



City of Colleyville City Council Agenda

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

Tuesday, June 4, 2019

**WORKSESSION
5:30 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

CALL TO ORDER

- WS-1** Recreation Center follow-up discussion
- WS-2** Entrepreneur Center follow-up discussion
- WS-3** Budget process overview
- WS-4** Discussion of Pedestrian Transportation Ad Hoc Committee
- WS-5** Discussion of the June 4, 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 Josh Anderson, Colleyville Presbyterian

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

- 2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-19-4387**

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

Proclamation in recognition and support of the Decennial Census - Jennifer Pope, Partnership Specialist, Dallas Regional Census Office - Mayor Richard Newton

- 4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-19-4388**

- 4a** Approval of the minutes of the regular City Council meeting of May 21, 2019
- 4b** Approval of the minutes of the regular City Council meeting of May 7, 2019
- 4c** Approval of the Colleyville Community Garden Advisory Committee bylaws
- 4d** Approval of a professional services agreement with MSA Professional Services, Inc., dba Ourston, in an amount not to exceed \$66,511 for the design of the Westcoat at John McCain Intersection Improvement Project, and authorizing the City Manager to execute the agreement
- 4e** Approval of a construction contract with SRH Landscapes, LLC for the Colleyville Tree Restoration Project, in an amount not to exceed \$73,330.15, and authorizing the City Manager to execute the contract

- 5. ORDINANCE(S): FIRST READING AND PUBLIC HEARING**

- 5a Ordinance O-19-2080**

Consideration of a Special Use Permit (SUP) for an Accessory Dwelling on Lot 30R, Block 1, of the Montclair Parc Addition, located at 5305 Miramar Lane, Case ZC19-002

5b Ordinance O-19-2081

Consideration of a zoning change from AG Agricultural district to R-40 Single Family Residential district on Lot 1, Block 1, of the J.M. Presley Addition and 17.5 feet along the east boundary, located at 2308 Glade Road, Case ZC19-003

5c Ordinance O-19-2082

Consideration of a zoning change from AG Agricultural district to R-20 Single Family Residential district on Tracts 1A01 and Tract 1A02, Abstract 1619, in the S C H Witten Survey, located at 2001 Hall-Johnson Road, Case ZC19-004

5d Ordinance O-19-2083

Consideration of a Special Use Permit (SUP) for Oil and Gas Extraction, specifically for a change in the ownership of the existing well on Tract 1D, Abstract 295, in the William E Crooks and Lot 1, Block 1, of the Park Place Estates, located at 7404 and 7504 Pleasant Run Road, Case ZC18-035

6. RESOLUTION(S): READING AND PUBLIC HEARING**6a Resolution R-19-4389**

Consideration of a Preliminary Plat for Oak Alley Addition, being Lots 1R1 and 1R2, Block 1, of the Bear Creek Plantation, located at 1312 John McCain Road and 7309 Holly Lane N, Case PC19-006

6b Resolution R-19-4390

Appointing members to the Park Land Dedication Committee

7. TABLED: RESOLUTION(S) READING AND PUBLIC HEARING**7a Resolution R-19-4373**

Request for a variance to certain provisions of Section 3.26, Fences, Free Standing Walls, and Screening Materials on Lot 5, Block 2, of the Sunrise Terrace, located at 1117 Jo Carol Lane, Case VC18-007

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

Parks and Recreation Advisory Board Minutes - February 4, 2019
Colleyville Community Garden Minutes - April 10, 2019

10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR JUNE 4, 2019 - READING AND PUBLIC HEARING - RESOLUTION R-19-4391

11. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards Friday, May 31, 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
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Agenda Number WS-1

Agenda Date 6/4/2019

Type Worksession

Department Parks and Recreation

Title

Recreation Center follow-up discussion

Strategic Plan

5.1 Create and sustain an identifiable Colleyville brand

5.3 Provide attractive facilities for leisure and recreation

Explanation

This agenda item provides for follow up discussion on a potential Recreation Center.

Attachments

1. Recreation Center Presentation

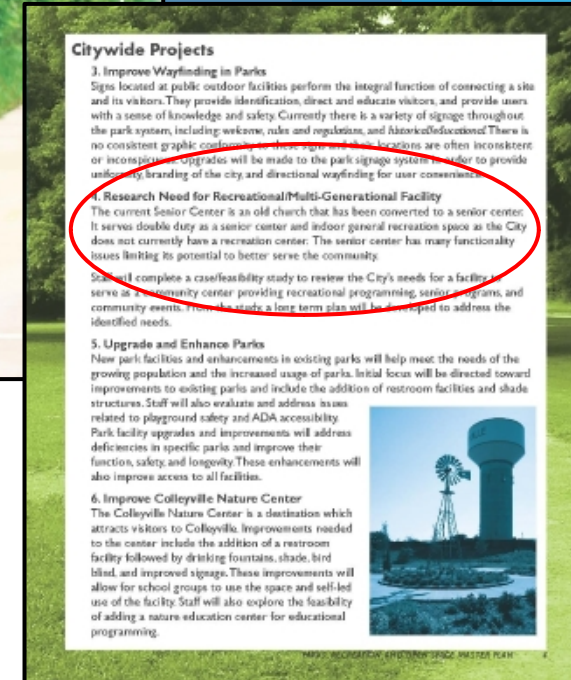
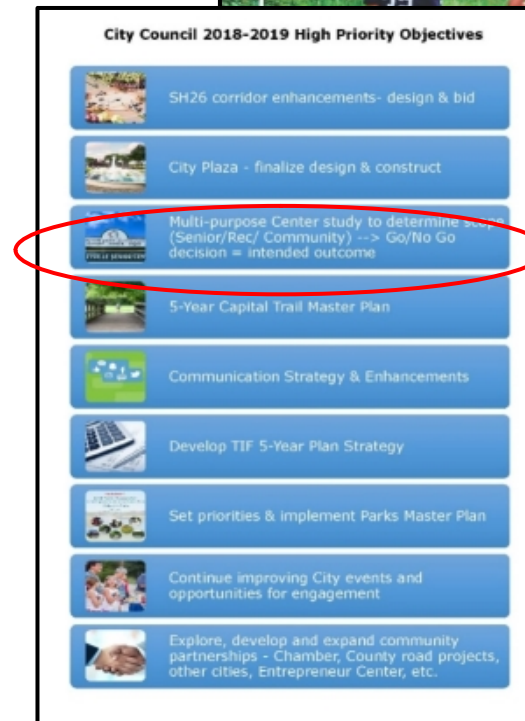
Multi-purpose Recreation Center Research

City Council Worksession

June 4, 2019

Background / Recap

- ◆ 2018 Parks, Recreation, and Open Space Master Plan
 - ◆ Identified need to research need for a Multi-Generational Recreational Facility
- ◆ City Council 2018-2019 High Priority Objectives
 - ◆ Multi-purpose Center study to determine scope (Senior/Rec/Community) → Go/No Go decision = intended outcome
- ◆ Research Phase
 - ◆ December 18, 2018 City Council Worksession - present preliminary research on typical facility components
 - ◆ January/February 2019 - Tours of other facilities
 - ◆ March 5, 2019 City Council Worksession - report on information gathered from tours on what other cities charge, utilization, and costs
 - ◆ June 4, 2019 City Council Worksession - update on operating costs, other recreation options, etc.



Surrounding Cities

	Southlake	Grapevine	North Richland Hills	Keller	Eules	Flower Mound	Richland Hills
Population	29,641	49,800	69,798	65,500	54,769	68,050	8,121
Date of Project	2019	2015	2012	2004	2010	2008	2017
Cost of Project	\$49 million	\$28,557,375	\$24,993,809	\$15 million	\$11,819,000 *	\$16,722,830	\$14 million
Size (sf)	105,119	108,443	72,276	65,500	65,000	61,342	28,000

*Eules cost was for a renovation of the recreation center with new construction of the senior center and fitness center components

- Bedford is currently in the planning process of building a new multi-generational facility

Facility Components

	Southlake	Grapevine	North Richland Hills	Keller	Eules	Flower Mound	Richland Hills
Population	29,641	49,800	69,798	65,500	54,769	68,050	8,121
Date of Project	2019	2015	2012	2004	2010	2008	2017
Cost of Project	\$49 million	\$28,557,375	\$24,993,809	\$15 million	\$11,819,000*	\$16,722,830	\$14 million
Size (sf)	105,119	108,443	72,276	65,500	65,000	61,342	28,000
Gymnasium	2 gyms	9,408 (total= 18,817)	11,065	11,634	6,500	9,434	4,839
Senior	✓	13,841	8,000	Separate	21,982	Separate	N/A
Fitness	✓	10,248	13,070	9,250	5,600	3,397	3,640
Multi-Purpose Rms	✓	✓	✓	✓	✓	✓	✓
Indoor Aquatics	✓	30,444	11,756	12,096	5,500	6,368	N/A
Indoor Track	✓	✓	✓	✓	✓	✓	✓
Game Room		✓			✓	✓	✓

Cost Projections (Comprehensive Option)

	Size (sf)	2019 Project Cost	2021 Project Cost*
Gymnasium	10,000	\$4.17 - \$4.76 M	\$4.59 - \$5.24 M
Senior	5,000	\$2.09 - \$2.38 M	\$2.29 - \$2.62 M
Fitness	5,000	\$2.09 - \$2.38 M	\$2.29 - \$2.62 M
Multi-use Rooms	10,000	\$4.17 - \$4.76 M	\$4.59 - \$5.24 M
Building Support Space	5,000	\$2.09 - \$2.38 M	\$2.29 - \$2.62 M
Indoor Aquatics	10,000	\$4.30 - \$4.80 M	\$4.73 - \$5.28 M
Additional Parking	130 spaces	\$390,000	\$409,500
Projected Cost	45,000	\$19.29 - \$21.85 Million	\$21.19 - \$24.02 Million
25% Contingency		\$4.82 - \$5.46 Million	\$5.29 - \$6.00 Million
Total Projected Cost	45,000	\$24.11 - \$27.31 Million	\$26.49 - \$30.02 Million

Operating Costs

Modest Rate: \$30-\$35 /square foot
 45,000 SF Facility = \$1,350,000 - \$1,575,000 annually

Notes:

Project Cost includes FF&E (Range from low to high)
 Pricing is based on 22,500 sf foot print (two-story facility)
 *5% Escalation/year for 2021 Project Cost

Alternate Option for Consideration

- ◆ Smaller new facility without aquatics
- ◆ Primary focus on recreation and senior programming
- ◆ Address space constraint issues with current facility, without trying to be everything to everyone
- ◆ Reduced focus on fitness facility (pro: not competing with Lifetime)
- ◆ Lower construction and operating costs

Cost Projections (Alternate Option)

	Size (sf)	2019 Project Cost	2021 Project Cost*
Gymnasium	10,000	\$4.17 - \$4.76 M	\$4.59 - \$5.24 M
Senior	5,000	\$2.09 - \$2.38 M	\$2.29 - \$2.62 M
Fitness	3,000	\$1.25 - \$1.43 M	\$1.38 - \$1.57 M
Multi-use Rooms	7,000	\$2.92 - \$3.33 M	\$3.21 - \$3.67 M
Building Support Space	5,000	\$2.09 - \$2.38 M	\$2.29 - \$2.62 M
Indoor Aquatics	0	\$0 M	\$0 M
Additional Parking	130 spaces	\$390,000	\$409,500
Projected Cost	30,000	\$12.90 - \$14.67 Million	\$14.17 - \$16.12 Million
25% Contingency		\$3.23 - \$3.67 Million	\$3.54 - \$4.03 Million
Total Projected Cost	30,000	\$16.13 - \$18.34 Million	\$17.71 - \$20.15 Million

Operating Costs

Modest Rate: \$30-\$35 /square foot
 30,000 SF Facility = \$900,000 - \$1,050,000 annually

Notes:

Project Cost includes FF&E (Range from low to high)
 Pricing is based on 15,000 sf foot print (two-story facility)
 *5% Escalation/year for 2021 Project Cost

Reno + Gym Option for Consideration

- ◆ Renovate existing building + add gymnasium
- ◆ Renovation was considered in 2014 - cost estimate was \$2.5 M
 - Consisted of reconfiguring rooms more suitable for recreation programming
 - Consisted of adding toilets (restroom is not adequate for size of facility)
 - Consisted of joining the annex building to the main building
- ◆ Current facility is 10,000 SF

Cost Projections (Reno + Gym Option)

	Size (sf)	2019 Project Cost	2021 Project Cost*
Gymnasium	10,000	\$4.17 - \$4.76 M	\$4.59 - \$5.24 M
Renovation	10,000	\$2.33 - \$3.13 M	\$2.56 - \$3.44 M
Additional Parking	130 spaces	\$390,000	\$409,500
Projected Cost	20,000	\$6.89 - \$8.28 Million	\$7.56 - \$9.09 Million
25% Contingency		\$1.72 - \$2.07 Million	\$1.89 - \$2.27 Million
Total Projected Cost	20,000	\$8.6 - \$10.35 Million	\$9.45 - \$11.36 Million

Operating Costs

Modest Rate: \$30-\$35 /square foot

20,000 SF Facility = \$600,000 - \$700,000 annually

Notes:

Project Cost includes FF&E (Range from low to high)

Pricing is based on 20,000 sf foot print

*5% Escalation/year for 2021 Project Cost

Gymnasium Component

- ◆ Cost of adding a gymnasium is the most substantial portion
- ◆ Staff explored other options, to avoid cost of building a gymnasium
 - ◆ GCISD - Limited use
 - ◆ Lifetime rental
- ◆ Options moving forward:
 - ◆ Build our own to be able to continue to meet growing demand
 - ◆ Continue to utilize other facilities and set a max capacity for programs

Potential Funding Options

- ◆ CEDC - capital and/or operating costs (\$800k - \$1M annually)
- ◆ Voluntary Park Fund - capital costs (\$1.1M balance)
- ◆ Parks Tomorrow Fund - capital costs (\$1.0M balance)
- ◆ Park Land Dedication Fund - capital costs (\$1.4M balance)
- ◆ TIF - capital costs (\$5M placeholder in current 5-year plan)
- ◆ General Fund - operating costs (TBD based on election/vote)



Summary / Recap

	Size (sf)	2019 Project Cost	2021 Project Cost*
Comprehensive Option	45,000	\$24.11 - \$27.31 Million	\$26.49 - \$30.02 Million
Alternate Option	30,000	\$16.13 - \$18.34 Million	\$17.71 - \$20.15 Million
Reno + Gym Option	20,000	\$8.6 - \$10.35 Million	\$9.45 - \$11.36 Million
Reno Only	10,000	\$2.33 - \$3.13 Million	\$2.56 - \$3.44 Million

Conclusions:

- Any improvements including a gymnasium would cost a minimum of \$8-10 M
 - This amount could be funded largely with cash, and internally financed for the remainder (paid back by CEDC Fund)
- Any improvements in the \$10 M + range would likely require issuance of debt and an election for both debt and increased operating costs
 - City's available cash is not all eligible for use on a Rec Center project

Next Steps

- ◆ Determine interest in continuing to explore a comprehensive option or an alternate option
- ◆ Seek public input
 - ◆ Potential questions on Citizen Survey
 - ◆ Public meetings
 - ◆ Target an election date, if needed

Questions and Discussion



City of Colleyville City Council Agenda Briefing

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Agenda Number WS-2
Type Worksession
Department City Manager

Agenda Date 6/4/2019

Title

Entrepreneur Center follow-up discussion

Explanation

This item provides for continued discussion regarding a potential entrepreneur center in Colleyville.

Attachments



City of Colleyville City Council Agenda Briefing

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Agenda Number WS-3

Agenda Date 6/4/2019

Type Worksession

Department City Manager

Title

Budget process overview

Explanation

This is the first worksession item for the FY20 budget. The item provides an overview of the budget process.

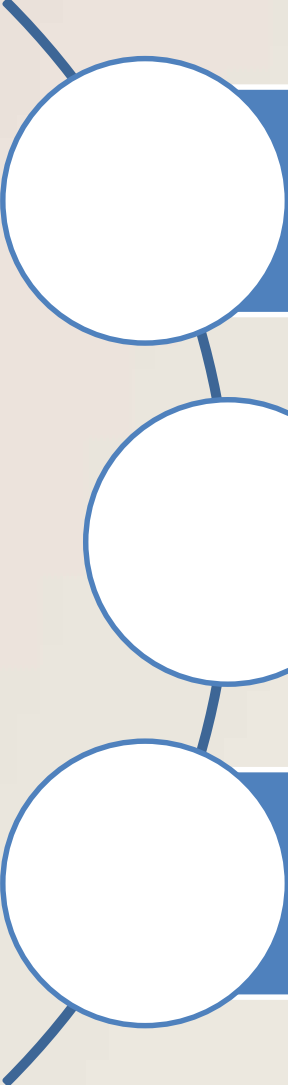
Attachments

1. June 4 Budget Process Overview

Budget Process Overview

City Council Worksession
June 4, 2019

Presentation Overview

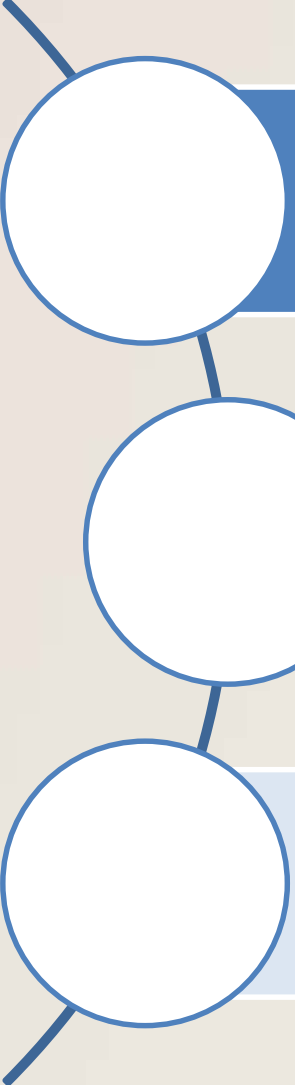
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Budget background information

Budget process and components

Tax rate background and process

Presentation Overview

A diagram consisting of three white circles with blue outlines, connected by a blue line. The circles are arranged vertically, with the top circle slightly offset to the left and the bottom circle slightly offset to the right.

Budget background information

Budget process and components

Tax rate background and process

Background: Major Funds



Operating Funds: an annual expenditure budget is adopted for these funds in a single ordinance

- General Fund
- Utility Fund
- Drainage Fund
- Debt Service Fund

Funds with an annually adopted budget that have other approval and governing requirements:

- Colleyville Crime Control and Prevention District (CCCPD)
- Colleyville Economic Development Corporation (CEDC)

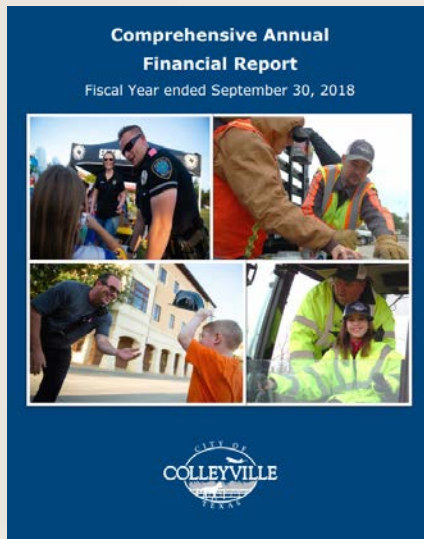
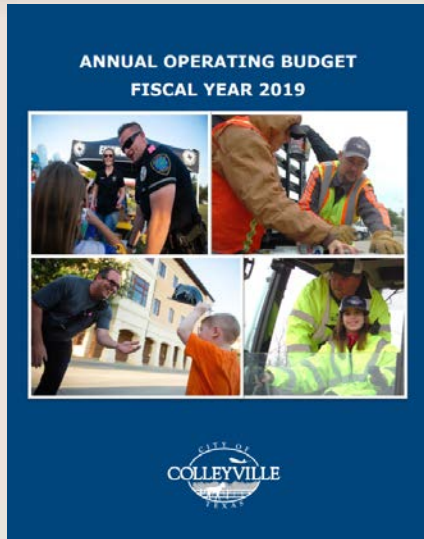
Funds without an annually adopted budget, that serve as internal savings accounts or maintain funds for multi-year/capital projects:

- Capital Projects Fund
- Utility Capital Projects Fund
- Drainage Capital Projects Fund
- Vehicle & Equipment Replacement Fund

Funds restricted for specific purposes and do not have an annually adopted budget:

- Tax Increment Financing (TIF) District
- Various special revenue funds

Background: Budget vs. CAFR



- Budget:
 - Looks forward
 - Projects revenues and expenditures
 - Serves as a:
 - Financial plan
 - Policy document
 - Operations guide
 - Communications device
- Comprehensive Annual Financial Report (CAFR)
 - Looks backward
 - Follows General Accepted Accounting Principles (GAAP)
 - Records actual revenues and expenditures
 - Records depreciation expense
 - Asset value often included, in addition to cash

Background: Council Approval



- Formally adopts the budget (expenditures) as a total for each operating fund
- Amends budget if needed during the year and typically at year-end
- Sets the tax rate and all other fees and charges
- Adopts a 5-year CIP by resolution
 - Approval of a plan, not appropriation of funding
- Approves all purchases and contracts over \$50,000



Background: Fiscal Year



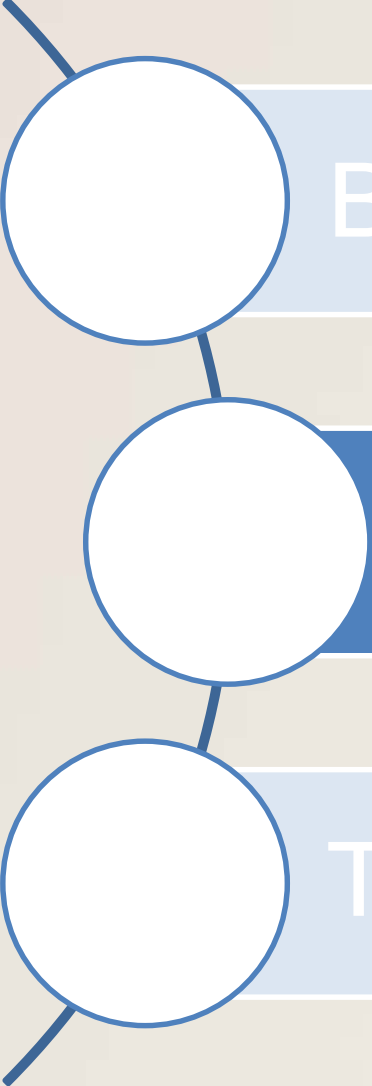
- October 1 – September 30
- Operating budget money not spent (i.e. expenditures coming in under budget) at September 30th must either be transferred to a non-operating fund (to set aside/save) or it rolls back in to fund balance and must be “re-appropriated” by Council
- Similarly, any revenues received above what is needed to cover expenditures rolls into fund balance at year-end unless it is specifically set aside

Background: Budget Amendment



- To avoid needlessly high operating reserves, the City Council typically approves a budget amendment in September to set aside excess operating funds at year-end (amounts vary each year)
- Excess operating funds are transferred to the appropriate companion capital projects fund and serve as an important revenue source for the City's capital projects
- The excess operating funds are then used to fund future capital projects in the 5-Year Capital Improvement Plan

Presentation Overview

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Budget background information

Budget process and components

Tax rate background and process

Budget Process: Overview



Budget Process: Budget Kickoff

- Prior to Budget Kickoff, the Budget Calendar agreed upon by City Council in February is distributed to staff for scheduling around key dates
- Kickoff meeting is typically held in late March
- Kickoff agenda and purpose is to review the following with staff:
 - Budget process
 - Deadlines
 - Expectations
 - Mechanical “how to’s”
 - Walk through tutorial in budget software



Budget Process: Department Submissions



- Each department begins by reviewing the current year line-item detail
 - Subtract: budget \$ for items that are no longer needed
 - Add: cost increases that are anticipated for contracts or supplies (ex. Increased costs for software maintenance contracts, etc.)
- Direction to staff: move \$ between line items to offset increases with other reductions to the greatest extent possible without reducing service levels
- Departments also submit several other items during the budget process:
 - Revenue estimates for fees and charges
 - Additional funding requests
 - Capital Improvement Plan (CIP) Project Requests

Budget Process: Budget Team Review

Budget Team: City Management, Finance, and Human Resources staff

Department Meetings with Budget Team

- Late April, early May
- Meet with every department
- Review:
 - Budget line item detail to discuss cost increases & identify any additional cost savings
 - Additional funding requests
 - CIP requests
- Flag items that could be funded with Special Revenue Funds (reduce burden on General Fund)
- Flag items that could be funded through savings in the current fiscal year





Budget Process: Vehicle Replacement

During the annual budget process (April/May), replacement schedules are updated

Replacement Schedule	Replacement Frequency	Funding Source	Methodology	Annual Amount
Police Vehicles	3 yrs (patrol)	CCCPD Fund	CCCPD Annual Budget	\$230,000 - \$300,000
Fire Apparatus	5 yrs (ambulance) Varies (apparatus)	General Fund contributes annually to "savings account"	Annual Transfer from General Fund to Vehicle & Equipment Replacement Fund beginning FY17	\$150,000
General Fund Vehicles & Mobile Equipment	Considered at: 10 years or 100,000 miles *will keep longer if no maintenance issues	General Fund contributes annually to "savings account"	Annual Transfer from General Fund to Vehicle & Equipment Replacement Fund	\$221,000
Utility Fund Vehicles & Mobile Equipment		Utility Fund contributes annually to "savings account"	Annual Transfer from Utility Fund to Utility Capital Projects Fund	\$81,000
Drainage Fund Vehicles & Mobile Equipment		Drainage Fund	Drainage Fund Annual Budget; may internally finance over multiple years by borrowing from Colleyville Tomorrow Fund if needed	Varies



Budget Process: Other Replacements

During the annual budget process (April/May), replacement schedules are updated

Replacement Schedule	Replacement Frequency	Funding Source	Methodology	Annual Amount
Police Weapons (handguns & tasers)	Oldest each year	CCCPD Fund	CCCPD Annual Budget	\$10,000
Police In-Car Computers	6 years (kept for 2 vehicle cycles)	CCCPD Fund contributes annually to "savings account"	Annual Transfer from CCCPD Fund to Vehicle & Equipment Replacement Fund	\$10,000
Fire Airpacks	10 years	General Fund contributes annually to "savings account"	Annual Transfer from General Fund to Vehicle & Equipment Replacement Fund beginning FY17	\$26,706
Technology Hardware (computers, servers, phones, switches, security cameras, etc.)	Varies	General Fund contributes annually to "savings account"	Annual Transfer from General Fund to Vehicle & Equipment Replacement Fund	\$117,000
Building Systems	Varies	Various	Forecast needs and include in annual budgets as funding allows	Varies

Budget Process: Budget Worksessions



June 4 Budget Worksession

- Review background information & budget process to date
- Update on health insurance renewal process

June 18 Budget Worksession

- Review of FY 2020 preliminary numbers
- Review insurance proposals

July 2 Budget Worksession

- Discussion of the 5-Year CIP
- Approve insurance contracts

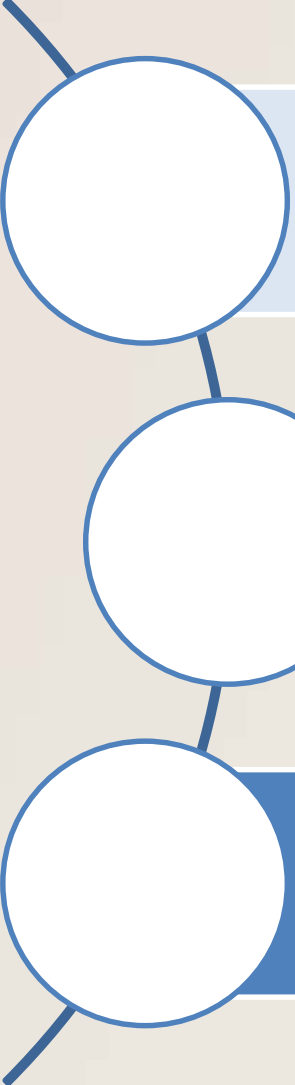
July 16 Budget Worksession

- Review budget and discuss items as needed

August 6 Budget Worksession:

- Proposed Budget (with associated tax rate) is presented
- Seek direction from the City Council on any desired changes

Presentation Overview

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Budget background information

Budget process and components

Tax rate background and process

Background: Tax Rate Procedures



- Governed by state law called “Truth in Taxation”
- Tarrant Appraisal District (TAD)
 - Appraises property, certifying value by July 25 (95% complete after protests)
- Tax Assessor-Collector (GCISD)
 - Provides the Appraisal Roll, as sworn by TAD
 - Calculates effective and rollback tax rates
 - Manages collection of property taxes (Colleyville contracts GCISD for this service; many other cities contract with the County)
- City of Colleyville
 - Sets tax rate based on revenue needed

Background: Tax Rate Components



- Property tax rates have two components:
 - Maintenance & operations (M&O) tax rate – General Fund
 - Interest & sinking (I&S)/debt service tax rate – Debt Service Fund

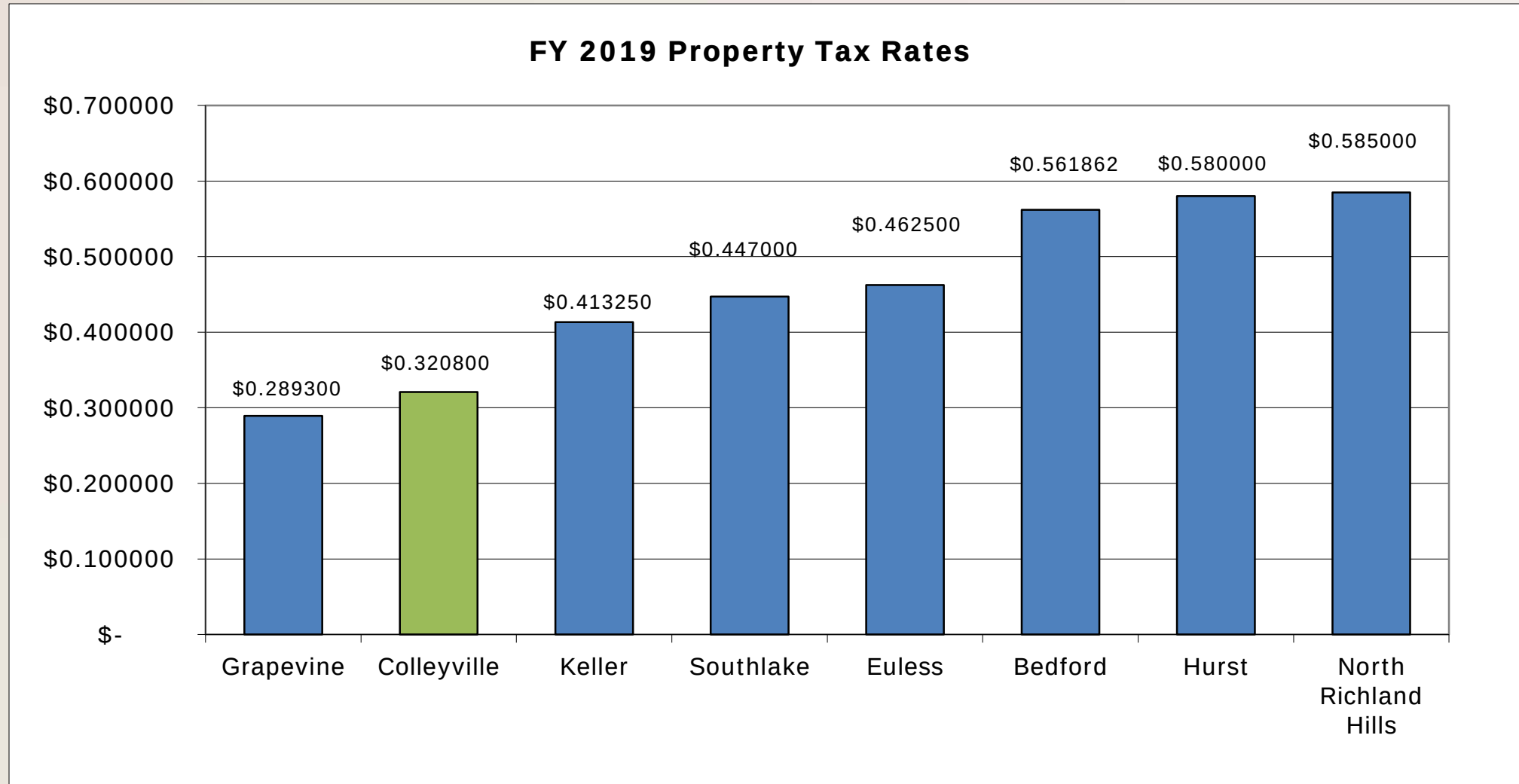
Fiscal Year	Calendar Year	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
FY 2010	2009	0.29758	0.05832	0.3559
FY 2011	2010	0.29758	0.05832	0.3559
FY 2012	2011	0.31385	0.04205	0.3559
FY 2013	2012	0.31385	0.04205	0.3559
FY 2014	2013	0.32442	0.03148	0.3559
FY 2015	2014	0.32442	0.03148	0.3559
FY 2016	2015	0.33624	0.01966	0.3559
FY 2017	2016	0.321908	0.017222	0.33913
FY 2018	2017	0.316	0.017834	0.333834
FY 2019	2018	.303764	.017036	.3208

Background: Tax Rate



- Effective Tax Rate:
 - The rate that would produce the same amount of taxes if applied to the same properties taxed in both years (i.e. without new construction)
- Rollback Tax Rate:
 - Calculates an effective rate for just M&O portion of the tax rate
 - M&O effective rate plus 8% + debt service tax rate = rollback rate
 - If a taxing unit adopts a rate above the rollback rate, voters may petition for an election on the tax increase to “roll back” to the rollback rate
- Charter Limitations:
 - Any tax rate set per budget year shall not result in an ad valorem tax revenue increase greater than 7% of the total ad valorem tax revenue collected in the preceding budget unless authorized by the voters of the City at a special election (excludes additional ad valorem revenue attributed to construction); \$1.50 max rate

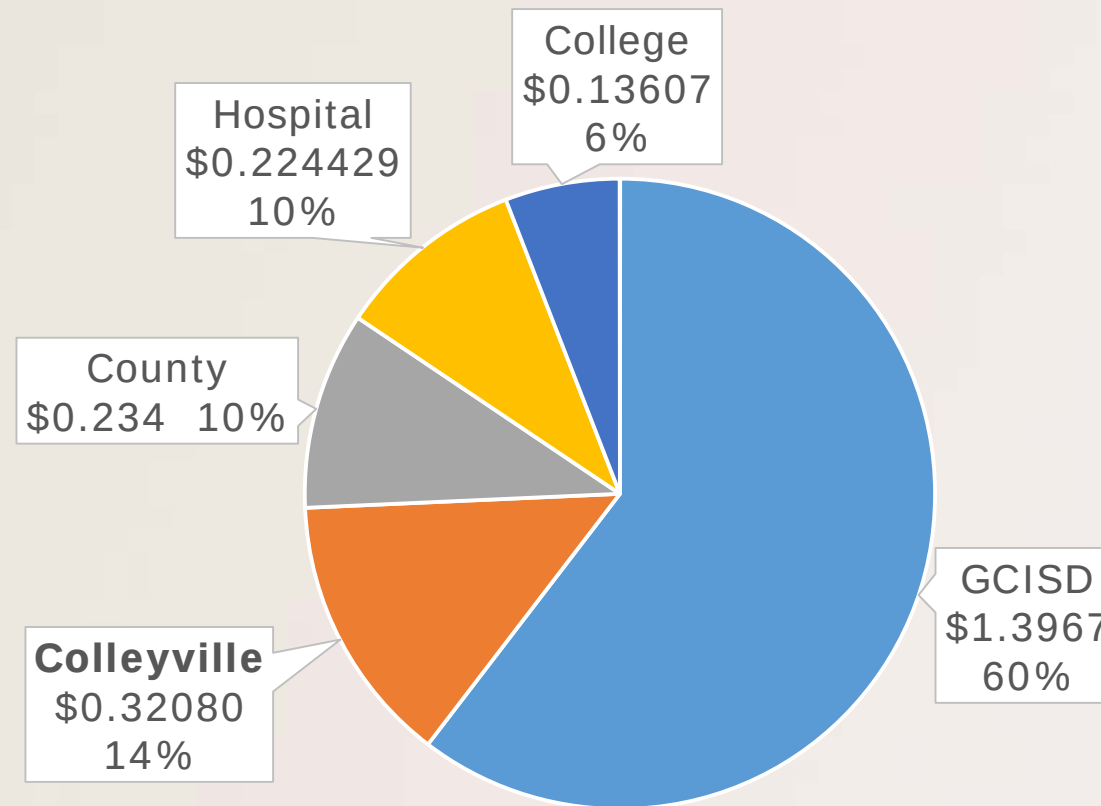
Background: Tax Rate Comparison



Background: Overlapping Tax Rates



Total FY 2019 Tax Rate: \$2.31



Questions and Discussion



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number WS-4

Agenda Date 6/4/2019

Type Presentation and Discussion

Department City Manager

Title

Discussion of Pedestrian Transportation Ad Hoc Committee

Strategic Plan

1.1 Actively involve and engage stakeholders

Explanation

This agenda item provides for discussion of a Pedestrian Transportation ad hoc committee, a re-instatement of the prior Sidewalk ad hoc committee with an updated scope and objectives.

Attachments

1. Pedestrian Transportation Ad Hoc Committee

Pedestrian Transportation Ad Hoc Committee

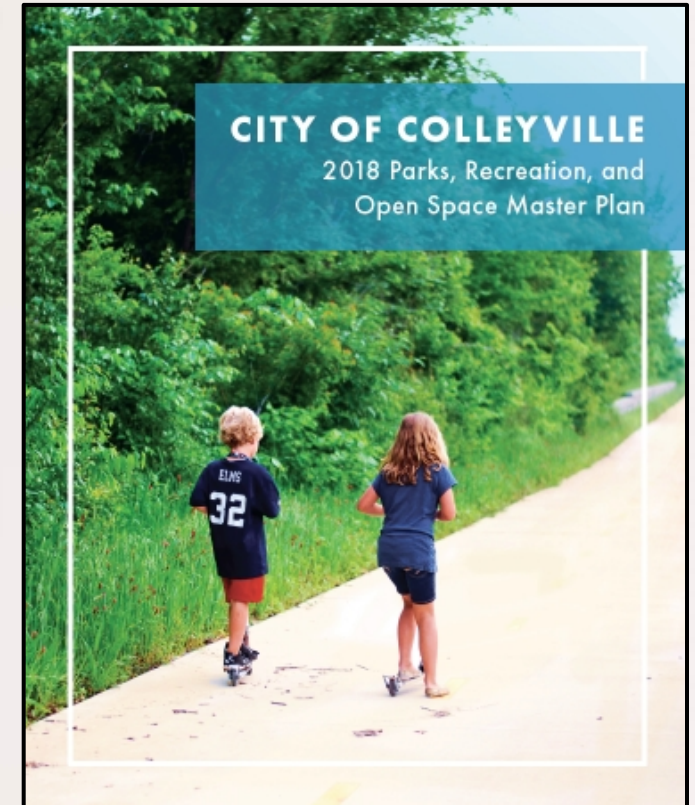
June 4, 2019

Background



Recent Activity:

- Sidewalk Committee reviewed policy in 2017
 - When sidewalks should be required
 - The City adopted a new Sidewalk Policy on July 2, 2018
- 2018 Parks Master Plan identified “Implement Trail Plan” as a top priority
- City staff has begun pursuit of grants for sidewalks and trails



-
- Supplemental Sidewalk System Map**
November 2008
- Legend**
- Proposed Sidewalk - Between 6' & 8' in Width
 - Existing and Proposed Trench Between 6' & 12' in Width
 - Unimproved 12' or More Width (Response and Plan)
 - Private Walking Path - May be for any use
 - Unimproved 12' or More Width
 - Green Option for Concrete
 - Manhole Location
 - Parks
 - Schools
 - Water Features
 - City Limit
 - Regional
- City of Colverville

Committee Re-instatement



- Name Change Recommendation:
 - Pedestrian Transportation Committee
- 7 total member committee
- 3 representatives from the Parks Board
- Chairperson appointed by City Council
- Advertise immediately
- Appoint committee in July
- Complete work by December 31, 2019



Questions and Discussion



City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-5

Agenda Date 6/4/2019

Type Worksession

Department City Secretary

Title

Discussion of the June 4, 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 6/4/2019

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



City of Colleyville City Council Agenda Briefing

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

Agenda Number**Agenda Date** 6/4/2019**Number** 3**Type** Announcements, Proclamations, and Presentations**Department** City Secretary

Title

Proclamation in recognition and support of the Decennial Census - Jennifer Pope, Partnership Specialist, Dallas Regional Census Office - Mayor Richard Newton

Attachments

1. Proclamation in recognition of the Decennial Census

Proclamation

CITY OF

Colleyville,
Texas

WHEREAS: the next Decennial Census will be taken in the year 2020 and political representation to the United States House of Representatives, state legislatures, and local government is determined by the Census; and

WHEREAS, an accurate census count is vital to our community and the well-being of residents by helping local government plan for the future, determine emergency preparedness and public safety needs, plan for transportation and public facilities, and implement programs and services; and

WHEREAS, census data is used by business in deciding where to expand and build stimulating economic growth and increased employment opportunities in our community, while residents use census data to support community initiatives, quality of life issues, and consumer advocacy; and

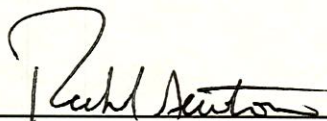
WHEREAS, more than 675 billion dollars per year in federal and state funding is allocated to states and communities, based upon census data; and

WHEREAS, the City of Colleyville recognizes the importance and value of counting each and every resident in the 2020 Census, and will encourage participation in the 2020 Census by raising awareness and disseminating information to the community, and will collaborate with groups in the community and organize a Complete Count Committee to educate and motivate residents to complete the 2020 Census form.

NOW, THEREFORE, I, RICHARD NEWTON, MAYOR OF THE CITY OF COLLEYVILLE, TEXAS, on behalf of the Colleyville City Council do hereby proclaim our support of the 2020 Census and agree to assist the U. S. Census Bureau in ensuring a full and accurate count in 2020.

IN WITNESS WHEREOF, I do hereby set my hand and seal of the City of Colleyville, Texas, affixed this 4th day of June 2019.





Mayor



RESOLUTION R-19-4388

**A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER
CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF
JUNE 4, 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 May 21, 2019
 - b. Approval of the minutes of the regular City Council meeting of May 7, 2019
 - c. Approval of the Colleyville Community Garden Advisory Committee bylaws
 - d. Approval of a professional services agreement with MSA Professional Services, Inc., dba Ourston, in an amount not to exceed \$66,511 for the design of the Westcoat at John McCain Intersection Improvement Project, and authorizing the City Manager to execute the agreement
 - e. Approval of a construction contract with SRH Landscapes, LLC for the Colleyville Tree Restoration Project, in an amount not to exceed \$73,330.15, and authorizing the City Manager to execute the contract

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 4TH DAY OF JUNE 2019.

Mayor Richard Newton _____
Place 1, Tammy Nakamura _____
Place 4, George Dodson _____
Place 6, Callie Rigney _____

Mayor Pro Tem Bobby Lindamood _____
Place 3, Kathy Wheat _____
Place 5, Chuck Kelley _____

ATTEST:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

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, May 21, 2019

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, May 21, 2019, at 5:30 p.m.

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

ALSO PRESENT: City Manager Jerry Ducay, 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, Colleyville Center Manager Leslie Hill, Assistant to the City Secretary Keera Seiger, Community Relations Specialist Erin Spicer, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

WS-1 Discussion of Tree Mitigation Plan and fencing on the Cotton Belt Trail

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

Director Silva-Reyes explained that TexRail was going to build a chain-link fence along the entire ROW of the railroads track. Director Silva-Reyes recommended that the fence, where viewable from adjacent streets, be upgraded to a wrought iron fence. This would cost approximately \$100,000 and he asked whether the TexRail tree mitigation funds should be used for that purpose or not. There was discussion regarding height of the fence, maintenance, and the location of trees on the Cotton Belt Trail and within the City. Mayor Newton stated he wants the remainder of the TexRail tree mitigation funds to be used for placing trees in appropriate locations and recommended that we utilize the Parks and Recreation Advisory Board and the Tree Board to recommend where and how the remainder of the TexRail mitigation funds be spent.

City Council directed staff to keep the tree mitigation fund intact and bring back a proposal to pay for fencing from another funding source.

WS-2 Discussion of the John McCain Road and Westcoat Drive intersection

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

There was discussion of turn radius, establishing a truck route, resurfacing of McDonwell School Road, and extending the lane width during resurfacing.

City Council directed staff to move forward with the resurfacing on McDonwell School Road and pursuing design of a roundabout at John McCain and Westcoat. Director Silva-Reyes said there would be no additional right-of-way needed and he would plan to have the roundabout under construction at the same time the McDonwell/Westcoat roundabout was being constructed.

WS-3 Discussion of dates for the City Council objectives and goal setting session.

City Council selected the date of June 20, 2019, 10:00 a.m. for the worksession.

WS-4 Discussion of the food/alcohol ratio

City Manager Jerry Ducay presented this information. Following discussion, City Council directed staff to prepare an Ordinance which keeps the SUP requirement in place and changes the food/alcohol ratio to 60/40.

WS-5 Discussion of the May 21, 2019, City Council regular agenda items

Mayor Newton stated Resolution R-19-4373 will remain tabled.

A corrected briefing for item 7b was presented to City Council, noting the scoring chart in the briefing was incorrect.

Mayor Newton adjourned the worksession at 6:39 p.m.

Mayor Newton called the Executive Session to order at 6:40 p.m. and called the roll.

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

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 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
- Acquisition of real property along Main Street
- McDonwell School Road Roundabout Project

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

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 7:26 p.m.

The regular meeting of the Colleyville City Council was called to order by Mayor Newton at 7:34 p.m.

INVOCATION: Rabbi Charlie Cytron-Walker, Congregation Beth Israel

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-19-4384

Mayor Newton read Resolution R-19-4384 in its entirety.

Director Ray Silva-Reyes stated this item is for right-of-way on Westcoat Drive for the roundabout.

Mayor Newton opened the public hearing at 7:44 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 7:44 p.m.

Mayor Pro Tem Lindamood made a motion to approve Resolution R-19-4384, Councilmember Nakamura seconded the motion.

The motion to approve carried by the following vote:

Ayes: 7 – Mayor Newton, Mayor Pro Tem Lindamood, Councilmembers Nakamura, Wheat, Dodson, Kelley, and Rigney.

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-19-4384-1

Mayor Newton read Resolution R-19-4384-1 in its entirety.

Mayor Newton explained this resolution provides for the City Manager's base salary to be increased by five-percent providing a waiver of Texas Municipal Retirement System contributions, effective April 1, 2019.

Mayor Newton and each Councilmember expressed their appreciation to the City Manager for his work and accomplishments.

Mayor Newton opened the public hearing at 7:48 p.m. Kathleen Hennessey, 5301 Stonebridge, spoke in favor of this item.

There were no others present wishing to speak and Mayor Newton closed the public hearing at 7:48 p.m.

Councilmember Dodson made a motion to approve Resolution R-19-4384-1, Councilmember Wheat seconded the motion.

The motion to approve carried by the following vote:

Ayes: 7 – Mayor Newton, Mayor Pro Tem Lindamood, Councilmembers Nakamura, Wheat, Dodson, Kelley, and Rigney.

3. OATH OF OFFICE

City Secretary Christine Loven administered the Oath of Office to Mayor Richard Newton, Councilmember Place 1 Tammy Nakamura, and Councilmember Place 2 Bobby Lindamood.

4. RECEPTION FOR INCOMING COUNCILMEMBERS

Mayor Newton recessed the meeting for the reception for incoming Councilmembers at 7:52 p.m. and reconvened the meeting at 8:27 p.m.

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

Councilmember Wheat encouraged everyone to attend the Library Summer Reading Program: 3...2...1 READ! Kick Off Party on Friday, May 31, 6:00-8:00 p.m.

Mayor Pro Tem Lindamood encouraged everyone to attend the Car Show on Saturday, June 1, 10 a.m. – 1 p.m. in the south parking lot of City Hall.

Both events are free and open to the public.

6. ELECTION OF A MAYOR PRO TEM

Councilmember Nakamura nominated Bobby Lindamood to the office of Mayor Pro Tem and Councilmember Wheat seconded the motion.

The nomination carried by the following vote:

Ayes: 7 – Mayor Newton, Mayor Pro Tem Lindamood, Councilmembers Nakamura, Wheat, Dodson, Kelley, and Rigney.

Mayor Pro Tem Lindamood left the meeting at 8:32 p.m.

Mayor Newton stated Resolution R-19-4373 would remain tabled.

7. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-19-4385

7a Approval of the minutes of the Special City Council Meeting of May 14, 2019

7b Approval of a construction contract with MSB Constructors, Inc. for the Colleyville Center Courtyard Facility Enhancement Project, in an amount not to exceed \$347,069, and authorizing the City Manager to execute the contract

Mayor Newton read Resolution R-19-4385 in its entirety.

Colleyville Center Manager Leslie Hill presented item 7b and introduced Aaron Babcock of Hidell and Associates Architects. Both answered questions of the City Council.

Mayor Newton opened the public hearing at 8:38 p.m. Kathy Hadley, 204 Timberline North, spoke in favor of this item and discussed the history of the Colleyville Woman's Club and the Colleyville Garden Club contributions to the Center.

Nancy Rogers, 1612 Cherry Lane, asked what width the easement would be along Bluebonnet. Mr. Babcock stated there will be an 8-foot wall and a tree buffer.

There were no others present wishing to speak and Mayor Newton closed the public hearing at 8:40 p.m.

Councilmember Wheat made a motion to approve Resolution R-19-4385, Councilmember Kelley seconded the motion.

The motion to approve carried by the following vote:

Ayes: 6 – Mayor Newton, Councilmembers Nakamura, Wheat, Dodson, Kelley, and Rigney.

Absent: 1 - Mayor Pro Tem Lindamood

8. DISCUSSION OF ITEMS NOT FOR ACTION

Monthly Financial Report - April 30, 2019

Mayor Newton thanked Chief Financial Officer Shereen Gendy for her service to the City and stated she will be leaving to accept a position in Lakeway.

CFO Gendy thanked the City Council for the opportunities provided to her and then presented the monthly financial report and answered questions of the City Council.

Quarterly Investment Report for the quarter ended March 31, 2019

There was no presentation for this item.

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

Resolution R-19-4373

Request for a variance to certain provisions of Section 3.26, Fences, Free Standing Walls, and Screening Materials on Lot 5, Block 2, of the Sunrise Terrace, located at 1117 Jo Carol Lane, Case VC18-007

This item remained tabled.

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

Kathy Hadley, 204 Timberline North, expressed her appreciation to the City Council for their time and efforts in keeping Colleyville beautiful and allowing citizens to speak on all items before the Council.

11. REPORTS

Quarterly Performance Management Report

City Manager Jerry Ducay provided the highlights of the report noting social media views are up, the hotel occupancy rate is at 90-percent, medical loss ratio is in line, the police and fire departments have beaten the benchmark with response times by almost a minute, and new residential permits are on track.

12. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR MAY 21, 2019 - READING AND PUBLIC HEARING - RESOLUTION R-19-4386

This resolution was not needed.

13. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the meeting without objection by the City Council at 9:04 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 4TH DAY OF JUNE 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
www.colleyville.com

Tuesday, May 7, 2019

City Council Chambers

Mayor Pro Tem Lindamood called the Colleyville City Council Worksession to order on Tuesday, May 7, 2019, at 5:31 p.m.

ROLL CALL: Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, and Callie Rigney.

ABSENT: Mayor Richard Newton and Councilmember Chuck Kelley

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Assistant Police Chief Hillary Wreay, Fire Battalion Chief Tim Folden, Community Development Director Ben Bryner, Public Works Director Ray Silva-Reyes, Parks and Recreation Director Lisa Escobedo, Community Relations Specialist Erin Spicer, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

WS-1 Discussion of food/alcohol ratios

Assistant City Manager Mark Wood presented this item and updated the City Council regarding area cities regulations. There was general discussion regarding the regulations, the City's requirements, and the City Council's authority.

WS-2 SH26 median and right-of-way design update

Assistant City Manager Adrienne Lothery highlighted the overall development of the median project, where the City is in the process, and noted this presentation is a follow-up to the February 19, 2019 presentation and discussion regarding median design. Manager Lothery stated the goal this evening will be to present the updated conceptual design, receive City Council feedback, discuss the public input process and provide cost projections. She then introduced Kevin Bernauer, Jason Cooper and David Newman, MESA Design Group, who presented the updated conceptual plan.

There was discussion regarding the rocks in the median, with City Council having concerns for the look and cost. City Council directed MESA and staff to develop additional design concepts and costs to bring to Council at a future worksession.

WS-3 Discussion of new concert opportunities

Assistant City Manager Adrienne Lothery presented this item and will provide an update to the City Council as discussions progress.

WS-4 Discussion of Summer S.I.G.N. Program

Assistant City Manager Adrienne Lothery presented this item and stated she plans to roll out the program for the third quarter, during the summer. Manager Lothery stated providing funding for sign improvements to local business will enhance the overall appeal in the business corridors.

Mayor Newton arrived at 6:21 p.m.

WS-5 Discussion of the May 7, 2019, City Council regular agenda items

Mayor Newton received an update regarding item 5b on this agenda.

Mayor Pro Tem Lindamood adjourned the worksession at 6:32 p.m.

Mayor Newton called the Executive Session to order at 6:33 p.m. and called the roll.

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

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 7:31 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

INVOCATION: Pastor Dave Jung, Crown of Life

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-19-4375

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 and Councilmembers made the following announcements:

Permit Data Update: With one-half of the fiscal year complete, we have issued 73 new home permits and 45 commercial occupancy permits (including 4 new commercial buildings). Thank you Community Development staff for working so hard to keep the permit processing time short (currently 7-10 days).

Small Business Week: This week, May 6 – 11, is National Economic Development Week and Small Business Week. This effort recognizes the critical contributions of America's entrepreneurs and small business owners. More than half of Americans either own or work for a small business, and they create about two out of every three new jobs in the U.S. each year. As part of National Small Business Week, we wish to highlight the impact of outstanding entrepreneurs and small business owners and thank them for their investment in our community.

Grant Funded Landscaping Coming to the Southern Gateway: Mark Wood has been pushing TxDOT to provide funding for enhancements along SH26 outside the current construction project. His effort paid off this week with an acknowledgement from TxDOT that \$172,000 in Green Ribbon Funding will be provided to Colleyville to enhance the SH26 corridor from Brown Trail to Cheek-Sparger. This funding would not have been possible without the tenacity Mark brought to this effort. Thanks Mark for making a difference for our community!

Car Show Coming to Colleyville: Our Events Committee is working on bringing a Car Show to Colleyville. The event is scheduled for Saturday, June 1 from 10 a.m. to 1 p.m. The event will be held in the parking lot just south of city hall. This event is a "free" event run by the City. For information, contact Erin Spicer at 817-503-1113.

Crosswalk Improvements Discussed: At a recent Traffic Advisory Committee (TAC) meeting staff discussed upgrading our crossings to include illuminated "pedestrian crossing signs" with an activation button for those using the crossings. An inventory of all crossings will be reviewed at a future TAC meeting with a recommendation to budget for such improvements in the upcoming fiscal year.

Drainage Committee Update: The staff-led drainage committee met this morning and reviewed multiple (24) drainage concerns, engineering reviews, and active projects. The committee will continue to meet and provide updated status reports on all outstanding issues. Members of the committee include staff from the city manager's office, public works, engineering, and construction management. Residents with drainage concerns that should be presented to the drainage committee should contact the City Manager's Office at 817-503-1111.

**Proclamation in recognition of National Garden Week - June 2-7, 2019
- Colleyville Garden Club members and Mayor Richard Newton**

Mayor Newton welcomed Colleyville Garden Club members and thanked them for their contributions to the beautification of the City, donations to Colleyville Center, and presented a proclamation in recognition of National Garden Week.

Proclamation in recognition of National Public Works Week, May 19 – 25, 2019 - Public Works Director Ray Silva-Reyes and Mayor Richard Newton

Mayor Newton welcomed Public Works Director Ray Silva-Reyes and members of the Public Works Department and thanked them for their work before presenting a proclamation in recognition of National Public Works Week. The department presented Mayor Newton and the City Council with Public Works Department caps and announced they will be participating in the annual ROAD-E-O.

Presentation of the 2019 Receipt Race Winners - Mayor Richard Newton and Assistant City Manager Adrienne Lothery

Mayor Newton and Assistant City Manager Adrienne Lothery recognized the winners and participants of the 2019 Receipt Race:

1. First Place - \$5,000 to Heritage Middle School that collected 19,878 receipts.
2. Second Place - \$3,000 to Bransford Elementary School that collected 9,846 receipts.
3. Third Place - \$2,000 to Heritage Elementary School that collected 9,467 receipts.

All schools that participated received \$500 for participation. Assistant City Manager Lothery stated 16 schools participated and collected a total of 55,468 receipts. Pulling a random sample of receipts and averaging the value we determined the value of the sales generated from the receipts to be over \$5.2 million.

Overall, receipts were received from the following schools: Heritage Middle, Bransford Elementary, Heritage Elementary, Bear Creek Elementary, Grapevine High, Colleyville Elementary, Colleyville Middle, OC Taylor, Glenhope Elementary, Grapevine Elementary, Grapevine Middle, Timberline Elementary, Cannon Elementary, Colleyville Heritage High, Silver Lake, and Dove Elementary.

The program will award \$16,500 in funding to our local school PTA programs.

4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-19-4376

- 4a** Approval of the minutes of the regular City Council meeting of April 16, 2019

Mayor Newton read Resolution R-19-4376 in its entirety.

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 Dodson made a motion to approve Resolution R-19-4376, Councilmember Nakamura seconded the motion.

The motion to approve carried by the following vote:

Ayes: 6 – Mayor Newton, Mayor Pro Tem Lindamood, Councilmembers Nakamura, Wheat, Dodson, and Rigney.

5. RESOLUTION(S): READING AND PUBLIC HEARING

5a Resolution R-19-4377

Denial of Oncor Electric Delivery Company LLC's application for approval of a distribution cost recovery factor (DCRF) seeking to increase electric distribution rates within the City

Mayor Newton read Resolution R-19-4377 in its entirety.

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

Mayor Newton reiterated the City cannot set the rates, but does pursue every avenue available to evaluate and limit rate increases.

Mayor Newton opened the public hearing at 8:08 p.m.

Trevor McIntyre, 5917 Hunter Lane, asked if the entire \$20 million rate increase was just for Colleyville. Mayor Newton responded, no, it is system wide.

There were no others wishing to speak and Mayor Newton closed the public hearing at 8:09 p.m.

Mayor Pro Tem Lindamood made a motion to approve Resolution R-19-4377, Councilmember Wheat seconded the motion.

The motion to approve carried by the following vote:

Ayes: 6 – Mayor Newton, Mayor Pro Tem Lindamood, Councilmembers Nakamura, Wheat, Dodson, and Rigney.

Absent: 1 – Councilmember Chuck Kelley

5b Resolution R-19-4378

Consideration of a Preliminary Plat for Lots 1-15, Block A, Lots 1-6, Block B, Lots 1-6, Block C, Lot 1, Block D, Lot 1, Block E and Lot 1, Block F of the Legacy North Addition, located at 712-810 Lavaca Trail, Case PC18-011

Mayor Newton read Resolution R-19-4378 in its entirety.

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

Mayor Newton stated a lot of time was spent on this zoning and is a PUD so City Council could place conditions on the development. He noted the City Council required written agreements with the surrounding HOA's, which the developer complied with, and gave a quick overview of the zoning.

Mayor Newton asked Director Bryner why this was not a final plat request. Director Bryner stated, with a new development without infrastructure, the preliminary plat allows the developer to move forward with construction of the public improvements. Director Bryner noted that as the on the ground construction of the improvements moves forward there may be the need for minor adjustments to easements, lot lines, or street curves, none of which effect the nature of the development approved under the preliminary plat. By moving forward with the preliminary plat, the final plat then becomes an as-built plan, is filed with the County, and allows lots to be sold and building permits to be issued.

There was discussion regarding construction development, City approvals, when the buildings may be constructed, concern regarding design approval, City Council control, ordinance requirements, and when a final plat would be expected. Mayor Newton and the city manager explained that it was important that no infrastructure construction should be allowed until all final engineering designs are approved by the city. The city manager is the final authority on this approval and he committed to insure this would be upheld on this development.

Mayor Pro Tem Lindamood stated he has reviewed the plans and the developer has everything in order and has been diligent in addressing all aspects of the planning and zoning.

Councilmember Dodson stated there had been significant issues regarding drainage, and that until City Engineers review and approve the plans, he feels the developer should not be allowed to move forward.

Mayor Newton opened the public hearing at 8:38 p.m.

Kathy Hadley, 204 Timberline North, spoke in opposition to this item.

Kathleen Hennessey, 5013 Stonebridge Drive, spoke in favor of enforcement of the PUD.

There were no others wishing to speak and Mayor Newton closed the public hearing at 8:41 p.m.

Mayor Pro Tem Lindamood made a motion to approve Resolution R-19-4378, Councilmember Nakamura seconded the motion.

The motion to approve carried by the following vote:

Ayes: 6 – Mayor Newton, Mayor Pro Tem Lindamood, Councilmembers Nakamura, Wheat, Dodson, and Rigney.

Absent: 1 – Councilmember Chuck Kelley

5c Resolution R-19-4379

Consideration of a Preliminary Plat for Lots 1-4, Block 1 of the Precinct Line Retail Addition, located at 8060 Precinct Line Road, Case PC19-002

Mayor Newton read Resolution R-19-4379 in its entirety.

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

There was general discussion regarding the lane width, water flow, and parking.

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

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

There were no others wishing to speak and Mayor Newton closed the public hearing at 8:53 p.m.

Councilmember Dodson made a motion to approve Resolution R-19-4379, Councilmember Rigney seconded the motion.

The motion to approve carried by the following vote:

Ayes: 6 – Mayor Newton, Mayor Pro Tem Lindamood, Councilmembers Nakamura, Wheat, Dodson, and Rigney.

Absent: 1 – Councilmember Chuck Kelley

5d Resolution R-19-4380

Consideration of a Final Plat for Lots 1, Block 1 of the Precinct Line Retail Addition, located at 8060 Precinct Line Road, Case PC19-003

Mayor Newton read Resolution R-19-4380 in its entirety.

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

Mayor Newton noted this item replicates the preliminary plat the City Council just approved.

Mayor Newton opened the public hearing at 8:56 p.m.

There was no one present wishing to speak and Mayor Newton closed the public hearing at 8:56 p.m.

Mayor Pro Tem Lindamood made a motion to approve Resolution R-19-4380, Councilmember Rigney seconded the motion.

The motion to approve carried by the following vote:

Ayes: 6 – Mayor Newton, Mayor Pro Tem Lindamood, Councilmembers Nakamura, Wheat, Dodson, and Rigney.

Absent: 1 – Councilmember Chuck Kelley

Mayor Newton recessed the meeting at 8:58 p.m. and reconvened at 9:02 p.m.

5e Resolution R-19-4381

Approval of a construction services agreement with The Fain Group, Inc. for the Colleyville Plaza Project, in an amount not to exceed \$2,774,547.50, and authorizing the City Manager to execute the agreement

Mayor Newton read Resolution R-19-4381 in its entirety.

Assistant City Manager Adrienne Lothery presented this item, reviewed the history, bid process, scoring, and contract details which includes a requirement of completion within 180 days, and liquidated damages to be paid if the project is not complete. Manager Lothery then introduced the Freese and Nichols representatives Wendy Shabay and Shane Friese, who reviewed the project, scoring, costs, and answered questions of the City Council.

Mayor Pro Tem Lindamood stated he reviewed the data on The Fain Group and everything was in order and working with this company is a good choice. Mayor Pro Tem Lindamood stated for the record, his company, J.R.'s Demolition has not worked with this company at any time.

Councilmember Dodson asked Mr. Friese to explain why their estimate of cost was lower than the bid. Mr. Friese noted there were several factors, the first being a lack of actual experience with a project as unique as the Plaza, the last cost estimates were at 95-percent and the request for a larger contingency.

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

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

Trevor McIntyre, 5917 Hunter Lane, asked if the company was bonded and what the damage fees are.

Tony Seris, 5000 Montclair, spoke in favor of this item.

Mayor Newton stated the following emails of support were received:

Sam van Bever, Brandi Elder, David Westrick, Scott Netherton, Matt Koch, Claudia Bevell, and Sam and Rachel Dannell.

There were no others present wishing to speak and Mayor Newton closed the public hearing at 9:26 p.m.

City Manager Ducay and Mayor Newton reiterated the contract calls for the project to be completed in 180 days by August 16, 2019 and if not the damages fine is \$2,000 per day.

Mayor Newton noted a plaza was originally planned for City Hall and it is nice to see this come to fruition and be a place for community events conducted in a consistent manner.

Mayor Pro Tem Lindamood stated someone suggested to him that a time capsule be placed in the star in the middle of the entrance.

There was general review of the layout of the Plaza and the entrance design and landscaping.

Councilmember Nakamura made a motion to approve Resolution R-19-4381, Councilmember Rigney seconded the motion.

The motion to approve carried by the following vote:

Ayes: 6 – Mayor Newton, Mayor Pro Tem Lindamood, Councilmembers Nakamura, Wheat, Dodson, and Rigney.

Absent: 1 – Councilmember Chuck Kelley

6. TABLED: RESOLUTION(S) READING AND PUBLIC HEARING

6a Resolution R-19-4373

Resolution R-19-4373 - Request for a variance to certain provisions of Section 3.26, Fences, Free Standing Walls, and Screening Materials on

Lot 5, Block 2, of the Sunrise Terrace, located at 1117 Jo Carol Lane,
Case VC18-007

Mayor Pro Tem Lindamood motioned to remove this item from the table, seconded by Councilmember Dodson, and approved 6-0.

Community Development Director Ben Bryner provided an update to the variance request.

There was discussion regarding fence height, location of the fence, required setbacks, build lines, lot zoning, and visibility.

Mayor Newton recapped the City Council and staff discussion noting the City Council is agreeable to the bump out fence at the garage which allows access only by the residents and no fence in the front yard.

Mayor Newton asked if the applicants would be in agreement. The applicants were present and requested they be given time to discuss the options and agreed to have the item tabled to allow them time for discussion and review.

Councilmember Wheat made a motion to table Resolution R-19-4373, Councilmember Dodson seconded the motion.

The motion to table carried by the following vote:

Ayes: 6 – Mayor Newton, Mayor Pro Tem Lindamood, Councilmembers Nakamura, Wheat, Dodson, and Rigney.

Absent: 1 – Councilmember Chuck Kelley

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

Kathy Hadley, 204 Timberline North, discussed of wildflowers, and the pond and ducks on Riverwalk Drive and SH26.

Kathleen Hennessey, 5301 Stonebridge, discussed drainage and pond at the Bridges of Riverwalk.

8. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR MAY 7, 2019 - READING AND PUBLIC HEARING - RESOLUTION R-19-4382

This resolution was not needed.

9. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the meeting without objection by the City Council at 10:13 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 4TH DAY OF JUNE 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 4c

Agenda Date 6/4/2019

Number Resolution R-19-4388

Type Resolution

Department City Secretary

Title

Approval of the Colleyville Community Garden Advisory Committee bylaws

Strategic Plan

1.2 Develop future community leaders

1.4 Communicate thoroughly and strategically

Explanation

Reading and Public Hearing

On December 5, 2017, by Resolution R-17-4208, City Council established the Colleyville Community Garden Advisory Committee (CCGAC). Section 5 of the resolution in part, provides, "The Committee may establish its own rules of procedure until or unless, standard bylaws, approved by the City Council, are adopted."

At the April 11, 2019 meeting, the CCGAC approved the attached standard bylaws, adding attendance is "per calendar year". The CCGAC is requesting City Council approval of bylaws.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Colleyville Community Garden Advisory Committee bylaws

COLLEYVILLE COMMUNITY GARDEN ADVISORY COMMITTEE BYLAWS

ARTICLE I – Identification and Purpose

The Colleyville Community Garden Advisory Committee was established by the City Council of Colleyville, Texas, by Resolution R-17-4208 on December 5, 2017. The purpose of the Colleyville Community Garden Advisory Committee is to involve citizens in the development of a community garden by creating a citizen advisory committee to liaison with the Colleyville Community Garden, a 501(c) (3) organization ("CCG"), to enhance and promote coordination between the two entities in the creation and development of the community garden.

ARTICLE II – Membership

- 2.1 The Colleyville Community Garden Advisory Committee shall consist of up to nine members who shall be appointed by the City Council for a two-year term.
- 2.2 Members shall serve without compensation and until their successors are appointed.
- 2.3 Members must be residents of Colleyville, Texas, unless City Council waives the residency requirement.
- 2.4 Vacancies on the Colleyville Community Garden Advisory Committee shall be reported to the City Secretary, and filled by appointment of the City Council for the length of the unexpired term.
- 2.5 If a member of the Colleyville Community Garden Advisory Committee fails to maintain a seventy-five percent (75%) attendance record for all regularly scheduled meetings, per calendar year, the Chair or staff liaison will notify the City Secretary. City Council may, at its discretion, declare a vacancy, advertise the open position, or appoint a replacement without advertising.

ARTICLE III – Officers

- 3.1 The City Council shall appoint a chair who shall be a voting member of the Committee.

- 3.2 All actions of the Committee must be approved by a majority of the membership of the Committee.
- 3.3 The chair shall preside over all meetings.
- 3.4 The Committee shall elect from its membership a vice-chair, who shall preside over meetings of the Committee in the absence of the chair, and a secretary, who shall be responsible for maintaining the minutes of the meetings, and provide same to the City of Colleyville City Secretary.
- 3.5 The Committee may appoint from its membership such subcommittees as it deems necessary.

ARTICLE IV – Meetings

- 4.1 The Committee may determine the frequency, location, and times of meetings, and location may be changed, as necessary.
- 4.2 Members unable to attend a regular meeting shall notify the Chair.
- 4.3 A majority of the voting Colleyville Community Garden Advisory Committee members shall constitute a quorum to conduct business of the Colleyville Community Garden Advisory Committee. The act of the Colleyville Community Garden Advisory Committee members present at a meeting, at which a quorum is in attendance, shall constitute the act of the Colleyville Community Garden Advisory Committee.
- 4.4 Meeting agendas will be posted on the City Hall bulletin boards and the City's web site 72 hours prior to a meeting. Approved meeting minutes will be included in City Council agenda packets under Reports.
- 4.5 Meeting agenda packets will be distributed to each member 72 hours prior to a meeting.
- 4.6 The Chair shall preside at all meetings. In the absence of the Chair, the Vice Chair shall preside.
- 4.7 The Chair may recognize individuals wishing to speak regarding an item on the agenda.

- 4.8 Special meetings may be called at the request of the Chair or three members of the Colleyville Community Garden Advisory Committee for the transaction of business. Posting and notification of meeting requirements shall apply to special meetings.
- 4.9 The Colleyville Community Garden Advisory Committee may establish sub committees as deemed appropriate. Such committees will be dissolved upon completion of the charge or task.

ARTICLE V – Duties and Responsibilities

- 5.1 The Colleyville Community Garden Advisory Committee acts in an advisory capacity to the City Council in all matters pertaining to a Colleyville Community Garden.
- 5.2 Recommend the structure of the City of Colleyville's financial and administrative participation in the community garden.
- 5.3 Evaluate and bring forth the recommended needs of the CCG, to include development of a fee structure for the CCG's administration of the community garden.
- 5.4 Establish evaluation criteria for the design, maintenance, and success of a community garden.
- 5.6 The Colleyville Community Garden Advisory Committee member will take the Attorney General Texas Open Meetings Act on-line training course or obtain a DVD of the training course from the City Secretary, and provide a copy of the Certificate of Course Completion to the City Secretary. The training must be completed not later than the 90th day after the date the member takes the oath of office or otherwise assumes responsibilities as a member of the governmental body.

ARTICLE VI – Amendments

- 6.1 These bylaws may be amended by a majority vote at any regular meeting, if all members have been notified of the proposed amendment 72 hours prior to such meeting. Amendments must be in compliance with applicable City ordinances.



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4d
Type Resolution
Department Engineering

Agenda Date 6/4/2019

Number Resolution R-19-4388

Title

Approval of a professional services agreement with MSA Professional Services, Inc., dba Ourston, in an amount not to exceed \$66,511 for the design of the Westcoat at John McCain Intersection Improvement Project, 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

In September of 2018, City Council approved the 2019-2023 Capital Improvement Program by Resolution R-18-4305, which included the design of John McCain Road and Westcoat Drive Roundabout. The original timeline for the design was scheduled for FY20; however, due to the availability of roadway impact fees for service area 2, the design has been reassigned to FY19. The construction of the improvements are scheduled for FY20.

The City recently completed a Request for Qualifications process for professional engineering services. This process resulted in a total of 53 submittals from various Professional Engineering Firms. Based on a review of the 53 submitted Statements of Qualifications as well as an interview with the firm, staff is recommending the use of MSA Professional Services, Inc. dba Ourston, for this project. If approved, MSA Professional Services, Inc. dba Ourston will design the intersection improvements at the Westcoat at John McCain intersection and prepare the engineering drawings for construction of this project. MSA Professional Services, Inc., has extensive experience with the development, design, and implementation of roundabouts.

The proposed engineering design proposal is comprised of basic services, in the amount of \$38,260 and \$28,251 for sub-consultant work, which are billed on an as-needed basis, for a total design cost of \$66,511.

Financial Impact

Funding for the professional services agreement for the Westcoat at John McCain Intersection Improvement Project is available from the TIF Fund.

Recommendation

Approve

Attachments

1. Westcoat at John McCain Intersection Improvements
2. Professional Services Agreement MSA
3. Resolution R-18-4305

4d. Westcoat at John McCain Intersection Improvements

- Approval of an engineering services agreement with MSA Professional Services, Inc., in an amount not to exceed \$66,511, for the design of the intersection improvement project at the John McCain Road at Westcoat Drive intersection, and authorize the city manager to execute the agreement



PROFESSIONAL SERVICES AGREEMENT
Westcoat at John McCain Intersection Improvement

This Professional Services Agreement (“Agreement”) is made by and between the City of Colleyville (“City”), and MSA Professional Services, Inc. dba Ourston (“Professional”) (each a “Party” and collectively the “Parties”), acting by and through their respective authorized representatives.

RECITALS

WHEREAS, City desires Professional to perform certain work and services set forth in Section 1, Scope of Services and

WHEREAS, Professional has expressed a willingness to perform said work and services, hereinafter referred to only as "services", specified in said Scope of Services, and enumerated under Section 1, of this Agreement;

NOW, THEREFORE, for and in consideration of the covenants and promises made one to the other herein, City and Professional agree as follows:

Section 1. Scope of Services

Upon issuance of a written Notice to Proceed by City, Professional agrees to provide to City the professional services for the Westcoat at John McCain Intersection Improvement (“Project”), as set forth in the Scope of Services attached hereto as Exhibit “A” and incorporated herein by reference (the “Scope of Services”).

Section 2. Term of Agreement

The term of this Agreement shall begin on the last date of execution hereof (the “Effective Date”) and shall continue until Professional completes the services required herein to the satisfaction of City, unless sooner terminated as provided in Section 8, below.

Section 3. Professional Obligations

A. Professional shall devote such time as reasonably necessary for the satisfactory performance of the work under this Agreement. Should City require additional services not included under this Agreement, Professional shall make reasonable effort to provide such additional services in accordance with the fee schedule set forth in Exhibit “A”, attached hereto and incorporated herein by reference, and within the time schedule prescribed by City; and without decreasing the effectiveness of the performance of services required under this Agreement.

