREAS, the City Council is of the opinion that the zoning change herein effectuated furthers the purpose of zoning as set forth in the Zoning Ordinance and is in the best interest of the citizens of the City of Colleyville;

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

Sec. 1. THAT the Master Plan, the Zoning Ordinance of the City of Colleyville, Texas, and the accompanying Zoning Map (as indicated in Exhibit A) are hereby amended insofar as they relate to certain land located in Colleyville, Texas, described by metes and bounds (Exhibit B) by changing the zoning of said property from the ML (Light Manufacturing) district to the PUD-C (Planned Unit Development-Commercial) district together with all site plans,

supporting documents, and other conditions and restrictions imposed and approved by the Council which are incorporated herein by reference including, but not limited to: the Development Standards, which are Attachment 1 to this ordinance, and the Conceptual Site Plans, which are Attachment 2 to this ordinance. Attachments 1 and 2 shall be incorporated in this ordinance for all purposes.

Sec. 2. Any person, firm or corporation violating any of the provisions of this ordinance as read together with the Zoning Ordinance of the City of Colleyville and accompanying official Zoning Map thereto shall be guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000.00). Each and every day such violation continues shall constitute a separate offense and shall be punishable as such.

Sec. 3. The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 21st day of March, 1995.

The second reading and public hearing being conducted on the 4th day of April, 1995.

The third reading and public hearing being conducted on the 18th day of April, 1995.

ATTEST:

CITY OF COLLEYVILLE


Jean Harris, CMC
City Secretary

Cheryl Feigel
Mayor

APPROVED AS TO FORM AND LEGALITY:


Ross T. Foster
City Attorney

SECTION 3.14 OF CITY CHARTER:
IF THE MAYOR SHALL NEGLECT
TO APPROVE OR OBJECT TO ANY
SUCH PROCEEDINGS FOR A LONG-
ER PERIOD THAN SEVEN (7)
DAYS AFTER ORDINANCE OR RES-
OLUTION IS PLACED IN THE
OFFICE OF THE CITY SECRETARY
AS AFORESAID, THE SAME SHALL
BECOME EFFECTIVE IMMEDIATELY
UPON PUBLICATION AS REQUIRED
BY LAW.

EFFECTIVE MAY 15, 1995



PUD-R

TILLER
1

PROPOSED CHANGE

ML

TROPICANA
FUELS

**CANNABIS
BUSINESS
PLAN**

ML
to
PU

3D	3D3	3D2	3D
3E	3E3	3E2	3E

3J

AG

PUD-R

TR A

DOCK WAY

EXHIBIT A
ORDINANCE O-95-987

LEGAL DESCRIPTION

BEING all that certain tract, parcel, or lot of land located in the ROBERT CHOWNING SURVEY, Abstract No. 294, the J. N. GIBSON SURVEY, Abstract No. 591, the M. W. DAVENPORT SURVEY, Abstract No. 432, and the A. J. LOTT SURVEY, Abstract No. 963, Tarrant County, Texas, and more particularly described as follows;

BEGINNING at a point in the south right-of-way line of State Highway No. 26 (Colleyville Boulevard) and the west right-of-way line of Longwood Drive, for the beginning of a curve to the right with a central angle of 26°29'29", a radius of 470.00 feet, a tangent length of 110.63 feet, and a chord bearing of S 08°14'44" E, with a chord length of 215.38 feet;

THENCE an arc length of 217.31 feet along said curve;

THENCE S 05°00'00" W, 85.45 feet to the beginning of a tangent curve to the left, with a central angle of 59°48'02", a radius of 530.00 feet, a tangent length of 304.77 feet, and a chord bearing of S 24°54'01" E, with a chord length of 528.40 feet;

THENCE an arc length of 553.17 feet along said tangent curve;

THENCE S 54°48'02" E, 22.38 feet to the beginning of a tangent curve to the right, with a central angle of 13°13'52", a radius of 475.02 feet, a tangent length of 55.09 feet, and a chord bearing of S 48°11'11" E, with a chord length of 109.45 feet;

THENCE an arc length of 109.70 feet along said tangent curve to the beginning of a non-tangent line;

THENCE S 78°49'39" W, 527.87 feet;

THENCE S 79°37'39" W, 737.55 feet;

THENCE N 01°13'48" E, 269.94 feet;

THENCE N 89°31'06" W, 23.99 feet;

THENCE N 00°04'22" W, 120.70 feet;

THENCE N 79°37'39" E, 301.03 feet;

THENCE N 23°47'43" W, 163.09 feet;

THENCE N 86°48'58" W, 229.10 feet;

THENCE N 00°17'24" W, 22.11 feet;

THENCE S 89°42'25" W, 59.16 feet to the beginning of a non-tangent curve to the right, with a central angle of 04°52'27", a radius of 2814.79 feet, a tangent length of 119.80 feet, and a chord bearing of N 54°55'14" E, with a chord length of 239.38 feet;

THENCE an arc length of 239.45 feet along said non-tangent curve to the beginning of a non-tangent line;

THENCE N 66°56'39" E, 137.41 feet;

ALLBDY.FNS

February 22, 1995

THENCE N 67°07'40" E, 502.20 feet;

THENCE N 66°11'40" E, 206.12 feet to the POINT OF BEGINNING, containing 17.926 Acres (780,840 square feet) of land, more or less.

ALLBDY.FNS

February 22, 1995

EXHIBIT B
ORDINANCE O-95-987

LEGAL DESCRIPTION
TRACT 2

BEING all that certain tract, parcel, or lot of land located in the J.N. GIBSON SURVEY, Abstract No. 591, Tarrant County, Texas, and more particularly described as follows;

BEGINNING at a point in the south right-of-way line of Colleyville Boulevard (State Highway 26);

THENCE N 66°11'40" E, 379.76 feet;

THENCE S 34°56'20" E, 309.90 feet;

THENCE S 04°01'40" W, 136.64 feet;

THENCE S 90°00'00" W, 494.49 feet to a point in the east right-of-way line of Longwood Drive (a 60' R.O.W.);

THENCE N 05°00'00" E, 28.93 feet to the beginning of a tangent curve to the left, with a central angle of 22°48'12", a radius of 530.00 feet, a tangent length of 106.88 feet, and a chord bearing of N 06°24'06" W, with a chord length of 209.55 feet;

THENCE an arc length of 210.94 feet along said tangent curve to the POINT OF BEGINNING, containing 3.456 Acres, (150,545 square feet) of land, more or less

DEVELOPMENT STANDARDS

6.97 ACRE COMMERCIAL TRACT COLLEYVILLE DEVELOPMENT LIMITED PARTNERSHIP

1. The Site Plan submitted at the time of approval of the PUD-C zoning for the subject tract is conceptual in nature. A revised Site Plan will be submitted for approval by City Staff prior to issuance of Building Permits.
2. The minimum rear setback along the southern and western edge of the property shall be 25 feet.
3. The final site plan submittal shall include elevation designs of all sides of the buildings.
4. All mechanical equipment and dumpsters shall be screened from all views.
5. All facades will be in accordance with stipulations and regulations of the City of Colleyville Building Codes. Design features may include decorative tile, stone, brick or block provided such design features conform to all City requirements.
6. All conditions listed here shall be in addition to the requirements for the site set forth in the Zoning Ordinance and Building Code.
7. Building signage will be coordinated by the Developer to insure consistency and aesthetics and be subject to approval by the City Staff.
8. A screening fence shall be erected along the southern and western edge of the property.
9. Sidewalks shall be provided in accordance with the Sidewalk Ordinance on or adjacent to the rights-of-way of Highway 26 and Longwood Drive.
10. Building frontage along Longwood Drive will be a minimum of 120 feet.
11. All landscaping will be done in accordance with the City of Colleyville Landscape Ordinance.
12. If no parking is provided between the proposed buildings and the street, then the building setback line can be varied to zero.

COLE PROPERTY:
Development Standards

1. Residential Use

- a. Single-family dwellings only, not to exceed two stories.

2. Size and Condition of House

- a. Minimum house size to be 2,000 s.f. (single story) and 2,300 s.f. (two story).
- b. 85% constructed of brick, stone or approved masonry on the first floor.

3. Landscaping and Retaining Walls

- a. All retaining walls, planter walls and mail boxes visible from any public right-of-way shall be constructed of brick, stone, wrought iron or a combination thereof.

4. Garages

- a. Maximum of three car garage.
- b. Minimum of two car garage.
- c. Front, side or rear entry (corner lots require matching masonry wing screening wall acceptable to the Architectural Control Committee on side street if garage is to be accessed from side street).

5. Roof

- a. 8/12 pitch
- b. Slate, copper, clay tile or Architectural Control Committee approved composition shingle.

6. Exterior Surface

Site plan and all elevations shall be approved by the Architectural Control Committee.

7. Sidewalks and Driveways

Front sidewalks will be required. All driveways and sidewalks shall be of concrete or of clay brick or concrete brick pavers approved by the Architectural Control Committee.

8. Fences and Walls

Fences and walls shall be no higher than 8 feet. All fence designs must be approved by the Architectural Control Committee.

9. Storage of Non-Motorized Vehicles and Equipment

None allowed where visible from streets, Common Area and adjacent lots.

10. Covenant to Complete Construction

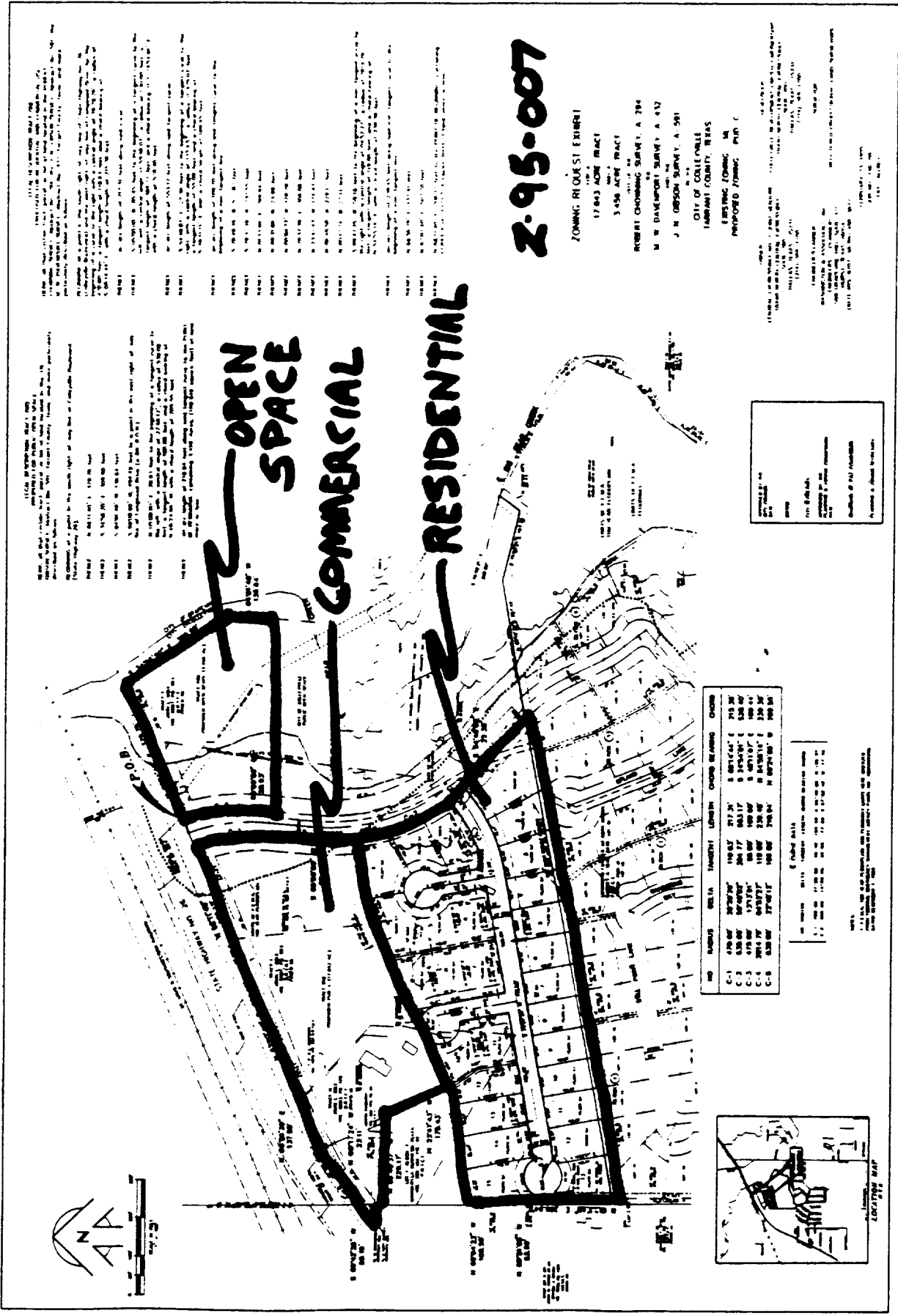
- a. Construction must begin within one year from acquisition of the lot.
- b. Construction must be complete within six months.

11. Antennas

- a. No radio or TV antennas visible on the property.
- b. Satellite dishes must be screened and shall not be visible from streets and adjacent lots.
- c. No ground mounted radio antennas will be permitted.

12. Vehicles

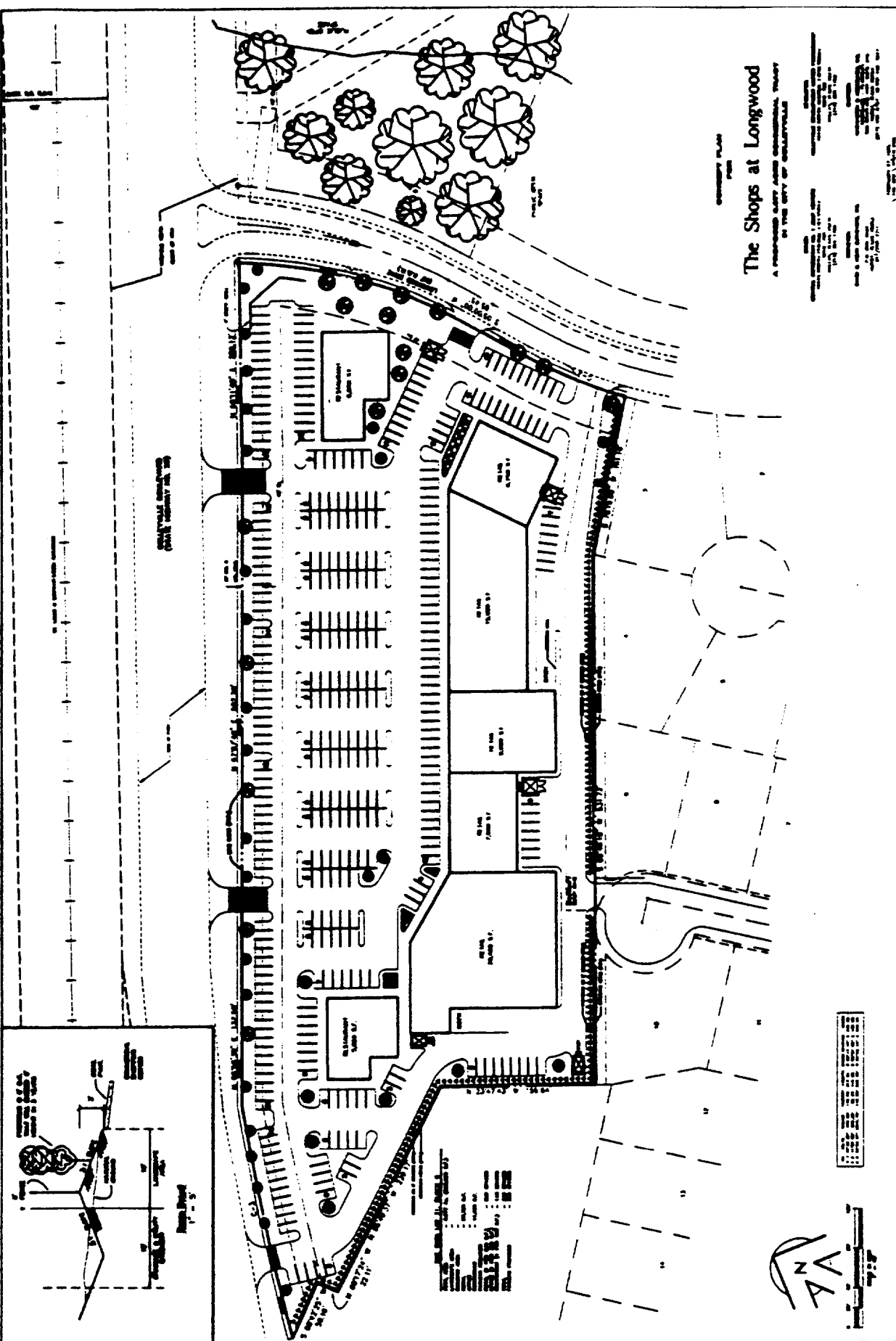
- a. No vehicle may be parked on public right-of-way over 24 hours.
- b. Storage of trucks or other oversized vehicles shall not be allowed in driveways.



2.95-007

ZONING REQUEST EXHIBIT
 17.843 ACRE TRACT
 3.456 ACRE TRACT
 ROBERT CHONGHONG SURVEY, A 294
 M W DAVENPORT SURVEY, A 432
 J H JOHNSON SURVEY, A 591
 CITY OF COLLEVILLE
 JEFFERSON COUNTY, MISSOURI
 EXISTING ZONING IN
 PROPOSED ZONING MAP C

1. THE CITY OF COLLEVILLE, MISSOURI, HAS ADOPTED THE FOLLOWING ZONING MAP C, WHICH SHALL BE IN FULL FORCE AND EFFECT ON THE DATE OF ADOPTION.
 2. THE CITY OF COLLEVILLE, MISSOURI, HAS ADOPTED THE FOLLOWING ZONING MAP C, WHICH SHALL BE IN FULL FORCE AND EFFECT ON THE DATE OF ADOPTION.
 3. THE CITY OF COLLEVILLE, MISSOURI, HAS ADOPTED THE FOLLOWING ZONING MAP C, WHICH SHALL BE IN FULL FORCE AND EFFECT ON THE DATE OF ADOPTION.
 4. THE CITY OF COLLEVILLE, MISSOURI, HAS ADOPTED THE FOLLOWING ZONING MAP C, WHICH SHALL BE IN FULL FORCE AND EFFECT ON THE DATE OF ADOPTION.
 5. THE CITY OF COLLEVILLE, MISSOURI, HAS ADOPTED THE FOLLOWING ZONING MAP C, WHICH SHALL BE IN FULL FORCE AND EFFECT ON THE DATE OF ADOPTION.
 6. THE CITY OF COLLEVILLE, MISSOURI, HAS ADOPTED THE FOLLOWING ZONING MAP C, WHICH SHALL BE IN FULL FORCE AND EFFECT ON THE DATE OF ADOPTION.
 7. THE CITY OF COLLEVILLE, MISSOURI, HAS ADOPTED THE FOLLOWING ZONING MAP C, WHICH SHALL BE IN FULL FORCE AND EFFECT ON THE DATE OF ADOPTION.
 8. THE CITY OF COLLEVILLE, MISSOURI, HAS ADOPTED THE FOLLOWING ZONING MAP C, WHICH SHALL BE IN FULL FORCE AND EFFECT ON THE DATE OF ADOPTION.
 9. THE CITY OF COLLEVILLE, MISSOURI, HAS ADOPTED THE FOLLOWING ZONING MAP C, WHICH SHALL BE IN FULL FORCE AND EFFECT ON THE DATE OF ADOPTION.
 10. THE CITY OF COLLEVILLE, MISSOURI, HAS ADOPTED THE FOLLOWING ZONING MAP C, WHICH SHALL BE IN FULL FORCE AND EFFECT ON THE DATE OF ADOPTION.



Revo. 2/27/95

ORDINANCE O-04-1474

AN ORDINANCE AMENDING CHAPTER 3, LAND USE OF THE LAND DEVELOPMENT CODE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING ORDINANCE O-95-987 AS IT RELATES TO THE COMMERCIAL DEVELOPMENT STANDARDS FOR LOT 1, BLOCK 11, LONGWOOD ESTATES AT ROSS DOWNS; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application for a zoning change was filed by Cloudloft Investments on June 21, 2004, under Case No. Z-04-025; and

WHEREAS, the City of Colleyville has complied with the notification requirements of the Texas Local Government Code and the Colleyville Land Development Code; and

WHEREAS, the Planning and Zoning Commission has held a public hearing and made a recommendation on the proposed zoning amendment; and

WHEREAS, the City Council has determined that the proposed zoning amendment is in the best interests of the City of Colleyville.

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

Sec. 1. THAT the Master Plan, the Land Development Code of the City of Colleyville, Texas, and the Official Zoning Map are hereby amended insofar as they relate to certain land located in Colleyville, Texas, as shown on the Zoning Map attached as Exhibit "A", and described by legal description as Lot 1, Block 11, Longwood Estates at Ross Downs, by amending Ordinance O-95-987, including any other conditions and restrictions imposed and approved by the City Council, which are incorporated herein.

Sec. 2. THAT the development standards for Lot 1, Block 11, Longwood Estates at Ross Downs shall be amended to read as follows:

1. GENERAL

- a. The purpose of this PUD-C is for retail, restaurant, and office uses.
- b. This property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

2. PERMITTED AND PROHIBITED USES

- a. The following land uses shall be permitted within this Planned Unit Development.
 - (1) All uses allowed in the CC1 and CC2 zoning districts
 - (2) A Special Use Permit for alcoholic beverage sales for on-premise consumption is hereby authorized for this property in conjunction with a restaurant use. The Special Use Permit shall be applicable only to Lots 1 and 2, as shown on Exhibit "B".
- b. The following land uses shall be prohibited within this Planned Unit Development.
 - (1) Restaurants with drive-through service
 - (2) Convenience stores with or without gasoline sales
- c. The use of the buildings on Lots 1 and 2, as shown on Exhibit "B", shall be restricted to sales tax generating uses, and shall not be used for office uses for two (2) years from the date of the issuance of the first certificate of occupancy for an office use.

3. CONCEPTUAL SITE PLANS AND PLATTING

The arrangement, location, and footprint of buildings within the PUD-C may differ from that shown on the attached Exhibit "B" and will be determined at time of site plan approval.

4. LOT REQUIREMENTS AND SETBACKS

- a. The lot requirements and setbacks shall be the following minimum standards:

(1) Minimum Lot Size	None
(2) Building Line adjacent to street	40 feet
(3) Side or Rear Building Line adjacent to residentially-zoned property	25 feet
(4) Side or Rear Building Line adjacent to commercially-zoned property	10 feet
- b. The buildings shall not exceed thirty-five (35) feet in height.

5. OPEN SPACE AND LANDSCAPING

- a. The building site shall comply with the minimum landscaping requirements of the Land Development Code, which shall satisfy the open space requirements for the PUD-C area.
- b. There shall be constructed a landscape buffer along the south property line adjacent to Blocks 9 and 10, Longwood Estates at Ross Downs, that shall consist of a row of evergreen shrubs, which shall reach a height of eight feet within two years after development of the site. The landscape screen shall be constructed prior to the issuance of a certificate of occupancy on the property.

6. LIGHTING

- a. Lighting on the buildings shall be shielded and designed to direct the light downward and away from adjacent residential properties.

7. SIDEWALKS AND TRAILS

- a. The developer shall construct a 4-foot wide sidewalk adjacent to Longwood Drive, in accordance with the standards contained in the Land Development Code. The sidewalk shall be constructed prior to the issuance of a certificate of occupancy for any structure on the lot.

8. GENERAL DEVELOPMENT CRITERIA

- a. The architectural design score for all commercial buildings shall be a minimum of 35 points, as described in Chapter 6 of the Land Development Code.
- b. A fire lane connection shall be provided from the property to Coleman Court. The configuration of the connection shall be subject to approval by the Fire Marshal.
- c. All utility services internal within the development shall be buried underground.

Sec. 3. THAT any person, firm, or corporation violating any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined a sum not to exceed Two Thousand Dollars (\$2,000.00). Each and every day such violation continues shall constitute a separate offense and shall be punishable as such.

Sec. 4. THAT the Land Development Code of the City of Colleyville, Texas, shall remain in full force and effect, except where amended by this ordinance.

Sec. 5. THAT the City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

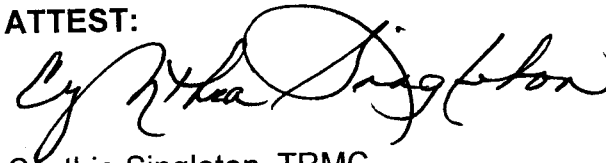
Sec. 6. THAT this ordinance shall become effective immediately upon publication.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of August 2004.

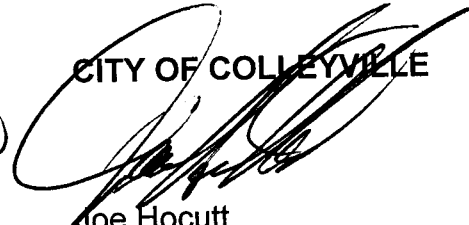
The second reading and public hearing being conducted on the 14th day of August 2004.

ATTEST:



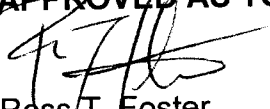
Cynthia Singleton, TRMC
City Secretary

CITY OF COLLEYVILLE



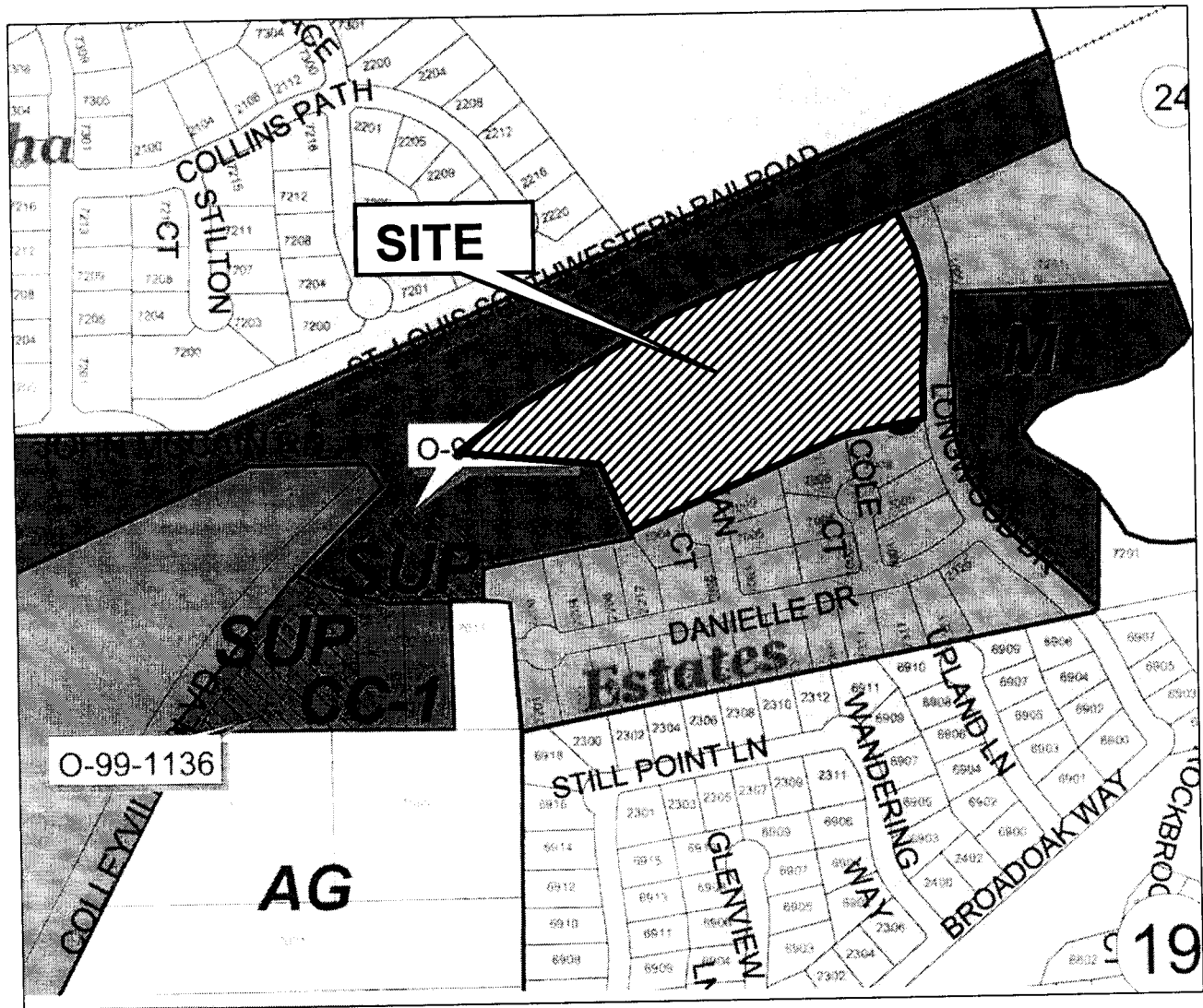
Joe Hocutt
Mayor

APPROVED AS TO FORM AND LEGALITY:



Ross T. Foster
City Attorney

EXHIBIT A – ZONING MAP



[illegible]

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

01 SITE PLAN
SCALE 1" = 40'-0"

ORDINANCE O-09-1705

AN ORDINANCE AMENDING ORDINANCE O-04-1474 CONDITIONS; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council approved Ordinance O-95-987 on April 18, 1995, to establish the zoning of 21.299 acres out of the M.W. Davenport Survey, Abstract 432; The J.N. Gibson Survey, Abstract 591, Tracts 4A3, 4A1, 4A3B and the Robert Chowning Survey, Abstract 294, Tract 1E and a portion of Tract 1; and

WHEREAS, the City Council approved Ordinance O-04-1474 on August 17, 2004, amending Ordinance O-95-987 to permit CC-1 and CC-2 zoning district uses, except for restaurants with drive-through services and all convenience stores, on Block 11, of the Longwood Estates at Ross Downs Addition; and

WHEREAS, the City of Colleyville has received a request for an amendment to Ordinance O-04-1474, under Case Z-08-016; and

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

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

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

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by amending Ordinance O-04-1474.
- Sec. 3. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning of approximately 7 acres of the Longwood Estates at Ross Downs Addition, depicted on the attached Exhibit "A" labeled as Location and Zoning Map.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

PERMITTED USE

Restaurants with drive-through services, allowing for a coffee shop use only, shall be permitted in the north most leasing space of the existing building on Lot 2, Block 11, of the Longwood Estates at Ross Downs Addition. Drive-through operations shall only occur along the northern wall.

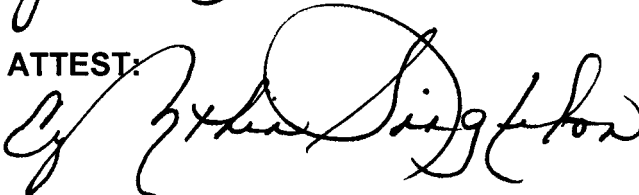
- Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended and as amended herein.
- Sec. 6. THAT any person, firm or corporation violating any of the provisions 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.
- Sec. 10. THAT Ordinance O-04-1474 shall remain in full force and effect, except where amended by this ordinance.

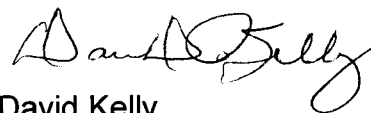
AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of January 2009.

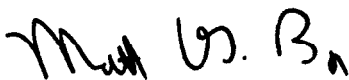
The second reading and public hearing being conducted on the 20th day of January 2009.

ATTEST:

Cynthia Singleton, TRMC, CMC
City Secretary

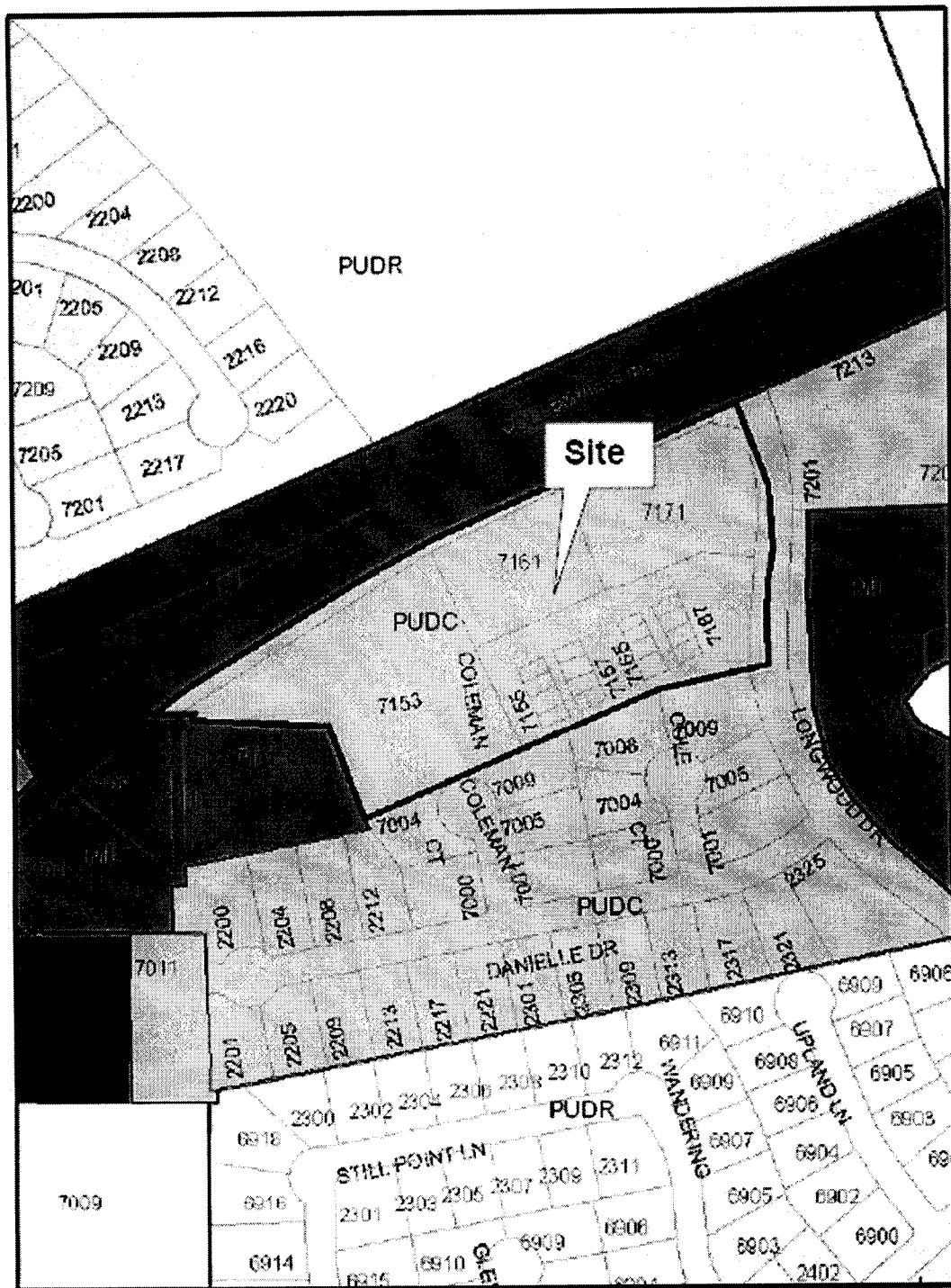
CITY OF COLLEYVILLE

David Kelly
Mayor

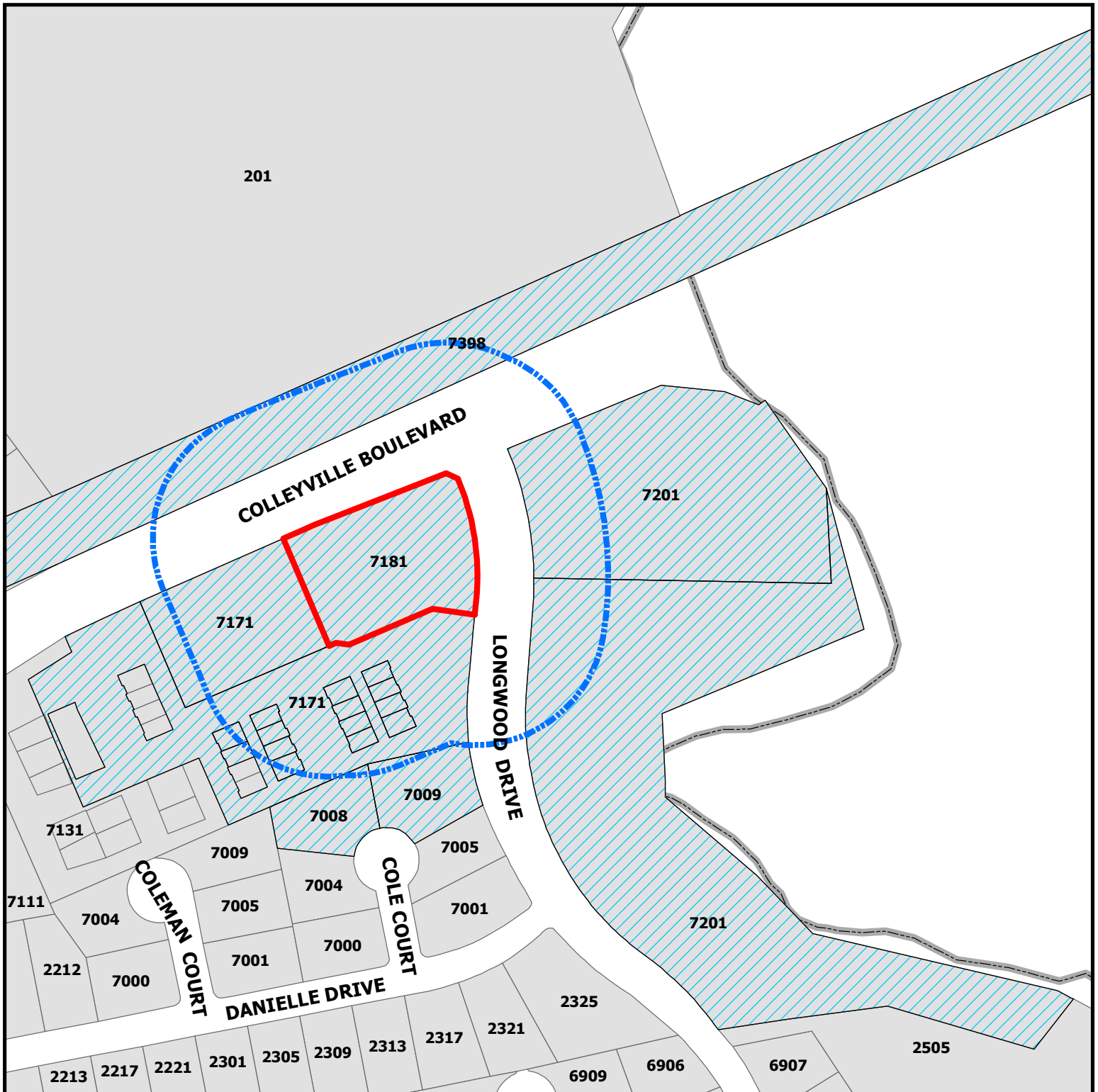
APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit "A" - Location and Zoning Map



Notification Map

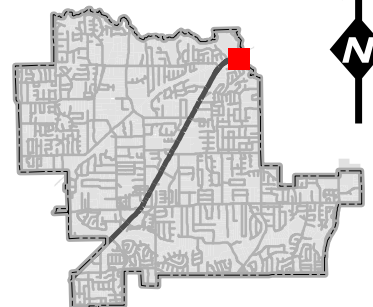


ZC18-009

7181 Colleyville Blvd

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
-  200ft Buffer
-  Properties within 200ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
AGHDAM, LIDA G	6710 VINES CT	COLLEYVILLE, TX	76034	7155 COLLEYVILLE BLVD
MOON, WOO J	7009 COLE CT	COLLEYVILLE, TX	76034	7009 COLE CT
7165 COLLEYVILLE LLC	5650 KROGER DR	FORT WORTH, TX	76244	7165 COLLEYVILLE BLVD
PRO-DIEM INC	702 LAKEHURST CT	SOUTHLAKE, TX	76092	7157 COLLEYVILLE BLVD
J T DAVA PROPERTIES LLC	PO BOX 12080	DALLAS, TX	75225	7165 COLLEYVILLE BLVD
RAK PROPERTY GRUOP LLC	175 CREEKWAY BND	SOUTHLAKE, TX	76092	7157 COLLEYVILLE BLVD
LONGWOOD/26 LTD	8713 AIRPORT FWY STE 100	NORTH RICHLAND HILLS, TX	76180	7171 COLLEYVILLE BLVD
7165 COLLEYVILLE LLC	5650 KROGER DR	FORT WORTH, TX	76244	7165 COLLEYVILLE BLVD
LYNBA INC & VIKRAM JANGAM	1012 WHITTINGTON PL	SOUTHLAKE, TX	76092	7157 COLLEYVILLE BLVD
KRIKORIAN, GABRIEL Y	7008 COLE CT	COLLEYVILLE, TX	76034	7008 COLE CT
CTM CAPITAL LLC	305 S BROADWAY AVE STE 301	TYLER, TX	75702	7167 COLLEYVILLE BLVD
7157 COLLEYVILLE LLC	115 SAM BASS RIDGE RD	SOUTHLAKE, TX	76092	7157 COLLEYVILLE BLVD
SANDADI, PRAVEEN	7416 STONEY POINT DR	PLANO, TX	75025	7155 COLLEYVILLE BLVD
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX	75266	7398 COLLEYVILLE BLVD
FORD, PHYLLIS	7167 COLLEYVILLE BLVD STE 101	COLLEYVILLE, TX	76034	7167 COLLEYVILLE BLVD
PRMJRM LLC	3045 PONDER PATH	KELLER, TX	76248	7167 COLLEYVILLE BLVD
CTM CAPITAL LLC	305 S BROADWAY AVE STE 301	TYLER, TX	75702	7167 COLLEYVILLE BLVD
7165 COLLEYVILLE LLC	5650 KROGER DR	FORT WORTH, TX	76244	7165 COLLEYVILLE BLVD
LONGWOOD PLAZA PARTNERS LP	1901 N AKARD ST	DALLAS, TX	75201	7171 COLLEYVILLE BLVD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	7201 COLLEYVILLE BLVD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	7201 COLLEYVILLE BLVD
LONGWOOD DRIVE PARTNERS LP	11511 ROSSER RD	DALLAS, TX	75229	7181 COLLEYVILLE BLVD
TIMARRON-CASCADES AT TIMARRON	700 WENTWOOD DRIVE	SOUTHLAKE, TX	76092	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOOD AVE	GRAPEVINE, TX	76051	STATE REQUIRED
SARTAIN, MIKE	7113 CEDAR COURT	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on Friday, April 27, 2018 by Araceli Botello



NOTICE OF PUBLIC HEARING

Zoning Case Number: ZC18-009
Applicant: Mike Sartain
Owner: Longwood Drive Partners
Location: 7181 Colleyville Boulevard
Property Description: Lot 3A, Block 11, of the Longwood Estates at Ross Downs
Present Zoning: PUD-R Planned Unit Development Commercial
Request: Consideration of a request to amend the PUD-C Planned Unit Development Commercial zoning district for Lot 3, Block 11, Longwood Estates at Ross Downs. The purpose is to allow for drive-through services for restaurants.

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, May 14, 2018 at 7:00 p.m.
City Council Meetings: Tuesday, June 5, 2018 & Tuesday, June 19, 2018 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 500 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. A brief project description can be found online on the Active Development Case map: <https://www.colleyville.com/zoning.html>. For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Felix Landry
Principal Planner
flandry@colleyville.com

ORDINANCE O-18-2044

AMENDING ORDINANCE O-04-1474 CONDITIONS; 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 Council approved Ordinance 0-95-987 on April 18, 1995, to establish the zoning of 21.299 acres out of the M.W. Davenport Survey, Abstract 432; The J.N. Gibson Survey, Abstract 591, Tracts 4A3, 4A1, 4A3B and the Robert Chowning Survey, Abstract 294, Tract 1E and a portion of Tract 1; and

WHEREAS, the City Council approved Ordinance 0-04-1474 on August 17, 2004, amending Ordinance 0-95-987 to permit CC-1 and CC-2 zoning district uses, except for restaurants with drive-through services and all convenience stores, on Block 11, of the Longwood Estates at Ross Downs Addition; and

WHEREAS, the City of Colleyville has received a request for an amendment to Ordinance 0-04-1474, under Case Z-18-009; and

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

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

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

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on Lot 3A, Block 11, of the Longwood Estates at Ross Downs, located at 7181 Colleyville Boulevard, from the PUD-R Planned Unit Development-Residential Zoning District to the PUD-R Planned Unit Development-Residential Zoning District, as depicted in the attached Exhibit "A".
- Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. General

- a. The following amendments to Ordinance O-04-1474 are hereby authorized:
- i. Section 2.2.A.3 of Ordinance O-04-1474 is hereby amended to revise the permitted uses to allow restaurants with drive-through service for Lot 3, Block 11, of the Longwood Estates at Ross Downs

Addition. There must be a physical separation between the drive-thru lane and the fire lane.

- ii. Ordinance O-04-1474 hereby remains valid and all provisions of Ordinance O-04-1474 shall remain in full force and effect except where amended herein.

- Sec. 4. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 8. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of June 2018.

The second reading and public hearing being conducted on the 19th day of June 2018.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 19TH DAY OF JUNE 2018.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Chuck Kelley	_____
Place 3, Kathy Wheat	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

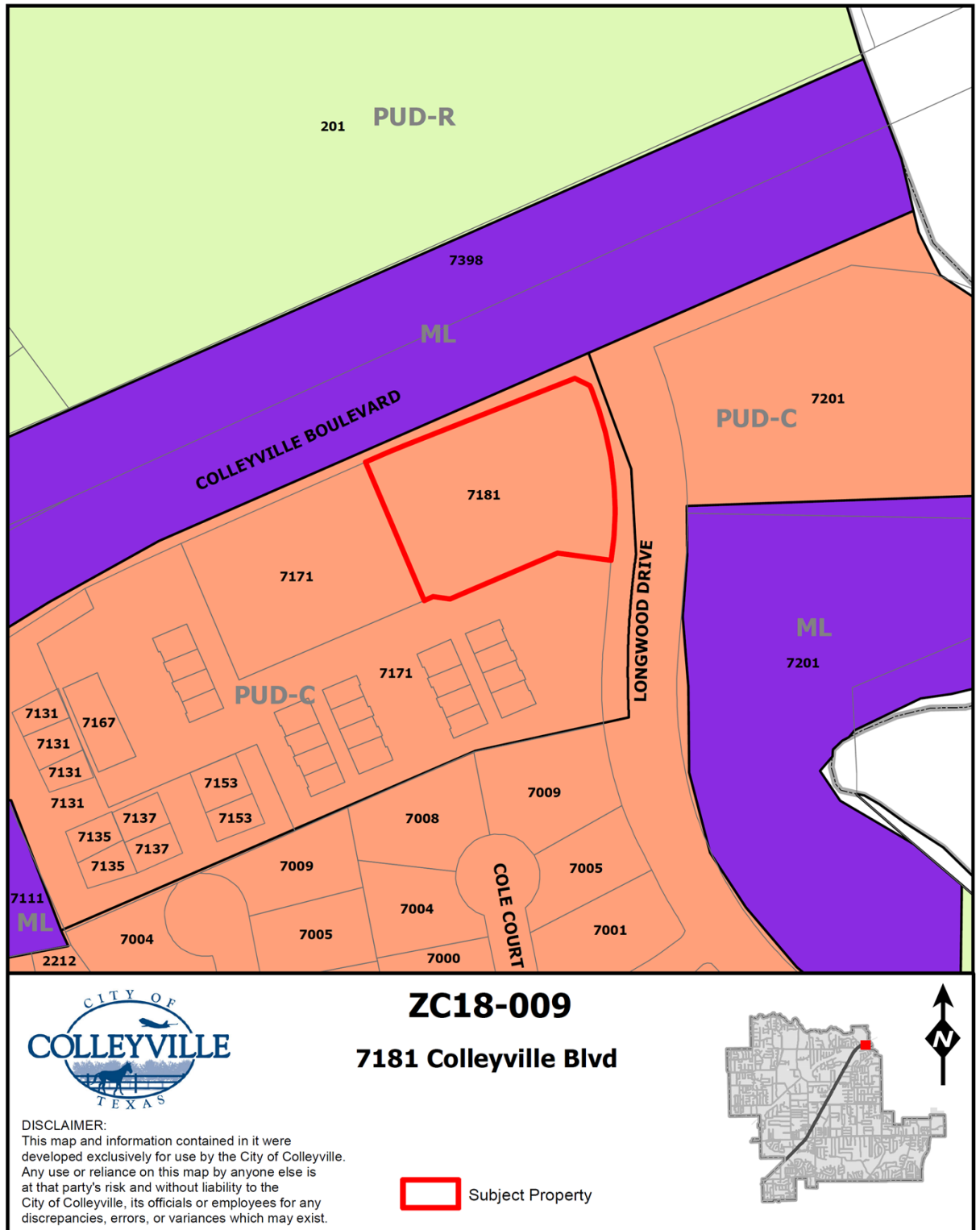
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM AND LEGALITY:

Whitt L. Wyatt
City Attorney

Exhibit "A"- Zoning Map





City of Colleyville City Council Agenda Briefing

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

Agenda Number 5b

Agenda Date 06/19/2018

Number Ordinance O-18-2045

Type Ordinance

Department Community Development

Title

Consideration of a Special Use Permit to exceed the maximum number and total maximum size allowed by right for accessory buildings on Lot 1, Block 1, of the K Bar G Estates addition, located at 6401 Westcoat Drive, Case ZC18-010

Strategic Plan

There is no Strategic Plan connection for this item.

Explanation

Second Reading and Public Hearing

There were no speakers regarding this item at the June 5, 2018 City Council Meeting.

First Reading and Public Hearing

Jeff Polk, the applicant, has submitted a request for a Special Use Permit (SUP) to exceed the maximum number and total maximum size allowed by right for accessory buildings on Lot 1, Block 1, of the K Bar G Estates, being approximately 6.77 acres, and zoned AG Agricultural. The request is to remove two existing structures and allow for construction of a new chicken coop and a new greenhouse which exceeds the maximum square footage for accessory buildings and total number of accessory buildings for the lot. The new square footage is +/- 350 square feet more than what was existing.

Existing Conditions/Background: The subject property, at 6401 Westcoat Drive, has AG Agricultural zoning and is located on the east side of Westcoat Drive, just north of White Drive. The subject property has been platted and currently has a single family residence.

SUP Request:

Request – The applicant is requesting approval of an SUP to exceed the maximum allowable square footage and number of accessory structures allowed on a property.

Ordinance – Section 3.27 Accessory Buildings and Residential Carport Regulations of the Land Development Code establishes the maximum size and number of accessory buildings to be permitted by staff on a residential lot:

"2. *Maximum Size and Number of Buildings:*

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

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

2. *For the purpose of this Section, the size of an accessory building shall be the square footage of the building footprint.*

3. *An application to exceed the total square footage shown in the above table may be approved as a Special Use Permit (SUP)."*

Currently, the site has 7,712 square feet of accessory structures. With the proposed net gain or more square feet of accessory structures, that total area number would rise to 8,053 square feet.

Analysis: The purpose of a Special Use Permit is to allow a use not normally allowed in a zoning district, which could be of benefit in a particular case to the general welfare, provided adequate development standards and special requirements are imposed to protect surrounding uses or to preserve the character of the neighborhood.

The proposed expansion to the accessory building will not comply with the following provisions of the Land Development Code:

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

The maximum number of accessory buildings allowed per lot shall be three (3) buildings. For lots greater than 3 acres in size, the maximum size allowed for all accessory buildings on the site is 2,500 square feet.

The subject property covers approximately six and one-half acres of land. The applicant proposes to replace older existing structures with new, well-designed structures. The placement of the new structures increase the distance from the southern property line.

The proposed accessory building complies with all other requirements of Section 3.27. The site plan and elevations have been included as attachments for your review.

Surrounding Development: The properties to the north and east are zoned AG-Agricultural district and are part of the farm or developed with single family homes.

The properties to the south and west are of mix of R-10 Single Family Residential, R-20 Single Family Residential, and R-40 Single Family Residential districts and developed with single family homes.

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, regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date, no correspondence has been received.

Staff Recommendation: The proposed SUP request provides a means to enhance the architectural features of the property, while also slightly expanding the buffer from the southern property line. The proposed improvements do not negatively impact the surrounding properties in any apparent manner. In light of these observations, staff recommends approval of the request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval as presented at their May 14, 2018 meeting by a vote of 7-0.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Existing Chicken Coop
7. Proposed Chicken Coop
8. Proposed Greenhouse
9. Notification Map
10. Notification List
11. Property Owner Notification
12. Ordinance O-18-2045

Aerial Map



ZC18-010

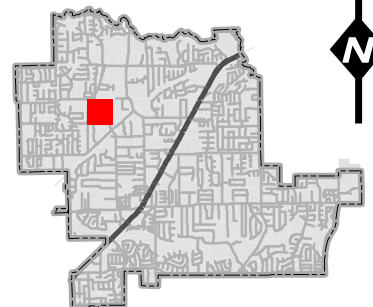
6401 Westcoat Drive

DISCLAIMER:

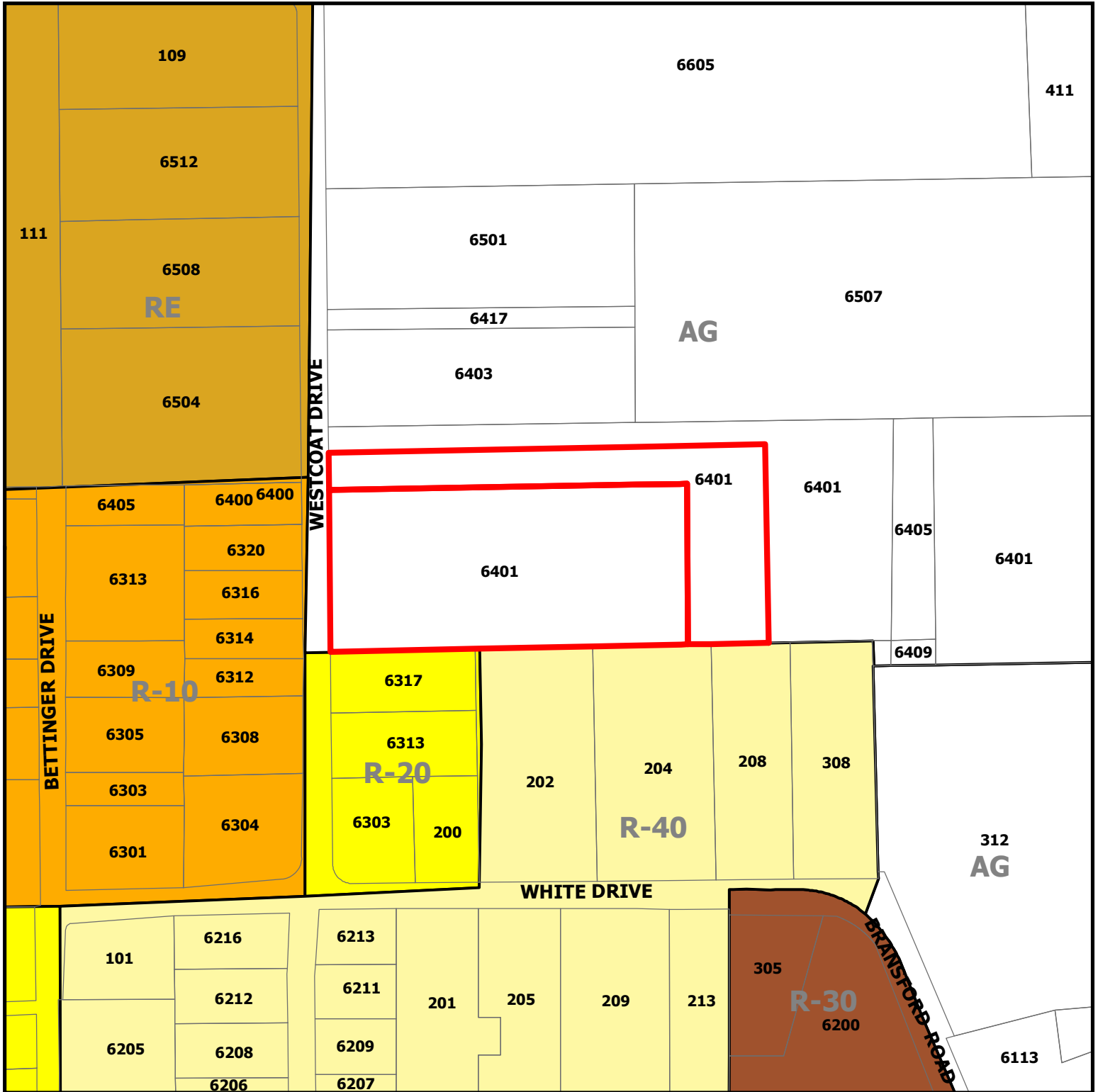
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Subject Property



Zoning Map

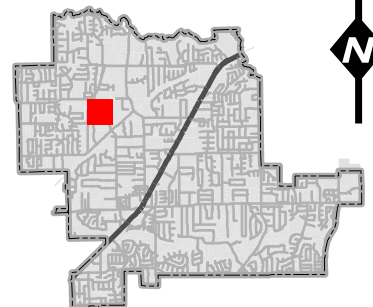


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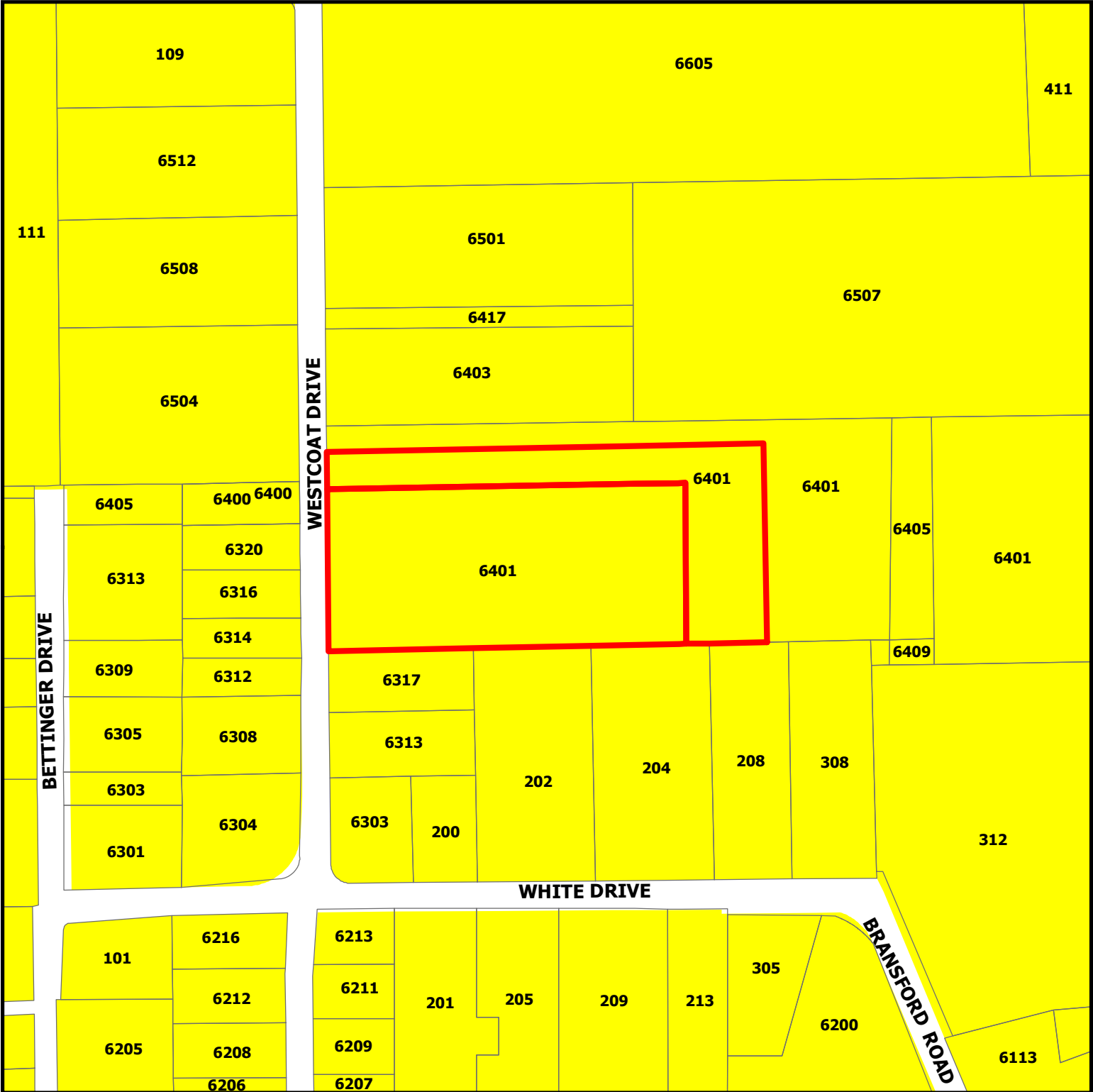
6401 Westcoat Drive

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 Subject Property



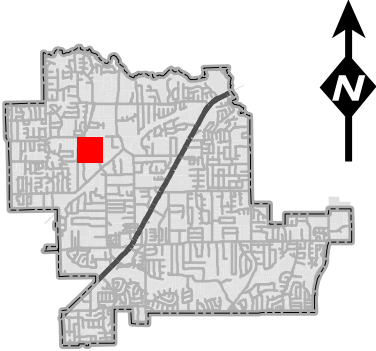
Future Land Use Map



ZC18-010

6401 Westcoat Drive

-  Subject Property
-  Residential



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Statement of Planning Objectives

**Garrison Greenhouse – 6401 Westcoat Rd.
Variance Request - Proposed accessory building/
increase to total allowed accessory area**



Statement of Planning Objectives

Overview

We are requesting a variance to maximum accessory building area allowed in accordance with Land Development Code 3.8.E, 3.27 and 3.28. In 2017, Council unanimously approved a small addition to the cabana and approved the current number and size of accessory building which before that approval was not compliant with Development Code. Our plan to remove 2 existing accessory structures and replace each of them with two new conforming structures but the total accessory area would increase by 250-300 sf. We are proposing a luxury greenhouse / solarium and are in the process of permitting a chicken coop to replace the non-conforming chicken coop currently on the subject property. The Chicken coop is allowed without seeking a variance only because we are demolishing the existing larger and non-conforming coop. The proposed uses are both consistent with permitted uses outlined in Land Development Code Chapter 3. We are requesting a variance to exceed the current approved accessory area by 341 sf.

SPECIAL CONDITIONS AND CIRCUMSTANCES

LOT SIZE AND LOW RATIO OF BUILDING AREA TO OPEN SPACE:

The subject property at 6401 Westcoat is unique in that the total area of all land owned by my client, Mrs., Garrison is close to 60 acres. The subject lot, being Lot 1 Block 1, K- Bar G Estates Addition is 6.77 acres. As noted by staff and the City Council upon approval of the cabana addition, the total ratio of building area to open space on this property remains extremely high and fits the spirit and intent of section 3.27. As noted by staff, the 2,500 sf. Max Accessory Building area for lots over 3 acres does not properly account for much larger lots.

CURRENT ACCESSORY STRUCTURES ON SUBJECT PROPERTY ARE NON-CONFORMING AND ARE NOT ATTRACTIVE TO ADJACENT PROPERTY OWNERS:

The existing two structures, a metal pole barn chicken coop and a metal storage shed are not compliant with building code and are in dis-repair. Mrs. Garrison would like to remedy this problem with attractive and well-built structures.

APPROVAL OF REQUESTED VARIANCE WOULD NOT CONFER ON THE APPLICANT ANY SPECIAL PRIVILEGE

It is our view that this request for a marginal increase in accessory building area, especially given the lot size and the state of the existing accessory structures to be removed would be approved for any other resident with the same unique property. This belief is based on the acknowledgment of such by the Mayor and several Council members during our recent and similar variance request. In fact, we were told that part of the planned modifications to development code would address increasing the ratios for Accessory structures on large lots.

