# City of Colleyville
# City Council
# Agenda

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

Tuesday, February 19, 2019

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

**CALL TO ORDER**

**WS-1** SH26 Median and ROW Design Update

**WS-2** Stormwater Master Plan Update

**WS-3** FY20 Budget Calendar

**WS-4** Discussion of the February 19, 2019, 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 case for Parcel 150

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 the City has received from business prospects 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 Preston Reedy, Journey Church**

**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-19-4355**

**3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**

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

Proclamation declaring March 1, 2019 National Speech and Debate Education Day in Colleyville - Riya Mohan and GCISD Debate Program members - Mayor Richard Newton

In recognition of the Featured Business of the Month - Hall's Wines & Spirits - 4200 Glade Road, Charlie Hall, Owner - Mayor Richard Newton and Assistant City Manager Adrienne Lothery

**4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-19-4356**

**4a** Approval of the minutes of the regular City Council meeting of February 5, 2019

**4b** Approval of the minutes of the regular City Council meeting of January 22, 2019

**4c** Approval of the minutes of the regular City Council meeting of January 15, 2019

**4d** Approval of the minutes of the regular City Council meeting of December 18, 2018

**4e** Approval of an Interlocal Agreement for the traffic signal at Heritage and Cheek-Sparger Road, and authorizing the City Manager to execute the agreement

**4f** Approval of an amendment to the Professional Services Agreement with TranSystems, Inc., increasing the contract $34,555.00 from $942,130.40 to an amount not to exceed $976,685.40 for the design of the improvements to Glade Road, amending the design parameters of Phase 2, addressing supplemental work to include the design of a 12-inch water line from Thompson Terrace to Pool Road, and authorizing the City Manager to execute the amendment agreement

## 5. ITEMS NOT FOR CITY COUNCIL ACTION

Monthly Financial Report - January 31, 2019

Quarterly Performance Management Report

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

### 6a Ordinance O-19-2076

Consideration of a Special Use Permit for Food Packaging and Manufacturing on Lot 8R, Block 1, of the Colleyville Industrial Park, located at 1904 Industrial Boulevard, Suite 103, Case ZC18-036

### 6b Ordinance O-19-2077

Consideration of a Special Use Permit for Warehouse and Distribution Facilities on Lot 1R1A, Block 1, of the West Industrial Addition, located at 6705 Colleyville Boulevard, Case ZC18-037

## 7. RESOLUTION(S): READING AND PUBLIC HEARING

### 7a Resolution R-19-4357

Approval of a Legislative Agenda for the 86th State Legislature

## 8. READING AND PUBLIC HEARING

### 8a Ordinance O-18-2056

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 Lot 1R1 and 1R2, Block 1, of the Bear Creek Plantation, located at 1312 John McCain Road and 7309 Holly Lane N, Case ZC18-019

## 9. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA

## 10. REPORTS

Parks and Recreation Advisory Committee Minutes - May 7, 2018
Parks and Recreation Advisory Committee Minutes - October 8, 2018
Parks and Recreation Advisory Committee Minutes - December 3, 2018
Library Board Minutes - October 8, 2018

## 11. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR FEBRUARY 19, 2019 - READING AND PUBLIC HEARING - RESOLUTION R-19-4358

## 12. ADJOURNMENT

*I hereby certify this agenda was posted on City Hall bulletin boards Friday, February 15, 2019 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** 02/19/2019
**Type** Presentation and Discussion
**Department** City Manager

## Title
SH26 Median and ROW Design Update

## Strategic Plan
5.1 Create and sustain an identifiable Colleyville brand

## Explanation
The purpose of this worksession item is to conduct a follow-up discussion regarding SH26 medians and right-of-way (ROW) design. At the August 21, 2018 City Council worksession, MESA (the City's design consultant) provided a presentation outlining various optional components of the project and several conceptual design options. The City Council provided direction to proceed with the "ribbon" concept as well as some general feedback on priorities for the corridor.

Additional City Council Worksessions were also held to discuss and select roadway lighting elements. The complete bidding package for the light fixtures is currently under staff review and will be placed out for bid in the coming weeks.

This particular discussion will allow for presentation of a more complete conceptual design to seek feedback from the City Council, as well as a discussion of the desired public input process, which will be the next stage of the process.

## Attachments
1. SH26 DD Presentation

# COLLEYVILLE BOULEVARD

## TX State Highway 26

In order to transform Colleyville Boulevard into a true destination, an assessment of Colleyville's existing identity must first be established, followed by a framework of design parameters that will guide the project to a successful end result. This document exhibits the current state of design for the Texas State Highway 26 project in Colleyville, and presents insight into the key principles and design concepts that will guide the transformation of Colleyville Boulevard into a true destination.

CITY OF COLLEYVILLE TEXAS

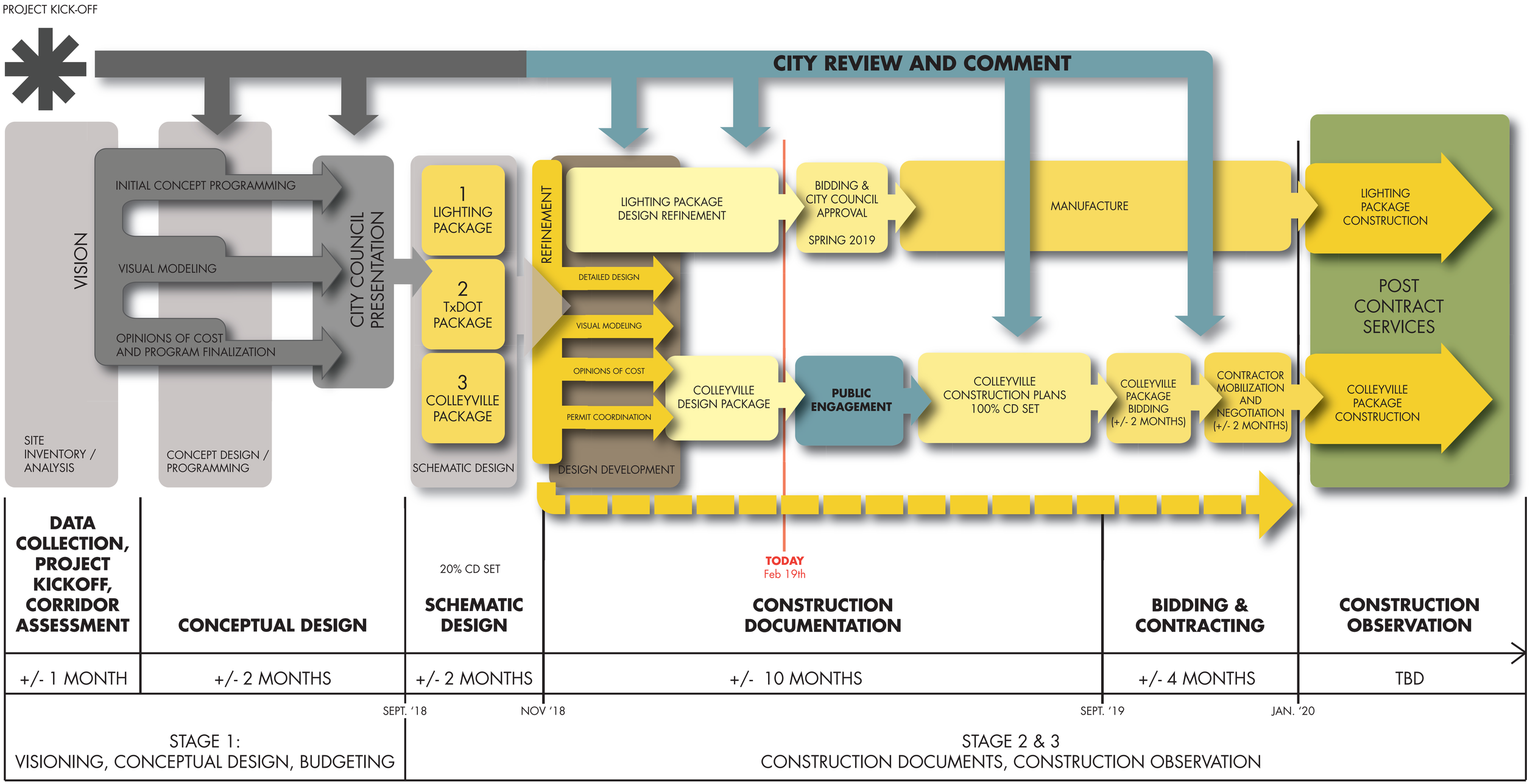
February 19, 2019
Project: 18023

MESA

## GOALS FOR TODAY:

1. Overall Design Update
2. Council Feedback
3. Discuss Next Steps

# PROJECT WORK STREAM




**COLLEYVILLE BOULEVARD** | Design Schedule Update

DESIGN DEVELOPMENT
February 19, 2019
Project: 18023

MESA

CITY OF COLLEYVILLE TEXAS

# MEDIAN DESIGN





# COLLEYVILLE BOULEVARD | Median Design - Gateways

DESIGN DEVELOPMENT

February 19, 2019

Project: 18023

MESA

CITY OF COLLEYVILLE TEXAS





# COLLEYVILLE BOULEVARD | Median Design - Transition Zones

DESIGN DEVELOPMENT

February 19, 2019
Project: 18023

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# COLLEYVILLE BOULEVARD | Median Design - Downtown Core

DESIGN DEVELOPMENT

February 19, 2019
Project: 18023

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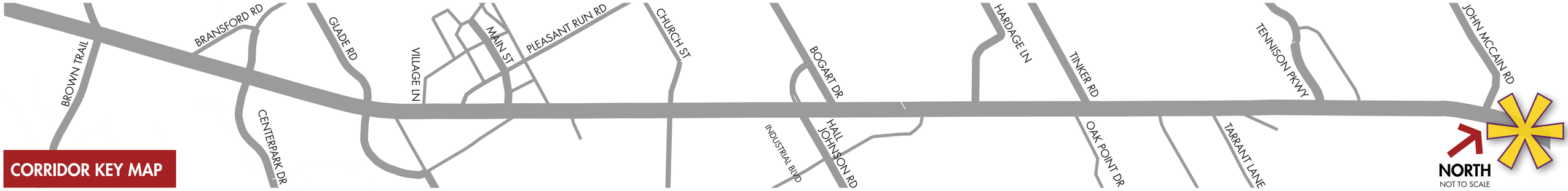
# GATEWAY DESIGN






# COLLEYVILLE BOULEVARD | Pastoral Gateway

DESIGN DEVELOPMENT

February 19, 2019
Project: 18023

MESA

CITY OF COLLEYVILLE TEXAS



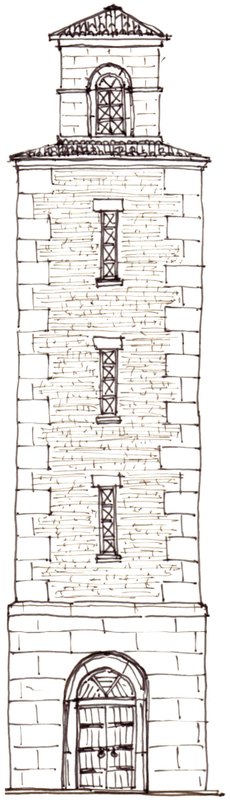














# COLLEYVILLE BOULEVARD | Pastoral Gateway Tower

DESIGN DEVELOPMENT

January 30, 2019
Project: 18023

Architexas CREATE + CONSERVE

MESA

CITY OF COLLEYVILLE TEXAS



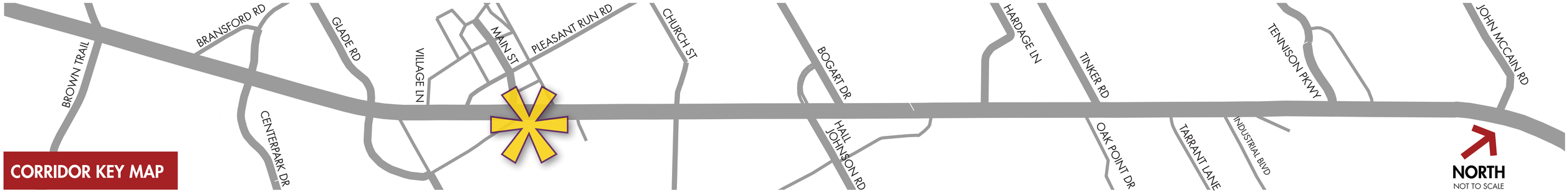

# COLLEYVILLE BOULEVARD | Pastoral Gateway

DESIGN DEVELOPMENT

February 19, 2019
Project: 18023

MESA

CITY OF COLLEYVILLE TEXAS




## CORRIDOR KEY MAP

TOWER FEATURES (18'x18'x60'H)

OVERHEAD POWER POLE

CREEK OVERLOOK

R.O.W.

MAIN ST

EXISTING CREEK HEADWALL

SUGGESTED LOADING AREA

EXISTING TREES TO REMAIN

TOWER FEATURES (16'x16'x40'H)

STONE PAVING

SUGGESTED PARKING SPACE

COLLEYVILLE BOULEVARD

ENHANCED PAVING

SUGGESTED PARKING SPACE

RELOCATED TRAFFIC SIGNAL

STONE FEATURE WALL

ENHANCED DRIVEWAY

ENHANCED CROSSWALK

BOLLARD

CANOPY TREES

R.O.W.

NORTH

0 10 20 40

SCALE: 1"=20'-0"

# COLLEYVILLE BOULEVARD | Main Street

DESIGN DEVELOPMENT

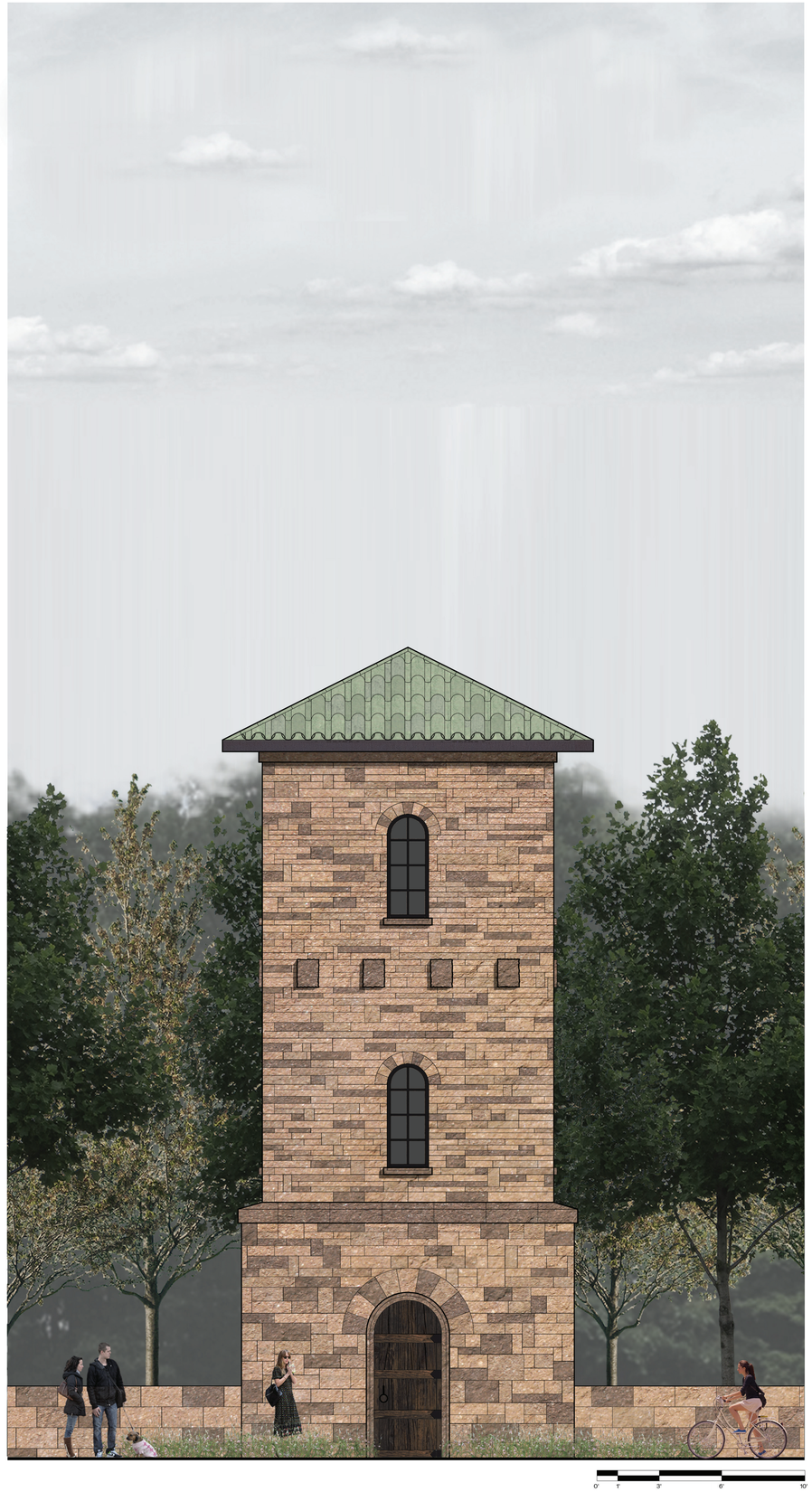
January 18, 2019

Project: 18023

MESA

CITY OF COLLEYVILLE TEXAS







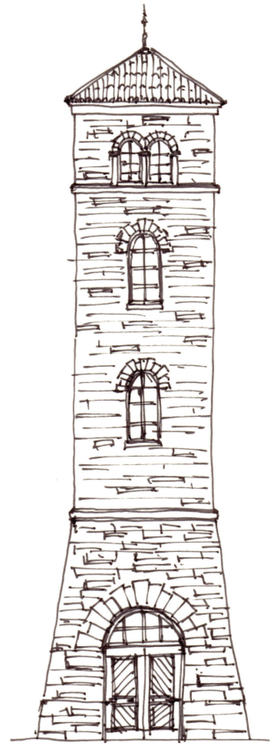


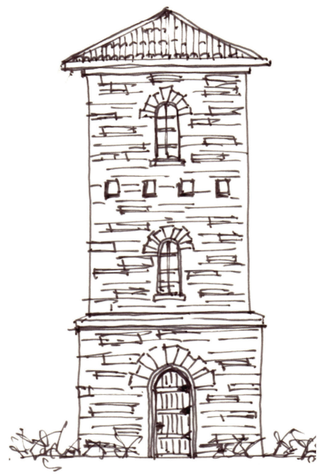












# COLLEYVILLE BOULEVARD | Main Street Towers

DESIGN DEVELOPMENT

January 30, 2019
Project: 18023

Architexas CREATE + CONSERVE

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# COLLEYVILLE BOULEVARD | Main Street

DESIGN DEVELOPMENT

February 19, 2019
Project: 18023

MESA

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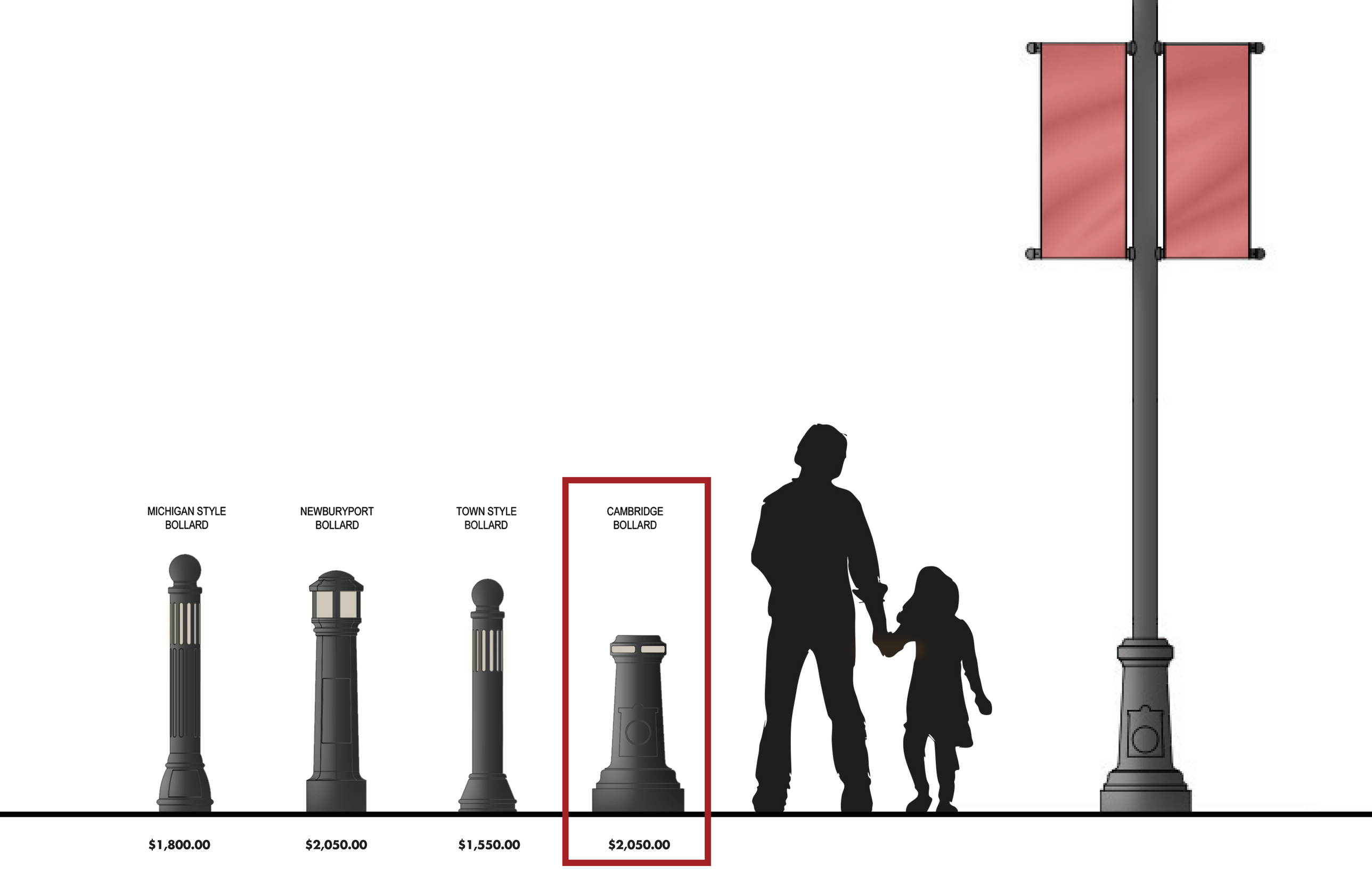


# COLLEYVILLE BOULEVARD | Bollard Options

DESIGN DEVELOPMENT

February 19, 2019
Project: 18023

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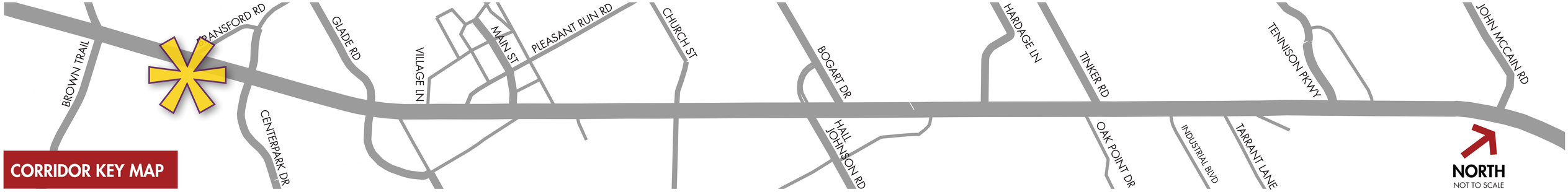
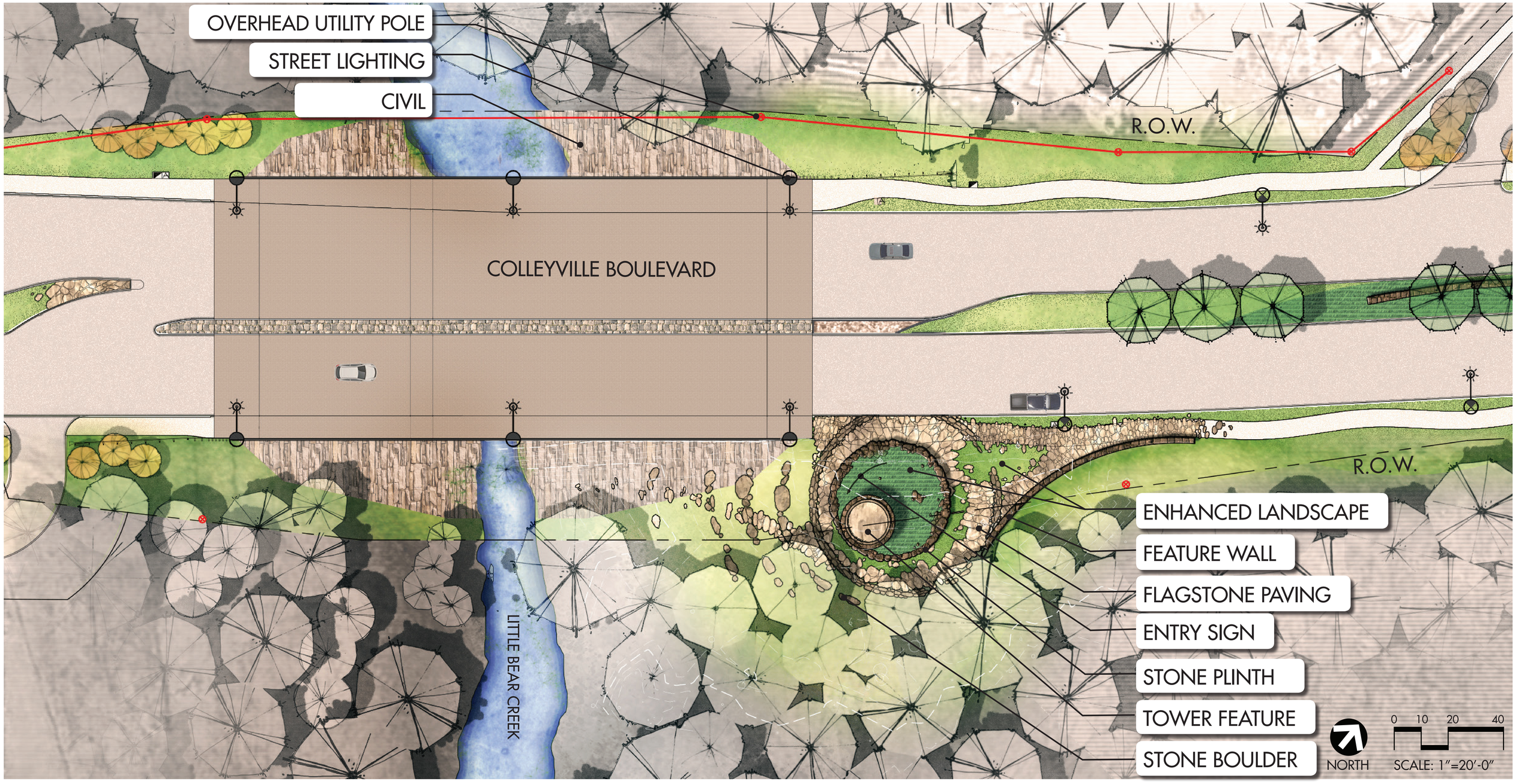



# COLLEYVILLE BOULEVARD | Creekside Gateway

DESIGN DEVELOPMENT

February 19, 2019

Project: 18023

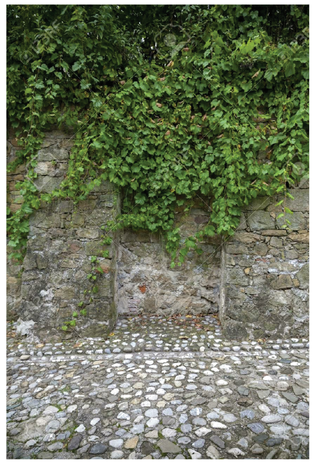
MESA

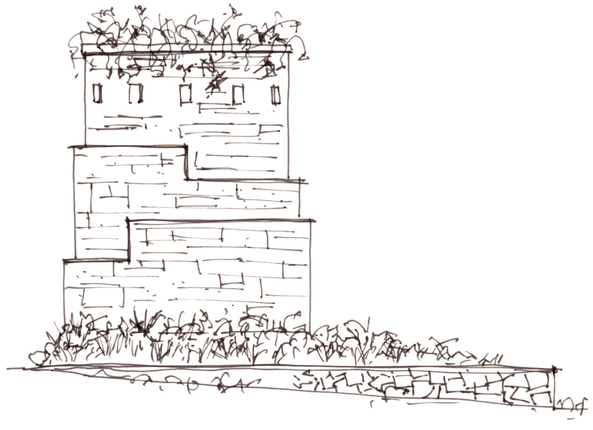
CITY OF COLLEYVILLE TEXAS











# COLLEYVILLE BOULEVARD | Creekside Tower

DESIGN DEVELOPMENT

January 30, 2019
Project: 18023

Architexas | CREATE + CONSERVE

MESA

CITY OF COLLEYVILLE TEXAS




# COLLEYVILLE BOULEVARD | Creekside Gateway

DESIGN DEVELOPMENT

February 19, 2019
Project: 18023

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# COLLEYVILLE BOULEVARD | Gateway Towers

DESIGN DEVELOPMENT

February 19, 2019
Project: 18023

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# NEXT STEPS

1. Integrate Council Feedback
2. Public Engagement
3. Design Refinement / Construction Documentation

# City of Colleyville
# City Council
# Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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**Agenda Number** WS-2 **Agenda Date** 02/19/2019
**Type** Worksession
**Department** Public Works

## Title
Stormwater Master Plan Update

## Strategic Plan
3.3 Mitigate stormwater runoff and flooding risks

## Explanation
The City entered into a professional services agreement with Kimley-Horn and Associates, Inc. on July 17, 2018 to develop a Storm Drainage Master Plan. As part of the agreement to ensure the plan is as comprehensive and complete as possible, the consultant participated in a public meeting on January 30, 2019 to gather feedback from the community. There were 33 residents in attendance who met with the consultant and staff.

The initial phase of the study includes the review of the existing drainage system conditions which includes the evaluation of 123 roadway crossings and 6 low water crossings, see attached map. The results of the analysis will be summarized and each location will be prioritized based upon a criteria. Proposed designs to mitigate the drainage issues will be developed for the highest priority projects. Solutions will vary depending upon the specific issues which may include reconstructing culvert crossings to including the location on a routine maintenance schedule.

The goals and objectives of the drainage master plan include:

- Identify flooding issues/risks along major creeks, specifically at roadway crossings;
- Neighborhood studies to observe existing conditions, including erosion conditions in the creeks and tributaries;
- Review existing FEMA designated creek hydraulics and floodplain mapping;
- Develop a comprehensive list of potential projects and prioritize the projects based upon an established criteria that evaluates impact and risks to the public's health, safety, and welfare;
- Review the City’s existing drainage criteria/post construction ordinance and best management practices;
- Develop a stand-alone drainage criteria manual;
- Deliver a plan that summarizes the evaluation process, feedback, proposed projects and costs, and implementation strategy. The study will guide the City in developing a robust stormwater management program.

**Attachments**

1. Stormwater Master Plan Presentation
2. Roadway Crossings-Overview
3. Public Meeting Brochure

# Drainage Master Plan

**Worksession**

**February 19, 2019**

# What is a Drainage Master Plan?

- Comprehensive evaluation of the City's drainage system or specific elements of the drainage system. This study includes an evaluation of roadway crossings at FEMA designated creeks and tributaries.
- The results of the evaluation are prioritized and potential mitigation solutions are developed for selected projects. The results may be in the form of capital (construction projects) or maintenance related activities (O&M).
- Project list and associated costs are developed and implemented into a document that the City can use as a 'road map' to manage the stormwater system from maintenance activities to short term and long term planning and capital projects.

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# Goals and Objectives

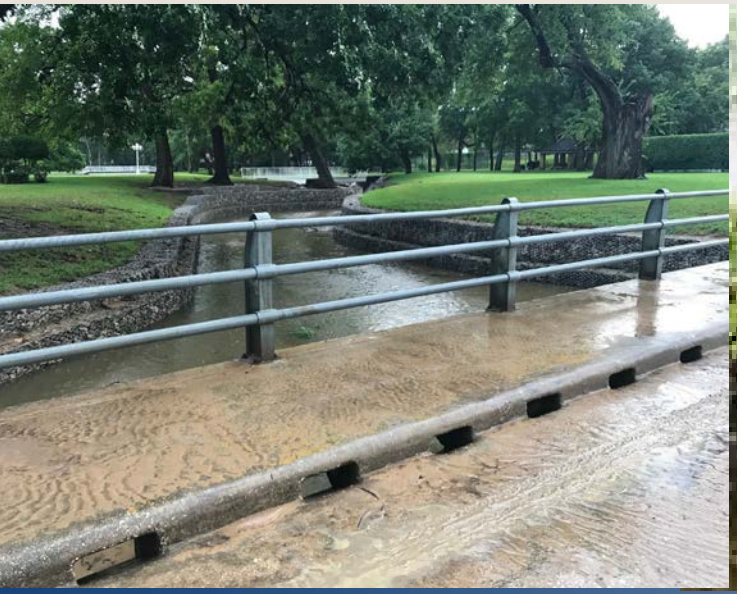
- Identify and evaluate the flooding risks at the roadway crossings located at FEMA designated creeks and tributaries within the City limits.
- Prioritize the risk of each roadway crossing based upon a ranking criteria matrix.
- Develop mitigation solutions to address the highest flooding risks as well as the associated construction costs.
- Summarize the evaluation and prioritization process, as well as the proposed mitigation solutions and costs.

# Why Update the Master Plan Now?

- The City has several known low water crossings and culvert crossings throughout the City. The City wants to understand, prioritize, and develop solutions to these roadway crossings, so the public's health, safety, and welfare is better protected.
- Results of the study will enhance other aspects of the City's stormwater management program such as O&M activities, enforcement, more refined local standards, criteria and ordinances, etc.

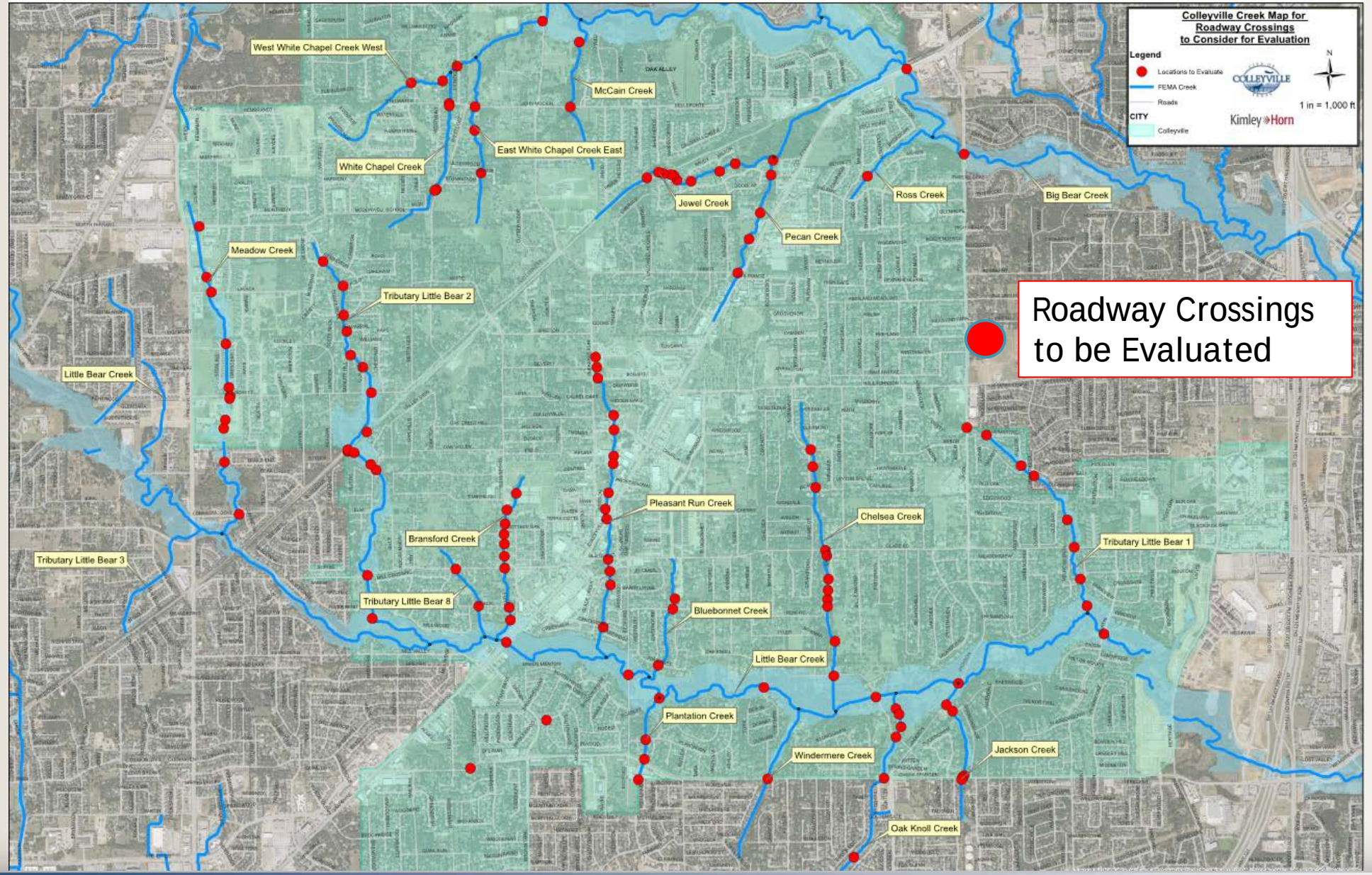
# Focus of the Study

Evaluate flooding risk(s) at the roadway crossings along the FEMA designated creeks and tributaries. The study is not focused on addressing flooding issues within private property and/or HOA property.







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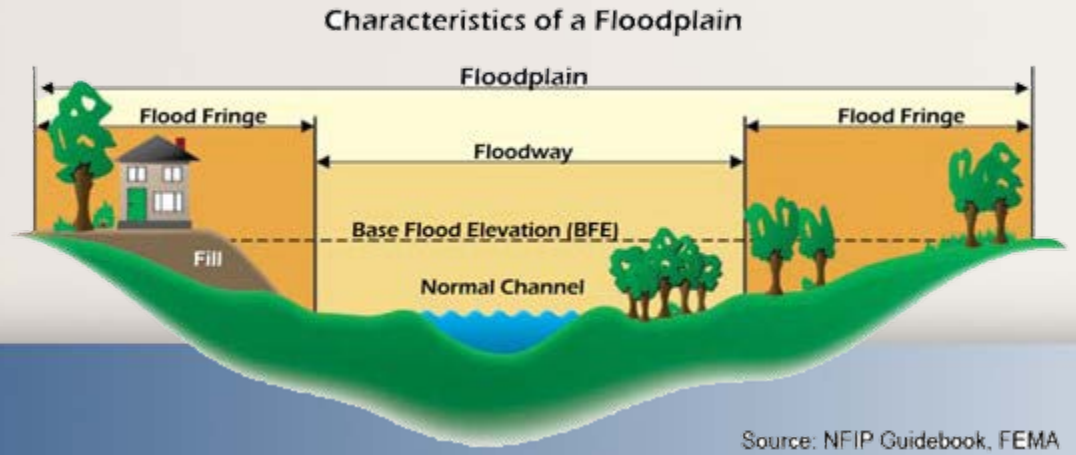
# What Does Flooding Mean?

- For purposes of this study, flooding means storm water that is conveyed from point to point at a depth/elevation that is not contained within public right of way and inundates the roadway to a point that there is a risk to the public's health, safety, and welfare.
- Flooding can occur in your yard or from lot to lot drainage; however, this study does not address flooding within private property (and HOA property).



# What about the Floodplain?

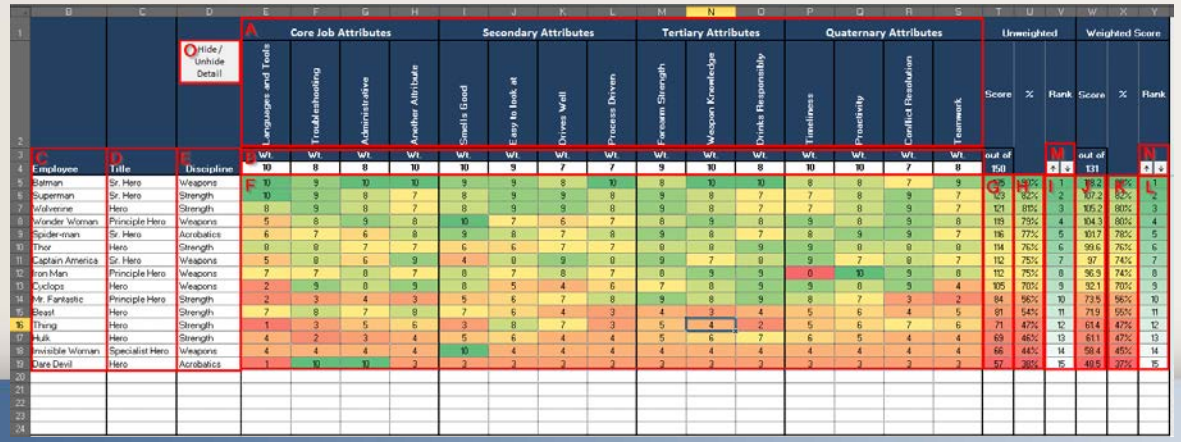
- The floodplain is an area of low-lying ground adjacent to a river, formed mainly of river sediments and subject to flooding.
- The floodplain is shown in a ‘blue area’ along the creeks and tributaries. The ‘blue area’ reflects the inundation limits of the 100-year floodplain. A 100-year flood is a flood event that has a 1% probability of occurrence in any given year. It does not mean the storm will occur once every one hundred years. Multiple 100-year floods can occur in any given year.
- The goal of this study is not to reclaim or reduce the floodplain limits. If your property is in the floodplain, please contact the City with any floodplain questions.




Source: NFIP Guidebook, FEMA

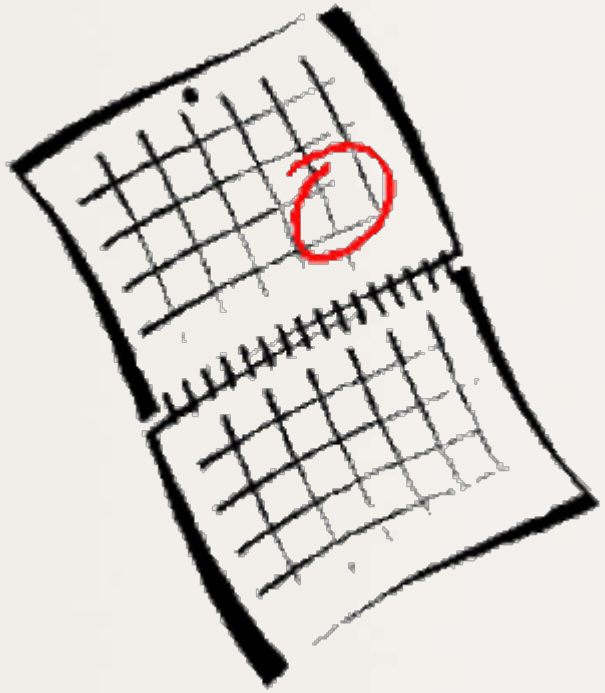
# What Are the Next Steps?

- Gather feedback from public meeting (January 30, 2019).
- Evaluate the feedback and field data as part of the evaluation of the existing roadway crossings.
- Rank the roadway crossings based upon a criteria matrix. The projects will then be ranked or prioritized into a list which will be presented to the City.
- City will select high priority projects and mitigation solutions will be developed, as well as associated costs. Mitigation solutions may be in the form of O&M activities, capital projects, criteria updates, etc.
- A report will be developed to summarize the approach, evaluations, process, and results.



| | Core Job Attributes | | | | Secondary Attributes | | | | Tertiary Attributes | | | Quaternary Attributes | | | | Unweighted | | | Weighted Score | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Employee | Languages and Tools | Troubleshooting | Administrative | Another Attribute | Smells Good | Easy to look at | Drives Well | Process Driven | Foreman Strength | Weapon Knowledge | Drinks Responsibly | Timeliness | Proactivity | Conflict Resolution | Teamwork | Score | % | Rank | Score | % | Rank |
| Title | | | | | | | | | | | | | | | | out of | | | out of | | |
| Discipline | | | | | | | | | | | | | | | | 160 | | | 131 | | |
| Batman | 10 | 9 | 10 | 10 | 9 | 9 | 8 | 10 | 8 | 10 | 10 | 8 | 8 | 7 | 9 | 148 | 93% | 1 | 118.2 | 90% | 1 |
| Superman | 10 | 9 | 8 | 7 | 8 | 9 | 9 | 8 | 9 | 8 | 7 | 7 | 8 | 9 | 7 | 125 | 78% | 2 | 107.2 | 82% | 2 |
| Wolverine | 8 | 9 | 8 | 7 | 8 | 9 | 9 | 8 | 9 | 8 | 7 | 7 | 8 | 9 | 7 | 121 | 76% | 3 | 105.2 | 80% | 3 |
| Wonder Woman | 5 | 8 | 9 | 8 | 10 | 7 | 6 | 7 | 8 | 9 | 8 | 9 | 8 | 9 | 8 | 119 | 74% | 4 | 104.3 | 80% | 4 |
| Spider-man | 6 | 7 | 6 | 8 | 9 | 8 | 7 | 8 | 9 | 8 | 7 | 8 | 9 | 9 | 7 | 116 | 73% | 5 | 101.7 | 78% | 5 |
| Thor | 8 | 8 | 7 | 7 | 6 | 6 | 7 | 7 | 8 | 8 | 9 | 9 | 8 | 8 | 8 | 114 | 71% | 6 | 99.6 | 76% | 6 |
| Captain America | 5 | 8 | 6 | 9 | 4 | 8 | 9 | 8 | 9 | 7 | 8 | 9 | 7 | 8 | 7 | 112 | 70% | 7 | 97 | 74% | 7 |
| Iron Man | 7 | 7 | 8 | 7 | 8 | 7 | 8 | 7 | 8 | 9 | 9 | 0 | 10 | 9 | 8 | 112 | 70% | 8 | 96.9 | 74% | 8 |
| Cyclops | 2 | 9 | 8 | 9 | 8 | 5 | 4 | 6 | 7 | 8 | 9 | 9 | 8 | 9 | 4 | 105 | 66% | 9 | 92.1 | 70% | 9 |
| Mr. Fantastic | 2 | 3 | 4 | 3 | 5 | 6 | 7 | 8 | 9 | 8 | 9 | 8 | 7 | 3 | 2 | 84 | 53% | 10 | 73.5 | 56% | 10 |
| Beast | 7 | 8 | 7 | 8 | 7 | 6 | 4 | 3 | 4 | 3 | 4 | 5 | 6 | 4 | 5 | 91 | 57% | 11 | 71.9 | 55% | 11 |
| Thing | 1 | 3 | 5 | 6 | 3 | 8 | 7 | 3 | 5 | 4 | 2 | 5 | 6 | 7 | 6 | 71 | 44% | 12 | 61.4 | 47% | 12 |
| Hulk | 4 | 2 | 3 | 4 | 5 | 6 | 4 | 4 | 5 | 6 | 7 | 6 | 5 | 4 | 4 | 69 | 43% | 13 | 61.1 | 47% | 13 |
| Invisible Woman | 4 | 4 | 4 | 4 | 10 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 66 | 41% | 14 | 59.4 | 45% | 14 |
| Dare Devil | 1 | 10 | 10 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 57 | 36% | 15 | 49.5 | 37% | 15 |

# What Is the Schedule?



- Gather data-Early 2019
  - Site visits
  - Record drawings, hydraulic models, survey
  - Public input
- Evaluation of the Existing Roadway Crossings-Spring 2019
- Proposed Mitigation Solutions and Cost-Early Fall 2019
- Final Drainage Master Plan-End of 2019

# Questions and Discussion

# Colleyville Creek Map for Roadway Crossings to Consider for Evaluation

**Legend**

- Locations to Evaluate
- FEMA Creek
- Roads

**CITY**

- Colleyville

N

1 in = 1,000 ft

Kimley»Horn

West White Chapel Creek West

McCain Creek

White Chapel Creek

East White Chapel Creek East

Jewel Creek

Ross Creek

Big Bear Creek

Pecan Creek

Meadow Creek

Tributary Little Bear 2

Little Bear Creek

Pleasant Run Creek

Bransford Creek

Chelsea Creek

Tributary Little Bear 3

Tributary Little Bear 8

Tributary Little Bear 1

Bluebonnet Creek

Little Bear Creek

Plantation Creek

Windermere Creek

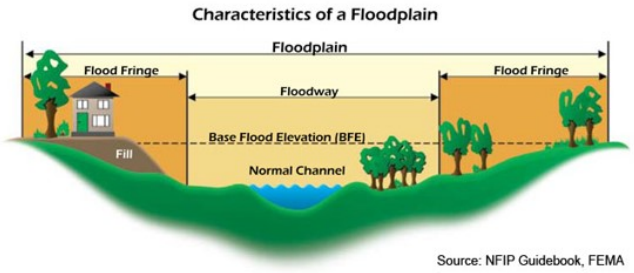
Jackson Creek

Oak Knoll Creek

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

## 100-Year Floodplain

There are two major creeks within the City of Colleyville: Big Bear Creek and Little Bear Creek. Each creek has several tributaries. The creek and tributaries are designated by FEMA as floodplains. The floodplain is an area of low-lying ground adjacent to a river, formed mainly of river sediments and subject to flooding. The floodplain limits shown on a FEMA map are approximate. If your property is located within the floodplain or adjacent to the floodplain, please contact the City or FEMA for more information.




The floodplain limits are for a 100-year flood event. A 100-year flood is a flood event that has a 1% probability of occurrence in any given year. It does not mean the storm will occur once every 100-years. Multiple 100-year floods can occur in any given year.

**The focus of this study is not the floodplains. The floodplain limits will remain as they are currently noted on the FEMA website:**

**https://msc.fema.gov**

## Fun Facts

- Length of creeks and tributaries within the City: over 1,630 miles
- Number of roadway crossings evaluated as part of this study: 123
- Number of existing low water crossings: 6

## Frequently Asked Questions

Here are a few commonly asked questions and answers:

1. There is water ponding in my yard. Can improvements be made?

- The drainage master plan does not address (storm) water in your yard. The drainage master plan focuses on drainage issues within the City's property, which is also referred to as the right of way.

2. What are the limits of the study?

- The study is limited to the City of Colleyville's city limits.

3. What creeks/rivers will be evaluated?

- There are two major creeks designated by FEMA in Colleyville: Big Bear Creek and Little Bear Creek. The roadway crossings along these two creeks and associated tributaries will be evaluated in this study. The study will also include the low water crossings on existing roadways.

4 Will the drainage in my neighborhood be evaluated?

- The scope of this study is focused on flooding along the two major creek systems. This study will not evaluate areas maintained by HOAs.



# CITY OF COLLEYVILLE

# DRAINAGE MASTER PLAN



## CONTACT US

City of Colleyville

Ray Silva-Reyes , Director of Public Works

Phone: 817-503-1090

Email: engineers@colleyville.com

Website: www.colleyville.com

# WHAT IS A DRAINAGE MASTER PLAN?

In late 2018, the City of Colleyville started reviewing and analyzing the City's drainage system within the city limits of Colleyville. The intent of the drainage master plan is to perform a comprehensive review of the drainage system so that a list of drainage projects and associated construction costs can be developed. Once the list of projects and associated costs are identified, the projects will be prioritized and placed on a multi-year Capital Improvements Plan (CIP) and maintenance plan. The drainage master plan will be a guide for the City to organize, prioritize, and manage their CIP program, maintenance program, and other drainage related programs.

## Goals and Objective

The goals and objectives of the drainage master plan include:

1. Identify flooding issues/risks along major creeks, specifically at roadway crossings.

2. Develop a comprehensive list of potential projects and prioritize the projects based upon an established criteria that evaluates impact and risks to the public's health, safety, and welfare.

3. Deliver a plan that summarizes the evaluation process, feedback, proposed projects and costs, and implementation strategy. The study will guide the City in developing a robust stormwater management program.

## Types of Flooding Issues

There are several types of flooding issues that you may see in a community. Below is a description of the types of drainage issues and how the drainage master plan will address the flooding type.

- **Riverine Flooding:** The source of this flooding is from local channels and rivers. The flooding could be caused by a number of reasons including maintenance issues along the creek, inadequate capacity within the creek or roadway/culvert crossings and downstream constrictions. This type of
- **Surface Flooding:** Surface flooding is the conveyance of water over a surface which could be a yard, street, or other non-riverine systems. The water depth can vary in this type of flooding. This type of flooding is not the focus of this study.

## STEPS IN DEVELOPING MASTER DRAINAGE PLAN

### 1 Feedback from the Community

We want to hear from the residents of the community to ensure the master drainage plan is as comprehensive and complete as possible to meet the goals and objectives. A public meeting will be held at the beginning of the project to better understand the drainage issues affecting the residents. The feedback received will be reviewed and incorporated into the drainage master plan.

### 2 Review the Existing Drainage System Conditions

The existing drainage system conditions will be reviewed and analyzed. The results of the analysis will be summarized and each location will be prioritized based upon a criteria. Proposed designs to mitigate the drainage issues will be developed for the highest priority projects.

### 3 Develop Mitigation Solutions

Mitigation solutions will be developed for the highest priority projects. Solutions will vary depending upon the specific issues which may include reconstructing culvert crossings to including the location on a routine maintenance schedule.

### 4 Summarize the Process

The drainage master plan will summarize the existing drainage system conditions, proposed mitigation solutions, prioritization of projects, and associated costs.

# City of Colleyville
# City Council
# Agenda Briefing

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

**Agenda Number** WS-3 **Agenda Date** 02/19/2019
**Type** Worksession
**Department** City Manager

## Title
FY20 Budget Calendar

## Strategic Plan
2.4 Demonstrate stewardship of public resources

## Explanation
This item is to discuss the FY20 budget calendar.

## Attachments
1. FY 2020 Budget Calendar

# FY 2020 Budget Preparation Calendar

Regular City Council meeting dates
Additional meeting dates

**January 2019**

| Su | M | Tu | W | Th | F | Sa |
|---|---|---|---|---|---|---|
| 30 | 30 | 1 | 2 | 3 | 4 | 5 |
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## January

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|---|---|---|
| January | Prepare budget calendar for upcoming year | City Manager's Office |

**February 2019**

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## February

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|---|---|---|
| 19-Feb | City Council reviews proposed budget calendar | City Council |
| February | Prepare Current Service Level Numbers; Enter in Munis | City Manager's Office |
| February | Departments notified of the deadline and requirements for new position or reclassification requests | Human Resources |
| February | Post applications for FY 2020 agency agreements | City Secretary |

**March 2019**

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## March

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|---|---|---|
| March | Update the Budget Preparation Manual if necessary | City Manager's Office |
| March | Agency agreement applications due | City Secretary |
| 21-Mar | Budget Kickoff meeting | Departments |

**April 2019**

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## April

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|---|---|---|
| 2-Apr | Presentations from Agencies on FY 2020 funding requests | City Council |
| 5-Apr | New position and reclassification requests due to HR | Departments |
| 5-Apr | Non-Discretionary Requests due in MUNIS Level 2 | Departments |
| April | Meeting w/ Police Dept. to plan Crime District Budget | City Manager's Office |
| 19-Apr | All other components of the Budget Submittal are due | Departments |
| 18-Apr-19 | RFP for health insurance | Human Resources |
| Apr 29-May 10 | Department Budget Submittal Meetings | Depts/Budget Team |

**May 2019**

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## May

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|---|---|---|
| 4-May | City Council Election | City Council |
| 14-May | City Council - Special meeting - canvass of election | City Council |
| 21-May | New Councilmembers Sworn In | City Council |
| | Preliminary property value estimates released | Tarrant Appraisal |
| late May | Council priority settting Worksession (or early June- tbd) | City Council |

**June 2019**

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## June

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|---|---|---|
| June | Review RFP analysis and finalist recommendations | Benefits Committee |
| 4-Jun | CC Worksession: Budget Process Overview | City Council |
| 6-Jun | Publish CCCPD budget public hearing notice (Board) | City Manager's Office |
| 18-Jun | Budget Worksession (review of prelim. numbers & insurance) | City Council |
| 18-Jun | CCCPD budget public hearing & Worksession (before CC mtg) | CCCPD Board |

**July 2019**

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## July

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|---|---|---|
| 2-Jul | CCCPD budget adoption (before City Council meeting) | CCCPD Board |
| 2-Jul | Approve insurance contracts | City Council |
| | Discussion on updates to fees/charges (if needed) | City Council |
| | Present Draft 5-Year CIP | City Council |
| 4-Jul | Publish CCCPD budget public hearing notice (Governing body) | City Manager's Office |
| 16-Jul | 1st Reading CCCPD budget/public hearing by governing body | City Council |
| 25-Jul | Certified tax roll released | Tarrant Appraisal |

**August 2019**

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## August

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|---|---|---|
| 2-Aug | City Manager's proposed budget distributed to City Council | City Manager's Office |
| 6-Aug | Worksession- Presentation of the Proposed Budget | City Council |
| | Submission of certified appraisal roll & collection rate | |
| | Submission of effective and rollback tax calculations | |
| | 2nd Reading of CCCPD budget - approval by the governing body | |
| | Resolution appproving proposed tax rate (for public hearings & notices) | |
| 13-Aug | Colleyville Eco. Dev. Corporation (CEDC) Budget Worksession | CEDC Board |
| 15-Aug | Publish Combined Notice of Effective and Rollback Tax Rate | City Manager's Office |
| | Publish Notice of Budget Public Hearing | |
| 27-Aug | Colleyville Economic Development Corporation meeting | CEDC Board |
| | - Adoption of Budget, EDCIP, and Annual Activity Report | |
| 27-Aug | City Council Special Meeting | City Council |
| | - 1st Public Hearing on Tax Rate (if needed) | |

**September 2019**

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## September

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| 3-Sep | Presentation of the CEDC annual activity report | City Council |
| | 1st reading of budget ordinance and budget public hearing | |
| | 1st reading of tax rate ordinance (2nd public hearing, if needed) | |
| | 1st reading of current FY year-end budget amendment | |
| | 1st reading of ordinance for any fee changes (if needed) | |
| | 1st reading of ordinance for utility base rate changes (if needed) | |
| | Resolution adopting the CEDC budget | |
| | Resolution adopting the EDCIP | |
| 17-Sep | 2nd reading of budget ordinance (official adoption) | City Council |
| | 2nd reading of tax rate ordinance (official adoption) | |
| | 2nd reading of current FY year-end budget amendment | |
| | 2nd reading of ordinance for any fee changes (if needed) | |
| | 2nd reading of ordinance for utility base rate changes (if needed) | |
| | Resolution adopting the 5-Year CIP | |
| | Resolution ratifying the property tax increase (if needed) | |

**October 2019**

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## October

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| 1-Oct | Fiscal year begins | |
| October | Distribute Agency Contracts for execution | City Secretary |
| October | Prepare Adopted Budget Book | City Manager's Office |

**November 2019**

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## November

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| November | Create vouchers and mail checks for Agency Contracts | City Secretary |
| 19-Nov | 1st reading of ordinance for utility volumetric rate changes | |

**December 2019**

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## December

| | | |
|---|---|---|
| December | Adopted Budget due to GFOA 90 days after adoption | City Manager's Office |
| 3-Dec | 2nd reading of ordinance for utility volumetric rate changes | |

# City of Colleyville
# City Council
# Agenda Briefing

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

**Agenda Number** WS-4 **Agenda Date** 02/19/2019
**Type** Worksession
**Department** City Secretary

## Title
Discussion of the February 19, 2019, 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** 02/19/2019
**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 case for Parcel 150

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 the City has received from business prospects 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-19-4355**

**A RESOLUTION APPROVING COUNCIL ACTION REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 19, 2019**

**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 ON THIS THE 19TH DAY OF FEBRUARY 2019.

| | | | |
|---|---|---|---|
| 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** 3 **Agenda Date** 02/19/2019
**Type** Announcements, Proclamations, and Presentations
**Department** City Secretary

## Title

Proclamation declaring March 1, 2019 National Speech and Debate Education Day in Colleyville - Riya Mohan and GCISD Debate Program members - Mayor Richard Newton

In recognition of the Featured Business of the Month - Hall's Wines & Spirits - 4200 Glade Road, Charlie Hall, Owner - Mayor Richard Newton and Assistant City Manager Adrienne Lothery

## Attachments

1. Proclamation in recognition of National Speech and Debate Education Day in Colleyville

# Proclamation

CITY OF
## Colleyville, Texas

**WHEREAS**, National Speech and Debate Education Day is being celebrated on March 1, 2019; and

**WHEREAS,** established by the National Speech & Debate Association, in conjunction with national and local partners, this event serves to promote better instruction in speech and debate across all grade levels and to highlight the pivotal roles these abilities play in personal advocacy, social movements, and public policy making; and

**WHEREAS,** speech and debate education helps students develop important skills in communication, critical thinking, creativity, and collaboration through the practice of public speaking; participants learn not only to analyze and express complex ideas effectively but also to listen, concur, question, or dissent with reason and compassion; and

**WHEREAS,** across the country, countless educators devote in-school, after-school, and weekend time to supporting their students in speech and debate practices and competitions, and the example of hard work and dedication they set has lasting, positive impact on their pupils; and

**WHEREAS,** the skills learned through speech and debate serve students well throughout their lives, and this occasion presents a welcome opportunity to recognize such instruction as an essential component of a well-rounded curriculum.

**NOW, THEREFORE, I, RICHARD NEWTON, MAYOR OF THE CITY OF COLLEYVILLE, TEXAS,** on behalf of the Colleyville City Council and citizens of Colleyville, do hereby proclaim March 1, 2019, as

**NATIONAL SPEECH AND DEBATE EDUCATION DAY IN COLLEYVILLE**

**IN WITNESS WHEREOF**, I do hereby set my hand and seal of the City of Colleyville, Texas, affixed this 19th day of February 2019.




Richard Newton
Mayor

City of Colleyville Texas

**RESOLUTION R-19-4356**

**A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 19, 2019**

**WHEREAS**, City Council has taken action on certain items on the agenda under Consent Items.

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

Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:

a. Approval of the minutes of the regular City Council meeting of February 5, 2019

b. Approval of the minutes of the regular City Council meeting of January 22, 2019

c. Approval of the minutes of the regular City Council meeting of January 15, 2019

d. Approval of the minutes of the regular City Council meeting of December 18, 2018

e. Approval of an Interlocal Agreement for the traffic signal at Heritage and Cheek-Sparger Road, and authorizing the City Manager to execute the agreement

f. Approval of an amendment to the Professional Services Agreement with TranSystems, Inc., increasing the contract $34,555.00 from $942,130.40 to an amount not to exceed $976,685.40 for the design of the improvements to Glade Road, amending the design parameters of Phase 2, addressing supplemental work to include the design of a 12-inch water line from Thompson Terrace to Pool Road, and authorizing the City Manager to execute the amendment agreement

**AND IT IS SO RESOLVED.**

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 19TH DAY OF FEBRUARY 2019.

| | | | |
|---|---|---|---|
| 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
817. 503.1000
www.colleyville.com

Tuesday, February 5, 2019

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, February 5, 2019, at 5:30 p.m.

**ROLL CALL:** Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, 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 Mark Cantrell, Community Development Director Ben Bryner, Public Works Director Ray Silva-Reyes, Parks and Recreation Director Lisa Escobedo, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

Mayor Newton welcomed everyone and wished Councilmember Tammy Nakamura a happy birthday, noting her birthday is February 6 and Councilmember Wheat's birthday is February 8.

Mayor Newton stated he will call the worksession items in the following order: 2, 3, 4, 1, and 5, to allow Chief Miller time to provide the annual police department report. Mayor Newton also stated his grandson was badged with the Dallas Police Department last week and extended his congratulations to him.

**WS-1** Annual Police Department Report

Police Chief Michael Miller recognized Assistant Police Chief Hillary Wreay and the department for their work. Chief Miller then provided a detailed presentation on the crime statistics, changes in reporting criteria, and answered questions of the City Council.

**WS-2** Discussion of tree mitigation plan

Parks and Recreation Director Lisa Escobedo provided a recap of the history of this item and provided staff program recommendations for the placement of trees along the affected residential areas, which include Bransford South, John McCain North, and the Cotton Belt Trail.

There was discussion regarding working with individual homeowners, as well as HOA's tree species, and the City overseeing a general contract for tree installation.

**WS-3** Discussion of Spring Business Promotion Program

Assistant City Manager Adrienne Lothery presented this item which will be another Great Receipt Race in partnership with GCISD PTA's. She reviewed the prize amounts and contest dates noting that the third prize will be increased to $2,000 and all PTA's participating will receive at least $500.

**WS-4** Discussion of the 86th Legislative Agenda

Mayor Newton presented this item stating he and the City Manager have participated, by invitation from the Governor's office, in meetings conducted by the Governor's Office regarding proposed property tax reduction legislation. In those meetings, the Mayor and the City Manager made recommendations concerning the governor's draft legislation. Mayor Newton said he feels it is important the City take an official position on the proposed tax reduction legislation goals by developing and approving a Colleyville Legislative Agenda. Mayor Newton noted the North Central Texas Council of Governments, and the Colleyville Chamber of Commerce, are also discussing the Legislative Agenda and formulating listings of what they will support.

Following discussion, Mayor Newton directed staff to place adoption of the Legislative Agenda on the next City Council agenda.

**WS-5** Discussion of the February 5 2019, City Council regular agenda items

Mayor Newton stated he will move the second reading of the LDC amendments to the end of the agenda as the discussion is generally lengthy.

Mayor Newton noted items 5a and 5b concern Oak Alley and as the developer and residents have worked together to reduce the opposition, he is planning to recommend remanding the item back to Planning and Zoning for consideration at the February 11 meeting and it will come before City Council at the February 19, 2019 meeting.

Mayor Newton adjourned the worksession at 6:36 p.m.

Mayor Newton called the Executive Session to order at 6:37 p.m.

**ROLL CALL:** Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, George Dodson, 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 case for Parcel 150

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 – Update from the City Manager regarding the vacant City Engineer position

Section 551.087 – Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects 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 7:12 p.m.

The regular meeting of the Colleyville City Council was called to order by Mayor Newton at 7:32 p.m.

**INVOCATION: Pastor Lee Johnson, Bear Valley**

**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-19-4352**

This resolution was not needed.

## 3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

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

Mayor Newton wished Councilmembers Tammy Nakamura and Kathy Wheat a happy birthday. Their birthdays are February 6 and 8 respectively. Mayor Newton then read the thank you letter from Mayor for a Day Daniel Thomas which stated he very much enjoyed his day. Mayor Newton also read a thank you letter from Priscilla Carter, a student who participated in the Mayor for a Day contest, but was not selected.

The Mayor and Councilmembers made the following announcements:

**State of the City presentation on Feb 7:** Mayor Richard Newton will provide an update about current projects and future initiatives for the City of Colleyville. The State of the City takes place on Thursday, February 7 at the Colleyville Center at 11 a.m. This event is hosted by the Colleyville Chamber, for event details visit colleyvillechamber.org.

**86th Texas Legislature:** We are closely monitoring and actively participating in the conversation surrounding the 86th Texas Legislature. Last week, the governor, lieutenant governor, speaker of the house, and chairs of the Senate Committee on Property Tax and House Committee on Ways and Means held a joint press conference this week to release their property tax reform legislation, H.B. 2 and S.B. 2. The identical bills call for a 2.5% property tax cap for existing properties for cities, counties, and schools. Any rate above 2.5% would require *voter* approval. *Community Impact News* called Thursday asking for a statement from area cities. You can read the article on the newspaper's website.

**Restaurants:** Chef Point's owner said that they should start construction in a couple weeks and anticipate a May opening. Additionally, a fast-casual burger concept called Burgerim has leased suite 300 in Town Center where Moo-ya and Crepes Bistro were located. We look forward to welcoming these new businesses to Colleyville! Earlier today, Walmart Neighborhood Market hosted a ribbon cutting with the Chamber to kick-off their Grocery Pickup Service.

**Chief Cantrell Swearing-in Ceremony:** Chief Mark Cantrell's swearing-in ceremony will be on Friday, February 8 from 3:30 to 5:00 p.m. at Central Fire Station. Everyone is invited.

**Record New Police Officer Applications:** The Police Department reached a record high number of applications received for Police Officers in January - 107 (July was the record at 93). Seventy-seven of the applications have been received since announcing the new hiring incentives mid-January - (77 in only 17 days).

**Stormwater Master Plan Public Meeting:** The Public Works Department held a public meeting last week to encourage participation and receive feedback from residents in regards to developing a Stormwater Master Plan. This is the first of two public meetings that will help guide the City's stormwater program over the next several years, while addressing concerns such as flooding, water quality, upcoming stormwater projects, and maintenance. There was a great turnout for this first meeting. All feedback was captured by City staff and will be formatted and provided to Council during a work session meeting sometime in March. The second public meeting will be conducted this summer.

**Texas Parks and Wildlife Grant Submission:** Public Works staff submitted six Colleyville trails for grant consideration to the Texas Parks and Wildlife this week. This round of grants is for $200,000. Staff plans to submit the same trails as part of a NCTCOG grant program in March.

**Transition to New Print Vendor:** The first round of bills from the City's new print vendor Infosend should be postmarked by February 14. We are so excited about this partnership. The services that Infosend offers will allow us to better serve and communicate with our residents and it is expected to save the City over $80K over the expected life of the contract. The utility billing team ran multiple parallel tests and are comfortable with the transition.

**Library Furniture:** All of the highly anticipated new Library shelving and furniture has arrived and has already been incorporated seamlessly into the new Library floor plan. Wood end panels, shelving, and new wood tables now meld together into the freshly designed space. Sections of the former shelving units will be incorporated to maintain the overall classic look of the Library.

**Presentation of Life Saving Awards to Colleyville Police Officers Rafael Cortes and Darren Smith - Police Chief Michael Miller and Mayor Richard Newton**

Police Chief Michael Miller and Mayor Richard Newton recognized Colleyville Police Officers Rafael Cortes and Darren Smith for saving two lives by administering CPR.

## 4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-19-4353

**4a** Approval of a monetary donation in the amount of $5,000 to the Colleyville Citizen's Police Academy Alumni Association (CCPAAA), a not-for-profit organization, in recognition of the CCPAAA's contribution to the public safety and welfare of the citizens of Colleyville. The donation will be administered by the City Manager and paid from the Strategic Initiatives Fund for the public purpose of supporting the CCPAAA's continuous effort to enhance the public safety and welfare within the City.

Mayor Newton read Resolution R-18-4353 in its entirety.

Mayor Newton stated there are more volunteers in the Citizens on Patrol program than there are paid police officers.

Mayor Pro Tem Bobby Lindamood stated the CCPAAA has provided over 880 hours of volunteer time.

Mayor Newton thanked the CCPAAA for all of their assistance and called on CCPAAA President Wayne Maynard who introduced members of the CCPAAA Rob and Bo Bottinger and Paul Vigiletti. Mr. Maynard thanked Mayor and Council and City leadership and announced the next academy will begin February 21.

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

**Mayor Pro Tem Lindamood made a motion to approve Resolution R-18-4353, and Councilmember Nakamura seconded the motion.**

**The motion to approve carried with the following vote:**

**Aye: 6 – Mayor Richard Newton, Mayor Pro Tem Lindamood, and Councilmembers Tammy Nakamura, George Dodson, and Callie Rigney.**

**Absent: Councilmember Chuck Kelley**

## 5. DISCUSSION OF OLD BUSINESS

**5a** Discuss and consider the City Council's previous motion to approve Ordinance O-18-2056 that failed to pass during the December 4, 2018 City Council meeting

Mayor Newton read the caption description of this item and gave a history of the Ordinance which failed for a lack of a super majority vote, but without prejudice. Mayor Newton stated since that time, citizens in opposition and the developer have come to agreement. Mayor Newton was advised the total opposition is now below the 20% super majority threshold.

**Mayor Newton made a motion to rescind the City Council's prior motion to approve Ordinance O-18-2056 that failed to pass by supermajority during the December 4, 2018 regular City Council meeting, and Councilmember Dodson seconded the motion.**

**The motion to rescind carried with the following vote:**

**Aye: 6 – Mayor Richard Newton, Mayor Pro Tem Lindamood, and Councilmembers Tammy Nakamura, George Dodson, and Callie Rigney.**

**Absent: Councilmember Chuck Kelley**

**5b** Discuss and consider further action concerning Ordinance O-18-2056 as a result of action taken by the City Council on item 5a above, including amending, approving, denying, and/or remanding Ordinance O-18-2056 back to the Planning and Zoning Commission for additional review and recommendation

Mayor Newton asked Community Development Director Ben Bryner to highlight the changes to Ordinance O-18-2056 and discussed with those in opposition and the developer.

Director Bryner stated with the following highlighted changes, total opposition will be reduced to 11-percent which does not require a super-majority vote:

- Removal of one additional lot for a total of 34 single-family residential lots
- Re-distribution of the land area to create a minimum 30,000 SF lot size (except for 2 lots in the southeast corner ~ 26,000 SF)
- Removal of the pond along Holly Lane. The area will remain an open space lot maintained by the HOA.
- Off-site drainage improvements to include:
    1) a new drainage system to be installed along Holly Lane to drain the area on the west side of Holly Lane; and
    2) complete grading to bypass the current discharge location in the floodplain generally in conformance with the concept shown on the "Drainage Bypass Exhibit" dated January 28, 2019.
- Revised PUD document accordingly
    - Lot references
    - Off-site drainage improvements

Mayor Newton stated he appreciates all the work citizens and the developer put in to this project to accommodate as many requests as possible. Mayor Newton stated City Council and staff value transparency and allowing everyone to be heard, and because of that, we have provided notice and a list of possible outcomes to everyone within 500 feet of the project, although law only requires 200'. Mayor Newton stated further, the signage, website, Facebook, and maps have all been used to notify the public, but clarified that the Land Development Code uses the 200' distance for calculating opposition.

Mayor Pro Tem Lindamood asked the Mayor if the pond on Holly Lane has been removed and the drainage addressed. Mayor Newton stated they have and there will be an open lot with landscaping where the pond was. The drainage has also been addressed.

Mayor Newton opened the public hearing at 8:22 p.m.

John Perone, 1216 Holly Lane, spoke with concern for the development coming back so soon and with concern for density and traffic.

There were no others wishing to speak and Mayor Newton closed the public hearing at 8:25 p.m.

**Mayor Newton made a motion to remand zoning case ZC18-019, including Ordinance O-18-2056 back to the Planning and Zoning Commission for additional review and recommendation at the Commission's February 11, 2019 meeting, and Councilmember Wheat seconded the motion.**

**The motion was approved with the following vote:**

**Aye: 6 – Mayor Richard Newton, Mayor Pro Tem Lindamood, and Councilmembers Tammy Nakamura, George Dodson, and Callie Rigney.**

**Absent: Councilmember Chuck Kelley**

***At 8:26 p.m. Mayor Newton stated he was going to proceed to item 6b and would come back to 6a after Citizen Comments as the discussion for 6a may be lengthy.***

***Mayor Newton recessed the meeting at 9:18 p.m. and reconvened the meeting at 9:29 p.m.***

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

**6a Ordinance O-19-2074**
Consideration of amendments to the Land Development Code, specifically Chapter 7 – Sign Regulations

Mayor Newton read the caption of Ordinance O-19-2074.

Community Development Director Ben Bryner presented this item and reviewed each of the proposed changes and discussed the code page by page.

Mayor Newton opened the public hearing at 10:03 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 10:03 p.m.

**Councilmember Dodson made a motion to Ordinance O-19-2074, with the amendments discussed and recorded, and Councilmember Rigney seconded the motion.**

**The motion to approve carried with the following vote:**

**Aye: 6 – Mayor Richard Newton, Mayor Pro Tem Lindamood, and Councilmembers Tammy Nakamura, George Dodson, and Callie Rigney.**

**Absent: Councilmember Chuck Kelley**

**6b Ordinance O-19-2075**
Consideration of a zoning change from R-40 Single Family Residential district to R-20 Single Family Residential district on Lot C, McEwing Subdivision & 1B02A, 1B2, 1B3, and 1B4, Abstract 1154 in the R H McEwing Survey, located at 712-810 Lavaca Trail, Case ZC18-033

Mayor Newton read the caption of Ordinance O-19-2075.

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

Mayor Newton called applicant/developer Mr. Kosse Maykus, to discuss the following additions to the ordinance for approval:

- Agreements with neighbors will be signed, executed agreements attached to the ordinance.

Following discussion, the following language was agreed to and will become 2. e. of the ordinance.

At a minimum, the masonry, landscaping, entrance way, fencing, and residential architectural features shall be of a same quality and look as that of Phase I, south of LaVaca Trail.

Mayor Newton opened the public hearing at 9:02 p.m. Kathy Hadley, 204 North Timberline spoke in favor of this item. Coy Garrett, 709 Arcady Lane, did not wish to speak, but register support for this item. There were no others wishing to speak and Mayor Newton closed the public hearing at 9:04 p.m.

**Mayor Pro Tem Lindamood made a motion to Ordinance O-19-2075, amending 2. e. to read: At a minimum the masonry, landscaping, entrance way, fencing, and residential architectural features shall be of a same quality and look as that of Phase 1, south of LaVaca Trail. Additionally, the agreements attached to the ordinance must be fully executed and dated. Councilmember Nakamura seconded the motion.**

**There was discussion regarding preliminary plats and requirements.**

**The motion to approve carried with the following vote:**

**Aye: 6 – Mayor Richard Newton, Mayor Pro Tem Lindamood, and Councilmembers Tammy Nakamura, George Dodson, and Callie Rigney.**

**Absent: Councilmember Chuck Kelley**

## 7. ORDINANCE(S): FIRST READING AND PUBLIC HEARING

### 7a Ordinance O-19-2076

Consideration of a Special Use Permit for Food Packaging and Manufacturing on Lot 8R, Block 1, of the Colleyville Industrial Park, located at 1904 Industrial Boulevard, Suite 103, Case ZC18-036

Mayor Newton read the caption of Ordinance O-19-2076.

Community Development Director Ben Bryner presented this item. There were no questions from the City Council.

Mayor Newton opened the public hearing at 9:00 p.m.

Applicant Jill Marx, thanked the City Council for their consideration. There were no others wishing to speak and Mayor Newton closed the public hearing at 9:02 p.m.

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

### 7b Ordinance O-19-2077

Consideration of a Special Use Permit for Warehouse and Distribution Facilities on Lot 1R1A, Block 1, of the West Industrial Addition, located at 6705 Colleyville Boulevard, Case ZC18-037

Mayor Newton read the caption of Ordinance O-19-2077.

Community Development Director Ben Bryner presented this item. Councilmember Dodson asked staff to clarify the language under 1. f. stating he is uncomfortable with the "come closer to the standards of the Land Development Code" language. Director Bryner agreed to look at c. and f. and tighten the language before the next reading.

Mayor Newton opened the public hearing at 9:12 p.m.

Applicant Ramzi Gillespie thanked the City Council for their consideration, stating he wishes to remain in Colleyville and he will be happy to work on aesthetic enhancements to the building. There were no others wishing to speak and Mayor Newton closed the public hearing at 9:13 p.m.

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

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

Kathleen Hennessey, 5013 Stonebridge Drive, spoke regarding the lack of clean-up by roofing contractors in the area.

**9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR FEBRUARY 5, 2019 - READING AND PUBLIC HEARING - RESOLUTION R-19-4354**

This resolution was not needed.

**10. ADJOURNMENT**

There being no further business before the City Council, Mayor Newton adjourned the City Council meeting at 10:05 p.m.

*APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 19TH DAY OF FEBRUARY, 2019.*

*Minutes taken and prepared by:*

*Christine Loven, TRMC*
*City Secretary*

# City of Colleyville
# City Council
# Agenda Briefing

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

**Agenda Number** 4b **Agenda Date** 02/19/2019 **Number**
**Type** Resolution
**Department** City Secretary

## Title
Approval of the minutes of the regular City Council meeting of January 22, 2019

## Strategic Plan

## Explanation

## Financial Impact

## Recommendation

## Attachments
1. 2019.01.22 CC Minutes

# City of Colleyville
# City Council
# Minutes - Draft

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
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Tuesday, January 22, 2019

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, January 22, 2019, at 5:36 p.m.

**ROLL CALL:** Mayor Richard Newton, Mayor for a Day Daniel Thomas, Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson

**ABSENT:** Councilmembers Chuck Kelley and Callie Rigney.

**ALSO PRESENT:** City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Police Chief Michael Miller, Fire Chief Mark Cantrell, Community Development Director Ben Bryner, Public Works Director Ray Silva-Reyes, Parks and Recreation Director Lisa Escobedo, Library and Special Events Director Mary Rodne, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

Mayor Newton welcomed everyone and introduced Mayor for a Day Daniel Thomas, recognized his parents, and wished Councilmember Dodson a happy birthday.

**WS-1** Discussion to finalize remaining Plaza design details

Assistant City Manager Adrienne Lothery gave a quick overview of the project, noting Council direction is being sought on the stage/shade panels and design of the entryway circle. Manager Lothery introduced consultants Shane Friese and Gaylen Laing, who reviewed the stage/shade structure and entryway pavers.

Following discussion, Council selected panels with a tree branch design, and a Texas Star as a middle decoration within the circle. Freese and Nichols will work through staff to provide granite and design samples.

**WS-2** Discussion of enhancements to City Hall entrances

Public Works Director Ray Silva-Reyes presented this item, noting the ADA accessible doors will be installed on both entrances of city hall. This will occur at the same time the Plaza is being developed and will complement the design.

**WS-3** Discussion of Cheek-Sparger Road shoulder improvements and alignment

Public Works Director Ray Silva-Reyes presented this item, noting staff has worked with TxDOT to reduce the right-of-way needed for the project, which has also allowed more trees to remain in place.

**WS-4** Presentation of technology use for meeting minutes

City Secretary Christine Loven presented this item.

**WS-5** Discussion of the January 22, 2019, City Council regular agenda items

Mayor Newton stated he will move the 8a Ordinance O-19-2075 before 7a Ordinance O-19-2073, which addresses the Land Development Code, which will be a lengthy discussion. He noted 9a is the Old Grove resolution and there has been no further input from developers, therefore, action will be taken to remove it from the agenda.

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

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

**ROLL CALL:** Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, and Chuck Kelley

**ABSENT:** Councilmember Callie Rigney

**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 case for Parcel 150

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 the City has received from business prospects 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, 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 6:55 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 for a Day Daniel Thomas, Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, Chuck Kelley, and Callie Rigney

**INVOCATION: Paul Vigiletti, Good Shepherd Catholic Community**

**PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt**

**2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-19-4349**

This resolution was not needed.

**3. MAYOR FOR A DAY OATH OF OFFICE**

Mayor for a Day Daniel Thomas took the oath of office administered by City Secretary Christine Loven.

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

Mayor Newton, Mayor for a Day Thomas, and City Councilmembers made the following announcements:

**Thank you:** Mayor for a Day Thomas recognized the Public Works Department, Fire and Police Departments and thanked them for all they do for the City.

**City of Colleyville Recognized at Chamber Awards Banquet:** Mayor Newton announced the City of Colleyville was awarded the Colleyville Chamber of Commerce Member of the Year Award last week at the Chamber's 43rd Annual Banquet. The City is honored to have been recognized by our Chamber of

Commerce. We are proud to partner with the Chamber in support of our business community.

**State of the City presentation:** Mayor Newton will provide an update about current projects and future initiatives for the City of Colleyville. The State of the City takes place on Thursday, February 7 at the Colleyville Center at 11 a.m. This event is hosted by the Colleyville Chamber, for event details visit colleyvillechamber.org.

**Colleyville Gives Update:** Economic Development has wrapped up the Quarter 4 Promotion program. We received 53 grant applications and the participating businesses have donated over $27,000 to local charities!

**Winter Reading Club:** The Library's Winter Reading Club runs now through April 13. Sign up at the Youth Services desk to receive your punch card and book bag. Children can track their reading and earn fun prizes. Details are available at ColleyvilleLibrary.com

**Stormwater Master Plan Meeting:** The Colleyville Public Works Department is in the process of developing a Stormwater Master Plan to guide the City's stormwater program and projects over the next several years. As part of the process, we are seeking input from our residents on stormwater issues and concerns including flooding, water quality, upcoming stormwater projects, and maintenance. We welcome citizen input to the planning process. The meeting takes place at 5 p.m. on Wednesday, January 30 at the Colleyville Center.

**AARP Tax Help at the Senior Center starts Feb 5:** Free tax assistance provided by AARP is available on Tuesdays starting February 5. Appointments are required and reservations can be made through the Senior Center.

**Clean Sweep - March 16**: The annual Clean Sweep event offers residents a one-stop drop off event with 5 stations: The Crud Cruiser, electronics recycling, document shredding, bulk/brush trash collection, and tire recycling. March 16 in the parking lot of Colleyville Heritage High School.

**Winter Ball - January 25**: Winter Ball 2019 presents an under the sea themed dance for mothers and sons (or mother figures) and fathers and daughters (or father figures) on Friday, January 25. Activities will include a deejay, professional photos, gift bags, and lots of fun. Dessert and refreshments will be served.

**Recognition of Mayor for a Day Daniel Thomas - Mayor Richard Newton**
Mayor Newton introduced Mayor for a Day Daniel Thomas and read his winning essay. Mayor Newton presented Mayor Thomas with a proclamation and thanked him for his participation.

**Proclamation in recognition of Thank a Teacher Day at Colleyville Heritage Elementary School - Mayor for a Day Daniel Thomas and Mayor Richard Newton**

Mayor for a Day Thomas asked Colleyville Heritage Elementary School Principal Jill Hemme, to join him at the dais where he presented her with a proclamation declaring January 25, 2019 as Thank a Teacher Day at Colleyville Heritage Elementary School.

**In recognition of the Featured Business of the Month - Orangetheory Fitness Colleyville - 4709 Colleyville Boulevard Suite 500, Greg Wood, Franchise Owner - Mayor Richard Newton and Assistant City Manager Mark Wood**

Mayor Richard Newton, Mayor Thomas, Councilmember Tammy Nakamura and Assistant City Manager Mark Wood welcomed and recognized Greg Wood, franchise owner of Orangetheory, as business of the month.

## 5. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-19-4350

**5a** Approval of a contract with Denco Construction Specialists for the Webb House Renovation Project, in an amount not to exceed $233,926.85, and authorize the city manager to execute same, and any associated change orders, in an amount not to exceed 25 percent of the contract price

**5b** Approval of a construction contract with Canary Construction, Inc. for State Highway 26 and Pleasant Run Water Line Improvements, in an amount not to exceed $245,490.00, and authorizing the City Manager to execute the contract

Mayor Thomas read Resolution R-18-4350 in its entirety.

Assistant City Manager Adrienne Lothery presented item 5a. Councilmember Nakamura asked what the age of the house is and how it will be used after renovations. Manager Lothery stated the house was built in 1927 and will be used for a rental facility. There was further discussion regarding the history of the house, costs, and maintenance. Councilmember Dodson requested a breakdown of costs be included in the packet and the change order authorization be not to exceed 10 percent of the contract price.

Public Works Director Ray Silva-Reyes presented item 5b.

Mayor Thomas opened the public hearing at 8:23 p.m. There was no one present wishing to speak and Mayor Thomas closed the public hearing at 8:23 p.m.

**Councilmember Wheat made a motion to approve Resolution R-18-4350, amending 5a to limit the contingency to 10 percent of the contract price, and to attach the cost breakdown to the resolution, and Councilmember Rigney seconded the motion.**

**The motion to approve carried with the following vote:**

**Aye: 7 – Mayor Richard Newton, Mayor For a Day Thomas, Mayor Pro Tem Lindamood, and Councilmembers, Kathy Wheat, George Dodson, Chuck Kelley, and Callie Rigney.**

**Nay: 1 - Councilmember Tammy Nakamura**

Mayor Newton thanked Mayor for a Day Thomas for his service to the City and dismissed him at 8:27 p.m.

## 6. ITEMS NOT FOR CITY COUNCIL ACTION

### Monthly Financial Report - December 31, 2018

Chief Financial Officer Shereen Gendy presented this item, reviewing all line items. Councilmember Dodson stated licenses and permits were down 25 percent and asked if the debt service could be provided as a monthly trend instead of a bar chart. CFO Gendy acknowledged the last year was not good for licenses and permits, however, the five year averages indicates we are on track, and she will prepare a monthly trend instead of the bar chart.

Mayor Newton asked CFO Gendy if everything was good or if there were issues. CFO Gendy replied the City is doing well and staying on track.

At 8:40 p.m., Mayor Newton announced he will move to item 8a on the agenda and return the item 7a after Citizen Comments.

Mayor Newton recessed the meeting at 9:15 p.m. and reconvened the meeting at 9:21 p.m. and began item 7a.

## 7. ORDINANCE(S): SECOND READING AND PUBLIC HEARING

### 7a Ordinance O-19-2073

Consideration of amendments to the Land Development Code, specifically Chapter 5 – Tree Preservation

Mayor Newton read the caption of Ordinance O-18-2073.

Community Development Director Ben Bryner provided a recap of items discussed at the January 15, 2019 meeting, and began the review of the code page by page. City Council and staff discussed and reviewed each change and/or correction.

Mayor Newton opened the public hearing at 9:47 p.m.

Kathy Hadley, 204 North Timberline spoke in favor of this item.

Sharie Orcutt, 5508 Regan Road, spoke regarding the interpretation of the Code, anticipated changes, and the personal impact the Code has had.

There were no others wishing to speak and Mayor Newton closed the public hearing at 9:52 p.m.

Director Bryner, Mayor Newton, and City Manager Ducay addressed Mrs. Orcutt's concerns and will follow-up with her.

**Councilmember Kelley made a motion to approve Ordinance O-18-2073, with amendments as discussed, and Councilmember Dodson seconded the motion.**

**The motion was approved with the following vote:**

**Aye: 7 – Mayor Richard Newton, Mayor Pro Tem Lindamood, and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, Chuck Kelley, and Callie Rigney.**

## 8. ORDINANCE(S): FIRST READING AND PUBLIC HEARING

### 8a Ordinance O-19-2075

Consideration of a zoning change from R-40 Single Family Residential district to R-20 Single Family Residential district on Lot C, McEwing Subdivision & 1B02A, 1B2, 1B3, and 1B4, Abstract 1154 in the R H McEwing Survey, located at 712-810 Lavaca Trail, Case ZC18-033

Mayor Newton read the caption of Ordinance O-19-2075.

Community Development Director Ben Bryner presented this item, giving the history of zoning and the project, and noting at the December 4, 2018 City Council meeting, this item was remanded back to the Planning and Zoning Commission as an R-20 PUD.

There was discussion regarding pedestrian public access, agreements with the neighbors, drainage, and a preliminary plat.

Mayor Newton asked Mr. Kosse Maykus, the developer, if the following items can be added to the ordinance:

- Agreements with neighbors will be signed, dated, and included
- Public pedestrian access from LaVaca
- The HOA pays for streetlights
- The development will be of the same quality of the south development known as the Legacy.

Mr. Maykus agreed, noting he will mirror The Legacy, to include fencing, plant material, and quality homes.

Mayor Newton opened the public hearing at 9:02 p.m. Kathy Hadley, 204 North Timberline spoke in favor of this item. Coy Garrett, 709 Arcady Lane, did not wish to speak, but register support for this item. There were no others wishing to speak and Mayor Newton closed the public hearing at 9:04 p.m.

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

## 9. TABLED: RESOLUTION(S) READING AND PUBLIC HEARING

### 9a Resolution R-18-4294

Consideration of a final plat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, located at 105 and 103 John McCain Road and 7189 Cast Iron Forest Trail, Case PC17-004

Mayor Newton stated there has been no movement on this item and it will be removed permanently from the agenda.

## 10. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA

Kathy Hadley, 204 North Timberline spoke regarding Cheek-Sparger Road, landscaping needs for the fountain at Glade Road and Bluebonnet and the Colleyville Center pond.

## 11. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR JANUARY 22, 2019 - READING AND PUBLIC HEARING - RESOLUTION R-19-4351

This resolution was not needed.

## 12. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the City Council meeting at 10:03 p.m.

*APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 19TH DAY OF FEBRUARY, 2019*

*Minutes taken and prepared by:*

*Christine Loven, TRMC*
*City Secretary*

# City of Colleyville
# City Council
# Minutes - Draft

City Hall
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Tuesday, January 15, 2019 CITY COUNCIL CHAMBERS

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, January 15, 2019, at 5:32 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.

**ALSO PRESENT:** City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Police Chief Michael Miller, Fire Chief Mark Cantrell, Community Development Director Ben Bryner, Public Works Director Ray Silva-Reyes, Library and Special Events Director Mary Rodne, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

**WS-1** Discussion of an Interlocal Agreement for Heritage Avenue signalization

Public Works Director Ray Silva-Reyes presented this item noting the cities of Euless and Bedford have reviewed the agreement and anticipate moving forward in the near future.

The City Council directed staff to move forward with the agreement.

**WS-2** Discussion of Cheek-Sparger Road shoulder improvements and alignment

Public Works Director Ray Silva-Reyes provided an update on the improvements and alignment, right of way requirements, placement of the sidewalk, tree preservation, and accident statistics.

**WS-3** Discussion of food and alcohol regulations

Assistant City Manager Mark Wood provided an update on area cities regulations noting the information will be will be part of the review for future City Council consideration of Colleyville regulations.

Mayor Newton stated he will reach out to area Mayors and asked staff to gather additional information from Grapevine regarding their regulations.

**WS-4** Discussion of the January 15, 2019, City Council regular agenda items

Mayor Newton stated there has not been any changes on the Old Grove item which remains tabled. The City Manager has contacted the developer to advise if there is no further action, City Council will remove the item from the agenda and

it will have to come back as a new agenda item when there is new information to consider.

Mayor Newton stated at the December 18, 2018 meeting there were two items on the agenda for discussion of the Oak Alley development, however, the area residents and developer asked for more time for discussion. Mayor Newton has been advised agreements have been reached which will lower the opposition, however, before the Council considers any action, residents will be notified of the date and time the item will be considered and he will explain this under announcements.

Mayor Newton adjourned the worksession at 6:24 p.m.

Mayor Newton called the Executive Session to order at 6:25 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

**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 the City has received from business prospects 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, 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 6:55 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

**INVOCATION: Pastor Dale Molden, First Baptist**

**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-19-4344**

This resolution was not needed.

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

Mayor Newton wished everyone a happy new year and recognized the boy scouts who were in attendance at the meeting.

Mayor Newton and the Councilmembers made the following announcements:

**Governor Abbott's school finance and tax legislation proposal** – aimed at reducing property tax on all citizens and correcting the school finance issues – especially Robin Hood – by injecting more state dollars into education funding and reducing the Robin Hood recapture burden on school districts like GSISD. Mayor Newton and City Manager Jerry Ducay have been privileged to be invited to three meetings with the governor's policy staff to provide input on these legislative proposals. Two were very small meetings consisting of only one other city mayor and one county judge. We were invited because Colleyville is basically a poster child for conservative financial management and good government, so we are a model to be emulated. I congratulate the staff and city council on that.

**Sales Tax Update:** The City experienced our first sales tax hiccup of the fiscal year with a single-month decline in sales tax receipts. Our collections for November (2018) were down 4.6% compared to the same month in 2017. As this is only the second month in the new fiscal year, we do not fully understand if this represents a trend. It appears several neighboring communities are experiencing similar dips this month (NHR and Southlake)—we will be watching closely to see if a particular reason or cause emerges.

**Colleyville Chamber of Commerce Annual Awards Banquet:** The Colleyville Awards Banquet is January 17, at 6:00 p.m. at the Colleyville Center. Mayor Newton, the City of Colleyville, and Colleyville Center Manager Leslie Hill have been nominated for awards. Tickets can be purchased by contacting the Chamber.

**American Red Cross Honors CFD:** Five Colleyville Fire Department employees were recognized by the American Red Cross for their life saving actions. Jeremy Lewis, Robert Creamier, William Savage, William Hutton, and Terry Wisdon were all awarded the Extraordinary Personal Action Award for their actions in response to a call about a cardiac arrest victim at Studio Movie Grill in late 2017. The awards were presented by Red Cross North Texas Region Chief Executive Officer Keith Rhodes. We are proud of our paramedics and the exceptional service they provide to residents and visitors.

**Webb House:** The City will award a bid for renovations to the Webb House (located at Bransford and LD Lockett – next to the Caboose). The property is approximately three acres, with a historic home and a connection to the Cotton Belt Trail on the north end of the site. The home was modified in 2002, but is now in need of a number of repairs including a new roof, HVAC system, some siding replacement, and painting. As a part of the discussion of repairs, several options were explored to allow this property to be better enjoyed and utilized by the community. Site improvements including a new ADA ramp, extended sidewalk, improved landscaping, and removal of the picket fence are planned to better welcome visitors and communicate this is a site to stop and enjoy.

**Atmos Gas Refund:** The City has received notice that a credit will appear on the bills of Atmos. The credit will appear on the utility bills of residents next month. Ratepayers within Atmos Cities Steering Committee (ACSC), of which the City is a member, will receive a total of $5,242,155 in the form of a one-time bill credit on February bills. This reduction is pursuant to the reduction in the federal corporate tax rate last year. No action is necessary regarding this filing.

**Senior Center Enhancements:** The Colleyville Senior Center is getting some much needed attention as we add new siding and awnings to the front of the building. This project is part of our community-wide facility enhancement program.

**File for May 4 Election:** For those interested in running for City Council or Mayor in the May 4 General Election, candidate information packets are now available in the City Secretary's Office. Candidate filing for the general election is open through February 15.

## 4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-19-4345

**4a** Approval of a professional services agreement with Freese and Nichols, Inc., in an amount not to exceed $181,268, for the design of the

Roberts Road Reconstruction Project, and authorizing the City Manager to execute the agreement

Mayor Newton read Resolution R-19-4345 in its entirety.

Public Works Director Ray Silva-Reyes presented this item and answered questions of the City Council.

Councilmember Dodson asked staff if the road will be asphalt or concrete. Director Silva-Reyes stated it has not yet been determined and may be a combination of both, however, before the design is finalized, there will be public input meetings conducted.

Mayor Newton opened the public hearing at 7:48 p.m.

Kathy Hadley, 204 North Timberline, spoke in opposition to this item with concerns for the cost.

There were no others wishing to speak and Mayor Newton closed the public hearing at 7:49 p.m.

City Manager Jerry Ducay stated this item is for the approval of design services to provide a design for Roberts Road which will match the standards of all City roads.

**Councilmember Dodson made a motion to approve Resolution R-18-4345, and Councilmember Nakamura seconded the motion.**

**The motion to approve carried with the following vote:**

**Aye: 7 – Mayor Richard Newton, Mayor Pro Tem Lindamood, and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, Chuck Kelley, and Callie Rigney.**

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

### 5a Ordinance O-18-2072

Consideration of amendments to the Colleyville Code of Ordinances, Chapters 2 and 86, related to telecommunications providers

Mayor Newton read the caption of Ordinance O-18-2072.

Public Works Director Ray Silva-Reyes provided a brief overview of this item. Mayor Newton explained this action is relevant to the installation of 5G technology and is required to be in compliance with FCC regulations which have recently received legislative approval.

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

**Councilmember Kelley made a motion to approve Ordinance O-18-2072, and Mayor Pro Tem Lindamood seconded the motion.**

**The motion to approve carried with the following vote:**

**Aye: 7 – Mayor Richard Newton, Mayor Pro Tem Lindamood, and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, Chuck Kelley, and Callie Rigney.**

**Mayor Newton stated he was going to move to the Resolutions, as the first read Ordinances are relevant to the Land Development Code and the discussion may be lengthy. He will return to the Ordinances following Citizens Comments.**

## 6. ORDINANCE(S): FIRST READING AND PUBLIC HEARING

### 6a Ordinance O-19-2073

Consideration of amendments to the Land Development Code, specifically Chapter 5 – Tree Preservation

Mayor Newton read the caption of Ordinance O-19-2073.

Community Development Director Ben Bryner stated the proposed amendments were reviewed and discussed in a Council Worksession. Director Bryner and the City Council reviewed the amendments page by page and Director Bryner will bring the changes forward at the January 22, 2019 City Council meeting.

Mayor Newton opened the public hearing at 9:33 p.m.

Kathy Hadley, 204 North Timberline spoke in favor of this item. There were no others present wishing to speak and Mayor Newton closed the public hearing at 9:35 p.m.

***Mayor Newton recessed the meeting at 9:35 p.m. and reconvened the meeting at 9:45 p.m.***

### 6b Ordinance O-19-2074

Consideration of amendments to the Land Development Code, specifically Chapter 7 – Sign Regulations

Mayor Newton read the caption of Ordinance O-19-2074.

Community Development Director Ben Bryner stated the proposed amendments were reviewed and discussed in a Council Worksession. Director Bryner and the City Council reviewed the amendments page by page and Director Bryner will bring the changes forward at the February 5, 2019 City Council meeting.

Mayor Newton opened the public hearing at 10:48 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 10:48 p.m.

## 7. RESOLUTION(S): READING AND PUBLIC HEARING

### 7a Resolution R-19-4346

Approval of a resolution calling a General Election for the purpose of electing a Mayor and City Councilmembers to Place 1 and Place 2

Mayor Newton read Resolution R-19-4346 in its entirety.

There were no questions from the City Council.

Mayor Newton opened the public hearing at 8:02 p.m.

There was no one present wishing to speak and Mayor Newton closed the public hearing at 8:02 p.m.

**Councilmember Nakamura made a motion to approve Resolution R-19-4346, and Councilmember Rigney seconded the motion.**

**The motion to approve carried with the following vote:**

**Aye: 7 – Mayor Richard Newton, Mayor Pro Tem Lindamood, and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, Chuck Kelley, and Callie Rigney.**

### 7b Resolution R-19-4347

Consideration of a Replat for Tract 2A01, 3C, & 3C7, Abstract 963, in the Absalom J Lott Survey and Lot 1R2R, Block 1, of the West Industrial Addition, located at 6525 and 6703 Colleyville Boulevard, Case PC18-015

Mayor Newton read Resolution R-19-4347 in its entirety.

Community Development Director Ben Bryner presented this item.

Councilmember Dodson asked staff if the plat shows property on the street. Director Bryner stated there is pavement there, but it is not a street, but an abandoned right-of-way.

Mayor Newton asked staff if the City has had or plans to have a street at that location. Director Bryner stated he is not aware of a past or present plan and believes the access is only for the businesses.

Mayor Newton opened the public hearing at 8:11 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 8:12 p.m.

**Councilmember Dodson made a motion to approve Resolution R-19-4347, and Councilmember Kelley seconded the motion.**

**The motion to approve carried with the following vote:**

**Aye: 7 – Mayor Richard Newton, Mayor Pro Tem Lindamood, and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, Chuck Kelley, and Callie Rigney.**

## 8. TABLED: RESOLUTION(S) READING AND PUBLIC HEARING

### 8a Resolution R-18-4294

Consideration of a final plat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, located at 105 and 103 John McCain Road and 7189 Cast Iron Forest Trail, Case PC17-004

Mayor Newton stated there has been no additional information provided for this item and staff will talk with the applicant to advise it will be removed from the agenda.

## 9. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA

Kathleen Hennessey, 5013 Stonebridge, advised she is Precinct Chair, 3303, and she will be happy to distribute election materials. Mrs. Hennessey then discussed the history of Cherry Lane.

Kathy Handley, 204 North Timberline, spoke regarding her opposition to the widening of Cheek-Sparger Road, sidewalks, and straightening the curves.

## 10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, JANUARY 15, 2019 - READING AND PUBLIC HEARING - RESOLUTION R-19-4348

This resolution was not needed.

## 11. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the City Council meeting at 10:50 p.m.

*APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 19TH DAY OF FEBRUARY, 2019.*

*Minutes taken and prepared by:*

*Christine Loven, TRMC*
*City Secretary*

# City of Colleyville
# City Council
# Minutes - Draft

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
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Tuesday, December 18, 2018

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, December 18, 2018, at 5:30 p.m.

**ROLL CALL:** Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, George Dodson, Chuck Kelley and Callie Rigney.

**Absent:** Councilmember Kathy Wheat

**ALSO PRESENT:** City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Police Chief Michael Miller, Interim Fire Chief Mark Cantrell, Community Development Director Ben Bryner, Public Works Director Ray Silva-Reyes, Parks and Recreation Director Lisa Escobedo, Library and Special Events Director Mary Rodne, Colleyville Center Manager Leslie Hill, Community Relations Specialist Erin Spicer, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

**WS-1** Discussion of Recreation Center research and findings

Parks and Recreation Director Lisa Escobedo presented this item and answered questions of the City Council.

There was discussion regarding area cities facilities, costs, usage, population, staffing, and design.

The City Council directed staff to provide additional research and cost analysis data. City Council will then plan to provide a more specific questionnaire to Colleyville citizens for feedback and determination of the community's preference for a recreation center.

**WS-2** Discussion of Glade Road Project Timeline

Public Works Director Ray Silva-Reyes presented and reviewed the details and timeline of the project.

**WS-3** Discussion of Cheek-Sparger Road shoulder improvements and alignment

Public Works Director Ray Silva-Reyes presented this item and reviewed the conditions and timeline requirements of the grant.

There was discussion regarding construction, traffic flow, curve design, right-of-way, tree preservation, and utility pole locations.

Director Silva-Reyes will meet with the engineers to determine the scope of the base curve and provide an update to the City Council.

**WS-4** Discussion of alcohol and food regulations

Assistant City Manager Mark Wood presented this item and answered questions of the City Council. Manager Wood will collect additional data from area cities and provide an update to the City Council.

**WS-5** Discussion of the December 18, 2018, City Council regular agenda items

Mayor Newton stated there has been no new information regarding the Old Grove addition which is 11a on this agenda, therefore it will remain tabled.

Mayor Newton stated items 6a and 6b are on this agenda because he was contacted by both a citizen and representative of the developer who are working on a solution which should reduce the opposition to below the 20% super majority criteria. However, they have not yet accomplished that goal. So we will take no action tonight to allow them additional time to work together to arrive at a solution.

Mayor Newton reviewed the committee appointments and asked if anyone had any additional recommendations.

Mayor Newton adjourned the worksession at 6:33 p.m.

Mayor Newton called the Executive Session to order at 6:34 p.m.

**ROLL CALL:** Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, George Dodson, Chuck Kelley and Callie Rigney.

**Absent:** Councilmember Kathy Wheat

**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

- Threatened litigation regarding zoning case ZC18-019

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 Fire Chief

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 7:23 p.m.

The regular meeting of the Colleyville City Council was called to order by Mayor Newton at 7:40 p.m.

**ROLL CALL:** Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, George Dodson, Chuck Kelley and Callie Rigney.

**Absent:** Councilmember Kathy Wheat

**INVOCATION: Pastor Mike Dawson, First United Methodist Church**

**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-18-4335

Mayor Newton read Resolution R-18-4335 in its entirety which appoints Mark Cantrell as Fire Chief.

Mayor Newton introduced Mark Cantrell and provided a summary of his qualifications, before inviting Fire Chief Cantrell to the podium to offer remarks.

Chief Cantrell thanked the City Council and management for their faith in him and his ability to lead the Colleyville Fire Department and gave a brief history of his background.

Mayor Newton opened the public hearing at 7:52 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 7:52 p.m.

**Councilmember Dodson made a motion to approve Resolution R-18-4335, and Councilmember Nakamura seconded the motion.**

**The motion to approve carried with the following vote:**

**Aye: 6 – Mayor Richard Newton, Mayor Pro Tem Lindamood, and Councilmembers Tammy Nakamura, George Dodson, Chuck Kelley, and Callie Rigney.**

**Absent: Councilmember Kathy Wheat**

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

Mayor Newton recognized Webelo Troop 4 was in attendance.

The Mayor and Councilmembers made the following announcements:

**January 2019 Council Meetings:** The first meeting in January 2019 has been set for January 15th rather than January 8th. The second meeting in January is at the normally scheduled date of January 22nd.

**TEXRail Update:** In response to recent inquiries regarding ongoing train horns, Fort Worth Transit Authority (FWTA) officials have stated that horns will continue sporadically until the January 5 commuter rail start date. In a direct conversation with the Fort Worth Transportation Authority CEO, the Mayor shared the following comments by the CEO: *Federal Railroad Commission rules require that the trains blow their whistle when work crews are in the right of way. He did check and Wednesday morning there were work crews in the right of way. He said that we can expect that to periodically happen until the trains start their schedule January 5th since there is still some right of way prep work going on.*

Public Works staff have placed message boards near the three in-town railroad crossings to remind residents of the increased train frequency and speed. We will leave the message boards up until mid-January.

**Sales Tax Positive Start for FY18-19:** The Texas Comptroller's Office has posted the most recent sales tax allocation information, which reflects purchases made in October. This is the first month of sales tax reported for Fiscal Year 2019 and sales tax is up about 1.24% compared to the same month last year. Mayor Newton noted:

- The FY 2018 General Fund sales tax collections are $3.9M which is 4% over the prior year and $200k over the $3.7M budget.
- The FY 2019 General Fund sales tax budget is $3.9M which is 2% above the FY 2018 year-end estimate of $3.82M, which we surpassed.
- The City will meet our General Fund revenue budget for FY 2019 even with no growth over the next year.

**#ColleyvilleGives Q4P Continues**: The participating businesses have donated over $19,000 to local charities! Staff mailed out a reminder letter about the program to all businesses that participated in Q1P but not yet participated in Q4P, encouraging them to apply. The program will close at the end of the year.

**GCISD Appreciation:** GCISD recently allowed the Fire Department to use the new indoor practice facility to conduct testing for prospective Firefighter candidates.

**Chef Point:** Chef Point has submitted their building plans for permitting. The owner said this took longer than they expected, but they are excited to start building out their space and opening their Colleyville location.

**Chamber Annual Awards Event:** The Chamber of Commerce will hold their 43rd Annual Awards Event on January 17, 2019 at the Colleyville Center. The next Colleyville Chamber of Commerce luncheon will be Thursday, January 3rd at the Colleyville Center.

**John McCain Roundabout Improvements Taking Shape:** The median has been enhanced with new landscaping and a statue of children playing. Soon, work will begin on the Glade roundabout at Jackson/Pool.

**Presentation to the Colleyville Police Department and the Colleyville Citizens on Patrol by Bobby and Tami Lindamood, J. R.'s Demolition - Assistant Police Chief Hillary Wreay and Citizens on Patrol**

Bobby and Tami Lindamood, J. R.'s Demolition, presented a check to the Colleyville Citizens on Patrol Academy Alumni Association (CCPAAA) in appreciation of their service to the community. Wayne Maynard, CCPAAA president and Assistant Police Chief Hillary Wreay accepted the donation, recognized CCPAAA members, and thanked the Lindamood's for their generosity. Mayor Pro Tem Lindamood recognized and thanked the Mayor and City Council for their personal contributions to increase the donation to the CCPAAA.

**In recognition of the Featured Business of the Month - Bear Creek Wine and Spirits, 7101 Colleyville Boulevard, Randy Johnson, owner - Mayor Richard Newton and Assistant City Manager Mark Wood**

Mayor Richard Newton and Assistant City Manager Mark Wood recognized Randy and Carol Johnson, owners of Bear Creek Wine and Spirits as the featured business of the month.

## 4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-18-4336

**4a** Approval of the minutes of the regular City Council meeting of December 4, 2018

**4b** Approval of a construction contract with 308 Construction for the Frontier Court Paving and Drainage Improvements Project, in an amount not to exceed $338,689.70, and authorizing the City Manager to execute the contract

**4c** Approval of a Construction Contract with Rey-Mar Construction, for Water Project No. 8, for pressure reducing valve improvements, in an amount not to exceed $189,050, and authorizing the City Manager to execute the contract

Mayor Newton read Resolution R-18-4336 in its entirety.

Public Works Director Ray Silva-Reyes presented items 4b and 4c. There was discussion of water pressure east to west, connectivity, and timelines.

Councilmember Dodson asked if the standard bidding process was used and Director Silva-Reyes stated yes. Councilmember Dodson stated he believed the bids came in under budget and thanked Director Silva-Reyes.

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

**Councilmember Dodson made a motion to approve Resolution R-18-4336, and Mayor Pro Tem Lindamood seconded the motion.**

**The motion to approve carried with the following vote:**

**Aye: 6 – Mayor Richard Newton, Mayor Pro Tem Lindamood, and Councilmembers Tammy Nakamura, George Dodson, Chuck Kelley, and Callie Rigney.**

**Absent:** Councilmember Kathy Wheat

## 5. ITEMS NOT FOR CITY COUNCIL ACTION

**5a** Monthly Financial Report - November 30, 2018

**5b** Quarterly Investment Report for the quarter ended September 30, 2018

Chief Financial Officers Shereen Gendy presented items 5a and 5b. Mayor Newton expressed his appreciation for the updates and thanked CFO Gendy for moving the $21 million to an interest bearing account.

## 6. DISCUSSION OF OLD BUSINESS

**6a** Discuss and consider the City Council's previous motion to approve Ordinance 18-2056 that failed to pass during the December 4, 2018 City Council meeting

**6b** Discuss and consider action necessary as a result of any action taken by the City Council relative to Item 6a concerning Ordinance 18-2056

Mayor Newton recapped the action of City Council at the December 4, 2018 meeting, noting the ordinance was not approved, failing from a lack of super majority, 4 ayes, 3 nays; and a second motion to deny without prejudice, passed by a vote of 6 ayes, 1 nay.

Mayor Newton stated he received a call from a citizen who lives in the area and was part of the opposition, advising him opposed residents and the developer are working together to reduce the opposition and they would like time to work on the solutions which will reduce the percentage of opposition. Mayor Newton stated for that reason, there will be no action on items 6a and 6b.

## 7. ORDINANCE(S): SECOND READING AND PUBLIC HEARING

**7a Ordinance O-18-2068**

An ordinance amending Sections 3A and 3B of the Water and Sewer Policy and Procedure manual as contained in the Code of Ordinances of the City of Colleyville, Texas, adjusting water and wastewater volumetric rates to pass through changes from the Trinity River Authority

Mayor Newton read the caption of Ordinance O-18-2068.

Assistant City Manager Mark Wood gave a review of this item noting there are no changes since the first reading on December 4, 2018.

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

**Mayor Pro Tem Lindamood made a motion to approve Ordinance O-18-2068, and Councilmember Dodson seconded the motion.**

**The motion to approve carried with the following vote:**

**Aye: 6 – Mayor Richard Newton, Mayor Pro Tem Lindamood, and Councilmembers Tammy Nakamura, George Dodson, Chuck Kelley, and Callie Rigney.**

**Absent:** Councilmember Kathy Wheat

**7b Ordinance O-18-2069**

Consideration of a zoning change from PUD-C Planned Unit Development – Commercial district, PUD-R Planned Unit Development – Residential district, and ML Light Manufacturing district to AG Agricultural district on Lot 1A, Block 12, of the Longwood Estates at Ross Downs and Tract 1, Abstract 294 & Tract 4A3A, Abstract 591, in the Robert Chowning Survey, located at 7201 Colleyville Boulevard, Case ZC18-030

Mayor Newton read the caption of Ordinance O-18-2069.

Community Development Director Ben Bryner gave a review of this item noting there are no changes since first reading on December 4, 2018 and there has been no opposition.

This ordinance is changing the zoning of City owned park land from commercial use to agriculture use to avoid any confusion about the long term intended use of this land.

Mayor Newton opened the public hearing at 8:45 p.m. David Dudziak, 2301 Wilkes Court, did not wish to speak, but completed a speaker card in support. Mayor Newton closed the public hearing at 8:46 p.m.

**Councilmember Dodson made a motion to approve Ordinance O-18-2069, and Councilmember Nakamura seconded the motion.**

**The motion to approve carried with the following vote:**

**Aye: 6 – Mayor Richard Newton, Mayor Pro Tem Lindamood, and Councilmembers Tammy Nakamura, George Dodson, Chuck Kelley, and Callie Rigney.**

**Absent:** Councilmember Kathy Wheat

**7c Ordinance O-18-2070**

Consideration of a Special Use Permit for a carport on Lot 16, Block 2, of the Quail Crest Estates Addition, located at 316 Quail Crest Drive, Case ZC18-032

Mayor Newton read the caption of Ordinance O-18-2070.

Community Development Director Ben Bryner gave a review of this item. Mayor Newton asked Director Bryner if there was any new information since the first reading on December 4, 2018, where this item was discussed in great length. Director Bryner stated he does not have any new information, however, the applicant is in attendance at the meeting and could be available to answer questions.

Mayor Newton opened the public hearing at 8:52 p.m.

Mark Pursley, 400 Quail Crest, spoke in opposition.
Joseph McCoy, 316 Quail Crest, spoke in favor.
Kathy Hadley, 204 North Timberline, spoke in favor.

There were no others wishing to speak and Mayor Newton closed the public hearing at 8:56 p.m.

The applicants, Neil and Joyce McCoy, asked the City Council to approve the ordinance and provided a recap of the construction and materials.

There was discussion regarding violations of the Land Development Code, drainage, and materials.

Mayor Newton stated he and City Council are judging this case against the codes and ordinances of the City and a super-majority vote is required.

**Councilmember Kelley made a motion to deny Ordinance O-18-2070, and Councilmember Nakamura seconded the motion.**

**The motion to deny was approved with the following vote:**

**Aye: 6 – Mayor Richard Newton, Mayor Pro Tem Lindamood, and Councilmembers Tammy Nakamura, George Dodson, Chuck Kelley, and Callie Rigney.**

**Absent:** Councilmember Kathy Wheat

**7d Ordinance O-18-2071**

Consideration of a zoning change from R-10 Single Family Residential district to R-20 Single Family Residential district on Tracts 6A & 6A2, Abstract 1203, in the Peterson Pate Survey, located at 713 Field Street, Case ZC18-034

Mayor Newton read the caption of Ordinance O-18-2071.

Community Development Director Ben Bryner gave a review of this item noting there are no changes since the first reading on December 4, 2018.

Mayor Newton recapped the request, noting that a change from R-10 zoning to R-20 zoning is consistent with the City's desire to lower the land use density in that area.

Mayor Newton opened the public hearing at 9:41 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 9:41 p.m.