B. To the extent reasonably necessary for Professional to perform the services under this Agreement, Professional shall be authorized to engage the services of any agents, assistants, persons, or corporations that Professional may deem proper to aid or assist in the performance of the services under this Agreement with the prior written approval of City. The cost of such

personnel and assistance shall be a reimbursable expense to Professional only if authorized in writing in advance by City.

C. Professional shall furnish and pay for all labor, tools, materials, equipment, supplies, transportation and management necessary to perform all services set forth in the Scope of Services.

Section 4. Payment

A. City agrees to pay Professional for all services authorized in writing and properly performed by Professional in accordance with the payment schedule set forth in Exhibit "A," attached hereto and incorporated herein by reference, subject to additions or deletions for changes or extras agreed upon in writing. All payments to Professional by City shall be based on detailed monthly invoices submitted by Professional for work performed and accepted by City, less any previous payments. Payment will be due within 30 days of the City's receipt of an approved invoice.

B. City reserves the right to delay, without penalty, any payment to Professional when, in the opinion of City, Professional has not made satisfactory progress on the Project as described in the Scope of Services.

C. The total compensation to Professional shall be as specified in payment schedule set forth in Exhibit "A", which shall not exceed SIXTY-SIX THOUSAND FIVE HUNDRED AND ELEVEN AND NO/100 DOLLARS (\$66,511). City may deduct from any amounts due or to become due to Professional any sum or sums owing by Professional to City. In the event of any breach by Professional of any provision or obligation of this Agreement, or in the event of the assertion by other parties of any claim or lien against City, or City's premises, arising out of Professional's performance of this Agreement, City shall have the right to retain out of any payments due or to become due to Professional an amount sufficient to completely protect City from any and all loss, damage or expense therefrom, until the breach, claim or lien has been satisfactorily remedied or adjusted by Professional.

Section 5. Responsibilities

A. Professional shall be responsible for the professional quality, technical accuracy, and the coordination of all designs, drawings, specifications, plans and other services furnished by Professional under this Agreement. Professional shall, without additional compensation, correct or revise any errors or deficiencies in the design, drawings, specifications, plans and other services.

B. Neither City's review, approval/acceptance of, nor payment for any of the services required under this Agreement, shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement, and Professional shall be and remain liable to City in accordance with applicable law for all damages to City caused by Professional's negligent performance of any of the services furnished under this Agreement.

- C. The rights and remedies of City under this Agreement are as provided by law.

Section 6. Time for Performance

A. Professional shall perform all services as provided for under this Agreement in a proper, efficient, timely, and professional manner in accordance with City's requirements.

B. In the event Professional's performance of this Agreement is delayed or interfered with by acts of the City or others, Professional may request an extension of time for the performance of same as hereinafter provided but shall not be entitled to any increase in fee or price, or to damages or additional compensation as a consequence of such delays.

C. No allowance of any extension of time, for any cause whatever, shall be claimed or made to Professional, unless Professional shall have made written request upon City for such extension within forty-eight (48) hours after the cause for such extension occurred, and unless City and Professional have agreed in writing upon the allowance of additional time to be made.

Section 7. Documents

A. All surveys, studies, proposals, applications, drawings, plans, specifications and other documents, including those in electronic form, prepared by Professional and its consultants, subcontractors, agents, representatives, and/or employees in connection with this Agreement ("Project Documents") are intended for the use and benefit of City. Professional and its consultants, subcontractors, agents, representatives, and/or employees shall be deemed the authors of their respective part of the Project Documents. Notwithstanding, upon payment by City as required by this Agreement, City shall own, have, keep and retain all rights, title and interest in and to all Project Documents, including all ownership, common law, statutory, and other reserved rights, including copyrights (except copyrights held by the Professional) in and to all Project Documents, whether in draft form or final form, which are produced at City's request and in furtherance of this Agreement. City shall have full authority to authorize contractor(s), subcontractors, sub-subcontractors, City consultants, and material or equipment suppliers to reproduce applicable portions of the Project Documents to and for use in their execution of the work or for any other purpose. All materials and reports prepared by Professional in connection with this Agreement are "works for hire" and shall be the property of City upon payment of Professional as provided in this Agreement. City shall have the right to publish, disclose, distribute and otherwise use Project Documents in accordance with the Engineering Practice Act of the State of Texas (Texas Occupation Code, Chapter 1001, as amended) and/or Texas Occupations Code, Chapter 1051, as amended. Professional shall, upon completion of the services and full payment for Professional's services by the City, or earlier termination and appropriate compensation as provided by this Agreement, provide City with reproductions of all materials, reports, and exhibits prepared by Professional pursuant to this Agreement in a TIFF, JPEG or PDF format, and a DXF format in current version of AutoCAD with NAD-83 coordinate format of all such instruments of service to the City.

B. All instruments of service (including plans, specifications, drawings, reports, designs, computations, computer programs, computer code, software, estimates, surveys, other

data or work items, etc.) prepared under this Agreement shall be submitted for approval of City. All instruments of service shall be professionally sealed as may be required by law or by City.

C. Acceptance and approval of the Project Documents by City shall not constitute nor be deemed a release of the responsibility and liability of Professional, its employees, associates, agents and consultants for the accuracy or competency of their designs, working drawings and specifications, or other documents and work; nor shall such approval be deemed to be an assumption of such responsibility by City for any defect in the designs, working drawings and specifications, or other documents prepared by Professional, its employees, contractor, agents and consultants.

Section 8. Termination

A. City may suspend or terminate this Agreement for cause or without cause at any time by giving written notice to Professional. In the event suspension or termination is without cause, payment to Professional, in accordance with the terms of this Agreement, will be made on the basis of services reasonably determined by City to be satisfactorily performed to the date of suspension or termination. Such payment will be due upon delivery of all instruments of service to City.

B. Should City require a modification of this Agreement with Professional, and in the event City and Professional fail to agree upon a modification to this Agreement, City shall have the option of terminating this Agreement and Professional's services hereunder at no additional cost other than the payment to Professional, in accordance with the terms of this Agreement, for the services reasonably determined by City to be properly performed by Professional prior to such termination date.

C. Termination for Force Majeure. To the extent either Party of this agreement shall be wholly or partially prevented from the performance of the term specified, or of any obligation or duty placed on such party by reason of or through work strikes, stoppage of labor, riot, fire, flood, acts of war, insurrection, court judgment, act of God, or other specific cause reasonably beyond the parties control and not attributable to its malfeasance, neglect or nonfeasance. In such event, the time for performance of such obligation or duty shall be suspended until such disability to perform is removed.

Section 9. Insurance

A. Professional shall during the term hereof maintain in full force and effect the following insurance:

- (i) A commercial general liability policy of insurance for bodily injury, death and property damage insuring against all claims, demands or actions relating to the Professional's performance of services pursuant to this Agreement with a minimum combined single limit of not less than \$1,000,000.00 per occurrence for injury to persons (including death), and for property damage;

- (ii) An automobile liability insurance policy covering any vehicles owned and/or operated by Professional, its officers, agents, and employees, and used in the performance of this Agreement with policy limits of not less than \$500,000.00 combined single limit and aggregate for bodily injury and property damage;
- (iii) Statutory Worker's Compensation Insurance at the statutory limits and Employers' Liability covering all of Professional's employees involved in the provision of services under this Agreement with policy limit of not less than \$500,000.00; and
- (iv) Professional Liability covering negligent acts, errors and omissions in the performance of professional services with policy limit of not less than \$1,000,000.00 per claim and \$1,000,000.00 in the aggregate.

B. All insurance and certificate(s) of insurance shall contain the following provisions:

- (i) Name the City, its officers, and employees as additional insureds as to all applicable coverage (not including the Workers Compensation Insurance and Professional Liability);
- (ii) Provide for at least thirty (30) days prior written notice to the City for cancellation or non-renewal of the insurance or reduction in coverage limits; and
- (iii) Provide for a waiver of subrogation against the City for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance (not including the Professional Liability Insurance).

C. All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least "A" by AM Best or other equivalent rating service.

D. A certificate of insurance evidencing the required insurance and all endorsements shall be delivered to City prior to commencement of services.

Section 12. Indemnification.

CITY SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVICES OF PROFESSIONAL PURSUANT TO THIS AGREEMENT. PROFESSIONAL HEREBY WAIVES ALL CLAIMS AGAINST CITY, ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO IN THIS SECTION AS "CITY INDEMNITEES") FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE OTHER

THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE CITY INDEMNITEES. PROFESSIONAL AGREES TO INDEMNIFY AND SAVE HARMLESS THE CITY INDEMNITEES FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT COSTS, REASONABLE ATTORNEYS' FEES AND COSTS OF INVESTIGATION) AND ACTIONS OF ANY KIND BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY TO THE EXTENT CAUSED BY THE NEGLIGENT PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY NEGLIGENT ACT OR OMISSION ON THE PART OF PROFESSIONAL, ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS (EXCEPT WHEN SUCH LIABILITY, CLAIMS, SUITS, COSTS, INJURIES, DEATHS OR DAMAGES ARISE FROM OR ARE ATTRIBUTED TO NEGLIGENCE OF A CITY INDEMNITEE, IN WHOLE OR IN PART, IN WHICH CASE PROFESSIONAL SHALL INDEMNIFY THE CITY INDEMNITEE ONLY TO THE EXTENT OR PROPORTION OF NEGLIGENCE ATTRIBUTED TO PROFESSIONAL, ITS OFFICERS, AGENTS, OR EMPLOYEES AS DETERMINED BY A COURT OR OTHER FORUM OF COMPETENT JURISDICTION). PROFESSIONAL'S OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR REQUIRED TO BE MAINTAINED BY PROFESSIONAL UNDER THIS AGREEMENT. THIS PROVISION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

Section 13. Assignment

Professional shall not assign or sublet this Agreement, or any part thereof, without the prior written consent of City.

Section 14. Applicable Laws

Professional shall comply with all Federal, State, County and Municipal laws, ordinances, regulations, safety orders, resolutions and building codes relating or applicable to services to be performed under this Agreement. The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall be in the State District Court of Tarrant County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court

Section 15. Default of Professional

In the event, Professional fails to comply or becomes disabled and unable to comply with the provisions of this Agreement as to the quality or character of the service or time of performance, and the failure is not corrected within ten (10) days after written notice by City to Professional, City may, at its sole discretion without prejudice to any other right or remedy:

A. Terminate this Agreement and be relieved of the payment of any further consideration to Professional except for all work determined by City to be satisfactorily completed prior to termination. Payment for work satisfactorily completed shall be for actual costs, including

reasonable salaries and travel expenses of Professional to and from meetings called by City at which Professional is required to attend, but shall not include any loss of profit of Professional. In the event of such termination, City may proceed to complete the services in any manner deemed proper by City, either by the use of its own forces or by re-subletting to others.

B. City may, without terminating this Agreement or taking over the services, furnish the necessary materials, equipment, supplies and/or help necessary to remedy the situation, at the expense of Professional.

Section 16. Adjustments in Services

No claims for extra services, additional services or changes in the services will be made by Professional without a written agreement with City prior to the performance of such services.

Section 17. Execution becomes Effective

This Agreement will be effective on the date when signed by authorized representatives of Professional and City ("the Effective Date").

Section 18. Agreement Amendments

This Agreement contains the entire understanding of the Parties with respect to the subject matter hereof and there are no oral understandings, statements or stipulations bearing upon the meaning or effect of this Agreement which have not been incorporated herein. This Agreement may only be modified, amended, supplemented or waived by a written instrument executed by the Parties except as may be otherwise provided therein.

Section 19. Severability.

In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

Section 20. Independent Contractor.

It is understood and agreed by and between the Parties that Professional in satisfying the conditions of this Agreement, is acting independently, and that City assumes no responsibility or liabilities to any third party in connection with Professional's actions. All services to be performed by Professional pursuant to this Agreement shall be in the capacity of an independent contractor, and not as an agent or employee of City. Professional shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement. There is no intended third party beneficiary to this Agreement.

Section 21. Right-Of-Access.

City will obtain and/or furnish right-of-access on any project site for Professional to perform any required studies, surveys, tests or other necessary investigations in relation to the Scope of Services.

Section 22. Notice.

Any notice required or permitted to be delivered hereunder may be sent by first class mail, overnight courier or by confirmed telefax or facsimile to the address specified below, or to such other party or address as either party may designate in writing, and shall be deemed received three (3) days after delivery set forth herein:

If to City: Jerry Ducay, City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 75077

With copy to: Whitt L. Wyatt
Nichols, Jackson, Dillard, Hager & Smith, L.L.P.
500 North Akard, Suite 1800
Dallas, Texas 75201

If to Professional: Jay VonAhsen, P.E.
5220 Spring Valley Road, Suite 505
Dallas, Texas 75254

Section 23. Counterparts.

This Agreement may be executed by the Parties in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the Parties.

Section 24. Exhibits.

The exhibits attached hereto are incorporated herein and made a part hereof for all purposes.

Section 25. Survival of Obligations.

Any of the representations and obligations of the Parties, as well as any rights and benefits of the Parties pertaining to a period of time following the termination of this Agreement shall survive termination.

Section 26. Authorization.

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

Section 27. Successors and Assigns.

Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the Parties to it and their respective heirs, executors, administrators, legal representatives, successors and assigns.

Section 28. Recitals.

The recitals to this Agreement are incorporated herein.

Section 29. Audits and Records.

Professional agrees that during the term hereof the City and its representatives may, during normal business hours and as often as deemed necessary, inspect, audit, examine and reproduce any and all of Professional's records relating to the services provided pursuant to this Agreement for a period of one year following the date of completion of services as determined by the City or date of termination if sooner.

Section 30. Conflicts of Interests.

Professional represents that no official or employee of the City has any direct or indirect pecuniary interest in this Agreement.

Section 31. Hazardous Materials.

Professional shall report the presence and location of any hazardous materials it notices or which an engineer of similar skill and experience should have noticed to the City.

(Signature page to follow)

EXECUTED on June 4, 2019.

CITY OF COLLEYVILLE, TEXAS

By: _____
Jerry Ducay, City Manager

APPROVED AS TO FORM:

By: _____
Whitt L. Wyatt, City Attorney
(Staff:NF;Date:05/22/2019;GovDox.1.2019v2)

EXECUTED this the ____ day of _____, 20__.

OURSTON **MSA PROFESSIONAL SERVICES, INC. DBA**

By: _____
Jay VonAhsen, P.E.
Senior Project Manager

EXHIBIT “A”
Westcoat at John McCain Intersection Improvement
SCOPE OF SERVICES

(attached)



April 08, 2019

Ray Silva-Reyes
Director of Public Works
City of Colleyville
100 Main Street
Colleyville, TX 76034

**RE: Westcoat at John McCain Intersection Improvement
Tasks for MSA Roundabout Services**

MSA Proposal No. P18900003.0

Dear Mr. Silva-Reyes:

Thank you for your invitation to submit a proposal to provide intersection improvement professional engineering design services for the proposed mini-roundabout at the John McCain Road at Westcoat Drive intersection in Colleyville, TX located within Tarrant County.

We propose basic and special services based on our hourly rates plus expenses (time and materials basis) not to exceed **Sixty-Six Thousand Five-Hundred and Eleven dollars (\$66,511.00)** in accordance with the attached proposed scope of services (Exhibit A).

Best regards,
MSA Professional Services, Inc. dba Ourston
Texas Registered Engineering Firm F-18472

A handwritten signature in blue ink, appearing to read "Jay VonAhsen", is written over a light blue horizontal line.

Jay VonAhsen, P.E.
Senior Project Manager
972-649-0665

EXHIBIT "A"
SCOPE OF SERVICES

The following Scope of Services outlines the understanding of services to be performed by MSA Professional Services, Inc. dba Ourston ("MSA") for the John McCain Road at Westcoat Drive Intersection Improvements project for the City of Colleyville, TX ("City"). MSA will prepare engineering design and construction documents for the subject intersection: Westcoat Drive at John McCain Rd. The proposed improvements at Westcoat Dr and John McCain Rd include the design of a mini-roundabout. It is MSA's understanding that the intersection will be advertised and bid as an individually packaged project.

TASK DESCRIPTIONS

Task 1. Project Management

MSA will manage the work outlined in this Scope of Services to provide efficient and effective use of MSA's and the City's time and resources. MSA will manage changes to the Scope of Services, coordinate with internal and external team members, and address project issues with City staff and others.

- I. MSA will prepare monthly status reports and invoices. Content to be included on each invoice will be discussed at the project design kick-off meeting.
- II. MSA will develop a project design schedule and maintain the project design schedule up to the project's commencement of construction. A monthly update of the schedule will be provided to the City.
- III. MSA will prepare the agenda and produce meeting minutes for each meeting. The number of meetings are anticipated to be up to four (4) for the duration of the project (up to commencement of construction), including comment review meetings.
- IV. Perform quality control reviews – independent MSA-led internal quality control reviews of plans, specifications, or other MSA-produced deliverables, will be provided prior to each submittal. MSA staff will follow the MSA QAQC Policy, as currently amended.

Task 2. Data Collection

2.1 Topographic Survey – via Subconsultant

- I. Provide benchmark data based on the City of Colleyville vertical datum. Set temporary benchmarks every 500 feet and locate them so they will not be destroyed during the construction project. Horizontal control shall be tied to NAD83, Texas State Plane Coordinate System.
- II. The surveyor will establish horizontal and vertical control based on the City's monumentation. If no control exists for the project area, MSA can have control set for the project that ties back into City control.
- III. The surveyor will coordinate with the City's utility inspector, as well as Texas811, to have franchise utilities marked prior to commencing with the field survey.
- IV. The surveyor will perform field surveys to collect horizontal and vertical elevations, and other information pertinent to the project. Information anticipated to be gathered during the field survey shall include:

EXHIBIT "A"
SCOPE OF SERVICES

Topographic data, elevations of all sanitary and storm sewer lids and flowlines, rim/invert elevations, adjacent water boundaries, horizontal location of buried utilities, structures, trees over 6 inches DBH (caliper and overall canopy), fences, existing edges of pavement, sidewalks/paths, signage, water valves, irrigation valves, and other field-observed elements

- V. The surveyor will collect roadway, ditch, foreslope, and backslope cross sections at 50-foot intervals along Westcoat Drive and John McCain Road within the limits shown in the attached survey limits.
- VI. Limits of the field survey shall correspond to the Field Survey Limits Exhibit prepared by MSA. At a minimum, cross sectional survey will extend 10' past the existing ROW and/or previous dedicated ROW limits.
- VII. The surveyor will provide the following deliverables:
 - i. A Project Control Sheet, showing control points, used or set while gathering field data.
 - ii. Identification of control points.
 - iii. X, Y, and Z coordinates.
 - iv. Descriptive location of surveyed points
 - v. No less than two horizontal benchmarks per intersection
 - vi. Copies of field data survey and notes signed and sealed by a licensed surveyor
- VIII. AutoCAD or MicroStation file showing all of the features located, ground elevations, and 1-ft contours with tin file (XML). Provide copies of the survey field notes, a hardcopy of the coordinates and an ASCII file of the coordinates for the points located.

2.2 Boundary/ROW Survey – via Subconsultant

- I. The surveyor will research deed records, right-of way maps, plats and appraisal district tax records.
- II. The surveyor will prepare a deed sketch for boundary analysis and final boundary locations.
- III. The surveyor will locate property corners.
- IV. Right-of-Entry (ROE) letters will be prepared in draft format and provided to the City for review. Upon the City's approval, ROE letters will be provided to adjacent property owners for formal permission to enter adjacent private property for topographic survey data collection. Based on an initial review of property boundaries on the Tarrant Appraisal District website, it appears up to two (2) ROEs may need to be provided as part of the project.

2.3 Traffic, Roadway and Drainage

- I. MSA will gather existing AM and PM peak period traffic counts at the subject intersection.
- II. MSA will request readily available record drawings, existing or proposed plats, adjacent development plans, obtainable information regarding zoning requests, and drainage/hydraulic studies prepared for adjacent facilities from the City.

EXHIBIT "A"
SCOPE OF SERVICES

Task 3. Franchise Utility Coordination

- I. MSA will attend the franchise utility coordination meetings at the City to provide updates on the project and request documentation from the franchisee reps. Up to three (3) meetings are anticipated as part of this effort. In advance of the first meeting, MSA will provide City staff with a project limit map to share with franchise utility representatives.
- II. MSA will receive franchise utility facility maps from each of the franchisees identified at the subject intersection. These maps will be used to populate the existing franchise utility CAD base file.
- III. MSA will prepare exhibits identifying potential conflicts with franchise utilities. Up to four (4) exhibits are anticipated.
- IV. MSA will document franchise utility relocation design schedules and priorities

Task 4. 30% Design and Submittal

MSA will provide preliminary engineering design of the proposed mini-roundabout. The following sheets will be prepared for the 30% design submittal:

4.1 30% Design Sheet Listing and Construction Documentation

- I. Title Sheet(s)
- II. Index of Sheets
- III. Develop plan general notes for items not covered by the City's standard specifications.
- IV. Project layout sheet(s) showing overall project, project control and layout of plan and profile sheets. The following information shall be indicated for each control point identified descriptive location, Northing, Easting and Elevation, in an identified coordinate system, and a referred bearing base and scale factor. Scale: 1" = 200'
- V. Develop existing and proposed typical sections for John McCain Road and Westcoat Drive.
- VI. Horizontal alignment data sheet(s)
- VII. Removal Items Plan(s)
- VIII. Existing Utilities Layout(s)
- IX. Mini-Roundabout Paving Plan(s)
- X. Overall Drainage Area Map(s)
- XI. Detailed Drainage Area Maps
- XII. Storm Drain Improvements Sheets
- XIII. Roadway Cross Sections
- XIV. Standard Construction Details (TCP, paving, drainage, signing, pavement markings)
- XV. Prepare a preliminary opinion of probable construction cost (OPCC)
- XVI. Prepare the draft construction manual (pay item descriptions, specifications, and supporting project bid documents)

EXHIBIT "A"
SCOPE OF SERVICES

4.2 Plan Details

- I. The following information will be included on horizontal alignment data sheets: Station and coordinate data for all horizontal alignment elements such as P.C.'s, P.T.'s, P.I.'s and curves.
- II. Removal Items sheets will show the location, limits and quantity of items being removed.
- III. Roadway plan and profile sheets will show proposed horizontal roadway alignments, existing ROW, existing sidewalk to remain and proposed sidewalks, driveways, proposed lane dimensions and lane arrows, city owned and franchise utilities, and existing roadway vertical alignments (profiles). Alignment and station data for all horizontal alignment P.C.'s, P.T.'s, P.I.'s; station and elevation data of all proposed vertical profile P.C.'s, P.T.'s, P.I.'s, low points, and high points; lengths of vertical curves, grades, K values, e, and vertical clearances where required. Scale: 1"=40'
- IV. Roadway design cross sections will be provided at 25 foot intervals and critical locations determined during design. Cross sections will include existing ground, proposed improvements, roadway centerline, existing right-of-way, offsets and elevations to key points on each section.

4.3 30% Deliverables

MSA will provide internal quality control checks prior to the formal 30% design submittal to the City. Up to one (1) copy of each of the 30% design plan set printed on 22"x34" sheets will be provided to the City along with a digital copy (PDF format) for the City's review.

MSA will attend a comment gathering meeting with City staff to discuss the City's comments.

MSA will document formal responses to the City's comments and address all applicable comments the City provides.

Task 5. 90% Design and Submittal

Upon the City's review of the 30% electronic plans, MSA will proceed with development of the 90% construction documents for each intersection. The following sheets will be prepared along with updates to the sheets listed in Task 4.1:

5.1 90% Design Sheet Listing

MSA will update the sheets listed within Task 4.1 and provide any additional sheets that may be necessary as part of the right turn lane project.

5.2 90% Deliverables

- I. MSA will provide internal quality control checks prior to the formal 90% design submittal to the City. Up to one (1) copy of each of the 90% design plan sets printed on 22"x34" sheets will be provided to the City along with an electronic copy (PDF format) for the City's review.

EXHIBIT "A"
SCOPE OF SERVICES

- II. MSA will provide updated earthwork computations and compile a quantity listing and summaries for each of the project-related disciplines
- III. MSA will attend a comment gathering meeting with City staff to discuss the City's comments.
- IV. MSA will document formal responses to the City's comments and address all applicable comments the City provides.

Task 6. Final Design and Submittal

- I. Upon the City's review of the 90% submittal, and incorporation of the City's comments by MSA, MSA will proceed with development of the final construction documents. This includes final signed/sealed construction drawings, the project manual (bid book), and an engineer's opinion of probable construction cost. Up to one full size plan set will be submitted to the City along with three (3) half-size plan sets.

Task 7. Public Involvement and Outreach

MSA does not anticipate a public meeting or attendance at a Council Worksession or Regular Session to present the project. If requested, MSA can provide this as an Additional Service.

Task 8. Bidding Phase Services

- I. The City will pay for the advertising of the project and coordinate the advertisement with local publications.
- II. MSA will provide the bid documents to local plan rooms in electronic format.
- III. MSA will prepare addenda as necessary.
- IV. MSA will prepare for and attend the Pre-bid meeting.
- V. MSA will attend and facilitate the bid opening.
- VI. MSA will prepare the contractors bid tabulation summary and assist the City in determining the qualifications and acceptability of prospective contractors, subcontractors, and suppliers.
- VII. MSA will prepare conformed construction documents (plans and contract manual).
- VIII. MSA will provide a recommendation for the award of the construction contract to the City after reviewing the lowest bidder's bid package and reviewing references.

Task 9. Construction Phase Administration – Hourly plus reimbursable expenses (None anticipated – future contract)

- I. MSA will attend the preconstruction conference meeting.
- II. Per discussions with the City, MSA's involvement during construction is to be limited to record drawing creation and delivery to the City once the project has been closed-out and

EXHIBIT "A"
SCOPE OF SERVICES

approved by the City. The Contractor shall provide one set of marked-up plans for MSA to rely upon in addressing modifications to the as-bid plans within the record drawing set. MSA will provide up to one (1) copy of full size (22"x34") record drawing plans along with a thumb driver or DVD with digital record drawing plan sheets to the City.

Additional Services

The following additional services are not anticipated as part of this Scope of Services agreement, however, can be provided if deemed necessary during the project development process. MSA will not provide the additional services listed below without the written consent and approval of the City.

- Geotechnical Engineering/Subsurface Engineering (Test Holes)
- Proposed pavement analysis and design – it is anticipated that the proposed paving improvements will utilize the City's current pavement design section
- Right-of-way acquisition documents
- Quality Level (QL) "A", "B", "C" or "D" Subsurface Utility Engineering (SUE)
- Intersection Microsimulation (VISSIM)
- Design of non-standard storm drain junction boxes or inlets. Storm drain design assumes the either City or TxDOT standard inlets will be used
- Modeling or formal submittals to FEMA
- Preparation of the contractor's SWPPP
- Design of franchise utility relocations
- Arborilogical services or the assessment of tree(s) condition
- Construction Phase Services beyond those listed in this Scope of Services

Schedule

MSA will provide the services outlined within a mutually agreed-upon schedule based on discussions with City staff. The project design schedule will be updated monthly and shared with City staff to monitor progress throughout the project development process.

Fee and Billing

Tasks 1-9 shall be provided on an hourly basis with a not-to-exceed amount based on MSA's attached Professional Rate Schedule for hourly services. Reimbursable expenses will be billed at cost. Subconsultants will be billed at 1.10 times cost to account for the additional time of managing subconsultants and processing subconsultant invoices. MSA will maintain its hourly rates as part of this project through the duration of the project, or December 2019, whichever occurs first. Exhibit "B" and Exhibit "C" show our anticipated tasks with additional detail regarding staff classifications to be utilized.

Level of Effort Spreadsheet
TASK/HOUR BREAKDOWN
Design Services for

Services for Intersection Improvements (John McCain Road at Westcoat Drive) - Colleyville, Texas
MSA Project No. 18900003

Task No.	Task Description	Labor (hours)						Total Labor Cost (Basic Services)	Expense				Total Expense Cost	Task Sub Total
		Team Leader	Senior Project Mgr	Project Engineer	Engineer	Analyst	Administrative		Subconsultant		Travel	Reproduction		
									MWBE	Non-MWBE				
	Rate	\$250	\$200	\$130	\$120	\$91	\$88							
1.0	Project Management	4	13	0	0	1	6	\$4,219	\$0	\$0	\$40	\$0	\$40	\$4,259
1.1	Monthly status reports and invoices (up to 3 anticipated)		3				3	\$864					\$0	\$864
1.2	Project schedule, including monthly updates		3					\$600					\$0	\$600
1.3	Progress meetings at the City		4			1	1	\$979			\$40		\$40	\$1,019
1.4	Agenda and meeting minutes for monthly meetings		3				2	\$776					\$0	\$776
1.5	Perform quality control reviews	4						\$1,000					\$0	\$1,000
2.0	Data Collection	0	3	0	1	6	0	\$1,266	\$24,046	\$0	\$40	\$0	\$24,086	\$25,352
2.1	Topographic Survey								\$13,200				\$13,200	\$13,200
2.1.1	Confirm survey preferences with City							\$0					\$0	\$0
2.1.2	Coordinate the surveyor with test holes							\$0					\$0	\$0
2.1.3	Quality control review and acceptance of survey files received (site visit)		2			2		\$582			\$20		\$20	\$602
2.2	Boundary/ROW Survey								\$10,450				\$10,450	\$10,450
2.2.1	Review of ROE letters (up to 4)							\$0					\$0	\$0
2.2.2	Field visit to review exist/prop staked ROW							\$0			\$20		\$20	\$20
2.2.3	Parcel map and legal description review							\$0					\$0	\$0
2.2.4	Easement instruments of conveyance review							\$0					\$0	\$0

Level of Effort Spreadsheet
TASK/HOUR BREAKDOWN
Design Services for

Services for Intersection Improvements (John McCain Road at Westcoat Drive) - Colleyville, Texas
MSA Project No. 18900003

Task No.	Task Description	Labor (hours)						Total Labor Cost (Basic Services)	Expense				Total Expense Cost	Task Sub Total
		Team Leader	Senior Project Mgr	Project Engineer	Engineer	Analyst	Administrative		Subconsultant		Travel	Reproduction		
									Rate	MWBE				
		\$250	\$200	\$130	\$120	\$91	\$88							
2.3	Traffic, Roadway, and Drainage												\$0	\$0
2.3.1	Collect, review, and compile existing AM and PM TMCs				1			\$120	\$396				\$396	\$516
2.3.2	Collect and review ADTs to calculate historical growth rate							\$0					\$0	\$0
2.3.3	Collect, review, and incorporate record drawings, plats, etc.		1			4		\$564					\$0	\$564
3.0	Franchise Utility Coordination	0	4	0	0	4	0	\$1,164	\$0	\$0	\$20	\$0	\$20	\$1,184
3.1	Attend franch. Util. coordination meetings		2					\$400			\$20		\$20	\$420
3.2	Populate design base files with franchise facility map info		1			2		\$382					\$0	\$382
3.3	Franchise utility conflict exhibits (up to five (5))					2		\$182					\$0	\$182
3.4	Document franchise utility relocation schedules and priorities		1					\$200					\$0	\$200
4.0	30% Design and Submittal	2	13	0	0	159	4	\$17,921	\$0	\$0	\$40	\$200	\$240	\$18,161
4.1	30% Design Sheet Listing and Construction Documentation													
4.1.1	Title Sheet					1		\$91					\$0	\$91

Level of Effort Spreadsheet
TASK/HOUR BREAKDOWN
Design Services for

Services for Intersection Improvements (John McCain Road at Westcoat Drive) - Colleyville, Texas
MSA Project No. 18900003

Task No.	Task Description	Labor (hours)						Total Labor Cost (Basic Services)	Expense				Total Expense Cost	Task Sub Total
		Team Leader	Senior Project Mgr	Project Engineer	Engineer	Analyst	Administrative		Subconsultant		Travel	Reproduction		
									MWBE	Non-MWBE				
	Rate	\$250	\$200	\$130	\$120	\$91	\$88							
4.1.2	Index of Sheets					1		\$91					\$0	\$91
4.1.3	General Notes Sheet		1			1		\$291					\$0	\$291
4.1.4	Project Layout Sheet					1		\$91					\$0	\$91
4.1.5	Existing and proposed typical sections Sheets		1			2		\$382					\$0	\$382
4.1.6	Horizontal Alignment Data Sheet		1			1		\$291					\$0	\$291
4.1.7	Removal Items Plan Sheets (up to four (4))					8		\$728					\$0	\$728
4.1.8	Existing Utilities Layout		1			1		\$291					\$0	\$291
4.1.9	Mini-Roundabout Paving Plan		1			32		\$3,112					\$0	\$3,112
4.1.10	Right Turn Lane Plan Sheets							\$0					\$0	\$0
4.1.11	Traffic Signal Modications							\$0					\$0	\$0
4.2.11	Right Turn Lane details sheet (up to two (2))							\$0					\$0	\$0
4.2.12	Overall Drainage Area Map		1			8		\$928					\$0	\$928
4.2.13	Detailed Drainage Area Maps		1			24		\$2,384					\$0	\$2,384
4.2.14	Storm Drain Improvements Sheets		1			32		\$3,112					\$0	\$3,112
4.2.15	Roadway Cross Sections		1			32		\$3,112					\$0	\$3,112
4.2.16	Standard Construction Details		1			2		\$382					\$0	\$382
4.2.17	Preliminary OPCC		1			12		\$1,292					\$0	\$1,292
4.2.18	Framework the construction project manual						4	\$352					\$0	\$352
4.3	30% Deliverables											\$200		
4.3.1	Internal quality control review	2						\$500					\$0	\$500
4.3.2	Print, compile, and deliver copies of plans to City for review		1					\$200			\$20		\$20	\$220

Level of Effort Spreadsheet
TASK/HOUR BREAKDOWN
Design Services for

Services for Intersection Improvements (John McCain Road at Westcoat Drive) - Colleyville, Texas
MSA Project No. 18900003

Task No.	Task Description	Labor (hours)						Total Labor Cost (Basic Services)	Expense				Total Expense Cost	Task Sub Total
		Team Leader	Senior Project Mgr	Project Engineer	Engineer	Analyst	Administrative		Subconsultant		Travel	Reproduction		
									MWBE	Non-MWBE				
	Rate	\$250	\$200	\$130	\$120	\$91	\$88							
4.3.3	Attend one comment gathering meeting at the City		1			1		\$291			\$20		\$20	\$311
5.0	90% Design and Submittal	2	10	0	0	47	0	\$6,777	\$0	\$0	\$40	\$200	\$240	\$7,017
5.1	90% Design Sheet Listing												\$0	\$0
5.1.1	Updates and progress to 90% plan set		8			40		\$5,240					\$0	\$5,240
5.2	90% Deliverables											\$200	\$200	\$200
5.2.1	Internal quality control review and comment resolution	2				2		\$682					\$0	\$682
5.2.2	Quantity estimates, including earthwork					4		\$364					\$0	\$364
5.2.3	Print, compile, and deliver plans to City		1			1		\$291			\$20		\$20	\$311
5.2.4	Attend 1 comment gathering mtg at the City		1					\$200			\$20		\$20	\$220
6.0	Final Design and Submittal	0	4	0	0	4	16	\$2,572	\$0	\$0	\$20	\$500	\$520	\$3,092
6.1	Print final signed/sealed copies of plans		1					\$200				\$500	\$500	\$700
6.2	Update and finalize the project manual		2			2	16	\$1,990					\$0	\$1,990
6.3	Update and finalize the OPCC		1			2		\$382			\$20		\$20	\$402
7.0	Public Involvement and Outreach	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7.1	None Anticipated							\$0					\$0	\$0
8.0	Bidding Phase Services	0	11	0	0	0	8	\$2,904	\$0	\$0	\$0	\$300	\$300	\$3,204
8.1	Provide bid documents to local plan rooms in electronic format		1				1	\$288					\$0	\$288

Level of Effort Spreadsheet
TASK/HOUR BREAKDOWN
Design Services for

Services for Intersection Improvements (John McCain Road at Westcoat Drive) - Colleyville, Texas
MSA Project No. 18900003

Task No.	Task Description	Labor (hours)						Total Labor Cost (Basic Services)	Expense				Total Expense Cost	Task Sub Total
		Team Leader	Senior Project Mgr	Project Engineer	Engineer	Analyst	Administrative		Subconsultant		Travel	Reproduction		
									MWBE	Non-MWBE				
	Rate	\$250	\$200	\$130	\$120	\$91	\$88							
8.2	Prepare addenda, as necessary		2				2	\$576					\$0	\$576
8.3	Prepare for and attend the pre-bid meeting		2				1	\$488					\$0	\$488
8.4	Attend and facilitate the bid opening		1					\$200					\$0	\$200
8.5	Prepare the contractors bid tab summary		2				2	\$576					\$0	\$576
8.6	Prepare and provide the contractor with three sets of construction documents		1				2	\$376				\$300	\$300	\$676
8.7	Provide recommendation of award after reviewing bids		2					\$400					\$0	\$400
9.0	Construction Phase Administration	0	4	0	0	7	0	\$1,437	\$0	\$0	\$0	\$400	\$400	\$1,837
9.1	Attend the preconstruction conf. meeting		2			1		\$491					\$0	\$491
9.2	Prepare record drawings		2			6		\$946				\$400	\$400	\$1,346
Totals		8	62	0	1	228	34	\$38,260	\$24,046	\$0	\$200	\$1,600	\$25,846	\$64,106

Special Services: Soils Investigations/Reports/Geotechnical Services, Surveys-Topographic/Boundary/Utilities, Traffic Analyses, Renderings/Models/Videos, Documents Prepared for Multiple Component Construction Packages

Project Summary	
Total Hours	333.0
Total Labor (Basic Services)	\$38,260
Total Expense (Special Services)	\$25,846
MBE/SBE Subconsultant	\$24,046
Non-MBE/SBE Subconsultant	\$0
10% Sub Markup	\$2,405
MBE/SBE Participation	36.2%
Total Project Cost	\$66,511

CITY OF COLLEYVILLE

OPINION OF PROBABLE CONSTRUCTION COST
WESTCOAT AT JOHN MCCAIN - MINI-ROUNDBOUT

			GENERAL	ENGINEER'S ESTIMATE	
	APPROXIMATE QUANTITY	UNIT	ITEM DESCRIPTION	UNIT PRICE	TOTAL
ROADWAY ITEMS					
1	1	LS	MOBILIZATION AND PREPARATION OF ROW	\$ 40,000	\$ 40,000
2	3	STA	PREP ROW	\$ 1,500	\$ 4,500
3	1300	CY	EARTHWORK	\$ 15	\$ 19,500
4	1200	SY	REMOVAL ITEMS	\$ 15	\$ 18,000
5	1300	SY	PAVING ITEMS	\$ 115	\$ 149,500
6	2	MO	TRAFFIC CONTROL (INCLUDES CONSTRUCTING DETOURS)	\$ 5,000	\$ 10,000
7	1	LS	DRAINAGE	\$ 20,000	\$ 20,000
8	1	LS	PAVEMENT MARKINGS AND SIGNAGE	\$ 13,000	\$ 13,000
9	1	LS	ILLUMINATION	\$ 15,000	\$ 15,000
10	1	LS	LANDSCAPING	\$ 6,000	\$ 6,000
11	1	LS	EROSION CONTROL	\$ 3,000	\$ 3,000
12	1	LS	UTILITY ADJUSTMENTS (WATER AND SEWER - MINOR)	\$ 6,000	\$ 6,000
13	300	SY	SHARED-USE PATH (10' WIDE, 6" THICKNESS)	\$ 60	\$ 18,000
14	1	LS	CONTINGENCY (25%)	\$ 80,625	\$ 80,625
			CONSTRUCTION ROUNDED SUBTOTAL		\$ 400,000
PARCEL NO.					
-	0	SF	RIGHT OF WAY ACQUISITION		

MSA has prepared this conceptual cost estimate using information reasonably available and based on assumptions and judgments made by MSA. The estimates have been prepared for the purpose of comparing alternatives and must not be used for any other purpose. The cost estimates are conceptual estimates only. Actual prices, costs and other variables may be different to those used to prepare the cost estimate and may change. MSA does not represent, warrant or guarantee that the intersection modifications can or will be undertaken at a cost which is the same or less than this cost estimate.

RESOLUTION R-18-4305
A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER CONSENT
ITEMS AT THE REGULAR CITY COUNCIL MEETING OF
SEPTEMBER 18, 2018

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

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

- Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:
- a. Approval of the minutes of the regular City Council meeting of September 4, 2018
 - b. Approval of the minutes of the City Council Worksession of September 6, 2018
 - c. Approval of the minutes of the City Council Worksession of August 28, 2018
 - d. Approval of authorized broker/dealers for investment purchases
 - e. Approval of an Interlocal Agreement and funding for the Metroport Teen Court Program
 - f. Approval to use the Voluntary Library Fund in Fiscal Year 2019, for the purchase of library materials, collection processing supplies, and library programs, in an amount not to exceed \$167,000
 - g. Adoption of the Fiscal Year 2019 to 2023 Capital Improvement Program (CIP)
 - h. Approval of the Grounds Maintenance Mowing Contract with Whitmore and Sons, Inc., in an amount not to exceed \$214,784.73, 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

- i. Approval of a Local Project Advance Funding Agreement for the Highway Safety Improvement Program (HSIP) for the reconstruction of Cheek-Sparger Road (San Bar Lane to Oak Briar Lane), and authorizing the city manager to execute the agreement

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF 7 AYES, 0 NAYS AND 0 ABSTENTIONS ON THIS THE 18TH DAY OF SEPTEMBER 2018.

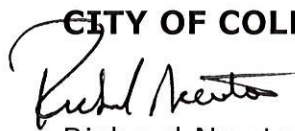
Mayor Richard Newton	<u>Aye</u>	Mayor Pro Tem Bobby Lindamood	<u>Aye</u>
Place 1, Tammy Nakamura	<u>Aye</u>	Place 3, Kathy Wheat	<u>Aye</u>
Place 4, George Dodson	<u>Aye</u>	Place 5, Chuck Kelley	<u>Aye</u>
Place 6, Callie Rigney	<u>Aye</u>		

ATTEST:



Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE



Richard Newton
Mayor

Project Year	Title	Total Project Cost	Capital Projects Fund	CEDC Fund	County Funding	Crime Control District	Drainage Fund	FHA/TxDOT	Area II Impact Fees (West of 26)	TIF	Utility Capital Fund	Wastewater Impact Fees	Water Impact Fees
2018	Library Renovations	\$300,000.00	\$0.00	\$300,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Kimzey Park Pond Dredging	\$388,520.00	\$0.00	\$388,520.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Webb House Repairs	\$10,000.00	\$0.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	WW Project 3 (Manning)	\$412,242.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$412,242.00	\$0.00	\$0.00
	Street Maintenance Program - Stafford, Manning, etc.	\$335,000.00	\$335,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Glade Rd (Phase 2 Manning to Pool) ROW Acquisition	\$110,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$110,000.00	\$0.00	\$0.00	\$0.00
	Glade Rd (Phase 2-SH26 to Pool) Design	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$0.00	\$0.00
	L. D. Lockett Rehabilitation (Precinct Line Road to Pleasant Run) - resurfacing	\$430,000.00	\$430,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	John McCain Rehabilitation (Pleasant Run to Maranatha Court) - resurfacing	\$508,147.02	\$508,147.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	McDonwell School Road and Westcoat Drive Roundabout - DESIGN	\$40,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	Sum Of Total Project Cost:	\$2,543,909.02	\$1,273,147.02	\$698,520.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,000.00	\$120,000.00	\$412,242.00	\$0.00	\$0.00
	Estimated 9/30/18 Available Balances		\$7,957,458.98	\$0.00		\$0.00	\$0.00		\$2,011,832.00	\$21,460,372.00	\$5,083,588.00	\$928,492.00	\$3,114,746.00
2019	(+) Year-end surplus contributions		\$500,000.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00	\$500,000.00	\$0.00	\$0.00
	(+) FY19 Budgeted Contribution		\$1,500,000.00	\$860,516.00		\$0.00	\$500,000.00		\$0.00	\$5,400,000.00	\$200,000.00	\$60,000.00	\$192,000.00
	Estimated 10/1/18 Available Balances		\$9,957,458.98	\$860,516.00	N/A	\$0.00	\$500,000.00	N/A	\$2,011,832.00	\$26,860,372.00	\$5,783,588.00	\$988,492.00	\$3,306,746.00
	Bransford Rehabilitation (Glade to Westcoat)	\$416,000.00	\$249,600.00	\$0.00	\$166,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Bransford Water Tank Rehabilitation - Design	\$80,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$80,000.00	\$0.00	\$0.00
	Central Fire Station Repairs	\$147,322.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$147,322.00	\$0.00	\$0.00	\$0.00
	Cheek-Sparger Road (San Bar to Brown Trail) - Design	\$320,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$320,000.00	\$0.00	\$0.00	\$0.00
	Cheek-Sparger Road (San Bar to Brown Trail) - Construction	\$2,085,395.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,660,395.00	\$0.00	\$425,000.00	\$0.00	\$0.00	\$0.00
	Cheek-Sparger Road Rehabilitation (Bedford to Heritage)	\$324,000.00	\$194,400.00	\$0.00	\$129,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	City Hall - Backup Generator	\$181,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$181,000.00	\$0.00	\$0.00	\$0.00
	City Hall/Library - HVAC Replacement	\$327,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$327,600.00	\$0.00	\$0.00	\$0.00
	Fire Station 2 Repairs	\$67,300.00	\$67,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Frontier Court Rehabilitation	\$600,000.00	\$600,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Glade Rd (Phase 2-SH26 to Pool) Design (Multi-year project)	\$150,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150,000.00	\$0.00	\$0.00	\$0.00
	Glade Rd (Phase 2 Manning to Pool) ROW Acquisition (Multi-year project)	\$170,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$170,000.00	\$0.00	\$0.00	\$0.00
	Install Backup Generator for Emergency Power at L.D. Lockett Pump Station	\$140,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$140,000.00	\$0.00	\$0.00
	L.D. Lockett Road Right Turn Ln - Design	\$25,000.00	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Library Renovations	\$315,516.00	\$0.00	\$315,516.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	McDonwell School Road Rehabilitation	\$247,500.00	\$148,500.00	\$0.00	\$99,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	McDonwell School Road Right Turn Ln - Design	\$25,000.00	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	McDonwell School Road and Westcoat Drive Roundabout - DESIGN (Multi-year project)	\$60,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	McDonwell School Road Westcoat Drive Roundabout - ROW Acquisition	\$250,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250,000.00	\$0.00	\$0.00	\$0.00
	Plaza at City Hall	\$1,750,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,750,000.00	\$0.00	\$0.00	\$0.00
	Pleasant Run Waterline (John McCain North to Bear Creek) - Design	\$105,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$105,000.00	\$0.00	\$0.00
	Replacement of Palladium Windows & Patio	\$280,000.00	\$0.00	\$280,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Roberts Road (Glade to Grapevine City Limits) - DESIGN	\$354,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$354,000.00	\$0.00	\$0.00	\$0.00
	Roberts Road (Glade to Grapevine City Limits) - ROW Acquisition	\$500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	\$0.00	\$0.00	\$0.00
	SH-26 Lighting	\$3,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000,000.00	\$0.00	\$0.00	\$0.00
	SH26 Medians & ROW	\$4,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,000,000.00	\$0.00	\$0.00	\$0.00
	Stormwater Master Plan	\$500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Street Maintenance Program	\$685,614.00	\$617,214.00	\$0.00	\$68,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Water Project 7: Demolish Overland Trail Pump Station	\$130,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$130,000.00	\$0.00	\$0.00
	Water Project 8: Install Pressure Relief and Flow Control Valves	\$348,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$348,000.00	\$0.00	\$0.00
	Water Project 10: Apple Valley Subdivision/Rustic Oaks Subdivisions/ Bills Lane Water Lines - DESI	\$70,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$70,000.00	\$0.00	\$0.00
	Webb House Repairs	\$265,000.00	\$0.00	\$265,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Sum Of Total Project Cost:	\$17,919,247.00	\$1,927,014.00	\$860,516.00	\$463,400.00	\$0.00	\$500,000.00	\$1,660,395.00	\$60,000.00	\$11,574,922.00	\$873,000.00	\$0.00	\$0.00
	Estimated 9/30/19 Available Balances		\$8,030,444.98	\$0.00		\$0.00	\$0.00		\$1,951,832.00	\$15,285,450.00	\$4,910,588.00	\$988,492.00	\$3,306,746.00
	(+) Year-end surplus contributions		\$500,000.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00	\$500,000.00	\$0.00	\$0.00
	(+) FY20 Budgeted Contribution		\$1,500,000.00	\$0.00		\$167,200.00	\$425,000.00		\$0.00	\$5,400,000.00	\$250,000.00	\$60,000.00	\$192,000.00
	Estimated 10/1/19 Available Balances		\$10,030,444.98	\$0.00	N/A	\$167,200.00	\$425,000.00	N/A	\$1,951,832.00	\$20,685,450.00	\$5,660,588.00	\$1,048,492.00	\$3,498,746.00

Project Year	Title	Total Project Cost	Capital Projects Fund	CEDC Fund	County Funding	Crime Control District	Drainage Fund	FHA/TxDOT	Area II Impact Fees (West of 26)	TIF	Utility Capital Fund	Wastewater Impact Fees	Water Impact Fees
2020	Bransford Water Tank Rehabilitation - Construction	\$500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	\$0.00	\$0.00
	County Project (TBD) - Construction	\$800,000.00	\$400,000.00	\$0.00	\$400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Flood Gates Upgrade	\$425,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$425,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Glade Road (Phase 1 - SH26 to Manning) - Construction	\$2,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000,000.00	\$0.00	\$0.00	\$0.00
	Glade Road (Phase 2 - Manning to Pool) - Construction	\$2,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000,000.00	\$0.00	\$0.00	\$0.00
	John McCain Road and Westcoat Drive Roundabout - Design	\$175,000.00	\$175,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Justice Center - Metal Roof Coating	\$167,200.00	\$0.00	\$0.00	\$0.00	\$167,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	L.D. Lockett Road Right Turn Ln - Construction	\$150,000.00	\$150,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	McDonwell School Road Right Turn Ln - Construction	\$150,000.00	\$150,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	McDonwell School Road and Westcoat Drive Roundabout - Construction	\$1,400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,400,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	Pleasant Run Waterline (John McCain North to Bear Creek) - Construction	\$900,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$900,000.00	\$0.00	\$0.00
	Roberts Road - Construction	\$2,100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,100,000.00	\$0.00	\$0.00	\$0.00
	Street Maintenance Program	\$500,000.00	\$500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Supervisory Control and Data Acquisition (SCADA) Replacement	\$350,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350,000.00	\$0.00	\$0.00
	Water Project 10: Apple Valley/Rustic Oaks/Bills Lane Water Lines and Road Rehabilitation on Blauvelt Road	\$935,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$935,000.00	\$0.00	\$0.00
	Water Project 5: Upsize and Replace Water Lines in Brighton Oaks Subdivision and Rehabilitate Streets	\$145,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$145,000.00	\$0.00	\$0.00
	Water Project 11: Tinker Road Water Lines - Design	\$123,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$123,000.00	\$0.00	\$0.00
	Sum Of Total Project Cost:	\$12,820,200.00	\$1,375,000.00	\$0.00	\$400,000.00	\$167,200.00	\$425,000.00	\$0.00	\$1,400,000.00	\$6,100,000.00	\$2,953,000.00	\$0.00	\$0.00
	Estimated 9/30/20 Available Balances		\$8,655,444.98	\$0.00		\$0.00	\$0.00		\$551,832.00	\$14,585,450.00	\$2,707,588.00	\$1,048,492.00	\$3,498,746.00
	(+) Year-end surplus contributions		\$500,000.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00	\$500,000.00	\$0.00	\$0.00
	(+) FY21 Budgeted Contribution		\$1,500,000.00	\$0.00		\$325,052.00	\$1,200,000.00		\$0.00	\$5,400,000.00	\$400,000.00	\$60,000.00	\$192,000.00
	Estimated 10/1/20 Available Balances		\$10,655,444.98	\$0.00	N/A	\$325,052.00	\$1,200,000.00	N/A	\$551,832.00	\$19,985,450.00	\$3,607,588.00	\$1,108,492.00	\$3,690,746.00
2021	City Hall - Flooring Rehab	\$87,808.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$87,808.00	\$0.00	\$0.00	\$0.00
	County Project (TBD) - Construction	\$800,000.00	\$400,000.00	\$0.00	\$400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Glade Road (Phase 2 - Manning to Pool) - Construction	\$2,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000,000.00	\$0.00	\$0.00	\$0.00
	John McCain Road and Westcoat Drive Roundabout - Construction	\$1,400,000.00	\$1,400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Justice Center - Carpet and VCT Tile	\$88,052.00	\$0.00	\$0.00	\$0.00	\$88,052.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Justice Center - HVAC Replacement	\$237,000.00	\$0.00	\$0.00	\$0.00	\$237,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Pleasant Run Road Bridge at Big Bear (White Chapel Bridge) - Construction	\$1,200,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,200,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Street Maintenance Program	\$500,000.00	\$500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Streetlighting for Pedestrian Crosswalks - Construction	\$50,000.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Water Project 11: (Partial) Tinker Road Water Lines - Construction	\$1,110,000.00	\$450,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$660,000.00	\$0.00	\$0.00
	Water Project 12: (Partial) Woodbriar Estate Water Lines Replacement - Design	\$70,020.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$70,020.00	\$0.00	\$0.00
	Water Project 5: Upsize and Replace Water Lines in Brighton Oaks Subdivision and Rehabilitate Streets	\$2,550,000.00	\$650,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,900,000.00
	Water Project 6: Upsize and Replace Water Lines in Woodbriar Estates and Quail Crest Subdivision	\$145,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$145,000.00	\$0.00	\$0.00
	WW Project 1: Replace Sewer Lines in Woodbriar Estates and Quail Crest Subdivisions - Design	\$361,700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$361,700.00	\$0.00	\$0.00
	Sum Of Total Project Cost:	\$10,599,580.00	\$3,450,000.00	\$0.00	\$400,000.00	\$325,052.00	\$1,200,000.00	\$0.00	\$0.00	\$2,087,808.00	\$1,236,720.00	\$0.00	\$1,900,000.00
	Estimated 9/30/21 Available Balances		\$7,205,444.98	\$0.00		\$0.00	\$0.00		\$551,832.00	\$17,897,642.00	\$2,370,868.00	\$1,108,492.00	\$1,790,746.00
	(+) Year-end surplus contributions		\$500,000.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00	\$500,000.00	\$0.00	\$0.00
	(+) FY22 Budgeted Contribution		\$1,500,000.00	\$0.00		\$0.00	\$0.00		\$0.00	\$5,400,000.00	\$500,000.00	\$60,000.00	\$192,000.00
	Estimated 10/1/21 Available Balances		\$9,205,444.98	\$0.00	N/A	\$0.00	\$0.00	N/A	\$551,832.00	\$23,297,642.00	\$3,370,868.00	\$1,168,492.00	\$1,982,746.00
2022	County Project (TBD) - Construction	\$800,000.00	\$400,000.00	\$0.00	\$400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Library - Flooring Rehab	\$95,210.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$95,210.00	\$0.00	\$0.00	\$0.00
	Street Maintenance Program	\$500,000.00	\$500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Water Projec 12: Partial Woodbriar Estate Water Lines Replacement - Construction	\$433,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$433,000.00	\$0.00	\$0.00
	Water Project 3: New Elevated Water Storage Tank and Associated Distribution Lines - Design	\$545,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$545,000.00
	Water Project 6: Upsize and Replace Water Lines in Woodbriar Estates and Quail Crest Subdivision	\$745,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$745,000.00	\$0.00	\$0.00
	WW Project 1: Replace Sewer Lines in Woodbriar Estates and Quail Crest Subdivisions - Constructi	\$1,900,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,900,000.00	\$0.00	\$0.00
	WW Project 5: Quails Path and Chestnut Bend Sewer Line Replacement - Design	\$91,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$91,000.00	\$0.00	\$0.00
	Sum Of Total Project Cost:	\$5,109,210.00	\$900,000.00	\$0.00	\$400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$95,210.00	\$3,169,000.00	\$0.00	\$545,000.00
	Estimated 9/30/22 Available Balances		\$8,305,444.98	\$0.00		\$0.00	\$0.00		\$551,832.00	\$23,202,432.00	\$201,868.00	\$1,168,492.00	\$1,437,746.00
	(+) Year-end surplus contributions		\$500,000.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00	\$500,000.00	\$0.00	\$0.00
	(+) FY23 Budgeted Contribution		\$1,500,000.00	\$0.00		\$0.00	\$0.00		\$0.00	\$5,400,000.00	\$600,000.00	\$60,000.00	\$192,000.00
	Estimated 10/1/22 Available Balances		\$10,305,444.98	\$0.00	N/A	\$0.00	\$0.00	N/A	\$551,832.00	\$28,602,432.00	\$1,301,868.00	\$1,228,492.00	\$1,629,746.00

Project Year	Title	Total Project Cost	Capital Projects Fund	CEDC Fund	County Funding	Crime Control District	Drainage Fund	FHA/TxDOT	Area II Impact Fees (West of 26)	TIF	Utility Capital Fund	Wastewater Impact Fees	Water Impact Fees
2023	City Hall - Boiler Replacement	\$99,600.00	\$99,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	County Project (TBD) - Construction	\$800,000.00	\$400,000.00	\$0.00	\$400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Street Maintenance Program	\$500,000.00	\$500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Water Project 3: New Elevated Water Storage Tank and Associated Distribution Lines - Constructic	\$4,500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500,000.00	\$0.00	\$0.00	\$0.00
	Woodbriar, Quail Crest Estates Rehabilitation (Companion Project to Water Projects #6 and 12/Po	\$2,768,000.00	\$2,768,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	WW Project 5: Quails Path and Chestnut Bend Sewer Line Replacement and Road Rehabilitation -	\$829,000.00	\$110,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$719,000.00	\$0.00	\$0.00
	Sum Of Total Project Cost:	\$9,496,600.00	\$3,877,600.00	\$0.00	\$400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500,000.00	\$719,000.00	\$0.00	\$0.00
	Estimated 9/30/23 Available Balances		\$6,427,844.98	\$0.00		\$0.00	\$0.00		\$551,832.00	\$24,102,432.00	\$582,868.00	\$1,228,492.00	\$1,629,746.00
	(+) Year-end surplus contributions		\$500,000.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00	\$500,000.00	\$0.00	\$0.00
	(+) FY24 Budgeted Contribution		\$1,500,000.00	\$0.00		\$0.00	\$0.00		\$0.00	\$5,400,000.00	\$700,000.00	\$60,000.00	\$192,000.00
	Estimated 10/1/23 Available Balances		\$8,427,844.98	\$0.00	N/A	\$0.00	\$0.00	N/A	\$551,832.00	\$29,502,432.00	\$1,782,868.00	\$1,288,492.00	\$1,821,746.00



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4e

Agenda Date 6/4/2019

Number Resolution R-19-4388

Type Resolution

Department Parks and Recreation

Title

Approval of a construction contract with SRH Landscapes, LLC for the Colleyville Tree Restoration Project, in an amount not to exceed \$73,330.15, and authorizing the City Manager to execute the contract

Strategic Plan

5.3 Provide attractive facilities for leisure and recreation

Explanation

Reading and Public Hearing

In Spring 2017, the Fort Worth Transit Authority paid a mitigation fee of \$271,000 to the City of Colleyville due to the removal of trees along the railroad. The mitigation for this project will include installation of trees, shrubs and irrigation along the railroad from John McCain to the area just north of the Timarron Golf Course.

Public notification of the invitation for bids was advertised in the *Fort Worth Star-Telegram* on April 7, 14, 21, 28 and May 5, 2019. The notice to bidders and bid packet were posted on CivCast for free downloading and distributed to the Dodge Lead Center, BlueBook Building and Construction Network, and Construct Connect, which includes ISqFt, CMD, CDC, and Bid Clerk. Additionally, staff directly notified a list of local contractors who may be interested in the bid opportunity. The project had 39 plan holders, of which one was an engineer, 13 general contractors, one manufacturer, five other, one owner, 6 plan rooms, and 12 sub-contractors.

The City received five sealed bids, which were opened publicly read aloud on May 16, 2019.

Staff recommends the approval of a construction contract with SRH Landscapes, LLC for the Colleyville Tree Restoration Project, in an amount not to exceed \$73,330.15, and authorizing the City Manager to execute the contract.

Financial Impact

Funding for the project is available in the Tree Restoration Fund.
Form 1295 - Acknowledged by City

Recommendation

Approve

Attachments

1. SRH Construction Contract
2. Colleyville Tree Restoration - Bid Tabulation
3. SRH Landscapes CIQ
4. SRH Landscapes 1295

CONSTRUCTION SERVICES AGREEMENT
Colleyville Tree Restoration

This **CONSTRUCTION SERVICES AGREEMENT** ("Agreement") is made as of the Effective Date by and between **SRH Landscapes, LLC**, a Texas Limited Liability Company, hereinafter called "CONTRACTOR", and the **City of Colleyville, Texas**, hereinafter called "CITY".

RECITALS

WHEREAS, CITY desires CONTRACTOR to perform certain work and services set forth in Section 1 (the "Scope of Services"), and

WHEREAS, CONTRACTOR has expressed a willingness to perform said work and services, hereinafter referred to only as "services", specified in the Contract Documents, and enumerated under Section 1, of this Agreement;

NOW, THEREFORE, for and in consideration of the covenants and promises made one to the other herein, CITY and CONTRACTOR agree as follows:

Section 1. Scope of Services

Upon issuance of a written Notice to Proceed by CITY, CONTRACTOR agrees to provide to CITY the necessary services, labor, materials, equipment and supplies related to the City of Colleyville Colleyville Tree Restoration (the "Project"), such services being more fully described herein and pursuant to the plans and specifications identified in the Contract Documents.

Section 2. Term of Agreement

The term of this Agreement shall begin on the last date of execution hereof (the "Effective Date") and shall continue until CONTRACTOR completes the services required herein to the satisfaction of CITY and has been paid in full by City, unless sooner terminated as provided in Section 9, below.

Section 3. Contract Documents

A. This Agreement is a part of the Contract Documents, which include:

- 1) This Agreement, including all exhibits and addenda hereto;
- 2) CITY'S Specifications and Contract Documents for the Project ("Bid Packet");
- 3) CITY'S written notice(s) to proceed to the CONTRACTOR;
- 4) Properly authorized change orders;
- 5) CONTRACTOR's Bid Proposal ("Proposal" and/or "Response"); and
- 6) Any other materials distributed by the CITY that relate to the Project.

In the event there exists a conflict between any term, provision and/or interpretation of the Contract Documents, the documents shall take precedent and control in the order listed above in this Section. If discrepancies are found that may impact construction of the Project, it shall be the Contractor's obligation to seek clarification as to which requirements or provisions control before undertaking any work on that component of the project. Should the Contractor fail or refuse to seek a clarification of such conflicting or inconsistent requirements or provisions prior to any work on that component of the project, the Contractor shall be solely responsible for the costs and expenses - including additional time - necessary to cure, repair and/or correct that component of the Project.

Section 4. Contractor Obligations

A. CONTRACTOR shall devote such time as reasonably necessary for the satisfactory performance of the work under this Agreement. Should CITY require additional services not included under this Agreement, CONTRACTOR shall make reasonable effort to provide such additional services at mutually agreed charges or rates, and within the time schedule prescribed by CITY; and without decreasing the effectiveness of the performance of services required under this Agreement.

B. To the extent reasonably necessary for CONTRACTOR to perform the services under this Agreement, CONTRACTOR shall be authorized to engage the services of any agents, assistants, persons, or corporations that CONTRACTOR may deem proper to aid or assist in the performance of the services under this Agreement with the prior written approval of CITY. The cost of such personnel and assistance shall be a reimbursable expense to CONTRACTOR only if authorized in writing in advance by CITY.

C. Unless otherwise agreed, CONTRACTOR shall provide and pay for all materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and all water, light, power, fuel, transportation and all other facilities necessary for the execution and completion of the work covered by the Scope of Services. Unless otherwise specified, all materials shall be new and both workmanship and materials shall be of a good quality. CONTRACTOR shall, if required, furnish satisfactory evidence as to the kind and quality of materials. Materials or work described in words that so applied have well known, technical or trade meaning shall be held to refer to such recognized standards.

D. CONTRACTOR shall comply with all laws, ordinances, rules and regulations governing CONTRACTOR's performance of this Agreement.

E. All minor details of the work not specifically mentioned in the Scope of Services or Project Drawings but obviously necessary for the proper completion of the work, such as the proper connection of new work to old, shall be considered as incidental to and a part of the work for which the prices are set forth in this Agreement. CONTRACTOR will not be entitled to any additional compensation therefor unless specifically stated otherwise. Otherwise the term "extra work" as used in this Agreement shall be understood to mean and include all work that may be required by CITY to be done by CONTRACTOR to accomplish any alteration or addition to the work as shown on the Project Drawings. It is agreed that CONTRACTOR shall perform all extra work under the direction of the City's Representative when presented with a written work order signed by the City's Representative, subject, however, to the right of CONTRACTOR to require written confirmation of such extra work order by CITY. Payment for extra work shall be as agreed in the work order.

F. CONTRACTOR agrees to indemnify, defend, and save CITY harmless from all claims growing out of any demands of subcontractors, laborers, workmen, mechanics, materialmen, and suppliers of machinery and parts thereof, equipment, power tools, all supplies incurred in the furtherance of the performance of this Agreement. When CITY requests, CONTRACTOR shall furnish satisfactory evidence that all obligations of the nature hereinabove designated have been paid, discharged or waived.

Section 5. Payment

A. CITY agrees to pay CONTRACTOR for all services authorized in writing and properly performed by CONTRACTOR in a total amount not to exceed SEVENTY-THREE THOUSAND THREE HUNDRED AND THIRTY AND 15/100 DOLLARS (\$73,330.15) ("Contract Price"), subject to additions or deletions for changes or extras agreed upon in writing. Unless otherwise provided herein, payment to CONTRACTOR shall be monthly based on the CONTRACTOR'S monthly progress report and detailed monthly itemized statement for services that shows the names of the CONTRACTOR'S employees, agents, contractors performing the services, the time worked, the actual services performed, and the rates charged for

such services, in a form reasonably acceptable to CITY. CITY shall pay such monthly statements within thirty (30) days after receipt and CITY verification of the services.

B. CITY may deduct from any amounts due or to become due to CONTRACTOR any sum or sums owing by CONTRACTOR to CITY. In the event of any breach by CONTRACTOR of any provision or obligation of this Agreement, or in the event of the assertion by other parties of any claim or lien against CITY, or the CITY'S premises, arising out of CONTRACTOR's performance of this Agreement, CITY shall have the right to retain out of any payments due or to become due to CONTRACTOR an amount sufficient to completely protect the CITY from any and all loss, damage or expense therefrom, until the breach, claim or lien has been satisfactorily remedied or adjusted by CONTRACTOR.

C. CITY may, on account of subsequently discovered evidence, withhold the whole or part of any payment to such extent as may be necessary to protect itself from loss on account of:

- (1) Defective work not remedied;
- (2) Claims filed or reasonable evidence indicating possible filing of claims;
- (3) Failure of CONTRACTOR to make payments promptly to subcontractors or for material or labor which CITY may pay as an agent for the CONTRACTOR; or
- (4) Damages to another contractor or subcontractor.

When the above grounds are removed, or CONTRACTOR provides a surety bond satisfactory to CITY which will protect CITY in the amount withheld because of said grounds, CITY will release the amounts withheld.

Section 6. Responsibilities

A. CONTRACTOR shall be responsible for the professional quality, technical accuracy, and the coordination of all materials, construction, installation and other services furnished by CONTRACTOR under this Agreement. CONTRACTOR shall, without additional compensation, correct or revise any errors or deficiencies in the installation and construction of the Project components to conform as shown in the Project drawings and specifications.

B. Neither CITY's review, approval or acceptance of, nor payment for any of the services required under this Agreement, shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement, and CONTRACTOR shall be and remain liable to CITY in accordance with applicable law for all damages to CITY caused by CONTRACTOR's negligent performance of any of the services furnished under this Agreement.

C. The rights and remedies of CITY under this Agreement are as provided by law.

Section 7. Time for Performance

A. CONTRACTOR shall perform all services as provided for under this Agreement in a proper, efficient, timely, and professional manner in accordance with CITY'S requirements. The time for performance under this Agreement is forty-five (45) calendar days. Accordingly, CONTRACTOR shall complete all work related to the Project on or before the 45th calendar day following the date of CITY'S written notice to proceed to CONTRACTOR.

B. In the event CONTRACTOR's performance of this Agreement is delayed or interfered with by acts of the CITY or others, CONTRACTOR may request an extension of time for the performance of same

as hereinafter provided, but shall not be entitled to any increase in fee or price, or to damages or additional compensation as a consequence of such delays.

C. No allowance of any extension of time, for any cause whatever, shall be claimed or made to CONTRACTOR, unless CONTRACTOR shall have made written request upon CITY for such extension within forty-eight (48) hours after the cause for such extension occurred, and unless CITY and CONTRACTOR have agreed in writing upon the allowance of additional time to be made.

D. CONTRACTOR understands and agrees that time is of the essence of this contract, and that for each day of delay beyond the number of calendar days agreed upon for the completion of the work herein specified and contracted for (after due allowance for such extension of time as may otherwise be provided for extension of time herein), the Owner may withhold permanently from the Contract Price an amount equal to \$1,000 per day.

E. In case CONTRACTOR should abandon and fail or refuse to resume work within ten (10) days after written notification from the City, or if CONTRACTOR fails to comply with the orders of the CITY, when such orders are consistent with the Contract Documents, then, and in that case, where performance and payment bonds exist, the Sureties on these bonds may be notified in writing by CITY and directed to complete the work (at CITY'S sole discretion), and a copy of said notice shall be delivered to CONTRACTOR. After receiving said notice of abandonment, CONTRACTOR shall not remove from the work any machinery, equipment, tools, materials or supplies then on the job, but the same, together with any materials and equipment under contract for the work, may be held for use on the work by the CITY or the Surety on the performance bond, or another contractor in completion of the work; and CONTRACTOR shall not receive any rental or credit therefor, it being understood that the use of such equipment and materials will ultimately reduce the cost to complete the work and be reflected in the final settlement. Nothing in this section shall be deemed a waiver of any remedy available to the CITY under this Agreement and the CITY shall retain all remedies upon default provided in Section 14 herein.

(1) In case the Surety should fail to commence compliance with the notice for completion hereinbefore provided for, within Ten (10) days after service such notice, then the CITY may provide for completion of the work in either of the following elective manners:

- a. The CITY may employ such force of labor and use such machinery, equipment, tools, materials and supplies as said CITY may deem necessary to complete the work and charge the expense of such labor, machinery, equipment, tools, materials and supplies to said CONTRACTOR, and expense so charged shall be deducted and paid by the CITY out of such moneys as may be due, or that may thereafter at any time become due to the CONTRACTOR under and by virtue of this Agreement. In case such expense is less than the sum which would have been payable under this contract, if the same had been completed by the CONTRACTOR, then said CONTRACTOR shall receive the difference. In case such expense is greater than the sum which would have been payable under this contract, if the same had been completed by said CONTRACTOR, then the CONTRACTOR and/or its Surety shall pay the amount of such excess to the CITY; or
- b. The CITY under sealed bids, when and in the manner required by law, may let the contract for the completion of the work under substantially the same terms and conditions which are provided in this Agreement. In the case of any increase in cost to the CITY under the new contract as compared to what would have been the cost under this Agreement, such increase shall be charged to the CONTRACTOR and the Surety shall be and remain bound therefor. However, should the cost to

complete any such new contract prove to be less than what would have been the cost to complete under this Agreement, the CONTRACTOR and/his Surety shall be credited therewith.

Section 8. Ownership of Project; Bill of Sale

A. CONTRACTOR warrants that title to all work, including all equipment and materials incorporated into the Project, will pass to CITY no later than the time of final payment. CONTRACTOR further warrants that upon payment by CITY, all Work for which payments have been received from CITY shall be free and clear of liens, claims, security interests or other encumbrances in favor of CONTRACTOR or any other person or entity whatsoever.

B. CONTRACTOR agrees to assign to CITY at the time of completion of the Scope of Services all manufacturer's warranties relating to equipment, materials and labor used in the Project and further agrees to perform the Project in such manner to preserve all manufacturer's warranties. If necessary as a matter of law, CONTRACTOR may retain the right to enforce directly any such manufacturers' warranties during the one year period following the date of acceptance of the Project by City.

Section 9. Termination

A. CITY may suspend or terminate this Agreement for cause or without cause at any time by giving written notice to CONTRACTOR. In the event suspension or termination is without cause, payment to CONTRACTOR, in accordance with the terms of this Agreement, will be made based on services reasonably determined by CITY to be satisfactorily performed to the date of suspension or termination. Such payment will be due upon delivery of all instruments of service to CITY.

B. If CITY requires a modification of this Agreement with CONTRACTOR, and in the event CITY and CONTRACTOR fail to agree upon a modification to this Agreement, CITY shall have the option of terminating this Agreement and CONTRACTOR's services hereunder at no additional cost other than the payment to CONTRACTOR, in accordance with the terms of this Agreement, for the services reasonably determined by CITY to be properly performed by CONTRACTOR prior to such termination date.

Section 10. Insurance

A. CONTRACTOR shall during the term hereof maintain in full force and effect the following insurance:

- (1) a comprehensive general liability policy of insurance for bodily injury, death and property damage insuring against all claims, demands or actions relating to the CONTRACTOR's performance of services pursuant to this Agreement with a minimum combined single limit of not less than \$2,000,000.00 per occurrence and \$2,000,000.00 aggregate for injury to persons (including death), and for property damage; and
- (2) a policy of automobile liability insurance covering any vehicles owned and/or operated by CONTRACTOR, its officers, agents, and employees, and used in the performance of this Agreement with policy limits of not less than \$500,000.00 combined single limit and aggregate for bodily injury and property damage; and
- (3) statutory Worker's Compensation Insurance at the statutory limits and Employers Liability covering all of CONTRACTOR's employees involved in the provision of services under this Agreement with policy limit of not less than \$500,000.00.

B. All insurance and certificate(s) of insurance shall:

- (1) provide for at least thirty (30) days prior written notice to CITY for cancellation or non-renewal of the insurance; and
- (2) name CITY, its officers, and employees as additional insureds as to all applicable coverage with the exception of Workers Compensation Insurance; and
- (3) provide for a waiver of subrogation against CITY for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance.

C. All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least "A" by AM Best or other equivalent rating service.

D. A certificate of insurance evidencing the required insurance and all endorsements shall be submitted prior to commencement of services. Contractor shall provide written notice to CITY of any material change of or to the insurance required herein.

Section 11. Indemnification.

CITY SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVICES OF CONTRACTOR PURSUANT TO THIS AGREEMENT. CONTRACTOR HEREBY WAIVES ALL CLAIMS AGAINST CITY, ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO IN THIS SECTION AS "CITY") FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF CITY OR BREACH OF CITY'S OBLIGATIONS HEREUNDER. CONTRACTOR AGREES TO INDEMNIFY AND SAVE HARMLESS CITY FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT COSTS, REASONABLE ATTORNEYS' FEES AND COSTS OF INVESTIGATION) AND ACTIONS OF ANY KIND BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY TO THE EXTENT CAUSED BY CONTRACTOR'S NEGLIGENT PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY NEGLIGENT ACT OR OMISSION ON THE PART OF CONTRACTOR, ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS (EXCEPT WHEN SUCH LIABILITY, CLAIMS, SUITS, COSTS, INJURIES, DEATHS OR DAMAGES ARISE FROM OR ARE ATTRIBUTED TO NEGLIGENCE OF CITY, IN WHOLE OR IN PART, IN WHICH CASE CONTRACTOR SHALL INDEMNIFY CITY ONLY TO THE EXTENT OR PROPORTION OF NEGLIGENCE ATTRIBUTED TO CONTRACTOR AND/OR ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS AS DETERMINED BY A COURT OR OTHER FORUM OF COMPETENT JURISDICTION). CONTRACTOR'S OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR REQUIRED TO BE MAINTAINED BY CONTRACTOR UNDER THIS AGREEMENT. THIS PROVISION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

Section 12. Assignment

CONTRACTOR shall not assign or sublet this Agreement, or any part thereof, without the prior written consent of CITY.