Statement of Planning Objectives

ATTACHMENTS-----

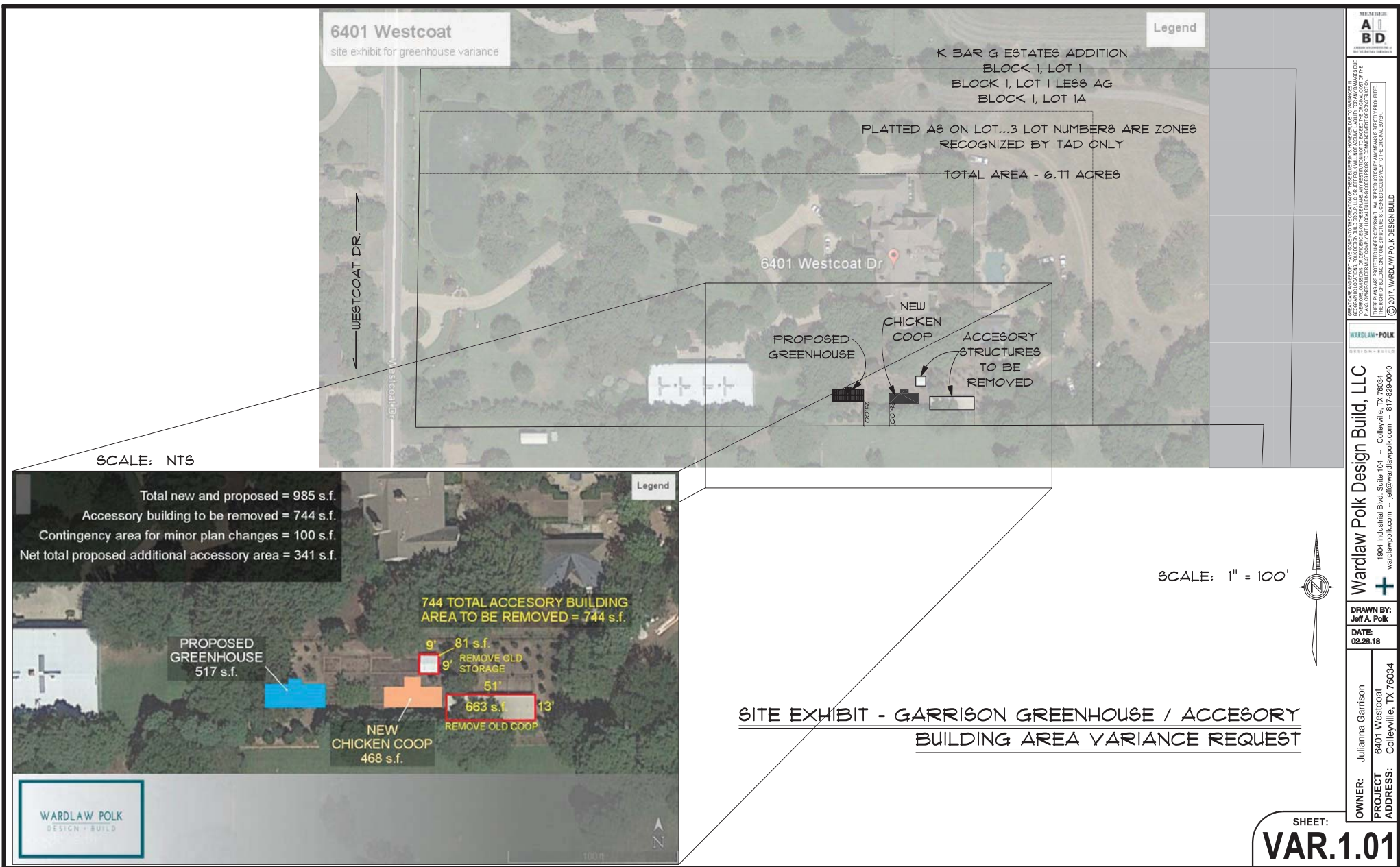
1. VAR.1.01 - Site exhibit detailing the net effect of the proposed Accessory Building area increase.
2. Greenhouse elevations and information
3. New Chicken Coop Elevation – for the purpose of better understanding the significant improvement over the existing Chicken Coop.
4. Pictures of existing accessory building to be removed if this variance is granted.

Thank you for your service to Colleyville and its residents. We ask that you please consider this variance request and trust your discernment to make a fair decision. Please call or email with any questions.

Respectfully,

Jeff Polk
Wardlaw Polk Design Build

Zoning Exhibit



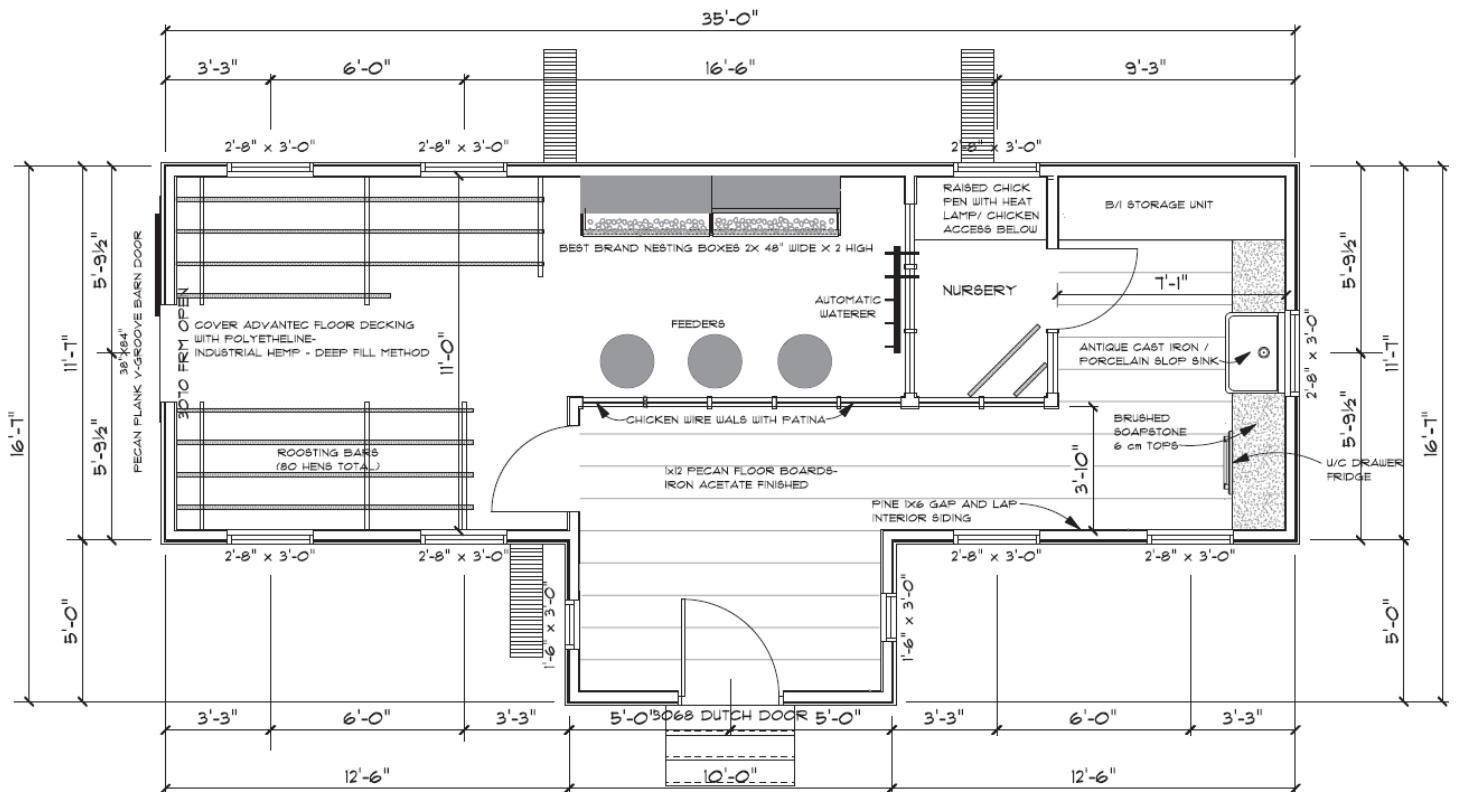
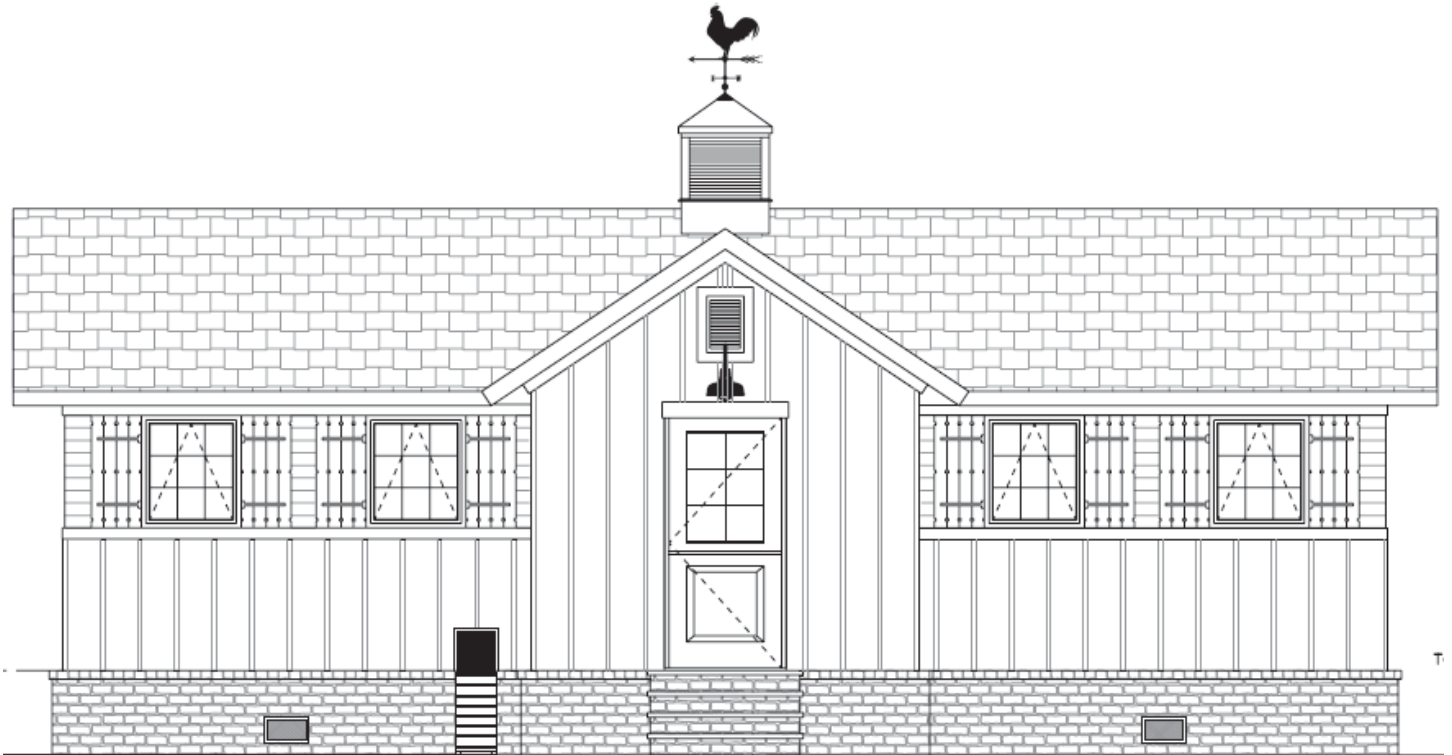
Existing Chicken Coop

EXISTING ACCESORY STRUCTURES TO BE REMOVED-----



Proposed Chicken Coop

CHICKEN COOP ELEVATION AND PLAN



Proposed Greenhouse

PROPOSED GREENHOUSE-----



Hartley Grand Manor Glasshouse – Garrison Home

February 12th, 2017

Jeff Polk
Colleyville, TX

Thanks again for your continued interest in our Hartley Glasshouses. Further to your request, I'm happy to provide you with a quotation for your requirements as follows:

Hartley Victorian GRAND MANOR GLASSHOUSE measuring 13' 6 ½" x 36' 8 ¾"

Construction: The glasshouse is **manufactured for you by Hartley Botanic in Greenfield, England** entirely in aluminium alloy 6063T6 to BS. 1474. All the framework is etch primed and polyester **powder coated White, Mist, Forest Green, Vista Grey, Country Stone, Olive Leaf, Cotswold, Verona Stone, Bronze or Black** for a virtually maintenance free finish. All fixings, nuts, bolts and self-tapping screws are manufactured from stainless steel type A4 (316), graded long term heavy duty.

Glazing: Single glazed in 4mm tempered safety glass throughout, with all edges cushioned by TPR (Thermo Plastic Rubber) glazing seals, bonded to the glass. Each pane is held within its own individual framework on all sides, meaning **NO glass to glass, glass to metal, nor overlapping glass contact**. This method of glazing, unique to Hartley, completely eliminates glass slippage. **Our Hartley Clear Span roof is designed to eliminate any need for space impeding internal supports or unattractive cross-bracing.** All glazing bar cappings are aluminium extrusions, with stainless steel fixings concealed by an aluminium infill.

Proposed Greenhouse

Photo of Hartley Grand Manor Glasshouse shown with optional coldframes and an additional central portico on rear elevation (powder coated in Forest Green)

Size: **Width:** **13' 6 ½"** **Length:** **36' 8 ¾"** **Roof pitch 45°**
 Eave height: **6' 8"** **Ridge height:** **13' 5"** **Stem wall height:** **2' 5 ½"**

Central Portico entry: TBD Upgrade 8' door

Ventilation: There are **42 opening panes** in total, comprising of **(8) 3-pane roof vents**, operated by Bayliss Hydraulicheck auto vent operators, and **(6) 3-pane vertical face vents**, manually operated. The vents are approximately 2'2" deep from top to bottom and are 3 panes wide, measuring approximately 3' 8".

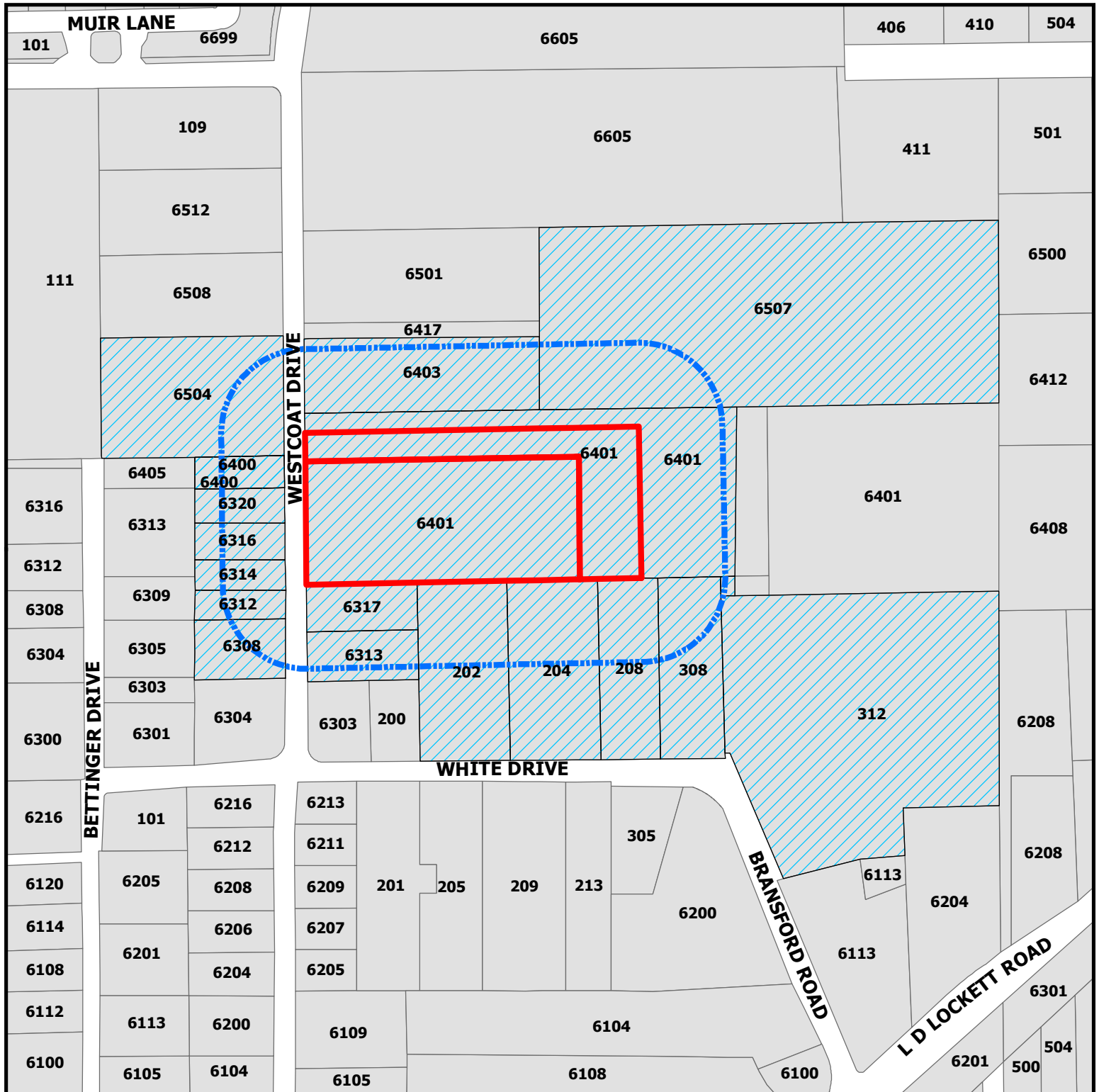
Door: A Double door with **Brass, Black, or Brushed Stainless Steel** door furniture will be fitted in the central portico entry. Hartley will provide for glass lites OR aluminium kick panels for lower half of door.
 ***(Please circle door handle preference)**

Ridge: The Grand Manor has cast aluminium Fleur De Lys cresting with matching finials at each end.
 ***Alternatively, we can eliminate all ridge cresting and you can have solid cast ball finials or spike finials. *(Please confirm preference)**

Guttering: The structure will have aluminium gutters and downpipes to the front and rear.



Notification Map

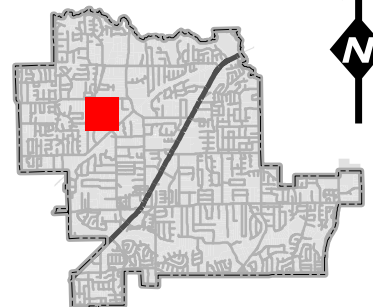


ZC18-010

6401 Westcoat Drive

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	6507 WESTCOAT DR
MELISSA J HUTTON SEPARATE P	312 WHITE DR	COLLEYVILLE, TX	76034	312 WHITE DR
ROBERTS, CORY	6314 WESTCOAT DR	COLLEYVILLE, TX	76034	6314 WESTCOAT DR
STEWART, PAM	208 WHITE DR	COLLEYVILLE, TX	76034	208 WHITE DR
CALHOON, CHRISTOPHER	6308 WESTCOAT DR	COLLEYVILLE, TX	76034	6308 WESTCOAT DR
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	6401 WESTCOAT DR
LEVITZ, SHELLEY	6403 WESTCOAT DR	COLLEYVILLE, TX	76034	6403 WESTCOAT DR
WAYMARK LP	103 ADAMS CT	COLLEYVILLE, TX	76034	6317 WESTCOAT DR
HYDE, R W	202 WHITE DR	COLLEYVILLE, TX	76034	202 WHITE DR
GARRISON, DANIEL	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	6401 WESTCOAT DR
DOODY, KEVIN J	1109 SOMERSET BLVD	COLLEYVILLE, TX	76034	6312 WESTCOAT DR
PUTNAM, CHRISTOPHER	204 WHITE DR	COLLEYVILLE, TX	76034	204 WHITE DR
OWENS, GARY A	6313 WESTCOAT DR	COLLEYVILLE, TX	76034	6313 WESTCOAT DR
GARRISON, DANIEL	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	6401 WESTCOAT DR
HEATH, H DARRYL	6200 BRANSFORD RD	COLLEYVILLE, TX	76034	6316 WESTCOAT DR
HOFMANN, NANCY C	6400 WESTCOAT DR	COLLEYVILLE, TX	76034	6400 WESTCOAT DR
BROWN, WHITNEY C	308 WHITE DR	COLLEYVILLE, TX	76034	308 WHITE DR
MERCER, LEE	6504 WESTCOAT DR	COLLEYVILLE, TX	76034	6504 WESTCOAT DR
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	6401 WESTCOAT DR
HOFMANN, NANCY C	6400 WESTCOAT DR	COLLEYVILLE, TX	76034	6400 WESTCOAT DR
WALTON, KIMBERLY A	6320 WESTCOAT DR	COLLEYVILLE, TX	76034	6320 WESTCOAT DR
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOOD AVE	GRAPEVINE, TX	76051	STATE REQUIRED
POLK, JEFF	1804 INDUSTRIAL BOULEVARD, STE 104	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on Friday, April 27, 2018 by Araceli Botello



NOTICE OF PUBLIC HEARING

Zoning Case Number: ZC18-010
Applicant: Jeff Polk
Owner: Julianna Garrison
Location: 6401 Westcoat Drive
Property Description: Lot 1, Block 1, of the K Bar G Estates addition
Present Zoning: AG Agricultural District
Request: Consideration of a Special Use Permit to exceed the maximum number and total maximum size allowed by right for accessory buildings. The purpose of the request is to replace 2 existing accessory buildings which will increase the total square footage by approximately 341 square feet.

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, May 14, 2018 at 7:00 p.m.
City Council Meeting: Tuesday, June 5, 2018 & Tuesday, June 19, 2018 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 500 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. A brief project description can be found online on the Active Development Case map: <https://www.colleyville.com/zoning.html>. For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Felix Landry
Principal Planner
flandry@colleyville.com

ORDINANCE O-18-2045

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING OF LOT 1, BLOCK 1, K BAR G ESTATES ADDITION, LOCATED AT 6401 WESTCOAT ROAD, BY AUTHORIZING A SPECIAL USE PERMIT FOR ACCESSORY BUILDINGS TO EXCEED THE MAXIMUM NUMBER AND TOTAL MAXIMUM SQUARE FOOTAGE PERMITTED BY STAFF FOR ALL ACCESSORY BUILDINGS ON THE LOT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for accessory buildings to exceed the total number and total maximum square footage permitted by staff for all accessory buildings on the lot under Case No. ZC18-010; and

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

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

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

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

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for accessory buildings to exceed the total number and total maximum square footage permitted by staff for all accessory buildings on the lot on Lot 1, Block 1, K Bar G Estates Addition, located at 6401 Westcoat Road, as depicted on the attached as Exhibit "A".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the replacement of an old chicken coop and storage building with a new chicken coop and new greenhouse building.
- b. The total number of accessory buildings shall be 4 buildings on the lot and the net expansion shall only be permitted for approximately 350 square feet for the purpose of replacing the old structures with new structures.

- c. The accessory building shall be generally consistent with the, site plan and building elevations as depicted on the attached Exhibits "B" and "C".
- d. All requirements of the Land Development Code shall be met, except where amended herein.

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of June 2018.

The second reading and public hearing being conducted on the 19th day of June 2018.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____
ABSTENTIONS ON THIS THE 19th DAY OF JUNE 2018.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Chuck Kelley	_____
Place 3, Kathy Wheat	_____	Place 6, Callie Rigney	_____
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" - Location and Zoning Map

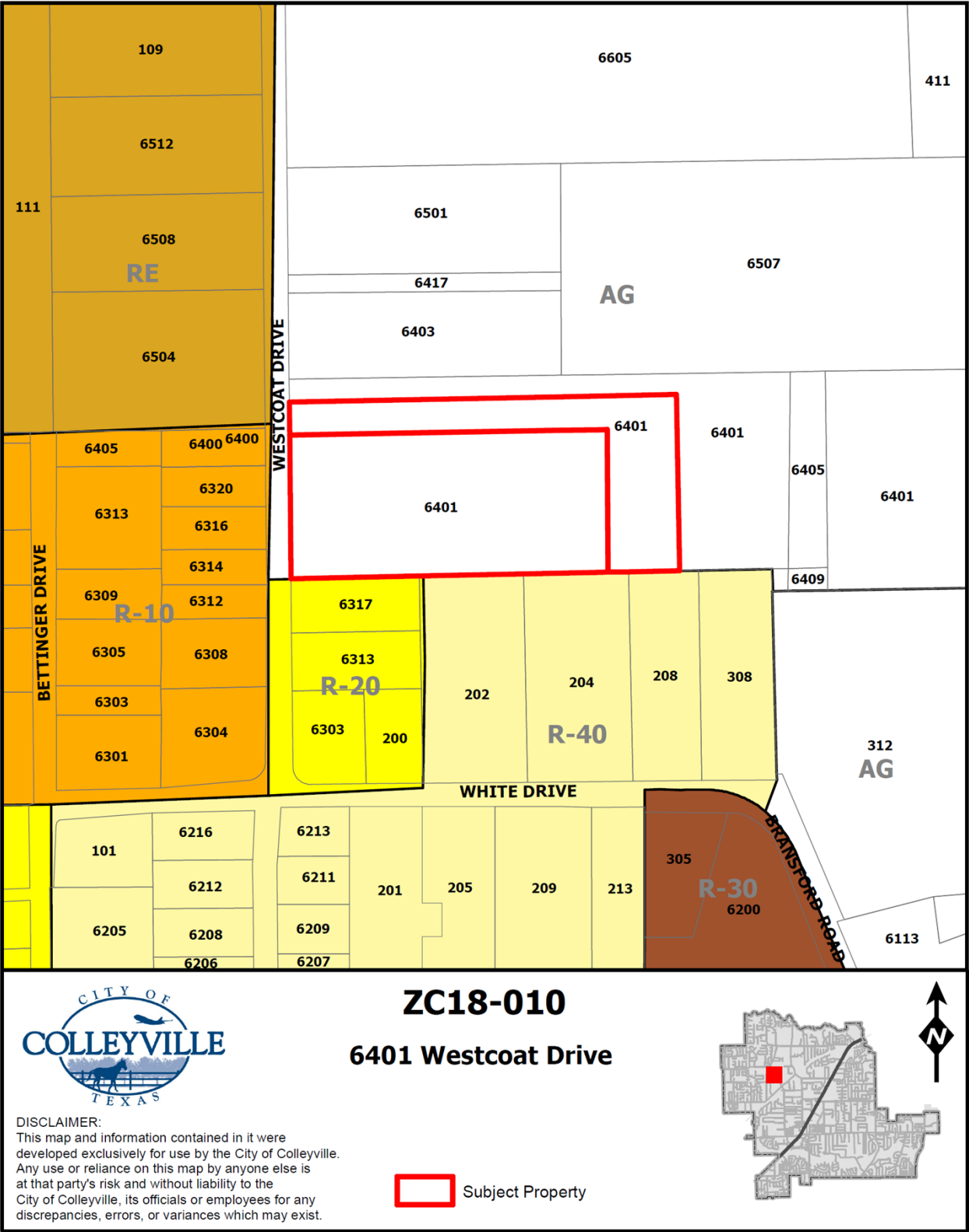


Exhibit "B" – Site Plan

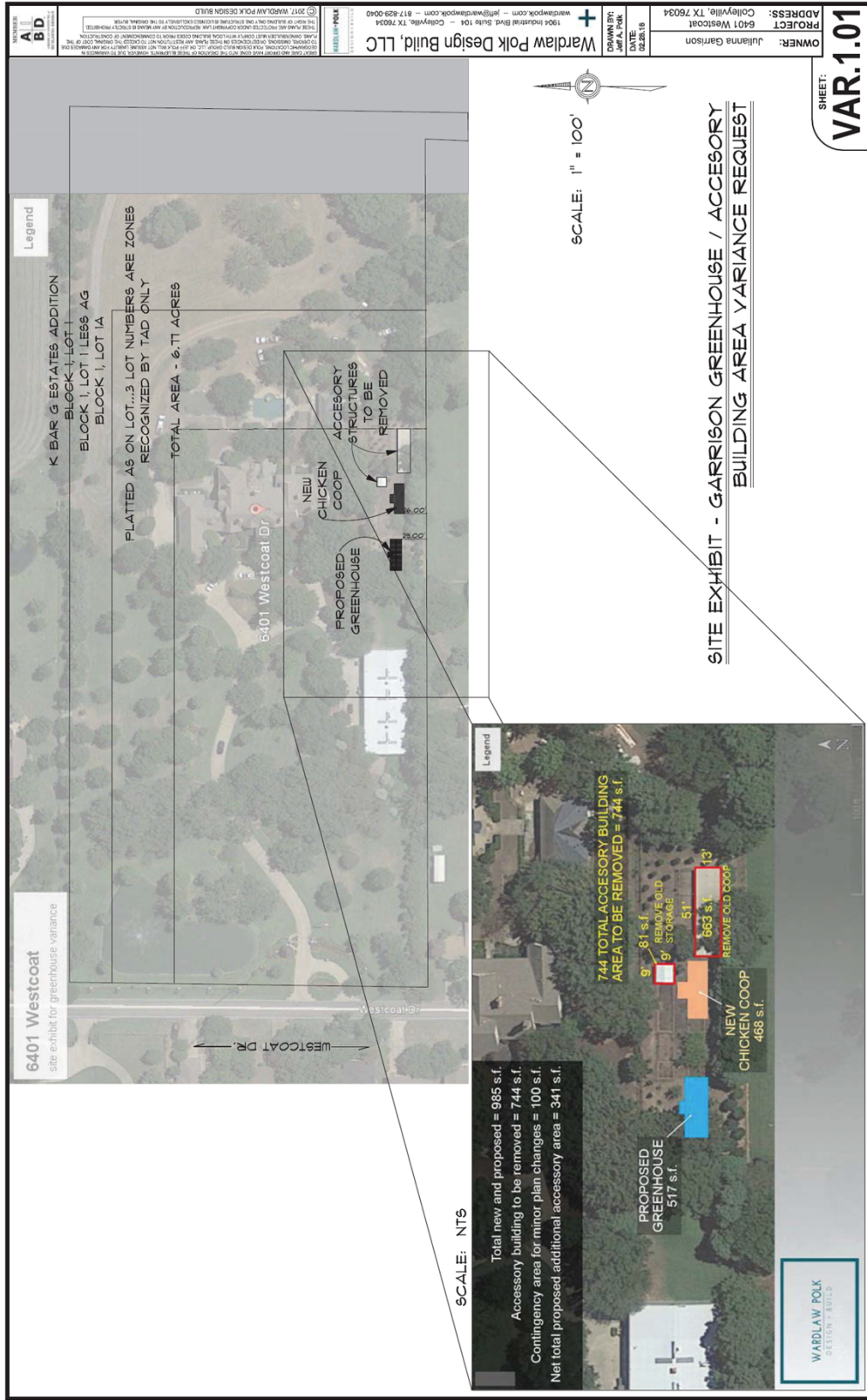


Exhibit "C" – Elevations

CHICKEN COOP ELEVATION AND PLAN

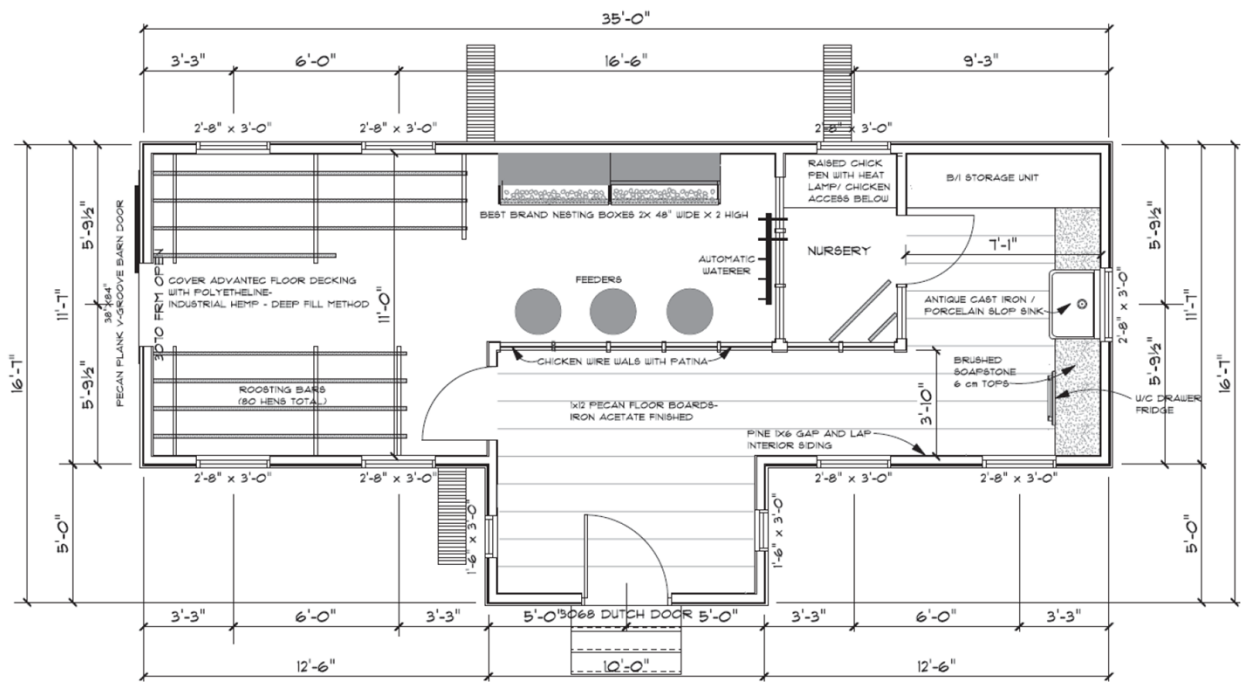
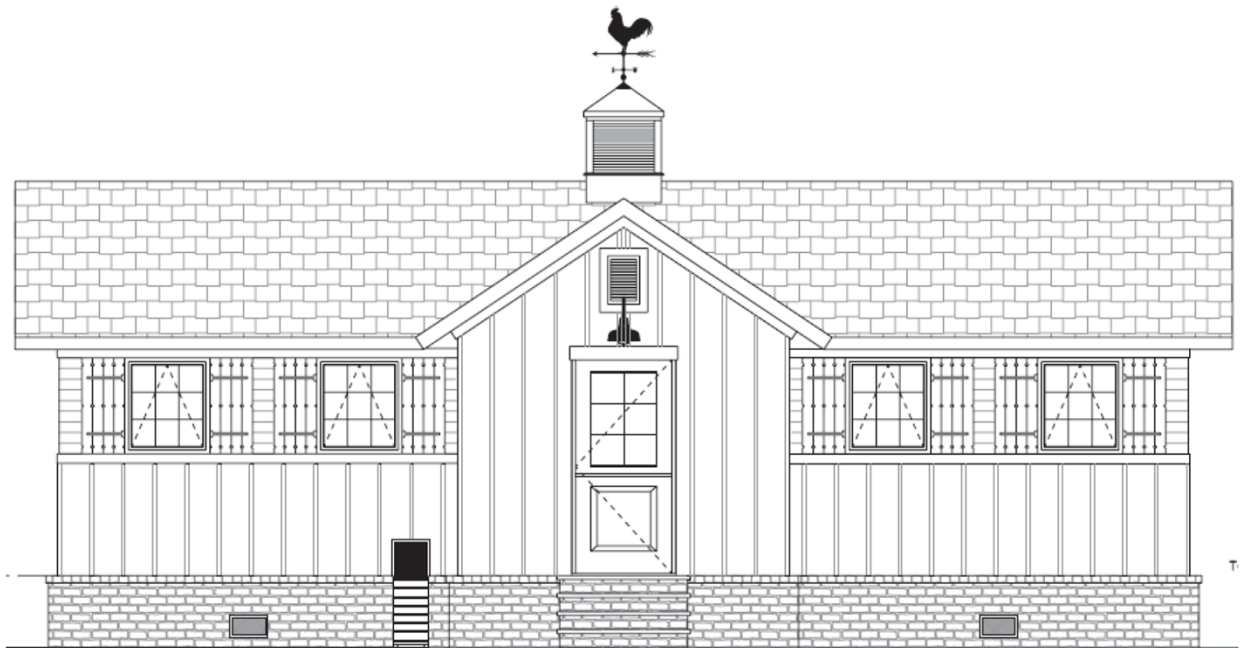


Photo of Hartley Grand Manor Glasshouse shown with optional coldframes and an additional central portico on rear elevation (powder coated in Forest Green)

Size: **Width:** 13' 6 ½" **Length:** 36' 8 ¾" **Roof pitch** 45°
 Eave height: 6' 8" **Ridge height:** 13' 5" **Stem wall height:** 2' 5 ½"
Central Portico entry: TBD Upgrade 8' door

Ventilation: There are **42 opening panes** in total, comprising of **(8) 3-pane roof vents**, operated by Bayliss Hydrauliccheck auto vent operators, and **(6) 3-pane vertical face vents**, manually operated. The vents are approximately 2'2" deep from top to bottom and are 3 panes wide, measuring approximately 3' 8".

Door: A Double door with **Brass, Black, or Brushed Stainless Steel** door furniture will be fitted in the central portico entry. Hartley will provide for glass lites OR aluminium kick panels for lower half of door.
 ***(Please circle door handle preference)**

Ridge: The Grand Manor has cast aluminium Fleur De Lys cresting with matching finials at each end.
 ***Alternatively, we can eliminate all ridge cresting and you can have solid cast ball finials or spike finials. *(Please confirm preference)**

Guttering: The structure will have aluminium gutters and downpipes to the front and rear.





City of Colleyville City Council Agenda Briefing

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

Agenda Number 5c

Agenda Date 06/19/2018

Number Ordinance O-18-2046

Type Ordinance

Department Community Development

Title

Consideration of a zoning change from the AG-Agricultural zoning district to the R-40 Single Family Residential zoning district on a portion of Lot 1, Block 1, of the Wood Estates Addition, located at 411 McDonwell School Road E, Case ZC18-011

Strategic Plan

There is no Strategic Plan connection for this item.

Explanation

Second Reading and Public Hearing

There were no speakers regarding this item at the June 5, 2018 City Council Meeting.

First Reading and Public Hearing

Julianna Garrison, the applicant, has submitted a request for a zoning change on a portion of Lot 1, Block 1, of the Wood Estates, covering approximately 1.844 acres, and zoned AG Agricultural. The purpose is to rezone from AG to R-40 Single Family Residential district, in order to reduce the size of the lot with the existing home and plat the remainder into the adjacent AG property.

Existing Conditions/Background: The subject property, 411 McDonwell School Road E, resides on the south side of McDonwell School Road, where it terminates into Ms. Garrison's property to the west. The subject property currently has AG zoning and a single family residence.

Proposed Zoning:

Request – The applicant requests to rezone the property from the AG district to R-40 zoning district. The subject portion of the property covers approximately 1.8 acres. The minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size:	40,000 square feet
Minimum Lot Width:	150 feet
Minimum Lot Depth:	150 feet
Front Building Line:	40 feet
Side Building Line:	15 feet
Rear Building Line:	25 feet

Analysis: The requested R-40 zoning allows the applicant to create a single residential lot smaller than the existing lot. The applicant has proposed the zoning change in order to facilitate a replat submittal, which would transfer the western undeveloped portion of the property into the larger agricultural tracts of land Ms. Garrison owns to the west. This would reduce the lot size below what the current AG zoning would allow.

The proposed lot fits safely into the R-40 classification and matches the existing R-40 zoning covering the other lots on the south side of McDonwell School Road to the east. The new lot could also fit within the RE Single Family 'Estate' Residential zoning classification.

Surrounding Development: Most of the surrounding area maintains R-40, RE, and AG zoning. All of the property with R-40 or RE zoning has developed with single family homes. The AG property remains undeveloped.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for single-family residential development. The proposed R-40 zoning does not conflict with any portion of the comprehensive plan. The proposed R-40 zoning facilitates the minimum desired residential density of 1.8 units per acre.

Public Notification: Staff-mailed notices to all property owners within 200 feet, Homeowners Associations within 500 feet, and Grapevine Colleyville ISD on Friday, April 27, 2018, regarding this request, per state law. Notice was also published in the *Fort Worth Star-Telegram* on Saturday, April 28, 2018, as required by State law and the Land Development Code. To date, staff has not received any responses.

Staff Recommendation: Staff recommends approval for the applicant's request, based on the following findings:

1. The proposed zoning meets the intent of the residential designation assigned in the Destination Colleyville comprehensive plan.
2. R-40 zoning is compatible with the zoning districts surrounding the subject property.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval at their May 14, 2018 meeting by a vote of 7-0.

Financial Impact

There is no financial impact to the City.

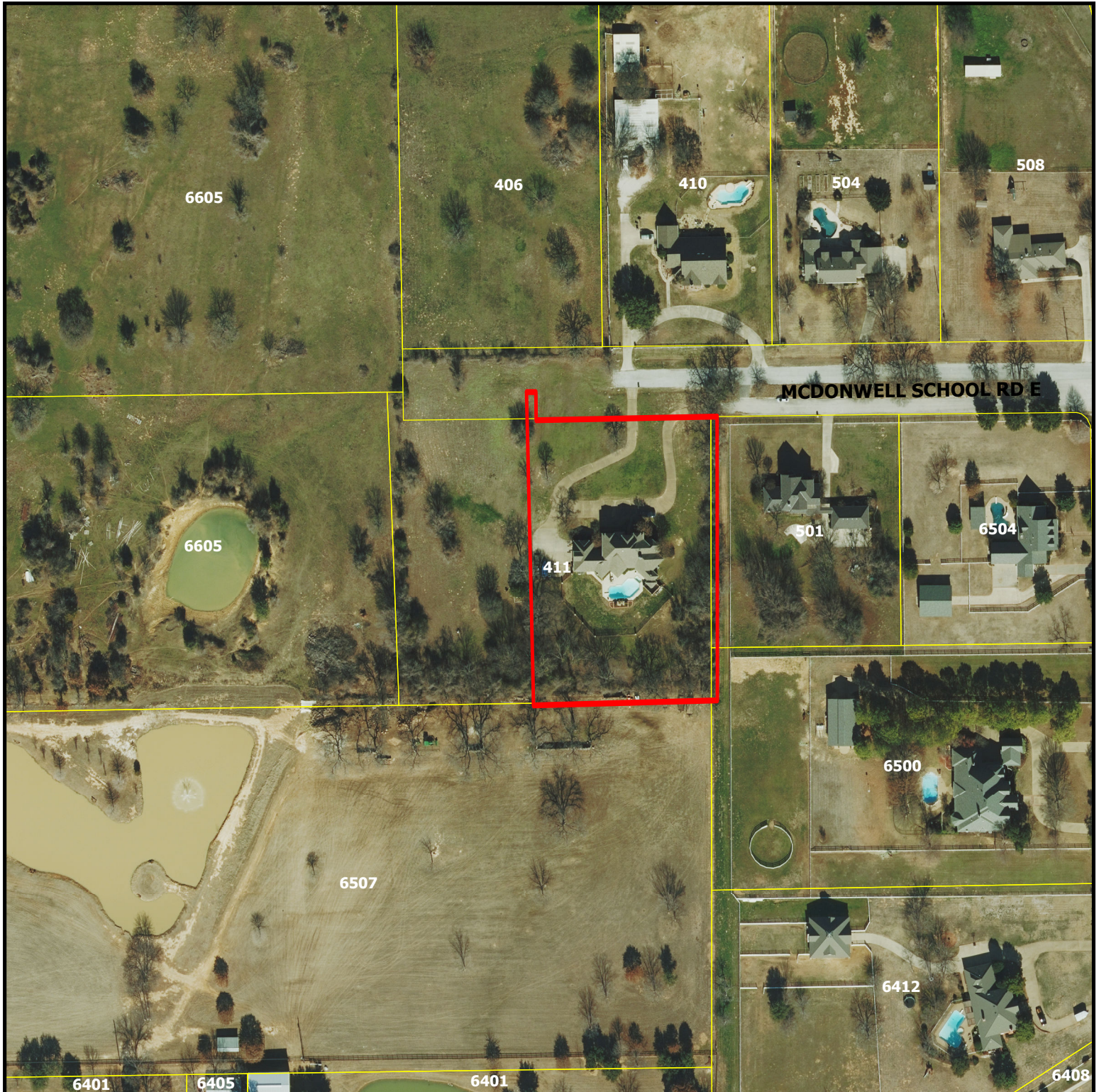
Recommendation

Approve

Attachments

1. Aerial Map
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Aerial Map

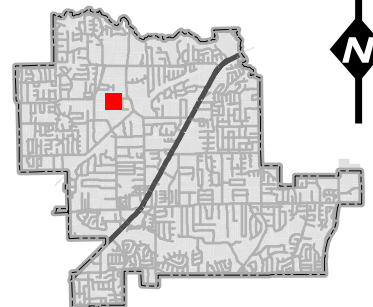


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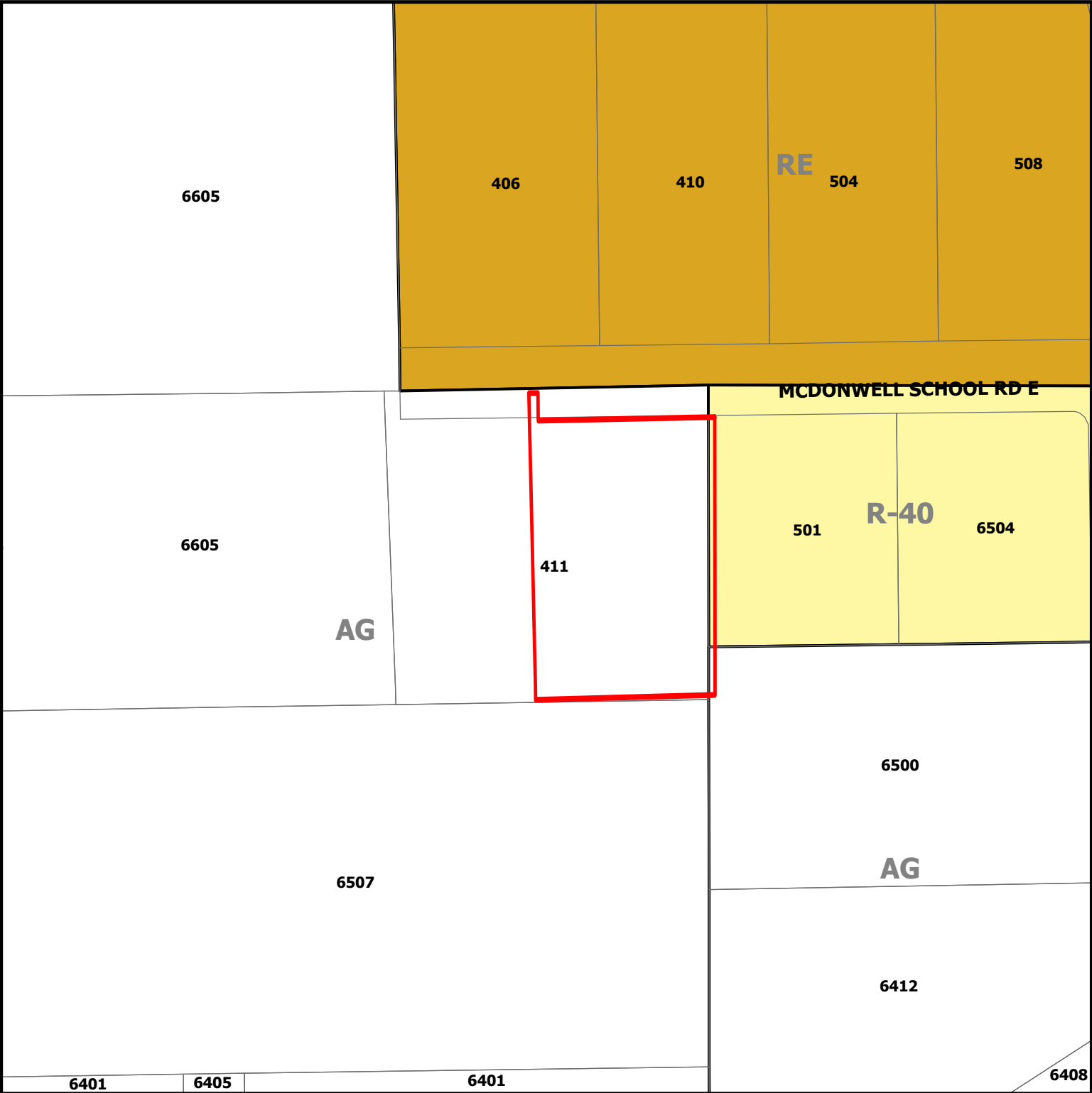
411 McDonwell School Road

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 Subject Property



Zoning Map

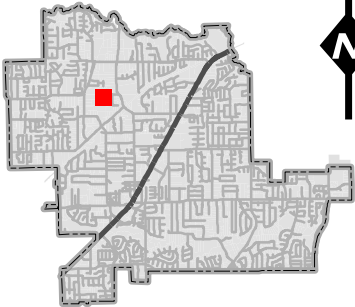


ZC18-011

411 McDonwell School Road

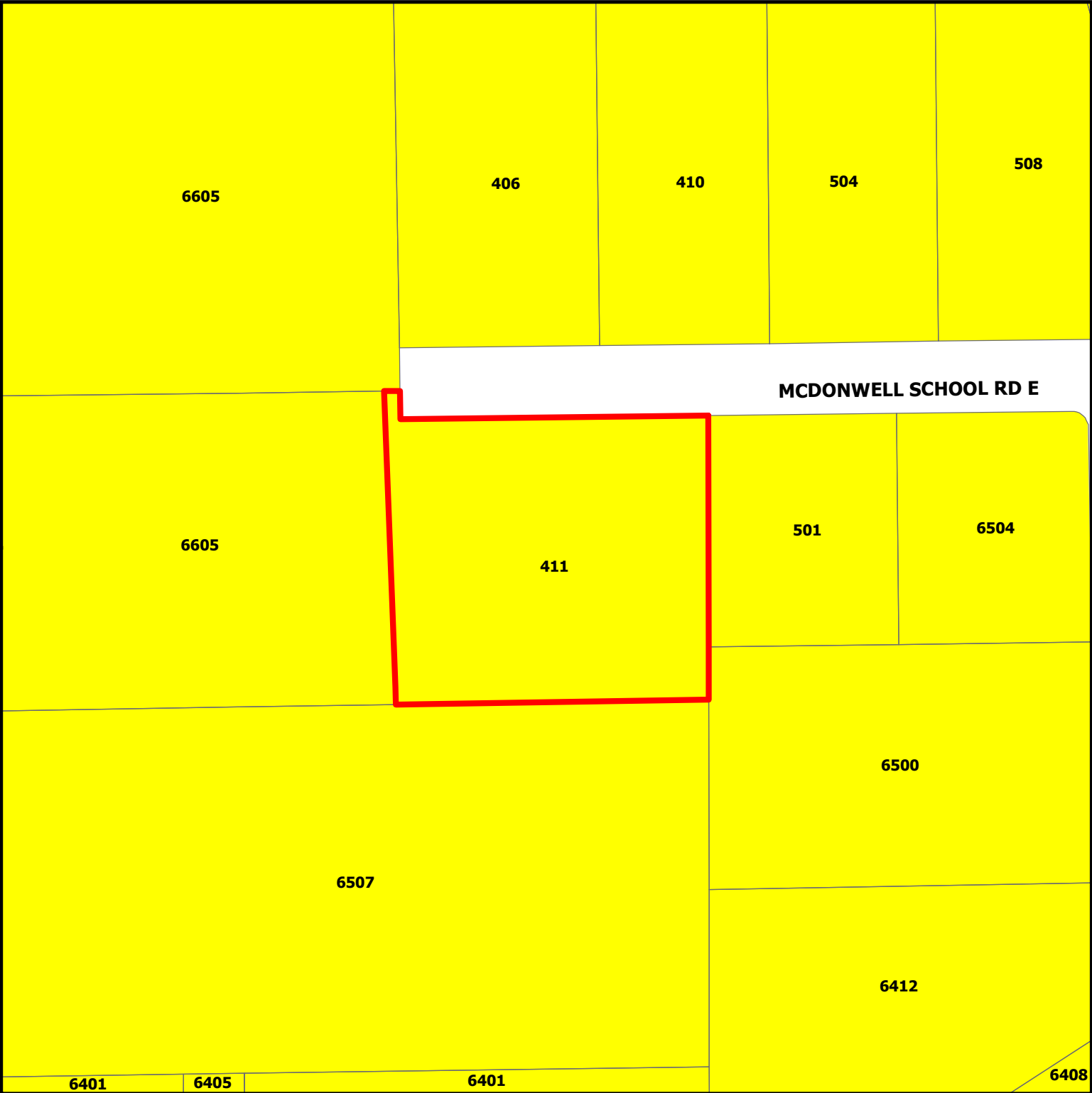


Subject Property



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.

Future Land Use Map

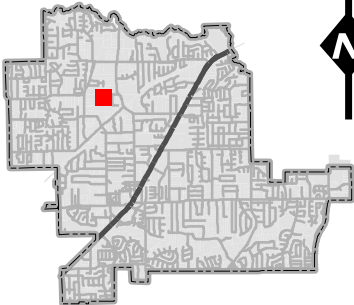


ZC18-011

411 McDonwell School Road

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 Subject Property



Statement of Planning Objectives

Proposed Re-Zoning of 411 McDonwell School Road from AG to R-40

The property at 411 McDonwell School Road is presently designated as Wood Estates, being zoned AG, with 3.08 acres. It is proposed to move the existing Westerly property line East by approximately 150', thereby reducing the acreage to 1.84 acres, and rezoning the property as R-40. This property already has a home on it. The Westerly 150' of land is to be incorporated into the abutting land, to be platted as Westcoat Estate, which is under the same ownership as Wood Estate.

There are no plans to develop the land at this time, as it will be left to pasture. Much of the abutting property is presently just hay field

Zoning Exhibit

Whereas Greystone Manor LP is the owner of a tract of land in the J. Williams Survey, A-1745, the O. C. Strum Survey, A-1487, and the R.B. Williams Survey, A-1674, Tarrant County, Texas, being a 26.782 acre tract conveyed to it by documents D217266497, and D217266497, Deed Records of Tarrant County, Texas being that tract shown as "Lot 1 Block 1, Westcoat Estate", an Addition to the City of Colleyville, Tarrant County, Texas, and more particularly described by metes and bounds as follows:

Legal Description: a 26.782 acre tract located on Westcoat Drive, Colleyville, Tarrant County, Texas, situated in the R.B. Williams Survey, A-1674, the O. C. Strum Survey, A-1487, and the J. Williams Survey, A-1745, being that land as described in D21603396, DRTCT, and a portion of Wood Estates, as recorded in Volume 388-216, Page 23, PRCTCT, and more particularly described by metes and bounds as follows:

Beginning at a point, said point being the NW corner of this tract, being the SW corner of land of Oakbrook Hills, Instrument No. D205020188, DRTCT, Cabinet A/ Side 3287, PRCTCT, being in the approximate center line of Westcoat Drive, and being located N 89° 44' 00" W, 29.1' from a 2" metal post (fnd)

thence along the approximate center line of Westcoat Drive, by a curve to the left, having a radius of 985.00', for an arc length of 565.10', said curve having a chord bearing of S 17° 19' 47" W, for 557.38';

thence S 0° 42' 00" W by the approximate center line of Westcoat Drive for 334.60' to a point from which a 2" metal post (fnd) bears N 90° 00' 00" E 31.3';

thence N 90° 00' 00" E by land of Greystone Manor LLP, D205010578, DRTCT, (the Hiley Addition, Vol 388-159, Page 88, PRCTCT), passing a 2" metal post (fnd) at 31.3' and continuing for a total of 1319.40' to a 1/2" capped IR (set);

thence N 89° 50' 42" E for 142.00' to a 1/2" capped IR (set);

thence N 0° 00' 00" E for 150.00' to a 1/2" capped IR (set);

thence N 2° 16' 12" E for 201.86' to a 1/2" capped IR (set);

thence N 0° 12' 12" W by the terminus of McDonnell School Rd for 50.00' to a 1/2" capped IR (set);

thence S 89° 47' 48" W by land of Greystone Manor LLP, D216249375, DRTCT, for 149.82' to a 1/2" capped IR (set);

thence N 0° 00' 00" E by land of said Greystone Manor LLP for 459.79' to a 1/2" IR (fnd);

thence N 89° 44' 00" W by aforesaid land of Oakbrook Hills, passing a 2" metal post at 1120.20' and continuing for a total of 1148.30' to the P.O.B. in the approximate center line of Westcoat Drive;

the Area being 26.78 Acres of which 0.62 acres lies in the Westcoat Drive right of way, and 26.16 acres is outside of said right of way.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS: that I, Julianna Garrison, for Greystone Manor LP, do hereby adopt this plat designating the hereinbefore described property as Lot 1, Block 1, Westcoat Estate, an Addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-ways, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness my hand this _____ day of _____, 2018

Julianna Garrison (President, Greystone Manor LP)

STATE OF TEXAS

COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Julianna Garrison, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2018

Notary Public in and for the State of Texas

My Commission expires on: _____

Planning and Zoning Commission Approval

Whereas the Planning and Zoning Commission of the City of Colleyville, Texas, voted affirmatively on this day of _____, 2018, to approve this plat:

Chairman, Planning and Zoning Commission _____

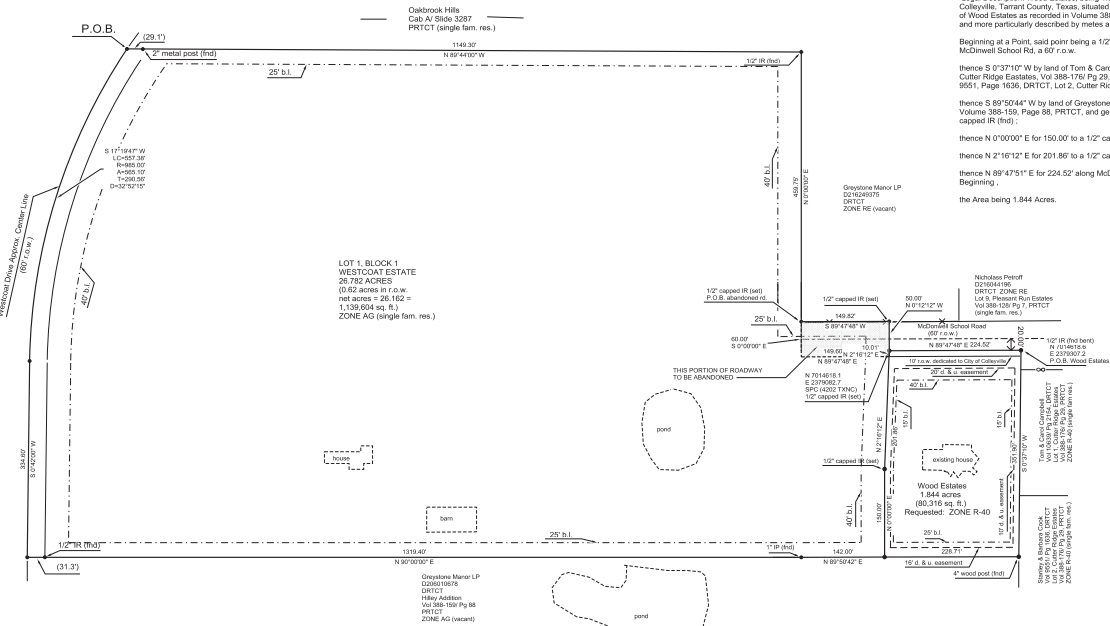
Attest: Secretary, Planning and Zoning Commission _____

City Council Approval

Whereas the City Council of the City of Colleyville, Texas, voted affirmatively on this day of _____, 2018, to approve this plat:

Mayor, City of Colleyville _____

Attest: City Secretary _____



NOTES:

UTILITY EASEMENTS:
Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat, and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

DRAINAGE EASEMENT RESTRICTION:
No construction or filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction being a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.

Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS:

That I, Richard DeFalco, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.



R. F. DeFalco

According to the FIRM map #48439C0095K, dated 09/25/2009, this property is not located in a special flood hazard area. It is located in zone "X".

SCALE: 1" = 100'



Owner Subdivider:
Greystone Manor LP
Julianna Garrison, President
8401 Westcoat Drive
Colleyville, TX
214-502-5609

Rick DeFalco - Surveyor
201 Carolyn Drive
Hurst, TX 76054
617-429-0155

Date: 03/02/2018
(field work done 03/21/2016
AND 11/02/2015)

ABANDONED PORTION OF MCDONWELL SCHOOL RD

Legal Description: Abandoned portion McDonnell School Rd, being 0.206 acres situated in the O.C. Strum Survey, A-1487, Colleyville, Tarrant County, Texas, being the most Westerly portion of the existing Road, and being more particularly described by metes and bounds as follows:

Beginning at a Point, said point being a 1/2" IR (set) at the NW corner of said McDonnell School Rd, being the SW corner of land of Greystone Manor LP, D21603396, DRTCT, and being an L corner of land of Greystone Manor LP, D21603396, DRTCT

thence S 0° 00' 00" E by the existing Westerly terminus of McDonnell School Rd for 60.00' to a point;

thence N 89° 47' 48" E by the South line of the existing McDonnell School Rd for 149.80' to a point;

thence N 2° 16' 12" E for 10.01' to a 1/2" capped IR (set);

thence N 0° 12' 12" W for 50.00' to a 1/2" capped IR (SET);

thence S 89° 47' 48" W by land of Greystone Manor LP, D216249375, DRTCT, for 149.82' to the 1/2" IR at the Point of Beginning;

the Area being 0.206 Acres or 8,983 sq.ft.

WOOD ESTATES

Legal Description: Wood Estates, being 1.844 acres located at 411 McDonnell School Rd, Colleyville, Tarrant County, Texas, situated in the O.C. Strum Survey, Abstract 1487, being a Replat of Wood Estates as recorded in Volume 388-216, Page 23, Plat Records of Tarrant County, Texas, and more particularly described by metes and bounds as follows:

Beginning at a Point, said point being a 1/2" IR (fnd bent) for the NE corner of this tract, and being in McDonnell School Rd, a 60' r.o.w.

thence S 0° 37' 10" W by land of Tom & Carol Campbell, Volume 10639, Page 2154, DRTCT, Lot 1, Cutter Ridge Estates, Vol 388-176 Pg 29, PRCTCT, and by land of Starley & Barbara Cook, Volume 9651, Page 1638, DRTCT, Lot 2, Cutter Ridge Estates, for 351.90' to a 4" wood post (fnd);

thence S 89° 50' 44" W by land of Greystone Manor LP, D205010678, DRTCT, the Hiley Addition, Volume 388-159, Page 88, PRCTCT, and generally along the line of a wire fence, for 228.71' to a 1/2" capped IR (fnd);

thence N 0° 00' 00" E for 150.00' to a 1/2" capped IR (fnd);

thence N 2° 16' 12" E for 201.86' to a 1/2" capped IR (fnd);

thence N 89° 47' 51" E for 224.52' along McDonnell School Rd to the 1/2" IR at the Point of Beginning;

the Area being 1.844 Acres.