**Mayor Pro Tem Lindamood made a motion to approve Ordinance O-18-2071, and Councilmember Rigney seconded the motion.**

**The motion to approve carried with the following vote:**

**Aye: 6 – Mayor Richard Newton, Mayor Pro Tem Lindamood, and Councilmembers Tammy Nakamura, George Dodson, Chuck Kelley, and Callie Rigney.**

**Absent:** Councilmember Kathy Wheat

***Mayor Newton recessed the meeting at 9:42 p.m. and reconvened the meeting at 9:58 p.m.***

## 8. ORDINANCE(S): FIRST READING AND PUBLIC HEARING

**8a Ordinance O-18-2072**

Consideration of amendments to the Colleyville Code of Ordinances, Chapters 2 and 86, related to telecommunications providers

Mayor Newton read the caption of Ordinance O-18-2072.

Public Works Director Ray Silva-Reyes presented this item, noting the amendments were required to meet FCC regulations.

There were no questions and Mayor Newton opened the public hearing at 10:01 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 10:01 p.m.

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

## 9. TABLED: ORDINANCE(S) READING AND PUBLIC HEARING

### 9a Ordinance O-18-2067

Consideration of amendments to the Land Development Code, specifically Chapter 3 – Land Use

**Mayor Newton made a motion to remove Ordinance O-18-2067 from the table, seconded by Councilmember Dodson.**

**The motion to approve carried with the following vote:**

**Aye: 6 – Mayor Richard Newton, Mayor Pro Tem Lindamood, and Councilmembers Tammy Nakamura, George Dodson, Chuck Kelley, and Callie Rigney.**

**Absent:** Councilmember Kathy Wheat

Mayor Newton read the caption of Ordinance O-18-2067.

Community Development Director Ben Bryner presented this item, reviewing each page of the Code and noting the changes which were discussed in a Council worksession and Council meeting.

Mayor Newton opened the public hearing at 11:32 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 11:32 p.m.

**Councilmember Dodson made a motion to approve Ordinance O-18-2067 and Councilmember Nakamura seconded the motion.**

**The motion to approve carried with the following vote:**

**Aye: 6 – Mayor Richard Newton, Mayor Pro Tem Lindamood, and Councilmembers Tammy Nakamura, George Dodson, Chuck Kelley, and Callie Rigney.**

**Absent:** Councilmember Kathy Wheat

## 10. RESOLUTION(S): READING AND PUBLIC HEARING

### 10a Resolution R-18-4337

Consideration of appointments to the Architectural Review Commission

Mayor Newton read Resolution R-18-4337 in its entirety.

Mayor Newton opened the public hearing at 11:36 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 11:36 p.m.

**Councilmember Kelley made a motion to approve Resolution R-18-4337, appointing Cameron DeRouen, Craig Zemmin, Curtis Young, and Karen Miears-Ziober to a term expiring December 2020 and Mayor Pro Tem Lindamood seconded the motion.**

**The motion to approve carried with the following vote:**

**Aye: 6 – Mayor Richard Newton, Mayor Pro Tem Lindamood, and Councilmembers Tammy Nakamura, George Dodson, Chuck Kelley, and Callie Rigney.**

**Absent:** Councilmember Kathy Wheat

**10b Resolution R-18-4338**
Consideration of appointments to the Colleyville Center Advisory Committee

Mayor Newton read Resolution R-18-4338 in its entirety.

Mayor Newton opened the public hearing at 11:39 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 11:39 p.m.

**Councilmember Nakamura made a motion to approve Resolution R-18-4338, appointing Lakkureddi Alagarsamy and Paul Vigiletti to At-Large; Julie George representing the Garden Club, Louis Miller representing the Lions Club, and Jennifer Larsen representing the National Charity League, to a term expiring December 2020 and Councilmember Rigney seconded the motion.**

**The motion to approve carried with the following vote:**

**Aye: 6 – Mayor Richard Newton, Mayor Pro Tem Lindamood, and Councilmembers Tammy Nakamura, George Dodson, Chuck Kelley, and Callie Rigney.**

**Absent:** Councilmember Kathy Wheat

**10c Resolution R-18-4339**
Consideration of an appointment to the Historical Preservation Committee

Mayor Newton advised this resolution will be bypassed as there were no applicants and he directed staff to re-advertise the position.

**10d Resolution R-18-4340**
Consideration of appointments to the Parks and Recreation Advisory Board

Mayor Newton read Resolution R-18-4340 in its entirety.

Mayor Newton opened the public hearing at 11:41 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 11:41 p.m.

**Councilmember Dodson made a motion to approve Resolution R-18-4340, appointing Rich Hendler, Place 1; John Hillebrand, Place 3; Justin Fairless, Place 5; and Eric Presson, Place 7, to a term expiring December 2020 and Councilmember Rigney seconded the motion.**

**The motion to approve carried with the following vote:**

**Aye: 6 – Mayor Richard Newton, Mayor Pro Tem Lindamood, and Councilmembers Tammy Nakamura, George Dodson, Chuck Kelley, and Callie Rigney.**

**Absent:** Councilmember Kathy Wheat

**10e Resolution R-18-4341**
Consideration of an appointment to the Zoning Board of Adjustment

Mayor Newton advised this resolution will be bypassed as there were no applicants and he directed staff to re-advertise the position.

**10f Resolution R-18-4342**
Consideration of an appointment to the Colleyville Community Garden Advisory Committee

Mayor Newton read Resolution R-18-4342 in its entirety.

Mayor Newton opened the public hearing at 11:43 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 11:43 p.m.

**Councilmember Dodson made a motion to approve Resolution R-18-4342, appointing Amanda Novak to a term expiring December 2020 and Councilmember Rigney seconded the motion.**

**The motion to approve carried with the following vote:**

**Aye: 6 – Mayor Richard Newton, Mayor Pro Tem Lindamood, and Councilmembers Tammy Nakamura, George Dodson, Chuck Kelley, and Callie Rigney.**

**Absent:** Councilmember Kathy Wheat

## 11. TABLED: RESOLUTION(S) READING AND PUBLIC HEARING

**11a Resolution R-18-4294**
Consideration of a final plat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, located at 105 and 103 John McCain Road and 7189 Cast Iron Forest Trail, Case PC17-004

This item remained tabled.

## 12. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA

None

## 13. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, DECEMBER 18, 2018 - READING AND PUBLIC HEARING - RESOLUTION R-18-4343

This resolution was not needed.

## 14. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the City Council meeting at 11:46 p.m.

*APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 19TH DAY OF FEBRUARY 2019.*

*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** 4f **Agenda Date** 02/19/2019 **Number** Resolution R-19-4356
**Type** Resolution
**Department** Public Works

## Title
Approval of an Interlocal Agreement for the traffic signal at Heritage and Cheek-Sparger Road, and authorizing the City Manager to execute the agreement

## Strategic Plan
3.1 Upgrade the condition of major roads and neighborhood streets

## Explanation
***Reading and Public Hearing***

The cities of Euless, Bedford, and Colleyville are working with Tarrant County on enhancements to the intersection of Heritage Avenue and Cheek-Sparger Road. Each of the entities has expressed interest in participating in the signalization of the intersection.

After an initial $50,000 investment by Euless, each of the four participants will equally share (i.e. 25% per party) in the signalization of the intersection. The parties anticipate the design costs for the Project will not exceed $25,000.00 and the construction costs for the Project will not exceed $250,000.00.

## Financial Impact
Funding is available in the Capital Projects Fund
Form 1295 - not applicable

## Recommendation
Approve

## Attachments
1. Interlocal Agreement
2. Presentation

# INTERLOCAL AGREEMENT

## BY AND AMONG THE CITY OF EULESS, THE CITY OF BEDFORD, THE CITY OF COLLEYVILLE, AND TARRANT COUNTY TEXAS

This Agreement is entered into by the City of Euless ("Euless"), the City of Bedford ("Bedford"), the City of Colleyville ("Colleyville"), and Tarrant County, Texas ("Tarrant") (collectively referred to as the "Parties"), in accordance with the terms of the Texas Interlocal Cooperation Act, Texas Government Code Chapter 791.

## WITNESSETH

**WHEREAS,** The Texas Legislature has authorized the formation of interlocal cooperation agreements between and among local governmental entities; and

**WHEREAS,** Each of the Parties to this Agreement are units of "local government" as that term is defined by Texas Government Code §791.003 and, as such, are entitled to enter into this Agreement; and

**WHEREAS,** The Parties desire to participate in the joint design and construction of a traffic signal for the intersection of Heritage Avenue and Cheek-Sparger Road located in Tarrant County, Texas (hereinafter, the "Project"); and

**WHEREAS,** The Parties desire to share and allocate the costs of the Project in accordance with the terms set out in this Agreement; and

**WHEREAS,** The governing bodies of each Party to this Agreement find that the Project is necessary for the benefit of the public in order to facilitate the efficient and effective management of vehicle and pedestrian traffic through and on the public roads located in their jurisdictions;

**NOW THEREFORE, IN CONSIDERATION** of the mutual covenants set out herein, the Parties hereto agree as follows:

## I. PURPOSE

The purpose of this Agreement is to designate a fiscal agent for the Project and to allocate the costs to be incurred by the Project among the Parties to this Agreement in the manner herein described.

## II. TERM AND TERMINATION

This Agreement shall commence on the last date of signature hereto and shall remain in effect until completion of the Project ("Expiration Date"). Completion of the Project means that construction of the Project has been completed and all costs and expenses of the Project have been fully paid and full reimbursements of such costs have been made to the Party incurring same in accordance with this Agreement. This Agreement terminates on the Expiration Date, and may, prior to the Expiration Date, be terminated only upon any one or more of the following events:

a. by written mutual agreement of all Parties; or

b. by any Party, after thirty (30) days written notice to the other Parties, if for any reason funds are not expressly and specifically allocated to cover that Party's prospective obligations under this Agreement in its approved budget in any fiscal year subsequent to the current fiscal year ending September 30, 2019; provided, however, that in no event shall such a termination be effective earlier than the last date for which the terminating Party's funds have already been allocated for the Project under an existing approved budget; or

c. by any Party in the event the another Party breaches any of the terms or conditions of this Agreement and such breach is not cured within thirty (30) calendar days after written notice thereof; provided however, if such breach cannot reasonably be cured within such thirty calendar (30) day period, such breaching Party shall be allowed additional time (not to exceed thirty (30) additional calendar days) to cure such breach, so long as the breaching Party begins the cure within the initial thirty (30) calendar days and diligently pursues the cure to completion within sixty (60) calendar days after written notice of such breach; or

d. by any Party if, though not fault of that Party, no work is performed on the Project for any period of twelve (12) consecutive months following the Effective Date of this of the Agreement.

## III. AMENDMENT

This Agreement may only be amended by written agreement signed by the Parties.

## IV. AGREEMENT

Pursuant to Chapter 791 of the Texas Government Code:

a. The Parties anticipate the design costs for the Project will not exceed $25,000.00 and the construction costs for the Project will not exceed $250,000.00; in the event any Party reasonably believes the total costs for

the Project will exceed this amount, the Parties will promptly confer and agree in writing upon a new not to exceed amount for the Project costs.

b. The Parties hereby agree to share the total costs for the Project as follows:

   i. The first $50,000.00 shall be paid by Euless from Project escrow contributed by developer.

   ii. All Project costs incurred after the initial $50,000.00 will be split equally (i.e. 25% per Party) among the Parties.

c. Euless shall serve as the fiscal agent of the Parties for purposes of the Project. Euless will review, approve and pay the bills incurred for the Project and will then bill the other Parties for their respective shares. All Parties are entitled to request a copy of any bill for review, prior to or following Euless' payment of the same; provided that no Party may unreasonably delay timely payment of any bill approved for payment by Euless. Parties agree to remit payment to Euless within thirty (30) days of receipt of invoice.

d. Bedford and Colleyville will appoint a representative that will be responsible for reviewing the design and approving location and placement of equipment within their respective right of way.

e. Bedford agrees to operate and maintain the traffic signal upon completion at their sole cost.

f. Bedford agrees to perform routine road maintenance such as patching, crack sealing and lane stripping on Cheek-Sparger Road, fifty feet to the East of Heritage Avenue and West to Silverwood Lane.

g. Euless will employ an appropriate, qualified engineering firm to accomplish the design of the Project, to assist as necessary in the preparation of any required public procurement documentation and process and to provide oversite of the actual construction of the Project. The Parties expressly agree that Euless will be solely responsible for all construction administration in connection with the Project.

Bedford will review and approve the traffic signal design to ensure it meets the City's current specifications and functionality within its traffic management system.

## V. LIABILITY

Nothing in the performance of this Agreement shall impose any liability for claims against any of the Parties hereto other than claims for which the Texas Tort Claims Act may impose liability.

## VI. NON-DISCRIMINATION

The Parties, in the execution, performance or attempted performance of this Agreement, will not discriminate against any person or persons because of their age, gender, race, religion, color or national origin, nor will the Parties permit their agents, employees, subcontractors or participants to engage in such discrimination.

## VII. COMPLIANCE WITH LAWS

The Parties to this Agreement hereby agree to abide by and obey all applicable local, state and federal laws and requirements that apply to their respective procurement policies. It is specifically understood and agreed that all legal requirements for competitive bidding which are or may become applicable to any of the Parties shall be complied with by whichever Party is handling the preparation and processing of any and all Requests for Proposals.

## VIII. ENTIRE AGREEMENT

This Agreement represents the entire agreement of the Parties. Any supplemental agreements must be evidenced in writing, approved and executed in the same manner as this Agreement.

## IX. SEVERABILITY

Should any part of this Agreement be invalidated or otherwise rendered null and void, the remainder of this Agreement shall remain in full force and effect.

## X. ASSIGNMENT

No Party may assign, sublet, subcontract or transfer any interest in this Agreement without the written consent of all of the other Parties.

## XI. NO OTHER OBLIGATIONS CREATED

By entering into this Agreement, the Parties do not create any obligations, express or implied, other than those set forth herein, and this Agreement shall not create any rights in parties not signatories hereto.

## XII. IMMUNITY

It is expressly understood and agreed that in the execution of this Agreement, that the Parties, either individually or jointly, do not waive, and shall not be deemed to waive, any immunity or defense that would otherwise be available to each against claims arising in the exercise of governmental powers and functions.

## XIII. NOTICES

Any notice given pursuant to this Agreement shall be given either in writing and delivered or mailed by Certified or Registered United States Mail, addressed as follows or to the email address listed below:

If to the City of Euless:

_____
_____
_____
_____

If to the City of Bedford:

_____
_____
_____
_____

If to the City of Colleyville:

_____
_____
_____
_____

If to Tarrant County:

_____
_____
_____
_____

The designation of the person to whom and the place to which notices are to be mailed or delivered may be changed from time to time by any Party by giving notice to all other Parties.

## XIV. AUTHORITY

The undersigned officers are properly authorized to execute this Agreement on behalf of the Parties, and each Party certifies to the others that any necessary resolutions or ordinances extending such authority have been duly passed and are now in full force and effect.

## XV. CURRENT FUNDING

The Parties agree that the Parties paying for the performance of governmental functions or services shall make those payments only from current revenues legally available to the paying Party.

## XVI. DISPUTE RESOLUTION

The Parties agree that, prior to any Party instituting any lawsuit or other formal legal proceeding arising from a dispute relating to this Agreement, the affected Parties will first undertake the following: (a) a written notice substantially describing the nature of the dispute shall be delivered by the dissatisfied Party to the other Parties, which notice shall request a written response to be delivered to the dissatisfied Party not less than five (5) days after receipt of the notice of dispute; (b) if the response does not reasonably resolve the dispute, in the opinion of the dissatisfied Party, the dissatisfied Party shall give notice to that effect to the other Parties whereupon each Party shall appoint a person having authority over the activities of the respective Parties who shall promptly meet, in person, in an effort to resolve the dispute; and (3) if those persons cannot or do not resolve the dispute, then the Parties shall each appoint a person from the highest tier of managerial responsibility within each respective Party, who shall then promptly meet, in person, in an effort to resolve the dispute.

## XVII. SIGNATURES

This Agreement may be executed by the Parties in multiple counterparts and when attached to the Agreement, shall constitute the full and complete Agreement among the Parties hereto.

**EXECUTED** by the individual Parties on the dates of their respective signatures.

**City of Euless**

By:_____
Name: _____
Title: _____
Date:_____

**City of Bedford**

By: _____
Name: _____
Title: _____
Date:_____

**City of Colleyville**

By:_____
Name: _____
Title: _____

**Tarrant County**

By:_____
Name: _____
Title: _____

Date: _____ Date: _____

*CERTIFICATION OF AVAILABLE FUNDS IN THE AMOUNT OF*

*$_____:*

_____
Auditor's Office – Tarrant County

***APPROVED AS TO FORM:***

_____
Criminal District Attorney's Office*

*By law, the Criminal District Attorney's Office may only approve contracts for its clients. We reviewed this document as to form from our client's legal perspective. Other parties may not rely on this approval. Instead those parties should seek contract review from independent counsel.

# Intersection of Cheek-Sparger Road And Heritage Avenue Presentation and Discussion

## City Council Worksession

**February 19, 2019**

# 4f. ILA Intersection of Cheek-Sparger Road and Heritage Avenue

Approval of an Interlocal Agreement between Tarrant County and the cities of Euless, Bedford, and Colleyville, and authorizing the city manager to execute the agreement

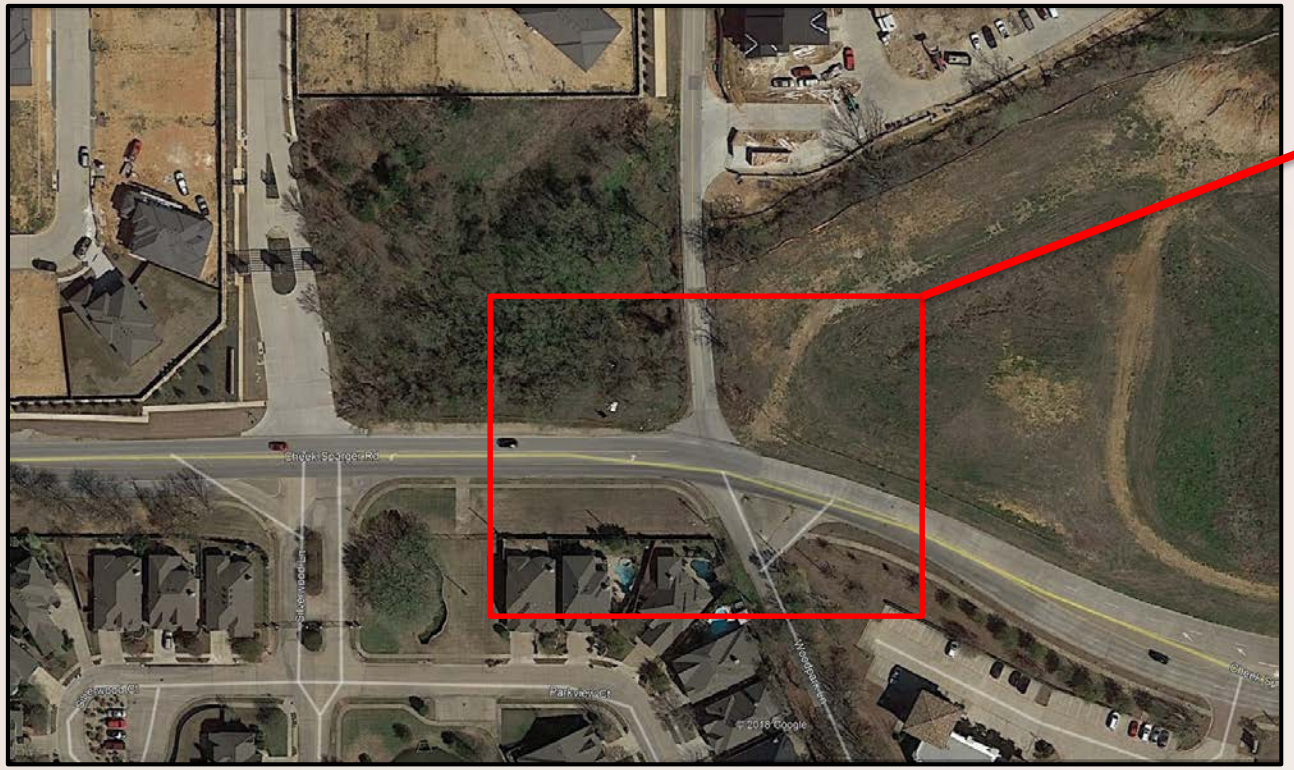
- After an initial $50,000 investment by Euless, each of the four participants will equally share (i.e. 25% per Party) in the signalization of the intersection
- Design costs for the Project will not exceed $25,000.00 and the
- Construction costs for the Project will not exceed $250,000.00




**On Heritage Avenue, looking South towards intersection with Cheek-Sparger Road**

# 4f. ILA Intersection of Cheek-Sparger Road and Heritage Avenue

**Birds Eye View of Cheek-Sparger Road and Heritage Avenue**






# 4f. ILA Intersection of Cheek-Sparger Road and Heritage Avenue




**On Cheek-Sparger Road, looking East**




**On Cheek-Sparger Road, looking West**

# Questions and Discussion

# City of Colleyville
# City Council
# Agenda Briefing

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

**Agenda Number** 4f **Agenda Date** 02/19/2019 **Number** Resolution R-19-4356
**Type** Resolution
**Department** Engineering

## Title
Approval of an amendment to the Professional Services Agreement with TranSystems, Inc., increasing the contract $34,555.00 from $942,130.40 to an amount not to exceed $976,685.40 for the design of the improvements to Glade Road, amending the design parameters of Phase 2, addressing supplemental work to include the design of a 12-inch water line from Thompson Terrace to Pool Road, and authorizing the City Manager to execute the amendment agreement

## Strategic Plan
3.2 Ensure regular repair and replacement of water and wastewater facilities

## Explanation
***Reading and Public Hearing***

This item is for the consideration and approval of an amendment to increase the existing Professional Services Agreement with TranSystems, Inc., for the purpose of addressing supplemental work that includes the design of a 12-inch waterline from Thompson Terrace to Pool Road. The water line improvement will include the replacement of an existing 8-inch water line with a 12-inch PVC line. If approved this would increase the contract $34,555.00 from $942,130.40 to $976,685.40

On December 15, 2015 City Council approved by Resolution R- 15-3940, attached for reference, the design contract for the final design of Glade Road Phases 2, 3, and 4 in the amount of $1,440,939.

On June 6, 2017, Council approved by Resolution R-17- 4137, attached for reference, an amendment revising the original design contract which eliminated the final design of Phases 3 and 4, and reducing the amount of the original contract amount of $1,440,939 to the new total contract amount to $942,130.40.

## Financial Impact
Funding for this item is available in the TIF.

## Recommendation
Approval

## Attachments
1. Contract Amendment

2. Amendment to the Professional Services Agreement with TranSystems, Inc. presentation
3. Resolution R-15-3940
4. Resolution R-17-4137

# AMENDMENT AGREEMENT #2

The Agreement to Perform Engineering Design Services for Improvements to Glade Road Phases 2, 3, and 4 dated the 15th day of December 2015, entered into between The City of Colleyville, Texas ("CITY" or "CLIENT) and TranSystems Corporation Consultants ("CONSULTANT"), as amended on June 6, 2017, for good and valuable consideration including the promises and agreements set forth hereafter is hereby further amended, modified, and revised as follows:

1. Exhibit A – Add 12" Water Line Design along Glade Road from Thompson Terrace to Pool Road as defined in Attached Exhibit A; as an update to the Basic Services in the amount of $34,555.

2. Revise Section 5.1.1 as follows: For Basic Services. As compensation for the performance of the Basic Services rendered by CONSULTANT under Section 1, CITY shall pay CONSULTANT a lump sum fee of $976,685.40. CONSULTANT shall submit monthly invoices for Basic Services. The statements will be based on CONSULTANT'S estimate of the portion of the total services actually completed at the time of billing. CITY shall review statements and shall make payments within 30 days of receipt of the statements.

All other terms and conditions of said original agreement identified hereinabove that are not expressly amended, modified, and or revised by this Amendment Agreement, shall remain unchanged and in full force and effect.

The undersigned being the authorized representatives of the contracting parties identified herein, have executed this Amendment Agreement to make it binding upon the parties hereto effective this _____ day of February, 2019.

CITY OF COLLEYVILLE, TEXAS

By: _____
Jerry Ducay
City Manager

TRANSYSTEMS CORPORATION dba
TRANSYSTEMS CORPORATION CONSULTANTS

By: _____
Raul Pena
Senior Vice President

# Discussion of Glade Road Phase 2 Water Line Improvements

City Council

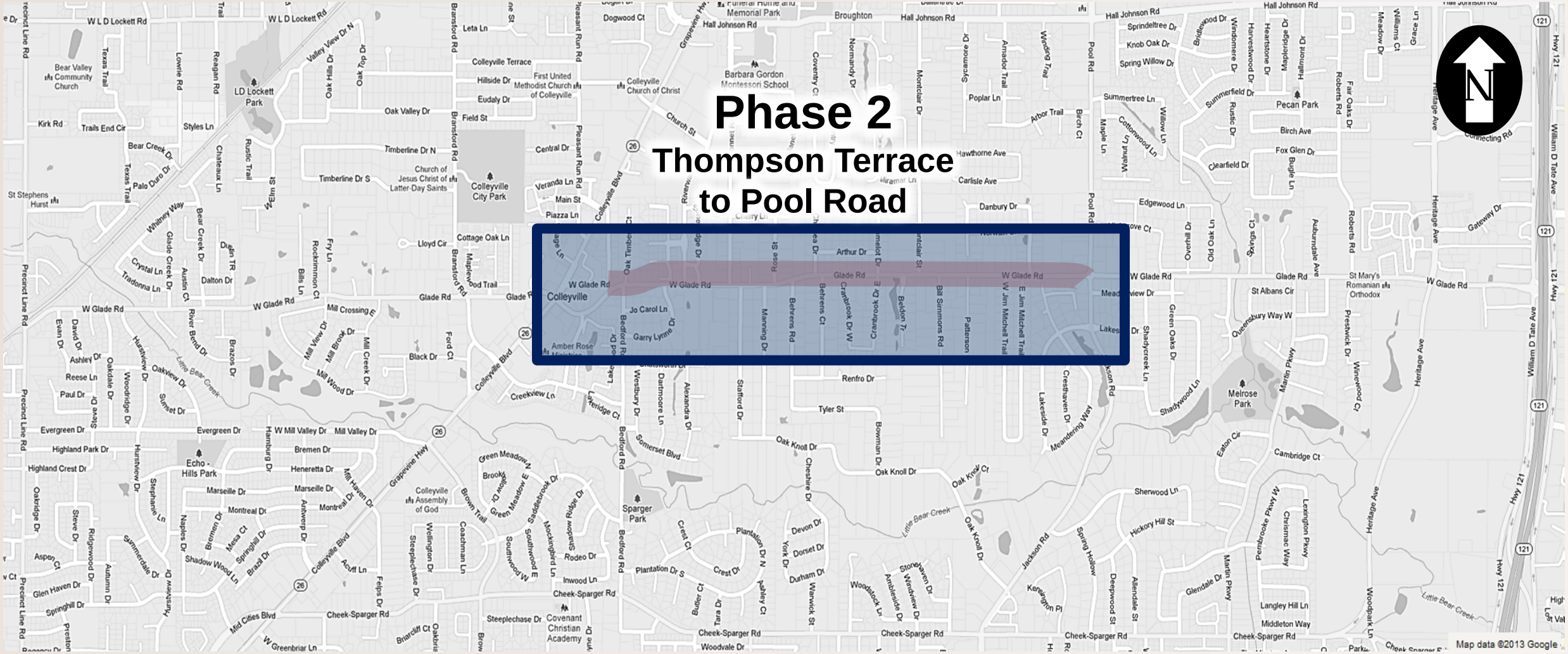
February 19, 2019

# 4g. Glade Road Waterline

This item is for the consideration and approval of an amendment to increase the existing Professional Services Agreement with TranSystems, Inc., for the purpose of addressing supplemental work that includes the design of upsizing an existing 8-inch waterline to a 12-inch PVC waterline from Thompson Terrace to Pool Road.

- If approved this would increase the design contract $34,555.00 from $942,130.40 to $976,685.40
- Estimated net change in cost of construction to include the waterline replacement would be $1,320,000
- The Engineer's Opinion of Probable Cost at 95% plans is $12,436,822.86. Including the waterline replacement would result in an estimated probable cost of construction at $13,756,822.86

# Phase 2 Construction Limits



# Proposed Project Schedule

- **March 2019** – Receive final plans for franchise utilities relocation
- **April 2019** – Receive final plans for Glade Road Phase 2
- **May 2019** – Begin franchise utility relocation construction work
- **October 2019** – Advertise project for five weeks
- **November 2019** – Open bids
- **December 2019** – Award project to Contractor at council meeting
- **March 2020** – Begin road construction

# Questions and Discussion

**RESOLUTION R-15-3940**

**A RESOLUTION APPROVING AN ENGINEERING SERVICES AGREEMENT WITH TRANSYSTEMS, INC., FOR THE DESIGN OF THE IMPROVEMENTS TO GLADE ROAD, INCLUDING PHASES 2, 3, AND 4, IN AN AMOUNT NOT TO EXCEED $1,440,939, AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT**

**WHEREAS,** on February 19, 2013, the Colleyville City Council approved Resolution R-13-3597, authorizing the city manager to negotiate an Engineering Services Agreement with TranSystems, Inc., to develop a preliminary design for improvements to Glade Road from Heritage Avenue to the western city limits; and

**WHEREAS,** on July 15, 2014, the Colleyville City Council approved Resolution R-14-3766 approving an agreement with TranSystems, Inc. for the final design of Glade Road Project, Phase 1, the section between Bransford Road and Manning Drive; and

**WHEREAS,** the Colleyville City Council adopted Resolution R-15-3907 on September 15, 2015, which adopted the Five-Year Capital Improvement Program, which includes the design of Glade Road Phases 2, 3, and 4 in Fiscal Year 2016; and

**WHEREAS,** the Colleyville City Council seeks to move forward with the design of Glade Road Phases 2, 3, and 4; and

**WHEREAS,** the Colleyville City Council hereby determines the passage of this resolution is in the best interests of the health, safety, and welfare of the public; and

**WHEREAS,** all legal prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act.

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

Sec. 1. THAT all matters stated above are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Sec. 2. THAT the Colleyville City Council approves the Engineering Services Agreement with TranSystems, Inc., attached as Exhibit "A", for the design of the improvements to Glade Road, Phases 2, 3, and 4, in an amount not to exceed $1,440,939, and authorizes the city manager to execute the agreement.

**AND IT IS SO RESOLVED.**

APPROVED BY A VOTE OF 6 AYES, 1 NAYS, AND 0 ABSTENTIONS ON THIS THE 15TH DAY OF DECEMBER 2015.

**ATTEST**

Amy Shelley, TRMC
City Secretary

**CITY OF COLLEYVILLE**

David Kelly
Mayor

**RESOLUTION R-17-4137**

**A RESOLUTION APPROVING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH TRANSYSTEMS, INC., FOR THE DESIGN OF THE IMPROVEMENTS TO GLADE ROAD, INCLUDING PHASES 2, 3, AND 4, AND AMENDING THE DESIGN PARAMETERS OF PHASE 2**

**WHEREAS,** the Colleyville City Council is committed to the best interests of the health, safety, and welfare of the citizens of Colleyville; and

**WHEREAS,** the Colleyville City Council adopted Resolution R-15-3940 on December 15, 2015, approving an agreement with TranSystems, Inc. for the design of Glade Road, Phases 2, 3, and 4; and

**WHEREAS,** the Colleyville City Council adopted Resolution R-17-4124 on May 2, 2017, directing TranSystems, Inc., to proceed with the design of Glade Road, Phase 2, Option 4; and

**WHEREAS,** the Colleyville City Council has conducted numerous worksessions, open to the public, to assess and improve upon the design of the Glade Road Project; and

**WHEREAS,** the Colleyville City Council seeks to move forward with a revised design of Glade Road and amend the design parameters of Phase 2; and

**WHEREAS,** the Colleyville City Council hereby determines the passage of this resolution is in the best interests of the health, safety, and welfare of the public; and

**WHEREAS,** all legal prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act.

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

Sec. 1. THAT all matters stated above are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Sec. 2. THAT City Council hereby approves the design contract amendment agreement shown as Exhibit "A", which will

eliminate the final design of Phases 3 and 4, and will address the supplemental work that has previously been requested by the City Council.

Sec. 3. THAT the city manager is hereby authorized to execute the design contract amendment agreement.

**AND IT IS SO RESOLVED.**

APPROVED BY A VOTE OF 7 AYES, 0 NAYS, AND 0 ABSTENTIONS ON THIS THE 6TH DAY OF JUNE 2017.

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

**ATTEST:**

Amy Shelley, TRMC
City Secretary

**CITY OF COLLEYVILLE**

Richard Newton
Mayor

# Exhibit "A"

## AMENDMENT AGREEMENT

The Agreement to Perform Engineering Design Services for improvements to Glade Road Phases 2, 3 and 4 dated the 15th day of December 2015, entered into between TranSystems Corporation dba TranSystems Corporation Consultants as the Consultant and City of Colleyville, Texas as the Client, for good and valuable consideration including the promises and agreements set forth hereafter is hereby amended, modified, and revised as follows:

1. Exhibit A - Eliminate Phase 3 – Pool Road to Heritage Avenue as define in Exhibit A (Page 1 of 8). Contract reduction of $380,673.14

1. Exhibit A - Eliminate Phase 4 - Western City Limits to Branford Road as define in Exhibit A (Page 2 of 8). Contract reduction of $375,586.39

2. Exhibit A - Add Phase 2 Alternative development and analysis. Develop six alternates, analyze impacts and develop opinion of probable costs. Contract addition of $130,139.12

3. Exhibit A - Add development of two bid packages for Phase 1. Contract addition of $68,626.81

4. Exhibit A - Add revise design of Glade Road/Bransford Road intersection. Contract addition of $18,905.00

5. Exhibit A - Add layout of joint Colleyville/GCISD fiber optic duct back along Glade Road. Contract addition of $14,780.00

6. Exhibit A - Additional Right-of-Way Survey supporting Phase 1 Right-of-Way acquisition team. Contract addition of $25,000.00

7. Revise Section 5.1.1 as follows: For Basic Services. As compensation for the performance of the Basic Services rendered by CONSULTANT under Section 1, CITY shall pay CONSULTANT a lump sum fee of **$942,130.40**. CONSULTANT shall submit monthly invoices for Basic Services. The statements will be based on CONSULTANT'S estimate of the portion of the total services actually completed at the time of billing. CITY shall review statements and shall make payments within 30 days of receipt of the statements.

All other terms and conditions of said original agreement identified hereinabove that are not expressly amended, modified, and or revised by this Amendment Agreement, shall remain unchanged and in full force and effect.

The undersigned being the authorized representatives of the contracting parties identified herein, have executed this Amendment Agreement to make it binding upon the parties hereto effective this _____ day of _____ 2017.

CITY OF COLLEYVILE, TEXAS

By: _____

_____

TRANSYSTEMS CORPORATION dba
TRANSYSTEMS CORPORATION CONSULTANTS

By: _____

_____

# City of Colleyville
# City Council
# Agenda Briefing

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

**Agenda Number** 5 **Agenda Date** 02/19/2019
**Type** Report
**Department** Finance

**Title**
Monthly Financial Report - January 31, 2019

**Explanation**
**General Fund**

As of January 31, 2019, the general fund earned $14,312,949 out of the $24,110,961 budgeted revenues and incurred $9,117,340 out of the $24,044,488 budgeted expenditures.

**Ad Valorem tax revenue**

Historically, about 96% of the budgeted Ad Valorem tax revenue is collected by February.

As of January 31, 2019, the city collected $11,944,537 or 83.40% of the budgeted revenue of $14,322,575.

**Franchise Fee revenues**

The majority of franchise fee revenue is received on a quarterly or annual basis starting in January.

As of January 31, 2019, the City collected $318,531 or 15.13% of the budgeted Franchise fee revenue of $2,105,000. The franchise fee activity is in line with historical trends.

**Sales tax revenue**

In accordance with Generally Accepted Accounting Standards, revenues should be recorded in the period in which they were earned.

As of January 31, 2019, the City received $893,367 in general fund sales tax revenue out of the budgeted $3,903,292, a decrease of $10,407 or 1.72% from the prior year. That revenue was earned in October through November.

February's monthly financial report will reflect $415,769 in sales tax revenue earned in December and received in February, which is 1.2% above the amount reported for the

same month of the prior year.

The cumulative sales taxes collected as of February 2019 is $1,009,136, a decrease of 0.54% or $5,490 from the prior year.

**Utility Fund**

As of January 31, 2019, the Utility fund earned $3,977,572 in revenues and incurred $3,946,191 in expenditures. The base rate revenues are in line with budget.

| | FY19 Budget | YTD Revenues |
|---|---|---|
| **Water - Base Rate** | $1,692,467 | $592,417 |
| **Water – Volumetric Rate** | 9,794,756 | 1,700,063 |
| **Wastewater - Base Rate** | 1,281,578 | 420,339 |
| **Wastewater - Volumetric Rate** | 3,299,803 | 1,112,587 |

**Debt Service Fund**

As of January 31, 2019, the Debt service fund paid the annual fire engines' lease payments. The Ambulance lease payment is due in June. Debt payments usually occur in August and February.

Most of the Ad Valorem taxes collections take place between December and February.

**Drainage Fees Fund**

As of January 31, 2019, the Drainage fees fund spent $180,465 out of its $771,136 expense budget and earned $349,764 in revenues, which is 35.97% of the budgeted revenue of $972,448.

**Attachments**

1. January 2019 Monthly Financial Report Presentation
2. January 2019 Monthly Financial Report
3. Sales Tax Report
4. TRA Five Year Projections - February 2019

# Agenda Item - Items not for council action

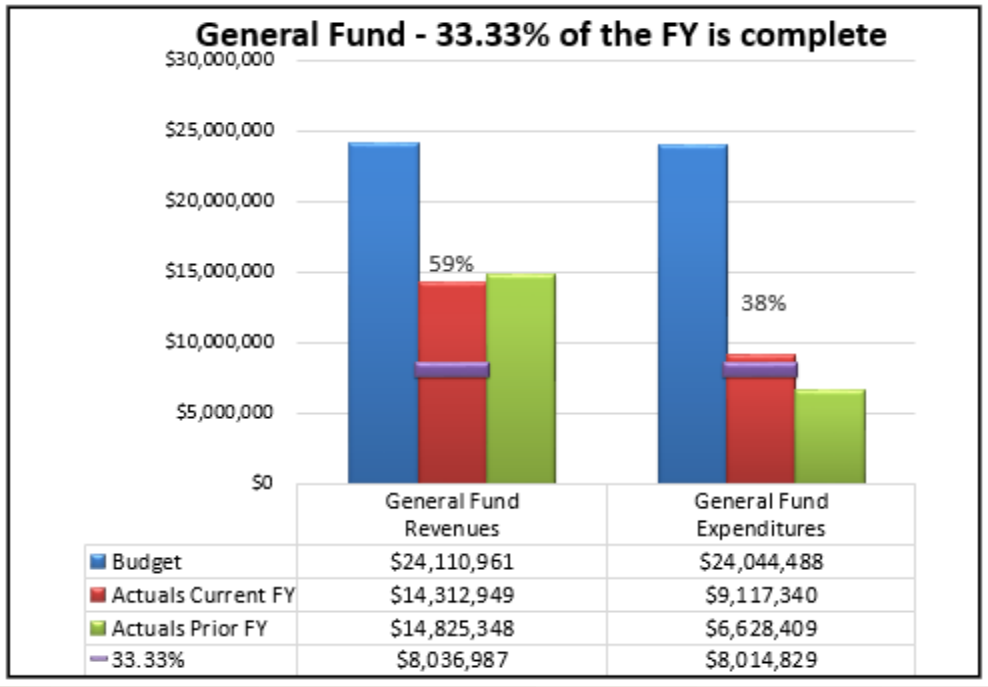
# Monthly Financial Report
# January 2019

City Council Meeting
February 19, 2019

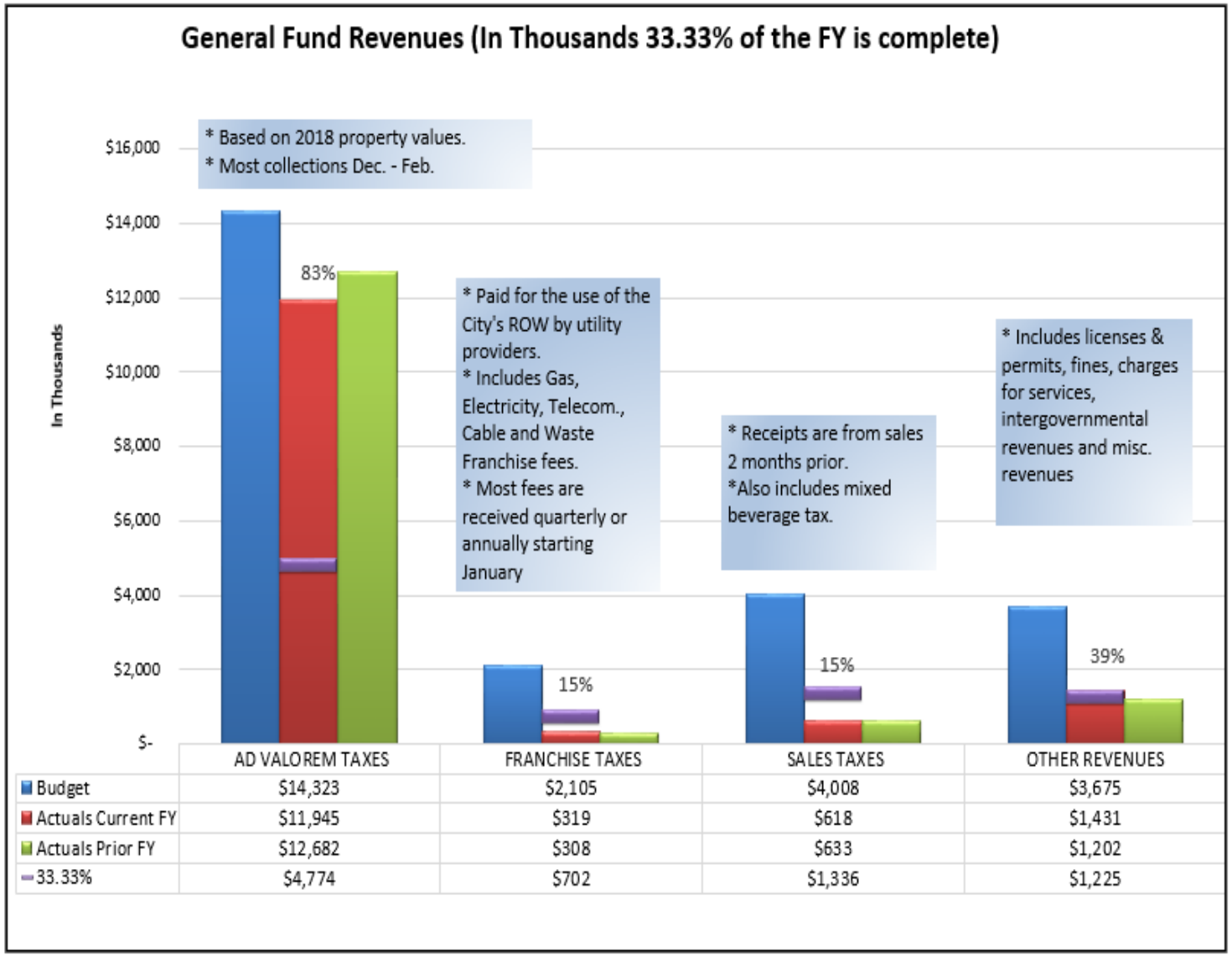
# General Fund

## ***Highlights:***

- **Property Taxes:** At 83.40% of the budget. On track with historical trend.
- **1 cent sales tax:** Revenue earned October through November. Down $10K or 1.72% out of $3.9M budget.
- **Franchise Fees:** Major activity starts January through annual and quarterly payments.
- **Expenditures:** On track with budget




| | General Fund Revenues | General Fund Expenditures |
|---|---|---|
| Budget | $24,110,961 | $24,044,488 |
| Actuals Current FY | $14,312,949 | $9,117,340 |
| Actuals Prior FY | $14,825,348 | $6,628,409 |
| 33.33% | $8,036,987 | $8,014,829 |

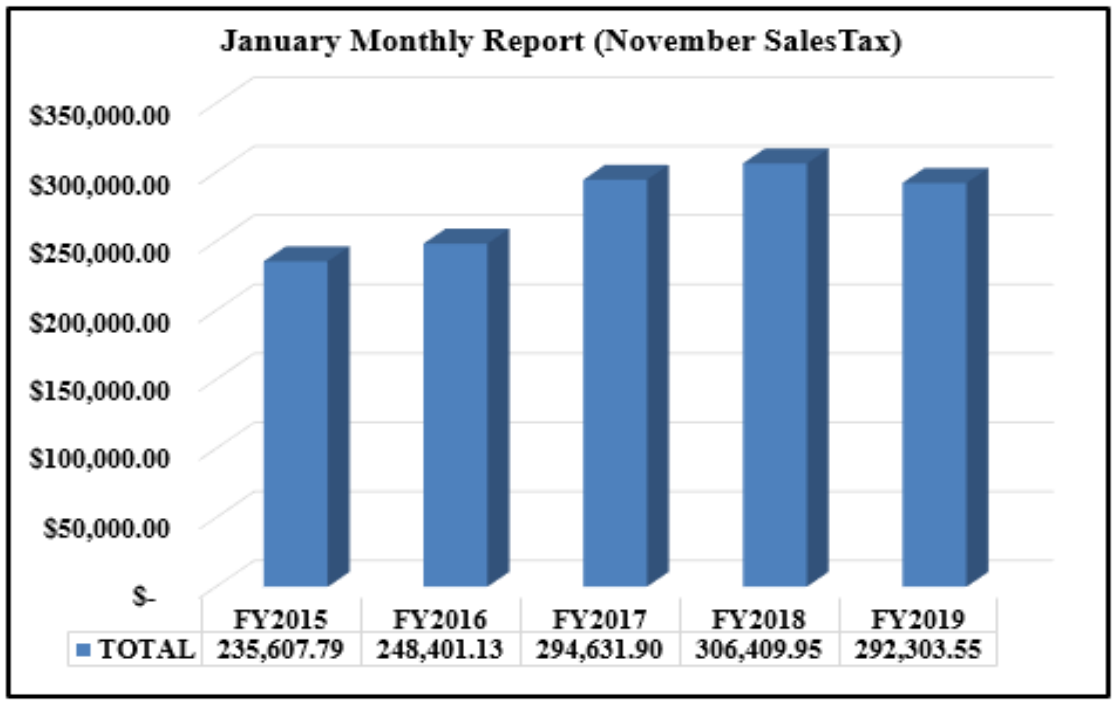


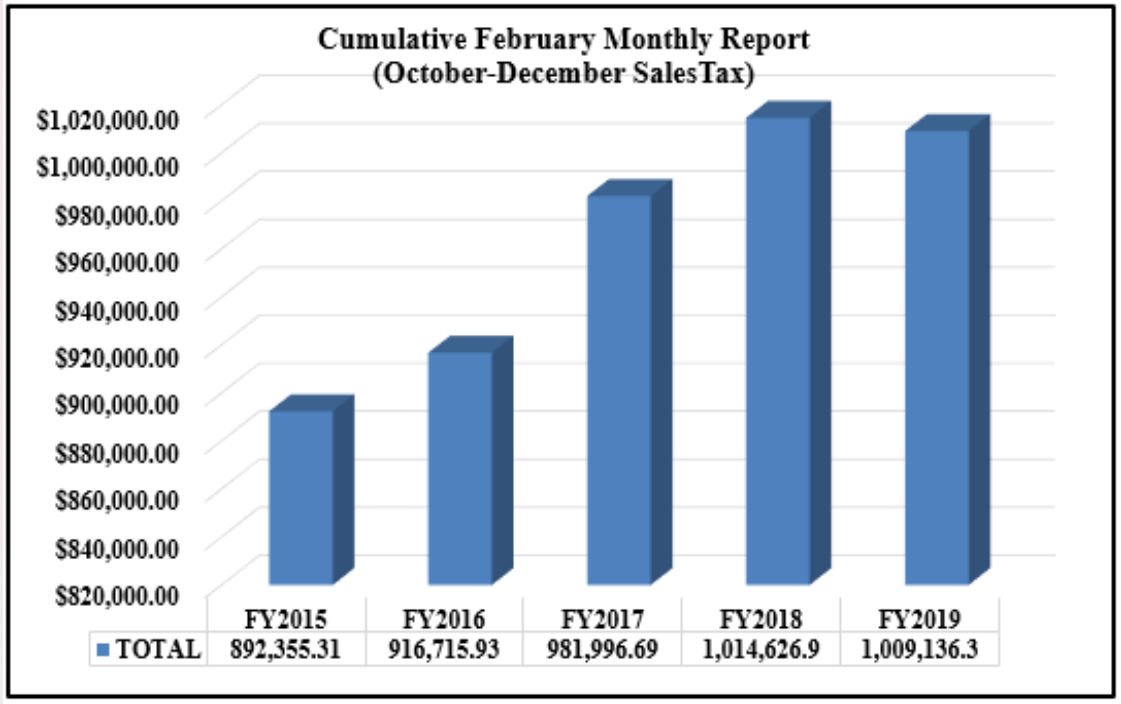

| | AD VALOREM TAXES | FRANCHISE TAXES | SALES TAXES | OTHER REVENUES |
|---|---|---|---|---|
| Budget | $14,323 | $2,105 | $4,008 | $3,675 |
| Actuals Current FY | $11,945 | $319 | $618 | $1,431 |
| Actuals Prior FY | $12,682 | $308 | $633 | $1,202 |
| 33.33% | $4,774 | $702 | $1,336 | $1,225 |

# General Fund Sales Tax Revenue

| Month Earned | October | November | December |
|---|---|---|---|
| Month Received | December | January | February |
| Monthly Report | December | January | February |
| FY2018 | 297,364.41 | 306,409.95 | 410,852.61 |
| FY2019 | 301,063.43 | 292,303.55 | 415,769.33 |
| $ Change | 3,699.02 | (14,106.39) | 4,916.72 |
| % Change | 1.24% | -4.60% | 1.20% |

| Month Earned | October | November | December |
|---|---|---|---|
| Month Received | December | January | February |
| Monthly Report | December | January | February |
| FY2018 | 297,364.41 | 603,774.36 | 1,014,626.97 |
| FY2019 | 301,063.43 | 593,366.99 | 1,009,136.32 |
| $ Change | 3,699.02 | (10,407.37) | (5,490.65) |
| % Change | 1.24% | -1.72% | -0.54% |

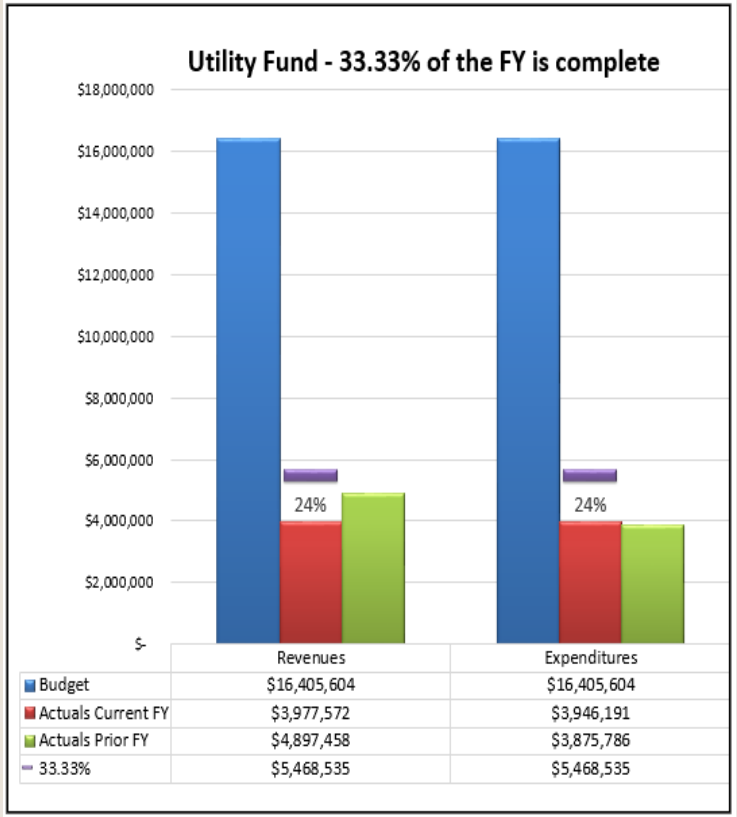


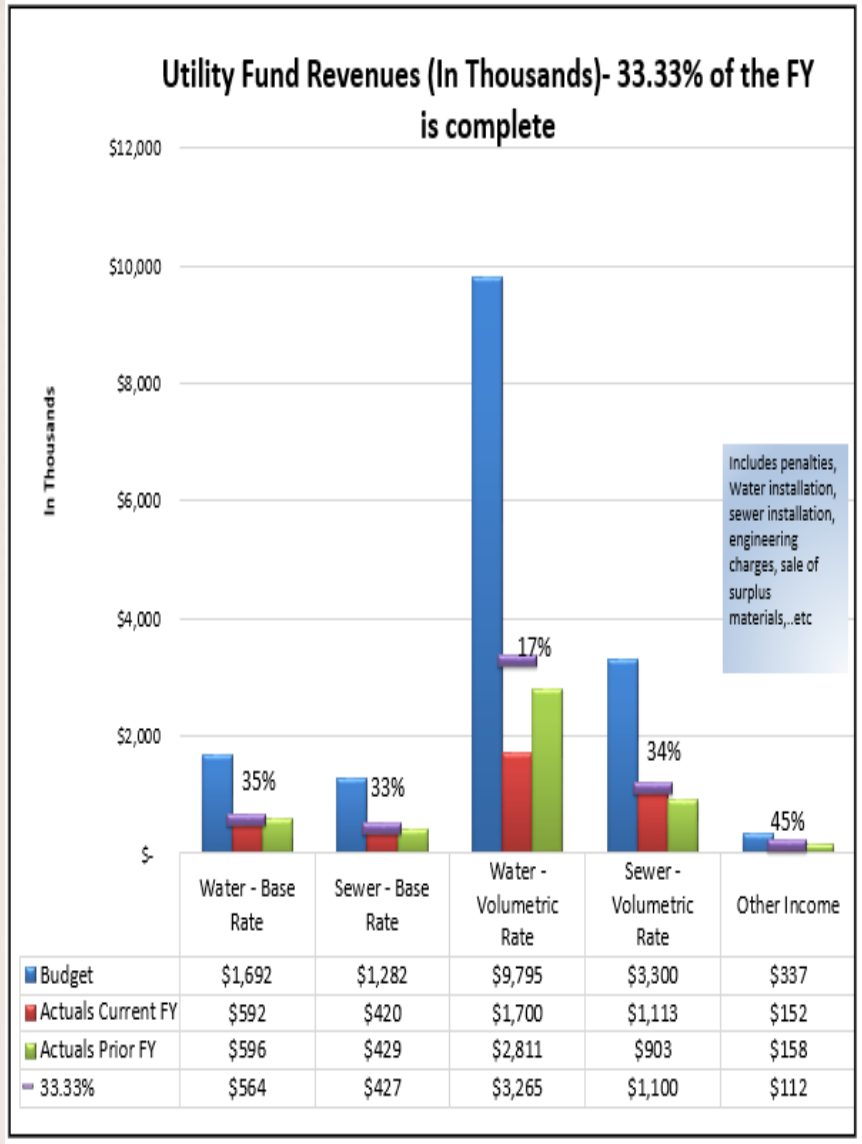
# Utility Fund

***Highlights:***

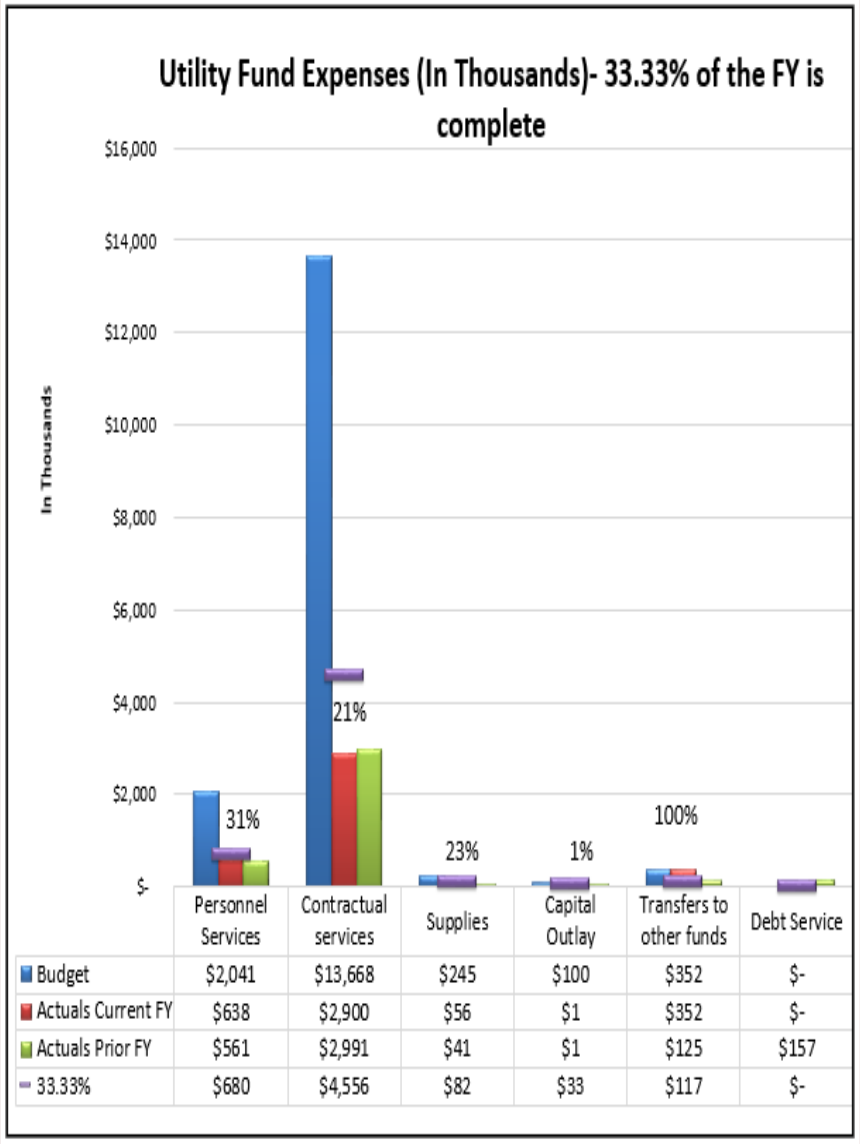
- Base rate: On track with budget
- Water and wastewater volumetric rates are pass through rates
- Residential sewer winter Average: December, January, and February




| | Revenues | Expenditures |
|---|---|---|
| Budget | $16,405,604 | $16,405,604 |
| Actuals Current FY | $3,977,572 | $3,946,191 |
| Actuals Prior FY | $4,897,458 | $3,875,786 |
| 33.33% | $5,468,535 | $5,468,535 |




| | Water - Base Rate | Sewer - Base Rate | Water - Volumetric Rate | Sewer - Volumetric Rate | Other Income |
|---|---|---|---|---|---|
| Budget | $1,692 | $1,282 | $9,795 | $3,300 | $337 |
| Actuals Current FY | $592 | $420 | $1,700 | $1,113 | $152 |
| Actuals Prior FY | $596 | $429 | $2,811 | $903 | $158 |
| 33.33% | $564 | $427 | $3,265 | $1,100 | $112 |

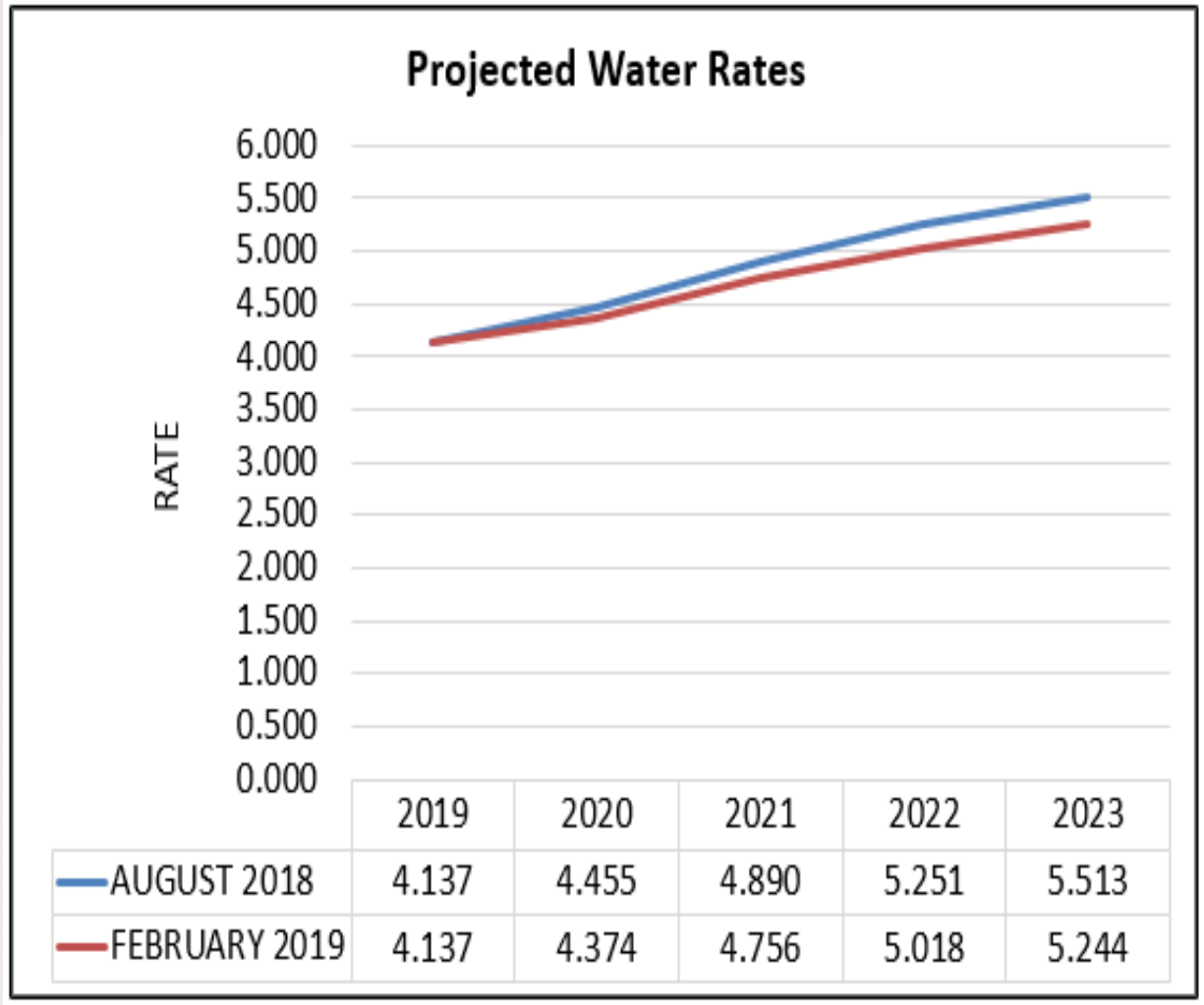



| | Personnel Services | Contractual services | Supplies | Capital Outlay | Transfers to other funds | Debt Service |
|---|---|---|---|---|---|---|
| Budget | $2,041 | $13,668 | $245 | $100 | $352 | $- |
| Actuals Current FY | $638 | $2,900 | $56 | $1 | $352 | $- |
| Actuals Prior FY | $561 | $2,991 | $41 | $1 | $125 | $157 |
| 33.33% | $680 | $4,556 | $82 | $33 | $117 | $- |

# Utility Fund – TRA Water Updates

| | Rate per 1,000 Gallons | | | | |
|---|---|---|---|---|---|
| *Water Volumetric Rate* | 2019 | 2020 | 2021 | 2022 | 2023 |
| Colleyville's portion of TRA's Operating Budget Including Raw Water | $2.287 | $2.377 | $2.477 | $2.554 | $2.625 |
| Add: 20% of O&M rate (Billed by TRA to ensure liquidity) | $0.46 | $0.48 | $0.50 | $0.51 | $0.53 |
| **Subtotal O&M Rate** | **$2.744** | **$2.852** | **$2.972** | **$3.065** | **$3.150** |
| Colleyville's portion of TRA's Debt Budget | $1.326 | $1.526 | $1.826 | $2.082 | $2.250 |
| Add: 5% of Debt service (Based on the City's historical experience) | $0.066 | $0.076 | $0.091 | $0.104 | $0.113 |
| **Subtotal Debt Rate** | **$1.392** | **$1.602** | **$1.917** | **$2.186** | **$2.363** |
| **TOTAL PROJECTED VOLUMETRIC WATER RATE - AUGUST 2018** | **$4.137** | **$4.455** | **$4.890** | **$5.251** | **$5.513** |

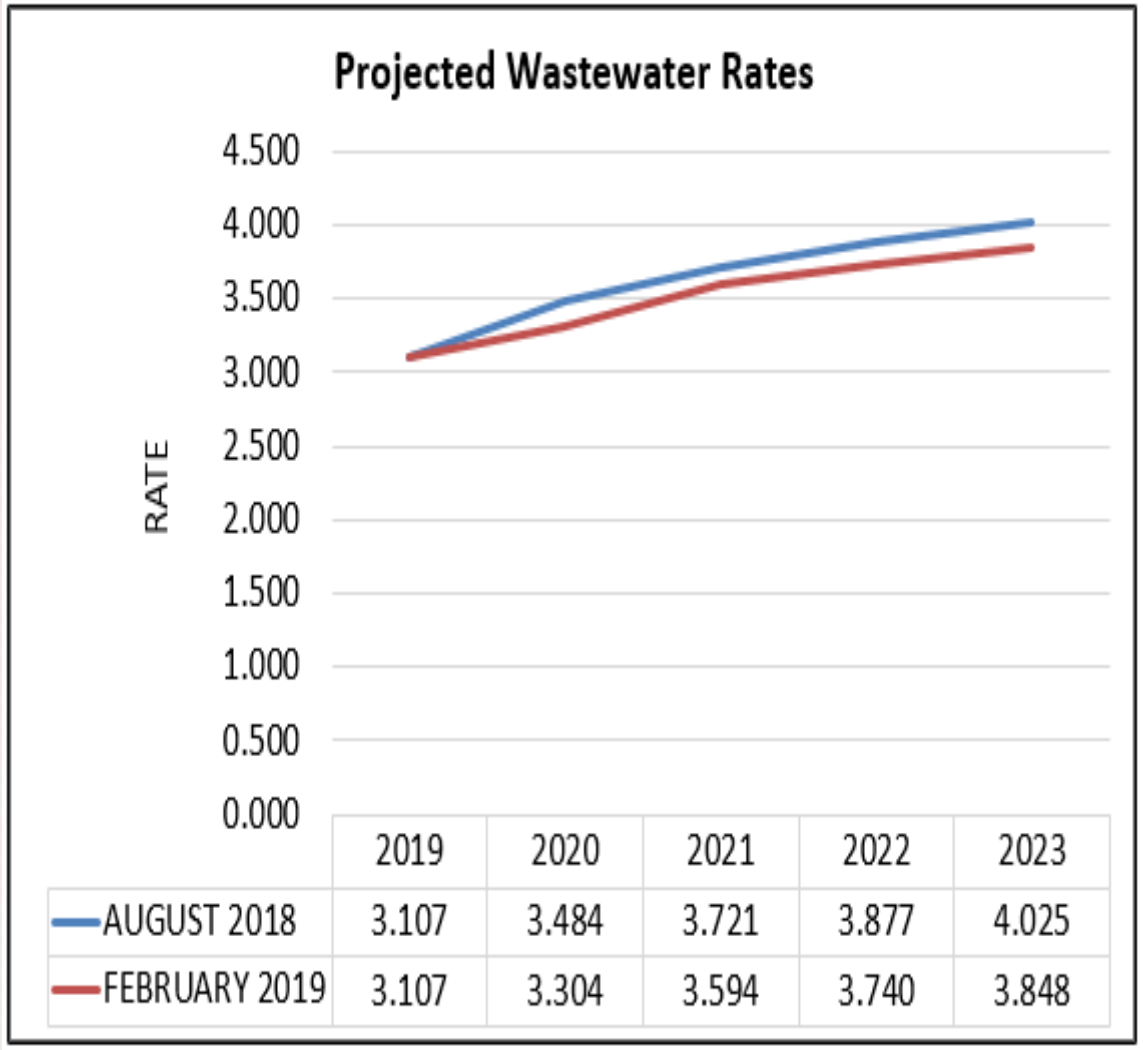
| | Rate per 1,000 Gallons | | | | |
|---|---|---|---|---|---|
| *Water Volumetric Rate* | 2019 | 2020 | 2021 | 2022 | 2023 |
| Colleyville's portion of TRA's Operating Budget Including Raw Water | $2.287 | $2.353 | $2.438 | $2.481 | $2.539 |
| Add: 20% of O&M rate (Billed by TRA to ensure liquidity) | $0.46 | $0.47 | $0.49 | $0.50 | $0.51 |
| **Subtotal O&M Rate** | **$2.744** | **$2.824** | **$2.926** | **$2.977** | **$3.047** |
| Colleyville's portion of TRA's Debt Budget | $1.326 | $1.477 | $1.743 | $1.944 | $2.093 |
| Add: 5% of Debt service (Based on the City's historical experience) | $0.066 | $0.074 | $0.087 | $0.097 | $0.105 |
| **Subtotal Debt Rate** | **$1.392** | **$1.551** | **$1.830** | **$2.041** | **$2.198** |
| **TOTAL PROJECTED VOLUMETRIC WATER RATE - FEBRUARY 2019** | **$4.137** | **$4.374** | **$4.756** | **$5.018** | **$5.244** |



# Utility Fund – TRA Wastewater updates

| | Rate per 1,000 Gallons | | | | |
|---|---|---|---|---|---|
| *Wastewater Volumetric Rate* | 2019 | 2020 | 2021 | 2022 | 2023 |
| Colleyville's portion of TRA's Operating Budget | $1.009 | $1.115 | $1.165 | $1.149 | $1.083 |
| Add: 2% of O&M rate (Based on the City's historical experience) | $0.020 | $0.022 | $0.023 | $0.023 | $0.022 |
| **Subtotal O&M Rate** | **$1.029** | **$1.137** | **$1.188** | **$1.172** | **$1.105** |
| Colleyville's portion of TRA's Debt Budget | $1.979 | $2.235 | $2.412 | $2.576 | $2.781 |
| Add: 5% of Debt service (Based on the City's historical experience) | $0.099 | $0.112 | $0.121 | $0.129 | $0.139 |
| **Subtotal Debt Rate** | **$2.078** | **$2.347** | **$2.533** | **$2.705** | **$2.920** |
| **TOTAL PROJECTED VOLUMETRIC WASTEWATER RATE - AUGUST 2018** | **$3.107** | **$3.484** | **$3.721** | **$3.877** | **$4.025** |

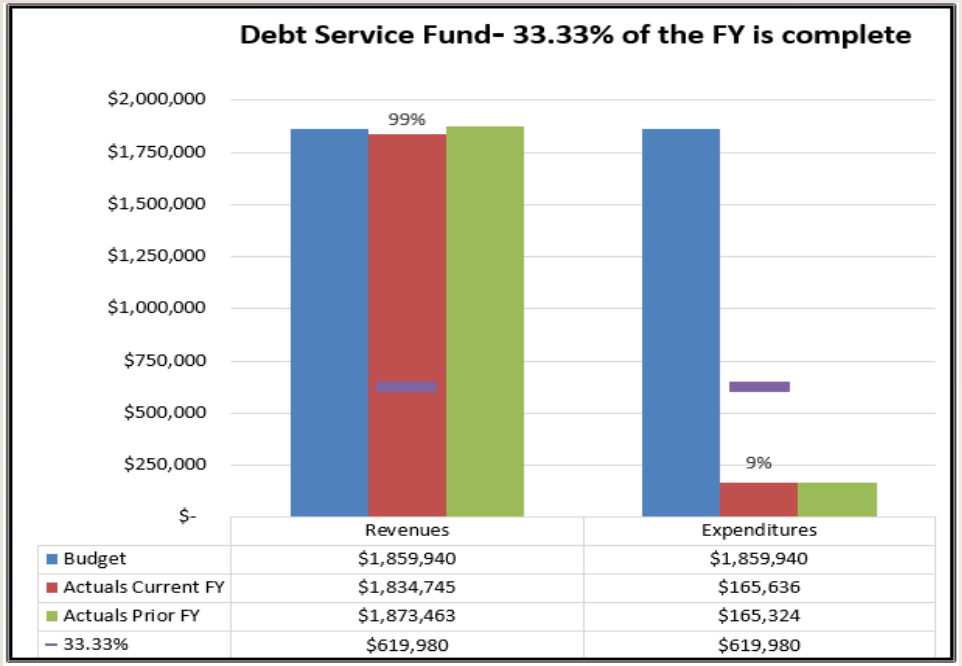
| | Rate per 1,000 Gallons | | | | |
|---|---|---|---|---|---|
| *Wastewater Volumetric Rate* | 2019 | 2020 | 2021 | 2022 | 2023 |
| Colleyville's portion of TRA's Operating Budget | $1.009 | $1.106 | $1.160 | $1.150 | $1.102 |
| Add: 2% of O&M rate (Based on the City's historical experience) | $0.020 | $0.022 | $0.023 | $0.023 | $0.022 |
| **Subtotal O&M Rate** | **$1.029** | **$1.128** | **$1.183** | **$1.173** | **$1.124** |
| Colleyville's portion of TRA's Debt Budget | $1.979 | $2.072 | $2.296 | $2.445 | $2.594 |
| Add: 5% of Debt service (Based on the City's historical experience) | $0.099 | $0.104 | $0.115 | $0.122 | $0.130 |
| **Subtotal Debt Rate** | **$2.078** | **$2.176** | **$2.411** | **$2.567** | **$2.724** |
| **TOTAL PROJECTED VOLUMETRIC WASTEWATER RATE - FEBRUARY 2019** | **$3.107** | **$3.304** | **$3.594** | **$3.740** | **$3.848** |



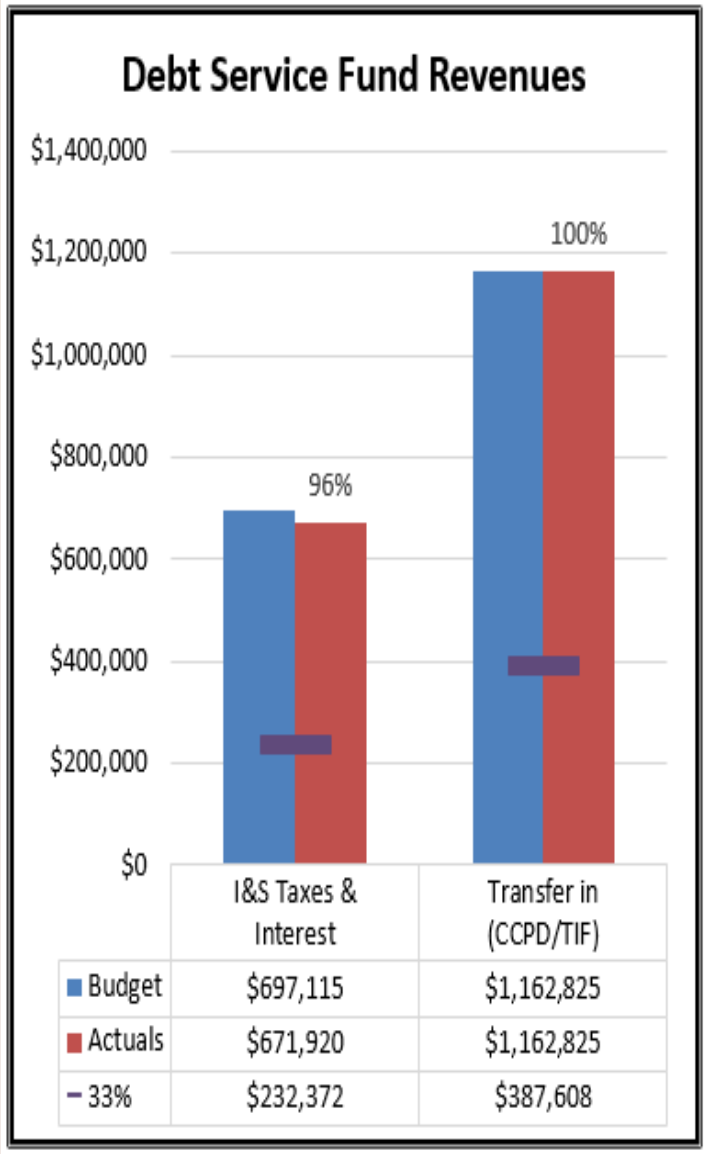
# Debt Service Fund

***Highlights:***

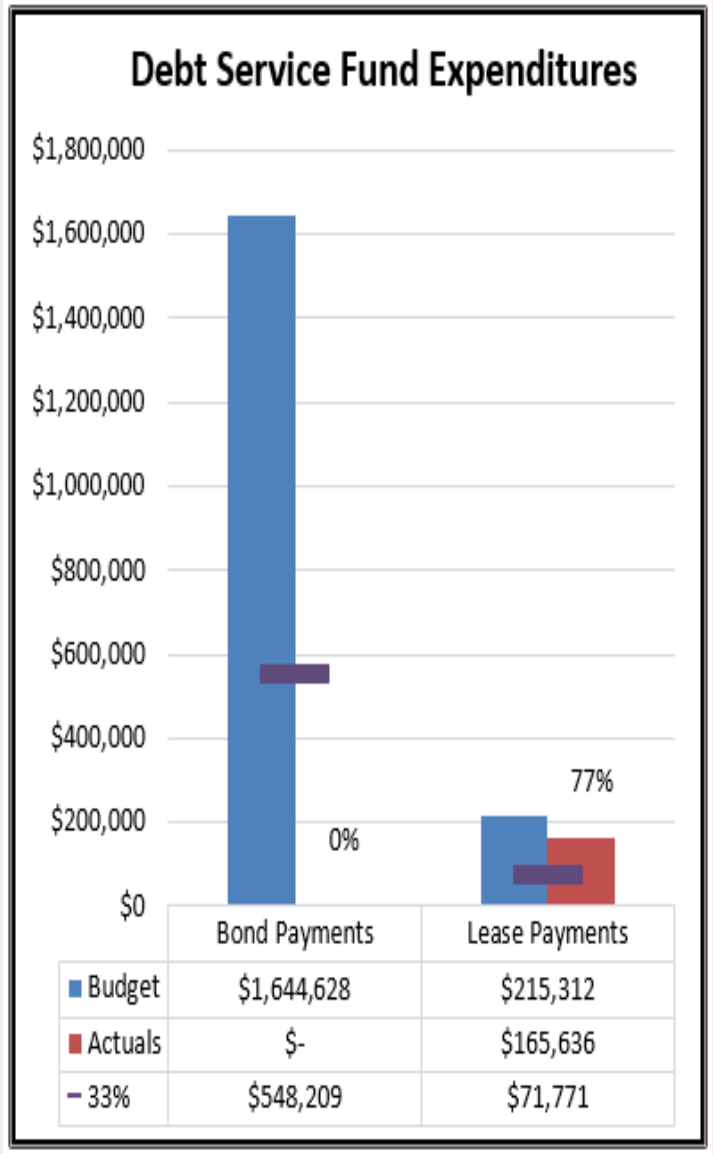
- **Property Taxes:** At 96.39% of the budget. On track with historical trend.
- **Lease-purchase payments:**
  - Fire engine payments made
  - Ambulance payment - due in June
- **Bond payments:**
  - Principal & first interest payment - due in February
  - Second interest payment – due in August




| | Revenues | Expenditures |
|---|---|---|
| Budget | $1,859,940 | $1,859,940 |
| Actuals Current FY | $1,834,745 | $165,636 |
| Actuals Prior FY | $1,873,463 | $165,324 |
| 33.33% | $619,980 | $619,980 |




| | I&S Taxes & Interest | Transfer in (CCPD/TIF) |
|---|---|---|
| Budget | $697,115 | $1,162,825 |
| Actuals | $671,920 | $1,162,825 |
| 33% | $232,372 | $387,608 |

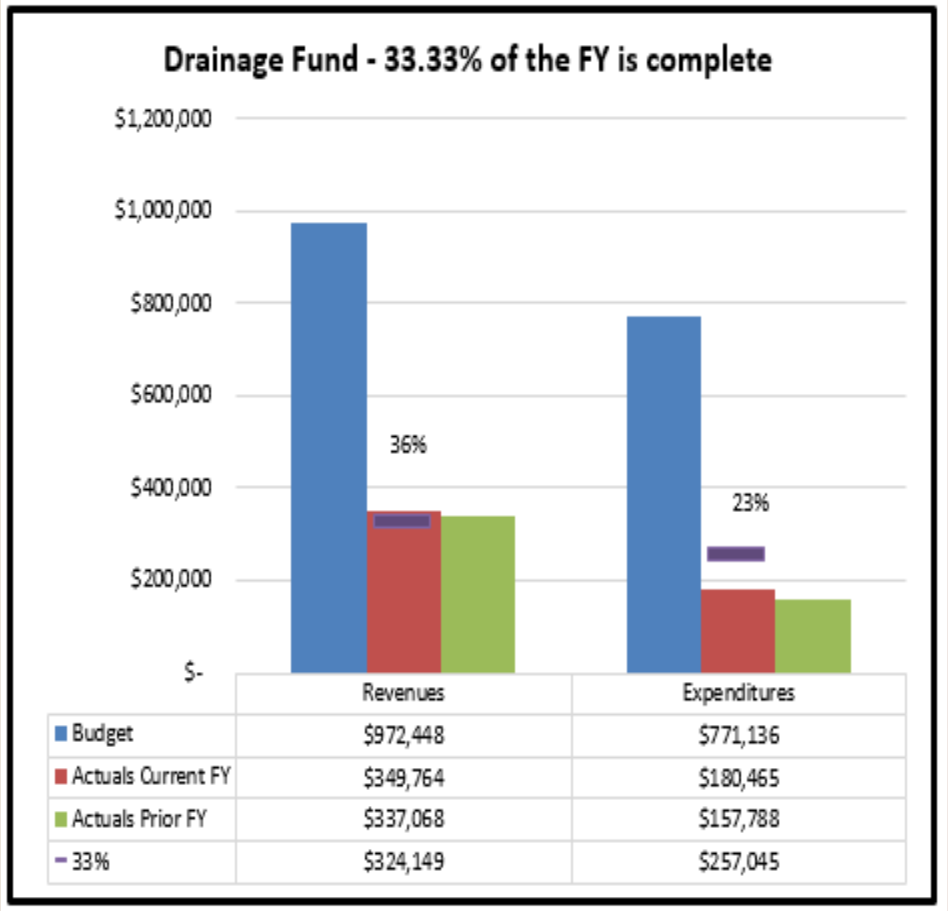



| | Bond Payments | Lease Payments |
|---|---|---|
| Budget | $1,644,628 | $215,312 |
| Actuals | $- | $165,636 |
| 33% | $548,209 | $71,771 |

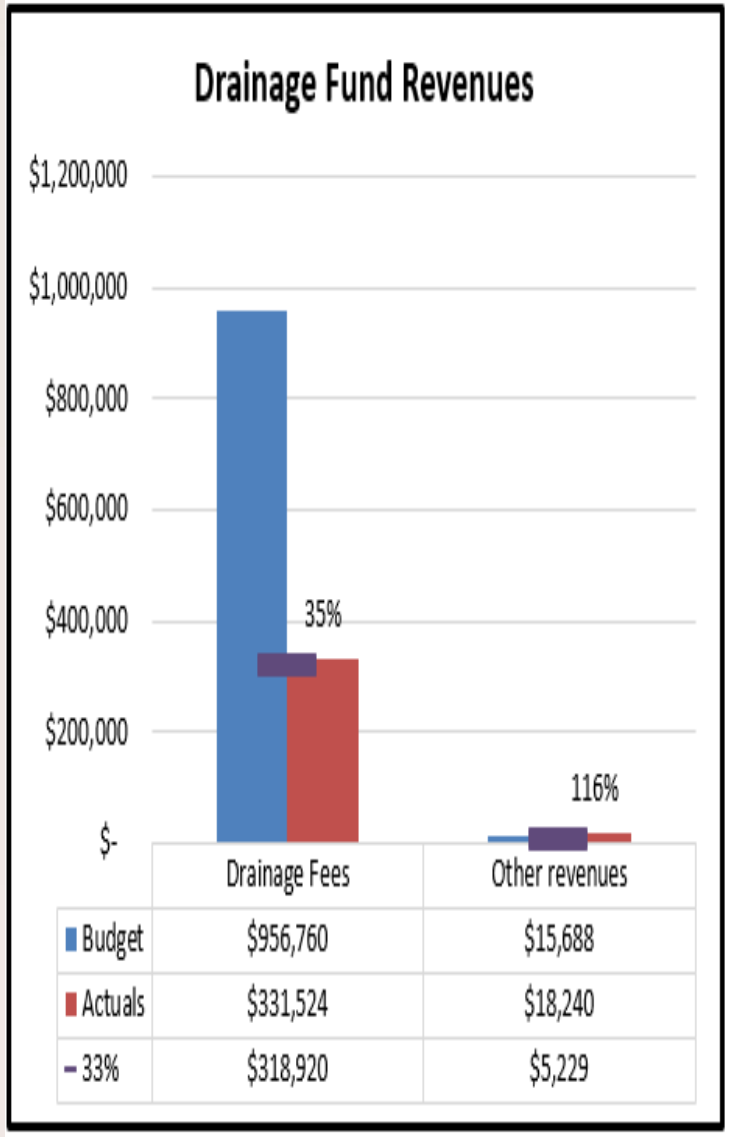
# Drainage Fund

***Highlights:***

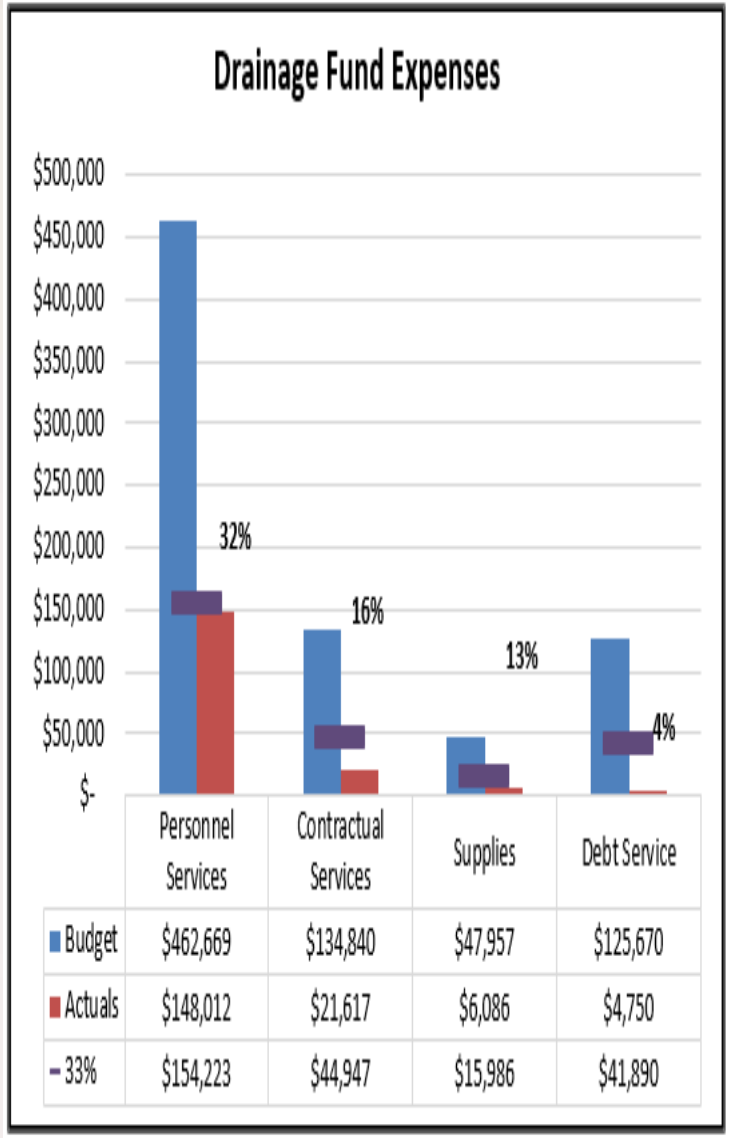
- **Drainage fee revenues:** Up 1.7%. At 34.65% of the budget.
- **Expenditures:** On track with budget




| | Revenues | Expenditures |
|---|---|---|
| Budget | $972,448 | $771,136 |
| Actuals Current FY | $349,764 | $180,465 |
| Actuals Prior FY | $337,068 | $157,788 |
| 33% | $324,149 | $257,045 |




| | Drainage Fees | Other revenues |
|---|---|---|
| Budget | $956,760 | $15,688 |
| Actuals | $331,524 | $18,240 |
| 33% | $318,920 | $5,229 |




| | Personnel Services | Contractual Services | Supplies | Debt Service |
|---|---|---|---|---|
| Budget | $462,669 | $134,840 | $47,957 | $125,670 |
| Actuals | $148,012 | $21,617 | $6,086 | $4,750 |
| 33% | $154,223 | $44,947 | $15,986 | $41,890 |

**City of Colleyville**
**General Fund Monthly Financial Report**
**As of 01/31/2019 - End of 33.33% of the Fiscal Year**

| GENERAL FUND<br>SUMMARY | FY 2019 BUDGET | ACTIVITY FY 2019 YTD AS OF 1/31/2019 | PERCENT OF BUDGET USED |
|---|---|---|---|
| Revenues | 24,110,961 | 14,312,949 | 59.36% |
| Expenditures | 24,044,488 | 9,117,340 | 37.92% |
| **Revenues over expenditures** | **$66,473** | **$5,195,609** | |

| GENERAL FUND<br>REVENUE SOURCE | FY 2019 BUDGET | RECEIVED FY 2019 YTD AS OF 1/31/2019 | PERCENT OF BUDGET RECEIVED | AVERAGE ACTUAL YTD BALANCE AS A PERCENT OF YEAR END BAL | RECEIVED FY 2018 YTD AS OF 1/31/2018 | PERCENT CHANGE OVER PRIOR YEAR |
|---|---|---|---|---|---|---|
| Current Taxes | 14,242,575 | 11,924,065 | 83.72% | 85.51% | 12,641,856 | -5.68% |
| Delinquent Taxes | 25,000 | 15,010 | 60.04% | 47.31% | 33,846 | -55.65% |
| Penalty & Interest | 55,000 | 5,462 | 9.93% | 9.10% | 6,514 | -16.15% |
| TOTAL AD VALOREM TAXES | 14,322,575 | 11,944,537 | 83.40% | 85.04% | 12,682,216 | -5.82% |
| Oncor Electric | 890,000 | - | 0.00% | 0.00% | - | 0.00% |
| Tri-County Electric | 105,000 | 114,793 | 109.33% | 100.00% | 105,858 | 8.44% |
| Atmos Gas | 350,000 | - | 0.00% | 0.00% | - | 0.00% |
| AT&T | 60,000 | 12,725 | 21.21% | 25.77% | 14,647 | -13.12% |
| Verizon/Others | 65,000 | 18,820 | 28.95% | 24.95% | 19,701 | -4.47% |
| Refuse/Recycling | 160,000 | 33,400 | 20.88% | 29.70% | 53,460 | -37.52% |
| Cable TV | 475,000 | 138,793 | 29.22% | 27.19% | 114,755 | 20.95% |
| TOTAL FRANCHISE TAXES | 2,105,000 | 318,531 | 15.13% | 15.05% | 308,421 | 3.28% |
| Sales Tax | 3,903,292 | 593,367 | 15.20% | 14.68% | 603,774 | -1.72% |
| Mixed Beverage Tax | 105,000 | 25,065 | 23.87% | 40.45% | 28,985 | -13.52% |
| TOTAL SALES TAXES | 4,008,292 | 618,432 | 15.43% | 15.42% | 632,759 | -2.26% |
| Building | 625,000 | 232,180 | 37.15% | 31.08% | 282,060 | -17.68% |
| Plumbing | 57,600 | 20,837 | 36.18% | 34.60% | 21,841 | -4.60% |
| Mechanical | 48,000 | 12,797 | 26.66% | 29.95% | 14,865 | -13.91% |
| Electrical Permits | 57,600 | 20,998 | 36.45% | 32.56% | 24,095 | -12.85% |
| City License | 46,000 | 15,400 | 33.48% | 31.42% | 15,300 | 0.65% |
| Building Plan Review Fee | 88,000 | 49,960 | 56.77% | 31.61% | 38,845 | 28.61% |
| New Business | 7,200 | 2,500 | 34.72% | 32.31% | 2,800 | -10.71% |
| Sign Permit | 8,000 | 1,725 | 21.56% | 36.72% | 2,725 | -36.70% |
| Fence Permit | 15,000 | 4,925 | 32.83% | 31.73% | 4,500 | 9.44% |
| Fire Permits | 8,000 | 4,975 | 62.19% | 30.55% | 2,455 | 102.65% |
| Irrigation Permit | 15,000 | 3,675 | 24.50% | 35.00% | 5,487 | -33.02% |
| TOTAL LICENSES & PERMITS | 975,400 | 369,972 | 37.93% | 31.55% | 414,973 | -10.84% |

| GENERAL FUND - CONTINUED<br>REVENUE SOURCE | FY 2019 BUDGET | RECEIVED FY 2019 YTD AS OF 1/31/2019 | PERCENT OF BUDGET RECEIVED | AVERAGE ACTUAL YTD BALANCE AS A PERCENT OF YEAR END BAL | RECEIVED FY 2018 YTD AS OF 1/31/2018 | PERCENT CHANGE OVER PRIOR YEAR |
|---|---|---|---|---|---|---|
| Court Fines | 750,000 | 186,080 | 24.81% | 32.21% | 208,536 | -10.77% |
| Alarm Fees | 55,000 | 11,452 | 20.82% | 21.73% | 11,249 | 1.80% |
| Library Fines | 17,604 | 5,535 | 31.44% | 28.64% | 6,267 | -11.68% |
| TOTAL FINES | 822,604 | 203,067 | 24.69% | 31.35% | 226,052 | -10.17% |
| Plat Fee/Site Plan/Landscaping Plan Fee | 10,500 | 1,015 | 9.67% | 33.29% | 3,765 | -73.04% |
| Re-zoning | 11,000 | 1,507 | 13.70% | 31.21% | 4,658 | -67.65% |
| Board of Adjustment | 2,000 | 425 | 21.25% | 30.93% | 525 | -19.05% |
| Sale of Material | 100 | - | 0.00% | 40.32% | 268 | -100.00% |
| Weed Mowing | 6,000 | 4,951 | 82.52% | 22.19% | - | 0.00% |
| Ambulance | 345,000 | 113,067 | 32.77% | 31.71% | 111,851 | 1.09% |
| Recreation Program | 195,000 | 62,887 | 32.25% | 22.02% | 77,436 | -18.79% |
| Credit Card Fee Revenue | 16,000 | 6,060 | 37.88% | 0.00% | 4,430 | 36.79% |
| Transfers from Other Funds | - | - | 0.00% | 0.00% | - | 0.00% |
| Engineering & Inspection | 15,000 | - | 0.00% | 35.42% | 2,250 | -100.00% |
| Material Testing | 8,000 | - | 0.00% | 15.40% | 1,077 | -100.00% |
| Lot Drainage Insp Fee | 17,000 | 6,375 | 37.50% | 33.98% | 7,625 | -16.39% |
| Field Use Charge | 21,500 | 11,325 | 52.67% | 48.20% | 10,680 | 6.04% |
| Library Building Rental | - | 120 | | 0.00% | - | 0.00% |
| Colleyville Center Rental | 230,000 | 53,563 | 23.29% | 30.80% | 56,813 | -5.72% |
| Non-Resident Fee Parks | 40,000 | 23,500 | 58.75% | 48.95% | 21,495 | 9.33% |
| Transfer from Utility Fund | 226,117 | 226,117 | 100.00% | 0.00% | - | 0.00% |
| Transfer from TIF | 159,390 | 159,390 | 100.00% | 0.00% | - | 0.00% |
| TOTAL CHARGES FOR SERVICE | 1,302,607 | 670,302 | 51.46% | 21.98% | 302,873 | 121.31% |
| Keller Court | 260,538 | 65,134.50 | 25.00% | 25.00% | 65,135 | 0.00% |
| SRO Officer Reimb | 103,945 | - | 0.00% | 0.00% | - | 0.00% |
| TOTAL INTERGOVERNMENTAL | 364,483 | 65,135 | 17.87% | 17.00% | 65,135 | 0.00% |
| Sale of Surplus Property | 5,000 | 14,116 | 282.32% | 50.08% | 36,523 | -61.35% |
| Interest Income | 55,000 | 61,300 | 111.45% | 8.92% | 15,845 | 286.87% |
| Miscellaneous | 60,000 | 9,957 | 16.60% | 46.30% | 98,459 | -89.89% |
| Antenna Lease | 90,000 | 37,601 | 41.78% | 40.01% | 41,790 | -10.02% |
| TOTAL MISCELLANEOUS | 210,000 | 122,974 | 58.56% | 23.56% | 192,617 | -36.16% |
| TOTAL GENERAL FUND REVENUES | 24,110,961 | 14,312,949 | 59.36% | 57.08% | 14,825,047 | -3.45% |

| | FY 2019 BUDGET | THROUGH 1/31/2019 | THROUGH 1/31/2018 | TOTAL INCREASE (DECREASE) | PERCENT INCREASE (DECREASE) |
|---|---|---|---|---|---|
| RESIDENTIAL BLDG PERMITS | 115 | 47 | 57 | (10) | -17.54% |
| COMMERCIAL BLDG PERMITS | 7 | 3 | 0 | 3 | 200.00% |

| GENERAL FUND EXPENDITURES | FY 2019 BUDGET | EXPENDED THROUGH 1/31/2019 | PERCENT OF BUDGET EXPENDED | PERCENT OF FISCAL YEAR COMPLETE | BUDGET REMAINING | EXPENDED FY 2018 YTD AS OF 1/31/2018 |
|---|---|---|---|---|---|---|
| Personnel services | 15,336,809 | 5,217,668 | 34.02% | 33.33% | 10,119,141 | 4,541,614 |
| Contractual Services | 5,379,345 | 1,574,658 | 29.27% | 33.33% | 3,804,687 | 1,537,016 |
| Supplies | 1,299,628 | 310,308 | 23.88% | 33.33% | 989,320 | 152,074 |
| Capital Outlay | 14,000 | - | 0.00% | 33.33% | 14,000 | - |
| Transfer to other fund | 2,014,706 | 2,014,706 | 100.00% | 33.33% | - | 397,706 |
| TOTAL EXPENDITURES | 24,044,488 | 9,117,340 | 37.92% | 33.33% | 14,927,148 | 6,628,409 |

**City of Colleyville**
**Utility Fund Monthly Financial Report**
**As of 01/31/2019 - End of 33.33% of the Fiscal Year**

| **UTILITY FUND** | | ACTIVITY FY 2019 YTD | |
|---|---|---|---|
| **SUMMARY** | FY 2019 BUDGET | AS OF 1/31/2019 | PERCENT OF BUDGET USED |
| Revenues | 16,405,604 | 3,977,572 | 24.25% |
| Expenditures | 16,405,604 | 3,946,191 | 24.05% |
| **Revenues over expenditures** | **-** | **31,382** | |

| **UTILITY FUND** | | | | AVERAGE ACTUAL | | |
|---|---|---|---|---|---|---|
| REVENUE SOURCE | FY 2019 BUDGET | RECEIVED AS OF 1/31/2019 | PERCENT OF BUDGET RECEIVED | YTD BALANCE AS A PERCENT OF YEAR END BAL | RECEIVED AS OF 1/31/2018 | EXPENDED CHANGE OVER PRIOR YEAR |
| Water - Base Rate | 1,692,467 | 592,417 | 35.00% | 33.33% | 596,191 | -0.63% |
| Sewer - Base Rate | 1,281,578 | 420,339 | 32.80% | 33.33% | 429,027 | -2.02% |
| Water - Volumetric Rate | 9,794,756 | 1,700,063 | 17.36% | 24.10% | 2,810,880 | -39.52% |
| Sewer - Volumetric Rate | 3,299,803 | 1,112,587 | 33.72% | 21.29% | 903,489 | 23.14% |
| Water - TRA True-up | - | - | 0.00% | 0.00% | - | 0.00% |
| Sewer - TRA True-up | - | - | 0.00% | 0.00% | - | 0.00% |
| Sewer Installation | 15,000 | 5,000 | 33.33% | 34.60% | 6,100 | -18.03% |
| Water Installation | 42,000 | 17,670 | 42.07% | 37.28% | 16,700 | 5.81% |
| Engineering & Development Charges | 5,000 | - | 0.00% | 12.93% | 5,387 | -100.00% |
| Penalties | 200,000 | 63,123 | 31.56% | 42.33% | 88,173 | -28.41% |
| Sale of Material | - | 1,439 | 0.00% | 36.29% | 657 | 119.03% |
| Miscellaneous | 15,000 | 4,688 | 31.25% | 31.74% | 8,943 | -47.58% |
| TOTAL OPERATING INCOME | 16,345,604 | 3,917,326 | 23.97% | 31.37% | 4,865,547 | -19.49% |
| Sale of Surplus Property | - | - | 0.00% | 0.00% | 8,418 | -100.00% |
| Interest Income | 60,000 | 60,246 | 100.41% | 21.81% | 23,493 | 156.44% |
| TOTAL NON-OPERATING INCOME | 60,000 | 60,246 | 100.41% | 17.07% | 31,911 | 88.79% |
| TOTAL INCOME | 16,405,604 | 3,977,572 | 24.25% | 30.97% | 4,897,458 | -18.78% |

| | THROUGH 1/31/2019 | THROUGH 1/31/2018 | TOTAL INCREASE (DECREASE) | PERCENT INCREASE (DECREASE) |
|---|---|---|---|---|
| GALLONS OF WATER SOLD | 575,385,200 | 688,278,300 | (112,893,100) | -16.40% |
| NUMBER OF WATER CUSTOMERS | 10,299 | 10,041 | 258 | 2.57% |

| UTILITY FUND EXPENSES | | | | | | EXPENDED FY 2018 YTD |
|---|---|---|---|---|---|---|
| | FY 2019 BUDGET | EXPENDED THROUGH 1/31/2019 | PERCENT OF BUDGET EXPENDED | PERCENT OF FISCAL YEAR COMPLETE | BUDGET REMAINING | AS OF 1/31/2018 |
| Personnel Services | 2,041,194 | 637,531 | 31.23% | 33.33% | 1,403,663 | 560,641 |
| Contractual services | 13,667,521 | 2,900,101 | 21.22% | 33.33% | 10,767,420 | 2,991,315 |
| Supplies | 245,386 | 55,651 | 22.68% | 33.33% | 189,735 | 40,634 |
| Debt Service | - | - | 0.00% | 33.33% | - | 156,913 |
| Capital Outlay | 100,000 | 1,404 | 1.40% | 33.33% | 98,596 | 897 |
| Transfers to other funds | 351,503 | 351,503 | 100.00% | 33.33% | - | 125,386 |
| TOTAL EXPENSES | 16,405,604 | 3,946,191 | 24.05% | 33.33% | 12,459,413 | 3,875,786 |

**City of Colleyville**
**Debt Service Fund Monthly Financial Report**
**As of 01/31/2019 - End of 33.33% of the Fiscal Year**

| DEBT SERVICE FUND<br>SUMMARY | FY 2019 BUDGET | ACTIVITY FY 2019 YTD AS OF 1/31/2019 | PERCENT OF BUDGET USED |
|---|---|---|---|
| Revenues | 1,859,940 | 1,834,745 | 98.65% |
| Expenditures | 1,859,940 | 165,636 | 8.91% |
| **Revenues over expenditures** | **-** | **1,669,109** | |

| DEBT SERVICE FUND<br>REVENUE SOURCE | FY 2019 BUDGET | RECEIVED FY 2019 YTD AS OF 1/31/2019 | PERCENT OF BUDGET RECEIVED | AVERAGE ACTUAL YTD BALANCE AS A PERCENT OF YEAR END BAL | RECEIVED FY 2018 YTD AS OF 1/31/2018 | PERCENT CHANGE OVER PRIOR YEAR |
|---|---|---|---|---|---|---|
| Current taxes | 682,115 | 668,737 | 98.04% | 85.51% | 713,465 | -6.27% |
| Delinquent taxes | 5,000 | 851 | 17.02% | 43.98% | 1,840 | -53.76% |
| Penalty & interest | 5,000 | 309 | 6.17% | 10.16% | 372 | -16.97% |
| Interest Income | 5,000 | 2,023 | 40.47% | 26.63% | 160 | 1165.04% |
| TOTAL AD VALOREM TAX & INTEREST | 697,115 | 671,920 | 96.39% | 84.66% | 715,837 | -6.13% |
| Transfer from CCPD | 509,100 | 509,100 | 100.00% | 100.00% | 501,845 | 1.45% |
| Transfer from TIF | 653,725 | 653,725 | 100.00% | 100.00% | 655,781 | -0.31% |
| TOTAL TRANSFERS | 1,162,825 | 1,162,825 | 100.00% | 100.00% | 1,157,626 | 0.45% |
| Use of Fund Balance | - | - | 0.00% | 0.00% | - | 0.00% |
| Bond proceeds & Premium | - | - | 0.00% | 0.00% | - | 0.00% |
| TOTAL REVENUE & USE OF FUND BAL | 1,859,940 | 1,834,745 | 98.65% | 95.67% | 1,873,463 | -2.07% |

| DEBT SERVICE FUND | FY 2019 BUDGET | EXPENDED THROUGH 1/31/2019 | PERCENT OF BUDGET EXPENDED | PERCENT OF FISCAL YEAR COMPLETE | BUDGET REMAINING | EXPENDED FY 2018 YTD AS OF 1/31/2018 |
|---|---|---|---|---|---|---|
| Bond & Interest Payments | 1,644,628 | - | 0.00% | 33.33% | 1,644,628 | - |
| Leases (Fire Engine & Ambulance) | 215,312 | 165,636 | 76.93% | 33.33% | 49,676 | 165,324 |
| TOTAL EXPENSES | 1,859,940 | 165,636 | 8.91% | 33.33% | 1,694,304 | 165,324 |

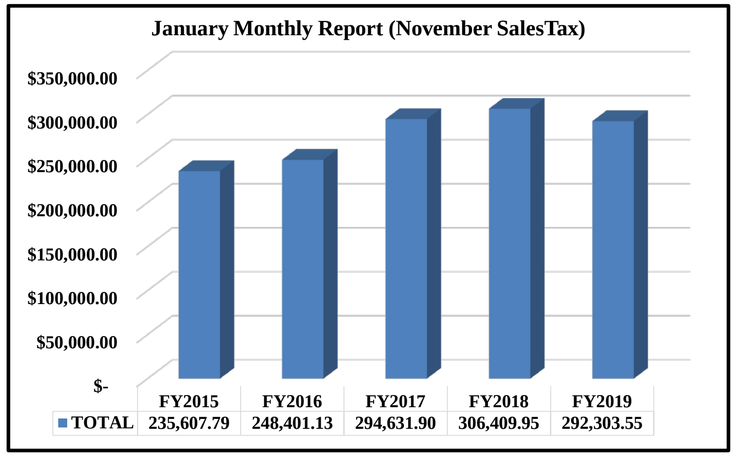
**City of Colleyville**
**Drainage Fee Fund Monthly Financial Report**
**As of 01/31/2019 - End of 33.33% of the Fiscal Year**

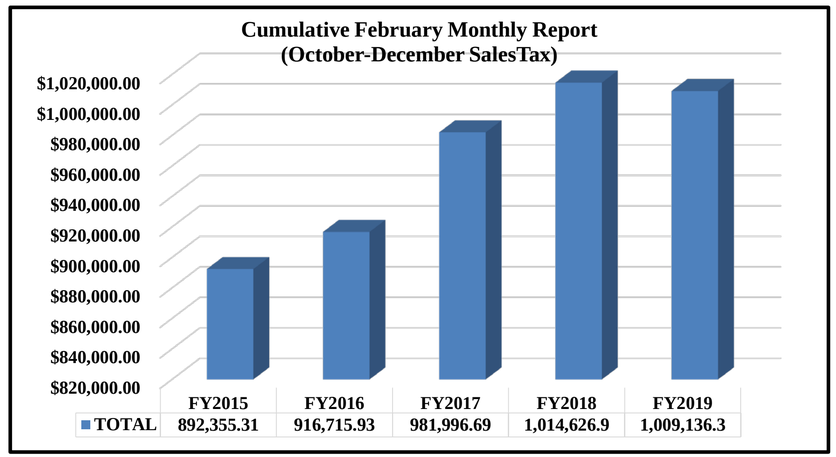
| **DRAINAGE FEE FUND** | | ACTIVITY FY 2019 YTD AS OF | PERCENT OF BUDGET |
|---|---|---|---|
| **SUMMARY** | FY 2019 BUDGET | 1/31/2019 | USED |
| Revenues | 972,448 | 349,764 | 35.97% |
| Expenditures | 771,136 | 180,465 | 23.40% |
| **Revenues over expenditures** | **201,312** | **169,299** | |

| **DRAINAGE FEE FUND** | | RECEIVED FY 2019 YTD AS OF | PERCENT OF BUDGET | AVERAGE ACTUAL YTD BALANCE AS A PERCENT OF | RECEIVED FY 2018 YTD AS OF | PERCENT CHANGE OVER |
|---|---|---|---|---|---|---|
| REVENUE SOURCE | FY 2019 BUDGET | 1/31/2019 | RECEIVED | YEAR END BAL | 1/31/2018 | PRIOR YEAR |
| Drainage Revenues | 956,760 | 331,524 | 34.65% | 33.11% | 325,992 | 1.70% |
| Other revenues (Interest, penalty,..) | 15,688 | 18,240 | 116.27% | 16.60% | 11,076 | 64.68% |
| TOTAL REVENUES | 972,448 | 349,764 | 35.97% | 32.69% | 337,068 | 3.77% |

| **DRAINAGE FEE FUND** | | EXPENDED THROUGH | PERCENT OF BUDGET | PERCENT OF FISCAL YEAR | | EXPENDED FY 2018 YTD AS OF |
|---|---|---|---|---|---|---|
| | FY 2019 BUDGET | 1/31/2019 | EXPENDED | COMPLETE | BUDGET REMAINING | 1/31/2018 |
| Personnel Services | 462,669 | 148,012 | 31.99% | 33.33% | 314,657 | 127,326 |
| Contractual Services | 134,840 | 21,617 | 16.03% | 33.33% | 113,223 | 19,248 |
| Supplies | 47,957 | 6,086 | 12.69% | 33.33% | 41,871 | 5,720 |
| Debt Service | 125,670 | 4,750 | 3.78% | 33.33% | 120,920 | 5,494 |
| TOTAL EXPENSES | 771,136 | 180,465 | 23.40% | 33.33% | 590,671 | 157,788 |

# General Fund Sales Tax Revenue




| Ten Years General Fund - 1 Cent Sales Tax by Month | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Month Earned** | **October** | **November** | **December** | **January** | **February** | **March** | **April** | **May** | **June** | **July** | **August** | **September** | **Total** |
| **Month Received** | **December** | **January** | **February** | **March** | **April** | **May** | **June** | **July** | **August** | **September** | **October** | **November** | **for** |
| **Monthly Report** | **December** | **January** | **February** | **March** | **April** | **May** | **June** | **July** | **August** | **September** | **September** | **September** | **September** |
| **FY2010** | $ 150,165.85 | $ 158,975.25 | $ 301,212.75 | $ 159,096.72 | $ 150,843.63 | $ 298,251.61 | $ 173,133.34 | $ 174,420.89 | $ 294,321.45 | $ 313,300.51 | $ 181,373.75 | $ 281,864.50 | $ 776,538.76 |
| **FY2011** | 183,520.95 | 159,941.30 | 297,481.04 | 156,755.37 | 161,072.29 | 339,101.69 | 141,724.72 | 203,977.86 | 302,077.93 | 200,233.63 | 188,273.19 | 307,514.97 | 696,021.79 |
| **FY2012** | 193,879.59 | 189,729.26 | 361,026.99 | 172,368.02 | 180,462.59 | 296,265.83 | 194,023.60 | 204,168.58 | 301,307.85 | 233,545.43 | 217,216.58 | 312,642.69 | 763,404.71 |
| **FY2013** | 218,153.65 | 199,036.10 | 350,368.75 | 213,819.27 | 197,512.45 | 321,765.08 | 219,952.49 | 243,831.46 | 320,625.44 | 242,530.20 | 231,205.74 | 313,542.09 | 787,278.03 |
| **FY2014** | 235,400.44 | 216,865.20 | 367,651.14 | 208,294.01 | 203,731.52 | 353,689.31 | 243,634.49 | 270,606.87 | 372,730.65 | 249,630.67 | 274,841.36 | 352,977.18 | 877,449.21 |
| **FY2015** | 252,984.93 | 235,607.79 | 403,762.59 | 220,614.07 | 216,703.67 | 352,423.43 | 261,131.21 | 253,443.92 | 347,971.66 | 271,086.53 | 267,688.77 | 371,653.87 | 910,429.17 |
| **FY2016** | 255,064.84 | 248,401.13 | 413,249.95 | 252,874.71 | 237,439.69 | 398,608.11 | 277,731.09 | 304,365.63 | 383,365.59 | 272,132.85 | 299,838.99 | 388,826.41 | 960,798.25 |
| **FY2017** | 269,139.11 | 294,631.90 | 418,225.68 | 265,326.70 | 250,106.54 | 380,739.15 | 258,902.11 | 299,761.70 | 371,734.47 | 282,660.17 | 292,913.09 | 364,733.48 | 940,306.75 |
| **FY2018** | 297,364.41 | 306,409.95 | 410,852.61 | 244,734.43 | 250,606.68 | 418,961.28 | 284,112.21 | 316,927.01 | 404,660.33 | 287,843.13 | 302,986.37 | 372,175.52 | 963,005.03 |
| **FY2019** | 301,063.43 | 292,303.55 | 415,769.33 | - | - | - | - | - | - | - | - | - | - |
| **$ Change** | 3,699.02 | (14,106.39) | 4,916.72 | | | | | | | | | | |
| **% Change** | 1.24% | -4.60% | 1.20% | | | | | | | | | | |

| Ten Years Cumulative General Fund - 1 Cent Sales Tax | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Month Earned** | **October** | **November** | **December** | **January** | **February** | **March** | **April** | **May** | **June** | **July** | **August** | **September** |
| **Month Received** | **December** | **January** | **February** | **March** | **April** | **May** | **June** | **July** | **August** | **September** | **October** | **November** |
| **Monthly Report** | **December** | **January** | **February** | **March** | **April** | **May** | **June** | **July** | **August** | **September** | **September** | **September** |
| **FY2010** | $ 150,165.85 | $ 309,141.09 | $ 610,353.85 | $ 769,450.57 | $ 920,294.19 | $ 1,218,545.81 | $ 1,391,679.15 | $ 1,566,100.03 | $ 1,860,421.49 | $ 2,173,721.99 | $ 2,355,095.75 | $ 2,636,960.25 |
| **FY2011** | 183,520.95 | 343,462.25 | 640,943.29 | 797,698.65 | 958,770.94 | 1,297,872.63 | 1,439,597.35 | 1,643,575.21 | 1,945,653.13 | 2,145,886.76 | 2,334,159.95 | 2,641,674.92 |
| **FY2012** | 193,879.59 | 383,608.85 | 744,635.83 | 917,003.85 | 1,097,466.45 | 1,393,732.28 | 1,587,755.88 | 1,791,924.46 | 2,093,232.31 | 2,326,777.74 | 2,543,994.32 | 2,856,637.01 |
| **FY2013** | 218,153.65 | 417,189.75 | 767,558.51 | 981,377.77 | 1,178,890.22 | 1,500,655.30 | 1,720,607.79 | 1,964,439.25 | 2,285,064.69 | 2,527,594.89 | 2,758,800.63 | 3,072,342.72 |
| **FY2014** | 235,400.44 | 452,265.64 | 819,916.78 | 1,028,210.79 | 1,231,942.31 | 1,585,631.63 | 1,829,266.11 | 2,099,872.98 | 2,472,603.63 | 2,722,234.31 | 2,997,075.67 | 3,350,052.85 |
| **FY2015** | 252,984.93 | 488,592.72 | 892,355.31 | 1,112,969.39 | 1,329,673.05 | 1,682,096.49 | 1,943,227.70 | 2,196,671.62 | 2,544,643.28 | 2,815,729.81 | 3,083,418.58 | 3,455,072.45 |
| **FY2016** | 255,064.84 | 503,465.97 | 916,715.93 | 1,169,590.63 | 1,407,030.33 | 1,805,638.44 | 2,083,369.53 | 2,387,735.16 | 2,771,100.75 | 3,043,233.61 | 3,343,072.59 | 3,731,899.01 |
| **FY2017** | 269,139.11 | 563,771.01 | 981,996.69 | 1,247,323.39 | 1,497,429.93 | 1,878,169.08 | 2,137,071.19 | 2,436,832.89 | 2,808,567.36 | 3,091,227.53 | 3,384,140.63 | 3,748,874.11 |
| **FY2018** | 297,364.41 | 603,774.36 | 1,014,626.97 | 1,259,361.41 | 1,509,968.09 | 1,928,929.37 | 2,213,041.58 | 2,529,968.59 | 2,934,628.93 | 3,222,472.06 | 3,525,458.43 | 3,897,633.95 |
| **FY2019** | 301,063.43 | 593,366.99 | 1,009,136.32 | - | - | - | - | - | - | - | - | - |
| **$ Change** | 3,699.02 | (10,407.37) | (5,490.65) | | | | | | | | | |
| **% Change** | 1.24% | -1.72% | -0.54% | | | | | | | | | |

# Projected Water and Wastewater Volumetric Rates

| *Water Volumetric Rate* | Rate per 1,000 Gallons 2019 | 2020 | 2021 | 2022 | 2023 |
|---|---|---|---|---|---|
| Colleyville's portion of TRA's Operating Budget Including Raw Water | $2.287 | $2.377 | $2.477 | $2.554 | $2.625 |
| Add: 20% of O&M rate (Billed by TRA to ensure liquidity) | $0.46 | $0.48 | $0.50 | $0.51 | $0.53 |
| **Subtotal O&M Rate** | **$2.744** | **$2.852** | **$2.972** | **$3.065** | **$3.150** |
| Colleyville's portion of TRA's Debt Budget | $1.326 | $1.526 | $1.826 | $2.082 | $2.250 |
| Add: 5% of Debt service (Based on the City's historical experience) | $0.066 | $0.076 | $0.091 | $0.104 | $0.113 |
| **Subtotal Debt Rate** | **$1.392** | **$1.602** | **$1.917** | **$2.186** | **$2.363** |
| **TOTAL PROJECTED VOLUMETRIC WATER RATE - AUGUST 2018** | **$4.137** | **$4.455** | **$4.890** | **$5.251** | **$5.513** |
| | | 8% | 10% | 7% | 5% |

| *Wastewater Volumetric Rate* | Rate per 1,000 Gallons 2019 | 2020 | 2021 | 2022 | 2023 |
|---|---|---|---|---|---|
| Colleyville's portion of TRA's Operating Budget | $1.009 | $1.115 | $1.165 | $1.149 | $1.083 |
| Add: 2% of O&M rate (Based on the City's historical experience) | $0.020 | $0.022 | $0.023 | $0.023 | $0.022 |
| **Subtotal O&M Rate** | **$1.029** | **$1.137** | **$1.188** | **$1.172** | **$1.105** |
| Colleyville's portion of TRA's Debt Budget | $1.979 | $2.235 | $2.412 | $2.576 | $2.781 |
| Add: 5% of Debt service (Based on the City's historical experience) | $0.099 | $0.112 | $0.121 | $0.129 | $0.139 |
| **Subtotal Debt Rate** | **$2.078** | **$2.347** | **$2.533** | **$2.705** | **$2.920** |
| **TOTAL PROJECTED VOLUMETRIC WASTEWATER RATE - AUGUST 2018** | **$3.107** | **$3.484** | **$3.721** | **$3.877** | **$4.025** |
| | | 12% | 7% | 4% | 4% |

| | Rate per 1,000 Gallons | | | | |
|---|---|---|---|---|---|
| ***Water Volumetric Rate*** | **2019** | **2020** | **2021** | **2022** | **2023** |
| Colleyville's portion of TRA's Operating Budget Including Raw Water | $2.287 | $2.353 | $2.438 | $2.481 | $2.539 |
| Add: 20% of O&M rate (Billed by TRA to ensure liquidity) | $0.46 | $0.47 | $0.49 | $0.50 | $0.51 |
| **Subtotal O&M Rate** | **$2.744** | **$2.824** | **$2.926** | **$2.977** | **$3.047** |
| Colleyville's portion of TRA's Debt Budget | $1.326 | $1.477 | $1.743 | $1.944 | $2.093 |
| Add: 5% of Debt service (Based on the City's historical experience) | $0.066 | $0.074 | $0.087 | $0.097 | $0.105 |
| **Subtotal Debt Rate** | **$1.392** | **$1.551** | **$1.830** | **$2.041** | **$2.198** |
| **TOTAL PROJECTED VOLUMETRIC WATER RATE - FEBRUARY 2019** | **$4.137** | **$4.374** | **$4.756** | **$5.018** | **$5.244** |
| | | 6% | 9% | 6% | 5% |

| | Rate per 1,000 Gallons | | | | |
|---|---|---|---|---|---|
| ***Wastewater Volumetric Rate*** | **2019** | **2020** | **2021** | **2022** | **2023** |
| Colleyville's portion of TRA's Operating Budget | $1.009 | $1.106 | $1.160 | $1.150 | $1.102 |
| Add: 2% of O&M rate (Based on the City's historical experience) | $0.020 | $0.022 | $0.023 | $0.023 | $0.022 |
| **Subtotal O&M Rate** | **$1.029** | **$1.128** | **$1.183** | **$1.173** | **$1.124** |
| Colleyville's portion of TRA's Debt Budget | $1.979 | $2.072 | $2.296 | $2.445 | $2.594 |
| Add: 5% of Debt service (Based on the City's historical experience) | $0.099 | $0.104 | $0.115 | $0.122 | $0.130 |
| **Subtotal Debt Rate** | **$2.078** | **$2.176** | **$2.411** | **$2.567** | **$2.724** |
| **TOTAL PROJECTED VOLUMETRIC WASTEWATER RATE - FEBRUARY 2019** | **$3.107** | **$3.304** | **$3.594** | **$3.740** | **$3.848** |
| | | 6% | 9% | 4% | 3% |

# City of Colleyville
# City Council
# Agenda Briefing

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

**Agenda Number** **Agenda Date** 02/19/2019 **Number** 5
**Type** Report
**Department** City Manager

## Title
Quarterly Performance Management Report

## Strategic Plan
1.3 Assure convenient access to public information
1.4 Communicate thoroughly and strategically

## Explanation
The purpose of this item is to report on performance of the programs and services identified in the City's strategic plan and the general operations of the City through the use of performance measures. In addition to performance measures, additional metrics called vital statistics are included in the report. Performance measures are measures of efficiency or effectiveness and represent outcomes that can be directly influenced by staff. Vital statistics represent data that is important to track for overall understanding of how a program is performing and for decision making, but is not necessarily a reflection of efficiency or effectiveness, and is not something that staff has significant control over. The presentation of both performance measures and vital statistics provides a well-rounded look at performance and trends in programs and services, while also furthering the City's efforts of accountability and transparency to those we serve.

The attached spreadsheet includes the first quarter of actual data for FY 2019. For performance measures, the FY 2019 year-to-date (YTD) actual numbers are compared to the FY 2019 target that was established by the responsible department and are color coded as listed below. Vital statistics do not have a FY 2019 target and are therefore not color coded, as those metrics represent information that is important to track, but are not necessarily appropriate to set targets for.

Gray - Data not available at this time

Green - Performance expected to meet or exceed the target

Yellow - Performance expected to be near the target, but not meet it

Red - Performance not expected to meet the target, or come close to meeting it

Dashboard reports are also included and offer a more visual presentation of highlighted performance measures and vital statistics.

**Attachments**

1. FY 2019 Q1 Performance Management Report

## PUBLIC SAFETY

**Performance Measures**

| | Program | Goal | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 | FY 2019 Target | FY 2019 YTD |
|---|---|---|---|---|---|---|---|---|---|
| Percentage of code violations located proactively | Code Enforcement | Safeguard Colleyville's identity | 80% | 69% | 70% | 79% | 75% | ≥ 50% | 83% |
| Number of UCR Part 1 Crimes | Police Administration | Deliver high quality core services | 160 | 141 | 158 | 146 | 162 | ≤ 120 | 42 |
| Percentage of UCR Part 1 Offenses cleared | Criminal Investigations | Deliver high quality core services | 30% | 31% | 28% | 29% | 41% | ≥ 30% | 14% |
| Percentage of crime victims contacted by investigators within 3 days | Criminal Investigations | Deliver high quality core services | 98% | 100% | 100% | 97% | 99% | ≥ 99% | 99% |
| Average Priority 1 response time (call dispatch to arrival) | Police Patrol | Deliver high quality core services | 4:03 | 3:12 | 3:25 | 3:36 | 3:42 | ≤ 5:00 | 3:32 |
| Fire/Ambulance average response time | Fire and EMS Operations | Deliver high quality core services | (Previously reported percentage of response times under 6 minutes ) | | 4:43 | 4:40 | 4:47 | ≤ 6:00 | 4:52 |
| Percentage of plans reviewed within 48 hours | Fire Prevention / Investigations | Deliver high quality core services | 100% | 99% | 99% | 99% | 99% | ≥ 99% | 99% |
| Percentage of fire investigations cleared within 30 days | Fire Prevention / Investigations | Deliver high quality core services | 100% | 100% | 100% | 100% | 100% | ≥ 100% | 100% |
| Percentage of inspections performed within 48 hours of request | Fire Prevention / Investigations | Deliver high quality core services | 100% | 100% | 100% | 100% | 98% | ≥ 99% | 99% |

**Vital Statistics**

| | Program | Goal | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 | FY 2019 YTD |
|---|---|---|---|---|---|---|---|---|
| Injury accidents per 1,000 population | Police Patrol | Deliver high quality core services | 2.76 | 3.04 | 3.4 | 3.04 | 2.92 | 0.48 |
| Number of self-initiated calls for service (proactive, community policing) | Police Patrol | Operate Transparently | 50,897 | 43,781 | 35,652 | 37,273 | 33,765 | 7,930 |
| Total number of outstanding warrants in system since 1/1/03 | Warrant Officer | Deliver high quality core services | 4,056 | 3,657 | 3,006 | 2,457 | 2,103 | 1,831 |
| Number of warrants served | Warrant Officer | Deliver high quality core services | 2,767 | 2,610 | 2,350 | 2,874 | 1,789 | 1,125 |
| Fire Related Responses | Fire Operations | Deliver high quality core services | 500 | 542 | 566 | 610 | 758 | 209 |
| Fire Related Responses - Mutual Aid | Fire Operations | Deliver high quality core services | New measure | New measure | New measure | New measure | 120 | 25 |
| Service Related Responses | Fire Operations | Deliver high quality core services | 127 | 152 | 180 | 191 | 308 | 68 |
| Service Related Responses - Mutual Aid | Fire Operations | Deliver high quality core services | New measure | New measure | New measure | New measure | 79 | 6 |
| EMS Related Responses | EMS Operations | Deliver high quality core services | 950 | 959 | 1037 | 967 | 999 | 232 |
| EMS Related Responses - Mutual Aid | EMS Operations | Deliver high quality core services | New measure | New measure | New measure | New measure | 25 | 11 |
| Ambulance billing revenue | EMS Operations | Deliver high quality core services | $399,312 | $354,239 | $388,803 | $318,738 | $354,284 | $81,142 |
| Percentage of billed services recovered | EMS Operations | Deliver high quality core services | 32% | 29% | 31% | 59% | 68% | 48% |
| Total number of volunteer hours from CFAAA and Rehab Team | Fire Administration | Operate Transparently | 418.5 | 672.5 | 491.75 | 482 | 475 | 116 |
| Community Fire Prevention Events | Fire Prevention / Operations | Operate Transparently | 116 | 125 | 122 | 118 | 140 | 48 |
| Average hours of training per employee | Fire Operations | Deliver high quality core services | 160.99 | 134.77 | 166 | 170 | 170 | 40 |

**DEVELOPMENT**

| | | Program | Goal | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 | FY 2019 Target | FY 2019 YTD |
|---|---|---|---|---|---|---|---|---|---|---|
| **Performance Measures** | Percentage of residential plan reviews processed <8 days (was 5 through FY16) | Building Inspection | Enable Responsible Development | 41% | 77% | 75% | 84% | 45% | ≥ 75% | 72% |
| | Percentage of commercial plan reviews processed <8 days (was 10 through FY16) | Building Inspection | Enable Responsible Development | 55% | 77% | 80% | 80% | 51% | ≥ 75% | 68% |
| | Percentage of inspections performed within 24 hours | Building Inspection | Enable Responsible Development | 98% | 99% | 98% | 98% | 90% | ≥ 95% | 88% |
| | Colleyville retail occupancy rate | Economic Development | Enable Responsible Development | 90% | 90% | 96% | 97% | 95.2% | ≥ 95% | 93% |
| | Colleyville office occupancy rate | Economic Development | Enable Responsible Development | 89% | 90% | 92% | 93% | 93% | ≥ 90% | 92% |
| | Percentage growth in sales tax revenue (General Fund) | Economic Development | Enable Responsible Development | 9.0% | 3.1% | 8.0% | 0.50% | 4.18% | ≥ 1% | -0.54% |

| | | Program | Goal | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 | FY 2019 YTD |
|---|---|---|---|---|---|---|---|---|---|
| **Vital Statistics** | Number of Inspections Performed | Building Inspection | Enable Responsible Development | 4,621 | 7,194 | 9,977 | 9,978 | 11,981 | 2,797 |

## LEISURE

| | | Program | Goal | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 | FY 2019 Target | FY 2019 YTD |
|---|---|---|---|---|---|---|---|---|---|---|
| Performance Measures | Percentage of competitive athletic fields meeting departmental maintenance standards | Athletic Field Maintenance | Safeguard Colleyville's identity | 80% | 80% | 85% | 100% | 89% | ≥ 85% | 75% |
| | Percentage of park inspections meeting standards | Park Maintenance | Safeguard Colleyville's identity | 80% | 95% | 96% | 96% | 96% | ≥ 96% | 97% |
| | Percentage of library materials requests filled within 30 days | Library Services | Deliver high quality core services | 96% | 93% | 94% | 98% | 91% | ≥ 80% | N/A |
| | Percentage of library patrons who come to the library looking for items and find them | Library Services | Deliver high quality core services | 80% | 81% | 83% | 83% | 82% | ≥ 80% | N/A |
| | Children's program attendance | Library Services | Safeguard Colleyville's identity | 18,363 | 17,173 | 18,888 | 19,471 | 20,995 | ≥ 18,000 | 5,941 |
| | Adult and teen program attendance | Library Services | Safeguard Colleyville's identity | 795 | 651 | 800 | 1,113 | 821 | ≥ 650 | 103 |
| | Children's summer reading program participation | Library Services | Safeguard Colleyville's identity | 1,188 | 987 | 1,278 | 1,127 | 1,249 | ≥ 1,000 | N/A |
| | Adult and teen summer reading program participation | Library Services | Safeguard Colleyville's identity | 114 | 84 | 148 | 228 | 197 | ≥ 100 | N/A |
| | Library patron visits | Library Services | Safeguard Colleyville's identity | 134,314 | 133,076 | 120,202 | 94,649 | 114,678 | ≥ 85,000 | 15,052 |
| | Library patron visits - In Person | Library Services | Safeguard Colleyville's identity | New Measure | New Measure | New Measure | New Measure | 109,764 | 81,500 | 13,332 |
| | Library patron visits - Online | Library Services | Safeguard Colleyville's identity | New Measure | New Measure | New Measure | New Measure | 4,914 | 3500 | 1,326 |
| | Reference questions answered | Library Services | Deliver high quality core services | 34,073 | 25,025 | 28,717 | 33,280 | 36,530 | ≥ 25,000 | 8,489 |
| | Circulation of the library materials collection | Library Services | Deliver high quality core services | 234,667 | 228,160 | 222,123 | 227,252 | 237,124 | ≥ 200,000 | 47,078 |
| | Percentage of offered classes/programs held | Recreation | Safeguard Colleyville's identity | 71% | 73% | 77% | 79% | 78% | ≥ 79% | 76% |
| | Number of participants | Senior Center | Safeguard Colleyville's identity | 3,734 | 3,767 | 4,574 | 4,148 | 3,875 | ≥ 4,000 | 838 |
| | Percentage of resident membership visits | Senior Center | Safeguard Colleyville's identity | 60% | 59% | 51% | 50% | 51% | ≥ 50% | 54% |
| | Percentage of cost recovery | Colleyville Center | Deliver high quality core services | 81% | 75% | 62% | 65% | 52% | ≥ 65% | 52% |
| | Percentage of customer satisfaction ratings of "excellent" | Colleyville Center | Deliver high quality core services | 96.4% | 97.3% | 98% | 97% | 98% | ≥ 97% | 98% |
| | Number of events held | Colleyville Center | Safeguard Colleyville's identity | 412 | 452 | 376 | 405 | 314 | ≥ 300 | 76 |

| | | Program | Goal | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 | FY 2019 YTD |
|---|---|---|---|---|---|---|---|---|---|
| Vital Statistics | Percentage of Colleyville households with at least one active library card holder | Library Services | Safeguard Colleyville's identity | 50% | 50% | 50% | 50% | 64% | 64% |
| | Library materials collection size | Library Services | Safeguard Colleyville's identity | 74,525 | 77,664 | 80,452 | 82,182 | 71,188 | 70,516 |
| | Number of staff hours dedicated to athletic field maintenance and game preparation | Athletic Field Maintenance | Safeguard Colleyville's identity | 3,697 | 4,032 | 4,007 | 3,804 | 3,358 | 705 |
| | Number of youth sports participants | Athletic Field Maintenance | Safeguard Colleyville's identity | 4,315 | 4,434 | 4,302 | 4,517 | 4,386 | 2,265 |
| | Percentage of non-resident youth sports participants | Athletic Field Maintenance | Safeguard Colleyville's identity | 52% | 52% | 59% | 49% | 49% | 52% |
| | Percentage of revenue recovery | Athletic Field Maintenance | Deliver high quality core services | 12% | 20% | 18% | 18% | 18% | 9% |
| | Number of classes/programs offered | Senior Center | Safeguard Colleyville's identity | 212 | 191 | 172 | 179 | 158 | 38 |
| | Average membership visits per month | Senior Center | Safeguard Colleyville's identity | 544 | 827 | 1,019 | 913 | 878 | 796 |
| | Number of Metroport Meals on Wheels participants | Senior Center | Safeguard Colleyville's identity | 1,607 | 1,695 | 1,553 | 1,284 | 1,229 | 276 |
| | Percentage of Meals on Wheels participants who are residents | Senior Center | Safeguard Colleyville's identity | 49% | 47% | 43% | 45% | 43% | 50% |
| | Percentage of resident class participants | Recreation | Safeguard Colleyville's identity | 42% | 44% | 43% | 43% | 42% | 35% |
| | Revenue generated from bookings | Colleyville Center | Deliver high quality core services | $230,793 | $226,901 | $209,919 | $230,612 | $171,524 | $35,168 |
| | Percentage of events generating economic impact for local business | Colleyville Center | Safeguard Colleyville's identity | 59% | 59% | 60% | 70% | 71% | 70% |
| | Percent of total events held: Colleyville residents | Colleyville Center | Safeguard Colleyville's identity | 10% | 11% | 23% | 13% | 10% | 14% |
| | Percent of total events held: Non-residents | Colleyville Center | Safeguard Colleyville's identity | 36% | 30% | 25% | 34% | 29% | 31% |
| | Percent of total events held: Non-profits | Colleyville Center | Safeguard Colleyville's identity | 47% | 50% | 45% | 46% | 54% | 46% |
| | Percent of total events held: City departments | Colleyville Center | Safeguard Colleyville's identity | 7% | 9% | 7% | 7% | 7% | 9% |

## PUBLIC WORKS

| | | Program | Focus Area | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 | FY 2019 Target | FY 2019 YTD |
|---|---|---|---|---|---|---|---|---|---|---|
| Performance Measures | Percent of internal customers satisfied w/ facility environment | Facility Services | Sustainable Governemnt | 84% | 86% | 96% | 92% | 92% | ≥ 90% | N/A |
| | Percentage of facility work orders responded to within one business day | Facility Services | Sustainable Governemnt | 51% | 83% | 89% | 91% | 90% | ≥ 90% | 91% |
| | Percentage of scheduled lane miles of public streets swept | Stormwater Management | Core Service | 99% | 99% | 94% | 100% | 100% | ≥ 98% | 99% |
| | Percent of storm drain inlets inspected | Stormwater Management | Core Service | 20% | 51% | 55% | 50% | 51% | ≥ 50% | 9% |
| | Percentage of drainage ditches cleaned | Drainage Maintenance | Core Service | New Measure | New Measure | New Measure | New Measure | New Measure | ≥ 5% | 1% |
| | Meter reading accuracy | Utility Support | Core Service | 99% | 98% | 99% | 98% | 98% | ≥ 98% | 97% |
| | Scheduled wastewater line cleanings completed | Wastewater Collection | Core Service | 78% | 91% | 94% | 93% | 96% | ≥ 95% | N/A |
| | Percentage of water valves exercised | Water Distribution | Core Service | 12% | 0.05% | 15% | 34% | 11% | ≥ 20% | 1% |
| | Percentage of water meters replaced | Water Distribution | Core Service | New Measure | New Measure | New Measure | New Measure | 2% | ≥8% | 0% |
| | Percent of street and traffic signs replaced | Street Maintenance | Neighborhoods | 15% | 15% | 7% | 5% | 5% | ≥ 10% | 1% |
| | Percentage of pavement markings renewed | Street Maintenance | Neighborhoods | 20% | 4% | 15% | 12.2% | 23% | ≥ 20% | 18% |

| | | Program | Focus Area | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 | FY 2019 YTD |
|---|---|---|---|---|---|---|---|---|---|
| | Quarterly inspections of Public infastructure within two year maintenance bond | Engineering Services | Core Service | New Measure | New Measure | New Measure | New Measure | New Measure | 100% |
| Vital Statistics | Percentage of monthly water samples testing negative for coloform bacteria | Water Distribution | Core Service | 99% | 98% | 100% | 100% | 100% | 100% |
| | Percentage of fleet time available | Fleet Services | Sustainable Government | 98% | 98% | 99% | 99% | 99% | 99% |
| | Ratio of scheduled maintenance to unscheduled repairs | Facility Services | Sustainable Government | 41% | 68% | 50% | 51% | 49% | 50% |
| | Percentage of contstruction time with City staff present | Engineering Services | Neighborhoods | 18% | 23% | 30% | 25% | 23% | 22% |
| | Percentage of time preventative maintenance is completed on schedule | Fleet Services | Sustainable Government | 95% | 96% | 96% | 99% | 97% | 97% |
| | Water loss ratio | Water Distribution | Core Service | 4.34% | 3.08% | 2.50% | 2.96% | N/A | N/A |

## ADMINISTRATION

| | | Program | Goal | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 | FY 2019 Target | FY 2019 YTD |
|---|---|---|---|---|---|---|---|---|---|---|
| **Performance Measures** | Number of News Releases | Communications | Operate tranparently | 23 | 29 | 31 | 52 | 60 | ≥ 60 | 17 |
| | Public information campaigns | Communications | Operate tranparently | 4 | 6 | 6 | 9 | 8 | ≥ 8 | 3 |
| | Achieve GFOA's Distinguished Budget Award | City Manager's Office | Deliver high quality core services | Yes | Yes | Yes | Yes | Yes | Yes | N/A |
| | Percentage of board, commission, and committee members that have completed Texas Open Meeting Act training | City Secretary | Operate tranparently | 89% | 91% | 86% | 94% | 96% | ≥ 95% | 89% |

| | | Program | Goal | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 | 2019 YTD |
|---|---|---|---|---|---|---|---|---|---|
| **Vital Statistics** | Tax rate per hundred dollars of valuation | City Council | Deliver high quality core services | $0.3559 | $0.3559 | $0.3559 | $0.33913 | $0.32080 | $0.32080 |
| | Number of household hazardous waste collections (at Fort Worth ECC and Clean Sweep event) | City Manager's Office | Deliver high quality core services | 553 | 658 | 752 | 702 | 639 | N/A |
| | Visits to Colleyville.com | Communications | Operate transparently | 318,759 | 317,793 | 321,567 | 294,099 | 298,736 | 113,478 |
| | E-News Service Subscribers | Communications | Operate transparently | 2,621 | 2,839 | 3,225 | 3,819 | 4,074 | 3,571 |
| | Social Media Followers on City of Colleyville Government | Communications | Operate transparently | New Measure | 1,000 | 1,836 | 2,546 | 4,755 | 5,260 |
| | Number of public information requests | City Secretary | Operate transparently | 260 | 283 | 296 | 255 | 226 | 51 |
| | Number of citizen survey responses | City Manager's Office | Operate transparently | 1,323 | N/A | N/A | 907 | N/A | N/A |

## FINANCE

| | Program | Goal | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 | FY 2019 Target | FY 2019 YTD |
|---|---|---|---|---|---|---|---|---|---|
| Achieve GFOA's Certificate of Achievement for Excellence in Financial Reporting | Finance | Deliver high quality core services | Yes | Yes | Yes | Yes | N/A | Yes | N/A |
| Percentage warrants issued within 10 day (formerly 8 day) period after due date or court date | Municipal Court | Deliver high quality core services | 97% | 99% | 99% | 99.0% | 99.9% | ≥ 99.6% | 99.8% |
| Utility billing accuracy rate | Utility Billing | Deliver high quality core services | 98.6% | 99.8% | 99.9% | 99.6% | 99.0% | ≥ 99.7% | 99.0% |

**Vital Statistics**

| | Program | Goal | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 | FY 2019 YTD |
|---|---|---|---|---|---|---|---|---|
| Percent of ACH payments to total accounts payable | Finance | Deliver high quality core services | 16% | 26% | 26% | 28% | 30% | 28% |
| Number of citations filed per FTE | Municipal Court | Deliver high quality core services | 4,610 | 4,609 | 4,220 | 4,268 | 3,098 | 612 |
| Number of citations going into warrant | Municipal Court | Deliver high quality core services | New Measure | New Measure | New Measure | New Measure | 883 | 411 |
| Percentage of automatic draft customers/total customers | Utility Billing | Deliver high quality core services | 19% | 16% | 17% | 19% | 21% | 21% |
| Percentage of customers paying before cutoff | Utility Billing | Deliver high quality core services | 97% | 97% | 97% | 96% | 99% | 98% |
| Uncollectible accounts written off at year end (water & sewer) | Utility Billing | Deliver high quality core services | $26,080 | $27,178 | $19,150 | $22,069 | N/A | N/A |

## INTERNAL SERVICES

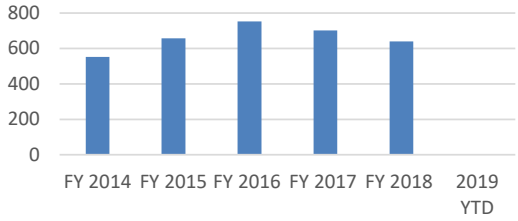
| | | Program | Goal | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 | FY 2019 Target | FY 2019 YTD |
|---|---|---|---|---|---|---|---|---|---|---|
| **Performance Measures** | Percentage turnover (per fiscal year) | Human Resources | Deliver high quality core services | 15% | 17% | 14% | 14% | 18% | ≤ 16% | 2% |
| | Percentage of annual performance evaluations completed on time | Human Resources | Deliver high quality core services | 98% | 73% | 99% | 95% | 97% | ≥ 90% | N/A |
| | Percentage of employees who participate in wellness program | Human Resources | Deliver high quality core services | 86% | 85% | 92% | 91% | 94% | ≥ 80% | N/A |
| | Workers' compensation experience modification factor (actual losses compared to expected losses) | Human Resources | Deliver high quality core services | 0.45 | 0.83 | 0.84 | 0.84 | 0.58 | ≤ 0.70 | 0.40 |
| | Medical and pharmacy loss ratio (paid claims divided by premiums) | Human Resources | Deliver high quality core services | 75.8% | 87.4% | 75.5% | 102.4% | 82.7% | ≤ 85% | 93.8% |
| | Percentage of product requests completed on time | Graphical Information Services (GIS) | Deliver high quality core services | 88% | 93% | 93.4% | 92% | 93.406% | ≥ 85% | N/A |
| | Percentage of broadcast uptime | Network/Desktop Services | Deliver high quality core services | 99.86% | 99.88% | 99.99% | 99.999% | 99.998% | ≥ 99% | 99.990% |
| | Percentage of work orders completed on time | Network/Desktop Services | Deliver high quality core services | 78% | 87% | 92.9% | 91% | 96.531% | ≥ 95% | 95.049% |
| | Percentage of network data and telecommunications uptime | Network/Desktop Services | Deliver high quality core services | 99.73% | 99.80% | 99.99% | 99.997% | 99.998% | ≥ 99% | 99.990% |
| | Percentage of IT work plan projects completed on time | Network/Desktop Services | Deliver high quality core services | 97% | 94% | 95% | 100% | 100% | = 100% | 100% |
| | Percentage of data backup success | Network/Desktop Services | Deliver high quality core services | 91% | 92% | 94.2% | 97% | 97.802% | = 100% | 94.780% |

| | | Program | Goal | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 | FY 2019 YTD |
|---|---|---|---|---|---|---|---|---|---|
| **Vital Statistics** | Total number of equipment pieces maintained by department | Network/Desktop Services | Deliver high quality core services | 569 | 589 | 609 | 609 | 629 | 629 |

Dashboard: Strategic Services
FY 2019 Q1

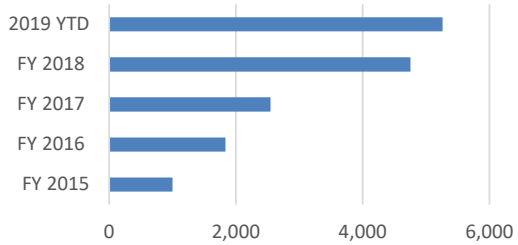
## Solid Waste & Recycling

Number of household hazardous waste collections (at Fort Worth ECC and Clean Sweep event)



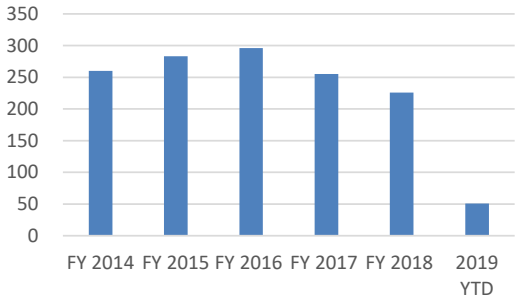

## Communications

Social Media Followers on City of Colleyville Government



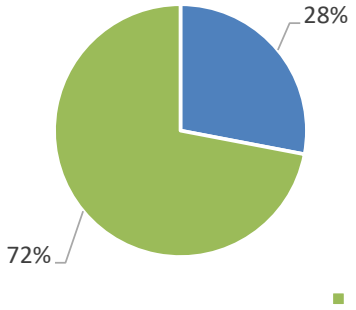

## City Secretary

Number of public information requests



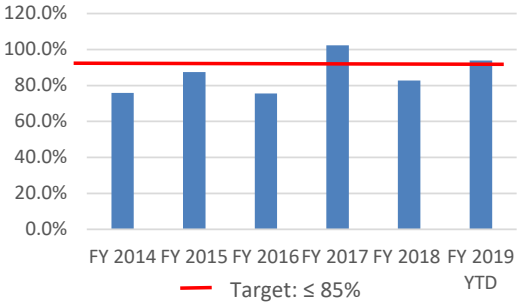

## Finance

Percent of ACH payments to total accounts payable



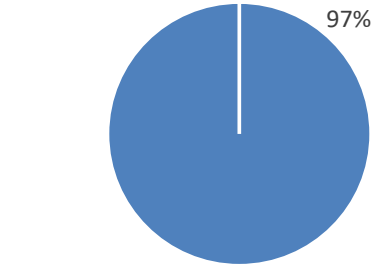

## Human Resources

Medical and pharmacy loss ratio (paid claims divided by premiums)




## Technology

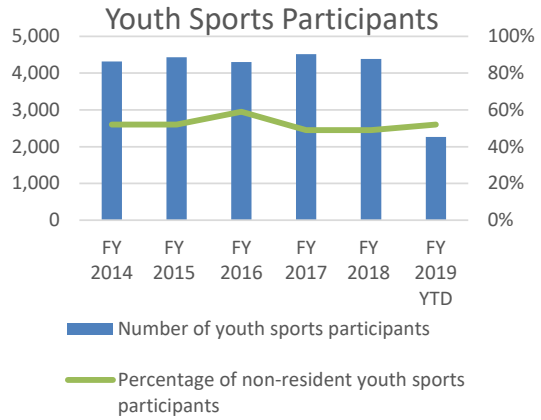
Percentage of data backup success



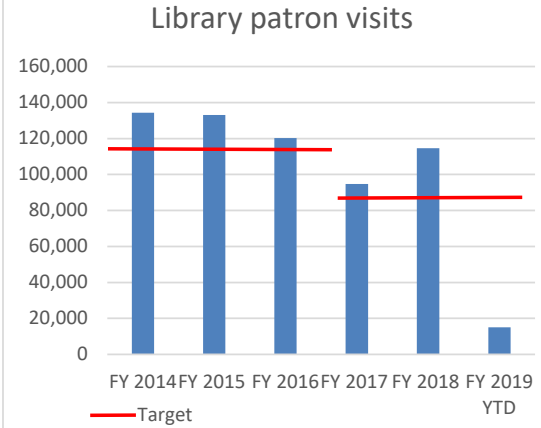

Target: 100%

Dashboard: Leisure Services
FY 2019 Q1

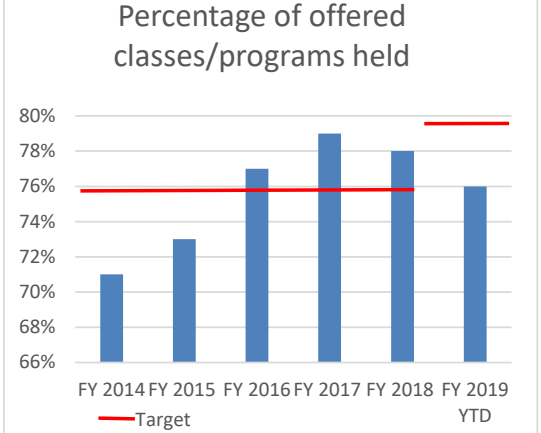
## Parks



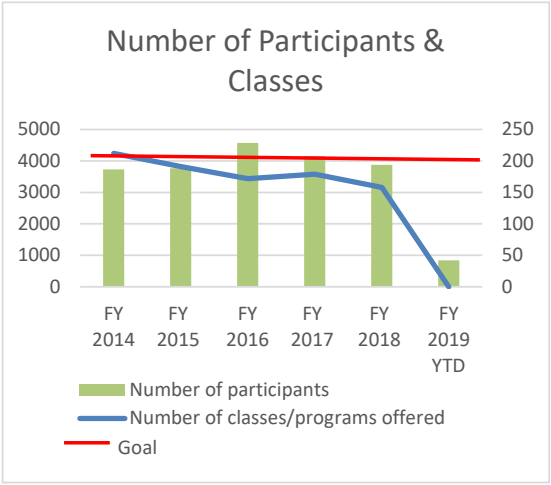

## Library



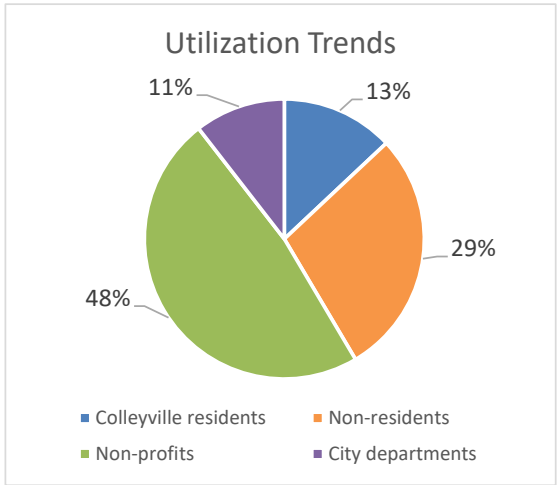

## Recreation



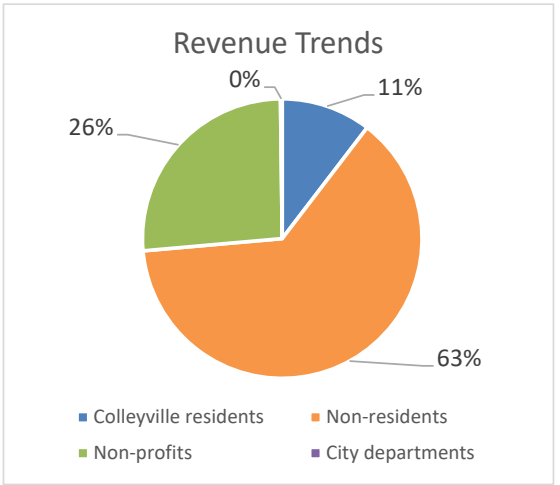

## Senior Center




## Colleyville Center

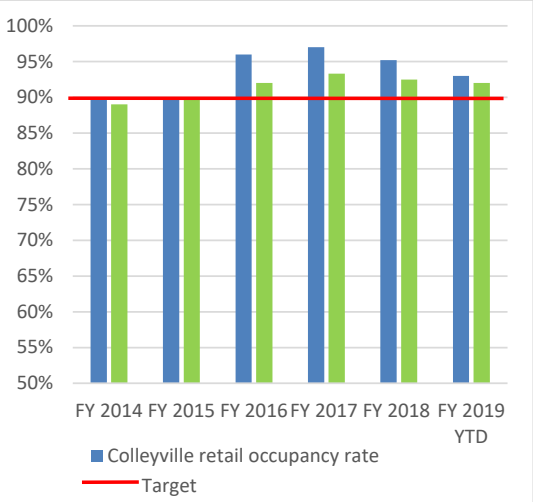



## Colleyville Center

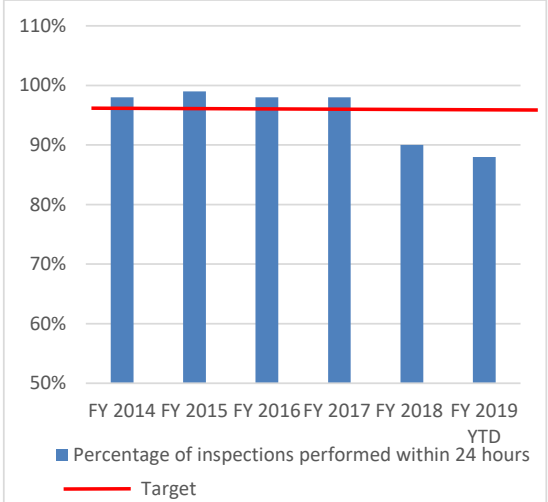


Dashboard: Development & Infrastructure
FY 2019 Q1

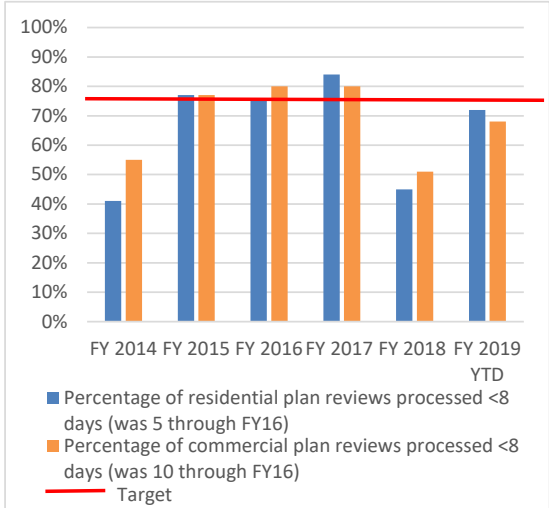
## Retail & Office Occupancy Rate



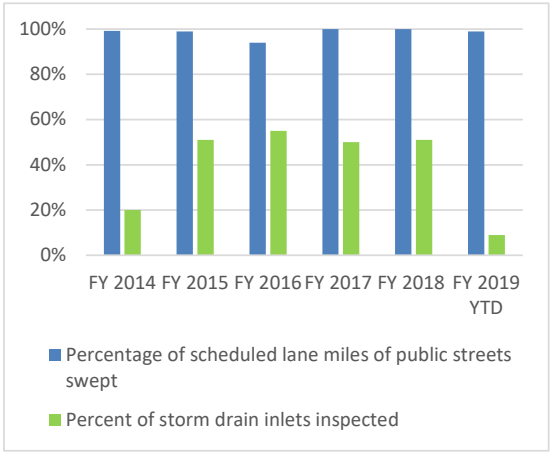

## Inspections Performed within 24 hours




## Plan Review & Inspections Timeliness

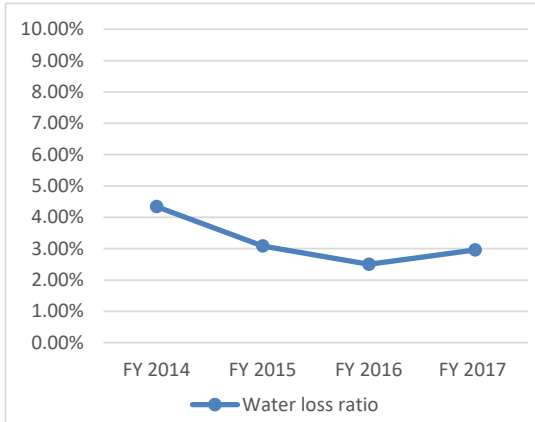



## Stormwater & Drainage

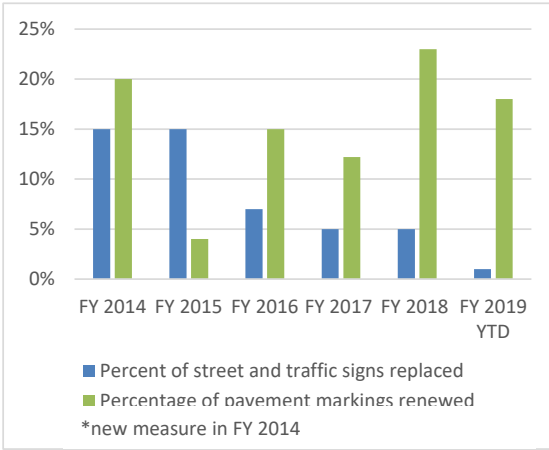



*annual measure

## Water Loss Ratio



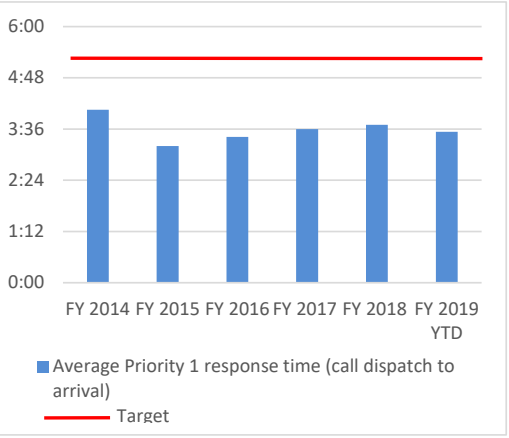

## Street Maintenance



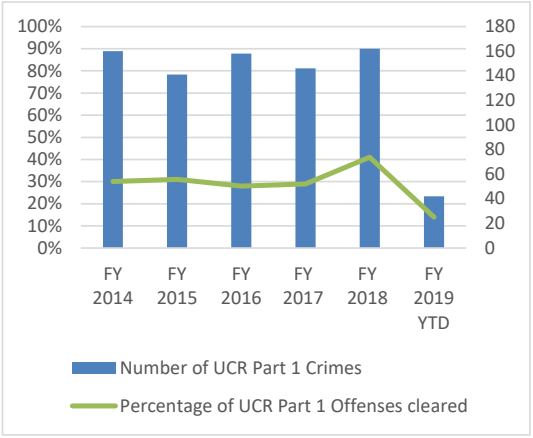

*new measure in FY 2014

Dashboard: Public Safety
FY 2019 Q1

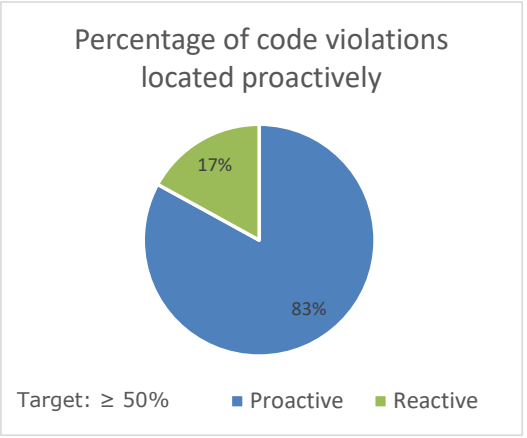
## Police Response Time



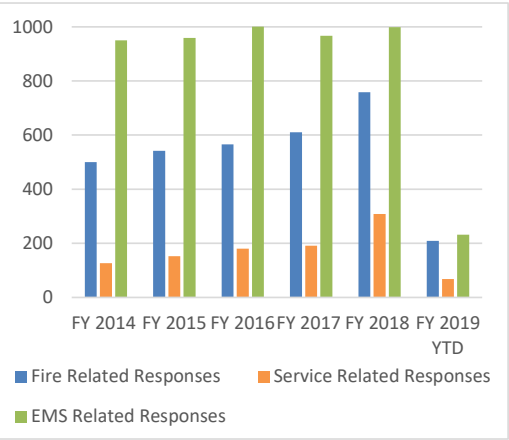

## UCR Part 1 Crimes



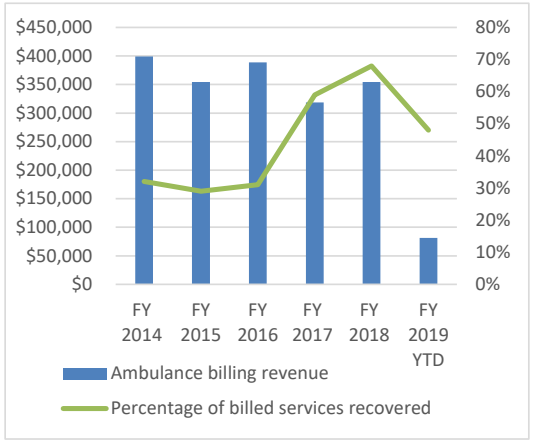

## Code Enforcement



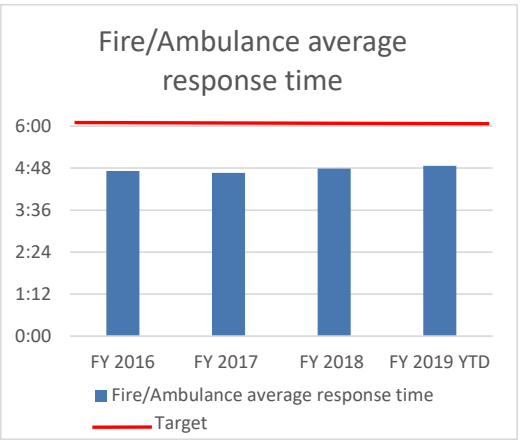

## Fire & EMS Responses




## Ambulance Billing




## Fire Response Time



# City of Colleyville
# City Council
# Agenda Briefing

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

**Agenda Number** 6a **Agenda Date** 02/19/2019 **Number** Ordinance O-19-2076
**Type** Ordinance
**Department** Community Development

**Title**
Consideration of a Special Use Permit for Food Packaging and Manufacturing on Lot 8R, Block 1, of the Colleyville Industrial Park, located at 1904 Industrial Boulevard, Suite 103, Case ZC18-036

**Strategic Plan**
4.2 Encourage compatible commercial growth

**Explanation**
***Second Reading and Public Hearing***

Jill Marks, the applicant, was present to answer questions at the February 5, 2019 City Council Meeting.

***First Reading and Public Hearing***

Jill Marks, the applicant, has submitted a request for a Special Use Permit (SUP) to allow a Food Packaging and Manufacturing business at 1904 Industrial Boulevard, Suite 103. The subject property is zoned ML-Light Manufacturing district. A Food Packaging and Manufacturing business is allowed in the ML-Light Manufacturing zoning district with the approval of an SUP.

**Existing Conditions/Background:** The subject property is currently known as the Colleyville Technical Center and is developed as an approximately 13,400 square foot commercial building with a mix of office, light manufacturing, and warehouse uses. Per the attached site plan and floor plan exhibits, the proposed business would occupy 1,500 square feet of lease space that is currently vacant.

**Proposed Zoning Request:** The applicant requests an SUP for Food Packaging and Manufacturing in the ML- Light Manufacturing zoning district.

The minimum standards for the ML zoning district are as follows:

| | |
|---|---|
| Minimum Lot Size: | 10,000 square feet |
| Minimum Lot Width: | 100 feet |
| Minimum Lot Depth: | 120 feet |
| Front Building Line: | 40 feet |
| Side Building Line: | 15 feet |

| | |
|---|---|
| Rear Building Line: | 10 feet |
| Maximum Lot Coverage: | 60 percent |

**Surrounding Development:** The properties to the north, south and west all share ML-Light Manufacturing zoning and are improved with commercial buildings. The properties to the east are zoned PUD-R Planned Unit Development- Residential and are improved with single family residential homes.

**Proposed Business:** Per the attached Statement of Planning Objectives the proposed name of the business is "Cookies, Crumbs, and Crust". The business currently has four employees and plans to relocate from Irving to Colleyville upon approval of the Special Use Permit request.

According to the Statement of Planning Objectives the business will manufacture, package, and ship specialty cookies, currently sold in Chip and Joanna's Magnolia Table and Silos Bakery, Neiman Marcus, and Central Market. Their other clients include; Nadamoo dairy free ice cream, Watermark Church, Bent Tree Church, and Southlake Carroll School District.

The applicant has indicated that only the baking of food will take place on the premises. The process primarily consists of mixing ingredients, baking, packaging, and shipping.

*Ordinance* – Chapter 3 (Land Use) of the Land Development Code identifies the purpose of a Special Use Permit as:

"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."

*Analysis* – The Special Use Permit request up for consideration is consistent with the land uses located on the subject property, and the governing zoning district. Based on the information provided by the applicant, the business appears to be a low intensity land use with few employees and standard hours of operation. Although residential adjacency exists to the east (Ross Downs Estates), the proposal does not appear to be of a nature anticipated to adversely impact the adjacent residential properties.

**Hours of Operation:** According to the applicant, the business will operate during the following hours:

- Monday – Friday: 7:00 am to 3:00 pm

**Parking:** The attached site plan identifies 43 parking spaces provided for 1904 Industrial Boulevard. The Land Development Code does not prescribe a specific

number of parking spaces for the proposed land use. Rather, the Land Development Code requires that the number of parking spaces be defined in the approved ordinance for the Special Use Permit. Based on the limited number of employees and the nature of the business, staff recommends a parking ratio commensurate to a general office land use. This requirement is one parking space per 300 square feet of gross floor area. Utilizing this ratio, five parking spaces will be required for the proposed. Sufficient parking exists on the site.

**Comprehensive Plan:** The City's comprehensive plan, Destination Colleyville, identifies the subject property for commercial development. The proposed SUP does not conflict with any portion of the comprehensive plan.

**Public Notification:** Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 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 zoning change is generally consistent with the City's comprehensive plan. Additionally the request is consistent with the land uses located on the subject property and the governing zoning district. Staff recommends approval of the Special Use Permit.

**Planning & Zoning Commission Recommendation:** The Planning & Zoning Commission recommended approval at their January 14, 2019 meeting by a vote of 7-0.

**Financial Impact**
There is no fiscal impact to the City of Colleyville for this item.

**Recommendation**
Approve

**Attachments**
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Notification Map
7. Notification List
8. Property Owner Notification Letter
9. Ordinance O-19-2076

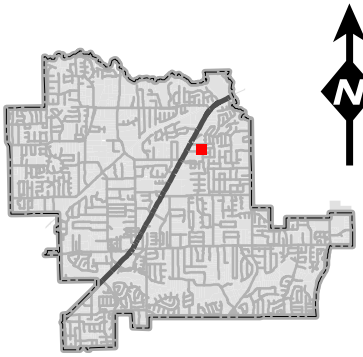
# Aerial Map




CITY OF COLLEYVILLE TEXAS

## ZC18-036

### 1904 Industrial Blvd

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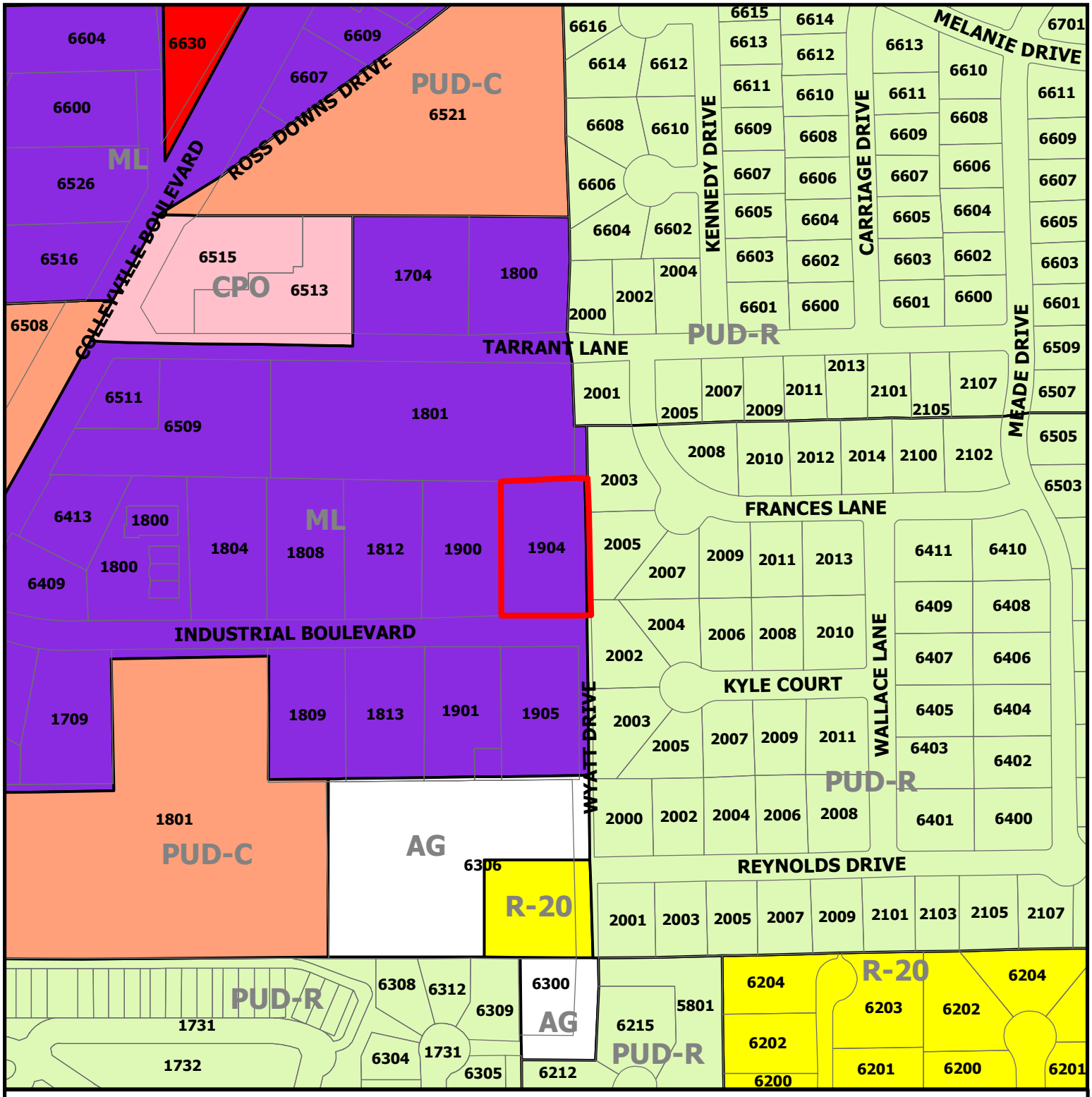
Subject Property

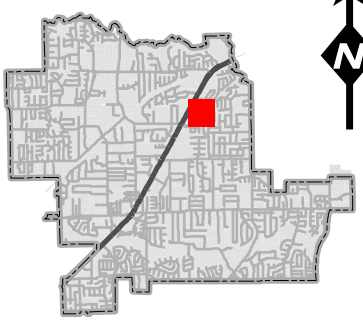
# Zoning Map




CITY OF COLLEYVILLE TEXAS

# ZC18-036

## 1904 Industrial Blvd



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Subject Property

# Future Land Use Map




CITY OF COLLEYVILLE TEXAS

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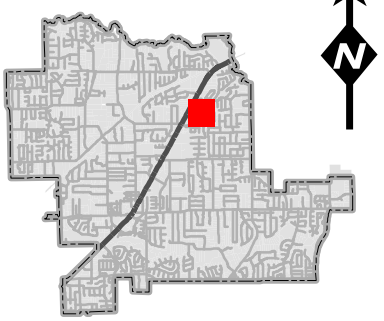
## ZC18-036
### 1904 Industrial Blvd

- Subject Property
- Residential
- Colleyville Blvd Corridor
- Open Space; Parks
- Water Body



# Statement of Planning Objectives

COOKIES CRUMBS AND CRUST

This is the written description of my business in a narrative format as requested. This is a supporting document for my application.

Cookies Crumbs and Crust is a small baking business that supplies retail stores with specialty baked goods.

- My clients include: Chip and Joanna's Magnolia Table and Silos Bakery, Neiman Marcus, Nadamoo dairy free ice cream, Central Market, Watermark Church, Bent Tree Church, Southlake Carroll school district and other retail establishment.
- My hours of operation is 7:00am - 3:00pm M-F, closed weekends.
- I have 2 bakers and 1 packager and one driver that picks up product during business hours.
- The boxes I use are 14 x 14 x 8. This can give you an idea of the size of the products. I will not be needing a forklift or anything big equipment to move my product.

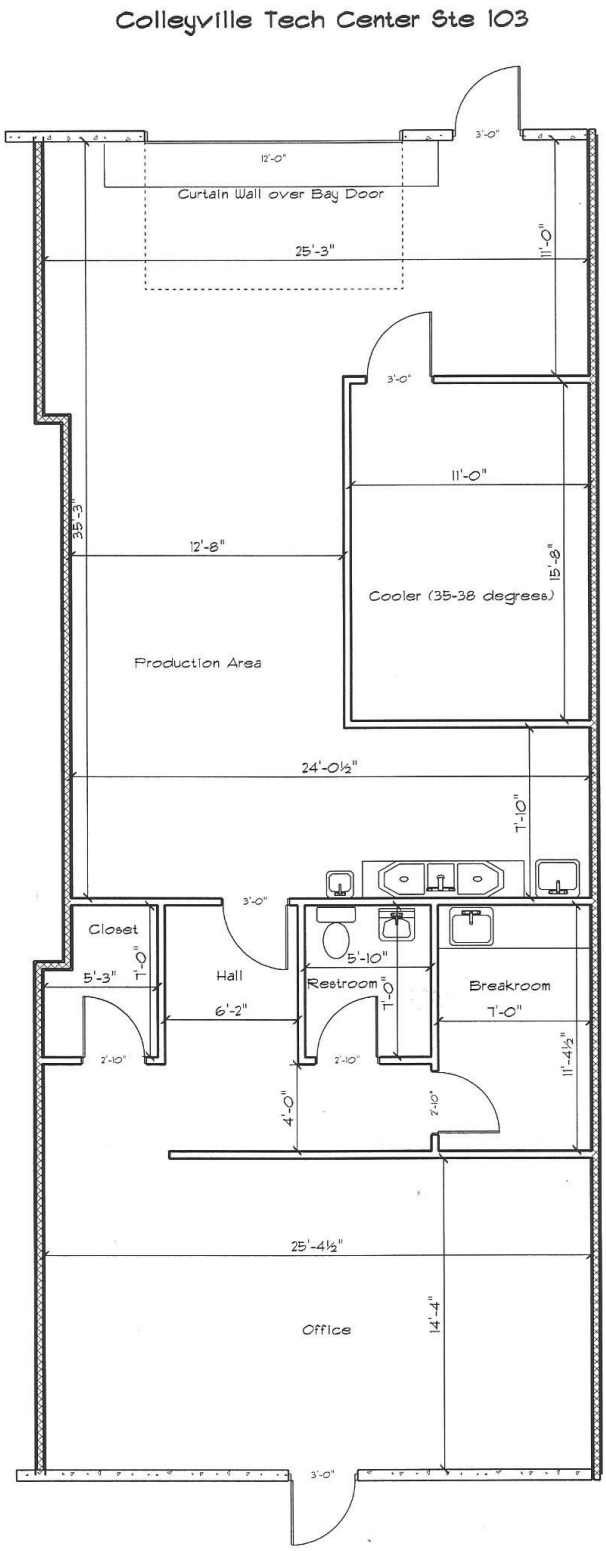
My business is very similar to the previous tenant, Truelee foods. I will be basically doing the same type of production of natural specialty cookies. I might be a little smaller in volume than Truelee, but I am not sure. I am currently baking in Las Colinas, I have been with the Culinary Focus for 5 years. I need a larger kitchen and the walk in freezer is a perfect for my business. I live in Southlake and would love to get closer to my home. I have been written up in The Dallas Morning News, Southlake Style and 360West. I have no plans to have a retail/bakery set up. I am attaching a copy of my inspection report from the Texas Department of State Health. This was a surprise inspection.
I look forward to growing my business in Colleyville. I am very excited to have a larger facility which will allow for my growth. I am also a member of the WBCS (Women's Business Council-Southwest)

I was awarded by American Airlines first class flight desserts to Hong Kong. The project was canceled due to budget restrictions. One of my goals is to get my products with American Airlines for inflight food service.

# Statement of Planning Objectives

Please feel free to call me with any other questions you may have. Thank you, Jill Marks 817 703 9341

# Site Plan


Colleyville Tech Center Ste 103
12'-0"
3'-0"
Curtain Wall over Bay Door
25'-3"
11'-0"
3'-0"
11'-0"
35'-3"
12'-8"
15'-8"
Cooler (35-38 degrees)
Production Area
24'-0½"
7'-10"
3'-0"
Closet
5'-3"
7'-0"
Hall
6'-2"
5'-10"
Restroom
7'-0"
Breakroom
7'-0"
2'-10"
2'-10"
11'-4½"
4'-0"
2'-10"
25'-4½"
Office
14'-4"
3'-0"

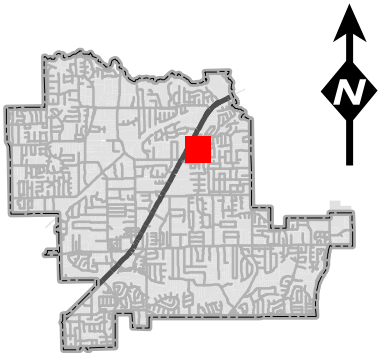
# Notification Map




CITY OF COLLEYVILLE TEXAS

# ZC18-036

## 1904 Industrial Blvd

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Subject Property

500ft Buffer

Properties within 500ft

# Notification List

| Owner Name | Owner Address | Owner City | Owner Zip | Situs Address |
|---|---|---|---|---|
| HOVERSON PROPERTIES LLC | 1808 INDUSTRIAL BLVD | COLLEYVILLE, TX | 76034 | 1808 INDUSTRIAL BLVD |
| PRINCE, DOUG D | 2003 KYLE CT | COLLEYVILLE, TX | 76034 | 2003 KYLE CT |
| GORE, CHARLES E | 27025 BIG BUFFALO RD | STOVER, MO | 65078 | 1903 INDUSTRIAL BLVD |
| LAND, BRAD | 6811 CURTIS RD | COLLEYVILLE, TX | 76034 | 1813 INDUSTRIAL BLVD |
| WEDEMEYER, R J | 2010 FRANCES DR | COLLEYVILLE, TX | 76034 | 2010 FRANCES DR |
| MEDLENKA, CHRISTOPHER | 4601 COLLEYVILLE BLVD STE 100 | COLLEYVILLE, TX | 76034 | 2006 KYLE CT |
| LINDLEY, SWIFT L | 2002 KYLE CT | COLLEYVILLE, TX | 76034 | 2002 KYLE CT |
| SAULS, HOWARD | 2011 KYLE CT | COLLEYVILLE, TX | 76034 | 2011 KYLE CT |
| GAJEWSKY, STEVE | 2009 TARRANT LN | COLLEYVILLE, TX | 76034 | 2009 TARRANT LN |
| WEILER, ERIC W | 2011 FRANCES DR | COLLEYVILLE, TX | 76034 | 2011 FRANCES DR |
| ALEXANDER, DAVID | 2009 KYLE CT | COLLEYVILLE, TX | 76034 | 2009 KYLE CT |
| BOONE, TERESA LEE JONES | 2011 TARRANT LN | COLLEYVILLE, TX | 76034 | 2011 TARRANT LN |
| LOFTIN, STACEY B | 6306 WYATT DR | COLLEYVILLE, TX | 76034 | 6306 WYATT DR |
| VIENNA CHANNELS REALTY LLC | 1905 INDUSTRIAL BLVD | COLLEYVILLE, TX | 76034 | 1905 INDUSTRIAL BLVD |
| BISHOP, LANCE G | 2002 REYNOLDS DR | COLLEYVILLE, TX | 76034 | 2002 REYNOLDS DR |
| COLLEYVILLE INDUSTRIAL CENTER | 5605 TYLER ST | PEARLAND, TX | 77581 | 1904 INDUSTRIAL BLVD |
| KIEFER, KAREN | 6601 KENNEDY DR | COLLEYVILLE, TX | 76034 | 6601 KENNEDY DR |
| CARMEN, MICHAEL | 6603 KENNEDY DR | COLLEYVILLE, TX | 76034 | 6603 KENNEDY DR |
| BOOKBINDER, ERIC B | 6606 BAKER CT | COLLEYVILLE, TX | 76034 | 6606 BAKER CT |
| BIGGERS, MICHAEL R | 2004 TARRANT LN | COLLEYVILLE, TX | 76034 | 2004 TARRANT LN |
| HORN, BILLY J | 2604 FM 514 | YANTIS, TX | 75497 | 1809 INDUSTRIAL BLVD |
| SBJ RESCH FAMILY LTD | 2900 E 7TH AVE STE 200 | TAMPA, FL | 33605 | 1800 TARRANT LN |
| PARKER REVOCABLE TRUST | 2006 REYNOLDS DR | COLLEYVILLE, TX | 76034 | 2006 REYNOLDS DR |
| JENKINS, P J | 2010 KYLE CT | COLLEYVILLE, TX | 76034 | 2010 KYLE CT |
| ECHOLS, BRENT K | 2001 TARRANT LN | COLLEYVILLE, TX | 76034 | 2001 TARRANT LN |
| PABON, EFREN A | 6602 BAKER CT | COLLEYVILLE, TX | 76034 | 6602 BAKER CT |
| MEDI-DYNE HEALTHCARE PRODUCTS | 1812 INDUSTRIAL BLVD | COLLEYVILLE, TX | 76034 | 1812 INDUSTRIAL BLVD |
| MENDIOLA, DAWN RENEE | 6604 BAKER CT | COLLEYVILLE, TX | 76034 | 6604 BAKER CT |
| LUERS FAMILY REVOCABLE TRUST | 3509 WINDVIEW CT | GRAPEVINE, TX | 76051 | 1901 INDUSTRIAL BLVD |
| GELLES, KEITH D | 2008 KYLE CT | COLLEYVILLE, TX | 76034 | 2008 KYLE CT |
| KIM, KEVIN K | 2000 TARRANT LN | COLLEYVILLE, TX | 76034 | 2000 TARRANT LN |
| TAREEN, KHURRAM A | 2013 FRANCES DR | COLLEYVILLE, TX | 76034 | 2013 FRANCES DR |
| GURLEY, JAY D | 2014 FRANCES DR | COLLEYVILLE, TX | 76034 | 2014 FRANCES DR |
| AMERICA'S STORAGE | 4311 OAK LAWN AVE STE 360 | DALLAS, TX | 75219 | 1801 TARRANT LN |
| SPARKS SOUTHWEST INC | 1804 INDUSTRIAL BLVD | COLLEYVILLE, TX | 76034 | 1804 INDUSTRIAL BLVD |
| WALIZADEH, AL | 2004 KYLE CT | COLLEYVILLE, TX | 76034 | 2004 KYLE CT |
| LINZ, WILLIAM J | 2005 FRANCES DR | COLLEYVILLE, TX | 76034 | 2005 FRANCES DR |
| COLLEYVILLE INDUSTRIAL CENTER | 5605 TYLER ST | PEARLAND, TX | 77581 | 1900 INDUSTRIAL BLVD |
| HAGEN, WILLIAM R | 2005 TARRANT LN | COLLEYVILLE, TX | 76034 | 2005 TARRANT LN |
| NICKEL, DAVID M | 2005 KYLE CT | COLLEYVILLE, TX | 76034 | 2005 KYLE CT |
| MOAN, MICHAEL RAYMOND | 2002 TARRANT LN | COLLEYVILLE, TX | 76034 | 2002 TARRANT LN |
| PULLEY, THOMAS | 2004 REYNOLDS DR | COLLEYVILLE, TX | 76034 | 2004 REYNOLDS DR |
| HANCOCK, LUID T | 2007 FRANCES DR | COLLEYVILLE, TX | 76034 | 2007 FRANCES DR |
| GARRETT, BOBBY | 6600 CARRIAGE DR | COLLEYVILLE, TX | 76034 | 6600 CARRIAGE DR |
| GILLIAM, MARK D | 2007 TARRANT LN | COLLEYVILLE, TX | 76034 | 2007 TARRANT LN |
| DELLECASE FAMILY TRUST | 2007 KYLE CT | COLLEYVILLE, TX | 76034 | 2007 KYLE CT |
| AMERICA'S STORAGE | 4311 OAK LAWN AVE STE 360 | DALLAS, TX | 75219 | 6509 COLLEYVILLE BLVD |
| HUCKINS, BRETT R | 2013 TARRANT LN | COLLEYVILLE, TX | 76034 | 2013 TARRANT LN |
| BALLARD, RONALD P | 2012 FRANCES DR | COLLEYVILLE, TX | 76034 | 2012 FRANCES DR |
| LOFTUS, DONNA M | 2008 FRANCES DR | COLLEYVILLE, TX | 76034 | 2008 FRANCES DR |
| ADDITIONAL SELF STORAGE LP | 2964 LBJ FRWY STE 400 | DALLAS, TX | 75234 | 1801 INDUSTRIAL BLVD |
| NEIL, KEITH A | 2000 REYNOLDS DR | COLLEYVILLE, TX | 76034 | 2000 REYNOLDS DR |
| SCANLAND, JOHN J | 2009 FRANCES DR | COLLEYVILLE, TX | 76034 | 2009 FRANCES DR |
| CAMERON, DAVID A | 2003 FRANCES DR | COLLEYVILLE, TX | 76034 | 2003 FRANCES DR |
| AMERICA'S STORAGE | 4311 OAK LAWN AVE STE 360 | DALLAS, TX | 75219 | 1704 TARRANT LN |
| 6515 COLLEYVILLE LLC | 6508 COLLEYVILLE BLVD | COLLEYVILLE, TX | 76034 | 6513 TARRANT LN |
| | | | | |
| BROUGHTON | 2557 SW GRAPEVINE PKWY SUITE 100 | GRAPEVINE, TX | 76051 | COURTESY NOTICE |
| HIGHLAND MEADOWS ADDN | 2101 HIGH GATE DRIVE | COLLEYVILLE, TX | 76034 | COURTESY NOTICE |
| ROSS DOWNS ESTATES | 4113 GATEWAY DRIVE #100 | COLLEYVILLE, TX | 76034 | COURTESY NOTICE |
| VILLAS AT OAK POINTE, THE | 2555 SW GRAPEVINE PARKWAY SUITE 300 | GRAPEVINE, TX | 76051 | COURTESY NOTICE |
| GRAPEVINE COLLEYVILLE ISD | 3051 IRA E WOODS AVE | GRAPEVINE, TX | 76051 | STATE REQUIRED |
| MARKS, JILL | 1255 SHADY OAKS DR | SOUTHLAKE, TX | 76092 | APPLICANT |

Public hearing notices were mailed on December 28, 2018

# NOTICE OF PUBLIC HEARING

| | |
|---|---|
| **Zoning Case Number:** | **ZC18-036** |
| **Applicant:** | **Jill Marks** |
| **Owner:** | **Colleyville Industrial Center, LLC** |
| **Location:** | **1904 Industrial Boulevard** |
| **Property Description:** | **Lot 8R, Block 1, of the Colleyville Industrial Park** |
| **Present Zoning:** | **ML Light Manufacturing** |
| **Request:** | **Consideration of a Special Use Permit for Food Packaging and Manufacturing. The purpose is to allow for food packaging and manufacturing under the name of Jill Marks, dba Cookies, Crumbs, and Crust.** |

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, January 14, 2019 at 7:00 p.m.**
**City Council Meetings: Tuesday, February 5, 2019 & Tuesday, February 19, 2019 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 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 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/government/departments-a-l/community-development/active-development-cases. For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

# ORDINANCE O-19-2076

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING ON LOT 8R, BLOCK 1, OF THE COLLEYVILLE INDUSTRIAL PARK, LOCATED AT 1904 INDUSTRIAL BOULEVARD, SUITE 103, BY AUTHORIZING A SPECIAL USE PERMIT FOR FOOD PACKAGING AND MANUFACTURING; 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 Food Packaging and Manufacturing under Case No. ZC18-036; and

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

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

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

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

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

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

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

Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on Lot 8R, Block 1, of the Colleyville Industrial Park, located at 1904 Industrial Boulevard, Suite 103, by authorizing a Special Use Permit for Food Packaging and Manufacturing, as depicted on 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 the above described tract of land shall be subject to the following conditions:

**1. GENERAL**

a. This Special Use Permit shall apply only to “Exhibit “B” as shown on the Zoning Exhibit as attached.

b. The hours of operation shall be Monday through Friday from 7:00 a.m. to 3:00 p.m.

c. A minimum of 5 parking spaces shall be required for this use.

d. This Special Use Permit shall automatically expire upon the abandonment of the business, change in the use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.

e. 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 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 February 2019.

The second reading and public hearing being conducted on the 19th day of February 2019.

PASSED AND APPROVED BY A VOTE OF ___ AYES, ___ NAYS, AND ___ ABSTENTIONS ON THIS THE 19TH DAY OF FEBRUARY 2019.

| | | | |
|---|---|---|---|
| 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:**

Christine Loven, TRMC
City Secretary

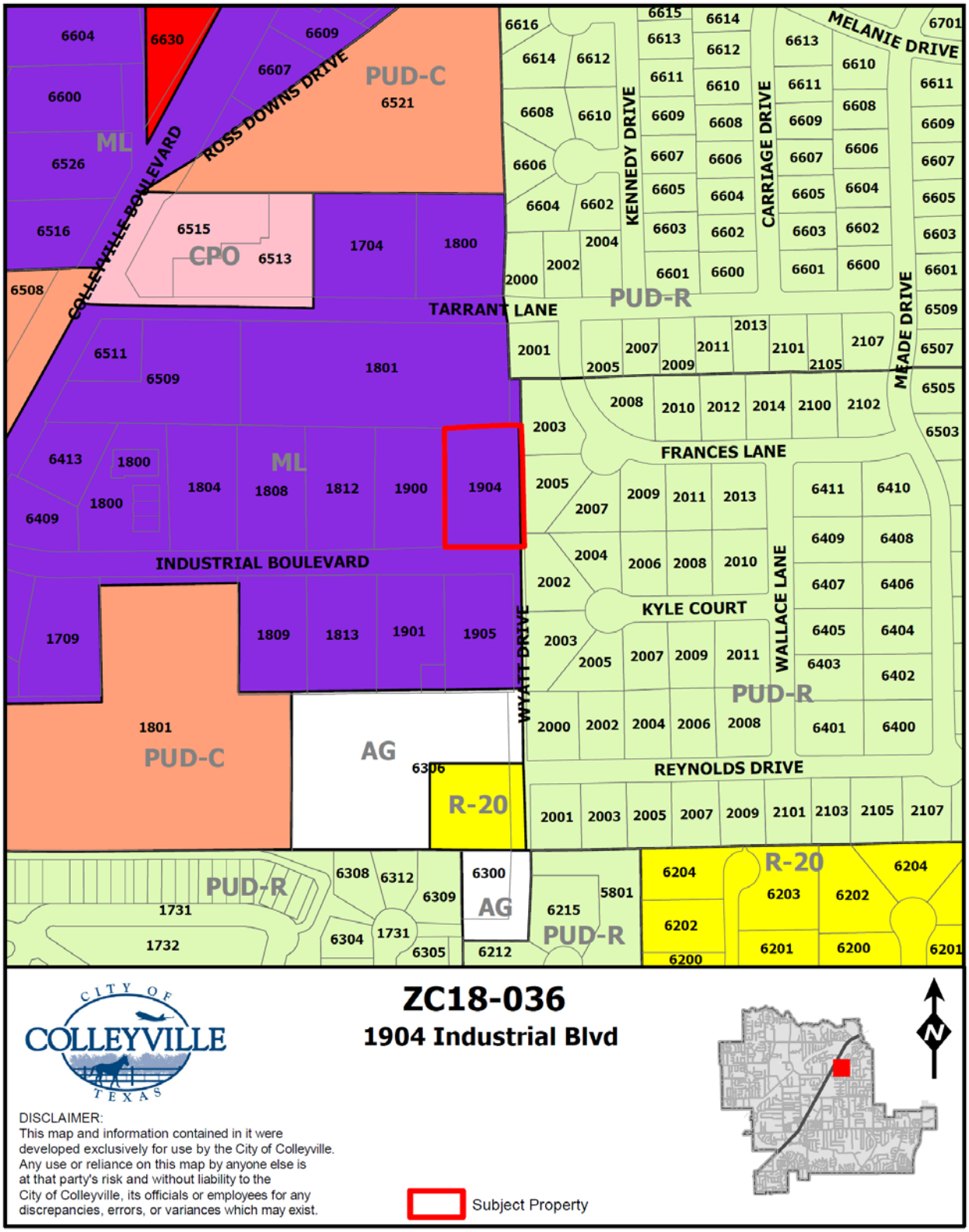
**CITY OF COLLEYVILLE**

Richard Newton
Mayor

**APPROVED AS TO FORM:**

Whitt L. Wyatt
City Attorney

# Exhibit "A" – Zoning Map



## Exhibit "B" – Statement of Planning Objectives and Suite Floor Plan Exhibit

### Statement of Planning Objectives

COOKIES CRUMBS AND CRUST

This is the written description of my business in a narrative format as requested. This is a supporting document for my application.

Cookies Crumbs and Crust is a small baking business that supplies retail stores with specialty baked goods.

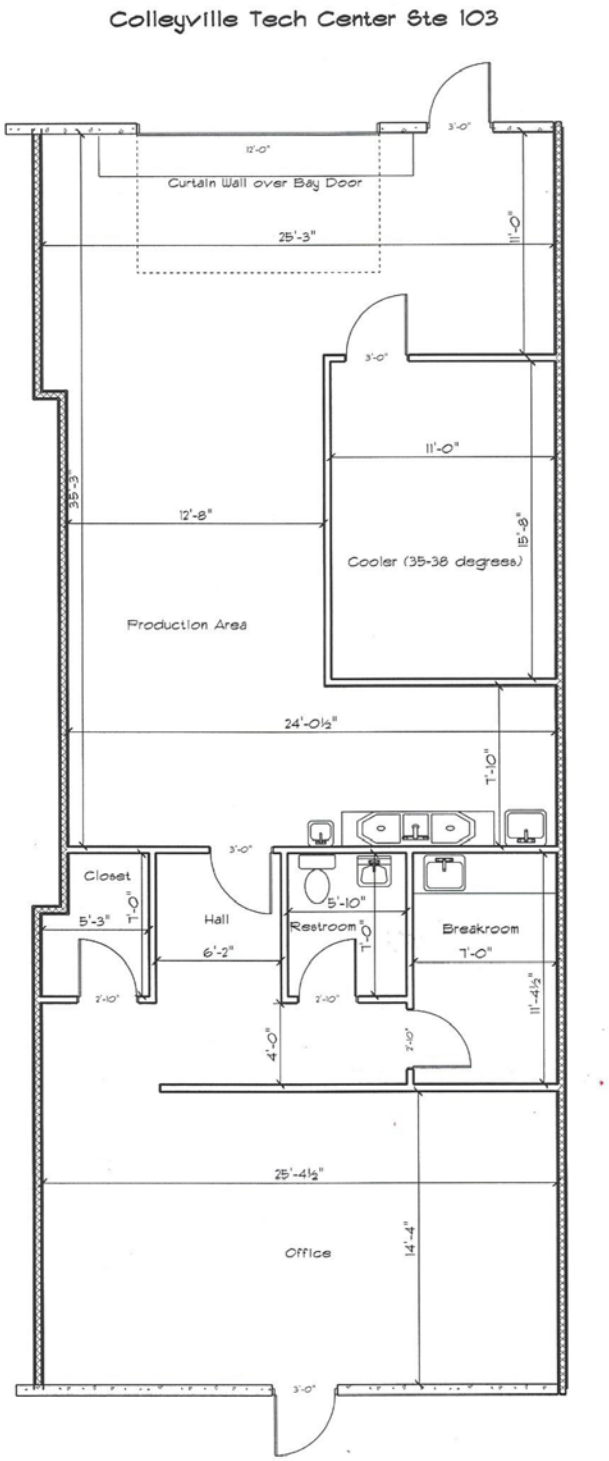
- My clients include: Chip and Joanna's Magnolia Table and Silos Bakery, Neiman Marcus, Nadamoo dairy free ice cream, Central Market, Watermark Church, Bent Tree Church, Southlake Carroll school district and other retail establishment.
- My hours of operation is 7:00am - 3:00pm M-F, closed weekends.
- I have 2 bakers and 1 packager and one driver that picks up product during business hours.
- The boxes I use are 14 x 14 x 8. This can give you an idea of the size of the products. I will not be needing a forklift or anything big equipment to move my product.

My business is very similar to the previous tenant, Truelee foods. I will be basically doing the same type of production of natural specialty cookies. I might be a little smaller in volume than Truelee, but I am not sure. I am currently baking in Las Colinas, I have been with the Culinary Focus for 5 years. I need a larger kitchen and the walk in freezer is a perfect for my business. I live in Southlake and would love to get closer to my home. I have been written up in The Dallas Morning News, Southlake Style and 360West. I have no plans to have a retail/bakery set up. I am attaching a copy of my inspection report from the Texas Department of State Health. This was a surprise inspection.
I look forward to growing my business in Colleyville. I am very excited to have a larger facility which will allow for my growth. I am also a member of the WBCS (Women's Business Council-Southwest)

I was awarded by American Airlines first class flight desserts to Hong Kong. The project was canceled due to budget restrictions. One of my goals is to get my products with American Airlines for inflight food service.

## Statement of Planning Objectives

Please feel free to call me with any other questions you may have. Thank you, Jill Marks 817 703 9341



# City of Colleyville
# City Council
# Agenda Briefing

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

**Agenda Number** 6b **Agenda Date** 02/19/2019 **Number** Ordinance O-19-2077
**Type** Ordinance
**Department** Community Development

**Title**
Consideration of a Special Use Permit for Warehouse and Distribution Facilities on Lot 1R1A, Block 1, of the West Industrial Addition, located at 6705 Colleyville Boulevard, Case ZC18-037

**Strategic Plan**
4.2 Encourage compatible commercial growth

**Explanation**
***Second Reading and Public Hearing***

Ramzi Gillespie, the applicant, was present to answer questions at the February 5, 2019 City Council meeting.

***First Reading and Public Hearing***

Ramzi Gillespie, the applicant, has submitted a request for a Special Use Permit (SUP) to allow for Warehouse and Distribution Facilities at 6705 Colleyville Boulevard. The subject property is zoned ML Light Manufacturing district. A Warehouse and Distribution Facilities business is allowed in the ML Light Manufacturing zoning district with the approval of an SUP.

**Existing Conditions/Background:** The subject property is currently known as All Pro Glass and Mirror and is developed as an approximately 6,033 square foot commercial building. Per the attached site plan and exhibits, the proposed business would occupy 1,757 square feet of the building.

**Proposed Zoning Request:** The applicant requests an SUP for Warehouse and Distribution Facilities in the ML- Light Manufacturing zoning district.

The minimum standards for the ML zoning district are as follows:

| | |
|---|---|
| Minimum Lot Size: | 10,000 square feet |
| Minimum Lot Width: | 100 feet |
| Minimum Lot Depth: | 120 feet |
| Front Building Line: | 40 feet |
| Side Building Line: | 15 feet |
| Rear Building Line: | 10 feet |

Maximum Lot Coverage: 60 percent

**Surrounding Development:** The properties to the north, south, east and west all share ML-Light Manufacturing zoning and improved with commercial buildings.

**Proposed Business:** Per the attached Statement of Planning Objectives the proposed name of the business is "Auto Ricambi". The business currently has six employees and is operating a business next door at 6705 Colleyville Boulevard. The business is an auto parts and accessory mail order business and is the largest distributor of classic Fiat parts in the United States and second largest in the world.

The applicant desires to use a portion of the building for storage while allowing the remaining tenant, All Pro Glass, to remain in operation.

*Ordinance* – Chapter 3 (Land Use) of the Land Development Code identifies the purpose of a Special Use Permit as:

"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."

*Analysis* – The Special Use Permit request up for consideration is consistent with the land uses located on the subject property and the governing zoning district. Based on the information provided by the applicant, the business appears to be a low intensity land use with few employees. They desire to upgrade the façade and sites for both properties, 6705 and 6707 Colleyville Boulevard, which meets the intent of the Destination Colleyville Comprehensive plan. The applicant is concurrently working on approval of plans with the City's Economic Development staff for façade improvements.

**Parking:** The attached site plan identifies 10 parking spaces provided for 6705 Colleyville Boulevard. The Land Development Code does not prescribe a specific number of parking spaces for the proposed land use. Rather, the Land Development Code requires that the number of parking spaces be defined in the approved ordinance for the Special Use Permit. Based on the limited number of employees and the nature of the business, 10 spaces meet the needs of this business.

**Comprehensive Plan:** The City's comprehensive plan, Destination Colleyville, identifies the subject property for commercial development. The proposed SUP does not conflict with any portion of the comprehensive plan.

**Public Notification:** Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 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 zoning change is generally consistent with the City's comprehensive plan. Additionally the request is consistent with the land uses located on the subject property and the governing zoning district. Staff recommends approval of the Special Use Permit.

**Planning and Zoning Commission Recommendation:** The Planning and Zoning Commission recommended approval at their January 14, 2019 meeting with the addition that façade improvements shall be made and approved by the City Manager's Office and City Council by a vote of 7-0.

**Financial Impact**
There is no fiscal impact for the City of Colleyville for this item.

**Recommendation**
Approve

**Attachments**
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Photo Provided by Applicant
7. Building Elevations
8. Notification Map
9. Notification List
10. Property Owner Notification Letter
11. Ordinance O-19-2077

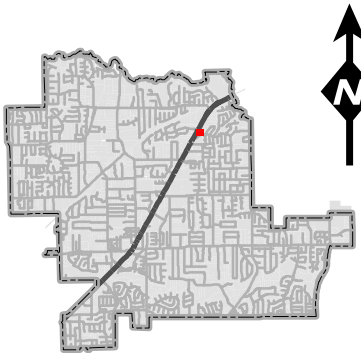
# Aerial Map




CITY OF COLLEYVILLE TEXAS

## ZC18-037

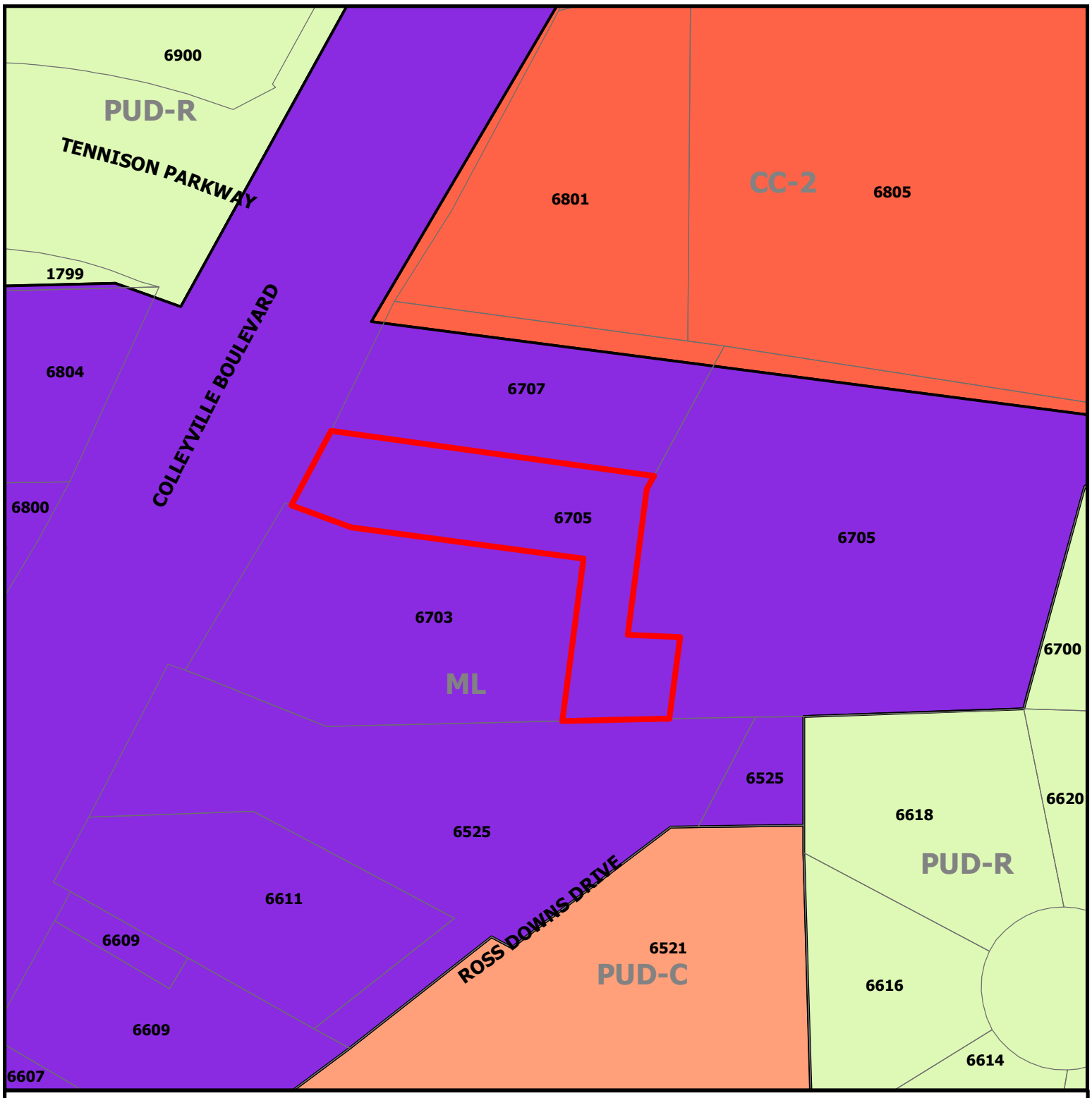
### 6705 Colleyville Blvd




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

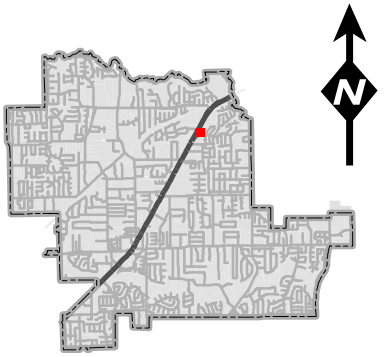
# Zoning Map




CITY OF COLLEYVILLE TEXAS

## ZC18-037

### 6705 Colleyville Blvd

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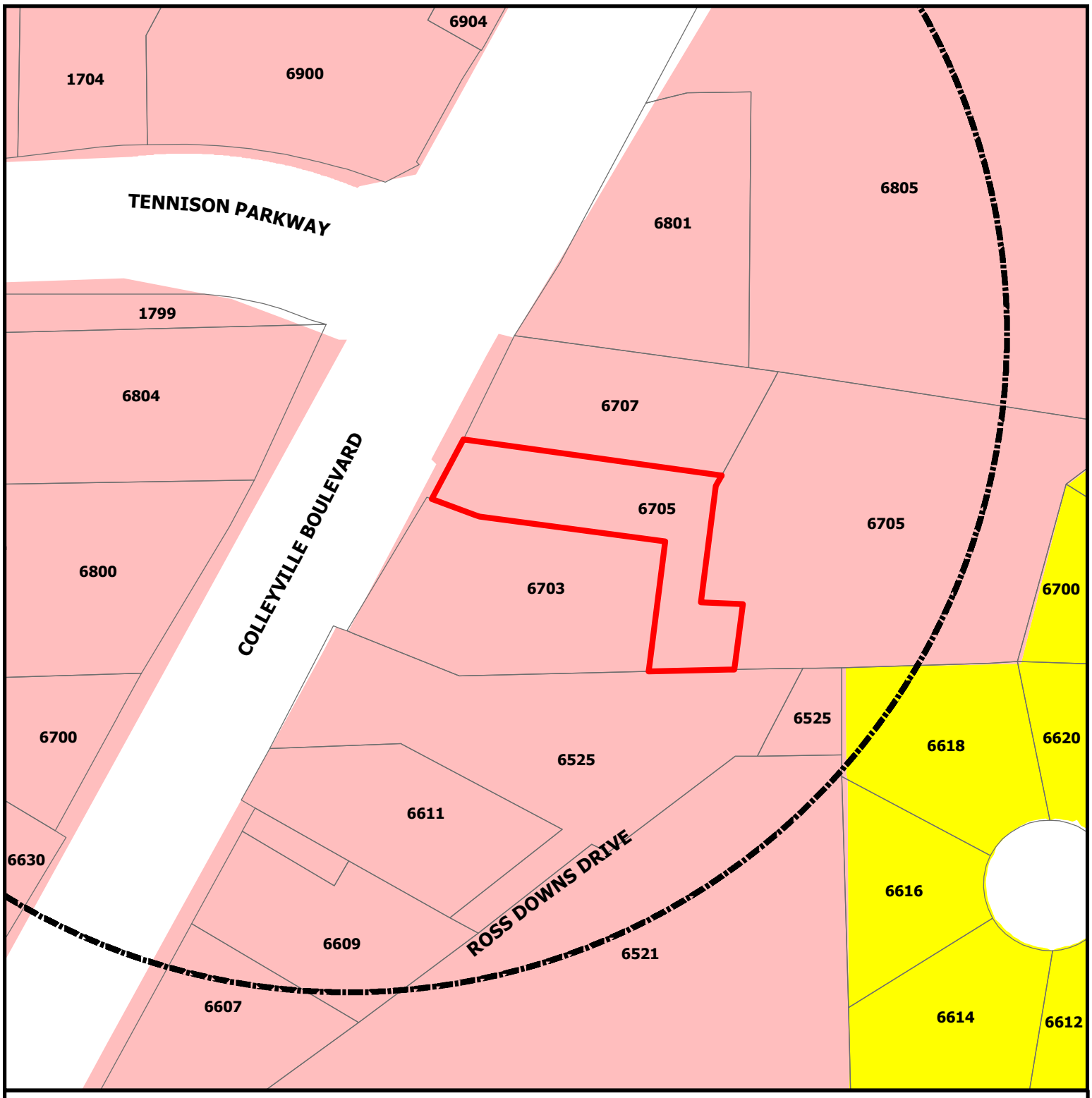
Subject Property

# Future Land Use Map

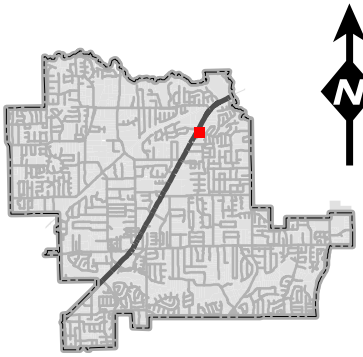



CITY OF COLLEYVILLE TEXAS

## ZC18-037

### 6705 Colleyville Blvd

- Subject Property
- Sales Tax Preferred Intersection
- Residential
- Colleyville Blvd Corridor

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# Statement of Planning Objectives

November 27, 2018

City of Colleyville
Community Development Services
100 Main Street
Colleyville, Texas 76034

**Re: Specific Use Permit Request – Auto Ricambi**
**6705 Colleyville Blvd.**

**Statement of Planning Objectives**

Our planning objectives associated with the property at 6705 Colleyville Blvd. are to achieve permission via a Specific Use Permit to operate an Auto Parts and Accessory Store / on-line sales Warehouse and Distribution Facility and a glass and mirror sales facility (Building Materials Sales). Our goal is to improve the appearance of this property located along Colleyville Blvd. by completing improvements to the façade of the existing building and introducing landscaping along the front of the structure. By virtue of the existing building already penetrating the front yard setback, we would like to obtain permission to install a new canopy with a new exterior wing wall thus improving the aesthetics of the one-story, concrete structure.

# Statement of Planning Objectives

November 27, 2018

City of Colleyville
Community Development Services
100 Main Street
Colleyville, Texas 76034

**Re: Specific Use Permit Request – Auto Ricambi**
**6705 Colleyville Blvd.**

**Development Schedule**

The construction of the proposed development regarding the property located at 6705 Colleyville Blvd. will commence when the SUP is approved and any necessary permits for the façade improvements are obtained. The target date for construction is March 2019 with completion in May 2019.

# Statement of Planning Objectives

November 27, 2018

City of Colleyville
Community Development Services
100 Main Street
Colleyville, Texas 76034

**Re: Specific Use Permit Request – Auto Ricambi**
**6705 Colleyville Blvd.**

**Economic Development Information**

| ECONOMIC DEVELOPMENT INFORMATION | | | |
|---|---|---|---|
| AUTO RICAMBI | | 6705 Colleyville Blvd. | |
| **Total S.F. Of Building Area** | **Estimated Sales Per S.F.** | **Estimated Sales Per Year** | **Estimated Ad Valorum Taxes Per Year** |
| | | | |
| 6,033 | $15.75 | $95,000.00 | |
| | | | |

# Statement of Planning Objectives

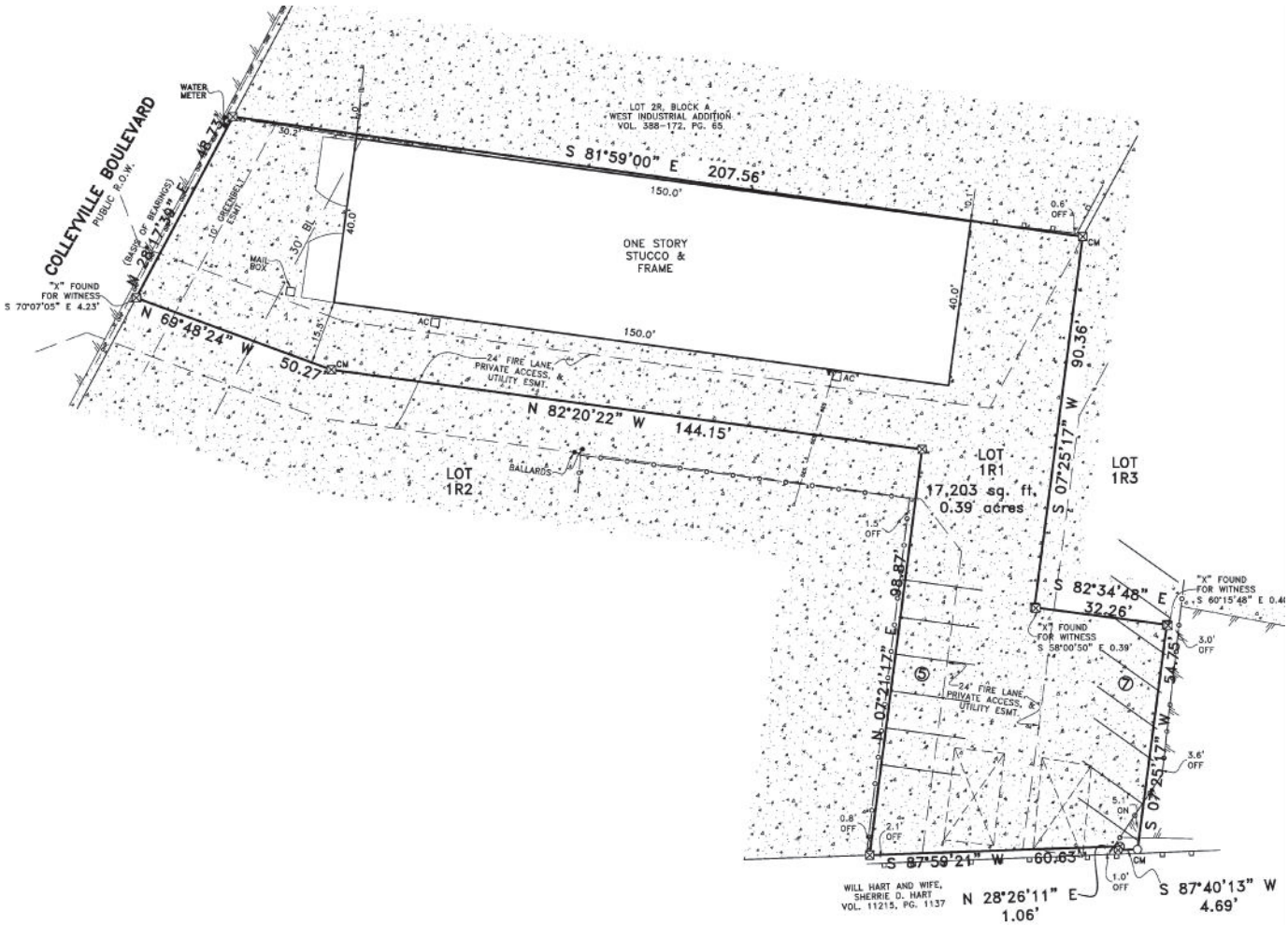
November 27, 2018

City of Colleyville
Community Development Services
100 Main Street
Colleyville, Texas 76034

**Re: Specific Use Permit Request – Auto Ricambi**
**6705 Colleyville Blvd.**

**Legal Description**

6705 Colleyville Boulevard:
Being Lot 1R1, Block 1, West Industrial Addition, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Map or Plat recorded in Cabinet A, Slide 720, Plat Records of Tarrant County, Texas. Save and Except that portion of sold lot conveyed to the State of Texas by deed filed November 28, 2007, recorded in C.C. File No. D207422647, Real Property Records, Tarrant County, Texas.



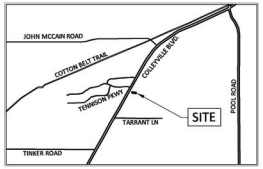
# Zoning Exhibit

**ZONING EXHIBIT FOR:**

AUTO RICAMBI

**6705 COLLEYVILLE BOULEVARD**
**COLLEYVILLE, TEXAS 76034**

AREA MAP NOT TO SCALE




**APPLICANT**
AUTO RICAMBI
RAMZI GILLESPIE
6707 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS 76034
682.233.3428

**OWNER**
AUTO RICAMBI
RAMZI GILLESPIE
6707 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS 76034
682.233.3428

**LAND PLANNER**
CALLAHAN & FREEMAN ARCHITECTS
FRANK CALLAHAN
PO BOX 15577
FORT WORTH, TEXAS 76119
817.478.1765




## SITE PLAN

SCALE: 1/16" = 1'-0"

0.39 ACRES

10' 0 10'
SCALE

**PARKING CALCULATIONS**

1,757 S.F. OF STORAGE/WAREHOUSE
4,243 S.F. OF GLASS AND MIRROR SHOWROOM AND OFFICES

TOTAL EMPLOYEES: AUTO RICAMBI STORAGE/WAREHOUSE =1
GLASS AND MIRROR = 3
TOTAL= 4 EMPLOYEES

PARKING PROVIDED = 11 SPACES

A. GROSS AREA: 0.39 ACRES (17,203 S.F.)

B. BUILDING AREA: 6,033 S.F. WHICH IS 35% OF TOTAL PROPERTY AREA

C. PAVED SURFACES: 10,905 S.F. WHICH IS 63.4% OF TOTAL PROPERTY AREA

D. OPEN SPACE: 265 S.F. WHICH IS 1.6% OF TOTAL PROPERTY AREA

BEING LOT 1R1, BLOCK 1,WEST INDUSTRIAL ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT RECORDED IN CABINET A, SLIDE 720, PLAT RECORDS OF TARRANT COUNTY, TEXAS.

SAVE AND EXCEPT THAT PORTION OF SAID LOT CONVEYED TO THE STATE OF TEXAS BY DEED FILED NOVEMBER 28, 2007, RECORDED IN C.C. FILE NO. D207422647, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.

ZONING EXHIBIT FOR ZONING CHANGE
REQUEST FROM _____ TO _____


CALLAHAN + FREEMAN ARCHITECTS
P.O. BOX 15577
FORT WORTH, TX 76119
817.478.1765
cfarch@sbcglobal.com
1160 E. KENNEDALE PKWY.
KENNEDALE, TX 76060


ZONING EXHIBIT FOR:
**AUTO RICAMBI BUILDING #2**
6705 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS 76034

**PRELIMINARY**
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
ARCHITECT - CHARLES E. FREEMAN

DATE: 11/27/2018
REVISIONS:
1 12/14/18

DRAWN BY: SB
JOB NO.: 50308

SHEET NO.
1
1 OF 3 SHEETS

# Photos Provided by Applicant




AUTORICAMBI

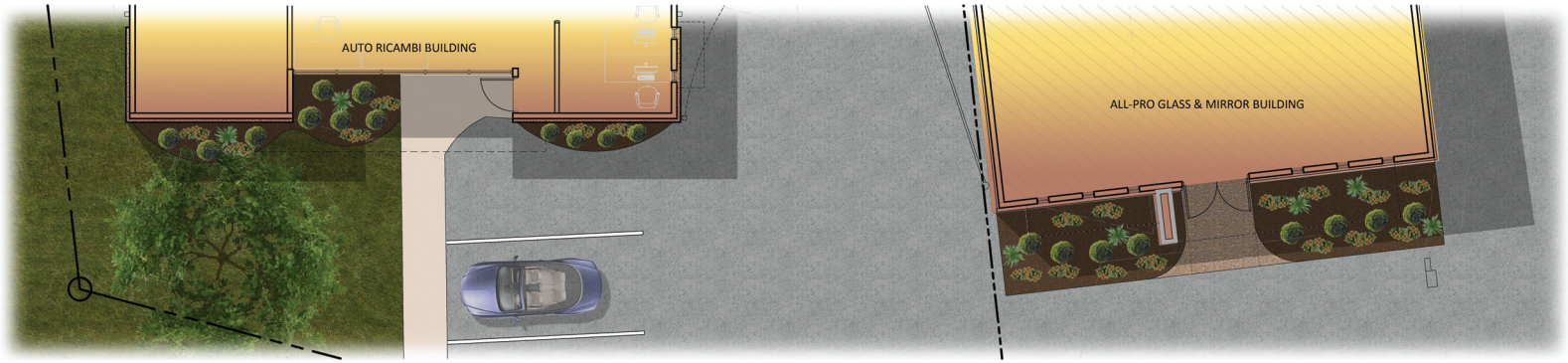
6705 COLLEYVILLE BLVD.
COLLEYVILLE, TX 76034

## EXISTING CONDITIONS

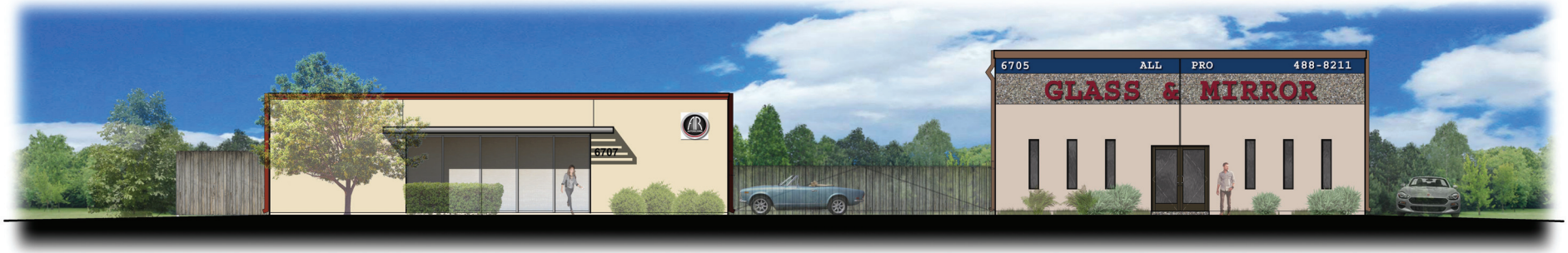
Economic Devleopment Exhibit
Nov. 27, 2018

C&F CALLAHAN + FREEMAN ARCHITECTS

# Building Elevations




PARTIAL SITE PLAN
SCALE: 3/16" = 1'-0"




EXISTING FRONT ELEVATION
SCALE: 3/16" = 1'-0"

8' 0 8'
SCALE

UPDATED FACADES MATERIALS
(TOTAL AREAS REPRESENT FRONT FACADES ONLY)

- PAINTED FINISH ON EXISTING CONCRETE PANELS - 395 SF
- PAINTED FINISH ON EXISTING METAL COPING AND DOWNSPOUTS - 45 SF
- HORIZONTAL WOOD COMPOSITE CLADDING - 75 SF
- ALUMINUM COMPOSITE MATERIAL PANELS - 48 SF
- ALUMINUM AWNINGS - 15 SF
- MANUFACTURED STONE VENEER - 118 SF
- MANUFACTURED STONE VENEER WATER TABLE - 11 SF




PROPOSED FRONT ELEVATION
SCALE: 3/16" = 1'-0"

8' 0 8'
SCALE

CALHOUN | FREEMAN ARCHITECTS
P.O. BOX 15577
FORT WORTH, TX 76119
817.478.1785
dfarchitects.com
1150 E. KENNEDALE PKWY.
KENNEDALE, TX 76060

ZONING EXHIBIT FOR:
**AUTO RICAMBI BUILDING #2**
6705 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS 76034

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
ARCHITECT - CHARLES E. FREEMAN

DATE: 11/27/2018
REVISIONS:
1 12/14/18

DRAWN BY: SB
JOB NO.: 50308

SHEET NO.
2
2 OF 3 SHEETS

# Building Elevations




## PROPOSED FRONT ELEVATION

**AUTORICAMBI**

6705 COLLEYVILLE BLVD.
COLLEYVILLE, TX 76034

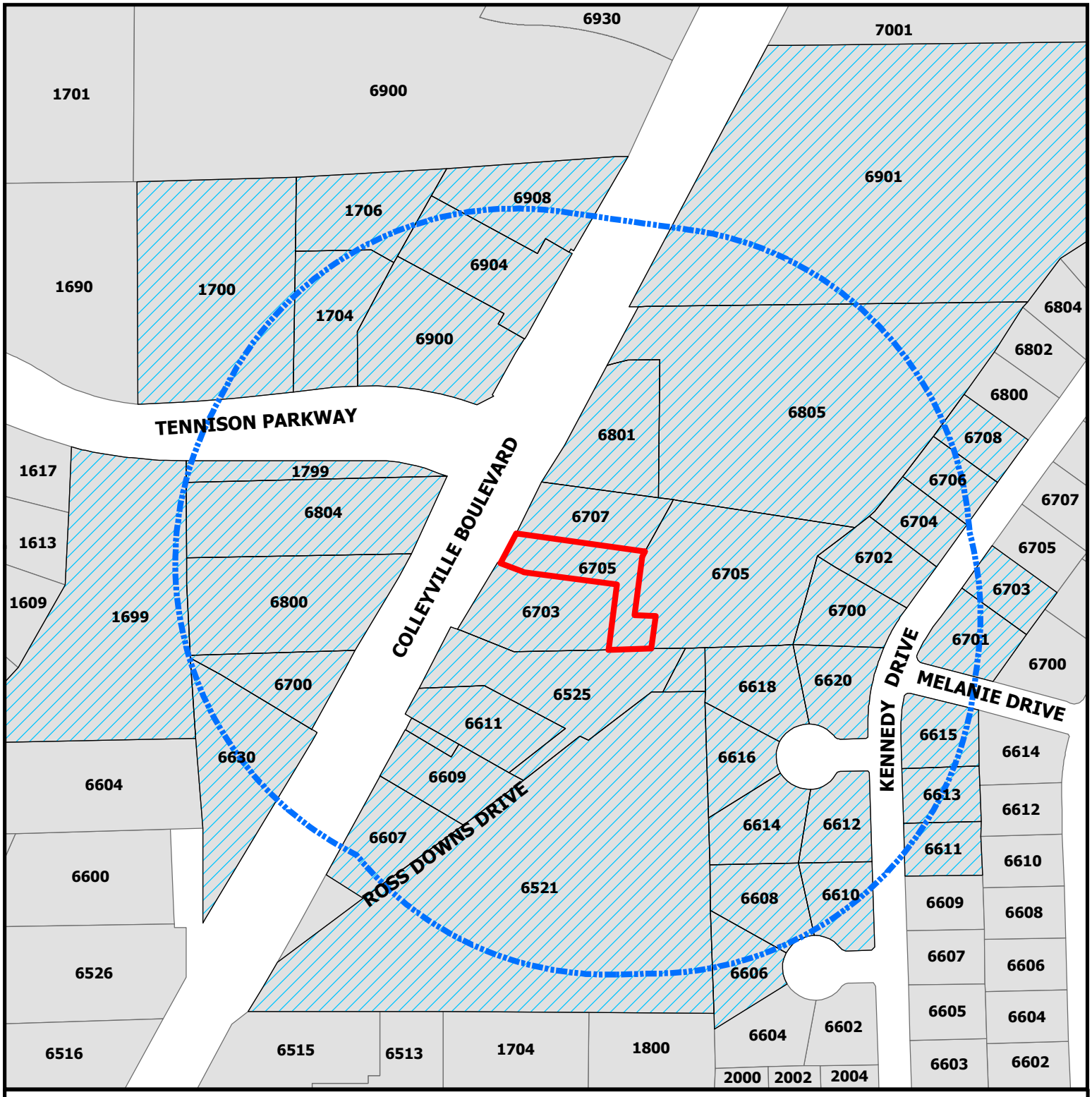
UPDATED FACADES MATERIALS
(TOTAL AREAS REPRESENT FRONT FACADES ONLY)

- PAINTED FINISH ON EXISTING CONCRETE PANELS - 395 SF
- PAINTED FINISH ON EXISTING METAL COPING AND DOWNSPOUTS - 45 SF
- HORIZONTAL WOOD COMPOSITE CLADDING - 75 SF
- ALUMINUM COMPOSITE MATERIAL PANELS - 48 SF
- ALUMINUM AWNINGS - 15 SF
- MANUFACTURED STONE VENEER - 118 SF
- MANUFACTURED STONE VENEER WATER TABLE - 11 SF

1 12/14/18
Economic Development Exhibit
Nov. 27, 2018

C&F CALLAHAN + FREEMAN ARCHITECTS

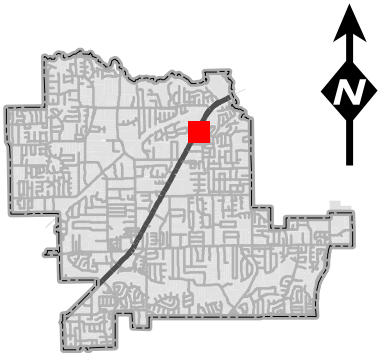
# Notification Map




CITY OF COLLEYVILLE TEXAS

## ZC18-037

### 6705 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

500ft Buffer

Properties within 500ft

# Notification List

| Owner Name | Owner Address | Owner City | Owner Zip | Situs Address |
|---|---|---|---|---|
| FILEWOOD, MARK A | 6613 KENNEDY DR | COLLEYVILLE, TX | 76034 | 6613 KENNEDY DR |
| STANUTZ, NICHOLAS E | 6708 KENNEDY DR | COLLEYVILLE, TX | 76034 | 6708 KENNEDY DR |
| HART, NEIL J | 6703 COLLEYVILLE BLVD | COLLEYVILLE, TX | 76034 | 6703 COLLEYVILLE BLVD |
| SUN VALLEY PROPERTIES | 5301 SUN VALLEY DR | FORT WORTH, TX | 76119 | 6611 COLLEYVILLE BLVD |
| MCENTIRE, KENNETH G | PO BOX 224 | COLLEYVILLE, TX | 76034 | 6608 BAKER CT |
| COLLEYVILLE CREME DE LA CREME | 8400 E PRENTICE AVE STE 1320 | GREENWOOD VILLAGE, CO | 80111 | 6801 COLLEYVILLE BLVD |
| RYAN, MICHAEL J | 6702 KENNEDY DR | COLLEYVILLE, TX | 76034 | 6702 KENNEDY DR |
| ANDERSON, GARY D | 6618 MCMAKIN CT | COLLEYVILLE, TX | 76034 | 6618 MCMAKIN CT |
| FERRIS, DARRELL K | 6610 BAKER CT | COLLEYVILLE, TX | 76034 | 6610 BAKER CT |
| SMITH, BYRON E | 6611 KENNEDY DR | COLLEYVILLE, TX | 76034 | 6611 KENNEDY DR |
| LARMON, PAUL W | 6615 KENNEDY DR | COLLEYVILLE, TX | 76034 | 6615 KENNEDY DR |
| MONTERRA HOME OWNER'S ASSOC | 6707 BRENTWOOD STR RD | FORT WORTH, TX | 76112 | 1799 TENNISON PKWY |
| BOOKBINDER, ERIC B | 6606 BAKER CT | COLLEYVILLE, TX | 76034 | 6606 BAKER CT |
| FRANKS, JAY R | 6706 KENNEDY DR | COLLEYVILLE, TX | 76034 | 6706 KENNEDY DR |
| 3 J GREEN LIMITED PARTNERSHIP | 6620 COLLEYVILLE BLVD STE 100 | COLLEYVILLE, TX | 76034 | 6630 COLLEYVILLE BLVD |
| SHELTER E320 LLC | 1700 TENNISON PKWY # 100 | COLLEYVILLE, TX | 76034 | 1700 TENNISON PKWY |
| MONTERRA HOME OWNER'S ASSOC | 6707 BRENTWOOD STR RD | FORT WORTH, TX | 76112 | 1699 TENNISON PKWY |
| WILEY, PAUL | 6620 MCMAKIN CT | COLLEYVILLE, TX | 76034 | 6620 MCMAKIN CT |
| WILSON, KATHY | 211 MEADOWLARK LN | DUNCANVILLE, TX | 75137 | 6609 COLLEYVILLE BLVD |
| LANI PROPERTIES LLC | 3317 STONECREST DR | GRAPEVINE, TX | 76051 | 6707 COLLEYVILLE BLVD |
| HART, NEIL | 1600 GLADE RD | COLLEYVILLE, TX | 76034 | 6525 COLLEYVILLE BLVD |
| KIMRADDE LLC | 3131 ROLLING HILL LN | GRAPEVINE, TX | 76051 | 6908 COLLEYVILLE BLVD |
| HART, NEIL | 1600 GLADE RD | COLLEYVILLE, TX | 76034 | 6525 COLLEYVILLE BLVD |
| LANI PROPERTIES LLC | 3317 STONECREST DR | GRAPEVINE, TX | 76051 | 6705 COLLEYVILLE BLVD |
| WILLIAMSON, KENNY | 6704 KENNEDY DR | COLLEYVILLE, TX | 76034 | 6704 KENNEDY DR |
| J&C SERVICE GROUP LLC | 6521 COLLEYVILLE BLVD | COLLEYVILLE, TX | 76034 | 6521 COLLEYVILLE BLVD |
| ATWELL, JEFFREY O | 6701 KENNEDY DR | COLLEYVILLE, TX | 76034 | 6701 KENNEDY DR |
| STRATEGERY REAL ESTATE HOLDING | 1817 LAKESHORE CT | MCKINNEY, TX | 75070 | 6800 COLLEYVILLE BLVD |
| RADDE GROUP LLC | 6700 COLLEYVILLE BLVD | COLLEYVILLE, TX | 76034 | 6700 COLLEYVILLE BLVD |
| LFP PROPERTIES INC | 7505 GLENVIEW DR STE 150 | RICHLAND HILLS, TX | 76180 | 1706 TENNISON PKWY |
| LFP PROPERTIES INC | 7505 GLENVIEW DR STE 150 | RICHLAND HILLS, TX | 76180 | 1704 TENNISON PKWY |
| STEVENS, MICHAEL | 6612 MCMAKIN CT | COLLEYVILLE, TX | 76034 | 6612 MCMAKIN CT |
| COMBINED ENTERPRISES INC | 1802 INDUSTRIAL BLVD | COLLEYVILLE, TX | 76034 | 6607 COLLEYVILLE BLVD |
| HUBBARD, VANCE M | 1812 INDUSTRIAL BLVD | COLLEYVILLE, TX | 76034 | 6700 KENNEDY DR |
| FLOWERS, GREGG W | 6614 MCMAKIN CT | COLLEYVILLE, TX | 76034 | 6614 MCMAKIN CT |
| CTAJ LTD | 6904 COLLYVILLE BLVD | COLLEYVILLE, TX | 76034 | 6904 COLLEYVILLE BLVD |
| FELLER-DAVIS ENTERPRISES LLC | 3300 SPRING VALLEY DR | BEDFORD, TX | 76021 | 6900 COLLEYVILLE BLVD |
| LONE STAR COLLISON LTD | 6804 COLLYVILLE BLVD | COLLEYVILLE, TX | 76034 | 6804 COLLEYVILLE BLVD |
| WILSON, KATHY | 211 MEADOWLARK LN | DUNCANVILLE, TX | 75137 | 6609 COLLEYVILLE BLVD |
| GRAHAM, JAS W | 6616 MCMAKIN CT | COLLEYVILLE, TX | 76034 | 6616 MCMAKIN CT |
| TX14 COLLEYVILLE LLC | 1521 WESTBRANCH DR STE 100 | MC LEAN, VA | 22102 | 6805 COLLEYVILLE BLVD |
| DANCO PROPERTIES LLC | 6804 COLLEYVILLE BLVD | COLLEYVILLE, TX | 76034 | 6705 COLLEYVILLE BLVD |
| COTTEN, JANICE R S | 6703 KENNEDY DR | COLLEYVILLE, TX | 76034 | 6703 KENNEDY DR |
| DIETRICH, CHARLOTTE | 7001 COLLEYVILLE BLVD | COLLEYVILLE, TX | 76034 | 6901 COLLEYVILLE BLVD |
| | | | | |
| MONTERRA ADDITION | 6811 MILTON DR | COLLEYVILLE, TX | 76034 | COURTESY NOTICE |
| ROSS DOWNS ESTATES | 4113 GATEWAY DRIVE #100 | COLLEYVILLE, TX | 76034 | COURTESY NOTICE |
| GRAPEVINE COLLEYVILLE ISD | 3051 IRA E WOODS AVE | GRAPEVINE, TX | 76051 | STATE REQUIRED |
| GILLESPIE, RAMZI | 3317 STONECREST DR | GRAPEVINE, TX | 76051 | APPLICANT |

Public hearing notices were mailed on December 28, 2018

# NOTICE OF PUBLIC HEARING

| | |
|---|---|
| **Zoning Case Number:** | **ZC18-037** |
| **Applicant:** | **Ramzi Gillespie** |
| **Owner:** | **Ramzi Gillespie** |
| **Location:** | **6705 Colleyville Boulevard** |
| **Property Description:** | **Lot 1R1A, Block 1, of the West Industrial Addition** |
| **Present Zoning:** | **ML Light Manufacturing** |
| **Request:** | **Consideration of a Special Use Permit for Warehouse and Distribution Facilities. The purpose is to allow for auto parts storage and mail order distribution under the name of Ramzi Gillespie, dba Auto Ricambi – All Pro Glass & Mirror.** |

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, January 14, 2019 at 7:00 p.m.**
**City Council Meetings: Tuesday, February 5, 2019 & Tuesday, February 19, 2019 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 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 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/government/departments-a-l/community-development/active-development-cases. For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

# ORDINANCE O-19-2077

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING ON LOT 1R1A, BLOCK 1, OF THE WEST INDUSTRIAL ADDITION, LOCATED AT 6705 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR WAREHOUSE AND DISTRIBUTION FACILITIES; 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 an auto repair shop under Case No. ZC18-037; and

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

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

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

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

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

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

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

Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on Lot 1R1A, Block 1, of the West Industrial addition, located at 6705 Colleyville Boulevard, by authorizing a Special Use Permit for Warehouse and Distribution Facilities, as depicted on 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 the above described tract of land shall be subject to the following conditions:

**1. GENERAL**

a. This Special Use Permit shall apply only to “Exhibit “B” as shown on the Zoning Exhibit and “Exhibit C” as shown on the Elevations Exhibit as attached.

b. No storage of parts or containers shall be allowed outside the building.

c. Façade improvements shall be made prior to a Certificate of Occupancy for the proposed use being issued. The façade improvements shall be reviewed and approved by the City Manager's Office and the City Council.

d. This Special Use Permit shall automatically expire upon the abandonment of the business, change in the use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.

e. All requirements of the Land Development Code shall be met, except where amended herein.

f. Approval of this ordinance is contingent upon or come closer to the standards of the Land Development Code through façade material enhancements, landscaping, or a combination of both as referenced in Exhibits “B” and “C”.

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 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 February 2019.

The second reading and public hearing being conducted on the 19th day of February 2019.

PASSED AND APPROVED BY A VOTE OF ___ AYES, ___ NAYS, AND ___ ABSTENTIONS ON THIS THE 19TH DAY OF FEBRUARY 2019.

| | | | |
|---|---|---|---|
| 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:**

Christine Loven, TRMC
City Secretary

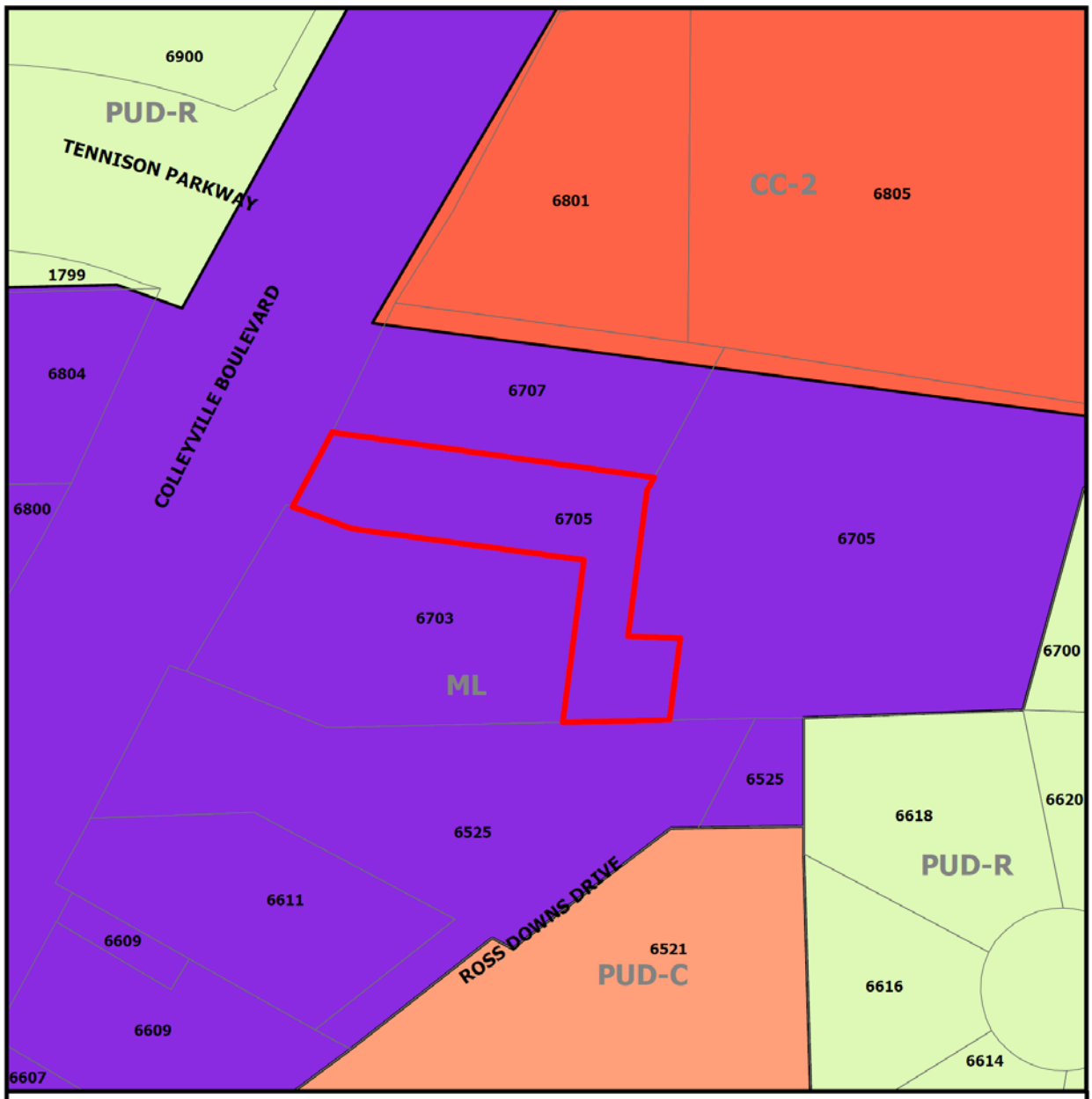
**CITY OF COLLEYVILLE**

Richard Newton
Mayor

**APPROVED AS TO FORM:**

Whitt L. Wyatt
City Attorney

# Exhibit “A” – Zoning Map




CITY OF COLLEYVILLE TEXAS

# ZC18-037

## 6705 Colleyville Blvd



DISCLAIMER:
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Subject Property

# Exhibit "B" – Statement of Planning Objectives and Zoning Exhibit

November 27, 2018

City of Colleyville
Community Development Services
100 Main Street
Colleyville, Texas 76034

**Re: Specific Use Permit Request – Auto Ricambi**
**6705 Colleyville Blvd.**

**Statement of Planning Objectives**

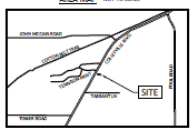
Our planning objectives associated with the property at 6705 Colleyville Blvd. are to achieve permission via a Specific Use Permit to operate an Auto Parts and Accessory Store / on-line sales Warehouse and Distribution Facility and a glass and mirror sales facility (Building Materials Sales). Our goal is to improve the appearance of this property located along Colleyville Blvd. by completing improvements to the façade of the existing building and introducing landscaping along the front of the structure. By virtue of the existing building already penetrating the front yard setback, we would like to obtain permission to install a new canopy with a new exterior wing wall thus improving the aesthetics of the one-story, concrete structure.

**ZONING EXHIBIT FOR:**

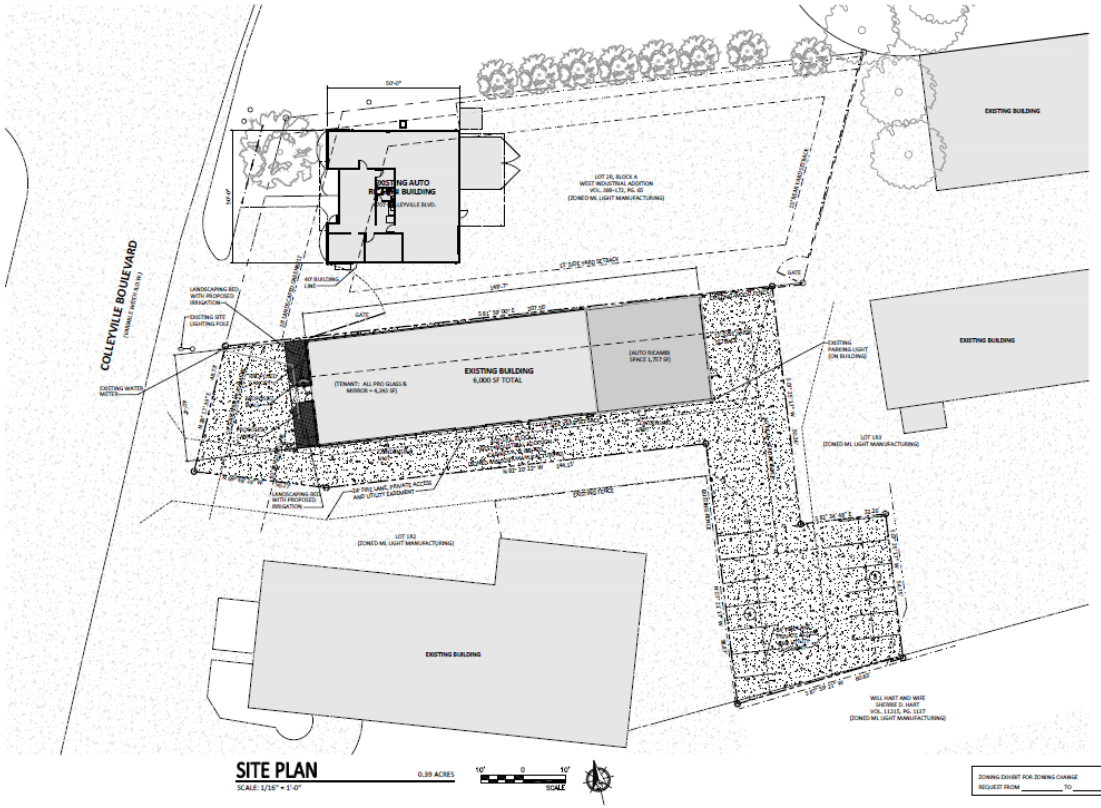
# AUTO RICAMBI BUILDING #2

**6705 COLLEYVILLE BOULEVARD**
**COLLEYVILLE, TEXAS 76034**

AREA MAP NOT TO SCALE




| APPLICANT | OWNER | LAND PLANNER |
|---|---|---|
| AUTO RICAMBI<br>RAMZI GILLESPIE<br>6707 COLLEYVILLE BLVD.<br>COLLEYVILLE, TEXAS 76034<br>682.233.3428 | AUTO RICAMBI<br>RAMZI GILLESPIE<br>6707 COLLEYVILLE BLVD.<br>COLLEYVILLE, TEXAS 76034<br>682.233.3428 | CALLAHAN & FREEMAN ARCHITECTS<br>FRANK CALLAHAN<br>PO BOX 15577<br>FORT WORTH, TEXAS 76119<br>817.478.1700 |




**SITE PLAN**
SCALE: 1/16" = 1'-0"

0.39 ACRES

10' 0 10'
SCALE

PARKING CALCULATIONS

1,757 S.F. OF STORAGE/WAREHOUSE
4,143 S.F. OF GLASS AND MIRROR SHOWROOM AND OFFICES

TOTAL EMPLOYEES: AUTO RICAMBI STORAGE/WAREHOUSE =1
GLASS AND MIRROR = 3
TOTAL= 4 EMPLOYEES

PARKING PROVIDED = 11 SPACES

A. GROSS AREA: 0.39 ACRES (17,203 S.F.)

B. BUILDING AREA: 6,033 S.F. WHICH IS 35% OF TOTAL PROPERTY AREA

C. PAVED SURFACES: 10,805 S.F. WHICH IS 63.4% OF TOTAL PROPERTY AREA

D. OPEN SPACE: 265 S.F. WHICH IS 1.6% OF TOTAL PROPERTY AREA

BEING LOT 1R1, BLOCK 1,WEST INDUSTRIAL ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT RECORDED IN CABINET A, SLIDE 720, PLAT RECORDS OF TARRANT COUNTY, TEXAS.

SAVE AND EXCEPT THAT PORTION OF SAID LOT CONVEYED TO THE STATE OF TEXAS BY DEED FILED NOVEMBER 28, 2007, RECORDED IN C.C. FILE NO. D207412047, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.

ZONING EXHIBIT FOR ZONING CHANGE
REQUEST FROM _____ TO _____


CALLAHAN & FREEMAN ARCHITECTS
P.O. BOX 15577
FORT WORTH, TX 76119
817.478.1700
callahan@att.net
1717 MAIN STREET, SUITE 2000
SOUTHLAKE, TX 76092


ZONING EXHIBIT FOR:
AUTO RICAMBI BUILDING #2
6705 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS 76034

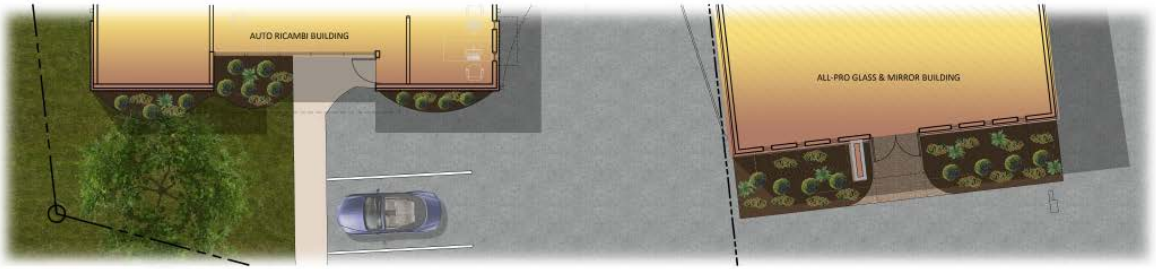
PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION
ARCHITECT: CHARLES E. FREEMAN

DATE: 11/07/2018
REVISIONS:
1 12/14/18

DRAWN BY: SB
JOB NO.: 5006

SHEET NO.
1
1 OF 1 SHEETS

**Attachment “C” –Elevations**




PARTIAL SITE PLAN
SCALE: 3/16" = 1'-0"




EXISTING FRONT ELEVATION
SCALE: 3/16" = 1'-0"

8' 0 8'
SCALE

UPDATED FACADIS MATERIALS
(TOTAL AREAS REPRESENT FRONT FACADES ONLY)

- PAINTED FINISH ON EXISTING CONCRETE PANELS - 395 SF
- PAINTED FINISH ON EXISTING METAL EDPING AND DOWNSPOUTS - 45 SF
- HORIZONTAL WOOD COMPOSITE CLADDING - 75 SF
- ALUMINUM COMPOSITE MATERIAL PANELS - 48 SF
- ALUMINUM AWNINGS - 15 SF
- MANUFACTURED STONE VENEER - 118 SF
- MANUFACTURED STONE VENEER WATER TABLE - 11 SF




PROPOSED FRONT ELEVATION
SCALE: 3/16" = 1'-0"

8' 0 8'
SCALE

P.O. BOX 1607
FORT WORTH, TX 76119
817.478.1785
dfwchicks.com
1150 E. KENNEDALE PKWY.
KENNEDALE, TX 76060

CALLAHAN & FREEMAN
ARCHITECTS

ZONING EXHIBIT FOR:

# AUTO RICAMBI BUILDING #2

6705 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS 76034

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
ARCHITECT - CHARLES E. FREEMAN

DATE: 11/27/2018
REVISIONS:
12/14/18

DRAWN BY: SB
JOB NO.: 50008

SHEET NO.
2
2 OF 3 SHEETS

# City of Colleyville
# City Council
# Agenda Briefing

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

**Agenda Number** 7a **Agenda Date** 02/19/2019 **Number** Resolution R-19-4357
**Type** Resolution
**Department** City Manager

## Title
Approval of a Legislative Agenda for the 86th State Legislature

## Strategic Plan
1.4 Communicate thoroughly and strategically

## Explanation
***Reading and Public Hearing***

This agenda item provides for consideration and approval of a legislative agenda for the 86th State Legislature. A draft legislative agenda was discussed at the February 5, 2019 City Council Worksession.

## Financial Impact
There is no financial impact to the City.

## Recommendation
Approve

## Attachments
1. Resolution R-19-4357

**RESOLUTION R-19-4357**

**A RESOLUTION APPROVING CITY COUNCIL SUPPORT OF SPECIFIC 86TH STATE LEGISLATURE PRIORITIES**

**WHEREAS**, the Colleyville City Council is dedicated to enhancing and preserving a high quality of life community for the citizens of Colleyville; and

**WHEREAS,** it is important for the State's elected officials to understand the needs of the citizens of Texas; and

**WHEREAS**, the 86th Texas Legislature has convened to consider and enact legislation that will affect all Texans.

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

Sec. 1. THAT the Colleyville City Council supports the legislative priorities as attached in Exhibit "A".

Sec. 2. THAT the Colleyville City Council urges the Texas Legislature to approve legislation consistent with the attached Exhibit "A".

**AND IT IS SO RESOLVED.**

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 19TH DAY OF FEBRUARY 2019.

| | | | |
|---|---|---|---|
| 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

# Exhibit "A"

## State Legislative Priorities
## 86th Legislature

### Municipal Powers

PRESERVE: Municipal authority to manage and maintain public rights-of-way, including the right to seek adequate compensation for their use.

### Property Tax Reduction

SUPPORT: Reducing state cap on M&O revenue increases by city, county, and school districts.

SUPPORT: Local control by allowing taxing authorities to exceed state revenue cap with a majority vote of citizens.

SUPPORT: Any citizen approved tax increase above state cap having no restrictions on use.

### Transparency / Ethics

SUPPORT: Uniform application of the public information and open meetings laws at every level of government including State legislative and executive branches.

SUPPORT: Legislation that simplifies the notice of tax rates to the public.

SUPPORT: Legislation that supports expansion of public notice requirements to allow for use of electronic, Internet, and/or social media.

SUPPORT: Requiring disclosure in bond elections of the total cost of bonds at maturity, including interest estimates.

### Public School Funding

SUPPORT: Eliminating or at a minimum stopping the growth of Robin Hood recapture dollars from high-property value school districts.

SUPPORT: Modifying the Robin Hood parameters that define the high property value school districts to bring them into more realistic alignment with current property values. The current recapture system must be overhauled to allow the community to keep local tax dollars.

SUPPORT: An increase in statewide funding for public education to meet the needs of all student populations. For example providing additional funds to increase school Title 1 funding to better fund schools to provide for the large influx of non-English speaking students and for socio-economically disadvantaged students.

SUPPORT: Providing taxpayers a transparent accounting of how property taxes collected for public education are allocated by state and local entities. In addition, the state should allow districts the ability to note on tax statements the amount being sent to the state as recapture.

**Conservative Fiscal Management**

SUPPORT: Eliminating the retroactive requirement if a City wishes to reinstate a COLA for their employees' TMRS benefit.

SUPPORT: The requirement for commercial property sales to be reported to appraisal districts to drive more equitable tax valuations.

SUPPORT: Legislation that would close the "dark box" loophole being used by some large retailers to artificially devalue commercial properties for tax purposes.

**Economic Development**

SUPPORT: Legislation that would continue, maintain, protect, and/or enhance the utilization of state and local funds for economic development including the Texas Enterprise Fund, Tax Increment Financing, and Chapter 380.

SUPPORT: Continuation of the Hotel Occupancy Tax (HOT) for tourism marketing.

**Infrastructure**

SUPPORT: Legislation that discontinues diversion of transportation revenue to non-transportation purposes.

**Public Safety**

SUPPORT: Legislation that provides grant funding and/or resources to protect local law enforcement officers and enhance their ability to serve.

**Environment**

SUPPORT: Legislation that improves access and funding available to expand or enhance Colleyville's existing parks and recreational opportunities.

# City of Colleyville
# City Council
# Agenda Briefing

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

**Agenda Number** 8a **Agenda Date** 02/19/2019 **Number** Ordinance O-18-2056
**Type** Ordinance
**Department** Community Development

## Title
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 Lot 1R1 and 1R2, Block 1, of the Bear Creek Plantation, located at 1312 John McCain Road and 7309 Holly Lane N, Case ZC18-019

## Strategic Plan
There is no Strategic Plan connection for this item.

## Explanation
***Reading and Public Hearing***

At the February 5, 2019 City Council meeting, the Council voted to approve to reconsider the item and subsequently remanded the item back to the Planning & Zoning Commission for review at the February 11, 2019 meeting.

The Planning & Zoning Commission recommended approval of the revised plan at their February 11, 2019 meeting by a vote of 4-0.

The applicant has provided a revised development plan that has: reduced the total number of single-family residential lots by one (1); removed the pond along Holly Lane and maintained the area as an open space lot; and increased the size of the lots along Holly Lane to be minimum 30,000 square feet. In addition, the applicant has agreed to off-site drainage improvements for residents along Holly Lane and Hix Court.

Several residents who had previously registered opposition has since rescinded their opposition. With the removal of these oppositions, the percentage of opposition has been reduced to 11%, thus removing the super-majority vote requirement.

***Second Reading and Public Hearing***

This item was tabled to a date certain for the December 4, 2018 meeting.

There were several residents who spoke during the public hearing who expressed concerns about lot density, traffic, fencing and screening, drainage, grading, and zoning. Several modifications have been made to the request. All plans and documents have been updated and attached.

***First Reading and Public Hearing***

The applicant provided revised plans on August 1, 2018 reflecting changes from both recommendations by the Planning & Zoning Commission and desires of the adjacent property owners. The plans are attached together as a single document.

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 calculated percentage of opposition equals 20.56 percent.

Curtis Young, the applicant, has submitted a request to rezone Lots 1R1 and 1R2, Block 1, of the Bear Creek Plantation, being approximately 43.54 acres, and zoned AG Agricultural & R-40 Single Family Residential districts. The purpose of the request is to rezone to the PUD-R Planned Unit Development – Residential district to allow for single-family residential development of 36 lots and 9 common area/open space lots. Existing Conditions/Background: The subject property, 1312 John McCain Road, resides on the north side of John McCain Road and extends north to Big Bear Creek. The portion of the property with Agriculture zoning currently maintains a single residence. The portion of the property with R-40 zoning also maintains a single residence. Many local residents will recognize the property by its long, tree-lined drive.

**Proposed Zoning:**

*Request* – The applicant requests to create a single-family residential subdivision. The proposed development consists of 36 lots, ranging from 26,000 square feet (0.597 acres) to 1.31 acres in area, and a large amount of open space (approximately 21% of the project area). The project will also preserve the tree lined drive by converting it into a median area along the primary street through the neighborhood. The applicant also states that through the proposed PUD and development restrictions the home values should average approximately $2.5 million dollars per lot.

The applicant proposes the following development standards for the PUD-R subdivision:

| | |
|---|---|
| Minimum Lot Area: | 26,000 square feet |
| Minimum Lot Width: | 100 feet, except 67 feet for cul-de-sac lots |
| Front Setback: | 30 feet |
| Side Setback: | 10 feet |
| Street Facing Side Setback: | 20 feet, except "key" lots |
| Rear Setback: | 25 feet |

| | |
|---|---|
| Minimum House Size: | 3,500 square feet for a single-story home; 4,000 square feet for a two-story home |

Additional regulations are proposed pertaining to screening, architectural features, landscaping, and street design.

**Analysis:** The requested PUD-R zoning would establish a single-family residential neighborhood similar in character to surrounding neighborhoods. The design of the neighborhood allows for the preservation of a large amount of open space which a standard zoning classification would not likely achieve. It also preserves the well-known double row of oak trees lining both sides of the existing drive. While some of the lot sizes vary more widely than many existing neighborhoods, they maintain a comparable average lot size and create a density below the target density stated in the Comprehensive Plan of 1.8 units per net acre, with the open space included in the calculation.

**Surrounding Development:** All of the surrounding properties have developed with single-family residential uses and maintain a variety of zoning classifications including R-20, R-30, R-40, AG, and various PUD-R districts. Big Bear Creek borders the subject property to the north, which is also the city limit line with the City of Southlake.

**Comprehensive Plan:** The City's comprehensive plan, Destination Colleyville, identifies the subject property for single-family residential development. The proposed PUD-R ordinance does not conflict with any portion of the comprehensive plan. The plan does also identify the preservation of the character of existing neighborhoods as a priority objective.

**Drainage Analysis:** Citizens have expressed and staff is aware of concerns with the existing drainage system in the vicinity. The Developer has provided a preliminary drainage analysis which indicates that the storm drain system in Tanglewood Estates was designed and built to accommodate the developed watershed. Additionally, the proposed drainage plan is to not fully detain post-developed runoff rates to existing runoff rates for the development. Staff has additional concerns and have made the developer aware of those, however they have indicated they want to address these concerns after the zoning process and during the Preliminary Plat process. The final drainage system of the development must meet all requirements of the Land Development Code.

**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, 10 letters have been received in

favor and 20 letters in opposition to the case. For some properties, multiple letters have been submitted. A response from the Tanglewood Estates neighborhood to the east has been received in support.

**Staff Recommendation:** The proposed PUD-R ordinance offers a good opportunity to ensure orderly and complementary development to the existing adjacent residential development and in the area. Staff recommends approval of the requested PUD zoning.

**Planning & Zoning Commission Recommendation:** The Planning & Zoning Commission recommended approval of the zoning change request at their July 9, 2018 meeting by a vote of 5-0 with the following conditions: 1) requiring a minimum house size square footage of 4,000 square feet; 2) requiring that the existing fencing north of Holly Lane be replaced; 3) requiring a maximum lot coverage of 25 percent; 4) requiring that the main street have a minimum street pavement width of 24 feet and requiring a fire suppression system for all home within the subdivision; 5) requiring the construction entrance to be on John McCain only, access from Holly Lane shall be prohibited; and 6) requiring construction methods to ensure that the proposed ponds hold water.

**City Council Action:** The City Council made a motion to approve the zoning change request at their December 4, 2018 meeting. A super-majority vote requiring 6 affirmative votes was needed. The motion failed to pass by a vote of 4-3.

**Planning & Zoning Commission Recommendation:** The Planning & Zoning Commission recommended approval at their February 11, 2019 meeting by a vote of 4-0.

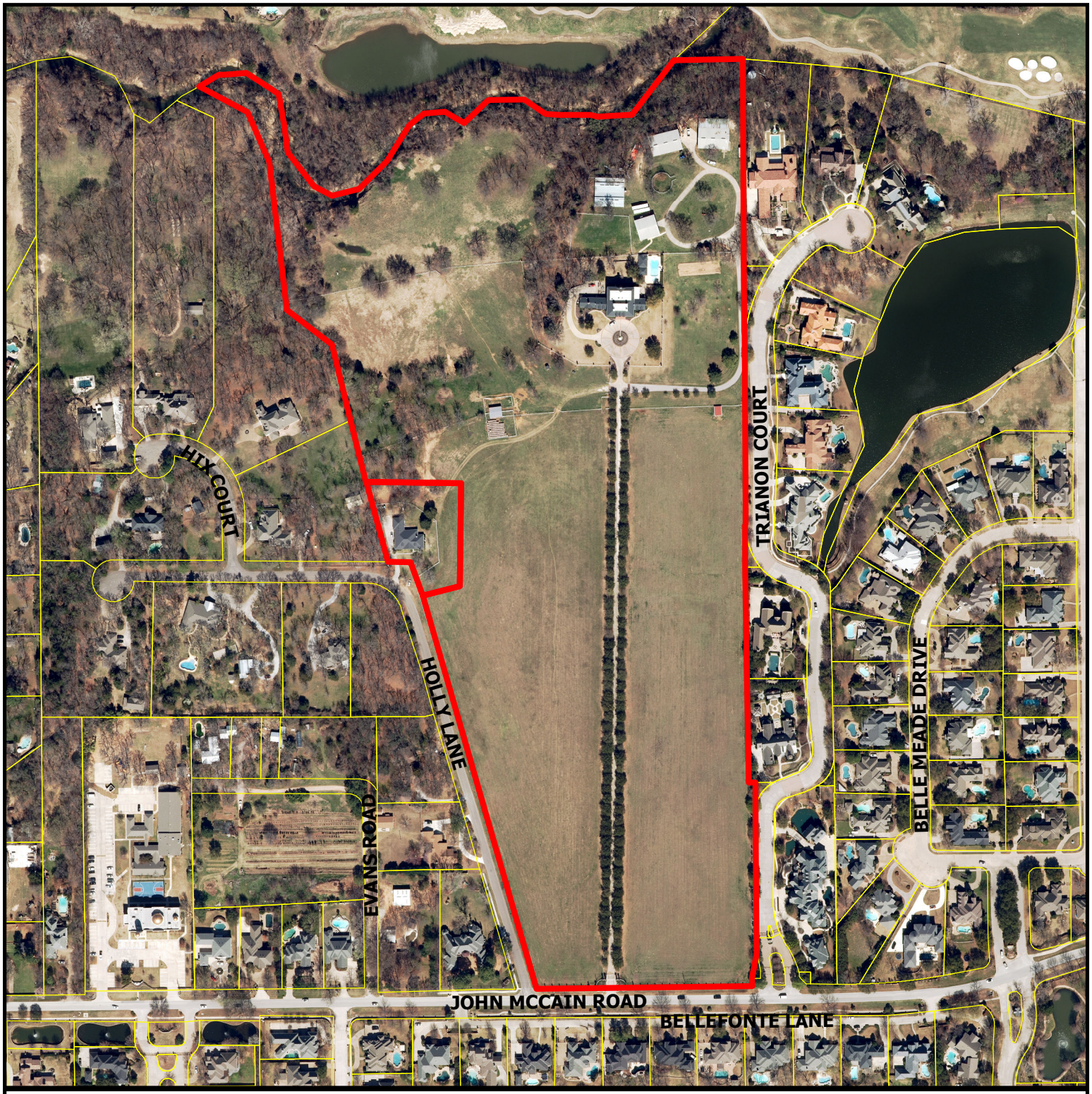
**Financial Impact**
There is no financial impact to the City.

**Recommendation**
Approve

**Attachments**
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Preliminary Plat
6. Revised Development Plan with Pond Lot
7. Preliminary Drainage Analysis
8. Perimeter Grading Concept Plan
9. Preliminary Utility Plan
10. Bear Creek 2050 Floodplain

11. Drainage Exhibit - Topo of Creek
12. Screening and Fencing Plan
13. Entry Plan
14. Easement Landscape Plan
15. Declaration of Covenants, Conditions and Restrictions
16. Submittal and Review Process
17. Architectural Plan
18. Landscape Plan
19. Notification Map
20. Notification List
21. Property Owner Notification
22. Letters of Opposition
23. Tanglewood Estates Response to Proposed Development
24. Tanglewood Agreement Letter
25. Updated Tanglewood Response Letter 10.28.18
26. Ordinance O-18-2056
27. 190125 Oak Alley -Development Plan
28. 190130 Oak Alley - Plat & Engineering Documents - combined
29. 190128 Open Space w Gazebo along Holly Lane rfs
30. 190130 Oak Alley - Drainage Bypass Exhibit
31. Change from Opposition to Support Combined
32. Ordinance O-18-2056 - Edited

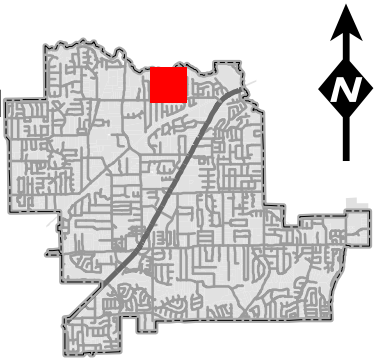
# Aerial Map




CITY OF COLLEYVILLE TEXAS

## ZC18-019

**1312 John McCain Rd & 7309 Holly Ln N**

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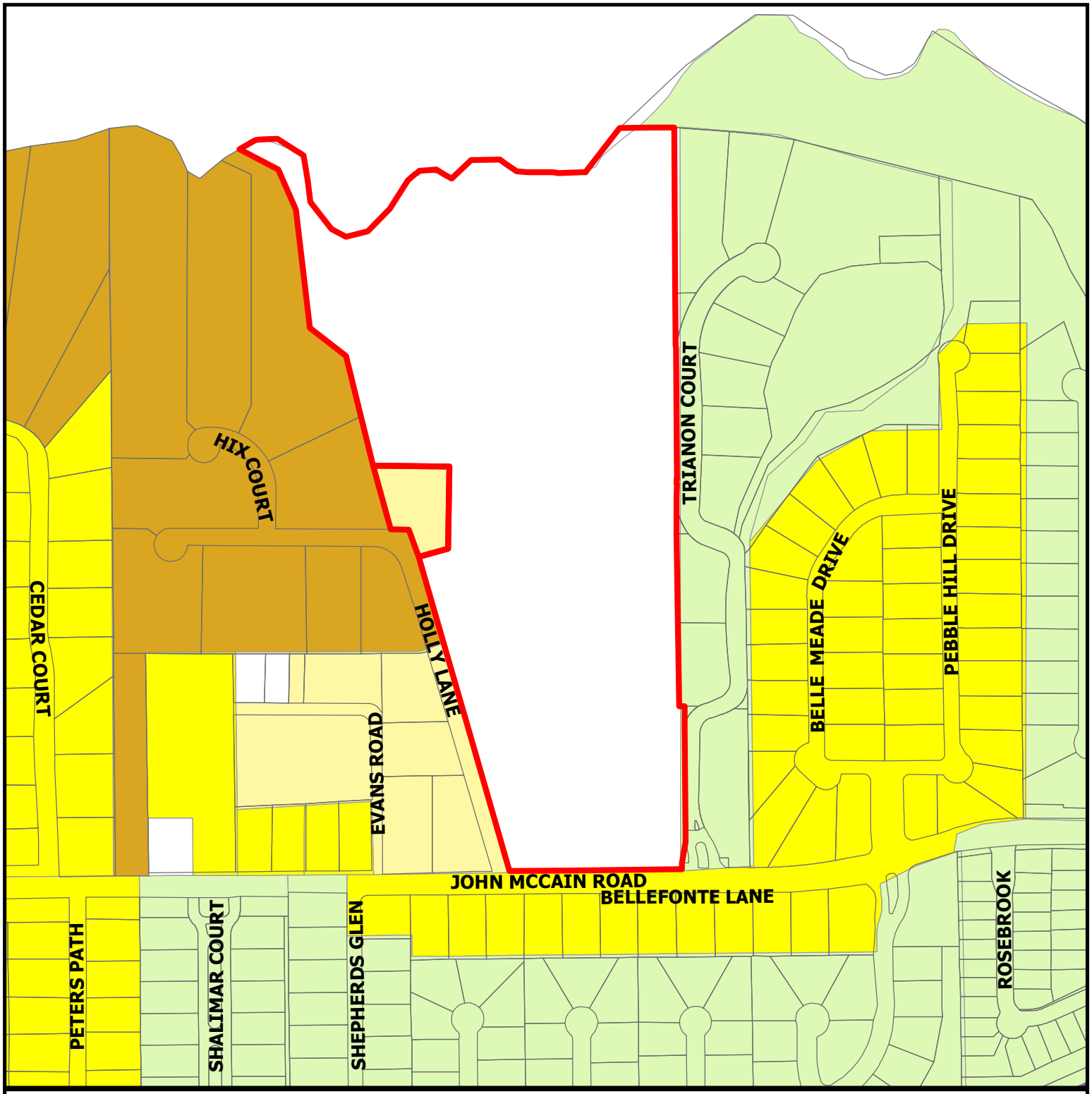
Subject Property

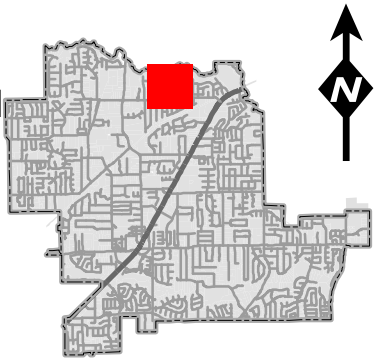
# Zoning Map




CITY OF COLLEYVILLE TEXAS

## ZC18-019

**1312 John McCain Rd & 7309 Holly Ln N**

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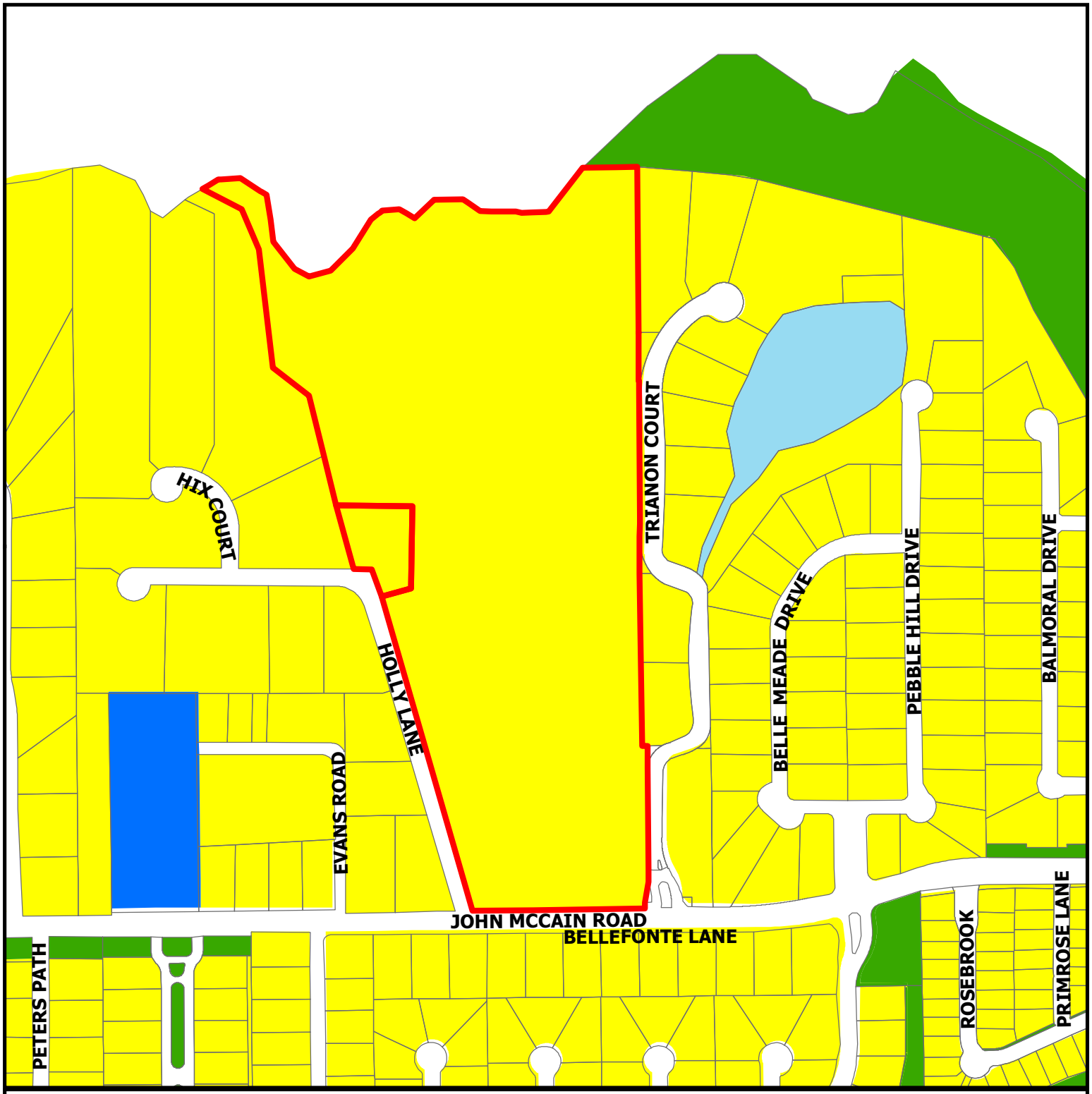
Subject Property

# Future Land Use Map




CITY OF COLLEYVILLE TEXAS

## ZC18-019

### 1312 John McCain Rd & 7309 Holly Ln N

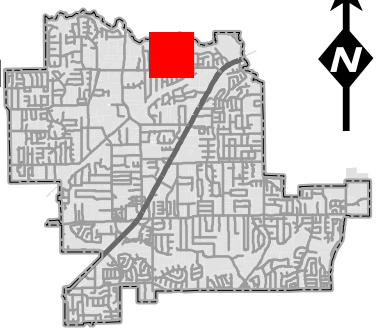
Subject Property

Residential

Institutional

Open Space; Parks

Water Body



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# Statement of Planning Objectives

# *Oak Alley*

Colleyville, Texas Zoning Narrative –8 Oct. 2018

*Burk Collins & Co. LTD, Developer* *Sage Group, Inc., Land Planner*

## Statement of Planning Objectives

Oak Alley is a proposed residential neighborhood to be developed by Burk Collins & Co, LTD, under the PUD-R Residential District regulations for residential development in the City of Colleyville. The 43.54 acre property is located on the north side of John McCain Road, just east of Holly Lane (adjacent to the Hidden Acres Addition) and west of, and adjacent to, the Tanglewood Estates gated neighborhood. The property is currently zoned R-40 and AG. The intent here is to rezone the entire property to PUD-R, unifying the property into one cohesive, master planned residential development of the highest quality.

There are currently two occupied single-family homes on the two platted properties that make up this proposal. The main home will be worked into the plan; most of the remaining structures will be removed.

The surrounding area is, for the most part, fully developed with a combination of PUD-R lots ranging from 15,000 s.f. lots, 30,000 s.f. lots, as well as acre plus sized lots. There are existing subdivisions bordering the subject tract on the entire western, eastern and southern boundaries. The northern boundary is Bear Creek, and is the city limit line. Across the creek is the Timarron Golf Course, and the City of Southlake.

The proposed plan, primarily consisting of 30,000 s.f. lots (average of about 38,000 s.f.), and has a range of lot sizes from 26,000 sf minimum, up to several acre plus lots (and one 3.3 acre lot for the existing large home) and open space, would fit in well with the neighborhood, as well as be consistent with the city's Future Land Use Plan.

Quality and compatibility with the adjacent residential, as well as the rest of Colleyville is essential, and we have designed this proposal with those goals in mind.

The residences planned for Oak Alley will be very upscale, with selling prices estimated to start at around $2.0 million. The development will center upon, and feature, the existing double row of Live Oaks, installed some years ago by the property owner along either side of the drive, the defining feature of the property. This will continue to enhance the vista toward the "plantation house" at the far end by placing a boulevard (divided) road along either side of it. An expanded greenbelt setback will be dedicated along the John McCain frontage, and will be fully landscaped, as will the other open space areas within the project. Open Space will make up over 19% of the project area.

Oak Alley will be proposed as a gated community with private streets. A double road, divided entry from John McCain Road, positioned to line up with and take advantage of the central double row of Live Oaks, will provide a distinctive and quality main entry. This

divided road will serve as a loop road through the development, with the two entries from John McCain meeting the minimum 100' centerline spacing for two points of emergency access. We propose to build the normal Colleyville street section of 31' (back of curb to back of curb), in a 50' R.O.W., throughout the project, except for the main divided central entry road.

There will be a requirement of at least two street trees for every residential lot to be installed by the home builders, adjacent to the street rights of way, unless there are already existing trees there that are saved. We have worked extensively, in conjunction with our neighbors to the east and west, to provide landscape buffers between the existing homes and the future home sites within Oak Alley. All perimeters boundaries will have 25', fully landscaped buffer easements, as shown on the Development Plan.

The existing and fully developed storm drainage has been carefully analyzed, and will be designed to meet all city regulations and not adversely affect any neighboring properties. There will be a pond constructed along the Holly Lane frontage- in a landscaped setting, which will double as a storm detention facility, to the extent it is necessary.

To encourage pedestrian activity in the neighborhood, sidewalks will be built along the front of each lot, and a connection will be made to the large greenbelt area along Bear Creek, and an amenity for the residents.

The scale and orientation of the development has been designed to have an inviting visual flow with the existing neighborhoods and surrounding uses. The design criteria of the homes will create high quality designed homes in keeping with both the immediate neighborhood and Colleyville as a whole.

## Development Schedule

Oak Alley will most likely be developed in one phase, with development commencing upon the successful completion of the zoning and platting and the subsequent approval of the final plat and engineering plans. Construction of homes is anticipated to start immediately upon completion of the subdivision's infrastructure.

## Economic Development Information

Oak Alley will have a total of thirty five (35) homes, each with an estimated average value upon completion of $2,570,000, resulting in an overall tax base of over $90,000,000. At the current tax rate of 2.339023%, the total taxes generated from the development are projected to be $2,105,120, with over $300,000 generated directly for the City at buildout.

# Statement of Planning Objectives

## Development Standards

| | |
|---|---|
| Permitted Land Use: | Single Family Residential Detached |
| Minimum House Size: | 4,300 square feet. |
| Minimum Lot Area: | 26,000 s.f. (Average about 38,000 s.f.) |
| Minimum Lot Width: | One Hundred feet (100') measured at the building setback line, except pie-shaped cul-de-sac lots 1 and 2, in which case the minimum shall be sixty seven feet (67') at the building setback line. |
| Front Yard Setbacks: | Thirty feet (30') back of the property line |
| Rear Yard Setbacks: | Twenty Five feet (25') |
| Side Yard Setbacks: | Ten feet (10'). |
| Street-facing Side Yard: | Side yard setbacks on the street side of a corner lot, fronting on another street, shall be 20', except for "key" lots which shall match the front setback of adjacent lots, as shown on the Development Plan. |
| Street Standards: | The streets within Oak Alley are proposed to be private streets with restricted access (gated). All undivided sections will be built to the standard street section of 31' b/b paving, in a 50' Private Street ROW. Street "A" (southbound and northbound), is a divided road, intended to preserve the double row of Live Oaks in the median, with paving in each direction of 24'b/b, in separate 32.5' Private Street ROW's. |
| Minimum Roof Pitch: | Minimum of a 10:12 roof pitch, unless architecturally required to vary, based on home style. |
| Garage Standard: | Minimum of a three car garage with wood-like, architecturally enhanced doors. |
| Masonry Requirement: | The dominant exterior vertical wall area of each structure, exclusive of doors and windows, shall be masonry (brick, stone, or stucco over CMU block) or other material solely determined by the Committee. No more than 20% of the exterior vertical wall to be authentic lath and stucco application over wood framing. Dryvit systems or Styrofoam products are not acceptable. The exterior of chimney flues shall be of masonry material acceptable to the Committee. Installation of all types of exterior items and |

surfaces such as address numbers or external ornamentation, lights, mail chutes, mailboxes, roofing materials and exterior paint or stain, shall be subject to the approval of the Committee as to size, design, materials color, manufacturer and location.

Additional Elevation Requirements: All plans will be reviewed by the Oak Alley Architectural Review Committee, and will comply with a set of Design Guidelines which will be developed to assure structures and site features of the highest quality. Elevations will have a hierarchy of plate dominance featuring custom front doors and entrances; balanced architectural features and interests with natural tones for paint and exterior finishes. The elevations on all "four sides" shall be addressed in the design to present a finished appearance. Roofing will match the architectural style. Slate, tile or standing seam metal are examples. Each elevation should add interest to the entire streetscape.

Windows: No aluminum widows allowed in the subdivision, only windows of higher quality and energy efficiency will be allowed. All windows will be insulated glass with a "low-e" specification.

Fencing: Wood fencing between lots is not permitted. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry. All lots backing to the Common Open Space shall be open style fencing of decorative metal, and/or Masonry.

Where lots back to existing residential lots with fences, the existing fence shall be kept, maintained or improved in coordination with each owner, as shown in the diagram on the Development Plan and associated detailed diagrams. Where open space lots border adjacent properties, either the existing fence will be maintained or improved, or a decorative masonry or metal fence will be installed, all in cooperation with the adjacent property owner, according to the detailed plans submitted with zoning. All perimeter walls and fences shall be installed prior to any vertical home construction.

Streetscape Standards: Minimum of two (2) three-inch (3") caliper trees per front yard, unless quality existing trees are present and saved. Fully landscaped and sprinklered front and rear yard within sixty days of completing a house.

Open Space Maintenance: The open space lots within the subdivision shall be maintained in a consistent, uniform manner by the Oak Alley Homeowners Association through dues collected from the individual

# Statement of Planning Objectives

homeowners. Membership in the Homeowner's Association is mandatory.

Street Design Standards:

| | |
|---|---|
| Right of Way: | Fifty feet (50') (Undivided),<br>Thirty Two, one half feet (32.5') (each side of divided entry road) |
| Travel Lane Width: | Thirty-one feet (31'), back of curb to back of curb (undivided)<br>Twenty-four feet (24'), back of curb to back of curb) (divided) |
| Turning Radii: | Fifteen feet (15') |

Open Space Standards: Except for the natural tree preservation areas, the Common Open Space shall be fully landscaped and irrigated with a combination of trees and shrubbery pursuant to an approved landscape plan. The Common Open Space shall be owned, operated and maintained by Oak Alley Homeowners Association which shall have a mandatory membership of all homeowners and shall collect dues in amounts satisfactory to maintain the Common Open Space. The Association shall have fine and lien rights as permitted by law to enforce compliance with the rules of the association.

Signage: A monument sign identifying the subdivision shall be built at the gated entry from John McCain Road.

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L1 | 45.00' | N14°59'54"W |
| L2 | 1.94' | N89°26'57"E |
| L3 | 53.23' | N15°26'25"W |
| L4 | 52.32' | N89°07'37"W |
| L5 | 140.46' | N52°24'53"W |
| L6 | 134.15' | N23°18'22"W |
| L7 | 16.00' | N48°23'38"E |
| L8 | 66.00' | N65°00'00"E |
| L9 | 58.00' | N82°00'00"E |
| L10 | 49.00' | S82°00'00"E |
| L11 | 66.00' | S58°00'00"E |
| L12 | 31.00' | S37°00'00"E |
| L13 | 145.00' | S08°00'00"E |
| L14 | 64.00' | S12°00'00"E |
| L15 | 78.00' | S55°00'00"E |
| L16 | 56.00' | N85°00'00"E |
| L17 | 29.00' | N58°00'00"E |
| L18 | 96.00' | S66°00'00"E |
| L19 | 91.00' | S79°00'00"E |
| L20 | 63.00' | N87°00'00"E |
| L21 | 50.00' | N68°00'00"E |

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L22 | 42.00' | N40°00'00"E |
| L23 | 83.00' | N52°00'00"E |
| L24 | 55.00' | N65°00'00"E |
| L25 | 153.00' | S88°46'16"E |
| L26 | 14.43' | N47°43'52"E |
| L29 | 40.71' | N02°41'56"E |
| L30 | 154.00' | N02°41'56"E |
| L31 | 151.10' | N02°41'56"E |
| L32 | 135.00' | N02°41'56"E |
| L33 | 125.00' | N02°41'56"E |
| L34 | 124.15' | N02°41'56"E |
| L35 | 117.00' | N02°41'56"E |
| L36 | 14.14' | N42°18'04"W |
| L37 | 154.89' | N87°18'04"W |
| L44 | 154.91' | S87°18'04"E |
| L45 | 14.14' | N47°41'56"E |
| L46 | 170.00' | N02°41'56"E |
| L47 | 215.60' | N02°41'56"E |
| L48 | 15.92' | N34°32'04"W |
| L51 | 20.10' | S80°31'45"W |
| L52 | 108.22' | S80°31'45"W |

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L59 | 40.63' | N80°31'45"E |
| L60 | 87.70' | N80°31'45"E |
| L67 | 39.58' | N76°25'15"E |
| L69 | 436.67' | N02°41'56"E |
| L70 | 8.49' | N02°41'56"E |
| L75 | 32.00' | S87°18'04"E |
| L80 | 159.18' | S02°41'56"W |
| L81 | 211.00' | S02°41'56"W |
| L82 | 75.65' | S02°41'56"W |
| L85 | 34.64' | S76°25'15"W |
| L86 | 16.00' | S39°33'36"W |
| L87 | 137.25' | S02°41'56"W |
| L88 | 120.00' | S02°41'56"W |
| L89 | 120.00' | S02°41'56"W |
| L90 | 122.50' | S02°41'56"W |
| L91 | 120.75' | S02°41'56"W |
| L92 | 120.00' | S02°41'56"W |
| L93 | 120.00' | S02°41'56"W |
| L94 | 118.75' | S02°41'56"W |
| L95 | 172.60' | S02°41'56"W |
| L96 | 14.14' | S42°18'04"E |

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L102 | 56.96' | N87°18'04"W |
| L103 | 14.14' | S47°41'56"W |
| L104 | 30.71' | S02°41'56"W |
| L107 | 14.31' | S44°08'25"E |
| L108 | 72.78' | N14°59'54"W |
| L109 | 181.44' | N14°59'54"W |
| L110 | 732.56' | N14°59'54"W |
| L111 | 45.00' | N14°59'54"W |
| L114 | 263.29' | N13°49'10"W |
| L115 | 243.08' | N13°49'10"W |
| L116 | 317.77' | S01°19'45"W |
| L117 | 207.40' | S01°04'25"W |
| L118 | 10.35' | N88°58'13"W |
| L119 | 10.16' | S01°00'28"W |
| L120 | 211.09' | S01°00'28"W |
| L121 | 189.48' | S01°00'28"W |
| L122 | 118.05' | S01°00'28"W |
| L123 | 120.05' | S01°00'28"W |
| L124 | 94.24' | S01°00'02"W |
| L125 | 15.00' | N89°03'18"W |
| L126 | 25.35' | S00°56'29"W |

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L127 | 122.56' | S00°56'29"W |
| L128 | 120.81' | S00°56'29"W |
| L129 | 120.06' | S00°56'29"W |
| L130 | 120.06' | S00°56'29"W |
| L131 | 25.00' | N89°50'14"E |
| L132 | 120.05' | S00°56'29"W |
| L133 | 179.26' | S00°56'29"W |
| L134 | 163.51' | S00°56'29"W |
| L135 | 35.00' | S00°56'29"W |
| L136 | 30.00' | N87°18'04"W |
| L137 | 119.63' | S75°00'06"W |
| L138 | 144.25' | N87°18'04"W |
| L139 | 172.09' | N87°18'04"W |
| L140 | 182.69' | N87°18'04"W |
| L141 | 216.10' | N87°18'04"W |
| L143 | 268.54' | N87°18'04"W |
| L144 | 111.60' | S22°33'44"W |
| L145 | 101.54' | S22°33'44"W |
| L146 | 196.21' | N49°05'37"W |
| L147 | 179.78' | N02°41'56"E |
| L148 | 126.50' | N87°18'04"W |

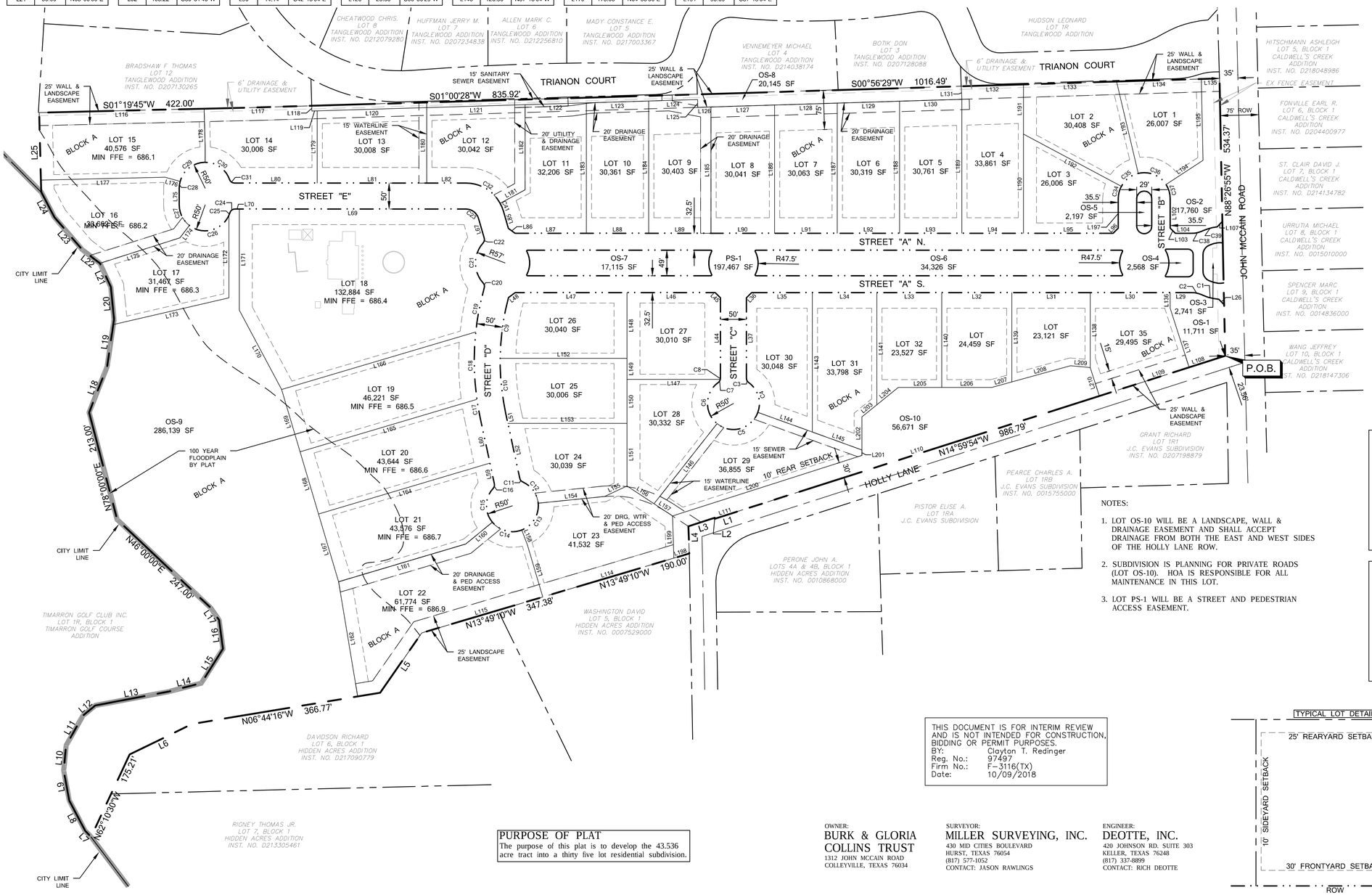
| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L149 | 40.50' | N87°18'04"W |
| L150 | 84.80' | N87°18'04"W |
| L151 | 120.51' | N87°18'04"W |
| L152 | 244.31' | S02°41'56"W |
| L153 | 229.40' | S02°41'56"W |
| L154 | 128.69' | S03°04'59"E |
| L155 | 47.48' | S22°28'16"E |
| L156 | 62.30' | S36°02'11"W |
| L157 | 42.60' | S36°02'11"W |
| L158 | 30.00' | S71°43'27"W |
| L159 | 105.24' | S76°10'50"W |
| L160 | 65.95' | N36°39'22"W |
| L161 | 255.56' | N13°49'10"W |
| L162 | 223.94' | S83°15'44"W |
| L164 | 344.26' | N13°49'10"W |
| L165 | 355.13' | N13°49'10"W |
| L166 | 389.97' | N13°49'10"W |
| L167 | 136.00' | N76°10'50"E |
| L168 | 125.00' | N76°10'50"E |
| L169 | 125.00' | N76°10'50"E |
| L170 | 173.08' | N64°33'56"E |

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L171 | 194.81' | S87°18'04"E |
| L172 | 158.83' | S87°18'04"W |
| L173 | 228.52' | N10°16'31"W |
| L174 | 30.00' | N49°46'53"W |
| L175 | 161.54' | N14°55'03"W |
| L176 | 30.00' | N18°07'30"E |
| L177 | 239.30' | N01°21'57"E |
| L178 | 103.28' | S88°25'14"E |
| L179 | 139.10' | S87°18'04"E |
| L180 | 145.33' | S87°18'04"E |
| L181 | 54.62' | S25°56'38"E |
| L182 | 163.79' | S87°18'04"E |
| L183 | 251.23' | S87°18'04"E |
| L184 | 254.78' | S87°18'04"E |
| L185 | 243.35' | S87°18'04"E |
| L186 | 247.11' | S87°18'04"E |
| L187 | 250.82' | S87°18'04"E |
| L188 | 254.50' | S87°18'04"E |
| L189 | 258.18' | S87°18'04"E |
| L190 | 191.14' | S87°18'04"E |
| L191 | 95.69' | S87°18'04"E |

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L192 | 213.67' | N30°47'49"E |
| L193 | 181.62' | N79°21'53"E |
| L194 | 84.96' | S30°19'27"E |
| L195 | 156.88' | S88°26'55"E |
| L197 | 56.96' | S87°18'04"E |
| L198 | 31.01' | N13°49'10"W |
| L199 | 81.32' | S89°07'37"E |
| L200 | 382.98' | S14°59'54"E |
| L201 | 10.50' | S87°18'04"E |
| L202 | 63.79' | S87°18'04"E |
| L203 | 36.83' | S36°14'21"E |
| L204 | 53.16' | S36°14'21"E |
| L205 | 83.65' | S02°41'56"W |
| L206 | 96.50' | S02°41'56"W |
| L207 | 39.94' | S12°41'41"E |
| L208 | 117.33' | S12°41'41"E |
| L209 | 38.12' | S07°40'18"W |
| L210 | 57.60' | S75°00'06"W |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CH BEARING | CH LENGTH |
| C1 | 33.98' | 91.28' | 21°19'45" | N17°22'06"E | 33.79' |
| C2 | 20.72' | 50.00' | 23°44'40" | N14°34'16"E | 20.57' |
| C3 | 9.48' | 10.00' | 54°19'51" | S65°32'01"W | 9.13' |
| C4 | 64.75' | 50.00' | 74°11'38" | S75°27'55"W | 60.32' |
| C5 | 95.43' | 50.00' | 109°21'01" | N12°45'45"W | 81.59' |
| C6 | 91.70' | 50.00' | 105°05'06" | S85°32'42"E | 79.38' |
| C7 | 7.37' | 10.00' | 42°12'54" | S54°06'36"E | 7.20' |
| C8 | 2.11' | 10.00' | 12°05'01" | S81°15'34"E | 2.11' |
| C9 | 118.26' | 476.95' | 14°12'25" | N79°29'17"W | 117.96' |
| C10 | 106.41' | 477.33' | 12°46'22" | S86°55'46"W | 106.19' |
| C11 | 9.48' | 10.00' | 54°18'53" | S53°22'18"W | 9.13' |
| C12 | 52.97' | 50.00' | 60°42'09" | S56°33'57"W | 50.53' |
| C13 | 65.28' | 50.00' | 74°48'26" | N55°40'46"W | 60.74' |
| C14 | 62.50' | 50.00' | 71°37'11" | N17°32'02"E | 58.51' |
| C15 | 71.12' | 50.00' | 81°30'00" | S85°54'22"E | 65.28' |
| C16 | 9.48' | 10.00' | 54°18'53" | S72°18'49"E | 9.13' |
| C17 | 37.80' | 509.82' | 4°14'53" | N82°35'30"E | 37.79' |
| C18 | 130.09' | 529.56' | 14°04'30" | S88°14'48"E | 129.76' |
| C19 | 86.64' | 518.28' | 9°34'43" | S76°25'12"E | 86.54' |
| C20 | 10.10' | 9.98' | 57°59'52" | N79°22'14"E | 9.68' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CH BEARING | CH LENGTH |
| C21 | 84.08' | 56.93' | 84°37'06" | S87°19'10"E | 76.65' |
| C22 | 10.21' | 9.98' | 58°37'49" | S74°19'31"E | 9.77' |
| C23 | 32.17' | 25.00' | 73°43'19" | N39°33'36"E | 29.99' |
| C24 | 12.66' | 10.00' | 72°32'33" | N33°34'20"W | 11.83' |
| C25 | 5.59' | 50.00' | 6°24'28" | N66°38'22"W | 5.59' |
| C26 | 90.46' | 50.00' | 103°39'15" | N11°36'31"W | 78.61' |
| C27 | 45.80' | 50.00' | 52°28'49" | N66°27'32"E | 44.21' |
| C28 | 13.46' | 50.00' | 15°25'34" | S79°35'17"E | 13.42' |
| C29 | 65.08' | 50.00' | 74°34'26" | S34°35'17"E | 60.58' |
| C30 | 61.55' | 50.00' | 70°31'44" | S37°57'48"W | 57.74' |
| C31 | 12.31' | 10.00' | 70°31'44" | S37°57'48"W | 11.55' |
| C32 | 80.32' | 75.00' | 61°21'26" | S33°22'39"W | 76.53' |
| C34 | 24.52' | 50.00' | 28°05'52" | S73°15'08"E | 24.28' |
| C35 | 42.38' | 50.00' | 48°34'04" | S34°55'09"E | 41.13' |
| C36 | 61.36' | 50.00' | 70°18'40" | S24°31'13"W | 57.58' |
| C37 | 28.82' | 50.00' | 33°01'23" | S76°11'15"W | 28.42' |
| C38 | 23.58' | 50.76' | 26°37'24" | S10°36'46"E | 23.37' |
| C39 | 28.32' | 90.00' | 18°01'43" | S12°01'52"E | 28.20' |
| C41 | 16.19' | 75.00' | 12°21'53" | S70°14'19"W | 16.15' |




NOTES:

1. LOT OS-10 WILL BE A LANDSCAPE, WALL & DRAINAGE EASEMENT AND SHALL ACCEPT DRAINAGE FROM BOTH THE EAST AND WEST SIDES OF THE HOLLY LANE ROW.
2. SUBDIVISION IS PLANNING FOR PRIVATE ROADS (LOT OS-10). HOA IS RESPONSIBLE FOR ALL MAINTENANCE IN THIS LOT.
3. LOT PS-1 WILL BE A STREET AND PEDESTRIAN ACCESS EASEMENT.

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
BY: Clayton T. Redinger
Reg. No.: 97497
Firm No.: F-3116(TX)
Date: 10/09/2018

## PURPOSE OF PLAT

The purpose of this plat is to develop the 43.536 acre tract into a thirty five lot residential subdivision.

OWNER:
BURK & GLORIA COLLINS TRUST
1312 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS 76034

SURVEYOR:
MILLER SURVEYING, INC.
430 MID CITIES BOULEVARD
HURST, TEXAS 76054
(817) 577-1052
CONTACT: JASON RAWLINGS

ENGINEER:
DEOTTE, INC.
420 JOHNSON RD. SUITE 303
KELLER, TEXAS 76248
(817) 337-8899
CONTACT: RICH DEOTTE

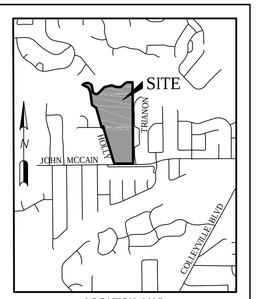
TYPICAL LOT DETAIL







( IN FEET )
1 INCH = 100 FT




LOCATION MAP
SCALE: 1" = 2000'

## PROPERTY DESCRIPTION

Being a tract of land out of the Hall-Medlin Survey, Abstract No. 1037 and the H. R. Wall Survey, Abstract No. 1973, situated in the City of Colleyville, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in June of 2017, said tract being all of Lot 1R1 and Lot 1R2, Block 1, Bear Creek Plantation, an addition to the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 5622 of the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch steel rod found for the southwest corner of said Lot 1R1, said rod being the intersection of the northerly right-of-way line of John McCain Road and the easterly right-of-way line of Holly Lane;

Thence North 14 degrees 59 minutes 54 seconds West with the westerly boundary line of said Lot 1R1 and with said easterly right-of-way line, passing at 986.79 a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the southwest corner of Lot 1R2 of said Block 1 and continuing with a total distance of 1031.79 feet to a 5/8 inch steel rod found;

Thence North 89 degrees 26 minutes 57 seconds East with the westerly boundary line of said Lot 1R2 and said easterly right-of-way line a distance of 1.94 feet to a 5/8 inch steel rod found;

Thence North 15 degrees 26 minutes 25 seconds West continuing with said westerly boundary line and said easterly right-of-way line a distance of 53.23 feet to a 1/2 inch "MILLER 5665" capped steel rod found;

Thence North 89 degrees 07 minutes 37 seconds West continuing with said westerly boundary line and said easterly right-of-way line a distance of 52.32 feet to a 1/2 inch "MILLER 5665" capped steel rod found for the southwest corner of said Lot 1R2;

Thence North 13 degrees 49 minutes 10 seconds West with the westerly boundary line of said Lot 1R2, passing at 190.00 feet a 1/2 inch "MILLER 5665" capped steel rod found for the northwest corner of said Lot 1R2 and continuing with the westerly boundary line of said Lot 1R1 a total distance of 537.38 feet to a 1/2 inch "MILLER 5665" capped steel rod set for an angle point in said westerly boundary line;

Thence North 52 degrees 24 minutes 53 seconds West continuing with said westerly boundary line a distance of 140.46 feet to an angle point therein;

Thence North 06 degrees 44 minutes 16 seconds West continuing with said westerly boundary line a distance of 366.77 feet to an angle point therein;

Thence North 23 degrees 18 minutes 22 seconds West continuing with said westerly boundary line a distance of 134.15 feet;

Thence North 62 degrees 10 minutes 30 seconds West continuing with said westerly boundary line a distance of 175.21 feet to the northwest corner of said Lot 1R1 and being in Big Bear Creek;

Thence easterly with the northerly boundary line of said Lot 1R1 and with said creek along the following calls:

North 48 degrees 23 minutes 38 seconds East a distance of 16.00 feet;
North 65 degrees 00 minutes 00 seconds East a distance of 66.00 feet;
North 82 degrees 00 minutes 00 seconds East a distance of 58.00 feet;
South 82 degrees 00 minutes 00 seconds East a distance of 49.00 feet;
South 58 degrees 00 minutes 00 seconds East a distance of 66.00 feet;
South 37 degrees 00 minutes 00 seconds East a distance of 31.00 feet;
South 08 degrees 00 minutes 00 seconds East a distance of 145.00 feet;
South 12 degrees 00 minutes 00 seconds East a distance of 64.00 feet;
South 55 degrees 00 minutes 00 seconds East a distance of 78.00 feet;
North 85 degrees 00 minutes 00 seconds East a distance of 56.00 feet;
North 58 degrees 00 minutes 00 seconds East a distance of 29.00 feet;
North 46 degrees 00 minutes 00 seconds East a distance of 247.00 feet;
North 78 degrees 00 minutes 00 seconds East a distance of 213.00 feet;
South 66 degrees 00 minutes 00 seconds East a distance of 96.00 feet;
South 79 degrees 00 minutes 00 seconds East a distance of 91.00 feet;
North 87 degrees 00 minutes 00 seconds East a distance of 63.00 feet;
North 68 degrees 00 minutes 00 seconds East a distance of 50.00 feet;
North 40 degrees 00 minutes 00 seconds East a distance of 42.00 feet;
North 52 degrees 00 minutes 00 seconds East a distance of 83.00 feet;
North 65 degrees 00 minutes 00 seconds East a distance of 55.00 feet;
South 88 degrees 46 minutes 16 seconds East a distance of 153.00 feet to the northeast corner of said Lot 1R1;

Thence South 01 degrees 19 minutes 45 seconds West with the easterly boundary line of said Lot 1R1 a distance of 422.00 feet to a 5/8 inch steel rod found for an angle point therein;

Thence South 01 degrees 00 minutes 28 seconds West continuing with said easterly boundary line a distance of 835.92 feet to a brass monument found for an angle point therein;

Thence South 00 degrees 56 minutes 29 seconds West continuing with said easterly boundary line a distance of 1016.49 feet to a 1/2 inch steel rod found for the southeast corner of said Lot 1R1, said rod being in the northerly right-of-way line of John McCain Road;

Thence North 88 degrees 26 minutes 55 seconds West with the southerly boundary line of said Lot 1R1 and with said northerly right-of-way line a distance of 534.37 feet to the point of beginning and containing 43.536 acres of land, more or less.

## 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.

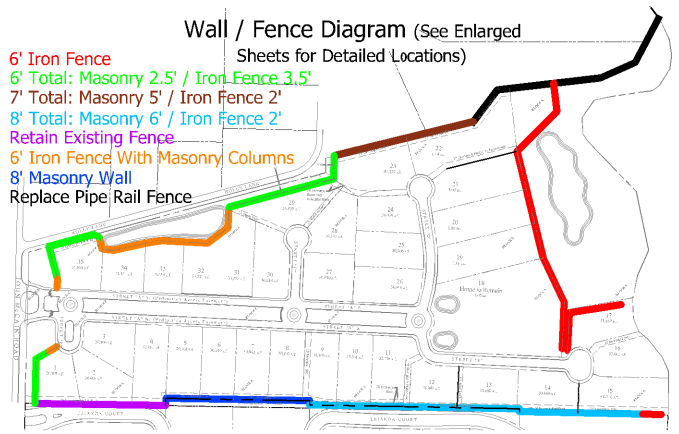
_____
MAYOR, CITY OF COLLEYVILLE

_____
ATTEST: CITY SECRETARY

# PRELIMINARY PLAT
OF
# *OAK ALLEY*
BEING
## 43.536 ACRES
BEING
## LOTS 1R1 & 1R2, BLOCK 1 BEAR CREEK PLANTATION CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

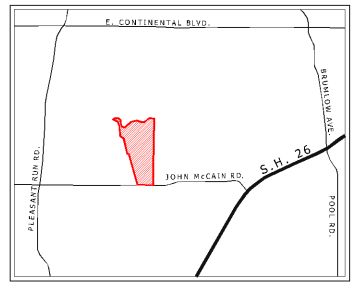
35 RESIDENTIAL LOTS
10 OPEN SPACE LOTS
1 STREET & PEDESTRIAN ACCESS LOT

OCTOBER 2018




## Legend

- 4' Concrete Sidewalk
- 5' Concrete Trail
- Flood Plain approximate 100 Year
- Floodway
- Common Open Space
- Common Open Space within Floodway
- Residential Lots
- Landscape Easement




## Site Data - Development Plan

| | | |
|---|---|---|
| Single Family Residential Lots | | 35 |
| Common Areas | | 10 |
| Residential Lots | 63.96% | 27.85 ac. |
| Open Space | 13.08% | 5.69 ac. |
| Open Space Floodway | 12.56% | 5.47 ac. |
| R.O.W. | 10.40% | 4.53 ac. |
| Gross Acreage | 100.00% | 43.54 ac. |

### Density Data

| | |
|---|---|
| Gross Residential Acreage | 43.54 |
| Gross Residential Density | 0.80 |
| Residential Density Net R.O.W. (R.O.W. = 4.47 ac.) | 0.92 |

### Summary

| | |
|---|---|
| Residential Lots | 35 |
| Minimum Building Lot Area | 23,121 s.f. |
| Average Building Lot Area | 34,658 s.f. |
| Common Areas | 10 |
| Existing Zoning | AG & R-40 |
| Proposed Zoning | PUD-R |


### Owner:
Burk & Gloria Collins Trust
1312 John McCain Rd.
Colleyville, TX 76034

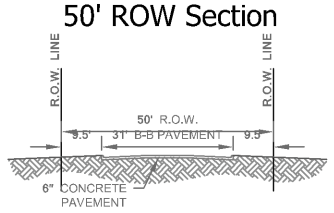
### Surveyor:
Miller Surveying, Inc.
430 Mid Cities Blvd.
Hurst, TX 76054
Tel: 817-577-1052

### Engineer:
Deotte, Inc.
420 Johnson Rd., Suite 303
Keller, TX 76248
Tel: 817-337-8899
Contact: Clayton Redinger

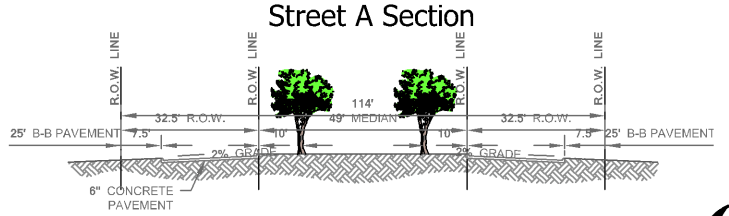
### Applicant:
Sage Group, Inc.
1130 N. Carroll Ave., Suite 200
Southlake, TX 76092
Tel: 817-424-2626
Contact: Curtis Young

### Planner:
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626


### 50' ROW Section




### Street A Section




Zoning Exhibit for
Zoning Change Request
From AG & R-40 to PUD-R

Case #ZC18-019

29 NOV 18

1" = 100'

0 100' 200' 400'

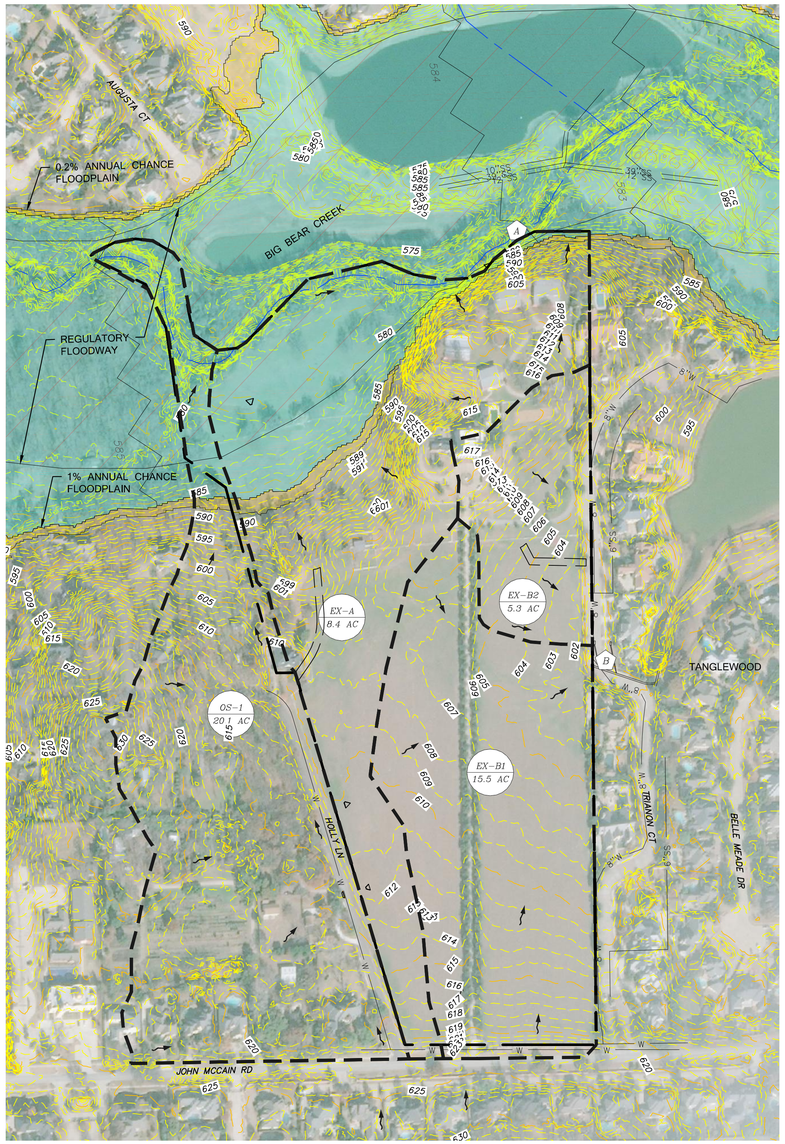
# Development Plan

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

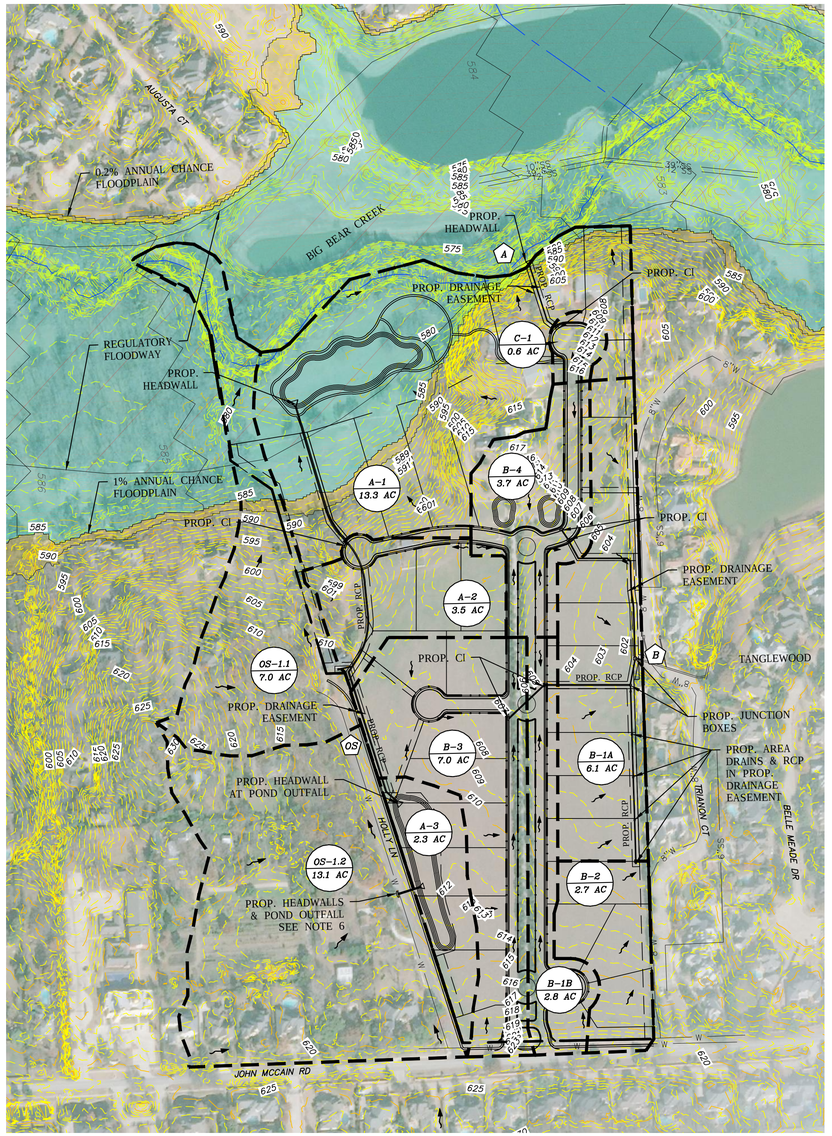
# Oak Alley

Colleyville, Tarrant County, Texas

## EXISTING CONDITION




## POST-PROJECT CONDITION




**Rational Method Runoff Calculations - Existing Condition**

| DESIGN POINT | AREA DESIGNATION | AREA (ACRES) | RUNOFF COEFF | $T_C$ (MIN) | $I_2$ (IN/HR) | $Q_2$ (CFS) | $I_5$ (IN/HR) | $Q_5$ (CFS) | $I_{10}$ (IN/HR) | $Q_{10}$ (CFS) | $I_{25}$ (IN/HR) | $Q_{25}$ (CFS) | $I_{50}$ (IN/HR) | $Q_{50}$ (CFS) | $I_{100}$ (IN/HR) | $Q_{100}$ (CFS) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | OS-1 | 20.1 | 0.60 | 15 | 3.90 | 47.0 | 4.86 | 58.6 | 5.53 | 66.7 | 6.46 | 77.9 | 7.20 | 86.8 | 7.98 | 96.2 |
| | EX-A | 21.1 | 0.30 | 21 | 3.25 | 20.6 | 4.13 | 26.1 | 4.71 | 29.8 | 5.54 | 35.1 | 6.19 | 39.2 | 6.89 | 43.6 |
| | EX-B1 | 15.5 | 0.30 | 15 | 3.90 | 18.1 | 4.86 | 22.6 | 5.53 | 25.7 | 6.46 | 30.0 | 7.20 | 33.5 | 7.98 | 37.1 |
| | EX-B2 | 5.3 | 0.30 | 15 | 3.90 | 6.2 | 4.86 | 7.7 | 5.53 | 8.8 | 6.46 | 10.3 | 7.20 | 11.4 | 7.98 | 12.7 |
| A | EX-A | 21.1 | 0.30 | 21 | 3.25 | 20.6 | 4.13 | 26.1 | 4.71 | 29.8 | 5.54 | 35.1 | 6.19 | 39.2 | 6.89 | 43.6 |
| B | ALL B | 20.8 | 0.30 | 15 | 3.90 | 24.3 | 4.86 | 30.3 | 5.53 | 34.5 | 6.46 | 40.3 | 7.20 | 44.9 | 7.98 | 49.8 |

**Rational Method Runoff Calculations - Post-Project Condition**

| DESIGN POINT | AREA DESIGNATION | AREA (ACRES) | RUNOFF COEFF | $T_C$ (MIN) | $I_2$ (IN/HR) | $Q_2$ (CFS) | $I_5$ (IN/HR) | $Q_5$ (CFS) | $I_{10}$ (IN/HR) | $Q_{10}$ (CFS) | $I_{25}$ (IN/HR) | $Q_{25}$ (CFS) | $I_{50}$ (IN/HR) | $Q_{50}$ (CFS) | $I_{100}$ (IN/HR) | $Q_{100}$ (CFS) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | OS-1.1 | 7.0 | 0.60 | 15 | 3.90 | 16.4 | 4.86 | 20.4 | 5.53 | 23.2 | 6.46 | 27.1 | 7.20 | 30.2 | 7.98 | 33.5 |
| | OS-1.2 | 13.1 | 0.60 | 15 | 3.90 | 30.7 | 4.86 | 38.2 | 5.53 | 43.5 | 6.46 | 50.8 | 7.20 | 56.6 | 7.98 | 62.7 |
| | A-1 | 13.3 | 0.60 | 15 | 3.90 | 31.1 | 4.86 | 38.8 | 5.53 | 44.1 | 6.46 | 51.6 | 7.20 | 57.5 | 7.98 | 63.7 |
| | A-2 | 3.5 | 0.60 | 15 | 3.90 | 8.2 | 4.86 | 10.2 | 5.53 | 11.6 | 6.46 | 13.6 | 7.20 | 15.1 | 7.98 | 16.8 |
| | A-3 | 2.3 | 0.60 | 15 | 3.90 | 5.4 | 4.86 | 6.7 | 5.53 | 7.6 | 6.46 | 8.9 | 7.20 | 9.9 | 7.98 | 11.0 |
| | B-1A | 6.1 | 0.60 | 15 | 3.90 | 14.3 | 4.86 | 17.8 | 5.53 | 20.2 | 6.46 | 23.6 | 7.20 | 26.4 | 7.98 | 29.2 |
| | B-1B | 2.8 | 0.60 | 15 | 3.90 | 6.6 | 4.86 | 8.2 | 5.53 | 9.3 | 6.46 | 10.9 | 7.20 | 12.1 | 7.98 | 13.4 |
| | B-2 | 2.7 | 0.60 | 15 | 3.90 | 6.3 | 4.86 | 7.9 | 5.53 | 9.0 | 6.46 | 10.5 | 7.20 | 11.7 | 7.98 | 12.9 |
| | B-3 | 7.0 | 0.60 | 15 | 3.90 | 16.4 | 4.86 | 20.4 | 5.53 | 23.2 | 6.46 | 27.1 | 7.20 | 30.2 | 7.98 | 33.5 |
| | B-4 | 3.7 | 0.60 | 15 | 3.90 | 8.7 | 4.86 | 10.8 | 5.53 | 12.3 | 6.46 | 14.3 | 7.20 | 16.0 | 7.98 | 17.7 |
| | C-1 | 0.6 | 0.60 | 15 | 3.90 | 1.4 | 4.86 | 1.7 | 5.53 | 2.0 | 6.46 | 2.3 | 7.20 | 2.6 | 7.98 | 2.9 |
| OS | OS-1.2 | 13.1 | 0.60 | 15 | 3.90 | 30.7 | 4.86 | 38.2 | 5.53 | 43.5 | 6.46 | 50.8 | 7.20 | 56.6 | 7.98 | 62.7 |
| A | ALL A | 19.1 | 0.60 | 15 | 3.90 | 44.7 | 4.86 | 55.7 | 5.53 | 63.4 | 6.46 | 74.0 | 7.20 | 82.5 | 7.98 | 91.5 |
| B | ALL B | 22.3 | 0.60 | 15 | 3.90 | 52.2 | 4.86 | 65.0 | 5.53 | 74.0 | 6.46 | 86.4 | 7.20 | 96.3 | 7.98 | 106.8 |

OWNER:

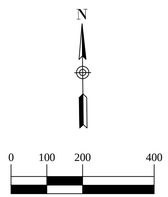
BURK & GLORIA COLLINS TRUST

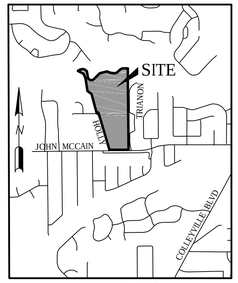
ENGINEER:

DEOTTE, INC.
420 JOHNSON RD, SUITE 303
KELLER, TEXAS 76248
(817) 337-8899
CONTACT: CLAYTON REDINGER

APPLICANT:

SAGE GROUP, INC.
1130 N. CARROLL AVE., SUITE 200
SOUTHLAKE, TEXAS 76092
(817) 424-2626
CONTACT: CURTIS YOUNG




LOCATION MAP
SCALE: 1" = 2000'

## LEGEND

- A–1 / XX.X AC — DRAINAGE AREA LABEL
- FLOW ARROW
- DRAINAGE DIVIDE
- EXISTING CONTOUR MINOR
- 500 — EXISTING CONTOUR MAJOR
- A — DESIGN POINT

NOTES:

1. PROPOSED GRADING IMPROVEMENTS WITHIN THE REGULATORY FLOODWAY OF BIG BEAR CREEK WILL LIKELY REQUIRE A CLOMR SUBMITTAL THROUGH FEMA AT A LATER DATE DETAILING HYDRAULIC IMPACT DUE TO DEVELOPMENT.
2. ULTIMATE CONFIGURATION AND SIZING OF PROPOSED IMPROVEMENTS MAY CHANGE SLIGHTLY IN FINAL DESIGN.
3. TOPOGRAPHY OBTAINED THROUGH TEXAS NATURAL RESOURCE INFORMATION SERVICE (TNRIS), 2009, NAVD 88 VERTICAL DATUM.
4. REF. TANGLEWOOD RECORD DRAWINGS (STAMPED 05-23-02) FOR DOWNSTREAM STORM DRAINAGE CAPACITY & CONFIGURATION.
5. BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, US FEET.
6. INLET LOCATION ON WEST SIDE OF HOLLY ROW TO BE COORDINATED WITH EXISTING PROPERTY OWNERS TO WEST. INLETS WILL BE DESIGNED TO PICK UP PORTION OF OS-1.2 DRAINING TO IT AND DIRECT WATER TO PROPOSED POND.

Time of Concentration or Travel Time Worksheet

Project: Oak Alley
By: DAC
Date: ##########
Location: Colleyville, TX
Condition (Present/Proposed): **Current Conditions**

**SHEET FLOW (Applicable to $T_c$ only)**

| SEGMENT ID | OS-1 | EX-A | EX-B1 | EX-B2 |
|---|---|---|---|---|
| 1. Surface Description | Pavement | D. Grass | D. Grass | D. Grass |
| 2. Manning's Roughness Coefficient | 0.011 | 0.240 | 0.240 | 0.240 |
| 3. Flow Length, L (total L </= 300ft)...(ft) | 100 | 100 | 100 | 100 |
| 4. Two-yr 24 hr rainfall, $P_2$...(in) | 4 | 4 | 4 | 4 |
| 5. Land Slope, s...(ft/ft) | 0.021 | 0.05 | 0.05 | 0.03 |
| 6. $T_t$=(.007*(nL)$^{0.8}$)/($P_2^{0.5}$*$s^{0.4}$)...(hr) | 0.02 | 0.15 | 0.15 | 0.18 |
| 6. $T_t$=(.007*(nL)$^{0.8}$)/($P_2^{0.5}$*$s^{0.4}$)...(min) | **1.06** | **8.85** | **8.85** | **10.85** |

**SHALLOW CONCENTRATED FLOW**

| SEGMENT ID | OS-1 | EX-A | EX-B1 | EX-B2 |
|---|---|---|---|---|
| 7. Surface description (paved or unpaved) | UNPAVED | UNPAVED | UNPAVED | UNPAVED |
| 8. Flow Length, L ...(ft) | 200 | 200 | 200 | 200 |
| 9. Watercourse slope, s...(ft/ft) | 0.022 | 0.02 | 0.024 | 0.02 |
| 10. Average velocity, V...(ft/sec) | 2.4 | 2.25 | 2.5 | 2.25 |
| 11. $T_t$= L/(3600*V)...(hr) | 0.02 | 0.02 | 0.02 | 0.02 |
| 11. $T_t$= L/(3600*V)...(min) | **1.39** | **1.48** | **1.33** | **1.48** |

**CHANNEL FLOW**

| SEGMENT ID | OS-1 | EX-A | EX-B1 | EX-B2 |
|---|---|---|---|---|
| 12. Cross section flow area, a...($ft^2$) | | | | |
| 13. Wetted perimeter, $P_w$...(ft) | | | | |
| 14. Hydraulic radius, r=a/$P_w$...(ft) | | | | |
| 15. Channel slope, s...(ft/ft) | | | | |
| 16. Manning's Roughness Coefficient, n | | | | |
| 17. V = (1.49 $r^{2/3}s^{1/2}$)/n...(ft/sec) | 4 | 4 | 4 | 4 |
| 18. Flow length, L...(ft) | 1760 | 2595 | 872 | 393 |
| 18. $T_t$= L/(3600*V)...(hr) | 0.12 | 0.18 | 0.06 | 0.03 |
| 19. $T_t$= L/(3600*V)...(min) | **7.33** | **10.81** | **3.63** | **1.64** |
| | | | | |
| Watershed Area (ac.) | | | | |
| 20. Total Watershed or subarea$T_c$ or $T_t$...(hr) | **0.16** | **0.35** | **0.23** | **0.23** |
| 20. Total Watershed or subarea$T_c$ or $T_t$...(min) | **9.79** | **21.14** | **13.81** | **13.97** |
| $T_c$ ROUNDED (MIN 15 min.) | 15 | 21 | 15 | 15 |

DEOTTE, INC.
CIVIL ENGINEERING | TBPE No. F-003116
420 Johnson Road, Suite 303 | Keller, Texas 76248
817-337-8899 (Office) | 817-337-5133 (Fax)

PREPARED FOR: BURK & GLORIA COLLINS TRUST

PRELIMINARY DRAINAGE ANALYSIS
OAK ALLEY
COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
XXX
ELEV = XXX

BM2
XXX
ELEV = XXX

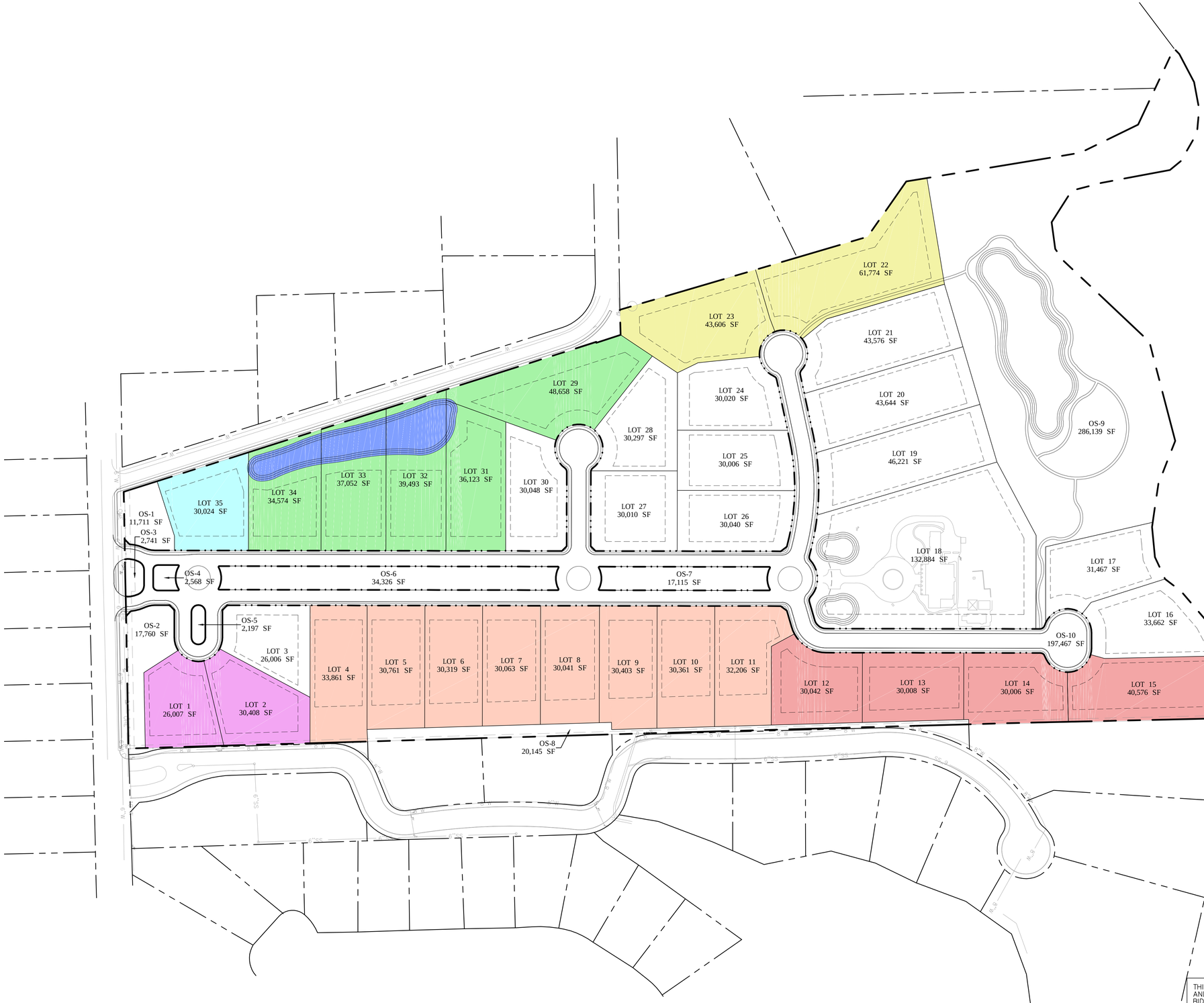
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
By: Clayton T. Redinger
Reg. No.: 97207
Firm Reg. No.: F- 3116(TX)
Date: 10/19/2018

Printed by
danmatherne
Oct 19, 2018 - 10:51am

DOI No. 201712100

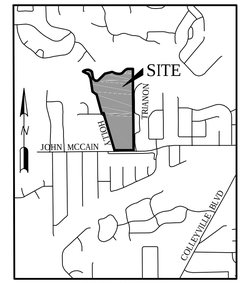


DOI No. 201712100 - OAK ALLEY - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS




0 50 100 200

( IN FEET )
1 INCH = 100 FT




LOCATION MAP
SCALE: 1" = 2000'

## OAK ALLEY GRADING CONCEPT

1. FINAL GRADING IS THE FIRST THING THAT STARTS IN THE FINAL DESIGN PROCESS AND IT IS THE LAST THING THE FINISHES IN OUR DESIGN PROCESS BECAUSE MANY THINGS AFFECT THOSE GRADES THAT ARE NOT KNOWN YET. FINAL GRADING WILL DEPEND ON FINAL FIELD TOPOGRAPHIC SURVEY AND TREE SURVEY WHICH HAS NOT BEEN COMPLETED.
2. FACTORS THAT AFFECT FINAL GRADES WILL INCLUDE TREE PROTECTION, DRAINAGE, LOT AESTHETICS (VERY IMPORTANT FOR CUSTOM HOME BUILDERS), ACCESSIBILITY, HANDICAP ACCESSIBILITY, SEWER ACCESS, FLOODPLAIN ELEVATIONS, POSITIVE DRAINAGE OVERFLOW AND MINIMUM SLOPES ON LOTS TO ASSURE PROPER LOT DRAINAGE.
3. MAJOR CONSTRAINTS IMPACTING GRADING ON THIS SITE INCLUDE THE PERIMETER ROADS, EXISTING ADJACENT PROPERTIES AND THE DOUBLE ROW OF OAK TREES WHICH WILL REMAIN AND AT WHICH THE GRADE CANNOT BE SIGNIFICANTLY ALTERED.

THIS CONCEPT FOCUSES ON THE PERIMETER LOTS AND PRESENTS CRITERIA THAT CAN BE ACHIEVED FOR EACH LOT WITH FINAL DESIGN

### LOTS 1 AND 2
THESE LOTS ARE EXPECTED TO HAVE PAD GRADES BETWEEN THE EXISTING ELEVATIONS ON THE LOT. DRAINAGE WILL BE DIRECTED TO TRIANON COURT AND TO A STORM DRAIN THAT RECEIVES FLOW AND TAKES IT DIRECTLY TO THE NORTH. SMALL RETAINING WALLS (4 FEET OR LESS) ARE NOT EXPECTED BUT MAY BE REQUIRED. NO LARGE RETAINING WALLS (GREATER THAN FOUR FEET) WILL BE NEEDED.

### LOTS 4 THROUGH 11
THESE LOTS ARE EXPECTED TO HAVE LOT PAD ELEVATIONS WITHIN THE EXISTING GRADES ON EACH LOT. CUSTOM BUILDERS WILL HAVE TO LOCATE THE PAD ON THE LOT TO DETERMINE GRADING. THESE LOTS ARE EXPECTED TO HAVE PADS CLOSER TO THE ROADWAY SO THE GRADING ANYWHERE NEAR THE EAST PROPERTY LINE IS NOT EXPECTED. RETAINING WALLS ARE NOT EXPECTED TO BE NEEDED NEAR THE EAST END OF THE LOTS.

### LOTS 12 THROUGH 15
THESE LOTS ARE EXPECTED TO HAVE LOT PAD ELEVATIONS WITHIN THE EXISTING GRADES ON EACH LOT. CUSTOM BUILDERS WILL HAVE TO LOCATE THE PAD ON THE LOT TO DETERMINE GRADING, BUT THESE LOTS ARE NOT AS DEEP AS LOTS 4 THROUGH 11. THESE LOTS ARE EXPECTED TO HAVE PADS CLOSER TO THE ROADWAY SO THE GRADING NEAR THE EAST SIDE OF THE LOT NEAR TANGLEWOOD IS EXPECTED TO BE MINIMAL. NO LARGE RETAINING WALLS (GREATER THAN FOUR FEET IN HEIGHT) ARE EXPECTED. IT IS POSSIBLE THAT SMALLER RETAINING WALLS (FOUR FEET OR LESS) MAY BE NEEDED.

### LOTS 22 AND 23
THE TOPOGRAPHY ON THESE LETS IS NATURALLY ABOUT 10%. PAD ELEVATIONS ARE EXPECTED TO BE WITHIN THE LOT GRADES BUT SOME RETAINING WALLS ARE EXPECTED TO BE NEEDED. SMALL WALLS (FOUR FEET OR LESS SEEM LIKELY BUT SOME LARGER WALLS (GREATER THAN FOUR FEET) MAY NEEDED. LOT 23 ALREADY HAS A HOUSE ON IT THAT IS EXPECTED TO BE TORN DOWN SO IT'S POSSIBLE THAT NO RETAINING WALLS AT ALL WILL BE LIKELY ON THIS LOT.

### LOT 29 AND LOTS 31 THROUGH 34
THESE LOTS ARE EXPECTED TO BE CLOSE TO EXISTING GRADE AND NOT RETAINING WALLS ARE EXPECTED TO BE NEEDED FOR THIS LOTS. SMALLER WALLS (FOUR FEET OR LESS) MAY BE NEEDED AS AN ENHANCEMENT BUT NO SIGNIFICANT RETAINING WALLS WILL LIKELY BE NEEDED FOR GRADING.

### LOT 35
THE PAD ON THIS LOT IS EXPECTED TO BE WITHIN EXISTING PAD GRADES. A RETAINING WALL IS UNLIKELY BUT MAY BE NEEDED ALONG THE SOUTH SIDE OF THE LOT TO ADJUST FOR THE STEEPER GRADE COMING DOWN FROM THE ENTRY FEATURE ALONG JOHN MCCAIN. OTHER RETAINING WALLS ARE NOT EXPECTED TO BE NEEDED AT THIS TIME.

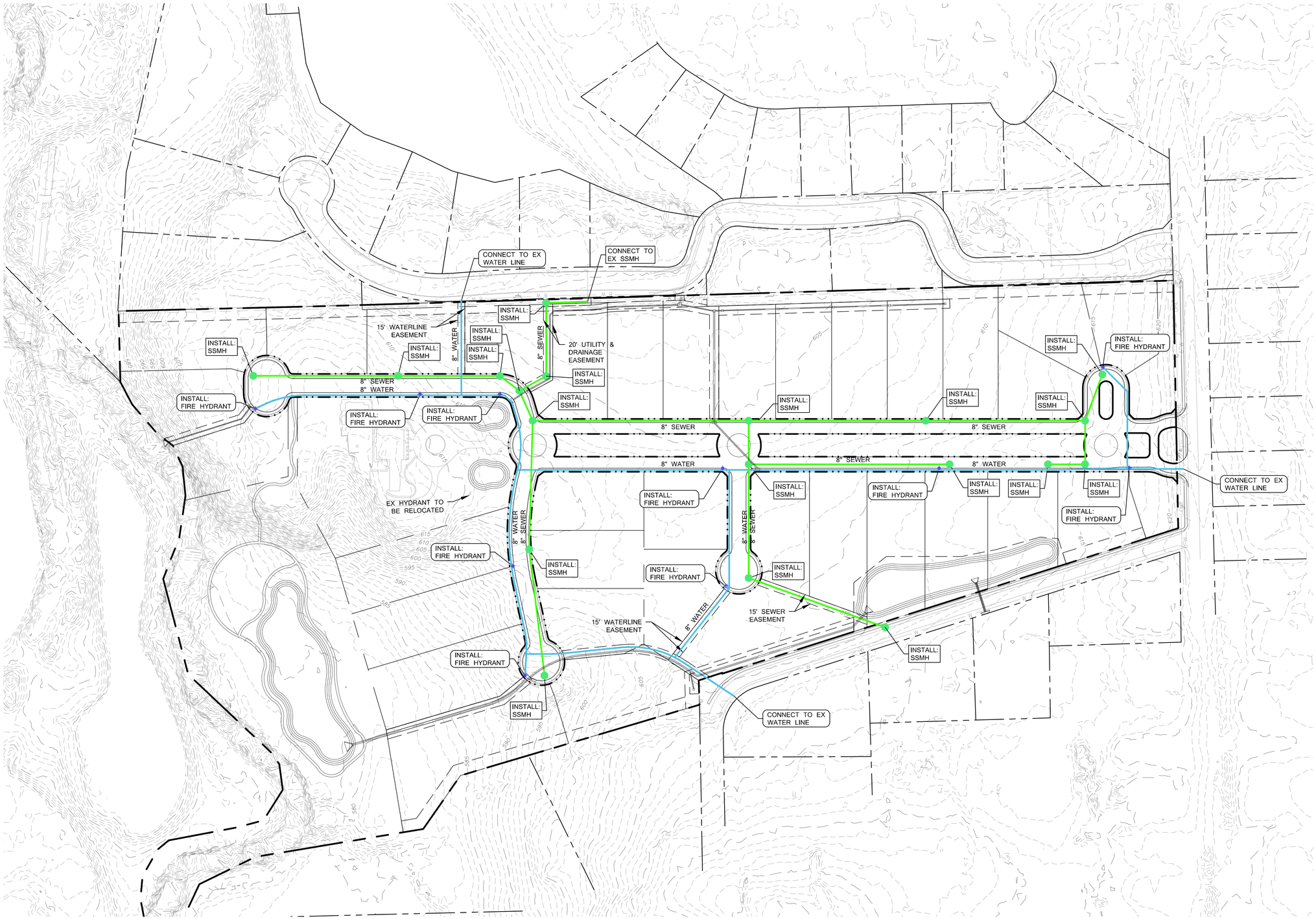
### THE HOLLY POND
THE WATER SURFACE OF THE HOLLY POND IS EXPECTED TO BE ABOUT THREE FEET BELOW EXISTING GRADE. THE SIDE SLOPES ABOVE THE WATER SURFACE WILL BE 4:1. THE SLOPES BELOW THE WATER SURFACE WILL BE DETERMINED TO ACHIEVE AS MUCH DEPTH AS POSSIBLE BUT THE MAXIMUM SLOPE WILL BE ACCORDING TO THE SOILS RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. RETAINING WALLS MAY BE USED TO ENHANCE AESTHETICS OR TO IMPROVE THE POND DESIGN AND DEPTH.

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
BY: Clayton T. Redinger
Reg. No.: 97497
Firm No.: F-3116(TX)
Date: 10/23/2018

# OAK ALLEY
## PERIMETER GRADING CONCEPT PLAN
## COLLEYVILLE, TEXAS

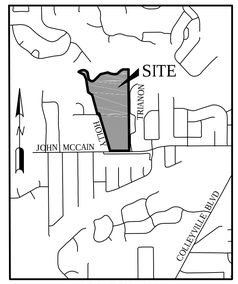
DEOTTE, INC.
CIVIL ENGINEERING
420 Johnson Road, Suite 303
Keller, Texas 76248
Fax 817-337-5133 Phone 817-337-8899
FIRM REGISTRATION: # F-003116 (TX) WWW.DEOTTE.COM

| DRAWN BY: | SCALE: | DATE: | PROJECT NO.: | SHEET: |
|---|---|---|---|---|
| DSM | 1"=100' | 10/23/2018 | 201712100 | 1 OF 1 |




0 50 100 200

( IN FEET )
1 INCH = 100 FT




LOCATION MAP
SCALE: 1" = 2000'

LEGEND

- 8" WATER LINE
- FIRE HYDRANT
- 8" SANITARY SEWER LINE
- SANITARY SEWER MANHOLE


DEOTTE, INC.
C I V I L E N G I N E E R I N G | TBPE No. F-003116
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817-337-8899 (Office) | 817-337-5133 (Fax)


PREPARED FOR: BURK & GLORIA COLLINS TRUST

# PRELIMINARY UTILITY PLAN
# OAK ALLEY
# COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
XXX
ELEV = XXX

BM2
XXX
ELEV = XXX

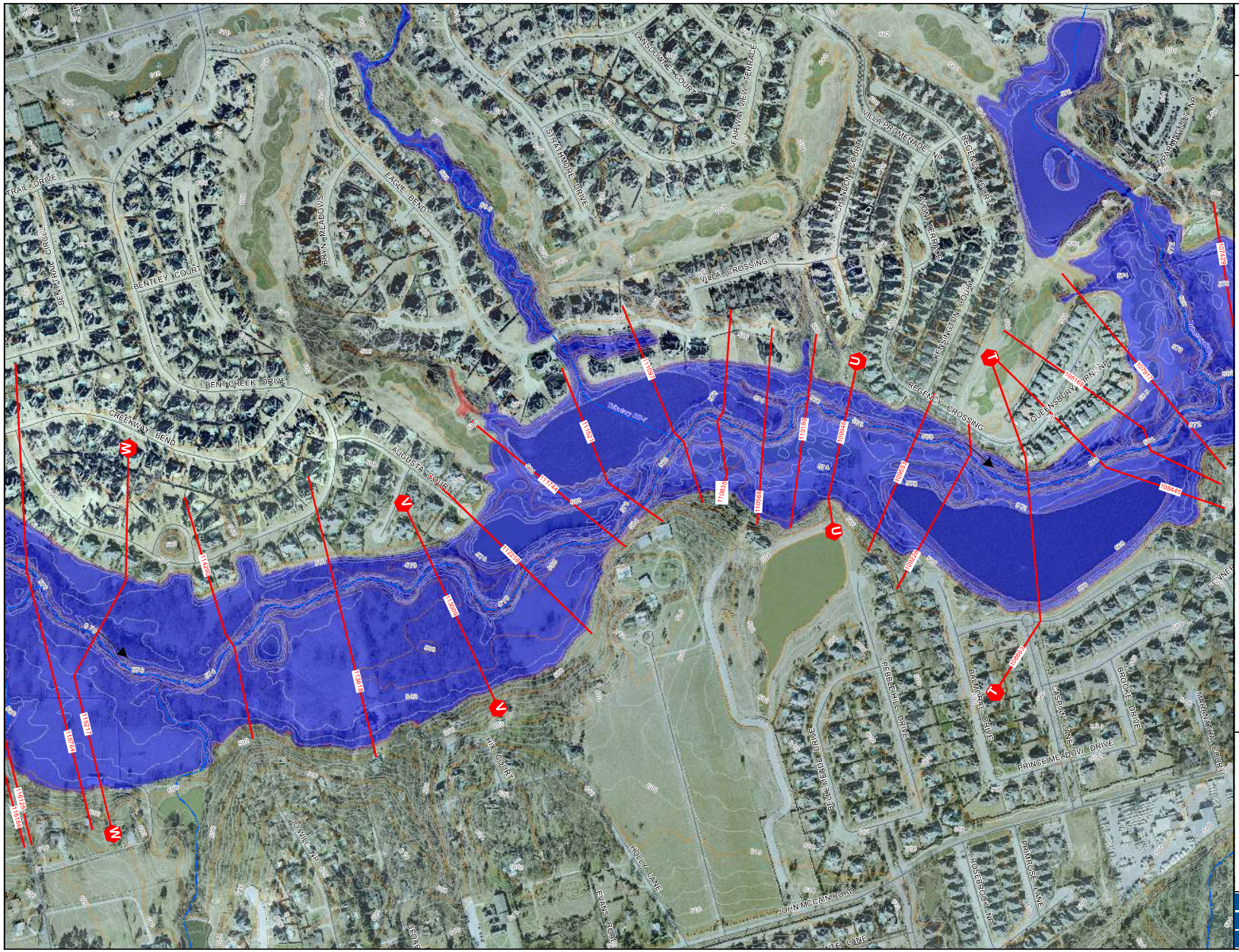
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
By: Clayton T. Redinger
Reg. No.: 97497
Firm No.: F-3116(TX)
Date: 10/19/2018

Printed by
danmatherne
Oct 19, 2018 - 10:50am

DOI No. 201712100

3

DOI No. 201712100 - OAK ALLEY - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS




# Bear Creek Future Urbanized Conditions

LEGEND

- Existing 100-yr Floodplain
- Future (2050) 100-yr Floodplain
- Backwater From WF Trinity River
- Big Bear Creek
- Cross Sections
- Levee
- Dallas Co./Tarrant Co. Line
- Flow Directions

NOTES:

1. 1% and 0.2% existing conditions annual chance floodplains developed for FEMA for the Tarrant County FIS

2. 1% and 0.2% annual chance floodplains are based on Steady State HEC-RAS analysis.

3. Limits of 1% and 0.2% Annual Chance Floodplains are based on the City of Keller 2005 Topography, City of Grand Prairie 1999 Topography and NCTCOG 2001 LIDAR.

DATUM:

NAD 83 Texas State Plane
North Central Zone
NAVD 88

# Big Bear Creek Future Conditions Workmaps

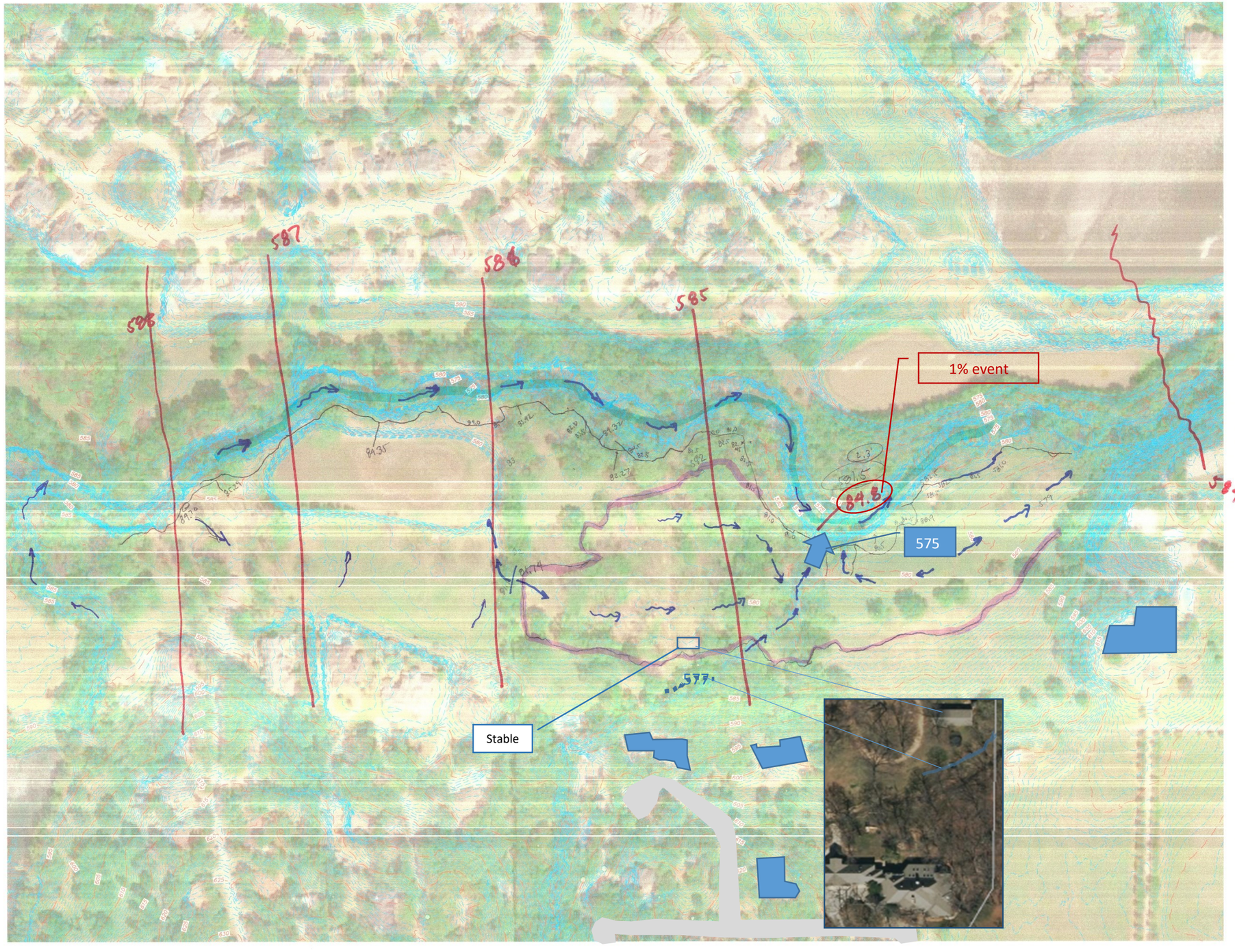
## BBC-12

N
W
E
S

0 250 500 1,000 Feet

1 inch equals 500 feet

HALFF




Oak Alley — Big Bear Creek Ponding

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BY: Clayton T. Redinger
Reg. No.: 97497
Firm No.: F-3116(TX)
Date: 10/15/2018

# OAK ALLEY
## TOPO EXHIBIT
## COLLEYVILLE, TEXAS

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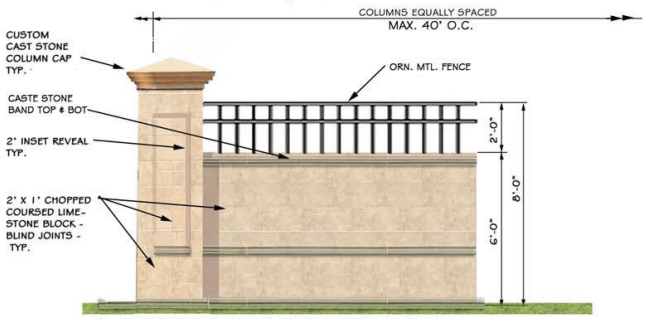
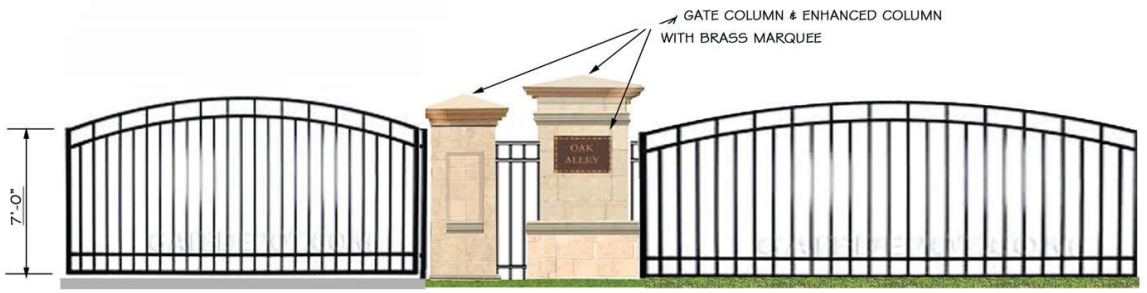
Keller, Texas 76248
Fax 817-337-5133 Phone 817-337-8899
FIRM REGISTRATION # F-003116 (TX) WWW.DEOTTE.COM

| DRAWN BY: | SCALE: | DATE: | PROJECT NO.: | SHEET: |
|---|---|---|---|---|
| DSM | 1"=100' | 10/15/2018 | 2017121100 | 1 OF 1 |

# Screening and Fencing Plan




A DECORATIVE SCREEN WALL




B ENTRY GATE MEDIAN ORNAMENTAL METAL FENCING
GATE & MEDIAN FENCING DESIGN T.B.D.



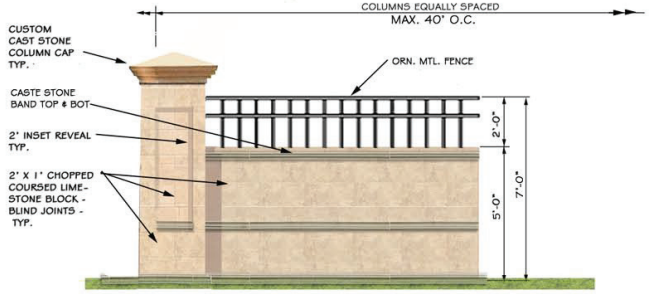

C ORNAMENTAL METAL FENCE
WITH COLUMN TERMINUS




D LOW STONE WALL WITH
ORNAMENTAL METAL FENCE




E ORNAMENTAL METAL FENCE




F DECORATIVE SCREEN WALL

SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste 200
Southlake, Texas 76092
TEL: 817-424-2626

## SCREENING WALLS & ORNAMENTAL FENCING EXHIBIT

## OAK ALLEY

# Screening and Fencing Plan




TYPE C - 6' Ornamental Metal Fence WITH Masonry Columns

TYPE D - 6' Total: Masonry Wall 2.5' / Ornamental Metal Fence 3.5'

TYPE F - 8' Masonry Wall

Retain Existing Wall / Fence

Planner:

SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

21 SEPT 18

1" = 60'

0 30' 60' 120'

Case #ZC18-002

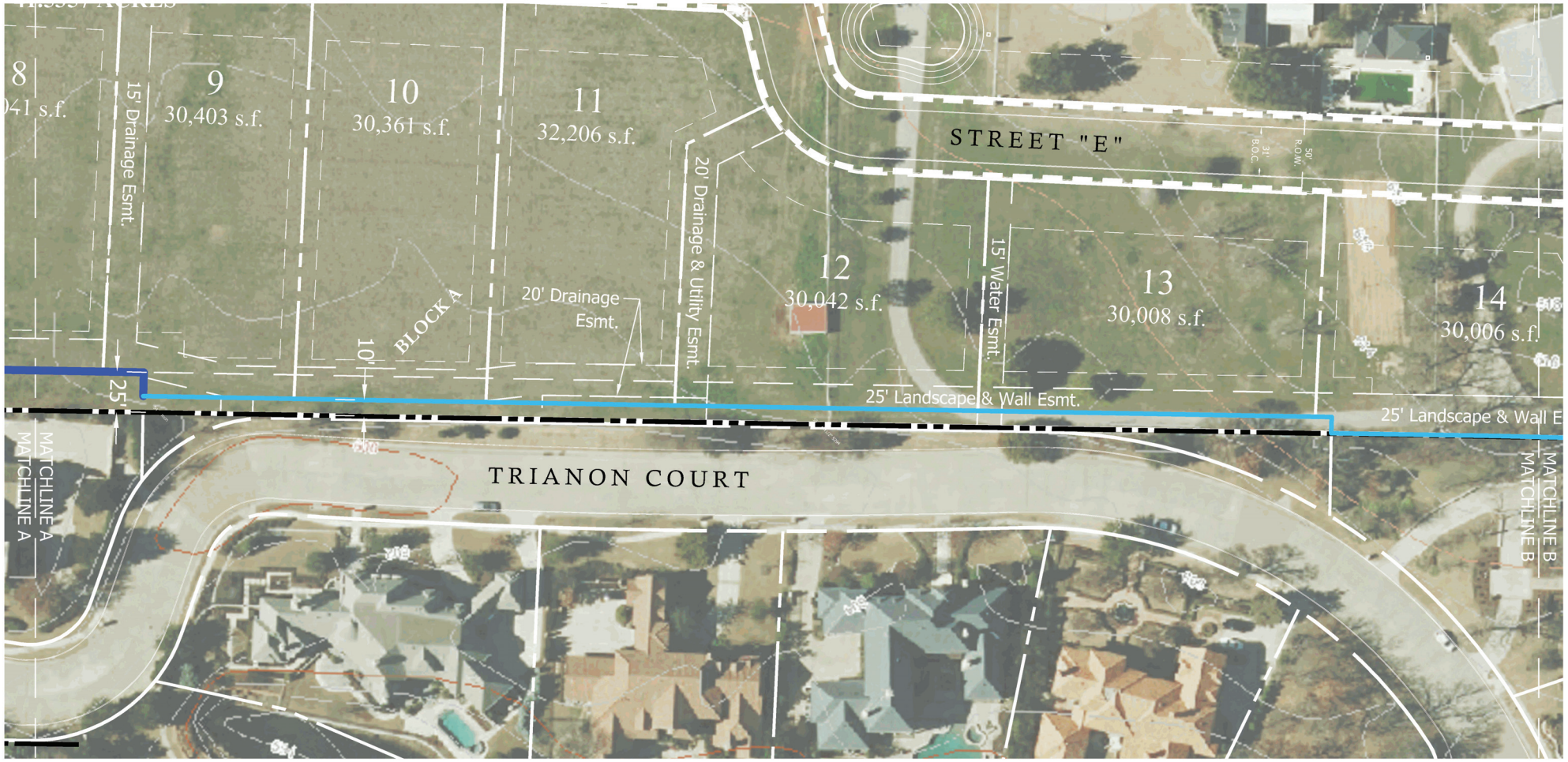
## Eastern Boundry Detail (Sheet 1 of 3)

# Oak Alley

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Colleyville, Tarrant County, Texas

# Screening and Fencing Plan




Planner:

SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

21 SEPT 18

1" = 60'

0 30' 60' 120'

TYPE A - 8' Total: Masonry Wall 6' / Ornamental Metal Fence 2'

TYPE F - 8' Masonry Wall

Case #ZC18-002

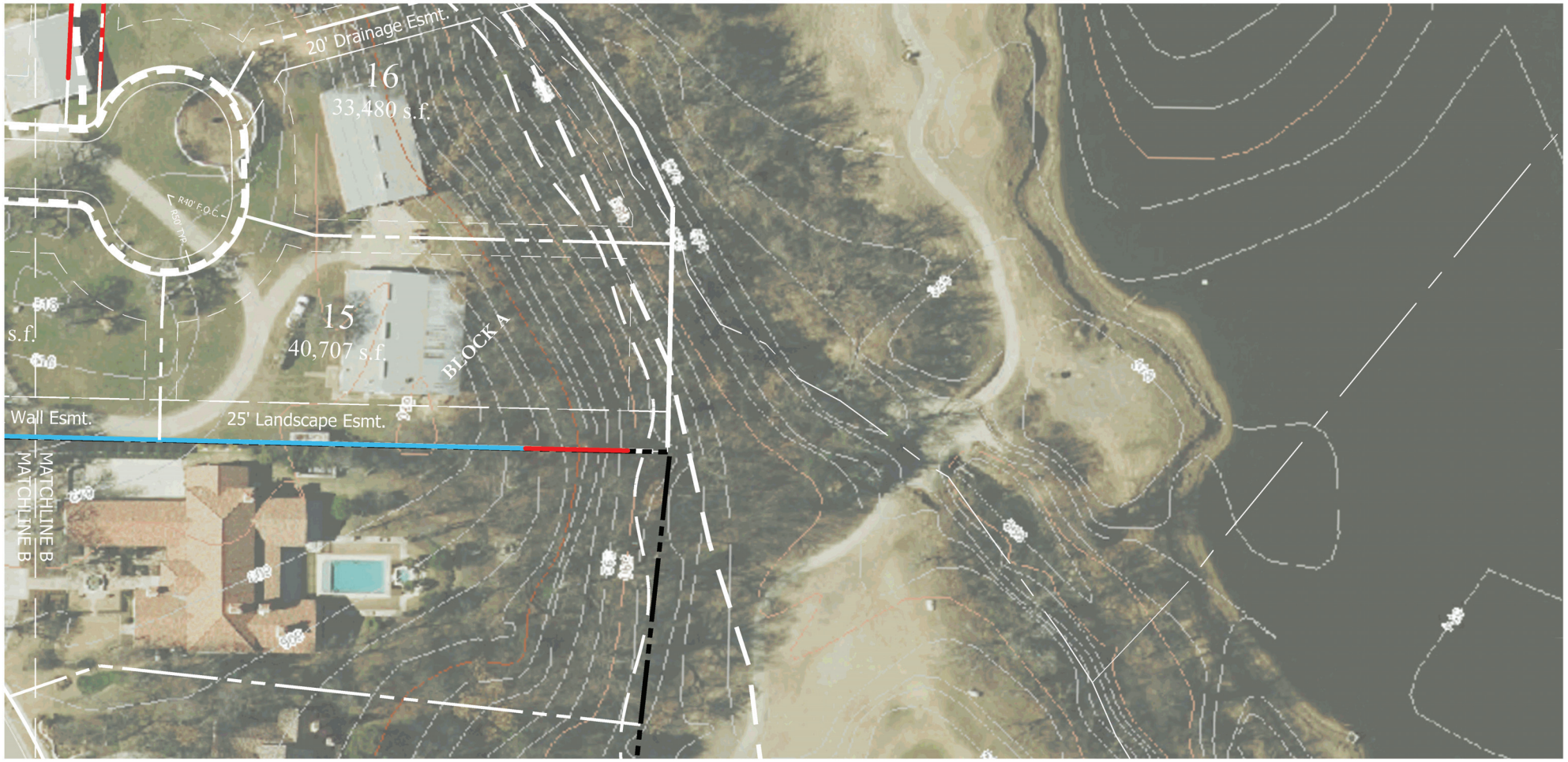
## Eastern Boundary Detail (Sheet 2 of 3)

# Oak Alley

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Colleyville, Tarrant County, Texas

# Screening and Fencing Plan





Planner:

SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626


TYPE A - 8' Total: Masonry Wall 6' / Ornamental Metal Fence 2'
TYPE E - 6' Ornamental Metal Fence

Case #ZC18-002

21 SEPT 18

1" = 60'

0 30' 60' 120'

## Eastern Boundary Detail (Sheet 3 of 3)

# Oak Alley

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Colleyville, Tarrant County, Texas

# Screening and Fencing Plan




Planner:

SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

TYPE D - 6' Total: Masonry Wall 2.5' / Ornamental Metal Fence 3.5'
TYPE C - 6' Ornamental Metal Fence with Masonry Columns

21 SEPT 18

1" = 60'

0 30' 60' 120'

Case #ZC18-002

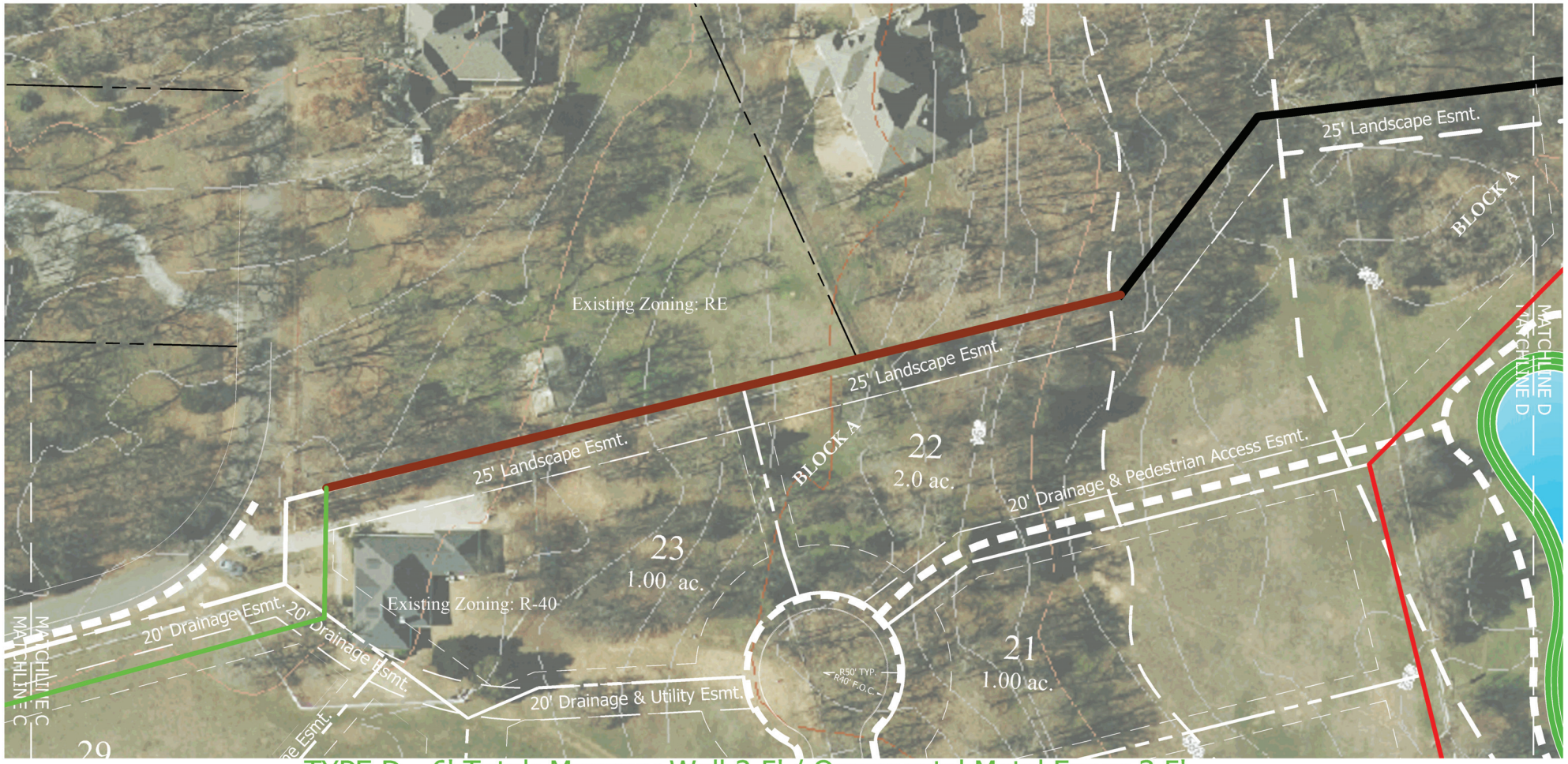
## Western Boundary Detail (Sheet 1 of 3)

# Oak Alley

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Colleyville, Tarrant County, Texas

# Screening and Fencing Plan




TYPE D - 6' Total: Masonry Wall 2.5' / Ornamental Metal Fence 3.5'

TYPE F - 7' Total: Masonry Wall 5' / Ornamental Metal Fence 2'

Replace Pipe Rail Fence

6' Iron Fence


Planner:

SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626


21 SEPT 18

1" = 60'

0 30' 60' 120'

Case #ZC18-002

## Western Boundary Detail (Sheet 2 of 3)

# Oak Alley

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Colleyville, Tarrant County, Texas

# Screening and Fencing Plan




Planner:

SAGE GROUP, INC.
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Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

21 SEPT 18

1" = 60'

0 30' 60' 120'

Replace Pipe Rail Fence

## Western Boundary Detail (Sheet 3 of 3)

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Case #ZC18-002

# Oak Alley

Colleyville, Tarrant County, Texas

# Entry Plan




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Landscape Architecture
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Southlake, Texas 76092
TEL: 817-424-2626

## THE ENTRY

## OAK ALLEY

# Entry Plan

STONE



PAVERS



INSPIRATION





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Southlake, Texas 76092
TEL: 817-424-2626

## THE ENTRY

# OAK ALLEY

# Entry Elevations



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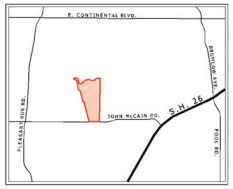
Southlake, Texas 76092
TEL: 817-424-2626

ELEVATION OF THE ENTRY

OAK ALLEY

# Easement Landscape Plan




## Holly Lane / Western Boundary Landscape Easement - Landscape Specifications

SHADE TREES

| SYMBOL | PLANT NAME | QUANTITY | SIZE | CONDITION / REMARKS |
|---|---|---|---|---|
| | Live Oak *Quercus virginiana* | | 3" CAL. / 14'-16' HT. / 10'-12' SPREAD | single trunk clear to 6'; b & b; matching growth |
| | Red Oak *Quercus shumardii* | | 3" CAL. / 14'-16' HT. / 10'-12' SPREAD | single trunk clear to 6'; b & b; matching growth |
| | Cedar Elm *Ulmus crassifolia* | | 3" CAL. / 14'-16' HT. / 10'-12' SPREAD | single trunk clear to 6'; b & b; matching growth |

ORNAMENTAL TREES

| SYMBOL | PLANT NAME | QUANTITY | SIZE | CONDITION / REMARKS |
|---|---|---|---|---|
| | Crape Myrtle *Lagerstroemia indica 'Red Rocket'* | | 30 Gal. / 8' HT. / 6' SPREAD | container grown; matching growth |
| | Nellie R. Stevens Holly *Ilex x 'Nellie R. Stevens'* | | 30 Gal. / 8' HT. / 6' SPREAD | container grown; matching growth |
| | Chaste Tree *Vitex agnus-castus* | | 30 Gal. / 8' HT. / 6' SPREAD | container grown; matching growth |

## Eastern Boundary Landscape Easement - Landscape Specifications

SHADE TREES

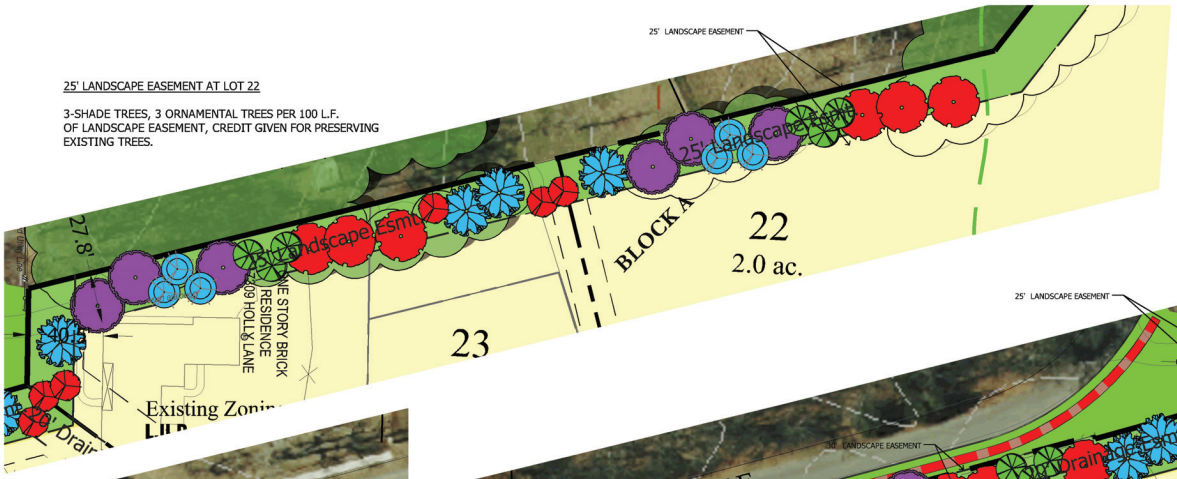
| SYMBOL | PLANT NAME | QUANTITY | SIZE | CONDITION / REMARKS |
|---|---|---|---|---|
| | Live Oak *Quercus virginiana* | | 3" CAL. / 14'-16' HT. / 10'-12' SPREAD | single trunk clear to 6'; b & b; matching growth |
| | Red Oak *Quercus shumardii* | | 3" CAL. / 14'-16' HT. / 10'-12' SPREAD | single trunk clear to 6'; b & b; matching growth |
| | Cedar Elm *Ulmus crassifolia* | | 3" CAL. / 14'-16' HT. / 10'-12' SPREAD | single trunk clear to 6'; b & b; matching growth |

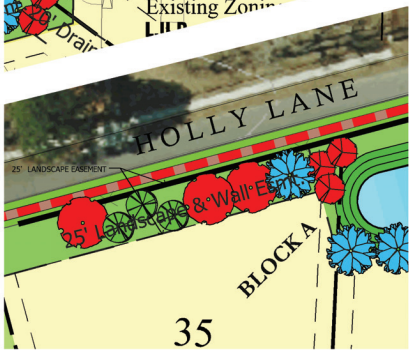
ORNAMENTAL TREES

| SYMBOL | PLANT NAME | QUANTITY | SIZE | CONDITION / REMARKS |
|---|---|---|---|---|
| | Crape Myrtle *Lagerstroemia indica 'Red Rocket'* | | 30 Gal. / 8' HT. / 6' SPREAD | container grown; matching growth |
| | Nellie R. Stevens Holly *Ilex x 'Nellie R. Stevens'* | | 30 Gal. / 8' HT. / 6' SPREAD | container grown; matching growth |
| | Chaste Tree *Vitex agnus-castus* | | 30 Gal. / 8' HT. / 6' SPREAD | container grown; matching growth |

25' LANDSCAPE EASEMENT AT LOT 22

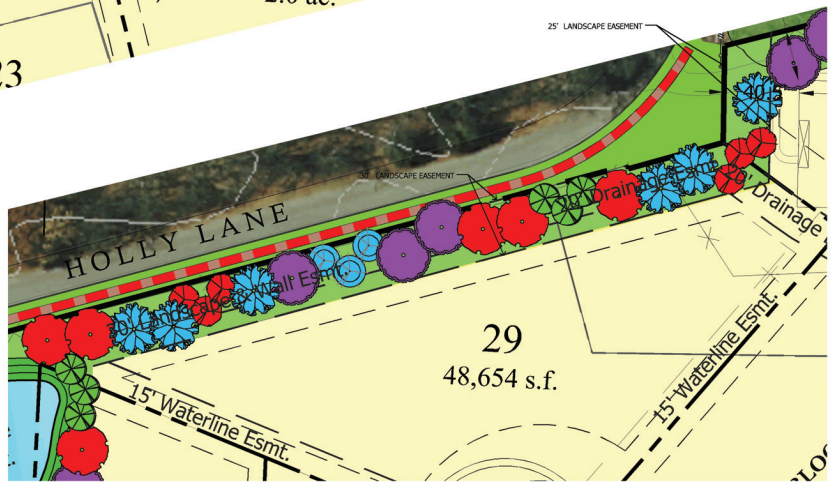
3-SHADE TREES, 3 ORNAMENTAL TREES PER 100 L.F. OF LANDSCAPE EASEMENT, CREDIT GIVEN FOR PRESERVING EXISTING TREES.



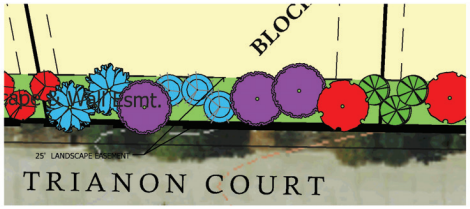

25' LANDSCAPE EASEMENT

3-SHADE TREES, 3 ORNAMENTAL TREES PER 100 L.F. OF LANDSCAPE EASEMENT, CREDIT GIVEN FOR PRESERVING EXISTING TREES.



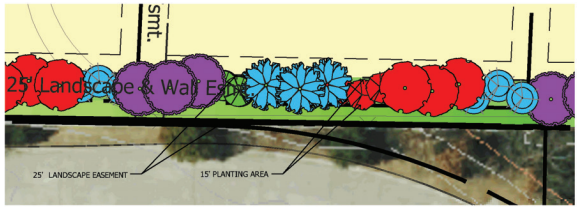

30' LANDSCAPE EASEMENT

3-SHADE TREES, 3 ORNAMENTAL TREES PER 100 L.F. OF LANDSCAPE EASEMENT, CREDIT GIVEN FOR PRESERVING EXISTING TREES.




25' LANDSCAPE EASEMENT

3-SHADE TREES, 3 ORNAMENTAL TREES PER 100 L.F. OF LANDSCAPE EASEMENT




25' LANDSCAPE EASEMENT
(15' PLANTING AREA)

3 SHADE, 3 ORNAMENTAL TREES PER 100 L.F. OF LANDSCAPE EASEMENT


Planner:

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21 SEPT 18

1" = 30'

0 30' 60' 120'

# Landscape Easement Plantings

Oak Alley

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Colleyville, Tarrant County, Texas

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OAK ALLEY**

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TARRANT §

DEVELOPER, LLC, a Texas limited liability company; OAK ALLEY HOA, INC. a Texas corporation (all, "Declarant") is the owner of all that certain land described in EXHIBIT "A", attached hereto and incorporated herein for all purposes (the "Property").

Declarant hereby declares that the Property shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of establishing a general scheme for the development of all of the lots in the Property, and which shall run with the land and be binding on all property or any part thereof, and shall inure to the benefit and binding upon of each owner thereof, and his heirs, administrators, successors and assigns.

## DEFINITIONS

The following words when used in this Declaration or any amendment or supplement hereto (unless the context shall otherwise clearly indicate or prohibit) shall have the following meanings:

"Addition" shall mean Oak Alley subdivision as depicted in Exhibit A hereof.

"Assessment" shall mean any of the assessments described Article IV hereof.

"Association" shall mean and refer to Oak Alley Homeowners Association, Inc., a Texas non-profit corporation, which after its formation, but subject to the provisions of this Declaration, shall have the power, duty and responsibility of maintaining and administering the Common Area, collecting the Assessments and charges hereinafter prescribed, and the right of administering and enforcing this Declaration.

"Board" shall mean the Board of Directors of the Association.

"Builder" shall mean an Owner who is primarily engaged in the business of homebuilding and is building Residences on one or more Lots.

"City" shall mean the city of Colleyville.

"Common Area" shall mean and refer to the following: (a) easements for lighting and landscaping in the entryway as more particularly described herein, (b) an easement for a masonry wall and/or fence as more particularly described herein, (c) ponds and water features, and (d) any other property hereafter conveyed to the Association as Common Area that shall be maintained by the Association.

“Committee” shall have the meaning described is section 6.1 hereof.

“County” shall mean Tarrant County, Texas.

"Declarant" shall mean and refer to the entities named in the first paragraph above and their successors and assigns (if any). No person or entity purchasing one or more Lots from Declarant in the ordinary course of business shall be considered a “Declarant".

“Development Period” shall mean the period beginning on the date of recording of this Declaration and expiring twenty (20) years thereafter unless previously waived in writing by Declarant; during the Development Period, the Declarant reserves the right to facilitate the development, construction and marketing of the Property and the right to direct the size, shape, and composition of the Property pursuant to section 209.002 (4-a) of the Texas Property Code.

“First Mortgagee” shall mean the holder, insurer, or guarantor of a purchase money mortgage secured by a recorded first deed of trust lien against a Lot, or any renewal, modification or refinancing thereof.

"Lot" shall mean and refer to any plot or tract of land shown upon the Plat, as amended from time to time, which is designated as a lot therein by a number and which is or will be improved with a Residence. If any Common Area may be platted as separate lots in the Plat, same shall be excluded from the definition of "Lot" as used herein. "Adjoining Lot" shall mean and refer to a Lot which is immediately adjacent to any other Lot as shown on the Plat. Any reference herein to the visibility of an item from any Adjoining Lot shall mean the visibility of such item from the ground level of the structure located on the Adjoining Lot and not the second story of a two-story dwelling located thereon.

"Member" shall mean and refer to each Owner of a Lot.

"Owner" shall mean and refer to each and every person or business entity who or which is a record owner of a fee or undivided fee interest in any Lot; however, the word "Owner" shall not include person(s) or entity(ies) who hold a bona fide lien or interest in a Lot as security for the performance of an obligation.

“Plat” shall mean that certain Final Plat of Oak Alley, a plat recorded as Instrument No _____, Real Property Records, Tarrant County, Texas.

"Property" shall mean and refer to the Property described in EXHIBIT "A", and any additions thereto which are subject to this Declaration or any amendment or supplement hereto, prepared and filed of record pursuant to the provisions hereof.

“Residence” shall mean any dwelling constructed on a Lot.

“Streets” shall mean those streets shown on the Plat.

## ARTICLE I

## MEMBERSHIP AND VOTING RIGHTS

Section 1.1. Membership. Every Owner of a Lot shall automatically be a Member of the Association for so long as he is an Owner.

Section 1.2. Voting Rights. The Association shall have three classes of Members:

CLASS A: Class A Members shall be all Members other than Class B and Class C Members. Class A Members shall be entitled to one (1) vote for each Lot in which they hold the interest required for membership. When more than one person holds such interest or interests in any Lot, all such persons shall be Members, and the vote for such Lot shall be exercised as they, among themselves, determine, but in no event shall more than one (1) vote be cast with respect to any such Lot.

CLASS B: Class B Members shall be any Builders. Class B Members shall be entitled to two (2) votes for each Lot owned. The Class B membership shall cease when a Residence is conveyed to a third party who is not a Builder.

CLASS C: The Class C Member shall be the Declarant. The Class C Member shall be entitled to ten (10) votes for each Lot which it owns; this membership Class shall expire upon the conveyance to a Class B member and/ or third parties of all Lots owned by Declarant.

Section 1.3. Quorum, Notice and Voting Requirements. The quorum, notice and voting requirements of and pertaining to the Association are set forth within the Bylaws of the Association as same may be amended from time to time.

## ARTICLE II

## GENERAL POWERS OF THE BOARD OF DIRECTORS

Section 2.1. General Powers. The affairs of the Association shall be conducted by its Board. The Board shall be selected in accordance with the Certificate of Formation of the Association (attached hereto as EXHIBIT "B") and Bylaws of the Association (attached hereto as EXHIBIT "C"). The Board, for the benefit of the Common Area and the Owners, shall have the following rights:

(a) To provide for the care of and preservation of the Common Area and the furnishing and upkeep of any desired fixtures, personal property and landscaping in the Common Area, and to maintain any drainage pipes in Common Area or in easements conveyed to the Association;

(b) To maintain the Common Area, including care for the grass, shrubs, flowers, and trees;

(c) To provide for any private trash and garbage collection service and security arrangements, at its discretion;

(d) To pay for taxes, insurance and utilities (including without limitation, electricity, gas, water and sewer charges) which pertain to the Common Area only;

(e) To hire the services of a person or firm (including Declarant and any affiliates of Declarant) to manage the Association or any separate portion thereof, and to maintain the Common Area, to the extent deemed advisable by the Board, and the services of such other personnel as the Board shall determine to be necessary or proper for the operation of the Association, whether such personnel are employed directly by the Board or by a manager designated by the Board;

(f) To contract for legal and accounting services;

(g) To obtain and purchase any other materials, supplies, furniture, labor, services, maintenance, repairs, and structural alteration which the Board is required to obtain or pay for pursuant to the terms of this Declaration or which in its opinion shall be necessary or proper for the operation or protection of the Association or for the enforcement of this Declaration;

(h) To execute all declarations of ownership for tax assessment purposes with regard to any of the Common Area;

(i) To enter into agreements or contracts with companies and taxing authorities with respect to: (i) taxes on the Common Area; (ii) insurance coverage (if any) on Common Area, and (iii) utility installation, consumption and service matters;

(j) To borrow funds to pay costs of operations and improvements, secured by assignment or pledge of income, if the Board sees fit, or secured by such assets of the Association as deemed appropriate by the lender and the Board;

(k) To enter into contracts, maintain one or more bank accounts, and, generally, to have all the powers necessary or incidental to the operation and management of the Association;

(l) To protect or defend the Common Area from loss or damage by suit or otherwise, to sue or defend in any court of law on behalf of the Association and to provide adequate reserves for repairs and replacements;

(m) To make reasonable rules and regulations for the Common Area and to amend them from time to time;

(n) To make available to each Owner, within one hundred twenty (120) days after the end of each fiscal year, an annual report;

(o) To adjust the amount, collect, and use any insurance proceeds to repair damage or replace lost property;

(p) To enforce the provisions of this Declaration and any rules made hereunder and to assess, institute foreclosure, fine, enjoin and/or seek damages from any Owner for violation of such of provisions or rules; provided, that the Board may exercise discretion in deciding to enforce the provisions of this Declaration and said rules, so long as it does not act in an arbitrary or capricious manner.

(q) To do such other acts as are contemplated by or are appropriate to this Declaration and the Certificate of Formation and Bylaws of the Association.

Section 2.2. Board Powers, Exclusive. The Board, acting through any Officer of the Association, shall have the exclusive right to contract for all goods, services, and insurance, and the exclusive right and obligation to perform the functions of the Board, except as otherwise provided herein. In the event or if for any reason the Board is not deemed authorized to act for and on behalf of the Association and the Members, then Declarant may exercise its power and authority described herein to act for and on behalf of the Association and the Members, and the Association shall reimburse Declarant for any and all reasonable expenses incurred in so acting.

Section 2.3. Contracts With Owners. The Board, on behalf of the Association, shall have full power and authority to contract with any Owner (including without limitation, Declarant) for the performance, on behalf of the Association, of services which the Board is otherwise required to perform pursuant to the terms hereof, such contracts to be upon such terms and conditions and for such consideration as the Board may deem proper, advisable and in the best interest of the Association.

Section 2.4. Liability Limitations. Neither any Member, the Board, any Director, nor any Officer of the Association shall be personally liable for debts contracted for, or otherwise incurred by the Association, or for a tort of another Member or the Association, whether such other Member was acting on behalf of the Association or otherwise. Neither Declarant, the Association, nor their Directors, officers, agents, or employees shall be liable for any incidental or consequential damages for failure to inspect any premises, improvements or portion thereof or for failure to repair or maintain the same.

Section 2.5. Reserve Funds. The Board may establish reserve funds which may be maintained and accounted for separately from other funds maintained for annual operating expenses.

Section 2.6. Restrictions on Contracts. Neither Declarant nor the Association may directly or indirectly enter into any management agreement or any other contract on behalf of the Association which extends beyond the expiration of the Development Period. The Association may, however, following such date, enter into new management agreements or other contracts in accordance with this Declaration.

## ARTICLE III

## PROPERTY RIGHTS IN THE COMMON AREA

Section 3.1. Members' Easement of Enjoyment. Subject to the provisions contained herein, the Association shall have and is hereby granted, transferred and conveyed a non-exclusive right and easement in and to the Common Area. The use of the Common Area by any Member, licensee, or guest of either, shall be at their own risk.

Section 3.2. Easements to the Common Area. The Declarant hereby reserves for the benefit of the Association and transfers to the Association an easement as "Common Area" over the landscaped common area of the Addition. The Declarant shall have the right and option (without the joinder and consent of any person or entity, save and except any consent, joiner or approval required by any governmental authority) to redesign, reconfigure, alter, improve, landscape and maintain the Common Area, provided that Declarant fully and timely complies with any and all requirements of any governmental authorities.

Section 3.3. Extent of Members' Easement. The rights and easements created hereby shall be subject to the following:

(a) The right of the Association to prescribe reasonable regulations and policies governing the Common Area;

(b) All matters recorded in the Real Property Records of the County, to the extent that same affect the Common Area as of the date of the recording of this Declaration, and such further easements, restrictions and exceptions as the Declarant or the Association may grant to other parties;

(c) The right of the Association to enter into and execute contracts with any party (including, without limitation, Declarant) for the purpose of providing maintenance or such other materials or services consistent with the purposes of the Association.

Section 3.4. Declarant's and Association's Responsibilities for Common Area.

(a) All initial improvements to the Common Area shall be performed by Declarant at its sole cost and expense prior to the conveyance of the Common Area to the Association. Such initial improvements shall include the grading and planting of any landscaping on the Common Area, and any other improvements on the Common Area, in Declarant's discretion.

(b) Upon completion of the improvements described in (a) above, the Association shall cause the Common Area to be maintained, including, but not limited to, maintaining landscaping, payment of taxes on and insurance premiums, if any, for Common Area, the cost of replacing and repairing improvements to the Common Area, and paying the cost of labor, services, materials, and equipment (including the cost of renting same, if any) related to the Common Area and the improvements therein.

## ARTICLE IV

## COVENANTS FOR ASSESSMENTS

Section 4.1. Assessments. Each Owner of a Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed, as a part of the purchase money consideration for such deed and conveyance, to covenant and agree to pay to the Association (or to an independent entity or agency which may be designated by the Association to receive such monies):

(a) Regular Assessments (herein so called) for the costs of (i) promoting the health, recreation, safety and welfare of the Owners; (ii) improving and maintaining any Common Area and any improvements thereon; (iii) maintaining the landscaping and wall in the Common Area; (iv) paying taxes on the Common Area and insurance in connection with the Common Area and the repair, replacement and additions thereto; (v) paying for utility services to the Common Area; (vi) trash and garbage collection and security arrangements as may be determined necessary and appropriate by the Association from time to time; (vii) paying the cost of labor, equipment (including the expense of leasing any equipment) and materials required for, and the management and supervision of, the Common Area; (viii) carrying out the rights and duties of the Board as set forth herein, (ix) carrying out the various matters set forth or envisioned in this Declaration or in any amendment or supplement hereto, and in the Certificate of Formation and Bylaws of the Association; and (x) for any matter or thing required by any governmental authorities in connection with any zoning, subdivision, or platting of the Property;

(b) Special Assessments (herein so called) for capital improvements or unusual or emergency matters;

(c) Special Individual Assessments (herein so called) levied against individual Owners for (i) extra costs for maintenance and repairs caused by the willful or negligent acts of the individual Owner and/or his guests, contractors, and agents, and not caused by ordinary wear and tear or (ii) fines levied against individual Owners for violations of rules and regulations pertaining to the Association or the Common Area or (iii) costs to correct violations of this Declaration, including costs to maintain a Lot or improvements on any Lot because the Owner thereof failed to do so. Fines levied against individual Owners for violation of these Covenants, Conditions and Restrictions shall be assessed at a twenty dollar ($20) a day fine after the owner has been given written notice and five (5) business days to cure the violation.

(d) Clean Up Assessments (herein so called) levied against lots owned Class A or Class B owners to reimburse the Association for the cost of removing trash, debris, and garbage from, and otherwise to mitigate any damage to, the streets, Lots and Common Areas within the Addition due to construction activity. All cleanup assessments shall be assessed ratably against all lots owned by Class A and Class B members.

Section 4.2. Creation of Lien. The Regular, Special and Special Individual Assessments, together with such late charges, interest and costs of collection thereof, as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon each Lot against which each such Assessment is made. Declarant and the Association hereby reserve a vendor's lien in favor of the

Association against each Lot to secure the payment of any Assessment which may be levied against such Lot pursuant to the terms hereof, and the expenses incurred in connection with the enforcement thereof, including, without limitation, interest at the maximum rate permitted by law, costs, and reasonable legal fees. Such lien may be enforced by non-judicial or judicial foreclosure and the amounts secured thereby shall be the obligation of and chargeable to the Owner of the Lot against which such amounts accrue. Such lien shall be and is subordinate and inferior only to the following: (i) assessments, liens and charges in favor of the State of Texas and any political subdivision thereof for taxes past due and unpaid on the Lot; and (ii) amounts due under any first lien deed of trust duly recorded prior to the recordation of any Assessment lien as provided herein.

Section 4.3. Assessment Lien.

(a) All Assessments against a Lot but unpaid, including interest thereon at the maximum rate permitted by law from the date such Assessments are due until said Assessments are paid (subject to the limitation that the interest contracted for, charged or received pursuant to this Declaration may not exceed the maximum permitted by applicable law) shall constitute a lien on such Lot superior to all other liens and encumbrances, except as provided in section 4.2. Declarant or the Board or its duly appointed agent, may (but shall not be required to) prepare a written notice setting forth the amount of such unpaid indebtedness, the name of Owner and a description of the Lot. Such notice shall be signed by Declarant or the Board or its duly appointed agent and may be recorded in the office of the County Clerk of the County. Such lien may be enforced by the foreclosure of it upon the Lot to which it pertains or the Board or its duly appointed agent by judicial or non-judicial means. In any such proceeding, the Owner shall be required to pay the costs, expenses and legal fees incurred in connection with filing the lien, and in the event of any foreclosure proceeding, all additional costs, expenses and legal fees incurred in connection with any such foreclosure proceeding. Declarant or the Board or its duly appointed agent shall have the power to bid on the Lot at foreclosure or other legal sale and to acquire and hold, lease, mortgage, convey or otherwise deal with the same. Any mortgagee holding a lien on the Lot may pay, but shall not be required to pay, any unpaid Assessments owing with respect to the Lot and the Association may contact any mortgagee regarding any unpaid Assessment. All liens for Assessments hereunder shall be inferior to the lien held by a First Mortgagee such that foreclosure of any First Mortgagee's lien extinguishes the Association's claim against the Lot which is subject to said First Mortgagee's lien for unpaid Assessments that accrued prior to the date of foreclosure, but shall not extinguish the Association's claim against the Owner of such Lot and does not extinguish the Association's right to assess such Lot for Assessments after the foreclosure. Any action taken pursuant to this Section 4.3 shall only be taken after Declarant or the Association, as the case may be, first complies with Chapter 209 of the Texas Property Code, as same may be amended and in effect at the time of such action;

(b) The amount of the Assessments assessed against the Lot shall also be a personal obligation or indebtedness of the Owner thereof at the time the Assessments are made. Suit to recover a money judgment for unpaid Assessments shall be maintainable without foreclosing or waiving the lien securing same;

(c) Owner, by acceptance of the deed to the Property, hereby expressly vests in Declarant, the Association or its agents the right and power to bring all actions against Owner personally for the collection of such charges as a debt, and to enforce the aforesaid liens by all

methods available for the enforcement of such liens. No Owner may waive or otherwise escape liability for the Assessments provided herein by non-use of the Common Area or by abandonment of his Lot;

(d) If any Assessment remains unpaid at the expiration of thirty (30) calendar days from and after the due date established by the Declarant and/or the Board, a late charge may be assessed, if permitted by applicable law, against the Owner for each month that any portion of an Assessment remains unpaid. The late charge shall be in the amount of One Hundred and No/100 U.S. Dollars ($100.00) for all Class A Members, and Fifty Dollars and No/100 U.S. Dollars ($50.00) for all Class B Members. A reasonable service charge in an amount established by the Board may be charged for each check that is returned because of insufficient funds. The amounts of late charges and service charges may be adjusted, from time to time, by the Board consistent with any changes in the amounts of Regular or Special Assessments; provided, however, that the amount of any late charge assessed against Class B Members shall be fifty percent (50%) of the amount of the late charge assessed against Class A Members. Any such late charges and service charges shall be secured by the same lien that secures Assessments.

(e) No Assessments shall be levied against any public street.

Section 4.4. Basis and Amount of Regular Maintenance Assessments.

(a) Until and unless otherwise determined by the Board, the initial maximum Regular Assessment shall be Eighty and No/100 U.S. Dollars ($80.00) per Lot per week.

(b) The Board may establish the maximum annual Regular Assessment for each Lot, provided that the maximum annual Regular Assessment may not be increased more than thirty percent (30%) above the maximum annual Regular Assessment for the previous year unless otherwise approved by a majority of the total votes of the Members.

Section 4.5. Special Assessments for Capital Improvements. In addition to the Regular Assessments authorized above, the Association may levy in any fiscal year a Special Assessment applicable to that year only, provided that any such Special Assessment shall have the affirmative approval of a simple majority of the total votes of the Members.

Section 4.6. Uniform Rate of Annual and Special Assessment. Both Regular and Special Assessments must be fixed at a uniform rate for all Lots owned by Members of the same Class. Each Lot owned by a Class A Member shall be charged with one hundred percent (100%) of the established per Lot Assessment; each Lot owned by a Class B Member shall be charged with fifty percent (50%) of the established per Lot Assessment (at the time of this Declaration, such fifty percent (50%) would amount to $40.00 per week); and Lots owned by Declarant shall not be charged with any portion of any Regular or Special Assessment. Any Regular Assessment owed by a Class B Member will be paid once per calendar quarter, by the end of such quarter. Declarant may, however, pay any shortfall in Assessments necessary to pay for the expenses shown in any budget adopted by the Board.

Section 4.7. Date of Commencement of Assessments and Due Dates. The Board may prescribe from time to time that the Regular Assessments are to be collected on an annual, semi-

annual, quarterly or monthly basis, and accordingly, the Declarant and/or the Board shall prescribe the appropriate due dates. All Regular Assessments shall be collected in advance. The due date or dates (if it is to be paid in installments) of any other Assessments shall be fixed in the respective resolution authorizing such Assessment, including the due date of the Assessment.

Section 4.8. Duties of the Board With Respect to Assessments.

(a) In the event of a revision to the amount or rate of the Regular Assessment, or establishment of a Special Assessment or Special Individual Assessment, the Board shall fix the amount of the Assessment, and the applicable due dates for each Assessment, at least sixty (60) days in advance of such due date or period, and the Board shall, at that time, prepare a roster of the Lots and Assessments applicable thereto which shall be kept in the office of the Declarant and/or the Association.

(b) Written notice of the Assessment shall thereupon be delivered or mailed to every Owner subject thereto.

(c) The Association shall furnish to any Owner liable for any Assessment a certificate in writing in accordance with Section 207.003 of the Texas Property Code, as amended. Such certificate shall be conclusive evidence of payment of any Assessment therein stated to have been paid. A reasonable charge may be made by the Association for the issuance of such certificate.

## ARTICLE V

## CONSTRUCTION OF IMPROVEMENTS AND USE OF LOTS

Section 5.1. Residential Use. All Lots shall be used for single-family residential purposes only. No building shall be erected, altered, placed or permitted to remain on any Lot other than one (1) detached single-family residence per Lot and a private garage as provided below, except as permitted by the Committee (defined below in Section 6.1 of this Declaration). Except as permitted by the Committee, the residence may not exceed the maximum height and/or lot coverage percentage allowed by the City.

Section 5.2. Single-Family Use. Each Residence constructed on a Lot may be occupied by only one family consisting of persons related by blood, adoption or marriage or no more than two unrelated persons living and cooking together as a single housekeeping unit together with any household servants.

Section 5.3. Car Garage Required. Each Residence constructed on a Lot shall have a garage suitable for parking not less than three (3) nor more than six (6) standard size automobiles, which garage conforms in design and materials with the main structure and there shall be one (1) door for each space for front facing garages. Garage doors facing a public right-of-way or adjacent subdivisions shall be behind a visual screening such as a berm, landscaping, or wing wall and not visible from a public right-of-way or adjacent subdivisions. All garage doors shall be recessed twelve (12") inches into the opening. Unless approved otherwise by the Committee, up to two (2) garage spaces shall have a vehicular access door or opening which faces any public right-of-way

but they must be located a minimum of forty (40') feet behind the front setback and forty (40') feet behind the side setback for corner lots. Garage doors shall be closed at all times except to allow the entry and exit of vehicles and persons and except when cleaning of or storing in the garage is occurring. All driveways must be accessed from the front of the lot unless otherwise approved by the Committee. All driveways and driveway aprons or parking aprons must be kept free of any storage of vehicles or other material and must be kept clean of any dirt, debris, or stain. For purposes of this Section, "storage" shall mean the parking or placing of any object or material for more than one day, except for temporary guests that shall stay for now more than ten (10) consecutive days. All garage doors shall be wood or clad with wood. The use of wood-like materials is prohibited and garage doors with the primary material of metal, vinyl, or glass are prohibited.

Section 5.4. Restrictions on Resubdivision. None of the Lots shall be subdivided into smaller lots. None of the lots shall be platted into larger lots without the prior written consent of the Committee.

Section 5.5. Driveways. All driveways on a Lot shall be surfaced with concrete or similar substance approved by the Committee. No driveways shall be asphalt.

Section 5.6. Uses Specifically Prohibited.

(a) Except children's playhouses and sports equipment, with the exception of one basketball goal, dog houses, greenhouses, and gazebos, which may be placed on a Lot only in places which are not visible from, or are screened in a manner approved by the Committee from, areas of public open space and right-of-way, and except for buildings of storage of lawn maintenance equipment which shall be built of materials and be of architectural character compatible with the design of the original building, no temporary structure, shop, trailer or mobile home of any kind or any improvement of a temporary character is permitted on any lot. However, with the prior approval of the Committee, one temporary structure shall be permitted to allow the Declarant to coordinate and promote activities directly or indirectly associated with lot and house sales in the Addition, and other temporary structures for the use of Declarant or the Association are permitted with Committee approval. No building material of any kind or character shall be placed or stored upon the Property until the Owner thereof is ready to commence construction of improvements, and then such material shall be placed within the property lines of the Lot upon which the improvements are to be erected.

(b) No boat, marine craft, hovercraft, aircraft, recreational vehicle, pick-up camper, travel trailer, motor home, camper body or similar vehicle or equipment may be parked for more than one day within the Addition, unless completely concealed in an enclosed structure. No such vehicle or equipment shall be used as a residence or office temporarily or permanently. This restriction shall not apply to any vehicle, machinery or equipment temporarily parked and in use for the construction, maintenance or repair of a Residence in the immediate vicinity.

(c) No Owner shall permit trucks with tonnage in excess of one ton to park overnight on any Street adjacent to a Lot except those used by a Builder during the construction of improvements.

(d) No vehicle of any size, which transports flammable or explosive cargo, may be kept on the Property or any adjoining Street at any time.

(e) No oil drilling, oil development operation, oil refining, quarrying or mining operations of any kind shall be permitted on the Property, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any part of the Property. No derrick or other structure designed for use in quarrying for oil or natural gas shall be erected, maintained or permitted on the Property.

(f) No animals, livestock or poultry of any kind shall be raised, bred or kept on the Property except that dogs, cats or other household pets may be kept for the purpose of providing companionship for an Owner. Animals are not to be raised, bred or kept for commercial purposes or for food. It is the purpose of these provisions to restrict the use of the Property so that no person shall quarter on any Lot cows, horses, bees, hogs, sheep, goats, guinea fowls, ducks, chickens, turkeys, skunks, llamas, badgers or other similar animals, and no dangerous, normally wild, animals whatsoever. It is the pet owner's responsibility to keep the Property clean and free of his or her pet's debris and to conform with all City Ordinances and Regulations affecting animals within the City. All pets must be properly tagged for identification. The Board shall have the right to adopt, amend, and repeal rules regulating types, sizes, and behavior of animals kept within the Property.

(g) No Lot or other part of the Property shall be used as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or other disposal of such shall be kept in clean and sanitary condition. Materials incident to construction of improvements may be stored on Lots during construction so long as construction progresses without undue delay. Nothing herein shall prohibit a compost area for only vegetation on a Lot provided that same is not visible from a Street, is not more than twenty square feet in area, and is subject to rules established by the Board from time to time that do not conflict with Section 202.007 of the Texas Property Code, as amended.

(h) No individual water supply system shall be permitted on the Property, except as may be approved by the Committee for irrigation; provided, an Owner may install rain barrel(s) so long as any such rain barrels are not visible from any Street.

(i) No individual sewage disposal systems shall be permitted on the Property.

(j) No garage, garage house or other out-building (except for sales offices and construction trailers during the construction period) shall be occupied by any Owner, tenant or other person prior to the erection of a Residence.

(k) No air-conditioning apparatus shall be installed on the ground in front of a Residence and must be located behind fencing unless approved otherwise by Committee. No air-conditioning apparatus shall be attached to any front wall or window of a Residence, or in any second floor window or wall. No evaporative cooler shall be installed on the front wall or window of a Residence. All utility meters, outdoor equipment, air-conditioning compressors, air-conditioning and heating units, sprinkler and other control devices, junction boxes, and

similar items must be visually screened from rights-of-way and from adjoining lots in a manner approved by the Committee and must be located in areas acceptable to the Committee.

(l) It is the intent of the Committee to insure that antennas, discs, dishes or other similar equipment do not detract from the overall appearance of the neighborhood as they are considered unsightly. No antennas, discs, dishes, or other equipment for sending or receiving sound or video messages shall be permitted in this Addition except antennas for AM or FM radio reception and for UHF and VHF television reception and satellite antennas of size specifically allowed by federal law. All antennas shall be located inside the attic of the main residential structure or otherwise in locations approved by the Committee. No use shall be made of any lot or structure thereon for any other type of radio or television or similar broadcasting system.

(m) No Lot or improvement thereon shall be used for business, professional, commercial or manufacturing purposes of any kind, except that an Owner may use a home office for incidental office use. No activity, whether for profit or not, shall be conducted which is not related to single-family residential purposes. No noxious of offensive activity shall be undertaken within the Property, nor shall anything be done which is or may become an annoyance or nuisance to the neighborhood. No exterior spotlighting shall be permitted which creates a nuisance for adjacent homeowners and only Committee approved dark sky lighting shall be allowed on the exterior of the home.

(n) No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between three (3) and six (6) feet above the roadway shall be placed or permitted to remain on any corner Lot within the triangular area formed by the Street right-of-way lines and a line connecting them at points ten (10) feet from the intersection of the street right-of-way lines. The same sight-line limitations shall apply on any Lot within ten (10) feet from the intersection of a Street right-of-way line with the edge of a private driveway pavement. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

(o) Except for children's playhouses and sports equipment, doghouses, greenhouses, gazebos and buildings for storage of lawn maintenance equipment, no building previously constructed elsewhere shall be moved onto any Lot, it being the intention that only new construction be placed and erected thereon. All such improvements and their locations on a lot require Committee approval. Children’s play equipment such as sandboxes, temporary swimming pool having a depth of less than 24 inches, playhouses and tents shall not require approval of the Committee provided that such equipment is not more than six (6) feet high, in good repair (including painting), and every reasonable effort has been made to screen or shield such equipment from view. Equipment higher than six (6) feet shall require committee approval as to design, location, color, material, screening, and use. Any addition, exterior alteration, or change to an existing building shall be compatible with the design character of the original building. Any new detached structure shall be compatible in materials and design with other structures on the lot, as determined by the Committee.

(p) No structures, planting or materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, which may change

the direction of flow within drainage channels or which may obstruct or retard the flow of water through drainage channels or easements.

(q) Unless approved otherwise by the Committee, no sign of any kind shall be displayed to the public view on any Lot except (i) one (1) professional sign of not more than five (5) square feet in size offering a Lot for sale, (ii) Committee approved uniform signs provided by the Committee used by a builder and design team to advertise property during the construction and sales period, (iii) "spirit" signs regarding school children, and (iv) political signs not more than five (5) square feet in size advocating the election of one or more political candidates or ballot item, provided that same may not be erected more than ninety (90) days in advance of the election to which they pertain and shall be removed within ten (10) days after the election. All permitted signs shall be ground-mounted and not more than three feet (3') high. No sign of any kind or character that maligns or disparages Declarant, any Builder of a Residence within the Property, or the Property itself, or protests or complains of Declarant, any such Builder, or the Property, or the construction practices by Declarant or any such Builder, shall be displayed on any Lot or elsewhere within the Property, and any internet or electronic publication of any such complaint or protest shall be immediately removed from publication by the author thereof upon notice from Declarant. Further, no Owner may use the internet, publications or other print or broadcast media to malign or disparage the Property, the Declarant or any such Builder, it being acknowledged that any such public action creates controversy that diminishes the value of the Property and the Residences within it. Declarant or its agents shall have the right to remove any sign, billboard or other advertising structure that does not comply with the above, and in so doing shall not be subject to any liability for trespass or any other liability in connection with such removal. Nothing herein shall prohibit the erection of traffic directional signs or streets signs. No sign may be erected within the Common Area without the prior written consent of the Association.

(r) Clothes lines or the outside washing or drying of clothes is prohibited. The owners and occupants of any lots at the intersections of streets or adjacent to parks, common open space or other facilities where the rear yard is visible to public view shall construct a suitable enclosure to screen from public view the equipment which is incident to normal residences, such as clothes drying equipment, yard equipment and storage piles.

(s) Except within fireplaces in or attached to a Residence, or firepits as part of the permanent hardscaping design, and except for outdoor cooking, no outdoor burning of anything shall be permitted anywhere within the Addition without approval of the Committee.

(t) No carport shall be permitted on a lot.

(u) No abandoned, derelict or inoperative vehicles may be stored or located on any lot unless approved by the Committee and stored in the garage at all times with the garage door closed.

(v) No retaining walls visible from any public right-of-way or easement shall be permitted without the prior written approval of the Committee. Under no circumstances shall wooden retaining walls be permitted without the approval of the Committee. Materials used in retaining walls must be complementary to materials used in construction of the home on the lot when attached to a structure, as determined by the Committee. All aspects of retaining walls

must receive Committee approval. Retaining wall not connected to a structure will be of matching material used in the Addition perimeter walls.

Section 5.7. Minimum Floor Area. The total air-conditioned living area of a Residence built on a Lot, as measured to the outside of exterior walls but exclusive of open porches, garages, patios and detached accessory buildings, shall be not less than four thousand three hundred (4,300) square feet. The first story of two-story houses must contain at least two thousand three hundred (2,300) square feet, unless approved otherwise by the Committee. Lot 29 shall be limited to a single-story structure.

Section 5.8. Structure Materials: Exterior Items and Surfaces. Unless approved by the Committee, the dominant exterior vertical wall area of each structure, exclusive of doors and windows, shall be masonry (brick, stone, or stucco over CMU block) or other material solely determined by the Committee. No more than 20% of the exterior vertical wall to be authentic lath and stucco application over wood framing. Dryvit systems or Styrofoam products are not acceptable. The exterior of chimney flues shall be of masonry material acceptable to the Committee. Installation of all types of exterior items and surfaces such as address numbers or external ornamentation, lights, mail chutes, mailboxes, roofing materials and exterior paint or stain, shall be subject to the approval of the Committee as to size, design, materials color, manufacturer and location. Roofing material of each home shall be that specifically approved by the Committee for that home and consist of slate, flat tile, barrel tile, standing seam metal, or copper. The use of composition shingles or wood shingles is prohibited. Windows must be wood clad, steel or bronze and submitted for review of Committee approval. Window mullions that are appropriate for the selected architectural style are required and shall be approved by the Committee.

Section 5.9. Side Line and Front Line Setback Restrictions. Except as otherwise approved by the Committee, no structure shall be located on any Lot nearer to the front Lot line or nearer to the side Street line than the minimum building set back lines shown on the Plat or required by any applicable governmental authority.

Section 5.10. Waiver of Setback Requirement. With the prior written approval of the Committee, any structure may be located further back or closer to any property line of a lot than provided above, where, in the opinion of the Committee, the proposed location of the structure will not substantially detract from the appearance and value of the lot and will not substantially detract from the appearance of the adjoining lots. The Committee may require that any structure be located further back or closer to any property line than provided above or on the Plat.

Section 5.11. Fences and Walls.

(a) Any fence or wall shall (i) comply with City requirements, including those regarding height, location and materials; (ii) not extend nearer to the front street than five (5') feet behind the front of the house without the prior approval of the Committee; (iii) be constructed according to architectural design, materials, finish and methods, including site installation, approved by the Committee; (iv) be constructed so that the sides containing the structural supports are not visible from any public right-of-way unless approved by the Committee; (v) be not less than six (6') feet in height or more than eight (8') feet in height as measured from existing ground

level unless approved by the Committee; (vi) for any fence on the side of a corner lot adjacent to a street, be behind the setback line of such lot, unless otherwise approved by the Committee; on corner lots, special, more restrictive fencing requirements may be imposed by the Committee on the lot side facing the street; (vii) be finished strictly as approved by the Committee. Fences may be privately installed but must be constructed to professional levels of quality approved by the Committee. The design, specifications and contractors for building fences may be specified by the Committee.

(b) As to corner lots, any fence visible from a public right-of-way shall be uniform fence of a design, material and color and in the specific location to be determined by the Committee for each lot, which shall generally include but not be limited to the following: (i) the location between the structure and the side street property line of such fence; (ii) how close the fence may be built to the street the lot fronts on; (iii) whether a formal foundation planting along the outside of the fence is required; (iv) whether such fence shall be constructed of metal and masonry or similar material, have metal posts, and masonry columns constructed of a material required by the Committee; (v) the height of such fence; and (vi) other design criteria of such fence.

(c) The Committee may require that some or all retaining walls in the Addition be constructed of a uniform color, material and/or design for walls attached to a structure.

(d) The use of double fencing shall be prohibited. The screening for such a fence shall be landscaping. Wood, plastic and chain link fences are prohibited.

Section 5.12 Sidewalks. All sidewalks shall, at a minimum, conform to City specifications and regulations. The Committee may impose more restrictive standards than those required by the City.

Section 5.13 Mailboxes and Address Plaques. Mailboxes, mailbox stanchions, and address plaques shall be constructed in accordance with material, color and design standards approved by the Committee, made by contractors specified by the Committee, and placed only in locations approved by the Committee. Mailboxes, mailbox stanchions, and address plaques may not be constructed or installed without prior written consent of the Committee. Each Lot shall have one Committee-approved standard mailbox unless one mailbox is prohibited by the United States Postal Service, in which case, a common mail facility shall be created.

Section 5.14 Commencement of Construction. Each residence constructed on each lot, and any other improvements thereto, shall be commenced within six (6) months after conveyance of the lot by Declarant and completed with due diligence but only after approval by the Committee of the plans and specifications prepared in connection with such construction.

Section 5.15. Utilities. Except as to special street lighting or other aerial facilities which may be required by the City or which my be required by the franchise of any utility company or which may be installed by Declarant pursuant to its development plan, no aerial utility facilities of any type (except meters, risers, service pedestals, transformers and other surface installations necessary to maintain or operate appropriate underground facilities) shall be erected or installed in the Addition whether upon individual lots, easements, streets or rights-of-way of any type, either by the utility company or any other person or entity, including, but not limited to, any person

owning or acquiring any part of the Addition, and all utility service facilities (including, but not limited to, water, sewer, gas, electricity and telephone) shall be buried underground unless otherwise required by a public utility or unless said aerial utilities are approved by the Committee.

Section 5.16. Fire Suppression System. All residences in the subdivision shall be required to have fire suppression system regardless of size or location.

Section 5.17. Perimeter Landscaping Maintenance and Replacement. Any landscaping in the perimeter landscape easements, as required by the City for zoning approval, shall not be removed by the homeowners or the Association, and shall be promptly replaced by either party if it becomes diseased or dies, allowing for appropriate seasonal considerations.

## ARTICLE VI

## ARCHITECTURAL CONTROL

Section 6.1. Appointment. Declarant shall designate and appoint an Architectural Control Committee (herein called the "Committee") composed of three (3) individuals, each generally familiar with residential and community development design matters and knowledgeable about Declarant's concern for a high level of taste, design, materials, construction, and landscaping standards in the Addition. The Committee shall be the sole determinant to promote and ensure a high level of taste, design, quality, harmony and conformity throughout the Property consistent with this Declaration. The initial Committee shall be the initial Directors of the Association.

Section 6.2. Successors. Until the end of the Development Period, in the event of the death, resignation or removal by Declarant of any member of the Committee, the Declarant shall have full authority to designate and appoint a successor. No member of the Committee shall be entitled to receive compensation for, or be liable for claims, causes of action or damages arising out of, services performed pursuant to this Declaration. After expiration of the Development Period, the Board shall appoint the Committee and shall determine the term length and rotation for Committee members

Section 6.3. Authority. No structure, fence, wall, landscaping (including tree removal, exterior lighting, sculptures, statues, fountains, and other outdoor art, and outdoor recreational equipment), lot grading, flatwork (sidewalks, driveways, porches), or other improvements shall be commenced, erected, placed, maintained or altered on any Lot, nor shall any exterior painting of, exterior addition to, or alteration of, such items or the color, material or texture of any exterior of same, be made until all plans and specifications for same and a plot plan have been submitted to and approved in writing by a majority of the members of the Committee as to:

(i) Proper facing of main elevation with respect to the Streets and side elevation for corner lots;

(ii) conformity and harmony of: the external design, color, type and appearance of exterior surfaces for all primary and detached structures; placement of the built elements upon the lot; and landscaping in relation to the various parts of the proposed

improvements and in relation to improvements on other Lots in the Addition and in adjacent neighborhoods; and

(iii) location with respect to topography and finished grade elevation and effect of location and use on Adjoining Lots, improvements and drainage arrangements; and

(iv) the other standards set forth within this Declaration (and any amendments hereto) or matters in which the Committee had been vested with the authority to render a final interpretation and decision.

The Committee is authorized and empowered, but not obligated, to consider, review and approve any and all aspects of construction and landscaping which may, in the reasonable opinion of the Committee, adversely or positively affect the living enjoyment of one or more lot owners or the general value of lots in the Addition. In considering the harmony of external design between existing structures and the proposed building being erected, placed or altered, the Committee shall consider only the general appearance of the proposed building as that can be determined from front, rear and side elevations on submitted plans. No member of the Committee shall be liable for any decision made by the Committee in good faith.

Section 6.4. Procedure for Approval. Final plans and specifications and landscaping plans shall be submitted in triplicate to the Committee along with a nonrefundable submittal fee of three thousand five hundred dollars ($3,500.00). The plans and specifications shall show the nature, kind, shape, height, color, materials and location of all structures, landscaping and improvements, and such other information as may be required by the Committee. The documents shall specify any requested variance from the setback lines, garage location or any other requirement set forth in this Declaration. Any incomplete submittals will require a resubmittal fee. The Committee will require the submission of samples of proposed construction materials. At such time as the plans and specifications meet the approval of the Committee, two complete set of plans and specifications will be retained by the Committee and the other complete set of plans shall be marked "Approved", signed by a member of the Committee and returned to the Owner or his designated representative. No verbal approval by any member of the Committee shall be binding on the Committee. If disapproved by the Committee, one set of such plans and specifications shall be returned marked "Disapproved" and shall be accompanied by a reasonable statement of the reasons for disapproval, which statement shall be signed by a member of the Committee. Any modification of the approved set of plans and specifications must again be submitted to the Committee for its approval. A resubmittal fee may be required, at the Committee's discretion. The Committee's approval or disapproval, as required herein, shall be in writing. If the Committee fails to approve or disapprove such plans and specifications within thirty (30) days after the date of all required plans and specifications, written approval of the matters submitted shall not be required and compliance with this Article shall be deemed to have been completed. In case of a dispute about whether the Committee responded within such time period, the person submitting the plan shall have the burden of establishing when and if the Committee received the plans. The Committee's receipt of the plans, specifications and samples may be established by a signed certified mail receipt or by other receipt signed by a Committee representative. Approval of plans by any governmental authority shall not obviate the need to obtain the approval by the Committee hereunder.

Section 6.5. Standards. The Committee shall have sole discretion with respect to taste, design and all standards specified herein. One objective of the Committee is to prevent unusual, radical, curious, odd, bizarre, peculiar or irregular structures, materials, colors or appearances from being built in the Addition and to promote excellence in architecture, materials, construction and landscaping. For this purpose, the materials, construction, and landscaping, including but not limited to, that chimney flues be covered with brick or masonry, that chimney caps be approved by the Committee, that non-chimney roof ventilation be hidden from view from rights-of-way and common areas, that specific types of divided light windows be used, restricting the placement of skylights, solar heating panels, and prefabricated fireplace boxes, chimney flues and caps, requiring certain types of front and side window treatments (shutters, etc.) complementary to the architecture of the house, requiring windows to be recessed a minimum of 4" into the wall and generally requiring that plans submitted for approval meet or exceed the standards of the existing improvements on neighboring lots. The Committee may from time to time publish and promulgate architecture, materials, construction, and landscape standards and requirements from improvements in Oak Alley ("The Oak Alley Standards"), which shall carry forward the spirit and intention of this Declaration and of Declarant with respect to improvements in Oak Alley. The Oak Alley Standards shall include Approved Architectural Materials, Approved Landscaping, and the Submittal and Review Process. Committee approvals and requirements may be based all or in part upon these Standards. ALL IMPROVEMENTS MUST STRICTLY ADHERE TO COMMITTEE APPROVALS AND BE BUILT STRICTLY IN OBSERVANCE OF SCALE OF APPROVED DRAWINGS.

Section 6.6. Construction Review. The Committee shall review and approve in writing, construction for the following: (i) foundation pre-pour; (ii) mock wall matching approved materials; (iii) framing review matches approved design; (iv) installed exterior material review matches approved design; and, (v) installed landscape. In the event that i, iii, or iv is not approved on the initial inspection, the Committee may charge a fee of $200 an hour for additional follow up reviews. See attached Exhibit "D" for additional detail on the Oak Alley Construction Review Process.

## ARTICLE VII

## SPECIAL FENCING AND LANDSCAPING AND GRADING PLAN

Section 7.1. Fences, Grading Plan, Walls and Sprinkler Systems. After the recording of this document, Declarant, and the Association if it has been formed according to this Declaration, shall have the right to erect, install, maintain, repair and/or replace fences, walls and/or sprinkler systems within those portions of any lot which are located outside the building, setback or sight lines, including all public right-of-way and easements located on or contiguous to any lot, as established by the Plat, this document or any governmental entity (being referred to herein as the "Restricted Area"). Any fence, wall or sprinkler system shall be the property of the owner of the lot on which such fence, wall or sprinkler system is erected or installed, subject to the easements and rights of Declarant and the Association set forth in this document. No fence, wall or sprinkler system shall be erected or installed in the Restricted Area by the owner thereof without the prior written consent of Declarant, the Committee and the Association.

Section 7.2. Landscaping. Except for landscaping by Declarant, no landscaping may be installed without the prior written approval by the Committee of a landscape plan showing the

proposed landscape design, plant and other materials, irrigation layout and other details, and describing bed preparation, planting details, fencing, edging, exterior lighting, and other matters required by the Committee. Declarant or the Association shall have the right to grade, plant and/or landscape and maintain, repair, replace and/or change such grading, planting and landscaping on any portion of the Restricted Area. In the event Declarant does not landscape the Restricted Area, the owner thereof may plat grass and, with the prior written consent of Declarant, may landscape and plant trees and shrubs in the Restricted Area. Each lot on which a structure is constructed shall have landscaping, including, but not limited to, shrubs, flowers, trees, ground cover and grass, of a sufficient quality, quantity and design to be compatible with landscaping on adjoining lots and the neighborhood setting intended for the Addition. Landscaping of a lot, which must include a sprinkler system for the front yard (and on corner lots, sprinkler systems for sideyards visible from any public right-of-way), shall be completed within thirty (30) days after the date on which the house receives a Certificate of Occupancy from the City. All sprinkler systems shall have a rain sensor so that the sprinklers shut off in the event of rain. Lot owner shall use reasonable efforts to preserve, keep and maintain the landscaping in a healthy and attractive condition. No wooden retaining walls shall be permitted. The Committee may require the owner of any lot to plant and maintain as many as four (4) trees and possibly more for corner lots, and approved by Committee as to location and type of tree. Any such tree(s) shall, if required by the Committee, be replaced by the lot owner if said tree(s) does not survive. The Committee will limit tree, shrubbery, ground cover, grass, edging, flowers, and other materials for use in front and sideyard landscaping to those items which it lists from time to time in the Oak Alley Standards of the Addition. Tree type may be selected by the Committee.

Section 7.3 Easement. The Declarant, the Association and the Committee each shall have, and hereby reserve, the right and easement to enter upon the Restricted Area for the purpose of exercising the discretionary rights set forth in this Declaration.

Section 7.4 Maintenance by Individual Lot Owner. In the event the Declarant, the Association or the Committee does not maintain or repair any fences, walls, grading, planting or landscaping erected, installed or situated within the Restricted Area of any lot, then the owner of such lot shall, at their expense, perform such maintenance and repair work as is necessary to maintain such fences, walls, grading, planting and landscaping in good and neat condition and appearance; provided, however, that the lot owner shall give the Committee and the Association ten (10) business days' written notice before doing any maintenance other than mowing, edging, and trimming. So long as the Restricted Area and any fences, walls, grading, planting and landscaping thereon are being reasonably maintained and repaired by the Committee and the Association, the owner of such lot shall not perform any maintenance or repair work within such Restricted Area without the prior written consent of the Committee and the Association.

Section 7.5 The Committee's Discretion. Notwithstanding any provisions herein to the contrary, neither Declarant, the Association, nor the Committee shall ever be obligated to erect, install, maintain, repair or replace any fences, walls, sprinkler systems, grading, planting or landscaping on any lots.

Section 7.6 Grading Plan. Unless otherwise approved by the Committee, the owner of each lot shall strictly adhere to the lot grading plan attached hereto as Exhibit "E" (the

"Grading Plan") and shall have an affirmative obligation to maintain the Grading Plan in all respects. The owner hereby covenants and agrees to strictly adhere to the following obligations:

(a) The owner of each lot shall maintain drainage flows as shown on the Grading Plan and keep properly graded any channel or swale (i) which is located on the lot prior to the conveyance of the lot to the lot owner or (ii) required for compliance with the Grading Plan. The owner of each lot shall keep any such channel or swale free and clear at all times of debris and keep grass therein mowed to a height not to exceed two inches;

(b) The owner of each lot shall build any side or rear lot line fence approved by the Committee that extends across a channel or swale so that no more than 50% of the swale width is closed by fence material. For purposes of this section, "channel width" and "swale width" shall be defined as that cross-section triangular area which is formed by the walls of the fifty percent (50%) or more of the swale or channel width shall be left open, as required by the Engineering Department of the City of Colleyville and the Committee. This specification can be achieved by alternating fence slats with open gaps where the fence protrudes into the channel width or swale width.

## ARTICLE VIII

## GENERAL PROVISIONS

Section 8.1. Registration with the Association. Each and every Owner shall have an affirmative duty and obligation to provide, within fifteen (15) days after such Owner acquires one or more Lots, and thereafter revise and update, within fifteen (15) days after a material change has occurred, various items of information to the Association such as: (a) the full name, address and email address of the Owner; (b) the full name of each individual family member who resides within the Residence of the Owner; (c) the business address, occupation and telephone numbers of each Owner; (d) the description and license plate number of each automobile owned or used by Owner and brought within the Property; and (e) such other information as may be reasonably requested from time to time by the Association.

Section 8.2. Activation. At or before the earlier of the expiration of the Development Period, or the election of a Board of Directors by the Members other than the Class C Member, Declarant shall transfer control to the Association over any utilities related to the Common Area.

Section 8.3. Easements. Easements areas for the installation and maintenance of utilities, landscape and drainage facilities are reserved as shown on the Plat. Easements are also reserved for the installation, operation, maintenance and ownership of utility service lines from the property lines to the Residences. Declarant reserves the right to make changes in and additions to the above easements for the purpose of most efficiently and economically installing improvements.

Section 8.4. Recorded Plat. All dedications, limitations, restrictions and reservations shown on the Plat are incorporated herein and shall be construed as being adopted in each contract, deed or conveyance executed or to be executed by Declarant, conveying Lots in the Property, whether specifically referred to therein or not.

Section 8.5. Lot Maintenance. The Owner and occupant of each Lot shall maintain the yard on his Lot in a sanitary and attractive manner and shall edge the street curbs that run along the property line. Grass, weeds and vegetation on each Lot must be kept mowed at regular intervals so as to maintain the property in a neat and attractive manner. No vegetables shall be grown in any yard that faces a street. No Owners shall permit weeds or grass to grow to a height of greater than six inches (6") upon his Lot. In addition, each Owner shall maintain the area between his Lot and the adjoining Street in a neat and attractive manner. Notwithstanding the foregoing, no Owner shall be required to maintain the landscaping or masonry wall located within the Common Area.

Section 8.6. Maintenance of Improvements. Subject to the provisions contained herein, each Owner shall maintain the exterior of all buildings, fences, walls and other improvements on his Lot in good condition and repair, and shall replace worn and rotten parts, and shall regularly repaint all painted surfaces and shall not permit the roofs, rain gutters, down spouts, exterior walls, windows, doors, walks, driveways, parking areas or other exterior portions of the improvements to deteriorate in an unattractive manner.

Section 8.7. Mortgages. No breach of the covenants, conditions and restrictions contained herein shall in any way defeat or render invalid the lien of any mortgage or deed of trust. These covenants, conditions and restrictions shall survive any foreclosure, trustee's sale or otherwise, and be binding upon any person acquiring any Lot by reason of any foreclosure, trustee's sale or otherwise. With respect to any First Mortgagee of which the Association has received written notice, the Association shall, in the event of any breach hereof by the Owner of the property covered by such lien, give such mortgagee or holder written notice of the breach and thirty (30) days time to cure. In dealing with the Association, a First Mortgagee may be represented by a servicer or agent. An action to terminate this Declaration must be approved by the First Mortgagees holding mortgages on two-thirds of the Lots. A First Mortgagee may inspect the books and records of the Association upon written notice to the Association. A First Mortgagee may prepare an audited financial statement of the Association's books and records at its own expense. If this Declaration or applicable law ever requires the consent of mortgagees for an act, amendment or other decision, then the approval of a mortgagee shall be conclusively presumed if the mortgagee fails to respond within sixty (60) days after receiving the Association's written request for approval.

Section 8.8. Development Period. During the Development Period, subject to the requirements of the approved zoning for the project, Declarant reserves all rights and privileges described in section 209.002 (4-a) of the Texas Property Code, including, specifically, the right to:

a. add or withdraw real estate from the purview of this Declaration and the Association;

b. amend the Declaration acting alone;

c. appoint the Board of Directors;

d. appoint the members of the Committee;

e. use one or more Lots for model home(s), and consent to the use of Lots by other Builders as model home(s), which may include offices and storage areas;

f. install, and permit Builders to install, signs, lighting, decorative items and other promotional items on the Lots and to have and sponsor marketing events at the Lots;

g. petition the city to allow for a change in Lot size or configuration and revise any plat of any Lots;

h. resolve any conflicts within this Declaration or between this Declaration and any other documents attached hereto.

All decisions regarding any of the foregoing may be made by Declarant at its discretion.

Declarant may voluntarily terminate the Development Period at any time by signing and acknowledging a notice so stating that is recorded in the Real Property Records of the County. The Development Period shall continue even if Declarant no longer owns any portion of the Property.

Section 8.9. Term. The foregoing covenants and restrictions shall run with and bind the land and shall remain in full force and effect for a term of twenty (20) years after this Declaration is recorded. They shall be automatically extended for successive periods of ten (10) years unless terminated by an instrument approved by a majority of the votes of the Owners in writing and recorded in the deed records of the county where the Property is situated.

Section 8.10. Severability. If any condition, covenant or restriction herein contained shall be invalid, which invalidity shall not be presumed until the same is determined by the judgment or order of a court of competent jurisdiction, such invalidity shall in no way affect any other condition, covenant or restriction, each of which shall remain in full force and effect.

Section 8.11. Binding Effect. Each of the conditions, covenants, restrictions and agreements herein contained is made for the mutual benefit of, and is binding upon, each and every person acquiring any part of the Property, it being understood that such conditions, covenants, restrictions and agreements are not for the benefit of the owner of any land except land in the Property. This instrument, when executed, shall be filed of record in the deed records of the Tarrant County, Texas, so that each and every Owner is on notice of the conditions, covenants, restrictions and agreements herein contained.

Section 8.12. Enforcement. The Owner of any Lot shall have the right to have each and all of the foregoing restrictions, conditions and covenants faithfully carried out and imposed upon every other Lot. So long as the Association shall remain in existence, each Owner grants to the Association the right to enforce the performance of all terms and conditions in this Declaration, by injunction or other appropriate remedy, at law or in equity. Should the Association or any Owner employ counsel to enforce or defend any of the restrictions, conditions and covenants herein contained, the prevailing party in any litigation shall be entitled to receive from the losing party all costs incurred in such enforcement or defense, including reasonable attorneys' fees. Failure by the Association, or any Owner, including Declarant, to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. Any decision to enforce this Declaration by the Board shall be at the Board’s discretion, it being acknowledged

that the Board may choose not to pursue enforcement for any of a variety of reasons, including, but not limited to, lack of materiality of the violation, the cost of enforcement, inconsistency with applicable law, etc. If an Owner fails to maintain his Lot in accordance with Sections 6.5 and 6.6, then the Association may do so and the costs thereof shall be a Special Individual Assessment.

Section 8.13. Other Authorities. If other authorities, such as Tarrant County or any city having jurisdiction over the Property, impose more demanding, expensive or restrictive requirements than those set forth herein, the requirements of such authorities shall be complied with. Said authorities' imposition of lesser requirements than those set forth herein shall not supersede or diminish the requirements herein.

Section 8.14. Addresses. Any notices or correspondence to an Owner shall be sent to the street address of the Lot or email address of the Owner. Any notice or correspondence to the Association or Committee shall be addressed to the address shown beneath the signature of Declarant below or to such other address as is specified by the Association or Committee pursuant to an instrument recorded in the Real Property Records of the County.

Section 8.15. Amendments. This Declaration may be amended with the consent of sixty-seven percent (67%) or more of the outstanding votes of the Association. For any such amendment by the Owners, the Board shall prescribe a method for soliciting votes of the Owners that gives each Owner the exact wording of the proposed amendment and the opportunity to vote for or against same. If the proposed amendment is passed, then a written document describing this Declaration, the amendment, and referencing the Property shall be signed and acknowledged by an officer of the Association and duly recorded in the real property records of the County. For a period of five years after the recording of this document, Declarant and/or the Association, if it has been formed, shall give the City notice of any Amendments to this Declaration.

Section 8.16. Assignment. Declarant may assign its rights and obligations under this Declaration to any party which assumes such rights and obligations in writing. To be effective, such an assignment must be signed by Declarant and such assignee, with signatures acknowledged, and recorded in the real property records of the Tarrant County, Texas.

Section 8.17 Statute Reference. Any reference to any statute in this Declaration shall be to the statute so named, as same may be subsequently amended and/or restated.

Section 8.18 Soil Movement. Each Owner acknowledges that the failure or excessive movement of any foundation of any Residence within the Property can result in the diminished value and desirability of the entire Property. Each Owner agrees and understands that the maintenance of the moisture content and the soils on each Lot is necessary to preserve the structural integrity of each Residence built within the Property. Each Owner also acknowledges that the long-term value and desirability of the Property is contingent upon each Owner maintaining its Residence so that no structural failure or excessive soil movement occurs within such Owner's Lot.

EACH OWNER IS HEREBY NOTIFIED THAT THE SOIL COMPOSITION IN NORTH TEXAS IN GENERAL AND THE PROPERTY IN PARTICULAR AND THE CONDITION OF THE LOTS MAY RESULT IN THE SWELLIING AND/OR CONTRACTION OF THE SOIL

IN AND AROUND THE LOT IF THE OWNER OF THE LOT DOES NOT EXERCISE THE PROPER CARE AND MAINTENANCE OF THE SOIL NECESSARY TO PREVENT SOIL MOVEMENT.

If the Owner fails to exercise the necessary precautions, then damage, settlement, movement or upheaval to the foundation and structural failure may occur. Owners are highly encouraged to install and maintain proper irrigation around their Residence or take such other measures to ensure even, proportional, and prudent watering around the foundation of their Residence.

By each Owner's acceptance of a deed to any Lot, each Owner, on behalf of itself and its representatives, successors and assigns, hereby acknowledges that Declarant and any Builder in the Property shall not be liable for, and Owner shall assume all risk and consequences of, any damage, settlement, movement or upheaval to the foundation, structural failure, or any damage to any other part of their Residence caused by such Owner's failure to exercise proper care and maintenance of the soil necessary to prevent soil movement, and hereby releases and forever discharges, all Builders of Residences within the Property and Declarant and their respective shareholders, members, officers, directors, partners, employees, agents, representatives, affiliates, attorneys, successors and assigns, of and from any and all claim for the relief and causes of actions, liabilities, damages and claims whatsoever, known or unknown, direct or indirect, arising from or relating to Owner's failure to exercise proper care and maintenance of the soil required to prevent soil movement, including but not limited to, any damage caused by or related in any fashion to the failure or improper or uneven watering of the Lot, planting of improper vegetation near the foundation or any action by any Owner that affects the drainage of any Lot.

EXECUTED AS OF THE _____ DAY OF _____, 2018.

Declarant Company, LLC

By: _____
Name
Its: Manager

STATE OF TEXAS )

COUNTY OF _____)

THIS INSTRUMENT was acknowledged before me on _____, 2018, Declarant Name, Manager of Declarant Company, LLC, a Texas limited liability company, on behalf of said company.

_____
Notary Public, State of Texas

Exhibit A
(Legal Description of the Property)

Exhibit B
(Certificate of Formation of the Association)

Exhibit C
(Bylaws of the Association)

Exhibit D
(Oak Alley Construction Review Process)

Exhibit E
(Grading Plan)

# Submittal and Review Process

## Oak Alley Submittal and Review Process

### Preliminary Review of Architectural Drawings

Design Intent

Survey

Review Fee $3500

**Architectural Drawings:**
**Three sets 30 x 42**
**Digital PDFs**

Preliminary Submittal: Survey, Review Fee, Schematic Front Elev, Floor Plans / Roof Plan and Site Plan @ **1/8" scale**

**Deliver to Sales Center**

**Submittal Complete?**

No → Resubmit with required information

Yes

**Board Review Meeting: Architect & Builder (Homeowner attendance optional)**

**Receive Committee Prelim. Submittal Comments**

### Final Review of Architectural Drawings and Preliminary Review of Landscape Design

**Survey with Tree location & species**

**Architectural Drawings:**
**Three sets 30 x 42**
**Digital PDFs**
**Architecture Model: Physical or Digital**

| | |
|---|---|
| Final Submittal: Site Plan, Grading Plan, Elevations, Floor Plan, Roof w penetrations, Ext Details (incl. Window J/H/S, Eaves & Soffits, Gable Returns, Cast Stone profiles) Landscape Prelim Plan & Eng. Foundation @ 1/8" Scale | Samples: Masonry/Stucco, Roof, Gutter, Trim material. Front Entry Door and Window manufacturer and type / color |

**Exterior Material Samples and Fixture information**

**Deliver to Sales Center**

**Submittal Complete?**

No → Resubmittal will require an added $500 fee

Yes

**Board Review Meeting: Architect & Builder (Homeowner attendance optional)**

**Receive Committee Final Submittal Comments**

### Final Review of Landscape Design

**Drainage Affidavit**

**Hardscape & Softscape Drawings:**
**Three sets 30 x 42**
**Digital PDFs**

| | |
|---|---|
| Final Landscape: Drainage Affidavit, Hardscape and Landscape plan | Samples: Hardscape materials, finish, color, fence materials, finish and color |

**Hardscape Material Samples and Plant types**

**Deliver to Sales Center**

**Submittal Complete?**

No → Resubmittal will require an added $500 fee

Yes

**Board Review Meeting: Builder & Landscape (Homeowner attendance optional)**

**Receive Committee Approval Letter**

# Architectural Plan

**APPROVED ARCHITECTURAL MATERIALS AND DETAILS**

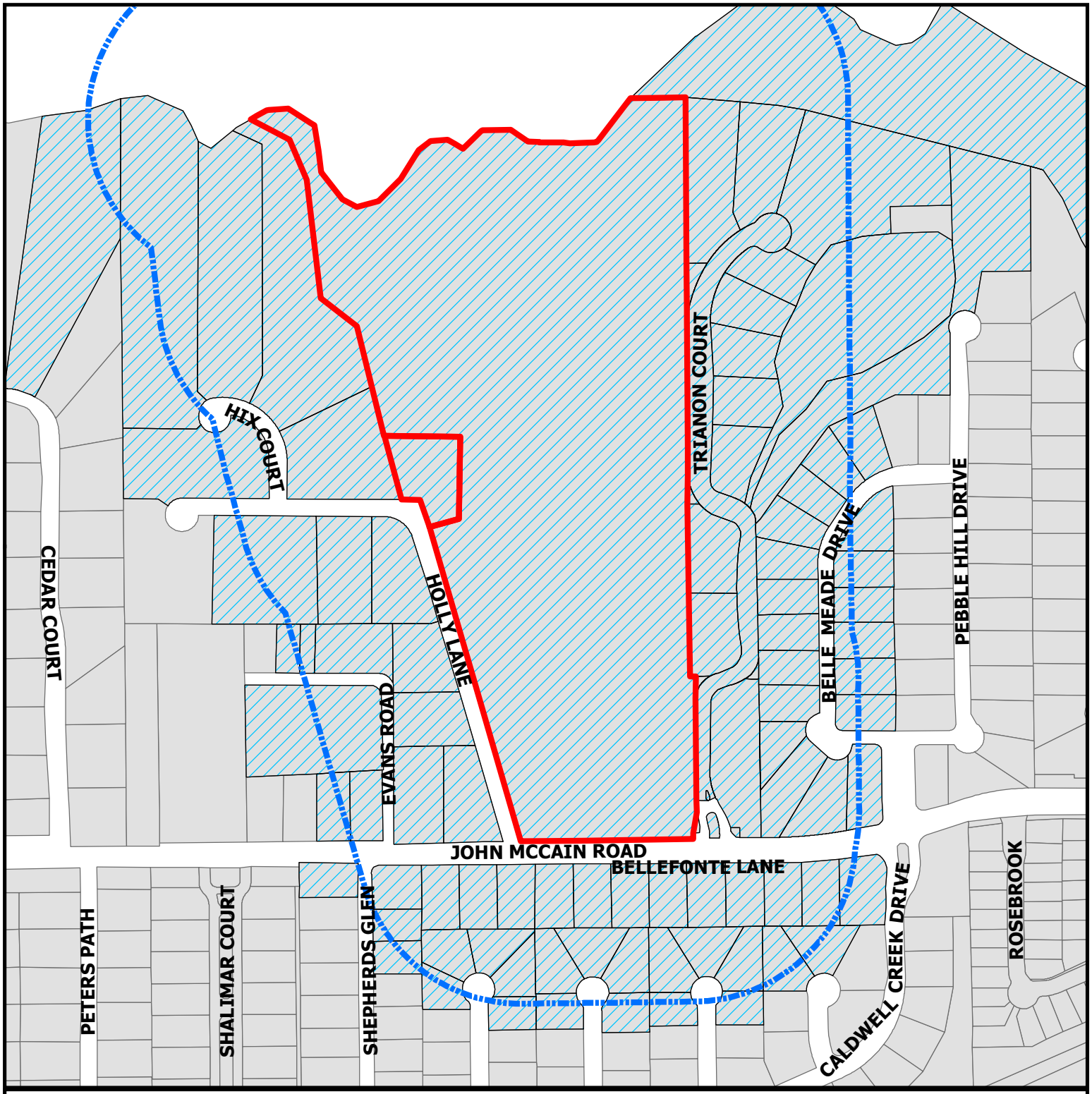
| | ENGLISH | SPANISH REVIVAL | ITALIAN - SYMMETRICAL ONLY | TUSCAN | FRENCH | TEXAS REGIONAL VERNACULAR | PRAIRIE | ALL ARCHITECTURAL STYLES |
|---|---|---|---|---|---|---|---|---|
| **WALL SURFACE** | BRICK, STUCCO OR STONE, PROJECTED GABLES AND/OR DORMERS TO BE DECORATIVE HALF TIMBER AND/OR LIGHT COLORED STUCCO ON 2ND LEVEL. OPTIONAL PARAPETED GABLES. | STUCCO | STUCCO, PAINTED OR LIGHT-COLORED UNIFORM BRICK OR CUT STONE. IF BRICK IS USED, MASONRY JOINTS SHOULD BE FLUSH. | PREDOMINATELY ROUGH STONE, WITH STUCCO AND/OR BRICK ACCENTS | STUCCO, BRICK, CUT STONE OR ROUGH STONE, SOMETIMES WITH DECORATIVE HALF-TIMBERING. | PREDOMINATELY CUT AND/OR ROUGH LIMESTONE WITH STUCCO ACCENTS. COR-TEN WILL NOT BE AN ACCEPTED MATERIAL. | BRICK, STUCCO OR CUT STONE. HORIZONTAL BANDING AND PATTERNS IN WALL MATERIALS. RECESSED HORIZONTAL MASONRY JOINTS. UPPER HALF OF SECOND FLOOR INSET WITH CONTRASTING MATERIAL. | ALL STUCCO TO BE APPLIED OVER CMU (UNLESS ON THE UPPER FLOOR). MANUFACTURED STONE PROHIBITED. |
| **ROOF** | GABLED WITH SLATE OR FLAT TILE, MINIMUM 10:12 ROOF PITCH IN PUBLIC VIEW. ACCENT ROOFING MATERIAL TO BE COPPER. | GABLED WITH BARREL TILE EARTH-TONED ROOF WITH MISSION OR S-CURVE TILES, NO GRAY OR BLACK COLORS. MINIMUM 4:12 TO MAXIMUM 7:12 ROOF PITCH IN PUBLIC VIEW. | HIPPED WITH BARREL TILE EARTH-TONED ROOF WITH MISSION OR S-CURVE TILES, NO GRAY OR BLACK COLORS, MINIMUM 4:12 TO MAXIMUM 7:12 ROOF PITCH IN PUBLIC VIEW | GABLED WITH BARREL TILE EARTH-TONED ROOF WITH MISSION OR S-CURVE TILES, NO GRAY OR BLACK COLORS, MINIMUM 4:12 TO MAXIMUM 7:12 ROOF PITCH IN PUBLIC VIEW | HIPPED WITH SLATE OR FLAT TILE, MINIMUM 12:12 ROOF PITCH IN PUBLIC VIEW, ACCENT ROOFING MATERIAL TO BE COPPER. EAVES FLARED UPWARD AT ROOF/WALL JUNCTIONS. | GABLED STANDING SEAM METAL ROOF. MAXIMUM 7:12 PITCH. DARK COLORS TO BE SUBMITTED FOR REVIEW BOARD APPROVAL. REFLECTIVE OR GALVANIZED COLORS WILL NOT BE ACCEPTED. | HIPPED WITH SLATE OR FLAT TILE ROOF. MINIMUM 4:12 TO MAXIMUM 6:12 ROOF PITCH IN PUBLIC VIEW | |
| **WINDOWS, DOORS AND SURROUNDS** | SOLID WOOD PROMINENT DOORS. TALL NARROW WINDOWS, DIAMOND-SHAPED LEADED GLASS FOR ACCENT WINDOWS, OR ORIEL WINDOWS. SURROUNDS TO BE CAST STONE, CUT STONE OR HEAVY TIMBER. | DRAMATICALLY CARVED PROMINENT WOOD DOORS. SURROUNDS TO BE CAST STONE, CUT STONE, DECORATIVE TILE OR HEAVY TIMBER. IF NO SURROUND IS USED, WINDOWS OR DOORS MUST BE DEEP SET AT A MINIMUM OF 6". PROMINENT WINDOW(S) WILL TYPICALLY BE ARCHED. WROUGHT IRON GRILLS ON ACCENT WINDOWS. | DECORATIVE METAL OR DRAMATICALLY CARVED PROMINENT WOOD DOORS. SURROUNDS TO BE CUT STONE OR CAST STONE WITH OR WITHOUT PEDIMENTS. SMALLER WINDOWS ON UPPER FLOOR. | PANELED PROMINENT WOOD DOORS. HEAVY TIMBER LINTELS, ROUGH STONE SURROUNDS OR BRICK SURROUNDS. DEEP SET (AT LEAST 12") WINDOWS AND DOORS ARE ENCOURAGED AS ACCENTS. WROUGHT IRON GRILLS ON ACCENT WINDOWS. | WOOD PLANK, WOOD PANELED OR DECORATIVE METAL PROMINENT DOOR. ASYMMETRICAL OR INFORMAL STYLES WILL HAVE HEAVY TIMBER LINTELS, CUT STONE OR ROUGH STONE LINTELS AND/OR SILLS. SYMMETRICAL OR FORMAL STYLES WILL HAVE CUT STONE OR CAST STONE SURROUNDS. | STEEL, GLASS AND/OR WOOD PROMINENT DOORS. LARGE GROUPINGS OF RECTANGULAR WINDOWS. HEAVY TIMBER LINTELS, ROUGH STONE SURROUNDS OR STUCCO SURROUNDS WITHIN A STUCCO WALL. DEEP SET (AT LEAST 12") WINDOWS AND DOORS ARE ENCOURAGED AS ACCENTS. CLERESTORY WINDOWS ENCOURAGED. | WOOD DOORS WITH GLASS AND/OR WOOD PANELS FOR PROMINENT DOORS. HORIZONTAL BANDING OF RIBBON WINDOWS. USE OF PATTERNED STAINED OR LEADED PANES FOR ACCENT WINDOWS IS ENCOURAGED. WOOD SURROUNDS WILL MATCH WINDOWS, AND ARE CONNECTED TO HORIZONTAL BANDING IN THE WALL MATERIALS. | SECONDARY DOORS TO MATCH WINDOWS, WINDOWS MUST BE WOOD CLAD. STEEL OR BRONZE WINDOWS TO BE SUBMITTED FOR REVIEW BOARD APPROVAL. WINDOW MULLIONS REQUIRED, APPROPRIATE FOR THE ARCHITECTURAL STYLE. GARAGE DOORS TO BE RECESSED 12". |
| **GUTTERS** | COPPER OR PAINTED STEEL HALF ROUND GUTTERS AND ROUND DOWNSPOUTS | COPPER HALF ROUND GUTTERS AND ROUND DOWNSPOUTS | COPPER HALF ROUND GUTTERS AND ROUND DOWNSPOUTS | COPPER HALF ROUND GUTTERS AND ROUND DOWNSPOUTS | COPPER HALF ROUND GUTTERS AND ROUND DOWNSPOUTS | PAINTED STEEL HALF ROUND GUTTERS (TO MATCH ROOF COLOR) AND ROUND DOWNSPOUTS | COPPER OR PAINTED STEEL HALF ROUND GUTTERS AND ROUND DOWNSPOUTS | |
| **BALCONIES, TOWERS AND PORCHES** | BALCONY DETAILS TO BE CUT STONE OR CAST STONE. BALCONIES ONLY ON REAR ELEVATION OR UPON REVIEW BOARD APPROVAL. | BALCONY DETAILS AND BALUSTRADES TO BE TURNED OR CARVED WOOD, STUCCO, ROOF TILE OR WROUGHT IRON. ONE ROUND, SQUARE OR POLYGONAL TOWER WILL BE ALLOWED, AND MUST BE PLACED ON AN INSIDE CORNER OF THE FRONT ELEVATION. | BALCONY DETAILS AND BALUSTRADES TO BE WROUGHT IRON, CUT STONE OR CAST STONE. | BALCONY DETAILS TO BE HEAVY TIMBER AND BALUSTRADES TO BE WROUGHT IRON, OR A STUCCO HALF WALL. | BALCONY DETAILS MAY BE IRON, CUT STONE OR CAST STONE. FRONT PORCHES ARE PROPORTIONATELY SMALL. ONE ROUND TOWER (TURRET) WILL BE ALLOWED ON ASYMMETRICAL STYLES, AND MUST BE PLACED ON AN INSIDE CORNER OF THE FRONT ELEVATION WITH A CONICAL ROOF. | PORCHES TO BE A PROMINENT FEATURE. COLUMNS TO BE WOOD, METAL OR STONE. | ONE STORY PORCHES TO BE A PROMINENT FEATURE. PORCH COLUMNS ARE MASSIVE SOLID MASONRY OR STUCCO (MATCHING WALL MATERIAL). PLINTHS COMMONLY AT CORNERS OF PORCHES. | |
| **SOFFITS, CHIMNEYS & MISC. DETAILS** | SOFFIT OVERHANG WILL VARY, WITH A MINIMUM OVERHANG OF 18", WITH FINISH GRADE WOOD EAVES. SEMI-HEXAGONAL ONE AND TWO STORY BAY WINDOWS. ACCEPTABLE DORMERS INCLUDE: SHED, GABLED, HIPPED AND EYEBROW. MASSIVE CHIMNEYS ON A PROMINENT ELEVATION, WITH CLAY CHIMNEY POTS. | SOFFITS TO BE A MAXIMUM OVERHANG OF 6", TO BE ROOF TILE, STUCCO OR CAST STONE EAVES . ELABORATELY CARVED SEMI-HEXAGONAL ONE STORY BAY WINDOW. SHAPED WING WALLS. STUCCO OR TILE DECORATIVE GABLE VENTS. ELABORATE CHIMNEY TOPS WITH STUCCO OR TILE ROOFS. | SOFFITS TO BE A MINIMUM OVERHANG OF 18", WITH TONGUE AND GROOVE FINISH GRADE WOOD EAVES. WOOD BRACKETS OR CORBELS AT EAVES. CUT STONE OR CAST STONE QUOINS OR CLASSICAL COLUMNS. CHIMNEYS TO BE RECTANGULAR. | SOFFITS TO BE A MINIMUM OVERHANG OF 18", TO HAVE EXPOSED WOOD RAFTER TAILS OR BRACKETS, WITH TONGUE AND GROOVE FINISH GRADE WOOD EAVES. AT GABLE RAKE, MINIMAL OVERHANG WITH BARREL TILE EDGE. OPERABLE PANELED OR SLATTED WOOD SHUTTERS. STUCCO OR TILE DECORATIVE GABLE VENTS. CHIMNEYS MAY BE CANTED OR SQUARED. CHIMNEY TOPS WITH STUCCO OR TILE ROOFS. | SOFFITS TO HAVE A MAXIMUM OVERHANG OF 12". STUCCO, CUT STONE OR CAST STONE SOFFITS (FOR FORMAL STYLES ONLY) OR FINISH GRADE WOOD EAVES FOR INFORMAL STYLES. CUT STONE OR CAST STONE QUOINS OR CLASSICAL COLUMNS. MASSIVE CHIMNEYS ON A PROMINENT ELEVATION, WITH CLAY CHIMNEY POTS. ACCEPTABLE DORMERS INCLUDE: ARCHED, SHED, HIPPED AND EYEBROW. OPERABLE PANELED WOOD OR SLATTED WOOD SHUTTERS. | SOFFITS TO HAVE EXPOSED WOOD RAFTER TAILS OR BRACKETS, WITH TONGUE AND GROOVE FINISH GRADE WOOD EAVES. SOFFITS WILL BE A MINIMUM OVERHANG OF 12". OPERABLE SLATTED WOOD SHUTTERS. HEAVY TIMBER WOOD TRUSSES OR BEAMS. WIDE, SIMPLE STONE CHIMNEY. | SOFFITS TO HAVE STUCCO OR TONGUE AND GROOVE FINISH GRADE WOOD EAVES, WITH MINIMUM OVERHANG OF 30". (BAY WINDOWS MAY REQUIRE LESS OVERHANG.) WIDE, SIMPLE STONE CHIMNEY. CONTRASTING WOOD TRIM. INTEGRATED PLANTER BOXES OR FLATTENED, ROUND URNS ATOP PLINTHS. NO DORMERS ARE APPROPRIATE FOR THIS ARCHITECTURAL STYLE. CAST STONE OR CUT STONE CAPS ON PLINTHS, PORCHES, CHIMNEYS AND ALIGNED WITH SILLS. | |
| **ARCH SHAPES** | ELLIPTICAL, HALF ROUND OR TUDOR | ELLIPTICAL, HALF ROUND OR PARABOLIC | ELLIPTICAL OR HALF ROUND | ELLIPTICAL OR HALF ROUND | ELLIPTICAL OR SEGMENTED. HALF ROUND AT ENTRY AS AN OPTION. | NONE | HALF ROUND AT ENTRY ONLY. | |
| **MAILBOXES** | | | | | | | | STREETSCAPE OXFORD BRASS MAILBOX IS SPECIFIED FOR ALL HOMES |
| **DRIVEWAYS** | | | | | | | | DRIVEWAY MATERIAL TO BE TEXTURED CONCRETE, PRECAST CONCRETE PAVERS, BRICK OR STONE. ASPHALT MATERIAL IS PROHIBITED. MOTOR COURTS WITHIN THE FRONT 1/3 OF THE PROPERTY TO HAVE A MINIMUM 20' SETBACK FROM THE STREET CURB, AND MAXIMUM OF 40' WIDE PAVED AREA. DRIVEWAYS TO BE A MINIMUM OF 12' WIDE, AND A MAXIMUM OF 16' WIDE. |
| **HARDSCAPING** | PATIO SURFACES TO BE BRICK OR STONE. | PATIO SURFACES TO BE TERRA COTTA, BRICK OR STONE. | PATIO SURFACES TO BE TERRA COTTA, BRICK OR CUT STONE. | PATIO SURFACES TO BE TERRA COTTA, BRICK OR ROUGH STONE. | PATIO SURFACES TO BE BRICK OR STONE. | PATIO SURFACES TO BE TEXTURED CONCRETE OR STONE. | PATIO SURFACES CAN BE BRICK, TEXTURED CONCRETE OR STONE. | ATTACHED RETAINING WALLS TO MATCH PREDOMINANT HOUSE MATERIAL. UNATTACHED RETAINING WALLS TO MATCH THE OAK ALLEY BOUNDARY FENCE. GATES TO BE DECORATIVE METAL IN MATTE BLACK OR BRONZE FINISHES, AND/OR HEAVY WOOD MEMBERS, STAINED OR PAINTED TO MATCH HOUSE COLOR PALETTE. |

# Landscape Plan

OAK ALLEY APPROVED SOFTSCAPE

| APPROVED LANDSCAPING | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **SOFTSCAPE** | **TREES** | | **SHRUBS** | | **GRASSES** | **GROUND COVERS** | **VINES** | **PERENNIALS** |
| **CATEGORY** | CANOPY | ORNAMENTAL | LARGE | MED/SMALL | | | | |
| **MINIMUM SIZE** | **4" CAL/100 GAL** | **30 GAL** | **15-35 GAL** | **5-15 GAL** | **1-5 GAL** | **4" POTS** | **15 GAL** | |
| **TYPES** | ACER SPECIES-MAPLE<br>CARYA ILLINOENSIS-PECAN<br>CARYA NIGRA-BLACK WALNUT<br>GINKGO BILOBA-GINGKO (MALE ONLY)<br>KOELREUTERIA PANICULATA-GOLDEN RAIN TREE<br>FRAXINUS ALBICANS-TEXAS ASH<br>LIQUIDAMBAR STYRACIFLUA-SWEETGUM<br>PISTACIA CHINESIS-CHINESE PISTACHE<br>PISTACIA TEXAN-TEXAS PISTACHE<br>QUERCUS MACROCARPA-BURR OAK<br>QUERCUS MUHLENBERGII-CHINKAPEN OAK<br>QUERCUS SHUMARDII-SHURMARD RED OAK<br>QUERCUS VIRGINIANA-LIVE OAK<br>TAXODIUM DISTICHUM-BALD CYPRESS<br>ULMUS AMERICANA 'ATHENA'-ATHENA ELM<br>ULMUS CRASSIFOLIA-CEDAR ELM<br>ULMUS PARVIFOLIA SEMPERVIRENS-LACEBARK ELM<br>MAGNOLIA SPECIES-MAGNOLIA | ACER PALMATUM-JAPANESE MAPLE<br>AESCULUS ARGULA-TEXAS BUCKEYE<br>ALTHEA<br>BETULA NIGRA-RIVER BIRCH<br>CEDRUS ALTANTICA-ATLAS BLUE CEDAR/WEEPING<br>CEDRUS DEODARA-DEODAR CEDAR<br>CERCIS CANADENSIS-WEEPING REDBUD<br>CERCIS CANADENSIS 'FOREST PANSEY'-FOREST PANSY REDBUD<br>CERCIS CANADENSIS 'MEXICANA'-MEXICAN REDBUD<br>CERCIS CANADENSIS 'OKLAHOMA'-OKLAHOMA REDBUD<br>CERCIS CANADENSIS 'TEXENSIS'-TEXAS REDBUD<br>CHILOPSIS LINEARIS-DESERT WILLOW<br>CHITALPA TASHKENTENSIS-CHITALPA<br>CORNUS DRUMMONDII-ROUGHLEAF DOGWOOD<br>CORNUS FLORIDA-DOGWOOD<br>CUPRESSUS ARIZONICA-ARIZONA CYPRESS<br>CUPRESSOCYPARIS LEYLANDII-LEYLAND CYPRESS<br>ILEX X ATTENUATE 'FOSTER'-FOSTER'S HOLLY<br>ILEX ATTENTUTA-EAST PALATKA HOLLY<br>ILEX CONAF-OAKLEAF HOLLY<br>ILEX CONIN-ROBIN HOLLY<br>ILEX CORNUTA 'NEEDLEPOINT'-NEEDLEPOINT HOLLY<br>ILEX DECIDUA-POSSUMHAW HOLLY<br>ILEX OPACA (X ATTENUATE) 'SAVANNAH'-SAVANNAH HOLLY<br>ILEX VOMITORIA-YAUPON HOLLY<br>ILEX VOMITORIA 'PENDULA'-WEEPING YAUPON<br>ILEX X 'NELLIE R STEVEN'-NELLIE R STEVENS HOLLY<br>JUNIPERUS VIRGINIANA-EASTERN RED CEDAR<br>LAGERSTROEMIA INDICA-CRAPE MYRTLE<br>MAGNOLIA DECIDUOUS SPECIES<br>MAGNOLIA 'LITTLE GEM'-DWARF SOUTHERN MAGNOLIA<br>MALUS SPECIES-CRABAPPLE<br>MYRICA CERIFERA-WAX MYRTLE, TREE FORM<br>PRUNUS CAROLINIANA-CHERRY LAUREL<br><br>PRUNUS MEXICANA-MEXICAN PLUM<br>SOPHORA AFFINIS-EVE'S NECKLACE<br>SOPHORA SECUNDIFLORA-TEXAS MOUNTAIN LAUREL<br>UNGNADIA SPECIOSA-MEXICAN BUCKEYE<br>VIBURNUM RUFIDULUM-RUSTY BLACKHAW VIBURNUM<br>VITEX AGNUS-CASTUS-VITEX | ILEX CORNUTA 'BURFORDII'-BURFORD HOLLY<br>JUNIPERUS SSP.-JUNIPER SPECIES<br>LOROPETALUM CHINESE-CHINESE FRINGE FLOWER<br>MYRICA CERIFERA-WAX MYRTLE, SHRUB FORM<br>PYRACANTHA SPECIES-FIRETHORN<br>RHUS VIREN-EVERGREEN SUMAC | AZALEAS SPECIES-AZALEAS<br>ASPIDISTRA-CAST IRON PLANT<br>ABELIA GRANDIFLORA-ABELIA<br>ABCUBA JAPONICA-JAPANESE AUCUBA<br>BERBERIS THUNBERGII-REDLEAF BARBERRY<br>BERBERIS SWASEYI-TEXAS BARBERRY<br>BERBERIS SPECIES-BARBERRY<br>BUXUS SPECIES-BOXWOOD<br>CALLICARPA AMERICANA-AMERICAN BEAUTYBERRY<br>CAMELLIA SASANQUA-SASANQUA CAMELLIA JAPONICA<br>COTONEASTER SPECIES-COTONEASTER<br>CLEYERA-SPECIES<br>CEPHALUTAXUS YEWS<br>DISTYLIUM-CINNAMON GIRL<br>EUONYMUS ALATUS COMPACTA-DWARF BURNING BUSH<br>EQUISETAM HYEMALE-HORSETAIL REED<br>FATSIA JAPONICA-JAPANESE ARALIA<br>FORSYTHIA X INTERMEDIA-FORSYTHIA<br>GARDENIA-SPECIES<br>HYDRANGEA-ENDLESS SUMMER, NANTUCKET, LIMELIGHT<br>HESPERALOE PARVIFLORA-RED YUCCA<br>HYRDRANGEA QUERCIFOLIA-OAK LEAF HYDRANGEA<br>ILEX CORNUTA 'BURFORDII NANA'-DWARF BURFORD HOLLY<br>ILEX CORNUTA 'ROTUNDA'-ROTUNDA HOLLY<br>ILEX VOMITORIA 'NANA'-DWARF YAUPON HOLLY<br>ILEX CORNUTA 'CARISSA'-CARISSA HOLLY<br>ILEX CRENATA 'SKYPENCIL'-SKYPENCIL HOLLY<br>JUNIPERUS SPECIES-JUNIPERS<br>LOQUAT COPPERTONE<br>LAGERSTROEMIA INDICA 'NANA'-DWARF CRAPE MYRTLE<br>LEUCOPHYLLUM FRUTESCENS-TEXAS SAGE<br>LOROPETALUM CHINESE-DWARF VARITIES<br>MAHONIA SPECIES-MAHONIA<br>MYRICA PUSILLA-DWARF WAX MYRTLE<br>NANDINA DOMESTICA-HARBOR DWARF, GULF STREAM AND MOON BAY NADINA-FLIRT, OBSESSION<br>PITTOSPORUM-CRÈME DE MINT, TOBIRA 'WHEELERS DWARF'<br>PODOCAROUS MACROPHYLUS-JAPANESE YEW<br>PITTOSPORUM TOBIRA-PITTOSPORUM<br>ROSA BANKSIA-LADY BANKSIA ROSE<br>RHAPHIOLEPIS INDICA-INDIAN HAWTHORN-SPECIES<br>RHUS GLABRA-SMOOTH SUMAC<br>ROSA SPECIES-ROSES, IMPROVED AND ALSO SHRUB FORM<br>SALVIA GREGGII-AUTUMN SAGE<br>SALVIA REGAL-MOUNTAIN SAGE<br>SYMPHORICARPOS ORBICULATUS-CORALBERRY<br>SPIREA SPECIES-SPIREA<br>TAXUS YEW-SPECIES<br>VIBURNUM SPECIES-VIBERNUM<br>YUCCA SPECIES-YUCCA | BOUTELOUA CURTIPENDULA-SIDEOATS GRAMA<br>CALAMAGROSTIS 'KARL FORESTER'-FEATHER REED GRASS<br>CAREX SPECIES-SEDGES<br>ERAGROTIS CURVULA-WEEPING LOVEGRASS<br>FESTUCA SPECIES-BLUE FESCUE<br>HELICTOTRICHON SEMPUERVIRENS-BLUE OATS<br>MUSCANTHUS SINENSIS-MAIDEN GRASS VARIETIES<br>MUHLENBERGIA SPECIES-MUHLY GRASS<br>PANICUM-SWITCH GRASS<br>PENNISETUM SPECIES-FOUNTAIN GRASS<br>SCHIZACHYRIUM SCOPARIUM-LITTLE BLUESTEM<br>SORGHASTRUM NUTANS-INDIAN GRASS<br>STIPA SPECIES-FEATHER GRASS | AJUGA REPTANS-AJUGA<br>EUONYMUS FORTUNEI 'COLORATUS'-PURPLE WINTER CREEPER<br>HEDERA ALGERIENSIS-VARIEGATED ALGERIAN IVY<br>HEDERA HELIX-ENGLISH IVY<br>JUNIPERUS SPECIES-SPREADING JUNIPERS<br>LIROPE SPECIES-LIROPE<br>OPHIOPOGON JAPONICUM-OPHIOPOGON<br>ROSEMARINUS 'LOCKWOOD DE FOREST'-ROSEMARY<br>TRACHELOSPERMUM ASIATICUM-ASIAN JASMINE<br>THYME-CREEPING SPECIES<br>VINCA MAJOR-BIGLEAF PERIWINKLE<br>VINCA MINOR-DWARF PERIWINKLE | AKEBIA QUNATA-CHOCOLATE VINE<br>CAMPSIS RADICANS-TRUMPET VINE<br>CLEMATIS ARMANDII-EVERGREEN CLEMATIS<br>CLEMATIS JACKMANNI-SPECIES<br>FICUS PUMILA-FIG IVY<br>GELSEMIUM SEMPERVIRENS-CAROLINA JESSAMINE<br>HEDERA HELIX-ENGLISH IVY<br>JUNIPERUS SPECIES-SPREADING JUNIPERS<br>PARTHENOCISSUS TRICUSPIDATA-BOSTON IVY<br>TRACHELOSPERMUM ASIATICUM-ASIAN JASMINE<br>TRACHELOSPERUM JASMINOIDES-CONFEDERATE JASMINE<br>WISTERIA SPECIES-WISTERIA | ARTEMISIA DWARF SPECIES<br>PLATYCODOM-BALLON FLOWER<br>IBERIS-CANDYTUFT<br>COLUMBINE<br>ECHINACEA-CONEFLOWER<br>COREOPSIS SPECIES<br>HEMEROCALLIS-DAYLILY DWARF SPECIES<br>DIANELLA-FLAX LILY<br>DIANTHUS GRATIANOPOLITANUS SPECIES<br>FERN SPECIES<br>GAURA<br>GERMANDER PROSTRATA<br>HELLEBORUS<br>HEUCHERA<br>HOSTA SPECIES<br>DIETES BUCOLOR-AFRICAL IRIS<br>LAVENDER SPECIES<br>FARFUGYUM/LIGULARIA-LEOPARD PLANT<br>RUELLIA-DWARF MEXICAN PETUNIA<br>PENSTEMON<br>RUDBECKIA SPECIES<br>SALVIA SPECIES<br>SANTOLINA<br>SCABIOSA<br>SEDUM SPECIES<br>SCUTTELLARIA-SKULLCAP |
| **HARDSCAPE** | **RETAINING WALLS**<br>IF NOT CONNECTED TO THE RESIDENCE, MUST BE OF SAME MATERIALS AS OAK ALLEY PERIMITER WALLS<br><br>*IF CONNECTED TO THE RESIDENCE, MUST BE OF SAME MASONRY MATERIALS AS THE RESIDENCE | | | | | | | |

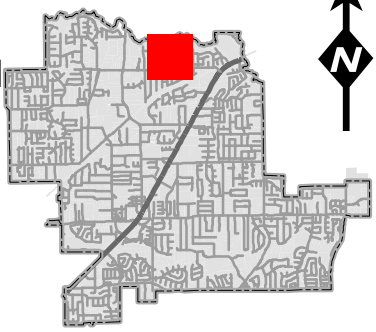
# Notification Map




CITY OF COLLEYVILLE TEXAS

## ZC18-019

**1312 John McCain Rd & 7309 Holly Ln N**




DISCLAIMER:
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Subject Property

500ft Buffer

Properties within 500ft

# Notification List

| Owner Name | Owner Address | Owner City | Owner Zip | Situs Address |
|---|---|---|---|---|
| MOON, KENNETH W | 1305 BELLEFONTE LN | COLLEYVILLE, TX | 76034 | 1305 BELLEFONTE LN |
| COLE, HENRY TR | 7206 BELLE MEADE DR | COLLEYVILLE, TX | 76034 | 7206 BELLE MEADE DR |
| PEARCE, CHARLES A | 7212 HOLLY LN | COLLEYVILLE, TX | 76034 | 7212 HOLLY LN N |
| WANG, JEFFREY | 1307 BELLEFONTE LN | COLLEYVILLE, TX | 76034 | 1307 BELLEFONTE LN |
| WARREN, MARK | 7207 BELLE MEADE DR | COLLEYVILLE, TX | 76034 | 7207 BELLE MEADE DR |
| KAUFFMAN, KURT H | 1208 JOHN MCCAIN RD | COLLEYVILLE, TX | 76034 | 7198 EVANS RD |
| ALLEN, MARK C | 7305 TRIANON CT | COLLEYVILLE, TX | 76034 | 7305 TRIANON CT |
| FEGAN, DENNIS J | 1303 BELLEFONTE LN | COLLEYVILLE, TX | 76034 | 1303 BELLEFONTE LN |
| BRUNKEN, JOHN | 7204 BELLE MEADE DR | COLLEYVILLE, TX | 76034 | 7204 BELLE MEADE DR |
| MEANS, BRADLEY W | 7007 WHIPPOORWILL CT | COLLEYVILLE, TX | 76034 | 7007 WHIPPOORWILL CT |
| FROHM, ROBERT M | 7008 ORCHARD HILL CT | COLLEYVILLE, TX | 76034 | 7008 ORCHARD HILL CT |
| ALEXANDER, CHARLES | 7009 SHEPHERDS GLN | COLLEYVILLE, TX | 76034 | 7009 SHEPHERDS GLEN |
| TANGLEWOOOD ESTATES HOA | 7321 TRIANON CT | COLLEYVILLE, TX | 76034 | 7107 TRIANON CT |
| UPHAM, CLIFTON | 1204 JOHN MCCAIN RD | COLLEYVILLE, TX | 76034 | 1204 JOHN MCCAIN RD |
| SAYRE, LARRY W | 7300 BELLE MEADE DR | COLLEYVILLE, TX | 76034 | 7300 BELLE MEADE DR |
| AFKAMI, NARGES | 7203 BELLE MEADE DR | COLLEYVILLE, TX | 76034 | 7203 BELLE MEADE DR |
| KOCUREK, KATHRYN | 7007 ORCHARD HILL CT | COLLEYVILLE, TX | 76034 | 7007 ORCHARD HILL CT |
| GOLDSTEIN, JAY L | 7011 SHEPHERDS GLN | COLLEYVILLE, TX | 76034 | 7011 SHEPHERDS GLEN |
| DEFEO, RONALD J | 7008 WHIPPOORWILL CT | COLLEYVILLE, TX | 76034 | 7008 WHIPPOORWILL CT |
| FONVILLE, EARL R | 1403 BELLEFONTE LN | COLLEYVILLE, TX | 76034 | 1403 BELLEFONTE LN |
| ALJOE, MICHAEL C | 7006 WHIPPOORWILL CT | COLLEYVILLE, TX | 76034 | 7006 WHIPPOORWILL CT |
| KLOEBER, MATTHEW A | 7005 WHIPPOORWILL CT | COLLEYVILLE, TX | 76034 | 7005 WHIPPOORWILL CT |
| LINK, SCOTT A | 7009 ORCHARD HILL CT | COLLEYVILLE, TX | 76034 | 7009 ORCHARD HILL CT |
| ALLEN, PATRICK | 7005 LISMORE CT | COLLEYVILLE, TX | 76034 | 7005 LISMORE CT |
| HEFLIN, JUD | 1407 BELLEFONTE LN | COLLEYVILLE, TX | 76034 | 1407 BELLEFONTE LN |
| BHAYANI, NIKHIL | 1206 JOHN MCCAIN RD | COLLEYVILLE, TX | 76034 | 1206 JOHN MCCAIN RD |
| NOVOTNY, DAVID L | 1501 BELLEFONTE LN | COLLEYVILLE, TX | 76034 | 1501 BELLEFONTE LN |
| GREEN, LINDA K | 7205 BELLE MEADE DR | COLLEYVILLE, TX | 76034 | 7205 BELLE MEADE DR |
| TANGLEWOOD ESTATES HOA | 7321 TRIANON CT | COLLEYVILLE, TX | 76034 | 7101 JOHN MCCAIN RD |
| LEHMAN, KEVIN | 7006 LISMORE CT | COLLEYVILLE, TX | 76034 | 7006 LISMORE CT |
| JANOSKY, JANE AMBER | 7008 LISMORE CT | COLLEYVILLE, TX | 76034 | 7008 LISMORE CT |
| HUFFMAN, JERRY M | 7309 TRIANON CT | COLLEYVILLE, TX | 76034 | 7309 TRIANON CT |
| WEIR, JOE D | 7012 SHEPHERDS GLN | COLLEYVILLE, TX | 76034 | 7012 SHEPHERDS GLEN |
| TANGLEWOOD ESTATES MAINTENANCE | 7321 TRIANON CT | COLLEYVILLE, TX | 76034 | 7300 TRIANON CT |
| DAVIDSON, RICHARD | 7304 HIX CT | COLLEYVILLE, TX | 76034 | 7304 HIX CT |
| REISLING, MAX G | 7007 LISMORE CT | COLLEYVILLE, TX | 76034 | 7007 LISMORE CT |
| MARSHALL, ERIC J | 1503 BELLEFONTE LN | COLLEYVILLE, TX | 76034 | 1503 BELLEFONTE LN |
| FLEMING, BRYAN A | 7312 HIX CT | COLLEYVILLE, TX | 76034 | 7312 HIX CT |
| | | | | 1216 HOLLY LN N |
| JOHNSON, BRENT JOSEPH | 7209 BELLE MEADE DR | COLLEYVILLE, TX | 76034 | 7209 BELLE MEADE DR |
| ST CLAIR, DAVID J | 1401 BELLEFONTE LN | COLLEYVILLE, TX | 76034 | 1401 BELLEFONTE LN |
| TANGLEWOOD ESTATES MAINTENANCE | 7321 TRIANON CT | COLLEYVILLE, TX | 76034 | 7215 TRIANON CT |
| EUBANKS, JOHN T | 7009 LISMORE CT | COLLEYVILLE, TX | 76034 | 7009 LISMORE CT |
| TANGLEWOOD ESTATES MAINTENANCE | 7321 TRIANON CT | COLLEYVILLE, TX | 76034 | 7217 TRIANON CT |
| CHARLES AND CONNIE MADY REVOCA | 7301 TRIANON CT | COLLEYVILLE, TX | 76034 | 7301 TRIANON CT |
| THERRIEN, CHRISTOPHER | 7013 SHEPHERDS GLN | COLLEYVILLE, TX | 76034 | 7013 SHEPHERDS GLEN |
| STOKES, RICKY L | 7303 BELLE MEADE DR | COLLEYVILLE, TX | 76034 | 7303 BELLE MEADE DR |
| HAMILTON, ROBERT A | 7306 BELLE MEADE DR | COLLEYVILLE, TX | 76034 | 7306 BELLE MEADE DR |
| PITZELE, BRAD | 7106 BELLE MEADE DR | COLLEYVILLE, TX | 76034 | 7106 BELLE MEADE DR |
| BOTIK, DON | 7208 TRIANON CT | COLLEYVILLE, TX | 76034 | 7208 TRIANON CT |
| SPENCER, MARC | 1309 BELLEFONTE LN | COLLEYVILLE, TX | 76034 | 1309 BELLEFONTE LN |
| SCHON REVOCABLE TRUST | 7004 GLADWYNE CT | COLLEYVILLE, TX | 76034 | 7004 GLADWYNE CT |
| COLLINS, BURK | 1840 NORWOOD PLZ STE 101 | HURST, TX | 76054 | 7309 HOLLY LN N |
| VENNEMEYER, MICHAEL | 7212 TRIANON CT | COLLEYVILLE, TX | 76034 | 7212 TRIANON CT |
| PALLUTH, EDWARD | 1212 HOLLY LN | COLLEYVILLE, TX | 76034 | 1212 HOLLY LN N |
| HITSCHMANN, ASHLEIGH | 1405 BELLEFONTE LN | COLLEYVILLE, TX | 76034 | 1405 BELLEFONTE LN |
| PURDY, DONALD | 7009 WHIPPOORWILL CT | COLLEYVILLE, TX | 76034 | 7009 WHIPPOORWILL CT |
| PISTOR, ELISE A | 7200 HOLLY LN | COLLEYVILLE, TX | 76034 | 7200 HOLLY LN N |
| DELAHOZ, ALFONSO | 7005 GLADWYNE CT | COLLEYVILLE, TX | 76034 | 7005 GLADWYNE CT |
| QUAID CHRISTINE LIVING TRUST | 7208 BELLE MEADE DR | COLLEYVILLE, TX | 76034 | 7208 BELLE MEADE DR |
| SALEH, MEDHAT M | 1409 BELLEFONTE LN | COLLEYVILLE, TX | 76034 | 1409 BELLEFONTE LN |
| CONROY, MICHAEL R | 7010 ORCHARD HILL CT | COLLEYVILLE, TX | 76034 | 7010 ORCHARD HILL CT |
| RIGNEY, THOMAS | 7308 HIX CT | COLLEYVILLE, TX | 76034 | 7308 HIX CT |
| NAULT, MICHAEL J | 7304 BELLE MEADE DR | COLLEYVILLE, TX | 76034 | 7304 BELLE MEADE DR |
| PERONE, JOHN A | 1216 HOLLY LN | COLLEYVILLE, TX | 76034 | 1220 HOLLY LN N |
| COLLINS, BURK | 1840 NORWOOD PLZ STE 101 | HURST, TX | 76054 | 1312 JOHN MCCAIN RD |
| ROBBINS, MARK B | 7327 CEDAR CT | COLLEYVILLE, TX | 76034 | 7327 CEDAR CT |
| TANGLEWOOD ESTATES MAINT ASSOC | 7321 TRIANON CT | COLLEYVILLE, TX | 76034 | 7105 JOHN MCCAIN RD |
| JEANES, FREDRIC M | 7200 BELLE MEADE DR | COLLEYVILLE, TX | 76034 | 7200 BELLE MEADE DR |
| SHERMAN, THOMAS C | 7108 BELLE MEADE DR | COLLEYVILLE, TX | 76034 | 7108 BELLE MEADE DR |
| TANGLEWOOD ESTATES HOA | 7321 TRIANON CT | COLLEYVILLE, TX | 76034 | 7103 TRIANON CT |
| URRUTIA, MICHAEL | 1311 BELLEFONTE LN | COLLEYVILLE, TX | 76034 | 1311 BELLEFONTE LN |
| GRANT, RICHARD | 1304 JOHN MCCAIN RD | COLLEYVILLE, TX | 76034 | 1304 JOHN MCCAIN RD |
| ST MARY'S COPTIC ORTHODOX CHUR | 1110 JOHN MCCAIN RD | COLLEYVILLE, TX | 76034 | 1300 JOHN MCCAIN RD |
| GOTTFREDSON, MARK A | 7321 TRIANON CT | COLLEYVILLE, TX | 76034 | 7321 TRIANON CT |
| TANGLEWOOD ESTATES HOA | 7321 TRIANON CT | COLLEYVILLE, TX | 76034 | 7109 TRIANON CT |
| EKSTAM, CHRISTOPHER L | 7315 HIX CT | COLLEYVILLE, TX | 76034 | 7315 HIX CT |
| PARK, DANIEL | 7011 ORCHARD HILL CT | COLLEYVILLE, TX | 76034 | 7011 ORCHARD HILL CT |
| FONNER, ALAN D | 7320 TRIANON CT | COLLEYVILLE, TX | 76034 | 7320 TRIANON CT |
| GOTTFREDSON, MARK ALAN | 7321 TRIANON CT | COLLEYVILLE, TX | 76034 | 7317 TRIANON CT |
| SCHWINDT, MICHAEL | 7301 BELLE MEADE DR | COLLEYVILLE, TX | 76034 | 7301 BELLE MEADE DR |
| WASHINGTON, DAVID | 7300 HIX CT | COLLEYVILLE, TX | 76034 | 7300 HIX CT |
| KAUFFMAN, KURT H | 1208 JOHN MCCAIN RD | COLLEYVILLE, TX | 76034 | 7198 EVANS RD |
| LEACH, JOHN E | 7302 BELLE MEADE DR | COLLEYVILLE, TX | 76034 | 7302 BELLE MEADE DR |
| SMITH, NANCY BURSCH | 7202 BELLE MEADE DR | COLLEYVILLE, TX | 76034 | 7202 BELLE MEADE DR |
| KAUFFMAN, KURT H | 1208 JOHN MCCAIN RD | COLLEYVILLE, TX | 76034 | 7150 EVANS RD |
| KHAN, ATIQUE A | 7308 BELLE MEADE DR | COLLEYVILLE, TX | 76034 | 7308 BELLE MEADE DR |
| TIMARRON GOLF CLUB INC | 3030 L B J FWY STE 600 | DALLAS, TX | 75234 | 201 E CONTINENTAL BLVD |
| UNIQUE LANDSCAPING DESIGN & | 7111 COLLEYVILLE BLVD # TX | COLLEYVILLE, TX | 76034 | 7151 EVANS RD |
| BROWN, RODNEY | 7400 BELLE MEADE DR | COLLEYVILLE, TX | 76034 | 7400 BELLE MEADE DR |
| CHEATWOOD, CHRIS | 7313 TRIANON CT | COLLEYVILLE, TX | 76034 | 7313 TRIANON CT |
| BRADSHAW, F THOMAS | 7316 TRIANON CT | COLLEYVILLE, TX | 76034 | 7316 TRIANON CT |
| HUDSON, LEONARD | 7201 TRIANON CT | COLLEYVILLE, TX | 76034 | 7201 TRIANON CT |
| | | | | |
| CALDWELL'S CREEK ADDITION | P.O. Box 682 | COLLEYVILLE, TX | 76034 | COURTESY NOTICE |
| PEBBLE HILL PLANTATION ESTATES | P.O. Box 911 | COLLEYVILLE, TX | 76034 | COURTESY NOTICE |
| SHALIMAR ADDITION | 6916 Shalimar Court | COLLEYVILLE, TX | 76034 | COURTESY NOTICE |
| VILLAS AT CALDWELLS CREEK, THE | P.O. Box 293 | COLLEYVILLE, TX | 76034 | COURTESY NOTICE |
| CARROLL ISD | 2400 N CARROL AVE | SOUTHLAKE, TX | 76092 | STATE REQUIRED |
| GRAPEVINE COLLEYVILLE ISD | 3051 IRA E WOODS AVE | GRAPEVINE, TX | 76051 | STATE REQUIRED |
| CITY OF GRAPEVINE | 200 S. MAIN STREET | GRAPEVINE, TX | 76051 | COURTESY NOTICE |
| CITY OF SOUTHLAKE | 1400 MAIN STREET | SOUTHLAKE, TX | 76092 | COURTESY NOTICE |
| YOUNG, CURTIS | 1130 N. CARROLL AVE, SUITE 200 | SOUTHLAKE, TX | 76092 | APPLICANT |

Public hearing notices were mailed February 6, 2019

# NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City»«Owner_Zip»

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

**Planning & Zoning Commission: Monday, February 11, 2019 at 7:00 p.m.**
**City Council Meeting: Tuesday, February 19, 2019 at 7:30 p.m.**
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

| | |
|---|---|
| **Request:** | 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. The purpose is to allow for the development of 34 single-family residential lots and 9 open space lots. |
| **Zoning Case:** | ZC18-019 |
| **Applicant:** | Curtis Young |
| **Owner:** | Burk and Gloria Collins |
| **Location:** | 1312 John McCain Road and 7309 Holly Lane N |
| **Property Description:** | Lots 1R1 & 1R2, Block 1, of the Bear Creek Plantation |
| **Present Zoning:** | R-40 Single Family Residential District and AG Agricultural |

At the 2nd reading and public hearing during the December 4, 2018 meeting, the City Council voted on a motion to approve the above zoning change request on that date. The motion received 4 affirmative votes but the motion failed due to the super-majority vote requirement in effect at that time.

In January 2019, a letter was mailed giving notice to the public that the City Council may discuss the zoning change request again at the February 5, 2019 City Council meeting. The City Council placed the following two (2) agenda items on the agenda:

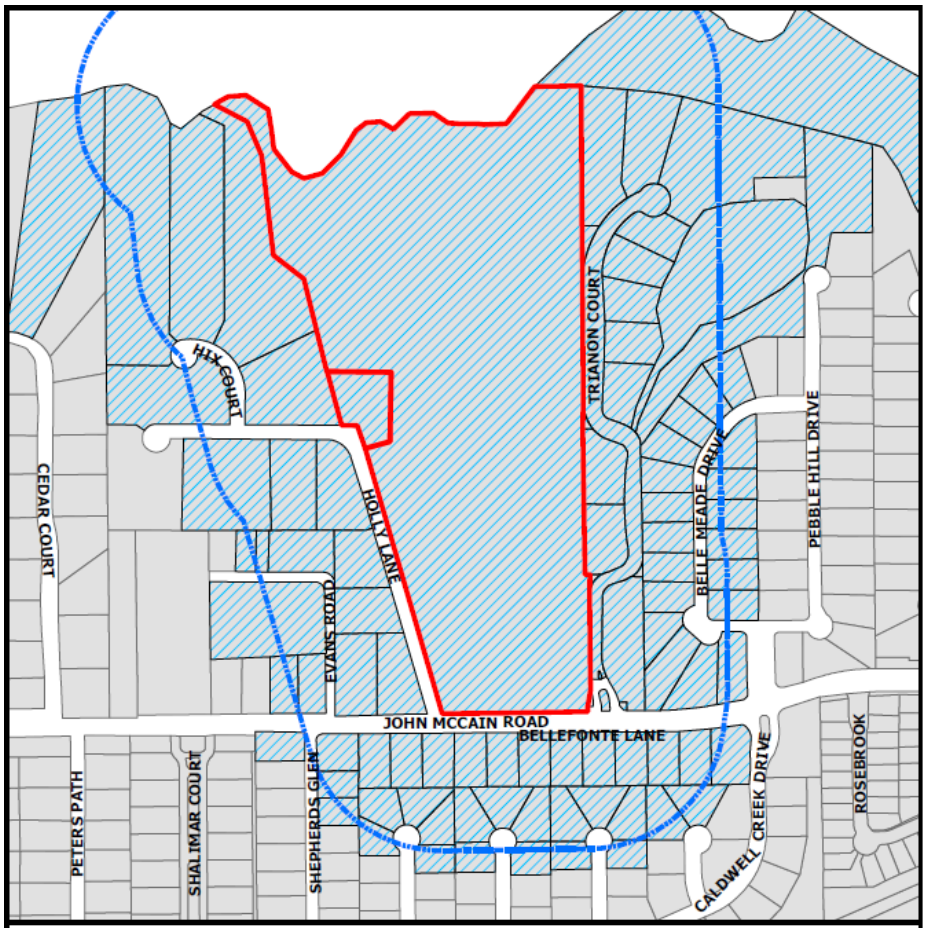
DISCUSSION OF OLD BUSINESS

a. Discuss and consider the City Council's previous motion to approve Ordinance 18-2056 that failed to pass during the December 4, 2018 City Council meeting
b. Discuss and consider further action concerning Ordinance 18-2056 as a result of action taken by the City Council on item (a.) above, including amending, approving, denying, and/or remanding Ordinance 18-2056 back to the Planning and Zoning Commission for additional review and recommendation.

At their meeting on February 5, 2019, the City Council approved to reconsider the item and subsequently remanded the item back to the Planning & Zoning Commission for review at their February 11, 2019 meeting. At that meeting, they will make a recommendation to the City Council. The City Council will then consider final action at their February 19, 2019 meeting. Due to a change in opposition within 200 feet for this zoning request, a simple majority vote of the City Council is presently required to take action on this zoning change request.

# NOTICE OF PUBLIC HEARING

At the request of the Mayor, this courtesy notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 500 feet.




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/government/departments-al/communitydevelopment/activedevelopment-cases.

For additional information, please contact the Community Development Department at 817.503.1052. Please reference the zoning case number when requesting information.

Ben Bryner
Community Development Director
bbryner@colleyville.com

John & Susan Perone
1216 Holly Lane
Colleyville,TX 76034
July 1, 2018

Planning & Zoning Commission
City of Colleyville
100 Main Street
Colleyville,TX 76034

Dear Planning and Zoning Commission Board Members:

We reside at 1216 Holly Lane immediately to the West within 200 feet of the Oak Alley proposed development.

We are writing in response to the Notice of Public Hearing for Zoning case # ZC18-019. After review of the materials enclosed in the Notice as well as materials previously submitted to the City of Colleyville Community Development Department, without modification, we are opposed to the proposal.

Our objections to the rezoning request include but are not limited to the following areas of concern:

- Lot sizes are not compatible and the proposal fails to protect the integrity of the adjacent neighborhood.
- The use of Holly Lane as a construction entry point, construction thoroughfare, or construction parking, staging would be unacceptable and would present a safety hazard.

The first reason for our lingering concerns is that the **Lot sizes** in the proposed Oak Alley development are not compatible with the adjacent Hidden Acres neighborhood. Specifically the Hidden Acres homes, many of which are within the 200 ft, on Holly Lane and Hix Court are zoned Residential Estate (RE) and as a result, the plan fails to protect the integrity of the neighborhood.

We realize that the rezoning request is for a PUD-R so to be specific our objection is that most of the lots are R-30 equivalent size lots with two immediately adjacent to our property which is zoned RE.

Furthermore, as the same property owners at 1216 Holly Lane for the last 25 years, approximately 18 years ago,I, John Perone, participated at the Rezoning Hearing when Bear Creek Plantation owner, Mr. Burk Collins requested and was approved to Rezone a parcel of the Bear Creek Plantation for his Foreman's house which is located on Holly Lane.

We believe Mr. Collins established a R-40 equivalent size precedent when he wisely chose to rezone that parcel as R-40 Single Family Residential in order to be more compatible with the immediate neighborhood which included Hidden Acres RE homes as well as the two remaining R-40 homes on Holly Lane at that time.

The second reason for our lingering concerns pertains to potential construction traffic activity on Holly Lane with related safety issues.

We haven't seen any PUD-R contractual language that addresses this issue so we want to bring this to your attention.

We **strongly object** to the use of Holly Lane as a construction entry point, construction thoroughfare, or construction / contractor parking or staging area.

Considering the magnitude of the Oak Alley development, if any of the above mentioned were to occur, it would severely compromise the integrity and safety of our neighborhood with a major impact for years to come.

Holly Lane characteristics as follows:

- Not a standard city sized street, as it is narrow in width.
- In order to facilitate two way traffic, any parking on the street has to be on the grass in the right of way. Therefore residents don't park on Holly Lane.
- Hazardous 70 degree curve near Foreman's house.
- No Outlet
- Children Playing

We want to thank you for your attention to our concerns and objections to the Oak Alley zoning change request.

It is our hopeful expectation that City Officials will preserve the Colleyville Comprehensive Plan, adhere to the Land Use Code, and facilitate citizen input.

Thank you for serving our community.

Respectfully,

John Perone

Susan Perone

John & Susan Perone
1216 Holly Lane
Colleyville, TX 76034
(H) 817-421-3057

# Letter of Opposition

## Araceli Botello

**Subject:** FW: Bear Creek Plantation

-----Original Message-----
From: Wayne Rigney
Sent: Thursday, July 5, 2018 10:20 AM
To: Susan Mathisen <smathisencpa@gmail.com>
Cc: JElms@pape-dawson.com; ckbevill@hotmail.com; m.kich@rocketmail.com; veronica@sellsdfw.com; slv4105@gmail.com; rayallee@aol.com
Subject: Bear Creek Plantation

I Wayne Rigney oppose the Bear Creek Plantation.
Below are some of my concerns!
1. Burk Collins personally told me the pond in the flood plain would be a retention pond for flooding. But in the P&Z meeting Curtis said it would be a wet pond. He is already changing what he told us.
2. He has made numerous water flow modifications for the Tanglewood Estates subdivision and NONE for us.
3. We have multiple flooding problems and he is exacerbating them building in the flood plain and the ditch next to Holly Lane will only direct more water flow back to us. And the amenity Lake was again supposed to be a retention pond to help with flooding.
4. Our property at the back is directly next to his. He wants to leave the current fence which is being held up by numerous pieces of wood. From Holly lane turn to the floodplain it means there is no barrier into our yards plus it's a ranch fence.
5. He said he has addressed all our concerns! Not true we have numerous times Addressed flooding problems.
6. Ben Bryner in the P&Z meeting " for the most part it complies with our standards and desires"
I thought we were using comprehensive plan as a standard not mostly a plan!
7. His engineer Curtis has consistently talked down to us! And now all the things we were concerned with are categorically being ignored!

We want water flow problems addressed! Not ignored!

Thomas Wayne Rigney
7308 Hix Ct
Colleyville, TX 76034
501 240 3561

Sent from my iPhone

# Letter of Opposition

## LETTER OF CONCERN TO:

**THE COMMUNITY DEVELOPMENT DEPARTMENT OF COLLEYVILLE (ZONING CASE # ZC18-019)**
**100 Main Street**
**Colleyville, Tx 76034**

**Office: 817-503-1050 E-Mail: bbryner@colleyville.com**

Re: ZONING CASE # ZC18-019

I, Gary T. Beggs, oppose the rezoning for 1312 John McCain Road from R-40 single family & AG Agricultural to PUD-R.

SIGNED: _____ DATE: July 5, 2018

NAME: Gary T. Beggs
ADDRESS: 7105 Peters Path
CITY/ZIP: Colleyville, TX 76034

# Letter of Opposition

## Araceli Botello

**Subject:** FW: Bear Creek Plantation

**From:** Charlie
**Sent:** Thursday, July 5, 2018 1:36 PM
**To:** 'Wayne Rigney'; 'Susan Mathisen'
**Cc:** JElms@pape-dawson.com; ckbevill@hotmail.com; m.kich@rocketmail.com; veronica@sellsdfw.com; slv4105@gmail.com; rayallee@aol.com
**Subject:** RE: Bear Creek Plantation

Basically other than all the concerns,
I feel like I do not want to be responsible for making a decision that may be in our worst interest. Therefore I will oppose the project and put the responsibility on a high majority vote of the City Council by creating a Super Majority vote if possible.

Hopefully this will be in our best interest!

Charles Pearce

-----Original Message-----
From: Wayne Rigney
Sent: Thursday, July 05, 2018 10:20 AM
To: Susan Mathisen
Cc: JElms@pape-dawson.com; ckbevill@hotmail.com; m.kich@rocketmail.com; veronica@sellsdfw.com; slv4105@gmail.com; rayallee@aol.com
Subject: Bear Creek Plantation

I Wayne Rigney oppose the Bear Creek Plantation.
Below are some of my concerns!
1. Burk Collins personally told me the pond in the flood plain would be a retention pond for flooding. But in the P&Z meeting Curtis said it would be a wet pond. He is already changing what he told us.
2. He has made numerous water flow modifications for the Tanglewood Estates subdivision and NONE for us.
3. We have multiple flooding problems and he is exacerbating them building in the flood plain and the ditch next to Holly Lane will only direct more water flow back to us. And the amenity Lake was again supposed to be a retention pond to help with flooding.
4. Our property at the back is directly next to his. He wants to leave the current fence which is being held up by numerous pieces of wood. From Holly lane turn to the floodplain it means there is no barrier into our yards plus it's a ranch fence.
5. He said he has addressed all our concerns! Not true we have numerous times Addressed flooding problems.
6. Ben Bryner in the P&Z meeting " for the most part it complies with our standards and desires"
I thought we were using comprehensive plan as a standard not mostly a plan!
7. His engineer Curtis has consistently talked down to us! And now all the things we were concerned with are categorically being ignored!

We want water flow problems addressed! Not ignored!

Thomas Wayne Rigney
7308 Hix Ct
Colleyville, TX 76034

# Letter of Opposition

501 240 3561
Sent from my iPhone

# Letter of Opposition

## Araceli Botello

**Subject:** FW: Letter of Protest - Regarding Rezoning of Bear Creek Plantation

**From:** Natalie Genco
**Sent:** Saturday, July 7, 2018 2:19 PM
**To:** bbryner@colleyville.com; Susan; rayallee@aol.com; slv4105@gmail.com; veronica@sellsdfw.com; m.koch75@rocketmail.com; Claudia Bevill; JElms@pape-dawson.com
**Cc:** Richard Newton; tnakamura@colleyville.com; Bobby Lindamood; gdodson@colleyville.com; kwheat@colleyville.com; ckelley@colleyville.com; crigney@colleyville.com; Frank Genco; Charlie
**Subject:** Letter of Protest - Regarding Rezoning of Bear Creek Plantation

**LETTER OF PROTEST FOR ZONING CASE # ZC18-019**

**TO: COMMUNITY DEVELOPMENT DEPARTMENT**

**CITY OF COLLEYVILLE**

**100 Main Street**

**Colleyville, TX 76034**

**Office: 817-503-1050 E-Mail: bbryner@colleyville.com**

To whom it may concern:

I, Natalie Genco, oppose the rezoning for 1312 John McCain Road (Zoning Case # ZC18-019) from R-40 single family & AG Agricultural to PUD-R or any other zoning.

This property should be left AG as this zoning is what neighbors bought next to. It is grossly unfair as an infringement on neighbors' rights and others in our city to change zoning on this property to anything other than how it is zoned currently.

It is a property owners right to develop their property with the zoning he purchased it with. It is NOT anyone's right to have their property rezoned. We have zoning rules in place to protect neighbors who buy near a property.

Please keep our neighborhood low density by keeping zoning on this property as it is.

CONCERNS:

1. Adding unnecessary traffic congestion to already congested John McCain. My neighbors and I can barely get out of our driveways as things are now.
2. Water drainage issues.
3. Open spaces in our city need to be protected and not developed for the personal profit of one person and to the detriment of all neighbors.
4. This rezoning request is not in harmony with surrounding neighborhoods. The request far exceeds development density on three sides of this property. To the west is Hidden Acres with properties that are 2-6 acres. To the east is Tanglewood with properties averaging 2 acres and to the north is flood plain with a golf course beyond.
5. The main reason people give for moving to Colleyville is our "rural feel". Changing zoning and developing one of our last AG pieces of land greatly diminishes this rural feel and lowers the quality of life for all Colleyville residents for the personal profit of one person. This tragedy should not be allowed to happen. Please protect our neighborhood and our city.

Sincerely,

Natalie Genco

July 7, 2018

1104 John McCain Rd, COLLEYVILLE, TEXAS 76034

# Letter of Opposition

## Araceli Botello

**Subject:** FW: Protest - Regarding Rezoning of Bear Creek Plantation #ZC18-019

**From:** Frank Genco
**Sent:** Sunday, July 8, 2018 12:16 PM
**To:** Ben Bryner <BBryner@colleyville.com>
**Cc:** Susan <smathisencpa@gmail.com>; rayallee@aol.com; slv4105@gmail.com; veronica@sellsdfw.com; m.koch75@rocketmail.com; Claudia Bevill <ckbevill@hotmail.com>; JElms@pape-dawson.com; Richard Newton <RNewton@colleyville.com>; Tammy Nakamura <TNakamura@colleyville.com>; Bobby Lindamood <BLindamood@colleyville.com>; George Dodson <GDodson@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Charlie <charles.pearce@verizon.net>
**Subject:** Protest - Regarding Rezoning of Bear Creek Plantation #ZC18-019

**LETTER OF PROTEST FOR ZONING CASE # ZC18-019**

**TO: COMMUNITY DEVELOPMENT DEPARTMENT**

**CITY OF COLLEYVILLE**

**100 Main Street**

**Colleyville, TX 76034**

**Office: 817-503-1050 E-Mail: bbryner@colleyville.com**

To whom it may concern:

I, Frank Genco, oppose the rezoning for 1312 John McCain Road (Zoning Case # ZC18-019) from R-40 single family & AG Agricultural to PUD-R or any other zoning.

This property should be left AG as this zoning is what neighbors bought next to. It is grossly unfair as an infringement on neighbors' rights and others in our city to change zoning on this property to anything other than how it is zoned currently.

It is a property owners right to develop their property with the zoning he purchased it with. It is NOT anyone's right to have their property rezoned. We have zoning rules in place to protect neighbors who buy near a property.

Zoning defines a property owner's rights. Rezoning is an infringement on neighbors' rights.

Please keep our neighborhood low density by keeping zoning on this property as it is.

CONCERNS:

1. Adding unnecessary traffic congestion to already congested John McCain. My neighbors and I can barely get out of our driveways as things are now.
2. Water drainage issues.
3. Open spaces in our city need to be protected and not developed for the personal profit of one person and to the detriment of all neighbors.
4. This rezoning request is not in harmony with surrounding neighborhoods. The request far exceeds development density on three sides of this property. To the west is Hidden Acres with properties that are

2-6 acres. To the east is Tanglewood with properties averaging 2 acres and to the north is flood plain with a golf course beyond.

5. The main reason people give for moving to Colleyville is our "rural feel". Changing zoning and developing one of our last AG pieces of land greatly diminishes this rural feel and lowers the quality of life for all Colleyville residents for the personal profit of one person. This tragedy should not be allowed to happen. Please protect our neighborhood and our city.

Sincerely,

Frank Genco

July 8, 2018

1104 John McCain Rd, COLLEYVILLE, TEXAS 76034

Sent from my iPhone

# Letter of Opposition

**LETTER OF PROTEST FOR ZONING CASE # ZC18-019**

**TO: COMMUNITY DEVELOPMENT DEPARTMENT**

**CITY OF COLLEYVILLE**

**100 Main Street**

**Colleyville, TX 76034**

**Office: 817-503-1050 E-Mail: bbryner@colleyville.com**

To whom it may concern:

I, Richard B. Davidson, oppose the rezoning for 1312 John McCain Road (Zoning Case # ZC18-019) from R-40 single family & AG Agricultural to PUD-R or any other zoning under RE & AG.

CONCERNS:

(1) Water drainage issues along the West side of the running along Holly Ln. and continuing through my backyard causing larger erosion issues and possible flooding based on the current grading plan.

(2) The so called "retention pond" and its true purpose. If this pond is turned into a constantly full recreation pond then there will be almost certain flooding issues along my floodplain.

(3) No intentions to build a masonry wall or privacy fence along the west side of the proposed Oak Alley to help prevent against any potential drainage issues and also help protect the privacy of my land against new neighbors direct view as well as those walking around the proposed Oak Alley walking paths in the back of the neighborhood.

Sincerely,

Richard Davidson

July 8, 2018

7304 Hix Ct., COLLEYVILLE, TEXAS 76034

# Letter of Opposition

**LETTER OF PROTEST FOR ZONING CASE # ZC18-019**

**TO: COMMUNITY DEVELOPMENT DEPARTMENT**

**CITY OF COLLEYVILLE**

**100 Main Street**

**Colleyville, TX 76034**

**Office: 817-503-1050 E-Mail:** bbryner@colleyville.com

To whom it may concern:

I, Joyce Pearce, oppose the rezoning for 1312 John McCain Road (Zoning Case # ZC18-019) from R-40 single family & AG Agricultural to PUD-R or any other zoning.

CONCERNS:

(1) Adding traffic congestion to John McCain.

(2) Water drainage from west of Holly Lane east to Bear Creek Plantation needs to be addressed for backup problems from the west and throughout the development.

(3) Lot sizes are too small according to Colleyville 2035 Comprehensive Plan Chapter 6, Northwest Colleyville-Neighborhood Area 6.

(4) It would be an infringement on our rights to rezone 1312 John McCain to a higher density than the adjoining neighbors.

SIGNED: Joyce Pearce DATE: 7-8-18

NAME: Joyce Pearce

ADDRESS: 7212 Holly Ln.

COLLEYVILLE, TEXAS 76034

# Letter of Opposition

**LETTER OF PROTEST FOR ZONING CASE # ZC18-019**

**TO: COMMUNITY DEVELOPMENT DEPARTMENT**

**CITY OF COLLEYVILLE**

**100 Main Street**

**Colleyville, TX 76034**

**Office: 817-503-1050 E-Mail: bbryner@colleyville.com**

To whom it may concern:

I, Charles Pearce, oppose the rezoning for 1312 John McCain Road (Zoning Case # ZC18-019) from R-40 single family & AG Agricultural to PUD-R or any other zoning.

CONCERNS:

(1) Adding traffic congestion to John McCain.

(2) Water drainage from west of Holly Lane east to Bear Creek Plantation needs to be addressed for backup problems from the west and throughout the development.

(3) Lot sizes are too small according to Colleyville 2035 Comprehensive Plan Chapter 6, Northwest Colleyville-Neighborhood Area 6.

(4) It would be an infringement on our rights to rezone 1312 John McCain to a higher density than the adjoining neighbors.

SIGNED: _____ DATE: 7-8-18

NAME: Charles Pearce

ADDRESS: 7212 Holly Lane

COLLEYVILLE, TEXAS 76034

# Letter of Opposition

**LETTER OF PROTEST FOR ZONING CASE # ZC18-019**

**TO: COMMUNITY DEVELOPMENT DEPARTMENT**

**CITY OF COLLEYVILLE**

**100 Main Street**

**Colleyville, TX 76034**

**Office: 817-503-1050 E-Mail:** bbryner@colleyville.com

To whom it may concern:

I, ELISE D. PISTOR, oppose the rezoning for 1312 John McCain Road (Zoning Case # ZC18-019) from R-40 single family & AG Agricultural to PUD-R or any other zoning under RE & AG.

CONCERNS:

(1) Adding traffic congestion to John McCain.

(2) Water drainage from west of Holly Lane east to Bear Creek Plantation needs to be addressed for backup problems from the west and throughout the development.

(3) Lot sizes are too small according to Colleyville 2035 Comprehensive Plan Chapter 6, Northwest Colleyville-Neighborhood Area 6.

SIGNED: Elise D. Pistor DATE: 7-8-18

NAME: ELISE DUELL PISTOR

ADDRESS: 7200 HOLLY LANE

COLLEYVILLE, TEXAS 76034

# Letter of Opposition

**LETTER OF PROTEST FOR ZONING CASE # ZC18-019**

**TO: COMMUNITY DEVELOPMENT DEPARTMENT**

**CITY OF COLLEYVILLE**

**100 Main Street**

**Colleyville, TX 76034**

**Office: 817-503-1050 E-Mail: bbryner@colleyville.com**

To whom it may concern:

I, Donna Kauffman, oppose the rezoning for 1312 John McCain Road (Zoning Case # ZC18-019) from R-40 single family & AG Agricultural to PUD-R or any other zoning under RE & AG.

CONCERNS:

(1) Too High Density, takes away from Quality of life, larger Estates

(2) Drainage along Holly, including Holly sidewalks, fencing has left, the western Homeowners w/ lesser developed street, draining fencing

(3)

SIGNED: [signature] DATE: 7/9/2018

NAME: Donna Kauffman

ADDRESS: 1208 John McCain

COLLEYVILLE, TEXAS 76034

# Letter of Opposition

**LETTER OF PROTEST FOR ZONING CASE # ZC18-019**

**TO: COMMUNITY DEVELOPMENT DEPARTMENT**

**CITY OF COLLEYVILLE**

**100 Main Street**

**Colleyville, TX 76034**

**Office: 817-503-1050 E-Mail: bbryner@colleyville.com**

To whom it may concern:

I, Kurt Kauffman, oppose the rezoning for 1312 John McCain Road (Zoning Case # ZC18-019) from R-40 single family & AG Agricultural to PUD-R or any other zoning under RE & AG.

CONCERNS:

(1) Lot sizes are too small according to Colleyville 2035 Comprehensive Plan Chapter 6, N W Colleyville - Neighborhood Area 6.

(2) Concern for the "Small Pond" / Properties along Holly Lane & Where will the over flow go?

(3) "Fence" / Landscaping should be same along Holly Lane as Tanglewood side —

SIGNED: _____ DATE: 7/8/2018

NAME: Kurt Kauffman

ADDRESS: 1208 John McCain Rd.

COLLEYVILLE, TEXAS 76034

# Letter of Opposition

Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

Date: 7-8-18

Attn: Planning and Zoning Commission Members

To Whom It May Concern:

I am writing in response to the Notice of Public Hearing for Zoning Case Number ZC18-019. After review of the materials enclosed in the Notice as well as materials previously submitted to the Planning and Zoning Commission, I hereby object to the proposed development plan and request for zoning change (the "Plan"). My objections to the proposed development (the "Development") include, but are not limited to, the following areas of concern:

- The lot sizes in the Development are not compatible with the properties in the adjacent neighborhoods and, as a result, the Plan fails to protect the integrity of those neighborhoods;
- The proposed density of the Development is not in keeping with the Colleyville 2035 Comprehensive Plan Chapter 6, Northwest Colleyville-Neighborhood Area 6;
- The Plan has inconsistent and inadequate border enclosures and landscape buffers, including a water collection area outside the perimeter of the proposed fencing along the western edge; and
- The Plan poses a risk of damage to surrounding properties due to (i) the disruption of existing water flow conditions (ii) reduced absorption of surface water resulting from the construction of a densely populated development, and (iii) a water collection area that may overflow onto Holly Lane.

Sincerely,

Kara Fleming

Signature

KARA FLEMING

Printed Name

7312 Hix Ct

Colleyville, TX 76034

Address

# Letter of Opposition

Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

Date: 7/8/18

Attn: Planning and Zoning Commission Members

To Whom It May Concern:

I am writing in response to the Notice of Public Hearing for Zoning Case Number ZC18-019. After review of the materials enclosed in the Notice as well as materials previously submitted to the Planning and Zoning Commission, I hereby object to the proposed development plan and request for zoning change (the "Plan"). My objections to the proposed development (the "Development") include, but are not limited to, the following areas of concern:

- The lot sizes in the Development are not compatible with the properties in the adjacent neighborhoods and, as a result, the Plan fails to protect the integrity of those neighborhoods;
- The proposed density of the Development is not in keeping with the Colleyville 2035 Comprehensive Plan Chapter 6, Northwest Colleyville-Neighborhood Area 6;
- The Plan has inconsistent and inadequate border enclosures and landscape buffers, including a water collection area outside the perimeter of the proposed fencing along the western edge; and
- The Plan poses a risk of damage to surrounding properties due to (i) the disruption of existing water flow conditions (ii) reduced absorption of surface water resulting from the construction of a densely populated development, and (iii) a water collection area that may overflow onto Holly Lane.

Sincerely,

Signature

BRYAN A FLEMING

Printed Name

7312 HIX CT

COLLEYVILLE, TX 76034

Address

# Letter of Opposition

**LETTER OF PROTEST FOR ZONING CASE # ZC18-019**

**TO: COMMUNITY DEVELOPMENT DEPARTMENT**

**CITY OF COLLEYVILLE**

**100 Main Street**

**Colleyville, TX 76034**

**Office: 817-503-1050 E-Mail: bbryner@colleyville.com**

To whom it may concern:

I, Steven C. Knight, oppose the rezoning for 1312 John McCain Road (Zoning Case # ZC18-019) from R-40 single family & AG Agricultural to PUD-R or any other zoning under RE & AG.

CONCERNS:

(1) When any fellow citizen is affected by questionable density issues, I am also affected. It could be next.

(2)

(3)

SIGNED: Steven C. Knight DATE: 7-8-18

NAME: Steven C. Knight

ADDRESS: 3917 Felps Court

COLLEYVILLE, TEXAS 76034

# Letter of Opposition

April 11, 2018

Dear Neighbor,

This letter shall confirm our conversation.

Attached is our latest plan (37 lots) for the Oak Alley Development. We've made the changes that most have asked for, plus we have increased the size of the lake on Holly Lane. We have also added additional landscaping and closed the exit on Holly Lane. All lots are now 30,000 square feet and up.

I am asking for your support of our development. Your signature below will confirm that you support the zoning of the attached site plan. Thank you.

Sincerely,

Burk Collins

_____
Printed Name

_____
Signature

RECEIVED
JUL 05 2018
CITY OF COLLEYVILLE
BY COMMUNITY DEV. DEPT

# Letter of Opposition

# Letter of Opposition

# Letter of Opposition

# Letter of Opposition



RECEIVED
05
CITY OF COLLEYVILLE
BY COMMUNITY DEV. DEPT

# Letter of Opposition

# Letter of Opposition

# Letter of Opposition



Letter of Opposition



RECEIVED
JUL 05 2018
CITY OF COLLEYVILLE
BY COMMUNITY DEV. DEPT.

Letter of Opposition



RECEIVED
JUL 05 2018
CITY OF COLLLEYVILLE
BY COMMUNITY DEV. DEPT

# Letter of Opposition

## Araceli Botello

**Subject:** FW: 1312 John McCain Rd New Project

**From:** Issam Bou-Hamdan
**Sent:** Monday, July 9, 2018 9:42 AM
**To:** Ben Bryner <BBryner@colleyville.com>
**Subject:** 1312 John McCain Rd New Project

We oppose building smaller lots on or near the John McCain Rd area. As it is we are witnessing unbearable traffic daily on John McCain and this kind of project it will only increase traffic and noise.

Thank You,

Issam Bou-Hamdan
6804 Shalimar Ct
Colleyville, TX 76034

Sent from Mail for Windows 10

# Letter of Opposition

LETTER OF CONCERN TO:

THE COMMUNITY DEVELOPMENT DEPARTMENT OF COLLEYVILLE (ZONING CASE # ZC18-019)

100 Main Street

Colleyville, Tx 76034

Office: 817-503-1050 E-Mail: bbryner@colleyville.com

To whom it may concern on: ZONING CASE # ZC18-019

I, Coral L. Newton, oppose the rezoning for 1312 John McCain Road from R-40 single family & AG Agricultural to PUD-R.

SIGNED: Coral L Newton DATE: 7/9/18

NAME: Coral C. Newton

ADDRESS: 801 Beverly Dr.

CITY/ZIP: Colleyville, TX 76034

# Letter of Opposition

## Araceli Botello

**Subject:** FW: Notice of Public Hearing Case ZC18-002

**From:** Edward Palluth
**Sent:** Thursday, July 5, 2018 12:13 PM
**To:** rayallee@aol.com; slv4105@gmail.com; veronica@sellsdfw.com; m.koch75@rocketmail.com; JElms@pape-dawson.com; ckbevill@hotmail.com; smathisencpa@gmail.com
**Subject:** Re: Notice of Public Hearing Case ZC18-002

July 5, 2018

Community Development Department

City of Colleyville
100 Main Street
Colleyville, Texas 76034

Planning and Zoning Commission Member:

After thoroughly reviewing the materials submitted to the Commission regarding Zoning Case Number ZC18-002, we cannot support the plans as submitted by the development company. Our primary objections to the proposed development include, but are not limited to, the following areas of concern:

• The proposed lot sizes compromise the integrity of the adjacent properties. Both developments east and west of the proposed development average approx. 2 acres while the new development averages well under one acre with the majority of the properties under .7 acre. The plan fails to protect the integrity of the adjacent neighborhoods;

• The planned density further exacerbates traffic and safety issues on John McCain;

We would like to point out some debatable points in *The Statement of Objectives* submitted by the developer. The developer states that the adjacent east and west properties would be unified by the PUD-R rezoning . The average lots sizes of the east and west adjacent properties are approximately 2 acres while the proposed development would have 25% of the properties smaller than 2/3 acre..

Five of the properties are plotted at 30.0k sq ft, however when you take out the drainage easement these properties all fall below 30.0k sq ft.. Increasing the total number of homes under 30.0 sq ft to 9 (25% of the proposed development)

The developer suggests that average starting price for ALL homes would be $2,000,000.00.. We searched the DFW area real estate sites and found over 80 properties over $2,000,000.00 for sale in Tarrant County, of those only one had a lot size of less than one acre.. A more likely target price based on this proposal would be 1/3 to 1/2 of what the developer suggests. This would obviously compromise the integrity of the adjacent property values, in addition, greatly reducing the the suggested property tax contribution to the City of Colleyville…

While we are opposed to the plan as submitted , we are not against the residential development of this property.

Please advise if you have any questions or would rather this be sent via mail..

Thank you for your service to the community and consideration,

Joan & Ed Palluth

# Letter of Opposition

1212 Holly Lane
Colleyville, Texas 76034

On Mar 20, 2018, at 3:16 PM, Edward Palluth < > wrote:

March 20, 2018

Community Development Department

City of Colleyville
100 Main Street
Colleyville, Texas 76034

Planning and Zoning Commission Member:

I am writing in response to the Notice of Public Hearing for Zoning Case Number ZC18-002. After review of the materials enclosed in the Notice as well as materials previously submitted to the Planning and Zoning Commission, I hereby object to the proposed development plan and request for zoning change. My objections to the proposed development include, but are not limited to, the following areas of concern:

- The lot sizes in the development are not consistent with the properties in the adjacent neighborhoods and, as a result, the plan fails to protect the integrity of those neighborhoods;
- The planned density further exacerbates traffic and safety issues on John McCain;
- The planned street exiting to Holly Lane will create unsafe conditions for residing on Holly Lane and Hidden Acres neighborhood.

Please advise if you would rather this be sent via mail..

Thank you for your service to the community and consideration,

Ed Palluth
1212 Holly Lane
Colleyville, Texas 76034

# Letter of Opposition

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

Date: July 9, 2018

Attn: Planning and Zoning Commission Members

To Whom It May Concern:

I am writing in response to the Notice of Public Hearing for Zoning Case Number ZC18-019. After review of the materials enclosed in the Notice as well as materials previously submitted to the Planning and Zoning Commission, I hereby object to the proposed development plan and request for zoning change (the "Plan"). My objections to the proposed development (the "Development") include, but are not limited to, the following areas of concern:

- The lot sizes in the Development are not compatible with the properties in the adjacent neighborhoods and, as a result, the Plan fails to protect the integrity of those neighborhoods;

- The proposed density of the Development is not in keeping with the Colleyville 2035 Comprehensive Plan Chapter 6, Northwest Colleyville-Neighborhood Area 6;

- The Plan has inconsistent and inadequate border enclosures and landscape buffers, including a water collection area outside the perimeter of the proposed fencing along the western edge; and

- The Plan poses a risk of damage to surrounding properties due to (i) the disruption of existing water flow conditions, (ii) reduced absorption of surface water resulting from the construction of a densely populated development, and (iii) a water collection area that may overflow onto Holly Lane.

Sincerely,

Elise Duell Pistor
Signature

ELISE DUELL PISTOR
Printed Name

7200 HOLLY LANE
COLLEYVILLE, TX 76034
Address

# Letter of Opposition

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

Date: July 9, 2018

Attn: Planning and Zoning Commission Members

To Whom It May Concern:

I am writing in response to the Notice of Public Hearing for Zoning Case Number ZC18-019. After review of the materials enclosed in the Notice as well as materials previously submitted to the Planning and Zoning Commission, I hereby object to the proposed development plan and request for zoning change (the "Plan"). My objections to the proposed development (the "Development") include, but are not limited to, the following areas of concern:

- The lot sizes in the Development are not compatible with the properties in the adjacent neighborhoods and, as a result, the Plan fails to protect the integrity of those neighborhoods;

- The proposed density of the Development is not in keeping with the Colleyville 2035 Comprehensive Plan Chapter 6, Northwest Colleyville-Neighborhood Area 6;

- The Plan has inconsistent and inadequate border enclosures and landscape buffers, including a water collection area outside the perimeter of the proposed fencing along the western edge; and

- The Plan poses a risk of damage to surrounding properties due to (i) the disruption of existing water flow conditions, (ii) reduced absorption of surface water resulting from the construction of a densely populated development, and (iii) a water collection area that may overflow onto Holly Lane.

Sincerely,

Jeffry Pistor
Signature

Jeff Pistor
Printed Name

7200 Holly Ln
Colleyville, TX 76034
Address

# Letter of Opposition

LETTER OF CONCERN TO:

THE COMMUNITY DEVELOPMENT DEPARTMENT OF COLLEYVILLE (ZONING CASE # ZC18-019)

100 Main Street

Colleyville, Tx 76034

Office: 817-503-1050 E-Mail: bbryner@colleyville.com

To whom it may concern on: ZONING CASE # ZC18-019

I, Michael Newton, oppose the rezoning for 1312 John McCain Road from R-40 single family & AG Agricultural to PUD-R.

SIGNED: _____ DATE: 7/9/18

NAME: Michael Newton

ADDRESS: 801 Beverly Dr.

CITY/ZIP: Colleyville, TX 76034

# Letter of Opposition

## Araceli Botello

**Subject:** FW: 1312 John McCain

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**From:** Robbie
**Sent:** Monday, July 9, 2018 11:27 AM
**To:** Ben Bryner <BBryner@colleyville.com>
**Subject:** 1312 John McCain

Mr. Bryner, I would like to express my concerns and oppose to this new housing project at 1312 John McCain. I believe at this time this development would case major traffic jams on John McClain street and noise issues in this neighborhood.

My home address is 7208 Jo Will Street.

Robbie Sebren Burns
Legend Asset Management
2415 Avenue J, Suite 111
Arlington, TX 76006
P 817.640.3040 ext 101
F 817.701.0523



# Letter of Opposition

## Araceli Botello

**Subject:** FW: Please do not rezone 1312 John McCain Rd.

**From:** Jody Larson
**Sent:** Monday, July 9, 2018 11:52 AM
**To:** Ben Bryner <BBryner@colleyville.com>
**Subject:** Please do not rezone 1312 John McCain Rd.

I would like to add my opinion about the rezoning of the property at 1312 John McCain. I do not agree with it because of these reasons:
I do not want the extra traffic that the building of the homes will bring to the neighborhood; the extra traffic of the construction vehicles, the 18 wheelers, construction trucks, etc.
Not only will there be extra traffic with the construction, there will be extra traffic with the new tenants. John McCain has already taken a beating with the detoured traffic during the Pleasant Run/Tinker Rd. construction.

We have greatly enjoyed seeing the longhorns the owners previously had and while we know that the next owners will likely not do the same, building out that property will make us just another neighborhood. Splitting it up into two or three homes would be good but as many as they are proposing? No thank you! We love the rural feel of this area while being in the middle of the city. We love it here and would hate to see that aesthetic go away!

Thank you for "listening".

Sincerely,
Jody Larson
7308 Jo Will
Colleyville.

# Letter of Opposition

LETTER OF CONCERN TO:

THE COMMUNITY DEVELOPMENT DEPARTMENT OF COLLEYVILLE (ZONING CASE # ZC18-019)

100 Main Street

Colleyville, Tx 76034

Office: 817-503-1050 E-Mail: bbryner@colleyville.com

To whom it may concern on: ZONING CASE # ZC18-019

I, _____, oppose the rezoning for 1312 John McCain Road from R-40 single family & AG Agricultural to PUD-R.

SIGNED: _____ DATE: 7/5/18

NAME: SAMIR Khalil

ADDRESS: 1809 Thames TRAIL

CITY/ZIP: Colleyville, TX 76034

# Letter of Opposition

**LETTER OF CONCERN TO:**

**THE COMMUNITY DEVELOPMENT DEPARTMENT OF COLLEYVILLE (ZONING CASE # ZC18-019)**

**100 Main Street**

**Colleyville, Tx 76034**

**Office: 817-503-1050 E-Mail: bbryner@colleyville.com**

To whom it may concern on: ZONING CASE # ZC18-019

I, Manal Khalil, oppose the rezoning for 1312 John McCain Road from R-40 single family & AG Agricultural to PUD-R.

SIGNED: Manal Khalil DATE: 7/5/18

NAME: Manal Khalil

ADDRESS: 1809 Thames Trl

CITY/ZIP: Colleyville, TX 76034

# Letter of Opposition

**LETTER OF CONCERN TO:**

**THE COMMUNITY DEVELOPMENT DEPARTMENT OF COLLEYVILLE (ZONING CASE # ZC18-019)**

**100 Main Street**

**Colleyville, Tx 76034**

**Office: 817-503-1050 E-Mail: bbryner@colleyville.com**

To whom it may concern on: ZONING CASE # ZC18-019

I, Mark Khalil, oppose the rezoning for 1312 John McCain Road from R-40 single family & AG Agricultural to PUD-R.

SIGNED: Mark Khalil DATE: 7/6/18

NAME: Mark Khalil

ADDRESS: 1809 Thames Trail

CITY/ZIP: Colleyville, TX 76034

# Letter of Opposition

**LETTER OF CONCERN TO:**

**THE COMMUNITY DEVELOPMENT DEPARTMENT OF COLLEYVILLE (ZONING CASE # ZC18-019)**

**100 Main Street**

**Colleyville, Tx 76034**

**Office: 817-503-1050 E-Mail: bbryner@colleyville.com**

To whom it may concern on: ZONING CASE # ZC18-019

I, Angela Khalil, oppose the rezoning for 1312 John McCain Road from R-40 single family & AG Agricultural to PUD-R.

SIGNED: Angela Khalil DATE: 7/5/18

NAME: Angela Khalil

ADDRESS: 1809 Thames Trail

CITY/ZIP: Colleyville, TX 76034

# Tanglewood Estates Response to the Proposed Development

June 1, 2018

To: Colleyville Planning and Zoning Commission and City Council
Burk Collins and Curtis Young

From: Tanglewood Estates Maintenance Association

We have had many meetings with Burk Collins, and Curtis Young of Sage Associates who have developed the plat concepts for the proposed development, Oak Alley. We would much prefer a plan that doesn't have all of their homes backing up to the fronts of our homes, which we believe would be possible without the constraints of retaining the plantation home and the ability to relocate the entry oaks. However, if the agreements outlined below are **included in the zoning filings and approval and strictly enforced and non-changeable**, we can be supportive of the development plan submitted.

This letter and list of agreements, with attachments, is designed to lay out, in layman's terms our understanding of the agreement which must be formalized in the zoning filings and approvals and which we expect <u>any</u> developer of the property currently being referred to as Oak Alley to honor.

The plan we understand has been filed is shown as "Attachment A" which is a 36 lot concept with a 25 foot landscape easement on the east side. If any changes in the plat plan are made, we reserve the right to change our support or lack thereof for the plan and the associated agreements.

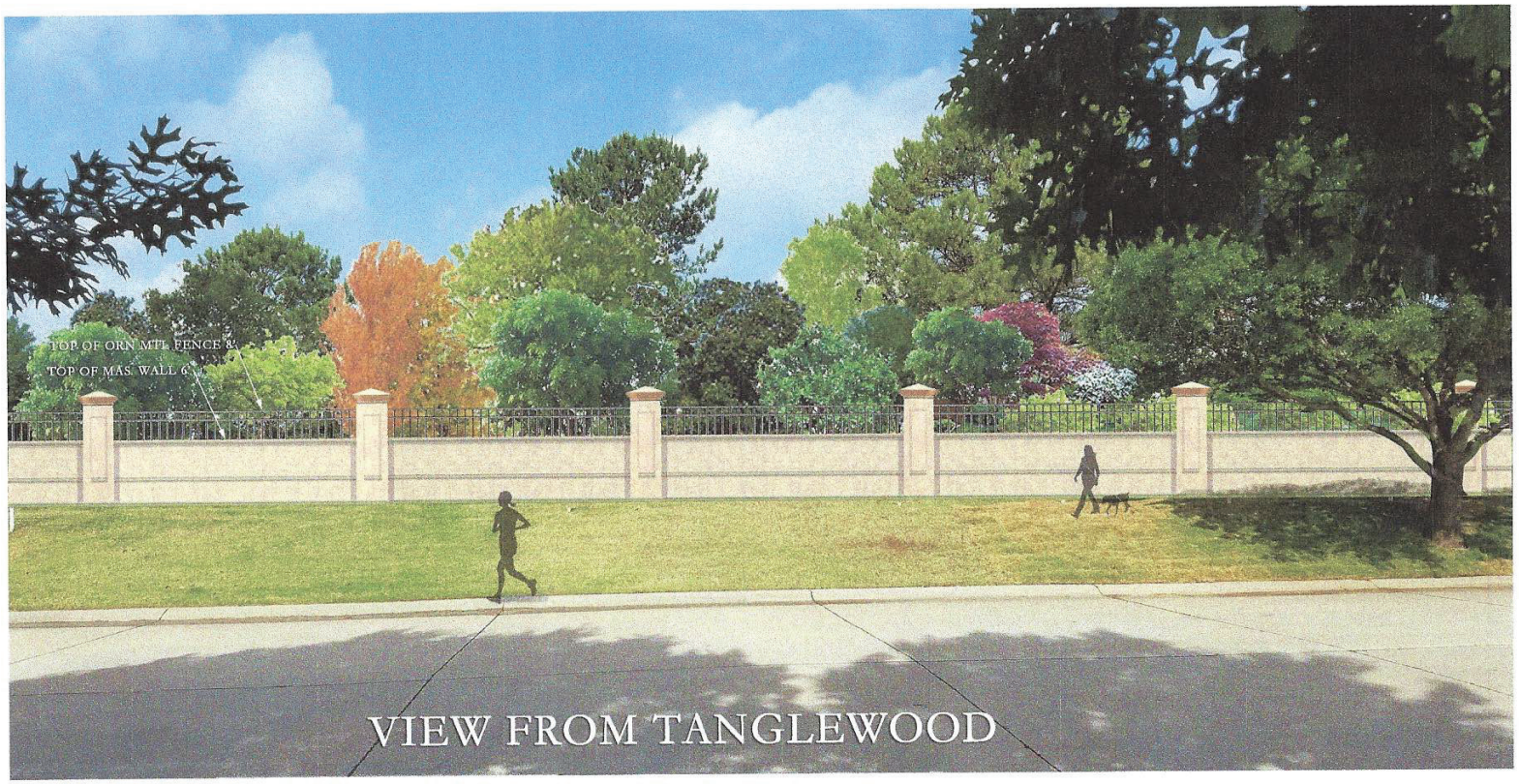
Attachments B, C, and D show the detail of how the wall will be configured along the East side. Beginning at the Botik property (behind lot #5), a wall will attach to the existing wall that is 6' of stone masonry (examples, shown as Exhibit E, F, and G are of Texas limestone, and expected finish is not smooth), and 2 feet of wrought iron. As the wall passes the Botik and Venemeyer properties (behind lots 5 – 9), the wall will follow the west boundary of the landscape easement. In other words, the landscape easement will be on the Tanglewood side of the wall. (Attachment B) Once reaching the end of the Venemeyer property line (after lot 9) , the wall will move over so that 15' of the 25' will be on the Oak Alley side of the wall, and 10' will be on the Tanglewood side of the wall (Attachment C). The wall will continue in that manner until reaching the boundary of the Bradshaw property where the wall will move to the boundary of Tanglewood and Oak Alley and extend until the steep slope which leads into Bear Creek where it will then become an iron fence to the end of the property (exact location to be determined and marked) (Attachment D). All property on the Tanglewood side of the wall will be considered landscape easement to be deeded to Tanglewood HOA.

Both parties also have the following agreements:

1. The wall along the boundary will be built by Oak Alley developers prior to any homes being built. The wall will be paid for and maintained in perpetuity by the Oak Alley HOA.
2. The portion of the landscape easement that will be on the Tanglewood side will be deeded as common area to the Tanglewood Maintenance Association (Tanglewood Maintenance Association will in turn deed the section in the yards of the Botiks and Venemeyers to them to plant and care for). This deeding shall be legally binding and

executed within 30 days of zoning change that has the above-mentioned plat attached to it.

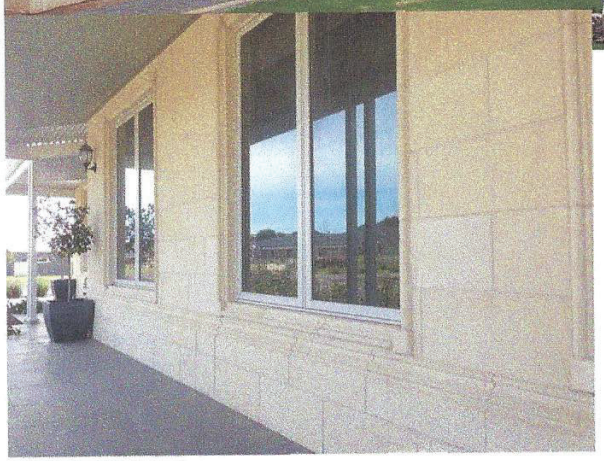
3. The landscape easement (including the areas on both sides of the wall) will be graded and prepared for easy planting (for example, on part of the easement there is currently a hard top road that will be removed and the land graded so that no other work is required to plant and landscape the area). This shall occur prior to the wall installation, which will be before any homes being built.
4. An agreed upon (by Tanglewood Homeowner's Association) specific landscape plan for planting the landscape easement on the Oak Alley side of the wall **must be included in the plat submission to the city for zoning approval** for Oak Alley that will specify tree and shrub plant specimens, caliper and size, and spacing. This will include the area behind lots 1, 2 & 4 near the front of the development as well as behind lots 9 – 15.
5. The green space plantings on the Oak Alley side will take place immediately after the wall is installed, prior to construction of homes and will be irrigated with temporary irrigation. Replacements of any plant materials that die or seem to be failing will be made in a timely manner based on the next seasonal opportunity to replace.
6. CC&R's will specify that homeowners who have these green space plantings in their yards will be required to maintain such plantings and not remove them and also replace any that die or are failing in a timely manner based on the next seasonal opportunity to replace.
7. The CC&R's for Oak Alley will be similar to those for Quail Hollow in Westlake, TX and will require the highest architectural standards for the home, including the same architectural standards for the front, side and rear of each of the homes and must be included specifically in the plans for zoning approval and must be reviewed by and approved by Tanglewood Maintenance Association.
8. An engineering drainage study will be done by the city and Oak Alley developers will abide by recommendations of the study, conforming to the City Master Plan and Texas Water Code. Oak Alley agrees that they will not cause any impact to water runoff into the Tanglewood Estates HOA pond which increases the volume or velocity of water or potentially causes the pond to flood or be overwhelmed in handling the water during heavy rains. If such an impact is expected or occurs, Oak Alley developers agree to make necessary changes to the output area of the Tanglewood HOA pond to allow faster exit of the water from the pond. Precautions and provisions should be made to assure the lake depth remains the same as its current state and Oak Alley developers commit to remediate if any significant silt enters the pond during the construction process. Please see attachment of original drainage study for reference.




SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste 200
Southlake, Texas 76092
TEL: 817-424-2626

# OAK ALLEY





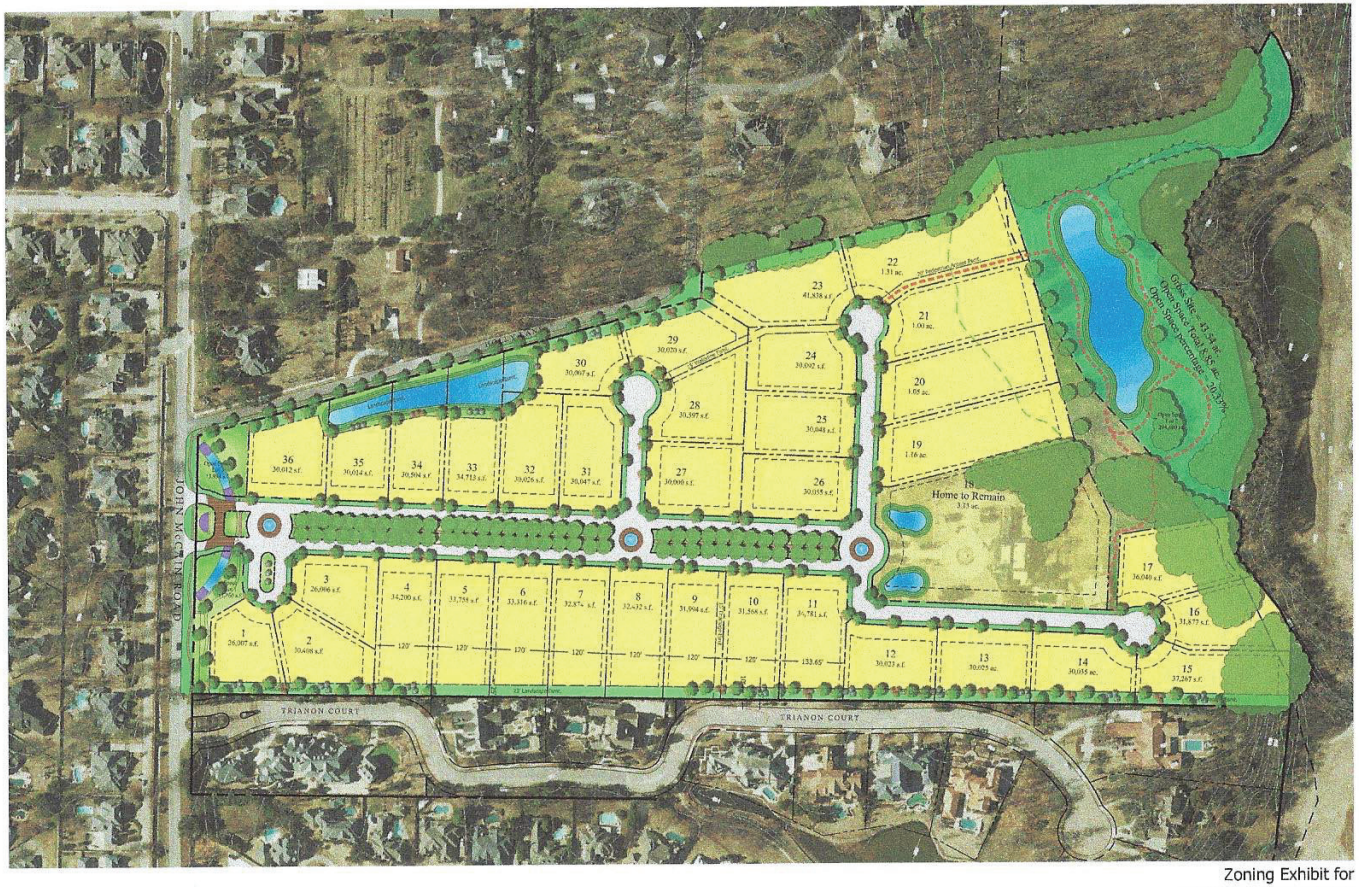




SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste 200
Southlake, Texas 76092
TEL: 817-424-2626

# OAK ALLEY - BRUHN SMOOTH SPLIT FACE LIMESTONE, COURSED RUNNING BOND, CUT JOINT

Site Data - Development Plan
Single Family Residential Lots : 36




Zoning Exhibit for
Zoning Change Request
From AG & R-40 to PUD-R

Case #ZC18-002

# Oak Alley

Colleyville, Tarrant County, Texas

**Owner:**
Burk & Gloria Collins Trust
1312 John McCain Rd.
Colleyville, TX 76034

**Surveyor:**
Miller Surveying, Inc.
430 Mid Cities Blvd.
Hurst, TX 76054
Tel: 817-577-1052

**Engineer:**
Deotte, Inc.
420 Johnson Rd., Suite 303
Keller, TX 76248
Tel: 817-337-8899
Contact: Clayton Redinger

**Applicant:**
Sage Group, Inc.
1130 N. Carroll Ave., Suite 200
Southlake, TX 76092
Tel: 817-424-2626
Contact: Curtis Young

**Planner:**
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

17 MAY 18

1" = 100'
0 100' 200' 400'

## Concept Plan

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

**Tanglewood Estates Response to the Proposed Development**




Planner:

SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

17 MAY 18

1" = 60'

0 30' 60' 120'

6' Total: Masonry Wall 2.5' / Iron Fence 3.5'
8' Total: Masonry Wall 6' / Iron Fence 2'
Retain Existing Wall / Fence

# Eastern Boundry Detail (Sheet 1 of 3)

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Case #ZC18-002

# Oak Alley

Colleyville, Tarrant County, Texas




8' Total: Masonry Wall 6' / Iron Fence 2'

Planner:

SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

17 MAY 18

1" = 60'

0 30' 60' 120'

# Eastern Boundary Detail (Sheet 2 of 3)

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Case #ZC18-002

# Oak Alley

Colleyville, Tarrant County, Texas




8' Total: Masonry Wall 6' / Iron Fence 2'

Retain or Construct Iron Fence

Planner:

SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

17 MAY 18

1" = 60'

0 30' 60' 120'

Case #ZC18-002

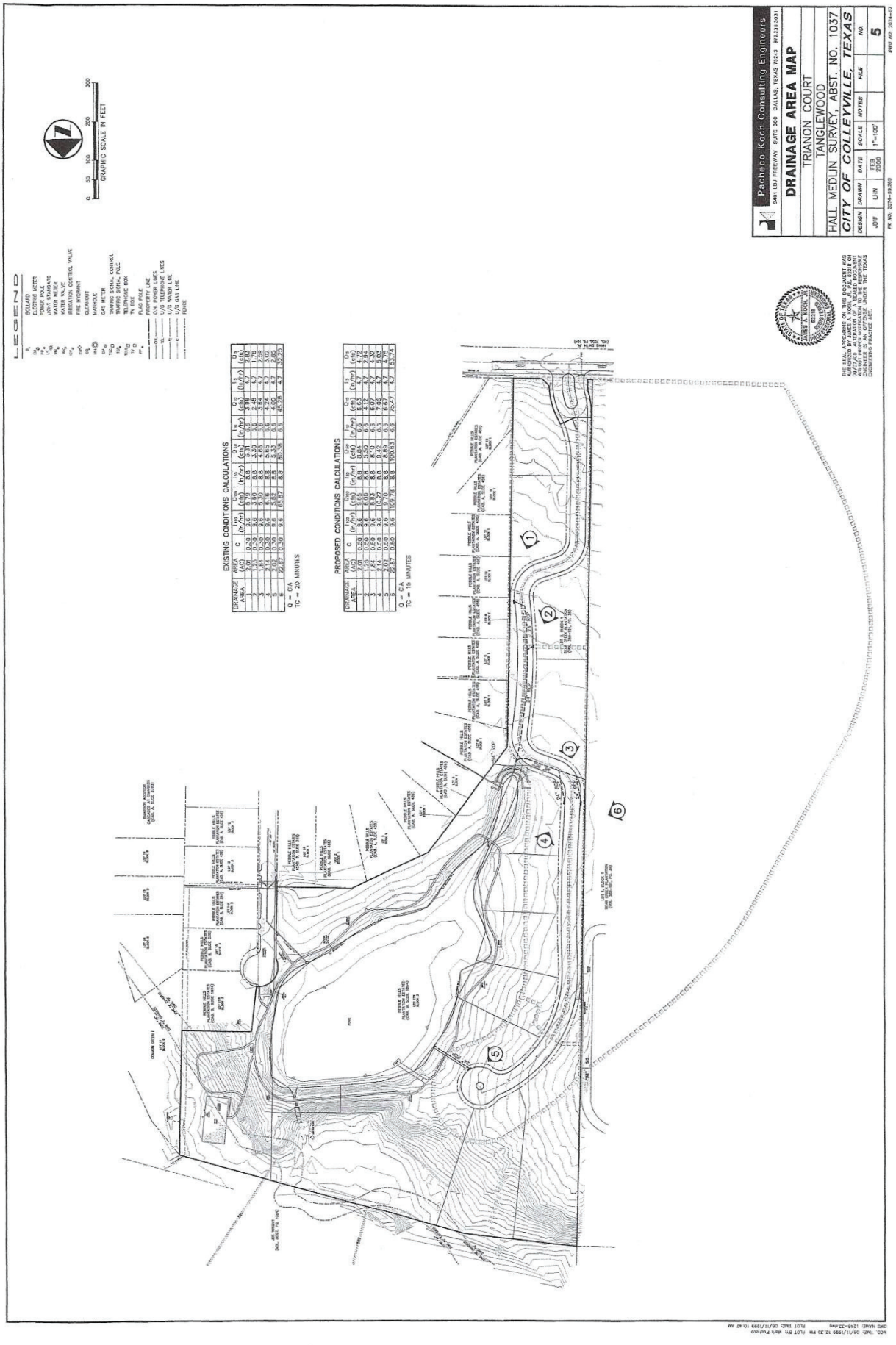
# Eastern Boundary Detail (Sheet 3 of 3)

# Oak Alley

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Colleyville, Tarrant County, Texas

# Tanglewood Estates Response to the Proposed Development



# OAK ALLEY, LLC

## Binding Letter of Intent

**June 27, 2018**

Re: Oak Alley Development
1840 Norwood Plaza, Suite 101
Hurst, TX 76054

This letter sets forth the basic binding Letter of Intent, to which Oak Alley, LLC is willing to enter into with Tanglewood Estates Maintenance Association, subject to the full approval and acceptance by Oak Alley of the Zoning approved by the City of Colleyville for the Oak Alley Development plans submitted by the Sage Group, Inc.

| | |
|---|---|
| **Development:** | **Oak Alley**<br>**1840 Norwood Plaza, Suite 101**<br>**Hurst, TX 76054** |
| with copy to | Steve Thornton, Condon Thornton Sladek PLLC,<br>8080 Park Lane, Suite 700, Dallas, TX 75231 |
| **Project:** | **Oak Alley Development**<br>Located at, 1312 John McCain Road,<br>Colleyville, TX 76034 |
| **DEMISED PREMISES:** | All Land East of the Oak Alley dividing wall along the East Boundary of Oak Alley Development, as outlined in Sage Group's Oak Alley Plan submitted to the City of Colleyville for zoning approval. |
| **TO BE DEEDED:** | Deeding of subject properties will be deeded upon final platting; at no cost to the Tanglewood Estates Maintenance Association. |

# OAK ALLEY, LLC

**CONSTRUCTION**

Oak Alley Obligation

Oak Alley will construct the Oak Alley Subdivision based on the plans submitted by the Sage Group on June 22nd to Mary Huffman, Mark Gottfredson, and to the City of Colleyville.

Tanglewood Estates Association Obligation

As an agreement for Oak Alley to construct all walls, landscaping and deeds of land on the East side of the wall dividing Oak Alley and Tanglewood Estates; the Tanglewood Estates Association will agree to submit the attached letter supporting the Oak Alley Development.

Very truly yours,

Oak Alley LLC Date: 6-27-18

Tanglewood Estates Maintenance Association,
~~Manager~~ President Date: 7/3/18

## OAK ALLEY AND TANGLEWOOD ESTATES MAINTENANCE ASSOCIATION AGREEMENT

**June 25, 2018**

This letter is to confirm the agreement between Burk Collins, as owner of the property to be known as "Oak Alley" and the Tanglewood Estates Maintenance Association, concerning the zoning request currently under consideration for the property by the City of Colleyville. The plans and documents for the request have been prepared by Curtis Young of the Sage Group and are to be considered a part of this agreement. Based on the content of those plans, and the agreements outlined below, included in the zoning filings and approval, and strictly enforced by the city, we can be supportive of the development plan submitted. The Tanglewood Estates Maintenance Association will agree to send a letter to the Zoning Board and the City Council simply stating that they support the Oak Alley development.

This letter and list of agreements, with attachments, is designed to lay out, in layman's terms our understanding of the agreement which must be formalized in the zoning filings and approvals and which we expect any developer of the property currently being referred to as Oak Alley to honor.

The plan we understand has been filed is shown as "Attachment A" which is a 36-lot concept with a 25-foot landscape easement on the east side. If any changes in the zoning "Development Plan" are made, we reserve the right to change our support or lack thereof for the plan and the associated agreements. In such event that Tanglewood Estates Maintenance Association withdraws their support then this agreement shall become null and void.

Attachments B, C, and D show the detail of how the wall will be configured along the east side. Beginning at the Botik property (behind lot #5), a wall will attach to the existing wall that is 8' of stone masonry with no iron on top (examples, shown as Exhibit E, F, and G are of Texas limestone, and expected finish is not smooth). As the wall passes the Botik and Venemeyer properties (behind lots 5 – 9), the wall will follow the west boundary of the landscape easement. In other words, the landscape easement will be on the Tanglewood side of the wall. (Attachment B) Once reaching the end of the Venemeyer property line (after lot 9), the wall will move over so that 15' of the 25' will be on the Oak Alley side of the wall, and 10' will be on the Tanglewood side of the wall (Attachment C). The wall will become 6' masonry with 2' iron on top. Upon reaching the boundary of the Bradshaw property, it will remain 6'masonry plus 2' iron and move to the boundary of Tanglewood and Oak Alley and extend until the steep slope which leads into Bear Creek where it will then become an iron fence to the end of the property (exact location to be determined and marked) (Attachment D). All property on the Tanglewood side of the wall will be considered landscape easement to be deeded to Tanglewood HOA.

Both parties also have the following agreements:

1. Oak Alley developers agree to build the wall along the boundary prior to any homes being built. The wall will be paid for and maintained in perpetuity by the Oak Alley HOA.
2. The portion of the landscape easement that will be on the Tanglewood side will be deeded as common area to the Tanglewood Maintenance Association (Tanglewood Maintenance Association will in turn deed the section in the yards of the Botiks and Venemeyers to them to plant and care for). This deeding shall be legally binding and executed within 30 days

of final plat approval, consistent with the above-mentioned zoning plan. Oak Alley will sign a binding Letter Of Intent to deed this portion of the landscaping easement to Tanglewood HOA subject to a final zoning approval and final plat approval as outlined in the plan.

3. The landscape easement on the Oak Alley side of the wall will be graded and prepared for easy planting (for example, on part of the easement there is currently a hard-top road that will be removed and the land graded so that no other work is required to plant and landscape the area). This shall occur prior to the wall installation, which will be before any homes being built.
4. A landscape plan for planting the landscape easement on the Oak Alley side of the wall which adequately address the issue of green space buffer screening for Tanglewood, as per our discussions with Curtis, will be submitted to the city as part of the zoning request.
5. The green space plantings will take place immediately (allowing for appropriate seasonal considerations) after the wall is installed, prior to construction of homes and will be irrigated with temporary irrigation. Replacements of any plant materials that die or seem to be failing will be made in a timely manner based on the next seasonal opportunity to replace.
6. CC&R's will specify that homeowners who have these green space plantings in their yards will be required to maintain such plantings and not remove them and also replace any that die or are failing in a timely manner based on the next seasonal opportunity to replace.
7. The CC&R's for Oak Alley will be similar to those for Quail Hollow in Westlake, TX and will require the highest architectural standards for the home, including the same architectural standards for the front, side and rear of each of the homes. The standards should be higher than those of Tanglewood HOA and will include such provisions as no wood fencing on any property.
8. An engineering drainage study will be done or approved by the city and Oak Alley developers will abide by recommendations of the study, conforming to the City Master Plan and Texas Water Code. Oak Alley agrees that they will not cause any adverse impact (as defined by Fort Worth's iSWMM manual) to water runoff into the Tanglewood Estates HOA pond which increases the volume or velocity of water or potentially causes the pond to flood or be overwhelmed in handling the water during heavy rains. If such an impact to the limits within iSWMM is expected or occurs, Oak Alley developers agree to make necessary changes to the output area of the Tanglewood HOA pond to allow faster exit of the water from the pond. (Tanglewood agrees to allow sufficient access for data collection and construction of said improvements.) Precautions and provisions should be made to assure the lake depth remains the same as its current state and Oak Alley developers commit to remediate if any significant silt enters the pond during the construction process. Please see attachment of original drainage study for reference.

Signatures:

Oak Alley, LLC, Burk Collins, 1312 John McCain Rd

Mark & Josie Allen, 7305 Trianon Ct

Don & Barbara Botik, 7208 Trianon Ct

Tom & Barbara Bradshaw, 7316 Trianon Ct

Chris & Cathy Cheatwood, 7213 Trianon Ct.

Alan & Cheryl Fonner, 7320 Trainon Ct.

Leonard & April Hudson, 7201 Trianon Ct.

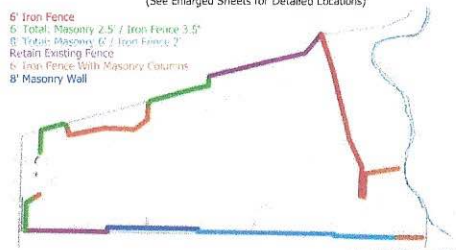
Mark & Christine Gottfredson 7321 Trianon Ct.

Mary & Jerry Huffman, 7309 Trianon Ct

Chuck & Connie Mady, 7301 Trianon Ct

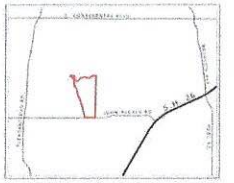
Michael Venemeyer & Andrea Holinga, 7212 Trainon Ct.

Wall / Fence Diagram
(See Enlarged Sheets for Detailed Locations)




**Legend**

- 4' Concrete Sidewalk
- 5' Concrete Trail
- Flood Plain approximate 100 Year
- Floodway
- Common Open Space
- Common Open Space within Floodway
- Residential Lots
- Landscape Easement






**Site Data - Development Plan**

| | | |
|---|---|---|
| Single Family Residential Lots | | 36 |
| Common Areas | | 9 |
| Residential Lots | 68.22% | 29.70 ac. |
| Open Space | 8.45% | 3.68 ac. |
| Open Space Floodway | 12.93% | 5.63 ac. |
| R.O.W. | 10.40% | 4.53 ac. |
| Gross Acreage | 100.00% | 43.54 ac. |

Density Data

| | |
|---|---|
| Gross Residential Acreage | 43.54 |
| Gross Residential Density | 0.83 |
| Residential Density Net R.O.W. (R.O.W. = 4.53 ac.) | 0.92 |

Summary

| | |
|---|---|
| Residential Lots | 36 |
| Minimum Building Lot Area | 26,000 s.f. |
| Average Building Lot Area | 35,937 s.f. |
| Common Areas | 9 |
| Existing Zoning | AG & R-40 |
| Proposed Zoning | PUD-R |


Owner:
Burk & Gloria Collins Trust
1312 John McCain Rd.
Colleyville, TX 76034

Surveyor:
Miller Surveying, Inc.
430 Mid Cities Blvd.
Hurst, TX 76054
Tel: 817-577-1052

Engineer:
Deotte, Inc.
420 Johnson Rd., Suite 303
Keller, TX 76248
Tel: 817-337-8899
Contact: Clayton Redinger

Applicant:
Sage Group, Inc.
1130 N. Carroll Ave., Suite 200
Southlake, TX 76092
Tel: 817-424-2626
Contact: Curtis Young

Planner:
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626


50' ROW Section



Street A Section



Zoning Exhibit for
Zoning Change Request
From AG & R-40 to PUD-R

Case #ZC18-019

22 JUNE 18 1" = 100'

0 100' 200' 400'

# Development Plan

Exhibit "A"

# Oak Alley

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Colleyville, Tarrant County, Texas

From: **Curtis Young** cyoung@sage-dfw.com
Subject: Oak Alley- Zoning Submittal Exhibits- #1 of 3
Date: June 22, 2018 at 2:43 PM
To: Burk Collins burk@burkcollinscompany.com
Cc: Huffman Mary maryshuffman@gmail.com, Gottfredson, Mark Mark.Gottfredson@Bain.com

All:
Please see attached the *first* batch of PDF copies of the re-submittal exhibits for Oak Alley. Because of file sizes, there will be 2 more emails.

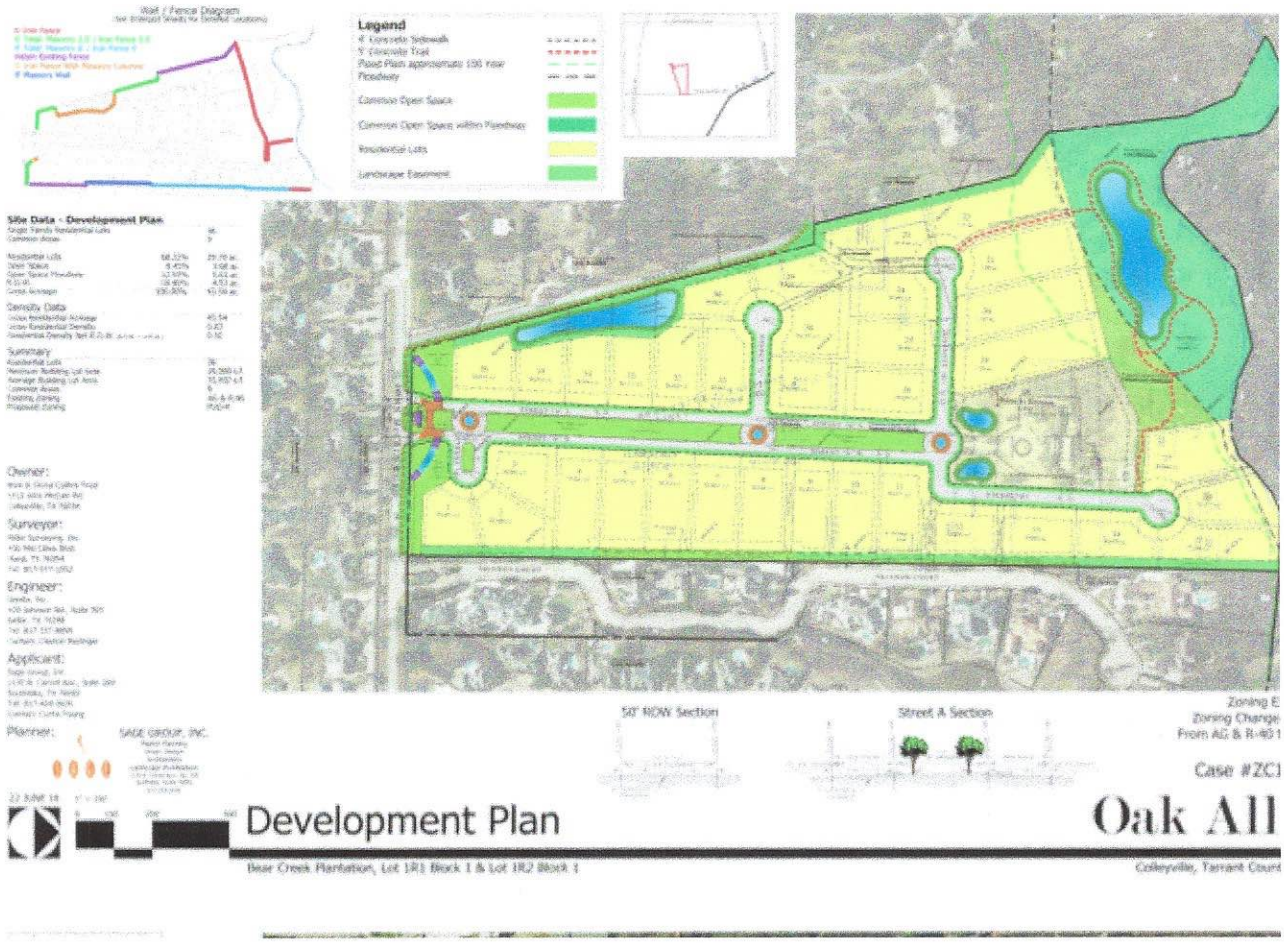
These reflect the agreements we've discussed.

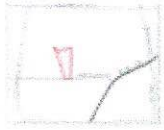
Please let me know if you have any questions.

Thanks-

Curtis W. Young, AIA
**Sage Group, Inc.**
1130 N. Carroll Avenue, Suite 200
Southlake, Texas 76092
Tel: 817-424-2626 (Metro)
Fax: 817-424-2890
Cell: 817-909-0909

Email: cyoung@sage-dfw.com







Owner:

Surveyor:

Engineer:

Applicant:

Planner:

# Tree Locations

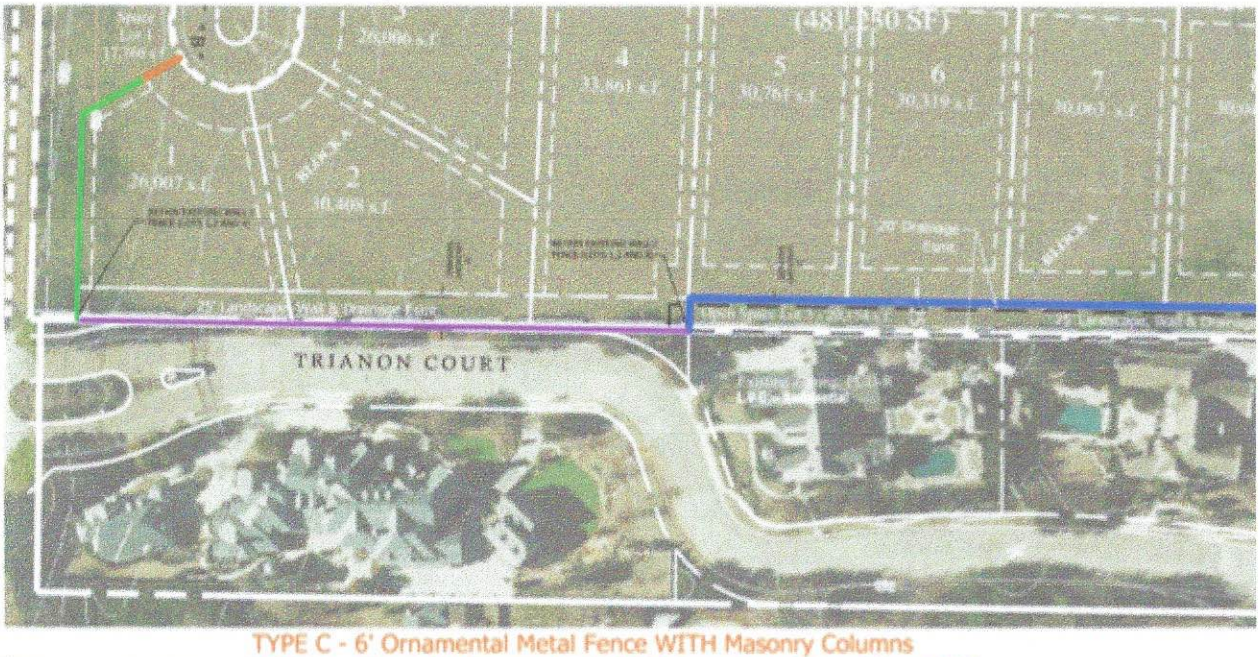
Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Zoning f
Zoning Change
From AG & R-40

Case #ZC1

Oak All

Colleyville, Tarrant Count




TYPE C - 6' Ornamental Metal Fence WITH Masonry Columns
TYPE D - 6' Total: Masonry Wall 2.5' / Ornamental Metal Fence 3.5'
TYPE F - 8' Masonry Wall
Retain Existing Wall / Fence

Planner:

# Eastern Boundary Detail (Sheet 1 of 3)

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Case #ZC18

Oak Allo

Colleyville, Tarrant County




TYPE A - 8' Total: Masonry Wall 6' / Ornamental Metal Fence 2'
TYPE F - 8' Masonry Wall

Case #ZC18

# Eastern Boundary Detail (Sheet 2 of 3)

Oak Allo

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Colleyville, Tarrant County



This one will have the solid wall going further in their revised plan

From: **Curtis Young** cyoung@sage-dfw.com
Subject: Oak Alley- Zoning Submittal Exhibits #2 of 3
Date: June 22, 2018 at 2:43 PM
To: Burk Collins burk@burkcollinscompany.com
Cc: Huffman Mary maryshuffman@gmail.com, Gottfredson, Mark Mark.Gottfredson@Bain.com

All:
Please see attached the *second* batch of PDF copies of the re-submittal exhibits for Oak Alley. Because of file sizes, there will be 1 more email.

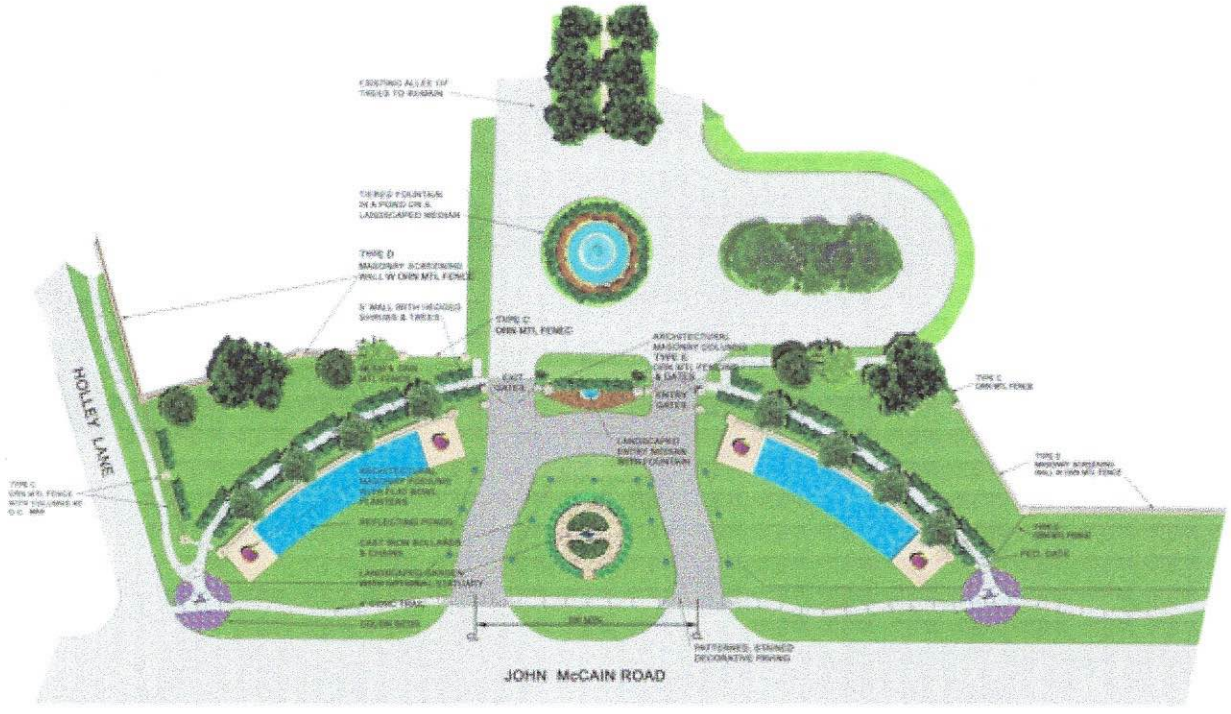
These reflect the agreements we've discussed.

Please let me know if you have any questions.

Thanks-

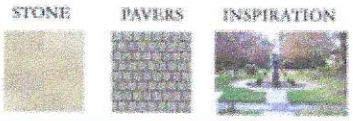
Curtis W. Young, AIA
**Sage Group, Inc.**
1130 N. Carroll Avenue, Suite 200
Southlake, Texas 76092
Tel: 817-424-2626 (Metro)
Fax: 817-424-2890
Cell: 817-909-0909

Email: cyoung@sage-dfw.com




THE ENTRY

OAK ALLEY

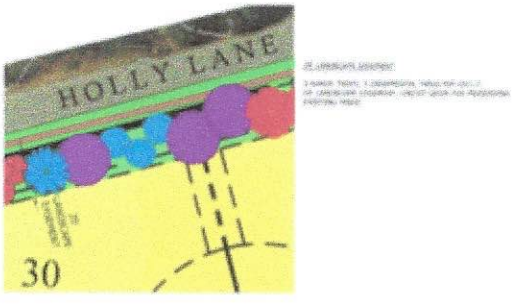





# THE ENTRY

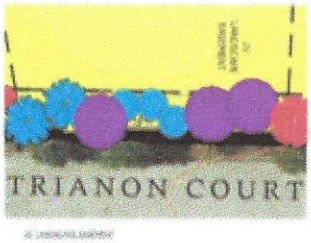
# OAK ALLEY

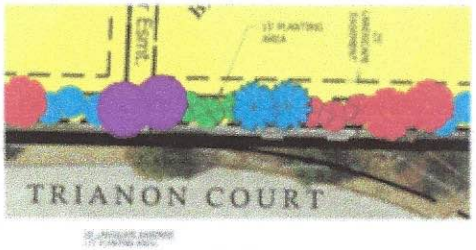









Landscape Easement Plantings

From: **Curtis Young** cyoung@sage-dfw.com
Subject: Oak Alley- Zoning Submittal Exhibits #3 of 3
Date: June 22, 2018 at 2:45 PM
To: Burk Collins burk@burkcollinscompany.com
Cc: Gottfredson, Mark Mark.Gottfredson@Bain.com, Huffman Mary maryshuffman@gmail.com

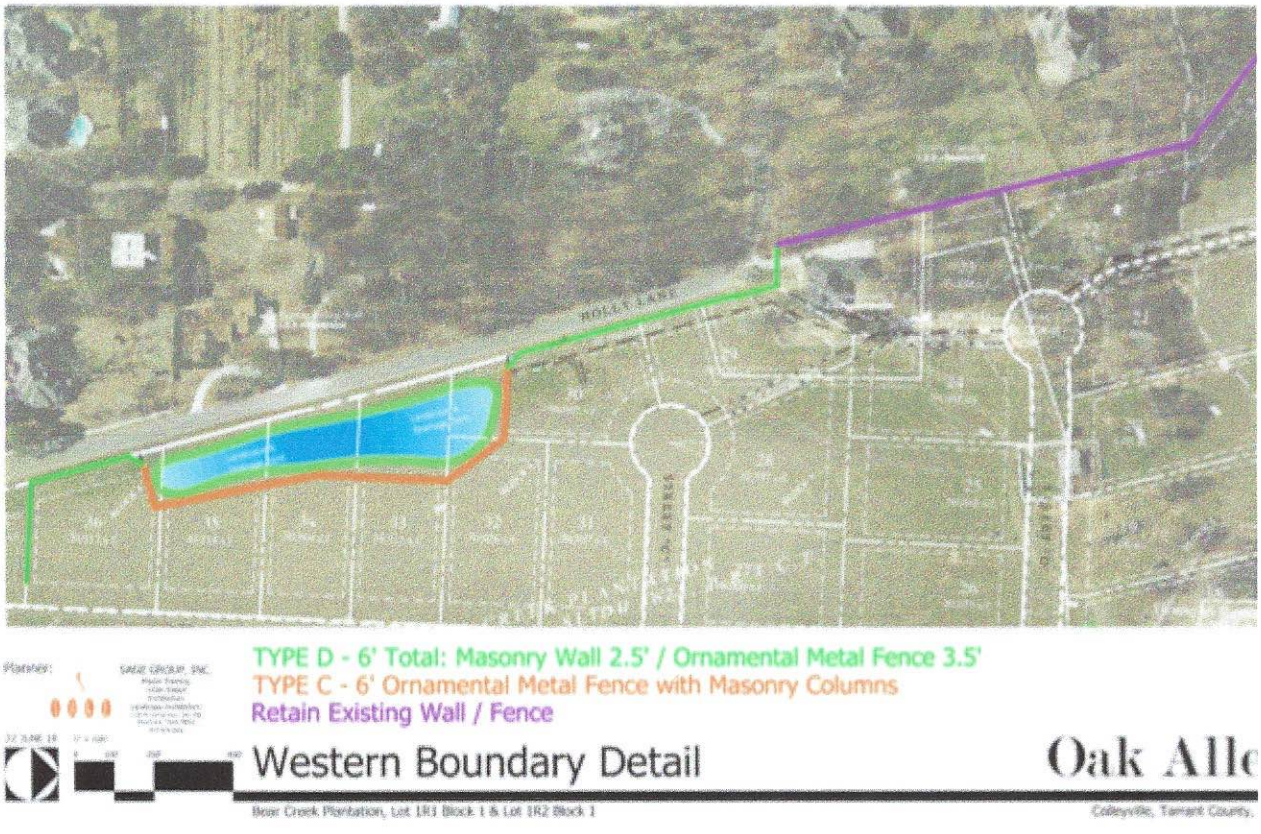
Last one!

Please confirm you've received all three emails.

Thanks-

Curtis W. Young, AIA
**Sage Group, Inc.**
1130 N. Carroll Avenue, Suite 200
Southlake, Texas 76092
Tel: 817-424-2626 (Metro)
Fax: 817-424-2890
Cell: 817-909-0909

Email: cyoung@sage-dfw.com




PDF

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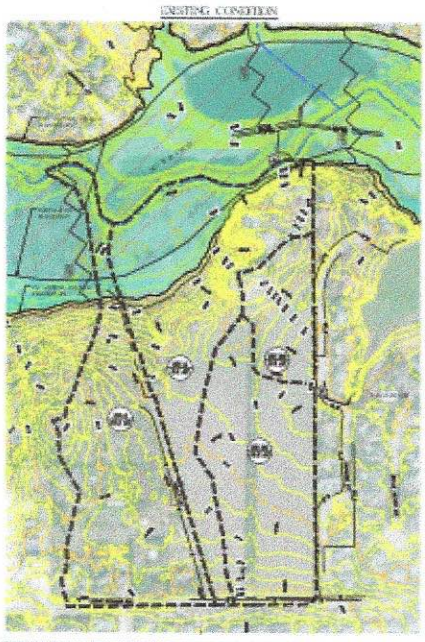
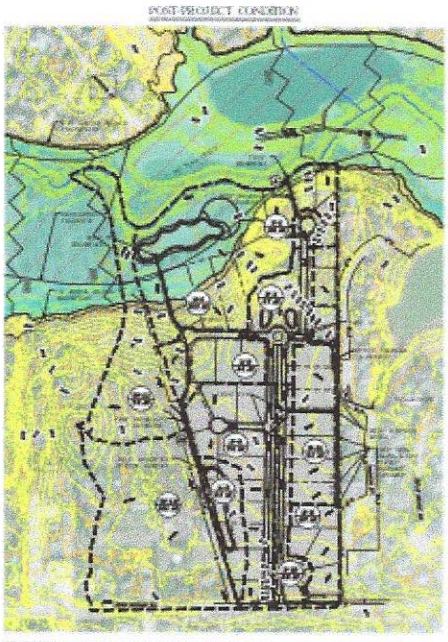
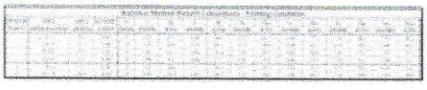
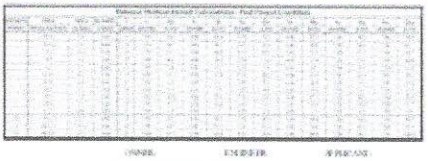
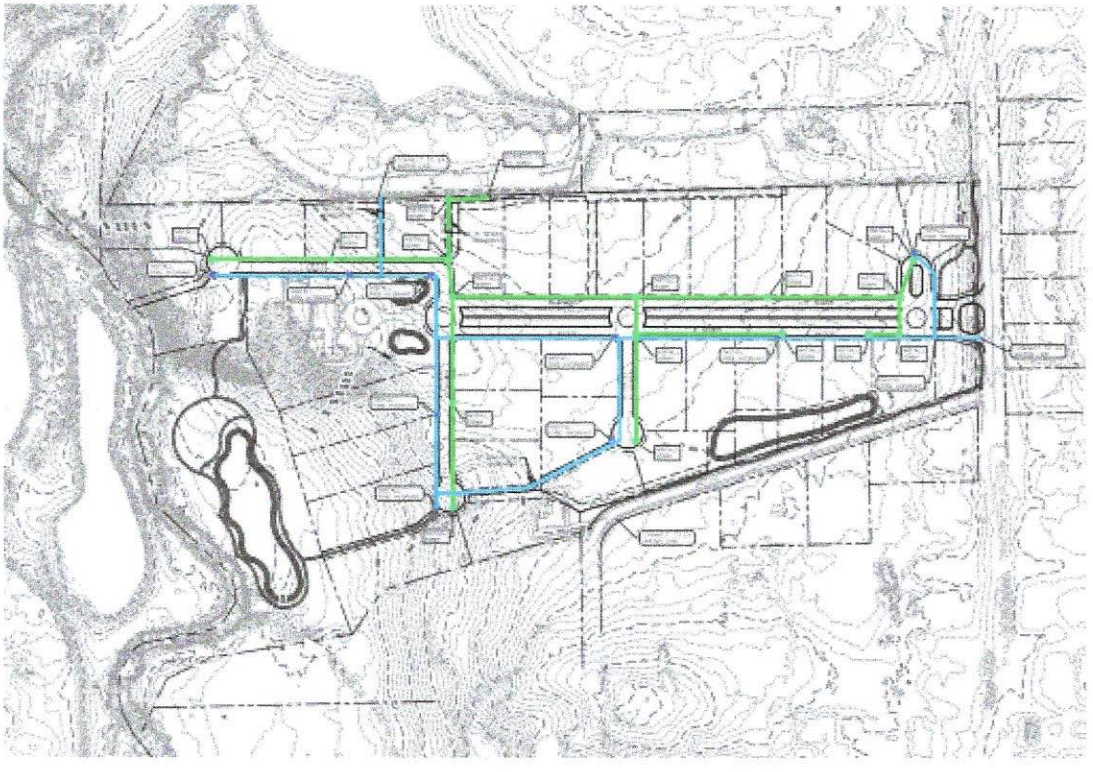

EXISTING CONDITION

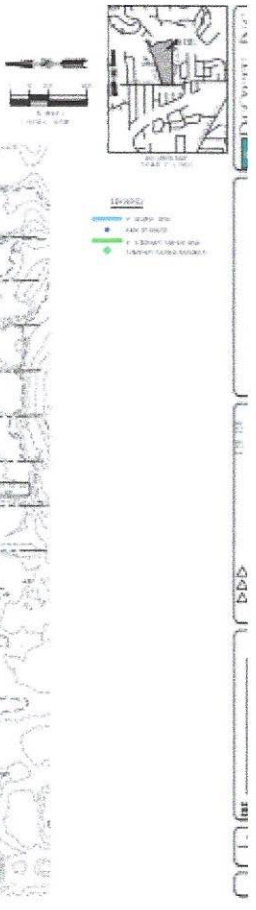

POST-PROJECT CONDITION

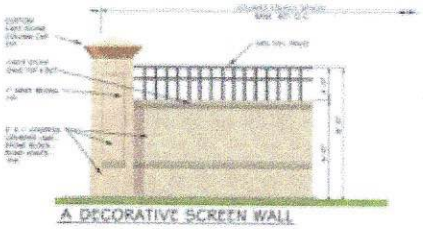




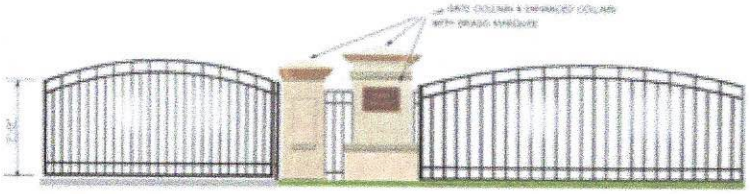




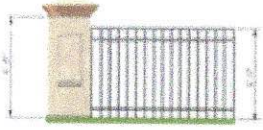




A DECORATIVE SCREEN WALL



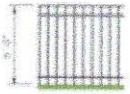
B ENTRY GATE MEDIAN ORNAMENTAL METAL FENCING
GATE & MEDIAN FENCING DESIGN T.B.D.



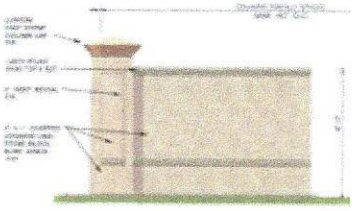
C ORNAMENTAL METAL FENCE
WITH COLUMN TERMINUS



D LOW STONE WALL WITH
ORNAMENTAL METAL FENCE



E ORNAMENTAL
METAL FENCE



F DECORATIVE SCREEN WALL

# SCREENING WALLS

**ORDINANCE O-18-xxxx**

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 43.54 ACRES ON LOTS 1R1 AND 1R2, BLOCK 1, BEAR CREEK PLANTATION ADDITION, LOCATED AT 1312 JOHN MCCAIN ROAD AND 7309 HOLLY LANE FROM THE AG AGRICULTURAL AND R-40 SINGLE FAMILY RESIDENTIAL ZONING DISTRICTS TO THE PUD-R PLANNED UNIT DEVELOPMENT - RESIDENTIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** the City of Colleyville has received an application for a rezoning under Case No. ZC18-019; and

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

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

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

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

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

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

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

Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 43.54 acres on Lots 1R1 and 1R2, Block 1, Bear Creek Plantation Addition, located at 1312 John McCain Road and 7309 Holly Lane from the AG Agricultural and R-40 Single Family Residential zoning districts to the PUD-R Planned Unit Development – Residential zoning district, as depicted in the attached Exhibit "A" and Exhibit "C", and as described in Exhibit "B".

Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.

Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

**1. GENERAL**

a. The purpose of this PUD-R is for a single-family residential development of detached dwelling units.

b. This property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

**2. CONCEPTUAL PLAN AND PLATTING**

a. The street layout and arrangement of lots of the subdivision shall be generally consistent with the Conceptual Site Plan, labeled as Exhibit "C", which shall not

be considered the preliminary plat. The actual street and lot arrangement may differ from that shown on Exhibit "C" to accommodate topographic, drainage, engineering design limitations or other conditions.

b. The developer shall submit and receive approval from the City a Preliminary and Final Plat in accordance with the requirements of the Land Development Code prior to development of this PUD-R.

## 3. PERMITTED USES

a. Single-family residences, detached

b. Common open space areas

## 4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS

Single-family detached residential lot requirements and setbacks shall comply with the following provisions:

| | |
|---|---|
| a. Minimum Lot Size: | 26,000 square feet |
| b. Minimum Lot Width: | 100 feet, except for cul-de-sac lots which shall be a minimum of 67 feet wide, measured at the building setback line |
| c. Front Yard Setback: | 30 feet |
| d. Side Yard Setback: | 10 feet |
| e. Street Side Setback: | 20 feet |
| f. Rear Yard Setback: | 25 feet |
| g. Minimum House Size: | 3,500 square feet for a single-story home; 4,000 square feet for a two-story home. |

## 5. OPEN SPACE

a. This development shall provide not less than approximately 21% common open space, which shall generally be configured as shown in Exhibit "C". All open space areas shall be landscaped and maintained by the Homeowner's Association as described in Exhibit "B".

b. All amenities within the open space areas shall be maintained by the Homeowner's Association.

**6. SCREENING**

a. Perimeter fencing and screening shall be in compliance with the Wall/Fence Diagram included and shown on the Conceptual Site Plan and associated exhibits, labeled as Exhibit "C".

b. Wood fencing between lots is permitted. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry.

c. All lots backing to the Common Open Space lots shall be open style fencing of decorative metal, and/or masonry.

**7. ARCHITECTURAL FEATURES**

a. Masonry Requirement – 100% brick, stone or real stucco masonry. No EIFS or artificial stucco material shall be permitted in the subdivision.

b. Garage Standard – Minimum of a three car garage with wood-like, architecturally enhanced doors.

d. Minimum Roof Pitch – Minimum of a 10:12 roof pitch unless architecturally required to vary, based on home style.

e. Windows – No aluminum windows allowed in the subdivision, only windows of higher quality and every efficiency will be allowed. All windows will be insulated glass with a "low-e" specification.

**8. OTHER**

a. A minimum of two (2) three-inch caliper trees shall be planted within the front yard of each lot by the homebuilder upon construction of a new home, unless quality existing trees are present and saved.

b. Within 60 days of the certificate of occupancy being issued, all lots must be fully landscaped and irrigated, both front and rear yards.

c. Street Design Standards:

- Right-Of-Way: Fifty feet (50')
- Travel Lane Width: Thirty-one feet (31'), back of curb to back of curb

- Turning Radii: Fifteen feet (15')

d. Street "A" (southbound and northbound), is a divided road, intended to preserve the double row of Live Oaks in the median, with paving in each direction of 23' b/b, in separate 42' Private Street ROW's.

e. All residences within the subdivision shall contain automatic fire-sprinkler systems.

Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

**AND IT IS SO ORDERED.**

The first reading and public hearing being conducted on the 7th day of August 2018.

The second reading and public hearing being conducted on the 21st day of August 2018.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 21st day of August 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**

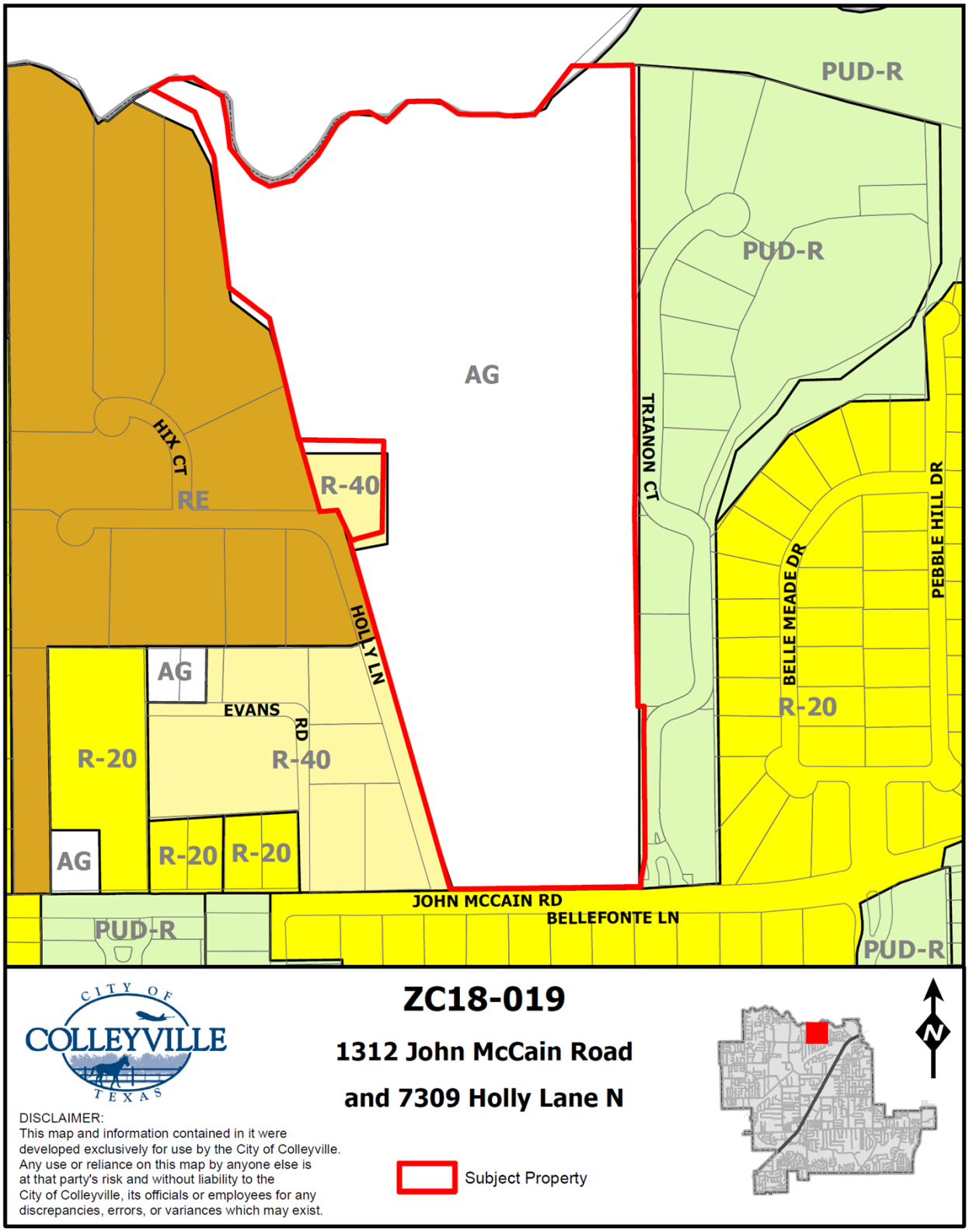
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

**APPROVED AS TO FORM AND LEGALITY:**

Whitt Wyatt
City Attorney

# Exhibit "A" – Location and Zoning Map



# Exhibit "B" – Statement of Planning Objectives

*Oak Alley*

Colleyville, Texas

Zoning Narrative –23 May 2018

*Burk Collins & Co. LTD, Developer* *Sage Group, Inc., Land Planner*

## Statement of Planning Objectives

Oak Alley is a proposed residential neighborhood to be developed by Burk Collins & Co, LTD, under the PUD-R Residential District regulations for residential development in the City of Colleyville. The 43.54 acre property is located on the north side of John McCain Road, just east of Holly Lane and west of, and adjacent to, the Tanglewood gated neighborhood. The property is currently zoned R-40 and AG. The intent here is to rezone the entire property to PUD-R, unifying the property into one cohesive, master planned residential development of the highest quality.

There are currently two occupied single-family homes on the two platted properties that make up this proposal, both of which will be worked into the plan; most of the remaining structures will be removed.

The surrounding area is, for the most part, fully developed with a combination of PUD-R lots ranging from 15,000 s.f. and half acre lots, 30,000 s.f. lots, as well as acre plus sized lots. There are existing subdivisions bordering the subject tract on the entire western, eastern and southern boundaries. The northern boundary is Bear Creek, and is the city limit line. Across the creek is the Timarron Golf Course, and the City of Southlake.

The proposed plan, primarily consisting of 30,000 s.f. lots, has a range of lot sizes from 26,000 sf minimum, up to several acre plus lots (and one 3.3 acre lot for the existing large home) and open space, would fit in well with the neighborhood, as well as be consistent with the city's Future Land Use Plan.

Quality and compatibility with the adjacent residential, as well as the rest of Colleyville is essential, and we have designed this proposal with those goals in mind.

The residences planned for Oak Alley will be very upscale, with selling prices estimated to start at around $2.0 million. The development will center upon, and feature, the existing double row of Live Oaks, installed some years ago by the property owner along either side of the drive, the defining feature of the property. This will continue to enhance the vista toward the "plantation house" at the far end by placing a boulevard (divided) road along either side of it. An expanded greenbelt setback will be dedicated along the John McCain frontage, and will be fully landscaped, as will the other open space areas within the project. Open Space will make up over 21% of the project area.

Oak Alley will be proposed as a gated community with private streets. A double road, divided entry from John McCain Road, positioned to line up with and take advantage of the central double row of Live Oaks, will provide a distinctive and quality main entry. This divided road will serve as a loop road through the development, with the two entries from

John McCain meeting the minimum 100' centerline spacing for two points of emergency access. We propose to build the normal Colleyville street section of 31' (back of curb to back of curb), in a 50' R.O.W., throughout the project, except for the main divided central entry road.

There will be a requirement of at least two street trees for every residential lot to be installed by the home builders, adjacent to the street rights of way, unless there are already existing trees there that are saved. We have worked extensively, in conjunction with our neighbors to the east and west, to provide landscape buffers between the existing homes and the future home sites within Oak Alley. All perimeters boundaries will have 25', fully landscaped buffer easements, as shown on the Development Plan.

The existing and fully developed storm drainage has been carefully analyzed, and will be designed to meet all city regulations and not adversely affect any neighboring properties. There will be a pond constructed along the Holly Lane frontage- in a landscaped setting, which will double as a storm detention facility, to the extent it is necessary.

To encourage pedestrian activity in the neighborhood, sidewalks will be built along the front of each lot, and a connection will be made to the large greenbelt area along Bear Creek, and an amenity for the residents.

The scale and orientation of the development has been designed to have an inviting visual flow with the existing neighborhoods and surrounding uses. The design criteria of the homes will create high quality designed homes in keeping with both the immediate neighborhood and Colleyville as a whole.

## Development Schedule

Oak Alley will most likely be developed in two phases with first phase development commencing upon the successful completion of the zoning and platting and the subsequent approval of the final plat and engineering plans. Construction of homes is anticipated to start immediately upon completion of the subdivision's infrastructure.

## Economic Development Information

Oak Alley will have a total of thirty six (36) homes, each with an estimated average value upon completion of $2,500,000, resulting in an overall tax base of over $90,000,000. At the current tax rate of 2.339023%, the total taxes generated from the development are projected to be $2,105,120, with over $300,000 generated directly for the City at buildout.

## Development Standards

| | |
|---|---|
| Permitted Land Use: | Single Family Residential Detached |
| Minimum House Size: | 3,500 square feet for a single story home, 4,000 square feet for a two story home |
| Minimum Lot Area: | 26,000 s.f. (Average over 35,000 s.f.) |
| Minimum Lot Width: | One Hundred feet (100') measured at the building setback line, except pie-shaped cul-de-sac lots 1 and 2, in which case the minimum shall be sixty seven feet (67') at the building setback line. |
| Front Yard Setbacks: | Thirty feet (30') back of the property line |
| Rear Yard Setbacks: | Twenty Five feet (25') |
| Side Yard Setbacks: | Ten feet (10'). |
| Street-facing Side Yard: | Side yard setbacks on the street side of a corner lot, fronting on another street, shall be 20', except for "key" lots which shall match the front setback of adjacent lots, as shown on the Development Plan. |
| Street Standards: | The streets within Oak Alley are proposed to be private streets with restricted access (gated). All undivided sections will be built to the standard street section of 31' b/b paving, in a 50' Private Street ROW. Street "A" (southbound and northbound), is a divided road, intended to preserve the double row of Live Oaks in the median, with paving in each direction of 23'b/b, in separate 42' Private Street ROW's. |
| Minimum Roof Pitch: | Minimum of a 10:12 roof pitch, unless architecturally required to vary, based on home style. |
| Garage Standard: | Minimum of a three car garage with wood-like, architecturally enhanced doors. |
| Masonry Requirement: | One hundred percent (100%) brick, stone or real stucco masonry. No EIFS or artificial stucco material shall be permitted in the subdivision. |

Additional Elevation Requirements: All plans will be reviewed by the Oak Alley Architectural Review Committee, and will comply with a set of Design Guidelines which will be developed to assure structures and site features of the highest quality. Elevations will have a hierarchy of plate dominance featuring custom front doors and entrances; balanced architectural features and interests with natural tones for paint and exterior finishes. The elevations on all "four sides" shall be addressed in the design to present a finished appearance. Roofing will match the architectural style, and at a minimum, be either 50 lb. Architectural Dimensional shingles, slate, tile or standing seam metal. Each elevation should add interest to the entire streetscape.

Windows: No aluminum widows allowed in the subdivision, only windows of higher quality and energy efficiency will be allowed. All windows will be insulated glass with a "low-e" specification.

Fencing: Wood fencing between lots is permitted. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry. All lots backing to the Common Open Space shall be open style fencing of decorative metal, and/or Masonry.

Where lots back to existing residential lots with fences, the existing fence shall be kept, maintained or improved in coordination with each owner, as shown in the diagram on the Development Plan. Where open space lots border adjacent properties, either the existing fence will be maintained or improved, or a decorative masonry or metal fence will be installed, all in cooperation with the adjacent property owner.

Streetscape Standards: Minimum of two (2) three-inch (3") caliper trees per front yard, unless quality existing trees are present and saved. Fully landscaped and sprinklered front and rear yard within sixty days of completing a house.

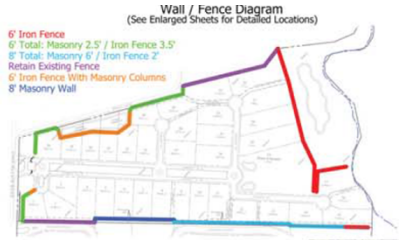
Open Space Maintenance: The open space lots within the subdivision shall be maintained in a consistent, uniform manner by the Oak Alley Homeowners Association through dues collected from the individual homeowners. Membership in the Homeowner's Association is mandatory.

Street Design Standards:

| | |
|---|---|
| Right of Way: | Fifty feet (50') |
| Travel Lane Width: | Thirty-one foot (31'), back of curb to back of curb |
| Turning Radii: | Fifteen feet (15') |

| | |
|---|---|
| Open Space Standards: | Except for the natural tree preservation areas, the Common Open Space shall be fully landscaped and irrigated with a combination of trees and shrubbery pursuant to an approved landscape plan. The Common Open Space shall be owned, operated and maintained by Oak Alley Homeowners Association which shall have a mandatory membership of all homeowners and shall collect dues in amounts satisfactory to maintain the Common Open Space. The Association shall have fine and lien rights as permitted by law to enforce compliance with the rules of the association. |
| Signage: | A monument sign identifying the subdivision shall be built at the gated entry from John McCain Road. |

# Exhibit "C" – Conceptual Zoning Exhibit




**Legend**

- 4' Concrete Sidewalk
- 5' Concrete Trail
- Flood Plain approximate 100 Year
- Floodway
- Common Open Space
- Common Open Space within Floodway
- Residential Lots
- Landscape Easement






**Site Data - Development Plan**

| | | |
|---|---|---|
| Single Family Residential Lots | | 36 |
| Common Areas | | 9 |
| Residential Lots | 68.22% | 29.70 ac. |
| Open Space | 8.45% | 3.68 ac. |
| Open Space Floodway | 12.93% | 5.63 ac. |
| R.O.W. | 10.40% | 4.53 ac. |
| Gross Acreage | 100.00% | 43.54 ac. |

**Density Data**

| | |
|---|---|
| Gross Residential Acreage | 43.54 |
| Gross Residential Density | 0.83 |
| Residential Density Net R.O.W. (R.O.W. = 4.53 ac.) | 0.92 |

**Summary**

| | |
|---|---|
| Residential Lots | 36 |
| Minimum Building Lot Area | 26,000 s.f. |
| Average Building Lot Area | 35,937 s.f. |
| Common Areas | 9 |
| Existing Zoning | AG & R-40 |
| Proposed Zoning | PUD-R |


**Owner:**
Burk & Gloria Collins Trust
1312 John McCain Rd.
Colleyville, TX 76034

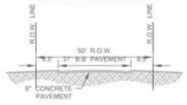
**Surveyor:**
Miller Surveying, Inc.
430 Mid Cities Blvd.
Hurst, TX 76054
Tel: 817-577-1052

**Engineer:**
Deotte, Inc.
420 Johnson Rd., Suite 303
Keller, TX 76248
Tel: 817-337-8899
Contact: Clayton Redinger

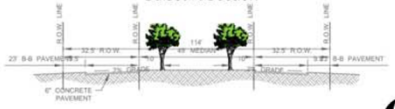
**Applicant:**
Sage Group, Inc.
1130 N. Carroll Ave., Suite 200
Southlake, TX 76092
Tel: 817-424-2626
Contact: Curtis Young

**Planner:**
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626


50' ROW Section




Street A Section




Zoning Exhibit for
Zoning Change Request
From AG & R-40 to PUD-R

Case #ZC18-019

22 JUNE 18

1" = 100'

0 100' 200' 400'

# Development Plan

# Oak Alley

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

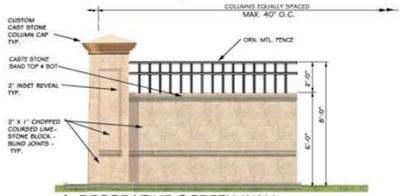
Colleyville, Tarrant County, Texas



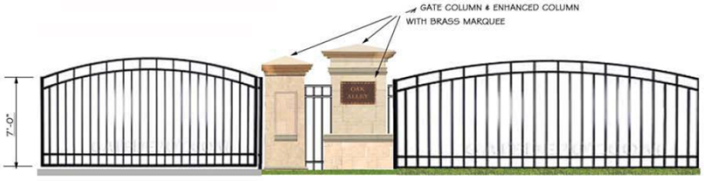

SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste 200
Southlake, Texas 76092
TEL: 817-424-2626

# THE ENTRY

# OAK ALLEY




A DECORATIVE SCREEN WALL




B ENTRY GATE MEDIAN ORNAMENTAL METAL FENCING
GATE & MEDIAN FENCING DESIGN T.B.D.



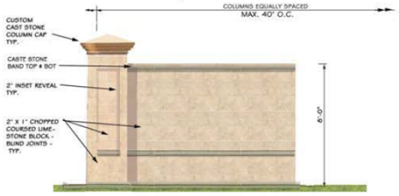

C ORNAMENTAL METAL FENCE
WITH COLUMN TERMINUS




D LOW STONE WALL WITH
ORNAMENTAL METAL FENCE




E ORNAMENTAL
METAL FENCE




F DECORATIVE SCREEN WALL

SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste 200
Southlake, Texas 76092
TEL: 817-424-2626

# SCREENING WALLS & ORNAMENTAL FENCING EXHIBIT

# OAK ALLEY

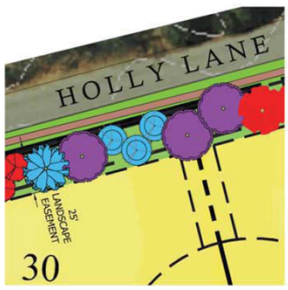
Holly Lane / Western Boundary Landscape Easement -
Landscape Specifications

SHADE TREES

| SYMBOL | PLANT NAME | QUANTITY | SIZE | CONDITION / REMARKS |
|---|---|---|---|---|
| | Live Oak<br>*Quercus virginiana* | | 3" CAL. / 14'-16' HT. /<br>10'-12' SPREAD | single trunk clear to 6', 5 ft/L matching growth |
| | Red Oak<br>*Quercus shumardii* | | 3" CAL. / 14'-16' HT. /<br>10'-12' SPREAD | single trunk clear to 6', 5 ft/L matching growth |
| | Cedar Elm<br>*Ulmus crassifolia* | | 3" CAL. / 14'-16' HT. /<br>10'-12' SPREAD | single trunk clear to 6', 5 ft/L matching growth |

ORNAMENTAL TREES

| SYMBOL | PLANT NAME | QUANTITY | SIZE | CONDITION / REMARKS |
|---|---|---|---|---|
| | Crape Myrtle<br>*Lagerstroemia indica 'Red Rocket'* | | 30 Gal. / 8' HT. / 8' SPREAD | container grown, matching growth |
| | Nellie R. Stevens Holly<br>*Ilex x 'Nellie R. Stevens'* | | 30 Gal. / 8' HT. / 8' SPREAD | container grown, matching growth |
| | Chaste Tree<br>*Vitex agnus-castus* | | 30 Gal. / 8' HT. / 8' SPREAD | container grown, matching growth |




25' LANDSCAPE EASEMENT

3-SHADE TREES, 3 ORNAMENTAL TREES PER 100 L.F. OF LANDSCAPE EASEMENT, CREDIT GIVEN FOR PRESERVING EXISTING TREES.

Eastern Boundary Landscape Easement -
Landscape Specifications

SHADE TREES

| SYMBOL | PLANT NAME | QUANTITY | SIZE | CONDITION / REMARKS |
|---|---|---|---|---|
| | Live Oak<br>*Quercus virginiana* | | 3" CAL. / 14'-16' HT. /<br>10'-12' SPREAD | single trunk clear to 6', 5 ft/L matching growth |
| | Red Oak<br>*Quercus shumardii* | | 3" CAL. / 14'-16' HT. /<br>10'-12' SPREAD | single trunk clear to 6', 5 ft/L matching growth |
| | Cedar Elm<br>*Ulmus crassifolia* | | 3" CAL. / 14'-16' HT. /<br>10'-12' SPREAD | single trunk clear to 6', 5 ft/L matching growth |

ORNAMENTAL TREES

| SYMBOL | PLANT NAME | QUANTITY | SIZE | CONDITION / REMARKS |
|---|---|---|---|---|
| | Crape Myrtle<br>*Lagerstroemia indica 'Red Rocket'* | | 30 Gal. / 8' HT. / 8' SPREAD | container grown, matching growth |
| | Nellie R. Stevens Holly<br>*Ilex x 'Nellie R. Stevens'* | | 30 Gal. / 8' HT. / 8' SPREAD | container grown, matching growth |
| | Chaste Tree<br>*Vitex agnus-castus* | | 30 Gal. / 8' HT. / 8' SPREAD | container grown, matching growth |




25' LANDSCAPE EASEMENT

3-SHADE TREES, 3 ORNAMENTAL TREES PER 100 L.F. OF LANDSCAPE EASEMENT




25' LANDSCAPE EASEMENT
(15' PLANTING AREA)

2 SHADE, 3 ORNAMENTAL TREES PER 100 L.F. OF LANDSCAPE EASEMENT

22 JUNE 18

1" = 20'

0 20' 50' 100'

# Landscape Easement Plantings

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

# Oak Alley

Colleyville, Tarrant County, Texas

STONE



PAVERS



INSPIRATION

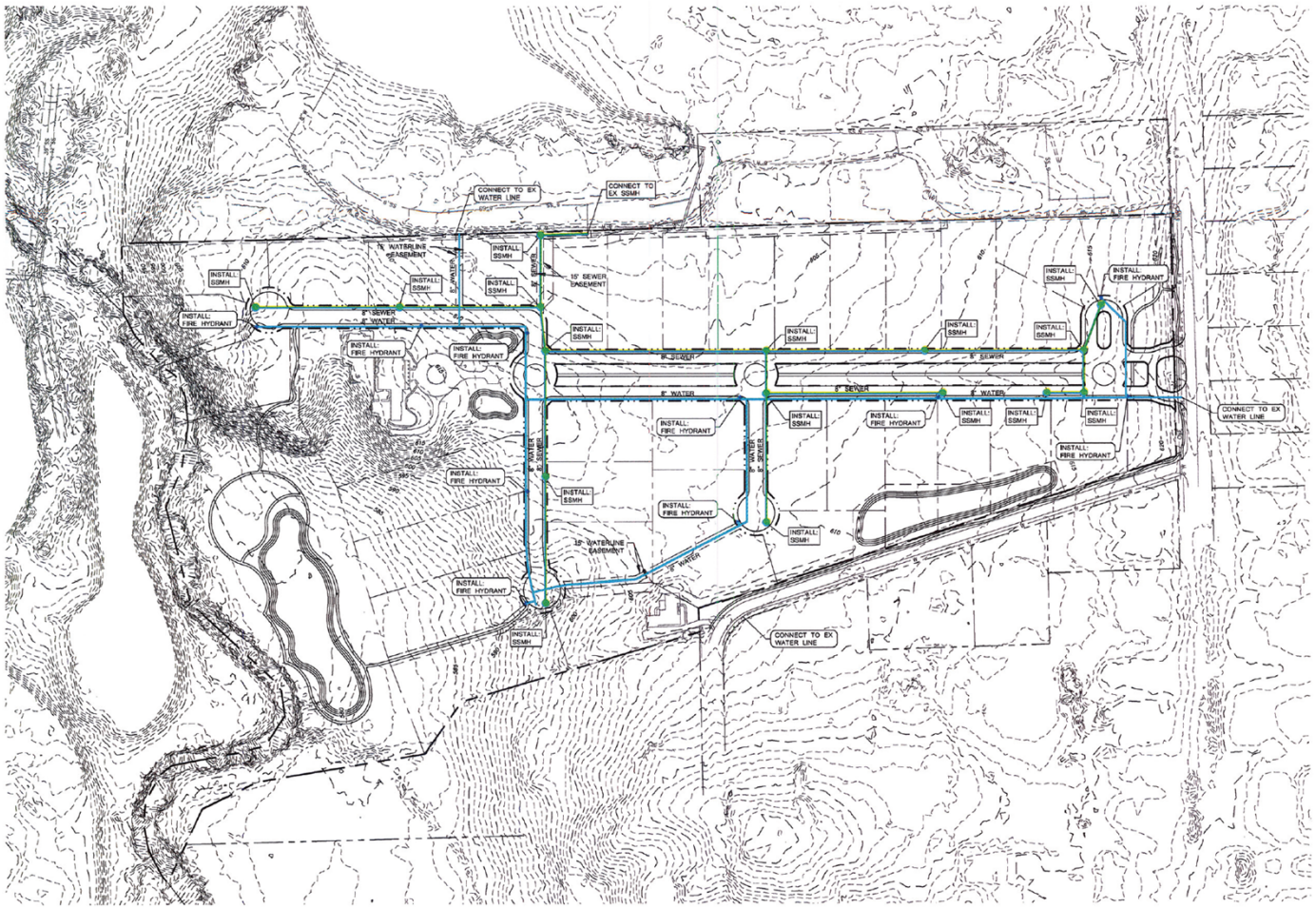




SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste 200
Southlake, Texas 76092
TEL: 817-424-2626

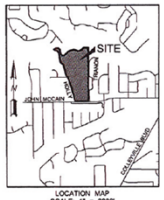
## THE ENTRY

# OAK ALLEY










LOCATION MAP
SCALE: 1" = 2000'

LEGEND

- 8" WATER LINE
- FIRE HYDRANT
- 8" SANITARY SEWER LINE
- SANITARY SEWER MANHOLE

DEOTTE, INC.
CIVIL ENGINEERING LAND
PREPARED FOR: BURK & GEORGA COLLINS TRUST

PRELIMINARY UTILITY PLAN
OAK ALLEY
COLLEYVILLE, TX

BENCHMARKS:

BM1
XXX
ELEV = XXX

BM2
XXX
ELEV = XXX

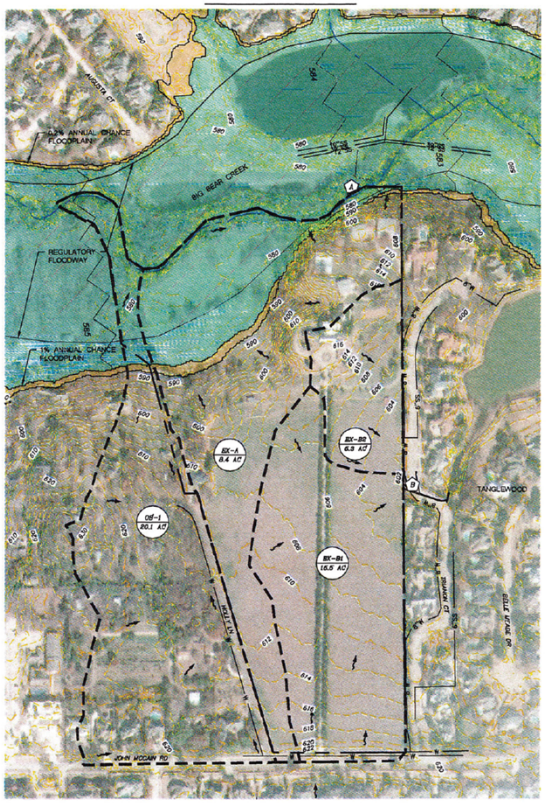
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
BY: Clayton T. Redinger
Reg. No.: 97497
Firm No.: F-3718(TX)
Date: 5/23/2018

Printed by
danmatherne
May 23, 2018 - 11:51am

DOI No. 201712100

2

## EXISTING CONDITION



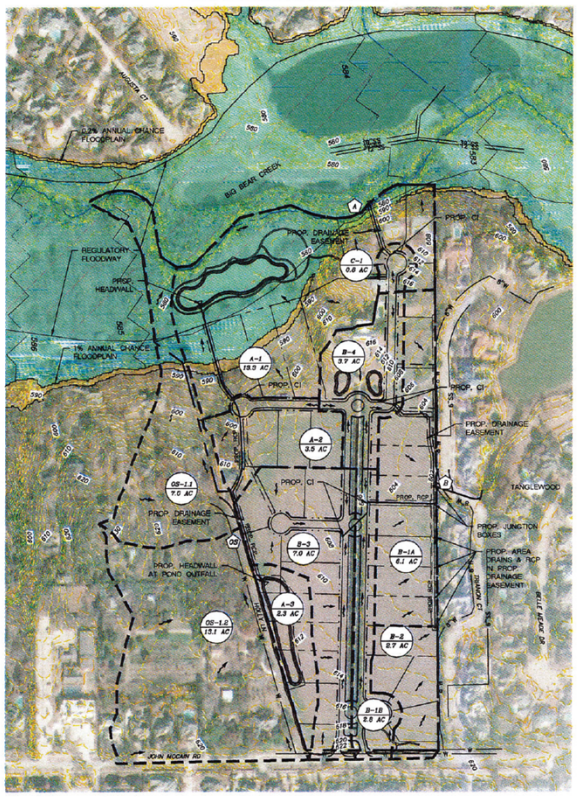

**Rational Method Runoff Calculations - Existing Condition**

| DESIGN POINT | AREA DESIGNATION | AREA (ACRES) | RUNOFF COEFF | $T_c$ (MIN) | $I_5$ (IN/HR) | $Q_5$ (CFS) | $I_{25}$ (IN/HR) | $Q_{25}$ (CFS) | $I_{100}$ (IN/HR) | $Q_{100}$ (CFS) | $I_{500}$ (IN/HR) | $Q_{500}$ (CFS) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | OS-1 | 20.1 | 0.69 | 15 | 3.90 | 47.0 | 4.86 | 58.6 | 5.53 | 66.7 | 6.46 | 77.9 |
| | EX-A | 21.1 | 0.30 | 21 | 3.25 | 20.6 | 4.13 | 26.1 | 4.71 | 29.8 | 5.54 | 35.1 |
| | EX-B1 | 15.5 | 0.30 | 15 | 3.90 | 18.1 | 4.86 | 22.6 | 5.53 | 25.7 | 6.46 | 30.0 |
| | EX-B2 | 5.3 | 0.30 | 15 | 3.90 | 6.2 | 4.86 | 7.7 | 5.53 | 8.8 | 6.46 | 10.3 |
| A | EX-A | 21.1 | 0.30 | 21 | 3.25 | 20.6 | 4.13 | 26.1 | 4.71 | 29.8 | 5.54 | 35.1 |
| B | ALL B | 20.8 | 0.30 | 15 | 3.90 | 24.3 | 4.86 | 30.3 | 5.53 | 34.5 | 6.46 | 40.3 |

| DESIGN POINT | AREA DESIGNATION | $T_c$ (MIN) | $I_5$ (IN/HR) | $Q_5$ (CFS) | $I_{25}$ (IN/HR) | $Q_{25}$ (CFS) | $I_{100}$ (IN/HR) | $Q_{100}$ (CFS) | $I_{500}$ (IN/HR) | $Q_{500}$ (CFS) |
|---|---|---|---|---|---|---|---|---|---|---|
| | OS-1.1 | 15 | 3.90 | 16.4 | 4.86 | 20.4 | 5.53 | 23.2 | 6.46 | 27.1 |
| | OS-1.2 | 15 | 3.90 | 30.7 | 4.86 | 38.2 | 5.53 | 43.5 | 6.46 | 50.8 |
| | A-1 | 15 | 3.90 | 31.1 | 4.86 | 38.8 | 5.53 | 44.1 | 6.46 | 51.6 |
| | A-2 | 15 | 3.90 | 8.2 | 4.86 | 10.2 | 5.53 | 11.6 | 6.46 | 13.6 |
| | A-3 | 15 | 3.90 | 5.4 | 4.86 | 6.7 | 5.53 | 7.6 | 6.46 | 8.9 |
| | B-1A | 15 | 3.90 | 14.3 | 4.86 | 17.8 | 5.53 | 20.2 | 6.46 | 23.6 |
| | B-1B | 15 | 3.90 | 6.6 | 4.86 | 8.2 | 5.53 | 9.3 | 6.46 | 10.9 |
| | B-2 | 15 | 3.90 | 6.3 | 4.86 | 7.9 | 5.53 | 9.0 | 6.46 | 10.5 |
| | B-3 | 15 | 3.90 | 16.4 | 4.86 | 20.4 | 5.53 | 23.2 | 6.46 | 27.1 |
| | B-4 | 15 | 3.90 | 8.7 | 4.86 | 10.8 | 5.53 | 12.3 | 6.46 | 14.3 |
| | C-1 | 15 | 3.90 | 1.4 | 4.86 | 1.7 | 5.53 | 2.0 | 6.46 | 2.3 |
| OS | OS-1.2 | 15 | 3.90 | 30.7 | 4.86 | 38.2 | 5.53 | 43.5 | 6.46 | 50.8 |
| A | ALL A | 15 | 3.90 | 66.7 | 4.86 | 83.7 | 5.53 | 95.4 | 6.46 | 111.5 |
| B | ALL B | 15 | 3.90 | 32.2 | 4.86 | 40.4 | 5.53 | 46.0 | 6.46 | 53.8 |

| DESIGN POINT | AREA DESIGNATION | AREA (ACRES) | RUNOFF COEFF | $T_c$ (MIN) | $I_5$ (IN/HR) | $Q_5$ (CFS) | $I_{25}$ (IN/HR) | $Q_{25}$ (CFS) | $I_{100}$ (IN/HR) | $Q_{100}$ (CFS) | $I_{500}$ (IN/HR) | $Q_{500}$ (CFS) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | OS-1.1 | 7.0 | 0.60 | 15 | 3.90 | 16.4 | 4.86 | 20.4 | 5.53 | 23.2 | 6.46 | 27.1 |
| | OS-1.2 | 13.1 | 0.60 | 15 | 3.90 | 30.7 | 4.86 | 38.2 | 5.53 | 43.5 | 6.46 | 50.8 |
| | A-1 | 13.3 | 0.60 | 15 | 3.90 | 31.1 | 4.86 | 38.8 | 5.53 | 44.1 | 6.46 | 51.6 |
| | A-2 | 3.5 | 0.60 | 15 | 3.90 | 8.2 | 4.86 | 10.2 | 5.53 | 11.6 | 6.46 | 13.6 |
| | A-3 | 2.3 | 0.60 | 15 | 3.90 | 5.4 | 4.86 | 6.7 | 5.53 | 7.6 | 6.46 | 8.9 |
| | B-1A | 6.1 | 0.60 | 15 | 3.90 | 14.3 | 4.86 | 17.8 | 5.53 | 20.2 | 6.46 | 23.6 |
| | B-1B | 2.8 | 0.60 | 15 | 3.90 | 6.6 | 4.86 | 8.2 | 5.53 | 9.3 | 6.46 | 10.9 |
| | B-2 | 2.7 | 0.60 | 15 | 3.90 | 6.3 | 4.86 | 7.9 | 5.53 | 9.0 | 6.46 | 10.5 |
| | B-3 | 7.0 | 0.60 | 15 | 3.90 | 16.4 | 4.86 | 20.4 | 5.53 | 23.2 | 6.46 | 27.1 |
| | B-4 | 3.7 | 0.60 | 15 | 3.90 | 8.7 | 4.86 | 10.8 | 5.53 | 12.3 | 6.46 | 14.3 |
| | C-1 | 0.6 | 0.60 | 15 | 3.90 | 1.4 | 4.86 | 1.7 | 5.53 | 2.0 | 6.46 | 2.3 |
| OS | OS-1.2 | 13.1 | 0.60 | 15 | 3.90 | 30.7 | 4.86 | 38.2 | 5.53 | 43.5 | 6.46 | 50.8 |
| A | ALL A | 19.1 | 0.60 | 15 | 3.90 | 44.7 | 4.86 | 55.7 | 5.53 | 63.4 | 6.46 | 74.0 |
| B | ALL B | 22.3 | 0.60 | 15 | 3.90 | 52.2 | 4.86 | 65.0 | 5.53 | 74.0 | 6.46 | 86.4 |

## POST-PROJECT CONDITION




**Rational Method Runoff Calculations - Post-Project Condition**

| DESIGN POINT | AREA DESIGNATION | AREA (ACRES) | RUNOFF COEFF | $T_c$ (MIN) | $I_5$ (IN/HR) | $Q_5$ (CFS) | $I_{25}$ (IN/HR) | $Q_{25}$ (CFS) | $I_{100}$ (IN/HR) | $Q_{100}$ (CFS) | $I_{500}$ (IN/HR) | $Q_{500}$ (CFS) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | OS-1.1 | 7.0 | 0.60 | 15 | 3.90 | 16.4 | 4.86 | 20.4 | 5.53 | 23.2 | 6.46 | 27.1 |
| | OS-1.2 | 13.1 | 0.60 | 15 | 3.90 | 30.7 | 4.86 | 38.2 | 5.53 | 43.5 | 6.46 | 50.8 |
| | A-1 | 13.3 | 0.60 | 15 | 3.90 | 31.1 | 4.86 | 38.8 | 5.53 | 44.1 | 6.46 | 51.6 |
| | A-2 | 3.5 | 0.60 | 15 | 3.90 | 8.2 | 4.86 | 10.2 | 5.53 | 11.6 | 6.46 | 13.6 |
| | A-3 | 2.3 | 0.60 | 15 | 3.90 | 5.4 | 4.86 | 6.7 | 5.53 | 7.6 | 6.46 | 8.9 |
| | B-1A | 6.1 | 0.60 | 15 | 3.90 | 14.3 | 4.86 | 17.8 | 5.53 | 20.2 | 6.46 | 23.6 |
| | B-1B | 2.8 | 0.60 | 15 | 3.90 | 6.6 | 4.86 | 8.2 | 5.53 | 9.3 | 6.46 | 10.9 |
| | B-2 | 2.7 | 0.60 | 15 | 3.90 | 6.3 | 4.86 | 7.9 | 5.53 | 9.0 | 6.46 | 10.5 |
| | B-3 | 7.0 | 0.60 | 15 | 3.90 | 16.4 | 4.86 | 20.4 | 5.53 | 23.2 | 6.46 | 27.1 |
| | B-4 | 3.7 | 0.60 | 15 | 3.90 | 8.7 | 4.86 | 10.8 | 5.53 | 12.3 | 6.46 | 14.3 |
| | C-1 | 0.6 | 0.60 | 15 | 3.90 | 1.4 | 4.86 | 1.7 | 5.53 | 2.0 | 6.46 | 2.3 |
| OS | OS-1.2 | 13.1 | 0.60 | 15 | 3.90 | 30.7 | 4.86 | 38.2 | 5.53 | 43.5 | 6.46 | 50.8 |
| A | ALL A | 19.1 | 0.60 | 15 | 3.90 | 44.7 | 4.86 | 55.7 | 5.53 | 63.4 | 6.46 | 74.0 |
| B | ALL B | 22.3 | 0.60 | 15 | 3.90 | 52.2 | 4.86 | 65.0 | 5.53 | 74.0 | 6.46 | 86.4 |

OWNER:

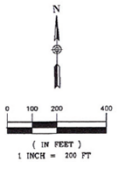
BURK & GLORIA COLLINS TRUST

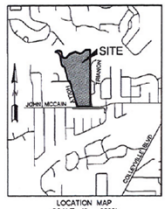
ENGINEER:

DEOTTE, INC.
420 JOHNSON RD. SUITE 303
KELLER, TEXAS 76248
(817) 337-8800
CONTACT: CLAYTON REDINGER

APPLICANT:

SAGE GROUP, INC.
1130 N. CARROLL AVE., SUITE 200
SOUTHLAKE, TEXAS 76092
(817) 424-2626
CONTACT: CURTIS YOUNG




LOCATION MAP
SCALE 1" = 2000'

LEGEND

- A-1 / XX.X AC — DRAINAGE AREA LABEL
- FLOW ARROW
- DRAINAGE DIVIDE
- EXISTING CONTOUR MINOR
- 500 — EXISTING CONTOUR MAJOR
- A — DESIGN POINT

NOTES:

1. PROPOSED GRADING IMPROVEMENTS WITHIN THE REGULATORY FLOODWAY OF BIG BEAR CREEK WILL LIKELY REQUIRE A CLOMR SUBMITTAL THROUGH FEMA AT A LATER DATE DETAILING HYDRAULIC IMPACT DUE TO DEVELOPMENT.
2. ULTIMATE CONFIGURATION AND SIZING OF PROPOSED IMPROVEMENTS MAY CHANGE SLIGHTLY IN FINAL DESIGN.
3. TOPOGRAPHY OBTAINED THROUGH TEXAS NATURAL RESOURCE INFORMATION SERVICE (TNRIS), 2009, NAVD 88 VERTICAL DATUM.
4. REF. TANGLEWOOD RECORD DRAWINGS (STAMPED 08-23-02) FOR DOWNSTREAM STORM DRAINAGE CAPACITY & CONFIGURATION.
5. BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLANE COORDINATES. NORTH CENTRAL ZONE, US FEET.

**Time of Concentration or Travel Time Worksheet**

Project: Oak Alley
By: DAC
Date: 5/23/2018
Location: Colleyville, TX
Condition (Present/Proposed): Current Conditions

**SHEET FLOW (Applicable to $T_c$ only)**

| SEGMENT ID | OS-1 | EX-A | EX-B1 | EX-B2 |
|---|---|---|---|---|
| 1. Surface Description | Pavement | D. Grass | D. Grass | D. Grass |
| 2. Manning's Roughness Coefficient | 0.011 | 0.240 | 0.240 | 0.240 |
| 3. Flow Length, L (total L <= 300ft)...(ft) | 100 | 100 | 100 | 100 |
| 4. Two-yr 24 hr rainfall, $P_{2}$...(in) | 4 | 4 | 4 | 4 |
| 5. Land Slope, s...(ft/ft) | 0.021 | 0.05 | 0.05 | 0.03 |
| 6. $T_c=(.007*(nL)^{0.8})/(P_2^{0.5}*s^{0.4})$...(hr) | 0.02 | 0.15 | 0.15 | 0.18 |
| 6. $T_c=(.007*(nL)^{0.8})/(P_2^{0.5}*s^{0.4})$...(min) | 1.06 | 8.85 | 8.85 | 10.85 |

**SHALLOW CONCENTRATED FLOW**

| SEGMENT ID | OS-1 | EX-A | EX-B1 | EX-B2 |
|---|---|---|---|---|
| 7. Surface description (paved or unpaved) | UNPAVED | UNPAVED | UNPAVED | UNPAVED |
| 8. Flow Length, L ...(ft) | 200 | 200 | 200 | 200 |
| 9. Watercourse slope, s...(ft/ft) | 0.022 | 0.02 | 0.024 | 0.02 |
| 10. Average velocity, V...(ft/sec) | 2.4 | 2.25 | 2.5 | 2.25 |
| 11. $T_c=L/(3600*V)$...(hr) | 0.02 | 0.02 | 0.02 | 0.02 |
| 11. $T_c=L/(3600*V)$...(min) | 1.38 | 1.48 | 1.33 | 1.48 |

**CHANNEL FLOW**

| SEGMENT ID | OS-1 | EX-A | EX-B1 | EX-B2 |
|---|---|---|---|---|
| 12. Cross section flow area, a...($ft^2$) | | | | |
| 13. Wetted perimeter, $P_w$...(ft) | | | | |
| 14. Hydraulic radius, r=a/$P_w$...(ft) | | | | |
| 15. Channel slope, s...(ft/ft) | | | | |
| 16. Manning's Roughness Coefficient, n | | | | |
| 17. V = (1.49 $r^{2/3}s^{1/2}$)/n...(ft/sec) | 4 | 4 | 4 | 4 |
| 18. Flow length, L...(ft) | 1760 | 2595 | 872 | 393 |
| 19. $T_c=L/(3600*V)$...(hr) | 0.12 | 0.18 | 0.06 | 0.03 |
| 19. $T_c=L/(3600*V)$...(min) | 7.33 | 10.82 | 3.63 | 1.64 |
| | | | | |
| Watershed Area (ac) | | | | |
| 20. Total Watershed or subareaT, or $T_c$...(hr) | 0.16 | 0.39 | 0.23 | 0.23 |
| 20. Total Watershed or subareaT, or $T_c$...(min) | 9.79 | 21.14 | 13.81 | 13.97 |
| $T_c$ ROUNDED (MIN 15 min.) | 15 | 21 | 15 | 15 |


DEOTTE, INC.
CIVIL ENGINEERING & PLANNING
420 JOHNSON ROAD, SUITE 303, KELLER, TEXAS 76248
817.337.8800 Office | 817.337.8801 Fax
REGISTERED FOR: BOOK & GOLDEN COLLINS TRUST


PRELIMINARY DRAINAGE AREA MAP
OAK ALLEY
COLLEYVILLE, TX

BENCHMARKS

BM1
XXX
ELEV = XXX

BM2
XXX
ELEV = XXX

| | | |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |

THIS DOCUMENT IS FOR INTERIM REVIEW AND SHALL NOT BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
Prepared by: T. Redinger
Reg. No.: 97457
Reg. No.: 17-1-1(10)
Date: 5/23/2018

Printed by
dandaniey
May 23, 2018 - 12:33pm

DOI No. 201712100

1

***TANGLEWOOD ESTATES MAINTENANCE ASSOCIATION***

October 28, 2018

Ben Bryner
City of Colleyville
100 Main Street
Colleyville, Texas 76034

Re: Oak Alley, 1312 John McCain Road, Rezoning Case No. ZC18-019

Dear Ben,

Please note that we are in support of the above referenced development.
The recent revisions made to both the PUD Zoning Ordinance and the CC&R's are now in conformance with our Letter Agreement dated June 25, 2018.

Thank You,

Tanglewood Estates Maintenance Association
President
Date: October 29, 2018

## OAK ALLEY AND TANGLEWOOD ESTATES MAINTENANCE ASSOCIATION AGREEMENT

**June 25, 2018**

This letter is to confirm the agreement between Burk Collins, as owner of the property to be known as "Oak Alley" and the Tanglewood Estates Maintenance Association, concerning the zoning request currently under consideration for the property by the City of Colleyville. The plans and documents for the request have been prepared by Curtis Young of the Sage Group and are to be considered a part of this agreement. Based on the content of those plans, and the agreements outlined below, included in the zoning filings and approval, and strictly enforced by the city, we can be supportive of the development plan submitted. The Tanglewood Estates Maintenance Association will agree to send a letter to the Zoning Board and the City Council simply stating that they support the Oak Alley development.

This letter and list of agreements, with attachments, is designed to lay out, in layman's terms our understanding of the agreement which must be formalized in the zoning filings and approvals and which we expect any developer of the property currently being referred to as Oak Alley to honor.

The plan we understand has been filed is shown as "Attachment A" which is a 36-lot concept with a 25-foot landscape easement on the east side. If any changes in the zoning "Development Plan" are made, we reserve the right to change our support or lack thereof for the plan and the associated agreements. In such event that Tanglewood Estates Maintenance Association withdraws their support then this agreement shall become null and void.

Attachments B, C, and D show the detail of how the wall will be configured along the east side. Beginning at the Botik property (behind lot #5), a wall will attach to the existing wall that is 8' of stone masonry with no iron on top (examples, shown as Exhibit E, F, and G are of Texas limestone, and expected finish is not smooth). As the wall passes the Botik and Venemeyer properties (behind lots 5 – 9), the wall will follow the west boundary of the landscape easement. In other words, the landscape easement will be on the Tanglewood side of the wall. (Attachment B) Once reaching the end of the Venemeyer property line (after lot 9), the wall will move over so that 15' of the 25' will be on the Oak Alley side of the wall, and 10' will be on the Tanglewood side of the wall (Attachment C). The wall will become 6' masonry with 2' iron on top. Upon reaching the boundary of the Bradshaw property, it will remain 6'masonry plus 2' iron and move to the boundary of Tanglewood and Oak Alley and extend until the steep slope which leads into Bear Creek where it will then become an iron fence to the end of the property (exact location to be determined and marked) (Attachment D). All property on the Tanglewood side of the wall will be considered landscape easement to be deeded to Tanglewood HOA.

Both parties also have the following agreements:

1. Oak Alley developers agree to build the wall along the boundary prior to any homes being built. The wall will be paid for and maintained in perpetuity by the Oak Alley HOA.
2. The portion of the landscape easement that will be on the Tanglewood side will be deeded as common area to the Tanglewood Maintenance Association (Tanglewood Maintenance Association will in turn deed the section in the yards of the Botiks and Venemeyers to them to plant and care for). This deeding shall be legally binding and executed within 30 days

of final plat approval, consistent with the above-mentioned zoning plan. Oak Alley will sign a binding Letter Of Intent to deed this portion of the landscaping easement to Tanglewood HOA subject to a final zoning approval and final plat approval as outlined in the plan.

3. The landscape easement on the Oak Alley side of the wall will be graded and prepared for easy planting (for example, on part of the easement there is currently a hard-top road that will be removed and the land graded so that no other work is required to plant and landscape the area). This shall occur prior to the wall installation, which will be before any homes being built.
4. A landscape plan for planting the landscape easement on the Oak Alley side of the wall which adequately address the issue of green space buffer screening for Tanglewood, as per our discussions with Curtis, will be submitted to the city as part of the zoning request.
5. The green space plantings will take place immediately (allowing for appropriate seasonal considerations) after the wall is installed, prior to construction of homes and will be irrigated with temporary irrigation. Replacements of any plant materials that die or seem to be failing will be made in a timely manner based on the next seasonal opportunity to replace.
6. CC&R's will specify that homeowners who have these green space plantings in their yards will be required to maintain such plantings and not remove them and also replace any that die or are failing in a timely manner based on the next seasonal opportunity to replace.
7. The CC&R's for Oak Alley will be similar to those for Quail Hollow in Westlake, TX and will require the highest architectural standards for the home, including the same architectural standards for the front, side and rear of each of the homes. The standards should be higher than those of Tanglewood HOA and will include such provisions as no wood fencing on any property.
8. An engineering drainage study will be done or approved by the city and Oak Alley developers will abide by recommendations of the study, conforming to the City Master Plan and Texas Water Code. Oak Alley agrees that they will not cause any adverse impact (as defined by Fort Worth's iSWMM manual) to water runoff into the Tanglewood Estates HOA pond which increases the volume or velocity of water or potentially causes the pond to flood or be overwhelmed in handling the water during heavy rains. If such an impact to the limits within iSWMM is expected or occurs, Oak Alley developers agree to make necessary changes to the output area of the Tanglewood HOA pond to allow faster exit of the water from the pond. (Tanglewood agrees to allow sufficient access for data collection and construction of said improvements.) Precautions and provisions should be made to assure the lake depth remains the same as its current state and Oak Alley developers commit to remediate if any significant silt enters the pond during the construction process. Please see attachment of original drainage study for reference.

Signatures:

Oak Alley, LLC, Burk Collins, 1312 John McCain Rd

Mark & Josie Allen, 7305 Trianon Ct

Don & Barbara Botik, 7208 Trianon Ct

Tom & Barbara Bradshaw, 7316 Trianon Ct

Chris & Cathy Cheatwood, 7213 Trianon Ct.

Alan & Cheryl Fonner, 7320 Trainon Ct.

Leonard & April Hudson, 7201 Trianon Ct.

Mark & Christine Gottfredson 7321 Trianon Ct.

Mary & Jerry Huffman, 7309 Trianon Ct

Chuck & Connie Mady, 7301 Trianon Ct

Michael Venemeyer & Andrea Holinga, 7212 Trainon Ct.

# ORDINANCE O-18-2056

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 43.54 ACRES ON LOTS 1R1 AND 1R2, BLOCK 1, BEAR CREEK PLANTATION ADDITION, LOCATED AT 1312 JOHN MCCAIN ROAD AND 7309 HOLLY LANE FROM THE AG AGRICULTURAL AND R-40 SINGLE FAMILY RESIDENTIAL ZONING DISTRICTS TO THE PUD-R PLANNED UNIT DEVELOPMENT - RESIDENTIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** the City of Colleyville has received an application for a rezoning under Case No. ZC18-019; and

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

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

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

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

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

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

**WHEREAS,** The City Council acknowledges the existence of a binding letter of intent between the developer and the Tanglewood HOA dated June 27, 2018 (LOI) containing certain mutual covenants between these two parties related to the development of the property described herein and that said parties intend on performing the covenants contained therein, provided said performance does not expressly conflict with applicable law or this ordinance.

**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 43.54 acres on Lots 1R1 and 1R2, Block 1, Bear Creek Plantation Addition, located at 1312 John McCain Road and 7309 Holly Lane from the AG Agricultural and R-40 Single Family Residential zoning districts to the PUD-R Planned Unit Development – Residential zoning district, as depicted in the attached Exhibit “A” and Exhibit “C”, and as described in Exhibit “B”.

Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.

Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

**1. GENERAL**

a. The purpose of this PUD-R is for a single-family residential development of no more than 35 single-family detached dwelling units.

b. This property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

c. Temporary fencing shall be installed during development construction.

d. All permanent perimeter wall/fencing shall be installed prior to home construction within the development and maintained in perpetuity by the Oak Alley HOA.

e. No development-related access shall come from Holly Lane and all construction related activity shall be prohibited within the public ROW along Holly Lane, including without limitation, the operation, parking, and storing of construction equipment or vehicles.

**2. CONCEPTUAL PLAN AND PLATTING**

a. The street layout and arrangement of lots of the subdivision shall be generally consistent with the Preliminary Plat and Development Plan, labeled as Exhibit "C" & "D" respectively. The actual street and lot arrangement presented as a Final Plat may differ from that shown on Exhibit "C" to accommodate topographic, drainage, engineering design limitations, or other conditions. However, the Final Plat shall not differ in the number of lots allowed or any of the specific conditions provided herein.

b. The developer shall submit and receive approval from the City a Preliminary Plat and Final Plat in accordance with the requirements of the Land Development Code prior to development of this PUD-R.

c. Preliminary Plat shall include measurement of buildable area and lot size for each lot within the development.

d. Pedestrian access easements shall be provided to Holly Lane and John McCain and depicted on the Final Plat.

**3. PERMITTED USES**

a. Single-family residences, detached, and accessory uses/structures per regulations of the R-30 zoning district, except where amended herein.

b. Common open space areas

c. The existing structure commonly known as the foreman's house (7309 Holly Lane) shall be demolished and removed within twenty-four (24) months of final plat approval.

**4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS**

Single-family detached residential lot requirements and setbacks shall comply with the following provisions:

| | |
|---|---|
| a. Minimum Lot Size: | 26,000 square feet minimum lot size for lots 1 and 3; 23,000 square feet minimum lot size for lots 32, 33, 34 and 35 (pond is to be conveyed to HOA and not calculated in lot size).<br><br>30,000 square feet for no more than 29 residential lots. |
| b. Minimum Lot Width: | One Hundred feet (100') measured at the building setback line, except pie-shaped cul-de-sac lots 1 and 2, in which case the minimum shall be sixty seven feet (67') at the building setback line |
| c. Front Yard Setback: | 30 feet |
| d. Side Yard Setback: | 10 feet |
| e. Street Side Setback: | 20 feet, except for "key" lots which shall match the front setback of adjacent lots, as shown on the Development Plan |
| f. Rear Yard Setback: | 25 feet, except where noted below and/or on the Development Plan |
| g. Minimum House Size: | 4,300 square feet |
| h. Maximum Lot Coverage: | 25 percent |

i. Lot 29 shall be limited to a single-story structure, and the rear setback shall be no less than 10' from Open Space Lot 10 (setback shall apply to all primary and accessory structures)

j. Lots 31, 32, 33, 34, & 35 shall provide for a rear building setback from either Open Space Lot 10, or the the “wall and landscape easement” of no less than 15 feet (setback shall apply to all primary and accessory structures)
k. Lots 4, 5, 6, 7, 8, 9, 10 & 11 shall provide for a rear building setback from the western boundary of the “landscape and wall easement” of no less than 50 feet (setback shall apply to all primary and accessory structures).
l. Lots 12, 13 & 14 shall have no accessory structures in the rear yard, behind the primary house and/or garage.

**5. OPEN SPACE**

a. This development shall provide not less than approximately 20% common open space, which shall generally be configured as shown in Exhibit “D”. All open space areas shall be landscaped and maintained by the Homeowner’s Association as described in Exhibit “B”.

b. All amenities within the open space areas shall be maintained by the Homeowner’s Association. A landscape and pond maintenance plan shall be provided in conformance with the Declaration of Covenants, Conditions, and Restrictions as required by this PUD-R and the Perimeter Fencing Exhibits as attached in Exhibit “D”.

c. Landcaping easements along the east border of the development (Tanglewood) to be deeded to the Tanglewood Maintenance Association shall be conveyed and improved within 30 days of the Final Plat being recorded at the county. All green space improvements shall be installed immediately following wall/fence construction and shall be adequately irrigated and maintained to assure compliance with landscape plan.

**6. SCREENING**

a. Perimeter fencing and screening shall be in compliance with the Wall/Fence Diagram included and shown on the Conceptual Site Plan and associated exhibits, labeled as Exhibit “D”.

b. Wood, plastic or chain-link fencing is not permitted. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry. Double fencing shall be prohibited.

c. All lots backing to the Common Open Space lots shall be open style fencing of decorative metal, and/or masonry.

**7. ARCHITECTURAL FEATURES**

a. Masonry Requirement – 80% masonry (brick, stone, or stucco over CMU) shall be required on all structures. No EIFS or artificial stucco material (Dryvit systems or Styrofoam products) shall be permitted in the subdivision.

b. Garage Standard – Minimum of a three car garage with wood or wood-clad architecturally enhanced doors.

d. Minimum Roof Pitch – Minimum of a 10:12 roof pitch unless architecturally required to vary, based on home style and with approval of the HOA's Architectural Review Committee.

e. Windows – No aluminum windows allowed in the subdivision, only windows of higher quality and efficiency will be allowed. All windows will be insulated glass with a "low-e" specification.

f. Wood, plastic, PVC, or chain-link type fences shall be prohibited.

**8. OTHER**

a. A minimum of two (2) three-inch caliper trees shall be planted within the front yard of each lot by the homebuilder upon construction of a new home, unless quality existing trees are present and saved.

b. Within 60 days of the final inspection/certificate of occupancy being issued for the primary residential structure, all lots must be fully landscaped and irrigated, both front and rear yards.

c. The streets within Oak Alley are proposed to be private streets with restricted access (gated).

d. Street Design Standards:

- Right-Of-Way: Fifty feet (50')
- Travel Lane Width: Thirty-one feet (31'), back of curb to back of curb
- Turning Radii: Fifteen feet (15')

e. Street “A” (southbound and northbound), is a divided road, intended to preserve the double row of Live Oaks in the median, with paving in each direction of 25’ b/b, in separate 32.5’ Private Street ROW’s.

f. All residences within the subdivision shall contain automatic fire-sprinkler systems.

g. An enhanced entry feature, as depicted in Exhibit “D” and hereto attached, shall be erected along the John McCain Road frontage and shall serve as the entryway to the development.

h. The construction entrance(s) shall be on John McCain Road only. Access from Holly Lane shall be prohibited including the property commonly known as the foreman’s house (7309 Holly Lane).

i. Appropriate construction methods shall be utilized to ensure that the ponds are able to hold the volumes of water contemplated in the final design plans and retain the water in the manner in which the ponds are designed. The north pond shall maintain at least 2 feet of storage capacity over the low water elevation design. All ponds shall be owned and maintained in an appropriate manner by the Oak Alley HOA.

j. A water main loop shall be connected to the existing water main on Holly Lane between Lot 23 and Lot 29. Said pipe installation, sizing, and material shall be approved by the City Engineer.

k. Pedestrian access to the north pond walking trail shall be provided via public easement from Holly Lane.

l. Storm sewer installation and connection shall be made to drain the area west of Lot 33 (west of Holly Lane) into the new detention pond traversing Lots 32, 33, and 34. Said pipe installation, sizing, and material shall be approved by the City Engineer.

m. Street lights, and the cost of electricity for the lights, shall be the responsibility of the HOA. Diverters/shields shall be installed on all street lights adjacent to perimeter homes.

n. The proposed pond along Holly Lane shall be constructed at an adequate depth to assure a high level of water

quality, shall have a deep well available for make-up water, and shall be maintained in an appropriate manner by the Oak Alley HOA.

o. The City reserves the right to revisit this PUD ordinance if the property is not final platted within 48 months of the date of Council approval.

**9. HOA DOCUMENTS**

a. At a minimum, the agreements, covenants and restrictions establishing and creating the homeowners' association required herein (CCRs) shall contain and/or provide for the following:

1) The initial term of the agreement, covenants and restrictions establishing and creating the homeowners' association shall be for a period of not less than 25 years and, if not established to be perpetual, shall automatically renew for successive periods of not less than 10 years thereafter;

2) The homeowners' association may not be dissolved without the prior written consent of the City Council;

3) Provisions acceptable to the City to ensure the continuous and perpetual use, operation, maintenance and/or supervision of all facilities, structures, improvements, systems, open space or common areas that are the responsibility of the homeowners' association and to establish a reserve fund for such purposes;

4) Provisions prohibiting the amendment of any portion of the homeowners' association's agreements, covenants or restrictions pertaining to the use, operation, maintenance and/or supervision of any facilities, structures, improvements, systems, area or grounds that are the responsibility of the homeowners' association without the prior written consent of the City Council;

5) The right and ability of the City or its lawful agents, after due notice to the homeowners' association, to remove any landscape systems, features or elements that cease to be maintained by the homeowners' association; to

perform the responsibilities of the homeowners' association and its board of directors if the homeowners' association fails to do so in compliance with any provisions of the agreements, covenants or restrictions of the homeowners' association, or of any applicable City ordinances or regulations; to assess the homeowners' association for all costs incurred by the City in performing said responsibilities if the homeowners' association fails to do so; and/or to avail itself of any other enforcement actions available to the City pursuant to state law or City ordinances or regulations; and

6) Provisions indemnifying and holding the City harmless from any and all costs, expenses, suits, demands, liabilities or damages including attorney's fees and costs of suit, incurred or resulting from the City's removal of any landscape systems, features or elements that cease to be maintained by the homeowners' association or from the City's performance of the aforementioned operation, maintenance or supervision responsibilities of the homeowners' association due to the homeowners' association's failure to perform said responsibilities.

7) No boat, marine craft, hovercraft, recreational vehicle, pick-up camper, travel trailer, motor home, camper body or similar vehicle or equipment may be parked in public view for more than 24 consecutive hours within the development.

8) The HOA should make every effort to prevent unsightly structures or uses that can be visible from the neighbors outside the development.

9) Clothes lines or outside washing or drying of clothes shall be prohibited.

10) Garage doors should be of a side-load design or screened from street view and lots in adjacent neighborhoods.

11) Whenever possible, storage/shed buildings should be limited in height to avoid viewing by neighbors and subject to all building setback requirements.

12) Architectural design guidelines that include building rendering/evaluation illustrations.

Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

**AND IT IS SO ORDERED.**

The first reading and public hearing being conducted on the 7th day of August 2018.

The second reading and public hearing being conducted on the 4th day of December 2018.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 4th day of December 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**

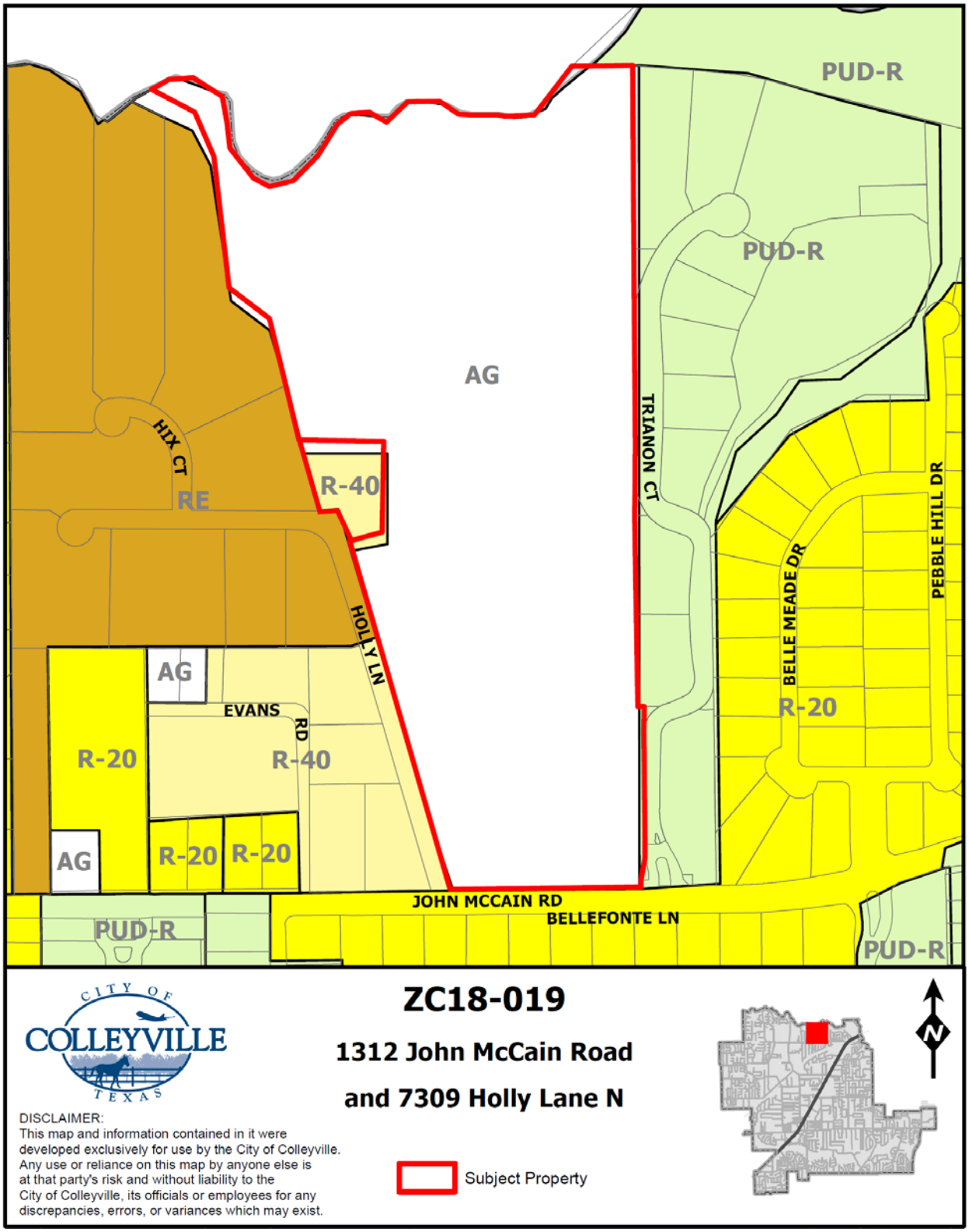
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

**APPROVED AS TO FORM AND LEGALITY:**

Whitt Wyatt
City Attorney

# Exhibit “A” – Location and Zoning Map



# Exhibit "B" – Statement of Planning Objectives

*Oak Alley*

Colleyville, Texas

Zoning Narrative –8 Oct. 2018

*Burk Collins & Co. LTD, Developer* *Sage Group, Inc., Land Planner*

## Statement of Planning Objectives

Oak Alley is a proposed residential neighborhood to be developed by Burk Collins & Co, LTD, under the PUD-R Residential District regulations for residential development in the City of Colleyville. The 43.54 acre property is located on the north side of John McCain Road, just east of Holly Lane (adjacent to the Hidden Acres Addition) and west of, and adjacent to, the Tanglewood Estates gated neighborhood. The property is currently zoned R-40 and AG. The intent here is to rezone the entire property to PUD-R, unifying the property into one cohesive, master planned residential development of the highest quality.

There are currently two occupied single-family homes on the two platted properties that make up this proposal. The main home will be worked into the plan; most of the remaining structures will be removed.

The surrounding area is, for the most part, fully developed with a combination of PUD-R lots ranging from 15,000 s.f. lots, 30,000 s.f. lots, as well as acre plus sized lots. There are existing subdivisions bordering the subject tract on the entire western, eastern and southern boundaries. The northern boundary is Bear Creek, and is the city limit line. Across the creek is the Timarron Golf Course, and the City of Southlake.

The proposed plan, primarily consisting of 30,000 s.f. lots (average of about 38,000 s.f.), and has a range of lot sizes from 26,000 sf minimum, up to several acre plus lots (and one 3.3 acre lot for the existing large home) and open space, would fit in well with the neighborhood, as well as be consistent with the city's Future Land Use Plan.

Quality and compatibility with the adjacent residential, as well as the rest of Colleyville is essential, and we have designed this proposal with those goals in mind.

The residences planned for Oak Alley will be very upscale, with selling prices estimated to start at around $2.0 million. The development will center upon, and feature, the existing double row of Live Oaks, installed some years ago by the property owner along either side of the drive, the defining feature of the property. This will continue to enhance the vista toward the "plantation house" at the far end by placing a boulevard (divided) road along either side of it. An expanded greenbelt setback will be dedicated along the John McCain frontage, and will be fully landscaped, as will the other open space areas within the project. Open Space will make up over 19% of the project area.

Oak Alley will be proposed as a gated community with private streets. A double road, divided entry from John McCain Road, positioned to line up with and take advantage of the central double row of Live Oaks, will provide a distinctive and quality main entry. This

divided road will serve as a loop road through the development, with the two entries from John McCain meeting the minimum 100' centerline spacing for two points of emergency access. We propose to build the normal Colleyville street section of 31' (back of curb to back of curb), in a 50' R.O.W., throughout the project, except for the main divided central entry road.

There will be a requirement of at least two street trees for every residential lot to be installed by the home builders, adjacent to the street rights of way, unless there are already existing trees there that are saved. We have worked extensively, in conjunction with our neighbors to the east and west, to provide landscape buffers between the existing homes and the future home sites within Oak Alley. All perimeters boundaries will have 25', fully landscaped buffer easements, as shown on the Development Plan.

The existing and fully developed storm drainage has been carefully analyzed, and will be designed to meet all city regulations and not adversely affect any neighboring properties. There will be a pond constructed along the Holly Lane frontage- in a landscaped setting, which will double as a storm detention facility, to the extent it is necessary.

To encourage pedestrian activity in the neighborhood, sidewalks will be built along the front of each lot, and a connection will be made to the large greenbelt area along Bear Creek, and an amenity for the residents.

The scale and orientation of the development has been designed to have an inviting visual flow with the existing neighborhoods and surrounding uses. The design criteria of the homes will create high quality designed homes in keeping with both the immediate neighborhood and Colleyville as a whole.

## Development Schedule

Oak Alley will most likely be developed in one phase, with development commencing upon the successful completion of the zoning and platting and the subsequent approval of the final plat and engineering plans. Construction of homes is anticipated to start immediately upon completion of the subdivision's infrastructure.

## Economic Development Information

Oak Alley will have a total of thirty five (35) homes, each with an estimated average value upon completion of $2,570,000, resulting in an overall tax base of over $90,000,000. At the current tax rate of 2.339023%, the total taxes generated from the development are projected to be $2,105,120, with over $300,000 generated directly for the City at buildout.

## Development Standards

| | |
|---|---|
| Permitted Land Use: | Single Family Residential Detached |
| Minimum House Size: | 4,300 square feet. |
| Minimum Lot Area: | 26,000 s.f. (Average about 38,000 s.f.) |
| Minimum Lot Width: | One Hundred feet (100') measured at the building setback line, except pie-shaped cul-de-sac lots 1 and 2, in which case the minimum shall be sixty seven feet (67') at the building setback line. |
| Front Yard Setbacks: | Thirty feet (30') back of the property line |
| Rear Yard Setbacks: | Twenty Five feet (25') |
| Side Yard Setbacks: | Ten feet (10'). |
| Street-facing Side Yard: | Side yard setbacks on the street side of a corner lot, fronting on another street, shall be 20', except for "key" lots which shall match the front setback of adjacent lots, as shown on the Development Plan. |
| Street Standards: | The streets within Oak Alley are proposed to be private streets with restricted access (gated). All undivided sections will be built to the standard street section of 31' b/b paving, in a 50' Private Street ROW. Street "A" (southbound and northbound), is a divided road, intended to preserve the double row of Live Oaks in the median, with paving in each direction of 24'b/b, in separate 32.5' Private Street ROW's. |
| Minimum Roof Pitch: | Minimum of a 10:12 roof pitch, unless architecturally required to vary, based on home style. |
| Garage Standard: | Minimum of a three car garage with wood-like, architecturally enhanced doors. |
| Masonry Requirement: | The dominant exterior vertical wall area of each structure, exclusive of doors and windows, shall be masonry (brick, stone, or stucco over CMU block) or other material solely determined by the Committee. No more than 20% of the exterior vertical wall to be authentic lath and stucco application over wood framing. Dryvit systems or Styrofoam products are not acceptable. The exterior of chimney flues shall be of masonry material acceptable to the Committee. Installation of all types of exterior items and |

surfaces such as address numbers or external ornamentation, lights, mail chutes, mailboxes, roofing materials and exterior paint or stain, shall be subject to the approval of the Committee as to size, design, materials color, manufacturer and location.

Additional Elevation Requirements: All plans will be reviewed by the Oak Alley Architectural Review Committee, and will comply with a set of Design Guidelines which will be developed to assure structures and site features of the highest quality. Elevations will have a hierarchy of plate dominance featuring custom front doors and entrances; balanced architectural features and interests with natural tones for paint and exterior finishes. The elevations on all "four sides" shall be addressed in the design to present a finished appearance. Roofing will match the architectural style. Slate, tile or standing seam metal are examples. Each elevation should add interest to the entire streetscape.

Windows: No aluminum widows allowed in the subdivision, only windows of higher quality and energy efficiency will be allowed. All windows will be insulated glass with a "low-e" specification.

Fencing: Wood fencing between lots is not permitted. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry. All lots backing to the Common Open Space shall be open style fencing of decorative metal, and/or Masonry.

Where lots back to existing residential lots with fences, the existing fence shall be kept, maintained or improved in coordination with each owner, as shown in the diagram on the Development Plan and associated detailed diagrams. Where open space lots border adjacent properties, either the existing fence will be maintained or improved, or a decorative masonry or metal fence will be installed, all in cooperation with the adjacent property owner, according to the detailed plans submitted with zoning. All perimeter walls and fences shall be installed prior to any vertical home construction.

Streetscape Standards: Minimum of two (2) three-inch (3") caliper trees per front yard, unless quality existing trees are present and saved. Fully landscaped and sprinklered front and rear yard within sixty days of completing a house.

Open Space Maintenance: The open space lots within the subdivision shall be maintained in a consistent, uniform manner by the Oak Alley Homeowners Association through dues collected from the individual

homeowners. Membership in the Homeowner's Association is mandatory.

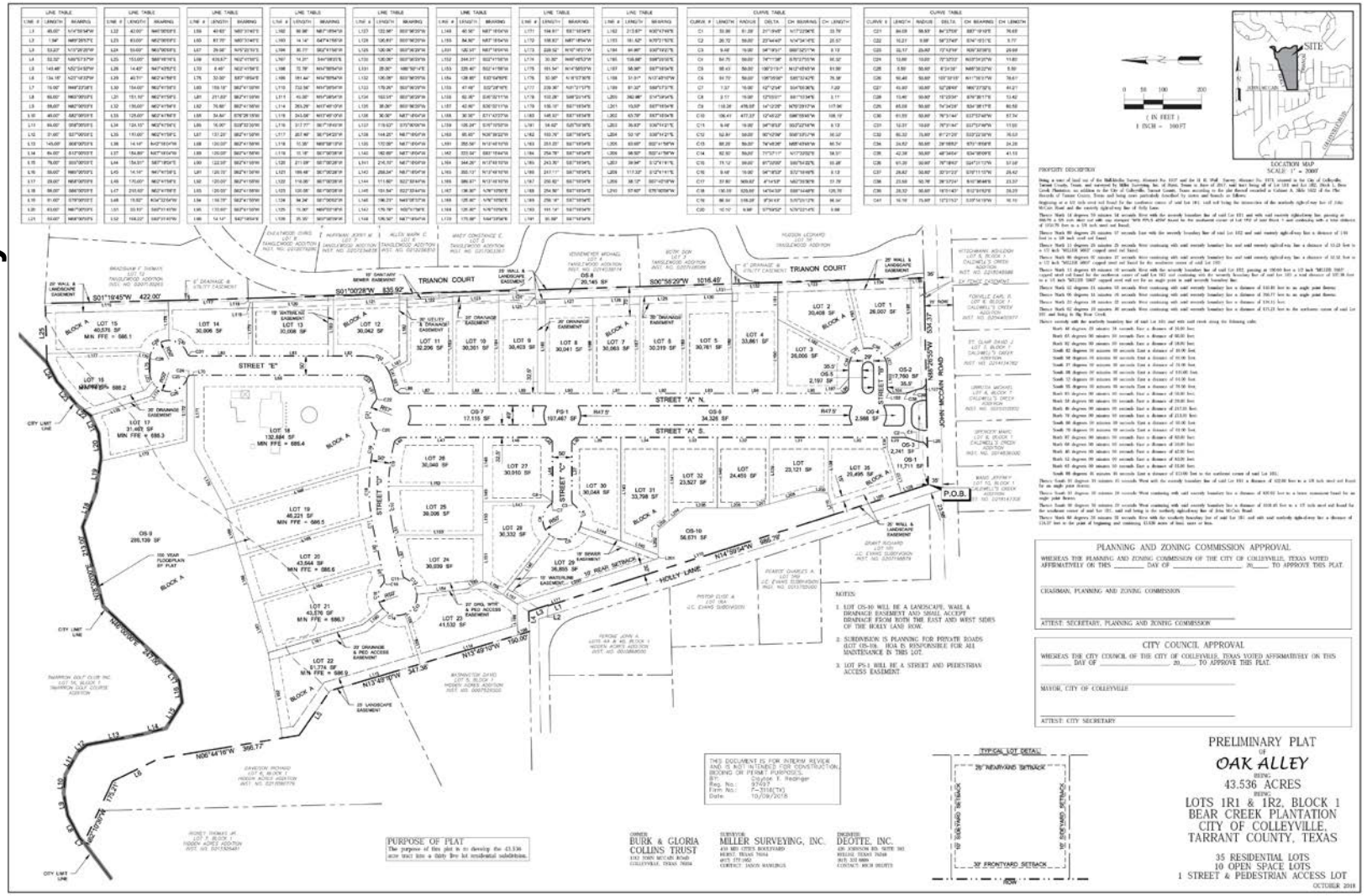
Street Design Standards:

| | |
|---|---|
| Right of Way: | Fifty feet (50') (Undivided),<br>Thirty Two, one half feet (32.5') (each side of divided entry road) |
| Travel Lane Width: | Thirty-one feet (31'), back of curb to back of curb (undivided)<br>Twenty-four feet (24'), back of curb to back of curb) (divided) |
| Turning Radii: | Fifteen feet (15') |

Open Space Standards: Except for the natural tree preservation areas, the Common Open Space shall be fully landscaped and irrigated with a combination of trees and shrubbery pursuant to an approved landscape plan. The Common Open Space shall be owned, operated and maintained by Oak Alley Homeowners Association which shall have a mandatory membership of all homeowners and shall collect dues in amounts satisfactory to maintain the Common Open Space. The Association shall have fine and lien rights as permitted by law to enforce compliance with the rules of the association.

Signage: A monument sign identifying the subdivision shall be built at the gated entry from John McCain Road.

# Exhibit "C" – Preliminary Plat




PROPERTY DESCRIPTION

Being a tract of land out of the Hall-Hicks Survey, Abstract No. 1107 and the H. E. Hall Survey, Abstract No. 1974, situated in the City of Colleyville, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas (a State of 2017 tract land being all of Lot 1R1 and Lot 1R2, Block 1, Bear Creek Plantation, an addition to the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded in Volume A, Slide 1022 of the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch steel rod found for the southwest corner of said Lot 1R1, said rod being the intersection of the southerly right-of-way line of John McCain Road and the easterly right-of-way line of Holly Lane;

Thence North 14 degrees 59 minutes 44 seconds West with the westerly boundary line of said Lot 1R1 and with said easterly right-of-way line passing at 386.79 a 5/8 inch steel rod with cap stamped "MTS RPLS 4056" found for the southwest corner of Lot 1R2 of said Block 1 and continuing with a total distance of 1016.79 feet to a 5/8 inch steel rod found;

Thence North 00 degrees 28 minutes 57 seconds East with the westerly boundary line of said Lot 1R2 and said easterly right-of-way line a distance of 1.00 feet to a 5/8 inch steel rod found;

Thence North 13 degrees 25 minutes 28 seconds West continuing with said westerly boundary line and said easterly right-of-way line a distance of 13.25 feet to a 1/2 inch "MILLER 4065" capped steel rod found for the northwest corner of said Lot 1R2;

Thence North 13 degrees 49 minutes 10 seconds West with the westerly boundary line of said Lot 1R1, passing at 190.00 feet a 1/2 inch "MILLER 5665" capped steel rod found for the northwest corner of said Lot 1R1 and continuing with the westerly boundary line of said Lot 1R1 a total distance of 247.36 feet to a 1/2 inch "MILLER 5665" capped steel rod set for an angle point in said westerly boundary line;

Thence North 44 degrees 16 minutes 16 seconds West continuing with said westerly boundary line a distance of 366.77 feet to an angle point therein;

Thence North 00 degrees 31 minutes 46 seconds West continuing with said westerly boundary line a distance of 176.27 feet to an angle point therein;

Thence North 02 degrees 39 minutes 35 seconds West continuing with said westerly boundary line a distance of 175.25 feet to the northwest corner of said Lot 1R1 and being in the West Creek;

Thence easterly with the northerly boundary line of said Lot 1R1 and with said creek along the following calls:

North 44 degrees 39 minutes 34 seconds East a distance of 16.00 feet;
South 45 degrees 00 minutes 00 seconds East a distance of 80.00 feet;
South 82 degrees 00 minutes 00 seconds East a distance of 18.00 feet;
South 62 degrees 00 minutes 00 seconds East a distance of 80.00 feet;
South 58 degrees 00 minutes 00 seconds East a distance of 93.00 feet;
South 37 degrees 00 minutes 00 seconds East a distance of 74.00 feet;
South 08 degrees 00 minutes 00 seconds East a distance of 103.00 feet;
South 12 degrees 00 minutes 00 seconds East a distance of 64.00 feet;
South 55 degrees 00 minutes 00 seconds East a distance of 78.00 feet;
South 81 degrees 00 minutes 00 seconds East a distance of 56.00 feet;
South 68 degrees 00 minutes 00 seconds East a distance of 28.00 feet;
South 46 degrees 00 minutes 00 seconds East a distance of 215.00 feet;
South 39 degrees 00 minutes 00 seconds East a distance of 213.00 feet;
South 66 degrees 00 minutes 00 seconds East a distance of 58.00 feet;
South 79 degrees 00 minutes 00 seconds East a distance of 93.00 feet;
South 87 degrees 00 minutes 00 seconds East a distance of 80.00 feet;
South 68 degrees 00 minutes 00 seconds East a distance of 30.00 feet;
South 46 degrees 00 minutes 00 seconds East a distance of 42.00 feet;
South 12 degrees 00 minutes 00 seconds East a distance of 60.00 feet;
South 03 degrees 00 minutes 00 seconds East a distance of 53.00 feet;
South 08 degrees 41 minutes 46 seconds East a distance of 613.00 feet to the northwest corner of said Lot 1R1;

Thence South 30 degrees 35 minutes 45 seconds West with the westerly boundary line of said Lot 1R1 a distance of 62.00 feet to a 1/2 inch steel rod found for an angle point therein;

Thence South 45 degrees 39 minutes 29 seconds West continuing with said westerly boundary line a distance of 430.02 feet to a brass monument found for an angle point therein;

Thence South 00 degrees 56 minutes 23 seconds West continuing with said westerly boundary line a distance of 1018.45 feet to a 1/2 inch steel rod found for the southwest corner of said Lot 1R1, said rod being in the northerly right-of-way line of John McCain Road;

Thence with an degrees 20 minutes 35 seconds West with the southerly boundary line of said Lot 1R1 and with said northerly right-of-way line a distance of 134.37 feet to the point of beginning and containing 43.536 acres of land, more or less.

OWNER
BURK & GLORIA COLLINS TRUST
1301 TOWN MCCAIN ROAD
COLLEYVILLE, TEXAS 76034

SURVEYOR
MILLER SURVEYING, INC.
410 MID CITIES BOULEVARD
HURST, TEXAS 76054
(817) 577-1622
CONTACT: JASON MANKINS

ENGINEER
DEOTTE, INC.
420 JOHNSON RD. SUITE 301
BEDFORD, TEXAS 76040
(817) 355 6800
CONTACT: BRUCE DEOTTE

PURPOSE OF PLAT
The purpose of this plat is to develop the 43.536 acre tract into a thirty five lot residential subdivision.

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
BY: Colyton E. Redinger
Reg. No.: 97937
Firm No.: T-3116(TX)
Date: 10/09/2018

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

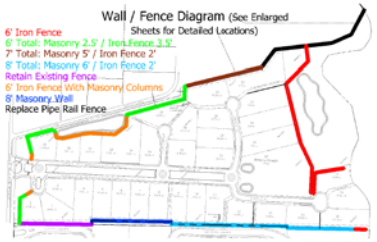
ATTEST: CITY SECRETARY

PRELIMINARY PLAT
OF
OAK ALLEY
BEING
43.536 ACRES
BEING
LOTS 1R1 & 1R2, BLOCK 1
BEAR CREEK PLANTATION
CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS

35 RESIDENTIAL LOTS
10 OPEN SPACE LOTS
1 STREET & PEDESTRIAN ACCESS LOT

OCTOBER 2018

# Exhibit "D" – Development Plan Exhibit




**Legend**

- 4' Concrete Sidewalk
- 5' Concrete Trail
- Flood Plain approximate 100 Year Floodway
- Common Open Space
- Common Open Space within Floodway
- Residential Lots
- Landscape Easement






**Site Data - Development Plan**

| | | |
|---|---|---|
| Single Family Residential Lots | | 35 |
| Common Areas | | 10 |
| Residential Lots | 63.96% | 27.85 ac. |
| Open Space | 13.08% | 5.69 ac. |
| Open Space Floodway | 12.56% | 5.47 ac. |
| R.O.W. | 10.40% | 4.53 ac. |
| Gross Acreage | 100.00% | 43.54 ac. |

**Density Data**

| | |
|---|---|
| Gross Residential Acreage | 43.54 |
| Gross Residential Density | 0.80 |
| Residential Density Net R.O.W. (R.O.W. = 4.47 ac.) | 0.92 |

**Summary**

| | |
|---|---|
| Residential Lots | 35 |
| Minimum Building Lot Area | 23,121 s.f. |
| Average Building Lot Area | 34,658 s.f. |
| Common Areas | 10 |
| Existing Zoning | AG & R-40 |
| Proposed Zoning | PUD-R |

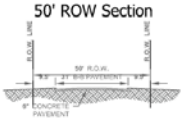
**Owner:**
Burk & Gloria Collins Trust
1312 John McCain Rd.
Colleyville, TX 76034

**Surveyor:**
Miller Surveying, Inc.
430 Mid Cities Blvd.
Hurst, TX 76054
Tel: 817-577-1052

**Engineer:**
Deotte, Inc.
420 Johnson Rd., Suite 303
Keller, TX 76248
Tel: 817-337-8899
Contact: Clayton Redinger

**Applicant:**
Sage Group, Inc.
1130 N. Carroll Ave., Suite 200
Southlake, TX 76092
Tel: 817-424-2626
Contact: Curtis Young

**Planner:**
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626







Zoning Exhibit for
Zoning Change Request
From AG & R-40 to PUD-R

Case #ZC18-019

29 NOV 18

1" = 100'

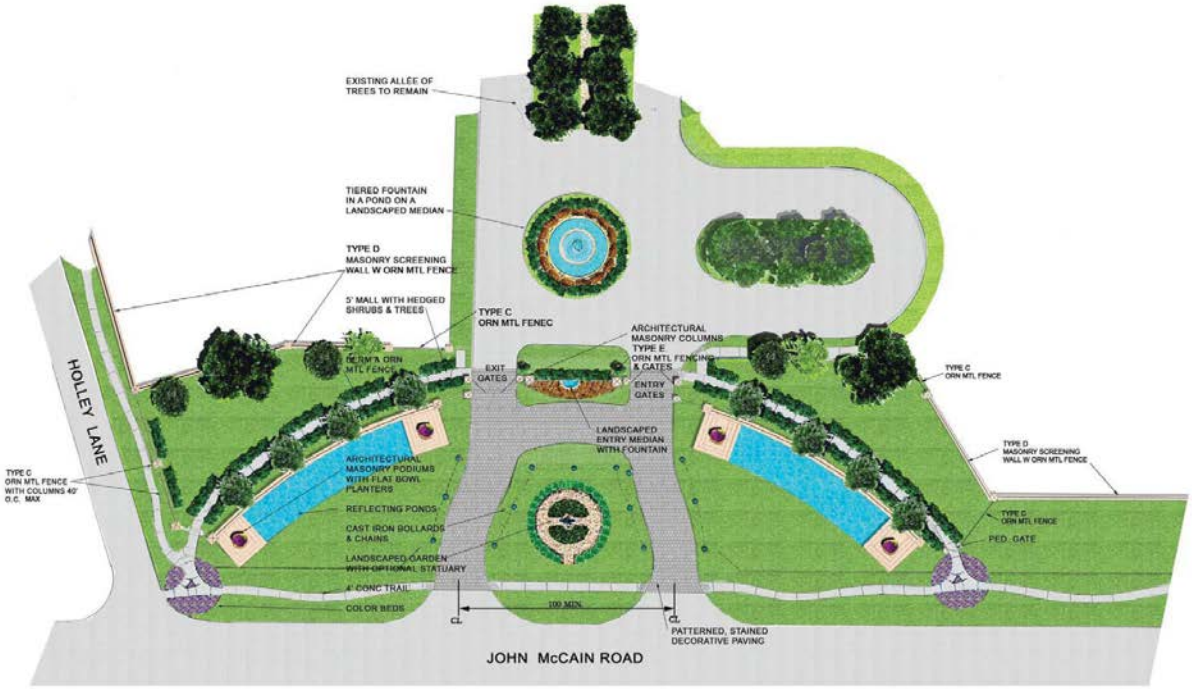
0 100' 200' 400'

# Development Plan

# Oak Alley

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Colleyville, Tarrant County, Texas




SAGE GROUP, INC.

# THE ENTRY

# OAK ALLEY




A DECORATIVE SCREEN WALL




B ENTRY GATE MEDIAN ORNAMENTAL METAL FENCING
GATE & MEDIAN FENCING DESIGN T.B.D.



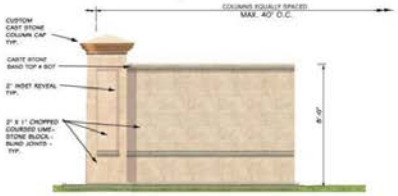

C ORNAMENTAL METAL FENCE
WITH COLUMN TERMINUS




D LOW STONE WALL WITH
ORNAMENTAL METAL FENCE




E ORNAMENTAL
METAL FENCE




F DECORATIVE SCREEN WALL

SAGE GROUP, INC.

# SCREENING WALLS & ORNAMENTAL FENCING EXHIBIT

# OAK ALLEY

STONE



PAVERS



INSPIRATION





SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste 200
Southlake, Texas 76092
TEL: 817-424-2626

## THE ENTRY

# OAK ALLEY



SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste 200
Southlake, Texas 76092
TEL: 817-424-2626

## ELEVATION OF THE ENTRY

# OAK ALLEY



Holly Lane / Western Boundary Landscape Easement -
Landscape Specifications

SHADE TREES

| SYMBOL | PLANT NAME | QUANTITY | SIZE | CONDITION / REMARKS |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |

ORNAMENTAL TREES

| SYMBOL | PLANT NAME | QUANTITY | SIZE | CONDITION / REMARKS |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |

Eastern Boundary Landscape Easement -
Landscape Specifications

SHADE TREES

| SYMBOL | PLANT NAME | QUANTITY | SIZE | CONDITION / REMARKS |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |

ORNAMENTAL TREES

| SYMBOL | PLANT NAME | QUANTITY | SIZE | CONDITION / REMARKS |
|---|---|---|---|---|
| | | | | |
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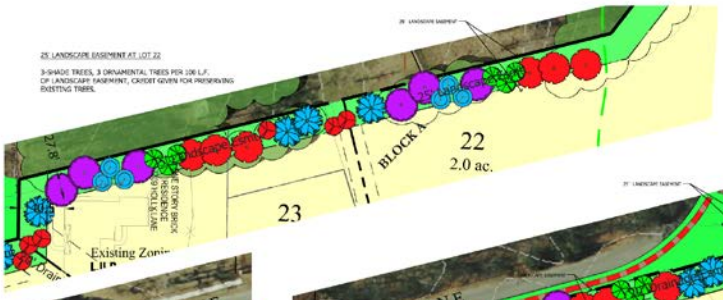
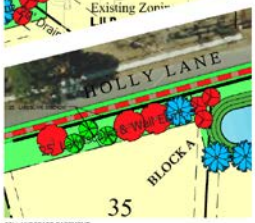
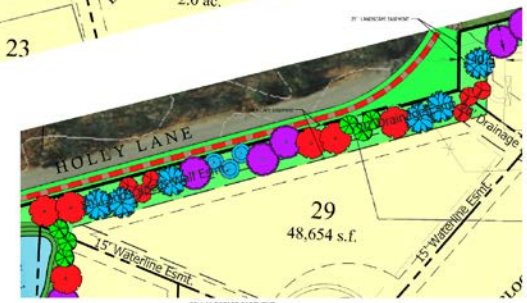
| | | | | |

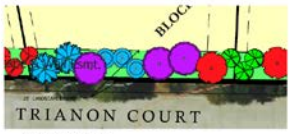



25' LANDSCAPE EASEMENT
3-SHADE TREES, 3 ORNAMENTAL TREES PER 100 L.F.
OF LANDSCAPE EASEMENT, CREDIT GIVEN FOR PRESERVING
EXISTING TREES.




30' LANDSCAPE EASEMENT
3-SHADE TREES, 3 ORNAMENTAL TREES PER 100 L.F.
OF LANDSCAPE EASEMENT, CREDIT GIVEN FOR PRESERVING
EXISTING TREES.




25' LANDSCAPE EASEMENT
3-SHADE TREES, 3 ORNAMENTAL TREES PER 100 L.F. OF
LANDSCAPE EASEMENT



25' LANDSCAPE EASEMENT
(15' PLANTING AREA)
3 SHADE, 3 ORNAMENTAL TREES PER 100 L.F. OF
LANDSCAPE EASEMENT

Planner:

SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture

21 SEPT 18 1" = 30'

0 30' 60' 120'

# Landscape Easement Plantings

Oak Alley

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Colleyville, Tarrant County, Texas




TYPE C - 6' Ornamental Metal Fence WITH Masonry Columns
TYPE D - 6' Total: Masonry Wall 2.5' / Ornamental Metal Fence 3.5'
TYPE F - 8' Masonry Wall
Retain Existing Wall / Fence

Planner: SAGE GROUP, INC. Master Planning Urban Design Architecture Landscape Architecture 1135 N. Carroll Ave., Ste. 200 Southlake, Texas 76092 817-424-2626

21 SEPT 18 1" = 60' 0 30' 60' 120'

Case #ZC18-002

# Eastern Boundry Detail (Sheet 1 of 3)

Oak Alley

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Colleyville, Tarrant County, Texas




TYPE A - 8' Total: Masonry Wall 6' / Ornamental Metal Fence 2'
TYPE F - 8' Masonry Wall

Planner: SAGE GROUP, INC. Master Planning Urban Design Architecture Landscape Architecture 1135 N. Carroll Ave., Ste. 200 Southlake, Texas 76092 817-424-2626

21 SEPT 18 1" = 60' 0 30' 60' 120'

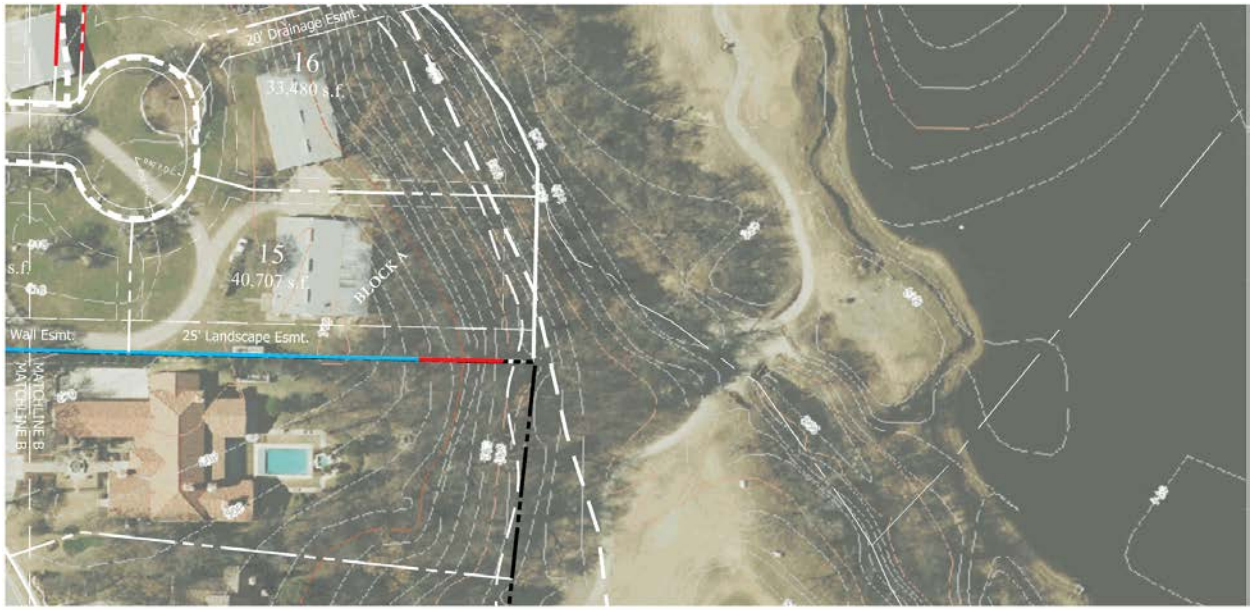
Case #ZC18-002

# Eastern Boundary Detail (Sheet 2 of 3)

Oak Alley

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Colleyville, Tarrant County, Texas




Planner: SAGE GROUP, INC.

TYPE A - 8' Total: Masonry Wall 6' / Ornamental Metal Fence 2'
TYPE E - 6' Ornamental Metal Fence

Case #ZC18-002

21 SEPT 18 1" = 60' 0 30' 60' 120'

# Eastern Boundary Detail (Sheet 3 of 3)

Oak Alley

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Colleyville, Tarrant County, Texas




Planner: SAGE GROUP, INC.

TYPE D - 6' Total: Masonry Wall 2.5' / Ornamental Metal Fence 3.5'
TYPE C - 6' Ornamental Metal Fence with Masonry Columns

Case #ZC18-002

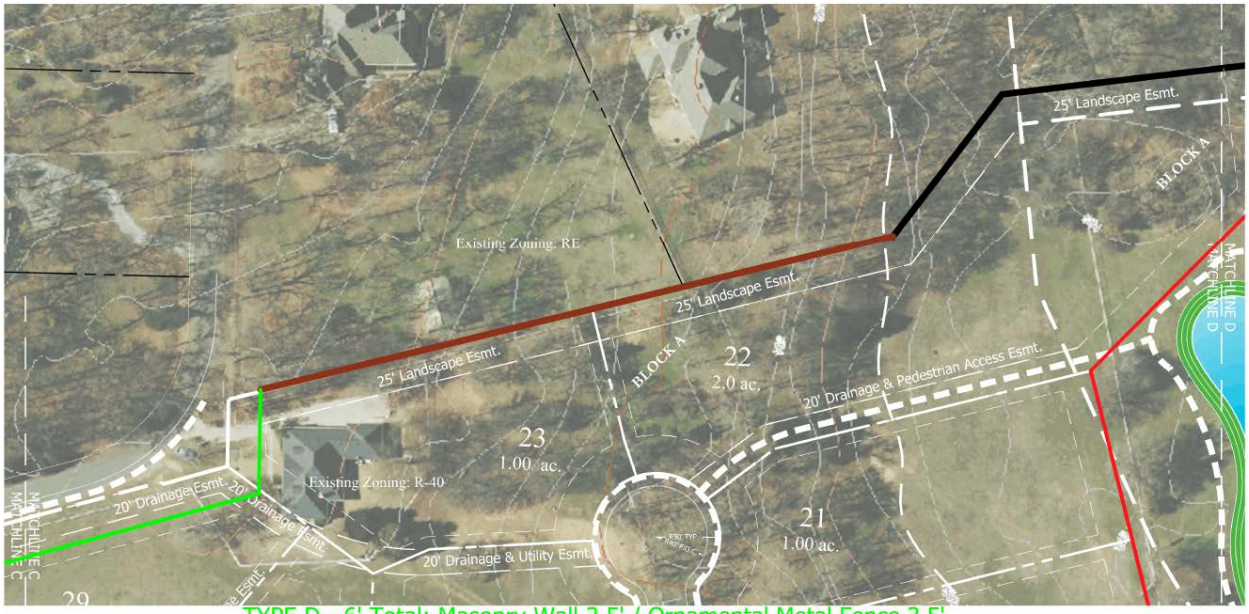
21 SEPT 18 1" = 60' 0 30' 60' 120'

# Western Boundary Detail (Sheet 1 of 3)

Oak Alley

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Colleyville, Tarrant County, Texas




TYPE D - 6' Total: Masonry Wall 2.5' / Ornamental Metal Fence 3.5'

TYPE A - 7' Total: Masonry Wall 5' / Ornamental Metal Fence 2'

Replace Pipe Rail Fence

6' Iron Fence

Planner: SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1100 N. Carroll Ave., Ste. 206
Southlake, Texas 76092
817-424-2626

21 SEPT 18 1" = 60'

0 30' 60' 120'

Case #ZC18-002

# Western Boundary Detail (Sheet 2 of 3)

Oak Alley

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Colleyville, Tarrant County, Texas




Planner: SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1100 N. Carroll Ave., Ste. 206
Southlake, Texas 76092
817-424-2626

Replace Pipe Rail Fence

21 SEPT 18 1" = 60'

0 30' 60' 120'

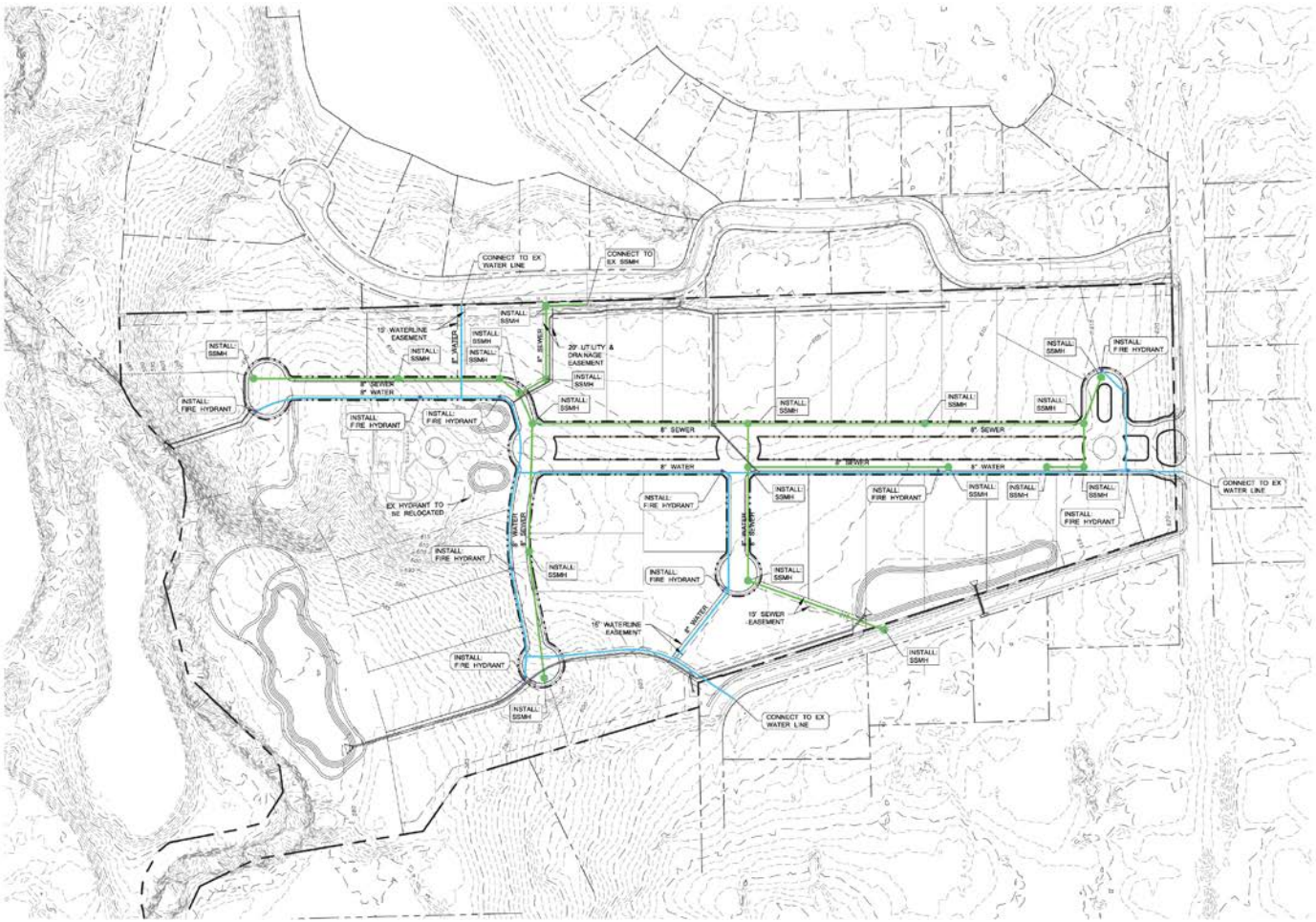
Case #ZC18-002

# Western Boundary Detail (Sheet 3 of 3)

Oak Alley

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Colleyville, Tarrant County, Texas




0 50 100 200
( IN FEET )
1 INCH = 100 FT




LOCATION MAP
SCALE: 1" = 2000'

LEGEND

- 8" WATER LINE
- FIRE HYDRANT
- 8" SANITARY SEWER LINE
- SANITARY SEWER MANHOLE

DEOTTE, INC.
CIVIL ENGINEERING, TEXAS, PARTS
PREPARED FOR: BUCK & GLORIA COLLINS TRUST

# PRELIMINARY UTILITY PLAN
# OAK ALLEY
# COLLEYVILLE, TEXAS

BENCHMARKS:

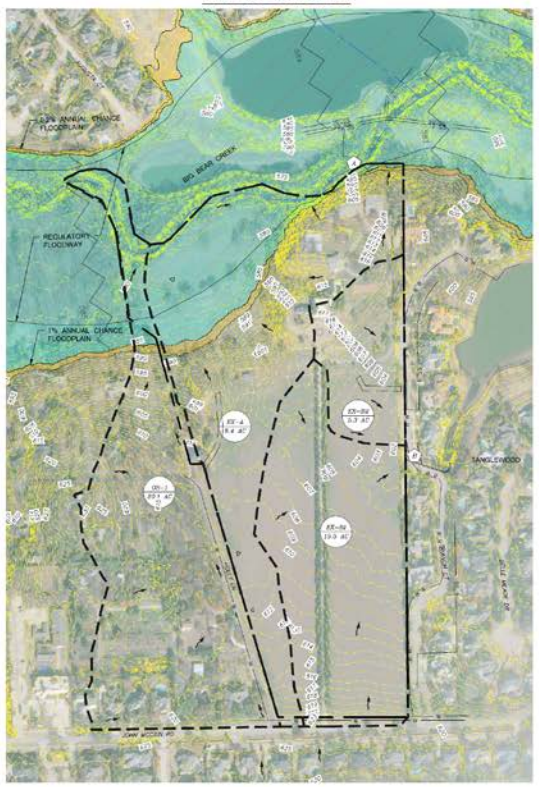
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
BY: Cooper T. Redinger
Reg. No.: 97497
Firm No.: X-3116(TX)
Date: 10/19/2018

Printed by
cannothers
Oct 19, 2018 - 10:50am

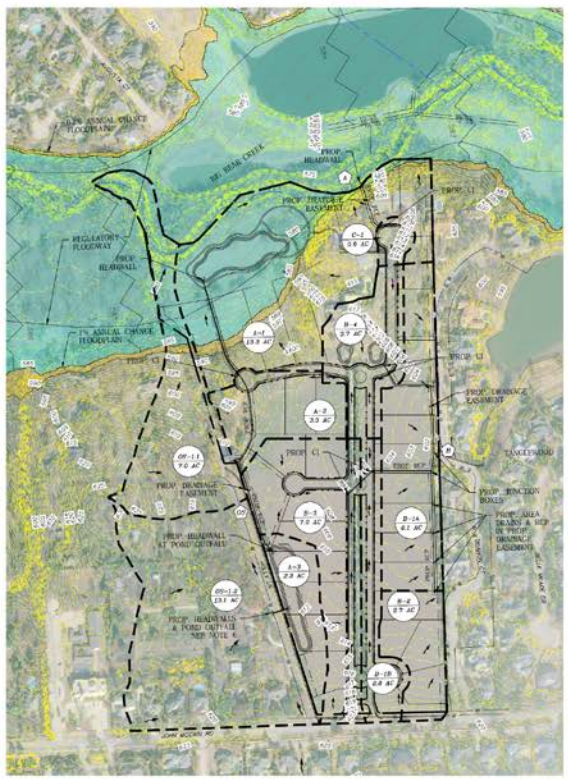
DOI No. 20171210

3

EXISTING CONDITION




POST-PROJECT CONDITION




**Rational Method Runoff Calculations - Existing Condition**

| DESIGN POINT | AREA DESIGNATION | AREA (ACRES) | RUNOFF COEFF | $T_c$ (MIN) | $I_1$ (IN/HR) | $Q_1$ (CFS) | $A_2$ (AC) | $Q_2$ (CFS) | $I_{100}$ (IN/HR) | $Q_{100}$ (CFS) | $I_{500}$ (IN/HR) | $Q_{500}$ (CFS) | $I_{100}$ (IN/HR) | $Q_{100}$ (CFS) | $I_{500}$ (IN/HR) | $Q_{500}$ (CFS) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | OS-1 | 30.1 | 0.60 | 15 | 3.90 | 47.0 | 4.06 | 58.6 | 5.53 | 66.7 | 6.46 | 77.9 | 7.20 | 86.8 | 7.98 | 96.2 |
| | EX-A | 21.1 | 0.30 | 21 | 3.29 | 20.8 | 4.13 | 26.1 | 4.71 | 29.6 | 5.54 | 35.1 | 6.19 | 39.2 | 6.89 | 43.6 |
| | EX-B1 | 15.5 | 0.30 | 15 | 3.90 | 18.1 | 4.06 | 22.6 | 5.53 | 25.7 | 6.46 | 30.0 | 7.20 | 33.5 | 7.98 | 37.1 |
| | EX-B2 | 9.3 | 0.30 | 15 | 3.90 | 6.2 | 4.06 | 7.7 | 5.53 | 8.8 | 6.46 | 10.3 | 7.20 | 11.4 | 7.98 | 12.7 |
| A | EX-A | 21.1 | 0.30 | 21 | 3.29 | 20.8 | 4.13 | 26.1 | 4.71 | 29.6 | 5.54 | 35.1 | 6.19 | 39.2 | 6.89 | 43.6 |
| B | ALL B | 20.0 | 0.30 | 15 | 3.90 | 24.3 | 4.06 | 30.3 | 5.53 | 34.5 | 6.46 | 40.3 | 7.20 | 44.9 | 7.98 | 49.8 |

**Rational Method Runoff Calculations - Post-Project Condition**

| DESIGN POINT | AREA DESIGNATION | AREA (ACRES) | RUNOFF COEFF | $T_c$ (MIN) | $I_1$ (IN/HR) | $Q_1$ (CFS) | $A_2$ (AC) | $Q_2$ (CFS) | $I_{100}$ (IN/HR) | $Q_{100}$ (CFS) | $I_{500}$ (IN/HR) | $Q_{500}$ (CFS) | $I_{100}$ (IN/HR) | $Q_{100}$ (CFS) | $I_{500}$ (IN/HR) | $Q_{500}$ (CFS) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | OS-1.1 | 7.0 | 0.60 | 15 | 3.90 | 16.4 | 4.06 | 20.4 | 5.53 | 23.2 | 6.46 | 27.1 | 7.20 | 30.2 | 7.98 | 33.5 |
| | OS-1.2 | 13.1 | 0.60 | 15 | 3.90 | 30.7 | 4.06 | 38.2 | 5.53 | 43.5 | 6.46 | 50.8 | 7.20 | 56.6 | 7.98 | 62.7 |
| | A-1 | 13.5 | 0.60 | 15 | 3.90 | 31.6 | 4.06 | 39.3 | 5.53 | 44.7 | 6.46 | 52.2 | 7.20 | 58.1 | 7.98 | 64.4 |
| | A-2 | 3.5 | 0.60 | 15 | 3.90 | 8.2 | 4.06 | 10.2 | 5.53 | 11.6 | 6.46 | 13.6 | 7.20 | 15.1 | 7.98 | 16.8 |
| | A-3 | 2.2 | 0.60 | 15 | 3.90 | 5.1 | 4.06 | 6.3 | 5.53 | 7.1 | 6.46 | 8.3 | 7.20 | 9.3 | 7.98 | 10.2 |
| | B-1A | 6.1 | 0.60 | 15 | 3.90 | 14.3 | 4.06 | 17.8 | 5.53 | 20.2 | 6.46 | 23.6 | 7.20 | 26.4 | 7.98 | 29.2 |
| | B-1B | 2.8 | 0.60 | 15 | 3.90 | 6.6 | 4.06 | 8.2 | 5.53 | 9.3 | 6.46 | 10.9 | 7.20 | 12.1 | 7.98 | 13.4 |
| | B-2 | 2.7 | 0.60 | 15 | 3.90 | 6.3 | 4.06 | 7.9 | 5.53 | 9.0 | 6.46 | 10.5 | 7.20 | 11.7 | 7.98 | 12.9 |
| | B-3 | 7.0 | 0.60 | 15 | 3.90 | 16.4 | 4.06 | 20.4 | 5.53 | 23.2 | 6.46 | 27.1 | 7.20 | 30.2 | 7.98 | 33.5 |
| | B-4 | 3.7 | 0.60 | 15 | 3.90 | 8.7 | 4.06 | 10.8 | 5.53 | 12.3 | 6.46 | 14.3 | 7.20 | 16.0 | 7.98 | 17.7 |
| | C-1 | 2.6 | 0.60 | 15 | 3.90 | 5.4 | 4.06 | 6.7 | 5.53 | 7.6 | 6.46 | 8.9 | 7.20 | 9.9 | 7.98 | 11.0 |
| OS | OS-1.2 | 13.1 | 0.60 | 15 | 3.90 | 30.7 | 4.06 | 38.2 | 5.53 | 43.5 | 6.46 | 50.8 | 7.20 | 56.6 | 7.98 | 62.7 |
| A | ALL A | 19.3 | 0.60 | 15 | 3.90 | 44.7 | 4.06 | 55.7 | 5.53 | 63.4 | 6.46 | 74.0 | 7.20 | 82.5 | 7.98 | 91.5 |
| B | ALL B | 22.3 | 0.60 | 15 | 3.90 | 52.2 | 4.06 | 65.0 | 5.53 | 74.0 | 6.46 | 86.4 | 7.20 | 96.3 | 7.98 | 106.8 |

OWNER:

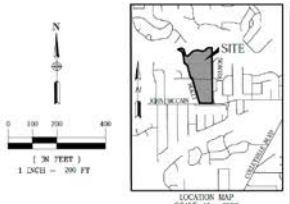
BURK & GLORIA COLLINS TRUST

ENGINEER:

DEOTTE, INC.
420 JOHNSON RD, SUITE 303
KELLER, TEXAS 76248
(817) 337-9895
CONTACT: CLAYTON REDINGER

APPLICANT:

SAGE GROUP, INC.
1130 N. CARROLL AVE., SUITE 200
SOUTHLAKE, TEXAS 76092
(817) 424-3025
CONTACT: CURTIS YOUNG




LOCATION MAP
SCALE: 1" = 2000'

LEGEND

- A-1 / XX.X AC — DRAINAGE AREA LABEL
- FLOW ARROW
- DRAINAGE DIVIDE
- EXISTING CONTOUR MINOR
- 500 — EXISTING CONTOUR MAJOR
- A — DESIGN POINT

NOTES:

1. PROPOSED GRADING IMPROVEMENTS WITHIN THE REGULATORY FLOODWAY OF BIG BEAR CREEK WILL LIKELY REQUIRE A CLOMR SUBMITTAL THROUGH FEMA AT A LATER DATE DETAILING HYDRAULIC IMPACT DUE TO DEVELOPMENT.
2. ULTIMATE CONFIGURATION AND SIZING OF PROPOSED IMPROVEMENTS MAY CHANGE SLIGHTLY IN FINAL DESIGN.
3. TOPOGRAPHY OBTAINED THROUGH TEXAS NATURAL RESOURCE INFORMATION SERVICE (TNRIS), 2005. NAVD 88 VERTICAL DATUM.
4. REF. TANGLEWOOD RECORD DRAWINGS (STAMPED 05-23-05, FOR DOWNSTREAM STORM DRAINAGE CAPACITY & CONFIGURATION
5. BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, US FEET.
6. INLET LOCATION ON WEST SIDE OF HOLLY BOW TO BE COORDINATED WITH EXISTING PROPERTY OWNERS TO WEST. INLETS WILL BE DESIGNED TO PICK UP PORTION OF OS-1.2 DRAINING TO IT AND DEFLECT WATER TO PROPOSED POND

Time of Concentration or Travel Time Worksheet

Project: Oak Alley
By: DAC
Date: [redacted]
Location: Colleyville, TX
Condition (Present/Proposed): **Current Conditions**

| **SHEET FLOW (Applicable to $T_c$ only)** | | | | |
|---|---|---|---|---|
| SEGMENT ID | OS-1 | EX-A | EX-B1 | EX-B2 |
| 1. Surface Description | Pavement (D, Grass (D Grass (D Grass | | | |
| 2. Manning's Roughness Coefficient | 0.011 | 0.240 | 0.240 | 0.240 |
| 3. Flow Length, L (total L <= 100') ...(ft) | 100 | 100 | 100 | 100 |
| 4. Two-yr 24-hr rainfall, $P_2$...(in) | 4 | 4 | 4 | 4 |
| 5. Land Slope, s...(ft/ft) | 0.021 | 0.05 | 0.05 | 0.03 |
| 6. $T_c = (.007*(nL)^{0.8})/(P_2^{0.5}*s^{0.4})$...(hr) | 0.02 | 0.15 | 0.15 | 0.18 |
| 6. $T_c = (.007*(nL)^{0.8})/(P_2^{0.5}*s^{0.4})$...(min) | **1.06** | **8.85** | **8.85** | **10.85** |
| **SHALLOW CONCENTRATED FLOW** | | | | |
| SEGMENT ID | OS-1 | EX-A | EX-B1 | EX-B2 |
| 7. Surface description (paved or unpaved) | UNPAVED | UNPAVED | UNPAVED | UNPAVED |
| 8. Flow Length, L ...(ft) | 200 | 200 | 200 | 200 |
| 9. Watercourse slope, s...(ft/ft) | 0.021 | 0.02 | 0.024 | 0.02 |
| 10. Average velocity, V ...(ft/sec) | 3.6 | 2.25 | 2.5 | 2.25 |
| 11. $T_c = L/(3600*V)$...(hr) | 0.02 | 0.02 | 0.02 | 0.02 |
| 11. $T_c = L/(3600*V)$...(min) | **1.39** | **1.48** | **1.33** | **1.48** |
| **CHANNEL FLOW** | | | | |
| SEGMENT ID | OS-1 | EX-A | EX-B1 | EX-B2 |
| 12. Cross section flow area, a...($ft^2$) | | | | |
| 13. Wetted perimeter, $P_w$...(ft) | | | | |
| 14. Hydraulic radius, $r = a/P_w$...(ft) | | | | |
| 15. Channel slope, s...(ft/ft) | | | | |
| 16. Manning's Roughness Coefficient, n | | | | |
| 17. $V = (1.49*r^{0.67}*s^{0.5})/n$...(ft/sec) | 4 | 4 | 4 | 4 |
| 18. Flow length, L ...(ft) | 1760 | 2505 | 872 | 393 |
| 19. $T_c = L/(3600*V)$...(hr) | 0.12 | 0.18 | 0.06 | 0.03 |
| 19. $T_c = L/(3600*V)$...(min) | **7.33** | **10.81** | **3.63** | **1.64** |
| Watershed Area (ac.) | | | | |
| 20. Total Watershed or subarea#, or $T_c$...(hr) | **0.16** | **0.35** | **0.23** | **0.23** |
| 20. Total Watershed or subarea#, or $T_c$...(min) | **9.79** | **21.14** | **13.81** | **13.97** |
| $T_c$ ROUNDED (MIN 15 min.) | 15 | 21 | 15 | 15 |

DEOTTE, INC.
420 Johnson Road, Suite 303 | Keller, Texas 76248
(817) 337-9895 | www.deotte.com
PREPARED FOR: BURK & GLORIA COLLINS TRUST

PRELIMINARY DRAINAGE ANALYSIS
OAK ALLEY
COLLEYVILLE, TEXAS

BENCHMARKS:

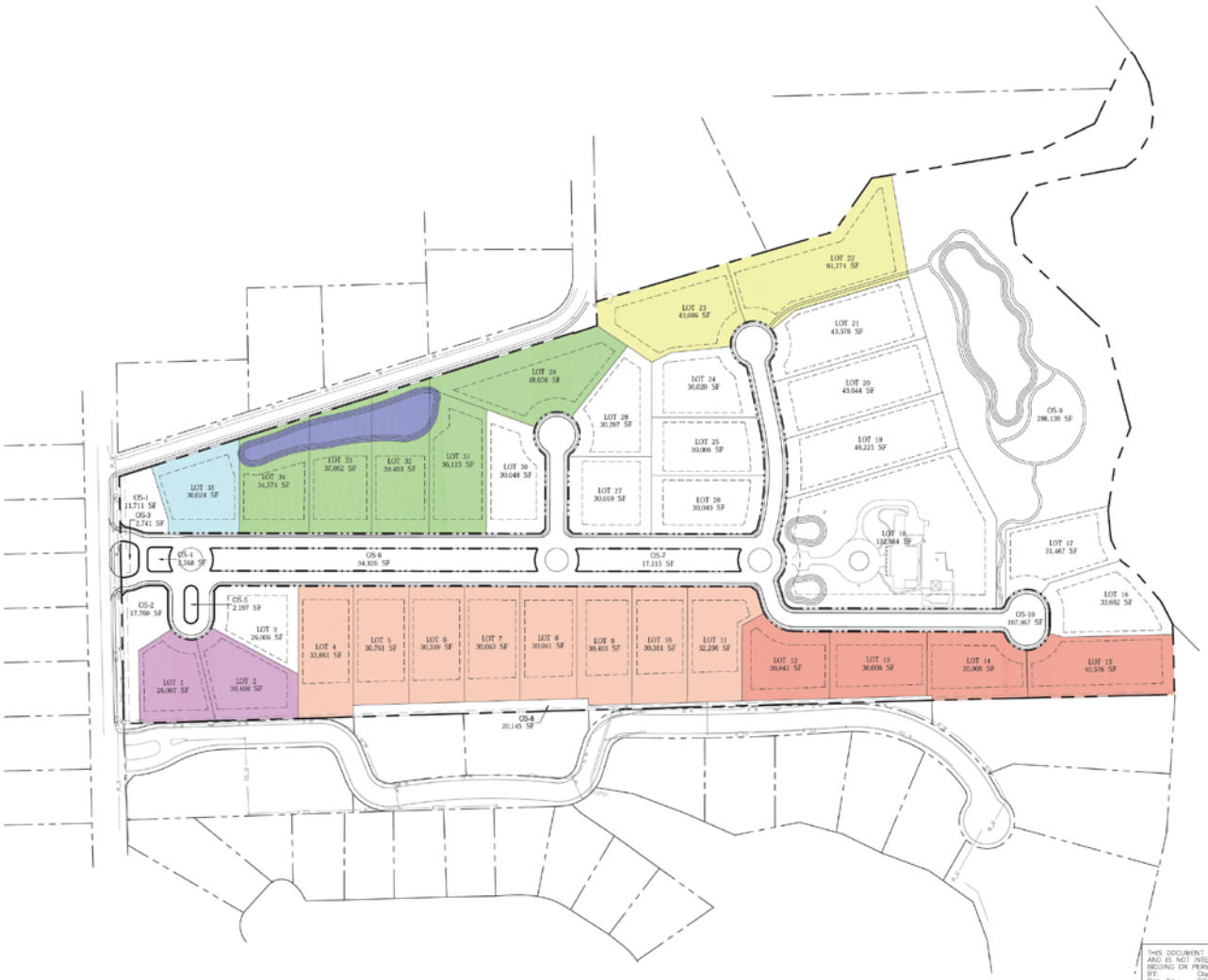
| | |
|---|---|
| BM1 | |
| ELEV. | |
| REV. = XXX | |
| BM2 | |
| ELEV. | |
| REV. = XXX | |

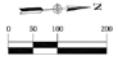
THIS DOCUMENT IS FOR INTERIM REVIEW AND SHOULD NOT BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES

| | |
|---|---|
| Engineer: | D. A. Clayton |
| Reg. No.: | 97164 |
| Date: | 10/19/2018 |

Printed by
cayton.redinger
Oct 19, 2018 - 10:55am

DOI No. 2017J2100







LOCATION MAP
SCALE: 1" = 2000'

## OAK ALLEY GRADING CONCEPT

1. FINAL GRADING IS THE FIRST THING THAT STARTS IN THE FINAL DESIGN PROCESS AND IT IS THE LAST THING THE FINISHES IN OUR DESIGN PROCESS BECAUSE MANY THINGS AFFECT THOSE GRADES THAT ARE NOT KNOWN YET. FINAL GRADING WILL DEPEND ON FINAL FIELD TOPOGRAPHIC SURVEY AND TREE SURVEY WHICH HAS NOT BEEN COMPLETED.
2. FACTORS THAT AFFECT FINAL GRADES WILL INCLUDE TREE PROTECTION, DRAINAGE, LOT AESTHETICS (VERY IMPORTANT FOR CUSTOM HOME BUILDERS), ACCESSIBILITY, HANDICAP ACCESSIBILITY, SEWER ACCESS, FLOODPLAIN ELEVATIONS, POSITIVE DRAINAGE OVERFLOW AND MINIMUM SLOPES ON LOTS TO ASSURE PROPER LOT DRAINAGE.
3. MAJOR CONSTRAINTS IMPACTING GRADING ON THIS SITE INCLUDE THE PERIMETER ROADS, EXISTING ADJACENT PROPERTIES AND THE DOUBLE ROW OF OAK TREES WHICH WILL REMAIN AND AT WHICH THE GRADE CANNOT BE SIGNIFICANTLY ALTERED.

THIS CONCEPT FOCUSES ON THE PERIMETER LOTS AND PRESENTS CRITERIA THAT CAN BE ACHIEVED FOR EACH LOT WITH FINAL DESIGN

### LOTS 1 AND 2
THESE LOTS ARE EXPECTED TO HAVE PAD GRADES BETWEEN THE EXISTING ELEVATIONS ON THE LOT. DRAINAGE WILL BE DIRECTED TO TRIANON COURT AND TO A STORM DRAIN THAT RECEIVES FLOW AND TAKES IT DIRECTLY TO THE NORTH. SMALL RETAINING WALLS (4 FEET OR LESS) ARE NOT EXPECTED BUT MAY BE REQUIRED. NO LARGE RETAINING WALLS (GREATER THAN FOUR FEET) WILL BE NEEDED.

### LOTS 4 THROUGH 11
THESE LOTS ARE EXPECTED TO HAVE LOT PAD ELEVATIONS WITHIN THE EXISTING GRADES ON EACH LOT. CUSTOM BUILDERS WILL HAVE TO LOCATE THE PAD ON THE LOT TO DETERMINE GRADING. THESE LOTS ARE EXPECTED TO HAVE PADS CLOSER TO THE ROADWAY SO THE GRADING ANYWHERE NEAR THE EAST PROPERTY LINE IS NOT EXPECTED. RETAINING WALLS ARE NOT EXPECTED TO BE NEEDED NEAR THE EAST END OF THE LOTS.

### LOTS 12 THROUGH 15
THESE LOTS ARE EXPECTED TO HAVE LOT PAD ELEVATIONS WITHIN THE EXISTING GRADES ON EACH LOT. CUSTOM BUILDERS WILL HAVE TO LOCATE THE PAD ON THE LOT TO DETERMINE GRADING, BUT THESE LOTS ARE NOT AS DEEP AS LOTS 4 THROUGH 11. THESE LOTS ARE EXPECTED TO HAVE PADS CLOSER TO THE ROADWAY SO THE GRADING NEAR THE EAST SIDE OF THE LOT NEAR TANGLEWOOD IS EXPECTED TO BE MINIMAL. NO LARGE RETAINING WALLS (GREATER THAN FOUR FEET IN HEIGHT) ARE EXPECTED. IT IS POSSIBLE THAT SMALLER RETAINING WALLS (FOUR FEET OR LESS) MAY BE NEEDED.

### LOTS 22 AND 23
THE TOPOGRAPHY ON THESE LOTS IS NATURALLY ABOUT 10%. PAD ELEVATIONS ARE EXPECTED TO BE WITHIN THE LOT GRADES BUT SOME RETAINING WALLS ARE EXPECTED TO BE NEEDED. SMALL WALLS (FOUR FEET OR LESS SEEM LIKELY BUT SOME LARGER WALLS (GREATER THAN FOUR FEET) MAY NEEDED. LOT 23 ALREADY HAS A HOUSE ON IT THAT IS EXPECTED TO BE TORN DOWN SO ITS POSSIBLE THAT NO RETAINING WALLS AT ALL WILL BE LIKELY ON THIS LOT.

### LOT 29 AND LOTS 31 THROUGH 34
THESE LOTS ARE EXPECTED TO BE CLOSE TO EXISTING GRADE AND NOT RETAINING WALLS ARE EXPECTED TO BE NEEDED FOR THIS LOTS. SMALLER WALLS (FOUR FEET OR LESS) MAY BE NEEDED AS AN ENHANCEMENT BUT NO SIGNIFICANT RETAINING WALLS WILL LIKELY BE NEEDED FOR GRADING.

### LOT 35
THE PAD ON THIS LOT IS EXPECTED TO BE WITHIN EXISTING PAD GRADES. A RETAINING WALL IS UNLIKELY BUT MAY BE NEEDED ALONG THE SOUTH SIDE OF THE LOT TO ADJUST FOR THE STEEPER GRADE COMING DOWN FROM THE ENTRY FEATURE ALONG JOHN MCCAIN. OTHER RETAINING WALLS ARE NOT EXPECTED TO BE NEEDED AT THIS TIME.

### THE HOLLY POND
THE WATER SURFACE OF THE HOLLY POND IS EXPECTED TO BE ABOUT THREE FEET BELOW EXISTING GRADE. THE SIDE SLOPES ABOVE THE WATER SURFACE WILL BE 4:1. THE SLOPES BELOW THE WATER SURFACE WILL BE DETERMINED TO ACHIEVE AS MUCH DEPTH AS POSSIBLE BUT THE MAXIMUM SLOPE WILL BE ACCORDING TO THE SOILS RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. RETAINING WALLS MAY BE USED TO ENHANCE AESTHETICS OR TO IMPROVE THE POND DESIGN AND DEPTH.

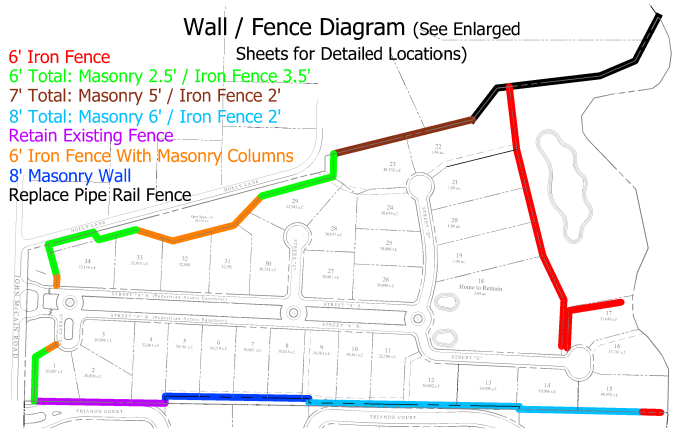
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
RTF Clayton T. Redinger
Reg. No.: 97497
Firm No.: F-3116(TX)
Date: 10/23/2018

# OAK ALLEY
## PERIMETER GRADING CONCEPT PLAN
## COLLEYVILLE, TEXAS


DEOTTE, INC.
CIVIL ENGINEERING


| DRAWN BY | SCALE | DATE | PROJECT NO. | SHEET |
|---|---|---|---|---|
| DBW | 1"=100' | 10/23/2018 | 2017.0100 | 1 OF 1 |

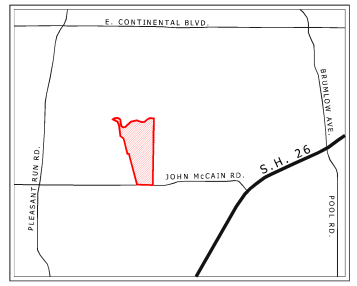
## Wall / Fence Diagram (See Enlarged Sheets for Detailed Locations)



6' Iron Fence
6' Total: Masonry 2.5' / Iron Fence 3.5'
7' Total: Masonry 5' / Iron Fence 2'
8' Total: Masonry 6' / Iron Fence 2'
Retain Existing Fence
6' Iron Fence With Masonry Columns
8' Masonry Wall
Replace Pipe Rail Fence

## Legend

- 4' Concrete Sidewalk
- 5' Concrete Trail
- Flood Plain approximate 100 Year
- Floodway
- Common Open Space
- Common Open Space within Floodway
- Residential Lots
- Landscape Easement




## Site Data - Development Plan

| | | |
|---|---|---|
| Single Family Residential Lots | | 34 |
| Common Areas | | 10 |
| Residential Lots | 65.76% | 28.63 ac. |
| Open Space | 11.28% | 4.91 ac. |
| Open Space Floodway | 12.62% | 5.50 ac. |
| R.O.W. | 10.34% | 4.50 ac. |
| Gross Acreage | 100.00% | 43.54 ac. |

### Density Data

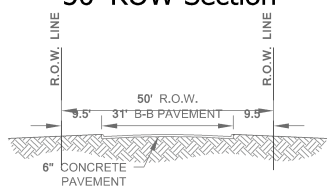
| | |
|---|---|
| Gross Residential Acreage | 43.54 |
| Gross Residential Density | 0.78 |
| Residential Density Net R.O.W. (R.O.W. = 4.40 ac.) | 0.86 |

### Summary

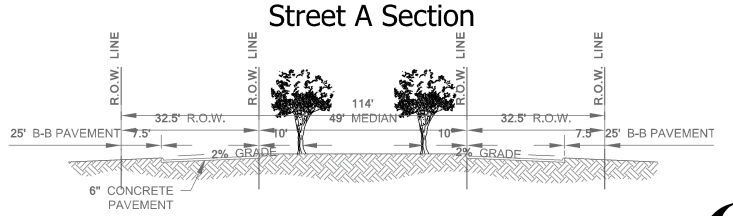
| | |
|---|---|
| Residential Lots | 34 |
| Minimum Building Lot Area | 26,006 s.f. |
| Average Building Lot Area | 36,699 s.f. |
| Common Areas | 10 |
| Existing Zoning | AG & R-40 |
| Proposed Zoning | PUD-R |




### 50' ROW Section




### Street A Section





**Owner:**
Burk & Gloria Collins Trust
1312 John McCain Rd.
Colleyville, TX 76034

**Surveyor:**
Miller Surveying, Inc.
430 Mid Cities Blvd.
Hurst, TX 76054
Tel: 817-577-1052

**Engineer:**
Deotte, Inc.
420 Johnson Rd., Suite 303
Keller, TX 76248
Tel: 817-337-8899
Contact: Clayton Redinger

**Applicant:**
Sage Group, Inc.
1130 N. Carroll Ave., Suite 200
Southlake, TX 76092
Tel: 817-424-2626
Contact: Curtis Young

**Planner:**
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626


25 JAN 19

1" = 100'

0 100' 200' 400'

Zoning Exhibit for
Zoning Change Request
From AG & R-40 to PUD-R

Case #ZC18-019

# Development Plan

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

# Oak Alley

Colleyville, Tarrant County, Texas

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L1 | 45.00' | N14°59'54"W |
| L2 | 1.94' | N89°26'57"E |
| L3 | 53.23' | N15°26'25"W |
| L4 | 52.32' | N89°07'37"W |
| L5 | 140.46' | N52°24'53"W |
| L6 | 134.15' | N23°18'22"W |
| L7 | 16.00' | N48°23'38"E |
| L8 | 66.00' | N65°00'00"E |
| L9 | 58.00' | N82°00'00"E |
| L10 | 49.00' | S82°00'00"E |
| L11 | 66.00' | S58°00'00"E |
| L12 | 31.00' | S37°00'00"E |
| L13 | 145.00' | S08°00'00"E |
| L14 | 64.00' | S12°00'00"E |
| L15 | 78.00' | S55°00'00"E |
| L16 | 56.00' | N85°00'00"E |
| L17 | 29.00' | N58°00'00"E |
| L18 | 96.00' | S66°00'00"E |
| L19 | 91.00' | S79°00'00"E |
| L20 | 63.00' | N87°00'00"E |
| L21 | 50.00' | N68°00'00"E |

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L22 | 42.00' | N40°00'00"E |
| L23 | 83.00' | N52°00'00"E |
| L24 | 55.00' | N65°00'00"E |
| L25 | 153.00' | S88°46'16"E |
| L26 | 14.43' | N47°43'52"E |
| L29 | 40.71' | N02°41'56"E |
| L30 | 202.00' | N02°41'56"E |
| L31 | 165.58' | N02°41'56"E |
| L32 | 170.59' | N02°41'56"E |
| L33 | 142.95' | N02°41'56"E |
| L34 | 125.13' | N02°41'56"E |
| L36 | 14.14' | N42°18'04"W |
| L37 | 154.89' | N87°18'04"W |
| L44 | 154.91' | S87°18'04"E |
| L45 | 14.14' | N47°41'56"E |
| L46 | 170.00' | N02°41'56"E |
| L47 | 215.60' | N02°41'56"E |
| L48 | 15.92' | N34°32'04"W |
| L51 | 20.10' | S80°31'45"W |
| L52 | 108.22' | S80°31'45"W |
| L59 | 40.63' | N80°31'45"E |

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L60 | 87.70' | N80°31'45"E |
| L67 | 39.58' | N76°25'15"E |
| L69 | 436.67' | N02°41'56"E |
| L70 | 8.49' | N02°41'56"E |
| L75 | 32.00' | S87°18'04"E |
| L80 | 159.18' | S02°41'56"W |
| L81 | 211.00' | S02°41'56"W |
| L82 | 75.65' | S02°41'56"W |
| L85 | 34.64' | S76°25'15"W |
| L86 | 16.00' | S39°33'36"W |
| L87 | 137.25' | S02°41'56"W |
| L88 | 120.00' | S02°41'56"W |
| L89 | 120.00' | S02°41'56"W |
| L90 | 122.50' | S02°41'56"W |
| L91 | 120.75' | S02°41'56"W |
| L92 | 120.00' | S02°41'56"W |
| L93 | 120.00' | S02°41'56"W |
| L94 | 118.75' | S02°41'56"W |
| L95 | 172.60' | S02°41'56"W |
| L96 | 14.14' | S42°18'04"E |
| L102 | 56.96' | N87°18'04"W |

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L103 | 14.14' | S47°41'56"W |
| L104 | 30.71' | S02°41'56"W |
| L107 | 14.31' | S44°08'25"E |
| L108 | 72.78' | N14°59'54"W |
| L109 | 181.44' | N14°59'54"W |
| L110 | 732.56' | N14°59'54"W |
| L111 | 45.00' | N14°59'54"W |
| L114 | 263.29' | N13°49'10"W |
| L115 | 243.08' | N13°49'10"W |
| L116 | 317.77' | S01°19'45"W |
| L117 | 207.40' | S01°04'25"W |
| L118 | 10.35' | N88°58'13"W |
| L119 | 10.16' | S01°00'28"W |
| L120 | 211.09' | S01°00'28"W |
| L121 | 189.48' | S01°00'28"W |
| L122 | 118.05' | S01°00'28"W |
| L123 | 120.05' | S01°00'28"W |
| L124 | 94.24' | S01°00'02"W |
| L125 | 15.00' | N89°03'18"W |
| L126 | 25.35' | S00°56'29"W |
| L127 | 122.56' | S00°56'29"W |

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L128 | 120.81" | S00°56'29"W |
| L129 | 120.06" | S00°56'29"W |
| L130 | 120.06" | S00°56'29"W |
| L131 | 25.00" | N89°50'14"E |
| L132 | 120.05" | S00°56'29"W |
| L133 | 179.26" | S00°56'29"W |
| L134 | 163.51" | S00°56'29"W |
| L135 | 35.00" | S00°56'29"W |
| L136 | 30.00" | N87°18'04"W |
| L137 | 89.63' | S75°00'06"W |
| L138 | 188.53" | N87°18'04"W |
| L139 | 185.19" | N87°24'07"W |
| L140 | 216.95" | N87°24'07"W |
| L143 | 211.59" | N87°24'07"W |
| L144 | 147.69" | S26°44'24"W |
| L146 | 196.21" | N49°05'37"W |
| L147 | 179.78" | N02°41'56"E |
| L148 | 126.50" | N87°18'04"W |
| L149 | 40.50" | N87°18'04"W |
| L150 | 84.80" | N87°18'04"W |
| L151 | 120.51" | N87°18'04"W |

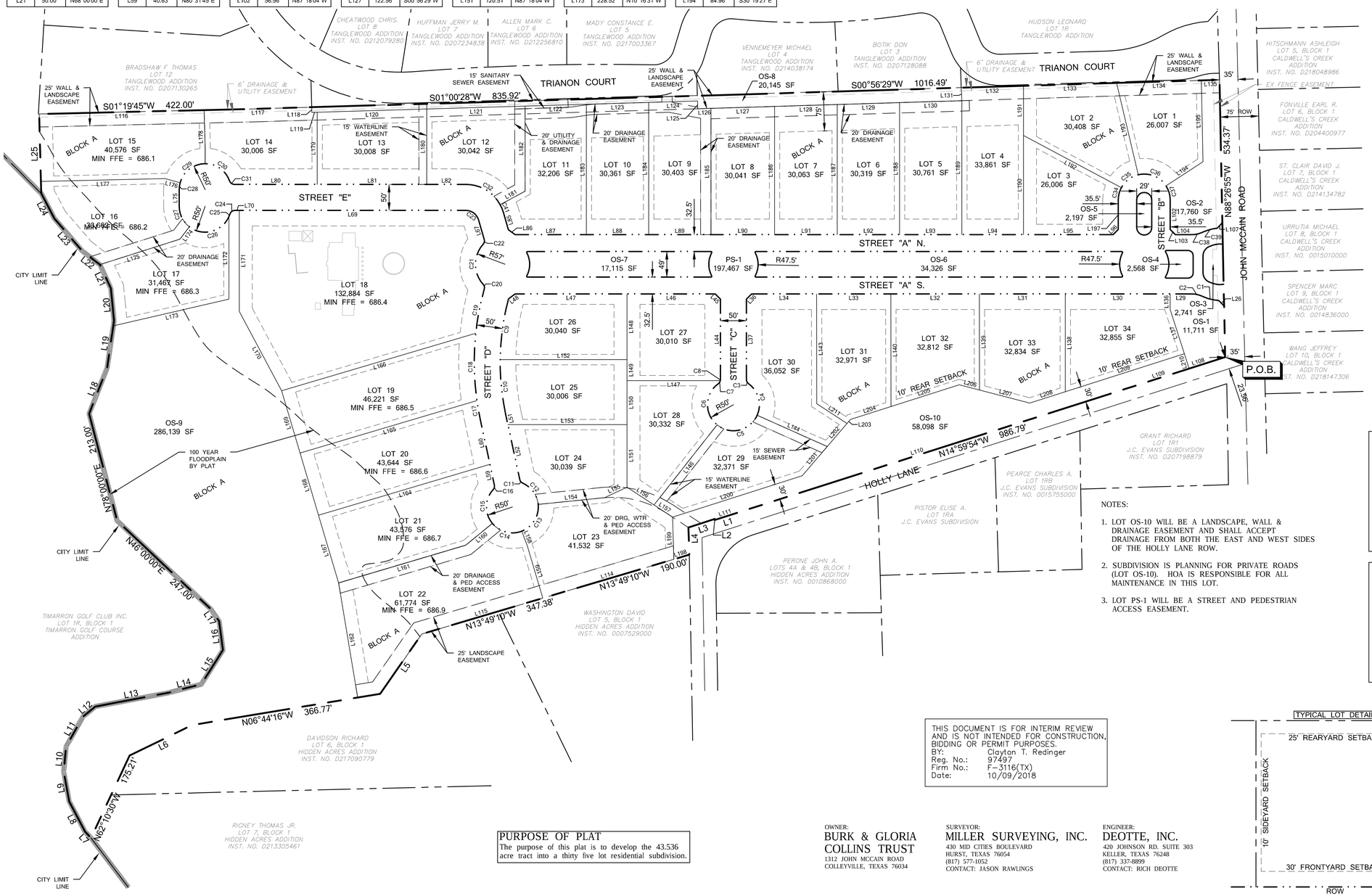
| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L152 | 244.31" | S02°41'56"W |
| L153 | 229.40" | S02°41'56"W |
| L154 | 128.69" | S03°04'59"E |
| L155 | 47.48" | S22°28'16"E |
| L156 | 62.30" | S36°02'11"W |
| L157 | 42.60" | S36°02'11"W |
| L158 | 30.00" | S71°43'27"W |
| L159 | 105.24" | S76°10'50"W |
| L160 | 65.95" | N36°39'22"W |
| L161 | 255.56" | N13°49'10"W |
| L162 | 223.94" | S83°15'44"W |
| L164 | 344.26" | N13°49'10"W |
| L165 | 355.13" | N13°49'10"W |
| L166 | 389.97" | N13°49'10"W |
| L167 | 136.00" | N76°10'50"E |
| L168 | 125.00" | N76°10'50"E |
| L169 | 125.00" | N76°10'50"E |
| L170 | 173.08" | N64°33'56"E |
| L171 | 194.81" | S87°18'04"E |
| L172 | 158.83" | N87°18'04"W |
| L173 | 228.52" | N10°16'31"W |

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L174 | 30.00" | N49°46'53"W |
| L175 | 161.54" | N14°55'03"W |
| L176 | 30.00" | N18°07'30"E |
| L177 | 239.30" | N01°21'57"E |
| L178 | 103.28" | S88°25'14"E |
| L179 | 139.10" | S87°18'04"E |
| L180 | 145.33" | S87°18'04"E |
| L181 | 54.62" | S25°56'38"E |
| L182 | 163.79" | S87°18'04"E |
| L183 | 251.23" | S87°18'04"E |
| L184 | 254.78" | S87°18'04"E |
| L185 | 243.35" | S87°18'04"E |
| L186 | 247.11" | S87°18'04"E |
| L187 | 250.82" | S87°18'04"E |
| L188 | 254.50" | S87°18'04"E |
| L189 | 258.18" | S87°18'04"E |
| L190 | 191.14" | S87°18'04"E |
| L191 | 95.69" | S87°18'04"E |
| L192 | 213.67" | N30°47'49"E |
| L193 | 181.62" | N79°21'53"E |
| L194 | 84.96" | S30°19'27"E |

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L195 | 156.88" | S88°26'55"E |
| L197 | 56.96" | S87°18'04"E |
| L198 | 31.01" | N13°49'10"W |
| L199 | 81.32" | S89°07'37"E |
| L200 | 262.16" | S14°59'54"E |
| L201 | 74.04" | S46°40'40"E |
| L202 | 58.63" | S46°40'40"E |
| L203 | 10.15" | S46°40'40"E |
| L204 | 81.97" | S14°59'54"E |
| L205 | 138.03" | S14°59'54"E |
| L206 | 40.34" | S17°20'21"W |
| L207 | 99.87" | S17°20'21"W |
| L208 | 72.04" | S14°59'54"E |
| L209 | 240.63" | S14°59'54"E |
| L210 | 30.00" | S75°00'06"W |
| L211 | 69.55" | S35°47'51"W |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CH BEARING | CH LENGTH |
| C1 | 33.98' | 91.28' | 21°19'45" | N17°22'06"E | 33.79' |
| C2 | 20.72' | 50.00' | 23°44'40" | N14°34'16"E | 20.57' |
| C3 | 9.48' | 10.00' | 54°19'51" | S65°32'01"W | 9.13' |
| C4 | 68.29' | 50.00' | 78°15'03" | S77°29'37"W | 63.10' |
| C5 | 91.89' | 50.00' | 105°17'36" | N10°44'03"W | 79.49' |
| C6 | 91.70' | 50.00' | 105°05'06" | S85°32'42"E | 79.38' |
| C7 | 7.37' | 10.00' | 42°12'54" | S54°06'36"E | 7.20' |
| C8 | 2.11' | 10.00' | 12°05'01" | S81°15'34"E | 2.11' |
| C9 | 118.26' | 476.95' | 14°12'25" | N79°29'17"W | 117.96' |
| C10 | 106.41' | 477.33' | 12°46'22" | S86°55'46"W | 106.19' |
| C11 | 9.48' | 10.00' | 54°18'53" | S53°22'18"W | 9.13' |
| C12 | 52.97' | 50.00' | 60°42'09" | S56°33'57"W | 50.53' |
| C13 | 65.28' | 50.00' | 74°48'26" | N55°40'46"W | 60.74' |
| C14 | 62.50' | 50.00' | 71°37'11" | N17°32'02"E | 58.51' |
| C15 | 71.12' | 50.00' | 81°30'00" | S85°54'22"E | 65.28' |
| C16 | 9.48' | 10.00' | 54°18'53" | S72°18'49"E | 9.13' |
| C17 | 37.80' | 509.82' | 4°14'53" | N82°35'30"E | 37.79' |
| C18 | 130.09' | 529.56' | 14°04'30" | S88°14'48"E | 129.76' |
| C19 | 86.64' | 518.28' | 9°34'43" | S76°25'12"E | 86.54' |
| C20 | 10.10' | 9.98' | 57°59'52" | N79°22'14"E | 9.68' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CH BEARING | CH LENGTH |
| C21 | 84.08' | 56.93' | 84°37'06" | S87°19'10"E | 76.65' |
| C22 | 10.21' | 9.98' | 58°37'49" | S74°19'31"E | 9.77' |
| C23 | 32.17' | 25.00' | 73°43'19" | N39°33'36"E | 29.99' |
| C24 | 12.66' | 10.00' | 72°32'33" | N33°34'20"W | 11.83' |
| C25 | 5.59' | 50.00' | 6°24'28" | N66°38'22"W | 5.59' |
| C26 | 90.46' | 50.00' | 103°39'15" | N11°36'31"W | 78.61' |
| C27 | 45.80' | 50.00' | 52°28'49" | N66°27'32"E | 44.21' |
| C28 | 13.46' | 50.00' | 15°25'34" | S79°35'17"E | 13.42' |
| C29 | 65.08' | 50.00' | 74°34'26" | S34°35'17"E | 60.58' |
| C30 | 61.55' | 50.00' | 70°31'44" | S37°57'48"W | 57.74' |
| C31 | 12.31' | 10.00' | 70°31'44" | S37°57'48"W | 11.55' |
| C32 | 80.32' | 75.00' | 61°21'26" | S33°22'39"W | 76.53' |
| C34 | 24.52' | 50.00' | 28°05'52" | S73°15'08"E | 24.28' |
| C35 | 42.38' | 50.00' | 48°34'04" | S34°55'09"E | 41.13' |
| C36 | 61.36' | 50.00' | 70°18'40" | S24°31'13"W | 57.58' |
| C37 | 28.82' | 50.00' | 33°01'23" | S76°11'15"W | 28.42' |
| C38 | 23.58' | 50.76' | 26°37'24" | S10°36'46"E | 23.37' |
| C39 | 28.32' | 90.00' | 18°01'43" | S12°01'52"E | 28.20' |
| C41 | 16.19' | 75.00' | 12°21'53" | S70°14'19"W | 16.15' |




NOTES:

1. LOT OS-10 WILL BE A LANDSCAPE, WALL & DRAINAGE EASEMENT AND SHALL ACCEPT DRAINAGE FROM BOTH THE EAST AND WEST SIDES OF THE HOLLY LANE ROW.
2. SUBDIVISION IS PLANNING FOR PRIVATE ROADS (LOT OS-10). HOA IS RESPONSIBLE FOR ALL MAINTENANCE IN THIS LOT.
3. LOT PS-1 WILL BE A STREET AND PEDESTRIAN ACCESS EASEMENT.

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
BY: Clayton T. Redinger
Reg. No.: 97497
Firm No.: F-3116(TX)
Date: 10/09/2018

## PURPOSE OF PLAT

The purpose of this plat is to develop the 43.536 acre tract into a thirty five lot residential subdivision.

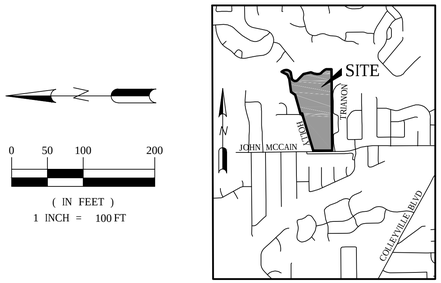
OWNER:
BURK & GLORIA COLLINS TRUST
1312 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS 76034

SURVEYOR:
MILLER SURVEYING, INC.
430 MID CITIES BOULEVARD
HURST, TEXAS 76054
(817) 577-1052
CONTACT: JASON RAWLINGS

ENGINEER:
DEOTTE, INC.
420 JOHNSON RD. SUITE 303
KELLER, TEXAS 76248
(817) 337-8899
CONTACT: RICH DEOTTE

TYPICAL LOT DETAIL




LOCATION MAP
SCALE: 1" = 2000'

## PROPERTY DESCRIPTION

Being a tract of land out of the Hall-Medlin Survey, Abstract No. 1037 and the H. R. Wall Survey, Abstract No. 1973, situated in the City of Colleyville, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in June of 2017, said tract being all of Lot 1R1 and Lot 1R2, Block 1, Bear Creek Plantation, an addition to the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 5622 of the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch steel rod found for the southwest corner of said Lot 1R1, said rod being the intersection of the northerly right-of-way line of John McCain Road and the easterly right-of-way line of Holly Lane;

Thence North 14 degrees 59 minutes 54 seconds West with the westerly boundary line of said Lot 1R1 and with said easterly right-of-way line, passing at 986.79 a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the southwest corner of Lot 1R2 of said Block 1 and continuing with a total distance of 1031.79 feet to a 5/8 inch steel rod found;

Thence North 89 degrees 26 minutes 57 seconds East with the westerly boundary line of said Lot 1R2 and said easterly right-of-way line a distance of 1.94 feet to a 5/8 inch steel rod found;

Thence North 15 degrees 26 minutes 25 seconds West continuing with said westerly boundary line and said easterly right-of-way line a distance of 53.23 feet to a 1/2 inch "MILLER 5665" capped steel rod found;

Thence North 89 degrees 07 minutes 37 seconds West continuing with said westerly boundary line and said easterly right-of-way line a distance of 52.32 feet to a 1/2 inch "MILLER 5665" capped steel rod found for the southwest corner of said Lot 1R2;

Thence North 13 degrees 49 minutes 10 seconds West with the westerly boundary line of said Lot 1R2, passing at 190.00 feet a 1/2 inch "MILLER 5665" capped steel rod found for the northwest corner of said Lot 1R2 and continuing with the westerly boundary line of said Lot 1R1 a total distance of 537.38 feet to a 1/2 inch "MILLER 5665" capped steel rod set for an angle point in said westerly boundary line;

Thence North 52 degrees 24 minutes 53 seconds West continuing with said westerly boundary line a distance of 140.46 feet to an angle point therein;

Thence North 06 degrees 44 minutes 16 seconds West continuing with said westerly boundary line a distance of 366.77 feet to an angle point therein;

Thence North 23 degrees 18 minutes 22 seconds West continuing with said westerly boundary line a distance of 134.15 feet;

Thence North 62 degrees 10 minutes 30 seconds West continuing with said westerly boundary line a distance of 175.21 feet to the northwest corner of said Lot 1R1 and being in Big Bear Creek;

Thence easterly with the northerly boundary line of said Lot 1R1 and with said creek along the following calls:

North 48 degrees 23 minutes 38 seconds East a distance of 16.00 feet;
North 65 degrees 00 minutes 00 seconds East a distance of 66.00 feet;
North 82 degrees 00 minutes 00 seconds East a distance of 58.00 feet;
South 82 degrees 00 minutes 00 seconds East a distance of 49.00 feet;
South 58 degrees 00 minutes 00 seconds East a distance of 66.00 feet;
South 37 degrees 00 minutes 00 seconds East a distance of 31.00 feet;
South 08 degrees 00 minutes 00 seconds East a distance of 145.00 feet;
South 12 degrees 00 minutes 00 seconds East a distance of 64.00 feet;
South 55 degrees 00 minutes 00 seconds East a distance of 78.00 feet;
North 85 degrees 00 minutes 00 seconds East a distance of 56.00 feet;
North 58 degrees 00 minutes 00 seconds East a distance of 29.00 feet;
North 46 degrees 00 minutes 00 seconds East a distance of 247.00 feet;
North 78 degrees 00 minutes 00 seconds East a distance of 213.00 feet;
South 66 degrees 00 minutes 00 seconds East a distance of 96.00 feet;
South 79 degrees 00 minutes 00 seconds East a distance of 91.00 feet;
North 87 degrees 00 minutes 00 seconds East a distance of 63.00 feet;
North 68 degrees 00 minutes 00 seconds East a distance of 50.00 feet;
North 40 degrees 00 minutes 00 seconds East a distance of 42.00 feet;
North 52 degrees 00 minutes 00 seconds East a distance of 83.00 feet;
North 65 degrees 00 minutes 00 seconds East a distance of 55.00 feet;
South 88 degrees 46 minutes 16 seconds East a distance of 153.00 feet to the northeast corner of said Lot 1R1;

Thence South 01 degrees 19 minutes 45 seconds West with the easterly boundary line of said Lot 1R1 a distance of 422.00 feet to a 5/8 inch steel rod found for an angle point therein;

Thence South 01 degrees 00 minutes 28 seconds West continuing with said easterly boundary line a distance of 835.92 feet to a brass monument found for an angle point therein;

Thence South 00 degrees 56 minutes 29 seconds West continuing with said easterly boundary line a distance of 1016.49 feet to a 1/2 inch steel rod found for the southeast corner of said Lot 1R1, said rod being in the northerly right-of-way line of John McCain Road;

Thence North 88 degrees 26 minutes 55 seconds West with the southerly boundary line of said Lot 1R1 and with said northerly right-of-way line a distance of 534.37 feet to the point of beginning and containing 43.536 acres of land, more or less.

## 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

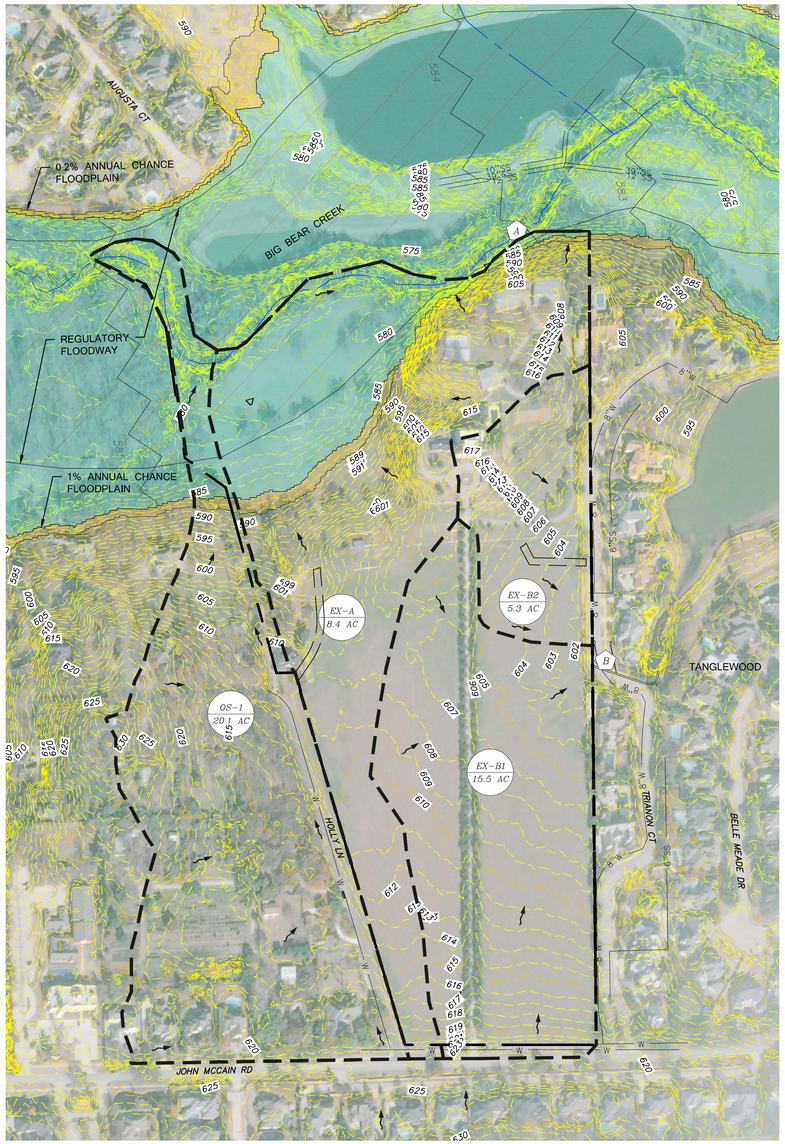
_____
ATTEST: CITY SECRETARY

# PRELIMINARY PLAT
OF
# *OAK ALLEY*
BEING
## 43.536 ACRES
BEING
## LOTS 1R1 & 1R2, BLOCK 1 BEAR CREEK PLANTATION CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

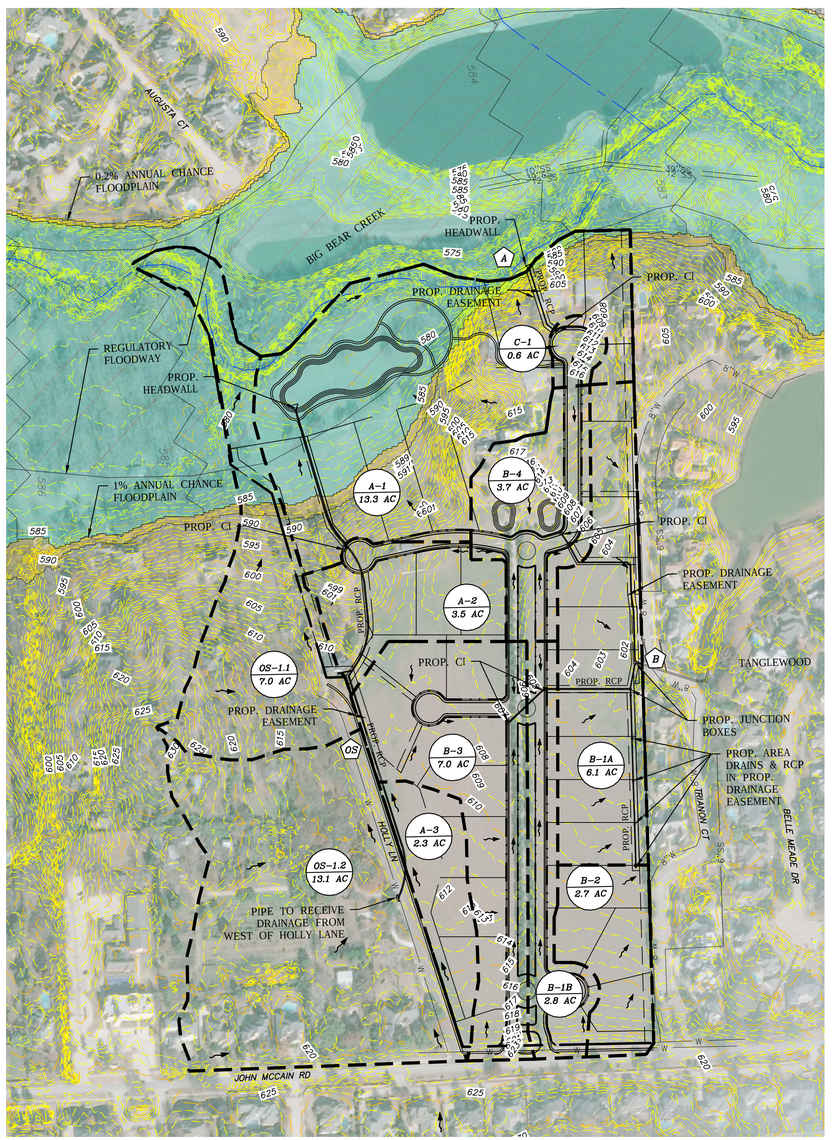
34 RESIDENTIAL LOTS
10 OPEN SPACE LOTS
1 STREET & PEDESTRIAN ACCESS LOT

OCTOBER 2018

## EXISTING CONDITION




## POST-PROJECT CONDITION




**Rational Method Runoff Calculations - Existing Condition**

| DESIGN POINT | AREA DESIGNATION | AREA (ACRES) | RUNOFF COEFF | $T_C$ (MIN) | $I_2$ (IN/HR) | $Q_2$ (CFS) | $I_5$ (IN/HR) | $Q_5$ (CFS) | $I_{10}$ (IN/HR) | $Q_{10}$ (CFS) | $I_{25}$ (IN/HR) | $Q_{25}$ (CFS) | $I_{50}$ (IN/HR) | $Q_{50}$ (CFS) | $I_{100}$ (IN/HR) | $Q_{100}$ (CFS) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | OS-1 | 20.1 | 0.60 | 15 | 3.90 | 47.0 | 4.86 | 58.6 | 5.53 | 66.7 | 6.46 | 77.9 | 7.20 | 86.8 | 7.98 | 96.2 |
| | EX-A | 21.1 | 0.30 | 21 | 3.25 | 20.6 | 4.13 | 26.1 | 4.71 | 29.8 | 5.54 | 35.1 | 6.19 | 39.2 | 6.89 | 43.6 |
| | EX-B1 | 15.5 | 0.30 | 15 | 3.90 | 18.1 | 4.86 | 22.6 | 5.53 | 25.7 | 6.46 | 30.0 | 7.20 | 33.5 | 7.98 | 37.1 |
| | EX-B2 | 5.3 | 0.30 | 15 | 3.90 | 6.2 | 4.86 | 7.7 | 5.53 | 8.8 | 6.46 | 10.3 | 7.20 | 11.4 | 7.98 | 12.7 |
| A | EX-A | 21.1 | 0.30 | 21 | 3.25 | 20.6 | 4.13 | 26.1 | 4.71 | 29.8 | 5.54 | 35.1 | 6.19 | 39.2 | 6.89 | 43.6 |
| B | ALL B | 20.8 | 0.30 | 15 | 3.90 | 24.3 | 4.86 | 30.3 | 5.53 | 34.5 | 6.46 | 40.3 | 7.20 | 44.9 | 7.98 | 49.8 |

**Rational Method Runoff Calculations - Post-Project Condition**

| DESIGN POINT | AREA DESIGNATION | AREA (ACRES) | RUNOFF COEFF | $T_C$ (MIN) | $I_2$ (IN/HR) | $Q_2$ (CFS) | $I_5$ (IN/HR) | $Q_5$ (CFS) | $I_{10}$ (IN/HR) | $Q_{10}$ (CFS) | $I_{25}$ (IN/HR) | $Q_{25}$ (CFS) | $I_{50}$ (IN/HR) | $Q_{50}$ (CFS) | $I_{100}$ (IN/HR) | $Q_{100}$ (CFS) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | OS-1.1 | 7.0 | 0.60 | 15 | 3.90 | 16.4 | 4.86 | 20.4 | 5.53 | 23.2 | 6.46 | 27.1 | 7.20 | 30.2 | 7.98 | 33.5 |
| | OS-1.2 | 13.1 | 0.60 | 15 | 3.90 | 30.7 | 4.86 | 38.2 | 5.53 | 43.5 | 6.46 | 50.8 | 7.20 | 56.6 | 7.98 | 62.7 |
| | A-1 | 13.3 | 0.60 | 15 | 3.90 | 31.1 | 4.86 | 38.8 | 5.53 | 44.1 | 6.46 | 51.6 | 7.20 | 57.5 | 7.98 | 63.7 |
| | A-2 | 3.5 | 0.60 | 15 | 3.90 | 8.2 | 4.86 | 10.2 | 5.53 | 11.6 | 6.46 | 13.6 | 7.20 | 15.1 | 7.98 | 16.8 |
| | A-3 | 2.3 | 0.60 | 15 | 3.90 | 5.4 | 4.86 | 6.7 | 5.53 | 7.6 | 6.46 | 8.9 | 7.20 | 9.9 | 7.98 | 11.0 |
| | B-1A | 6.1 | 0.60 | 15 | 3.90 | 14.3 | 4.86 | 17.8 | 5.53 | 20.2 | 6.46 | 23.6 | 7.20 | 26.4 | 7.98 | 29.2 |
| | B-1B | 2.8 | 0.60 | 15 | 3.90 | 6.6 | 4.86 | 8.2 | 5.53 | 9.3 | 6.46 | 10.9 | 7.20 | 12.1 | 7.98 | 13.4 |
| | B-2 | 2.7 | 0.60 | 15 | 3.90 | 6.3 | 4.86 | 7.9 | 5.53 | 9.0 | 6.46 | 10.5 | 7.20 | 11.7 | 7.98 | 12.9 |
| | B-3 | 7.0 | 0.60 | 15 | 3.90 | 16.4 | 4.86 | 20.4 | 5.53 | 23.2 | 6.46 | 27.1 | 7.20 | 30.2 | 7.98 | 33.5 |
| | B-4 | 3.7 | 0.60 | 15 | 3.90 | 8.7 | 4.86 | 10.8 | 5.53 | 12.3 | 6.46 | 14.3 | 7.20 | 16.0 | 7.98 | 17.7 |
| | C-1 | 0.6 | 0.60 | 15 | 3.90 | 1.4 | 4.86 | 1.7 | 5.53 | 2.0 | 6.46 | 2.3 | 7.20 | 2.6 | 7.98 | 2.9 |
| OS | OS-1.2 | 13.1 | 0.60 | 15 | 3.90 | 30.7 | 4.86 | 38.2 | 5.53 | 43.5 | 6.46 | 50.8 | 7.20 | 56.6 | 7.98 | 62.7 |
| A | ALL A | 19.1 | 0.60 | 15 | 3.90 | 44.7 | 4.86 | 55.7 | 5.53 | 63.4 | 6.46 | 74.0 | 7.20 | 82.5 | 7.98 | 91.5 |
| B | ALL B | 22.3 | 0.60 | 15 | 3.90 | 52.2 | 4.86 | 65.0 | 5.53 | 74.0 | 6.46 | 86.4 | 7.20 | 96.3 | 7.98 | 106.8 |

OWNER:

BURK & GLORIA COLLINS TRUST

ENGINEER:

DEOTTE, INC.
420 JOHNSON RD, SUITE 303
KELLER, TEXAS 76248
(817) 337-8899
CONTACT: CLAYTON REDINGER

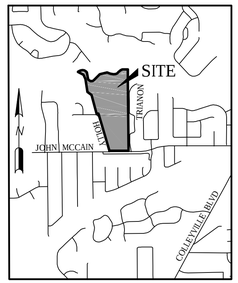
APPLICANT:

SAGE GROUP, INC.
1130 N. CARROLL AVE., SUITE 200
SOUTHLAKE, TEXAS 76092
(817) 424-2626
CONTACT: CURTIS YOUNG

N

0 100 200 400

( IN FEET )
1 INCH = 200 FT




LOCATION MAP
SCALE: 1" = 2000'

## LEGEND

- A–1 / XX.X AC — DRAINAGE AREA LABEL
- FLOW ARROW
- DRAINAGE DIVIDE
- EXISTING CONTOUR MINOR
- 500 — EXISTING CONTOUR MAJOR
- A — DESIGN POINT

NOTES:

1. PROPOSED GRADING IMPROVEMENTS WITHIN THE REGULATORY FLOODWAY OF BIG BEAR CREEK WILL LIKELY REQUIRE A CLOMR SUBMITTAL THROUGH FEMA AT A LATER DATE DETAILING HYDRAULIC IMPACT DUE TO DEVELOPMENT.
2. ULTIMATE CONFIGURATION AND SIZING OF PROPOSED IMPROVEMENTS MAY CHANGE SLIGHTLY IN FINAL DESIGN.
3. TOPOGRAPHY OBTAINED THROUGH TEXAS NATURAL RESOURCE INFORMATION SERVICE (TNRIS), 2009, NAVD 88 VERTICAL DATUM.
4. REF. TANGLEWOOD RECORD DRAWINGS (STAMPED 05-23-02) FOR DOWNSTREAM STORM DRAINAGE CAPACITY & CONFIGURATION.
5. BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, US FEET.
6. INLET LOCATION ON WEST SIDE OF HOLLY ROW TO BE COORDINATED WITH EXISTING PROPERTY OWNERS TO WEST. INLETS WILL BE DESIGNED TO PICK UP PORTION OF OS-1.2 DRAINING TO IT AND DIRECT WATER TO PROPOSED POND.

Time of Concentration or Travel Time Worksheet

Project: Oak Alley
By: DAC
Date: 1/28/2019
Location: Colleyville, TX
Condition (Present/Proposed): **Current Conditions**

**SHEET FLOW (Applicable to $T_c$ only)**

| SEGMENT ID | OS-1 | EX-A | EX-B1 | EX-B2 |
|---|---|---|---|---|
| 1. Surface Description | Pavement | D. Grass | D. Grass | D. Grass |
| 2. Manning's Roughness Coefficient | 0.011 | 0.240 | 0.240 | 0.240 |
| 3. Flow Length, L (total L </= 300ft)...(ft) | 100 | 100 | 100 | 100 |
| 4. Two-yr 24 hr rainfall, $P_2$...(in) | 4 | 4 | 4 | 4 |
| 5. Land Slope, s...(ft/ft) | 0.021 | 0.05 | 0.05 | 0.03 |
| 6. $T_t$=(.007*(nL)$^{0.8}$)/($P_2^{0.5}$*$s^{0.4}$)...(hr) | 0.02 | 0.15 | 0.15 | 0.18 |
| 6. $T_t$=(.007*(nL)$^{0.8}$)/($P_2^{0.5}$*$s^{0.4}$)...(min) | **1.06** | **8.85** | **8.85** | **10.85** |

**SHALLOW CONCENTRATED FLOW**

| SEGMENT ID | OS-1 | EX-A | EX-B1 | EX-B2 |
|---|---|---|---|---|
| 7. Surface description (paved or unpaved) | UNPAVED | UNPAVED | UNPAVED | UNPAVED |
| 8. Flow Length, L ...(ft) | 200 | 200 | 200 | 200 |
| 9. Watercourse slope, s...(ft/ft) | 0.022 | 0.02 | 0.024 | 0.02 |
| 10. Average velocity, V...(ft/sec) | 2.4 | 2.25 | 2.5 | 2.25 |
| 11. $T_t$= L/(3600*V)...(hr) | 0.02 | 0.02 | 0.02 | 0.02 |
| 11. $T_t$= L/(3600*V)...(min) | **1.39** | **1.48** | **1.33** | **1.48** |

**CHANNEL FLOW**

| SEGMENT ID | OS-1 | EX-A | EX-B1 | EX-B2 |
|---|---|---|---|---|
| 12. Cross section flow area, a...(ft$^2$) | | | | |
| 13. Wetted perimeter, $P_w$...(ft) | | | | |
| 14. Hydraulic radius, r=a/$P_w$...(ft) | | | | |
| 15. Channel slope, s...(ft/ft) | | | | |
| 16. Manning's Roughness Coefficient, n | | | | |
| 17. V = (1.49 $r^{2/3}s^{1/2}$)/n...(ft/sec) | 4 | 4 | 4 | 4 |
| 18. Flow length, L...(ft) | 1760 | 2595 | 872 | 393 |
| 18. $T_t$= L/(3600*V)...(hr) | 0.12 | 0.18 | 0.06 | 0.03 |
| 19. $T_t$= L/(3600*V)...(min) | **7.33** | **10.81** | **3.63** | **1.64** |
| | | | | |
| Watershed Area (ac.) | | | | |
| 20. Total Watershed or subarea $T_c$ or $T_t$...(hr) | **0.16** | **0.35** | **0.23** | **0.23** |
| 20. Total Watershed or subarea $T_c$ or $T_t$...(min) | **9.79** | **21.14** | **13.81** | **13.97** |
| $T_c$ ROUNDED (MIN 15 min.) | 15 | 21 | 15 | 15 |

DEOTTE, INC.
CIVIL ENGINEERING | TBPE No. F-003116
420 Johnson Road, Suite 303 | Keller, Texas 76248
817-337-8899 (Office) | 817-337-5133 (Fax)

PREPARED FOR: BURK & GLORIA COLLINS TRUST

PRELIMINARY DRAINAGE ANALYSIS
OAK ALLEY
COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
XXX
ELEV = XXX

BM2
XXX
ELEV = XXX

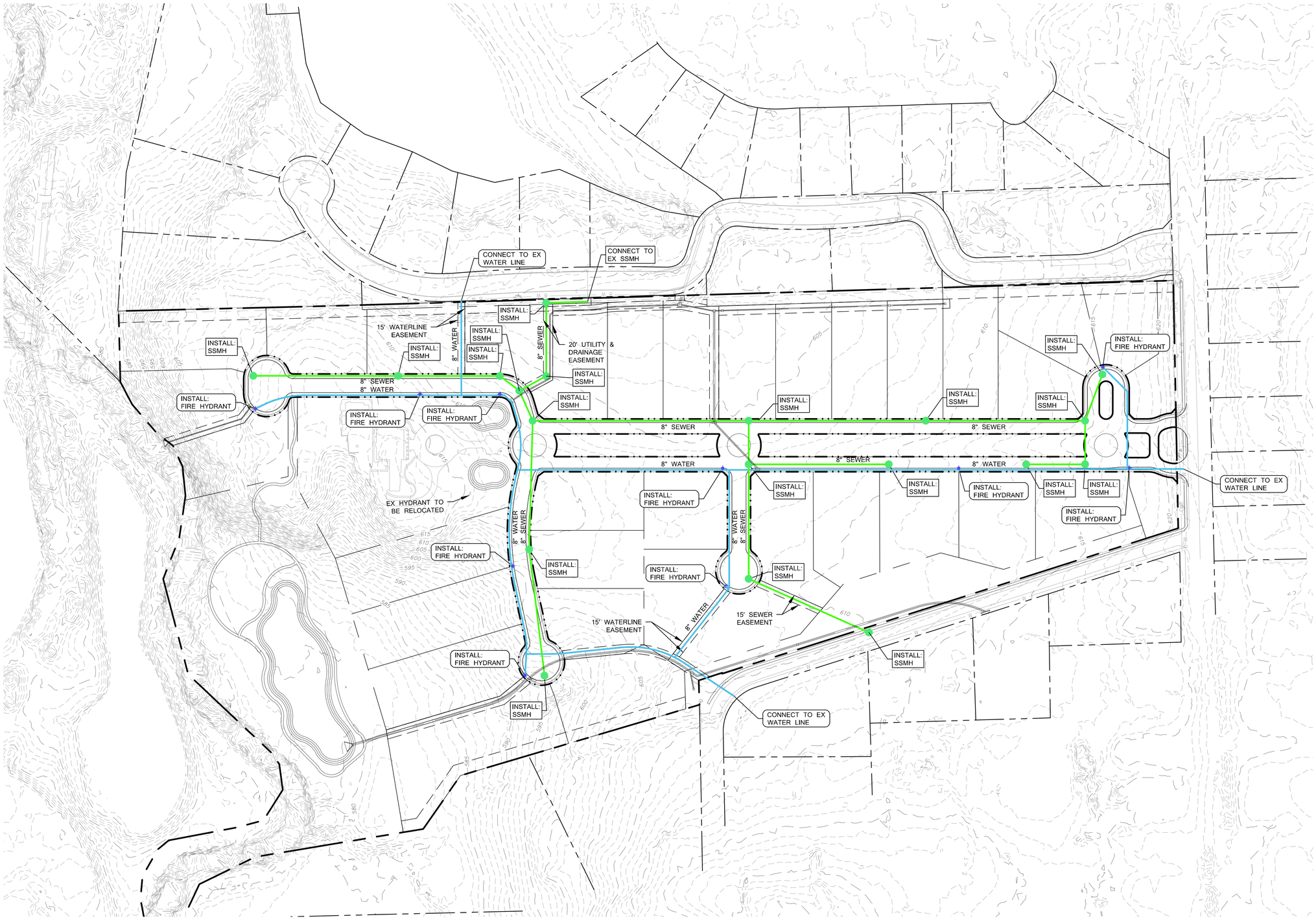
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
By: Clayton T. Redinger
Reg. No.: 94207
Firm No.: F-3116(TX)
Date: 1/28/2019

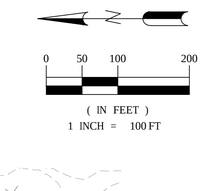
Printed by
danmatherne
Jan 28, 2019 – 3:50pm

DOI No. 201712100



DOI No. 201712100 - OAK ALLEY - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS




LOCATION MAP
SCALE: 1" = 2000'

0 50 100 200

( IN FEET )
1 INCH = 100 FT

LEGEND

- 8" WATER LINE
- FIRE HYDRANT
- 8" SANITARY SEWER LINE
- SANITARY SEWER MANHOLE


DEOTTE, INC.
C I V I L E N G I N E E R I N G | TBPE No. F-003116
420 Johnson Road, Suite 305 | Keller, Texas 76248
817-337-8899 (Office) | 817-337-5133 (Fax)


PREPARED FOR: BURK & GLORIA COLLINS TRUST

# PRELIMINARY UTILITY PLAN
# OAK ALLEY
# COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
XXX
ELEV = XXX

BM2
XXX
ELEV = XXX

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
BY: Clayton T. Redinger
Reg. No.: 97497
Firm No.: F-3116(TX)
Date: 1/28/2019

Printed by
danmatherne
Jan 28, 2019 - 3:49pm

DOI No. 201712100

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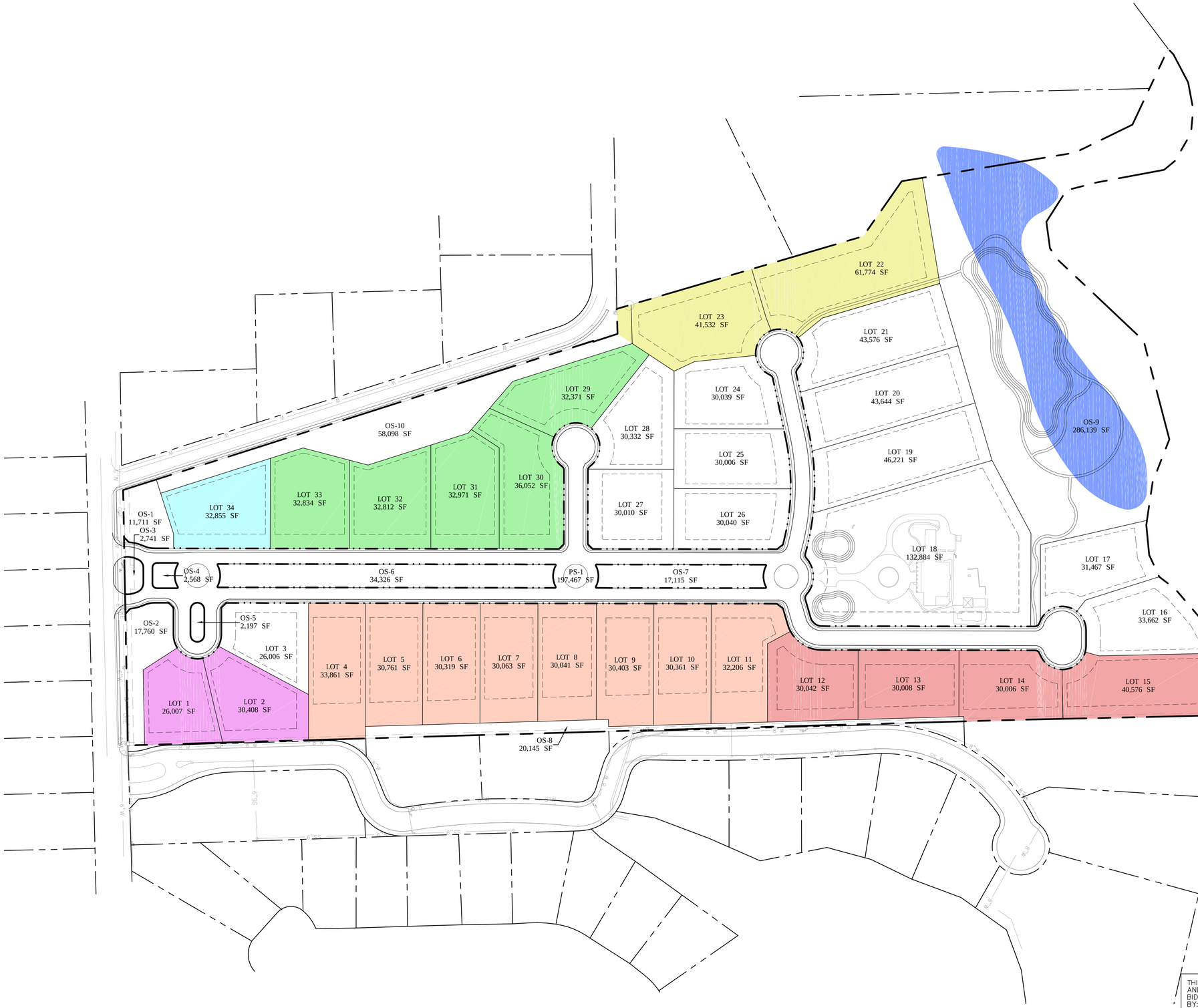
DOI No. 201712100 - OAK ALLEY - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS




LOCATION MAP
SCALE: 1" = 2000'

## OAK ALLEY GRADING CONCEPT

1. FINAL GRADING IS THE FIRST THING THAT STARTS IN THE FINAL DESIGN PROCESS AND IT IS THE LAST THING THE FINISHES IN OUR DESIGN PROCESS BECAUSE MANY THINGS AFFECT THOSE GRADES THAT ARE NOT KNOWN YET. FINAL GRADING WILL DEPEND ON FINAL FIELD TOPOGRAPHIC SURVEY AND TREE SURVEY WHICH HAS NOT BEEN COMPLETED.
2. FACTORS THAT AFFECT FINAL GRADES WILL INCLUDE TREE PROTECTION, DRAINAGE, LOT AESTHETICS (VERY IMPORTANT FOR CUSTOM HOME BUILDERS), ACCESSIBILITY, HANDICAP ACCESSIBILITY, SEWER ACCESS, FLOODPLAIN ELEVATIONS, POSITIVE DRAINAGE OVERFLOW AND MINIMUM SLOPES ON LOTS TO ASSURE PROPER LOT DRAINAGE.
3. MAJOR CONSTRAINTS IMPACTING GRADING ON THIS SITE INCLUDE THE PERIMETER ROADS, EXISTING ADJACENT PROPERTIES AND THE DOUBLE ROW OF OAK TREES WHICH WILL REMAIN AND AT WHICH THE GRADE CANNOT BE SIGNIFICANTLY ALTERED.

THIS CONCEPT FOCUSES ON THE PERIMETER LOTS AND PRESENTS CRITERIA THAT CAN BE ACHIEVED FOR EACH LOT WITH FINAL DESIGN

### LOTS 1 AND 2
THESE LOTS ARE EXPECTED TO HAVE PAD GRADES BETWEEN THE EXISTING ELEVATIONS ON THE LOT. DRAINAGE WILL BE DIRECTED TO TRIANON COURT AND TO A STORM DRAIN THAT RECEIVES FLOW AND TAKES IT DIRECTLY TO THE NORTH. SMALL RETAINING WALLS (4 FEET OR LESS) ARE NOT EXPECTED BUT MAY BE REQUIRED. NO LARGE RETAINING WALLS (GREATER THAN FOUR FEET) WILL BE NEEDED.

### LOTS 4 THROUGH 11
THESE LOTS ARE EXPECTED TO HAVE LOT PAD ELEVATIONS WITHIN THE EXISTING GRADES ON EACH LOT. CUSTOM BUILDERS WILL HAVE TO LOCATE THE PAD ON THE LOT TO DETERMINE GRADING. THESE LOTS ARE EXPECTED TO HAVE PADS CLOSER TO THE ROADWAY SO THE GRADING ANYWHERE NEAR THE EAST PROPERTY LINE IS NOT EXPECTED. RETAINING WALLS ARE NOT EXPECTED TO BE NEEDED NEAR THE EAST END OF THE LOTS.

### LOTS 12 THROUGH 15
THESE LOTS ARE EXPECTED TO HAVE LOT PAD ELEVATIONS WITHIN THE EXISTING GRADES ON EACH LOT. CUSTOM BUILDERS WILL HAVE TO LOCATE THE PAD ON THE LOT TO DETERMINE GRADING, BUT THESE LOTS ARE NOT AS DEEP AS LOTS 4 THROUGH 11. THESE LOTS ARE EXPECTED TO HAVE PADS CLOSER TO THE ROADWAY SO THE GRADING NEAR THE EAST SIDE OF THE LOT NEAR TANGLEWOOD IS EXPECTED TO BE MINIMAL. NO LARGE RETAINING WALLS (GREATER THAN FOUR FEET IN HEIGHT) ARE EXPECTED. IT IS POSSIBLE THAT SMALLER RETAINING WALLS (FOUR FEET OR LESS) MAY BE NEEDED.

### LOTS 22 AND 23
THE TOPOGRAPHY ON THESE LETS IS NATURALLY ABOUT 10%. PAD ELEVATIONS ARE EXPECTED TO BE WITHIN THE LOT GRADES BUT SOME RETAINING WALLS ARE EXPECTED TO BE NEEDED. SMALL WALLS (FOUR FEET OR LESS SEEM LIKELY BUT SOME LARGER WALLS (GREATER THAN FOUR FEET) MAY NEEDED. LOT 23 ALREADY HAS A HOUSE ON IT THAT IS EXPECTED TO BE TORN DOWN SO IT'S POSSIBLE THAT NO RETAINING WALLS AT ALL WILL BE LIKELY ON THIS LOT.

### LOT 29 THROUGH 33
THESE LOTS ARE EXPECTED TO BE CLOSE TO EXISTING GRADE AND NOT RETAINING WALLS ARE EXPECTED TO BE NEEDED FOR THIS LOTS. SMALLER WALLS (FOUR FEET OR LESS) MAY BE NEEDED AS AN ENHANCEMENT BUT NO SIGNIFICANT RETAINING WALLS WILL LIKELY BE NEEDED FOR GRADING.

### LOT 34
THE PAD ON THIS LOT IS EXPECTED TO BE WITHIN EXISTING PAD GRADES. A RETAINING WALL IS UNLIKELY BUT MAY BE NEEDED ALONG THE SOUTH SIDE OF THE LOT TO ADJUST FOR THE STEEPER GRADE COMING DOWN FROM THE ENTRY FEATURE ALONG JOHN MCCAIN. OTHER RETAINING WALLS ARE NOT EXPECTED TO BE NEEDED AT THIS TIME.

### FLOODPLAIN GRADING
GRADING TO ADJUST FLOODPLAIN INUNDATION CONDITION FROM MAIN CHANNEL.

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
BY: Clayton T. Redinger
Reg. No.: 97497
Firm No.: F-3116(TX)
Date: 1/28/2019

# OAK ALLEY
## PERIMETER GRADING CONCEPT PLAN
## COLLEYVILLE, TEXAS

DEOTTE, INC.
CIVIL ENGINEERING
420 Johnson Road, Suite 303
Keller, Texas 76248
Fax 817-337-5133 Phone 817-337-8899
FIRM REGISTRATION: # F-003116 (TX) WWW.DEOTTE.COM

| DRAWN BY: | SCALE: | DATE: | PROJECT NO.: | SHEET: |
|---|---|---|---|---|
| DSM | 1"=100' | 1/28/2019 | 201712100 | 1 OF 1 |

COLUMN &
IRON FENCE






GAZEBO

SPACE

OPEN

COLUMN,
LOW WALL
& IRON FENCE




HOLLY LANE

SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste 200
Southlake, Texas 76092
TEL: 817-424-2626

# PLAN OF OPEN SPACE WITH GAZEBO

# OAK ALLEY

N

0 20 40 80

( IN FEET )
1 INCH = 40 FT




NOTE:
THIS FILL AND GRADING SOLUTION WILL REDIRECT DRAINAGE TO THE EAST, THROUGH THE PROPOSED POND AND BLOCK THE EXISTING CREEK FLOW THROUGH THE CREEK BANK AT LOCATION A. THE FLOW WILL INSTEAD GO THROUGH THE POND AND DISCHARGE CLOSER TO LOCATION B.

SINCE THE WORK IS NOT EXPECTED TO ADVERSELY AFFECT THE WATER SURFACE OF THE FLOODPLAIN ELEVATIONS AND SINCE WORK IN POTENTIAL JURISDICTIONAL AREAS OF THE CORPS OF ENGINEERS IS EXPECTED TO BE MINIMAL AND BELOW CERTAIN PERMITTING THRESHOLDS, WE DO NOT FORESEE LIKELY REASONS THAT WILL PREVENT THIS WORK FROM BEING ACCOMPLISHED. ACCESS AND PERMISSION TO PERFORM MINOR FILLING ON THE DAVIDSON PROPERTY IN THE SHADED AREA SHOWN WILL BE REQUIRED TO COMPLETE THIS WORK

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
BY: Richard W. DeOtte
Reg. No.: 74232
Firm No.: F-3116(TX)
Date: 1/28/2019

# OAK ALLEY
## DRAINAGE BYPASS EXHIBIT
## COLLEYVILLE, TEXAS

DEOTTE, INC.
CIVIL ENGINEERING
420 Johnson Road, Suite 303
Keller, Texas 76248
Fax 817-337-5133 Phone 817-337-8899
FIRM REGISTRATION: # F-003116 (TX) WWW.DEOTTE.COM

| DRAWN BY: | SCALE: | DATE: | PROJECT NO.: | SHEET: |
|---|---|---|---|---|
| DSM | 1"=40' | 1/28/2019 | 201712100 | 1 OF 1 |

**Araceli Botello**

**Subject:** FW: Opposition Removal

**From:** dickyd17
**Sent:** Monday, January 21, 2019 1:50 PM
**To:** Jerry Ducay <JDucay@colleyville.com>
**Subject:** Opposition Removal

I, Richard Davidson, residing at 7304 Hix Ct. will agree to remove my opposition granted that the Oak Alley development team adhere to the fixing of the drainage issue agreed upon by Mr. Rich Deott.

Sent from my T-Mobile 4G LTE Device

## Araceli Botello

**Subject:** FW: Opposition to Oak Alley

-----Original Message-----
From: Wayne Rigney
Sent: Friday, January 18, 2019 2:55 PM
To: Jerry Ducay <JDucay@colleyville.com>
Cc: Bobby Lindamood <BLindamood@colleyville.com>
Subject: Opposition to Oak Alley

I would like to remove my opposition to oak alley!

Sent from my iPhone

**LETTER OF CONCERN TO THE COMMUNITY DEVELOPMENT DEPARTMENT OF COLLEYVILLE**

To whom it may concern:

We, Charles Pearce and Joyce Pearce, hereby drop our opposition for the rezoning for 1312 John McCain Road from R-40 single family & AG Agricultural to PUD-R. Joyce and I have an understanding that Richard Deotte and the development will have a wiliness to cooperate in improving the drainage problem that exist between the Pearce's and Pistor's properties from Evan's road where the Kaufman's property is located.

NAME: Charles and Joyce Pearce

ADDRESS: 7212 Holly Lane

CITY: Colleyville, Texas 76034

## Ben Bryner

**To:** Richard Newton
**Subject:** RE: Proposed Oak Alley Development

**From:** Jgpistor-imap [mailto: ]
**Sent:** Tuesday, December 4, 2018 4:55 PM
**To:** Richard Newton; Christine Loven
**Subject:** Proposed Oak Alley Development

To the Mayor and City Council of Colleyville,

Regarding the proposed rezoning for the development of Oak Alley in Colleyville.

Based upon the previously enumerated requests to and subsequent responses from Burk Collins concerning the proposed development, Elise and Jeff Pistor request that our opposition to the proposed development be removed.

Please note that this removal of our opposition does not mean we are in full agreement with the development. There is a great deal of concern surrounding transparency and honesty in the discussions up to this point and therefore, there is legitimate concern over how any associated problems arising from, or during, the proposed development will be addressed with the neighboring properties.

However, as an act of good faith, we will not to oppose the proposed development as long as all of the agreed to adjustments are incorporated into the city ordinances.

# ORDINANCE O-18-2056

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 43.54 ACRES ON LOTS 1R1 AND 1R2, BLOCK 1, BEAR CREEK PLANTATION ADDITION, LOCATED AT 1312 JOHN MCCAIN ROAD AND 7309 HOLLY LANE FROM THE AG AGRICULTURAL AND R-40 SINGLE FAMILY RESIDENTIAL ZONING DISTRICTS TO THE PUD-R PLANNED UNIT DEVELOPMENT - RESIDENTIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** the City of Colleyville has received an application for a rezoning under Case No. ZC18-019; and

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

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

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

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

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

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

**WHEREAS,** The City Council acknowledges the existence of a binding letter of intent between the developer and the Tanglewood HOA dated June 27, 2018 (LOI) containing certain mutual covenants between these two parties related to the development of the property described herein and that said parties intend on performing the covenants contained therein, provided said performance does not expressly conflict with applicable law or this ordinance.

**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 43.54 acres on Lots 1R1 and 1R2, Block 1, Bear Creek Plantation Addition, located at 1312 John McCain Road and 7309 Holly Lane from the AG Agricultural and R-40 Single Family Residential zoning districts to the PUD-R Planned Unit Development – Residential zoning district, as depicted in the attached Exhibit "A" and Exhibit "C", and as described in Exhibit "B".

Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.

Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

**1. GENERAL**

a. The purpose of this PUD-R is for a single-family residential development of no more than 3~~4~~5 single-family detached dwelling units.

b. This property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

c. Temporary fencing shall be installed during development construction.

d. All permanent perimeter wall/fencing shall be installed prior to home construction within the development and maintained in perpetuity by the Oak Alley HOA.

e. No development-related access shall come from Holly Lane and all construction related activity shall be prohibited within the public ROW along Holly Lane, including without limitation, the operation, parking, and storing of construction equipment or vehicles.

**2. CONCEPTUAL PLAN AND PLATTING**

a. The street layout and arrangement of lots of the subdivision shall be generally consistent with the Preliminary Plat and Development Plan, labeled as Exhibit "C" & "D" respectively. The actual street and lot arrangement presented as a Final Plat may differ from that shown on Exhibit "C" to accommodate topographic, drainage, engineering design limitations, or other conditions. However, the Final Plat shall not differ in the number of lots allowed or any of the specific conditions provided herein.

b. The developer shall submit and receive approval from the City a Preliminary Plat and Final Plat in accordance with the requirements of the Land Development Code prior to development of this PUD-R.

c. Preliminary Plat shall include measurement of buildable area and lot size for each lot within the development.

d. Pedestrian access easements shall be provided to Holly Lane and John McCain and depicted on the Final Plat.

## 3. PERMITTED USES

a. Single-family residences, detached, and accessory uses/structures per regulations of the R-30 zoning district, except where amended herein.

b. Common open space areas

c. The existing structure commonly known as the foreman's house (7309 Holly Lane) shall be demolished and removed within twenty-four (24) months of final plat approval.

## 4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS

Single-family detached residential lot requirements and setbacks shall comply with the following provisions:

| | |
|---|---|
| a. Minimum Lot Size: | 26,000 square feet minimum lot size for lots 1 and 3; ~~23,000 square feet minimum lot size for lots 32, 33, 34 and 35 (pond is to be conveyed to HOA and not calculated in lot size).~~<br><br>30,000 square feet for no more than 32~~29~~ residential lots. |
| b. Minimum Lot Width: | One Hundred feet (100') measured at the building setback line, except pie-shaped cul-de-sac lots 1 and 2, in which case the minimum shall be sixty seven feet (67') at the building setback line |
| c. Front Yard Setback: | 30 feet |
| d. Side Yard Setback: | 10 feet |
| e. Street Side Setback: | 20 feet, except for "key" lots which shall match the front setback of adjacent lots, as shown on the Development Plan |
| f. Rear Yard Setback: | 25 feet, except where noted below and/or on the Development Plan |
| g. Minimum House Size: | 4,300 square feet |
| h. Maximum Lot Coverage: | 25 percent |

i. Lot 29 shall be limited to a single-story structure, and the rear setback shall be no less than 10' from Open Space Lot 10 (setback shall apply to all primary and accessory structures)

j. Lots 3~~01~~, 3~~12~~, 3~~23~~, 3~~34~~, & 3~~45~~ shall provide for a rear building setback from ~~either~~ Open Space Lot 10, ~~or the the "wall and landscape easement"~~ of no less than 1~~05~~ feet (setback shall apply to all primary and accessory structures)
k. Lots 4, 5, 6, 7, 8, 9, 10 & 11 shall provide for a rear building setback from the western boundary of the "landscape and wall easement" of no less than 50 feet (setback shall apply to all primary and accessory structures).
l. Lots 12, 13 & 14 shall have no accessory structures in the rear yard, behind the primary house and/or garage.

**5. OPEN SPACE**

a. This development shall provide not less than approximately 20% common open space, which shall generally be configured as shown in Exhibit "D". All open space areas shall be landscaped and maintained by the Homeowner's Association as described in Exhibit "B".

b. All amenities within the open space areas shall be maintained by the Homeowner's Association. A landscape and pond maintenance plan shall be provided in conformance with the Declaration of Covenants, Conditions, and Restrictions as required by this PUD-R and the Perimeter Fencing Exhibits as attached in Exhibit "D".

c. Land~~s~~caping easements along the east border of the development (Tanglewood) to be deeded to the Tanglewood Maintenance Association shall be conveyed and improved within 30 days of the Final Plat being recorded at the county. All green space improvements shall be installed immediately following wall/fence construction and shall be adequately irrigated and maintained to assure compliance with landscape plan.

**6. SCREENING**

a. Perimeter fencing and screening shall be in compliance with the Wall/Fence Diagram included and shown on the Conceptual Site Plan and associated exhibits, labeled as Exhibit "D".

b. Wood, plastic or chain-link fencing is not permitted. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry. Double fencing shall be prohibited.

c. All lots backing to the Common Open Space lots shall be open style fencing of decorative metal, and/or masonry.

**7. ARCHITECTURAL FEATURES**

a. Masonry Requirement – 80% masonry (brick, stone, or stucco over CMU) shall be required on all structures. No EIFS or artificial stucco material (Dryvit systems or Styrofoam products) shall be permitted in the subdivision.

b. Garage Standard – Minimum of a three car garage with wood or wood-clad architecturally enhanced doors.

d. Minimum Roof Pitch – Minimum of a 10:12 roof pitch unless architecturally required to vary, based on home style and with approval of the HOA's Architectural Review Committee.

e. Windows – No aluminum windows allowed in the subdivision, only windows of higher quality and efficiency will be allowed. All windows will be insulated glass with a "low-e" specification.

f. Wood, plastic, PVC, or chain-link type fences shall be prohibited.

**8. OTHER**

a. A minimum of two (2) three-inch caliper trees shall be planted within the front yard of each lot by the homebuilder upon construction of a new home, unless quality existing trees are present and saved.

b. Within 60 days of the final inspection/certificate of occupancy being issued for the primary residential structure, all lots must be fully landscaped and irrigated, both front and rear yards.

c. The streets within Oak Alley are proposed to be private streets with restricted access (gated).

d. Street Design Standards:

- Right-Of-Way: Fifty feet (50')
- Travel Lane Width: Thirty-one feet (31'), back of curb to back of curb
- Turning Radii: Fifteen feet (15')

e. Street "A" (southbound and northbound), is a divided road, intended to preserve the double row of Live Oaks in the median, with paving in each direction of 25' b/b, in separate 32.5' Private Street ROW's.

f. All residences within the subdivision shall contain automatic fire-sprinkler systems.

g. An enhanced entry feature, as depicted in Exhibit "D" and hereto attached, shall be erected along the John McCain Road frontage and shall serve as the entryway to the development.

h. The construction entrance(s) shall be on John McCain Road only. Access from Holly Lane shall be prohibited including the property commonly known as the foreman's house (7309 Holly Lane).

i. Appropriate construction methods shall be utilized to ensure that the ponds are able to hold the volumes of water contemplated in the final design plans and retain the water in the manner in which the ponds are designed. The north pond shall maintain at least 2 feet of storage capacity over the low water elevation design. All ponds shall be owned and maintained in an appropriate manner by the Oak Alley HOA.

j. A water main loop shall be connected to the existing water main on Holly Lane between Lot 23 and Lot 29. Said pipe installation, sizing, and material shall be approved by the City Engineer.

k. Pedestrian access to the north pond walking trail shall be provided via public easement from Holly Lane.

l. Storm sewer installation and connection shall be made to drain the area west of Lot 33 (west of Holly Lane) into the new drainage system to be installed along Holly Lane~~detention pond traversing Lots 32, 33, and 34~~. Said pipe installation, sizing, and material shall be approved by the City Engineer.

m. Street lights, and the cost of electricity for the lights, shall be the responsibility of the HOA. Diverters/shields shall be installed on all street lights adjacent to perimeter homes.

n. ~~The proposed pond along Holly Lane shall be constructed~~

~~at an adequate depth to assure a high level of water quality, shall have a deep well available for make-up water, and shall be maintained in an appropriate manner by the Oak Alley HOA.~~

n. The City reserves the right to revisit this PUD ordinance if the property is not final platted within 48 months of the date of Council approval.

o. The project will complete grading to bypass the current discharge location in the floodplain generally in conformance with the concept shown on the attached "Drainage Bypass Exhibit" dated 1/28/19.

## 9. HOA Documents

a. At a minimum, the agreements, covenants and restrictions establishing and creating the homeowners' association required herein (CCRs) shall contain and/or provide for the following:

1) The initial term of the agreement, covenants and restrictions establishing and creating the homeowners' association shall be for a period of not less than 25 years and, if not established to be perpetual, shall automatically renew for successive periods of not less than 10 years thereafter;

2) The homeowners' association may not be dissolved without the prior written consent of the City Council;

3) Provisions acceptable to the City to ensure the continuous and perpetual use, operation, maintenance and/or supervision of all facilities, structures, improvements, systems, open space or common areas that are the responsibility of the homeowners' association and to establish a reserve fund for such purposes;

4) Provisions prohibiting the amendment of any portion of the homeowners' association's agreements, covenants or restrictions pertaining to the use, operation, maintenance and/or supervision of any facilities, structures, improvements, systems, area or grounds that are the responsibility of the homeowners' association without the prior written consent of the City

Council;

5) The right and ability of the City or its lawful agents, after due notice to the homeowners' association, to remove any landscape systems, features or elements that cease to be maintained by the homeowners' association; to perform the responsibilities of the homeowners' association and its board of directors if the homeowners' association fails to do so in compliance with any provisions of the agreements, covenants or restrictions of the homeowners' association, or of any applicable City ordinances or regulations; to assess the homeowners' association for all costs incurred by the City in performing said responsibilities if the homeowners' association fails to do so; and/or to avail itself of any other enforcement actions available to the City pursuant to state law or City ordinances or regulations; and

6) Provisions indemnifying and holding the City harmless from any and all costs, expenses, suits, demands, liabilities or damages including attorney's fees and costs of suit, incurred or resulting from the City's removal of any landscape systems, features or elements that cease to be maintained by the homeowners' association or from the City's performance of the aforementioned operation, maintenance or supervision responsibilities of the homeowners' association due to the homeowners' association's failure to perform said responsibilities.

7) No boat, marine craft, hovercraft, recreational vehicle, pick-up camper, travel trailer, motor home, camper body or similar vehicle or equipment may be parked in public view for more than 24 consecutive hours within the development.

8) The HOA should make every effort to prevent unsightly structures or uses that can be visible from the neighbors outside the development.

9) Clothes lines or outside washing or drying of clothes shall be prohibited.

10) Garage doors should be of a side-load design or screened from street view and lots in adjacent neighborhoods.

11) Whenever possible, storage/shed buildings should be limited in height to avoid viewing by neighbors and subject to all building setback requirements.

12) Architectural design guidelines that include building rendering/evaluation illustrations.

Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

**AND IT IS SO ORDERED.**

The first reading and public hearing being conducted on the 7th day of August 2018.

The second reading and public hearing being conducted on the 4th day of December 2018.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 4th day of December 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

# City of Colleyville
# City Council
# Agenda Briefing

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

**Agenda Number** 10 **Agenda Date** 02/19/2019
**Type** Report
**Department** City Secretary

## Title
Parks and Recreation Advisory Committee Minutes - May 7, 2018
Parks and Recreation Advisory Committee Minutes - October 8, 2018
Parks and Recreation Advisory Committee Minutes - December 3, 2018
Library Board Minutes - October 8, 2018

## Attachments
1. Parks and Recreation Advisory Board Minutes - May 7, 2018
2. Parks and Recreation Advisory Board Minutes - October 8, 2018
3. Parks and Recreation Advisory Board Minutes -December 3, 2018
4. Library Board Minutes - October 8, 2018

# City of Colleyville

## Parks and Recreation Advisory Board MINUTES

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

Monday, May 7, 2018
6:00 p.m.

Colleyville Public Library
110 Main Street - 2nd Floor Meeting Room

### 1. CALL TO ORDER

Chair Hillary Schwanbeck called the meeting of the Parks and Recreation Advisory board to order on May 7, at 6:02 p.m.

**Present:** Chair Hillary Schwanbeck, Vice Chair Mitali Mandlekar, Board Members: Rich Hendler, Cliff LeBlanc, and John Hillebrand.
Brandstetter Carroll Inc. representatives: Parick D. Hoagland and Elizabeth S. Holser. City staff: Parks Manager, Heather Dowell, Senior Center/Recreation Manager, Lisa Escobedo, Administrative Secretary, Joyceinne Williams.

**Absent:** Board Members Ajit Purandare, Jim Hasenpflug and Natalie Genco

### 2. APPROVAL OF MINUTES – MARCH 5, 2018

#### 2a Corrections to March 5, 2018 Minutes

Rich Hendler made note that the agenda did not reflect the deferred action items:

Delay of proposed action on tree items
Invitation for a sports person to speak to group

Another note of concern about the lapse of time of receiving the minutes between meetings.

Board member Cliff LeBlanc moved to approve the March 5, 2018 meeting minutes (with corrections to the agenda) and Board Member John Hillebrand seconded the motion. The motion carried unanimously.

## 3. REGULAR AGENDA ITEMS

**3a** Master Plan Update

Discussion was provided, by the board members, on suggestions on how to prioritize the Capital Project rankings.

Several board members stated that early comments were sent in and was wondering if they were too wordy to be included in the list.

Patrick Hoagland stated that some of the recommendations were taken out because they were combined with other items on the list.

Cliff LeBlanc stated it would be helpful if we knew how much money was allocated for each of the projects.

Lisa Escobedo explained that there are different timeframes allocated for each of the projects (i.e. 0-2 years; 3-5 years; 6-10 years, 10+). There is a $300,000-500,000 budget range per year for the projects. Some of the projects are funded through various other funds (General Fund, CEDC, and other special funds) depending on the project. Some funds are allocated specific to a particular project.

The committee discussed each of the items with emphasis on several items:

Maintenance and safety items at each of the city parks.
City playground upgrades for additional use.
Recreation Program enhancements.

Questions of concern included:

Can something be added to the list (i.e. small splash pad near the ball diamonds at City Park)?

Patrick Hoagland stated - Yes, we can add to the present item with explanations.

Rich Hendler asked Lisa Escobedo to explain her thoughts on the utility of a recreation center, the value of the recreation center to the community and the potential utilization of a recreation center.

Lisa Escobedo explained that the citizens often ask why we do not have a recreation center. Colleyville recreation program offers a variety of programs and it is cheaper to participant than other cities close by. The

advantage to Grapevine and Southlake is that they have more sales tax and property revenue to provide larger facilities.

The committee unanimously agreed that there is a need for more programing space for the recreation program. It was suggested that a recreation multipurpose center, with focus on the recreation programs, be added and renovation to the Senior Center. Presently, all of recreation programs are handled out of the Senior Center, Rock House, and GCISD facilities.

Vice chair Mitali Mandlekar suggested, besides the public survey results rating that suggest priority items, few projects that need to be brought up to (current) code compliance may also be given a priority, especially those areas/items that relate to public safety.

Each of the items on the list was discussed by the board members focusing on the following additions and improvements:

Trails
Restrooms
Picnic shelters
Planting trees
Electricity in the park
Dog park
Safety items at city parks
Signage

Patrick Hoagland suggested that each person rank the items by what is most important based on what you have heard, what you want to try to accomplish and should take into consideration the most efficient means of where the funding amount should be spent.

Patrick Hoagland suggested that everyone place a ranking for each of the projects listed. Brandsetter Carroll Inc. will compose an action plan document based on the rankings from each of the board members and the report will be sent to each member.

Brandstetter Carroll Inc. will provide the following information in the report:

Action Plan – Colleyville Parks, Recreation & Open Space Master Plan.

Mitali Mandelekar commented on a vision to connect an open space network.

Rich Hendler asked if there is a connectivity between schools and other cities regarding trail connections, sidewalks, parking and safety.

Lisa Escobedo stated that we do have discussion with schools and other cities. She also stated that a new sidewalk policy is being discussed at our next council worksession.

## 4. REPORTS

### 4a Parks Update

### 4b Recreation Update

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

## 6. ADJOURNMENT

Board member Clif LeBlanc moved to adjourn the meeting, and board member Mitali Mandlekar seconded. Motion carried unanimously. Vice Chair, Mitali Mandlekar adjourned the meeting at 8.09 p.m.

*APPROVED BY A VOTE OF **6** AYES, **0** NAYS, AND _ ABSTENTIONS ON THIS THE 4TH DAY OF FEBRUARY 2019*

*Minutes taken and prepared by:*

*Joyceinne Williams*

*Joyceinne Williams*
*Administrative Secretary*

# City of Colleyville
# Parks and Recreation Advisory Board
# MINUTES

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

Monday, October 8, 2018
6:00 p.m.

Colleyville Public Library
110 Main Street - 2nd Floor Meeting Room

## 1. CALL TO ORDER

Vice Chair Mitali Mandlekar called the meeting of the Parks and Recreation Advisory Board to order on October 8, 2018 at 6:03 p.m.

**Present:** Vice Chair Mitali Mandlekar, Board Members Rich Hendler, Ajit Purandare, Jim Hasenpflug, John Hillebrand. Colleyville Girls' Softball Association, Jason Aguilera. City staff: Urban Forester Caleb Tandy, Parks and Recreation Director Lisa Escobedo; Administrative Secretary Joyceinne Williams

**Absent:** Board members Hillary Schwanbeck, Natalie Genco and Cliff LeBlanc

## 2. APPROVAL OF MINUTES

Board member Rich Hendler moved to table the May 7, 2018 minutes. Board Member John Hillebrand seconded the motion. The motion carried unanimously.

## 3. REGULAR AGENDA ITEMS

**3a** Colleyville Girls' Softball Association Update

Jason Aguilera from the Girls' Softball Association updated the Board on the status of the association.

Registration is down from last year. There are about 142 girls participating in the program which constitutes 13 teams. The association is working on getting the brand out to help boost registration. The association had a booth at the National Night Out and the Summer Reading Finale.

As a result of the constant rain, many softball games were cancelled for safety reasons. The City constantly performed field maintenance and had to drag the fields.

Rich Hendler asked if there are signs up when the games were cancelled that stated "do not use the field.

Lisa Escobedo stated the red flags are out and the gates are closed but that does not stop anyone from going in and playing on the fields.

Jason Aguilera had concerns regarding the profit from the concessions stands.

Lisa Escobedo stated the City only maintains the interior of the concession stand but, if he would send a reminder to the Colleyville Baseball Association and copy, at that point she would intervene, if necessary.

Rich Hendler inquired about the starting age for children to sign up for softball.

Jason Auguilera replied at age 4 they can start playing “T” ball or Blast Ball and at age 6, they can start playing softball.

**3b** Tree Ordinance/Questions

Caleb Tandy, the City Urban Forester stated Chapter 5 – Tree Preservation of the Land Development Code has been reviewed and recommendations (attached in green) have gone forward to the City Council. The proposed new preservation standards, include changing the procedure for maintaining the canopy cover, and it also noted the involvement of the developers, builders, and homeowners.

Ajit Purandare asked if there were plans for planting additional trees.

Lisa Escobedo replied a few trees on Pleasant Run Road were lost and have been replaced. There are plans to plant more trees.

Caleb Tandy explained when commercial and residential plans are submitted to the Planning Department there are landscaping requirements that must be met.

There are several dying Oak trees on Riverwalk Drive?

Caleb Tandy responded it could be the result of heat and water stress or utility lines touching and he would go by and check on the area. He also stated the right of way tree adjacent to the property is the responsibility of the homeowner or HOA.

## 4. REPORTS

**4a** Tree Board Update

John Hillebrand reported on the April 23, 2018 Tree Board Meeting. Several issues were identified:

Control of mistletoe in City, in right-of-way and in homeowner trees. This is an expensive ongoing problem.

Need for uniform management of trees in the right-of-way trees as many are overgrown effecting sidewalks and roadways, and many are improperly trimmed and cared for.

Revision needed of City rules regarding tee removal and mitigation. Replacement trees are only inspected for three years. Many replacements are not natives and do not survive long term leading to eventual loss of tree cover.

It was suggested by the Tree Board:

Education is vital to maintaining and protecting trees in the City.

A link on the City's website could provide expert advice and techniques for tree care and planting.

Information could also be included in the City's newsletter and water bill.

Set up a pilot program for mistletoe control. Council could set up a fund for assistance and education.

Evaluate the tree ordinance. Strengthen protection and penalties for native and mature trees. Require developers to place money in a fund for a long term replacement if trees do not survive.

The Parks and Recreation Board proposed the following recommendation as a result of the above report:

Mitali Mandlekar motioned "to move forward with picking a pilot project area and designate a square footage appropriate to get this project going and submit a demonstration project for our homeowners to understand cut tree trimming benefits healthier trees."

Rich Hendler – Seconded the motion which passed unanimously.

John Hillebrand made a motion to request "City Council establish an electronic link or website for regarding tree maintenance and proper pruning of healthy trees which citizens and homeowner groups may access.

Ajit Purandare – Seconded the motion which passed unanimously.

It was also recommended that Caleb draft a proposal and recommendation to present to Council on behalf of the Parks and Recreation Board.

Rich Hendler inquired about the status of the trees in the median down SH26. 26.

Lisa Escobedo replied Colleyville will maintain the responsibility of the landscaping of SH26, but contractors will perform the work.

John Hillebrand inquired about the agreement with TxDot and the City regarding responsibility of ongoing maintenance.

Rich Hendler explained the City assumed the responsibility of the landscaping during the contract negotiating because we went above and beyond what TxDot wanted to plant.

**4b** Recreation, Athletics, and Senior Center Report

Lisa Escobedo, started her update with recapping the events that have taken place since the last meeting:

March 24, 2018 was the Bunny Brunch. There were 250 participants (sold out).

Texas Junior Anglers was held on April 21, 2018. There were 200 participants.

Parks and Recreation quarterly brochures were mailed out. This is a new program that has proven to be successful.

Spring Volleyball League was the biggest league this year.

The Summer Tennis League had 7 teams.

There were summer classes and summer camps offered in the City parks.

The Senior Center offered free tax help from February-April. Approximately 142 people used the services.

The regular Summer Volleyball League was a success. There were 23 teams with about 244 girls. This league was from June-August. This is the only volleyball youth program in this area.

Summer Classes and Summer Camps were all held at the Senior Center and Parks.

There were rain delays for all the teams.

New Fall Sand Volleyball League began in September, 2018. There were 4 teams.

The Sr. Health Fair was held on September 14, 2018. Over 40 vendors participated. It was well attended.

The regular Fall Volleyball season had 34 teams with 342 girls. This league was from September –Mid-November.

Colleyville Women's Club awarded the Sr. Center with a $3000 grant to purchase a washer/dryer and do some electrical and plumbing work.

Senior Center purchased a new Shuttle on October 1 that holds 14 passengers for transporting seniors on trips.

The Splash Pad officially closed on October 1, 2018.

Haunted Trail was scheduled for October 20, 2018 but was cancelled due to rain.

Arbor Day was held on November 3, 2018 at the Farmer's Market. Two hundred trees and flowers to plant were distributed.

**4c** Parks

Park benches were added to the trail behind the Senior Center.

Nature Center – two railroad trusses were removed that caused the water flow from the rain.

**UPCOMING:**

Mesa Design Group was awarded the contract for the SH26 corridor enhancements. These enhancements should let "you know you are in Colleyville". There will be discussion on the proposals at open meetings that you are welcome to attend for input.

Plaza – Freese & Nichols is scheduled to present 95% of the plans for the Plaza outside Library/City Hall Design at the November 20 Council meeting. The submittal for bids for the work will begin early 2019.

The Winter Ball registration begins in December. The event will be held on January 25, 2019.

Landscape design on the roundabout at John McCain and Pleasant Run is scheduled to begin soon.

Pool and Glade roundabout landscape will begin soon.

The adopted Open Space Masterplan will implement some project such as the study of the Recreation/Senior Center Complex/renovations etc.

The next meeting is scheduled for December 3, 2018.

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

Rich Hendler asked if there is a way to get the Tree Fund and Park Land Dedication fund balances and a general description.

## 6. ADJOURNMENT

Board member Jim Hasenpflug moved to adjourn the meeting, and board member John Hillebrand seconded. Motion carried unanimously. Vice Chair Mitali Mandlekar adjourned the meeting at 7:58 p.m.

*APPROVED BY A VOTE OF **5** AYES, 0 NAYS, AND 0 ABSTENTIONS ON THIS THE 3rd DAY OF December 2018.*

*Minutes prepared from a recording by:*

*Joyceinne Williams*

*Joyceinne Williams*
*Administrative Secretary*

# City of Colleyville
# Parks and Recreation Advisory Board
# MINUTES

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

Monday, December 3, 2018
6:00 p.m.

Colleyville Public Library
110 Main Street - 2nd Floor Meeting Room

## 1. CALL TO ORDER

Chair Hillary Schwanbeck called the meeting of the Parks and Recreation Advisory Board to order on December 3, 2018 at 6:03 p.m.

**Present:** Chair Hillary Schwanbeck, Vice Chair Mitali Mandlekar, Board Members Rich Hendler, Ajit Purandare, John Hillebrand, Cliff LeBlanc. Colleyville Soccer Association, Patrick Dunagan. City staff: Urban Forester Caleb Tandy, Parks and Recreation Director Lisa Escobedo; Administrative Secretary Joyceinne Williams

**Absent:** Board members Natalie Genco and Jim Hasenpflug

## 2. APPROVAL OF MINUTES

Board member Cliff LeBlanc moved to table the May 7, 2018 minutes awaiting attachments from Board Members. Board Member Rich Hendler seconded the motion. The motion carried unanimously.

Board member John Hillebrand moved to approve the October 8, 2018 minutes with the correction of the spelling of Mitali Mandlekar name. Ajit Purandare seconded the motion.

## 3. REGULAR AGENDA ITEMS

**3a** Colleyville Soccer Association Update

Patrick Dunagan from the Colleyville Soccer Association updated the Board on the status of the association.

The 2017-2018 soccer year brought changes:

- Small-sided games caused small-sided teams; which required more teams, more coaches, more ref pay, field layout changes
- The changes were implemented a year early (2016-2017) to keep teams small rather than having to shrink them a year later, basically avoiding having to cut players
- Smaller fields required different goals

- With the purchase of new goals, CSA was one of the only soccer complexes in North Texas in full compliance with the new US Soccer mandate on time, with the start of the Fall 2017 season.

A $30,000 donation given to the City of Colleyville covered full cost of the Sign at the entrance to Pleasant Run Soccer Park. Up to 30 goals are located at Pleasant Run Park. CSA purchased 26 of them over the past three years.

Each year CSA provides a scholarship check to two deserving high school graduating former players.

CSA established a Coaches Resource Manual providing valuable coaching resource throughout the season.

CSA also upgraded the uniform kit for all players, ordering of uniforms based on actual sizes of each player.

CSA established the Volunteer/Coach of the Year award that is now on display at the Londoner Pub in Colleyville.

Rich Hendler asked for further follow up on the "Hall of Fame".

There are two seasons per rec soccer year, Fall and Spring consisting of 1,169 players per season and approximately 350 youth players. The number of players grew from approximately 750 players in 2012 to approximately 1,100 players in 2018. A total 1,935 youth rec soccer players annually, including the competitive EVO players and the adult rec players. An estimated 55% of this number are Colleyville Residents.

The EVO is a year round competitive soccer program for those not quite ready to take the competitive plunge. The program provides, training, competitive league play, and tournaments. There are 35 teams (384 players) currently participating in the program.

CSA purchased two portable LED light towers this past season. There is enough lighting for practices at fields 7AB, 8AB, 9AB, and 10 AB. There are still problems paying someone to set up and take down the lights each evening. There is also an issue with parents stopping along the fence to drop off and pick up kids.
Cars attempt to drive around stopped cars, with kids unseen coming around the stopped vehicles.
CSA has implemented a series of signs which take a positive approach, essentially thanking parents for doing it right.

CSA needs 90 refs to run a season. Refs are contractors and must request games, we cannot assign them. Young refs (13 years old) make $18 to $24 per hour based on age group being officiated. These jobs teaches them confidence, responsibility and more. There are 130-145 refs signed up to assist, and CSA has never cancelled a game for lack of refs.

CSA's Board of Directors are engaged and diverse by Colleyville standards.

## 4. REPORTS

**4a** Tree Maintenance Pilot Program Update

Caleb Tandy, the City Urban Forester, reported a recommendation from the Parks Board for a suggested pilot program to be submitted to the city council for approval.

Caleb Tandy explained that there are several public safety reasons for this program:

- program will reduce vehicle impacts to low limbs and increase sight clearances at street intersections
- program will provide standards for selection of contractors to assure they have appropriate experience, equipment, and insurance
- program will also provide standards of how contractors work in the ROW to assure pedestrian and traffic safety
- program provide awareness and education to homeowners on the code violation

John Hillebrand explained the program will consist of selecting several streets based on an abundance of non-compliance low tree limbs and/or visibility issues that cause a safety issue. A bid proposal was recommended to be presented to 3 tree companies with the list of addresses of trees to be trimmed along with pruning specifications on how the work should be completed. The homeowners/HOA and the city (city responsible for city property only) would be responsible for the cost.

Caleb Tandy explained a cost savings for all by having a larger scope of work assigned to a chosen contractor rather than individuals calling out a contractor for smaller jobs where minimum billing would apply to a single payer.

The City will submit a bid process for the job and will award the contractor with the lowest bid the job. Each contractor will be required to have insurance, ISA certifications, a bucket truck, etc.

Caleb Tandy explained the properly trimmed trees may lengthen the time before it is required again in the future. Promoting healthy pruning standards reduces the likelihood of decay and limit, over pruning trees, where it may cause stress.

Cliff LeBlanc asked "how big is the problem" and "what is the dollar value intent"?

Caleb Tandy responded that the total problem is not known.

Mitali Mandlekar suggested that a map identifying the trees in Colleyville be presented to try to help determine the extent of the problem and to identify approximately, how many city trees versus homeowner trees would be included in the program.

The Board agreed not to submit recommendations to council until further information is supplied and discussed.

**4b** Tree Fund and Park Land Dedication Fund Balance

Lisa Escobedo reported that the Tree Fund Balance

Lisa Escobedo reported that the Park Land Dedication Fund Balance

**4c** Recreation, Athletics, and Senior Center Report

Lisa Escobedo reported:

Fall Volleyball Leagues concluded with an end of season tournament on November 10. Thirty-four teams participated and a total of 342 girls played.

Youth Sports Associations (soccer, baseball & softball) concluded their rainy season, but all the sports were able to get their games in.

Fall Tennis Leagues are currently being held at City Park with 8 teams playing.

Senior Halloween Dance was held on Wednesday, October 24.

Senior Holiday Party is scheduled for Wednesday, December 12 from 6-9 pm.

Senior Holiday Dance is scheduled for Wednesday, December 19 from 7-9:30 pm.

Winter Ball registration begins Monday, December 10, and the event will take place on Friday, January 25 from 7-9 pm at the Colleyville Center.

Winter/Spring 2019 Brochure will be mailed out this week. And will include the recreation programming from January-April from toddlers to seniors.

Looking forward to Spring Coed Sand Volleyball League

**4c** Parks Report

Dredging Project at Kimzey Pond was completed at the end of October. The open space where the sediment was put to dry is still being maintained.

The Cheek Sparger/Jackson roundabout has been completed.

The John McCain/Pleasant Run roundabout landscape redesign, irrigation, lights and a sculpture of kids playing on a fence will be installed with completion in about 2 weeks.

The Arbor Day Event was held on Saturday, November 3, in conjunction with the Farmer's Market. The department passed out 200 free saplings (Sawtooth Oak, Lacebark Elm, Vitex, and Crape Myrtles).

The next meeting is scheduled for February 4, 2018.

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

## 6. ADJOURNMENT

Board member Ajit Purandare moved to adjourn the meeting, and board member Mitali Mandlekar seconded. Motion carried unanimously. Chair Hillary Schwanbeck adjourned the meeting at 8:30 p.m.

*APPROVED BY A VOTE OF **6** AYES, **0** NAYS, AND _ ABSTENTIONS ON THIS THE 4TH DAY OF FEBRUARY 2019.*

*Minutes prepared from a recording by:*

*Joyceinne Williams*

*Joyceinne Williams*
*Administrative Secretary*

# City of Colleyville

## Colleyville Library Board
## MINUTES

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

Monday, October 8, 2018
6:00 p.m.

Colleyville Public Library
110 Main Street

### 1. CALL TO ORDER

Chair Molly Skinner called the meeting of the Colleyville Library Board to order at 6:04 p.m.

**Present** Board members: Chair Molly Skinner, Kay Newton, Gary McPherson, Lourdes McWithey, Pat Jones, Billie Tuttle, Cecilia Sublette; City Staff: Library Director Mary Rodne, Library Community Events Coordinator Kristi Isbell

**Absent** Board members: Merry Graves, Mike Sexton

### 2. APPROVAL OF MINUTES
August 13, 2018

A motion was made by Kay Newton and seconded by Pat Jones to approve the August 13, 2018 minutes. The motion was approved unanimously.

### 3. REGULAR AGENDA ITEMS

**3a** Introduction of new Colleyville Board member(s)

Chair Molly Skinner requested board members to introduce themselves and provide background information.

**3b** Election of Chair and Vice-Chair

A motion was made by Kay Newton, and seconded by Gary McPherson, to nominate Molly Skinner for Chair of the Colleyville Library Board. A motion was made by Molly Skinner, and seconded by Pat Jones, to nominate Gary McPherson as Vice-Chair of the Colleyville Library Board. The nominations were approved, as presented, with a unanimous vote.

**3c** Review Colleyville Library Board Bylaws

Director Mary Rodne stated that Library Board Bylaws were included, annually, for member review. Rodne reminded the Board of the importance of adhering to meeting

attendance guidelines outlined in Section 2.6 and described the general frequency of Library Board meetings.

**3d** City of Colleyville Fiscal Year 2019 (FY19) budget update

Rodne reported that the City of Colleyville Fiscal Year 2019 (FY19) budget was approved at the September 18, 2018 City Council meeting and would take effect on October 1, 2018. Rodne confirmed that City Council approved the Library Board's recommended expenditure amount of the Voluntary Library Fund not to exceed $167,000.

**3e** Update on the Library Spatial Reconfiguration Project

Rodne explained that the construction portion of Library Spatial Reconfiguration Project was almost complete and the final walk through scheduled for Thursday, October 11, 2018. Rodne stated that new furniture and shelving, the second portion of the project, would take more time and the Grand Re-Opening Celebration would be scheduled when a more firm completion date was determined.

Director Rodne provided a tour for the Library Board and highlighted the reorganization to the Library first and second floors and updates to furniture and technology.

**3f** Discussion of Items for Future Agendas

The next regularly scheduled meeting was tentatively set for Monday, December 10, 2018.

## 4. REPORTS

**4a** Librarian's Report

A. Monthly Statistics:
Director Rodne provided an overview of the statistics for the months of August and September 2018 and reminded members that program statistics were affected by the ten day Library closure in September, but added that quarterly goals had been met or exceeded and the overall yearly statistics were higher than previous year.

B. Donations:
Rodne stated that the Library received $480.38 in August and no donations in September 2018. In August, the Library received $25.00 from Amy Dowell for the purchase of board books in honor of a child's birthday; $23.00 from the contents of the oversized Library Piggy Bank; $70.00 from Donna Brown and the Colleyville Menchie's store as proceeds from their sales at the Summer Reading Finale; and, $362.38 from the Friends of the Colleyville Public Library as proceeds from book sales to Better World Books.

C. Programs:
Rodne explained that fall programming had been extended a week, in December, to compensate for the Library closure in September.

**4b** Friends of the Colleyville Library Report

Kay Newton reported the Friends would present a $20,000 donation, to contribute to funding the Library Spatial Reorganization, at the October 16, 2018 City Council meeting and invited Library Board members to attend. Newton stated that the group consisted of 64 active (individual and family) memberships. Newton explained that the Friends would be promoting the PBS special, *The Great American Read*, on their social media. Newton added that the next Friends General Meeting would be on Thursday, October 25, 2018 and would include a tour of the updated Library.

**4c** Colleyville Public Library Foundation Report

Pat Jones reported that the Foundation would, also, present a $20,000 donation, as contribution to the Library Spatial Reorganization, at the October 16, 2018 City Council meeting. Jones added that North Texas Giving Day 2018 funding numbers were not final but donations appear to be double than that of the previous year. Jones stated that Foundation members were planning a Library Grand Re-Opening and 15th Anniversary Celebration

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

There were no citizen comments/presentations regarding items not on the agenda.

## 6. ADJOURNMENT

A motion was made by Kay Newton and seconded by Gary McPherson to adjourn the meeting of the Colleyville Library Board at 6:46 p.m. The motion was approved unanimously.

*APPROVED BY A VOTE OF 6 AYES, 0 NAYS, AND 0 ABSTENTIONS ON THIS THE 11th DAY OF February, 2019.*

*Minutes taken and prepared by:*

Kristi Isbell

*Kristi Isbell*
*Library Community Events Coordinator*

**RESOLUTION R-19-4358**

**A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 19, 2019**

**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 ON THIS THE 19TH DAY OF FEBRUARY 2019.

| | | | |
|---|---|---|---|
| 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