Section 13. Applicable Laws

CONTRACTOR shall comply with all Federal, State, County and Municipal laws, ordinances, regulations, safety orders, resolutions and building codes relating or applicable to services to be performed under this Agreement. The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall be in the State District Court of Tarrant County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said court

Section 14. Default of CONTRACTOR

In the event CONTRACTOR fails to comply or becomes disabled and unable to comply with the provisions of this Agreement as to the quality or character of the service or time of performance, and the failure is not corrected within ten (10) days after written notice by CITY to CONTRACTOR, CITY may, at its sole discretion without prejudice to any other right or remedy:

A. Terminate this Agreement and be relieved of the payment of any further consideration to CONTRACTOR except for all work determined by CITY to be satisfactorily completed prior to termination. Payment for work satisfactorily completed shall be for actual costs, including reasonable salaries and travel expenses of CONTRACTOR to and from meetings called by CITY at which CONTRACTOR is required to attend, but shall not include any loss of profit of CONTRACTOR. In the event, of such termination, CITY may proceed to complete the services in any manner deemed proper by CITY, either by the use of its own forces or by resubletting to others.

B. CITY may, without terminating this Agreement or taking over the services, furnish the necessary materials, equipment, supplies and/or help necessary to remedy the situation, at the expense of CONTRACTOR.

Section 15. Adjustments in Services

No claims for extra services, additional services or changes in the services will be made by CONTRACTOR without a written agreement with CITY prior to the performance of such services.

Section 16. Execution Becomes Effective

This Agreement will be effective upon signing of the Agreement by authorized representatives of CONTRACTOR and CITY.

Section 17. Agreement Amendments

This Agreement contains the entire understanding of the parties with respect to the subject matter hereof and there are no oral understandings, statements or stipulations bearing upon the meaning or effect of this Agreement which have not been incorporated herein. This Agreement may only be modified, amended, supplemented or waived by a written instrument executed by the parties except as may be otherwise provided therein.

Section 18. Severability.

In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

Section 19. Independent Contractor.

In satisfying the conditions of and providing the services under this Agreement, CONTRACTOR is acting independently, and CITY assumes no responsibility or liabilities to any third party in connection with CONTRACTOR's actions. All services to be performed by CONTRACTOR pursuant to this Agreement shall be in the capacity of an independent contractor and not as an agent or employee of CITY. CONTRACTOR shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement. There is no intended third-party beneficiary to this Agreement.

Section 20. Right-Of-Access.

CITY will obtain and/or furnish right-of-access on any project site for CONTRACTOR to perform any required studies, surveys, tests or other necessary investigations in relation to the Scope of Services. CONTRACTOR will take reasonable precautions to minimize damage to the personal or real property in the performance of such surveys, tests, studies and investigations.

Section 21. Notice.

Any notice required or permitted to be delivered hereunder may be sent by first class mail, overnight courier or by confirmed telefax or facsimile to the address specified below, or to such other party or address as either party may designate in writing, and shall be deemed received three (3) days after delivery set forth herein:

If to CITY: City Manager
Attn: Jerry Ducay
City of City of Colleyville
100 Main Street
City of Colleyville, Texas 76034

With Copy to: Whitt L. Wyatt, City
Attorney Nichols Jackson,
LLP
1800 Ross Tower
500 N. Akard
Dallas, Texas 75201

If to CONTRACTOR: SRH Landscape, LLC
Tyler Hawkins, President
PO Box 796754
Dallas, Texas 75379

With Copy to: Jacob Thomas, Esq
6850 TPC Drive
Suite 210
McKinney, Texas 75070

Section 22. Counterparts

This Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the

same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the parties hereto.

Section 23. Recitals; Exhibits.

All recitals and exhibits attached hereto are incorporated and made a part hereof for all purposes.

Section 24. Survival of Obligations.

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

Section 25. Sales and Use Taxes

CONTRACTOR understands and acknowledges that CITY is a governmental entity and exempt from the payment of sales and use taxes for certain materials and equipment conveyed to City as part of this Project or otherwise incorporated into the Project. CITY agrees to provide CONTRACTOR such documentation as may otherwise be required by state law to allow CONTRACTOR to avoid payment of sales and uses taxes for materials and equipment with respect to the Project to the extent allowed by law.

Signature page to follow

EXECUTED on June 4, 2019

CITY OF COLLEYVILLE, TEXAS

By: _____
Jerry Ducay, City Manager

ATTEST:

Christine Loven, City Secretary

APPROVED AS TO FORM:

Whitt L. Wyatt

Whitt Wyatt, City Attorney
Staff:pk:Date:May 23, 2019:v4.2019

EXECUTED on June ____ 2019

CONTRACTOR
SRH Landscapes, LLC

By: _____
Tyler Hawkins, President

Colleyville Tree Restoration Project

Bid Tabulation

5/16/19

*Low Bidder	Bidder	Bidder	Bidder	Bidder
SRH Landscapes LLC	PFL Industries, LLC	C. Green Scaping, LP	Acadia Services LLC	Green Mound

Bid Proposal Item Information				Bidder's Proposal		Bidder's Proposal		Bidder's Proposal		Bidder's Proposal		Bidder's Proposal	
Item No.	Description of Bid Item	Unit of Measure	Bid Quantity	Unit Price	Bid Value	Unit Price	Bid Value	Unit Price	Bid Value	Unit Price	Bid Value	Unit Price	Bid Value

BASE BID

ITEM No.

1	Mobilization and Bonds	LS	1	\$ 3,530.15	\$ 3,530.15	\$ 4,125.00	\$ 4,125.00	\$ 4,000.00	\$ 4,000.00	\$ 7,840.00	\$ 7,840.00	\$ 14,356.00	\$ 14,356.00
2	Install New 1" Water Meter	LS	1	\$ 1,500.00	\$ 1,500.00	\$ 1,700.00	\$ 1,700.00	\$ 2,200.00	\$ 2,200.00	\$ 3,040.00	\$ 3,040.00	\$ 10,567.00	\$ 10,567.00
3	Install Construction Entry and Temporary Markings and Signage	LS	1	\$ 3,389.71	\$ 3,389.71	\$ 11,217.00	\$ 11,217.00	\$ 3,800.00	\$ 3,800.00	\$ 5,336.00	\$ 5,336.00	\$ 3,583.00	\$ 3,583.00
4	Install Complete Irrigation System per Sheets L 2.0 and L 1.2	LS	1	\$ 10,176.47	\$ 10,176.47	\$ 11,608.00	\$ 11,608.00	\$ 9,040.00	\$ 9,040.00	\$ 8,026.00	\$ 8,026.00	\$ 56,736.00	\$ 56,736.00
5	Install 6'-7' Nellie R.Stevens Holly per Sheet L 1.0	EA	65	\$ 214.71	\$ 13,955.88	\$ 248.00	\$ 16,120.00	\$ 516.00	\$ 8,256.00	\$ 391.40	\$ 25,441.00	\$ 967.00	\$ 62,855.00
6	Install 4" cal. Southern Live Oak per Sheet L 1.0	EA	3	\$ 479.41	\$ 1,438.24	\$ 525.00	\$ 1,575.00	\$ 1,145.00	\$ 3,435.00	\$ 1,607.00	\$ 4,821.00	\$ 2,024.00	\$ 6,072.00
7	Install 4" cal. High Rise Live Oak per Sheet L1.0	EA	25	\$ 827.21	\$ 20,680.15	\$ 1,000.00	\$ 25,000.00	\$ 1,365.00	\$ 34,125.00	\$ 1,258.45	\$ 31,461.25	\$ 2,152.00	\$ 53,800.00
8	Install Complete Irrigation System per L 2.1 and L 1.2	LS	1	\$ 7,619.12	\$ 7,619.12	\$ 5,277.00	\$ 5,277.00	\$ 11,870.00	\$ 11,870.00	\$ 11,163.75	\$ 11,163.75	\$ 21,200.00	\$ 21,200.00
9	Install 6'-7' Nellie R. Stevens Holly per Sheet L 1.1	EA	16	\$ 214.71	\$ 3,435.29	\$ 248.00	\$ 3,968.00	\$ 516.00	\$ 8,256.00	\$ 569.22	\$ 9,107.52	\$ 1,352.00	\$ 21,632.00
10	Install 4" cal. Southern Live Oak per Sheet L 1.1	EA	11	\$ 479.41	\$ 5,273.53	\$ 525.00	\$ 5,775.00	\$ 1,145.00	\$ 12,595.00	\$ 1,088.09	\$ 11,968.99	\$ 1,690.00	\$ 18,590.00
11	Install 8'-10' Arizona Cypress per Sheet L 1.1	EA	7	\$ 333.09	\$ 2,331.62	\$ 405.00	\$ 2,835.00	\$ 1,365.00	\$ 9,555.00	\$ 1,022.71	\$ 7,158.97	\$ 1,018.00	\$ 7,126.00

BASE BID - TOTAL:				\$73,330.16		\$89,200.00		\$107,132.00		\$125,364.48		\$276,517.00	
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CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

5/16/2019

1 Name of vendor who has a business relationship with local governmental entity.

None - No Conflict Exists

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes

☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes

☐ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 
Signature of vendor doing business with the governmental entity

5-15-19
Date

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY
CERTIFICATION OF FILING**

Certificate Number:
2019-496951

Date Filed:
05/29/2019

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

SRH Landscapes LLC
Dallas, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Colleyville Texas

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

PWBSV 2019-002
Colleyville Tree Restoration

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

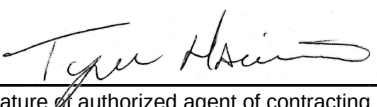
5 Check only if there is NO Interested Party.**6 UNSWORN DECLARATION**

My name is Tyler Hawkins, and my date of birth is 08-12-1985.

My address is 2600 W 7th Street, Ft Worth, TX, 76107, USA.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Tarrant County, State of Texas, on the 29 day of May, 2019.
(month) (year)



Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

SRH Landscapes LLC
Dallas, TX United States

Certificate Number:
2019-496951

Date Filed:
05/29/2019

Date Acknowledged:
05/29/2019

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Colleyville Texas

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

PWBSV 2019-002
Colleyville Tree Restoration

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.



6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
(month) (year)

Signature of authorized agent of contracting business entity
(Declarant)



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5a

Agenda Date 6/4/2019

Number Ordinance O-19-2080

Type Ordinance

Department Community Development

Title

Consideration of a Special Use Permit (SUP) for an Accessory Dwelling on Lot 30R, Block 1, of the Montclair Parc Addition, located at 5305 Miramar Lane, Case ZC19-002

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading and Public Hearing

Rodney Owens, the applicant, has submitted a request for a Special Use Permit (SUP) for an accessory dwelling unit on Lot 30R, Block 1, of the Montclair Parc Addition, being approximately 0.9595 acres, and zoned R-20 Single Family Residential district.

Existing Conditions/Background: The subject property, 5305 Miramar Lane, has R-20 zoning and is located on the east side of Miramar Lane between Miramar Lane and Montclair Drive. The subject property has a single family residence.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a detached accessory dwelling unit.

Ordinance – *Section 3.27* Accessory Buildings and Residential Carport Regulations of the Land Development Code establishes the maximum size and number of accessory buildings to be permitted by staff on a residential lot:

"2. Maximum Size and Number of Buildings:

a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot. **Exemption:** Lots containing a minimum of 80,000 square feet shall be exempt from the requirement for the maximum number of accessory buildings.

b. Accessory dwellings allowed by the Land Development Code shall be limited in size to be no more than the most restrictive of the following:

1. Fifty percent (50%) of the primary structure;
2. The maximum allowed square footage for accessory buildings on the lot;
or
3. No more than twelve hundred (1,200) square feet

Currently, the site is in the process of building 337.5 square feet of accessory structures. The applicant proposes to construct a 926 square foot accessory dwelling making the total accessory structure area to be 1,263.5 square feet. The total lot area is 41,800 square feet and four percent of the total lot area is 1,672 square feet.

Analysis: Any request for a building permit for an accessory building shall only be authorized after approval of a Special Use Permit by the City Council per the Schedule of Permitted Principal Uses for the R-20 zoning district.

The proposed accessory dwelling is going to function as a pool house with the capability of a full kitchen, to include a stove and other appliances.

The proposed accessory dwelling complies with all other requirements of Section 3.27. The site plan, floor plan, and elevations have been included as attachments for your review.

Surrounding Development: The properties to the north, west, and south are zoned R-20 zoning and contain residential development. The properties to the east are zoned R-40 and contain residential development.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date, no correspondence has been received.

Staff Recommendation: Based on the following findings, staff recommends approval of the requested SUP:

- The proposed accessory dwelling unit meets all of the building setbacks and lot coverage requirements.
- Architecturally, the accessory dwelling unit looks compatible to the main structure and appears to have no negative impact on surrounding properties.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval of the request at their May 13, 2019 meeting by a vote of 6-0.

Financial Impact

There is no financial impact to the City.

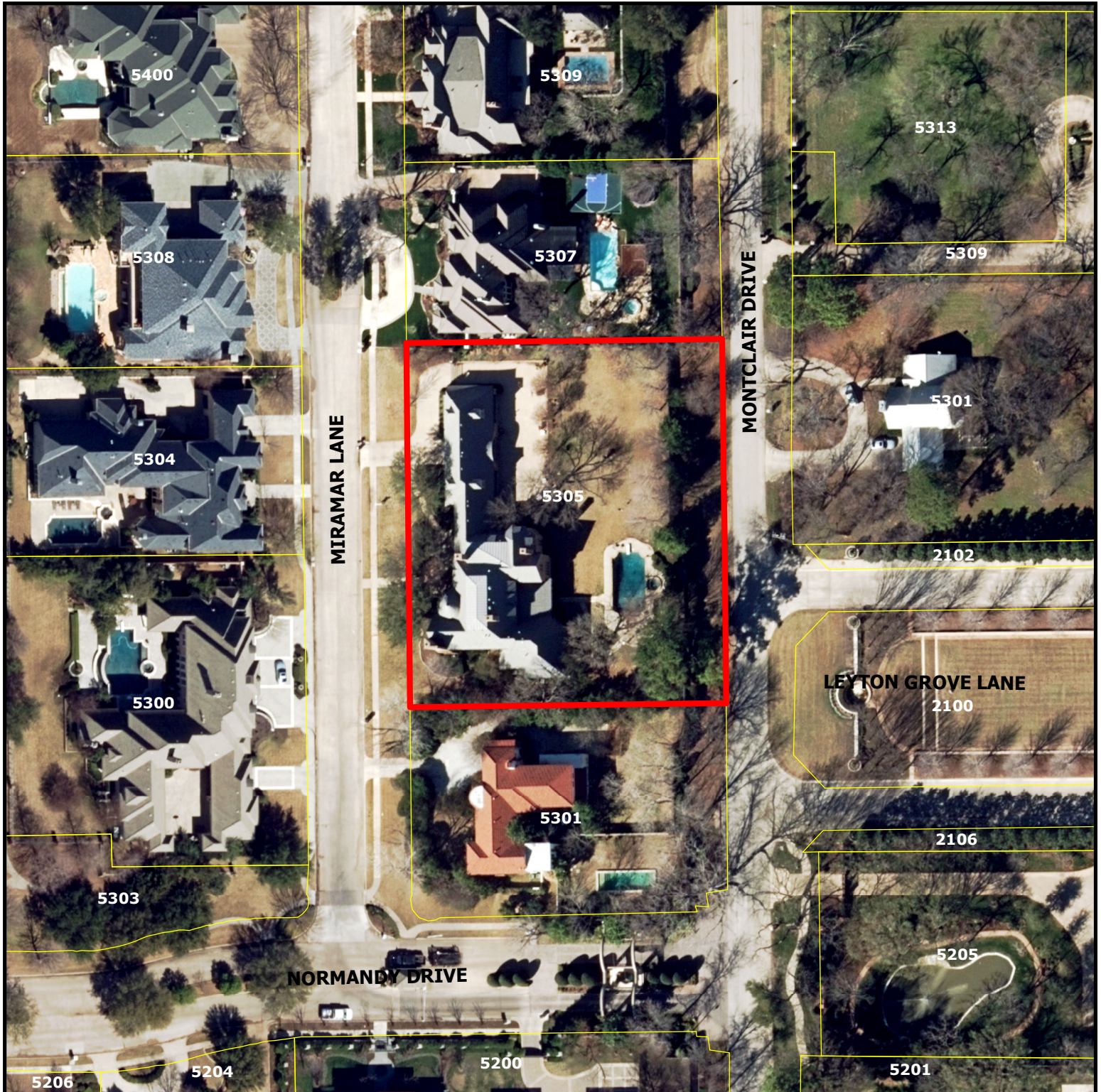
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Floor Plan and Elevation Exhibit
7. Notification Map
8. Notification List
9. Zoning Property Owner Notification
10. Ordinance O-19-2080

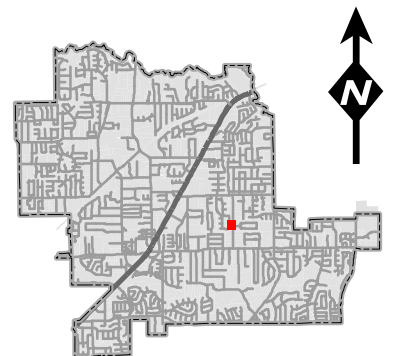
Aerial Map



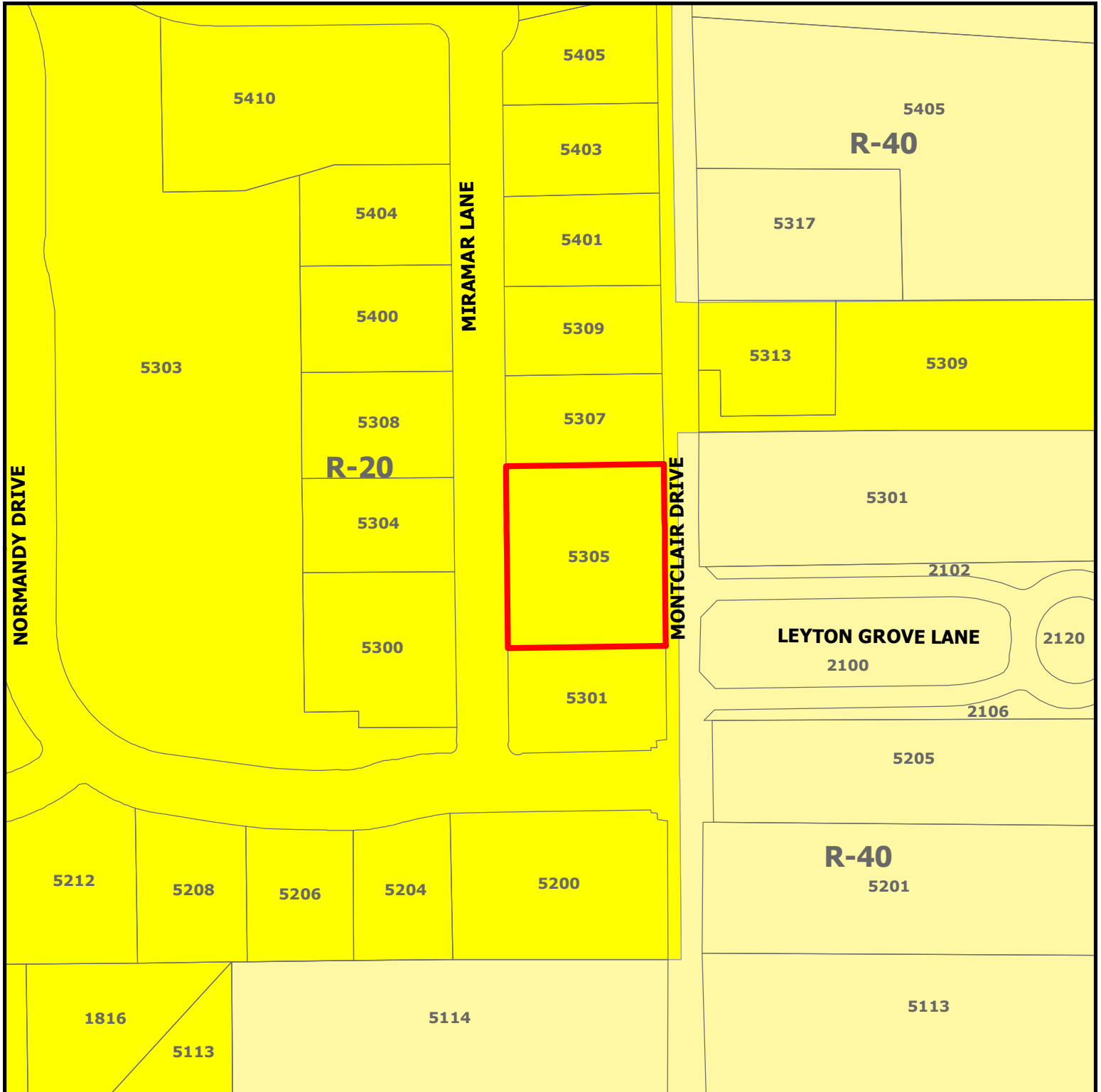
ZC19-002
5305 Miramar Lane

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



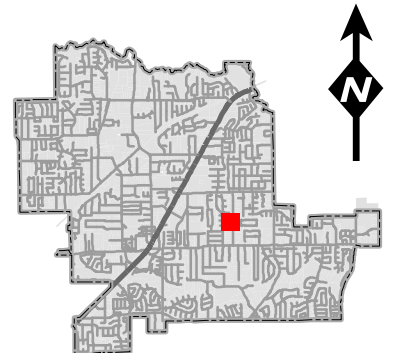
Zoning Map



ZC19-002
5305 Miramar Lane

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 Subject Property



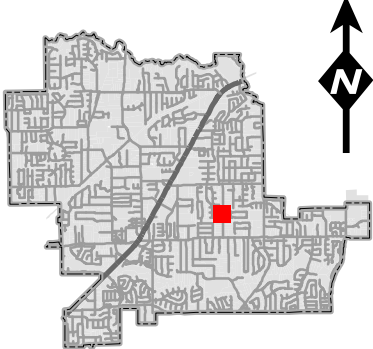
Future Land Use Map



ZC19-002

5305 Miramar Lane

-  Subject Property
-  Residential
-  Open Space; Parks
-  Water Body



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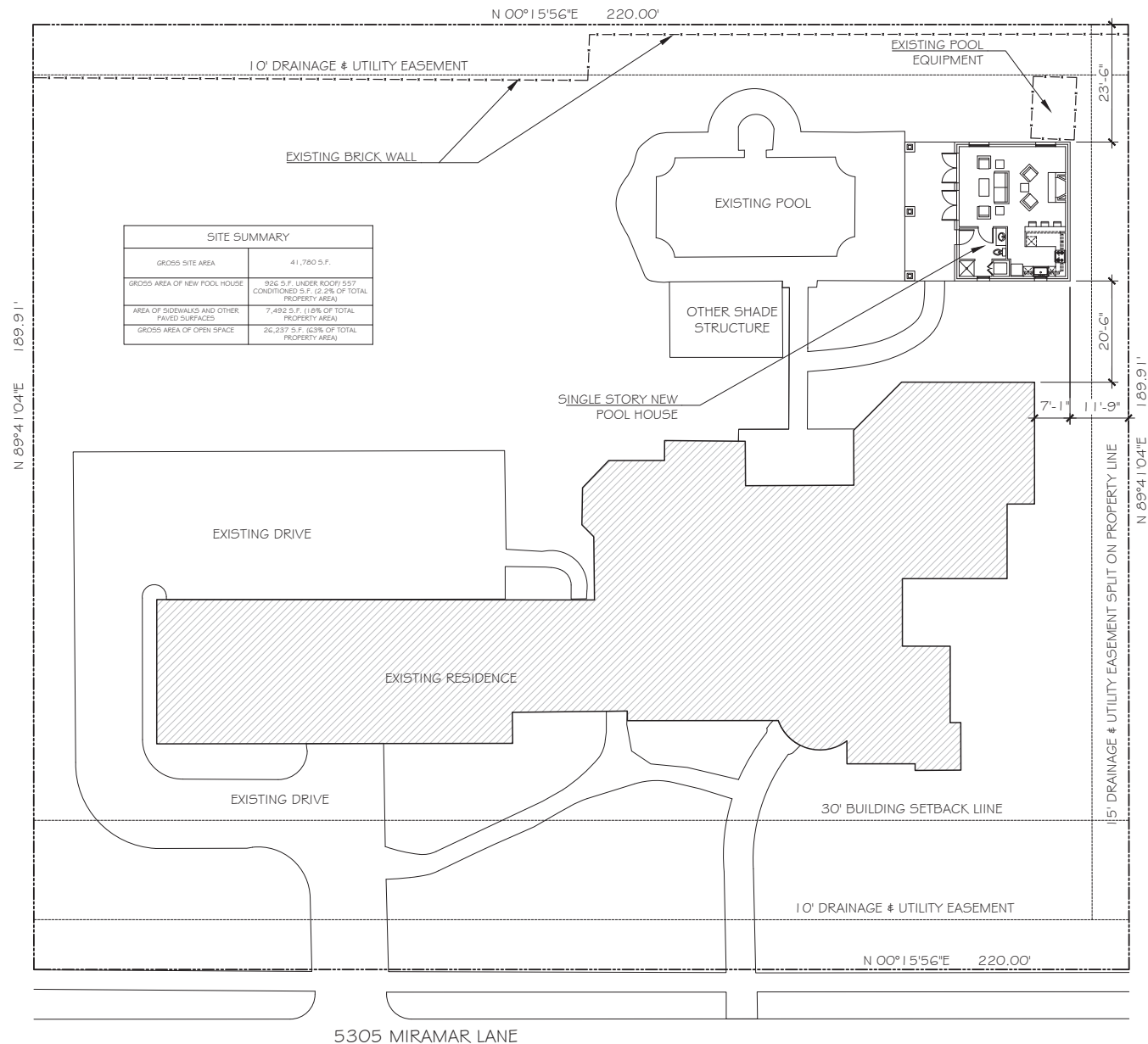
Statement of Planning Objectives

Owens Pool House

5305 Miramar Lane

We are seeking your approval to build a pool house at our home as we have four young kids, ages 2, 5, 7 and 10, and we spend a lot of time outside enjoying the pool, hot tub and the large yard we are fortunate to have. Many of my neighbors have pool houses, and other outdoor structures, but unfortunately we don't. We have no outdoor kitchen space, and access to a bathroom is difficult as no such "pool bath" exists in our current home. Due to these factors/issues, we are proposing to build a pool house that will not only blend in with our home aesthetically to feel like it has been there since the home was originally built in 2000, but will also to provide my family with conditioned space to get in from the outdoors without completely "having to go back inside" as our kids would say, to have close access to a bathroom, and to be able to prepare drinks, snacks and meals to be enjoyed outside while playing and relaxing with family and friends. We believe the addition of the pool house will not only bring us more quality time outside as a family, but will also add value to the home and our neighbors' homes. Thank you for your consideration.

Site Plan



FIRST ISSUED ON:
JANUARY 19, 2019



APRIL 3, 2019

REVISIONS:



A NEW
POOL HOUSE
AT THE OWENS
RESIDENCE

PROJECT LOCATION:

5305 MIRAMAR LANE
COLLEEVILLE, TX 76034

OWNER:

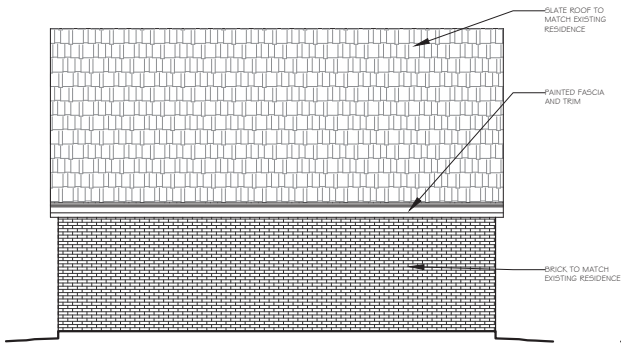
MR. & MRS. OWENS

SITE PLAN

1 SITE PLAN
SCALE: 1" = 100'

AS-100

Floor Plan and Elevation Exhibit



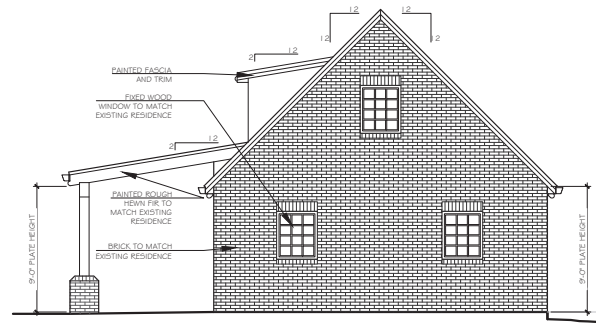
6 ELEVATION
SCALE: 1/4" = 1'-0"



3 ELEVATION
SCALE: 1/4" = 1'-0"



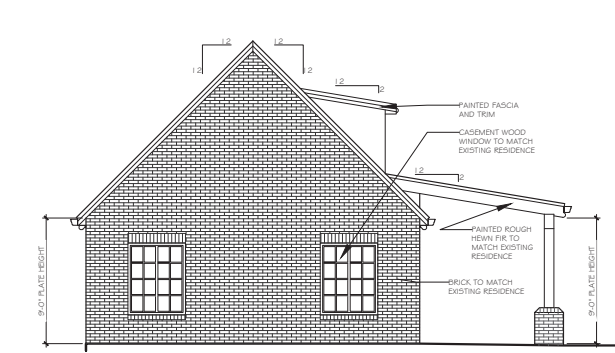
7 PHOTO OF EXISTING HOUSE
SCALE: NOT TO SCALE



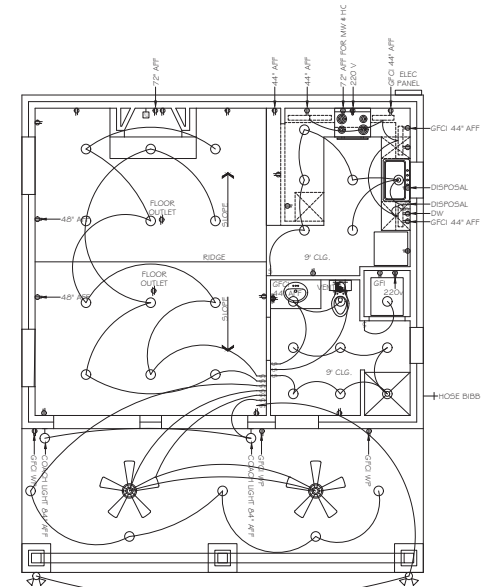
4 ELEVATION
SCALE: 1/4" = 1'-0"



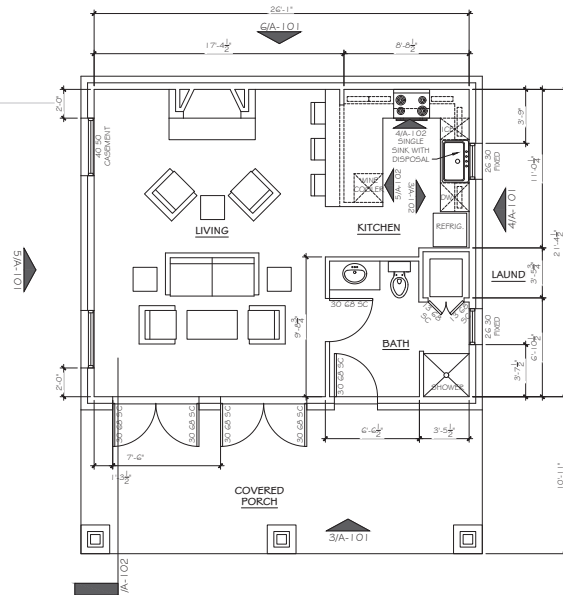
8 PHOTO OF EXISTING HOUSE
SCALE: NOT TO SCALE



5 ELEVATION
SCALE: 1/4" = 1'-0"



2 LIGHTING AND POWER PLAN
SCALE: 1/4" = 1'-0"



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST ISSUED ON:
JANUARY 19, 2019



REVISIONS:



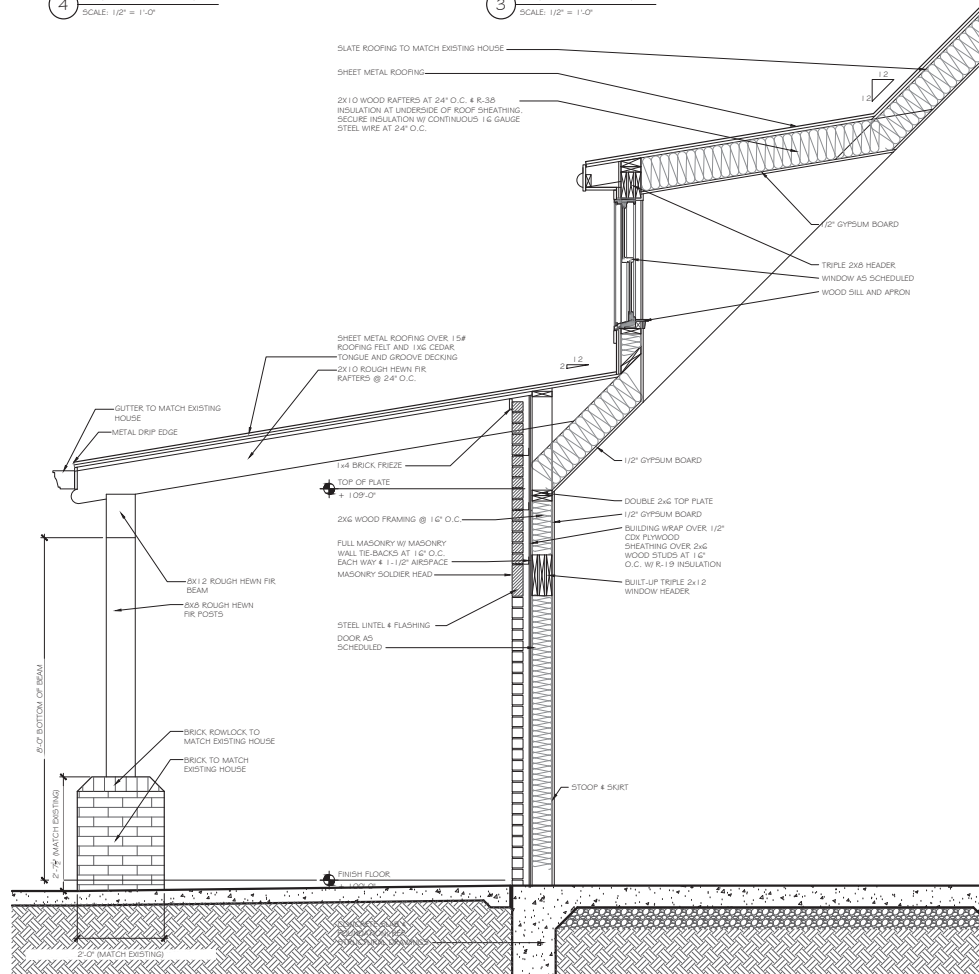
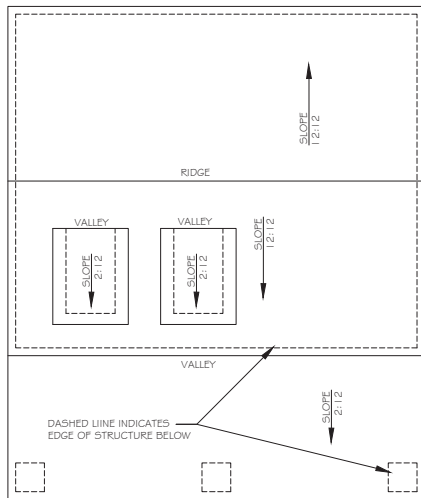
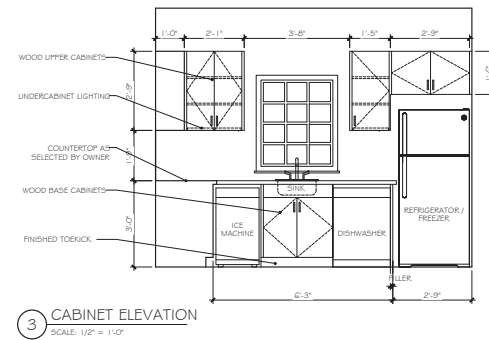
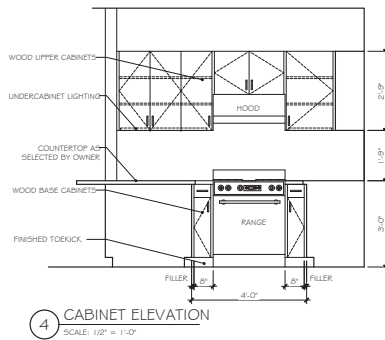
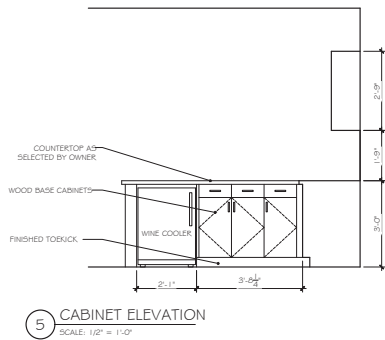
A NEW
POOL HOUSE
AT THE OWENS
RESIDENCE
PROJECT LOCATION:
5305 MIRAMAR LANE
COLLEYVILLE, TX 76034

OWNER:
MR. & MRS. OWENS

PLANS &
ELEVATIONS

A-101

Floor Plan and Elevation Exhibit



FIRST ISSUED ON:
JANUARY 19, 2019



MARCH 26, 2019

REVISIONS:



A NEW POOL HOUSE AT THE OWENS RESIDENCE

PROJECT LOCATION:
5305 MIRAMAR LANE
COLLEYVILLE, TX 76034

OWNER:
MR. & MRS. OWENS

WALL SECTION,
ROOF PLAN &
INT. ELEVATIONS

A-102

Floor Plan and Elevation Exhibit



A-103

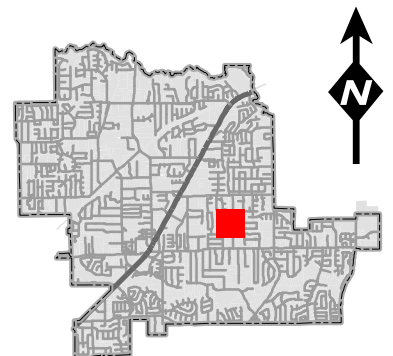
Notification Map



ZC19-002 5305 Miramar Lane

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-  Subject Property
-  500ft Buffer
-  Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
NOLAN, ANDREA	5308 MIRAMAR LN	COLLEYVILLE, TX	76034	5317 MONTCLAIR DR
RAE, VERNON W	5208 NORMANDY DR	COLLEYVILLE, TX	76034	5308 MIRAMAR LN
HOTT, MICHAEL J	5405 MONTCLAIR DR	COLLEYVILLE, TX	76034	5208 NORMANDY DR
SCHERFF, BRADLEY AUSTIN	5405 MIRAMAR LN	COLLEYVILLE, TX	76034	5405 MONTCLAIR DR
SHIRLEY, PETER	5200 NORMANDY DR	COLLEYVILLE, TX	76034	5405 MIRAMAR LN
CROSS, JOHN	5401 MIRAMAR LN	COLLEYVILLE, TX	76034	5200 NORMANDY DR
TAVAKOLI, HAMID	5404 MIRAMAR LN	COLLEYVILLE, TX	76034	5401 MIRAMAR LN
MAXWELL, PHILLIP L	5206 NORMANDY DR	COLLEYVILLE, TX	76034	5404 MIRAMAR LN
WALKER, JULIE	6200 BURNHAM CIR	COLLEYVILLE, TX	76034	5206 NORMANDY DR
OWENS, RODNEY	5305 MIRAMAR LN	COLLEYVILLE, TX	76034	5309 MONTCLAIR DR
ORRELL, JOHN	5304 MIRAMAR LN	COLLEYVILLE, TX	76034	5305 MIRAMAR LN
HALL, GEORGE M	5309 MIRAMAR LN	COLLEYVILLE, TX	76034	5304 MIRAMAR LN
BROKER, HARSHAL	9917 SAM BASS TR	KELLER, TX	76244	5309 MIRAMAR LN
BATEMAN, DOUGLAS T	5201 MONTCLAIR DR	COLLEYVILLE, TX	76034	5114 MONTCLAIR DR
WALKER, JULIE	6200 BURNHAM CIR	COLLEYVILLE, TX	76034	5201 MONTCLAIR DR
LYNCH, JOHN T	5301 MIRAMAR LN	COLLEYVILLE, TX	76034	5313 MONTCLAIR DR
STANLEY, M	5113 MONTCLAIR DR	COLLEYVILLE, TX	76034	5301 MIRAMAR LN
CALVERT, JIM	5205 MONTCLAIR DR	COLLEYVILLE, TX	76034	5113 MONTCLAIR DR
HUBBARD, VAN	1812 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	5205 MONTCLAIR DR
HOLLMANN, SCOT C	5410 MIRAMAR LN	COLLEYVILLE, TX	76034	5212 REIMS CT
BEALL, ROBERT S	5300 MIRAMAR LN	COLLEYVILLE, TX	76034	5410 MIRAMAR LN
FORD, HARRISON	5403 MIRAMAR LN	COLLEYVILLE, TX	76034	5300 MIRAMAR LN
LEYTON GROVE MAINT ASSOC INC	PO BOX 1672	COLLEYVILLE, TX	76034	5403 MIRAMAR LN
MONTCLAIR PARC INC	1108 W PIONEER PKWY	ARLINGTON, TX	76013	2120 LEYTON GROVE LN
PECK, DAVID F	5204 NORMANDY DR	COLLEYVILLE, TX	76034	5303 NORMANDY DR
LEYTON GROVE MAINT ASSOC INC	PO BOX 1672	COLLEYVILLE, TX	76034	5204 NORMANDY DR
LEYTON GROVE MAINT ASSOC INC	PO BOX 1672	COLLEYVILLE, TX	76034	2106 LEYTON GROVE LN
LEYTON GROVE MAINT ASSOC INC	PO BOX 1672	COLLEYVILLE, TX	76034	2102 LEYTON GROVE LN
MITCHELL, S THOMAS	5400 MIRAMAR LN	COLLEYVILLE, TX	76034	2100 LEYTON GROVE LN
AMERSON, ALBERT	4206 LEXINGTON PKWY	COLLEYVILLE, TX	76034	5400 MIRAMAR LN
JOHNSON, DAVID E	5307 MIRAMAR LN	COLLEYVILLE, TX	76034	5301 MONTCLAIR DR
				5307 MIRAMAR LN
ARBOR ESTATES II	5506 SYCAMORE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
CHELSEA PARK ADDITION	1816 AVONDALE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
LEYTON GROVE ADDITION	P.O. BOX 1672	COLLEYVILLE, TX	76034	COURTESY NOTICE
MONTCLAIR PARC ADDITION	1108 W. PIONEER PARKWAY	ARLINGTON, TX	76013	COURTESY NOTICE
SUMMERBROOK WEST ADDN	P.O. BOX 864	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
OWENS, RODNEY	5305 MIRAMAR LN	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on April 26, 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 and Zoning Commission Meeting: Monday, May 13, 2019 at 7:00 p.m.
City Council Meetings: Tuesday, June 4, 2019 & Tuesday, June 18, 2019 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit (SUP) for an Accessory Dwelling. The purpose is to construct a (+/-) 572 sq.ft. pool house with a built-in kitchen.

Zoning Case: ZC19-002

Applicant: Rodney Owens

Owner: Rodney Owens

Location: 5305 Miramar Lane

Property Description: Lot 30R, Block 1, of the Montclair Parc Addition

Present Zoning: R-20 Single Family Residential district

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**

NOTICE OF PUBLIC HEARING

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-19-2080

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.9595 ACRES, BEING LOT 30R, BLOCK 1 OF THE MONTCLAIR PARC ADDITION, LOCATED AT 5305 MIRAMAR LANE, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY DWELLING; 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 accessory dwelling under Case No. ZC19-002; and

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

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

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

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

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for an accessory dwelling on the lot on 0.9595 acres, on Lot 30R, Block 1, of the Montclair Parc Addition, located at 5305 Miramar Lane, as depicted on the attached as Exhibit "A".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the construction of a new accessory dwelling.
- b. The accessory dwelling shall be generally consistent with the site plan and building elevations as depicted on the attached Exhibits "B" and "C".
- c. All requirements of the Land Development Code shall be met, except where amended herein.

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of June 2019.

The second reading and public hearing being conducted on the 18th day of June 2019.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 18th DAY OF JUNE 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:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

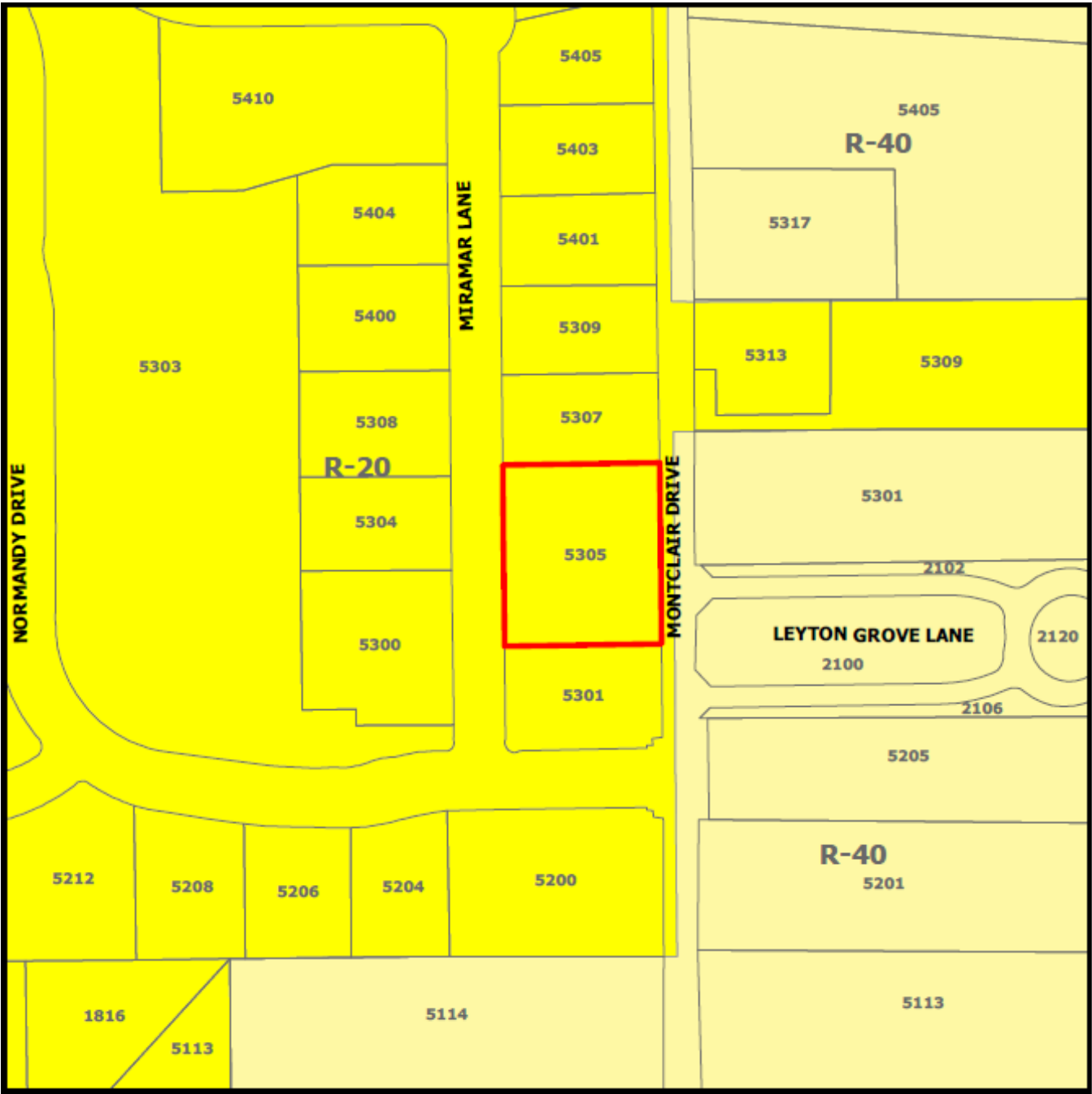


Exhibit "B" – Site Plan



APR 6, 2019
REVISIONS:



A NEW
POOLHOUSE
AT THE OWENS
RESIDENCE
PROJECT LOCATION:
2500 MIRAMAR LANE
COSTA MESA, CA 92626
OWNER:
MR. & MRS. OWENS

SITE PLAN

1 SITE PLAN
SCALE: 1" = 100'

AS-100

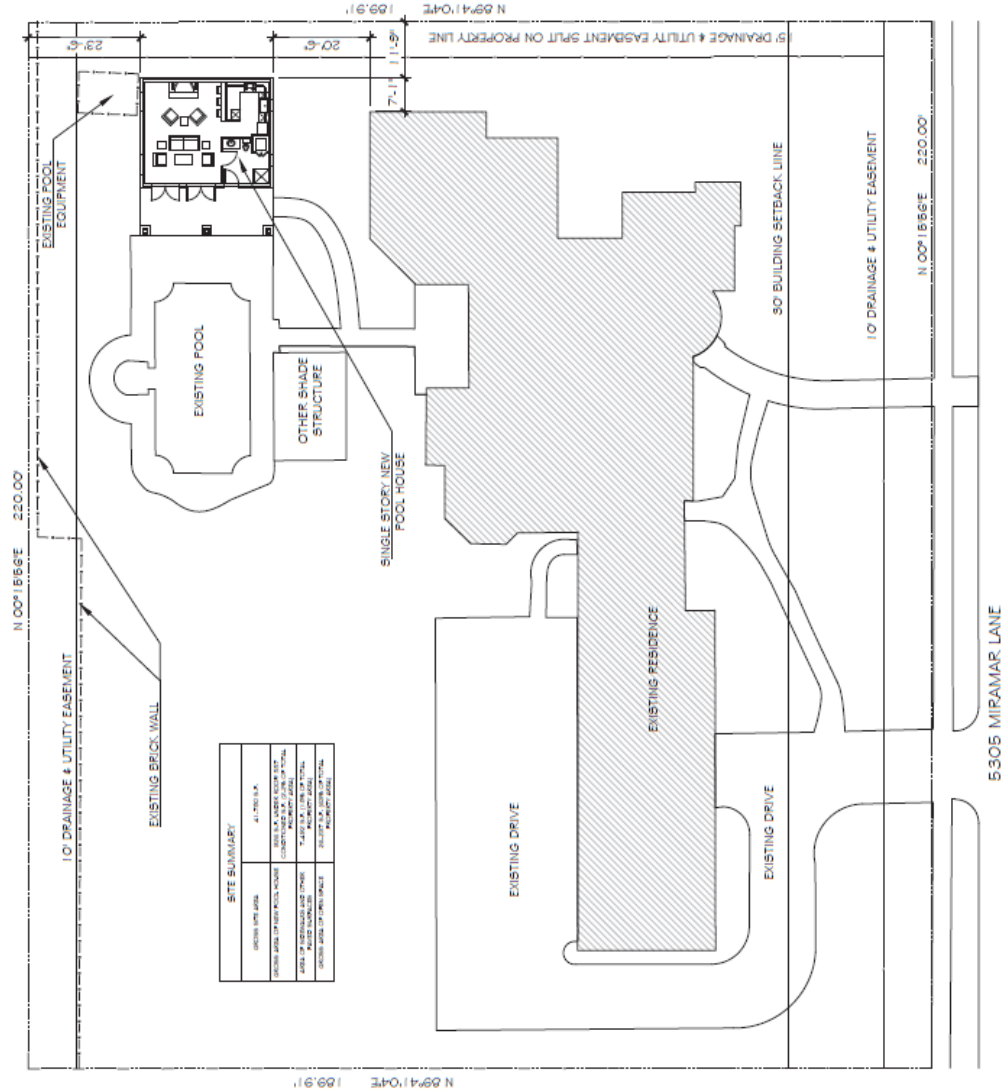


Exhibit "C" – Elevations & Floor Plan

PROJECT NUMBER: 001
DATE: JANUARY 25, 2019



REVISIONS:

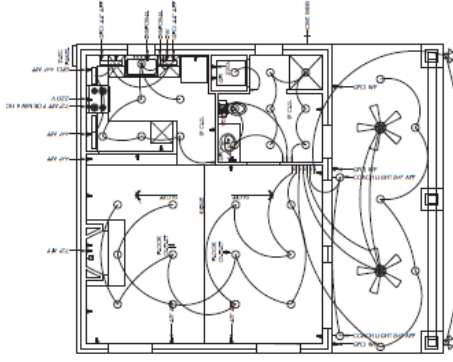


A NEW
POORHOUSE
AT THE OWNERS
RESIDENCE
PROJECT LOCATION:
3300 WILSHIRE LANE
COLLEGEVILLE, TX 76234

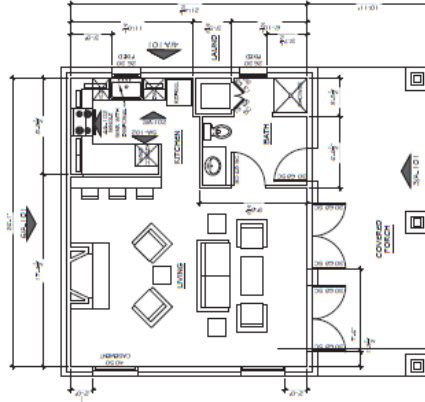
OWNER:
MR. & MRS. DAVIS

PLANS &
ELEVATIONS

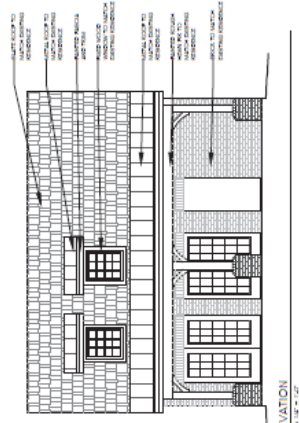
A-101



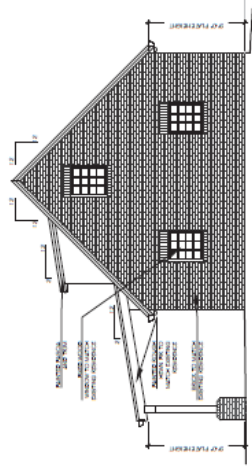
2 LIGHTING AND POWER PLAN
SCALE: 1/8" = 1'-0"



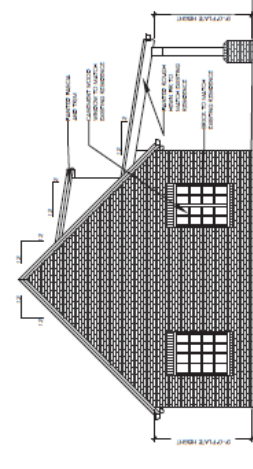
1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



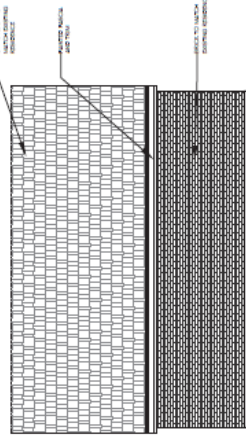
5 ELEVATION
SCALE: 1/8" = 1'-0"



4 ELEVATION
SCALE: 1/8" = 1'-0"



6 ELEVATION
SCALE: 1/8" = 1'-0"



3 ELEVATION
SCALE: 1/8" = 1'-0"



7 PHOTO OF EXISTING HOUSE
SCALE: NOT TO SCALE



8 PHOTO OF EXISTING HOUSE
SCALE: NOT TO SCALE

2 ROOF PLAN
SCALE: 1/8" = 1'-0"



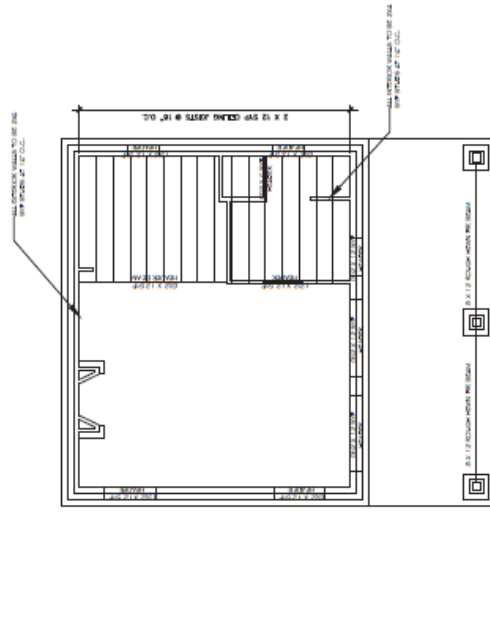
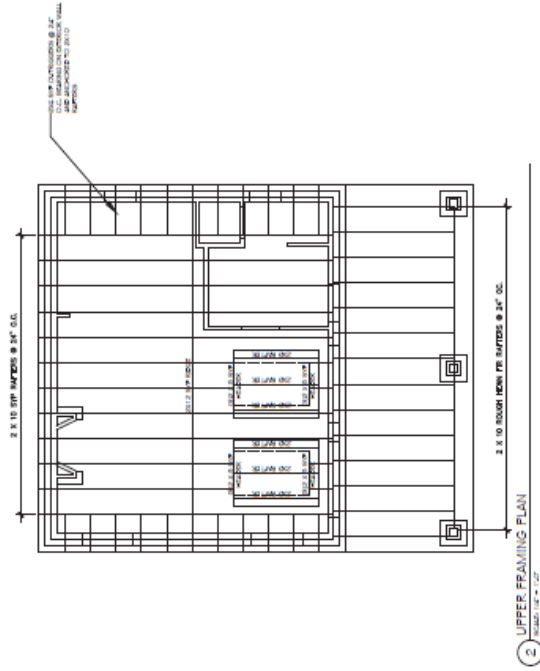
A NEW
POOL HOUSE
AT THE OWENS
RESIDENCE

PROJECT LOCATION:
5305 MIRAMAR LANE
COLLEENVILLE, TX 76034

OWNER:
MR. & MRS. OWENS

FRAMING PLAN

A-103



1 LOWER FRAMING PLAN
10'-0" x 10'-0" = 1'-0"



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5b

Agenda Date 6/4/2019

Number Ordinance O-19-2081

Type Ordinance

Department Community Development

Title

Consideration of a zoning change from AG Agricultural district to R-40 Single Family Residential district on Lot 1, Block 1, of the J.M. Presley Addition and 17.5 feet along the east boundary, located at 2308 Glade Road, Case ZC19-003

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading & Public Hearing

Greg Reid, the applicant, has submitted a request for a zoning change on Lot 1, Block 1, of the J.M. Presley Addition and 17.5 feet along the east boundary, being approximately 2 acres, and zoned AG Agricultural district. The purpose is to rezone from the AG district to the R-40 Single Family Residential district to allow for construction of a new single-family residential dwelling.

Existing Conditions/Background: The subject property, 2308 Glade Road, resides on the north side of Glade Road between Patterson Court and Jim Mitchell Trail West. The subject property has AG zoning and is currently developed with a single family home. There is a 17.5 feet area that exists between this property and the adjacent lot to the east that is included.

Proposed Zoning: *Request* – The applicant requests to rezone the property from AG to R-40 zoning. The applicant desires to demolish the existing home and structures and construct a new single family home. The minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size:	30,000 square feet
Minimum Lot Width:	150 feet
Minimum Lot Depth:	150 feet
Front Building Line:	40 feet
Side Building Line:	15 feet
Rear Building Line:	25 feet
Max. Lot Coverage:	20%
Max. Impervious Coverage:	50%

Analysis - The applicant is requesting the zoning to change because the current AG

zoning requires side yard setbacks of 25 feet while the R-40 zoning requires side yard setbacks of 15 feet, which allows for additional buildable area for a new single family residential home. The current size of the property does comply with the all the minimum standards of the R-40 Single-Family Residential zoning.

Surrounding Development: The properties to the north, south, and west are zoned R-20 Single-Family Residential zoning. The property to the east is zoned AG Agricultural zoning. The surrounding lots have developed with single family residences.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, identifies the subject property for single-family residential development. The proposed R-40 zoning 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 1,000 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 staff has not received any formal responses.

Staff Recommendation: Staff recommends approval of the request. The proposed zoning meets the intent of the residential designation assigned in the Destination Colleyville comprehensive plan.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval of the request at their May 13, 2019 meeting by a vote of 6-0.

Financial Impact

There is no financial impact to the City.

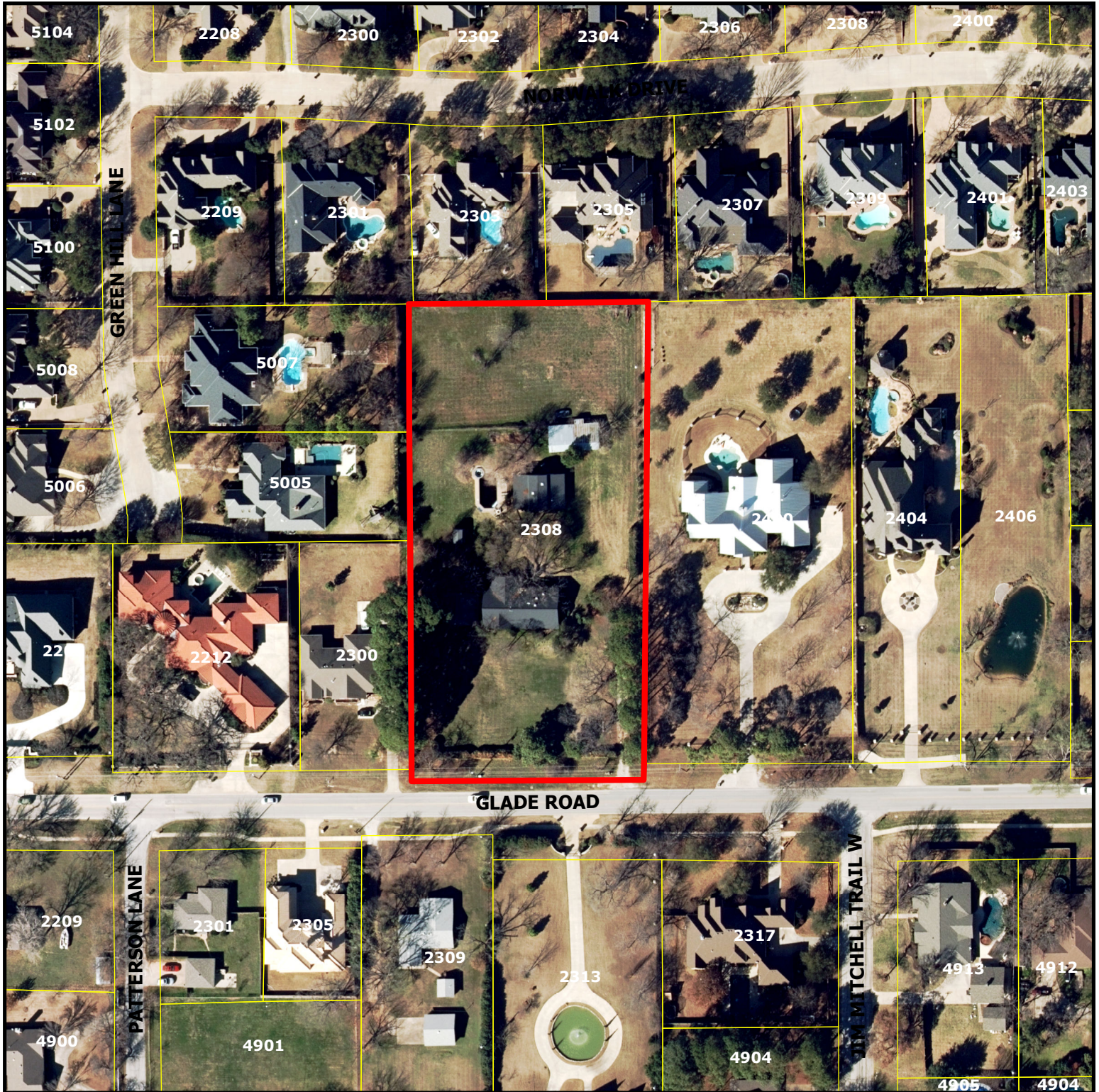
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Zoning Exhibit
5. Notification Map
6. Notification List
7. Zoning Property Owner Notification
8. Ordinance O-19-2081

Aerial Map



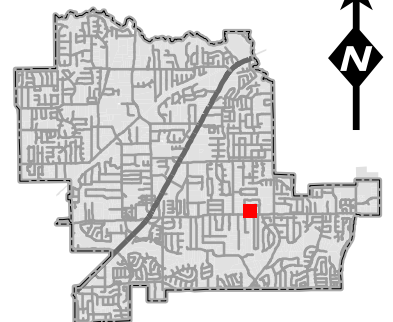
ZC19-003

2308 Glade Road

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



Subject Property



Zoning Map



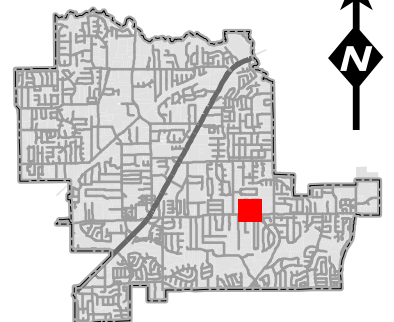
ZC19-003

2308 Glade Road

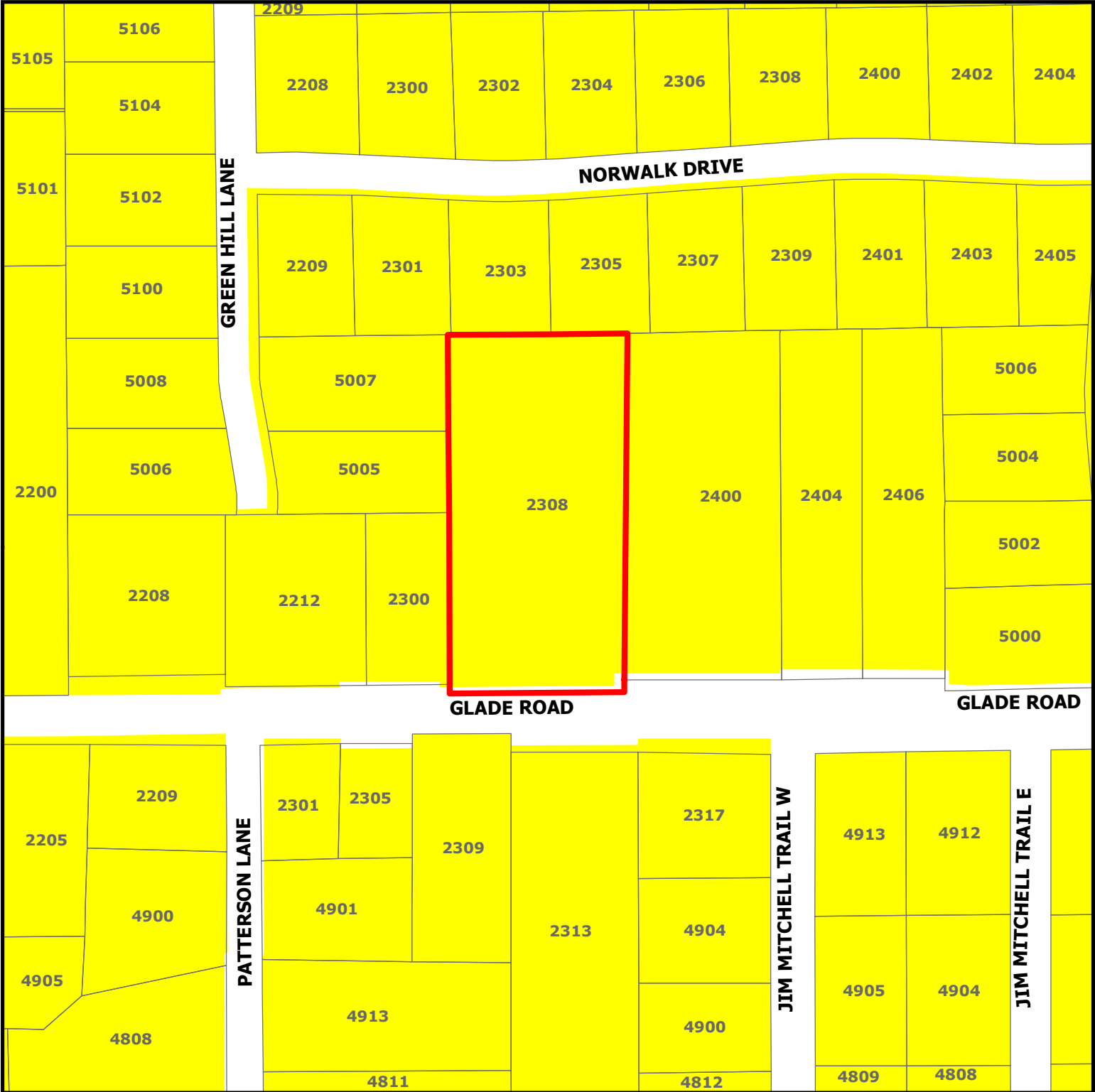
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Subject Property



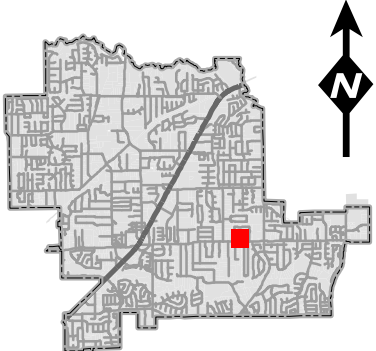
Future Land Use Map



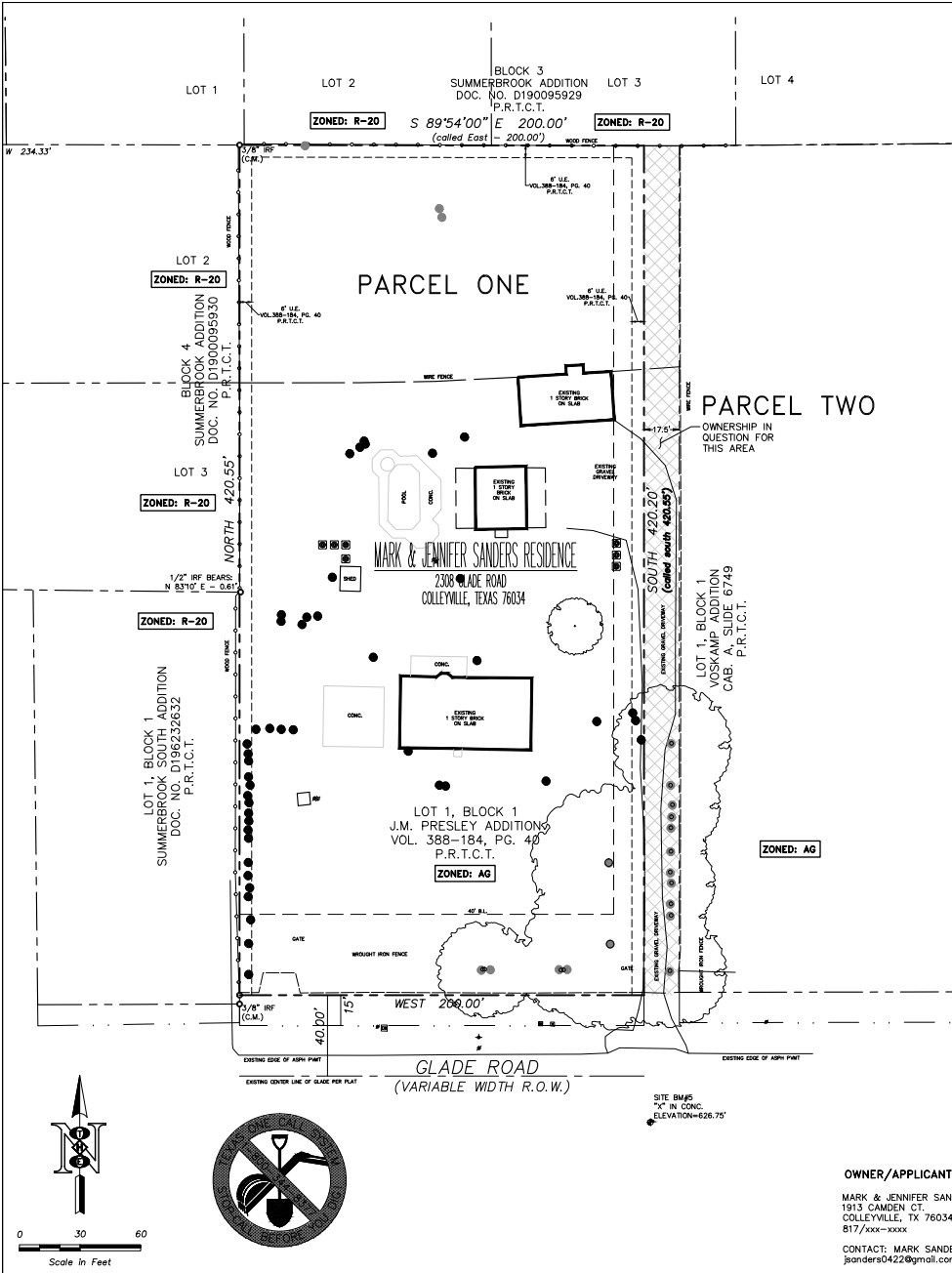
ZC19-003
2308 Glade Road

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-  Subject Property
-  Residential



Zoning Exhibit



LEGAL DESCRIPTION

PARCEL ONE
1.93 ACRES OF LAND BEING
LOT 1, BLOCK 1, OF THE
J. M. PRESLEY ADDITION
IN THE CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS.

PARCEL TWO

METES AND BOUNDS DESCRIPTION
7,360 SQUARE FEET
IN THE S. COTRAIL SURVEY, A-328
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

All that certain 7,360 square feet of land, out of the 37.90 acre tract, described in the deed to H. T. Green and Christine A. Green, recorded in Volume 1687, Page 127 in the Public Records of Tarrant County, Texas (P.R.T.C.T.), and out of Block No. 4 of the Edinburgh American Land Mortgage Company Limited Subdivision, recorded in Volume 144, Page 240 P.R.T.C.T., in the S. Cotrail Survey Survey, A-328, City of Colleyville, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the east line of the plat of Lot 1, Block 1, J. M. Presley Addition, recorded in Volume 388-184, Page 40, in the Public Records of Tarrant County, Texas)

BEGINNING at the southeast corner of said Lot 1, Block 1, J. M. Presley Addition, common to the southwest corner of the herein described tract, in the north right-of-way line of Glade Road (R.O.W. Varies);

THENCE North - 420.55' to the northeast corner of said Lot 1, Block 1, J. M. Presley Addition, common to the northwest corner of the herein described tract, in the south line of the Block 3, Summerbrook Addition, recorded in Document Number D190095929 P.R.T.C.T.;

THENCE East - 17.50' along the south line of said Block 3, Summerbrook Addition, to the northeast corner of the hearing described tract, common to the northwest corner of Lot 1, Block 1, Voskamp Addition;

THENCE South - 420.55' along the west line of said Lot 1, Block 1, Voskamp Addition, to the southeast corner of the herein described tract, in the north right-of-way line of said Glade Road;

THENCE West - 17.50' along the north right-of-way line of said Glade Road, to the POINT OF BEGINNING and containing 7360 square feet of land.