REPLAT

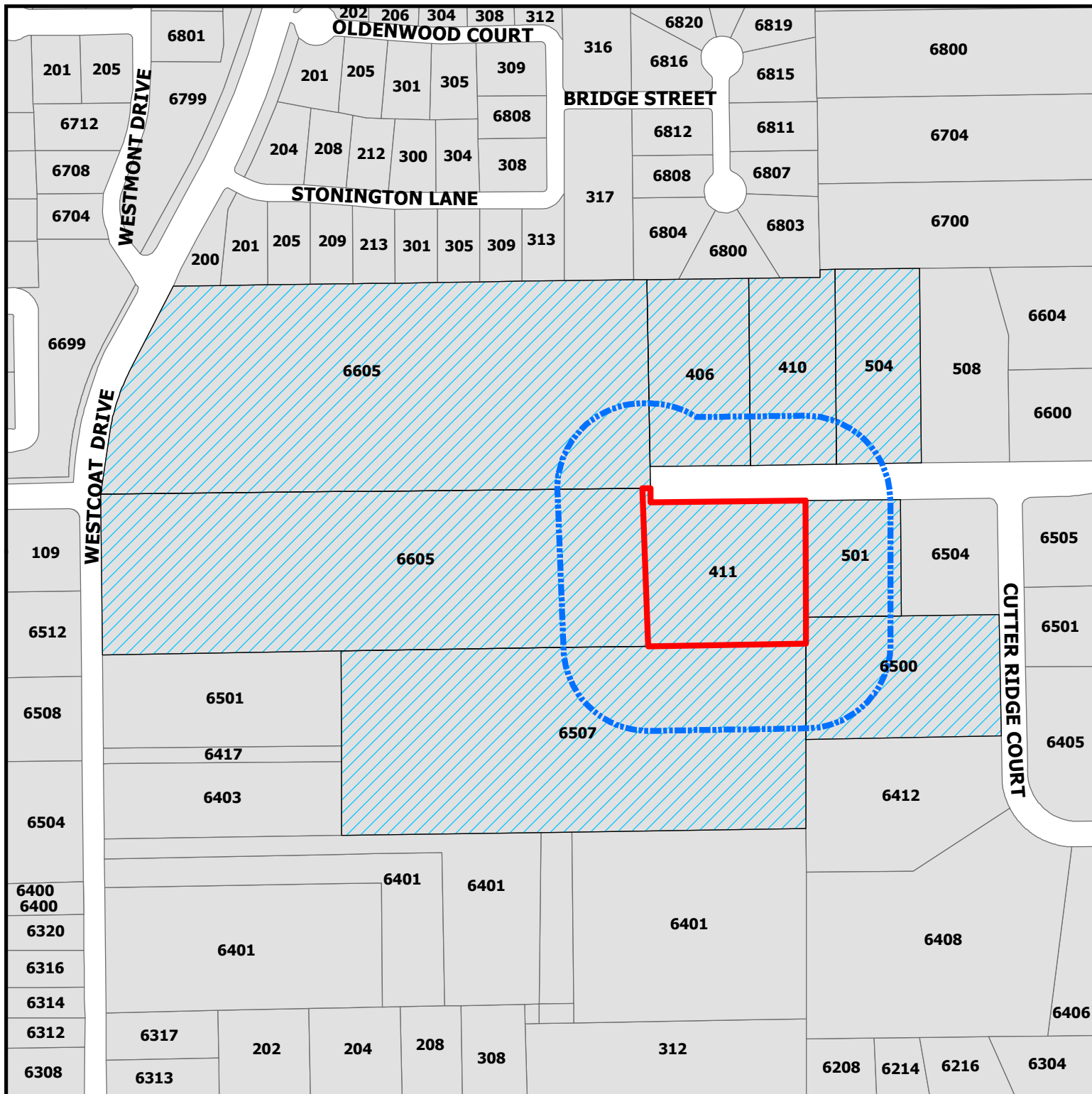
REPLAT of Wood Estates, as recorded in Volume 388-216, Page 23, Plat Records of Tarrant County, Texas.

Also showing the abandonment of a portion of McDonnell School Road, and

Lot 1, Block 1 of WESTCOAT ESTATE, an Addition to the City of Colleyville, Tarrant County, Texas, being 26.782 acres in the R.B. Williams Survey, A-1674, the O.C. Strum Survey, A-1487, and the J. Williams Survey, A-1745.

ZONING EXHIBIT FOR ZONING CHANGE: WOOD ESTATES, REQUEST FROM AG to R-40.

Notification Map



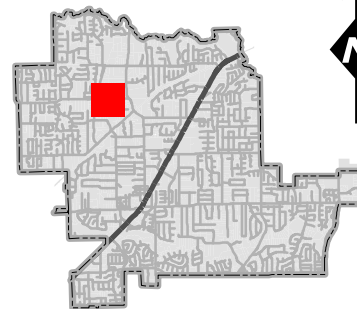
ZC18-011

411 McDonwell School Road E



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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	6507 WESTCOAT DR
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	6605 WESTCOAT DR
COOK, STANLEY D	6500 CUTTER RIDGE CT	COLLEYVILLE, TX	76034	6500 CUTTER RIDGE CT
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	406 MCDONWELL SCHOOL RD E
NANSON, JERRY D	411 MCDONWELL SCHOOL RD	COLLEYVILLE, TX	76034	411 MCDONWELL SCHOOL RD E
MITCHELL, JOHN H	504 MCDONWELL SCHOOL RD	COLLEYVILLE, TX	76034	504 MCDONWELL SCHOOL RD E
PETROFF, NICHOLAS	3008 CANTON ST	DALLAS, TX	75226	410 MCDONWELL SCHOOL RD E
CAMPBELL, TOM C	501 MCDONWELL SCHOOL RD	COLLEYVILLE, TX	76034	501 MCDONWELL SCHOOL RD E
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	6605 WESTCOAT DR
CUTTER RIDGE ESTATES ADDITION	6404 CUTTER RIDGE COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOOD AVE	GRAPEVINE, TX	76051	STATE REQUIRED
GARRISON, JULIANNA	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on Friday, April 27, 2018 by Araceli Botello



NOTICE OF PUBLIC HEARING

Zoning Case Number: ZC18-011

Applicant: Julianna Garrison

Owner: Julianna Garrison

Location: 411 McDonwell School Road E

Property Description: Lot 1, Block 1, of the Wood Estates Addition

Present Zoning: AG Agricultural District

Request: Consideration of a zoning change from the AG Agricultural zoning district to the R-40 Single Family Residential zoning district. The purpose is to rezone to an appropriate district, which will allow a reduction to the size of the lot for the existing home and plat the remainder area into the adjacent AG property.

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, May 14, 2018 at 7:00 p.m.
City Council Meetings: Tuesday, June 5, 2018 & Tuesday, June 19, 2018 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 500 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. A brief project description can be found online on the Active Development Case map: <https://www.colleyville.com/zoning.html>. For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Felix Landry
Principal Planner
flandry@colleyville.com

ORDINANCE O-18-2046

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.84 ACRES, BEING A PORTION OF LOT 1, BLOCK 1, WESTCOAT ESTATE ADDITION, LOCATED AT 411 E. MCDONWELL SCHOOL ROAD, FROM THE AG AGRICULTURAL DISTRICT TO THE R-40 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 ZC18-011; 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 1.84 acres, being a portion of Lot 1, Block 1, Westcoat Estate Addition, located at 411 E. McDonwell School Road, from the AG Agricultural district to the R-40 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 5th day of June 2018.

The second reading and public hearing being conducted on the 19th day of June 2018.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 19TH DAY OF JUNE 2018.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Chuck Kelley	_____
Place 2, Kathy Wheat	_____	Place 6, Callie Rigney	_____
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

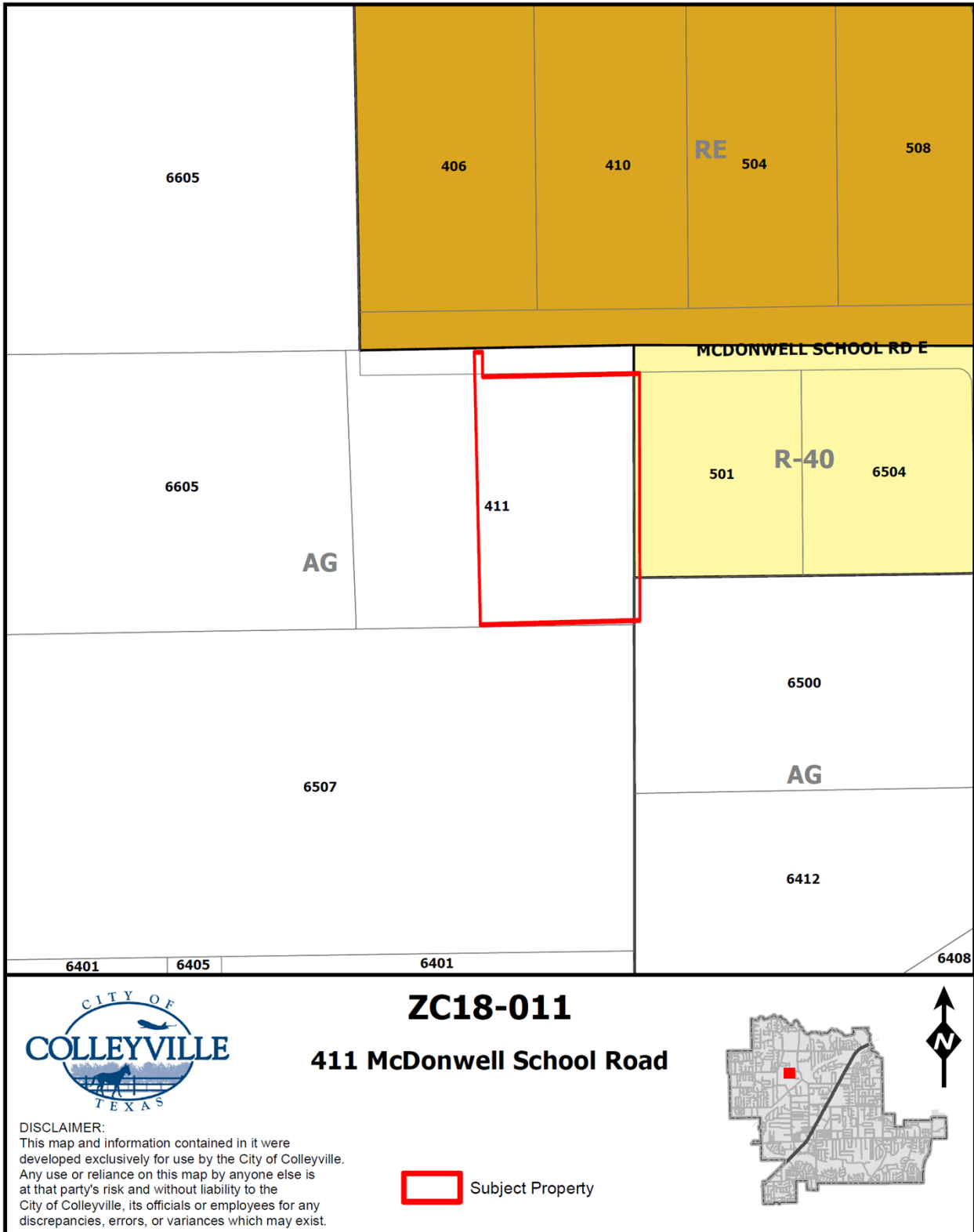


Exhibit "B"- Metes & Bounds Description

WOOD ESTATES

Legal Description: Wood Estates, being 1.844 acres located at 411 McDonwell School Rd, Colleyville, Tarrant County, Texas, situated in the O.C. Strum Survey, Abstract 1487, being a Replat of Wood Estates as recorded in Volume 388-215, Page 23, Plat Records of Tarrant County, Texas, and more particularly described by metes and bounds as follows:

Beginning at a Point, said point being a 1/2" IR (fnd bent) for the NE corner of this tract, and being in McDonwell School Rd, a 60' r.o.w.

thence S 0°37'10" W by land of Tom & Carol Campbell, Volume 10639, Page 2154, DRTCT, Lot 1, Cutter Ridge Estates, Vol 388-176/ Pg 29, PRTCT, and by land of Stanley & Barbara Cook, Volume 9551, Page 1636, DRTCT, Lot 2, Cutter Ridge Estates, for 351.90' to a 4" wood post (fnd) ;

thence S 89°50'44" W by land of Greystone Manor LP, D20601`0678, DRTCT, the Hiley Addition, Volume 388-159, Page 88, PRTCT, and generally along the line of a wire fence, for 228.71' to a 1/2" capped IR (fnd) ;

thence N 0°00'00" E for 150.00' to a 1/2" capped IR (fnd) ;

thence N 2°16'12" E for 201.86' to a 1/2" capped IR (fnd) ;

thence N 89°47'51" E for 224.52' along McDonwell School Rd to the 1/2" IR at the Point of Beginning ,

the Area being 1.844 Acres.



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5d

Agenda Date 06/19/2018

Number Ordinance O-18-2047

Type Ordinance

Department Community Development

Title

Consideration of a Special Use Permit to exceed the total maximum size allowed by right for accessory buildings and for a Servants' or Caretakers' Quarters on Tract 5B02, Abstract 294, in the Robert Chowling Survey, located at 5810 Pool Road, Case ZC18-012

Strategic Plan

There is no Strategic Plan connection for this item.

Explanation

Second Reading and Public Hearing

There was one speaker who spoke in favor of this request at the June 5, 2018 City Council Meeting.

First Reading and Public Hearing

Byron Fuller, the applicant, has submitted a request for a Special Use Permit (SUP) to exceed the maximum number of square feet allowed by right for accessory buildings, and for an accessory dwelling unit on Tract 5B02, Abstract 294, in the Robert Chowling Survey, being approximately 5.577 acres, and zoned PUD-R Planned Unit Development - Residential district.

Existing Conditions/Background: The subject property, at 5810 Pool Road, has PUD-R zoning and is located on the west side of Pool Road between Highland Meadow Drive and Highland Park Court. The subject property has been recently platted and currently has a single family residence.

SUP Request: *Request* – The applicant is requesting approval of an SUP to exceed the maximum allowable square footage of accessory structures, and to allow for an attached accessory dwelling unit.

Ordinance – Section 3.24(C)(14) Servants' or Caretaker Quarters– Servants' quarters for domestic servants employed on the premises or family members provided the gross habitable square feet of floor area shall not exceed six-hundred (600') square feet. Such quarters may be housed within the principal residential dwelling, above a residential garage, or be part of an accessory building on the same premises, and shall

comply with minimum standards for light, health, safety, and occupancy in conformance with other applicable City codes and ordinances.

Ordinance – Section 3.27 Accessory Buildings and Residential Carport Regulations of the Land Development Code establishes the maximum size and number of accessory buildings to be permitted by staff on a residential lot:

"2. Maximum Size and Number of Buildings:

1. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed the maximum square footage specified in the following table.
2. For the purpose of this Section, the size of an accessory building shall be the square footage of the building footprint.
3. An application to exceed the total square footage shown in the above table may be approved as a Special Use Permit (SUP)."

Currently, the site has 2,400 square feet of accessory structures. The applicant proposes to construct a 940 sq/ft conservatory and a 546 sq/ft detached structure making the total accessory structure area to be 3,886 square feet. The applicant also proposes to construct a 569 square-foot accessory dwelling unit as part of the primary structure.

Analysis: The purpose of a Special Use Permit (SUP) is to allow a use not normally allowed in a zoning district which could be of benefit in a particular case to the general welfare, provided adequate development standards and special requirements are imposed to protect surrounding uses or to preserve the character of the neighborhood.

The applicant plans to add the requested elements as part of building a new primary residential structure. The applicant could attach the two proposed accessory structures to the primary structure, but would need to remove some of the mature trees on the lot, in order to do so. The applicant hopes to preserve as many of the mature trees as possible. The proposed configuration of the structures works to preserve most of the trees, but creates the need for the SUP.

The proposed accessory building complies with all other requirements of Section 3.27. The site plan and elevations have been included as attachments for your review.

Surrounding Development: The properties to the north, west, and south all have residential development and contain mostly R-20 zoning. A few of the lots along Pool Road maintain AG Agricultural zoning. The City of Grapevine resides across Pool Road and has residential development.

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 regarding

this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram*, as required by State law and the Land Development Code. To date, no correspondence has been received.

Staff Recommendation: Based on the following findings, staff recommends approval of the requested SUP: 1) The proposed SUP request results somewhat from an effort to preserve existing mature trees on the site; 2) The new accessory structures could be added to the primary structure, eliminating the need for that portion of the SUP, but would eliminate some trees worth saving; 3) The proposed accessory dwelling unit has less than 600 square feet and is intended for a close relative who may require assistance; and, 4) Architecturally the accessory dwelling unit looks like part of the main structure and appears to have no negative impact on surrounding properties.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval at their May 14, 2018 meeting by a vote of 6-1.

Financial Impact

There is no financial impact to the City.

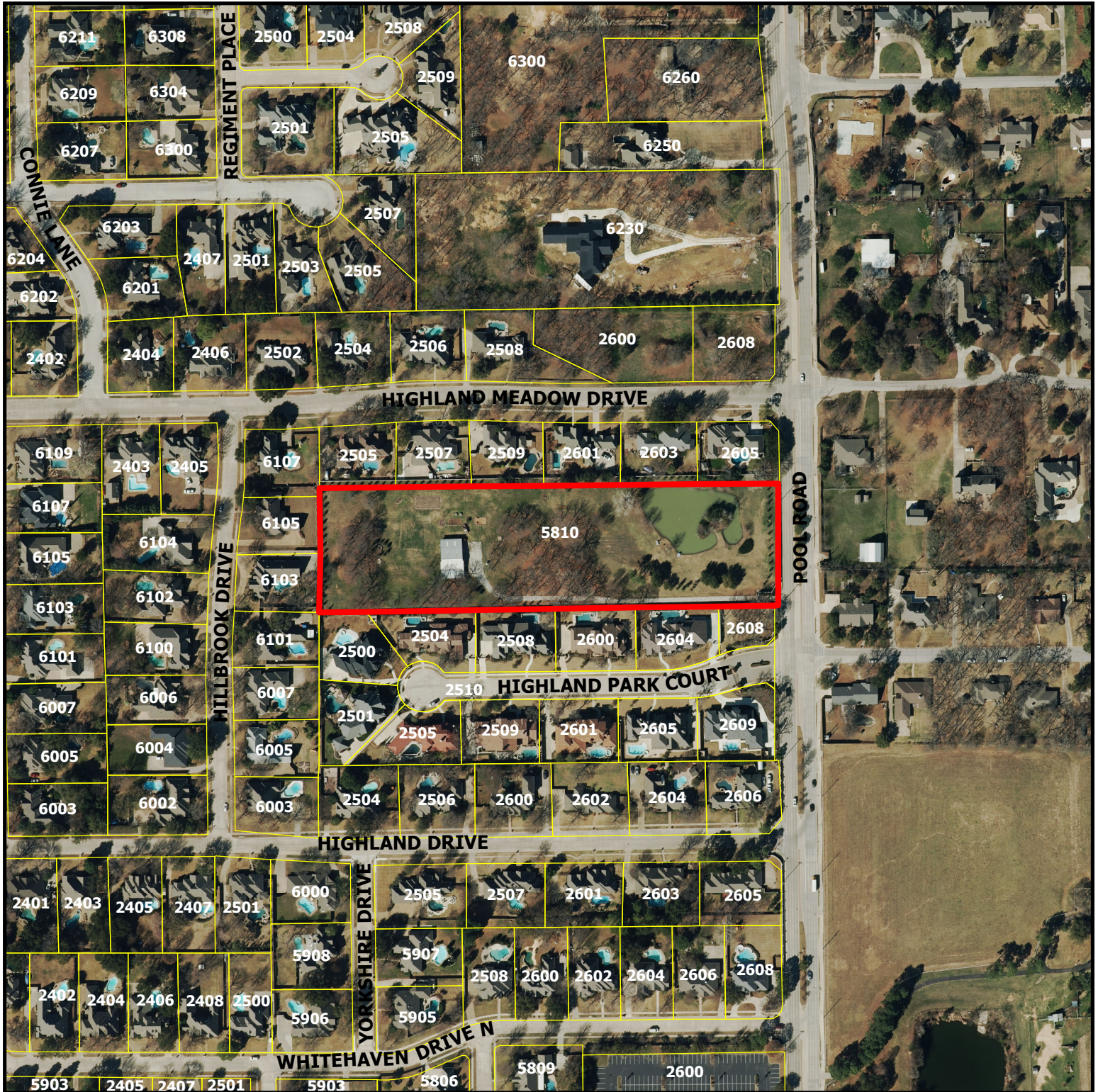
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Floor Plan
7. Building Elevations
8. Roof Plan
9. Tree Exhibit
10. Ordinance O-99-1183
11. Notification Map
12. Notification List
13. Property Owner Notification
14. Ordinance O-18-2047

Aerial Map



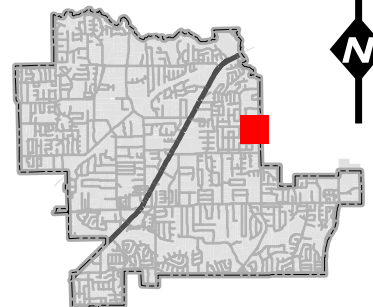
ZC18-012

5810 Pool Road

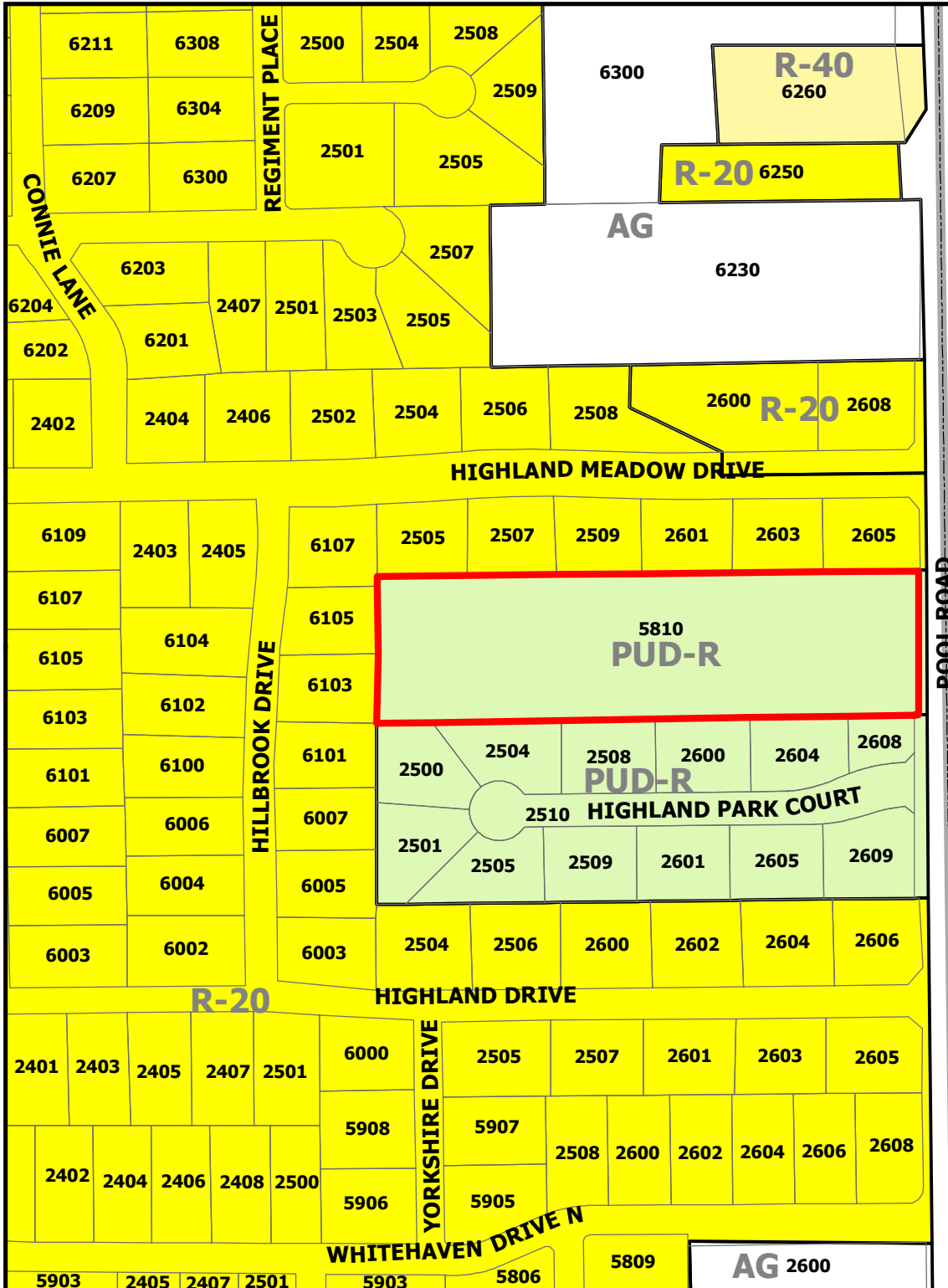
DISCLAIMER:
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Subject Property



Zoning Map

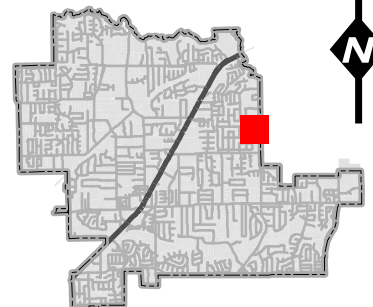


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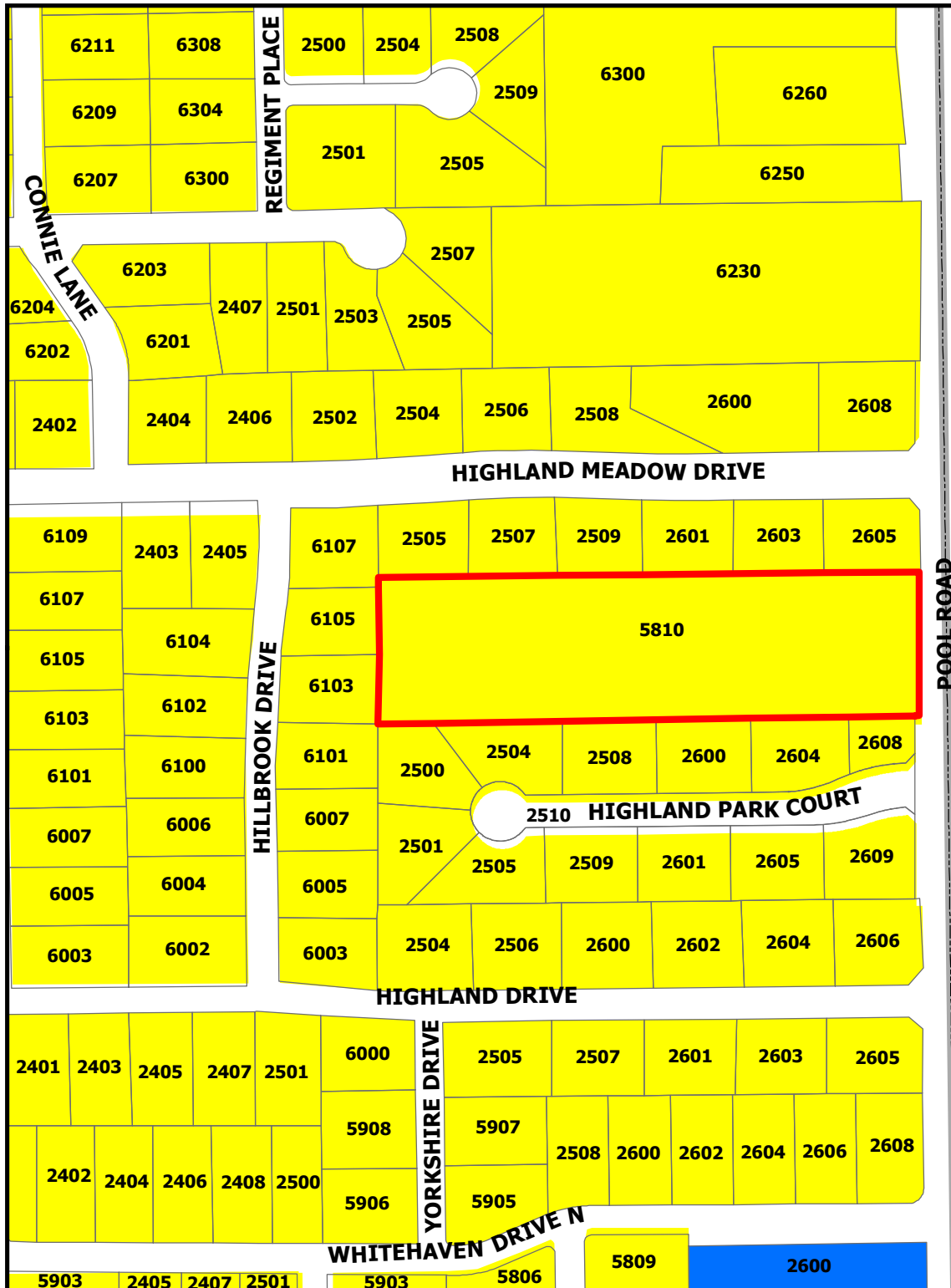
5810 Pool Road

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 Subject Property



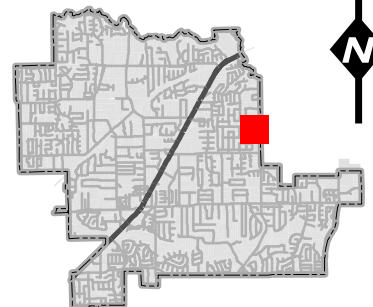
Future Land Use Map



ZC18-012

5810 Pool Road

- Subject Property
- Residential
- Institutional



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Statement of Planning Objectives

We are requesting to build a conservatory detached from our house. A conservatory is a decorative glass building which houses plants and is intended for relaxation. Ours will contain a koi pond in addition to various plants. It needs to be in the location it is due to the shade trees minimizing the heat it will absorb during our hot summers. It cannot be attached to the house due to a grove of trees between it and the house. We purchased the property due to its beautiful, mature trees, and it would devastate us to have to remove any of them.

Casita 2 is less than 600 sq. ft. and cannot be attached, again, due to the mature trees. In addition, the "small kitchen" will consist of a microwave, small refrigerator and a bar sink.

Casita 1 is less than 600 sq. ft., which is attached to the main house will have a more conventional small kitchen. The purpose of this is for my aged mother to be independent and allow care givers to prepare meals for her.

Thank you for your consideration.

Zoning Exhibit



GROSS AREA (PROPERTY)	5.575 ACRES/242833 SQ. FT.
<u>GROSS AREA (BUILDINGS)</u>	<u>AREA / PERCENTAGE</u>
HOUSE/GARAGE	4057 / 1.67%
PORCHES	687 / .28%
CASITA 01	569 / .23%
CASITA 02	546 / .22%
CONSERVATORY	940 / .39%
<u>EXISTING BLDG.</u>	<u>2400 / .99%</u>
TOTALS	9199 / 3.78%
 GROSS AREA (OPEN SPACE)	 233,634 SQ. FT. / 96.21%

STATE OF TEXAS
COUNTY OF TARRANT

BEPH07, a tract of land situated in the Robert Chouveney Survey, Abstract No. 294, Tarrant County, Texas, and being all of the certain tract of land described in the deed to William C. Stearnman, Jr., Trustee of the Stearnman Mortal Trust dated August 18, 1964, and recorded in Official Public Records Book 10-1, Page 100, of Tarrant County, Texas (GPRTCC), and more particularly described by notes and bounds as follows (hereinafter referred to as the Teas Gas Pipeline or Teas Gas Mainline; County Line - 42C2), as established using GPS Technology in conjunction with the Texas Center for Mapping Network).

BEOBH08A, as a 1/2 inch capped iron rod marked "RUIT BLOKLEY" found in the northeast corner of the said Steam Train Track, being common with the southeast corner of Lot #13, Block 1391, Highland Meadows Phase II, an addition to the City of Irving, Tarrant County, Texas, containing 2.4383 square acres of land more or less, as shown on the plat of said Block 1391, and being in the west right-of-way of line of Pool Road (in the east side of west right-of-way).

TWH0E07, "South 0°38'38" East, with the south line of the said Steam Train Track, being common between the point of said south line of way, a distance of 260.82 feet to a point for corner at the southeast corner of the said Steam Train Track, from which corner a 5/8 inch capped iron rod marked "WV WARD RP3 2140" bears South 69°37'37" East, a distance of 0.44 feet;

THERKE08, "South 45°02'51" East, with the south line of the said Steam Train Track, passing at a distance of 7.50 feet the northeast corner of Lot 1, Block 1, Highland Park Addition, an addition to the City of Celoville, Tarrant County, Texas, containing 2.4383 square acres, recorded in OGD 0302-02-000, OPHS, and continuing in it, a total distance of 818.34 feet to a 5/8 inch capped iron rod marked "WV WARD RP3 2140" found for the southwest corner of the said Steam Train Track and Highland Meadows Phase II, a distance of 10.30 feet to the SW corner of said Highland Meadows Phase II.

TWH0E08, "South 37°35'57" East, with the west line of the said Steam Train Track, being common with the west end of said said Highland Meadows Phase II, a distance of 1.44 feet to the northwest corner of the said Steam Train Track, being common with the southeast corner of Lot 4, Block 1391 of said Highland Meadows Phase II.

TWH0E09, "North 0°05'38" East, with the north line of the said Steam Train Track, being common with the south line of said Block 1391 of said Highland Meadows Phase II, a distance of 1.44 feet to the point of intersection of the POSEB 08 BEPBOH08 and containing 243.83 square acre or 5.575 acres of land more or less.

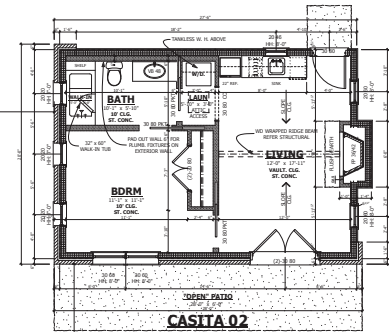


01 ZONING EXHIBIT
SCALE: 1" = 40'-0"

ZONING EXHIBIT FOR ZONING CHANGE
REQUEST FROM _____ TO _____

ZONING EXHIBIT Drawn: 3/12/2018 Scale: DVK Lot: 16-00x Sheet Number: _____ Sheet: CX	Stearman Residence 5810 Pool Road Colleyville, TEXAS	FERRIER CUSTOM HOMES	DANIEL VAN KUSCHIK DESIGN, ARCHITECTURE & CONSTRUCTION 11000 W. 14TH AVENUE, SUITE 100 DENVER, CO 80202 TEL: 303.755.1100 WWW.DANIELVAN.COM FOR THE RECORD: THIS EXHIBIT IS THE PROPERTY OF FERRIER CUSTOM HOMES. IT IS TO BE USED ONLY FOR THE PROJECT AND LOT IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR COPIED FOR ANY OTHER PROJECT OR LOT WITHOUT THE WRITTEN PERMISSION OF FERRIER CUSTOM HOMES.	Exemptions: 20
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Final Permit/CD set 08/16/17

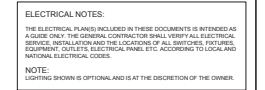


FLOOR AREAS		
NAME	STORY	AREA (sq ft)
A/C (CASITA 01)	1ST FLOOR	569. 569.
A/C (CASITA 02)	1ST FLOOR	546. 546.
A/C (MAIN HOUSE)	1ST FLOOR	3,498. 3,498.
GARAGE	1ST FLOOR	559. 559.
PORCH (MSTR BDRM)	1ST FLOOR	227. 227.
PORCH (VERANDA)	1ST FLOOR	460. 460.
CONSERVATORY	1ST FLOOR	940. 940.
		6,801.

SCALE: 3/16"= 1'-0"

[illegible][illegible]

Final Permit/CD set 08/16/17

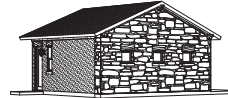


- ### ELECTRICAL LEGEND
- | | |
|--|------------------------------------|
| | • SURFACE MOUNTED C.L.G. FAN |
| | • WALL MOUNTED FIXTURE |
| | • HANGING FIXTURE |
| | • RECESSED C.L.G. FIXTURE |
| | • C.L.G. FIXTURE WIRING |
| | • RECESSED EXHAUST FAN |
| | • RECESSED HEAT LAMP |
| | • ADULT WALL WASHER SYMBOL |
| | • FLUORESCENT FIXTURE |
| | • 110V. ELECTRICAL OUTLET |
| | • 220V. ELECTRICAL OUTLET |
| | • CEILING PLUG |
| | • FLOOR PLUG |
| | • DOUBLE FLOODLIGHTS |
| | • 2-WAY SWITCH |
| | • 3-WAY SWITCH |
| | • 4-WAY SWITCH |
| | • SMOKE DETECTOR |
| | • TELEPHONE JACK |
| | • CATV JACK |
| | • TV JACK |
| | • GAS STUB-OUT |
| | • DENOTES HT. OF FIXTURE ABOVE FFL |
| | • WASTE DISPOSAL |
| | • CEILING FAN |

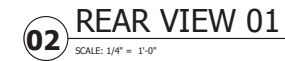
01 1ST ELECTRICAL
SCALE: 3/16"= 1'-0"

1ST FLR ELEC PLAN		Stearman Residence 5810 Pool Road Colleyville, TEXAS		FERRIER CUSTOM HOMES		DANIEL VAN KINSCHIK DANCING ARCHITECT, CONSTRUCTION 11111 W. BEARD • TEXAS • 940.433.0000 • dvan@dkc.com		By: _____ _____ I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. I HAVE REVIEWED THE INFORMATION CONTAINED HEREIN AND I AGREE WITH THE INFORMATION CONTAINED HEREIN. I HAVE REVIEWED THE INFORMATION CONTAINED HEREIN AND I AGREE WITH THE INFORMATION CONTAINED HEREIN.	
Date: 8/16/2017 Drawn: DVK Job: 16-00xx Sheet Number: A5.01 Sheet: 06									

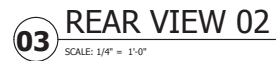
Final Permit/CD set 08/16/17



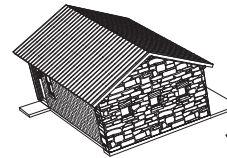
SCALE: 1/4" = 1'-0"



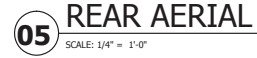
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SCALE: 1/4" = 1'-0"



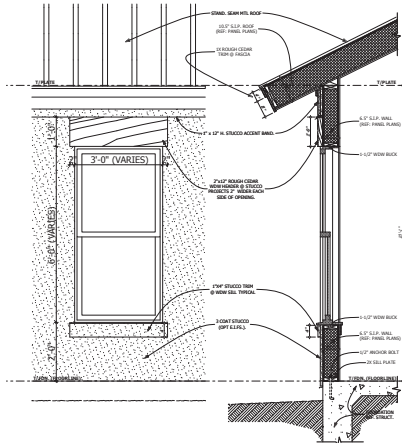
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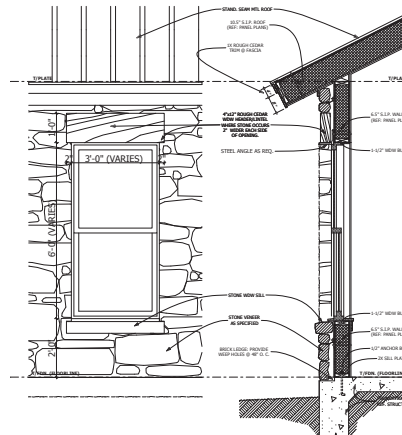
SCALE: 1/4" = 1'-0"

VIEWS	Stearman Residence 5810 Pool Road Colleyville, TEXAS	FERRIER CUSTOM HOMES	DANIEL VAN KUSCHIK DIMON + MORRISON + CONSTRUCTION 10000 W. 10TH AVE. SUITE 100, FORT WORTH, TEXAS 76132 TEL: 817.336.7777 FAX: 817.336.7777	Revisions	By:
			CONTRACTOR'S RESPONSIBILITY: TO PROVIDE ALL INFORMATION AND MATERIALS TO THE ARCHITECT FOR REVIEW AND APPROVAL. THE ARCHITECT'S RESPONSIBILITY: TO REVIEW AND APPROVE ALL INFORMATION AND MATERIALS PROVIDED BY THE CONTRACTOR. THE ARCHITECT'S RESPONSIBILITY: TO REVIEW AND APPROVE ALL INFORMATION AND MATERIALS PROVIDED BY THE CONTRACTOR. THE ARCHITECT'S RESPONSIBILITY: TO REVIEW AND APPROVE ALL INFORMATION AND MATERIALS PROVIDED BY THE CONTRACTOR.		
Sheet Number: A0.02					
Date: 8/16/2017					
Scale:					
Job: DVK					
16-00x					
Sheet:		OC			

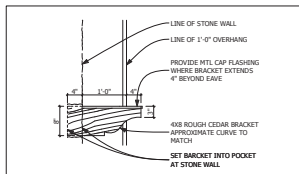
Final Permit/CD set 08/16/17



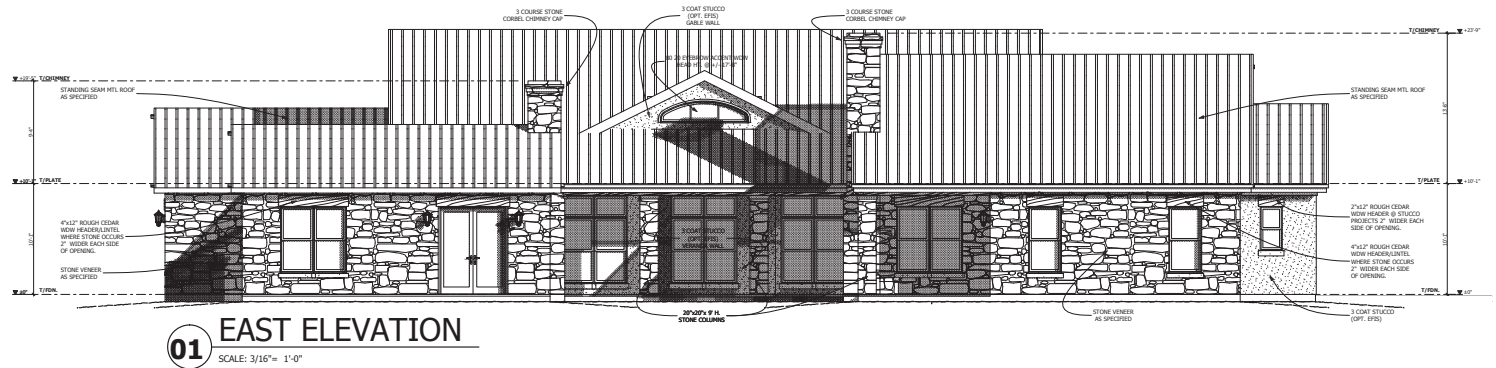
05 WALL SECT.@ STUCCO
SCALE: 1/2" = 1'-0"



06 WALL SECT.@ STONE
SCALE: 1/2" = 1'-0"

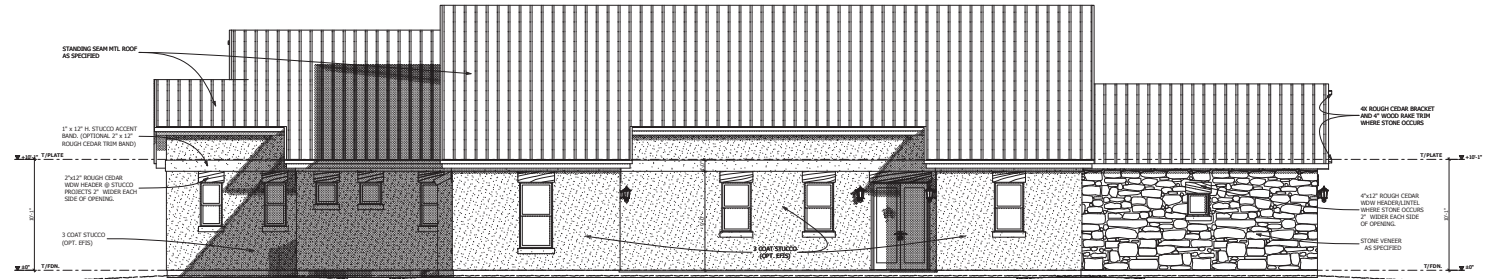


07 BRACKET DETAIL



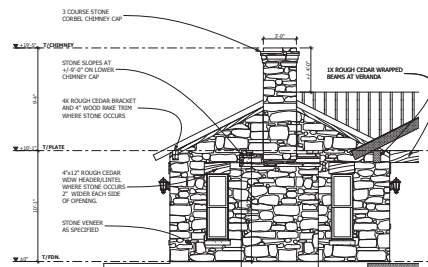
01 EAST ELEVATION

SCALE: 3/16" = 1'-0"

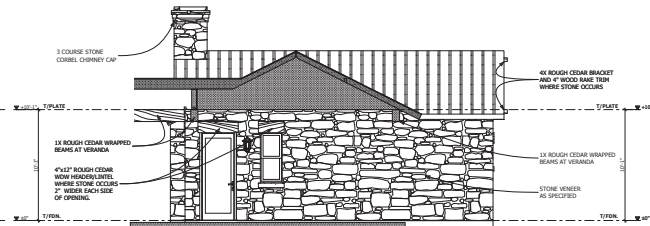


02 WEST ELEVATION

SCALE: 3/16" = 1'-0"



03 NORTH ELEV. CASITA 01
SCALE: 3/16"= 1'-0"



04 WEST ELEV. CASITA 01
SCALE: 3/16" = 1'-0"

[illegible]

Final Permit/CD set 08/16/17

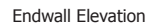


Stearman Residence ELEVS - Left & Right 5810 Pool Road Colleyville, TEXAS		DATE: 8/16/2017 DRAWN: DVK SUB: 16-00x SHEET NUMBER: A3.02 SHEET: 00	DANKEL VAN KINSCHIK DESIGN + MORLING + CONSTRUCTION 10000 W. HUNTER AVE. SUITE 100 FORT WORTH, TEXAS 76116 TEL: 817.336.8800 WWW.DVKDESIGN.COM	APPROVED FOR CONSTRUCTION BY THE ARCHITECT DATE: 8/16/2017 PROJECT NO. 16-00x DRAWING NO. 16-00x-01	By: _____ _____ _____
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Final Permit/CD set 08/16/17



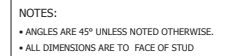
SCALE: 3/16" = 1'-0"



Structural Cross Section

[illegible]

Final Permit/CD set 08/16/17



GENERAL NOTES:
THE GENERAL CONTRACTOR SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE DRAWINGS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY AND ORALLY OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION. (S)HE WILL BE RESPONSIBLE FOR THE REVISION/CORRECTION OF THESE DRAWINGS. THESE DRAWINGS SHALL BE THE BASIS FOR THE GENERAL CONTRACTOR'S PURPOSES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THE GENERAL CONTRACTOR (OR HIS/HER REPRESENTATIVE) SHALL BE ON-SITE TO SUPERVISE CONSTRUCTION AND IT SHALL BE HIS/HER RESPONSIBILITY TO VERIFY, RECORD AND EXAMINE ALL EQUIPMENT, MATERIALS AND TO CONTROL THE QUALITY THEREOF. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES AND REGULATIONS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY WITHIN THE DRAWINGS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURES OF THIS PROJECT. (S)HE DOES NOT INDICATE NOR IMPLY ANY OTHER STRUCTURAL MEMBERS HEREIN, AND THE ARCHITECT RECOMMENDS THAT THE PROJECT BE REVIEWED BY A QUALIFIED REGISTERED PROFESSIONAL ENGINEER.

DANIEL VAN KUNSCHIK
DESIGN • MODELING • CONSTRUCTION
TEL: (603) 663-8911 • E-MAIL: DANIEL@DVK.COM • WEBSITE: WWW.DVK.COM

**FERRIER
CUSTOM HOMES**

Stearman Residence
5810 Pool Road
Colleyville, TEXAS

ROOF PLAN

Date: 8/16/2017

Scale:

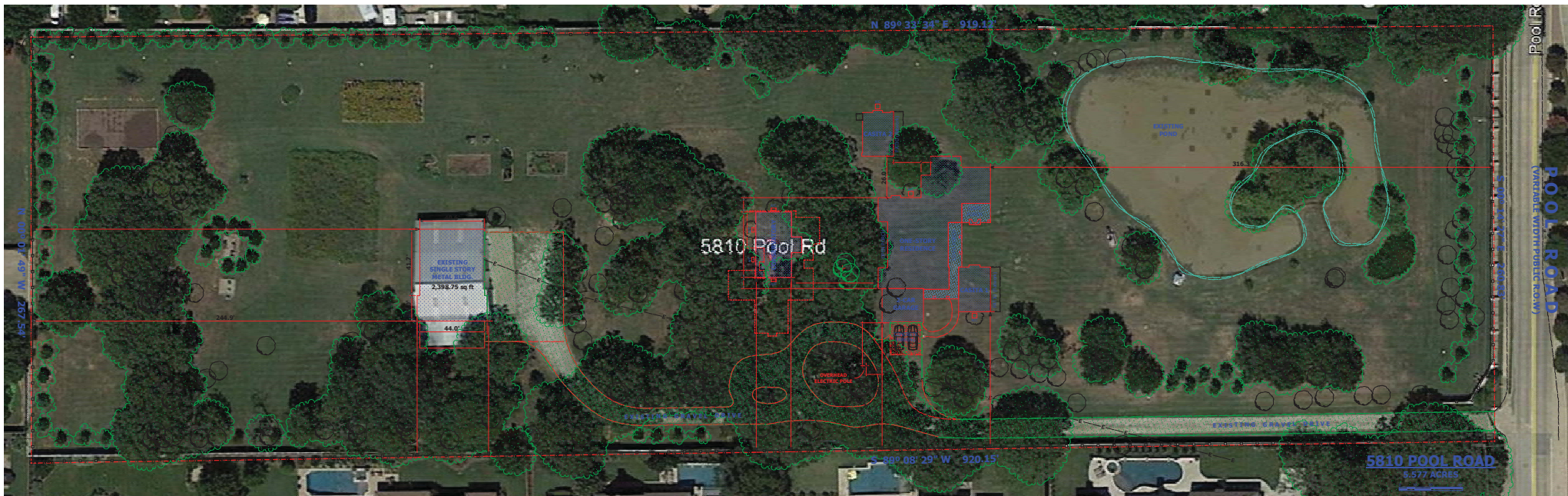
Drawn: DVK

Job:	16-00x
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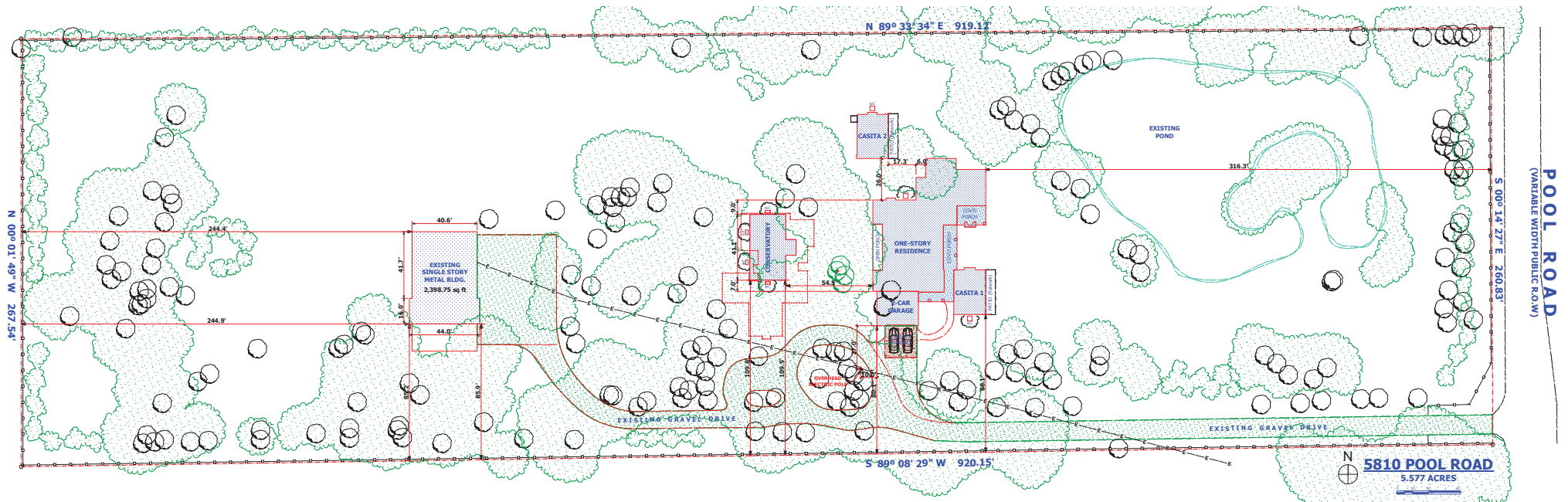
A2.03

Sheet Of

Tree Exhibit



Tree Exhibit



ORDINANCE O-99-1183

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING OF APPROXIMATELY 5.666 ACRES OUT OF THE R. CHOWNING SURVEY, A-294, FROM THE R20 (SINGLE FAMILY RESIDENTIAL) TO THE PUD-R (PLANNED UNIT DEVELOPMENT-RESIDENTIAL) DISTRICT; PROVIDING FOR A PENALTY FOR VIOLATIONS AND AUTHORIZING PUBLICATION:

WHEREAS, an application for a zoning change was filed by Beth Joseph on July 27, under Case No. Z-99-054; and

WHEREAS, notice of a hearing before the Planning and Zoning Commission was sent to real property owners within 200 feet of the property herein described at least 10 days before such hearing; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Colleyville at least 15 days before such hearing; and

WHEREAS, notices were posted on the subject land as provided by the zoning ordinance; and

WHEREAS, public hearings to change the zoning and the Master Plan on the property herein described were held before the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation; and,

WHEREAS, the City Council is of the opinion that the zoning change herein effectuated furthers the purpose of zoning as set forth in the Zoning Ordinance and is in the best interest of the citizens of the City of Colleyville.

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

Sec. 1. THAT, the Master Plan, the Zoning Ordinance of the City of Colleyville, Texas, and the accompanying Zoning Map (Exhibit A) are hereby amended insofar as they relate to certain land located in Colleyville, Texas, described by metes and bounds (Exhibit B), by changing the zoning of said property from the R20 district to the PUD-R district, together with all site plans which are conceptual in nature, supporting documents, and other conditions and restrictions

imposed and approved by the Council which are incorporated herein by reference; and subject to the following conditions:

A. LAND USE

1. The following land uses shall be permitted within this Planned Unit Development:
 - a. All Agricultural uses, with the exception of swine farming
 - b. Single family residence
 - c. Commercial equestrian boarding stable, riding school, equine ranching, and children's birthday parties
 - d. Commercial activity on the property shall be limited to the hours of 10:00 a.m to 5:00 p.m. Monday through Saturday and noon to 5:00 p.m. on Sundays
 - e. That one weekday per week, one pony class shall be allowed until 7:00 p.m.

B. LOT REQUIREMENTS AND SETBACKS

1. The minimum lot size shall be three (3) acres.
2. All building setbacks shall be in accordance with the AG Agriculture district.

C. GENERAL REQUIREMENTS

1. Commercial advertising signs shall be prohibited on this property, except one directional/information sign not to exceed six (6) square feet in area.
2. A screening fence will be constructed within 90 days of approval on the south property line beginning approximately 275 feet from the Pool Road property line (the entrance gate to the residential yard) and will extend 295 feet (to the western edge of the barn) and the fence will be continuously maintained in good repair so long as commercial activity is conducted on the property.

Sec. 2. THAT, any person, firm or corporation violating any of the provisions of this ordinance as read together with the Zoning Ordinance of the City of Colleyville shall be guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000.00). Each and every day such violation continues shall constitute a separate offense and shall be punishable as such.

Sec. 3. THAT, the City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternate method of publication provided by law.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of October, 1999.

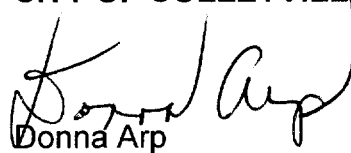
The second reading and public hearing being conducted on the 19th day of October, 1999.

ATTEST:



Jean Harris, CMC
City Secretary

CITY OF COLLEYVILLE:

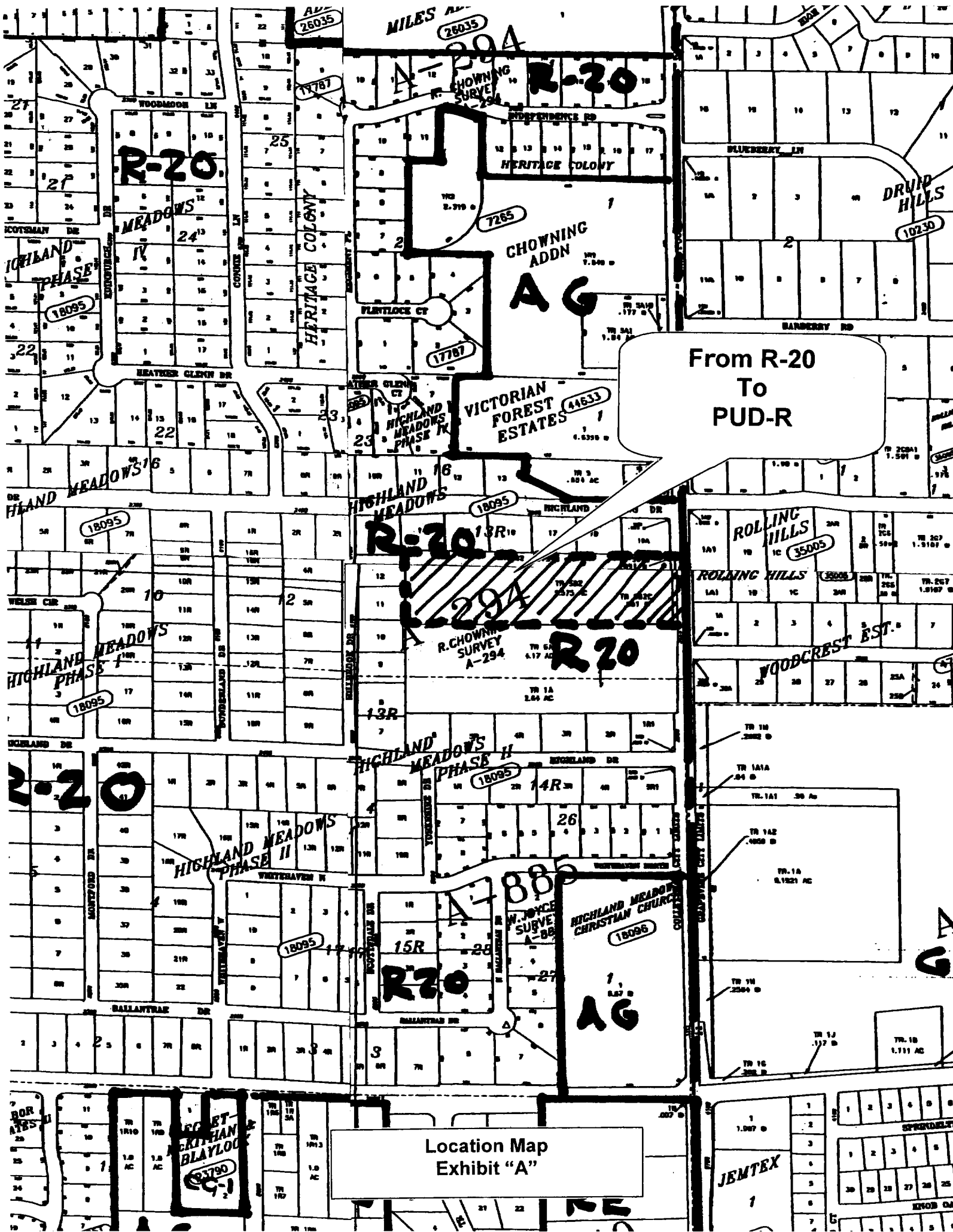


Donna Arp
Mayor

APPROVED AS TO FORM AND LEGALITY:



Ross T. Foster
City Attorney



Situated in the City of Colleyville, Tarrant County, Texas, being a tract of land in the Robert Chowning Survey, Abstract No. 294, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for corner in the West right-of-way line of Pool Road, said iron rod also being in the Southeast corner of Lot 7, Block 14, Highland Meadows Phase II, an Addition to the City of Colleyville, Tarrant County, Texas, according to the plat recorded in Volume 388-181, Page 66, Plat Records, Tarrant County, Texas,

THENCE South 00 degrees 14 minutes 56 seconds East, along the West line of said Pool Road, a distance of 260.73 feet to an iron rod for corner;

THENCE South 89 degrees 08 minutes 47 seconds West, leaving the West line of said Pool Road, a distance of 935.0 feet to a 12" oak tree for corner;

THENCE North 00 degrees 02 minutes 41 seconds West, a distance of 267.45 feet to an iron rod for corner;

THENCE North 89 degrees 33 minutes 34 seconds East, a distance of 934.0 feet to the POINT OF BEGINNING.

Metes and Bounds Description
Exhibit "B"

Notification Map

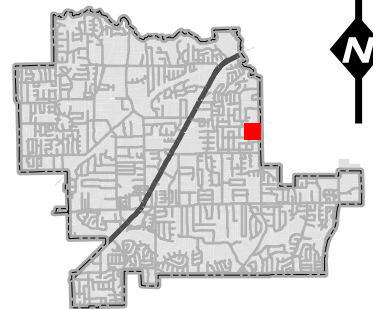


ZC18-012

5810 Pool Road

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
TUSA, JOSEPH C	2508 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	2508 HIGHLAND PARK CT
ZIOLKOWSKI, RONALD J	6105 HILLBROOK DR	COLLEYVILLE, TX	76034	6105 HILLBROOK DR
SCHOOK, JOHN C	PO BOX 2814	FRISCO, TX	75034	6103 HILLBROOK DR
LUEVANO, JAVIER A	2507 HIGHLAND MEADOW DR	COLLEYVILLE, TX	76034	2507 HIGHLAND MEADOW DR
CHUKWU, ANTHONY N	PO BOX 1908	COLLEYVILLE, TX	76034	6107 HILLBROOK DR
MOHAN, PONNAIAH	2605 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	2605 HIGHLAND PARK CT
HILL, DENNIS J	6101 HILLBROOK DR	COLLEYVILLE, TX	76034	6101 HILLBROOK DR
BUSKEY, MICHAEL	2509 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	2509 HIGHLAND PARK CT
WEITZER, CHRISTOPHER P	2605 HIGHLAND MEADOW DR	COLLEYVILLE, TX	76034	2605 HIGHLAND MEADOW DR
TUGGEY, MATHEW	2601 HIGHLAND MEADOW DR	COLLEYVILLE, TX	76034	2601 HIGHLAND MEADOW DR
FOX, LAWRENCE S	2604 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	2604 HIGHLAND PARK CT
MADISON, ANGIE	2603 HIGHLAND MEADOW DR	COLLEYVILLE, TX	76034	2603 HIGHLAND MEADOW DR
SPRIGGS, JAMES A	2505 HIGHLAND MEADOW DR	COLLEYVILLE, TX	76034	2505 HIGHLAND MEADOW DR
FRANKLIN, D BRENT	2600 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	2600 HIGHLAND PARK CT
WALLACE, WILLIAM	6007 HILLBROOK DR	COLLEYVILLE, TX	76034	6007 HILLBROOK DR
KNOWLES, VICKI	2609 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	2609 HIGHLAND PARK CT
STEARMAN MARITAL TRUST	4524 SOUTHERN AVE	DALLAS, TX	75205	5810 POOL RD
WAGNER, JEDEDIAH	2509 HIGHLAND MEADOW DR	COLLEYVILLE, TX	76034	2509 HIGHLAND MEADOW DR
MILLER, BRIAN S	2505 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	2505 HIGHLAND PARK CT
DODD, SHERRY	2601 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	2601 HIGHLAND PARK CT
HICKERSON, JOHN T	2504 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	2504 HIGHLAND PARK CT
WILLSON, TERRY	2500 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	2500 HIGHLAND PARK CT
HIGHLAND PARK HOA INC	PO BOX 1497	COLLEYVILLE, TX	76034	2608 HIGHLAND PARK CT
FOSTER, MICHAEL	1160 ADAMS LN	SOUTHLAKE, TX	76092	2501 HIGHLAND PARK CT
HIGHLAND PARK HOA INC	PO BOX 1497	COLLEYVILLE, TX	76034	2510 HIGHLAND PARK CT
HIGHLAND MEADOWS ADDN	2101 HIGH GATE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
CITY OF GRAPEVINE	200 S. MAIN STREET	GRAPEVINE, TX	76051	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOOD AVE	GRAPEVINE, TX	76051	STATE REQUIRED
FULLER, BYRON	5017 BYER AVE	FORT WORTH, TX	76107	APPLICANT

Public hearing notices were mailed on Friday, April 27, 2018 by Araceli Botello



NOTICE OF PUBLIC HEARING

Zoning Case Number: ZC18-012
Applicant: Byron Fuller
Owner: Stearman Marital Trust
Location: 5810 Pool Road
Property Description: Tract 5B02, Abstract 294, in the Robert Chowing Survey
Present Zoning: PUD-R Planned Unit Development Residential
Request: Consideration of a Special Use Permit to exceed the total maximum size allowed by right for accessory buildings and for a Servants or Caretakers Quarters. The purpose is to allow for construction of a conservatory which will exceed the square foot allowed for accessory buildings and to allow for an accessory dwelling to house a family member.

