



City of Colleyville City Council Agenda

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

Tuesday, March 3, 2020

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

CALL TO ORDER

- WS-1** SH26 median and right of way project update
- WS-2** Update on SH26 construction project by City staff
- WS-3** Discussion of the Glade Road and Riverwalk Drive roundabout
- WS-4** Discussion of the March 3, 2020, 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: Lyle Schofield, Church of Jesus Christ of Latter-day Saints
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-20-4476**
- 3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**
Announcements of civic and charitable events
Presentation of calendar events and updates
Announcements of awards and recognition
- 4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-20-4477**
 - 4a** Approval of the minutes of the regular City Council meeting of February 18, 2020
 - 4b** Authorizing the submission of a Department of Justice federal grant application and committing resources if City is a grant recipient
 - 4c** Approval of a license agreement with Dallas Area Rapid Transit (DART) for the installation of a 144 count fiber optic cable encased inside a 4 inch steel casing pipe, crossing near Bransford Road, and authorizing the City Manager to execute the agreement
 - 4d** Approval of a Professional Services Agreement with Kimley-Horn and Associates, Inc., for the 2020 Water, Wastewater, and Roadway Impact Fee Update, in an amount not to exceed \$127,600, and authorize the City Manager to execute the agreement
- 5. ORDINANCE(S): FIRST READING AND PUBLIC HEARING**
 - 5a Ordinance O-20-2111**
Consideration of a zoning change request from the AG Agricultural district to the CC-1 Village Retail district on Tract 2B & 2B02, Abstract 180, in the J L Byas Survey, located at 5713 Colleyville Boulevard, Case ZC20-001
 - 5b Ordinance O-20-2112**
Consideration of a request for a Special Use Permit for Cemeteries or Mausoleums on Tract 2B & 2B02, Abstract 180, in the J L Byas Survey, located at 5713 Colleyville Boulevard, Case ZC20-002

5c Ordinance O-20-2113

Consideration of a zoning change request from the PUD-C Planned Unit Development – Commercial district to the PUD-C Planned Unit Development – Commercial district for the Heritage Farms addition, being Lots 1-3, Block A, Heritage Farms, located at 913 Cheek-Sparger Road, 3808 Wayne Drive, and 3900 Bedford Court, Case ZC19-009

6. RESOLUTION(S): READING AND PUBLIC HEARING**6a Resolution R-20-4478**

Consideration of a request for a Preliminary/Final Plat for Lots 1-11, Block A, Lots 1-13, Block B, and Lots 1-3, Block X, of the Preston Manor Addition, being Tracts 6A1, 6A2, 6A2A, 6A2B1, Abstract 1487, in the O C Sturm Survey, and Tracts 1B, 1B1, 1B2A, Abstract 1176, in the J J Newton Survey, located at 401 Shelton Drive, Case PC20-001

6b Resolution R-20-4479

A resolution cancelling the May 2, 2020 General Election and declaring each unopposed candidate elected to office

7. CITIZEN COMMENTS**8. REPORTS**

August 12, 2019 Planning and Zoning Commission Minutes
August 26, 2019 Planning and Zoning Commission Worksession Minutes
September 9, 2019 Planning and Zoning Commission Minutes

9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, MARCH 3, 2020 - READING AND PUBLIC HEARING - RESOLUTION R-20-4480**10. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, February 28, 2020* 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 3/3/2020

Title

SH26 median and right of way project update

Explanation

This agenda item provides for an update and discussion of the SH26 median and right of way beautification project. The City's consultant, MESA, will review the current cost estimates and schedule.

Attachments

1. Project Update Presentation

COLLEYVILLE BOULEVARD

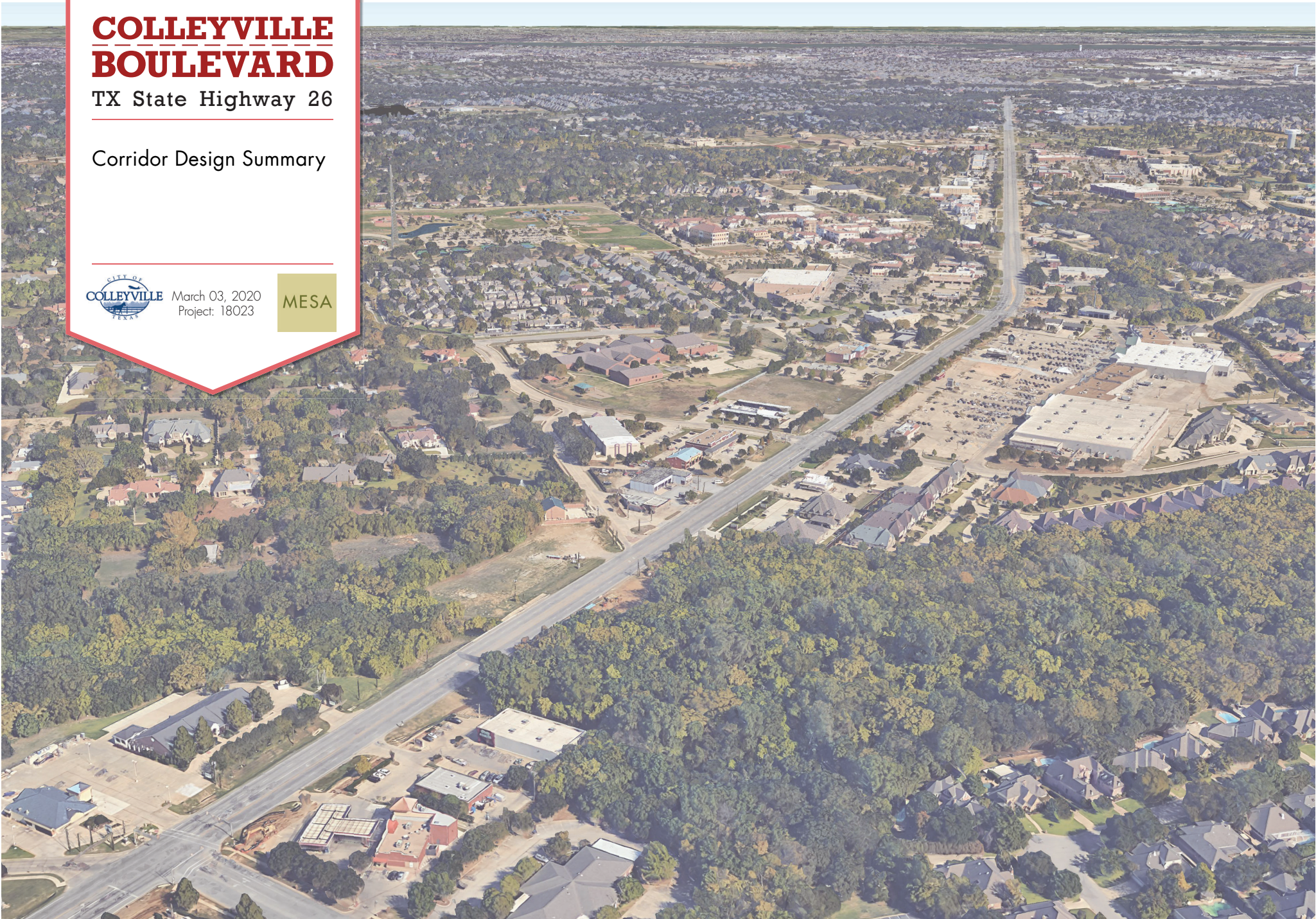
TX State Highway 26

Corridor Design Summary



March 03, 2020
Project: 18023

MESA











SH26 Median & ROW Enhancements Cost Estimates

Description	Current Concept (December 2019)	Current Concept (March 2020)	Description
Corridor Hardscape	\$ 3,578,186	\$ 2,082,049	Parkway areas near gateways deferred to gateway packages
Corridor Landscape	\$ 2,989,433	\$ 2,949,610	Parkway areas near gateways deferred to gateway packages
Northern (Pastoral) Gateway			
NW corner of SH26 & John McCain	\$ 981,790	\$ 981,790	
SW corner of SH26 & John McCain	\$ 1,706,218	\$ 1,706,218	
Hardscape and Landscape Adjacencies		\$ 69,494	Corridor Items deferred to gateway packages/construction
Main Street Gateway			
Towers North and South of Main St.	\$ 830,383	\$ 830,383	
Hardscape and Landscape		\$ 852,787	Corridor Items deferred to gateway packages/construction
Southern (Creekside) Gateway			
90' Tower	\$ 705,560	\$ 705,560	
Hardscape and Landscape		\$ 613,679	Corridor Items deferred to gateway packages/construction
TOTAL	\$ 10,791,570	\$ 10,791,570	
Contingency Included in Total	\$ 431,663	\$ 836,070	

Note: Add 12% per year (1% per month) escalation for construction after Q1 2020

Budget: TIF 5-Year Plan includes \$13M over two years

Other Required Elements

Description	Current Concept (December 2019)	Current Concept (March 2020)	
Street Lighting Contract	\$ 1,673,043	\$ 1,673,043	
Change Order #1 (Pending)		Pending	Adding Outlets on Banner Arm Poles
TOTAL	\$ 1,673,043	\$ 1,673,043	

Colleyville Boulevard Project Schedule

ID	Task Name	Duration	Start	Finish	2020												2021											
					1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			1st Quarter			2nd Quarter			3rd Quarter			4th		
					Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct		
1	Design Packages																											
3	Lighting Package	149 days	Mon 1/13/20	Thu 8/6/20																								
5	Construction	149 days	Mon 1/13/20	Thu 8/6/20																								
10	Colleyville Corridor Construction Document Package	345 days?	Mon 1/6/20	Fri 4/30/21																								
11	30% Construction Documents (Horizontal Layout)	20 days	Mon 1/6/20	Fri 1/31/20																								
18	60% Construction Documents	29 days	Tue 2/4/20	Fri 3/13/20																								
25	90% Construction Documents	15 days	Tue 3/17/20	Mon 4/6/20																								
33	100% Construction Documents	15 days	Wed 4/8/20	Tue 4/28/20																								
41	Bidding	24 days?	Wed 4/29/20	Tue 6/2/20																								
44	Construction	215 days	Mon 7/6/20	Fri 4/30/21																								
47	Colleyville Gateways Construction Document Package	366 days?	Thu 4/30/20	Thu 9/23/21																								
48	Design Confirmation	28 days	Thu 4/30/20	Mon 6/8/20																								
52	30% Construction Documents (Horizontal Layout)	25 days	Mon 6/29/20	Fri 7/31/20																								
58	60% Construction Documents	25 days	Tue 8/4/20	Mon 9/7/20																								
65	90% Construction Documents	25 days	Wed 9/9/20	Tue 10/13/20																								
73	100% Construction Documents	15 days	Thu 10/15/20	Wed 11/4/20																								
81	Bidding	30 days?	Thu 11/5/20	Thu 12/17/20																								
84	Construction	355 days?	Fri 5/15/20	Thu 9/23/21																								
86	Construction Summary																											
88	Lighting Package	60 days	Fri 5/15/20	Thu 8/6/20																								
90	Colleyville Corridor Construction Document Package	215 days	Mon 7/6/20	Fri 4/30/21																								
93	Colleyville Gateways Construction Document Package	180 days	Fri 1/15/21	Thu 9/23/21																								

Wed 2/26/20Page 1



City of Colleyville City Council Agenda Briefing

City Hall
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Agenda Number WS-2

Agenda Date 3/3/2020

Type Worksession

Department Public Works

Title

Update on SH26 construction project by City staff

Explanation

This item allows for an update on the SH26 project.

Attachments

1. SH26 Update presentation

State Highway 26 Construction Update

City Council Worksession

March 3, 2020

WS-2 SH26 Update



Length: 3.1 miles - John McCain Road to Brown Trail

Est. Cost: \$38.2 M

Contractor: Jagoe-Public Co.

Description:

- Six-lane roadway with curbed medians and left turn bays
- Reconstruction of Little Bear Creek bridge
- Reconstruction of intersections
- Sidewalks, illumination and landscaping

Project Status:

- **Phase 1 – Completed**
- **Phase 2 and 2A – Completed**
- **Phase 3 – Completed**
- **Phase 4 – In Progress (Estimated completion Spring 2020)**

Estimated Project Completion:
Spring 2020

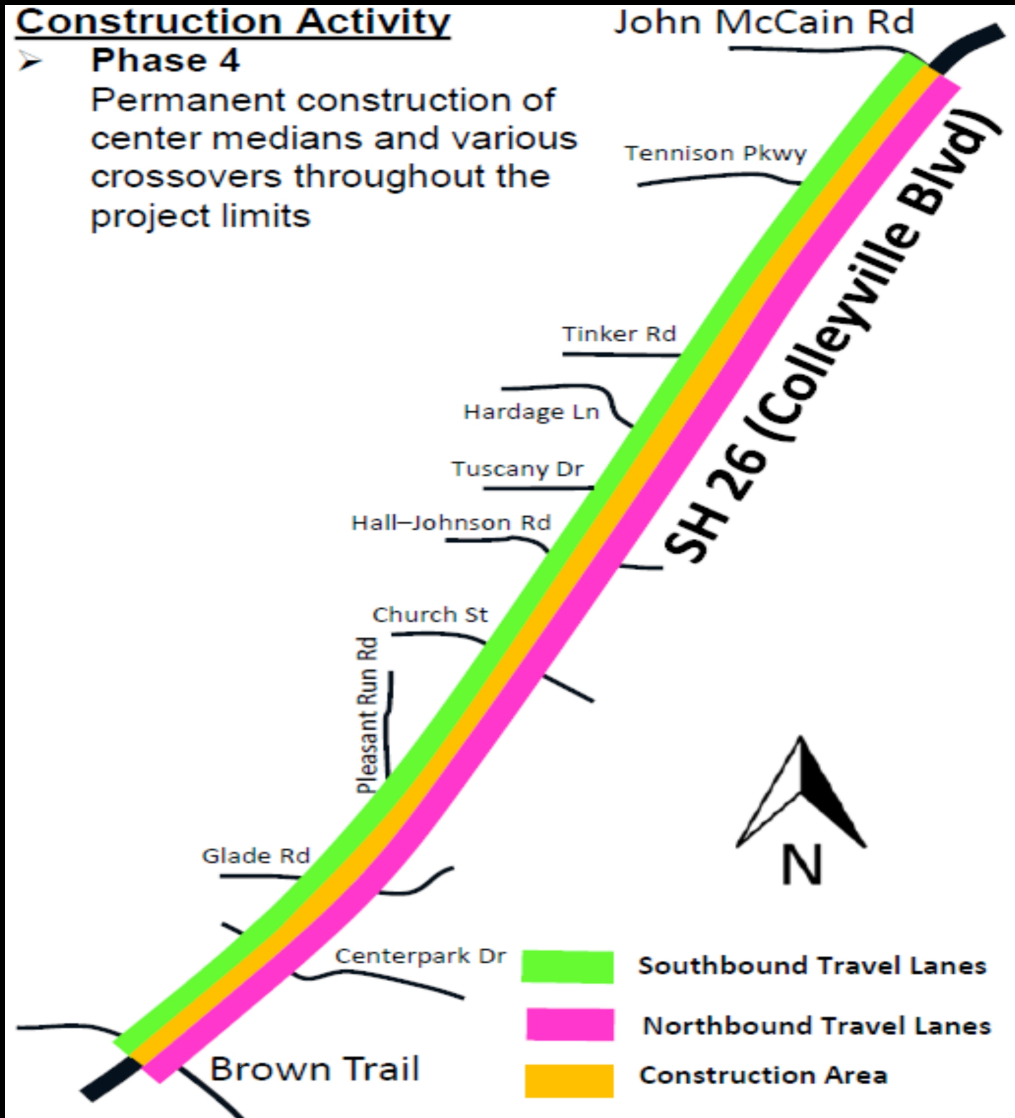
WS-2 SH26 Update



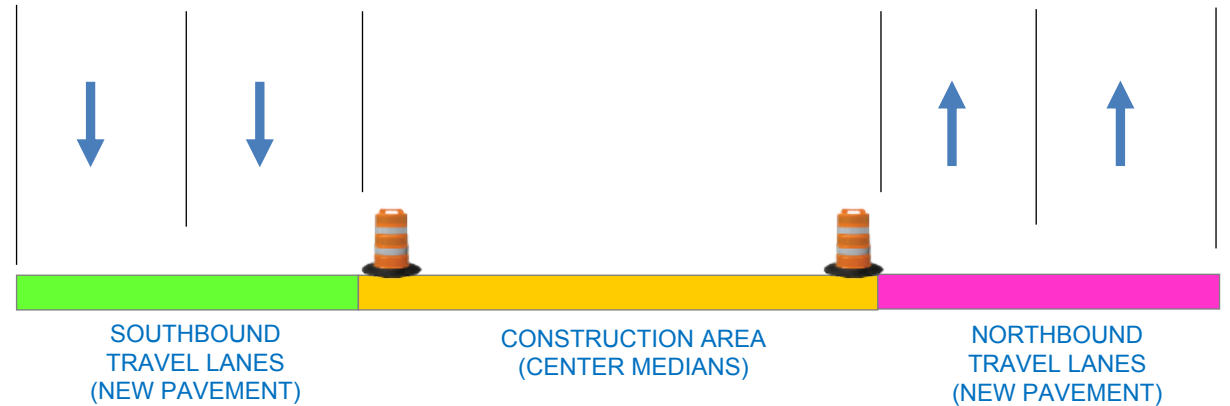
Construction Activity

➤ Phase 4

Permanent construction of center medians and various crossovers throughout the project limits



Typical Travel Pattern Phase 4



Phase 4 Work to be Performed

- Construct Center Median
- Construct permanent pavement at intersections
- Complete permanent traffic signal
- Install landscape / irrigation system
- Estimated Completion – Spring 2020

Questions and Discussion



City of Colleyville City Council Agenda Briefing

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Agenda Number WS-3

Agenda Date 3/3/2020

Type Worksession

Department Public Works

Title

Discussion of the Glade Road and Riverwalk Drive roundabout

Explanation

This agenda item provides for discussion of the desired landscaping and public art for the new roundabout at Glade and Riverwalk. Staff is seeking feedback from the City Council in order to develop a more specific design.

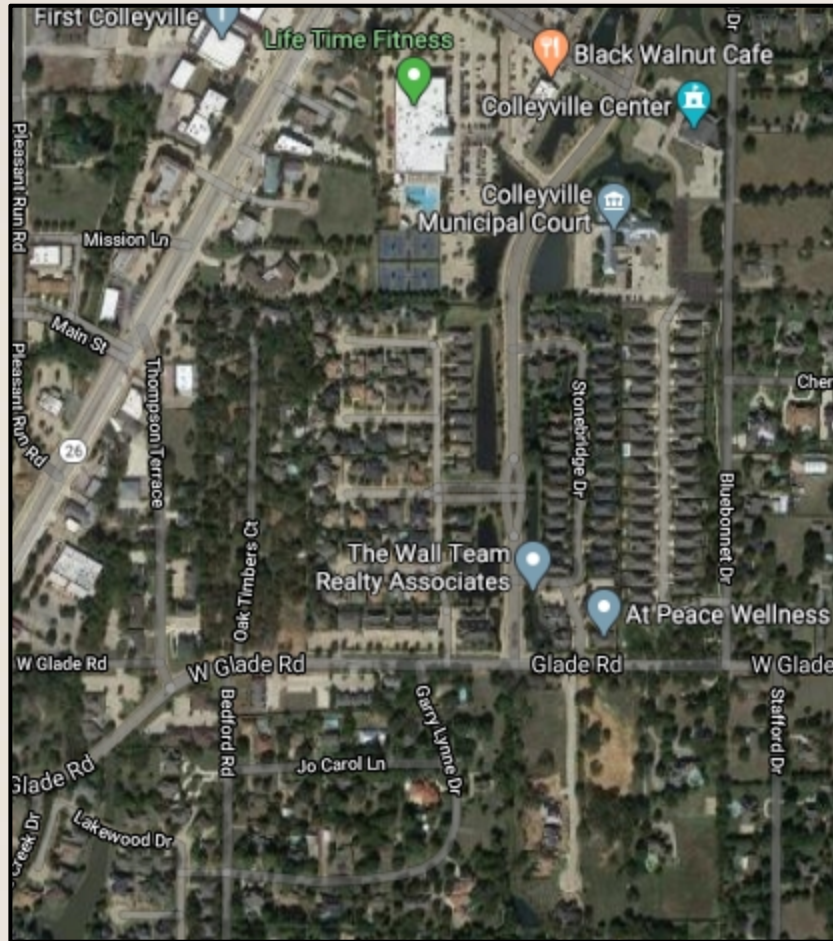
Attachments

1. Glade & Riverwalk Roundabout

Landscape Design for the NEW Glade & Riverwalk Roundabout

City Council Worksession
March 3, 2020

Glade & Riverwalk



Glade & Riverwalk - Rendering



Detailed View of Median

Glade & Riverwalk – Discussion



Citizen Suggestions Include:

- Statue of a boy and girl with small waterfall
- Boy jumping into water with it splashing; he should be chasing a goose
- Include a beaver and a frog
- Girl could have a butterfly net in her hand
- Focus on playful feeling and emphasize water and animals in the area

Potential Directions:

- Children interacting with nature (fishing, butterflies, playing in water)
- Water or no water; Rock stream?
- Wildlife (ducks, geese, herons, fox)

Glade & Riverwalk – Discussion



Questions & Discussion



City of Colleyville City Council Agenda Briefing

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Agenda Number WS-4

Agenda Date 3/3/2020

Type Worksession

Department City Secretary

Title

Discussion of the March 3, 2020, 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 3/3/2020

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:

- 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

Attachments

RESOLUTION R-20-4476

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF MARCH 3, 2020**

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 3RD DAY OF MARCH 2020.

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

RESOLUTION R-20-4477

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF MARCH 3, 2020

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

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

- Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:
- a. Approval of the minutes of the regular City Council meeting of February 18, 2020
 - b. Authorizing the submission of a Department of Justice federal grant application and committing resources if City is a grant recipient
 - c. Approval of a license agreement with Dallas Area Rapid Transit (DART) for the installation of a 144 count fiber optic cable encased inside a 4 inch steel casing pipe, crossing near Bransford Road, and authorizing the City Manager to execute the agreement
 - d. Approval of a Professional Services Agreement with Kimley-Horn and Associates, Inc., for the 2020 Water, Wastewater, and Roadway Impact Fee Update, in an amount not to exceed \$127,600, and authorizing the City Manager to execute the agreement

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 3RD DAY OF MARCH 2020.

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:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

Richard Newton
Mayor



City of Colleyville City Council Minutes - Draft

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Tuesday, February 18, 2020

City Council Chambers

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, February 18, 2020, at 5:30 p.m.

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

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Police Chief Michael Miller, Assistant Police Chief Hillary Wreay, Fire Chief Mark Cantrell, Community Development Director Ben Bryner, Public Works Director Ray Silva-Reyes, Parks and Recreation Director Lisa Escobedo, Finance Director Kyle Lester, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

WS-1 Discussion of landscape design and art for the new John McCain/Westcoat roundabout

Assistant City Manager Adrienne Lothery provided potential designs for the interior of the roundabout and art to be considered. There was discussion regarding the width of the roundabout and curb height. While reviewing the art for the roundabout, the City Council selected an eagle statue to be placed at the Justice Center and chose a statue depicting three children with a bird for the roundabout.

WS-2 Discussion of SUP requirements for massage therapy businesses

Community Development Director Ben Bryner presented this item noting staff regularly reviews LDC language in order to identify potential improvements and to increase quality standards. Director Bryner reviewed the definitions within the LDC and stated identified issues currently include a continual change in ownership, change/expansion of use as originally identified with the certificate of occupancy, and non-compliance with building code and sign code regulations.

There was general discussion regarding distance from one business to another, saturation, and definitions. The City Council directed staff to continue to review the definitions and host a meeting with the local massage therapy businesses to ascertain their concerns, if any, and provide another update to City Council on a future agenda.

WS-3 Update on the City's Boards, Commissions, and Committees

City Secretary Christine Loven provided an update to the application process and responses from members, regarding board, commission, and committee activity. City Council directed staff to prepare an ordinance to decommission the Tree Board, and Park Land Dedication Committee. Mayor Newton asked staff to confirm the criteria elements contained in the Park Land Dedication Committee establishment ordinance are in fact contained in the current Land Development Code before the decommissioning ordinance for these two committees are brought forward. Staff is to report back to Council at the time the decommissioning Ordinance is presented for review. The standing Architectural Review Commission will be eliminated because there has not been a need for them to meet for very long periods of time. In the future, it will be handled as an ad hoc committee and will be given specific objectives to accomplish within a specific time frame. As the need arises for an ad hoc committee the existing members will be appointed until their current terms on the standing committee expire, and then appointment to the ad hoc committee will be open as the Council so chooses. The Historical Preservation Committee will also be converted to an ad hoc committee in a similar fashion.

WS-4 Discussion of the February 18, 2020, City Council regular agenda items

City Manager Jerry Ducay asked City Council for direction regarding the Stars and Guitars entertainment contract. There was general discussion regarding timing and communication. City Council directed the City Manager to go forward to pursue a contract and they will evaluate the process for next year.

Mayor Newton closed the Worksession at 6:26 p.m.

Mayor Newton called the Executive Session to order at 6:26 p.m. and called the roll.

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

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

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

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

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Mayor Newton explained the Executive Session had been called in accordance with the Texas Government Code, Chapter 551, Subchapter D, Section 551.071, Legal, Section 551.072, Real Estate, and Section 551.087, Economic Development. He further explained there would be no decisions made or action taken during this time. Executive Session was adjourned at 7:22 p.m.

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

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

INVOCATION: Pastor Sterling Wilborn, Journey Church

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-20-4471

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Announcements of civic and charitable events

Presentation of calendar events and updates

Announcements of awards and recognition

Mayor Newton wished Assistant City Manager Adrienne Lothery a happy birthday and stated Councilmembers Wheat and Dodson are unopposed in the General Election.

City Councilmembers made the following announcements:

State of the City Video: The State of the City video is available on the City website Colleyville.com.

Early voting for the March 3, 2020 Primary Elections: is being conducted at City Hall, in the second floor training room through Friday, February 28. On Election Day, March 3 only, you may cast your ballot from 7 a.m. to 7 p.m. at the Colleyville Library, second floor, Covenant Church, 3508 Glade Road, and Church of Jesus Christ of Latter-day Saints, 500 W. McDonwell School Road. The Election Day locations are established by the Chairs of the parties and arranged through the Tarrant County Elections Administration.

Fort Worth Symphony Orchestra Concert (2/21): Mark your calendar for February 21 and plan on enjoying a free concert from the Fort Worth Symphony Orchestra at Heritage High School. The concert will be approximately one hour and 40 minutes including a twenty minute intermission. The main pieces will be the Brahms Violin Concerto (Michael Shih as soloist) and Beethoven Symphony No. 5. Free tickets for Colleyville residents are available at City Hall and the Library.

Sales Tax – February Allocations: The Texas Comptroller’s Office has posted the most recent sales tax allocation information for February, representing all receipts from purchases made in December of this year. This period tends to be our largest collection month, given that it reflects purchases made during the holiday season. This month came in at 16% over FY19, putting our year-to-date increase at 10.6%. In terms of dollars, we’ve received over \$160k more than the same period of last year.

Coffee with Cops: Please join our Colleyville Police Department for Coffee with Cops next Thursday, February 20. This come and go event will be from 8:30 – 10:00 a.m. at Starbucks (5510 Colleyville Blvd).

Demolition Complete: The Chick-fil-a project is underway...hooray! Demolition is now complete.

City Park Improvements: Several improvements are underway at City Park! A shade structure and tables will be installed soon in the quad area to offer a shady area to relax between baseball games. And work is anticipated to begin next week to relocate the sand volleyball court a bit further south, which will help prevent sand from blowing onto the tennis courts in the future.

Farmers Market Moves to Plaza at City Hall: The Colleyville Farmers Market returns for 2020 at the Plaza at City Hall. The market will be held the third Thursday of the month from 3-7 p.m., with the first market to be held this Thursday, February 20. In April the market will move to being held weekly.

Library Update - Love Your Library: February is Love Your Library Month! Hearts adorn the windows of the Colleyville Public Library this month as patrons,

children and city staff stopped by to help make our hearts grow! Everyone who walked into the Library picked up a heart and had something complementary or an adoring word about why they loved us. Those sentiments have developed into our month-long heart display located outside the Colleyville Room. And we have had such a great response our 'love notes' have expanded behind our Help Desk! Hearts will be available throughout the rest of the month for anyone to stop by and let us know what you love about our Library and help our display grow. Additionally, those who fill out a heart are entered into a drawing at the end of the month for a gift certificate to one of our local eateries.

National Engineers Week: February 16-22 is National Engineers Week. I want to acknowledge this celebration on behalf of our engineering staff. Engineers are the problem solvers and builders in our society and I want to recognize their expertise, integrity and commitment to the safety of all citizens. Our staff does a great job.

**In recognition of the Featured Business of the Month -
Townhouse Brunch, 5509 Colleyville Boulevard, Suite 200,
Rima Alicev, owner - Mayor Richard Newton and Assistant City
Manager Adrienne Lothery**

Mayor Richard Newton and Assistant City Manager Adrienne Lothery welcomed Rima Alicev, owner of Townhouse Brunch which was the featured business of the month. Ms. Alicev thanked the City Council and invited all to dine at Townhouse Brunch.

4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-20-4472

- 4a** Approval of the minutes of the regular City Council meeting of February 4, 2020
- 4b** Approval of a discretionary service agreement with Oncor Electric Delivery, LLC, for the installation of underground facilities at the intersection of Glade Road and Riverwalk Drive, in an amount not to exceed \$97,622, and authorizing the City Manager to execute the agreement
- 4c** Approval of a discretionary service agreement with Tri-County Electric Cooperative, Inc. for the installation of underground facilities at the intersection of John McCain Road and Westcoat Drive, in an amount not to exceed \$89,920.94, and authorizing the City Manager to execute the agreement

Mayor Newton read Resolution R-20-4472 in its entirety.

Public Works Director Ray Silva-Reyes presented items 4b and 4c and answered questions of the City Council.

Responding to questions regarding the length of the underground facilities, Director Silva-Reyes said the cost is estimated for approximately 100 feet of underground electrical cable. He said video cable is not involved with either agreements.

Mayor Newton opened the public hearing at 7:56 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 7:56 p.m.

Mayor Newton made a motion to approve Resolution R-20-4472, and Mayor Pro Tem Lindamood seconded the motion.

The motion to approve carried by the following vote:

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

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - January 2020

Finance Director Kyle Lester reviewed all funds, noting the surplus in the General Fund is due to 84% of the taxes being collected and an 11% increase in sales tax. Director Lester stated overall, each fund is as expected. He noted the Utility Fund is easiest to track as it is a break even fund.

Councilmember Dodson reminded residents to try and conserve water usage during high rain events.

Mayor Newton noted this is the second year the City is operating within the no new revenue tax (formerly called effective tax rate) and everyone's City tax bill should be close to the same as last year.

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

6a Ordinance O-20-2110

Consideration of amendments to Chapter 3, Section 3.24.B – Schedule of Permitted Principal Uses and Section 3.27 – Accessory Buildings and Residential Carport Regulations of the Land Development Code

Mayor Newton read the caption of Ordinance O-20-2110.

Community Development Director Ben Bryner presented this item, stating there are four proposed amendments which the City Council reviewed in detail during

the first reading at the February 4, 2020 City Council meeting. He then gave a brief overview of the amendments.

Councilmember Dodson stated he is not comfortable with allowing an accessory building in the front of a house, as a right, for lots over 80,000 square feet without City Council review and approval. However other Council members did not agree for large lots over 80,000 square feet.

There was discussion regarding the requirements and approval process for the allowance of a structure in front of the primary residence and of a recommendation by the Planning and Zoning Commission to allow an accessory building to be occupied up to 30 days without requiring approval of a Special Use Permit.

The City Council discussed the recommendation of the Planning and Zoning Commission and agreed they understood the reasoning, but were not in agreement with the recommendation.

Mayor Newton opened the public hearing at 8:10 p.m.

Kathy Hadley, 204 Timberline Drive North, asked City Council to remember there are many older neighborhoods which are zoned R-20 which are one acre and over, and she would like those lots to also be considered.

There were no others present wishing to speak and Mayor Newton closed the public hearing at 8:12 p.m.

Councilmember Rigney suggested those who live in R-20 zoning who have an acre or more of land could apply for R-40 zoning.

Councilmember Dodson made a motion to approve Ordinance O-20-2110 without the recommendation of the Planning and Zoning Commission, and Councilmember Rigney seconded the motion.

The motion to approve carried by the following vote:

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

6b Ordinance O-20-2109

Consideration of a request for a Special Use Permit for an Accessory Dwelling on Lot 1, Block 1, Schiller Addition, located at 2001 Hall-Johnson Road, Case ZC19-022

Mayor Newton read the caption of Ordinance O-20-2109.

Community Development Director Ben Bryner presented this item. Director Bryner stated the request is for a Special Use Permit for an accessory dwelling unit, noting the existing home is being demolished and a new home is being constructed. He stated the request is in compliance with the Land Development Code and does require the approval of a Special Use Permit. The proposed dwelling meets all ordinance requirements including the required setbacks and size restrictions. He said there has been no correspondence or objections from the notification area.

Director Bryner noted City Council had requested this item be placed on the agenda following the amendments to the Land Development Code regarding Accessory Buildings to provide additional clarity of the regulations and reiteration the accessory buildings cannot be rented.

There was discussion regarding rentals and Mayor Newton stated the City Council is aware there are occurrences of rentals, however, the City Council is trying to do all within their power to preclude the occurrences. Mayor Newton asked the applicant Adam Schiller, to come forward. Mayor Newton then asked Mr. Schiller if he would be agreeable to adding a stipulation to the SUP which stipulates if the property is sold, the SUP would expire. Mr. Schiller stated he was agreeable to the stipulation.

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

Councilmember Kelley made a motion to approve Ordinance O-20-2109 with the addition of a stipulation if the property is sold, the SUP would expire, and Mayor Pro Tem Lindamood seconded the motion.

The motion to approve carried by the following vote:

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

7. RESOLUTION(S): READING AND PUBLIC HEARING

7a Resolution R-20-4473

Approval of a resolution accepting the annual audit for Fiscal Year ended September 30, 2019

Mayor Newton read Resolution R-20-4473 in its entirety.

Finance Director Kyle Lester stated this audit was reviewed and accepted by the Audit Committee on February 4, 2020. Director Lester then introduced Jennifer Ripka, Partner, and Kristen Derryberry, Senior Manager, of Weaver, the City's auditing firm.

Ms. Ripka presented a review of the audit, congratulating the City Council for receiving an unmodified report which is the highest report which can be given. She noted there were no material weaknesses, deficiencies, or noncompliant material to financial statements identified. The financial highlights included a breakdown of fund balances by category, with a fund balance increase over FY18 of over \$1.3 million dollars, with a combined ending net position of \$67,094,137. Ms. Ripka reported revenues had a favorable variance of \$1.1 million, largely due to more than expected property tax revenue and investment earnings and expenditures were below budget by \$1.3 million, due to savings in every category except capital outlay which exceeded budget by \$51,000.

Mayor Newton thanked Ms. Ripka and Ms. Derryberry and said, the recap of this is our revenues are up and expenditures are down and this has been accomplished without a tax rate increase because we have a great staff.

Mayor Newton opened the public hearing at 8:34 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 8:34 p.m.

Councilmember Wheat made a motion to approve Resolution R-20-4473, and Councilmember Dodson seconded the motion.

The motion to approve carried by the following vote:

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

7b Resolution R-20-4474

A resolution adopting a comprehensive, coordinated, interagency approach to freeway incident management

Mayor Newton read Resolution R-20-4474 in its entirety.

Fire Chief Mark Cantrell presented this item. He explained the City has policies and procedures in place for the safe, quick mitigation of accidents and there is grant money available under the North Central Texas Council of Governments Incident Management Equipment Purchase 2020 Program. The Fire Department is requesting funding to purchase six portable public safety radios which will allow for every first responder to have a radio in hand on major accidents. With each firefighter having their own radio, the ability to receive and transmit real-time information enhances the ability to mitigate the situation in a safe, timely manner. Chief Cantrell stated the resolution will account for a large part of the grant scoring.

City Council thanked the Chief for looking for grant opportunities.

Mayor Newton opened the public hearing at 8:42 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 8:42 p.m.

Councilmember Wheat made a motion to approve Resolution R-20-4474, and Councilmember Dodson seconded the motion.

The motion to approve carried by the following vote:

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

8. CITIZEN COMMENTS

Mr. Tony Seris, 5000 Montclair Drive, discussed a photograph associated with the Glade Road project that is not consistent with the project and noted there is a 300 foot section along Melrose which does not have a curb and there is a section just east of the Pool Road roundabout which is hazardous and will require tree removal.

Kathy Hadley, 204 Timberline Drive North, spoke regarding CWD misquoting residents on dumpster pricing. She also advised there are erosion challenges along the roadways at Sherwood and Jackson Road. Mrs. Hadley also suggested the City build cottages behind the Senior Center to assist the older residents with housing, and being close to senior activities without having to drive. In closing, Mrs. Hadley stated the Fort Worth Symphony concert was fabulous and she thanked City Council and staff for all their work.

9. REPORTS

Planning and Zoning Commission Minutes - May 13, 2019
Planning and Zoning Commission Minutes - May 28, 2019
Planning and Zoning Commission Minutes - June 10, 2019
Planning and Zoning Commission Minutes - July 8, 2019
Planning and Zoning Commission Minutes - July 22, 2019
Library Board Minutes - December 9, 2019

There was no discussion of this item.

10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, FEBRUARY 18, 2020 - READING AND PUBLIC HEARING - RESOLUTION R-20-4475

This resolution was not needed.

11. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the meeting without objection by the City Council at 8:54 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 3RD DAY OF MARCH 2020.

Minutes taken and prepared by:

*Christine Loven, TRMC
City Secretary*



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4b

Agenda Date 3/3/2020

Number Resolution R-20-4477

Type Resolution

Department Police

Title

Authorizing the submission of a Department of Justice federal grant application and committing resources if City is a grant recipient

Strategic Plan

- 1.1 Actively involve and engage stakeholders
- 1.4 Communicate thoroughly and strategically
- 2.4 Demonstrate stewardship of public resources
- 2.1 Provide responsive, efficient city services

Explanation

Reading and Public Hearing

This item seeks City Council approval to seek a federal grant through the Department of Justice for up to five School Resource Officers. The history and basic requirements of the grant are provided below.

The Federal Government has a history of federal legislation designed to solve local problems. The creation of the Community Oriented Policing Services (COPS) Hiring Program was the product of two such pieces of federal legislation, the first passed in 1968 and the final piece in 1994. Each piece of legislation contributed to the development of the COPS Hiring Program (CHP) which was designed to place federal resources in local communities to address local law enforcement problems where the local resources were insufficient to the task.

The CHP has historically been used to address emerging national trends. Violent crimes and substance abuse are two examples of the trends that CHP addressed. More recently in 2017, the CHP put out a call for grants to address the emerging immigration crisis.

After several disturbing school shootings such as Sandy Hook, Parkland, and even here in Texas at Santa Fe High School, the emerging national trend in school violence prompted the CHP to call for grants to hire additional School Resource Officers (SRO).

The focus of the 2020 CHP is on reduction of school violence by deploying more SROs to serve as visible and physical deterrents to potential suspects. The hope is the mere presence of trained peace officers in highly visible locations will serve to deter those

considering violence against any students, staff, or visitors on campus.

Police Department staff is working on the application packet, requesting funding for five officers. The grant operates as a bilateral contractual agreement and under the terms of the CHP, the DOJ will fund up to 75% of the salary and benefits of an entry level peace officer for a period not to exceed three years, nor a maximum capital outlay of \$125,000. Salary is self-explanatory, however, benefits are understood to include health insurance, Medicare, and retirement system contributions. This means the DOJ will fund a maximum portion of salary and benefits of 75% until the outlay of the program reaches a maximum \$125,000 for any one position.

If Colleyville were to be awarded the grant, the DOJ funding may be spread across three (3) years of the grant period, however, the grant is actually a four year term. The fourth year, regardless of the funding status of the previous three years, contractually obligates the recipient agency to fully fund it. Thus, while the DOJ will assist in funding the first thirty-six (36) months, the final twelve (12) months are entirely the responsibility of the recipient agency with no further financial assistance from the DOJ.

While the DOJ will fund up to 75% of the cost of entry level salaries and benefits, the recipients must make up the difference (at least a 25% match). The matching funds provided by the recipients must come from monies not already designated in a budget for law enforcement purposes.

As the DOJ portion of funding decreases, the recipient portion of funding increases. In order to be eligible for funding, the recipient must create a new peace officer position designated as an SRO. To qualify as an SRO designation, the peace officer must be employed full time and must spend a minimum of 75% of their work hours on campus.

Financial Impact

The fiscal impact will be determined by the grant award as the City is responsible for a minimum 25% match.

Recommendation

Approve

Attachments



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4c
Type Resolution
Department Engineering

Agenda Date 3/3/2020

Number Resolution R-20-4477

Title

Approval of a license agreement with Dallas Area Rapid Transit (DART) for the installation of a 144 count fiber optic cable encased inside a 4 inch steel casing pipe, crossing near Bransford Road, and authorizing the City Manager to execute the agreement

Strategic Plan

2.3 Effectively leverage information technology

Explanation

Reading and Public Hearing

The City entered into an Interlocal Agreement with the City of Grapevine on April 17, 2018, by attached Resolution R-18-4252, for the installation of fiber optic cable. The City is expanding the fiber network and intends to install inter-duct HDPE conduits under the railroad tracks near the Bransford Road crossing.

This license agreement with Dallas Area Rapid Transit (DART) is "for the purposes of constructing, installing, maintaining, and operating a 144 count fiber optic cable inside a 1¼ inch HDPE SDR 11 carrier pipe, the second 1¼ inch HDPE SDR 11 carrier pipe is empty for future projects, all encased inside a 4 inch steel casing pipe." The cost of the DART license agreement is \$1,450 per year.

Financial Impact

The cost of the license agreement is \$1,450 per year.
Form 1295 - not applicable

Recommendation

Approve

Attachments

1. DART Agreement
2. Resolution R-18-4252

LICENSE AGREEMENT

THIS License Agreement ("License"), is made by and between DALLAS AREA RAPID TRANSIT ("Licensor"), a regional transportation authority, created, organized and existing pursuant to Chapter 452, Texas Transportation Code, as amended (the "Act") with offices at 1401 Pacific Ave., Dallas, Texas 75202 and City of Colleyville ("Licensee"), a Texas Municipality acting herein by and through its duly authorized official, with offices at 100 Main Street, Colleyville, Texas 76034. Licensor and Licensee are individually referred to herein as a "Party" or collectively as "Parties".

WHEREAS, pursuant to agreements between Licensor and Union Pacific Railroad Company, Fort Worth & Western Railroad Company, and The City of Grapevine operating as Grapevine Vintage Railroad (individually or collectively herein the "Railroads" and as further defined and supplemented below), freight railroad and/or passenger excursion train operations exist on the Cotton Belt Railroad Corridor ("the Corridor") between DFW Airport and Fort Worth, Texas, owned by DART; and

WHEREAS, pursuant to that certain *Transportation Access Agreement and Easement* dated and effective December 17, 2015, between Licensor and Fort Worth Transportation Authority ("FWTA") ("the TEXRail Agreement"), FWTA has been granted a rail operating easement for the purpose of constructing, installing, maintaining, and operating a passenger rail system on and over the Corridor; and

WHEREAS, Herzog Transit Services Inc. ("HTSI") provides the TEXRail passenger service and maintenance on the Corridor pursuant to a contract between HTSI and FWTA. The term "Railroads" herein shall include HTSI and FWTA for all purposes.

NOW THEREFORE, in consideration of the mutual agreements and covenants contained in this License, the receipt and sufficiency of which is hereby acknowledged by Licensor and Licensee, it is agreed as follows:

1. **Purpose.** Licensor hereby grants a license (the "License") to Licensee for the purposes of constructing, installing, maintaining and operating one 144- count fiber optic cable inside a 1 ¼ -inch HDPE SDR11 carrier pipe, the second 1 ¼ - inch HDPE SDR 11 carrier pipe is empty for future projects, all encased inside a 4-inch steel casing pipe (the "Permitted Improvement") crossing the Corridor at Mile Post 619.10, (TEXRail Mile Post 27.34) (**Latitude: 32.897371, Longitude: -97.162409**) in Grapevine, Tarrant County, Texas, more particularly described as shown in Exhibits "A-1" through "A-3", dated September 5, 2019, attached hereto and incorporated herein for all pertinent purposes, (the "Property").

The Property shall be used by Licensee solely for the purpose of operating and maintaining the Permitted Improvement (the "Permitted Use"). Licensee's right to enter upon and use the Property shall be limited solely to the Permitted Use, the Permitted Improvement and only upon the terms provided herein. Should Licensee decide to install additional fiber optic cable or any other communication wires or uses into either of the 1.25 HDPE conduits, Licensee shall request from Licensor to amend this License Agreement to reflect the exact fiber optic cable count or use. This License conveys only certain limited rights described herein, and is not a conveyance of an interest in the Property. This License may not be recorded.

2. **Term.** The term of this License shall begin on the date last signed by a Party ("Effective Date") and continue thereafter until terminated by either Party as provided herein ("the Term").

3. Consideration.

3.01. The consideration for the granting of this License shall be (a) payment by Licensee to Licensor the sum of **ONE THOUSAND FOUR HUNDRED FIFTY DOLLARS AND NO/100 (\$ 1,450.00) DOLLARS** per annum, payable annually in advance (the "License Fee"), commencing on the Effective Date and payable continuously thereafter on each anniversary thereof, and (b) the performance by Licensee of each of the obligations undertaken by Licensee in this License, PROVIDED, HOWEVER, that the "License Fee" shall be adjusted annually as follows:

- a) The annual adjustment and increase in the License Fee shall be determined as follows: There shall be an annual increase on each anniversary date of the commencement of the Term, in the amount that is the greater of: three percent increase (3%) over the prior License year or, as indicated by the CPI Index described below.
- b) The CPI Index shall be calculated as the percentage change in the CPI Index during the twelve months preceding the date of change according to the cost of living changes in the Consumer Price Index for All Urban Consumers – (CPI-U), Dallas-Fort Worth, TX, "All Items", as published by the Bureau of Labor Statistics, U.S. Department of Labor (the "CPI Index").
- c) If any time during the term hereof the U.S. Bureau of Labor Statistics shall discontinue the issuance of the CPI Index, Licensor shall provide Licensee with an alternative nationally recognized cost-of-living index for the Dallas-Fort Worth area then issued and available, which is published by the U.S. Government.
- d) Acceptance of any License Fee by Licensor after written notice of termination or expiration of this License shall not waive, reinstate, continue or extend the terms of this License.

3.02. Any payment not received by Licensor **by the 10th day after it is due**, shall bear a late charge of \$50.00 to help offset the administrative cost involved in handling such late payment.

3.03. For any payment not received by Licensor **by the 15th day after it is due**, such payment shall bear interest at the maximum rate permitted by law from the date it was due until it is paid, in addition to the late charge.

4. Non-Exclusive License. This License is non-exclusive and is subject to (a) any existing utility, drainage or communication facility located in, on, under, or upon the Property; (b) all vested rights presently owned by any Railroads, utility or communication company, or other entity and located within the boundaries of the Property; and (c) any existing lease, license or other interest in the Property granted by Licensor to any individual or entity, public or private, including by example and not limitation, the TexRail Agreement.

5. Safeguard of Property. Licensee shall take diligent and sufficient measures to insure and safeguard the Property. It is understood and agreed that Licensor shall have no liability whatsoever for the safety or security of Licensee or Licensee's employees, officers, agents, contractors, invitees, assigns, or those holding under Licensee, nor for any personal property belonging to those individuals or entities. Notwithstanding any other provisions herein, Licensee expressly waives any claims, if any, against Licensor with respect to third party property or liability claims and claims regarding Licensee's property or the property of any Licensee's agents, employees, contractors or invitees.

6. Design, Construction, Operation and Maintenance. Licensor's use of the Property and adjoining property may include the use of electrically powered equipment. Notwithstanding Licensor's inclusion within its system of measures designed to reduce stray current which may cause corrosion, **Licensee is hereby warned that such measures may not prevent live electrical current in proximity to the**

Permitted Improvement and that such presence could produce corrosive effects to the Permitted Improvement. Licensee waives any claim against Licensor in this regard and releases Licensor with regard to any claim arising from such corrosion. Cathodic protection and stray current corrosion control measures shall be made a part of the design and construction of the Permitted Improvement.

6.01. All design, construction, reconstruction, replacement, removal, operation and maintenance of the Permitted Improvement on the Property shall be done in such a manner so as not to interfere in any way with the operations of Licensor or other Railroads operations.

6.02. During the design phase and prior to commencing any construction on the Property, a copy of the construction plans ("the Plans") showing the exact location, type and depth of the construction, any cathodic protection measures and any working area, shall be submitted for written approval to Licensor and Railroads. No work shall commence until the Plans have been approved in writing by Licensor and Railroads.

6.03. Licensee agrees to design, construct and maintain the Permitted Improvement in such a manner so as not to create a hazard on or near the Property. Licensee agrees to pay for any damages which may arise by reason of Licensee's use of the Property.

6.04. Licensee covenants and agrees to institute and maintain a continuous testing program to determine whether or not additional cathodic protection of its Permitted Improvement is necessary and if it is or should become necessary, such protection shall be immediately instituted by Licensee at its sole cost and expense.

6.05. Licensee shall provide to Licensor final construction drawings ("as-builts") that are signed and sealed by a Texas Professional Engineer within sixty (60) days after the last date of construction work on the Property by Licensee or Licensee's contractor. Licensor and Licensee agree that Licensor will suffer damages in an amount currently not determinable by the Parties if "as-builts" are not timely provided by Licensee and it is impossible to determine in advance the amount of damages in these circumstances. Accordingly, the Parties agree, not as a penalty but as a measure of reasonable damages, that a fee of \$500 per month (prorated as applicable) until "as-builts" are provided represents reasonable compensation for Licensor's actual damages suffered in lieu of timely receiving "as-builts" from Licensee as required herein.

7. License Without Warranty. Licensor makes no representations as to the suitability of the Property for any particular purpose. The Property is available for Licensee's use on a "as is, where is and with all faults" basis. Licensor makes no warranties whatsoever, including by example and not limitation, regarding subsurface or aerial installations on or near the Property. Licensee shall conduct its own inspection of same and will not rely on the absence or presence of markers or any information (if any) provided by Licensor.

8. Governmental Approvals. Licensee, at its sole cost and expense, shall be responsible for and shall obtain, any and all licenses, permits, or other approvals from any and all federal, state or local agencies required to carry on any activity permitted herein.

9. Licensor's Standard Contract and Insurance.

9.01 No work on the Property shall be commenced by Licensee or any contractor for Licensee ("Contractor") until Licensee or Contractor shall have executed Licensor's Construction Agreement and Contractor's Right of Entry covering such work, and furnished then current insurance coverage in such amounts and types as shall be satisfactory to Licensor. A company-issued photo identification of Licensee's employees, contractors or agents shall be required to work on the Property.

9.02 Licensee shall procure and maintain at its sole cost and expense, Commercial General Liability Insurance with a per occurrence limit of liability of no less than \$2,000,000 naming Dallas Area Rapid Transit as an additional insured for ongoing and completed operations without any qualifications or restrictions. Dallas Area Rapid Transit must be given thirty (30) days prior written notice of any proposed cancellation or modification. The policy shall be endorsed waiving the issuing insurance company's rights of recovery against DART whether by way of subrogation or otherwise. Licensee's insurance shall be primary coverage in all instances.

10. Duty of Care in Construction. Licensee and the Contractor shall use diligent care during the Term to avoid damaging any existing buildings, equipment and vegetation on or about the Property and any adjacent property. If the Licensee or its Contractor causes damage to the Property or to any adjacent property the Licensee shall or shall cause the Contractor to immediately replace or repair the damage at no cost or expense to Licensor. If Licensee fails or refuses to make or effect any such repair or replacement, Licensor shall have the right, but not the obligation, to make or effect any such repair or replacement at the sole cost and expense of Licensee, which cost and expense Licensee agrees to pay to Licensor upon written demand.

11. Environmental Protection.

11.01. Licensee shall not use or permit the use of the Property for any purpose that may be in violation of any local, state or federal laws pertaining to health or the environment, including but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), the Resource Conservation and Recovery Act ("RCRA"), the Clean Water Act ("CWA") and the Clean Air Act ("CAA").

11.02. Licensee warrants that the Permitted Use of the Property will not result in the disposal or other release of any hazardous substance or solid waste on or to the Property, and that it will take all steps necessary to ensure that no such hazardous substance or solid waste will ever be discharged onto the Property by Licensee or its contractors.

11.03. The terms "hazardous substance" and "release" shall have the meanings specified in CERCLA and the terms "solid waste" and "disposal" (or "disposed") shall have the meanings specified in the RCRA; PROVIDED, HOWEVER, that in the event either CERCLA or RCRA is amended so as to broaden the meaning of any term defined thereby, such broader meaning shall apply subsequent to the effective date of such amendment; and PROVIDED FURTHER, that to the extent that the laws of the State of Texas establish a meaning for "hazardous substance", "release", "solid waste", or "disposal", which is broader than that specified in either CERCLA or RCRA, such broader meaning shall apply.

11.04. Licensee shall indemnify, defend and hold Licensor and Railroads harmless against all cost of environmental clean up to the Property required by or resulting from Licensee's use of the Property under this License.

12. Mechanic's Liens Not Permitted. Licensee shall fully pay for all labor and materials used in, on, or about the Property and will not permit or suffer any mechanic's or materialmen's liens of any nature to be affixed against the Property by reason of any work done or materials furnished to the Property at Licensee's instance or request.

13. Maintenance of Completed Improvements. The Permitted Improvement shall be maintained by the Licensee in such a manner as to keep the Property in a good and safe condition. In the event the Licensee fails to maintain the Property as required, upon discovery, Licensor shall notify Licensee of such occurrence in writing. In the event Licensee shall not have remedied the failure within ten (10) days from the date of

such notice, Licensor shall have the right, but not the obligation to remedy such failure at the sole cost and expense of Licensee. In the event Licensor exercises its right to remedy Licensee's failure, Licensee agrees to immediately pay to Licensor all costs incurred by Licensor upon written demand by Licensor.

14. Future Use by Licensor.

14.01. This License is granted expressly subject and subordinate to the right of Licensor to use the Property for any purpose whatsoever.

14.02. In the event that Licensor shall, at any time subsequent to the date of this License, at its sole discretion, determine that the relocation of the Permitted Improvement shall be necessary or convenient for Licensor's use of the Property, Licensee shall, at its sole cost and expense relocate said Permitted Improvement so as not to interfere with Licensor's or Licensor's assigns use of the Property. In this regard, Licensor may, but is not obligated to, designate other property for the relocation of the Permitted Improvement. Licensor shall give a minimum of thirty (30) days written notice of any required relocation. Licensee shall promptly commence to make the required changes thereafter and shall diligently complete the relocation within one hundred and eighty (180) days after a relocation notice is provided to Licensee by Licensor.

15. Relocation Benefits. The Parties hereto agree that the construction of the Permitted Improvement on the Property will be subsequent to the acquisition of the Property by Licensor and that Licensee does hereby waive any and all claim that it may have under the Act, or otherwise, regarding the payment of any and all relocation benefits. All costs associated with any relocation of the Permitted Improvements (and any other property of Licensee) shall be borne by Licensee.

16. Duration of License. This License shall terminate and be of no further force and effect in the event (a) Licensee shall discontinue or abandon the use of the Permitted Improvement for thirty (30) days or more; (b) Licensee shall relocate the Permitted Improvement from the Property; or (c) upon termination in accordance with the provisions of this License, whichever event first occurs.

17. Compliance With Laws and Regulations. Licensee agrees to abide by and be governed by all laws, ordinances and regulations of any and all governmental entities having jurisdiction over the Licensee and by railroad regulations, policies and operating procedures established by the Railroads, or other applicable regulating bodies, and Licensee agrees to indemnify, defend and hold Licensor harmless from any failure to do so.

18. INDEMNITY AND SHIFTING OF RISK. TO THE EXTENT ALLOWED BY LAW, REGARDLESS OF FAULT OR OF ANY FAULT OR NEGLIGENCE OF LICENSOR, LICENSEE AGREES TO RELEASE, DEFEND AND INDEMNIFY DALLAS AREA RAPID TRANSIT AND ITS CONTRACTORS, EMPLOYEES AND AGENTS, AS WELL AS HERZOG TRANSIT SERVICES, INC., HERZOG TECHNOLOGIES, INC., AND RAILROAD (COLLECTIVELY "INDEMNITEES") FROM AND AGAINST ALL LOSS, DAMAGE, CLAIMS, COSTS, EXPENSES, INCLUDING ATTORNEY'S FEES, AND LIABILITY FOR BODILY INJURY TO OR DEATH OF ANY PERSONS AND LOSS OF OR DAMAGE TO ANY PROPERTY AND LOSS OF USE THEREOF, ARISING OUT OF, INCIDENT TO OR RESULTING FROM LICENSEE'S OR CONTRACTOR'S ENTRY ON THE PROPERTY OR ACTIVITY THEREON, INCLUDING ENTRY OR ACTIVITY BY LICENSEE'S EMPLOYEES, SUBCONTRACTORS, AGENTS OR INVITEES (COLLECTIVELY, TOGETHER WITH THE TERM LICENSEE, REFERRED TO HEREIN AS "LICENSEE PARTIES") OR ARISING FROM LICENSEE PARTIES' PERFORMANCE OR FAILURE TO PERFORM UNDER THIS AGREEMENT, EVEN THOUGH CAUSED IN WHOLE OR PART BY A PRE-EXISTING DEFECT, THE NEGLIGENCE (WHETHER SOLE, JOINT OR CONCURRENT) OF ONE OR MORE INDEMNITEES. IN THE EVENT ANY PART OF THE PROVISIONS OF THIS SECTION ARE

DETERMINED BY STATUTORY AUTHORITY OR JUDICIAL DECISION TO BE VOID OR UNENFORCEABLE, THEN THIS SECTION SHALL NOT FAIL IN ITS ENTIRETY, BUT WILL BE ENFORCEABLE TO THE EXTENT PERMITTED BY LAW. FOR THE PURPOSES OF THIS SECTION, THE TERM "RAILROAD" SHALL INCLUDE ANY OTHER RAILROAD COMPANY USING THE PROPERTY WITH DART'S CONSENT AND LESSEE OF DART.

19. Termination of License. At such time as this License may be terminated or canceled for any reason whatsoever, Licensee, upon request by Licensor, shall remove all improvements and appurtenances owned by it, situated in, on, under or attached to the Property, regardless of whether or not such improvements were placed thereon by Licensee, and shall restore the Property to a condition satisfactory to Licensor, at Licensee's sole expense.

20. Assignment. Licensee shall not assign or transfer its rights under this License in whole or in part, or permit any other person or entity to use the rights hereby granted without the prior written consent of Licensor which Licensor is under no obligation to grant.

21. Methods of Termination. This License may be terminated:

21.01. By written agreement of the Parties; or

21.02. By either Party giving the other Party thirty (30) days written notice.

22. Miscellaneous.

22.01. Notice. When notice is permitted or required by this License, it shall be in writing and shall be deemed delivered when delivered in person or when placed, postage prepaid, in the U.S. Mail, Certified, Return Receipt Requested, and addressed to the Parties at the following addresses:

LICENSOR: Dallas Area Rapid Transit
 1401 Pacific Avenue
 Dallas, Texas 75202-7210
 ATTN: Railroad Management

LICENSEE: CITY OF COLLEYVILLE
 100 Main Street
 Colleyville, Texas 76034

Either Party may from time to time designate another and different address for receipt of notice by giving written notice of such change of address.

22.02. Governing Law. This License shall be construed under and in accordance with the laws of the State of Texas. Venue shall lie in Dallas County.

22.03 Attorney Fees. In the event that DART chooses to initiate legal proceedings to enforce any provisions of this License, upon prevailing DART shall be entitled to recover court costs and reasonable attorney fees from Licensee.

22.04. Entirety and Amendments. This License embodies the entire agreement between the Parties and supersedes all prior agreements and understandings, if any, relating to the Property and the matters addressed herein, and may be amended or supplemented only by a written instrument executed by the Party against whom enforcement is sought.

22.05. Parties Bound. This License shall be binding upon and inure to the benefit of the Parties and their respective heirs, personal representatives, successors and assigns.

22.06. Number and Gender. Words of any gender used in this License shall be held and construed to include any other gender; and words in the singular shall include the plural and vice versa, unless the text clearly requires otherwise.

22.07. No Joint Enterprise. The Parties do not intend that this License be construed as finding that the Parties have formed a joint enterprise. The purposes for which each Party has entered into this License are separate and distinct. It is not the intent of any of the Parties that a joint enterprise relationship is being entered into and the Parties hereto specifically disclaim such relationship. This License does not constitute a joint enterprise, as there are no common pecuniary interests, no common purpose and no equal right of control among the Parties hereto.

22.08. Counterparts. The Parties may execute this License in multiple originals and when taken together, those originals constitute a whole.

22.09. Third Party Beneficiaries. It is agreed between the Parties and deemed that there are no third party beneficiaries to this License.

22.10. Construction and Interpretation. This License shall not be construed against any Party due to drafting as both Parties have or are entitled to consult legal counsel.

22.11. Severability. If any provision of this License is determined to be illegal or unenforceable in any respect, such determination will not affect the validity or enforceability of any other provision, each of which will be deemed to be independent and severable.

(Signatures on Following Page)

IN WITNESS WHEREOF, the Parties have signed and agreed to this License on the date last signed below.

LICENSOR: DALLAS AREA RAPID TRANSIT

BY: _____
BONNIE MURPHY
Vice President
Commuter Rail and Railroad Management

Date: _____

LICENSEE: CITY OF COLLEYVILLE

BY: _____
Printed Name: Jerry Ducay
Title: City Manager
Date: _____

RAILROAD EXHIBIT A

BRANSFORD ROAD



CITY OF COLLEYVILLE

PUBLIC WORKS

PLAN INDEX:

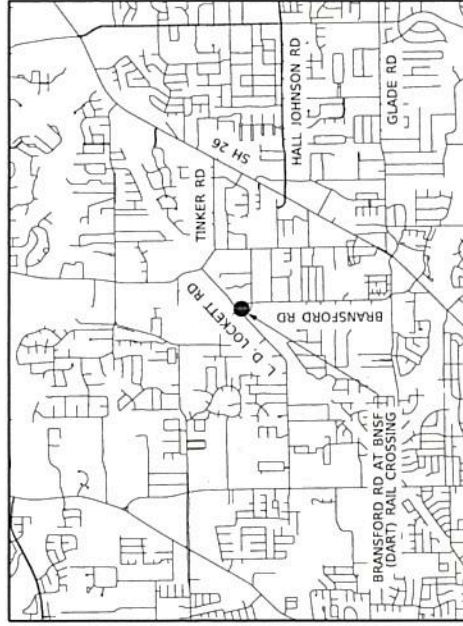
SHEETS	DESCRIPTION
GENERAL SHEETS	
1	TITLE SHEET
2	EXHIBIT A RAILROAD GENERAL NOTES
3	EXHIBIT A RAILROAD LAYOUT
TxDOT STANDARD DETAILS	
4	WZ(BTS)-11-13
5	WZ(BTS)-21-13
6	TCP (1-1)-18
7	TCP (1-2)-18
8	TCP (1-3)-18
9	TCP (1-4)-18
10	EDI(1)-14
11	EDI(3)-14
12	EDI(4)-14

DOCUMENT IS FOR INTERIM
REVIEW AND NOT INTENDED
FOR CONSTRUCTION BIDDING,
OR PERMIT PURPOSES.
DARIN J. BJORCK, P.E.
100766
TEXAS SERIAL NO.
-9774019-
DATE

Prepared By
Kimley»Horn

F-928
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Tel. No. (972) 750-1300
Fax No. (972) 239-3820

SEPTEMBER, 2019



LOCATION MAP: N.T.S.
● - BRANSFORD ROAD AT BNSF (DART) RAIL CROSSING

FIBER EXPANSION - BRANSFORD RD AT BNSF (DART) RAIL CROSSING

1. THE CITY OF COLLEYVILLE IS EXPANDING THE CITY'S FIBER NETWORK, AND THE CITY INTENDS TO INSTALL INTER-DUCT (HDPE) CONDUITS BY MEANS OF DIRECTIONAL DRILLING. THE CITY INTENDS TO INSTALL ALONG CONDUIT UNDER BNSF (DART) RAILROAD TRACKS. INSIDE THE PROPOSED CONDUIT UNDER BNSF (DART) RAILROAD TRACKS.
2. ON THE NORTH SIDE OF THE BNSF (DART) TRACKS, A MINIMUM OF 100' FROM THE CENTER OF THE TRACKS, THE CITY WILL INSTALL A TYPE D GROUND BOX, INSIDE THE CITY R.O.W., AND OUTSIDE OF THE DART R.O.W.
3. ON THE SOUTH SIDE OF THE BNSF (DART) TRACKS, A MINIMUM OF 100' FROM THE CENTER OF THE TRACKS, THE CITY WILL INSTALL A TYPE D GROUND BOX, INSIDE THE CITY R.O.W., AND OUTSIDE OF THE DART R.O.W.
4. THE CITY WILL INSTALL A 4" STEEL ASTM A90 (0.250" THICK) CASING PIPE BETWEEN THE PROPOSED TYPE D GROUND BOX AND THE PROPOSED TYPE 1 GROUND BOX. THE CITY WILL INSTALL THE CASING PIPE A MINIMUM OF 6' BELOW RAIL, MEASURED FROM THE BASE OF THE RAIL TO THE TOP OF THE CASING PIPE.
5. THE CITY WILL THEN INSTALL THE (2) 1 1/4" HDPE, SDR-11 CONDUITS AND 144 COUNT FIBER OPTIC CABLES. THE CITY WILL THEN INSTALL A 4" STEEL CASING PIPE FROM GROUND BOX TO GROUND BOX. THE CONDUIT ENDS WITH CONCRETE.
6. ANY DAMAGE TO THE EXISTING RAILROAD EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE CITY AND ITS CONTRACTORS TO REPAIR OR REPLACE TO ENSURE OPERATION.
7. FOR COORDINATION WITH THE RAILROAD, CONTACT THE BNSF RAILROAD.

PLAN DATA INFORMATION FOR PIPELINES UNDER RAILROAD EXISTING PREEMPTION CONDUIT, BRANSFORD RD AT BNSF (DART) RAIL CROSSING									
CONTENTS TO BE HANDLED		CARRIER PIPE		CASING PIPE					
PIPE MATERIAL		FIBER OPTIC CABLE		HDPE		TWO (2) 1 1/4" HDPE			
PIPE DIAMETER		HDPE		SDR-11		STEEL			
SPECIFICATIONS AND GRADE		ASTM A90		N/A		0.250"			
WALL THICKNESS		N/A		N/A		WELDED			
ACTUAL WORKING PRESSURE		N/A		N/A		N/A			
TYPE OF JOINT		N/A		N/A		N/A			
COATING OF INSTALLATION		THROUGH CASING PIPE		N/A		DIRECTIONAL DRILLING			
METHOD OF INSTALLATION		N/A		N/A		N/A			
VENTS: NUMBER		X		ONE END		TYPE1			
SEALS: BOTH ENDS		X		BASE OF RAIL TO TOP OF CASING		6 FT.			
BURY: (NOT BENEATH TRACKS)		N/A		N/A		IN.			
BURY: (ROADWAY DITCHES)		N/A		N/A		IN.			
TYPE, SIZE AND SPACING OF INSULATORS OR SUPPORTS		N/A		N/A		N/A			
DISTANCE C.L. TRACK TO FACE OF JACKING/RECEIVING PITS		X		X		6 FT.			
BURY: BASE OF RAIL TO BOTTOM JACKING/RECEIVING PITS		X		X		6 FT.			
CATHODIC PROTECTION		YES		NO		X			
CATHODIC PROTECTION PROCEDURE		N/A		N/A		N/A			

DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, PERMITTING, OR PERMIT PURPOSES.

DARTIN J. BUDOKA, P. E.
TEXAS SERIAL NO. 100266
DATE 09/26/19

Kimley»Horn

13455 West Street
Dallas, Texas 75240
Tel: 972.770.1300
Fax: 972.770.1300



PUBLIC WORKS IMPROVEMENTS
EXHIBIT A RAILROAD
RAIL CROSSING GENERAL NOTES
BRANSFORD RD AT L.D. LOCKETT RD

DESIGN DR	FIG. NO.	FEDERAL AID PROJECT NO.	HIGHWAY NO.
20071212	6		
CHECK DR	STATE	DISTRICT	COUNTY
	TEXAS	FTW	TARRANT
CHECK	CONTROL	SECTION	JOB
NN			2



LEGEND

- GROUND BOX TYPE D
GROUND BOX TYPE 1
PROPOSED CONDUIT BORE
CONDUIT RUN NUMBER
EXISTING SIGN PANEL AND POST

DOCUMENT IS FOR INTERIM
REVIEW AND NOT INTENDED
FOR CONSTRUCTION BIDDING,
OR PERMIT PURPOSES.

IN J. BJORK, P. E.
100266
TEXAS SERIAL NO.
9/5/2019
DATE

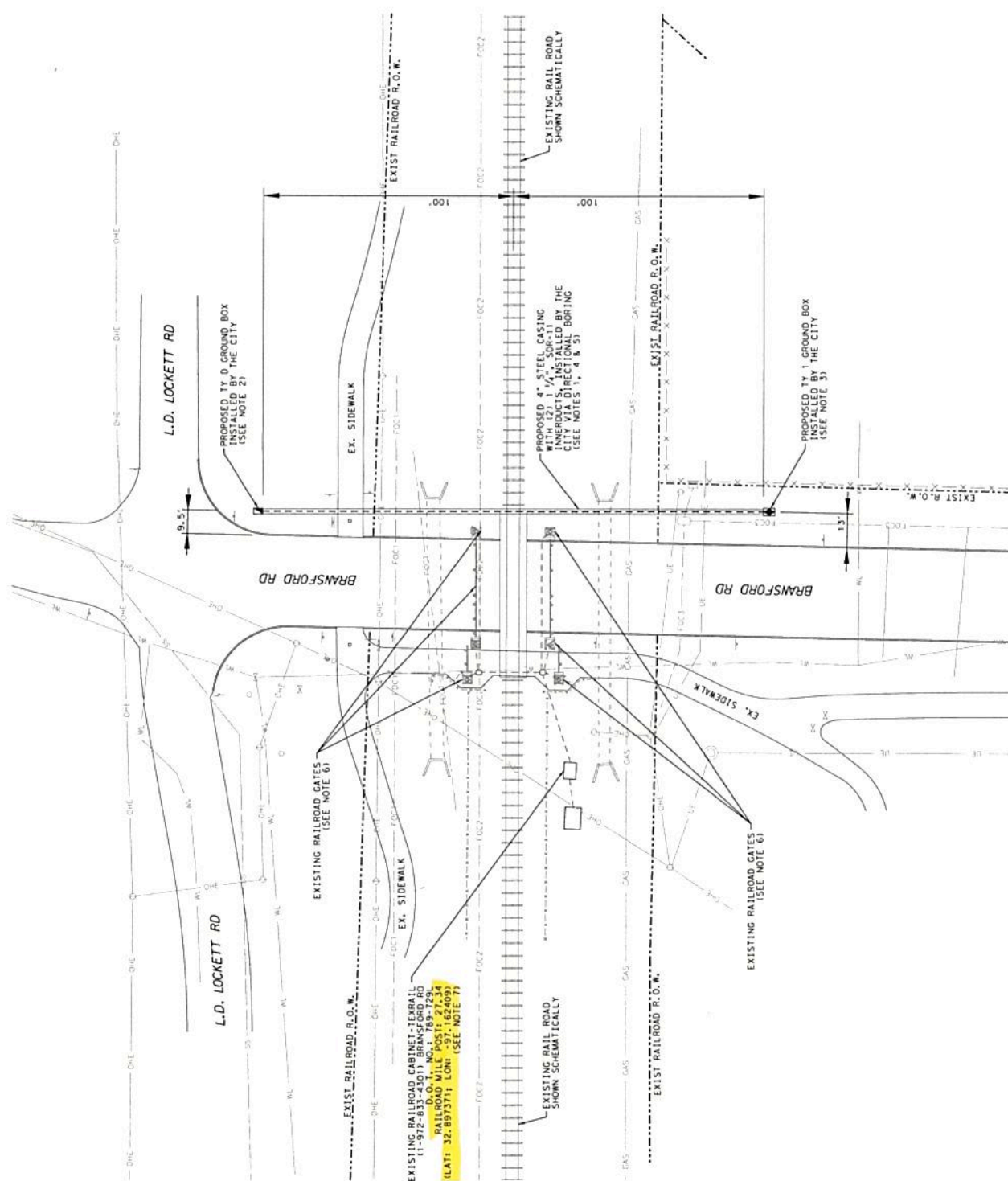
Kimley»»Horn

3455 Nobel Road
Camp Garcia Office Tower, Suite 700
Dallas, Texas 75240
Tel No. (817) 770-1550
Fax No. (817) 238-3630



PUBLIC WORKS IMPROVEMENTS
EXHIBIT A RAILROAD
PREEMPTION LAYOUT
BRANSFORD RD AT L.D. LOCKETT RD

SECTION	FED. NO. DIST. NO.	FEDERAL AID PROJECT NO.	HIGHWAY NO.
DR	6		
APPHIES	STATE	DISTRICT	COUNTY
DR	TEXAS	FTW	TARRANT
DB	CONTROL	SECTION	JOB
CHECK			3
KK			



EXISTING RAILROAD CABINET-TEXRAIL
(1-972-833-4301) BRANSFORD RD
D.O.T. NO.: 789-729L
RAILROAD MILE POST: 27.34
(LAT: 32.897371; LONG: -97.162409)
SEE NOTE 7

RESOLUTION R-18-4252

**A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER
CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF
APRIL 17, 2018**

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

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

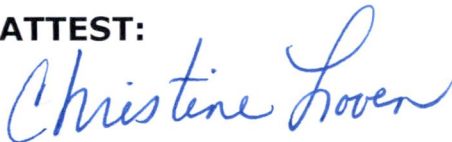
- Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:
- a. Approval of the minutes of the regular City Council meeting of April 3, 2018
 - b. Approval of an Interlocal Agreement with the City of Grapevine for the installation of fiber optic cable

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF 1 AYES, 0 NAYS AND 0 ABSTENTIONS ON THIS THE 17TH DAY OF APRIL 2018.

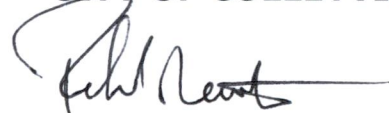
Mayor Richard Newton	<u>AYE</u>	Mayor Pro Tem Bobby Lindamood	<u>AYE</u>
Place 1, Tammy Nakamura	<u>AYE</u>	Place 3, Kathy Wheat	<u>AYE</u>
Place 4, George Dodson	<u>AYE</u>	Place 5, Nancy Coplen	<u>AYE</u>
Place 6, Mike Taylor	<u>AYE</u>		

ATTEST:



Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE



Richard Newton
Mayor



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4d
Type Resolution
Department Engineering

Agenda Date 3/3/2020

Number Resolution R-20-4477

Title

Approval of a Professional Services Agreement with Kimley-Horn and Associates, Inc., for the 2020 Water, Wastewater, and Roadway Impact Fee Update, in an amount not to exceed \$127,600, and authorize the City Manager to execute the agreement

Strategic Plan

2.1 Provide responsive, efficient city services

Explanation

Reading and Public Hearing

Approval of a professional services agreement with Kimley-Horn and Associates, Inc. to update the related water, wastewater, and roadway impact fee analysis and related fee collection schedules in an amount not to exceed \$127,600.

Chapter 395 of the Texas Local Governments Code provides the statutory authority for municipalities to collect water, wastewater, and roadway impact fees to pay for the expansion of major public facilities, due to additional demands on these systems generated by new development. Colleyville first began collecting roadway and water impact fees in 1990, and added wastewater impact fees in 1995.

Texas law requires communities, which collect impact fees, to periodically update the related water, wastewater, and roadway impact fee analysis and recalculate the applicable fee schedules. This update process is required to take place every five years. Kimley-Horn and Associates, Inc., prepared the water, wastewater, and roadway impact fee analysis in 2000 and 2012 and performed updates in 2006 and 2008. Staff is recommending Kimley-Horn and Associates, Inc. be retained to perform the analysis associated with the updates due to their experience and familiarity with the City.

Financial Impact

Funds are available within each of the three funds where impact fees are collected.

Recommendation

Approve

Attachments

1. PSA KH Impact Fee Study

PROFESSIONAL SERVICES AGREEMENT
2020 Water, Wastewater, and Roadway Impact Fee Update

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

RECITALS

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

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

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

Section 1. Scope of Services

Upon issuance of a written Notice to Proceed by City, Professional agrees to provide to City the professional services for the 2020 Water, Wastewater, and Roadway Impact Fee Update (“Project”), as set forth in the Scope of Services attached hereto as Exhibit “A” and incorporated herein by reference (the “Scope of Services”).

Section 2. Term of Agreement

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

Section 3. Professional Obligations

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

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

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

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

Section 4. Payment

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

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

C. The total compensation to Professional shall be as specified in payment schedule set forth in Exhibit "A", which shall not exceed ONE HUNDRED AND TWENTY-SEVEN THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$127,600). City may deduct from any amounts due or to become due to Professional any sum or sums owing by Professional to City. In the event of any breach by Professional of any provision or obligation of this Agreement, or in the event of the assertion by other parties of any claim or lien against City, or City's premises, arising out of Professional's performance of this Agreement, City shall have the right to retain out of any payments due or to become due to Professional an amount sufficient to completely protect City from any and all loss, damage or expense therefrom, until the breach, claim or lien has been satisfactorily remedied or adjusted by Professional.

Section 5. Responsibilities

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

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

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

Section 6. Time for Performance

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

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

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

Section 7. Documents

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

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

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

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

Section 8. Termination

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

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

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

Section 9. Insurance

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

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

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

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

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

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

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

Section 12. Indemnification

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

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

Section 13. Assignment

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

Section 14. Applicable Laws

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

Section 15. Default of Professional

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

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

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

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

Section 16. Adjustments in Services

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

Section 17. Execution becomes Effective

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

Section 18. Agreement Amendments

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

Section 19. Severability

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

Section 20. Independent Contractor

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

Section 21. Right-Of-Access

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

Section 22. Notice

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

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

With copy to: Whitt L. Wyatt
City Attorney's Office
100 Main Street, 3rd Floor
Colleyville, Texas 76034

If to Professional: Glenn A. Gary, Senior Vice President
Kimley-Horn and Associates, Inc
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, TX 76102

Section 23. Counterparts

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

Section 24. Exhibits

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

Section 25. Survival of Obligations

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

Section 26. Authorization

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

Section 27. Successors and Assigns

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

Section 28. Recitals

The recitals to this Agreement are incorporated herein.

Section 29. Audits and Records

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

Section 30. Conflicts of Interests

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

Section 31. Hazardous Materials

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

(Signature page to follow)

EXECUTED on March 3, 2020

CITY OF COLLEYVILLE, TEXAS

By: _____
Jerry Ducay, City Manager

APPROVED AS TO FORM:

By:  _____
Whitt L. Wyatt, City Attorney
Staff:pk:Date:02/18/2020

EXECUTED this the ____ day of _____, 20__.

KIMLEY-HORN AND ASSOCIATES, INC

By: _____
Glenn A. Gary, Senior Vice President

EXHIBIT “A”
2020 Water, Wastewater, and Roadway Impact Fee Update
SCOPE OF SERVICES

(attached)

EXHIBIT “A”

City of Colleyville 2020 Water, Wastewater, and Roadway Impact Fee Update Scope of Services

Project Understanding

This scope of services will provide the City with the technical analysis required by Chapter 395 of the Texas Local Government code to determine the maximum assessable water, wastewater, and roadway impact fee that may be assessed. In addition, the Professional will provide the City with assistance with the various presentations required during the public hearing and adoption process.

Scope of Services

Task 1 – Project Initiation

Professional will perform the following tasks as part of Project Initiation:

- Project Management
 - Develop Project Communication Plan
 - Develop and maintain project contact list
 - Coordinate with Subconsultant(s)
 - Prepare and e-mail monthly progress reports to the project team
 - Develop Project Production Plan
 - Document impact fee policies and procedures
 - Develop role and assignment definitions
 - Develop project schedule and interim milestones
 - Project Administration
 - Prepare project correspondence and invoicing documents
- Project Kickoff Workshop
 - Prepare for and attend project kickoff workshop with City staff
 - Present Impact Fee Fundamentals and facilitate discussion
 - Facilitate Impact Fee policy discussion and document policies and guidelines applicable to this Impact Fee Update

Task 2 – Land Use Assumptions

Professional will perform the following tasks as part of Land Use Assumptions in conformance with Chapter 395 of the Local Government Code:

- Data Collection
 - Deliver a letter to the City describing data that should be provided to the Professional
- Service Area Boundaries
 - Meet with the City to review current service areas for water, wastewater, and roadways.
 - Revise water, wastewater, and roadway service areas (if necessary) and submit new boundaries to the City.
- Existing Land Use Assumptions
 - Prepare existing land use information (population and employment projections) in a format suitable for use in the impact fee update, based on information provided by the City. Present information in tabular form by NCTCOG Traffic Survey Zone (TSZ) and by services areas as defined by service area boundaries. The existing land use assumptions will be completed by TSZ for the year 2019.
- Build-out Land Use Assumptions
 - Develop the City's build-out demographics in terms of population and number of employees by employee type (basic, service, and retail). The development of these demographics will be an iterative process between the Professional and City staff.
 - Up to two (2) meetings will be held with the City for this task
 - First meeting will be to review anticipated densities of development throughout the City
 - Second meeting will be to review demographics developed by the Professional
 - For undeveloped areas within the existing City limits, information from the City's current zoning ordinance combined with input from City staff will be used to determine appropriate densities.
- Ten-Year Land Use Assumptions
 - Develop ten-year land use assumptions for the 2020-2030 planning window, based upon guidance from City staff.
 - Conduct one (1) meeting with the City to receive City's projections for expected growth rates for land within each service area.
- Land Use Assumptions Report
 - Provide a Draft and Final Land Use Assumptions Report which will include:
 - Water service area
 - Wastewater service area
 - Roadway service areas
 - Historical population data
 - Existing land use, population, and employment data
 - 10-year land use, population, and employment data
 - Exhibits
- Deliverables
 - Data collection request letter
 - Electronic (.pdf) copy of the Draft and Final Land Use Assumptions report
 - GIS shapefiles, associated databases, and layer files used in the development of the Land Use Assumptions in ESRI ArcGIS format, and projected in NAD 83 State Plane, North Central Texas Zone coordinates.
 - Up to ten (10) hard copies of the Final Land Use Assumptions report

Task 3 – Water Impact Fee Update

Professional will perform the following tasks as part of Water Impact Fee Update in conformance with Chapter 395 of the Local Government Code:

- Data Collection
 - Deliver a letter to the City describing data that should be provided to the Professional
 - Coordinate with city to obtain criterion for determining the ten (10) year capacity of the following infrastructure:
 - Future Transmission Lines (12-inch and larger)
 - Existing and Future Elevated Storage Tanks
 - Existing and Future Ground Storage Tanks
 - Existing and Future Pump Stations
- Water Impact Fee Capital Improvements Plan
 - Coordinate with the City to obtain the Water Impact Fee Capital Improvements Plan which will include:
 - Future Transmission Lines (12-inch and larger)
 - Existing and Future Elevated Storage Tanks
 - Existing and Future Ground Storage Tanks
 - Existing and Future Pump Stations
 - Existing water transmission lines will not be included
 - An analysis of the TRA rate calculation will be performed to determine if existing or future TRA facilities may be accounted for as part of the Impact Fee Capital Improvements Plan
- Maximum Assessable Water Impact Fee Calculation
 - Calculate the additional service units based on the Land Use Assumptions
 - Calculate the Impact Fee per service unit, unit equivalents by meter size and the Maximum Assessable Water Impact Fee table by meter size.
 - Incorporate financial analysis performed in Task 6 to determine maximum assessable impact fee by service unit.
- Water Impact Fee Update Report including:
 - Water service area
 - Narrative of impact fee update methodology
 - Impact fee calculations
 - Water CIP
 - Exhibits
- Prepare for and attend three (3) meetings:
 - Meeting with TRA staff to review wholesale rate calculation
 - Meeting with staff to review the Water Impact Fee Capital Improvements Plan
 - Meeting with staff to review Maximum Assessable Water Impact Fees
- Deliverables
 - Data collection request letter
 - Electronic (.pdf) copy of the Draft and Final Water Impact Fee Report
 - GIS shapefiles, associated databases, and layer files used in the development of the Water Impact Fee CIP in ESRI ArcGIS format, and projected in NAD 83 State Plane, North Central Texas Zone coordinates.
 - Up to ten (10) hard copies of the Water Impact Fee report

Task 4 – Wastewater Impact Fee Update

Professional will perform the following tasks as part of Water Impact Fee Update in conformance with Chapter 395 of the Local Government Code:

- Data Collection
 - Deliver a letter to the City describing data that should be provided to the Professional
 - Coordinate with city to obtain criterion for determining the ten (10) year capacity of the following infrastructure:
 - Existing Trunk Lines that are 10-inch and larger
 - Future Trunk Lines (8-inch and larger)
 - Existing and Future Lift Stations
 - Existing and Future Force Mains
- Wastewater Impact Fee Capital Improvements Plan
 - Coordinate with the City to obtain the Wastewater Impact Fee Capital Improvements Plan which will include:
 - Existing Trunk Lines that are 10-inch and larger
 - Future Trunk Lines (8-inch and larger)
 - Existing and Future Lift Stations
 - Existing and Future Force Mains
 - An analysis of the TRA rate calculation will be performed to determine whether the TRA facilities will be included in the Impact Fee Capital Improvements Plan
- Maximum Assessable Wastewater Impact Fee Calculation
 - Calculate the additional service units based on the Land Use Assumptions
 - Calculate the Impact Fee per service unit, unit equivalents by meter size and the Maximum Assessable Wastewater Impact Fee table by meter size.
 - Incorporate financial analysis performed in Task 6 to determine maximum assessable impact fee by service unit.
- Wastewater Impact Fee Update Report including:
 - Wastewater service area
 - Narrative of impact fee update methodology
 - Impact fee calculations
 - Wastewater CIP
 - Exhibits
- Prepare for and attend two (2) meetings:
 - Meeting with TRA staff to review wholesale rate calculation
 - Meeting with staff to review the Wastewater Impact Fee Capital Improvements Plan
 - Meeting with staff to review Maximum Assessable Wastewater Impact Fees
- Deliverables
 - Data collection request letter
 - Electronic (.pdf) copy of the Draft and Final Wastewater Impact Fee Report
 - GIS shapefiles, associated databases, and layer files used in the development of the Wastewater Impact Fee CIP in ESRI ArcGIS format, and projected in NAD 83 State Plane, North Central Texas Zone coordinates.
 - Up to ten (10) hard copies of the Wastewater Impact Fee report

Task 5 – Roadway Impact Fee Update

Professional will perform the following tasks as part of Roadway Impact Fee Update in conformance with Chapter 395 of the Local Government Code:

- Data Collection
 - Deliver a letter to the City describing data that should be provided to the Professional
- 10-Year Growth Projections and Capacity Analysis
 - Utilize the service area boundaries established as part of Task 2, and in consultation with City staff to determine land use categories to create a land use vehicle-mile equivalency table
 - Identify service units for new development and average trip length using the most recent Edition of the Institute of Transportation Engineer's (ITE) Trip Generation Manual, and develop updated trip generation and pass-by trip rates
 - Perform an analysis of existing conditions including a determination of roadway capacities, volumes, vehicle-miles of supply, vehicle-miles of demand, existing excess capacity, and existing deficiencies.
 - Project traffic conditions for the 10-year planning period including growth and new demand by service area, to determine capacity available for new growth.
- Roadway Impact Fee Capital Improvements Plan
 - Assist the City to develop a Roadway Impact Fee Capital Improvements Plan including:
 - Providing cost projections for anticipated projects to be included in the study, which will be planning level for future projects and based on previous experience with Roadway construction costs.
 - Existing oversized facilities
 - Proposed facilities designed to serve future development
 - Identify the portion of project improvements required to serve existing demand, and the portion of project improvements required to serve new development within the 10-year planning period.
- Maximum Assessable Roadway Impact Fee Calculation
 - Utilize newly developed 10-year growth projections, roadway impact fee capital improvements plan, and capacity for new growth to determine the cost of roadway improvements by service area, the maximum cost per service unit, and the resulting maximum assessable roadway impact fees by service area.
 - Incorporate the financial analysis performed in Task 6 to determine the maximum assessable impact fee per service unit.
- Roadway Impact Fee Update Report including:
 - Roadway service area
 - Narrative of impact fee update methodology
 - Impact fee calculations
 - Roadway CIP
 - Exhibits
- Prepare for and attend two (2) meetings:
 - Meeting with staff to review the Roadway Impact Fee Capital Improvements Plan
 - Meeting with staff to review Maximum Assessable Roadway Impact Fees
- Deliverables
 - Data collection request letter
 - Electronic (.pdf) copy of the Draft and Final Roadway Impact Fee Report
 - GIS shapefiles, associated databases, and layer files used in the development of the Roadway Impact Fee CIP in ESRI ArcGIS format, and projected in NAD 83 State Plane, North Central Texas Zone coordinates.
 - Up to ten (10) hard copies of the Roadway Impact Fee report

Task 6 – Financial Analysis

Professional will perform the following tasks as part of Financial Analysis:

- Utilize the impact fee eligible capital improvement costs and project service units to calculate maximum assessable full-cost recover impact fees for the designated 10-year period for each service unit (water, wastewater, and roadway).
- Provide forecasted cash flows for the maximum assessable impact fee for the 10-year period based on projected construction lead times and growth in projected service units.
- Incorporate the financial analysis into the appropriate documents, as indicated in Tasks 3, 4, and 5.

Task 7 – Public Hearings and Approval

Professional will perform the following tasks as part of Public Hearings and Approval:

- At the request of the City, review the proposed updated Impact Fee Ordinance as prepared by the City, and prepare exhibits from the Impact Fee Reports to be included in the ordinance.
- Prepare for and attend one (1) Capital Improvements Advisory Committee (CIAC) workshop to present the fundamentals of Impact Fees, a summary of the Impact Fee Update methodology, and the respective Capital Improvement Plans and Maximum Assessable Impact Fees
 - Provide a pdf copy of the Draft Impact Fee Update Report for distribution to the CIAC and City staff.
- Prepare for and attend one (1) CIAC public hearing to present the respective Capital Improvement Plans and Maximum Assessable Impact Fees.
- Prepare for and attend one (1) City Council workshop to present the fundamentals of Impact Fees, a summary of the Impact Fee Update methodology, and the respective Capital Improvement Plans and Maximum Assessable Impact Fees
 - Provide a pdf copy of the Draft Impact Fee Update Report for distribution to City Council and City staff.
- Prepare for and attend one (1) City Council public hearing to present the Land Use Assumptions and the Final Impact Fee Report, including the Water, Wastewater and Roadway Impact Fee Capital Improvement Plans and Maximum Assessable Impact Fees.
- Attend one (1) City Council meeting where the Council establishes the actual Water, Wastewater, and Roadway Impact Fees.
 - Upon final approval of the Impact Fee Update by ordinance of the City Council, provide five (5) hard copies and one (1) electronic (.pdf) copy of the Final Impact Fee Update Report, including Land Use Assumptions, Water, Wastewater, and Roadway, and Financial Analysis components of the Impact Fee Update.

Additional Services

Any services not specifically provided for in the above scope will be billed as additional services and performed at Professionals then current hourly rates. Additional services can include, but are not limited to, the following:

- Additional assistance in developing the land use assumptions outside of that described in this agreement.
- Preparation for and attendance at additional public meetings not specifically identified in the Scope of Services
- Furnishing of additional copies of the review documents in excess of the numbers identified in the Scope of Services
- Re-analysis or re-calculation to reflect Project scope changes or policy changes requested by the City, addressing changes in direction previously approved by the City, or mandated changes in government laws

Information Provided By City

We shall be entitled to rely on the completeness and accuracy of all information provided by the City or the City's consultants or representatives. The City shall provide all information requested by Kimley-Horn during the project, including but not limited to the following:

- Applicable Land Use Assumption data including but not limited to:
 - City Contacts – Organizational structure and contact information for the applicable City staff involved with the land use assumptions, water, wastewater, and roadway impact fee CIP development
 - Water, Wastewater and Roadway Impact Fee Capital Improvements Plan
 - The most recent Water and Wastewater Master Plans
 - The most recent Master Thoroughfare Plan
 - Water/Wastewater master plan demographic projections
 - Residential/non-residential building permit history for the previous ten (10) years
- Water usage history – Annual water usage and maximum day usage for the past ten (10) years
- Wastewater discharge history – Annual wastewater discharge and maximum day discharge for the past ten (10) years
- Trinity River Authority (TRA) wholesale water contract with the City
- TRA rate calculation with regards to the City's cost obligation for TRA water delivery facilities
- TRA wholesale wastewater contract with the City
- TRA rate calculation with regards to the City's cost obligation for TRA wastewater collection facilities
- Traffic Counts – current and historical data for all roadway segments on the current Master Thoroughfare Plan
- Actual costs for existing water, wastewater, and roadway infrastructure which is identified as an existing project as part of the Impact Fee Capital Improvements Plan
- Actual costs for existing water, wastewater, and roadway infrastructure which includes City participation in Developer, County, or State projects which are identified as an existing project as part of the Impact Fee Capital Improvements Plan.
- GIS shapefiles, associated databases, and layer files in ESRI ArcGIS format, projected in NAD 83 State Plane, North Central Texas Zone coordinates including:
 - Current Zoning Map
 - Future Land Use Plan
 - City Limits
 - Building Permit Locations (if available)
 - Most recent digital orthophotograph (DOQ) of the City
 - Existing water facilities
 - Existing wastewater facilities

Responsibilities of City

In addition to other responsibilities set out in this Agreement, the City shall:

- Provide Professional access to applicable financial data to perform the Financial Analysis
- Schedule applicable public meetings identified in the Scope of Services

Fee and Expenses

Professional will perform the services in Tasks 1-7, as summarized in the table below, for the total lump sum fee of **\$127,600**.

Lump sum fees will be invoiced monthly based upon the overall percentage of services performed. Payment will be due within 25 days of your receipt of the invoice and should include the invoice number and Professionals project number.

Basic Services (Lump Sum)

Task 1	Project Initiation	\$	4,500
Task 2	Land Use Assumptions	\$	7,500
Task 3	Water Impact Fee Update	\$	24,200
Task 4	Wastewater Impact Fee Update	\$	24,200
Task 5	Roadway Impact Fee Update	\$	32,700
Task 6	Financial Analysis	\$	22,400
Task 7	Public Hearings and Approval	\$	13,100
Total Lump Sum Fee		\$	127,600



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5a

Agenda Date 3/3/2020

Number Ordinance O-20-2111

Type Ordinance

Department Community Development

Title

Consideration of a zoning change request from the AG Agricultural district to the CC-1 Village Retail district on Tract 2B & 2B02, Abstract 180, in the J L Byas Survey, located at 5713 Colleyville Boulevard, Case ZC20-001

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading & Public Hearing

Robert Reeves, on behalf of Bluebonnet Hills Funeral Home and Cemetery, submitted a request for a zoning change from AG Agricultural to CC-1 Village Retail zoning and a request for a Special Use Permit (SUP) for 'Cemeteries or Mausoleums' at 5713 Colleyville Boulevard. The applicant recently began making improvements for the expansion of the cemetery use to their eastern boundary.

Existing Zoning and Development Conditions. The eastern 25.69 acres of the overall property is zoned AG Agricultural. The applicant is expanding the cemetery use into the remaining undeveloped area. According to the Land Development Code, a cemetery use requires an SUP approval with a commercial zoning district.

Surrounding Properties. The property to the west is part of the Bluebonnet Hills cemetery use and is zoned CC-1 Village Retail with an SUP for the cemetery use. The adjacent property to the north is zoned CC-2 Shopping Center and is developed as the Bob Moore Sports Center. The adjacent property to the east is zoned PUD-R Planned Unit Development-Residential and is developed as a single-family residential subdivision, Broughton Addition.

Master Plan. The Future Land Use Map designates this property for Institutional use. The use of the property as a cemetery or mausoleum complies with the designation with the approval of an SUP.

Analysis. The Bluebonnet Hills Cemetery has been in operation on the subject property since 1953. The recent expansion into the far eastern portion of the property has uncovered the zoning deficiency. The approval of the zoning change and associated SUP will allow for the expansion and operation of the cemetery use.

In 2018, Bluebonnet Hills Cemetery attempted to rezone the property and obtain an

SUP. During this time the case was tabled by the Planning and Zoning Commission as there were several concerns they wanted addressed. The item was ultimately withdrawn to allow for the applicant to work with the adjacent neighborhoods and address their concerns. These concerns included the following:

- Improvements to the ditch along the eastern boundary – maybe needs to be cleaned out or improved;
- Better silt fencing or measures to control erosion;
- Drainage – to include information on the planned detention pond area;
- Working with the Broughton neighborhood to clean out the pond due to increased erosion from the cemetery site;
- Indicating a distance/buffer area from the grave sites to the eastern property line;
- Remedy to eliminate the spoils yard;
- Appropriate fencing and landscaping along Hall-Johnson Road.

As part of any SUP, conditions may be imposed to ensure compatibility and harmony with surrounding properties. This may include specific regulations pertaining to landscaping and fencing along street frontages and/or along property lines adjacent to residential development. A substantial tree line currently exists along the eastern boundary.

The applicant has been working with the Broughton Homeowners Association and the Stone Crest Estates Homeowners Association since 2018. They suggest numerous beneficial conditions as stated in their Statement of Planning Objectives, which is included as an exhibit with the ordinances, and are as follows:

1. Grave site spoils are to be stored in the cemetery's maintenance area.
2. No grave site or cemetery improvement shall be closer than 25 feet to the east property line with the exception of drainage improvements and landscaping.
3. A minimum of 25 Nellie R. Stevens Holly shrubs shall be planted within the 25 foot setback area.
4. A minimum of 55 #7 size Texas Privet shall be planted within the 25 foot setback area.
5. A minimum 3 foot ornamental iron/tubular fence shall be constructed along Hall-Johnson Road.
6. A minimum 3 foot shrub row shall be planted along Hall Johnson Road.
7. Drainage and swale/channel improvements shall be made along the eastern property line and within the Broughton Addition.

Public Notification. Staff notified property owners within 500 feet of the subject property regarding this request and notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code. Staff has received no correspondence regarding this request to date.

Staff Recommendation. Staff recommends approval. The applicant is requesting the

zoning change and associated SUP so that the expansion and operation of the cemetery use can be in compliance with the Land Development Code.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval with the added SUP condition that no private mausoleums/crypts shall be allowed within 100 feet of Hall-Johnson Road at their February 10, 2020 meeting by a vote of 5-0.