THIS METES AND BOUNDS DESCRIPTION IS ISSUED FOR ATTACHED TO ZONING DOCUMENTS AND IS NOT INTENDED FOR TITLE TRANSFER.

No.	REVISIONS/ SUBMISSIONS	Date



VICINITY MAP
SCALE: 1"=1000'

ZONING EXHIBIT FOR ZONING
CHANGE REQUEST FROM AG TO R-40

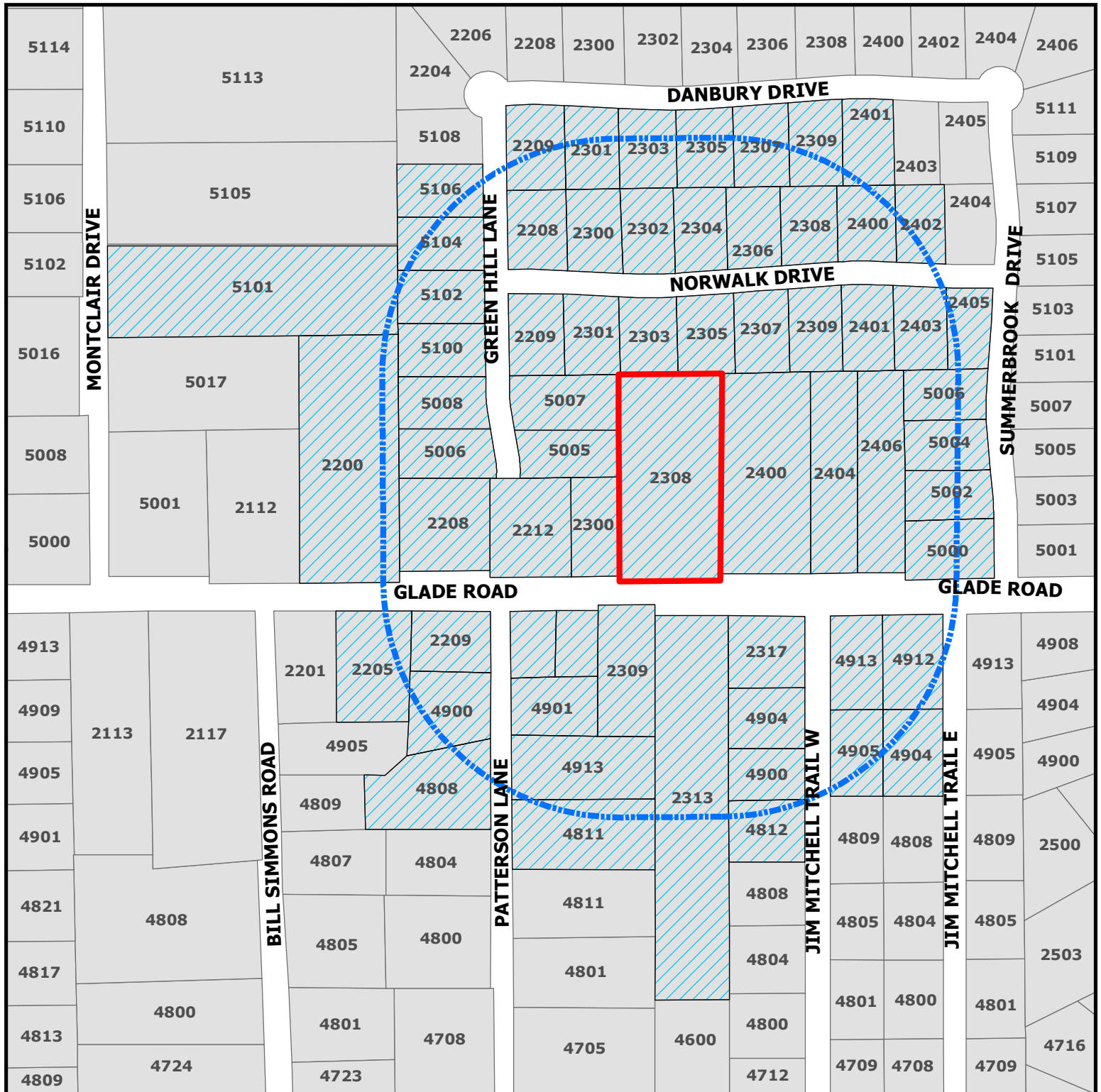
THOMAS HOOVER ENGINEERING, LLC P.O. BOX 1808 KELLER, TEXAS 76244 (817) 913-1350 PH. 1.5 P.E. FIRM REGISTRATION NO. 006009	
1.93 ACRES OF LAND LOT 1, BLOCK 1, OF THE J. M. PRESLEY ADDITION IN THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS.	
2308 GLADE ROAD	
SITE PLAN	
DESIGNED TLH DRAWN SDS CHECKED TLH	SCALE 1"= 10' DATE 04-15-19
PROJECT NO.	SHEET C-1

PRELIMINARY FOR INTERIM REVIEW ONLY	
By THOMAS L. HOOVER	P.E.# 62493
Date 04-15-19	
THOMAS HOOVER ENGINEERING, LLC NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES	

OWNER/APPLICANT
MARK & JENNIFER SANDERS
1913 CAMDEN CT.
COLLEYVILLE, TX 76034
817/346-xxxx
CONTACT: MARK SANDERS
jsanders0422@gmail.com

PREPARER/ENGINEER
THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TX 76244
817/913-1350
CONTACT: THOMAS HOOVER
tom.theng@yahoo.com

Notification Map

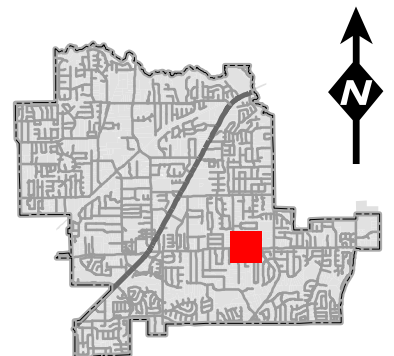


ZC19-003

2308 Glade Road

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-  Subject Property
-  500ft Buffer
-  Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
SNEAD, DAVID	4900 PATTERSON LN	COLLEYVILLE, TX	76034	4900 PATTERSON LN
COBURN, TERI	2325 CHANDELLE DR	IRVING, TX	75060	4913 W JIM MITCHELL TR
RYPKEMA, WILLARD M	2306 NORWALK DR	COLLEYVILLE, TX	76034	2306 NORWALK DR
OSIER, GARY	2212 GLADE RD	COLLEYVILLE, TX	76034	2212 GLADE RD
BROWN, KIRK L	2309 NORWALK DR	COLLEYVILLE, TX	76034	2309 NORWALK DR
STUBBE, MARK	5302 WALNUT LN	COLLEYVILLE, TX	76034	4901 PATTERSON LN
BAHBAHANI, SALAH	4801 SHADYCREEK LN	COLLEYVILLE, TX	76034	2406 GLADE RD
ALLBEE, GARY	5000 SUMMERBROOK DR	COLLEYVILLE, TX	76034	5000 SUMMERBROOK DR
MCGUIRK, PAUL	2403 NORWALK DR	COLLEYVILLE, TX	76034	2403 NORWALK DR
BYRD, BRANDON T	4904 JIM MITCHELL TR E	COLLEYVILLE, TX	76034	4904 E JIM MITCHELL TR
SUMMERBROOK HOMEOWNERS ASSOC	PO BOX 864	COLLEYVILLE, TX	76034	2405 NORWALK DR
STUIT, RYAN	5100 GREEN HILL LN	COLLEYVILLE, TX	76034	5100 GREEN HILL LN
RECK MANAGEMENT TRUST	4811 PATTERSON LN	COLLEYVILLE, TX	76034	2200 GLADE RD
BRYANT, CONSOLATA ADHIAMBRO	2313 GLADE RD	COLLEYVILLE, TX	76034	2313 GLADE RD
BAHBAHANI, SALAH	4801 SHADYCREEK LN	COLLEYVILLE, TX	76034	2404 GLADE RD
ATWOOD, JOHN T	2209 NORWALK DR	COLLEYVILLE, TX	76034	2209 NORWALK DR
EADES, ERMA JEAN	2303 NORWALK DR	COLLEYVILLE, TX	76034	2303 NORWALK DR
HUFF, DAVID A	5006 GREEN HILL LN	COLLEYVILLE, TX	76034	5006 GREEN HILL LN
RYAN, MICHAEL	2305 DANBURY DR	COLLEYVILLE, TX	76034	2305 DANBURY DR
TAYLOR, BRETT MATTHEW	5005 GREEN HILL LN	COLLEYVILLE, TX	76034	5005 GREEN HILL LN
SPORL, PATRICK A	5106 GREEN HILL LN	COLLEYVILLE, TX	76034	5106 GREEN HILL LN
SANDERS, MARK	2308 GLADE RD	COLLEYVILLE, TX	76034	2308 GLADE RD
COOPER, RACHEL	2309 DANBURY DR	COLLEYVILLE, TX	76034	2309 DANBURY DR
MILLS J L & L M MILLS REVOCABL	2401 NORWALK DR	COLLEYVILLE, TX	76034	2401 NORWALK DR
HASBACH, ROBERT R	5006 SUMMERBROOK DR	COLLEYVILLE, TX	76034	5006 SUMMERBROOK DR
NAUS, JOHN	2400 GLADE RD	COLLEYVILLE, TX	76034	2400 GLADE RD
GONZALEZ, GONZALO	2305 NORWALK DR	COLLEYVILLE, TX	76034	2305 NORWALK DR
PRINCE, DANIEL	1211 SWEETBRIAR	RUSTON, LA	71270	2303 DANBURY DR
GREER, JO ELLEN	4904 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4904 W JIM MITCHELL TR
DEUPREE, JOE M	5101 MONTCLAIR DR	COLLEYVILLE, TX	76034	5101 MONTCLAIR DR
GILLAN, DAVID B	2301 NORWALK DR	COLLEYVILLE, TX	76034	2301 NORWALK DR
MULVEY, LEAH	2317 GLADE RD	COLLEYVILLE, TX	76034	2317 GLADE RD
BLAIR, DAVID	2401 DANBURY DR	COLLEYVILLE, TX	76034	2401 DANBURY DR
HEARN, GREGORY T	2208 NORWALK DR	COLLEYVILLE, TX	76034	2208 NORWALK DR
NESBITT, WILLIAM H	2208 GLADE RD	COLLEYVILLE, TX	76034	2208 GLADE RD
MILLER, STEVEN	4905 W JIM MITCHELL TR	COLLEYVILLE, TX	76034	4905 W JIM MITCHELL TR
REYNOLDS, PAUL R	2302 NORWALK DR	COLLEYVILLE, TX	76034	2302 NORWALK DR
VINCENT, JANIE K	2309 GLADE RD	COLLEYVILLE, TX	76034	2309 GLADE RD
GREGG, LINDA MARY	5002 SUMMERBROOK DR	COLLEYVILLE, TX	76034	5002 SUMMERBROOK DR
LITTLE, SUMMER	4912 JIM MITCHELL TRL E	COLLEYVILLE, TX	76034	4912 E JIM MITCHELL TR
RIDDLE, JOHN R	5007 GREEN HILL LN	COLLEYVILLE, TX	76034	5007 GREEN HILL LN
BLAIES, GRANT D	2402 NORWALK DR	COLLEYVILLE, TX	76034	2402 NORWALK DR
DORSEY, WM H	2304 NORWALK DR	COLLEYVILLE, TX	76034	2304 NORWALK DR
SEYBERT, DAVID	5102 GREEN HILL LN	COLLEYVILLE, TX	76034	5102 GREEN HILL LN
				4913 PATTERSON LN
HERRERA, EDUARDO R	5104 GREEN HILL LN	COLLEYVILLE, TX	76034	5104 GREEN HILL LN
FELLS-BOHANON, BEVERLY	5008 GREEN HILL LN	COLLEYVILLE, TX	76034	5008 GREEN HILL LN
ATCHLEY, CHAD R	5004 SUMMERBROOK DR	COLLEYVILLE, TX	76034	5004 SUMMERBROOK DR
GLUCK, MICHAEL	2400 NORWALK DR	COLLEYVILLE, TX	76034	2400 NORWALK DR
				4811 PATTERSON LN
STILWILL, DAVID	2308 NORWALK DR	COLLEYVILLE, TX	76034	2308 NORWALK DR
GARLISH, JAMES	4808 PATTERSON LN	COLLEYVILLE, TX	76034	4808 PATTERSON LN
BROUSSARD, WHITNEY	2307 NORWALK DR	COLLEYVILLE, TX	76034	2307 NORWALK DR
PATTERSON, MICHAEL E	2205 GLADE RD	COLLEYVILLE, TX	76034	2205 GLADE RD
WELLS SUSAN G RESIDENCE TRUST	5105 MONTCLAIR DR	COLLEYVILLE, TX	76034	4812 W JIM MITCHELL TR
FRYE, JORDAN ALAN	4900 JIM MITCHELL TRL W	COLLEYVILLE, TX	76034	4900 W JIM MITCHELL TR
LYNN, GARY L	2300 GLADE RD	COLLEYVILLE, TX	76034	2300 GLADE RD
TUTTLE, R DEREK	2209 DANBURY DR	COLLEYVILLE, TX	76034	2209 DANBURY DR
KHAN, ABDUN	4820 N HAVEN	DALLAS, TX	75229	2209 GLADE RD
MULVEY, JOHN M	2301 GLADE RD	COLLEYVILLE, TX	76034	2301 GLADE RD
PADILLA, J BENJAMIN	2301 DANBURY DR	COLLEYVILLE, TX	76034	2301 DANBURY DR
NGUYEN, TOM VAN	2307 DANBURY DR	COLLEYVILLE, TX	76034	2307 DANBURY DR
MA, HUNG Q	2300 NORWALK DR	COLLEYVILLE, TX	76034	2300 NORWALK DR
EMMERT, HEATH N	2305 GLADE RD	COLLEYVILLE, TX	76034	2305 GLADE RD
BROOK MEADOWS ADDITION	P.O. BOX 492	COLLEYVILLE, TX	76034	COURTESY NOTICE
LEYTON GROVE ADDITION	P.O. BOX 1672	COLLEYVILLE, TX	76034	COURTESY NOTICE
SUMMERBROOK ADDN (COLLEYVILLE)	P.O. BOX 864	COLLEYVILLE, TX	76034	COURTESY NOTICE
SUMMERBROOK WEST ADDN	P.O. BOX 864	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
REID, GREG	P.O. BOX 444	KELLER, TX	76244	APPLICANT

Public hearing notices were mailed on April 26, 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 and Zoning Commission Meeting: Monday, May 13, 2019 at 7:00 p.m.
City Council Meetings: Tuesday, June 4, 2019 & Tuesday, June 18, 2019 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from AG Agricultural district to R-40 Single Family Residential district. The purpose is to rezone from AG to R-40 in order to plat the property. The owner intends to demolish the current home to allow for the construction of a new single-family residential home.

Zoning Case: ZC19-003

Applicant: Greg Reid

Owner: Mark and Jennifer Sanders

Location: 2308 Glade Road

Property Description: Lot 1, Block 1, of the J.M. Presley Addition and 17.5 feet along the east boundary

Present Zoning: AG Agricultural district

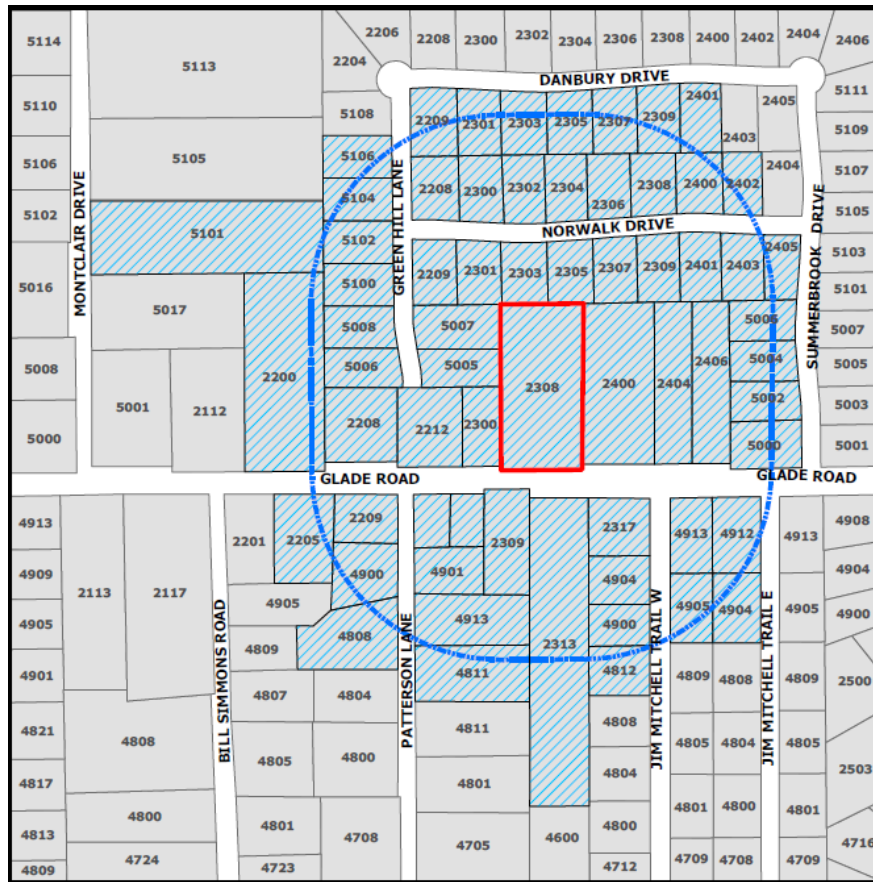
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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**

NOTICE OF PUBLIC HEARING

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-19-2081

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.93 ACRES, BEING LOT 1, BLOCK 1, OF THE J.M. PRESLEY ADDITION AND 17.5 FEET EAST OF THE LOT, LOCATED AT 2308 GLADE ROAD, FROM THE AG AGRICULTURAL DISTRICT TO THE R-40 SINGLE FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for rezoning under Case ZC19-003; and

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

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

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

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

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 1.93 acres, being Lot 1, Block 1, of the J.M. Presley Addition and 17.5 feet east of the lot located at 2308 Glade Road, from the AG Agricultural district to the R-40 Single Family Residential district, as depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein, and subject to the following conditions:
1. As depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of June 2019.

The second reading and public hearing being conducted on the 18th day of June 2019.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 18TH DAY OF JUNE 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:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A"- Zoning Map



No. REVIEWED / SUBMITTED

Date:

Sheet:

Scale:

Project No.

City:

Township:

County:

State:

Filing Date:

Exhibit Title:

Applicant Name:

Prepared By:

Reviewed By:

Approved By:

Signature:

Title:

Organization:

Contact Information:

Phone:

Email:

Website:

Address:

Zip Code:

City:

State:

Country:

Notes:

LEGAL DESCRIPTION

PARCEL ONE

1.93 ACRES OF LAND BEING LOT 1, BLOCK 1, OF THE J. M. PRESLEY ADDITION IN THE CITY OF COLLEVILLE, TARRANT COUNTY, TEXAS.

PARCEL TWO

METES AND BOUNDS DESCRIPTION
IN THE S. COTRILL SURVEY, A-328
CITY OF COLLEVILLE, TARRANT COUNTY, TEXAS

All that certain 7,360 square feet of land, out of the 17.90 acre tract, described in the deed to H. T. Green and Christine A. Green, recorded in Volume 1087, Page 127 in the Public Records of "Tarrant County, Texas (P.R.T.C.T.), and out of Block No. 4 of the Ellingburg American Land Mortgage Company Limited Subdivision, recorded in Volume 144, Page 240 P.R.T.C.T., at the S. corner of the west half of Section 36, Township 33S, Range 12E, Meridian 10N, containing 17.90 acres, more or less, as shown on the plat of Lot 1, Block 1, J.M. Presley Addition, recorded in Volume 388-184, Page 40, in the Public Records of Tarrant County, Texas.)

BEGINNING at the southwest corner of said Lot 1, Block 1, J.M. Presley Addition, common to the southeast corner of the herein described tract, in the north right-of-way line of Glade Road (R.O.W. Varies);

THENCE North - 420.55' to the northeast corner of said Lot 1, Block 1, J.M. Presley Addition, common to the northwest corner of the herein described tract, in the south line of the Block 3, Summerbrook Addition, recorded in Document Number D190095929 P.R.T.C.T.;

THENCE East - 17.50' along the south line of said Block 3, Summerbrook Addition, to the northeast corner of the hearing described tract, common to the northwest corner of Lot 1, Block 1, Volokamp Addition;

THENCE South - 120.55' along the west line of said Lot 1, Block 1, Volokamp Addition, to the southeast corner of the herein described tract, in the north right-of-way line of said Glade Road;

THENCE West - 17.50' along the north right-of-way line of said Glade Road, to the POINT OF BEGINNING and containing 7360 square feet of land.

THIS METES AND BOUNDS DESCRIPTION IS ISSUED FOR ATTACHED TO ZONING DOCUMENTS AND IS NOT INTENDED FOR TITLE TRANSFER.

ZONING MAP
SCALE: 1"=100'

SITE PLAN

THOMAS HOOPER ENGINEERING, LLC
1000 W. MAIN ST. SUITE 100
DALLAS, TEXAS 75204
TEL: 214-741-1111 FAX: 214-741-1112 PERMIT NUMBER NO. 000000

LARRY ADAMS OF LAND
LOT 1, BLOCK 1, OF THE
J. M. PRESLEY ADDITION
IN THE CITY OF COLLEVILLE
TARRANT COUNTY, TEXAS.

2308 GLADE ROAD

PRELIMINARY
FOR INTERIM REVIEW ONLY

By: THOMAS L. JOHNSON, P.E. #4-88003
Date: 04-18-18

WILLIAM BOVENS INCORPORATED, LLC
NOT FOR CONSTRUCTION, RECORDING OR TENTATIVE PURPOSES

PREPARED BY/OWNER
THOMAS HOOPER ENGINEERING, LLC
1000 W. MAIN ST. SUITE 100
DALLAS, TX 75204
TEL: 214-741-1111 FAX: 214-741-1112
CONTACT: THOMAS HOOPER
tom@thomashooper.com

OWNER/APPLICANT
THOMAS HOOPER ENGINEERING, LLC
1000 W. MAIN ST. SUITE 100
DALLAS, TX 75204
TEL: 214-741-1111 FAX: 214-741-1112
CONTACT: MARK SAWGERS
jmark@gshhooper.com

GLADE ROAD
(VARIABLE WIDTH R.O.W.)

LOT 1, BLOCK 1
SUMMERBROOK SOUTH ADDITION
DOC. NO. 0196232632
P.R.T.C.T.

LOT 1, BLOCK 1
J.M. PRESLEY ADDITION
VOL. 388-184 PG. 40
P.R.T.C.T.

LOT 1, BLOCK 1
VOLUME 388-184 PG. 40
P.R.T.C.T.

LOT 1, BLOCK 1
VOLUME 388-184 PG. 40
P.R.T.C.T.

LOT 1, BLOCK 1
VOLUME 388-184 PG. 40
P.R.T.C.T.

LOT 1, BLOCK 1
VOLUME 388-184 PG. 40
P.R.T.C.T.

LOT 1, BLOCK 1
VOLUME 388-184 PG. 40
P.R.T.C.T.

LOT 1, BLOCK 1
VOLUME 388-184 PG. 40
P.R.T.C.T.

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P.R.T.C.T.

LOT 1, BLOCK 1
VOLUME 388-184 PG. 40
P.R.T.C.T.

LOT 1, BLOCK 1
VOLUME 388-184 PG. 40
P.R.T.C.T.



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5c

Agenda Date 6/4/2019

Number Ordinance O-19-2082

Type Ordinance

Department Community Development

Title

Consideration of a zoning change from AG Agricultural district to R-20 Single Family Residential district on Tracts 1A01 and Tract 1A02, Abstract 1619, in the S C H Witten Survey, located at 2001 Hall-Johnson Road, Case ZC19-004

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading & Public Hearing

Nancy Scott, the applicant, has submitted a request for a zoning change on Tracts 1A01 and 1A02, Abstract 1619, in the S C H Witten Survey, being approximately 1.08 acres, and zoned AG Agricultural district. The purpose is to rezone from the AG district to the R-20 Single Family Residential district to allow for construction of a new single-family residential dwelling.

Existing Conditions/Background: The subject property, 2001 Hall Johnson Road, resides on the south side of Hall Johnson Road between Montclair Drive and Broughton Drive. The subject property has AG zoning and is currently developed with a single family home and accessory structures.

Proposed Zoning: *Request* – The applicant requests to rezone the property from AG to R-20 zoning. The applicant desires to split the property into two for the purpose of building a new single family home on the property to the north. The minimum standards for the R-20 zoning district are as follows:

Minimum Lot Size:	20,000 square feet
Minimum Lot Width:	100 feet
Minimum Lot Depth:	125 feet
Front Building Line:	30 feet
Side Building Line:	10 feet
Rear Building Line:	25 feet
Max. Lot Coverage:	30%
Max. Impervious Coverage:	60%

Analysis: The applicant is requesting the zoning change because they desire to sell the northern portion of the property to allow for a new single-family residential home to be

built. The current size of the property does comply with the all the minimum standards of the R-20 Single-Family Residential zoning.

Surrounding Development: The properties to the south and west are zoned R-20 Single-Family Residential zoning. The property to the east is zoned AG Agricultural zoning. The properties to the north are zoned PUD-R and R-20. The surrounding lots have developed with single family residences.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, identifies the subject property for single-family residential development. The proposed R-20 zoning 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 1,000 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 staff has received two letters of opposition.

Staff Recommendation: Staff recommends approval of the request. The proposed zoning meets the intent of the residential designation assigned in the Destination Colleyville comprehensive plan.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval of the request at their May 13, 2019 meeting by a vote of 6-0.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Zoning Exhibit
5. Site Plan - Preliminary
6. Utility Plan
7. Notification Map
8. Notification List
9. Zoning Property Owner Notification
10. Letters of Opposition
11. Ordinance O-19-2082

Aerial Map



ZC19-004

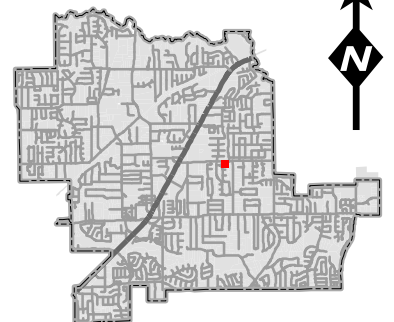
2001 Hall Johnson Road

DISCLAIMER:

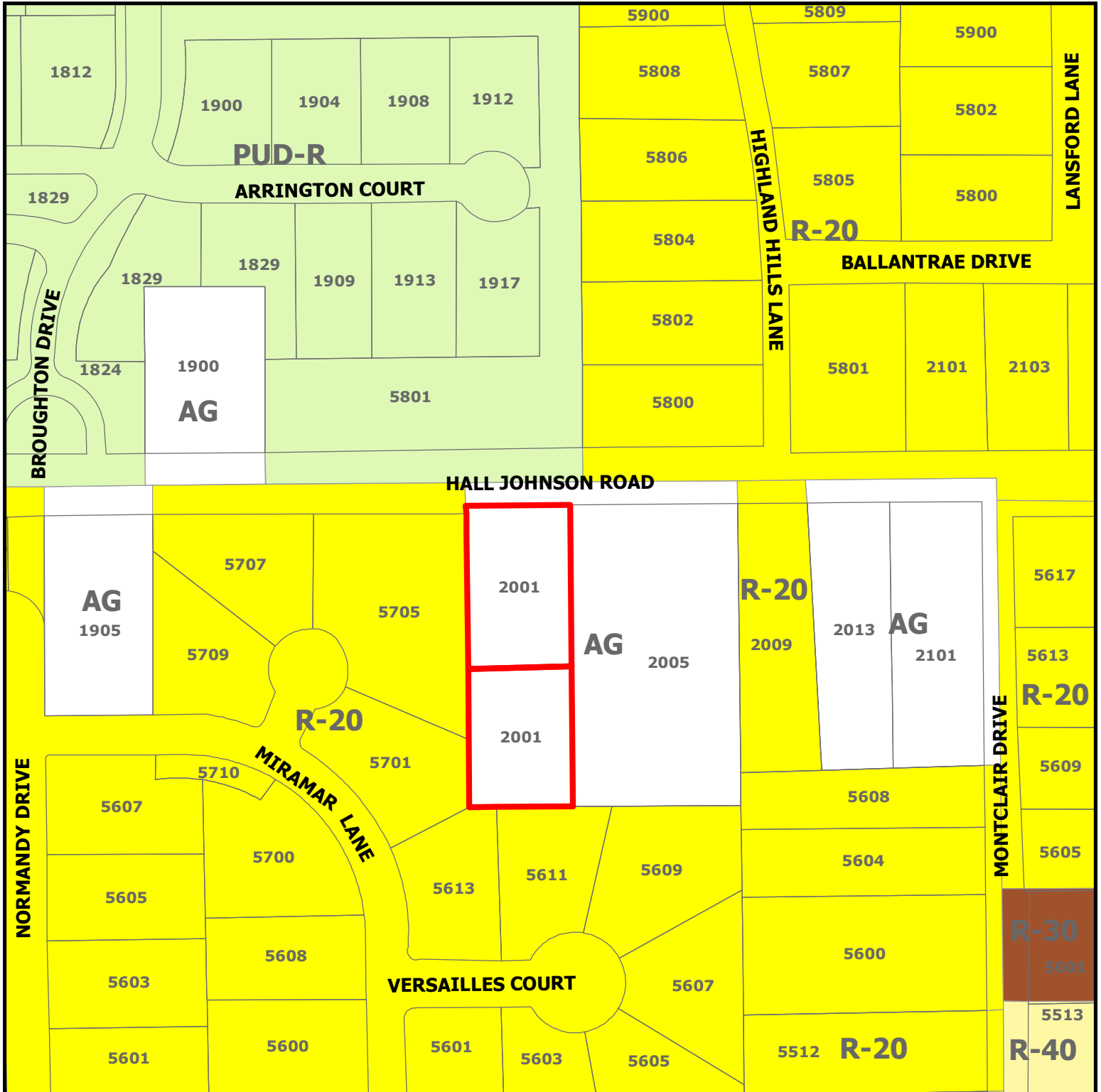
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



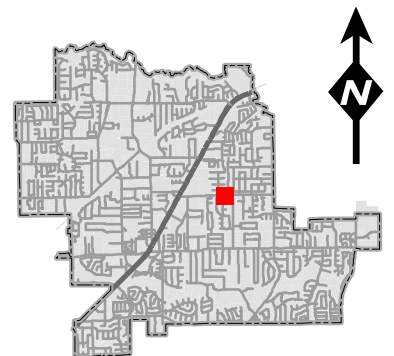
Zoning Map



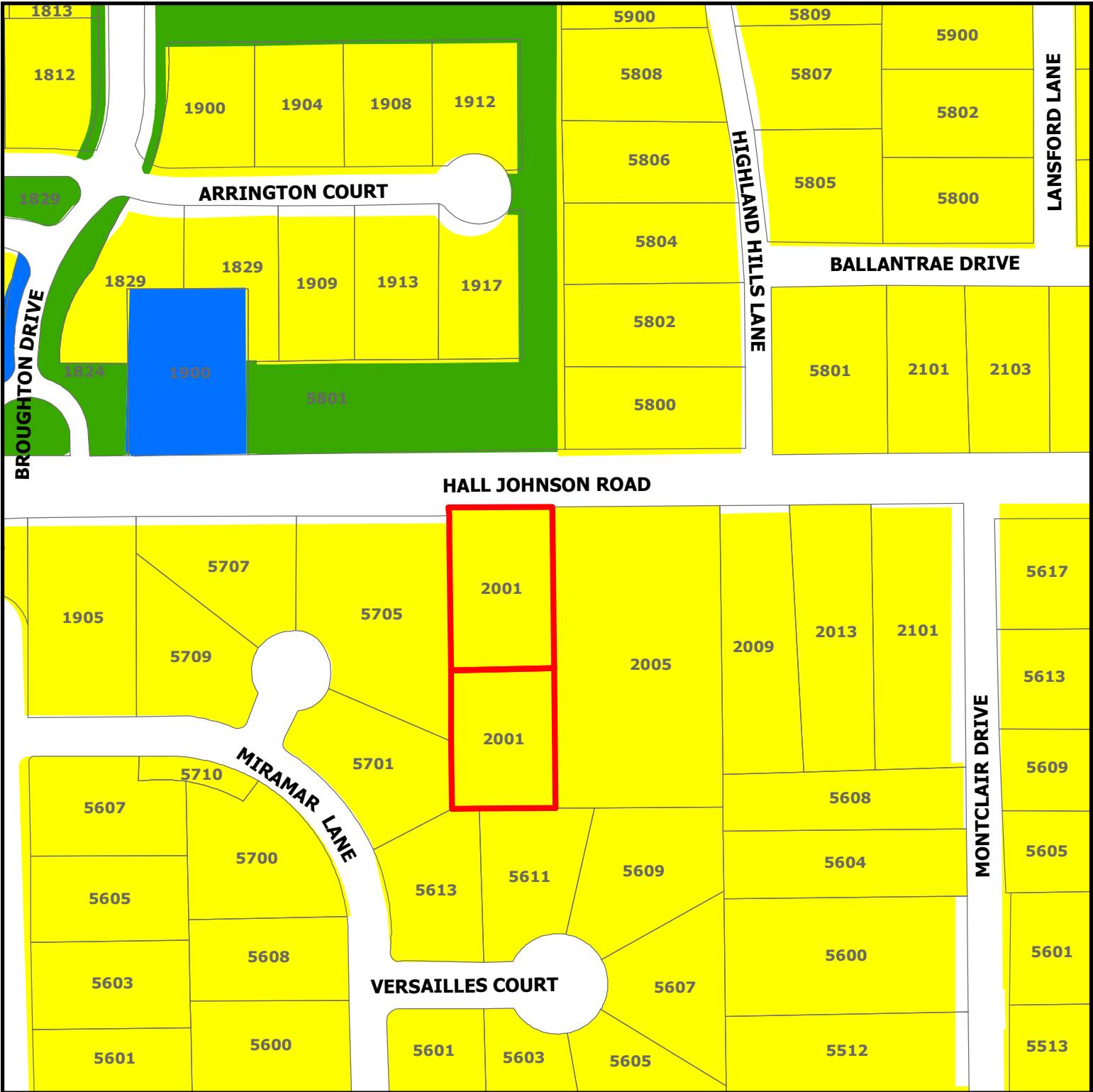
ZC19-004
2001 Hall Johnson Road

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 Subject Property



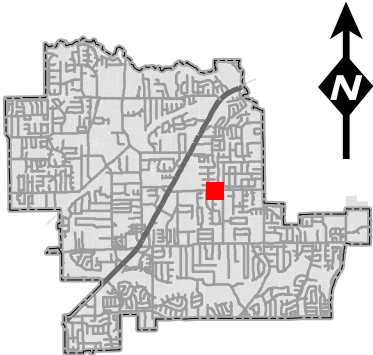
Future Land Use Map



ZC19-004

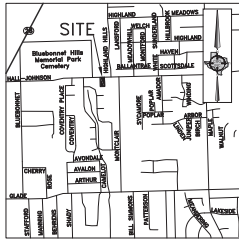
2001 Hall Johnson Road

-  Subject Property
-  Residential
-  Institutional
-  Open Space; Parks

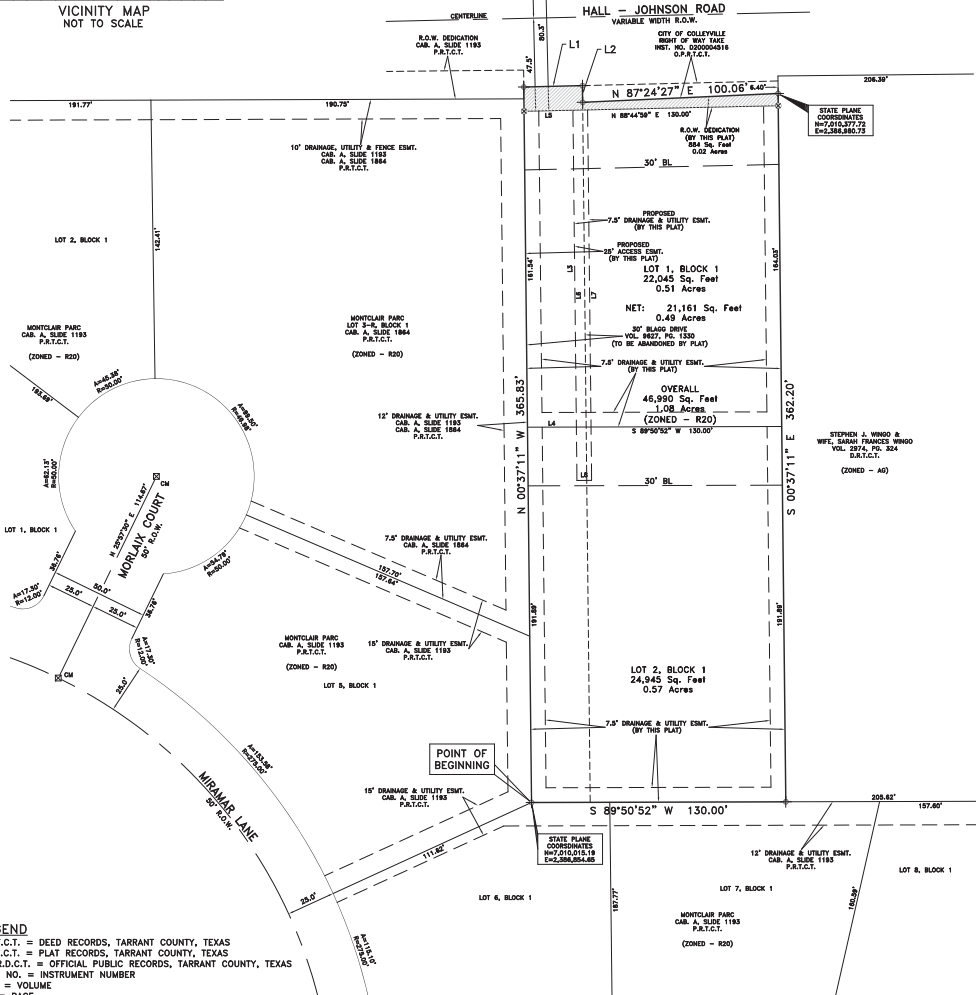
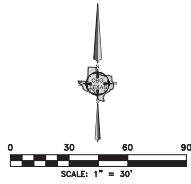


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Zoning Exhibit



VICINITY MAP
NOT TO SCALE



LEGEND
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CAB. = CABINET
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
S. = 3/4" FOUND IN CONCRETE
X = 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
P = POINT FOR CORNER

GENERAL NOTES
1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6) BENCHMARK IS A CITY OF COLLEYVILLE BENCHMARK (BENCHMARK NO. 86), ELEVATION = 551.69'.
7) ACCORDING TO THE F.I.R.M. IN MAP NO. 48439C0085K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
8) DRAINAGE EASEMENT RESTRICTION: NO CONSTRUCTION OR FILLING, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
9) UTILITY EASEMENTS: ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
10) THE MAINTENANCE OF ALL DRAINAGE AND UTILITY EASEMENTS LOCATED ON PRIVATE PROPERTY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

LINE	BEARING	DISTANCE
L1	N 88°37'38" E	30.00'
L2	S 00°37'11" E	8.53'
L3	S 00°37'11" E	162.02'
L4	S 89°50'52" W	25.00'
L5	N 88°44'59" E	25.00'
L6	N 00°37'11" W	189.35'
L7	S 00°37'11" E	189.43'
L8	S 89°22'49" W	7.50'

DEDICATION CERTIFICATE

Whereas Adam Schiller is the owner of a tract of land situated in the S.C.H. Witten Survey, Abstract No. 1619, City of Colleyville, Tarrant County, Texas, and being a portion of a tract of land conveyed to Adam Schiller and wife, Ashley Schiller by Warranty Deed with Vendor's Lien recorded in Instrument No. 0200158760, Official Public Records, Tarrant County, Texas, and being a portion of Blagg Drive (30 foot right of way) conveyed to The Public by Road Dedication recorded in Volume 9827, Page 1530, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the Southeast corner of Lot 5, Block 1 and the most Northern Northwest corner of Lot 6, Block 1 of Montclair Parc, an addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 1193, Plat Records, Tarrant County, Texas, said corner being along the West right of way line of said Blagg Drive;

THENCE North 00 degrees 37 minutes 11 seconds West along the West line of said Blagg Drive and an East line of said Montclair Parc, a distance of 365.83 feet to a point for corner, said corner being along the South right of way line of Hall-Johnson Road (Variable width right of way);

THENCE North 88 degrees 37 minutes 38 seconds East along the South line of said Hall-Johnson Road, a distance of 30.00 feet to a point for corner, said corner being the Northwest corner of City of Colleyville Right of Way Take by deed recorded in Instrument No. 0200004516, Official Public Records, Tarrant County, Texas;

THENCE South 00 degrees 37 minutes 11 seconds East along the West line of said City of Colleyville Right of Way Take, a distance of 8.53 feet to a point for corner, said corner being the Southwest corner of said City of Colleyville Right of Way Take;

THENCE North 87 degrees 24 minutes 27 seconds East along the South line of said City of Colleyville Right of Way Take, a distance of 100.06 feet to a point for corner, said corner being along the West line of a tract of land conveyed to Stephen J. Wingo and wife, Sarah Frances Wingo by deed recorded in Volume 2974, Page 324, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 37 minutes 11 seconds East along the West line of said Wingo tract, a distance of 362.20 feet to a point for corner, said corner being along the North line of Lot 7, Block 1 of said Montclair Parc;

THENCE South 89 degrees 50 minutes 52 seconds West along the North line of said Montclair Parc, a distance of 130.00 feet to the POINT OF BEGINNING and containing 46,990 square feet or 1.08 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That I, Adam Schiller, Owner, do hereby adopt this plat designating the hereinbefore described property as SCHILLER ADDITION, and addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, right-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endangers or interferes with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity of any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this _____ day of _____, 2019.

Adam Schiller, Owner

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared Adam Schiller, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2019.

Notary Public in and for Dallas County

My commission expires:

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Bryan Connolly, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

RELEASED FOR REVIEW 4/9/19 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly

Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

Notary Public in and for the State of Texas

MINOR PLAT
SCHILLER ADDITION
LOTS 1 & 2, BLOCK 1
46,990 SQ.FT. / 1.08 ACRES
S.C.H. WITTEN SURVEY, ABSTRACT NO. 1619
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
NO. PC19-007

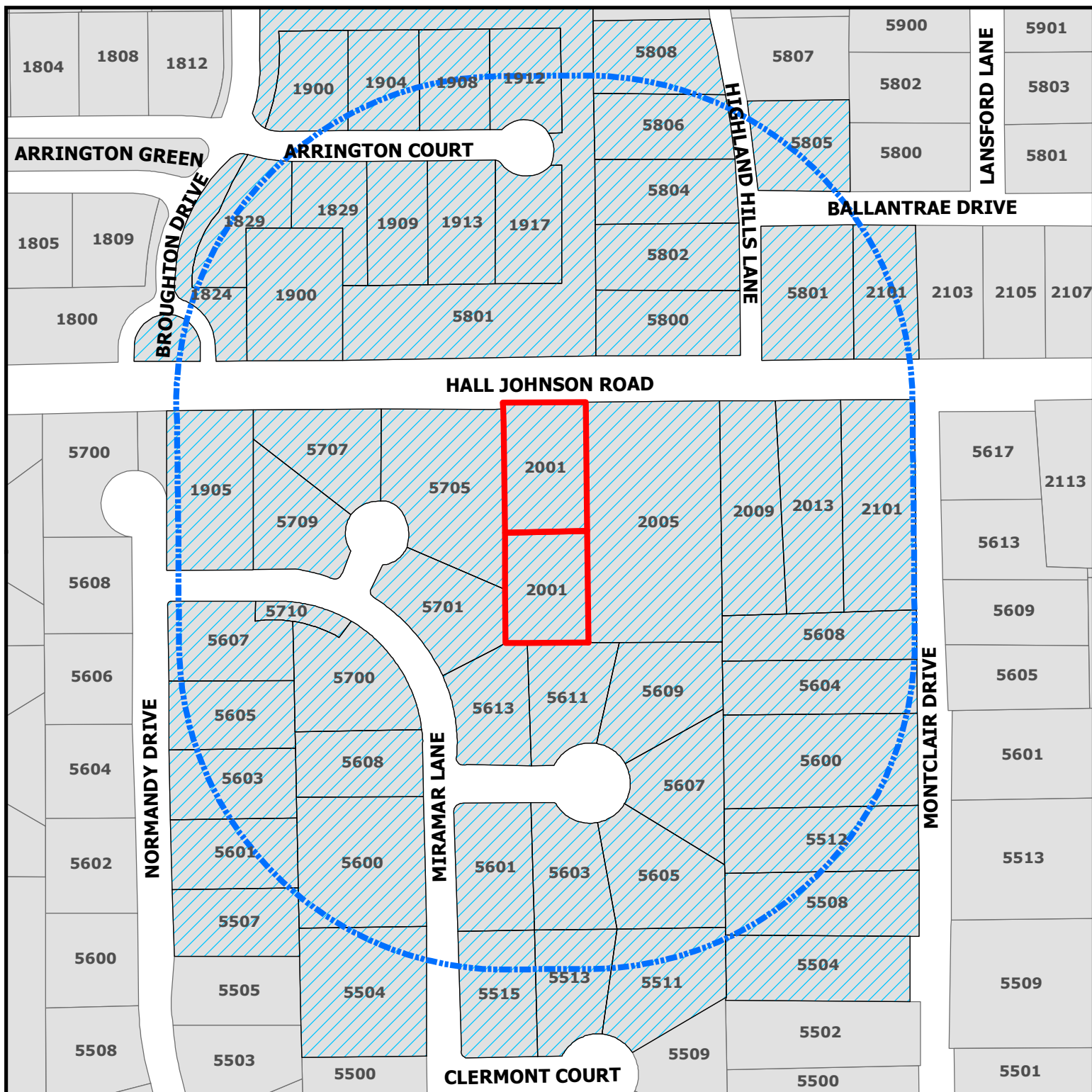


PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginchtx.com

OWNER: ADAM SCHILLER
515 NORTH HIGHWAY, APT. 1713
IRVING, TEXAS 76039
872-434-7070

SCALE: 1"=30' / DATE: 3/8/19 / JOB NO. 1903701-PLAT / DRAWN BY: TD

Notification Map



ZC19-004
2001 Hall Johnson Road

DISCLAIMER:

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



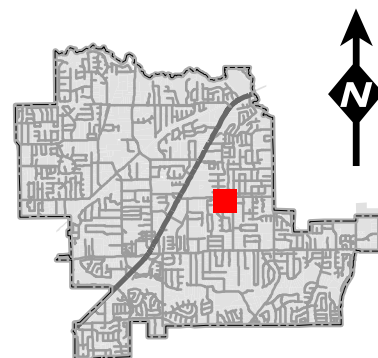
Subject Property



500ft Buffer



Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
BUI, CHRIS	1913 ARRINGTON CT	COLLEYVILLE, TX	76034	1913 ARRINGTON CT
VOLOSEN, MIRCEA	5604 MONTCLAIR DR	COLLEYVILLE, TX	76034	5604 MONTCLAIR DR
DANIEL, JOSE	1917 ARRINGTON CT	COLLEYVILLE, TX	76034	1917 ARRINGTON CT
PHILABAUM, RAYMOND E	2101 BALLANTRAE DR	COLLEYVILLE, TX	76034	2101 BALLANTRAE DR
MERCHANT, SHAMSUDDIN	5805 HIGHLAND HILLS LN	COLLEYVILLE, TX	76034	5805 HIGHLAND HILLS LN
ALLEN, WALTRAUD	5600 MIRAMAR LN	COLLEYVILLE, TX	76034	5600 MIRAMAR LN
SCHILLER, ADAM	2001 HALL JOHNSON RD	COLLEYVILLE, TX	76034	2001 HALL JOHNSON RD
WHITAKER, DAVID	1905 HALL JOHNSON RD	COLLEYVILLE, TX	76034	1905 HALL JOHNSON RD
HANEY, KENNETH J	2101 HALL JOHNSON RD	COLLEYVILLE, TX	76034	2101 HALL JOHNSON RD
APPLING, KYLE A	5801 HIGHLAND HILLS LN	COLLEYVILLE, TX	76034	5801 HIGHLAND HILLS LN
NGUYEN, BANG K	5608 MIRAMAR LN	COLLEYVILLE, TX	76034	5608 MIRAMAR LN
COLLYER, BRIAN C	5611 VERSAILLES CT	COLLEYVILLE, TX	76034	5611 VERSAILLES CT
BOUGHTON MAINTENANCE ASSOCIATI	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 ARRINGTON GREEN
TYLER, KENT	1908 ARRINGTON CT	COLLEYVILLE, TX	76034	1908 ARRINGTON CT
FORD, SAM	5806 HIGHLAND HILLS LN	COLLEYVILLE, TX	76034	5806 HIGHLAND HILLS LN
BREWSTER, KEITH W	5508 MONTCLAIR DR	COLLEYVILLE, TX	76034	5508 MONTCLAIR DR
SCHILLER, ADAM	2001 HALL JOHNSON RD	COLLEYVILLE, TX	76034	2001 HALL JOHNSON RD
LONG REVOCABLE TRUST	1904 ARRINGTON CT	COLLEYVILLE, TX	76034	1904 ARRINGTON CT
PATTERSON, BURTON	5600 MONTCLAIR DR	COLLEYVILLE, TX	76034	5600 MONTCLAIR DR
RENNHACK, RICHARD L	5504 MIRAMAR LN	COLLEYVILLE, TX	76034	5504 MIRAMAR LN
SMITH, JUSTIN	5605 VERSAILLES CT	COLLEYVILLE, TX	76034	5605 VERSAILLES CT
HARDISTER, HAROLD	5507 NORMANDY DR	COLLEYVILLE, TX	76034	5507 NORMANDY DR
COX, LAETITIA	PO BOX 1785	COLLEYVILLE, TX	76034	5512 MONTCLAIR DR
DACY, TIMOTHY	5705 MORLAIX CT	COLLEYVILLE, TX	76034	5705 MORLAIX CT
GOWDER, AMY	5709 MORLAIX CT	COLLEYVILLE, TX	76034	5709 MORLAIX CT
GARON, REJANA F	5808 HIGHLAND HILLS LN	COLLEYVILLE, TX	76034	5808 HIGHLAND HILLS LN
YEE AMY REVOCABLE TRUST	5601 VERSAILLES CT	COLLEYVILLE, TX	76034	5601 VERSAILLES CT
APLEGATE, JOHN R	5607 VERSAILLES CT	COLLEYVILLE, TX	76034	5607 VERSAILLES CT
MIDDLETON, JOHN	5800 HIGHLAND HILLS LN	COLLEYVILLE, TX	76034	5800 HIGHLAND HILLS LN
BROWN, BRYAN	5804 HIGHLAND HILLS LN	COLLEYVILLE, TX	76034	5804 HIGHLAND HILLS LN
TORRES, ARNOLD	5608 MONTCLAIR DR	COLLEYVILLE, TX	76034	5608 MONTCLAIR DR
KUNNEMAN, DALE	5605 NORMANDY DR	COLLEYVILLE, TX	76034	5605 NORMANDY DR
WEINBERG, VICKIE	5603 NORMANDY DR	COLLEYVILLE, TX	76034	5603 NORMANDY DR
LUGGER, JERRY	5504 MONTCLAIR DR	COLLEYVILLE, TX	76034	5504 MONTCLAIR DR
WALTERS, COURTNEY	5802 HIGHLAND HILLS LN	COLLEYVILLE, TX	76034	5802 HIGHLAND HILLS LN
WINGO, STEPHEN J EST	2005 HALL JOHNSON RD	COLLEYVILLE, TX	76034	2005 HALL JOHNSON RD
MODY, ALKA	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	5601 NORMANDY DR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	1900 HALL JOHNSON RD
GARNER, HUBERT S	2013 HALL JOHNSON RD	COLLEYVILLE, TX	76034	2013 HALL JOHNSON RD
MONTCLAIR PARC INC	1108 W PIONEER PKWY	ARLINGTON, TX	76013	5710 MIRAMAR LN
KARAM, FAHMI W	5515 CLERMONT CT	COLLEYVILLE, TX	76034	5515 CLERMONT CT
MCMASTER, JOSEPH	1912 ARRINGTON CT	COLLEYVILLE, TX	76034	1912 ARRINGTON CT
BROCCO, CARLOS E	5613 VERSAILLES CT	COLLEYVILLE, TX	76034	5613 VERSAILLES CT
GHALIBAF, AMIR A	5700 MIRAMAR LN	COLLEYVILLE, TX	76034	5700 MIRAMAR LN
BOUGHTON MAINTENANCE ASSOCIATI	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 ARRINGTON CT
MATHEUS, JOSEPH	2009 HALL JOHNSON RD	COLLEYVILLE, TX	76034	2009 HALL JOHNSON RD
HEPPENSTALL, KARI	5701 MORLAIX CT	COLLEYVILLE, TX	76034	5701 MORLAIX CT
JINDAL, RAKESH	1900 ARRINGTON CT	COLLEYVILLE, TX	76034	1900 ARRINGTON CT
THE J&P CAMPBELL REVOCABLE TRU	5513 CLERMONT CT	COLLEYVILLE, TX	76034	5513 CLERMONT CT
BOUGHTON MAINTENANCE ASSOCIATI	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1824 BROUGHTON DR
BOUGHTON MAINTENANCE ASSOCIATI	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	5801 BURNHAM CIR
RUSH, JON	5609 VERSAILLES CT	COLLEYVILLE, TX	76034	5609 VERSAILLES CT
BOUGHTON MAINTENANCE ASSOCIATI	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
DUNHAM, KELLEN	5707 MORLAIX CT	COLLEYVILLE, TX	76034	5707 MORLAIX CT
BROWN, CAITLIN	1909 ARRINGTON CT	COLLEYVILLE, TX	76034	1909 ARRINGTON CT
DWYER, JOHN	5511 CLERMONT CT	COLLEYVILLE, TX	76034	5511 CLERMONT CT
HEMRIC, MICHAEL	5603 VERSAILLES CT	COLLEYVILLE, TX	76034	5603 VERSAILLES CT
MCWITHEY, MICHAEL D	5600 BAY CLUB DR	ARLINGTON, TX	76013	5607 NORMANDY DR
ARBOR ESTATES II	5506 SYCAMORE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
BROUGHTON	2557 SW GRAPEVINE PKWY SUITE 100	GRAPEVINE, TX	76051	COURTESY NOTICE
HIGHLAND MEADOWS ADDN	2101 HIGH GATE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
MONTCLAIR PARC ADDITION	1108 W. PIONEER PARKWAY	ARLINGTON, TX	76013	COURTESY NOTICE
STONE CREST ESTATES	P.O. BOX 332	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
SCOTT, NANCY	217 FOUNTAINVIEW DRIVE	EULESS, TX	76039	APPLICANT

Public hearing notices were mailed out on April 26, 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 and Zoning Commission Meeting: Monday, May 13, 2019 at 7:00 p.m.
City Council Meetings: Tuesday, June 4, 2019 & Tuesday, June 18, 2019 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from AG Agricultural district to R-20 Single Family Residential district. The purpose is to rezone from AG to R-20 in order to plat the property into two single-family residential lots.

Zoning Case: ZC19-004

Applicant: Nancy Scott

Owner: Nancy Scott

Location: 2001 Hall Johnson Road

Property Description: Tracts 1A01 and Tract 1A02, Abstract 1619, in the S C H Witten Survey

Present Zoning: AG Agricultural district

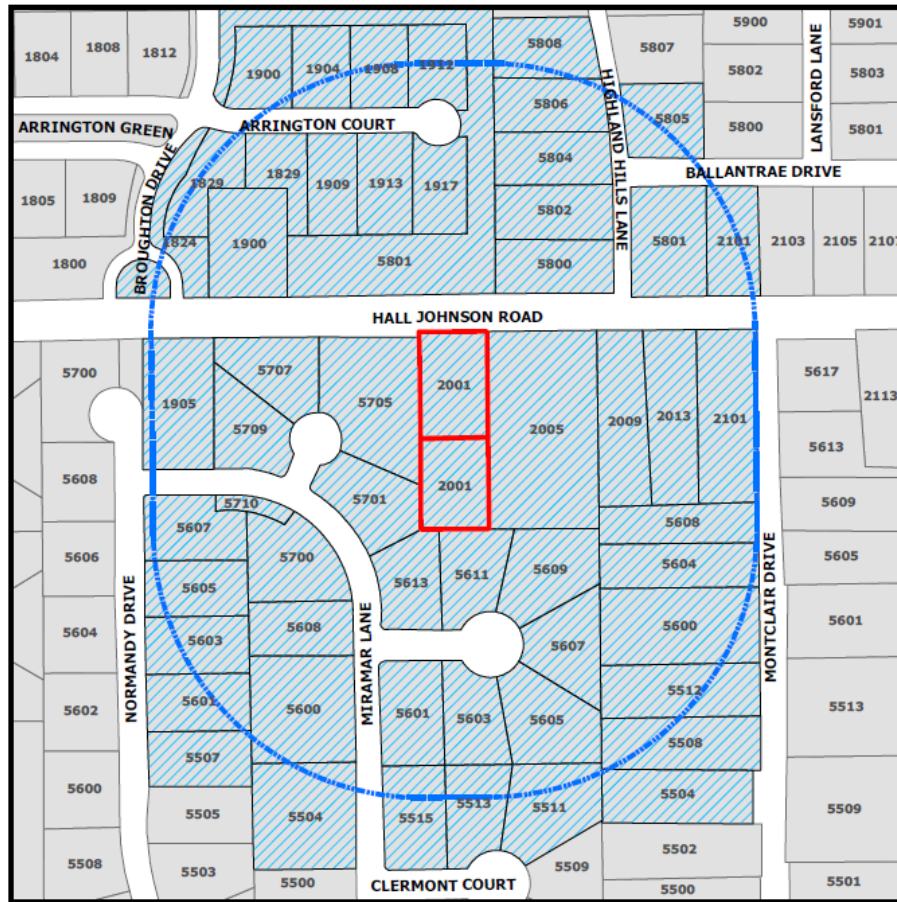
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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**

NOTICE OF PUBLIC HEARING

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

Letter of Opposition



Lance and Amy Dacy

5705 Morlaix Ct.
Colleyville, TX 76034
817-913-3160
lance@thedacys.com
amy.dacy@gmail.com

May 3, 2019

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



To the Planning and Zoning Committee,

Thank you so much for the notification regarding Zoning Case: ZC19-004. It appears that the land directly behind our property was originally zoned as Agricultural and now the owners want to zone it to a Single Family Residence. Naturally, we would never want to prevent someone who owns land from building any structure they wish. We do have a few concerns however and would like to publicly address them below.

We live at 5705 Morlaix Ct (a residence in the gated community of Montclair Parc). Having grown up in Colleyville as a Bone/Crowder direct descendant, it has been my dream to live in this wonderful neighborhood. We were finally blessed with the opportunity to move into a home that was a re-platted double lot providing for us the dream to have 2 back yards for our 4 sons. One backyard is a secluded / private pool area that was one of the main reasons we selected the house and then another backyard that includes the car park and basketball court. This is ample room for a family of 6 with private pool area. Both of our neighbors are to the side and do not directly look into the private pool area which was one of the main objectives of our newly selected home.

We pay a substantial amount of taxes and residential HOA fees for this park appeal with security and privacy. Our concern is that a new house being erected directly behind our private pool area will:

- Diminish the value of the home substantially
- Erode the privacy we sought when we originally purchased the home
- Erode the security we have with no one being able to see into our backyard from the surrounding home sites

Letter of Opposition

Again, while we encourage anyone who owns land to build any structure they please, we would like to request some restrictions in regards to the zoning. Please ensure that the home can only be a single story home (not able to be seen from our back yard; much like the house that is there now) and have a 15ft easement from the wall of our backyard. This will help ensure the privacy and construction project to be of minimal disruption. If those restrictions cannot be applied, then we are in protest of the re-zoning. Otherwise, we would love the owners to build any structure they wish within said restrictions.

Thank you for the opportunity to provide our view-point and thank you for the consideration of the council. We are always amazed by the citizens that sacrifice their time to serve our community in any capacity.

Sincerely,

A handwritten signature in black ink, appearing to read 'Timothy Dacy', with a stylized, flowing script.

Timothy Lance Dacy

Letter of Opposition

Richard and Kari Heppenstall
5701 Morlaix Court
Colleyville, TX 76034

May 3, 2019

Community Development Dept.
City of Colleyville
100 Main Street
Colleyville, TX 76034



To the Planning and Zoning Committee,

This letter is in regards to zoning case ZC19-004 to change the property from AG to R-20 in order to plat the property into two single-family residential lots. We would like to express some concerns since the property backs up to our residence at 5701 Morlaix Court (located in a gated community called Montclair Parc).

We feel fortunate to live in Colleyville, and we enjoy the beautiful neighborhood where we reside. Our concerns with re-zoning and building new homes directly behind us include diminished value of our property and diminished privacy. One of the determining factors in selecting our neighborhood was the fact that there was sufficient space between homes where neighbors feel a sense of peacefulness and privacy.

While we are supportive of residential progress, we ask that consideration be given to the following requests:

- Change the easement from 7.5 feet to 15 feet in order to be consistent with the surrounding area. This will help to maintain sufficient space between homes.
- Construction of any new home(s) to be a single story so that it is consistent with the current structures located on the property. This is a like for like replacement which will help ensure the security and privacy we currently enjoy.
- Ensure that proper drainage is installed to flow directly into a storm drain. Otherwise, with the property directly behinds us, water will flow directly into our backyard.
- Keep the trees on the property intact. There are a handful of mature trees on the lot(s). We would like these to remain as they add beauty to the area and also encourage a sense of privacy between neighbors.

If the above accommodations cannot be made, then we are not supportive of re-zoning the property and would like to protest the request. We pay substantial

Letter of Opposition

property tax and HOA dues to live here. As a homeowner and citizen of Colleyville, our desire is to keep the integrity and charm of the area intact.

Thank you in advance for your consideration and for the opportunity to provide our feedback. If you have any questions or would like to contact me directly, please feel free to call me at 972-740-2989.

Sincerely,

A handwritten signature in dark ink, appearing to read "Richard Heppenstall", written in a cursive style.

Richard Heppenstall

ORDINANCE O-19-2082

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.08 ACRES, BEING TRACTS 1A01 AND 1A02, ABSTRACT 1619, IN THE S C H WITTEN SURVEY, LOCATED AT 2001 HALL-JOHNSON, FROM THE AG AGRICULTURAL DISTRICT TO THE R-20 SINGLE FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for rezoning under Case ZC19-004; and

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

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

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

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

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 1.08 acres, being Tracts 1A01 and 1A02, Abstract 1619, in the S C H Witten Survey located at 2001 Hall-Johnson Road from the AG Agricultural district to the R-20 Single Family Residential district, as depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein, and subject to the following conditions:
1. As depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of June 2019.

The second reading and public hearing being conducted on the 18th day of June 2019.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 18TH DAY OF JUNE 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:

CITY OF COLLEYVILLE

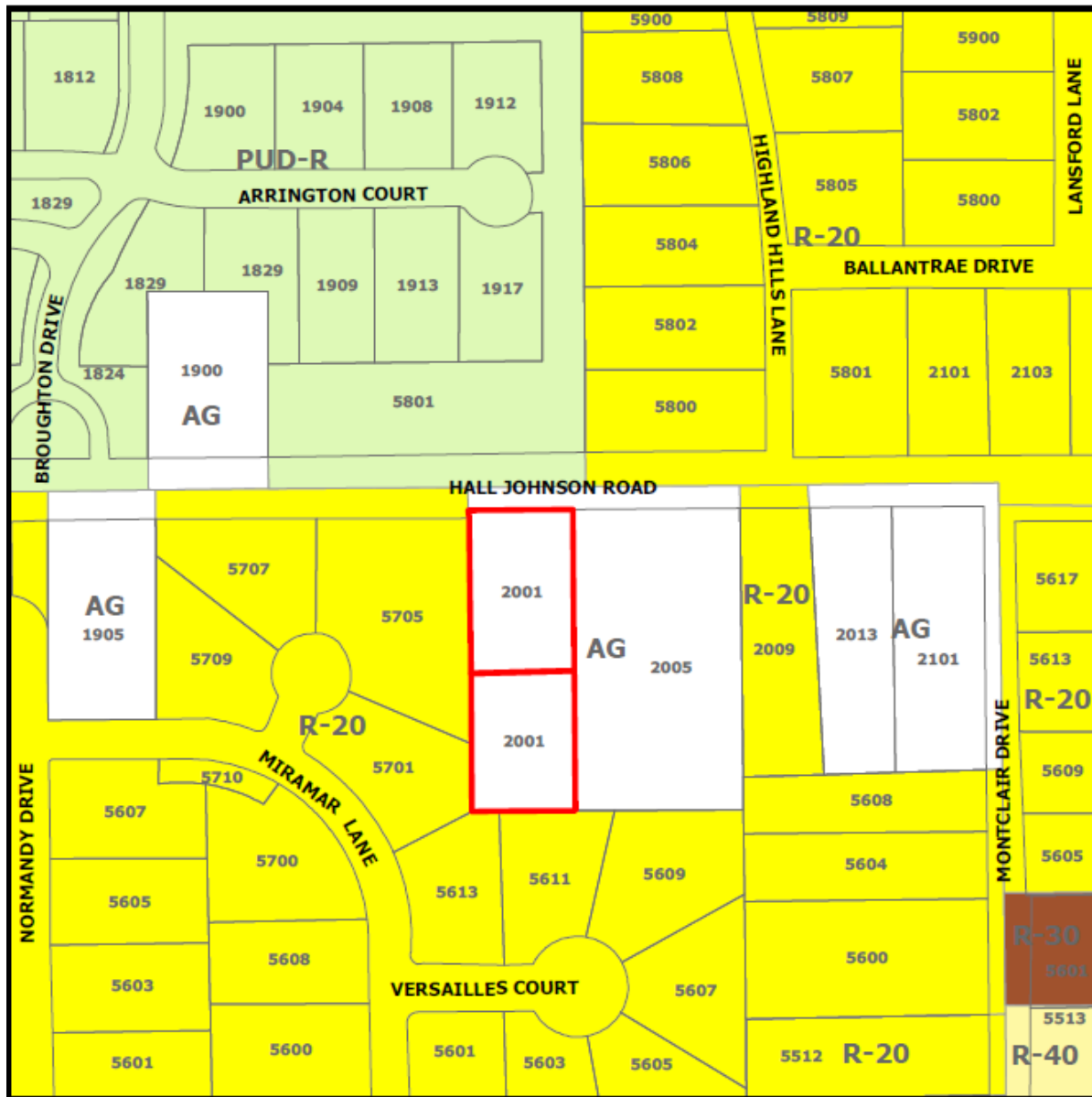
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A"- Zoning Map





City of Colleyville City Council Agenda Briefing

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

Agenda Number 5d

Agenda Date 6/4/2019

Number Ordinance O-19-2083

Type Ordinance

Department Community Development

Title

Consideration of a Special Use Permit (SUP) for Oil and Gas Extraction, specifically for a change in the ownership of the existing well on Tract 1D, Abstract 295, in the William E Crooks and Lot 1, Block 1, of the Park Place Estates, located at 7404 and 7504 Pleasant Run Road, Case ZC18-035

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading and Public Hearing

Jason Tackett, the agent for Sage Natural Resources, LLC, has submitted a request to amend a Special Use Permit (SUP) for a gas well at 7404 & 7540 Pleasant Run Road. The subject property is zoned AG-Agricultural district. Per the Land Development Code (LDC), an amendment to the SUP is a requirement for a change in ownership. Gas well drilling and production is allowed in the AG-Agricultural zoning district with the approval of an SUP.

Existing Conditions/Background: The subject property is currently developed for gas well drilling and production. In November of 2010, an SUP was approved for a gas well drilling and production (O-10-1779) on this property for 14 gas wells. The ordinance placed a 5 year time limit for all drilling activity to occur.

Proposed Zoning:

Request – The applicant requests an amendment to the existing SUP for an ownership change to the existing gas well drilling and production site in the AG-Agricultural zoning district.

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

Minimum Lot Size	130,680 square feet
Minimum Lot Width	200 feet
Minimum Lot Depth	300 feet
Front Building Line	40 feet
Side Building Line	25 feet
Rear Building Line	40 feet
Max. Lot Coverage	20%

Surrounding Development: The property to the north is zoned PUD-R and is improved with a single family residential development, the Overlook at Big Bear Creek subdivision. Properties to the east, south, and west are zoned AG-Agricultural and are utilized with single-family residential as well as agricultural uses.

Proposed Use: According to the Statement of Planning Objectives, the 13.7 acres of land was acquired by Sage Natural Resources, LLC, and they wish to maintain the current site with no changes to it at this time.

Ordinance – Chapter 3.1 (Oil and Gas Well Drilling and Production) of the Land Development Code identifies the purpose of a Special Use Permit as:

Operator: The person listed on the railroad commission form W-1 or form P-4 for a well as the person that is, has applied for, or will be, actually in charge and in control of drilling, maintaining, operating, pumping or controlling any well including, without limitation, a unit operator. If the operator, as defined herein, for any well is not the lessee of any premises affected by the provisions of this Chapter, then such lessee shall also be deemed to be an operator. In the event there is no oil and gas lease relating to any premises affected by this Chapter, the owner of the fee mineral estate in the premises shall also be deemed an operator.

Section 3.1 – 145 Standards for Oil and Gas Well Drilling and Production

E. Phasing of Drilling and Production and General Special Use Permit Provisions

1. Any SUP authorized under this ordinance shall only be granted to the entity named on the original application and may not be transferred to any other entity without the approval of the City Council. City Council approval shall be required for any change in ownership of the entity named on the SUP application for any SUP granted under this chapter.

Analysis – The SUP request up for consideration is consistent with the requirements of Chapter 3.1 of the Land Development Code. Based on the information provided by the applicant, the use of the land would remain in its current state. If the applicant desired to change the state of the site, an additional SUP and its respective permit processes would have to be pursued.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for residential 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.

Staff Recommendation: The proposed request is for a change in ownership only with no site changes proposed. Staff recommends approval of the Special Use Permit.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval of the request with prejudice with conditions that: 1) information be provided by the applicant regarding mineral rights; 2) a revised site plan be provided; and 3) information be provided by the applicant and/or staff regarding production of the wells by a vote of 5-1.

Financial Impact

There is no financial impact to the City.