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, May 14, 2018 at 7:00 p.m.
City Council Meeting: Tuesday, June 5, 2018 & Tuesday, June 19, 2018 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 500 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. A brief project description can be found online on the Active Development Case map: <https://www.colleyville.com/zoning.html>. For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Felix Landry
Principal Planner
flandry@colleyville.com

ORDINANCE O-18-2047

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 5.577 ACRES, BEING TRACT 5B02, ABSTRACT 294, IN THE ROBERT CHOWING SURVEY, LOCATED AT 5810 POOL ROAD, BY AUTHORIZING A SPECIAL USE PERMIT FOR ACCESSORY BUILDINGS TO EXCEED THE TOTAL MAXIMUM SQUARE FOOTAGE PERMITTED BY STAFF FOR ALL ACCESSORY BUILDINGS ON THE LOT AND FOR A SERVANTS OR CARETAKERS QUARTERS; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for accessory buildings to exceed the total maximum square footage permitted by staff for all accessory buildings on the lot and for a Servants or Caretakers Quarters under Case No. ZC18-012; and

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

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

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

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for accessory buildings to exceed the total maximum square footage permitted by staff for all accessory buildings on the lot and for a Servants or Caretakers Quarters on 5.577 acres, being Tract 5B02, Abstract 294, in the Robert Chowing Survey, located at 5810 Pool Road, as depicted on the attached as Exhibit "A".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the construction of a new single-family residence to include a detached conservatory, a detached casita, and an attached Servants or Caretakers Quarters (casita #1).

- b. The total square footage for all accessory structures will be approximately 3,886 square feet.
- c. The accessory building shall be generally consistent with the, site plan and building elevations as depicted on the attached Exhibits "B" and "C".
- d. All requirements of the Land Development Code shall be met, except where amended herein.

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of June 2018.

The second reading and public hearing being conducted on the 19th day of June 2018.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____
ABSTENTIONS ON THIS THE 19th day of June 2018.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Chuck Kelley	_____
Place 3, Kathy Wheat	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

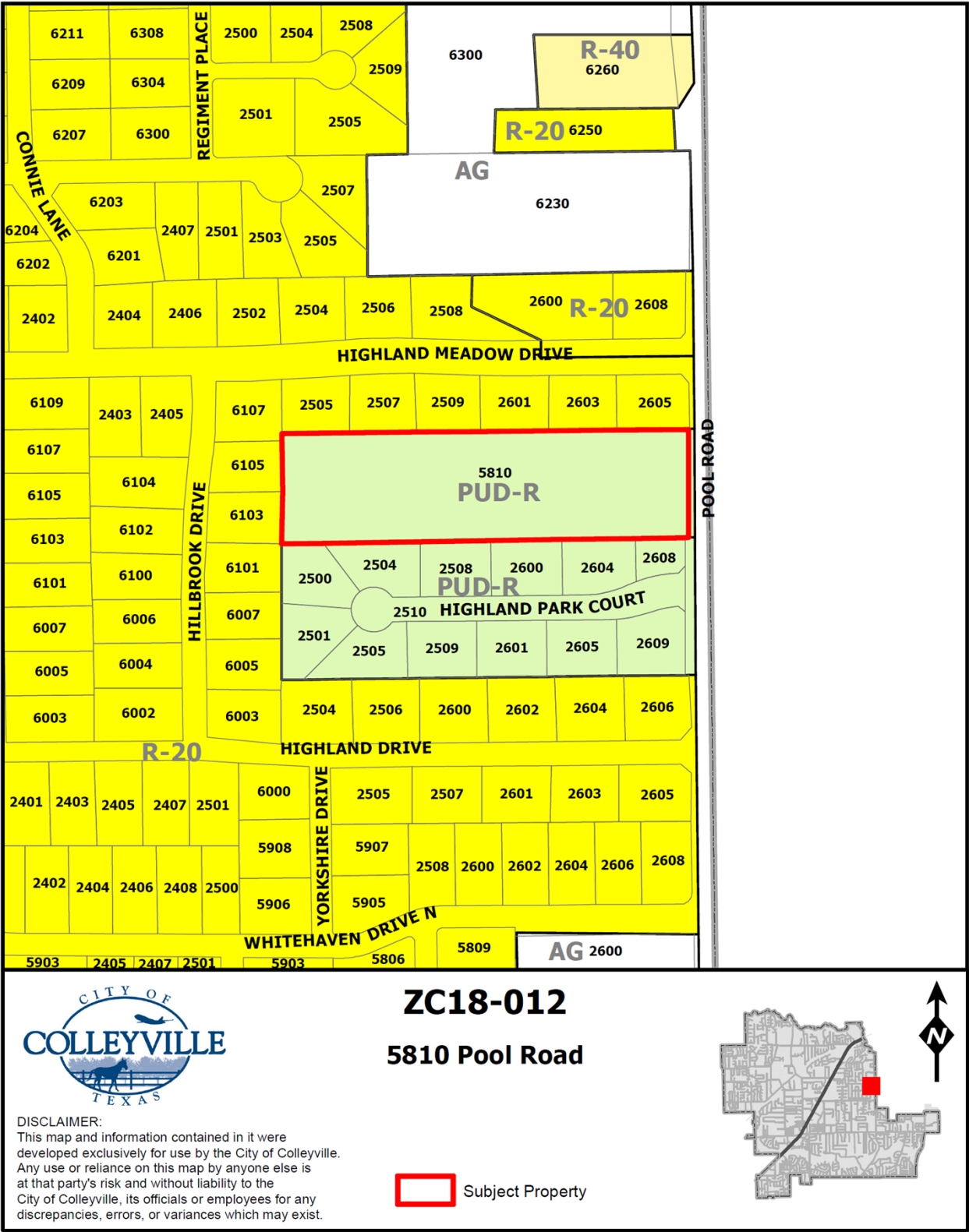
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM AND LEGALITY:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



STEARMAN RESIDENCE 5810 Pool Road Colleyville, TEXAS	FERRIER CUSTOM HOMES	DANIEL KAY KUSHNIR DESIGN & ARCHITECTURE, LLC 101 West 42nd Street, Suite 1000 New York, NY 10018-3603 Tel: 212-692-9200 Fax: 212-692-9201 Email: dkay@dkayllc.com	ZONING EXHIBIT	Form: 3-12-2018 Scale: DWG Date: 10-09-06 Sheet Number: 32
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[illegible]

Exhibit "C" – Elevations

Final Permit/CD set 08/16/17



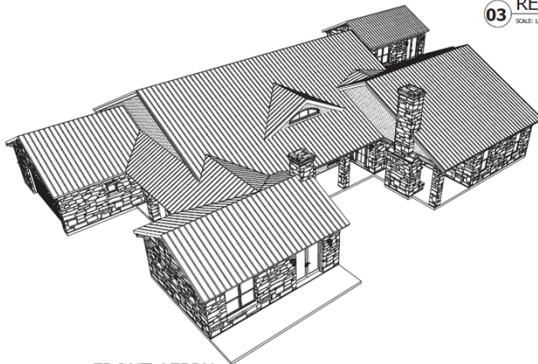
01 FRONT VIEW 03
SCALE: 1/4" = 1'-0"



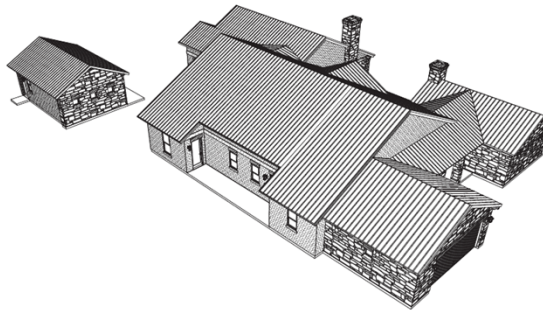
02 REAR VIEW 01
SCALE: 1/4" = 1'-0"



03 REAR VIEW 02
SCALE: 1/4" = 1'-0"

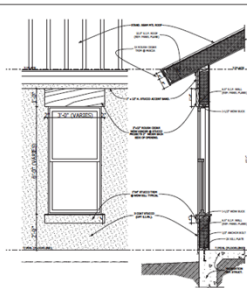


04 FRONT AERIAL

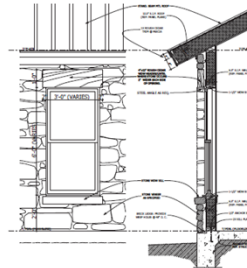


05 REAR AERIAL

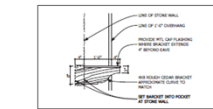
VIEWES	Stearman Residence 5810 Pied Road Colleyville, TEXAS	FERRIER CUSTOM HOMES	DANIEL VAN KUSCHIK 1616 W. 10TH ST. SUITE 100 FORT WORTH, TX 76104 817-335-1111 daniel@ferrierhomes.com www.ferrierhomes.com	Real Estate	Yes



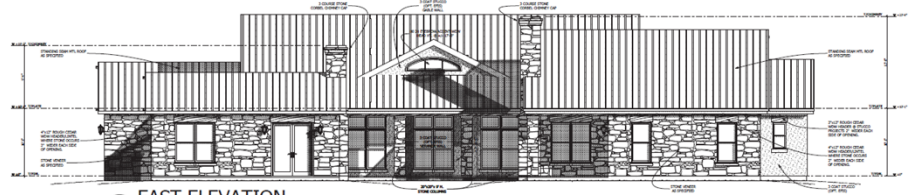
05 WALL SECT. @ STUCCO
SCALE: 1/2" = 1'-0"



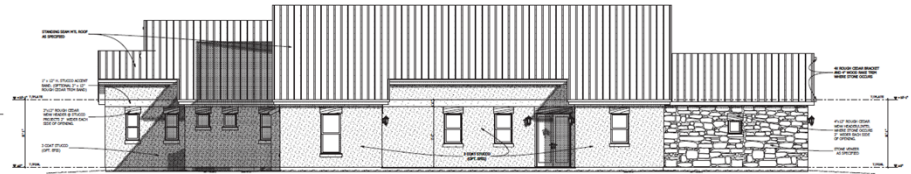
06 WALL SECT. @ STONE
SCALE: 1/2" = 1'-0"



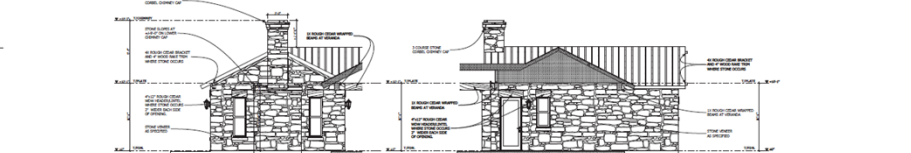
07 BRACKET DETAIL
SCALE: 3/4" = 1'-0"



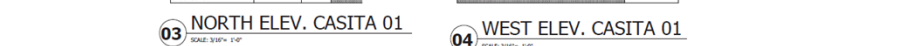
01 EAST ELEVATION
SCALE: 3/16" = 1'-0"



02 WEST ELEVATION
SCALE: 3/16" = 1'-0"



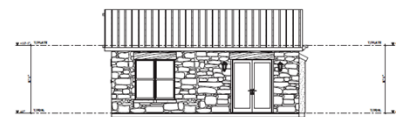
03 NORTH ELEV. CASITA 01
SCALE: 3/16" = 1'-0"



04 WEST ELEV. CASITA 01
SCALE: 3/16" = 1'-0"



04 WEST ELEV. CASITA 02
SCALE: 3/16" = 1'-0"



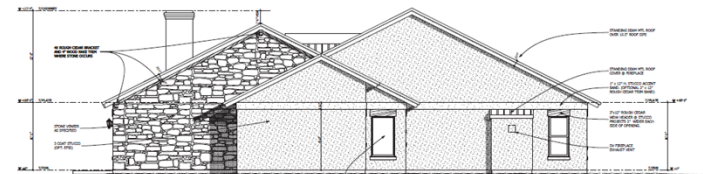
05 EAST ELEV. CASITA 02
SCALE: 3/16" = 1'-0"



06 SOUTH ELEV. CASITA 02
SCALE: 3/16" = 1'-0"



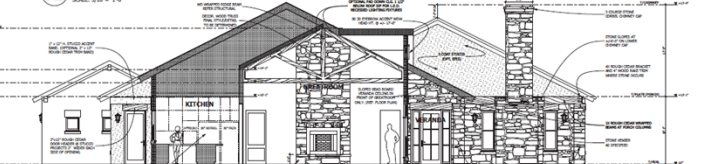
07 NORTH ELEV. CASITA 02
SCALE: 3/16" = 1'-0"



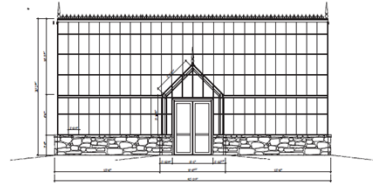
01 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



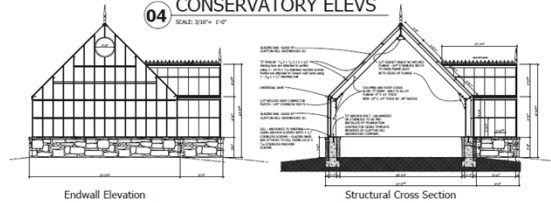
02 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



03 BLDG CROSS SECT.
SCALE: 3/16" = 1'-0"



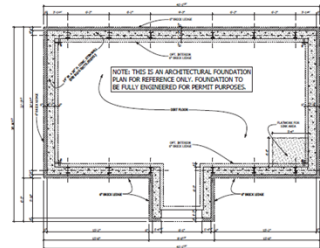
Entry Side Elevation



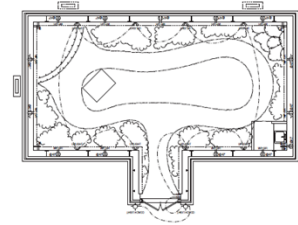
04 CONSERVATORY ELEVATIONS
SCALE: 3/16" = 1'-0"

Endwall Elevation

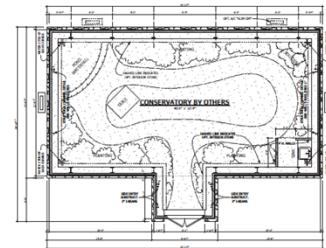
Structural Cross Section



03 CONSERVATORY FOUND.



02 CONSERVATORY ELEC.
SCALE: 3/16" = 1'-0"



01 CONSERVATORY PLAN
SCALE: 3/16" = 1'-0"



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5e

Agenda Date 06/19/2018

Number Ordinance O-18-2048

Type Ordinance

Department Community Development

Title

Consideration of a zoning change from the AG-Agricultural and R-20 Single Family Residential zoning districts to the AG-Agricultural and R-20 Single Family Residential zoning districts on Lot 1, Block 1, of the Allzim Acres Addition, and Tracts 2A7B, 2A8C, & 2A9A, Abstract 533, in the Mary M. Freeman Survey, and Tract 4D02, Abstract 295, in the William E. Crooks Survey, located at 7209 & 7215 John McCain Road, Case ZC18-013

Strategic Plan

There is no Strategic Plan connection for this item.

Explanation

Second Reading and Public Hearing

A total of five individuals, to include the applicant, spoke during the public hearing. Concerns of traffic along John McCain Road and tree preservation along the western and northern boundaries were expressed.

First Reading and Public Hearing

No change of zoning where exists a protest against such change, signed by the owners of twenty (20) percent or more of either the area of lots or land included in such proposed change, or lots or land immediately adjoining same and extending two hundred (200) feet therefrom, filed with the City Secretary, shall be passed except by a favorable vote of three-fourths (3/4) of all members of the City Council. The opposition calculated for this request is 32 percent.

Wesley Dawson, the applicant, has submitted a request for a zoning change on Lot 1, Block 1, of the Allzim Acres Addition, and Tract 2A7B, 2A8C, & 2A9A, Abstract 533, in the Mary M. Freeman Survey, and Tract 4D02, Abstract 295, in the William E. Crooks Survey, being approximately 12.038 acres and zoned R-20 Single Family Residential and AG Agricultural. The purpose is to rezone the southeast portion of the property 7209 John McCain Rd from R-20 to AG and the west portion of 7215 John McCain Rd from AG to R-20 in order to allow for Single Family Residential development in the proposed R-20 zoning district and one large agricultural lot.

Existing Conditions/Background: The subject properties, 7209 & 7215 John McCain Road, reside on the west side of John McCain Road just north of Stillwater Circle. The

subject property currently has R-20 and AG zoning.

Proposed Zoning:

Request – The applicant requests to rezone a portion of the property currently zoned AG to R-20 and a larger portion of the property currently zoned R-20 to AG. The applicant plans to subdivide the proposed R-20 property into single-family residential lots, while keeping the AG portion of the property to develop as a single residential lot. Overall, this would result in a development covering a total of 12.038 acres with 11 residential lots, achieving a density of 0.914 units per acre.

The minimum standards for the R-20 zoning district are as follows:

Minimum Lot Size:	20,000 square feet
Minimum Lot Width:	100 feet
Minimum Lot Depth:	125 feet
Front Building Line:	30 feet
Side Building Line:	10 feet
Rear Building Line:	25 feet
Maximum Lot Coverage:	30 percent

The minimum standards for the AG zoning district are as follows:

Minimum Lot Size:	130,680 square feet
Minimum Lot Width:	200 feet
Minimum Lot Depth:	300 feet
Front Building Line:	40 feet
Side Building Line:	25 feet
Rear Building Line:	40 feet
Maximum Lot Coverage:	20 percent

Analysis: The requested shift in zoning classification allows the applicant to develop the lots in a manner more complementary to the natural features of the property. The R-20 portion of the development would contain 10 homes on a gated cul-de-sac ranging in lot size from 22,800 square feet to 43,700 square feet. The remaining AG parcel would contain a single family home on a 191,544 square foot lot with a large natural drainage feature extending the length of the property between the R-20 homes and the home on the AG lot.

The lots currently have R-20 and AG zoning. This change would slightly increase the overall amount of AG zoning while decreasing the overall amount of R-20 zoning.

Surrounding Development: All of the surrounding property has developed with single family residences using a variety of zoning classifications including: R-20, PUD-R (Planned Unit Development – Residential), R-30, R-40, and AG.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*,

identifies the subject property for single-family residential development. The proposed R-20 and AG zoning does not conflict with any portion of the comprehensive plan. The proposed R-20 and AG zoning facilitates the maximum desired residential density of 1.8 units per net acre.

Public Notification: Staff-mailed notices to all property owners within 200 feet, Homeowners Associations within 500 feet, and Grapevine Colleyville ISD on Friday, April 27, 2018 regarding this request, per state law. Notice was also published in the *Fort Worth Star-Telegram* on Saturday, April 28, 2018 as required by State law and the Land Development Code. To date staff has received two letters of opposition for the case.

Staff Recommendation: Staff recommends approval for the applicant's request based on the following findings:

1. The proposed zoning meets the intent of the residential designation assigned in the *Destination Colleyville* comprehensive plan.
2. The R-20 and AG zoning complement the zoning districts surrounding the subject property.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval at their May 14, 2018 meeting by a vote of 6-1.

Financial Impact

There is no financial impact to the City.

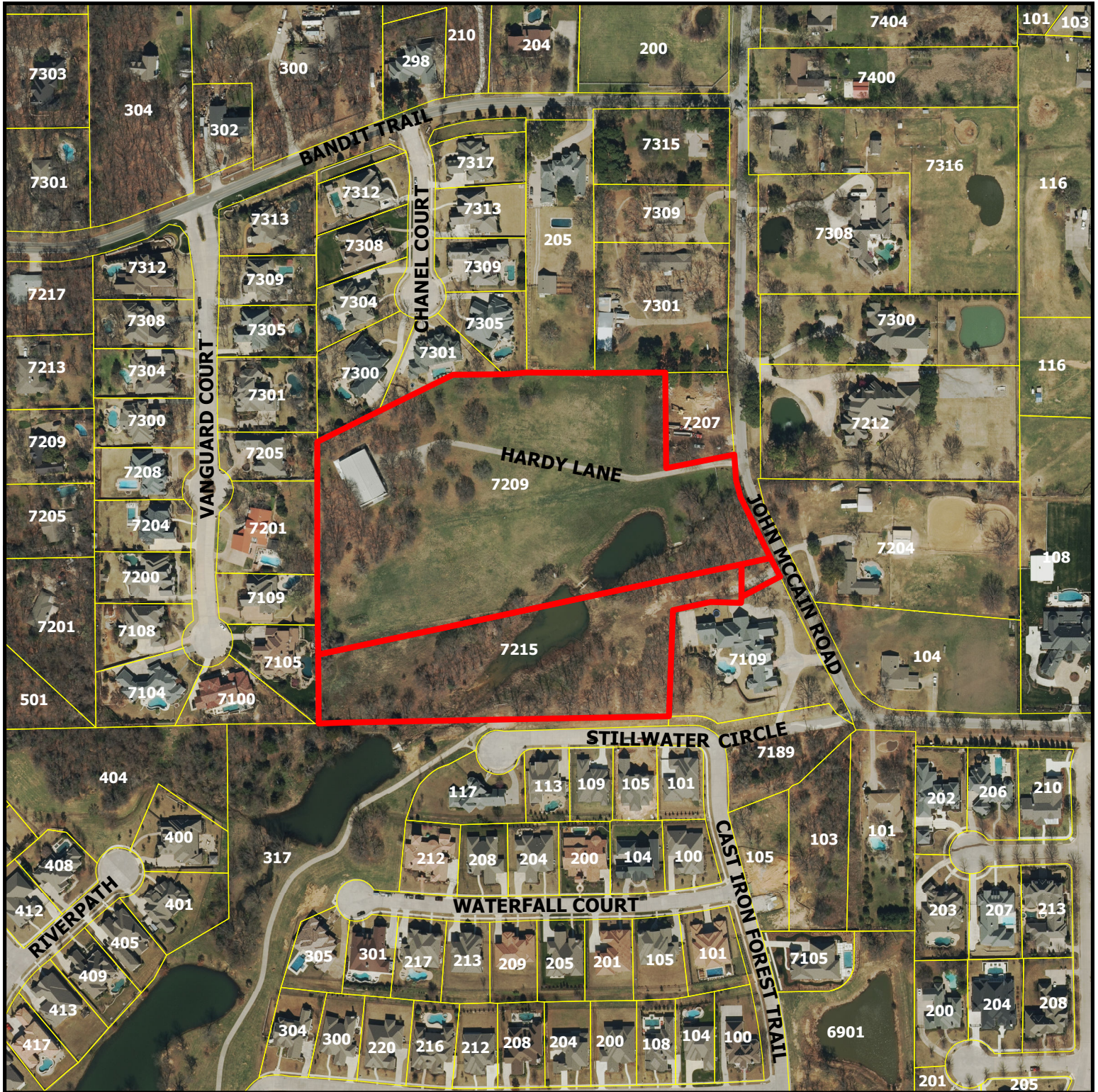
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Notification Map
7. Notification List
8. Property Owner Notification
9. Letters of Opposition
10. Letter of Support
11. Ordinance O-18-2048

Aerial Map



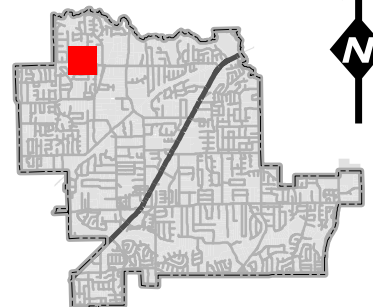
ZC18-013

7209 and 7215 John McCain Road

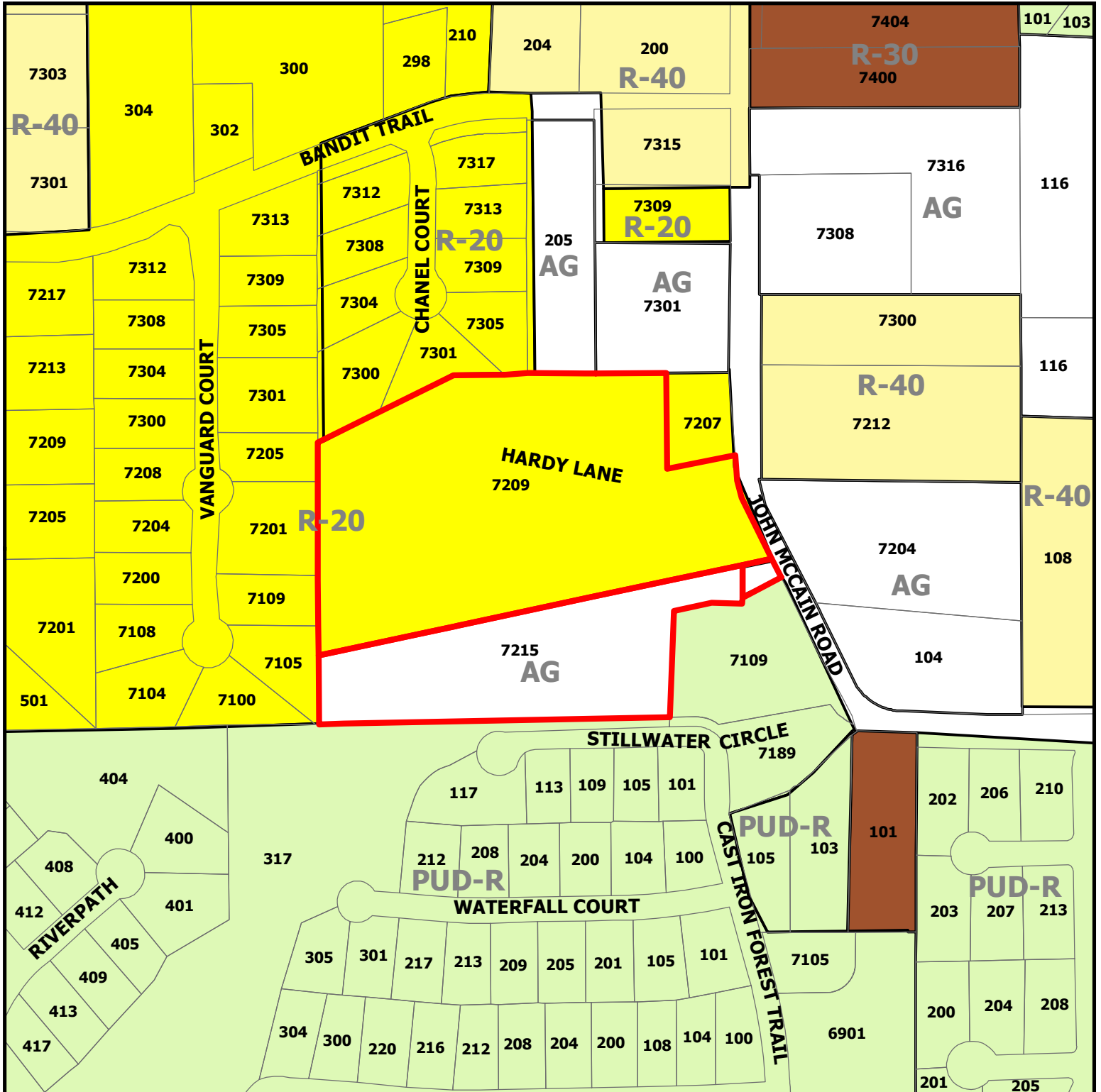
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



Zoning Map

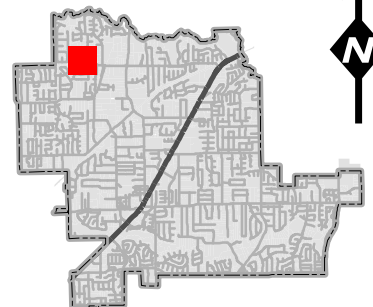


ZC18-013

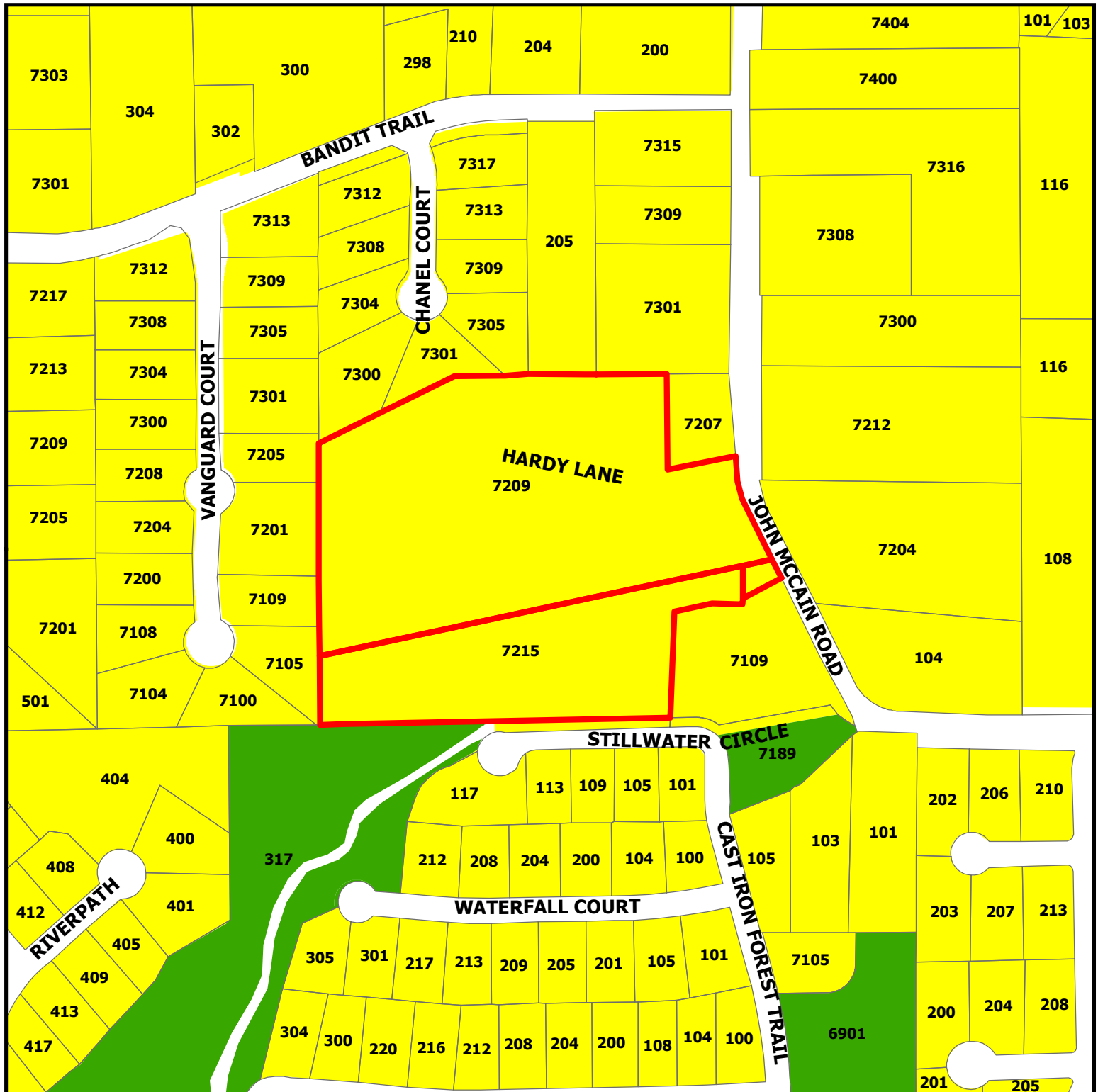
7209 and 7215 John McCain Road

DISCLAIMER:
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 Subject Property



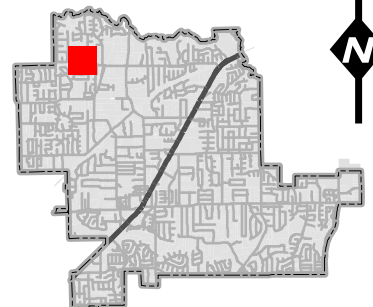
Future Land Use Map



ZC18-013

7209 and 7215 John McCain Road

- Subject Property
- Residential
- Open Space; Parks



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Statement of Planning Objectives

OAK CREEK

7209 and 7215 John McCain Road, Colleyville, Texas

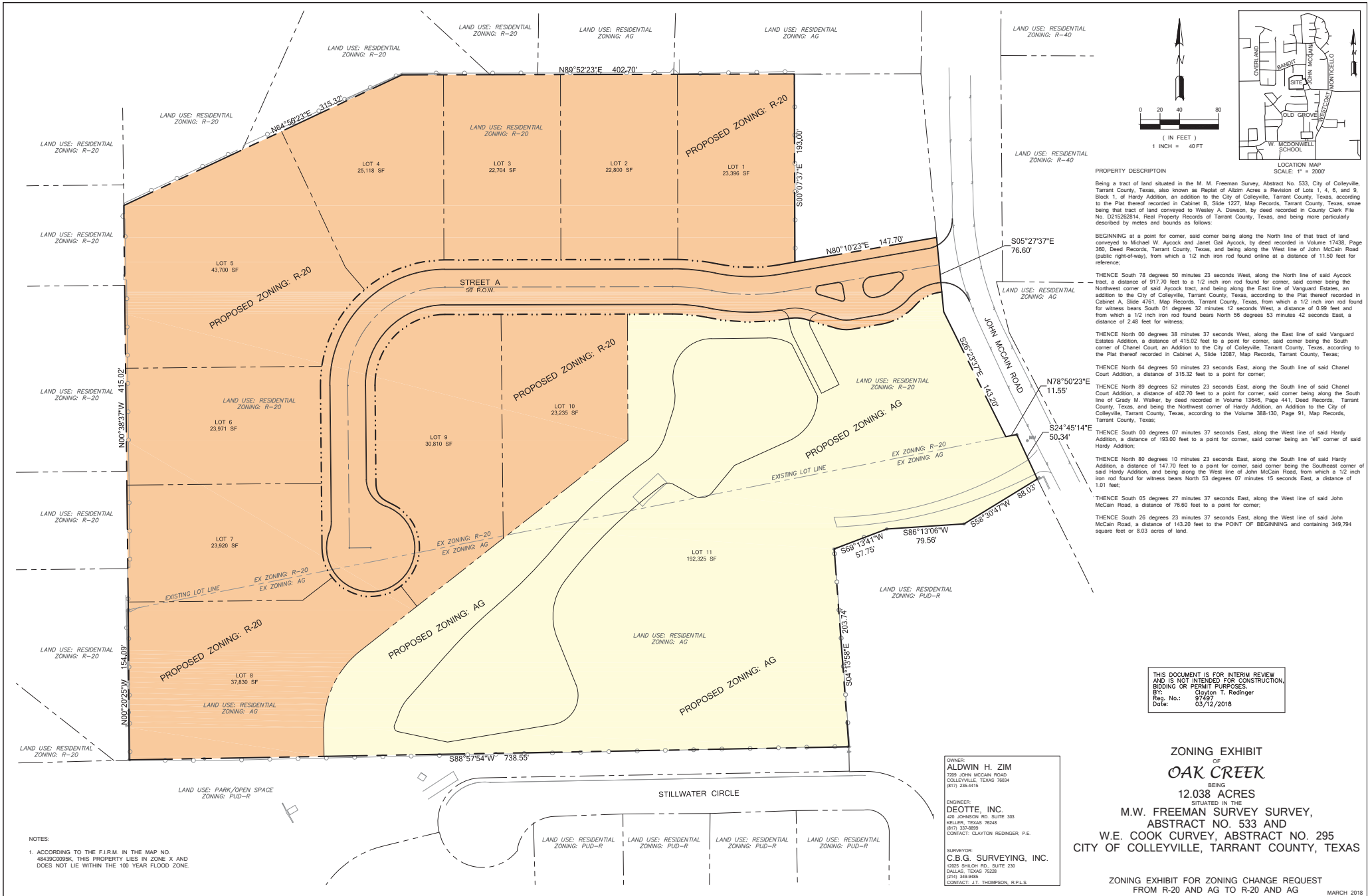
PURPOSE STATEMENT

The purpose of this zoning and platting application is to combine the two properties at 7209 and 7215 John McCain Road into a single development on 12.038 acres by maintaining, but reconfiguring, the existing boundary lines of R-20 and AG zoning to create a new subdivision with a total of 11 residential lots, a density of .914 units per acre.

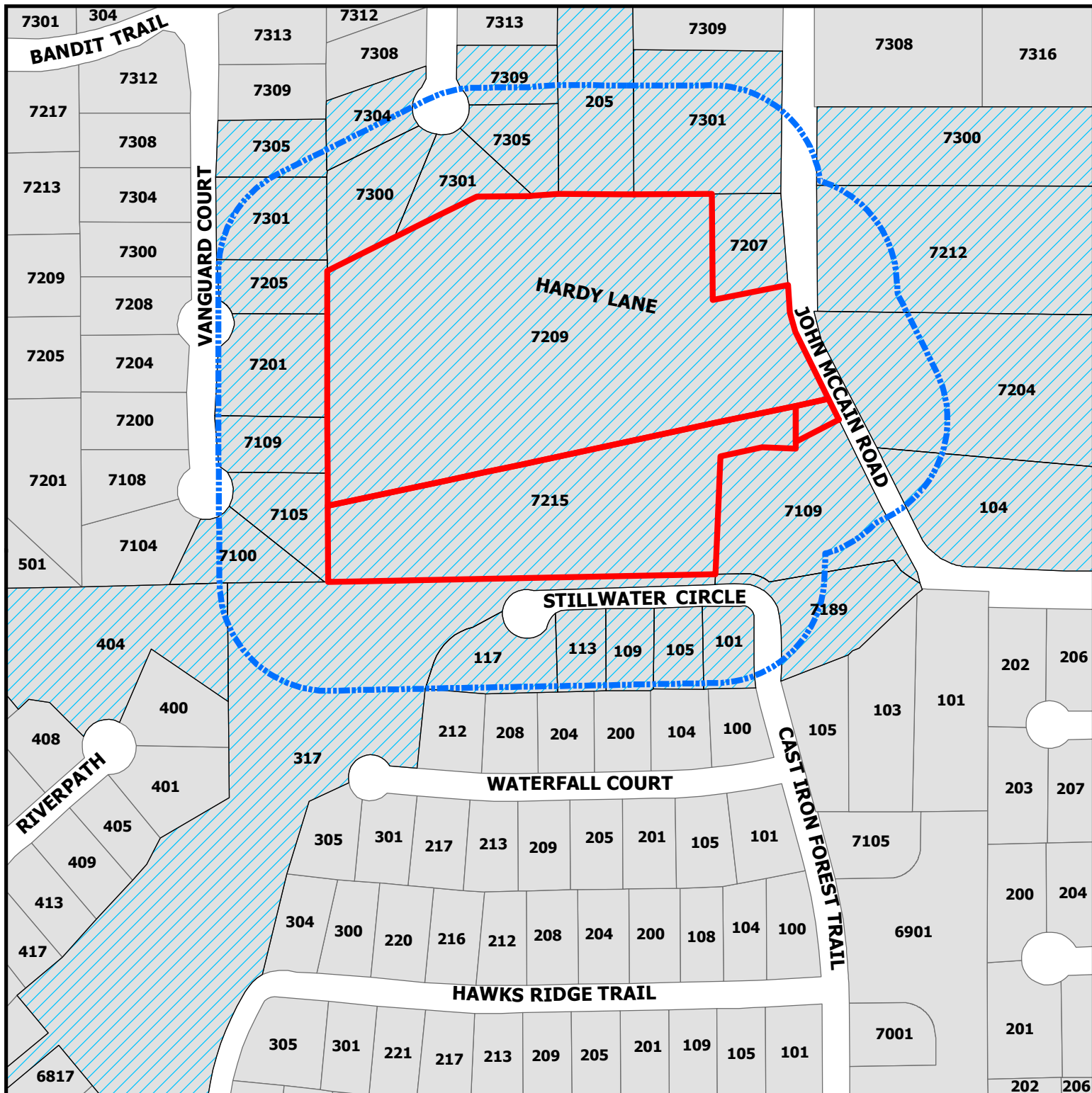
DEED RESTRICTIONS

The Project is being developed as a private, gated community. It is acknowledged that the ongoing maintenance responsibility of the street and gates will belong to the residents. A homeowners association will be formed and covenants, conditions and restrictions written so that all the residents will be members of the association and, with the purchase of property within Oak Creek, the property owners acknowledge the street maintenance responsibility. Membership in the homeowners association will be mandatory.

Zoning Exhibit



Notification Map

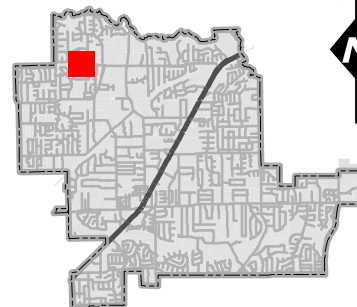


ZC18-013

7209 and 7215 John McCain Road

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
BILLINGS, FLORENCE L	PO BOX 1228	COLLEYVILLE, TX	76034	7301 JOHN MCCAIN RD
COLEMAN, JOSH D	7204 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7204 JOHN MCCAIN RD
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	105 STILLWATER CIR
CONNOLLY, ROBT	7301 CHANEL CT	COLLEYVILLE, TX	76034	7301 CHANEL CT
ALLEN, LEROY	101 STILLWATER CIR	COLLEYVILLE, TX	76034	101 STILLWATER CIR
HUGHES, THOMAS A	7305 VANGUARD CT	COLLEYVILLE, TX	76034	7305 VANGUARD CT
DRAPER, JAMES	7212 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7212 JOHN MCCAIN RD
BYRD, MICHAEL C	113 STILLWATER CIR	COLLEYVILLE, TX	76034	113 STILLWATER CIR
WASSON, BRADLEY D	7100 VANGUARD CT	COLLEYVILLE, TX	76034	7100 VANGUARD CT
PARHAM, LONDON W	205 BANDIT TRL	COLLEYVILLE, TX	76034	205 BANDIT TR
WAGNER, FREDERICK V	7305 CHANEL CT	COLLEYVILLE, TX	76034	7305 CHANEL CT
FOSTER, ROSS	7109 VANGUARD CT	COLLEYVILLE, TX	76034	7109 VANGUARD CT
REDFEARN, GREGORY	7300 CHANEL CT	COLLEYVILLE, TX	76034	7300 CHANEL CT
CROWE, MICHAEL	7309 CHANEL CT	COLLEYVILLE, TX	76034	7309 CHANEL CT
DAWSON, WESLEY	406 PECAN DR	IRVING, TX	75061	7215 JOHN MCCAIN RD
HAVEN HOMES INC	201 ROCHELLE CT	COLLEYVILLE, TX	76034	7207 JOHN MCCAIN RD
LAW, JAMES	109 STILLWATER CIR	COLLEYVILLE, TX	76034	109 STILLWATER CIR
KIMBELL, ISHAM	7201 VANGUARD CT	COLLEYVILLE, TX	76034	7201 VANGUARD CT
DRAPER, JAMES T	7300 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7300 JOHN MCCAIN RD
FROBERG, PAUL K	7301 VANGUARD CT	COLLEYVILLE, TX	76034	7301 VANGUARD CT
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	7189 CAST IRON FOREST TR
BEQUEAITH FAMILY TRUST	7205 VANGUARD CT	COLLEYVILLE, TX	76034	7205 VANGUARD CT
SCHROEDER, ANDY	7304 CHANEL CT	COLLEYVILLE, TX	76034	7304 CHANEL CT
MARGETTS, MARTY	7105 VANGUARD CT	COLLEYVILLE, TX	76034	7105 VANGUARD CT
HIGHTOWER, ROXANNE S	104 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	104 JOHN MCCAIN RD
RIACH, STEVEN E	7109 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7109 JOHN MCCAIN RD
WHITTIER HEIGHTS HOME OWNERS A	PO BOX 1823	COLLEYVILLE, TX	76034	404 RIVERPATH
DAWSON, WESLEY	406 PECAN DR	IRVING, TX	75061	7215 JOHN MCCAIN RD
ZIM, ALDWIN	PO BOX 1125	BEDFORD, TX	76095	7209 JOHN MCCAIN RD
BLASER, JASON	117 STILLWATER CIR	COLLEYVILLE, TX	76034	117 STILLWATER CIR
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	317 OLD GROVE RD
CHANEL COURT	7300 CHANEL COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
OLD GROVE ADDITION	P.O. BOX 1481	COLLEYVILLE, TX	76034	COURTESY NOTICE
VANGUARD ESTATES ADDITION	7105 VANGUARD COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
WESTMONT ADDITION	5751 KROGER DRIVE	KELLER, TX	76244	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOOD AVE	GRAPEVINE, TX	76051	STATE REQUIRED
DAWSON, WESLEY	7215 JOHN MCCAIN ROAD	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on Friday, April 27, 2018 by Araceli Botello



NOTICE OF PUBLIC HEARING

Zoning Case Number: ZC18-013
Applicant: Wesley Dawson
Owner: Wesley Dawson
Location: 7209 & 7215 John McCain Road
Property Description: Lot 1, Block 1, of the Allzim Acres Addition, and Tracts 2A7B, 2A8C, & 2A9A, Abstract 533, in the Mary M. Freeman Survey, and Tract 4D02, Abstract 295, in the William E. Crooks Survey
Present Zoning: AG Agricultural and R-20 Single Family Residential zoning districts
Request: Consideration of a zoning change from the AG Agricultural and R-20 Single Family Residential zoning districts to the AG Agricultural and R-20 Single Family Residential zoning districts. The purpose is to allow for a swap of AG and R-20 areas for the development of an 11 lot subdivision. A total of 10 lots are proposed with the R-20 zoning with 1 large AG lot.

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, May 14, 2018 at 7:00 p.m.
City Council Meetings: Tuesday, June 5, 2018 & Tuesday, June 19, 2018 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 500 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. A brief project description can be found online on the Active Development Case map: <https://www.colleyville.com/zoning.html>. For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Felix Landry
Principal Planner
flandry@colleyville.com

Letter of Opposition

Fred Wagner

7305 Chanel Court
Colleyville, Texas 76034
214-679-7291

May 7, 2018

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

RE: Protest of Case ZC18-013

Dear Commissioners:

Whereas I plan to attend the P&Z meeting scheduled for May 14th, please accept this as my formal and written protest of the zoning changes as proposed in the above referenced case. Please note that our property falls within the 200 foot radius as outlined in the "Notice of Public Hearing" letter we received on 30 April 2018.

In reviewing the documents provided us regarding this matter, I believe the plan as proposed would have a significant impact on the value of our property and would substantially alter the level of privacy that we and others similarly impacted currently enjoy. Specifically, I offer the following comments/objections:

1. When our property was developed, neighboring property owners requested a 30-foot tree preservation easement in addition to the required easements and setbacks. This same easement should be incorporated into the new zoning request by the developer.
2. As presented by the developer, our property and others in Chanel Court and Vanguard Court will be back to back with new homes with insufficient space between the properties to adequately ensure a level of privacy for all.

- Visual Privacy

Most homes built are likely to be 2-Level, thereby creating a lack of visual privacy for all. Even with 8' high privacy fences (which are not desirable from an aesthetic standpoint), it will completely destroy the current solitude that we and others have invested in and created over many years.

Letter of Opposition

- Noise Abatement Issues

Besides the loss of visual privacy, those of us with homes that border the property in question will be faced with a substantial increase in noise levels, once again impacting our privacy and solitude. Air conditioning units, pool equipment, yard maintenance activities, increased vehicle traffic and general increases in ambient noise will be an impact...not to mention the noise levels that can be expected over 1-2 years of construction activities.

- Wildlife Habitat Area

There is a large wildlife presence in our area to include, foxes, raccoons, geese, ducks, hawks, possum, squirrels, rabbits, etc. Development of the referenced property without providing an easement will have a detrimental effect on the natural habitat that exists today.

In my opinion, some, if not all, of these problems could be solved or substantially mitigated if the developer, Mr. Dawson, was to make some effort to meet with those of us who are most directly affected by the zoning change and perhaps then, a mutually acceptable resolution could be achieved.

Although our home and others within Chanel Court will be directly affected by the current plan, to my knowledge, Mr. Dawson has not made any attempt to contact any property of the property owners within Chanel Court.

In summary, I recognize the need for Colleyville to grow and to be responsive to all parties. I also appreciate the difficult task that you face in attempting to balance all sides of a situation. Still, I believe that there needs to be more consideration given to the impact that this change will have on long standing members and taxpayers of the Colleyville community.

I respectfully request that you reject the zoning request as it is currently presented and encourage Mr. Dawson to revise his proposal by incorporating a more favorable plan that addresses our primary concerns.

Sincerely



Fred Wagner

Copy: Chanel Court Homeowners Association.

Letter of Opposition

Araceli Botello

Subject: FW: CZ18-013 protest

-----Original Message-----

From: landon parham

Sent: Wednesday, May 9, 2018 3:17 PM

To: Felix Landry

Subject: CZ18-013 protest

Hello, Landon Parham her of 205 Bandit Trl. Colleyville. Please count this email as my protest in regards to CZ18-013. I second the letter sent to you by Fred Wagner of Chanel Ct.

Please forgive my simple email, but I am traveling an limited to typing on an iPhone.

I plan on attending the May 14th meeting to represent our interests.

Please let me know if there is anything further I must do to count towards the 20% of property owners within 200' of proposed development.

Sincerely,

Landon Parham,
205 Bandit Trl.
817-734-5954

Sent from my iPhone

May 7, 2018

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

RE: **Protest of Case ZC18-013**

Dear Commissioners:

I may not be able to attend the May 14 P&Z meeting to discuss the zoning change requested on an adjacent property within the 200-foot radius of our home; therefore, I am *registering my protest in writing* and providing the rationale for our objection.

1. I would ask the Commission to consider whether a PUD-R might be a more effective means of permanently securing the proposed Ag zoning as Open Space. While the developer is positioning the zoning request as a “swap,” we should lock down the swap agreement such that the Ag open space being proposed is not re-zoned for different purposes at a later time. As we neighbors will live permanently with this so-called “swap” on the residential side once developed, so should the developer commit to preserving the open space in parallel. Making both sides of the swap permanent is only fair.
2. I am opposed to private, gated neighborhoods, especially in one-entry cul-de-sac developments as presented in the developer’s “Statement of Planning Objectives.” I find that gating off a neighborhood discourages a sense of community. Furthermore, in such a small planned homeowners association, the burden on the HOA to self-maintain the infrastructure is significant. We are familiar with the examples in which this burden has been shifted, at least in part, to the City and its taxpayers due to neglect, diminishing property values not just in the HOA but of other neighborhoods in the vicinity. If the gated community is eventually approved anyhow, I hope the Commission and City Council will require an acceptable *and realistic* level of reserves set aside for ongoing maintenance of the infrastructure. Based on the Utility Plan in PC18-005, the residential infrastructure relies on engineered elements (i.e., storm drains and drainage easements) that are in the proposed Ag zoning, which further supports pulling all this development together into one PUD-R.
3. Because the request for a Zoning Change precedes a major plat revision to be submitted as **PC18-005**, there is a Plat Exhibit which I also find objectionable. In the plat change request, I would request the following revisions in order to be acceptable to adjacent property owners:
 - a. The plat should include a 30-foot tree preservation easement along the north and west lots’ boundaries with existing neighborhoods.

When our Chanel Court neighborhood was developed, our lots included not just the required easements and setbacks but also a 30-foot tree preservation easement. The tree preservation easement was requested by the neighboring property owners in order to safeguard the natural habitat, provide for privacy, and support property values.

We would request that the plat be revised in accordance with this provision as other neighboring developments have. Our property, in particular, would be severely impacted if this precedent were not followed. A copy of our final plat is attached for your reference.

- b. From the preliminary replat, it appears that the existing ponds will be also be re-engineered. Given the possibility of destroying this habitat, I would like to see a more rigorous discussion around those changes and their impact on the affected fish and wildlife that currently call this small ecosystem their home.
4. The sidewalk and trail plan for this section of our City is inadequate in connecting residents to the rest of the city. The John McCain thoroughfare in this section needs to have a safe sidewalk. I would ask that City staff consider how residents off Bandit Trail are to connect with the sidewalk and trail system and what the time frame for establishing that connection will be. Perhaps the development of this property can support the need we have to revisit this matter.

Unfortunately, the developer, Mr. Dawson, has not contacted adjacent property owners in advance of presenting his rather extensive plans for approval to the City. Some of these concerns could have been addressed already through discussions with him. At present, our HOA members are trying to arrange a collaborative meeting with Mr. Dawson to discuss his plans, time lines, and their impact to us and our community. Nevertheless, I urge you to consider my protest and its reasons and deny the zoning change that has been prematurely submitted.

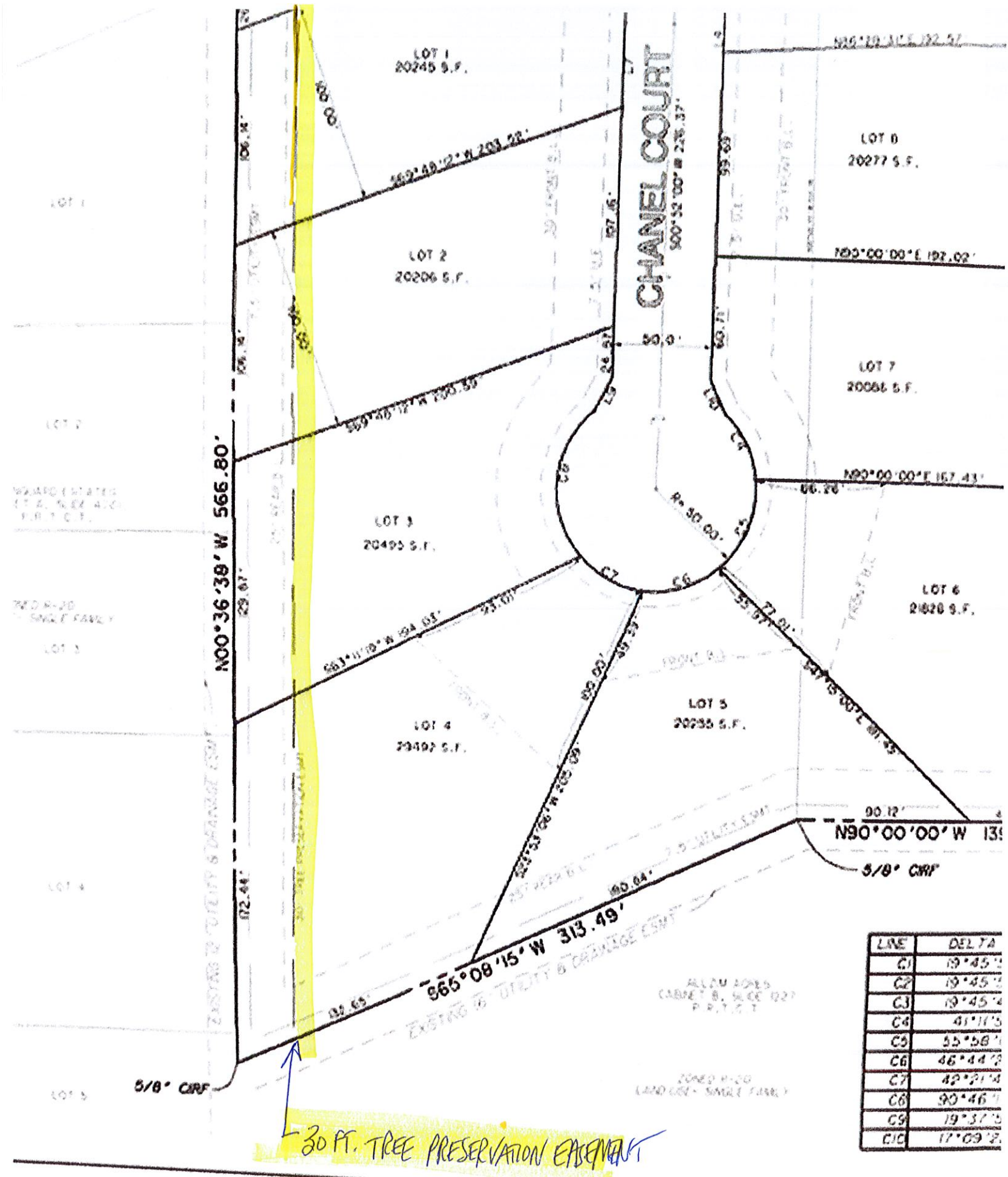
Thank you for serving our community in your role as Commissioner. Responsible development is essential to preserving the character of our city – and we have to do it one plat at a time.

Sincerely,



Scott Redfearn

Copy: Chanel Court Homeowners Association
Attachment: Final Plat of Chanel Court Subdivision



LINE	DELT A
C1	19°45'2"
C2	19°45'2"
C3	19°45'2"
C4	41°11'3"
C5	55°58'1"
C6	46°44'2"
C7	42°21'4"
C8	90°46'1"
C9	19°37'5"
C10	17°09'2"

Surveyor's Certification

I, THESE PRESENTS:
 Word, a Registered Professional Land Surveyor registered in the State of Texas, do hereby certify
 and correct and was prepared from an actual survey made under my supervision on the ground.
 y conforms to the general rules of procedures and practices of the most current Professional Land
 Act.

LINE TABLE

LINE	BEARING
L1	N65°0'48"
L2	S68°53'50"
L3	N68°53'50"
L4	N00°58'00"
L5	N00°58'00"

Letter of Opposition

Bob Connolly

**7301 Chanel Court
Colleyville, TX 76034
972-365-1198
bconnolly@ccjewelry.net**

May 10, 2018

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

RE: Protest of Case ZC18-013

Dear Commissioners:

I am travelling and will be unable to attend the May 14th P&Z meeting to discuss the zoning change requested on an adjacent property within the 200-foot radius of our home; therefore, please accept this as my formal and written protest of the zoning changes as proposed in the above referenced case.

In reviewing the documents provided to us regarding this matter, I believe the plan as proposed would have a significant impact on the value of our property and would substantially alter the level of privacy that we and others similarly impacted currently enjoy. Specifically, I offer the following comments/objections:

1. When our property was developed, neighboring property owners requested a 30-foot tree preservation easement in addition to the required easements and setbacks in order to safeguard the natural habitat, provide for privacy, and support property values. This same easement should be incorporated into the new zoning request by the developer.

2. As presented by the developer, our property and others in Chanel Court and Vanguard Court will be back to back with new homes with insufficient space between the properties to adequately ensure a level of privacy for all.

- Visual Privacy

Most homes built are likely to be 2-Level, thereby creating a lack of visual privacy for all. Even with 8' high privacy fences (which are not desirable from an aesthetic standpoint), it will completely destroy the current solitude that we and others have invested in and created over many years.

- Noise Abatement Issues

Besides the loss of visual privacy, those of us with homes that border the property in question will be faced with a substantial increase in noise levels, once again impacting our privacy and solitude. Air conditioning units, pool equipment, yard maintenance activities, increased vehicle traffic and general increases in ambient noise will be an impact as well as the noise levels that can be expected over 1-2 years of construction activities.

Letter of Opposition

- Wildlife Habitat Area

There is a large wildlife presence in our area that includes foxes, raccoons, geese, ducks, hawks, possum, squirrels, rabbits, etc. Development of the referenced property without providing an easement will have a detrimental impact on the natural habitat that exists today.

At present, our HOA members have arranged a collaborative meeting with Mr. Dawson on Saturday evening to discuss his plans, time lines, and their impact to us and our community. Even though it is highly unlikely that we can reach a consensus agreement with one meeting, hopefully, some of these problems can be solved or substantially mitigated with Mr. Dawson and those of us who are most directly affected by the zoning change.

In summary, I recognize the need for Colleyville to grow and to be responsive to all parties. I also appreciate the difficult task that you face in attempting to balance all sides of a situation. Still, I believe that there needs to be more consideration given to the impact that this change will have on long standing members and taxpayers of the Colleyville community.

I respectfully urge you to consider my protest and its reasons and deny the zoning change as it is currently presented and encourage Mr. Dawson to revise his proposal by incorporating a more favorable plan that addresses our primary concerns.

Sincerely,



Bob Connolly

Copy: Chanel Court Homeowners Association.

Letter of Opposition

Sharla Hermes-Foster
7109 Vanguard Court
Colleyville, Texas 76034

May 11, 2018

Community Development Dept.
City of Colleyville
Planning and Zoning Commission
100 Main Street
Colleyville, Texas 76034

RE: Protest of Case ZC10-013

Dear Commissioners:

Please accept this as my formal and written protest of the zoning changes as proposed in the above referenced case. Please note that our property falls within the 200 feet radius as outlined in the "Notice of Public Hearing" letter we received on April 30, 2018.

In reviewing the documents, I believe the plan would have a significant impact on the value of our property and would directly impact/alter the level of privacy that we currently enjoy. I offer the following:

- 1) Our property will be back to back with several new homes with insufficient space between properties to adequately insure a level of privacy for all. (We currently have wrought iron fencing around our entire property).

Letter of Opposition

Visual Privacy—Two story homes looking directly into my back yard and pool area.

Noise Issues—Initial building noise as well as ongoing noise such as ac units, pool equipment, lawn service etc.

The area is currently a wildlife habitat area-Development of the area without providing an easement will have a detrimental effect on the natural habitat that exists today.

I respectfully request that you reject the zoning request as it is currently presented and encourage Mr Dawson to revise his proposal to include a larger buffer/easement between properties.

Sincerely,

A handwritten signature in cursive script, appearing to read 'SHarla', followed by a long horizontal flourish.

Sharla Hermes-Foster

Letter of Opposition

Felix Landry

From: sharla hermes
Sent: Monday, May 14, 2018 12:55 PM
To: Felix Landry
Cc: Fred Wagner; i
Subject: Case # ZC18-013

Dear Commissioners:

In addition to my letter which was sent on Friday I would also like to see the property addressed in the above case # be rezoned as PUD-R.
Thank you,

Sharla Hermes
817.788.2231
7109 Vanguard Court
Colleyville, Texas 76034

Letter of Opposition

7309 Chanel Ct
Colleyville, TX 76034
May 13, 2018

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

RE: Protest of Case ZC18-013

Dear Commissioners:

Our home is within 200' of the proposed development and zoning "swap" of the above-referenced zoning case. This letter will register our protest. We plan to attend the Planning and Zoning Commission public hearing into this development ("Oak Creek"), on May 14.

Our property does not directly border the proposed Oak Creek development, but our property value is directly affected by the intrinsic factors of the surrounding area – the rural feel, the general tranquility, the privacy that our particular setting affords. Obviously, we would like to keep things just the way they are. However, we realize that is not possible, and our HOA reached out to the developer, Wes Dawson, to have a conversation about ways to create an atmosphere that will benefit all. Mr. Dawson was very agreeable to consider our views and build safeguards into his covenants or bylaws to ensure some of our concerns are addressed.

Therefore, this protest is not intended to stop the planned Oak Creek development. Rather, it is to push the pause button, until some agreements between the affected homeowners and Mr. Dawson can be put into writing and agreed to with the City.

In addition, we would like to reference the protest letter of Scott Redfearn, and add our voice to his concerns, specifically:

- Permanently secure the proposed Ag zoning as Open Space
- Use caution before approving this as a private, gated neighborhood
- Ensure a tree preservation easement is included, and that future fencing within 25' of property line be wrought iron or similar
- Exercise caution around pond re-engineering
- Include safe sidewalks in the area of Bandit Trail and John McCain Road

Letter of Opposition

Thank you for your consideration, and for all the work you do to keep Colleyville one of the most desirable communities in the country.

Sincerely,

A handwritten signature in blue ink that reads "Michael J Crowe". The signature is fluid and cursive, with the first name and last name clearly legible.A handwritten signature in black ink that reads "Elizabeth T Crowe". The signature is fluid and cursive, with the first name and last name clearly legible.

Michael J Crowe
Elizabeth T Crowe

Letter of Opposition

Bibas and Sharon Reddy
7313 Chanel Court
Colleyville, TX 76034

To the City of Colleyville Planning and Zoning Commission,

My name is Bibas Reddy and I am a resident of Colleyville, at 7313 Chanel Court. I also currently serve as the Home Owners Association (HOA) president for our subdivision- Chanel Court. I am writing regarding Case #ZC18-013 which will be reviewed at your upcoming meeting on 5/14/18 and our written protest in this matter.

It is our understanding that a new residential development is being planned for the property directly behind our subdivision. On behalf of the members of our HOA, I wish to express concern that efforts are taken so as to minimize any disruption to our current and future living conditions.

First we request that efforts be taken for a green space or tree barrier between the back of our subdivision and the future development. The goal is to allow privacy with both visual and sound pollution from both subdivisions affecting residents. In addition there is tremendous amount of wildlife that lives in or around our street- the hope is that such green space would allow for the safety of the wildlife to continue to live in harmony in the future.

Secondly, we are concerned about the impact such a development may have on our property values should a green space/barrier not be implemented. If the value of our fellow neighbors homes decrease, then it would negatively impact the resale value of all of our residents homes in the HOA.