Financial Impact

There is no fiscal impact to the City of Colleyville.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Site Plan
7. Landscape Plan
8. Topographic Survey
9. Drainage Plan
10. Proposed View of Site Frontage Exhibit
11. Community Agreements
12. Notification Map
13. Notification List
14. Property Owner Notification
15. Ordinance O-20-2111

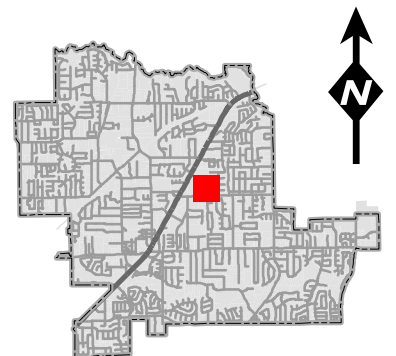
Aerial Map



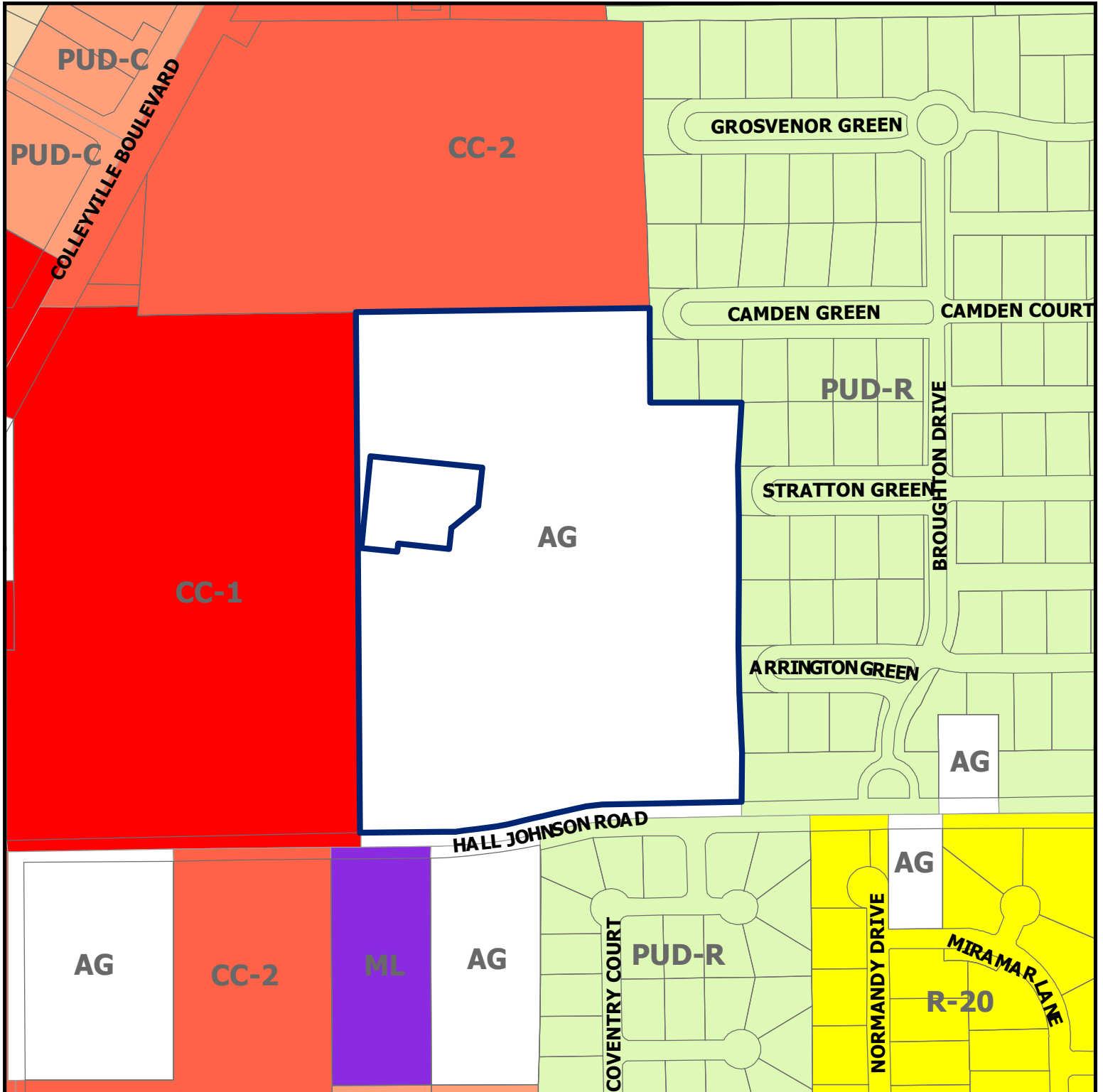
ZC20-001
5713 Colleyville Blvd

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 Subject Property



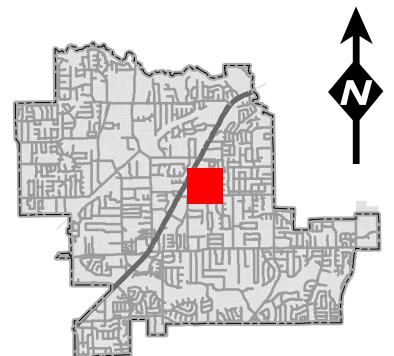
Zoning Map



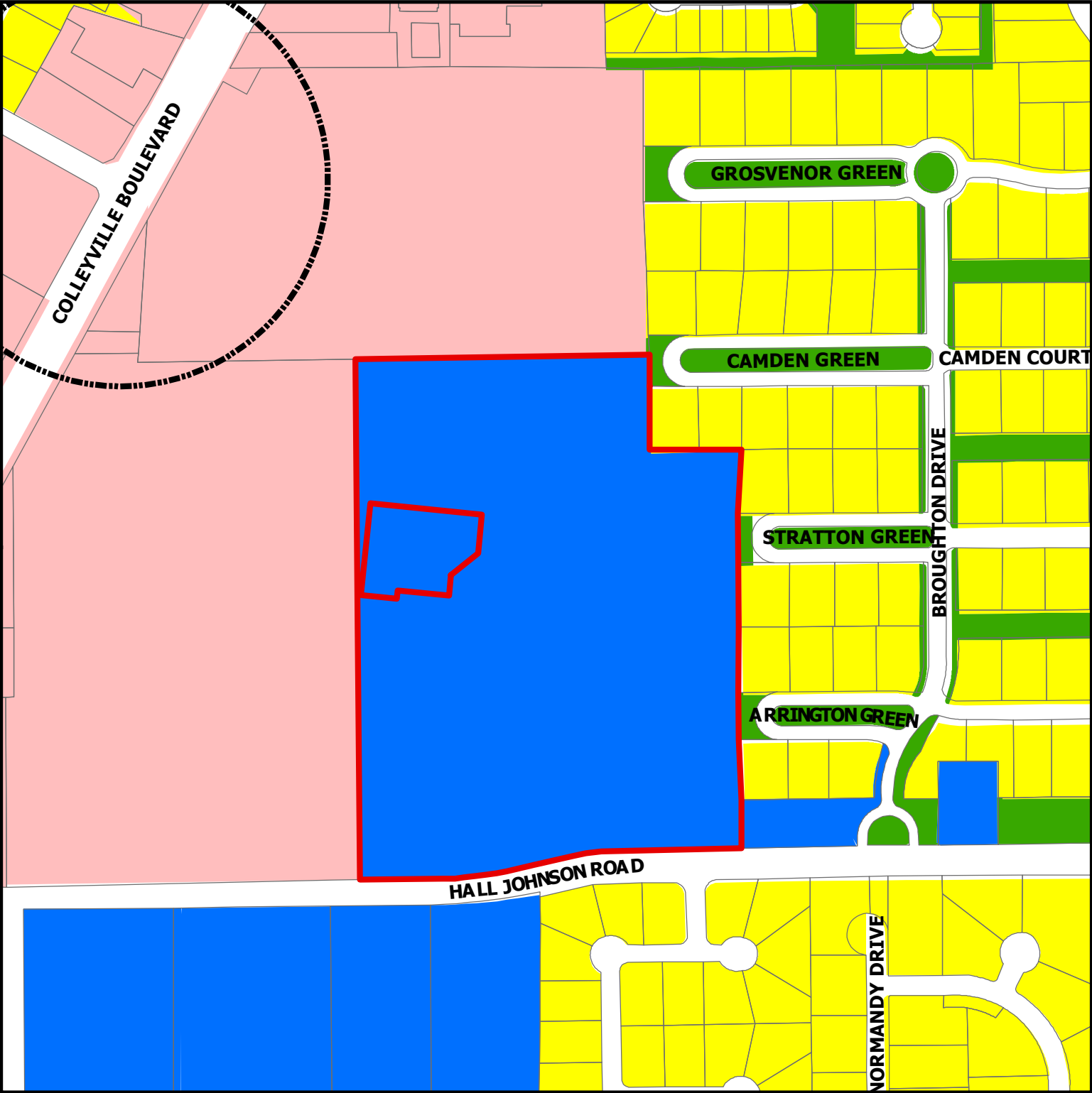
ZC20-001
5713 Colleyville Blvd

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 Subject Property



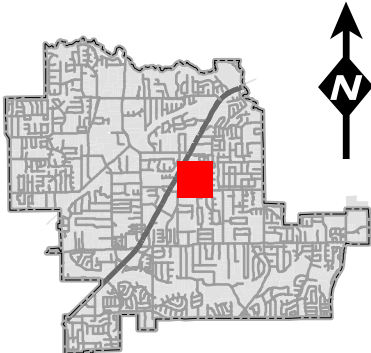
Future Land Use Map



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ZC20-001
5713 Colleyville Blvd

-  Subject Property
-  Sales Tax Preferred Intersection
-  Residential
-  Institutional
-  Colleyville Blvd Corridor
-  Open Space; Parks



Statement of Planning Objectives

Statement of Objectives
Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd. Colleyville, Texas 76034
January 13, 2020

This a request by Bluebonnet Hills Funeral Home and Memorial Park to rezone a 25.69 acre tract from an AG District to a CC-1 Village Retail District with a Specific Use Permit for cemeteries and mausoleums.

Background:

Bluebonnet Hills has been operating a funeral home and cemetery at this location since 1953. In the Spring of 2018, it began to expand gravesites into the far eastern portion of the cemetery when a zoning deficiency was discovered. This area is zoned AG and a zoning change was necessary to develop gravesites in this area. The approval of the zoning change and associate SUP would allow for the expansion and operation of the cemetery use. Therefore, Bluebonnet Hills filed an application for a zoning change, which was later denied on 6/11/18 based on the Planning and Zoning Commission concerns and opposition from adjacent residential property owners.

Response to neighbors:

Over the last eighteen months, Bluebonnet Hills has been working with the Broughton Homeowners Association, Stone Crest Estates Homeowners Association, and adjacent homeowners. Bluebonnet Hills has reached an agreement with the Broughton Homeowners Association, Exhibit C and anticipates reaching an agreement with the Stone Crest Estates Homeowners Association, Exhibit D. Based on these agreements and discussion with adjacent properties, this request for a Specific Use Permit is subject to the following conditions:

1) All undeveloped cemetery areas will be sodded with a ground cover and maintained in a healthy growing conditions by providing adequate water, fertilizer, or other necessary maintenance, Exhibit A.

2) Excess grave site spoils will be temporarily stored in the cemetery's maintenance area and periodically moved off site.

3) Sediment and debris located in the existing swale along the east property will be removed within three months from the passage of the ordinance approving the zoning. Great care will be taken to protect trees along the east and north property lines during this maintenance effort. Bluebonnet Hills agrees to replace any trees damaged during this process and agrees to maintain the existing swale as necessary unless the City of Colleyville requires an alternate process.

4) Bluebonnet Hills will contribute \$32,000.00 plus taxes and an additional \$4,000.00 for cost overage toward the dredging of the existing retention pond located in the common area of the

Statement of Planning Objectives

Broughton subdivision subject the provisions found in the agreement between Bluebonnet Hills and Broughton HOA, Exhibit C.

5) Bluebonnet Hills will construct a new concrete swale parallel to the existing swale extending from the northeast corner of the site to the inlet into Broughton's retention pond, Exhibits E & F.

6) Drainage from the cul-de-sac located near the northeast corner of the site will be redirected into the new concrete swale to minimize water discharges into the residential street.

7) Necessary regrading directing drainage from or parallel to the eastern property line toward the southeastern corner of the site will be initiated. Submittal of final engineering plans and required permits for drainage and swale design must be submitted to the City of Colleyville within three months from passage of the ordinance approving the zoning and construction must begin with begin with six months from City of approval for the plans and permits or a later date as determined by the City of Colleyville, Exhibits E & F.

8) All future site development must comply with City of Colleyville drainage and erosion control regulations in effect at the time of future site development.

9) A twenty-five-foot setback will be provided along the east property line, Exhibits B & G.

10) Landscaping shall be consistent with the Master Plan, Exhibit B, subject to the following provisions.

a) Plant a minimum of 25 Nellie R. Stevens Holly shrubs in the 25-foot setback area. Initially, shrubs will be 6 feet high and can mature up to 20 feet in height with a 15-foot spread.

b) Plant a minimum of 55 #7 size Texas Privet in the 25-foot setback as show on the Master Plant. The Texas Privet will mature to a height of 10 feet with an 8-foot spread.

c) Final plant location will be determined in the field in consultation with the Broughton HOA and planted within nine months of passage of the zoning ordinance or as directed by the City of Colleyville based on the optimum planting seasons.

d) Tree planting in the proposed cemetery use areas shall match tree patterns in the developed cemetery areas.

e) Bluebonnet Hills agrees to landscape the entire boarder backing up to Broughton property with a consistent landscaping plan as outlined above. Dead trees or shrubs will be replaced in accordance with the landscaping plan shown on the Master Plan, Exhibit B.

f) All planting will be irrigated.

Statement of Planning Objectives

11) Bluebonnet Hills will construct a minimum, 3-foot high ornamental iron/tubular fence along Hall Johnson Road as shown in the Master Plan, Exhibit B. The existing chain-link fence will be replaced with the new fence.

12) Bluebonnet Hills will plant a solid 3-foot high shrub row along Hall Johnson as shown on Exhibits B and H. The shrubs will be planted within three months from the passage of the rezoning ordinance or during optimum planting season, whichever is less time. The shrubs will be maintained at a height of 3 feet.

13) Bluebonnet Hills will plant evergreen trees as grave sites are developed consistent with the current tree coverage. All trees and plants will be irrigated and will be replaced on a timely basis if they should die.

Conclusion:

Bluebonnet Hills appreciates the time that neighbors spent working with it to reach an agreement and respectfully request the support of the Planning and Zoning Commission and City Council.

Zoning Exhibit



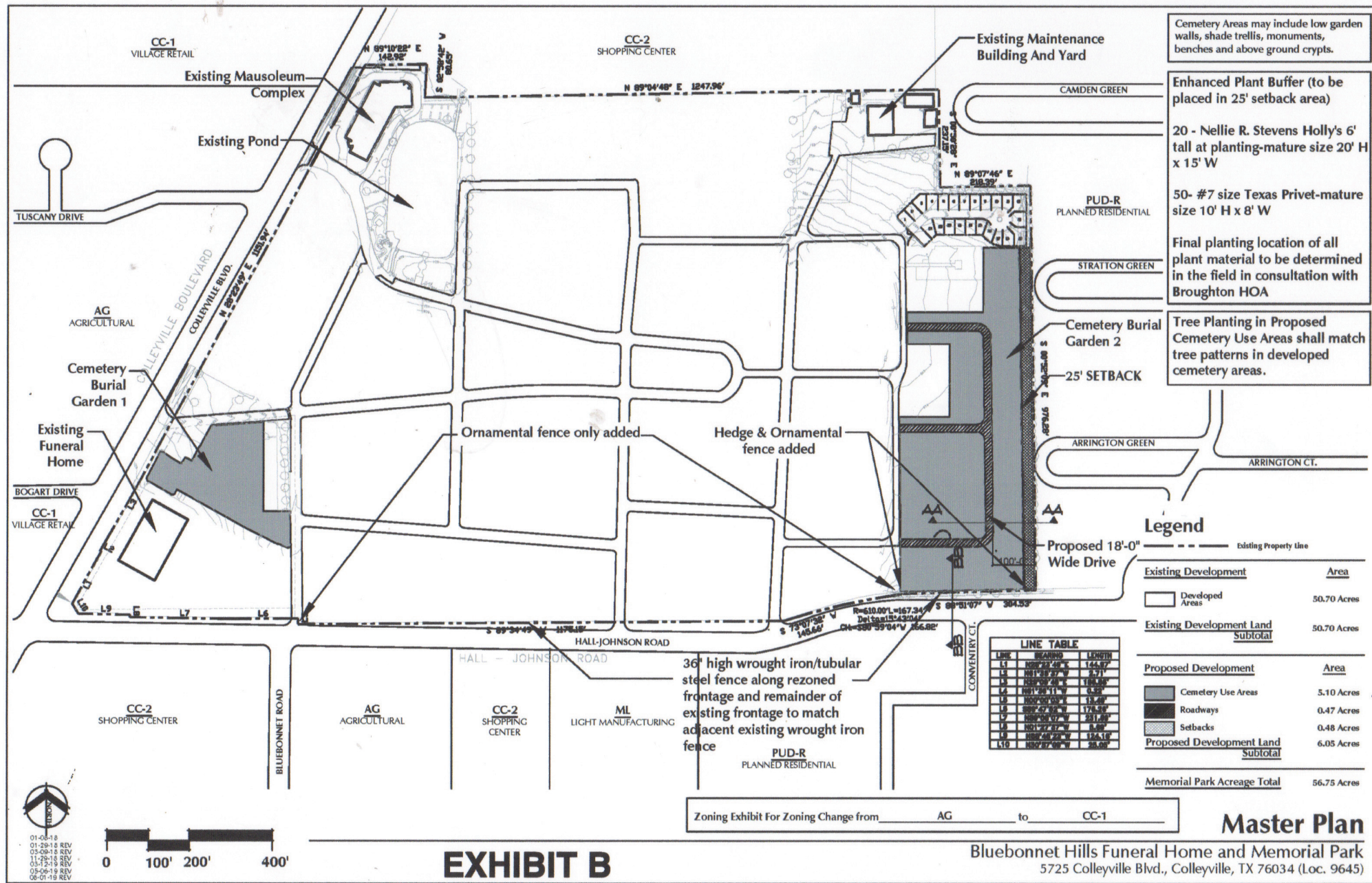
Zoning Exhibit



Zoning Exhibit



Site Plan



Landscape Plan

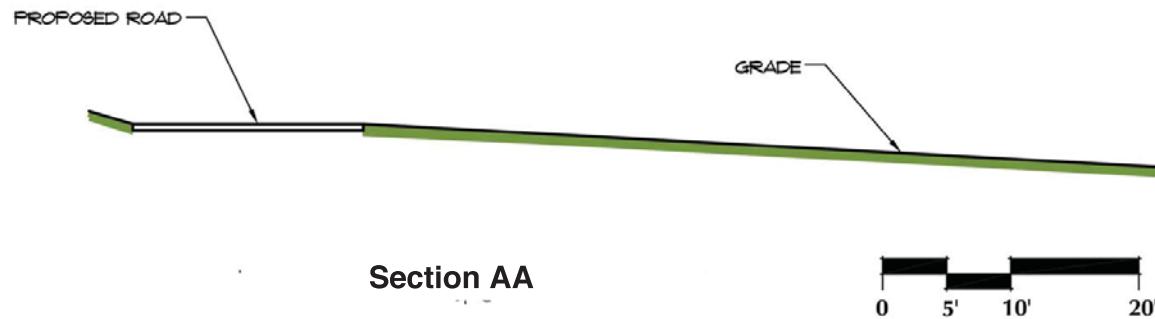
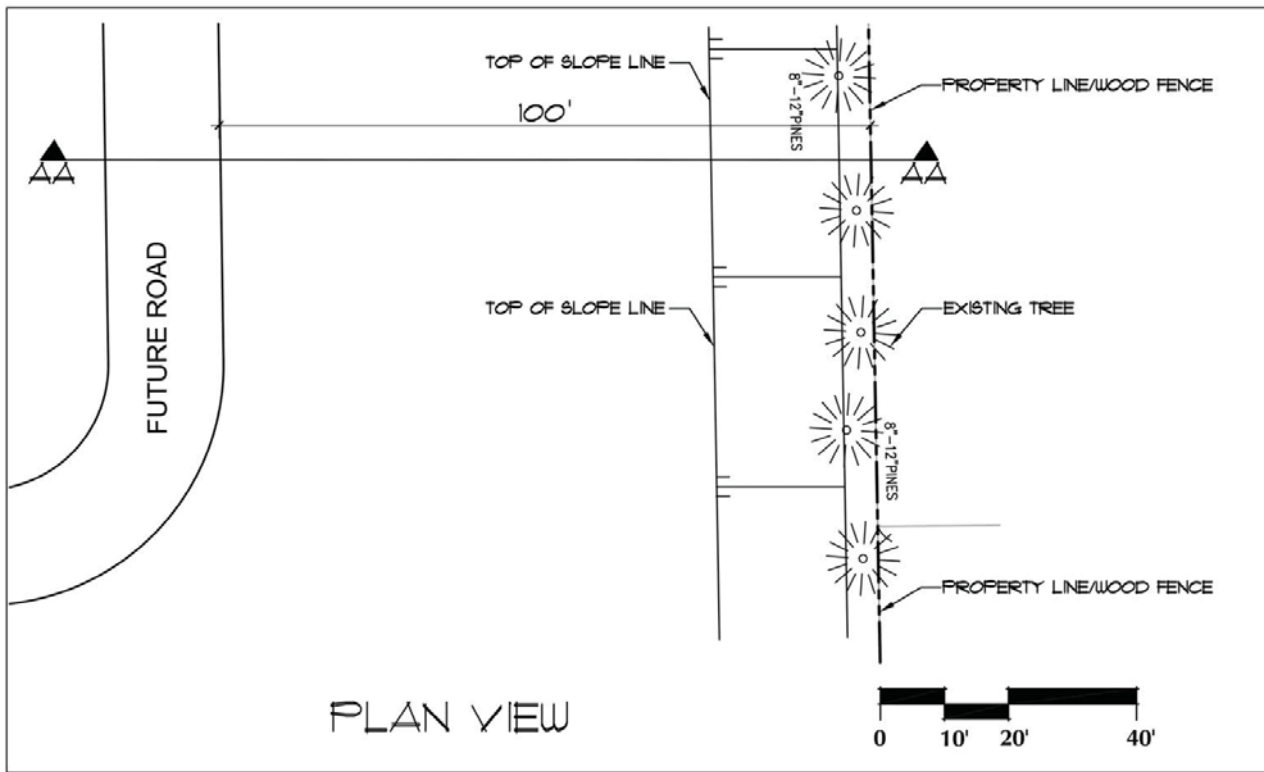
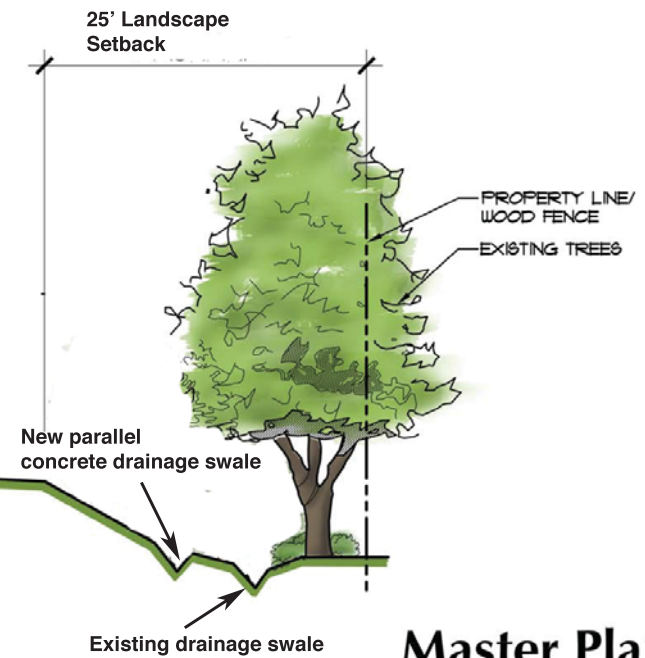
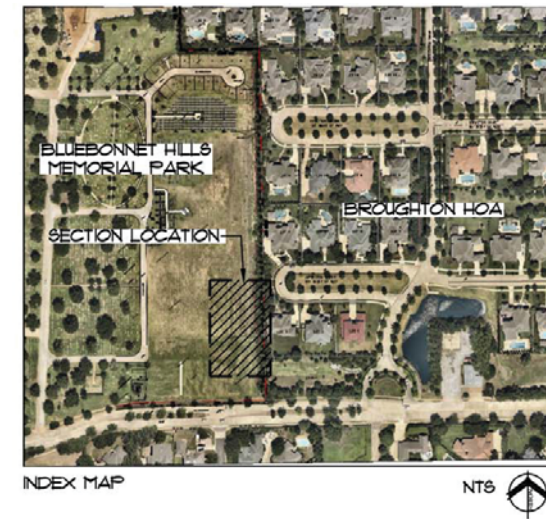


EXHIBIT G

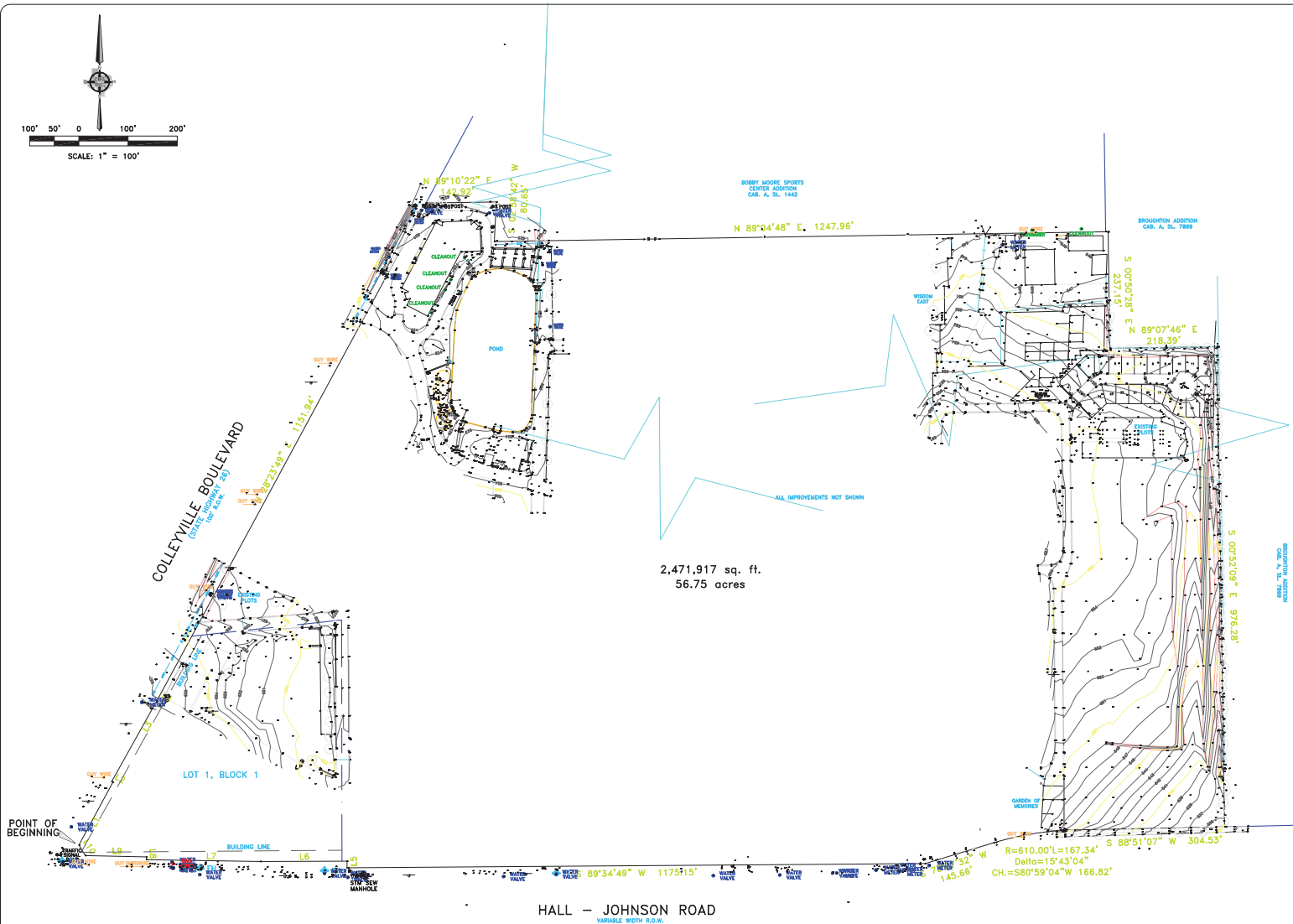


Master Plan

Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)

11/27/18

Topographic Survey



LINE	BEARING	LENGTH
L1	N28°23'49"E	144.97'
L2	N61°36'37"W	2.71'
L3	N29°09'45"E	188.86'
L4	N61°36'11"W	0.22'
L5	N00°00'03"E	13.49'
L6	S89°47'52"W	178.26'
L7	N89°06'07"W	231.69'
L8	N01°27'37"W	5.69'
L9	N88°45'23"W	124.16'
L10	N30°57'09"W	25.05'

NOTES:
1) BEARINGS, EASEMENTS AND BUILDING LINES ARE BY
RECORDED PLAT UNLESS OTHERWISE NOTED.

2) BENCHMARK LOCATION:
BM-84: 2" BRASS CAP IN NE CORNER OF A 6"x6" DROP
INLET LOCATED 284' SOUTH OF THE CL OF BOGART & IN
THE EAST ROW OF HALL JOHNSON. ELEV.=632.72'

G:\ALL LOGOS\811 logo.jpg

REVISIONS		
DATE	BY	NOTES

NOTE: According to the F.I.R.M. in Map No. 48439C0095 K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____

Bryan Connally
Registered Professional Land Surveyor No. 5513

The undersigned Registered Professional Land Surveyor (Bryan Connolly) hereby certifies to SCI Cemetery Services, (a) this survey and the property description set forth herein were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the Surveyor is not aware of any material error in the correctness of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from their use shall not be the responsibility of the undersigned. The plot hereon is a correct and accurate representation of the property lines as correctly shown; location, area and dimensions and are as shown and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 5th day of May, 2014

SURVEYOR'S CERTIFICATE

Surveying, Inc.
14010 Rd. Suite 230
Dallas, Texas 75228
940.571.4285 F 214-349-2216
No. 10168001
www.cpadllaw.com

TOPOGRAPHIC SURVEY

J. BYAS SURVEY, ABSTRACT NO. 180 AND
M. LONEY SURVEY, ABSTRACT NO. 937

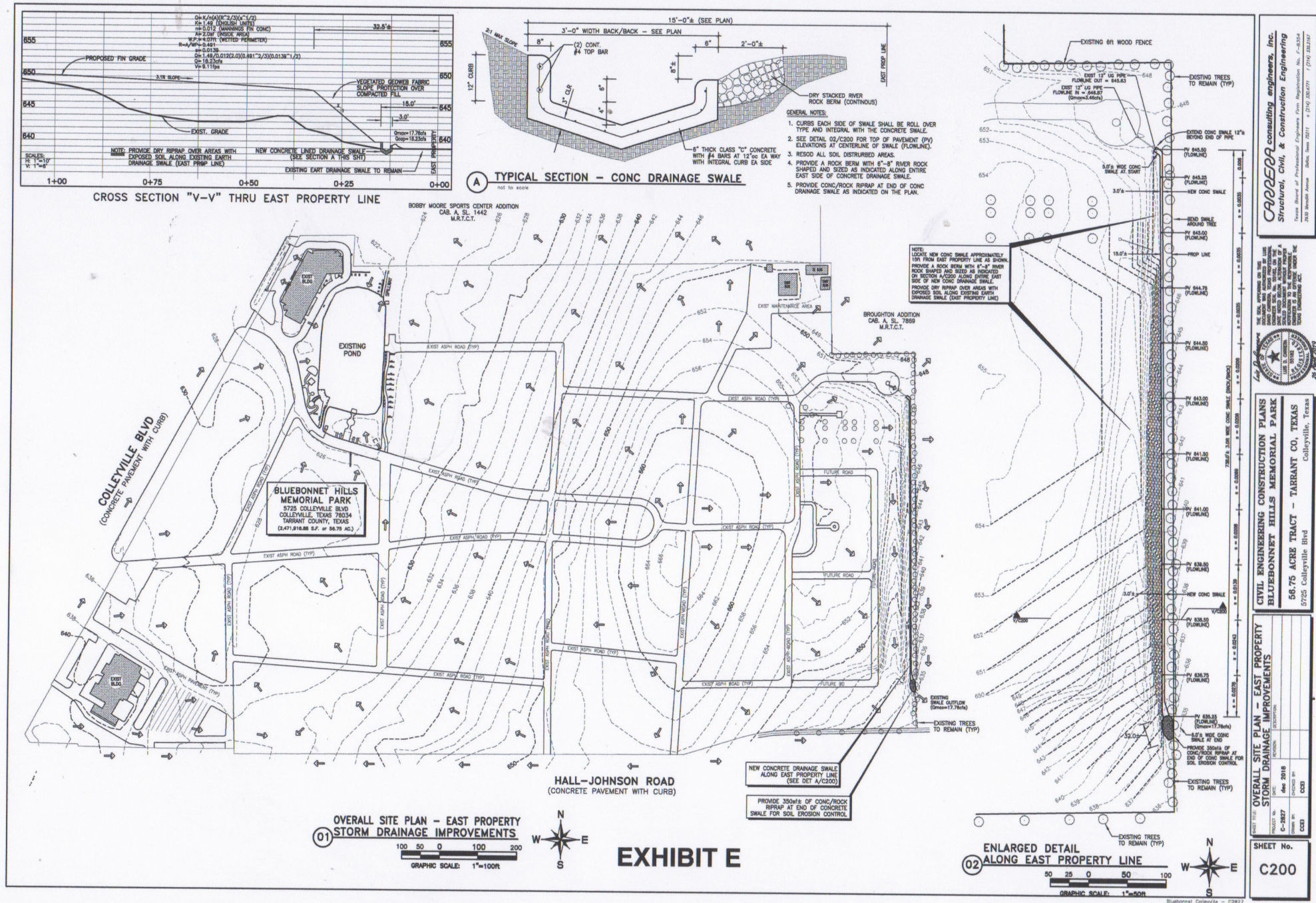
CITY OF COLLEVILLE, TARRANT COUNTY, TEXAS

DB	NO.	C.F. NO.	DRAWN
404085			R.G.

5725 COLLEVILLE BOULEVARD

330101-5.C:\TX\Bluebonnet Hills Memorial Park-95451ZZ Survey and Title Reports\Survey\14-022 Master Plan\2014_05_11 Updated Survey\ACAD-1404085.dwg, 12/21/2016 4:47:12 PM, Adobe PDF, ARCH D, 1:1

Drainage Plan



Drainage Plan

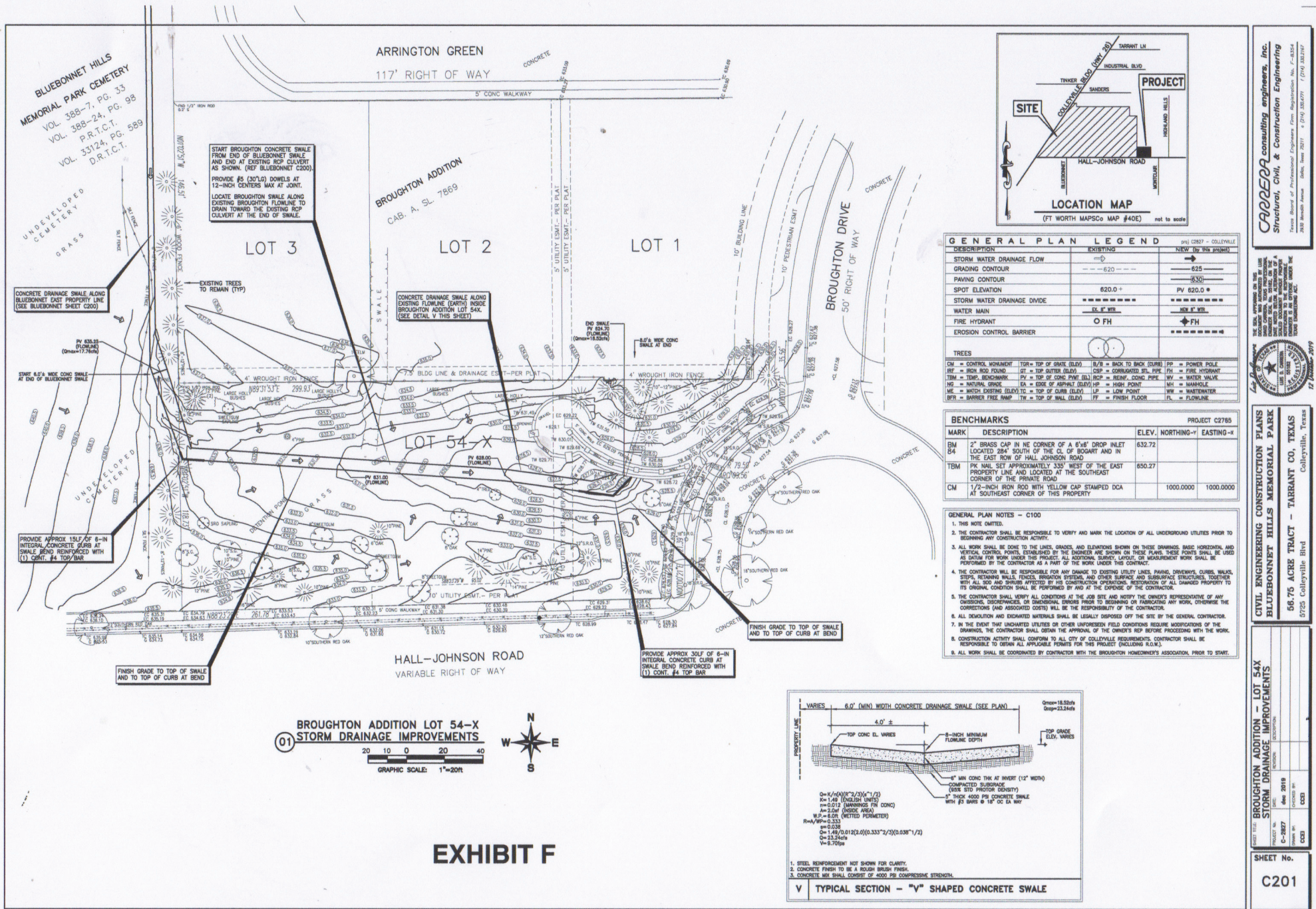


EXHIBIT F

CARRERA consulting engineers, Inc.
Structural, Civil, & Construction Engineering
Texas Board of Professional Engineers (See Registration No. F-6354)
200 South Avenue, Suite 201 • (714) 364-0771 • (714) 364-7102



CIVIL ENGINEERING CONSTRUCTION PLANS
BLUEBONNET HILLS MEMORIAL PARK
56.75 ACRE TRACT - TARRANT CO., TEXAS
5725 Colleyville Blvd
Colleyville, Texas

LOT 54-X
BROUGHTON ADDITION - LOT 54-X
STORM DRAINAGE IMPROVEMENTS
SHEET No.
C201

Proposed View of Site Frontage Exhibit



Existing view of Bluebonnet Hills site frontage at Hall Johnson Road



Proposed view of Bluebonnet Hills site frontage at Hall Johnson Road

EXHIBIT H



Community Agreements

EXHIBIT C

Broughton

Maintenance Association, Inc. (BMA)

Letter in Support of Bluebonnet Hill's Special Use Permit

August 21, 2019

Re. Bluebonnet Hills Special Use Permit & Broughton Maintenance Association's Support

To whom it may concern,

Since the beginning of 2018, the Broughton Maintenance Association, Inc. (Broughton's Homeowners Association, BMA) has been diligently working with Bluebonnet Hills to make sure that any zoning request from a AG District to a CC-1 District with a Specific Use Permit for cemeteries or mausoleums submitted to the City of Colleyville addresses our concerns as a community.

As a Board, we have personally met with many of our homeowners to make sure all of their issues were addressed.

Bluebonnet Hills has made our community a proposal that we feel addresses all of those issues and concerns. Therefore, we agreed to that proposal and we wanted to communicate to the City of Colleyville that we are in support of a CC-1 District and a Specific Use Permit for cemeteries and mausoleums for the following reasons:

In their proposal, Bluebonnet Hills addresses our two primary concerns brought forth by our Board and by our homeowners:

1. First, it addresses the issue of water runoff, erosion control, and drainage. The proposed plans aims to eliminate a major problem that has been affecting homeowners which is drainage and run-off from Bluebonnet Hills.
2. Second, it addresses the issue of appearance, land-scaping, and set-back. As a community, our homeowners were concerned about what impact any special use permit would have on the homes that are along the property line. We are obviously also concerned, in general, by the appearance of property that is in our community. We feel the proposed plans addresses those concerns. There is a plan to make sure there is a set-back from the property line, sufficient landscaping to build a natural-looking property buffer, as well as general improvements to the property that will make Bluebonnet Hills more aesthetically pleasing to look at.

In addition to those two concerns above, Bluebonnet Hills is also making a good faith commitment to our neighborhood to make sure that our pond gets dredged due to run-off from their property.

If you have any questions regarding this letter, please let us know. In addition, if you need a representative of our Board to speak at any meeting or to speak to one of the City members, please let us know. Thank you for your time

Community Agreements

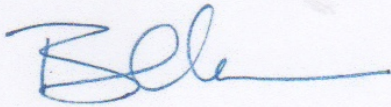
Broughton

Maintenance Association, Inc. (BMA)

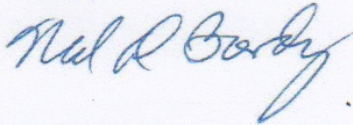
Signed,

The Broughton Maintenance Association, Inc. Board of Directors

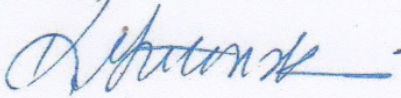
Bryan Hoeller, Board Member



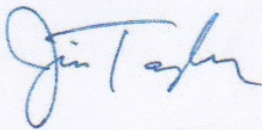
Neal Bondy, Board Member



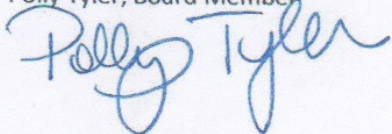
Kerri Gutowski, Board Member



Jim Taylor, Board Member



Polly Tyler, Board Member



Community Agreements

Proposed Agreement Between Bluebonnet Hills Funeral Home and Memorial Park and Broughton Homeowners Association

August 5, 2019

Background:

S.E. Texas Funeral Service, Inc. d/b/a Bluebonnet Hills Funeral Home and Memorial Park ("Bluebonnet Hills") desires to rezone 25.69 acres of its property located at 5713 Colleyville Road, Tract 2B and 2B02, Abstract 180 in the J. L. Byas Survey from AG Agricultural District to a CC-1 Village Retail District with a Special Use Permit (SUP) for Cemeteries or Mausoleums. It is the desire of Bluebonnet Hills Funeral Home and Cemetery and Broughton Homeowners Association to reach an agreement between both parties in order for the Broughton Homeowners Association to support the rezoning request.

I. Bluebonnet Hills Funeral Home and Memorial Park agrees to the following:

a) Removal of Sedimentation located in the Broughton Subdivision Retention Pond:

Bluebonnet Hills will contribute \$32,200.00* plus tax (if applicable) toward the dredging of the existing retention pond located in the common area of the Broughton subdivision near the subdivision entrance on Hall Johnson Road. Bluebonnet Hills will also agree to pay, if necessary, up to an additional \$4,000 for cost overages.

- The dredging will be done by a third-party contractor hired by the Broughton Homeowners Association.
- Upon BMA'S fulfillment of their obligations under Section II (a) and (b) below, the funds will be placed in a third-party escrow' account within 30 days of fulfillment of those obligations by BMA, as a good faith assurance of Bluebonnet's commitment to Broughton Homeowners.
- The work will be completed within 60 days of the zoning board's decision on Bluebonnet's 2019 rezoning bid contingent solely on BMA fulfilling their obligations under Section II (a) and (b) below.
- The funds will be released on a draw schedule outlined in the invoice to the Broughton Homeowners Association to pay the third-party contractor upon presentation to the trustee of the third-party escrow account of the progress and final invoice for the dredging work.
- Copies of all invoices will be provided to Bluebonnet Hills.

b) Drainage:

Historically, the runoff from Bluebonnet Hills was designed by the Broughton developer to drain through the subdivision to the basins near the Broughton entryway. In order to minimize and better control runoff into the subdivision, the following measures will be implemented subject to City of Colleyville approval of the drainage plans:

- 1) Remove sediment and debris from the existing swale located along the east property line within three months form the passage of the ordinance approving the zoning, subject to the City's approval. Bluebonnet Hills may retain a third-party to remove sediment and debris from the existing swale along the east property line. Take great care to protect existing trees located on

Community Agreements

cemetery property along the eastern and northern property line during this maintenance effort. Bluebonnet Hills agrees to replace any trees damaged during this process. Continue to maintain this swale periodically and as necessary to minimize sediment buildup unless the City of Colleyville requires an alternate process.

2) A new concrete swale will be constructed by a third-party contractor hired by Bluebonnet Hills parallel to the existing swale to provide additional collection of runoff from Bluebonnet Hills subject to the attached exhibit entitled "Overall Site Plan-East Property Storm Drainage Improvements". In addition, this new concrete swale will be constructed to run all the way to the inlet pipe that feeds directly to the pond in Broughton to minimize future erosion and issues with run-off. This exhibit will be included in the rezoning application. Required permit(s) must be submitted to the City of Colleyville within three months from the passage of the ordinance approving the zoning. Construction must begin within three months from the City of Colleyville approval of required permits(s).

3) In order to reduce the water flow into both swales, part of the undeveloped portion of the cemetery site will be regraded by a third-party contractor hired by Bluebonnet Hills directing the waterway from or parallel to the property line toward the southeast corner of the site into the existing greenbelt consistent with the original Broughton subdivision drainage plans, which flows into the Broughton subdivision retention pond. A schematic drainage plan is included in the attached exhibit entitled "Overall Site Plan-East Property Storm Drainage Improvements" and will be included as an exhibit in the zoning request. A final drainage plan and required permit(s) must be submitted within three months from the passage of the ordinance approving the zoning. Regrading must begin within six months from City approval of the final drainage plan and required permit(s), or a later date as determined by the City of Colleyville.

4) Bluebonnet Hills will hire a third-party contractor to modify the drainage from the cul-de-sac, located near the northeast corner of the site, to redirect and minimize water discharges in the residential street. A schematic design will be included in the rezoning application. Final engineering plans, if required, must be submitted to the City of Colleyville within three months from the passage of the ordinance approving the zoning, and construction must begin within six months from staff approval of the engineering plans unless modified by the City of Colleyville at a later date.

5) Bluebonnet Hills will take great care to reduce any unnecessary runoff to existing homeowners during the construction and regrading process. In addition, the drainage plan must be designed with that same goal in mind – reduce unnecessary runoff to existing homeowners.

c) Erosion Control: *(Also refer to the drainage improvement section above.)*

1) All undeveloped cemetery areas will be sodded with a ground cover and maintained in a healthy growing condition by providing adequate water, fertilizer, or other necessary maintenance.

2) All future site development must comply with City of Colleyville drainage and erosion control regulations in effect at the time of future site development.

3) Excess grave site spoils will be temporarily stored in the cemetery's maintenance area and periodically moved off site.

d) Setback:

Community Agreements

Cemetery plots and interments are prohibited within a 25-foot setback from the east property line as shown on the Master Plan.

e) Landscaping:

1) Plant a minimum of 25 Nellie R. Stevens Holly shrubs in the 25-foot setback area as shown on the Master Plan. Initially, shrubs will be 6 feet high and can mature up to 20 feet high with a 15-foot spread. Planting will include irrigation.

2) Plant a minimum of 55 #7 size Texas Privet in the 25-foot setback as shown on the Master Plan. The Texas Privets can mature up to a height of 10 feet with an 8-foot spread. Planting will include irrigation.

3) Final plant location will be determined in the field in consultation with the Broughton HOA and planted within nine months of passage of the ordinance or as directed by the City of Colleyville based on the optimum planting seasons.

4) Tree planting in the proposed cemetery use areas shall match tree patterns in the developed cemetery areas.

5) Bluebonnet Hills agrees to landscape the entire boarder backing up to Boughton property with a consistent landscaping plan as outlined above, including areas not included in the re-zoning proposal. Any existing dead trees or shrubs will be replaced according to the plan.

f) Hall Johnson Road:

Bluebonnet Hills agrees to retain a third-party contractor to construct a minimum 3-foot high ornamental/tubular iron fence will be constructed along Hall Johnson Road from the existing cemetery entrance on Hall Johnson to the southeast corner of the site, as shown on the approved Master Plan. This will include replacement of the existing chain-link fence. The fence must be installed within six months from the passage of the ordinance.

(II) Broughton Homeowners Association agrees to the following:

a) Upon execution of this agreement, The Broughton Maintenance Association, Inc. (BMA) will provide a letter of support to the Colleyville Planning and Zoning Commission and City Council prior to the respective public hearings indicating that Bluebonnet's proposal as it pertains to BMA is satisfactory and that BMA is not opposed to and supports the Special Use Permit re-zoning request. This letter shall be signed by the board members of the BMA and reviewed and approved by Bluebonnet Hills before submittal to the Colleyville Planning and Zoning Commission and City Council.

b) A representative of the HOA Board will make a good faith effort to attend all public hearings to communicate BMA's support of Bluebonnet Hill's special use permit zoning case as it relates to BMA.

Community Agreements

S.E. Texas Funeral Services, LLC d/b/a Bluebonnet Hills Funeral Home and Memorial Park:

Signature

Date

8-27-19

Print name and title

Caey P. Grossi Market Director

Broughton Homeowners Association:

Signature

Date

8/21/19

Print name and title

Bryan Hollen, Board President, 2019

Community Agreements

EXHIBIT D

ROBERT REEVES & Associates, Inc.

PLANNING AND ZONING CONSULTANTS

December 16, 2019

Stephanie Butler, Stone Crest Estates HOA
P.O. Box 332
Colleyville, Texas 76034

RE: Bluebonnet Hills Funeral Home and Cemetery Response

Dear Ms. Butler:

The following is our amended response for Item (d) and the last paragraph in response to your November 18 email.

a) Integrity of the retaining wall:

We have reaffirmed with the City to verify that our existing wall is in compliance with all code requirements. The City has stated that we are in compliance. We believe that the planting of ground cover in the undeveloped portion of the site and the removal of grave site spoils have stabilized the soil and addressed the erosion issue along Hall Johnson. A commitment to these provisions will be included in our new zoning application.

b) Surface water runoff calculations:

Attached is our current drainage area plan with runoff calculations. The staff has reviewed this plan and agrees with the calculations.

c) Fence:

We are currently accepting bids to construct a minimum 3-foot high wrought iron/tubular fence along Hall Johnson Road extending from the existing cemetery entrance closest to Coventry Court to the southeast corner of our property. The existing chain-link fence will be replaced with the new fence. We anticipate that the fence will be installed before the completion of the rezoning public hearing process.

d) Landscaping:

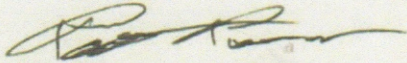
We agree to plant a solid three-foot high shrub row along Hall Johnson frontage adjacent to our rezoning request, see attached site plan and additional exhibits. The shrubs will be planted within three months from the passage of our rezoning request or during optimum planting season, whichever is less time. The shrubs will be maintained at a height of three feet. We also agree to

Community Agreements

plant evergreen trees as grave sites are developed, which will be consistent with the current tree coverage. All trees and plants will be irrigated and will be replaced on a timely basis if they should die.

We respectfully request that your board support our request by signing this letter and agree to provide a letter of support to the City. In addition, a member of your board agrees to make a best effort to attend all public hearings and speak in support of or request.

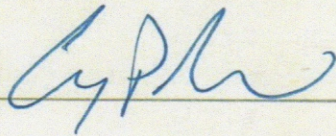
Respectfully:



Robert Reeves, President
Robert Reeves & Associates, Inc.

S.E. Texas Funeral Services, LLC
d/b/a Bluebonnet Hills Funeral Home and Memorial Park:

Signature



Date: 12-16-19

Print name and title

CARY P. GROSS MARKET DIRECTOR

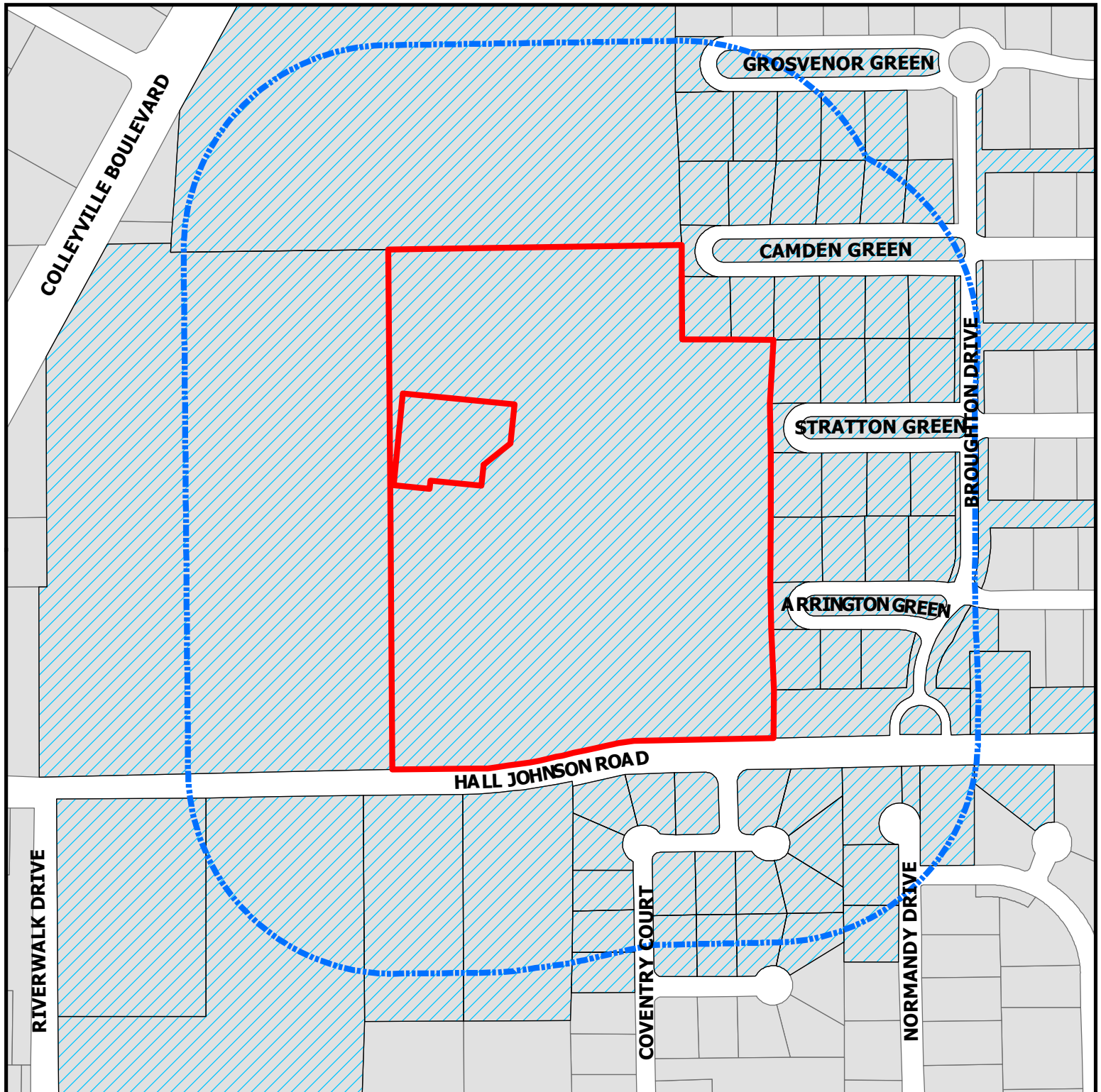
Stone Crest Estates Homeowners Association:

Signature

Date: _____

Print name and title

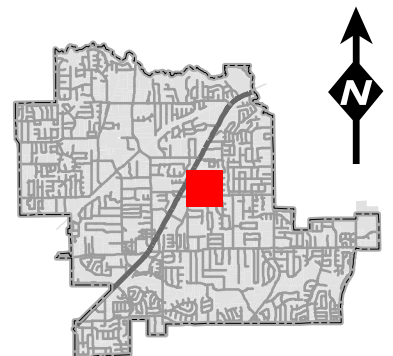
Notification Map



ZC20-001
5713 Colleyville Blvd

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

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
WHITE, KEITH M	5608 COVENTRY CT	COLLEYVILLE, TX	76034	5608 COVENTRY CT
COLLIER, CHARLIE G	5616 COVENTRY CT	COLLEYVILLE, TX	76034	5616 COVENTRY CT
RAJWANI, ABDUL AZIZ	1805 GROSVENOR GRN	COLLEYVILLE, TX	76034	1805 GROSVENOR GREEN
DAMEK, PAUL	1812 CAMDEN GREEN	COLLEYVILLE, TX	76034	1812 CAMDEN GREEN
MITCHELL, MICHAEL	1804 ARRINGTON GREEN	COLLEYVILLE, TX	76034	1804 ARRINGTON GREEN
KRUZEL, THOMAS M	1816 CAMDEN GRN	COLLEYVILLE, TX	76034	1816 CAMDEN GREEN
ANNIS, BARNARD H	5604 COVENTRY CT	COLLEYVILLE, TX	76034	5604 COVENTRY CT
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
WADE, DANIEL	1804 STRATTON GRN	COLLEYVILLE, TX	76034	1804 STRATTON GREEN
WHITAKER, DAVID	1905 HALL JOHNSON RD	COLLEYVILLE, TX	76034	1905 HALL JOHNSON RD
SCHAECHER, GREGORY C	1821 CAMDEN GRN	COLLEYVILLE, TX	76034	1821 CAMDEN GREEN
SLAPA, APRIL	1808 STRATTON GREEN	COLLEYVILLE, TX	76034	1808 STRATTON GREEN
TEXADA, RICKY	1801 ARRINGTON GREEN	COLLEYVILLE, TX	76034	1801 ARRINGTON GREEN
HANSEN, SEAN	1813 STRATTON GREEN	COLLEYVILLE, TX	76034	1813 STRATTON GREEN
UNITED STATES POSTAL SERVICE	PO BOX 667160	DALLAS, TX	75266	1501 HALL JOHNSON RD
BLUEBONNET HILLS CEMETARY	PO BOX 367	COLLEYVILLE, TX	76034	5713 COLLEYVILLE BLVD
TERRY DAVID & PENELOPE D JOINT	1801 CAMDEN GREEN	COLLEYVILLE, TX	76034	1801 CAMDEN GREEN
SULZER, STEFAN R	1804 CAMDEN GRN	COLLEYVILLE, TX	76034	1804 CAMDEN GREEN
WILLIAMS, MARJORIE S	1817 CAMDEN GRN	COLLEYVILLE, TX	76034	1817 CAMDEN GREEN
CARMONA, ENRIQUE	1700 CRESTEDGE CT	COLLEYVILLE, TX	76034	1700 CRESTEDGE CT
USSERY, MICHAEL J	1800 ARRINGTON GRN	COLLEYVILLE, TX	76034	1800 ARRINGTON GREEN
GONZALEZ, ADOLFO	1813 GROSVENOR GRN	COLLEYVILLE, TX	76034	1813 GROSVENOR GREEN
SWAIM, SHELLY	1700 GATEHOUSE CT	COLLEYVILLE, TX	76034	1700 GATEHOUSE CT
CHELLGREN, PAUL	1820 CAMDEN GRN	COLLEYVILLE, TX	76034	1820 CAMDEN GREEN
KELLEY, BRENT A	1801 STRATTON GRN	COLLEYVILLE, TX	76034	1801 STRATTON GREEN
NELSON, MICHAEL JAY	5600 COVENTRY CT	COLLEYVILLE, TX	76034	5600 COVENTRY CT
WALL, WENDY	1704 GATEHOUSE CT	COLLEYVILLE, TX	76034	1704 GATEHOUSE CT
RUSSELL, REX	1805 CAMDEN GRN	COLLEYVILLE, TX	76034	1805 CAMDEN GREEN
AL-SHMAISANI, ISSAM	5608 NORMANDY DR	COLLEYVILLE, TX	76034	5608 NORMANDY DR
DEBEUCKELAER, JAN	5606 NORMANDY DR	COLLEYVILLE, TX	76034	5606 NORMANDY DR
FULTZ, JAMES E	1809 STRATTON GRN	COLLEYVILLE, TX	76034	1809 STRATTON GREEN
BENZICK, ARTHUR E	1808 CAMDEN GRN	COLLEYVILLE, TX	76034	1808 CAMDEN GREEN
CAREY, MATTHEW	1809 GROSVENOR GRN	COLLEYVILLE, TX	76034	1809 GROSVENOR GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
WILBUR FAMILY TRUST	1705 GATEHOUSE CT	COLLEYVILLE, TX	76034	1705 GATEHOUSE CT
HEIDEL, RUTH V	1712 GATEHOUSE CT	COLLEYVILLE, TX	76034	1712 GATEHOUSE CT
CLEMENS, K R	1712 CRESTEDGE CT	COLLEYVILLE, TX	76034	1712 CRESTEDGE CT
HOELLER, BRYAN	1817 GROSVENOR GREEN	COLLEYVILLE, TX	76034	1817 GROSVENOR GREEN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	1601 HALL JOHNSON RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	1601 HALL JOHNSON RD
DIXON LIVING TRUST	1800 STRATTON GREEN	COLLEYVILLE, TX	76034	1800 STRATTON GREEN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	1900 HALL JOHNSON RD
SINUNU, STEPHEN A	1813 CAMDEN GRN	COLLEYVILLE, TX	76034	1813 CAMDEN GREEN
GOFF HOMES INC	1108 W PIONEER PKWY	ARLINGTON, TX	76013	5701 NORMANDY DR
BLUEBONNET HILLS CEMETERY	PO BOX 11250	NEW ORLEANS, LA	70181	5713 COLLEYVILLE BLVD
MILLER, RYAN	1805 STRATTON GREEN	COLLEYVILLE, TX	76034	1805 STRATTON GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
BICE, CAROL	1701 GATEHOUSE CT	COLLEYVILLE, TX	76034	1701 GATEHOUSE CT
YOUSAF, MOHAMMAD	1809 ARRINGTON GRN	COLLEYVILLE, TX	76034	1809 ARRINGTON GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
CHEATHAM, STEPHANIE	1716 GATEHOUSE CT	COLLEYVILLE, TX	76034	1716 GATEHOUSE CT
NORTEN, REX L	1812 STRATTON GRN	COLLEYVILLE, TX	76034	1812 STRATTON GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 CAMDEN GREEN
BLUEBONNET HILLS CEMETERY	PO BOX 130548	HOUSTON, TX	77219	5713 COLLEYVILLE BLVD
GLASSCOCK, D L	1708 GATEHOUSE CT	COLLEYVILLE, TX	76034	1708 GATEHOUSE CT
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1803 GROSVENOR GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 ARRINGTON CT
HOBBS, THOMAS R	1801 GROSVENOR GRN	COLLEYVILLE, TX	76034	1801 GROSVENOR GREEN
BOYD, LARRY G	PO BOX 279	COLLEYVILLE, TX	76034	1805 ARRINGTON GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 STRATTON GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 GROSVENOR GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 ARRINGTON GREEN
MILLER, DENNIS	1800 CAMDEN GRN	COLLEYVILLE, TX	76034	1800 CAMDEN GREEN
CORAZE, MATHIEU	1709 GATEHOUSE CT	COLLEYVILLE, TX	76034	1709 GATEHOUSE CT
CRISCI, FRANK	1812 ARRINGTON GRN	COLLEYVILLE, TX	76034	1812 ARRINGTON GREEN
AL-SHMAISANI, ISSAM	5608 NORMANDY DR	COLLEYVILLE, TX	76034	5700 NORMANDY DR
WAYPOINT MONTESSORI	1513 HALL JOHNSON RD	COLLEYVILLE, TX	76034	1513 HALL JOHNSON RD
LUJAN, ALBERT C	1713 GATEHOUSE CT	COLLEYVILLE, TX	76034	1713 GATEHOUSE CT
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1824 BROUGHTON DR
THIBODEAUX, NELSON J	5612 COVENTRY CT	COLLEYVILLE, TX	76034	5612 COVENTRY CT
IDELL, GLEN E	1708 CRESTEDGE CT	COLLEYVILLE, TX	76034	1708 CRESTEDGE CT
				6113 COLLEYVILLE BLVD
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	5801 BURNHAM CIR
WIKE, JAMIE	1809 CAMDEN	COLLEYVILLE, TX	76034	1809 CAMDEN GREEN
BONDY, NEAL	1808 ARRINGTON GRN	COLLEYVILLE, TX	76034	1808 ARRINGTON GREEN
BROCK, MANDI	1704 CRESTEDGE CT	COLLEYVILLE, TX	76034	1704 CRESTEDGE CT
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
DUNHAM, KELLEN	5707 MORLAIX CT	COLLEYVILLE, TX	76034	5707 MORLAIX CT
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
BROUGHTON	2557 SW GRAPEVINE PKWY SUITE 100	GRAPEVINE, TX	76051	COURTESY NOTICE
KINGSWOOD ESTATES-COLLEYVILLE	P.O. BOX 978	COLLEYVILLE, TX	76034	COURTESY NOTICE
MONTCLAIR PARC ADDITION	1108 W. PIONEER PARKWAY	ARLINGTON, TX	76013	COURTESY NOTICE
STONE CREST ESTATES	P.O. BOX 332	COLLEYVILLE, TX	76034	COURTESY NOTICE
TUSCANY-COLLEYVILLE	1217 TUSCANY DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
VILLAS AT OAK POINTE, THE	2555 SW GRAPEVINE PARKWAY SUITE 300	GRAPEVINE, TX	76051	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
REEVES, ROBERT	900 JACKSON STREET, SUITE 160	DALLAS, TX	75202	APPLICANT

Public hearing notices were mailed on January 24, 2020



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, February 10, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, March 3, 2020 & Tuesday, March 17, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change request from AG Agricultural zoning district to the CC-1 Village Retail zoning district. The purpose is to rezone from AG to CC-1 in order to allow for the expansion and operation of the Bluebonnet Hill Cemetery.

Zoning Case: ZC20-001

Applicant: Robert Reeves

Owner: Cary Grossi

Location: 5713 Colleyville Blvd

Property Description: Tract 2B and Tract 2B02, Abstract 180, in the J L Byas Survey

Present Zoning: AG Agricultural District

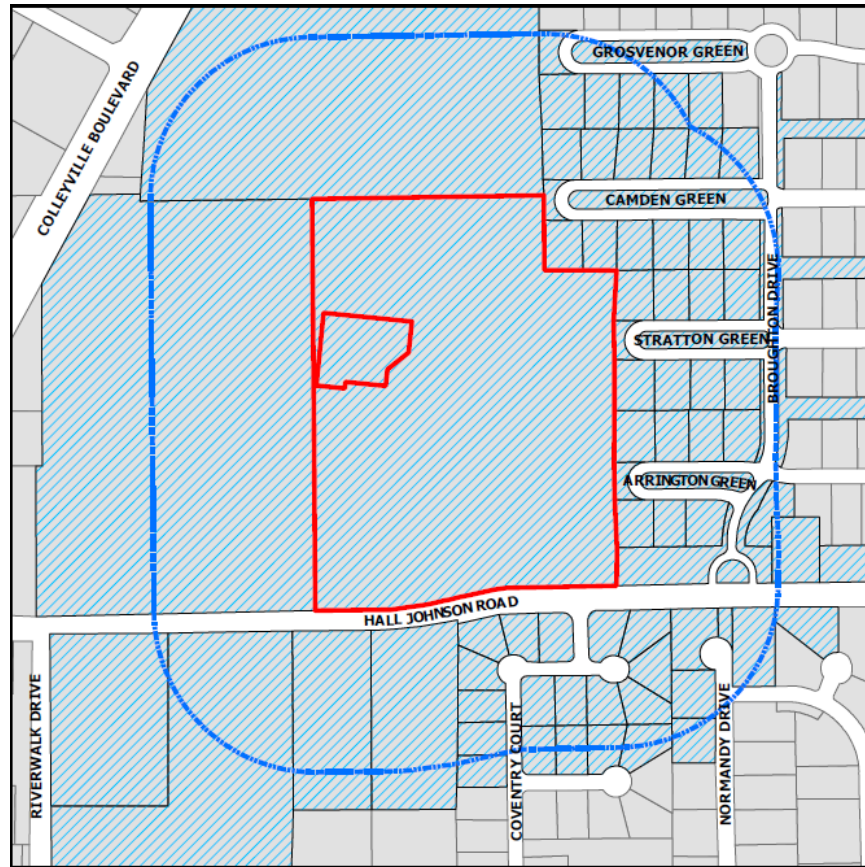
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

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

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

NOTICE OF PUBLIC HEARING

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



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 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-20-2111

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 25.69 ACRES ON TRACT 2B AND TRACT 2B02, ABSTRACT 180, IN THE J L BYAS SURVEY, LOCATED AT 5713 COLLEYVILLE BOULEVARD FROM THE AG AGRICULTURAL ZONING DISTRICT TO THE CC-1 VILLAGE RETAIL 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. ZC20-001; 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 25.69 acres on Tract 2B and Tract 2B02, Abstract 180, in the J L Byas Survey, located at 5713 Colleyville Boulevard from the AG Agricultural zoning district to the CC-1 Village Retail 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 used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein, and subject to the following conditions:
1. As depicted in the attached Exhibit "A" and Exhibit "C".
- Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 6. THAT 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 this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of March 2020.

The second reading and public hearing being conducted on the 17th day of March 2020.

PASSED AND APPROVED BY A VOTE OF ___ AYES, ___ NAYS, AND ___ ABSTENTIONS ON THIS THE 17TH DAY OF MARCH 2020.

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

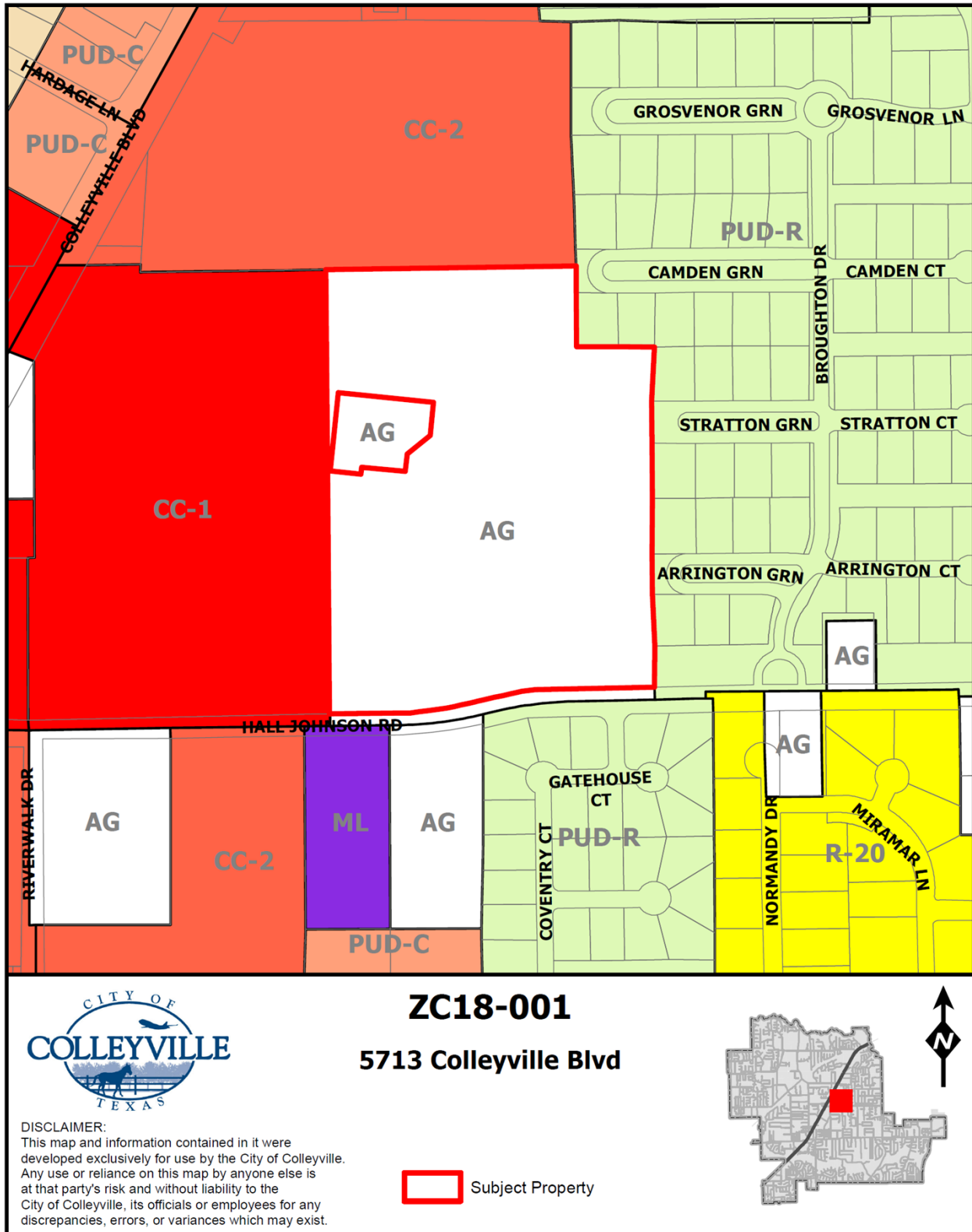


Exhibit "B" – Statement of Planning Objectives

Statement of Planning Objectives

Statement of Objectives
Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd. Colleyville, Texas 76034
January 13, 2020

This is a request by Bluebonnet Hills Funeral Home and Memorial Park to rezone a 25.69 acre tract from an AG District to a CC-1 Village Retail District with a Specific Use Permit for cemeteries and mausoleums.

Background:

Bluebonnet Hills has been operating a funeral home and cemetery at this location since 1953. In the Spring of 2018, it began to expand gravesites into the far eastern portion of the cemetery when a zoning deficiency was discovered. This area is zoned AG and a zoning change was necessary to develop gravesites in this area. The approval of the zoning change and associated SUP would allow for the expansion and operation of the cemetery use. Therefore, Bluebonnet Hills filed an application for a zoning change, which was later denied on 6/11/18 based on the Planning and Zoning Commission concerns and opposition from adjacent residential property owners.

Response to neighbors:

Over the last eighteen months, Bluebonnet Hills has been working with the Broughton Homeowners Association, Stone Crest Estates Homeowners Association, and adjacent homeowners. Bluebonnet Hills has reached an agreement with the Broughton Homeowners Association, Exhibit C and anticipates reaching an agreement with the Stone Crest Estates Homeowners Association, Exhibit D. Based on these agreements and discussion with adjacent properties, this request for a Specific Use Permit is subject to the following conditions:

- 1) All undeveloped cemetery areas will be sodded with a ground cover and maintained in a healthy growing condition by providing adequate water, fertilizer, or other necessary maintenance, Exhibit A.
- 2) Excess grave site spoils will be temporarily stored in the cemetery's maintenance area and periodically moved off site.
- 3) Sediment and debris located in the existing swale along the east property will be removed within three months from the passage of the ordinance approving the zoning. Great care will be taken to protect trees along the east and north property lines during this maintenance effort. Bluebonnet Hills agrees to replace any trees damaged during this process and agrees to maintain the existing swale as necessary unless the City of Colleyville requires an alternate process.
- 4) Bluebonnet Hills will contribute \$32,000.00 plus taxes and an additional \$4,000.00 for cost coverage toward the dredging of the existing retention pond located in the common area of the

Statement of Planning Objectives

Broughton subdivision subject the provisions found in the agreement between Bluebonnet Hills and Broughton HOA, Exhibit C.

5) Bluebonnet Hills will construct a new concrete swale parallel to the existing swale extending from the northeast corner of the site to the inlet into Broughton's retention pond, Exhibits E & F.

6) Drainage from the cul-de-sac located near the northeast corner of the site will be redirected into the new concrete swale to minimize water discharges into the residential street.

7) Necessary regrading directing drainage from or parallel to the eastern property line toward the southeastern corner of the site will be initiated. Submittal of final engineering plans and required permits for drainage and swale design must be submitted to the City of Colleyville within three months from passage of the ordinance approving the zoning and construction must begin with begin with six months from City of approval for the plans and permits or a later date as determined by the City of Colleyville, Exhibits E & F.

8) All future site development must comply with City of Colleyville drainage and erosion control regulations in effect at the time of future site development.

9) A twenty-five-foot setback will be provided along the east property line, Exhibits B & G.

10) Landscaping shall be consistent with the Master Plan, Exhibit B, subject to the following provisions.

a) Plant a minimum of 25 Nellie R. Stevens Holly shrubs in the 25-foot setback area. Initially, shrubs will be 6 feet high and can mature up to 20 feet in height with a 15-foot spread.

b) Plant a minimum of 55 #7 size Texas Privet in the 25-foot setback as show on the Master Plant. The Texas Privet will mature to a height of 10 feet with an 8-foot spread.

c) Final plant location will be determined in the field in consultation with the Broughton HOA and planted within nine months of passage of the zoning ordinance or as directed by the City of Colleyville based on the optimum planting seasons.

d) Tree planting in the proposed cemetery use areas shall match tree patterns in the developed cemetery areas.

e) Bluebonnet Hills agrees to landscape the entire boarder backing up to Broughton property with a consistent landscaping plan as outlined above. Dead trees or shrubs will be replaced in accordance with the landscaping plan shown on the Master Plan, Exhibit B.

f) All planting will be irrigated.

Statement of Planning Objectives

11) Bluebonnet Hills will construct a minimum, 3-foot high ornamental iron/tubular fence along Hall Johnson Road as shown in the Master Plan, Exhibit B. The existing chain-link fence will be replaced with the new fence.

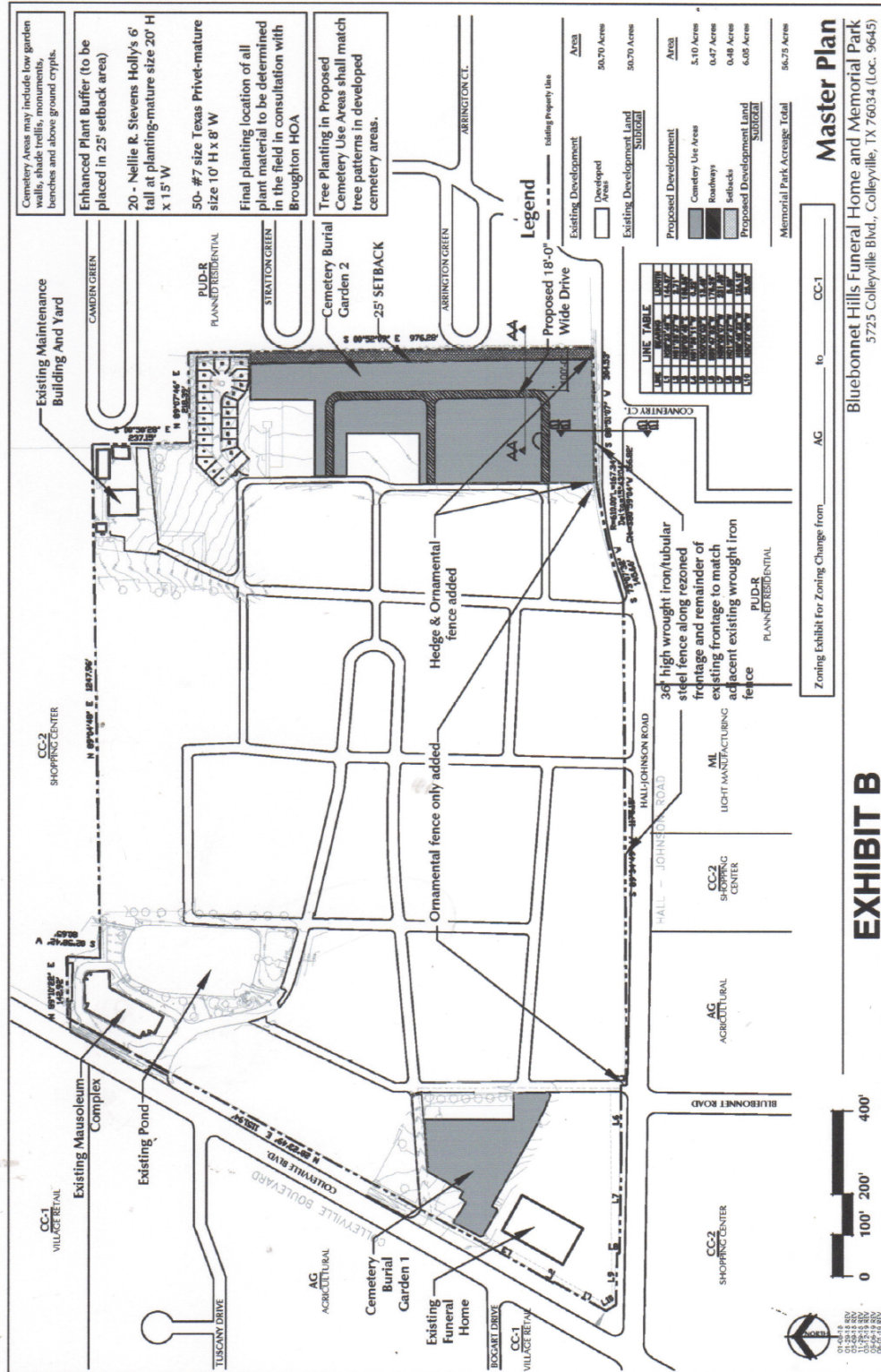
12) Bluebonnet Hills will plant a solid 3-foot high shrub row along Hall Johnson as shown on Exhibits B and H. The shrubs will be planted within three months from the passage of the rezoning ordinance or during optimum planting season, whichever is less time. The shrubs will be maintained at a height of 3 feet.

13) Bluebonnet Hills will plant evergreen trees as grave sites are developed consistent with the current tree coverage. All trees and plants will be irrigated and will be replaced on a timely basis if they should die.

Conclusion:

Bluebonnet Hills appreciates the time that neighbors spent working with it to reach an agreement and respectfully request the support of the Planning and Zoning Commission and City Council.

Exhibit "C" – Zoning Exhibits





City of Colleyville City Council Agenda Briefing

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

Agenda Number 5b

Agenda Date 3/3/2020

Number Ordinance O-20-2112

Type Ordinance

Department Community Development

Title

Consideration of a request for a Special Use Permit for Cemeteries or Mausoleums on Tract 2B & 2B02, Abstract 180, in the J L Byas Survey, located at 5713 Colleyville Boulevard, Case ZC20-002

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading & Public Hearing

Robert Reeves, on behalf of Bluebonnet Hills Funeral Home and Cemetery, submitted a request for a zoning change from AG Agricultural to CC-1 Village Retail zoning and a request for a Special Use Permit (SUP) for 'Cemeteries or Mausoleums' at 5713 Colleyville Boulevard. The applicant recently began making improvements for the expansion of the cemetery use to their eastern boundary.

Existing Zoning and Development Conditions. The eastern 25.69 acres of the overall property is zoned AG Agricultural. The applicant is expanding the cemetery use into the remaining undeveloped area. According to the Land Development Code, a cemetery use requires an SUP approval with a commercial zoning district.

Surrounding Properties. The property to the west is part of the Bluebonnet Hills cemetery use and is zoned CC-1 Village Retail with an SUP for the cemetery use. The adjacent property to the north is zoned CC-2 Shopping Center and is developed as the Bob Moore Sports Center. The adjacent property to the east is zoned PUD-R Planned Unit Development-Residential and is developed as a single-family residential subdivision, Broughton Addition.

Master Plan. The Future Land Use Map designates this property for Institutional use. The use of the property as a cemetery or mausoleum complies with the designation with the approval of an SUP.

Analysis. The Bluebonnet Hills Cemetery has been in operation on the subject property since 1953. The recent expansion into the far eastern portion of the property has uncovered the zoning deficiency. The approval of the zoning change and associated SUP will allow for the expansion and operation of the cemetery use.

In 2018, Bluebonnet Hills Cemetery attempted to rezone the property and obtain an SUP. During this time the case was tabled by the Planning and Zoning Commission as there were several concerns that they wanted addressed. The item was ultimately withdrawn to allow for the applicant to work with the adjacent neighborhoods and address their concerns. These concerns included the following:

- Improvements to the ditch along the eastern boundary – maybe needs to be cleaned out or improved;
- Better silt fencing or measures to control erosion;
- Drainage – to include information on the planned detention pond area;
- Working with the Broughton neighborhood to clean out the pond due to increased erosion from the cemetery site;
- Indicating a distance/buffer area from the grave sites to the eastern property line;
- Remedy to eliminate the spoils yard;
- Appropriate fencing and landscaping along Hall Johnson Road.

As part of any SUP, conditions may be imposed to ensure compatibility and harmony with surrounding properties. This may include specific regulations pertaining to landscaping and fencing along street frontages and/or along property lines adjacent to residential development. A substantial tree line currently exists along the eastern boundary.

The applicant has been working with the Broughton Homeowners Association and the Stone Crest Estates Homeowners Association since 2018. They suggest numerous beneficial conditions as stated in their Statement of Planning Objectives, which is included as an exhibit with the ordinances, and are as follows:

1. Grave site spoils are to be stored in the cemetery's maintenance area.
2. No grave site or cemetery improvement shall be closer than 25 feet to the east property line with the exception of drainage improvements and landscaping.
3. A minimum of 25 Nellie R. Stevens Holly shrubs shall be planted within the 25 foot setback area.
4. A minimum of 55 #7 size Texas Privet shall be planted within the 25 foot setback area.
5. A minimum 3 foot ornamental iron/tubular fence shall be constructed along Hall Johnson Road.
6. A minimum 3 foot shrub row shall be planted along Hall Johnson Road.
7. Drainage and swale/channel improvements shall be made along the eastern property line and within the Broughton Addition.

Public Notification. Staff notified property owners within 500 feet of the subject property regarding this request and notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code. Staff has received no correspondence regarding this request to date.

Staff Recommendation. Staff recommends approval. The applicant is requesting the zoning change and associated SUP so that the expansion and operation of the cemetery use can be in compliance with the Land Development Code.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval with the added SUP condition that no private mausoleums/crypts shall be allowed within 100 feet of Hall Johnson Road at their February 10, 2020 meeting by a vote of 5-0.

Financial Impact

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

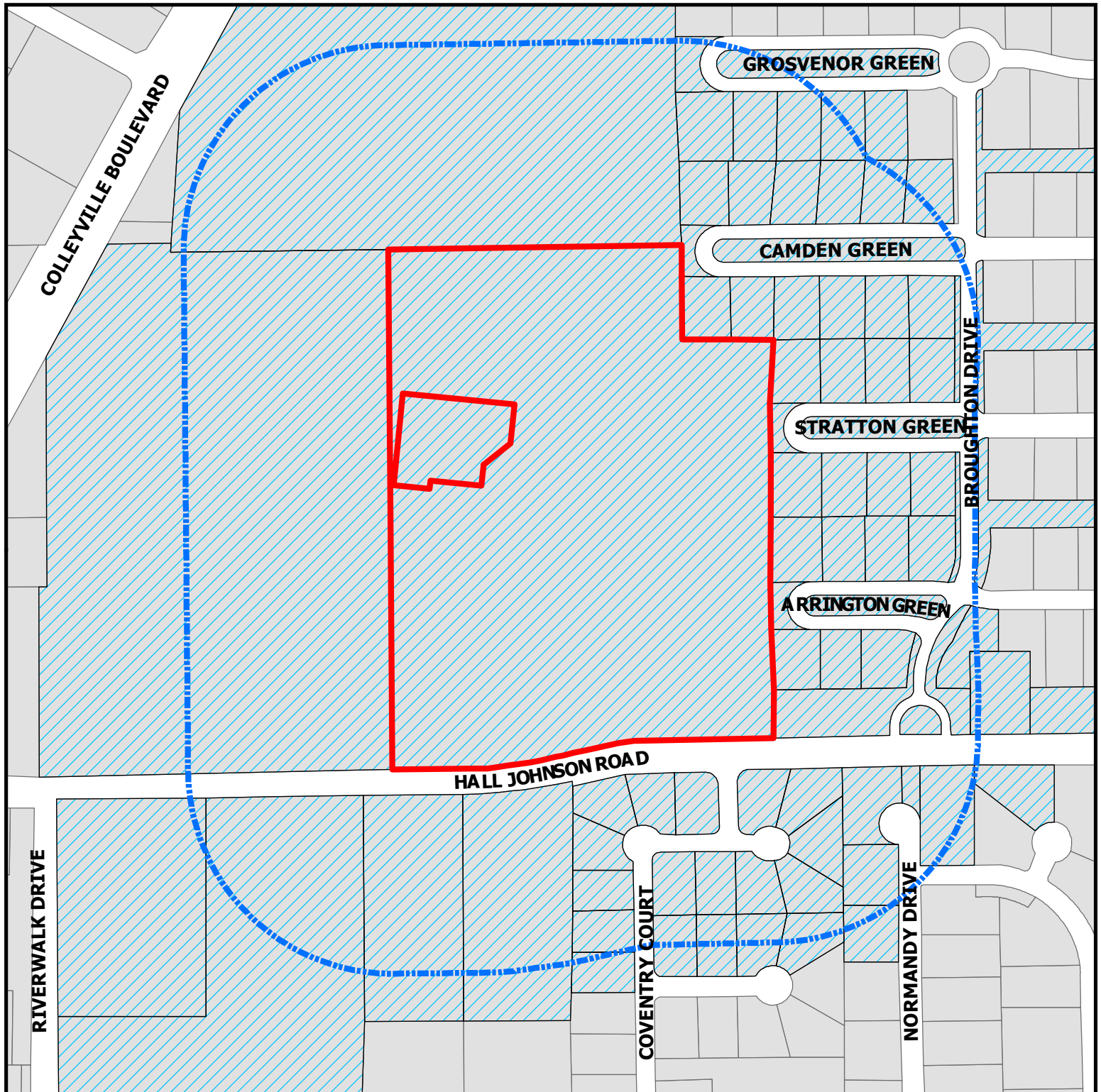
Recommendation

Approve

Attachments

1. Notification Map
2. Notification List
3. Property Owner Notification
4. Ordinance O-20-2112

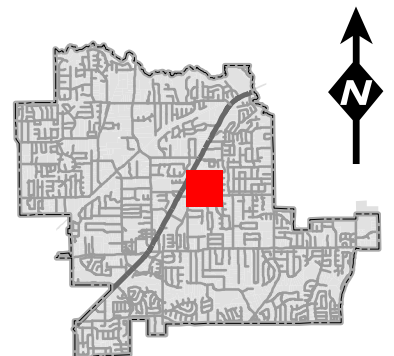
Notification Map



ZC20-002
5713 Colleyville Blvd

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

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
WHITE, KEITH M	5608 COVENTRY CT	COLLEYVILLE, TX	76034	5608 COVENTRY CT
COLLIER, CHARLIE G	5616 COVENTRY CT	COLLEYVILLE, TX	76034	5616 COVENTRY CT
RAJWANI, ABDUL AZIZ	1805 GROSVENOR GRN	COLLEYVILLE, TX	76034	1805 GROSVENOR GREEN
DAMEK, PAUL	1812 CAMDEN GREEN	COLLEYVILLE, TX	76034	1812 CAMDEN GREEN
MITCHELL, MICHAEL	1804 ARRINGTON GREEN	COLLEYVILLE, TX	76034	1804 ARRINGTON GREEN
KRUZEL, THOMAS M	1816 CAMDEN GRN	COLLEYVILLE, TX	76034	1816 CAMDEN GREEN
ANNIS, BARNARD H	5604 COVENTRY CT	COLLEYVILLE, TX	76034	5604 COVENTRY CT
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
WADE, DANIEL	1804 STRATTON GRN	COLLEYVILLE, TX	76034	1804 STRATTON GREEN
WHITAKER, DAVID	1905 HALL JOHNSON RD	COLLEYVILLE, TX	76034	1905 HALL JOHNSON RD
SCHAECHER, GREGORY C	1821 CAMDEN GRN	COLLEYVILLE, TX	76034	1821 CAMDEN GREEN
SLAPA, APRIL	1808 STRATTON GREEN	COLLEYVILLE, TX	76034	1808 STRATTON GREEN
TEXADA, RICKY	1801 ARRINGTON GREEN	COLLEYVILLE, TX	76034	1801 ARRINGTON GREEN
HANSEN, SEAN	1813 STRATTON GREEN	COLLEYVILLE, TX	76034	1813 STRATTON GREEN
UNITED STATES POSTAL SERVICE	PO BOX 667160	DALLAS, TX	75266	1501 HALL JOHNSON RD
BLUEBONNET HILLS CEMETARY	PO BOX 367	COLLEYVILLE, TX	76034	5713 COLLEYVILLE BLVD
TERRY DAVID & PENELOPE D JOINT	1801 CAMDEN GREEN	COLLEYVILLE, TX	76034	1801 CAMDEN GREEN
SULZER, STEFAN R	1804 CAMDEN GRN	COLLEYVILLE, TX	76034	1804 CAMDEN GREEN
WILLIAMS, MARJORIE S	1817 CAMDEN GRN	COLLEYVILLE, TX	76034	1817 CAMDEN GREEN
CARMONA, ENRIQUE	1700 CRESTEDGE CT	COLLEYVILLE, TX	76034	1700 CRESTEDGE CT
USSERY, MICHAEL J	1800 ARRINGTON GRN	COLLEYVILLE, TX	76034	1800 ARRINGTON GREEN
GONZALEZ, ADOLFO	1813 GROSVENOR GRN	COLLEYVILLE, TX	76034	1813 GROSVENOR GREEN
SWAIM, SHELLY	1700 GATEHOUSE CT	COLLEYVILLE, TX	76034	1700 GATEHOUSE CT
CHELLGREN, PAUL	1820 CAMDEN GRN	COLLEYVILLE, TX	76034	1820 CAMDEN GREEN
KELLEY, BRENT A	1801 STRATTON GRN	COLLEYVILLE, TX	76034	1801 STRATTON GREEN
NELSON, MICHAEL JAY	5600 COVENTRY CT	COLLEYVILLE, TX	76034	5600 COVENTRY CT
WALL, WENDY	1704 GATEHOUSE CT	COLLEYVILLE, TX	76034	1704 GATEHOUSE CT
RUSSELL, REX	1805 CAMDEN GRN	COLLEYVILLE, TX	76034	1805 CAMDEN GREEN
AL-SHMAISANI, ISSAM	5608 NORMANDY DR	COLLEYVILLE, TX	76034	5608 NORMANDY DR
DEBEUCKELAER, JAN	5606 NORMANDY DR	COLLEYVILLE, TX	76034	5606 NORMANDY DR
FULTZ, JAMES E	1809 STRATTON GRN	COLLEYVILLE, TX	76034	1809 STRATTON GREEN
BENZICK, ARTHUR E	1808 CAMDEN GRN	COLLEYVILLE, TX	76034	1808 CAMDEN GREEN
CAREY, MATTHEW	1809 GROSVENOR GRN	COLLEYVILLE, TX	76034	1809 GROSVENOR GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
WILBUR FAMILY TRUST	1705 GATEHOUSE CT	COLLEYVILLE, TX	76034	1705 GATEHOUSE CT
HEIDEL, RUTH V	1712 GATEHOUSE CT	COLLEYVILLE, TX	76034	1712 GATEHOUSE CT
CLEMENS, K R	1712 CRESTEDGE CT	COLLEYVILLE, TX	76034	1712 CRESTEDGE CT
HOELLER, BRYAN	1817 GROSVENOR GREEN	COLLEYVILLE, TX	76034	1817 GROSVENOR GREEN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	1601 HALL JOHNSON RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	1601 HALL JOHNSON RD
DIXON LIVING TRUST	1800 STRATTON GREEN	COLLEYVILLE, TX	76034	1800 STRATTON GREEN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	1900 HALL JOHNSON RD
SINUNU, STEPHEN A	1813 CAMDEN GRN	COLLEYVILLE, TX	76034	1813 CAMDEN GREEN
GOFF HOMES INC	1108 W PIONEER PKWY	ARLINGTON, TX	76013	5701 NORMANDY DR
BLUEBONNET HILLS CEMETERY	PO BOX 11250	NEW ORLEANS, LA	70181	5713 COLLEYVILLE BLVD
MILLER, RYAN	1805 STRATTON GREEN	COLLEYVILLE, TX	76034	1805 STRATTON GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
BICE, CAROL	1701 GATEHOUSE CT	COLLEYVILLE, TX	76034	1701 GATEHOUSE CT
YOUSAF, MOHAMMAD	1809 ARRINGTON GRN	COLLEYVILLE, TX	76034	1809 ARRINGTON GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
CHEATHAM, STEPHANIE	1716 GATEHOUSE CT	COLLEYVILLE, TX	76034	1716 GATEHOUSE CT
NORTEN, REX L	1812 STRATTON GRN	COLLEYVILLE, TX	76034	1812 STRATTON GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 CAMDEN GREEN
BLUEBONNET HILLS CEMETERY	PO BOX 130548	HOUSTON, TX	77219	5713 COLLEYVILLE BLVD
GLASSCOCK, D L	1708 GATEHOUSE CT	COLLEYVILLE, TX	76034	1708 GATEHOUSE CT
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1803 GROSVENOR GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 ARRINGTON CT
HOBBS, THOMAS R	1801 GROSVENOR GRN	COLLEYVILLE, TX	76034	1801 GROSVENOR GREEN
BOYD, LARRY G	PO BOX 279	COLLEYVILLE, TX	76034	1805 ARRINGTON GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 STRATTON GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 GROSVENOR GREEN
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 ARRINGTON GREEN
MILLER, DENNIS	1800 CAMDEN GRN	COLLEYVILLE, TX	76034	1800 CAMDEN GREEN
CORAZE, MATHIEU	1709 GATEHOUSE CT	COLLEYVILLE, TX	76034	1709 GATEHOUSE CT
CRISCI, FRANK	1812 ARRINGTON GRN	COLLEYVILLE, TX	76034	1812 ARRINGTON GREEN
AL-SHMAISANI, ISSAM	5608 NORMANDY DR	COLLEYVILLE, TX	76034	5700 NORMANDY DR
WAYPOINT MONTESSORI	1513 HALL JOHNSON RD	COLLEYVILLE, TX	76034	1513 HALL JOHNSON RD
LUJAN, ALBERT C	1713 GATEHOUSE CT	COLLEYVILLE, TX	76034	1713 GATEHOUSE CT
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1824 BROUGHTON DR
THIBODEAUX, NELSON J	5612 COVENTRY CT	COLLEYVILLE, TX	76034	5612 COVENTRY CT
IDELL, GLEN E	1708 CRESTEDGE CT	COLLEYVILLE, TX	76034	1708 CRESTEDGE CT
				6113 COLLEYVILLE BLVD
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	5801 BURNHAM CIR
WIKE, JAMIE	1809 CAMDEN	COLLEYVILLE, TX	76034	1809 CAMDEN GREEN
BONDY, NEAL	1808 ARRINGTON GRN	COLLEYVILLE, TX	76034	1808 ARRINGTON GREEN
BROCK, MANDI	1704 CRESTEDGE CT	COLLEYVILLE, TX	76034	1704 CRESTEDGE CT
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
DUNHAM, KELLEN	5707 MORLAIX CT	COLLEYVILLE, TX	76034	5707 MORLAIX CT
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
BOUGHTON MAINTENANCE ASSOCIATION INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
BROUGHTON	2557 SW GRAPEVINE PKWY SUITE 100	GRAPEVINE, TX	76051	COURTESY NOTICE
KINGSWOOD ESTATES-COLLEYVILLE	P.O. BOX 978	COLLEYVILLE, TX	76034	COURTESY NOTICE
MONTCLAIR PARC ADDITION	1108 W. PIONEER PARKWAY	ARLINGTON, TX	76013	COURTESY NOTICE
STONE CREST ESTATES	P.O. BOX 332	COLLEYVILLE, TX	76034	COURTESY NOTICE
TUSCANY-COLLEYVILLE	1217 TUSCANY DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
VILLAS AT OAK POINTE, THE	2555 SW GRAPEVINE PARKWAY SUITE 300	GRAPEVINE, TX	76051	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
REEVES, ROBERT	900 JACKSON STREET, SUITE 160	DALLAS, TX	75202	APPLICANT

Public hearing notices were mailed on January 24, 2020



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, February 10, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, March 3, 2020 & Tuesday, March 17, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change request from AG Agricultural zoning district to the CC-1 Village Retail zoning district. The purpose is allow for an SUP for Cemeteries and Mausoleums in order to allow for the expansion and operation of the Bluebonnet Hill Cemetery.

Zoning Case: ZC20-002

Applicant: Robert Reeves

Owner: Cary Grossi

Location: 5713 Colleyville Blvd

Property Description: Tract 2B and Tract 2B02, Abstract 180, in the J L Byas Survey

Present Zoning: AG Agricultural District

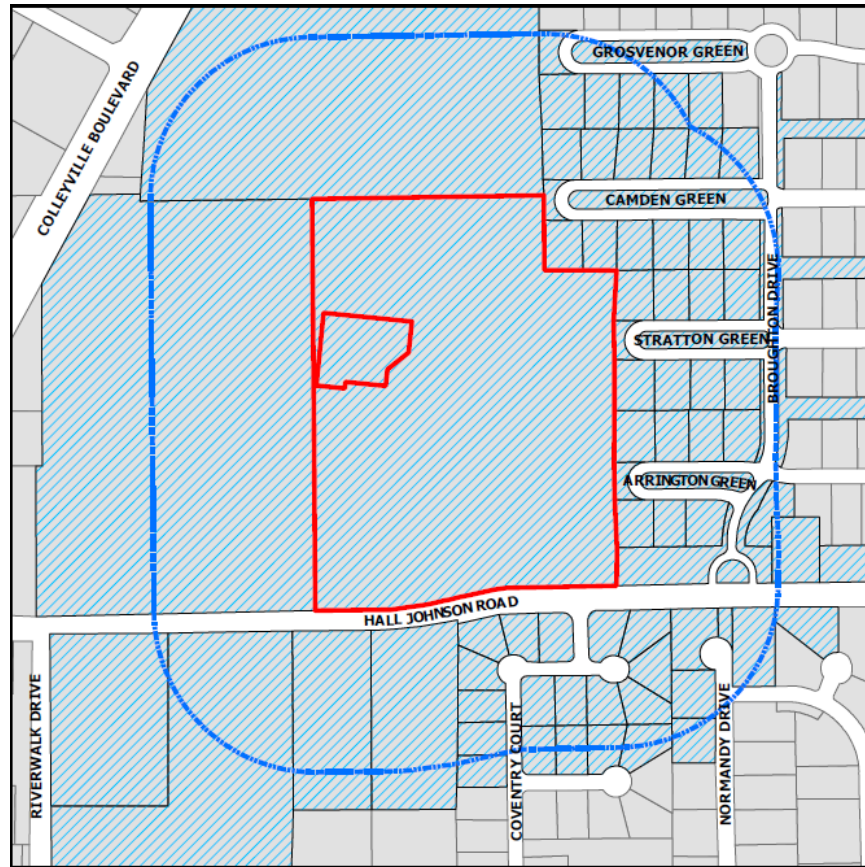
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

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

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

NOTICE OF PUBLIC HEARING

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



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 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-20-2112

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 25.69 ACRES ON TRACT 2B AND TRACT 2B02, ABSTRACT 180, IN THE J L BYAS SURVEY, LOCATED AT 5713 COLLEYVILLE BOULEVARD; AUTHORIZING A SPECIAL USE PERMIT FOR A CEMETERY OR MAUSOLEUM; 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. Case ZC20-002; and

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

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

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan 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 25.69 acres on Tract 2B and Tract 2B02, Abstract 180, in the J L Byas Survey, located at 5713 Colleyville Boulevard for a Special Use Permit for a cemetery and mausoleum, 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. This Special Use Permit shall only apply to the uses in combination of a cemetery and mausoleum as described in Exhibit "B".
- b. Grave site spoils are to be stored in the cemetery's maintenance area.
- c. No grave site or cemetery improvement shall be closer than 25 feet to the east property line with the exception of drainage improvements and landscaping.
- d. A minimum of 25 Nellie R. Stevens Holly shrubs shall be planted within the 25 foot setback area.
- e. A minimum of 55 #7 size Texas Privet shall be planted within the 25 foot setback area.

- f. A minimum 3 foot ornamental iron/tubular fence shall be constructed along Hall Johnson Road.
- g. A minimum 3 foot shrub row shall be planted along Hall Johnson Road.
- h. Drainage and swale/channel improvements shall be made along the eastern property line and within the Broughton Addition.
- i. No private mausoleum/crypt over 6 feet in height shall be allowed within 100 feet of Hall Johnson Road.

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 this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of March 2020.

The second reading and public hearing being conducted on the 17th day of March 2020.

PASSED AND APPROVED BY A VOTE OF ___ AYES, ___ NAYS, AND ___ ABSTENTIONS ON THIS THE 17TH DAY OF MARCH 2020.

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

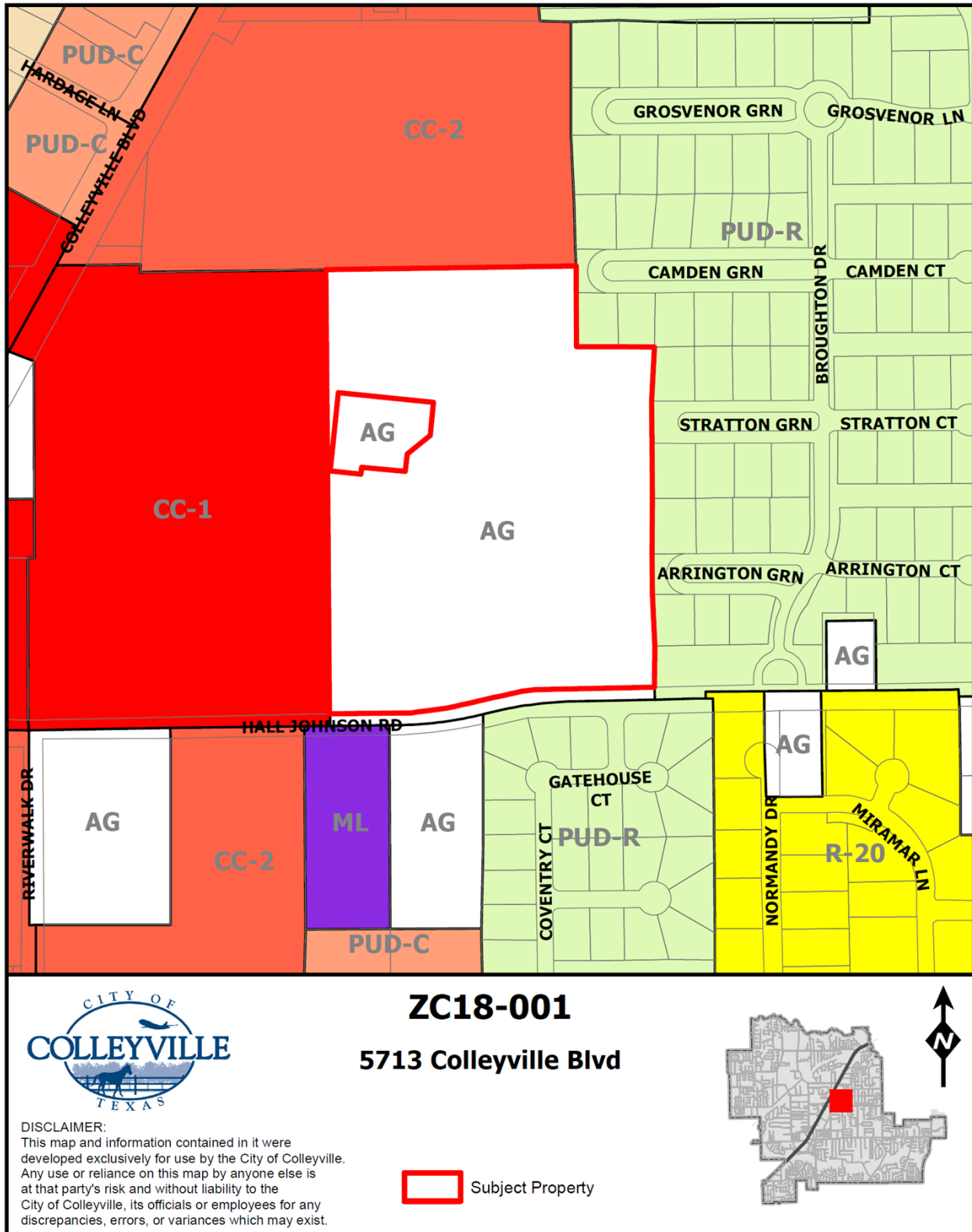


Exhibit "B" – Statement of Planning Objectives

Statement of Planning Objectives

Statement of Objectives
Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd. Colleyville, Texas 76034
January 13, 2020

This a request by Bluebonnet Hills Funeral Home and Memorial Park to rezone a 25.69 acre tract from an AG District to a CC-1 Village Retail District with a Specific Use Permit for cemeteries and mausoleums.

Background:

Bluebonnet Hills has been operating a funeral home and cemetery at this location since 1953. In the Spring of 2018, it began to expand gravesites into the far eastern portion of the cemetery when a zoning deficiency was discovered. This area is zoned AG and a zoning change was necessary to develop gravesites in this area. The approval of the zoning change and associate SUP would allow for the expansion and operation of the cemetery use. Therefore, Bluebonnet Hills filed an application for a zoning change, which was later denied on 6/11/18 based on the Planning and Zoning Commission concerns and opposition from adjacent residential property owners.

Response to neighbors:

Over the last eighteen months, Bluebonnet Hills has been working with the Broughton Homeowners Association, Stone Crest Estates Homeowners Association, and adjacent homeowners. Bluebonnet Hills has reached an agreement with the Broughton Homeowners Association, Exhibit C and anticipates reaching an agreement with the Stone Crest Estates Homeowners Association, Exhibit D. Based on these agreements and discussion with adjacent properties, this request for a Specific Use Permit is subject to the following conditions:

1) All undeveloped cemetery areas will be sodded with a ground cover and maintained in a healthy growing conditions by providing adequate water, fertilizer, or other necessary maintenance, Exhibit A.

2) Excess grave site spoils will be temporarily stored in the cemetery's maintenance area and periodically moved off site.

3) Sediment and debris located in the existing swale along the east property will be removed within three months from the passage of the ordinance approving the zoning. Great care will be taken to protect trees along the east and north property lines during this maintenance effort. Bluebonnet Hills agrees to replace any trees damaged during this process and agrees to maintain the existing swale as necessary unless the City of Colleyville requires an alternate process.

4) Bluebonnet Hills will contribute \$32,000.00 plus taxes and an additional \$4,000.00 for cost overage toward the dredging of the existing retention pond located in the common area of the

Statement of Planning Objectives

Broughton subdivision subject the provisions found in the agreement between Bluebonnet Hills and Broughton HOA, Exhibit C.

5) Bluebonnet Hills will construct a new concrete swale parallel to the existing swale extending from the northeast corner of the site to the inlet into Broughton's retention pond, Exhibits E & F.

6) Drainage from the cul-de-sac located near the northeast corner of the site will be redirected into the new concrete swale to minimize water discharges into the residential street.

7) Necessary regrading directing drainage from or parallel to the eastern property line toward the southeastern corner of the site will be initiated. Submittal of final engineering plans and required permits for drainage and swale design must be submitted to the City of Colleyville within three months from passage of the ordinance approving the zoning and construction must begin with begin with six months from City of approval for the plans and permits or a later date as determined by the City of Colleyville, Exhibits E & F.

8) All future site development must comply with City of Colleyville drainage and erosion control regulations in effect at the time of future site development.

9) A twenty-five-foot setback will be provided along the east property line, Exhibits B & G.

10) Landscaping shall be consistent with the Master Plan, Exhibit B, subject to the following provisions.

a) Plant a minimum of 25 Nellie R. Stevens Holly shrubs in the 25-foot setback area. Initially, shrubs will be 6 feet high and can mature up to 20 feet in height with a 15-foot spread.

b) Plant a minimum of 55 #7 size Texas Privet in the 25-foot setback as show on the Master Plant. The Texas Privet will mature to a height of 10 feet with an 8-foot spread.

c) Final plant location will be determined in the field in consultation with the Broughton HOA and planted within nine months of passage of the zoning ordinance or as directed by the City of Colleyville based on the optimum planting seasons.

d) Tree planting in the proposed cemetery use areas shall match tree patterns in the developed cemetery areas.

e) Bluebonnet Hills agrees to landscape the entire boarder backing up to Broughton property with a consistent landscaping plan as outlined above. Dead trees or shrubs will be replaced in accordance with the landscaping plan shown on the Master Plan, Exhibit B.

f) All planting will be irrigated.

Statement of Planning Objectives

11) Bluebonnet Hills will construct a minimum, 3-foot high ornamental iron/tubular fence along Hall Johnson Road as shown in the Master Plan, Exhibit B. The existing chain-link fence will be replaced with the new fence.

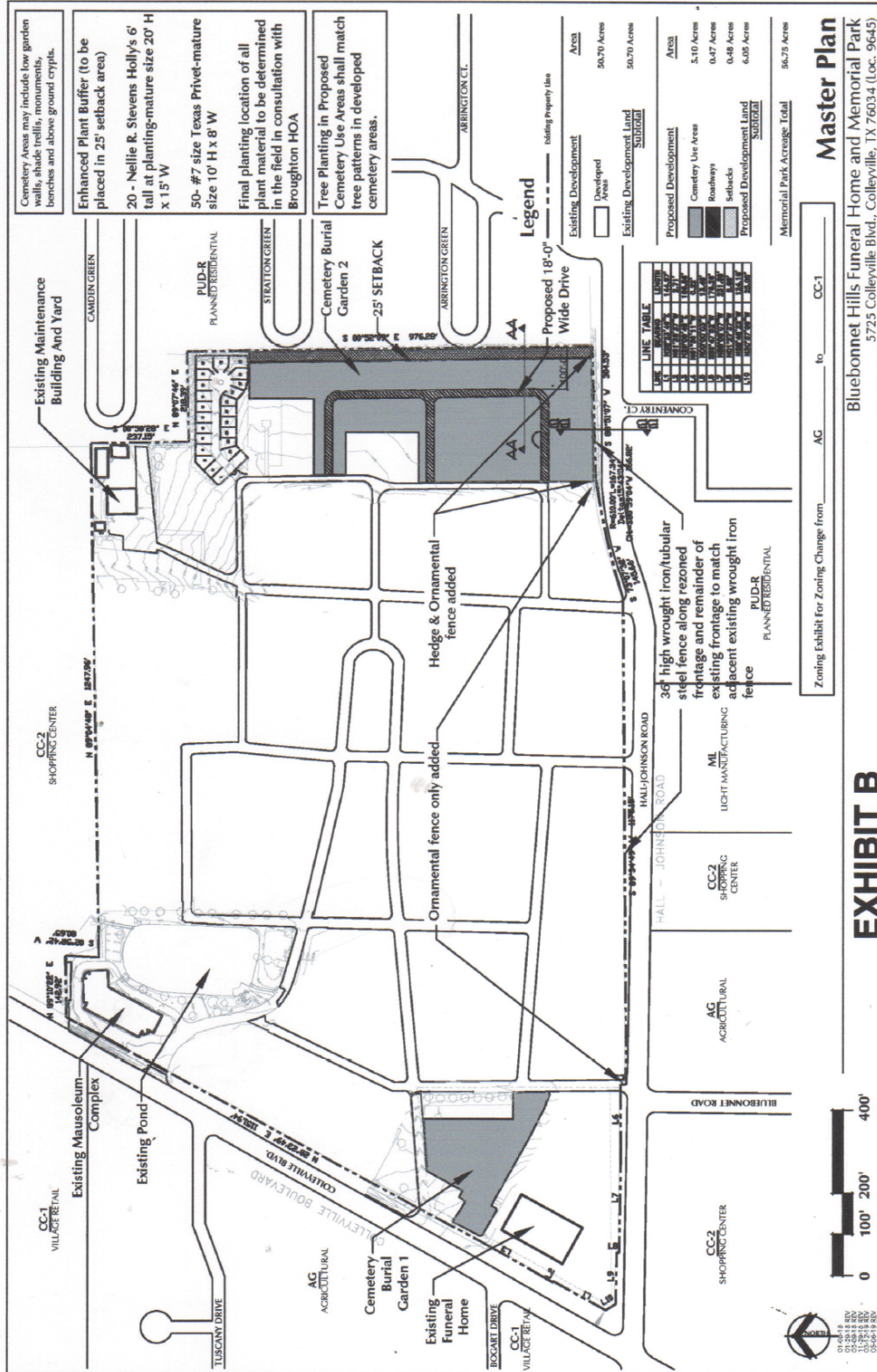
12) Bluebonnet Hills will plant a solid 3-foot high shrub row along Hall Johnson as shown on Exhibits B and H. The shrubs will be planted within three months from the passage of the rezoning ordinance or during optimum planting season, whichever is less time. The shrubs will be maintained at a height of 3 feet.

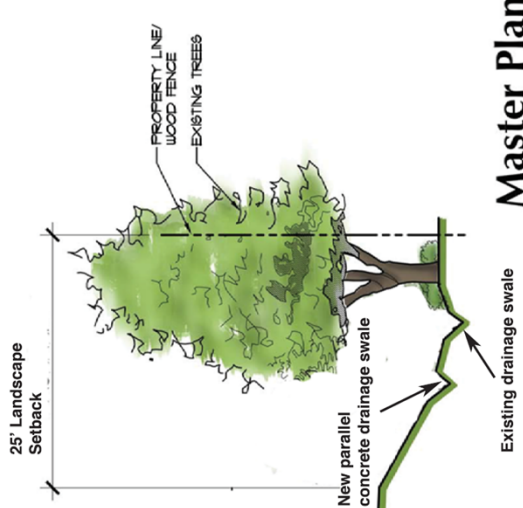
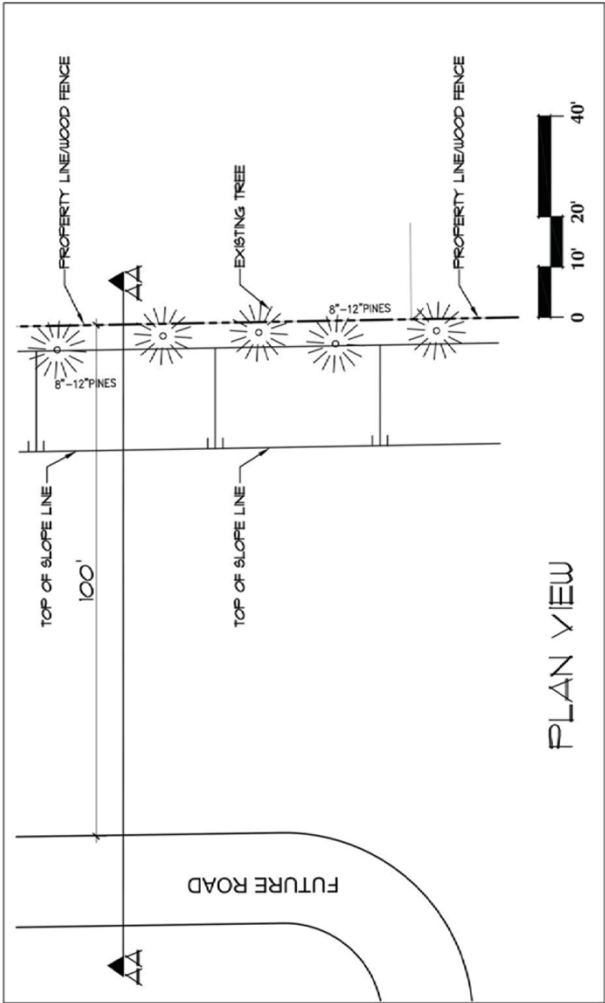
13) Bluebonnet Hills will plant evergreen trees as grave sites are developed consistent with the current tree coverage. All trees and plants will be irrigated and will be replaced on a timely basis if they should die.

Conclusion:

Bluebonnet Hills appreciates the time that neighbors spent working with it to reach an agreement and respectfully request the support of the Planning and Zoning Commission and City Council.

Exhibit "C" – Zoning Exhibit





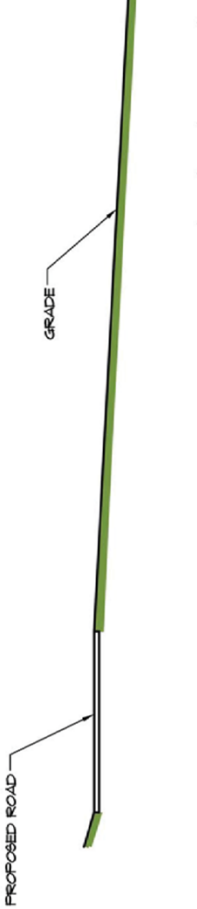
Master Plan

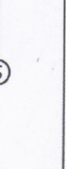
Bluebonnet Hills Funeral Home and Memorial Park
 5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)
 11/27/18

EXHIBIT G



Section AA







Existing view of Bluebonnet Hills site frontage at Hall Johnson Road



Proposed view of Bluebonnet Hills site frontage at Hall Johnson Road

EXHIBIT H





City of Colleyville City Council Agenda Briefing

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

Agenda Number 5c

Agenda Date 3/3/2020

Number Ordinance O-20-2113

Type Ordinance

Department Community Development

Title

Consideration of a zoning change request from the PUD-C Planned Unit Development – Commercial district to the PUD-C Planned Unit Development – Commercial district for the Heritage Farms addition, being Lots 1-3, Block A, Heritage Farms, located at 913 Cheek-Sparger Road, 3808 Wayne Drive, and 3900 Bedford Court, Case ZC19-009

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading & Public Hearing

Don Stephens, the applicant, has submitted a request to rezone the 18.45 acre property located at 913 Cheek Sparger Road, 3808 Wayne Drive, and 3900 Bedford Court from PUD-C Planned Unit Development-Commercial 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 senior living community for the property.

Existing Conditions/Background: The subject property is platted as Lots 1, 2, and 3, Block A, of the Heritage Farms Addition and is currently undeveloped. The applicant proposes to develop the property into a Senior Living Community. The current zoning was approved in 2012 and allows for a senior living community, but it never developed.

Proposed Zoning Change:

Request – The request is to rezone from the PUD-C Planned Unit Development Commercial to the PUD-C Planned Unit Development - Commercial district. The request is to construct a senior living community development that is restricted to individuals 55 years old and above.

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, with the proposed new configuration and a decrease in the number of units, necessitates the change in zoning and request for a new PUD-C Planned Unit Development-Commercial district. This property has zoning, which was approved in 2012, for a senior living community. At that time, the total unit count was 281 units to include 162 independent units, 74 assisted living units, and 45 memory support units. The average independent living units were between 625 s.f. – 1,200 s.f. The height of the buildings were approved up to 2 ½ stories. Total project size was 321,500 s.f. with 282 parking spaces. The buildings were also not connected to each other and there was a retail building to be constructed along Cheek Sparger Road.

Per the proposed PUD, this project is requesting to significantly vary from the 2012 ordinance. The request includes 164 independent living units, 32 assisted living units, and 24 memory care units. This is a reduction in the total unit count from 281 units to 220 units. The average independent unit size is increased to 850 s.f. – 1,400 s.f. The height of the buildings is proposed to be two stories. The total project size is 326,700 s.f. with 371 parking spaces in Phase I and 33 spaces in Phase II, for a total of 404 spaces. The exterior walls of the buildings shall be a minimum of 50 percent masonry materials. The buildings are connected and there is no retail building proposed. This development would provide 50 percent common open space.

Regarding public improvements, the current PUD-C district requires the developer to improve the intersection of Cheek Sparger Road and Bedford Road/Bedford Court with a roundabout. The applicant is still committed to the requirement but is evaluating the level of participation with the improvement. The applicant will also add a right-turn-only lane to northbound Wayne Drive where it intersects Cheek Sparger Road. A City/Developer Agreement (CDA) shall be accepted prior to any applications by the developer and City Council. Additionally, the developer is proposing a Payment in Lieu of Taxes, or PILOT, payment to the City to offset the increase in Emergency Medical Costs from this project.

The Land Development Code only allows the proposed senior living community with Planned Unit Development Commercial zoning.

Surrounding Development: Property to the south and east is located in the City of Bedford and has developed with single family homes. Property to the north has CC-1 Village Retail zoning and PUD-R Planned Unit Residential zoning and has developed with commercial uses south of Cheek Sparger Road and residential uses with single family homes north of Cheek Sparger Road. Property to the west has PUD-C Planned Unit Commercial zoning and has developed as Colleyville Covenant Christian Academy.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates the subject property and most of the property near this location along Cheek Sparger is planned for future commercial use. The addition of the senior living

community 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 project reduces the number of units while maintaining 50% of pervious cover.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval of the request as presented at their February 10, 2020 meeting by a vote of 4-1.

Financial Impact

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

Recommendation

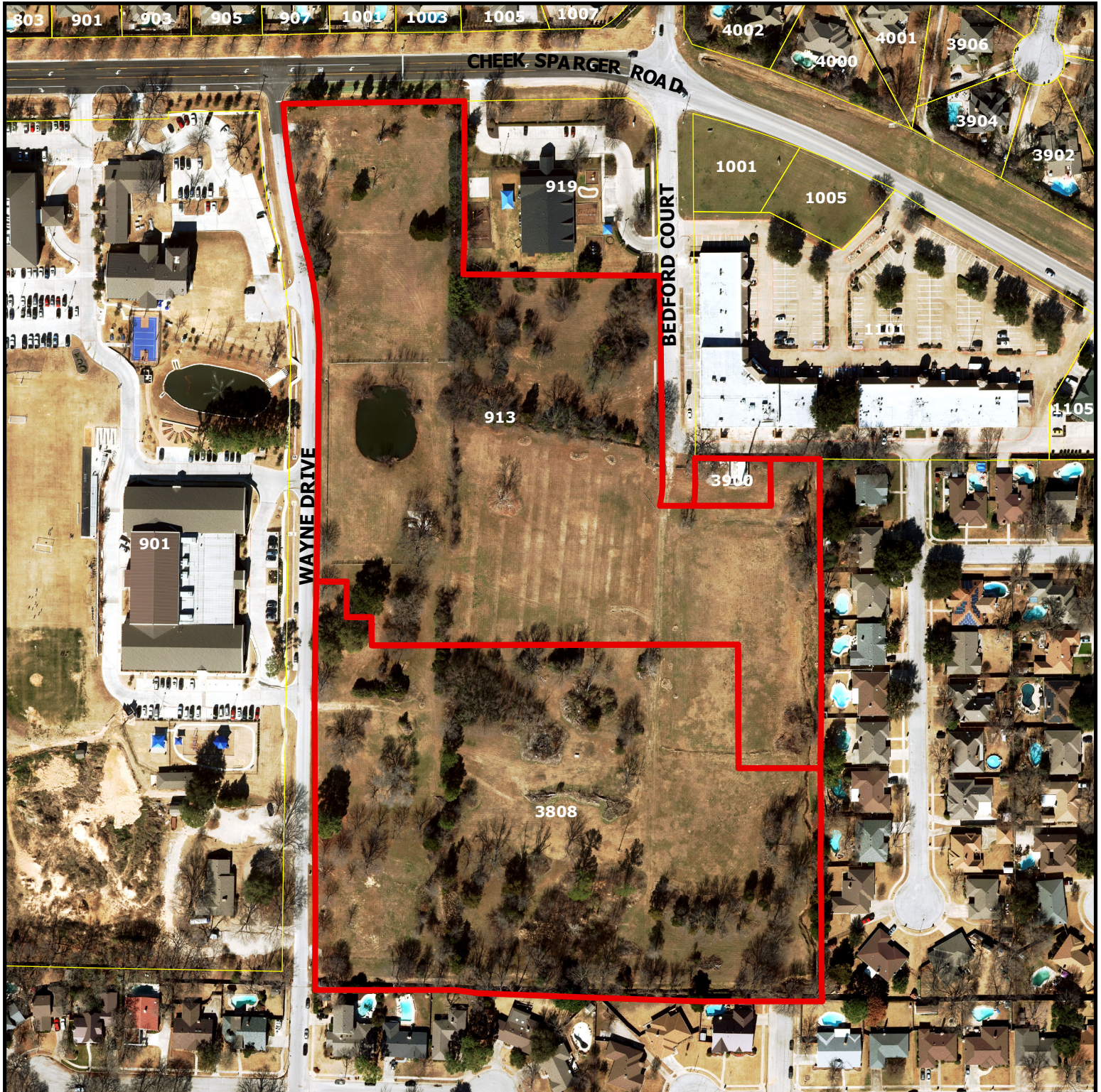
Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan

6. Aerial View of Current Tree Site
7. Tree Preservation Plan
8. Building Elevations
9. Perimeter Wood Fencing Exhibit
10. Parking Shade Structure Exhibit
11. Comparison Matrix for Proposed Plan
12. PUD Ordinances O-12-1832
13. Proposed PUD Ordinance Amendments
14. Economic Development Plan
15. Traffic Study
16. Building Entrance Rendering
17. MRC Existing vs Proposed Water Surface Elevations
18. MRC Cross Sections
19. MRC Prop Site Plan and Ponds
20. MRC Preliminary Drainage Analysis Report
21. Notification Map
22. Notification List
23. Property Owner Notification
24. Letters of Opposition
25. Ordinance O-20-2113

Aerial Map



ZC19-009

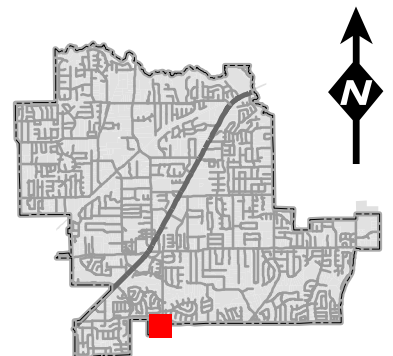
**913 Cheek Sparger Rd,
3808 Wayne Dr, and 3900 Bedford Ct**

DISCLAIMER:

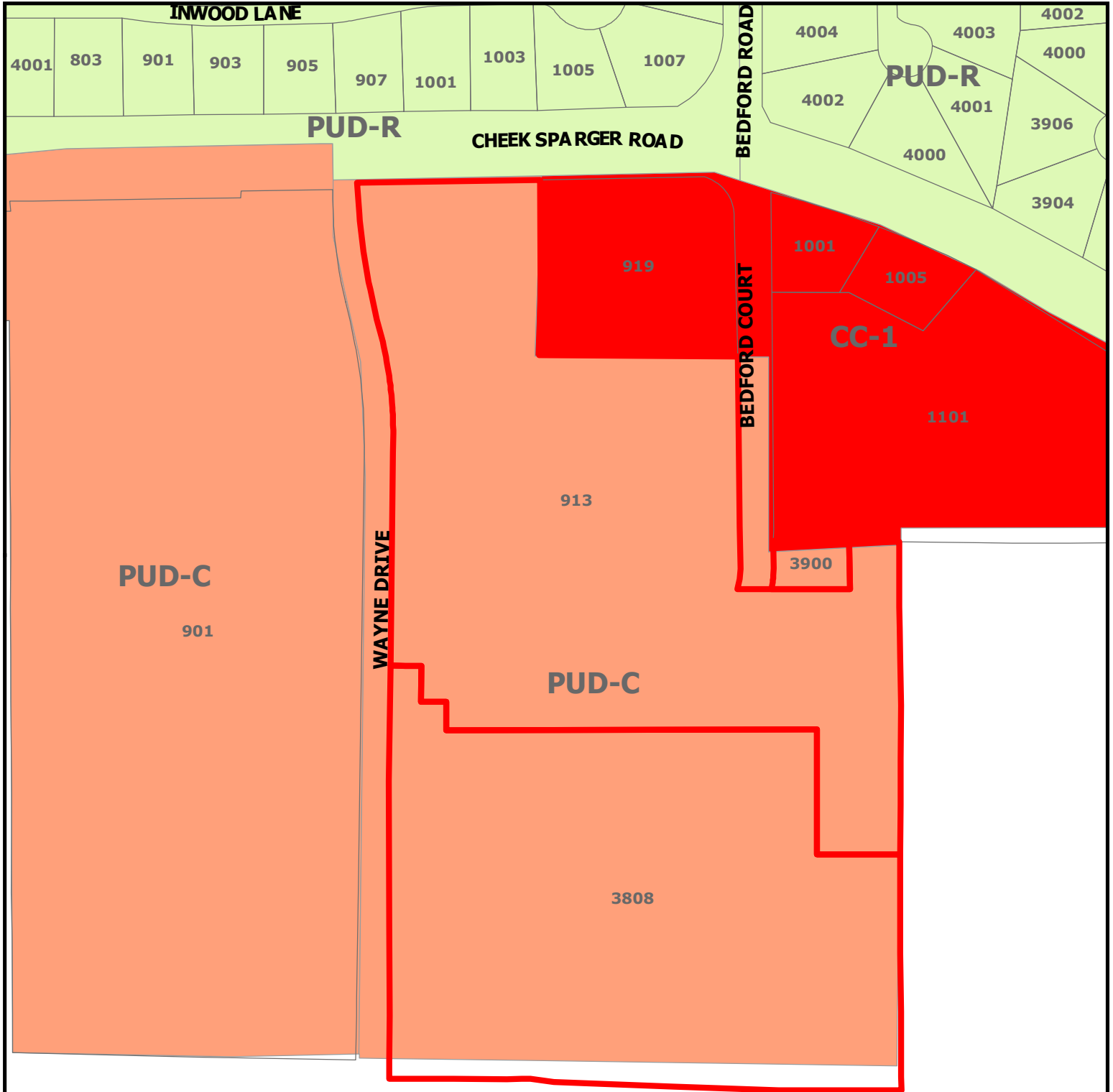
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Subject Property



Zoning Map



ZC19-009

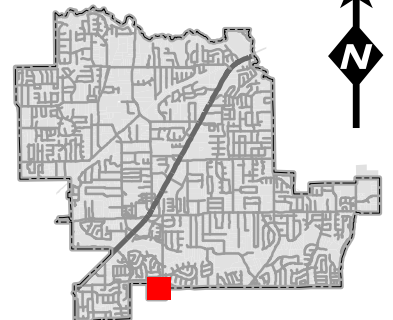
**913 Cheek Sparger Rd,
3808 Wayne Dr, and 3900 Bedford Ct**

DISCLAIMER:

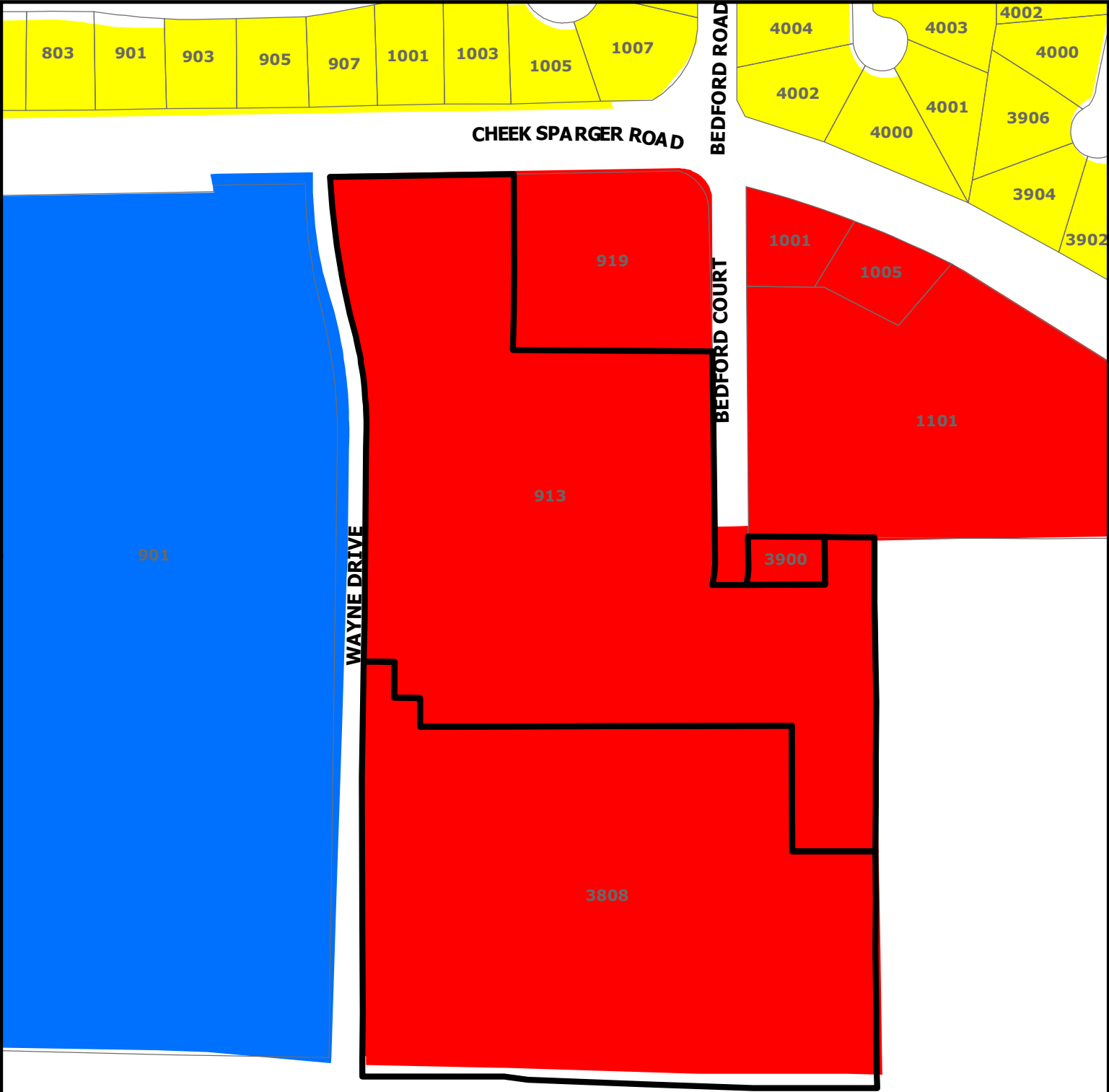
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Subject Property



Future Land Use Map



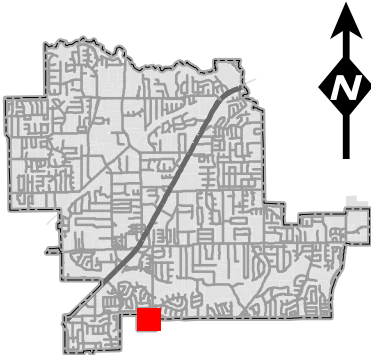
ZC19-009

**913 Cheek Sparger Rd,
3808 Wayne Dr, and 3900 Bedford Ct**



DISCLAIMER:
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-  Subject Property
-  Residential
-  Commercial
-  Institutional



Statement of Planning Objectives

Colleyville Senior Living Community

Statement of Planning Objectives

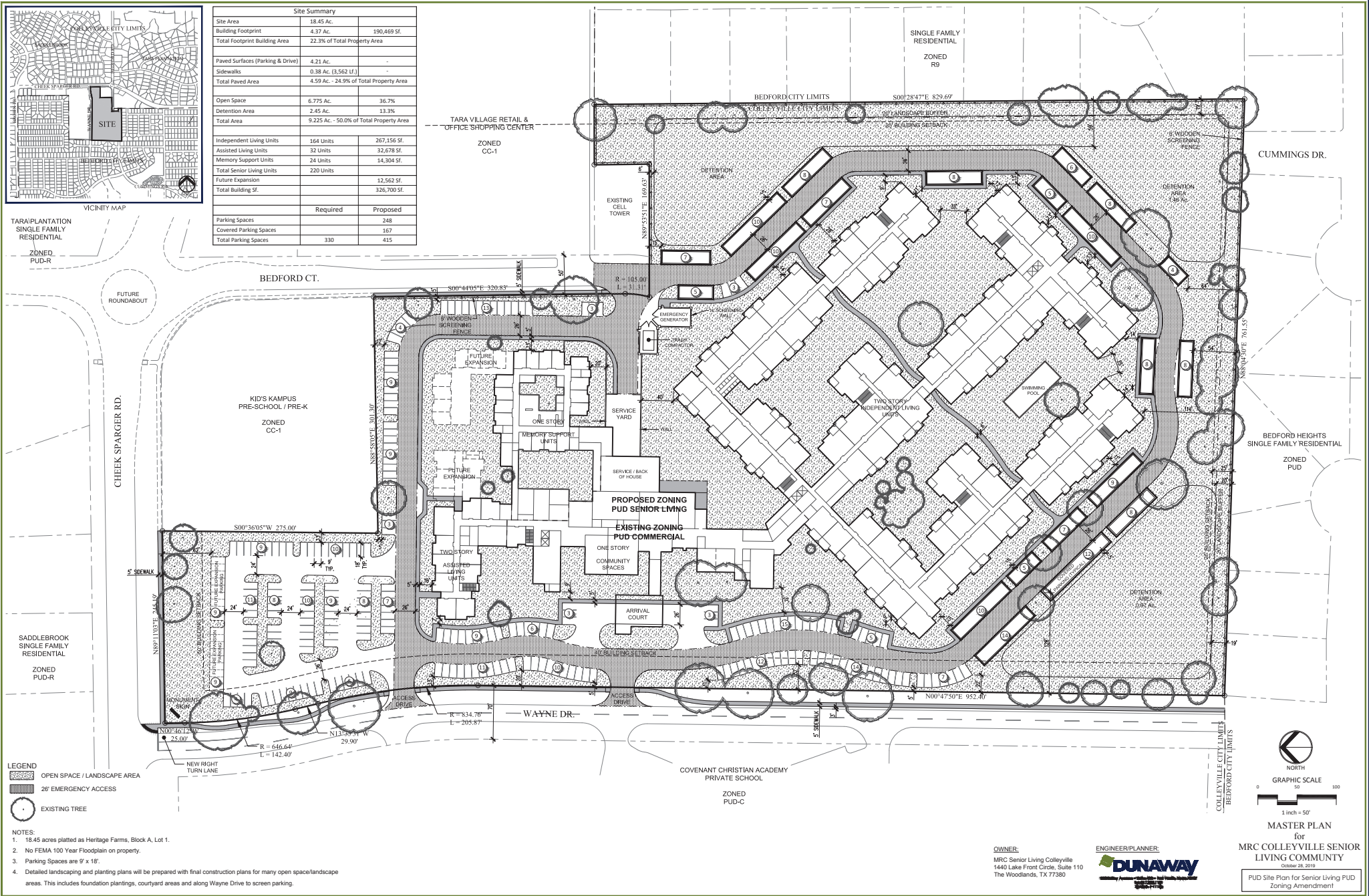
The Colleyville Senior Living Community will provide a master planned, life care retirement community with three levels of service: independent living (IL), assisted living (AL), and memory support (MS).

The project is designed to be compatible with the surrounding land uses and will be in conformance with the intent parameters of the existing PUD zoning.

The previous retail/office component has been eliminated and the number of living units has been decreased to reduce the intensity of the use and to decrease traffic volumes. Additionally, the previously detached buildings will now be connected, which will allow for improved internal resident circulation and for more efficient delivery of services.

The site plan layout will provide over 50% open space and will protect existing trees or plant replacement trees, when necessary. This design will provide quality outdoor spaces for the residents and their families.

Site Plan

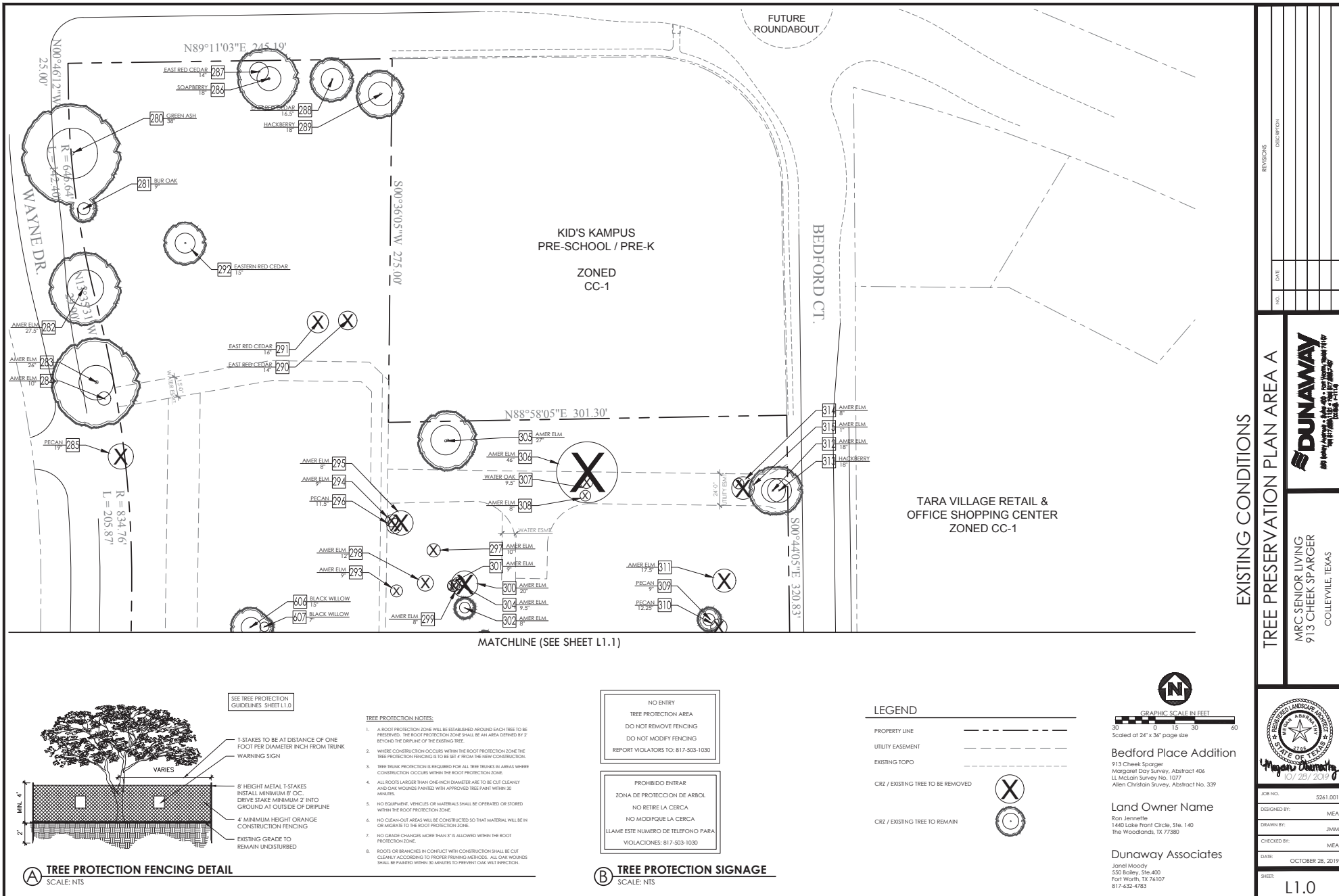


Site Aerial

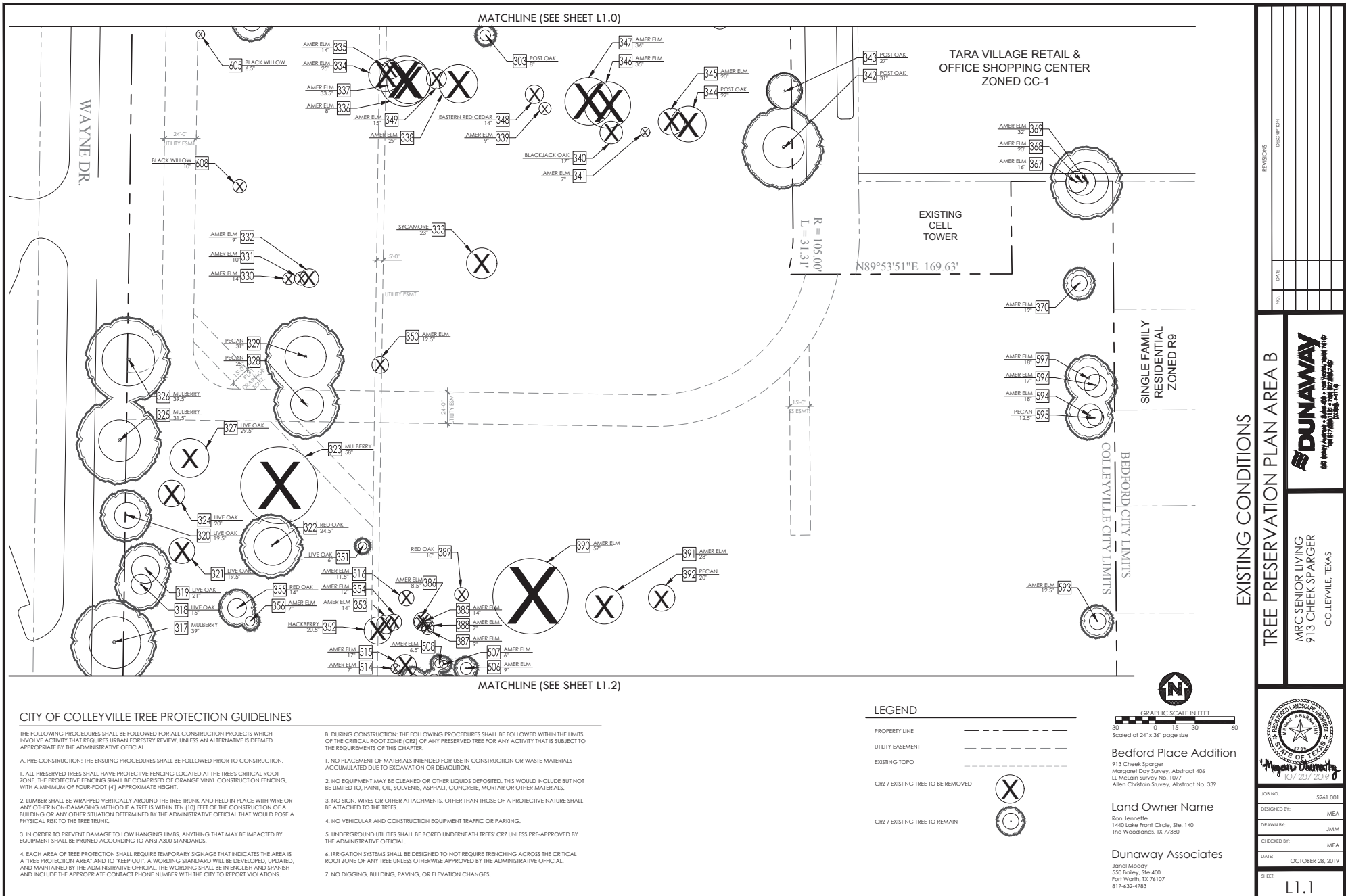
18.45 Gross Acres



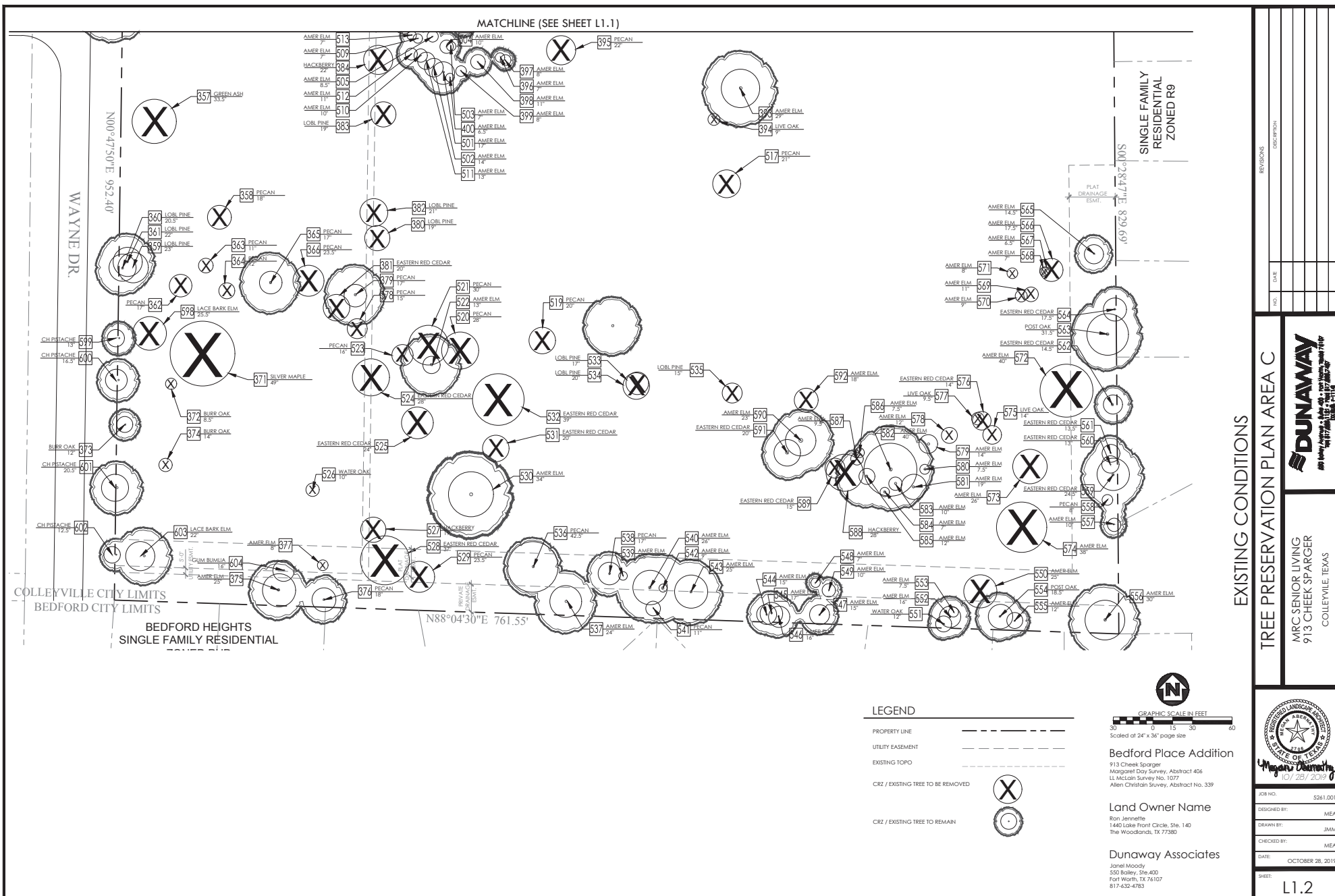
Tree Preservation Plan



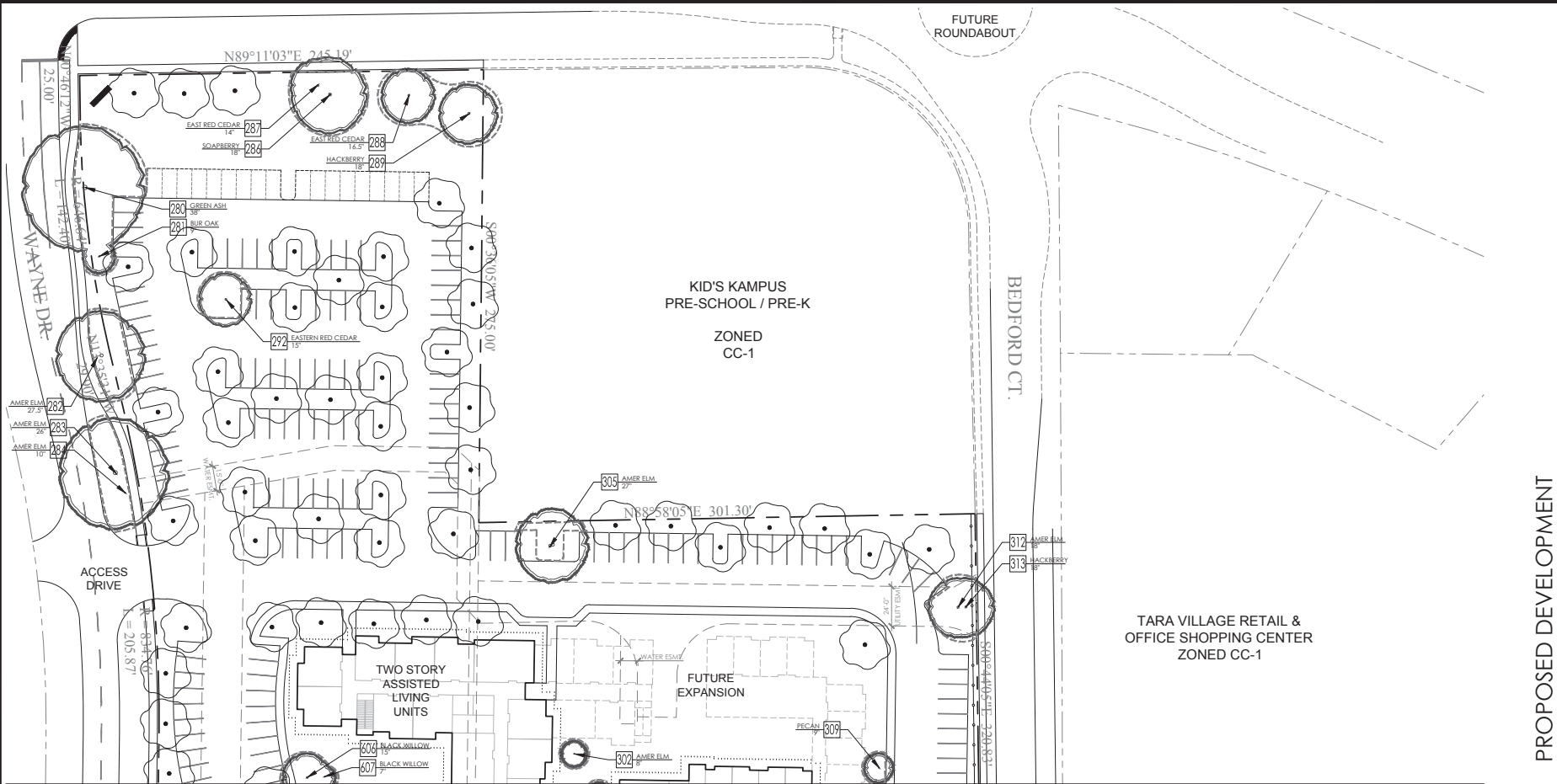
Tree Preservation Plan



Tree Preservation Plan



Tree Preservation Plan



MATCHLINE (SEE SHEET L1.4)

PLANT SCHEDULE

LARGE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	CONT.	HEIGHT	SPREAD
	PLT	132	PROPOSED LARGE TREE	PROPOSED LARGE TREE	3"	65 GAL	12'-14'	5'-7'

LEGEND

PROPERTY LINE	
UTILITY EASEMENTS	
EXISTING TOPO	
COM BUILDING ENVELOPE	
EXISTING TREE TO REMAIN	
TREE PROTECTION FENCING	
REF. L1.3 FOR DETAIL	
PROPOSED LARGE TREE	



Bedford Place Addition
913 Cheek Sparger
Margaret Day Survey, Abstract 406
LL McClain Survey No. 1077
Allen Christian Survey, Abstract No. 339

Land Owner Name
Ron Jennette
1440 Lake Front Circle, Ste. 140
The Woodlands, TX 77380

Dunaway Associates
Janet Moody
550 Bailey, Ste. 400
Fort Worth, TX 76107
817-632-4783

PROPOSED DEVELOPMENT

TREE PRESERVATION PLAN AREA A

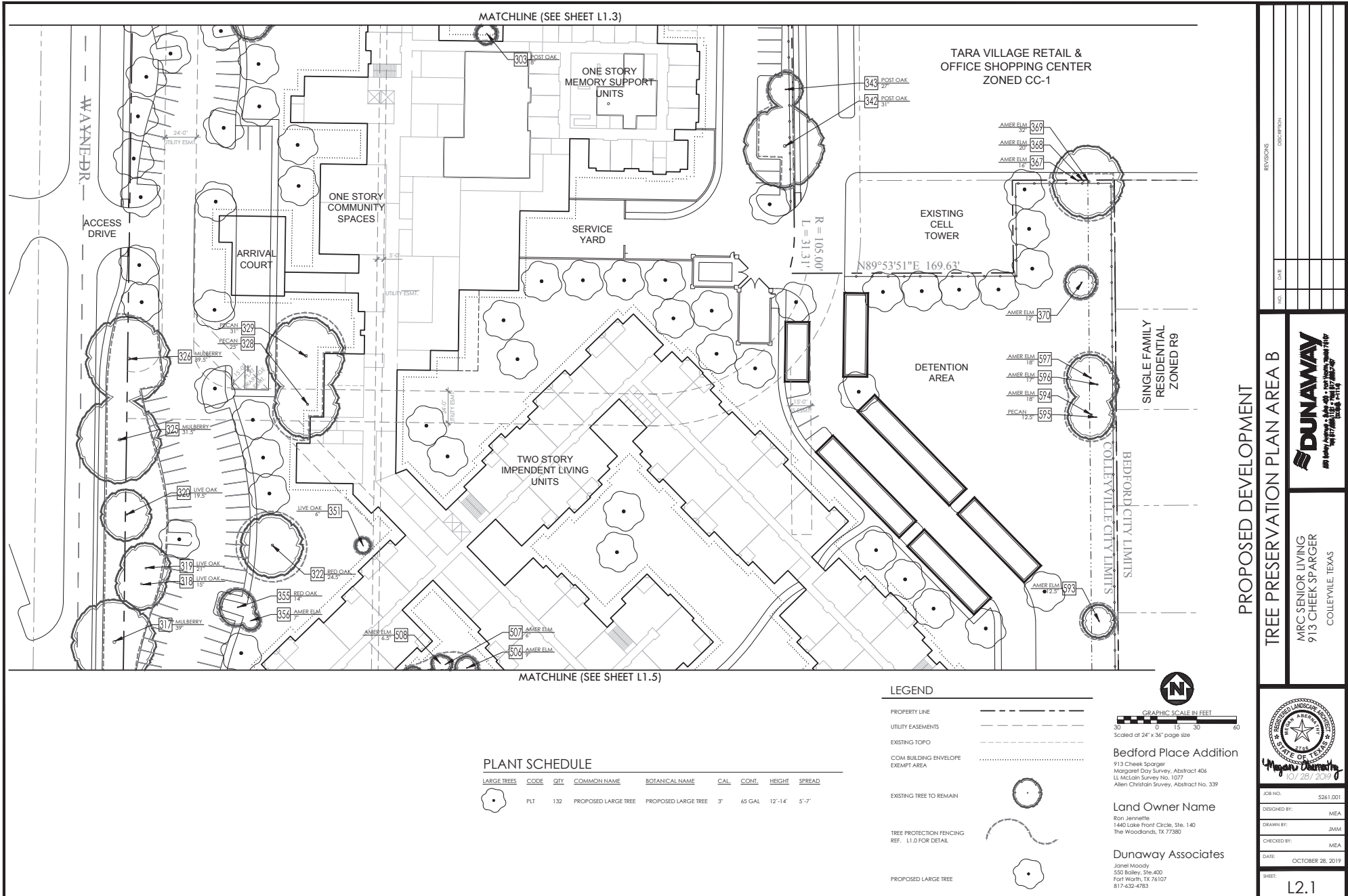


MRC SENIOR LIVING
913 CHEEK SPARGER
COLLEEVILLE, TEXAS

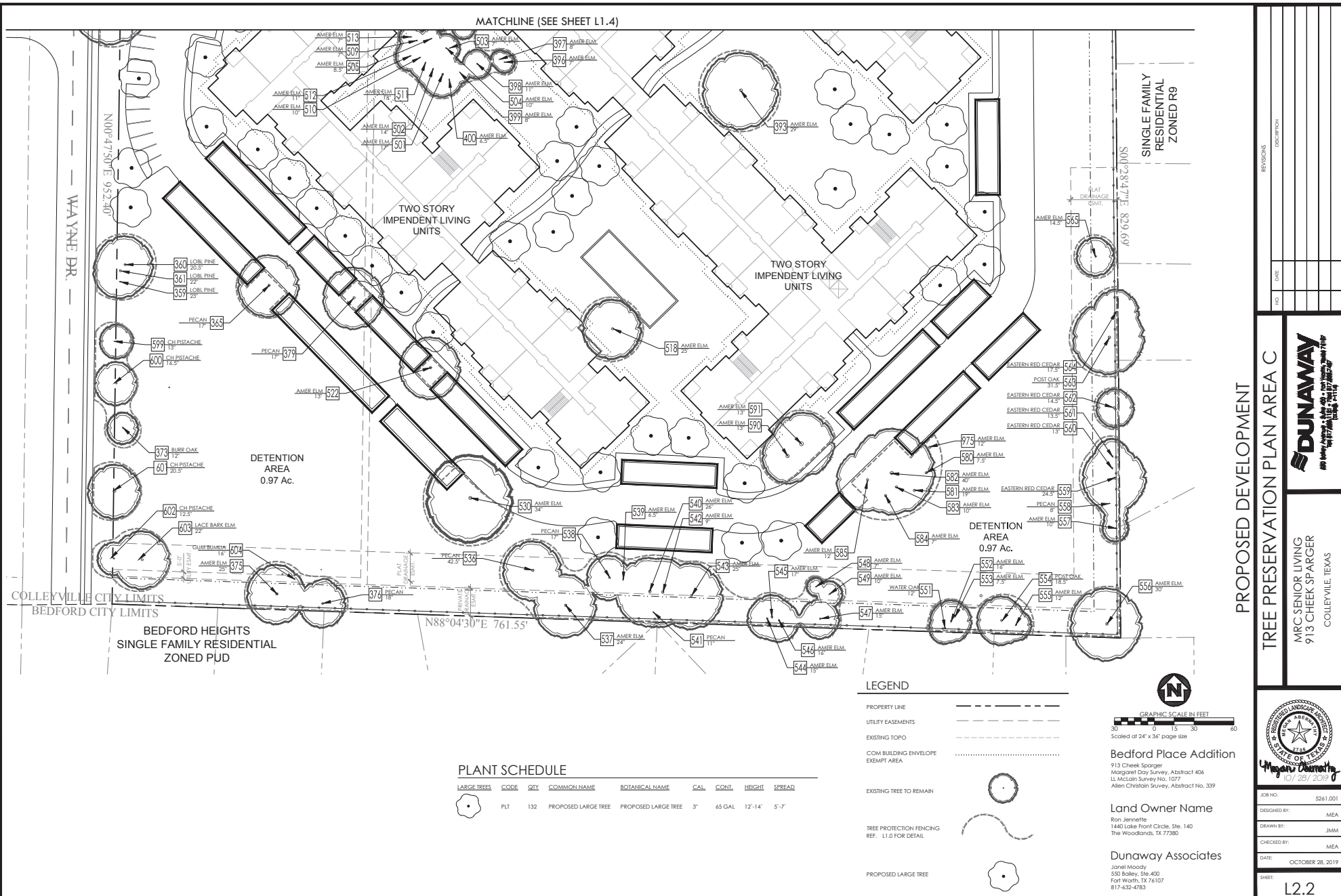


JOB NO.	5261.001
DESIGNED BY:	MEA
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	OCTOBER 28, 2019
SHEET:	L2.0

Tree Preservation Plan



Tree Preservation Plan



Tree Preservation Plan

TAG NUMBER	CAULPER INCHES	CANOPY SF	SPECIES	EXCLUSIONS	REMOVE/PRESERVE
1281	9	254.3	Burr Oak / HERITAGE		PRESERVE
1282	38	4584.2	Green Oak / HERITAGE		PRESERVE
1283	25	2122.6	American Elm / HERITAGE	OFFSITE	PRESERVE
1284	10	314.0	American Elm	OFFSITE	PRESERVE
1285	19	1133.5	Pecan	OFFSITE	PRESERVE
1286	18	1017.4	Hackberry		PRESERVE
1287	14	615.4	Eastern Red Cedar		PRESERVE
1288	15	624.8	Eastern Red Cedar		PRESERVE
1289	18	1017.4	Hackberry	NON-PROTECTED	PRESERVE
1290	14	615.4	Eastern Red Cedar		PRESERVE
1291	16	801.8	Eastern Red Cedar		PRESERVE
1292	15	706.5	Eastern Red Cedar		PRESERVE
1293	9	254.3	American Elm	CBE	REMOVE
1294	11.5	415.3	American Elm	CBE	REMOVE
1295	9	254.3	American Elm	CBE	REMOVE
1296	10.7	1017.4	American Elm	CBE	REMOVE
1297	10	314.0	American Elm	CBE	REMOVE
1298	12	451.2	American Elm	CBE	REMOVE
1299	8	201.0	American Elm	CBE	REMOVE
1300	9.5	283.4	American Elm	CBE	REMOVE
1301	5	254.3	American Elm	CBE	REMOVE
1302	8	201.0	American Elm		PRESERVE
1303	8	201.0	Post Oak		PRESERVE
1304	10	1256.0	American Elm	CBE	REMOVE
1305	27	2289.1	American Elm / HERITAGE		PRESERVE
1306	46	6644.2	American Elm, multi / HERITAGE	EXEMPT-CT	REMOVE
1307	9.5	283.4	Water Oak		REMOVE
1308	8	201.0	American Elm		REMOVE
1309	8	254.3	Pecan		PRESERVE
1310	12.5	490.6	Pecan		REMOVE
1311	17.5	961.6	American Elm		REMOVE
1312	10.7	1017.4	American Elm		PRESERVE
1313	18	1017.4	Hackberry	NON-PROTECTED	PRESERVE
1314	8	201.0	American Elm		REMOVE
1315	17	807.5	American Elm, multi		REMOVE
1317	39	4775.9	Mulberry / HERITAGE	OFFSITE	PRESERVE
1318	15	706.5	Live Oak		PRESERVE
1319	21	1184.7	Live Oak		PRESERVE
1320	13.5	1184.0	Live Oak		PRESERVE
1321	11.5	1184.0	Live Oak		REMOVE
1322	24.5	1884.9	Red Oak		PRESERVE
1323	58	10668.0	Mulberry / HERITAGE	EXEMPT-CT	REMOVE
1324	20	1256.0	Live Oak		REMOVE
1325	31.5	3115.7	Mulberry / HERITAGE	OFFSITE	PRESERVE
1326	39.5	4899.2	Mulberry, multi / HERITAGE		PRESERVE
1327	27.5	2712.6	Live Oak, multi / HERITAGE		REMOVE
1328	25	1962.5	Pecan / HERITAGE		PRESERVE
1329	31	3517.5	Pecan / HERITAGE		PRESERVE
1330	9	254.3	American Elm	CBE	REMOVE
1331	10	314.0	American Elm	CBE	REMOVE
1332	14	615.4	American Elm	CBE	REMOVE
1333	23	1661.1	Sycamore	CBE	REMOVE
1334	25	1962.5	American Elm / HERITAGE		REMOVE
1335	14	615.4	American Elm	CBE	REMOVE
1336	8	201.0	American Elm	CBE	REMOVE
1337	33.5	3512.9	American Elm / HERITAGE		REMOVE
1338	29	2840.7	American Elm / HERITAGE		REMOVE
1339	9	254.3	American Elm	CBE	REMOVE
1340	17	807.5	Blackjack Oak / HERITAGE		REMOVE
1341	7	359.9	American Elm	CBE	REMOVE
1342	31	3517.5	Post Oak / HERITAGE		PRESERVE
1343	27	2289.1	Post Oak		PRESERVE
1344	27	2289.1	Post Oak, multi / HERITAGE	CBE	REMOVE
1345	20	1256.0	American Elm	CBE	REMOVE
1346	35	3846.5	American Elm / HERITAGE		REMOVE
1347	36	4089.4	American Elm / HERITAGE		REMOVE
1348	14	615.4	Eastern Red Cedar	CBE	REMOVE
1349	15	706.5	American Elm	CBE	REMOVE
1350	12.5	490.6	American Elm	CBE	REMOVE
1351	6	111.0	Live Oak		PRESERVE
1352	20.5	1319.6	Hackberry, multi	NON-PROTECTED	REMOVE
1353	14	615.4	American Elm		REMOVE
1354	12	451.2	American Elm		REMOVE
1355	14	615.4	Red Oak		PRESERVE
1356	7	359.9	American Elm		PRESERVE
1357	33.5	3512.9	Green Ash		REMOVE
1358	18	1017.4	Pecan		REMOVE
1359	23	1461.1	Live Oak		PRESERVE
1360	20.5	1319.6	Live Oak		PRESERVE
1361	22	1518.8	Live Oak		PRESERVE
1362	17	807.5	Pecan		REMOVE
1363	11	379.9	Pecan		REMOVE
1364	12	451.2	Pecan		REMOVE
1365	17	807.5	Pecan, multi		PRESERVE
1366	23.5	1784.1	Pecan, multi		REMOVE
1367	16	801.8	American Elm		PRESERVE
1368	20	1256.0	American Elm		PRESERVE
1369	32	3215.4	American Elm / HERITAGE		PRESERVE
1370	12	451.2	American Elm		PRESERVE
1371	49	7539.1	Silver Maple, multi / HERITAGE	EXEMPT-CT	REMOVE
1372	8.5	226.9	Burr Oak		REMOVE
1373	12	451.2	Burr Oak		PRESERVE
1374	10	314.0	Burr Oak		REMOVE
1375	25	1962.5	American Elm / HERITAGE		PRESERVE
1376	18	1017.4	Pecan		PRESERVE
1377	8	201.0	American Elm		REMOVE
1378	15	706.5	Pecan, multi		REMOVE
1379	17	807.5	Pecan		PRESERVE

TAG NUMBER	CAULPER INCHES	CANOPY	SPECIES	EXCLUSIONS	REMOVE/PRESERVE
1380	13.5	1173.5	Live Oak		PRESERVE
1381	20	1256.0	Eastern Red Cedar		REMOVE
1382	21	1266.7	Live Oak	CBE	REMOVE
1383	19	1133.5	Live Oak	CBE	REMOVE
1384	22	1518.8	Hackberry	CBE/NON-PROTECTED	REMOVE
1385	14	615.4	American Elm	CBE	REMOVE
1386	8.5	226.9	American Elm		REMOVE
1387	9	254.3	American Elm	CBE	REMOVE
1388	7	133.9	American Elm	CBE	REMOVE
1389	10.5	346.2	Red Oak		REMOVE
1390	15	1621.9	American Elm, multi / HERITAGE	EXEMPT-CT	REMOVE
1391	28	2461.8	American Elm / HERITAGE		REMOVE
1392	20	1256.0	Pecan, multi	CBE	REMOVE
1393	20	2461.7	American Elm, multi / HERITAGE		PRESERVE
1394	9	254.3	Live Oak	CBE	REMOVE
1395	22	1518.8	Pecan		REMOVE
1396	7	133.9	American Elm		PRESERVE
1397	8	201.0	American Elm		PRESERVE
1398	11	379.9	American Elm		PRESERVE
1399	8	201.0	American Elm		PRESERVE
1400	6.5	132.7	American Elm		PRESERVE
1401	17	807.5	American Elm		REMOVE
1402	14	615.4	American Elm		PRESERVE
1403	7	133.9	American Elm		PRESERVE
1404	20	2461.8	American Elm		PRESERVE
1405	8.5	226.9	American Elm		PRESERVE
1406	9	254.3	American Elm		PRESERVE
1407	6	111.0	American Elm		PRESERVE
1408	6.5	132.7	American Elm		PRESERVE
1409	7	133.9	American Elm		PRESERVE
1410	10	314.0	American Elm, multi		PRESERVE
1411	13	530.7	American Elm		PRESERVE
1412	13	530.7	American Elm		PRESERVE
1413	7	133.9	American Elm		PRESERVE
1414	7	133.9	American Elm		REMOVE
1415	15	807.5	American Elm, multi	CBE	REMOVE
1416	11.5	415.3	American Elm, multi	CBE	REMOVE
1417	24	1884.7	Pecan	CBE	REMOVE
1418	15	1962.5	American Elm / HERITAGE		PRESERVE
1419	20	1256.0	Pecan, multi	CBE	REMOVE
1420	28	2461.8	Pecan / HERITAGE	CBE	REMOVE
1421	30	2835.0	Pecan / HERITAGE		REMOVE
1422	13	530.7	American Elm		PRESERVE
1423	13	801.8	Pecan		REMOVE
1424	28	2461.8	Eastern Red Cedar / HERITAGE		REMOVE
1425	24	1884.6	Eastern Red Cedar		REMOVE
1426	19	1314.0	Water Oak		REMOVE
1427	19	1133.5	Hackberry	NON-PROTECTED	REMOVE
1428	17	4296.7	Eastern Red Cedar, multi / HERITAGE	EXEMPT-CT	REMOVE
1429	21.5	1734.1	Pecan		REMOVE
1430	34	3629.8	American Elm, multi / HERITAGE		PRESERVE
1431	20	1256.0	Eastern Red Cedar		REMOVE
1432	39	4775.9	Eastern Red Cedar, multi / HERITAGE	CBE	REMOVE
1433	17	807.5	Live Oak	CBE	REMOVE
1434	20	1256.0	Live Oak	CBE	REMOVE
1435	15	706.5	Live Oak	CBE	REMOVE
1436	42.5	5071.6	Pecan, multi / HERITAGE		PRESERVE
1437	25	1884.6	American Elm		PRESERVE
1438	17	807.5	Pecan		PRESERVE
1439	6.5	132.7	American Elm		PRESERVE
1440	26	2322.6	American Elm / HERITAGE		PRESERVE
1441	11	379.9	Pecan		PRESERVE
1442	9	254.3	American Elm		PRESERVE
1443	25	1962.5	American Elm, multi / HERITAGE		PRESERVE
1444	15	706.5	American Elm		PRESERVE
1445	17	807.5	American Elm		PRESERVE
1446	16	801.8	American Elm		PRESERVE
1447	15	706.5	American Elm		PRESERVE
1448	7	133.9	American Elm		PRESERVE
1449	30	314.0	American Elm		PRESERVE
1450	25	1962.5	American Elm / HERITAGE		REMOVE
1451	12	451.2	Water Oak		PRESERVE
1452	16	801.8	American Elm		PRESERVE
1453	7.5	174.6	American Elm		PRESERVE
1454	18.5	1074.7	Post Oak / HERITAGE		PRESERVE
1455	12	451.2	American Elm		PRESERVE
1456	30	2024.0	American Elm / HERITAGE		PRESERVE
1457	10	314.0	American Elm		PRESERVE
1458	8	201.0	Pecan, multi		PRESERVE
1459	24.5	1884.8	Eastern Red Cedar		PRESERVE
1460	13	530.7	Eastern Red Cedar		PRESERVE
1461	13.5	572.3	Eastern Red Cedar		PRESERVE
1462	14.5	666.2	Eastern Red Cedar		PRESERVE
1463	21.5	2115.7	Post Oak, multi / HERITAGE		PRESERVE
1464	17.5	861.6	Eastern Red Cedar		PRESERVE
1465	14.5	666.2	American Elm, multi		PRESERVE
1466	17.5	861.6	American Elm		REMOVE
1467	6.5	132.7	American Elm		REMOVE
1468	7	133.9	American Elm		REMOVE
1469	13	174.6	American Elm		REMOVE
1470	9	254.3	American Elm		REMOVE
1471	8	201.0	American Elm		REMOVE
1472	10	2024.0	American Elm / HERITAGE		REMOVE
1473	26	2322.6	American Elm / HERITAGE		REMOVE
1474	18	2461.8	American Elm / HERITAGE		REMOVE
1475	14	615.4	Live Oak		REMOVE
1476	14	615.4	Eastern Red Cedar		REMOVE
1477	9.5	283.4	Live Oak		REMOVE
1478	12	451.2	American Elm		REMOVE

TAG NUMBER	CAULPER INCHES	CANOPY	SPECIES	EXCLUSIONS	REMOVE/PRESERVE
1479	14	615.4	American Elm		PRESERVE
1480	7.5	174.6	American Elm		PRESERVE
1481	19	1133.5	American Elm		PRESERVE
1482	40	5040.0	American Elm, multi / HERITAGE	EXEMPT-CT	REMOVE
1483	10	314.0	American Elm		PRESERVE
1484	7	133.9	American Elm, multi		PRESERVE
1485	32	452.2	American Elm		PRESERVE
1486	7.5	174.6	American Elm		REMOVE
1487	9.5	283.4	American Elm, multi		REMOVE
1488	28	2461.8	Hackberry, multi / HERITAGE	NON-PROTECTED	REMOVE
1489	15	706.5	Eastern Red Cedar		REMOVE
1490	23	1661.1	American Elm, multi		PRESERVE
1491	20	1256.0	Eastern Red Cedar		PRESERVE
1492	18	1017.4	American Elm, multi	CBE	REMOVE
1493	12.5	490.6	American Elm, multi		PRESERVE
1494	18	1017.4	American Elm		PRESERVE
1495	12.5	490.6	Pecan		PRESERVE
1496	17	807.5	American Elm		PRESERVE
1497	18	1017.4	American Elm		PRESERVE
1498	25.5	2941.9	Lace Bark Elm / HERITAGE	EXEMPT-CT	REMOVE
1499	13	530.7	Chinese Pistache		PRESERVE
1500	18.5	2543.9	Chinese Pistache		PRESERVE
1501	20.5	1319.6	Chinese Pistache		PRESERVE
1502	12.5	490.6	Lace Bark Elm, multi		PRESERVE
1503	22	1518.8	Live Oak Elm, multi		PRESERVE
1504	16	801.8	Gum Bumelia		PRESERVE
1505	6.5	132.7	Black Willow		REMOVE
1506	15	706.5	Black Willow, multi		PRESERVE
1507	7	133.9	Black Willow		PRESERVE
1508	10	314.0	Black Willow, multi		REMOVE

TREE DATA SUMMARY	
TOTAL TREE QUANTITY (NON-EXEMPT)	190
TOTAL TREE DIAMETER INCHES (NON-EXEMPT)	2676
TOTAL TREE CANOPY SF (NON-EXEMPT)	80726.6

TREE DATA	
Preservation Summary	Square Feet
Total SF Canopy of Non-Exempt Trees	167,247
Required 50% Preservation	83,629
Provided Preservation	110,889
Required Mitigation Planting (Heritage Trees 59,811 sf)	299,055
Site Canopy Summary	
Gross Area of Lot	803,625
Building Area	186,006
Net Area of Lot	617,619
Required Tree Coverage (50%)	308,809
Preserved Tree Canopy	110,889
Canopy Required	197,920
Tree Planting for Canopy	99 Trees
Planting Summary	
Trees Required for Mitigation of Heritage Trees (299,055 sf)	149 Trees
Trees Required for Canopy	99 Trees
Remaining Trees Required for Mitigation (149 Trees - 99 Trees)	50 Trees
Total Tree Required (50 M Trees + 99 Trees)	149 Trees
Total Trees Provided (-17)	132 Trees
Mitigation Fees for 31 Trees (954 x 9%)	\$8,600

Building Elevations

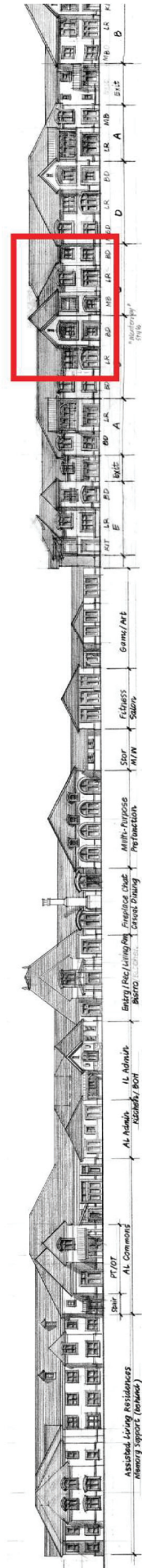


[illegible]

OWNER:

community commons - conceptual elevation

Building Elevations



CONCEPTUAL ELEVATION
for
**MRC COLLEYVILLE SENIOR
LIVING COMMUNITY**

September 5, 2019

**PUD Site Plan for Senior Living PUD
Zoning Amendment**

design that lifts the human spirit

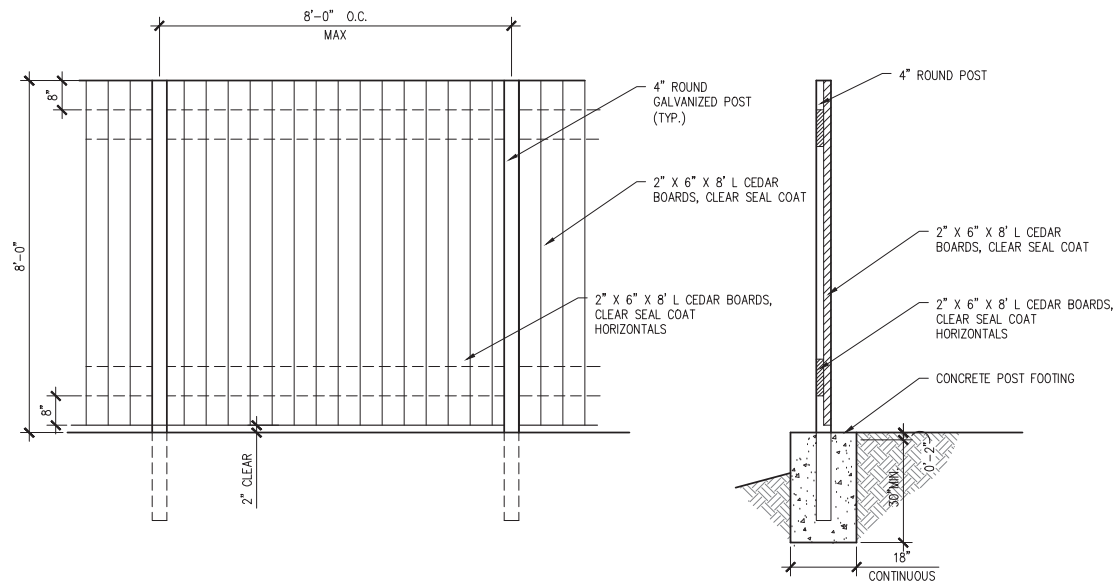
ARCHITECT: **three**

ENGINEER/PLANNER
DUNAWAY
550 Bailey Avenue • Suite 405 • Fort Worth, Texas 76107
Tel: 817.335.1223
Toll Free: 1-811-1141

OWNER:
MRC Senior Living Colleyville
1440 Lake Front Circle, Suite 110
The Woodlands, TX 77380

independent living - conceptual elevation
Scale: 1"=50'

Perimeter Wood Fencing Exhibit

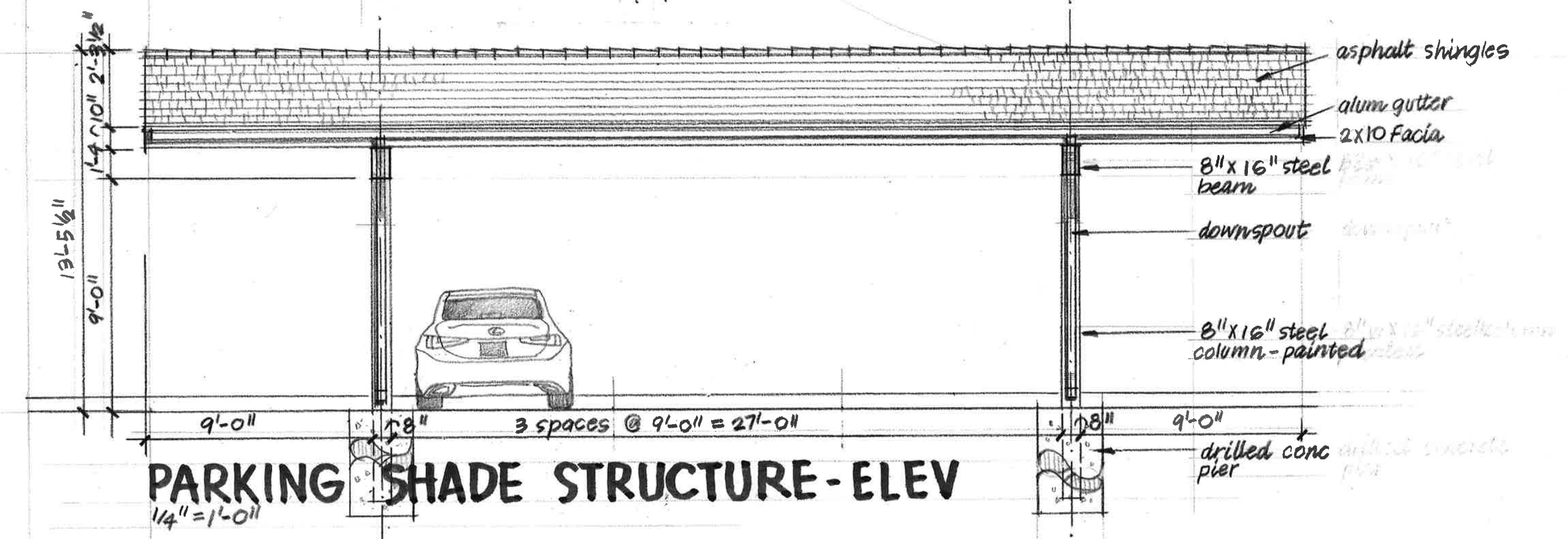
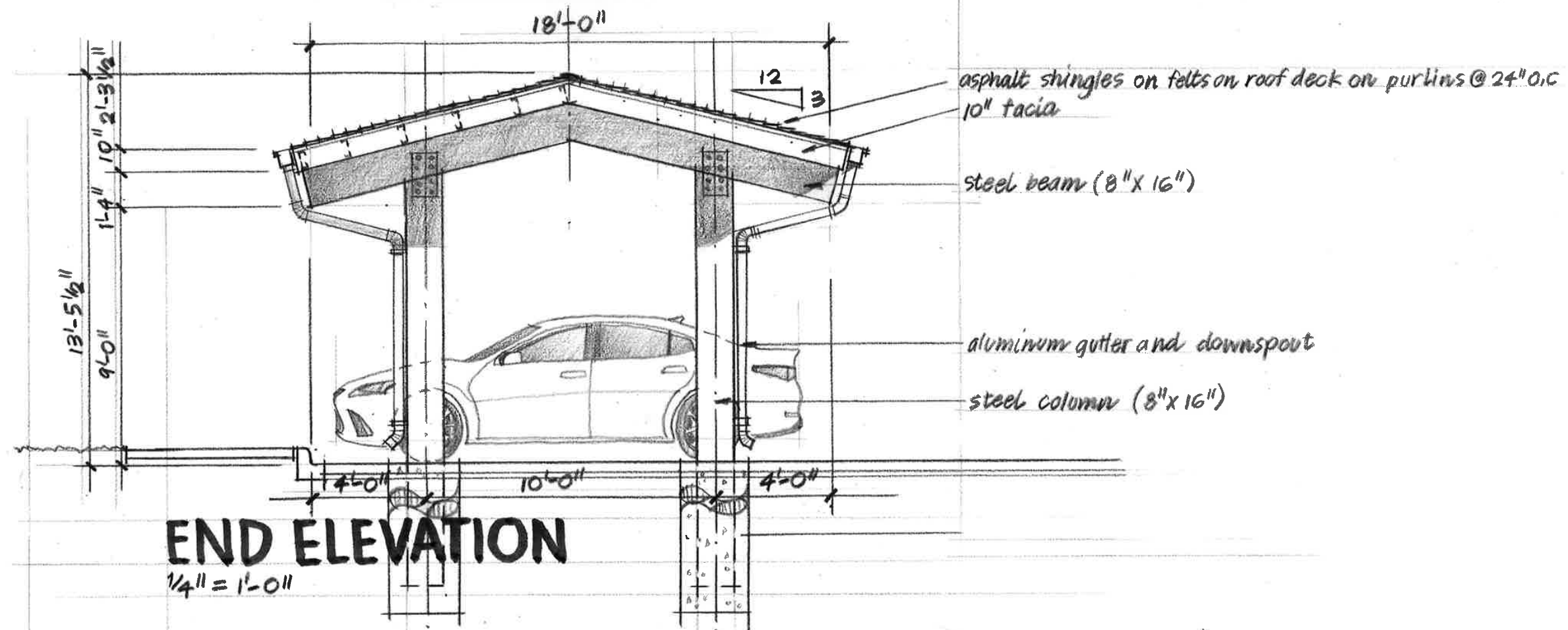


ELEVATION

SECTION

C 8' SCREEN FENCE - WOOD
SCALE: 1/2" = 1'-0"

Parking Shade Structure Exhibit



Project Comparison Matrix

Existing PD		Proposed PD
Land Size w/o cell tower	18.45 acres	18.45 acres
Ownership Type	For Profit	Not-for-Profit, Faith Based Organization
Operational Model	Rental, Fee for Service	Entrance Fee, Continuing Care Retirement Community
Other Uses	Retail/Office Use	Retirement Community Only
Levels of Care	Independent Living, Assisted Living and Memory Support	Independent Living, Assisted Living and Memory Support
Total Unit Count	281 Units	220 Units
Independent Living Units	162	164
Assisted Living Units	74	32 (Phase I: 24; Phase II: 8)
Memory Support Units	45	24 (Phase I:16; Phase II: 8)
Independent Living Unit Sizes (Range & Averages)	625 SF – 1,200 SF 903 SF Average	850 SF – 1,400 SF* 1,100 SF Average*
Number of Stories	2 1/2	2
Total Project Size	321,500 Square Feet	326,700 Square Feet*
Total Parking Spaces	282	Phase I: 367; Phase II: 33*

* Tabulations are approximate and based upon conceptual plans

ORDINANCE O-12-1832

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AS HERETOFORE AMENDED; BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON 7.99 ACRES ON LOTS 3 AND 4, BLOCK 1 AND LOTS 1-6, BLOCK 2 OF THE SOUTHGATE ADDITION AND 11.8 ACRES ON TRACTS 5A, 5A1, 5A1A, 5A1B, 5A2A, 5A02B, 5A2C, 5A02D, 5A02E OF ABSTRACT 339 OF THE ALLEN CHRISTIAN SURVEY AND TRACTS 1, 1A AND 1B OF ABSTRACT 1077 OF THE L.L. McLAIN SURVEY FROM THE AG-AGRICULTURAL AND R40-SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO THE PUD-C-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning request under Case No. ZC12-007; and

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

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

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

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the

districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 7.99 acres on Lots 3 and 4, block 1 and Lots 1-6, Block 2, of the Southgate Addition and 11.8 ACRES on Tracts 5A, 5A1, 5A1A, 5A1B, 5A2A, 5A02B, 5A2C, 5A02D, 5A02E of Abstract 339 of the Allen Christian Survey and Tracts 1, 1A and 1B of Abstract 1077 of the L.L. McLain survey from the AG-Agricultural and R40-Single Family Residential Zoning District to the PUD-C-Planned Unit Development Commercial zoning district, as depicted on Exhibit "A" and described on Exhibit "B" and Exhibit "C".
- Sec. 3. THAT the above described tract of land shown on Exhibit "A" 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 purpose of this PUD-C is for a mixed use development consisting of retail and medical office uses on 1.2 acres on the northeast corner of Cheek-Sparger Road and Wayne Drive and a senior housing development on the remaining 17.2 acres with a combination of independent living, assisted living, and memory care.
- b. This facility shall be licensed as a Type A and/or Type B Assisted Living Center by the Texas Department of Aging and Disability Services as required by the Assisted Living Facility Licensing Act. Proof of such licensing shall be required prior to the issuance of a Certificate of Occupancy for this property.
- c. This property is subject to all the regulations contained in the Land Development Code, except where amended by this Ordinance.

2. LAND USE

- a. The commercial uses allowed by this PUD shall include all land uses in the CC1-Village Retail zoning district only and shall not exceed 15,000 square feet total.
- b. Type "A" and Type "B" assisted living facilities are permitted with a maximum of 74 units for assisted living uses and a maximum of 45 beds for memory care uses.
- c. A maximum of 162 multifamily independent living units are permitted as depicted in Exhibit "D".
- d. All residential units permitted by this PUD shall only be occupied by persons who are age 55 or older per the requirements of the United States Department of Housing and Urban Development.

3. HOURS OF OPERATION

- a. Deliveries to the facility for food service and general delivery will be restricted to 7:00 a.m. to 6:00 p.m. daily.

4. CONCEPTUAL PLAN AND PLATTING

- a. The development shall be generally consistent with Exhibit "D", which shall not be considered the preliminary plat.
- b. The developer shall submit, and receive approval from the City of Colleyville, a replat in accordance with the requirements of the Land Development Code prior to development of this PUD-C.

5. BUILDINGS

- a. The maximum square footage for the retail/office facility for this development shall be 15,000 square feet.
- b. Building elevations shall be consistent with the elevations shown on Exhibit "E".
- c. All buildings allowed for this development shall not exceed two and one-half stories in height and 35 feet.
- d. There shall be a ten foot building setback along Cheek-Sparger Road. Otherwise all building setbacks shall comply with minimum requirements of the Land Development Code.
- e. The exterior wall of the buildings in this development shall be as follows:

The Homestead (office/retail): 100 percent masonry minimum

The Inn (assisted living): 50 percent masonry minimum

The Residences (independent living): 50 percent masonry minimum

All buildings shall, at a minimum, meet the provisions of Chapter 6-Building Design in the Land Development Code.

6. OPEN SPACE

- a. This development shall provide a minimum of 54 percent

common open space, as shown on Exhibit "D" and all open space areas shall be landscaped and maintained by the property owner.

- b. All landscaping shall comply with Chapter 4-Landscaping in the Land Development Code.

7. SIDEWALKS

- a. The sidewalk along Cheek-Sparger Road must be at least five (5) feet wide. The sidewalk along Wayne Drive and Bedford Court must be at least four (4) feet wide. The sidewalk must be installed when any new structures are built on the property.

8. PARKING AND ACCESS

- a. This development shall be allowed to have a minimum of 282 parking spaces.
- b. All parking shall be mutually accessible and available across all uses within this development.
- b. As depicted on Exhibit "D", two 24 foot public access and fire lane easements shall be located within the development such that they connect Wayne Drive to a single access point at the southern terminus of the Bedford Court right-of-way boundary. Said easements shall be included on the final plat for the subject property.

9. LIGHTING

- a. All lighting shall be directed away from adjacent residential properties. Illumination from light poles shall not exceed 0.5 foot-candles as measured from any portion of the property line.

10. FENCING

- a. An eight (8) foot fence, which shall be a preponderance of masonry materials, with other materials allowed as necessary to protect trees or as needed in regard to other considerations, shall be constructed along the south and

east property lines adjacent to the existing residential uses located in the City of Bedford.

- b. All decorative split-rail fencing throughout the property shall be no more than 36 inches in height.
- c. All decorative stone walls throughout the property shall be no more than 42 inches in height.

11. SIGNAGE

- a. All monument signs shall meet the minimum requirements of the Land Development Code.

12. DUMPSTER ENCLOSURE

- a. The dumpster enclosure elevations shall be composed of masonry materials and be generally consistent with Exhibit "F".
- b. All requirements of the Land Development Code shall be met, except where amended herein.

13. PUBLIC IMPROVEMENTS

- a. In lieu of constructing any required perimeter street improvements, the developer shall construct the following roadway improvements: (1) improve the intersection of Cheek-Sparger Road and Bedford Road/Bedford Court such that it may result in the construction of a roundabout; (2) add a right-turn only lane to northbound Wayne Drive where it intersects Cheek-Sparger Road.
- b. Given the requirements of Section "a" above, prior to the acceptance of any plat applications as required by this ordinance, the developer shall submit a City/Developer Agreement (CDA) for a approval by the City Council that, at a minimum, addresses the following areas:
 - (1) Total estimated cost, scope, feasibility and traffic impact of the construction of a roundabout at Bedford Road/Court and Cheek-Sparger and a northbound right-turn lane at

the intersection of Wayne Drive and Cheek-Sparger Road as determined by a registered professional engineer in the State of Texas;

- (2) Plans and details of a schedule for reimbursement of construction costs to the developer by the City or waiver of fees;
- (3) Clear delineation of duties and responsibilities with regard to right-of-way acquisition, construction, inspections, maintenance of all proposed public improvements.
- (4) Any existing escrowed funds for future roadway improvements to Wayne Drive, Cheek-Sparger Road and Bedford Road/Bedford Court paid by the developers of any properties within 2,000 feet of the subject property within the preceding ten years are hereby eligible to be applied toward the roadway improvements described above provided a written affidavit is submitted to the City of Colleyville from the developer that paid said escrow approving the use of said escrow funds for the roadway improvements described above.
- (5) Any change to the terms of this section shall require an amendment to this ordinance.

Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 7. THAT in addition to and accumulative of all other penalties, the

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

Sec. 8. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

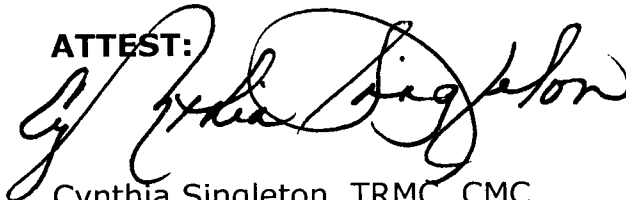
AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 17th day of April 2012.

The second reading and public hearing being conducted on the 1st day of May 2012.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 15th day of October 2012.

ATTEST:



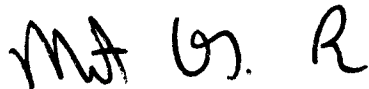
Cynthia Singleton, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE



David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:



Matthew C. G. Boyle
City Attorney

EXHIBIT "A" – Location and Zoning Map

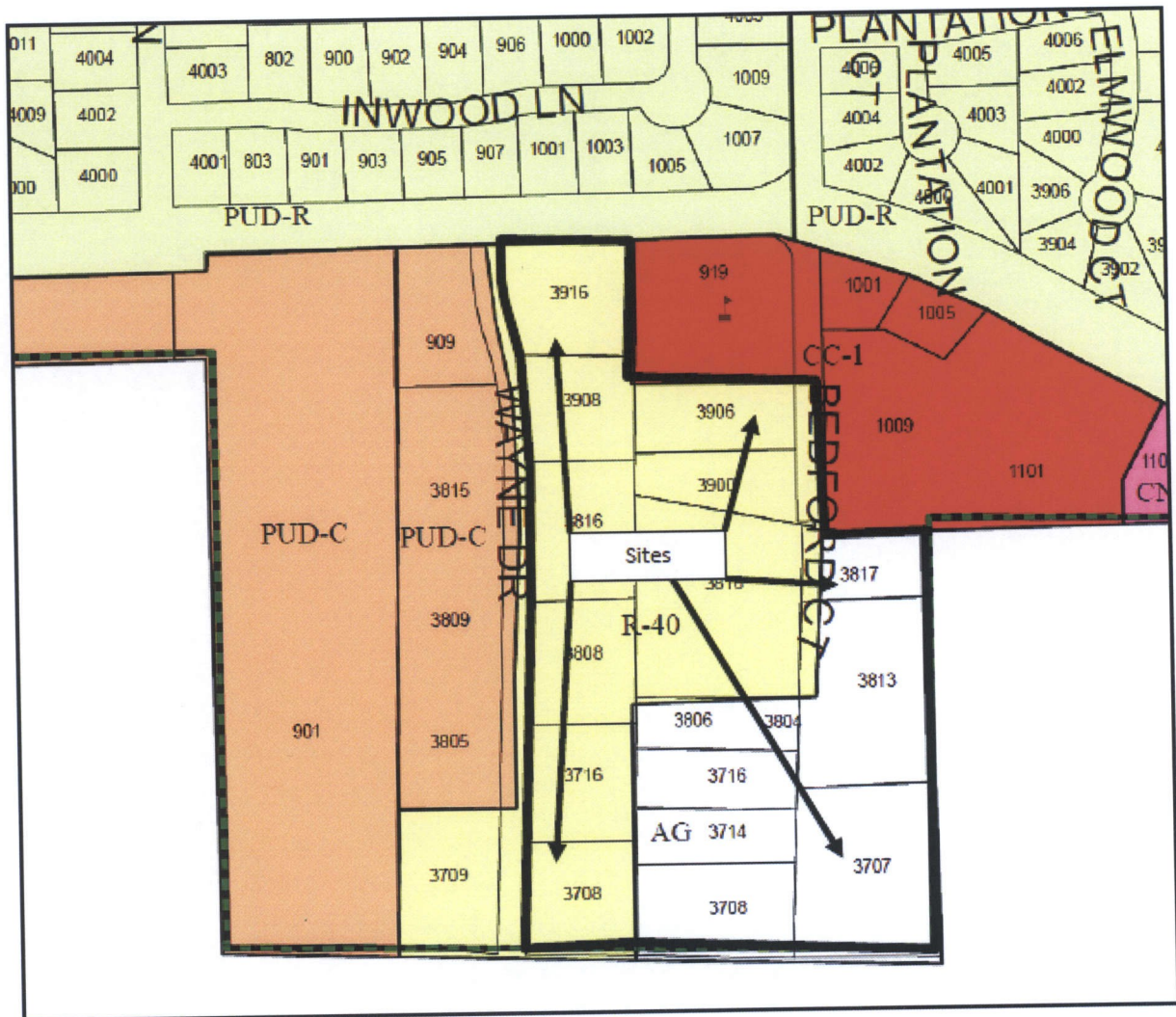


EXHIBIT "B" – Property Description

DESCRIPTION, of a 19.862 acre tract of land situated in the Allen Christian Survey, Abstract No. 339, Tarrant County, Texas; said tract being all of Lots 3 and 4, Block 1, part of County Road No. 3081 (now Bedford Court, a 65-foot right-of-way) and County Road No. 3124 (now Cheek Sparger Road, a variable width right-of-way), Southgate Addition, an addition to the City of Colleyville, Texas according to plat recorded in Volume 388-29, Page 143, all of Lots 1 through 6, Block 2, part of Wayne Drive (a 60-foot right-of-way) Southgate Addition, an addition to the City of Colleyville, Texas according to plat recorded in Volume 388-42, Page 69 both of the Plat Records of Tarrant County, Texas; said tract also being all of a tract of land described in General Warranty Deed to CCDCW, LP recorded in Instrument Number D2063759233, all of a tract of land described as Tract I and Tract II in Warranty Deed to Larry Keith Chatham, David L Meadows, Kem Meadows, Carole Shaw recorded in Instrument Number D205387156, all of a tract of land described in Warranty Deed to Covenant Christian Academy recorded in Instrument Number D207003805, all of a tract of land described in Warranty Deed With Vendor's Lien to Kevin J. Wolfe and Larry Keith Chatham recorded in Instrument Number D207003803, all of a tract of land described in Warranty Deed With Vendor's Lien to CCDCW, LP recorded in Instrument Number D208004590, all of a tract of land described in Warranty Deed With Vendor's Lien to CCDCW, LP recorded in Instrument Number D208115123, all of a tract of land described in General Warranty Deed to Keith Chatham recorded in Instrument Number D206148429, all of a tract of land described in General Warranty Deed to CCDCW, LP recorded in Instrument Number D206375924, all of a tract of land described in Warranty Deed to CCDCW, LP recorded in Instrument Number D208004594, all of a tract of land described in Warranty Deed With Vendor's Lien to CCDCW, LP recorded in Instrument Number D208004592, all of a tract of land described in Warranty Deed With Vendor's Lien to CCDCW, LP recorded in Instrument Number D208082463, all of the Deed Records of Tarrant County, Texas; said 19.862 acre tract being more particularly described as follows:

BEGINNING, at a point for corner, said point being northwest corner of Block 12, Bedford Place, Section II, an addition to the City of Bedford, Tarrant County, Texas according to the plat recorded in Volume 388-136, Page 11 of said Plat Records and being in the south line of Lot 3, Block 1, Tara Addition, an addition to the City of Colleyville according to the plat recorded in Volume 388-192, Page 86 of said Plat Records;

19.682 ACRE TRACT
(Continued)

THENCE, South 00 degrees, 45 minutes, 12 seconds West, departing the said south line of said Lot 3, Block 1 and along the said west line of said Block 12, a distance of 830.79 feet to a point for corner; said point being the northeast corner of a tract of land described in General Warranty Deed to David Meadows and wife, Kem Meadows recorded in Instrument Number D208382171, of said Deed Records;

THENCE, North 87 degrees, 10 minutes, 00 seconds West, departing the said west line of said Block 12 and along the north line of said Meadows tract, at a distance of 763.00 feet passing a point for the northwest corner of said Meadows tract; said point being in the east right-of-way line of said Wayne Drive, continuing in all a total distance of 793.01 feet to a point for corner; said point being in the centerline of said Wayne Drive;

THENCE, along the said centerline of Wayne Drive the following five (5) calls:

North 01 degrees, 38 minutes, 00 seconds East, a distance of 931.85 feet to a point for corner; said point being the beginning of a non-tangent curve to the left;

In a northwesterly direction, along said curve to the left, having a central angle of 14 degrees, 03 minutes, 17 seconds, a radius of 804.76 feet, a chord bearing and distance of North 05 degrees, 31 minutes, 19 seconds West, 196.92 feet, an arc distance of 197.41 feet to a point at the end of said curve;

North 13 degrees, 00 minutes, 46 seconds West, a distance of 29.87 feet to a point for corner; said point being the beginning of a non-tangent curve to the right;

In a northwesterly direction, along said curve to the right, having a central angle of 12 degrees, 39 minutes, 39 seconds, a radius of 676.64 feet, a chord bearing and distance of North 06 degrees, 12 minutes, 50 seconds West, 149.22 feet, an arc distance of 149.52 feet to a point at the end of said curve;

North 00 degrees, 07 minutes, 00 seconds East, a distance of 53.61 feet to a point for corner; said point being in the centerline of said Cheek Sparger Road;

THENCE, Due East, a distance of 276.69 feet to a point for corner;

THENCE, South 01 degrees, 38 minutes, 00 seconds West, at a distance of 60.02 feet passing a point for the northwest corner of Lot 1-R, Block 1, Southgate Addition, an addition to the City of Colleyville according to the plat recorded in Instrument Number D197041345, of said Deed Records; said point being in the south right-of-way line of said Cheek Sparger Road, continuing along the west line of said Lot 1-R, Block 1 and departing the said south line of Cheek Sparger Road, in all a total distance of 304.21 feet to a point for corner; said point being the southwest corner of said Lot 1-R, Block 1;

THENCE, South 89 degrees, 59 minutes, 50 seconds East, along the south line of said Lot 1-R, Block 1, at a distance of 301.30 feet a point for the southeast corner of said Lot

19.682 ACRE TRACT
(Continued)

1-R, Block 1; said point being in the west line of said Bedford Court, continuing in all a total distance of 333.80 feet to a point for corner; said point being in the centerline of said Bedford Court;

THENCE, South 00 degrees, 11 minutes, 09 seconds West, along the said centerline of Bedford Court, a distance of 260.69 feet to a point for corner; said point being in the terminus of said Bedford Court;

THENCE, South 89 degrees, 25 minutes, 01 seconds East, along the said terminus of Bedford Court, at a distance of 32.50 feet passing a point for the southwest corner of said Lot 3, Block 1, continuing along said south line of said Lot 3, Block 1 in all a total distance of 217.16 feet to the POINT OF BEGINNING;

CONTAINING, 865,205 square feet or 19.862 acres of land, more or less.

EXHIBIT "C" – Statement of Planning Objectives

Heritage Farms

Introduction

As the City of Colleyville and surrounding communities move further into the 21st century, the number of residents in the community over the age of 65 is projected to increase. Based on our study of the market and its demographic trends, the total population of residents age 65+ within the greater Colleyville area has increased 54.5% from 2000 to 2009; it's expected to increase another 43.2% by 2014. *This localized rate of increase is more than double the average rate found within the State of Texas (19%).*

We are addressing this need by developing Heritage Farms. This new 'pocket neighborhood' will be geared towards a population of seniors fifty-five years of age and above, and features a continuum of care in three distinct environments: independent living, assisted living, and memory care. The unique philosophy of Heritage Farms is 'hospitality informed by health care', where residents are treated more like guests of a nice hotel. This new approach will yield a level of service, coupled with enriching living environments and amenities, where one can embrace a transformational lifestyle - not simply where one goes to retire.

Design Concept

The architecture of Heritage Farms begins with an understanding of Colleyville's history as a community of farms and settlements connected by country roads, all built in a vernacular style that reflected the timeless values of those early pioneers. There is a certain charm and comfort inherent in that style, and many of us associate those images with the concept of 'home'. We have a unique opportunity on this site to recapture the concept of 'home' for seniors, and pay homage to Colleyville's early historical structures that were indicative of regional construction prominent in the early 20th century, such as the City's restored Webb House. Through careful site planning, building design, and landscape design, the development team is committed to seeing this concept through in the exterior and interior of the buildings, as well as in the motor courts, common areas and courtyards. Only through this cohesive approach can we honor a time that truly reflects the heritage and history of Colleyville.

From the moment one arrives on the site, guests and residents will see an architecture that connects to its community. The fencing will be split-rail, the building exteriors will include a mix of board-and-batten and stone, and the landscaping will have an assortment of trees and grasses that reinforce a sense of relaxation and comfort.

We will preserve many of the large trees and over 47% of the open space around the site in order to create a 'sense of place' on day one. A significant number of the existing trees along the southern and eastern property lines will be protected in an effort to provide an enhanced landscape buffer between the existing Bedford residents and the new

EXHIBIT "C" – Statement of Planning Objectives (Continued)

senior living residents. The existing fencing along these two property lines will be re-built with stained cedar. The development program is spread across three different areas of the site, each with a distinct name and function:

I - The Homestead at Heritage Farms (15,000 SF of Retail and Office)

The vision of The Homestead building is that it could have been the original iconic estate house of Heritage Farms, now re-purposed for commercial use. The architectural style and scale is appropriate for its location and it provides a transition from the residential neighborhoods along Cheek-Sparger to the commercial and educational buildings along Wayne Drive. The one- and two-story structure is intended to be used for general office, medical office, and retail purposes, providing access to services for those residents living on the property, as well as to those within the Colleyville area.

The Homestead's main elevation addresses Cheek-Sparger as the primary street, while also providing for a second vehicular entry from Wayne Drive to the motor court on the south side of the building. Signature landscaping and guest parking is provided, although the intention is that most of the visitors walk or take the shuttle from other buildings within the campus to lessen the need for excess parking. The floor plan of the building is in the shape of an 'L', a nod to the historic Webb House that also has this configuration.

II - The Inn at Heritage Farms (74 Assisted Living Units & 45 Memory Care Units)

Addressing the need for specialized health care and resident services, the assisted living and memory care components are contained within The Inn at Heritage Farms, located along Wayne Drive just south of The Homestead. The Inn is distinguished by its own entry court framed by landscaped walls and an iconic entry feature. The architecture is consistent with early rural wood-framed structures, with simple massing, clean forms and roof shapes, and a classic vernacular style with a human scale.

The Inn will have 74 assisted living units on two levels and 45 memory care units on one level. The facility will be designed for a 'Type B' license. Operating hours will be 24/7, primarily to accommodate visitation by outside family members. Service deliveries will typically occur between the hours of 7am & 6pm, and will be screened by wings of the building.

The common areas for assisted living will contain functions such as reception, kitchen, dining, and salon. Residents will have access to exterior courtyards for recreation and therapy. All floors will be attended by registered nursing aides, who will provide care and assistance as needed.

The memory care units are arranged around internal common activity areas and central private courtyards. The private courtyards will be secure and monitored, as required by the Texas Department for Aging and Disabilities, in order to prevent residents from leaving the memory care areas.

EXHIBIT "C" – Statement of Planning Objectives (Continued)

III - The Residences at Heritage Farms

(162 Independent Living Residences)

Located south of the assisted living and memory care building, The Residences at Heritage Farms will feature 150 age-qualified independent living homes for residents age 55 years and older, as well as an assortment of amenities. Residents will be provided with a selection of recreational activities, dining options, activity areas, and wellness programs, including landscaped courtyards with outdoor pool and spaces for entertaining.

The building is generally two stories, but does increase in height to three stories at its center to provide some visibility to and from Cheek-Sparger Road. The architectural style is once again similar to that of The Inn, maintaining the concept of a cohesive farm vernacular. Operating hours will be 24/7, with service and deliveries typically occurring between the hours of 7am & 6pm.

Development Schedule

PHASE 1

- The Homestead at Heritage Farms: 15,000 SF of office/retail
- The Inn at Heritage Farms: 74 assisted living units, 45 memory care units
- Construction Complete: 1st Quarter, 2014

PHASE 2

- The Residences at Heritage Farms: 162 independent living residences
- Construction Complete: 2nd Quarter, 2016

EXHIBIT "C" – Statement of Planning Objectives (Continued)

Pedestrian Connections

Keeping seniors an active part of the community will be an important concept at Heritage Farms. Social programs and organized trips into the community will certainly be a few of the ways our seniors stay connected with friends and relatives, but our intention is to go beyond those typical programs. Through the use of walking trails and outdoor amenity areas, we will also enable our residents to make pedestrian connections to their surrounding neighborhood. Not only is walking a terrific way to stay fit, but it's also one of the best ways to meet and greet new neighbors. Our residents will have the ability to interact with the Bedford residents to the south, the school teachers and kids to the west, and Tara Village Retail to the north. As the city trail system is finished along Cheek-Sparger, our residents will also be able to enjoy a walk to Sparger Park.

Open Space Amenities

Outdoor amenities will be provided for residents, visitors, and neighbors. These amenities will include an outdoor pavilion and fountain, walking trails with benches, various courtyards, and an assortment of canopy and ornamental trees placed throughout the site for shade and comfort. The public landscape shall be rural in character, with vegetation and native grasses similar to the concept images.

Support for Retail in Colleyville

This new "pocket neighborhood" of seniors will bring a much needed boost to the tenants of Tara Village Shopping Center. The close proximity of Heritage Farms to the existing retail center enables our residents to drive, or even walk, a very short distance to have dinner, pick up their dry cleaning, or just do a little shopping. To the extent there is an unmet need for additional goods and services by our seniors, there may be opportunities for the owner of Tara Village to expand the current list of tenants.

Jobs for the Community

This project will create approximately 100 jobs for the local economy, 70 full-time and 30 part-time. These on-site positions will provide employment in a professional environment and a career path in management, nursing, or facility support.

Utility Provisions

Information obtained from sources at the City of Colleyville, Oncor, Atmos, and AT&T, have each verified there is adequate availability of water, sewer, storm, electric, gas, and phone services to the site.

Traffic Impact

Continuing care retirement centers are low traffic generators. Virtually all of the residents within the independent living portion of the facility are retired and no longer have a daily commute to and from work. Many no longer own a vehicle. Miscellaneous local travel for things like doctor appointments and running errands are done mostly as a group by facility-owned van. As for residents within the assisted living or memory care portion of the facility, they are even less likely to generate traffic, simply due to their advanced age and/or health condition.

Kimley-Horn & Associates, a national engineering firm who specializes in traffic planning and design, has performed additional traffic analysis for this project. A detailed report of the results has been provided to the City.

EXHIBIT "C" – Statement of Planning Objectives (Continued)

Through our conversations with city staff, we understand the intersection of Cheek-Sparger Road & Bedford Road to be a "Special Consideration Intersection", and is thus under consideration by the city for improvements such as signalization or roundabout. We believe a roundabout is the best option for this intersection, as it allows constant movement of east- and west-bound traffic along Cheek-Sparger Road. It will also enable easier north- and south-bound movements onto Cheek-Sparger Road from Bedford Road and Bedford Court.

As a way of funding the construction of the improvements at this intersection, we propose the use of roadway and water/sewer impact fees from Heritage Farms (fees yet to be assessed) and roadway impact fees from Covenant Christian Academy (fees already assessed). A detailed proposal of sources and uses has been provided to the City.

Economic Development

The project will provide a substantial public benefit to all taxing jurisdictions through the assessment of taxes. Below is the projected incremental¹ ad valorem and sales tax revenue over a 15-year period for each entity. (See attached spreadsheet for details)

AD VALOREM TAX REVENUE

City of Colleyville	\$ 2,049,721
Tarrant County	\$ 1,520,445
Tarrant County College	\$ 857,957
Tarrant County Hospital	\$ 1,312,518
HEB School District	\$ <u>8,143,594</u>
Total	\$ 13,884,234

SALES TAX REVENUE

City of Colleyville	\$ 512,590
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1. Revenue totals are exclusive of ad valorem taxes assessed on current property.
There are no sales taxes on current property.

EXHIBIT "C" – Statement of Planning Objectives (Continued)

Summary of Architectural Guidelines

Development Program

- The Homestead (General Office, Medical Office, Retail) = 15,000 SF
- The Inn (Assisted Living and Memory Care) = 74 AL units, 45 MC units
- The Residences (Independent Living) = 162 homes

Building Setbacks

- 10'-0" setback along Cheek-Sparger Road
- 40'-0" setback along Wayne Drive (10' for The Homestead building)
- 25'-0" setback along east property line
- 25'-0" setback along south property line

Building Height

- The Homestead = maximum height of 35'-0"
- The Inn = maximum height of 35'-0"
- The Residences = maximum height of 35'-0"

Building Elevations

- The Homestead = minimum of 100% masonry
- The Inn = minimum of 50% masonry
- The Residences = minimum of 50% masonry

Parking

- The Homestead (General and Medical Office) = 1 per 300 SF
- The Inn (Assisted Living) = 1 per 2 units
- The Inn (Memory Care) = 1 per 2 units
- The Residences (Independent Living) = 1 per unit; covered parking may be provided for all resident and staff parking

Fences and Walls

- Privacy fencing along south and east property lines shall be constructed of 8'-0" stained cedar.
- Decorative split-rail fencing elsewhere on the property shall be no more than 36" in height (measured to the centerline of top rail); setback from property line shall be 0'-0"
- Decorative stone walls (non-retaining) shall be no more than 42" in height (measured to the top of wall); setback from property line shall be 0'-0"

Building Signage

- Size and shape of building signage shall be based on attached concept drawings; location per concept plan

Dumpster Enclosures

- Size and shape of dumpster enclosures shall be based on attached concept drawings; location per concept plan

HERITAGE FARMS
COLLEYVILLE, TEXAS
AUGUST 3, 2012

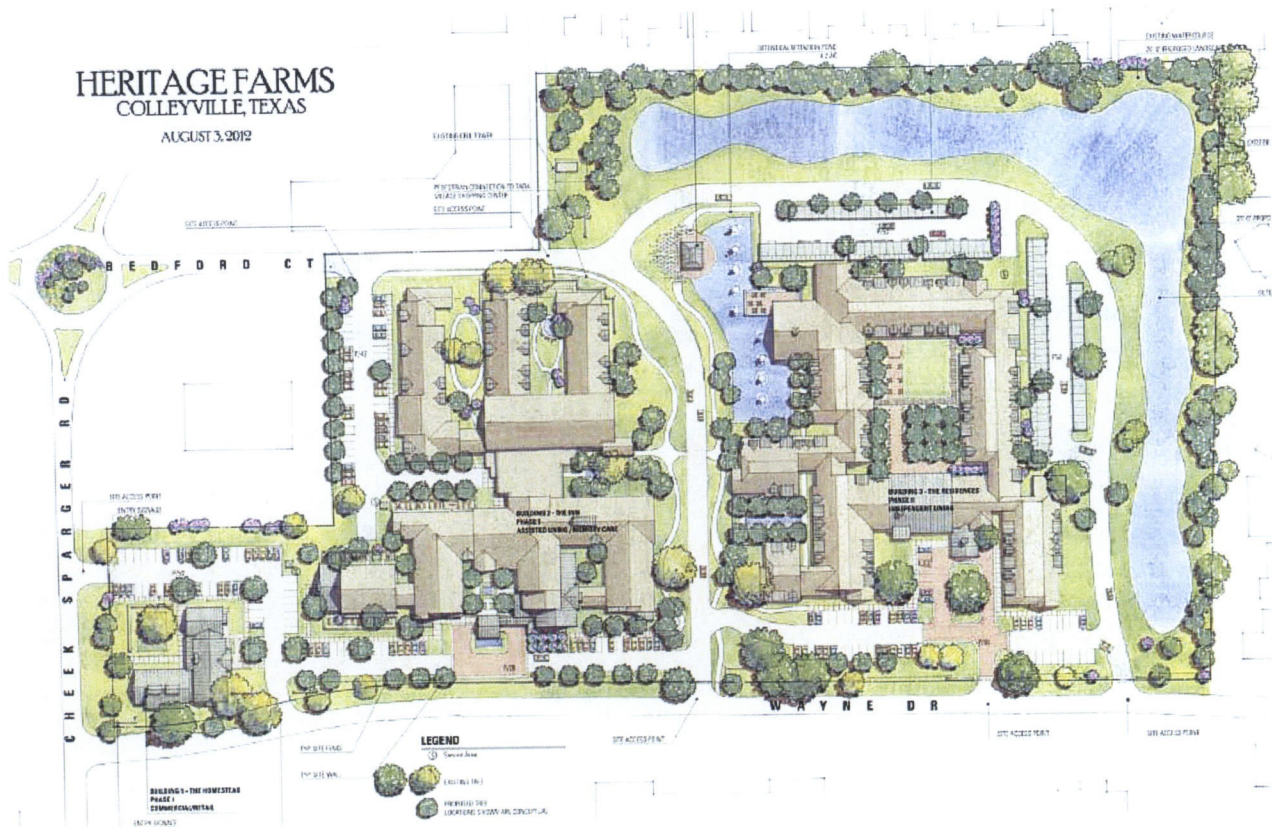
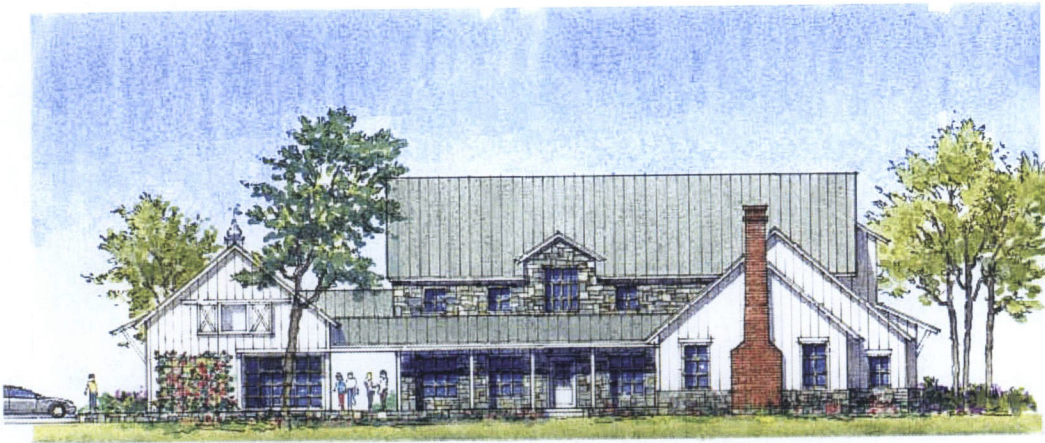


Exhibit "E" – Building Elevations



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THE HOMESTEAD at
HERITAGE FARMS

Conceptual Wayne Drive Elevation

All buildings not to exceed 35'-0" in height



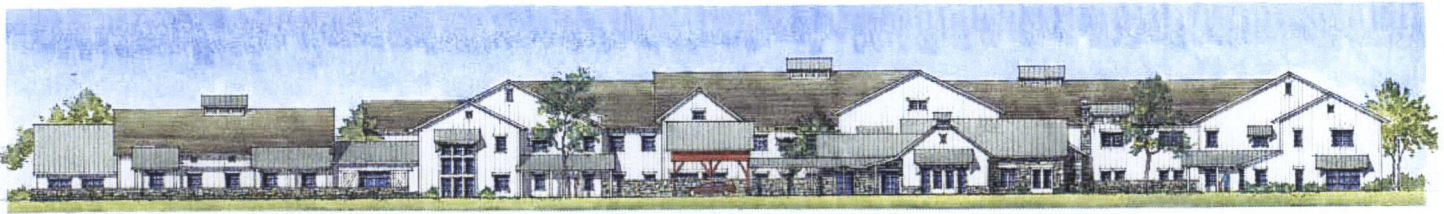
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THE HOMESTEAD at
HERITAGE FARMS

Conceptual Cheek-Sparger Elevation

All buildings not to exceed 35'-0" in height

Exhibit "E" – Building Elevations Continued



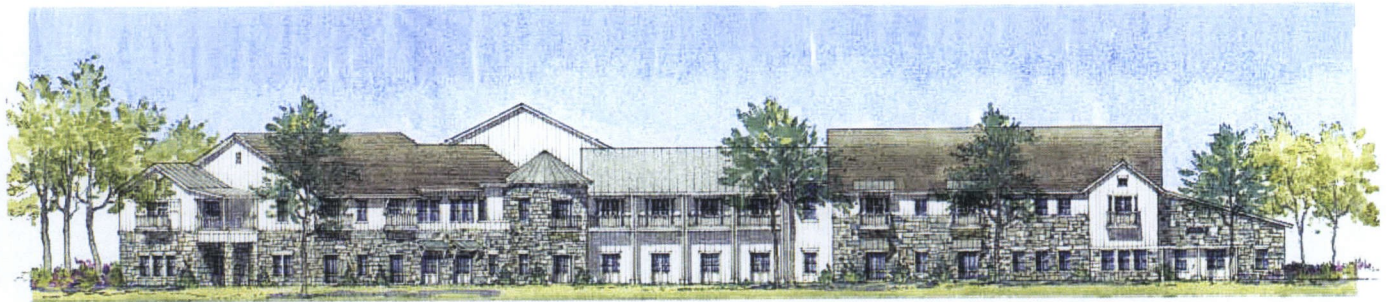
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THE INN at HERITAGE FARMS

Assisted Living and Memory Care

Conceptual Wayne Drive Elevation

All buildings not to exceed 35'-0" in height



scale: 1 : 20

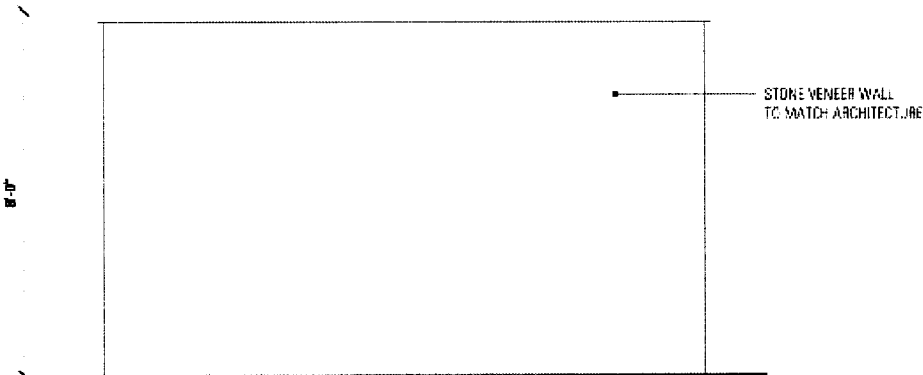
THE RESIDENCES at HERITAGE FARMS

Independent Living Residences

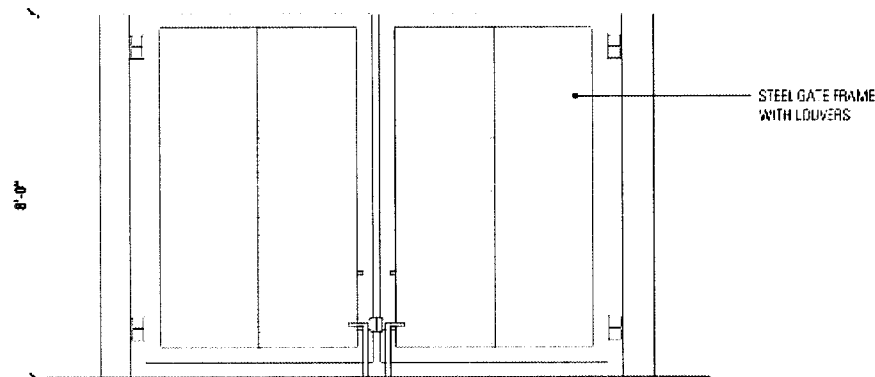
Conceptual Wayne Drive Elevation

All buildings not to exceed 35'-0" in height, with the exception
of area defined by PUD-C site plan where allows to 50'-0".

Exhibit "F" – Dumpster Enclosure Elevations



SIDE ELEVATION



FRONT ELEVATION

1 **DUMPSTER ENCLOSURE**
Scale: 1/4" = 1'

Colleyville Senior Living Community PUD Text

July 24, 2019

1. GENERAL

- a. The purpose of this Planned Development is for a development of a senior housing community on the 18.45-acre tract located on the southeast corner of Cheek-Sparger Road and Wayne Drive with combination of independent living, assisted living, and memory care.
- b. This facility shall be licensed as a Type A and/or Type B Assisted Living Center by the Texas Department of Aging and Disability Services as required by the Assisted Living Facility Licensing Act. Proof of such licensing shall be required prior to the issuance of a Certificate of Occupancy for this property.
- c. This property is subject to all the regulations contained in the Land Development Code, except where amended by this Ordinance.

2. PERMITTED LAND USES

- a. Type "A" and Type "B" assisted living facilities are permitted with a maximum of 32 units for assisted living uses and a maximum of 24 beds for memory care uses, as depicted in Site Plan Exhibit "D".
- b. A maximum of 164 multifamily independent living units are permitted as depicted in Site Plan Exhibit "D".
- c. All residential units permitted by this PUD shall only be occupied by persons who are age 55 or older per the requirements of the United States Department of Housing and Urban Development.
- d. All accessory buildings and uses, customarily incidental to the above uses on the same lot within.

3. HOURS OF OPERATION

- a. Deliveries to the facility for food service and general delivery will be restricted to 7: 00 a.m. to 6:00 p.m. daily.

4. CONCEPTUAL PLAN AND PLATTING

- a. The development shall be generally consistent with Site Plan Exhibit" D", which shall not be considered the preliminary plat. Minor adjustments, such as building articulations, shall be permitted. Other modifications, which do not change the use or increase the density, may be approved administratively by the staff.
- b. The developer shall submit, and receive approval from the City of Colleyville, a replat in accordance with the requirements of the Land Development Code prior to development of this PUD-C.

5. BUILDINGS

- a. Building elevations shall be consistent with the elevations shown on Exhibit" E".

Colleyville Senior Living Community PUD Text

July 24, 2019

- b. All buildings allowed for this development shall not exceed two stories in height and 35 feet.
- d. There shall be a ten-foot building setback along Cheek- Sparger Road. Otherwise all building setbacks shall comply with minimum requirements of the Land Development Code.
- e. The cumulative exterior walls of the buildings in this development shall be a minimum of 50 percent masonry.
- f. All buildings shall, at a minimum, meet the provisions of Chapter 6-Building Design in the Land Development Code.

6. OPEN SPACE

- a. This development shall provide a minimum of 50 percent common open space, as shown on Site Plan Exhibit "D" and all open space areas shall be landscaped and maintained by the property owner. Open space may include detention or retention ponds.
- b. All landscaping shall comply with Chapter 4-Landscaping in the Land Development Code.

7. SIDEWALKS

- a. The sidewalk along Cheek-Sparger Road must be at least five (5) feet wide. The sidewalk along Wayne Drive and Bedford Court must be at least four (4) feet wide. The sidewalk must be installed when any new structures are built on the property.

8. PARKING AND ACCESS

- a. This development shall be allowed to have a minimum of 330 parking spaces.
- b. All parking shall be mutually accessible and available across all uses within this development.
- c. As depicted on Site Plan Exhibit "D", a 24-foot public access and fire lane easement shall be located within the development such that it connects Wayne Drive at the southern terminus of the Bedford Court right-of-way boundary. Said easement shall be included on the final plat for the subject property.

9. LIGHTING

- a. All lighting shall be directed away from adjacent residential properties. Illumination from light poles shall not exceed 0.5 foot-candles as measured from any portion of the property line.

10. FENCING

- a. An eight (8) foot cedar (or similar material) fence, , with other materials allowed as necessary to protect trees or as needed regarding other considerations, shall be constructed along the south and east property lines adjacent to the existing residential uses located in the City of Bedford.
- b. Any decorative stone walls throughout the property shall be no more than 42 inches in height.

11. SIGNAGE

- a. All monument signs shall meet the minimum requirements of the Land Development Code.

12. DUMPSTER ENCLOSURE

- a. The dumpster enclosure elevations shall be composed of masonry materials and be generally consistent with Exhibit "F".
- b. All requirements of the Land Development Code shall be met, except where amended herein.

13. PUBLIC IMPROVEMENTS

- a. In lieu of constructing any required perimeter street improvements, the developer shall construct the following roadway improvements: (1) improve the intersection of Cheek-Sparger Road and Bedford Road/Bedford Court such that it may result in the construction of a roundabout; (2) add a right-turn only lane to northbound Wayne Drive where it intersects Cheek-Sparger Road.
- b. Given the requirements of Section “a” above, prior to the acceptance of any plat applications as required by this ordinance, the developer shall submit a revised City/Developer Agreement (CDA) for an approval by the City Council that, at a minimum, addresses the following areas:
 - (1) Total estimated cost, scope, feasibility and traffic impact of the construction of a roundabout at Bedford Road/Court and Cheek-Sparger and a northbound right-turn lane at the intersection of Wayne Drive and Cheek-Sparger Road as determined by a registered professional engineer in the State of Texas;
 - (2) Plans and details of a schedule for reimbursement of construction costs to the developer by the City or waiver of fees;
 - (3) Clear delineation of duties and responsibilities with regard to right-of-way acquisition, construction, inspections, maintenance of all proposed public improvements.
 - (4) Any existing escrowed funds for future roadway improvements to Wayne Drive, Cheek-Sparger Road and Bedford Road/Bedford Court paid by the developers of any properties within 2,000 feet of the subject property within the preceding 15 years are hereby eligible to be applied toward the roadway improvements described above provided a written affidavit is submitted to the City of Colleyville from the developer that paid said escrow approving the use of said escrow funds for the roadway improvements described above.
 - (5) Any change to the terms of this section shall require an amendment to this ordinance.

Economic Development Plan

Economic Development Information

Colleyville Senior Living Community

July 24, 2019

Total Square Footage	311,300 SF (Subject to Final Design)
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Estimated Sales Per Square Foot	Not Applicable.
--	-----------------

Estimated Sales Per Year	Not Applicable.
---------------------------------	-----------------

Estimated Ad Valorem Taxes Per Year	The applicant is a 501(c)3, not-for-profit organization serving the local senior community. It is anticipated the applicant may seek tax-exempt status for the planned community meeting state and local statutes and ordinances. However, the applicant may consider an annual Payment in Lieu of Taxes "PILOT" program to help offset any expenses related to city services required by the senior community.
--	--

Traffic Study



MEMO

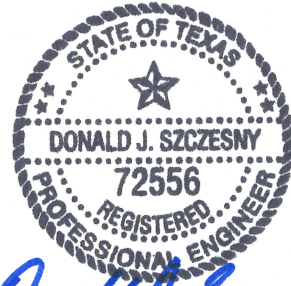
To: City of Colleyville
Larry Wright, PE
City Engineer

From: Donald J. Szczesny, PE, PTOE
Senior Discipline Lead | Associate
Dunaway Associates, L.P.

Date: June 14, 2019

Re: Trip Generation Update for MRC Colleyville Senior Living Facility

Project: B005261.001



Donald J. Szczesny
6/14/19

Introduction

This trip generation memo is being provided to the City of Colleyville as an update to the previously submitted TIS for the MRC Colleyville Senior Living Facility. The proposed facility is planned along the east side of Wayne Drive, southeast of the Wayne Drive and Cheek-Sparger Road intersection in Colleyville, Texas. The purpose of this study is to document the anticipated change in site traffic that will occur with the proposed site plan modifications shown in the **Attachment**. The proposed modifications to the development will not change the developments land use but will only include a reduction to the number and size of the units constructed for the proposed senior living facility. In order to determine the potential impacts of the new site plan, Dunaway performed a before/after trip generation comparison of the old and new site plans utilizing ITE's *Trip Generation 10th Edition*.

Previous Site Plan Trip Generation

The previous site plan included 281 units at an average of 903 SF per unit. A trip generation analysis was performed for the ITE land use 254 (Assisted Living Facility) using both occupied beds and KSF units to determine the worst-case scenario. A comparison of the trip generation for the previous site plan can be found in **Table 1**. The trip generation calculations are included as an **Attachment**.

Table 1. Summary of Previous Site Plan Trip Generation

Description/ITE Code	Qty.	Daily	AM		PM	
			Enter	Exit	Enter	Exit
Assisted Living 254	281 Occ. Beds	1,163	34	16	41	41
Assisted Living 254	253.7 KSF	1,063	77	22	37	85
Note: The worst case for the previous site uses KSF for ITE Assisted Living (254).						



Traffic Study

Trip Generation Update for MRC Colleyville Senior Living Facility

June 14, 2019

Page 2

Proposed Site Plan Trip Generation

The modified site plan includes 220 units at an average of 1,100 SF per unit. A trip generation analysis was performed for the ITE land use 254 (Assisted Living Facility) using both occupied beds and KSF units to determine the worst-case scenario. A comparison of the trip generation for the proposed site plan can be found in **Table 2**.

Table 2. Summary of Proposed Site Plan Trip Generation

Description/ITE Code	Qty.	Daily	AM		PM	
			Enter	Exit	Enter	Exit
Assisted Living 254	220 Occ. Beds	911	27	13	32	32
Assisted Living 254	242 KSF	1,014	74	21	35	81
Note: The worst case for the proposed site uses KSF for ITE Assisted Living (254).						

Trip Generation Comparison (Before / After Analysis)

In order to capture the potential impact of the proposed development, the critical trip generation for the previous site plan and proposed site plan were compared to determine the net change in trips generated by the site due to the proposed site plan modification. As seen in **Table 3**, the proposed changes to the site plan will cause a net reduction in trips generated throughout the roadway network. The reduction of trips due to the proposed modifications equate to 49 daily, 4 AM peak hour, and 6 PM peak hour trips.

Table 3. Trip Generation Comparison

Description/ITE Code	Qty.	Daily	AM		PM	
			Enter	Exit	Enter	Exit
Previous Site Plan						
Assisted Living 254	253.7 KSF	1,063	77	22	37	85
Proposed Site Plan						
Assisted Living 254	242 KSF	1,014	74	21	35	81
Delta (Proposed - Previous)		-49	-3	-1	-2	-4
Note: The proposed modifications cause a net reduction in generated trips from the previous site plan.						

Conclusion

Based on the results of the analysis, the new proposed site plan will reduce the number of trips generated by the site. It is Dunaway's recommendation to allow the proposed changes from the previously approved site plan.

TNB/djs

G:\Production\4000\005200\5261\001\Civil\Traffic\19-0531 MRC Colleyville Senior Living Facility.docx

Attachments:

MRC Colleyville Senior Living Concept
Trip Generation Calculations



550 Bailey Avenue, Suite 400 ≡ Fort Worth, Texas 76107 ≡ Tel: 817.335.1121 ≡ Dunawayassociates.com



Weekend Trip Generation

30-May-19

ITE Trip Generation Rates - 10th Edition
Pass-by rates from ITE Trip Generation Handbook - 3rd Edition

Traffic Study

Instructions: Enter Expected Unit Volumes into Column 'M'

												SYNCHRO INPTUT 1		SYNCHRO INPTUT 2		SYNCHRO INPTUT 1		SYNCHRO INPTUT 2													
Description/ITE Code	Units	ITE Vehicle Trip Generation Rates										Units	Expected Units	Total Generated Trips						Unadjusted Volume		Pass-By Volume		Unadjusted Volume		Pass-By Volume		New Volume Added		New Volume Added	
		(Peak Hour of Adjacent Street)					(Peak Hour of Generator)							Daily	AM Hour	PM Hour	AM Pass-By	PM Pass-By	AM In	AM Out	AM In	AM Out	PM In	PM Out	AM In	AM Out	PM In	PM Out			
		Weekday	AM	PM	AM Pass-By	PM Pass-By	AM In	AM Out	PM In	PM Out																					
Assisted Living 254 (Before)	Occ. Beds	4.14	0.18	0.29			68%	32%	50%	50%	Occ. Beds	281.0	1,163	51	81	0	0	34	16	0	0	41	41	0	0	34	16	41	41		
Assisted Living 254 (Before)	KSF ²	4.19	0.39	0.48			78%	22%	30%	70%	KSF2	253.7	1,063	99	122	0	0	77	22	0	0	37	85	0	0	77	22	37	85		
Assisted Living 254 (After)	Occ. Beds	4.14	0.18	0.29			68%	32%	50%	50%	Occ. Beds	220.0	911	40	64	0	0	27	13	0	0	32	32	0	0	27	13	32	32		
Assisted Living 254 (After)	KSF ²	4.19	0.39	0.48			78%	22%	30%	70%	KSF2	242.0	1,014	94	116	0	0	74	21	0	0	35	81	0	0	74	21	35	81		
Comparison (After - Before)																															
Assisted Living 254 (After)	Occ. Beds	4.14	0.18	0.29			68%	32%	50%	50%	Occ. Beds	-61.0	(253)	(11)	(18)	0	0	(7)	(4)	0	0	(9)	(9)	0	0	(7)	(4)	(9)	(9)		
Assisted Living 254 (After)	KSF ²	4.19	0.39	0.48			78%	22%	30%	70%	KSF2	-11.7	(49)	(5)	(6)	0	0	(4)	(1)	0	0	(2)	(4)	0	0	(4)	(1)	(2)	(4)		

(Peak hour of Adjacent Street)
(Peak Hour of Generator)

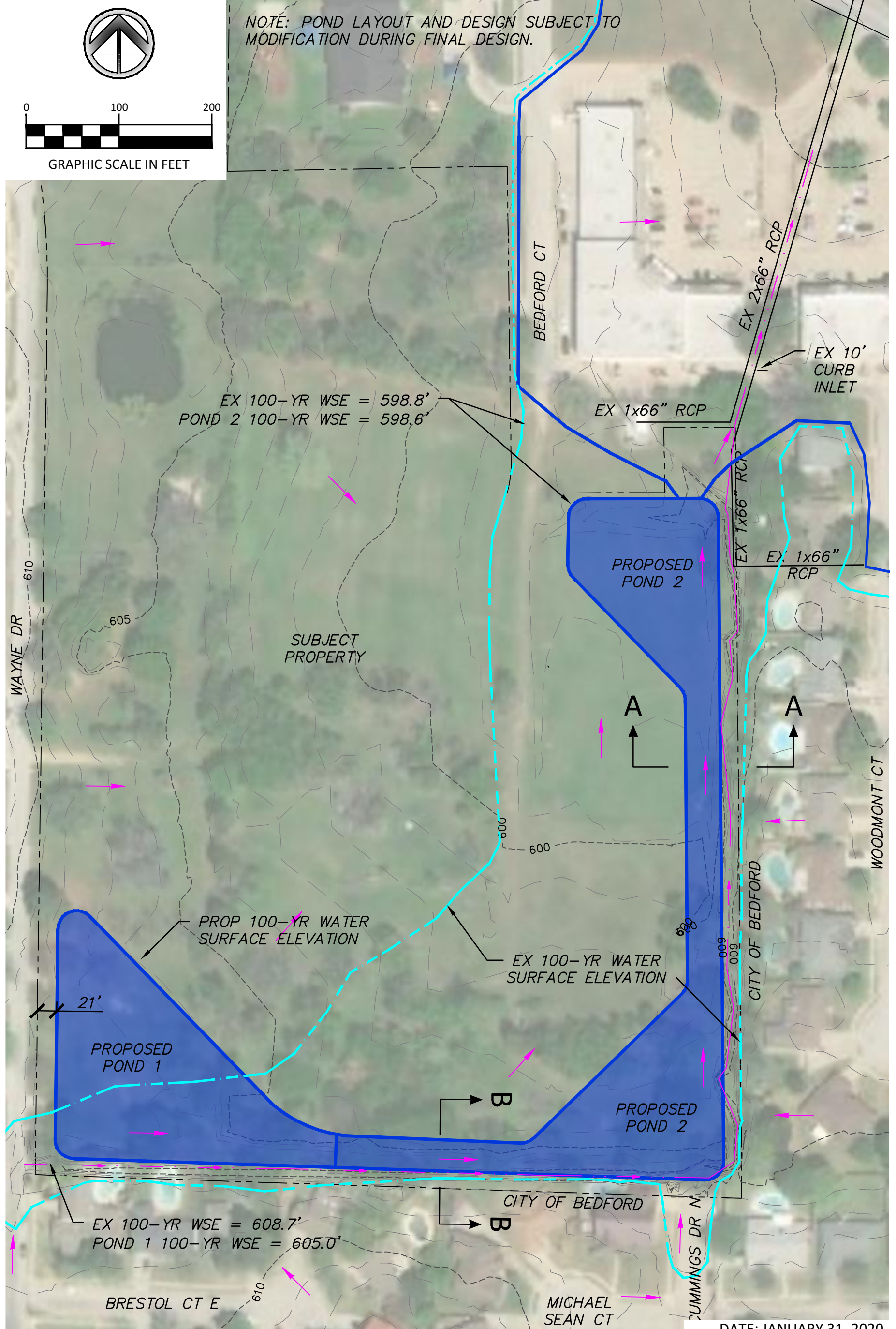
*The Total Pass-By Trips will be Distributed: 50% IN / 50 % OUT

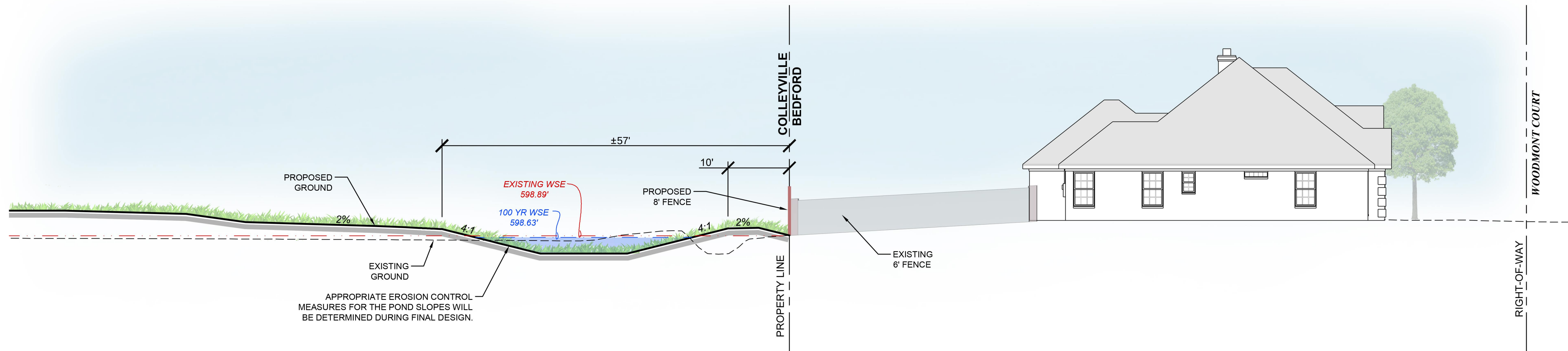
NA = Not Available KSF²= Units of 1,000 square feet
DU = Dwelling Unit Fuel Position = the number of vehicles that could be fueled simultaneously
Occ.Room = Occupied Room

30-May-19

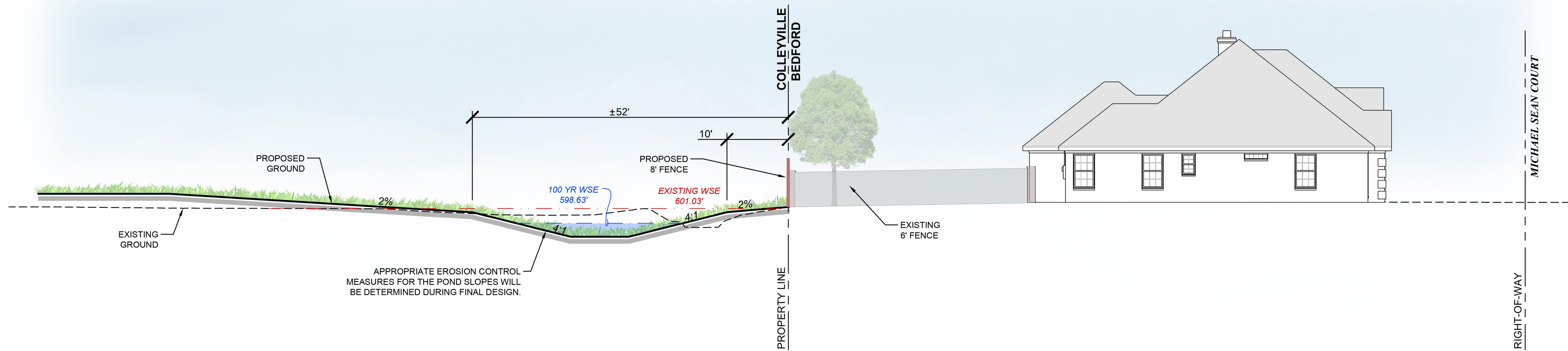




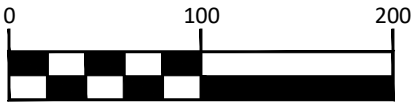




SECTION A-A

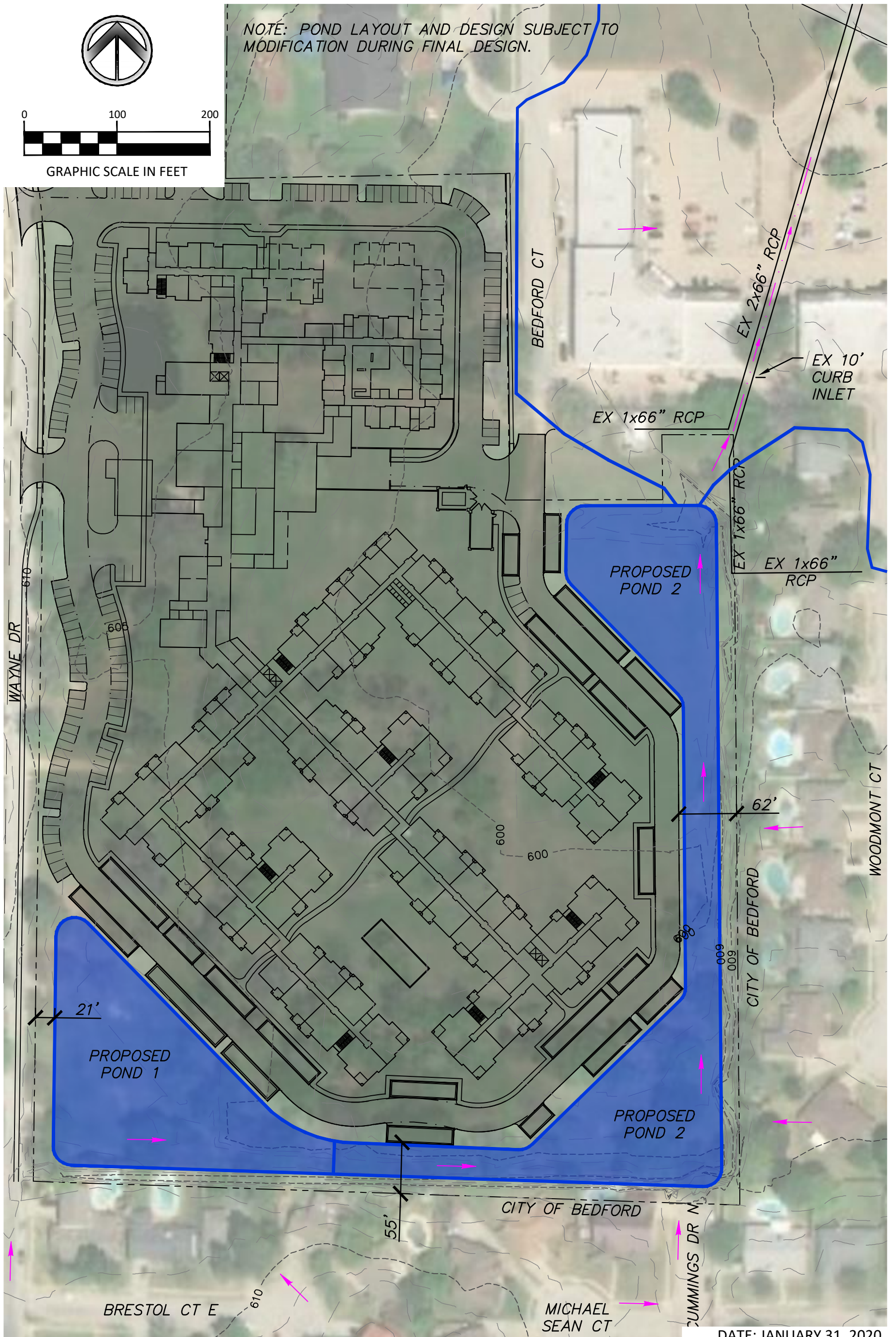


SECTION B-B



GRAPHIC SCALE IN FEET

NOTE: POND LAYOUT AND DESIGN SUBJECT TO
MODIFICATION DURING FINAL DESIGN.



DATE: JANUARY 31, 2020



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-1114)

PROPOSED SITE PLAN WITH PONDS

MRC CONTINUING CARE RETIREMENT COMMUNITY
913 CHEEK-SPARGER RD., COLLEYVILLE, TX

Preliminary Drainage Analysis
FOR
Methodist Retirement Community
(18.5-acre tract)
LOCATED ON
913 Cheek-Sparger Road
IN THE
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS



PREPARED FOR:

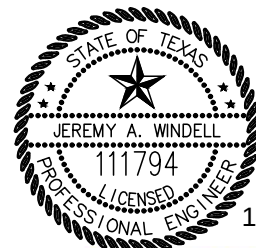
MRC Senior Living Colleyville
1440 Lake Front Circle, Suite 110
The Woodlands, TX 77380-3607

PREPARED BY:



550 Bailey Avenue, Suite 400, Fort Worth, Texas 76107
Phone 817.335.1121, Fax 817.335.7437r

November 15, 2019



11/15/19

Jeremy A. Windell

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Hydraulics..... 3

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Background

Dunaway Associates L.P. (Dunaway) performed this preliminary drainage analysis to assess hydrologic and hydraulic impacts of the proposed senior living development at 913 Cheek-Sparger Road, between Wayne Dr. and Bedford Ct. in Colleyville, TX for MRC and Greystone Communities. The analysis examines drainage runoff for pre-project and post-project conditions to evaluate the need for runoff mitigation and/or detention storage in compliance with the City of Colleyville Land Development Code, and according to standard engineering analysis procedures.

Hydrology

The approximately 18.5-acre tract is undeveloped, partially treed, and contains a small pond, drainage swales, and a drainage channel. The site receives public overland runoff from the cities of Bedford and Colleyville to a common discharge point (DP-2) which drains to the system outfall north of Cheek-Sparger Road (DP-3) in an existing drainage channel.

According to the Land Development Code, a unit hydrograph calculation is required for drainage areas larger than 100 acres. Dunaway utilized the Bentley PondPack drainage modeling software to perform the Soil Conservation Service (SCS) method calculations.

The SCS method uses the Time of Concentration (T_c) to estimate the time required for water to flow from the most hydraulically remote point of the basin to the design point of interest. Section 1.2.4 of the NCTCOG Integrated Storm Water Management Technical Manual was referenced to calculate the travel times through the 5 different components for this analysis: sheet flow, shallow concentrated flow, street flow, pipe flow, and channel flow, Table 1.

Table 1. Time of Concentration Results Summary.

Summary of Time of Concentration (T_c)		
Area ID	Existing	Proposed
	TOC (min)	TOC (min)
A1	15.0	15.0
A2	18.0	15.0
O1	19.4	0.0
O2	18.3	0.0
O3	13.2	0.0
O4	24.9	0.0
O5	20.2	0.0
O6	10.4	0.0

Individual T_c calculations are provided in the Appendix.

The curve number (CN) is used to represent the runoff potential of a given area using the SCS method. The CN is determined by land use and the type of hydrologic soil group. A land use zoning map for the cities of Bedford and Colleyville is included in the Appendix. Based on the aerial for the offsite areas, all off-site areas are assumed to be fully developed in the existing and proposed condition. Composite CN's were calculated for each drainage area since more than one soil type existed within these areas. Each CN value used in this analysis was obtained from Table 1.9 in the NCTCOG Integrated Storm Water Management Technical Manual. Full CN calculation results are shown in Table 2 while the full calculations and hydrologic soil group map are included in the Appendix.

Table 2. Curve Number Summary

Summary of Existing and Proposed Curve Numbers					
Basin No.	Existing	Proposed	Existing	Proposed	Percent Increase
	Size (AC)	Size (AC)	Curve No.	Curve No.	%
A1	5.2	5.20	67.0	80.6	20.4%
A2	16.3	16.30	77.7	84.5	8.9%
O1	32.1	0.00	83.7	0.0	0.0%
O2	37.5	0.00	80.8	0.0	0.0%
O3	33.1	0.00	84.0	0.0	0.0%
O4	51.2	0.00	81.1	0.0	0.0%
O5	10.2	0.00	93.1	0.0	0.0%
O6	2.2	0.00	92.0	0.0	0.0%

Hydraulics

The SCS analysis was utilized to assess the existing downstream infrastructure and determine whether storm mitigation would be required. Through field inspection, DP-2 is a junction box/headwall structure with a 66" RCP entering from the west, a 66" orifice opening in the southern wall, a 66" RCP entering from the south, and two 66" RCP exiting to the north. The double barrel 66" RCP lines discharge to the channel on the north side of Cheek-Sparger Road (DP-3). Based on the existing entrance and exit flowline grades, a slope of 0.6%, with a Manning's roughness of 0.013 for concrete, and a full flow capacity of **520.2 cfs** was calculated.

In the current undeveloped condition, this system does not have the capacity to handle the public runoff draining to DP-2. The confluence of the existing public runoff to DP-2 creates a tail water situation on the site. This tailwater condition causes water to overtop Bedford Court and drain into the curb inlet to the northeast.

A comparison between the pre- and post-development models demonstrates that a pond will be required to bring the post-development flows to match the existing flow condition at DP-2. Table 3 summarizes the results for the routing through the site un-detained.

Table 3. PondPack Routing Summary

SCS Method - PondPack Routing Results Summary										
	Existing Storm Event				Proposed Storm Event				Change	
Label	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)	Hydrograph Volume (ac-ft)	Peak Flow (ft ³ /s)
DP 2	100	105.134	723.7	1,304.01	100	107.011	727.6	1,144.42	1.877	-159.59
DP 3	100	112.35	725.3	1,371.02	100	114.241	729.4	1,213.98	1.891	-157.04
DP 2	50	84.367	723.8	1,055.93	50	86.11	727.6	932.79	1.743	-123.14
DP 3	50	90.342	727.2	1,066.46	50	92.097	733.5	940.58	1.755	-125.88
DP 2	25	67.798	723.8	854.90	25	69.403	727.5	764.83	1.605	-90.07
DP 3	25	72.769	728.2	836.71	25	74.385	731	803.93	1.616	-32.78
DP 2	10	51.594	723.8	654.93	10	53.028	727.2	599.00	1.434	-55.93
DP 3	10	55.564	724.4	702.30	10	57.008	727.5	644.59	1.444	-57.71
DP 2	5	48.677	723.8	618.53	5	50.075	727.1	570.12	1.398	-48.41
DP 3	5	52.465	724.4	663.87	5	53.873	727.5	613.76	1.408	-50.11
DP 2	2	24.14	724.3	306.60	2	25.133	727	306.00	0.993	-0.60
DP 3	2	26.33	724.7	333.61	2	27.33	727.3	332.24	1	-1.37

Conclusions

Confirmation of the data at DP-2 shows that in the existing condition, anything stronger than a 5-year storm event causes the tailwater condition to occur and overtop Bedford Court. In the existing 100-year event, the flow rate at DP-2 prior to the subject property development is more than double the available capacity of the downstream receiving system.

The proposed site development results in a 2.8% increase in runoff in the 100 yr storm event. This increase in runoff will require an approximately 2-acre-ft pond to detain the 100-year storm event runoff back to conditions prior to the subject property's development. A detention pond and outfall structure have been analyzed for this project that results in a reduction in flows at DP-2 in the 100, 50, 25, 10, 5, and 2 year storm events. In order to achieve a reduction in the flows, an approximately 7-acre-ft pond will be required. The final sizing of the necessary detention pond will be determined during final engineering design. This analysis also demonstrates that the downstream system is currently undersized for the existing public off-site runoff. As a part of the final engineering design of the proposed development, a detention pond and outfall structure will be designed such that the development does not result in the release of additional runoff from the site than what is currently being discharged in the existing condition.

Appendices

Drainage Area Map

NRCS Web Soil Survey Map

Time of Concentration Tables

City of Bedford Land Use

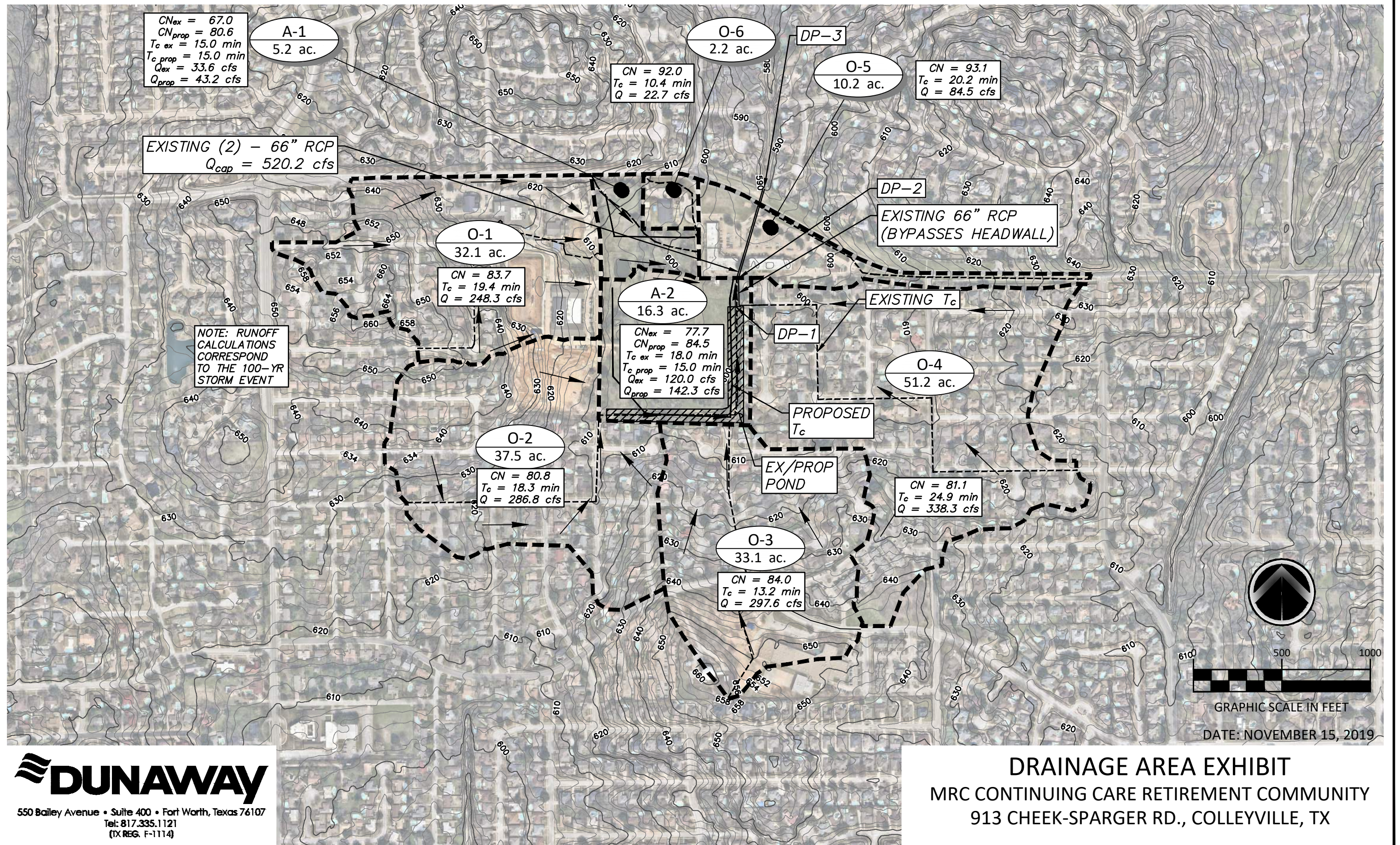
City of Colleyville Land Use

Curve Numbers

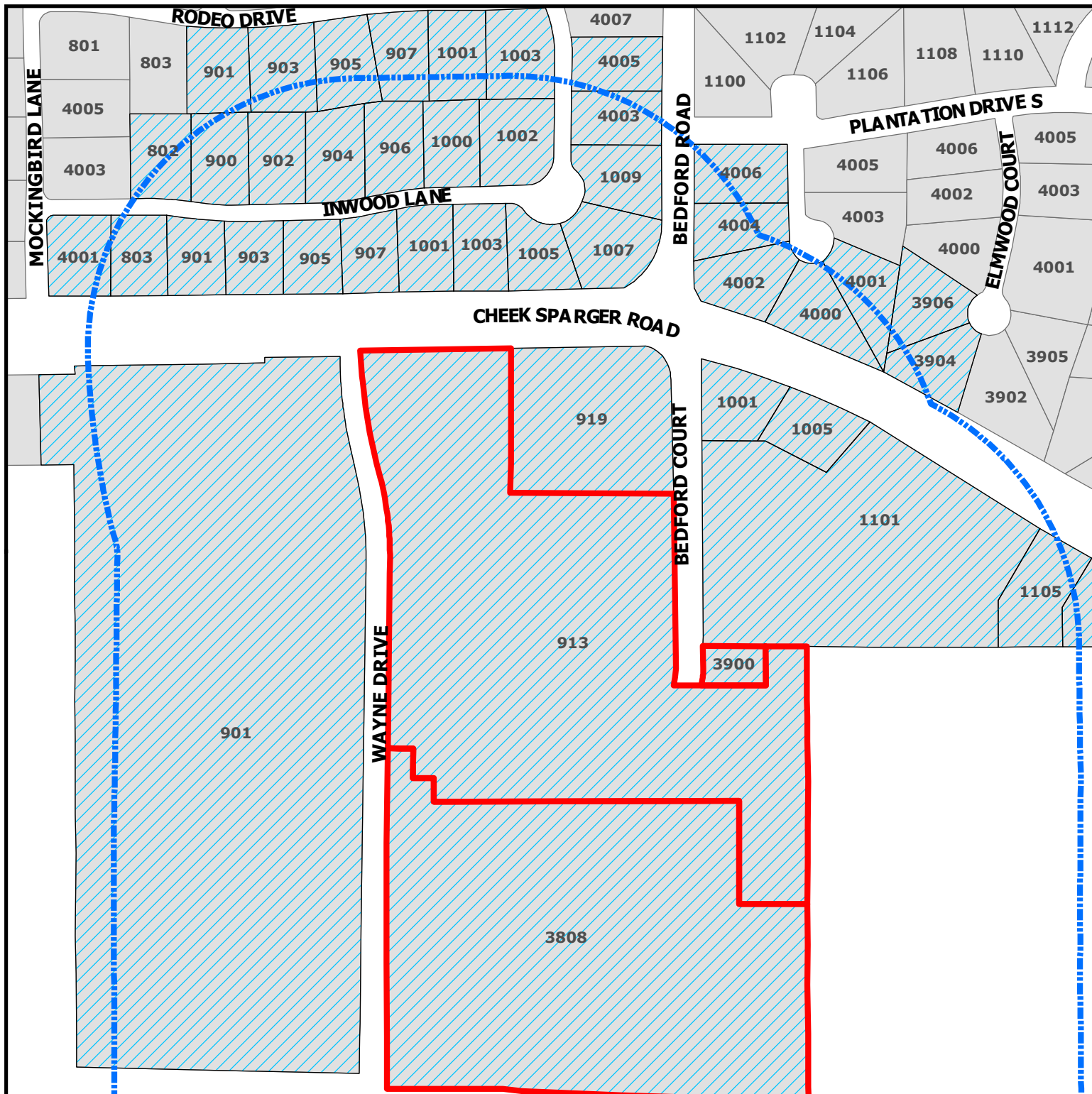
PondPack Results

66" RCP Existing Pipe Output

PLOTTED BY: Jeremy Windell ON: Monday, November 18, 2019 AT: 8:37 AM FILEPATH: \\fworth\file system\Production\4000\005200\5261001\Water Resources\Drainage Study\CAD\Drainage Area Map (Existing).dwg



Notification Map



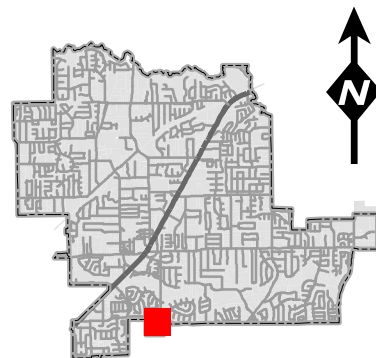
ZC19-009

**913 Cheek Sparger Rd,
3808 Wayne Dr, and 3900 Bedford Ct**

DISCLAIMER:

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

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
FLICK, WILLIAM	900 INWOOD LN	COLLEYVILLE, TX	76034	900 INWOOD LN
INFUSED DIGITAL LLC	2624 SIR GAWAIN LN	THE COLONY, TX	75056	1009 INWOOD LN
KELLY, DEBORAH R	905 INWOOD LN	COLLEYVILLE, TX	76034	905 INWOOD LN
BLOWEN, JACQUELINE A	1003 RODEO DR	COLLEYVILLE, TX	76034	1003 RODEO DR
RINGO, CASEY K	3906 ELMWOOD CT	COLLEYVILLE, TX	76034	3906 ELMWOOD CT
BOWEN, WILLIAM M	1001 RODEO DR	COLLEYVILLE, TX	76034	1001 RODEO DR
STRAUB, ROBERT C	902 INWOOD LN	COLLEYVILLE, TX	76034	902 INWOOD LN
BAERG, HAROLD J	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA	92660	1101 CHEEK SPARGER RD
HUGGINS, SAMUEL E	4000 PLANTATION CT	COLLEYVILLE, TX	76034	4000 PLANTATION CT
GRIFFITH, JAMES C	4002 PLANTATION CT	COLLEYVILLE, TX	76034	4002 PLANTATION CT
ANDREWS, CHARLEY	PO BOX 1853	COLLEYVILLE, TX	76034	4001 PLANTATION CT
BAERG, HAL	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA	92660	1005 CHEEK SPARGER RD
FALKENSTEIN, LOUANN	1002 INWOOD LN	COLLEYVILLE, TX	76034	1002 INWOOD LN
CHERRY, LARRY	903 RODEO DR	COLLEYVILLE, TX	76034	903 RODEO DR
NASH, ROBERT G	905 RODEO DR	COLLEYVILLE, TX	76034	905 RODEO DR
JACKSON, WILLIAM D	1003 INWOOD LN	COLLEYVILLE, TX	76034	1003 INWOOD LN
BROWNING & BROWNING ASSOCIATES	3716 RUFÉ SNOW DR	NORTH RICHLAND HILLS, TX	76180	4004 PLANTATION CT
COLBY, SUSAN L	4001 MOCKINGBIRD LN	COLLEYVILLE, TX	76034	4001 MOCKINGBIRD LN
LEFFINGWELL, CLIFFORD	4005 INWOOD LN	COLLEYVILLE, TX	76034	4005 INWOOD LN
COPP, MICHAEL K	803 INWOOD LN	COLLEYVILLE, TX	76034	803 INWOOD LN
MCDONALD, RICHARD A	904 INWOOD LN	COLLEYVILLE, TX	76034	904 INWOOD LN
ALLEN, SAM H	901 RODEO DR	COLLEYVILLE, TX	76034	901 RODEO DR
REID, TERRY BRYANT	907 INWOOD LN	COLLEYVILLE, TX	76034	907 INWOOD LN
WOLLIN, MARK	907 RODEO DR	COLLEYVILLE, TX	76034	907 RODEO DR
IOVINELLI, LUCI	4006 PLANTATION CT	COLLEYVILLE, TX	76034	4006 PLANTATION CT
BELL, MICHAEL E	1001 INWOOD LN	COLLEYVILLE, TX	76034	1001 INWOOD LN
MILLER, RAY	3904 ELMWOOD CT	COLLEYVILLE, TX	76034	3904 ELMWOOD CT
BAERG, HAL	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA	92660	1001 CHEEK SPARGER RD
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX	76034	913 CHEEK SPARGER RD
DAY, CHRISTOPHER	802 INWOOD LN	COLLEYVILLE, TX	76034	802 INWOOD LN
SHIPP, SANDRA L	901 INWOOD LN	COLLEYVILLE, TX	76034	901 INWOOD LN
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX	76034	3900 BEDFORD CT
MYERS, DAVID W	7017 OAK HILLS CT	NORTH RICHLAND HILLS, TX	76180	1105 CHEEK SPARGER RD
SANDIFER, COLLIN	906 INWOOD LN	COLLEYVILLE, TX	76034	906 INWOOD LN
COLLEYVILLE COVENANT CHRISTIAN	901 CHEEK SPARGER RD	COLLEYVILLE, TX	76034	901 CHEEK SPARGER RD
BERG, ROBERT E	4003 INWOOD LN	COLLEYVILLE, TX	76034	4003 INWOOD LN
CHATELAIN, GARY M	1007 INWOOD LN	COLLEYVILLE, TX	76034	1007 INWOOD LN
SALEEM, NAZEER A	1000 INWOOD LN	COLLEYVILLE, TX	76034	1000 INWOOD LN
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX	76034	3808 WAYNE DR
ALLRED, SHANE	1005 INWOOD LN	COLLEYVILLE, TX	76034	1005 INWOOD LN
SCF RC FUNDING I LLC	47 HULFISH ST STE 210	PRINCETON, NJ	8542	919 CHEEK SPARGER RD
JONES, GREGORY	903 INWOOD LN	COLLEYVILLE, TX	76034	903 INWOOD LN
MYERS, DAVID W	7017 OAK HILLS CT	NORTH RICHLAND HILLS, TX	76180	1109 CHEEK SPARGER RD
SADDLEBROOK ADDITION	P.O. Box 382	COLLEYVILLE, TX	76034	COURTESY NOTICE
TARA PLANTATION ADDITION	P.O. Box 565	COLLEYVILLE, TX	76034	COURTESY NOTICE
CITY OF BEDFORD	2000 FOREST RIDGE DRIVE	BEDFORD, TX	76021	COURTESY NOTICE
HURST EULESS BEDFORD ISD	1849 CENTRAL DR	BEDFORD, TX	76022	STATE REQUIRED
STEPHENS, DON	1440 LAKE FRONT CIRCLE, STE 140	THE WOODLANDS, TX	77380	APPLICANT

Public hearing notices were mailed on December 27, 2019



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Addr»

«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, January 13, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, February 4, 2020 & Tuesday, February 18, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a request to amend the PUD-C Planned Unit Development – Commercial district for the Heritage Farms addition. The request is to amend the current PUD-C in order to modify the development regulations that allow for the construction of a Senior Living Community.

Zoning Case: ZC19-009

Applicant: Don Stephens

Owner: Robert Beall

Location: 913 Cheek Sparger Road, 3808 Wayne Drive, and 3900 Bedford Court

Property Description: Lots 1-3, Block A, Heritage Farms

Present Zoning: PUD-C Planned Unit Development-Commercial

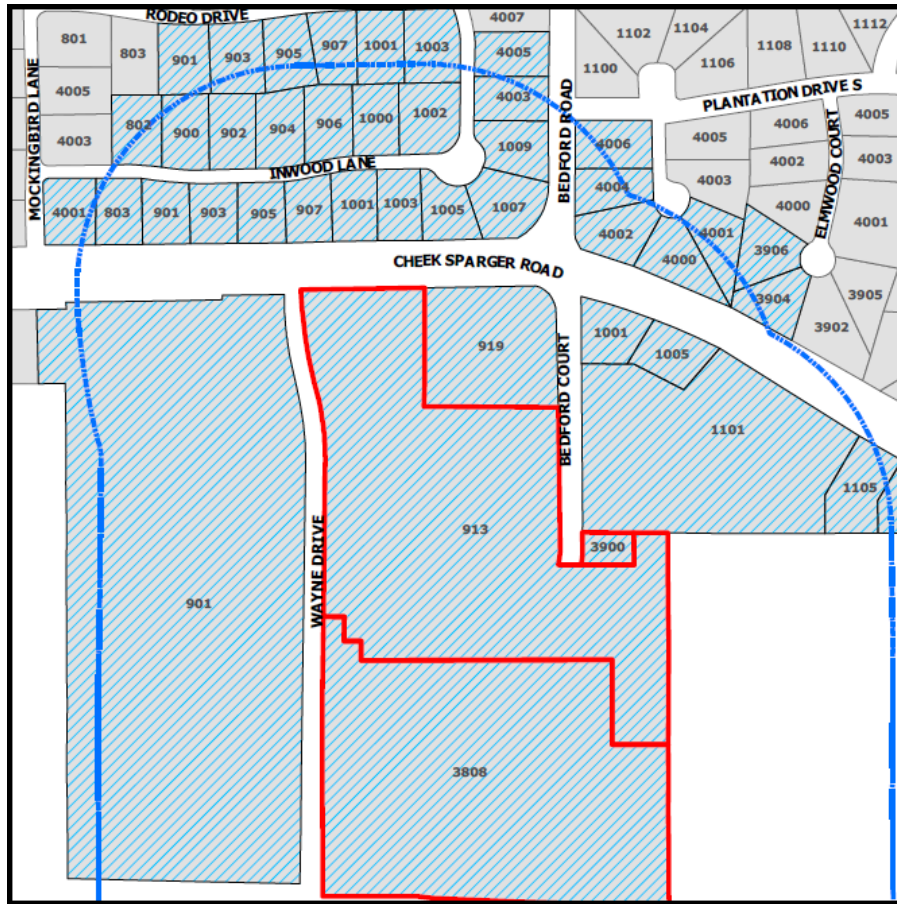
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

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

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

NOTICE OF PUBLIC HEARING

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



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Active Development Case map:

<https://www.colleyville.com/government/departments-a-l/community-development/active-development-cases>

For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Letter of Opposition

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



RE:
Zoning case ZC19-009

As a property owner within 500' of the proposed MRC Colleyville Senior Living Community development the increase in traffic emanating from the Northeast corner at Bedford Court access point is very concerning.

Rather than proceed north on Bedford Court from the eastern most exit traffic will seek alternate entrance/exit funneling down the Tara Village Shopping Center fire lane. The area already is congested due to local residential traffic cutting thru to Cheek Sparger and the area is in use as an exercise area for the gym in Tara Village as well as local children and children in the after school program housed in the shopping center.

The current state of use makes exiting from my driveway which opens to the fire lane problematic.

The stop sign at the end of Woodmont is not a significant deterrent to traffic volume or speed. Adding a potential 415 vehicles (based on the drawings provided) to the mix will make driveway access dangerous and has safety impacts to the children using the fire lane as a play area.

The plan is unclear as to any kind of access control at the Bedford Court area. The other, apparently main, entrances on Wayne Dr. are labeled as Access Lanes.

Based on the increased traffic using the fire lane as a point of entrance/exit either the project should be denied or traffic control at the Bedford Court access point as well as the fire lane behind Tara Village Shopping center should be included as part of the approval.

Handwritten signatures in black ink. The top signature is "Michael Scoville" and the bottom signature is "Carol Scoville".

Michael G. Scoville, Carol A. Scoville
1101 Woodvale Dr.
Bedford, TX 76021

Letter of Opposition



Mark Matherne
1104 Plantation Ct.
Tara Plantation
Colleyville, TX 76034

Zoning Case Number: ZC19-009 (Senior Living Community)
Property Description Lots 1-3, Block A, Heritage Farms

We built our house at 1104 Plantation Ct. in 1980. At that time there was no Lakes of Somerset. There was no Saddlebrook. There was no Covenant Christian Academy. There was no Tara Village. There was no Bedford Estates. The huge parcel of land on the southeast corner of Cheeks-Sparger and McLain belonged to Waseem Arabians which was all pasture land except for one house. By the mid 1980s, the aforementioned neighborhoods were being completed at a rapid pace. (See Map page 4)

During the initial development of Tara Plantation, the developer decided it would be a good idea to dig a drainage ditch to catch rainwater from the vacant land south of Cheeks-Sparger and the water from the Tara neighborhood and run it toward Little Bear Creek. It should be noted that this land where the ditch was to be was relatively flat before the big dig. It was sculpted into an unnatural, manmade drainage ditch that worked just fine in 1980, but was woefully incapable of providing the flood control during the years since.

Colleyville and other communities in the area, such as Bedford, Hurst, and North Richland Hills solved the problem of flooding by installing storm sewers. Storm sewers are defined as an infrastructure designed to drain excess rain and ground water from "impervious structures" such as paved streets, car parks, parking lots, footpaths, sidewalks, and roofs. With the massive increase of "impervious structures" in the last several years, it seems that a storm sewer would have been a better choice than a poorly designed ditch.

Letter of Opposition

As residential and commercial development continued, I have noticed that the water in the “ditch” has been getting closer and closer to my house. Within a few feet in some cases. This would be true for every house on the west side of the “ditch”. I carry flood insurance now, even though I’m not in a flood zone.

Page 5, picture 1. These are the steps leading into my back yard. The water is coming from Saddlebrook, Bedford Road, and Tara. This has only recently become an issue.

Page 5, picture 2. This is my back yard after a moderate rain. Also, a recent issue.

Page 5, picture 3. This is the ditch behind my house after a moderate rain. Besides being a flood hazard, this is a huge danger to children. I have seen the remains of animals that have been carried off by the current.

Page 5, picture 4 and 5. This is where the concrete in the ditch ends. It doesn’t even go all the way to Little Bear Creek. There were some trees in the way, so they decided to stop there. You can see how the ground beneath the concrete has been eroded, and the concrete is cracked. It’s about 6 feet from the top of the concrete to the creek bottom. If it breaks off, it could create a dam that would cause a greater flood potential.

Page 6, picture 6. More erosion beneath the concrete.

Page 6, picture 7, 8, and 9. You can see the trash and debris in Little Bear Creek. This is the section of the creek between Tara Plantation and the Lakes of Somerset. There are several debris dams along this section of the creek that slow down the flow of water even more. How can this help?

I appreciate the fact that the city has been concerned about drainage issues in the recent past, and the city counsel has asked for citizen input for issues that they are concerned about. I can remember when Sparger Park never flooded. I remember when Bedford Road didn’t have

Letter of Opposition

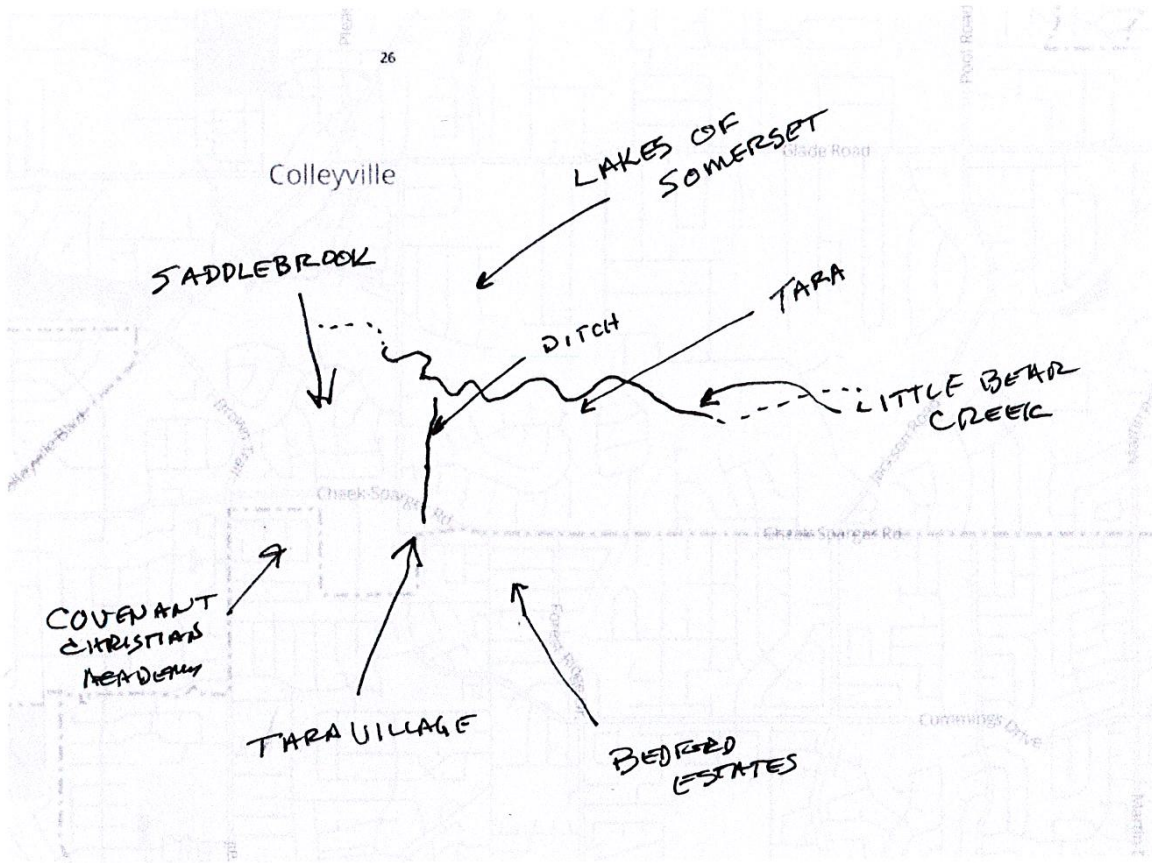
barricades because it never flooded. I remember when the property owners that had property backing up to Little Bear Creek didn't have their fences and other property regularly destroyed by floods. But, things have changed. There is a large land area that drains into this little ditch. I admit that I have been remiss in not speaking up about this sooner, but this new zoning case worries me a great deal. This could be the tipping point.

It seems to me that we have two choices. Either alleviate the potential of flooding by creating a path for water to freely flow. Installing storm sewers and/or clearing Little Bear Creek. Or, not allowing the last remaining parcel of land in this huge drainage area to become another "impervious structure."

Thank you,

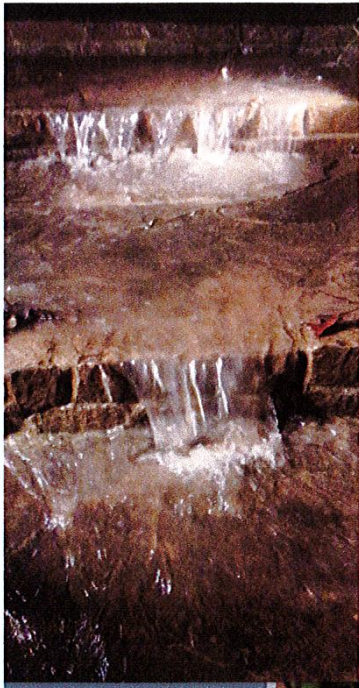
Mark Matherne
817-875-5697

Letter of Opposition



Letter of Opposition

#1



#3



#2



#4



#5



Letter of Opposition

#6



#7



#8



#9



ORDINANCE O-20-2113

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 18.45 ACRES ON LOTS 1, 2, & 3, BLOCK A, OF THE HERITAGE FARMS ADDITION, LOCATED AT 913 CHEEK-SPARGER ROAD, 3808 WAYNE DRIVE, AND 3900 BEDFORD COURT FROM THE PUD-C PLANNED UNIT DEVELOPMENT - COMMERICAL 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. ZC19-009; and

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

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

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan designed to lessen congestion in the streets; 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 18.45 acres on Lots 1, 2, & 3, Block A, of the Heritage Farms Addition, located at 913 Cheek Sparger Road, 3808 Wayne Drive, and 3900 Bedford Court from PUD-C Planned Unit Development - Commercial 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 the construction of a Senior Living Community on 18.45 acres.
- b. This facility be licensed as a Type A and/or Type B Assisted Living Center by the Texas Department of Aging and Disability Services as required by the Assisted Living Facility Licensing Act. Proof of such licensing shall be required prior to issuance of a Certificate of Occupancy for this property.
- c. This development shall be generally consistent with the Statement of Planning Objectives, Exhibit “B”.
- d. The proposed development is subject to PUD-C Planned Unit Development – Commercial 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 and Building Elevations attached in Exhibits "C" and "D".

3. PERMITTED USES

- a. The Senior Living Community as depicted in the attached exhibits, shall be a permitted use.
- b. Type "A" and Type "B" assisted living facilities are permitted with a maximum of 32 units for assisted living uses and a maximum of 24 beds for memory care uses, as depicted in Site Plan Exhibit "C".
- c. A maximum of 164 multifamily independent living units are permitted as depicted in Site Plan Exhibit "C".
- d. All residential units permitted by this PUD shall only be occupied by persons who are age 55 or older per requirements of the United States Department of Housing and Urban Development.
- e. All accessory buildings and uses, customarily incidental to the above uses on the same lot within.

4. Hours of operation

- a. Deliveries to the facility for food service and general delivery will be restricted to 7:00 a.m. to 6:00 p.m. daily.

5. Conceptual plan and Platting

- a. The development shall be generally consistent with Site Plan Exhibit "C", which shall not be considered the preliminary plat. Minor adjustments, such as building articulations, shall be permitted. Other modifications, which do not change the use or increase the density, may be approved administratively by staff.

6. BUILDING DESIGN

- a. The Senior Living Community shall be generally consistent with the building elevations and specified material depicted in Exhibit "D".
- b. All buildings allowed for this development shall not exceed two stories and 35 feet in height.
- c. The cumulative exterior walls of the buildings in this development shall be a minimum 50 percent masonry.
- d. Except as modified, all buildings shall, at a minimum, meet the provisions of Chapter 6-Building Design in the Land Development Code.

7. LANDSCAPING & OPEN SPACE

- a. The This development shall provide a minimum of 50 percent pervious cover area, as shown on Site Plan Exhibit "C" and all open space areas shall be landscaped and maintained by the property owner. Open space may include detention or retention ponds.
- b. All landscaping shall comply with Chapter 4 Landscaping in the Land Development Code.

8. SIDEWALKS

- a. The sidewalk along Cheek Sparger Road must be at least five (5) feet wide. The sidewalk along Wayne Drive and Bedford Court must be at least four (4) feet wide. The sidewalk must be installed when any new structures are built on the property.

9. PARKING AND ACCESS

- a. This development shall be allowed to have a minimum of 330 parking spaces.
- b. All parking shall be mutually accessible and available across all uses within this development.
- c. As depicted on Site Plan Exhibit "C", a 24-foot public access and fire lane easement shall be located within the development such that it connects Wayne Drive at the southern terminus of the Bedford Court right-of-way boundary. Said easement shall be included on any future plat of the property.

10. LIGHTING

- a. All lighting shall be directed away from adjacent residential properties. Illumination from light poles shall not exceed 0.5 foot-candles as measured from any portion of the property line.

11. FENCING

- a. An eight (8) foot cedar (or similar material) fence, shall be constructed along the south and east property lines adjacent to the existing residential uses located in the City of Bedford.
- b. The fence shall be generally consistent with Exhibit "D".

12. SIGNAGE

- a. All monument signs shall meet the minimum requirements of the Land Development Code.

13. TRASH COMPACTOR AND EMERGENCY GENERATOR ENCLOSURE

- a. The trash compactor and emergency generator enclosure will be fully screened with a ten (10) foot high masonry screening wall with solid gates on the opening side. The enclosures shall be constructed of eight (8) inch concrete block walls with brick and stone veneers and a cast stone cap.
- b. All requirements of the Land Development Code shall be met, except where amended herein.

14. PARKING SHADE STRUCTURES

- a. The covered parking structures will have 4:12 sloped roofs with asphalt shingles to match the building. The structures will have a minimum nine (9) feet of clearance with 2" x 8" fascia and open ended gables.
- b. The parking shade structures shall be generally consistent with Exhibit "E".

15. PUBLIC IMPROVEMENTS

- a. In lieu of constructing any required perimeter street improvements, the developer shall construct the following roadway improvements: (1) improve the intersection of Cheek Sparger Road and Bedford Road/Bedford Court such that it may result in the construction of a roundabout; (2) add a right-turn only lane to northbound Wayne Drive where it intersects Cheek Sparger Road.
- b. Given the requirements of Section "a" above, prior to the acceptance of any plat applications as required by this ordinance, the developer shall submit a City/Developer Agreement (CDA) for approval by the City Council that, at a minimum, addresses the following areas:
 - (1) Total estimated cost, scope, feasibility and traffic impact of the construction of a roundabout at Bedford Road/Bedford Court and Cheek Sparger and a northbound right-turn lane at the intersection of Wayne Drive and Cheek Sparger Road as determined by a registered professional engineer in the State of Texas;
 - (2) Plans and details of a schedule for reimbursement of construction costs to the developer by the City or waiver of fees:
 - (3) Clear delineation of duties and responsibilities with regard to right-of-way acquisition, construction, inspections, maintenance of all proposed public improvements.
 - (4) Any existing escrowed funds for future roadway improvements to Wayne Drive, Cheek Sparger Road and Bedford Road/Bedford Court paid by the developers of any properties within 2,000 feet of the subject property within the preceding ten years are hereby eligible to be applied above provided a written affidavit is submitted to the City of Colleyville from the developer that paid said escrow funds for the roadway improvements described above.
 - (5) Any change to the terms of this section shall require an amendment to this ordinance.

c. Payment in Lieu of Taxes, PILOT Agreement for 30 years to offset projected Emergency Medical Costs shall be:

(1) Year 1: \$25,000 first full calendar year following initial occupancy

(2) Year 2: \$50,000

(3) Year 3: \$75,000

Subsequent Years: Being Year 4, in the base of \$75,000 will be adjusted by the CPI Index for Fort Worth. Such adjustments will not exceed 4% and will not be negative.

- 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 3rd day of March 2020.

The second reading and public hearing being conducted on the 17th day of March 2020.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 17TH DAY OF MARCH 2020.

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

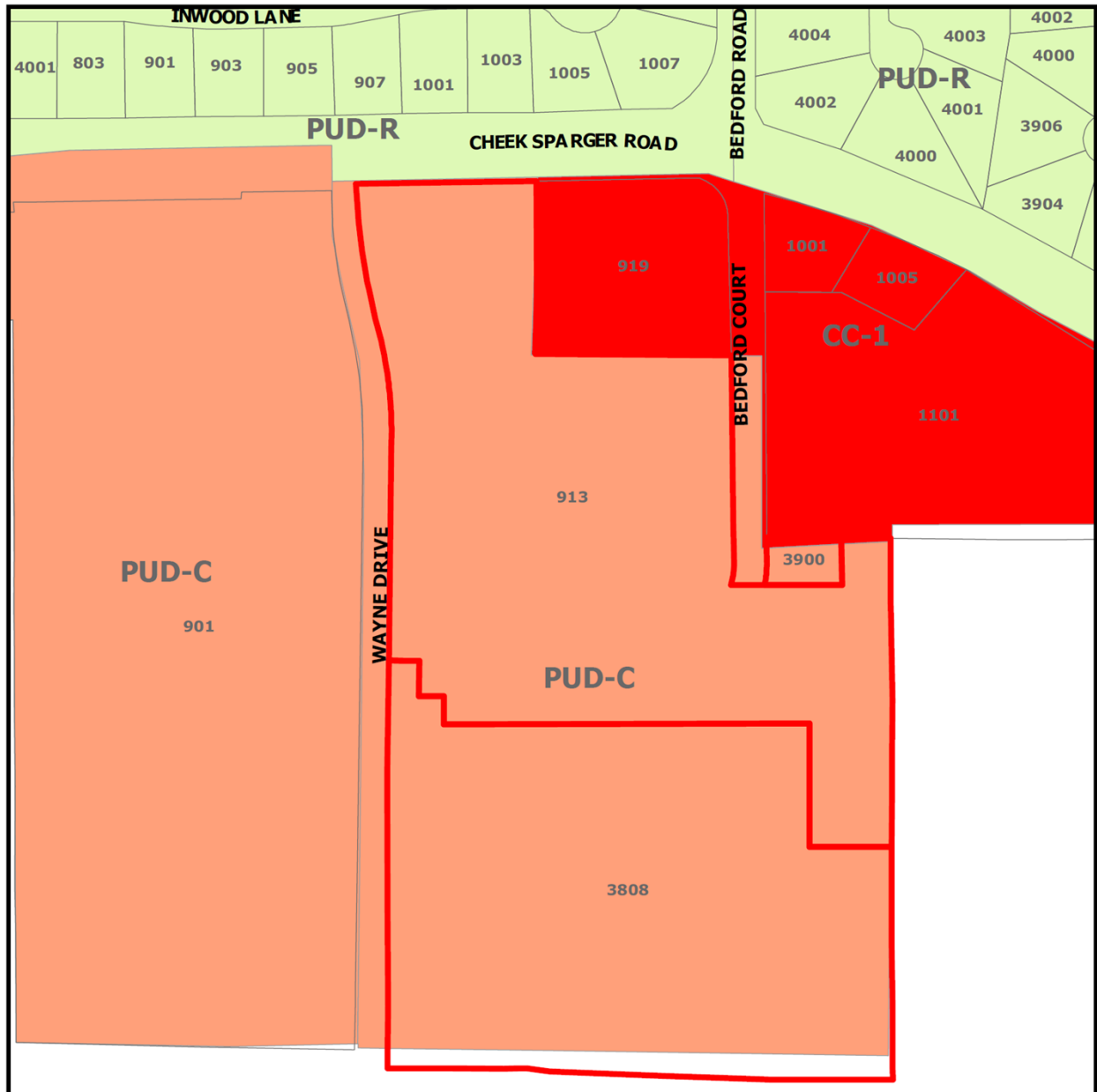


Exhibit “B” – Statement of Planning Objectives

Statement of Planning Objectives

Colleyville Senior Living Community

Statement of Planning Objectives

The Colleyville Senior Living Community will provide a master planned, life care retirement community with three levels of service: independent living (IL), assisted living (AL), and memory support (MS).

The project is designed to be compatible with the surrounding land uses and will be in conformance with the intent parameters of the existing PUD zoning.

The previous retail/office component has been eliminated and the number of living units has been decreased to reduce the intensity of the use and to decrease traffic volumes. Additionally, the previously detached buildings will now be connected, which will allow for improved internal resident circulation and for more efficient delivery of services.

The site plan layout will provide over 50% open space and will protect existing trees or plant replacement trees, when necessary. This design will provide quality outdoor spaces for the residents and their families.