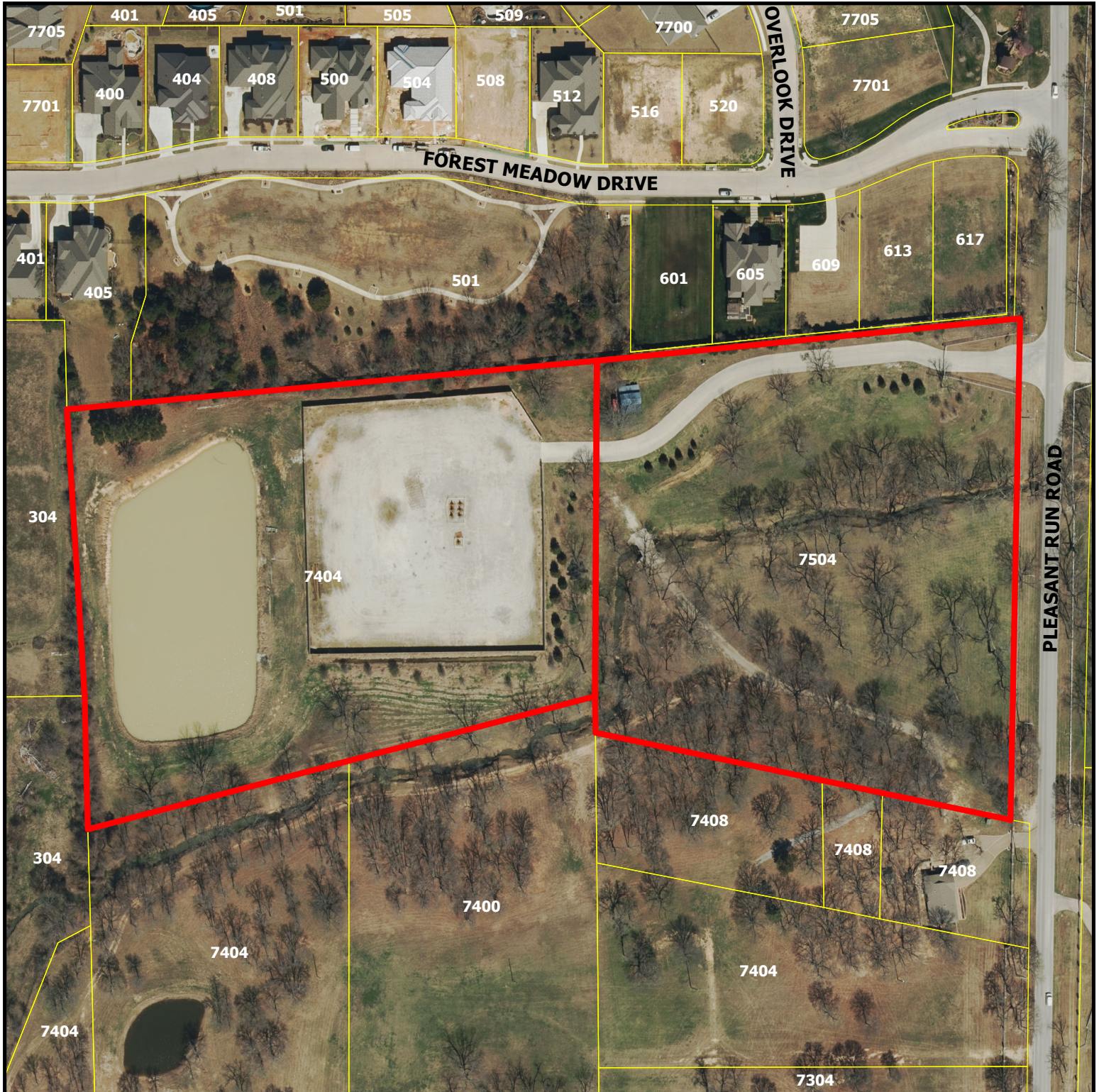
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Exhibits - Updated
5. Statement of Planning Objective
6. Ordinances O-10-1779
7. Notification Map
8. Notification List
9. Zoning Property Owner Notification
10. Letters of Opposition
11. Inquiry Letter from Property Owner
12. Applicant's Response - Email 5.10.19
13. Sage LDAR - Leak Detection Plan 2019
14. Sage Trinity Noise Management Plan May 2019
15. Gas Well Production Reports
16. Ordinance O-19-2083

Aerial Map



ZC18-035

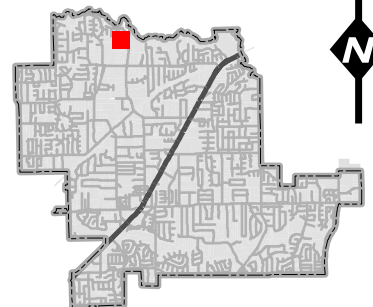
7404 and 7504 Pleasant Run Road

DISCLAIMER:

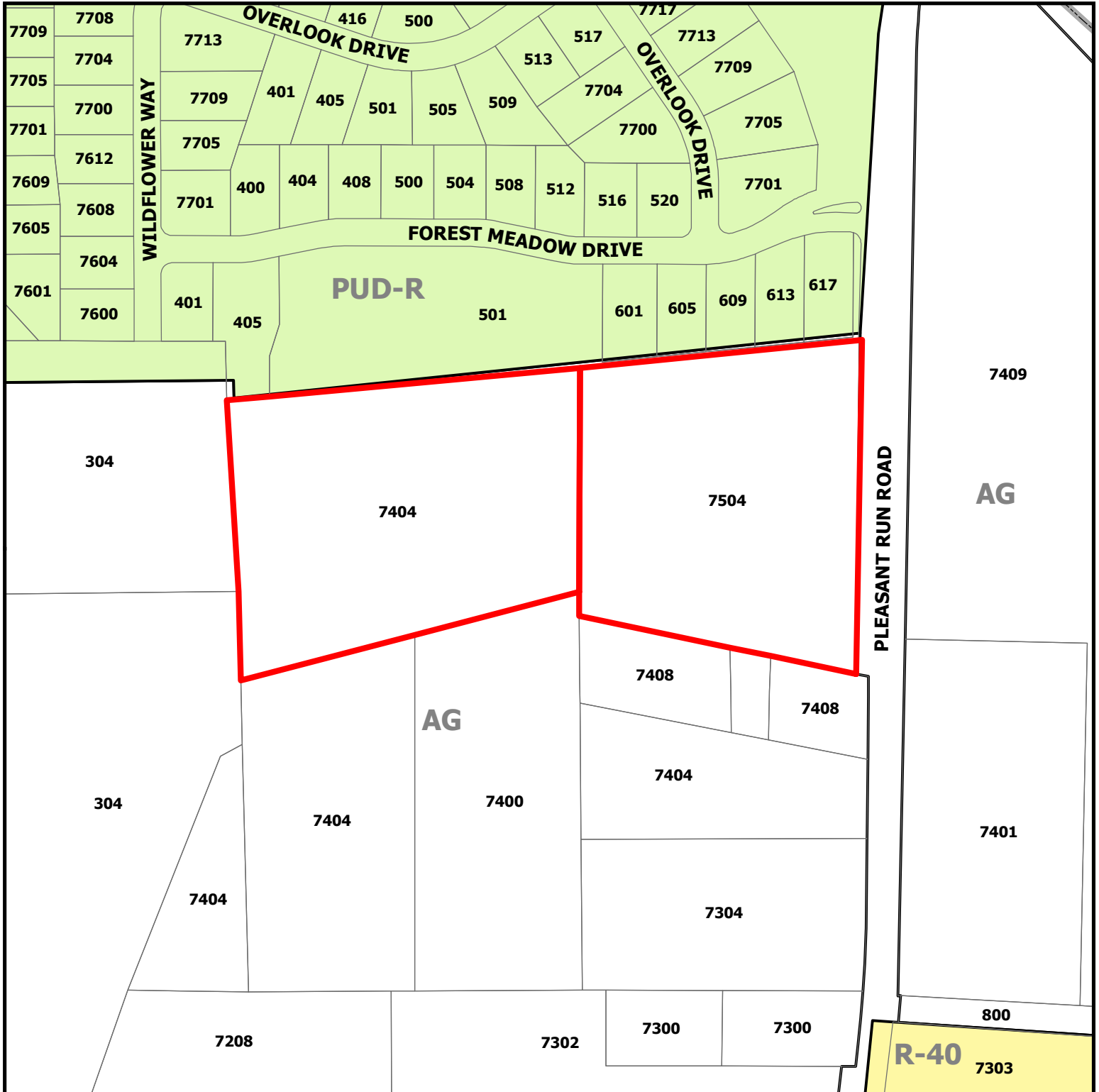
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



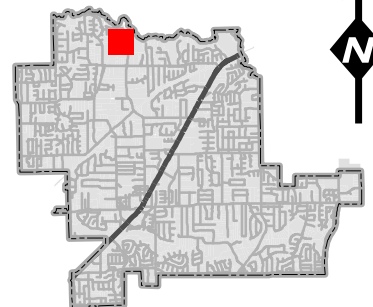
ZC18-035

7404 and 7504 Pleasant Run Road

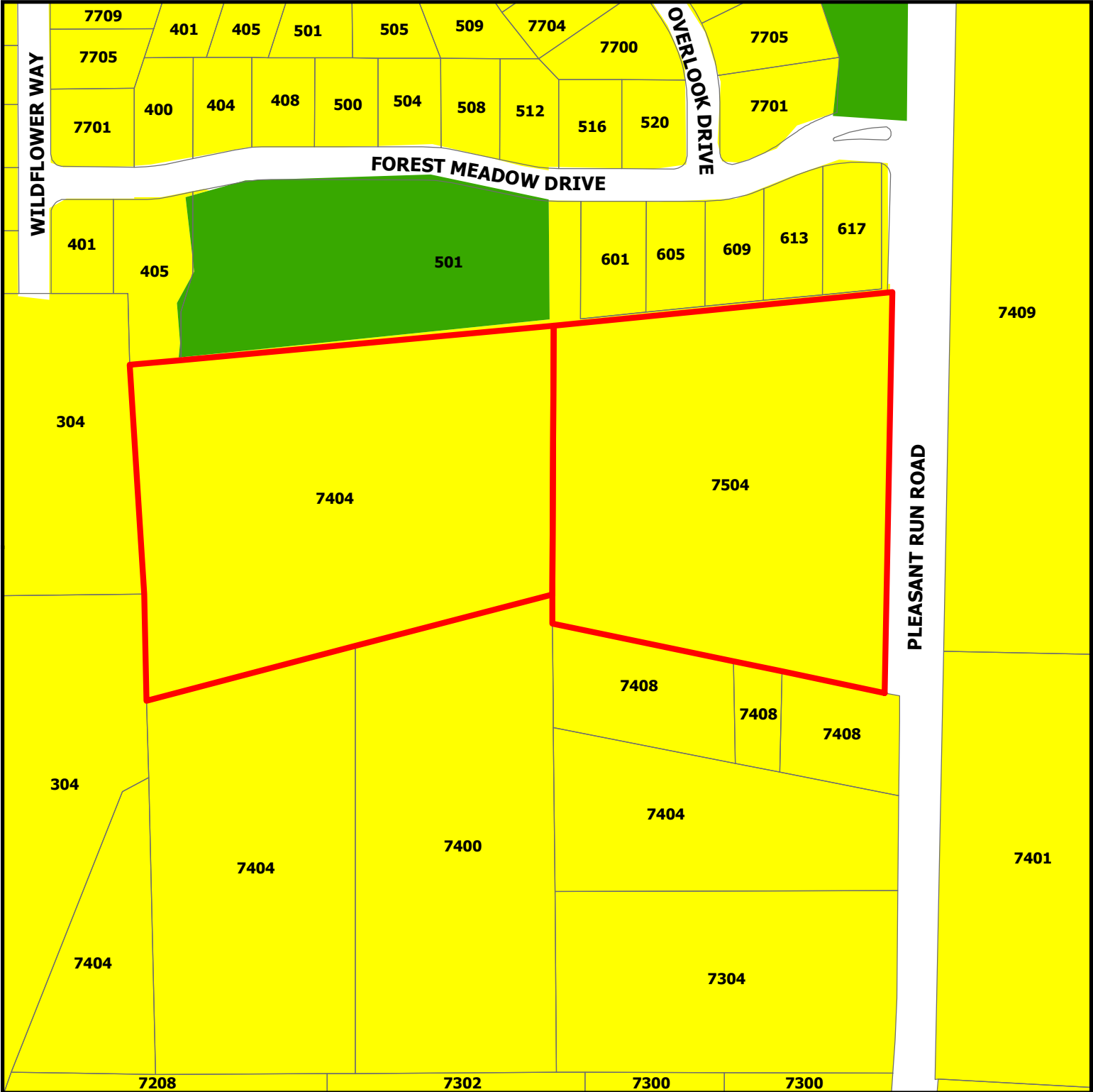
DISCLAIMER:
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Subject Property



Future Land Use Map

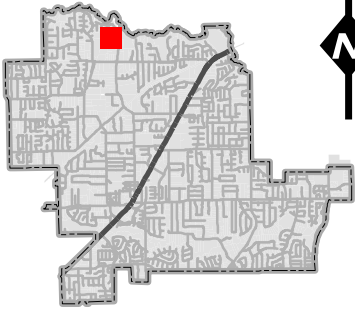


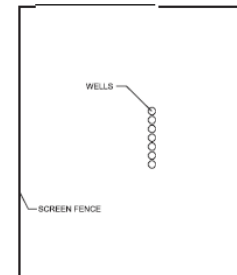
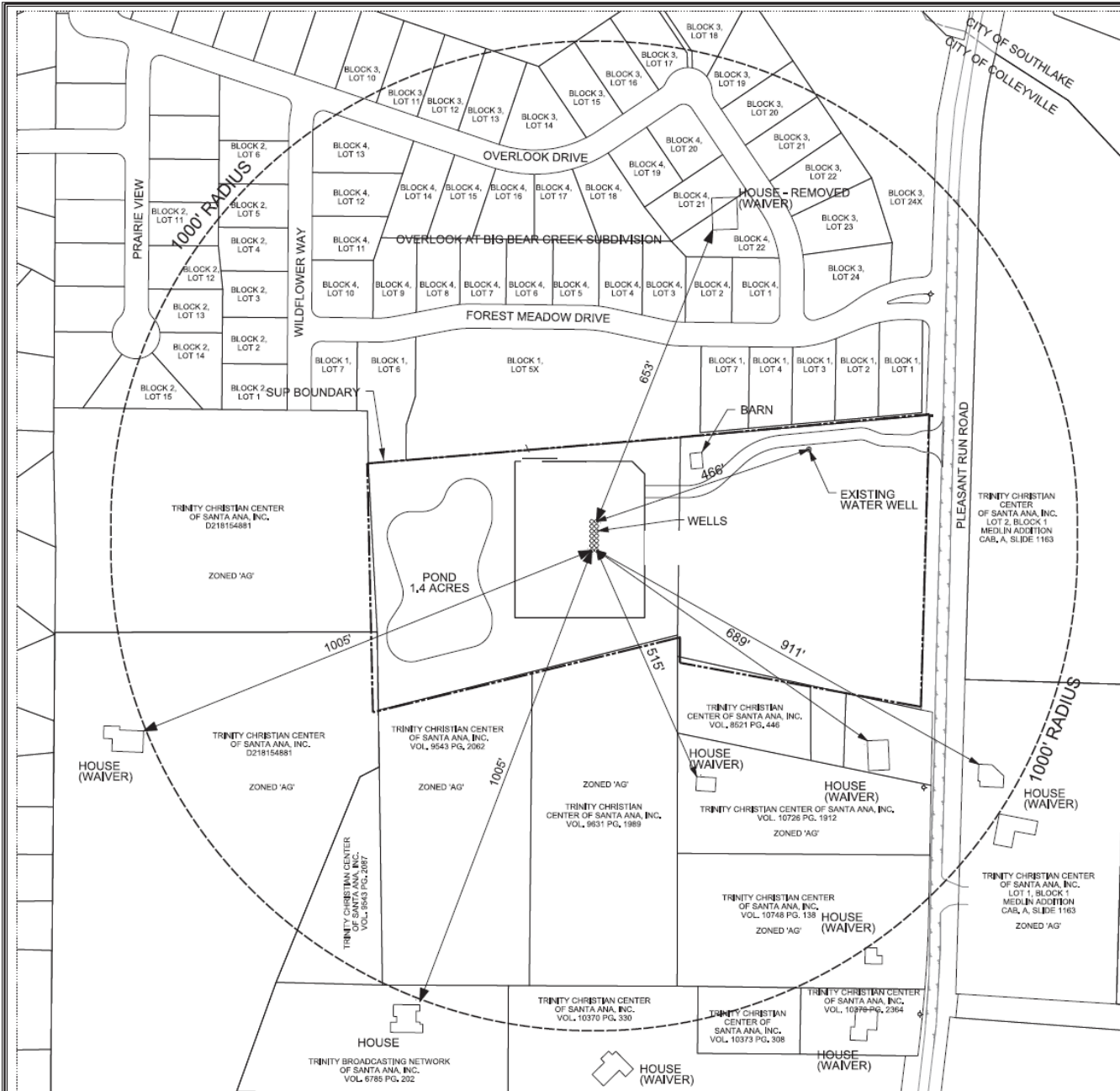
ZC18-035

7404 and 7504 Pleasant Run Road

DISCLAIMER:
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-  Subject Property
-  Residential
-  Open Space; Parks





OPERATION SITE (TYP)
SCALE 1/4" = 100'

TCC PAD SITE

CITY OF COLLEYVILLE, TEXAS

APPLICANT / OPERATOR:



TWO WARREN PLACE
6120 S. YALE AVENUE, STE. 900
TULSA, OK 74136
PHONE: 917-900-6445

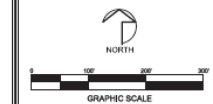


9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TX 76177
PHONE: 817-562-3350
TBP# FIRM NO. 12207
TBP#S FIRM NO. 15177789

PROPERTY OWNER/MINERAL OWNER:

TRINITY CHRISTIAN CENTER
OF SANTA ANA, INC.
2442 MICHELLE DRIVE
TUSTIN, CALIFORNIA 92780

PROJECT NO. SNR1801
FILE PATH: Q:\05\SNR1801_Sup_A_TCC
DRAWN BY: CAH
REVIEWED BY: AAH
DATE: JANUARY 15, 2019
REV: OPERATOR TRANSFER



SHEET CONTENT

SUP SITE PLAN 'A'

13.241 ACRES OUT OF THE
W.E. CROOKS SURVEY
ABSTRACT NUMBER 295,
CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS
JULY 2010

ZONING CHANGE FROM 'AG' TO
SUP GAS WELL DRILLING
AND PRODUCTION

SHEET NO. 1 OF 2

Statement of Planning Objectives



12/19/18

Jacquelyn Reyff
City of Colleyville
100 Main Street
Colleyville, Texas 76034

Re: Statement of Planning Objective (Trinity Unit)

Dear Jacquelyn,

At this time, referring to the Trinity Unit, Sage Natural Resources is continuing to evaluate the viability of these assets and will maintain the gates and existing infrastructure in the interim. Currently, there is no plan to make any changes to the site or its use.

Sincerely,

A handwritten signature in black ink, appearing to read "Karen Franklin", written over a horizontal line.

Karen Franklin
Production Coordinator

ORDINANCE O-10-1779

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AS HERETOFORE AMENDED; BY AMENDING THE OFFICIAL ZONING MAP BY AUTHORIZING A SPECIAL USE PERMIT FOR A GAS WELL ON 13.2 ACRES LOCATED IN THE WILLIAM E. CROOKS SURVEY, ABSTRACT NUMBER 295 AND LOT 1, BLOCK 1, PARK PLACE ESTATES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit under Case No. ZC10-022; 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 to, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in

the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by amending the official zoning map by authorizing a Special Use Permit for a Gas Well on 13.2 acres located in the William E. Crooks Survey, Abstract Number 295 and the Lot 1, Block 1, Park Place Estates, shown on Exhibit "A" and described in Exhibit "B".
- Sec. 3. THAT the above described tract of land shown on Exhibit "A" and described in Exhibit "B" 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 (SUP) shall be for a gas well to include drilling and production as described in Exhibit "C".
- b. The gas well authorized by this SUP shall meet all requirements of the Land Development Code except where amended herein. Additionally, the gas well shall meet all related regulatory requirements of the State of Texas and the Federal Government.
- c. Effective on the approval date of this ordinance, all provisions of Chapter 3.1-Oil and Gas Well Drilling and Production in the Land Development Code as they exist on said date are hereby adopted by reference through the passage of this ordinance.
- d. All wells approved by this ordinance shall be drilled no later than five years from the date of approval of this ordinance.

2. Site Plan

- a. The layout of all equipment, tanks and access roads shall be consistent with the site plans labeled as Exhibits "D" and "E".
- b. The well drilling and production site shall contain no more than 2 acres as shown on Exhibits "D" and "E".

3. Drilling Activities

- a. The primary drilling apparatus shall not exceed 160 feet in height.
- c. A 1.4 acre fresh water pit shall be installed during the drilling process and shall be stocked with fish in order to mitigate for any mosquito breeding.
- d. Prior to the commencement of drilling activities, the existing six (6) inch water line that services the property shall be upgraded to a minimum eight (8) inch water line. In lieu of installation, funds equaling the cost of installation may be placed into escrow with the City for future installation.
- e. Any equipment or well leaks shall be reported to the administrative officer immediately and shall be posted on the City's website within 24 hours.
- f. The Fire Marshal shall be provided with any state of the art equipment necessary in order to determine equipment leakage; either airborne or waterborne.

4. Production

- a. The production pad shall contain no more than 14 water storage tanks. The tanks shall be no larger than 16 feet in diameter and eight (8) feet in height. The production site shall generally be laid out per Exhibits "D" and "E".

5. Access and Transportation

- a. The truck transportation route for all trucks over one-ton that will access this site be as follows: Southbound State Highway 26 to Tinker Road, thence west on Tinker Road to Pleasant Run Road, thence north on Pleasant Run Road to the site entrance. The route exiting the site shall follow the route to the site in reverse.
- b. During drilling operations there shall be no more than 35 truckloads over

a three-day period between the hours of 7:00 a.m. and 7:00 p.m. with an average of 1.5 trucks per hour for both move-in and move-out. Otherwise, there shall be no more than ten personal vehicles entering and leaving the site for 10 workers on a daily basis.

- c. During the fracturing (completion) process, there shall be no more than 20 truckloads per day over a maximum 11-day period between the hours of 7:00 a.m. and 7:00 p.m. with an average of 1.5 trucks per hour.
- d. During the production phase, there shall be no more than 0.5 trucks per day per well.
- e. The access road to the well site shall be composed of an all-weather, 25 foot wide, concrete surface. There shall be adequate space provided for emergency vehicles to turnaround on the pad site at all times. The turnaround dimensions shall meet the minimum requirements of the Land Development Code.
- f. The gate for the site shall be composed of decorative wrought iron and shall be located 85 feet back from Pleasant Run Road. At a minimum the gate shall meet the minimum requirements for gates in Chapter 14-Engineering Design of the Land Development Code.

6. Landscaping

- a. All landscaping shall be installed as shown and described in the attached Exhibit "F" and as required in Chapter 3.1 of the Land Development Code prior to the commencement of any well production.

7. Lighting

- a. All site lighting shall illuminate onto the site and shall not directly illuminate onto any surrounding properties or onto the property owner's residence. Drilling rig lighting shall not be a nuisance and shall illuminate at the minimum level of lighting allowed by the State of Texas for drilling rigs.

8. Environmental Impact

- a. All erosion control shall, at a minimum, meet the erosion control plan attached as Exhibit "G". Additionally, all stormwater run-off from the pad site shall contain no pollutants. There shall, at a minimum, be spill berms and containment rings surrounding all drilling and production equipment in order to mitigate point-source pollution from all surrounding watersheds.

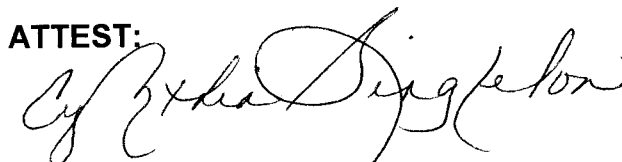
- b. At a minimum, airborne emissions of pollutants shall be mitigated per the emission control plan described in Exhibit "H".
 - c. In order to insure compliance with all state and federal air quality standards an independent, third-party air quality inspection company shall perform periodic air-quality inspections, including measurements of airborne volatile organic compounds, at the site area prior to drilling operation and during all phases of drilling and production operations. The determination of measurement points, compounds to be measured, the frequency of inspections, threshold limits, as well as baseline measurements of pre-drilling ambient air quality shall be performed by the inspection company. The company shall be chosen and contracted by the City of Colleyville. The gas well operator shall reimburse the City of Colleyville for said contracted services upon receipt of invoice from the City of Colleyville. At a minimum, in the event that a measurement exceeds an established threshold, the appropriate state and/or federal air-quality enforcement agency shall be notified of the measurement within 24 hours of the observation.
 - d. There shall be no mud or dirt laid upon any City street as a result of the activity authorized by this SUP. Any mud or dirt created shall be removed by the operator from streets immediately.
9. Pipeline. The planned pipeline route is shown on Exhibit "I". Changes to the portion of the route within the City's corporate limits will be addressed through the pipeline permitting process, and shall not require an amendment to this ordinance. The portion of the pipeline within the City's corporate limits will be regulated by the City's pipeline ordinance and other applicable local, state, and federal regulations in effect at the time the pipeline operator files an administratively complete application for a pipeline permit. Approval of this ordinance confers no vested rights or other rights on the pipeline operator with respect to the construction of the pipeline. If changes are proposed to the portion of the pipeline within the City's corporate limits, the gas well operator will cooperate with the City and the pipeline operator, if requested, to assist in selecting a mutually acceptable route within the City's corporate limits.
10. Waivers. The well bore setback requirements for all structures within 1,000 feet of the gas well bores approved by this ordinance are hereby waived. This waiver shall only apply to all structures existing as of the date of approval of this ordinance.

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

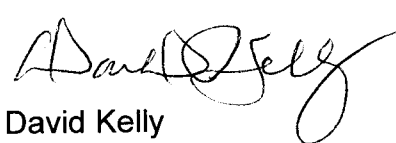
AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of November 2010.

The second reading and public hearing being conducted on the 16th day of November 2010.

ATTEST:

Cynthia Singleton, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit A - Zoning and Location Map

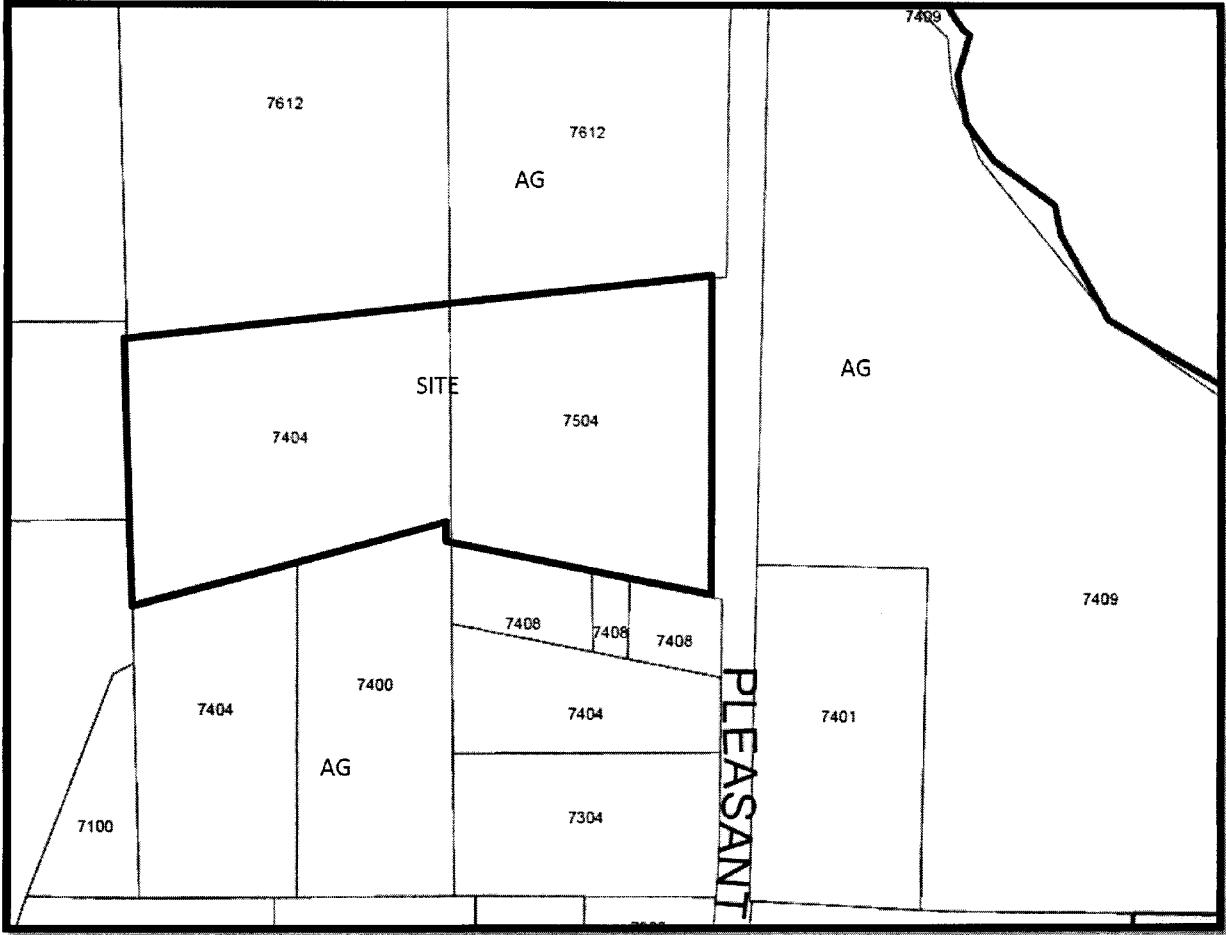


Exhibit B – Legal Description

TRACT 1

BEING all of Lot 1, Block 1, Park Place Estates, as recorded in Volume 388-176, Page 14, Plat Records, Tarrant County, Texas and being 275.081 square feet, or 6.315 acres of land more or less.

TRACT 2

BEING a tract of land situated in the W.E. Crooks Survey, Abstract Number 295, Tarrant County, Texas, and being a portion of that certain tract of land described by deed to Trinity Christian Center of Santa Ana, Inc., as recorded in Volume 9325, Page 1004, County Records, Tarrant County, Texas, and being more particularly described by the metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the northwest corner of said Trinity Christian Center Tract;

THENCE N 84 deg. 38 min. 58 sec. E, 651.64 feet;

THENCE S 00 deg. 43 min. 21 sec. E, 416.52 feet;

THENCE S 75 deg. 43 min. 33 sec. W, 657.74 feet;

THENCE N 01 deg. 50 min. 17 sec. W, 518.16 feet to the **POINT OF BEGINNING**, and containing 301,676 square feet, or 6.926 acres of land more or less.

Total Area= Tract 1 and 2: 13.241 Acres of land more or less.

Exhibit C – Statement of Planning Objectives

STATEMENT OF PLANNING OBJECTIVES

TITAN OPERATING, LLC TCC SUP

PLANNING OBJECTIVE

The purpose of this SUP is to establish a well site, a frac pond, and access road for the drilling, completion, and operating of multiple gas wells within the areas designated by the SUP Site Plan.

WELL SITE LOCATION

The well site location for the Titan TCC wells is identified on the SUP Site Plan. Titan will drill multiple horizontal wells from the proposed well site to develop approximately 1300 acres of Titan leases. The proposed gas development will focus on the Barnett Shale, encountered at subsurface depths at approximately 8,900 feet.

VEHICULAR ACCESS TO THE WELL SITE LOCATION

Vehicular access to the well site will be from SH 26, west on Tinker, north on Pleasant Run Road, to the well site entrance.

The drive approach from Pleasant Run Road will be constructed of concrete. At the entry, a double gate will be recessed into the property to accommodate truck movements from the roadway onto the lease road. Fire access will be provided and the road will be maintained in accordance with all local, state and federal requirements.

DEVELOPMENT PHASING

Titan Operating anticipates the initial construction on the TCC pad site to begin January, 2011. After construction of the pad site Titan anticipates the drilling of 3 wells; each of which will take approximately 30 days. After the initial test Titan anticipates drilling a total of approximately 14 wells off the site over the next 5 to 7 years. All producing wells will be plugged at the end of their economic life. All plugging will be in accordance with applicable Texas Railroad Commission regulations.

ACCESSORY STRUCTURES

Accessory uses for the proposed gas development will include well heads, storage tanks, separation facilities, and other uses necessary and customary to gas development.

During drilling operations, all equipment will be secured by a chain link fence with a secured entrance gate. A reflective sign will be posted at the drill site and operations site identifying the entrance to the site and include the well names and numbers, name of the operator, emergency 911 number, and the telephone numbers for 24 hour emergency contacts.

No refining, except for gas dehydrating and physical phase separation will take place on this site. Temporary diesel fuel tanks, generators, construction trailers, steel mud pits, pipe racks, and drilling rig will be located within the drilling pad site. The drilling rig and associated drilling

Exhibit C – Statement of Planning Objectives (Cont.)

equipment shall be removed from the well site as soon as practical after completion of the well or drilling activities.

WATER CONSUMPTION

Once well permits have been obtained from the Texas Railroad Commission and the road and drill site are constructed, drilling can commence. The drilling of each well will require approximately 420,000 gallons of water over a three (3) week period.

Once a well has been drilled and determined to have the potential for commercial production, the completion process will begin. In order for the Barnett Shale to be commercially productive it must be fracture stimulated. This involves pumping a large amount of water at high pressure into the formation to create a fracture in the rock. A small amount of sand is mixed with the water to hold the fracture open once the procedure is complete. This permits the gas to flow more easily from the rock into the well bore. Each fracture stimulation requires approximately 4.2 million gallons of water. Once the water is in place, the actual stimulation process will take approximately eight (8) hours.

Water for the drilling, as well as the fracture stimulation, will come from a proposed frac pond of approximately 1.4 acres to be constructed by the operator, with water purchased from the City or well water. The water stored in this pond will service multiple wells.

WASTE CONTROL

Water and drilling mud utilized during the drilling of the wells will be initially stored in closed-loop drilling fluid systems located on the pad site. Ultimately, the water and drilling mud will be removed by truck and disposed of in accordance with the requirements of the Texas Railroad Commission.

Produced water from gas production will be stored in 250 – barrel (bbl) tanks within the well site location. The tanks will be located within a secondary containment ring with a non-permeable berm or liner capable of holding one and one-half (1-1/2) times the capacity of the largest tank. Drip pots will be located at pump out connections to contain the liquids from the storage tank. The tanks will also be equipped with a sensing device that will shut off the well should the tank become full. The contents of the tank will be emptied by a commercial operator and disposed of in accordance with the requirements of the Texas Railroad Commission.

FIRE PROTECTION

All fire suppression and prevention equipment required by an applicable federal state or local law will be provided and maintained by the Operator.

All contractors will have portable fire extinguishers at the drill site and fire extinguishers will be located at various locations at the drill site.

The tank battery facility will be equipped with a remote foam line utilizing a two and one-half (2.5) inch National Standard Hose Thread female inlet connection in locations approved by the Fire Department.

A lightning arrestor system will be installed according to the most current edition of the National Electrical Code.

At any gate enclosure, the City Fire Marshal will be provided a knox box with a key for emergency access.

Exhibit C – Statement of Planning Objectives (Cont.)

DRAINAGE

Well-heads, meters, storage tanks, separation facilities, or other post drilling and completion permanent above ground facilities will be located on a drill site that is graded in such a manner to be elevated above the 100-year floodplain. Erosion control shall comply with the erosion control plan approved by the City.

ENVIRONMENTAL

The proposed gas development will be in compliance with all state and federal environmental regulations and will not adversely affect the floodplain, drainage patterns, or water quality.

Damage to public thoroughfares adjacent to this lease area directly caused by the proposed gas development will be restored to city standards, as applicable, as each well is completed. Any damage that poses a safety hazard will be repaired immediately. Any substantial accumulations of dirt, dust, or other debris deposited on public thoroughfares by gas development will be removed. Dust, if significant, will be suppressed by using water or other dust suppressants.

Drilling and production operations shall be conducted in a manner to minimize noise levels. Noise from drilling, completion and rework operations are limited in time from a few days to a few weeks. Noise from drilling activities will not exceed sixty five (65) decibels at any point three hundred (300) feet from the boundary of the drill site. Noise from fracturing operations will not exceed eighty five (85) decibels at any point three hundred (300) feet from the boundary of the drill site. Noise from the operation site will not exceed fifty five (55) decibels beyond the boundaries shown on the associated site plan.

Lighting will be shielded and directional toward the well site so that it will not disturb, be a nuisance, or safety hazard to adjacent properties, residential areas, or public thoroughfares.

SCREENING

Per City ordinance, the equipment on the operation site will be screened from public view by a combination of screening shrubs that will be installed completely around the well site and the required screen fence. Irrigation will be installed as necessary. All plant material will be kept in an attractive state and in good condition.

Exhibit C – Statement of Planning Objectives (Cont.)

DEVELOPMENT SCHEDULE

Titan Operating anticipates the initial construction on the TCC pad site to begin the 4th quarter of 2010. After construction of the pad site Titan anticipates the drilling of 2 to 4 wells; each of which will take approximately 30 days. After the initial test Titan anticipates drilling a total of approximately 14 wells off the site over the next 5 to 7 years.

ECONOMIC DEVELOPMENT INFORMATION

Titan Operating has spent approximately \$108,300,000 in lease bonus dollars in the City of Colleyville to date. Titan has also donated approximately \$300,000 to local charities. Titan estimates that a typical well drilled off the pad site will generate approximately \$230,000 per well in ad valorem taxes for the city over a 15 year period.

Exhibit D – Site Plan A

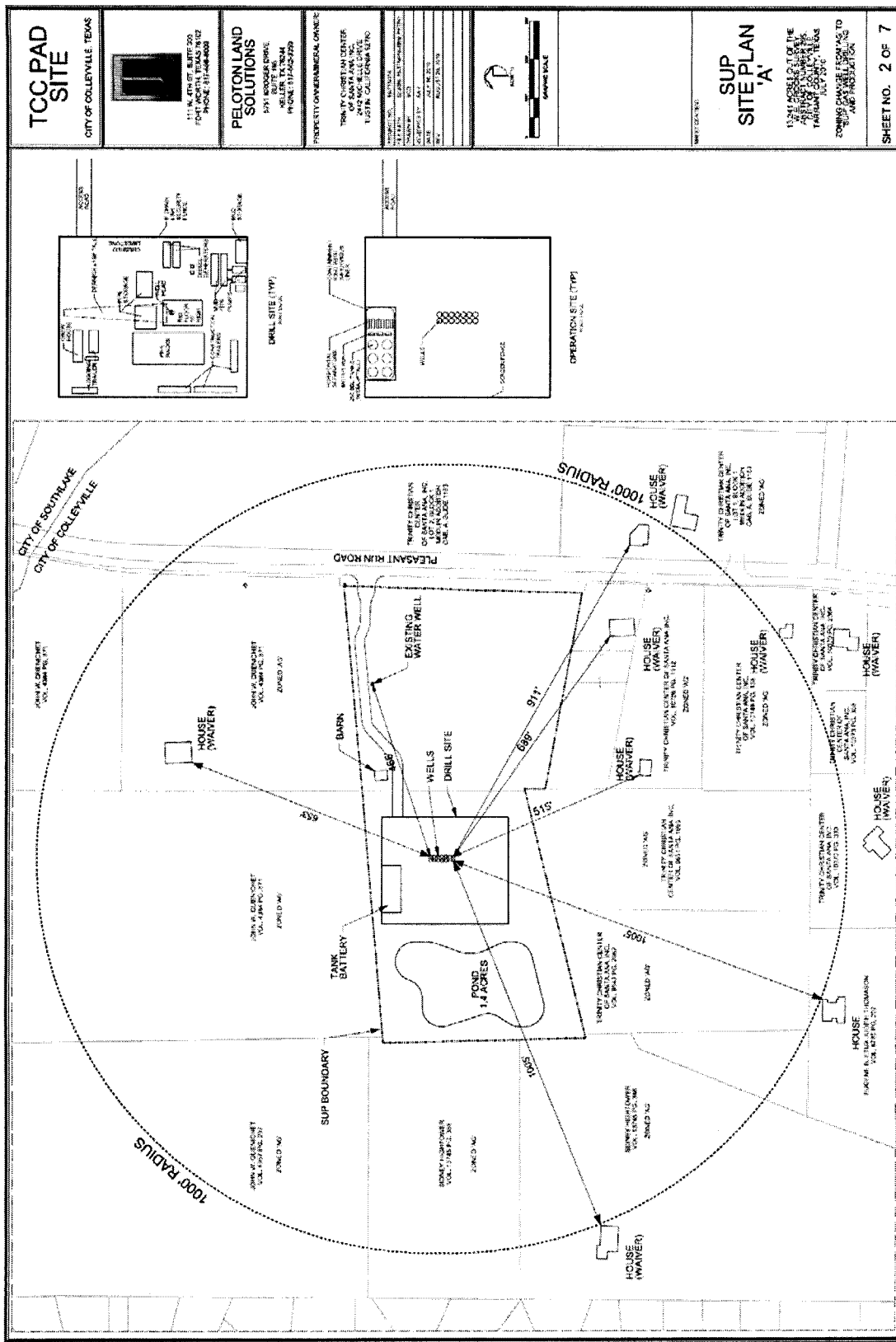
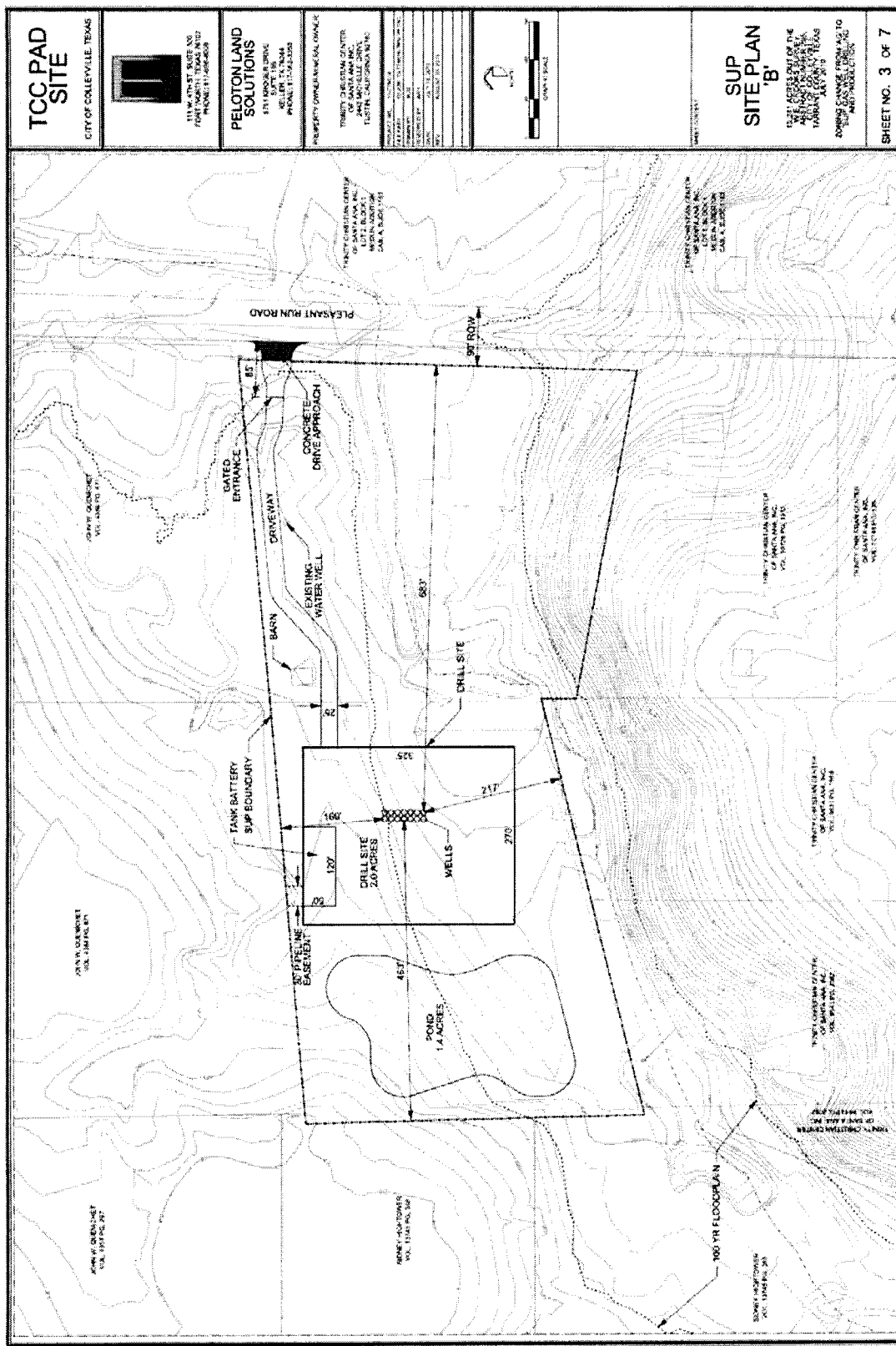


Exhibit E – Site Plan B



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Exhibit G – Grading and Erosion Control Plan

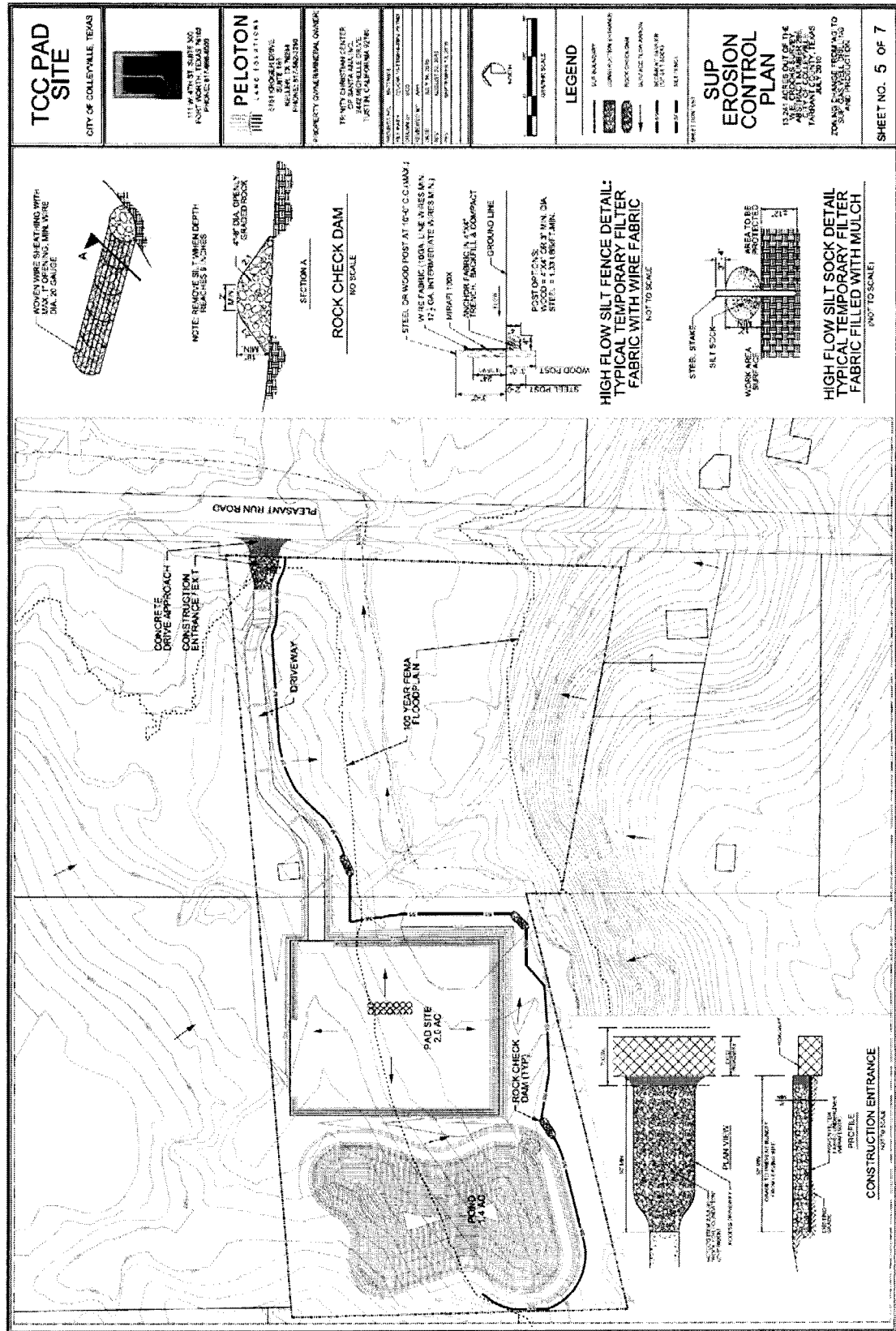


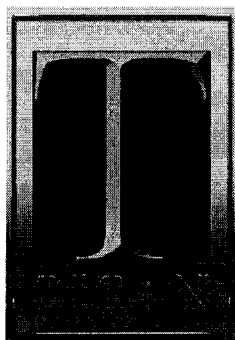
Exhibit H – Emission Control Plan

BREITLING CONSULTING, LLC
IN COOPERATION WITH PELOTON LAND SOLUTIONS, LLLP

EMISSION REDUCTION / CONTROL PLAN

**TCC WELL PAD
COLLEYVILLE, TARRANT COUNTY, TEXAS**

PREPARED FOR:



**TITAN OPERATING, LLC.
111 W. 4TH STREET, SUITE 300
FORT WORTH, TEXAS 76102-3951**

9/29/2010

P.O. BOX 969 BURLESON, TEXAS 76097 · 817-680-6956 · WWW.BREITLINGCONSULTING.COM

Exhibit H – Emission Control Plan (Cont.)

Facility

Trinity Christian Center (TCC) Well Pad
Colleyville, Tarrant County, Texas

Well #1-H – 3H
Latitude: 32.916991
Longitude: -97.160009

Operator

Titan Operating, LLC. (Titan)
111 W. 4th Street, Suite 300
Fort Worth, Texas 76102-3951

Production Phase Equipment – assuming 3 wells

6 Produced Water Tanks-250 bbl capacity
1 Mobile Frac Tank-500 bbl capacity
3 Horizontal Separators

1.0 Best Management Practices

Emissions sources at the TCC Well Pad include the equipment listed in *Section 1.0* as well as fugitive components. The following Best Management Practices (BMPs) will be implemented in order to minimize emissions to a level that is technically feasible and economically reasonable. Every practical effort will be made to monitor equipment for leaks, implement reliable pollution prevention work practices, and reduce emissions.

Operations

- Operate all equipment with the potential to emit air contaminants at least 50 feet from the nearest property line or the nearest receptor (whichever is closer), excluding any valve that is used for isolation and or safety purposes.
- Each open-ended valve or line will be equipped with a cap, blind flange, plug, or a second valve to seal the line so that no leakage of emissions occurs unless otherwise required to maintain safe operations in a vessel or pipeline.
- Tank hatches, not designed to be completely sealed, will remain closed (but not completely sealed in order to maintain safe design functionality) except for sampling or planned maintenance activities.
- The site will be visited daily by operations personnel who will conduct visual equipment checks.
- The site will be equipped with a remotely monitored alarm system that will automatically shutdown key equipment if significant leaks or operational problems occur.
- All equipment with the potential to emit air contaminants will be maintained in good working order and operated properly.
- All seals and gaskets will be installed, checked, and properly maintained to prevent leaking.

Maintenance

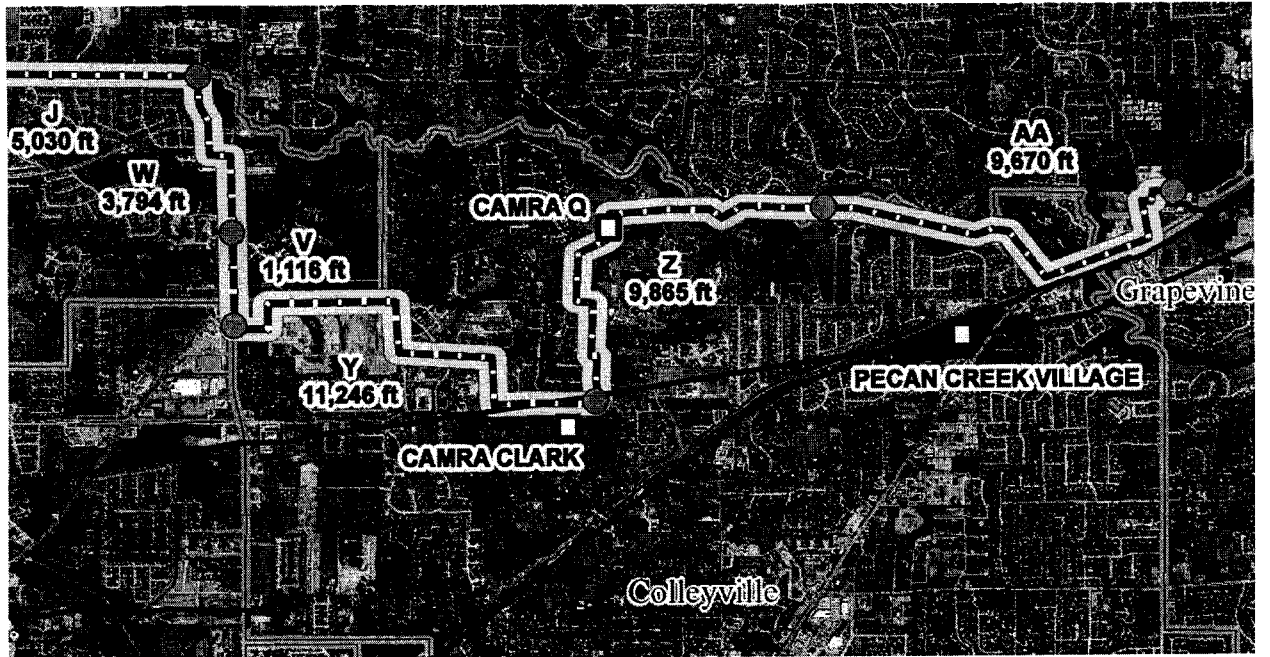
Exhibit H – Emission Control Plan (Cont.)

- A program to replace, repair, and/or maintain equipment to keep them in good working order will be established and maintained, including: (1) manufacturer's specifications and recommended programs applicable to equipment performance and effect on emissions; (2) cleaning and inspection of all equipment; and (3) replacement and repair of equipment on schedules which prevent equipment failures and maintain performance.
- During planned downtime of any capture, recovery, or control device, gas streams will be redirected to another control or recovery device.
- Every reasonable effort will be made to repair a leaking component. Initial action will be to isolate the leaking component and conduct the repair within 48 hours. If the leaking component cannot be isolated or the repair cannot be made within 48 hours, then the well will be shut in until repairs can be made. If the repair of a component would require a unit shutdown, which would create more emissions than the repair would eliminate, the repair will be delayed until the next planned shutdown.
- To the extent that good engineering practices will permit, new and reworked valves and piping connections will be located in a place that is reasonably accessible for leak checking during well operations.

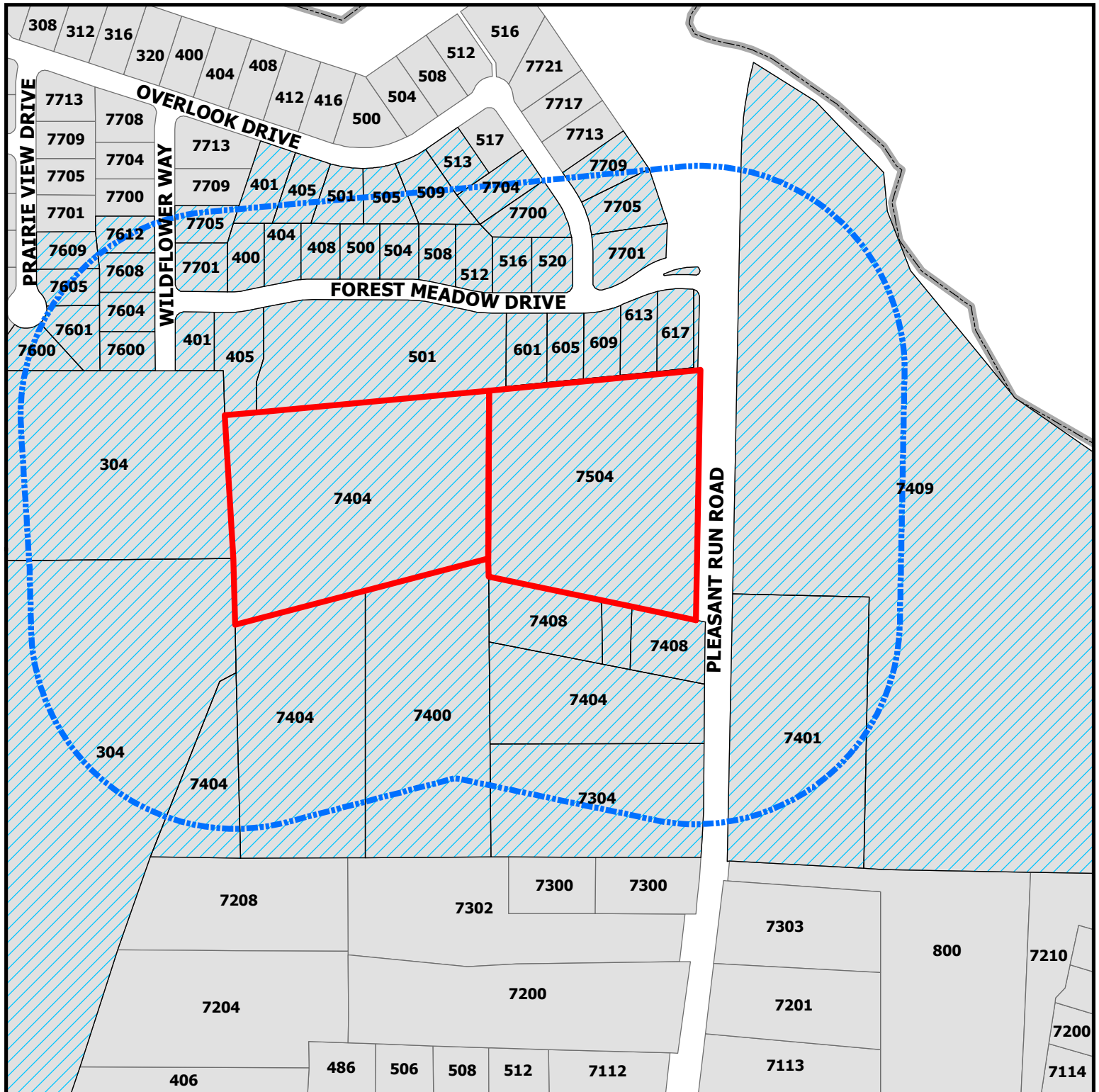
Voluntary Leak Detection and Repair (LDAR) Program

- All fugitive components will be inspected by audio, visual, and olfactory (AVO) observation, at intervals not exceeding 15 months, but at least once each calendar year. Such inspections will also include monitoring for leaking components using either (1) the EPA Test Method 21 using a portable analyzer set at 10,000 ppmv leak detection limit or (2) the Alternative Work Practice for monitoring equipment for leaks found in 40 CFR §60.18(g)-(i) using an optical gas imaging instrument with a detection sensitivity level of no greater than 60 grams per hour.
- Damaged or leaking valves, connectors, pumps, compressors, and agitator seals found to be emitting VOCs in excess of 10,000 ppmv as determined using a portable analyzer, found by AVO inspection to be leaking (e.g., dripping process fluids), or found leaking using the AWP will be tagged and replaced or repaired.

EXHIBIT I - PLANNED PIPELINE ROUTE



Notification Map

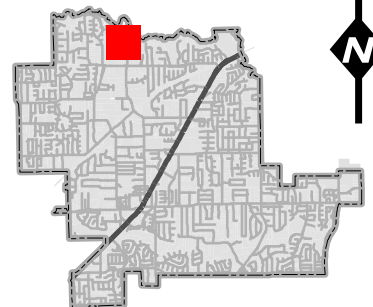


ZC18-035

7404 and 7504 Pleasant Run Road

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

-  Subject Property
-  500ft Buffer
-  Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
SESSION, NANCY	7605 PRAIRIE VIEW DR	COLLEYVILLE, TX	76034	7605 PRAIRIE VIEW DR
WOMELDORPH, CRAIG	7705 OVERLOOK DR	COLLEYVILLE, TX	76034	7705 OVERLOOK DR
TRINITY CHRIS CTR SANTA ANA	2442 MICHELLE DR	TUSTIN, CA	92780	7408 PLEASANT RUN RD
THOMAS, MICHAEL	516 FOREST MEADOW DR	COLLEYVILLE, TX	76034	516 FOREST MEADOW DR
TRINITY CHRISTIAN CENTER	2442 MICHELLE DR	TUSTIN, CA	92780	7404 PLEASANT RUN RD
CHIQUEITO, GILBERT	520 FOREST MEADOW DR	COLLEYVILLE, TX	76034	520 FOREST MEADOW DR
SHORI, BALRAJ	400 FOREST MEADOW DR	COLLEYVILLE, TX	76034	400 FOREST MEADOW DR
MINHAS, NAVEEN	508 FOREST MEADOW DR	COLLEYVILLE, TX	76034	508 FOREST MEADOW DR
TOLL DALLAS TX LLC	250 GIBALTAR RD	HORSHAM, PA	19044	7600 WILDFLOWER WAY
NUCCETELLI, SANDRA	513 OVERLOOK DR	COLLEYVILLE, TX	76034	513 OVERLOOK WAY
EAMES, DONALD	613 FOREST MEADOW DR	COLLEYVILLE, TX	76034	613 FOREST MEADOW DR
HENRY, GARY	505 OVERLOOK DR	COLLEYVILLE, TX	76034	505 OVERLOOK WAY
FEDYNICH, GERALDINE	501 OVERLOOK DR	COLLEYVILLE, TX	76034	501 OVERLOOK DR
TRINITY CHRIS CTR SANTA ANA	2442 MICHELLE DR	TUSTIN, CA	92780	7504 PLEASANT RUN RD
KHALEDI, MORTEZA	404 FOREST MEADOW DR	COLLEYVILLE, TX	76034	404 FOREST MEADOW DR
NIYOGI, PARTHA	7604 WILDFLOWER WAY	COLLEYVILLE, TX	76034	7604 WILDFLOWER WAY
NAJAFI, POONEH	7705 WILDFLOWER WAY	COLLEYVILLE, TX	76034	7705 WILDFLOWER WAY
STECKLEIN, BERNARD	500 FOREST MEADOW DR	COLLEYVILLE, TX	76034	500 FOREST MEADOW DR
YATES, JAMES DEWAYNE	7701 OVERLOOK DR	COLLEYVILLE, TX	76034	7701 OVERLOOK DR
TRINITY CHRISTIAN CENTER INC	2442 MICHELLE DR	TUSTIN, CA	92780	7409 PLEASANT RUN RD
MURR, SAYLES	7700 OVERLOOK DR	COLLEYVILLE, TX	76034	7700 OVERLOOK DR
TOLL DALLAS TX LLC	250 GIBALTAR RD	HORSHAM, PA	19044	7600 PRAIRIE VIEW DR
MENZIE, ANTHONY	617 FOREST MEADOW DR	COLLEYVILLE, TX	76034	617 FOREST MEADOW DR
GEORGE, LUANNE M	512 FOREST MEADOW DR	COLLEYVILLE, TX	76034	512 FOREST MEADOW DR
TRINITY CHRIS CTR SANTA ANA	2442 MICHELLE DR	TUSTIN, CA	92780	7404 PLEASANT RUN RD
TRINITY CHRISTIAN CENTER	2442 MICHELLE DR	TUSTIN, CA	92780	7404 PLEASANT RUN RD
TRINITY CHRIS CENTER INC	2442 MICHELLE DR	TUSTIN, CA	92780	7404 PLEASANT RUN RD
JOSEPH, JUBY A	7601 PRAIRIE VIEW DR	COLLEYVILLE, TX	76034	7601 PRAIRIE VIEW DR
TRINITY CHRIS CTR SANTA ANA	2442 MICHELLE DR	TUSTIN, CA	92780	7408 PLEASANT RUN RD
SOCKET, PAUL	405 FOREST MEADOW DR	COLLEYVILLE, TX	76034	405 FOREST MEADOW DR
DO, DAVID	605 FOREST MEADOW DR	COLLEYVILLE, TX	76034	605 FOREST MEADOW DR
MANLEY GRANDCHILDRENS TRUST	401 FOREST MEADOW CIR	COLLEYVILLE, TX	76034	401 FOREST MEADOW DR
RILEY, TERRY	601 FOREST MEADOW DR	COLLEYVILLE, TX	76034	601 FOREST MEADOW DR
MCCARTHY, GERARD	504 FOREST MEADOW DR	COLLEYVILLE, TX	76034	504 FOREST MEADOW DR
SCHAULIN, RICHARD	408 FOREST MEADOW DR	COLLEYVILLE, TX	76034	408 FOREST MEADOW DR
KINDRICK, STEPHEN	401 OVERLOOK DR	COLLEYVILLE, TX	76034	401 OVERLOOK DR
STONE, KENT D	7612 WILDFLOWER WAY	COLLEYVILLE, TX	76034	7612 WILDFLOWER WAY
TRINITY CHRISTIAN CENTER	2442 MICHELLE DR	TUSTIN, CA	92780	7408 PLEASANT RUN RD
LEISTEN, JEFFREY	7709 OVERLOOK DR	COLLEYVILLE, TX	76034	7709 OVERLOOK DR
BISHOP, JEFFREY	405 OVERLOOK DR	COLLEYVILLE, TX	76034	405 OVERLOOK DR
DEVINE, VICKI	509 OVERLOOK DR	COLLEYVILLE, TX	76034	509 OVERLOOK DR
TRINITY CHRISTIAN CENTER INC	2442 MICHELLE DR	TUSTIN, CA	92780	7401 PLEASANT RUN RD
EVANS, MICHAEL	7609 PRAIRIE VIEW DR	COLLEYVILLE, TX	76034	7609 PRAIRIE VIEW DR
TRINITY CHRIS CTR SANTA ANA	2442 MICHELLE DR	TUSTIN, CA	92780	7304 PLEASANT RUN RD
TRINITY CHRISTIAN CENTER	2442 MICHELLE DR	TUSTIN, CA	92780	7400 PLEASANT RUN RD
NGUYEN, JULIE	7701 WILDFLOWER WAY	COLLEYVILLE, TX	76034	7701 WILDFLOWER WAY
HIGHTOWER, SHAWN	859 COUNTY 6612 RD	DEVINE, TX	78016	304 JOHN MCCAIN RD
HIGHTOWER, SYDNEY MARY TR	3945 FM 273	BONHAM, TX	75418	304 JOHN MCCAIN RD
WILBOW-OUTLOOK DEVELOPMENT COR	4131 N CENTRAL EXPWY	DALLAS, TX	75204	600 FOREST MEADOW DR
THE OVERLOOK RESIDENTIAL COMMU	2557 SW GRAPEVINE PKWY SUITE 1	GRAPEVINE, TX	76051	501 FOREST MEADOW DR
ROWEKAMP, KENNETH	7704 OVERLOOK DR	COLLEYVILLE, TX	76034	7704 OVERLOOK DR
MOODY, DEBBIE	7608 WILDFLOWER WAY	COLLEYVILLE, TX	76034	7608 WILDFLOWER WAY
TOLL DALLAS TX LLC	250 GIBALTAR RD	HORSHAM, PA	19044	609 FOREST MEADOW DR
MONTICELLO ADDITION-COLLEYVILLE	P.O. BOX 254	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
SAGE NATURAL RESOURCES, LLC c/o JASON TACKETT	6120 S YALE AVENUE, STE 900	TULSA, OK	74136	APPLICANT

Public hearing notices were mailed March 8, 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 and Zoning Commission Meeting: Monday, May 13, 2019 at 7:00 p.m.
City Council Meetings: Tuesday, June 4, 2019 & Tuesday, June 18, 2019 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit (SUP) for Oil and Gas Extraction. The SUP is a requirement for a change in ownership of the existing gas well.

Zoning Case: ZC18-035

Applicant: Jason Tackett

Owner: Sage Natural Resources LLC

Location: 7404 & 7504 Pleasant Run Road

Property Description: Tract 1D, Abstract 295, in the William E Crooks and Lot 1, Block 1, of the Park Place Estates

Present Zoning: AG Agricultural district

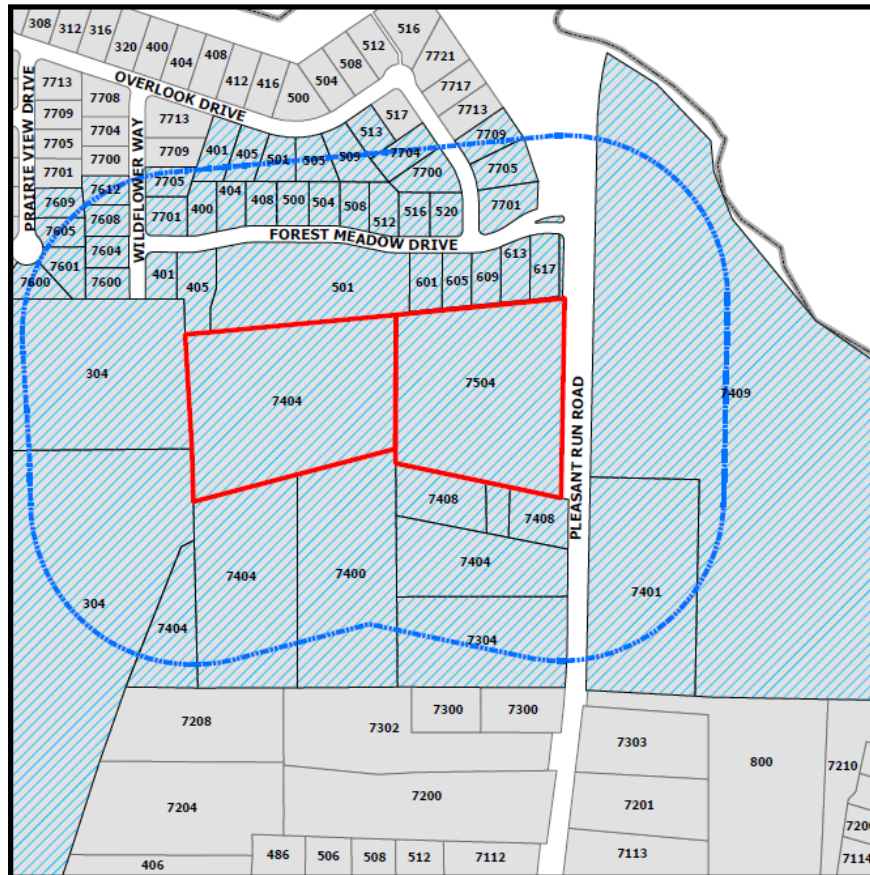
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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**

NOTICE OF PUBLIC HEARING

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 76034. 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

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

Honorable Mayor, City Council Members, Madame Chairwoman and Members of the Planning and Zoning Commission:

Thank you for your service and dedication to the citizens of the City of Colleyville. I appreciate the time you dedicate towards making our City the jewel of Northeast Tarrant County.

I am corresponding to protest Zoning Case ZC 18-035 (Consideration of a Special Use Permit for Oil and Gas Extraction. Specifically for a change in ownership of an existing gas well.). After reviewing the notice and accompanying document, I have several questions regarding this request and would like to address these as succinctly as possible.

First, I have significant concerns regarding Sheet number 1 of 2 of the Site Exhibit. This shows a typical “drill site” in the upper right hand corner of the submitted drawing. At best, this is most likely either an error or oversight by the applicant. At worse, it is a forewarning of the applicant’s true intent for the site should the special use permit be approved. I believe that more clarity regarding this must be provided by the applicant and that a new submittal without this exploded view should be submitted prior to any consideration of the special use.

Second, the plan as submitted cannot meet the requirements of section 3.1 of the City of Colleyville Land Development Code. Specifically the code reads:

D. Setback Distances.

1. Wells setbacks for gas or oil well permits:

- a. It shall be unlawful to drill, redrill, deepen, re-enter, activate or convert any well, the center of which, at the surface of the ground, is located; or*
- b. Within 1,000 feet from any public park; or*
- c. Within 1,000 feet from any residence, religious institution, public building, hospital building or school for which a building permit has been issued on the date of the application for a drilling permit is filed with the administrative officer or*
- d. Within 1,000 feet from any building used, or designed and intended to be used, for human occupancy; or*
- e. Within 500 feet from any existing storage tank containing flammable liquids or gases, or source of potential ignition; or*
- f Within 500 feet of any public street, road, highway, or right-of-way line, except in the case of railroad right-of-way; or*
- g. Within 100 feet of any building accessory to, but not necessary to the operation of the well; or*
- h. Within 300 feet to any fresh water well; or*

2. 3.

E.

1.

- i. The measurement of all distances shall be calculated from the proposed well bore, in a straight line, without regard to intervening structures or objects, to the closest exterior point of the any object listed in a. through h. above.*

Letter of Opposition

j. For purposes of this section, a "building used, or designed and intended to be used, for human occupancy" means an enclosed space, other than a residence, in which individuals congregate for amusement or similar purposes or in which occupants are engaged at labor, and which is equipped with means of egress, light, and ventilation facilities."

The distances set out in this may be reduced at the discretion of the City Council.

At a minimum, no structure intended for human occupancy, including any residence, shall be constructed within 300 feet of an existing gas well head, tank battery or other gas well equipment unless approved by the City Council.

Per the ordinance, the applicant cannot meet the requirements set aside for setbacks from not one but 55 single family residences within the Overlook at Colleyville.

I respectfully request that the Planning and Zoning Commission and the City Council deny the Special Use request for change of ownership based on the inability of the applicant to lawfully comply with Section 3.1 of the Local Development Code. I am concerned that this request, if approved, will only be met with a subsequent request to redevelop the site or to make it active although it has been capped for the better part of two years. To approve this would only serve to allow the camel's nose under the tent and could potentially set a precedent where the applicant could argue that any future denials were arbitrary and capricious given the assumed blessing on the site with a change of ownership request.

Again, thank you for your time and consideration to this matter.

Please feel free to contact me if you have any concerns or would like to discuss this with me personally. You may reach me electronically at stephenkindrick@sbcglobal.net or at (817) 980-5920.

Kindest Regards,

A handwritten signature in black ink, appearing to read 'Stephen D Kindrick', with a stylized flourish at the end.

Stephen D Kindrick, MUP, DO
401 Overlook Drive
Colleyville, Tx 76034
Lot 14, Block 4, Overlook at Big Bear Creek Subdivision

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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- b. Within 1,000 feet from any public park; or*
- c. Within 1,000 feet from any residence, religious institution, public building, hospital building or school for which a building permit has been issued on the date of the application for a drilling permit is filed with the administrative officer or*
- d. Within 1,000 feet from any building used, or designed and intended to be used, for human occupancy; or*
- e. Within 500 feet from any existing storage tank containing flammable liquids or gases, or source of potential ignition; or*
- f. Within 500 feet of any public street, road, highway, or right-of-way line, except in the case of railroad right-of-way; or*
- g. Within 100 feet of any building accessory to, but not necessary to the operation of the well; or*
- h. Within 300 feet to any fresh water well*

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Letter of Opposition

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Again, thank you for your time and consideration to this matter.

Please feel free to contact me if you have any concerns or would like to discuss this with me personally.

Respectfully,

Patsy Thornton

Homeowner Name

Patsy Thornton

Address

7705 Prairie View Dr

Colleyville, TX 76034

Lot ~~8~~ Block ~~10~~ Overlook of Big Bear Creek

10 152

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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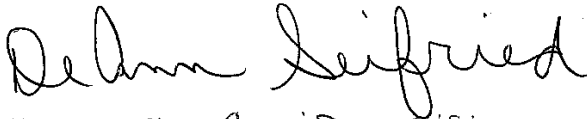
Letter of Opposition

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Again, thank you for your time and consideration to this matter.

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Respectfully,

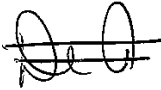
A handwritten signature in cursive script that reads "Deann Seifried".

Homeowner Name Gary & Deann Seifried

Address 300 Overlook Dr.

Colleyville, TX 76034

Lot 3, Block 3, Overlook of Big Bear Creek

A handwritten signature in cursive script that reads "Deann Seifried", identical to the one above but smaller.

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

Honorable Mayor, City Council Members, Madame Chairwoman and Members of the Planning and Zoning Commission:

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- d. Within 1,000 feet from any building used, or designed and intended to be used, for human occupancy; or*
- e. Within 500 feet from any existing storage tank containing flammable liquids or gases, or source of potential ignition; or*
- f. Within 500 feet of any public street, road, highway, or right-of-way line, except in the case of railroad right-of-way; or*
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- h. Within 300 feet to any fresh water well*

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Letter of Opposition

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Again, thank you for your time and consideration to this matter.

Please feel free to contact me if you have any concerns or would like to discuss this with me personally.

Respectfully,

The block contains two handwritten signatures in black ink. The first signature, on the left, is 'William Wilson' and the second, on the right, is 'Sandra Wilson'. Both are written in a cursive, flowing style.

Homeowner Name William & Sandra Wilson
Address 312 Overlook Dr.
Colleyville, TX 76034
Lot 6, Block 3, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

Honorable Mayor, City Council Members, Madame Chairwoman and Members of the Planning and Zoning Commission:

I am corresponding to protest Zoning Case ZC 18-035 (Consideration of a Special Use Permit for Oil and Gas Extraction. Specifically for a change in ownership of an existing gas well.). After reviewing the notice and accompanying document, I have several questions regarding this request and would like to address these as succinctly as possible.

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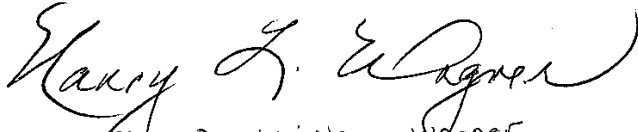
Letter of Opposition

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Again, thank you for your time and consideration to this matter.

Please feel free to contact me if you have any concerns or would like to discuss this with me personally.

Respectfully,

A handwritten signature in black ink, appearing to read "Daniel & Nancy Wagner". The signature is fluid and cursive, with the first name "Daniel" being more prominent.

Homeowner Name Daniel & Nancy Wagner
Address 508 Overlook Dr.
Colleyville, TX 76034
Lot 14 Block 3, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Letter of Opposition

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Respectfully,

A handwritten signature in black ink, appearing to read "David Nuccetelli". The signature is fluid and cursive, with the first name "David" and last name "Nuccetelli" clearly distinguishable.

Homeowner Name David & Sandra Nuccetelli

Address 513 Overlook Dr.

Colleyville, TX 76034

Lot 19 Block 4, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Respectfully,

LuAnne George
AGeorge 02/14/19

Homeowner Name LuAnne and Robert George
Address 512 Forest Meadow Drive
Colleyville, TX 76034
Lot 3, Block 4, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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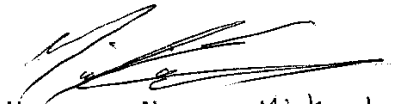
Letter of Opposition

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Please feel free to contact me if you have any concerns or would like to discuss this with me personally.

Respectfully,



Homeowner Name Michael Evans
Address 7609 Prairie View Colleyville Texas
Colleyville, TX 76034
Lot ~~17~~ Block ~~2~~ Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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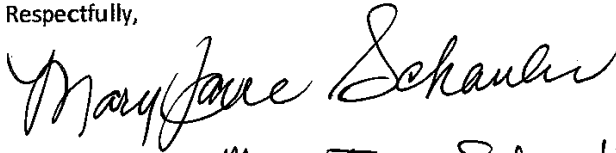
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Respectfully,

A handwritten signature in cursive script that reads "Mary Jane Schaulin".

Homeowner Name *Mary Jane Schaulin*
Address *408 Forest Meadow Dr.*
Colleyville, TX 76034
Lot 7, Block 4, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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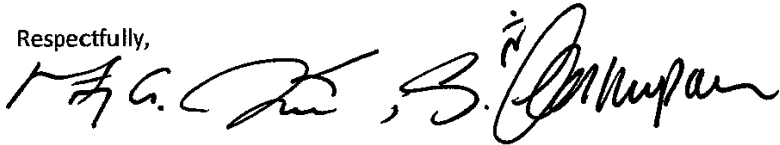
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Respectfully,

A handwritten signature in black ink, appearing to read "M. Khaledi & S. Afshinpour". The signature is fluid and cursive, with the first names being more prominent.

Homeowner Name *Morteza Khaledi & Shahrzad Afshinpour*
Address *404 Forest Meadow Dr.*
Colleyville, TX 76034
Lot *8* Block *4* Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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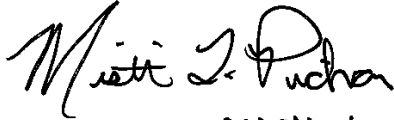
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Respectfully,

A handwritten signature in black ink that reads "Misti L. Pichon". The signature is fluid and cursive, with the first name "Misti" being more prominent.

Homeowner Name Misti L. Pichon
Address 7600 Prairie View Dr. Colbyville, TX 76034
Colleyville, TX 76034
Lot 15 Block 30 Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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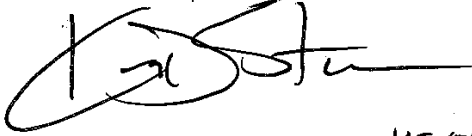
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Respectfully,

A handwritten signature in black ink, appearing to read 'Kent Stone', with a large, stylized initial 'K'.

Homeowner Name **KENT STONE**
Address **7612 WILD FLOWER WAY**
Colleyville, TX 76034
Lot **4** Block **2** Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Respectfully,



Homeowner Name: Judy Joseph
Address: 7601 Prairie View Dr.
Colleyville, TX 76034
Lot 1, Block 2, Overlook of Big Bear Creek

Letter of Opposition

12
Signed

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

From: Rowekamp
03/16/19

Honorable Mayor, City Council Members, Madame Chairwoman and Members of the Planning and Zoning Commission:

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D. Setback Distances.

1. Wells setbacks for gas or oil well permits:

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Per the ordinance, the applicant cannot meet the requirements set aside for setbacks from not one but 55 single family residences within the Overlook at Colleyville.

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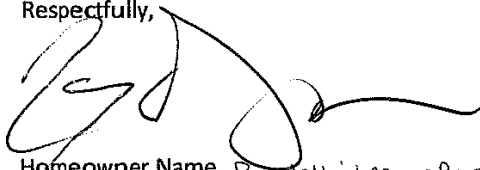
Letter of Opposition

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Again, thank you for your time and consideration to this matter.

Please feel free to contact me if you have any concerns or would like to discuss this with me personally.

Respectfully,

A handwritten signature in black ink, appearing to read 'RB', with a long horizontal flourish extending to the right.

Homeowner Name Randell & Leanne Bush

Address 304 Overlook Dr.

Colleyville, TX 76034

Lot 4, Block 3, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Letter of Opposition

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Respectfully,



Homeowner Name

Address

Colleyville, TX 76034

Lot 5 Block 3 Overlook of Big Bear Creek

ALI SHAKKOUR MD
308 OVERLOOK

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Respectfully,

A handwritten signature in cursive script, appearing to read 'S. Schneider', written in black ink.

Homeowner Name Samantha Schneider

Address 316 Overlook Dr.

Colleyville, TX 76034

Lot 1, Block 3, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Respectfully,

A handwritten signature in black ink, appearing to read "Michael Kolb", with a long horizontal flourish extending to the right.

Homeowner Name Michael Kolb
Address 325 Overlook Dr.
Colleyville, TX 76034
Lot 8, Block 3, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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A handwritten signature in dark ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Homeowner Name Judith Thornhill

Address 404 Overlook Dr.

Colleyville, TX 76034

Lot 4 Block 3, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Respectfully,

A handwritten signature in black ink, appearing to read "Robert Stewart", with a horizontal line drawn through the middle of the signature.

Homeowner Name Robert Stewart
Address 412 Overlook Dr.
Colleyville, TX 76034
Lot 12 Block 3, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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A handwritten signature in black ink, appearing to read 'Kreg Browder', with a long horizontal flourish extending to the right.

Homeowner Name Kreg Browder
Address 416 Overlook Dr.
Colleyville, TX 76034
Lot 13 Block 3, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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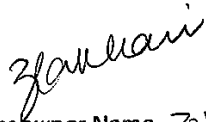
Letter of Opposition

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Homeowner Name Zabin Bheidani
Address 500 Overlook Dr
Colleyville, TX 76034
Lot 14 Block 3, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Respectfully,

A handwritten signature in black ink that reads "Lisa Vitalone". The signature is written in a cursive, flowing style.

Homeowner Name Vitalone

Address 504 Overlook Dr.

Colleyville, TX 76034

Lot 15 Block 3, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Letter of Opposition

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Again, thank you for your time and consideration to this matter.

Please feel free to contact me if you have any concerns or would like to discuss this with me personally.

Respectfully,



Homeowner Name John & Marsha Byus

Address 512 Overlook Dr.

Colleyville, TX 76034

Lot 11, Block 3, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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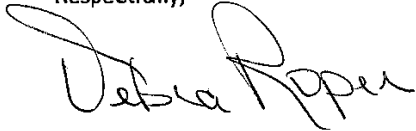
Letter of Opposition

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Again, thank you for your time and consideration to this matter.

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Respectfully,

A handwritten signature in black ink that reads "Debra Roper". The signature is fluid and cursive, with the first name "Debra" and last name "Roper" clearly distinguishable.

Homeowner Name Debra Roper
Address 516 Overlook Dr.
Colleyville, TX 76034
Lot 18 Block 3 Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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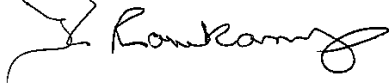
Letter of Opposition

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Respectfully,

A handwritten signature in black ink, appearing to read 'C. Rowekamp', with a stylized flourish at the end.

Homeowner Name Kenneth & Cynthia Rowekamp
Address 7704 Overlook Dr.
Colleyville, TX 76034
Lot 2, Block 4, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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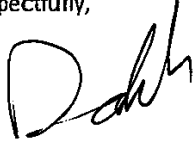
Letter of Opposition

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Respectfully,



Homeowner Name

Address

Colleyville, TX 76034

Lot ~~L~~, Block ~~4~~, Overlook of Big Bear Creek

DAVID DO

605 FOREST MEADOW DR.

Letter of Opposition

March 12, 2019

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

Subject: Protest Zoning Action ZC18-035

To: City Council and Planning and Zoning Commission

This letter is being presented to provide written documentation of our strongest possible protest to the referenced Zoning Action. A key component of our decision to purchase Lot 6, Block 4 and build a home on Forest Meadow Drive, was a document shown to us by the Toll Brothers Market Manager stating, in effect that the gas well in question, was plugged and would never ever be opened in the future. This was a concern and difficult decision but because of the presented documentation, we elected to buy and are very happy with our new home and move to Colleyville.

Allowing this well to open would have devastating consequences to our property values, environment and would cause serious safety concerns. We absolutely cannot allow this zoning action to be approved and plead that, you, as our governmental representatives, put the welfare of the community and its citizens ahead of this commercial action and unanimously reject this zoning request.

Bernard and Joanne Stecklein
500 Forest Meadow Drive
Colleyville, TX 76034

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Letter of Opposition

tent and could potentially set a precedent where the applicant could argue that any future denials were arbitrary and capricious given the assumed blessing on the site with a change of ownership request.

Again, thank you for your time and consideration to this matter.

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Respectfully,



Homeowner Name *Cynthia Luk-Reid*
Address *7712 Prairie View Dr.*
Colleyville, TX 76034
Lot², Block³, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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A handwritten signature in black ink, appearing to read "Crystal Brufm". The signature is fluid and cursive, with the first name "Crystal" written in a larger, more prominent script than the last name "Brufm".

Homeowner Name

Address 1805 PRAIRIE VIEW DRIVE

Colleyville, TX 76034

Lot 2, Block 2, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Homeowner Name

Address

Colleyville, TX 76034

Lot __ Block __ Overlook of Big Bear Creek

VU DOAN

7701 Prairie View Dr

Colleyville, TX 76034

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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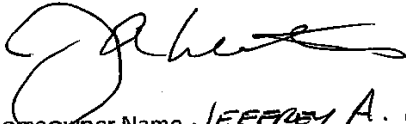
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Respectfully,



Homeowner Name JEFFREY A. LEISTEN
Address 7709 OVERLOOK DR
Colleyville, TX 76034
Lot 22 Block 3 Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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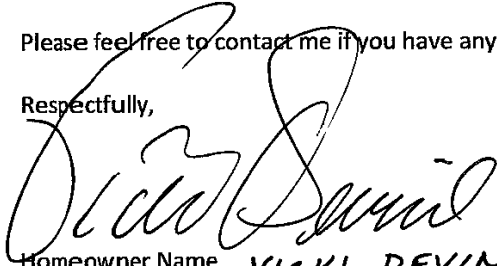
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Respectfully,



Homeowner Name VICKI DEVINE
Address 504 OVERLOOK DRIVE
Colleyville, TX 76034
Lot 18, Block 4, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Respectfully,



Homeowner Name *Donald Eames*
Address *613 Forest Meadow Drive*
Colleyville, TX 76034
Lot Block Overlook of Big Bear Creek
2 1

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Respectfully,

Collette C. Cobben-Murr Collette Cobben-Murr
Sayles A. Murr SAYLES A. MURR
7700 Overlook Drive
Colleyville, TX 76034

Homeowner Name

Address

Colleyville, TX 76034

Lot 2 Block 4, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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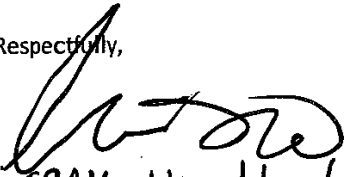
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Respectfully,



CRAIG Womeldorph

Homeowner Name

Address

Colleyville, TX 76034

Lot 2, Block 2, Overlook of Big Bear Creek

7705 Overlook Dr.

Colleyville, TX 76034

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Respectfully,



Homeowner Name

Address

Colleyville, TX 76034

Lot 1, Block 4, Overlook of Big Bear Creek

GILBERT CHIQUITO
520 FOREST MEADOW DR.

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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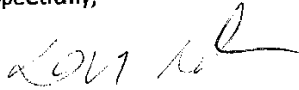
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Respectfully,



Homeowner Name

Address

Colleyville, TX 76034

Lot 19 Block 3, Overlook of Big Bear Creek

Douglas & Shannell Sothman
7721 Overlook Drive

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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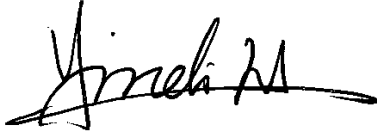
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Homeowner Name

Address

Colleyville, TX 76034

Lot 20 Block 4, Overlook of Big Bear Creek

Yindi Wu

517 Overlook Dr.

Colleyville, TX 76034

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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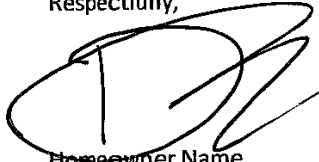
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Homeowner Name

Address

Colleyville, TX 76034

Lot 2 Block 3, Overlook of Big Bear Creek

HOANG-VU DINH

7713 OVERLOOK DR

Colleyville, TX 76034

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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 TOAN VAN

Homeowner Name

Address 7717 OVERLOOK DR.

Colleyville, TX 76034

Lot 20 Block 3, Overlook of Big Bear Creek

Letter of Opposition

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Colleyville, TX 76034

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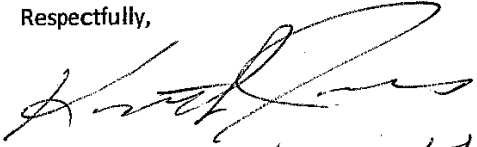
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Homeowner Name *Kenneth L. Jones*
Address *7713 Wildflower Way*
Colleyville, TX 76034
Lot *8*, Block *2* Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Letter of Opposition

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Again, thank you for your time and consideration to this matter.

Please feel free to contact me if you have any concerns or would like to discuss this with me personally.

Respectfully,

A handwritten signature in black ink, appearing to read 'Donald P. Guerner', written over a horizontal line.

Homeowner Name

Address

Colleyville, TX 76034

Lot ☒ Block ☒ Overlook of Big Bear Creek

DONALD P. GUERNER
7709 WILDFLOWER WAY

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

Honorable Mayor, City Council Members, Madame Chairwoman and Members of the Planning and Zoning Commission:

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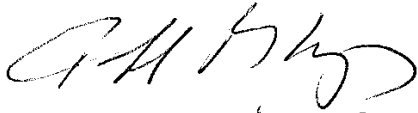
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Respectfully,



Homeowner Name JEFF BISHOP
Address 405 Overlook Dr
Colleyville, TX 76034
Lot 1 Block 1 Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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A handwritten signature in black ink, appearing to read "Afshin Gazon". The signature is stylized with a large, sweeping initial "A" and a cursive "G".

Homeowner Name Afshin GAZON
Address 609 Forest meadow
Colleyville, TX 76034
Lot 3 Block L Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Respectfully,

Balay Shori

Homeowner Name

Address

Colleyville, TX 76034

Lot 9 Block 4, Overlook of Big Bear Creek

*Balay Shori
400 Forest Meadow Drive*

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Respectfully,

Homeowner Name

Address

Colleyville, TX 76034

Lot 6, Block 20 Overlook of Big Bear Creek

Kelly Rowe

7704 Wildflower Way



3/16/17

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Respectfully,

Michael Moody

Homeowner Name

Address

Colleyville, TX 76034

Lot 3, Block 1 Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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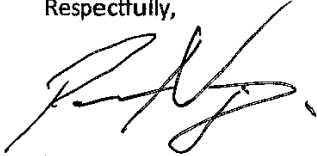
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Homeowner Name *PARTHA NIVOGI*
Address *7604 WILDFLOWER WAY*
Colleyville, TX 76034
Lot *6* Block *2* Overlook of Big Bear Creek

Letter of Opposition

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100 Main Street
Colleyville, TX 76034

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Homeowner Name

Address

Colleyville, TX 76034

Lot 6 Block 4 Overlook of Big Bear Creek

BERNARD STECKLEIN
500 BREST MEADOW DRIVE

Letter of Opposition

12 March 2019
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City of Colleyville
100 Main Street
Colleyville, TX 76034

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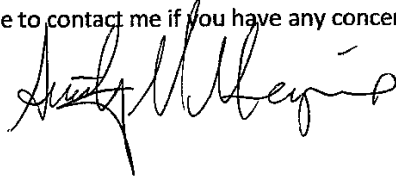
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Homeowner Name ANTHONY M. MENZIE
Address 617 FOREST MEADOW DR,
Colleyville, TX 76034
Lot 1, Block 1, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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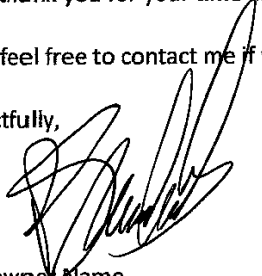
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Homeowner Name

Address

Colleyville, TX 76034

Lot 6 Block 1, Overlook of Big Bear Creek

PAID: Kathleen Sackett
405 Forest Meadow DR
Colleyville, TX 76034
Block 1 lot 6

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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- g. Within 100 feet of any building accessory to, but not necessary to the operation of the well; or*
- h. Within 300 feet to any fresh water well*

Per the ordinance, the applicant cannot meet the requirements set aside for setbacks from not one but 55 single family residences within the Overlook at Colleyville.

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Letter of Opposition

tent and could potentially set a precedent where the applicant could argue that any future denials were arbitrary and capricious given the assumed blessing on the site with a change of ownership request.

Again, thank you for your time and consideration to this matter.

Please feel free to contact me if you have any concerns or would like to discuss this with me personally.

Respectfully,

A handwritten signature in black ink, appearing to read "James D. Yates", written over the printed name and address.

Homeowner Name

Address

Colleyville, TX 76034

Lot ~~1~~ Block ~~2~~, Overlook of Big Bear Creek

Letter of Opposition

March 12, 2019

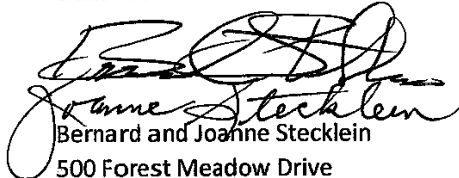
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

Subject: Protest Zoning Action ZC18-035

To: City Council and Planning and Zoning Commission

This letter is being presented to provide written documentation of our strongest possible protest to the referenced Zoning Action. A key component of our decision to purchase Lot 6, Block 4 and build a home on Forest Meadow Drive, was a document shown to us by the Toll Brothers Market Manager stating, in effect that the gas well in question, was plugged and would never ever be opened in the future. This was a concern and difficult decision but because of the presented documentation, we elected to buy and are very happy with our new home and move to Colleyville.

Allowing this well to open would have devastating consequences to our property values, environment and would cause serious safety concerns. We absolutely cannot allow this zoning action to be approved and plead that, you, as our governmental representatives, put the welfare of the community and its citizens ahead of this commercial action and unanimously reject this zoning request.



Bernard and Joanne Stecklein
500 Forest Meadow Drive
Colleyville, TX 76034

Letter of Opposition

March 14, 2019

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

Dear Community Development Department Manager,

Let me begin by saying, we love living in Colleyville. We built our first Colleyville home in 1999 in Oakbrook Hills and lived there for 11 years. We moved to California in 2010, but purchased a home in the Villas at Caldwell Creek at that time, as well, so that we had a place to come back to...which we did in 2014. We built and moved into our current home in September 2017. Colleyville is a truly special place to live, a city that offers an extraordinary quality of life for its residents / families.

We received a NOTICE OF PUBLIC HEARING regarding Zoning Case: ZC18-035, pertaining to the request for consideration of a Special Use Permit (SUP) for Oil and Gas Extraction.

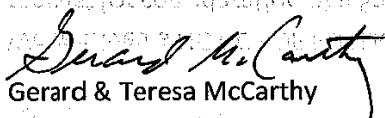
Please understand that my wife and I purchased our property and built our new home with Toll Brothers, Inc. with the understanding and assurance that there would never be any oil and gas extraction in the adjacent property to our housing subdivision. This was a major concern for us as prospective buyers and was a major consideration in our decision to become residents of the Overlook community.

The referenced notice came as a stunning surprise and has created significant angst, apprehension, concern and anger, as we feel that we were misled, but more importantly, all of the concerns that existed prior to our decision to build have now resurfaced. We feel compromised in our ability to do anything about it, and lack clarity to what recourse we might have.

We plan to participate in the Planning and Zoning Commission Meeting on Monday, March 25th, but wanted to ensure that our strenuous objection / protest to this request is documented.

Thank you for your consideration.

Sincerely,


Gerard & Teresa McCarthy

504 Forest Meadow Drive
Colleyville, TX 76034

Letter of Opposition

Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

March 14, 2019

To whom it may concern,

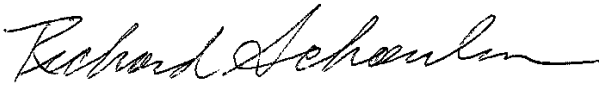
Please accept this letter as our protest of any action or change of zoning on the property at 7404 and 7504 Pleasant Run Road Colleyville, Tx (Zoning case: ZC18-035)

At the purchase of our home, we were assured and provided with a letter to Toll Brothers that the subject project/property was capped and there would be no further activity on this property or site. Any change would negatively affect the market value of our residence and we oppose such action.

Also the statement of Planning Objective (Trinity Unit) is vague and wide open as to what could happen in the future. An active well site could cause unusual traffic, noise, and danger via explosion or fire, etc.

We encourage the Planning and Zoning Commission to deny the subject request and/or subsequent denial or vote no by the City Council of Colleyville.

Sincerely

A handwritten signature in cursive script, appearing to read "Richard Schaulin".

Richard Schaulin
408 Forest Meadow Drive
Colleyville, Tx. 76034

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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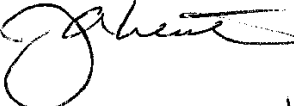
Letter of Opposition

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Again, thank you for your time and consideration to this matter.

Please feel free to contact me if you have any concerns or would like to discuss this with me personally.

Respectfully,

 JEFFREY A. LEISTEN obo Overlook HOA

Homeowner Name

Address

Colleyville, TX 76034

Lot 5X Block 1 Overlook of Big Bear Creek

overlook Residential Community INC

501 Forest Meadow Drive

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Letter of Opposition

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Respectfully,



Homeowner Name

Address *6001 Forest Meadow*

Colleyville, TX 76034

Lot *2*, Block *1*, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Respectfully,

Teresa Lynn McCarthy
Teresa Lynn McCarthy

Homeowner Name

Address

Colleyville, TX 76034

Lot 5, Block 4, Overlook of Big Bear Creek

504 Forest Meadow Drive
Colleyville, Texas 76034

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Respectfully,


Begonia Ade Flores

Homeowner Name

Address

Colleyville, TX 76034

Lot 13 Block 1 Overlook of Big Bear Creek

Julian & Begonia Flores.

7713 Prairie View Dr

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Homeowner Name *Katherine Simpson*
Address *7709 Prairie View Dr.*
Colleyville, TX 76034
Lot *8* Block *2* Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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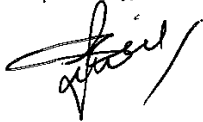
Letter of Opposition

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Respectfully,



Homeowner Name SAMIA RASHID & NAVEEN MINHAS
Address 508 FOREST MEADOW DR,
Colleyville, TX, 76034
Lot 4, Block 4, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Respectfully,

A handwritten signature in black ink, appearing to read "Charles Hadlock", with a long, sweeping horizontal line extending to the right.

Homeowner Name CHARLES HADLOCK
Address 401 FOREST MEADOW DR
Colleyville, TX 76034
Lot 7 Block L Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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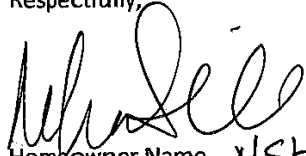
Letter of Opposition

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Again, thank you for your time and consideration to this matter.

Please feel free to contact me if you have any concerns or would like to discuss this with me personally.

Respectfully,



Homeowner Name NEHA GILL
Address 7708 WILDFLOWER WAY
Colleyville, TX 76034
Lot 7, Block 2 Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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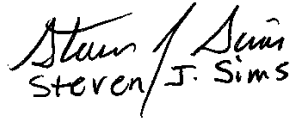
Letter of Opposition

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Respectfully,


Steven J. Sims

Homeowner Name
Address 7700 Prairie View Dr.
Colleyville, TX 76034
Lot 9 Block 2 Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Letter of Opposition

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Respectfully,



Abdul-Moneim Hashheesh

Homeowner Name

Address 7700 wild Flower way

Colleyville, TX 76034

Lot __, Block __, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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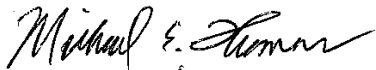
Letter of Opposition

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Respectfully,



Michael E. Thomas

Homeowner Name

Address

516 Forest MEADOW Drive

Colleyville, TX 76034

Lot ~~2~~ Block ~~4~~ Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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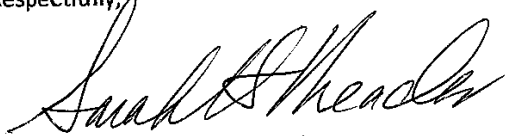
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Respectfully,

A handwritten signature in black ink, appearing to read "Sarah Meader". The signature is fluid and cursive, with a large initial "S" and "M".

Homeowner Name Daniel & Sarah Meader
Address 400 Overlook Dr.
Colleyville, TX 76034
Lot 1, Block 3, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
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City of Colleyville
100 Main Street
Colleyville, TX 76034

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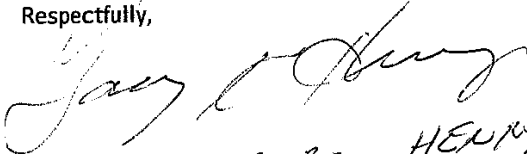
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Respectfully,



Homeowner Name GARY HENRY
Address 505 OVERLOOK DR.
Colleyville, TX 76034
Lot 1, Block 4, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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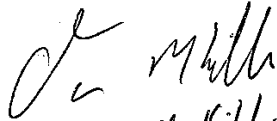
Letter of Opposition

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Respectfully,



Homeowner Name *Dennis McMillen*
Address *7604 Prairie View Dr, Colleyville*
Colleyville, TX 76034
Lot ~~6~~, Block ~~2~~, Overlook of Big Bear Creek

Cell *710-440-2651*

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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rec'd 3/25/19 c nvg.

Letter of Opposition

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Homeowner Name *RONALD FRANSON*
Address *7612 PRAIRIE VIEW DR*
Colleyville, TX 76034
Lot *18* Block *20* Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Respectfully,

A handwritten signature in black ink, appearing to read 'R Buttzell', followed by a long horizontal line extending to the right.

Homeowner Name ROBERT BUTTZELL
Address 7708 PRAIRIE VIEW DRIVE
Colleyville, TX 76034
Lot __, Block __, Overlook of Big Bear Creek

Letter of Opposition

12 March 2019
Department of Community Development
City of Colleyville
100 Main Street
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Honorable Mayor, City Council Members, Madame Chairwoman and Members of the Planning and Zoning Commission:

I am corresponding to protest Zoning Case ZC 18-035 (Consideration of a Special Use Permit for Oil and Gas Extraction. Specifically for a change in ownership of an existing gas well.). After reviewing the notice and accompanying document, I have several questions regarding this request and would like to address these as succinctly as possible.

First, I have significant concerns regarding Sheet number 1 of 2 of the Site Exhibit. This shows a typical "drill site" in the upper right hand corner of the submitted drawing. At best, this is most likely either an error or oversight by the applicant. At worse, it is a forewarning of the applicant's true intent for the site should the special use permit be approved. I believe that more clarity regarding this must be provided by the applicant and that a new submittal without this exploded view should be submitted prior to any consideration of the special use.

Second, the plan as submitted cannot meet the requirements of section 3.1 of the City of Colleyville Land Development Code. Specifically the code reads:

D. Setback Distances.

1. Wells setbacks for gas or oil well permits:

- a. It shall be unlawful to drill, redrill, deepen, re-enter, activate or convert any well, the center of which, at the surface of the ground, is located; or*
- b. Within 1,000 feet from any public park; or*
- c. Within 1,000 feet from any residence, religious institution, public building, hospital building or school for which a building permit has been issued on the date of the application for a drilling permit is filed with the administrative officer or*
- d. Within 1,000 feet from any building used, or designed and intended to be used, for human occupancy; or*
- e. Within 500 feet from any existing storage tank containing flammable liquids or gases, or source of potential ignition; or*
- f. Within 500 feet of any public street, road, highway, or right-of-way line, except in the case of railroad right-of-way; or*
- g. Within 100 feet of any building accessory to, but not necessary to the operation of the well; or*
- h. Within 300 feet to any fresh water well*

Per the ordinance, the applicant cannot meet the requirements set aside for setbacks from not one but 55 single family residences within the Overlook at Colleyville.

I respectfully request that the Planning and Zoning Commission and the City Council deny the Special Use request for change of ownership based on the inability of the applicant to lawfully comply with Section 3.1 of the Local Development Code. I am concerned that this request, if approved, will only be met with a subsequent request to redevelop the site or to make it active although it has been capped for the better part of two years. To approve this would only serve to allow the camel's nose under the

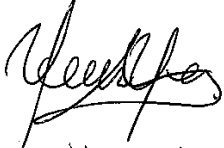
Letter of Opposition

tent and could potentially set a precedent where the applicant could argue that any future denials were arbitrary and capricious given the assumed blessing on the site with a change of ownership request.

Again, thank you for your time and consideration to this matter.

Please feel free to contact me if you have any concerns or would like to discuss this with me personally.

Respectfully,



Homeowner Name Veronica Zaldivar
Address 7600 Wildflower way
Colleyville, TX 76034
Lot __ Block __ Overlook of Big Bear Creek

Letter of Opposition



Integrity ★ Service ★ Innovation

GAS PIPELINE UPDATE

October 20, 2015

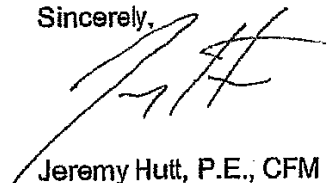
Dear Resident:

The City has been informed by Texas Midstream Gas Services, the natural gas pipeline applicant, that they will **not** be pursuing a permit for a natural gas pipeline in reference to the gas well site at 7404 and 7504 Pleasant Run Road. According to Atlas Resource Partners, the gas well site operator, the testing at the site was unfavorable and they are proceeding to plug, abandon, and restore the gas well site.

Questions about natural gas leases should be directed to Atlas Barnett, LLC. at 817-698-8000.

Should you have additional questions or concerns, please don't hesitate to contact me at 817-503-1090 or at jhutt@colleyville.com.

Sincerely,



Jeremy Hutt, P.E., CFM
Director of Public Works

Inquiry Letter from Property Owner

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

March 25, 2019

Subject: Questions Related to Zoning Case ZC 18-035

Dear P and Z Commission,

I wish to thank you again for giving me the opportunity to ask questions related to the subject zoning case. All of you were very attentive and patiently listened and responded to my questions and the comments/questions of my fellow Overlook residents. I am following up my comments and verbal questions with this document to put the questions in writing and clarify any ambiguities.

Because the decision before the Commission relates to the change in ownership of the existing gas well (s), it is very important we all understand exactly what that means and what the current owner can do and what conveys to the new owner;

1. Can the current owner start collecting/producing oil and/or gas from the existing wells?
 - a. Would that be permitted under the current Ordinance and provisions of the existing companies permits/SUP
 - b. Does it matter that the wells have been abandoned for over 5 years? Does an exiting SUP expire if wells are abandoned? If so, what is the time limit?
2. Do all provisions of the current owner's permits/SUP convey to the new owner provided the City of Colleyville approves the name change/change of ownership
3. Are any of the current owner's permits/SUP provisions subject to review/approval by the City of Colleyville with the change of ownership

The discussion raised a number of questions regarding the existing wells:

1. Are the existing wells currently capped meaning a valve or cover on the well head that has it closed off; where reopening them requires removing the cap and/or opening the valve;
2. or have the wells been officially "plugged" in accordance with Texas State "plugging" specifications, meaning several stages of several hundred feet of cement inserted at various levels, in the pipe, that would require a drilling rig to be temporarily set on top of the well head to drill out the various stages of cement, if the existing wells were to be reopened?

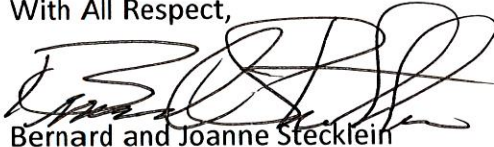
Inquiry Letter from Property Owner

3. If the existing wells were to be reopened, do the wells flow oil/gas which would require a well head with the applicable array of valves and pipes or, if oil, will the oil have to be pulled, pushed, or pumped out which would require some kind of pumping unit or pressure pump injection system.
4. If the existing wells are put back into production and the fluid that flows or is pumped out of the holes includes water, which it very often does and many times in high percentages, how will that water be disposed? The water accompanying oil/water fluids is very corrosive and toxic and must be disposed of. If it is to be injected into the ground, where will the disposal well be? Are there provisions for a disposal well in the existing permit/SUP?

There are probably many more questions that experts in the oil and gas drilling/extraction business can ask but the above questions are certainly very relevant to the zoning case of ZC 18-035.

Thank you again for attentively listening to our questions and comments. During the meeting, I sensed a genuine concern, on the part of the Commission, for the citizens of Colleyville, specifically the Overlook community, and the desire to make the right decision for us.

With All Respect,



Bernard and Joanne Stecklein

500 Forest Meadow Drive
Colleyville, TX 76034

Araceli Botello

Subject: FW: Sage Trinity Site
Attachments: Sage LDAR - Leak Detection Plan 2019.pdf; Sage Trinity Noise Management Plan May 2019.pdf

From: Jason Tackett
Sent: Friday, May 10, 2019 10:06 AM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Sage Trinity Site

Good morning Mr. Bryner. I've been looking at the ordinance and verifying our compliance. Please review these notes and let me know if there are other ordinance requirements or questions I'm not addressing. I know the time for submission of documents is past, but if you think the P&Z Commissioners would benefit from this email please forward to them. At the meeting, I plan on walking everyone through what has occurred onsite to date, what equipment is onsite and how it functions, what would normally occur if the site was producing right now, what options exist for Sage going forward and what the ordinance would require those options, and address the questions posed by the P&Z Commissioners and neighbors at the last meeting. I plan on emailing you a few slides before lunch on Monday that I'll want to show if possible. Please call me to discuss. Thanks – Jason

Applicable Ordinance Items Affecting the Site (after drilling/completion)

1. Gate: gate should be locked and in compliance.
2. Fencing: fencing is as was original and in compliance.
3. Signs: verified as in compliance.
4. Camera: Onsite. We have set up a company to ensure it is functional and being monitored. To be in compliance by the end of the month.
5. Landscaping: in the original well permitting process, they asserted that the site has trees all around it and isn't visible from the road or other areas and the plan was approved. Nothing has changed since, except the green space to the North but there are trees there. There isn't a shrub every 3 feet, but I think the intent of the ordinance is being met. Let me know if this isn't okay. I'd rather not spend money on shrubs and trees if the intent of the ordinance is being met.

Plans Required by the Ordinance

1. Leak Detection & Compliance: attached.
2. Noise Management: attached.
3. Hazardous Materials Management & Emergency
Response: <https://documentcloud.adobe.com/link/track?uri=urn%3Aaaid%3Aascds%3AUS%3A893faa77-c0e4-4581-ba4a-ac27a80b5f5c>

Questions at the Meeting

1. What has occurred onsite and what exactly is onsite, and what is occurring right now?
 - a. 7 wells were drilled and hydraulically fractured. There are currently 7 wellheads onsite with guards around them. Nothing is occurring onsite currently, other than a weekly Operator inspection. Regarding permitting, we purchased these assets and they are transferred to us under the primary Texas oil and gas regulating body, the Railroad Commission of Texas (TRRC).
2. What are Sage's options going forward at the site and what can Sage do with the current SUP?
 - a. These wells were drilled in the Barnett Shale with anticipation of producing dry gas. Sage's options include, but are not limited to:
 - i. Ensure site compliance and continue to evaluate the wells and market conditions.
 - ii. Produce the wells.

- iii. Divest of the wells and property.
 - iv. Abandon the wells.
- 3. Are the wells plugged, abandoned, inactive? Inactive
- 4. What purpose do these wells serve Sage? They are assets that were acquired last year, 7 of 202 wells. They represent potential investment and cashflow opportunities for our business.
- 5. What is involved in evaluating the wells? An evaluation of the geological, geophysical, reservoir, drilling, and completion data would take place, along with a test of each well's ability to flow and the associated parameters (e.g. pressure, productivity, gas constituents, etc.). This would lead to an economic analysis after the scientific and engineering analysis is completed.
- 6. Is the site in compliance with the ordinance? Do we have a noise and leak detection plan?
 - a. Other than ensuring the camera is functional and being monitored, the site should be in compliance. All plans are in place.
- 7. When was our last air sampling and are we open to 3rd party air sampling?
 - a. We will be performing an EPA Method 21 leak survey today to verify no current leaks. Going forward, the site will be a part of our semi-annual fugitive emission monitoring plan (attached). Leak surveys are currently performed by NewTech Global (NTG), an environmental consulting firm out of Houston. The next surveys will be in July.
- 8. Has the 100 year flood plain changed?
 - a. We are currently investigating this.
- 9. Is the underground piping different now than when it was platted for drilling?
 - a. No
- 10. In the Statement of Objectives letter Sage showed a site plan depicting a rig layout. Was that an error or representative of Sage's intentions?
 - a. Sage used the original diagram from when the well was first drilled. Sage currently has no intentions to drill on this site.
- 11. Any plans to drill? Not currently.
- 12. Does the site meet ordinance setback requirements?
 - a. If Sage has to acquire a new SUP for drilling more wells (which is not our current plan), we'll make that determination then.
- 13. Does the ordinance require the site to be abandoned?
 - a. No. Sage's Trinity site is regulated by the TRRC regarding abandonment and we are in compliance.
- 14. Can the wellhead rust and leak?
 - a. For each flow path at the wellhead, there is a closed valve and then blind flange (i.e. cap). Current isolation by two barriers (valve and flange in this case) is consistent with the TRRC and industry best practices. The wellhead components are rated for higher pressures than the well's surface pressure. In June, Sage will perform non-destructive testing (ultrasonic thickness testing) to ensure the thickness of the end caps (rust would degrade thickness). It is physically possible to have a leak, but very unlikely.

Jason Tackett
 General Manager EHS & Public Relations
 O 918-900-6445x104 |

Two Warren Place
 6120 S. Yale Avenue, Ste. 900
 Tulsa, OK 74136



NSPS SUBPART 0000a

FUGITIVE EMISSIONS MONITORING PLAN

Sage Natural Resources LLC

6100 S Yale Ave, Suite 900

Tulsa OK 74136

Last Updated:

January 8, 2018

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INTRODUCTION

New Source Performance Standards (NSPS) Subpart OOOOa was published as final in the Federal Register on June 3, 2016. NSPS Subpart OOOOa regulates equipment at oil and natural gas production, transmission and distribution facilities that commenced construction, reconstruction, or modification after September 18, 2015. This subpart regulates single well heads, centrifugal and reciprocating compressors, single continuous bleed natural gas driven pneumatic controllers with a natural gas bleed rate greater than six (6) standard cubic feet per hour (SCFH), pneumatic pumps, storage vessels, onshore natural gas processing plants and sweetening units, and fugitive emission sources.

Facilities are subject to the fugitive monitoring section if construction, modification, or reconstruction commences after September 18, 2015. Compliance begins June 3, 2017 or 60 days after startup/modification, whichever is later. To achieve compliance, affected facilities must:

1. Create a fugitive emission monitoring plan
2. Conduct semiannual fugitive leak inspections at least four (4) months apart
3. Repair/replace all identified leaks within 30 days of detections
 - a. Remonitor within 30 days of repair
4. Submit annual reports by October 31st each year

This plan is intended to meet the requirements of a fugitive emission monitoring plan contained in Title 40 Code of Federal Regulations (40 CFR) Part 60.5397a for Sage Natural Resources LLC (Sage). The monitoring plan includes the following elements:

1. Frequency for conducting surveys [§60.5397a(c)(1)]
2. Technique for determining fugitive emissions [§60.5397a(c)(2)]
3. Manufacturer and model number of fugitive emissions detection equipment [§60.5397a(c)(3)]
4. Procedures and timeframes for identifying and repairing fugitive emissions components, including those that are designated unsafe or repair is delayed [§60.5397a(c)(4)]
5. Procedures and timeframes for verifying fugitive emission component repairs [§60.5397a(c)(5)]
6. Records that will be kept and the length of time records will be kept [§60.5397a(c)(6)]
7. Procedures for Optical Gas Imaging (OGI) [§60.5397a(c)(7)]
8. Procedures for Method 21 [§60.5397a(c)(8)]
9. Written plan developed for all fugitive emission components designated as difficult-to-monitor and unsafe-to-monitor [§60.5397a(d)(4)]
10. Sitemap [§60.5397a(d)(1)] & Defined observation path [§60.5397a(d)(2)]

DEFINITIONS

Fugitive Emissions: any visible emission from a fugitive emissions component observed using optical gas imaging or an instrument reading of 500 ppm or greater using Method 21.

Fugitive Emission Component: - Any component that has the potential to emit fugitive emissions of methane or VOC at a well site or compressor station, including but not limited to valves, connectors, pressure relief devices, open-ended lines, flanges, covers and closed vent systems not subject to 60.5411a [installed for compliance with centrifugal compressors, reciprocating compressors, pneumatic pumps, and storage vessels], thief hatches or other openings on a controlled storage vessel not subject to 60.5395a [VOC standards for storage vessels], compressors, instruments, and meters. Devices that vent as part of normal operations, such as natural gas-driven pneumatic controllers or natural gas-driven pumps, are not fugitive emissions components, insofar as the natural gas discharged from the device's vent is not considered a fugitive emission. Emissions originating from other than the vent, such as the thief hatch on a controlled storage vessel, would be considered fugitive emissions.

Modification at Wellsite: when a new well is drilled at an existing well site or an existing well is hydraulically fractured or refractured.

Delay of Repair: If a repair/replacement is technically infeasible, would require a vent blowdown, compressor station shutdown, well shutdown/shut-in, or would be unsafe to repair during operation, the repair may be delayed until the next time the unit is available for repair, or within two (2) years, whichever is earlier.

Difficult-to-Monitor: fugitive emissions component that cannot be monitored without elevating the monitoring personnel more than two (2) meters above the surface.

Unsafe-to-Monitor: fugitive emissions components that cannot be monitored because monitoring personnel would be exposed to immediate danger while conducting a monitoring survey.

MONITORING PLAN

1. FREQUENCY FOR CONDUCTING SURVEYS

An initial monitoring survey must (will) be conducted within 60 days of startup of production or modification. A monitoring survey at a wellsite shall be conducted at least semiannually after the initial survey. Consecutive semiannual monitoring surveys will be conducted at least four (4) months apart.

2. TECHNIQUE FOR DETERMINING FUGITIVE EMISSIONS

The fugitive emissions will be determined using a Forward Looking Infrared (FLIR) camera for Optical Gas Imaging (OGI) leak determination.

3. MANUFACTURER AND MODEL NUMBER OF FUGITIVE EMISSIONS DETECTION

This information will be included on the survey form.

4. PROCEDURES AND TIMEFRAMES FOR IDENTIFYING AND REPAIRING FUGITIVE EMISSION COMPONENTS

Each source of fugitive emissions will be determined using the FLIR camera. Any visibly leaking component observed using the FLIR camera will be noted as a fugitive emission. If possible, the leak will be immediately repaired and the camera will be used to resurvey the component to ensure no leaks are occurring before leaving the facility.

In accordance with §60.5397a(h)(3)(ii), if the leak cannot be immediately repaired a numbered Leak Detection and Repair (LDAR) tag will be placed at the emission point if practical. A photograph will be taken of the tag (if applicable), leaking component, and identifying landmarks. In accordance with §60.5397a(h)(1), each identified source will be repaired as soon as possible, but no later than thirty (30) calendar days after its detection.

If a repair/replacement is technically infeasible, would require a vent blowdown, compressor station shutdown, well shutdown/shut-in, or would be unsafe to repair during operation, the repair may be delayed until the next time the unit is available for repair, or within two (2) years, whichever is earlier.

5. PROCEDURES AND TIMEFRAMES FOR VERIFYING FUGITIVE EMISSIONS COMPONENT REPAIRS

Each repaired/replaced fugitive emission component will be resurveyed as soon as practical, but no later than 30 days after repair. During the resurvey, the FLIR camera or procedures under Method 21 will be used to ensure no leaks are present from the previously identified component.

If repair/replacement was unable to occur when leak was initially identified, Sage will ensure that personnel are sent out to perform any required maintenance as soon as practical. After repairs are made and documented, Sage will schedule a resurvey to document successful

repair within 30 days as necessary.

6. RECORDKEEPING

Sage will maintain the following records:

- a. Copy of this fugitive emissions monitoring plan
- b. Records of each monitoring survey and any supporting documentation

Records will be kept at the nearest local field office for at least five (5) years.

7. PROCEDURES FOR USING OPTICAL GAS IMAGING (OGI)

When using an OGI camera, a fugitive emission is defined as any visible emission from a fugitive emissions component.

The following requirements are to ensure correct operation of the camera:

- a. OGI equipment must be capable of imaging gases in the spectral range for the compound of highest concentration in potential fugitive emissions.
All cameras used for inspections will be capable of these requirements.
- b. OGI equipment must be capable of imaging a gas that is half methane, half propane at a concentration of 10,000 ppm at a flow rate of ≤ 60 g/hr from a quarter inch diameter orifice.
All cameras used for inspections will be capable of these requirements.

- c. Procedure for daily verification check:

Camera operators will begin each day with a daily camera operation check. This will include:

- 1) *Turn camera on and let cool down*
- 2) *Check date and time on camera (adjust if needed)*
- 3) *Under "Image Overlay Info" in settings make sure you are showing GPS position*
- 4) *Take still picture in IR manual mode*
- 5) *Start recording in automatic mode*
- 6) *Switch to HSM mode*
- 7) *Switch to visual (Non-IR) mode*
- 8) *Stop recording and save file.*
- 9) *Ensure file is properly saved.*

All calibrations records must be provided with survey and retained by Sage.

- d. Procedure for determining the operator's max viewing distance from the equipment and how the operator will ensure that this distance is maintained:

Maximum viewing distance will be determined on a site by site basis. Camera operators, in conjuncture with site personnel, will use training, experience, and specific site conditions to determine the max viewing distance required at each site

on any given day. If optimal viewing conditions cannot be maintained, camera operators will make appropriate notes in the daily inspection log.

- e. Procedure for determining max wind speed during which monitoring can be performed and how the operator will ensure monitoring only occurs at wind speeds below threshold

Camera operators will have an anemometer onsite for all inspections. If sustained winds are over 30 mph, inspections will be delayed/rescheduled.

- f. Procedures for conducting surveys

- i. How the operator will ensure an adequate thermal background is present in order to view potential fugitive emissions

Camera operators are trained to properly visualize the component. This may include, but is not limited to: adjusting temperature range, reversing polarity, approaching leak from a different angle.

- ii. How the operator will deal with adverse monitoring conditions, such as wind

As noted above, if sustained winds are over 30 mph, inspections will be delayed/rescheduled. Camera operators will work with site personnel to determine if any other conditions arise that will adversely impact the monitoring, and make a decision to delay or reschedule the inspection, as needed.

- iii. How the operator will deal with interferences.

While an observation path is developed for each location, if any interferences arise, the camera operator, in conjuncture with the site personnel, will make adjustments as needed to best record all fugitive components. Any deviations from the observation path will be documented.

- g. Training and experience needed prior to performing surveys

All survey personnel performing inspections will be certified OGI inspectors or have gone through training to ensure correct operation of OGI cameras and understanding of the theory and mechanics behind the camera operation. Additionally, when possible, the camera operator will be accompanied by company personnel who can identify the operator of any site-specific conditions/operations that may impact inspections.

- h. Procedures for calibration and maintenance. At a minimum, procedures must comply with those recommended by the manufacturer.

All maintenance recommendations will be followed to allow for optimal camera operation.

8. PROCEDURES FOR USING METHOD 21 / ALTERNATIVE METHODS

Method 21 (including alternative soap bubble test) will typically be used during resurveys of detected leaks, or to investigate potential leaks reported by Operators. Sage uses a calibrated UltraRAE 3000+ for internal Method 21 surveys. See Attachment 1 for Method 21 information.

9. DIFFICULT-TO-MONITOR AND UNSAFE-TO-MONITOR FUGITIVE EMISSION COMPONENTS PLAN

- a. Fugitive emissions components that cannot be monitored without elevating the monitoring personnel more than two (2) meters above the surface may be designated as difficult-to-monitor.
 - i. Identification and location of each fugitive emissions component designated as difficult-to-monitor.
 - ii. Explanation of why each fugitive emissions component designated as difficult-to-monitor is difficult-to-monitor.
 - iii. Schedule for monitoring the difficult-to-monitor fugitive emissions components at least once per calendar year.

If any fugitive components are deemed difficult-to-monitor upon site visit, the camera operator will collect the required information and work with site personnel to determine an appropriate schedule for monitoring.

- b. Fugitive emissions components that cannot be monitored because monitoring personnel would be exposed to immediate danger while conducting a monitoring survey may be designated as unsafe-to-monitor.
 - i. Identification and location of each fugitive emissions component designated as unsafe-to-monitor.
 - ii. Explanation of why each fugitive emissions component designated as unsafe-to-monitor is unsafe-to-monitor.
 - iii. Schedule for monitoring the fugitive emissions components designated as unsafe-to-monitor.

If any fugitive components are deemed unsafe-to-monitor upon site visit, the camera operator will collect the required information and work with site personnel to determine an appropriate schedule for monitoring.

10. SITE MAPS & Observation Paths

Provided with survey results.

DESIGNATED REPRESENTATIVE

Jason Tackett
General Manager, EHS & PR

SITES INCLUDED

Site Name	Location (Coordinates)
Trinity Pad	Colleyville, TX
Lennox Pad	Arlington, TX
LABC Pad	Arlington, TX
Rosedale Pad	Arlington, TX
Yeandle Pad	Arlington, TX
Baldinger Pad	Denton, TX
Longterm Pad	Denton, TX
Christian 3	Wise County Texas
Bergman 2	Wise County Texas

ATTACHMENT 1 – Method 21

(from EPA site: <https://www.epa.gov/emc/method-21-volatile-organic-compound-leaks>)

Method 21

8/3/2017

While we have taken steps to ensure the accuracy of this Internet version of the document, it is not the official version. To see a complete version including any recent edits, visit: <https://www.ecfr.gov/cgi-bin/ECFR?page=browse> and search under Title 40, Protection of Environment.

METHOD 21 - DETERMINATION OF VOLATILE ORGANIC COMPOUND LEAKS

1.0 Scope and Application

1.1 Analytes.

Analyte	CAS No.
Volatile Organic Compounds (VOC)	No CAS number assigned.

1.2 Scope. This method is applicable for the determination of VOC leaks from process equipment. These sources include, but are not limited to, valves, flanges and other connections, pumps and compressors, pressure relief devices, process drains, open-ended valves, pump and compressor seal system degassing vents, accumulator vessel vents, agitator seals, and access door seals.

1.3 Data Quality Objectives. Adherence to the requirements of this method will enhance the quality of the data obtained from air pollutant sampling methods.

2.0 Summary of Method

2.1 A portable instrument is used to detect VOC leaks from individual sources. The instrument detector type is not specified, but it must meet the specifications and performance criteria contained in Section 6.0. A leak definition concentration based on a reference compound is specified in each applicable regulation. This method is intended to locate and classify leaks only, and is not to be used as a direct measure of mass emission rate from individual sources.

3.0 Definitions

3.1 *Calibration gas* means the VOC compound used to adjust the instrument meter reading to a known value. The calibration gas is usually the reference compound at a known concentration approximately equal to the leak definition concentration.

3.2 *Calibration precision* means the degree of agreement between measurements of the same known value, expressed as the relative percentage of the average difference between the meter readings and the known concentration to the known concentration.

3.3 *Leak definition concentration* means the local VOC concentration at the surface of a leak source that indicates that a VOC emission (leak) is present. The leak definition is an instrument meter reading based on a reference compound.

3.4 *No detectable emission* means a local VOC concentration at the surface of a leak source, adjusted for local VOC ambient concentration, that is less than 2.5 percent of the specified leak definition concentration. that indicates that a VOC emission (leak) is not present.

3.5 *Reference compound* means the VOC species selected as the instrument calibration basis for specification of the leak definition concentration. (For example, if a leak definition concentration is 10,000 ppm as methane, then any source emission that results in a local concentration that yields a meter reading of 10,000 on an instrument meter calibrated with methane would be classified as a leak. In this example, the leak definition concentration is 10,000 ppm and the reference compound is methane.)

3.6 *Response factor* means the ratio of the known concentration of a VOC compound to the observed meter reading when measured using an instrument calibrated with the reference compound specified in the applicable regulation.

3.7 *Response time* means the time interval from a step change in VOC concentration at the input of the sampling system to the time at which 90 percent of the corresponding final value is reached as displayed on the instrument readout meter.

4.0 *Interferences*[Reserved]

5.0 *Safety*

5.1 *Disclaimer.* This method may involve hazardous materials, operations, and equipment. This test method may not address all of the safety problems associated with its use. It is the responsibility of the user of this test method to establish appropriate safety and health practices and determine the applicability of regulatory limitations prior to performing this test method.

5.2 *Hazardous Pollutants.* Several of the compounds, leaks of which may be determined by this method, may be irritating or corrosive to tissues (e.g., heptane) or may be toxic (e.g., benzene, methyl alcohol). Nearly all are fire hazards. Compounds in emissions should be determined through familiarity with the source. Appropriate precautions can be found in reference documents, such as reference No. 4 in Section 16.0.

6.0 *Equipment and Supplies*

A VOC monitoring instrument meeting the following specifications is required:

6.1 The VOC instrument detector shall respond to the compounds being processed. Detector types that may meet this requirement include, but are not limited to, catalytic oxidation, flame ionization, infrared absorption, and photoionization.

6.2 The instrument shall be capable of measuring the leak definition concentration specified in the regulation.

6.3 The scale of the instrument meter shall be readable to ± 2.5 percent of the specified leak definition concentration.

6.4 The instrument shall be equipped with an electrically driven pump to ensure that a sample is provided to the detector at a constant flow rate. The nominal sample flow rate, as measured at the sample probe tip, shall be 0.10 to 3.0 l/min (0.004 to 0.1 ft³/min) when the probe is fitted with a glass wool plug or filter that may be used to prevent plugging of the instrument.

6.5 The instrument shall be equipped with a probe or probe extension or sampling not to exceed 6.4 mm (1/4in) in outside diameter, with a single end opening for admission of sample.

6.6 The instrument shall be intrinsically safe for operation in explosive atmospheres as defined by the National Electrical Code by the National Fire Prevention Association or other applicable regulatory code for operation in any explosive atmospheres that may be encountered in its use. The instrument shall, at a minimum, be intrinsically safe for Class 1, Division 1 conditions, and/or Class 2, Division 1 conditions, as appropriate, as defined by the example code. The instrument shall not be operated with any safety device, such as an exhaust flame arrestor, removed.

7.0 Reagents and Standards

7.1 Two gas mixtures are required for instrument calibration and performance evaluation:

7.1.1 Zero Gas. Air, less than 10 parts per million by volume (ppmv) VOC.

7.1.2 Calibration Gas. For each organic species that is to be measured during individual source surveys, obtain or prepare a known standard in air at a concentration approximately equal to the applicable leak definition specified in the regulation.

7.2 Cylinder Gases. If cylinder calibration gas mixtures are used, they must be analyzed and certified by the manufacturer to be within 2 percent accuracy, and a shelf life must be specified. Cylinder standards must be either reanalyzed or replaced at the end of the specified shelf life.

7.3 Prepared Gases. Calibration gases may be prepared by the user according to any accepted gaseous preparation procedure that will yield a mixture accurate to within 2 percent. Prepared standards must be replaced each day of use unless it is demonstrated that degradation does not occur during storage.

7.4 Mixtures with non-Reference Compound Gases. Calibrations may be performed using a compound other than the reference compound. In this case, a conversion factor must be determined for the alternative compound such that the resulting meter readings during source surveys can be converted to reference compound results.

8.0 Sample Collection, Preservation, Storage, and Transport

8.1 Instrument Performance Evaluation. Assemble and start up the instrument according to the manufacturer's instructions for recommended warm-up period and preliminary adjustments.

8.1.1 Response Factor. A response factor must be determined for each compound that is to be measured, either by testing or from reference sources. The response factor tests are required before placing the analyzer into service, but do not have to be repeated at subsequent intervals.

8.1.1.1 Calibrate the instrument with the reference compound as specified in the applicable regulation. Introduce the calibration gas mixture to the analyzer and record the observed meter reading. Introduce zero gas until a stable reading is obtained. Make a total of three measurements by alternating between the calibration gas and zero gas. Calculate the response factor for each repetition and the average response factor.

8.1.1.2 The instrument response factors for each of the individual VOC to be measured shall be less than 10 unless otherwise specified in the applicable regulation. When no instrument is available that meets this specification when calibrated with the reference VOC specified in the applicable regulation, the available instrument may be calibrated with one of the VOC to be measured, or any other VOC, so long as the instrument then has a response factor of less than 10 for each of the individual VOC to be measured.

8.1.1.3 Alternatively, if response factors have been published for the compounds of interest for the instrument or detector type, the response factor determination is not required, and existing results may be referenced. Examples of published response factors for flame ionization and catalytic oxidation detectors are included in References 1–3 of Section 17.0.

8.1.2 Calibration Precision. The calibration precision test must be completed prior to placing the analyzer into service and at subsequent 3-month intervals or at the next use, whichever is later.

8.1.2.1 Make a total of three measurements by alternately using zero gas and the specified calibration gas. Record the meter readings. Calculate the average algebraic difference between the meter readings and the known value. Divide this average difference by the known calibration value and multiply by 100 to express the resulting calibration precision as a percentage.

8.1.2.2 The calibration precision shall be equal to or less than 10 percent of the calibration gas value.

8.1.3 Response Time. The response time test is required before placing the instrument into service. If a modification to the sample pumping system or flow configuration is made that would change the response time, a new test is required before further use.

8.1.3.1 Introduce zero gas into the instrument sample probe. When the meter reading has stabilized, switch quickly to the specified calibration gas. After switching, measure the time required to attain 90 percent of the final stable reading. Perform this test sequence three times and record the results. Calculate the average response time.

8.1.3.2 The instrument response time shall be equal to or less than 30 seconds. The instrument pump, dilution probe (if any), sample probe, and probe filter that will be used during testing shall all be in place during the response time determination.

8.2 Instrument Calibration. Calibrate the VOC monitoring instrument according to Section 10.0.

8.3 Individual Source Surveys.

8.3.1 Type I—Leak Definition Based on Concentration. Place the probe inlet at the surface of the component interface where leakage could occur. Move the probe along the interface periphery while observing the instrument readout. If an increased meter reading is observed, slowly sample the interface where leakage is indicated until the maximum meter reading is obtained. Leave the probe inlet at this maximum reading location for approximately two times the instrument response time. If the maximum observed meter reading is greater than the leak definition in the applicable regulation, record and report the results as specified in the regulation reporting requirements. Examples of the application of this general technique to specific equipment types are:

8.3.1.1 Valves. The most common source of leaks from valves is the seal between the stem and housing. Place the probe at the interface where the stem exits the packing gland and sample the stem circumference. Also, place the probe at the interface of the packing gland take-up flange seat and sample

the periphery. In addition, survey valve housings of multipart assembly at the surface of all interfaces where a leak could occur.

8.3.1.2 Flanges and Other Connections. For welded flanges, place the probe at the outer edge of the flange-gasket interface and sample the circumference of the flange. Sample other types of nonpermanent joints (such as threaded connections) with a similar traverse.

8.3.1.3 Pumps and Compressors. Conduct a circumferential traverse at the outer surface of the pump or compressor shaft and seal interface. If the source is a rotating shaft, position the probe inlet within 1 cm of the shaft-seal interface for the survey. If the housing configuration prevents a complete traverse of the shaft periphery, sample all accessible portions. Sample all other joints on the pump or compressor housing where leakage could occur.

8.3.1.4 Pressure Relief Devices. The configuration of most pressure relief devices prevents sampling at the sealing seat interface. For those devices equipped with an enclosed extension, or horn, place the probe inlet at approximately the center of the exhaust area to the atmosphere.

8.3.1.5 Process Drains. For open drains, place the probe inlet at approximately the center of the area open to the atmosphere. For covered drains, place the probe at the surface of the cover interface and conduct a peripheral traverse.

8.3.1.6 Open-ended Lines or Valves. Place the probe inlet at approximately the center of the opening to the atmosphere.

8.3.1.7 Seal System Degassing Vents and Accumulator Vents. Place the probe inlet at approximately the center of the opening to the atmosphere.

8.3.1.8 Access door seals. Place the probe inlet at the surface of the door seal interface and conduct a peripheral traverse.

8.3.2 Type II—"No Detectable Emission". Determine the local ambient VOC concentration around the source by moving the probe randomly upwind and downwind at a distance of one to two meters from the source. If an interference exists with this determination due to a nearby emission or leak, the local ambient concentration may be determined at distances closer to the source, but in no case shall the distance be less than 25 centimeters. Then move the probe inlet to the surface of the source and determine the concentration as outlined in Section 8.3.1. The difference between these concentrations determines whether there are no detectable emissions. Record and report the results as specified by the regulation. For those cases where the regulation requires a specific device installation, or that specified vents be ducted or piped to a control device, the existence of these conditions shall be visually confirmed. When the regulation also requires that no detectable emissions exist, visual observations and sampling surveys are required. Examples of this technique are:

8.3.2.1 Pump or Compressor Seals. If applicable, determine the type of shaft seal. Perform a survey of the local area ambient VOC concentration and determine if detectable emissions exist as described in Section 8.3.2.

8.3.2.2 Seal System Degassing Vents, Accumulator Vessel Vents, Pressure Relief Devices. If applicable, observe whether or not the applicable ducting or piping exists. Also, determine if any sources exist in the ducting or piping where emissions could occur upstream of the control device. If the required ducting or piping exists and there are no sources where the emissions could be vented to the atmosphere upstream of

the control device, then it is presumed that no detectable emissions are present. If there are sources in the ducting or piping where emissions could be vented or sources where leaks could occur, the sampling surveys described in Section 8.3.2 shall be used to determine if detectable emissions exist.

8.3.3 Alternative Screening Procedure.

8.3.3.1 A screening procedure based on the formation of bubbles in a soap solution that is sprayed on a potential leak source may be used for those sources that do not have continuously moving parts, that do not have surface temperatures greater than the boiling point or less than the freezing point of the soap solution, that do not have open areas to the atmosphere that the soap solution cannot bridge, or that do not exhibit evidence of liquid leakage. Sources that have these conditions present must be surveyed using the instrument technique of Section 8.3.1 or 8.3.2.

8.3.3.2 Spray a soap solution over all potential leak sources. The soap solution may be a commercially available leak detection solution or may be prepared using concentrated detergent and water. A pressure sprayer or squeeze bottle may be used to dispense the solution. Observe the potential leak sites to determine if any bubbles are formed. If no bubbles are observed, the source is presumed to have no detectable emissions or leaks as applicable. If any bubbles are observed, the instrument techniques of Section 8.3.1 or 8.3.2 shall be used to determine if a leak exists, or if the source has detectable emissions, as applicable.

9.0 *Quality Control*

Section	Quality control measure	Effect
8.1.2	Instrument calibration precision check	Ensure precision and accuracy, respectively, of instrument response to standard.
10.0	Instrument calibration	

10.0 *Calibration and Standardization*

10.1 Calibrate the VOC monitoring instrument as follows. After the appropriate warm-up period and zero internal calibration procedure, introduce the calibration gas into the instrument sample probe. Adjust the instrument meter readout to correspond to the calibration gas value.

Note: If the meter readout cannot be adjusted to the proper value, a malfunction of the analyzer is indicated and corrective actions are necessary before use.

11.0 *Analytical Procedures[Reserved]*

12.0 *Data Analyses and Calculations[Reserved]*

13.0 *Method Performance[Reserved]*

14.0 *Pollution Prevention[Reserved]*

15.0 *Waste Management[Reserved]*

16.0 References

1. Dubose, D.A., and G.E. Harris. Response Factors of VOC Analyzers at a Meter Reading of 10,000 ppmv for Selected Organic Compounds. U.S. Environmental Protection Agency, Research Triangle Park, NC. Publication No. EPA 600/2-81051. September 1981.
2. Brown, G.E., *et al.* Response Factors of VOC Analyzers Calibrated with Methane for Selected Organic Compounds. U.S. Environmental Protection Agency, Research Triangle Park, NC. Publication No. EPA 600/2-81-022. May 1981.
3. DuBose, D.A. *et al.* Response of Portable VOC Analyzers to Chemical Mixtures. U.S. Environmental Protection Agency, Research Triangle Park, NC. Publication No. EPA 600/2-81-110. September 1981.
4. Handbook of Hazardous Materials: Fire, Safety, Health. Alliance of American Insurers. Schaumburg, IL. 1983.

17.0 Tables, Diagrams, Flowcharts, and Validation Data[Reserved]

NOISE MANAGEMENT PLAN

TRINITY PAD, COLLEYVILLE, TX

Sage Natural Resources LLC

6100 S Yale Ave, Suite 900

Tulsa OK 74136

Last Updated:

MAY 8, 2019

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INTRODUCTION

Sage's Trinity pad site is located in Colleyville, TX in proximity to homes. In an effort to minimize nuisance to neighbors and comply with Colleyville's oil and gas ordinance, Sage will ensure noise sources are identified and mitigated as necessary.

NOISE STANDARDS

Section 3.1 – 145 (B)(16)(i) of Colleyville’s oil and gas ordinance requires Sage to Submit a Noise Management Plan. Specifically, the current ordinance requires:

a. No well shall be drilled, re-drilled, fractured or any equipment operated at any location within the city in such a manner so as to create any noise which causes the exterior noise level, when measured at, either the property line of the tract upon which the nearest habitable structure is located, or 100 feet from the nearest habitable structure (as measured to the closest exterior point of the habitable structure), whichever is closer to the well, to exceed the ambient noise level:

- i. By more than ten decibels during fracturing operations; and*
- ii. By more than five decibels during nighttime hours;; and*
- iii. By more than five decibels during daytime hours or more than three decibels during nighttime hours for all activities not addressed in paragraphs a. and b. above.*

b. The operator shall be responsible for establishing and reporting to the city the pre-drilling ambient noise level prior to the issuance of a well permit. Once the drilling is complete, the operator shall be required to establish a new ambient noise level prior to the installation of any new noise generating equipment. In lieu of the foregoing, the city may elect to perform the required noise testing and establish the ambient noise level.

c. Adjustments to the noise standards as set forth above in subsection (a)(1) of this section may be permitted in accordance with the following:

Permitted Increase Duration of Increase

<i>dBA</i>	<i>Minutes*</i>
5	15
10	5
15	1
20	less than 1

** Cumulative minutes during any one hour period*

d. No workover or re-working operations shall be permitted during nighttime hours.

e. The operator shall monitor exterior noise level generated by the drilling, re-drilling or other operations of all wells located within 1,000 feet of a protected use when requested by the city, to ensure compliance. The cost of such monitoring shall be borne by the operator. The monitoring data shall also include an audio recording to help identify the source of sound level “spikes” throughout the logging period. The continuous noise monitoring equipment shall be capable of wireless transmission of real-time noise and audio data. Access to this real-time data as it occurs shall be made available to the administrative officer. The noise readings shall also be submitted to the administrative officer on a weekly basis in an electronic format or other format specified by the inspector. The weekly report shall state whether the drill site is in compliance with the noise requirements. If the report states that the drill site is not in compliance

with the noise standards, then the report shall state the measures that are being taken to return the drill site to compliance and the timeframes for implementing these remedial measures.

f. Noise reduction blankets, sound walls, mufflers and other alternative methods shall be used to ensure compliance with this Chapter. All soundproofing shall comply with accepted industry standards and subject to approval by the administrative officer. At a minimum, the operator shall install noise reduction blankets on the drill site boundaries facing any habitable structure within 1,500 feet of any well bore. The height of boundary blankets shall be a minimum of 30 feet, or at a minimum height such that the entire rig platform minus the derrick structure is screened from the view of any structures within 1,500 feet of the well bores, whichever is greater. The height may be increased at the discretion of the administrative officer in response to topographic necessity. In addition to the boundary barriers, the operator must, at a minimum, install additional noise reduction blankets to mitigate noise generated from the rig substructure, the rig floor area, brake drum housings, mud pumps, diesel motors, and generators. The blankets shall be constructed of a fire-retardant material approved by the fire department. The noise reduction blankets shall meet a standard of STC 30 or greater. Noise reduction blankets shall be kept in good condition and installed such that there are no openings, tears or visible defects at any point in the larger, composite blanket structure. All temporary noise reduction blankets, sound walls, etc. shall be removed within 30 days of the completion of drilling, fracturing or re-working activities under a specific permit or allowance.

g. The sound level meter used in conducting noise evaluations shall meet the American National Standard Institute's standard for sound meters or an instrument and the associated recording and analyzing equipment which will provide equivalent data.

h. During nighttime operations the operation of vehicles with audible back-up alarms are prohibited. If the operator uses any equipment during nighttime operations which are required to have back-up alarms, the operator shall provide and use only approved non-auditory signaling systems, such as spotters or flagmen. Deliveries of pipe, casing and heavy loads shall be limited to daytime hours, except for emergency situations. The derrick man and driller shall communicate only by walkie-talkie or other non disruptive means when the derrick man is in the derrick. Horns may not be used to signal for connection or to summon crew (except that a horn may be used for emergency purposes only). The operator shall conduct on-site meetings to inform all personnel of nighttime operations noise control requirements.

i. Concurrent with the Special Use Permit application, the operator shall file a noise management plan which shall detail how the equipment used in the drilling, completion, transportation, or production of a well complies with the maximum permissible ambient noise levels of this Chapter. Violation of the noise management plan shall be a violation of this Chapter. The noise management plan must be approved by the administrative officer and must comply with the following requirements:

i. Identify operation noise impacts; and

ii. Provide documentation, if applicable, establishing the ambient noise level prior to and after the installation of the noise-generation equipment verifying compliance with this section; and

iii. Detail how the impacts will be mitigated. In determining noise mitigation, specific site characteristics shall be considered, including but not limited to the following:

- (1) The location, type, nature and proximity of adjacent development; and*
- (2) Seasonal and prevailing weather patterns, including wind directions; and*
- (3) Vegetative cover on or adjacent to the site; and*
- (4) Topography; and*
- (5) Operation and site noise management measures which may include, but not be limited to use of critical grade mufflers on generators and motors; use of structural noise curtains, walls, or enclosures; and best management practices by limiting or eliminating noisier operations, such as tripping, deliveries of pipe, casing and heavy loads, use of horns for communication and operation of vehicle audible back-up alarms during nighttime hours.*

NOISE SOURCES

Currently the only noise source on the Trinity pad is the Lease Operator visiting the site weekly to check on the site condition. The Lease Operators typically drive a half ton truck and do not generate any noise beyond local ambient traffic noise. The only equipment onsite currently are 7 wellheads.

If and when other work is scheduled, this Noise Management Plan will be updated prior to identify potential noise sources and outline mitigative efforts. Prior to site modification or work scheduled, Sage will also identify a 24 hour ambient noise level.

NOISE MITIGATION

None required currently.

Search Criteria:

Lease Name: TRINITY UNIT A, Lease No.: 263527 , Well No.: 1H

Well Type: Gas

District: 09

Lease Production and Disposition

Date Range: Jan 2009 - May 2019

Date	GW Gas (M		Condensate		Operator	N	Field Name	Field No.
	Production	Disposition	Production	Disposition				
May 2011	NO RPT	NO RPT	NO RPT	NO RPT	TITAN OPEI	860832	NEWARK, E	65280200
Jun 2011	0	0	0	0				
Jul 2011	0	0	0	0				
Aug 2011	0	0	0	0				
Sep 2011	0	0	0	0				
Oct 2011	0	0	0	0				
Nov 2011	0	0	0	0				
Dec 2011	0	0	0	0				
Jan 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Feb 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Mar 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Apr 2012	NO RPT	NO RPT	NO RPT	NO RPT				
May 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Jun 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Jul 2012	NO RPT	NO RPT	NO RPT	NO RPT	ATLAS BAR	36556	NEWARK, E	65280200
Aug 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Sep 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Oct 2012	NO RPT	NO RPT	NO RPT	NO RPT				
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Jun 2014	NO RPT	NO RPT	NO RPT	NO RPT
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Sep 2014	NO RPT	NO RPT	NO RPT	NO RPT
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Nov 2017	NO RPT	NO RPT	NO RPT	NO RPT
Dec 2017	NO RPT	NO RPT	NO RPT	NO RPT
Jan 2018	NO RPT	NO RPT	NO RPT	NO RPT
Feb 2018	NO RPT	NO RPT	NO RPT	NO RPT
Mar 2018	NO RPT	NO RPT	NO RPT	NO RPT
Apr 2018	NO RPT	NO RPT	NO RPT	NO RPT

SAGE NATL 743223 NEWARK, E 65280200

May 2018	NO RPT	NO RPT	NO RPT	NO RPT
Jun 2018	NO RPT	NO RPT	NO RPT	NO RPT
Jul 2018	NO RPT	NO RPT	NO RPT	NO RPT
Aug 2018	NO RPT	NO RPT	NO RPT	NO RPT
Sep 2018	NO RPT	NO RPT	NO RPT	NO RPT
Oct 2018	NO RPT	NO RPT	NO RPT	NO RPT
Nov 2018	NO RPT	NO RPT	NO RPT	NO RPT
Dec 2018	NO RPT	NO RPT	NO RPT	NO RPT
Jan 2019	NO RPT	NO RPT	NO RPT	NO RPT
Feb 2019	NO RPT	NO RPT	NO RPT	NO RPT
Mar 2019	NO RPT	NO RPT	NO RPT	NO RPT
Apr 2019	NO RPT	NO RPT	NO RPT	NO RPT
May 2019	NO RPT	NO RPT	NO RPT	NO RPT
Total	0	0	0	0

Search Criteria:

Lease Name: TRINITY UNIT D, Lease No.: 263856 , Well No.: 1H

Well Type: Gas

District: 09

Lease Production and Disposition

Date Range: May 2009 - May 2019

Date	GW Gas (M		Condensate		Operator	N Operator	Field Name	Field No.
	Production	Disposition	Production	Disposition				
Apr 2011	NO RPT	NO RPT	NO RPT	NO RPT	TITAN OPEI	860832	NEWARK, E	65280200
May 2011	NO RPT	NO RPT	NO RPT	NO RPT				
Jun 2011		0	0	0				
Jul 2011		0	0	0				
Aug 2011		0	0	0				
Sep 2011		0	0	0				
Oct 2011		0	0	0				
Nov 2011		0	0	0				
Dec 2011		0	0	0				
Jan 2012	NO RPT	NO RPT	NO RPT	NO RPT				
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May 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Jun 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Jul 2012	NO RPT	NO RPT	NO RPT	NO RPT	ATLAS BAR	36556	NEWARK, E	65280200
Aug 2012	NO RPT	NO RPT	NO RPT	NO RPT				
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Apr 2017	NO RPT	NO RPT	NO RPT	NO RPT
May 2017	NO RPT	NO RPT	NO RPT	NO RPT
Jun 2017	NO RPT	NO RPT	NO RPT	NO RPT
Jul 2017	NO RPT	NO RPT	NO RPT	NO RPT
Aug 2017	NO RPT	NO RPT	NO RPT	NO RPT
Sep 2017	NO RPT	NO RPT	NO RPT	NO RPT
Oct 2017	NO RPT	NO RPT	NO RPT	NO RPT
Nov 2017	NO RPT	NO RPT	NO RPT	NO RPT
Dec 2017	NO RPT	NO RPT	NO RPT	NO RPT
Jan 2018	NO RPT	NO RPT	NO RPT	NO RPT
Feb 2018	NO RPT	NO RPT	NO RPT	NO RPT
Mar 2018	NO RPT	NO RPT	NO RPT	NO RPT

Apr 2018	NO RPT	NO RPT	NO RPT	NO RPT	SAGE NATL	743223 NEWARK, E 65280200
May 2018	NO RPT	NO RPT	NO RPT	NO RPT		
Jun 2018	NO RPT	NO RPT	NO RPT	NO RPT		
Jul 2018	NO RPT	NO RPT	NO RPT	NO RPT		
Aug 2018	NO RPT	NO RPT	NO RPT	NO RPT		
Sep 2018	NO RPT	NO RPT	NO RPT	NO RPT		
Oct 2018	NO RPT	NO RPT	NO RPT	NO RPT		
Nov 2018	NO RPT	NO RPT	NO RPT	NO RPT		
Dec 2018	NO RPT	NO RPT	NO RPT	NO RPT		
Jan 2019	NO RPT	NO RPT	NO RPT	NO RPT		
Feb 2019	NO RPT	NO RPT	NO RPT	NO RPT		
Mar 2019	NO RPT	NO RPT	NO RPT	NO RPT		
Apr 2019	NO RPT	NO RPT	NO RPT	NO RPT		
May 2019	NO RPT	NO RPT	NO RPT	NO RPT		
Total		0	0	0		0

Search Criteria:

Lease Name: TRINITY UNIT J, Lease No.: 263857 , Well No.: 1H

Well Type: Gas

District: 09

Lease Production and Disposition

Date Range: Jan 2009 - May 2019

Date	GW Gas (M		Condensate		Operator	N Operator	N Field Name	Field No.
	Production	Disposition	Production	Disposition				
Jul 2011	0	0	0	0	0	TITAN OPEI	860832 NEWARK, E	65280200
Aug 2011	0	0	0	0	0			
Sep 2011	0	0	0	0	0			
Oct 2011	0	0	0	0	0			
Nov 2011	0	0	0	0	0			
Dec 2011	0	0	0	0	0			
Jan 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Feb 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Mar 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Apr 2012	NO RPT	NO RPT	NO RPT	NO RPT				
May 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Jun 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Jul 2012	NO RPT	NO RPT	NO RPT	NO RPT	ATLAS BAR	36556 NEWARK, E	65280200	
Aug 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Sep 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Oct 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Nov 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Dec 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Jan 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Feb 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Mar 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Apr 2013	NO RPT	NO RPT	NO RPT	NO RPT				
May 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Jun 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Jul 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Aug 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Sep 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Oct 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Nov 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Dec 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Jan 2014	NO RPT	NO RPT	NO RPT	NO RPT				
Feb 2014	NO RPT	NO RPT	NO RPT	NO RPT				
Mar 2014	NO RPT	NO RPT	NO RPT	NO RPT				
Apr 2014	NO RPT	NO RPT	NO RPT	NO RPT				
May 2014	NO RPT	NO RPT	NO RPT	NO RPT				
Jun 2014	NO RPT	NO RPT	NO RPT	NO RPT				
Jul 2014	NO RPT	NO RPT	NO RPT	NO RPT				

Aug 2014	NO RPT	NO RPT	NO RPT	NO RPT
Sep 2014	NO RPT	NO RPT	NO RPT	NO RPT
Oct 2014	NO RPT	NO RPT	NO RPT	NO RPT
Nov 2014	NO RPT	NO RPT	NO RPT	NO RPT
Dec 2014	NO RPT	NO RPT	NO RPT	NO RPT
Jan 2015	NO RPT	NO RPT	NO RPT	NO RPT
Feb 2015	NO RPT	NO RPT	NO RPT	NO RPT
Mar 2015	NO RPT	NO RPT	NO RPT	NO RPT
Apr 2015	NO RPT	NO RPT	NO RPT	NO RPT
May 2015	NO RPT	NO RPT	NO RPT	NO RPT
Jun 2015	NO RPT	NO RPT	NO RPT	NO RPT
Jul 2015	NO RPT	NO RPT	NO RPT	NO RPT
Aug 2015	NO RPT	NO RPT	NO RPT	NO RPT
Sep 2015	NO RPT	NO RPT	NO RPT	NO RPT
Oct 2015	NO RPT	NO RPT	NO RPT	NO RPT
Nov 2015	NO RPT	NO RPT	NO RPT	NO RPT
Dec 2015	NO RPT	NO RPT	NO RPT	NO RPT
Jan 2016	NO RPT	NO RPT	NO RPT	NO RPT
Feb 2016	NO RPT	NO RPT	NO RPT	NO RPT
Mar 2016	NO RPT	NO RPT	NO RPT	NO RPT
Apr 2016	NO RPT	NO RPT	NO RPT	NO RPT
May 2016	NO RPT	NO RPT	NO RPT	NO RPT
Jun 2016	NO RPT	NO RPT	NO RPT	NO RPT
Jul 2016	NO RPT	NO RPT	NO RPT	NO RPT
Aug 2016	NO RPT	NO RPT	NO RPT	NO RPT
Sep 2016	NO RPT	NO RPT	NO RPT	NO RPT
Oct 2016	NO RPT	NO RPT	NO RPT	NO RPT
Nov 2016	NO RPT	NO RPT	NO RPT	NO RPT
Dec 2016	NO RPT	NO RPT	NO RPT	NO RPT
Jan 2017	NO RPT	NO RPT	NO RPT	NO RPT
Feb 2017	NO RPT	NO RPT	NO RPT	NO RPT
Mar 2017	NO RPT	NO RPT	NO RPT	NO RPT
Apr 2017	NO RPT	NO RPT	NO RPT	NO RPT
May 2017	NO RPT	NO RPT	NO RPT	NO RPT
Jun 2017	NO RPT	NO RPT	NO RPT	NO RPT
Jul 2017	NO RPT	NO RPT	NO RPT	NO RPT
Aug 2017	NO RPT	NO RPT	NO RPT	NO RPT
Sep 2017	NO RPT	NO RPT	NO RPT	NO RPT
Oct 2017	NO RPT	NO RPT	NO RPT	NO RPT
Nov 2017	NO RPT	NO RPT	NO RPT	NO RPT
Dec 2017	NO RPT	NO RPT	NO RPT	NO RPT
Jan 2018	NO RPT	NO RPT	NO RPT	NO RPT
Feb 2018	NO RPT	NO RPT	NO RPT	NO RPT
Mar 2018	NO RPT	NO RPT	NO RPT	NO RPT
Apr 2018	NO RPT	NO RPT	NO RPT	NO RPT
May 2018	NO RPT	NO RPT	NO RPT	NO RPT
Jun 2018	NO RPT	NO RPT	NO RPT	NO RPT

SAGE NATL 743223 NEWARK, E 65280200

Jul 2018	NO RPT	NO RPT	NO RPT	NO RPT
Aug 2018	NO RPT	NO RPT	NO RPT	NO RPT
Sep 2018	NO RPT	NO RPT	NO RPT	NO RPT
Oct 2018	NO RPT	NO RPT	NO RPT	NO RPT
Nov 2018	NO RPT	NO RPT	NO RPT	NO RPT
Dec 2018	NO RPT	NO RPT	NO RPT	NO RPT
Jan 2019	NO RPT	NO RPT	NO RPT	NO RPT
Feb 2019	NO RPT	NO RPT	NO RPT	NO RPT
Mar 2019	NO RPT	NO RPT	NO RPT	NO RPT
Apr 2019	NO RPT	NO RPT	NO RPT	NO RPT
May 2019	NO RPT	NO RPT	NO RPT	NO RPT
Total	0	0	0	0

Search Criteria:

Lease Name: TRINITY UNIT B, Lease No.: 264011 , Well No.: 1H

Well Type: Gas

District: 09

Lease Production and Disposition

Date Range: Jan 2009 - May 2019

Date	GW Gas (M		Condensate		Operator	N	Field Name	Field No.
	Production	Disposition	Production	Disposition				
Apr 2011	NO RPT	NO RPT	NO RPT	NO RPT	TITAN OPEI	860832	NEWARK, E	65280200
May 2011	NO RPT	NO RPT	NO RPT	NO RPT				
Jun 2011		0	0	0				
Jul 2011		0	0	0				
Aug 2011		0	0	0				
Sep 2011		0	0	0				
Oct 2011		0	0	0				
Nov 2011		0	0	0				
Dec 2011		0	0	0				
Jan 2012		0	0	0				
Feb 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Mar 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Apr 2012	NO RPT	NO RPT	NO RPT	NO RPT				
May 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Jun 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Jul 2012	NO RPT	NO RPT	NO RPT	NO RPT	ATLAS BAR	36556	NEWARK, E	65280200
Aug 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Sep 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Oct 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Nov 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Dec 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Jan 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Feb 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Mar 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Apr 2013	NO RPT	NO RPT	NO RPT	NO RPT				
May 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Jun 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Jul 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Aug 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Sep 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Oct 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Nov 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Dec 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Jan 2014	NO RPT	NO RPT	NO RPT	NO RPT				
Feb 2014	NO RPT	NO RPT	NO RPT	NO RPT				
Mar 2014	NO RPT	NO RPT	NO RPT	NO RPT				
Apr 2014	NO RPT	NO RPT	NO RPT	NO RPT				

May 2014	NO RPT	NO RPT	NO RPT	NO RPT
Jun 2014	NO RPT	NO RPT	NO RPT	NO RPT
Jul 2014	NO RPT	NO RPT	NO RPT	NO RPT
Aug 2014	NO RPT	NO RPT	NO RPT	NO RPT
Sep 2014	NO RPT	NO RPT	NO RPT	NO RPT
Oct 2014	NO RPT	NO RPT	NO RPT	NO RPT
Nov 2014	NO RPT	NO RPT	NO RPT	NO RPT
Dec 2014	NO RPT	NO RPT	NO RPT	NO RPT
Jan 2015	NO RPT	NO RPT	NO RPT	NO RPT
Feb 2015	NO RPT	NO RPT	NO RPT	NO RPT
Mar 2015	NO RPT	NO RPT	NO RPT	NO RPT
Apr 2015	NO RPT	NO RPT	NO RPT	NO RPT
May 2015	NO RPT	NO RPT	NO RPT	NO RPT
Jun 2015	NO RPT	NO RPT	NO RPT	NO RPT
Jul 2015	NO RPT	NO RPT	NO RPT	NO RPT
Aug 2015	NO RPT	NO RPT	NO RPT	NO RPT
Sep 2015	NO RPT	NO RPT	NO RPT	NO RPT
Oct 2015	NO RPT	NO RPT	NO RPT	NO RPT
Nov 2015	NO RPT	NO RPT	NO RPT	NO RPT
Dec 2015	NO RPT	NO RPT	NO RPT	NO RPT
Jan 2016	NO RPT	NO RPT	NO RPT	NO RPT
Feb 2016	NO RPT	NO RPT	NO RPT	NO RPT
Mar 2016	NO RPT	NO RPT	NO RPT	NO RPT
Apr 2016	NO RPT	NO RPT	NO RPT	NO RPT
May 2016	NO RPT	NO RPT	NO RPT	NO RPT
Jun 2016	NO RPT	NO RPT	NO RPT	NO RPT
Jul 2016	NO RPT	NO RPT	NO RPT	NO RPT
Aug 2016	NO RPT	NO RPT	NO RPT	NO RPT
Sep 2016	NO RPT	NO RPT	NO RPT	NO RPT
Oct 2016	NO RPT	NO RPT	NO RPT	NO RPT
Nov 2016	NO RPT	NO RPT	NO RPT	NO RPT
Dec 2016	NO RPT	NO RPT	NO RPT	NO RPT
Jan 2017	NO RPT	NO RPT	NO RPT	NO RPT
Feb 2017	NO RPT	NO RPT	NO RPT	NO RPT
Mar 2017	NO RPT	NO RPT	NO RPT	NO RPT
Apr 2017	NO RPT	NO RPT	NO RPT	NO RPT
May 2017	NO RPT	NO RPT	NO RPT	NO RPT
Jun 2017	NO RPT	NO RPT	NO RPT	NO RPT
Jul 2017	NO RPT	NO RPT	NO RPT	NO RPT
Aug 2017	NO RPT	NO RPT	NO RPT	NO RPT
Sep 2017	NO RPT	NO RPT	NO RPT	NO RPT
Oct 2017	NO RPT	NO RPT	NO RPT	NO RPT
Nov 2017	NO RPT	NO RPT	NO RPT	NO RPT
Dec 2017	NO RPT	NO RPT	NO RPT	NO RPT
Jan 2018	NO RPT	NO RPT	NO RPT	NO RPT
Feb 2018	NO RPT	NO RPT	NO RPT	NO RPT
Mar 2018	NO RPT	NO RPT	NO RPT	NO RPT

Apr 2018	NO RPT	NO RPT	NO RPT	NO RPT	SAGE NATL	743223 NEWARK, E 65280200
May 2018	NO RPT	NO RPT	NO RPT	NO RPT		
Jun 2018	NO RPT	NO RPT	NO RPT	NO RPT		
Jul 2018	NO RPT	NO RPT	NO RPT	NO RPT		
Aug 2018	NO RPT	NO RPT	NO RPT	NO RPT		
Sep 2018	NO RPT	NO RPT	NO RPT	NO RPT		
Oct 2018	NO RPT	NO RPT	NO RPT	NO RPT		
Nov 2018	NO RPT	NO RPT	NO RPT	NO RPT		
Dec 2018	NO RPT	NO RPT	NO RPT	NO RPT		
Jan 2019	NO RPT	NO RPT	NO RPT	NO RPT		
Feb 2019	NO RPT	NO RPT	NO RPT	NO RPT		
Mar 2019	NO RPT	NO RPT	NO RPT	NO RPT		
Apr 2019	NO RPT	NO RPT	NO RPT	NO RPT		
May 2019	NO RPT	NO RPT	NO RPT	NO RPT		
Total		0	0	0		0

Search Criteria:

Lease Name: TRINITY UNIT F, Lease No.: 264060 , Well No.: 1H

Well Type: Gas

District: 09

Lease Production and Disposition

Date Range: Jan 2009 - May 2019

Date	GW Gas (M		Condensate		Operator	N	Operator	N	Field Name	Field No.
	Production	Disposition	Production	Disposition						
Jun 2011	0	0	0	0	0	TITAN OPEI	860832	NEWARK, E	65280200	
Jul 2011	0	0	0	0	0					
Aug 2011	0	0	0	0	0					
Sep 2011	0	0	0	0	0					
Oct 2011	0	0	0	0	0					
Nov 2011	0	0	0	0	0					
Dec 2011	0	0	0	0	0					
Jan 2012	NO RPT	NO RPT	NO RPT	NO RPT						
Feb 2012	NO RPT	NO RPT	NO RPT	NO RPT						
Mar 2012	NO RPT	NO RPT	NO RPT	NO RPT						
Apr 2012	NO RPT	NO RPT	NO RPT	NO RPT						
May 2012	NO RPT	NO RPT	NO RPT	NO RPT						
Jun 2012	NO RPT	NO RPT	NO RPT	NO RPT						
Jul 2012	NO RPT	NO RPT	NO RPT	NO RPT	ATLAS BAR	36556	NEWARK, E	65280200		
Aug 2012	NO RPT	NO RPT	NO RPT	NO RPT						
Sep 2012	NO RPT	NO RPT	NO RPT	NO RPT						
Oct 2012	NO RPT	NO RPT	NO RPT	NO RPT						
Nov 2012	NO RPT	NO RPT	NO RPT	NO RPT						
Dec 2012	NO RPT	NO RPT	NO RPT	NO RPT						
Jan 2013	NO RPT	NO RPT	NO RPT	NO RPT						
Feb 2013	NO RPT	NO RPT	NO RPT	NO RPT						
Mar 2013	NO RPT	NO RPT	NO RPT	NO RPT						
Apr 2013	NO RPT	NO RPT	NO RPT	NO RPT						
May 2013	NO RPT	NO RPT	NO RPT	NO RPT						
Jun 2013	NO RPT	NO RPT	NO RPT	NO RPT						
Jul 2013	NO RPT	NO RPT	NO RPT	NO RPT						
Aug 2013	NO RPT	NO RPT	NO RPT	NO RPT						
Sep 2013	NO RPT	NO RPT	NO RPT	NO RPT						
Oct 2013	NO RPT	NO RPT	NO RPT	NO RPT						
Nov 2013	NO RPT	NO RPT	NO RPT	NO RPT						
Dec 2013	NO RPT	NO RPT	NO RPT	NO RPT						
Jan 2014	NO RPT	NO RPT	NO RPT	NO RPT						
Feb 2014	NO RPT	NO RPT	NO RPT	NO RPT						
Mar 2014	NO RPT	NO RPT	NO RPT	NO RPT						
Apr 2014	NO RPT	NO RPT	NO RPT	NO RPT						
May 2014	NO RPT	NO RPT	NO RPT	NO RPT						
Jun 2014	NO RPT	NO RPT	NO RPT	NO RPT						

Jul 2014	NO RPT	NO RPT	NO RPT	NO RPT
Aug 2014	NO RPT	NO RPT	NO RPT	NO RPT
Sep 2014	NO RPT	NO RPT	NO RPT	NO RPT
Oct 2014	NO RPT	NO RPT	NO RPT	NO RPT
Nov 2014	NO RPT	NO RPT	NO RPT	NO RPT
Dec 2014	NO RPT	NO RPT	NO RPT	NO RPT
Jan 2015	NO RPT	NO RPT	NO RPT	NO RPT
Feb 2015	NO RPT	NO RPT	NO RPT	NO RPT
Mar 2015	NO RPT	NO RPT	NO RPT	NO RPT
Apr 2015	NO RPT	NO RPT	NO RPT	NO RPT
May 2015	NO RPT	NO RPT	NO RPT	NO RPT
Jun 2015	NO RPT	NO RPT	NO RPT	NO RPT
Jul 2015	NO RPT	NO RPT	NO RPT	NO RPT
Aug 2015	NO RPT	NO RPT	NO RPT	NO RPT
Sep 2015	NO RPT	NO RPT	NO RPT	NO RPT
Oct 2015	NO RPT	NO RPT	NO RPT	NO RPT
Nov 2015	NO RPT	NO RPT	NO RPT	NO RPT
Dec 2015	NO RPT	NO RPT	NO RPT	NO RPT
Jan 2016	NO RPT	NO RPT	NO RPT	NO RPT
Feb 2016	NO RPT	NO RPT	NO RPT	NO RPT
Mar 2016	NO RPT	NO RPT	NO RPT	NO RPT
Apr 2016	NO RPT	NO RPT	NO RPT	NO RPT
May 2016	NO RPT	NO RPT	NO RPT	NO RPT
Jun 2016	NO RPT	NO RPT	NO RPT	NO RPT
Jul 2016	NO RPT	NO RPT	NO RPT	NO RPT
Aug 2016	NO RPT	NO RPT	NO RPT	NO RPT
Sep 2016	NO RPT	NO RPT	NO RPT	NO RPT
Oct 2016	NO RPT	NO RPT	NO RPT	NO RPT
Nov 2016	NO RPT	NO RPT	NO RPT	NO RPT
Dec 2016	NO RPT	NO RPT	NO RPT	NO RPT
Jan 2017	NO RPT	NO RPT	NO RPT	NO RPT
Feb 2017	NO RPT	NO RPT	NO RPT	NO RPT
Mar 2017	NO RPT	NO RPT	NO RPT	NO RPT
Apr 2017	NO RPT	NO RPT	NO RPT	NO RPT
May 2017	NO RPT	NO RPT	NO RPT	NO RPT
Jun 2017	NO RPT	NO RPT	NO RPT	NO RPT
Jul 2017	NO RPT	NO RPT	NO RPT	NO RPT
Aug 2017	NO RPT	NO RPT	NO RPT	NO RPT
Sep 2017	NO RPT	NO RPT	NO RPT	NO RPT
Oct 2017	NO RPT	NO RPT	NO RPT	NO RPT
Nov 2017	NO RPT	NO RPT	NO RPT	NO RPT
Dec 2017	NO RPT	NO RPT	NO RPT	NO RPT
Jan 2018	NO RPT	NO RPT	NO RPT	NO RPT
Feb 2018	NO RPT	NO RPT	NO RPT	NO RPT
Mar 2018	NO RPT	NO RPT	NO RPT	NO RPT
Apr 2018	NO RPT	NO RPT	NO RPT	NO RPT
May 2018	NO RPT	NO RPT	NO RPT	NO RPT

SAGE NATL 743223 NEWARK, E 65280200

Jun 2018	NO RPT	NO RPT	NO RPT	NO RPT
Jul 2018	NO RPT	NO RPT	NO RPT	NO RPT
Aug 2018	NO RPT	NO RPT	NO RPT	NO RPT
Sep 2018	NO RPT	NO RPT	NO RPT	NO RPT
Oct 2018	NO RPT	NO RPT	NO RPT	NO RPT
Nov 2018	NO RPT	NO RPT	NO RPT	NO RPT
Dec 2018	NO RPT	NO RPT	NO RPT	NO RPT
Jan 2019	NO RPT	NO RPT	NO RPT	NO RPT
Feb 2019	NO RPT	NO RPT	NO RPT	NO RPT
Mar 2019	NO RPT	NO RPT	NO RPT	NO RPT
Apr 2019	NO RPT	NO RPT	NO RPT	NO RPT
May 2019	NO RPT	NO RPT	NO RPT	NO RPT
Total	0	0	0	0

Search Criteria:

Lease Name: TRINITY UNIT E, Lease No.: 265341 , Well No.: 1H

Well Type: Gas

District: 09

Lease Production and Disposition

Date Range: Sep 2009 - May 2019

Date	GW Gas (M		Condensate		Operator	N Operator	N Field Name	Field No.
	Production	Disposition	Production	Disposition				
Jul 2011	0	0	0	0	0	TITAN OPEI	860832 NEWARK, E	65280200
Aug 2011	0	0	0	0	0			
Sep 2011	0	0	0	0	0			
Oct 2011	0	0	0	0	0			
Nov 2011	0	0	0	0	0			
Dec 2011	0	0	0	0	0			
Jan 2012	0	0	0	0	0			
Feb 2012	0	0	0	0	0			
Mar 2012	0	0	0	0	0			
Apr 2012	NO RPT	NO RPT	NO RPT	NO RPT				
May 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Jun 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Jul 2012	NO RPT	NO RPT	NO RPT	NO RPT	ATLAS BAR	36556 NEWARK, E	65280200	
Aug 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Sep 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Oct 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Nov 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Dec 2012	NO RPT	NO RPT	NO RPT	NO RPT				
Jan 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Feb 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Mar 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Apr 2013	NO RPT	NO RPT	NO RPT	NO RPT				
May 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Jun 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Jul 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Aug 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Sep 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Oct 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Nov 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Dec 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Jan 2014	NO RPT	NO RPT	NO RPT	NO RPT				
Feb 2014	NO RPT	NO RPT	NO RPT	NO RPT				
Mar 2014	NO RPT	NO RPT	NO RPT	NO RPT				
Apr 2014	NO RPT	NO RPT	NO RPT	NO RPT				
May 2014	NO RPT	NO RPT	NO RPT	NO RPT				
Jun 2014	NO RPT	NO RPT	NO RPT	NO RPT				
Jul 2014	NO RPT	NO RPT	NO RPT	NO RPT				

Aug 2014	NO RPT	NO RPT	NO RPT	NO RPT
Sep 2014	NO RPT	NO RPT	NO RPT	NO RPT
Oct 2014	NO RPT	NO RPT	NO RPT	NO RPT
Nov 2014	NO RPT	NO RPT	NO RPT	NO RPT
Dec 2014	NO RPT	NO RPT	NO RPT	NO RPT
Jan 2015	NO RPT	NO RPT	NO RPT	NO RPT
Feb 2015	NO RPT	NO RPT	NO RPT	NO RPT
Mar 2015	NO RPT	NO RPT	NO RPT	NO RPT
Apr 2015	NO RPT	NO RPT	NO RPT	NO RPT
May 2015	NO RPT	NO RPT	NO RPT	NO RPT
Jun 2015	NO RPT	NO RPT	NO RPT	NO RPT
Jul 2015	NO RPT	NO RPT	NO RPT	NO RPT
Aug 2015	NO RPT	NO RPT	NO RPT	NO RPT
Sep 2015	NO RPT	NO RPT	NO RPT	NO RPT
Oct 2015	NO RPT	NO RPT	NO RPT	NO RPT
Nov 2015	NO RPT	NO RPT	NO RPT	NO RPT
Dec 2015	NO RPT	NO RPT	NO RPT	NO RPT
Jan 2016	NO RPT	NO RPT	NO RPT	NO RPT
Feb 2016	NO RPT	NO RPT	NO RPT	NO RPT
Mar 2016	NO RPT	NO RPT	NO RPT	NO RPT
Apr 2016	NO RPT	NO RPT	NO RPT	NO RPT
May 2016	NO RPT	NO RPT	NO RPT	NO RPT
Jun 2016	NO RPT	NO RPT	NO RPT	NO RPT
Jul 2016	NO RPT	NO RPT	NO RPT	NO RPT
Aug 2016	NO RPT	NO RPT	NO RPT	NO RPT
Sep 2016	NO RPT	NO RPT	NO RPT	NO RPT
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May 2018	NO RPT	NO RPT	NO RPT	NO RPT
Jun 2018	NO RPT	NO RPT	NO RPT	NO RPT

SAGE NATL 743223 NEWARK, E 65280200

Jul 2018	NO RPT	NO RPT	NO RPT	NO RPT
Aug 2018	NO RPT	NO RPT	NO RPT	NO RPT
Sep 2018	NO RPT	NO RPT	NO RPT	NO RPT
Oct 2018	NO RPT	NO RPT	NO RPT	NO RPT
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Mar 2019	NO RPT	NO RPT	NO RPT	NO RPT
Apr 2019	NO RPT	NO RPT	NO RPT	NO RPT
May 2019	NO RPT	NO RPT	NO RPT	NO RPT
Total	0	0	0	0

Search Criteria:

Lease Name: TRINITY UNIT I, Lease No.: 270373 , Well No.: 1H

Well Type: Gas

District: 09

Lease Production and Disposition

Date Range: Jan 2009 - May 2019

Date	GW Gas (M	Condensate	Production Disposition	Production Disposition	Operator N	Operator N	Field Name	Field No.
Oct 2011	0	0	0	0	ATLAS BAR	36556	NEWARK, E	65280200
Nov 2011	0	0	0	0				
Dec 2011	0	0	0	0				
Jan 2012	0	0	0	0				
Feb 2012	0	0	0	0				
Mar 2012	0	0	0	0				
Apr 2012	0	0	0	0				
May 2012	0	0	0	0				
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Jul 2012	0	0	0	0				
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Oct 2012	0	0	0	0				
Nov 2012	0	0	0	0				
Dec 2012	0	0	0	0				
Jan 2013	0	0	0	0				
Feb 2013	0	0	0	0				
Mar 2013	0	0	0	0				
Apr 2013	0	0	0	0				
May 2013	0	0	0	0				
Jun 2013	0	0	0	0				
Jul 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Aug 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Sep 2013	NO RPT	NO RPT	NO RPT	NO RPT				
Oct 2013	NO RPT	NO RPT	NO RPT	NO RPT				
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Dec 2013	NO RPT	NO RPT	NO RPT	NO RPT				
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Jul 2018	NO RPT	NO RPT	NO RPT	NO RPT
Aug 2018	NO RPT	NO RPT	NO RPT	NO RPT
Sep 2018	NO RPT	NO RPT	NO RPT	NO RPT

SAGE NATL 743223 NEWARK, E 65280200

Oct 2018	NO RPT	NO RPT	NO RPT	NO RPT
Nov 2018	NO RPT	NO RPT	NO RPT	NO RPT
Dec 2018	NO RPT	NO RPT	NO RPT	NO RPT
Jan 2019	NO RPT	NO RPT	NO RPT	NO RPT
Feb 2019	NO RPT	NO RPT	NO RPT	NO RPT
Mar 2019	NO RPT	NO RPT	NO RPT	NO RPT
Apr 2019	NO RPT	NO RPT	NO RPT	NO RPT
May 2019	NO RPT	NO RPT	NO RPT	NO RPT
Total	0	0	0	0

ORDINANCE O-19-2083

AMENDING ORDINANCE O-10-1779 CONDITIONS; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council approved Ordinance O-10-1779 on November 16, 2010, to authorize a Special Use Permit for a Gas Well on 13.2 acres located on Tract 1D, Abstract 295, in the William E. Crooks survey and Lot 1, Block 1, of the Park Place Estates addition, located at 7404 and 7504 Pleasant Run Road; and

WHEREAS, the City of Colleyville has received a request for an amendment to Ordinance O-10-1779, under Case Z-18-035; and

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

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

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

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

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended on 13.2 acres located on Tract 1D, Abstract 295, in the William E. Crooks and Lot 1, Block 1, of the Park Place Estates, located at 7404 and 7504 Pleasant Run Road, amending the Special Use Permit ordinance, as depicted in the attached Exhibit "A".
- Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. General

- a. The amendment shall apply to the ownership change from Titan Operating, LLC to Sage Natural Resources, LLC as required per Land Development Code Section 3.1 – 145 Standards for Oil and Gas Well Drilling and Production, regulation E.2.
 - b. Ordinance O-10-1779 hereby remains valid and all provisions of Ordinance O-10-1779 shall remain in full force and effect except where amended herein.
- Sec. 4. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of June 2019.

The second reading and public hearing being conducted on the 18th day of June 2019.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 18TH DAY OF JUNE 2019.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Chuck Kelley	_____
Place 2, Kathy Wheat	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

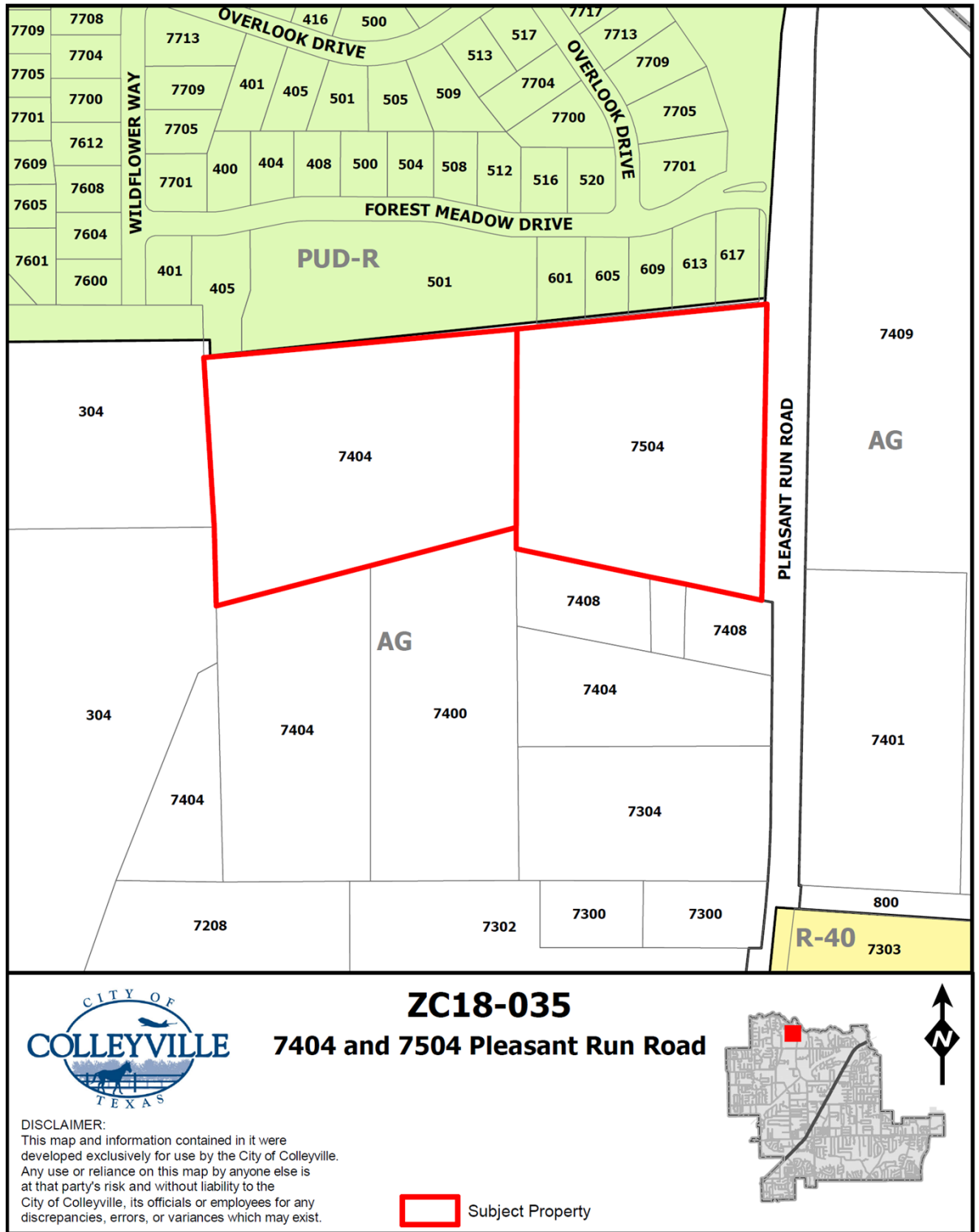
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

EXHIBIT "A" – ZONING MAP



Statement of Planning Objectives



12/19/18

Jacquelyn Reyff
City of Colleyville
100 Main Street
Colleyville, Texas 76034

Re: Statement of Planning Objective (Trinity Unit)

Dear Jacquelyn,

At this time, referring to the Trinity Unit, Sage Natural Resources is continuing to evaluate the viability of these assets and will maintain the gates and existing infrastructure in the interim. Currently, there is no plan to make any changes to the site or its use.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Franklin", is written over a horizontal line.

Karen Franklin
Production Coordinator



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6a

Agenda Date 6/4/2019

Number Resolution R-19-4389

Type Resolution

Department Community Development

Title

Consideration of a Preliminary Plat for Oak Alley Addition, being Lots 1R1 and 1R2, Block 1, of the Bear Creek Plantation, located at 1312 John McCain Road and 7309 Holly Lane N, Case PC19-006

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

Clayton Redinger, the applicant, has submitted a request for a Preliminary Plat for the Oak Alley Subdivision, being Lots 1R1 & 1R2, Block 1, of the Bear Creek Plantation, being approximately 43.54 acres and zoned PUD-R Planned Unit Development Residential. The purpose is to subdivide the property into 34 Single Family Residential lots and 10 open space lots. The PUD-R zoning also allows for gated, private streets.

Existing Conditions/Background: The subject property currently is developed with two single family homes. John McCain Road will provide the only street frontage to the property per the approved PUD-R zoning. The preliminary plat for consideration proposes to divide the PUD-R area into 34 single-family residential lots and 10 open space lots.

Lot Dimensions and Setbacks: Per Ordinance O-18-2056, the PUD-R zoning regulations require the following R-20 district standards:

Minimum Lot Size:	26,000 square feet for Lots 1 & 3 and 30,000 square feet for no more than 32 lots
Minimum Lot Width:	100 feet
Minimum Lot Depth:	125 feet
Front Building Line:	30 feet
Side Building Line:	10 feet
Rear Building Line:	25 feet, except where noted on approved Development Plan
Max. Lot Coverage:	25%

As submitted, the proposed plat meets all of the requirements of the PUD-R zoning.

Surrounding Development: All of the surrounding property has developed with

single-family residences using a variety of zoning classifications including: RE, R-40, R-20, and PUD-R.

Analysis: The applicant has adjusted the zoning of the property from AG to PUD-R in 2019 for the purpose of creating a subdivision. The proposed plat creates 34 single family residential lots and 10 open space lots. The PUD-R also allows for gated, private streets. Access for the subdivision will only occur off John McCain Road.

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

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

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

Staff Recommendation: Staff recommends approval. The proposed Preliminary Plat meets the requirements of the PUD-R and the Land Development Code.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval of the Preliminary Plat at their May 13, 2019 meeting by a vote of 6-0.

Financial Impact

There is no financial impact to the City.

Recommendation

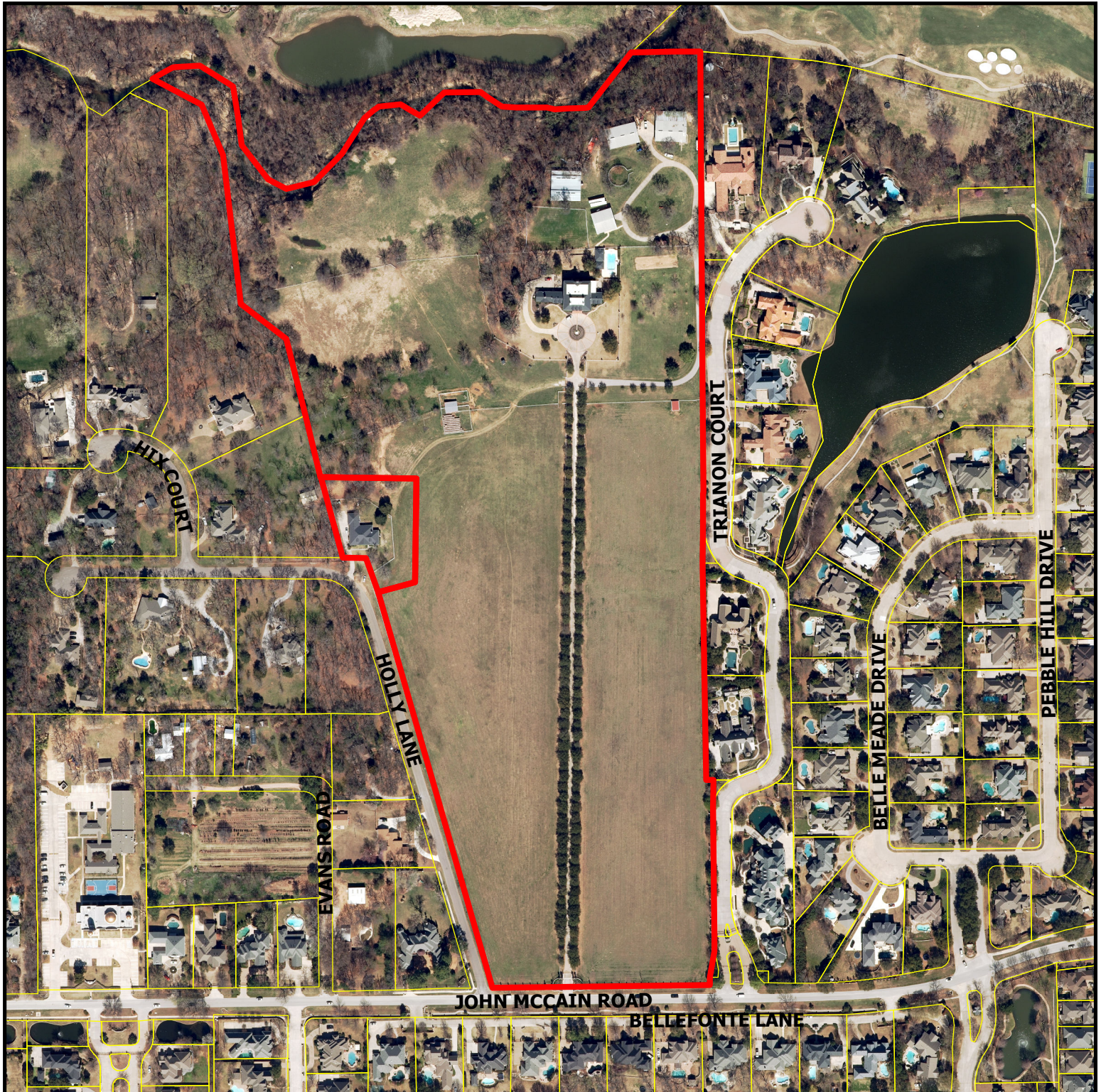
Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Preliminary Plat
5. Aerial Overlay
6. Perimeter Grading Concept Plan
7. Preliminary Drainage Analysis
8. Preliminary Utility Plan

9. Resolution R-19-4389

Aerial Map

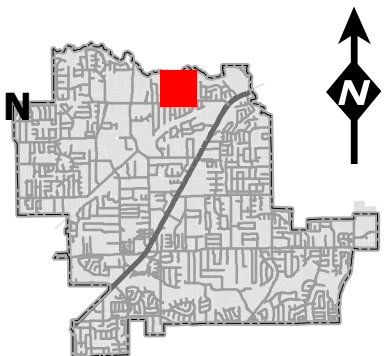


PC19-006

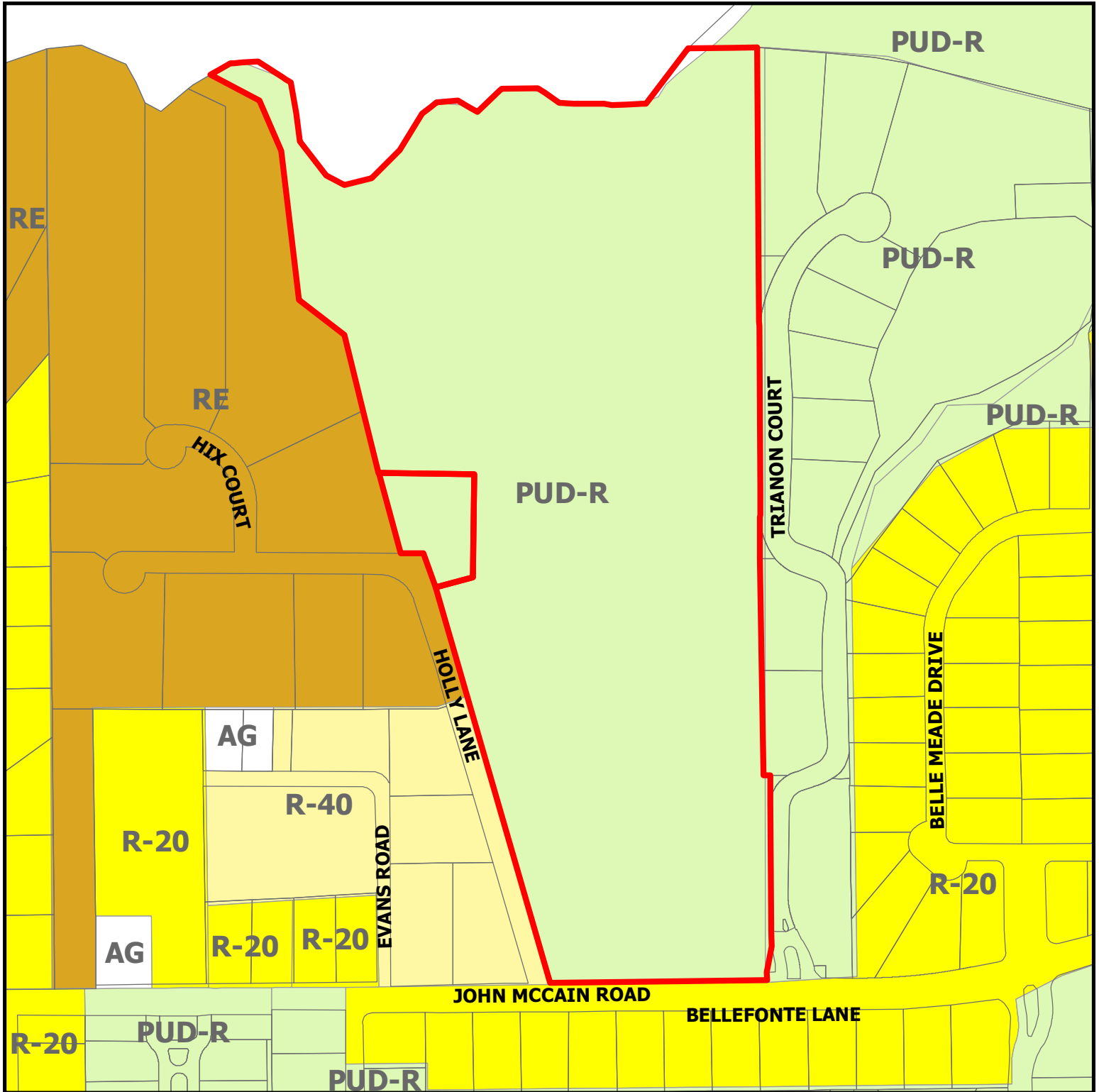
1312 John McCain Rd and 7309 Holly Ln N

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



PC19-006

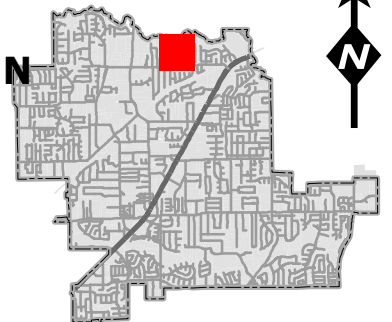
1312 John McCain Rd and 7309 Holly Ln N

DISCLAIMER:

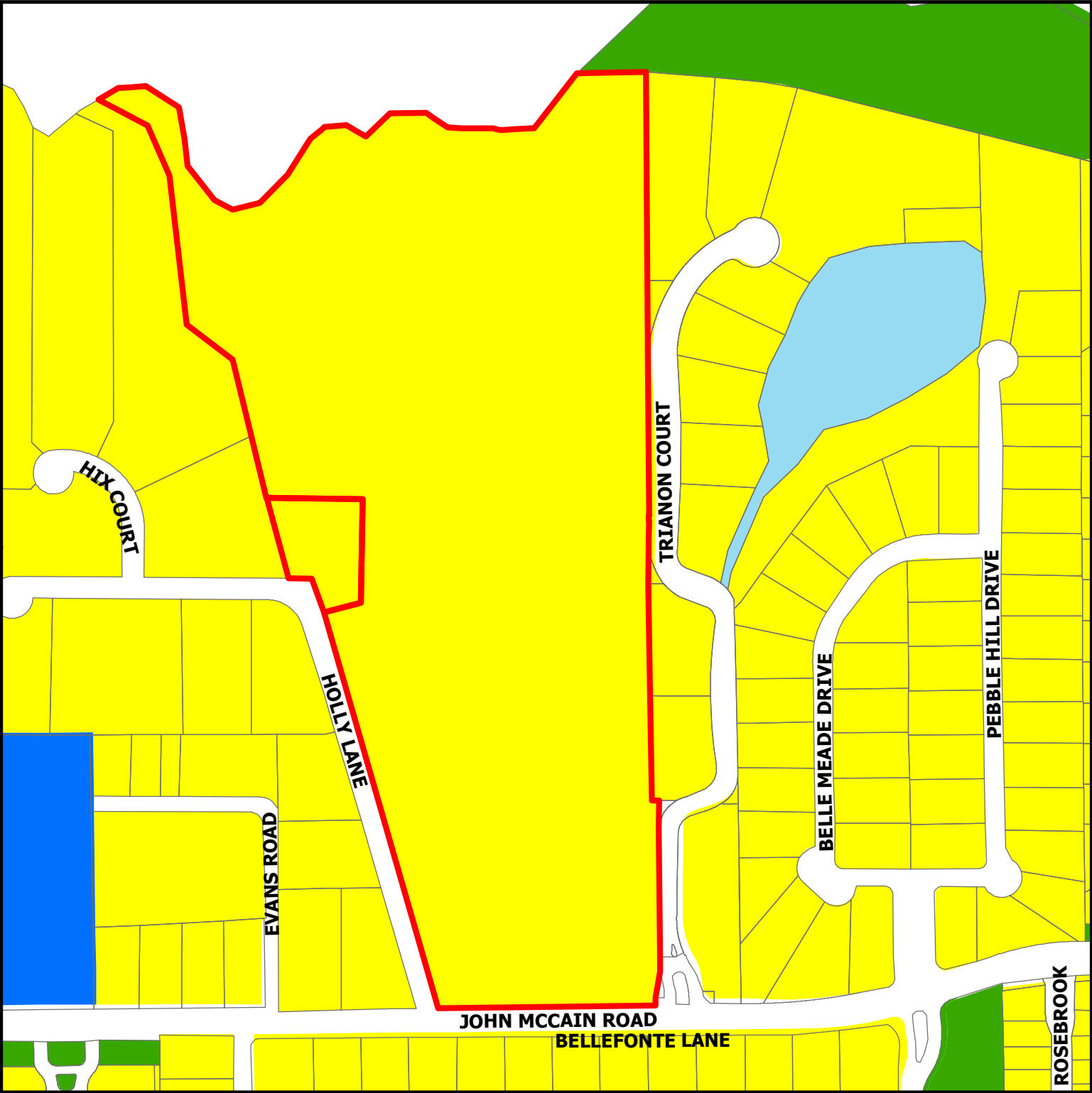
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Subject Property



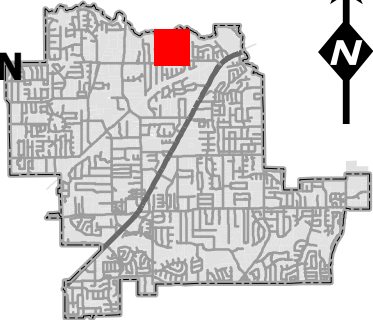
Future Land Use Map



PC19-006

1312 John McCain Rd and 7309 Holly Ln N

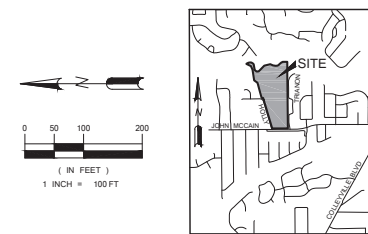
-  Subject Property
-  Residential
-  Institutional
-  Open Space; Parks
-  Water Body



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Preliminary Plat Exhibit

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE								
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	CURVE #	LENGTH	RADIUS	CH BEARING	CH LENGTH	CURVE #	LENGTH	RADIUS	CH BEARING	CH LENGTH					
L1	45.00'	N89°35'45"W	L2	42.00'	N67°00'00"E	L07	81.30'	N80°31°45"E	L104	30.31'	S02°34'44"W	L129	12.00'	S00°50'29"W	L153	23.64'	S02°34'44"W	L175	156.30'	N41°55'00"W	L187	56.90'	S81°29'10"W	C1	33.75'	91.33'	217741'	N17°19'22"E	35.57'	C2	16.40'	51.00'	80°29'00"	S87°45'50"E	76.84'
L2	154.1'	N89°35'45"W	L3	63.00'	N07°00'00"E	L07	38.17'	N79°25'15"E	L104	14.32'	S41°10'51"E	L129	12.00'	S00°50'29"W	L153	106.86'	S00°50'29"W	L175	30.00'	N10°30'10"W	L188	33.01'	N81°29'10"W	C2	20.32'	50.00'	217741'	N42°24'15"E	35.57'	C2	10.40'	10.00'	80°29'00"	S43°34'21"E	10.00'
L3	24.00'	N15°25'20"W	L4	50.00'	N07°00'00"E	L08	149.43'	S00°50'29"W	L105	149.43'	S00°50'29"W	L130	12.00'	S00°50'29"W	L154	106.86'	S00°50'29"W	L176	23.50'	N00°15'15"E	L189	56.90'	S81°29'10"W	C3	22.32'	25.00'	217741'	N00°15'15"E	35.57'	C3	10.40'	10.00'	80°29'00"	N00°15'15"E	25.00'
L4	52.32'	N07°00'00"E	L5	12.00'	S88°15'15"E	L09	150.00'	N87°10'00"E	L106	150.00'	N87°10'00"E	L131	118.70'	S00°50'29"W	L155	106.86'	S00°50'29"W	L177	23.50'	N00°15'15"E	L190	56.90'	S81°29'10"W	C4	46.20'	50.00'	217741'	N00°15'15"E	35.57'	C4	25.54'	50.00'	20°19'42"	N13°38'00"E	25.54'
L5	145.60'	S88°15'15"E	L6	14.30'	N74°30'45"E	L10	150.00'	S02°34'44"W	L107	75.50'	N4°59'54"W	L132	188.00'	S00°50'29"W	L156	106.86'	S00°50'29"W	L178	10.10'	S81°18'00"E	L191	72.00'	S40°40'00"E	C5	36.70'	50.00'	103°50'54"	N13°38'00"E	76.80'	C5	25.54'	50.00'	20°19'42"	N13°38'00"E	25.54'
L6	134.10'	S02°32'22"W	L7	40.00'	N07°00'00"E	L11	211.00'	S02°34'44"W	L108	145.33'	S81°18'00"E	L133	146.30'	S00°50'29"W	L157	106.86'	S00°50'29"W	L179	10.10'	S81°18'00"E	L192	56.90'	S40°40'00"E	C6	36.70'	50.00'	102°25'24"	S81°18'00"E	80.00'	C6	70.00'	50.00'	80°40'00"	S67°40'00"E	62.71'
L7	16.00'	N87°00'00"E	L8	20.00'	N02°00'00"E	L12	75.00'	S02°34'44"W	L109	145.33'	S81°18'00"E	L134	263.20'	S00°50'29"W	L158	106.86'	S00°50'29"W	L180	56.90'	S40°40'00"E	L193	72.00'	S40°40'00"E	C7	37.73'	10.00'	42°02'24"	S54°14'00"E	7.00'	C7	74.00'	50.00'	50°20'45"	N67°23'45"E	66.79'
L8	66.00'	N87°00'00"E	L9	105.50'	N87°20'15"W	L13	105.50'	N87°20'15"W	L110	243.20'	N1°10'49"E	L135	30.00'	N87°20'15"W	L159	106.86'	S00°50'29"W	L181	162.33'	S81°29'10"W	L194	62.53'	S41°59'45"E	C8	2.11'	10.00'	12°00'01"	S41°22'45"E	2.11'	C8	13.40'	13.40'	50°20'45"	S70°15'15"E	13.40'
L9	18.00'	N87°00'00"E	L10	167.50'	N23°34'44"E	L14	35.70'	N02°30'00"W	L111	217.00'	S02°34'44"W	L136	83.87'	S02°30'00"W	L160	265.56'	S81°29'10"W	L182	248.50'	S81°29'10"W	L195	137.43'	S41°59'45"E	C9	118.38'	474.88'	14°18'00"	N16°18'59"W	2.107'	C9	66.00'	50.00'	70°20'34"	S43°17'35"E	66.00'
L10	49.00'	S82°00'00"E	L11	162.50'	N02°34'44"E	L15	162.50'	N02°34'44"E	L112	205.40'	N02°34'44"E	L137	150.00'	N87°20'15"W	L161	265.56'	S81°29'10"W	L183	255.19'	S81°29'10"W	L196	45.00'	S81°29'10"W	C10	188.18'	474.77'	17°03'17"	S03°32'19"W	90.53'	C10	61.50'	70.7144'	S03°32'48"W	55.74'	
L11	162.50'	N02°34'44"E	L12	120.00'	S02°34'44"W	L16	120.00'	S02°34'44"W	L113	150.00'	N87°20'15"W	L138	150.00'	N87°20'15"W	L162	265.56'	S81°29'10"W	L184	255.19'	S81°29'10"W	L197	45.00'	S81°29'10"W	C11	188.18'	474.77'	17°03'17"	S03°32'19"W	90.53'	C11	61.50'	70.7144'	S03°32'48"W	55.74'	
L12	120.00'	S02°34'44"W	L13	120.00'	S02°34'44"W	L17	120.00'	S02°34'44"W	L114	150.00'	N87°20'15"W	L139	150.00'	N87°20'15"W	L163	265.56'	S81°29'10"W	L185	255.19'	S81°29'10"W	L198	45.00'	S81°29'10"W	C12	188.18'	474.77'	17°03'17"	S03°32'19"W	90.53'	C12	61.50'	70.7144'	S03°32'48"W	55.74'	
L13	120.00'	S02°34'44"W	L14	120.00'	S02°34'44"W	L18	120.00'	S02°34'44"W	L115	120.00'	S02°34'44"W	L140	120.00'	S02°34'44"W	L164	265.56'	S81°29'10"W	L186	255.19'	S81°29'10"W	L199	45.00'	S81°29'10"W	C13	188.18'	474.77'	17°03'17"	S03°32'19"W	90.53'	C13	61.50'	70.7144'	S03°32'48"W	55.74'	
L14	64.00'	S02°30'00"E	L15	14.14'	N47°34'44"E	L19	120.00'	S02°34'44"W	L116	120.00'	S02°34'44"W	L141	120.00'	S02°34'44"W	L165	265.56'	S81°29'10"W	L187	255.19'	S81°29'10"W	L200	45.00'	S81°29'10"W	C14	42.50'	50.00'	71°13'11"	N17°32'02"E	60.34'	C14	23.60'	50.00'	26°58'05"	S33°09'02"E	23.32'
L15	76.00'	S00°00'00"W	L16	170.00'	N80°00'00"E	L20	120.00'	S02°34'44"W	L117	120.00'	S02°34'44"W	L142	120.00'	S02°34'44"W	L166	265.56'	S81°29'10"W	L188	255.19'	S81°29'10"W	L201	71.10'	S0.00'	S81°30'00"	S65°54'22"E	65.38'	C15	64.51'	50.00'	81°18'00"	S65°54'22"E	65.38'			
L16	170.00'	N80°00'00"E	L17	215.00'	N87°34'44"E	L21	118.00'	S02°34'44"W	L120	102.10'	S01°00'00"W	L143	120.00'	S02°34'44"W	L167	136.00'	N07°00'00"E	L189	181.19'	S81°29'10"W	L202	43.03'	S74°30'00"W	C16	71.10'	50.00'	81°18'00"	S74°30'00"W	65.38'	C16	26.51'	50.00'	30°08'58"	S74°30'15"W	65.15'
L17	28.00'	N68°00'00"E	L18	176.00'	N02°34'44"E	L22	150.00'	N87°34'44"E	L121	102.10'	S01°00'00"W	L144	120.00'	S02°34'44"W	L168	136.00'	N07°00'00"E	L190	181.19'	S81°29'10"W	L203	43.03'	S74°30'00"W	C17	71.10'	50.00'	81°18'00"	S74°30'00"W	65.38'	C17	26.51'	50.00'	30°08'58"	S74°30'15"W	65.15'
L18	68.00'	S60°00'00"E	L19	176.00'	N02°34'44"E	L23	150.00'	N87°34'44"E	L122	102.10'	S01°00'00"W	L145	120.00'	S02°34'44"W	L169	136.00'	N07°00'00"E	L191	181.19'	S81°29'10"W	L204	43.03'	S74°30'00"W	C18	71.10'	50.00'	81°18'00"	S74°30'00"W	65.38'	C18	26.51'	50.00'	30°08'58"	S74°30'15"W	65.15'
L19	176.00'	N02°34'44"E	L20	176.00'	N02°34'44"E	L24	150.00'	N87°34'44"E	L123	102.10'	S01°00'00"W	L146	120.00'	S02°34'44"W	L170	136.00'	N07°00'00"E	L192	181.19'	S81°29'10"W	L205	43.03'	S74°30'00"W	C19	71.10'	50.00'	81°18'00"	S74°30'00"W	65.38'	C19	26.51'	50.00'	30°08'58"	S74°30'15"W	65.15'
L20	68.00'	S60°00'00"E	L21	176.00'	N02°34'44"E	L25	150.00'	N87°34'44"E	L124	102.10'	S01°00'00"W	L147	120.00'	S02°34'44"W	L171	136.00'	N07°00'00"E	L193	181.19'	S81°29'10"W	L206	43.03'	S74°30'00"W	C20	71.10'	50.00'	81°18'00"	S74°30'00"W	65.38'	C20	26.51'	50.00'	30°08'58"	S74°30'15"W	65.15'
L21	176.00'	N02°34'44"E	L22	176.00'	N02°34'44"E	L26	150.00'	N87°34'44"E	L125	102.10'	S01°00'00"W	L148	120.00'	S02°34'44"W	L172	136.00'	N07°00'00"E	L194	181.19'	S81°29'10"W	L207	43.03'	S74°30'00"W	C21	71.10'	50.00'	81°18'00"	S74°30'00"W	65.38'	C21	26.51'	50.00'	30°08'58"	S74°30'15"W	65.15'
L22	68.00'	S60°00'00"E	L23	176.00'	N02°34'44"E	L27	150.00'	N87°34'44"E	L126	102.10'	S01°00'00"W	L149	120.00'	S02°34'44"W	L173	136.00'	N07°00'00"E	L195	181.19'	S81°29'10"W	L208	43.03'	S74°30'00"W	C22	71.10'	50.00'	81°18'00"	S74°30'00"W	65.38'	C22	26.51'	50.00'	30°08'58"	S74°30'15"W	65.15'
L23	68.00'	S60°00'00"E	L24	176.00'	N02°34'44"E	L28	150.00'	N87°34'44"E	L127	102.10'	S01°00'00"W	L150	120.00'	S02°34'44"W	L174	136.00'	N07°00'00"E	L196	181.19'	S81°29'10"W	L209	43.03'	S74°30'00"W	C23	71.10'	50.00'	81°18'00"	S74°30'00"W	65.38'	C23	26.51'	50.00'	30°08'58"	S74°30'15"W	65.15'
L24	68.00'	S60°00'00"E	L25	176.00'	N02°34'44"E	L29	150.00'	N87°34'44"E	L128	102.10'	S01°00'00"W	L151	120.00'	S02°34'44"W	L175	136.00'	N07°00'00"E	L197	181.19'	S81°29'10"W	L210	43.03'	S74°30'00"W	C24	71.10'	50.00'	81°18'00"	S74°30'00"W	65.38'	C24	26.51'	50.00'	30°08'58"	S74°30'15"W	65.15'
L25	68.00'	S60°00'00"E	L26	176.00'	N02°34'44"E	L30	150.00'	N87°34'44"E	L129	102.10'	S01°00'00"W	L152	120.00'	S02°34'44"W	L176	136.00'	N07°00'00"E	L198	181.19'	S81°29'10"W	L211	43.03'	S74°30'00"W	C25	71.10'	50.00'	81°18'00"	S74°30'00"W	65.38'	C25	26.51'	50.00'	30°08'58"	S74°30'15"W	65.15'
L26	68.00'	S60°00'00"E	L27	176.00'	N02°34'44"E	L31	150.00'	N87°34'44"E	L130	102.10'	S01°00'00"W	L153	120.00'	S02°34'44"W	L177	136.00'	N07°00'00"E	L199	181.19'	S81°29'10"W	L212	43.03'	S74°30'00"W	C26	71.10'	50.00'	81°18'00"	S74°30'00"W	65.38'	C26	26.51'	50.00'	30°08'58"	S74°30'15"W	65.15'
L27	68.00'	S60°00'00"E	L28	176.00'	N02°34'44"E	L32	150.00'	N87°34'44"E	L131	102.10'	S01°00'00"W	L154	120.00'	S02°34'44"W	L178	136.00'	N07°00'00"E	L200	181.19'	S81°29'10"W	L213	43.03'	S74°30'00"W	C27	71.10'	50.00'	81°18'00"	S74°30'00"W	65.38'	C27	26.51'	50.00'	30°08'58"	S74°30'15"W	65.15'
L28	68.00'	S60°00'00"E	L29	176.00'	N02°34'44"E	L33	150.00'	N87°34'44"E	L132	102.10'	S01°00'00"W	L155	120.00'	S02°34'44"W	L179	136.00'	N07°00'00"E	L201	181.19'	S81°29'10"W	L214	43.03'	S74°30'00"W	C28	71.10'	50.00'	81°18'00"	S74°30'00"W	65.38'	C28	26.51'	50.00'	30°08'58"	S74°30'15"W	65.15'
L29	68.00'	S60°00'00"E	L30	176.00'	N02°34'44"E	L34	150.00'	N87°34'44"E	L133	102.10'	S01°00'00"W	L156	120.00'	S02°34'44"W	L180	136.00'	N07°00'00"E	L202	181.19'	S81°29'10"W	L215	43.03'	S74°30'00"W	C29	71.10'	50.00'	81°18'00"	S74°30'00"W	65.38'	C29	26.51'	50.00'	30°08'58"	S74°30'15"W	65.15'
L30	68.00'	S60°00'00"E	L31	176.00'	N02°34'44"E	L35	150.00'	N87°34'44"E	L134	102.10'	S01°00'00"W	L157	120.00'	S02°34'44"W	L181	136.00'	N07°00'00"E	L203	181.19'	S81°29'10"W	L216	43.03'	S74°30'00"W	C30	71.10'	50.00'	81°18'00"	S74°30'00"W	65.38'	C30	26.51'	50.00'	30°08'58"	S74°30'15"W	65.15'
L31	68.00'	S60°00'00"E	L32	176.00'	N02°34'44"E	L36	150.00'	N87°34'44"E	L135	102.10'	S01°00'00"W	L158	120.00'	S02°34'44"W	L182	136.00'	N07°00'00"E	L204	181.19'	S81°29'10"W	L217	43.03'	S74°30'00"W	C31	71.10'	50.00'	81°18'00"	S74°30'00"W	65.38'	C31	26.51'	50.00'	30°08'58"	S74°30'15"W	65.15'
L32	68.00'	S60°00'00"E	L33	176.00'	N02°34'44"E	L37</																													

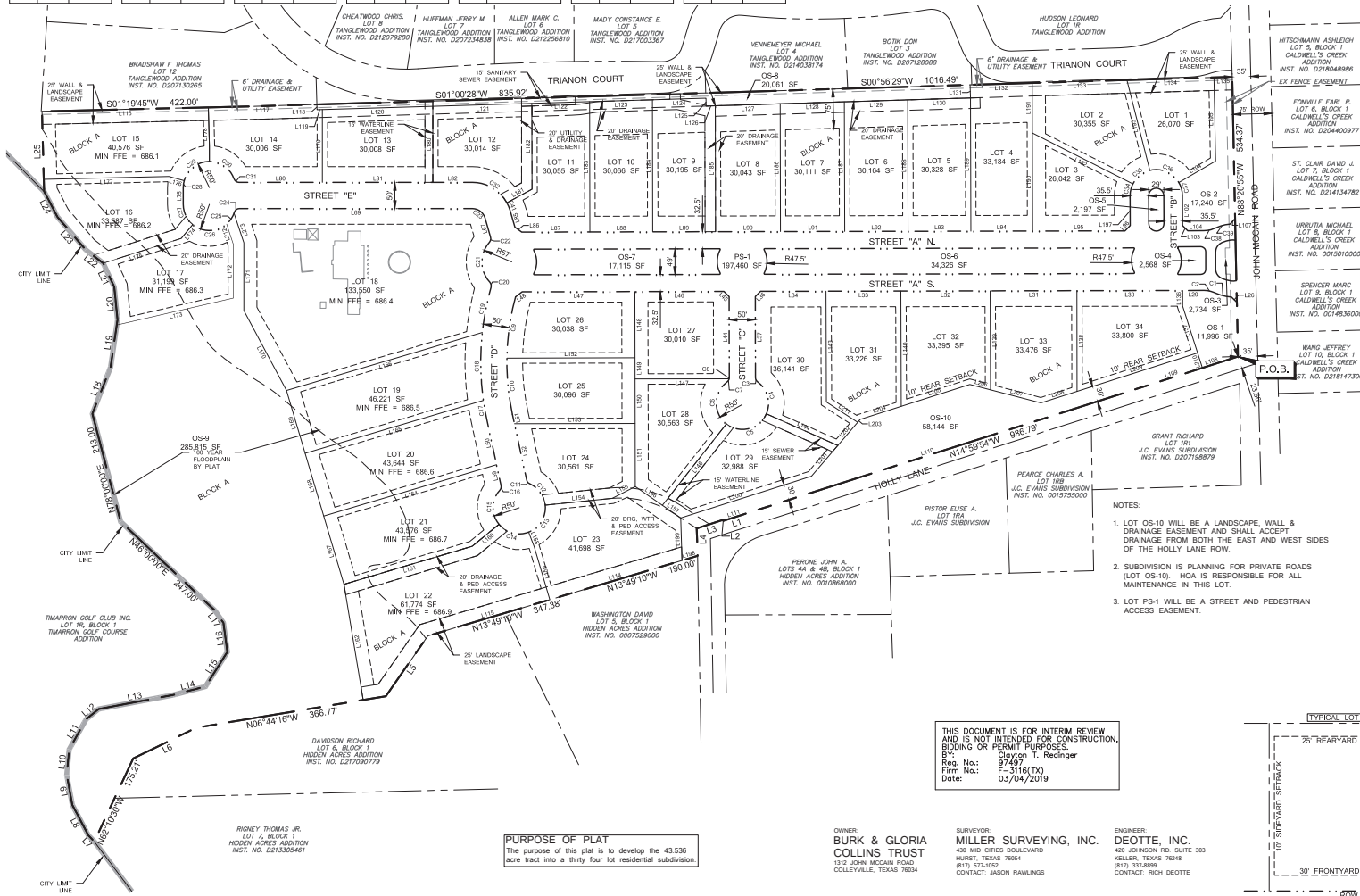


PROPERTY DESCRIPTION

LOCATION MAP
SCALE: 1" = 200'

Being a tract of land out of the Half-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 11R1 and Lot 11R2, 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 11R1, 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;



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 COLLEVILLE

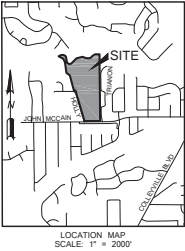
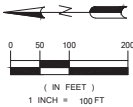
ATTEST: CITY SECRETARY

PRELIMINARY PLAT
OF
OAK ALLEY
BEING
43.536 ACRES
BEING
S 1R1 & 1R2, BLOCK 1
AR CREEK PLANTATION
CITY OF COLLEYVILLE,
ARRANT COUNTY, TEXAS

34 RESIDENTIAL LOTS
10 OPEN SPACE LOTS
1 STREET & PEDESTRIAN ACCESS LOT

MARCH 20

Aerial Overlay



DEOTTE, INC.
CIVIL ENGINEERING, SURVEYING & LAND
PREPARED FOR: BURN & GORDON COLLETS TRUST

**AERIAL OVERLAY
OAK ALLEY
COLLEYVILLE, TEXAS**

BENCHMARKS:

BM1	XXX	ELEV = XXX
BM2	XXX	ELEV = XXX
BM3	XXX	ELEV = XXX

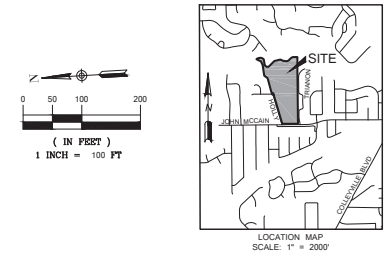
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THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
BY: Coryn T. Redinger
No.: 3/19/2019
Date:

Printed by:
dennish@me
Mar 19, 2019 - 2:53pm

DOI No. 201712100

Perimeter Grading Concept Plan



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.

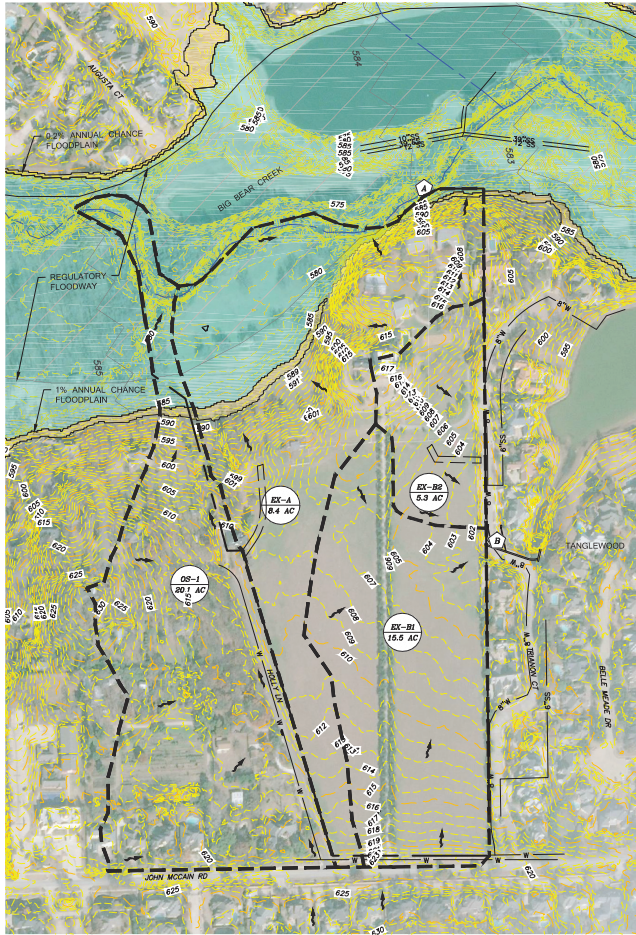
- LOTS 1 AND 2**
THESE LOTS ARE EXPECTED TO HAVE PAD GRADES BETWEEN THE EXISTING ELEVATIONS ON THE LOT. DRAINAGE WILL BE DIRECTED TO TRANCON COURT AND TO A STORM DRAIN THAT RECEIVES FLOW AND TAKES IT DIRECTLY TO THE NORTH. SMALL RETAINING WALLS (4 FEET OR LESS) ARE NOT EXPECTED BUT MAY BE REQUIRED. NO 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 BE 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.
- LOTS 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: *Coydon T. Redinger*
Reg. No.: 97497
Firm No.: E-3116(TX)
Date: 3/19/2019

OAK ALLEY PERIMETER GRADING CONCEPT PLAN COLLEYVILLE, TEXAS			
CIVIL ENGINEERING	PRIN. REGISTRATION # E-00010170	10000000000000000000	10000000000000000000
DATE: 3/19/2019	PROJECT NO: 20170200	SHEET: 4	

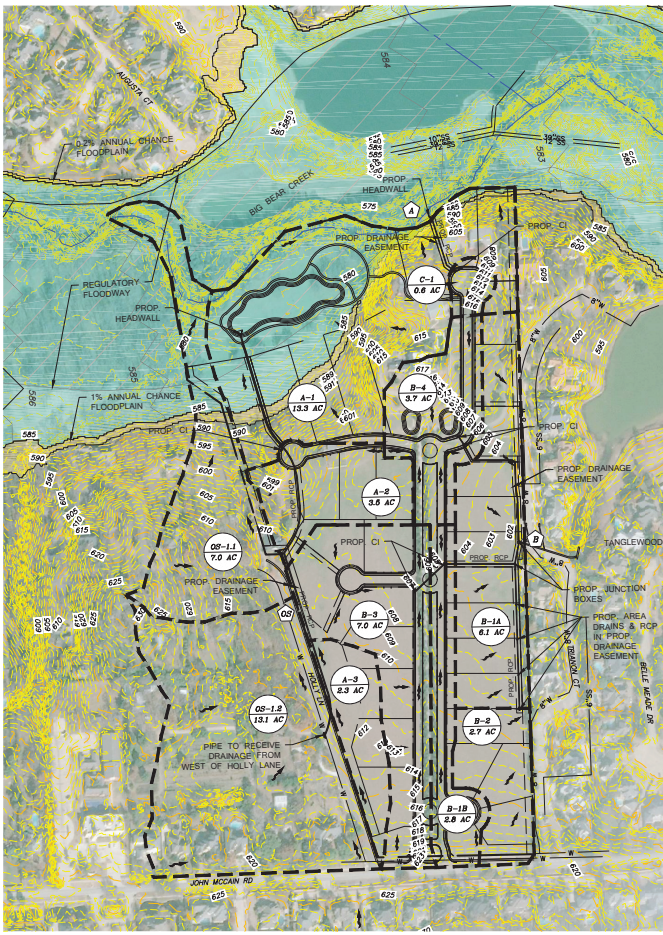
Preliminary Drainage Analysis

EXISTING CONDITION



Rational Method Runoff Calculations - Existing Condition																
DESIGN POINT	AREA DESIGNATION	AREA (ACRES)	RUNOFF COEFF	T _r (MIN)	I _p (IN/HR)	Q _s (CFS)	I _p (IN/HR)	Q _s (CFS)	I _p (IN/HR)	Q _s (CFS)	I _p (IN/HR)	Q _s (CFS)	I _p (IN/HR)	Q _s (CFS)	Q _{max} (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
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
	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

POST-PROJECT CONDITION



Rational Method Runoff Calculations - Post-Project Condition																
DESIGN POINT	AREA DESIGNATION	(ACRES)	AREA (ACRES)	RUNOFF COEFF	T _r (MIN)	I _p (IN/HR)	Q _s (CFS)	I _p (IN/HR)	Q _s (CFS)	I _p (IN/HR)	Q _s (CFS)	I _p (IN/HR)	Q _s (CFS)	I _p (IN/HR)	Q _s (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-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
SOUTH LAKE, TEXAS 76248
(817) 337-8899
CONTACT: CLAYTON REDINGER

APPLICANT:
SAGE GROUP, INC.
1130 N. CARROLL AVE., SUITE 200
SOUTH LAKE, TEXAS 76092
(817) 624-2626
CONTACT: CURTIS YOUNG

Time of Concentration or Travel Time Worksheet

Project: Oak Alley

By: DAC

Date: 3/4/2019

Location: Colleyville, TX

Condition (Present/Proposed): Current Conditions

SHEET FLOW (Applicable to T₁ only)

SEGMENT ID

OS-1	EX-A	EX-B1	EX-B2
Pavement	D. Grass	D. Grass	D. Grass
0.011	0.240	0.240	0.240
100	100	100	100
4	4	4	4
0.021	0.05	0.05	0.03
0.02	0.15	0.15	0.18
1.06	8.85	8.85	10.85

1. Surface Description

2. Manning's Roughness Coefficient

3. Flow Length, L (total L₁ < 300ft) - (ft)

4. Two-yr 24 hr rainfall, P₂ - (in)

5. Land Slope, S₁ - (ft/ft)

6. T₁ = (0.007 * (nL^{1.48}) / (P₂^{0.48} * S₁^{0.48})) - (hr)

6. T₁ = (0.007 * (nL^{1.48}) / (P₂^{0.48} * S₁^{0.48})) - (min)

SHALLOW CONCENTRATED FLOW

SEGMENT ID

OS-1	EX-A	EX-B1	EX-B2
UNPAVED	UNPAVED	UNPAVED	UNPAVED
200	200	200	200
0.022	0.02	0.024	0.02
2.4	2.25	2.5	2.25
0.02	0.02	0.02	0.02
1.39	1.48	1.33	1.48

7. Surface description (paved or unpaved)

8. Flow Length, L₁ - (ft)

9. Watercourse slope, S₁ - (ft/ft)

10. Average velocity, V₁ - (ft/sec)

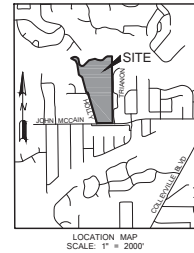
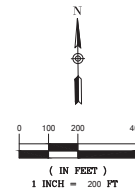
11. T₁ = L₁ / (3600 * V₁) - (min)

11. T₁ = L₁ / (3600 * V₁) - (min)

CHANNEL FLOW

SEGMENT ID

OS-1	EX-A	EX-B1	EX-B2



- LEGEND
- DRAINAGE AREA LABEL
 - FLOW ARROW
 - DRAINAGE DIVIDE
 - EXISTING CONTOUR MINOR
 - EXISTING CONTOUR MAJOR
 - DESIGN POINT
- NOTES:
- PROPOSED GRADING IMPROVEMENTS WITHIN THE REGULATORY FLOODWAY OF BIG BEAR CREEK WILL LIKELY REQUIRE A CLOSR SUBMITTAL THROUGH FEMA AT A LATER DATE DETAILING HYDRAULIC IMPACT DUE TO DEVELOPMENT.
 - ULTIMATE CONFIGURATION AND SIZING OF PROPOSED IMPROVEMENTS MAY CHANGE SLIGHTLY IN FINAL DESIGN.
 - TOPOGRAPHY OBTAINED THROUGH TEXAS NATURAL RESOURCE INFORMATION SERVICE (TNRS), 2009, NAVD 88 VERTICAL DATUM.
 - REF. TANGLEWOOD RECORD DRAWINGS (STAMPED 05-23-02) FOR DOWNTOWN STORM DRAINAGE CAPACITY & CONFIGURATION.
 - BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, US FEET.
 - 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.



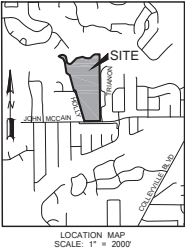
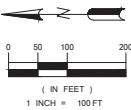
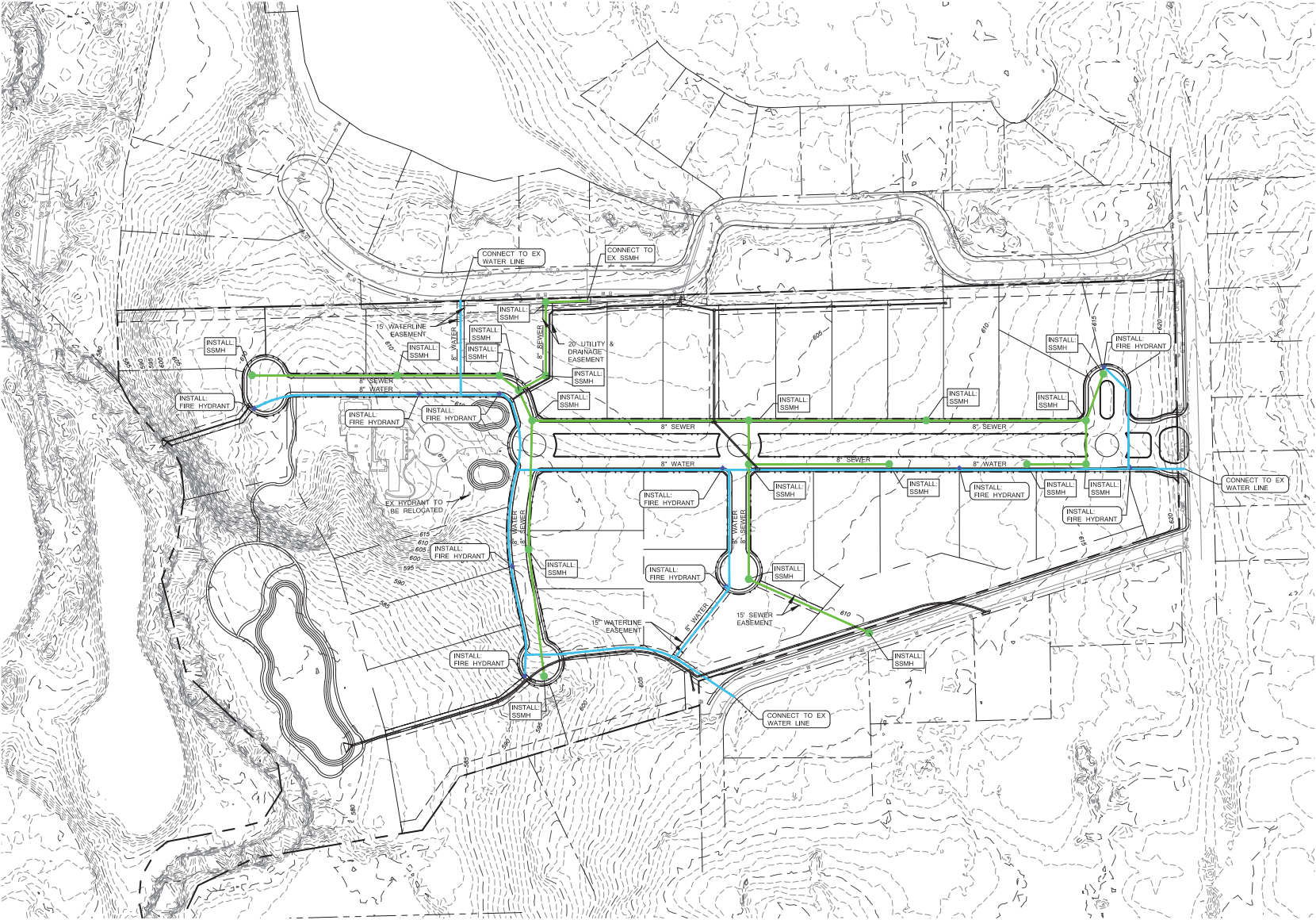
PRELIMINARY DRAINAGE ANALYSIS
OAK ALLEY
COLLEYVILLE, TEXAS

BENCHMARKS:
BM1
XXX
ELEV. = XXX
BM2
XXX
ELEV. = XXX

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT FOR CONSTRUCTION.
By: Clayton T. Redinger
Date: 3/4/2019

Printed by: dcm@deotte.com
Mar. 04, 2019 - 2:03pm
DOI No: 201712100

Preliminary Utility Plan



- LEGEND**
- 8" WATER LINE
 - FIRE HYDRANT
 - 8" SANITARY SEWER LINE
 - SANITARY SEWER MANHOLE

DEOTTE, INC.
 CIVIL & ENVIRONMENTAL ENGINEERS
 1001 W. 10TH STREET, SUITE 100
 COLLEVILLE, TEXAS 75823
 PREPARED FOR: BURN & GORDON COLLEGE TRUST

PRELIMINARY UTILITY PLAN
OAK ALLEY
COLLEVILLE, TEXAS

BENCHMARKS:

B1	XXX	ELEV = XXX
B2	XXX	ELEV = XXX
B3	XXX	ELEV = XXX

THIS DOCUMENT IS FOR INTERIM REVIEW
 AND IS NOT INTENDED FOR CONSTRUCTION.
 BY: [Signature] DATE: 3/04/2019
 CHECKED BY: [Signature] DATE: 3/04/2019

Printed by: dcm/ahm
Mar 04, 2019 - 2:55pm

DOI No. 201712100

RESOLUTION R-19-4389

**A RESOLUTION APPROVING A PRELIMINARY PLAT
FOR THE OAK ALLEY ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Preliminary Plat for the Oak Alley Addition on May 13, 2019.

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

Sec. 1. THAT the Preliminary Plat for Oak Alley Addition on approximately 43.536 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF __ AYES__ NAYS ON THIS THE 4th DAY OF JUNE 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:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

[illegible]



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6b

Agenda Date 6/4/2019

Number Resolution R-19-4390

Type Resolution

Department Parks and Recreation Advisory Board

Title

Appointing members to the Park Land Dedication Committee

Strategic Plan

1.2 Develop future community leaders

Explanation

Reading and Public Hearing

The Park Land Dedication Committee is comprised of two members of the Planning and Zoning Commission and two members of the Parks and Recreation Advisory Board. The Park Land Dedication Committee bylaws provides that the City Council shall appoint the members of the Park Land Dedication Committee, and the terms of the members of the Park Land Dedication Committee shall coincide with their respective terms on the Planning and Zoning Commission or the Parks and Recreation Advisory Board.

At the December 10, 2018 meeting, the Planning and Zoning Commission voted to recommend the appointment of Claudia Bevill and Kimberly Holt to the Park Land Dedication Committee, to a term expiring September 2019 and September 2020 respectively.

At the February 4, 2019 meeting, the Parks and Recreation Advisory Board recommended the appointment of Ajit Purandare to the Park Land Dedication Committee, to a term expiring September 2019

This item provides for City Council to consider appointments to the Park Land Dedication Committee as recommended by the Planning and Zoning Commission and the Parks and Recreation Advisory Board.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Resolution R-19-4390 - Park Land Dedication Committee

RESOLUTION R-19-4390

A RESOLUTION APPOINTING MEMBERS TO THE PARK LAND DEDICATION COMMITTEE

WHEREAS, the Park Land Dedication Committee is comprised of two members of the Planning and Zoning Commission and two members of the Parks and Recreation Advisory Board; and

WHEREAS, the Park Land Dedication Committee member terms coincide with the member's terms on the Planning and Zoning Commission and the Parks and Recreation Advisory Board; and

WHEREAS, the Planning and Zoning Commission recommends the appointment of Claudia Bevill and Kimberly Holt to the Park Land Dedication Committee; and

WHEREAS, the Parks and Recreation Advisory Board recommends the appointment of Ajit Purandare to the Park Land Dedication Committee.

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

Sec. 1. THAT the City Council hereby appoints the following members to the Park Land Dedication Committee to a term expiring September 2019:

- Claudia Bevill
- Ajit Purandare

Sec. 2. THAT the City Council hereby appoints the following member to the Park Land Dedication Committee to a term expiring September 2020:

- Kimberly Holt

AND IT IS SO RESOLVED.

PASSED BY A VOTE OF _ AYES _ NAYS ON THIS THE 4TH DAY OF JUNE, 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 7a

Agenda Date 6/4/2019

Number Resolution R-19-4373

Type Resolution

Department Community Development

Title

Request for a variance to certain provisions of Section 3.26, Fences, Free Standing Walls, and Screening Materials on Lot 5, Block 2, of the Sunrise Terrace, located at 1117 Jo Carol Lane, Case VC18-007

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

This item was placed back onto the table at the May 7, 2019 City Council meeting and subsequently remained on the table at the May 21, 2019 City Council meeting

The City Council had concerns about the regulations for fences within the required side yard adjacent to a street right-of-way. The resolution has been amended to include a condition that no fence, other than the portion between the garages as presented and approved with the variance, may be located closer to a property line adjacent to a street right-of-way than the leading edge of the primary residence.

At the April 16, 2019 City Council meeting, 4 speakers spoke in opposition to the variance request. Three (3) other speaker cards were submitted in opposition from those who did not wish to speak. Additionally, 2 petitions were received with 7 residents and 8 residents opposed to the variance request. One (1) speaker spoke in favor of the variance request.

This item was tabled from the April 16, 2019 City Council meeting

Tariq Jalil, the applicant, has submitted a request for a major variance to allow for the construction of a 6 foot wrought iron fence to encroach into the 25 foot required front yard setback per the plat and for the fence to be located on the property line at 1117 Jo Carol Lane.

Existing Conditions/Background: The subject property is a platted lot of the Sunrise Terrace Addition and zoned R-20 Single Family Residential District. The subject property is located at the southwest corner of Jo Carol Lane and Garry Lynne Drive. The subject property is currently being developed with a new single-family residential

home.

Requested Variance: The applicant is requesting a major variance to allow for the construction of a 6 foot wrought iron fence to encroach into the 25 foot front yard setback per the plat and be located on the front property line.

Ordinance – Section 3.26 Fences, Free Standing Walls, and Screening Materials requires a fence to not encroach into the required front yard setback. For this property, the front setback is 25 feet per the recorded plat.

E. Fence and Free Standing Wall Setback Requirements

1. Front Yards: No fence or free standing wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall extend into the required yard on which the primary surface faces.

Chapter 1 (General Provisions) of the Land Development Code authorizes the City Council to grant a major variance to the setback standards set forth in Chapter 1 (Land Use):

“Major Variances: Permit such variance of the front yard, side yard, rear yard, lot width, lot depth, coverage, minimum sidewalk or setback standards, or visibility obstruction regulations where the literal enforcement of the provisions of this ordinance would result in an unnecessary hardship, and where such variance is necessary to permit a specific parcel of land which differs from other parcels of land in the same district by being of such restricted area, shape or slope that it cannot be developed in a manner commensurate with the development permitted upon other parcels of land in the same district. A modification of the standards established by this ordinance shall not be granted to relieve a self-created or personal hardship, nor for financial reason only, nor shall such modification be granted to permit any person a privilege in developing a parcel of land not permitted by this ordinance to other parcels of land in the district. A deviation greater than ten percent (10%) of a regulation shall be considered a major variance request.”

Analysis – The subject property is requesting to locate a 6 foot wrought iron fence along the front property line and encroaching into the required front yard setback, which is not allowed per the Land Development Code. The applicants are requesting a major variance to allow for this to occur. The primary justification provided by the applicant is for safety of their home and property. Staff has identified an alternative location for the fence that would provide security for the property.

Should the major variance request be denied, the applicant will be required to comply with all of the regulations for placement of the fence with regard to the required front

yard setback.

Surrounding Development: The properties to the north, south, east and west are zoned R-20 Single Family Residential district and developed with single family homes.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 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, one correspondence in support has been received.

Staff Recommendation: Staff recommends denial of the request. The applicant has not presented a hardship on the subject property as defined in the Land Development Code. The subject property does not "differ from other parcels of land in the same district".

Financial Impact

There is no financial impact to the City of Colleyville for this item.

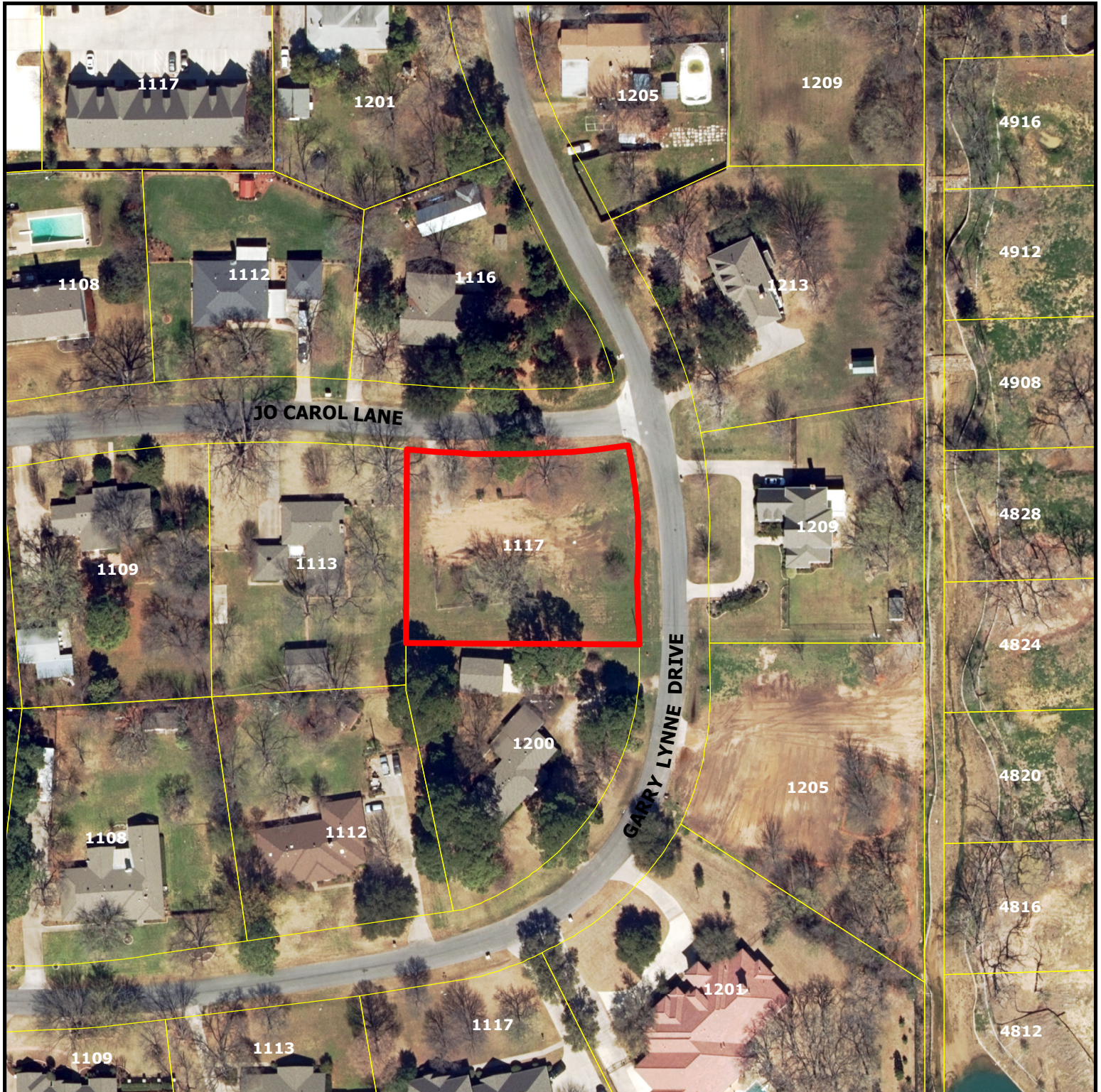
Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Site Plan - REVISED
7. Fence Regulations - New
8. Notification Map
9. Notification List
10. Property Owner Notification Letter
11. Letter of support
12. Resolution R-19-4373

Aerial Map

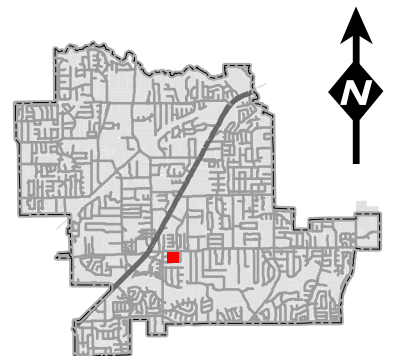


VC18-007
1117 Jo Carol Lane

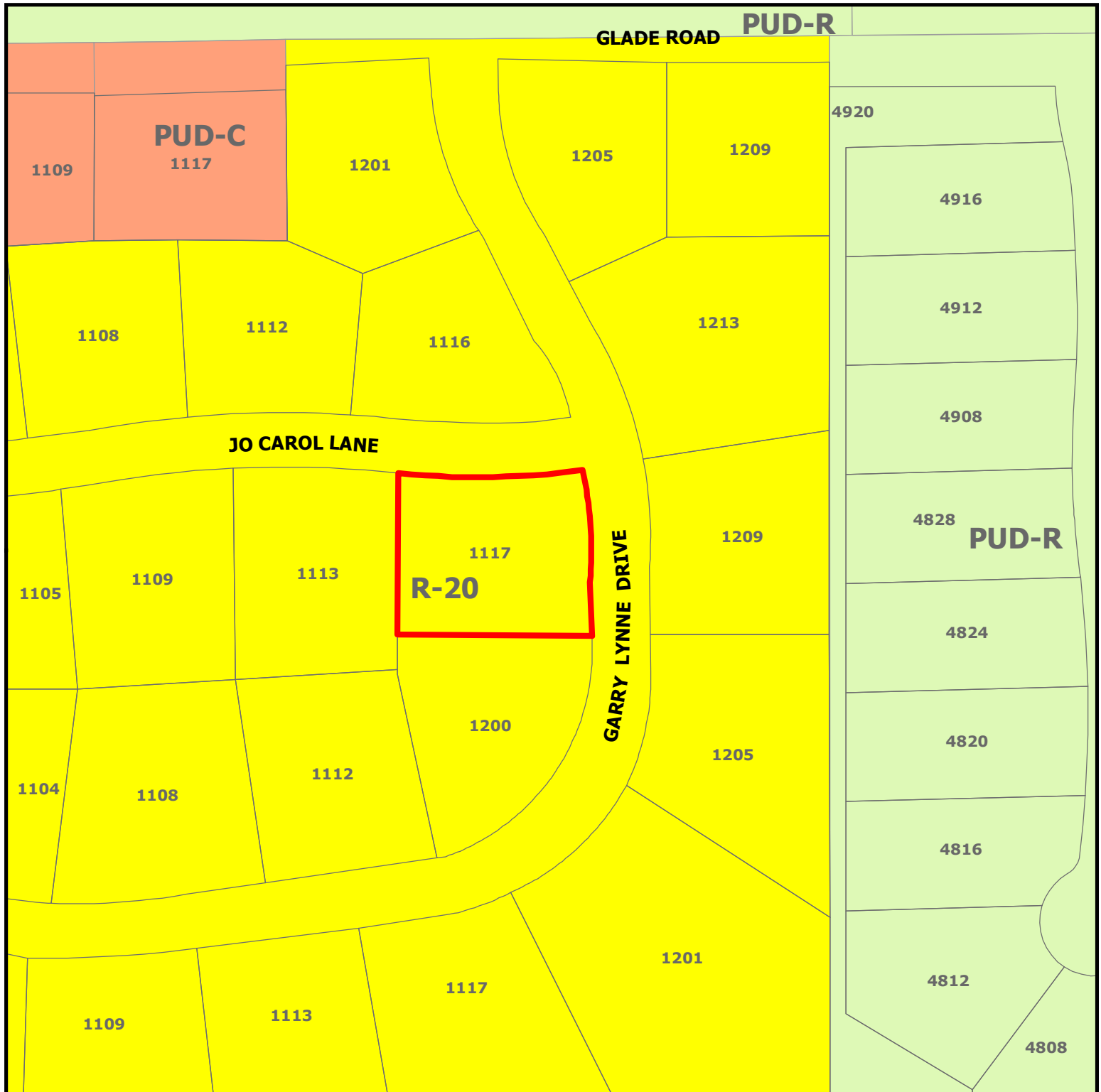
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Subject Property



Zoning Map



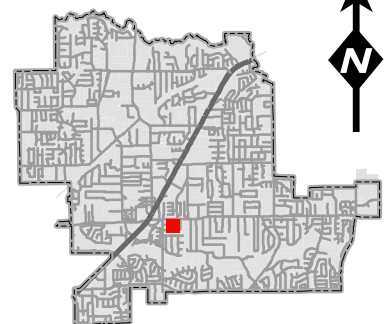
VC18-007
1117 Jo Carol Lane

DISCLAIMER:

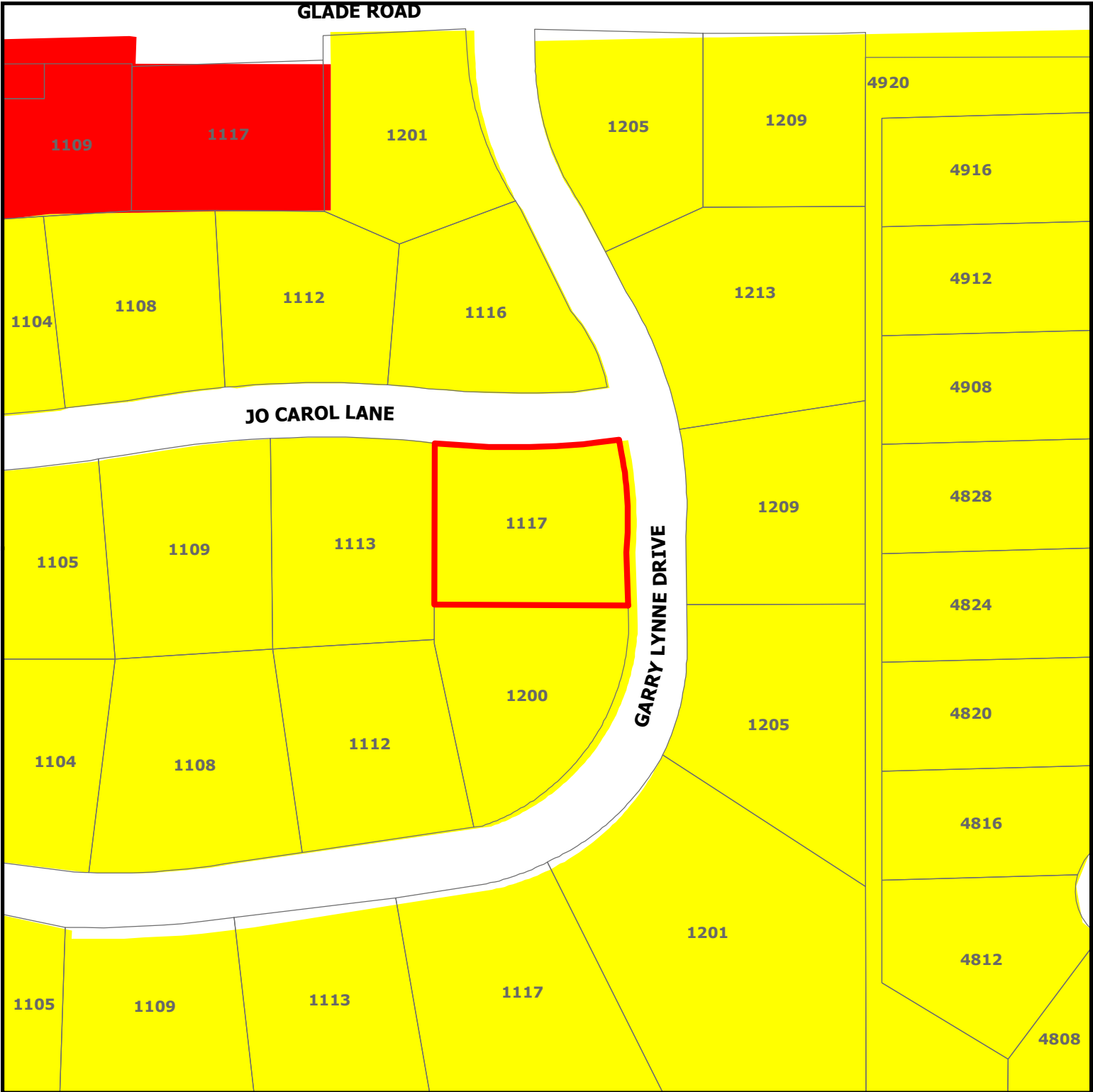
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Subject Property



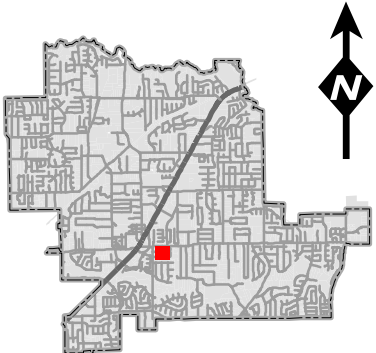
Future Land Use Map



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VC18-007
1117 Jo Carol Lane

-  Subject Property
-  Residential
-  Commercial



Statement of Planning Objectives

1117 Jo Carol Lane

To whom it may concern,

I am writing this letter to request the construction of an 6-foot metal fence around the front yard of my residential land. We would like to seek the approval from the city of Colleyville for the construction of the fence strictly for safety purposes. In my current house, my family and I were burglarized at gun point in the middle of the night. The trauma from that experience is the reason that we are requesting the fence around our new residence in Colleyville. We would greatly appreciate your cooperation. [REDACTED]

Please do not hesitate to contact me.

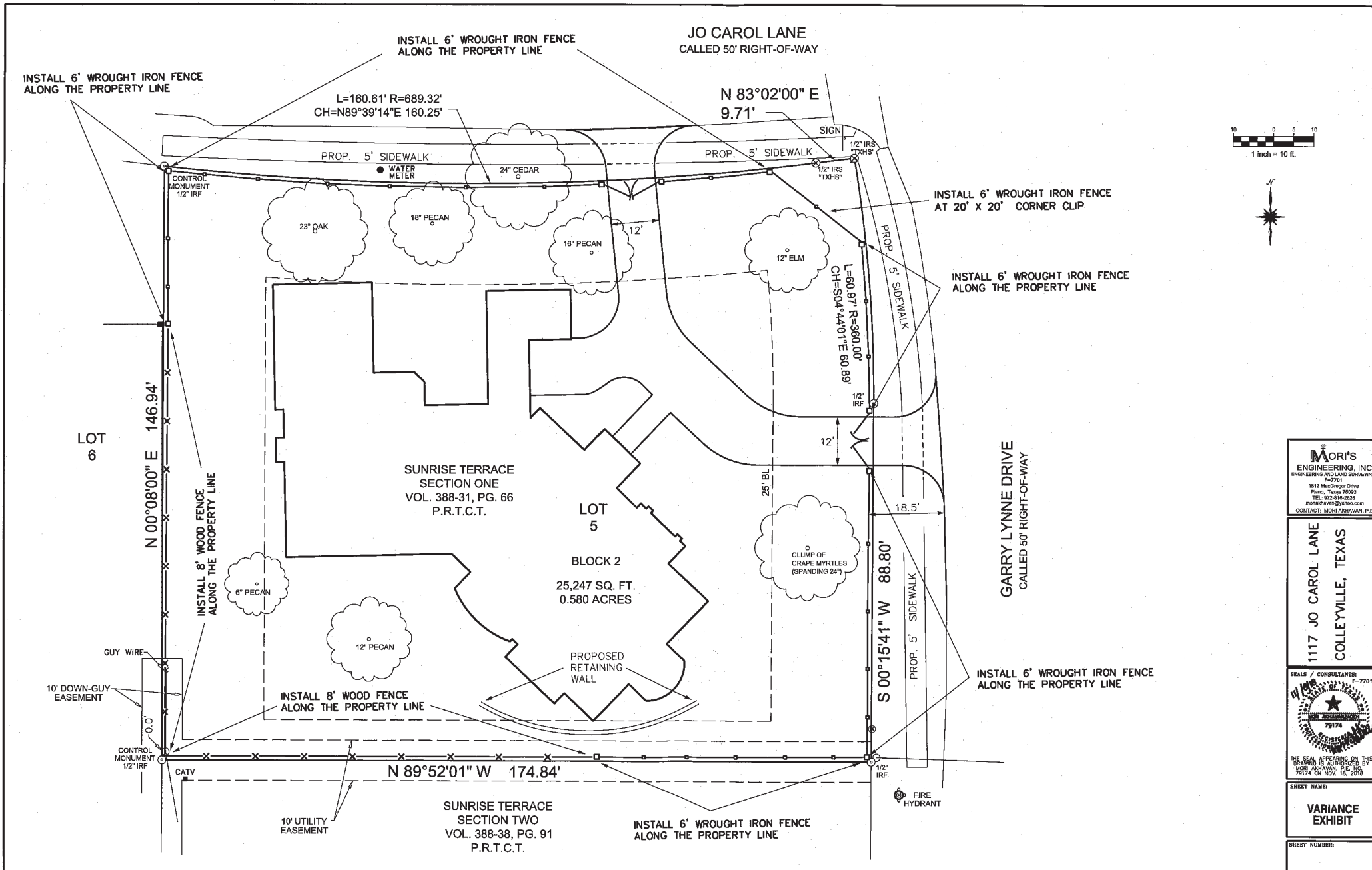
Thank you,


Talat Mahmood

214-662-6613

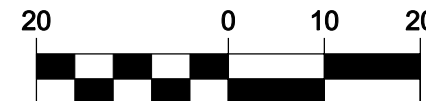
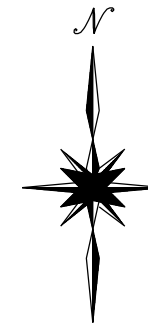
[REDACTED]

Site Plan



JO CAROL LANE
CALLED 50' RIGHT-OF-WAY

REFER TO THE RAMP DETAIL
FOR NORMAL STREET WITH
SMALL RADIUS
(WITHOUT CURB)
REFER TO PED-12A TXDOT STD.
SMALL RADIUS - NORMAL INT.



1 inch = 20 ft.

5" - 3000 PSI CONC.
SIDEWALK W/
NO. 4 BARS
@ 18" C-C EW.
(TYP.)

GARRY LYNNE DRIVE
CALLED 50' RIGHT-OF-WAY

L=160.61' R=689.32'
CH=N89°39'14"E 160.25'

N 83°02'00" E
9.71'

L=60.97' R=360.00'
CH=S04°44'01"E 60.89'

S 00°15'41" W 88.80'

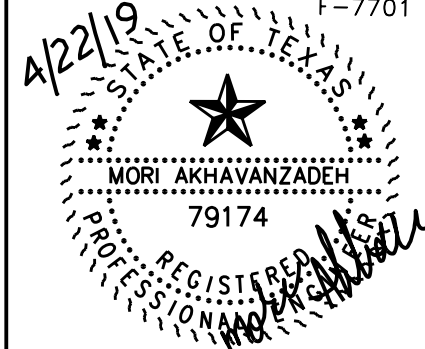
N 89°52'01" W 174.84'

SUNRISE TERRACE
SECTION TWO
VOL. 388-38, PG. 91
P.R.T.C.T.

MORI's
ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
F-7701
2616 Pickwick Lane
Plano, Texas 75093
TEL: 972-816-2626
moriakhavan@yahoo.com
CONTACT: MORI AKHAVAN, P.E.

1117 JO CAROL LANE
COLLEYVILLE, TEXAS

SEALS / CONSULTANTS:
F-7701



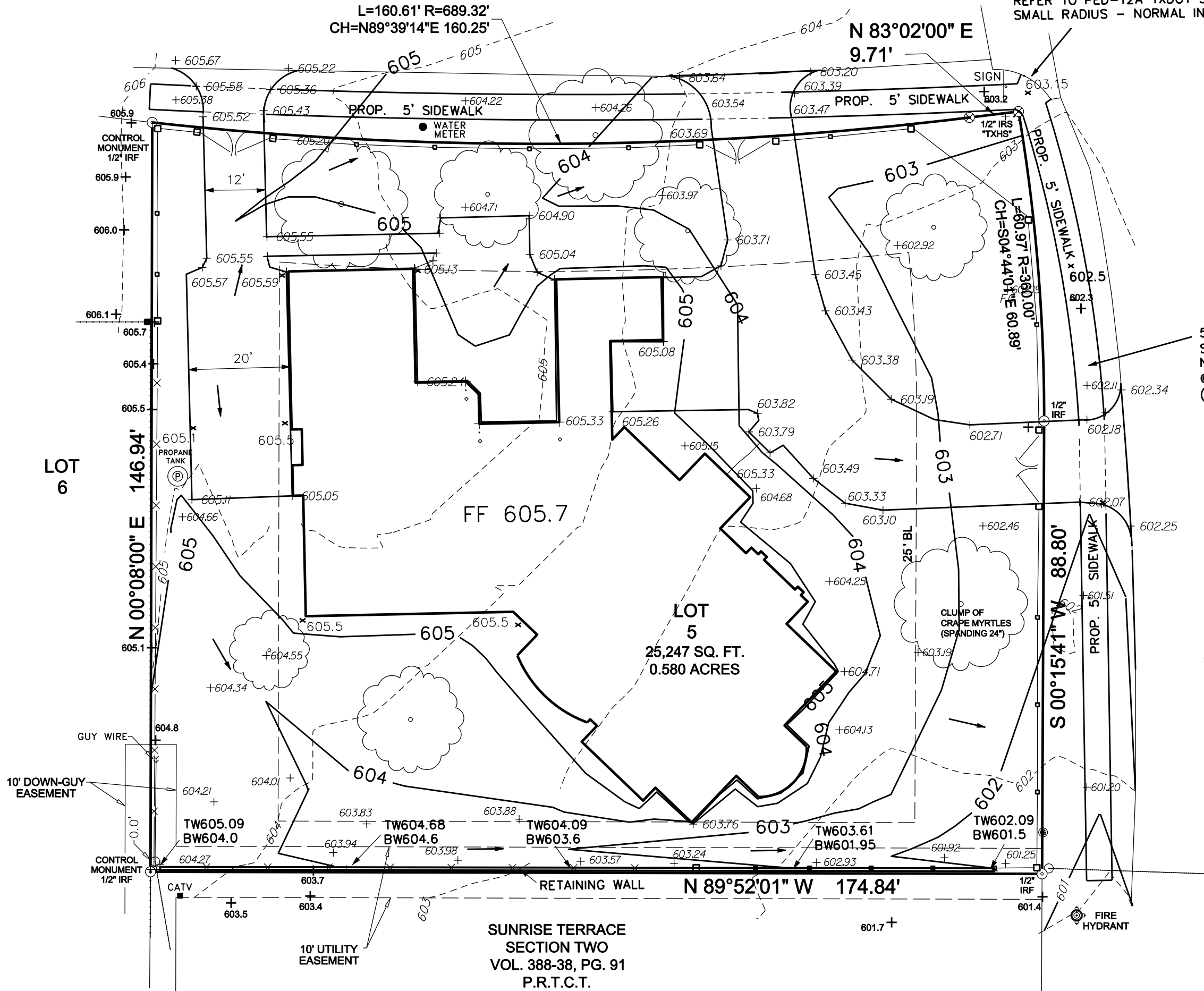
THE SEAL APPEARING ON THIS
DRAWING IS AUTHORIZED BY
MORI AKHAVAN, P.E. NO.
79174 ON APR. 22, 2019

SHEET NAME:

**GRADING
PLAN**

SHEET NUMBER:

C3



E. Fence and Free Standing Wall Setback Requirements

1. *Front Yards:* No fence or free standing wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall extend into the required yard on which the primary structure faces.
 - a. The primary fencing material shall be of wrought iron, pre-formed concrete, poured in place concrete, concrete masonry unit (CMU), brick, approved wood rail construction, a combination thereof or other similar material approved by the City Building Official. All poured in place concrete and CMU shall contain an architectural finish.
 - b. On a corner lot, a house shall be deemed to face on that street on which it has its least dimension unless otherwise determined by the Building Official.
 - c. Vehicle Gate setback: Any vehicle gate shall be set back a sufficient distance from the property line to allow vehicle queuing space in order to maintain safety and to prevent backup along the street pavement. Sufficient distance shall be determined by the Building Official.
 - d. Exceptions to front yard requirement: Lots containing a minimum of 40,000 square feet, and subdivisions, shall be allowed to construct a perimeter fence within the front yard setback. Said fencing shall be no greater than eight (8) feet in height and shall have no greater than twenty-five (25) percent opaque construction within the front yard. Allowed construction materials shall be the same as paragraph "1.a" above. **This exception shall not apply to properties zoned as a PUD district.**
2. *Corner Side Yards:* Except where allowed elsewhere in this chapter, fences and walls within a required side yard adjacent to a street right-of-way shall meet the following setback standards:

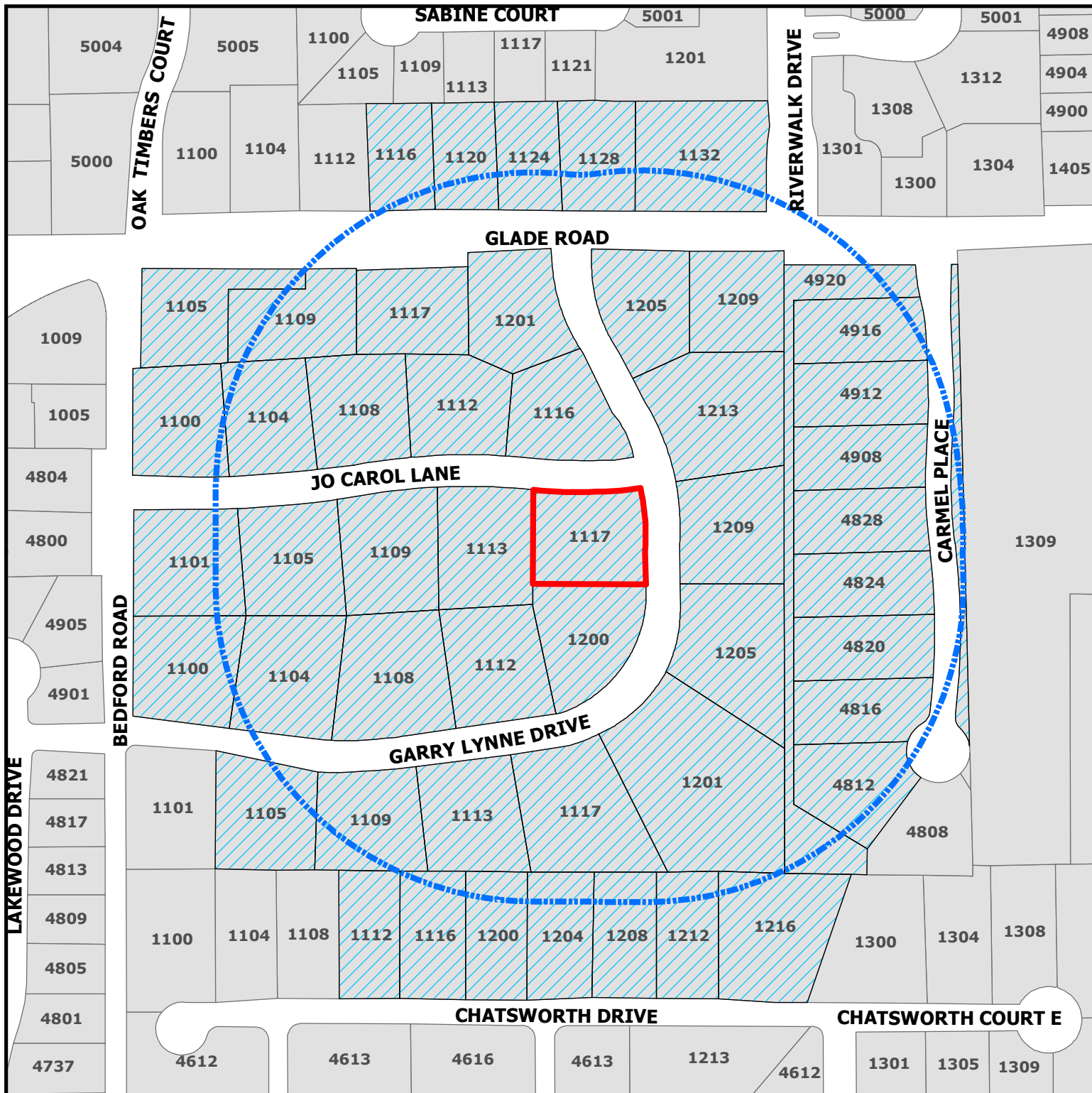
A privacy fence or wall (which shall be defined as any fence or wall greater than thirty inches (30") in height that is greater than 25 percent opaque construction) within a required street side yard shall be subject to whichever of the following provisions a) through d) shall yield the greatest setback:

- a. If the subject lot has a street side yard which faces a dwelling front or lot front across the side street, the side yard privacy fence or wall shall be located not less than two-thirds of the required front setback from the side property line (e.g. 2/3 of the required 30 foot front yard setback for the R-20 district, which is 20 feet), except on any lot having either a required side yard less than fifteen (15') feet or an existing primary structure setback less than fifteen (15') feet, then the fence or wall may be constructed with the same setback as the primary structure; or
- b. If the subject lot backs to the rear of another residential lot, the side yard privacy fence or wall shall be located not less than two-thirds of the required front setback from the side property line (e.g. 2/3 of the required 30 foot front yard setback for the R-20 district, which is 20 feet); or
- c. If the subject lot backs to the side of another residential lot, the side yard privacy fence or wall shall be located not closer to the side property line than the required front setback of the adjoining lot; or
- d. If the subject lot backs to an alley, the side yard privacy fence or wall shall be located not closer than two-thirds (2/3) of the required front setback from the side property line (e.g. 2/3 of the required 30 foot front yard setback for the R-20 district, which is 20 feet).

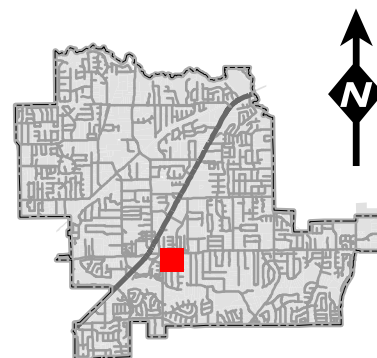
A decorative wall or fence (which is defined as any wall or fence not greater than thirty inches in height and not greater than twenty-five percent opaque construction) within a required street side yard shall not be placed less than three feet (3') from the side property line, and shall not be subject to the provisions of the preceding sections (a) through (d).

3. *Adjacent to Undeveloped Property:* Except for perimeter subdivision fencing meeting the requirements above, no fence or wall greater than thirty (30) inches in height that is greater than twenty-five (25) percent opaque construction, shall be located less than fifteen (15) feet from the side

Notification Map



VC18-007
1117 Jo Carol Lane



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
A&H FT WORTH INVESTMENTS LLC	2500 MEANDERING CT	COLLEYVILLE, TX	76034	1105 GLADE RD
ADVENIAT REGNUM TUUM, LLC.	1105 GLADE RD STE 100	COLLEYVILLE, TX	76034	1109 GLADE RD
BELL, DAVID	1116 CHATSWORTH DR	COLLEYVILLE, TX	76034	1116 CHATSWORTH DR
CADG CARMEL PLACE LLC	1800 VALLEY VIEW LN STE 300	FARMERS BRNCH, TX	75234	4800 CARMEL PL
CALAIS INVESTMENTS I LTD	1201 N CARROLL AVE	SOUTHLAKE, TX	76092	4916 CARMEL PL
CALAIS INVESTMENTS I LTD	1201 N CARROLL AVE	SOUTHLAKE, TX	76092	4908 CARMEL PL
CALAIS INVESTMENTS I LTD	1201 N CARROLL AVE	SOUTHLAKE, TX	76092	4816 CARMEL PL
CALAIS INVESTMENTS I LTD	1201 N CARROLL AVE	SOUTHLAKE, TX	76092	4828 CARMEL PL
CALAIS INVESTMENTS I LTD	1201 N CARROLL AVE	SOUTHLAKE, TX	76092	4824 CARMEL PL
CANNON, CAREY W	1104 GARRY LYNNE DR	COLLEYVILLE, TX	76034	1104 GARRY LYNNE DR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	1209 GLADE RD
DIORENZO, ANTHONY	1112 CHATSWORTH DR	COLLEYVILLE, TX	76034	1112 CHATSWORTH DR
ECKERT TRUST	5225 FONTAINE ST	SAN DIEGO, CA	92120	1116 GLADE RD
EDGEELL, GARLAND W	1112 GARRY LYNNE DR	COLLEYVILLE, TX	76034	1112 GARRY LYNNE DR
EDGEELL, KEITH A	1116 JO CAROL ST	COLLEYVILLE, TX	76034	1116 JO CAROL LN
FOWLER, BARBARA	1113 JO CAROL ST	COLLEYVILLE, TX	76034	1113 JO CAROL LN
FRANKLIN, BRENT	2800 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	4912 CARMEL PL
FREEMAN, BECKY A	1112 JO CAROL ST	COLLEYVILLE, TX	76034	1112 JO CAROL LN
GLADE RIVER II LLC	11511 ROSSER RD	DALLAS, TX	75229	1128 GLADE RD
GLADE RIVER IV LP	11511 ROSSER RD	DALLAS, TX	75229	1120 GLADE RD
GLADE RIVER LLC	11511 ROSSER RD	DALLAS, TX	75229	1124 GLADE RD
GRAY, DOUGLAS M	1201 GARRY LYNNE DR	COLLEYVILLE, TX	76034	1201 GARRY LYNNE DR
GRISSO, TERANCE R	3505 MEADOWLARK LN	COLLEYVILLE, TX	76034	1205 GLADE RD
GUNNIP, JOHN R	1200 CHATSWORTH DR	COLLEYVILLE, TX	76034	1200 CHATSWORTH DR
HAVEN HOMES INC	201 ROCHELLE CT	COLLEYVILLE, TX	76034	4820 CARMEL PL
HENDRICKSON, HOLLEY	1804 GLENBROOK CT	BEDFORD, TX	76021	1108 GARRY LYNNE DR
HOLLAND, AXEL	1100 JO CAROL ST	COLLEYVILLE, TX	76034	1100 JO CAROL LN
JENKINS, DOROTHY MARIE	1200 GARRY LYNNE DR	COLLEYVILLE, TX	76034	1200 GARRY LYNNE DR
KING FISHER LTD	1132 GLADE RD	COLLEYVILLE, TX	76034	1132 GLADE RD
LEVI, DWIGHT CARL	1105 GARRY LYNNE DR	COLLEYVILLE, TX	76034	1105 GARRY LYNNE DR
LORENZEN, MIKE	1105 JO CAROL ST	COLLEYVILLE, TX	76034	1105 JO CAROL LN
MAHMOOD, TALAT	12928 CONIFER LN	EULESS, TX	76040	1101 JO CAROL LN
MAHMOOD, TALAT	12928 CONIFER LN	EULESS, TX	76040	1117 JO CAROL LN
MAUNEY, KEITH	1216 CHATSWORTH DR	COLLEYVILLE, TX	76034	1216 CHATSWORTH DR
NEAL, JANIS CAROL TR	1117 GARRY LYNNE DR	COLLEYVILLE, TX	76034	1117 GARRY LYNNE DR
PATEL, SNEHA	4512 BILL SIMMONS RD	COLLEYVILLE, TX	76034	1100 GARRY LYNNE DR
PETERSON, BARBARA LISA	1104 JO CAROL ST	COLLEYVILLE, TX	76034	1104 JO CAROL LN
PREMIER OFFICE EQUITIES	1117 GLADE RD STE 140	COLLEYVILLE, TX	76034	1117 GLADE RD
QAMAR, ASIA	2428 MACLAY AVE	BRONX, NY	10461	1205 GARRY LYNNE DR
RICE, MOLLY	1109 JO CAROL ST	COLLEYVILLE, TX	76034	1109 JO CAROL LN
RIKA, SENNEAR	1201 GLADE RD	COLLEYVILLE, TX	76034	1201 GLADE RD
RODGERS, CONRAD B	1213 GARRY LYNNE DR	COLLEYVILLE, TX	76034	1213 GARRY LYNNE DR
SCHULTHEIS, TERI L	1109 GARRY LYNNE DR	COLLEYVILLE, TX	76034	1109 GARRY LYNNE DR
SSB TRADING INC	1701 ROYAL LN #1202	DALLAS, TX	75229	4812 CARMEL PL
SWINDELL, MITCHELL	1212 CHATSWORTH DR	COLLEYVILLE, TX	76034	1212 CHATSWORTH DR
TAYLOR, TEVON	11261 FINCHER RD	ARGYLE, TX	76226	1113 GARRY LYNNE DR
TRACHIER, STEVE	1108 JO CAROL ST	COLLEYVILLE, TX	76034	1108 JO CAROL LN
VALENTINE, NICHOLAS	1208 CHATSWORTH DR	COLLEYVILLE, TX	76034	1208 CHATSWORTH DR
WALSH, ALICIA	1204 CHATSWORTH DR	COLLEYVILLE, TX	76034	1204 CHATSWORTH DR
WHITTEN, HAROLD	1209 GARRY LYNNE DR	COLLEYVILLE, TX	76034	1209 GARRY LYNNE DR
				4920 CARMEL PL
BRIDGES AT RIVERWALK ADDITION	P.O. BOX 1183	COLLEYVILLE, TX	76034	COURTESY NOTICE
LAKES OF SOMERSET, THE	1104 CHATSWORTH COURT WEST	COLLEYVILLE, TX	76034	COURTESY NOTICE
LAKEWOOD ESTATES	213 MILL CROSSING WEST	COLLEYVILLE, TX	76034	COURTESY NOTICE
RIVERWALK AT COLLEYVILLE	P.O. BOX 1031	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
TARIQ, JALIL	4612 LAS BRISAS DRIVE	IRVING, TX	75038	APPLICANT

Public hearing notices were mailed out on March 29, 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:

**City Council Meeting: Tuesday, April 16, 2019 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Request for a variance to certain provisions of Section 3.26, Fences, Free Standing Walls, and Screening Materials on Lot 5, Block 2, of the Sunrise Terrace Addition, located at 1117 Jo Carol Lane. The request is allow for the construction of a 6 foot Wrought Iron fence to encroach into the 30 foot front yard setback and on the property line.

Zoning Case: VC18-007

Applicant: Tariq Jalil

Owner: Talat Mahmood

Location: 1117 Jo Carol Lane

Property Description: Lot 5, Block 2, of the Sunrise Terrace Addition

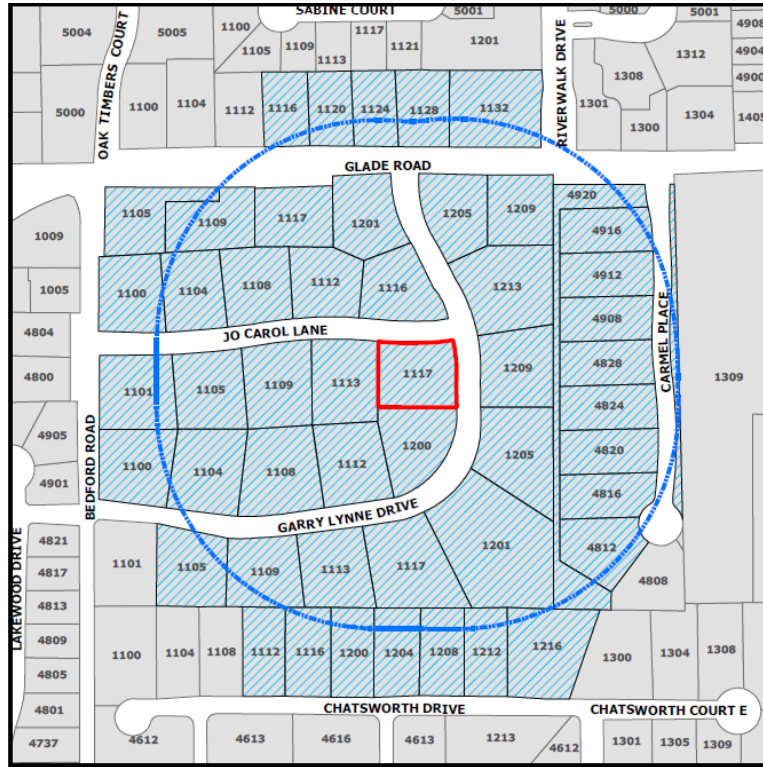
Present Zoning: R-20 Single Family Residentila

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 City tax roll. Action by the City Council serves as a final action on the request.

All interested persons are encouraged to attend the public hearing and express their opinions on the variance 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**

NOTICE OF PUBLIC HEARING



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.

Ben Bryner
Community Development Director
bbryner@colleyville.com

Letter of Support

From: asia qamar
Sent: Thursday, April 11, 2019 9:29 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Ben Bryner

Hi,
My name is Asia Qamar. I got the letter about the fence that Talat Mahmood want to put in. I read the paper and I have no issue about this matter. I also think it's safe for the community too. I am okay with them putting in the fence. If you any other concern, please feel free to contact me at any time.

Best regards,
Asia Qamar

RESOLUTION R-19-4373

**A RESOLUTION APPROVING A REQUEST FOR A MAJOR VARIANCE
TO ALLOW FOR THE CONSTRUCTION OF A FENCE TO ENCROACH
INTO THE REQUIRED YARD SETBACK LOCATED AT 1117 JO CAROL
LANE**

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

Sec. 1. THAT the variance to allow for the construction of a fence to encroach into the required yard setback located at 1117 Jo Carol Lane (the "Property"), as depicted in Exhibit "A" hereto, is hereby approved, subject to the following conditions:

1. No fence, other than the portion between the garages as presented and approved with the variance, may be located closer to a property line adjacent to a street right-of-way than the leading edge of the primary residence.

Sec. 2. THAT this Resolution shall become effective immediately upon passage; provided that, the variance for the Property shall become effective immediately upon the conditions stated herein being fully satisfied.

AND IT IS SO RESOLVED.

PASSED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON
THIS THE 21ST DAY OF MAY 2019.

Mayor Richard Newton _____
Place 1, Tammy Nakamura _____
Place 3, Kathy Wheat _____
Place 4, George Dodson _____

Mayor Pro Tem Bobby Lindamood _____
Place 5, Chuck Kelley _____
Place 6, Callie Rigney _____

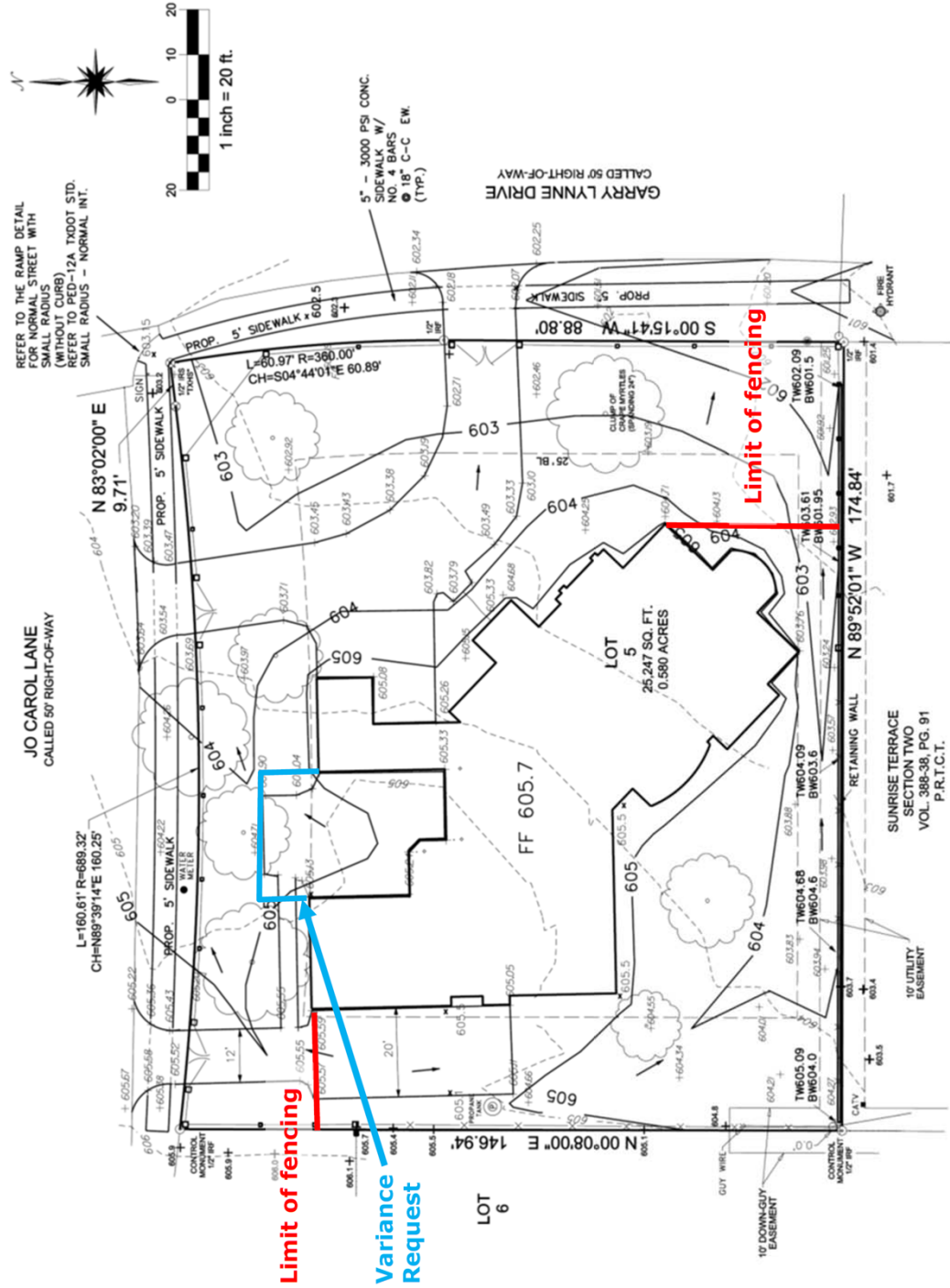
ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

MORI's ENGINEERING, INC. ENGINEERING AND LAND SURVEYING F-7701 2616 Pickwick Lane Plano, Texas 75093 TEL: 972-816-2026 mori@morisurvey.com CONTACT: MORI AHAVAN, P.E.	1117 JO CAROL LANE COLLEYVILLE, TEXAS	SEALS / CONSULTANTS: THE SEAL APPEARING ON THIS DRAWING IS AUTHORIZED BY MORI AHAVAN, P.E. NO. 79174 ON APR. 22, 2019	SHEET NAME: GRADING PLAN	SHEET NUMBER: C3
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City of Colleyville City Council Agenda Briefing

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

Agenda Number

Agenda Date 6/4/2019

Type Report

Department City Secretary

Title

Parks and Recreation Advisory Board Minutes - February 4, 2019

Colleyville Community Garden Minutes - April 10, 2019

Attachments

1. Parks and Rec Advisory Board-Minutes-February 4, 2019
2. Colleyville Community Garden Advisory Committee Minutes - April 10, 2019



City of Colleyville Parks and Recreation Advisory Board MINUTES

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

Monday, February 4, 2019
6:00 p.m.

Colleyville Center
5300 Riverwalk Dr.

1. CALL TO ORDER

Chair Hillary Schwanbeck called the meeting of the Parks and Recreation Advisory Board to order on February 4, 2019 at 6:04 p.m.

Present: Chair Hillary Schwanbeck, Vice Chair Mitali Mandlekar, Board Members: Rich Hendler, John Hillebrand, Ajit Purandare, and Eric Presson.

Grapevine/Colleyville Association Representative: Mark Assaad. City staff: Parks and Recreation Director, Lisa Escobedo, Administrative Secretary Joyceinne Williams

Absent: Board members Justin Fairless and Cliff LeBlanc

2. APPROVAL OF MINUTES

Board member John Hillebrand moved to approve the May 7, 2018 minutes. Board Member Mitali Mandlekar seconded the motion. The motion carried unanimously.

Board member Mitali Mandlekar moved to approve the December 3, 2018 minutes. Board Member John Hillebrand seconded the motion. The motion carried unanimously.

3. REGULAR AGENDA ITEMS

3a Introduction of Parks and Recreation Advisory Board Members

Chair Hillary Schwanbeck asked each member to introduce themselves and acknowledged that we have two new members Eric Presson and Justin Fairless (Justin was not present).

3b ELECTION OF CHAIR AND VICE CHAIR FOR THE PARKS AND RECREATION ADVISORY BOARD

The appointment of Rich Hendler as Board Chair was motioned by Ajit Purandare and seconded by Eric Presson. The motion carried unanimously.

The appointment of Mitali Mandlekar as Vice Chair was motioned by Ajit Purandare and seconded by Rich Hendler. The motion carried unanimously.

3c RECOMMENDATION AND CONSIDERATION OF REPRESENTATIVES FOR SUBCOMMITTEES

The Tree Board requires three members from the Parks and Recreation Advisory Board. John Hillebrand and Hillary Schwanbeck are current members.

The appointment of Mitali Mandlekar was motioned by Rich Hendler and seconded by John Hillebrand. The motion carried unanimously.

The Park Land Dedication Committee requires two members from the Parks and Recreation Advisory Board. Cliff LeBlanc is the current member.

The appointment of Ajit Purandare was motioned by Rich Hendler and seconded by John Hillebrand. The motion carried unanimously.

3d GRAPEVINE/COLLEYVILLE SPORTS ASSOC. PRESENTATION BY MARK ASSAAD

The Grapevine/Colleyville Sports Association (GCSA) program was rebranded from Mustang Panthers (MP) to align with all of the GCISD schools.

The Mission of MP is dedicated to providing multiple and affordable recreational sports for Grapevine and Colleyville residences and GCISD students. MP promotes seasonal sports for children 5-18 years of age who live within the boundaries of GCISD for the development of GCISD high school athletic programs.

The MP program proposes that all GCISD schools are inclusive – 11 elementary schools, 4 middle schools, and 2 high schools. The athletic program will include kids from kindergarten through high school and will allow them develop a feeder system from elementary to high school.

The program will work with the GCISD athletic department to ensure MP is developing teams and players per middle school and/or high school program advisement. This program will be 100% recreational.

The present structure of the MP association includes football, cheer, wrestling, and lacrosse. The new program will include track, tennis and volleyball.

Mitali Mandlekar and Hillary Schwanbeck each expressed a hope for additional sports programs to be included (i.e. swimming, basketball).

The Board showed a concern about possible competition with the city and the city's volleyball program. Mark Assaad and Lisa Escobedo assured the Board that they have had discussions on this subject and that the MP program will not interfere with the city's successful volleyball program. Lisa Escobedo stated that the association meets regularly to go over needs for each program.

3e 2019 Meeting Dates & Time Duration

Future meeting dates were discussed:

March 4 – Kickoff and orientation for new members

May 6

July 1

September 9

November 4

Rich Hendler motioned on the bi-monthly dates for meetings and John Hillebrand seconded. The motion carried unanimously.

Hillary Schwanbeck opened the discussion on limitation of meeting time. The Board unanimously agreed that 90 minutes was the maximum time for each meeting.

Mitali Mandlekar suggested we keep the guest speakers presentation to 10-15 minutes including discussion time. This suggestion was agreed to by the Board.

4a Recreation, Athletics, and Senior Center Report

Parks and Recreation Director Lisa Escobedo, started her update with recapping the events and projects that have taken place since the last meeting:

Winter Ball took place on Friday, January 25, at the Colleyville Center sold out for the 3rd year.

Senior Holiday Party was held on Wednesday, December 12. About 80 seniors attended.

Senior Holiday Dance was held on Wednesday, December 19. About 60 seniors attended.

Parks – The John McCain/Pleasant Run roundabout has been completed.

The Beautification Effort at the Southern Entrance into the City will be completed next week. New landscape design is currently on the corner of Cheek Sparger and SH26 in the parking lot of the 99 cent store.

The landscape design and irrigation behind City Hall is complete.

Park Staff has begun some winter projects – painting the park restrooms; replacing fixtures; irrigation heads to the infields at Reagan Park; and clearing the atrium inside the Police Department.

Webb House Renovations has begun. The lead abatement process is complete. The general contractor will begin next week.

UPCOMING:

Seniors – AARP will provide free tax assistance for the seniors - February 5 – April 9.

Upcoming programming includes Spring Break camps (March 11-15). Registration for the Bunny Brunch begins March 11. The event will be held on April 13, 2019.

Spring Volleyball League registration ends on Friday, February 8. The league begins on February 25 - May 11. Presently there are 41 teams and over 400 girls registered for volleyball (ages 7-13).

Hillary Schwanbeck inquired about the condition of the softball fields.

Director Escobedo assured the Board that the fields are being worked on.

Youth Sports Associations spring seasons begin this month and go through mid-May.

Spring Coed Sand Volleyball League registration begins February 11. The league will be played on Monday evenings and will begin April 1 – May 13 (\$150 per team at City Park) for ages 16 and over.

Spring Tennis Leagues are currently registering and will begin at the end of the month.

Senior – Valentine Dance is scheduled for Wednesday, February 13.

Parks – Tree Mitigation Plan will be presented to city council on February 5.

State of the City Presentation will be given by the Mayor on Thursday, February 7, at the Chamber of Commerce Luncheon.

Director Escobedo and Council will be visiting several city recreation centers.

Director Escobedo invited all Board members to attend the council meeting on February 5, she will be have a presentation on tree mitigation.

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

Rich Hendler about the signage at the Nature Center.

Hillary Schwanbeck replied that the bark used for the signage had to air dry. That takes one year.

Rich Hendler suggested that Caleb Tandy be asked to attend another meeting to discuss the tree inventory and the tree project.

6. ADJOURNMENT

Board member Mitali Mandlekar moved to adjourn the meeting, and board member Rich Hendler seconded. Motion carried unanimously. Chair Hillary Schwanbeck adjourned the meeting at 7:49 p.m.

Minutes prepared from a recording by:

Joyceinne Williams

Joyceinne Williams
Administrative Secretary

MINUTES
Colleyville Community Garden Advisory Committee
Thursday April 10, 2019 - 8:30am
Colleyville City Hall Executive Meeting Room

Call to order

8:30am by Chairman, Natalie Genco

Attendees

Linda Newton, Pam Buie, Natalie Genco, Rich Hendler, Amanda Novak, Uma Lal
City Officials: Lisa Escobedo, Adrienne Lothery

Resignations

Lisa reported that Mary Ramatowski and Amy Putnam have officially resigned from the board. Natalie mentioned that Amy realized she didn't have the time to make most meetings and didn't want to cause us to miss quorum. The city will send out a notice looking for 2 new Community Garden committee members. It was discussed that if we have more than 2 applications, we would like to invite anyone else interested in helping with the garden to chair or join committees.

New Quorum

Our new quorum will be 4 committee members due to the recent resignations.

Approval of February 2019 Minutes

Amanda moved to approve and Linda seconded. The minutes were approved.

Bylaws

Bylaws were briefly discussed. Linda made a motion to approve our bylaws as written. Rich seconded. The motion carried. Lisa mentioned that when the city approves our bylaws, we will become official.

Update on garden tours

Beds - Natalie mention that after visiting other community gardens, we are leaning towards using cedar boards for our beds. Everyone agreed this would be better and cooler than using Windsor stone. Uma asked if some of our beds would be raised. Natalie stated that we discussed this during our tour and we thought a combination would be nice with taller beds in the middle of the garden. Uma suggested we consider all raised beds. We decided we would wait on this decision to see how much money and man power we get.

Uma suggested we build a demo bed and we all agreed this is a good idea. This will help us understand what materials work best. It was suggested we build our bed either in McPherson Park or in an inconspicuous area in the city.

Overall - It was reported that overall the garden tours were inspiring and we got a lot of good ideas. 6 stones provided us with warnings of things not to do. Their garden is on pause and the

land is up for sale. The Coppell Community Garden produces a great deal of food and especially from their fruit trees.

Landscaping - Natalie mentioned that the NR Hills community garden had beautiful Lady Banks Roses on trellises in the corners in the garden. They were spectacular even in the winter. This would be nice for our garden. They also had a flowering tree in the middle of the garden. This might be nice to add somewhere in our garden.

Composting - The Coppell community garden believed making your own compost was important. They use rainwater to make compost tea. They have a “leaf corral” that area landscapers donate to. They need a place to drop their leaves and chipped tree trimmings so this works out well. Amanda suggested we do a leaf coral like N. Richland Hills has. It is more concealed.

Garden Pests - Natalie mentioned that the worst problem with garden pests is rats. It is difficult to keep them out as they can climb fences. The Coppell Community Garden recommends getting traps. Amanda suggested live traps to catch and release.

Donations

Amanda suggested setting a required food donation amount for those adopting a plot in the Colleyville Community Garden. Natalie mentioned that the prior community garden board (before it was a city committee) discussed this and decided it would not be a good idea. This is because making sure people are donating the required amounts is difficult to police. She mentioned that the N. Richland Hills Community garden has voluntary donation and this works quite well and doesn't require weighing the food. Lynda suggested we first get the garden started and then decide if we want to require a donation amount. Natalie mentioned that our orchard will not belong to any one gardener and that it should produce a great deal of fruit that we can donate. Amanda suggested that perhaps we can have some beds be designated just for donation.

Soil Testing

Linda suggested we have the soil tested in McPherson Park for contaminants. Natalie suggested if we are getting it tested, we may also want to test it to see what amendments it needs. Natalie will contact Howard Garrett to see what soil testing he recommends.

Weed Stop

Natalie asked if the city will allow us to put plastic over the garden site in McPherson Park over the summer to naturally kill the grass. Lisa said we will likely be able to but we will need to put a sign out saying something like “Coming Soon, Community Garden”. This will also help build excitement about the garden. We can add a link to our website and ask for people interested in helping or adopting a plot to go here for more info. Lisa mentioned that we will need to measure and stake out the site before putting down plastic.

Water Well

Linda asked if we found out whether there was a water well in McPherson Park. Lisa said there is one but it is not working and would cost a great deal, around \$3,000, to get it inspected. We

decided it might be better to get the cistern working to collect rainwater. Adrienne reported that the old cistern has a mosquito problem and rather than repair it, the city would like to get a new one with mosquito protection and install it to collect rainwater from the dairy barn near the community garden.

Promotion

It was suggested we contact homeowner associations near The Colleyville Community Garden to let them know the garden is in the works.

Dividing Tasks

Amanda passed out copies of the organizational chart she put together based on our needs as we have discussed. We went over each position in the chart and what it entails. The positions are:

1. Administration (Amanda volunteered to do this)
2. Marketing (Linda volunteered to do this)
3. Fundraising (Natalie volunteered to do this)
4. Education and Event Planning (If we don't find anyone, Amanda, Natalie and Pam volunteered to help).
5. Volunteer and Garden Engagement (Rich will chair and Uma will help)

Volunteers - Natalie suggested Rich might be a good fit for the position of sourcing volunteers as he was interested in doing PR. Rich agreed to take on this position but said he will need help. Rich will also help Amanda with confirming relationships with city and access to the storage shed.

Mission Statement - Amanda suggested we all work on finalizing our mission statement. Natalie suggested this be done by email to help speed things up and everyone agreed. We can also work on our adopt a plot agreement via email.

Education and Event Planning - Amanda said she can do this as her job of administration ends if we don't find someone else to do it. Natalie and Pam volunteered to help with this also.

Uma and Pam - Natalie asked Uma and Pam what area they are most interested in helping with. Both said they don't particularly want to be in charge but said they would help anywhere.

3-D Rendering - Natalie mentioned that we had a prior committee member who is still interested in helping but is not a Colleyville resident. She had volunteered to do a 3-D rendering for us. Natalie asked if she could invite her to our meetings. Lisa said that is fine as the public is allowed to attend.

501c3 Discussion

We discussed whether we need a 501c3. We decided that we probably would not need a 501c3 as donations could go straight to the city. Natalie mentioned that she started a 501c3 for another purpose but we could use it if someone requires us to have a 501c3. We decided that if we did need a 501c3, it should be one with the sole purpose of supporting the community garden.

Tarrant County Master Gardener Project

We decided that we would like to get this designation. Natalie reported that she has already been working with the Tarrant County Master Gardeners and they are supportive of our project and waiting to see how they can help us. She will ask what is required for this designation.

Special projects

We discussed outlining special projects to see if we can get the boy scouts or other groups to sponsor them in advance of the Big Dig date. Natalie suggested the compost bins or arbors could be built in advance.

Subcommittees

Amanda mentioned that if we form subcommittees, they may want to meet more frequently to get things done and give a report at our monthly meetings.

Next Meeting Date

Our next meeting will be on Thursday, May 9, at 8:30am

Irrigation

Lisa mentioned that irrigation will only take 2-3 weeks to install once we are ready for it. She said that the city will do it in house and they have an awesome irrigation person.

Implementing projects

Adrienne said that she hoped that by early summer, we would be ready to start implementing projects for the community garden. This will require our design plan be 100% finalized.

Operating Hours

We briefly discussed if we should consider posting operating hours and what they should be. We will determine this later.

Adjourned

Linda moved to adjourn and Rich seconded. The meeting was adjourned at 10:07 am

Minutes submitted by

Chairman, Natalie Genco

RESOLUTION R-19-4391

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
JUNE 4, 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 4TH DAY OF JUNE 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