We ask that the City of Colleyville Planning and Zoning Commission and the future subdivision developer work with the Chanel Court HOA and residents to allow for a compromise to allow both neighborhoods to flourish as our wonderful city continues to grow. Thank you for your time in this very important matter.

Sincerely,
Bibas Reddy
Chanel Court HOA President
7313 Chanel Court
Colleyville, TX 76034

Email: BibasReddy00@gmail.com
Cell: 817-307-8807

Felix Landry

From: Isham Kimbell
Sent: Tuesday, May 15, 2018 9:55 AM
To: Felix Landry
Subject: Protest of Case ZC10-013

Hello, we live at 7201 Vanguard Ct. We would like to formally submit a protest for Case ZC10-013. Please see below note and let me know what next steps are.

Community Development Dept.
City of Colleyville
Planning and Zoning Commission
100 Main Street
Colleyville, Texas 76034

RE: Protest of Case ZC10-013

Dear Commissioners:

Please accept this as my formal and written protest of the zoning changes as proposed in the above referenced case. Please note that our property falls within the 200 feet radius as outlined in the "Notice of Public Hearing" letter we received on April 30, 2018.

In reviewing the documents, I believe the plan would have a significant impact on the value of our property and would directly impact/alter the level of privacy that we currently enjoy. I offer the following:

Visual Privacy—Two story homes looking directly into my back yard and pool area.

Noise Issues—Initial building noise as well as ongoing noise such as ac units, pool equipment, lawn service etc.

The area is currently a wildlife habitat area-Development of the area without providing an easement will have a detrimental effect on the natural habitat that exists today.

I respectfully request that you reject the zoning request as it is currently presented and encourage Mr Dawson to revise his proposal to include a larger buffer/easement between properties.

Sincerely,

Isham Kimbell
817-917-3268

Brian K O'Neal

7317 Chanel Court
Colleyville, Texas 76034
817.271.4729

May 14, 2018
Community Development Department
City of Colleyville
Planning and Zoning Commission
100 Main Street
Colleyville, Texas 76034

RE: **Protest of Case ZC18-013**

Dear Commissioners:

I am a longtime homeowner in Colleyville, since 2005, and will not be able to attend the May 14 P&Z meeting to discuss the zoning change requested on properties within the 200-foot radius of homes adjacent to ours on Chanel Ct. However, given the lack of clarity I have on the type of development planned there should be reasonable expectation that a protest would take place in order to take the required time for detailed plans to be revealed to homeowners impacted by this development. Our concerns are the following:

1. The Plat Exhibit should include a 30-foot tree preservation easement along the north and west lots' boundaries with existing neighborhoods and we need a detailed view of the drainage plans.
2. I, and many in the area, are opposed to high density developments and not knowing the details of this development make this concern one that needs to be addressed.
3. I would like to note my concerns about future drainage issues arising from new development. This area that includes our neighborhood in Chanel Court is very sensitive to drainage issues. In fact, my home sits at the end of the drainage canal and any disruption of the current flow needs to not only be addressed, but revealed and known to those of us that will be impacted.
4. The traffic situation in this area seems to be getting worse by the week. The John McCain and Westcoat intersection is beyond problematic and has become a high risk intersection as the traffic patterns no longer allow for a normal commute to school or work. It is both time consuming and dangerous.

I would like to commend the Commissioner and the Council for the hard work and decisions that have to be made every day. It does not go beyond me that a decision like this will lead to hundreds of thousands in annual tax revenue which is beneficial to the City. However, there is a downside that needs to be both acknowledged and a view of the plans in place to account for the increased population. We all want Colleyville to continue to be a great City to raise a family.

Sincerely,
Brian K O'Neal

Copy to: Chanel Court Homeowners Association

Letter of Opposition

CITY OF COLLEYVILLE- ZONING PROTEST PETITION

Zoning Case Being Protested: Zoning Case Number ZC18-013

Applicant: Wesley Dawson

Location: 7209 & 7215 John McCain Road

Request: Consideration of a zoning change from the AG Agricultural and R-20 Single Family Residential zoning districts to the AG Agricultural and R-20 Single Family Residential zoning districts. The purpose is to allow for a swap of AG and R-20 areas for the development of an 11 lot subdivision. A total of 10 lots are proposed with the R-20 zoning with 1 large AG lot.

Protestor's Name and Property Description

1) Full Address or Legal description of Protestor's Property

7301 Vanguard Court
Colleyville, Texas 76034

2) Owner of Property (as listed with the Tarrant County Appraisal District property tax records):

Kevin & Connie Froberg

I/We, the undersigned, do hereby protest the change to the zoning regulations proposed in the above-described City of Colleyville Zoning Case. This protest is made pursuant to Texas Local Government Code Section 211.006(d) and the Colleyville Land Development Code Section 1.18B (8). By signing below, I/We hereby represent that I/We am/are the owner(s) of the above-described Property or that I/We am/are authorized to sign this protest on behalf of the identified owners pursuant to a power of attorney or similar authority that is in full force and effect as of the time and date indicated below. I/We further represent that the statements made herein are true and correct.

Name of Protestor(s):

Connie Froberg

Name (Print)

Title (if applicable)

Connie Froberg
Signature & Date 6-3-18

Kevin Froberg

Name (Print)

Title (if applicable)

Kevin Froberg
Signature & Date 6-3-18

Letter of Opposition

CITY OF COLLEYVILLE- ZONING PROTEST PETITION

Zoning Case Being Protested: Zoning Case Number ZC18-013

Applicant: Wesley Dawson

Location: 7209 & 7215 John McCain Road

Request: Consideration of a zoning change from the AG Agricultural and R-20 Single Family Residential zoning districts to the AG Agricultural and R-20 Single Family Residential zoning districts. The purpose is to allow for a swap of AG and R-20 areas for the development of an 11 lot subdivision. A total of 10 lots are proposed with the R-20 zoning with 1 large AG lot.

Protestor's Name and Property Description

1) Full Address or Legal description of Protestor's Property

7100 Vanguard Ct.
Colleyville, Texas 76034

2) Owner of Property (as listed with the Tarrant County Appraisal District property tax records):

Bradley & Lori Wasson

I/We, the undersigned, do hereby protest the change to the zoning regulations proposed in the above-described City of Colleyville Zoning Case. This protest is made pursuant to Texas Local Government Code Section 211.006(d) and the Colleyville Land Development Code Section 1.18B (8). By signing below, I/We hereby represent that I/We am/are the owner(s) of the above-described Property or that I/We am/are authorized to sign this protest on behalf of the identified owners pursuant to a power of attorney or similar authority that is in full force and effect as of the time and date indicated below. I/We further represent that the statements made herein are true and correct.

Name of Protestor(s):

Bradley Wasson
Name (Print)

Lori Wasson
Name (Print)

Title (if applicable)

[Signature] 5/29/18
Signature & Date

Title (if applicable)

[Signature] 5/28/18
Signature & Date

Letter of Opposition

CITY OF COLLEYVILLE- ZONING PROTEST PETITION

Zoning Case Being Protested: Zoning Case Number ZC18-013

Applicant: Wesley Dawson

Location: 7209 & 7215 John McCain Road

Request: Consideration of a zoning change from the AG Agricultural and R-20 Single Family Residential zoning districts to the AG Agricultural and R-20 Single Family Residential zoning districts. The purpose is to allow for a swap of AG and R-20 areas for the development of an 11 lot subdivision. A total of 10 lots are proposed with the R-20 zoning with 1 large AG lot.

Protestor's Name and Property Description

1) Full Address or Legal description of Protestor's Property

7207 John McCain Road
Colleyville, TX 76034

2) Owner of Property (as listed with the Tarrant County Appraisal District property tax records):

Jay W & Kay S Atherton

I/We, the undersigned, do hereby protest the change to the zoning regulations proposed in the above-described City of Colleyville Zoning Case. This protest is made pursuant to Texas Local Government Code Section 211.006(d) and the Colleyville Land Development Code Section 1.18B (8). By signing below, I/We hereby represent that I/We am/are the owner(s) of the above-described Property or that I/We am/are authorized to sign this protest on behalf of the identified owners pursuant to a power of attorney or similar authority that is in full force and effect as of the time and date indicated below. I/We further represent that the statements made herein are true and correct.

Name of Protestor(s):

Jay & Kay Atherton
Name (Print)

Name (Print)

Title (if applicable)

Title (if applicable)

Jay & Kay Atherton
Signature & Date
5/30/18

Signature & Date

Letter of Opposition



CITY OF COLLEYVILLE- ZONING PROTEST PETITION

Zoning Case Being Protested: Zoning Case Number ZC18-013

Applicant: Wesley Dawson

Location: 7209 & 7215 John McCain Road

Request: Consideration of a zoning change from the AG Agricultural and R-20 Single Family Residential zoning districts to the AG Agricultural and R-20 Single Family Residential zoning districts. The purpose is to allow for a swap of AG and R-20 areas for the development of an 11 lot subdivision. A total of 10 lots are proposed with the R-20 zoning with 1 large AG lot.

Protestor's Name and Property Description

1) Full Address or Legal description of Protestor's Property

7205 Vanguard Ct
Colleyville, TX 76034

2) Owner of Property (as listed with the Tarrant County Appraisal District property tax records):

Bequeath Family Trust, David Bequeath Trustee

I/We, the undersigned, do hereby protest the change to the zoning regulations proposed in the above-described City of Colleyville Zoning Case. This protest is made pursuant to Texas Local Government Code Section 211.006(d) and the Colleyville Land Development Code Section 1.18B (8). By signing below, I/We hereby represent that I/We am/are the owner(s) of the above-described Property or that I/We am/are authorized to sign this protest on behalf of the identified owners pursuant to a power of attorney or similar authority that is in full force and effect as of the time and date indicated below. I/We further represent that the statements made herein are true and correct.

Name of Protestor(s):

David M. Bequeath
Name (Print)

Trustee

Title (if applicable)

6-2-18

Signature & Date

Amber Hewitt Bequeath
Name (Print)

Trustee

Title (if applicable)

6-2-18

Signature & Date

Letter of Opposition

CITY OF COLLEYVILLE- ZONING PROTEST PETITION

Zoning Case Being Protested: Zoning Case Number ZC18-013

Applicant: Wesley Dawson

Location: 7209 & 7215 John McCain Road

Request: Consideration of a zoning change from the AG Agricultural and R-20 Single Family Residential zoning districts to the AG Agricultural and R-20 Single Family Residential zoning districts. The purpose is to allow for a swap of AG and R-20 areas for the development of an 11 lot subdivision. A total of 10 lots are proposed with the R-20 zoning with 1 large AG lot.

Protestor's Name and Property Description

1) Full Address or Legal description of Protestor's Property

113 Stillwater Circle
Colleyville, TX

2) Owner of Property (as listed with the Tarrant County Appraisal District property tax records):

Michael C. Byrd & Helen Byrd

I/We, the undersigned, do hereby protest the change to the zoning regulations proposed in the above-described City of Colleyville Zoning Case. This protest is made pursuant to Texas Local Government Code Section 211.006(d) and the Colleyville Land Development Code Section 1.18B (8). By signing below, I/We hereby represent that I/We am/are the owner(s) of the above-described Property or that I/We am/are authorized to sign this protest on behalf of the identified owners pursuant to a power of attorney or similar authority that is in full force and effect as of the time and date indicated below. I/We further represent that the statements made herein are true and correct.

Name of Protestor(s):

Michael Byrd
Name (Print)

Name (Print)

Title (if applicable)

Michael Byrd 6/10/18
Signature & Date

Title (if applicable)

Signature & Date

Letter of Opposition

CITY OF COLLEYVILLE- ZONING PROTEST PETITION

Zoning Case Being Protested: Zoning Case Number ZC18-013

Applicant: Wesley Dawson

Location: 7209 & 7215 John McCain Road

Request: Consideration of a zoning change from the AG Agricultural and R-20 Single Family Residential zoning districts to the AG Agricultural and R-20 Single Family Residential zoning districts. The purpose is to allow for a swap of AG and R-20 areas for the development of an 11 lot subdivision. A total of 10 lots are proposed with the R-20 zoning with 1 large AG lot.

Protestor's Name and Property Description

1) Full Address or Legal description of Protestor's Property

109 Stillwater Circle
Colleyville, TX 76034

2) Owner of Property (as listed with the Tarrant County Appraisal District property tax records):

James P. Law + Lisa Renee Law

I/We, the undersigned, do hereby protest the change to the zoning regulations proposed in the above-described City of Colleyville Zoning Case. This protest is made pursuant to Texas Local Government Code Section 211.006(d) and the Colleyville Land Development Code Section 1.18B (8). By signing below, I/We hereby represent that I/We am/are the owner(s) of the above-described Property or that I/We am/are authorized to sign this protest on behalf of the identified owners pursuant to a power of attorney or similar authority that is in full force and effect as of the time and date indicated below. I/We further represent that the statements made herein are true and correct.

Name of Protestor(s):

J P Law

Name (Print)

Title (if applicable)

[Signature] 6/11/18

Signature & Date

Name (Print)

Title (if applicable)

Signature & Date

Letter of Opposition

CITY OF COLLEYVILLE- ZONING PROTEST PETITION

Zoning Case Being Protested: Zoning Case Number ZC18-013

Applicant: Wesley Dawson

Location: 7209 & 7215 John McCain Road

Request: Consideration of a zoning change from the AG Agricultural and R-20 Single Family Residential zoning districts to the AG Agricultural and R-20 Single Family Residential zoning districts. The purpose is to allow for a swap of AG and R-20 areas for the development of an 11 lot subdivision. A total of 10 lots are proposed with the R-20 zoning with 1 large AG lot.

Protestor's Name and Property Description

1) Full Address or Legal description of Protestor's Property

101 Stillwater
Colleyville, TX 76034

2) Owner of Property (as listed with the Tarrant County Appraisal District property tax records):

Leroy Allen & Natalie Allen

I/We, the undersigned, do hereby protest the change to the zoning regulations proposed in the above-described City of Colleyville Zoning Case. This protest is made pursuant to Texas Local Government Code Section 211.006(d) and the Colleyville Land Development Code Section 1.18B (8). By signing below, I/We hereby represent that I/We am/are the owner(s) of the above-described Property or that I/We am/are authorized to sign this protest on behalf of the identified owners pursuant to a power of attorney or similar authority that is in full force and effect as of the time and date indicated below. I/We further represent that the statements made herein are true and correct.

Name of Protestor(s):

Le Roy Allen
Name (Print)

Name (Print)

Title (if applicable)

Title (if applicable)

[Signature]
Signature & Date

Signature & Date

Letter of Opposition

CITY OF COLLEYVILLE- ZONING PROTEST PETITION

Zoning Case Being Protested: Zoning Case Number ZC18-013

Applicant: Wesley Dawson

Location: 7209 & 7215 John McCain Road

Request: Consideration of a zoning change from the AG Agricultural and R-20 Single Family Residential zoning districts to the AG Agricultural and R-20 Single Family Residential zoning districts. The purpose is to allow for a swap of AG and R-20 areas for the development of an 11 lot subdivision. A total of 10 lots are proposed with the R-20 zoning with 1 large AG lot.

Protestor's Name and Property Description

1) Full Address or Legal description of Protestor's Property

105 Stillwater Circle
Colleyville TX 76034

2) Owner of Property (as listed with the Tarrant County Appraisal District property tax records):

Clyde a Lenette Cox

I/We, the undersigned, do hereby protest the change to the zoning regulations proposed in the above-described City of Colleyville Zoning Case. This protest is made pursuant to Texas Local Government Code Section 211.006(d) and the Colleyville Land Development Code Section 1.18B (8). By signing below, I/We hereby represent that I/We am/are the owner(s) of the above-described Property or that I/We am/are authorized to sign this protest on behalf of the identified owners pursuant to a power of attorney or similar authority that is in full force and effect as of the time and date indicated below. I/We further represent that the statements made herein are true and correct.

Name of Protestor(s):

Clyde Cox
Name (Print)

Lenette Cox
Name (Print)

Title (if applicable)

Clyde Cox
Signature & Date

Title (if applicable)

Lenette Cox
Signature & Date

Letter of Support

Parts & Service
• Audi • BMW
• Lexus • Porsche
• Mercedes • VW
www.allzim.com



1804 Reliance Parkway
Bedford, TX 76021
800-356-2964 US/Canada Toll Free
817-267-4451 Local/International
817-545-2002 Fax

10 May 2018

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

Planning and Zoning
City Council

ZONING CASE # ZC18-013

Members,

Since Mr. Wesley Dawson purchased the property adjacent to the South side of my property at 7209 John McCain, we have discussed developing the property. Mr. Dawson has presented interesting and dynamic proposals in the past few years all of them with merit. I believe that this is one of his best and will be an asset to Colleyville.

Mrs. Zim and I have discussed the responsibilities necessary to embark on this project and have come to the conclusion that this is more than we want to engage in at our age. It is our desire to move into a more manageable homestead closer to our business in Bedford.

I will be unable to attend the May 14th meeting.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Aldwin H. Zim".

Aldwin H. Zim

ORDINANCE O-18-2048

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 12.038 ACRES, ON LOT 1, BLOCK 1, ALLZIM ACRES ADDITION, AND TRACT 2A7B, 2A8C, & 2A9A, ABSTRACT 533, IN THE MARY M. FREEMAN SURVEY, AND TRACT 4D02, ABSTRACT 295, IN THE WILLIAM E. CROOKS SURVEY, LOCATED AT 7209 AND 7215 JOHN MCCAIN ROAD, FROM THE AG-AGRICULTURAL AND R-20 SINGLE FAMILY RESIDENTIAL DISTRICTS TO THE AG-AGRICULTURAL AND R-20 SINGLE FAMILY RESIDENTIAL DISTRICTS; 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 ZC18-013; 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 12.038 acres, on Lot 1, Block 1, Allzim Acres Addition, and Tract 2A7B, 2A8C, & 2A9A, Abstract 533, in the Mary M. Freeman Survey, and Tract 4D02, Abstract 295, in the William E. Crooks Survey, located at 7209 and 7215 John McCain Road, from the AG-Agricultural and R-20 Single Family Residential districts to the AG-Agricultural and R-20 Single Family Residential districts, 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 5th day of June 2018.

The second reading and public hearing being conducted on the 19th day of June 2018.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 19TH DAY OF JUNE 2018.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Chuck Kelley	_____
Place 3, Kathy Wheat	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

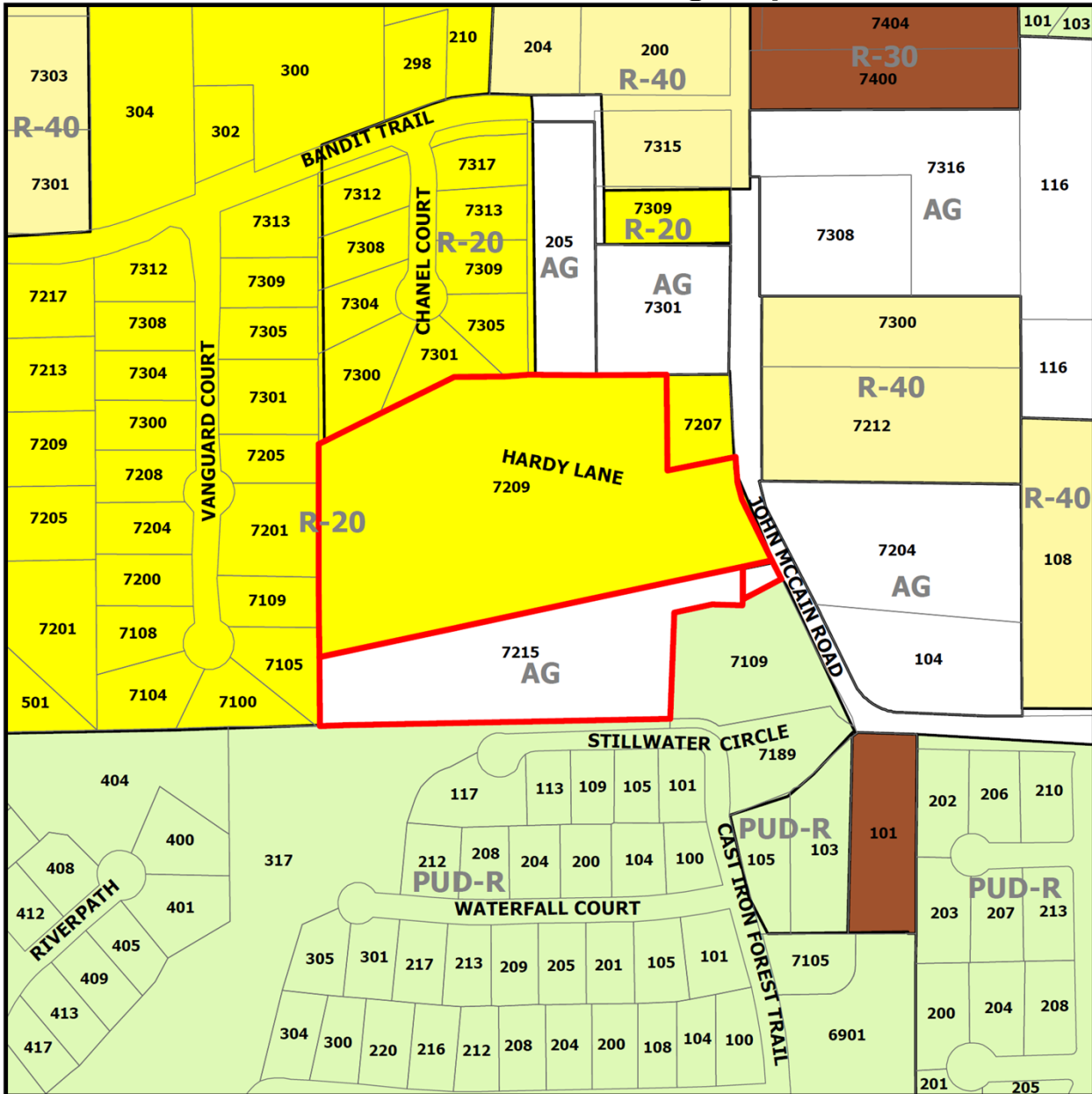
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM AND LEGALITY:

Whitt L. Wyatt
City Attorney

Exhibit "A"- Zoning Map



ZC18-013

7209 and 7215 John McCain Road

DISCLAIMER:

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 Subject Property





City of Colleyville City Council Agenda Briefing

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

Agenda Number 5f

Agenda Date 06/19/2018

Number Ordinance O-18-2049

Type Ordinance

Department Community Development

Title

Consideration of a zoning change from the AG-Agricultural zoning district to the RE Single Family 'Estate' Residential zoning district on Tracts 1B & 1B1A, Abstract 294, in the Robert Chowning Survey, located at 6900 Pool Road, Case ZC18-014

Strategic Plan

There is no Strategic Plan connection for this item.

Explanation

Second Reading and Public Hearing

First Reading and Public Hearing

Eddie Rodriguez, the applicant, has submitted a request for a zoning change for Tracts 1B & 1B1A, Abstract 294, in the Robert Chowning Survey, being approximately 1.941 acres, and zoned AG Agricultural. The purpose is to rezone from AG to RE Single Family "Estate" Residential district in order for demolition of the current home to allow for the construction of a new single-family residential home.

Existing Conditions/Background: The subject property, 6900 Pool Road, resides on the west side of Pool Road just north of Twelve Oaks Lane. The subject property currently has AG zoning and a single-family residence.

Proposed Zoning:

Request – The applicant requests to rezone the property from the AG district to RE zoning district. The subject property covers approximately 1.9 acres. The minimum standards for the RE zoning district are as follows:

Minimum Lot Size:	80,000 square feet
Minimum Lot Width:	200 feet
Minimum Lot Depth:	300 feet
Front Building Line:	40 feet
Side Building Line:	25 feet
Rear Building Line:	40 feet
Maximum Lot Coverage:	20 percent

Analysis: The requested RE zoning allows the applicant to plat a single residential lot that already exists. The applicant has proposed the zoning change, in order to

facilitate redevelopment of the property with a new single family residence. The lot fits safely into the RE classification and fits nicely between the R-20 lots to the south and the large AG lot to the north.

Surrounding Development: Most of the property to the north and east falls inside the City of Grapevine corporate limits. The east side of Pool Road has largely developed with single-family residential uses, while a large creek has restricted development options to the north. The R-20 zoned properties to the south have developed with single-family residences.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for single-family residential development. The proposed RE zoning does not conflict with any portion of the comprehensive plan. The proposed RE zoning facilitates the minimum desired residential density of 1.8 units per net acre.

Public Notification: Staff-mailed notices to all property owners within 200 feet, Homeowners Associations within 500 feet, and Grapevine Colleyville ISD on Friday, April 27, 2018, regarding this request, per state law. Notice was also published in the *Fort Worth Star-Telegram* on Saturday, April 28, 2018, as required by State law and the Land Development Code. To date, staff has not received any responses.

Staff Recommendation: Staff recommends approval for the applicants request based on the following findings:

1. The proposed zoning meets the intent of the residential designation assigned in the Destination Colleyville comprehensive plan.
2. RE zoning is compatible with the zoning districts surrounding the subject property.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval at their May 14, 2018 meeting by a vote of 7-0.

Financial Impact

There is no financial impact to the City.

Recommendation

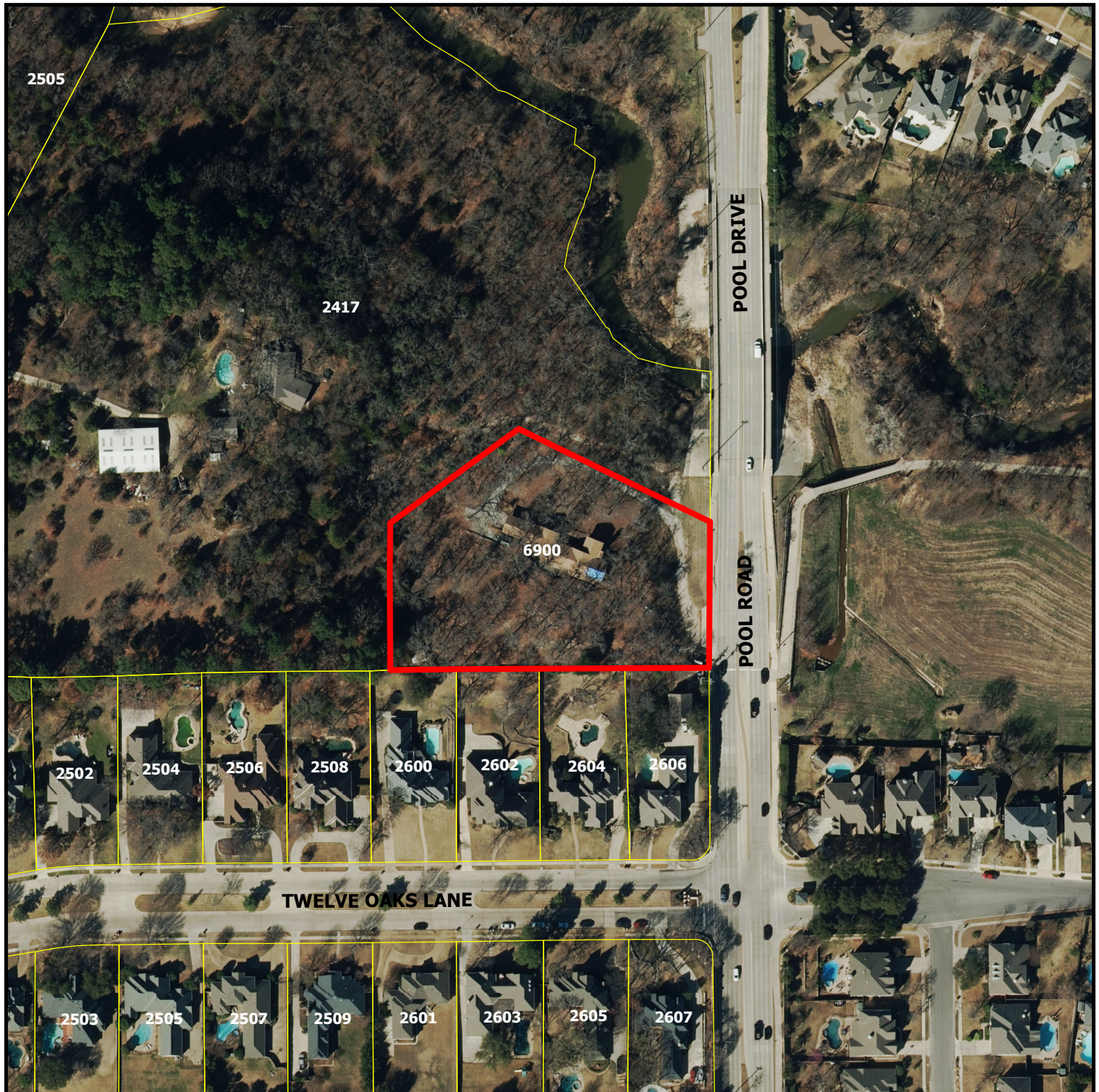
Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Zoning Exhibit
5. Notification Map
6. Notification List
7. Property Owner Notification

8. Ordinance O-18-2049

Aerial Map



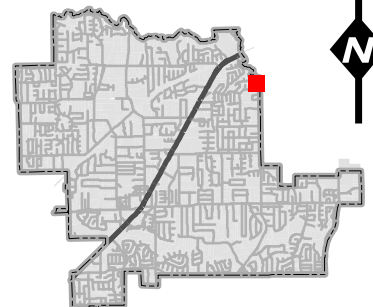
ZC18-014

6900 Pool Road

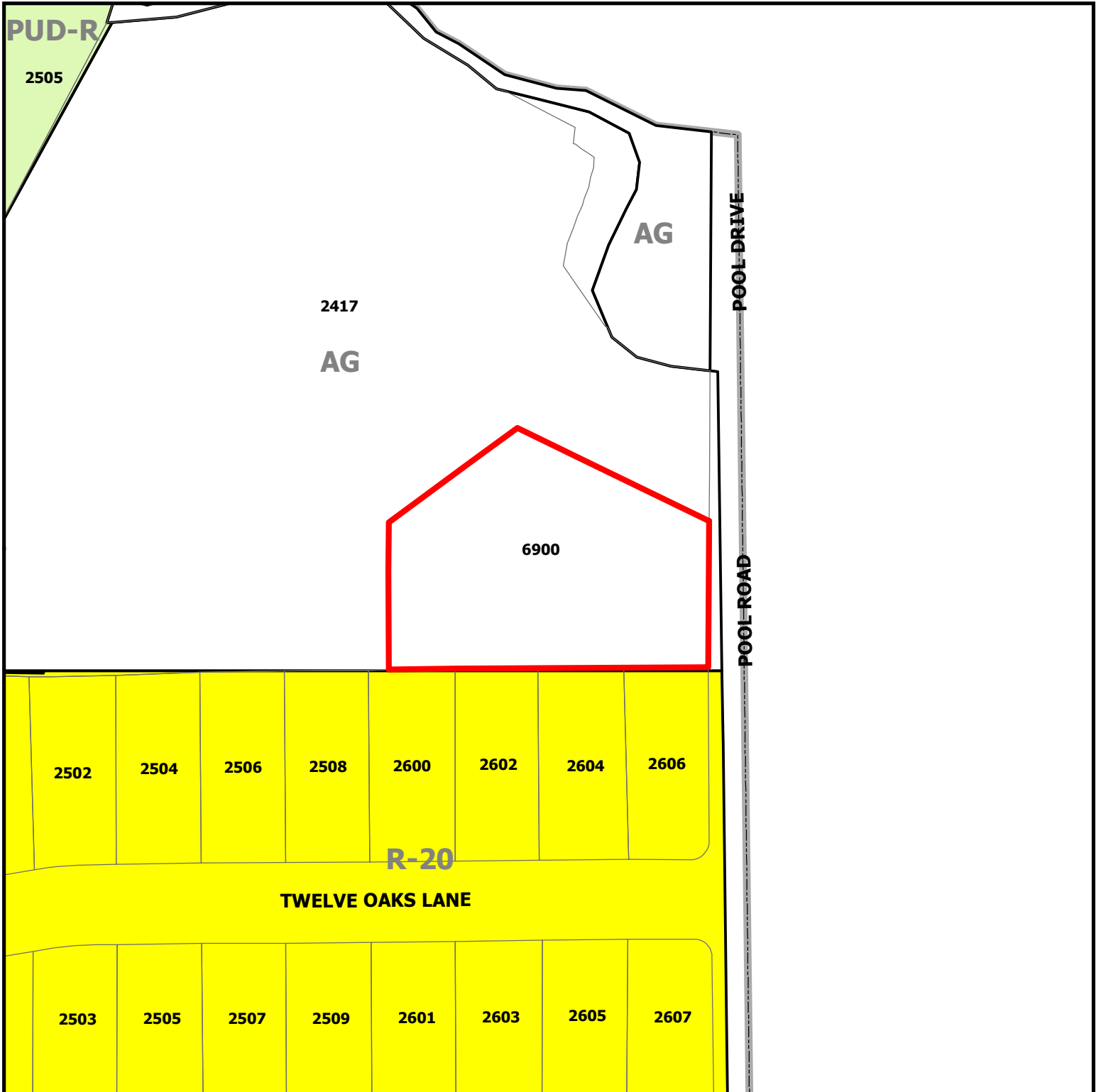
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Subject Property



Zoning Map



ZC18-014

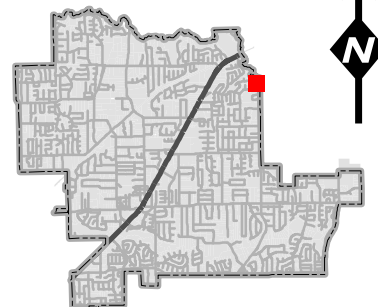
6900 Pool Road

DISCLAIMER:

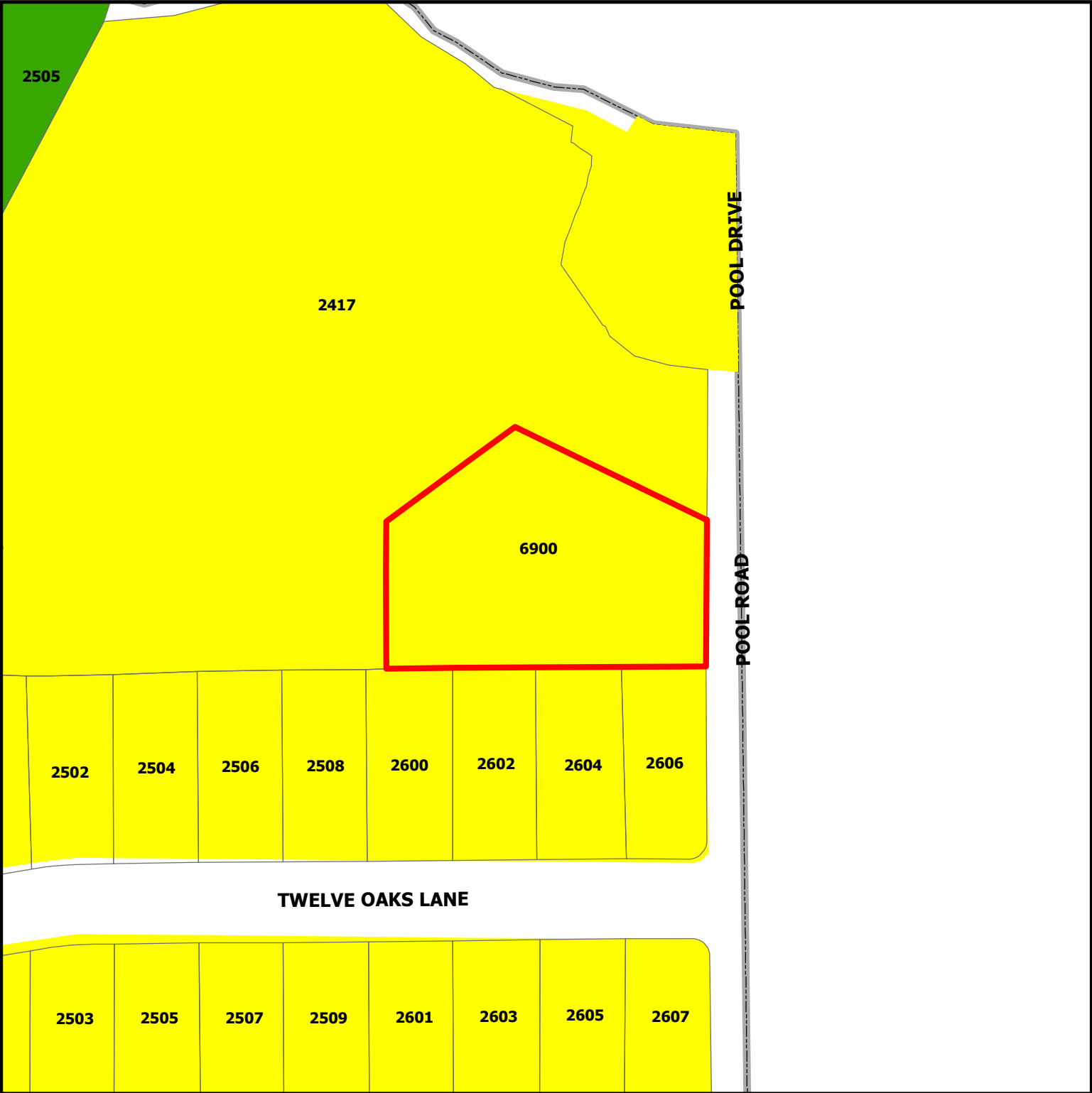
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Subject Property

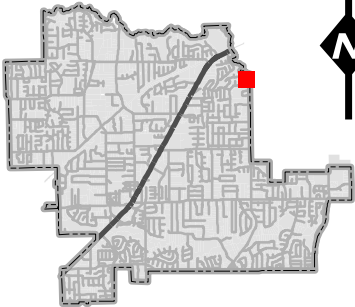


Future Land Use Map



ZC18-014
6900 Pool Road

-  Subject Property
-  Residential
-  Open Space; Parks

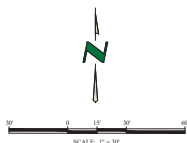


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Zoning Exhibit

Line Data Table		
Line #	Distance	Bearing
L1	16.29'	N70°36'35"W
L2	31.20'	S13°02'19"W
L3	7.91'	N51°48'07"W
L4	25.38'	N43°31'34"W
L5	43.84'	N26°03'43"W
L6	74.82'	S70°38'55"E

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	26.18'	12.90'	116°18'55"	S70°02'26"W	21.91'

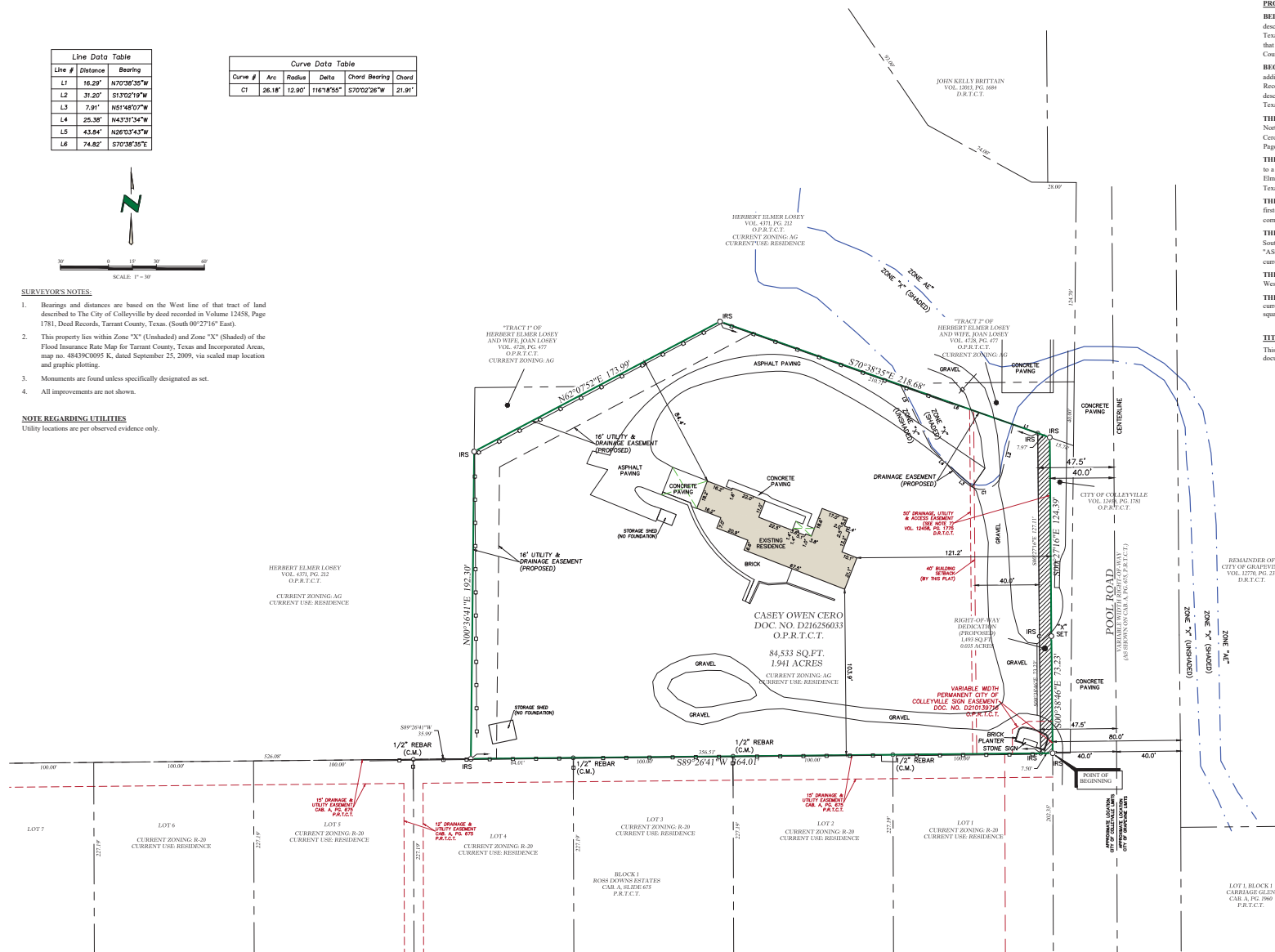


SURVEYOR'S NOTES:

1. Bearings and distances are based on the West line of the tract of land described to the City of Colleyville by deed recorded in Volume 12458, Page 1781, Deed Records, Tarrant County, Texas. (South 09°27'16" East).
2. This property lies within Zone "X" (Unshaded) and Zone "X" (Shaded) of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0095 K, dated September 25, 2009, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. All improvements are not shown.

NOTE REGARDING UTILITIES

NOTE REGARDING UTILITIES
Utility locations are per observed evidence only



PROPERTY DESCRIPTION:

BEING a tract of land situated in the R. Chowning Survey, Abstract No. 294, Tarrant County, Texas, and being that same tract of land described to Casey Owen Cero by deed recorded in Document No. D216256033 of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows (Bearings and distances are based on the West line of that tract of land described to The City of Colleyville by deed recorded in Volume 12458, Page 1781, Official Public Records, Tarrant County, Texas. (South 00°27'16" East)):

BEGINNING at a 1/2 inch rebar with a cap stamped "ASC" set for the Northeast corner of Lot 1, Block 1 of Ross Downs Estates, an addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Page 675 of the Plat Records of Tarrant County, Texas, same being the Southeast corner of said Cero tract and being the Southwest corner of a tract of land described to the City of Colleyville by deed recorded in Volume 12458, Page 1781 of the Official Public Records of Tarrant County, Texas, and lying on the current West right-of-way line of Pool Road (variable width right-of-way);

THENCE South 89 Degrees 26 Minutes 41 Seconds West, departing the current West right-of-way line of said Pool Road, with the North line of said Block 1, a distance of 364.01 feet to a 1/2 inch rebar with a cap stamped "ASC" set for the Southwest corner of said Cero tract and the westernmost Southeast corner of a tract of land described to Herbert Elmer Losey by deed recorded in Volume 4371, Page 212 of the Official Public Records of Tarrant County, Texas;

THENCE North 00 Degrees 36 Minutes 41 Seconds East, with the westernmost East line of said Losey tract, a distance of 192.30 feet to a 1/2 inch rebar with a cap stamped "ASC" set for the Southwest corner of "Tract 1" of that same tract of land described to Herbert Elmer Losey and wife, Joan Losey by deed recorded in Volume 4728, Page 477 of the Official Public Records of Tarrant County, Texas;

THENCE North 62 Degrees 07 Minutes 52 Seconds East, with the Southeast line of said "Tract 1", and a Southeast line of said first-referenced Losey tract, a distance of 173.99 feet to a 1/2 inch rebar with a cap stamped "ASC" set for corner at an interior "el" corner of said first-referenced Losey tract:

THENCE South 70 Degrees 38 Minutes 35 Seconds East, with a Southwest line of said first-referenced Losey tract, and with the Southwest line of "Tract 2" of said second-referenced Losey tract, a distance of 218.68 feet to a 1/2 inch rebar with a cap stamped "ASC" for the Northwest corner of said City of Colleyville tract, same being the Northeast corner of said Cero tract, and lying on the current West right-of-way line of said Pool Road;

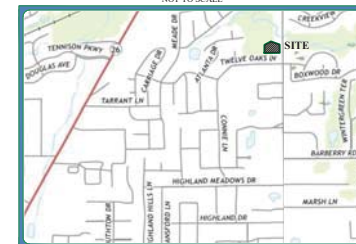
THENCE South 00 Degrees 27 Minutes 16 Seconds East, with the West line of said City of Colleyville tract, and with the current West right-of-way line of said Pool Road, a distance of 124.39 feet to an "X" set in concrete for corner;

TITLE COMMITMENT NOTES

This survey was prepared without the benefit of a commitment for title insurance. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

VICINITY MAP
NOT TO SCALE

NOT TO SCALE



ZONING EXHIBIT

1.941 ACRES
R. Chowning Survey, Abstract No. 294
City of Colleyville, Tarrant County, Texas
Zoning Exhibit for Zoning Change from AG to RE

DRAWN: E.R. CHECKED: T.M. DATE: 03/15/2018 JOB NO.: 201801020-2

SURVEYOR



WINDROSE
LAND SURVEYING | PLATTING

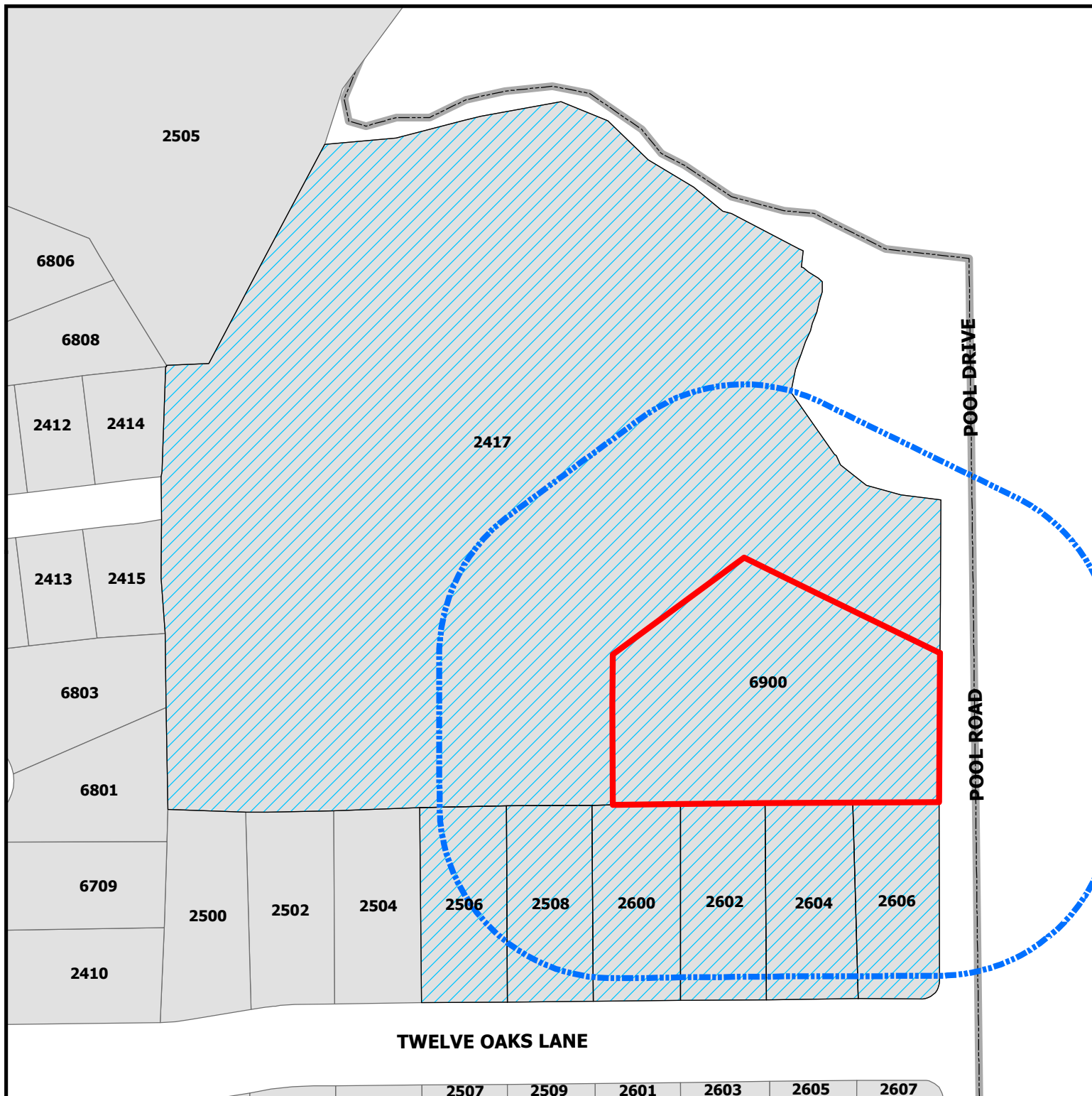
APPLICANT
EDDIE RODRIGUEZ
220 ELM STREET #200
LEWISVILLE, TX, 75057

OWNER/DEVELOPER
CASEY OWEN CERO
802 HEATHERWOOD
GRAPEVINE, TX, 76051

LEGEND

- | | |
|----------------|---------------------------|
| ASC - | ARTHUR SURVEYING COMPANY |
| CM - | CONTROL MONUMENT |
| IRS - | 1/2" REBAR W/ CAP STAMPED |
| | "ASC" SET |
| IPF - | IRON PIPE FOUND |
| SQ. FT. - | SQUARE FEET |
| O.P.R.T.C.T. - | OFFICIAL PUBLIC RECORDS |
| | TARRANT COUNTY TEXAS |
| P.R.T.C.T. - | PLAT RECORDS TARRANT |
| | COUNTY TEXAS |
| <hr/> | |
| | BOUNDARY |
| | ADJOINER |
| | EASEMENT |

Notification Map

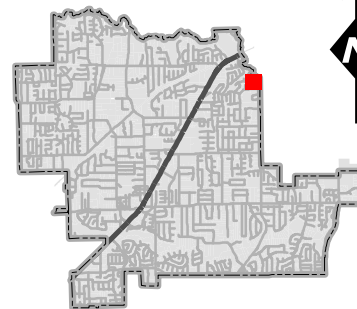


DISCLAIMER:
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ZC18-014

6900 Pool Road

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
COWGILL, JARED	2600 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2600 TWELVE OAKS LN
PORTER, WILLIAM G	2506 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2506 TWELVE OAKS LN
LOSEY, HERBERT E	2417 WILKES DR	COLLEYVILLE, TX	76034	2417 WILKES DR
ABSHIRE, RICHARD	2606 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2606 TWELVE OAKS LN
CERO, CASEY O	802 HEATHER WOOD DR	GRAPEVINE, TX	76051	6900 POOL RD
COSAND, JEFFREY W	2604 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2604 TWELVE OAKS LN
NORRIS, MICHAEL	2602 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2602 TWELVE OAKS LN
STAMBAUGH, MARK K	2508 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2508 TWELVE OAKS LN
ROSS DOWNS ESTATES	4113 GATEWAY DRIVE #100	COLLEYVILLE, TX	76034	COURTESY NOTICE
CITY OF GRAPEVINE	200 S. MAIN STREET	GRAPEVINE, TX	76051	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E. WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
RODRIGUEZ, EDDIE	220 ELM STREET #200	LEWISVILLE, TX	75057	APPLICANT

Public hearing notices were mailed on Friday, April 27, 2018 by Araceli Botello



NOTICE OF PUBLIC HEARING

Zoning Case Number: ZC18-014
Applicant: Eddie Rodriguez
Owner: Casey D. Cero
Location: 6900 Pool Road
Property Description: Tracts 1B & 1B1A, Abstract 294, in the Robert Chowning Survey
Present Zoning: AG Agricultural zoning district
Request: Consideration of a zoning change from the AG Agricultural zoning district to the RE Single Family 'Estate' Residential zoning district. The purpose is to rezone to an appropriate zoning district for platting, to allow for demolition of the current home and construction of a new single-family residential home.

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, May 14, 2018 at 7:00 p.m.
City Council Meetings: Tuesday, June 5, 2018 & Tuesday, June 19, 2018 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 500 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. A brief project description can be found online on the Active Development Case map: <https://www.colleyville.com/zoning.html>. For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Felix Landry
Principal Planner
flandry@colleyville.com

ORDINANCE O-18-2049

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.941 ACRES, BEING TRACTS 1B & 1B1A, ABSTRACT 294, IN THE ROBERT CHOWNING SURVEY, LOCATED AT 6900 POOL ROAD, FROM THE AG-AGRICULTURAL DISTRICT TO THE RE SINGLE FAMILY 'ESTATE' 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 ZC18-014; 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 1.941 acres, being Tracts 1B & 1B1A, Abstract 294, in the Robert Chowning Survey, located at 6900 Pool Road, from the AG-Agricultural district to the RE Single Family 'Estate' 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 5th day of June 2018.

The second reading and public hearing being conducted on the 19th day of June 2018.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 19TH DAY OF JUNE 2018.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Chuck Kelley	_____
Place 3, Kathy Wheat	_____	Place 6, Callie Rigney	_____
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

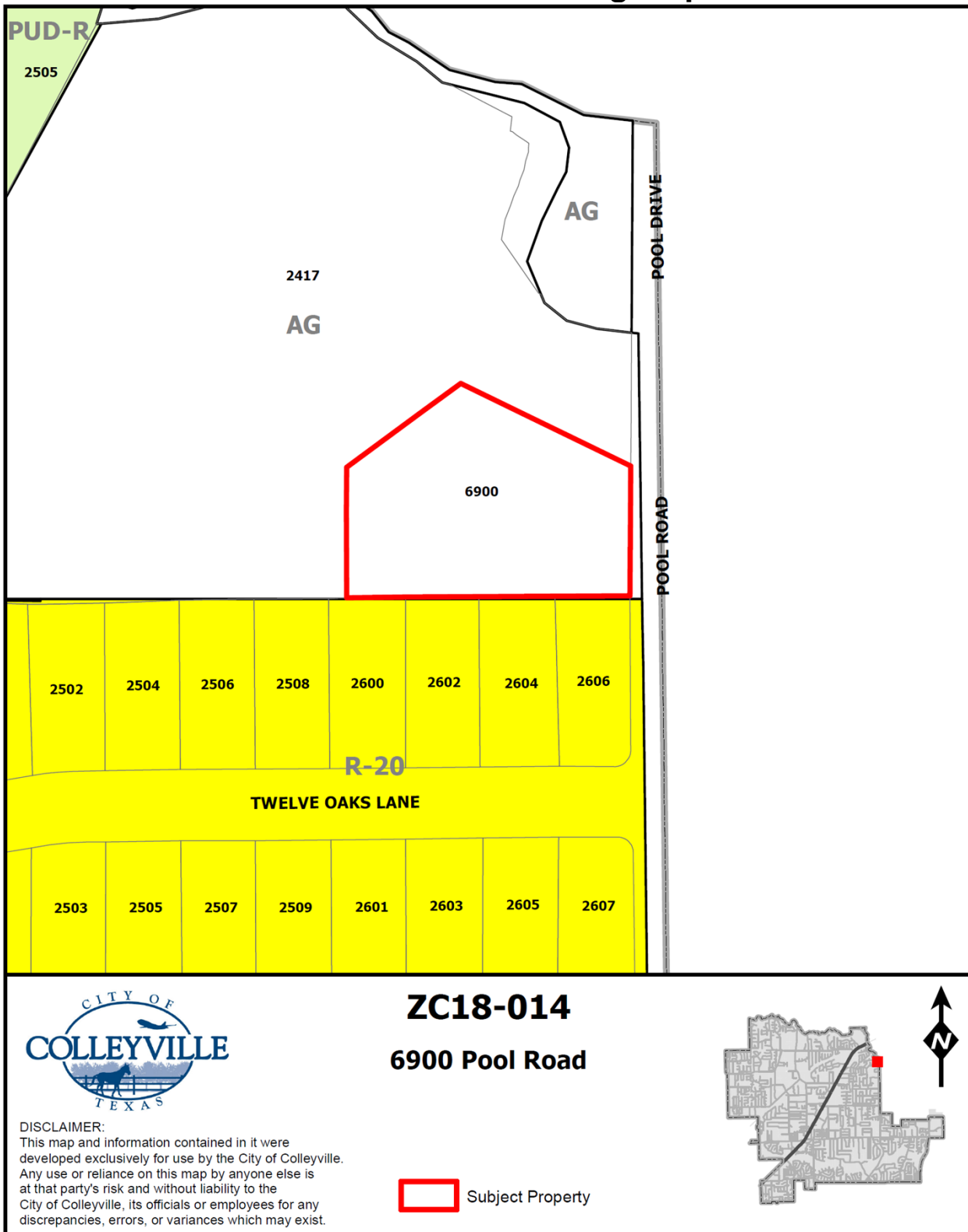


Exhibit "B"- Metes & Bounds Description

PROPERTY DESCRIPTION:

BEING a tract of land situated in the R. Chowning Survey, Abstract No. 294, Tarrant County, Texas, and being that same tract of land described to Casey Owen Cero by deed recorded in Document No. D216256033 of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows (Bearings and distances are based on the West line of that tract of land described to The City of Colleyville by deed recorded in Volume 12458, Page 1781, Official Public Records, Tarrant County, Texas. (South 00°27'16" East)):

BEGINNING at a 1/2 inch rebar with a cap stamped "ASC" set for the Northeast corner of Lot 1, Block 1 of Ross Downs Estates, an addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Page 675 of the Plat Records of Tarrant County, Texas, same being the Southeast corner of said Cero tract and being the Southwest corner of a tract of land described to the City of Colleyville by deed recorded in Volume 12458, Page 1781 of the Official Public Records of Tarrant County, Texas, and lying on the current West right-of-way line of Pool Road (variable width right-of-way);

THENCE South 89 Degrees 26 Minutes 41 Seconds West, departing the current West right-of-way line of said Pool Road, with the North line of said Block 1, a distance of 364.01 feet to a 1/2 inch rebar with a cap stamped "ASC" set for the Southwest corner of said Cero tract and the westernmost Southeast corner of a tract of land described to Herbert Elmer Losey by deed recorded in Volume 4371, Page 212 of the Official Public Records of Tarrant County, Texas;

THENCE North 00 Degrees 36 Minutes 41 Seconds East, with the westernmost East line of said Losey tract, a distance of 192.30 feet to a 1/2 inch rebar with a cap stamped "ASC" set for the Southwest corner of "Tract 1" of that same tract of land described to Herbert Elmer Losey and wife, Joan Losey by deed recorded in Volume 4728, Page 477 of the Official Public Records of Tarrant County, Texas;

THENCE North 62 Degrees 07 Minutes 52 Seconds East, with the Southeast line of said "Tract 1", and a Southeast line of said first-referenced Losey tract, a distance of 173.99 feet to a 1/2 inch rebar with a cap stamped "ASC" set for corner at an interior "ell" corner of said first-referenced Losey tract;

THENCE South 70 Degrees 38 Minutes 35 Seconds East, with a Southwest line of said first-referenced Losey tract, and with the Southwest line of "Tract 2" of said second-referenced Losey tract, a distance of 218.68 feet to a 1/2 inch rebar with a cap stamped "ASC" for the Northwest corner of said City of Colleyville tract, same being the Northeast corner of said Cero tract, and lying on the current West right-of-way line of said Pool Road;

THENCE South 00 Degrees 27 Minutes 16 Seconds East, with the West line of said City of Colleyville tract, and with the current West right-of-way line of said Pool Road, a distance of 124.39 feet to an "X" set in concrete for corner;

THENCE South 00 Degrees 38 Minutes 46 Seconds East, continuing with the West line of said City of Colleyville tract and with the current West right-of-way line of said Pool Road, a distance of 73.23 feet to the **POINT OF BEGINNING** and containing 84,533 square feet or 1.941 acres of land, more or less.



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6a

Agenda Date 06/19/2018

Number Resolution R-18-4274

Type Resolution

Department Community Development

Title

Consideration of a replat for Lot 1R, Block 1, Wood Estates Addition and Lot 1, Block 1, Westcoat Estate Addition, located at 406 & 411 McDonwell School Road E and 6605 Westcoat Drive, Case PC17-027

Strategic Plan

4.3 Adopt best-practice planning and development processes

Explanation

Reading and Public Hearing

Richard DeFalco, the applicant, has submitted a request for a Replat of Lot 1, Block 1, of the Wood Estates, Tracts 1A & 2A, Abstract 1748, in the James E Weathers Survey, and Tract 2A & 2A01, Abstract 1674, in the Robert B Williams Survey, being approximately 31.269 acres, and zoned AG Agricultural and RE Single Family 'Estate' Residential districts. The purpose of the request is to subdivide the 4 properties into 2 lots, one lot being 29.425 acres and the second lot being 1.844 acres. Additionally, the request includes the abandonment of a portion of McDonwell School Road E.

Existing Conditions/Background: The subject property currently consists of mostly undeveloped agricultural and estate land with one existing single family residence on the lot addressed 411 McDonwell School Road. Altogether, the properties have frontage to the west on Westcoat Drive and on the east where McDonwell School Road terminates into the private property. Residential development has occurred to the north, east along McDonwell School Road, and to the west along Westcoat Drive. The property to the south largely consists of agricultural land also owned by Ms. Garrison with a few single family residences under separate ownerships.

Ms. Garrison would like to consolidate the subject properties into one lot, abandon a portion of McDonwell School Road's unconstructed right-of-way, and reshape the existing single family lot at 411 McDonwell School Road.

Lot Dimensions and Setbacks:

Per the Land Development Code Section 3.24.G, Schedule of District Regulations, the R-40 zoning regulations require the following standards:

Minimum Lot Area: 40,000 square feet
Minimum Lot Width: 150 feet

Minimum Lot Depth: 150 feet
Minimum Front Yard Setback: 40 feet
Minimum Side Yard Setbacks: 15 feet
Minimum Rear Yard Setback: 25 feet

And the AG zoning regulations require the following standards:

Minimum Lot Area: 130,680 square feet
Minimum Lot Width: 200 feet
Minimum Lot Depth: 300 feet
Minimum Front Yard Setback: 40 feet
Minimum Side Yard Setbacks: 25 feet
Minimum Rear Yard Setback: 40 feet

As submitted, the proposed plat meets all of the requirements of the R-40 and AG zoning per the Land Development Code.

Surrounding Development: All of the surrounding property has developed with single family residences using a variety of zoning classifications including: PUD-R, RE, R-40, and AG.

Analysis: The proposed plat will consolidate a group of commonly owned parcels, some un-platted, into a single platted AG lot. This plat will also reshape the existing residential lot located at 411 McDonwell School road into an R-40 compliant lot, similar to other residential lots along McDonwell School Road E. As proposed, this plat organizes the legal status of the existing land more than the current status and further establishes the terminus of McDonwell School Road.

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.

This plat reduces the number of developable lots and will not incur any impact fees. If in the future this land gets subdivided, the city will calculate fees then.

Tree Preservation: Any subdivision 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 of the subject property on Friday, April 27, 2018. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code on Saturday, April 28, 2018. To date, no correspondence has been received for this item.

Staff Recommendation: The proposed Replat meets the requirements of the Land Development Code, staff recommends approval.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the plat at their May 14, 2018 meeting by a vote of 7-0.

Financial Impact

There is no fiscal impact for this item.