[illegible]

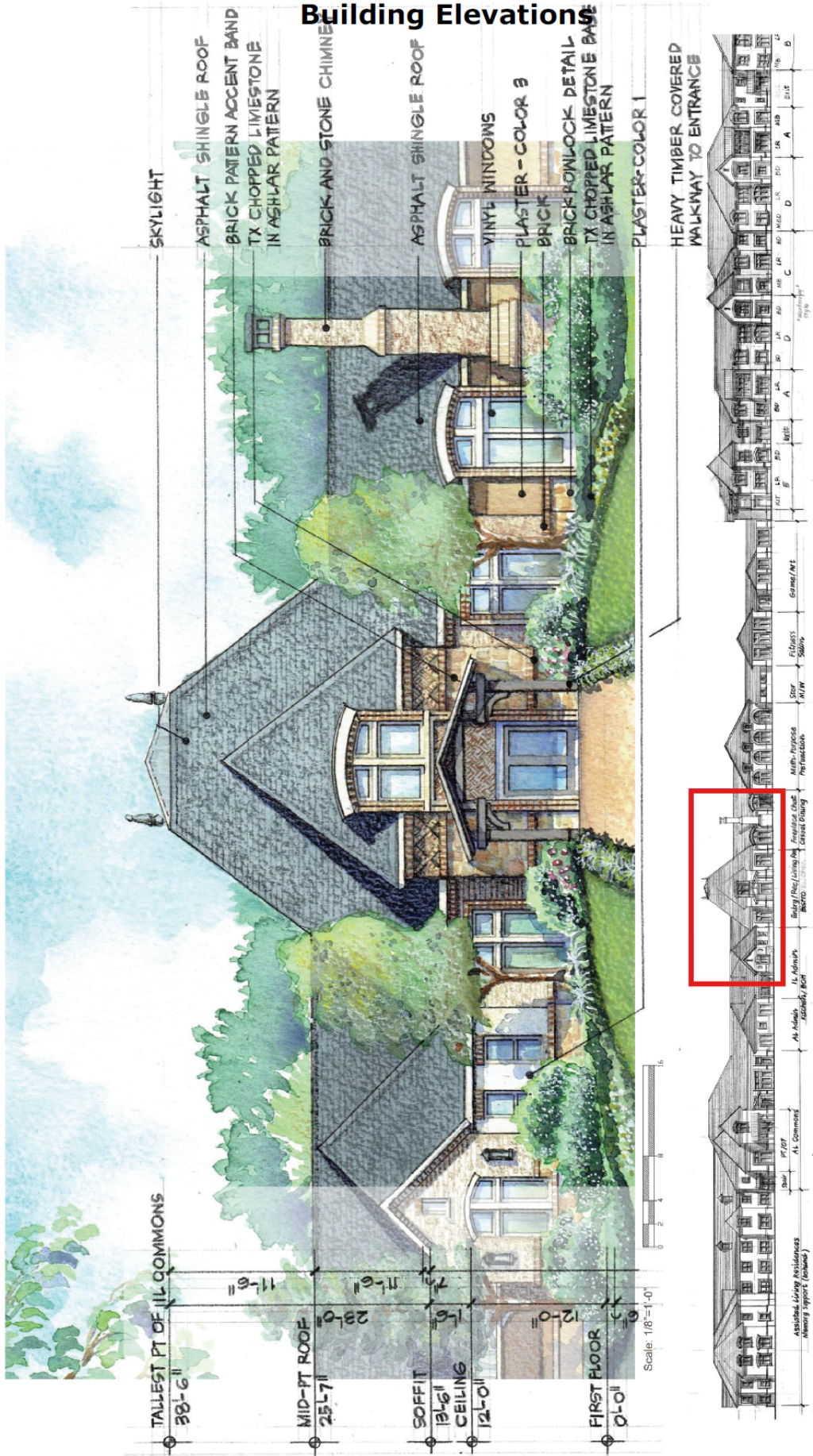


CONCEPTUAL ELEVATION
for
**MRC COLLEYSVILLE SENIOR
LIVING COMMUNITY**

ENGINEER/PLANNER:
DUNAWAY
100 Baker Avenue • Suite 400 • Fort Worth, Texas 76102
Tel: 817-380-1337

ARCHITECT:
three

OWNER:
MRC Senior Living Colonyville
1440 Lake Front Circle, Suite 110
The Woodlands, TX 77380



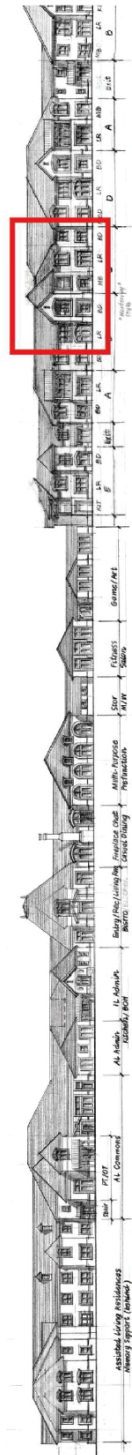
CONCEPTUAL ELEVATION
for
MIRC COLLETSVILLE SENIOR
LIVING COMMUNITY
JANUARY 2018
P03 Site Plan for Senior Living PLD
Zoning Amendment

CONSULT
1400 S. Main Street, Suite 110
The Woodlands, TX 77380

ARCHITECT
three
11111 Highway 101, Suite 100
The Woodlands, TX 77380

ENGINEER/ARCHITECT
DUNAWAY
11111 Highway 101, Suite 100
The Woodlands, TX 77380

- 01 FACIA
- BRICK
 - PLASTER COLOR 1
 - PLASTER COLOR 2
 - TX CHOPPED LIMESTONE
- BRICK WINDOW SURROUND
 - VINYL WINDOW
 - BRICK ROWLOCK SILL



independent living - conceptual elevation
Scale: 1"=50'

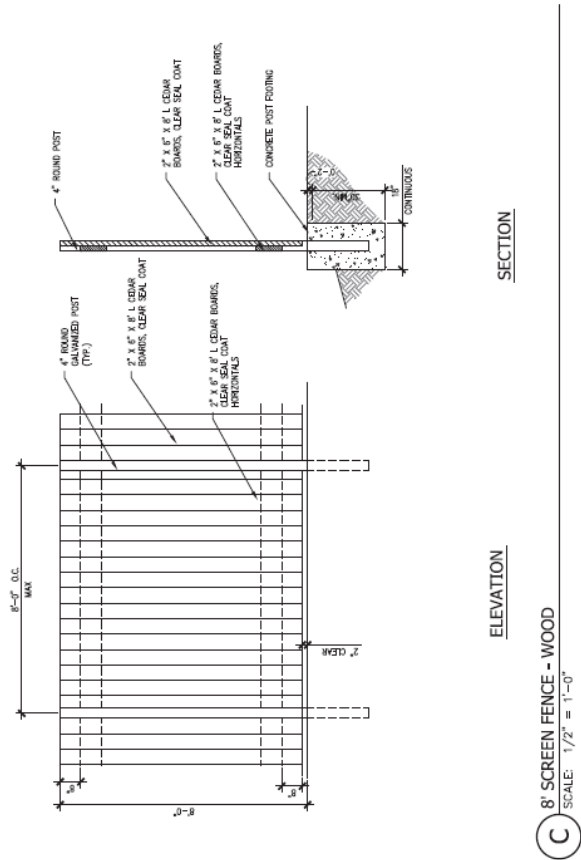
CONCEPTUAL ELEVATION
for
**MRC COLLEYVILLE SENIOR
LIVING COMMUNITY**
September 5, 2018
**PUD Site Plan for Senior Living PUD
Zoning Amendment**

ENGINEER/PLANNER:
DUNAWAY
300 Bailey Avenue • Suite 402 • Fort Smith, Texas 74301
ARQUITECT: **three**

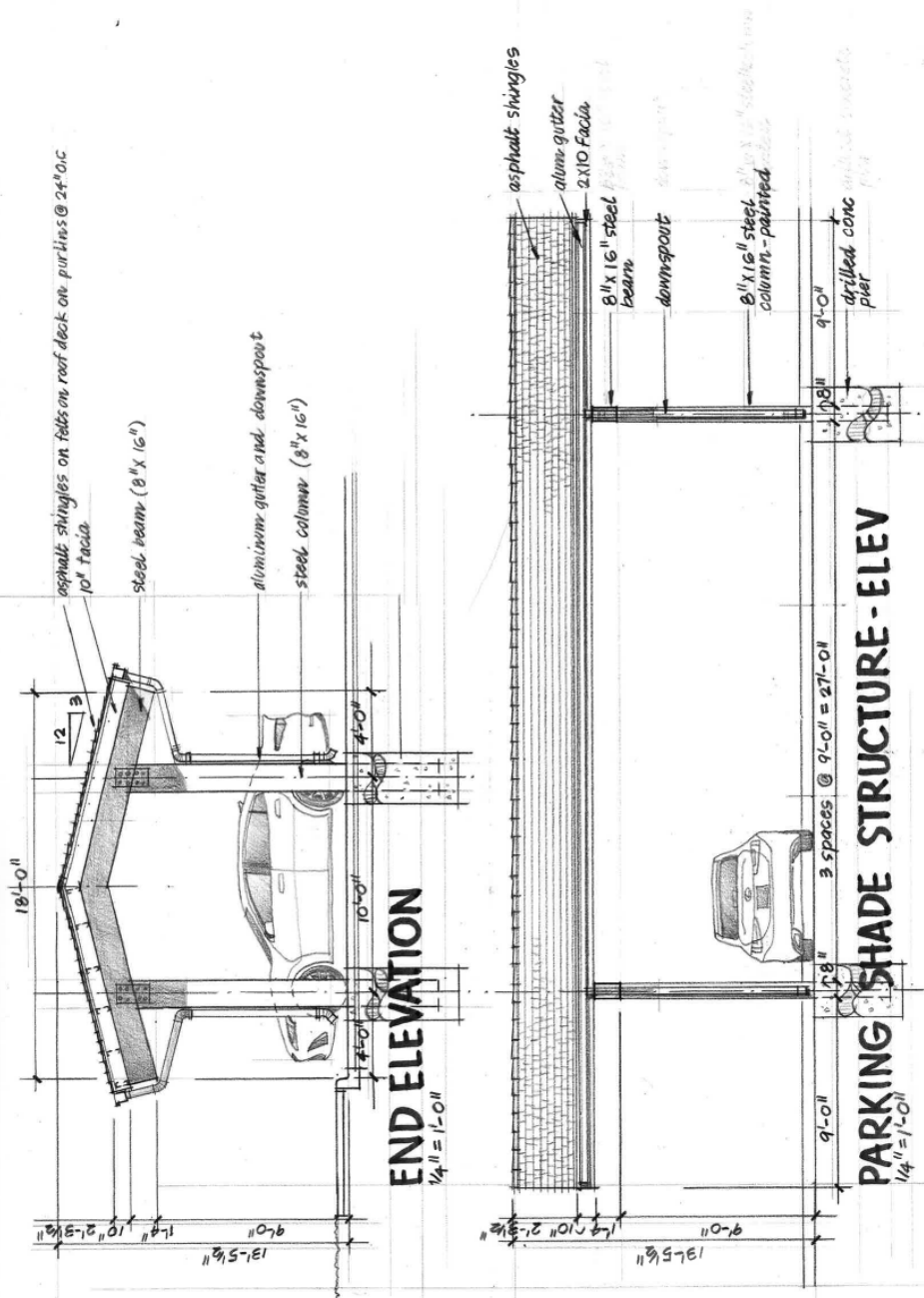
OWNER:
MRC Senior Living Collegeville
1440 Lake Front Circle, Suite 110
The Woodlands, TX 77380

independent living - conceptual elevation
Scale: 1"=50'

Exhibit “D” – Perimeter Wood Fencing



PARKING ENROUTE EXHIBIT





City of Colleyville City Council Agenda Briefing

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

Agenda Number 6a

Agenda Date 3/3/2020

Number Resolution R-20-4478

Type Resolution

Department Community Development

Title

Consideration of a request for a Preliminary/Final Plat for Lots 1-11, Block A, Lots 1-13, Block B, and Lots 1-3, Block X, of the Preston Manor Addition, being Tracts 6A1, 6A2, 6A2A, 6A2B1, Abstract 1487, in the O C Sturm Survey, and Tracts 1B, 1B1, 1B2A, Abstract 1176, in the J J Newton Survey, located at 401 Shelton Drive, Case PC20-001

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

Osama Nasheed, the applicant, has submitted a request for a Preliminary/Final Plat for Preston Manor Addition, Tracts 6A1, 6A2, 6A2A, 6A2B1, Abstract 1487, in the O C Sturm Survey, and Tracts 1B, 1B1, 1B2A, Abstract 1176, in the J J Newton Survey, being approximately 15.70 acres, and zoned R-20 Single Family Residential. The purpose is to plat the property into 24 single-family residential lots, and 3 common area lots. The proposed subdivision will also have gated, private streets, which can be permitted through approval of the plat.

Existing Conditions/Background: The subject property currently has a house with several accessory buildings that will be removed. Shelton Drive provides the only street frontage to the property. The preliminary/final plat for consideration proposes to divide the R-20 area into 24 single-family residential lots, 2 open space lots, and one lot for the private streets.

Lot Dimensions and Setbacks:

The following R-20 district standards shall apply:

Minimum Lot Area: 20,000 square feet

Minimum Lot Width: 100 feet

Minimum Lot Depth: 125 feet

Minimum Front Yard Setback: 30 feet

Minimum Side Yard Setbacks: 10 feet

Minimum Rear Yard Setback: 25 feet

Maximum Lot Coverage: 30 percent

Maximum Impervious Coverage: 60 percent

As submitted, the proposed plat meets all of the requirements of the existing R-20 zoning. The net density for the subdivision calculates to 1.85 dwelling units per acre.

Surrounding Development: All of the surrounding property has developed with single-family residences using a variety of zoning classifications including: R-40, R-20, and PUD-R.

Analysis: The proposed plat creates 24 single family residential lots and three open space/street lots. The Land Development Code (LDC) also allows for gated, private streets. Access for the subdivision will occur off Shelton Drive. A second connection for emergency access only will be located off Oakleigh Lane and is proposed to be in accordance with subdivision regulations.

Private Streets: Chapter 10 of the LDC establishes the regulations for private streets. City Council approval is required after receiving a recommendation from the Planning & Zoning Commission. The chapter identifies criteria for approval. One of these is that a subdivision contain 25 lots or greater. This subdivision contains 24 lots. However, with the connection to the Oakleigh Subdivision, there would be a total of 47 lots.

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

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

Public Notice: A public notice is required due to the request for approval of private streets. Staff notified property owners within 500 feet of the subject property regarding this request and notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code. Staff has received no correspondence regarding this request to date.

Staff Recommendation: Staff recommends approval. The proposed Preliminary/Final

Plat meets the requirements of the R-20 and the Land Development Code.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval as presented and contingent on approval of a drainage agreement with the railroad at their February 24, 2020 meeting by a vote of 5-0.

Financial Impact

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

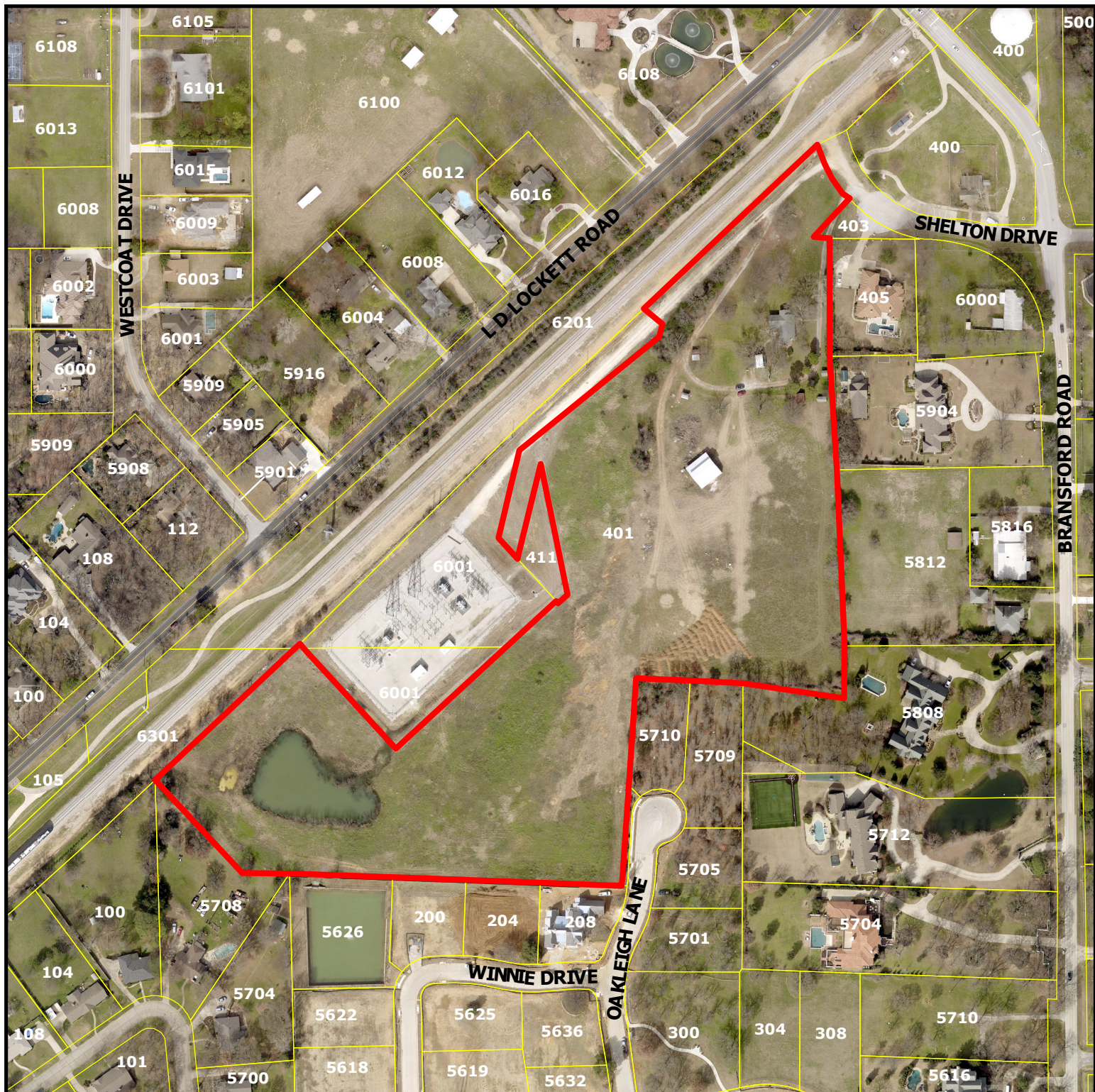
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Color Exhibits
6. Tree Survey Exhibit
7. Civil Plans
8. Sewer Line Easement
9. Access Easement Agreement
10. Notification Map
11. Notification List
12. Property Owner Notification
13. Resolution R-20-4478

Aerial Map



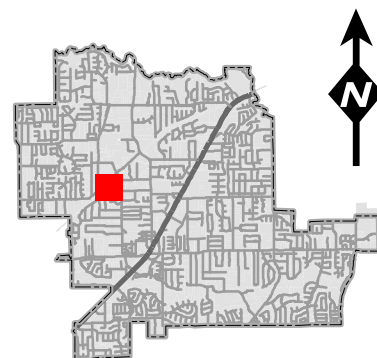
Zoning Map

401 Shelton Drive

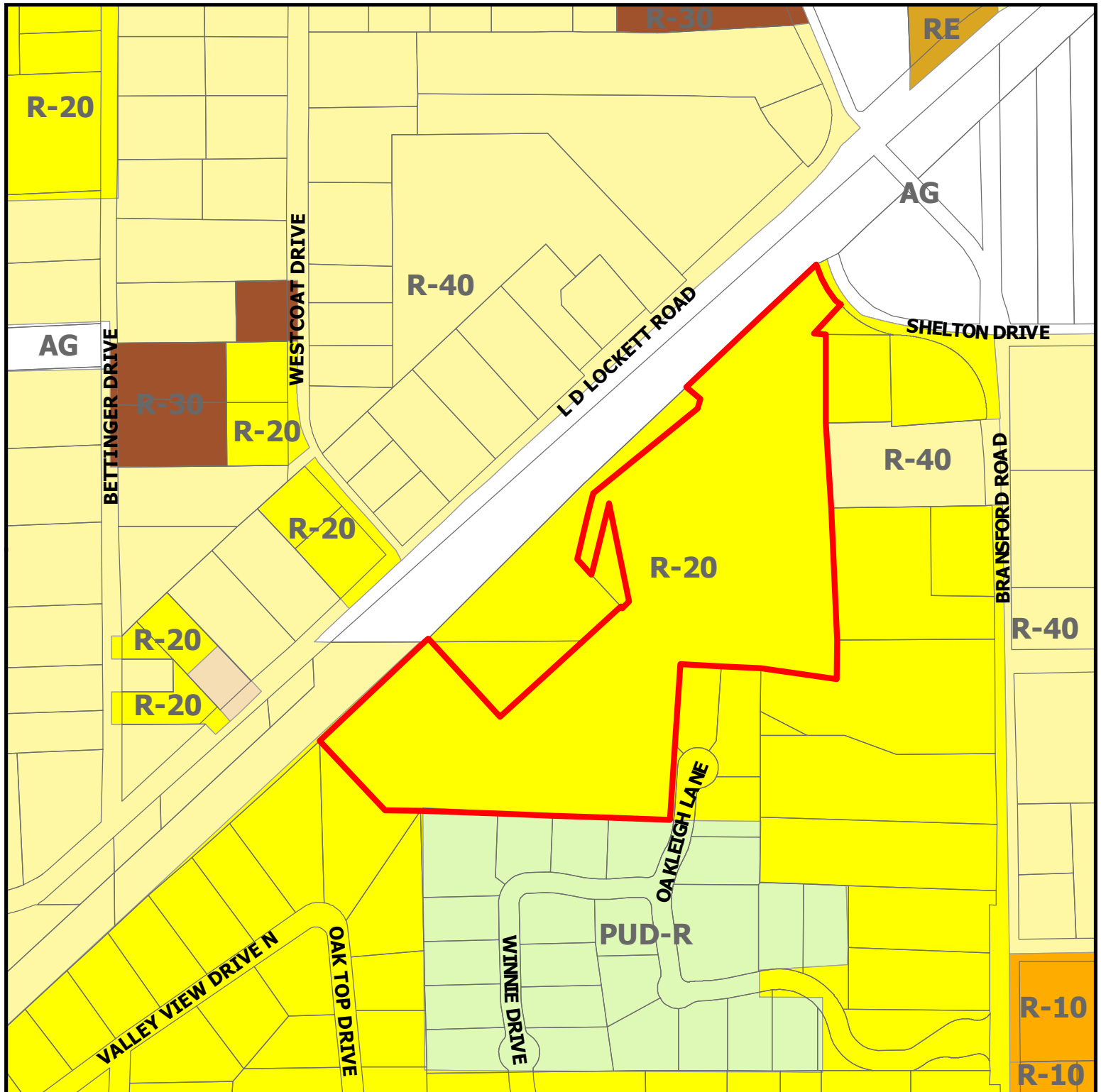
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Subject Property



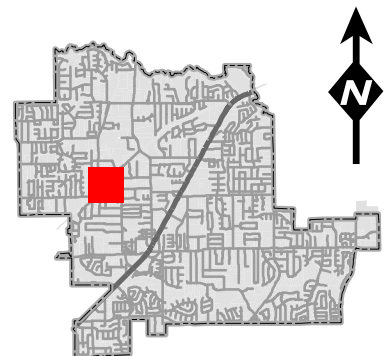
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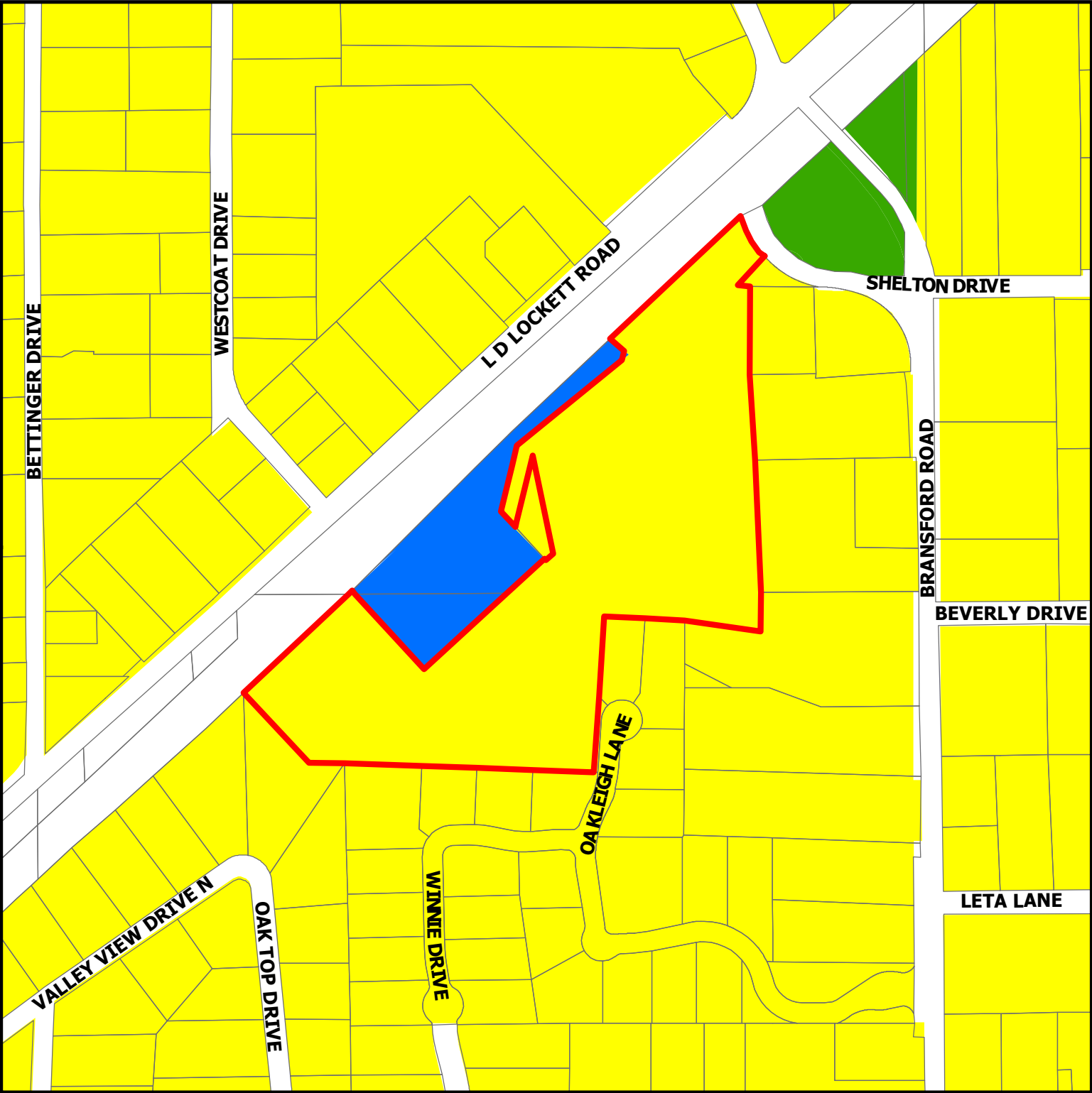
Zoning Map 401 Shelton Drive

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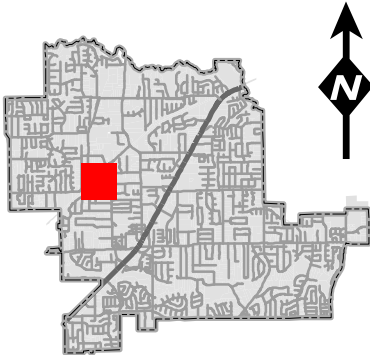
Future Land Use Map



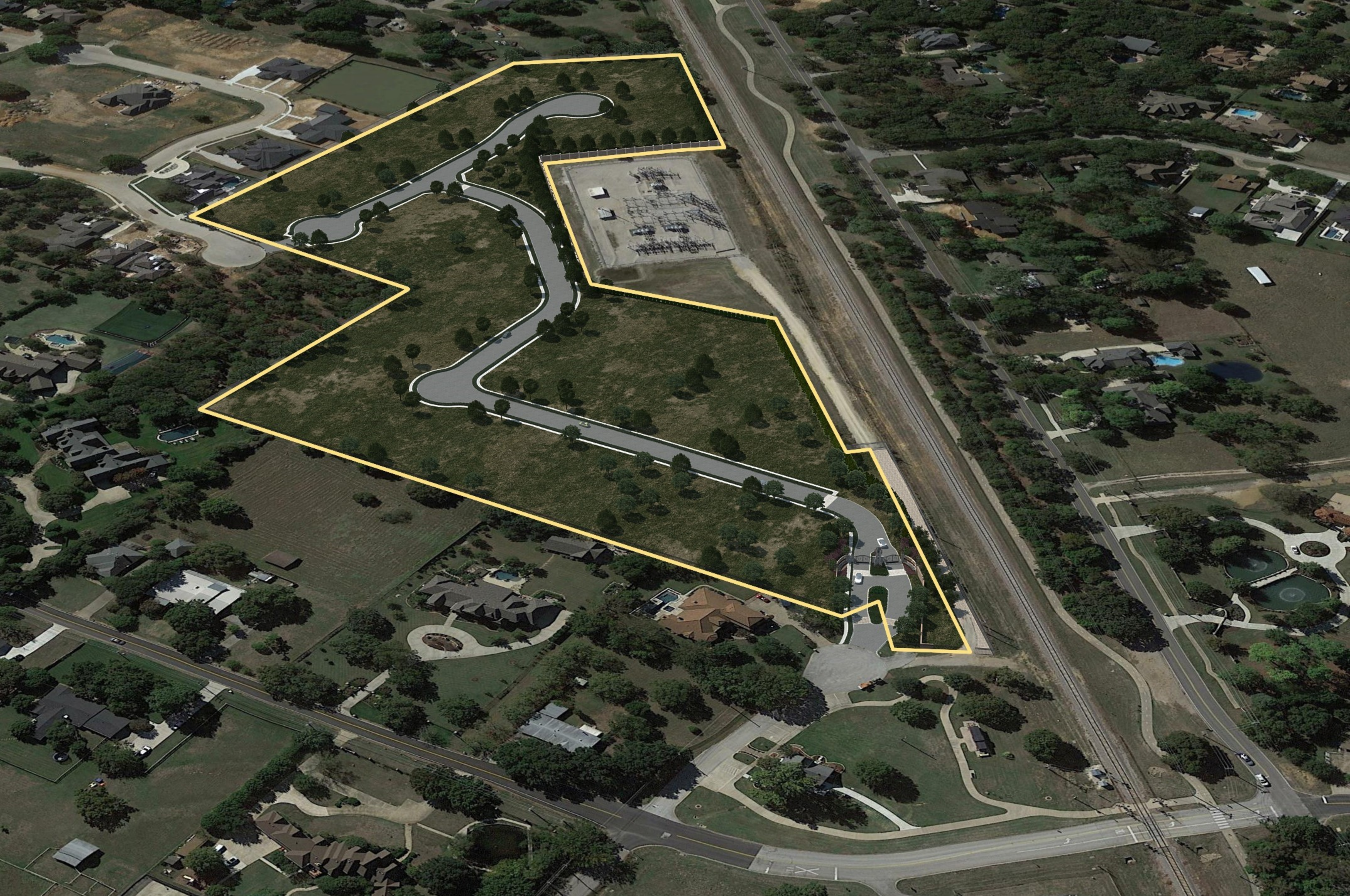
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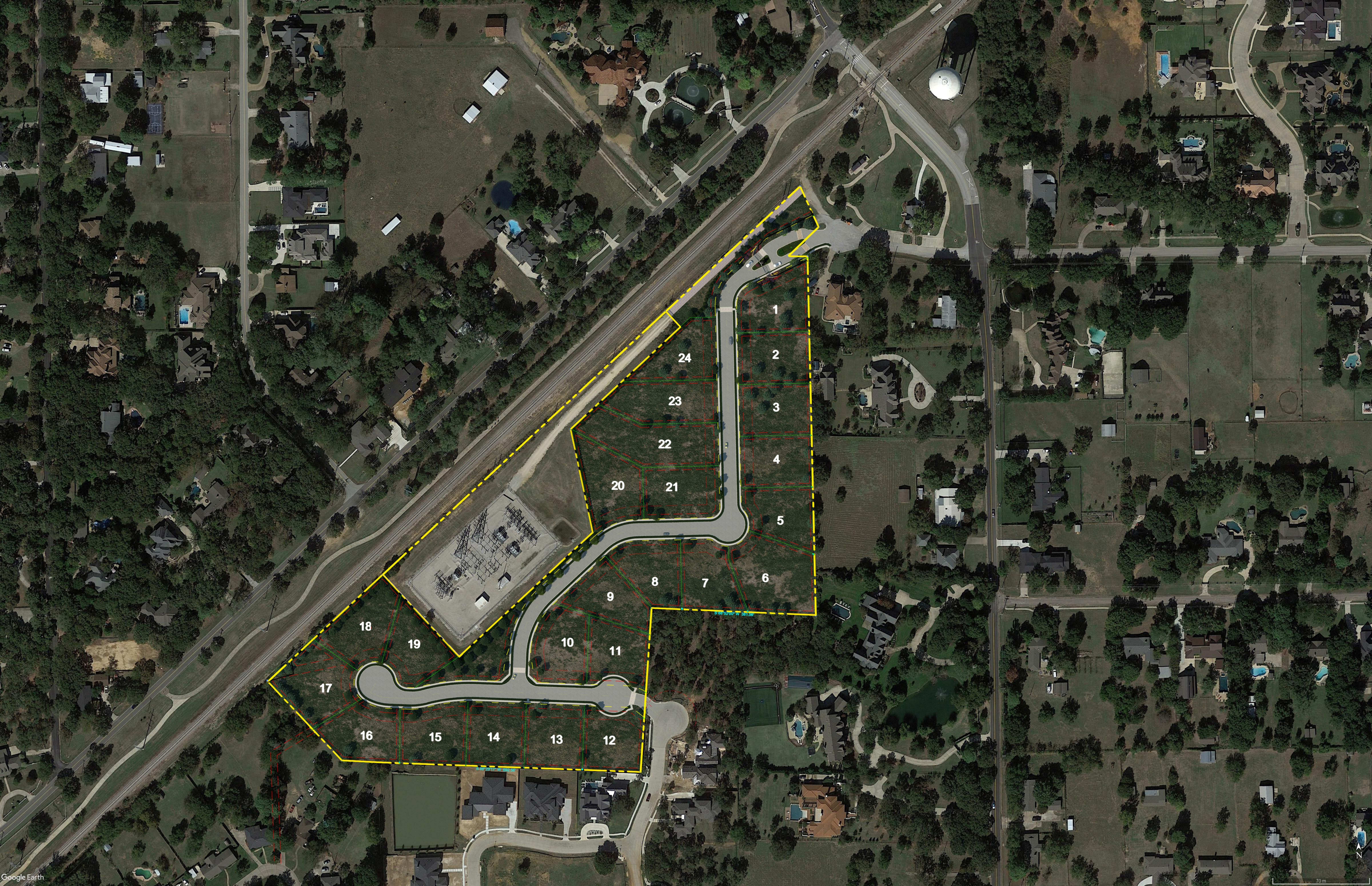
Zoning Map 401 Shelton Drive

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







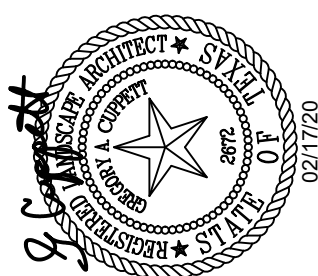




PRESTON MANOR

PRESTON MANOR





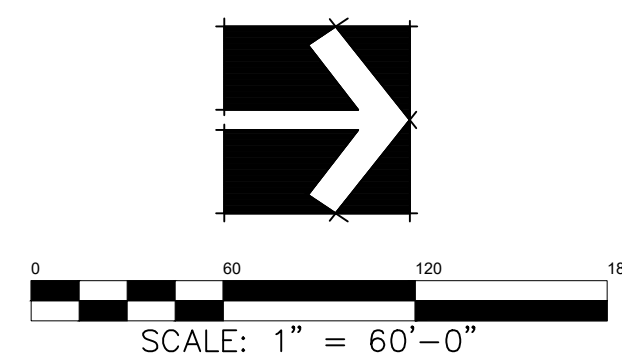
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PRESTON MANOR
401 SHELTON
COLLEYVILLE, TX

Sheet No.

L-0

OF 10

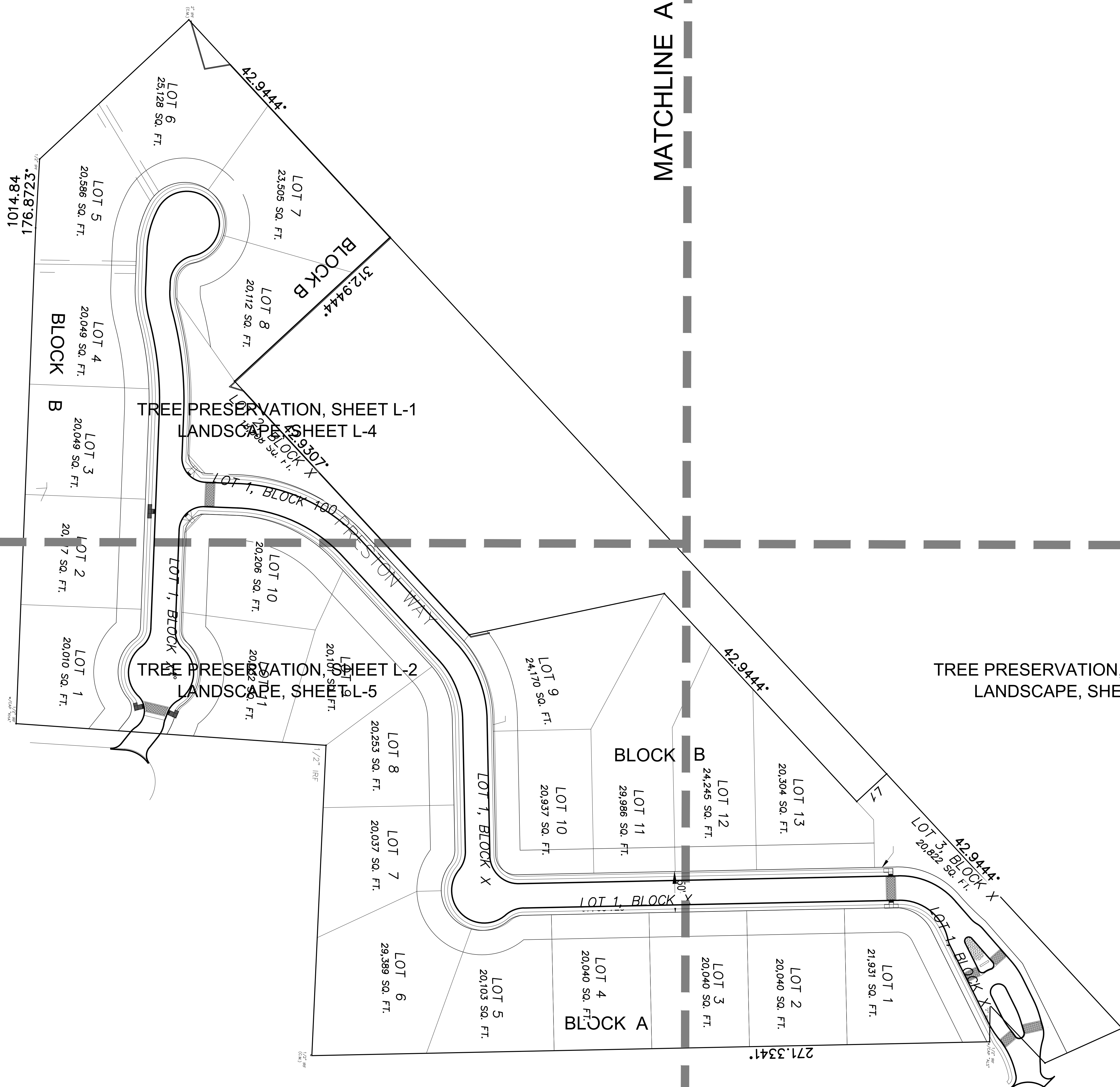


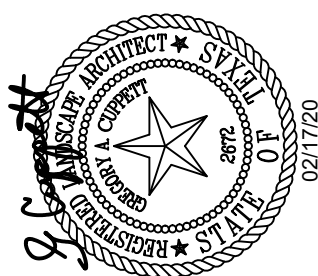
SHEET LEGEND

MATCHLINE B

TREE PRESERVATION, SHEET L-3
 LANDSCAPE, SHEET L-6

MATCHLINE A





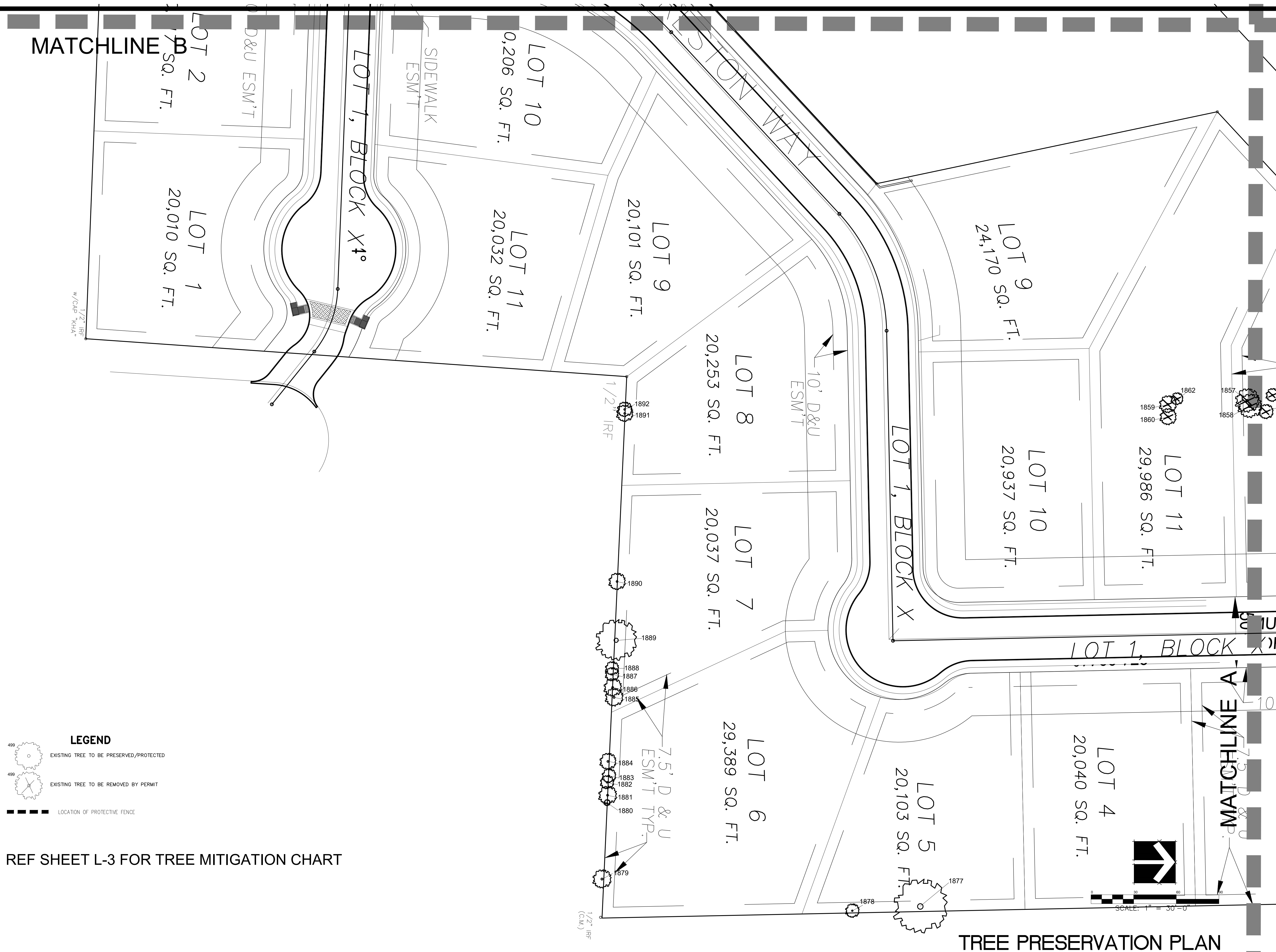
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PRESTON MANOR
401 SHELTON
COLLEYVILLE, TX

Sheet No.

L-2

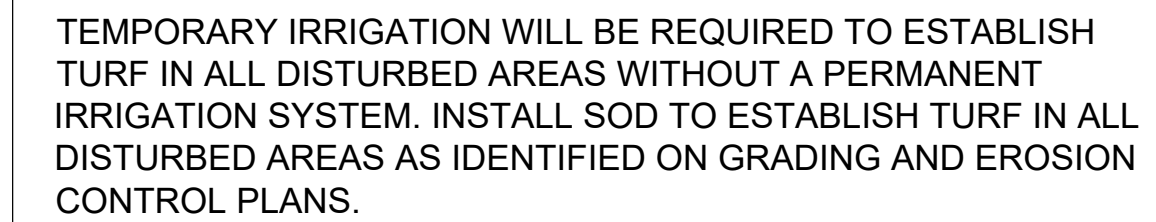
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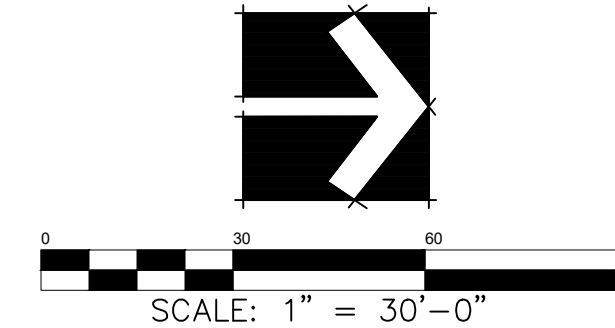
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4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET L-8 FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TRAILER, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. EXISTING TREES ARE SHOWN TO REMAIN. CONTRACTOR SHALL PRUNE WITH APPROVAL OF OWNER AND CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES, AS WELL AS BRANCHES THAT OBSTRUCT VISION. MAKE SURE CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
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13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURERS INSTRUCTIONS ON ALL GROUND COVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
16. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
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YOU DIG...



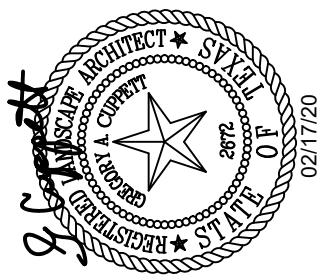
REF SHEET L-6 FOR PLANT LEGEND
AND PLANTING NOTES



TREES	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>HEIGHT</u>	<u>SPACING</u>		<u>QTY</u>	<u>REMARKS</u>
	JUN TAY	Juniperus virginiana 'Taylor'	Taylor Eastern Redcedar	65 gal.	10'	8' - 10'		82	Single Straight Trunk
	PIS CHI	Pistacia chinensis	Chinese Pistache	4" Cal.	12' Min Ht	As Shown		18	Single Straight bTrunk
	QUE MAC	Quercus macrocarpa	Burr Oak	4" Cal.	12' Min Ht	As Shown		22	Single Straight Trunk
	QUE SHU	Quercus shumardii	Shumard Red Oak	4" Cal.	12' Min Ht	As Shown		20	Single Straight Trunk
	QUE VIR	Quercus virginiana	Southern Live Oak	4" Cal.	12' Min Ht	As Shown		29	Single Straight Trunk
	ULM CRA	Ulmus crassifolia	Cedar Elm	4" Cal.	12' Min Ht	As Shown		16	Single Straight Trunk
	ULM LAC	Ulmus parvifolia	Chinese Lacebark Elm	4" Cal.	12' Min Ht	As Shown		25	Single Straight Trunk
	VIT CHA	Vitex agnus-castus	Chaste Tree	45 gal.	8' Min Ht.	As Shown		3	3 to 5 canes
SHRUBS	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>HEIGHT</u>	<u>SPACING</u>		<u>QTY</u>	<u>REMARKS</u>
	HES YE2	Hesperaloe parviflora 'Yellow'	Yellow Yucca	5 gal.	18"-24"	48" O.C.		18	
	ILE NAN	Ilex vomitoria 'Nana'	Dwarf Yaupon	5 gal.	18"	36" O.C.		19	
	JUN BAR	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	5 gal.	18"	48" O.C.		28	
	SAL GRE	Salvia greggii	Autumn Sage	1 gal.	18"	24"		37	
GROUND COVERS	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>SPACING</u>	<u>SPACING</u>	<u>QTY</u>	<u>REMARKS</u>
	CYN DAC	Cynodon dactylon	Bermuda Grass	sod				348 sf	
	NAS PON	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	1 gal.	Pot	24" O.C.	24" o.c.	192	
	SAL AUG	Salvia farinacea 'Augusta Duelberg'	Mealy White Sage	1 gal.	Pot	18" O.C.	18" o.c.	22	
	SAL HEN	Salvia farinacea 'Henry Duelberg'	Henry Duelberg Sage	1 gal.	Pot	18" O.C.	18" o.c.	27	

MATCHLINE A

 **FAIN • CUPPETT**
LANDSCAPE ARCHITECTS, LLC
4233 Mid Cities Blvd., Suite B
North Richland Hills, TX 76182-4761
817-479-0730
PLANS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • REGULATION DESIGN



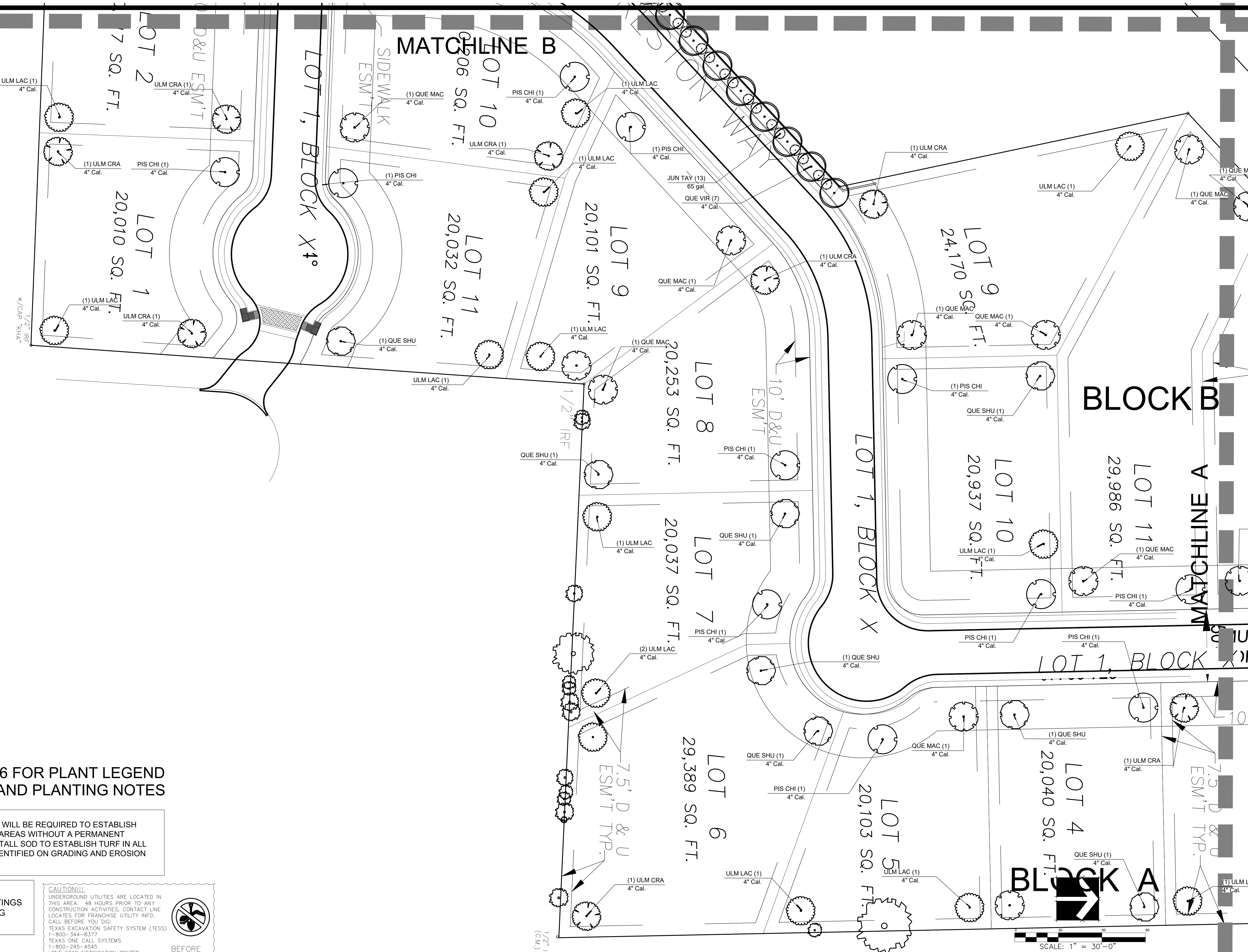
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PRESTON MANOR
401 SHELTON
COLLEYVILLE, TX

Sheet No.

L-4

OF 10



REF SHEET L-6 FOR PLANT LEGEND AND PLANTING NOTES

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. INSTALL SOD TO ESTABLISH TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

NOTE:
NO LANDSCAPE PLANTINGS
WITHIN 18" OF PARKING
LOT CURBS.

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG!
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5



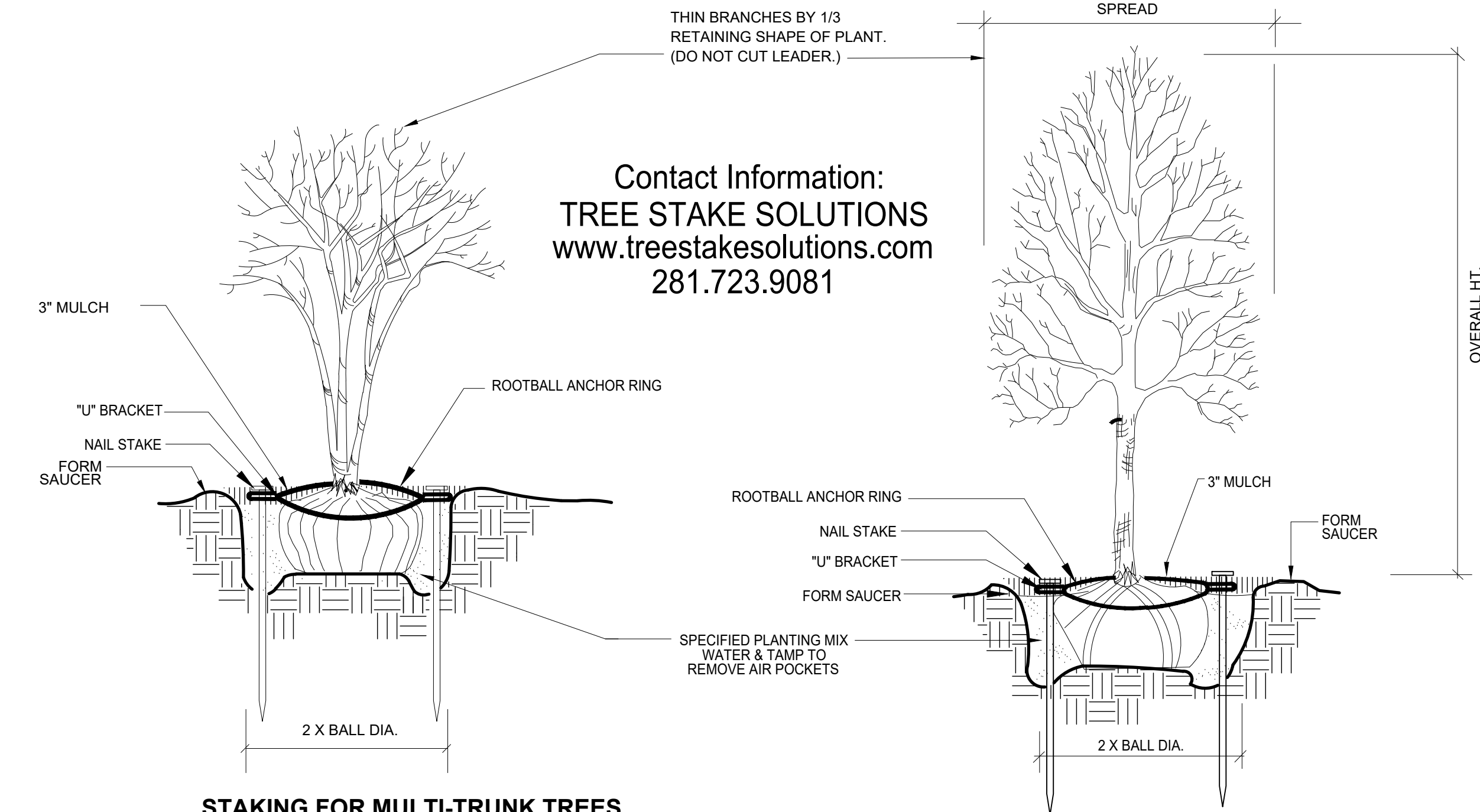
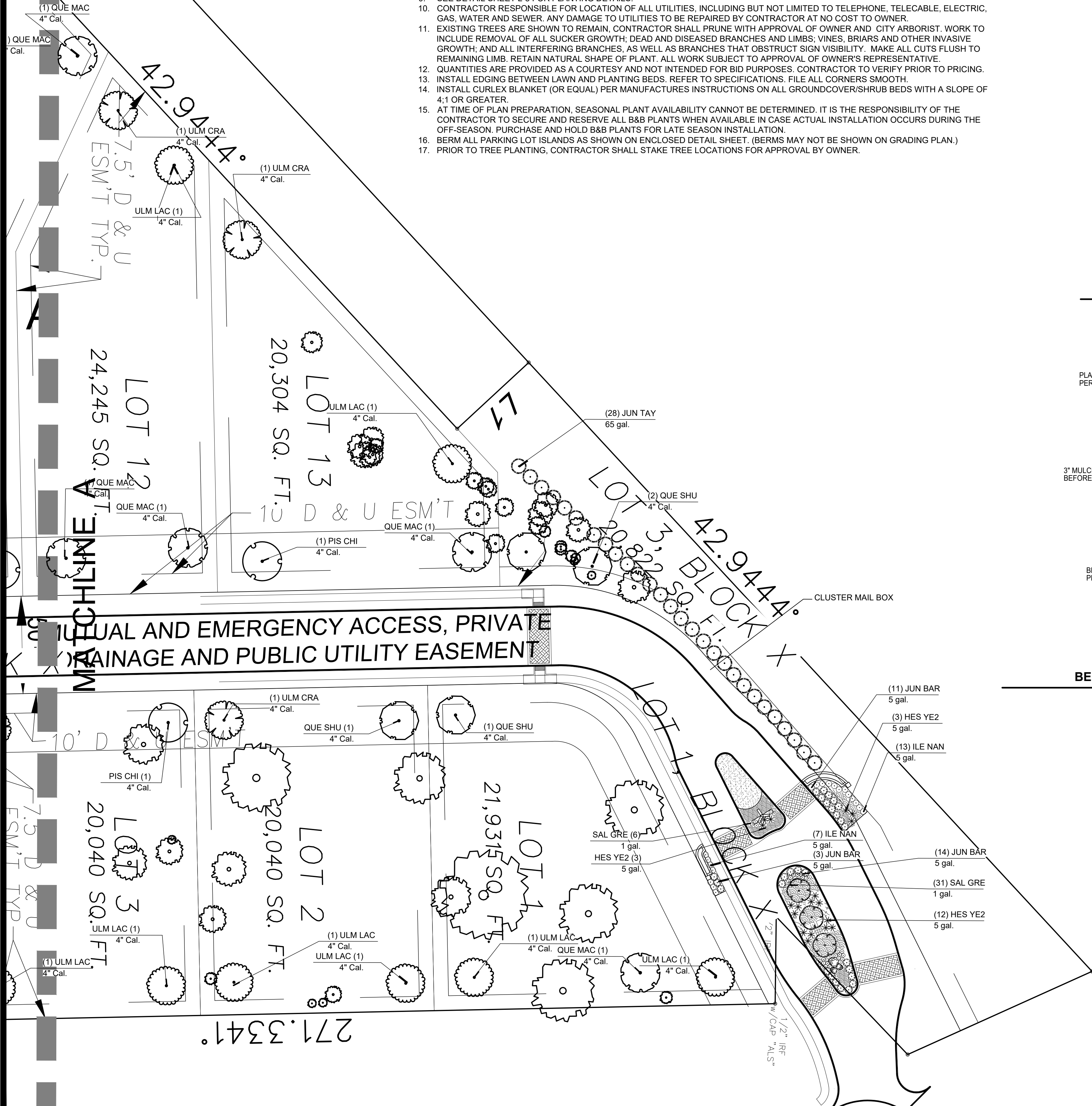
LANDSCAPE PLAN

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MATCHLINE B

PLANTING NOTES:

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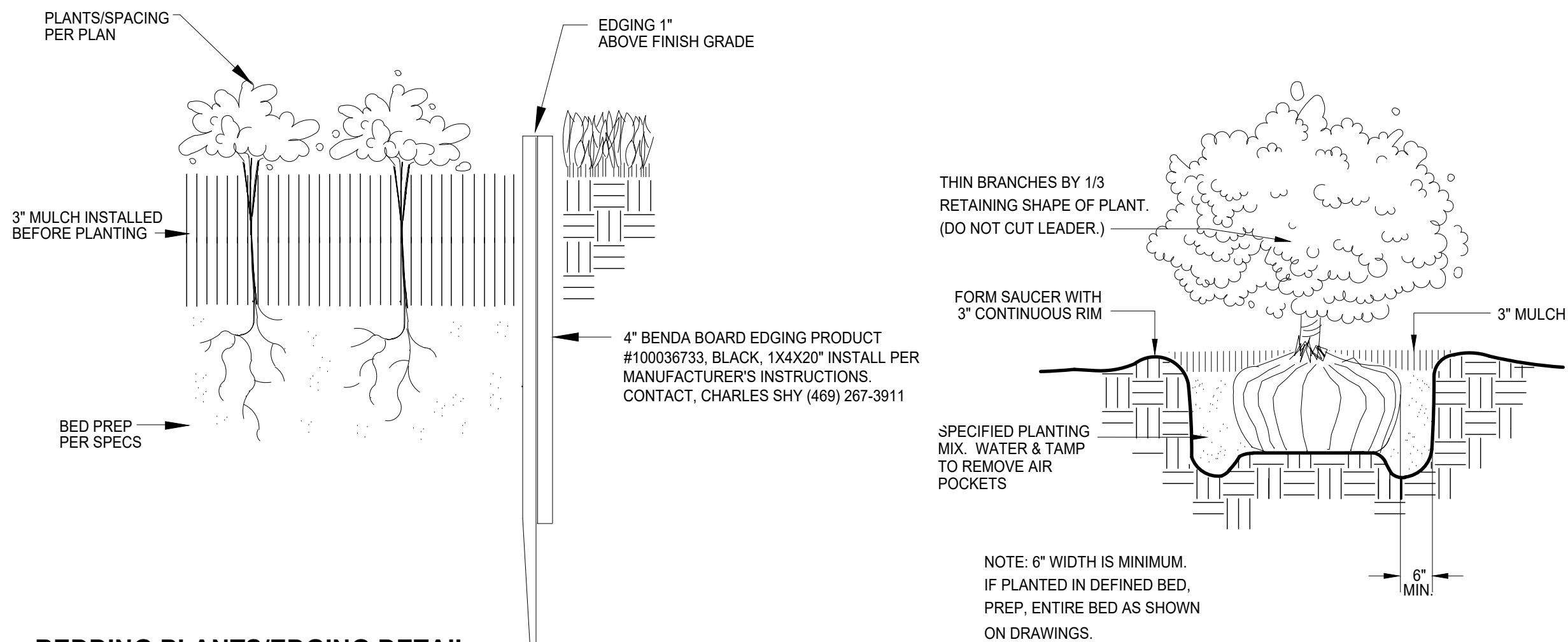


STAKING FOR MULTI-TRUNK TREES & TREES 2" CAL. & UNDER

SCALE: NOT TO SCALE

TREE PLANTING OVER 2" CALIPER

SCALE: NOT TO SCALE



BEDDING PLANTS/EDGING DETAIL

SCALE: NOT TO SCALE

SHRUB PLANTING

SCALE: NOT TO SCALE

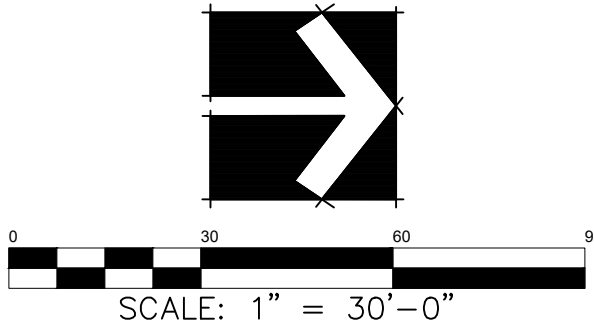
CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
TEXAS ONE CALL SYSTEMS 1-800-245-4545
LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5



BEFORE YOU DIG...

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. INSTALL SOD TO ESTABLISH TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

NOTE:
NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.



LANDSCAPE PLAN

Date FEB 17, 2020
Drawn By RKR
Checked By GAC
Revisions

FAN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
8335 MID COLUMBIA BLVD, SUITE 100
NORTH COLLEYSVILLE, TX 78728-2781
817-479-0730
PHONE AND OFFICE: 817-479-0730 • LANDSCAPE ARCHITECTURE • PRESTON MANOR



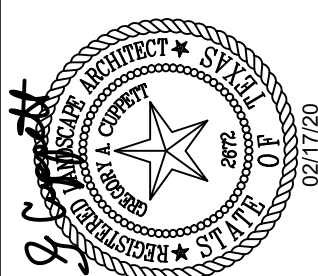
THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF JAIN CUPPETT LANDSCAPE ARCHITECTS, LLC. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO THE TERMS AND CONDITIONS OF THE LICENSE AGREEMENT. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO THE TERMS AND CONDITIONS OF THE LICENSE AGREEMENT. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO THE TERMS AND CONDITIONS OF THE LICENSE AGREEMENT. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO THE TERMS AND CONDITIONS OF THE LICENSE AGREEMENT.

PRESTON MANOR
401 SHELTON
COLLEYSVILLE, TX

Sheet No.

L-6

OF 10



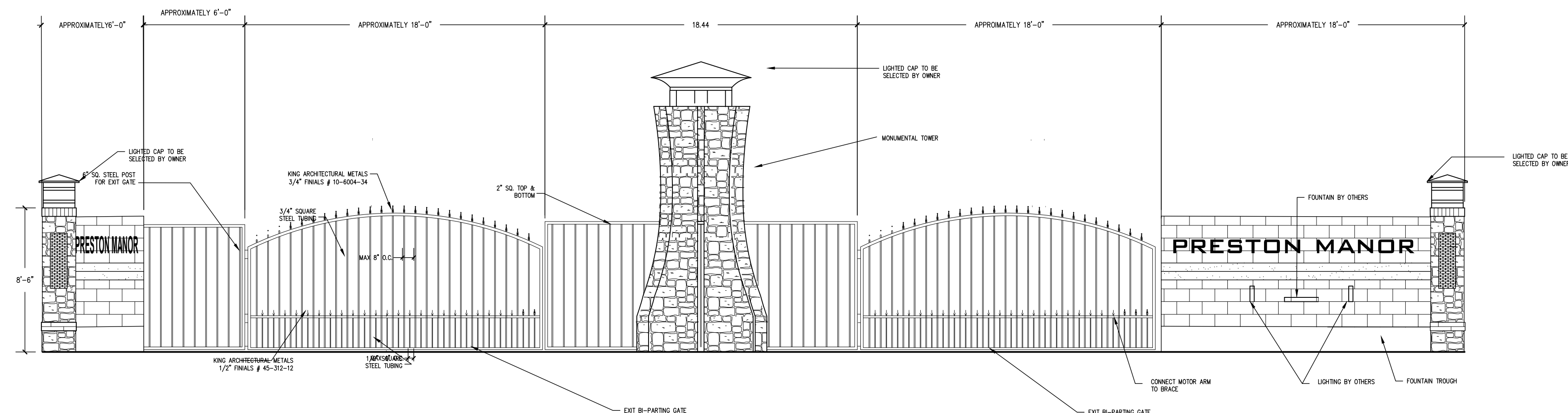
THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG GUPPITT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2024 ON 02/17/2025. WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 3.01(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAKES ANY MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITH THE EXCEPTED EXCEPTIONS.

PRESTON MANOR
401 SHELTON
COLLEYVILLE, TX

Sheet No.

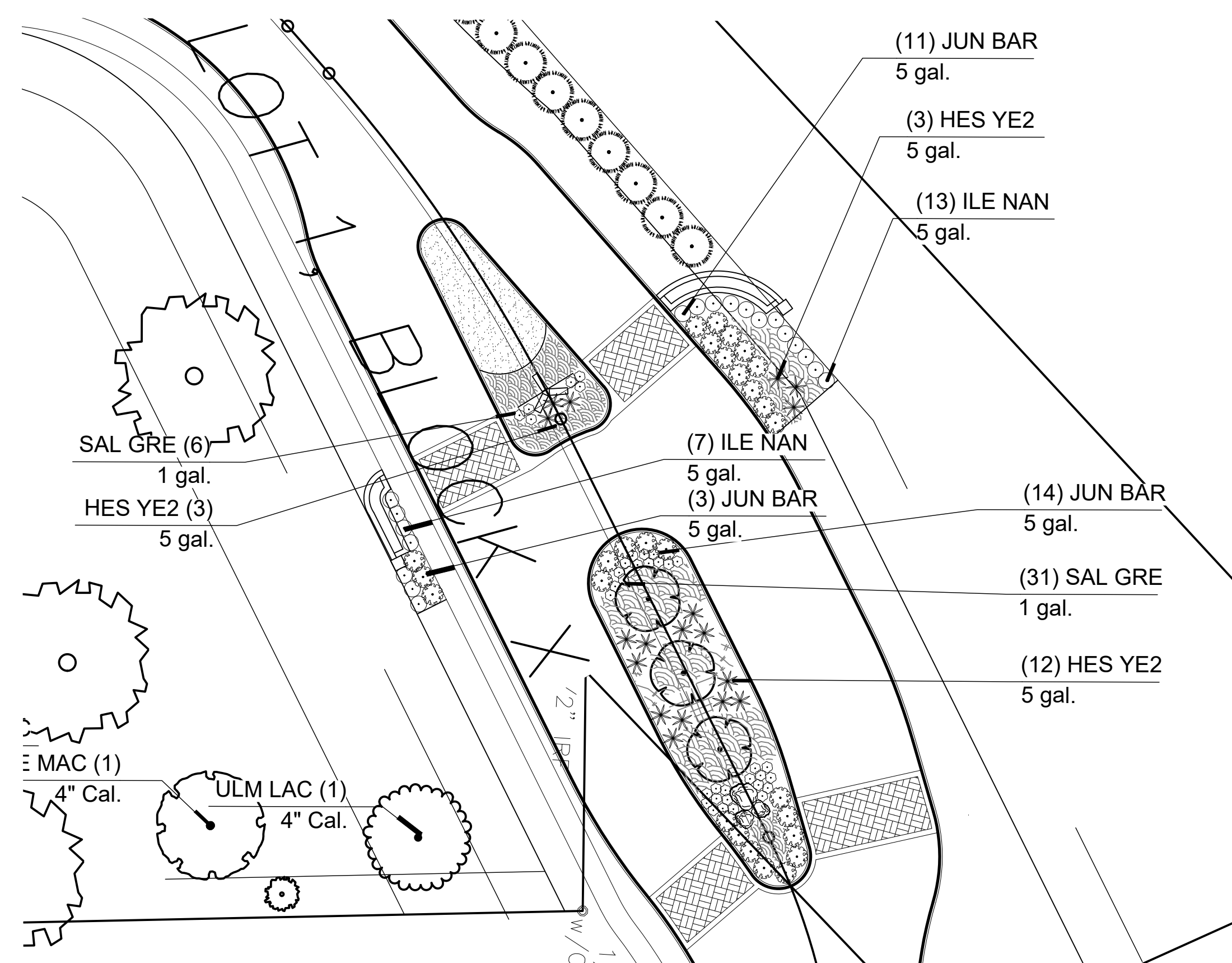
L-7

OF 10

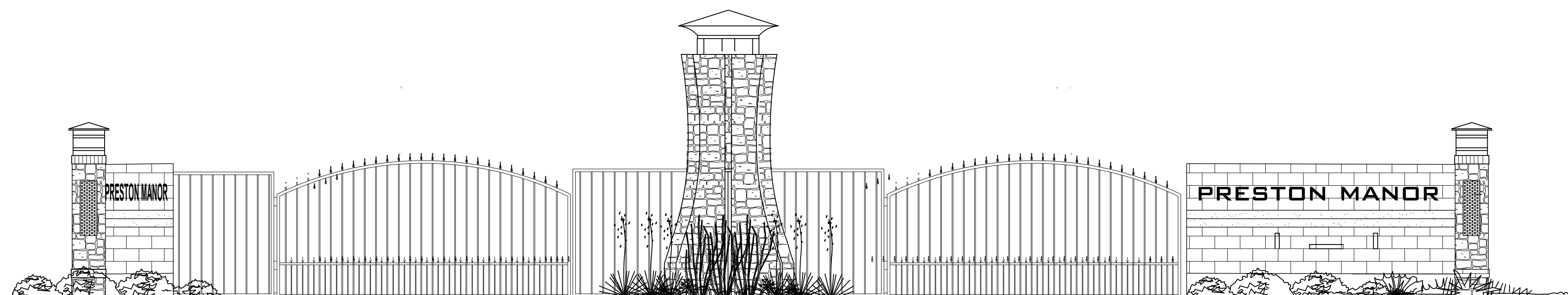


ENTRY GATE

SCALE: NOT TO SCALE



PLANT SCHEDULE

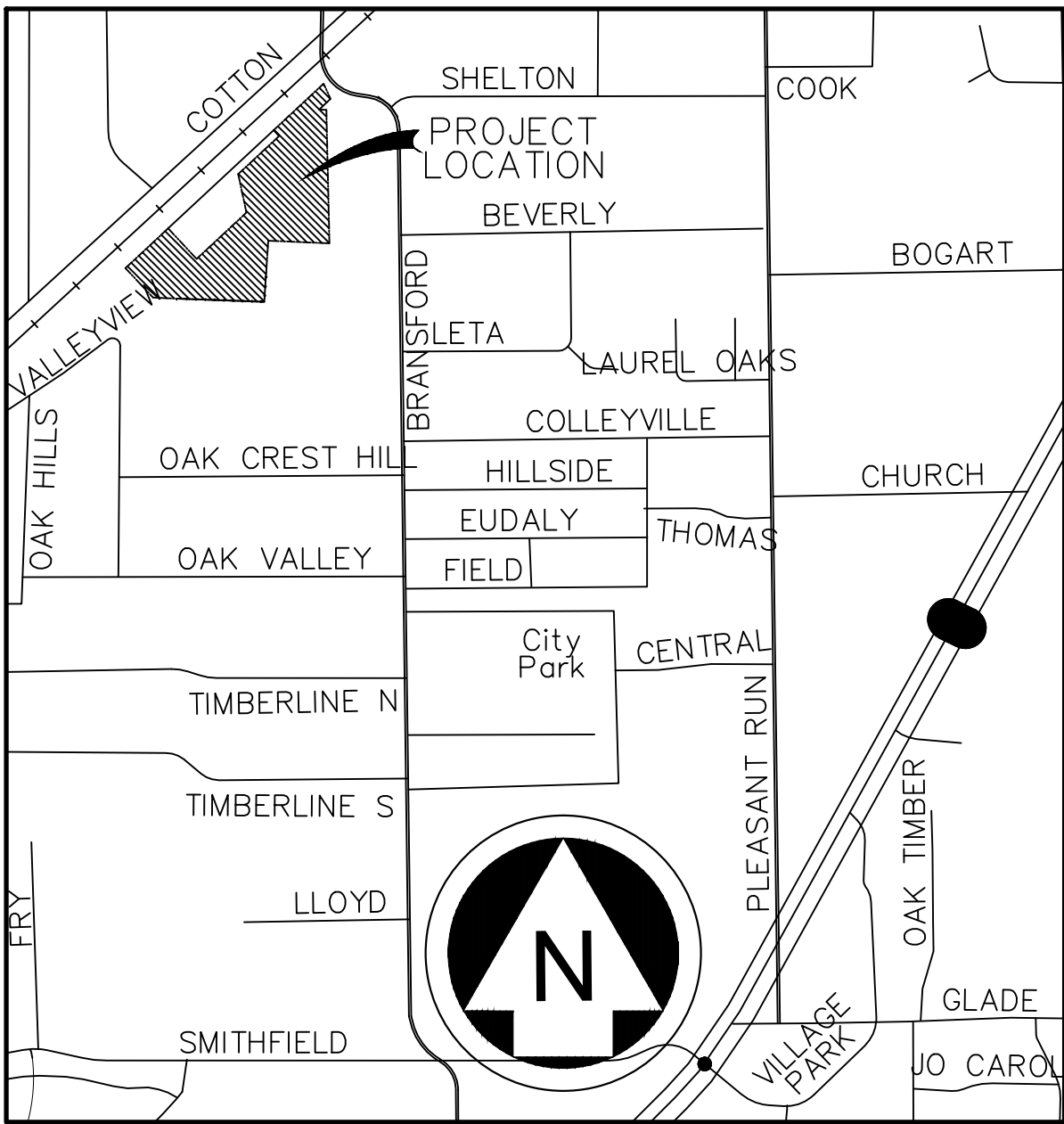


WALL AND GATE DETAILS

THE CITY OF COLLEYVILLE TARRANT COUNTY, TEXAS

WATER, SAN. SEWER, DRAINAGE, PAVING
IMPROVEMENTS TO SERVE:
PRESTON MANOR ADDITION
SITUATED IN J. J. NEWTON SURVEY,
ABSTRACT NO. 1176, & O.C. STURM SURVEY,
ABSTRACT NO. 1487

- NOTE:
1. ALL REFERENCES TO 'CITY' SHALL MEAN 'CITY OF COLLEYVILLE'
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF THE COLONY STANDARDS AND SPECIFICATIONS AND THE NORTH TEXAS COUNCIL OF GOVERNMENTS STANDARDS AND SPECIFICATIONS.
 3. STANDARD CITY DETAIL SHEETS INCORPORATED HEREIN BY REFERENCE.



LOCATION MAP
NTS

OWNER / DEVELOPER

G & H GROUP, L.L.C.
75 MAIN STREET, SUITE 100
COLLEYVILLE, TX 76034
MR. WAGUIH GUIRGUIS
TEL. (817) 300-1376



ENGINEERS:

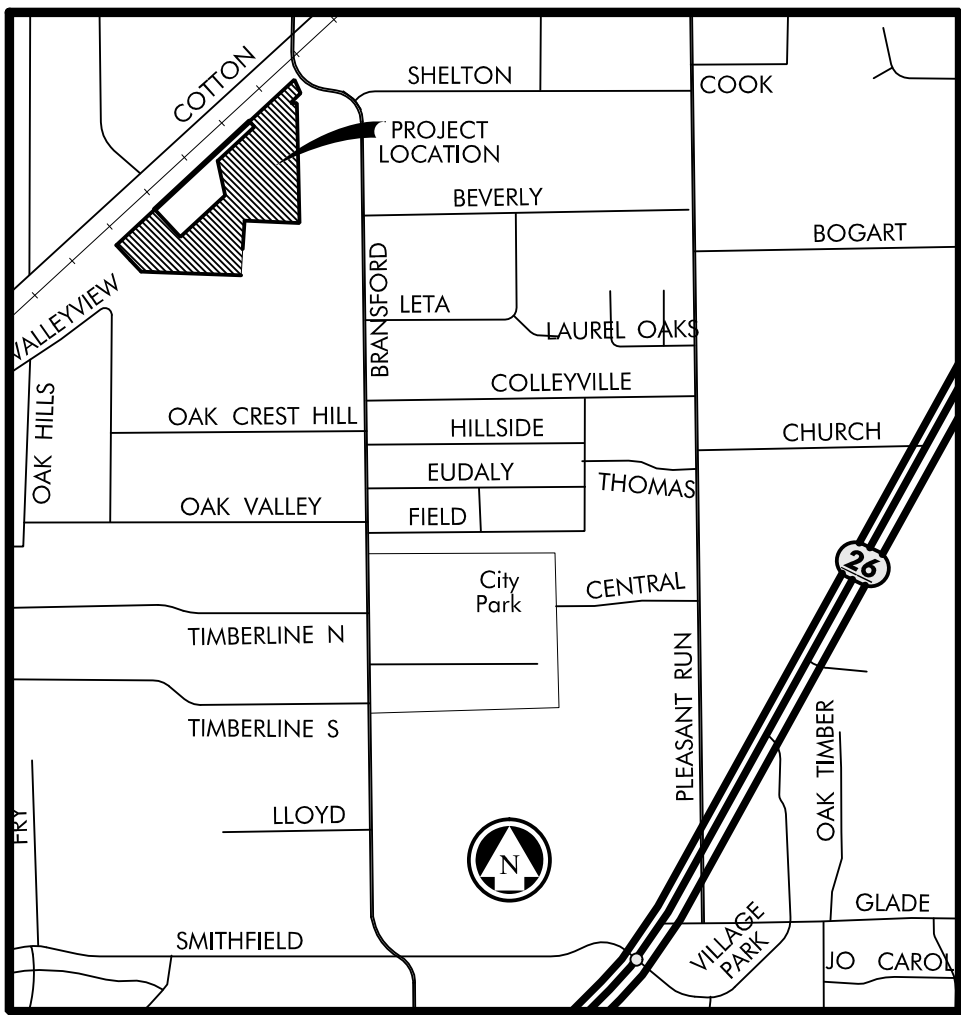
ENGINEERS * SURVEYORS * PLANNERS
5000 THOMPSON TERRACE
COLLEYVILLE, TX. 76034
(817) 335-9900
FAX* (817) 335-9955
www.anallc.com
TBPE FIRM # F-20

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY / FINAL PLAT
3	GENERAL NOTES
4	OVERALL WATER PLAN
5	OVERALL SAN. SEWER PLAN
6	SAN. SEWER PROFILE 1 OF 2
7	SAN. SEWER PROFILE 2 OF 2
8	PRE-DEV. DRAINAGE AREA MAP
9	POST-DEV. DRAINAGE AREA MAP
10	INLET & HYDRAULIC CALCULATIONS
11	OVERALL STORM DRAIN PLAN
12	STORM DRAIN PROFILE
13	LAILA COURTPAVING STA. 0+00 TO END
14	PRESTON WAY PAVING STA. 0+00 TO 8+00
15	PRESTON WAY PAVING STA. 8+00 TO END
16	PAVING MEDIAN DETAILS
17	GRADING PLAN 1 OF 3
18	GRADING PLAN 2 OF 3
19	GRADING PLAN 3 OF 3
20	EROSION CONTROL PLAN
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22	WATER DETAILS
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24	DRAINAGE DETAILS
25	PAVING DETAILS
26	TXDOT ADA RAMP DETAILS
27	EROSION CONTROL DETAILS

PRELIMINARY — FOR REVIEW ONLY
These documents are for Design Review
and not intended for Construction,
Bidding or Permit Purposes. They were
prepared by, or under supervision of:
OSAMA F. NASHED 90373 2/18/2020
Type or Print Name PE # Date

CITY PROJECT NO. _____
FILE NO. _____

FEBRUARY 2020



LOCATION MAP
NTS

CL & LOT LINE CURVE TABLE

CV#	ARC LENGTH	DELTA ANGLE	RADIUS (FT)	T	CHORD	CHORD DIRECTION	CHORD LENGTH
C1	77.62	14°49'27"	300.00	39.03	S 55°59'40" W		77.40
C2	63.58	48°34'11"	75.00	33.84	S 22°57'03" W		61.69
C3	90.75	41°35'48"	125.00	47.48	S 67°52'03" W		88.77
C4	157.07	44°59'55"	200.00	82.84	S 24°34'12" W		153.07
C5	45.36	25°59'28"	100.00	23.08	S 74°54'36" E		44.98
C6	30.34	17°23'02"	100.00	15.29	N 83°24'09" E		30.22
C7	121.20	17°21'36"	400.00	61.07	N 83°23'26" E		120.73
C8	47.90	36°35'33"	75.00	24.80	S 69°37'59" E		47.09
C9	44.67	08°31'52"	300.00	22.38	N 44°45'03" E		44.63
C10	87.88	50°21'02"	100.00	47.00	S 23°50'28" W		85.08
C11	39.27	90°00'00"	25.00	25.00	S 43°39'57" W		35.36
C12	108.90	41°35'48"	150.00	56.97	S 67°52'03" W		106.52
C13	157.95	40°13'20"	225.00	82.39	S 26°57'29" W		154.73
C14	10.55	15°06'20"	40.00	5.30	S 14°23'59" W		10.52
C15	46°34'03"	46°12'36"	30.00	12.91	N 68°47'13" E		23.72
C16	24.38	46°34'03"	30.00	12.91	N 64°38'44" W		23.72
C17	31.01	88°49'25"	20.00	19.59	S 47°39'32" W		29.99
C18	128.77	17°21'36"	425.00	64.88	S 83°23'26" W		128.28
C19	13.13	10°01'48"	75.00	6.58	S 79°43'32" W		13.11
C20	9.63	07°21'13"	75.00	4.82	S 88°25'03" W		9.62
C21	33.41	76°34'25"	25.00	19.73	N 48°37'07" W		30.98
C22	53.42	61°12'51"	50.00	29.58	N 41°56'20" W		50.91
C23	63.02	72°13'11"	50.00	36.47	S 71°20'39" W		58.93
C24	72.85	83°28'30"	50.00	44.61	S 08°30'12" E		66.57
C25	11.93	13°40'25"	50.00	5.99	S 55°04'39" E		11.90
C26	56.70	25°59'28"	125.00	28.85	S 74°54'36" E		56.22
C27	44.41	18°57'42"	150.00	22.37	N 83°36'49" E		44.24
C28	95.56	14°36'00"	375.00	48.04	N 82°25'58" E		95.30
C29	15.30	02°21'17"	375.00	7.65	S 89°05'54" E		15.30
C30	38.07	72°44'28"	30.00	22.08	N 87°41'11" W		35.56
C31	56.50	64°44'28"	50.00	31.69	S 31°02'10" W		53.54
C32	20.22	38°37'09"	30.00	10.51	S 20°38'37" E		19.84
C33	49.06	56°13'13"	50.00	26.71	S 13°08'45" E		47.12
C34	64.08	73°25'30"	50.00	37.29	S 51°39'38" W		59.78
C35	35.40	40°33'47"	50.00	18.48	N 71°20'48" W		34.66
C36	20.39	38°56'18"	30.00	10.61	N 71°51'54" W		20.00
C37	72.60	41°35'48"	100.00	37.98	S 67°52'03" W		71.02
C38	109.99	36°00'37"	175.00	56.88	S 29°03'51" W		108.19
C39	30.62	19°37'06"	100.00	15.56	S 01°15'00" W		30.67
C40	17.63	08°04'57"	125.00	8.83	S 04°31'04" E		17.62
C41	30.53	87°27'10"	20.00	19.13	S 44°12'11" E		27.85
C42	16.63	35°35'05"	30.00	9.63	S 54°58'37" E		16.63

BOUNDARY LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N42°56'40"W	50.00'
L2	S24°25'52"E	103.81'
L3	S46°10'16"W	97.73'
L4	S89°26'18"E	44.60'



SURVEYOR'S CERTIFICATION

THAT I, EDWARD K. KHALIL, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND. FURTHER, THIS SURVEY CONFORMS TO THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE MOST CURRENT PROFESSIONAL LAND SURVEYING PRACTICES ACT.

SIGNATURE

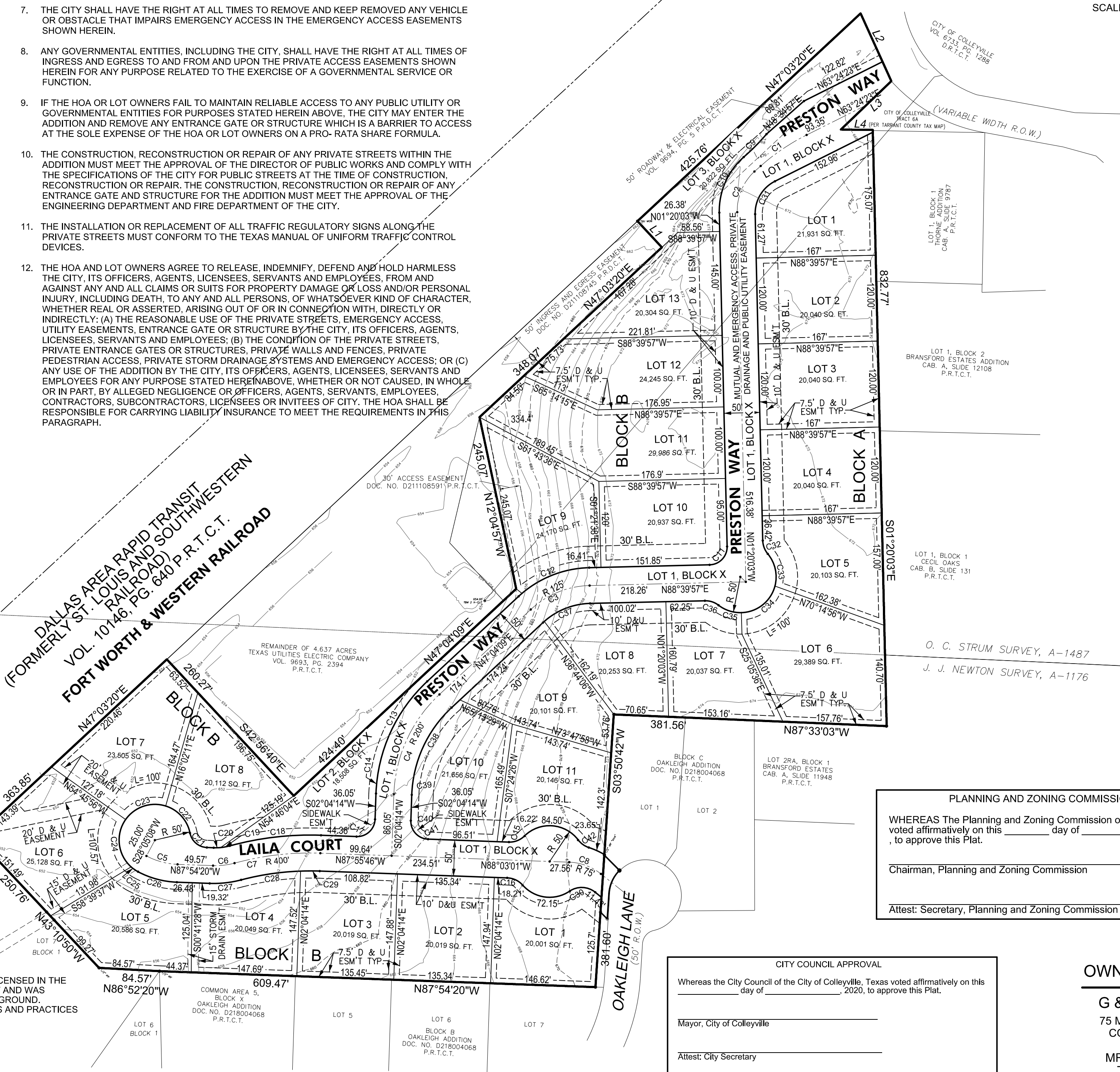
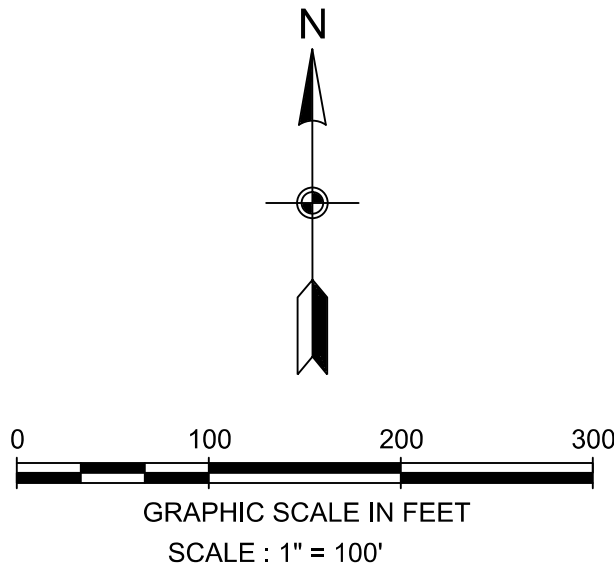
DATE

PRIVATE STREETS NOTES:

- LOT 1, BLOCK X DENOTES THE PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT OWNED BY THE HOMEOWNERS ASSOCIATION (HOA) OF PRESTON MANOR ADDITION. NO BUILDING PERMIT WILL BE ISSUED FOR LOT 1, BLOCK X.
- THE LANDOWNERS AND ANY SUBSEQUENT OWNERS OF LOTS SHOWN HEREIN (THE LOT OWNERS), JOINTLY AND SEVERALLY, SHALL BE RESPONSIBLE AND LIABLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ANY PRIVATE COMMON AREAS OR FACILITIES IN THE ADDITION CREATED HEREIN (THE ADDITION), INCLUDING BUT NOT LIMITED TO PRIVATE STREETS, PRIVATE ENTRANCE GATES OR STRUCTURES, PRIVATE WALLS AND FENCES, PRIVATE PEDESTRIAN ACCESS, PRIVATE STORM DRAINAGE SYSTEMS, PRIVATE LAKE, PRIVATE OPEN SPACE AND LANDSCAPING, AND EMERGENCY ACCESS.
- A HOA SHALL BE ESTABLISHED BY THE SUBDIVIDER OR DEVELOPER TO OPERATE AND/OR MAINTAIN THE AFOREMENTIONED PRIVATE COMMON AREAS OR FACILITIES.
- THE CITY OF COLLEYVILLE, TEXAS (THE CITY) SHALL NOT BE RESPONSIBLE FOR MAINTAINING ANY OF THE AFOREMENTIONED PRIVATE COMMON AREAS OR FACILITIES. THE CITY WILL MAINTAIN ONLY THE PUBLIC WATER AND SANITARY SEWER SYSTEMS IN UTILITY EASEMENTS ACCEPTED BY THE CITY.
- THE HOA, LOT OWNERS, AND LANDOWNERS SHALL NOT SEEK MAINTENANCE FROM THE CITY EXCEPT FOR THE AFOREMENTIONED PUBLIC WATER AND SANITARY SEWER SYSTEMS IN UTILITY EASEMENTS ACCEPTED BY THE CITY.
- ANY PUBLIC UTILITY ENTITIES, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON THE UTILITY EASEMENTS SHOWN HEREIN FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS, EXCEPT FOR PRIVATE STORM DRAINAGE SYSTEMS, PRIVATE STREETS AND RELATED ENTRANCE GATES OR STRUCTURES THAT ARE APPROVED BY THE CITY, NO BUILDINGS, FENCES, STRUCTURES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON OR ACROSS SAID PUBLIC UTILITY EASEMENTS, ANY PUBLIC UTILITY ENTITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, STRUCTURES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH ITS RESPECTIVE SYSTEMS WITHIN SAID UTILITY EASEMENTS.
- THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO REMOVE AND KEEP REMOVED ANY VEHICLE OR OBSTACLE THAT IMPAIRS EMERGENCY ACCESS IN THE EMERGENCY ACCESS EASEMENTS SHOWN HEREIN.
- ANY GOVERNMENTAL ENTITIES, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON THE PRIVATE ACCESS EASEMENTS SHOWN HEREIN FOR ANY PURPOSE RELATED TO THE EXERCISE OF A GOVERNMENTAL SERVICE OR FUNCTION.
- IF THE HOA OR LOT OWNERS FAIL TO MAINTAIN RELIABLE ACCESS TO ANY PUBLIC UTILITY OR GOVERNMENTAL ENTITIES FOR PURPOSES STATED HEREIN ABOVE, THE CITY MAY ENTER THE ADDITION AND REMOVE ANY ENTRANCE GATE OR STRUCTURE WHICH IS A BARRIER TO ACCESS AT THE SOLE EXPENSE OF THE HOA OR LOT OWNERS ON A PRO-RATA SHARE FORMULA.
- THE CONSTRUCTION, RECONSTRUCTION OR REPAIR OF ANY PRIVATE STREETS WITHIN THE ADDITION MUST MEET THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS AND COMPLY WITH THE SPECIFICATIONS OF THE CITY FOR PUBLIC STREETS AT THE TIME OF CONSTRUCTION, RECONSTRUCTION OR REPAIR. THE CONSTRUCTION, RECONSTRUCTION OR REPAIR OF ANY ENTRANCE GATE AND STRUCTURE FOR THE ADDITION MUST MEET THE APPROVAL OF THE ENGINEERING DEPARTMENT AND FIRE DEPARTMENT OF THE CITY.
- THE INSTALLATION OR REPLACEMENT OF ALL TRAFFIC REGULATORY SIGNS ALONG THE PRIVATE STREETS MUST CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- THE HOA AND LOT OWNERS AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, LICENSEES, SERVANTS AND EMPLOYEES, FROM AND AGAINST ANY AND ALL CLAIMS OR SUITS FOR PROPERTY DAMAGE OR LOSS AND/OR PERSONAL INJURY, INCLUDING DEATH, TO ANY AND ALL PERSONS, OF WHATSOEVER KIND OF CHARACTER, WHETHER REAL OR ASSERTED, ARISING OUT OF OR IN CONNECTION WITH, DIRECTLY OR INDIRECTLY: (A) THE REASONABLE USE OF THE PRIVATE STREETS, EMERGENCY ACCESS, UTILITY EASEMENTS, ENTRANCE GATE OR STRUCTURE BY THE CITY, ITS OFFICERS, AGENTS, LICENSEES, SERVANTS AND EMPLOYEES; (B) THE CONDITION OF THE PRIVATE STREETS, PRIVATE ENTRANCE GATES OR STRUCTURES, PRIVATE WALLS AND FENCES, PRIVATE PEDESTRIAN ACCESS, PRIVATE STORM DRAINAGE SYSTEMS AND EMERGENCY ACCESS; OR (C) ANY USE OF THE ADDITION BY THE CITY, ITS OFFICERS, AGENTS, LICENSEES, SERVANTS AND EMPLOYEES FOR ANY PURPOSE STATED HEREIN ABOVE, WHETHER OR NOT CAUSED, IN WHOLE OR IN PART, BY ALLEGED NEGLIGENCE OR OFFICERS, AGENTS, SERVANTS, EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, LICENSEES OR INVITEES OF CITY. THE HOA SHALL BE RESPONSIBLE FOR CARRYING LIABILITY INSURANCE TO MEET THE REQUIREMENTS IN THIS PARAGRAPH.

GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL CORNERS SHOWN HEREON ARE 5/8" IRON RODS SET WITH A CAP STAMPED "ANA".
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- BY GRAPHIC SCALE, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, NOT SHADED, (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AND ZONE X (AREA WITH 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, MAP NO. 48439C0095K, REVISED SEPTEMBER 25, 2009.
- BEARINGS ARE RELATIVE TO TRUE NORTH OBTAINED FROM GLOBAL POSITIONING SATELLITE SYSTEM (GPS) OBSERVATIONS, NORTH AMERICAN DATUM 1983 (NAD '83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE.
- DRAINAGE EASEMENT RESTRICTION: NO CONSTRUCTION OR FILING WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
- UTILITY EASEMENT: ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
- NO CONSTRUCTION SHALL BE ALLOWED WITHIN A FLOODWAY EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT.
- THE MAINTENANCE OF ALL DRAINAGE AND UTILITY EASEMENTS LOCATED ON PRIVATE PROPERTY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE PURPOSE OF THIS PLAT IS TO CREATE A TOTAL OF 24 RESIDENTIAL LOTS AND 3 COMMON LOTS FROM ONE EXISTING LOT.
- 7.5' DRAINAGE AND UTILITY EASEMENT IN THE BACK AND EACH SIDE OF ALL LOTS TYPICAL.



PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas, voted affirmatively on this _____ day of _____, 2020, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas the City Council of the City of Colleyville, Texas, voted affirmatively on this _____ day of _____, 2020, to approve this Plat.

Mayor, City of Colleyville

Attest: City Secretary

OWNER / DEVELOPER

G & H GROUP, L.L.C.

75 MAIN STREET, SUITE 100
COLLEYVILLE, TX 76034

MR. WAGUIH GUIRGUIS
TEL. (817) 300-1376

ENGINEER / SURVEYOR

A.N.A. CONSULTANTS, L.L.C.

