



City of Colleyville City Council Agenda

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

Tuesday, November 19, 2019

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

CALL TO ORDER

- WS-1** Pedestrian Transportation Ad-Hoc Committee recommendations presentation
- WS-2** Discussion of Stars and Guitars performers
- WS-3** Discussion of the Fort Worth Symphony Orchestra ticket distribution
- WS-4** Update on Salvation Army Mayoral Red Kettle Challenge
- WS-5** Coordination of City Council participation in the Grapevine Parade of Lights
- WS-6** Discussion of the November 19, 2019, City Council regular agenda items

1. EXECUTIVE SESSION - In accordance with Texas Government Code, Chapter 551, Subchapter D

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

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

- Glade Road eminent domain case for Parcel 150

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

- Acquisition of real property along Main Street
- 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:

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-19-4435

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Announcements of civic and charitable events

Presentation of calendar events and updates

Announcements of awards and recognition

Presentation of the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting - Mayor Richard Newton, Assistant City Manager Mark Wood, Chief Financial Officer Kyle Lester, and Finance Manager Karen Hines

In recognition of the Featured Business of the Month - My Lan Vietnamese Kitchen, 5307 Colleyville Boulevard Suite 120, Lan Trinh, Co-Owner - Mayor Richard Newton and Assistant City Manager Adrienne Lothery

4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-19-4436

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

4b Approval of a construction contract with A&M Construction, for the Bransford Road Elevated Storage Tank Site Rehabilitation and McPherson Elevated Storage Tank Interior Coating, in an amount not to exceed \$1,674,410.00, and authorizing the City Manager to execute the contract

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report for October of FY20

6. ORDINANCE(S): SECOND READING AND PUBLIC HEARING**6a Ordinance O-19-2100**

Presentation and discussion of a zoning change from CC-1 Village Retail to PUD-C Planned Unit Development – Commercial in Tract 2C03, Abstract 206, in the BBB & C RY Survey, located at 4917 Colleyville Boulevard, Case ZC19-012

6b Ordinance O-19-2102

Presentation and discussion of a zoning change from CC-1 Village Retail to PUD-C Planned Unit Development – Commercial on Lot 1A, Block 1, in the Applebee's Addition, located at 5150 Colleyville Boulevard, Case ZC19-014

6c Ordinance O-19-2101

Presentation and discussion of a Special Use Permit for a Fence to extend into the required street side yard on Lot 2, Block 1, of the Hodgkiss Place II Addition, located at 2608 Highland Meadow Drive, Case ZC19-013

6d Ordinance O-19-2103

Presentation and discussion of a Special Use Permit for a fence to extend into the required street side yard on Lot 20, Block 1, of the Creekside at Colleyville Addition, located at 4708 Latour Lane, Case ZC19-016

7. RESOLUTION(S): READING AND PUBLIC HEARING**7a Resolution R-19-4437**

Authorizing the application and receipt of a grant for disaster debris management through the Texas Commission on Environmental Quality (TCEQ) and North Central Texas Council of Governments (NCTCOG), for the cities of Bedford, Colleyville, Euless, Grapevine, and Hurst

7b Resolution R-19-4438

Consideration of appointments to the Library Board and amending the appointment terms to November

7c Resolution R-19-4439

Extending the term of members of the Metroport Teen Court Advisory Board and amending the Appointment terms to November for two years

7d Resolution R-19-4440

Consideration of appointments to the Planning and Zoning Commission and amending the appointment terms to November

7e Resolution R-19-4441

Consideration of appointments to the Zoning Board of Adjustment and amending the appointment terms to November

8. CITIZEN COMMENTS**9. REPORTS**

October 22, 2018 Planning and Zoning Commission Minutes

October 22, 2018 Planning and Zoning Commission Worksession Minutes

November 13, 2018 Planning and Zoning Commission Minutes

November 26, 2018 Planning and Zoning Commission Worksession Minutes

10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, NOVEMBER 19, 2019 - READING AND PUBLIC HEARING - RESOLUTION R-19-4442**11. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards Friday, November 15, 2019, by 5:00 p.m.

Christine Loven, TRMC
City Secretary

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

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

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



City of Colleyville City Council Agenda Briefing

City Hall
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Agenda Number WS-1
Type Worksession
Department City Manager

Agenda Date 11/19/2019

Title

Pedestrian Transportation Ad-Hoc Committee recommendations presentation

Explanation

In June 2019, the City Council established a Pedestrian Transportation Ad Hoc Committee comprised of seven members (three from the Parks and Recreation Advisory Board and four at-large members). The committee's responsibilities include the following:

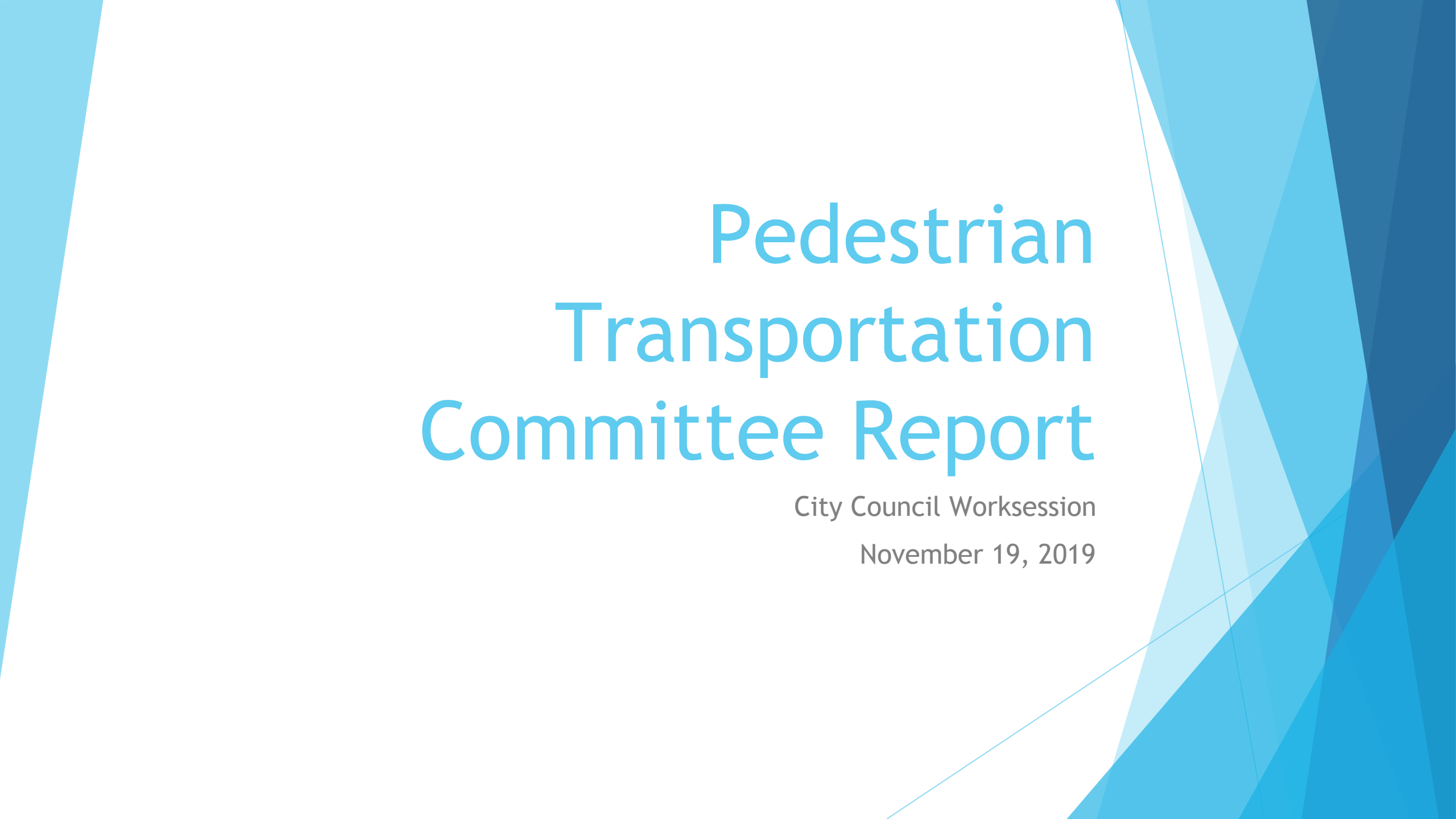
- a. Identify and prioritize need and rationale for intra-connectivity of pedestrian transportation routes (sidewalks/trails) between neighborhoods and communal destinations (Nature Center, SH26 commercial corridor, Library/City Hall, parks, Senior Center, schools, etc.)
- b. Identify and prioritize need and rationale for interconnectivity of pedestrian transportation routes (sidewalks) within neighborhoods.
- c. Create a single sidewalk and trail map, based on a review and update of the Supplemental Sidewalk Map and Trail Master Plan.
- d. Develop priority based recommendations and rationale for determining which sidewalks or trails should be completed first.

The committee held six meetings to accomplish their work and presented recommendations to the Parks and Recreation Advisory Board on November 4, 2019.

This agenda item provides for a presentation of recommendations to the City Council.

Attachments

1. Pedestrian Transportation Committee - Final Report to CC

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Pedestrian Transportation Committee Report

City Council Worksession

November 19, 2019

Priority Categories

1. Safety
2. School
3. Neighborhood Connections
4. Interconnectivity

Safety Priorities

- ◆ Address key areas which are presently hazardous to pedestrians (highlighted on map)
 - ◆ Bransford Road
 - ◆ Glade Road
 - ◆ Jackson Road
 - ◆ LD Lockett
 - ◆ Bedford Road
- ◆ Ensure trails and sidewalks design and construction incorporates safety considerations

School Priorities

- ◆ Gain access to schools through the adjoining neighborhoods
 - ◆ OC Taylor Elementary - from Arbor Trail
 - ◆ Glen Hope Elementary - from Ross Downs / Huntington Meadows
 - ◆ Colleyville Middle / Elementary - from Hardage Estates
 - ◆ Liberty Elementary - from Cimmaron Trail

Neighborhood Connection Priorities

- ◆ Design pedestrian flow across neighborhoods (do not allow locked gates)
 - ◆ Provides for cohesive community
 - ◆ Creates access to economic centers
 - ◆ Promotes non-motorized access throughout the City
- ◆ Cross access agreements between neighborhoods
- ◆ Find ways to incentivize existing neighborhoods to implement

Interconnectivity Priorities

- ◆ Interconnectivity priorities allow for larger scale connection between areas of and across the City
- ◆ Provide connectivity to trail systems in adjoining cities
 - ◆ Southlake, Grapevine, Euless, Bedford, North Richland Hills, Hurst
- ◆ Create “The Colleyville Loop”
 - ◆ LD Lockett to John McCain through Remington
 - ◆ Nature Center to Sparger Park
 - ◆ Sparger Park to Euless Trails
 - ◆ Jackson to Heritage
 - ◆ Cotton Belt to Parr Park
 - ◆ Bedford to Jackson (trail)
 - ◆ Develop trails along creek bed area at the northern edge of Colleyville
 - ◆ Nature Center to Cotton Belt

Bike Routes

- ◆ Colleyville could benefit from designated bike routes, showing citizens ways to move through the community on a bike
 - ◆ Keeping separate from pedestrian connectivity where possible
 - ◆ Keeping separate from vehicular traffic where possible
- ◆ Created initial map of existing bike routes → post on website
 - ◆ Additional refinement is necessary for completion
- ◆ Consider possibility of bike lanes on existing roadways
 - ◆ Low traffic and wider streets
- ◆ Consider possibility of bike lanes on future roadways
- ◆ Add signage along bike routes
 - ◆ Mark bike route
 - ◆ Mark restrooms
 - ◆ Mark other areas of interest

Additional Recommendations

- ◆ Consistent signage for all pedestrian and bike route signage
- ◆ Potential “Adopt a Trail” program
- ◆ Pursue potential designations as bike friendly or pedestrian friendly community
 - ◆ Ex. Bicycle Friendly Community, Walk Friendly Community, “Blue Zone”

Committee is willing to support future efforts as implementation moves forward

The Path Forward: Creating Links & “The Loop”

- ◆ The vision to create enhanced pedestrian access within Colleyville is a long-term and ongoing plan.
- ◆ We recommend that the City Council make sidewalk and trail development an ongoing priority of the City.
 - ◆ Fulfills 2018 Parks Master Plan priority, as determined by the community
 - ◆ Add specific projects to the 5-Year Comprehensive Capital Improvement Plan (CIP)
- ◆ Why is this important?
 - ◆ Grows community involvement
 - ◆ Improves community health
 - ◆ Increases property values
 - ◆ Enhances economic growth

Next step... Implementation!



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Agenda Number WS-2

Agenda Date 11/19/2019

Type Worksession

Department Communications and Marketing

Title

Discussion of Stars and Guitars performers

Explanation

This item provides for the discussion of the budget and consideration of performing artists for the 2020 Stars and Guitars event.

Attachments

1. Council Presentation - Performer Options

City of Colleyville

Stars and Guitars 2020

Musical Acts Presentation

City Council Worksession

November 19, 2019

Stars & Guitars 2020



Performer Possibilities	Music Genre	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$60,000	\$75,000+
Scandal (Patty Smyth), The Turtles, Billy Joe Shaver	Rock / Pop	X			
Starship, Uncle Kracker, Survivor	Rock / Pop		X		
3 Dog Night, Loverboy, 38 Special, Foreigner	Rock / Pop			X	
Rick Springfield, The Guess Who, Air Supply	Rock / Pop				X
Tracy Byrd, Mark Chesnutt	Country	X			
John Michael Montgomery, Josh Abbott Band, Diamond Rio	Country		X		
Jack Ingram, Oak Ridge Boys, Lonestar	Country			X	
Pat Green, Clint Black, Clay Walker, Trace Adkins	Country				X



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Agenda Number WS-3

Agenda Date 11/19/2019

Type Worksession

Department City Manager

Title

Discussion of the Fort Worth Symphony Orchestra ticket distribution

Explanation

This item provides for discussion of the process to distribute tickets to the Fort Worth Symphony Orchestra Performance on February 21, 2020, which is sponsored by the City.

Attachments

1. Council Presentation - FWSO

City of Colleyville

Fort Worth Symphony Orchestra

Ticket Distribution

City Council Work Session
November 19, 2019

FWSO Performance

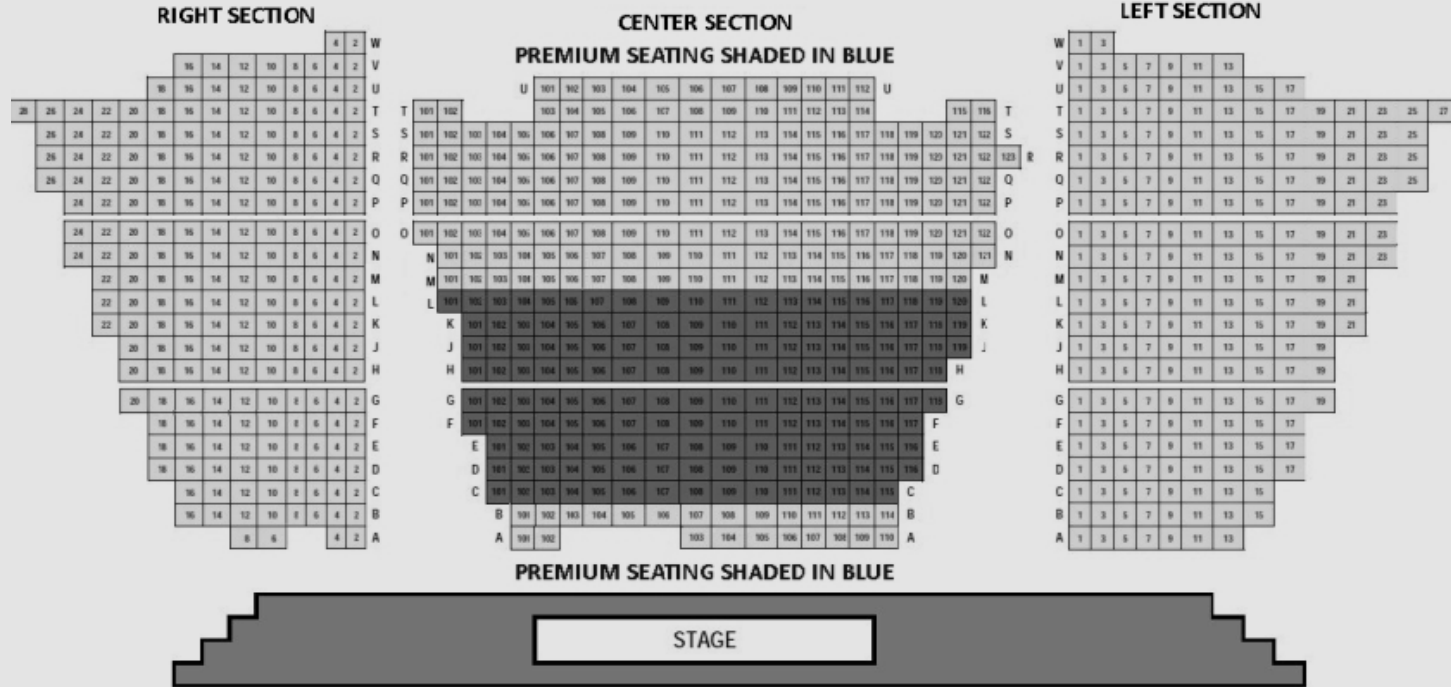
Friday, Feb. 21

7 – 8:30 p.m.

CHHS Theater

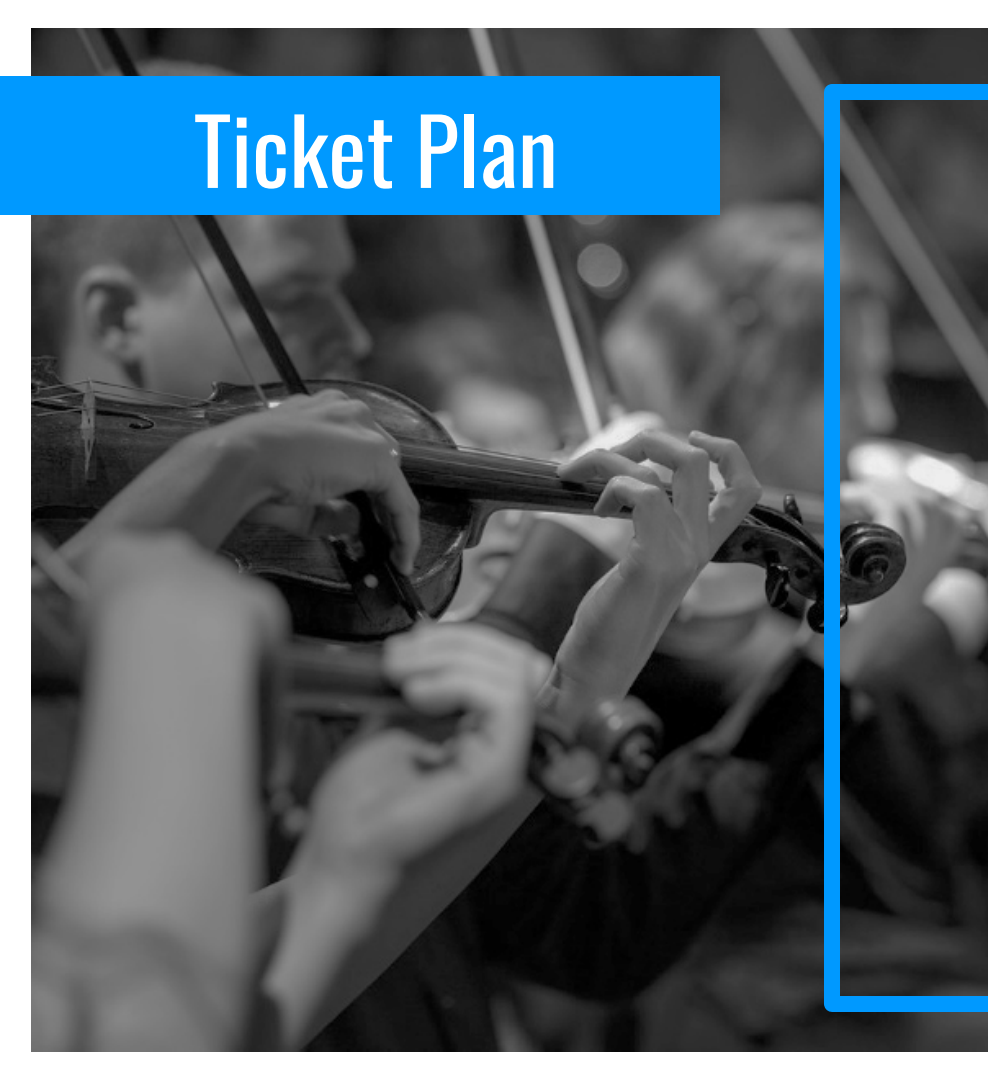


Seating Capacity



788 Places
(8 Wheelchairs)

~100 Students
~ 20 Seniors



Ticket Plan

- Physical Tickets
- Available January 2
- Rows A-D reserved for VIP
- Colleyville Library & City Hall
- Two tickets/resident
- Waiting list

Full House

- Release 1200 tickets
- Utilize ushers
- CHHS Cafeteria will simulcast & host overflow





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Agenda Number WS-4

Agenda Date 11/19/2019

Type Worksession

Department City Manager

Title

Update on Salvation Army Mayoral Red Kettle Challenge

Explanation

This item provides for Mayor Newton and staff to discuss the Salvation Army Mayoral Red Kettle Challenge.

Attachments

1. Red Kettle Challenge

2019 Mayoral Red Kettle Challenge



Red Kettle Challenge

Mayors from area cities compete to see which city can raise the most money.

Competing cities include: Arlington, Bedford, Burleson, Dalworthington Gardens, Euless, Hurst, Kennedale, Mansfield, North Richland Hills, and Pantego.

Goal: \$100,000

The money raised by the mayors will be used by the Salvation Army to provide vital services that serve children and families in the Mid-Cities area.

2019 Details

- Saturday, December 14
- 10 a.m. – 7 p.m.
- Locations
 - Neighborhood Walmart
 - Market Street
 - Albertsons
- Participants
 - Mayor
 - Councilmembers
 - Volunteers from Community Groups



Inspiration





City of Colleyville City Council Agenda Briefing

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Agenda Number WS-5

Agenda Date 11/19/2019

Type Worksession

Department City Secretary

Title

Coordination of City Council participation in the Grapevine Parade of Lights

Explanation

This item provides for discussion and coordination of City Council's participation in the Grapevine Parade of Lights on Thursday, December 5, 2019.

Attachments



City of Colleyville City Council Agenda Briefing

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Agenda Number WS-6

Agenda Date 11/19/2019

Type Worksession

Department City Secretary

Title

Discussion of the November 19, 2019, City Council regular agenda items



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number 1

Agenda Date 11/19/2019

Type Executive Session

Department City Secretary

Title

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

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

- Glade Road eminent domain case for Parcel 150

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

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- Acquisition of real property along SH26

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Attachments

RESOLUTION R-19-4435

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

WHEREAS, following discussion in Executive Session, and in full accordance with the requirements of the Open Meetings Act, the City Council determines that the following action is in the best interests of the health, safety and welfare of the public.

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 19TH DAY OF NOVEMBER 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

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Agenda Number 3

Agenda Date 11/19/2019

Type Announcements, Proclamations, and Presentations

Department City Secretary

Title

Presentation of the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting - Mayor Richard Newton, Assistant City Manager Mark Wood, Chief Financial Officer Kyle Lester, and Finance Manager Karen Hines

In recognition of the Featured Business of the Month - My Lan Vietnamese Kitchen, 5307 Colleyville Boulevard Suite 120, Lan Trinh, Co-Owner - Mayor Richard Newton and Assistant City Manager Adrienne Lothery

Attachments

RESOLUTION R-19-4436

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

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

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

- Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:
- a. Approval of the minutes of the regular City Council meeting of November 5, 2019
 - b. Approval of a construction contract with A&M Construction, for the Bransford Road Elevated Storage Tank Site Rehabilitation and McPherson Elevated Storage Tank Interior Coating, in an amount not to exceed \$1,674,410.00, and authorizing the City Manager to execute the contract

AND IT IS SO RESOLVED.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Minutes - Draft

City Hall
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Tuesday, November 5, 2019

Councilmember Tammy Nakamura called the Colleyville City Council Worksession to order on Tuesday, November 5, 2019, at 5:30 p.m.

ROLL CALL: Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, Chuck Kelley and Callie Rigney

ABSENT: Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Police Chief Michael Miller, Fire Chief Mark Cantrell, Community Development Director Ben Bryner, Parks and Recreation Director Lisa Escobedo, Community Relations Specialist Erin Spicer, City Attorney Whitt Wyatt, and City Secretary Christine Loven

WS-1 Roundabout Art for McDonwell/Westcoat and John McCain/Westcoat

Assistant City Manager Adrienne Lothery presented this item and provided art options for the City Council to consider. For the larger roundabout (McDonwell/Westcoat) the City Council agreed upon the mare and foul drinking from a stream, however, the art will give an appearance of a stream without having a running water feature. Manager Lothery will provide a link to a catalog of art for the Council to review before making a selection for the John McCain/Westcoat roundabout.

WS-2 Update on Fire Department activity

Assistant City Manager Mark Wood presented this item and gave a review of the department's activities and success under the leadership of Chief Mark Cantrell.

Manager Wood stated there has been a significant reduction in fire apparatus response to EMS calls, and a reduction in overall response time, since the department began running a squad vehicle to calls, instead of a fire engine. Manager Wood emphasized the overall response time to EMS calls has been reduced by a minimum of 25 seconds, which is very significant.

Manager Wood also highlighted the reclassification of three positions to Field Supervising Officers (FSOs) to enhance EMS oversight and provide training, the increase in training to include critical advanced skills, the addition of a second ambulance, which resulted in a significant reduction in Colleyville residents receiving ambulance services from another City, and the department's recognition

by B.E.S.T EMS and Medical Director Dr. Justin Northeim, for leading the way in fire department based EMS response.

The department applied for and received the SAFER Grant which allows for the addition of three new firefighters, effective January 1, 2020, the City's ISO rating has been reduced from a 4 to a 2, which may allow residents a rate reduction for homeowner's policies, and the department responded to 31 structure fires.

The City Council thanked Chief Cantrell and the department for all their work and diligence.

WS-3 Update on Parks projects

Parks and Recreation Director Lisa Escobedo presented this item and highlighted the success and accomplishments of the department within the last year. Highlights included:

Beautification at several locations within the City which included landscape design, irrigation, planting, and stone wall installation at Cheek-Sparger and SH26, Glade and Pool roundabouts, entry sign at Glade and Heritage, and Liberty Elementary, locations in The Villages, City Hall, and the Webb House.

Structural changes and enhancements included the City Park quad area, replacing awning and siding at the Senior Center, light replacements at Pleasant Run soccer practice fields, rehabilitation of the cabin at McPherson Park, sign addition at Colleyville Nature Center, upgraded lightning detectors at Pleasant Run Soccer Complex, scoreboards at City Park on fields 4-9, tennis and basketball court resurfacing, raised backstop fencing at City Park fields 4-7, shade covers and scorer stands at City Park fields 1-9, laser grade of City Park fields 4-6, and installation and stocking of field maintenance boxes at City Park fields 1-9.

The City Council thanked Director Escobedo and the department for all their efforts and noted what a difference they make.

WS-4 Discussion of the November 5, 2019, City Council regular agenda items

There was no discussion of this item.

Councilmember Nakamura closed the worksession at 6:25 p.m.

Councilmember Nakamura called the Executive Session to order at 6:26 p.m. and called the roll.

ROLL CALL: Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, Chuck Kelley and Callie Rigney

ABSENT: Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood

1. EXECUTIVE SESSION - In accordance with Texas Government Code, Chapter 551, Subchapter D

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Councilmember Nakamura 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. She further explained there would be no decisions made or action taken during this time. Executive Session was adjourned at 7:15 p.m.

The regular meeting of the Colleyville City Council was called to order by Councilmember Nakamura at 7:30 p.m.

ROLL CALL: Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, Chuck Kelley and Callie Rigney

ABSENT: Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood

INVOCATION: Pastor Garrison Polsgrove, Compass Christian

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-19-4432

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**

The Councilmembers made the following announcements:

#ColleyvilleGives is Back for 2019: The popular #ColleyvilleGives program is back for a second year! Letters were sent out to businesses last week; we've already received 5 applications and multiple charitable donations. The grant program provides qualifying businesses along the SH26 construction corridor money to spend on advertising. Eligible businesses can apply for up to \$1,000 in grant money to put toward an advertising campaign. Businesses who wish to make a \$500 donation to an area non-profit will receive an additional \$1,000 in grant money. Advertisements must display the hashtag #ColleyvilleGives. Interested businesses can fill out the application form on the City's website, Colleyville.com.

City of Colleyville Staff Food Drive & Department Challenge: Giving Thanks means giving back. Each year, City staff are encouraged to donate food and medicine to support GRACE Grapevine's efforts to aid area families in need. For this year's challenge, city departments are collecting items until November 8, 2019. If residents would like to donate please contact your favorite city department for details regarding drop off locations and to obtain a list of requested items. All items are to be collected by noon on November 8, 2019.

Community Development Team Recognized by Planning Association: The Texas Chapter of the American Planning Association has selected the City of Colleyville as a recipient of the Richard R. Lillie, FAICP Program for Planning Excellence award. This award is given to municipalities that have demonstrated planning excellence.

The association evaluated cities on the level of training of planning commissioners and professional staff, professional qualifications of the planning staff, breadth and currency of master plan components and completion of other planning related projects.

City Hall Generator Installation Switchover & Planned Power Outages: The final installation of a new emergency generator for city hall and the library will result in loss of electricity to the Library on Saturday, November 9. The library will be closed that day and reopen normal hours on Tuesday, November 12.

Miss Colleyville & Miss Colleyville Teen Named: Recently, Council Members Nakamura and Rigney judged the Miss Colleyville and Miss Colleyville Teen pageants. The winners are Miss Colleyville Mallory Fuller and Miss Teen Colleyville Sadie Schiermeyer. Both will appear at an upcoming council meeting and at various events throughout the year.

Upcoming Events:

Art on Main: The Art on Main Event has been delayed until spring. The newly constructed Plaza sod and the multiple competing events in the area support rescheduling this event.

Tree Lighting: December 6 – 5-8PM; City Plaza

City Secretary's Office is accepting donations of gift cards through Friday, November 8 for the Dallas Independent School District schools which were destroyed during the tornados October 20. The DISD has stated "We have determined that the most efficient way to get support quickly to schools, students, and teachers is to ask the public to consider donating gift cards in \$25-\$30 increments (e.g. Target, Walmart, Albertsons)". Any citizen who would like to drop off a gift card may do so at Colleyville City Hall, third floor. The cards will then be taken to DISD on behalf of the citizens of Colleyville.

In recognition of the Featured Business of the Month - Benny's Cafe, 4712 Colleyville Boulevard Suite 100, owner Benny Polisi - Assistant City Manager Adrienne Lothery

Councilmember Nakamura and Assistant City Manager Adrienne Lothery welcomed Benny Polisi, owner of Benny's Café and recognized Benny's as the featured business of the month. Mr. Polisi thanked the Council for the recognition and invited everyone to try Benny's famous pancakes.

Expression of appreciation to the City Council - Phillip and Luke Webb

Councilmember Nakamura introduced brothers Phillip and Luke Webb. Luke is the big brother of Phillip, (they are twins, but he is the eldest). Both boys love baseball and play with the Colleyville Baseball Association (CBA). Phillip has Down Syndrome and to help bring awareness to Down Syndrome, Phillip and Luke set up a lemonade stand at Colleyville City Park, by the baseball fields, in late September to raise money for Phillip's Step Up for Down Syndrome team. Colleyville employees including police and fire stopped by to enjoy the tasty lemonade. Luke told us Step Up for Down Syndrome is a walk that supports the Down Syndrome Partnership of North Texas (DSPNT) and in two hours they raised \$1,171 with 100% of the proceeds going to DSPNT. Luke and Phillip thanked the City, coaches, and CBA for their support.

4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-19-4433

4a Approval of the minutes of the regular City Council meeting of October 15, 2019

4b Approval of the sale of abandoned property

Councilmember Nakamura read Resolution R-19-4433 in its entirety.

Assistant City Manager Mark Wood presented item 4b. City Council did not have any questions.

Councilmember Nakamura opened the public hearing at 7:54 p.m. There was no one wishing to speak and Councilmember Nakamura closed the public hearing at 7:55 p.m.

Councilmember Dodson made a motion to approve Resolution R-19-4433 and Councilmember Rigney seconded the motion.

The motion to approve carried by the following vote:

Ayes: 5 –Councilmembers Nakamura, Wheat, Dodson, Kelley, and Rigney

Absent: 2 - Mayor Newton, Mayor Pro Tem Lindamood

5. ORDINANCE(S): FIRST READING AND PUBLIC HEARING**5a Ordinance O-19-2100**

Presentation and discussion of a zoning change from CC-1 Village Retail to PUD-C Planned Unit Development – Commercial in Tract 2C03, Abstract 206, in the BBB & C RY Survey, located at 4917 Colleyville Boulevard, Case ZC19-012

Councilmember Nakamura read the caption of Ordinance O-19-2100.

Community Development Director Ben Bryner presented this item, noting the PUD would allow the auto and truck rental use which is not allowed in the CC-1 Village Retail. Director Bryner noted Enterprise Car Rental intends to construct a 1,602 square foot facility on the property with a wash bay and 28 parking spaces. He further noted there have been two responses to the notification.

Councilmember Nakamura asked applicants Brendon Hollier, Palio Partners and Eric Seles, Enterprise to come forward to answer questions of the City Council.

Councilmember Rigney asked what size fleet would be kept on site. Mr. Seles stated he anticipates no more than ten vehicles at a time and explained the home city business model utilized by Enterprise at this location. Mr. Seles also noted Enterprise has been at its current location in Colleyville since 1999.

Councilmember Dodson asked if an interconnected parking lot agreement with the adjoining properties has been secured.

Mr. Hollier stated they have reached out several times, however, there is no interest and the owner of Red Barn BBQ does not believe such connectivity would be of help to him.

City Manager Jerry Ducay asked Mr. Hollier and Mr. Seles if they would be in agreement with providing an easement to the southwest three parking spaces which would allow for interconnectivity in the future. Mr. Hollier agreed and staff was directed to incorporate the change in the ordinance.

Councilmember Dodson asked about the drainage. Following discussion, it was determined drainage was not being altered and all details would be worked out during the site plan approval process.

Councilmember Dodson asked if the visibility triangle is being met. Director Bryner and City Manager Ducay agreed the visibility triangle will be met.

Councilmember Nakamura opened the public hearing at 8:20 p.m.

Kathy Handley, 204 Timberline North, stated she was glad the business would not compete with Red Barn but wanted to know if the City will be financially impacted by the business and if it is the best use.

There were no others present wishing to speak and Councilmember Nakamura closed the public hearing at 8:22 p.m.

Councilmember Nakamura stated the City will benefit from both the property tax and sales tax generated by the business.

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

5b Ordinance O-19-2101

Presentation and discussion of a Special Use Permit for a Fence to extend into the required street side yard on Lot 2, Block 1, of the Hodgkiss Place II Addition, located at 2608 Highland Meadow Drive, Case ZC19-013

Councilmember Nakamura read the caption of Ordinance O-19-2101.

Community Development Director Ben Bryner presented this item, noting the applicant is requesting approval of an SUP to allow for an 8 foot cedar fence to be located on the corner street side property line and within the street side yard of the property and the permit was submitted just before the last amendments to the fence regulations. Director Bryner also stated the Planning and Zoning

Commission recommended approval with a 5-foot setback requirement from the side street property line, and the applicant is willing to meet this condition.

Jake Stone, 2608 Highland Meadow Drive, the applicant, provided photographs of the property and stated the HOA is in agreement with the request.

There was general discussion and review of the photographs and need for the fence.

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

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

5c Ordinance O-19-2102

Presentation and discussion of a zoning change from CC-1 Village Retail to PUD-C Planned Unit Development – Commercial on Lot 1A, Block 1, in the Applebee's Addition, located at 5150 Colleyville Boulevard, Case ZC19-014

Councilmember Nakamura read the caption of Ordinance O-19-2102.

Community Development Director Ben Bryner presented this item, specifically noting the property complies with most of the minimum physical requirements described for the requested PUD-C designation. The variances being sought include: reduction in the 20 foot landscaping buffer required along Colleyville Boulevard down to 10.5 feet; reduction in required parking spaces from 51 to 49; and, in lieu of a low, solid 30 inch wall where parking is adjacent to residential properties a solid landscaping buffer with shrubs 30 inches in height. Director Bryner stated the request fits into a recent trend of commercial development along Colleyville Boulevard. He continued, noting the restaurant with drive-through use has been identified in the Land Development Code as allowed in the CC-2 Shopping Center district and therefore approval of this PUD includes approval of the drive-through restaurant use.

Councilmember Wheat asked if there has been any discussion of additional elements for the building, noting she would like to see details added which match our community.

City Manager Jerry Ducay stated the solid masonry wall is important and was added for a reason. Councilmember Dodson stated the wall was of concern to him as well.

Bryan Burger, 17103 Preston Road, Dallas, the applicant, stated the request for the live screening instead of the masonry wall was due to the parking lot elevation

being three feet lower than the street level. If required to place the solid wall, parking space would be lost, but a live screening would allow a two tier planting with double rows.

Following discussion, the City Manager and applicant agreed they would work to find a solution regarding the wall and/or live screening prior to the next meeting.

There was general discussion regarding lighting and the drive through lane alignment.

Councilmember Wheat asked for additional design features in the front of the building, requesting the addition of stone.

Councilmember Nakamura opened the public hearing at 9:09 p.m.

Dee McNosky, 5108 Pleasant Run Road, spoke in opposition to the item, with concern for the shrubs, the amount of traffic in the drive through lane, the drive through lane alignment, and enforcement of the requirements.

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

Evan Garcia, 616 Eudaly, spoke in opposition of this item as it is not consistent with the use, and stated concerns for the high traffic and the tightness of the site.

There were no others present wishing to speak and Councilmember Nakamura closed the public hearing at 9:19 p.m.

Councilmember Nakamura summarized the items to be addressed before the next meeting: solid wall or landscape, adding stone to the building front, and landscaping.

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

5d Ordinance O-19-2103

Presentation and discussion of a Special Use Permit for a fence to extend into the required street side yard on Lot 20, Block 1, of the Creekside at Colleyville Addition, located at 4708 Latour Lane, Case ZC19-016

Councilmember Nakamura read the caption of Ordinance O-19-2103.

Community Development Director Ben Bryner presented this item and gave a review of the Land Development Code requirements.

Doyle Miller, 4708 Latour Lane, the applicant, provided photographs of the side yard and asked to be allowed to keep the fence with gate on the wall in the back of the home.

There was general discussion regarding the request, the circumstance, and the safety of the wall. City Council agreed the request is necessary and straightforward.

Councilmember Nakamura opened the public hearing at 9:39 p.m. There was no one present wishing to speak and Councilmember Nakamura closed the public hearing at 9:39 p.m.

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

6. CITIZEN COMMENTS

Kathy Hadley, 204 Timberline North, expressed her concern for the speed in the roundabouts, requested consideration of lighting the trees in the medians on SH26 and adding bird baths for beauty. Mrs. Hadley also thanked the City and TxDOT for the directional signs on Glade Road and SH26.

7. REPORTS

Planning and Zoning Commission - September 10, 2018
Planning and Zoning Commission Worksession - September 24, 2018
Planning and Zoning Commission - September 24, 2018
Planning and Zoning Commission - October 8, 2018

There was no discussion of this item.

8. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, NOVEMBER 5, 2019 - READING AND PUBLIC HEARING - RESOLUTION R-19-4434

This item was not needed.

9. ADJOURNMENT

There being no further business before the City Council, Councilmember Nakamura adjourned the meeting without objection by the City Council at 9:46 p.m.

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

Minutes taken and prepared by:

*Christine Loven, TRMC
City Secretary*



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4b
Type Resolution
Department Engineering

Agenda Date 11/19/2019

Number Resolution R-19-4436

Title

Approval of a construction contract with A&M Construction, for the Bransford Road Elevated Storage Tank Site Rehabilitation and McPherson Elevated Storage Tank Interior Coating, in an amount not to exceed \$1,674,410.00, and authorizing the City Manager to execute the contract

Strategic Plan

- 3.2 Ensure regular repair and replacement of water and wastewater facilities
- 3.4 Thoroughly plan for future capital investments and associated costs

Explanation

Reading and Public Hearing

On September 17, 2019, the City Council approved Resolution R-19-4420, approving the Fiscal Year 2020-2024 Capital Improvement Program (CIP), which includes the Bransford Water Tank Rehabilitation Construction.

The project consists of two parts; Base Bid A, for the Bransford Road Elevated Storage Tank and Alternate No. 1 (also known as Base Bid B), for the McPherson Elevated Storage Tank. The proposed contract amount of \$1,674,410.00 includes \$1,444,410.00 for the Base Bid and \$230,000.00 for the Alternate No. 1. Due to the specialization of the project, the addition of McPherson Tank interior coating, and the landscape added to the Bransford Road Tank site, the contract amount of \$1,674,410.00 is \$474,410.00 above the budgeted amount of \$1,200,000.00.

The Bransford Road Elevated Storage Tank consists of blasting the interior and exterior of the tank, making corrosion and miscellaneous structural repairs, coating the interior and exterior of the tank, adding the City logo in two locations on the tank, replacing the existing ladders with OSHA compliant skid resistant rings and safety climb protection system, replacing the beacon, and additional site and landscaping improvements.

The McPherson Elevated Storage Tank consists of blasting and coating the interior of the tank.

The award shall be based on best value, through a competitive sealed proposal, to the City of Colleyville as allowed by Chapter 252 of the Local Government Code, in addition to all relevant criteria specifically listed in the request for bids. The bid submittals were

evaluated and points assigned from the ranges indicated below. Points were assigned in each category of criteria to indicate the relative assessment of best value to the owner represented by each bid submittal.

- Bid Price: 40%
- Ability to Meet Schedule Requirements: 30%
- Bidder's and Subcontractor's Qualifications: 30%

After scoring was applied to bid price, additional information was requested and follow-up interviews were scheduled with the lowest three bidders to further verify the contractor who would provide the best value to the City.

After review of pricing, references, schedule requirements, and qualifications, the recommendation is to award the contract to A&M Construction and Utilities, Inc. This recommendation is based upon the contractor's experience with similar projects, their reputation and quality of references, their performance of previous work, and their detail to construction schedule. Additionally, A&M Construction and Utilities, Inc., was the apparent low bidder.

Public notification of the invitation for bids was advertised in the *Fort Worth Star-Telegram* on September 15, September 22, September 29, October 6, and October 13, 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 85 plan holders, of which were 6 engineers, 29 general contractors, 6 manufactures, 6 other, 6 plan rooms, 20 sub-contractors, and 12 suppliers.

The City received 8 sealed bids, which were opened and publicly read aloud on October 29, 2019.

Financial Impact

Funding for the project is available in the Capital Utility Fund
Form 1295 - Acknowledged by City

Recommendation

Approve

Attachments

1. Bid Tabulation
2. Bid Scoring Matrix
3. Consultant Recommendation Letter
4. Bransford EST and McPherson EST Construction Services Agreement
5. Resolution R-19-4420
6. A&M CIQ

Bid # ENG-2020-003
BID DATE: October 29, 2019

B004952.0001 - Bid Tabs - 19-1029 - Corrected.xlsx

Bransford Road/McPherson Scoring Matrix						
	Criteria 1	Criteria 1	Criteria 2	Criteria 3	Total	
Bidder	Bid Price	Score	Score	Score	Score	
A&M	\$ 1,674,410.00	40.0	27.0	25	92.0	
NG	\$ 1,856,298.00	28.5	29.0	29	86.5	
CFG	\$ 1,888,805.00	26.5	29.5	30	86.0	
Tank Pro	\$ 1,977,907.50	20.9	30.0	30	80.9	Max Score if perfect scores were earned for Criteria 2 and 3
Classic Protective Coating	\$ 1,989,700.00	20.1				
Utility Service Co	\$ 2,037,300.00	17.1				
Viking Painting	\$ 2,133,185.00	11.1				
TMI Coatings	\$ 2,308,400.00	0.0				



Wednesday, November 13, 2019

Mr. Ray Silva Reyes
Public Works Director
City of Colleyville
City Hall
100 Main Street
Colleyville, Texas 76034

RE: BRANSFORD ROAD ELEVATED STORAGE TANK SITE REHABILITATION
AND McPHERSON ELEVATED STORAGE TANK INTERIOR COATING

Dear Ray,

Competitive Sealed Proposals were received from eight contractors for the project listed above on Tuesday, October 29, 2019 at 2:00 PM. Per the bid documents, this contract is being awarded based on a scoring system that considers bid price, meeting required deadlines, and meeting qualifications. The weighting of each of these factors is as follows:

Bid Price: 40%
Ability to Meet Schedule Requirements: 30%
Bidder's and Subcontractor's Qualifications: 30%

After scoring was applied to bid price, additional information was requested from the lowest three bidders. Each of these three bidders supplied additional information to prove their qualifications for painting the tanks, welding certifications, electrical/SCADA subcontractor, civil, landscaping and schedule. They supplied their information with sufficient time to review, and each attended an interview for further clarification. Each of the three bidders is qualified to perform the work.

Upon final tabulation, A&M Construction and Utilities, Inc., of Rowlett, Texas received the high score of 92 out of 100. A&M Utilities has performed several tank rehabilitation projects throughout the state, and their construction foreman received high recommendations. Four references were contacted and each provided positive feedback regarding A&M's tank rehabilitation work. Each of the subcontractors that they are using is well-regarded in the area for the work that they perform. A&M was also detailed how they would meet the schedule by working on the McPherson tank first, followed by the Bransford Road tank.

Based on their ranking, it is recommended that this project be awarded to A&M Construction and Utilities, Inc., in the amount of \$1,674,410.00.

Sincerely,

A handwritten signature in blue ink, reading "Bryan Sherrieb".

Bryan E. Sherrieb, P.E.
Discipline Lead

CONSTRUCTION SERVICES AGREEMENT
Bransford Road Elevated Storage Tank Site Rehabilitation
and McPherson Elevated Storage Tank Interior Coating

This **CONSTRUCTION SERVICES AGREEMENT** ("Agreement") is made as of the Effective Date by and between **A&M Construction and Utilities, Inc.**, a Texas Corporation, 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 Colleyville Bransford Road Elevated Storage Tank Site Rehabilitation and McPherson Elevated Storage Tank Interior Coating (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 contained in the City's Invitation for Bid # ENG-2020-003 ("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 ONE MILLION SIX HUNDRED AND SEVENTY-FOUR THOUSAND FOUR HUNDRED AND TEN AND NO/100 DOLLARS (\$1,674,410) ("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 One Hundred and Eighty (180) calendar days. Accordingly, CONTRACTOR shall complete all work related to the Project on or before the 180th 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 \$2,500 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 \$4,000,000.00 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 Colleyville 100 Main Street Colleyville, Texas 76034
-------------	---

With copy to:	Whitt L. Wyatt, City Attorney c/o City Secretary 100 Main Street, 3 rd Floor Colleyville, Texas 76034
---------------	---

If to CONTRACTOR:	A&M Construction and Utilities, Inc. Attn: Rick Thorn Operations 4950 Grisham Dr. Rowlett, Texas 75088
-------------------	--

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 November 19, 2019

CITY OF COLLEYVILLE, TEXAS

By: _____
Jerry Duca, City Manager

ATTEST:

Christine Loven, City Secretary

APPROVED AS TO FORM:



Whitt L. Wyatt, City Attorney
Staff:NF:Date:November 14, 2019:v4.2019

EXECUTED on this the ____ day of _____, 20__.

CONTRACTOR
A&M Construction and Utilities, Inc.

By: _____
Rick Thorn

Title: _____

RESOLUTION R-19-4420

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF SEPTEMBER 17, 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 September 3, 2019
 - b. Approval of the minutes of the City Council Worksession of August 27, 2019
 - c. Approval to amend the authorized representatives for investment in the Texas Local Government Investment Pool (TexPool/Texpool Prime) as required by TexPool Participant Services
 - d. Adoption of the Fiscal Year 2020 to 2024 Capital Improvement Program (CIP)
 - e. Approval of an amendment to the Professional Services Agreement with Baird, Hampton & Brown, amending the design parameters for the Pleasant Run Water Line Project (from John McCain to N. City Limits) to include an emergency interconnect meter and vault, full-depth pavement rehabilitation, drainage improvements, and a hike and bike trail, in an amount not to exceed \$161,360.00, and authorize the City Manager to execute the amendment
 - f. Approval of a construction services agreement with Northridge Construction Group, for the Fire Station Renovation Project, in an amount not to exceed \$368,983, and authorizing the City Manager to execute the agreement

- g. Approval of an amendment to the Professional Services Agreement with TranSystems, amending the design parameters to include modifying current design of the Bluebonnet package and performing an environmental study of the Bluebonnet area, in an amount not to exceed \$121,382.00, and authorize the City Manager to execute the amendment
- h. Approval of the continuance of the Grounds Maintenance Mowing Contract with Whitmore and Sons, Inc., in an amount not to exceed \$206,623.40, 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 an Interlocal Agreement between the City of Colleyville and the DFW International Airport Board for the provision of K-9 explosive detection services for special events, and authorizing the City Manager to execute the agreement
- j. Approval of an Interlocal Agreement with Tarrant County for the rehabilitation of Curtis Road, Herbert Road, Shelton Drive, Beverly Drive, Leta Lane/Duane Street, and Suellen, Circle and authorizing the City Manager to execute the agreement

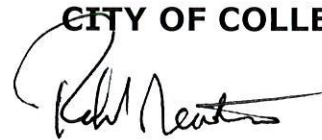
AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF **7** AYES, **0** NAYS ON THIS THE 17TH DAY OF SEPTEMBER 2019.

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

CONFLICT OF INTEREST FORMS

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For Bidder or other person doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 1491, 80th Leg., Regular Session. This questionnaire is being filed in accordance with Chapter 176, Local Government Code by a person who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the person 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 person becomes aware of facts that require the statement to be filed. See Section 176.006, Local Government Code. A person commits an offense if the person knowingly violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

OFFICE USE ONLY

Date Received

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

Antonio Banda

2. Are filing an update to a previously filed questionnaire. YES _____ NO X

(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 the originally filed questionnaire becomes incomplete or inaccurate.)

3. Name of local government officer with whom filer has employment or business relationship.

N/A

Name of Officer

This section (item 3 including subparts A, B, C & D) must be completed for each officer with whom the filer has an employment or other business relationship as defined by Section 176.001(1-a), Local Government Code. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer named in this section receiving or likely to receive taxable income, other than investment income, from the filer of the questionnaire? Yes _____ No X

B. Is the filer of the questionnaire receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity? Yes _____ No X

C. Is the filer of this questionnaire employed by a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership of 10 percent or more?

Yes _____ No X

D. Describe each employment or business relationship with the local government officer named in this section.

4. Signature of person doing business with the governmental entity

Date



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5a
Type Report
Department Finance

Agenda Date 11/19/2019

Number

Title

Monthly Financial Report for October of FY20

Explanation

General Fund

October marks the end of the first month for FY20. As of October 31, the General Fund's expenditures are outpacing revenues by \$1.4 million. This trajectory is expected, as our major revenues (sales tax and property tax) will not hit our bank until December. Meanwhile, our expenditures (primarily personnel in nature) continue to occur on a regular basis.

Ad Valorem tax revenue.

Historically, the majority of the City's property taxes don't come in until December at the earliest. However, staff does anticipate an increase of over 2% over FY19's receipts.

Sales tax revenue.

The City has received the final collection for FY19. At a total of \$7.6 million across the City, we collected 0.5% more than we anticipated, and slightly under FY18. FY19 was a relatively unpredictable year for sales taxes, with six months of growth and six months of decline throughout the year. However, while the state and regional economy remains strong, Colleyville isn't the only north Texas municipality to experience this volatility. As of now, the City is not budgeting for any growth in this revenue through FY20.

Utility Fund

As of October, the Utility Fund has earned \$1.9 million in revenue and expensed \$1.1 million of its annual budget. While FY19 was a low consumption year for water, October of FY20 has started off to be a much more typical year. For reference, October of FY19 saw 15.66 inches of rain, while this month saw only 4.42 inches.

Debt Service Fund

Because the Debt Service Fund is paid from through the Interest & Sinking portion of our property tax rate, we won't see collected revenue here for another month at least. As of October, the fund is running a deficit of \$47k due to a payment on our fire truck lease. It should be noted that while the influx of

property tax receipts will push this fund into a large surplus in the second quarter, we do plan to draw on \$50k in excess fund balance by the end of the year.

Drainage Fund

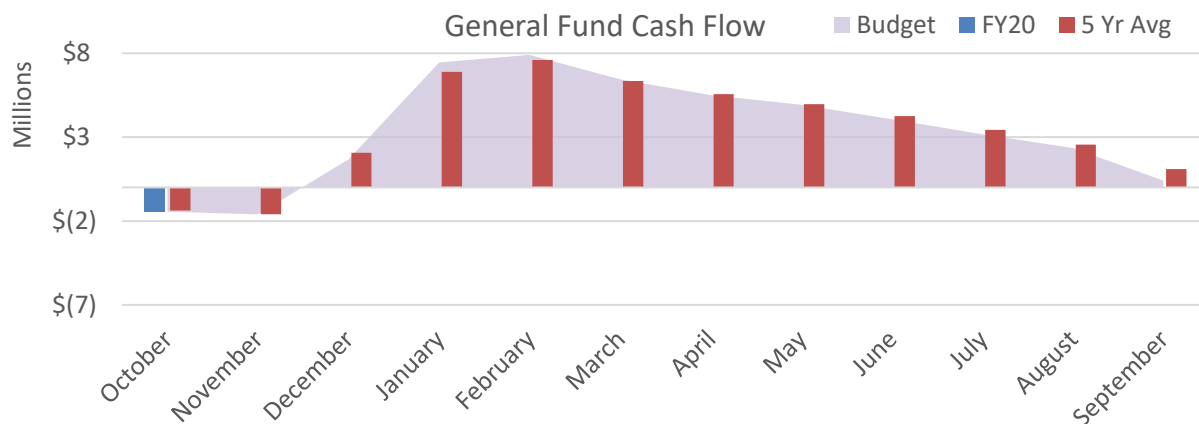
To date, the Drainage Fee Fund has received \$87k, or 9%, of its budgeted revenues and spent \$51k, or 6%, of its budgeted expenses.

Monthly Financial Report - October 2019

General Fund

	Budget	YTD	% of Budget	FY19 YTD	FY19 % of Budget
Revenues	\$ 24,589,177	\$ 328,050	1%	\$ 218,887	1%
Expenditures	\$ 24,182,805	\$ 1,753,617	7%	\$ 1,420,548	6%
	\$ 406,372	\$ (1,425,567)		\$ (1,201,661)	

Through October, the General Fund has collected approximately 1% of its budgeted revenue and spent 7% of its budgeted expenditures. Being the first month of the new fiscal year, the City has yet to realize any sales or property tax collections, and is therefore running a sizeable deficit. This trajectory is very typical of our operations, as the graph below shows. We should anticipate running a deficit of this size or slightly higher through November and possibly December. Approximately \$14.6 million in property tax receipts will hit our bank through the second quarter (Jan.-Mar.), and Colleyville should run a decreasing surplus through the remainder of the year.



General Fund Highlights

Revenue (FY20/FY19)

Property Tax	\$00k	Sales Tax	\$00k	Total Rev	+\$109k
	→		→		↑

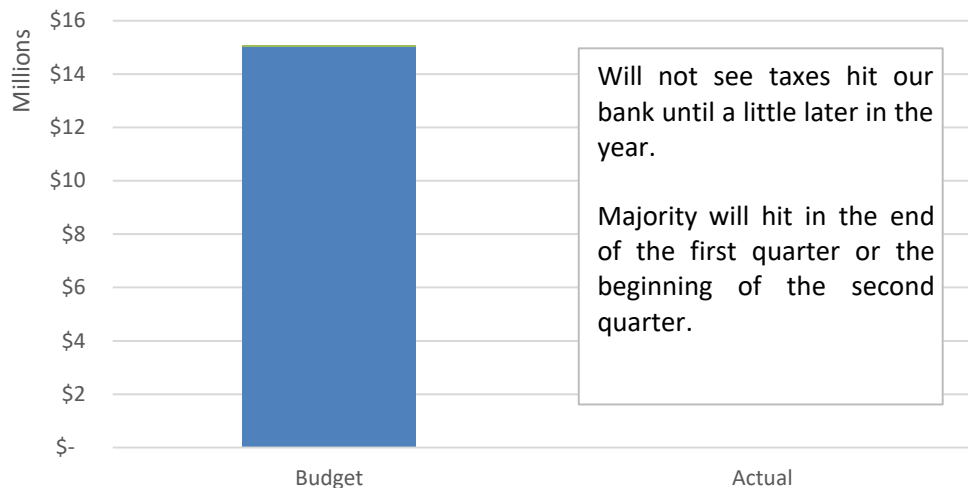
Expenditures (FY20/FY19)

Personnel	+\$222k	Contractual	+\$118k	Supplies	-\$8k
	↑		↑		↓
Capital	\$00k	Transfers	\$00k	Total Exp	+\$333k
	→		→		↑

Being the first of the fiscal year, there isn't a lot we can glean from our data at this point unless we see a very uncharacteristic variance. Thankfully, nothing looks out of place. Our major revenues are low, as we would expect, and personnel costs are in line with our pay period schedule. Supplies and contractual are in line with expectations, and capital and transfer costs will occur later in the year.

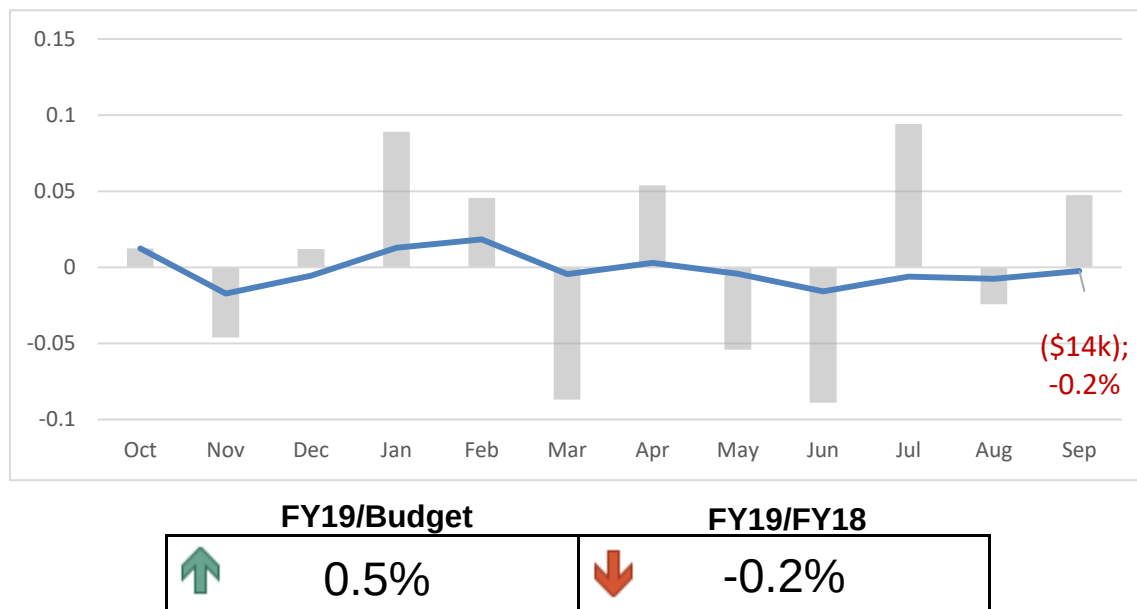
Monthly Financial Report - October 2019

Property Tax Revenue



In total, Colleyville anticipates receiving almost \$15.1m in General Fund property tax this year. This makes for a 2.2%, or \$320k, increase over actual FY19 property tax receipts. The majority of these receipts will begin to hit our bank in either December or January.

Sales Tax Revenue



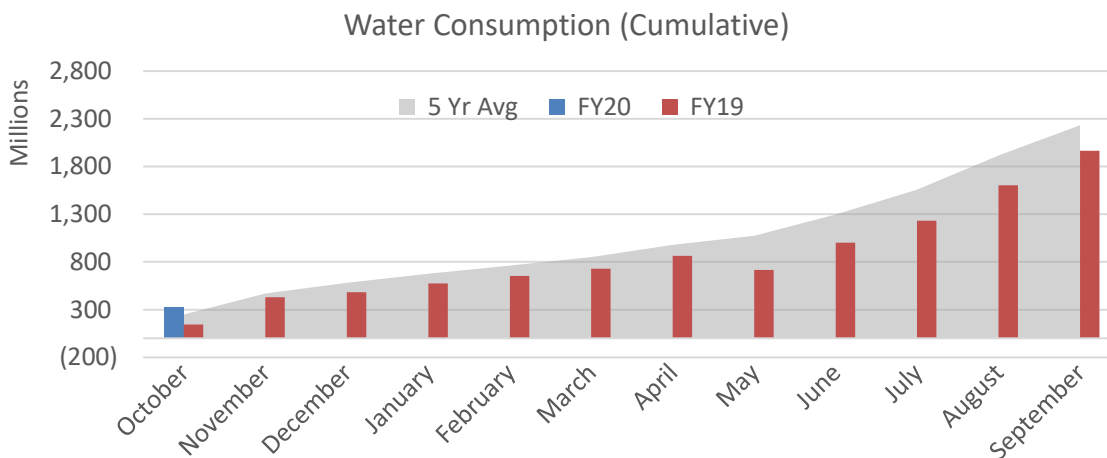
Colleyville's sales tax receipts have had a rollercoaster of a year, with some months showing large gains and others showing substantial decreases over the previous year. Despite a strong Texas and regional economy, several cities in the north Texas region have had similar volatility. Overall, collections ended ahead of our budget by 0.5%, and slightly behind FY18 by 0.2%.

Monthly Financial Report - October 2019

Water/Wastewater Utility Fund

	Budget	YTD	% of Budget	FY19 YTD	FY19 % of Budget
Revenues	\$ 17,555,789	\$ 1,908,390	11%	\$ 1,120,717	7%
Expenditures	\$ 17,555,789	\$ 1,073,709	6%	\$ 1,262,282	8%
	\$ -	\$ 834,681		\$ (141,565)	

Through the first month of the fiscal year, the Utility Fund has collected 11% of its budgeted revenue and spent 6% of its budgeted expenditures. We're seeing a sizeable year-to-date surplus of over \$800k, which stands in stark contrast to October of FY19. This swing is driven primarily by water consumption that is substantially higher than FY19 and the five-year average (this October has received over 11 inches less in rain than October of FY19 and 2 inches less than the average October). For the typical water consumption trajectory, please see the graph below.



Utility Operation Highlights

Avg Customer Count

FY20/FY19



0.4%

YTD Rainfall (Inches)

FY20/FY19



-11.24

Expenditures (FY20/FY19)

Personnel	+ \$43k	Contractual	-\$82k	Supplies	+\$8k
Capital	\$00k	Transfers	\$00k	Total Exp	-\$189k

Colleyville's rate structure enables the City to more easily manage years of low consumption, which is what we've seen through FY19. While FY20 is starting out to be a higher consumption year, it should be noted that the majority of the City's variable rate is comprised of a direct pass-through to TRA for water costs. The goal of this fund is to break-even at the end of the year.

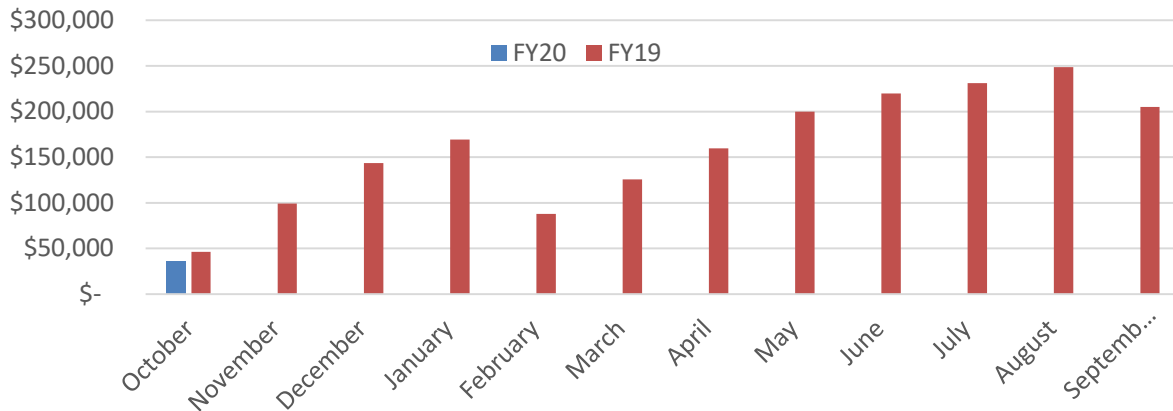
Monthly Financial Report - October 2019

Drainage Utility Fund

	Budget	YTD	% of Budget	FY19 YTD	FY19 % of Budget
Revenues	\$ 978,508	\$ 87,183	9%	\$ 88,417	9%
Expenditures	\$ 795,844	\$ 51,430	6%	\$ 32,972	4%
	\$ 182,664	\$ 35,753		\$ 55,445	

To date, the Drainage Utility Fund has received 9% of its budgeted revenue and spent 6% of its budgeted expenditures. This fund's cash flow is tracking as expected, with a decent surplus showing in the first month of the year. Drainage fee revenues tend to average at 1.5% higher than the previous fiscal year, although at this point we're seeing growth of 1% for October of FY20.

FY20 vs. FY19 Cash Flow



Drainage Fund Operation Highlights

Revenue - Drainage Fees

FY20/FY19 1.0%

FY20/5-Yr Avg 4.3%

Expenditures (FY20/FY19)

Personnel	+ \$13k
Supplies	+ \$2k
Debt Service	\$0k

Note: this fund's debt service is scheduled to be retired in fiscal year 2021.

Contractual	+ \$4k
Capital/Xfers	\$00k
Total Exp.	+ \$18k

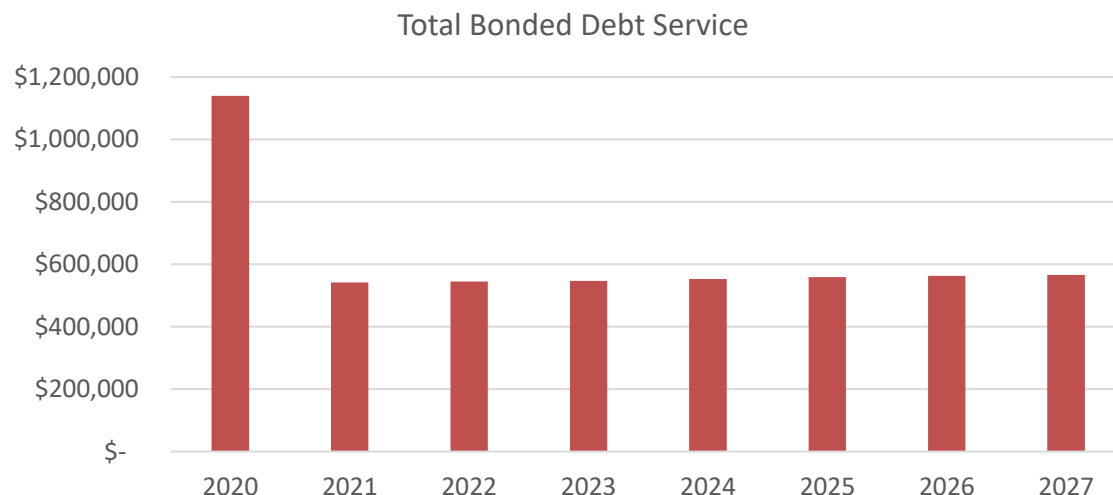
Monthly Financial Report - October 2019

Debt Service Fund

	Budget	YTD	% of Budget	FY19 YTD	FY19 % of Budget
Revenues	\$ 1,356,398	\$ 1,037	0%	\$ 64	0%
Expenditures*	\$ 1,406,398	\$ 48,485	3%	\$ 165,324	9%
	\$ (50,000)	\$ (47,447)		\$ (165,260)	

Similar to our General Fund's property tax collections, the Debt Service fund has no major revenues to show for at this point. Cash-flow for this fund is very predictable, as most revenues are recognized in December and debt service payments occur twice annually. As of October's figures, the fund is running a deficit of under \$50k due to a fire truck lease payment. Costs added to the budget for this year include the lease of a new ambulance for Colleyville's emergency response. With Colleyville's current debt service schedule, all bonded debt is on track to be paid off by FY27.

*Please note that staff has planned to rely on \$50k of excess fund balance to pay for this year's costs.



For any questions or comments regarding this report, please contact:

Kyle Lester
 Finance Director
 City of Colleyville, TX
klester@colleyville.com
 817-503-1014

5a. - Items not for City Council action



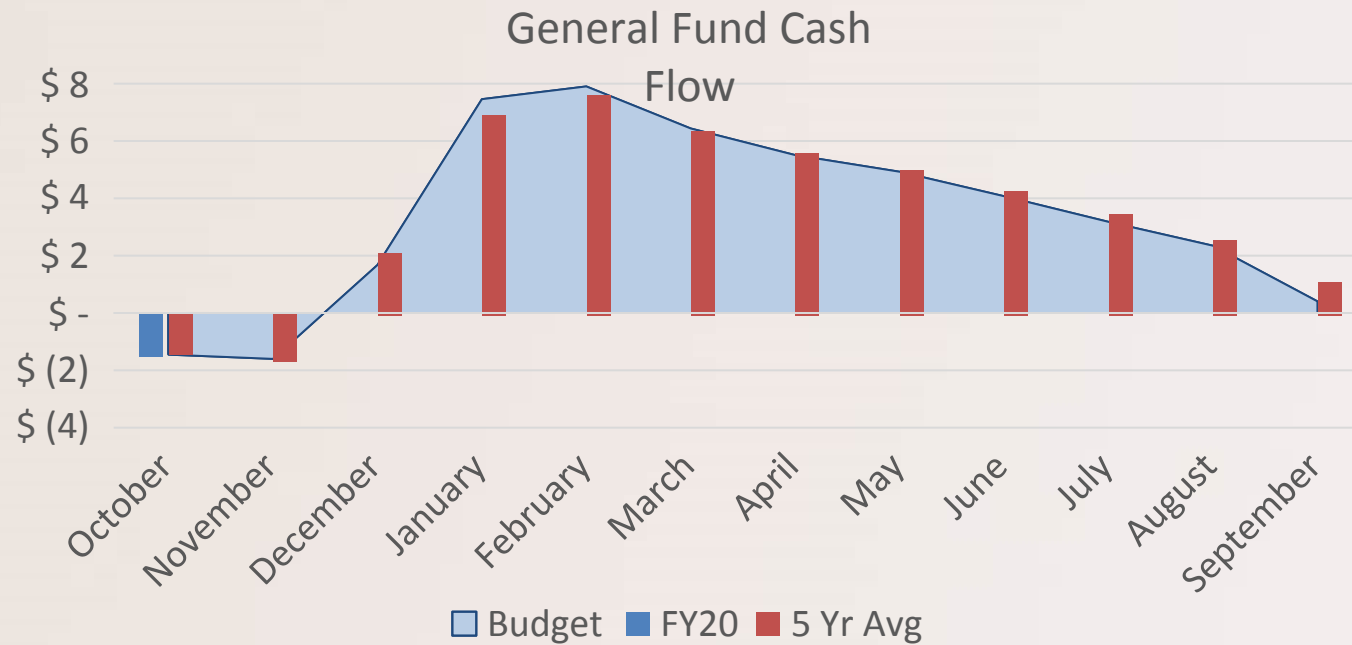
Monthly Financial Report October 2019

City Council Meeting
November 19, 2019

General Fund



General Fund						
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	\$	406,372	\$	(1,425,567)		\$ (1,201,661)

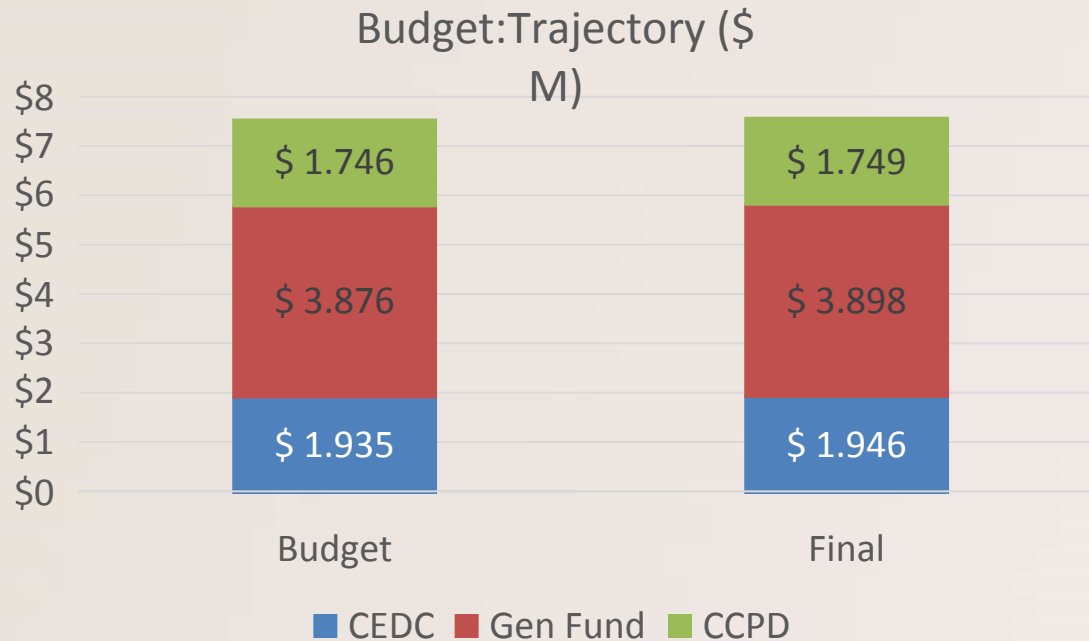


Sales Tax Highlight

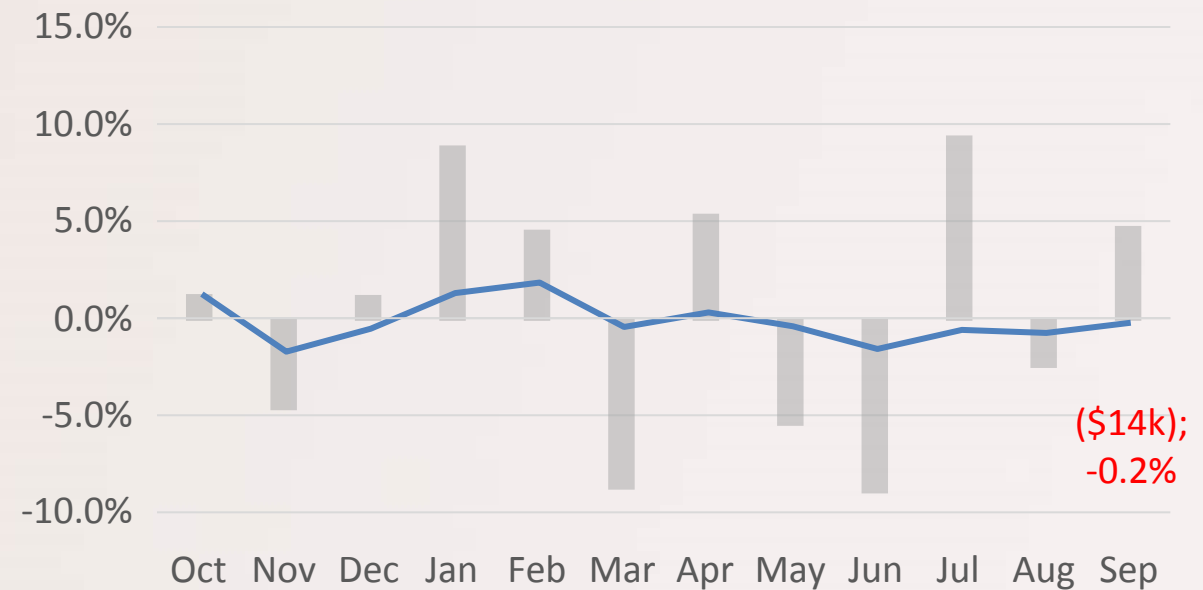


Headline: Ahead of budget; slightly under FY18

FY19 Total Receipts compared to Budget



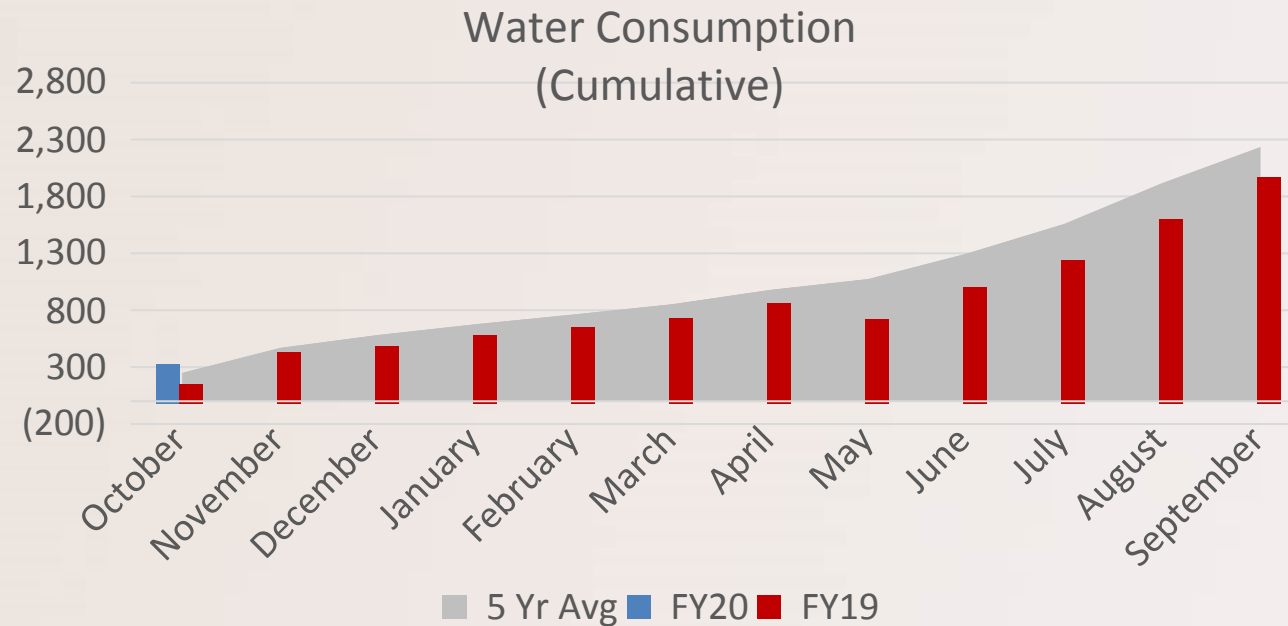
FY19 Total Receipts compared to FY18



Utility Fund



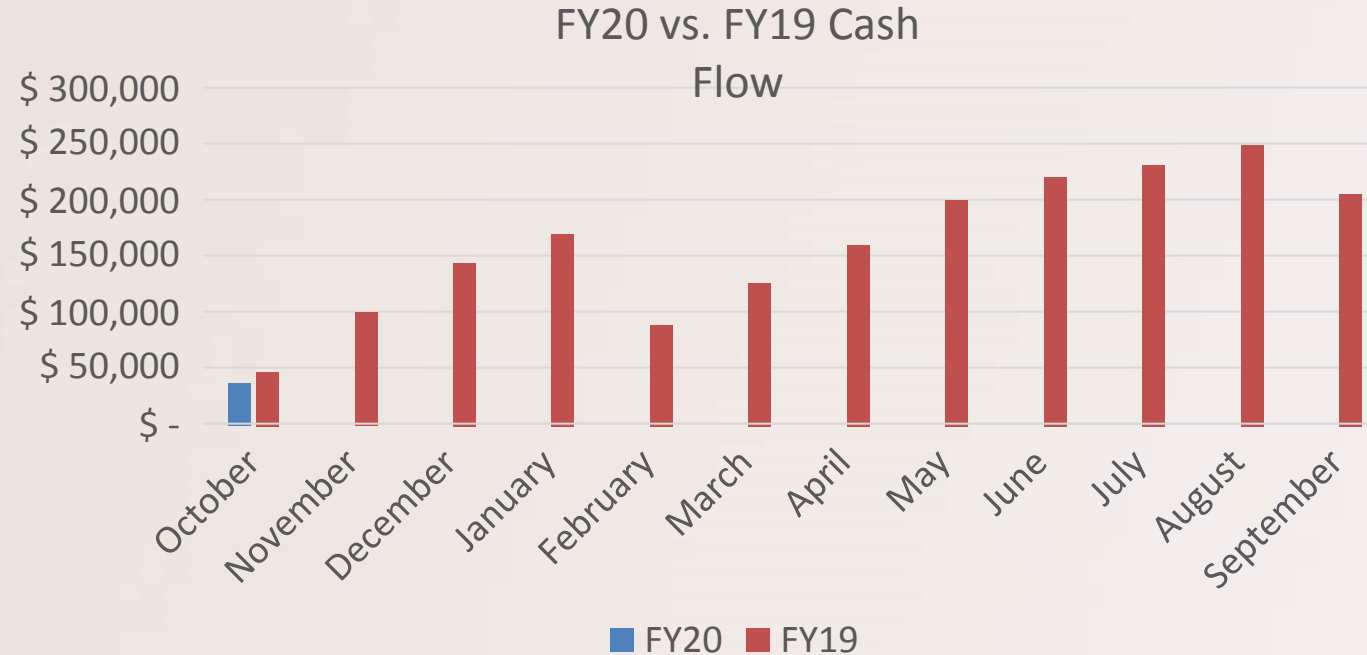
Utility Fund						
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Drainage Fund



Drainage Fund					
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Expenditures	\$ 795,844	\$ 51,430	6%	\$ 32,972	4%
	\$ 182,664	\$ 35,753		\$ 55,445	





City of Colleyville City Council Agenda Briefing

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

Agenda Number 6a

Agenda Date 11/19/2019

Number Ordinance O-19-2100

Type Ordinance

Department Community Development

Title

Presentation and discussion of a zoning change from CC-1 Village Retail to PUD-C Planned Unit Development – Commercial in Tract 2C03, Abstract 206, in the BBB & C RY Survey, located at 4917 Colleyville Boulevard, Case ZC19-012

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

Second Reading and Public Hearing

The applicant and a representative for Enterprise were present at the first reading to answer questions and provide additional information regarding the business operation.

First Reading and Public Hearing

Brendon Hollier, the applicant, has submitted a request to rezone the property located at 4917 Colleyville Boulevard. The purpose is to rezone from the CC-1 Village Retail district to the PUD-C Planned Unit Development-Commercial district in order to allow for the property development and operation of a new auto and truck rental use, Enterprise Rent-A-Car.

Existing Conditions/Background: The subject property is currently an unplatted 0.46 acre tract known as Tract 2C03, Abstract 206, in the BBB & C RY Survey. The current zoning allows for CC-1 Village Retail commercial uses. The applicant proposes to develop the property into an auto and truck rental business along Colleyville Boulevard, which is not allowed in the CC-1 district.

Proposed Zoning Change:

Request – The request is to rezone from the CC-1 Village Retail (15,000 sq/ft min. lot size) to the PUD-C district. The request is to construct a 1,602 square foot building for an auto and truck rental business (Enterprise Rent-A-Car).

Purpose: The purpose of a Planned Unit Development (PUD-C) is to provide for greater flexibility and discretion in the approval of residential, non-residential, and mixed use developments by encouraging creative, efficient, and aesthetically desirable residential and commercial projects that are superior to what could be accomplished in other zoning districts. This may be through the use of increased open spaces and greenbelts

or by providing enhanced amenities or features within the development that will be of special benefit to the property owners or to the community.

Analysis – The subject property complies with most of the minimum physical requirements described for the requested PUD-C designation. Per the requested PUD-C, there is a request to reduce the required front yard setback of 40 feet to 20.71 feet along Colleyville Boulevard and 15 feet along Old Glade Road. This request fits into a recent trend of commercial development along Colleyville Boulevard. Approval of this PUD-C would mean an approval of the auto and truck rental use for this property.

Surrounding Development: Property immediately to the north has CC-1 Village Retail zoning and has developed with a commercial use. Property to the south has CC-1 Village Retail zoning and has developed with a restaurant use. Property to the west has CC-2 Shopping Center zoning and has developed primarily with commercial uses. Property to the east has CC-1 Village Retail zoning and has mostly developed with commercial uses.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates the subject property and the property along Colleyville Boulevard as part of the Colleyville Boulevard Corridor for future commercial use. The Land Development Code only allows the proposed auto and truck rental use with an SUP in the CC-2 Shopping Center, CC-3 Highway Commercial, and ML Light Manufacturing zoning districts. The addition of an auto and truck use meets the intent of the comprehensive plan. The proposed rezoning request complies with the commercial land use designation stated in the comprehensive plan.

Fees: Impact Fees are required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit, if applicable.

Tree Preservation: The development 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 or the development could request a waiver to the requirements.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations and Independent School Districts within 1,000 feet of the subject property. 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 correspondence for this item.

Staff Recommendation: Staff recommends approval of the zoning change request based on the following findings:

- The proposed use would conform to the Future Land Use Plan and stated goals described in the *Destination Colleyville* Plan.
- The proposed use does conform to recent development trends on surrounding properties and along Colleyville Boulevard.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval of the request as presented at their October 14, 2019 meeting by a vote of 5-0.

Financial Impact

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

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Survey
7. Site Plan
8. Floor Plan
9. Building Elevations
10. Landscape Plan
11. Drainage and Utility Plan
12. Notification Map
13. Notification List
14. Property Owner Notification Letter
15. Ordinance O-19-2100

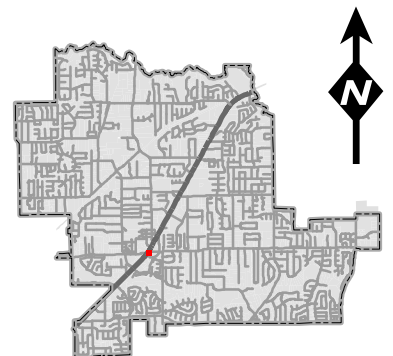
Aerial Map



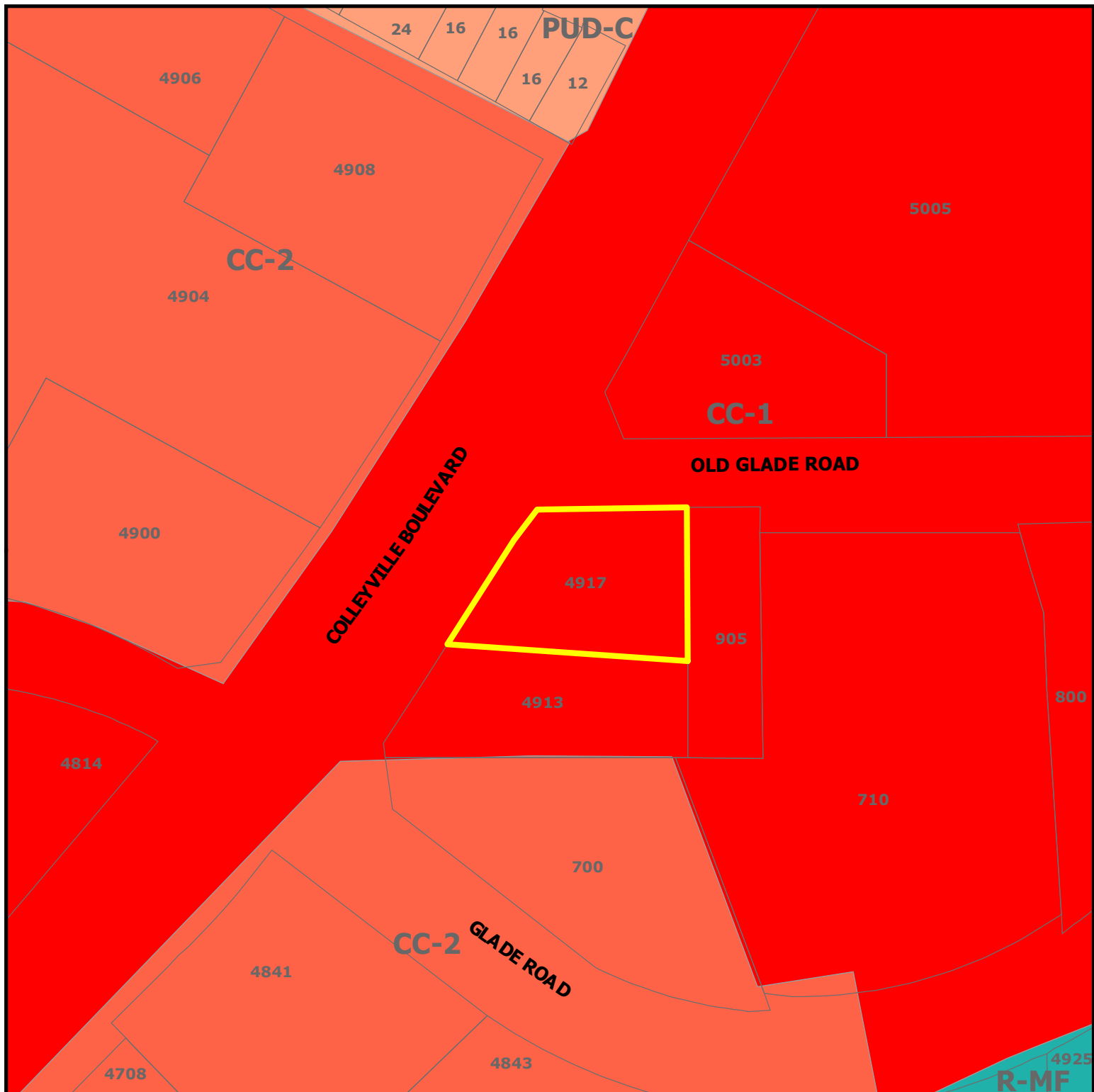
ZC19-012
4917 Colleyville Blvd

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 Subject Property



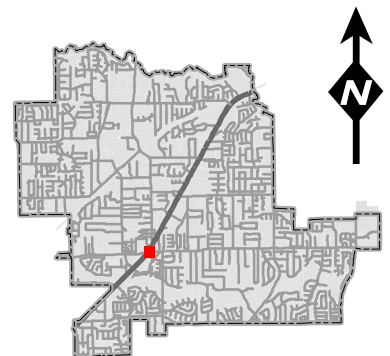
Zoning Map



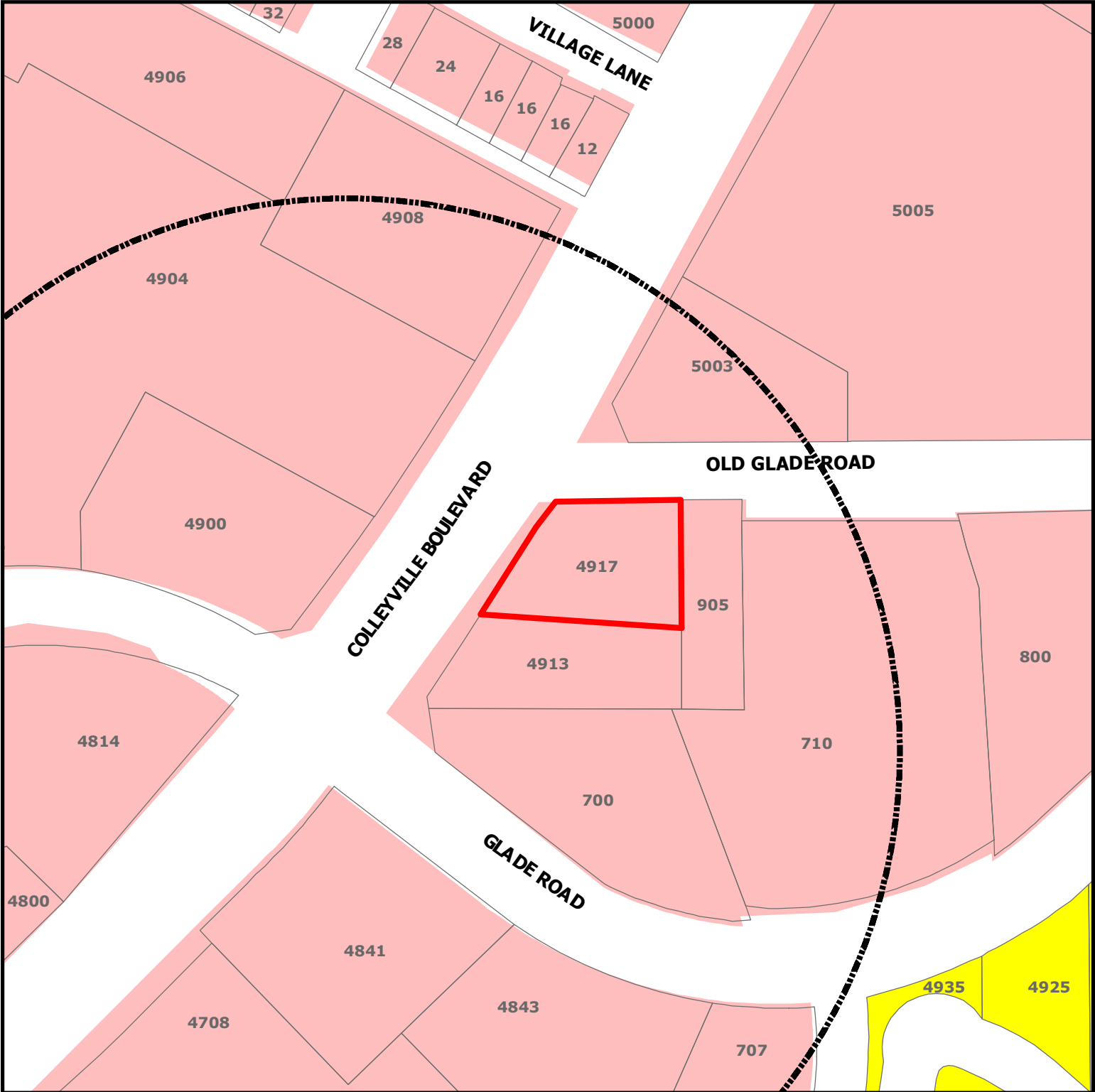
ZC19-012
4917 Colleyville Blvd

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 Subject Property



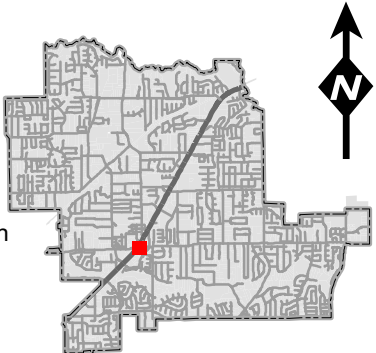
Future Land Use Map



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ZC19-012
4917 Colleyville Blvd

-  Subject Property
-  Sales Tax Preferred Intersection
-  Residential
-  Colleyville Blvd Corridor





Statement of Planning Objectives for Zoning Application – 4917 Colleyville Blvd.

Palio Partners is a commercial real estate development company that was formed in 2008 by Brendon Hollier, Clark Knippers, and Doug Alcott, with the goal of providing retail and restaurant clients with the necessary capital and development expertise for new store growth. Palio Partners has worked with some best-in-class concepts and makes a point to deliver only the highest quality product to the communities it develops in and its clients, whether their needs are land redevelopment, redevelopment of existing structures, or turnkey, new construction spaces. Palio's track record includes tenants such as: Main Event Entertainment, Chuy's Tex-Mex, Starbucks, Urban Air Trampoline Park, Genghis Grill, Mattress Firm, and many more.

In January of 2019, Palio was presented with the opportunity to purchase the property at 4917 Colleyville Blvd. ("Property") from Leon Capital Group. The Property is roughly 0.46 acres and remains as a demolished Sonic site with an existing, severely damaged parking lot. With a positive forecast of the Colleyville trade area, due to the Hwy. 26 redevelopment and strong demographics, Palio decided to pursue this opportunity. Foremark Real Estate Services, Palio's leasing team, immediately began marketing the Property, trying to find the right end user for the site. Initially, Palio and Foremark thought a restaurant with drive thru was the highest and best use for the Property. After over 6 months of intense leasing efforts, it was determined that restaurant use is far less feasible than anticipated, due to the size of the lot and economics of the deal. Eventually, Enterprise Rent-a-Car connected with Foremark, expressing their interest in relocating from their current location at the Colleyville Downs Shopping Center. Enterprise's newest prototypical storefront is a freestanding building with a detached car wash, a layout that fits exceptionally well on the Property. The prototype calls for heavy use of brick and other masonry materials, which results in an extremely high-quality building in terms of aesthetics and durability.

The Property is currently zoned CC1, which does not allow for Enterprise's use, categorized as "Auto, Truck or Trailer Rental" by the City's Land Development Code. Although this use is prohibited in CC1, Palio and Foremark believe that Enterprise functions more as a retailer, rather than an automotive use. Over the past several months, the principals at Palio have met with the City of Colleyville several times to discuss the possibility of rezoning the Property. Per the City's recommendation, Palio is pursuing a zoning change from CC1 to PUD. Palio believes that Enterprise is the highest and best use for the Property for several reasons. As mentioned above, the Enterprise building and car wash lay out very efficiently on this site. Foremark has contacted the owner of the adjacent Red Barn BBQ site multiple times inquiring about a purchase. The owner has mentioned that they have absolutely no interest in selling. Without the ability to combine these parcels, we are extremely limited on size. The difficult access when heading southbound on Hwy. 26 make this more of a destination site, which is far more suitable for a car rental service compared to a restaurant user. This site's location on a heavily traveled thoroughfare used to get to and from an airport also plays very well for a car rental service. These factors combined make the Property a very ideal location for Enterprise, and a less ideal location for a restaurant. The Palio and Foremark team believe that all of this makes Enterprise not only a highly compatible end user, but also the right tenant for the Property. Enterprise is a proven, highly successful concept that has shown it can and will operate for decades to come.

Enterprise Holdings, Enterprise Rent-a-Car's parent company, is a privately held company with over \$24 billion in annual revenue. Enterprise Rent-a-Car has long been regarded as the premiere car rental service throughout the United States, being called the number one car rental company in terms of customer satisfaction from 2005 through 2011 by J.D. Power and Associates.



PALIO PARTNERS

A Specialist in Preferred Development Solutions for Restaurant and Retail Companies

Palio Partners' plan for the Property is to redevelop and improve the site for a freestanding Enterprise Rent-a-Car. Our current site plan shows a 1,602sf building with 28 parking stalls. The building will be comprised of mainly brick, with numerous articulations to create an enhanced aesthetic and break up any continuity. The structure will have a high proportion of storefront and a metal awning system, both of which greatly increase the curb appeal of the building. The building will include stone wainscot and abundant new landscaping to match the reimagined Hwy. 26 corridor. Palio acknowledges the higher standards of land and building development imposed by the City of Colleyville and intends to not only meet, but exceed these requirements. It is our intention to own the Property for the term of the lease (20 years, plus options), showing our commitment to not only this Property and Enterprise as a tenant, but also to the Colleyville trade area as a whole.

At this site, Enterprise will rent cars, mini-vans, SUVs, pick-up trucks and 15-passenger vans. They will not rent box trucks or other commercial vehicles. Enterprise's hours of operation would be Monday thru Friday from 7:30am – 6:00pm and Saturday from 10:00am – 2:00pm. Enterprise will be closed on Sundays. Enterprise intends to have 3 – 7 employees at any given time. Enterprise has mentioned that they run their business based on utilization and the flow of their business is typically during the week. For example, Tuesday thru Thursday there may be only 3 – 7 cars on the lot, and then on a non-holiday weekend they could have as many as 20 cars on the lot. Based off utilization, they use teams of drivers and personnel to move vehicles where they are needed. To sum up, their business model is to keep cars on rent and they will move vehicles around locations to maximize that.

In conclusion, we believe that Enterprise is the best possible tenant for the Property. Enterprise has been very successful in Colleyville, and this site provides an opportunity to better their presence and better serve the Colleyville community. Enterprise has served the Colleyville community for many years and this relocation effort shows further commitment to provide Colleyville with the best service and presence possible.

Sincerely,

Brendon Hollier

Zoning Exhibit



Zoning Exhibit



EXISTING PROPERTY CONDITIONS

LOT AREA 20,254 SQ.FT. or 0.46 ACRES

LOT AREA

MARKED PARKING PROVIDED:	24 SPACES
STANDARD	0 SPACES
HANDICAP	
TOTAL	<u>24 SPACES</u>

EXCEPTIONS TO THE TITLE COMMITMENT

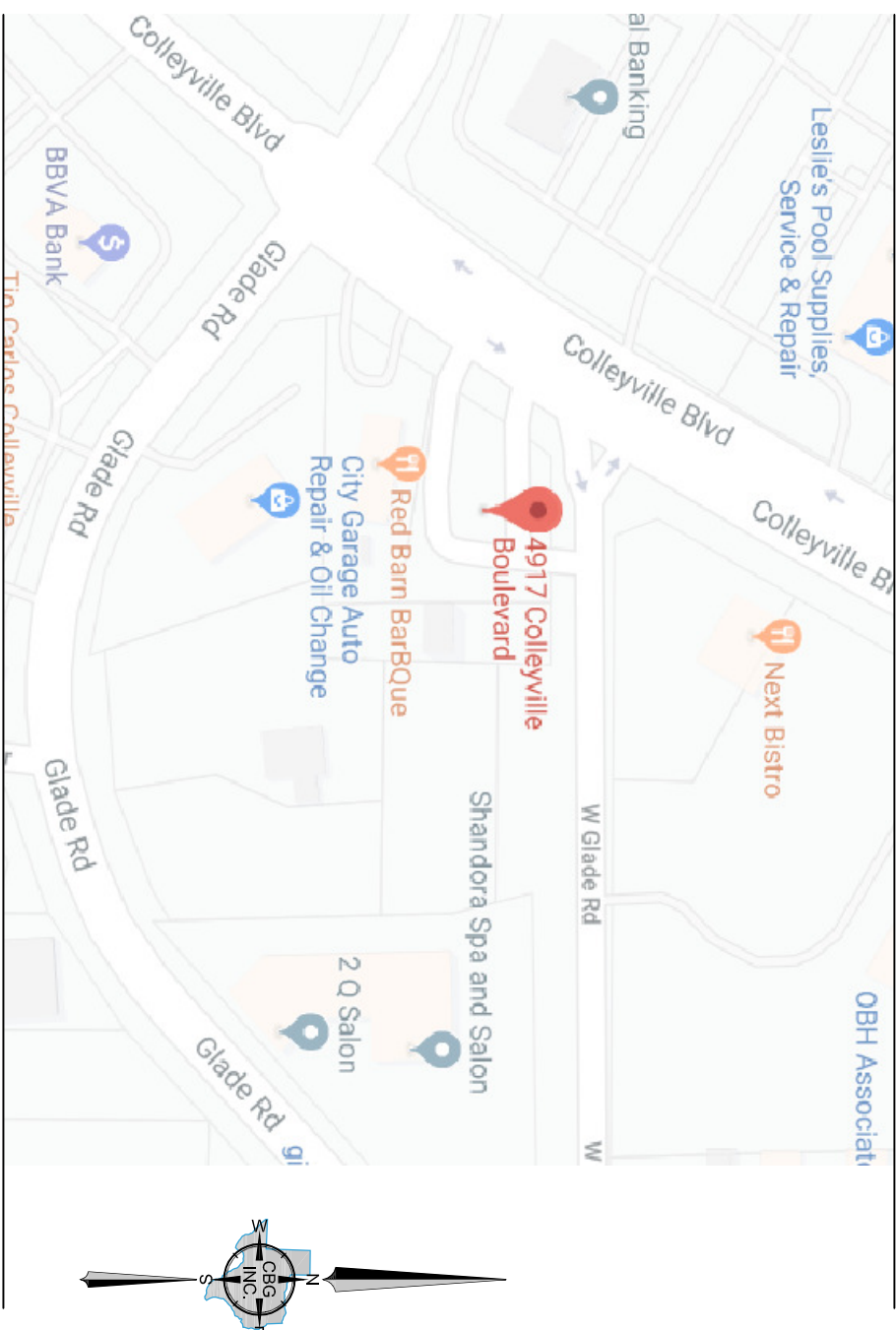
This survey is made relying on information provided by Stewart Title Guaranty Company with an Effective date of January 21, 2019 and an issued date of January 28, 2019, in connection with the transaction described in GF# 19000220017.

Exception No.	DESCRIPTION OF EASEMENT	Applies to Subject Tract	Shown Graphically on Attached Survey Plat
10b	Easement, Right-of-way and/or Appurtenant, filed 01/27/1956, recorded in Volume 2633, Page 185, Real Property Records, Dallas County, Texas.	NO	NO
10d	Non-access or limited access highway disclosed by deed to the State of Texas, filed 12/04/2006, recorded in Clerk's File No. 0206379370, Real Property Records, Tarrant County, Texas.	YES	YES

LEGEND

1	EXISTING EDGE ASPHALT PAVING
2	EXISTING OVERHEAD POWER LINE
3	EXISTING CHAINLINK FENCE
4	EXISTING WOOD FENCE
5	EXISTING WIRE FENCE
6	EXISTING WROUGHT IRON FENCE
7	GUY WIRE
8	POWER POLE
9	1/2" IRON ROD FOUND
10	1" IRON ROD SET
11	FENCE POST CORNER
12	"X" FOUND
13	CONTROLLING MONUMENT
14	OVERHEAD ELECTRIC
15	BRICK CULVERT
16	COVERED PORCH, DECK OR CARPORT
17	FIRE HYDRANT
18	VAULT POLE
19	TRANSFORMER
20	GRATE INLET
21	W-WATER VALVE
22	W-WATER METER
23	CONTROL VALVE
24	BOLL-BOLLARD
25	SANITARY SEWER
26	STORM DRAIN
27	MANHOLE
28	TELEPHONE
29	WATER MANHOLE

VICINITY MAP



PROPERTY DESCRIPTION

Being a tract of land situated in the B&B & CRR Co. Survey, Abstract No. 206, City of Colleyville, Tarrant County, Texas, said being that same tract of land conveyed to LG Colleyville, LLC, a Texas limited liability company, by General Warranty Deed recorded in Instrument No. D213219661, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

South right-of-way line of Glade Road, (Variable width right-of-way):
 BEGINNING of an found at the Northwest corner of a tract of land conveyed to Nelda E. Thompson by Deed recorded in Instrument No. D215060780, (Official Public Records, Tarrant County, Texas, said point being on the

THENCE South 00 degrees 11 minutes 15 seconds West, along the West line of said Thompson tract, a distance of 140.10 feet to a 1/2" iron rod found at the Northeast corner of Lot 3, Block 3 of Village Park Addition, and Addition to the City of Colleyville, Tarrant County, Texas, according to the map recorded in Volume A, Page 264, Deed Records, Tarrant County, Texas;

THENCE North 82 degrees 08 minutes 00 seconds West, along the North line of said Lot 3, Block 3, a distance of 193.44 feet to a concrete monument found for corner on the Southeast right-of-way line of Colleyville Boulevard (variable width right-of-way):

THENCE leaving said Northeast line of Lot 3, Block 3 and traversing along said Southeast right-of-way line of Colleyville Boulevard as follows:

North 32 degrees 16 minutes 24 seconds East, a distance of 90.68 feet to an "x" found for corner at the beginning of a curve to the left, having a radius of 2,928.79 feet, a delta of 00 degrees 51 minutes 16 seconds, and a chord bearing and distance of North 22 degrees 27 minutes 11 seconds East, 45.68 feet;

Northeasterly along said curve to the left, an arc length of 43.68 feet to a concrete monument found at the intersection of said Southeast right-of-way line of Colleyville Boulevard and the aforementioned South right-of-way line of Glade Road;

THENCE North 89 degrees 57 minutes 17 seconds East, along said South right-of-way line of Glade Road, a distance of 120.22 feet to the POINT OF BEGINNING and containing 20,254 square feet or 0.46 of an acre of and.

GENERAL NOTES

1. Bearings are based on the Deed recorded in Instrument No. D213219661, Official Public Records, Tarrant County, Texas.
2. The location of each easement, right of way, servitude, and other matters affecting the subject property on listed in the title insurance commitment dated January 21, 2019, issued by Stewart Title Guaranty Company with respect to the subject property has been shown on the survey, together with appropriate recording references, to the extent such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.
3. The survey correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property and any other matters situated on the subject property.
4. Except as shown on the survey, there are no visible easements or rights-of-way.
5. Except as shown on the survey, there are no observed above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
6. That the subject property has access to and from Colleyville Boulevard and Glade Road, both duly dedicated and accepted public street or highway.
7. The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
8. The record description of the subject property forms a mathematically closed figure.
9. Said described property is located within an area having a Zone Designation X by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 46433C0005K, with a date of identification of 09/25/2009, Community No. 480390, in Tarrant County, State of Texas which is the current Flood Insurance Rate Map for the community in which the subject property is located.
10. There are no observed evidence of current earth moving work, building construction or building additions.
11. The surveyor is not aware of any proposed changes in street right of way lines.
12. The boundary lines of the Property are contiguous with the boundary lines of all adjoining streets or rights-of-way.

SURVEYOR'S CERTIFICATE

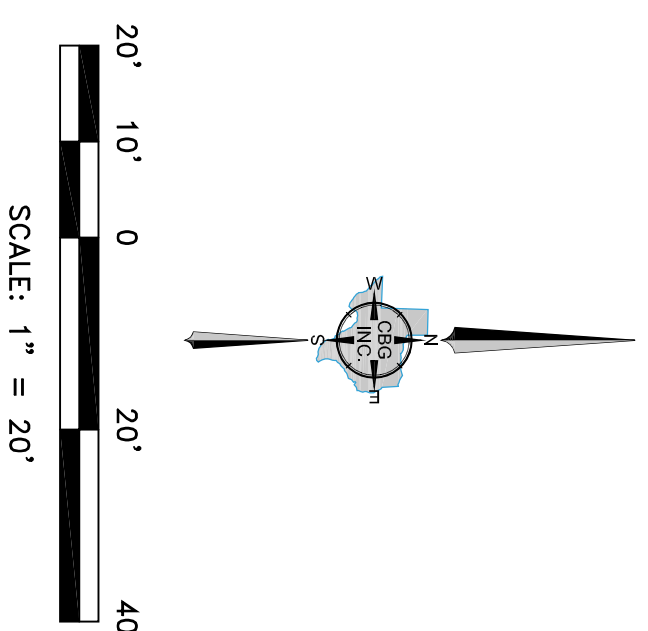
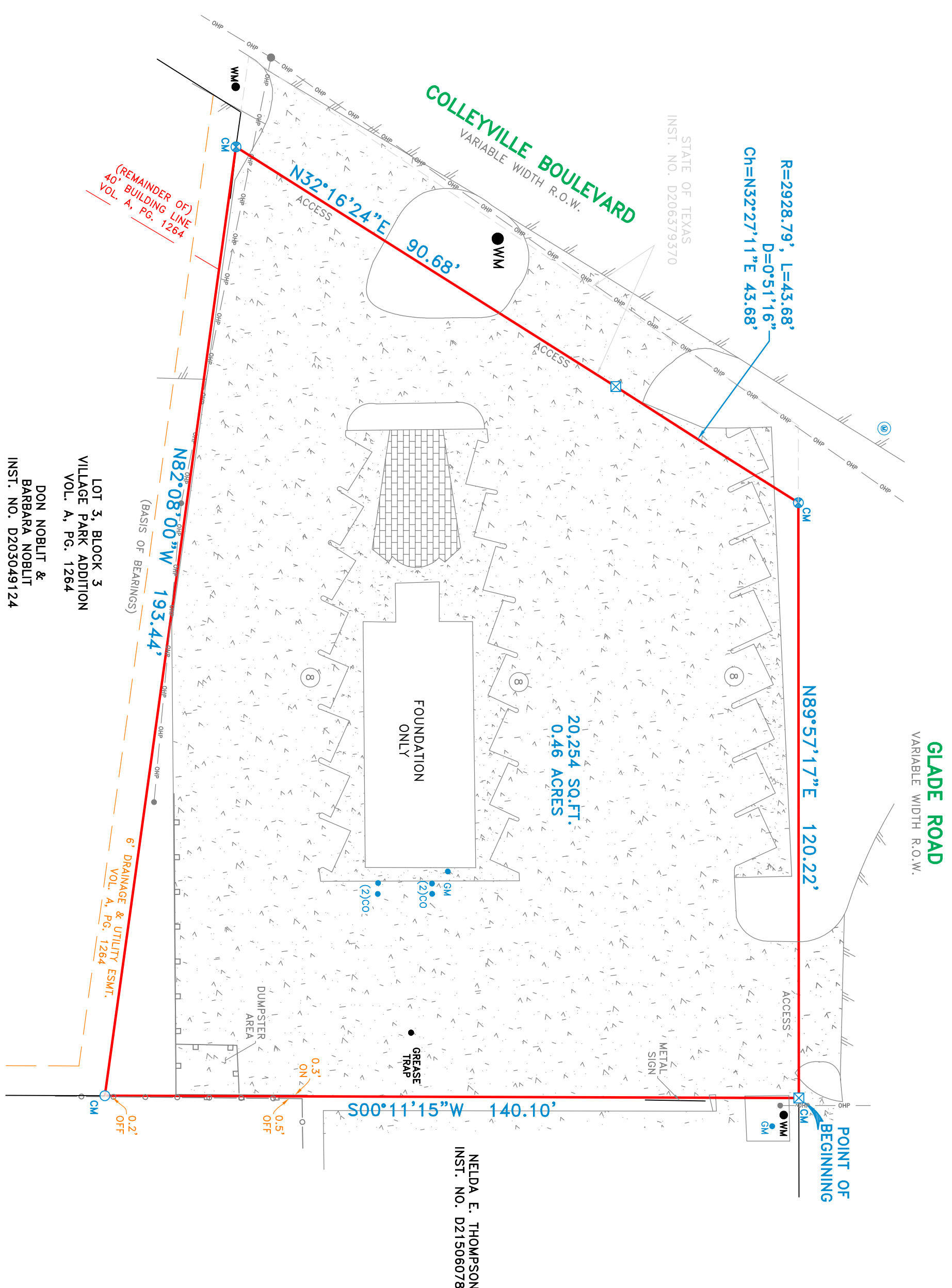
To: Palio Partners, LLC and Stewart Title Guaranty Company in connection to transaction GF# 19000220017

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 7(a), 8, 9, 11, 13, 14, 16 and 17 of Table A thereof. The field work was completed on September 23rd, 2019.

Executed this 25th day of September, 2019

Bryan Connally, RPLS NO. 5513

FOR REVIEW ONLY



REVISIONS		
DATE	BY	NOTES
10/08/19	MC	TITLE

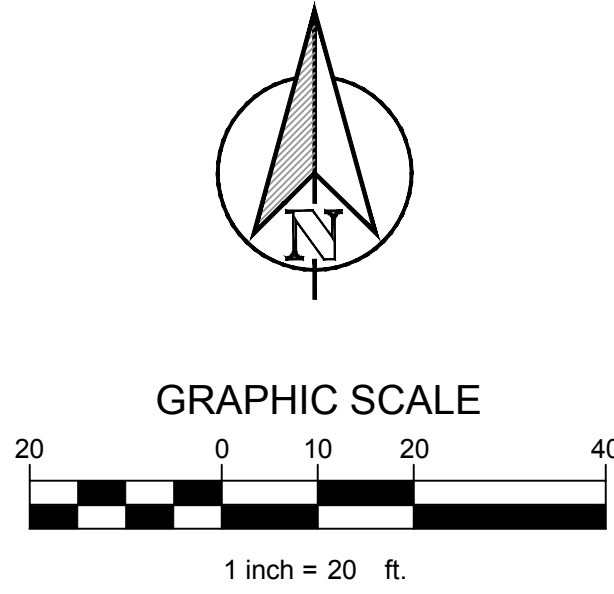


C.B.G. Surveying Texas, LLC
12025 Shiloh Rd., Suite 230
Dollos, Texas 75228
P 214-349-9485 F 214-349-2216
Firm No. 101689800
www.cbgsincx.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=20'	09/25/19	1918620		MC

ALTA/NSPS LAND TITLE SURVEY
BBB & CRR CO. SURVEY, ABSTRACT NO. 206
CITY OF COLLEVILLE, TARRANT COUNTY, TEXAS
4917 COLLEVILLE BOULEVARD

PLOTTED BY: HV
PLOT DATE: 10/1/2019 12:36 PM
LOCATION: C:\EGNYTE\SHARED\PROJECTS\2019-125 PALO COLLEYVILLE\CADD\EXHIBIT\ZONING EXHIBIT.DWG
LAST SAVED: 9/18/2019 2:25 PM



SITE DATA TABLE		
		% OF SITE
SITE GROSS AREA	0.46 AC (20,254 SF)	-
MAIN BUILDING AREA	1,602 SF	7.9%
WASH AREA	750 SF	3.7%
TOTAL	2,352 SF	11.6%
IMPERVIOUS AREA	15,046 SF	74.3%
OPEN AREA	5,208 SF	25.7%

PARKING TABLE	
AUTOMOTIVE RENTAL (1 SPACE PER 300 SF) 2,350 SF	8 (1 ADA)
PARKING PROVIDED	28 (2 ADA)

TEXAS REGISTRATION #14199

CLAYMOOREENGINEERING

PHONE 817.261.0572
1900 CENTRAL DR. SUITE #1
DALLAS, TEXAS 75201
WWW.CLAYMOOREENGINEERING.COM

PROPOSED ENTERPRISE
GLADE RD &
COLLEYVILLE BLVD
COLLEYVILLE, TX

No.	DATE	REVISION	BY

CONCEPTUAL SITE PLAN

DESIGN:	HV
DRAWN:	HV
CHECKED:	MAM
DATE:	8/13/2019

SHEET

SP-1

File No.

[illegible]

8233 MIDCITIES BOULEVARD STE. A. NRR TX 76182
OFFICE: 817/268-5555 MJW@MJWRIGHT.COM
FAX: 817/268-5558 WWW.MJWRIGHT.COM

MJW
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A2

Project No
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COLLEYVILLE, TX

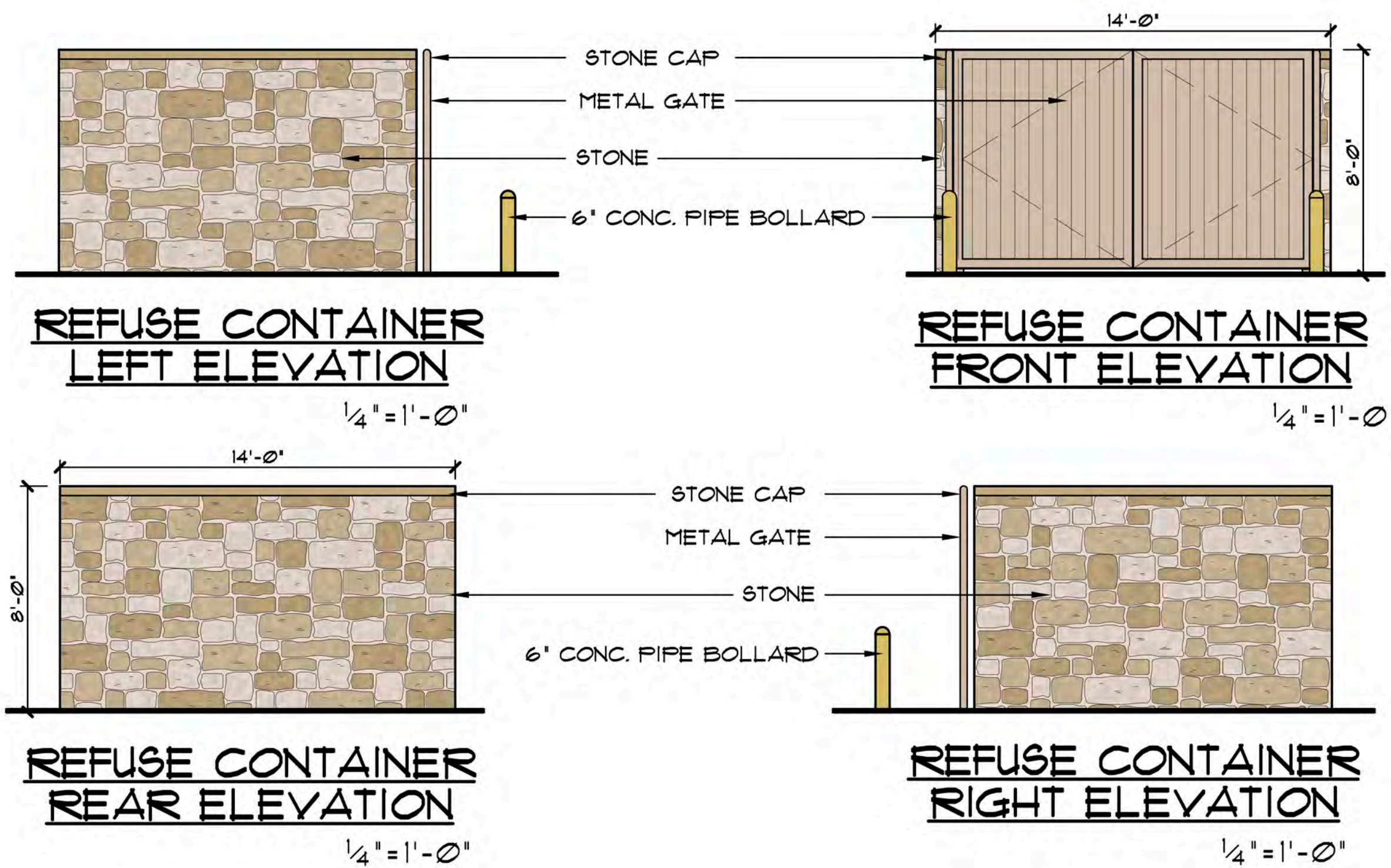
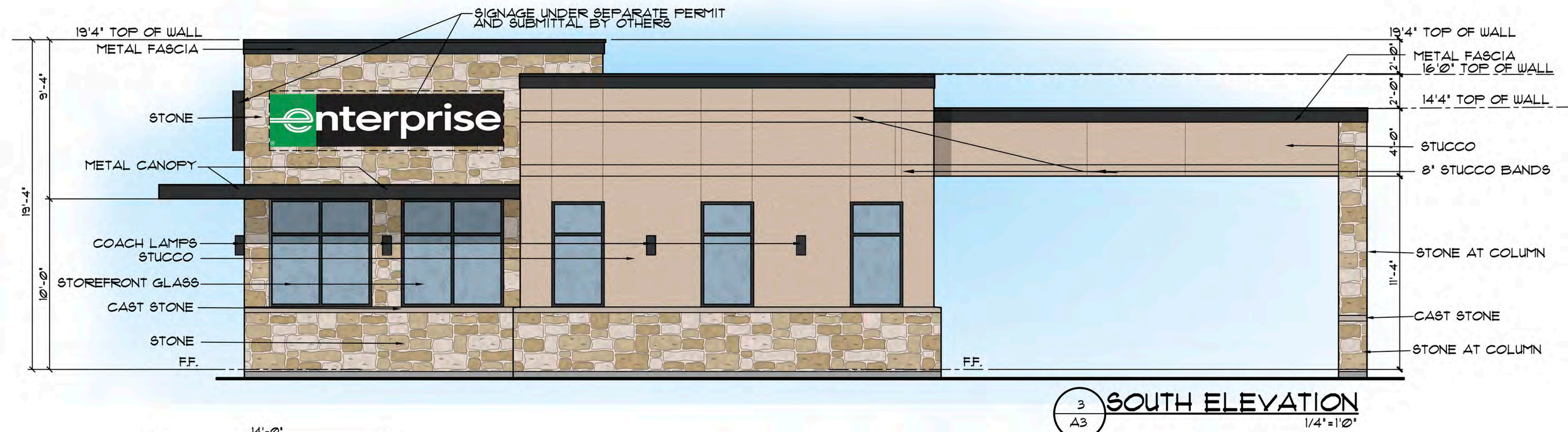


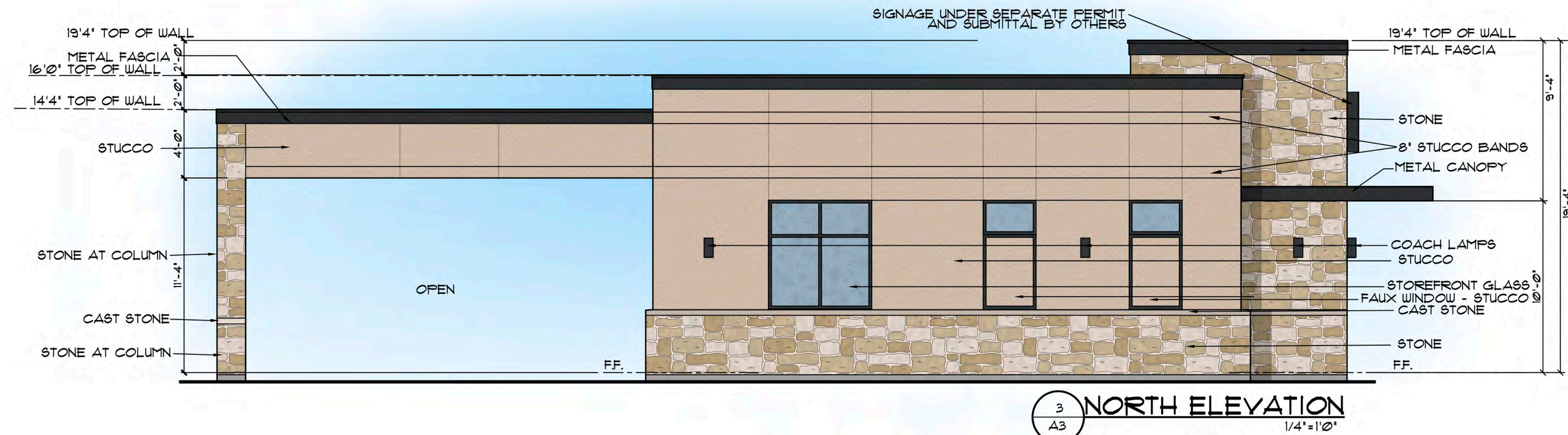
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Date 9/24/19
Drawn By MJW
Checked By MJW
Revisions

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ENTERPRISE
4911 COLLEYVILLE BLVD
COLLEYVILLE, TX

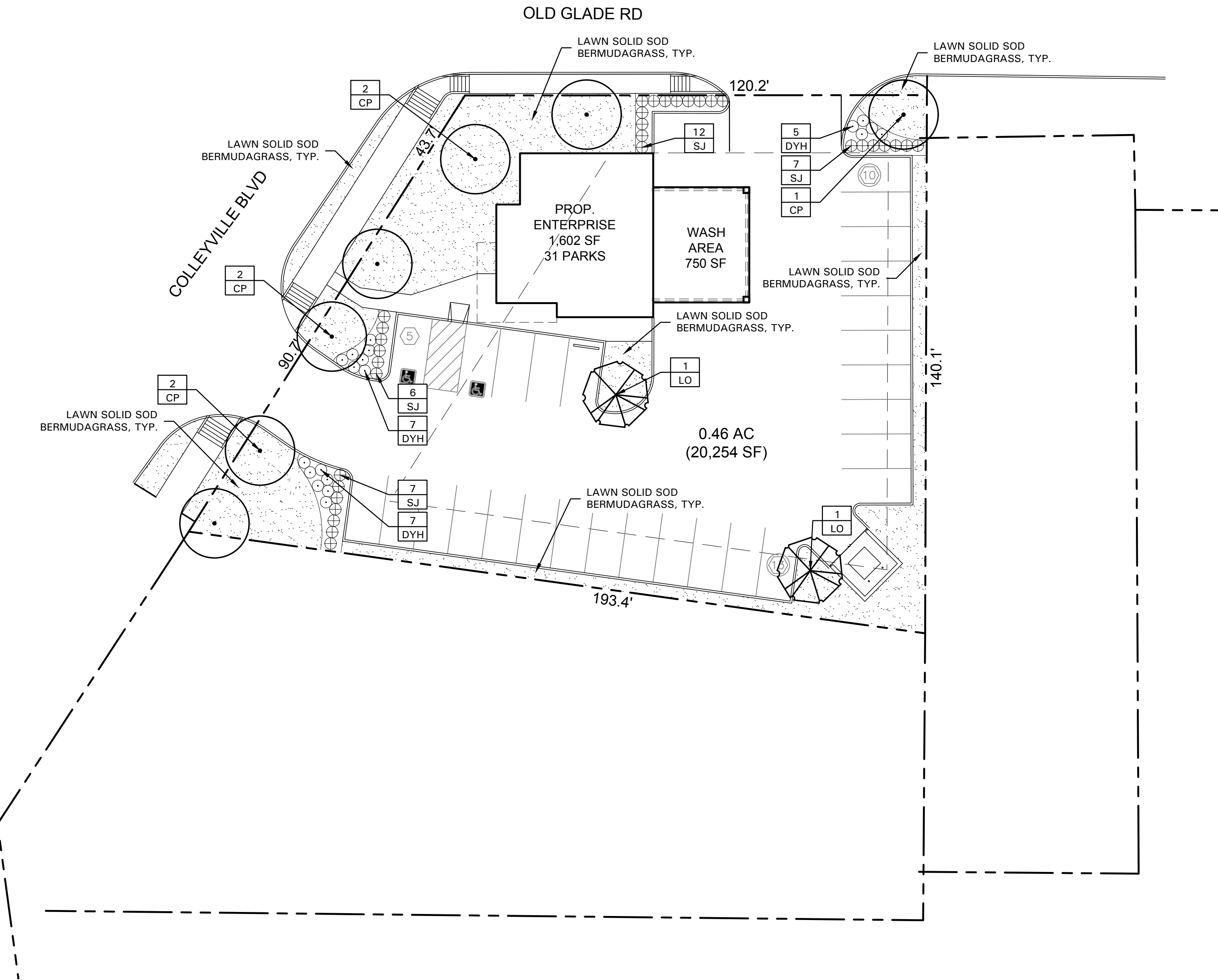


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ARCHITECTS

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Sheet No.
A3.2
Project No.
1910TENT



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
CP	<i>Pistacia chinensis</i>	Chinese Pistache	7	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	2	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
SHRUBS/GROUND COVER					
DYH	<i>Ilex vomitoria 'Nana'</i>	Dwarf Yaupon Holly	19	5 gal.	container full, 20" spread, 36" o.c.
SJ	<i>Juniperus chinensis 'Sea Green'</i>	Sea Green Juniper	32	5 gal.	container full, 24" spread, 36" o.c.
	<i>Cynodon dactylon</i>	Common Bermudagrass			solid sod, refer to Solid Sod Notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS
CITY OF COLLEYVILLE, TEXAS

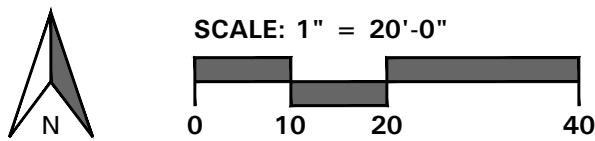
SITE LANDSCAPE REQUIREMENTS	
1. 20% of the total land area in any proposed, development shall be, landscaped.	
2. At least 50% of the total landscaped area shall be located in the street yards.	
3. A minimum of fifty (50%) percent of the net site area shall be provided in tree canopy coverage.	
Total Site: 20,255 s.f. Building and 5' buffer: 3,535 s.f. Net Site Area: 16,720 s.f.	
Required 4,051 s.f. (20%)	Provided 4,995 s.f. (25%)
Required 2,026 s.f. (50%)	Provided 3,593 s.f. (89%)
Required 8,360 s.f. (50%)	Provided 8,900 s.f.

- STREET FRONTAGE REQUIREMENTS
- Landscaping shall include the retention or planting of one (1), three (3) inch cal. tree for every 40 l.f. of street frontage.
 - Shrubs shall be provided such that one (1) 18" tall or five (5) gallon plant shall be planted on-site for each five (5) l.f. of public street R.O.W.

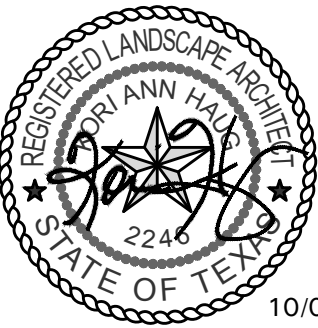
COLLEYVILLE ROAD: 134 l.f.	
Required (4) trees, 3" cal. (27) shrubs, 5 gal.	Provided (4) trees, 3" cal. (27) shrubs, 5 gal.
OLD GLADE ROAD: 120 l.f.	
Required (3) trees, 3" cal. (24) shrubs, 5 gal.	Provided (3) trees, 3" cal. (24) shrubs, 5 gal.

- PARKING LOT LANDSCAPING REQUIREMENTS
- Parking lots shall contain a minimum of one hundred forty (140) s.f. of landscaped island per each eighteen (18) contiguous parking spaces required. This landscape island is to include one (1) three (3) inch caliper tree.

Total Parking: 28 spaces	
Required (2) trees, 3' cal.	Provided (2) trees, 3' cal.



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office



Enterprise
Colleyville

Glade Rd. and Colleyville Blvd.
Colleyville, Texas

Project Number: 19110
Issue Date: 09.12.2019
Drawn By: HEM
Checked By: KAH

Revisions
No. Date: Detail:
1 10.04.19 City Comments

Sheet Title:

LANDSCAPE
PLAN

Sheet Number:

L1.01

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs and grasses)
- Bed preparation and fertilization
- Notification of sources
- Water and maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree staking. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
- The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, moving of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

- Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.

- a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
- b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
- c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.

- The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
- Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
 - Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
 - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 - Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions.

do not measure from branch or root tip-to-tip.

- Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
- Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
- Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

- Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.

- Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:

- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
- Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
- Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
- Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
- Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
- Remove rejected plant material immediately from job site.
- To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

specified at no additional cost to the Owner.

- Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

- Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.

- Physical properties as follows:
 - Clay – between 7-27 percent
 - Silt – between 15-25 percent
 - Sand – less than 52 percent

- Organic matter shall be 3%-10% of total dry weight.

- If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

- G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURADEGE Heavy Duty Steel.

- B. Staking Material for Shade Trees: refer to details.

- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

- D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

- E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

- F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

- B. All planting areas shall be conditioned as follows:

- Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.

- All planting areas shall receive a two (2") inch layer of specified mulch.

- Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

- Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

- C. Position the trees and shrubs in their intended location as per plan.

- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per

tree planting detail as approved by the Landscape Architect if the percolation test fails.

- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ½ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

- Do not wrap trees.

- Do not over prune.

- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

- All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

- Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where the locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

- Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

- Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.

- Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
- Pruning shall be done with clean, sharp tools.
- Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

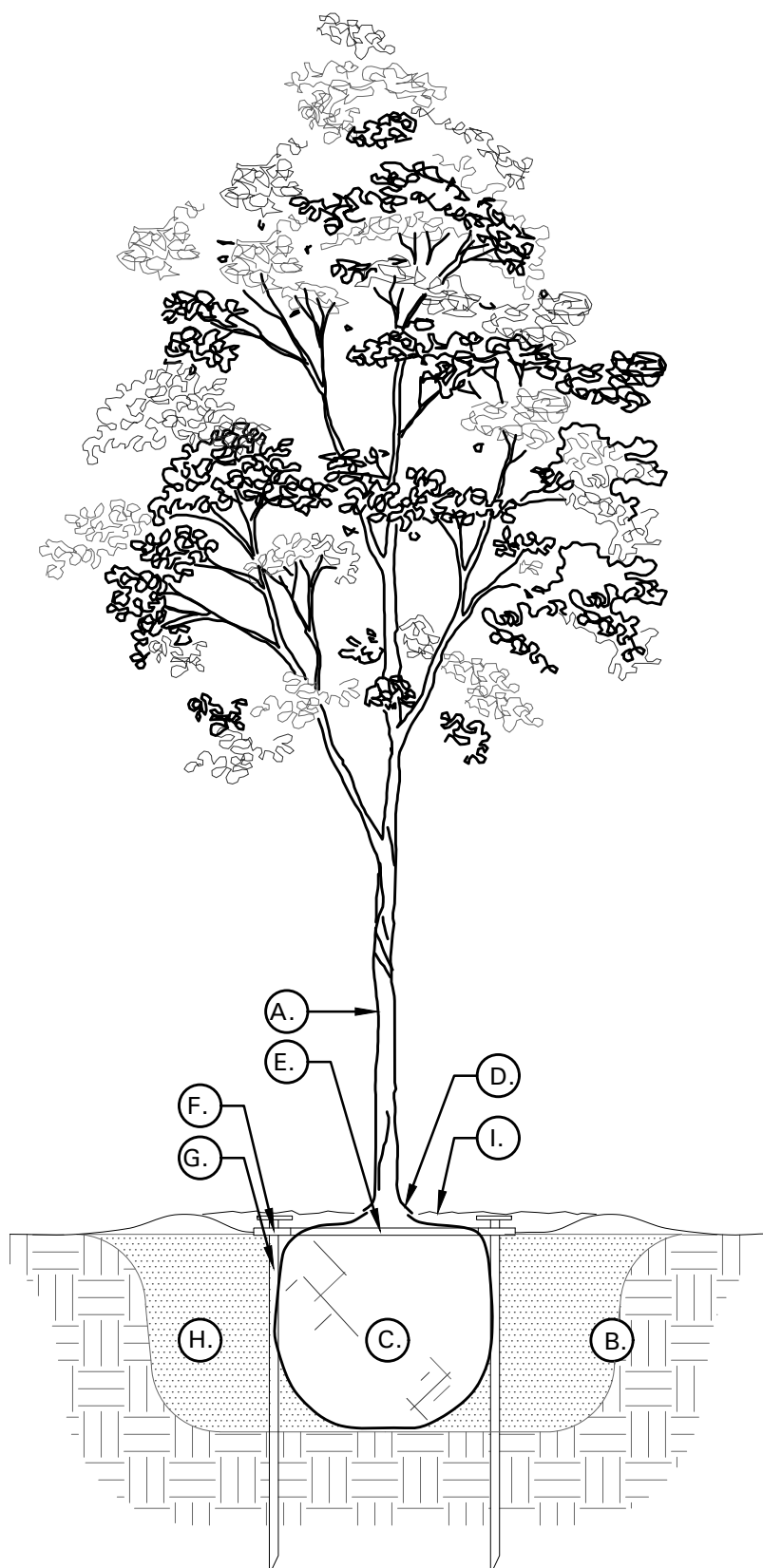
Q. Steel Curbing Installation:

- Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
- All steel curbing shall be free of kinks and abrupt bends.
- Top of curbing shall be ½" maximum height above final finished grade.
- Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
- Do not install steel edging along sidewalks or curbs.
- Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



TREE PLANTING DETAIL LEGEND AND NOTES

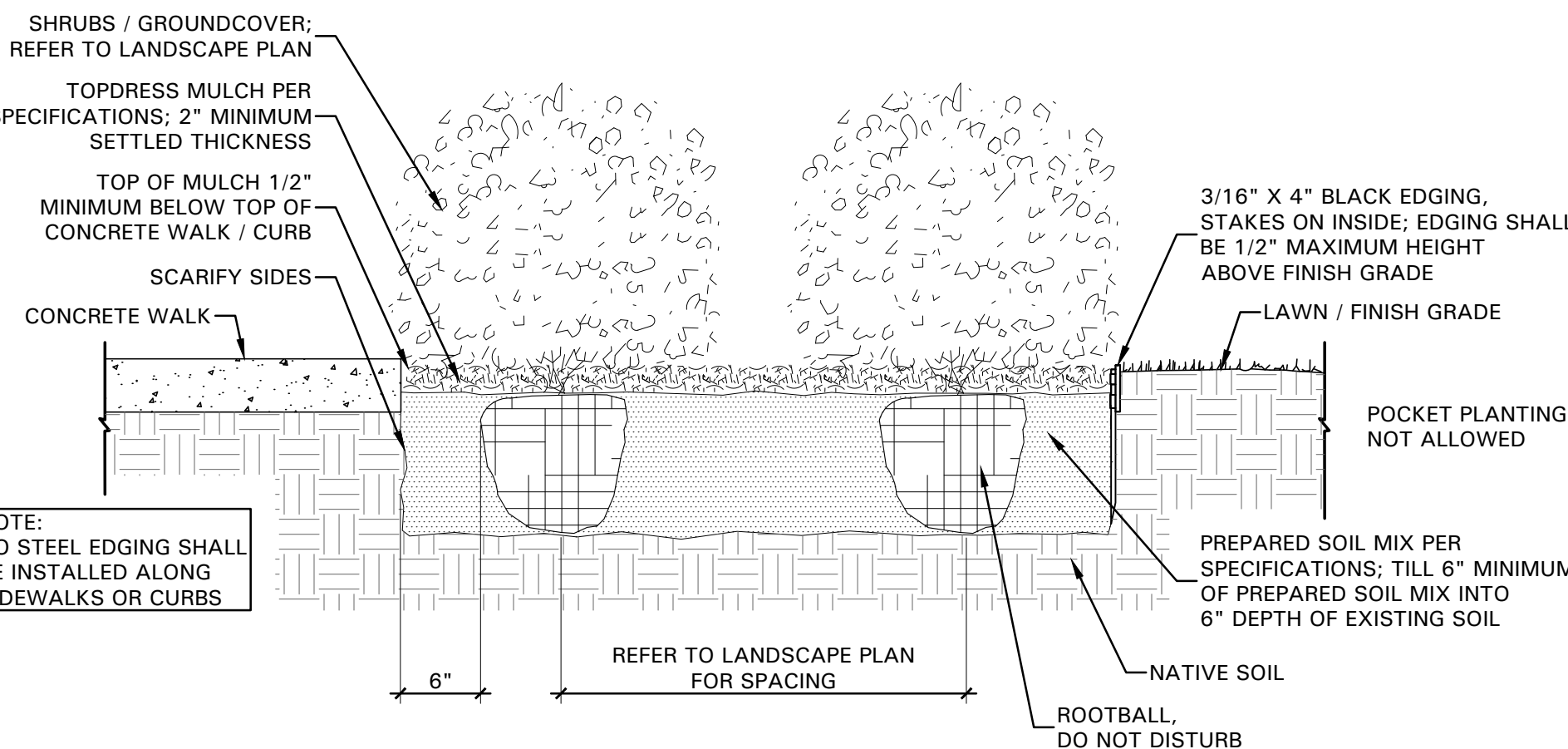
- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP ½ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL. TRUNK SHOULD BE IN THE CENTER OF THE RING.
- F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.
- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR Mallet FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

- J. TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6143 jeff@treestakesolutions.com www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

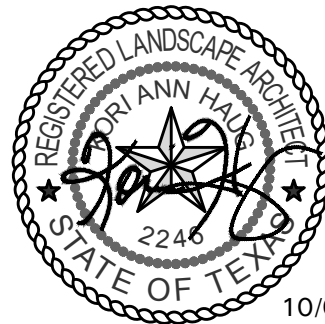
- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



SHRUB / GROUNDCOVER DETAIL



4245 North Central Expy
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Dallas, Texas 75205
214.865.7192 office



10/04/19

Enterprise
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Glade Rd. and Colleyville Blvd.
Colleyville, Texas

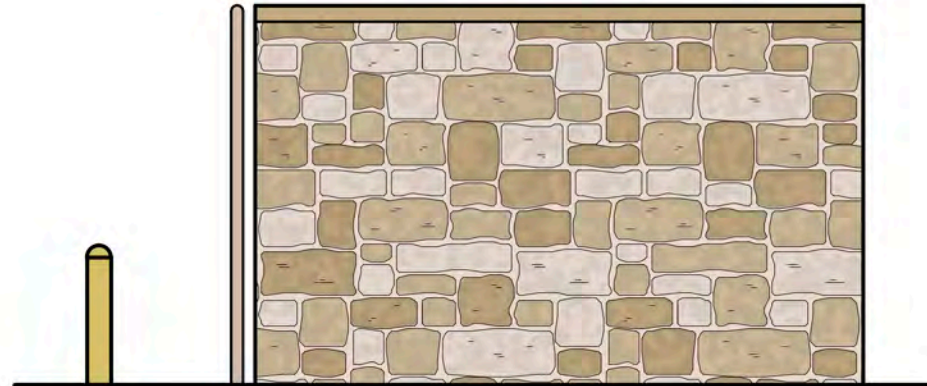
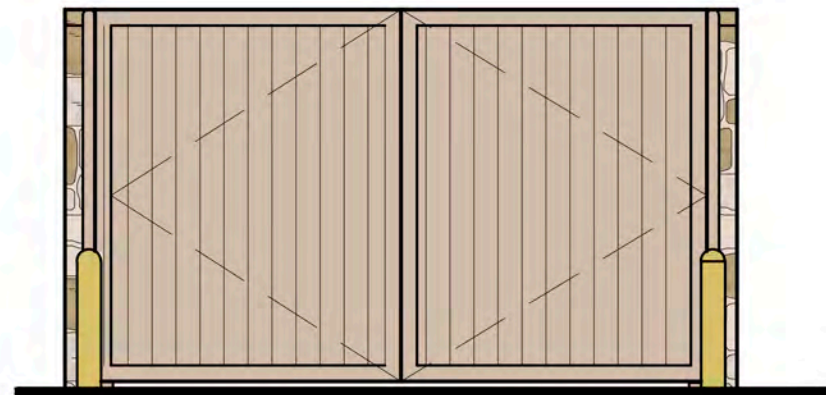
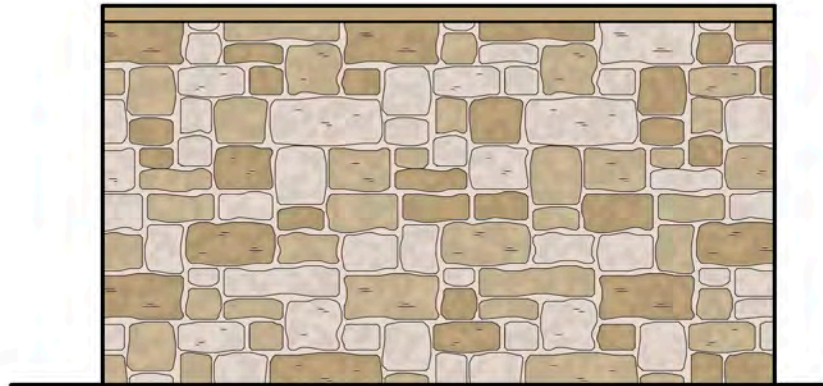
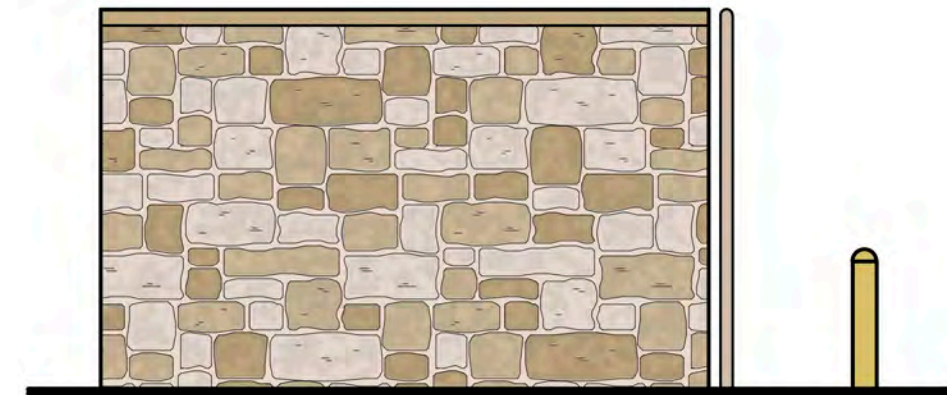
Project Number: 19110
Issue Date: 09.12.2019
Drawn By: HEM
Checked By: KAH

Revisions
No. Date: Detail:
1 10.04.19 City Comments

Sheet Title:
LANDSCAPE
SPECIFICATIONS
AND DETAILS

Sheet Number:

L1.02



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Sheet No.
A3.1
Project No.
191210TENT

M.J. WRIGHT & ASSOCIATES, INC.
8233 MID-CITIES BOULEVARD STE. A, NRH TX 76182
OFFICE: 817/289-5555 M.J.WRIGHT.COM
FAX: 817/289-5558 WWW.M.J.WRIGHT.COM



ENTERPRISE
4911 COLLEYVILLE BLVD
COLLEYVILLE, TX

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Date 9/24/19
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Checked By MJW
Revisions



Date 9/24/19
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ARCHITECTS

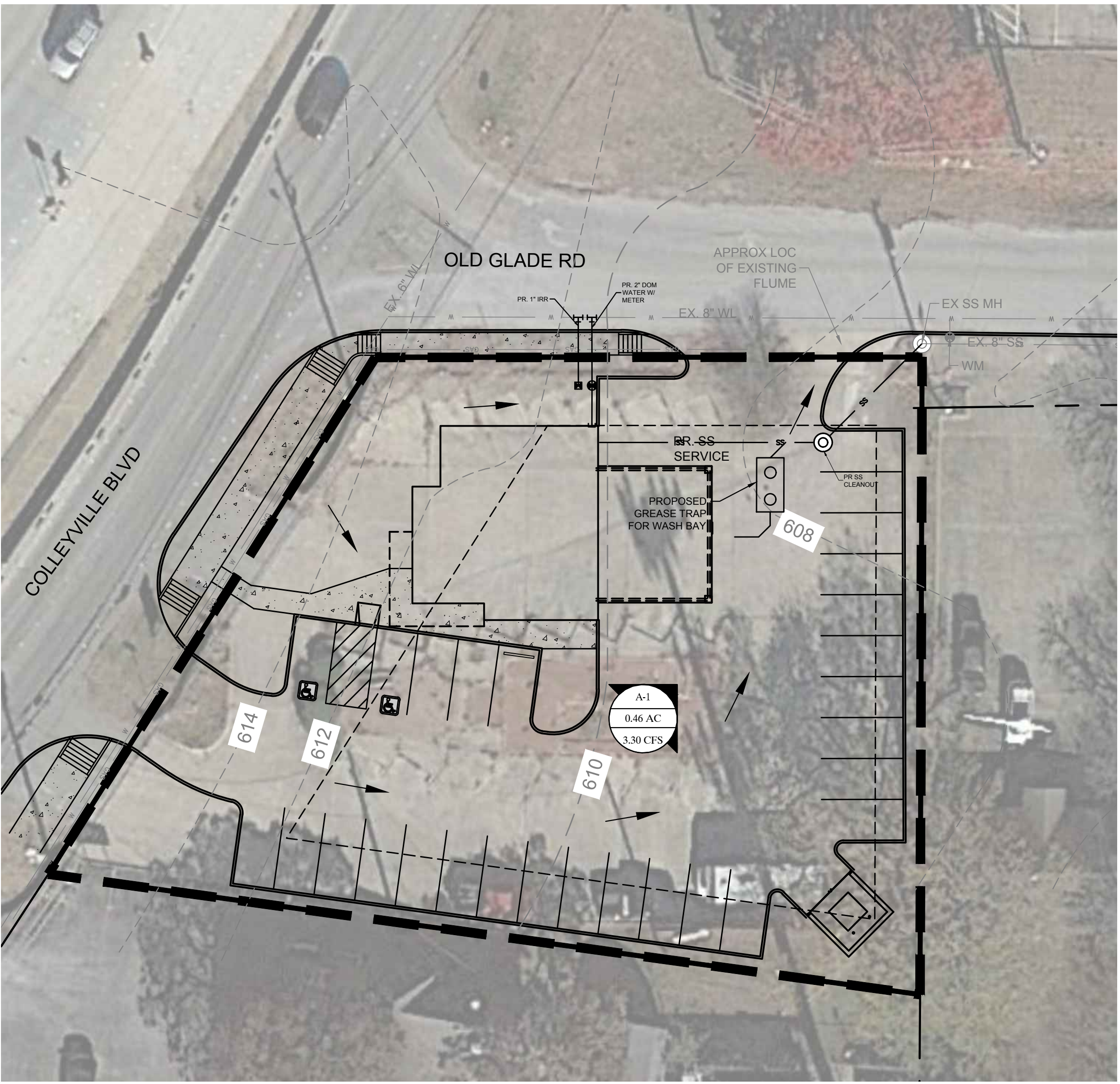
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Project No.
1910TENT

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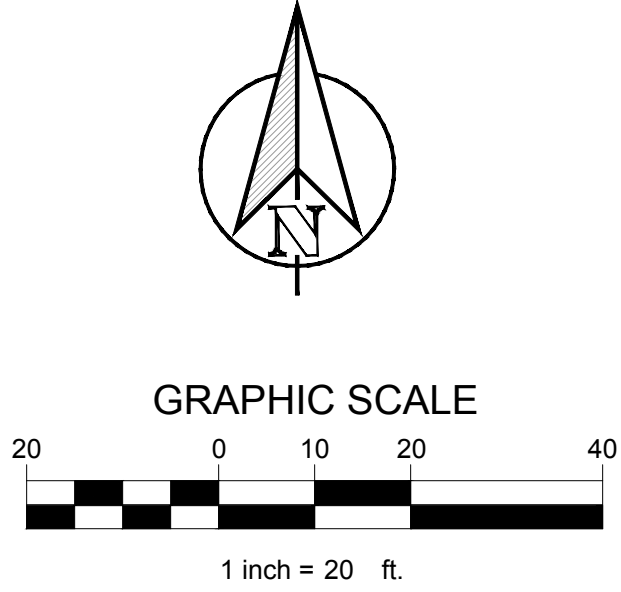
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EXISTING DRAINAGE



PROPOSED DRAINAGE



LEGEND	
	- DRAINAGE AREA - DRAINAGE AREA IN ACRES - FLOW FOR DRAINAGE AREA IN CFS
	DIRECTION OF FLOW
	DRAINAGE AREA BOUNDARY

NOTES:

C FACTOR CALCULATIONS						
EXISTING SITE			PROPOSED SITE			
		% OF SITE	C FACTOR		% OF SITE	C FACTOR
IMPERVIOUS AREA	20,255 SF	100%	0.9	15,569 SF	76.9%	0.9
PERVIOUS AREA	0 SF	0%	0.3	4,686 SF	23.1%	0.3
TOTAL AREA	20,255 SF			20,255 SF		
WEIGHTED C			0.9	0.76		

HYDROLOGIC CALCULATIONS - PRE DEVELOPMENT						
DRAINAGE AREA	AREA (AC.)	TC (MIN)	C	I ₁₀₀ (IN/HR)	Q ₁₀₀ (CFS)	COLLECTION POINT
EX-1	0.47	10	0.90	9.24	3.91	DRAINS TO EXISTING FLUME
TOTAL DRAINAGE	0.47				3.91	

HYDROLOGIC CALCULATIONS - POST DEVELOPMENT						
DRAINAGE AREA	AREA (AC.)	TC (MIN)	C	I ₁₀₀ (IN/HR)	Q ₁₀₀ (CFS)	COLLECTION POINT
A-1	0.47	10	0.76	9.24	3.30	DRAINS TO EXISTING FLUME
TOTAL DRAINAGE	0.47				3.30	

TEXAS REGISTRATION #141199

 PHONE: 817.281.0072
 COLLEYVILLE, TX 76044
 WWW.CLAYMOOREENG.COM

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 Engineer: MATT MOORE
 P.E. No. 95813 Date 06/09/2016

PALO COLLEYVILLE
 COLLEYVILLE BLVD AND GLADE ROAD
 COLLEYVILLE, TEXAS

No.	DATE	REVISION	BY

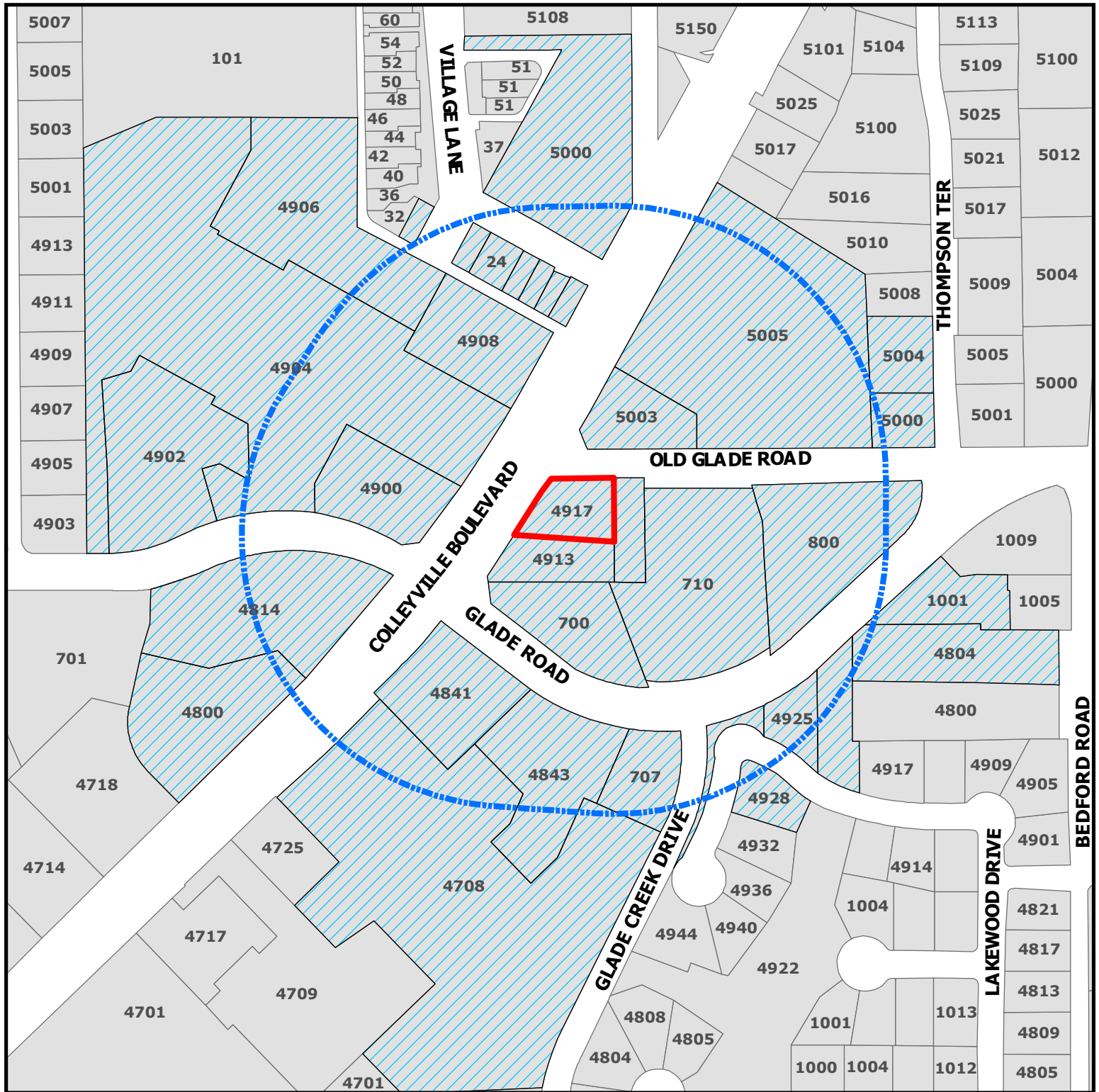
DRAINAGE & UTILITY PLAN

DESIGN: RDS
 DRAWN: RDS
 CHECKED: CDC
 DATE: 09/04/2019

SHEET

C-6

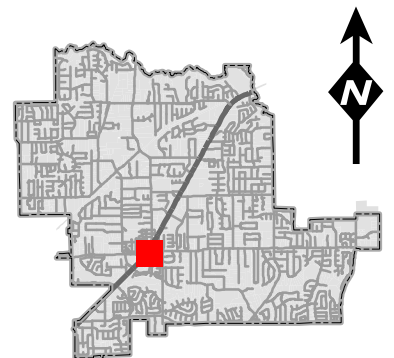
Notification Map



ZC19-012
4917 Colleyville Blvd

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
HOA - LAKEWOOD ESTATES	6707 BRENTWOOD STR RD	FORT WORTH, TX	76112	4921 LAKEWOOD DR
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4900 COLLEYVILLE BLVD
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4908 COLLEYVILLE BLVD
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4906 COLLEYVILLE BLVD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	12 VILLAGE LN
O'BRIEN, PETE	609 CHEEK SPARGER RD STE 120	COLLEYVILLE, TX	76034	5004 THOMPSON TERR
Y2KITCHEN PROPERTIES LLC	4500 DARTMOORE LN	COLLEYVILLE, TX	76034	5003 COLLEYVILLE BLVD
JPMORGAN CHASE BANK	PO BOX 2558	HOUSTON, TX	77252	5000 COLLEYVILLE BLVD
BONEY, TRAVIS	4925 LAKEWOOD DR	COLLEYVILLE, TX	76034	4925 LAKEWOOD DR
R&L CAPITAL PROPERTIES LLC	6903 SHEPHERDS GLN	COLLEYVILLE, TX	76034	4800 COLLEYVILLE BLVD
COCANOUGH ASSET NO 3 LTD	6851 NE LOOP 820 STE 200	NORTH RICHLAND HILLS, TX	76180	5005 COLLEYVILLE BLVD
Y2KITCHEN PROPERTIES LLC	5003 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	710 GLADE RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	24 VILLAGE LN
ESCOBAR, ROSA	4804 BEDFORD RD	COLLEYVILLE, TX	76034	4804 BEDFORD RD
THOMPSON, JOHN E	5017 MONTCLAIR DR	COLLEYVILLE, TX	76034	905 OLD GLADE RD
NOBLIT, DON	PO BOX 820895	FORT WORTH, TX	76182	4913 COLLEYVILLE BLVD
DELGADO, MARK ETAL	5000 THOMPSON TERR	COLLEYVILLE, TX	76034	5000 THOMPSON TERR
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
HOA - LAKEWOOD ESTATES	12700 PARK CTRL DR STE 600	DALLAS, TX	75251	4935 LAKEWOOD DR
WAL-MART REAL ESTATE BUS TRUST	PO BOX 8050	BENTONVILLE, AR	72716	4904 COLLEYVILLE BLVD
BOWDEN, WILLIAM	4928 LAKEWOOD DR	COLLEYVILLE, TX	76034	4928 LAKEWOOD DR
NOBEL SOURCE COMPANY LLC	640 S HILL ST STE 341	LOS ANGELES, CA	90014	800 GLADE RD
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
LG COLLEYVILLE LLC	3500 MAPLE DR STE 1600	DALLAS, TX	75219	4917 COLLEYVILLE BLVD
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4902 COLLEYVILLE BLVD
HEA21 LLC	6406 CUTTER RIDGE CT	COLLEYVILLE, TX	76034	28 VILLAGE LN
ZELL THREE INC	1190 EXPLORER ST	DUNCANVILLE, TX	75137	700 GLADE RD
WORTHINGTON NATIONAL BANK	500W MAIN ST	FORT WORTH, TX	76102	4814 COLLEYVILLE BLVD
SIRIDON ENTERPRISE LLC	825 CUMBERLAND ST	PITTSBURG, CA	94565	32 VILLAGE LN
KRG COLLEYVILLE LLC	30 S MERIDIAN ST STE 1100	INDIANAPOLIS, IN	46204	4708 GLADE CREEK DR
COMPASS BANCSHARES INC	PO BOX 10566	BIRMINGHAM, AL	35296	4841 COLLEYVILLE BLVD
HERITAGE PERSONAL TRAINING INC	1208 CREST DR	COLLEYVILLE, TX	76034	707 GLADE RD
KRG COLLEYVILLE LLC	30 S MERIDIAN ST STE 1100	INDIANAPOLIS, IN	46204	4843 GLADE CREEK DR
				1001 GLADE RD
LAKEWOOD ESTATES	213 MILL CROSSING WEST	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
HOLLIER, BRENDON	8350 N CENTRAL EXPRESSWAY, STE. 1313	DALLAS, TX	75219	APPLICANT

Public hearing notices were mailed on September 20, 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, October 14, 2019 at 7:00 p.m.
City Council Meetings: Tuesday, November 5, 2019 & Tuesday, November 19, 2019 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from CC-1 Village Retail to PUD-C Planned Unit Development – Commercial. The purpose is to rezone in order to allow for the use of auto and truck rentals under the business of Enterprise Rent-A-Car.

Zoning Case: ZC19-012

Applicant: Brendon Hollier

Owner: Will Tolliver

Location: 4917 Colleyville Blvd

Property Description: Tract 2C03, Abstract 206, in the BBB & C RY Survey

Present Zoning: CC-1 Village Retail

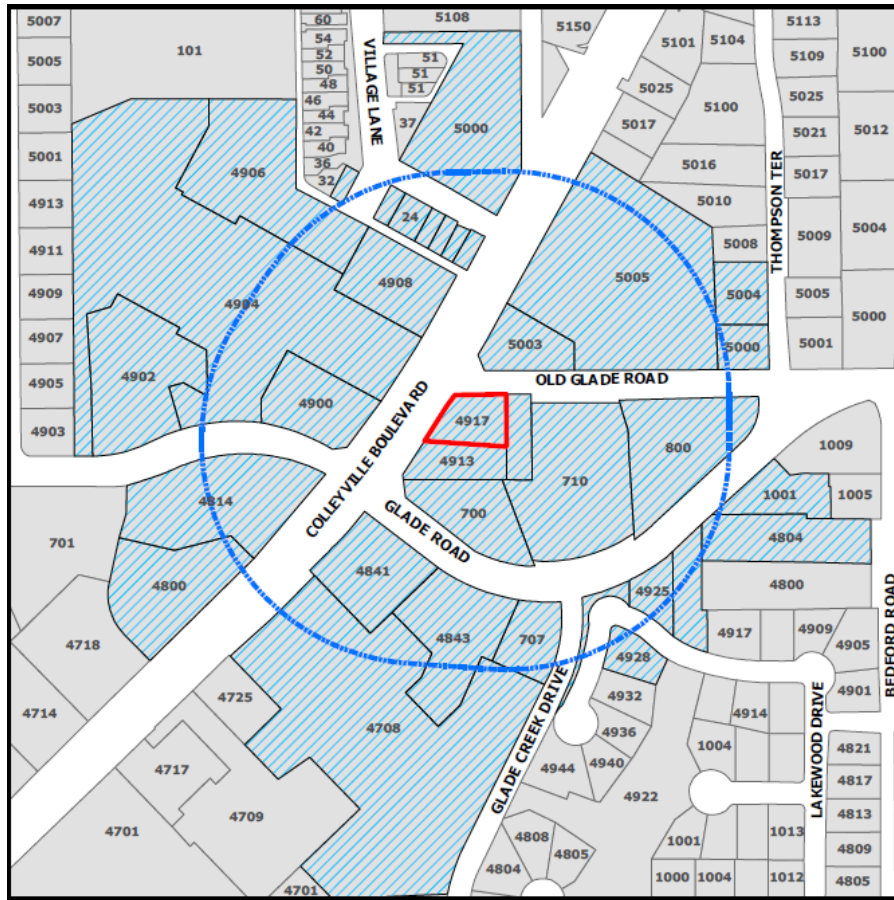
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-19-2100

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.46 ACRES BEING TRACT 2C03, ABSTRACT 206, IN THE BBB & C RY SURVEY, LOCATED AT 4917 COLLEYVILLE BOULEVARD FROM THE CC-1 VILLAGE RETAIL DISTRICT TO THE PUD-C PLANNED UNIT DEVELOPMENT – COMMERCIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC19-012; and

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

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

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

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

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 0.46 acres being Tract 2C03, Abstract 206, in the BBB & C RY Survey, located at 4917 Colleyville Boulevard from the CC-1 Village Retail zoning district to the PUD-C Planned Unit Development – Commercial zoning district, as depicted in the attached Exhibit "A" and Exhibit "C", and as described in Exhibit "B".
- Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-C is to allow for an auto and truck rental totaling approximately 1,602 square feet.
- b. This development shall be generally consistent with the Statement of Planning Objectives included as Exhibit "B".
- c. The proposed development is subject to CC-1 Shopping Center zoning district and all the associated regulations contained in the Land Development Code, except as amended by this Ordinance.

2. DEVELOPMENT PLAN

- a. The development shall be generally consistent with the Site Plan, Building Elevations Exhibit "C", and Landscape Plan included as Exhibit "D".

3. PERMITTED USES

- a. Uses shall be those allowed in the CC-1 Village Retail zoning district.
- b. The auto and truck rental use as depicted in the attached exhibits shall be a permitted use.

4. BUILDING DESIGN

- a. The auto and truck rental use shall be generally consistent with the building elevations and specified material depicted in Exhibit "C".

5. LANDSCAPING

- a. The landscape area shall be provided as generally depicted in Exhibit "D".

6. OTHER

- a. The front building setback shall be reduced to 20.71 foot along Colleyville Boulevard and 15 feet along Old Glade Road per this PUD-C.
- b. There shall be no box trucks, trailers, boats, or commercial vehicles rented at this location.

7. PARKING

- a. A total of 28 parking spaces shall be required for the auto and truck rental business.

Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of November 2019.

The second reading and public hearing being conducted on the 19th day of November 2019.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS, ON THIS THE 19TH DAY OF NOVEMBER 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

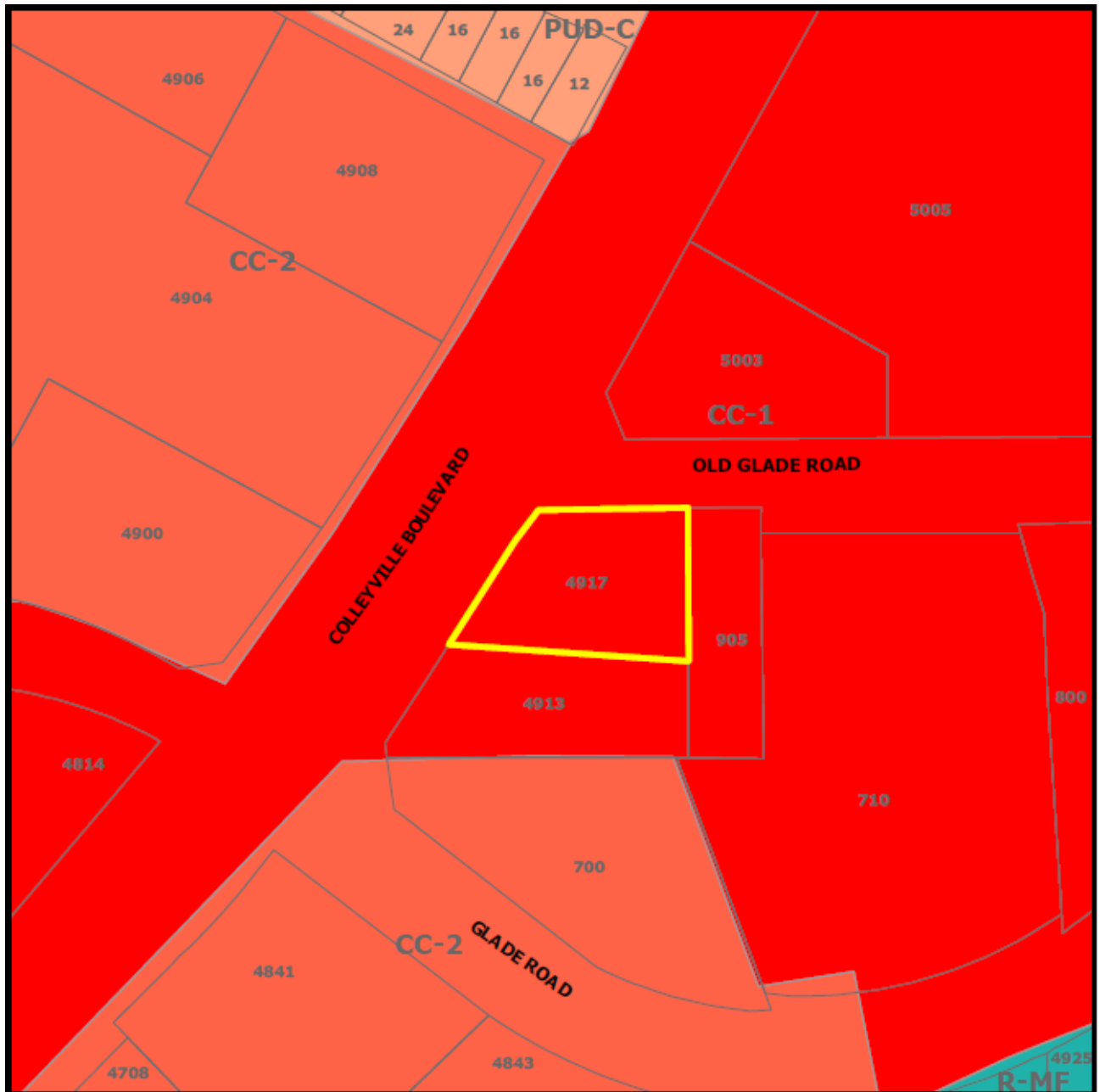


Exhibit “B” – Statement of Planning Objectives



PALIO PARTNERS

A Specialist in Preferred Development Solutions for Restaurant and Retail Companies

Statement of Planning Objectives for Zoning Application – 4917 Colleyville Blvd.

Palio Partners is a commercial real estate development company that was formed in 2008 by Brendon Hollier, Clark Knippers, and Doug Alcott, with the goal of providing retail and restaurant clients with the necessary capital and development expertise for new store growth. Palio Partners has worked with some best-in-class concepts and makes a point to deliver only the highest quality product to the communities it develops in and its clients, whether their needs are land redevelopment, redevelopment of existing structures, or turnkey, new construction spaces. Palio's track record includes tenants such as: Main Event Entertainment, Chuy's Tex-Mex, Starbucks, Urban Air Trampoline Park, Genghis Grill, Mattress Firm, and many more.

In January of 2019, Palio was presented with the opportunity to purchase the property at 4917 Colleyville Blvd. (“Property”) from Leon Capital Group. The Property is roughly 0.46 acres and remains as a demolished Sonic site with an existing, severely damaged parking lot. With a positive forecast of the Colleyville trade area, due to the Hwy. 26 redevelopment and strong demographics, Palio decided to pursue this opportunity. Foremark Real Estate Services, Palio's leasing team, immediately began marketing the Property, trying to find the right end user for the site. Initially, Palio and Foremark thought a restaurant with drive thru was the highest and best use for the Property. After over 6 months of intense leasing efforts, it was determined that restaurant use is far less feasible than anticipated, due to the size of the lot and economics of the deal. Eventually, Enterprise Rent-a-Car connected with Foremark, expressing their interest in relocating from their current location at the Colleyville Downs Shopping Center. Enterprise's newest prototypical storefront is a freestanding building with a detached car wash, a layout that fits exceptionally well on the Property. The prototype calls for heavy use of brick and other masonry materials, which results in an extremely high-quality building in terms of aesthetics and durability.

The Property is currently zoned CC1, which does not allow for Enterprise's use, categorized as “Auto, Truck or Trailer Rental” by the City's Land Development Code. Although this use is prohibited in CC1, Palio and Foremark believe that Enterprise functions more as a retailer, rather than an automotive use. Over the past several months, the principals at Palio have met with the City of Colleyville several times to discuss the possibility of rezoning the Property. Per the City's recommendation, Palio is pursuing a zoning change from CC1 to PUD. Palio believes that Enterprise is the highest and best use for the Property for several reasons. As mentioned above, the Enterprise building and car wash lay out very efficiently on this site. Foremark has contacted the owner of the adjacent Red Barn BBQ site multiple times inquiring about a purchase. The owner has mentioned that they have absolutely no interest in selling. Without the ability to combine these parcels, we are extremely limited on size. The difficult access when heading southbound on Hwy. 26 make this more of a destination site, which is far more suitable for a car rental service compared to a restaurant user. This site's location on a heavily traveled thoroughfare used to get to and from an airport also plays very well for a car rental service. These factors combined make the Property a very ideal location for Enterprise, and a less ideal location for a restaurant. The Palio and Foremark team believe that all of this makes Enterprise not only a highly compatible end user, but also the right tenant for the Property. Enterprise is a proven, highly successful concept that has shown it can and will operate for decades to come.

Enterprise Holdings, Enterprise Rent-a-Car's parent company, is a privately held company with over \$24 billion in annual revenue. Enterprise Rent-a-Car has long been regarded as the premiere car rental service throughout the United States, being called the number one car rental company in terms of customer satisfaction from 2005 through 2011 by J.D. Power and Associates.



PALIO PARTNERS

A Specialist in Preferred Development Solutions for Restaurant and Retail Companies

Palio Partners' plan for the Property is to redevelop and improve the site for a freestanding Enterprise Rent-a-Car. Our current site plan shows a 1,602sf building with 28 parking stalls. The building will be comprised of mainly brick, with numerous articulations to create an enhanced aesthetic and break up any continuity. The structure will have a high proportion of storefront and a metal awning system, both of which greatly increase the curb appeal of the building. The building will include stone wainscot and abundant new landscaping to match the reimagined Hwy. 26 corridor. Palio acknowledges the higher standards of land and building development imposed by the City of Colleyville and intends to not only meet, but exceed these requirements. It is our intention to own the Property for the term of the lease (20 years, plus options), showing our commitment to not only this Property and Enterprise as a tenant, but also to the Colleyville trade area as a whole.

At this site, Enterprise will rent cars, mini-vans, SUVs, pick-up trucks and 15-passenger vans. They will not rent box trucks or other commercial vehicles. Enterprise's hours of operation would be Monday thru Friday from 7:30am – 6:00pm and Saturday from 10:00am – 2:00pm. Enterprise will be closed on Sundays. Enterprise intends to have 3 – 7 employees at any given time. Enterprise has mentioned that they run their business based on utilization and the flow of their business is typically during the week. For example, Tuesday thru Thursday there may be only 3 – 7 cars on the lot, and then on a non-holiday weekend they could have as many as 20 cars on the lot. Based off utilization, they use teams of drivers and personnel to move vehicles where they are needed. To sum up, their business model is to keep cars on rent and they will move vehicles around locations to maximize that.

In conclusion, we believe that Enterprise is the best possible tenant for the Property. Enterprise has been very successful in Colleyville, and this site provides an opportunity to better their presence and better serve the Colleyville community. Enterprise has served the Colleyville community for many years and this relocation effort shows further commitment to provide Colleyville with the best service and presence possible.

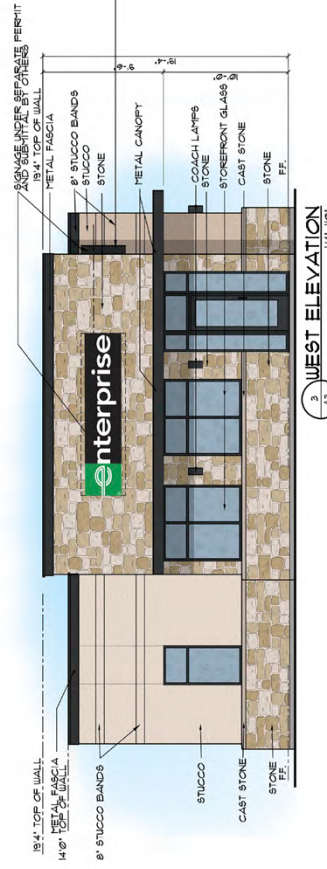
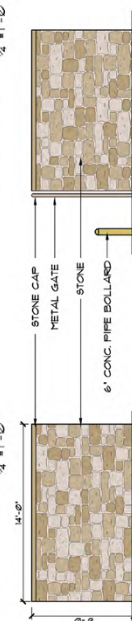
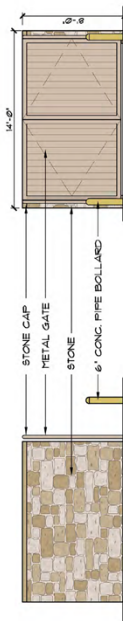
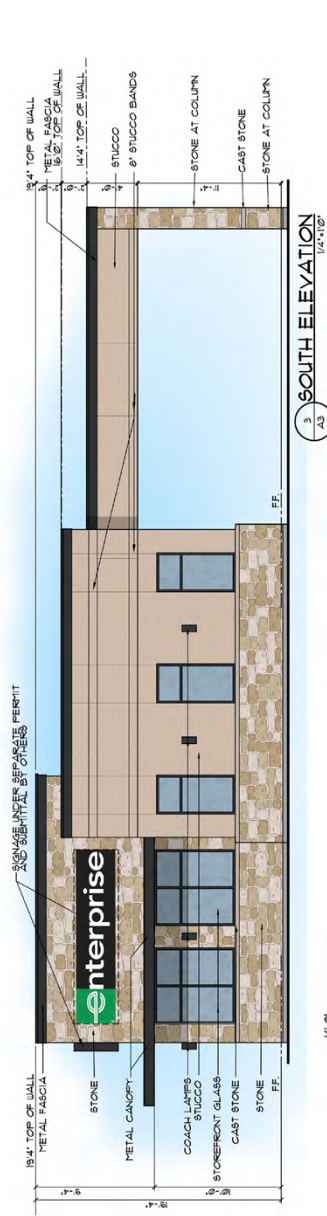
Sincerely,

Brendon Hollier

The site plan illustrates the proposed enterprise development at the intersection of Glade Rd and Colleville Blvd. The main building is a large, irregular structure with a total area of 120,254 SF, including a 0.46 AC (20,254 SF) section. It features a central 'WASH' area (1,602 SF) and a 'PRG' area (1,602 SF). The building is surrounded by parking spaces, with a total of 2,200 SF provided. The site is bounded by Old Glade Rd to the north, Colleville Blvd to the east, and Glade Rd to the south. The plan also shows existing infrastructure, including a 10' blue street and a 10' blue sidewalk. The site is divided into several zones, including a 10' blue zone and a 10' blue zone. The plan includes a north arrow, a graphic scale (1 inch = 20 feet), and a table of site data.

SITE DATA TABLE	
	% OF SITE
WASH AREA	1.3%
PRG AREA	1.3%
MAIN BUILDING AREA	16.02 SF
WASH AREA	7.9%
TOTAL	2,302 SF
IMPASIBLE AREA	11.6%
OPEN AREA	24.1%
OPEN AREA	25.7%

PARKING TABLE	
	811 ADA
AUTOMATED PARKING	2,200 SF
PARKING PROVIDED	28 (2 ADA)



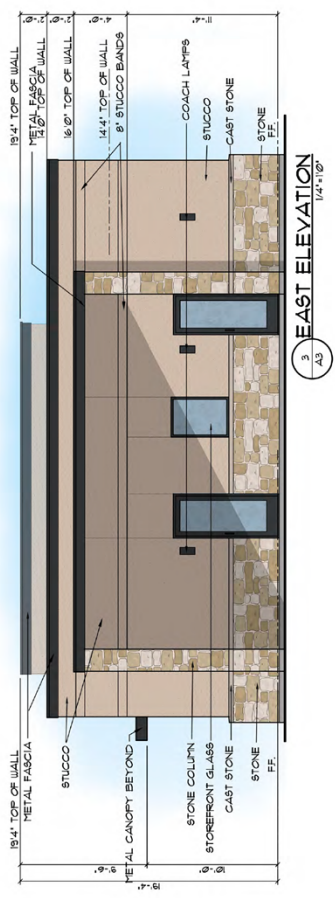




Exhibit "D" - Landscape Plan

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND SEQUENCING OF LAWN INSTALLATION WITH OTHER CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE A FINISH GRADE WITHIN 1/4" OF FINISHED GRADE. ADJUST CORNERS TO ACHIEVE POSITIVE DRAINAGE TOWARD DRIVEWAYS, SIDEWALKS, AND OTHER AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, BROADCASTED WITH SEED, AND TOPDRESSED WITH 1/4" OF TOPSOIL. SEEDING SHALL BE DONE IN ONE PASS.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" AND LARGER FROM LAWN AREAS PRIOR TO PLACING TOPSOIL AND SEED INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS FREE OF OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, MOWING, WATERING, WEEDING, AND OTHER MAINTENANCE ACTIVITIES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS IN A HEALTHY CONDITION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS IN A HEALTHY CONDITION.

SOLID SOO NOTES

- PLANT SOO BY HAND TO COVER INDICATED AREAS.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS FREE OF OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, MOWING, WATERING, WEEDING, AND OTHER MAINTENANCE ACTIVITIES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS IN A HEALTHY CONDITION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS IN A HEALTHY CONDITION.

LANDSCAPE TABULATIONS

Item	Plant	Quantity	Notes
1	Plant	1	Plant
2	Plant	2	Plant
3	Plant	3	Plant
4	Plant	4	Plant
5	Plant	5	Plant
6	Plant	6	Plant
7	Plant	7	Plant
8	Plant	8	Plant
9	Plant	9	Plant
10	Plant	10	Plant

Item	Plant	Quantity	Notes
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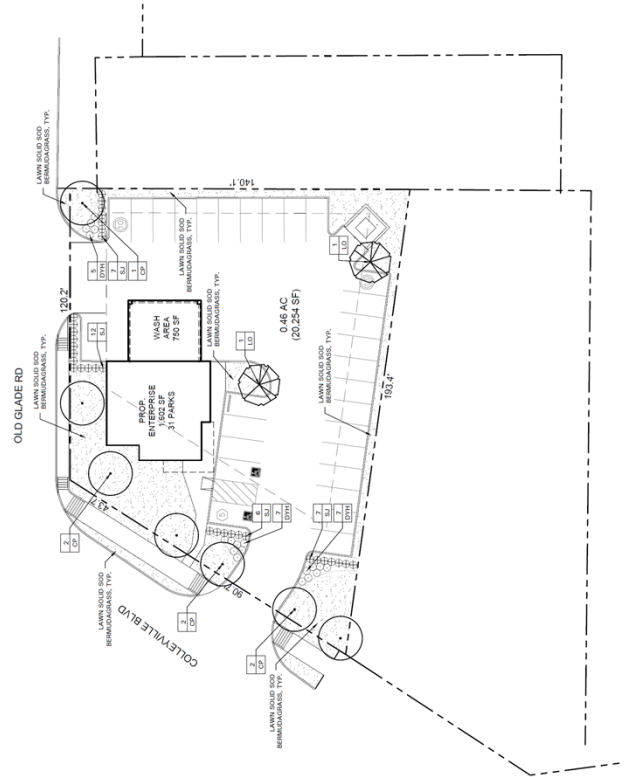
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6	Plant	6	Plant
7	Plant	7	Plant
8	Plant	8	Plant
9	Plant	9	Plant
10	Plant	10	Plant

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED LAWN AREAS AND NOTIFY THE CLIENT OF ANY EXISTING CONDITIONS THAT MAY AFFECT THE LANDSCAPE PLAN.
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MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE BUT NOT BE LIMITED TO, MOWING, WATERING, WEEDING, AND OTHER MAINTENANCE ACTIVITIES.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, MOWING, WATERING, WEEDING, AND OTHER MAINTENANCE ACTIVITIES.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION AND SHALL BE REPLACED AS SOON AS POSSIBLE AFTER DEATH OR DISEASE.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID AFTER FINAL ACCEPTANCE.



PLANT LIST

SYMBOL	COMMON NAME	QTY	SIZE	REMARKS
1	Plant	1	1"	Plant
2	Plant	2	2"	Plant
3	Plant	3	3"	Plant
4	Plant	4	4"	Plant
5	Plant	5	5"	Plant
6	Plant	6	6"	Plant
7	Plant	7	7"	Plant
8	Plant	8	8"	Plant
9	Plant	9	9"	Plant
10	Plant	10	10"	Plant

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED MINIMUMS AS INDICATED.

Date: 3/24/23

Drawn By: TCU

Checked By: TCU

Reviewed By: TCU

ENTERPRISE

4817 COLLETVILLE BLVD

COLLETVILLE, TX

3233 MOULTON BOULEVARD STE. A, HOUSTON, TX 77058

OFFICE: 817.288.0558 FAX: 817.288.0558

WWW.MWRIGHT.COM

Sheet No. A3.1

Project No. 190121

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City of Colleyville City Council Agenda Briefing

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

Agenda Number 6b

Agenda Date 11/19/2019

Number Ordinance O-19-2102

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a zoning change from CC-1 Village Retail to PUD-C Planned Unit Development – Commercial on Lot 1A, Block 1, in the Applebee's Addition, located at 5150 Colleyville Boulevard, Case ZC19-014

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

Second Reading and Public Hearing

The applicant and a representative from Chick-fil-A were present and answered questions regarding the proposed development. Concerns were expressed at the public hearing concerning the required 30-inch landscape wall, noise, and traffic. The Council also requested the addition of stone to the building. The applicant has submitted a revised site plan, building elevations, landscape plan, and grading plan.

First Reading and Public Hearing

Bryan Burger, the applicant, has submitted a request to rezone the property located at 5150 Colleyville Boulevard from the CC-1 Village Retail district to the PUD-C Planned Unit Development-Commercial district. The purpose is to rezone in order to allow for the development and operation of a new restaurant use for the property.

Existing Conditions/Background: The subject property is currently platted as Lot 1, Block 1, Applebee's Addition and is the previous location of the Londoner Restaurant. The applicant proposes to remove the existing restaurant and develop the property into a restaurant with drive-through lanes located along Colleyville Boulevard. The current zoning allows for a standard restaurant use only.

Proposed Zoning Change:

Request – The request is to rezone from the CC-1 Village Retail (15,000 sq/ft min. lot size) to the PUD-C Planned Unit Development - Commercial (PUD-C) district. The request is to construct a 5,064 SF restaurant with a drive-through (Chik-fil-A).

Purpose: The purpose of a Planned Unit Development (PUD) is to provide for greater flexibility and discretion in the approval of residential, non-residential, and mixed use developments by encouraging creative, efficient and aesthetically desirable residential

and commercial projects that are superior to what could be accomplished in other zoning districts. This may be through the use of increased open spaces and greenbelts or by providing enhanced amenities or features within the development that will be of special benefit to the property owners or to the community.

Analysis – The subject property complies with most of the minimum physical requirements described for the requested PUD-C designation. Per the proposed PUD, this development is requesting to vary from the following requirements: reduction in the 20 foot landscaping buffer required along Colleyville Boulevard down to 10.5 feet; reduction in required parking spaces from 51 to 49; and, in lieu of a low, solid 30 inch wall where parking is adjacent to residential properties a solid landscaping buffer with shrubs 30 inches in height. This request also fits into a recent trend of commercial development along Colleyville Boulevard. The restaurant with drive-through use has been identified in the Land Development Code as allowed in the CC-2 Shopping Center district and therefore approval of this PUD includes approval of the drive-thru restaurant use.

The Land Development Code only allows the proposed restaurant with drive-through use within the Shopping Center (CC-2) and Highway Commercial (CC-3) zoning districts.

Surrounding Development: Property to the south has CC-1 zoning. Properties to the north and west have PUD-C zoning and have developed primarily as residential and commercial due to being located in The Village development. Property to the east has PUD-C Planned Unit Development Commercial and CC-1 Village Retail zoning, and has mostly developed with commercial uses.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates the subject property and most of the property along Colleyville Boulevard as part of the Colleyville Boulevard Corridor, which is planned for future commercial use. The addition of retail/restaurant pad sites meets the intent of the comprehensive plan. The proposed rezoning request does comply with the commercial land use designation stated in the comprehensive plan.

Fees: Impact Fees are required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit, if applicable.

Tree Preservation: The development 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.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations and Independent School Districts within 1,000 feet of the subject property. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends approval of the zoning change request based on the following findings:

- The proposed use conforms to the Future Land Use Plan and stated goals described in the *Destination Colleyville* Plan.
- The proposed use conforms to recent development trends on the surrounding properties and along Colleyville Boulevard.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval to include: 1) both a masonry and shrub wall along Pleasant Run Road; and 2) to relocate the drive along Pleasant Run Road to the south to align with the Chase Bank driveway, at their October 14, 2019 meeting by a vote of 5-0.

Financial Impact

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

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Development Plan
6. Asbuilt Site Plan
7. Demolition Plan
8. Proposed Site Plan
9. Revised Site Plan Per P&Z Commission
10. Building Elevations - Color
11. Landscape Plan
12. Drainage and Utility Plan
13. Grading Plan
14. Photometric Plan
15. Notification Map
16. Notification List
17. Property Owner Notification Letter

18. Ordinance O-19-2102

Aerial Map



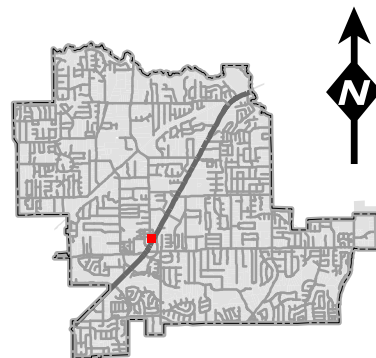
ZC19-014
5150 Colleyville Blvd

DISCLAIMER:

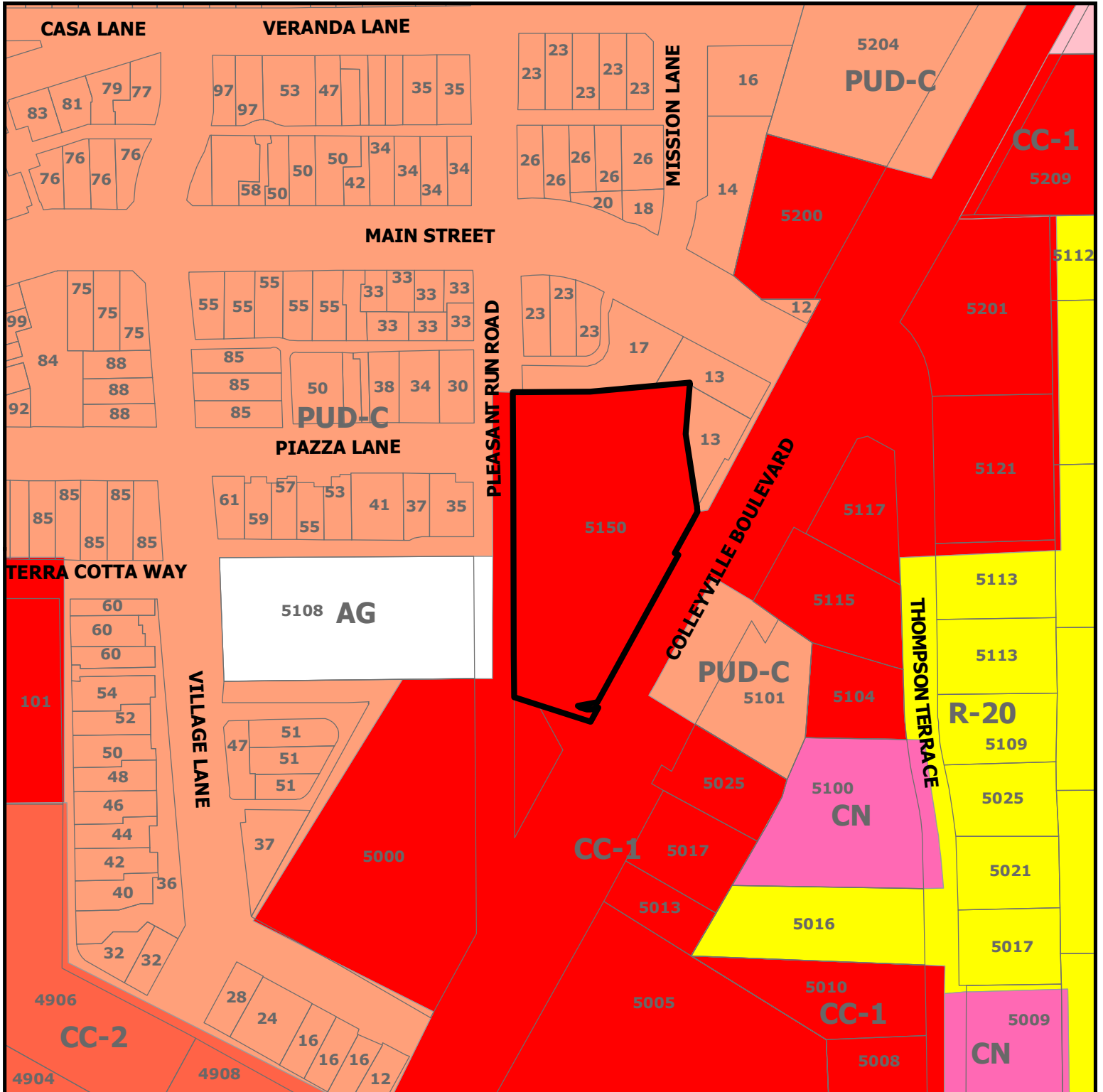
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Subject Property



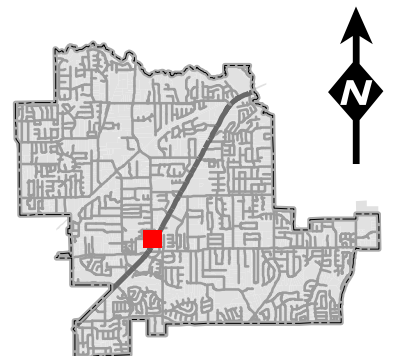
Zoning Map



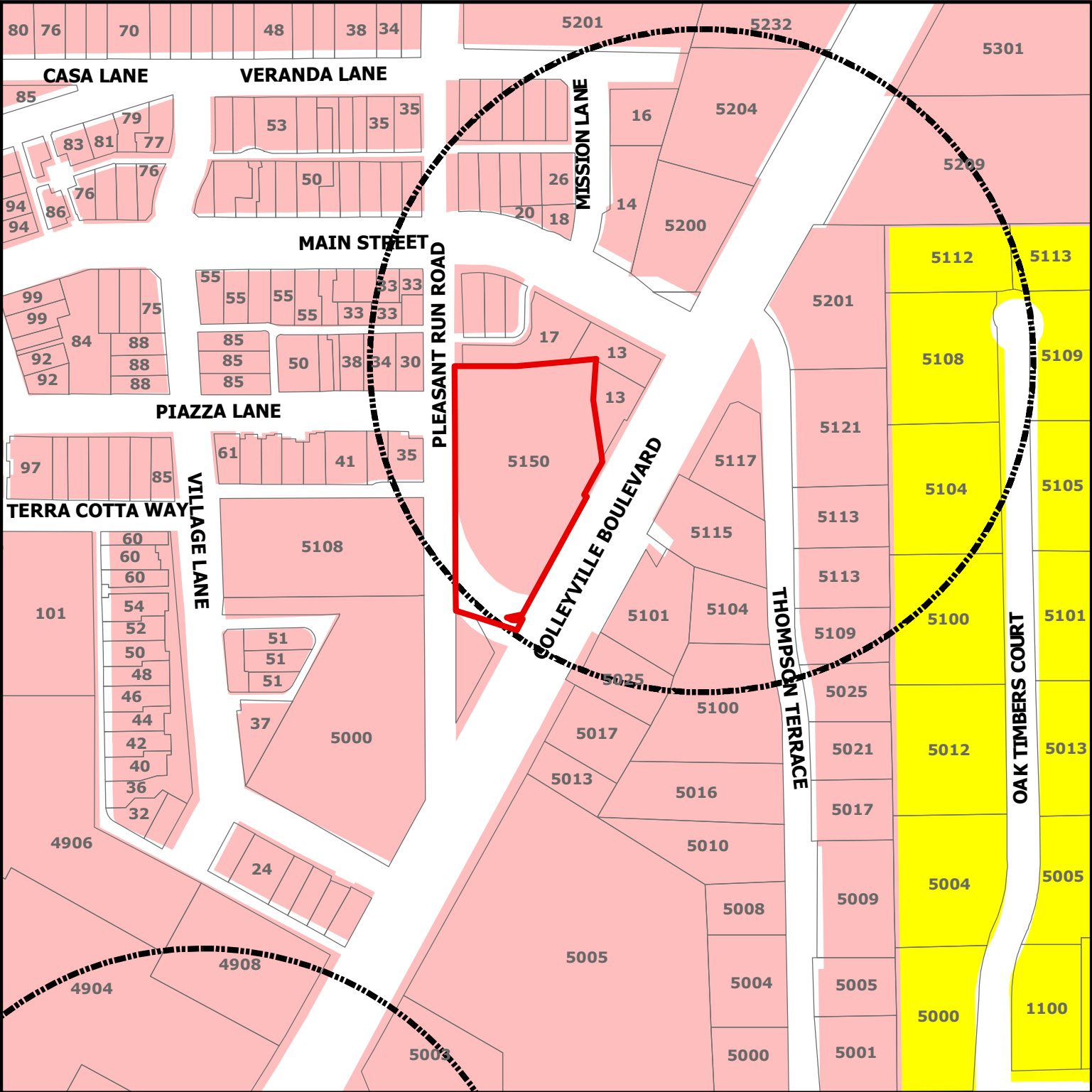
ZC19-014
5150 Colleyville Blvd

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 Subject Property



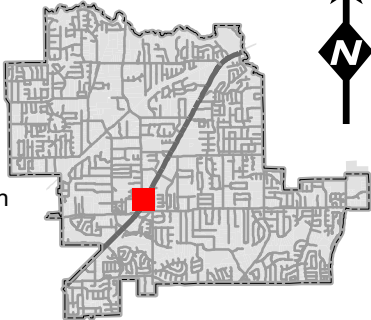
Future Land Use Map



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ZC19-014
5150 Colleyville Blvd

-  Subject Property
-  Sales Tax Preferred Intersection
-  Residential
-  Colleyville Blvd Corridor



Statement of Planning Objectives

Statement of Planning Objectives

The property located at 5150 Colleyville Boulevard and platted as Lot 1, Block 1 – Applebee’s Addition is currently developed as a dine-in restaurant that has been abandoned for quite some time. Chick-fil-A is proposing to demolish the existing abandoned dine-in restaurant and develop a new dine-in and drive-through restaurant. The development of the Chick-fil-A restaurant will require the property to be rezoned from Community Commercial – 1 to Planned Unit Development. The Chick-fil-A development will provide an approximately 5,064 s.f. building with drive-through window, multi-lane order point stations with canopy, an outside meal delivery canopy at the drive through window, 49 parking spaces, and associated access drives. The Chick-fil-A will utilize the existing access points from Colleyville Boulevard and Pleasant Run Road as currently constructed.

Development Plan

Development Schedule

Submit for P.U.D., Site Plan, and Engineering Review - 08/28/19

Planning and Zoning Commission Approval - 12/09/19

City Council First Reading Approval - 01/07/20

City Council Second Reading Approval - 01/21/20

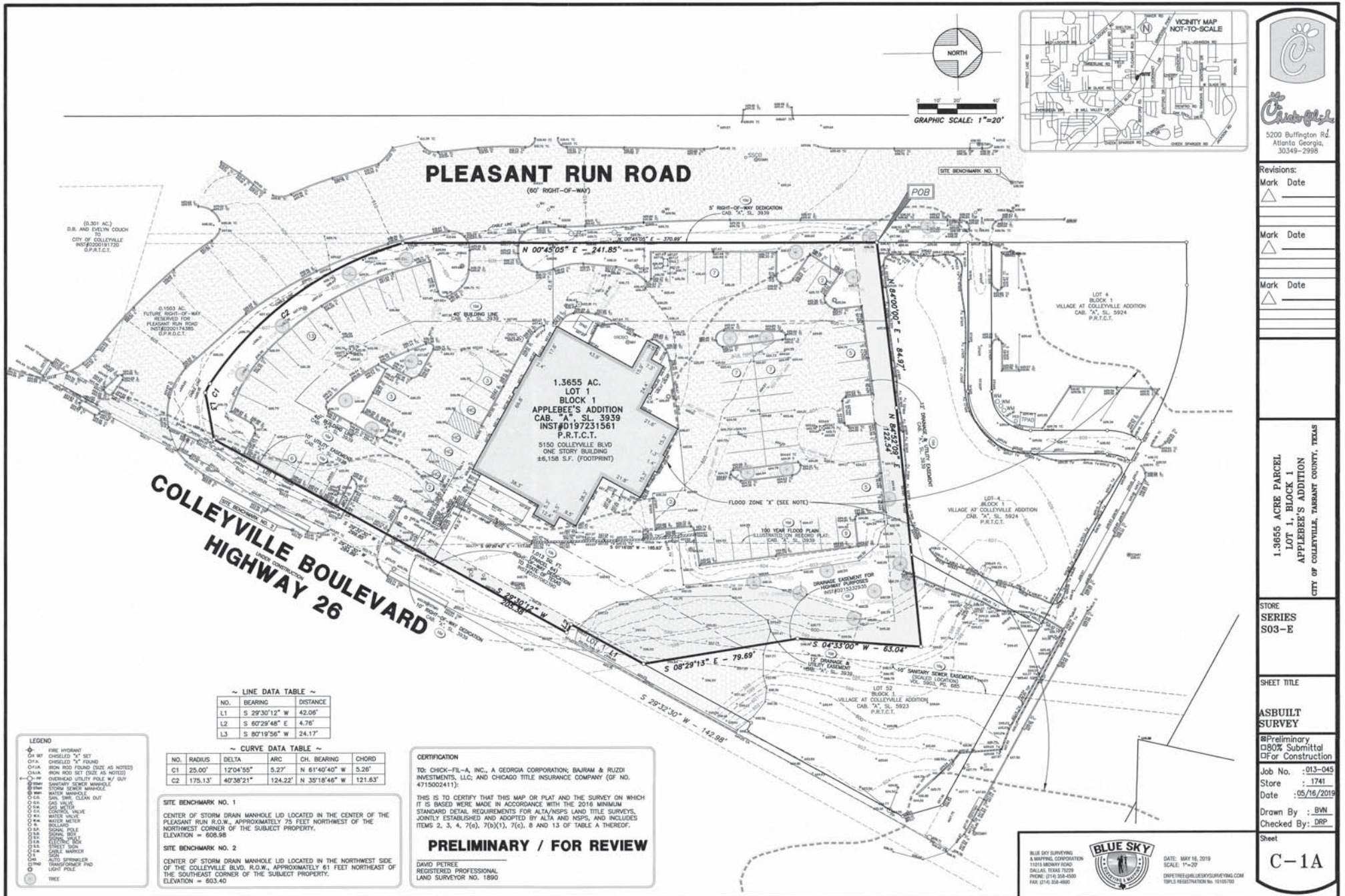
Construction Start Date - 03/23/20

Grand Opening - 08/27/20

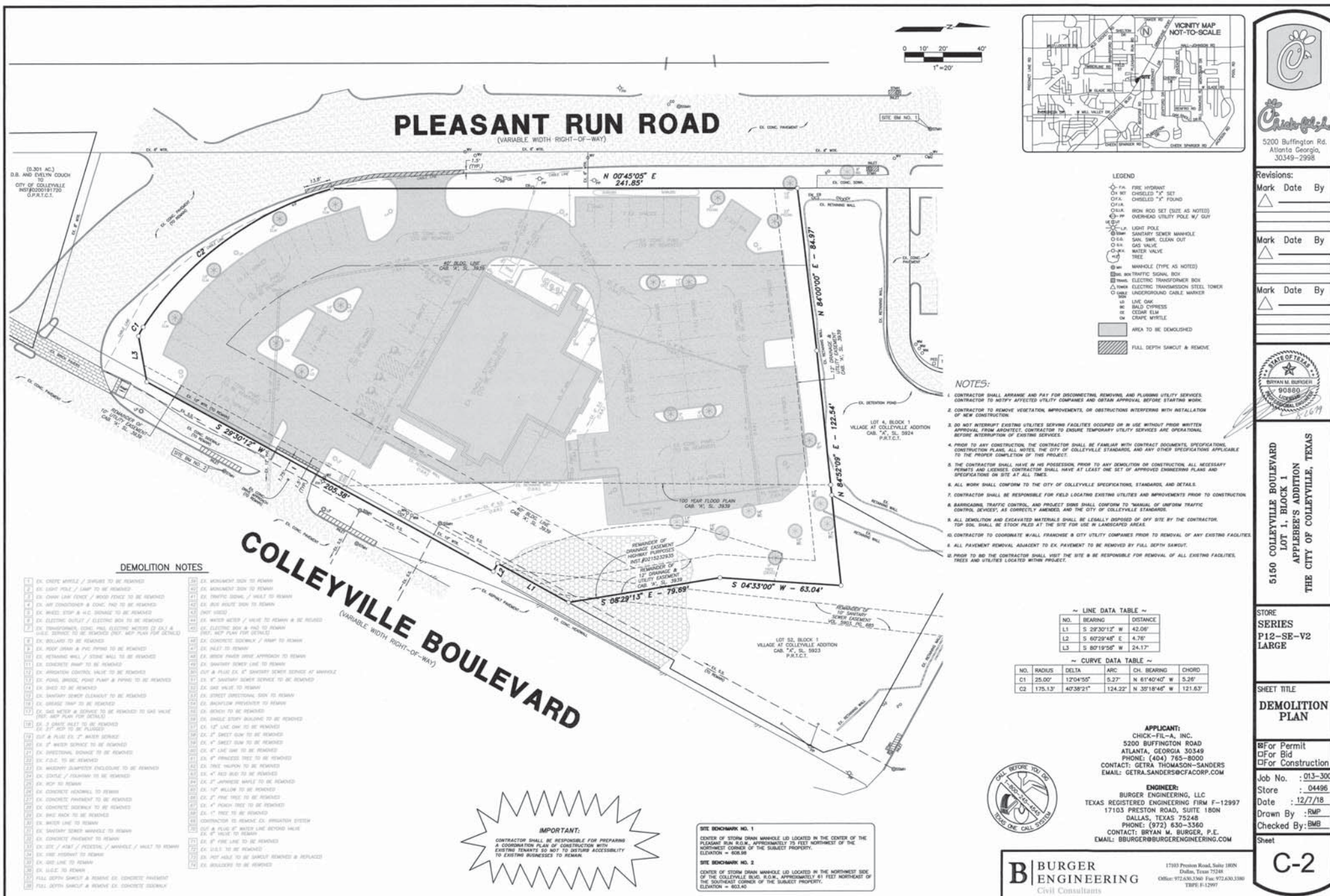
Development Plan

ECONOMIC DEVELOPMENT INFORMATION	
ESTIMATED TOTAL BUILDING AREA (S.F.):	5,064
ESTIMATED SALES PER SQUARE FOOT:	\$691
ESTIMATED TOTAL SALES PER YEAR:	\$3,500,000
ESTIMATED SALES TAX PER YEAR:	\$289,000
ESTIMATED PROPERTY TAX PER YEAR:	\$60,000

Asbuilt Site Plan



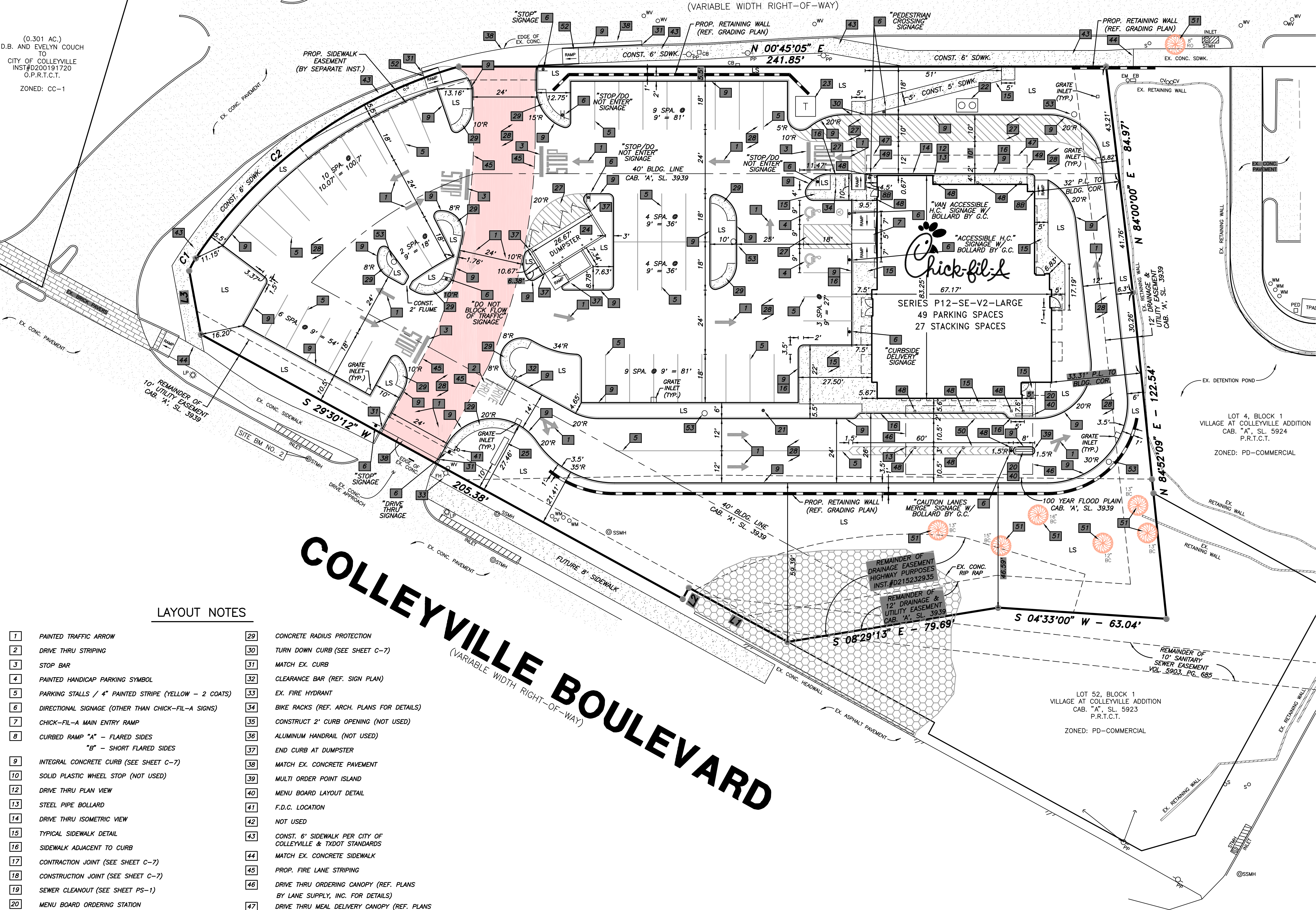
Demolition Plan



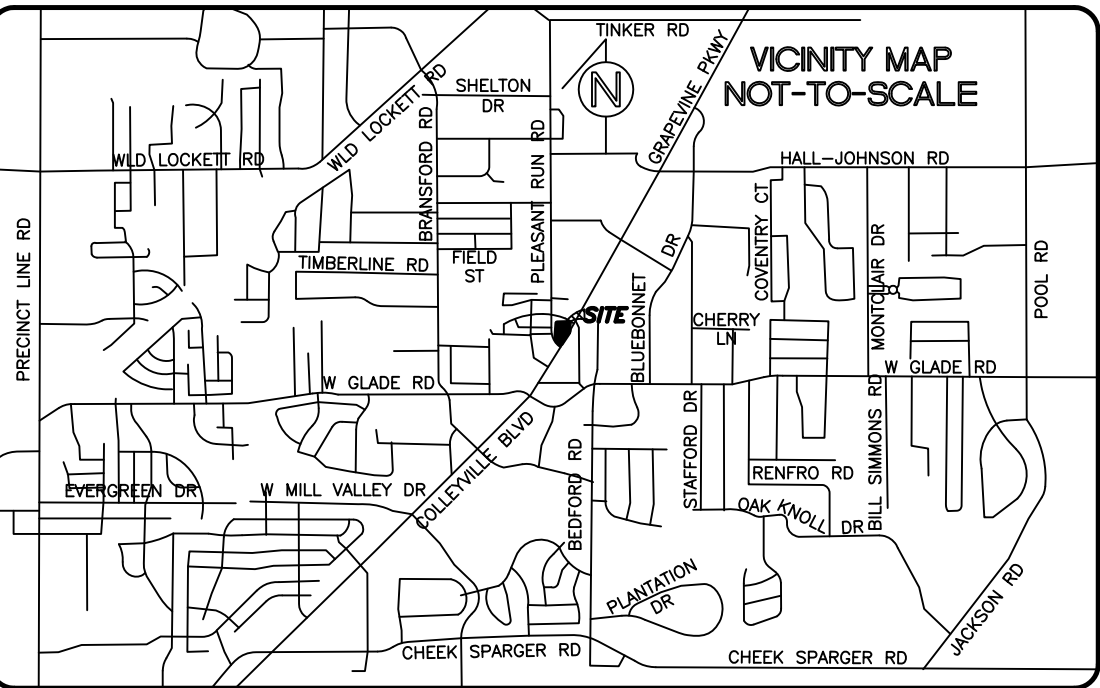
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NO.	BEARING	DISTANCE
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L2	S 60°29'48" E	4.76'
L3	S 80°19'56" W	24.17'

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(0.301 AC.)
D.B. AND EVELYN COUCH
TO
CITY OF COLLEYVILLE
INST#D200191720
O.P.R.T.C.T.
ZONED: CC-1



1	PAINTED TRAFFIC ARROW	29	CONCRETE RADIUS PROTECTION
2	DRIVE THRU STRIPING	30	TURN DOWN CURB (SEE SHEET C-7)
3	STOP BAR	31	MATCH EX. CURB
4	PAINTED HANDICAP PARKING SYMBOL	32	CLEARANCE BAR (REF. SIGN PLAN)
5	PARKING STALLS / 4" PAINTED STRIPE (YELLOW - 2 COATS)	33	EX. FIRE HYDRANT
6	DIRECTIONAL SIGNAGE (OTHER THAN CHICK-FIL-A SIGNS)	34	BIKE RACKS (REF. ARCH. PLANS FOR DETAILS)
7	CHICK-FIL-A MAIN ENTRY RAMP	35	CONSTRUCT 2' CURB OPENING (NOT USED)
8	CURBED RAMP "A" - FLARED SIDES "B" - SHORT FLARED SIDES	36	ALUMINUM HANDRAIL (NOT USED)
9	INTEGRAL CONCRETE CURB (SEE SHEET C-7)	37	END CURB AT DUMPSTER
10	SOLID PLASTIC WHEEL STOP (NOT USED)	38	MATCH EX. CONCRETE PAVEMENT
11	DRIVE THRU PLAN VIEW	39	MULTI ORDER POINT ISLAND
12	STEEL PIPE BOLLARD	40	MENU BOARD LAYOUT DETAIL
13	DRIVE THRU ISOMETRIC VIEW	41	F.D.C. LOCATION
14	TYPICAL SIDEWALK DETAIL	42	NOT USED
15	SIDEWALK ADJACENT TO CURB	43	CONST. 6" SIDEWALK PER CITY OF COLLEYVILLE & TXDOT STANDARDS
16	CONTRACTION JOINT (SEE SHEET C-7)	44	MATCH EX. CONCRETE SIDEWALK
17	CONSTRUCTION JOINT (SEE SHEET C-7)	45	PROP. FIRE LANE STRIPING
18	SEWER CLEANOUT (SEE SHEET PS-1)	46	DRIVE THRU ORDERING CANOPY (REF. PLANS BY LANE SUPPLY, INC. FOR DETAILS)
19	MENU BOARD ORDERING STATION	47	DRIVE THRU MEAL DELIVERY CANOPY (REF. PLANS BY LANE SUPPLY, INC. FOR DETAILS)
20	FLAGPOLE - ECK SERIES 50' POLE PGG BY APPROVED VENDORS - THE FLAG CO. OR ATLAS FLAG (REFER SIGN PLAN)	48	CANOPY COLUMN (REF. PLANS BY LANE SUPPLY, INC. FOR DETAILS)
21	GREASE TRAP	49	4" DASH PAINTED STRIPE (10" L @ 54" O.C.) (YELLOW 2 COATS)
22	PROP. PAD MOUNTED TRANSFORMER	50	ORDER TAKING STRIPING DETAIL
23	DUMPSTER/STORAGE AREA W/SCREENING	51	EX. TREE TO REMAIN
24	CHICK-FIL-A PRIME SIGN W/ MASONRY BASE BY G.C.	52	BARRIER FREE RAMP PER CITY OF COLLEYVILLE & TXDOT STANDARDS
25	CHICK-FIL-A ENTER SIGN (NOT USED)	53	LIGHT POLE BASE LOCATON (REF. SITE LIGHTING PLAN FOR EXACT LOACON)
26	STRIPING (SEE SHEET C-8 DETAIL 5)		
27	CONCRETE PAVEMENT		



LEGEND	
○ F.H.	FIRE HYDRANT
○ X SET	CHISELED "X" SET
○ F.I.R.	CHISELED "X" FOUND
○ F.I.R.	IRON ROD SET (SIZE AS NOTED)
○ S.V.	OVERHEAD UTILITY POLE W/ GUY
○ S.V.	SANITARY SEWER MANHOLE
○ S.V.	SAN. SWR. CLEAN OUT
○ S.V.	GAS VALVE
○ S.V.	WATER VALVE
○ S.V.	TREE
○ M.H.	MANHOLE (TYPE AS NOTED)
○ S.B.	BOX TRAFFIC SIGNAL BOX
○ S.B.	ELECTRIC TRANSFORMER BOX
○ S.B.	ELECTRIC TRANSMISSION STEEL TOWER
○ S.B.	UNDERGROUND CABLE MARKER
○ S.B.	LIVE OAK
○ S.B.	BALD CYPRESS
○ S.B.	CEDAR ELM
○ S.B.	CRAPPE MYRTLE
○ S.B.	LANDSCAPE AREA

NOTES

- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS AND/OR CITY STANDARD SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
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- ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.
- THE BUILDING IS PARALLEL & PERPENDICULAR TO THE WEST PROPERTY LINE.

SITE DATA

ZONING:	CC-1
LOT AREA:	1.365 ACRES (59.474 S.F.)
PROPOSED USE:	DINE IN & DRIVE THRU RESTAURANT
CURRENT USE:	DINE IN RESTAURANT
BUILDING AREA:	5,048 S.F.
F.A.R.:	0.085:1
LOT COVERAGE:	8.5%
PARKING REQUIRED:	1 SPACE FOR EVERY 100 S.F. OF BLDG. AREA 5,048/100 = 51 SPACES
PARKING PROVIDED:	49 SPACES (2 H.C.)
BUILDING HEIGHT:	25' MAX. HT. (1 STORY)
LANDSCAPE PROVIDED:	18,679 S.F. (31.42%)
LANDSCAPE REQUIRED:	11,895 S.F. (20%)
LANDSCAPE PROVIDED:	19,649 S.F. (33.04%)
PARKING & BUILDING AREA:	39,825 S.F. (66.96%)

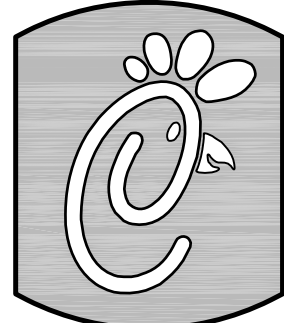
OWNER:
BAJRAM & RUZDI INVESTMENTS, LLC
206 MILL WOOD DRIVE
COLLEYVILLE, TEXAS 76034
PHONE: (682) 738-8374

APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: GETRA THOMASON-SANDERS
EMAIL: GETRA.SANDERS@CFACORP.COM

ENGINEER:
BURGER ENGINEERING, LLC
TEXAS REGISTERED ENGINEERING FIRM F-12997
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
PHONE: (972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.
EMAIL: BBURGER@BURGERENGINEERING.COM

BURGER ENGINEERING
Civil Consultants

17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
TBPE F-12997



Chick-fil-A

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark Date By

△

Mark Date By

△

Mark Date By

△

5150 COLLEYVILLE BOULEVARD
LOT 1, BLOCK 1
APPLEBEE'S ADDITION
THE CITY OF COLLEYVILLE, TEXAS

STORE

**SERIES
P12-SE-V2
LARGE**

SHEET TITLE

**SITE
PLAN**

☒For Permit
☐For Bid
☐For Construction

Job No. : 013-300

Store : 04496

Date : 12/7/18

Drawn By : RMP

Checked By: BMB

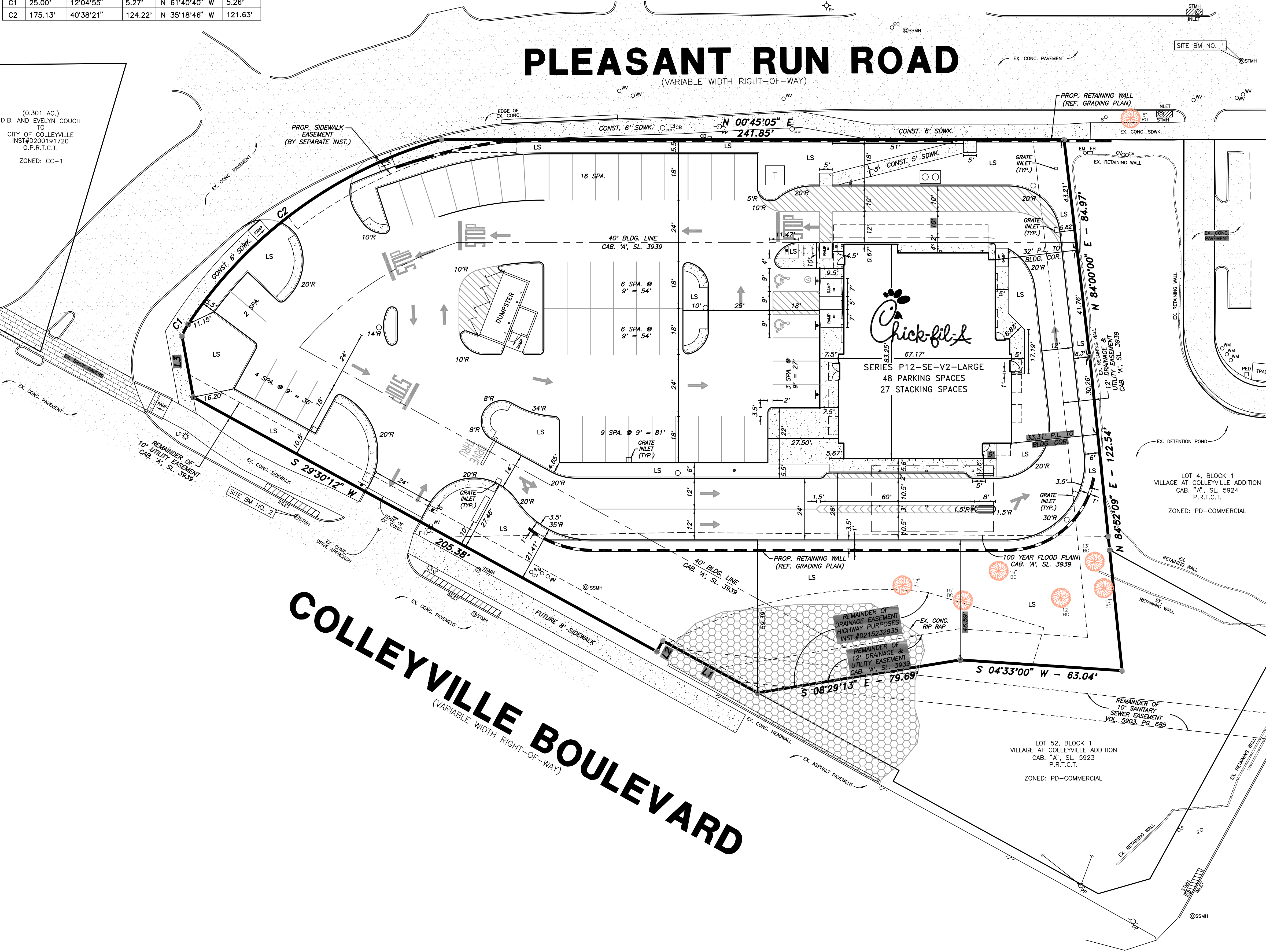
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C-3

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TO
CITY OF COLLEYVILLE
INST#D20191720
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ZONED: CC-1



COLLEYVILLE BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)

PLEASANT RUN ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)



SERIES P12-SE-V2-LARGE
48 PARKING SPACES
27 STACKING SPACES

LEGEND

- F.H. FIRE HYDRANT
- CHISELED "X" SET
- CHISELED "X" FOUND
- IRON ROD SET (SIZE AS NOTED)
- OVERHEAD UTILITY POLE W/ GUY
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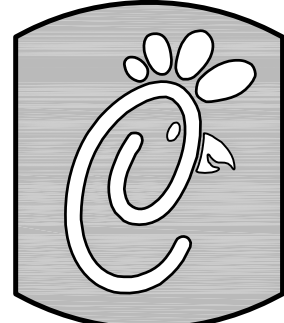
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B BURGER
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LOT 1, BLOCK 1
APPLEBEE'S ADDITION
THE CITY OF COLLEYVILLE, TEXAS

STORE

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- ☒ For Permit
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Sheet

C-3



Chick-fil-A

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P: (404) 765 8000

MAYSE & ASSOCIATES INC.
Architecture • Planning • Construction Management



1481 Quorum Dr. Suite 500
Dallas, TX 75201
Phone: (972) 386-0335 Fax: (972) 386-0275
www.mayseassociates.com

11/8/2019 11:40:12 AM

CHICK-FIL-A
Colleyville Blvd and Main
5150 Colleyville Blvd.
Colleyville, TX 76034

FSR#04496

BUILDING TYPE / SIZE: SE / ALL
RELEASE: v2, 19.05

REVISION SCHEDULE
NO. DATE DESCRIPTION
N/A N/A

ISSUED FOR PERMIT

CONSULTANT PROJECT # 19029
PRINTED FOR ISSUED FOR PERMIT
DATE 11/8/2019 11:40:12 AM
DRAWN BY Designer
Information contained on this drawing and all rights here-
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any manner without written notice or permission from
the architect or project representative.
SHEET
24x36 EXTERIOR
ELEVATIONS
SHEET NUMBER

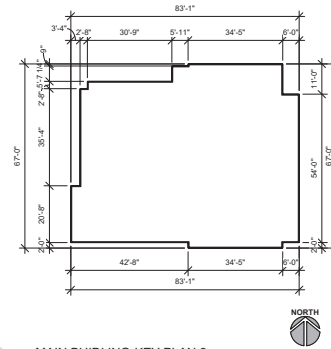
A-302X



C4 REAR ELEVATION - NORTH
1/4" = 1'-0"

REAR ELEVATION - NORTH		
MATERIALS	AREA (SQFT)	AREA PERCENTAGE
BRICK (BR-3)	1238	72%
BRICK (BR-4)	272	15%
STOREFRONT GLAZING	170	11%
ELECTRICAL EQUIPMENT	32	2%
DOOR	31	0%
TOTAL	1743	100%

HORIZONTAL FACADE LENGTH = 83'-1"

B1 MAIN BUILDING-KEY PLAN 2
3/8" = 1'-0"

FINISH SCHEDULE - EXTERIOR						
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
EXTERIOR						
BR-3	BRICK VENEER (PRIMARY)	ACME BRICK	MODULAR	1	PALOMA GRAY	MORTAR: ARGOS SAN TAN
BR-4	BRICK VENEER (ACCENT)	ACME BRICK	MODULAR		RUSTIC WHITE	MORTAR: ARGOS SAN TAN
CP-1	CANOPY METAL FASCIA		DURA COAT	DC185T-2703	DARK BRONZE	OIL RUBBED BRONZE METALLIC TEXTURE PVD
CP-2	CANOPY METAL DECK				WHITE	SMOOTH WHITE, HIGH GLOSS
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			MIDNIGHT BRONZE (MATTE)	
PT-100	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #896-350	SW 2807	ROCKWOOD	REFUSE ENCLOSURE, FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #896-350		DARK BRONZE	FINISH: SEMI-GLOSS
SN-1	STONE VENEER	AGUADO STONE	SAW CUT CHOP LIMESTONE		SONOMA BLEND	MORTAR: ARGOS SAN TAN
SN-2	STONE VENEER	AGUADO STONE	LIMESTONE TRIM		CREAM	MORTAR: ARGOS SAN TAN, 6" DEEP, 4" THICK, CHISELED FACE
ST-1	STOREFRONT	TYKK	YES 45		DARK BRONZE	

NOTES:

GLAZING TO MEET ENERGY STANDARDS:
SHGC: 0.28, VT: 0.54, U-VALUE: 0.46DOORS TO MEET ENERGY STANDARDS:
SHGC: 0.69, VT: 0.86, U-VALUE: 0.66NET AREA: 4576 SQFT
GROSS AREA: 4747 SQFT

WHITE PVC ROOF TO BE UTILIZED.

THESE SHEETS ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.



Chick-fil-A

Chick-fil-A
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P: (404) 765 8900MAYSE & ASSOCIATES INC.
Architecture • Planning • Construction Management14881 Quorum Dr. Suite 500
Dallas, TX 75244
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11/8/2019 11:40:35 AM

CHICK-FIL-A
Colleyville Blvd and Main
5150 Colleyville Blvd.
Colleyville, TX 76034

FSR#04496

BUILDING TYPE / SIZE: SE / ALL
RELEASE: v2, 19.05REVISION SCHEDULE
NO. DATE DESCRIPTION
N/A N/A

ISSUED FOR PERMIT

CONSULTANT PROJECT # 19029

PRINTED FOR ISSUED FOR PERMIT

DATE 11/8/2019 11:40:35 AM

DRAWN BY Designer

SHEET 24X36 EXTERIOR ELEVATION

SHEET NUMBER

A-304X

BIM 360/VTX 0496 Colleyville Blvd and Main, Colleyville, FSR P12 SE_LRIG04496_Colleyville_ARC.rvt
11/8/2019 11:41:46 AM
0496-A-305X-24x36 EXTERIOR 3D



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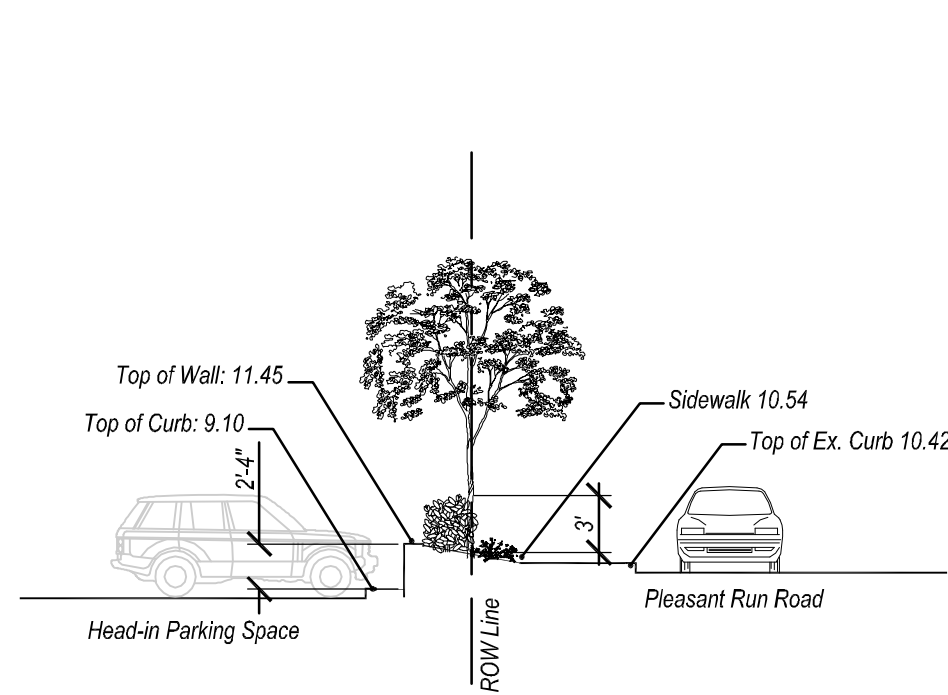
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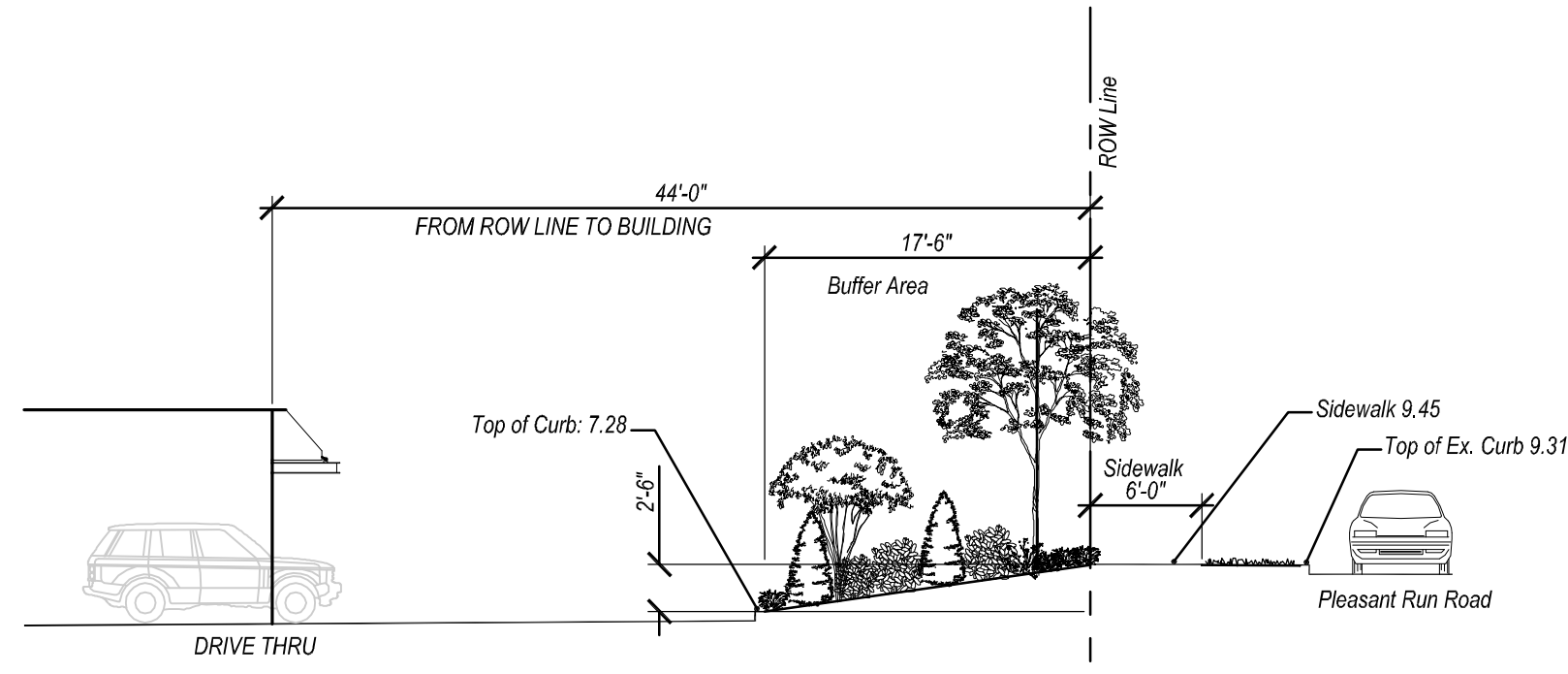
SHEET 24x36 EXTERIOR 3D

SHEET NUMBER

A-305X



SECTION A-A
SCALE: 1" = 10'-0"



SECTION B-B
SCALE: 1" = 10'-0"

LANDSCAPE TABULATIONS

City of Colleyville

SITE LANDSCAPE: 20% of total site to be landscape area (59,474 s.f.)

Required 11,894 s.f. (20%) Provided 19,649 s.f. (33%)

STREET/YARD: 50% of total landscape to be in street/yard

Required 9,824 s.f. (50%) Provided 18,337 s.f. (93%)

STREET FRONTAGE: (1) tree, 3" cal., per 40 L.F. of street frontage and (1) shrub, 5 gal., per 5 L.F. of street frontage

Pleasant Run Road (366.07 L.F.) Required (12) trees, 3" cal. min. (74) shrubs, 5 gal. Provided (9) trees, 4" cal. (105) shrubs, 5 gal.

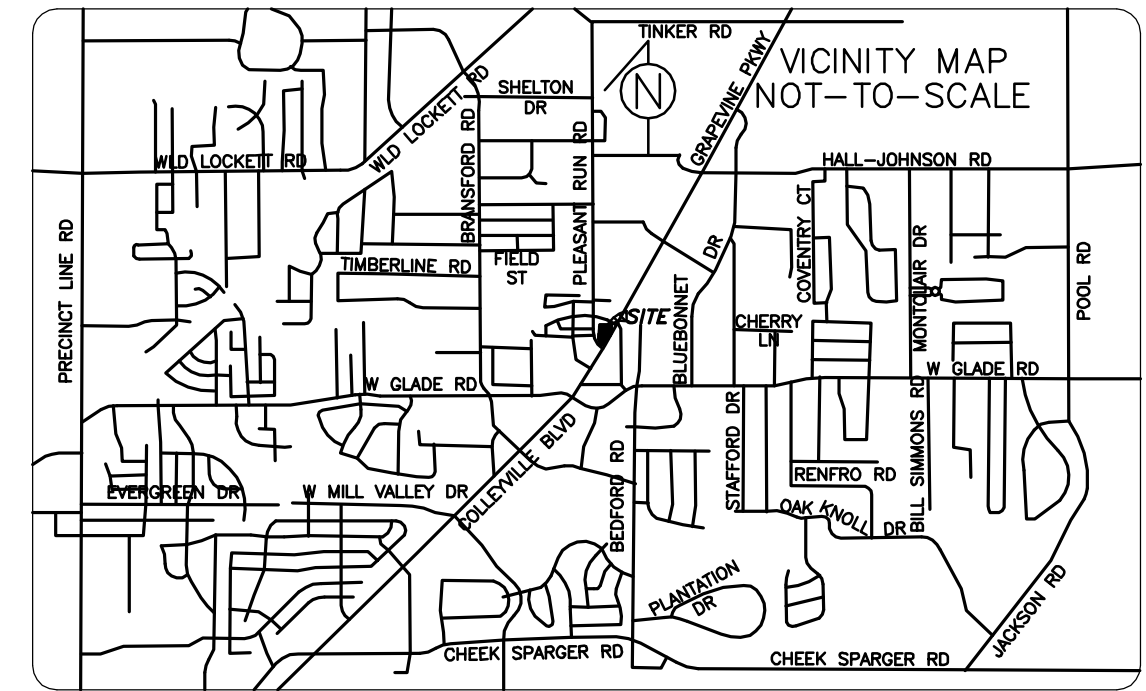
Colleyville Boulevard (181.38 L.F.) Required (5) trees, 3" cal. min. (38) shrubs, 5 gal. Provided (5) trees, 4" cal. (61) shrubs, 5 gal.

PARKING LOT LANDSCAPE: (49 spaces) Requirements: (1) tree, 3" cal. and (140) s.f. of landscape per each 18 parking spaces

Required (2) trees, 3" cal. min. 280 s.f. Provided (2) trees, 4" cal. 764 s.f.

SITE DATA

ZONING: CC-1
LOT AREA: 1.365 ACRES (59,474 S.F.)
PROPOSED USE: DINE IN & DRIVE THRU RESTAURANT
BUILDING AREA: 5,064 S.F.
F.A.R.: 0.085:1
PARKING REQUIRED: 1 SPACE FOR EVERY 100 S.F. OF BLDG. AREA
5,064/100 = 51 SPACES
49 SPACES (2 H.C.)
PARKING PROVIDED: 25' MAX. HT. (1 STORY)
LANDSCAPE PROVIDED: 19,649 S.F. (33.04%)



VICINITY MAP (N.T.S.)

PLANT LIST

QTY.	TREE TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
13	BC	Bald Cypress	Taxodium distichum	4" cal.	container grown, 13" ht. min., 4" spread min.
6	CE	Cedar Elm	Ulmus crassifolia	4" cal.	container grown, 13" ht. min., 4" spread min.
9	CM	Crape Myrtle 'Dallas Red'	Lagerstroemia indica 'Natchez'	3" cal.	7' ht., B&B, 3-5 cane, no cross cuning
20	NRSS	Nellie R. Stevens	Ilex x 'Nellie R. Stevens'	5' ht.	container grown, full plant specimen
6	LO	Live Oak	Quercus virginiana	4" cal.	container grown, 13" ht. min., 4" spread min.
2	RO	Red Oak 'Shumard'	Quercus shumardii	4" cal.	container grown, 13" ht. min., 4" spread min.
2	TY	Tree Yaupon Holly	Ilex vomitoria	6' ht.	B&B, 3-5 cane, no cross cuning
QTY.	SHRUB TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
83	DA	Dwarf Abelia 'Super Gold'	Abelia grandiflora 'Super Gold'	3 gal.	container grown, full plant specimen
143	DWM	Dwarf Wax Myrtle	Myrica pusilla 'Dor's Dwarf'	5 gal.	container grown, full plant specimen
53	GM	Gulf Muhly	Muhlenbergia capillaris	5 gal.	container grown, full plant specimen
90	IH	Indian Hawthorne 'Clara'	Raphiolepis indica 'Clara'	5 gal.	container grown, full plant specimen
76	MFG	Mexican Feathergrass	Nassella tenuissima	3 gal.	container grown, full plant specimen
19	NPH	Needlepoint Holly	Ilex cornuta 'Needlepoint'	5 gal.	container grown, full plant specimen
87	ROS	Rosemary 'Tuscan Blue'	Rosmarinus officinalis	3 gal.	container grown, full plant specimen
30	RY	Red Yucca 'Brakelights'	Hesperaloe parviflora	5 gal.	container grown, full plant specimen
60	NPH3	Needlepoint Holly	Ilex cornuta 'Needlepoint'	5 gal.	container grown, full plant specimen
QTY.	GROUNDCOVERS TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
281	LBB	Liriope 'Big Blue'	Liriope muscari 'Big Blue'	4" pots	container, full top of container, 12" o.c.
1300	WC	Wintercreeper	Eunonymus fortunei coloratus	4" pots	container, (3) 12" runners min. 12" o.c.
173	HS	Honeycreeper	Lonicera sempervirens	4" pots	container, (3) 12" runners min. 12" o.c.
518	SC	Seasonal Color	Cynodon dactylon	4" pots	solid sod, refer to notes container grown, full plant, 9" o.c. selection at time of installation

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

SOLID SOD NOTES

- Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
- Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
- Water sod thoroughly as sod operation progresses.
- Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
- If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

GENERAL LAWN NOTES

- Fine grade areas to achieve final contours indicated on civil plans.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
- All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
- All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spots, etc. shall be removed prior to placing topsoil and any lawn installation.
- Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

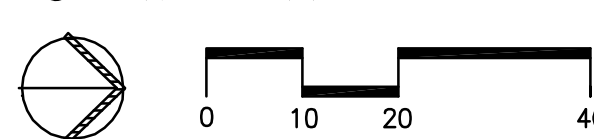
ADDITIONAL INDICATIONS

- Decomposed Granite, 18" width min., 3" depth with steel edging border and weed barrier fabric
- Colorado River Rock, 24" width, 3" depth with steel edging border and weed barrier fabric



smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-l.com

01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"



~ CURVE DATA TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	25.00'	12°04'55"	5.27'	N 61°40'40" W	5.26'
C2	175.13'	40°38'21"	124.22'	N 35°18'46" W	121.63'

~ LINE DATA TABLE ~

NO.	BEARING	DISTANCE
L1	S 29°30'12" W	42.06'
L2	S 60°29'48" E	4.76'
L3	S 80°19'56" W	24.17'

APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: GETRA THOMASON-SANDERS
EMAIL: GETRA.SANDERS@CFACORP.COM

ENGINEER:
BURGER ENGINEERING, LLC
TEXAS REGISTERED ENGINEERING FIRM F-12997
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
PHONE: (972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.
EMAIL: BBURGER@BURGERENGINEERING.COM

B BURGER
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TBP F-12997



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:
Mark Date By

△

Mark Date By

△

Mark Date By

△



5150 COLLEYVILLE BOULEVARD
LOT 1, BLOCK 1
APPLEBEE'S ADDITION
THE CITY OF COLLEYVILLE, TEXAS

STORE
SERIES
P12-SE-V2
LARGE

SHEET TITLE
LANDSCAPE
PLAN

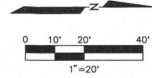
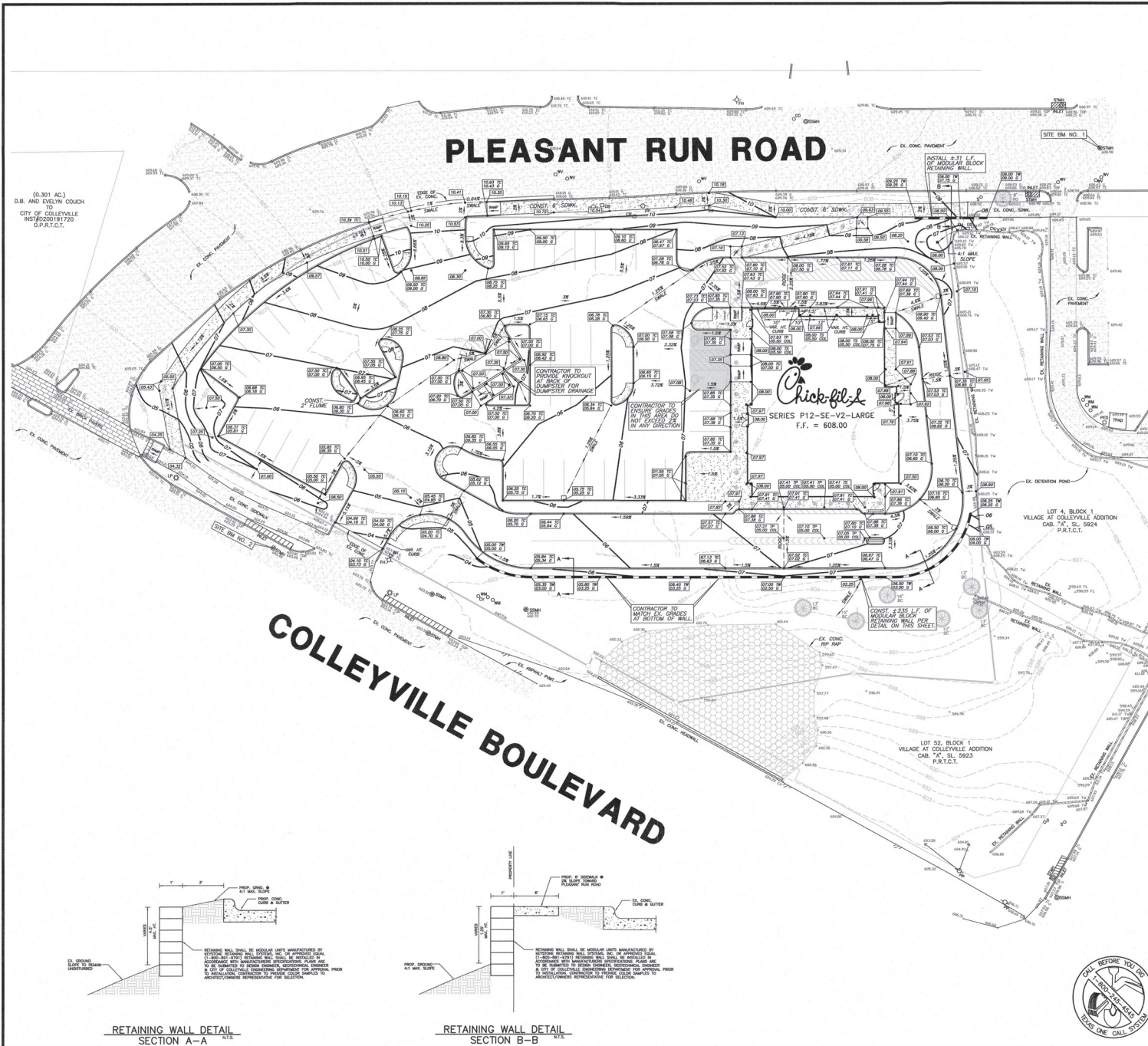
☒ For Permit
☐ For Bid
☐ For Construction

Job No. : 013-300
Store : 04496
Date : 11/08/19
Drawn By : BCC
Checked By: BDA

Sheet

L-1

Drainage Plan and Utility Plan



LEGEND

- EXIST. CONTOUR
- PROJ. CONTOUR
- EXIST. SPOT ELEV.
- PROJ. SPOT ELEV.
- PROJ. TOP OF CURB & GUTTER ELEVATION
- PROJ. TOP OF PAVEMENT & TOP OF COLUMN ELEVATION
- PROJ. TOP OF GROUND & TOP OF COLUMN ELEVATION
- ACCESSIBLE SPACE
- ADA ACCESSIBLE PARKING SPACE
- ADA ACCESSIBLE ROUTE

GRADING NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND CITY STANDARDS AND SPECIFICATIONS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS INCLUDING GRADES AND DIMENSIONS FOR CONSTRUCTION OR FABRICATION SHALL BE OBTAINED. THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- BARRICADE, TRAFFIC CONTROL, AND PROJECT SIGN SHALL CONFORM TO "STATE DEPARTMENT OF TRANSPORTATION AND PUBLIC TRANSPORTATION BARRICADE AND CONSTRUCTION STANDARDS" AND CITY SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. PRIOR ADJUSTMENT TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE IS ACCEPTABLE, IF NECESSARY, UPON PRIOR APPROVAL OF THE ENGINEER. PAVING INSTALLED SHALL "TIE" OUT AT ANY JUNCTURE WITH EXISTING PAVING.
- ALL PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
- REFER TO SITE PLAN FOR HORIZONTAL DIMENSIONS.
- SITE PREPARATION AND GRADING, FOUNDATION EXCAVATION AND FILL COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS AND RM ELEVATIONS PRIOR TO CONSTRUCTION.
- GRATE INLETS TO BE PRECAST, SINGLE GRATE INLET MANUFACTURED BY BROOKS PRODUCTS INC. (B-87-467-3783) WITH TRAFFIC BEARING GRATE, OR APPROVED EQUAL.
- CONTRACTOR TO ENSURE GRADES IN ACCESSIBLE ROUTE DO NOT EXCEED 5% IN THE RUN DIRECTION W/A 2% CROSS SLOPE.
- UNLESS OTHERWISE NOTED, ALL PARKING LOT GRADES ARE TO GUTTER OR INVERT. ADD 0.5' TO GUTTER GRADE FOR TOP OF CURB GRADE.

CONSTRUCTION SEQUENCE

- OBTAIN GRADING PERMIT.
- INSTALL ALL EROSION CONTROL MEASURES AND DEVICES THAT CAN BE INSTALLED PRIOR TO SITE CLEARING.
- CLEAR SITE.
- INSTALL ALL REMAINING EROSION CONTROL MEASURES AND DEVICES THAT COULD NOT BE INSTALLED PRIOR TO SITE CLEARING.
- GRADE SITE.
- INSTALL ALL UNDERGROUND UTILITIES. INSTALL EROSION CONTROL AROUND CATCH BASINS AND INLETS.
- INSTALL PAVEMENT.
- INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED OPPOSITE & UPRIGHT AREAS HAVE BEEN HYDROLOGICALLY SOAKED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND A MOVABLE STAND OF GRASS IS ACHIEVED.

SITE BENCHMARK NO. 1

CENTER OF STORM DRAIN MANHOLE LID LOCATED IN THE CENTER OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.

SITE BENCHMARK NO. 2

CENTER OF STORM DRAIN MANHOLE LID LOCATED IN THE NORTHWEST CORNER OF THE COLLEYVILLE BLVD. R.O.W. APPROXIMATELY 61 FEET NORTHEAST OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.



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5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
△		
△		
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5150 COLLEYVILLE BOULEVARD
LOT 1, BLOCK 1
APPLIEE'S ADDITION
THE CITY OF COLLEYVILLE, TEXAS

STORE
SERIES
P12-SE-V2
LARGE

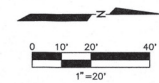
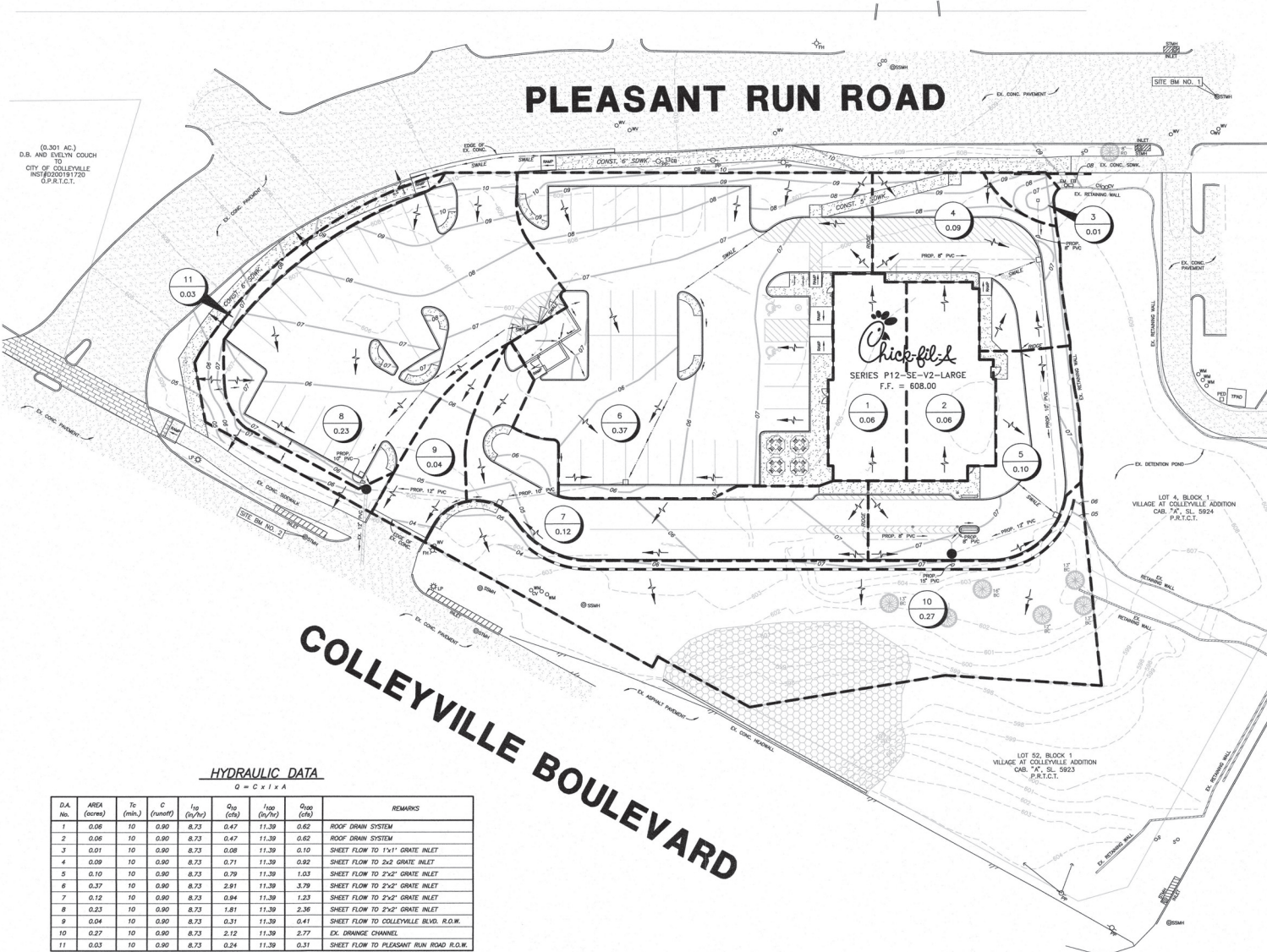
SHEET TITLE
GRADING PLAN

For Permit
For Bid
For Construction

Job No. : 013-300
Store : 04498
Date : 12/7/18
Drawn By : RMP
Checked By: BMB

C-4

Drainage Plan and Utility Plan



- LEGEND**
- EXIST. CONTOUR
 - 21' PROP. CONTOUR
 - 3
0.59
DRAINAGE AREA NUMBER
ACRES
 - DRAINAGE DIVIDE
 - FLOW ARROW

HYDRAULIC DATA

$Q = C \times I \times A$

D.A. No.	AREA (acres)	T_c (min.)	C (unitless)	I_{avg} (in/hr)	Q_{10} (cfs)	I_{10} (in/hr)	Q_{10} (cfs)	REMARKS
1	0.06	10	0.90	8.73	0.47	11.39	0.62	ROOF DRAIN SYSTEM
2	0.06	10	0.90	8.73	0.47	11.39	0.62	ROOF DRAIN SYSTEM
3	0.01	10	0.90	8.73	0.08	11.39	0.10	SHEET FLOW TO 1'x1' GRATE INLET
4	0.09	10	0.90	8.73	0.71	11.39	0.92	SHEET FLOW TO 2x2' GRATE INLET
5	0.10	10	0.90	8.73	0.79	11.39	1.03	SHEET FLOW TO 2'x2' GRATE INLET
6	0.37	10	0.90	8.73	2.91	11.39	3.79	SHEET FLOW TO 2'x2' GRATE INLET
7	0.12	10	0.90	8.73	0.94	11.39	1.23	SHEET FLOW TO 2'x2' GRATE INLET
8	0.23	10	0.90	8.73	1.91	11.39	2.36	SHEET FLOW TO 2'x2' GRATE INLET
9	0.04	10	0.90	8.73	0.31	11.39	0.41	SHEET FLOW TO COLLEYVILLE BLVD. R.O.W.
10	0.27	10	0.90	8.73	2.12	11.39	2.77	EX. DRAINAGE CHANNEL
11	0.03	10	0.90	8.73	0.24	11.39	0.31	SHEET FLOW TO PLEASANT RUN ROAD R.O.W.

TIME OF CONCENTRATION USED IN DESIGN FOR DEVELOPED RUNOFF IS THE MINIMUM TIME OF 10 MINUTES.



SITE BENCHMARK NO. 1
 CENTER OF STORM DRAIN MANHOLE LID LOCATED IN THE CENTER OF THE PLEASANT RUN R.O.W., APPROXIMATELY 75 FEET NORTHWEST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
 ELEVATION = 608.98

SITE BENCHMARK NO. 2
 CENTER OF STORM DRAIN MANHOLE LID LOCATED IN THE NORTHWEST SIDE OF THE COLLEYVILLE BLVD. R.O.W., APPROXIMATELY 61 FEET NORTHEAST OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
 ELEVATION = 603.40

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 TRPE F-12997



5200 Buffington Rd.
 Atlanta Georgia,
 30349-2998

Revisions:

Mark	Date	By
△		
△		
△		



5150 COLLEYVILLE BOULEVARD
 LOT 1, BLOCK 1
 APPLEBEE'S ADDITION
 THE CITY OF COLLEYVILLE, TEXAS

STORE
 SERIES
 P12-SE-V2
 LARGE

SHEET TITLE
**DRAINAGE
 AREA MAP**

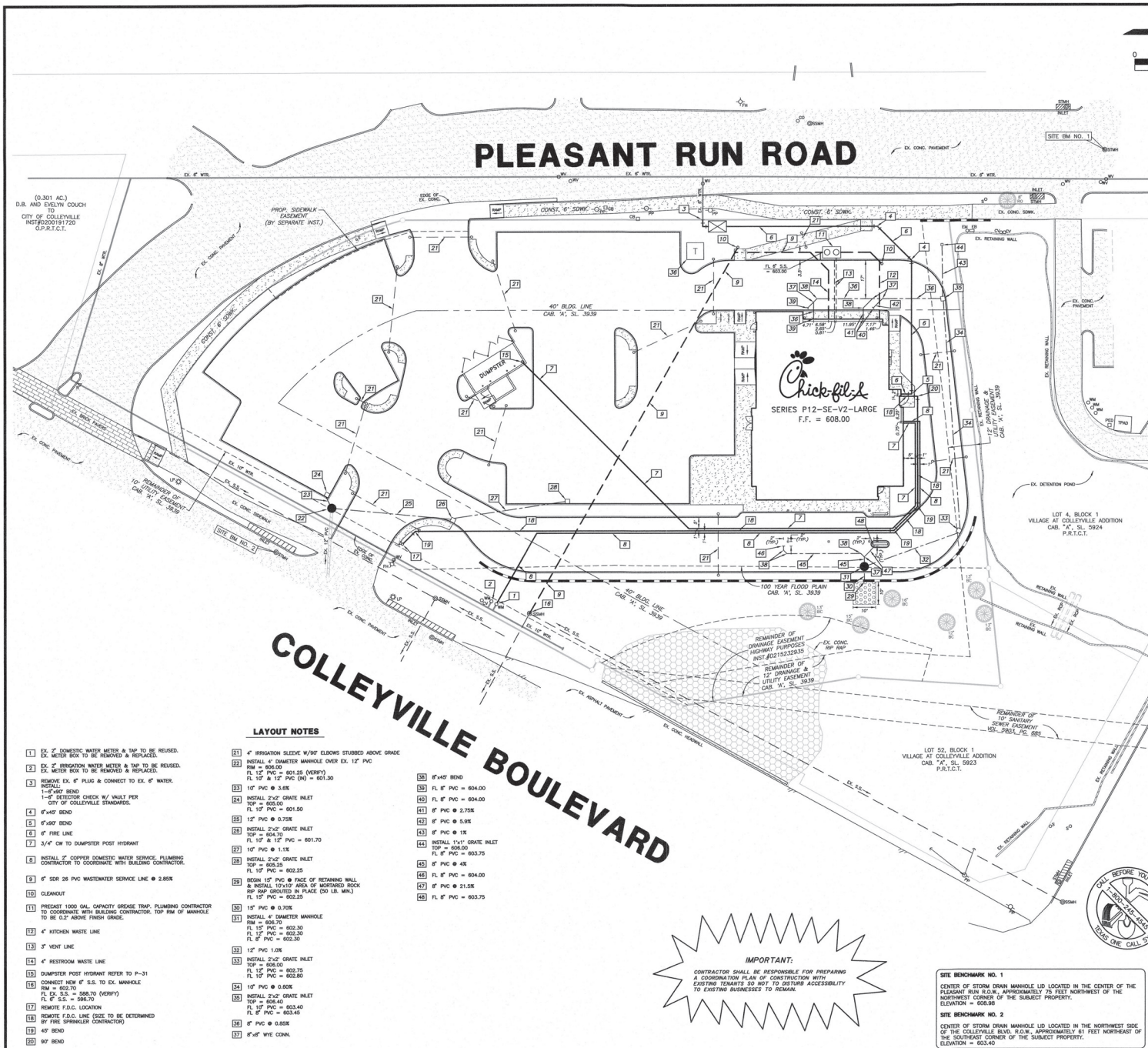
For Permit
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 For Construction

Job No. : 013-300
 Store : 04496
 Date : 12/7/18
 Drawn By : RMP
 Checked By: BMB

Sheet

C-5

Drainage Plan and Utility Plan



CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING
A COORDINATION PLAN OF CONSTRUCTION WITH
EXISTING TENANTS SO NOT TO DISTURB ACCESSIBILITY
TO EXISTING BUSINESSES TO REMAIN.

CENTER OF STORM DRAIN MANHOLE LID LOCATED IN THE CENTER OF THE PLEASANT RUN R.O.W., APPROXIMATELY 75 FEET NORTHWEST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 608.98

CENTER OF STORM DRAIN MANHOLE LID LOCATED IN THE NORTHWEST SIDE OF THE COLLEYVILLE BLVD. R.O.W., APPROXIMATELY 61 FEET NORTHEAST OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 603.40

LEGEND

	FIRE HYDRANT
	CHISELED "X" SET
	CHISELED "X" FOUND
	
	
	IRON ROD SET (SIZE AS NOTED)
	OVERHEAD UTILITY POLE W/ GUY
	LIGHT POLE
	SANITARY SEWER MANHOLE
	SAN. SWR. CLEAN OUT
	GAS VALVE
	WATER VALVE
	TREE

WASTE WATER GENERAL NOTES

2. ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO CITY STANDARD SPECIFICATIONS.
3. ALL MATERIALS AND METHODS LOGS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN OBTAINED FROM DATA RECORDED BY OTHERS; CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE RECORDS AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSING.
4. CONTRACTOR SHALL MAINTAIN WITH THE OWNER, ENGINEER OR HIS DESIGNATED REPRESENTATIVE, A CURRENT RECORD OF ALL UTILITIES EXISTING FROM THE PLANS.
5. CONTRACTOR SHALL COORDINATE WITH THE CITY ENGINEER (OR HIS DESIGNATED REPRESENTATIVE) CONCERNING THE LOCATION OF ALL UTILITIES. ANY SITE WHICH WILL BE SUBMITTED TO THE ENGINEER UPON COMPLETION OF THIS PROJECT, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES, WATER MAINS, GAS MAINS, TELEPHONE LINES, CABLES, AND ALL OTHER UTILITIES, POWER PIPES, FIRE HYDRANTS, SEWER LATERALS, TRUNK SERVICE, ETC.
6. SANITARY SEWER SHALL CONFORM TO CITY SPECIFICATIONS AND SHALL BE MAINTAINED BY THE CITY OF FLOYDS.
7. *A. Polyethylene (HDPE) PVC*
ASTM D 3034 1990 20" Diameter
8" - 10"
8. SANITARY SEWER SHALL BE MADE UP OF CLEAR OR TRANSPARENT, BUT NOT OF ANY OTHER RESIN RESULTING FROM CONSTRUCTION OPERATIONS.
9. ALL SANITARY SINKER MANHOLES SHALL HAVE 1'-2" JUNT CENTERED ON OTHER SIDE OF THE SINKER.
10. ALL SANITARY SINKER SHALL BE A 1" WIDE DEEP OF RED PLASTIC FLAGGING TO BE PLACED AT THE END OF EACH SINKER. THE FLAGGING SHALL BE PLACED ON THE FLAGGING EXPOSED AFTER BACKFILL, AFTER GRASS AND PAVING IS COMPLETE TO BE USED TO MARK THE LOCATION OF THE SINKER. THE FLAGGING SHALL BE IN THE CURB IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
11. CONTRACTOR SHALL FURNISH A MAINTENANCE BOOK TO THE CITY TO RUN THE SINKER FROM DATE OF COMPLETION OF THE PROJECT.
12. ALL SANITARY SEWER LATERALS SHALL BE SIZED AND LOCATED AS SHOWN.
13. CONTRACTOR TO INCLUDE ALL REOD, BORDS, TAP FEES & OWNER FEES IN PROJECT.

WATER LINE GENERAL NOTES

1. ALL WORK AND MATERIALS, UNLESS OTHERWISE SHOWN, SHALL CONFORM TO CITY STANDARD SPECIFICATIONS.
2. ALL 12" DIAMETER MANHOLE SHALL BE PVC SANDAL, OR 18" CLASS 150 SANDAL PIPE FOR PVC SERVICE TANKS 1' AND LARGER, TAPPING SHOULD BE 12" DIAMETER.
3. DIPS OF WATER LINES TO MEET CITY DESIGN CRITERIA, UTILITIES IN TIGHT ROADS, TO MEET OTHERS APPROVED IN TIGHT PLOT.
4. FREE HYDRANT SHALL BE CITY PROVIDED.
5. VALVES TO BE CITY PROVIDED.
6. THE CONTRACTOR SHALL FURNISH A MAINTENANCE BOND TO THE CITY TO RUN THE MAINTENANCE BOND SHALL BE 10% OF THE CONTRACT VALUE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "RECORD DRAWING" OF THE PROJECT TO THE ENGINEER SHOWN ON THE CITY'S STANDARD FORMS AND VALUES.
8. THE CONTRACTOR SHALL BE FINISHED AS PER CITY STANDARDS AND SPECIFICATIONS AND LOCATED IN A PROTECTED AREA WITH CURBS OR BOLLARDS.
9. STEAMER NOZZLES ON FREE HYDRANTS SHALL BE 1" UP ABOVE THE TOP OF THE HYDRANT. THE HYDRANT SHALL BE 1" UP ABOVE THE TOP OF THE HYDRANT OR STREET. FREE HYDRANTS SHALL USUALLY BE LOCATED FOUR (4) FEET, BUT NOT LESS THAN TWO (2) FEET AWAY MORE THAN SIX (6) FEET, BEHIND THE CURB.
10. ALL WATER LINES SHALL BE HYDROSTATICALLY TESTED PER CITY STANDARDS AND SPECIFICATIONS.
11. ALL WATER LINES SHALL BE STERILIZED PER CITY STANDARDS AND SPECIFICATIONS.
12. ALL WATER BODIES SHALL BE LOCATED IN NON-TRAFFIC AREAS AND PROTECTED BY CURBS OR BOLLARDS.
13. ALL EXISTING AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN OBTAINED FROM RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLY CLEARLY IDENTIFY ALL UTILITIES TO BEING AND PROTECT ALL UTILITIES EXIST PRIOR TO THE CONSTRUCTION OF ANY SUCH CONSTRUCTION.
14. UTILITY TRENCHES SHALL BE BACKFILLED WITH MATERIAL PER CITY STANDARDS.
15. ANCHOR FITTINGS SHALL BE USED TO ATTACH FIRE HYDRANTS.
16. WATER SERVICES OUTSIDE OF EASEMENTS SHALL BE INSTALLED BY A PLUMBER.
17. CONTRACTOR TO INCLUDE ALL WATER AND SEWER FEES IN BID. PER CITY STANDARDS.

DRAINAGE GENERAL NOTES

- ALL WORK UNLESS OTHERWISE NOTED, SHALL CONFORM TO CITY STANDARD SPECIFICATIONS.
2. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES ARE MAINTAINED THROUGHOUT THE PROJECT.
3. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER, ENGINEER, OR HIS AGENT AND THE CITY ENGINEER AND CITY PLANNING DEPARTMENT PRIOR TO ANY CONSTRUCTION OF THESE PLANS.
4. THE CONTRACTOR SHALL BE REQUIRED TO SET SECOND VERTICALS (ON REALT) ON SITE WHICH SHALL BE SUBMITTED TO THE ENGINEER UPON COMPLETION OF THE PROJECT.
5. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES, EXISTING AND PROPOSED, AND ALL ADJACENT BUILDINGS, CLEANWAYS, DRIVEWAYS, SIDEWALKS, PARKING AREAS, DRIVE LANEWAYS, AND SIDEWALKS.
6. THE CONTRACTOR SHALL SET UTILITIES TO PROPER LINE AND GRADE PRIOR TO THE CONSTRUCTION OF ANY MANHOLE.
7. ALL STORM SEWER PIPE SHALL CONFORM TO CITY SPECIFICATIONS AND SHALL BE MANUFACTURED TO ONE OF THE FOLLOWING SIZES:
- | | |
|------------------------|-----------|
| a. CLASS B RCP | Diameter |
| UNLESS OTHERWISE NOTED | 12" - 60" |
| b. SDR 26 PVC | Diameter |
| | 12" - 60" |
8. RAMP PIPE INSTALLATION WITHIN THE RIGHT-OF-WAY OR ON AN EASEMENT WILL BE RCP UNLESS OTHERWISE NOTED.
9. ALL STORM PIPES ARE PRIVATE EXCEPT THOSE SHOWN IN CITY A STATE R.O.W.
10. ALL RAMP PIPE INSTALLATION SHALL CONFORM TO THE AMERICAN CONCRETE PIPE INSTITUTE (ACPI) SPECIFICATIONS.

B | BURGER
ENGINEERING
Civil Consultants

17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
TBPE F-12997



Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
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Mark Date By

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Mark	Date	By
^		



5150 COLLEYVILLE BOULEVARD
LOT 1, BLOCK 1
APPLEBEE'S ADDITION
THE CITY OF COLLEYVILLE, TEXAS

STORE
SERIES
P12-SE-V2
LARGE

**PLUMBING
SITE PLAN**

☒ For Permit
☐ For Bid
☐ For Construction

Store - 04496

Date : 12/7/18

Date: 12/1/16
 Degree: BMP

Drawn By : RMP

Checked By: BMB

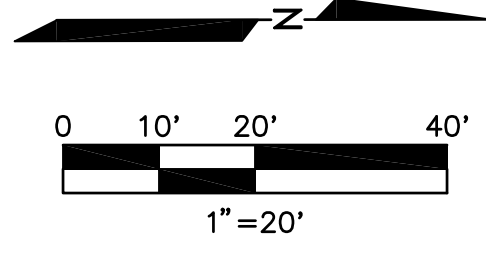
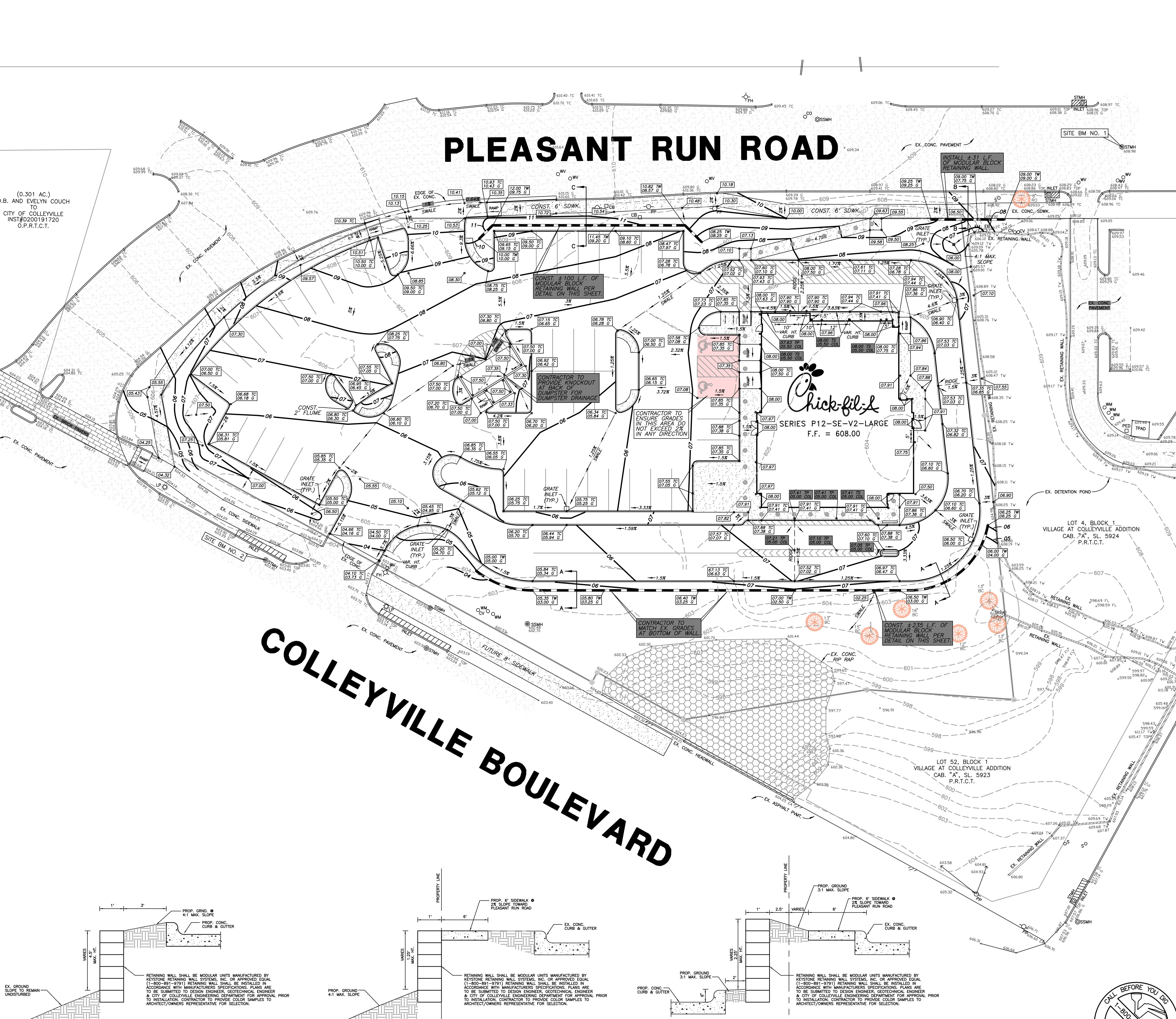
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DO-1

PS-1

104

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LEGEND

- 696 EXIST. CONTOUR
- 87 PROP. CONTOUR
- 1386.50 EXIST. SPOT ELEV.
- 66.35 PROP. SPOT ELEV.
- 86.25 TC EXIST. TOP OF CURB & GUTTER ELEVATION
- 85.50 TP PROP. TOP OF PAVEMENT & TOP OF COLUMN ELEVATION
- 85.50 TC EXIST. TOP OF CURB & GUTTER ELEVATION
- ACCESSIBLE SPACE
- VAN ACCESSIBLE PARKING SPACE
- A.D.A. ACCESSIBLE ROUTE

GRADING NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND CITY STANDARDS AND SPECIFICATIONS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- BARRICADING, TRAFFIC CONTROL, AND PROJECT SIGN SHALL CONFORM TO "STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION BARRICADING AND CONSTRUCTION STANDARDS" AND CITY SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENT TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE IS ACCEPTABLE, IF NECESSARY, UPON PRIOR APPROVAL OF THE ENGINEER. PAVING INSTALLED SHALL "FLUSH OUT" AT ANY JUNCTURE WITH EXISTING PAVING.
- ALL PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
- REFER TO SITE PLAN FOR HORIZONTAL DIMENSIONS.
- SITE PREPARATION AND GRADING, FOUNDATION EXCAVATION AND FILL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR TO CONSTRUCTION.
- GRATE INLETS TO BE PRECAST, SINGLE GRATE INLET MANUFACTURED BY BROOKS PRODUCTS INC. (11-87-467-2783) WITH TRAFFIC BEARING GRATE, OR APPROVED EQUAL.
- CONTRACTOR TO ENSURE GRADES IN ACCESSIBLE ROUTE DO NOT EXCEED 5% IN THE RUN DIRECTION W/A 2% CROSS SLOPE.
- UNLESS OTHERWISE NOTED, ALL PARKING LOT GRADES ARE TO GUTTER OR INVERT. ADD 0.5' TO GUTTER GRADE FOR TOP OF CURB GRADE.

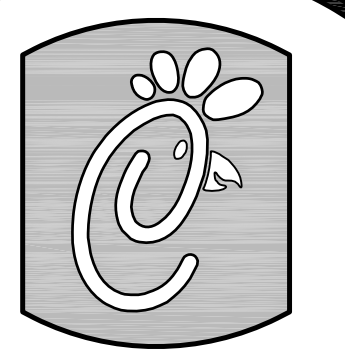
CONSTRUCTION SEQUENCE

- OBTAIN GRADING PERMIT.
- INSTALL ALL EROSION CONTROL MEASURES AND DEVICES THAT CAN BE INSTALLED PRIOR TO SITE CLEARING.
- CLEAR SITE.
- INSTALL ANY REMAINING CONTROL MEASURES AND DEVICES THAT COULD NOT BE INSTALLED PRIOR TO SITE CLEARING.
- GRADE SITE.
- INSTALL ALL UNDERGROUND UTILITIES. INSTALL EROSION CONTROL AROUND CATCH BASINS AND INLETS.
- INSTALL PAVEMENT.
- INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED OFFSITE & ONSITE AREAS HAVE BEEN HYDROMULCHED OR SODED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND A MOWABLE STAND OF GRASS IS ACHIEVED.

SITE BENCHMARK NO. 1
CENTER OF STORM DRAIN MANHOLE LID LOCATED IN THE CENTER OF THE PLEASANT RUN R.O.W., APPROXIMATELY 75 FEET NORTHWEST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 608.98

SITE BENCHMARK NO. 2
CENTER OF STORM DRAIN MANHOLE LID LOCATED IN THE NORTHWEST SIDE OF THE COLLEYVILLE BLVD. R.O.W., APPROXIMATELY 61 FEET NORTHEAST OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 603.40

(0.301 AC.)
D.B. AND EVELYN COUCH
TO
CITY OF COLLEYVILLE
INST#D200191720
O.P.R.T.C.T.



Chick-fil-A

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
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△		
△		
△		

5150 COLLEYVILLE BOULEVARD
LOT 1, BLOCK 1
APPLEBEE'S ADDITION
THE CITY OF COLLEYVILLE, TEXAS

STORE
SERIES
P12-SE-V2
LARGE

SHEET TITLE
**GRADING
PLAN**

☒For Permit
☐For Bid
☐For Construction

Job No. : 013-300
Store : 04496
Date : 12/7/18
Drawn By : RMP
Checked By: BMB

Sheet

C-4

RETAINING WALL DETAIL
SECTION A-A
R.T.S.

RETAINING WALL DETAIL
SECTION B-B
R.T.S.

RETAINING WALL DETAIL
SECTION C-C
R.T.S.



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TBPE F-12997

TEXAS BOARD OF PROFESSIONAL
ENGINEERS FIRM NUMBER 10225



CHICK-FIL-A
COLLEYVILLE BLVD &
MAIN FSR
5150 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

BUILDING TYPE / SIZE: P12 SIT LRG
RELEASE:

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

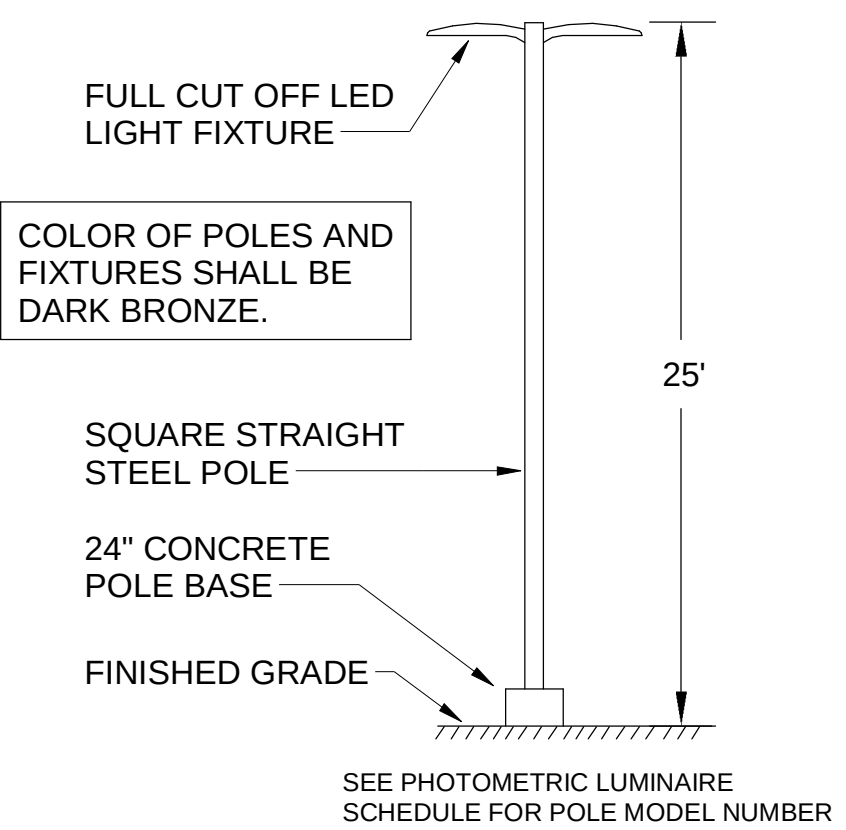
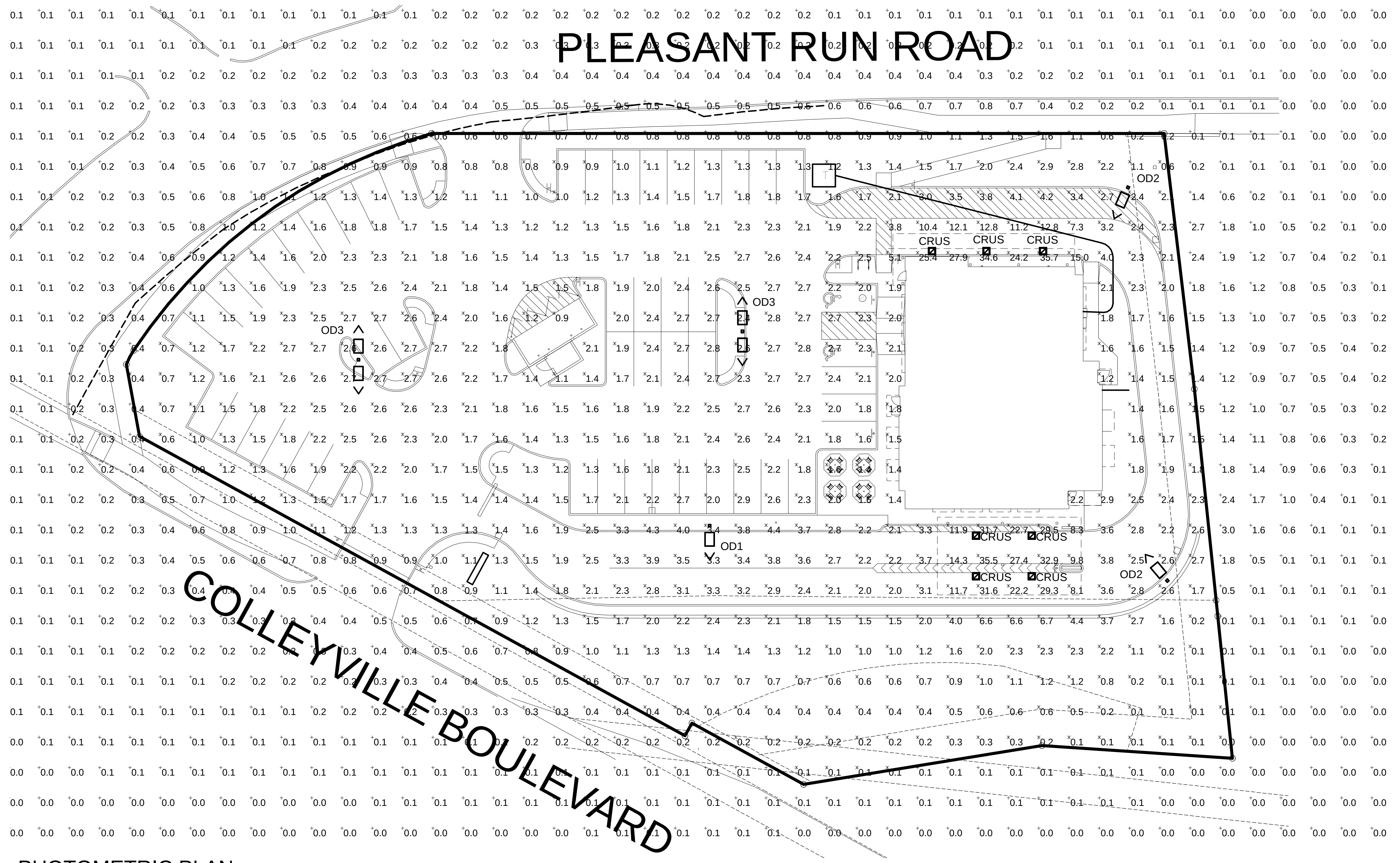
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PHOTOMETRIC PLAN

SHEET NUMBER _____

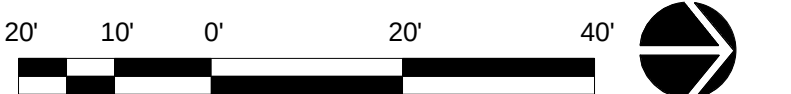
E-102

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.3 fc	35.7 fc	0.0 fc	N/A	N/A
CFA Lot Summary	⌘	2.8 fc	35.7 fc	0.0 fc	N/A	N/A
Parking Lot Summary	⌘	1.9 fc	2.9 fc	0.8 fc	3.6:1	2.4:1



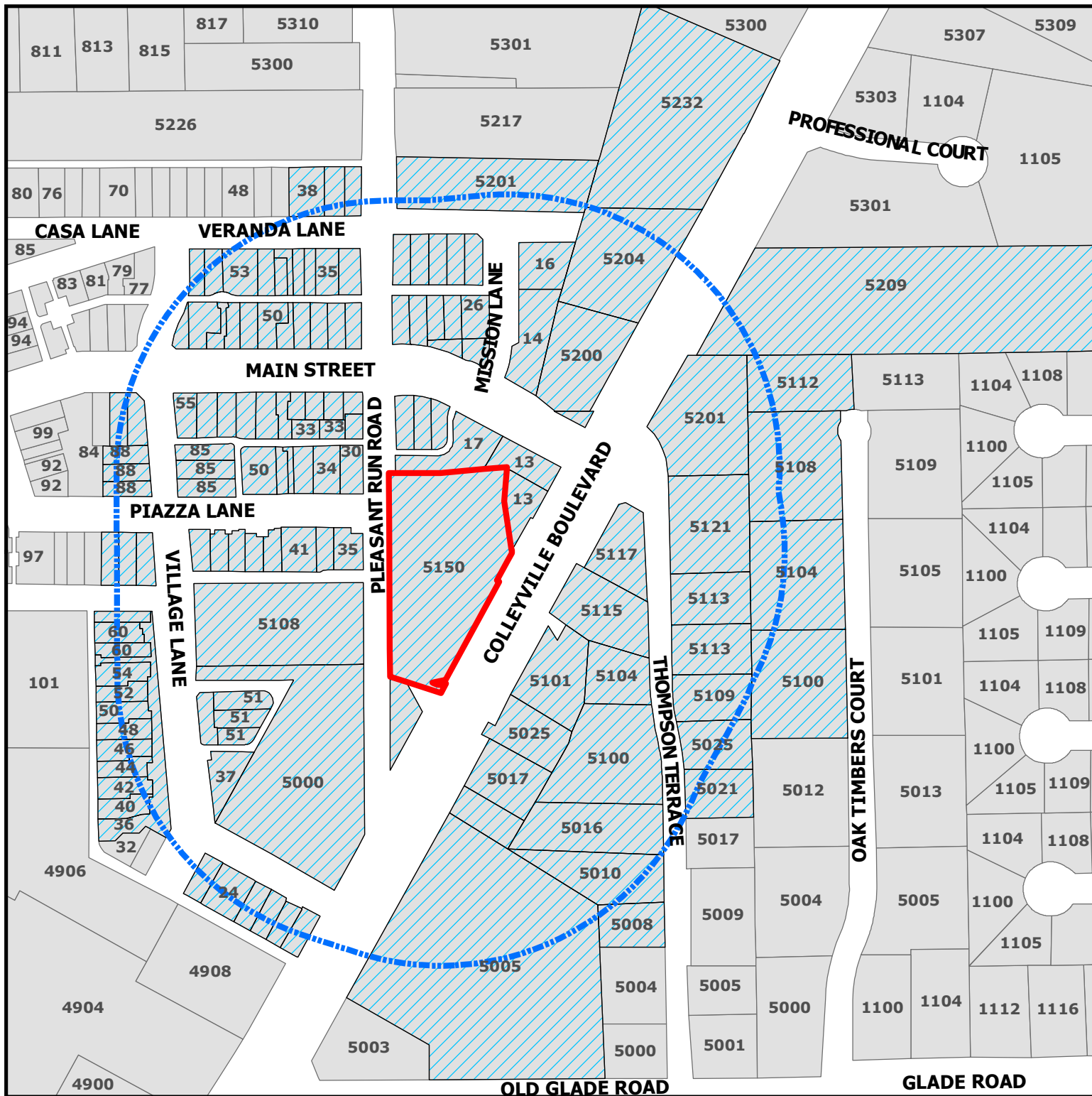
A3 SITE LIGHTING POLE DETAIL
N.T.S.

A1 **PHOTOMETRIC PLAN**
1" = 20'-0"



PERMIT

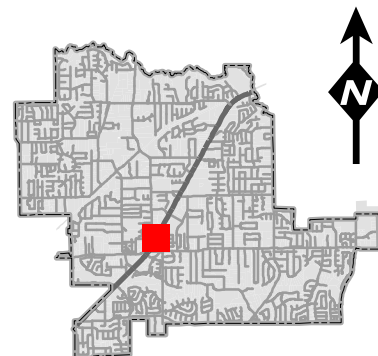
Notification Map



ZC19-014
5150 Colleyville Blvd

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	58 MAIN ST
LAKE, WILLIAM D	51 PIAZZA LN	COLLEYVILLE, TX	76034	53 PIAZZA LN # 111
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	50 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5100 COLLEYVILLE BLVD
DUCIC, KIMBERLY	37 PIAZZA LN	COLLEYVILLE, TX	76034	37 PIAZZA LN
HAMM, DAVID A	6109 EQUESTRIAN CT	COLLEYVILLE, TX	76034	32 VERANDA LN # 112
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	43 VERANDA LN
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN	37215	5109 THOMPSON TERR
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN	37215	5113 THOMPSON TERR
BOES, MARK	34 VERNADA LN # 210	COLLEYVILLE, TX	76034	34 VERANDA LN # 211
HANDLEY, RICHARD	88 VILLAGE LN #200	COLLEYVILLE, TX	76034	88 VILLAGE LN # 28 610
BUCHWALD, RUDOLPH W	1309 ASHFORD CT	COLLEYVILLE, TX	76034	5025 COLLEYVILLE BLVD
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	12 VILLAGE LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	42 PIAZZA LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	16 MAIN ST
NEW, JOE	61 PIAZZA LN	COLLEYVILLE, TX	76034	61 PIAZZA LN # 510
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
BUCHANAN LUBBOCK PROPERTIES	3410 LAKE CREEK TR	MANSFIELD, TX	76063	51 VILLAGE LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	17 MAIN ST
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
QUAKE ENTERPRISES LLC	85 VILLAGE LN STE 150	COLLEYVILLE, TX	76034	85 VILLAGE LN
BUCHANAN LUBBOCK PROPERTIES	3410 LAKE CREEK TR	MANSFIELD, TX	76063	51 VILLAGE LN
MCNOSKY, ANTHONY T	5108 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5108 PLEASANT RUN RD
VILLAGE MONTICELLO PRNTS LTD	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75039	14 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	35 VERANDA LN # 312
BUCHANAN LUBBOCK PROPERTIES	3410 LAKE CREEK TR	MANSFIELD, TX	76063	51 VILLAGE LN
GIFFORD, T	33 MAIN ST #260	COLLEYVILLE, TX	76034	33 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5209 COLLEYVILLE BLVD
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	50 MAIN ST
BOBBY MOORE FAMILY LP	6113 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	46 PIAZZA LN # 36 110
BAJRAM & RUZDI INVESTMENTS LLC	206 MILL WOOD DR	COLLEYVILLE, TX	76034	5150 COLLEYVILLE BLVD
RYAN WAYNE PROPERTIES LLC	5017 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	5016 THOMPSON TERR
GILLILAND, DOUGLAS H	9285 HUNTINGTON SQ # 100	NORTH RICHLAND HILLS, TX	76182	55 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	47 VERANDA LN # 210
FRUSHER, DONALD	35 PIAZZA LN # 38110	COLLEYVILLE, TX	76034	35 PIAZZA LN # 38 111
BUCHWALD, RUDOLPH W	1309 ASHFORD CT	COLLEYVILLE, TX	76034	5101 COLLEYVILLE BLVD
ROBBINS, PHILIP MARK	212 PHEASANT RUN	HIGHLANDS, NC	28741	55 PIAZZA LN # 212
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	41 PIAZZA LN
ROGERS, J ANDREW	201 MAIN ST STE 2500	FORT WORTH, TX	76102	30 PIAZZA LN
JPMORGAN CHASE BANK	PO BOX 2558	HOUSTON, TX	77252	5000 COLLEYVILLE BLVD
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX	76034	5201 PLEASANT RUN RD
DUNN, REX A	312 MARSEILLE DR	HURST, TX	76054	5010 THOMPSON TERR
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	23 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	13 MAIN ST
GIBSON, NORMAN C	113 TIMBERLINE DR S	COLLEYVILLE, TX	76034	5115 COLLEYVILLE BLVD
GIBSON, NORMAN C	113 TIMBERLINE DR S	COLLEYVILLE, TX	76034	5117 COLLEYVILLE BLVD
GULICK, CYLDE E	5100 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5100 OAK TIMBERS CT
MODERN HOLDINGS LLC	PO BOX 92083	SOUTHLAKE, TX	76092	5100 THOMPSON TERR
SUNDER HOLDINGS LLC	11464 HARRY HINES BLVD	DALLAS, TX	75229	5201 COLLEYVILLE BLVD
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
DUNAGAN, KETRINA	57 PIAZZA LN # 310	COLLEYVILLE, TX	76034	57 PIAZZA LN # 310
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	38 VERANDA LN
KRAFTHOEFER, ASHLEY	38 PIAZZA LN	COLLEYVILLE, TX	76034	38 PIAZZA LN # 37 310
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	20 MAIN ST
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
COCANOUGHES ASSET NO 3 LTD	6851 NE LOOP 820 STE 200	NORTH RICHLAND HILLS, TX	76180	5005 COLLEYVILLE BLVD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	18 MAIN ST
HANNA, MAGY H	5021 THOMPSON TERR	COLLEYVILLE, TX	76034	5021 THOMPSON TERR
O'BRIEN, PETER	88 VILLAGE LN #28 411	COLLEYVILLE, TX	76034	88 VILLAGE LN # 28 410
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	53 VERANDA LN
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	47 VILLAGE LN
SWIGART, CAROL	5104 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5104 OAK TIMBERS CT
RYAN WAYNE PROPERTIES LLC	5017 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	5017 COLLEYVILLE BLVD
WEAVER, SUSAN R	55 MAIN ST STE 310	COLLEYVILLE, TX	76034	55 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	24 VILLAGE LN
LFA PROPERTIES LLC	7904 SHEFFIELD CT	NORTH RICHLAND HILLS, TX	76182	
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	35 VERANDA LN # 411
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN	37215	5113 THOMPSON TERR
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
TMI INTERNATIONAL LLC	5013 COLLEYVILLE BLVD SUITE 10	COLLEYVILLE, TX	76034	5013 COLLEYVILLE BLVD
DUNN, REX A	312 MARSEILLE DR	HURST, TX	76054	5008 THOMPSON TERR
TRINITY COLLEYVILLE RE LLC	88 VILLAGE LN STE 150	COLLEYVILLE, TX	76034	88 VILLAGE LN # 28 510
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	23 MAIN ST
G & B COLLEYVILLE LLC	75 MAIN ST STE 100	COLLEYVILLE, TX	76034	75 MAIN ST # 28 112
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	42 MAIN ST
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	50 MAIN ST
DDK REAL ESTATE INV LLC	PO BOX 1131	COLLEYVILLE, TX	76034	5204 COLLEYVILLE BLVD
PREWITT LEASING INC	97 VILLAGE LN STE 300	COLLEYVILLE, TX	76034	97 VILLAGE LN # 211
JRSR PROPERTIES LLC	5121 THOMPSON TERR	COLLEYVILLE, TX	76034	5121 THOMPSON TERR
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	23 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	13 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	47 VERANDA LN # 112
THOMAS MONROE PROPERTIES LLC	825 REGINA CT	COLLEYVILLE, TX	76034	59 PIAZZA LN # 411
TCN INVESTMENTS III LLC	1861 BROWN BLVD # 744	ARLINGTON, TX	76006	35 VERANDA LN # 211
REALTY CAPITAL VILLAGE #1 LP	8333 DOUGLAS AVE STE 110	DALLAS, TX	75225	85 VILLAGE LN
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
BENNETT, RENA-MARIE	34 PIAZZA LN # 37	COLLEYVILLE, TX	76034	34 PIAZZA LN # 37
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	12 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	50 PIAZZA LN
2 SBC LLC	7506 MT VERNON DR	COLLEYVILLE, TX	76034	37 VILLAGE LN
GIBSON, NORMAN C	113 TIMBERLINE DR S	COLLEYVILLE, TX	76034	5104 THOMPSON TERR
CAREW, PAT	2106 STONEHAVEN DR	COLLEYVILLE, TX	76034	5108 OAK TIMBERS CT
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
FARRAR, NANCY KAREN	33 MAIN ST STE 200	COLLEYVILLE, TX	76034	33 MAIN ST
BEAM REAL ESTATE LLC	14455 WEBB CHAPEL RD	FARMERS BRANCH, TX	75234	5200 COLLEYVILLE BLVD
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
SOUMPHONPHAKDY, ANOULONE	5025 THOMPSON TERR	COLLEYVILLE, TX	76034	5025 THOMPSON TERR
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	43 MAIN ST
HEA21 LLC	6406 CUTTER RIDGE CT	COLLEYVILLE, TX	76034	28 VILLAGE LN
COLLEYVILLE LOFTS VENTURE LLC	1430 BROADWAY 14TH FLR	NEW YORK, NY	10018	5232 COLLEYVILLE BLVD # 1
KSW HOLDING MANSFIELD LP	2606 LILLIAN MILLER PKWY	DENTON, TX	76210	85 PIAZZA LN
KSW HOLDING MANSFIELD LP	2606 LILLIAN MILLER PKWY	DENTON, TX	76210	85 PIAZZA LN
KSW HOLDING MANSFIELD LP	2606 LILLIAN MILLER PKWY	DENTON, TX	76210	85 PIAZZA LN
TCN INVESTMENTS III LLC	1861 BROWN BLVD # 744	ARLINGTON, TX	76006	35 VERANDA LN # 110
RP GROUP INVESTMENTS LLC	3213 EDWARDS DR	PLANO, TX	75025	85 VILLAGE LN
G & B COLLEYVILLE LLC	75 MAIN ST STE 100	COLLEYVILLE, TX	76034	75 MAIN ST # 28 211
PREWITT LEASING INC	97 VILLAGE LN STE 300	COLLEYVILLE, TX	76034	97 VILLAGE LN # 112
WADLEY FAMILY HOLDING INC	33 MAIN ST 160	COLLEYVILLE, TX	76034	33 MAIN ST
XU, SHENG	2113 BRENTCOVE DR	GRAPEVINE, TX	76051	33 MAIN ST
CARDINI, ANTOINETTE	33 MAIN ST 230	COLLEYVILLE, TX	76034	33 MAIN ST
TMAAC LLC	4109 BROWN TRL	COLLEYVILLE, TX	76034	33 MAIN ST
TULLY, SUSAN	33 MAIN ST # 240	COLLEYVILLE, TX	76034	33 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	36 VILLAGE LN
52 VILLAGE LANE LLC	1410 EAGLE BEND	SOUTHLAKE, TX	76092	52 VILLAGE LN
SC COLLEYVILLE-60 VILLAGE LANE	505 PECAN ST STE 101	FORT WORTH, TX	76102	60 VILLAGE LN # 310
SC COLLEYVILLE-60 VILLAGE LANE	505 PECAN ST STE 101	FORT WORTH, TX	76102	60 VILLAGE LN # 212
SC COLLEYVILLE-60 VILLAGE LANE	505 PECAN ST STE 101	FORT WORTH, TX	76102	60 VILLAGE LN # 111
ZIMMERMAN, THERESA	54 VILLAGE LN	COLLEYVILLE, TX	76034	54 VILLAGE LN
JAMES, JESSIE	40 VILLAGE LN	COLLEYVILLE, TX	76034	40 VILLAGE LN
OWENS, DIANNE	44 VILLAGE LN	COLLEYVILLE, TX	76034	44 VILLAGE LN
STALEY, JENNIFER	46 VILLAGE LN	COLLEYVILLE, TX	76034	46 VILLAGE LN
WEESE, DENNIS	707 HARDING WAY SE	HUNTSVILLE, AL	35802	50 VILLAGE LN
JORDAN, JENNIFER	48 VILLAGE LN	COLLEYVILLE, TX	76034	48 VILLAGE LN
GRIFFIN, REGINAL	42 VILLAGE LN	COLLEYVILLE, TX	76034	42 VILLAGE LN
ISBELL, STEVE E	5112 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5112 OAK TIMBERS CT
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
BURGER, BRYAN	17103 PRESTON ROAD, STE. 108N	DALLAS, TX	75248	APPLICANT

Public hearing notices were mailed on September 27, 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, October 14, 2019 at 7:00 p.m.
City Council Meetings: Tuesday, November 5, 2019 & Tuesday, November 19, 2019 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from CC-1 Village Retail to PUD-C Planned Unit Development – Commercial. The purpose is to rezone in order to allow for a Chick-Fil-A restaurant that includes a drive-thru.

Zoning Case: ZC19-014

Applicant: Bryan Burger

Owner: Bajam Boileu

Location: 5150 Colleyville Blvd

Property Description: Lot 1, Block 1, Applebee's Addition

Present Zoning: CC-1 Village Retail

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

ORDINANCE O-19-2102

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.378 ACRES ON LOT 1, BLOCK 1, IN THE APPLEBEE'S ADDITION, LOCATED AT 5150 COLLEYVILLE BOULEVARD FROM THE CC-1 VILLAGE RETAIL DISTRICT TO THE PUD-C PLANNED UNIT DEVELOPMENT – COMMERCIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC19-014; and

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

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

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

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

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 1.378 acres on Lot 1, Block 1, in the Applebee's Addition, located at 5150 Colleyville Boulevard from the CC-1 Village Retail zoning district to the PUD-C Planned Unit Development – Commercial zoning district, as depicted in the attached Exhibit "A" and Exhibit "C", and as described in Exhibit "B".
- Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-C is to allow for a restaurant with drive-thru totaling approximately 5,064 square feet.
- b. This development shall be generally consistent with the Statement of Planning Objectives, Exhibit "B".
- c. The proposed development is subject to CC-1 Shopping Center zoning district and all the associated regulations contained in the Land Development Code, except as amended by this Ordinance.

2. DEVELOPMENT PLAN

- a. The development shall be generally consistent with the Site Plan, Building Elevations and Landscape Plan attached in Exhibit "C" and Exhibit "D".

3. PERMITTED USES

- a. Uses shall be those allowed in the CC-1 Village Retail zoning district.
- b. The restaurant with drive-through use, as depicted in the attached exhibits, shall be a permitted use.

4. BUILDING DESIGN

- a. The restaurant shall be generally consistent with the building elevations and specified material depicted in Exhibit "C".

5. LANDSCAPING

- a. The 20 foot landscape buffer required along Colleyville Boulevard shall be allowed to be reduced to 10.5 feet adjacent to the 6 spaces near Pleasant Run Road.
- b. The landscape area shall be provided as generally depicted in Exhibit "D".

6. OTHER

- a. In lieu of a solid 30 inch wall along Pleasant Run Road opposite of residential uses, a 30 inch high live screening of shrubbery to match what exists in the parking lot to the north of Chick-fil-A is required and as shown in Exhibit "D".

7. PARKING

- a. A total of forty-nine (49) parking spaces shall be required for the restaurant.

Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of November 2019.

The second reading and public hearing being conducted on the 19th day of November 2019.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS, ON THIS THE 19TH DAY OF NOVEMBER 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

[illegible]

Exhibit “B” – Statement of Planning Objectives

Statement of Planning Objectives

The property located at 5150 Colleyville Boulevard and platted as Lot 1, Block 1 – Applebee’s Addition is currently developed as a dine-in restaurant that has been abandoned for quite some time. Chick-fil-A is proposing to demolish the existing abandoned dine-in restaurant and develop a new dine-in and drive-through restaurant. The development of the Chick-fil-A restaurant will require the property to be rezoned from Community Commercial – 1 to Planned Unit Development. The Chick-fil-A development will provide an approximately 5,064 s.f. building with drive-through window, multi-lane order point stations with canopy, an outside meal delivery canopy at the drive through window, 49 parking spaces, and associated access drives. The Chick-fil-A will utilize the existing access points from Colleyville Boulevard and Pleasant Run Road as currently constructed.

[illegible]

[illegible]

2

[illegible]



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6c

Agenda Date 11/19/2019

Number Ordinance O-19-2101

Type Ordinance

Department Community Development

Title

Presentation and discussion of a Special Use Permit for a Fence to extend into the required street side yard on Lot 2, Block 1, of the Hodgkiss Place II Addition, located at 2608 Highland Meadow Drive, Case ZC19-013

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Second Reading and Public Hearing

The applicant was present and answered questions regarding the fence. The applicant has submitted a revised site exhibit showing the proposed location of the fence per the recommendation of the Planning & Zoning Commission. The fence would be 20.5 feet from the curb for Pool Road.

First Reading and Public Hearing

Jacob and Skyler Stone, the applicants, have submitted a request for a Special Use Permit (SUP) for an 8 foot cedar privacy fence along the property line and within the street side yard located on Lot 2, Block 1, of the Hodgkiss Place II Addition, being approximately 0.51 acres, and zoned R-20 Single Family Residential district.

Existing Conditions/Background: The subject property, 2608 Highland Meadow Drive, has R-20 zoning and is located on the west side of Pool Road at the intersection of Highland Meadow Drive and Pool Road. The subject property has a single family residence.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for an 8 foot cedar fence to be located on the corner street side property line and within the street side yard of the property. The permit was submitted just before the last amendments to the fence regulations.

Ordinance – Section 3.26 Fences, Free Standing Walls, and Screening Materials Regulations of the Land Development Code establishes the maximum size and location of fencing to be permitted by staff on a residential lot:

"E. Fence and Free-Standing Wall Setback Requirement:

2. 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).

Regulation "c" above applies in this case requiring a 30 foot setback. The applicant proposes to locate an 8 foot cedar fence on the property line and within the street side yard on the street side of the property.

Special Use Permit Provision: Any request for a building permit for a fence/wall which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

Analysis: Any request for a residential fence which differs from the Land Development Code shall only be authorized after approval of a Special Use Permit by the City Council. The applicant is proposing the fence for privacy and security from Pool Road, which is designated as a minor arterial roadway.

Surrounding Development: The properties to the south and west are zoned R-20 zoning and contain residential development. The property to the north is zoned AG

and contains a single-family residential development. The properties to the east are located in the City of Grapevine and also contain single-family 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, two (2) letters of opposition have been received.

Staff Recommendation: Staff recommends denial of the requested SUP for an 8 foot cedar fence to be located on the property line on the street side of the property as it does not meet the requirements of the Land Development Code.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval of the request with a 5-foot setback requirement from the side street property line at their October 14, 2019 meeting by a vote of 4-1.

Financial Impact

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

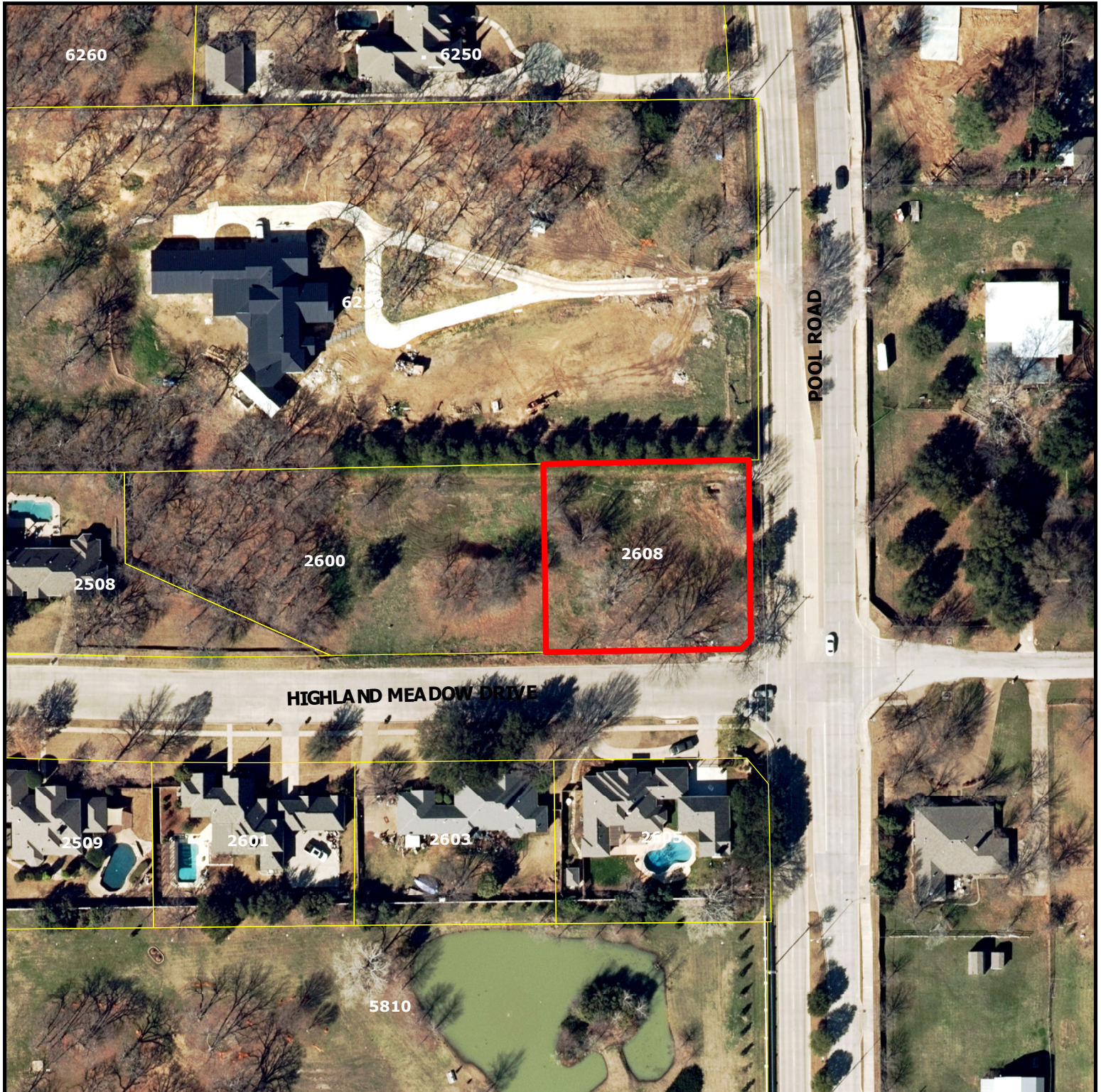
Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Floor Plan
7. Site Plan - Revised
8. Photos Provided by Applicant
9. Notification Map
10. Notification List
11. Property Owner Notification Letter
12. Letters of Opposition
13. Ordinance O-19-2101

Aerial Map



ZC19-013

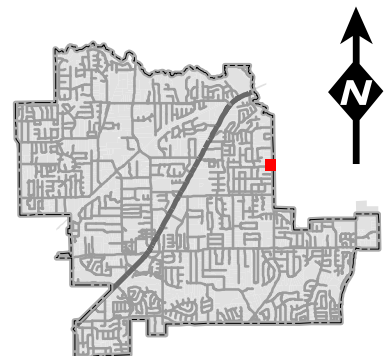
2608 Highland Meadow Drive

DISCLAIMER:

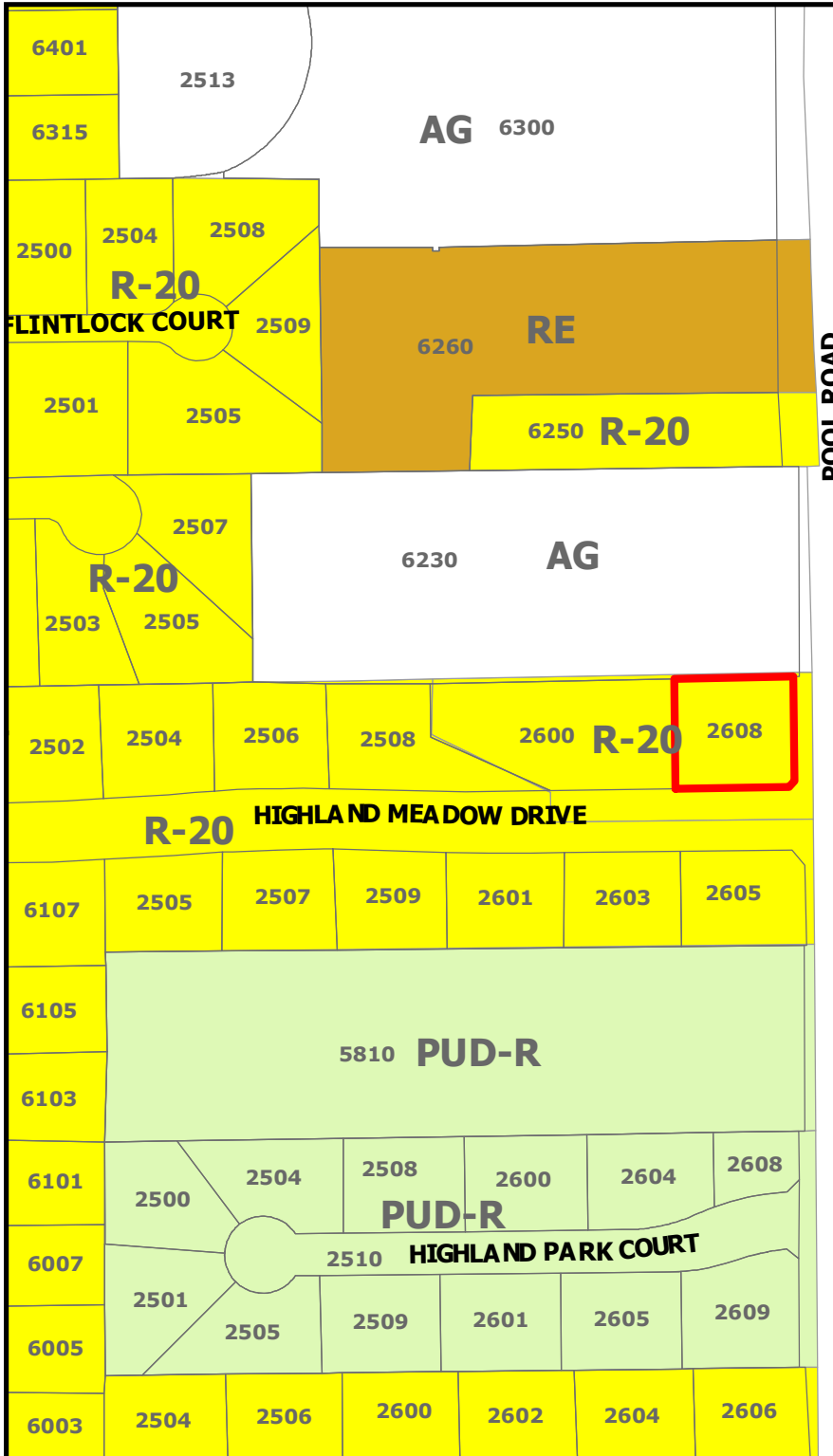
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



ZC19-013

2608 Highland Meadow Drive

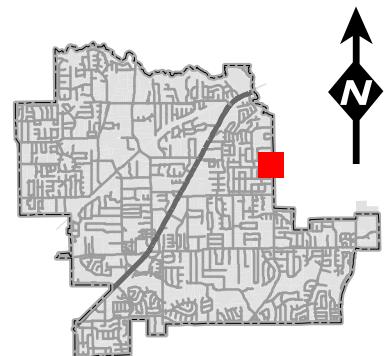


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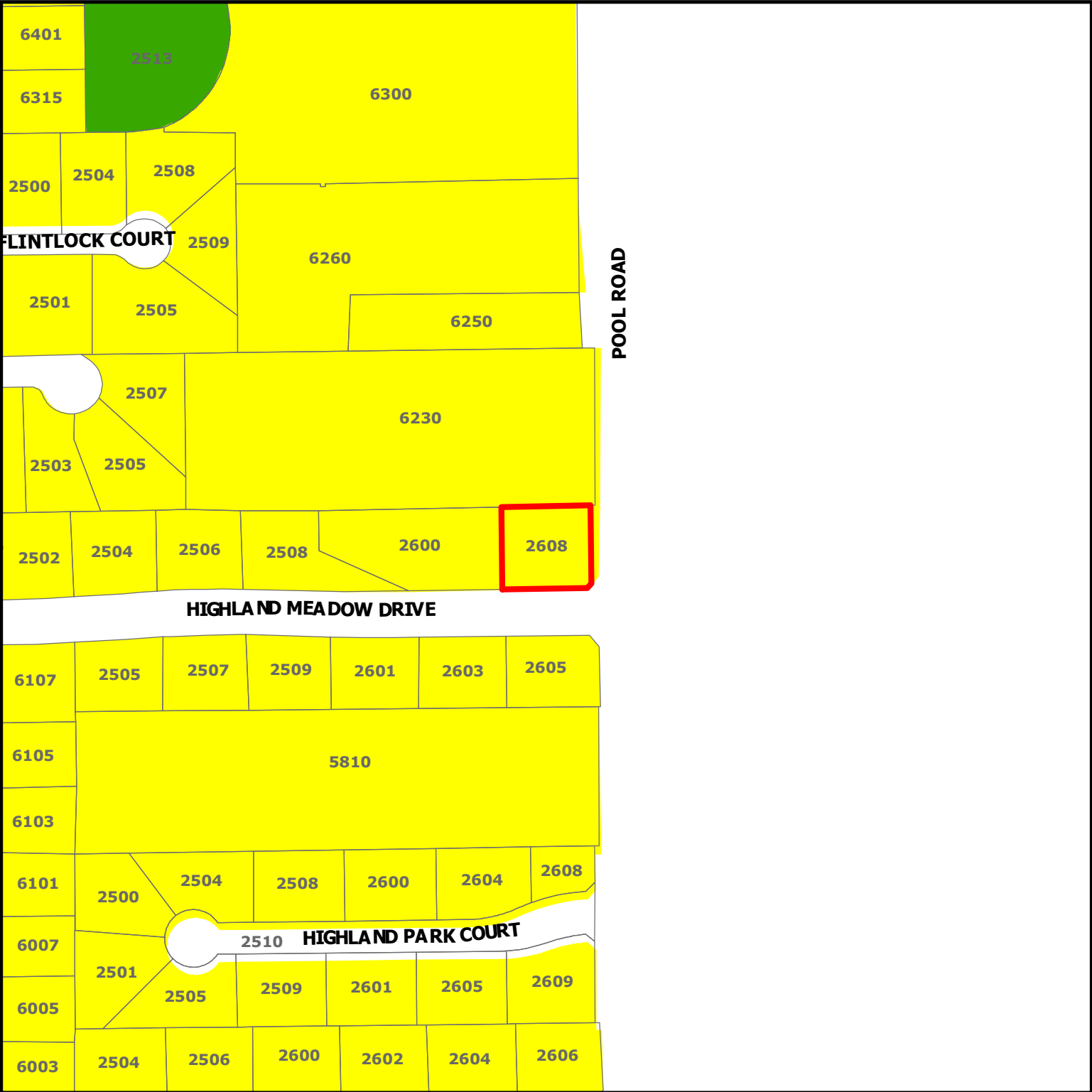
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Subject Property



Future Land Use Map

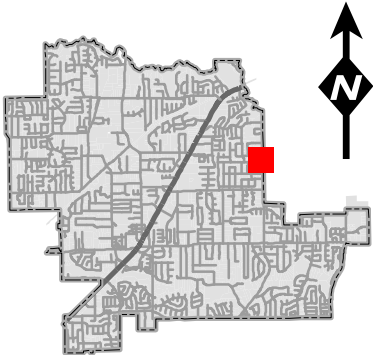


ZC19-013

2608 Highland Meadow Drive

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-  Subject Property
-  Residential
-  Open Space; Parks



Statement of Planning Objectives

2608 Highland Meadows Statement of Planning Objectives

I am writing to request a variance of the required East side fence set back at 2608 Highland Meadows Colleyville, TX. This is located in the Hodgkiss Place subdivision lot 2 block 1. We are referencing exhibit 3.26 2a of the land development code that states we must have a setback equal to 2/3 of our 30 ft. front set back (20 Ft). We are asking for the approval of this variance that will allow us to install an 8 Ft. cedar wood privacy fence (specifications listed below) directly on the property line. The location of the fence would be consistent with our neighbors on the North & South side and the majority of Pool Rd. We believe this is a valid request as this will assist in maintaining a consistent look for the city, provide an additional safety buffer, and allow the property to maximize the usable Sq. Ft. of the side yard. We are excited to be a new Colleyville resident and would be extremely grateful to receive this variance that we believe is in the best interest of the city and the home owner. We appreciate your consideration.

Sincerely,

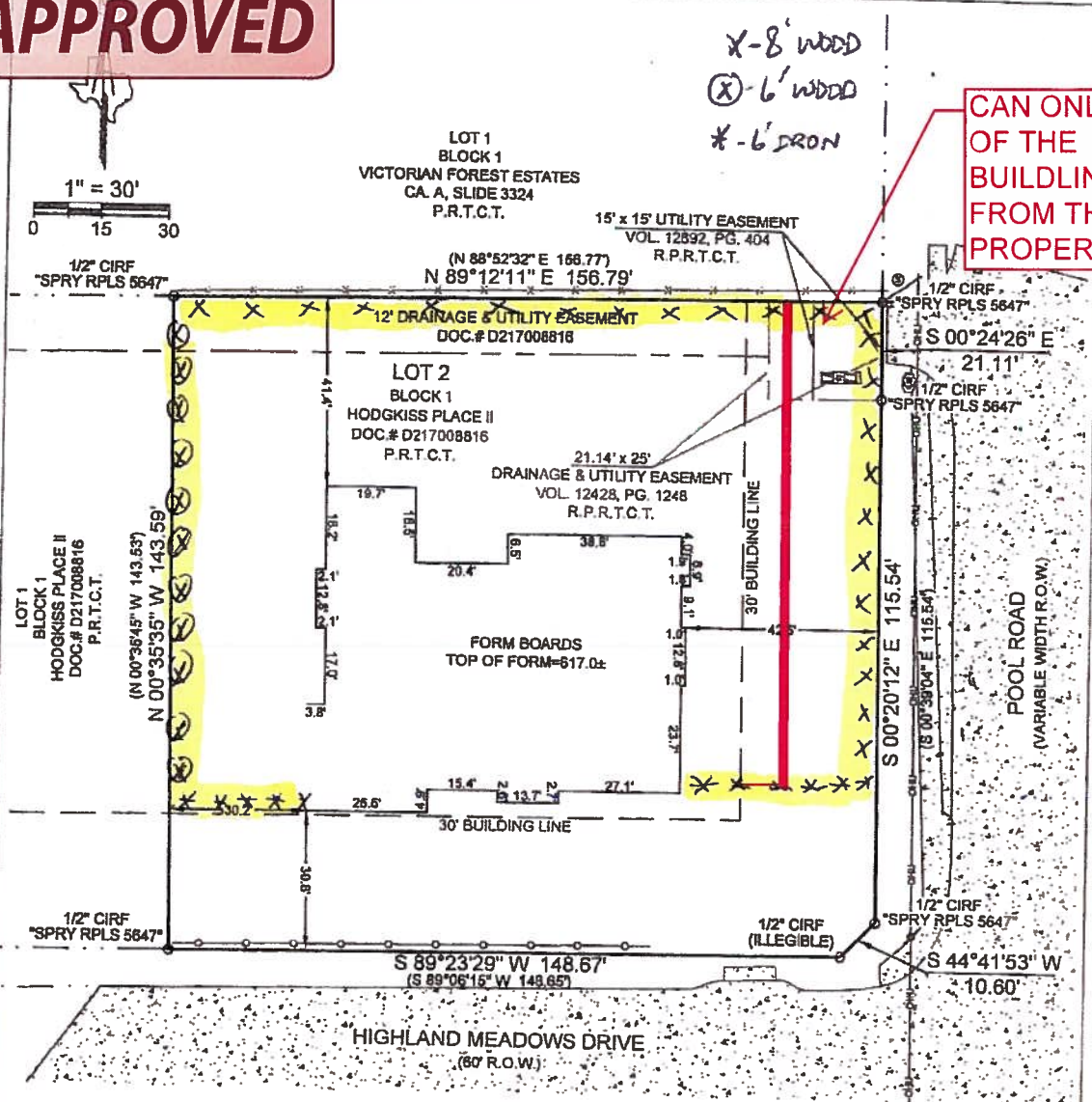
Jacob & Skyler Stone

Wood fence specifications:

Cedar fence material specifications include 2 3/8" x .095 posts, 1" x 6" x 6' and 1" x 6" x 8' cedar pickets, 2" x 4" treated horizontal rails, 2" x 8" top cap, and 1" x 4" trim.

Site Plan

NOT APPROVED



LEGAL DESCRIPTION

Lot 2, Block 1, of HODGKISS PLACE II, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded under Instrument No. D217008816, Plat Records, Tarrant County, Texas

FLOOD NOTE

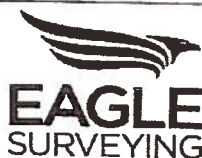
This property is located in Non-Shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 and is located in Community Number 480590 as shown on Map Number 48439C0095K. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.

SURVEYOR NOTES

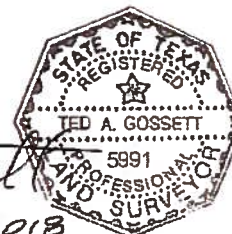
1. This survey was performed without the benefit of a title commitment.
2. The bearings shown on this survey are based on GPS observations utilizing the Alterra RTKNET Cooperative network. NAD 83 (2011) Datum.
3. Elevations shown on this survey are based on GPS observations utilizing the Alterra RTKNET Cooperative network. NAVD (88) Datum, (Geoid 12A)
4. This document represents an accurate on the ground survey of 2608 Highland Meadows Drive in the City of Colleyville, Tarrant County, Texas, on December 17th, 2018.
5. Not all improvements are shown.

FORM BOARD EXHIBIT

210 South Elm Street
Suite: 104
Denton, TX 76201
(940) 222-3009
www.eaglesurveying.com
TX Firm # 10194177



I hereby certify that this survey was prepared by me or under my direct supervision and that I am a licensed Land Surveyor under the laws of the State of Texas.



JOB NUMBER
18-05-43-03
REVISION

DRAWN BY
RZM
DATE
12/17/2018

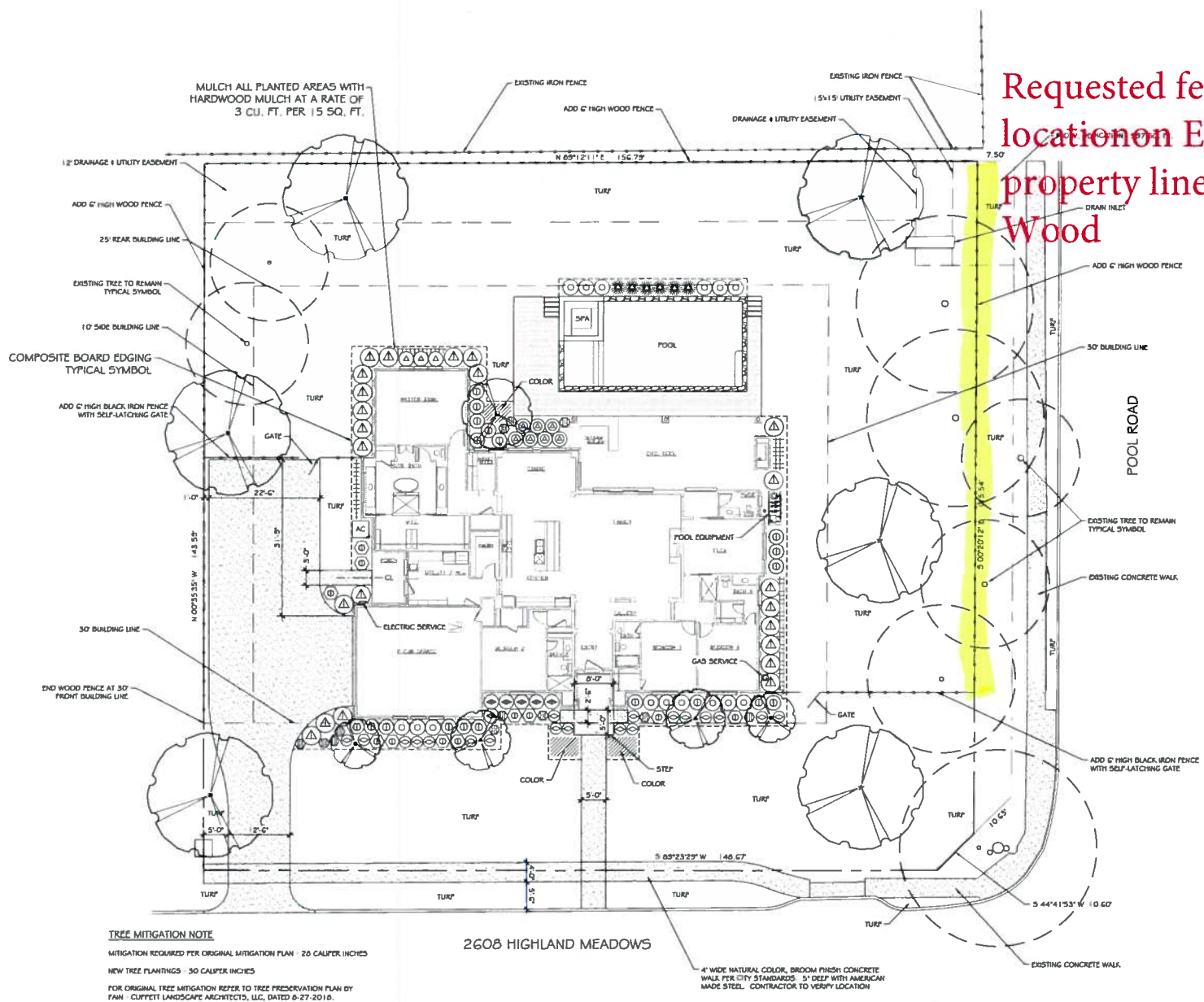
LEGEND
 () RECORDED CALL
 CAPED IRON ROD FOUND
 WIRE FENCE
 CHAIN LINK FENCE
 ASPHALT
 OVER HEAD ELECTRIC
 SEWER MANHOLE
 UTILITY POLE
 DRAINAGE INLET
 WATER METER

Ted A. Gossett
R.P.L.S. # 5991

Date

12-17-2018

Floor Plan



FOR PLANTING LEGEND SEE SHEET L-2

LANDSCAPE MASTER PLAN



SCALED AT 30"x42" SHEET SIZE

PL. VIZITARE	ST.
6-13-2019	50
6-22-2019	50
7-6-2019	50

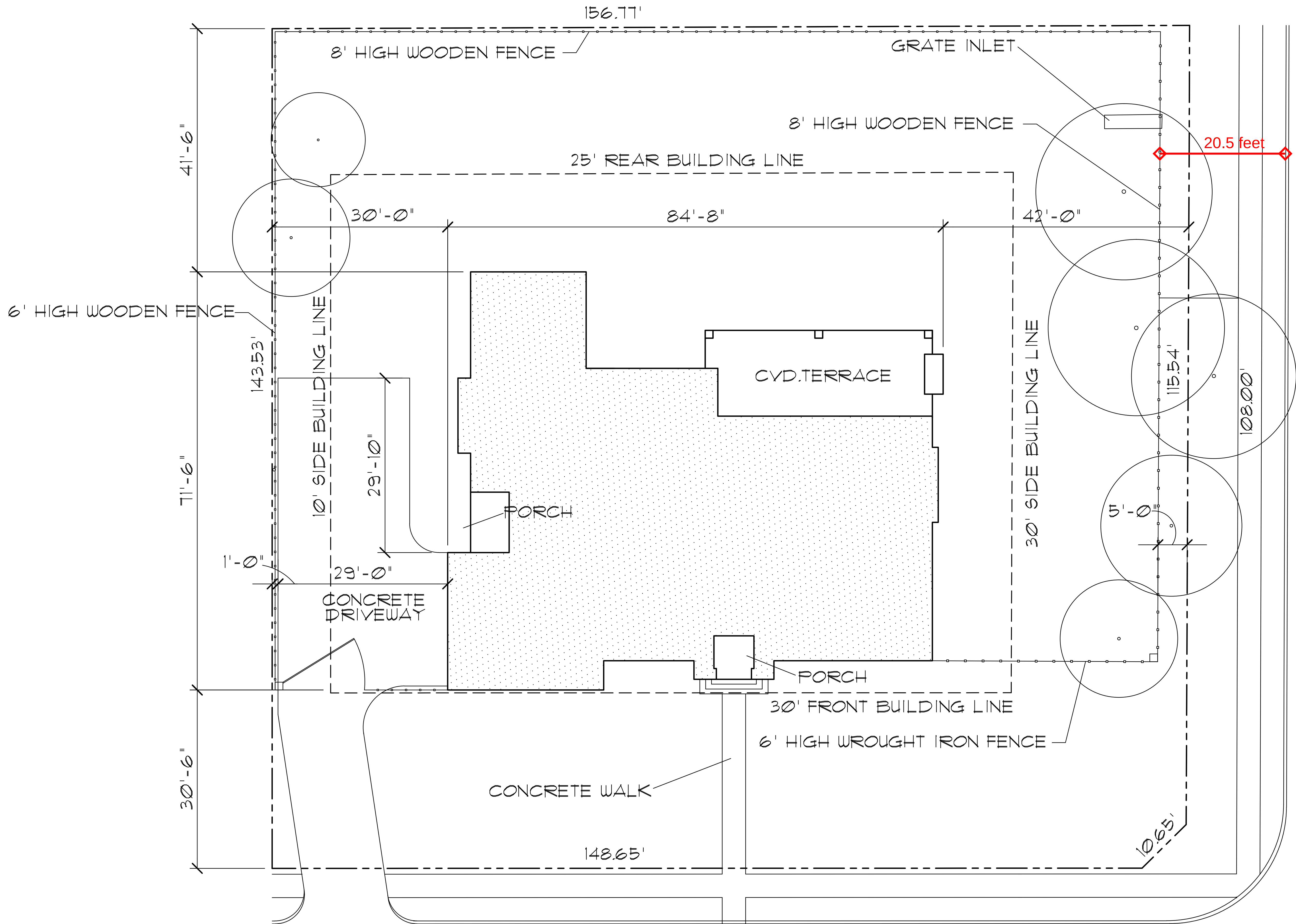
beebe & associates p.c.
LANDSCAPE ARCHITECTURE



BUILDER: LEGACY BUILDERS TEXAS LLC
1340 W WALL STREET
GRAPEVINE, TEXAS 76031
817.332.0511

STONE RESIDENCE
2608 HIGHLAND MEADOWS

56b 56b 6-19-2019 $18^\circ = 1^\circ - 0^\circ$ 2019-2020 L-1 2
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2608 HIGHLAND MEADOWS

SITE PLAN
SCALE: 1/8"=1'0"
LOT 2 BLOCK 1
HODGKISS PLACE 2
COLLEYVILLE, TX



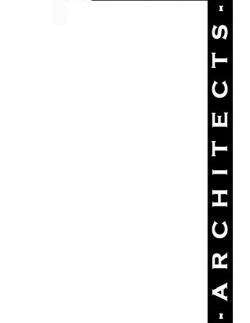
Date 11/28/19
Drawn By MJW
Checked By MJW
Revisions

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF MICHAEL J. WRIGHT & ASSOCIATES, INC. WHO MAINTAINS THE RECORD OF THIS PROJECT. THE USER OF THIS ELECTRONIC DRAWING FILE IS RESPONSIBLE FOR THE FILE AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE IS RESPONSIBLE FOR THE FILE AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE IS RESPONSIBLE FOR THE FILE AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE IS RESPONSIBLE FOR THE FILE AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS.

'STONE RESIDENCE'
2608 HIGHLAND MEADOWS DR
COLLEYVILLE, TX



M.J. WRIGHT & ASSOCIATES, INC.
8233 MIDCITIES BOULEVARD STE. A, NPH TX 76182
OFFICE: 817/268-5555 MJW@MJWRIGHT.COM
FAX: 817/268-5556 WWW.MJWRIGHT.COM



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Sheet No.
SITE
Project No.
120338TO

Photos Provided By Applicant



Photos Provided By Applicant



2605 Highland
Meadow Dr.
Colleyville, Tx

Photos Provided By Applicant

6230 pool Rd
Colleyville, Tx



Notification Map

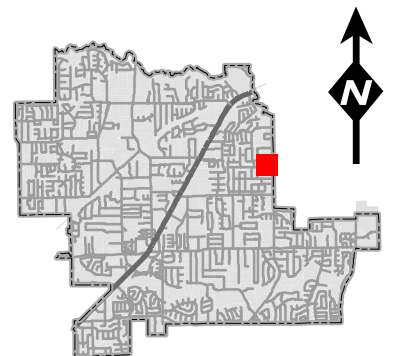


ZC19-013

2608 Highland Meadow Drive

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
LUEVANO, JAVIER A	2507 HIGHLAND MEADOW DR	COLLEYVILLE, TX	76034	2507 HIGHLAND MEADOW DR
FRECHETTE, SCOTT	6748 ST MORITZ PKWY	COLLEYVILLE, TX	76034	2600 HIGHLAND MEADOWS DR
PUTNAM, CHRISTOPHER SEAN	6230 POOL RD	COLLEYVILLE, TX	76034	6230 POOL RD
WEITZER, CHRISTOPHER P	2605 HIGHLAND MEADOW DR	COLLEYVILLE, TX	76034	2605 HIGHLAND MEADOW DR
TUGGEY, MATHEW	2601 HIGHLAND MEADOW DR	COLLEYVILLE, TX	76034	2601 HIGHLAND MEADOW DR
BRECHT, WILLIAM	2508 HIGHLAND MEADOW DR	COLLEYVILLE, TX	76034	2508 HIGHLAND MEADOW DR
FOX, LAWRENCE S	2604 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	2604 HIGHLAND PARK CT
F H C TRUST	2140 HALL JOHNSON RD # 102-174	GRAPEVINE, TX	76051	2506 HIGHLAND MEADOW DR
MADISON, ANGIE	2603 HIGHLAND MEADOW DR	COLLEYVILLE, TX	76034	2603 HIGHLAND MEADOW DR
FRANKLIN, D BRENT	2600 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	2600 HIGHLAND PARK CT
				5810 POOL RD
WAGNER, JEDEDIAH	2509 HIGHLAND MEADOW DR	COLLEYVILLE, TX	76034	2509 HIGHLAND MEADOW DR
HIGHLAND PARK HOA INC	PO BOX 1497	COLLEYVILLE, TX	76034	2608 HIGHLAND PARK CT
JACOBI, JAMES A	6250 POOL RD	COLLEYVILLE, TX	76034	6250 POOL RD
STONE, JACOB	2817 BROOKSHIRE DR	GRAPEVINE, TX	76051	2608 HIGHLAND MEADOWS DR
CHAN, ALFONSO	6300 POOL RD	COLLEYVILLE, TX	76034	6260 POOL RD
HERITAGE COLONY ADDITION	P.O. BOX 1122	COLLEYVILLE, TX	76034	COURTESY NOTICE
HIGHLAND MEADOWS ADDN	2101 HIGH GATE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
STONE, JACOB	2608 HIGHLAND MEADOW DRIVE	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on September 27, 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, October 14, 2019 at 7:00 p.m.
City Council Meetings: Tuesday, November 5, 2019 & Tuesday, November 19, 2019 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a Fence to extend into the required street side yard. The purpose is to allow for an 8 foot cedar privacy fence along the property line forward of the required setback along Pool Road.

Zoning Case: ZC19-013

Applicant: Jacob and Skylar Stone

Owner: Jacob and Skylar Stone

Location: 2608 Highland Meadows Drive

Property Description: Lot 2, Block 1, in the Hodgkiss Place II Addition

Present Zoning: R-20 Single Family Residential

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

Araceli Botello

Subject: FW: Rezoning Request - 2608 Highland Meadows Drive

From: Fittz Family

Sent: Wednesday, October 9, 2019 9:41 PM

To: Jackie Reyff <JReyff@colleyville.com>

Subject: Rezoning Request - 2608 Highland Meadows Drive

Colleyville Planning and Zoning:

I received a notice of public hearing for the property at 2608 Highland Meadows Drive. I cannot attend the zoning hearing because I will be out of the country for business, so I am writing via email to document for the city my objections.

The petitioner wants "Consideration of a Special Use Permit for a Fence to extend into the required street side yard. The purpose is to allow for an 8 foot cedar privacy fence along the property line forward of the required setback along Pool Road."

I object to the building of a fence that will obstruct the visibility of a driver when legally stopped behind the stop sign at the intersection, and my objection is based on safety reasons. If this fence is built within the 25' visibility triangle, which is a restriction in the zoning regulations, this will present a real hazard to drivers attempting to enter the flow of traffic on Pool Road.

I enter that intersection on a daily basis as I take my son to school, and the reduction of visibility of vehicles traveling at the posted speed limit will be severely reduced. This will needlessly endanger driver and children passengers in all vehicles involved, potentially causing the oncoming vehicle on Pool Road to strike the other vehicle in the center and driver side at high speed. That is the danger my young son and I will be facing every day, and it can be prevented by not permitting this zoning variance.

I strongly object to any fence or obstruction that would block my view, or the view of any driver, attempting to pull out onto Pool Road from Highland Meadows Road. I hope that the City of Colleyville will give more credence to the public safety aspect of this zoning request than the owners desire for aesthetics.

Thank you,

Dean Fittz

6101 Lansford Ln, Colleyville, TX 76034

Jackie Reyff

From: Jordan, Walter
Sent: Monday, October 14, 2019 3:52 PM
To: Jackie Reyff
Subject: Opposition to Special Use Permit for 2608 Highland Meadows Drive

From reviewing the application it appears that if this application is approved that an 8 foot privacy fence could be placed close enough to Pool Rd so as to create a very hazardous situation for motorists who attempt to turn onto Pool from Highland Meadows which my wife, my son and me do several times a day every day. This intersection is dangerous enough as it is and the three of us object to the granting of this request.

Walt Jordan
Kim Jordan
Luke Jordan

6101 Highland Hills
Colleyville 76034

Sent from my iPad

Confidentiality Notice: This email message, including any attachments, contains or may contain confidential information intended only for the addressee. If you are not an intended recipient of this message, be advised that any reading, dissemination, forwarding, printing, copying or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately by reply message and delete this email message and any attachments from your system.

ORDINANCE O-19-2101

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.51 ACRES, BEING LOT 2, BLOCK 1 OF THE HODGKISS PLACE II ADDITION, LOCATED AT 2608 HIGHLAND MEADOW DRIVE, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN 8 FOOT CEDAR PRIVACY FENCE ALONG THE CORNER STREET SIDE PROPERTY LINE AND WITHIN THE STREET SIDE YARD; 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 and a carport under Case No. ZC19-013; and

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

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

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan 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 8 foot cedar privacy fence along the corner street side property line and within the street side yard, on 0.51 acres, being Lot 2, Block 1, of the Hodgkiss Place II Addition, located at 2608 Highland Meadow, as depicted on the attached 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 permit the construction of a new 8-foot cedar privacy fence within the street side yard a distance of 5 feet from the corner street side property line.
- b. The fence shall be generally consistent with the site plan as depicted on the attached Exhibit "B".
- 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 5th day of November 2019.

The second reading and public hearing being conducted on the 19th day of November 2019.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 19TH DAY OF NOVEMBER 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

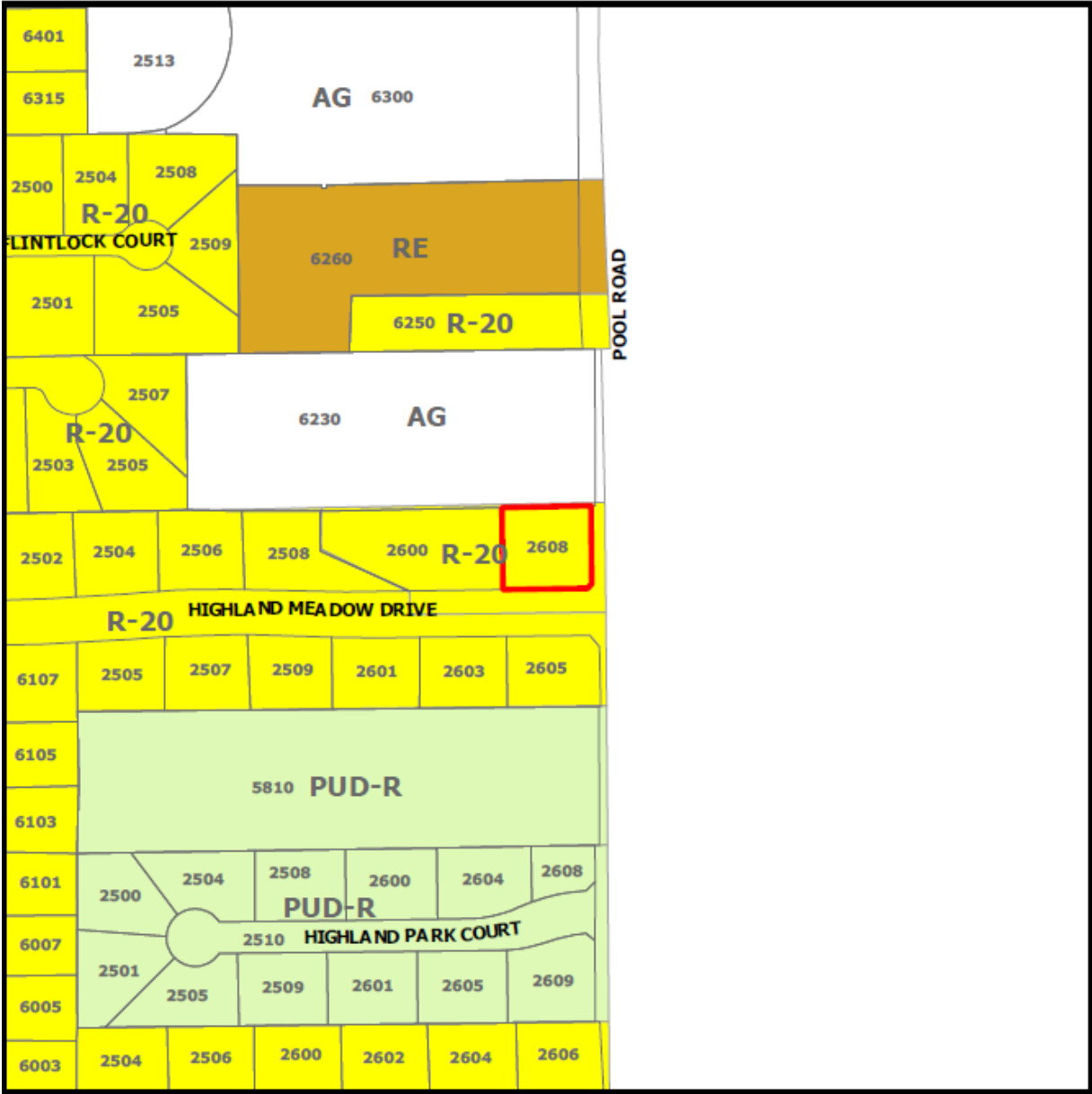


Exhibit "B" – Site Plan

DATE: 11/05/13
DRAWN BY: J. L. WRIGHT
CHECKED BY: J. L. WRIGHT
REVISIONS:

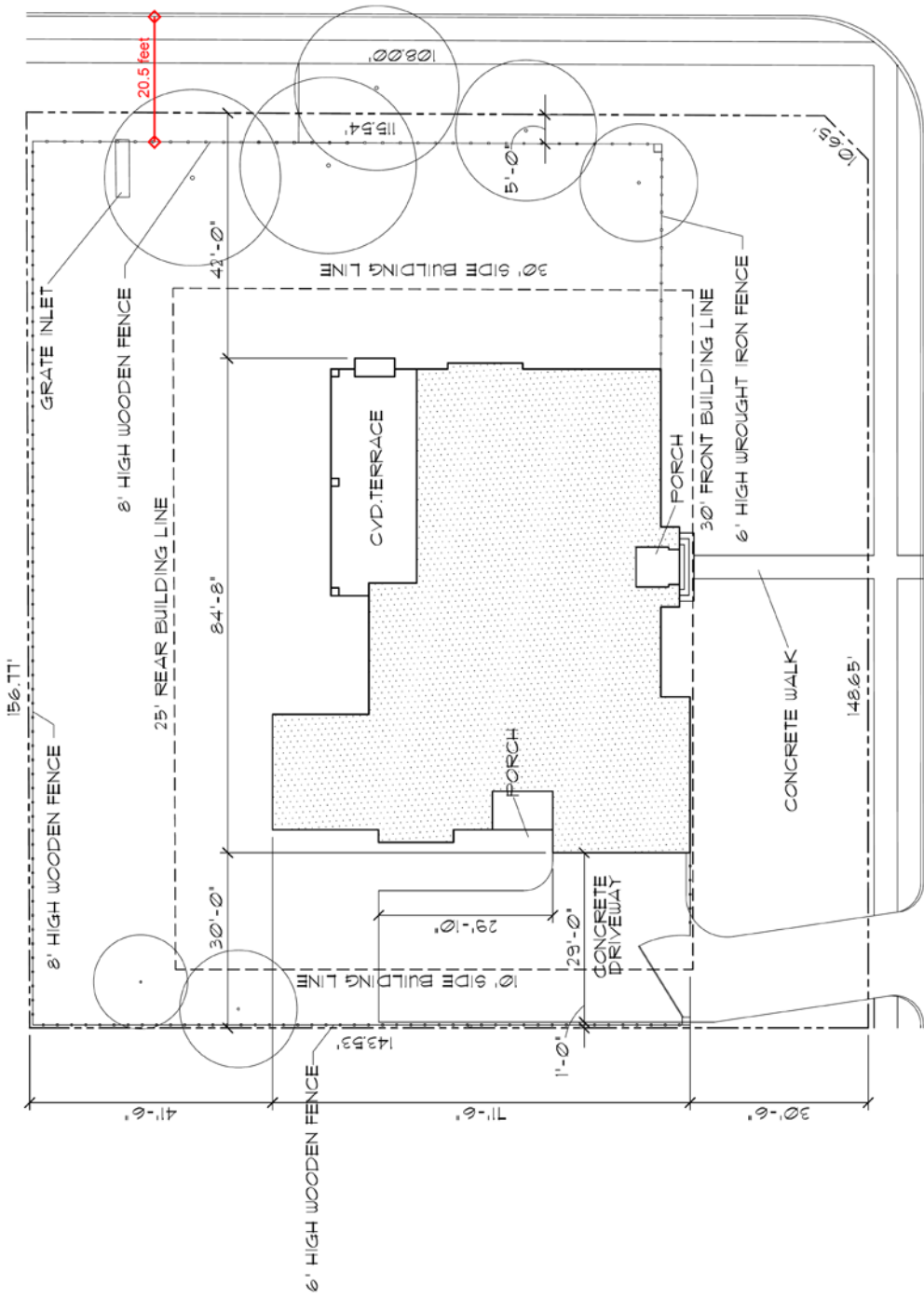
2608 HIGHLAND MEADOWS DR.
COLLEYVILLE, TX
"STONE RESIDENCE"


STATE OF TEXAS
COUNTY OF TARRANT
CITY OF COLLEYVILLE


M.J. WRIGHT & ASSOCIATES, INC.
1515 N. WYATT RD., SUITE 100
COLLEYVILLE, TX 76034
PHONE: 817/368-8888 FAX: 817/368-8888
WWW.MJWRIGHT.COM

SHEET NO.:
SITE
PROJECT NO.:
B053387C

Copyright 2013



SITE PLAN
SCALE: 1/8"=1'-0"
NORTH
LOT 2 BLOCK 1
HODGKISS PLACE 2
COLLEYVILLE, TX

2608 HIGHLAND MEADOWS





City of Colleyville City Council Agenda Briefing

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

Agenda Number 6d

Agenda Date 11/19/2019

Number Ordinance O-19-2103

Type Ordinance

Department Community Development

Title

Presentation and discussion of a Special Use Permit for a fence to extend into the required street side yard on Lot 20, Block 1, of the Creekside at Colleyville Addition, located at 4708 Latour Lane, Case ZC19-016

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Second Reading and Public Hearing

The new home owner was present at the first reading and answered questions regarding the request. The fence is to provide both safety and security.

First Reading and Public Hearing

Victor Mendez, the applicant, has submitted a request for a Special Use Permit (SUP) for a 6 foot iron fence on a retaining wall within the corner street side yard to be located on Lot 20, Block 1, of the Creekside at Colleyville Addition, being approximately 0.2989 acres, and zoned PUD-R district.

Existing Conditions/Background: The subject property, 4708 Latour Lane, has PUD-R zoning and is located on the west side of Latour Lane at its intersection of Winewood Place. The subject property has a single family residence.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a 6 foot iron fence on a retaining wall within the corner street side yard.

Ordinance – *Section 3.26 Fences, Free Standing Walls, and Screening Materials Regulations* of the Land Development Code establishes the maximum size and location of fencing to be permitted by staff on a residential lot:

"E. Fence and Free-Standing Wall Setback Requirement:

2. Corner Side Yards: Except where allowed elsewhere in this chapter, 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

street side yard.

The applicant proposes to locate a 6 foot iron fence on the property line on the street side of the house.

Special Use Permit Provision: Any request for a building permit for a fence/wall which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

Analysis: Any request for a residential fence which differs from the Land Development Code shall only be authorized after approval of a Special Use Permit by the City Council. The proposed fence has already been constructed. One item to be considered is that the fence provides security by prohibiting the possibility of falling off the retaining wall.

Surrounding Development: The properties to the north, south, east and west are zoned PUD-R zoning 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: Staff recommends denial of the requested SUP for a 6 foot iron fence to be located on a retaining wall in the corner street side yard as it does not meet the technical requirements of the Land Development Code.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval of the request at their October 14, 2019 meeting by a vote of 5-0.

Financial Impact

There is no fiscal impact to the City of Colleyville with 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. Photos Provided by Applicant
7. Notification Map
8. Notification List
9. Property Owner Notification Letter
10. Ordinance O-19-2103

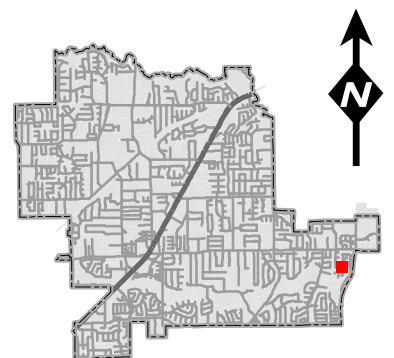
Aerial Map



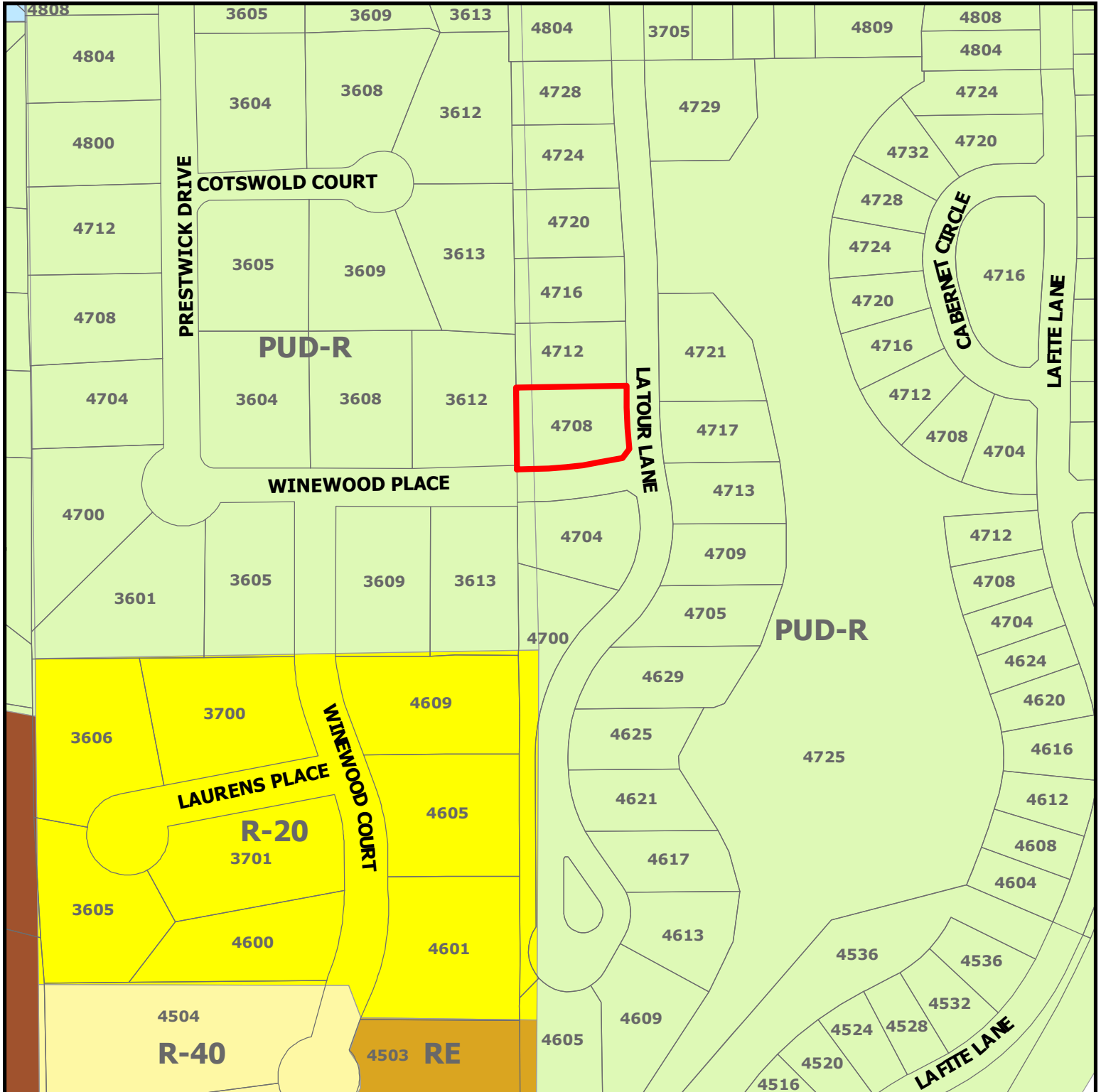
ZC19-016
4708 Latour Lane

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 Subject Property



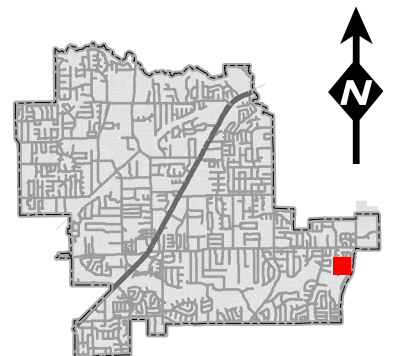
Zoning Map



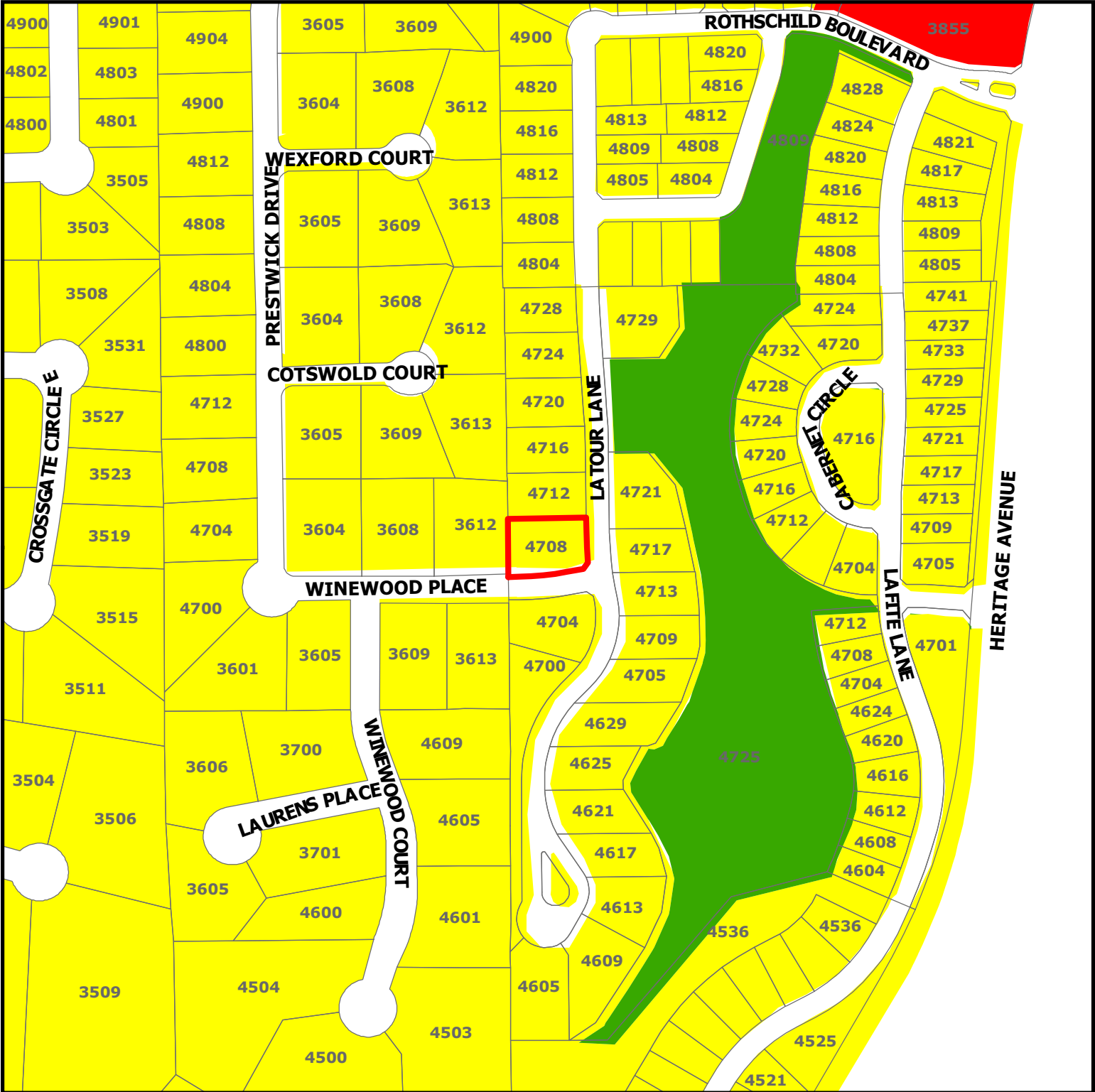
ZC19-016
4708 Latour Lane

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 Subject Property



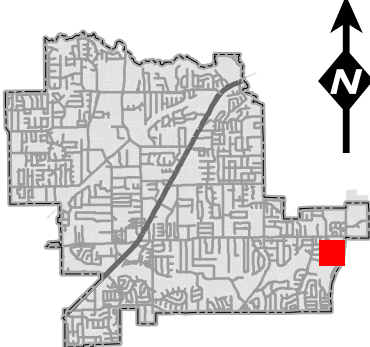
Future Land Use Map



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ZC19-016
4708 Latour Lane

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



Statement of Planning Objectives

Proposal letter to building/zoning department, requesting a large
variance for allowing a property fence to be built on retaining wall

City Colleyville Development Department

August 28, 2019

Dear Community Development Department<

This proposal letter is to request and substantiate the grant of a Variance for a residence at 4708 Latour Lane in Colleyville Texas. The variance requested to allow 6' iron fence on retaining wall. If granted the variance. The iron fence would be a safety barrier to prevent someone from falling off wall.

Property Fence

The Petitioner request a variance allowing a 6' iron fence on south side property adjacent to Winewood Place. The encroachment variance would occur on south side of lot 4708 Latour Lane. The reason for this variance is to provide a fall safety barrier and would keep fence landscape uniform with 4704 Latour.

The proposed fence would be 6' iron fence with max of less than 25% solid construction.
The iron fence would be 2 rail fence with 1" rails and 5/8" verticals powder coat color black.

Installing the fence on 15' Build Line would create safety fall hazard

Page 2 shows the proposed fence location on plot

Page 3 and 4 is picture of wall that is 3' and 6' high

Page 5 is picture of 4704 Latour that is directly across street from 4708 Latour that shows approved fence on wall

Granting this variance would serve as safety fall barrier , would also look uniform with fence with 4704 Latour and provide buyer with extra land to his back yard .

Thanks you
Victor Mendez
BLM Fence LLC
4100 East loop 820 South
Fort Worth Texas 76119

6' Iron Fence on 15' BL and 36" rail on top of retaining wall

36" Iron Rail
2- rail (1" rails)
5/8" verticals
on top of retaining
wall

WINEWOOD PLACE

MEAS. 18.38'
(REC. 18.52')

83.53'

28.76

✓

5.

573.8

Keywords: child sexual abuse; disclosure; social support

100

50.

985

10

100

1

1

2

26.2

23

314.2

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 103–110

4708 LATOUR LANE
LOT 20, BLOCK 1
EKSIDE AT COLLEYVILLE
COLLEYVILLE, TEXAS

NOTE: LOCATION OF TREES
IS APPROXIMATE

 GRAVEL, SIZE 2-4"
DEPTH 6"

— SILT FENCE

8/24/18

REFERENCE NO. 180822026

This drawing was prepared from information furnished by the home builder. Builder should review this drawing to ensure compliance with all zoning and building code regulations for this property. Before construction of any kind, builder or contractor shall verify all property lines, all road setbacks and easements in order to comply with all zoning, state and local laws, ordinances and restrictions. Street, alley and sidewalk locations are for illustrative purposes only. Refer to development plans for construction, builder should confirm that this layout has no conflicts with telels, transformers, topography or other structures.

FENCES: 299'
SOD FRONT: 2546 FT/SQ
SOD REAR: 5662 FT/SQ

CONCRETE	SQ.FT.
Driveway	789
Lead Walk	100
City Walk	864
Approach	123
Patio	0
TOTAL CONC.:	1876

LENNAR HOMES

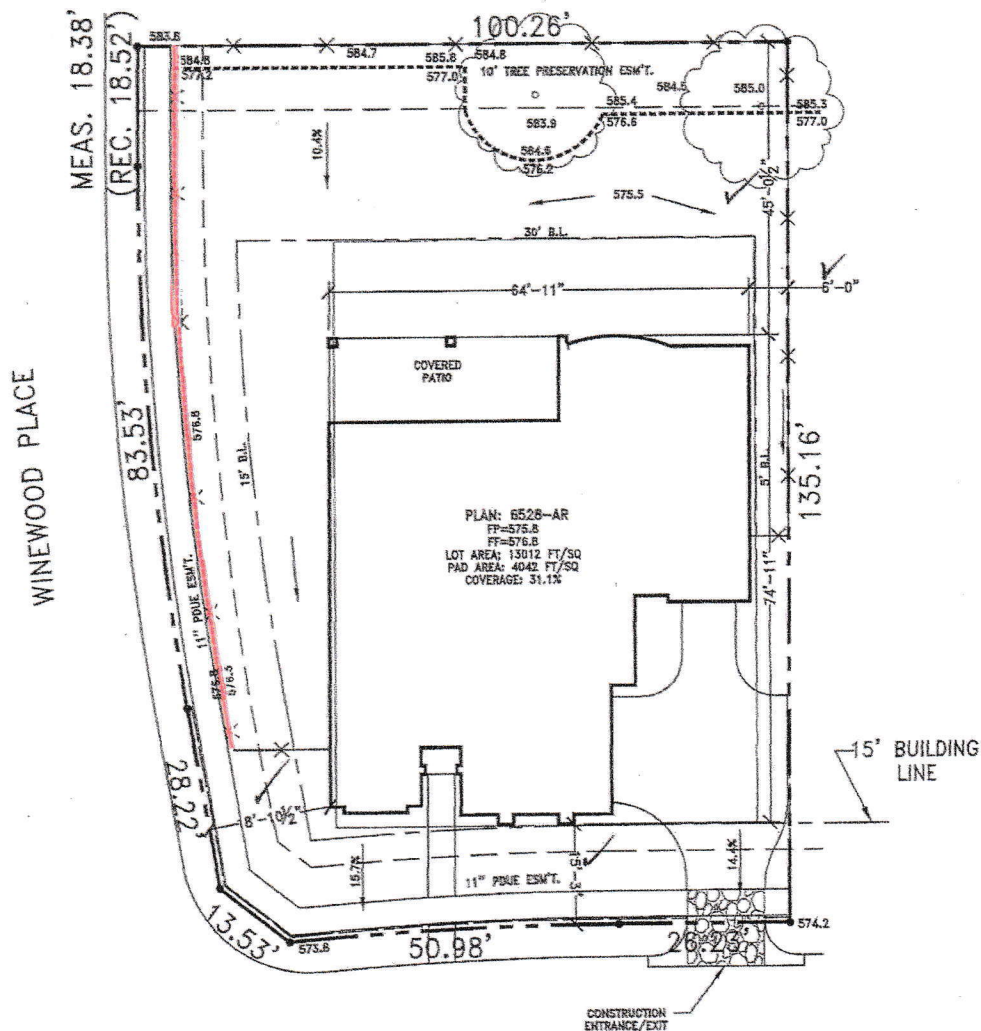


Site Plan

Proposing to install 6' iron fence on top of retaining wall
with Winewood Place

parallel

Proposed 6' iron fence on wall



4708 LATOUR LANE
LOT 20, BLOCK 1
CREEKSIDE AT COLLEYVILLE
COLLEYVILLE, TEXAS

NOTE: LOCATION OF TREES
IS APPROXIMATE

GRAVEL, SIZE 2-4"
DEPTH 6"

SILT FENCE

8/24/18

REFERENCE NO. 180822026

This drawing was prepared from information furnished by the home builder. Builder should review this drawing to ensure compliance with all zoning and building code regulations for this property. Before construction of any kind, builder or contractor shall verify all property lines, side yard setbacks and easements in order to comply with all federal, state and local codes, ordinances and restrictions. Street, alley and sidewalk locations are for illustrative purposes only. Refer to development plans for construction. Builder should confirm that this layout has no conflicts with inlets, transformers, topography or other structures.

FENCES: 299'
SOD FRONT: 2546 FT/SQ
SOD REAR: 5662 FT/SQ

CONCRETE	SQ.FT.
Driveway	789
Lead Walk	100
City Walk	864
Approach	123
Patio	0
TOTAL CONC.	1876



LENNAR HOMES

Photos Provided By Applicant

3



4708 Latour Lane

South property line adjacent with Winewood Place has retaining wall that is 3' high at front corner of home and rises to 6' high at rear property line. Leaving wall with no fence could create a dangerous safety fall hazard. Approval of 6' iron fence would on wall would prevent a safety fall hazard

Photos Provided By Applicant

4

4708 Latour Lane

Neighbor directly behind 4708 Latour Lane
has solid wood fence out to property line

6' high retaining wall

3' high retaining wall

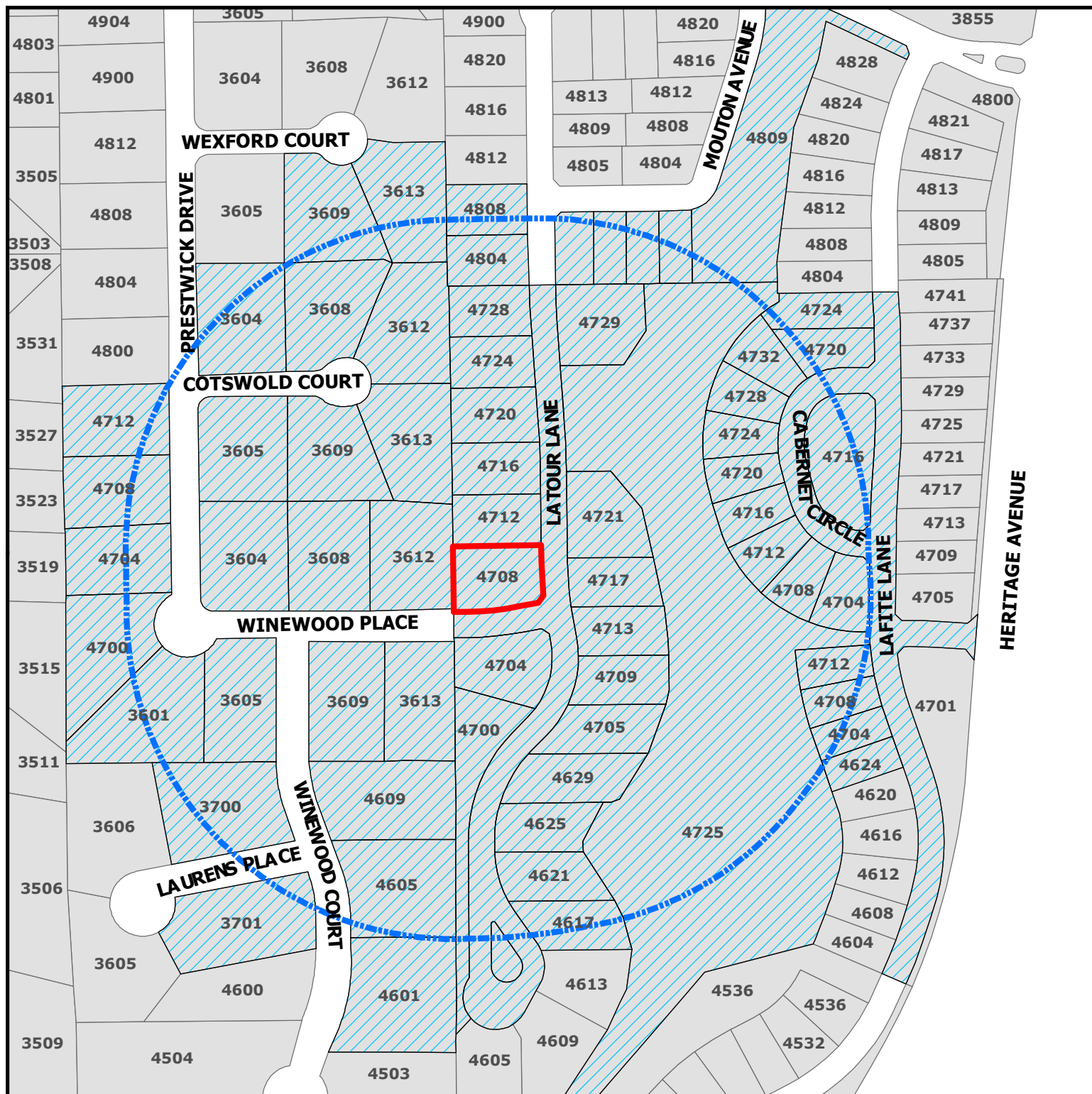




4704 Latour Lane fence on west side of 4708 Latour Lane was approved fence on wall

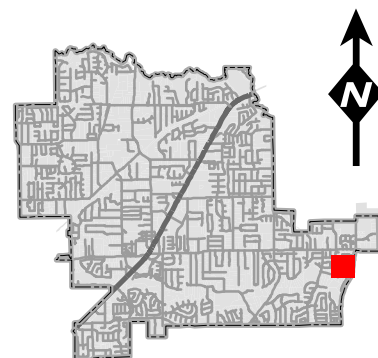
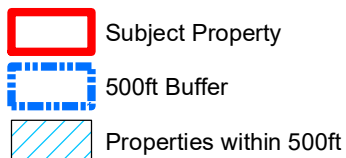


Notification Map



ZC19-016
4708 Latour 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.



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
HUDDLESTON, REUBEN	4712 PRESTWICK DR	COLLEYVILLE, TX	76034	4712 PRESTWICK DR
MCNEAL, DANIELLE	3605 WINEWOOD PL	COLLEYVILLE, TX	76034	3605 WINEWOOD PL
RICKMAN, RON C	3604 COTSWOLD CT	COLLEYVILLE, TX	76034	3604 COTSWOLD CT
TAYLOR, JANA AKERS	3608 COTSWOLD CT	COLLEYVILLE, TX	76034	3608 COTSWOLD CT
CRB ASSET MANAGEMENT INC	3501 OLD GRANBURY RD	GRANBURY, TX	76049	3700 LAURENS PL
COOPER, ANDREW	3605 COTSWOLD CT	COLLEYVILLE, TX	76034	3605 COTSWOLD CT
MILLER, MICHAEL B	3609 WEXFORD CT	COLLEYVILLE, TX	76034	3609 WEXFORD CT
GOODELL, DUSTIN	3701 LAURENS PL	COLLEYVILLE, TX	76034	3701 LAURENS PL
MORRIS, BRUCE H	4708 PRESTWICK DR	COLLEYVILLE, TX	76034	4708 PRESTWICK DR
CLINGMAN, ROY D	4704 PRESTWICK DR	COLLEYVILLE, TX	76034	4704 PRESTWICK DR
DOWDY, DAVID W	3601 WINEWOOD PL	COLLEYVILLE, TX	76034	3601 WINEWOOD PL
KINSEY, CHRISTOPHER M	4700 PRESTWICK DR	COLLEYVILLE, TX	76034	4700 PRESTWICK DR
ROUTEN, RODNEY C	3609 COTSWOLD CT	COLLEYVILLE, TX	76034	3609 COTSWOLD CT
SIDDIQUI, IRMAN	3713 MOUTON AVE	COLLEYVILLE, TX	76034	3713 MOUTON AVE
PRESSON, ERIC W	3717 MOUTON AVE	COLLEYVILLE, TX	76034	3717 MOUTON AVE
UEBELE, ROBERT	4808 LATOUR LN	COLLEYVILLE, TX	76034	4808 LATOUR LN
RAMIREDDY, CHANDRASEKHAR	3709 MOUTON AVE	COLLEYVILLE, TX	76034	3709 MOUTON AVE
ZHU, KE	4804 LATOUR LN	COLLEYVILLE, TX	76034	4804 LATOUR LN
CALATLANTIC HOMES OF TEXAS INC	1707 MARKET PL SUITE 100	IRVING, TX	75063	3705 MOUTON AVE
ROGERS, KIRK A	4624 LAFITE LN	COLLEYVILLE, TX	76034	4624 LAFITE LN
MORAN, CHRIS	4617 LATOUR LN	COLLEYVILLE, TX	76034	4617 LATOUR LN
SAVOIE, GERALD	4629 LATOUR LN	COLLEYVILLE, TX	76034	4629 LATOUR LN
FICKES, GROVER	4704 CABERNET CR	COLLEYVILLE, TX	76034	4704 CABERNET CIR
STANDARD PACIFIC OF TEXAS INC	1707 MARKET PL STE 100	IRVING, TX	75063	4708 LATOUR LN
STOTMEISTER FAMILY TRUST	4716 CABERNET CR	COLLEYVILLE, TX	76034	4716 CABERNET CIR
CREEKSIDE AT COLLEYVILLE HOA I	101 CLARIDEN RANCH RD	SOUTHLAKE, TX	76092	4700 LATOUR LN
AM AND FA FAMILY REVOCABLE TRU	4724 LATOUR LN	COLLEYVILLE, TX	76034	4724 LATOUR LN
ACHARYA, SUBHASH	4712 LATOUR LN	COLLEYVILLE, TX	76034	4712 LATOUR LN
KHAKWANI, SOHAIL	4708 LAFITE LN	COLLEYVILLE, TX	76034	4708 LAFITE LN
PANDYA, REEMA	4724 CABERNET CIR	COLLEYVILLE, TX	76034	4724 CABERNET CIR
VUU, HOANG	4621 LATOUR LN	COLLEYVILLE, TX	76034	4621 LATOUR LN
ALEXANDER, PAUL	4704 LAFITE LN	COLLEYVILLE, TX	76034	4704 LAFITE LN
HEEDE, CONRAD	4708 CABERNET CIR	COLLEYVILLE, TX	76034	4708 CABERNET CIR
MAGALHAES, FELLIPE	4720 CABERNET CIR	COLLEYVILLE, TX	76034	4720 CABERNET CIR
CHANDRAWAT, DEVINDER	4712 LAFITE LN	COLLEYVILLE, TX	76034	4712 LAFITE LN
WU, JENNIFER	4713 LATOUR LN	COLLEYVILLE, TX	76034	4713 LATOUR LN
RICHARDSON FAMILY TRUST	4625 LATOUR LN	COLLEYVILLE, TX	76034	4625 LATOUR LN
KASTNER, CHRISTOPHER M	4724 LAFITE LN	COLLEYVILLE, TX	76034	4724 LAFITE LN
NGUYEN, ETHAN	4709 LATOUR LN	COLLEYVILLE, TX	76034	4709 LATOUR LN
STANDARD PACIFIC OF TEXAS INC	1707 MARKET PL STE 100	IRVING, TX	75063	4704 LATOUR LN
KRUPP, GERALD	4720 LATOUR LN	COLLEYVILLE, TX	76034	4720 LATOUR LN
STANDARD PACIFIC OF TEXAS INC	1707 MARKET PL STE 100	IRVING, TX	75063	4717 LATOUR LN
STANDARD PACIFIC OF TEXAS INC	1707 MARKET PL STE 100	IRVING, TX	75063	4732 CABERNET CIR
CANOY, DINO J.	4705 LATOUR LN	COLLEYVILLE, TX	76034	4705 LATOUR LN
TRAHAN, JOSEPH	4729 LATOUR LN	COLLEYVILLE, TX	76034	4729 LATOUR LN
PINCHBACK, SCOTT	4716 LATOUR LN	COLLEYVILLE, TX	76034	4716 LATOUR LN
XU, YAN	4720 LAFITE LN	COLLEYVILLE, TX	76034	4720 LAFITE LN
BARTON, CRAIG	4721 LATOUR LN	COLLEYVILLE, TX	76034	4721 LATOUR LN
LIVINGSTON, JAMES	4712 CABERNET CIR	COLLEYVILLE, TX	76034	4712 CABERNET CIR
MORGAN, CAROL	4728 CABERNET CIR	COLLEYVILLE, TX	76034	4728 CABERNET CIR
STANDARD PACIFIC OF TEXAS INC	1707 MARKET PL STE 100	IRVING, TX	75063	4728 LATOUR LN
MALONE, SUSAN FRAN	4605 WINEWOOD CT	COLLEYVILLE, TX	76034	4609 WINEWOOD CT
WOOD, MAURINE	3613 COTSWOLD CT	COLLEYVILLE, TX	76034	3613 COTSWOLD CT
STUMPF, JOHN	3609 WINEWOOD PL	COLLEYVILLE, TX	76034	3609 WINEWOOD PL
WITT, ROBERT	4601 WINEWOOD CT	COLLEYVILLE, TX	76034	4601 WINEWOOD CT
SHUTTLE CONSULTING LIMITED	3612 WINEWOOD PL	COLLEYVILLE, TX	76034	3612 WINEWOOD PL
NGUYEN, KHiet	3604 WINEWOOD PL	COLLEYVILLE, TX	76034	3604 WINEWOOD PL
BARR, TERRY	3612 COTSWOLD CT	COLLEYVILLE, TX	76034	3612 COTSWOLD CT
SCHEU, DENNIS J	3608 WINEWOOD PL	COLLEYVILLE, TX	76034	3608 WINEWOOD PL
MALONE, SUSAN GENTRY	4605 WINEWOOD CT	COLLEYVILLE, TX	76034	4605 WINEWOOD CT
MURPHY, BONNIE	3616 WINEWOOD PL	COLLEYVILLE, TX	76034	3613 WINEWOOD PL
BARNARD, WILLIAM H	3613 WEXFORD CT	COLLEYVILLE, TX	76034	3613 WEXFORD CT
				4725 LATOUR LN
				4716 LAFITE LN
				4809 MOUTON AVE
PRESTWICK PARK WEST	3605 COTSWOLD COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
PRESTWICK PARK SOUTH	3605 COTSWOLD COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
WOODLAND HILLS (COLLEYVILLE)	4100 OXFORD COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
CREEKSIDE	101 CLARIDEN RANCH RD	SOUTHLAKE, TX	76092	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
MENDEZ, VICTOR	4100 EAST LOOP 820 SOUTH	FORT WORTH, TX	76119	APPLICANT

Public hearing notices were mailed on September 27, 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, October 14, 2019 at 7:00 p.m.
City Council Meetings: Tuesday, November 5, 2019 & Tuesday, November 19, 2019 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a Fence to extend into the required street side yard. The request is to allow for a 6 foot wrought iron fence along the property line facing the street Winewood Place.

Zoning Case: ZC19-016

Applicant: Victor Mendez

Owner: Lennar Homes

Location: 4708 Latour Lane

Property Description: Lot 20, Block 1, of the Creekside at Colleyville Addition

Present Zoning: PUD-R Planned Unit Development-Residential

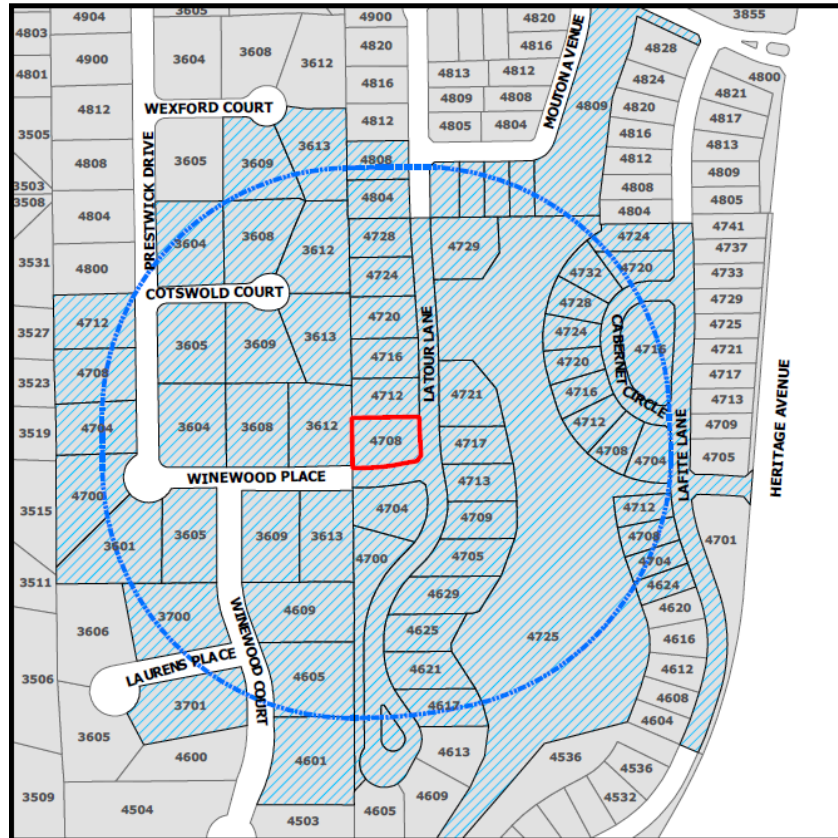
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

ORDINANCE O-19-2103

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.2989 ACRES, BEING LOT 20, BLOCK 1 OF THE CREEKSIDE AT COLLEYVILLE ADDITION, LOCATED AT 4708 LATOUR LANE, BY AUTHORIZING A SPECIAL USE PERMIT FOR A 6 FOOT IRON FENCE ON A RETAINING WALL WITHIN THE STREET SIDE YARD; 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 a fence under Case No. ZC19-016; and

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

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

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

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

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a 6 foot iron fence on a retaining wall within the street side yard, on 0.2989 acres, being Lot 20, Block 1, of the Creekside at Colleyville Addition, located at 4708 Latour 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 permit the construction of a 6' iron fence on the retaining wall.
 - b. The fence shall be generally consistent with the site plan as depicted on the attached Exhibit "B".
 - 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 5th day of November 2019.

The second reading and public hearing being conducted on the 19th day of November 2019.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 19TH DAY OF NOVEMBER 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

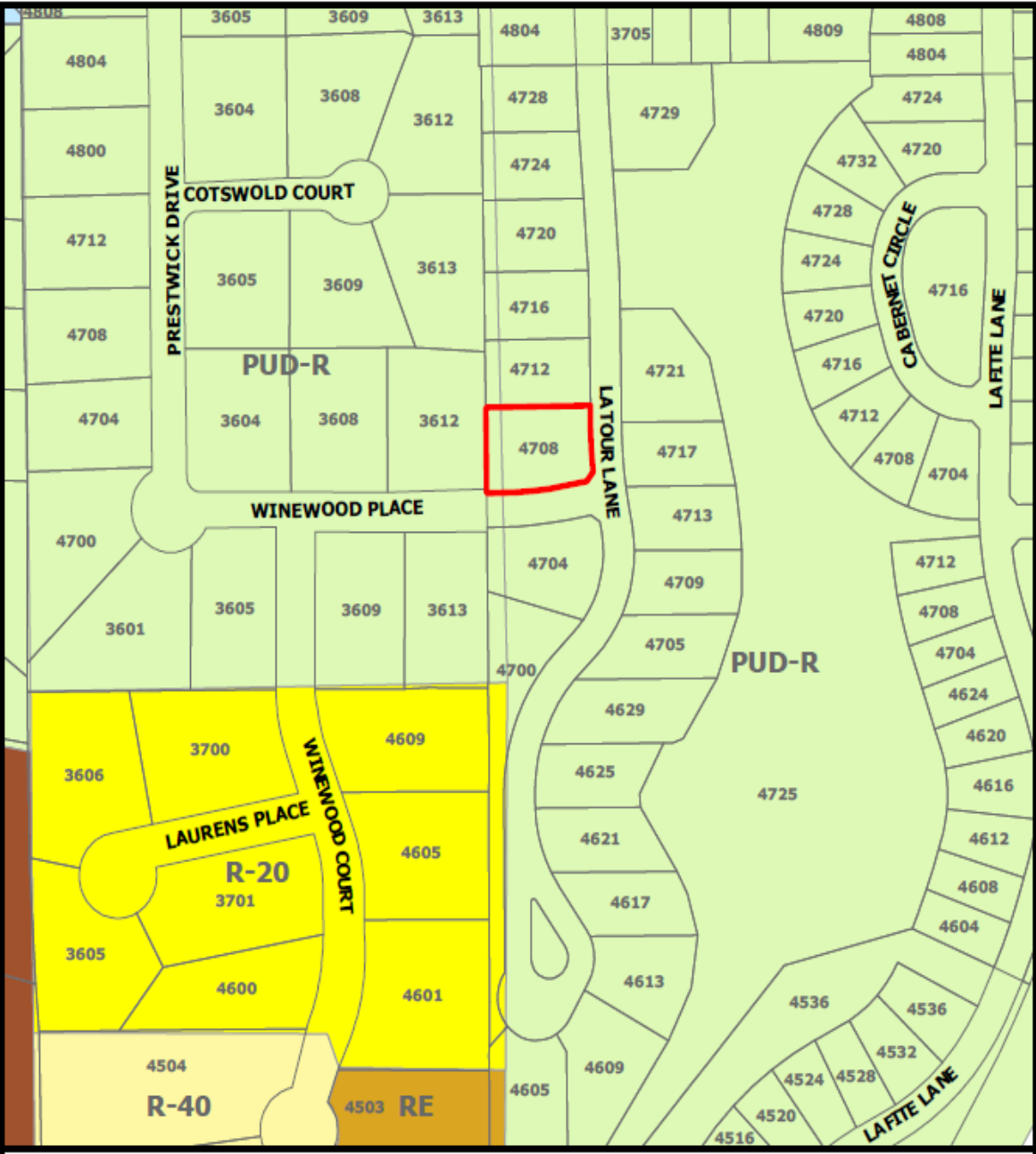
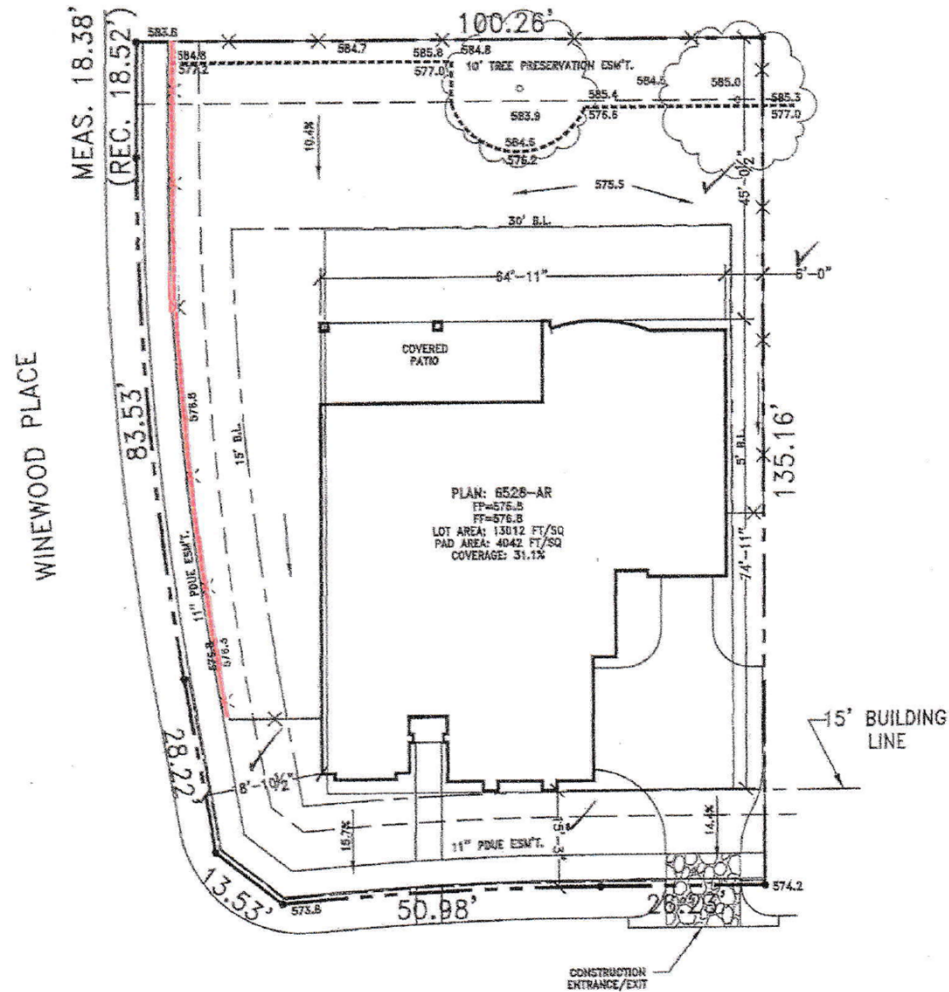


Exhibit "B" – Site Plan

Proposed 6' iron fence on wall



4708 LATOUR LANE
LOT 20, BLOCK 1
CREEKSIDE AT COLLEYVILLE
COLLEYVILLE, TEXAS

NOTE: LOCATION OF TREES
IS APPROXIMATE

GRAVEL SIZE 2-4"
DEPTH 8"

SILT FENCE

8/24/18

REFERENCE NO. 180822026

This drawing was prepared from information furnished by the home builder. Builder should review this drawing to ensure compliance with all zoning and building code regulations for this property. Before construction of any kind, builder or contractor shall verify all property lines, side yard setbacks and easements in order to comply with all federal, state and local codes, ordinances and restrictions. Street, city and sidewalk boundaries are for illustrative purposes only, refer to development plans for construction, builder should confirm that this layout does not conflict with inlets, transformers, topography or other structures.

FENCES: 299'
SOD FRONT: 2546 FT/SQ
SOD REAR: 5662 FT/SQ

CONCRETE	SQ.FT.
Driveway	789
Lead Walk	100
City Walk	864
Approach	123
Patio	0
TOTAL CONC.	1876



LENNAR HOMES



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7a

Agenda Date 11/19/2019

Number Resolution R-19-4437

Type Resolution

Department Fire

Title

Authorizing the application and receipt of a grant for disaster debris management through the Texas Commission on Environmental Quality (TCEQ) and North Central Texas Council of Governments (NCTCOG), for the cities of Bedford, Colleyville, Euless, Grapevine, and Hurst

Strategic Plan

2.1 Provide responsive, efficient city services

2.4 Demonstrate stewardship of public resources

Explanation

Reading and Public Hearing

This item seeks City Council approval for the City of Colleyville to partner with the cities of Bedford, Euless, Grapevine, and Hurst, for grant funding in the amount of \$125,000 for a Disaster Debris Management Plan.

Every two years, the Texas Commission on Environmental Quality (TCEQ), allocates funds generated by landfill tipping fees to the 24 councils of government (COG) located in the State of Texas. The North Central Texas Council of Governments (NCTCOG) allocated a portion of the funding to local and regional implementation grants, making approximately \$1.1 million available across the region for this cycle.

This request is a regional effort for an award of \$125,000 which does not require any matching city funds. The City of Euless has agreed to serve as the sponsoring agency and will prepare and file the application on behalf of the cities. If approved, the City of Euless will also administer the grant award, procure and disburse the Regional Disaster Debris Management Plan, and will file for reimbursement.

Having a debris management plan in place helps cities to develop the processes to be used following a natural disaster or other major incident, becomes a supporting document to the Emergency Operations Plan, provides organization and structure for the field operations, and allows for pre-qualified contracts to be in place prior to an event.

Applications are due January 6, 2020, and staff anticipates notification will occur in late March.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Debris Management Grant presentation
2. Resolution R-19-4437

7a. READING AND PUBLIC HEARING RESOLUTION R-19-4437



RESOLUTION R-19-4437

AUTHORIZING THE APPLICATION FOR THE SUBMISSION OF AND RECEIPT OF A GRANT, THE SOLID WASTE PASS - THROUGH GRANT PROGRAM, FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) THROUGH THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG), FOR FUNDING TO DEVELOP A DISASTER DEBRIS MANAGEMENT PLAN FOR THE CITIES OF BEDFORD, COLLEYVILLE, EULESS, GRAPEVINE, AND HURST, WITH A TOTAL GRANT VALUE OF \$125,000.00 WHICH IS FULLY FUNDED AND DOES NOT REQUIRE A CITY MATCH; AND AUTHORIZING THE CITY MANAGER AS THE AUTHORIZED OFFICIAL TO EXECUTE ALL DOCUMENTS IN REGARD TO THE REQUESTED FUNDS, WHICH INCLUDES THE POWER TO APPLY FOR, ACCEPT, REJECT, ALTER, OR TERMINATE THE GRANT; AND, PROVIDING FOR AN EFFECTIVE DATE

7a. READING AND PUBLIC HEARING RESOLUTION R-19-4437



Regional Collaborative Project

- Includes applications with at least three eligible applicants.
 - Funding Request: \$125,000
 - No local match is required and this grant is reimbursed at 100%.
- Eligible Project Category: Local Solid Waste Management Plans
- Project: To develop a Disaster Debris Management plan for the cities of Bedford, Colleyville, Euless, Hurst and Grapevine in the amount of \$125,000.



What is a Disaster Debris Management Plan?

- Develops the processes that will be enacted following a natural disaster or other major incident affecting the cities.
- This plan is a supporting document to the Emergency Operations Plan.
- It provides organization and structure for the field operations.
- Provides the ability to have pre-qualified contracts in place prior to an event.



Why do we need a disaster debris management plan?

- Speeds up response and recovery activities.
- Returns the community to normalcy quickly.
- Reduces the impact to citizens.
- Ensures the effective use of resources.
- Controls and minimizes costs.



NEXT STEPS

Tonight, you will be asked to approve a Resolution supporting the application for the grant.

Grant Cycle

- Applications due January 6, 2020
- Project Scoring – End of January 2020
- RCC Meeting – Approve Project Recommendations – February 2020
- NCTCOG Executive Board Approvals – March 26, 2020
- Execution of Interlocal Agreements – April 2020
- Project Implementation – April 2020 – March 2021

Discussion and Questions

RESOLUTION R-19-4437

A RESOLUTION AUTHORIZING THE APPLICATION FOR THE SUBMISSION OF AND RECEIPT OF A GRANT, THE SOLID WASTE PASS - THROUGH GRANT PROGRAM, FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) THROUGH THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG), FOR FUNDING TO DEVELOP A DISASTER DEBRIS MANAGEMENT PLAN FOR THE CITIES OF BEDFORD, COLLEYVILLE, EULESS, GRAPEVINE, AND HURST, WITH A TOTAL GRANT VALUE OF \$125,000.00 WHICH IS FULLY FUNDED AND DOES NOT REQUIRE A CITY MATCH; AND AUTHORIZING THE CITY MANAGER AS THE AUTHORIZED OFFICIAL TO EXECUTE ALL DOCUMENTS IN REGARD TO THE REQUESTED FUNDS, WHICH INCLUDES THE POWER TO APPLY FOR, ACCEPT, REJECT, ALTER, OR TERMINATE THE GRANT; AND, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Colleyville City Council agrees that in the event of loss or misuse of funds from the Texas Commission on Environmental Quality Solid Waste Pass - Through Grant Program, the City Council will return funds in full to the North Texas Central Council of Governments; and

WHEREAS, the Colleyville City Council wishes to designate the City Manager as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

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

- Sec. 1. THAT the Colleyville City Council authorizes the Emergency Management Coordinator to submit an application to the Texas Commission on Environmental Quality (TCEQ), the Solid Waste Pass - Through Grant Program, through the North Central Texas Council of Governments (NCTCOG) for funding to develop a Disaster Debris Management Plan for the cities of Bedford, Colleyville, Euless, Grapevine, and Hurst.
- Sec. 2. THAT the Colleyville City Council assures the awarded funds will be returned to the Texas Commission on Environmental Quality (TCEQ), the Solid Waste Pass - Through Grant Program through the North Central Texas Council of Governments, in full in the event of loss or misuse of the TCEQ funds.

- Sec. 3. THAT the Colleyville City Council authorizes the City of Euless to serve as the sponsoring agency and will prepare and file the Solid Waste Pass-Through Grant Program application on behalf of the cities of Bedford, Colleyville, Euless, Grapevine and Hurst, will administer the potential Solid Waste Pass-Through Grant Program award, will procure and disburse the Regional Disaster Debris Management Plan, and will file for 100% reimbursement under the Solid Waste Pass-Through Grant Program award in the event of approval.
- Sec. 4. THAT the Colleyville City Council authorizes the City Manager, as the authorized official, to execute all documents in regard to the requested funds, which includes the power to apply for, accept, reject, alter or terminate the grant.
- Sec. 5. THAT the Colleyville City Council assures the City of Colleyville will comply with other rules set by the Solid Waste Pass - Through Grant Program.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 19TH DAY OF NOVEMBER 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:

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 7b

Agenda Date 11/19/2019

Number Resolution R-19-4438

Type Resolution

Department City Secretary

Title

Consideration of appointments to the Library Board and amending the appointment terms to November

Strategic Plan

1.2 Develop future community leaders

Explanation

Reading and Public Hearing

At the City Council meeting on October 2, 2019, City Council evaluated all City appointed Boards, Commissions, and Committees (BCCs). Staff was then directed to change the terms of all City appointed Boards, Commissions, and Committees, and to accept applications for appointment year round.

There are three (3) place positions and two (2) alternate positions on the Library Board, whose terms expired September 2019. At City Council's direction, the Library Board appointment terms will change from September to November. The incumbents were notified their terms were expiring and were asked to submit an application, if they wished to be considered for reappointment. The Ex-Officio members are the current Presidents of the Friends of the Colleyville Library and Library Foundation and are not appointed by City Council.

The following Board member's terms expired September 2019:

Place 1 - Kay Newton

Place 3 - Pat Jones

Place 5 - Billie Tuttle

Alternate 1 - Cecilia Sublette

Alternate 2 - Vacant

The applicants are listed below, and their applications are attached:

Kay Newton

Pat Jones

Cecilia Sublette

This resolution provides for City Council to consider appointments to the Library Board and amend the appointment terms of all Library Board members to November.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Library Board roster
2. Library Board Applications for Appointment
3. Resolution R-19-4438

LIBRARY BOARD

PLACE 1

Kay Newton

6002 Meadowhill Drive

Colleyville, TX 76034

H: (817) 421-0139

gksafig@aol.com

TERM: Oct 2017 - Sep 2019

PLACE 2

Gary McPherson

316 Polo Trail

Colleyville, TX 76034

H: (972) 742-5778

McPherson7@verizon.net

TERM: Sep 2018 - Sep 2020

PLACE 3

Pat Jones

102 Van Buren Court

Colleyville, TX 76034

W: (817) 281-6807

H: (817) 994-4880

Patjones102@gmail.com

TERM: Oct 2017 - Sep 2019

PLACE 4

Molly Skinner

309 Chestnut Bend

Colleyville, TX 76034

W: (214) 536-7219

H: (817) 485-7354

mollyskinn@aol.com

TERM: Sep 2018 - Sep 2020

PLACE 5

Billie Tuttle

202 Madison Square

Colleyville, TX 76034

W: (817) 991-1170

H: (817) 581-4188

tuttlebob@sbcglobal.net

TERM: Oct 2017 - Sep 2019

PLACE 6

Merry Graves

6007 Montford Drive

Colleyville, TX 76034

H: (817) 637-3077

jmgraves3@verizon.net

TERM: Sep 2018 - Sep 2020

PLACE 7

Lourdes McWithey

4109 Southwood

Colleyville, TX 76034

H: (817) 503 - 0256

W: (214) 458-9688

lourdesmcwithey@yahoo.com

TERM: Sep 2018 - Sep 2020

ALTERNATE 1

Cecilia Sublette

H: (817) 995-6582

W: (817) 515-7715

ceciliajs@aggienetwork.com

TERM: Oct 2017 - Sep 2019

ALTERNATE 2

Vacant

TERM: Oct 2017 - Sep 2019

EX-OFFICIO

Pat Jones

102 Van Buren Court

Colleyville, TX 76034

H: (817) 281-6807

patjones102@gmail.com

EX-OFFICIO

Joan Roberts

5105 Overhill Drive

Colleyville, TX 76034

H: (817) 571-5721

Joan-r@att.net



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) **Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)**

1. LIBRARY BOARD
2. CLICK HERE TO MAKE SELECTION
3. CLICK HERE TO MAKE SELECTION



Name: ☒ Ms. ☐ Mrs. ☐ Mr. Pat Davis Jones

Address: 102 Van Buren Ct., Colleyville, TX 76034-6817

Phone: 817-994-4880 E-mail Address: patjones102@gmail.com

How long have you been a Colleyville resident? 43 years

☒ I understand attendance and active support is required for each appointee. ☒ I understand I am required to comply with the Texas Open Meetings Act training. ☒ I understand I must bring my own device to meetings to view packet information. ☒ I consent to the City's use and release of all information provided in this application. ☒ Additional materials attached.

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**

1998 Library Task Force, 2000 Reactivated Friends of the CPL, 2000-2002 President, Friends, 2001 Colleyville Volunteer of the Year, 2001-2011 Library Board (1st Person Appointed), 2017-2019 Library Board, 2001-2003 President, Library Board, 2002 -2019 CPL Foundation, 2016-2019 President, Foundation

2. **What do you perceive your role will be in serving on a board, commission, or committee?**

Fulfilling the attendance requirement and giving active support to matters concerning the library, its functions, and goals.

3. **In your opinion, what policies/programs/assets of Colleyville are working well?**

I believe that the library is the cultural, educational and community asset to the city as was our goal from the beginning. Always a treat, watching the families enjoy the parks. Wonderful!

4. **What are some issues in Colleyville which may require change?**

We will need to look at everchanging issues yearly. Our firemen and police are doing an outstanding job; however, they may require additional EMT training in more areas to deal not only with the aging but also the younger generation who seem to be experincing new challenges.

5. **If you could influence the City in just one way, what would that be?**

Colleyville is a great city with a high quality of life. In our everchanging world, we all need to SMILE more and add money for the library back in the budget.

6. **Please share your vision for the City of Colleyville.**

To continue being a city devoted to its residents needs and keeping all safe to enjoy living.

All information provided is public pursuant to the Texas Public Information Act.

Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office: 817.503.1130 Fax: 817.503.1139; cloven@colleyville.com and kseiger@colleyville.com

For Office Use

Date Received:

Recorded/Printed:

Acknowledged By:



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)

1. LIBRARY BOARD

2. LIBRARY BOARD

3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☒ Mrs. ☐ Mr. Kay Newton

Address: 6002 Meadowhill Dr, Colleyville TX 76034

Phone: 817-308-6400 E-mail Address: Gksafig@aol.com

How long have you been a Colleyville resident? 29 years

☒ I understand attendance and active support is required for each appointee. ☒ I understand I am required to comply with the Texas Open Meetings Act training. ☒ I understand I must bring my own device to meetings to view packet information. ☒ I consent to the City's use and release of all information provided in this application. ☒ Additional materials attached.

1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:

Friends of the Library - holding various officer positions; library volunteer; Colleyville Garden Club member; Masters Degree in Education

2. What do you perceive your role will be in serving on a board, commission, or committee?

Help guide and advise the Board to determine Library functions and plan for future growth and ways to connect with the community.

3. In your opinion, what policies/programs/assets of Colleyville are working well?

Library and Senior Center activities for all ages are drawing new patrons along with the expansion at the Colleyville Center and the new Plaza. These allow residence a variety of events for their tax dollars close to home.

4. What are some issues in Colleyville which may require change?

Parking at City Hall and the Library. Older patrons who bring grandchildren to events are not always able to park in the south parking lot and walk.

5. If you could influence the City in just one way, what would that be?

Put money back in the budget for Library materials. To stay relevant you must be current and not having funds to acquire new items will send patrons to other sources.

6. Please share your vision for the City of Colleyville.

Continue making our community a safe place to live providing events occasionally for residents. Be mindful of large events put on by surroundings towns that we don't try to compete or outdo. Keep our "small town" feel with events appropriate for the size and interests of our town.

All information provided is public pursuant to the Texas Public Information Act.

Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office: 817.503.1130 Fax: 817.503.1139; cloven@colleyville.com and kseiger@colleyville.com

For Office Use

Date Received:

Recorded/Printed:

Acknowledged By:



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file Financial Disclosure and Business Conflict of Interest forms two (2) business days after the application deadline. These forms are available by contacting the City Secretary at 817.503.1130. [Download the financial disclosure form here.](#)

Board, Commission, or Committee Preference: (only those with current openings)

1. COLLEYVILLE LIBRARY BOARD
2. CLICK TO VIEW AND CHOOSE
3. CLICK TO VIEW AND CHOOSE

Name: Ms. ☒ Mrs. ☐ Mr. ☐ Cecilia J. Sublette

Address: 5601 Ponderosa St.

Home Phone: 817.995.6592

Work Phone: 817.515.6913

E-mail Address: ceciliajs@aggienetwork.com

Fax:

- ☒ I understand attendance and active support is required for each appointee.
☒ I understand I am required to comply with the Texas Open Meetings Act training.
☒ I understand I must bring my own device to meetings to view packet information.
☒ By checking this line, I consent to the City's use and release of all information provided in this application, to include the address, telephone, and email address provided.
☐ Additional materials attached.

- 1. City service and experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**

Having served previously on the Library Board, I would like to continue my service to the City. As an English professor at Tarrant County College, I am familiar with the changes and directions libraries

- 2. What do you perceive your role will be in serving on a board, commission, or committee?**

As a member of the board my role will be to support and promote the library and its efforts to enrich the lives of the residents of Colleyville. I also see myself as a role model to other citizens of the city, meaning the practice of civility and kindness to all its members.

- 3. In your opinion, what policies/programs/assets of Colleyville are working well?**

I see the city's policy regarding transparency to be an excellent move in the right direction. I also appreciate the efforts made to beautify the city and extend the warmth, welcome, and resources of the city to all its residents.

- 4. What are some issues in Colleyville that may require change?**

I would like to see the library expand, perhaps, and I would like to see the city become more open and respectful of difference in opinion and background.

- 5. If you could influence the City in just one way, what would that be?**

I would like to encourage the residents of Colleyville to be kinder towards one another and to recognize the true blessings we have in belonging to this historic, remarkable community. The more we get together, as a community, the better.

- 6. Please share with us your vision for the City of Colleyville.**

I would like to see the City continue in its progress of bringing people together and celebrating what makes the Colleyville unique and beautiful.

Signature: Cecilia J. Sublette

Date: 9/11/19

RESOLUTION R-19-4438

A RESOLUTION APPOINTING BOARD MEMBERS TO THE LIBRARY BOARD AND AMENDING THE APPOINTMENT TERMS TO NOVEMBER

WHEREAS, three (3) place positions and two (2) alternate positions on the Library Board have terms which expired September 2019; and

WHEREAS, City Council desires to change the appointment term to November.

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

Sec. 1. THAT the following persons are hereby appointed to the Library Board, for a two-year term expiring November 2021:

- Place 1 –
- Place 3 –
- Place 5 –
- Alternate 1 -
- Alternate 2 -

Sec. 2. THAT the terms of the current Library Board members shall be moved to November 2020 and the terms of the new members shall be November 2021.

AND IT IS SO RESOLVED.

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

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



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7c

Agenda Date 11/19/2019

Number Resolution R-19-4439

Type Resolution

Department City Secretary

Title

Extending the term of members of the Metroport Teen Court Advisory Board and amending the Appointment terms to November for two years

Strategic Plan

1.2 Develop future community leaders

Explanation

Reading and Public Hearing

At the October 2, 2019, City Council Worksession, City Council evaluated all City appointed Boards, Commissions, and Committees (BCCs). Staff was then directed to change the terms of all City appointed Boards, Commissions, and Committees, and to accept applications for appointment year round.

There are two (2) positions on the Metroport Teen Court whose terms expired September 2019. At City Council's direction, the Metroport Teen Court Advisory Board appointment terms will change from September to November and from one year to two year appointment terms. The incumbents were notified of these changes and agreed to extend their terms to November 2020. The current members of the Metroport Teen Court Advisory Board are Carolin Namy and Sayeda Syed, as well as Councilmember Tammy Nakamura, who serves as the Colleyville City Council Liaison.

This resolution provides for City Council to extend the terms of members of the Metroport Teen Court Advisory Board and amend the appointment terms of the Metroport Teen Court Advisory Board to November and two years.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Metroport Teen Court Roster
2. Resolution R-19-4439

METROPORT TEEN COURT

Carolyn Namy

4520 Westbury Drive

Colleyville, TX 76034

H: (214) 808-8929

carolin.namy@gmail.com

TERM: Sep 2018 – Sep 2019

Sayed Syed

6705 Sapphire Circle North

Colleyville, TX 76034

H: (817) 3400-5709

C: (817) 913-0474

sbilqees@gmail.com

TERM: Sep 2018 – Sep 2019

Metroport Teen Court Coordinator**Kristin White**

600 State Street, Suite 1000

Southlake, TX 76092

W: (817) 748-8346

kwhite@ci.southlake.tx.us

Colleyville City Council Liaison**Tammy Nakamura****Councilmember**

H: (214) 274-5990

tnakamura@colleyville.com

RESOLUTION R-19-4439

A RESOLUTION APPOINTING MEMBERS TO THE METROPORT TEEN COURT ADVISORY BOARD AND ESTABLISHING A TWO YEAR APPOINTMENT TERM

WHEREAS, two (2) positions on the Metroport Teen Court Advisory Board have terms which expired September 2019; and

WHEREAS, City Council desires to change the appointment term to November; and

WHEREAS, City Council desires to change the appointment term to two years.

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

Sec. 1. THAT the Colleyville City Council hereby extends the terms of the following members of the Metroport Teen Court Advisory Board to serve a two-year term, expiring November 2020:

- Carolin Namy
- Sayeda Syed

AND IT IS SO RESOLVED.

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

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



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7d

Agenda Date 11/19/2019

Number Resolution R-19-4440

Type Resolution

Department City Secretary

Title

Consideration of appointments to the Planning and Zoning Commission and amending the appointment terms to November

Strategic Plan

1.2 Develop future community leaders

Explanation

Reading and Public Hearing

At the City Council meeting on October 2, 2019, City Council evaluated all City appointed Boards, Commissions, and Committees (BCCs). Staff was then directed to change the terms of all City appointed Boards, Commissions, and Committees, and to accept applications for appointment year round.

There are three (3) positions on the Planning and Zoning Commission whose terms expired September 2019. At City Council's direction, the Planning and Zoning Commission appointment terms will change from September to November. Prior to receiving this direction, applications for appointment for the Planning and Zoning Commission were advertised and accepted beginning in June of 2019. The incumbents were notified their terms were expiring and were asked to submit an application, if they wished to be considered for reappointment.

The following Commissioner's terms expired September 2019:

Place 5 - Matt Koch

Place 6 - Claudia Bevill

Place 7 - Jason Elms

The applicants are listed below, and their applications are attached:

Mark Alphonso

Mathew Antony

George Bond

Matt Koch

Becky Mata

Taylor Anderson

Claudia Bevill

Frank Carroll

Matt Little

Lawrence Williamson, Jr.

This resolution provides for City Council to consider appointments to the Planning and Zoning Commission and amend the appointment terms of all Planning and Zoning Commissioners to November.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Planning and Zoning Commission Roster
2. Planning and Zoning Commission Applications for Appointment
3. Resolution R-19-4440

PLANNING AND ZONING COMMISSION

PLACE 1

Susan Mathisen - CHAIR

317 Chestnut Bend
Colleyville, TX 76034
W: (817) 983-1620
smathisencpa@gmail.com
TERM: Sep 2018 – Sep 2020

PLACE 2

Ryan Moore

5705 Bent Tree
Colleyville, TX 76034
W: (817) 267-3900
H: (214) 507-4896
ryan.moore@ferguson.com
TERM: Sep 2018 – Sep 2020

PLACE 3

Sayeda Syed

6705 Sapphire Circle North
Colleyville, TX 76034
C: (817) 913-0474
sbilqees@gmail.com
TERM: Sep 2018 - Sep 2020

PLACE 4

Kimberly Holt

6400 Kenshire Ct
Colleyville, TX 76034
H: (214) 957-1370
kimberlydraperholt@yahoo.com
TERM: Sep 2018 - Sep 2020

PLACE 5

Matt Koch

6907 Upland Lane
Colleyville, TX 76034
W: (817) 771-4249
H: (817) 416-9297
m.koch75@rocketmail.com
TERM: June 2018 - Sep 2019

PLACE 6

Claudia Bevill

119 Cheek-Sparger Road
Colleyville, TX 76034
H: (817) 849-1360
ckbeill@hotmail.com
TERM: Oct 2017 - Sep 2019

PLACE 7

Jason Elms

801 Shelton Drive
Colleyville, TX 76034
W: (214) 420-8494
H: (817) 808-7275
JElms@pape-dawson.com
TERM: Oct 2017- Sep 2019



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file Financial Disclosure and Business Conflict of Interest forms two (2) business days after the application deadline. These forms are available by contacting the City Secretary at 817.503.1130. [Download the financial disclosure form here.](#)

Board, Commission, or Committee Preference: (only those with current openings)

1. PLANNING AND ZONING COMMISSION
2. CLICK TO VIEW AND CHOOSE
3. CLICK TO VIEW AND CHOOSE

Name: Ms. Mrs. Mr. Mark Alphonso

Address: 5104 Old Oak Ln.

Home Phone: 214.929.6446 Work Phone: 214.929.6446

E-mail Address: mark@montclairdfw.com Fax: NA

- ☒ I understand attendance and active support is required for each appointee.
- ☒ I understand I am required to comply with the Texas Open Meetings Act training.
- ☒ I understand I must bring my own device to meetings to view packet information.
- ☒ By checking this line, I consent to the City's use and release of all information provided in this application, to include the address, telephone, and email address provided.
- ☒ Additional materials attached.

1. **City service and experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**
See attached sheet
2. **What do you perceive your role will be in serving on a board, commission, or committee?**
See attached sheet
3. **In your opinion, what policies/programs/assets of Colleyville are working well?**
See attached sheet
4. **What are some issues in Colleyville that may require change?**
See attached sheet
5. **If you could influence the City in just one way, what would that be?**
See attached sheet
6. **Please share with us your vision for the City of Colleyville.**
See attached sheet

Signature: Mark Alphonso Date: 9/10/2019

Application for Planning and Zoning Commission

Mark Alphonso

Response to Question #1

Presently on the Board of the Chamber of Commerce(nominated by Mayor Richard Newton). 17 yrs experience as a commercial construction developer in DFW. Recently went through the P&Z and City Counsel process for a project here in Colleyville.

Response to Question # 2

I hope to support our cities growth and integrity. I would like to share my knowledge and experience towards a common sense approach to new business and commerce without compromising our cities successes as affluent residential neighborhoods.

Response to Question # 3

Our cities leadership, management, schools, police and fire departments I believe are second to none. With these assets we will be able to attract and keep a healthy residential outlook for many years to come. Attracting businesses for our residents such as retail & restaurants providing a reciprocal environment for both to thrive.

Response to Question # 4

I was able to experience our cities P&Z firsthand. While we were successful in getting approval for our project, I feel it was much more difficult to accomplish than it should have been. I fear prospective projects good for our city may have been steered away in the past. I hope to be an advocate of fair balance and reason in our future.

Response to Question # 5

I hope to be an asset in bringing business to Colleyville that is good for the residents, good for our city, and maintains the high quality of life we have known to enjoy.

Response to Question # 6

I envision in most ways what we have here now. Living in a neighborhood where my family is safe. Schools where I know my kids are receiving the best education available. recreation readily accessible such as our well maintained parks and sports fields. An increase in dining and entertainment locations, so that residents do not have to travel away. Well maintained and quality built streets, sidewalks, city amenities that tell guests to our city that this is a very nice place.



Application for Appointment for City Council Boards, Commissions, and Committees

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file Financial Disclosure and Business Conflict of Interest forms two (2) business days after the application deadline. These forms are available by contacting the City Secretary at 817.503.1130, [or download the Financial Disclosure form here.](#)

Board, Commission, or Committee: (only those with current openings)

1. Planning and Zoning Commission

☐

If you are willing to be considered for another board, commission, or committee, please list below.

2. Zoning Board of Adjustment

☐

3. Tax Increment Finance District Board

☐

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Lee "Taylor" Anderson

Address: 7213 Overland Trail, Colleyville, Texas 76034

Home phone: 817-733-2224

Work phone: 214-978-4109

E-mail Address: TAnderson@canteyhanger.com

- ☒ By providing an e-mail address, I consent to the release of my e-mail address by the City.
- ☒ I understand attendance and active support is required for each appointee.
- ☒ I understand I will be required to comply with the Texas Open Meetings Act training.
- ☒ I understand I will be required to bring my own device to meetings to view packet information.

Knowledge, experience, or education applicable to Board, Commission, or Committee function:

I served as a school board member in Birdville Independent School District (Place 7, Board of Trustees) from 2016 to 2018 until we moved to Colleyville. Before that, I served on the Birdville Education Foundation from 2014 to 2016. I was Tribute Chair in 2015, where I planned the 2016 Tribute to Leadership which raised over \$100,000.00 for BISD grants to educators. Other memberships include: Northeast Richland Lions Club, Northeast Tarrant Chamber of Commerce, and Northeast Leadership Forum (2015-2017). I have a political science degree from Texas Tech and a law degree from Texas A&M. I work as a real estate attorney at Cantey Hanger, LLP.

☐ Check if additional materials are attached. Other information (City/civic service, interests):

I have an interest in community affairs and hope to give back to Colleyville. With all of the development in Colleyville, I believe I could be an asset in ensuring that Colleyville remains a low-density Community. I can certainly bring perspective from my community involvement in BISD and its surrounding communities, as I've seen first-hand what works and what does not work.

Signature: *L. Taylor Anderson*

Date: 6/19/20

Once positions are appointed, you must reapply for future openings. All information provided is public pursuant to the Texas Public Information Act. If additional information is required, please call 817.503.1130. Please return completed application to the Office of the City Secretary:

Email: cloven@colleyville.com or ashelley@colleyville.com **Fax:** 817.503.1139

Mail: City Secretary, 100 Main Street, Colleyville, TX 76034



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file Financial Disclosure and Business Conflict of Interest forms two (2) business days after the application deadline. These forms are available by contacting the City Secretary at 817.503.1130. [Download the financial disclosure form here.](#)

Board, Commission, or Committee Preference: (only those with current openings)

1. PLANNING AND ZONING COMMISSION
2. CLICK TO VIEW AND CHOOSE _____
3. CLICK TO VIEW AND CHOOSE _____

Name: Ms. Mrs. ☒ Mr. Mathew Antony

Address: 5608 Heron Dr W, Colleyville, TX 76034

Home Phone: 571-527-8487 Work Phone: 571-527-8487

E-mail Address: mat.antony11@gmail.com Fax: _____

- ☒ I understand attendance and active support is required for each appointee.
- ☒ I understand I am required to comply with the Texas Open Meetings Act training.
- ☒ I understand I must bring my own device to meetings to view packet information.
- ☐ By checking this line, I consent to the City's use and release of all information provided in this application, to include the address, telephone, and email address provided.
- ☐ Additional materials attached.

1. **City service and experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**
BBA/MBA from George Washington University. Over 10 years of experience in economic development and strategic management, including land use management planning and real estate.
2. **What do you perceive your role will be in serving on a board, commission, or committee?**
Take Attorney General TX Open Meetings Act online training course. As a member of the Planning and Zoning Commission, review and approve plans for subdivisions and make recommendations to the City Council on the rezoning of land and amendments to the City's development regulations.
3. **In your opinion, what policies / programs / assets of Colleyville are working well?**
The City's strategic vision outlined in "Destination Colleyville" provides a comprehensive plan for the future. The community parks and public services are widely utilized, while the character and charm of the neighborhood continues to be preserved. Safety of neighborhood is a strong point as well.
4. **What are some issues in Colleyville that may require change?**
Aging population and threat to long-term viability of businesses due to stiff commercial competition from Southlake, Keller, NRH and Hurst.
5. **If you could influence the City in just one way, what would that be?**
Promote the City as the preferred DFW location for a diverse demography including young families and mid-career professionals.
6. **Please share with us your vision for the City of Colleyville.**
Promote diversity of resident population whilst also creating sustained economic opportunities for local businesses.

Signature: _____ Date: 8/14/19

MATHEW ANTONY

Dallas, Texas ▪ 571.527.8487 ▪ mat.antony11@gmail.com

PROFESSIONAL SUMMARY

International business professional with a background in global business consulting and comprehensive expertise in strategic planning, program management, business development, and client relations. Results-oriented leader with demonstrated experience working in cross-functional teams, engaging private and public C-Suite executives, building long-term relationships with external stakeholders and delivering continuous process improvements for corporate governance initiatives. Extensive travel experience in 34 countries speaking 5 languages and passionate about supporting international business development programs.

CORE COMPETENCIES

International Growth / Business Excellence / Project Leadership

PROFESSIONAL EXPERIENCE

Prismatic Table Management (PTM), LLC - Dallas, TX

Senior Consultant, Strategic Initiatives & Business Development

June 2017- present

Engaged by boutique private investment firm to serve as subject matter expert to develop a sector-agnostic portfolio of investment and management support services partnership opportunities. Responsible for market research, commercial insights and analytics for use in planning, facilitation, and management of business development ventures with corporations, foundations and philanthropists in US and overseas markets.

- Successfully developed and supported technology innovation investments pathways for \$7.5M in multiple industries including Digital/Data Analytics, EdTech, Real Estate, Mobile App Technology, Healthcare and Social Investing.
- Completed over 12 business cases using systemic approaches to solving business problems including Earned Value Management System (EVMS) and country profiling and financial risk analyses to advance the above mentioned investment initiatives.

NESTLE SKIN HEALTH (subsidiary of Nestle, SA) – Dallas, TX

Manager, Strategic Business Analysis & Commercial Excellence

February 2016 - April 2017

Directly reporting to VP of Sales [with dotted line to Director of Commercial Excellence], responsible for supporting and implementing strategic business initiatives in Rx Business Unit. Tasked with the development, monitoring and reporting of divisional metrics, KPIs and effectiveness models to optimize the performance of 200+ marketing initiatives.

- Supported the Leadership Team with the development, test and launch of a new business development model that improved sales performance by 25% above goal for strategic brands between 2016 and 2017.
- (Re)Configured business planning processes and CRM tools to foster excellence in execution for 3 Sales Directors, 20 Regional Managers and 23 Key Account Managers that resulted in identifying ~\$3M in unrealized revenue in 2016.
- Supported marketing leads in deploying segment specific digital and traditional marketing assets in 250 strategic accounts thereby improving customized messaging to ~\$350M portfolio in the medical community.

NATIONAL ASSOCIATION OF CORROSION ENGINEERS (NACE) INTERNATIONAL – Houston, TX

Senior Manager, Strategic Initiatives and (Global) Market Research

August 2014 – January 2016

Directly reporting to COO, tasked with leading and managing a 6-member multi-disciplinary team of managers, analysts and interns to execute key elements of the organization's strategic plan pertaining to global market expansion, corporate planning and customer engagement for its six business areas that serve 142 corporate members and 34000+ professional members in 130 countries worldwide.

- Scoped, developed and simultaneously managed 8 market research projects to ensure international growth of 5% into at least four engineering related industries, including but not limited to defense, automation, medical devices, mining,
- Completed 5 business cases for two business areas, leading to the expansion of 2 product lines and implementation of go-to-market strategy in US in 2016.
- Contributed valuable insights to the governance committees for digital strategy, global operations and customer engagement leading to increased marketing and operational effectiveness in digital space, transparency, customer segmentation and targeting.

THE GEORGE WASHINGTON UNIVERSITY – Washington, D.C

International Business Fellow, School of Business

January 2012 - July 2014

Awarded \$37K fellowship to produce scholarly research, white papers and policy briefs along with education and cultural trade missions to Turkey and Estonia. Served as Asian business risk expert on 6+ business plan competitions related to India, Ethiopia, Australia and European Union. Special projects included:

- *European Union Research Center (EURC)* – Framework for International Cyber Security Readiness
- *Cyber Security Policy and Research Institute* – Consultancy mission to NATO Cooperative Cyber Defense Centre of Excellence.
- *International Business Department Business Case Competition* – Healthcare in Ethiopia, Mobile Banking in Turkey, Unmanned Aerial Vehicles (UAV) Network System in US.
- *School of Business Investment Institute* – Equities research in aviation, manufacturing and consumer retail companies.

ECORM INTERNATIONAL, Inc. – Washington D.C Metropolitan Area.

July 2010 – July 2014

Senior Consultant, Strategic Initiatives

Reported directly to President. Formulated risk-averse strategies that addressed customer needs, market competition, and business continuity gaps for social impact start-ups and small businesses across five industries.

- Initiated and secured 3 partnership agreements that expanded the firm's service offerings under a strategy to increase revenue by 40% each quarter over five years.
- Drafted company's strategic public outreach plan and participated in over 15 public engagements with chamber of commerce, community leaders, public officials and key industry members from US, Canada, Australia, India, Papua New Guinea, Fiji, Solomon Islands, Marshall Islands, Vanuatu, Kingdom of Tonga, United Kingdom.
- Served as Project Manager on a Commonwealth commissioned, EU funded project to assess the socio-economic impact of Liberalizing Trade in Services among Pacific Island States.

ECO-EZ, Inc. – Washington D.C Metropolitan Area

January 2007 – September 2009

Senior Associate, Communications and Marketing

Lead marketing and communications strategist for international economic development firm.

- Developed and executed marketing and public relations programs that helped cultivate and maintain over 500 public & private sector relationships annually.
- Effectively managed and produced marketing assets and digital content for outreach initiatives with Chamber of Commerce(s), Prospective Investors/Partners, and Community Relations.
- Organized a trade show event for the hallmark SeaSmart Program at the 2009 Marine Aquarium Conference of North America in Atlantic City, NJ within a \$10,000 budget. Recorded over 4000 visitors over 2 days and industry-wide acclamation.

EDUCATION AND TECHNICAL ADDENDUM

George Washington University:

Bachelor of Business Administration (B.B.A) – 2008 - International Business & Political Economy

Alpha Kappa Psi Business Fraternity Vice President

Master of Business Administration (M.B.A) – 2014 - International Business & International Finance

Cohort Vice President, MBA Scholarship and Fellowship, Honors Society.

Languages: Fluent in English, Malayalam & Pacific Islands Pidgin. Working proficiency in Hindi and Tamil.

Software: MS Office Suite+Visio, Salesforce, QlikSense, Bloomberg Terminal, Tableau, SQL, MS Project, SAP, Oracle.

Affiliations: GWU-SB Advisory Board, AKPsi Business Fraternity, WITA, Catholic Charities, UN Volunteers, Old Sydneian Association, Montfort Alumni Association.

Travel: Argentina, Australia, Barbados, Belgium, Brazil, Canada, Chile, Colombia, Cuba, Ecuador, Estonia, Fiji, Finland, Germany, India, Malaysia, Mexico, Papua New Guinea, Peru, Puerto Rico, St. Kitts & Nevis, St. Lucia, St. Martin, St. Maarten, Singapore, Solomon Islands, South Africa, Thailand, Turkey, UAE, UK, Uruguay, US Virgin Islands, Vanuatu, Zimbabwe.



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file Financial Disclosure and Business Conflict of Interest forms two (2) business days after the application deadline. These forms are available by contacting the City Secretary at 817.503.1130. [Download the financial disclosure form here.](#)

Board, Commission, or Committee Preference: (only those with current openings)

1. PLANNING AND ZONING COMMISSION
2. CLICK TO VIEW AND CHOOSE
3. CLICK TO VIEW AND CHOOSE

Name: Ms. Mrs. ☒ Mr. George Bond

Address: 3104 St. Albans Circle, Colleyville, Texas 76034

Home Phone: 817-313-2222 Work Phone: 817-313-2222

E-mail Address: gbond@glbconsultingtx.com Fax: _____

- ☒ I understand attendance and active support is required for each appointee.
☒ I understand I am required to comply with the Texas Open Meetings Act training.
☒ I understand I must bring my own device to meetings to view packet information.
☒ By checking this line, I consent to the City's use and release of all information provided in this application, to include the address, telephone, and email address provided.
____ Additional materials attached.

1. **City service and experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**

Historical Preservation Committee. Degree in Petroleum Land Management. Headed regulatory work with multiple municipalities, RRC and TCEQ. Familiar with landowner rights, setbacks, etc.

2. **What do you perceive your role will be in serving on a board, commission, or committee?**

To be fair and honest. Keeping the balance between property owner rights and what is right for the community. Keeping up to date on current community issues to insure proper decisions are made.

3. **In your opinion, what policies/programs/assets of Colleyville are working well?**

The current council has made many great strides including recently proposing an effective tax rate reduction. The Highway 26 Grant program also comes to mind as a way the city shows that it supports our many businesses along our main corridor.

4. **What are some issues in Colleyville that may require change?**

Colleyville is known for its rural feel and low density neighborhoods. While protecting this important commodity that we have here, we must also be willing to work with local business that also want to call our great city home. Finding that balance is a challenge but one that will always need attention.

5. **If you could influence the City in just one way, what would that be?**

I think I would not be in the minority to say that Colleyville has a unique charm that is hard to find in many of DFW's communities. City leaders should strive to keep it unique while also moving forward.

6. **Please share with us your vision for the City of Colleyville.**

I see Colleyville as a community of strong neighborhoods and citizens. I want to see us work hard to continue to make Colleyville a place that our children will one day want to move back home to.

Signature:  Date: 9/13/2019

All information provided is public pursuant to the Texas Public Information Act. Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office: 817.503.1130 Fax: 817.503.1139; cloven@colleyville.com or kseiger@colleyville.com.



Application for Appointment for City Council Boards, Commissions, and Committees

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file Financial Disclosure and Business Conflict of Interest forms two (2) business days after the application deadline. These forms are available by contacting the City Secretary at 817.503.1130, [or download the Financial Disclosure form here.](#)

Board, Commission, or Committee: (only those with current openings)

1. Planning and Zoning Commission

If you are willing to be considered for another board, commission, or committee, please list below.

2. Colleyville Center Advisory Committee

3. Parks and Recreation Advisory Board

Name: ☐ Ms. ☒ Mrs. ☐ Mr. Claudia Bevill

Address: 119 Cheek Sparger Rd

Home phone: 817-849-1360

Work phone:

E-mail Address: ckbevill@hotmail.com

- ☒ By providing an e-mail address, I consent to the release of my e-mail address by the City.
- ☒ I understand attendance and active support is required for each appointee.
- ☒ I understand I will be required to comply with the Texas Open Meetings Act training.
- ☒ I understand I will be required to bring my own device to meetings to view packet information.

Knowledge, experience, or education applicable to Board, Commission, or Committee function:

Employed by municipality for seven years as Mayor's Assistant. Familiar with municipal government codes and procedures. Also formerly employed by venture capital executives following development projects from inception to completion. Locally active in Colleyville, familiar with procedures, codes and staff. Currently serving on the P&Z Commission. Previously served on the Charter Review Committee and Waste Water Committee. Police Academy graduate 5/2019. Strong communication skills, even temperament, as well as strong technology and research skills.

☒ Check if additional materials are attached. Other information (City/civic service, interests):

I AM WILLING TO ACCEPT APPOINTMENT TO ANY COMMITTEE OR COMMISSION WHERE THE COUNCIL FEELS MY EFFORTS WOULD BE POSITIVE AND HELPFUL.

Signature: *Claudia Bevill*

Date: 8/15/19

Once positions are appointed, you must reapply for future openings. All information provided is public pursuant to the Texas Public Information Act. If additional information is required, please call 817.503.1130. Please return completed application to the Office of the City Secretary:

Email: cloven@colleyville.com or ashelley@colleyville.com **Fax:** 817.503.1139

Mail: City Secretary, 100 Main Street, Colleyville, TX 76034



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) **Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)**

1. ZONING BOARD OF ADJUSTMENT/SIGN BOARD OF APPEALS
2. COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION
3. PLANNING AND ZONING COMMISSION

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Wm. Frank Carroll

Address: 1304 Alexandra Court

Phone: 817-781-7086 E-mail Address: frankcarroll1917@gmail.com

How long have you been a Colleyville resident? 25 years

☒ I understand attendance and active support is required for each appointee. ☒ I understand I am required to comply with the Texas Open Meetings Act training. ☒ I understand I must bring my own device to meetings to view packet information. ☒ I consent to the City's use and release of all information provided in this application. ☒ Additional materials attached.

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**

City Council, Planning and Zoning Commission, Chair and Vice Chair Zoning Board of Adjustment, President Crime Control Commission, Sign Board of Appeals

2. **What do you perceive your role will be in serving on a board, commission, or committee?**

Continue to serve as Chair of ZBA and Sign Board of Appeals. Insure that the City Ordinances are followed, that everyone is given a full and fair hearing, and that variances are granted only in accordance with the requirements of the City Ordinances and Texas law.

3. **In your opinion, what policies/programs/assets of Colleyville are working well?**

City is well managed. Effective tax rates have been lowered the last two years and there has been no reduction in services. Police and fire departments are exemplary. Road repairs are being conducted in a logical and financially appropriate manner. The City has done what it can to ameliorate the impact of the Highway 26 construction on local businesses.

4. **What are some issues in Colleyville which may require change?**

Continued improvements to roads. The traffic is only going to get worse and traffic lights and roundabouts may need to replace stop and yield signs. Also, increasing the speed limit to 35 may be necessary.

5. **If you could influence the City in just one way, what would that be?**

Help maintain Colleyville as it currently is-an oasis of quiet, rural and safe living among the other cities of the metroplex.

6. **Please share your vision for the City of Colleyville.**

To continue to progress by attracting appropriate businesses thereby increasing our tax base while maintaining rural feel and safe atmosphere for the City.

All information provided is public pursuant to the Texas Public Information Act.
Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; cloven@colleyville.com and kseiger@colleyville.com

For Office Use

Date Received:

Recorded/Printed:

Acknowledged By:



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file Financial Disclosure and Business Conflict of Interest forms two (2) business days after the application deadline. These forms are available by contacting the City Secretary at 817.503.1130. Download the financial disclosure form here.

Board, Commission, or Committee Preference: (only those with current openings)

1. PLANNING AND ZONING COMMISSION

2. CLICK TO VIEW AND CHOOSE

3. CLICK TO VIEW AND CHOOSE

Name: Ms. Mrs. ☒ Mr. Matt Koch

Address: 6907 Upland Lane

Home Phone: 8174169297

Work Phone: 8177714249

E-mail Address: m.koch75@rocketmail.com

Fax: _____

- ☒ I understand attendance and active support is required for each appointee.
☒ I understand I am required to comply with the Texas Open Meetings Act training.
☒ I understand I must bring my own device to meetings to view packet information.
☒ By checking this line, I consent to the City's use and release of all information provided in this application, to include the address, telephone, and email address provided.
☐ Additional materials attached.

1. **City service and experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**

Commissioner - Colleyville P&Z Commission June 2018 - Present. President - Colleyville Girls Softball Association, Fall 2013-2018. Park and Rec Advisory Board Liaison for CGSA, 2017-2018.

2. **What do you perceive your role will be in serving on a board, commission, or committee?**

Be an active and educated participant in helping to shape recommendations / policies that are best for Colleyville. Represent and be a voice for the citizens of Colleyville.

3. **In your opinion, what policies/programs/assets of Colleyville are working well?**

City Council decision making and transparency. High quality police, fire and city services. Well thought out development decisions.

4. **What are some issues in Colleyville that may require change?**

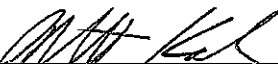
Not change per say but continued focus on bringing in the right kinds of development. Continue efforts to create more community involvement and knowledge of issues important to the citizens.

5. **If you could influence the City in just one way, what would that be?**

Continue to help shape and implement the Destination Colleyville Comprehensive Plan. Make quality decisions / recommendations that positively impact Colleyville for the long term.

6. **Please share with us your vision for the City of Colleyville.**

Colleyville has been home for 18+ years. It is a unique community in DFW. A semi rural town close to "everything" I want Colleyville to continue to be a desirable place to live without over commercializing.

Signature: 

Date: 9-24-19

All information provided is public pursuant to the Texas Public Information Act. Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office: 817.503.1130 Fax: 817.503.1139; cloven@colleyville.com or kseiger@colleyville.com.



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file Financial Disclosure and Business Conflict of Interest forms two (2) business days after the application deadline. These forms are available by contacting the City Secretary at 817.503.1130. [Download the financial disclosure form here.](#)

Board, Commission, or Committee Preference: (only those with current openings)

1. CLICK TO VIEW AND CHOOSE Sidewalk Committee
2. CLICK TO VIEW AND CHOOSE Planning & Zoning (per Attached Email)
3. CLICK TO VIEW AND CHOOSE _____

Name: Ms. Mrs. (Mr) Matthew Little

Address: 4912 Jim Mitchell Trail E, Colleyville, TX 76034

Home Phone: _____ Work Phone: 817-266-1711

E-mail Address: matte@texlandco.com Fax: _____

- ☒ I understand attendance and active support is required for each appointee.
☒ I understand I am required to comply with the Texas Open Meetings Act training.
☒ I understand I must bring my own device to meetings to view packet information.
☐ By checking this line, I consent to the City's use and release of all information provided in this application, to include the address, telephone, and email address provided.
☐ Additional materials attached.

1. City service and experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:
I have 35+ yrs. of land development experience and currently own a construction and development site services company. As well as in a partner in a development company with my brother in Ellis County.
2. What do you perceive your role will be in serving on a board, commission, or committee?
As a Colleyville citizen, I have a vested interest in the process and outcome of this program. My experience in developing also lends to a common sense approach to planning as well as how, ~~and~~ where, and when placement or improvements should occur.
3. In your opinion, what policies/programs/assets of Colleyville are working well? logistically.
I've recently built a detached structure at my home in Colleyville and have been pleased with the response time of my inspectors. Other than that, I'd say trash collection is relatively robotic and consistent which is good.
4. What are some issues in Colleyville that may require change?
I believe the problems/issues Colleyville suffers from, is a lack of construction and contractor knowledge and involvement. As a whole, this type of personnel understands timing, seasonal influence/interference, permitting requirements, bonding and
5. If you could influence the City in just one way, what would that be?
My experience puts me at a distinct advantage to ~~many~~ others looking to get involved in city construction programs. I believe I am an asset to the city because my common sense and no nonsense approach to decision making, as well as my willingness to own the
6. Please share with us your vision for the City of Colleyville.
Colleyville is ~~unlike~~ most other communities in ~~the~~ NE Tarrant County because it's mostly built out and only needs ~~the~~ attention to some roadways and areas where there ~~is~~ still remains a need for improvement aesthetically.

Signature: Matthew Little Date: 7/22/19

All information provided is public pursuant to the Texas Public Information Act. Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office: 817.503.1130 Fax: 817.503.1139; cloven@colleyville.com or kseiger@colleyville.com.

Keera Seiger

From: Matt Little <matt@texlandco.com>
Sent: Wednesday, September 11, 2019 11:04 PM
To: Christine Loven; Keera Seiger
Subject: Application for appointment to P&Z committee.
Attachments: Doc Sep 11, 2019, 2301.pdf; ATT00001.txt

Dear City Secretary,
Please accept my attached application for Planning and Zoning committee.

Thank you,
Matt Little
817-266-1711



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file Financial Disclosure and Business Conflict of Interest forms two (2) business days after the application deadline. These forms are available by contacting the City Secretary at 817.503.1130. Download the financial disclosure form here.

Board, Commission, or Committee Preference: (only those with current openings)

1. AD-HOC COMMITTEE Pedestrian Transportation
2. CLICK TO VIEW AND CHOOSE Planning and Zoning Committee
3. CLICK TO VIEW AND CHOOSE _____

Name: Ms. Mrs. ☒ Mr. Becky Mata

Address: 3920 Ivy Glen, Colleyville, TX 76034

Home Phone: 9152413653

Work Phone: _____

E-mail Address: beckymata@hotmail.com

Fax: _____

☒ I understand attendance and active support is required for each appointee.

☒ I understand I am required to comply with the Texas Open Meetings Act training.

☒ I understand I must bring my own device to meetings to view packet information.

____ By checking this line, I consent to the City's use and release of all information provided in this application, to include the address, telephone, and email address provided.

____ Additional materials attached.

- 1. City service and experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**

I have been involved with several bar organizations since 2010 that include the following: State Bar of Texas Leadership Class, Former President and Board of Director for the Tarrant County Young Lawyers Association, Board Member for the Tarrant County Bar Association, and Texas Young Lawyers Board of Director.

- 2. What do you perceive your role will be in serving on a board, commission, or committee?**

To provide feedback and suggestions regarding access to trails, sidewalks, etc. for Colleyville residents.

- 3. In your opinion, what policies/programs/assets of Colleyville are working well?**

I think the rotaries that were created several years ago are extremely useful to ease traffic congestion. I also like the new additions to the Colleyville Public Library. I think the new space currently under construction will be another great addition that Colleyville residents can enjoy with their families.

- 4. What are some issues in Colleyville that may require change?**

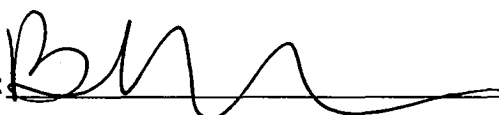
I think the addition of some sidewalks will benefit Colleyville residents.

- 5. If you could influence the City in just one way, what would that be?**

To create more sidewalks.

- 6. Please share with us your vision for the City of Colleyville.**

I would like to preserve Colleyville's charm and aesthetic. I also think that adding additional sidewalks in some areas will contribute to the city while also benefitting residents by encouraging active lifestyles for walking, running, etc.

Signature: 

Date: 7/23/19

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Application for Appointment

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Board, Commission, or Committee Preference: (only those with current openings)

1. PLANNING AND ZONING COMMISSION
2. AD HOC COMMITTEE _____ Sidewalk Committee _____
3. CLICK TO VIEW AND CHOOSE

Name: Ms. Mrs. ☒ Mr. Lawrence Williamson Jr.

Address: 709 Thomas St.

Home Phone: 817-791-4730 Work Phone: 817-791-4730

E-mail Address: Lawrence.S.Williamson@gmail.com Fax: _____

- ☒ I understand attendance and active support is required for each appointee.
- ☒ I understand I am required to comply with the Texas Open Meetings Act training.
- ☒ I understand I must bring my own device to meetings to view packet information.
- ☒ By checking this line, I consent to the City's use and release of all information provided in this application, to include the address, telephone, and email address provided.
- ☒ Additional materials attached.

1. **City service and experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**

Formerly education employee in Torrance, CA (Special Education), currently federally licensed aircraft dispatcher with a great deal of experience in learning local, regional, and federal regulations.

2. **What do you perceive your role will be in serving on a board, commission, or committee?**

Evaluating city code as it relates to zoning and potential zoning changes that benefit the needs of the community and preservation of the character of Colleyville.

3. **In your opinion, what policies/programs/assets of Colleyville are working well?**

Colleyville is a fantastic example of how to deliver modern conveniences in a semi-rural hometown environment. Nothing has been "bad". Things like the development around City Hall have been slower than ideal but I see a positive future there as well.

4. **What are some issues in Colleyville that may require change?**

Incentives for new business to offset the recent DOT project on 26 may be required. Diversity and sustainability should be a primary focus.

5. **If you could influence the City in just one way, what would that be?**

To continue to move towards modernization with a few specific venues for community activities while keeping the overall neighborhood at large firmly in the suburban/rural category.

6. **Please share with us your vision for the City of Colleyville.**

A community with larger lots than typically found in DFW, where lower population densities provide a better quality of life for residents. Where business thrives but is isolated to specific corridors.

Signature:  Date: 07/12/19

All information provided is public pursuant to the Texas Public Information Act. Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office: 817.503.1130 Fax: 817.503.1139; cloven@colleyville.com or kseiger@colleyville.com.

RESOLUTION R-19-4440

A RESOLUTION APPOINTING MEMBERS TO THE PLANNING AND ZONING COMMISSION AND AMENDING THE APPOINTMENT TERMS TO NOVEMBER

WHEREAS, three (3) positions on the Planning and Zoning Commission have terms which expired September 2019; and

WHEREAS, City Council desires to change the appointment term to November.

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

Sec. 1. THAT the Colleyville City Council hereby appoints the following persons to serve a two-year term, expiring November 2021:

- Place 5 –
- Place 6 –
- Place 7 –

Sec. 2. THAT the terms of the current Planning and Zoning Commissioners shall be moved to November 2020 and the terms of the new Commissioners shall be November 2021.

AND IT IS SO RESOLVED.

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

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



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7e

Agenda Date 11/19/2019

Number Resolution R-19-4441

Type Resolution

Department City Secretary

Title

Consideration of appointments to the Zoning Board of Adjustment and amending the Appointment terms to November

Explanation

Reading and Public Hearing

At the October 2, 2019, City Council Worksession, City Council evaluated all City appointed Boards, Commissions, and Committees (BCCs). Staff was then directed to change the terms of all City appointed Boards, Commissions, and Committees, and to accept applications for appointment year round.

There are two (2) place positions and one (1) alternate position on the Zoning Board of Adjustment whose terms either expired September 2019 or are vacant. At City Council's direction, the Zoning Board of Adjustment appointment terms will change from September to November. Prior to receiving this direction, applications for appointment were advertised and accepted beginning in June of 2019. The incumbents were notified their terms were expiring and were asked to submit an application, if they wished to be considered for reappointment.

The following Board member's terms expired September 2019:

Place 4 -Frank Carroll

Place 5 –Vacant

Alternate 1 is vacant with an unexpired term of November 2020.

The applicants are listed below, and their applications are attached:

Taylor Anderson

Frank Carroll

Mic Deakin

Vanessa Steinkamp

Should City Council appoint Mic Deakin, currently an Alternate, to a place position, there will be two vacant alternate positions to appoint, with terms expiring November 2020.

This resolution provides for City Council to consider appointments to the Zoning Board of

Adjustment and amend the appointment terms of all Zoning Board of Adjustment members to November.

Attachments

1. Zoning Board of Adjustment Roster
2. Zoning Board of Adjustment Applications for Appointment
3. Resolution R-19-4441

ZONING BOARD OF ADJUSTMENT

PLACE 1

Richard Vallario

201 Millwood Court
Colleyville, TX 76034

H: (817) 605-8008

W: (817) 988-4063

ricsharval@aol.com

TERM: Sep 2018 – Sep 2020

PLACE 2

Dee Kamerman

6016 L. D. Lockett Road
Colleyville, TX 76034

H: (817) 416-2277

deekamerman@hotmail.com

TERM: Sep 2018 – Sep 2020

PLACE 3

Dan Shadle

1208 Hardage Lane
Colleyville, TX 76034

H: (817) 689-7205

dan.shadle@frontier.com

TERM: Sep 2018 – Sep 2020

PLACE 4

Frank Carroll

1304 Alexandra Court
Colleyville, TX 76034

W: (817) 781-7086

H: (817) 577-3002

frankcarroll1917@gmail.com

TERM: Feb 2018 - Sep 2019

PLACE 5

Vacant

TERM: Feb 2018 - Sep 2019

ALTERNATE 1

Vacant

TERM: Sep 2018 – Sep 2020

ALTERNATE 2

Mic Deakin

4828 Lakeside Drive
Colleyville, TX 76034

H: (817) 399-9885

W: (714) 348-4074

michaeldeakin@sbcglobal.net

TERM: Sep 2018 – Sep 2020



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file Financial Disclosure and Business Conflict of Interest forms two (2) business days after the application deadline. These forms are available by contacting the City Secretary at 817.503.1130. [Download the financial disclosure form here.](#)

Board, Commission, or Committee Preference: (only those with current openings)

1. ZONING BOARD OF ADJUSTMENT
2. PARKS AND RECREATION ADVISORY BOARD
3. ARCHITECTURAL REVIEW COMMISSION

Name: Ms. Mrs. ☒ Mr. Lee Taylor Anderson

Address: 7213 Overland Trail, Colleyville, Texas 76034

Home Phone: 817-733-2224 Work Phone: 214-978-4109

E-mail Address: TAnderson@canteyhanger.com Fax: _____

- ☒ I understand attendance and active support is required for each appointee.
☒ I understand I am required to comply with the Texas Open Meetings Act training.
☒ I understand I must bring my own device to meetings to view packet information.
☒ By checking this line, I consent to the City's use and release of all information provided in this application, to include the address, telephone, and email address provided.
☐ Additional materials attached.

1. City service and experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:

I served as a school board trustee (Place 7) for Birdville ISD from 2016-2018. Prior to that I served on as a member of the Birdville Education Foundation.

2. What do you perceive your role will be in serving on a board, commission, or committee?

I would serve as an outside voice. I lived in North Richland Hills for 10 years before moving to Colleyville. I moved to Colleyville because I appreciate the low-density, rural feel of this city.

3. In your opinion, what policies/programs/assets of Colleyville are working well?

I believe the strict focus on low-density is what makes this city a great place to live.

4. What are some issues in Colleyville that may require change?

I think the city can do more to grow the relationship with GCISD. Colleyville is also struggling to keep up with the influx of traffic from surrounding municipalities.

5. If you could influence the City in just one way, what would that be?

I would be a voice for continued focus on low-density development. I think it is inherent in those that govern to foster development. My role would be to battle back the urge to develop at any cost.

6. Please share with us your vision for the City of Colleyville.

My vision for Colleyville is a city that keeps a rural feel even when high-density has become such a focus in surrounding areas. I hope to focus on that and on relationships with local small businesses.

Signature: L. Taylor Anderson Date: 7-2-2019



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) **Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)**

1. ZONING BOARD OF ADJUSTMENT/SIGN BOARD OF APPEALS
2. COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION
3. PLANNING AND ZONING COMMISSION

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Wm. Frank Carroll

Address: 1304 Alexandra Court

Phone: 817-781-7086 E-mail Address: frankcarroll1917@gmail.com

How long have you been a Colleyville resident? 25 years

☒ I understand attendance and active support is required for each appointee. ☒ I understand I am required to comply with the Texas Open Meetings Act training. ☒ I understand I must bring my own device to meetings to view packet information. ☒ I consent to the City's use and release of all information provided in this application. ☒ Additional materials attached.

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**

City Council, Planning and Zoning Commission, Chair and Vice Chair Zoning Board of Adjustment, President Crime Control Commission, Sign Board of Appeals

2. **What do you perceive your role will be in serving on a board, commission, or committee?**

Continue to serve as Chair of ZBA and Sign Board of Appeals. Insure that the City Ordinances are followed, that everyone is given a full and fair hearing, and that variances are granted only in accordance with the requirements of the City Ordinances and Texas law.

3. **In your opinion, what policies/programs/assets of Colleyville are working well?**

City is well managed. Effective tax rates have been lowered the last two years and there has been no reduction in services. Police and fire departments are exemplary. Road repairs are being conducted in a logical and financially appropriate manner. The City has done what it can to ameliorate the impact of the Highway 26 construction on local businesses.

4. **What are some issues in Colleyville which may require change?**

Continued improvements to roads. The traffic is only going to get worse and traffic lights and roundabouts may need to replace stop and yield signs. Also, increasing the speed limit to 35 may be necessary.

5. **If you could influence the City in just one way, what would that be?**

Help maintain Colleyville as it currently is-an oasis of quiet, rural and safe living among the other cities of the metroplex.

6. **Please share your vision for the City of Colleyville.**

To continue to progress by attracting appropriate businesses thereby increasing our tax base while maintaining rural feel and safe atmosphere for the City.

All information provided is public pursuant to the Texas Public Information Act.
Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office:
817.503.1130 Fax: 817.503.1139; cloven@colleyville.com and kseiger@colleyville.com

For Office Use

Date Received:

Recorded/Printed:

Acknowledged By:



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file the Financial Disclosure and Business Conflict of Interest form. [Download the financial disclosure form here.](#) Select Board, Commission, or Committee Applying For Below: (preference 1, 2, 3)

1. Zoning Board of Adjustment

2. Sign Board of Appeals

3. _____

Name: ☐ Ms. ☐ Mrs. ☒ Mr. Michael "Mic" Deakin

Address: 4828 Lakeside Dr, Colleyville, TX 76034

Phone: 714-348-4074 E-mail Address: michaeldeakin@sbcglobal.net

How long have you been a Colleyville resident? 19 Years

☒ I understand attendance and active support is required for each appointee. ☒ I understand I am required to comply with the Texas Open Meetings Act training. ☒ I understand I must bring my own device to meetings to view packet information. ☒ I consent to the City's use and release of all information provided in this application. ☐ Additional materials attached.

1. City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:

For the last 3 years I have served on both boards as an alternate. I manage the US division of a Mexican leather accessories company and have 47 years experience as a sales executive. I have a degree in Political Science, a member of the Colleyville CEO Club, the Fire Alumni Association, the CCPAAA and will

2. What do you perceive your role will be in serving on a board, commission, or committee?

The roll of anyone serving on this committee is to be a representative of the city and to make decisions based on the ordinances and codes of the city and state law regardless of my personal beliefs and what is right for the citizens of Colleyville.

3. In your opinion, what policies/programs/assets of Colleyville are working well?

City Staff, Police Fire etc are our greatest city assets and beyond that from my advantage point the general operations of the city seem to be going well.

4. What are some issues in Colleyville which may require change?

The first and primary issue that faces the city is the business development, how to sustain those businesses that have been hurt by the Highway 26 development and how we can help them rebound from the hurt they have had to endure. The next step would be is how do we get the citizens of Colleyville to support all of our

5. If you could influence the City in just one way, what would that be?

Learning to work together in a civilized manner and working for the betterment of Colleyville

6. Please share your vision for the City of Colleyville.

The same as it has been to see healthy meaningful growth while maintaining its small town appeal. The development of more parks and green zones and lastly the promotion of civil discourse which makes for a healthy community.

All information provided is public pursuant to the Texas Public Information Act.

Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office: 817.503.1130 Fax: 817.503.1139; cloven@colleyville.com and kseiger@colleyville.com

For Office Use

Date Received: 10/28/19

Recorded/Printed:

Acknowledged By: KS



Application for Appointment

Planning and Zoning Commission and Zoning Board of Adjustment applicants are required to file Financial Disclosure and Business Conflict of Interest forms two (2) business days after the application deadline. These forms are available by contacting the City Secretary at 817.503.1130. [Download the financial disclosure form here.](#)

Board, Commission, or Committee Preference: (only those with current openings)

1. CLICK TO VIEW AND CHOOSE Pedestrian + Transportation Committee
2. CLICK TO VIEW AND CHOOSE ZBA
3. CLICK TO VIEW AND CHOOSE _____

Name: Ms. (Mrs.) Mr. Vanessa Stankamp

Address: 1313 Ashford Ct. CV, 76034

Home Phone: _____ Work Phone: _____

E-mail Address: VanLaL42@gmail.com Fax: _____

☒ I understand attendance and active support is required for each appointee.

☒ I understand I am required to comply with the Texas Open Meetings Act training.

☒ I understand I must bring my own device to meetings to view packet information.

☒ By checking this line, I consent to the City's use and release of all information provided in this application, to include the address, telephone, and email address provided.

____ Additional materials attached.

1. City service and experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:

Rotary, Chamber of Commerce, PTA, Governor's Task Force on Academic Credit + Industry Recognition

2. What do you perceive your role will be in serving on a board, commission, or committee?

Assisting + providing insight as an active member that regularly with my family utilizes sidewalks, parks

3. In your opinion, what policies/programs/assets of Colleyville are working well?

Colleyville is a wonderful community with fabulous transport pathways. Schools, neighborhoods, + amenities.

4. What are some issues in Colleyville that may require change?

Sidewalk connectivity needs to be enhanced to ensure maximum utilization of amenities. Drainage is also

5. If you could influence the City in just one way, what would that be?

By providing an additional skillset } an area of improvement to enhance what our city already has.

6. Please share with us your vision for the City of Colleyville.

Colleyville is a wonderful place for families. It has the potential to connect sidewalks + drainage to maximize its potential.

Signature: _____

Date: 7/7/19

All information provided is public pursuant to the Texas Public Information Act. Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office: 817.503.1130 Fax: 817.503.1139; cloven@colleyville.com or kseiger@colleyville.com.

It has a small town feel within the metroplex.

RESOLUTION R-19-4441

**A RESOLUTION APPOINTING MEMBERS TO THE ZONING BOARD OF
ADJUSTMENT AND AMENDING THE APPOINTMENT TERMS TO
NOVEMBER**

WHEREAS, two (2) place positions and one (1) alternate position on the Zoning Board of Adjustment have terms which either expired September 2019 or are vacant; and

WHEREAS, City Council desires to change the appointment term to November.

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

Sec. 1. THAT the Colleyville City Council hereby appoints the following persons to serve a two-year term expiring November 2021:

- Place 4 –
- Place 5 –
- Alternate 1 –

Sec. 2. THAT the terms of the current Zoning Board of Adjustment members shall be moved to November 2020 and the terms of the new Board members shall be November 2021.

AND IT IS SO RESOLVED.

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

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



City of Colleyville City Council Agenda Briefing

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

Agenda Number 9

Agenda Date 11/19/2019

Type Report

Department City Secretary

Title

October 22, 2018 Planning and Zoning Commission Minutes

October 22, 2018 Planning and Zoning Commission Worksession Minutes

November 13, 2018 Planning and Zoning Commission Minutes

November 26, 2018 Planning and Zoning Commission Worksession Minutes

Attachments

1. October 22, 2018 P&Z Minutes
2. October 22, 2018 P&Z Worksession Minutes
3. November 13, 2018 P&Z Minutes
4. November 26, 2018 P&Z Worksession Minutes



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, October 22, 2018

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission meeting was called to order by Chair Mathisen on October 22, 2018, at 7:21 p.m.

Roll Call

Present: Ryan Moore, Julie Waltens, Kimberly Holt, Susan Mathisen, Matt Koch, Claudia Bevill, and Jason Elms

Staff Present: Ben Bryner, Jacquelyn Reyff, Rob McKeown, Araceli Botello, and City Attorney Whitt Wyatt

1. CITIZEN COMMENTS/PRESENTATION REGARDING ITEMS NOT ON THE AGENDA

There were no citizens wishing to speak.

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a zoning change from R-40 Single Family Residential district to R-20 Single Family Residential district on Lot C, McEwing Subdivision & 1B02A, 1B2, 1B3, and 1B4, Abstract 1154, in the R H McEwing Survey, located at 712-810 Lavaca Trail, Case ZC18-033, TABLED FROM THE OCTOBER 8, 2018 PLANNING AND ZONING COMMISSION MEETING

Vice Chair Elms made a motion to remove Case ZC18-033 from the table. Commissioner Bevill seconded the motion.

The motion was carried by the following vote:

Aye: 7 –Mathisen, Moore, Waltens, Holt, Koch, Bevill, Elms

Nay: 0

Ben Bryner presented the item and briefed the Commission.

Kosse Maykus, the applicant, 6004 E. Northwest Highway, Grapevine, came forward and briefed the Commission. Mr. Maykus addressed the meetings he held with the surrounding property owners regarding the proposed development as requested by the Commission.

The public hearing was opened at 7:43 p.m.

Matthew Colby, 700 Lyndsey Way, came forward and spoke in support of the case. Mr. Colby addressed his supports of the lots sizes and proposed development.

Kevin Macintosh, 704 Lyndsey Way, came forward and spoke in support of the case. Mr. Macintosh addressed his support of the type of product by Mr. Maykus, the preservation of trees, and green space.

Brian Writhe, 628 Emmas Court, came forward and spoke in opposition to the case. Mr. Writhe addressed concerns regarding drainage and fencing.

Cory Garrett, 709 Arcady Lane, came forward and spoke in support of the case. Mr. Garret addressed his support of R-20 zoning district.

Michael Caps, 6106 Legacy Trail, came forward and spoke in support of the case. Mr. Caps addressed his support of the proposed project and types homes.

Chairwoman Mathisen request staff present the power point slide show provided by the citizen, Ed Hogan, 6201 Emma Court. Staff played the slideshow for the Commission to review.

Todd Ford, 6200 Legacy Trail, came forward and spoke in support of the case. Mr. Ford addressed concerns regarding drainage during development and support of the proposed zoning, property value, and lot size.

Chris Derganc, 705 Arcady Lane, came forward and spoke in support of the case. Mr. Derganc stated he agreed with Mr. Ford.

Tom Gardner, 607 Terrace Lane, came forward and spoke in support of the case. Mr. Gardner addressed his communication with Mr. Maykus and how he is taking care of the neighborhood.

Bridget Hupp, 603 Terrace Lane, came forward and spoke in support of the case. Mr. Hupp addressed her communication with Mr. Maykus.

The following did not wish to speak, but wished to have their support recorded:

Jared Sturgeon, 5805 Kays Court
Heather Derganc, 705 Arcady Lane
Bryan Yelverton, 708 Lyndsay Way

The following did not wish to speak, but wished to have their opposition recorded:

Ed Hogan, 6201 Emma Court

The public hearing was closed at 8:14 p.m.

The applicant, Kosse Maykus, came forward and addressed concerns raised by citizens. Mr. Maykus addressed concerns regarding drainage, erosion control, management of the builders, easement agreements, deed restrictions, tree preservation, traffic, and fencing for the homes along Legacy Trail, Arcady Lane, and Terrace Lane.

There was discussion amongst the Commission regarding density, inspection practices, and zoning.

Commissioner Elms made a motion to approve Case ZC18-033. Commissioner Waltens seconded the motion.

The motion to approve was carried by the following vote:

Aye: 7 –Mathisen, Moore, Waltens, Holt, Koch, Bevill, Elms
Nay: 0

3. ADJOURNMENT

The meeting adjourned at 8:47 p.m.

The minutes were written and prepared by:



Araceli Botello

Planning Technician

The meeting minutes were approved on November 12, 2019 by a vote of 4-0.



City of Colleyville Planning and Zoning Commission Worksession Minutes

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

Monday, October 22, 2018

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission meeting was called to order by Chair Mathisen on October 22, 2018, at 6:15 p.m.

Roll Call

Present: Ryan Moore, Julie Waltens, Kimberly Holt, Matt Koch, Claudia Bevill, Jason Elms, and Susan Mathisen,

Staff Present: Ben Bryner, Jacquelyn Reyff, Rob McKeown, Araceli Botello, and City Attorney Whitt Wyatt

1. PRESENTATION AND DISCUSSION

- 1a** Presentation and discussion of a Special Use Permit for a carport on Lot 16, Block 2, of the Quail Crest Estates Addition, located at 316 Quail Crest Drive, Case ZC18-032

Ben Bryner presented the case and briefed the Commission.

The applicant, Neil Morris came forward and addressed the questions of the Commission regarding the carport's location to the fence, fence height, and HOA's associated with the neighborhood.

There was general discussion regarding the carport's construction material, permit, location, dimensions, setbacks, the builder of the carport, HOA association, and surrounding property owner notification.

- 1b** Presentation and discussion of a zoning change from R-10 Single Family Residential district to R-20 Single Family Residential district on Tracts 6A & 6A2, Abstract 1203, in the Peterson Pate Survey, located at 713 Field Street, Case ZC18-034

Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding the applicant's request to separate the lots, lot dimensions, setbacks, lot frontage, impact to surrounding property owners, type of plat, the house's layout on the property, and the Commission's options regarding the case.

- 1c** Consideration of amendments to Chapter 2 – Definitions and Chapter 3 – Land Use in the Land Development Code, specifically to "Short Term Home Rental", Case GC18-008

Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding code enforcement, rental regulations, City's Comprehensive Plan, trends in neighboring cities, regulations for application, complaints by citizens, and the Commission's options.

- 1d** Presentation and discussion of amendments to the Land Development Code, specifically Chapter 5 – Tree Preservation 3

Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding updates to Tree Removal Permits, tree removal penalty fees, compliance, court process, and upcoming Planning and Zoning Commission Meeting date.

2. ADJOURNMENT

The meeting adjourned at 7:09 p.m.

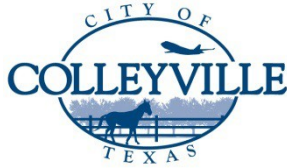
The minutes were written and prepared by:



Araceli Botello

Planning Technician

The meeting minutes were approved on November 12, 2019 by a vote of 4-0.



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, November 13, 2018

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission meeting was called to order by Chair Mathisen on November 13, 2018, at 7:03 p.m.

Roll Call

Present: Susan Mathisen, Ryan Moore, Julie Waltens, Kimberly Holt, Matt Koch, Claudia Bevill, and Jason Elms

Staff Present: Ben Bryner, Jacquelyn Reyff, Rob McKeown, Araceli Botello, and City Attorney Whitt Wyatt

1. CITIZEN COMMENTS / PRESENTATION REGARDING ITEMS NOT ON THE AGENDA

There were no citizens wishing to speak.

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Replat for Lot A1R-1 and A1R-2, Block 2, of the Pleasant Oaks Estates Addition, located at 512 and 600 Leta Lane, Case PC18-014

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Theresa Lines, 3207 St. Albans Circle, came forward and briefed the Commission. Ms. Lines addressed question of the Commission regarding her zoning request.

The public hearing was opened at 7:08 p.m.

Michael De Jong, 605 Beverly Drive, came forward and inquired regarding the applicant's intention for the lots.

Ms. Lines came forward and addressed the question put forth by Mr. DeJong. Ms. Lines responded that her intent is keep 600 Leta Lane as green space,

construct a new home on 512 Leta Lane, and as the owner of 508 Leta Lane, the intent is to leave the current home for her mother-in-law to potentially move in.

The public hearing was closed at 7:11 p.m.

Commissioner Elms made a motion to approve Case PC18-014. Commissioner Moore seconded the motion.

The motion was carried by the following vote:

Aye: 7 –Mathisen, Moore, Waltens, Holt, Koch, Bevill, Elms

Nay: 0

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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicants, Neal and Dorothy Morris, 316 Quail Crest Drive, came forward and briefed the Commission.

The public hearing was opened at 7:20 p.m.

Mark Pursely, 400 Quail Crest Drive, came forward and spoke in opposition to the case. Mr. Pursely addressed concerns regarding drainage, carport not being a temporary structure, fence permit, property value, and precedence, regulations in the Land Development Code, lot coverage, zoning, and setbacks.

The applicants, Mr. and Mrs. Morris, came forward and addressed the concerns of brought forth by Mr. Pursely. Mr. Morris responded that he has 25 years of experience as a consultant for roofing and water proofing for projects such as the Dallas-Fort Worth Airport. He addressed drainage, fencing, having conflicts with Mr. Pursely, and materials used.

Mr. Pursely, 400 Quail Crest Drive, came forward and responded to the comments made by Mr. Morris. Mr. Pursely addressed concerns regarding placing fence and a roof membrane over metal poles.

Elizabeth Pursely, 400 Quail Crest Drive, came forward and spoke in opposition to the case. Mrs. Pursely addressed concerns regarding Mr. Morris's concrete creating drainage on their property.

Robert Hawkes, 3500 Meadowlark Lane, came forward and spoke in opposition to the case. Mr. Hawkes addressed concerns that the aerial photo does not depict the structure as it is currently is built and the visual of the structure.

The public hearing was closed at 7:36 p.m.

There was discussion amongst the Commission regarding the structure not conforming to the regulations within the Land Development Code, the correspondence received in opposition from surrounding property owners, and the protection of the integrity of the neighborhood.

Commissioner Bevill made a motion to deny Case ZC18-032. Commissioner Elms seconded the motion.

The motion to deny was carried by the following vote:

Aye: 7 –Mathisen, Moore, Waltens, Holt, Koch, Bevill, Elms
Nay: 0

2c Consideration of a zoning change from R-10 Single Family Residential district to R-20 Single Family Residential district on Tracts 6A & 6A2, Abstract 1203, in the Peterson Pate Survey, located at 713 Field Street, Case ZC18-034

Jacquelyn Reyff presented the item and briefed the Commission.

The public hearing was opened at 7:46 p.m. With no citizens wishing to speak, the public hearing was closed at 7:46 p.m.

There was general discussion amongst the commission regarding zoning, compatibility with the surrounding neighborhood, and no request from the applicant for variance.

Commissioner Moore made a motion to approve Case ZC18-034. Commissioner Koch seconded the motion.

The motion was carried by the following vote:

Aye: 7 –Mathisen, Moore, Waltens, Holt, Koch, Bevill, Elms
Nay: 0

- 2d** Consideration of a zoning change from PUD-C Planned Unit Development – Commercial district, PUD-R Planned Unit Development – Residential district, and ML Light Manufacturing district to AG Agricultural district on Lot 1A, Block 12, of the Longwood Estates at Ross Downs and Tract 1, Abstract 294 & Tract 4A3A, Abstract 591, in the Robert Chowning Survey, located at 7201 Colleyville Boulevard, Case ZC18-030

Jacquelyn Reyff presented the item and briefed the Commission.

The public hearing was opened at 7:50 p.m.

Aaran Sallee, 6905 Longwood Drive, came forward and spoke in support of the case. Mr. Sallee addressed concerns regarding the zoning change to AG Agricultural and not “Parks/Open Space”. Director Bryner responded that the City does not have a Parks/Open Space designation, and the closest zoning is agricultural.

David Dudziak, 2301 Wilkes Court, came forward and spoke in support of the case. Mr. Dudziak addressed grant funding and including language to the ordinance to ensure the land cannot be developed in future.

The public hearing was closed at 8:11 p.m.

Mr. Dudziak came forward and addressed questions of the Commission regarding adding language to the ordinance and the history of the property.

There was discussion amongst the Commissioners and City staff regarding including language to the ordinance to ensure the land cannot be developed in future and designating the land as park land, history of the property, consideration to table the case, deed restrictions, and the options of the commission for voting on the case.

Commissioner Elms made a motion to approve Case ZC18-030 with the following recommendations by adding a whereas clauses to memorialize the findings brought forth regarding the funding of the property acquisition and recommend to the Parks and Recreation Advisory Board to dedicate the land as a public park. Commissioner Bevill seconded the motion.

The motion was carried by the following vote:

Aye: 7 –Mathisen, Moore, Waltens, Holt, Koch, Bevill, Elms

Nay: 0

- 2e** Consideration of amendments to Chapter 2 – Definitions and Chapter 3 – Land Use in the Land Development Code, specifically to “Short Term Home Rental”, TABLED FROM THE OCTOBER 8, 2018 PLANNING AND ZONING COMMISSION MEETING

Commissioner Koch made a motion to remove the item from the table. Commissioner Moore seconded the motion.

The motion was carried by the following vote:

Aye: 7 –Mathisen, Moore, Waltens, Holt, Koch, Bevill, Elms
Nay: 0

Chair Mathisen stated there is pending legal action at the state level and litigation in the DFW area regarding short-term rentals and perhaps the Commission should consider tabling this item indefinitely, until further notice from the ongoing litigation and/or by direction of the City Council.

Vice Chair Elms made a motion to table this case indefinitely.

Chairwoman Mathisen requested to open the public hearing before making a vote.

The public hearing was opened at 8:17 p.m.

Patrick Eitner, 2906 Edgewood Lane, came forward and spoke in opposition to the case. Mr. Eitner addressed his support of the homeowner’s rights to offer short-term rental use.

Marshal Tolle, 3908 Windermere Drive, came forward and spoke in opposition to the case. Mr. Tolle addressed his supports of the short-term rentals and property rights.

The following did not wish to speak, but would like to have their opposition recorded:

Lauren Alvarez, 205 Valley View Drive

The public hearing was closed at 8:29 p.m.

Commissioner Elms stated his motion is in place. Chairwoman Mathisen requested a second motion.

Commissioner Moore seconded the motion.

The motion was carried by the following vote:

Aye: 7 –Mathisen, Moore, Waltens, Holt, Koch, Bevill, Elms

Nay: 0

2f Consideration of amendments to the Land Development Code, specifically Chapter 5 – Tree Preservation

Chairwoman Mathisen opened Commissioner's discussion to consider tabling the case. There was discussion amongst the Commission regarding items in the agenda, potential meeting dates, and upcoming cases, and changes to Chapter 5.

Chair Mathisen made a motion to table case to the December 10, 2018 Planning and Zoning Commission Meeting. Commissioner Waltens seconded the motion.

The motion was carried by the following vote:

Aye: 7 –Mathisen, Moore, Waltens, Holt, Koch, Bevill, Elms

Nay: 0

3. ADJOURNMENT

The meeting adjourned at 8:34 p.m.

The minutes were written and prepared by:



Araceli Botello

Planning Technician

The meeting minutes were approved on November 12, 2019 by a vote of 4-0.



City of Colleyville Planning and Zoning Commission Worksession Minutes

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

Monday, November 26, 2018

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission meeting was called to order by Chair Mathisen on November 26, 2018, at 6:15 p.m.

Roll Call

Present: Ryan Moore, Julie Waltens, Kimberly Holt, Matt Koch, Claudia Bevill, Jason Elms, and Susan Mathisen,

Staff Present: Ben Bryner, Jacquelyn Reyff, Rob McKeown, Araceli Botello, and City Attorney Whitt Wyatt

1. PRESENTATION AND DISCUSSION

- 1a** Presentation and discussion of a Replat for Tract 2A01, 3C, & 3C7, Abstract 963, in the Absalom J Lott Survey and Lot 1R2, Block 1, of the West Industrial Addition, located at 6525 and 6703 Colleyville Boulevard, Case PC18-015

Jacquelyn Reyff presented the case and briefed the Commission.

There was general discussion regarding the property zoning, the proposed plan for the development of the property, and parking.

The owner, Neil Hart, came forward and addressed question of the Commission regarding. Mr. Neil responded that is seeking to replat the property into a one single lot in order to construct a parking lot.

- 1b** Presentation and discussion of amendments to the Land Development Code, specifically Chapter 7 – Sign Regulations

Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding reason for changes to Chapter 7,

regulations for existing signs, signage for multiple businesses in one lot, dimensions, location, and number of signs permitted, regulation for temporary signs, signage fees, portable signs, governing body involved in the sign variance process, material requirements for signs and upcoming meetings.

2. ADJOURNMENT

The meeting adjourned at 7:04 p.m.

The minutes were written and prepared by:



Araceli Botello

Planning Technician

The meeting minutes were approved on November 12, 2019 by a vote of 4-0.

RESOLUTION R-19-4442

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
NOVEMBER 19, 2019**

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

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

a. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 19TH DAY OF NOVEMBER 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