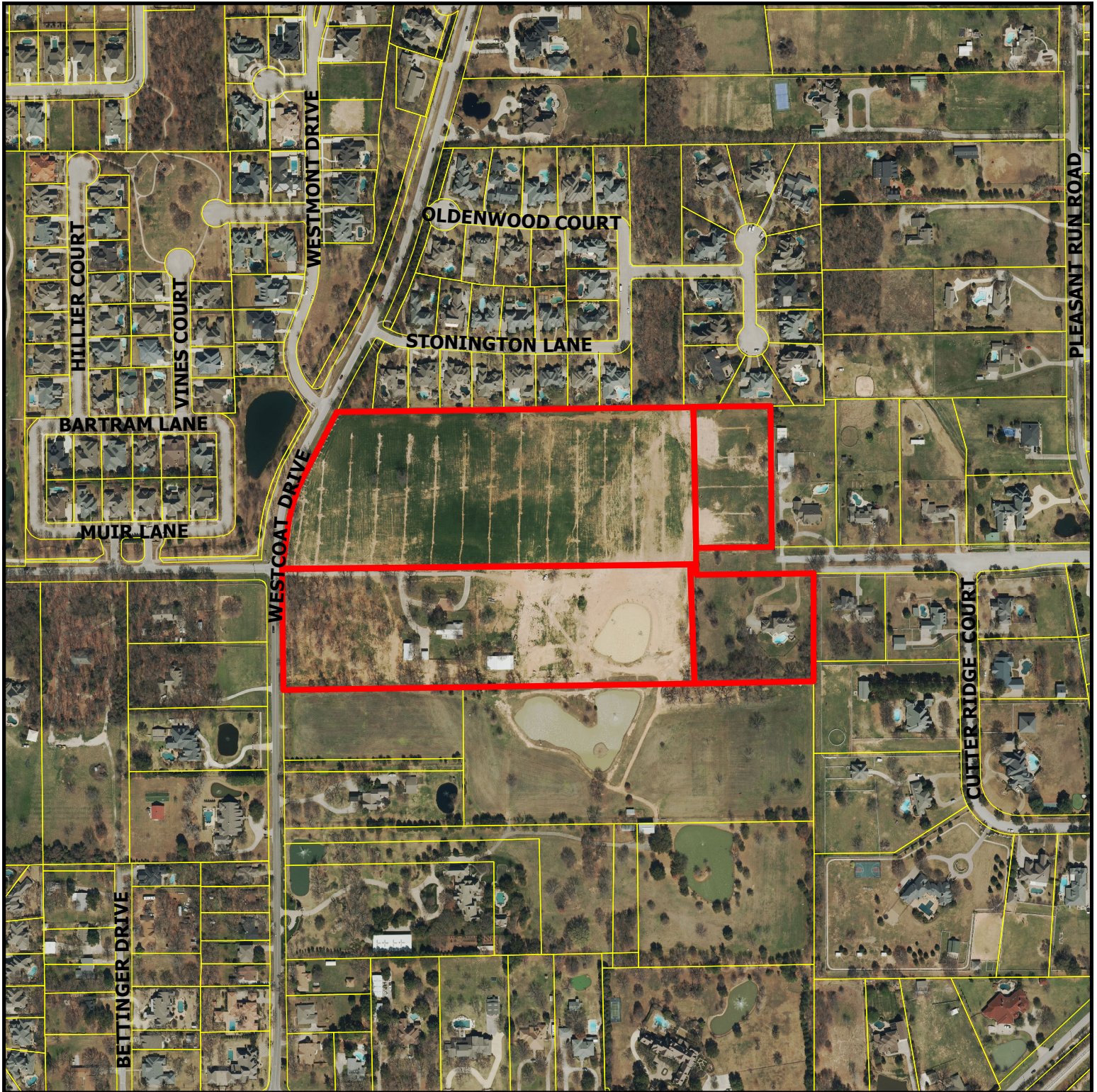
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Notification Map
6. Notification List
7. Property Owner Notification
8. Resolution R-18-4274

Aerial Map

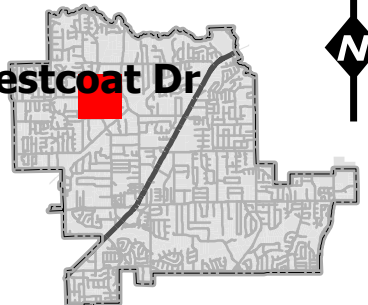


PC17-027

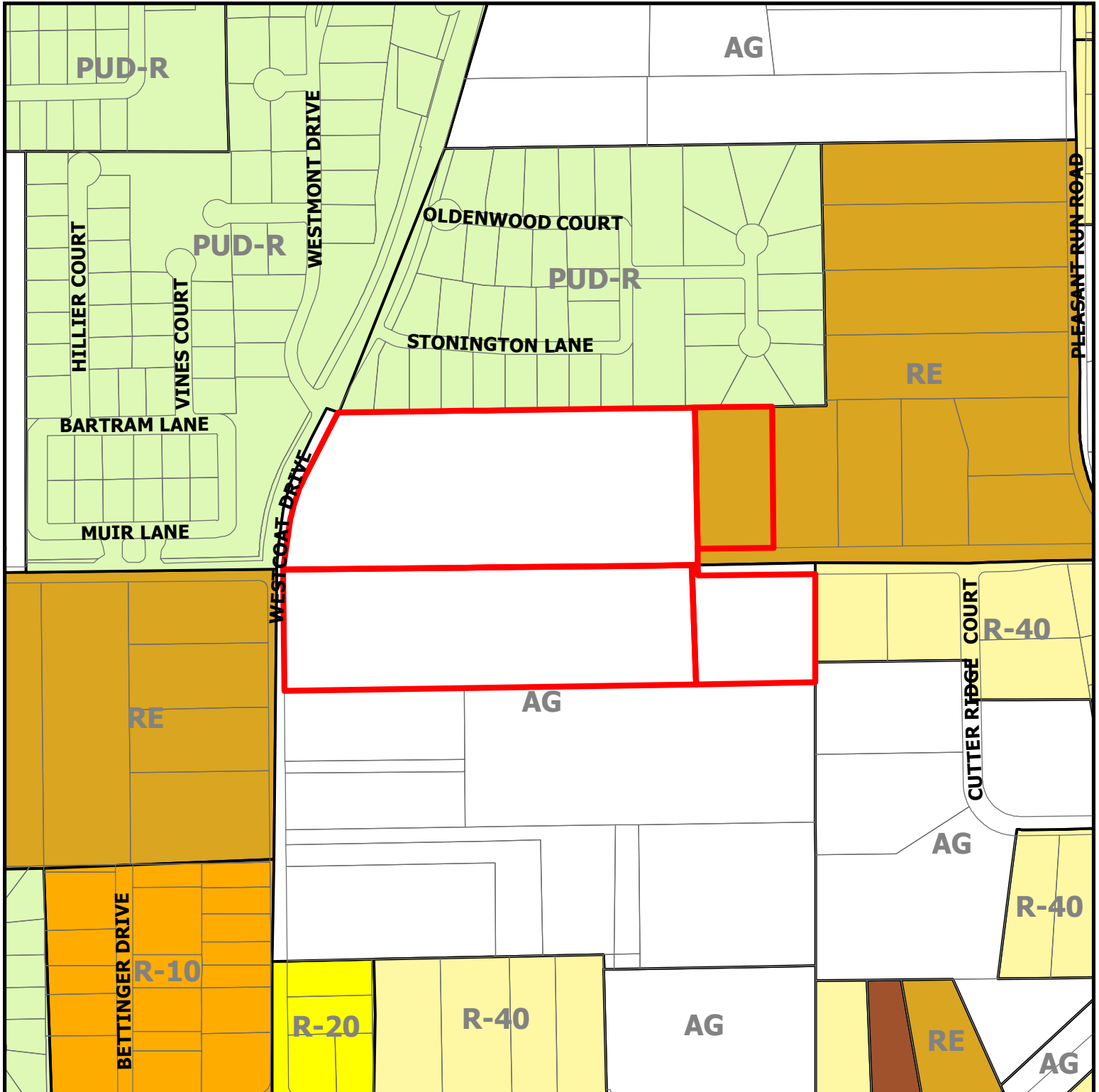
406 & 411 McDonwell School Rd E and 6605 Westcoat Dr

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 Subject Property

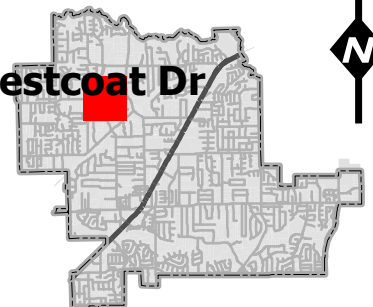


Zoning Map



PC17-027

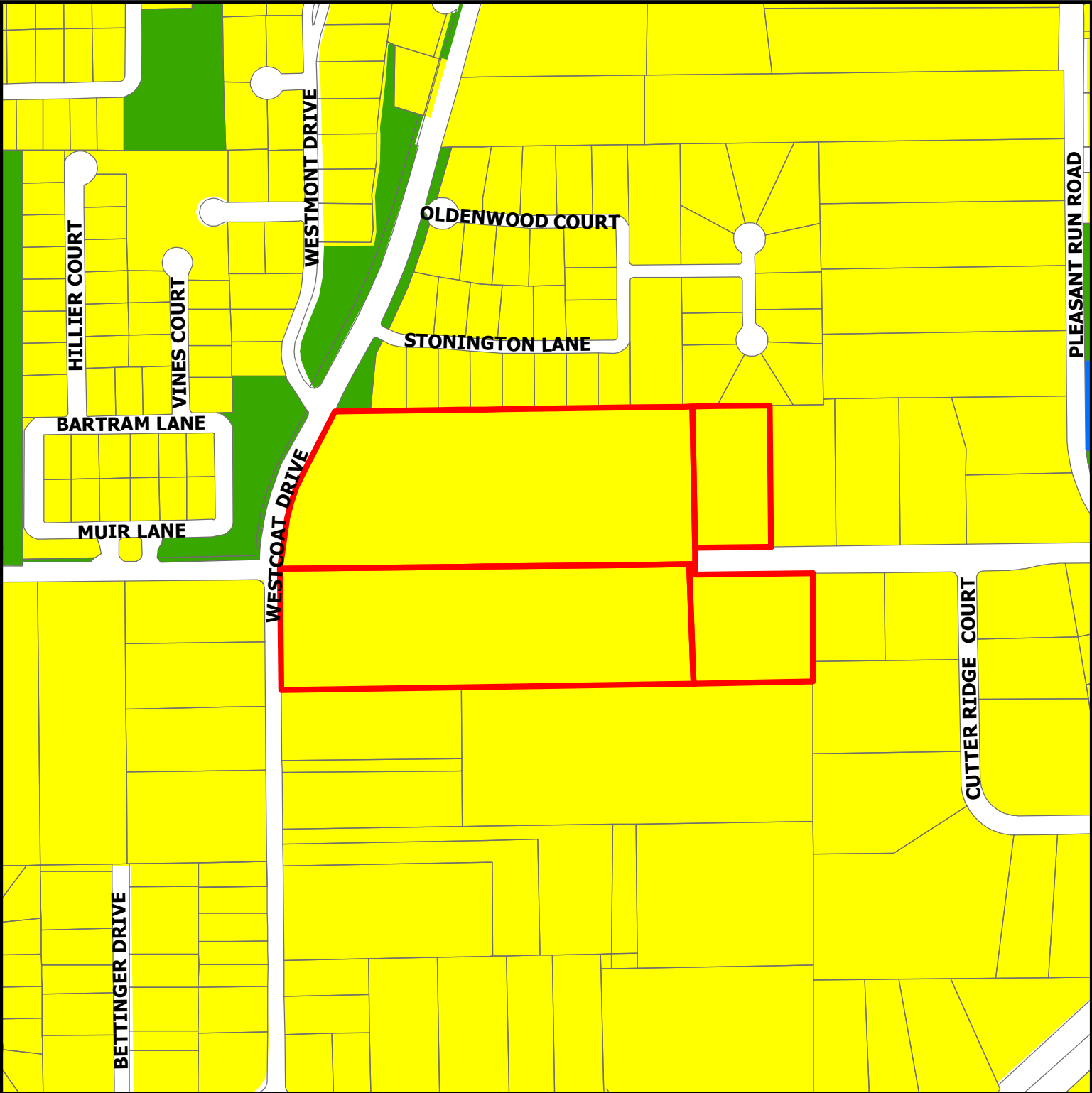
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 Subject Property

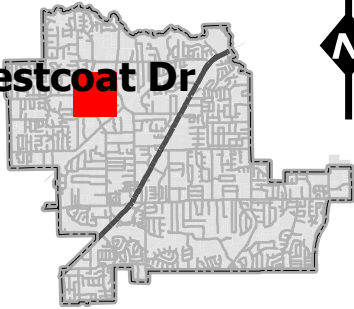
Future Land Use Map



PC17-027

406 & 411 McDonwell School Rd E and 6605 Westcoat Dr

-  Subject Property
-  Residential
-  Institutional
-  Open Space; Parks



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Plat Exhibit

Whereas Greystone Manor LP is the owner of a tract of land in the J. Williams Survey, A-1745, the O. C. Strum Survey, A-1487, and the R.B. Williams Survey, A-1674, Tarrant County, Texas, being a 29.425 acre tract conveyed to it, by documents D2172266497, and D216249375, Deed Records of Tarrant County, Texas being that tract shown as "Lot 1 Block 1, Westcoat Estate", an Addition to the City of Colleyville, Tarrant County, Texas, and more particularly described by metes and bounds as follows:

Legal Description: Legal Description: a 29.425 acre tract located on Westcoat Drive, Colleyville, Tarrant County, Texas, situated in the R.B. Williams Survey, A-1674, the O.C. Strum Survey, A-1487, and the J. Williams Survey, A-1745, being that land as described in D216033968, DRTCT, and a portion of Wood Estates, as recorded in Volumes 388-216, Page 23, PRCTCT, and more particularly described by metes and bounds as follows:

Beginning at a Point, said point being the NW corner of the tract, being the SW corner of land of Oakbrook Hills, Instrument No. D205029168, DRTCT, Cabell A/ Slide 3287, PRCTCT, being in the approximate center line of Westcoat Drive, and being located N 89° 44' 00" W, 29.1' from a 2" metal post (fnd)

thence along the approximate center line of Westcoat Drive, by a curve to the left, having a radius of 955.00', for an arc length of 565.10', said curve having a chord bearing of S 17°19'47" W, for 557.38';

thence S 0°42'00" W by the approximate center line of Westcoat Drive for 334.89' to a point from which a 2" metal post (fnd) bears N 90° 00' 00" E 31.3';

thence N 90°00'00" E by land of Greystone Manor LLP, D206010678, DRTCT, (the Hiley Addition, Vol 388-159, Page 88, PRCTCT), passing a 2" metal post (fnd) at 31.3' and continuing for a total of 1319.40' to a 1/2" capped IR (set);

thence N 89°50'42" E by land of said Greystone Manor LP, for 142.00' to a 1/2" capped IR (set);

thence N 0°00'00" E for 150.00' to a 1/2" capped IR (set);

thence N 2°16'12" E for 201.86' to a 1/2" capped IR (set);

thence N 0°00'00" E across the terminus of McDowell School Rd for 59.74' to a 1/2" capped IR (set);

thence N 89°42'19" E for 104.10' to a 1/2" IR (fnd);

thence S 0°12'58" W by land of Nicholas Petroff, D216044196, DRTCT (Lot 9 of Pleasant Run Estates, Vol 388-128/ Pg 7, PRCTCT), for 447.72' to a 2" post at the corner of Wrought Iron Fences;

thence N 89°43'20" W by land of Oakbrook Hills, Cab A/ Slide 3287, PRCTCT, for 252.41' to a point from which a 1/2" IR (fnd) bears South 2°06';

thence N 89°44'00" W by land of said Oakbrook Hills, for 1149.30' to the Point of Beginning .

Area = 29.425 Acres, of which 0.62 acres lies within Westcoat Drive and 28.805 acres, or 1,254,746 sq. ft. is outside of Westcoat Drive

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS,

that I, Julianna Garrison, for Greystone Manor LP, do hereby adopt this plat designating the hereinbefore described property as Lot 1, Block 1, Westcoat Estate, an Addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-ways, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness my hand this _____ day of _____, 2018

Julianna Garrison (President, Greystone Manor LP)

STATE OF TEXAS

COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the State of Texas,

on this day personally appeared Julianna Garrison,

known to me to be the person whose name is subscribed to the foregoing

instrument and acknowledged to me that she executed

the same for the purpose and considerations therein expressed,

and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2018

Notary Public in and for the State of Texas

My Commission expires on:

Surveyor's Certification
KNOW ALL MEN BY THESE PRESENTS:

That I, Richard DeFalco, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.



R. F. DeFalco

According to the FIRM map #48439C0095K, dated 09/25/2009, this property is not located in a special flood hazard area. It is located in zone "X".

City Council Approval

Whereas the City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2018, to approve this plat.

Mayor, City of Colleyville _____

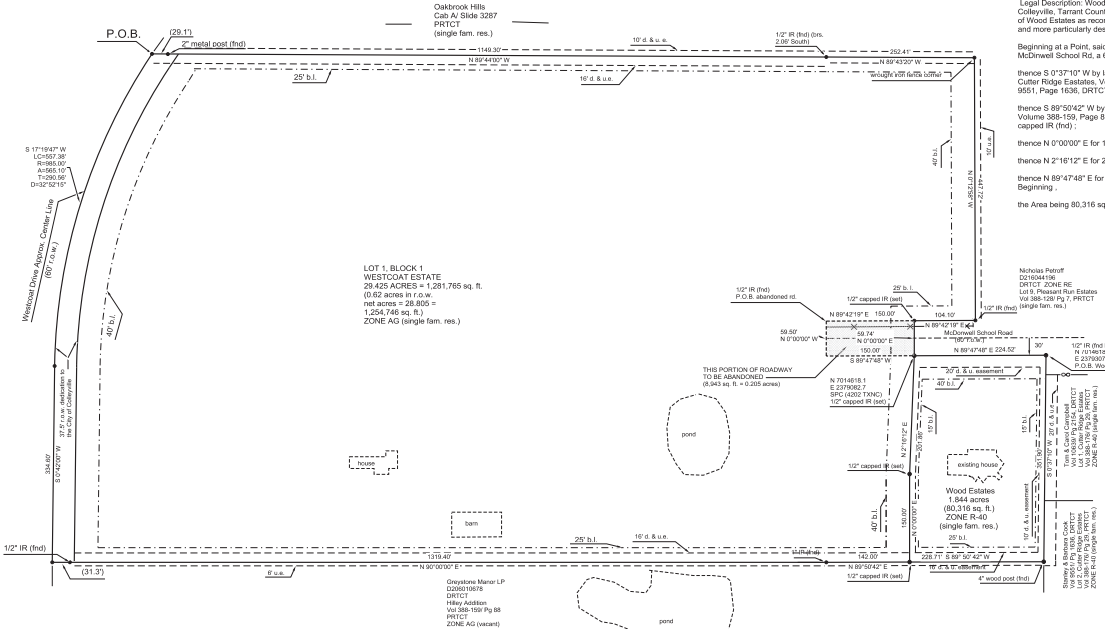
Attest: City Secretary _____

Planning and Zoning Commission Approval

Whereas the Planning and Zoning Commission of the City of Colleyville, Texas, voted affirmatively on this _____ day of _____, 2018, to approve this plat.

Chairman, Planning and Zoning Commission _____

Attest: Secretary, Planning and Zoning Commission _____



NOTES:

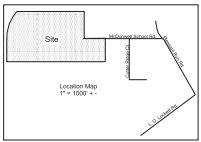
UTILITY EASEMENTS:
Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat, and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

DRAINAGE EASEMENT RESTRICTION:
No construction or filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction being a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.

The maintenance of all drainage and utility easements located on private property are the responsibility of the property owner.

Any future divisions of these lots will require full compliance with the unimproved street requirements applicable at the time of any subsequent replatting.

The purpose of the replat is to shrink the size of Wood Estates and to consolidate some of the owner's other properties.



ABANDONED PORTION OF MCDOWELL SCHOOL RD

Legal Description: Abandoned portion McDowell School Rd, being 0.205 acres situated in the O.C. Strum Survey, A-1487, Colleyville, Tarrant County, Texas, being the most Westerly portion of the existing Road, and being more particularly described by metes and bounds as follows:

Beginning at a Point, said point being a 1/2" IR (fnd) at the NW corner of said McDowell School Rd, being the SW corner of land of Greystone Manor LP, D216249375, DRTCT;

thence N 89°42'19" E for 150.00' to a 1/2" capped IR (set);

thence S 0°00'00" E for 59.74' to a 1/2" capped IR (set);

thence S 89°47'48" W for 150.00' to a point;

thence N 0°00'00" W for 59.50' to the 1/2" IR at the Point of Beginning .

The Area being 8,943 sq. ft. = 0.205 Acres.

WOOD ESTATES

Legal Description: Wood Estates, being 1.844 acres located at 411 McDowell School Rd, Colleyville, Tarrant County, Texas, situated in the O.C. Strum Survey, Abstract 1487, being a Replat of Wood Estates as recorded in Volume 388-215, Page 23, Plat Records of Tarrant County, Texas, and more particularly described by metes and bounds as follows:

Beginning at a Point, said point being a 1/2" IR (fnd bent) for the NE corner of this tract, and being in McDowell School Rd, a 407' c.w.

thence S 0°12'58" W by land of Tom & Carol Campbell, Volume 10639, Page 2154, DRTCT, Lot 1, Cutter Ridge Estates, Vol 388-178/ Pg 29, PRCTCT and by land of Stanley & Barbara Cook, Volume 9951, Page 1638, DRTCT, Lot 2, Cutter Ridge Estates, for 351.90' to a 4" wood post (fnd);

thence S 89°50'42" W by land of Greystone Manor LP, D206010678, DRTCT, the Hiley Addition, Volume 388-159, Page 88, PRCTCT, and generally along the line of a wire fence, for 228.71' to a 1/2" capped IR (fnd);

thence N 0°00'00" E for 150.00' to a 1/2" capped IR (fnd);

thence N 2°16'12" E for 201.86' to a 1/2" capped IR (fnd);

thence N 89°47'48" E for 224.52' along McDowell School Rd to the 1/2" IR at the Point of Beginning .

The Area being 80,316 sq. ft. or 1.844 Acres.

REPLAT

REPLAT of Wood Estates, as recorded in Volume 388-215, Page 23, Plat Records of Tarrant County, Texas.

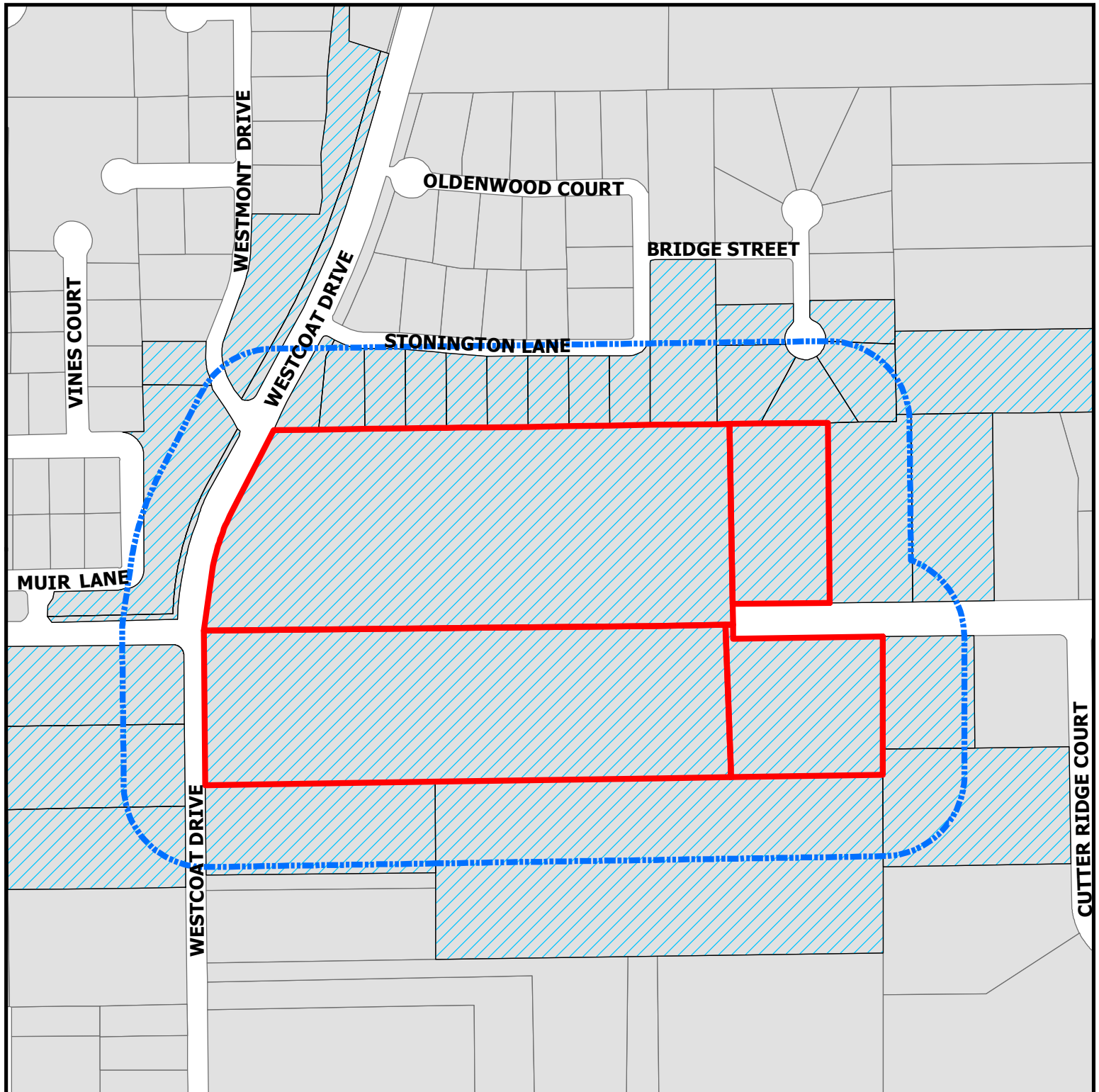
Also showing the abandonment of a portion of McDowell School Road, and

Lot 1, Block 1 of WESTCOAT ESTATE, an Addition to the City of Colleyville, Tarrant County, Texas, being 29.425 acres in the R.B. Williams Survey, A-1674, the O.C. Strum Survey, A-1487, and the J. Williams Survey, A-1745.

Owner Subdivider:
Greystone Manor LP
Julianna Garrison, President
8401 Westcoat Drive
Colleyville, TX
214-502-5609

Rich DeFalco - Surveyor
201 Carolyn Drive
Hurst, TX 76054
817-429-0155
Date: 03/11/2018
Updated: 04/27/2018
(field work done 03/21/2016 AND 11/02/2015)

Notification Map



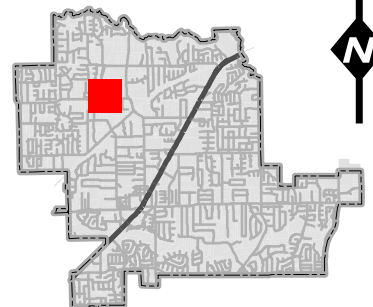
PC17-027

**406 & 411 McDonwell School Rd E
and 6605 Westcoat Dr**



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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
DUPUY, VICTOR	6807 FALLBROOK CT	COLLEYVILLE, TX	76034	6807 FALLBROOK CT
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	6507 WESTCOAT DR
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	6605 WESTCOAT DR
COOK, STANLEY D	6500 CUTTER RIDGE CT	COLLEYVILLE, TX	76034	6500 CUTTER RIDGE CT
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	406 MCDONWELL SCHOOL RD E
OAKBROOK HILLS MAINT ASSN INC	4004 GATEWAY DR STE 110	COLLEYVILLE, TX	76034	317 STONINGTON LN
LARSON, JOHN	6804 FALLBROOK CT	COLLEYVILLE, TX	76034	6804 FALLBROOK CT
ENSOR, DAVID PAUL	6803 FALLBROOK CT	COLLEYVILLE, TX	76034	6803 FALLBROOK CT
HONGOLA, MICHAEL	6704 WESTMONT DR	COLLEYVILLE, TX	76034	6704 WESTMONT DR
WORKMAN, DAVID J	201 STONINGTON LN	COLLEYVILLE, TX	76034	201 STONINGTON LN
FORTIER, ROBERT E	6800 FALLBROOK CT	COLLEYVILLE, TX	76034	6800 FALLBROOK CT
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	6501 WESTCOAT DR
BRASWELL, DAN W	6512 WESTCOAT DR	COLLEYVILLE, TX	76034	6512 WESTCOAT DR
GAGE, FREDDIE	313 STONINGTON LN	COLLEYVILLE, TX	76034	313 STONINGTON LN
BRUNDAGE, JEFFREY	6508 WESTCOAT DR	COLLEYVILLE, TX	76034	6508 WESTCOAT DR
NANSON, JERRY D	411 MCDONWELL SCHOOL RD	COLLEYVILLE, TX	76034	411 MCDONWELL SCHOOL RD E
LARSEN, MATTHEW L	6808 FALLBROOK CT	COLLEYVILLE, TX	76034	6808 FALLBROOK CT
COLGAN, GREGORY	309 STONINGTON LN	COLLEYVILLE, TX	76034	309 STONINGTON LN
HARRIS, MICKEY A	109 W MCDONWELL SCHOOL RD	COLLEYVILLE, TX	76034	109 MCDONWELL SCHOOL RD W
HANNO, GREGORY	213 STONINGTON LN	COLLEYVILLE, TX	76034	213 STONINGTON LN
LEDBETTER, HAROLD C	6700 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6700 PLEASANT RUN RD
MOORE, EDWARD	209 STONINGTON LN	COLLEYVILLE, TX	76034	209 STONINGTON LN
WESTMONT MAINTENANCE ASSOC INC	204 S MAIN ST STE 300	KELLER, TX	76248	6799 WESTMONT DR
MITCHELL, JOHN H	504 MCDONWELL SCHOOL RD	COLLEYVILLE, TX	76034	504 MCDONWELL SCHOOL RD E
HELDORRN, DEBBEE D	205 STONINGTON LN	COLLEYVILLE, TX	76034	205 STONINGTON LN
PETROFF, NICHOLAS	3008 CANTON ST	DALLAS, TX	75226	410 MCDONWELL SCHOOL RD E
CAMPBELL, TOM C	501 MCDONWELL SCHOOL RD	COLLEYVILLE, TX	76034	501 MCDONWELL SCHOOL RD E
WESTMONT MAINTENANCE ASSOC INC	5751 KROGER DR STE 203	KELLER, TX	76244	6799 WESTMONT DR
WESTMONT MAINTENANCE ASSOC INC	204 S MAIN ST STE 300	KELLER, TX	76248	6699 WELLER LN
COBB, CHRISTOPHER	305 STONINGTON LN	COLLEYVILLE, TX	76034	305 STONINGTON LN
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	6605 WESTCOAT DR
OAKBROOK HILLS MAINT ASSN INC	4004 GATEWAY DR STE 110	COLLEYVILLE, TX	76034	200 STONINGTON LN
MARKLE, CHAD	301 STONINGTON LN	COLLEYVILLE, TX	76034	301 STONINGTON LN
WESTMONT MAINTENANCE ASSOC INC	5751 KROGER DR STE 203	KELLER, TX	76244	6600 WESTCOAT DR
CUTTER RIDGE ESTATES ADDITION	6404 CUTTER RIDGE COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
OAKBROOK HILLS ADDITION	204 STONINTON LANE	COLLEYVILLE, TX	76034	COURTESY NOTICE
WESTMONT ADDITION	5751 KROGER DRIVE	KELLER, TX	76244	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOOD AVE	GRAPEVINE, TX	76051	STATE REQUIRED
GARRISON, JULIANNA	6401 WESTCOAT DRIVE	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on Friday, April 27, 2018 by Araceli Botello



NOTICE OF PUBLIC HEARING

Zoning Case Number: PC17-027

Applicant: Richard DeFalco

Owner: Julianna Garrison

Location: 406 & 411 McDonwell School Road E and 6605 Westcoat Drive

Property Description: Lot 1, Block 1, of the Wood Estates, Tracts 1A & 2A, Abstract 1748, in the James E Weathers Survey, and Tract 2A01, Abstract 1674, in the Robert B Williams Survey

Present Zoning: AG Agricultural and RE Single Family 'Estate' Residential zoning district

Request: Consideration of a Replat for Lot 1R, Block 1, Wood Estates Addition and Lot 1, Block 1, Westcoat Estate Addition. The purpose of the plat is to subdivide the 4 properties into 2 lots, one lot being 29.425 acres and the second lot being 1.844 acres.

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, May 14, 2018 at 7:00 p.m.
City Council Meeting: Tuesday, June 19, 2018 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 500 feet. Action by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request.

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. A brief project description can be found online on the Active Development Case map: <https://www.colleyville.com/zoning.html>. For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Felix Landry
Principal Planner
flandry@colleyville.com

RESOLUTION R-18-4274

**A RESOLUTION APPROVING A REPLAT FOR LOT 1R, BLOCK 1,
WOOD ESTATES ADDITION AND LOT 1, BLOCK 1,
WESTCOAT ESTATE ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the replat for Lot 1R, Block 1, Wood Estates Addition and Lot 1, Block 1, Westcoat Estate Addition on May 14, 2018.

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

Sec. 1. THAT the replat for Lot 1R, Block 1, Wood Estates Addition and Lot 1, Block 1, Westcoat Estate Addition on approximately 31.269 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 19th DAY OF JUNE 2018.

Mayor Richard Newton _____
Place 1, Tammy Nakamura _____
Place 3, Kathy Wheat _____
Place 4, George Dodson _____

Mayor Pro Tem Bobby Lindamood _____
Place 5, Chuch Kelley _____
Place 6, Callie Rigney _____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

[illegible][illegible][illegible][illegible][illegible][illegible]



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6b

Agenda Date 06/19/2018

Number Resolution R-18-4275

Type Resolution

Department Community Development

Title

Consideration of a Preliminary Plat for the Oak Creek Addition, located at 7209 & 7215 John McCain Road, Case PC18-005

Strategic Plan

4.3 Adopt best-practice planning and development processes

Explanation

Reading and Public Hearing

Wesley Dawson, the applicant, has submitted a request for a Preliminary Plat for Oak Creek Addition, being Lot 1, Block 1, of the Allzim Acres, and Tracts 2A7B, 2A8C, & 2A9A, Abstract 533, in the Mary M. Freeman Survey, and Tract 4D02, Abstract 295, in the William E. Crooks Survey, being approximately 12.038 acres, and zoned R-20 Single Family Residential and AG Agricultural. The purpose is to subdivide the three properties into 10 Single Family Residential lots and one large agricultural lot.

Existing Conditions/Background: The subject property currently has a mix of R-20 Single Family Residential minimum 20,000 square foot lots and AG Agricultural zoning. John McCain Road currently provides the only frontage to the property. The property has some flood plain stretching from southwest to northeast. The preliminary plat for consideration proposes to divide the R-20 area into 10 lots while maintaining a large single lot within the AG zoning.

Lot Dimensions and Setbacks:

Per the Land Development Code Section 3.24.G, Schedule of District Regulations, the R-20 zoning regulations require the following standards:

- Minimum Lot Area: 20,000 square feet
- 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

And the AG zoning regulations require the following standards:

- Minimum Lot Area: 130,680 square feet

Minimum Lot Width: 200 feet
Minimum Lot Depth: 300 feet
Minimum Front Yard Setback: 40 feet
Minimum Side Yard Setbacks: 25 feet
Minimum Rear Yard Setback: 40 feet

As submitted, the proposed plat meets all of the requirements of the R-20 and AG zoning in the Land Development Code.

Surrounding Development: All of the surrounding property has developed with single-family residences using a variety of zoning classifications including: R-20, PUD-R, R-30, R-40, and AG.

Analysis: The property previously had a plat which created 9 lots in the existing R-20 area. It was subsequently platted into a single lot. The applicant proposes to adjust the zoning (ZC18-013) and re-subdivide the property and reconfigure the lots to better accommodate the drainage in the area. The new configuration would move many of the R-20 lots further away from John McCain Road to the back of the cul-de-sac and shift more of the larger AG lot towards John McCain Road. The proposed plat increases the number of R-20 lots from 9 to 10 while also increasing the amount of AG zoned property.

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 subdivision 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 of the subject property on Friday, April 27, 2018. Notice was published in the Fort Worth Star-Telegram as required by State law and the Land Development Code on Saturday, April 28, 2018. To date, no formal correspondence has been received for this item.

Staff Recommendation: The proposed Preliminary Plat will meet the requirements of the Land Development Code if the zoning is approved. Staff recommends approval.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the Preliminary Plat with a condition that a 30-foot landscape easement shall be provided along the western and northern boundary lines at their May 14, 2018 meeting by a vote of 6-1.

Financial Impact

There is no fiscal impact with this item.

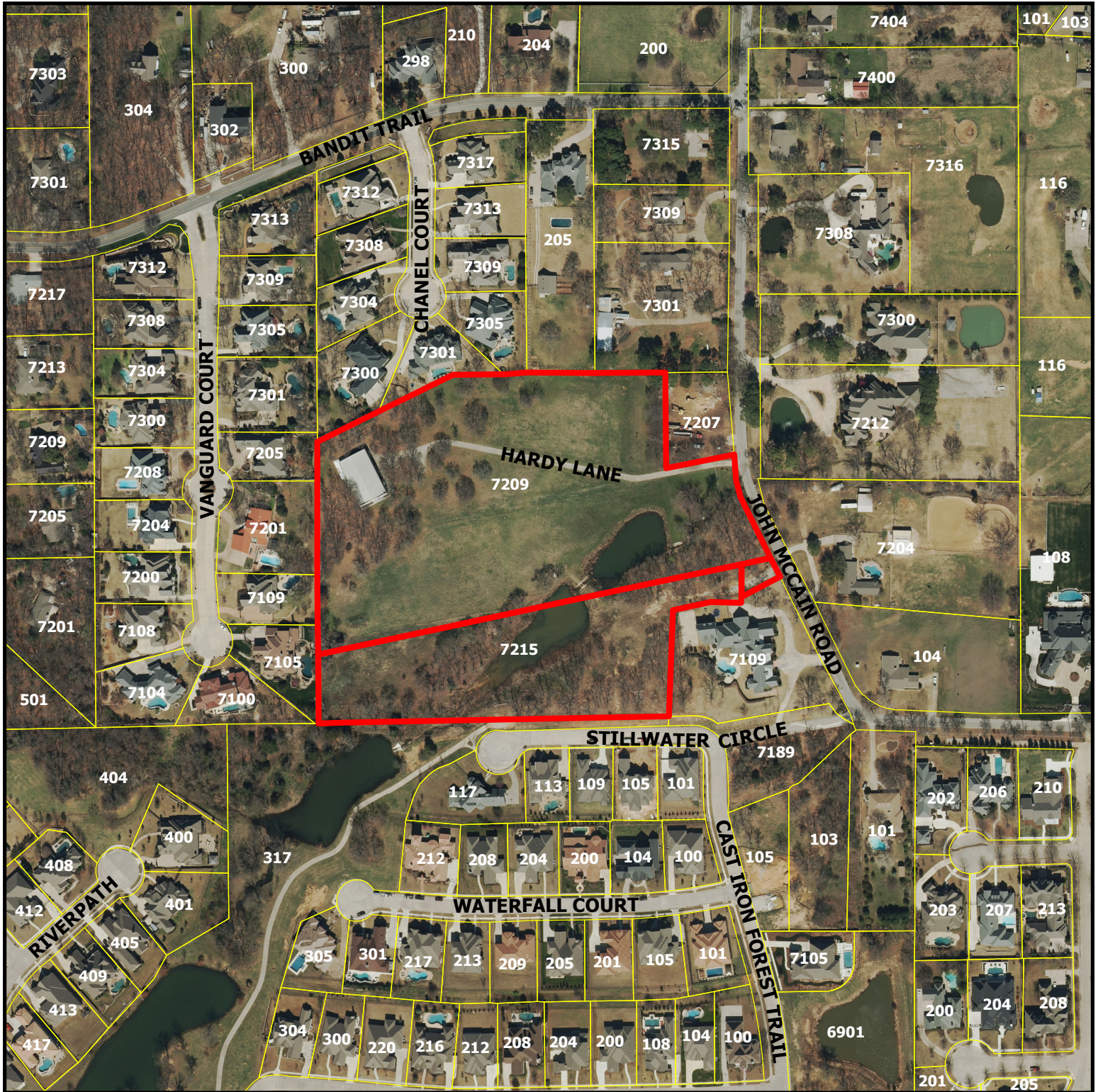
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Tree Survey
6. Drainage Plan
7. Utility Plan
8. Resolution R-18-4275

Aerial Map



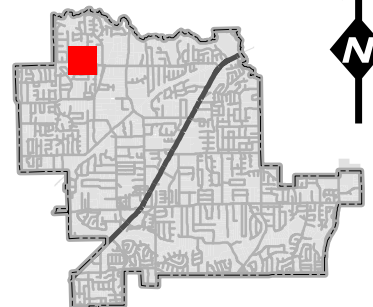
PC18-005

7209 and 7215 John McCain Road

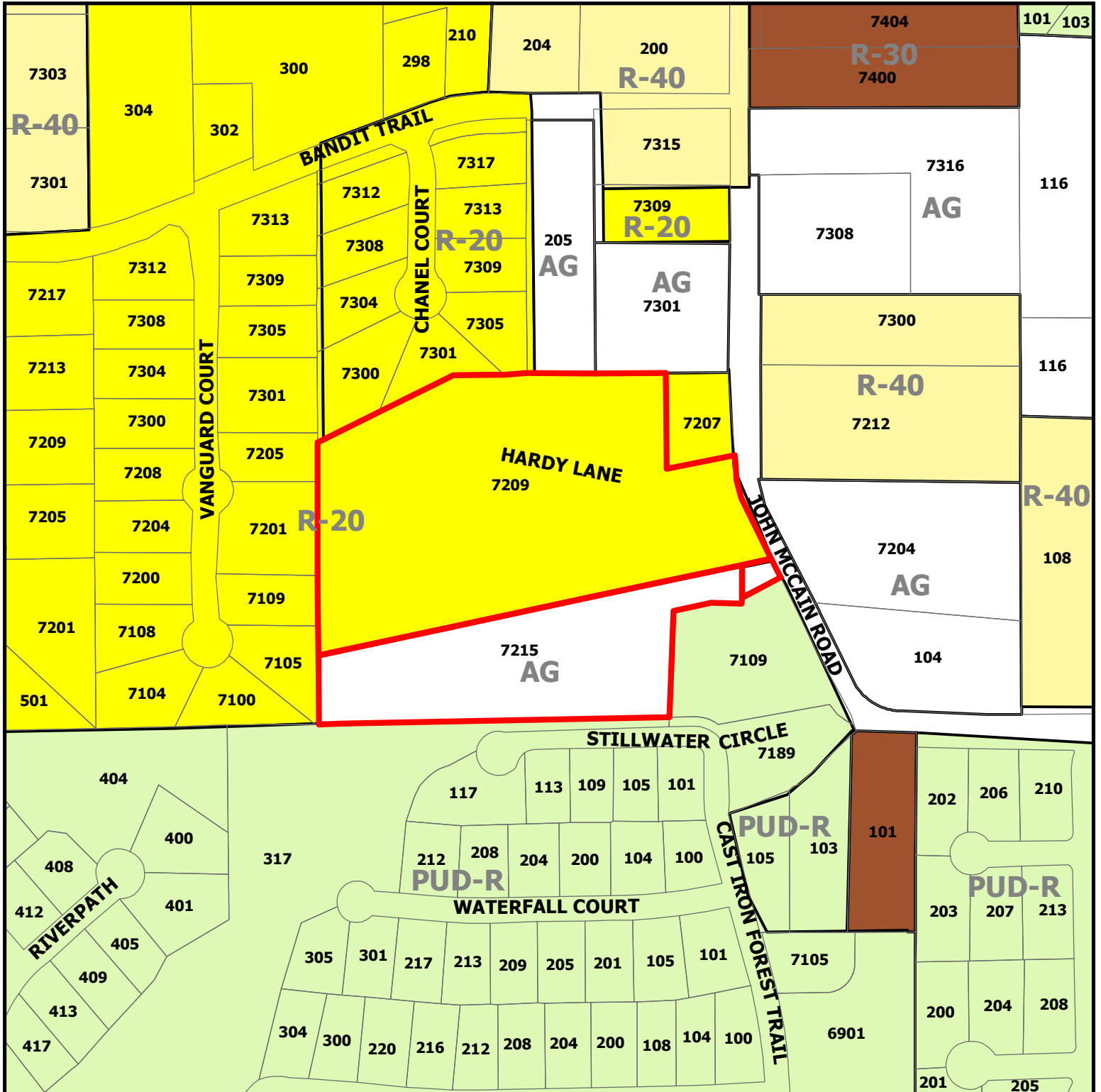
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Subject Property



Zoning Map



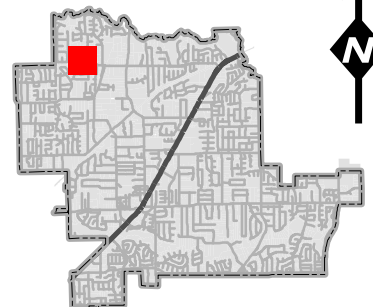
PC18-005

7209 and 7215 John McCain Road

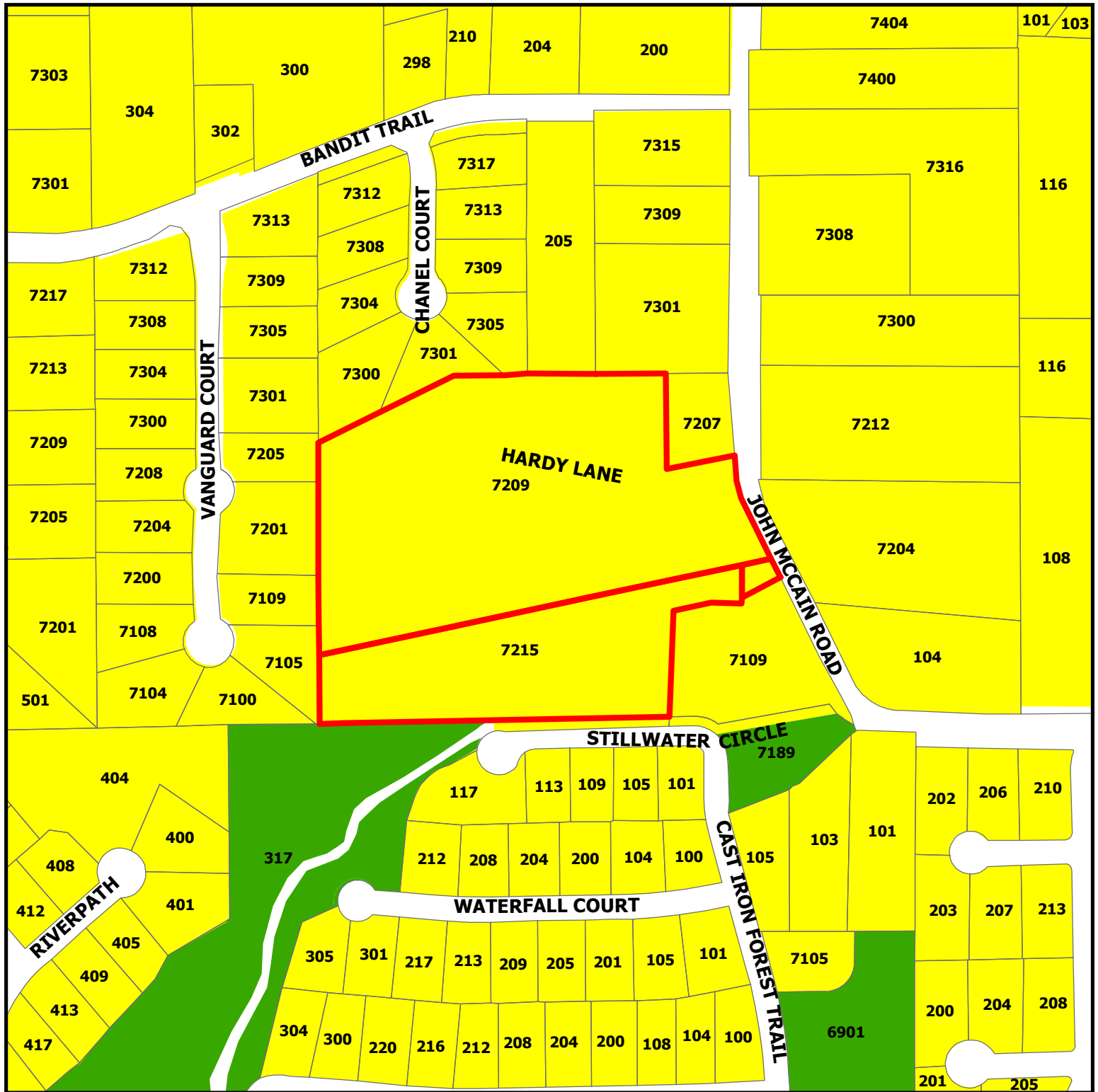


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 Subject Property



Future Land Use Map

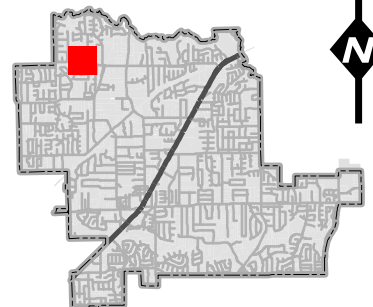


PC18-005

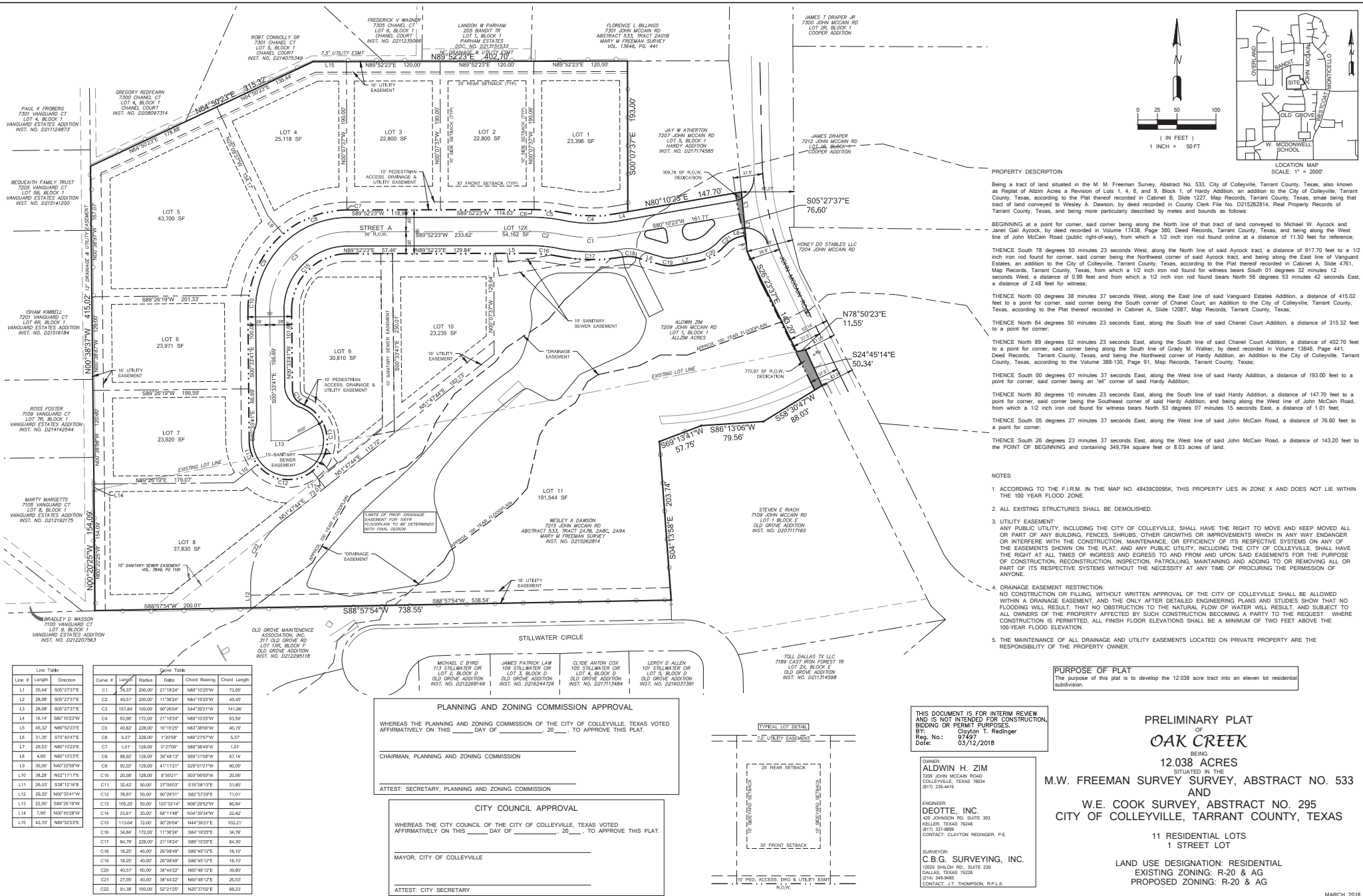
7209 and 7215 John McCain Road

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- Subject Property
- Residential
- Open Space; Parks



Plat Exhibit



PROPERTY DESCRIPTION
Being a tract of land situated in the M. M. Freeman Survey, Abstract No. 533, City of Colleyville, Tarrant County, Texas, also known as Replat of Altiz Acres a Revision of Lots 1, 4, 6, and 9, Block 1, of Hardy Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet E, Slide 1227, Map Records, Tarrant County, Texas, same being that tract of land conveyed to Wesley A. Dawson, by deed recorded in County Clerk File No. D21528214, Real Property Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being along the North line of that tract of land conveyed to Michael W. Aycock and Janet Gail Aycock, by deed recorded in Volume 17438, Page 360, Deed Records, Tarrant County, Texas, and being along the West line of John McCain Road (public right-of-way), from which a 1/2 inch iron rod found on line at a distance of 11.50 feet for reference. The section North 78 degrees 50 minutes 23 seconds West, along the North line of said Aycock tract, a distance of 917.70 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Aycock tract, and being along the East line of Vanguard Estates, an addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 4761, Map Records, Tarrant County, Texas, from which a 1/2 inch iron rod found for witness bears South 01 degrees 32 minutes 12 seconds West, a distance of 0.99 feet and from which a 1/2 inch iron rod found bears North 56 degrees 53 minutes 42 seconds East, a distance of 2.48 feet for witness;

THENCE North 00 degrees 38 minutes 37 seconds West, along the East line of said Vanguard Estates Addition, a distance of 415.02 feet to a point for corner, said corner being the South corner of Chapel Court, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 12087, Map Records, Tarrant County, Texas;

THENCE North 64 degrees 50 minutes 23 seconds East, along the South line of said Chapel Court Addition, a distance of 315.32 feet to a point for corner;

THENCE North 89 degrees 52 minutes 23 seconds East, along the South line of said Chapel Court Addition, a distance of 402.70 feet to a point for corner, said corner being along the South line of Grady M. Walker, by deed recorded in Volume 13645, Page 441, Deed Records, Tarrant County, Texas, and being the Northwest corner of Hardy Addition, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Volume 388-130, Page 91, Map Records, Tarrant County, Texas;

THENCE South 00 degrees 07 minutes 37 seconds East, along the West line of said Hardy Addition, a distance of 193.00 feet to a point for corner, said corner being an "el" corner of said Hardy Addition;

THENCE North 80 degrees 10 minutes 23 seconds East, along the South line of said Hardy Addition, a distance of 147.70 feet to a point for corner, said corner being the Southeast corner of said Hardy Addition, and being along the West line of John McCain Road, from which a 1/2 inch iron rod found for witness bears North 53 degrees 07 minutes 15 seconds East, a distance of 1.01 feet;

THENCE South 05 degrees 27 minutes 37 seconds East, along the West line of said John McCain Road, a distance of 76.60 feet to a point for corner;

THENCE South 26 degrees 23 minutes 37 seconds East, along the West line of said John McCain Road, a distance of 143.20 feet to the POINT OF BEGINNING and containing 349,794 square feet or 8.03 acres of land.

- NOTES:
1. ACCORDING TO THE F.I.R.M. IN THE MAP NO. 48439C0095K, THIS PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
 2. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED.
 3. UTILITY EASEMENT:
ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, SHRUBS, OTHER GROUNDS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
 4. DRAINAGE EASEMENT RESTRICTION:
NO CONSTRUCTION OR FILLING, WITHOUT WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, AND THE ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
 5. THE MAINTENANCE OF ALL DRAINAGE AND UTILITY EASEMENTS LOCATED ON PRIVATE PROPERTY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

PURPOSE OF PLAT
The purpose of this plat is to develop the 12.038 acre tract into an eleven lot residential subdivision.

Line Table			Curve Table				
Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Bearing
L1	26.44	S05°7'37"E	C1	74.37	206.00	21°18'24"	N88°10'25"W
L2	28.59	S05°27'37"E	C2	40.51	206.00	11°36'24"	N84°19'25"W
L3	28.68	S05°27'37"E	C3	157.84	109.00	90°26'04"	S44°39'13"W
L4	16.34	S80°10'23"W	C4	63.99	172.00	21°18'24"	N88°10'25"W
L5	46.32	N80°10'23"E	C5	40.82	226.00	10°10'23"	N80°10'23"E
L6	31.30	S77°40'47"E	C6	5.37	228.00	1°20'56"	N80°27'07"W
L7	26.53	N80°10'23"E	C7	1.01	128.00	0°27'00"	S80°38'49"W
L8	4.89	N80°10'23"E	C8	88.92	128.00	30°48'13"	S60°31'09"W
L9	30.00	N80°22'59"W	C9	82.02	128.00	41°11'21"	S20°01'01"W
L10	38.28	N02°17'17"E	C10	20.08	128.00	8°19'21"	S00°56'00"W
L11	26.53	S38°12'16"E	C11	32.42	90.00	37°09'03"	S10°08'12"E
L12	26.52	N00°33'14"W	C12	78.97	90.00	90°29'31"	S82°57'20"E
L13	22.00	S80°30'19"W	C13	109.28	90.00	109°33'14"	N00°28'52"W
L14	7.98	N00°00'00"W	C14	23.81	90.00	90°11'40"	N00°00'00"W
L15	42.70	N80°10'23"E	C15	113.64	12.00	90°26'04"	N44°39'13"E
			C16	34.84	172.00	11°36'24"	S84°19'25"W
			C17	84.79	228.00	21°18'24"	S80°10'23"E
			C18	18.25	40.00	25°08'49"	S86°45'12"E
			C19	18.25	40.00	25°08'49"	S86°45'12"E
			C20	40.57	60.00	38°44'22"	N00°48'12"E
			C21	27.05	40.00	38°44'22"	N00°48'12"E
			C22	91.38	109.00	92°21'25"	N25°07'02"E

PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF COLLEYVILLE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 20____, TO APPROVE THIS PLAT.

CHAIRMAN, PLANNING AND ZONING COMMISSION

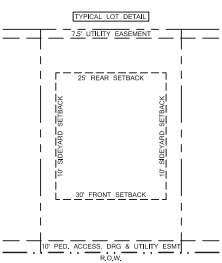
ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

CITY COUNCIL APPROVAL

WHEREAS THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 20____, TO APPROVE THIS PLAT.

MAYOR, CITY OF COLLEYVILLE

ATTEST: CITY SECRETARY



THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

BY: Clayton T. Redinger
Rep. No.: 5747
Date: 03/12/2018

OWNER:
ALDWIN H. ZIM
7209 JOHN MCCAIN RD
COLLEYVILLE, TEXAS 76034
(817) 235-4515

ENGINEER:
DEOTTE, INC.
420 JOHNSON RD, SUITE 303
MILLER, TEXAS 76248
(817) 337-8889
CONTACT: CLAYTON REDINGER, P.E.

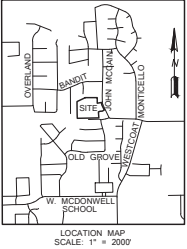
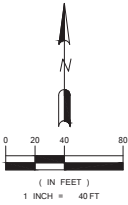
SURVEYOR:
C.B.G. SURVEYING, INC.
1205 SHELBY RD., SUITE 220
DALLAS, TEXAS 75228
(214) 345-9800
CONTACT: J.T. THOMPSON, R.P.L.S.

PRELIMINARY PLAT
OF
OAK CREEK
BEING
12.038 ACRES
SITUATED IN THE
M.W. FREEMAN SURVEY SURVEY, ABSTRACT NO. 533
AND
W.E. COOK SURVEY, ABSTRACT NO. 295
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

11 RESIDENTIAL LOTS
1 STREET LOT

LAND USE DESIGNATION: RESIDENTIAL
EXISTING ZONING: R-20 & AG
PROPOSED ZONING: R-20 & AG

Tree Survey



DEOTTE, INC.
CIVIL ENGINEERING & SURVEYING
1000 N. W. 10th St., Suite 100
Fort Lauderdale, FL 33304
TEL: (954) 571-1111
FAX: (954) 571-1112
WWW.DEOTTEINC.COM
CONTACT: WENDY DAVENPORT

**TREE SURVEY
OAK CREEK
COLLEVILLE, TX**

BENCHMARKS:

BM1	780
REV	780
BM2	780
REV	780

**THIS DOCUMENT IS FOR INFORMATION ONLY
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.**
Res. No.: 97497
Date: 4/22/2018

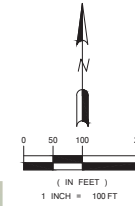
Printed by: Clayton Redinger
Apr. 22, 2018 - 11:00am

DOI No. 201810100

Drainage Plan

DESIGN POINT	AREA DESIGNATION	AREA (ACRES)	RUNOFF COEFF. (EXIST/PROP)	TIME OF CONC. (MIN)	I(2) (IN/HR)	Q2 (EX) (CFS)	Q2 (PR) (CFS)	I(5) (IN/HR)	Q5 (EX) (CFS)	Q5 (PR) (CFS)	I(10) (IN/HR)	Q10 (EX) (CFS)	Q10 (PR) (CFS)	I(25) (IN/HR)	Q25 (EX) (CFS)	Q25 (PR) (CFS)	I(50) (IN/HR)	Q50 (EX) (CFS)	Q50 (PR) (CFS)
-	OS-1	3.1	0.60	15	3.90	7	7	4.86	9	9	5.53	10	10	6.46	12	12	7.98	15	15
-	A-1	3.5	0.36	15	3.90	5	8	4.86	6	10	5.53	7	12	6.46	8	14	7.98	10	17
-	A-2	4.9	0.375	15	3.90	7	11	4.86	9	14	5.53	10	16	6.46	12	19	7.98	15	23
-	A-3	3.4	0.3	15	3.90	4	8	4.86	5	10	5.53	6	11	6.46	7	13	7.98	8	16
-	A-4	3.2	0.4	15	3.90	5	7	4.86	6	9	5.53	7	11	6.46	8	12	7.98	10	15
1	See hydrology																		
2		4.9	0.375	15	3.90	7	11	4.86	9	14	5.53	10	16	6.46	12	19	7.98	15	23
3		3.2	0.4	15	3.90	5	7	4.86	6	9	5.53	7	11	6.46	8	12	7.98	10	15

Existing area A-1 is 20% developed; A-2 is 25%; A-3 is 0%; A-4 is 33%



LEGEND

- DRAINAGE AREA DIVIDE
- 600 --- EXISTING MAJOR CONTOUR
- 601 --- EXISTING MINOR CONTOUR
- FLOW DIRECTION
- C-2 DRAINAGE AREA LABEL
- 0.52 0.2 Q_{max} (CFS)
- AREA (AC)
- 1 DESIGN POINT

	4%	2%	1%	0.20%
EXISTING	356.2	527.6	638.1	1007.7
POST-PROJ	392.8	526.8	637.9	1003.4
DELTA	-3.4	-0.8	-0.2	-5.8

HALF ASSOCIATES, INC. HEC-HMS MODEL DATA OBTAINED THROUGH CITY OF COLLEYVILLE. EXISTING CONDITION CALCULATED ASSUMING OPEN SPACE AND PERMANENT WATER. POST-PROJECT CONDITION CALCULATED ACCORDING TO ORIGINAL TSON PARAMETERS. FINAL DRAINAGE CONFIGURATION MAY VARY SLIGHTLY DURING FINAL CONSTRUCTION PROJECT DESIGN.