5000 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034

TEL. (817) 335-9900
FAX (817) 335-9955

PRELIMINARY / FINAL
PLAT

PRESTON MANOR ADDITION

LOTS (1-11) BLOCK A, LOTS (1-13) BLOCK B, AND LOTS (1-3) BLOCK X
AN ADDITION TO
THE CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS
BEING 15.7079 ACRES OF LAND
SITUATED IN

J. J. NEWTON SURVEY, ABSTRACT NO. 1176, &
O.C. STURM SURVEY, ABSTRACT NO. 1487
COLLEYVILLE, TARRANTS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, G & H GROUP, L.L.C., IS THE OWNER OF 15.7041 ACRE TRACT OF LAND SITUATED IN J.J. NEWTON SURVEY, ABSTRACT NO. 1176, AND O.C. STURM SURVEY, ABSTRACT NO. 1487, TARRANT COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN INSTRUMENT NUMBER D218261602, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 2" INCH IRON PIPE FOUND FOR THE NORTH CORNER OF LOT 8, AND LOT 7, BLOCK 1, RUSTIC OAKS ADDITION AND ADDITION TO THE CITY OF COLLEYVILLE AS RECORDED IN INSTRUMENT NUMBER D171020176, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING THE SOUTHWEST-MOST WESTERLY CORNER OF HEREIN DESCRIBED TRACT OF LAND IN SOUTHEASTERLY RIGHT-OF-WAY LINE OF DALLAS AREA RAPID TRANSIT RAILROAD AS RECORDED IN VOLUME 10146, PAGE 640, OF SAID DEED RECORDS;

THENCE NORTH 47 DEGREES, 03 MINUTES, 20 SECONDS EAST, 363.85 FEET WITH THE COMMON LINE OF SAID RAILROAD AND HEREIN DESCRIBED TRACT TO A 1/2 INCH IRON FOUND FOR THE WEST CORNER OF THE REMAINDER OF 4.637 ACRE TRACT OF LAND AS CONVEYED TO TEXAS UTILITIES ELECTRIC COMPANY BY DEED RECORDED IN VOLUME 9693, PAGE 2394, OF SAID DEED RECORDS;

THENCE SOUTH 42 DEGREES, 56 MINUTES, 40 SECONDS EAST, 260.27 FEET WITH THE SOUTHWESTERLY LINE OF SAID REMAINDER OF 4.637 ACRE TRACT TO THE SOUTH CORNER OF THE SAME;

THENCE NORTH 47 DEGREES, 04 MINUTES, 09 SECONDS EAST, 424.40 FEET WITH THE SOUTHWESTERLY LINE OF SAID REMAINDER OF 4.637 ACRE TRACT TO THE EAST CORNER OF THE SAME;

THENCE NORTH 12 DEGREES, 04 MINUTES, 57 SECONDS WEST, 245.07 FEET WITH THE EASTERLY LINE OF SAID REMAINDER OF 4.637 ACRE TRACT TO THE NORTH-MOST WESTERLY CORNER OF THE SAME;

THENCE NORTH 47 DEGREES, 03 MINUTES, 20 SECONDS EAST, 348.07 FEET WITH THE COMMON LINE OF SAID REMAINDER OF 4.637 ACRE TRACT AND HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 42 DEGREES, 56 MINUTES, 40 SECONDS WEST, 50.00 FEET WITH THE NORTHERLY LINE OF REMAINDER OF 4.637 ACRE TRACT TO 2"XU CONCRETE MONUMENT FOUND FOR THE NORTH CORNER OF SAID REMAINDER OF 4.637 ACRE TRACT IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD;

THENCE NORTH 47 DEGREES 03 MINUTES, 20 SECONDS EAST, 425.76 FEET WITH THE COMMON LINE OF SAID RIGHT-OF-WAY AND HEREIN DESCRIBED TRACT TO A 5/8 INCH IRON ROD SET FOR THE NORTH CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 24 DEGREES, 25 MINUTES, 52 SECONDS EAST, 103.81 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTH CORNER OF CITY OF COLLEYVILLE TRACT 6A, AS SHOWN IN TARRANT COUNTY TAX MAP IN THE SOUTHERLY RIGHT-OF-WAY LINE OF BRANSFORD ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 46 DEGREES, 10 MINUTES, 16 SECONDS WEST, 97.73 FEET TO 1/4 INCH IRON ROD FOUND;

THENCE SOUTH 89 DEGREES, 26 MINUTES, 18 SECONDS EAST, 44.60 FEET TO 1/4 INCH IRON ROD WITH CAP STAMPED "KHA" FOUND FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, THORNE ADDITION, AS RECORDED IN CABINET A, SLIDE 9787, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 01 DEGREES, 20 MINUTES, 03 SECONDS EAST, 832.77 FEET TO 1/4 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND AN INTERIOR CORNER FOR LOT 2RA, BLOCK 1, BRANSFORD ESTATES ADDITION, AS RECORDED IN CABINET A, SLIDE 11948, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 87 DEGREES, 33 MINUTES, 03 SECONDS WEST, 381.56 FEET TO 1/4 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK C, OAKLEIGH ADDITION, AS RECORDED IN INSTRUMENT NUMBER D218004068, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 03 DEGREES, 50 MINUTES, 42 SECONDS WEST, 381.60 FEET TO 1/4 INCH IRON ROD WITH CAP STAMPED "KHA" FOUND FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT NORTH LINE OF LOT 7, BLOCK B, OF SAID OAKLEIGH ADDITION;

THENCE NORTH 87 DEGREES, 54 MINUTES, 20 SECONDS WEST, 609.47 FEET TO 1/4 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID BLOCK B, AND THE NORTH CORNER OF LOT 6, AND NORTHEAST CORNER OF LOT 7, BLOCK 1, OF SAID RUSTIC OAKS ADDITION IN THE SOUTH LINE OF HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 86 DEGREES, 52 MINUTES, 20 SECONDS WEST, 84.57 FEET TO 1/4 INCH IRON ROD FOUND FOR A CORNER IN THE COMMON LINE OF SAID LOT 7, AND HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 43 DEGREES, 10 MINUTES, 50 SECONDS WEST, 250.76 FEET TO THE PLACE OF BEGINNING AND CONTAINING 684,071 SQUARE FEET OR 15.7041 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, G & H GROUP, L.L.C., OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS LOTS 1-11, BLOCK A, LOTS 1-13, BLOCK B, AND LOTS 1-3, BLOCK X, PRESTON MANOR ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE FEE SIMPLE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, AND ALLEYS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME, ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF COLLEYVILLE, TEXAS.

WITNESS OUR HANDS THIS _____ DAY OF _____, 20____.

OWNERS NAME _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY

MY PRINTED NAME _____

MY COMMISSION EXPIRES: _____

PROJECT NO.	DRAWN BY	APPROVED BY	DATE
190200	OFN	EKK	12-03-2019

REVISIONS	DATE

PRELIMINARY / FINAL PLAT
FOR
PRESTON MANOR ADDITION
24 RESIDENTIAL LOTS & 3 HOA LOTS

5000 Thompson Terrace
Colleyville, TX 76034
(817) 335-9900
FAX: (817) 335-9955

PC 20-001

SHEET 1 OF 1

CITY COLLEYVILLE - GENERAL NOTES

1.

ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF COLLEYVILLE AND GOVERNED BY THE CITY OF COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014). TEXAS DEPARTMENT OF TRANSPORTATION TEXAS STANDARD SPECIFICATION 1993 EDITION, AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION.

2.

A COPY OF THE COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014) CAN BE OBTAINED FROM THE FOLLOWING CITY WEBSITE: WWW.COLLEYVILLE.COM/PUBLICWORKS/ENGINEERINGDIVISION/CONSTRUCTIONSTANDARDSSANDDETAILS

3.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF COLLEYVILLE STANDARDS WHERE THEY DIFFER FROM NCTCOG STANDARDS.

4.

WORK PERFORMED IN THE STATE HIGHWAY RIGHT-OF-WAY. AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TXDOT FOR REVIEW.

5.

A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT. CONTACT NUMBER 817-503-1366.

6.

THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

UNDERGROUND FACILITY OWNER 811 (214) 869-8352
AT&T (214) 745-2984
AT&T TEXAS (CALL DIGTESS) (800) 344-8377
ATMOS ENERGY (817) 359-1313
CHARTER COMMUNICATIONS (817) 822-8745
CITY OF COLLEYVILLE (817) 748-8082
DIGTESS (LINE LOCATES) (800) 344-8377
8LEVEL (3) COMMUNICATIONS (877) 366-8344
ONCOR ELECTRIC DELIVERY (817) 215-6688
ONE SOURCE COMMUNICATIONS (817) 692-6042
TRI COUNTY ELECTRIC (817) 431-1541
VERIZON ENGINEERING (972) 578-3354

7.

WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE INSPECT OR AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.

8.

ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS", VOL. 29, SUBPART P, PG. 128 - 137, AND ANY AMENDMENTS THERETO.

9.

THIS ITEM SHALL GOVERN THE CONTROL MEASURES NECESSARY TO PREVENT AND CONTROL SOIL EROSION, SEDIMENTATION, AND WATER POLLUTION WHICH MAY DEGRADE RECEIVING WATERS INCLUDING RIVERS, STREAMS, LAKES, RESERVOIRS, GROUND WATER, AND WETLANDS. THE CONTROL MEASURES CONTAINED HEREIN SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION CONTRACT AND COORDINATED WITH ANY PERMANENT OR TEMPORARY POLLUTION CONTROL FEATURES SPECIFIED ELSEWHERE ON THE PLANS AND IN THE SPECIFICATIONS TO ASSURE EFFECTIVE AND CONTINUOUS WATER POLLUTION CONTROL THROUGHOUT THE CONSTRUCTION AND POST CONSTRUCTION PERIODS. THESE CONTROL MEASURES SHALL NOT BE USED AS A SUBSTITUTE FOR THE PERMANENT POLLUTION CONTROL MEASURES UNLESS OTHERWISE DIRECTED BY THE CITY IN WRITING. THE CONTROLS MAY INCLUDE SILT FENCES, STRAW BALE DIKES, ROCK BERMS, DIVERSION DIKES, INTERCEPTOR SWALES, SEDIMENT TRAPS, AND BASINS, PIPE SLOPE DRAINS, INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCES, SEEDING, SODDING, MULCHING, SOIL RETENTION BLANKETS OR OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER POLLUTION CONTROL.

10.

THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, SPRINKLER SYSTEMS, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

11.

ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.

12.

RECORD DRAWINGS: THE CONTRACTOR SHALL KEEP ONE (1) RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE DRAWINGS SHALL BE AVAILABLE TO THE ENGINEER AND THE CITY AND SHALL BE DELIVERED TO THE CITY UPON COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF FINAL PAYMENT AND/OR INITIAL ACCEPTANCE LETTER.

13.

THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

14.

THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES. WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE OR AS DIRECTED BY THE CITY ENGINEER.

15.

THE CONTRACTOR SHALL KEEP RECORDS FOR RECORD DRAWINGS AND SHALL SUBMIT MARKUPS TO THE CITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALKTHROUGH INSPECTION.

16.

PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM THE GENERAL CONTRACTOR, SUB-CONTRACTORS, THE DESIGN ENGINEER, AND THE CITY OF COLLEYVILLE STAFF.

17.

ALL CONSTRUCTION MUST ADHERE TO THE CITY OF COLLEYVILLE TREE PRESERVATION ORDINANCE
- CITY OF COLLEYVILLE - GENERAL NOTES - WATER IMPROVEMENTS
1.

THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES.

2.

WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE.

3.

ALL WATER METERS UP TO 2" IN DIAMETER SHALL BE INSTALLED BY CITY PERSONNEL. ALL WATER METERS EXCEEDING 2" DIAMETER SHALL BE INSPECTED AND ACCEPTED BY CITY A OF COLLEYVILLE REPRESENTATIVE.

4.

FIRE HYDRANTS SHALL BE LOCATED THREE TO EIGHT FEET BEHIND THE BACK OF CURB AS SHOWN IN THE DETAILS. THIS WILL ALSO INCLUDE SPLASH PADS WHICH ARE CONSIDERED SUBSIDIARY TO THE FIRE HYDRANT PLACEMENT.

5.

ALL WATER LINES 4" THRU 12" SHALL BE CLASS 150(DR18) AND CONFORM TO AWWA C-900 DR-18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH NCTCOG STD. SPECS. (SEE C1.7) WATER MAINS TO HAVE A MINIMUM OF 42" COVER TO THE TOP OF PIPE.

6.

SERVICE LINE CONNECTORS, UNDER 2" SHALL BE CLASS K SOFT COPPER AND CONNECTED WITH COMPRESSION FITTINGS. ALL TAPS AND SERVICES SHALL BE CONSTRUCTED AS 1" OR LARGER. ¾" TAPS AND SERVICE LINES ARE PROHIBITED

7.

WATER SERVICES SHALL BE BACKFILLED IN GRANULAR SAND AS PER DETAILS.

8.

WATER SERVICES SHOULD BE LOCATED AT THE PROPERTY LINE. EACH LOCATION IS TO BE STAMPED ON THE CURB WITH 2" HIGH LETTER "W".

9.

WATER METER BOXES WILL BE INSTALLED AFTER PAVING ACTIVITIES HAVE BEEN COMPLETED.

10.

CURB STOPS SHOULD BE TESTED FOR LEAKAGE AND FULL FLOW WHEN SYSTEM IS PRESSURE TESTED.

11.

ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A 6" GATE VALVE AND BOX SHALL BE INSTALLED AS PER THE DETAILS. HYDRANTS WILL BE SHALL BE PAINTED KEMLUSTER RED PRIOR TO ACCEPTANCE BY THE CITY. THE CONTRACTOR SHALL PUT 2 COATS OF PAINT OR UNTIL APPROVED BY THE CITY.

12.

ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR. THE PAVING CONTRACTOR SHALL ADJUST WATER VALVE ASSEMBLY TO FINAL GRADE AND PLACE A MONOLITHICALLY. (CONCRETE PAD IN HMAc) NO BLOCK OUTS WILL BE ALLOWED.

13.

FIRE HYDRANTS SHALL BE EQUIPPED WITH 4-1/2" STORZ ADAPTER FOR CONNECTION WITH 5" HOSE.

14.

WHEN A WATER LINE IS BORED, THE CASING SHALL BE CAPPED AND VALVES ADDED ON EITHER SIDE.

15.

ALL FITTINGS AND BENDS SHALL HAVE MEGA LUG RETAINER GLANDS IN ADDITION TO STANDARD THRUST BLOCKING AS REQUIRED BY STANDARD DETAILS.

16.

FOR VALVES WITH OPERATING NUTS 6" BELOW GROUND SHALL BE INSTALLED WITH A 1AND1/4" SOLID STEM EXTENSION (DETAIL W-1).
- CITY OF COLLEYVILLE - GENERAL NOTES - SANITARY SEWER IMPROVEMENTS
1.

SANITARY SEWER PVC PIPE SHALL BE SDR 35 IF DEPTH OF LINE IS 10' OR LESS AND SDR 26 IF DEPTH OF LINE IS GREATER THAN 10'.

2.

PIPE SHALL HAVE CL. B (S-8) EMBEDMENT, OR BETTER. BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.

3.

AFTER COMPLETION OF ALL TESTING (I.E. MANDREL & AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE VIDEOTAPE TO PW INSPECTIONS.

4.

A 2" HIGH LETTER "S" SHALL BE STAMPED ON THE CURB TO MARK THE LOCATION OF THE SEWER SERVICES. THE SERVICE SHOULD BE LOCATED IN THE CENTER OF EACH LOT.

5.

CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.

6.

RIM ELEVATIONS OF THE PROPOSED SANITARY SEWER MANHOLES IN STREETS ARE TO BE CONSTRUCTED BY UTILITY CONTRACTOR AND ADJUSTED BY PAVING CONTRACTOR TO FINISHED GRADE AT TIME OF PAVING. BLOCK OUTS ARE NOT ALLOWED.

7.

MANHOLES 10' IN DEPTH OR LESS SHALL BE 4FT IN DIAMETER. 10 FT. PLUS OR DROP MANHOLES SHALL BE 5FT. IN DIAMETER

8.

ALL DROP MANHOLES SHALL BE INSIDE DROPS AS PER DETAIL S-4.

9.

ALL TRENCHES SHALL BE COMPACTION TESTED AT THE RATE OF ONE TEST PER 300 L.F. OF TRENCH PER LIFT. LIFTS SHALL BE NO GREATER THAN 12" LOOSE. TESTS SHALL BE STAGGERED SO THAT TESTS OF ADJACENT LIFTS ARE NOT DIRECTLY OVER THE PREVIOUS LIFT. IF THE DISTANCE BETWEEN MANHOLES EXCEEDS 300 L.F., A MINIMUM OF 2 TESTS PER LIFT SHALL BE TAKEN OR AS DIRECTED BY THE CITY. THE PAVING CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE CITY OF COLLEYVILLE HAS APPROVED ALL TRENCHWORK.

10.

ALL MANHOLES SHALL BE VACUUMED TESTED.

11.

ANY SERVICE TIE-IN TO AN EXISTING MANHOLE MUST BE CORED.

12.

CLEAN-OUTS TO BE PROVIDED ON ALL SERVICES AND LOCATED AT THE PROPERTY/ROW LINE.
- CITY OF COLLEYVILLE - GENERAL NOTES - PAVING IMPROVEMENTS
1.

ALL FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST NINETY-FIVE (95%) PERCENT STANDARD PROCTOR AS PER ASTM D 698 AT OR ABOVE OPTIMUM MOISTURE CONTENT. LIFTS SHALL BE AS SPECIFIED PER THE SOILS LAB RECOMMENDATION AND AS APPROVED BY THE CITY. ALL FILL SHALL BE TESTED AS INSTALLED AND CERTIFIED BY AN APPROVED SOILS LABORATORY

2.

ALL STREETS, UNLESS ALTERNATIVE DESIGN IS SUBMITTED BY LAB, DESIGNED BY THE TRIAXIAL METHOD AS SPECIFIED IN TEXAS HIGHWAY DEPARTMENT REQUIREMENTS AND APPROVED BY THE CITY OF COLLEYVILLE, AND SHALL BE CONSTRUCTED ON A MINIMUM OF (8") INCHES OF STABILIZED SUBGRADE (LIME AND/OR CEMENT) AS SOIL TESTS INDICATE. COMPACTION SHALL BE NINETY-FIVE (95%) PERCENT DENSITY AS PER AASHTO DESIGNATION T150. DENSITY TESTS SHALL BE TAKEN EVERY 1,000 SQUARE YARDS OR LESS, AS REQUIRED BY CITY INSPECTOR.
- | TABLE 1 – RECOMMENDED % AND QUANTITIES OF LIME/CEMENT | | | | | |
|---|-------------------------|--------|----------------------------|----------|-----------------------------|
| Plasticity Index (PI) | Assumed Unit Dry Weight | % Lime | Quantity of Lime (lbs./sy) | % Cement | Quantity of Cement (lbs/sy) |
| 0 – 15 | 120 | 0 | 0 | 5 | 36* |
| 16 – 25 | 116 | 3 | 21 | 5 | 35 |
| 26 – 35 | 112 | 4 | 27 | 5 | 34 |
| 36 – 45 | 100 | 5 | 30 | 6 | 36 |
3.

THE SUB-GRADE SHALL BE PROOF ROLLED AND OBSERVED BY THE CONSTRUCTION INSPECTOR PRIOR TO AND AFTER SUB-GRADE STABILIZATION.

4.

CURB AND GUTTER SHALL CONSIST OF STEEL REINFORCED CONCRETE AND SHALL BE SIX (6") INCHES HIGH AND THIRTY (30") INCHES WIDE.

5.

THE PARKWAYS AND STREETS SHALL BE ROUGH CUT TO A PLUS OR MINUS ONE-TENTH (0.1) FEET OF THEIR RESPECTIVE FINAL GRADES.

6.

CONSTRUCTION OF WHEEL CHAIR RAMPS WILL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR AT THE TIME OF PUBLIC IMPROVEMENTS.

7.

INDIVIDUAL WATER AND SEWER SERVICES AND WATER VALVES SHALL HAVE A SUITABLE MARKER ("W") FOR WATER, "S" FOR SANITARY SEWER AND "V" FOR VALVES) STAMPED ON THE FACE OF THE CURB, OR IF NO CURB IS CONSTRUCTED, ON THE TOP OF THE PAVEMENT. THE MARKS SHALL BE A MINIMUM OF TWO (2") INCHES IN HEIGHT AND WIDTH. WATER SERVICES SHALL BE LOCATED 10' UPSTREAM FROM THE SANITARY SEWER SERVICE, WITH THE SEWER SERVICE AT THE CENTER OF THE FRONT OF THE LOT.

8.

THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY 1 MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY THE CITY'S TESTING FIRM. IN THE EVENT PAVING OPERATIONS HAVE NOT COMMENCED WITHIN THE SEVENTY-TWO-(72) HOUR LIMIT, A RETEST SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

9.

MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING. NO BLOCK OUTS ALLOWED

10.

THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL "PERMANENT SURVEY REFERENCE MONUMENTS" AS DESCRIBED IN THE SUBDIVISION ORDINANCE INCLUDING CONCRETE MONUMENTS AT ALL BOUNDARY CORNERS. THE PAVING CONTRACTOR SHALL INSTALL A BLUE REFLECTOR IN THE STREET CENTERLINE AT THE LOCATION ON EACH FIRE HYDRANT.

11.

HMAC PAVING- BINDER SHALL HAVE NO MORE THAN 15% RAP, ALL SURFACE MIX SHALL BE VIRGIN. NO RAS IS ALLOWED. MIX DESIGN SHALL BE SUBMITTED TO CITY PRIOR FOR APPROVAL.

12.

CONCRETE PAVING- NO MANUFACTURED SAND IS ALLOWED.

13.

ALL RE-ENFORCING STILL SHALL BE DOMESTIC AND MEET THE TXDOT STEEL MILL GUIDE LINES.
- CITY OF COLLEYVILLE - GENERAL NOTES - STORM DRAINAGE IMPROVEMENTS
1.

ALL STORM SEWER AND CULVERT PIPE AND FITTINGS SHALL BE ASTM C76, CLASS III, IV, V REINFORCED CONCRETE PIPE (RCP), INSTALLED WITH A BELL AND A SPIGOT AND JOINTED WITH RAM NECK.

2.

BACKFILL SHALL BE ¾ TO 1" ROCK, 6" MINIMUM FOR THE BEDDING (MORE IF GROUND WATER IS ENCOUNTERED), AND ROCK PLACED UP TO THE CENTER OR SPRING LINE OF THE PIPE. TRENCH SHALL BE EXCAVATED WIDE ENOUGH TO GET A MECHANICAL TAMPER BESIDE THE PIPE TO ACHIEVE 95% DENSITY.

3.

AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE PUBLICWORKS DEPARTMENT INSPECTIONS.

4.

INSTALL A BENCHMARK ON A DRAINAGE STRUCTURE WITHIN OR NEAR THE SITE. A LETTER INCLUDING THE LOCATION AND ELEVATION OF THE BENCHMARK MUST BE SUBMITTED TO PUBLIC WORKS PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT AS WELL AS IN THE GIS ASSETS FORM.

5.

ALL STORM SEWER PIPES LARGER THAN 36" MUST BE WIPED WITH NON-SHRINK GROUT AFTER INSPECTION AND APPROVAL.

6.

NO PRE-CAST INLETS ARE ALLOWED.
- A.N.A. CONSULTANTS, L.L.C.

ENGINEERS and SURVEYORS

5000 Thompson Terrace, Colleyville, TX 76034

Tel: 817.335.9900 Fax: 817.335.9955

TBPE Firm No.: 20

TBPLS Firm No.: 10090800

ANACONSULTANTS,LLC

ENGINEERS & SURVEYORS

NO.	REVISION DESCRIPTIONS:	DATE:	

GENERAL NOTES

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

PRELIMINARY FOR REVIEW ONLY

These documents are for design review and not intended for construction, bidding or permit purposes.
They were prepared by, or under supervision of:
OSAMA F. NASHED
Name
90373
PE #
2/18/2020
Date

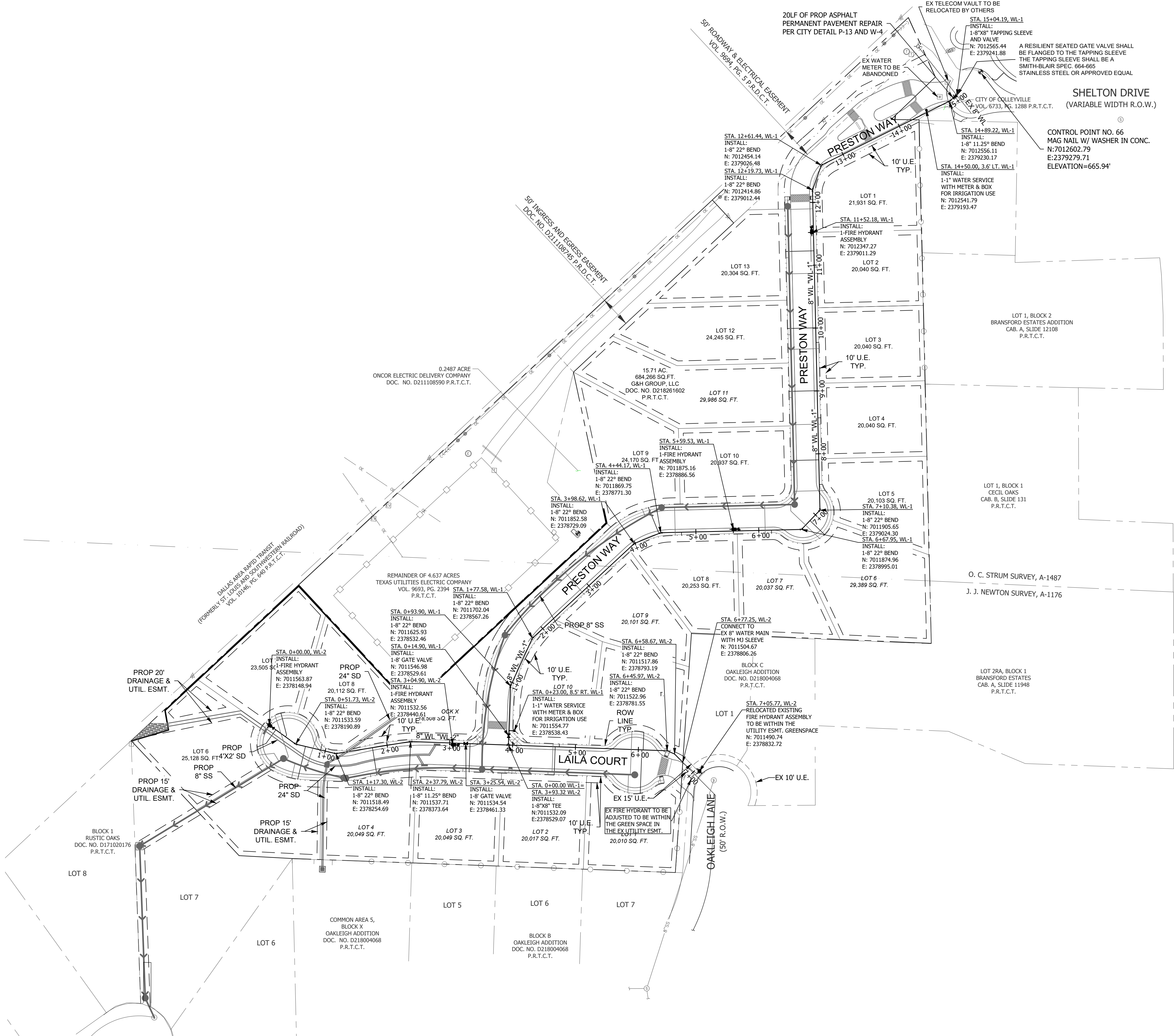
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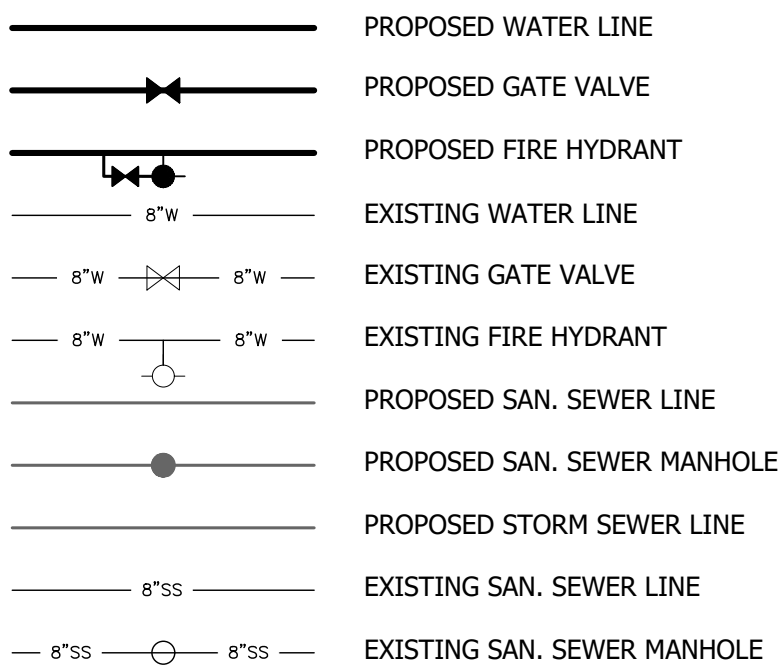
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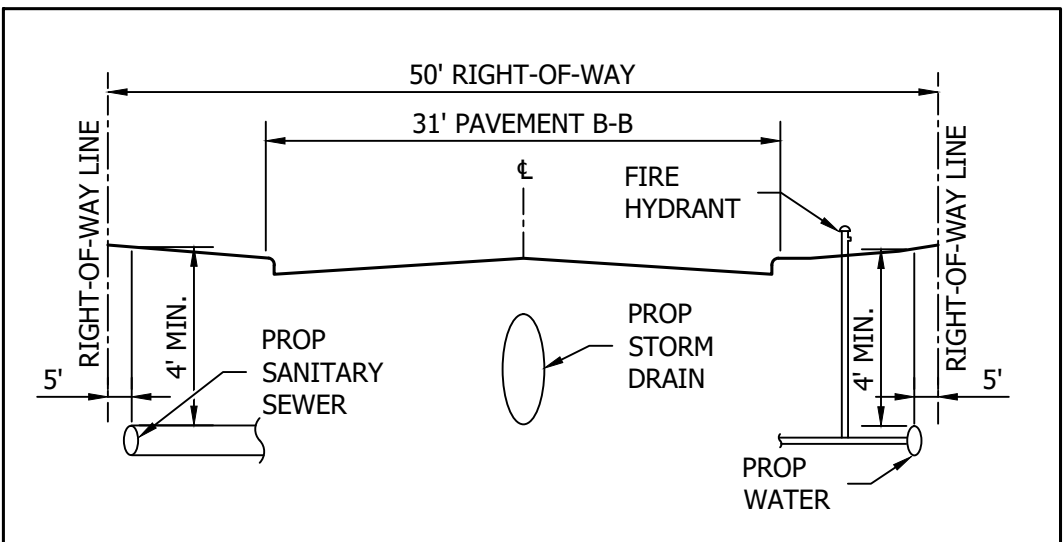
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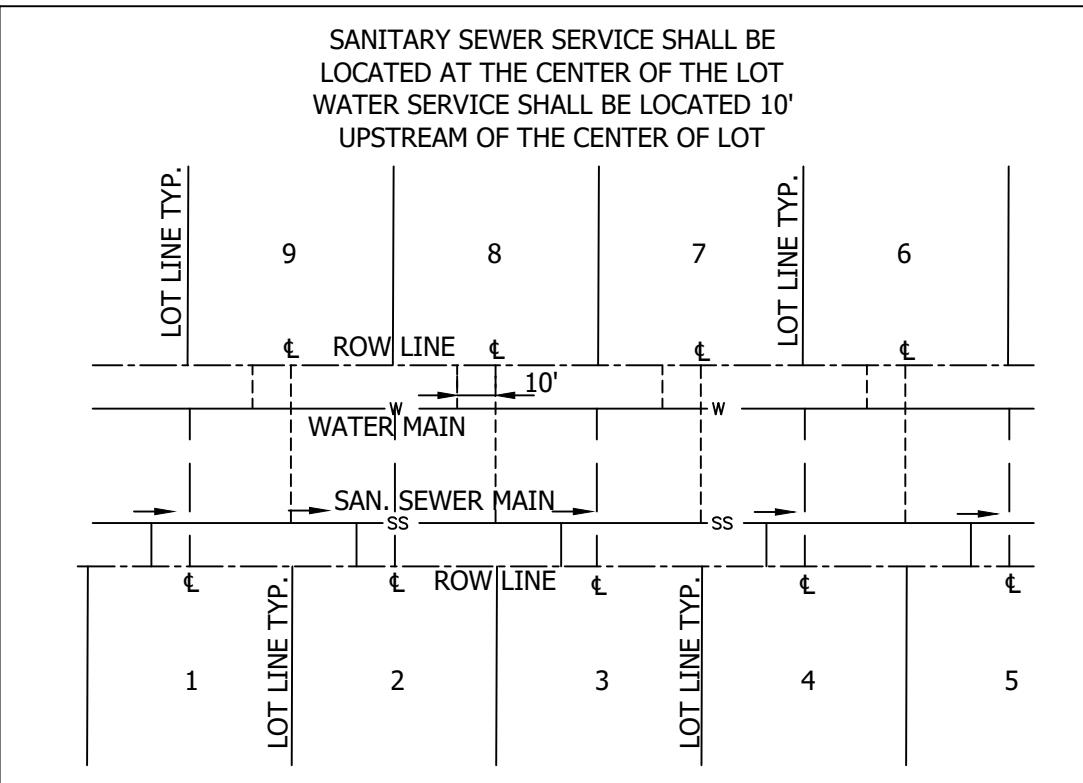
WATER GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES AND TIE IN LOCATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
- ALL WATERLINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TCEQ AND CITY OF COLLEYVILLE STANDARDS. IN THE EVENT OF CONFLICT THE MORE STRINGENT CRITERIA GOVERNS.
- WATER, SANITARY SEWER, AND STORM SEWER SEPARATIONS BOTH VERTICAL AND HORIZONTAL SHALL BE IN ACCORDANCE WITH THE TCEQ AND CITY OF COLLEYVILLE STANDARDS.
- CONTRACTOR SHALL INSTALL ALL FIRE HYDRANTS, GATE VALVES, FITTINGS PER THE CURRENT CITY OF COLLEYVILLE DESIGN STANDARDS AND DETAILS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- ALL WATER SERVICES SHALL BE INSTALLED PER CITY OF COLLEYVILLE STANDARD DETAILS.
- FIRE HYDRANT ASSEMBLY INCLUDES ALL FITTINGS, TEES, AND VALVE.

CITY OF COLLEYVILLE
TYPICAL UTILITY LAYOUT



CITY OF COLLEYVILLE
TYPICAL LOT SERVICE DETAIL



NO.	REVISION DESCRIPTIONS:	DATE:

OVERALL WATER PLAN

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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90373
PE #
2/18/2020
Date

A.N.A. PROJECT NO.:
19-0200
SHEET No.:
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OVERALL SAN. SEWER PLAN

**PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS**

**PRELIMINARY
FOR REVIEW
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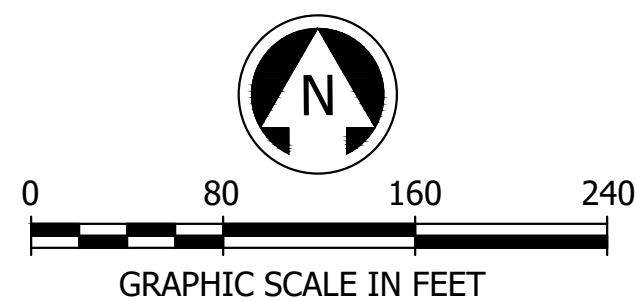
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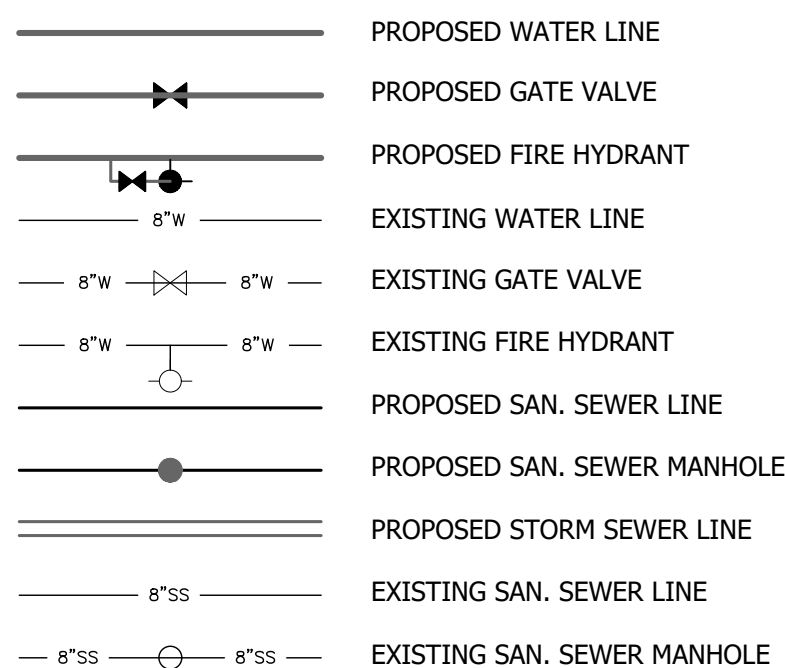
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18-0300

SHEET No.: 5



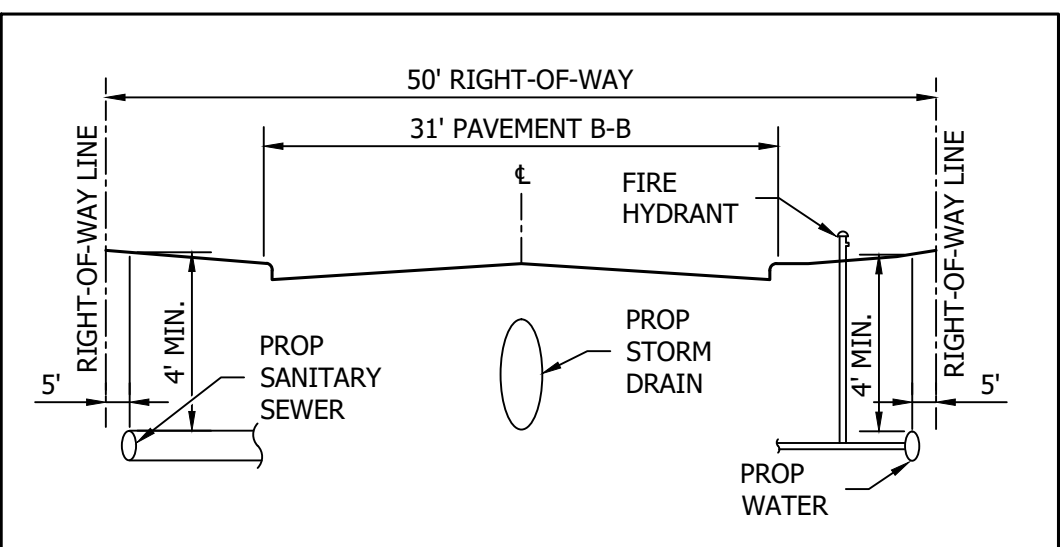
LEGEND



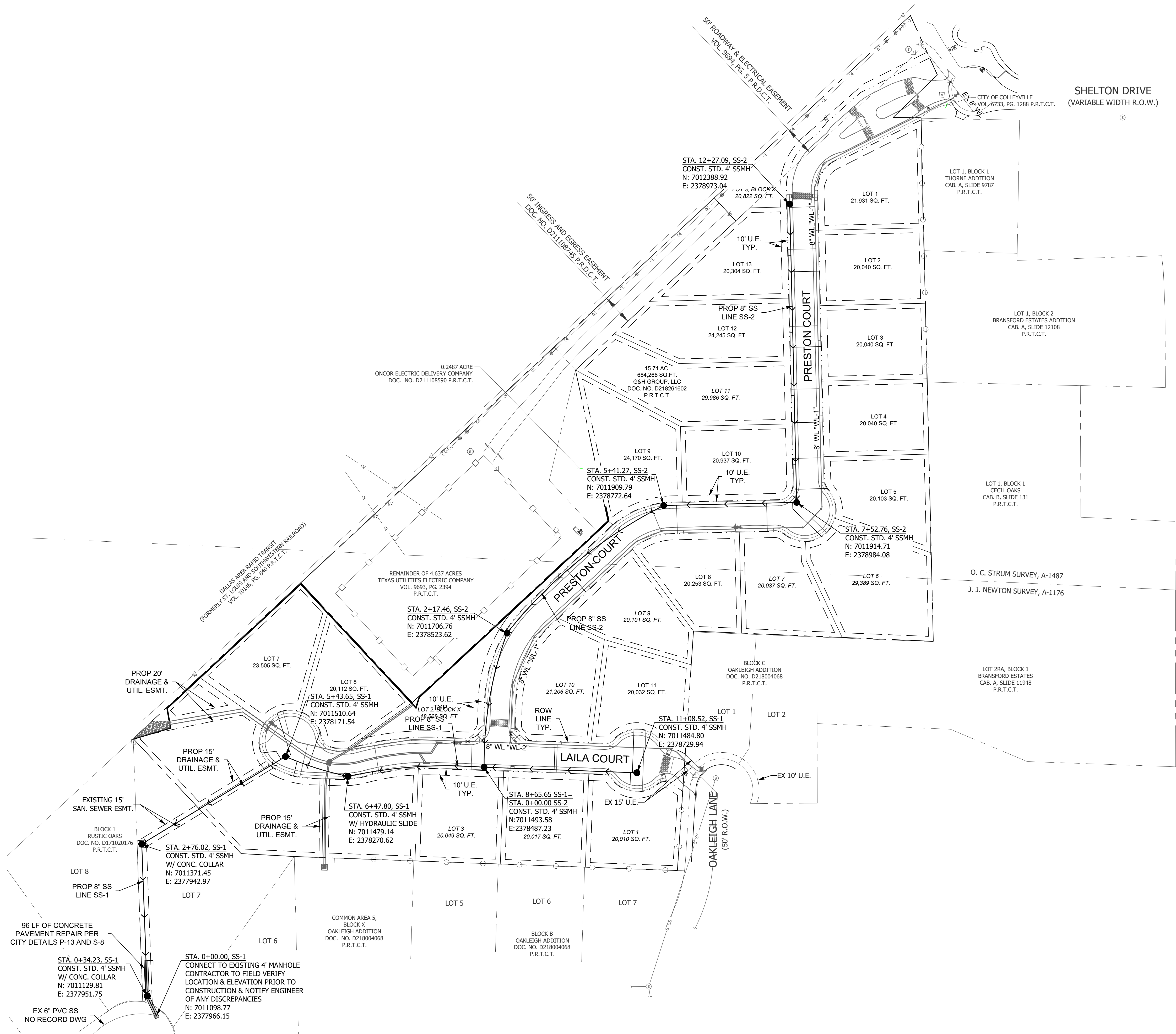
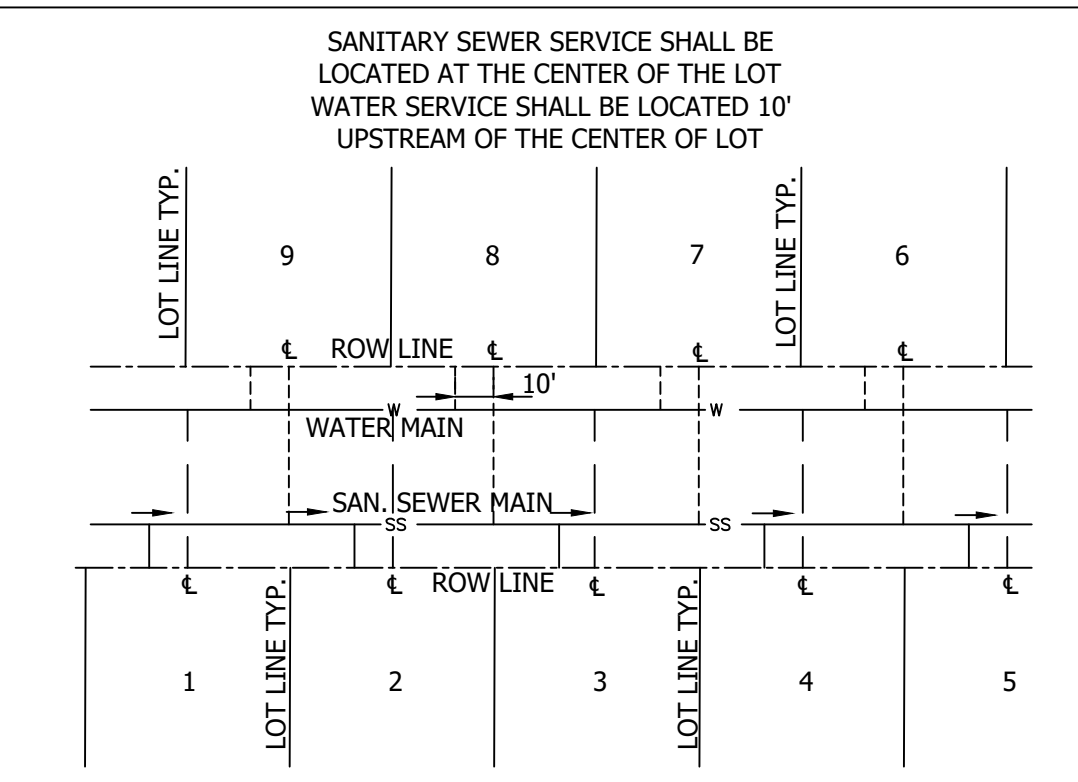
SANITARY SEWER GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES AND TIE IN LOCATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
2. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TCEQ AND CITY OF COLLEEVILLE STANDARDS. IN THE EVENT OF CONFLICT THE MORE STRINGENT CRITERIA GOVERNS.
3. WATER, SANITARY SEWER, AND STORM SEWER SEPARATIONS BOTH VERTICAL AND HORIZONTAL SHALL BE IN ACCORDANCE WITH THE TCEQ AND CITY STANDARDS
4. ALL SANITARY SEWER SERVICES SHALL BE INSTALLED PER CITY STANDARD DETAILS.

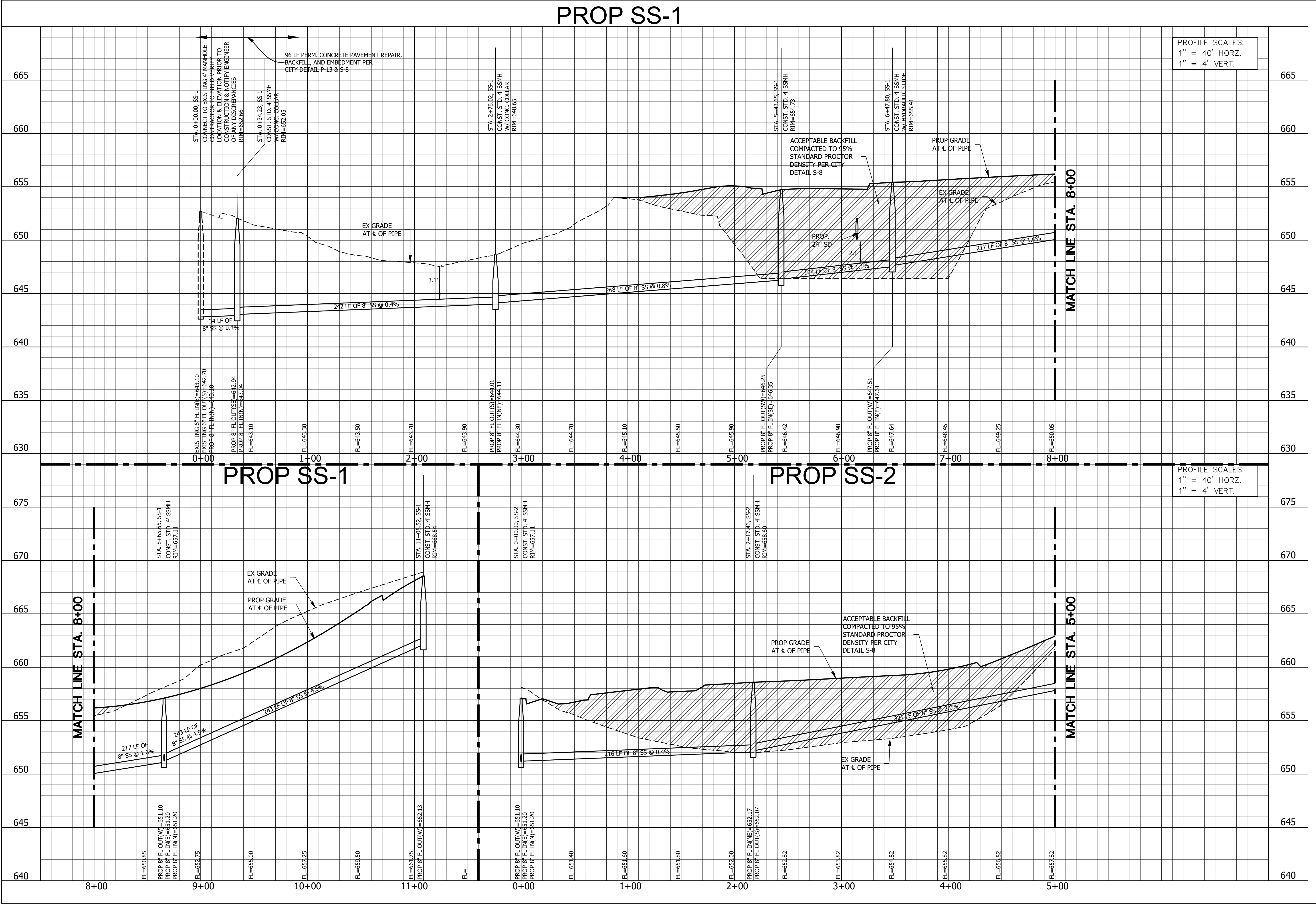
CITY OF COLLEYVILLE TYPICAL UTILITY LAYOUT



CITY OF COLLEYVILLE
TYPICAL LOT SERVICE DETAIL



8:10:40 AM
2/18/2020
J:\190200\1910913 - 401 Sheltan Rd\Civil\DWG\200_Sewer.dwg



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OSAMA F. NASHED
PE # 98373
2/18/2020
Date

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

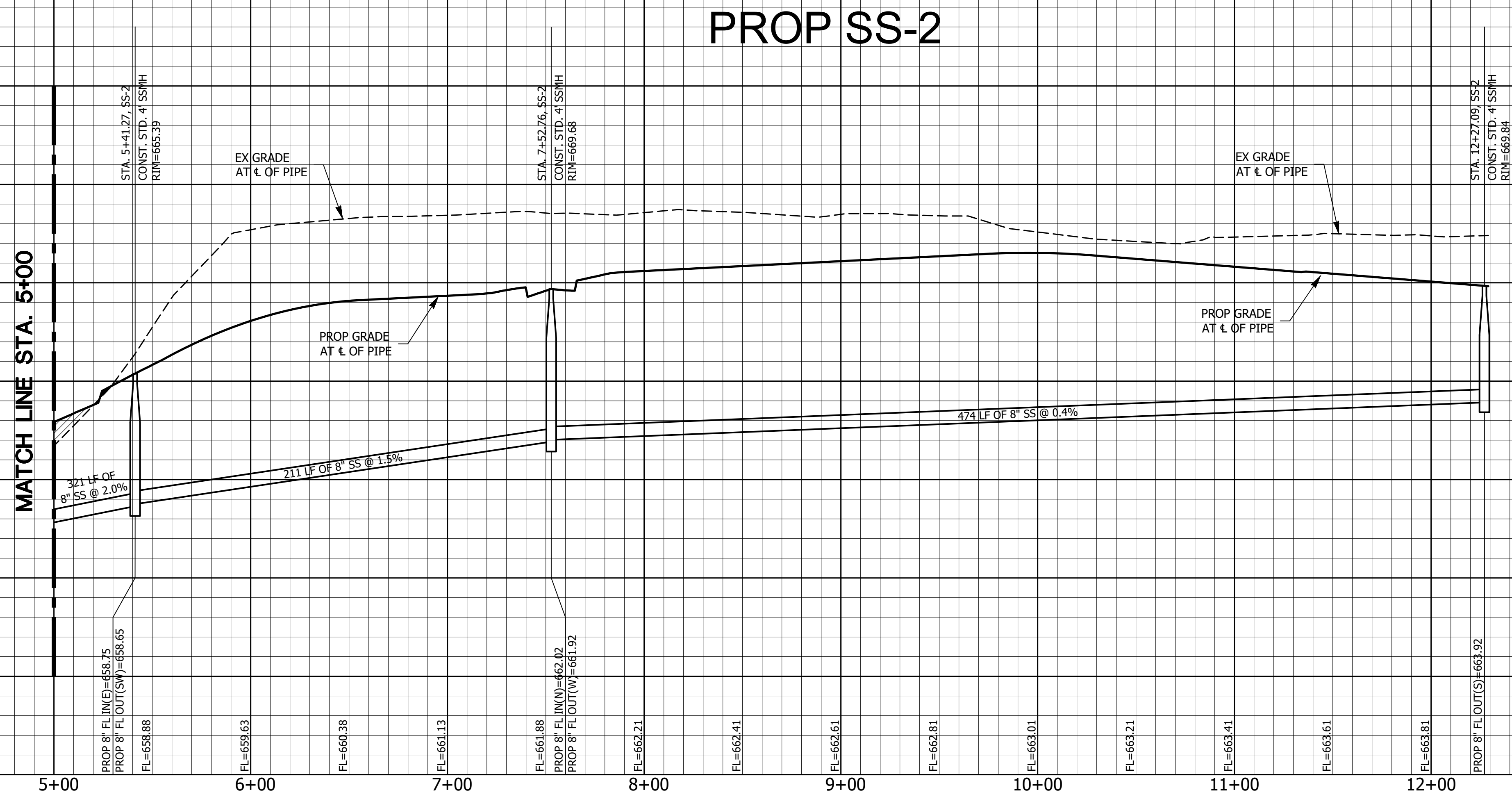
SAN. SEWER PROFILE 1
OF 2

A.N.A. CONSULTANTS, L.L.C.
ENGINEERS and SURVEYORS
5000 Thompson Terrace, Colleyville, TX 76034
Tel: 817.335.9900 Fax: 817.335.9955
TBPE Firm No.: 720
TBPLS Firm No.: 10090800

REVISION DESCRIPTIONS:

NO.	DATE:

SHEET No.: 6



PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.

PROFILE SCALES:
1" = 40' HORZ.
1" = 4' VERT.

A.N.A. CONSULTANTS, L.L.C.
ENGINEERS AND SURVEYORS
5000 Thompson Terrace, Colleyville, TX
76034
Tel: 817.335.9900 Fax: 817.335.9955
TBPB Firm No.: 20
TBPB Firm No.: 10309080

[illegible]

SAN. SEWER PROFILE 2
OF 2

**PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS**

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OSAMA F. NASHED

Name
90373
PE #
2/18/2020
Date

A.N.A. PROJECT NO.:
18 0300

SHEET No.:	7
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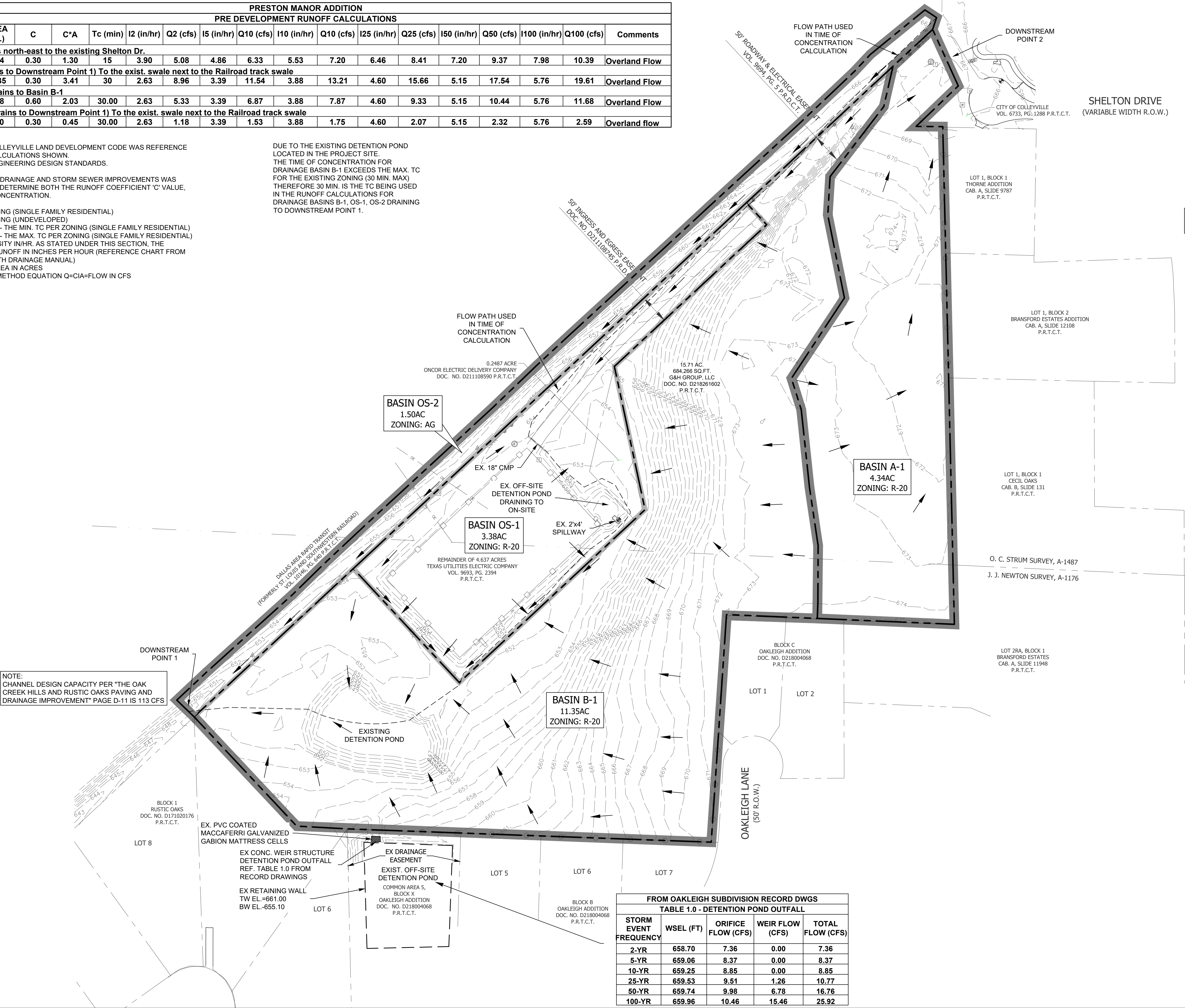
PRESTON MANOR ADDITION																	
PRE DEVELOPMENT RUNOFF CALCULATIONS																	
AREA	AREA (ac.)	C	C*A	Tc (min)	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q10 (cfs)	I10 (in/hr)	Q10 (cfs)	I25 (in/hr)	Q25 (cfs)	I50 (in/hr)	Q50 (cfs)	I100 (in/hr)	Q100 (cfs)	Comments
Basin A: Drains north-east to the existing Shelton Dr.																	
A-1	4.34	0.30	1.30	15	3.90	5.08	4.86	6.33	5.53	7.20	6.46	8.41	7.20	9.37	7.98	10.39	Overland Flow
Basin B: (Drains to Downstream Point 1) To the exist. swale next to the Railroad track swale																	
B-1	11.35	0.30	3.41	30	2.63	8.96	3.39	11.54	3.88	13.21	4.60	15.66	5.15	17.54	5.76	19.61	Overland Flow
Basin OS-1: Drains to Basin B-1																	
OS-1	3.38	0.60	2.03	30.00	2.63	5.33	3.39	6.87	3.88	7.87	4.60	9.33	5.15	10.44	5.76	11.68	Overland Flow
Basin OS-2: (Drains to Downstream Point 1) To the exist. swale next to the Railroad track swale																	
OS-2	1.50	0.30	0.45	30.00	2.63	1.18	3.39	1.53	3.88	1.75	4.60	2.07	5.15	2.32	5.76	2.59	Overland flow

ASSUMPTIONS:
THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE WAS REFERENCE FOR THE CM CALCULATIONS SHOWN.
CHAPTER 14 ENGINEERING DESIGN STANDARDS.

SECTION 14-170 DRAINAGE AND STORM SEWER IMPROVEMENTS WAS REFERENCE TO DETERMINE BOTH THE RUNOFF COEFFICIENT 'C' VALUE, AND TIME OF CONCENTRATION.

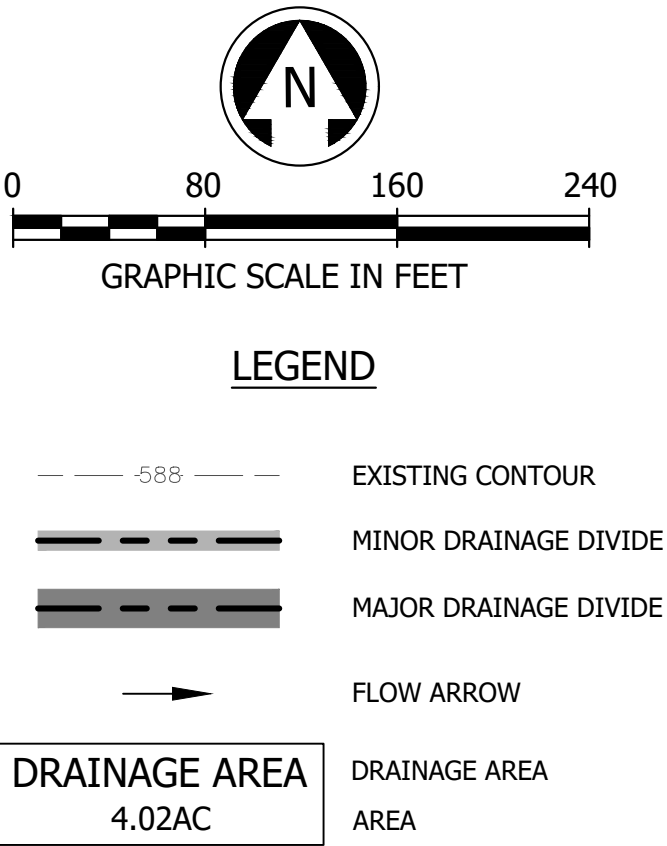
C=0.60 PER ZONING (SINGLE FAMILY RESIDENTIAL)
C=0.30 PER ZONING (UNDEVELOPED)
TC=15 MINUTES - THE MIN. TC PER ZONING (SINGLE FAMILY RESIDENTIAL)
TC=30 MINUTES - THE MAX. TC PER ZONING (SINGLE FAMILY RESIDENTIAL)
I=STORM INTENSITY IN/HR. AS STATED UNDER THIS SECTION, THE INTENSITY OF RUNOFF IN INCHES PER HOUR (REFERENCE CHART FROM THE FORT WORTH DRAINAGE MANUAL)
A=DRAINAGE AREA IN ACRES
THE RATIONAL METHOD EQUATION Q=CIA=FLOW IN CFS

DUE TO THE EXISTING DETENTION POND LOCATED IN THE PROJECT SITE. THE TIME OF CONCENTRATION FOR DRAINAGE BASIN B-1 EXCEEDS THE MAX. TC FOR THE EXISTING ZONING (30 MIN. MAX) THEREFORE 30 MIN. IS THE TC BEING USED IN THE RUNOFF CALCULATIONS FOR DRAINAGE BASINS B-1, OS-1, OS-2 DRAINING TO DOWNSTREAM POINT 1.



NOTE:
CHANNEL DESIGN CAPACITY PER "THE OAK CREEK HILLS AND RUSTIC OAKS PAVING AND DRAINAGE IMPROVEMENT" PAGE D-11 IS 113 CFS

FROM OAKLEIGH SUBDIVISION RECORD DWGS				
TABLE 1.0 - DETENTION POND OUTFALL				
STORM EVENT FREQUENCY	WSEL (FT)	ORIFICE FLOW (CFS)	WEIR FLOW (CFS)	TOTAL FLOW (CFS)
2-YR	658.70	7.36	0.00	7.36
5-YR	659.06	8.37	0.00	8.37
10-YR	659.25	8.85	0.00	8.85
25-YR	659.53	9.51	1.26	10.77
50-YR	659.74	9.98	6.78	16.76
100-YR	659.96	10.46	15.46	25.92



A.A.A.

CONSULTANTS, L.L.C.

ENGINEERS AND SURVEYORS

5000 Thompson Terrace, Colleyville, TX 76034

Tel: 817.335.9900 Fax: 817.335.9955

TYPE Firm No. 20 TBL's Firm No.: 10090800

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They were prepared by, or under supervision of:

OSAMA F. NASHED

Name

90373

2/18/2020

Date

A.N.A. PROJECT NO.: 19-0200

SHEET No.: 8

NO.	REVISION DESCRIPTIONS:	DATE:

PRE-DEV.
DRAINAGE AREA
MAP

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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Post Development Conditions																
DA	Sheet Flow					Shallow Concentrated Flow					Channel Flow					Total Travel Time
Basin	Length (ft)	Slope (ft/ft)	Manning's N	2yr 24-hr Prec. (in)	Tc (min)	Cover	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	Tc (min)	Type	Assumed Velocity (ft/s)	Length (ft)	Slope (ft/ft)	Tc (min)	Tc (min)
B & OS	100	0.009	0.150	3.36	13.11	Unpaved	145	0.009	1.52	1.59	Swale	3	736.7	0.014	4.09	
											Pipe	8	40	0.018	0.08	
											Swale	3	596	0.020	3.31	
											Pipe	8	387	0.005	0.81	
											Swale	3	165	0.009	0.92	23.91

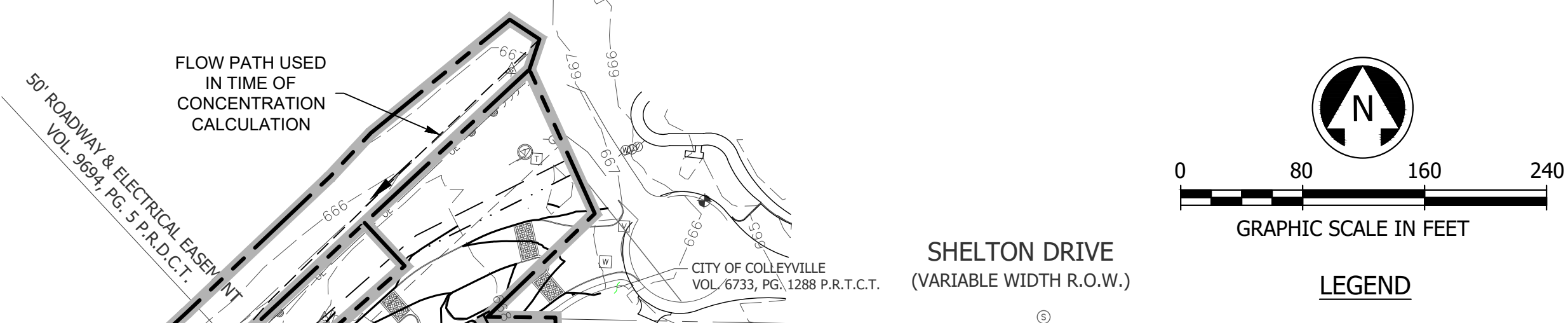
THE TIME OF CONCENTRATION CALCULATIONS SHOWN ARE BASED ON THE NRCS TR-55 METHODOLOGY AS OUTLINED ON THE ISWM HYDROLOGY DESIGN MANUAL. THE MINIMUM TIME OF CONCENTRATION VALUE ARE USED FOR ALL DRAINAGE AREAS THAT HAVE A TIME OF CONCENTRATION BELOW THE MIN. TIME OF CONCENTRATION.

PRESTON MANOR ADDITION																	
POST DEVELOPMENT RUNOFF CALCULATIONS																	
AREA	AREA (ac.)	C	C*A	Tc (min)	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q10 (cfs)	I10 (in/hr)	Q10 (cfs)	I25 (in/hr)	Q25 (cfs)	I50 (in/hr)	Q50 (cfs)	I100 (in/hr)	Q100 (cfs)	Comments
Basin A: Drains north-east to the existing Shelton Dr.																	
A	2.23	0.60	1.34	15	3.90	5.22	4.86	6.50	5.53	7.40	6.46	8.64	7.20	9.63	7.98	10.68	Overland Flow
Basin B: (Drains to Downstream Point 1) To the exist. swale next to the Railroad track swale																	
B-1	2.34	0.60	1.40	23.91	3.02	4.24	3.85	5.41	4.40	6.18	5.19	7.29	5.80	8.14	6.47	9.08	Overland to OS-1
B-2	7.94	0.60	4.76	23.91	3.02	14.39	3.85	18.34	4.40	20.96	5.19	24.73	5.80	27.63	6.47	30.82	C.I to SD system
B-3	1.74	0.60	1.04	23.91	3.02	3.15	3.85	4.02	4.40	4.59	5.19	5.42	5.80	6.06	6.47	6.75	C.I to SD system
B-4	1.46	0.60	0.88	23.91	3.02	2.65	3.85	3.37	4.40	3.85	5.19	4.55	5.80	5.08	6.47	5.67	Overland flow
Basin OS-2: (Drains to Downstream Point 1) To the exist. swale next to the Railroad track swale																	
OS-2	1.50	0.30	0.45	23.91	3.02	1.36	3.85	1.73	4.40	1.98	5.19	2.34	5.80	2.61	6.47	2.91	Overland flow
Basin OS-1: Drains to Basin C																	
OS-1	3.38	0.60	2.03	23.91	3.02	6.12	3.85	7.81	4.40	8.92	5.19	10.53	5.80	11.76	6.47	13.12	Ret. wall orifice

ASSUMPTIONS:
THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE WAS REFERENCE FOR THE CM CALCULATIONS SHOWN.
CHAPTER 14 ENGINEERING DESIGN STANDARDS.

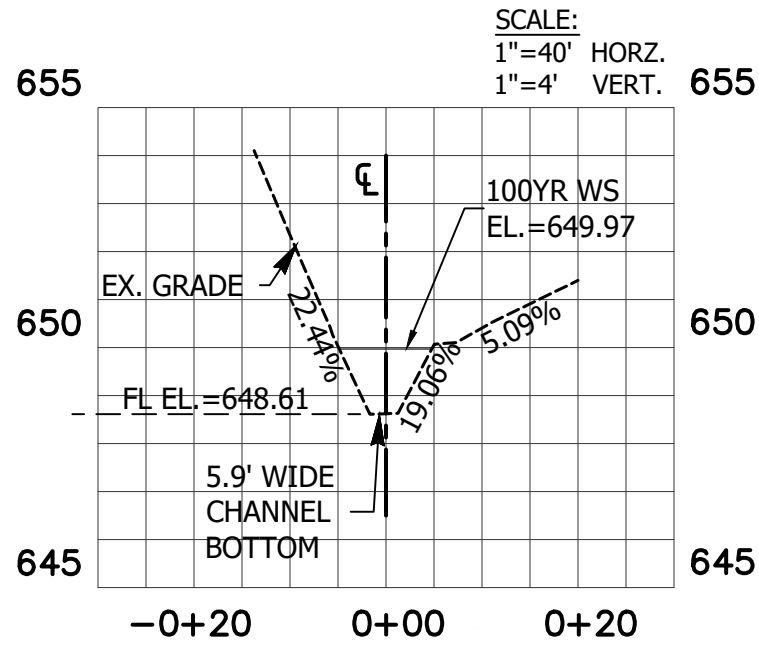
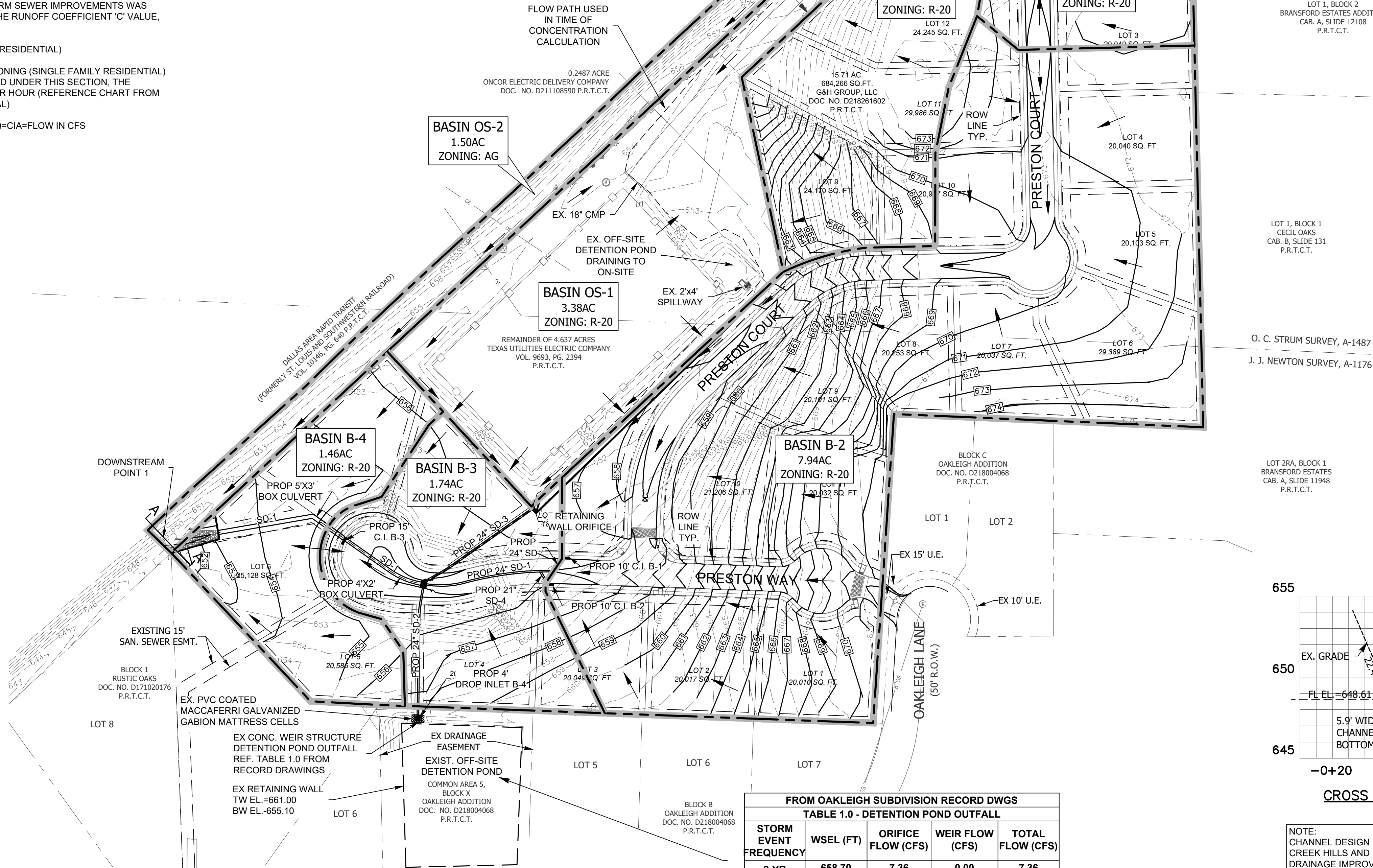
SECTION 14-170 DRAINAGE AND STORM SEWER IMPROVEMENTS WAS REFERENCE TO DETERMINE BOTH THE RUNOFF COEFFICIENT 'C' VALUE, AND TIME OF CONCENTRATION.

C=0.60 PER ZONING (SINGLE FAMILY RESIDENTIAL)
C=0.30 PER ZONING (UNDEVELOPED)
TC=15 MINUTES - THE MIN. TC PER ZONING (SINGLE FAMILY RESIDENTIAL)
I=STORM INTENSITY IN/HR. AS STATED UNDER THIS SECTION, THE INTENSITY OF RUNOFF IN INCHES PER HOUR (REFERENCE CHART FROM THE FORT WORTH DRAINAGE MANUAL)
A=DRAINAGE AREA IN ACRES
THE RATIONAL METHOD EQUATION Q=CIA=FLOW IN CFS



GENERAL NOTES - STORM DRAINAGE IMPROVEMENTS

- ALL STORM SEWER AND CULVERT PIPE AND FITTINGS SHALL BE ASTM C76, CLASS III, IV, V REINFORCED CONCRETE PIPE (RCP), INSTALLED WITH A BELL AND A SPIGOT AND JOINTED WITH RAM NECK.
- BACKFILL SHALL BE ¾ TO 1" ROCK, 6" MINIMUM FOR THE BEDDING (MORE IF GROUND WATER IS ENCOUNTERED), AND ROCK PLACED UP TO THE CENTER OR SPRING LINE OF THE PIPE. TRENCH SHALL BE EXCAVATED WIDE ENOUGH TO GET A MECHANICAL TAMPER BESIDE THE PIPE TO ACHIEVE 95% DENSITY.
- AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE PUBLIC WORKS DEPARTMENT INSPECTIONS.
- INSTALL A BENCHMARK ON A DRAINAGE STRUCTURE WITHIN OR NEAR THE SITE. A LETTER INCLUDING THE LOCATION AND ELEVATION OF THE BENCHMARK MUST BE SUBMITTED TO PUBLIC WORKS PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT AS WELL AS IN THE GIS ASSETS FORM.
- ALL STORM SEWER PIPES LARGER THAN 36" MUST BE WIPED WITH NON-SHRINK GROUT AFTER INSPECTION AND APPROVAL.
- NO PRE-CAST INLETS ARE ALLOWED.



FROM OAKLEIGH SUBDIVISION RECORD DWGS				
TABLE 1.0 - DETENTION POND OUTFALL				
STORM EVENT FREQUENCY	WSEL (FT)	ORIFICE FLOW (CFS)	WEIR FLOW (CFS)	TOTAL FLOW (CFS)
2-YR	658.70	7.36	0.00	7.36
5-YR	659.06	8.37	0.00	8.37
10-YR	659.25	8.85	0.00	8.85
25-YR	659.53	9.51	1.26	10.77
50-YR	659.74	9.98	6.78	16.76
100-YR	659.96	10.46	15.46	25.92

DATE:	
REVISION DESCRIPTIONS:	
NO.	

POST-DEV. DRAINAGE AREA MAP

PRESTON MANOR ADDITION CITY OF COLLEYVILLE TARRANT COUNTY, TEXAS

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OSAMA F. NASHED
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P.E.
2/18/2020
Date

A.N.A. PROJECT NO.:

19-0200

SHEET No.:

9

COMPUTATION SHEET FOR DETERMINING CAPACITY OF CURB OPENING INLET ON GRADE (DEPRESSED)

ON-GRADE INLET CAPACITY CALCULATION TABLE									
---	--	--	--	--	--	--	--	--	--

DESIGN POINT	INLET NO.	STATION	DRAINAGE AREA				CONC.	STREET LONG SLOPE (F/T/FT)	"So" CROSS SLOPE OF PAVEMENT (Ft/FT)	CROSS SLOPE OF GUTTER (Ft/FT)	DEPTH OF FLOW (Y (5-YEAR) (FT)	ALLOW. DEPTH (100-YEAR) (FT)	ALLOW./SPREAD DEPTH OF FLOWS (SP (5-YEAR) FT)	ALLOW./SPREAD DEPTH OF FLOWS (SP (100-YEAR) FT)	ALLOW. SPREAD OF FLOW (SP (100-YEAR) FT)	ALLOW. SPREAD OF FLOW (SP (100-YEAR) FT)	EQUIVALENT CROSS SLOPE (SE (FT/FT))	STREET SECTION (TYPE)	MANNING'S COEFFICIENT FOR PAVEMENT "n"	5-YEAR INTENS. (IN/HR)	5-YEAR RUNOFF (CFS)	5-YEAR CARRY-OVER FLOW	5-YEAR TOTAL GUTTER Q (CFS)	100-YR. INTENS. (IN/HR)	100-YEAR RUNOFF (CFS)	100-YEAR CARRY-OVER FLOW (CFS)	100-YEAR TOTAL GUTTER Q (CFS)	RIGHT-OF-WAY CAPACITY (CFS)	DESIGN STORM	DESIGN REQUIRED L' (FT)	INLET PROVIDED L (FT)	INLET L/L'	EFFICIENCY E	INLET CAPACITY (CFS)	5-YEAR CARRY-OVER FLOW "q" (CFS)	100-YEAR CARRY-OVER FLOW "q" (CFS)	COMMENTS	
			AREA NO.	AREA (ACRES)	AREA 1 %	"c"																																TIME (MIN)
			AREA 1 %	"c"	TIME (MIN)																																	
			AREA 1 %	"c"	TIME (MIN)																																	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33						
B1	B1	Lalia Ct. Sta. +276.5	B-2 25%	1.99	0.60	15	0.005	0.028	0.28	0.35	0.32	0.40	0.783	17.4	14.0	20.0	50.0	0.28	ROOFTOP	0.018	5.53	6.6	0.0	6.6	7.98	9.5	0.0	9.5	44.9	100-YEAR	9.6	10	1.00	1.00	9.5	0.0	0.0	
B2	B2	Lalia Ct. Sta. +257.0	B-2 25%	1.99	0.60	15	0.005	0.028	0.28	0.35	0.32	0.40	0.783	17.4	14.0	20.0	50.0	0.28	ROOFTOP	0.018	5.53	6.6	0.0	6.6	7.98	9.5	0.0	9.5	44.9	100-YEAR	9.6	10	1.00	1.00	9.5	0.0	0.0	

SUMP INLET CAPACITY CALCULATION TABLE

INLET LOCATION	INLET NO.	GUTTER SLOPE So	CROWN SLOPE Sx	CONTRIBUTING AREAS				RUNOFF COEF. C	TIME OF CONCEN. (MIN.)	DESIGN FREQUENCY	INTENSITY (IN.HR)	PEAK FLOW (CFS)	ROW CAPACITY (CFS)	CARRY OVER (CFS)	GUTER FLOW Qo	n=.013 n=.016	1/Fo	So^(.5)	DEPTH OF GUTTER FLOW	DEPTH OF DEPRESSION	DEPTH OF FLOW AT OPENING	CAPACITY OF INLET PER FOOT OF LENGTH	LENGTH OF INLET OPENING L OR P	CAPACITY OF INLET	CARRY-OVER INTO OVER FLOW	PERCENT Q100 CAPTURED BY INLET	NOTES	
				AREA		AREA 2																						AREA (ACRES)
				1	%																							
			Fo																Yo	a	Y	Q/L		Q				
		FT/FT	FT/FT												CFS				FT	FT	FT	CFS/FT	FT	CFS	CFS	%		
Laila Ct. 0+00 40 RT. (Low Point)	1	2	3												4				5	6	7	8	9	10	11	12	13	
	B3	0.0050	0.02	B-4	100%	B-2	50%	5.43	0.60	15	100-YEAR	7.98	26.0	55.3	0.0	26.0	35.0	50.0	0.07	0.56	0.333	0.89	2.52	15.0	37.8	0.00	100.00%	
Drop Inlet	B4	0.0050	0.02	OS-S	100%	X	100%	7.49	0.60	30	100-YEAR	5.77	25.9	40.3	0.0	25.9	35.0	50.0	0.07	0.56	0.333	0.89	2.52	16.0	40.3	0.00	100.00%	

PROPOSED CONDITIONS HYDRAULIC CALCULATIONS

FROM	TO	PIPE LENGTH	DRAINAGE AREA						RUNOFF		INCR	TOTAL	TIME OF CONCEN.			5-YEAR	100-YEAR	Q-5	Q-100	INLET BYPASS Q IN ROW	PIPE Q	PIPE SIZE	BOX CULVERT		n	Sf	HGL		HEAD LOSS CALCULATIONS										DESIGN	INVERT ELEV			T/C	COMMENTS		
			INCREMENTAL				AREA (ac)	TOTAL AREA (ac)	"C"	CA			CA	INLET	TRAVEL												TOTAL	INTENSITY	INTENSITY	RUNOFF	RUNOFF	D/S	U/S	V1(IN)	V2(OUT)	V1÷2g	V2÷2g	Kj	KjV1÷2g	Hk	HGL	FROM			TO	ELEV
			Area 1	%	Area 2	%																																								
		FEET	Area 1	%	Area 2	%	(ac)	(ac)				MIN	MIN	MIN	IN/HR	IN/HR	CFS	CFS	CFS	CFS	IN	FT	FT		FT/FT	ELEV	ELEV	FT/ SEC	FT/ SEC	FT	FT		FT	FT	ELEV	FT	FT	FT								
1	2	3	4				5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	19a		20	21	22	23	24	25	26	27	28	29	30	31	33	32	34								
STORM DRAIN LINE "SD-1"																																														
463.9	444.8	19.1	B-2	25%	X	100%	1.99	1.99	0.60	1.19	1.19	15.0	0.1	15.1	4.9	8.0	5.8	9.5	0.0	9.5	24	-	-	0.013	0.0018	652.82	652.86	0.00	3.02	0.00	0.14	1.25	0.00	0.18	653.03	651.59	651.41	657.24	Partial Flow							
444.8	425.5	19.3	X	100%	X	100%	0.00	1.99	0.60	0.00	1.19	15.1	0.1	15.2	4.8	8.0	5.8	9.5	0.0	9.5	24			0.013	0.0018	654.29	654.32	3.02	3.02	0.14	0.14	0.43	0.06	0.10	654.42	651.41	651.23	657.24	Partial Flow							
425.5	280.4	145.1	B-2	25%	X	100%	1.99	3.97	0.60	1.19	2.38	15.2	0.4	22.56	4.8	7.9	11.5	18.9	0.0	18.9	24			0.013	0.0070	652.82	653.83	3.02	6.02	0.14	0.56	0.75	0.11	0.46	654.29	651.23	649.87	657.24	Partial Flow							
280.4	167.2	113.2	B-1	100%	OS-1	100%	7.97	11.94	0.60	4.78	7.16	22.56	0.3	22.87	4.0	6.7	28.5	47.7	0.0	47.7		4	2	0.013	0.0027	652.10	652.41	6.02	5.97	0.56	0.55	0.25	0.14	0.41	652.82	649.87	649.53	655.10	Partial Flow							
167.2	118.6	48.6	B-3	100%	B-2	100%	5.71	17.65	0.60	3.43	10.59	22.87	0.2	23.05	4.0	6.6	41.9	70.1	0.0	70.1		5	3	0.013	0.0009	651.96	652.00	5.97	4.68	0.55	0.34	0.50	0.28	0.10	652.10	649.53	649.44	654.50	Partial Flow							
118.6	0	118.6	X	100%	X	100%	0.00	17.65	0.60	0.00	10.59	23.05	0.4	23.47	3.9	6.6	41.7	69.8	0.0	70.1		5	3	0.013	0.0009	651.63	651.74	4.68	4.68	0.34	0.34	0.35	0.12	0.22	651.96	649.44	649.20	654.50	Partial Flow							
STORM DRAIN LINE "SD-2"																																														
167.3	0	167.3	X	100%	X	100%	-	-	-	-	-	22.56	0.3	22.90	-	-	-	-	25.9	0.0	25.9	24	-	-	0.013	0.0131	651.87	654.07	0.00	8.25	0.00	1.06	1.25	0.00	1.32	655.39	651.19	649.87	657.02	Partial Flow						
STORM DRAIN LINE "SD-3"																																														
162.5	0	162.5	B-1	100%	OS-1	100%	5.72	5.72	0.60	3.43	3.43	22.19	0.4	22.56	4.0	6.7	13.8	23.1	0.0	23.1	24	-	-	0.013	0.0104	651.46	653.15	0.00	7.35	0.00	0.84	1.25	0.00	1.05	654.20	651.55	649.87	653.55	Partial Flow							
STORM DRAIN LINE "SD-4"																																														
19.2	0	19.2	B-2	25%	X	100%	1.99	1.99	0.60	1.19	1.19	15.0	0.1	15	4.9	8.0	5.8	9.5	0.0	9.5	21	-	-	0.013	0.0036	652.11	652.18	0.00	3.95	0.00	0.24	1.25	0.00	0.30	652.48	651.74	651.35	657.11	Partial Flow							

STORM DRAIN LINE SD-2 WAS DESIGNED TO HANDLE THE CAPACITY OF THE PEAK STORM RUNOFF ENTERING THE SYSTEM FROM THE OAKLEIGH SUBDIVISION OFF-SITE DETENTION. 25.92CFS WILL BE RELEASED IN THE 100-YR STORM EVENT CONDITION AT APPROXIMATELY 60 MIN. INTO THE 100-YR STORM EVENT. RECORD SHEETS C-14 & C-15 FROM THE OAKLEIGH SUBDIVISION PLAN SET WAS REFERENCED TO DETERMINE THIS VALUE.

THE PEAK STORM RUNOFF FOR "PRESTON MANOR" WILL OCCUR AT 22.85 MINUTES
THE POND RUNOFF AT THE PEAK STORM RUNOFF FOR "PRESTON MANOR" IS 8.98 CFS

STORM DRAIN SD-2 ASSUMPTIONS:

THE CRITICAL INLET TIME FOR LINE SD-2 IS 22.90 MIN. THIS IS BASED ON THE TIME OF CONCENTRATION FOR THE DOWNSTREAM SD LINE SD-1 AT STA 2+80.4 MH JUNCTION + (PLUS) THE TRAVEL TIME FROM THE MH JUNCTION UPSTREAM TO THE 4' DROP INLET.

THE OFF-SITE OAKLEIGH SUBDIVISION RECORD DWGS WAS REFERENCE TO
 DETERMINE THE Q BEING RELEASED FROM THE DETENTION POND AT THIS TIME.
 FROM TABLE 1.2 THE STORAGE VOLUME IS 50,118.03 FT³ AT THE 22.90 MIN. TC.
 AT THIS STORAGE VOLUME FROM TABLE 1.1 WE CAN CALCULATE THE WSEL TO BE
 659.31" WHICH IS ABOVE THE ORIFICE AND BELOW THE WEIR. MEANING THAT THE
 Q RELEASED IS UNDER ORIFICE ONLY CONDITIONS.
 THE ORIFICE EQUATION USED TO DETERMINE THE RUNOFF IS UNDER THE SAME
 ASSUMPTIONS AS THE OAKLEIGH SUBDIVISION RECORDS. BELOW ARE THE
 CALCULATIONS. 8.98CFS IS ENTERING STORM DRAIN LINE SD-2 AT THE CRITICAL
 TIME OF CONCENTRATION FOR THE PRESTON MANOR ADDN. SYSTEM.

Orifice Equation= $c^*A*\text{Sqrt}(2*g*h)$		
c=	0.6	
A=	1.375	SF
g=	32.2	ft/sec^2
h=	WSEL-Centroid=WSEL-657.47	
Weir Equation=	8.98cfs	

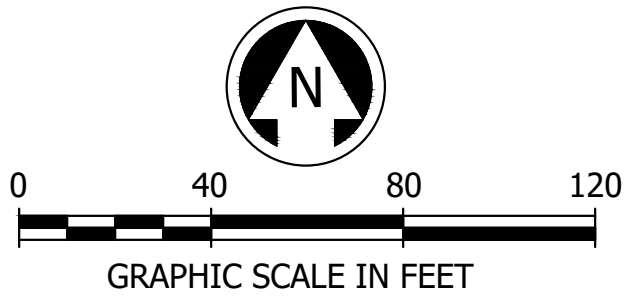
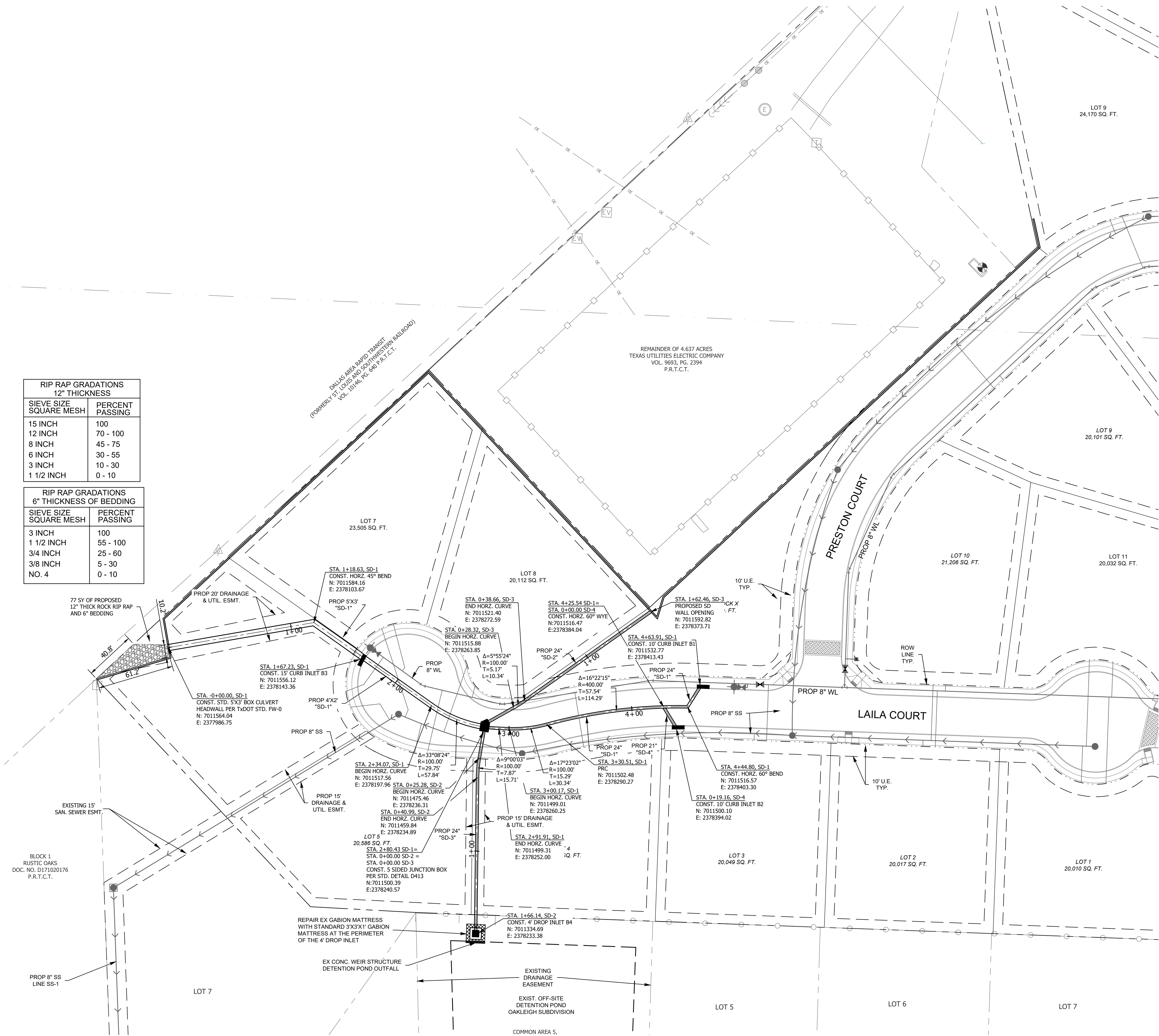
FROM OAKLEIGH SUBDIVISION RECORD DWGS						FROM OAKLEIGH SUBDIVISION RECORD DWGS			
TABLE 1.1 - POST-PROJECT RESULTS SUMMARY TABLE						TABLE 1.2 - DETENTION VOLUME			
Storm Event	Qin, Max (cfs)	Qout, Max (cfs)	Qout, Allowable (cfs)	WSELmax (ft)	Vmax (ac-ft)	Storm	Inflow	Outflow	Storage ft³
						10	52182	24872	27310
						15	67534	28771	38763
Normal Pool	---	---	---	657.34	2.99	20	79541	32669	46871
2-YR	29.88	7.36	8.81	658.7	0.79	30	97580	40466	57114
5-YR	38	8.37	12.5	659.06	1.00	40	110903	48263	62639
10-YR	43.37	8.85	15.17	659.25	1.11	50	121426	56060	65366
25-YR	51.02	10.77	19.09	659.53	1.27	60	130114	63857	66257
50-YR	57.02	16.76	22.2	659.74	1.39	70	137513	71654	65859
100-YR	63.53	25.92	25.99	659.96	1.52	80	143961	79451	64509

PER "OAKLEIGH SUBDIVISION" RECORD DRAWING, THE
5.5'X0.25' ORIFICE FLOWLINE IS AT THE 657.59' ELEV.
AND THE WEIR ELEVATION IS AT 659.43'

MAX 1.52 AC-FT
100-YR STORM EVENT
POND STORAGE VOLUME

RIP RAP GRADATIONS 12" THICKNESS	
SIEVE SIZE SQUARE MESH	PERCENT PASSING
15 INCH	100
12 INCH	70 - 100
8 INCH	45 - 75
6 INCH	30 - 55
3 INCH	10 - 30
1 1/2 INCH	0 - 10

RIP RAP GRADATIONS 6" THICKNESS OF BEDDING	
SIEVE SIZE SQUARE MESH	PERCENT PASSING
3 INCH	100
1 1/2 INCH	55 - 100
3/4 INCH	25 - 60
3/8 INCH	5 - 30
NO. 4	0 - 10



LEGEND

- PROPOSED WATER LINE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- 8"W EXISTING WATER LINE
- 8"W EXISTING GATE VALVE
- 8"W EXISTING FIRE HYDRANT
- PROPOSED SAN. SEWER LINE
- PROPOSED SAN. SEWER MANHOLE
- PROPOSED STORM SEWER LINE
- 8"SS EXISTING SAN. SEWER LINE
- 8"SS EXISTING SAN. SEWER MANHOLE

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OVERALL
STORM DRAIN
PLAN

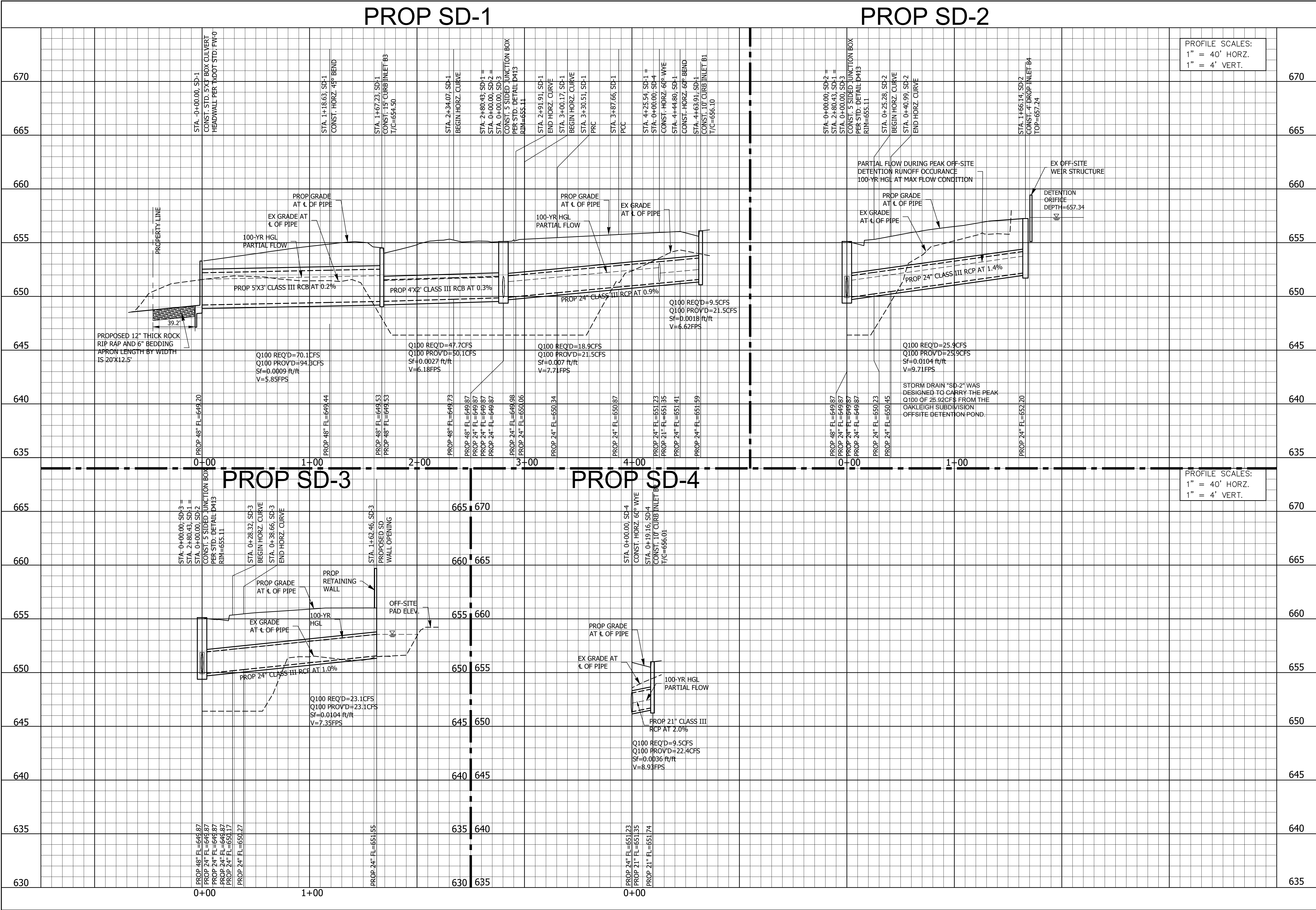
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TARRANT COUNTY, TEXAS

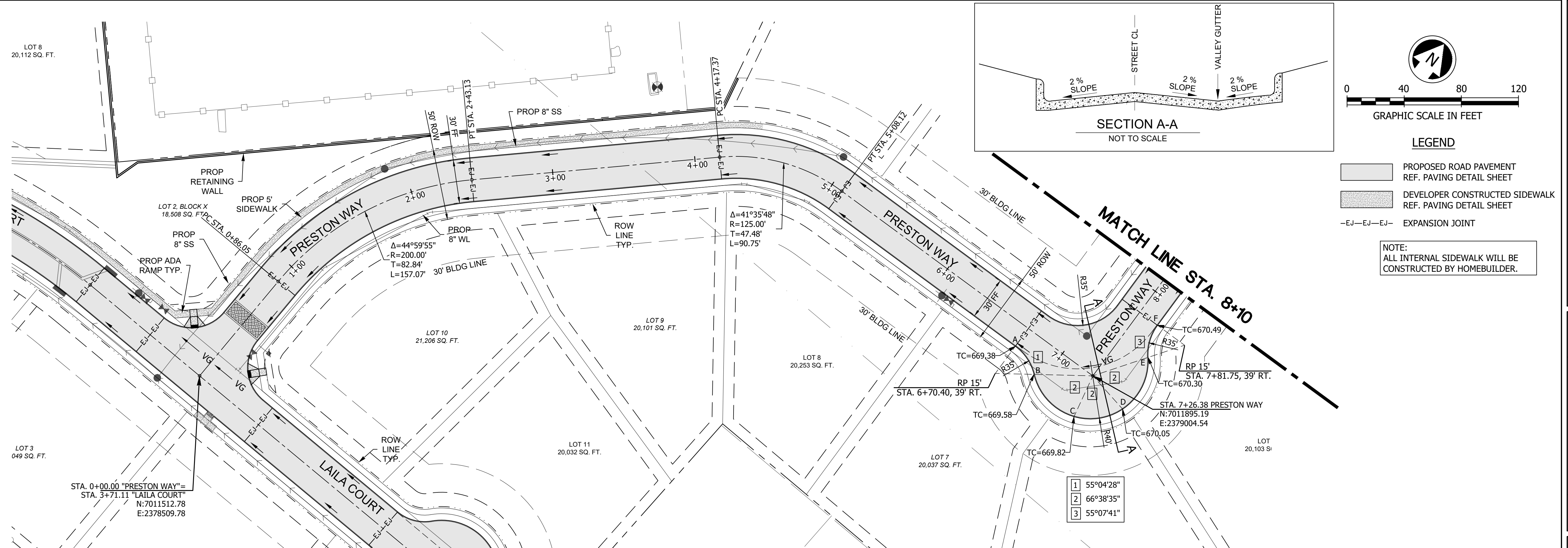
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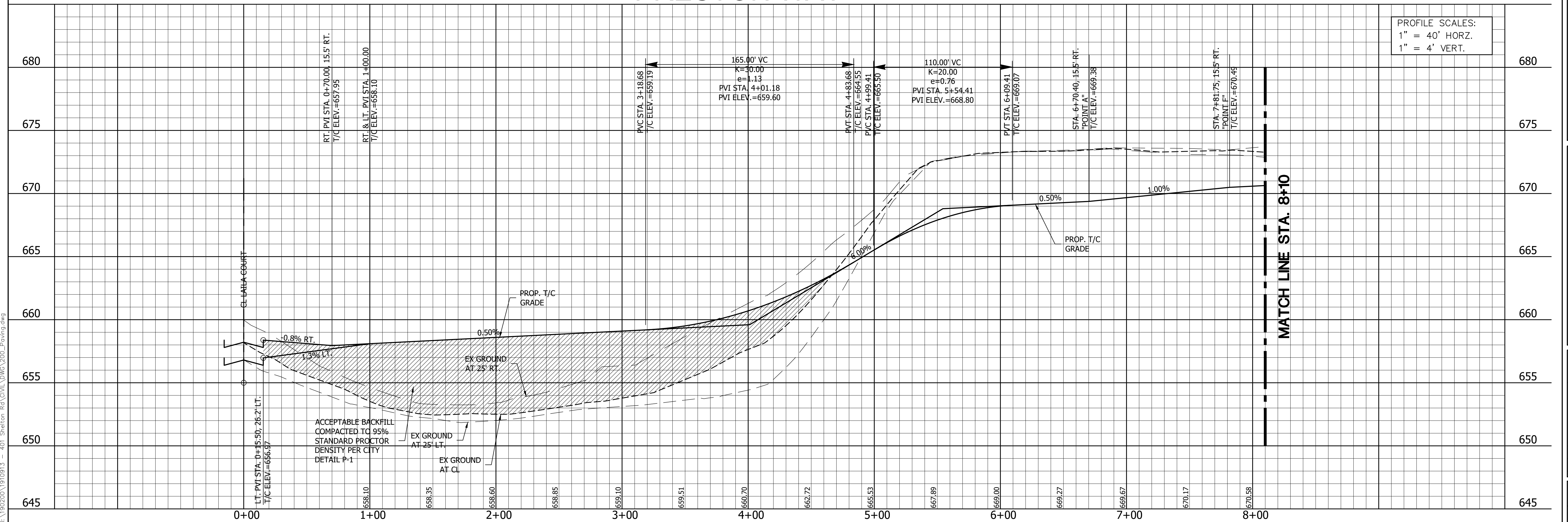
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SHEET No.:
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PRESTON WAY

[illegible]

PRESTON WAY PAVING
STA. 0+00 TO 8+00

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CITY OF COLLEYVILLE
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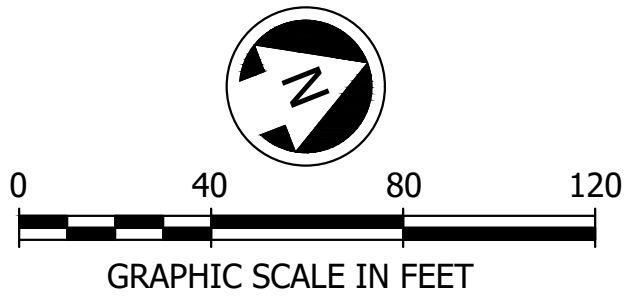
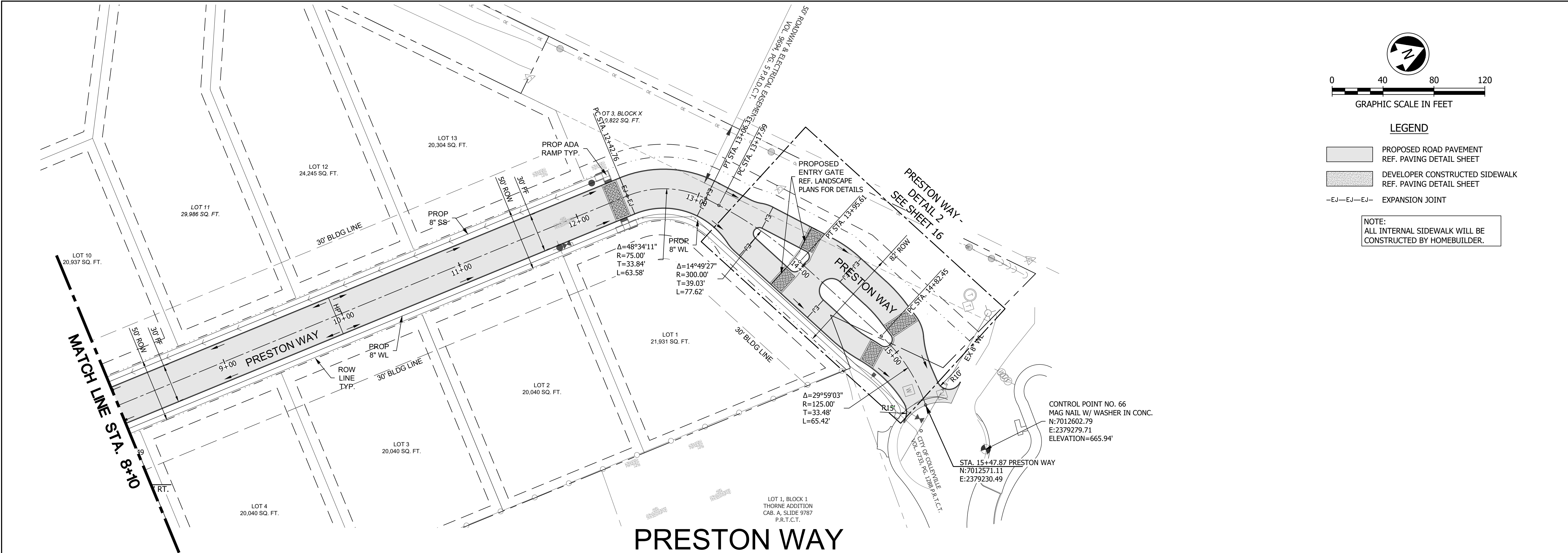
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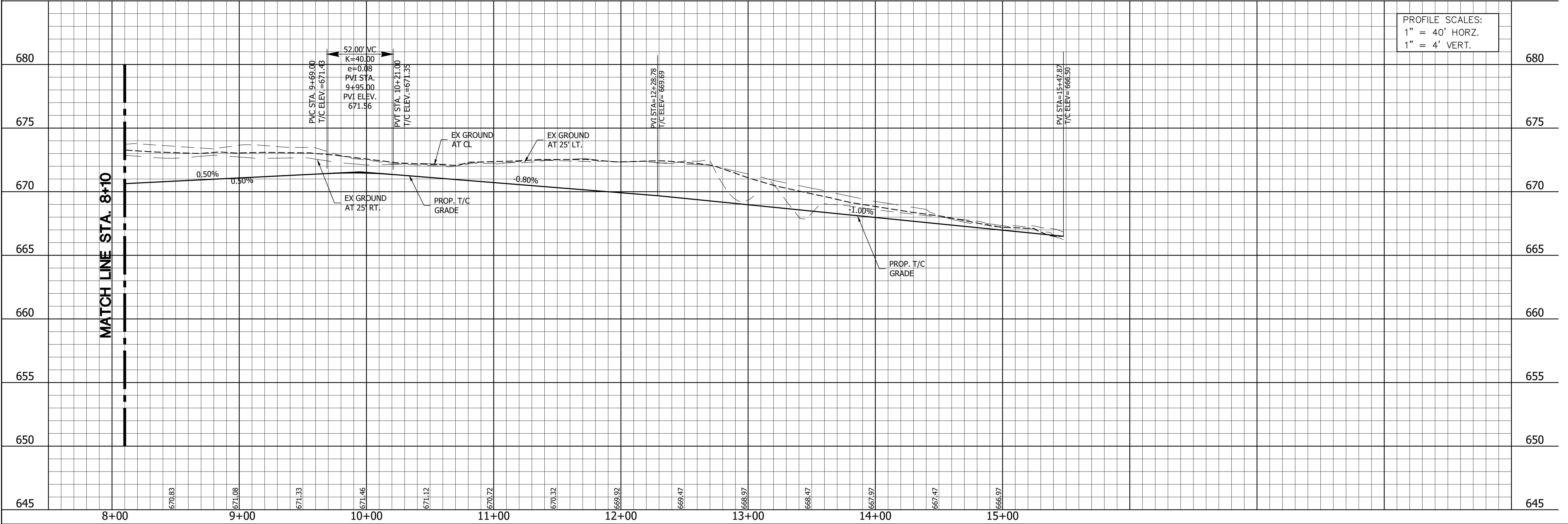


LEGEND

- PROPOSED ROAD PAVEMENT
REF. PAVING DETAIL SHEET
- DEVELOPER CONSTRUCTED SIDEWALK
REF. PAVING DETAIL SHEET
- EJ-EJ-EJ- EXPANSION JOINT

NOTE:
ALL INTERNAL SIDEWALK WILL BE
CONSTRUCTED BY HOMEBUILDER.

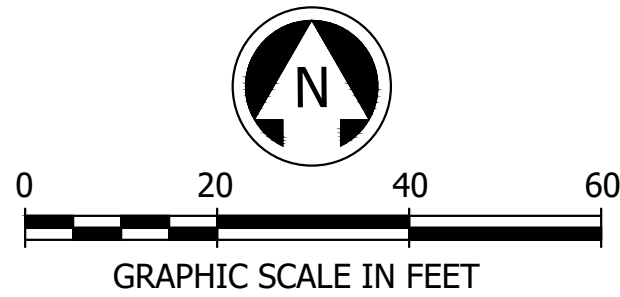
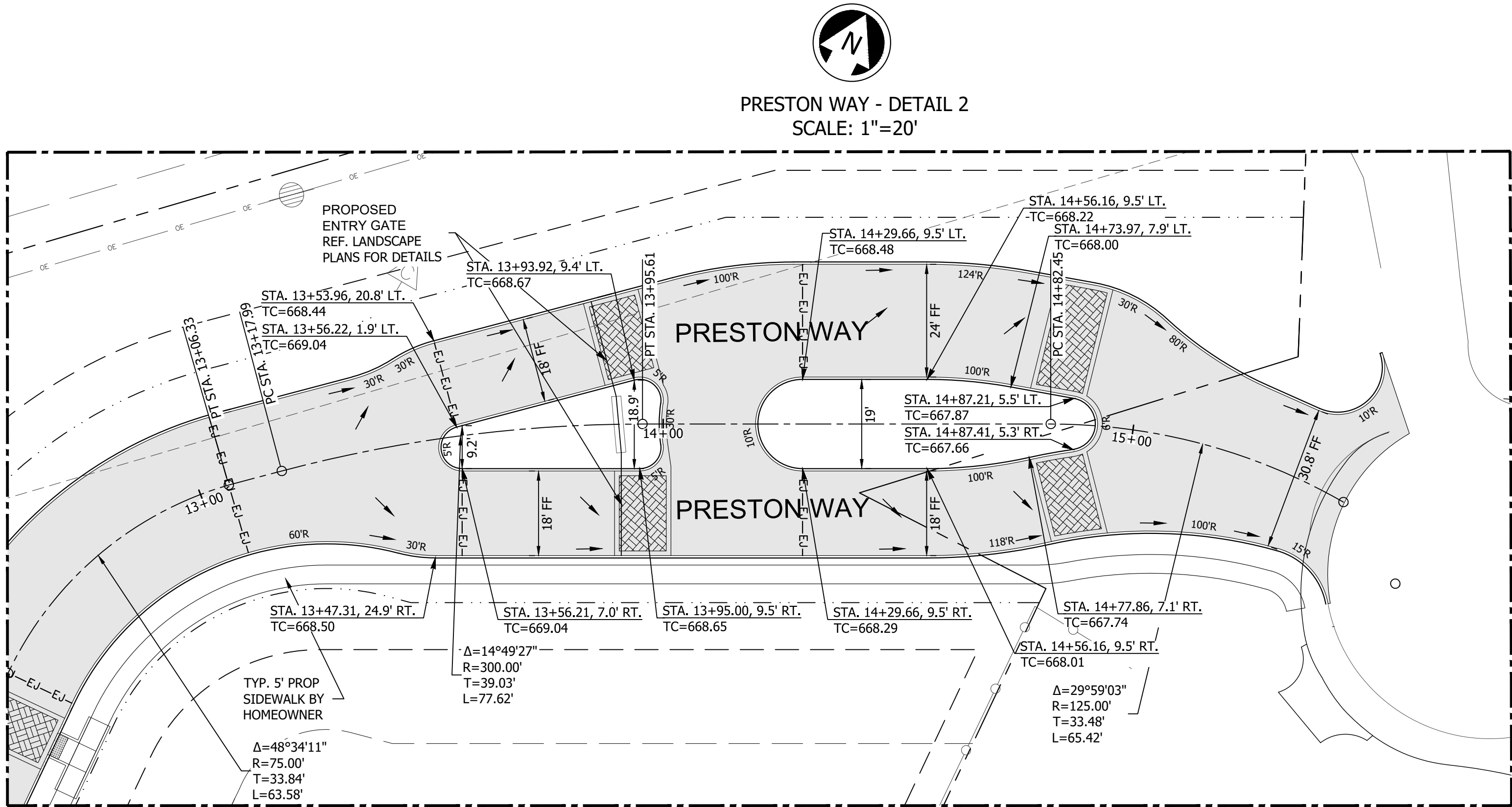
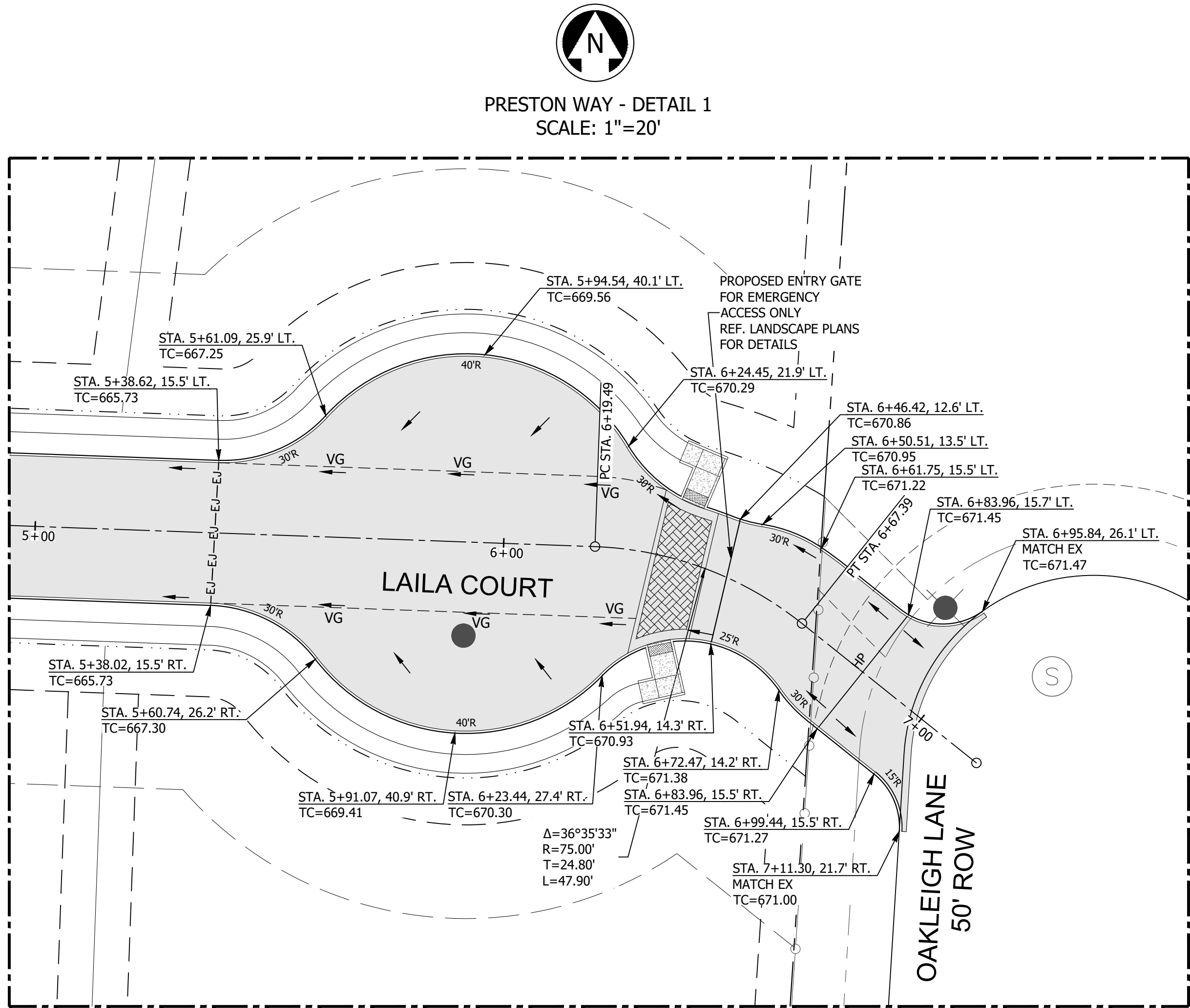
PRESTON WAY



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REF. PAVING DETAIL SHEET
- DEVELOPER CONSTRUCTED SIDEWALK
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TBPLS Firm No.: 10090800

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PAVING MEDIAN DETAILS

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
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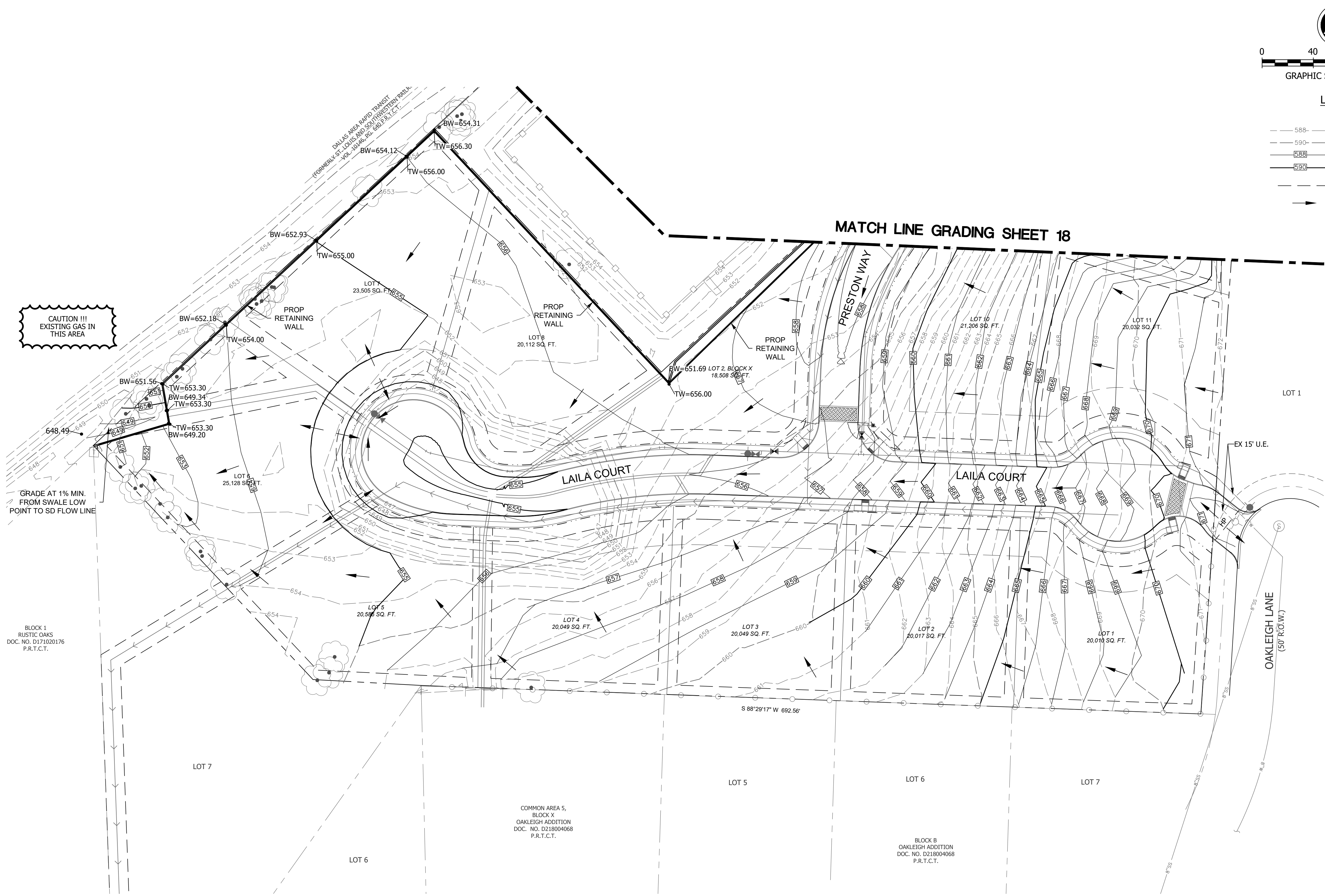
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LEGEND

- 588- EXISTING CONTOUR MINOR
- 590- EXISTING CONTOUR MAJOR
- 588- PROPOSED CONTOUR MINOR
- 590- PROPOSED CONTOUR MAJOR
- High Point
- DRAINAGE DIVIDE
- Flow Arrow

CAUTION !!!
EXISTING OVERHEAD
ELECTRIC IN THIS
AREA

CAUTION !!!
EXISTING GAS IN
THIS AREA

CAUTION !!!
EXISTING UNDERGROUND
TELEPHONE CABLE LINE IN
THIS AREA

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GRADING PLAN 1 OF 3

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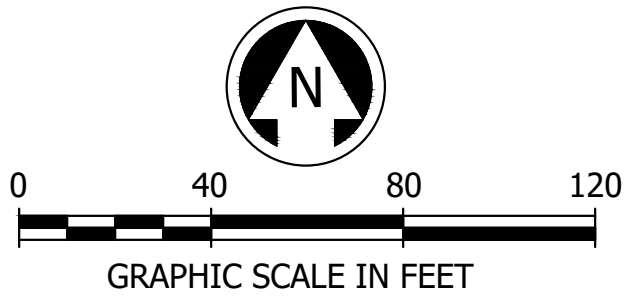
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TBL# Firm No.: 10090800

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LEGEND

- 588- EXISTING CONTOUR MINOR
- 590- EXISTING CONTOUR MAJOR
- 588- PROPOSED CONTOUR MINOR
- 590- PROPOSED CONTOUR MAJOR
- HIGH POINT
- DRAINAGE DIVIDE
- FLOW ARROW

CAUTION !!!
EXISTING OVERHEAD
ELECTRIC IN THIS
AREA

CAUTION !!!
EXISTING GAS IN
THIS AREA

CAUTION !!!
EXISTING UNDERGROUND
TELEPHONE CABLE LINE IN
THIS AREA

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GRADING PLAN 3 OF 3

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

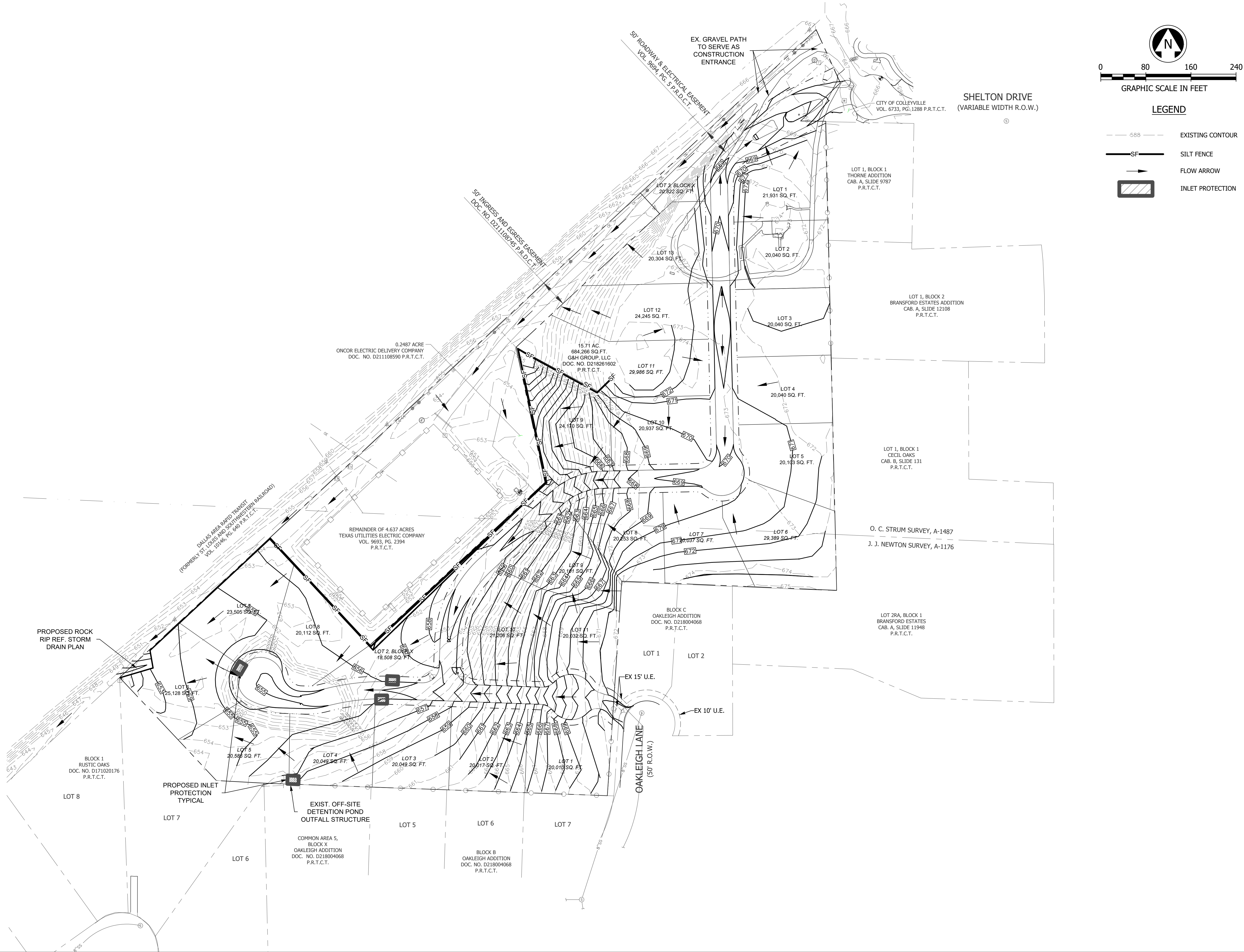
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EROSION CONTROL PLAN

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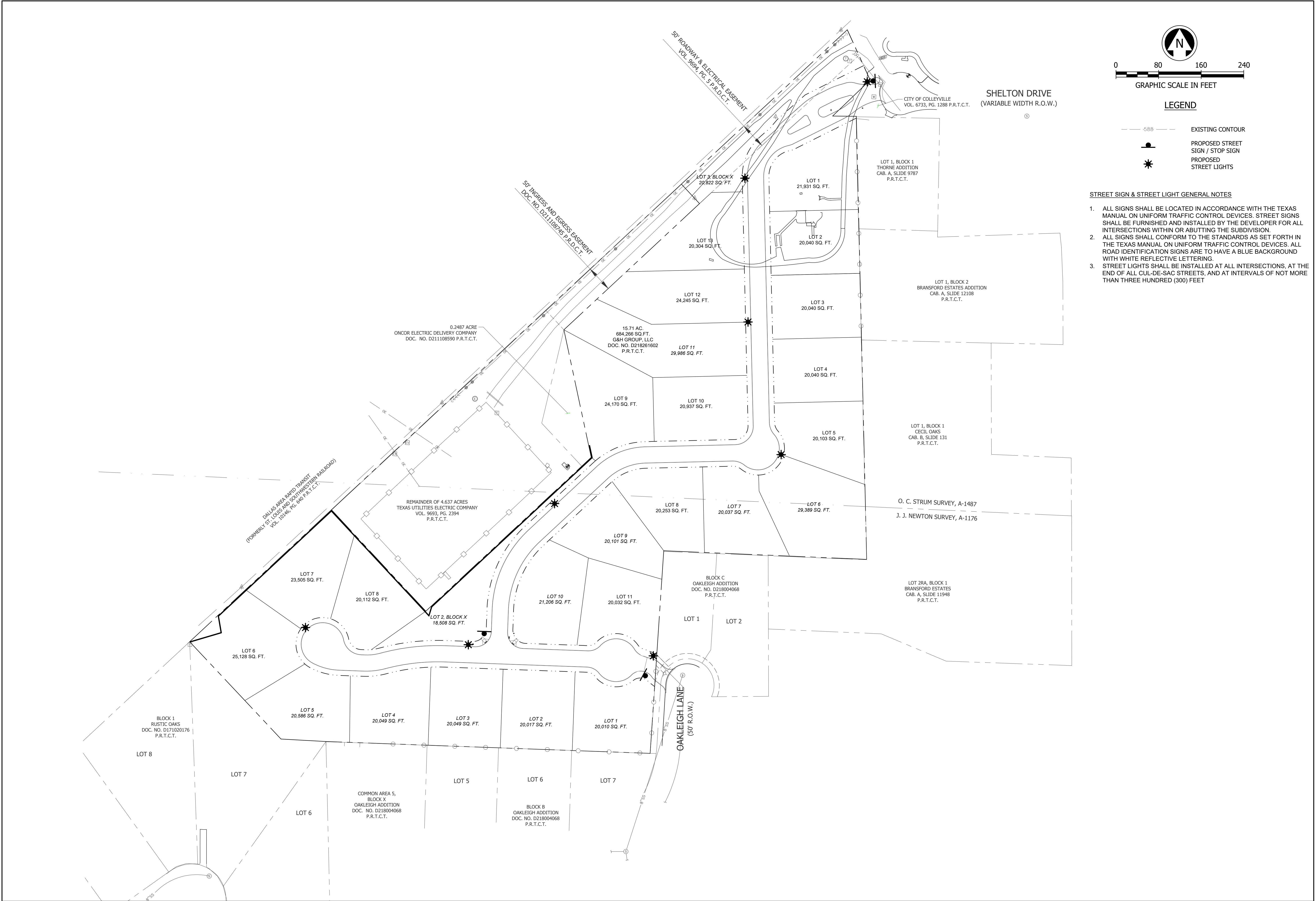
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OVERALL STREET LIGHT AND SIGN PLAN

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CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS**

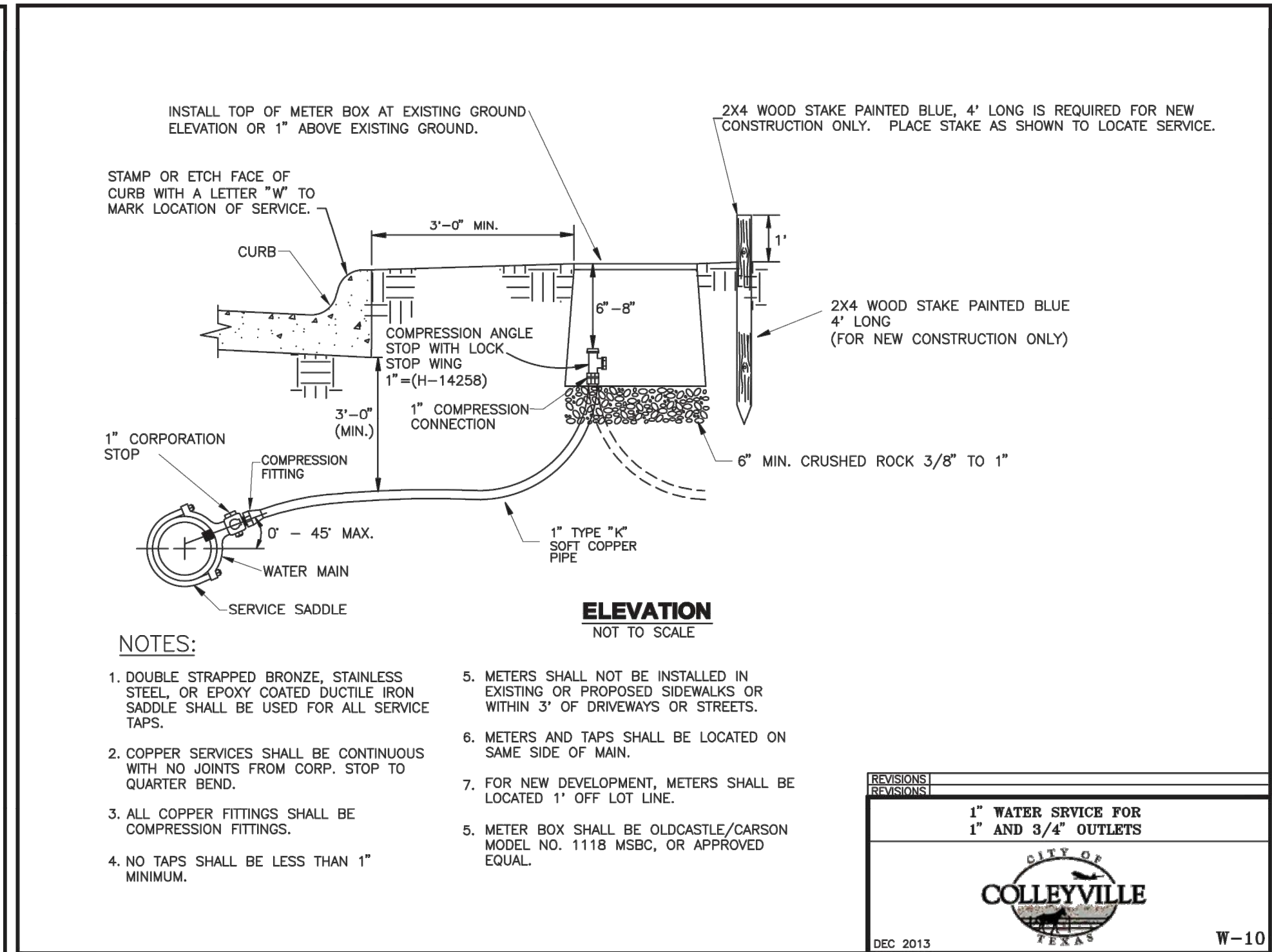
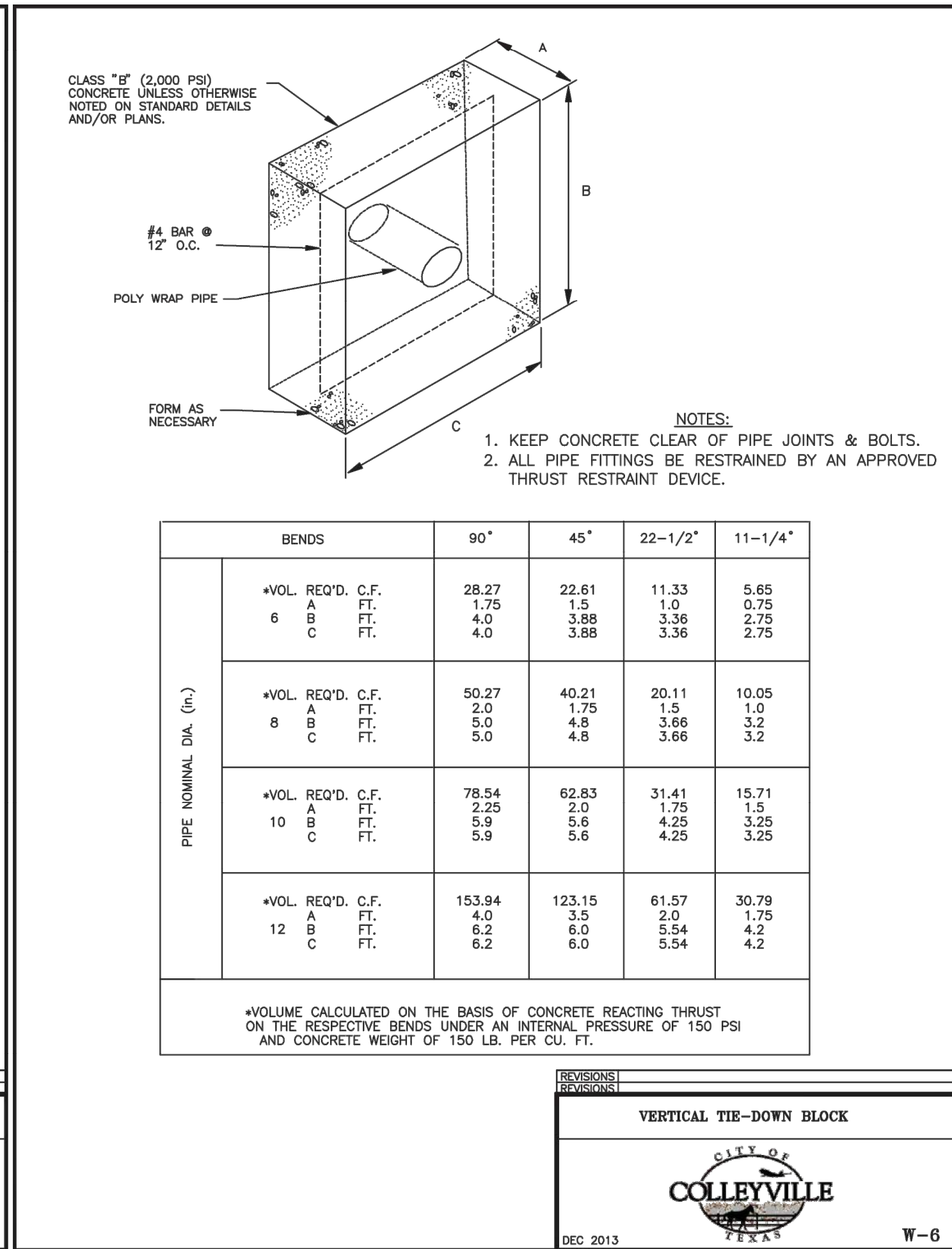
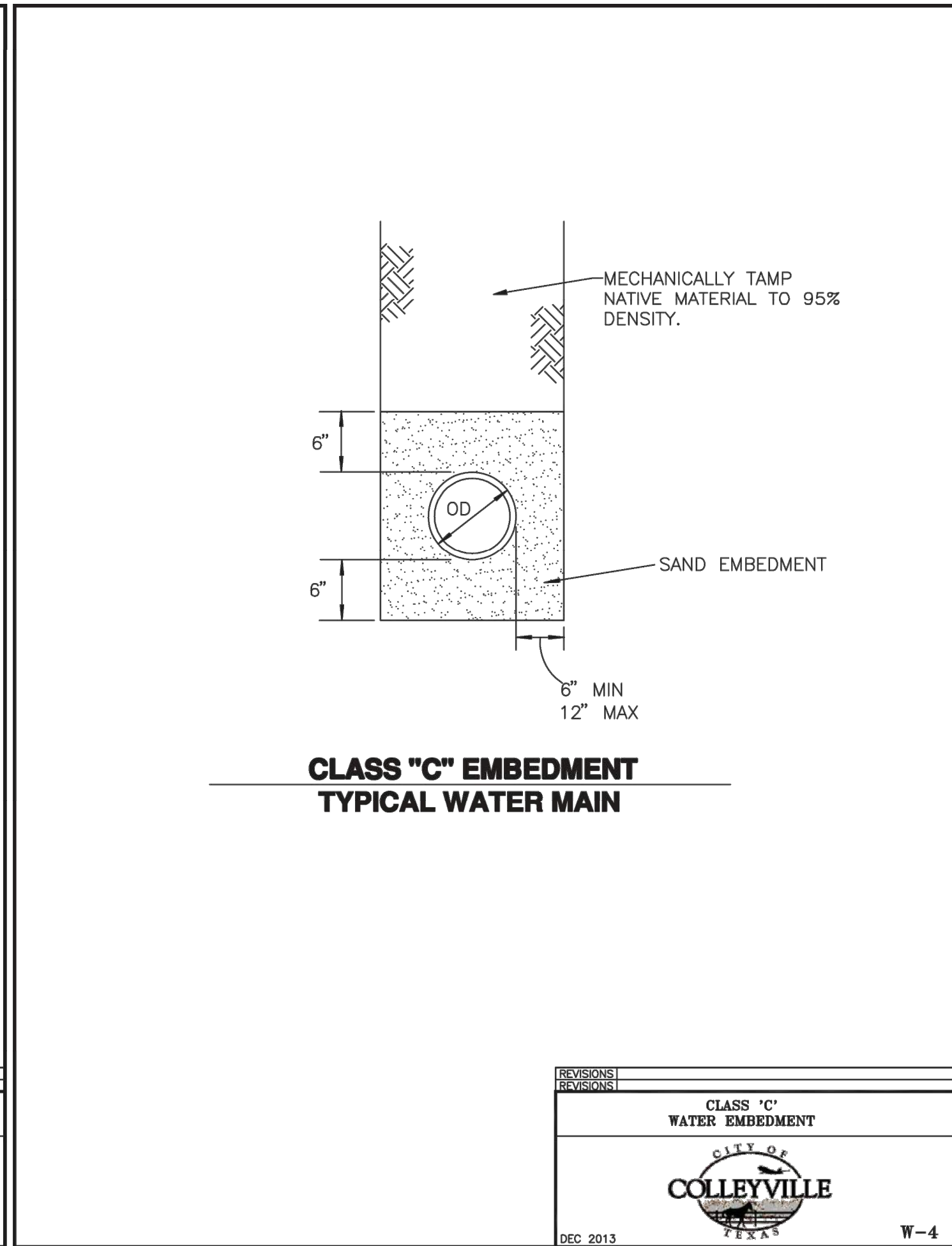
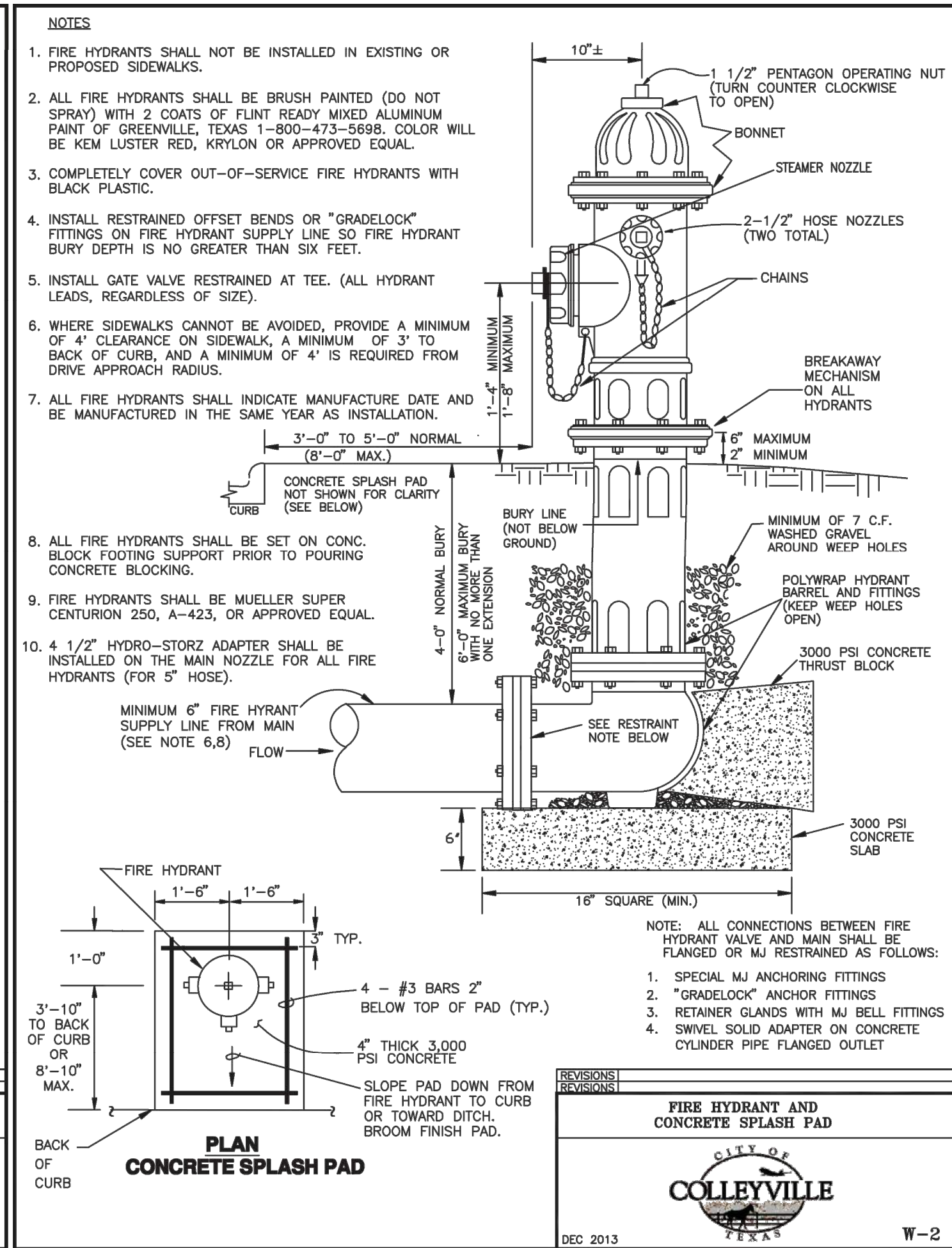
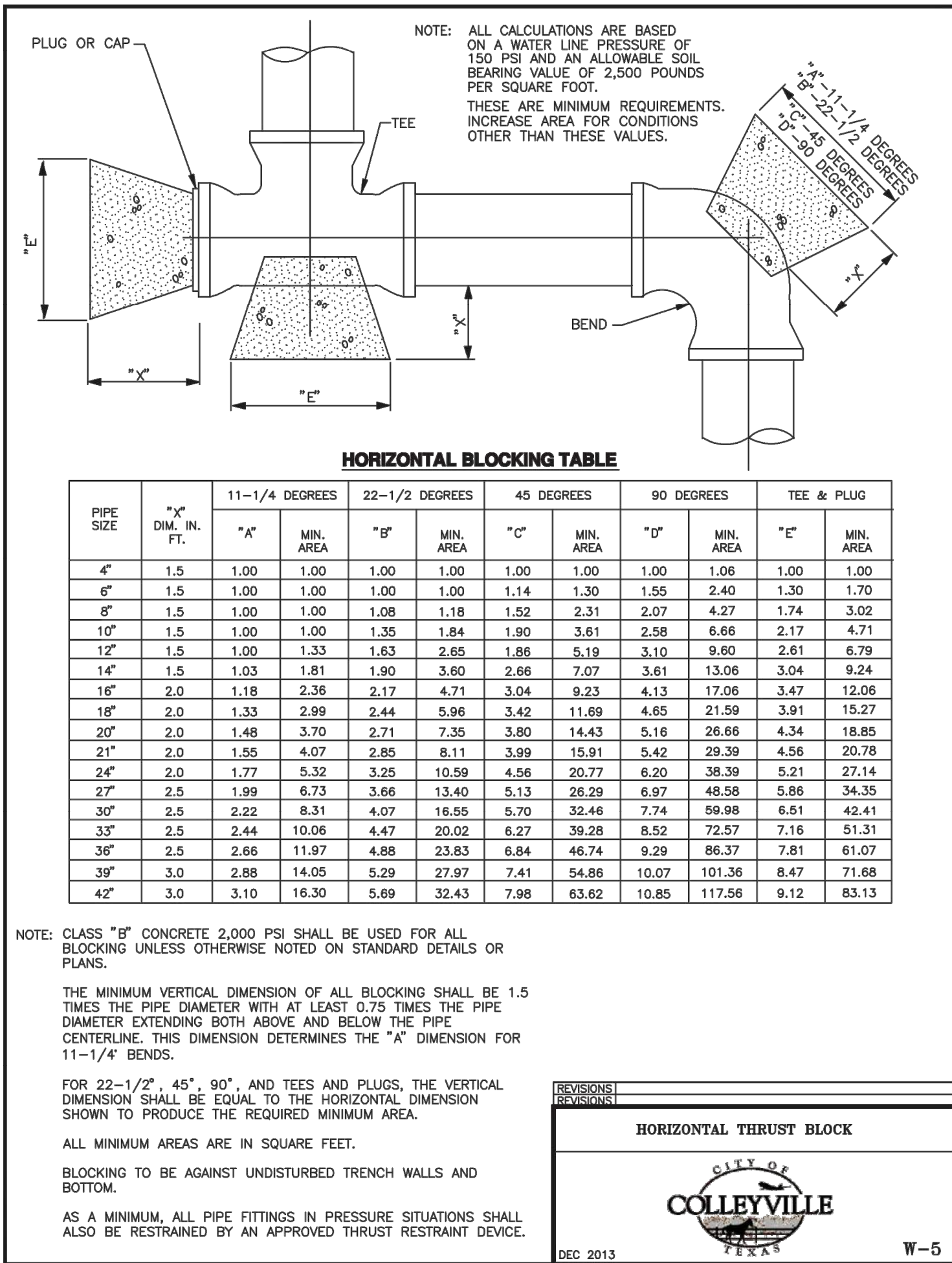
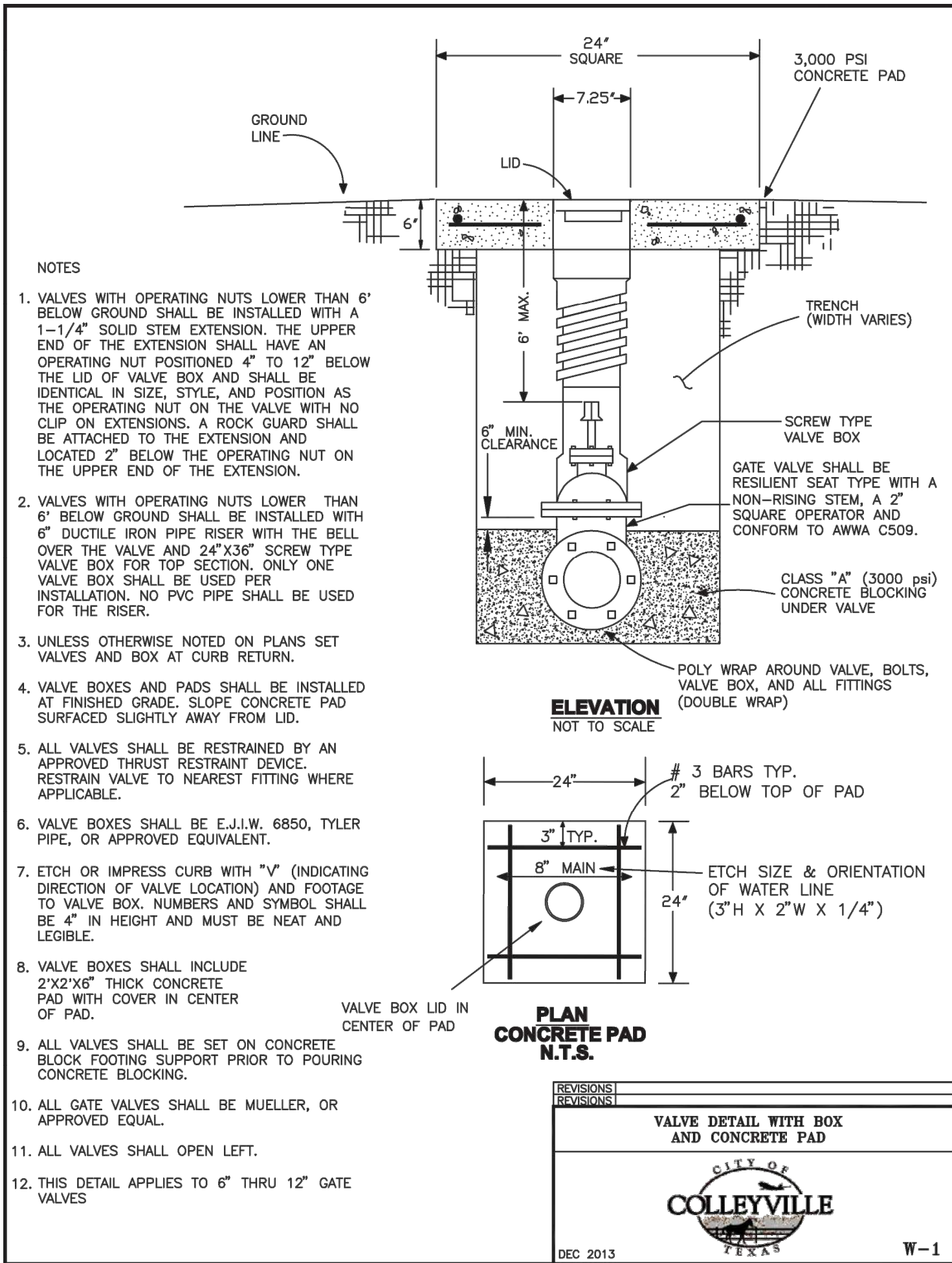
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TARRANT COUNTY, TEXAS

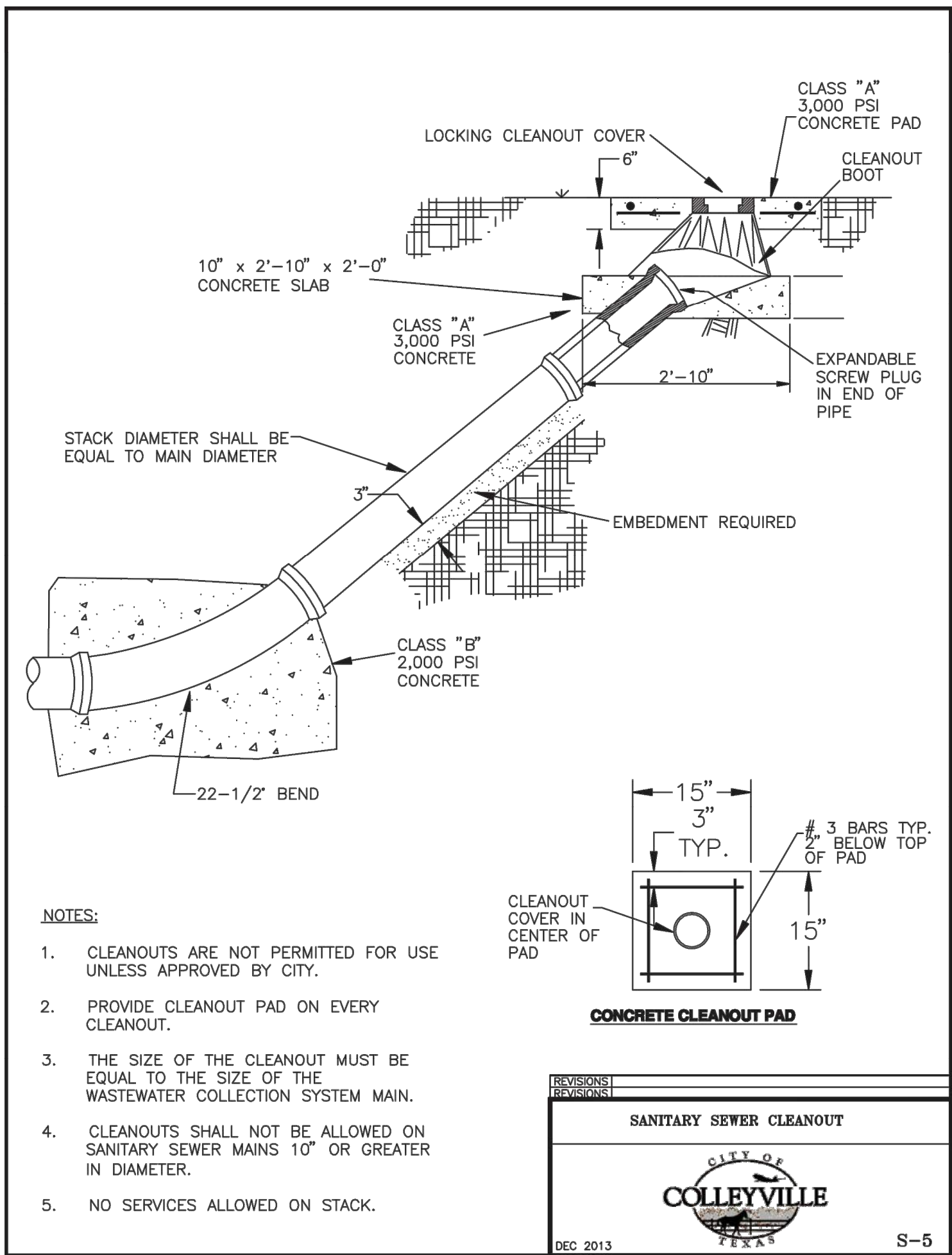
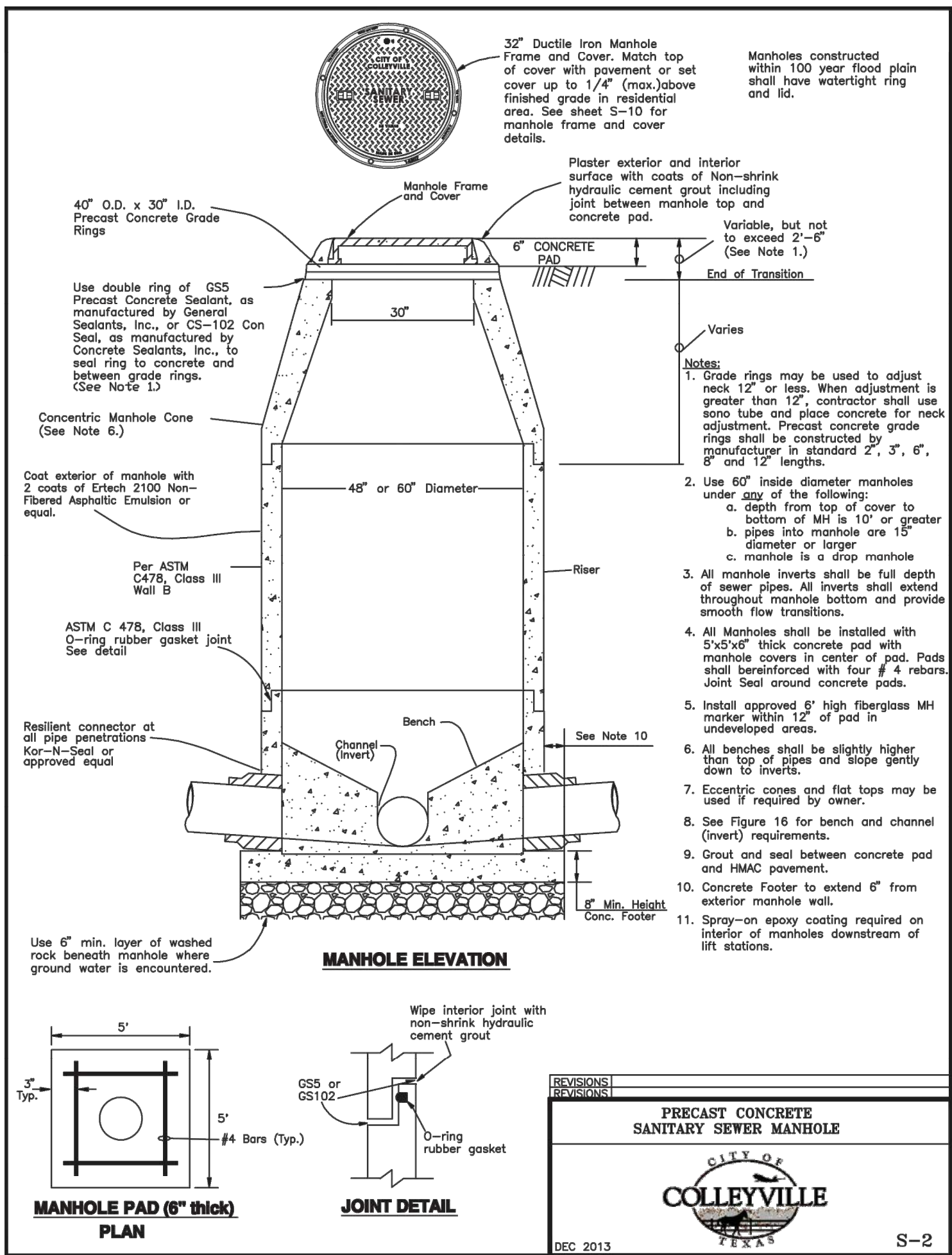
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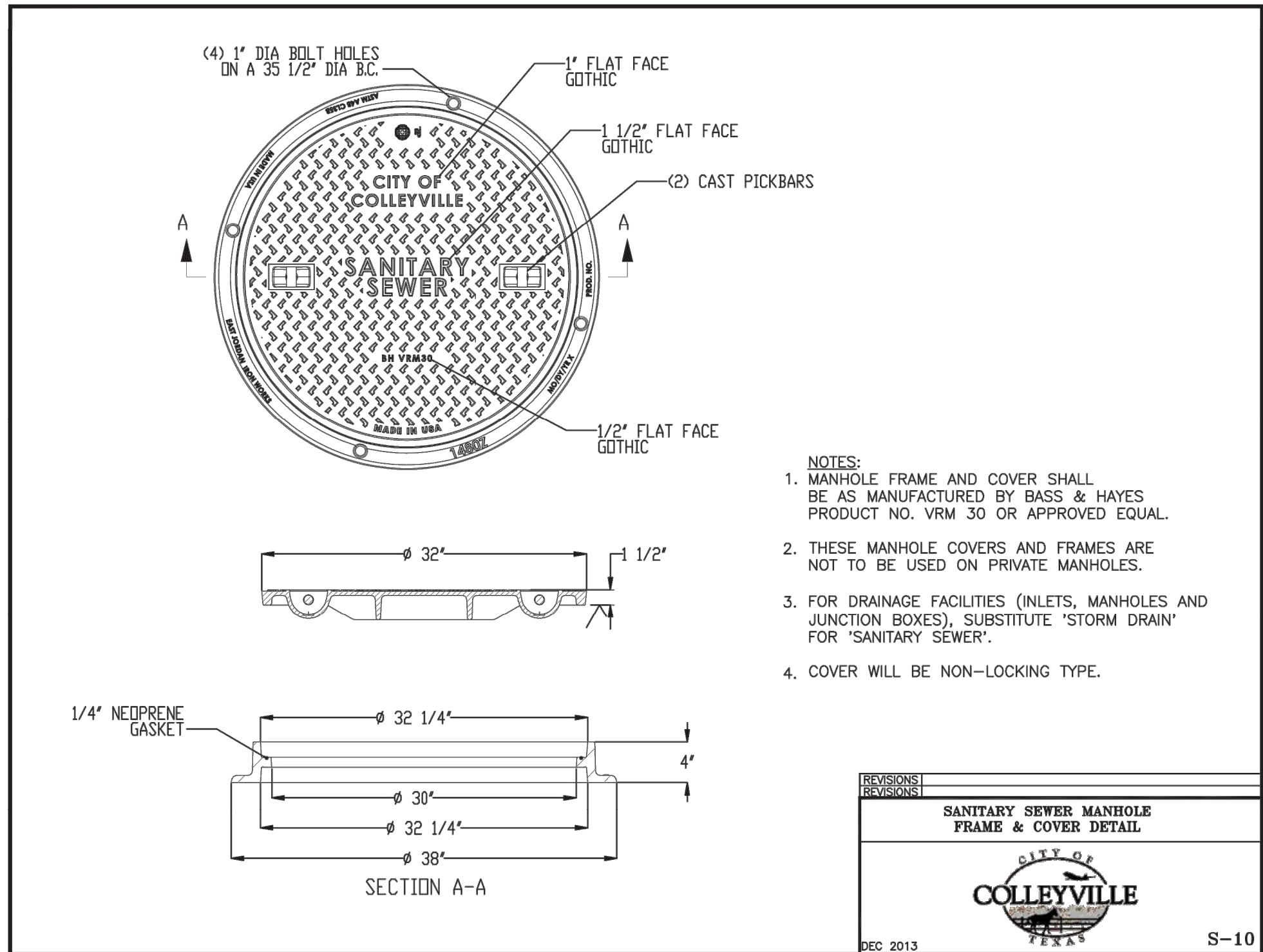
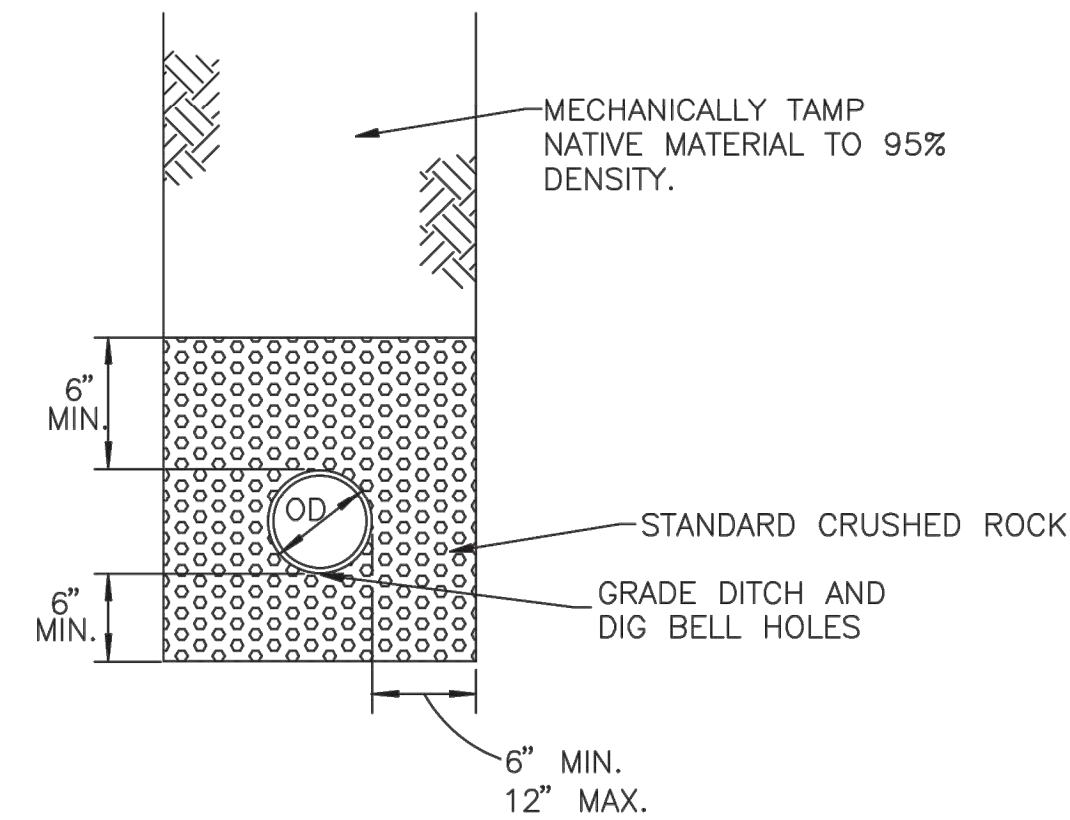
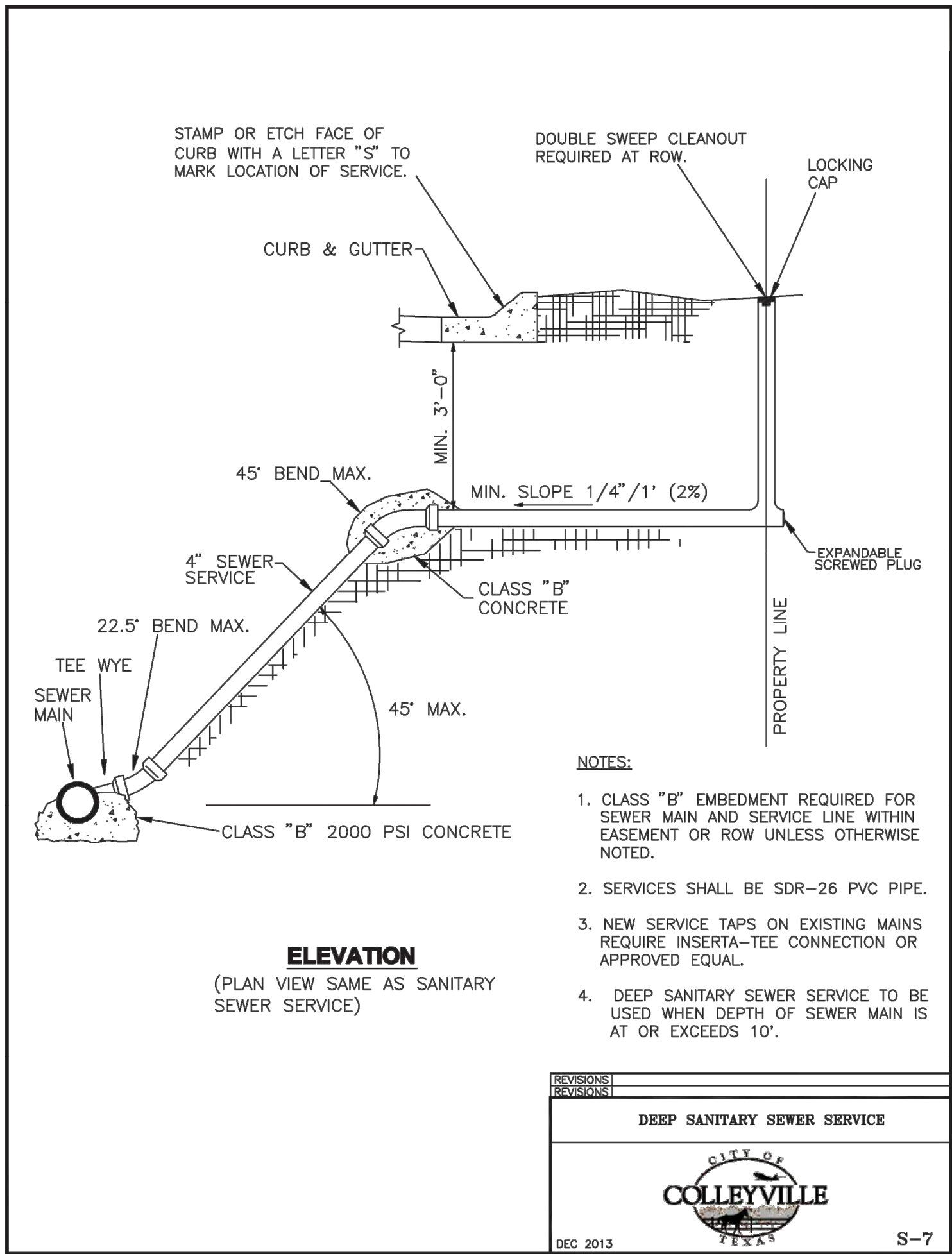
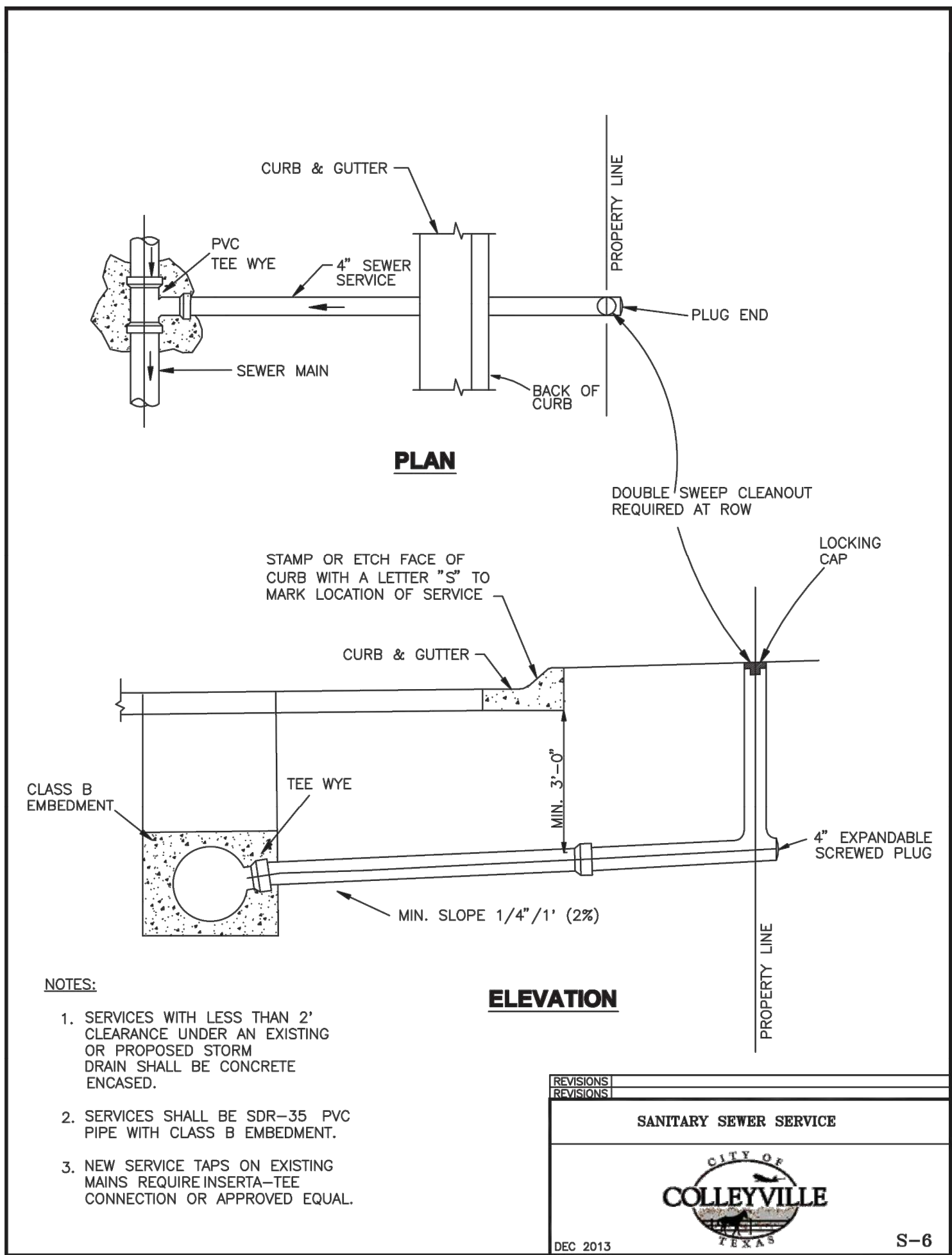
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NOTES:

1. CLEANOUTS ARE NOT PERMITTED FOR USE UNLESS APPROVED BY CITY.
2. PROVIDE CLEANOUT PAD ON EVERY CLEANOUT.
3. THE SIZE OF THE CLEANOUT MUST BE EQUAL TO THE SIZE OF THE WASTEWATER COLLECTION SYSTEM MAIN.
4. CLEANOUTS SHALL NOT BE ALLOWED ON SANITARY SEWER MAINS 10" OR GREATER IN DIAMETER.
5. NO SERVICES ALLOWED ON STACK.



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SEWER DETAILS

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

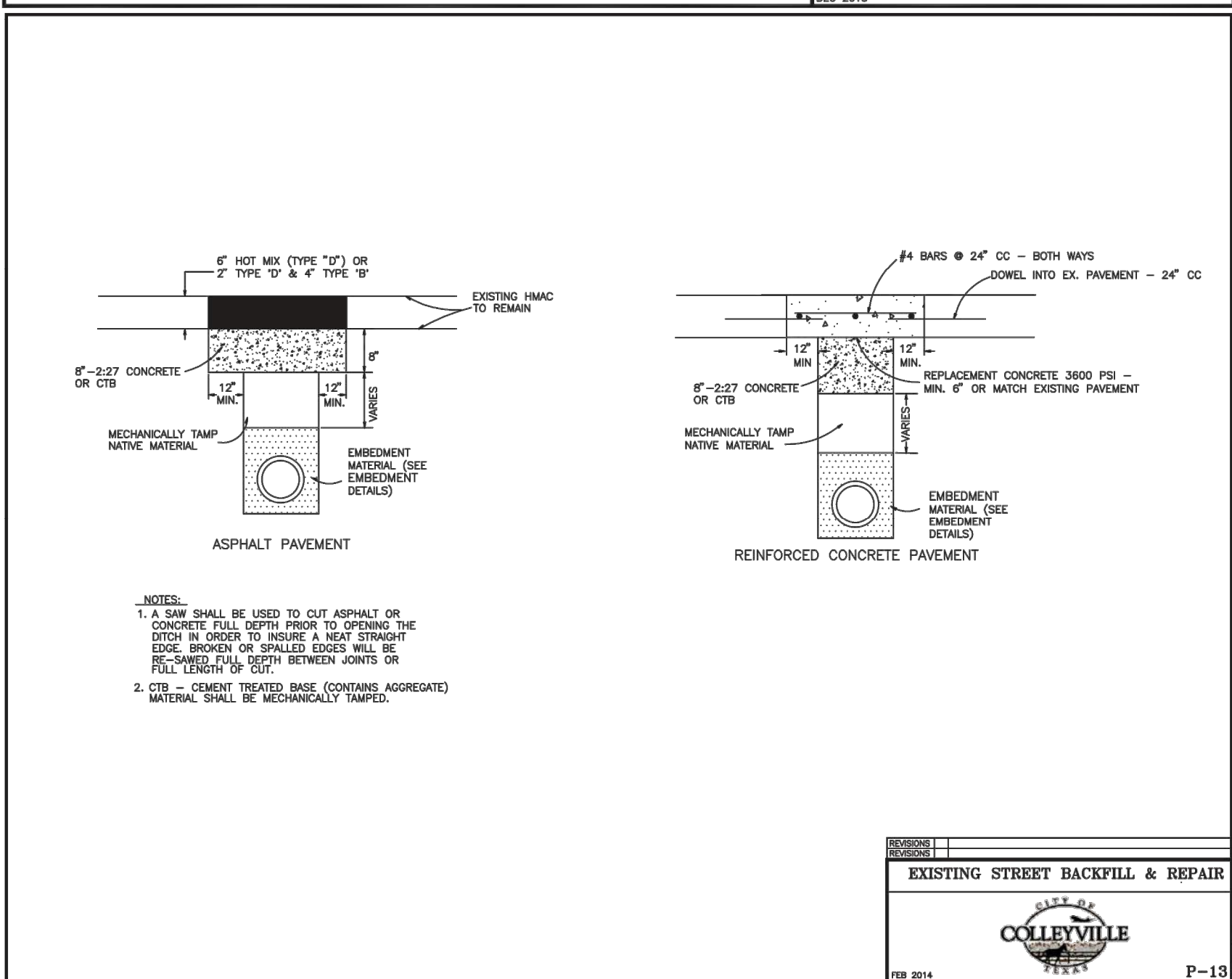
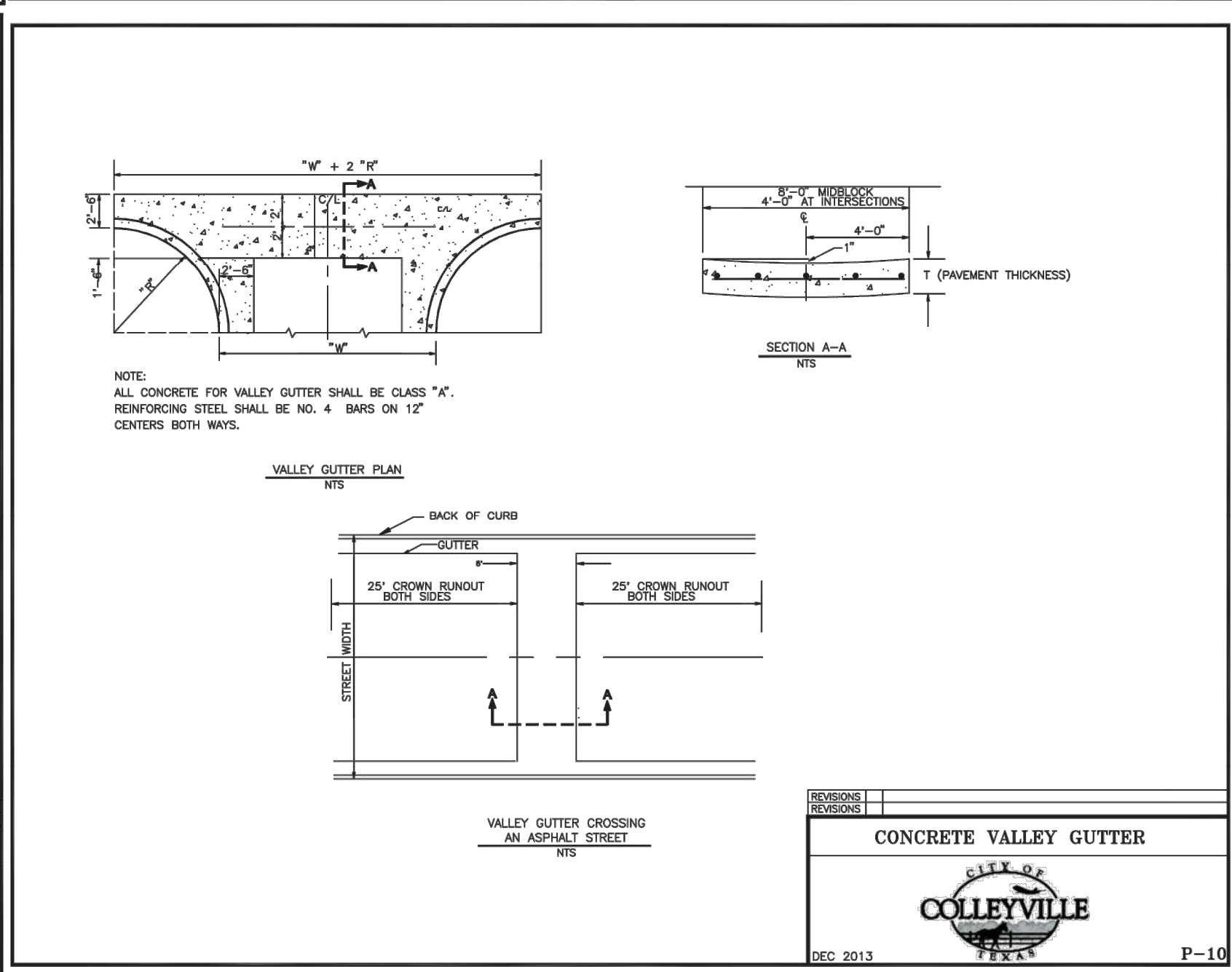
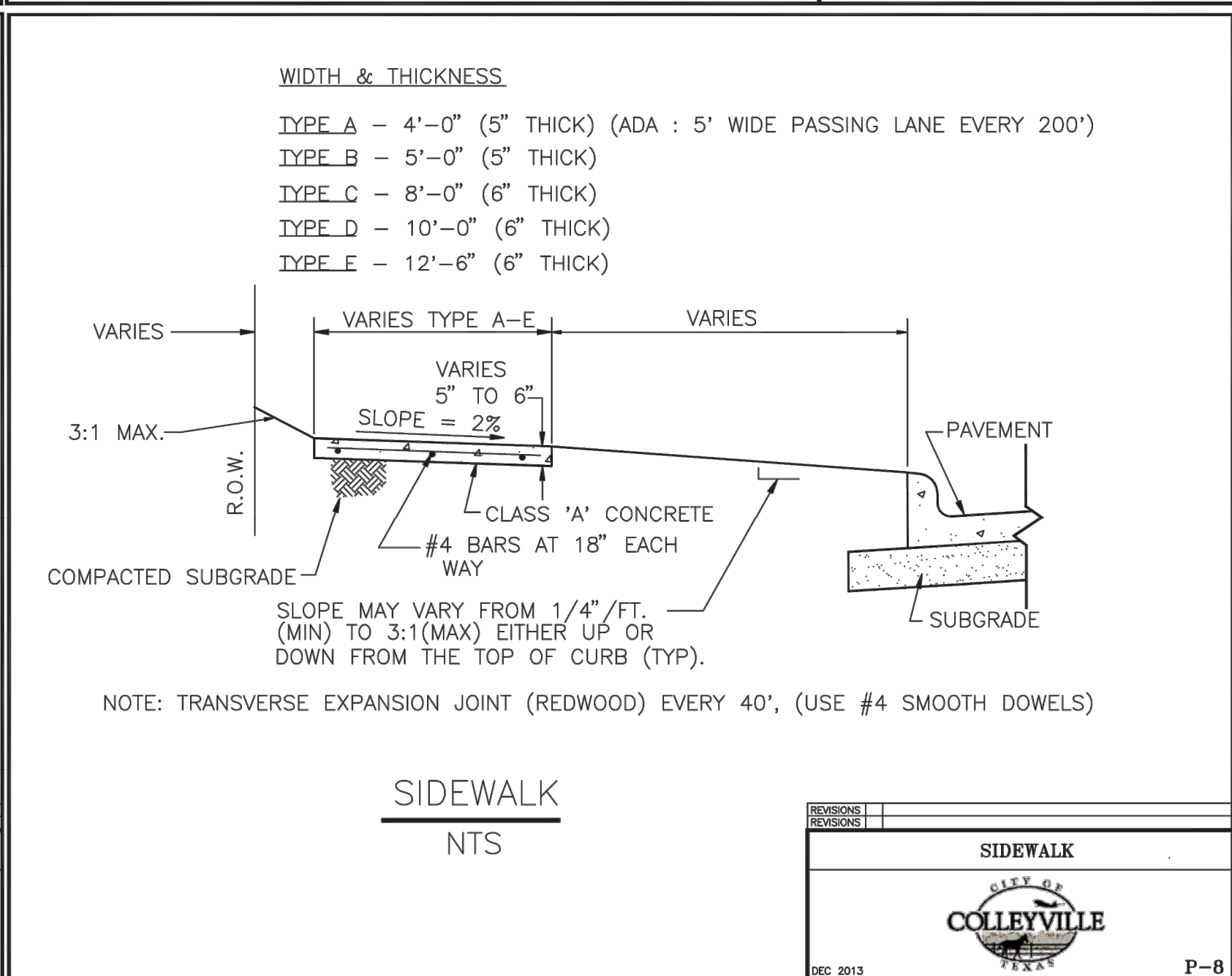
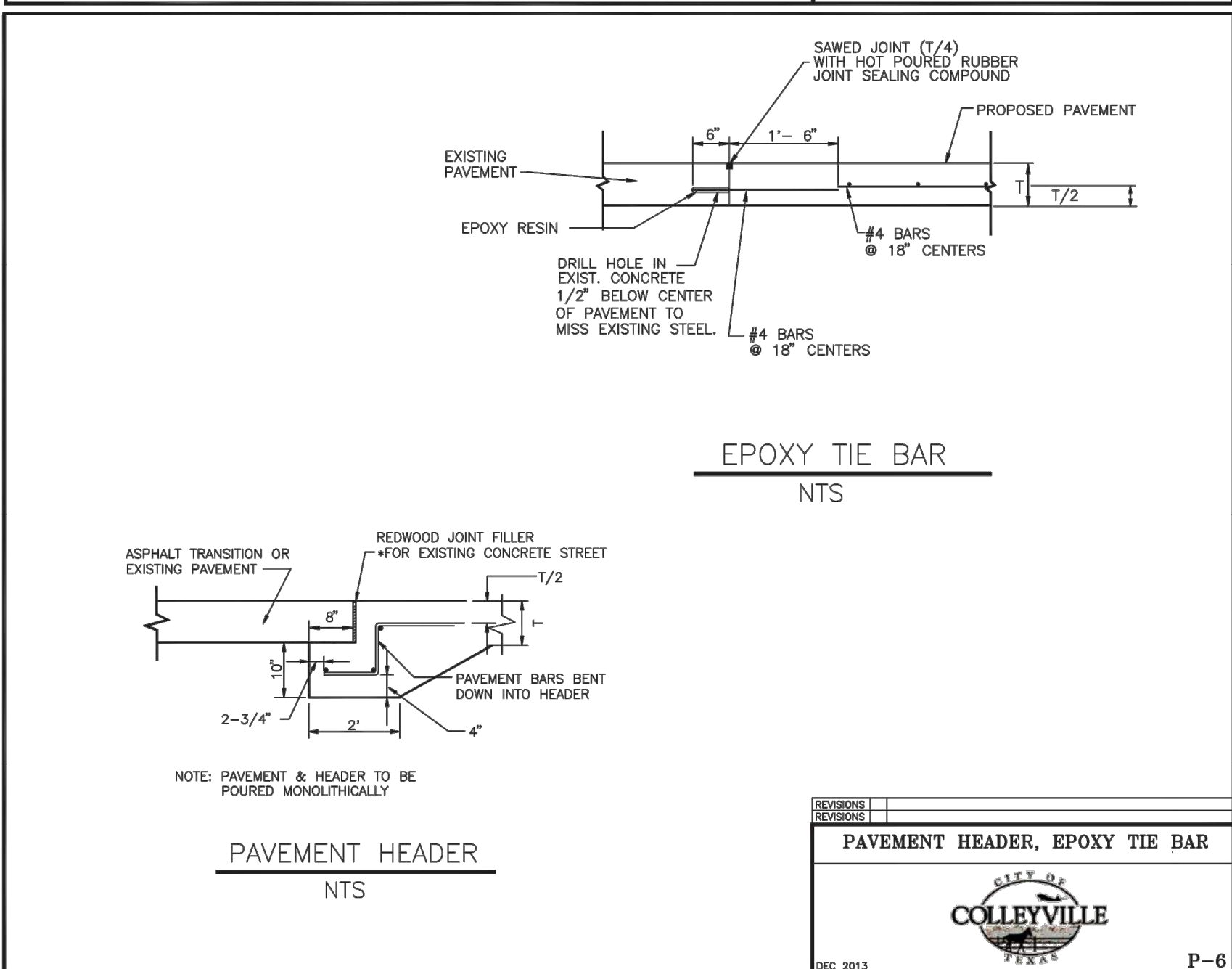
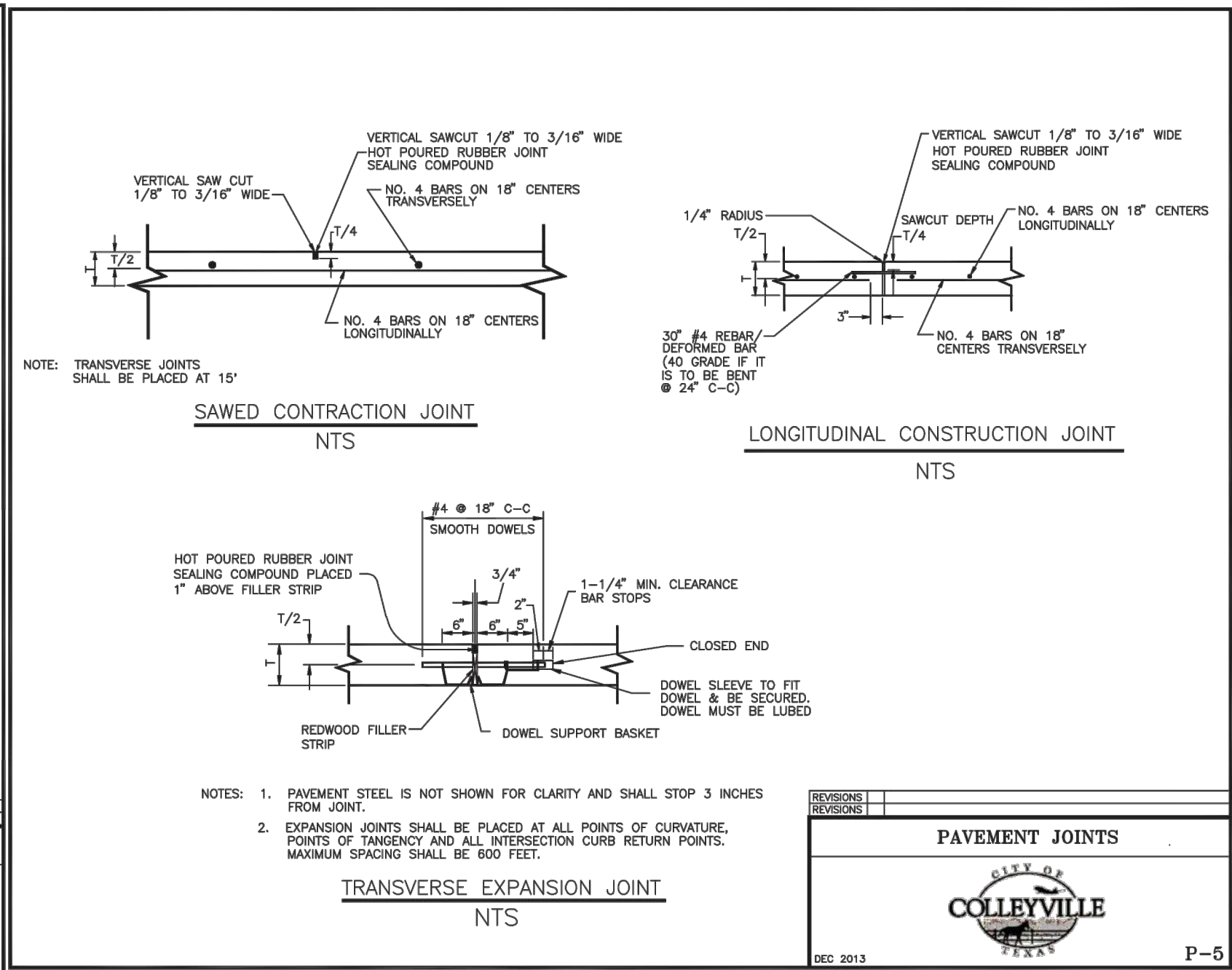
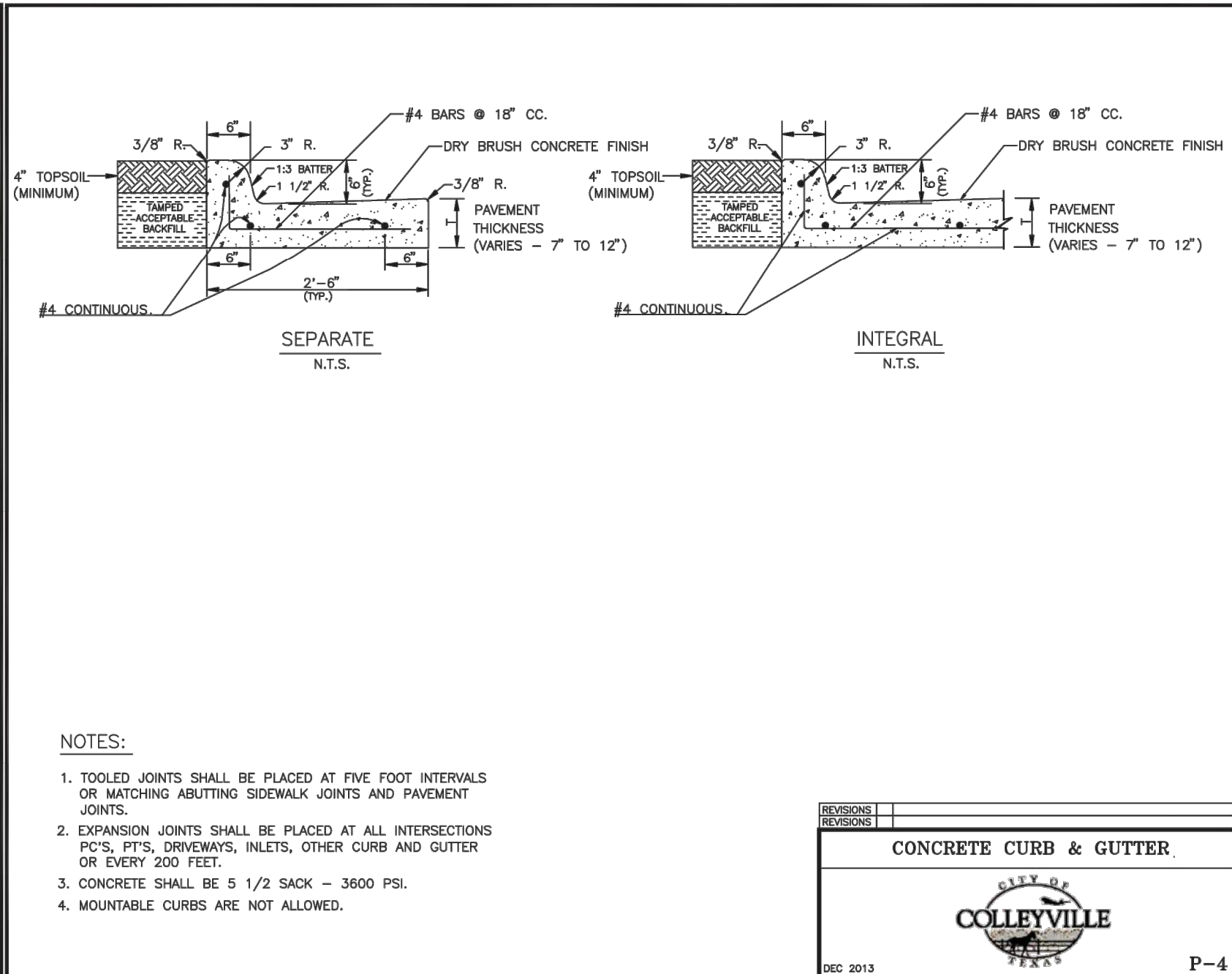
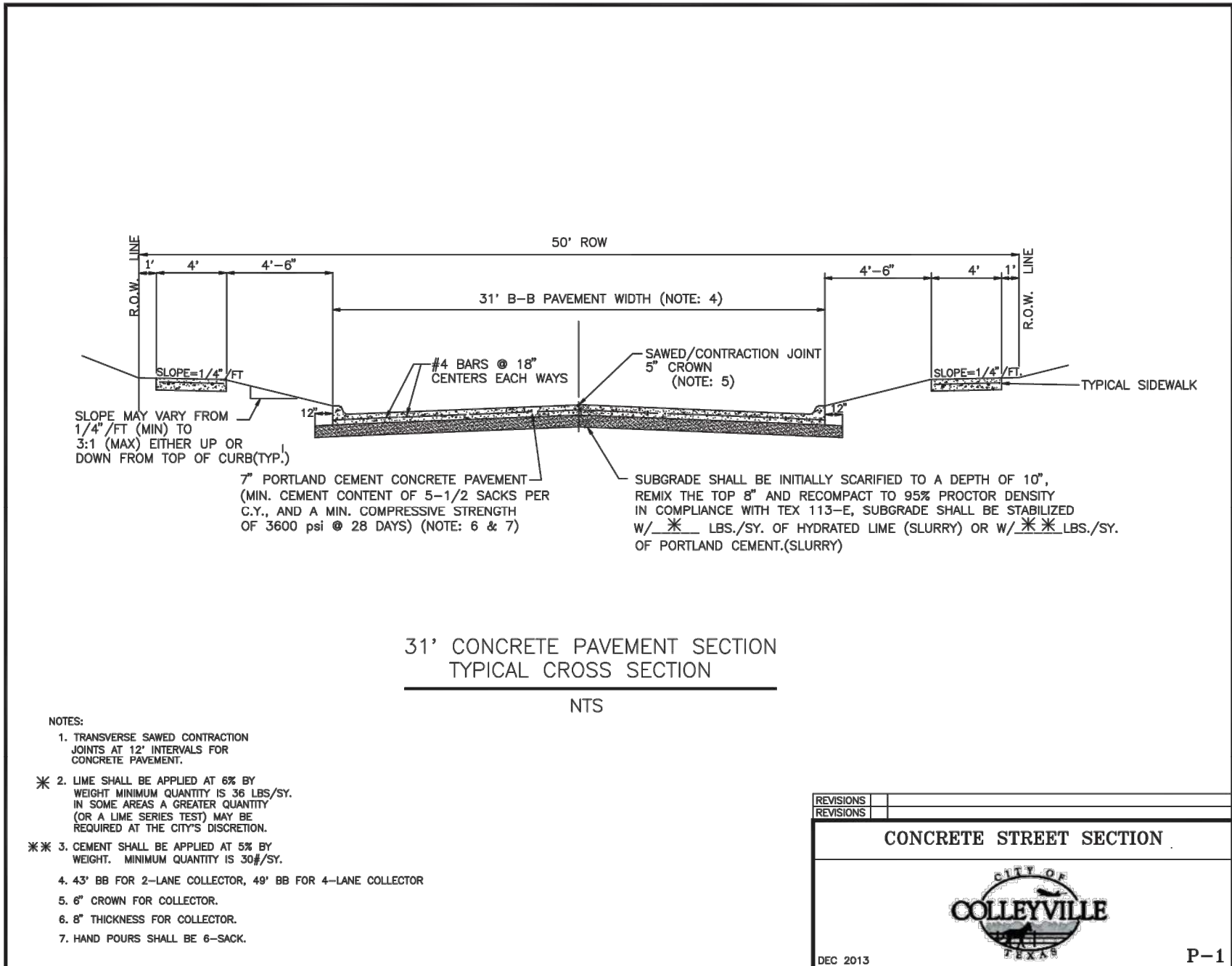
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TARRANT COUNTY, TEXAS

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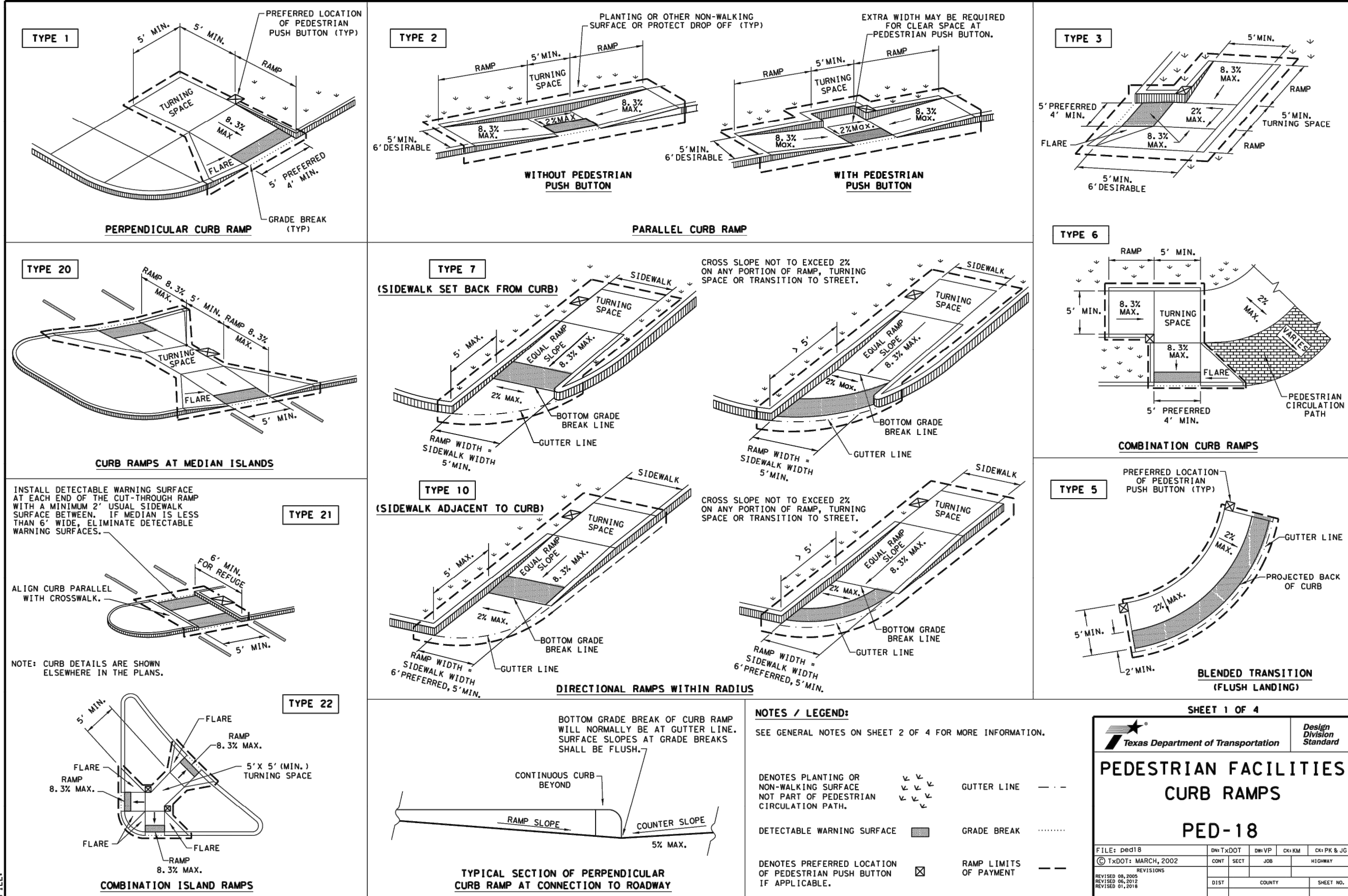
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19-0200

SHEET No.: **25**

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GENERAL NOTES

CURB RAMPS

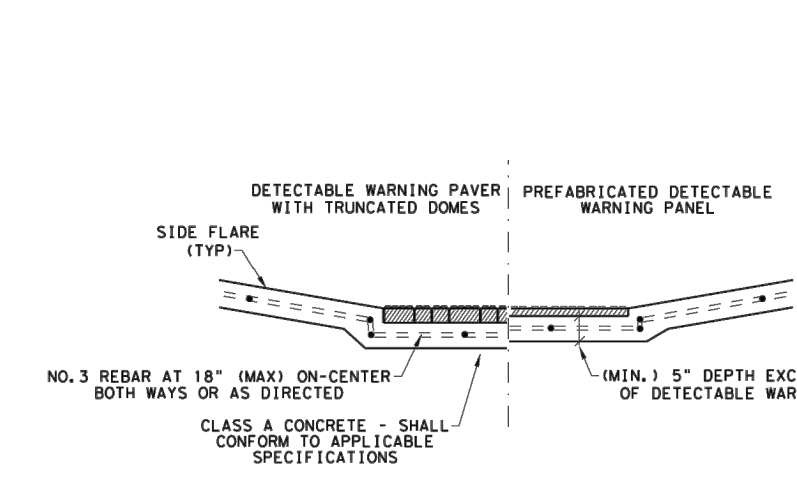
2. Install a curb ramp or blended transition at each pedestrian street crossing.
3. All slopes shown are maximum allowable. Cross slopes of 1.5% and lesser running should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
3. Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%.
4. The minimum sidewalk width is 5' 6". Where the sidewalk is adjacent to the back of curb, a minimum width is desirable. Where a 5' sidewalk cannot be provided due to site constraints, sidewalk width may be reduced to 4' for short distances. 5' x 5' passing areas at intervals not to exceed 200' are required.
5. Turning spaces shall be 5' x 5' minimum. Curb ramps shall be maximum 2%.
6. Clear space at the bottom of curb ramps shall be a minimum of 4' x 4' wholly contained within the sidewalk and wholly outside the parallel vehicle travel path.
7. Provide flared sides where the pedestrian circulation path crosses the curb ramp. Flared sides shall be sloped at 10% maximum, measured parallel to the curb. Flared sides may be used where the sidewalk is adjacent to the back of curb ramp, either because the adjacent surface is planted, substantially obstructed, or otherwise not intended for pedestrian travel.
8. Additional information on curb ramp location, design, light reflective value and texture may be found in the latest draft of the Proposed Guidelines for Pedestrian Facilities in the Public Right of Way (PROWAG) as published by the U.S. Department of Transportation and Federal Highway Administration.
9. To serve as a pedestrian refuge area, the median should be a minimum of 6' wide, measured from back of curbs. Medians should be designed to provide accessible crossing space through the median.
10. Small channelization islands, which do not provide a minimum 5' x 5' landing at the top of curb ramps, shall be cut through level with the surface of the street.
11. Crossover dimensions, crossover markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crossover markings are not required, stop bars shall be placed at the intersection of the curb ramp and the street.
12. Provide curb ramps to connect the pedestrian access route at each pedestrian street crossing. Manholes are not required on curb ramps.
13. Curb ramps and landings shall be constructed and paid for in accordance with Item 531 of the Standard Specifications.
14. Place concrete at a minimum depth of 5" for ramps, flares and landings, unless otherwise directed.
15. Furnish and install No. 3 reinforcing steel bars at 18" o.c. both ways, unless otherwise directed.
16. Provide a smooth transition where the curb ramps connect to the street.
17. Curb shown on sheet 1 within the limits of payment are considered part of the curb ramp system, whether the curb is concrete curb, gutter, or combined curb and gutter.
18. Existing features that comply with applicable standards may remain in place unless otherwise shown on the plans.

DETECTABLE WARNING MATERIAL

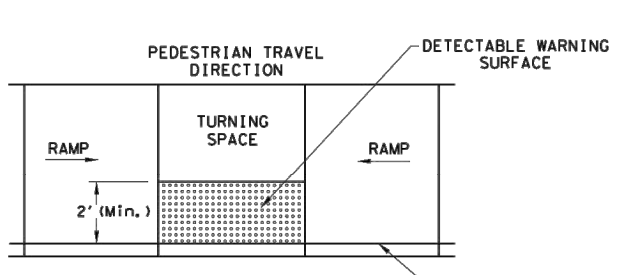
19. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with FHWA's. The surface must contrast visually with the surface it replaces. The surface must be made of a material that is slip-resistant, cast-in-place dark brown or dark red detectable warning surface material (DWMS) or an uncoated cast-in-place concrete with a surface texture of 0.045 in. (1.1 mm) or greater.
20. Detectable Warning Materials must meet TxDOT Departmental Materials Specification DMS 4350 and be listed on the Material Producer List. Install products in accordance with the manufacturer's instructions.
21. Detectable warning surfaces must be firm, stable and slip resistant.
22. Detectable warning surfaces shall be a minimum of 24 inches in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the ramp or landing is used for pedestrian travel.
23. Detectable warning surfaces shall be located so that the edge nearest the curb line is at the back of curb and neither end of that edge is greater than 5 feet from the back of curb. Detectable warning surfaces may be curved along the corner radii.
24. Shaded areas on Sheet 1 of 4 indicate the approximate location for the detectable warning surface.



25. Furnish detectable warning under units meeting all requirements of ASTM C-936, C-33. Lay in a two by two unit basket weave pattern as directed.
 26. Lay full size unit. First followed by closure units consisting of at least 25 percent (25%) of a full unit. Cut detectable warning cover units using a power law.
- SIDEWALKS**
27. Provide clear ground space at curbable ports, including pedestrian push buttons. Curbable ports shall be placed within unobstructed reach range specified in PROWAG section R406.
 28. Place traffic signal or illumination ports, ground boxes, controller boxes, signs, drainage facilities and other items so as not to obstruct the pedestrian access route or clear ground space.
 29. Street grades and cross slopes shall be as shown elsewhere in the plans.
 30. Changes in level greater than 1/4 inch are not permitted.
 31. The least possible grade should be used to maximize accessibility. The running slope of sidewalks and crosswalks within the public right of way may follow the grade of the street. If the street grade is less than five percent (5%) and a curb is not provided, handrails may be desirable to improve accessibility. Handrails may also be needed to protect pedestrians from potentially hazardous conditions. If provided, handrails shall be constructed in accordance with the following:
 - a. Handrail extensions shall not protrude into the usable landing area or into intersecting pedestrian routes.
 - b. Driveways and turnouts shall be constructed and paid for in accordance with item "Intersections, Driveways and Turnouts". Sidewalks shall be constructed and paid for in accordance with item, "Sidewalks".
 32. Sidewalk details are shown elsewhere in the plans.



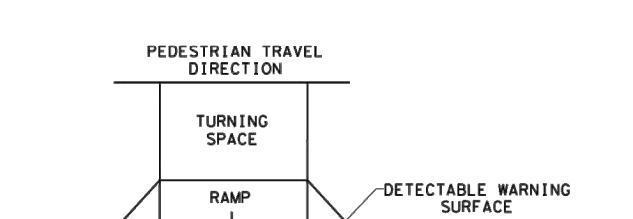
SECTION VIEW DETAIL
CURB RAMP AT DETECTIBLE WARNINGS



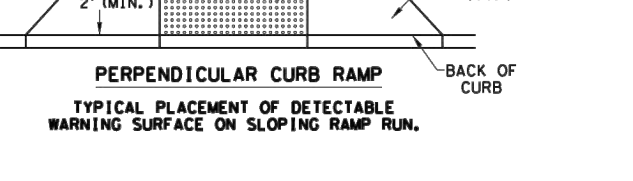
PARALLEL CURB RAMP

BACK OF CURB

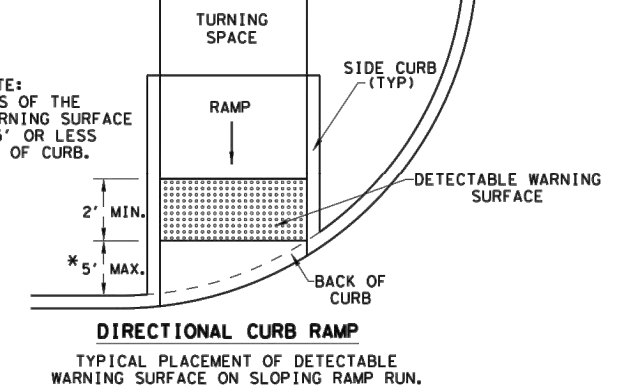
TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON LANDING AT STREET EDGE.



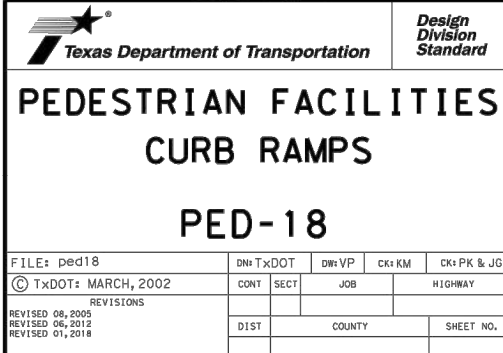
SIDE FLARE TWO



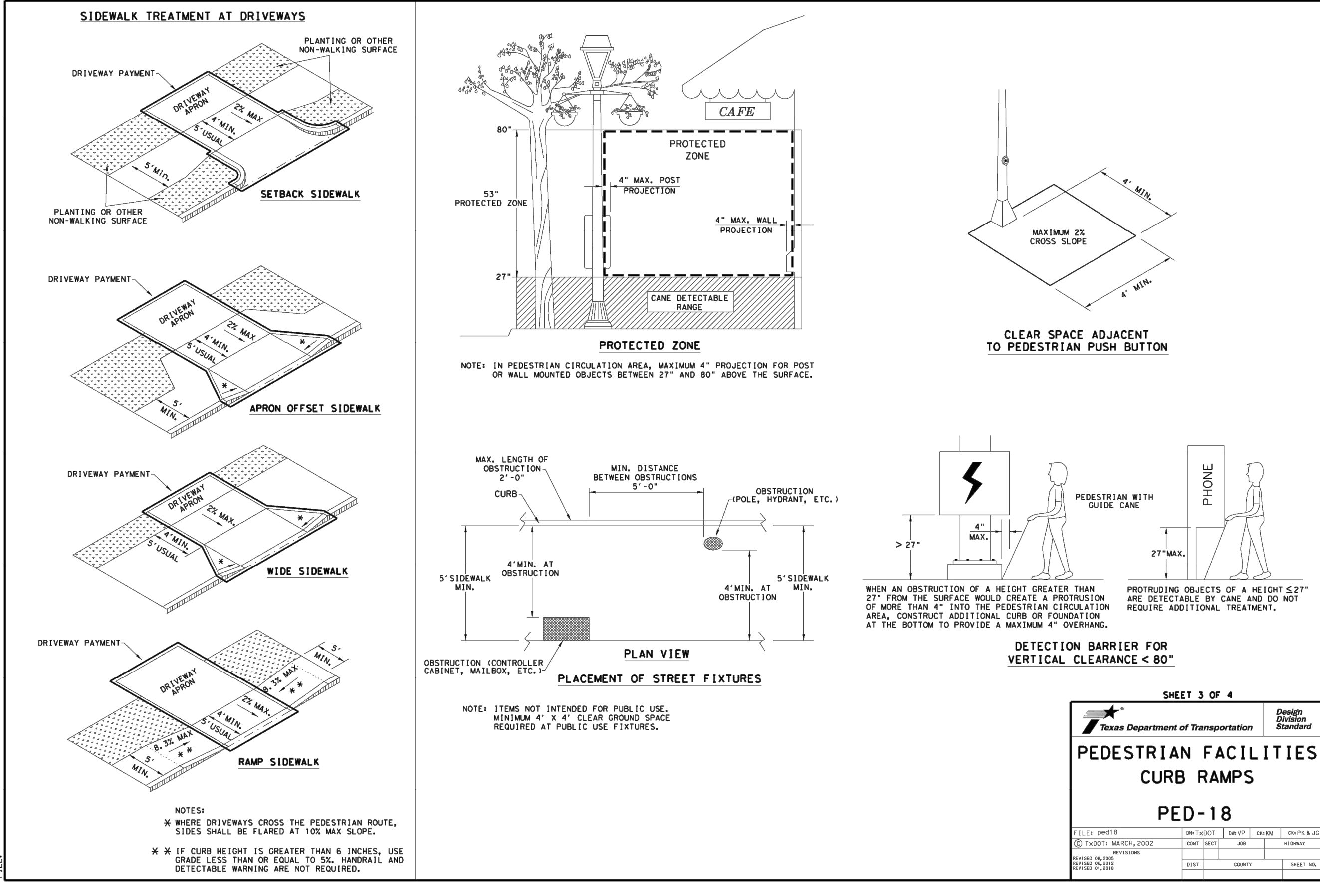
PEDESTRIAN TRAVEL DIRECTION	
	11



SHEET 2 OF 4

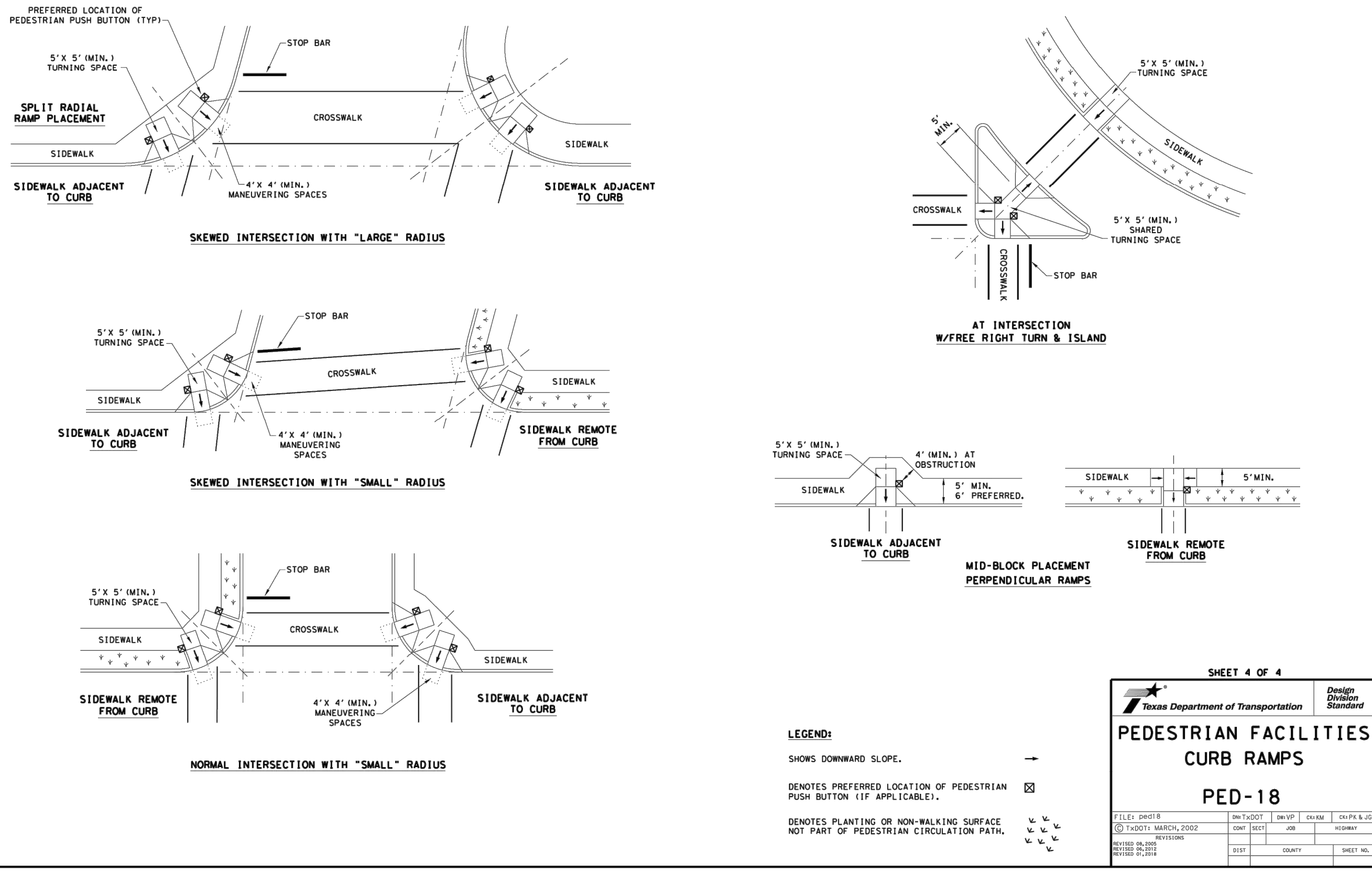


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TYPICAL CROSSING LAYOUTS
SEE SHEET 1 OF 4 FOR DETAILS AND DIMENSIONS



A.N.A. CONSULTANTS, L.L.C.
ENGINEERS AND SURVEYORS
5000 Thompson Terrace, Colleyville, TX
76034
Tel: 817.335.9900 Fax: 817.335.9955
TPPE Firm No.: 20
TBPLS Firm No.: 10090800

[illegible]

TXDOT ADA RAMP DETAILS

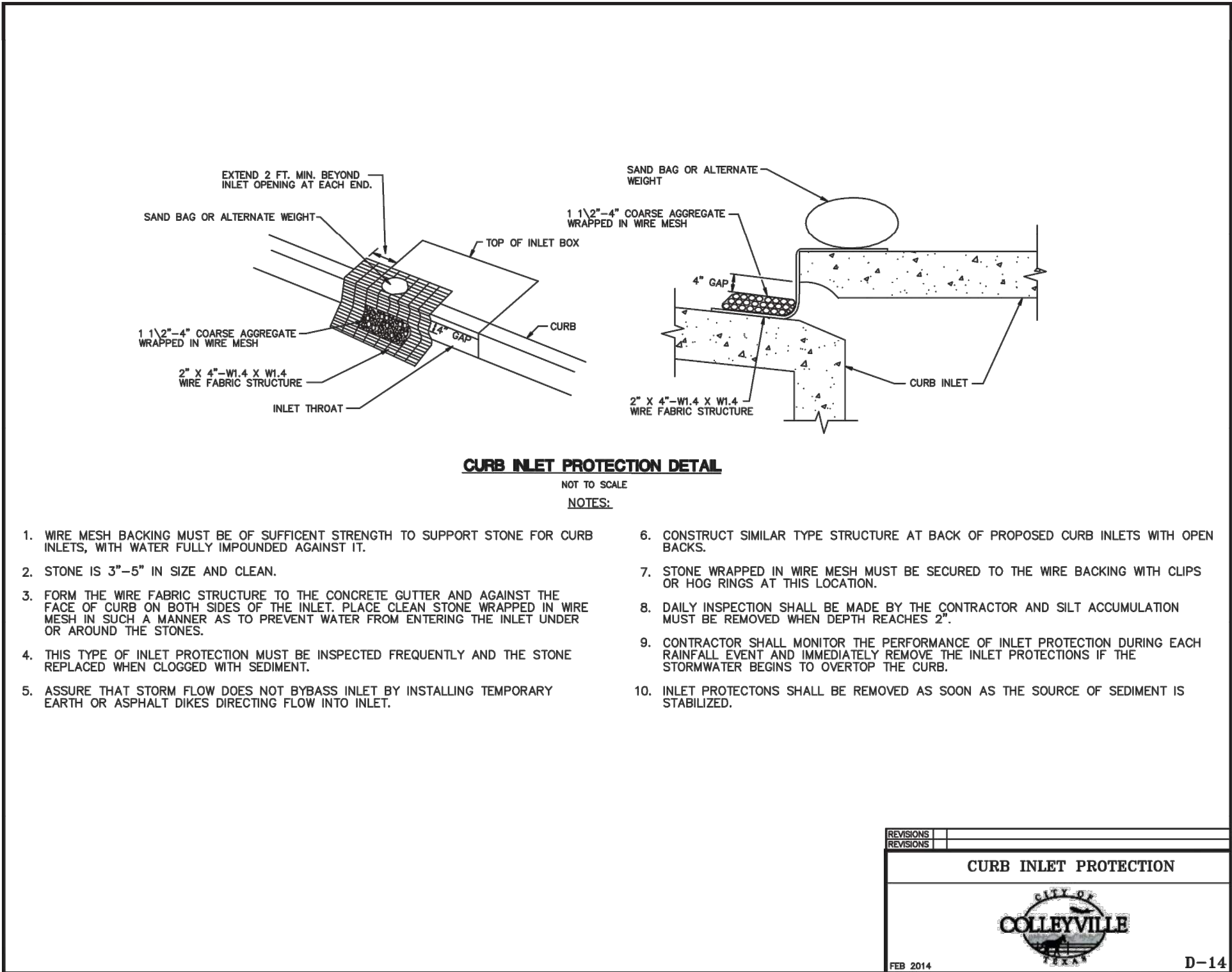
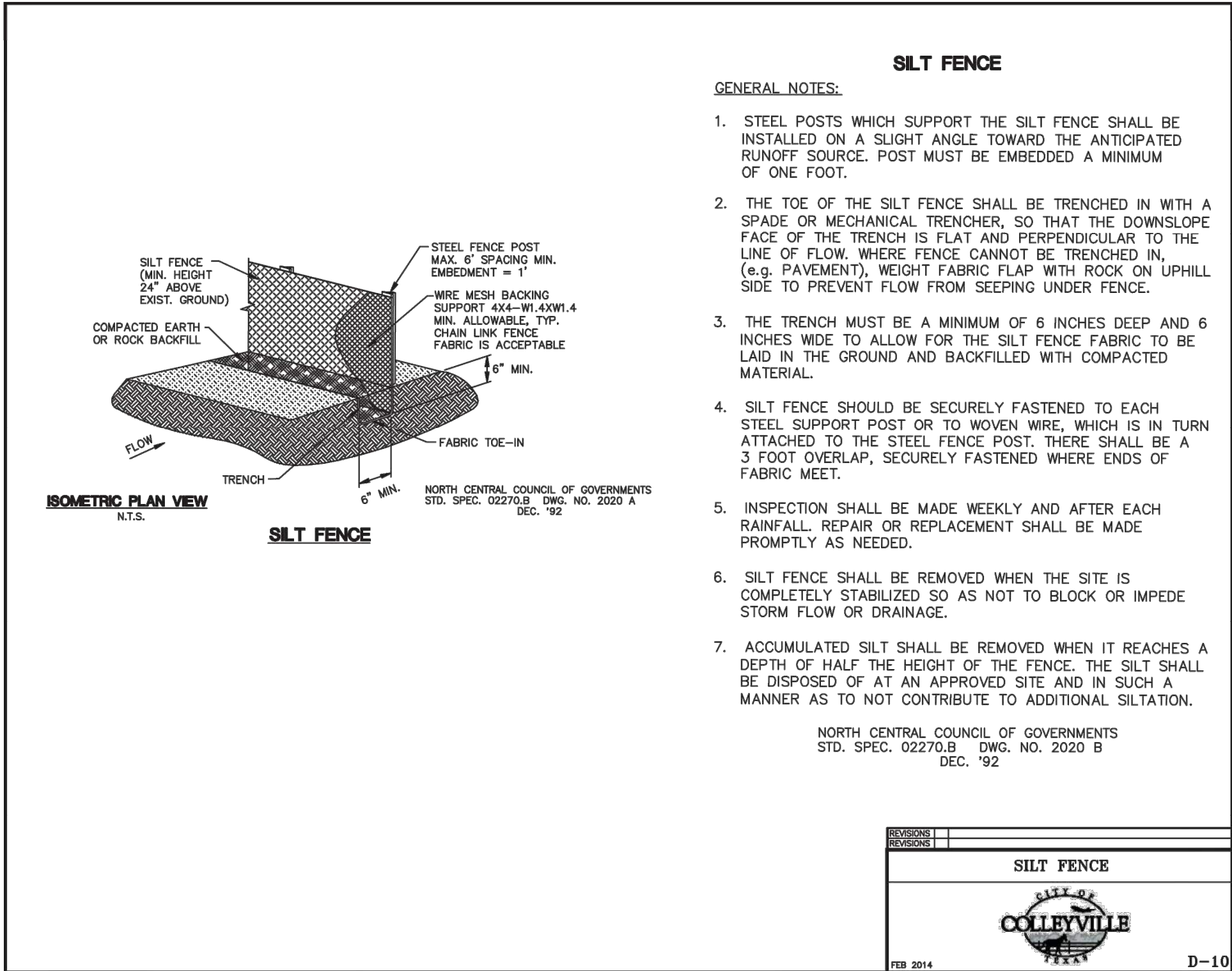
**PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS**

**PRELIMINARY
FOR REVIEW
ONLY**

These documents are for design review and not intended for construction bidding or permit purposes. They were prepared by, or under supervision of:

OSAMA F. NASHED
Name
90373
PE #
2/18/2020
Date

A.N.A. PROJECT NO.:	19-0200
SHEET No.:	26



NO.	REVISION DESCRIPTIONS:	DATE:

EROSION CONTROL
DETAILS

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

PRELIMINARY
FOR REVIEW
ONLY

These documents are for design review and not intended for construction, bidding or permit purposes.

They were prepared by, or under supervision of:
OSAMA F. NASHED

Name
90373
FE-E
2/18/2020
Date

A.N.A. PROJECT NO.:
19-0200

SHEET No.: **27**

Sewer Line Easement

Page 1 of 8

D219174536 8/7/2019 7:38 AM

PGS 8

Fee: \$44.00

Submitter: SIMPLIFILE

Electronically Recorded by Tarrant County Clerk in Official Public Records

Mary Louise Nicholson
Mary Louise Nicholson

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SEWER LINE EASEMENT

THE STATE OF TEXAS §
COUNTY OF TARRANT §

KNOW ALL PERSONS BY THESE PRESENTS:

THAT Judieth Bradshaw, Robert Bradshaw and Laura Foshee (collectively "Grantor"), for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, hereby grants and conveys to G & H Group, LLC, a Texas limited liability company, its successors, assigns, lessees, licensees, agents and affiliates (collectively "Grantee"), whose address is 75 Main Street #100, Colleyville, Texas 76034, a perpetual, non-exclusive, ten-foot (10') total width easement ("Easement") to construct, install, operate, maintain, repair, replace and remove a single, no-larger-than 12" diameter sewer line with a single manhole in a location determined by Grantee's civil engineer and approved by the City of Colleyville (collectively, the "Sewer Line") from Grantee's adjacent property to a main sewer line on Oak Top Drive over, under and across the following property situated in Colleyville, Tarrant County, Texas, which Grantor warrants it owns ("Easement Tract"):

SEE THE DESCRIPTION SET FORTH ON EXHIBIT A AND THE DEPICTION SET FORTH ON EXHIBIT B ATTACHED TO, AND BY THIS REFERENCE MADE A PART OF, THIS AGREEMENT.

Grantor further grants and conveys to Grantee the right of ingress and egress to and from the Easement Tract during all periods of construction, maintenance, installation, repair, replacement, operation, and removal of the Sewer Line. Grantor grants and conveys a fifteen-foot (15') total width temporary construction easement as described and depicted on Exhibit B. Said temporary construction easement shall expire forty-five (45) days after the date Grantee first commences work on the tract of land covered by the temporary construction easement. Grantee will notify Grantor in writing the day construction begins. Grantee shall pay Grantor the sum of Two Hundred Dollars and No Cents (\$200.00) per day for each day beyond the initial forty-five (45) days that Grantee utilizes the temporary construction easement. Said holdover payment to be tendered in full by Grantee to Grantor at the conclusion of its use of the temporary construction easement.

Grantee will use best efforts to locate the manhole within ten (10) feet of the northwest corner of the Easement Tract. No surface rights are granted to Grantee pursuant to this easement for any purpose other than the initial installation of the Sewer Line, future maintenance or repair of the Sewer Line. There shall be no public access, trails, or sidewalks at any time on the Easement

Sewer Line Easement

Page 2 of 8

Tract. The Easement Tract and Grantor's property, which includes concrete, grass, vegetation, improvements, and grades, will be returned to original condition or replaced after install or any repairs or maintenance in the future by the Grantee or the City of Colleyville. Other than the single Sewer Line to be installed, Grantee shall not construct, build or install any other improvements in, on or under the Easement Tract, without the prior written consent of Grantor, their successors or assigns, which consent may be withheld with or without cause, for any reason or no reason. Grantee shall not fence the boundaries of the Easement Tract, nor otherwise obstruct access over, across or upon the Easement Tract.

The rights, conditions, and provisions of this Easement shall run with the land and will inure to the benefit of and be binding upon Grantor and Grantee and their respective successors and assigns. Grantor covenants that it has full right and lawful authority to grant this Easement.

Grantee shall be responsible for the supervision of all work performed in connection with its access to and use of the Easement Tract, and Grantee shall take all precautions, including but not limited to, the posting of signs and the placing of fencing and barricades, as necessary, in the interest of public safety and for the safety of Grantor, any persons working on or traveling upon or in any way using the Easement Tract.

All construction, operations, inspections, repairs, and maintenance conducted by Grantee within the Easement Tract shall be in conformity with safe practices and shall at all times be in compliance with all applicable local, State, and Federal laws, statutes, rules, and regulations pertaining thereto.

INDEMNITY. TO THE FULLEST EXTENT PERMITTED BY LAW, GRANTEE SHALL INDEMNIFY, HOLD HARMLESS AND DEFEND GRANTOR, THEIR SUCCESSORS AND ASSIGNS FROM AND AGAINST ALL CLAIMS, DEMANDS, LOSSES, DAMAGES, BODILY INJURY TO OR DEATH OF ANY PERSON, PROPERTY DAMAGE (INCLUDING LOSS OF USE OF PROPERTY), SEWAGE BACKUP, SEWAGE LEAK, SEWAGE SEAPAGE, NOXIOUS ODORS, LAWSUITS AND OTHER PROCEEDINGS, JUDGMENTS, CAUSES OF ACTION, LIABILITIES, DAMAGES, CLAIMS OF LIEN, LIENS, CIVIL OR CRIMINAL PENALTIES AND CHARGES, COSTS AND EXPENSES (INCLUDING, BUT NOT LIMITED TO, ATTORNEYS' FEES, EXPERT WITNESS FEES, LITIGATION EXPENSES, COURT COSTS AND OTHER LITIGATION COSTS), BUT ONLY TO THE EXTENT CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE, WILLFUL MISCONDUCT, OR FAULT OF GRANTEE, ITS CONTRACTORS, SUBCONTRACTORS, SUPPLIERS, OFFICERS, DIRECTORS, MANAGERS, MEMBERS, DIRECT OR INDIRECT EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNS, OR ANYONE FOR WHOSE ACTS GRANTEE MAY BE LIABLE.

NO WARRANTIES AND DISCLAIMER. EXCEPT FOR GRANTOR'S WARRANTY OF OWNERSHIP OF THE EASEMENT TRACT, GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS, AND GRANTEE IS NOT RELYING ON, ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY

Sewer Line Easement

Page 3 of 8

KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE EASEMENT TRACT, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE SUITABILITY OF THE EASEMENT TRACT FOR THE SEWER LINE AND ANY AND ALL ACTIVITIES OF GRANTEE MAY CONDUCT ON THE EASEMENT TRACT, (C) THE COMPLIANCE OF OR BY THE EASEMENT TRACT OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (D) THE FITNESS FOR A PARTICULAR PURPOSE OF THE EASEMENT TRACT, (E) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE EASEMENT TRACT, AND (F) ANY OTHER MATTER WITH RESPECT TO THE EASEMENT TRACT. GRANTEE UNCONDITIONALLY AND IRREVOCABLY WAIVES AND RELEASES ANY AND ALL ACTUAL OR POTENTIAL RIGHTS GRANTEE MIGHT HAVE (INCLUDING CONTRACTUAL AND/OR STATUTORY ACTIONS FOR CONTRIBUTION OR INDEMNITY) REGARDING THE NATURE, CONDITION OR SUITABILITY OF THE EASEMENT TRACT OR ANY FORM OF WARRANTY WITH RESPECT TO THE EASEMENT TRACT, EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE EASEMENT TRACT, GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE EASEMENT TRACT AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR. UPON THE GRANTING OF THIS EASEMENT, GRANTEE AND ITS SUCCESSORS AND ASSIGNS SHALL ASSUME ALL RISK AND LIABILITY THAT ADVERSE MATTERS, INCLUDING, BUT NOT LIMITED TO, ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS MAY NOT HAVE BEEN REVEALED BY GRANTEE'S INSPECTIONS AND INVESTIGATIONS. AND GRANTOR SHALL NOT BE LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE EASEMENT TRACT. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THE GRANTING OF THIS EASEMENT IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

Grantee's rights and privileges granted herein shall be subject to all limitations and rights that Grantor has, or subsequently acquires, in and to the Easement Tract which are of record in the office of the Tarrant County Clerk, or which have been provided in writing to Grantee. Grantor reserves the right to occupy and use, or to permit other utility companies to occupy and use, the Easement Tract for all purposes not inconsistent with the rights herein granted. Grantor, however, shall not construct or allow to be constructed any temporary or permanent improvements on the Easement Tract that unreasonably interfere with Grantee's exercise of its rights under this Easement.

This Easement is made and accepted subject to (a) all restrictions, covenants, conditions, rights-of-way, easements, outstanding mineral and royalty interests, mineral leases, encumbrances and other matters of a similar or dissimilar nature on file or of record in the office of the Tarrant County Clerk, to the extent same are valid and subsisting and affect the Easement Property, and

Sewer Line Easement

Page 4 of 8

(b) all laws, regulations, ordinances and statutes of municipal or other governmental authorities, if any, applicable to an enforceable against the Easement Properties (collectively, the "Permitted Encumbrances").

Signed this 5 day of August, 2019.

GRANTOR:

Judieth Bradshaw
Judieth Bradshaw

Robert Bradshaw
Robert Bradshaw

Laura Foshee
Laura Foshee

GRANTEE:

G & H Group, LLC

By: Waguih Guirguis
Waguih Guirguis, Member

Sewer Line Easement

Page 5 of 8

STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument was acknowledged before me on the 5th day of AUGUST, 2019 by Judieth Bradshaw.



[Signature]
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument was acknowledged before me on the 5th day of AUGUST, 2019 by Robert Bradshaw.

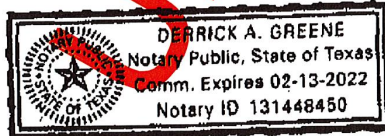


[Signature]
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument was acknowledged before me on the 3 day of AUGUST, 2019 by Laura Foshee.



[Signature]
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument was acknowledged before me on the 5th day of AUGUST, 2019 by Waguhi Guirguis, Member of G & H Group, LLC on behalf of said entity,



[Signature]
Notary Public, State of Texas

Sewer Line Easement

Page 6 of 8

EXHIBIT A

Lot 7, Block 1, RUSTIC OAKS ADDITION to the City of Colleyville, Tarrant County, Texas, according to plat recorded in Volume 388-63, Page 30, Plat Records, Tarrant County, Texas.

Unofficial Copy

Page 7 of 8
Sewer Line Easement
EXHIBIT B

15' SANITARY SEWER EASEMENT
5,418 SQUARE FOOT (0.124 ACRE) TRACT
Part of Lot 7, Block 1, Rustic Oaks Addition
J.J. Newton Survey, Abstract No. 1176
City of Colleyville, Tarrant County, Texas

PROPERTY DESCRIPTION:

Being a 5,418 square foot tract of land situated in the J.J. Newton Survey, Abstract No. 1176, Tarrant County, Texas, and being part of Lot 7, Block 1, Rustic Oaks, an addition to the City of Colleyville, according to the plat thereof recorded in Volume 388-63, Page 30, Plat Records, Tarrant County, Texas, and being a part of a tract of land described to Robert & Judieth Bradshaw, by deed recorded in Volume 7319, Page 2312, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows (bearings and distances for this survey are based on the state plane coordinate system, Texas north central zone (4202) north american datum of 1983 (nad 83) (us foot) with a combined scale factor of 1.00012;

COMMENCING at a 2-inch iron pipe found for the north corner of said Lot 7, same being the westernmost corner of a tract of land described to G&H Group, LLC, by deed recorded in Document No. D218261602, Deed Records, Tarrant County, Texas;

THENCE South 43°10'50" East, with the northeast line of said Lot 7 and the westernmost southwest line of said G&H Group, LLC tract, a distance of 143.83 feet to a point for corner, said point being the the POINT OF BEGINNING;

THENCE South 43°10'50" East, continuing with northeast line of said Lot 7 and the westernmost southwest line of said G&H Group, LLC tract, a distance of 15.33 feet to a point for corner;

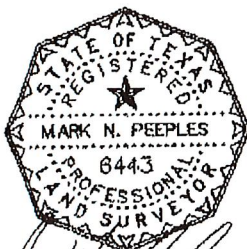
THENCE South 58°39'37" West, departing the northeast line of said Lot 7 and the southernmost southwest line of said G&H Group, LLC tract, over, across, and upon said Lot 7, a distance of 102.73 feet to a point for corner;

THENCE South 02°04'50" East, a distance of 254.33 feet to a point for corner in the south line of said Lot 7, and lying on the north right-of-way line of Oak Top Drive (a 30-foot right-of-way), said point being at the beginning of a non-tangent curve to the left having a radius of 64.93 feet, a central angle of 14°06'41", a chord bearing and distance of North 72°11'48" west, 15.95 feet;

THENCE in a northwesterly direction, with the south line of said Lot 7 and the curving north right-of-way line of said Oak Top Drive, an arc length of 15.99 feet to a point for the southwest corner of said Lot 7;

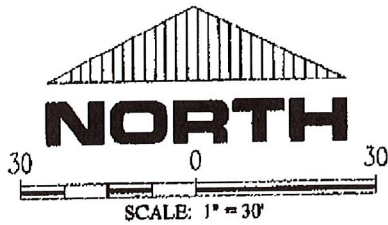
THENCE North 02°04'50" West, departing the north right-of-way line of said Oak Top Drive and with the west line of said Lot 7, a distance of 257.69 feet to a point for corner;

THENCE North 58°39'37" East, a distance of 108.38 feet to the POINT OF BEGINNING and containing 5,418 square feet or 0.124 acres of land, more or less.



- 2019 -

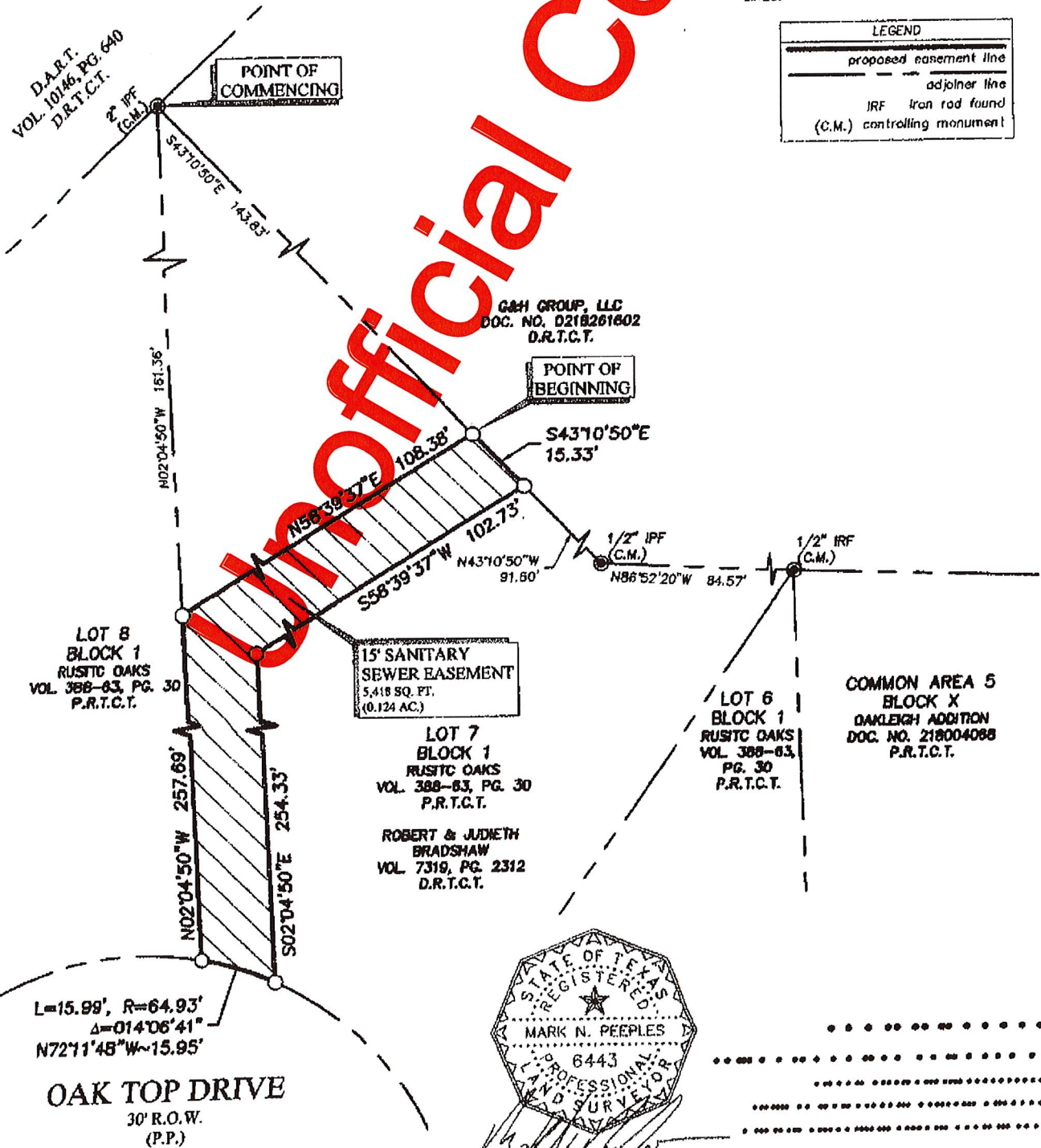
Page 1 of 2



SURVEYOR'S NOTES:

- 1.) BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83) (US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00012.
- 2.) (P.P.) INDICATES BUILDING LINES, CASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION.
- 3.) PER SUBDIVISION PLAT, CURB LINES ALONG OAK TOP DRIVE ARE PROPERTY LINES.

LEGEND	
	proposed easement line
	adjoiner line
	IRF Iron rod found
	(C.M.) controlling monument



Access Easement Agreement

Page 1 of 7

D220021054 1/28/2020 3:50 PM

PGS 7

Fee: \$43.00

Submitter: SIMPLIFILE

Electronically Recorded by Tarrant County Clerk in Official Public Records


Mary Louise Nicholson

EMERGENCY ACCESS AGREEMENT

THIS EMERGENCY ACCESS AGREEMENT (this "**Agreement**") is made this 27 day of JANUARY, 2020 (the "**Effective Date**"), by **Wilbow-Oakleigh Development Corporation**, a Texas corporation, whose address is 5307 E Mockingbird Lane, Suite 900, LB16, Dallas, Texas 75206 ("**Wilbow-Oakleigh**"), and **Oakleigh Residential Community, Inc.**, a Texas non-profit corporation (the "**Association**"), for the benefit and use of the **G & H Group, LLC**, a Texas limited liability company, whose address is 75 Main Street #100, Colleyville, Texas 76034 ("**Grantee**"). Wilbow-Oakleigh and the Association may hereinafter be collectively referred to as "**Grantor**".

RECITALS

WHEREAS, a portion of a common area lot in the Oakleigh subdivision known as Common Area 6, Block X as more particularly described on Exhibit A attached hereto and made a part hereof (the "**Property**"), is depicted on that certain Amending Plat, Blocks A, B, C and X, Oakleigh Addition, filed on January 5, 2018, and recorded in Tarrant County Case PG17-026 as Instrument No. D218004068;

WHEREAS, the Association enjoys certain rights pursuant to that certain Declaration of Covenants, Conditions and Restrictions dated effective as of February 26, 2018, and recorded in Tarrant County Official Public Records as Document No. D218043040 on February 28, 2018 (the "**Declaration**");

WHEREAS, pursuant to Section 4.5.7 of the Declaration, the Association is expressly authorized and permitted to convey easements over and across common areas for the benefit of property not otherwise subject to the terms and provisions of the Declaration;

WHEREAS, Grantee owns a tract of land adjacent to the Property that it intends to develop (the "**Development Land**");

WHEREAS, in order to develop the Development Land, Grantee desires to obtain an easement across the Property, which Grantee will improve, to allow fire, ambulance, and other emergency vehicles to access the Development Land by and through the Property (the "**Emergency Access Easement**"); and

WHEREAS, Grantor is willing to grant Grantee the Emergency Access Easement, provided Grantee compensates Wilbow-Oakleigh and replaces improvements on the Property.

AGREEMENT

Access Easement Agreement

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The above recitals are true and correct and are incorporated herein by this reference.
2. Grantor does hereby GIVE, GRANT, and CONVEY unto Grantee, a perpetual Emergency Access Easement on, over, and across the Property, in favor of the Development Land, TO HAVE AND TO HOLD, exclusively for ingress, egress, and access to the Development Land by emergency response vehicles and personnel. This grant of the Emergency Access Easement described herein is made by Grantor without warranty of title, express or implied. Wilbow-Oakleigh intends to deed any and all interest it holds in the Property to the Association for use as a common area.
3. Grantor will allow Grantee to temporarily access the Property, as reasonably necessary, to construct and make improvements to the Emergency Access Easement for the period of time reasonably necessary to complete such construction (the "Construction Period").
4. Grantee will indemnify Grantor for any and all claims arising out of the demolition and construction activities related to the Emergency Access Easement and will name Grantor on its liability insurance during the Construction Period. Grantee will indemnify Grantor as to any third-party liens related to the demolition and construction of the Emergency Access Easement.
5. All demolition and construction costs to the pavement tie-in are at the responsibility of Grantee, and Grantee agrees to construct said pavement tie-in in accordance with all local building standards. Grantee will install a gate and restore the fence, landscaping, and irrigation systems to Grantor's satisfaction. Any and all damage to Grantor's real or personal property due to the demolition and construction activities related to the Emergency Access Easement shall be repaired, replaced, and/or restored without delay, at Grantee's sole expense.
6. The Emergency Access Easement is exclusively for ingress, egress, and access to the Development Land by emergency response vehicles and personnel and will be noted as such on the plat.
7. No construction, marketing, or non-emergency access of any kind is permitted through the Oakleigh subdivision to the Development Land.
8. In order to maintain comparable square footage among neighboring homes and preserve the backyard privacy of certain homes in Oakleigh, Grantee will ensure that the homes eventually constructed on the three (3) new lots in Grantee's subdivision (not yet platted) that are adjacent to Oakleigh's Lot 5, Block B, 200 Winnie Drive, Lot 6, Block B, 204 Winnie Drive, and Lot 7, Block B, 208 Winnie Drive, will incorporate the following design requirements:
 - (a) Minimum 3,000 SF of living space area for single story homes;
 - (b) Minimum 3,600 SF of living space area for two story homes; and

Access Easement Agreement

- (c) Second story windows (facing south) must be approximately six feet above finished second floor elevation.

9. Grantee will pay Wilbow-Oakleigh a fee of \$15,000.00 per lot gained by the creation of the Emergency Access Easement (see lots 9 to 18 on the attached site plan). The minimum payment to Wilbow-Oakleigh is \$100,000.00 for lots gained, payable within five (5) business days of the Effective Date. The fee shall increase as Grantee gains more lots. The fee is calculated below. Each additional lot gained shall increase Grantee's payment to Wilbow-Oakleigh. The maximum payment to Wilbow-Oakleigh is \$150,000.00. Under no circumstance shall Grantee be obligated to pay Wilbow-Oakleigh more than \$150,000.00.

This fee is calculated as follows:

7 Lots	7 x \$15,000.00	= \$105,000.00	Grantee will owe additional \$5,000.00
8 Lots	8 x \$15,000.00	= \$120,000.00	Grantee will owe additional \$20,000.00
9 Lots	9 x \$15,000.00	= \$135,000.00	Grantee will owe additional \$35,000.00
10 Lots	10 x \$15,000.00	= \$150,000.00	Grantee will owe additional \$50,000.00

These fees for the sums over the initial \$100,000.00 shall be payable within five (5) business days of the approval of the final plat by the City of Colleyville.

10. Grantor will allow Grantee to add an underground storm drain to capture the water from the Oakleigh detention pond at no cost to Grantor. Grantee will replace the wrought iron fence with an 8ft. board on board wood fence to match the existing wood fence.

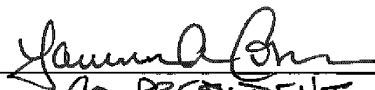
[signature page follows]

Access Easement Agreement

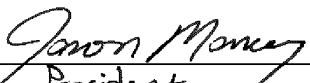
SIGNED AND AGREED this 27th day of January, 2020 WOC
~~20th~~ day of ~~November~~, 2019.

GRANTOR:

WILBOW-OAKLEIGH DEVELOPMENT
CORPORATION

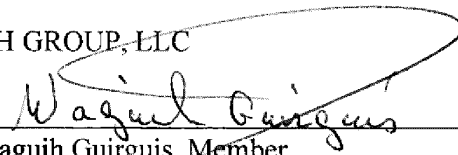
By 
Its CO-PRESIDENT

OAKLEIGH RESIDENTIAL COMMUNITY, INC.

By 
Its President

GRANTEE:

G & H GROUP, LLC

By 
Waguhih Guirguis, Member

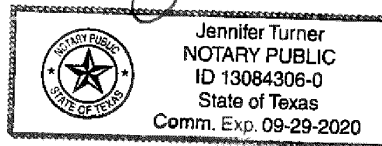
Access Easement Agreement

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 21st day of November, 2019 by Lawrence A Corson of Wilbow-Oakleigh Development Corporation on behalf of said entity.


Notary Public, State of Texas

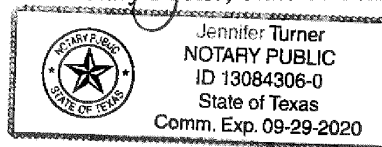
STATE OF TEXAS §
 §
COUNTY OF DALLAS §



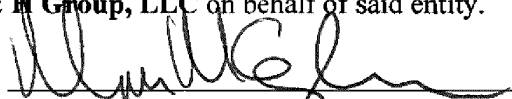
This instrument was acknowledged before me on the 21st day of November, 2019 by Jason Massey of Oakleigh Residential Community, Inc. on behalf of said entity.


Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF TARRANT §



This instrument was acknowledged before me on the 27 day of JANUARY, ~~2019~~ 2020 by Waguih Guirguis, Member of G & H Group, LLC on behalf of said entity.


Notary Public, State of Texas



Access Easement Agreement

ACCESS EASEMENT

995 SQUARE FOOT (0.023 ACRE) TRACT

Part of Common Area 6, Block X, Oakleigh Addition

J.J. Newton Survey, Abstract No. 1176

City of Colleyville, Tarrant County, Texas

PROPERTY DESCRIPTION:

Being a 995 square foot tract of land situated in the J.J. Newton Survey, Abstract No. 1176, Tarrant County, Texas, and being part of Common Area 6, Block X, Oakleigh Addition, an addition to the City of Colleyville, according to the plat thereof recorded in Document Number D218004068, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows (bearings and distances for this survey are based on the state plane coordinate system, Texas north central zone (4202) north american datum of 1983 (nad 83)(us foot) with a combined scale factor of 1.00012);

BEGINNING at a 1/2 inch iron rod with cap stamped "KHA" found for the northwest corner of said Common Area 6, same being the westernmost southwest corner of Lot 1, Block C, of said Oakleigh Addition, and lying on the southernmost east line of a tract of land described to G&H Group, LLC., by deed recorded in Document No. D218261602, Deed Records, Tarrant County, Texas, from which a 1/2 inch iron rod found for the northwest corner of said Lot 1 bears North 03 degrees 50 minutes 42 seconds East, a distance of 197.05 feet;

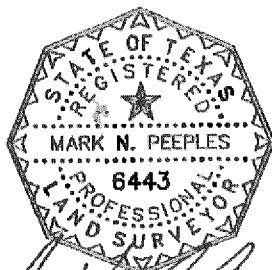
THENCE South 44 degrees 44 minutes 43 seconds East, departing the southernmost east line of said G&H Group, LLC. tract, with the southwest line of said Lot 1 and the northeast line of said Common Area 6, a distance of 30.00 feet to a point for the southernmost southwest corner of said Lot 1, the northernmost northeast corner of said Common Area 6, and lying on the west right-of-way line of Oakleigh Lane (50' right-of-way), said point lying at the beginning of a non-tangent curve to the left having a radius of 50.00 feet, a central angle of 41 degrees 24 minutes 48 seconds, a chord bearing and distance of South 24 degrees 32 minutes 40 seconds West, 35.36 feet;

THENCE in a southwesterly direction, with the curving west right-of-way line of said Oakleigh Lane, the east line of said Common Area 6, and along said non-tangent curve to the left, an arc length of 36.14 feet to a point for corner;

THENCE South 03 degrees 50 minutes 42 seconds West, continuing with the west right-of-way line of said Oakleigh Lane, and the east line of said Common Area 6, a distance of 35.42 feet to a point for corner;

THENCE North 45 degrees 03 minutes 27 seconds West, departing the west right-of-way line of said Oakleigh Lane and the east line of said Common Area 6, over, upon, and across said Common Area 6, a distance of 13.27 feet to a point for corner in the west line thereof, same being the southernmost east line of said G&H Group, LLC. tract;

THENCE North 03 degrees 50 minutes 42 seconds East, with the west line of said Common Area 6, and the southernmost east line of said G&H Group, LLC. tract, a distance of 79.62 feet to the POINT OF BEGINNING and containing 995 square feet or 0.023 acres of land, more or less.



RPLS No. 6443



10003 Technology Blvd. West

Dallas, Tx. 75220

972-620-8204

TBPLS FIRM NO. 10194076

EXHIBIT A

ACCESS EASEMENT

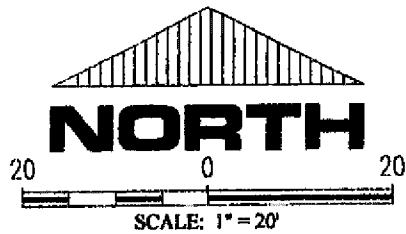
Part of Lot Common Area 6, Block X
Oakleigh Addition

J.J. Newton Survey, Abstract No. 1176
City of Colleyville, Tarrant County, Texas

- 2019 -

Page 1 of 2

Access Easement Agreement



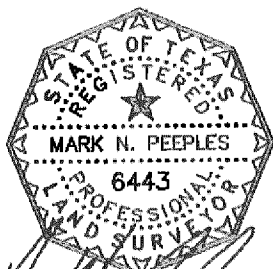
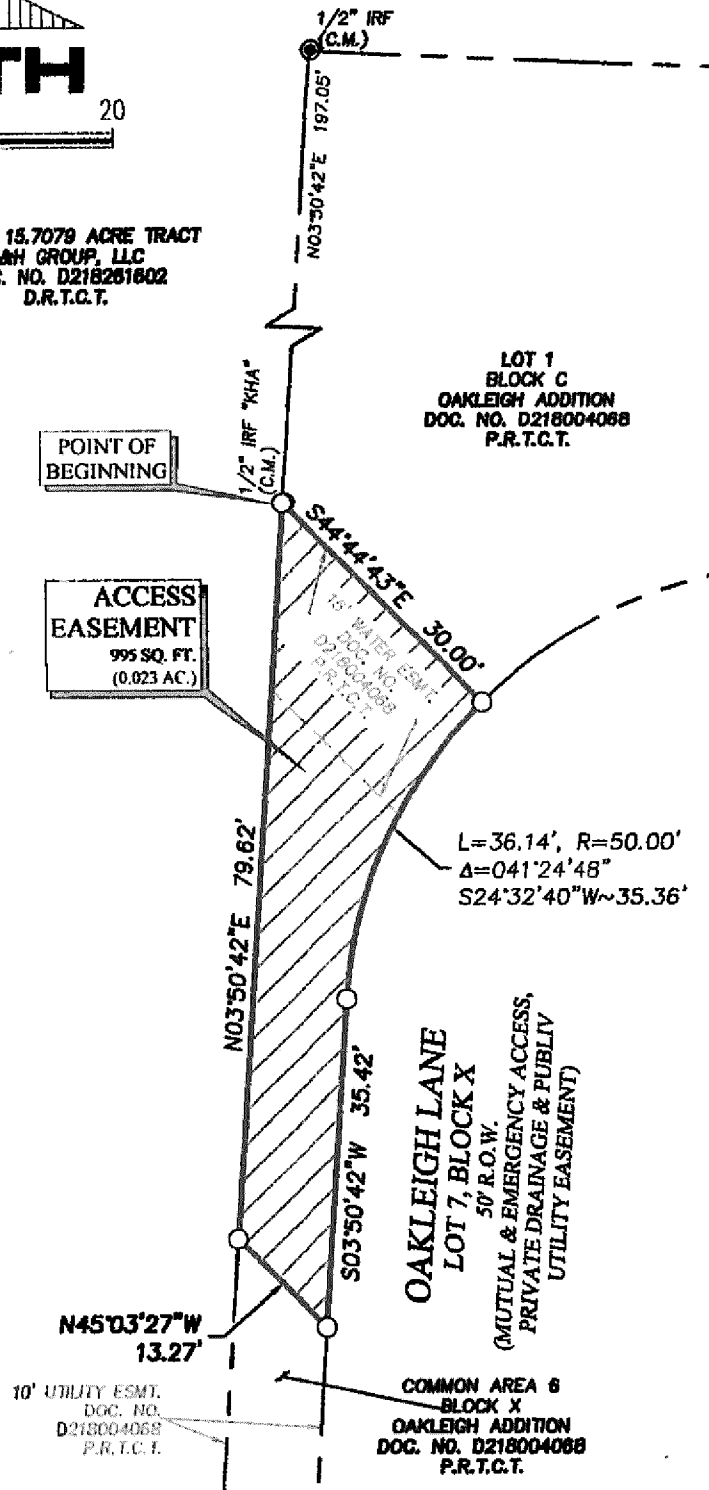
CALLLED 15.7079 ACRE TRACT
GAMH GROUP, LLC
DOC. NO. D218281802
D.R.T.C.T.

LEGEND	
	proposed easement line
	existing easement line
	adjoiner line
	IRF iron rod found
	(C.M.) controlling monument

SURVEYOR'S NOTES:

1.) BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00012.

2.) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION.



RPLS No. 6443

STRAND

10003 Technology Blvd. West
Dallas, Tx. 75220
972-620-8204
TBPLS FIRM NO. 10194076

EXHIBIT B ACCESS EASEMENT

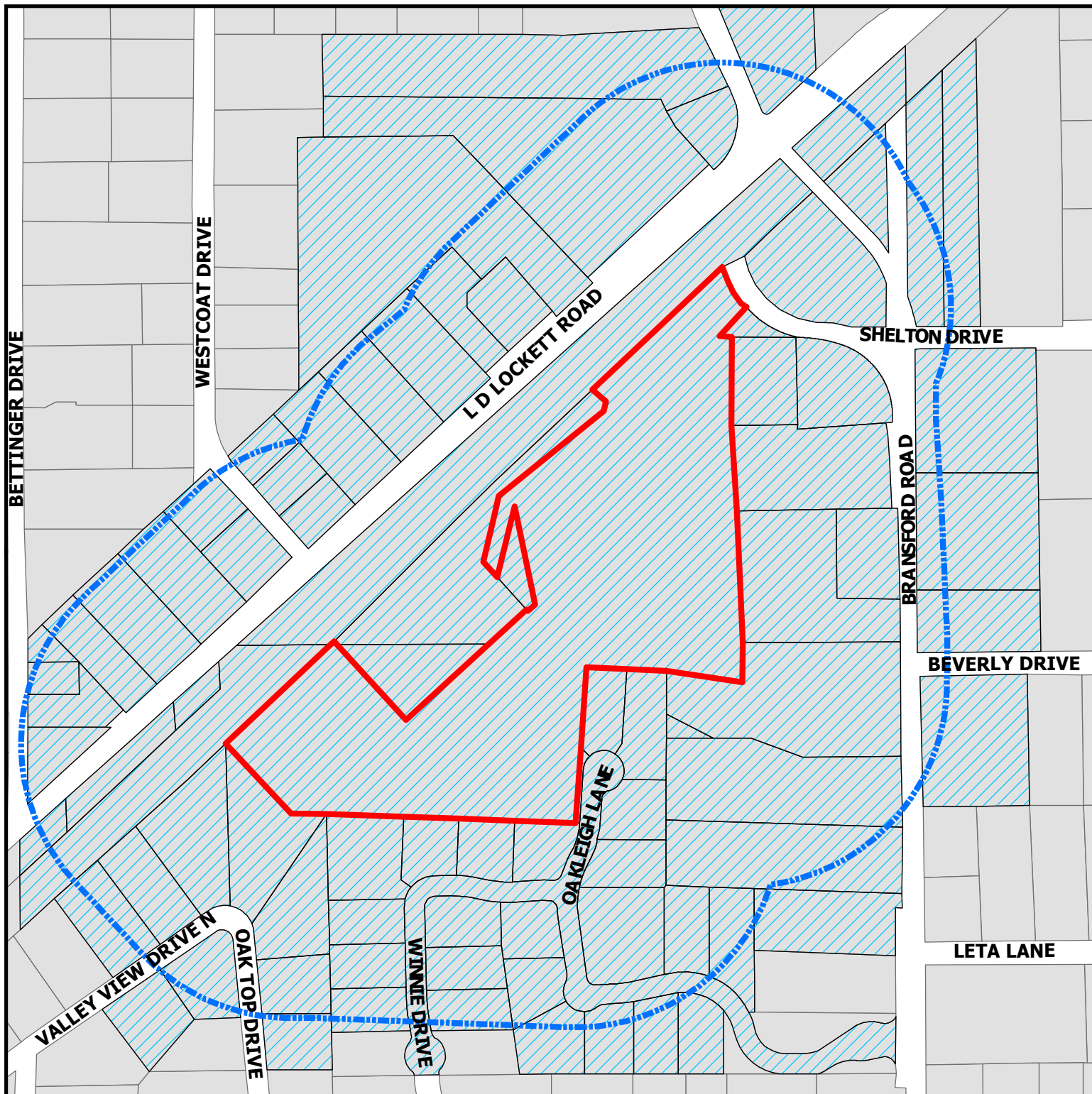
Part of Lot Common Area 6, Block X
Oakleigh Addition

J.J. Newton Survey, Abstract No. 1176
City of Colleyville, Tarrant County, Texas

- 2019 -

Page 2 of 2

Notification Map

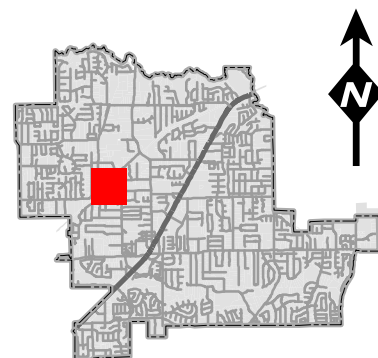


Zoning Map

401 Shelton 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
-  500ft Buffer
-  Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
2 HORSE LTD	6105 WESTCOAT DR	COLLEYVILLE, TX	76034	6100 L D LOCKETT RD
ATWOOD CUSTOM HOMES INC	PO BOX 93615	SOUTHLAKE, TX	76092	5632 OAKLEIGH LN
BAKER, WILLIAM	2201 MONTGOMERIE AVE	TROPHY CLUB, TX	76262	305 OAKLEIGH LN
BG FOX LLC	129 S MAIN ST	GRAPEVINE, TX	76051	200 WINNIE DR
BOX, DON M ETAL	5801 BETTINGER DR	COLLEYVILLE, TX	76034	5801 BETTINGER DR
BRADSHAW, BOB	5708 OAK TOP DR	COLLEYVILLE, TX	76034	5708 OAK TOP DR
BRANUM, MARY ANN	5816 ARBOR RD	FORT WORTH, TX	76180	6008 L D LOCKETT RD
BRAY, JESSE K	6108 LD LOCKETT RD	COLLEYVILLE, TX	76034	6108 L D LOCKETT RD
BRISTOL, DAVID E	501 BEVERLY DR	COLLEYVILLE, TX	76034	501 BEVERLY DR
BROWN, PAIGE	101 VALLEY VIEW DR N	COLLEYVILLE, TX	76034	101 VALLEY VIEW DR N
BUSKEY, PATTI	2509 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	309 OAKLEIGH LN
CADENHEAD, WM B	713 LEGACY TRL	COLLEYVILLE, TX	76034	6113 BRANSFORD RD
CARNEY, MAX	5712 BRANSFORD RD	COLLEYVILLE, TX	76034	5712 BRANSFORD RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	400 SHELTON DR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	403 SHELTON DR
COWAN, LARRY B	5904 BRANSFORD RD	COLLEYVILLE, TX	76034	5904 BRANSFORD RD
DEUSON, ETHEL ALLENE	100 VALLEY VIEW DR N	COLLEYVILLE, TX	76034	100 VALLEY VIEW DR N
DIXON, LISA	5700 OAK TOP DR	COLLEYVILLE, TX	76034	5700 OAK TOP DR
DOODY, KEVIN	1109 SOMERSET BLVD	COLLEYVILLE, TX	76034	500 SHELTON DR
DOODY, KEVIN	1109 SOMERSET BLVD	COLLEYVILLE, TX	76034	504 SHELTON DR
ELKINS, J D	5809 BETTINGER DR	COLLEYVILLE, TX	76034	5809 BETTINGER DR
FOUR SONS INVESTMENTS LP	6200 BRANSFORD RD	COLLEYVILLE, TX	76034	6104 BRANSFORD RD
G & H GROUP LLC	75 MAIN ST STE 100	COLLEYVILLE, TX	76034	401 SHELTON DR
GARRISON, LISA	5704 BRANSFORD RD	COLLEYVILLE, TX	76034	5704 BRANSFORD RD
GOTCHER, BUFORD D	5816 BRANSFORD RD	COLLEYVILLE, TX	76034	5816 BRANSFORD RD
GRAVES, JERRY W	5901 WESTCOAT DR	COLLEYVILLE, TX	76034	5901 WESTCOAT DR
HALL, ANN-NITA PEARL	5905 WESTCOAT DR	COLLEYVILLE, TX	76034	5905 WESTCOAT DR
HONDZINSKI, FREDERICK	5701 OAKLEIGH LN	COLLEYVILLE, TX	76034	5701 OAKLEIGH LN
IHNE, ROGER	1111 BERING DR UNIT 1206	HOUSTON, TX	77057	5619 WINNIE DR
INDEPENDENT BANK	PO BOX 2255	MCKINNEY, TX	75070	5808 BRANSFORD RD
ISHAK, ASHRAF Z	104 W LD LOCKETT RD	COLLEYVILLE, TX	76034	104 W L D LOCKETT RD
J BAR #4 REVOCABLE TRUST	208 WINNIE DR	COLLEYVILLE, TX	76034	208 WINNIE DR
KA HOME CONSTRUCTION INC	PO BOX 92279	SOUTHLAKE, TX	76092	5709 OAKLEIGH LN
KAMERMAN, DELORIS	6016 LD LOCKETT RD	COLLEYVILLE, TX	76034	6016 L D LOCKETT RD
LADD, BARBARA J	6000 BRANSFORD RD	COLLEYVILLE, TX	76034	6000 BRANSFORD RD
LAMA, PASANG	6001 BRANSFORD RD	COLLEYVILLE, TX	76034	6001 BRANSFORD RD
LARRY STEWART CUSTOM HOMES LLC	PO BOX 1497	COLLEYVILLE, TX	76034	5615 WINNIE DR
MARTIN, JOHN GERALD	104 VALLEY VIEW DR N	COLLEYVILLE, TX	76034	104 VALLEY VIEW DR N
MCQUAGGE, TROY	5628 OAKLEIGH LN	COLLEYVILLE, TX	76034	5628 OAKLEIGH LN
MINOR, ARVIL	5808 BRANSFORD RD	COLLEYVILLE, TX	76034	5808 BRANSFORD RD
MONUMENT CUSTOM BUILDERS LP	PO BOX 159	COLLEYVILLE, TX	76034	5622 WINNIE DR
NOEL, SAM	PO BOX 159	COLLEYVILLE, TX	76034	5805 BETINGER DR
ONCOR ELECTRIC DELIVERY CO LLC	PO BOX 139100	DALLAS, TX	75313	109 W L D LOCKETT RD
ONCOR ELECTRIC DELIVERY CO LLC	PO BOX 139100	DALLAS, TX	75313	105 W L D LOCKETT RD
ONCOR ELECTRIC DELIVERY CO LLC	PO BOX 139100	DALLAS, TX	75313	6001 L D LOCKETT RD
ONCOR ELECTRIC DELIVERY CO LLC	PO BOX 139100	DALLAS, TX	75313	6001 L D LOCKETT RD
ONCOR ELECTRIC DELIVERY CO LLC	PO BOX 139100	DALLAS, TX	75313	105 W L D LOCKETT RD
ONCOR ELECTRIC DELIVERY CO LLC	PO BOX 139100	DALLAS, TX	75313	411 SHELTON DR
PACE, JOHN C	6004 LD LOCKETT RD	COLLEYVILLE, TX	76034	6004 L D LOCKETT RD
PANNO, KIM	5901 BRANSFORD RD	COLLEYVILLE, TX	76034	5901 BRANSFORD RD
PANNO, RYAN M	6012 LD LOCKETT	COLLEYVILLE, TX	76034	6012 L D LOCKETT RD
PARTLOW, BRANDY	100 WEST LD LOCKETT RD	COLLEYVILLE, TX	76034	100 W L D LOCKETT RD
PELTON, LINDA A	5813 BETTINGER DR	COLLEYVILLE, TX	76034	5813 BETTINGER DR
POLARIS LLC	1732 JOHNSON RD	KELLER, TX	76248	5625 WINNIE DR
POLARIS LLC	1732 JOHNSON RD	KELLER, TX	76248	5636 OAKLEIGH LN
PROVIDENTIAL LIFESTYLE HOMES L	624 STONEGLEN DR	KELLER, TX	76248	5614 WINNIE DR
PROVIDENTIAL LIFESTYLE HOMES L	624 STONEGLEN DR	KELLER, TX	76248	5710 OAKLEIGH LN
PROVIDENTIAL LIFESTYLE HOMES L	624 STONEGLEN DR	KELLER, TX	76248	204 WINNIE DR
PROVIDENTIAL LIFESTYLE HOMES L	624 STONEGLEN DR	KELLER, TX	76248	5618 WINNIE DR
PULTORAK, EDWARD J	105 VALLEY VIEW DR N	COLLEYVILLE, TX	76034	105 VALLEY VIEW DR N
RACKHAM SMITH REALTY LLC	6520 OLD GATE RD	PLANO, TX	75024	5705 OAKLEIGH LN
RAY, RONNIE	4831 MERLOT AVE #320	GRAPEVINE, TX	76051	301 OAKLEIGH LN
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX	75266	6301 L D LOCKETT RD
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX	75266	6201 L D LOCKETT RD
RIMMER, BERTIE A	5812 BRANSFORD RD	COLLEYVILLE, TX	76034	5812 BRANSFORD RD
SCHWARTZKOPF, KRISTINA	5612 OAK TOP DR	COLLEYVILLE, TX	76034	5612 OAK TOP DR
SIMON, CAROL ANN	108 VALLEY VIEW DR N	COLLEYVILLE, TX	76034	108 VALLEY VIEW DR N
SULLIVAN, JOHN F	5908 WESTCOAT DR	COLLEYVILLE, TX	76034	112 W L D LOCKETT RD
SULLIVAN, JOHN F	5908 WESTCOAT DR	COLLEYVILLE, TX	76034	5908 WESTCOAT DR
TANNER, BRUCE	5616 BRANSFORD RD	COLLEYVILLE, TX	76034	304 OAKLEIGH LN
TANNER, VICKI	15618 HADDON FIELD WAY	DARNESTOWN, MD	20878	5710 BRANSFORD RD
TANNER, VICKI	5616 BRANSFORD RD	COLLEYVILLE, TX	76034	308 OAKLEIGH LN
UTLEY, WILLIAM B	5704 OAK TOP DR	COLLEYVILLE, TX	76034	5704 OAK TOP DR
VAN TREASE CONSTRUCTORS LLC	611 S MAIN ST STE 400	GRAPEVINE, TX	76051	5916 L D LOCKETT RD
WALKER, RUSSELL W	5909 WESTCOAT DR	COLLEYVILLE, TX	76034	5909 WESTCOAT DR
WEST, NICHOLAS	500 BEVERLY DR	COLLEYVILLE, TX	76034	500 BEVERLY DR
WILBOW-OAKLEIGH DEVELOPMENT CO	4133 N CENTRAL EXPWY STE 900	DALLAS, TX	75204	300 OAKLEIGH LN
WILBOW-OAKLEIGH DEVELOPMENT CO	4133 N CENTRAL EXPWY STE 900	DALLAS, TX	75204	5706 OAKLEIGH LN
WILBOW-OAKLEIGH DEVELOPMENT CO	4133 N CENTRAL EXPWY STE 900	DALLAS, TX	75204	5626 WINNIE DR
WITMAN, GEORGE	405 SHELTON DR	COLLEYVILLE, TX	76034	405 SHELTON DR
YOUNGREEN, ROBERT M	108 W LD LOCKETT RD	COLLEYVILLE, TX	76034	108 W L D LOCKETT RD
YU, CHI CHOI	6100 BRANSFORD RD	COLLEYVILLE, TX	76034	6100 BRANSFORD RD
				5608 WINNIE DR
ALIANNE ESTATES	6201 THERESA LANE	COLLEYVILLE, TX	76034	COURTESY NOTICE
REMINGTON PARK ADDITION	5751 KROGER DRIVE	KELLER, TX	76244	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
NASHED, OSAMA	5000 THOMPSON TERRACE	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on January 24, 2020



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, February 10, 2020 at 7:00 p.m.

City Council Meetings: Tuesday, March 3, 2020 at 7:30 p.m.

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a request for a Preliminary/Final Plat for Lots 1-11, Block A, Lots 1-13, Block B, and Lots 1-3, Block X, of the Preston Manor Addition. The purpose is to plat the property into 24 single-family residential lots and 3 common lots.

Zoning Case: PC20-001

Applicant: Osama Nashed

Owner: Waguih Guirguis

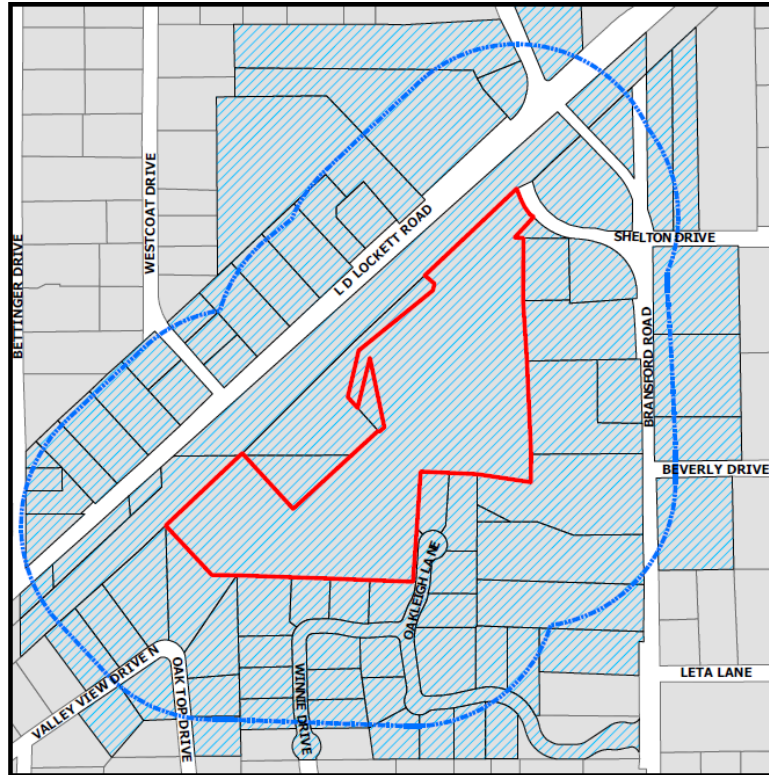
Location: 401 Shelton Drive

Property Description: Tracts 6A1, 6A2, 6A2A, 6A2B1, Abstract 1487, in the O C Sturm Survey, and Tracts 1B, 1B1, 1B2A, Abstract 1176, in the J J Newton Survey

Present Zoning: R-20 Single Family Residential

NOTICE OF PUBLIC HEARING

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. Action by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request.



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. A brief project description can be found online on the Active Development Case map:

<https://www.colleyville.com/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

RESOLUTION R-20-4478

**A RESOLUTION APPROVING A PRELIMINARY/FINAL PLAT FOR THE
PRESTON MANNER ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Preliminary/Final Plat for the Preston Manner Addition on February 24, 2020.

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

Sec. 1. THAT the Preliminary/Final Plat for Preston Manner Addition on approximately 15.7097 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON
THIS THE 3RD DAY OF MARCH 2020.

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:

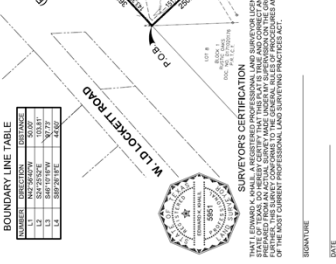
CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

PC 20-001

SHEET 1 OF 1

[illegible][illegible][illegible][illegible]



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6b

Agenda Date 3/3/2020

Number Resolution R-20-4479

Type Resolution

Department City Secretary

Title

A resolution cancelling the May 2, 2020 General Election and declaring each unopposed candidate elected to office

Strategic Plan

1.4 Communicate thoroughly and strategically

Explanation

Reading and Public Hearing

The proposed resolution will cancel the May 2, 2020 General Election called by Resolution R-20-4463 and declare the City Council candidates, Place 3 Kathy Wheat, and Place 4 George Dodson, unopposed and elected to office.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Resolution R-20-4479

RESOLUTION R-20-4479

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS, CANCELLING THE MAY 2, 2020, GENERAL ELECTION FOR CITY OFFICERS; ORDERING THAT EACH UNOPPOSED CANDIDATE BE DECLARED ELECTED TO OFFICE; ORDERING THE POSTING OF THIS RESOLUTION AT EACH POLLING PLACE ON ELECTION DAY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on January 21, 2020, by Resolution R-20-4463, the City Council ordered a General Election to be held on May 2, 2020, for the purpose of electing Councilmembers to Places 3 and 4; and

WHEREAS, the filing deadlines for a place on the ballot and declaration of write-in candidacy have passed; and

WHEREAS, the City Council has received the City Secretary's written certification that each candidate is unopposed for the election attached as Exhibit "A"; and

WHEREAS, in these circumstances, Texas Election Code §2.053 authorizes a governing body to adopt an order declaring each unopposed candidate elected to office and cancel the general election.

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

Sec. 1. THAT having received the certification from the City Secretary that the following candidates are unopposed in the May 2, 2020, General Election, the following are hereby declared elected to the specified offices and shall be issued a certificate of election after Election Day in accordance with the Texas Election Code:

Kathy Wheat, Place 3
George Dodson, Place 4

Sec. 2. THAT the City Secretary shall post a copy of this resolution order at the designated polling place on May 2, 2020, as required by the Texas Election Code.

Sec. 3. THAT this Resolution shall take effect immediately upon passage.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 3RD DAY OF MARCH 2020.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

EXHIBIT "A"
CERTIFICATION OF UNOPPOSED CANDIDATES FOR
OTHER POLITICAL SUBDIVISIONS (NOT COUNTY)

**CERTIFICACIÓN DE CANDIDATOS ÚNICOS
PARA OTRAS SUBDIVISIONES POLITICAS (NO EL CONDADO)**

**GIẤY CHỨNG NHẬN CÁC ĐẠI DIỆN ĐƯỢC ĐỀ XUẤT
CHO CÁC ĐƠN VỊ CHÍNH TRỊ KHÁC (KHÔNG QUẬN)**

To: Presiding Officer of Governing Body
Al: Presidente de la entidad gobernante
Kính gửi: Cán bộ chủ trì của Cơ quan chủ quản

As the authority responsible for having the official ballot prepared, I hereby certify that the following candidates are unopposed for election to office for the election scheduled to be held on May 2, 2020.

Como autoridad a cargo de la preparación de la boleta de votación oficial, por la presente certifico que los siguientes candidatos son candidatos únicos para elección para un cargo en la elección que se llevará a cabo el 2 de mayo de 2020.

Là cơ quan có trách nhiệm chuẩn bị lá phiếu chính thức, tôi xin xác nhận rằng các ứng cử viên sau đây không được bầu vào chức vụ cho cuộc bầu cử dự kiến sẽ được tổ chức vào Ngày 2 tháng 5 năm 2020.

List offices and names of candidates: Lista de cargos y nombres de los candidatos: Danh sách văn phòng và tên của các ứng cử viên:

Office(s), Cargo(s), Văn phòng(s)
Councilmember Place Three
Councilmember Place Four

Candidate(s), Candidato(s), Ứng cử viên(s)
Kathy Wheat
George Dodson

Concejal Lugar Tres
Concejal Lugar Cuatro

Kathy Wheat
George Dodson

Hội đồng nơi ba
Hội đồng quản trị Bốn

Kathy Wheat
George Dodson



Signature, Firma, Chữ ký

Christine Loven
Printed name, *Nombre en letra de molde*, Tên in

City Secretary
Title, Puesto, Tiêu đề

February 19, 2020
Date of signing, Fecha de firma, Ngày ký

(Seal) (Sello) (Niêm phong)



City of Colleyville City Council Agenda Briefing

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

Agenda Number 8

Agenda Date 3/3/2020

Type Report

Department Community Development

Title

August 12, 2019 Planning and Zoning Commission Minutes

August 26, 2019 Planning and Zoning Commission Worksession Minutes

September 9, 2019 Planning and Zoning Commission Minutes

Attachments

1. August 12, 2019 PZ Minutes
2. August 26, 2019 PZ Minutes
3. September 9, 2019 PZ Minutes



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, August 12, 2019

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission meeting was called to order by Commissioner Moore on August 12, 2019, at 7:08 p.m.

Roll Call

Present: Susan Mathisen, Matt Koch, Claudia Bevill, and Jason Elms

Absent: Ryan Moore and Kimberly Holt

Staff Present: Ben Bryner, Jackie Reyff, Araceli Botello, and Rob McKeown

1. CITIZEN COMMENTS/PRESENTATION REGARDING ITEMS NOT ON THE AGENDA

There were no citizens wishing to speak.

2. APPROVAL OF MINUTES

- 2a** May 14, 2018 Minutes (Regular Meeting)
May 29, 2018 Minutes (Worksession Meeting)
June 11, 2018 Minutes (Regular Meeting)
June 25, 2018 Minutes (Worksession)

Commissioner Elms made a motion to approve the all minutes as presented. Commissioner Bevill seconded the motion.

The motion was carried by the following vote:

Aye: 4 –Mathisen, Koch, Bevill, and Elms
Nay: 0

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration of a Replat for Lot 1, Block 1, of the Panno Brothers Addition, being a Replat of a portion of Lot 7, Block

1, of the Pleasant Oaks Estates, located at 809 Shelton Drive, Case PC19-010

Chair Mathisen requested a motion to table the case to a later date due to Commissioner Elms living in proximity of the subject property and there only being 4 Commissioners present to vote.

Commissioner Koch made a motion to table Case PC19-010 to the August 26, 2019 Planning and Zoning Commission Meeting. Commissioner Bevill seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Mathisen, Koch, Bevill, and Elms

Nay: 0

3b Consideration of Minor Plat for Lot 1, Block 1, of the Reagan Estates 4 Addition, being Tracts 1G & 1Q and Tract 1CC1, Abstract 356, in the Isaac Carodine Survey, located at 5604 Lowrie Road, Case PC19-012

Jackie Reyff presented the case and briefed the Commission.

Applicant Robert McCann, 5604 Lowrie Road, came forward and briefed the Commission. Mr. McCann answered questions of the Commission regarding accessory builds.

The public hearing was opened at 7:19 p.m. There being no one wishing to speak the public hearing was closed at 7:19 p.m.

Commissioner Elms made a motion to approve Case PC19-012. Commissioner Koch seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Mathisen, Koch, Bevill, and Elms

Nay: 0

3c Consideration of a Special Use Permit for an Accessory Dwelling and to exceed the maximum square footage allowed for accessory buildings on Lot 1, Block A, of the Davino Acres Addition, located at 7205 Jo Will Street, Case ZC18-027

Jackie Reyff presented the case and briefed the Commission. Staff addressed

questions of the Commission regarding roofing, lot size, original configuration of the building, and date structure was built.

The applicant, Alan Hilsabeck, 4317 Thames Court, Flower Mound, Texas, came forward and briefed the Commission. Mr. Hilsabeck answered question of the Commission regarding date the structure was built, date of the remodeling of the building, purpose for the building, and size and date the porch was built.

The owner, Greg Johnson, 7205 Jo Will Street, came forward and briefed the Commission. Mr. Johnson answered question of the Commission regarding the purchase of the property, square footage of the accessory building, storage, and gas and utilities connections.

The public hearing was opened at 7:37 p.m. With no one present wishing to speak, the public hearing was closed at 7:37 p.m.

**Commissioner Elms made a motion to approve Case ZC18-027.
Commissioner Bevill seconded the motion.**

The motion was carried by the following vote:

Aye: 4 –Mathisen, Koch, Bevill, and Elms

Nay: 0

3d Consideration of a Special Use Permit for a Carport and to exceed the maximum square footage allowed for accessory buildings on Lot 1, Block A, of the Davino Acres Addition, located at 7205 Jo Will Street, Case ZC18-027

Jackie Reyff presented the case and briefed the Commission. Staff addressed questions of the Commission regarding the location of the accessory building in relation to the primary building, staff recommendation, the accessory being attached or detached,

The applicant, Alan Hilsabeck, 4317 Thames Court, Flower Mound, Texas, and The owner, Greg Johnson, 7205 Jo Will Street came forward and briefed the Commission. Mr. Hilsabeck and Mr. Johnson answered question of the Commission regarding distance of the carport from the property line and the primary structure, square footage of the accessory buildings, building materials and drainage.

The public hearing was opened at 7:54 p.m. With no one present wishing to speak, the public hearing was closed at 7:54 p.m.

There was discussion amongst the Commission regarding the location of the carport, the square footage, the visual from the street into the property, the aesthetics of the accessory buildings, and the regulations in the Land Development Code.

**Commissioner Koch made a motion to approve Case ZC19-007.
Commissioner Bevill seconded the motion.**

**The motion failed to be approved due to the lack of 4 affirmative votes
and therefore the motions fails based on the following vote:**

Aye: 2 – Koch and Bevill

Nay: 2 – Mathisen and Elms

4. ADJOURNMENT

The meeting adjourned at 8:04 p.m.

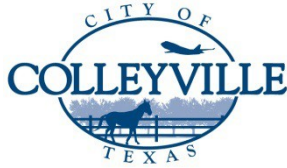
The minutes were written and prepared by:



Araceli Botello

Planning Technician

The meeting minutes were approved on February 24, 2019 by a vote of 5-0.



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, August 26, 2019

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission meeting was called to order by Chair Mathisen on August 26, 2019, at 6:32 p.m.

Roll Call

Present: Ryan Moore, Kimberly Holt, Claudia Bevill, Susan Mathisen, and Matt Koch

Absent: Jason Elms

Staff Present: Ben Bryner, Jacquelyn Reyff, Araceli Botello, and Rob McKeown

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 1, Block 1, of the Panno Brothers Addition, being a Replat of a portion of Lot 7, Block 1, of the Pleasant Oak Estates, located at 809 Shelton Drive, Case PC19-010, TABLED FROM THE AUGUST 12, 2019 PLANNING AND ZONING COMMISSION MEETING

Commissioner Bevill made a motion to remove Case PC19-019 from the table. Commissioner Moore seconded the motion.

The motion to remove Case PC19-010 from the table carried with the following vote:

Aye: 5 – Moore, Holt, Mathisen, Koch, Bevill
Nay: 0

Jackie Reyff presented the item and briefed the Commission.

The applicant, Ryan Panno, 809 Shelton Drive, briefed the Commission. Mr. Panno spoke and answered questions of the Commission regarding the pond on his property, building lines, the approved zoning, and setbacks.

The public hearing was opened at 6:49 p.m. With no citizens wishing to speak, the public hearing was closed at 6:49 p.m.

There was general discussion regarding setbacks and property lines.

Commissioner Bevill made a motion to approve Case PC19-010. Commissioner Moore seconded the motion.

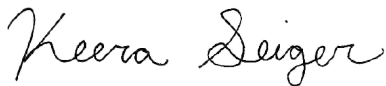
The motion to approve Case PC19-010 carried with the following vote:

**Aye: 5 – Moore, Holt, Mathisen, Koch, Bevill
Nay: 0**

3. ADJOURNMENT

The meeting adjourned at 6:55 p.m.

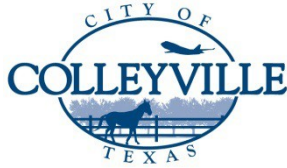
The minutes were written and prepared by:



Keera Seiger

Assistant to the City Secretary

The meeting minutes were approved on February 24, 2020 by a vote of 5-0.



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
Colleyville, Texas 76034
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Monday, September 9, 2019

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission meeting was called to order by Chair Mathisen on September 9, 2019, at 7:00 p.m.

Roll Call

Present: Ryan Moore, Kimberly Holt, Susan Mathisen, and Claudia Bevill

Absent: Matt Koch and Jason Elms

Staff Present: Ben Bryner, Jacquelyn Reyff, Araceli Botello, Rob McKeown, and Eddie Tangadunrat

1. APPROVAL OF MINUTES

July 9, 2018 Minutes (Regular Meeting)
July 23, 2018 Minutes (Worksession)
August 27, 2018 Minutes (Worksession)

Commissioner Bevill made a motion to approve the July 9, 2018 regular meeting minutes, the July 23, 2018 worksession minutes, and the August 27, 2018 worksession minutes. Commissioner Holt seconded the motion.

The motion to approve carried with the following vote:

**Aye: 4 – Moore, Holt, Mathisen, Bevill
Nay: 0**

2. CITIZEN COMMENTS/PRESENTATION REGARDING ITEMS NOT ON THE AGENDA

There were no citizens wishing to speak.

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration of a Special Use Permit for Alcoholic Beverage Sales – On-Premises Consumption on Lot 13 & 14, Block 2, of the Thompson Terraces Subdivision, located at 5201 Colleyville Boulevard, Case ZC19-010

Jacquelyn Reyff presented the item and briefed the Commission.

Applicant Paul Pardo, 904 Saddlebrook Drive, briefed the Commission

The public hearing was opened at 7:13 p.m.

Richard Novak, 5109 Oak Timbers, spoke in opposition to the Case. Mr. Novak spoke regarding concerns of his house backing up to a restaurant where people will be drinking on the patio.

Pat Carew, 5108 Oak Timbers, spoke in opposition to the Case. Mr. Carew spoke regarding the potential change in quality of life of the neighborhood behind the restaurant and the size of the outdoor patio.

Denise LaPosta, 5113 Oak Timbers, questioned whether allowing the restaurant to have the liquor license will set a precedent for future establishments along Thompson Terrace.

The public hearing was closed at 7:19 p.m.

Mr. Pardo spoke regarding concerns over the outdoor patio, atmosphere of the restaurant, noise level, and loud music.

The public hearing was reopened at 7:25 p.m.

Richard Novak, 5109 Oak Timbers, spoke in opposition to the Case. Mr. Novak spoke regarding the liquor license.

The public hearing was closed at 7:27 p.m.

Commissioner Mathisen noted this item is to determine if a liquor license will be granted and the City currently has a noise ordinance in place to regulate the noise level, which needs to be adhered to and is enforced by the City.

There was general discussion regarding the outdoor patio lighting and a beer and wine license.

Commissioner Bevill made a motion to approve Case ZC19-010 with the stipulation that only beer and wine be served. Commissioner Holt seconded the motion.

The motion to approve Case ZC19-010 with the stipulation was denied with the following vote:

Aye: 2 – Holt, Bevill

Nay: 2 - Moore, Mathisen

Commissioner Moore made a motion to approve Case ZC19-010. Chair Mathisen seconded the motion.

The motion to approve Case ZC19-010 was denied with the following vote:

Aye: 2 – Moore, Mathisen

Nay: 2 - Holt, Bevill

Director Bryner stated at this point, Case ZC19-010 is considered denied as neither motion passed. The applicant can appeal to Council, and this will be a trigger for another super-majority vote requirement at City Council.

Chair Mathisen made a motion to approve Case ZC19-010 with the stipulation that only beer and wine is served. Commissioner Bevill seconded the motion.

The motion to approve Case ZC19-010 with the stipulation was denied with the following vote:

Aye: 3 – Holt, Mathisen, Bevill

Nay: 1 - Moore

Mr. Pardo stated he does not understand why the Case was not approved. Director Bryner stated the Planning and Zoning Commission is a recommending body and they do not make the final decision.

3b Consideration of a Special Use Permit for Alcoholic Beverage Sales – On-Premises Consumption on Lot 1, Block 1, of the Towne Square Addition, located at 5604 Colleyville Boulevard, Suite a & B, Case ZC19-011

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Julie Gonzalez, 7651 Cypress Court, North Richland Hills, briefed the Commission. Ms. Gonzalez discussed the food to alcohol ratio, the outdoor patio, and the buildout of the restaurant.

The public hearing was opened at 7:59 p.m.

Michael Hershman, 5430 LBJ Freeway, Suite 1200, Dallas, spoke in support of the Case. Mr. Hershman stated as one of the owners of the shopping center, he is excited to have Ruggeri's select this location.

The public hearing was closed at 8:02 p.m.

There was discussion regarding the differences between this Case and Case ZC19-010.

Commissioner Moore made a motion to approve Case ZC19-011. Commissioner Bevill seconded the motion.

The motion to approve carried with the following vote:

Aye: 4 – Moore, Holt, Mathisen, Bevill

Nay: 0

4c 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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Julie Gonzalez, 7651 Cypress Court, North Richland Hills, briefed the Commission. Ms. Gonzalez discussed the food to alcohol ratio, the outdoor patio, and the buildout of the restaurant.

The public hearing was opened at 7:59 p.m.

Michael Hershman, 5430 LBJ Freeway, Suite 1200, Dallas, spoke in support of the Case. Mr. Hershman stated as one of the owners of the shopping center, he is excited to have Ruggeri's select this location.

The public hearing was closed at 8:02 p.m.

There was discussion regarding the differences between this Case and Case ZC19-010.

Commissioner Moore made a motion to approve Case ZC19-011. Commissioner Bevill seconded the motion.

The motion to approve carried with the following vote:

Aye: 4 – Moore, Holt, Mathisen, Bevill

Nay: 0

4d 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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Julie Gonzalez, 7651 Cypress Court, North Richland Hills, briefed the Commission. Ms. Gonzalez discussed the food to alcohol ratio, the outdoor patio, and the buildout of the restaurant.

The public hearing was opened at 7:59 p.m.

Michael Hershman, 5430 LBJ Freeway, Suite 1200, Dallas, spoke in support of the Case. Mr. Hershman stated as one of the owners of the shopping center, he is excited to have Ruggeri's select this location.

The public hearing was closed at 8:02 p.m.

There was discussion regarding the differences between this Case and Case ZC19-010.

Commissioner Moore made a motion to approve Case ZC19-011. Commissioner Bevill seconded the motion.

The motion to approve carried with the following vote:

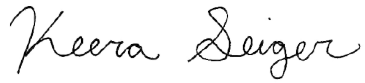
Aye: 4 – Moore, Holt, Mathisen, Bevill

Nay: 0

4. ADJOURNMENT

The meeting adjourned at 8:05 p.m.

The minutes were written and prepared by:



Keera Seiger

Assistant to the City Secretary

The meeting minutes were approved on February 24, 2020 by a vote of 5-0.

RESOLUTION R-20-4480

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
MARCH 3, 2020**

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:

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS AND _ ABSTENTIONS ON THIS THE 3RD DAY OF MARCH 2020.

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