PRELIMINARY DRAINAGE
ANALYSIS
OAK CREEK
COLLEYVILLE, TX

BENCHMARKS:

BM1
TSD
ELEV = 780

BM2
TSD
ELEV = 780

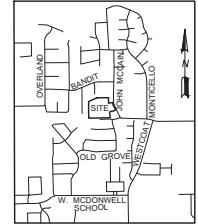
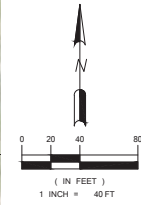
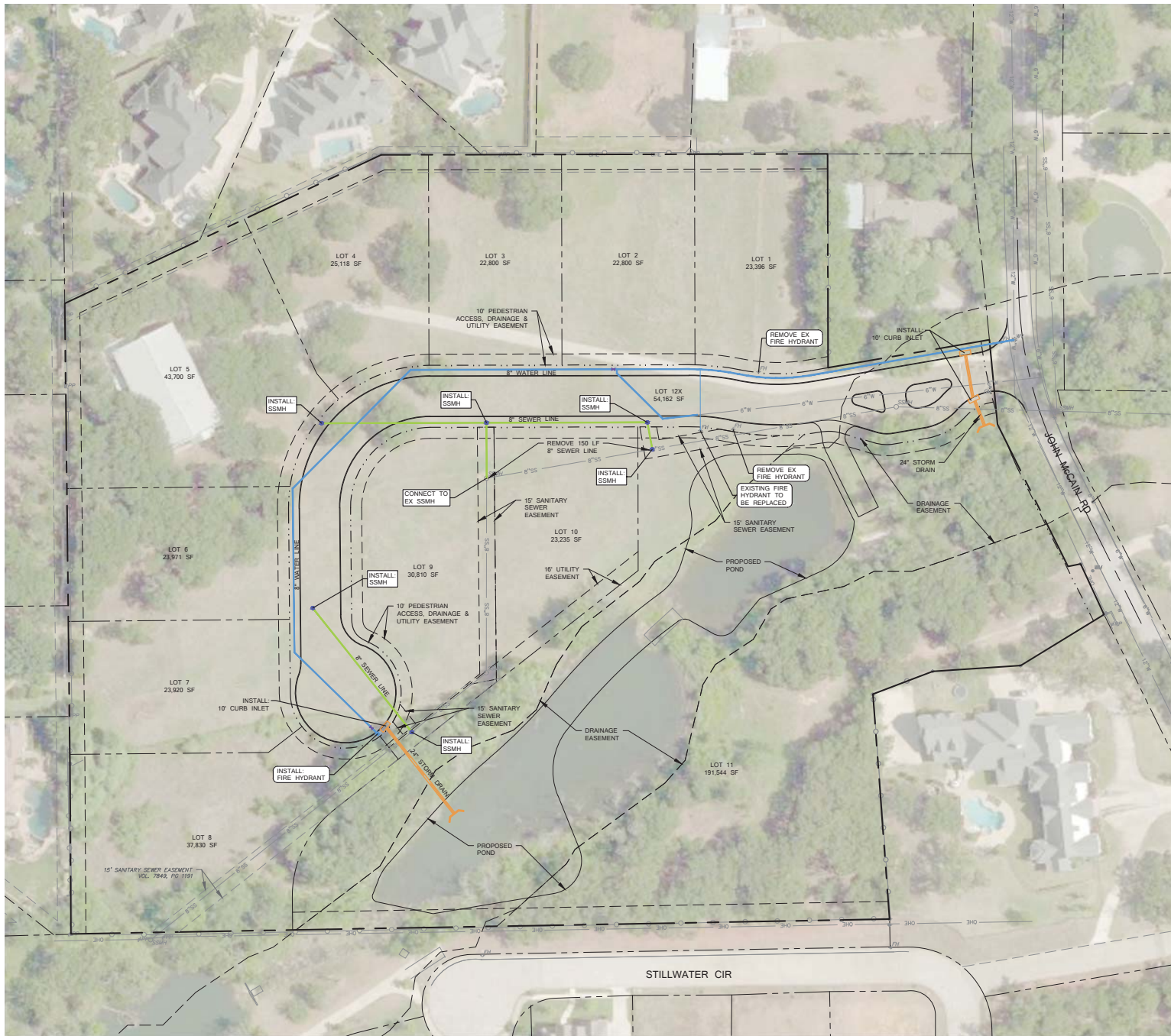
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Res. No.: 97497
Date: 4/22/2018

Printed by
Clyde Redinger
Apr 22, 2018 - 10:57am

DOI No. 201810100

Utility Plan



LEGEND

- 8" WATER LINE
 8" SANITARY SEWER LINE
 STORM DRAIN LINE

NOTES:

1. FINAL CALCULATIONS TO BE PROVIDED WITH FINAL ENGINEERING PLANS.
2. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN SOME MINOR ADJUSTMENTS TO THIS PLAN.
3. ALL PUBLIC UTILITY CONSTRUCTION SHALL COMPLY WITH NCTCO SPECIFICATIONS (LATEST EDITION) AS MANDATED BY THE CITY OF COLLEVEILLE.
4. VALVES SHALL BE PLACED AT ALL WATERLINE INTERSECTIONS AND SUFFICIENT TO PROPERLY ISOLATE HYDRANTS.
5. WATER LINES SHALL BE 8" AWWA-C900 WATER PIPE OR APPROVED EQUIV.
6. FIRE HYDRANTS AT CUL-DE-SACS SHOULD ALLOW FOR COMMON PROPERTY LINES.
7. ALL WATER LINE STUBS MUST HAVE 2 JOINTS OF PIPE PAST THE VALVE WITH A 2" BLOW OFF PER CITY STANDARDS.
8. SANITARY SEWER FOR SANITARY SEWER IS 8" SANITARY SEWER SERVICE LINES SHALL CONNECT TO PUBLIC SANITARY SEWER SYSTEM BUILT TO CITY STANDARDS.

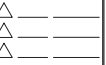
BENCHMARKS:

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M1
TD
EV = TSD

M2
TD
EV = TSD

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THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.
BY: Clayton T. Readinger
Reg. No.: 97497
Date: 4/02/2018

Printed by
ClaytonRedinger
Apr 02, 2018 - 11:23am

DOI No. 201810100

RESOLUTION R-18-4275

A RESOLUTION APPROVING A PRELIMINARY PLAT FOR THE OAK CREEK ADDITION

WHEREAS, the Planning and Zoning Commission recommended approval of the Preliminary Plat for the Oak Creek Addition on May 14, 2018.

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

Sec. 1. THAT the Preliminary Plat for Oak Creek Addition on approximately 12.038 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved with the following condition:

1. A 30-foot landscape easement shall be provided along the western and northern boundary lines on the Final Plat.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 19th DAY OF JUNE 2018.

Mayor Richard Newton
Place 1, Tammy Nakamura
Place 3, Kathy Wheat
Place 4, George Dodson

_____	Mayor Pro Tem Bobby Lindamood	_____
_____	Place 5, Chuck Kelley	_____
_____	Place 6, Callie Rigney	_____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

[illegible]



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6c

Agenda Date 06/19/2018

Number Resolution R-18-4276

Type Resolution

Department City Secretary

Title

Consideration of appointing a member to the Planning and Zoning Commission

Strategic Plan

1.2 Develop future community leaders

Explanation

Reading and Public Hearing

On May 15, 2018, Place 5 Planning and Zoning Commissioner Chuck Kelley notified the City Secretary he is resigning his position, which has a term expiring September 2019, due to his election to City Council on May 5, 2018.

Per the Planning and Zoning Commission bylaws, 2.4 "Vacancies created by resignation, removal by vote of a majority of the City Council, or by any other reason, shall be filled by the City Council for the remainder of the term."

At the direction of Mayor Newton, staff contacted the applicants who applied for a position on the Commission during the last advertising period (July to September 2017), but were not appointed. Two additional applicants who filed applications outside the advertising periods and have listed the Planning and Zoning Commission as a preference have also been included and are indicated with an asterisk. Each of the following (applications attached) expressed their desire for their application to go before City Council at this time:

- Ralph Hunkins
- Matt Koch*
- Gary McPherson
- Tim Raine*
- Mike Sexton
- Sayeda Syed

This resolution provides for City Council to appoint a member to fill the unexpired Place 5 term on the Planning and Zoning Commission.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Planning and Zoning Commission Applications for Appointment June 19, 2018
2. Planning and Zoning Commission Roster
3. Excerpt of the Planning and Zoning Commission Bylaws
4. Resolution R-18-4276



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file Financial Disclosure and Business Conflict of Interest forms two (2) business days after the application deadline. These forms are available by contacting the City Secretary at 817.503.1130. [Download the financial disclosure form here.](#)

Board, Commission, or Committee Preference: (only those with current openings)

1. COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION
2. PLANNING AND ZONING COMMISSION
3. COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION

Name: Ms. Mrs. ☒ Mr. Ralph H. Hunkins

Address: 808 Regina Court

Home Phone: 817-756-1430 Work Phone: 972-268-3331

E-mail Address: rhunkins@sprintmail.com Fax: _____

- ☒ I understand attendance and active support is required for each appointee.
- ☒ I understand I am required to comply with the Texas Open Meetings Act training.
- ☒ I understand I must bring my own device to meetings to view packet information.
- ☒ By checking this line, I consent to the City's use and release of all information provided in this application, to include the address, telephone, and email address provided.
- ☒ Additional materials attached.

1. **City service and experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**

2015 Leadership Colleyville Graduate, MBA, Manufacturing experience, Retired Army Lieutenant Colonel.

2. **What do you perceive your role will be in serving on a board, commission, or committee?**

Act as an independant voice as well as advocate for the citizens of Colleyville.

3. **In your opinion, what policies/programs/assets of Colleyville are working well?**

All

4. **What are some issues in Colleyville that may require change?**

None, I think Colleyville is an exceptionally well run city due to its leadership, full time staff and citizen involvement in commissions such as these.

5. **If you could influence the City in just one way, what would that be?**

6. **Please share with us your vision for the City of Colleyville.**

Modern, family oriented city with opportunities for career, leisure, retirement, entertainment and fun!

Signature: Ralph H. Hunkins Digitally signed by Ralph H. Hunkins
Date: 2017.07.08 21:40:22 -05'00' Date: _____

All information provided is public pursuant to the Texas Public Information Act.
Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034
Office: 817.503.1130 Fax: 817.503.1139; cloven@colleyville.com or ashelley@colleyville.com

SUMMARY OF QUALIFICATIONS

Business Executive with a proven background in meeting business objectives in high tech manufacturing and real estate development and investment. MBA with technical degree and 15 years of progressive high level experience and documented success in today's relationship driven global business environment. Former warranted US Gov't contracting officer with operations & policy experience in a warzone environment. My background allows immediate contributions in supply chain, leadership, operational & strategic planning and finance as follows:

- Full business partner with other corporate functions such as manufacturing, operations, human resources and finance to deliver customer oriented performance and support.
 - Development and leadership of a Purchasing Department organization including vision, goals, budgets and roadmaps to support a customer centric mission.
 - Purchasing transformation from a transactional focus to a strategic supply chain management organization driving the enterprise's competitive advantage.
 - Consistent and sustained delivery of total cost savings and reduced supply chain risk for key production resources, materials and services.
-

EXPERIENCE & KEY ACCOMPLISHMENTS

Real Revenue Ventures LLC, Colleyville, Texas.

March 2015 to Present

Executive Director. Of a Dallas, TX based real estate private equity company and family office. Leads the direct acquisition of multifamily properties, land development, construction of speculation homes for sale and participation in real estate investment partnerships. Directed the targeted investments in projects meeting our investment criteria in the Dallas and Houston metropolitan areas. Additionally, Real Revenue Ventures oversees a portfolio of properties located in Berlin, Germany.

- Established corporate governance procedures, metrics and financial controls with internal partners and outsourced managers.
- Used faster business velocity in Berlin to increase revenue by 15% in 2015 while reducing operating expenses by 20%.
- Achieved first time 100% full occupancy at German portfolio of properties.
- Recapitalized portfolio with lower interest rates on debt and enabled redeployment of freed up capital.

Commscope Inc., Richardson, Texas.

Sept. 2007 to March 2015

Global Category Manager – Fabricated Mechanical Parts. Directed worldwide procurement strategies for over \$110M in spend with manufacturers in metal forming, machining and plating used in telecom connectors, housings, filters and similar components. Lead category teams consisting of buyers in the United States, China, India, Europe, and Mexico with a focus on cost reduction, negotiations, supplier rationalization and use of a balanced scorecard to supplier selection.

- Exceeded stretch business plan goals each year in cost reduction by over 50%.
- Directed the transition of \$10M in internal manufacturing to a new external supplier. Served as committee lead charged with conducting the supplier search and making the selection.
- Worked with local teams with sensitivity to local management to increase supply chain performance and develop additional cost reduction projects. Very often sought out by local staff for assistance.
- Led negotiations with 3 top Chinese suppliers resulting in \$1.4M (3.6%) in price reductions

Purchasing Manager – Telecom Enclosures, Cable Management Systems, Fabricated Parts. Managed the contractual and business relationship with contract manufacturers (CMS and EMS) building products to specification and under private label. Charged with driving cost reduction through rationalization, negotiation and competition while maintaining supplier capabilities and readiness to provide products.

- Directly negotiated with top contract manufacturers cost and achieved price reductions of \$18.5M based on \$140M in annual spending.
- Directed a global category management strategy of regional procurement across a supply base of low cost region suppliers by clearly identification of supplier strategic fit, capability and competitiveness.
- Drove automation of basic procurement functions to enable greater team focus on cost reduction and expert level understanding of products and contract manufacturing business models.

CENTCOM Contracting Command, US Department of Defense. Afghanistan Aug 2009 to Jan 2011

Deputy Commander for Operations. (Lieutenant Colonel, US Army Reserve, Ret.)

Mobilized to serve with US Forces in Afghanistan directing operational execution of \$5B in US Government contracts. Partnered with commanders to link contracting with operational "on the ground" war fighting. Developed local policy and acquisition planning for key spend areas. Implemented theater wide screening of contractors against intelligence sources, developed realistic & feasible anti-corruption and counter-insurgency centric measures for use by contracting officers.

Siemens AG, Postal Automation Division, Arlington, Texas.

Apr 2004 to Aug 2007

Commodity Manager – Computer and Server Systems, Printed Circuit Boards, Sensors & Electro-Mechanical Devices. (Oct 2006 to Aug 2007). Supervised 4 direct reporting buyers. Managed strategic sourcing activities for spend of \$83M for custom computers, networking, sensor & switch devices used in high speed mail sorting systems.

- Implemented custom white box computer sourcing strategy from single source to multiple integrators using standard COTS chassis with savings potential of \$4M over 3 years while increasing responsiveness, reducing supply chain risk and realizing falling component cost savings.
- Negotiated consolidated cross project pricing on electronic sensors that yielded over \$600K (-16%) in savings by selecting suppliers with capability and capacity to provide sensor product with broad applications in postal automation projects as well as leverage scale and pool requirements worldwide.
- Planned and executed team transition from tactical procurement focus to a longer term & total cost based strategic sourcing approach.

Commodity Manager – Information Technology & Software. (April 2004 to Oct 2006) Supervised 3 direct reporting buyers in Arlington, TX and Grand Rapids, MI. Managed spend of \$100M for Software, Information Technology Hardware, Services, Consulting and other indirect non production related spending. Administered and negotiated subcontracts with service providers.

- Implemented a customer centric approach by developing singularly responsible buyers for Manufacturing, Field Services, R&D, and Facilities. Resulting in better understanding of stakeholder requirements, higher level of support, spend consolidation and negotiation opportunities.
- Achieved \$3.5M in direct savings through consolidation, pooling and value driven negotiations.
- Increased use of Procurement Cards to \$3.25M (3X) annually resulting in faster customer service.
- Increased payment terms from average Net19 to Net37.

Orbis OnLine, San Antonio, Texas (No longer in business)

Jan 2003 to Sept 2003

Sales Manager. Recruited by VP of Operations to drive exploitation of reverse auction contract with the Texas Building & Procurement Commission. Managed the State of Texas Reverse Auction contract valued at \$5.6M in annual revenue.

- Ramped FY2003 State of Texas Reverse Auction Program from \$7M to \$120M in auction value delivering \$11M in cost savings to the Texas Building & Procurement Commission.
- Increased the sales pipeline for private sector industrial clients by 8X. Implemented a private sector revenue model that reduced Orbis' time to money by 50%.
- Expert with products and marketplaces for foodstuffs, institutional supplies, lumber, metals, and information technology products through Orbis' market making activities and reverse auctions.

EZSource.net™, Austin, Texas (No longer in business)

March 2002 to Jan 2003

Director of Operations & Finance. Invited to launch EZSource.net™; a start-up dedicated to providing low cost, industrial strength, hosted reverse auctions to medium sized businesses. EZSource's business model provided customers the technical capability to conduct self-service reverse auctions without expensive software license agreements, long-term contracts or Information Technology implementations.

- Saved \$200K in capital by negotiating software technology contract enabling EZSource.net™ to go operational without extensive upfront or monthly fees conserving EZSource's cash.

Advanced Micro Devices, Austin, Texas.

May 2000 to March 2002

Global Commodity Manager. Managed the global procurement of chemical materials used in semiconductor manufacturing with annual dollar responsibility exceeding \$60M and a supply base of 13 suppliers located in Asia, Europe and North America. Developed long-term sourcing strategies to ensure inventory availability, drive cost savings, and improve quality and supplier's capability to meet future technical requirements.

- Managed inventory levels through a team of buyer/planners to support of AMD's Athlon™ and Duron™ production ramps as AMD transitioned to 0.13um and silicon-on-insulator technologies.
- Negotiated over \$5M in annualized savings and contracts worth \$87M with roadmap suppliers to ensure supply chain effectiveness and limit AMD's exposure to risk.
- Directed AMD's World Class Supplier program consisting of a team of 32 Manufacturing, Quality, and Finance and Procurement professionals from Austin, TX, Sunnyvale, CA and Dresden, GE. Placed emphasis on upstream engagement with suppliers, early alignment of technology roadmaps and on-time discovery, development and deployment (qualification) of new materials.

Intel Corporation, Chandler, Arizona.

Jan 1998 to May 2000

Commodity Manager. Managed the global availability of **stamped & machined metal components** providing thermal solutions to the Pentium®II/III and Xenon® processor cartridge enabling their successful launch & ramp. Partnered with suppliers in North America & Asia to develop world class manufacturing systems in inventory, quality and cost competitiveness.

- Led a team of 4 buyers located globally (Ireland, Costa Rica, Philippines, Malaysia) to orchestrate \$35M in materials spending annually.
- Negotiated price reductions of \$26M despite unprecedented upsides and a constrained supply chain.
- Reduced vendor lead-time by 50% by specification review, inspection reduction, and e-commerce.
- Led my department's win of the Intel Quality Award by developing and presenting a story that was high level yet indicative of the achievements during the Pentium II/III ramp.

PAI Corporation, Albuquerque, New Mexico

Sept 1992 to Dec 1997

Deputy Program Manager. Profit and Loss responsibility for PAI's technical services account with Sandia National Laboratories (SNL), interfaced with clients to insure customer satisfaction and to anticipate future requirements. Responsible for business development in the NM, AZ and TX region.

- Led the expansion from \$400K in annual revenues to \$3M (17% of sales) with expansion into new technical support areas.
- Project Leader for PAI's \$175M joint proposal with Harris Semiconductor to SNL's RFP for the Management/Operation of the Microelectronics Development Laboratory with potential to double PAI's revenues and number of employees.

United States Army, USA, Europe, Iraq

Oct 1984 to Sept 1992

Army Officer. Decorated for leadership, dedication, knowledge of combined arms tactics, staff operations and perseverance in tough assignments in the United States, Persian Gulf and Europe.

- Brigade Executive Officer: 2nd in command and chief of staff for human resources, operations and logistics overseeing a staff of 43 officers and enlisted soldiers.
- Commanded a field artillery battery in Iraq. Provided leadership to junior officers and NCOs. Responsible for operations and performance standards of unit with 147 soldiers.

EDUCATION

Masters of Business Administration, Robert O. Anderson Schools of Management, University of New Mexico, Albuquerque, New Mexico. Discipline: Management of Technology

Bachelors of Science, Chemistry, Arizona State University, Tempe, Arizona.

Global Leadership Program Certificate, American Graduate Institute of International Management (Thunderbird), Glendale, AZ,

Leadership Colleyville 2015, Participated in the highly acclaimed civic governance and leadership program.



Application for Appointment

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Board, Commission, or Committee Preference: (only those with current openings)

1. ZONING BOARD OF ADJUSTMENT
2. PLANNING AND ZONING COMMISSION
3. Park & Rec Board

Name: Ms. Mrs. ☒ Mr. Matt Koch

Address: 6907 Upland Lane

Home Phone: 817-416-9297

Work Phone: 817-771-4249

E-mail Address: m.koch75@rocketmail.com

Fax: _____

- ☒ I understand attendance and active support is required for each appointee.
☒ I understand I am required to comply with the Texas Open Meetings Act training.
☒ I understand I must bring my own device to meetings to view packet information.
☒ By checking this line, I consent to the City's use and release of all information provided in this application, to include the address, telephone, and email address provided.
____ Additional materials attached.

1. City service and experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:

President - Colleyville Girls Softball Association - Fall 2013 to Present; Association Liaison to Park and Recreation Advisory Board 2017, GHS Band Pit Crew / Volunteer, CTMS Grateful Dad

2. What do you perceive your role will be in serving on a board, commission, or committee?

Be an active and educated participant in helping to shape recommendations / policy to Council and related departments. Represent the citizens of Colleyville interests while being a resource for info.

3. In your opinion, what policies/programs/assets of Colleyville are working well?

City Council decision making & transparency. High quality police and fire. Well maintained parks and common areas. Well thought out development decisions.

4. What are some issues in Colleyville that may require change?

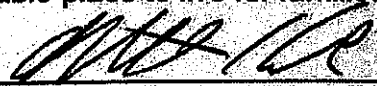
Not Change per say but continued focus on bringing in the right kinds of development to reduce empty store fronts and failing business.

5. If you could influence the City in just one way, what would that be?

Continue to help shape and implement the Destination Colleyville Comprehensive Plan - Quality Decisions that positively impact Colleyville for the long term.

6. Please share with us your vision for the City of Colleyville.

Colleyville is a unique community in DFW. I would like to see Colleyville continue to be a very desirable place to live for families without over commercializing or taking away from semi rural feel.

Signature: 

Date: 10-27-17

All information provided is public pursuant to the Texas Public Information Act.
Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034
Office: 817.503.1130 Fax: 817.503.1139; cloven@colleyville.com or ashelley@colleyville.com



Application for Appointment

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Board, Commission, or Committee Preference: (only those with current openings)

1. CLICK TO VIEW AND CHOOSE Colleyville Library Board
2. CLICK TO VIEW AND CHOOSE Planning + Zoning Commission
3. CLICK TO VIEW AND CHOOSE Colbyville Historical Preservation Committee

Name: Ms. Mrs. Mr. GARY McPHERSON

Address: 316 Polo Trl. COLLEYVILLE 76034

Home Phone: 972-742-5778 Work Phone: 972-742-5778

E-mail Address: mcperson7@verizon.net Fax: 817-281-9653

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☒ I understand I am required to comply with the Texas Open Meetings Act training.
☒ I understand I must bring my own device to meetings to view packet information.
☒ By checking this line, I consent to the City's use and release of all information provided in this application, to include the address, telephone, and email address provided.
☐ Additional materials attached.

1. City service and experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function: (see attached bio)
Currently serve on the Board of Directors for the 6 Stone's Mission Network (Eucless). have served on committees for public schools in Michigan, Texas; served as a Library Media Specialist; HREEC Lockheed Martin; Various
2. What do you perceive your role will be in serving on a board, commission, or committee? Community
Provide feedback to city officials on proposed plans, policy, improvements, etc. Represent citizen views, if constructive, Engage in supporting the city in improving the quality of the community.
3. In your opinion, what policies/programs/assets of Colleyville are working well?
Park + Recreation, Public Safety, planning + zoning is already outstanding; Library services are good given their resources;
4. What are some issues in Colleyville that may require change?
Better CODE enforcement; solve traffic flow issues; maintain infrastructure, beautify visible areas, increase citizen participation in city programs
5. If you could influence the City in just one way, what would that be?
Help develop + support initiatives that preserve the city's heritage + brand while adapting to needs and challenges of the future.
6. Please share with us your vision for the City of Colleyville. Profile Attached
Leverage the unique blend of location, urban/rural mix, and citizen demographics to make Colleyville the DFW AREAS premier community to live, work, or play.
continue

Signature Jay L McPherson

Date: 8-14-2017

Executive Profile
Gary L. McPherson

Gary McPherson serves as an **Executive Professor and Consultant**. His previous position was **vice president, Human Resources for Lockheed Martin Missiles and Fire Control**. Gary joined Lockheed Martin in 1980 and has held a number of positions in a variety of human resources disciplines including management roles for Labor Relations and Conflict Resolution, Greenfield HR site lead, Training and Organization Development, Change Management, Business Partner, and Program Management.



While Gary is based the Dallas/Fort Worth mid-cities, he has previously worked in MFC's Orlando, Camden, AR and El Paso, TX operations. Prior to his current role, he was MFC's director and deputy of Human Resources. In that capacity, he had executive responsibility for the Dallas site, as well as enterprise-wide responsibility for talent acquisition initiatives and oversight of the daily rhythm of Human Resources processes and practices for over 16,500 employees across MFC's locations in the U.S. and United Kingdom.

In addition to being a **Lockheed Martin certified executive coach he has served on talent management councils at both the Corporate and Electronic Systems business area level**. Gary has also led or contributed to a wide range of Electronic Systems and Corporate HR teams including the creation of the Talent Acquisition Centers in the US as well as the **United Kingdom, HR entry level development program Steering Committee, Labor Relations, and the Training, Workforce Strategy and OD teams**.

He has been actively involved with the Dallas and Central Florida **INROADS** programs since 1980. Under his leadership, MFC has received numerous awards from INROADS for support and placement of its graduates.

Gary is a **Texas and Florida certified mediator through post graduate work in mediation/conflict resolution at Southern Methodist University**. He holds a master's degree in instructional technology from Southern Illinois University and a bachelor's degree in education/psychology from Taylor University (Indiana).

He is currently an **Executive Professor in the MSHRM program at Texas A&M University and the University of Texas - Arlington**. He is also board member for the Texas A&M University Center for Human Resource Management, Mays College of Business, and the University of Texas-Arlington Human Resources Industry Advisory Council as well as a Board Advisor to the Euless Texas based **6 Stones Mission Network**. Gary and his wife of 44 years Heather, have two sons, a daughter-in-law, and two grandsons. Interests include; travel, culture and history, reading, volunteerism, and sports (A loyal University of Michigan Wolverine, Texas Rangers, and Detroit Red Wing fan)



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file Financial Disclosure and Business Conflict of Interest forms two (2) business days after the application deadline. These forms are available by contacting the City Secretary at 817.503.1130. [Download the financial disclosure form here.](#)

Board, Commission, or Committee Preference: (only those with current openings)

1. ~~ARCHITECTURAL REVIEW COMMISSION~~ Planning and Zoning
2. CLICK TO VIEW AND CHOOSE
3. CLICK TO VIEW AND CHOOSE

Name: Ms. Mrs. Mr. Tim Raine

Address: 3104 Queensbury Way Ct.

Home Phone: 817-360-6119 Work Phone: N/A - retired

E-mail Address: timraine25@gmail.com Fax: N/A

- ☒ I understand attendance and active support is required for each appointee.
- ☒ I understand I am required to comply with the Texas Open Meetings Act training.
- ☒ I understand I must bring my own device to meetings to view packet information.
- ☒ By checking this line, I consent to the City's use and release of all information provided in this application, to include the address, telephone, and email address provided.
- ☒ Additional materials attached.

1. City service and experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function: Extensive real estate experience as a mgr. with FDIC during banking crisis and as a SVP in banking. I've also served on the Water Rate Committee and many yrs. as a select coach through CBPA
2. What do you perceive your role will be in serving on a board, commission, or committee? My role would be to support the vision of the Council's intent for RE development in the city consistent with current plans and ordinances
3. In your opinion, what policies/programs/assets of Colleyville are working well? I personally believe all are working well. The road const. must be managed as well as possible.
4. What are some issues in Colleyville that may require change? I'm not too sure much needs to be now that the City Charter and Master Plans have been revised.
5. If you could influence the City in just one way, what would that be? To facilitate being less aggressively polarized
6. Please share with us your vision for the City of Colleyville. My vision would be to maximize our great assets to make sure our businesses, transportation and quality of life for the citizens thrive

Signature: Tim Raine Date: 5/9/2018

All information provided is public pursuant to the Texas Public Information Act.
Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034
Office: 817.503.1130 Fax: 817.503.1139; cloven@colleyville.com or ashelley@colleyville.com



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file Financial Disclosure and Business Conflict of Interest forms two (2) business days after the application deadline. These forms are available by contacting the City Secretary at 817.503.1130. [Download the financial disclosure form here.](#)

Board, Commission, or Committee Preference: (only those with current openings)

1. COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION
2. PLANNING AND ZONING COMMISSION
3. COLLEYVILLE LIBRARY BOARD

Name: Ms. Mrs. Mr. Mike Sexton

Address: 3612 Greenbriar Court

Home Phone: 817-721-5577

Work Phone: _____

E-mail Address: mas61475@yahoo.com

Fax: _____

- ☒ I understand attendance and active support is required for each appointee.
- ☒ I understand I am required to comply with the Texas Open Meetings Act training.
- ☒ I understand I must bring my own device to meetings to view packet information.
- ☒ By checking this line, I consent to the City's use and release of all information provided in this application, to include the address, telephone, and email address provided.
- ☒ Additional materials attached.

1. **City service and experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**
As a member of the executive committee as well as a head of a committee within my child's school, I have a deep understanding what families and parents need and are looking for in this city.
2. **What do you perceive your role will be in serving on a board, commission, or committee?**
I will listen to ideas and suggestions as well as provide my own. I will be required to research and determine what best fits into the future plans of our city and provide a path for an even better city.
3. **In your opinion, what policies/programs/assets of Colleyville are working well?**
Currently our first responders are continuing to keep our city safe and regarded as one of the safest cities in the country. We have a fantastic parks and recreation department and our city staff/council have done a very good job of managing our finances and maintaining a low debt.
4. **What are some issues in Colleyville that may require change?**
Our city is facing budget shortfalls in the not so distant future. We need to determine new revenue streams and budget adjustments to avoid losing services that make our city the current best place to live, without raising our taxes.
5. **If you could influence the City in just one way, what would that be?**
I would like us to be more vigilant in our acquisition of professional businesses to provide sales tax revenue to our city.
6. **Please share with us your vision for the City of Colleyville.**
I see a city that will be more connected and become even more family friendly. A city that can maintain the rural "feel" but enhance strategic economic development to meet the budgetary needs that designate our wonderful municipality as the safest city in Texas.

Signature: _____

Date: 6-19-2017

All information provided is public pursuant to the Texas Public Information Act.
Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034
Office: 817.503.1130 Fax: 817.503.1139; cloven@colleyville.com or ashelley@colleyville.com



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file Financial Disclosure and Business Conflict of Interest forms two (2) business days after the application deadline. These forms are available by contacting the City Secretary at 817.503.1130. [Download the financial disclosure form here.](#)

Board, Commission, or Committee Preference: (only those with current openings)

1. ZONING BOARD OF ADJUSTMENT ☒
2. PLANNING AND ZONING COMMISSION ☒
3. COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION ☒

Name: Ms. ☒ Mrs. ☐ Mr. Sayed Bilquees Syed

Address: 6705 Sapphire Circle North, Colleyville, T.X. 76034

Home Phone: (817) 400-5709

Work Phone: (817)913-0474 (Cell Number)

E-mail Address: sbilquees@gmail.com

Fax: N/A

- ☒ I understand attendance and active support is required for each appointee.
- ☒ I understand I am required to comply with the Texas Open Meetings Act training.
- ☐ I understand I must bring my own device to meetings to view packet information.
- ☒ By checking this line, I consent to the City's use and release of all information provided in this application, to include the address, telephone, and email address provided.
- ☒ Additional materials attached.

1. **City service and experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**
M.S. in Mechanical Engineering, Member of ACC (Sapphire Enclave, colleyville), Board of Directors (Treasury Director, Sapphire Enclave colleyville). Member of SAE, ASME, PE (Pakistan)
2. **What do you perceive your role will be in serving on a board, commission, or committee?**
i would like to volunteer because i want to use my talent, education and my professional experience to contribute my community.
3. **In your opinion, what policies/programs/assets of Colleyville are working well?**
in my opinion Colleyville is working well in construction of roads although there is always room for improvements, Colleyville Library programs for kids.
4. **What are some issues in Colleyville that may require change?**
There are some issues like lack of diversity, lack of representation of all communities resides in colleyville. lack of businesses to generate more revenue. No aquatic center (Indoor/ outdoor) in colleyville.
5. **If you could influence the City in just one way, what would that be?**
I would like to be active on social media and the other resources that are available nowadays to connect with our community and rest of the world.
6. **Please share with us your vision for the City of Colleyville.**
To make Colleyville a family-oriented and business-minded city. One that has the old-world charm of Main Street USA while looking forwards and beyond the 21st century.

Signature: _____

Date: 08-25-2017

All information provided is public pursuant to the Texas Public Information Act.
Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034
Office: 817.503.1130 Fax: 817.503.1139; cloven@colleyville.com or ashelley@colleyville.com

SAYEDA BILQEES SYED

1

SAYEDA BILQEES SYED

6705 Sapphire Circle North, Colleyville TX 76034

USA: (817)913-0474 (H)

E-mail: sbilqeess@gmail.com

SUMMARY

- Hands on experience in product development, production and project engineering, with masters in manufacturing engineering.
- Hands on experience in chassis engineering that include; planning, production, quality, reliability, cost reduction and continues improvement of the product
- Supported and lead projects globally & a good team player, proven ability to operate across organizational boundaries to drive product reliability and process quality improvements.
- Hands-on experience in all phases of product development, product specifications, launch/on-going product and manufacturing process improvement.
- Well experienced in CAE and CAD tools.
- Strong background in Process planning, Manufacturing, Quality and Reliability , Cost Control/Reduction
- Proven ability to lead, manage and train multi-disciplinary and culturally diverse workforce.
- Excellent interpersonal and team-building skills. Strong oral and written communication skills and ability to deliver presentations to all levels of management.
- Skilled in all common Microsoft application tools, such MS-Word, Excel, Access and PowerPoint.
- Assisted in launch, supported multiple projects in Pakistan, Afghanistan (United Nation) & Japan.
- Have a working experience of Hino Motors Pakistan (with technical collaboration of Hino Motors Japan).

SKILLS MATRIX

Hands on working experience in the following discipline:

- | | |
|----------------------------------|---|
| • Manufacturing engineering | • Product Development |
| • Process planning & development | • Product Launch & readiness |
| • Project engineering management | • Productivity improvement |
| • Quality control/ assurance | • Inspection techniques |
| • Product pricing/ estimation | • Cost Reduction by process improvement |

Good Engineering & management skills in :

- | | | |
|-----------------------|--|----------------------|
| • Kaizen | • Control Plans | • Six Sigma |
| • Vendor's management | • 5"S" | • Quality road map |
| • Chassis assembly | • Cost management | • Warranty issues |
| • Weight reduction | • Time management | • Specialize vehicle |
| • Management | • Problem solving & continuous improvement | • Production |

Computer Skills: Language

- Basic & Visual Basic
- C++

Systems & Packages:

- | | |
|----------------------------------|--------------|
| • Window | • MS office, |
| • Pro E & Solid works (Familiar) | • Auto CAD |
| • MS Project | |

ACHIEVEMENTS & AWARDS

- **2005 "Certificate of Excellence "** from **Hino Motors Co.** for successful launching of **GT1J** (4x4) truck model for **Pakistan Army** and for **United Nation (Afghanistan)**.
- Quality Engineers' Competency Improvement Program for Hino Motors Pakistan
- **2002 "Certificate of Excellence"** from **Hino Motors Co.** for implementation of **Kaizen** in Assembly operation plant.
- **2002 "Certificate of Excellence "** from **Hino Motors Co.** for implementation of **5'S'** in Assembly operation plant.

PROFESSIONAL EXPERIENCE

Hino Motors Limited Pakistan:

April 2002 – August 2007

Progressive Manufacturing Department (Assembly operation Plant)

Executive Engineer

Worked as Automotive engineer , the job has provided an opportunity to develop understanding of vehicle chassis system design, component manufacturing, quality planning and vehicle assembly operations.

- Supported development and production of vehicle components like **Casting, Sheet metal, FRP and Wire Harness.**
- Worked with vendors to address all system ,subsystem and component parts and their integration into the vehicle architecture to meet targets.
- Ensure timely completion of tooling development of parts at vendors end for production.
- Review process plans and process flow charts for each component.
- Costing of Project, Selection of Appropriate vendors, necessary negotiations and final acceptance for development activities.
- Technical information / assistance to vendor in liaison with Japanese advisors to solve manufacturing/ quality/ productivity problems.
- Time scale graphs for parts development program and monitor to ensure on time completion of projects.
- Performed problem solving process by using team approach and appropriate methods.
- Delivered significant measurable improvements to design (local design modification), process, productivity, and defect prevention on under development components.
- Identified quality issues, assembly concerns to improve quality, productivity & reduce cost.
- Predict component and overall Chassis reliability as part of the Financial Accrual process.
- Promote and drive Six Sigma methodology by collaborating with plant leadership.

Army Project for United Nation

Program Engineer

- Worked on a government project for army vehicles called **GT3H & GT1J** for Army and United Nation Special project for Afghanistan.
- Managed the manufacturing team and configuration team to launch the program.
- Promote and drive Six Sigma methodology by collaborating with plant leadership.
- Led major design(local modification) and process improvement efforts within the product development and manufacturing departments to improve processes that touch internal and external customers.
- Met with the vendors to support the program and maintain the quality and reliability of the product
- Checked supplier process to follow the quality engineering philosophy.
- Provided the weekly updates to the top management regarding project.
- Forecasted the work load and manage the resources accordingly.

**N.E.D University of Engineering & Technology:
Visiting Faculty Member
Mechanical Engg. and Manufacturing Engg. Department**

Dec 2005 – July 2007

Worked as external examiner (part time) for under graduate program.

Hino Motors Karachi

June 2000 – Sep 2000

- Worked as Intern in Progressive manufacturing department (Assembly Operation Plant).

EDUCATION

MS, Mechanical Engineering (Specialization in Manufacturing Engineering) ; (2005)

N.E.D. University of Engineering & Technology, Karachi

BS, Mechanical Engineering. (2002)

N.E.D. University of Engineering & Technology, Karachi

PROFESSIONAL ASSOCIATION

- Member of **SAE, ASME, PE Pakistan**

PLANNING AND ZONING COMMISSION ROSTER

PLACE 1 - CHAIR

Susan Mathisen

317 Chestnut Bend
Colleyville, TX 76034
W: (817) 983-1620

smathisencpa@gmail.com

TERM: Sep 2016 - Sep 2018

PLACE 2

Raymond Allee

5907 Highland Hills Lane
Colleyville, TX 76034
H: (817) 329-0186
C: (817) 675-2748

rayallee@aol.com

TERM: Jan 2018 - Sep 2018

PLACE 3 - VICE CHAIR

Sam van Bever

4105 Crest Court
Colleyville, TX 76034
W: (214) 403-1445
H: (817) 427-4105

slv4105@gmail.com

TERM: Sep 2016 - Sep 2018

PLACE 4

Veronica Baughman

6505 Connie Lane
Colleyville, TX 76034
H: (817) 707-6844

veronica@sellsdfw.com

TERM: Sep 2016 - Sep 2018

PLACE 5

VACANT

TERM: Oct 2017 - Sep 2019

PLACE 6

Claudia Bevill

119 Cheek-Sparger Road
Colleyville, TX 76034
H: (817) 849-1360

ckbevill@hotmail.com

TERM: Oct 2017 - Sep 2019

PLACE 7

Jason Elms

801 Shelton Drive
Colleyville, TX 76034
W: (214) 420-8494
H: (817) 808-7275

JElms@pape-dawson.com

TERM: Oct 2017 - Sep 2019

Planning and Zoning Commission Bylaws Excerpt

PLANNING AND ZONING COMMISSION BYLAWS

ARTICLE I – Identification and Purpose

The Planning and Zoning Commission was established by the City Council of Colleyville, Texas, by Ordinance 08 on May 18, 1956; however, several amendments to this ordinance have been approved and codified through the Colleyville City Charter and the Colleyville Code of Ordinances. The purpose of the Planning and Zoning Commission is to act as an advisory board to the City Council relating to all physical development, proposed changes to zoning, the platting and/or the subdividing of land in the City.

ARTICLE II – Membership

- 2.1 The Planning and Zoning Commission shall consist of seven (7) members, who shall be appointed by the City Council for a two (2) year term; three (3) members shall be appointed each odd-numbered year and four (4) members shall be appointed each even-numbered year. Places on the Planning and Zoning Commission shall be numbered one (1) through seven (7).
- 2.2 Members must be residents of Colleyville, Texas, unless City Council waives the residency requirement.
- 2.3 Members shall serve without compensation and until their successors are appointed.
- 2.4 Vacancies created by resignation, removal by vote of a majority of the City Council, or by any other reason, shall be filled by the City Council for the remainder of the term.
- 2.5 If a member of the Planning and Zoning Commission fails to maintain a seventy-five percent (75%) attendance record for all regularly scheduled meetings, the Chairman or staff liaison, will notify the City Secretary. City Council may, at its discretion, declare a vacancy, advertise the open position, or appoint a replacement without advertising.

RESOLUTION R-18-4276

**A RESOLUTION APPOINTING A MEMBER TO THE
PLANNING AND ZONING COMMISSION**

WHEREAS, Place 5 on the Planning and Zoning Commission is vacant with a term expiring September 2019.

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

Sec. 1. THAT the Colleyville City Council hereby appoints the following person to fill the position of Place 5, with a term expiring September 2019:

- Place 5

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON
THIS THE 19TH DAY OF JUNE 2018.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

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 6d

Agenda Date 06/19/2018

Number Resolution R-18-4277

Type Resolution

Department City Secretary

Title

A resolution appointing members to the Tax Increment Financing (TIF) District Board to fill unexpired terms

Strategic Plan

B4- Cultivate a culture of transparency and consistent communication

Explanation

Reading and Public Hearing

As per the Tax Increment Financing (TIF) District Board bylaws, approved by Resolution R-98-1124, the TIF Board of Directors shall consist of nine (9) directors, five of whom shall be appointed by the City Council. The governing bodies of the Grapevine-Colleyville Independent School District (GCISD), Tarrant County, Tarrant County College, and the Tarrant County Hospital District, shall appoint one (1) member each to the District. As per the TIF Bylaws, directors shall be appointed by the governing body and shall serve for two-year terms beginning on January 1, or until their successors are appointed by the respective governing bodies.

The City Council terms of Councilmembers Nancy Coplen and Mike Taylor expired on May 15, 2018. Historically, City Council has appointed City Councilmembers to serve on the Board, however, it is not a requirement.

This item provides for City Council to appoint two members to the TIF District Board of Directors to an unexpired term of December 2018. City Council will appoint a Chair and Vice-Chair during the December 2018 appointments.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Tax Increment Finance (TIF) Bylaws Excerpt
2. Tax Increment Finance District Board roster
3. Resolution R-18-4277

BYLAWS OF

REINVESTMENT ZONE NUMBER ONE

THE CITY OF COLLEYVILLE, TEXAS

STATE HIGHWAY 26 AREA TAX INCREMENT FINANCING DISTRICT

ARTICLE I

POWERS AND PURPOSE

Section 1. Financing Development or Redevelopment in the Zone. In order to implement the purposes for which Tax Increment Financing Reinvestment Zone Number One, City of Colleyville, Texas (the "Zone") was formed, as set forth in Ordinance No. 0-08-1124, dated November 4, 1998, creating the zone, the City of Colleyville, Texas (the "City") may issue obligations to finance all or part of the cost of implementing the "project plan" for the Zone as defined in the Tax Increment Financing Act of the Tax Code, Chapter 311, Vernon's Texas Codes Annotated (the "Act").

Section 2. Books and Records: Approval of Programs and Financial Statements. The Board of Directors shall keep correct and complete books and records of account and shall also keep minutes of its proceedings and the proceedings of committees having any of the authority of the Board of Directors. All books and records of the Zone may be inspected by any director of his agent or attorney for any proper purpose at any reasonable time; and at all times the City Council and the Finance Director will have access to the books and records of the Zone. The City Council must approve all programs and expenditures for the Zone and annually review any financial statements of the Zone.

ARTICLE II

BOARD OF DIRECTORS

Section 1. Powers, Number and Term of Office. The property and affairs of the Zone shall be managed and controlled by the City Council based on the recommendations of the Board of Directors of the Zone ("Board of Directors" or "Board"), subject to the restrictions imposed by law, the ordinance creating the Zone, and these Bylaws. It is the intention of the City Council that the Board of Directors shall function only in an advisory or study capacity with respect to the Zone and shall exercise only those powers, advisory in nature, which are either granted to the Board pursuant to the Act or delegated to the Board by the City Council.

The Board of Directors shall consist of nine (9) directors: five (5) of whom shall be appointed by the City Council of the City; one (1) of whom shall be appointed by the governing body of the Grapevine-Colleyville Independent School District (GCISD); one (1) appointed by the governing body of Tarrant County (County); one (1) appointed by the Tarrant County Hospital District; and (1) appointed by the Tarrant County Junior College District (Junior College District); provided however, that if a taxing unit (other

than the City) waives its right to appoint a member to the Board, as evidenced by written resolution duly adopted by the governing body of such taxing unit, the City may appoint such Boardmember in its stead.

The first Board of Directors shall serve for an initial term ending December 31, 2000, or until his or her successor is appointed. Subsequent directors shall be appointed by the governing bodies of the City, GCISD, County, Hospital District, and Junior College District and shall serve for two (2) year terms beginning January 1, 2001 or until their successors are appointed by the respective governing bodies.

Any director may be removed from office by the City Council; for cause deemed by the City Council as sufficient for their removal in the interest of the public, but only after a public hearing before the City Council on charges publicly made, if demanded by such Boardmember within 10 days of notification by the City Council that he or she is to be removed.

In the event of a vacancy caused by the resignation, death, or removal for any reason, of a director, the governing body of the respective taxing unit (i.e. City, County, Hospital District, GCISD, Junior College District) which made such Board appointment shall be responsible for filling the vacancy.

Section 2. Meetings of Directors. The directors may hold their meetings within a public building in the City as the Board of Directors may from time to time determine.

Section 3. Regular Meetings. Regular Meetings of the Board of Directors shall be held at such times and places as shall be designated, from time to time, by resolution of the Board of Directors. All meetings of the board shall be of a public nature unless pertaining to matters of land purchase, security, personnel, or strictly legal matters. Notice of all regular and special meetings of the Board and any committees thereof shall be posted in accordance with the provisions of the Texas Open Meetings Act, Article 6252-17, Vernon's Texas Civil Statutes. There shall be at least one Regular Meeting held each year in the month of July.

Section 4. Special Meetings. Special Meetings of the Board of Directors shall be held whenever called by the chairman, by the secretary, by a majority of the directors then in office or upon advice of or request by the City Council.

The secretary shall give notice to each director of each Special Meeting in person, or by mail, courier, facsimile, telephone, or e-mail, at least twenty-four (24) hours before the meeting. Notice of all Special Meetings shall state the purpose, which shall be the only business, conducted.

Section 5. Quorum. A majority of the directors holding current appointments shall constitute a quorum for the consideration of matters pertaining to the purposes of the Zone. The act of a majority of the directors present at a meeting at which a quorum is in attendance shall constitute the act of the Board of Directors, unless the act of a greater number is required by law.

TAX INCREMENT FINANCE DISTRICT

CHAIR

Richard Newton

1208 Holly Lane
Colleyville, TX 76034
H: (817) 247-1642
rnewton@colleyville.com
TERM: Dec 2016 - Dec 2018

VICE-CHAIRMAN

Mike Taylor

5209 Coventry Place
Colleyville, TX 76034
H: (817) 267-5407
mtaylor@colleyville.com
TERM: Dec 2016 - Dec 2018

DIRECTOR

Bobby Lindamood

5508 Janet Lane
Colleyville, TX 76034
H: (214) 232-8147
blindamood@colleyville.com
TERM: Dec 2016 - Dec 2018

DIRECTOR

Tammy Nakamura

2204 Collins Path
Colleyville, TX 76034
H: (214) 274-5990
tnakamura@colleyville.com
TERM: Dec 2016 - Dec 2018

DIRECTOR

Nancy Coplen

4803 Queensbury Way
Colleyville, TX 76034
H: (817) 300-8351
ncoplen@colleyville.com
TERM: Dec 2016 - Dec 2018

Tarrant County College

Mark McClendon

1500 Houston Street
Fort Worth, TX 76102
W: (817) 515-5203
mark.mcclendon@tccd.edu
TERM: Dec 2016 - Dec 2018

Tarrant County

Rebecca Barksdale

645 Grapevine Highway, Suite 200
Hurst, TX 76054
W: (817) 581-3600
rbarksdale@tarrantcounty.com
TERM: Dec 2016 - Dec 2018

Grapevine Colleyville ISD

John Eubanks

7009 Lismore Court
Colleyville, TX 76034
H: (817) 481-3009
johnteubanks@verizon.net
TERM: Dec 2016 - Dec 2018

Tarrant County Hospital

Scott Rule

1500 South Main Street
Fort Worth, TX 76104
W: (817) 921-3431
srule@jpshealth.org
TERM: Dec 2016 - Dec 2018

RESOLUTION R-18-4277

**A RESOLUTION APPOINTING MEMBERS TO THE
TAX INCREMENT FINANCING DISTRICT (TIF) BOARD OF DIRECTORS
TO FILL UNEXPIRED TERMS**

WHEREAS, two positions on the Tax Increment Financing District (TIF) Board of Directors is vacant with unexpired terms of December 2018.

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

Sec. 1. THAT the City Council hereby appoints _____,
and _____ to the Tax Increment Financing District Board
of Directors to fill the unexpired terms to December 2018.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ___ AYES, ___ NAYS, AND ___ ABSTENTIONS ON
THIS THE 19TH DAY OF JUNE 2018.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Chuck Kelley	_____
Place 2, Kathy Wheat	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

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
Type Report
Department Finance

Agenda Date 06/19/2018

Number 8

Title

Monthly Financial Report - May 31, 2018

Strategic Plan

2.4 Demonstrate stewardship of public resources

Explanation

General Fund

As of May 31, 2018, the General fund earned \$21,270,369 in revenues and incurred \$14,971,208 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 \$14,473,876 out of the \$14,322,575 budgeted for ad valorem taxes, including penalty and interest. The reported revenue is 8.13% above the revenue reported for the same period last year.

- **Franchise Fees Revenue:**

The city collected \$1,946,669 out of the \$2,070,000 budgeted for franchise fees. The reported revenue is 2.44% above the revenue reported for the same period last year.

- **Sales Tax Revenue:**

The city collected \$2,017,131 out of the \$3,800,000 budgeted sales tax revenue. The reported revenue is 2.94% 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 May 31, 2018, the utility fund earned \$8,960,656 in revenues and incurred \$6,126,061 in expenditures.

Water and wastewater sales account for more than 98% of the utility fund's budgeted revenues.

- **Water Sales:**

The city earned \$5,863,288 out of the \$11,195,957 budgeted for water sales. The reported revenue is 4.06% below the revenue reported for the same period last year.

- **Wastewater Sales:**

The city earned \$2,814,406 out of the \$4,024,060 budgeted for wastewater sales. The reported revenue is 10.60% above the revenue reported for the same period last year.

Debt Service Fund

As of May 31, 2018, the Debt service fund earned \$1,975,386 out of the budgeted revenues and transfers from other funds of \$1,854,412 and expended \$1,852,259 out of the budgeted expenditures of \$1,979,412.

Drainage Fees Fund

As of May 31, 2018, the Drainage fees fund spent \$484,736 out of its \$1,481,362 expense budget and earned \$679,411 in revenues which is 70.63% of the budgeted revenue of \$961,880.

Attachments

1. May 2018 Monthly Financial Report
2. REPORTS May 2018 - Monthly Financial Report Presentation

City of Colleyville
General Fund Monthly Financial Report
As of 5/31/2018 - End of 66.67% of the Fiscal Year

GENERAL FUND	ACTIVITY	
	FY 2018	FY 2018 YTD
SUMMARY	BUDGET	AS OF
		5/31/2018
		PERCENT
		OF BUDGET
		USED
Revenues	23,934,566	21,270,369
Expenditures	23,694,811	14,971,208
Revenues over expenditures	\$239,755	\$6,299,161

GENERAL FUND	RECEIVED	PERCENT	AVERAGE ACTUAL	RECEIVED	PERCENT
	FY 2018	FY 2018 YTD	YTD BALANCE	FY 2017 YTD	YTD BALANCE
REVENUE SOURCE	BUDGET	AS OF	AS A PERCENT OF	AS OF	CHANGE OVER
		5/31/2018	YEAR END BAL	5/31/2017	PRIOR YEAR
Current Taxes	14,242,575	14,360,055	100.82%	13,330,569	7.72%
Delinquent Taxes	25,000	60,917	243.67%	12,684	380.27%
Penalty & Interest	55,000	52,905	96.19%	42,908	23.30%
TOTAL AD VALOREM TAXES	14,322,575	14,473,876	101.06%	13,386,161	8.13%
Oncor Electric	885,000	890,388	100.61%	889,222	0.13%
Tri-County Electric	100,000	105,858	105.86%	101,311	4.49%
Atmos Gas	325,000	401,952	123.68%	334,570	20.14%
AT&T	60,000	42,271	70.45%	46,931	-9.93%
Verizon/Others	65,000	54,973	84.57%	57,090	-3.71%
Refuse/Recycling	160,000	110,045	68.78%	109,822	0.20%
Cable TV	475,000	341,181	71.83%	361,345	-5.58%
TOTAL FRANCHISE TAXES	2,070,000	1,946,669	94.04%	1,900,291	2.44%
Sales Tax	3,700,000	1,929,894	52.16%	1,873,553	3.01%
Mixed Beverage Tax	100,000	87,237	87.24%	85,887	1.57%
TOTAL SALES TAXES	3,800,000	2,017,131	53.08%	1,959,440	2.94%
Building	625,000	556,907	89.11%	433,201	28.56%
Plumbing	72,000	43,787	60.81%	39,295	11.43%
Mechanical	48,000	32,130	66.94%	29,477	9.00%
Electrical	51,000	47,323	92.79%	38,229	23.79%
City License	26,000	32,500	125.00%	40,000	-18.75%
Building Plan Review Fee	88,000	70,037	79.59%	63,464	10.36%
New Business	7,400	4,400	59.46%	4,910	-10.39%
Sign Permit	8,000	5,575	69.69%	6,635	-15.98%
Fence Permit	15,000	9,676	64.51%	13,025	-25.71%
Fire Permits	8,000	5,545	69.31%	8,240	-32.71%
Irrigation Permit	20,000	9,912	49.56%	17,181	-42.31%
TOTAL LICENSES & PERMITS	968,400	817,791	84.45%	693,657	17.90%

GENERAL FUND - CONTINUED		RECEIVED		AVERAGE ACTUAL	RECEIVED	
REVENUE SOURCE	FY 2018 BUDGET	FY 2018 YTD AS OF 5/31/2018	PERCENT OF BUDGET RECEIVED	YTD BALANCE AS A PERCENT OF YEAR END BAL	FY 2017 YTD AS OF 5/31/2017	PERCENT CHANGE OVER PRIOR YEAR
Court Fines	850,000	425,195	50.02%	61.77%	521,121	-18.41%
Alarm Fees	53,000	35,292	66.59%	61.09%	32,597	8.27%
Library Fines	17,460	11,612	66.51%	56.58%	12,436	-6.63%
TOTAL FINES	920,460	472,099	51.29%	61.49%	566,154	-16.61%
Re-zoning	9,000	9,767	108.52%	68.00%	6,410	52.37%
Plat Fee/Site Plan/Landscaping Plan Fee	8,200	7,098	86.55%	64.36%	6,873	3.27%
Board of Adjustment	2,000	1,300	65.00%	60.00%	2,500	-48.00%
Sale of Material	100	268	267.95%	50.68%	21	1175.95%
Weed Mowing	7,000	300	4.29%	71.94%	13,538	-97.78%
Ambulance	320,000	230,791	72.12%	68.14%	196,175	17.65%
Recreation Program	193,500	177,082	91.52%	57.03%	143,840	23.11%
Credit Card Fee Revenue	-	9,600	0.00%		-	0.00%
Non-Resident Fee Parks	40,000	43,355	108.39%	99.53%	44,240	-2.00%
Field Use Charge	21,500	21,930	102.00%	93.93%	22,585	-2.90%
Engineering & Inspection	20,000	4,826	24.13%	55.08%	59,800	-91.93%
Material Testing	10,000	2,823	28.23%	82.86%	16,774	-83.17%
Colleyville Center Rental	240,000	131,185	54.66%	66.05%	156,525	-16.19%
Lot Drainage Insp Fee	15,000	14,625	97.50%	65.25%	12,500	17.00%
Transfer from Utility Fund	196,920	196,920	100.00%		-	0.00%
Transfer from TIF	210,377	210,377	100.00%		-	0.00%
TOTAL CHARGES FOR SERVICE	1,293,597	1,062,248	82.12%	43.17%	681,781	55.80%
SRO Officer Reimb	98,996	98,996	100.00%	100.00%	-	0.00%
Keller Court	260,538	130,269	50.00%	50.00%	119,734	8.80%
TOTAL INTERGOVERNMENTAL	359,534	229,265	63.77%	64.32%	119,734	91.48%
Sale of Surplus Property	5,000	34,396	687.93%	81.36%	-	0.00%
Interest Income	45,000	47,214	104.92%	31.68%	37,114	27.21%
Miscellaneous	60,000	48,650	81.08%	72.19%	57,787	-15.81%
Antenna Lease	90,000	79,181	87.98%	75.72%	78,779	0.51%
Grant Proceeds	-	41,850	0.00%		-	0.00%
TOTAL MISCELLANEOUS	200,000	251,291	125.65%	63.41%	173,680	44.69%
TOTAL GENERAL FUND REVENUES	23,934,566	21,270,369	88.87%	80.03%	19,480,898	9.19%

	FY 2018 BUDGET	THROUGH 5/31/2018	THROUGH 5/31/2017	TOTAL INCREASE (DECREASE)	PERCENT INCREASE (DECREASE)
RESIDENTIAL BLDG PERMITS	115	114	114	0	0.00%
COMMERCIAL BLDG PERMITS	7	0	5	(5)	100.00%
CITATIONS ISSUED	10,500	4,625	5,624	(999)	-17.76%

GENERAL FUND EXPENDITURES		EXPENDED	PERCENT	PERCENT OF	BUDGET	EXPENDED
	FY 2018 BUDGET	THROUGH 5/31/2018	OF BUDGET EXPENDED	FISCAL YEAR COMPLETE	REMAINING	FY 2017 YTD AS OF 5/31/2017
Personnel services	15,048,648	9,420,630	62.60%	66.67%	5,628,018	8,994,726
Contractual Services	5,341,951	3,159,274	59.14%	66.67%	2,182,677	3,004,725
Supplies	1,275,506	369,082	28.94%	66.67%	906,424	599,782
Capital Outlay	14,000	7,516	53.69%	66.67%	6,484	41,947
Transfer to other fund	2,014,706	2,014,706	100.00%	66.67%	-	2,853,706
TOTAL EXPENDITURES	23,694,811	14,971,208	63.18%	66.67%	8,723,603	15,494,886

City of Colleyville
Utility Fund Monthly Financial Report
As of 5/31/2018 - End of 66.67% of the Fiscal Year

UTILITY FUND		ACTIVITY	
	FY 2018	FY 2017 YTD	PERCENT
SUMMARY	BUDGET	AS OF	OF BUDGET
		5/31/2018	USED
Revenues	15,540,017	8,960,656	57.66%
Expenditures	15,526,542	6,126,061	39.46%
Revenues over expenditures	\$13,475	2,834,595	

UTILITY FUND		RECEIVED	PERCENT	AVERAGE ACTUAL	RECEIVED	EXPENDED
	FY 2018	AS OF	OF BUDGET	YTD BALANCE	AS OF	CHANGE OVER
REVENUE SOURCE	BUDGET	5/31/2018	RECEIVED	AS A PERCENT OF	5/31/2017	PRIOR YEAR
Water Sales	11,195,957	5,863,288	52.37%	50.32%	6,111,202	-4.06%
Sewer Sales	4,024,060	2,814,406	69.94%	66.54%	2,544,704	10.60%
Sewer Installation	15,000	11,600	77.33%	62.97%	9,900	17.17%
Water Installation	42,000	33,910	80.74%	64.70%	24,410	38.92%
Engineering Charges	5,000	11,542	230.83%	81.97%	24,071	-52.05%
Penalties	200,000	137,032	68.52%	64.24%	148,770	-7.89%
Sale of Material	-	7,008	0.00%	89.17%	3,137	123.39%
Miscellaneous	13,000	15,685	120.65%	62.28%	29,908	-47.56%
TOTAL OPERATING INCOME	15,495,017	8,894,470	57.40%	54.76%	8,896,102	-0.02%
Sale of Surplus Property	-	8,418	0.00%	100.00%	-	0.00%
Interest Income	45,000	57,768	128.37%	28.63%	31,008	86.30%
TOTAL NON-OPERATING INCOME	45,000	66,186	147.08%	50.77%	31,008	113.45%
TOTAL INCOME	15,540,017	8,960,656	57.66%	54.82%	8,927,110	0.38%

	THROUGH	THROUGH	TOTAL	PERCENT
	5/31/2018	5/31/2017	INCREASE	INCREASE
			(DECREASE)	(DECREASE)
GALLONS OF WATER SOLD	1,176,387,800	1,247,180,000	(70,792,200)	-5.68%
NUMBER OF WATER CUSTOMERS	10,223	9,927	296	2.98%

UTILITY FUND EXPENSES		EXPENDED	PERCENT	PERCENT OF	BUDGET	EXPENDED
	FY 2018	THROUGH	OF BUDGET	FISCAL YEAR	REMAINING	FY 2017 YTD
	BUDGET	5/31/2018	EXPENDED	COMPLETE		AS OF
						5/31/2017
Personnel Services	1,983,307	1,168,237	58.90%	66.67%	815,070	1,055,926
Contractual services*	12,717,635	4,368,787	34.35%	66.67%	8,348,848	5,638,710
Supplies	245,969	101,425	41.23%	66.67%	144,544	110,963
Debt Service	157,325	156,913	99.74%	66.67%	413	356,475
Capital Outlay	100,000	8,394	8.39%	66.67%	91,606	61,288
Transfers to other funds**	322,306	322,306	100.00%	66.67%	-	7,034,262
TOTAL EXPENSES	15,526,542	6,126,061	39.46%	66.67%	9,400,481	14,257,623

Notes: Budgeted transfers of \$322,306 as follows: \$44,286 for an internal loan for vector truck; \$81,100 for Vehicle and Equipment Replacement Fund; \$196,920 for 12.4% payment to General Fund for internal service personnel.

* Includes \$1,713,953 in settle up refunds from TRA (\$1,688,008 for water and \$25,945 for sewer)

City of Colleyville
Debt Service Fund Monthly Financial Report
As of 5/31/2018 - End of 66.67% of the Fiscal Year

DEBT SERVICE FUND		ACTIVITY	
	FY 2018	FY 2017 YTD	PERCENT
SUMMARY	BUDGET	AS OF	OF BUDGET
		5/31/2018	USED
Revenues	1,854,412	1,975,386	106.52%
Expenditures	1,979,412	1,852,259	93.58%
Revenues over expenditures	(125,000)	123,127	
Budgeted use of fund balance	125,000		
Revenues & use of fund balance over expenditures	-	123,127	

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
		5/31/2018	RECEIVED	YEAR END BAL	5/31/2017	PRIOR YEAR
Current taxes	683,367	810,434	118.59%	98.04%	713,182	13.64%
Delinquent taxes	5,000	4,787	95.74%	64.10%	852	461.73%
Penalty & interest	5,000	3,813	76.25%	59.46%	2,388	59.68%
Interest Income	5,000	308	6.15%	59.46%	5,155	-94.03%
TOTAL AD VALOREM TAX & INTEREST	698,367	819,341	117.32%	97.52%	721,577	13.55%
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	1,975,386	99.80%	98.40%	1,881,220	5.01%

DEBT SERVICE FUND		EXPENDED	PERCENT	PERCENT OF	BUDGET	EXPENDED
	FY 2018	THROUGH	OF BUDGET	FISCAL YEAR	REMAINING	FY 2017 YTD
	BUDGET	5/31/2018	EXPENDED	COMPLETE		AS OF
						5/31/2017
Bond & Interest Payments	1,639,088	1,559,435	95.14%	66.67%	79,653	1,534,708
Leases (Fire Engine & Ambulance)	340,324	292,824	86.04%	66.67%	47,500	335,654
TOTAL EXPENSES	1,979,412	1,852,259	93.58%	66.67%	127,153	1,870,363

*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 5/31/2018 - End of 66.67% of the Fiscal Year

DRAINAGE FEE FUND		ACTIVITY	
	FY 2017	FY 2017 YTD	PERCENT
SUMMARY	BUDGET	AS OF	OF BUDGET
		5/31/2018	USED
Revenues	961,880	679,411	70.63%
Expenditures	1,481,362	484,736	32.72%
Revenues over expenditures	(519,482)	194,675	
Budgeted use of fund balance	519,482		
Revenues & use of fund balance over expenditures	-	194,675	

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
		5/31/2018	RECEIVED	YEAR END BAL	5/31/2017	PRIOR YEAR
Drainage Revenues	950,880	656,347	69.03%	66.44%	645,509	1.68%
Other revenues (Interest, penalty,...)	11,000	23,064	209.68%	69.01%	5,316	333.89%
TOTAL REVENUES	961,880	679,411	70.63%	66.47%	650,825	4.39%

DRAINAGE FEE FUND		EXPENDED	PERCENT	PERCENT OF	BUDGET	EXPENDED
	FY 2018	THROUGH	OF BUDGET	FISCAL YEAR	REMAINING	FY 2017 YTD
	BUDGET	5/31/2018	EXPENDED	COMPLETE		AS OF
						5/31/2017
Personnel Services	424,005	265,816	62.69%	66.67%	158,189	235,645
Contractual Services	134,826	51,249	38.01%	66.67%	83,577	47,056
Supplies	47,957	28,924	60.31%	66.67%	19,033	11,269
Debt Service	124,574	119,716	96.10%	66.67%	4,858	122,261
Transfers to other funds	750,000	19,032	2.54%	66.67%	730,969	19,032
TOTAL EXPENSES	1,481,362	484,736	32.72%	66.67%	996,627	435,264



Agenda Item - Reports

Monthly Financial Report May 2018

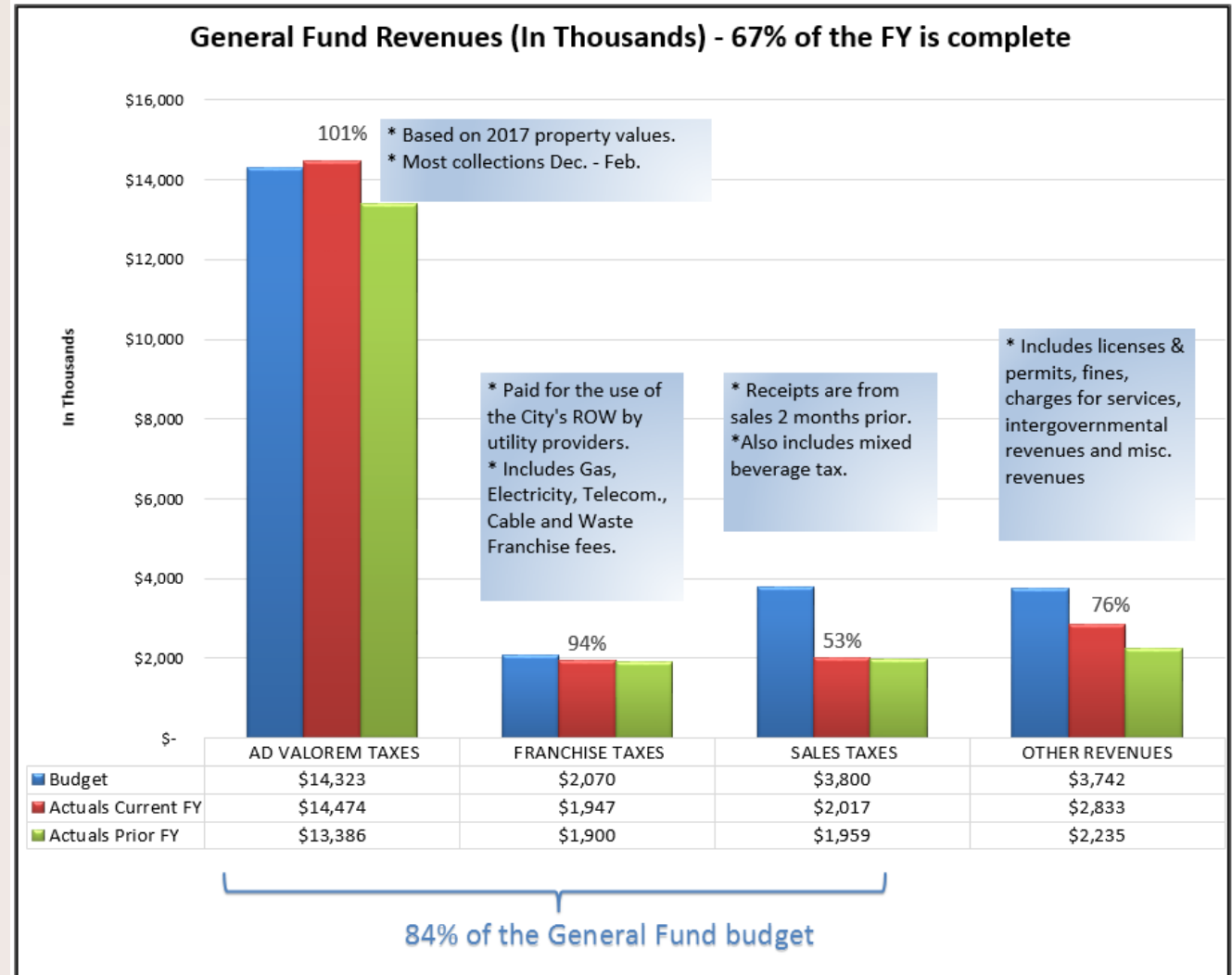
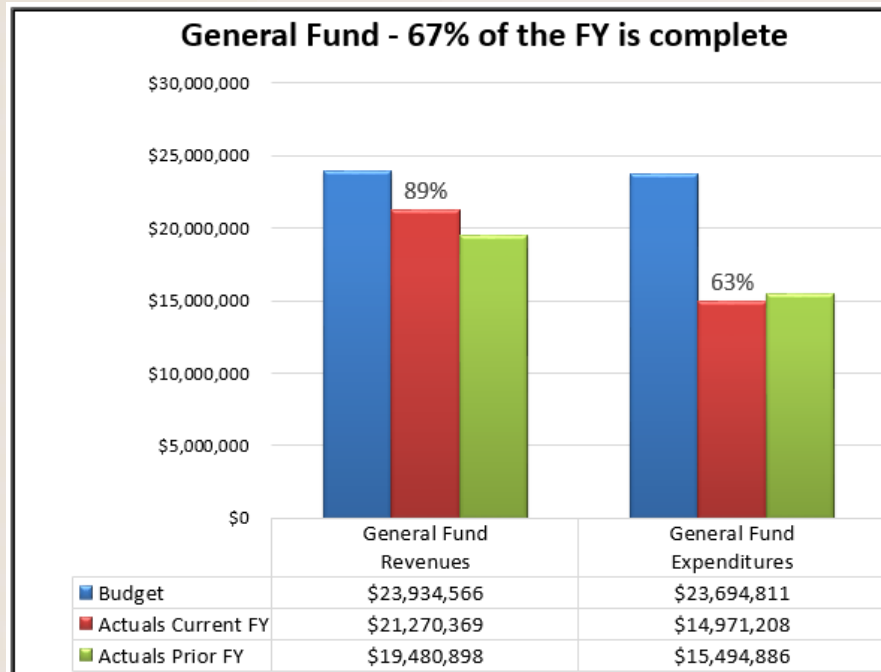
City Council Meeting
June 19, 2018

General Fund



Highlights:

- Total revenues: Up 9.19%
 - 1 cent sales tax: Up 3.01%
 - Ambulance revenues: Up 17.65%
 - Recreation program revenues: Up 23.11%
 - Licenses & permits revenues: Up 17.90%
- Expenditures on track with budget

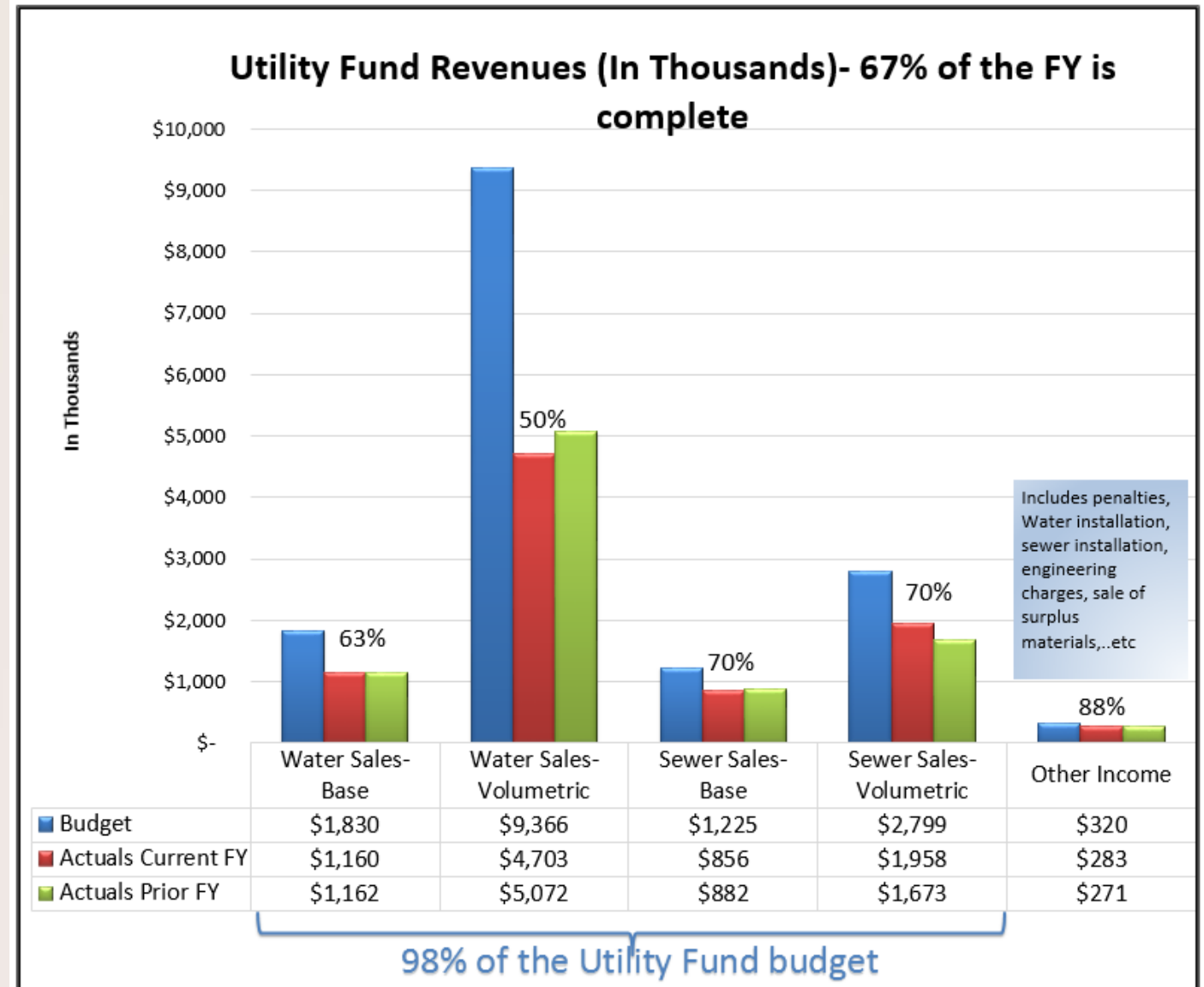
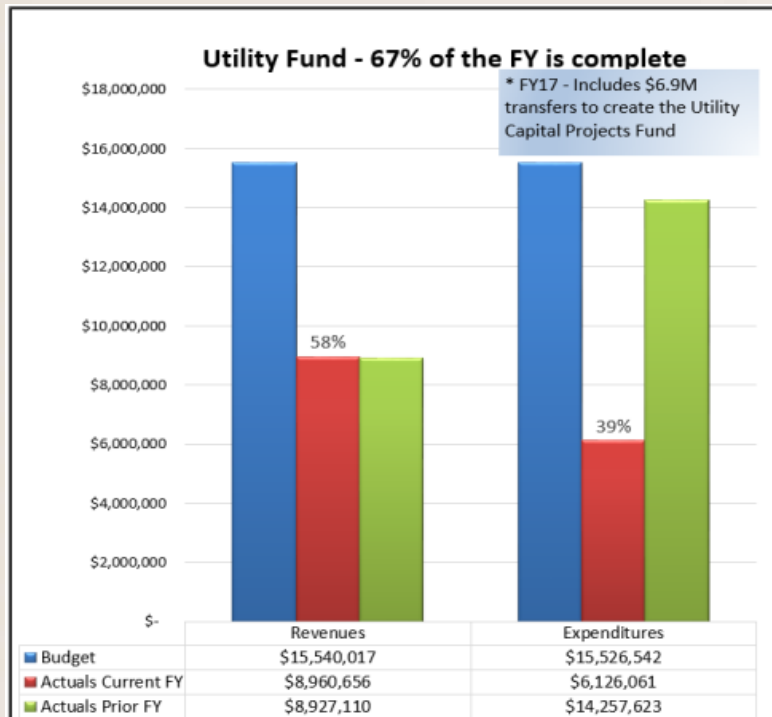


Utility Fund



Highlights:

- Total revenues: Up 0.5%
- Number of customers: Up 2.98%
- Water Consumption: Down 5.68%
- 2017 TRA true up received: \$1.7M
- Revenues are tracking as expected → summer irrigation drives more costs and revenue than non-peak months

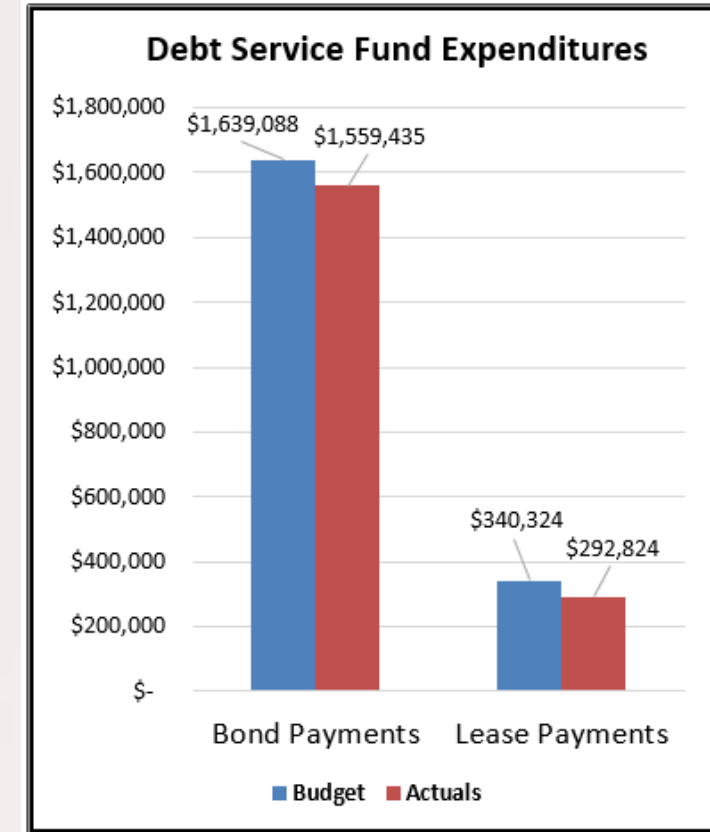
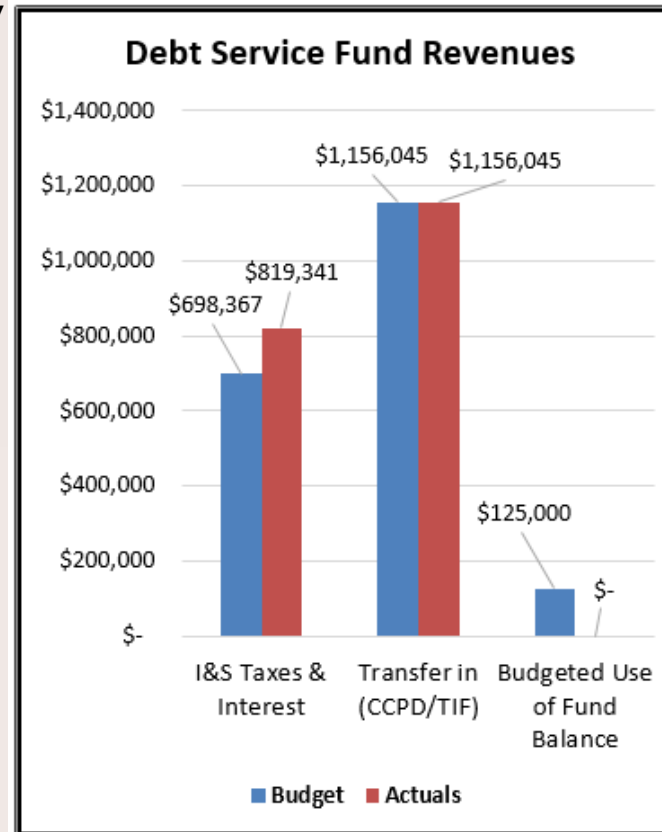
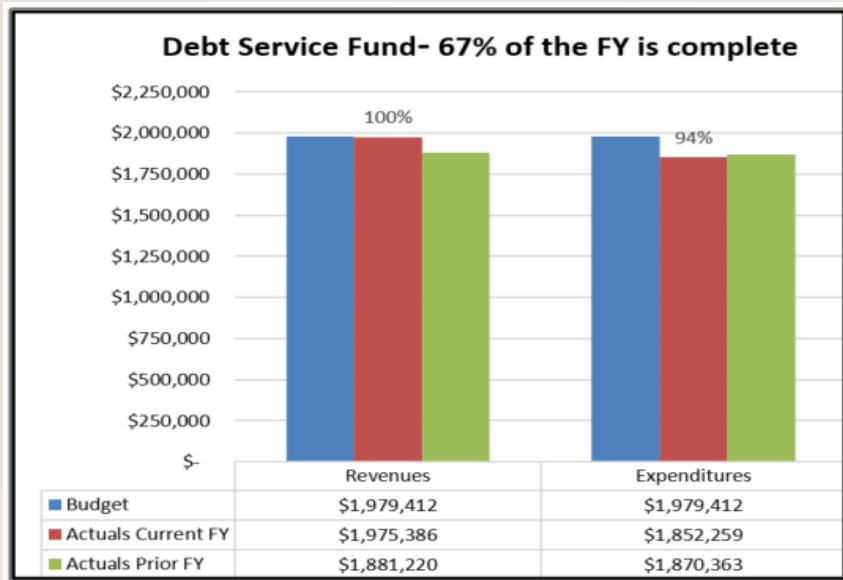


Debt Service Fund



Highlights:

- YTD revenues are \$123K over expenditures
- Budgeted use of Fund Balance likely not necessary
- Bond payments:
 - February principal & interest payment made
 - August interest payment remaining
- Lease-purchase payments:
 - Fire engine payment made
 - Ambulance payment made in May

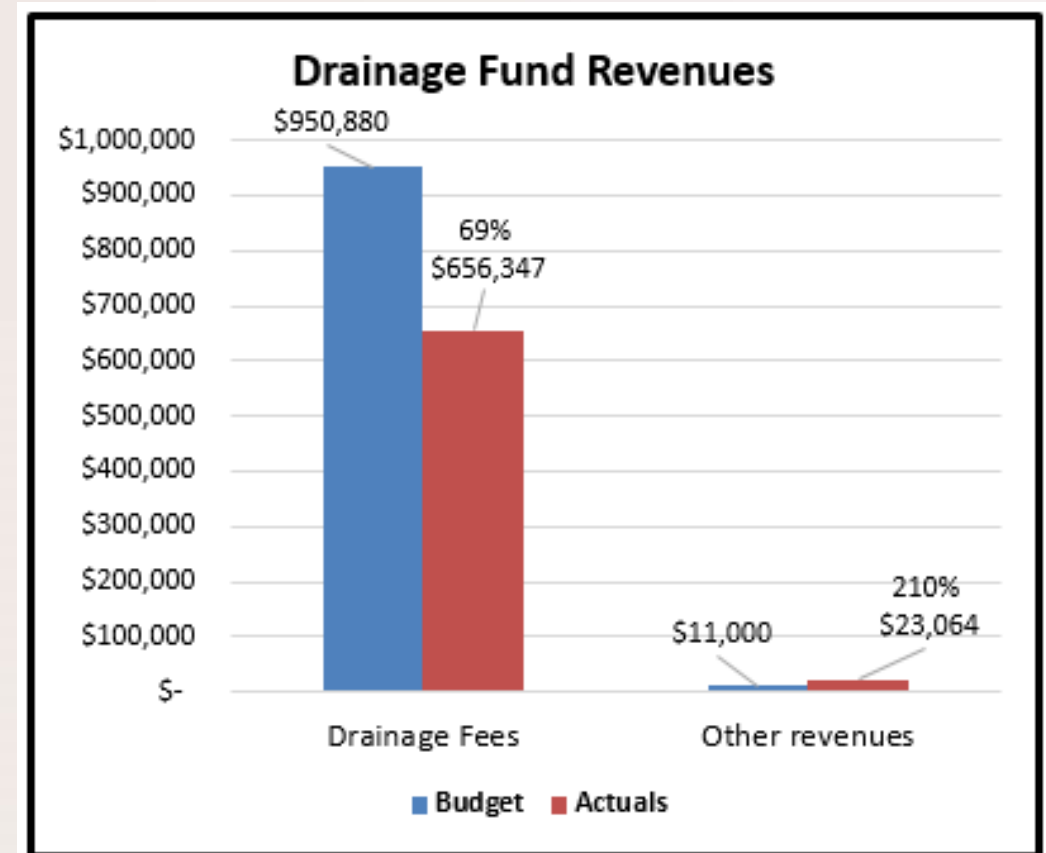
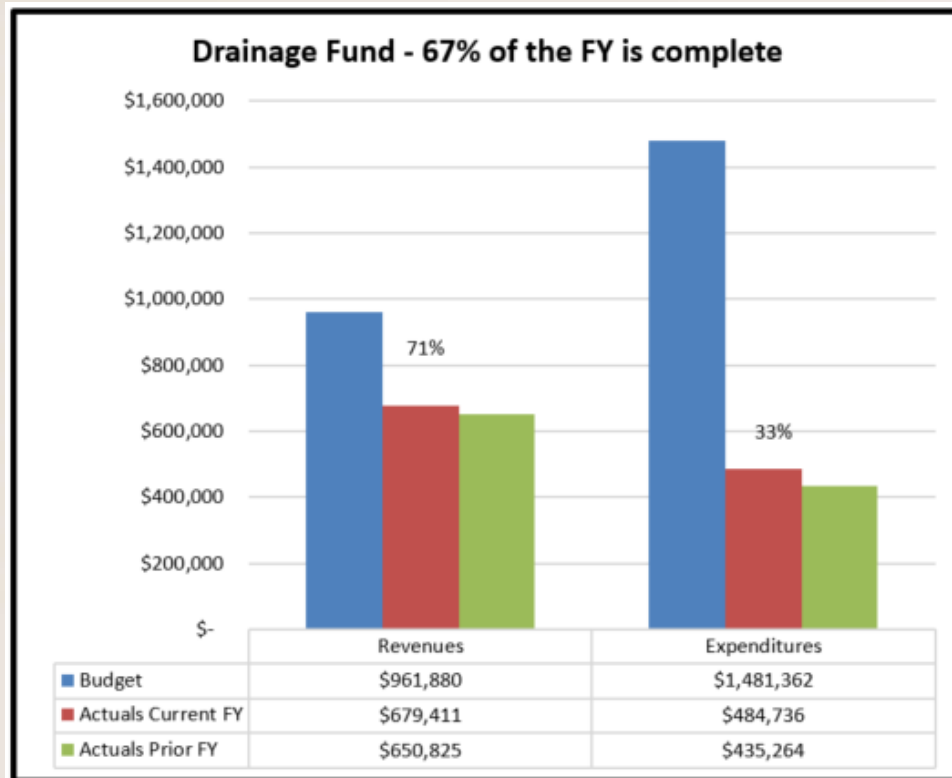


Drainage Fund



Highlights:

- YTD revenues are \$194K over expenditures
- Drainage fee revenues: Up 1.7%
- Expenditures YTD are low due to remaining major expenses:
 - \$500,000 Drainage Master Plan
 - \$250,000 Street sweeper replacement





City of Colleyville City Council Agenda Briefing

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

Agenda Number**Agenda Date** 06/19/2018**Number** 8**Type** Presentation and Discussion**Department** City Manager

Title

Discussion of the City of Colleyville Popular Annual Financial Report (PAFR) for Fiscal Year 2017

Strategic Plan

- 1.1 Actively involve and engage stakeholders
- 1.4 Communicate thoroughly and strategically
- 2.4 Demonstrate stewardship of public resources
- 6.2 Establish a culture of mutual trust and respect

Explanation

The Government Finance Officers Association (GFOA) established the Popular Annual Financial Reporting Awards Program (PAFR Program) in 1991 to encourage and assist state and local governments to extract information from their Comprehensive Annual Financial Report (CAFR) to produce high quality popular annual financial reports specifically designed to be readily accessible and easily understandable to the general public and other interested parties without a background in public finance and then to recognize individual governments that are successful in achieving that goal.

Fiscal year 2017 is the first year the City of Colleyville has participated in the program. More than 30 Texas organizations receive that award including the Texas Municipal Retirement System (TMRS), City of Arlington, City of Frisco, City of Southlake, City of Burleson, City of Waco and City of Plano.

Attachments

- 1. FY17 PAFR

City of Colleyville

Popular Annual Financial Report

For the fiscal year ended September 30, 2017



Dear Citizens of Colleyville,

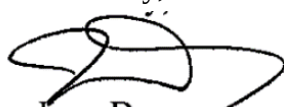
The City Council and Staff are pleased to present the City's first Popular Annual Financial Report (PAFR) for the year ended September 30, 2017. The PAFR represents another indication of the City's commitment to financial transparency and accountability. This report is intended to convey a selection of the primary government's information contained in the City's Fiscal Year 2017 Comprehensive Annual Financial Report (CAFR) in a simplified, more comprehensible format. The CAFR was prepared in accordance with Generally Accepted Accounting Principles (GAAP) and was independently audited by Pattillo, Brown & Hill, LLP. The audit received an unmodified opinion, the most favorable audit opinion an entity can receive. For a complete set of City financials, please refer to the CAFR, which is available on the City of Colleyville's website at <https://www.colleyville.com/finance.html>.

We hope you find the information herein useful. The City is committed to maintaining a strong financial position and acting as good stewards of public funds as evidenced by the City's AAA credit ratings, numerous public infrastructure improvements, and providing services that improve the quality of life of our residents.

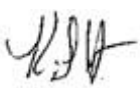
If you have questions about this report or need any additional information, contact the Finance department at 100 Main Street, Colleyville, Texas 76034 or call 817-503-1014.

Thank you for this opportunity to serve the City of Colleyville.

Sincerely;


Jerry Ducay
City Manager


Shereen Gendy
Chief Financial Officer


Karen Hines
Accounting Manager



Colleyville City Hall

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Shop, Dine, Stay & Play	11

Mayor and Council



Richard Newton, Mayor

**Bobby Lindamood, Mayor
Pro Tem**

Tammy Nakamura, Place 1

Kathy Wheat, Place 3

George W. Dodson, Place 4

Nancy Coplen, Place 5

Mike Tavior, Place 6

The City of Colleyville has a Council-Manager form of government with policy making and legislative authority vested in a governing body consisting of a Mayor and six Council members. The Mayor and Council are responsible for passing ordinances, adopting the budget, appointing board and committee members, and hiring the City Manager. The City Manager is responsible for carrying out the policies and ordinances of the Mayor and Council, overseeing the day-to-day operations of the City, and appointing department directors upon confirmation by the City Council. The Mayor and six Council members are elected on an at large, non-partisan basis for three year terms. The three year terms are staggered so that the Mayor and City Council persons from Place 1 and 2 are elected in year one, City Council persons from Places 3 and 4 are elected in year two, and City Council persons from Places 5 and 6 are elected in year three. Per the City Charter, no one person can serve as a council member or mayor for more than two consecutive three year terms.

Our City



Downtown Colleyville

The City of Colleyville is a residential-oriented community located 11 miles northeast of the City of Fort Worth, 22 miles northwest of Dallas and 5 miles west of Dallas/Fort Worth International Airport in Northeast Tarrant County. Colleyville's city limits are contiguous with those of Grapevine and Euless on the east, Bedford and Hurst on the south, Keller and North Richland Hills on the west and Southlake on the north.



Situated in the heart of the Dallas/Fort Worth area, within minutes of DFW International Airport, Colleyville offers the best of both worlds—big city amenities and sophistication, coupled with the laid-back, friendly atmosphere of a small town. It's a combination that has made Colleyville a premier destination in which to live, work or play. This small community's big attributes have not gone unnoticed; Money magazine named Colleyville to its list of "100 Best Towns in America." The choice is easy to understand. Colleyville Center, the heart of the city's cultural community, boasts an array of artistic programs, while the city's extensive trail system is a beacon for those that like to hike or bike. And Colleyville's impressive amateur sports parks match any found outside a major league field. In addition, the city's shopping options are some of the best in the area. From upscale boutiques or luxurious spas to an epicurean oasis or a familiar farmers market, Colleyville has something for everyone. Proximity to Dallas and Fort Worth, providing easy access to world-class museums, bustling business centers and professional sports of every kind, completes the list of the city's attributes.

Our Strategic Plan

In January 2017, the City Council held a Visioning Workshop and created a new Strategic Plan, with support from an outside facilitator and senior staff. The Strategic Plan included an updated Vision, Mission, and Values. The Strategic Plan also articulated six overall goals and several strategies to achieve each, as shown below. For each strategy identified, one or more objectives were assigned. This included incorporating the original consensus priorities into the new Strategic Plan objectives.

OUR GOALS	OUR STRATEGY
Operate Transparently	1.1 Actively involve and engage stakeholders 1.2 Develop future community leaders 1.3 Assure convenient access to public information 1.4 Communicate thoroughly and strategically
Deliver High Quality Core Services	2.1 Provide responsive, efficient city services 2.2 Recruit and retain a highly-qualified workforce 2.3 Effectively leverage information technology 2.4 Demonstrate stewardship of public resources
Assure Adequate Infrastructure	3.1 Upgrade the condition of major roads and neighborhood streets 3.2 Ensure regular repair and replacement of water and wastewater facilities 3.3 Mitigate stormwater runoff and flooding risks 3.4 Thoroughly plan for future capital investments and associated costs
Enable Responsible Development	4.1 Protect Colleyville's semi-rural residential character 4.2 Encourage compatible commercial growth 4.3 Adopt best-practice planning and development processes
Safeguard Colleyville's Identity	5.1 Create and sustain an identifiable Colleyville brand 5.2 Support a variety of community events, concerts and celebrations 5.3 Provide attractive facilities for leisure and recreation 5.4 Actively seek public / private partnerships
Govern Effectively	6.1 Articulate a compelling vision and direction for the community 6.2 Establish a culture of mutual trust and respect 6.3 Ensure clarity of City Council and staff roles and responsibilities 6.4 Foster our shared values

City Wide Finances

The purpose of this report is to convey a selection of the primary government's information contained in the City's Fiscal Year 2017 Comprehensive Annual Financial Report (CAFR) in a simplified, more comprehensible format. The CAFR was prepared in accordance with Generally Accepted Accounting Principles (GAAP) and was independently audited by Pattillo, Brown & Hill, LLP. The audit received an unmodified opinion, the most favorable audit opinion an entity can receive. For a complete set of City financials, please refer to the CAFR, which is available on the City of Colleyville's website at <https://www.colleyville.com/finance.html>.

The **citywide financial statements** are designed to provide readers with a broad overview of the finances of the City in a manner similar to a private-sector business.

The **statement of net position** presents information on all of the City's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The **statement of activities** presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will not result in cash flows until future fiscal periods (e.g., uncollected taxes).

Key Terminology

Net position represents the City's assets less liabilities.

Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of borrowings attributable to the acquisition, construction, or improvement of those assets.

Restricted net position consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets.

Unrestricted net position is the remaining net position of the City after subtracting net investment in capital assets and restricted net position.

Deferred outflows of resources represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

Deferred inflows of resources represents an acquisition of fund that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Governmental activities are activities that are generally financed through taxes and other non-exchange revenues. It includes the general fund, debt service, capital projects and special revenues like grants and donations.

Business type activities are activities financed in whole or in part by fees charged to external customers for goods or services like water, wastewater and drainage and the related capital projects.



Main Street

City-Wide Statement of Net Position

	Governmental Activities		Business-type Activities		Totals	
	2017	2016	2017	2016	2017	2016
Current and other assets	\$ 44,138,502	\$ 44,128,921	\$ 20,613,149	\$ 18,131,916	\$ 64,751,651	\$ 62,260,837
Capital assets	112,067,401	111,178,574	44,698,792	45,067,040	156,766,193	156,245,614
Total assets	156,205,903	155,307,495	65,311,941	63,198,956	221,517,844	218,506,451
Deferred outflow of resources	3,354,608	4,730,558	496,362	723,084	3,850,970	5,453,642
Total deferred outflow of resources	3,354,608	4,730,558	496,362	723,084	3,850,970	5,453,642
Other liabilities	3,565,444	3,997,794	1,960,547	1,862,421	5,525,991	5,860,215
Long-term liabilities	13,393,803	15,158,243	534,348	780,000	13,928,151	15,938,243
Total liabilities	16,959,247	19,156,037	2,494,895	2,642,421	19,454,142	21,798,458
Deferred inflow of resources	28,414	38,650	3,783	5,171	32,197	43,821
Total deferred inflow of resources	28,414	38,650	3,783	5,171	32,197	43,821
Net position:						
Net investment in						
capital assets	99,881,334	97,982,160	44,123,735	44,010,618	144,005,069	141,992,778
Restricted	23,269,209	22,064,007	-	-	23,269,209	22,064,007
Unrestricted	19,422,307	20,797,199	19,185,890	17,263,830	38,608,197	38,061,029
Total net position	\$ 142,572,850	\$ 140,843,366	\$ 63,309,625	\$ 61,274,448	\$ 205,882,475	\$ 202,117,814

This year's net position increased by \$3,764,661. That represents the revenues collected over expenses in fiscal year 2017.

City-Wide Statement of Activities

	Governmental Activities		Business-type Activities		Totals	
	2017	2016	2017	2016	2017	2016
Revenues:						
Program revenues:						
Charges for services	\$ 4,296,470	\$ 4,459,223	\$ 16,941,965	\$ 16,453,801	\$ 21,238,435	\$ 20,913,024
Operating grants and contributions	507,616	514,845	-	-	507,616	514,845
Capital grants and contributions	1,302,174	319,541	481,413	43,104	1,783,587	362,645
General revenues:						
Ad valorem taxes	14,548,461	13,790,347	-	-	14,548,461	13,790,347
Sales taxes	7,304,507	7,252,963	-	-	7,304,507	7,252,963
Franchise taxes	2,105,881	2,206,890	-	-	2,105,881	2,206,890
Other taxes	263,587	106,607	-	-	263,587	106,607
Investment earnings	148,933	142,343	100,525	76,014	249,458	218,357
Miscellaneous	168,865	150,630	-	-	168,865	150,630
Gain on sale of capital assets	17,000	51,849	-	71,003	17,000	122,852
Total revenues	<u>30,663,494</u>	<u>28,995,238</u>	<u>17,523,903</u>	<u>16,643,922</u>	<u>48,187,397</u>	<u>45,639,160</u>
Expenses:						
General government	4,881,741	4,449,317	-	-	4,881,741	4,449,317
Community development and engineering	1,672,823	1,558,750	-	-	1,672,823	1,558,750
Fire and rescue	5,524,975	4,783,421	-	-	5,524,975	4,783,421
Leisure services	4,987,965	4,701,443	-	-	4,987,965	4,701,443
Maintenance	1,243,614	689,861	-	-	1,243,614	689,861
Municipal court	606,269	448,420	-	-	606,269	448,420
Police	6,093,309	5,734,116	-	-	6,093,309	5,734,116
Streets and drainage	3,578,365	5,150,390	-	-	3,578,365	5,150,390
Water and wastewater	-	-	14,779,262	13,995,038	14,779,262	13,995,038
Drainage	-	-	646,145	563,268	646,145	563,268
Interest on long-term debt	408,268	614,159	-	-	408,268	614,159
Total expenses	<u>28,997,329</u>	<u>28,129,877</u>	<u>15,425,407</u>	<u>14,558,306</u>	<u>44,422,736</u>	<u>42,688,183</u>
Increases in net position before transfers	1,666,165	865,361	2,098,496	2,085,616	3,764,661	2,950,977
Transfers	63,319	895,668	(63,319)	(895,668)	-	-
Change in net position	1,729,484	1,761,029	2,035,177	1,189,948	3,764,661	2,950,977
Net position, beginning	<u>140,843,366</u>	<u>139,082,337</u>	<u>61,274,448</u>	<u>60,084,500</u>	<u>202,117,814</u>	<u>199,166,837</u>
Prior period adjustments	-	-	-	-	-	-
Net position, ending	<u>\$ 142,572,850</u>	<u>\$ 140,843,366</u>	<u>\$ 63,309,625</u>	<u>\$ 61,274,448</u>	<u>\$ 205,882,475</u>	<u>\$ 202,117,814</u>

2017 Revenues:

In fiscal year 2017, the general fund revenues was more than \$900,000 above budget. The city wide revenues increased by \$2,548,237 from last year. Colleyville benefits from a strong residential base which helps mitigate the negative effects of economic fluctuations. Property values have experienced a 9.14% growth over the prior year's certified values. In 2017, the City's first hotel opened for business and the City collected about \$150,000 in hotel occupancy taxes. There was also an increase in capital contributions of about \$1 million primarily due to an increase in the street developer's contributions over the last year due to new construction.

Revenue Category	2017 Activity
Charges for services	\$21,238,435
Grants and contributions	2,291,203
Ad valorem taxes	14,548,461
Sales taxes	7,304,507
Franchise taxes	2,105,881
Other taxes*	263,587
Investment earnings*	249,458
Miscellaneous*	168,865
Gain on sale of capital assets*	17,000
TOTAL REVENUES	\$48,187,397

*Shown on the pie chart as "Other general revenues"

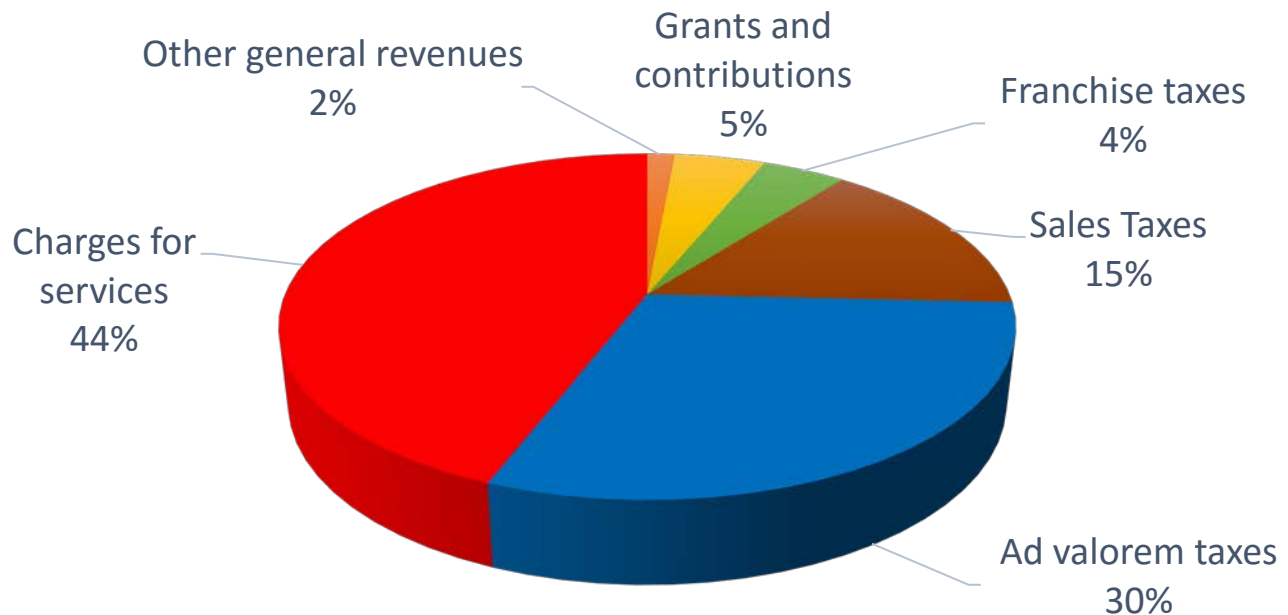
Key Terminology

Program Revenue: Revenue derived directly from the program itself or from parties outside the City's taxpayers or citizenry, as a whole. Program revenues reduce the net cost of the function to be financed from the City's general revenues.

General Revenue: All revenue that is not required to be reported as program revenue. All taxes, even those that are levied for specific purpose, are general revenues and should be reported by type of tax.

Ad valorem taxes: Property taxes collected from property owners based upon an assessed valuation and tax rate.

Franchise Taxes: Taxes imposed on corporations or business for using public property for private purposes.



2017 Expenses:

In fiscal year 2017, the general fund revenues exceeded the expenditures resulting in a \$1,033,100 increase in the general fund's fund balance and eliminated the need to use the budgeted strategic draw down of the general fund's fund balance of \$1,000,000. Due to the city's continuous efforts to cut down on expenditures and conduct business in the most efficient way, the city wide revenues exceeded its expenditures by \$3,764,661.

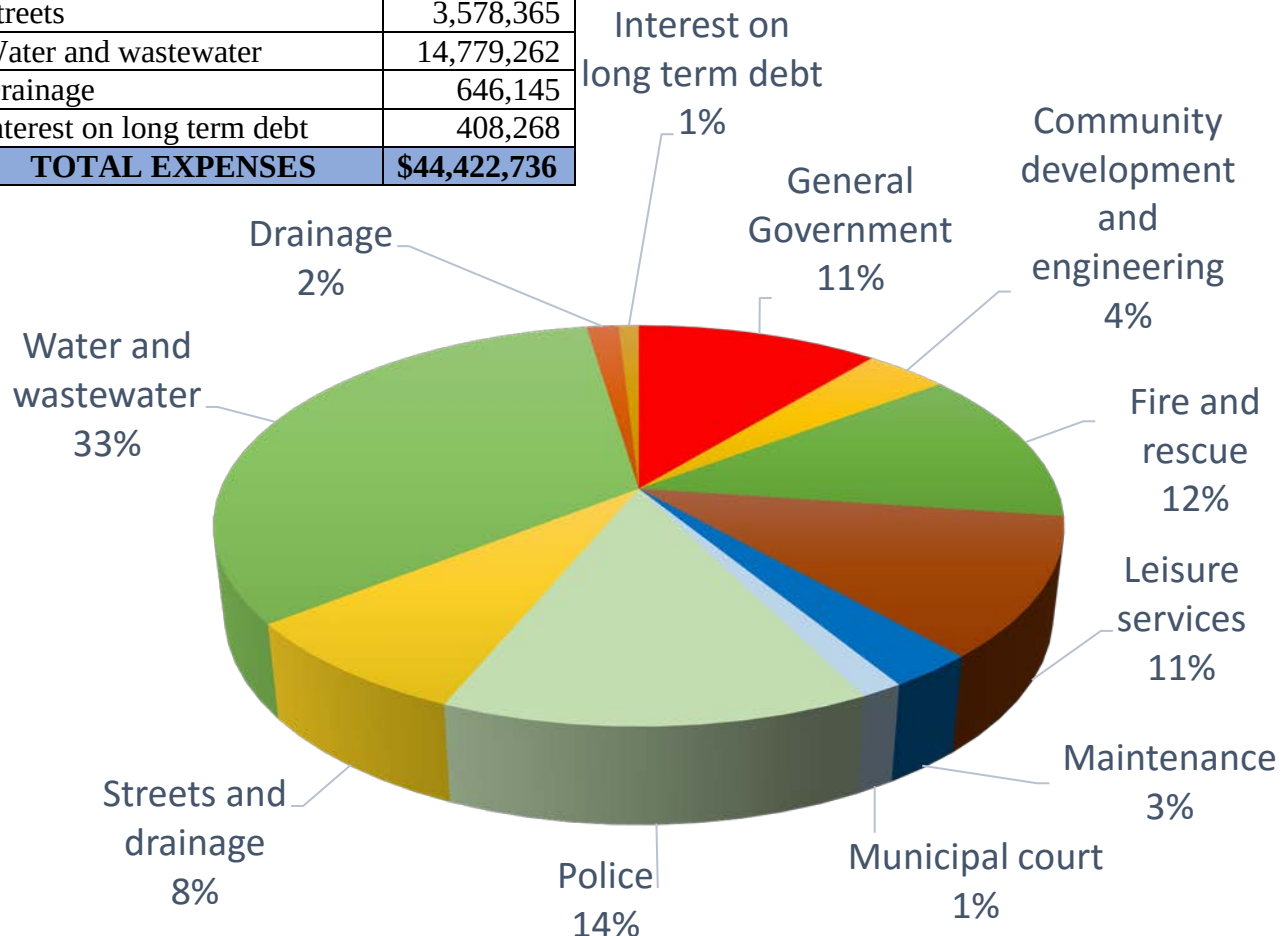
Expense Category	2017 Activity
General Government	\$4,881,741
Community development and engineering	1,672,823
Fire and rescue	5,524,975
Leisure services	4,987,965
Maintenance	1,243,614
Municipal court	606,269
Police	6,093,309
Streets	3,578,365
Water and wastewater	14,779,262
Drainage	646,145
Interest on long term debt	408,268
TOTAL EXPENSES	\$44,422,736

Key Terminology

Fund balance: represents the fund's assets less liabilities.



Colleyville Justice Center



Statistical Information

Fiscal year 2017 principal employers:

Employer	Number of employees
Grapevine Colleyville ISD	611
Market Street	345
Lifetime fitness	250
City of Colleyville	206
Covenant Christian Academy	130
Whole Foods Market	125
Albertsons	118
La Hacienda Ranch	100
Walmart Neighborhood Market	72
US Memory Care	60

Fiscal year 2017 principal property tax payers:

Tax Payer	Percent of taxable assessed value
Colleyville Downs (KRG Colleyville LLC)	0.75%
Town Center (Velocis Colleyville)	0.75%
Toll Dallas TX LLC	0.45%
Oncor Electric Delivery	0.36%
Lifetime Fitness Real Estate	0.30%
Standard Pacific of Texas Inc	0.27%
Memory Care Facility (Welltower Inc)	0.24%
Colleyville Lofts Venture LLC	0.21%
Mainvue TX LLC	0.17%
Atmos Energy/Mid Tex	0.16%
Walmart Real Estate Trust	0.16%

Income and population growth:

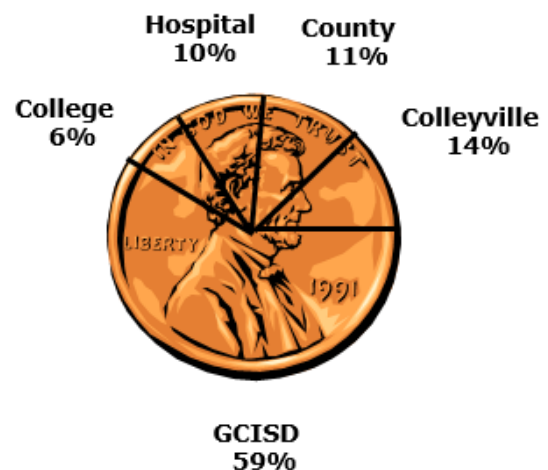
Year	Population	Personal Income
2008	22,500	\$173,853
2013	23,090	\$199,168
2017	24,630	\$207,438

Average residential property value: \$492,188

Overlapping property tax rate:

Taxing entity	Rate
City of Colleyville	\$0.33913
Grapevine Colleyville ISD	1.3967
Tarrant County	0.2540
Tarrant County College	0.14473
Tarrant County Hospital	0.227897
TOTAL	\$2.36

FY 2017



Shop, Dine, Play, and Stay

Huge milestone for Colleyville!



On December 2, 2016, Colleyville's first hotel, the Hampton Inn & Suites, located at 5300 State Highway 121, opened its doors for business. The hotel features 91 rooms, meeting space for up to 80 guests, a 10-guests boardroom, indoor pool, and fitness center. A modern design is carried throughout the hotel from the open-space lobby area, where complementary hot breakfast is served daily, and into the details of every room.

Before this hotel, people visiting Colleyville would stay in neighboring cities, but now they can shop, dine, play, and stay in Colleyville!

Give to the Community...Shop Colleyville!



Shopping locally gives back to the community! Every time you shop or dine in Colleyville, not only are you supporting local business, you are investing in your community. The sales tax generated by shopping local helps finance important community projects and programs that support a high quality of life for the community and the people who live here. Check out our business directory at <http://colleyvilleclosebuy.com/business-directory.htm>

Two pennies for every dollar spent on sales taxable goods purchased in Colleyville go towards funding community needs, including public safety, road repairs, park improvements and community events.

General Fund

Receives One Penny - Helps fund general operations of the city.

Colleyville Economic Development Corporation Fund (CEDC)

Receives Half-a-Penny - Promotes economic development programs and initiatives in the city and pay for park maintenance, Library programs, and special events.

Colleyville Crime Control & Prevention District Fund (CCPD)

Receives a Half-a-Penny - Assists in funding programs that help with policing and safety efforts in the community.

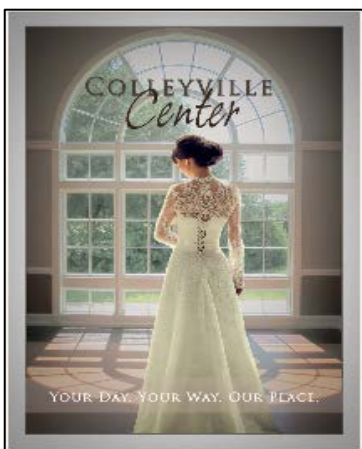
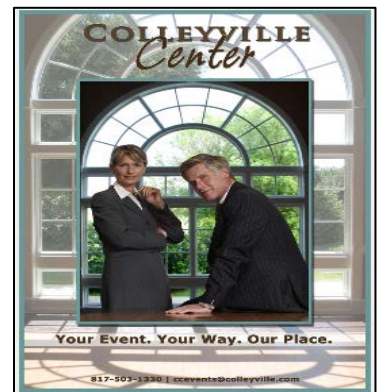
Your Day. Your Way. Our Place.



The City of Colleyville is proud to present an exceptional venue with the Colleyville Center. The Center opened January 10, 1998. A unique facility where you can create memories with the wedding or social event of your dreams or host an impressive business meeting. Choose your own vendors from caterers to coordinators and design an experience to fit your personality and budget. From the eight-acres of landscaped grounds with a garden plaza and ponds to the light-filled gallery which extends to a Grand Hall with four signature Palladian windows - it is all about the feel of the space.

With flexible meeting space and a full slate of amenities, Colleyville Center is the perfect site for business meetings, training seminars, luncheons and retreats.

- Flexible Meeting Space
- Free Parking
- Audio/Visual Equipment - Giant high definition rear screen projection system operable through your laptop
- Continental Breakfast, Lunch & Break Service Available
- Affordability and Efficiency



With beautifully arched windows and a landscaped plaza, Colleyville Center's grace and elegance make the perfect backdrop for your wedding or reception.

The landscaped grounds of the Center include a Garden Plaza "Balustrada" structure of cast stone which graces the front of the facility. The beds surrounding the Plaza bloom year-round with flowers and shrubs and the stately newel columns host climbing roses. Over 2,000 square feet of pavestone walkways can accommodate garden chairs for a ceremony. The nine-acres of grounds include two ponds with illuminated fountains and stunning plaza ground lighting for that special sparkle after dark!

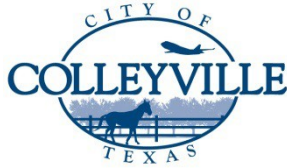
Colleyville Community Events 2018



Red White Sousa 2017

Date	Event Name	Location	Time
Jan 26	Winter Ball	Colleyville Center	7:00 – 9:00 p.m.
Mar 16	Movies in the Village	The Village at Colleyville	8:00 – 10:00 p.m.
Mar 24	Farmer's Market	The Village at Colleyville	Saturdays
Mar 24	Bunny Brunch	Colleyville Center	10:00 a.m. – 12:00 p.m.
Apr 12	Concerts in the Village	The Village at Colleyville	7:00 p.m.
Apr 21	Texas Junior Anglers	Colleyville Nature Center	9:00 a.m. – 12:00 p.m.
Jun 15	Movies in the Village	The Village at Colleyville	8:45 – 11:45 p.m.
Jun 22	Red, White & Sousa	Colleyville Center	6:30 – 10:00 p.m.
Sep 7	Senior Health Fair	Senior Center	9:00 - 11:30 a.m.
Sep 13	Concerts in the Village	The Village at Colleyville	7:00 p.m.
Oct 2	National Night Out	City Park	6:00 – 9:00 p.m.
Oct 20	Haunted Trail Fest	Colleyville Nature Center	6:00 – 9:00 p.m.
Nov 30	Christmas Tree Lighting Celebration	City Hall / Library	5:00 – 8:00 p.m.
Dec 12	Senior Holiday Party	Senior Center	6:00 – 9:00 p.m.

Check out our visitor's guide at <https://www.colleyville.com/colleyville-visitors-guide.html>



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, March 26, 2018

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission meeting was called to order by Chairwoman Mathisen on March 26, 2018, at 7:15 p.m.

Roll Call

Present: Raymond Allee, Susan Mathisen, Charles Kelley, Claudia Bevill, and Jason Elms

Absent: Sam van Bever and Veronica Baughman,

Staff Present: Ben Bryner, Felix Landry, Chief Brian Riley, Robert Mckeown, Taylor Schauwecker, Araceli Botello, and City Attorney Whitt Wyatt

1. **CITIZEN COMMENTS / PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA**
2. **APPROVAL OF MINUTES**

Commissioner Elms made a motion to approve the January 22, 2018 minutes. Commissioner Bevill seconded.

The motion to approve carried by the following vote:

Aye: 5 – Allee, Mathisen, Kelley, Bevill, and Elms

Nay: 0

Commissioner Kelley made a motion to approve the February 12, 2018 minutes. Commissioner Bevill seconded.

The motion to approve carried by the following vote:

Aye: 5 – Allee, Mathisen, Kelley, Bevill, and Elms

Nay: 0

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration of a zoning change from the R-40 Single Family Residential zoning district and AG Agricultural zoning district to the PUD-R Planned Unit Development-Residential zoning district on Lots 1R1 & 1R2, Block 1, Bear Creek Plantation, located at 1312 John McCain Road and 7309 Holly Lane N, Case ZC18-002, CASE WITHDRAWN BY APPLICANT

Chairwoman Mathisen noted that the applicant has formally request to withdraw and close the case, therefore no action needs to be taken by the Commission at this time.

Community Development Director, Ben Bryner added that staff anticipates that this case will be presented in the future and it will be a new case.

- 3b** Consideration of a zoning change from the AG Agricultural zoning district to the CC-1 Village Retail zoning district and a Special Use Permit (SUP) for Cemeteries or Mausoleums on Tract 2B & 2B02, Abstract 180, in the J L Byas Survey, located at 5713 Colleyville Boulevard, Case ZC18-001, TABLED FROM THE FEBRUARY 12, 2018 MEETING

Chairwoman Mathisen noted that the applicant has request to table the case and therefore requested to open the vote to remove the case from the table and vote on the applicant's request to table the case.

Commissioner Kelley made a motion to remove Case ZC18-001 from the table. Commissioner Elms seconded.

The motion to remove case from the table carried by the following vote:

Aye: 5 – Allee, Mathisen, Kelley, Bevill, and Elms

Nay: 0

Ben Bryner presented the case and briefed the Commission. He added that the applicant has requested to table the case to the May 14, 2018 Planning and Zoning Commission Meeting in order to address concerns of drainage, setbacks, and screening along Hall Johnson Road.

Chairwoman Mathisen requested a motion for the case.

Commissioner Bevill made a motion to table Case ZC18-001 to the May 14, 2018 Planning and Zoning Commission Meeting. Commissioner Kelley seconded.

The motion to table the case carried by the following vote:

Aye: 5 – Allee, Mathisen, Kelley, Bevill, and Elms

Nay: 0

3c Consideration of a Special Use Permit for Alcoholic Beverage Sales – On-Premises Consumption on Lot 3A, Block 2, of the Village Park Addition, located at 4609 Colleyville Boulevard, Case ZC18-003

Felix Landry presented the case and briefed the Commission.

The public hearing was opened at 7:27 p.m.

The applicant, Catherine Chamblee, 600 Congress Avenue, Austin, Texas, came forward and briefed the Commission.

Commissioner Kelley questioned the applicant if the restaurant Chipotle is a franchise or owned by corporate. The applicant responded that the restaurant is owned by corporate.

Commissioner Kelley questioned the applicant regarding the hours of operation for the restaurant. The applicant responded that the hours of operation are from 10:30 a.m. to 10:00 p.m.

The public hearing was closed at 7:31 p.m.

Chairwoman Mathisen requested a motion for the case.

Commissioner Kelley made a motion to approve Case ZC18-003. Commissioner Elms seconded.

The motion to approve carried by the following vote:

Aye: 5 – Allee, Mathisen, Kelley, Bevill, and Elms

Nay: 0

-
- 3d** Consideration of a zoning change from the AG Agricultural zoning district to the PUD-R Planned Unit Development-Residential zoning district on Tract 2A01 & 2A02, Abstract 1543, in the George W Teeter Survey, located at 1309 Glade Road, Case ZC18-006

Ben Bryner presented the case and briefed the Commission.

Chairwoman Mathisen questioned staff regarding the square foot of the proposed lots in the subdivision. Staff responded that proposed lot sizes for each lot is about 20,000 square feet.

Chairwoman Mathisen question staff what type of fencing is located along 4920 Glade Road. Staff responded that he would need to do some research. Staff added that the applicant may be able to respond to the question.

Commissioner Elms question staff regarding the lot coverage requirements for the proposed lots. Staff responded that a stipulation can be added for the proposed lots to follow the standard R-20 zoning district's lot requirements which is a 30 percent lot coverage regulation.

Commissioner Kelley questioned staff regarding the R-20 zoning district's tree preservation requirements. Staff responded that the detailed tree preservation analysis is not required for the zoning request. Staff added that the applicant appears to exceed the standard percentage of required canopy for tree preservation outlined in Chapter 5 of the Land Development Code.

Commissioner Kelley addressed concerns regarding fencing to the west of the property and the street not being up to code. He added that he would like to hear from the Fire Marshal on the concerns. The City's Fire Marshal, Robert McKeown, came forward and briefed the commission. The Fire Marshal responded that the street was poured as approved by a previous council. He added that the Land Development Code allows for the installation of fire suppression system as safety measure in the homes when streets are longer than standard or has over 12 lots in a cul-de-sac.

Chairwoman Mathisen question the Fire Marshal regarding concerns of having 16 lots in lieu of the standard 12 lots in a cul-de-sac as proposed. The Fire Marshal responded that the width of the street is not to standard and that more homes could create a greater chance for something to go wrong, but it is not to a level that is alarming.

Discussion continued regarding the width of the street in the proposed development.

Commissioner Kelley questioned staff regarding the R-20 zoning district's

fencing requirements between residential lots. Staff responded that fencing is not required between residential uses. Staff added that fencing is only required when you have adjacency between an alternate use, e.g. commercial adjacent to residential.

Commissioner Kelley questioned staff on the type of use to the east of the subject property. Staff responded that the uses to the east are single-family residential. Commissioner Kelley questioned staff if the zoning is R-20. Staff responded affirmatively.

Commissioner Bevill questioned staff if the request for zoning is PUD-R. Staff responded affirmatively. Commissioner Bevill questioned staff if the PUD-R zoning requires fencing. Staff responded no.

Commissioner Elms questioned staff regarding access from the east side of the subject property. Staff responded that there is mutual access easement to the west of the property only. Staff added that the applicant is proposing to take access from Carmel Place. Commissioner Elms questioned staff regarding accessing a street from an open space lot. Staff responded that typically you don't access a street from an open space lot. Staff added that because there is a mutual access easement dedicated on the plat, it then allows for access from the open space lot.

Commissioner Kelley open discussion regarding placing a more substantial type of screening between the lots in lieu of the ornamental fencing. Chairwoman Mathisen questioned Commissioner Kelley as to the location of his request. Commissioner Kelley responded that the fencing would be between the proposed lots and the lots to the east.

Commissioner Elms pointed to the Zoning Exhibit and questioned staff if the property to the east of the subject property is one lot. Staff responded that there three homes to the east of the subject property, with two homes directly adjacent. Staff clarified that the property to the south is a flag pole lot which is adjacent along the east boundary of the subject property.

Discussion continued regarding screening.

Commissioner Bevill questioned staff regarding the open space requirements for the property to the west of the subject property. Staff responded that the zoning was approved to meet a minimum 14 percent of open space. The subject property is required to meet a minimum of 20 percent of open space.

Commissioner Kelley pointed to the Zoning Exhibit and questioned staff regarding the building on Lot 5X. Staff responded that it is an existing building and would be removed as part of the proposed open area.

The public hearing was opened at 8:03 p.m.

Kathy Hadley, 204 N. Timberline Drive, came forward and spoke in opposition to the case. Ms. Hadley addressed concerns regarding the number of proposed homes and maintaining the country atmosphere.

The design engineer, Bryan Klein, 7075 Twin Hills Avenue, Dallas, Texas, came forward and briefed the commission.

The public hearing was closed at 8:11 p.m.

Chairwoman Mathisen requested a motion for the case.

Commissioner Elms made a motion to approve Case ZC18-006. Commissioner Allee seconded.

The motion to approve carried by the following vote:

Aye: 4 – Allee, Mathisen, Kelley, and Elms

Nay: 1 - Bevill

3e Consideration of an amendment to the PUD-R Planned Unit Development-Residential zoning district regarding the minimum roof pitch requirement for the Carmel Place Estates subdivision, located at 4808 to 4920 Carmel Place, Case ZC18-008

Ben Bryner presented the case and briefed the Commission.

Commissioner Elms questioned staff if the request is to add a minimum roof pitch of 5/12 and allow up to a 12/12 roof pitch. Staff responded affirmatively. Staff added that the request is to allow for a minimum roof pitch of 5/12, but nothing lower than that.

Commissioner Elms questioned staff if the request is to maintain consistency across the development of future homes. Staff responded that the amendment would apply to all lots in the subdivision and that currently there are no homes developed at this time. Further, the first proposed home to be developed with a 5/12 roof pitch could set the standard for the other homes in the area.

Chairwoman Mathisen asked if the applicant would like to present his case before the Commission. The applicant responded with no.

The public hearing was opened at 8:18 p.m.

The public hearing was closed at 8:19 p.m.

Chairwoman Mathisen requested a motion for the case.

**Commissioner Kelley made a motion to approve Case ZC18-008.
Commissioner Allee seconded the motion.**

The motion to approve carried by the following vote:

Aye: 5 – Allee, Mathisen, Kelley, Bevill, and Elms

Nay: 0

4. ADJOURNMENT

The meeting adjourned at 8:20 p.m.

The minutes were written and prepared by:



Araceli Botello

Planning Technician

The meeting minutes were approved on June 11, 2018 by a vote of 5-0.

RESOLUTION R-18-4278

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
JUNE 19, 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 19TH DAY OF JUNE 2018.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor