City of Colleyville
City Council
Agenda

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

Tuesday, March 17, 2020

WORKSESSION
4:30 PM
CITY COUNCIL CHAMBERS
EXECUTIVE SESSION
6:30 P.M.
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR

CALL TO ORDER

WS-1 Discussion of the Methodist Retirement Community (MRC) project

WS-2 Discussion of City Council Priorities Workshop dates

WS-3 Discussion of the March 17, 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 551.074 – Personnel – Update by City Manager regarding compensation

Section 551.087 – Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

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

INVOCATION: Pastor Ricky Texada, Colleyville Covenant

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-20-4481

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

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

In recognition of the Featured Business of the Month - Hysen's Nizza Pizza, 3930 Glade Road, Suite 101, Hysen and Mirsada Lushaj, owners - Mayor Richard Newton and Assistant City Manager Adrienne Lothery

Presentation on the City of Colleyville preparedness and response to the coronavirus

4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-20-4482

4a Approval of the minutes of the regular City Council meeting of March 3, 2020

4b Approval of a construction agreement with JM Management, LLC, dba JM Construction Solutions, for the Colleyville Business Center Renovation, in an amount not to exceed $122,965, and authorizing the City Manager to execute the agreement

4c Approval of a Professional Services Agreement with Cobb, Fendley & Associates, Inc., in an amount not to exceed $385,875.00, for the design of the Tinker Road Improvements Project, and authorizing the City Manager to execute the agreement

4d Approval of a Construction Services Agreement with WHECO Electric, Inc. for the implementation of the Supervisory Control and Data Acquisition (SCADA) upgrade project, in an amount not to exceed $190,500, and authorizing the City Manager to execute the agreement

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - February 2020

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

6a 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

6b 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

6c 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

7. RESOLUTION(S): READING AND PUBLIC HEARING

7a Resolution R-20-4483

Approval for staff to request a waiver of the local match fund participation requirement on the Jackson Drive over Little Bear Creek Bridge Replacement project

7b Resolution R-20-4484

Consideration of appointments to the Colleyville Center Advisory Committee

7c Resolution R-20-4485

Consideration of appointments to the Parks and Recreation Advisory Board

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

8a 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

9. CITIZEN COMMENTS

10. REPORTS

Quarterly Performance Management Report

11. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR MARCH 17, 2020 - READING AND PUBLIC HEARING - RESOLUTION R-20-4486

12. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, March 13, 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
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number WS-1 **Agenda Date** 3/17/2020
Type Worksession
Department Community Development

Title
Discussion of the Methodist Retirement Community (MRC) project

Explanation
The City Council requested a worksession dedicated to the proposed senior living community zoning request in order to further discuss the project.

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

5c. Ordinance O-20-2113

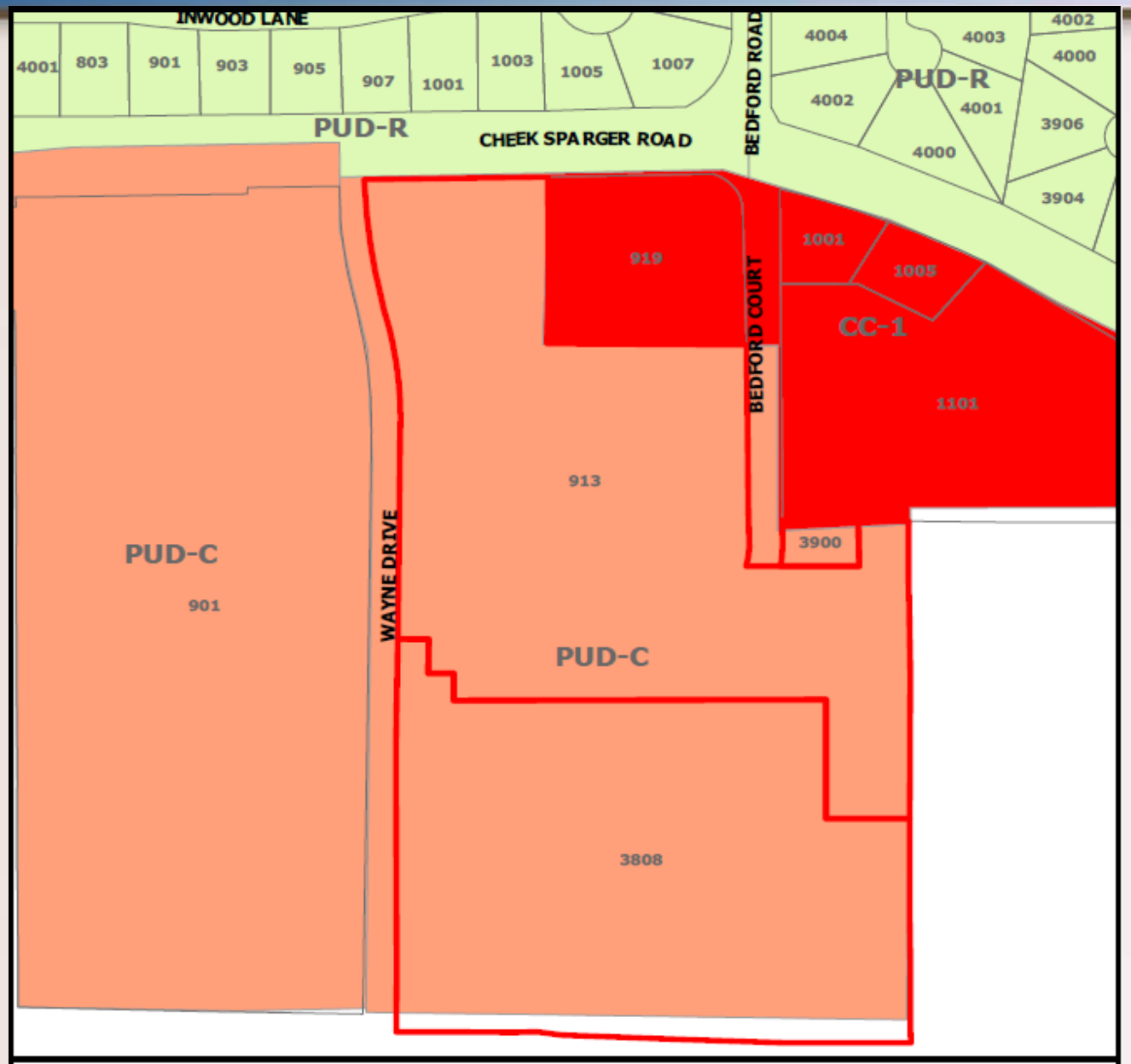
Consideration of a zoning change request from the PUD-C Planned Unit Development – Commercial district to the PUD-C Planned Unit Development – Commercial district for the Heritage Farms addition, being lots 1-3, Block A, Heritage Farms, located at 913 Cheek Sparger Road, 3808 Wayne Drive, and 3900 Bedford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

5c. FIRST READING AND PUBLIC HEARING ORDINANCE O-20-2113

Aerial Map

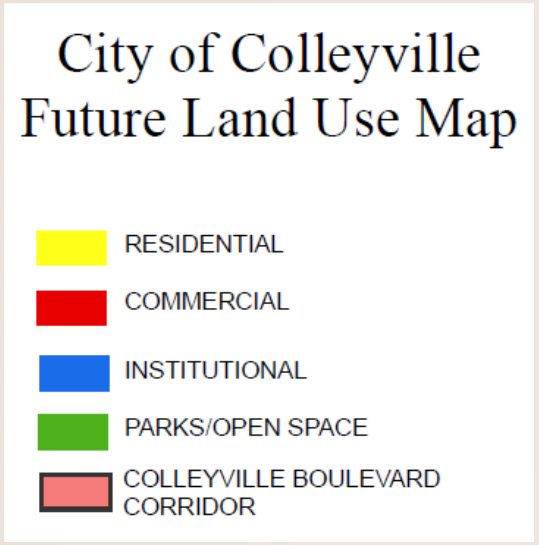
5c. FIRST READING AND PUBLIC HEARING
ORDINANCE O-20-2113

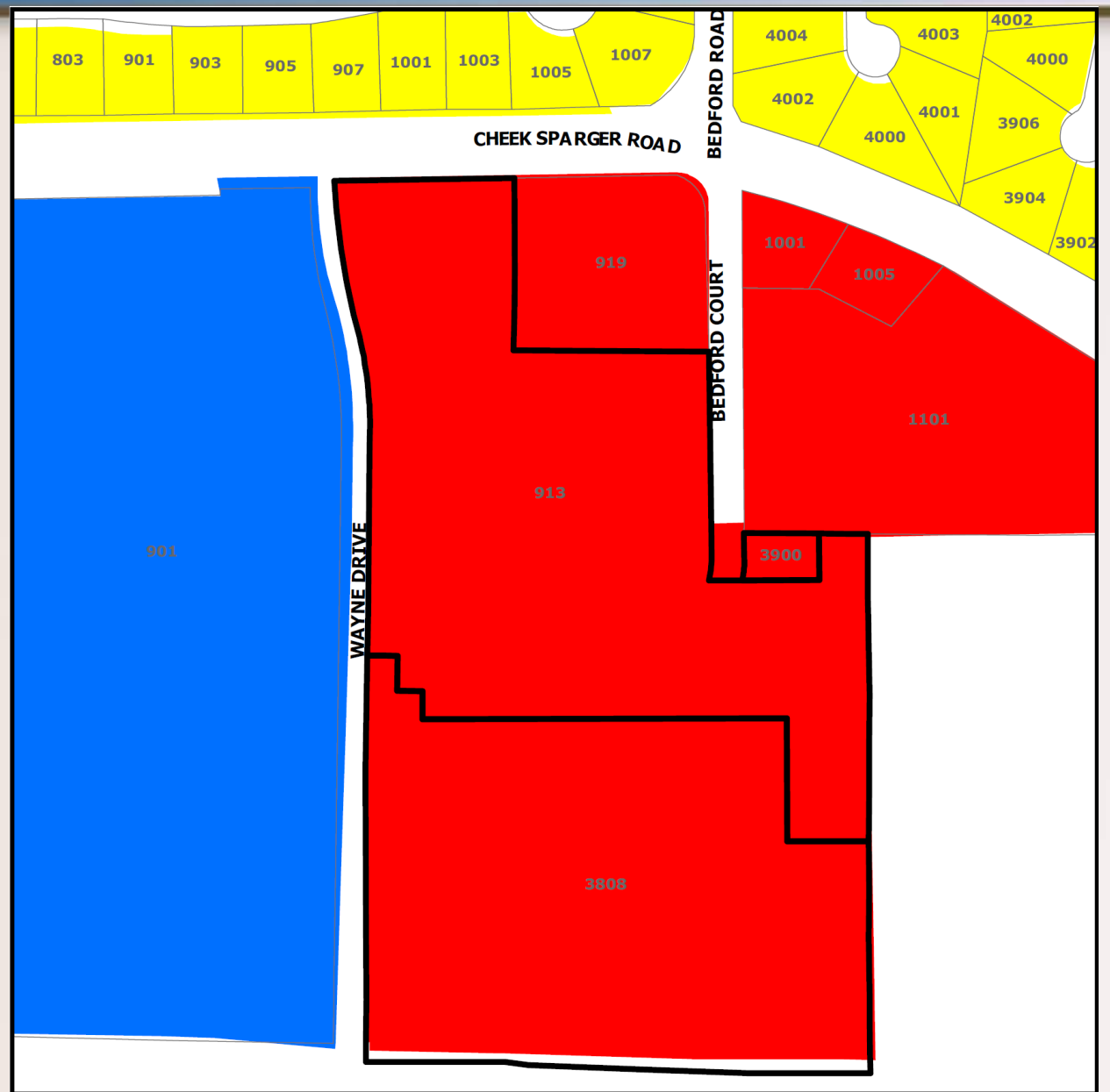
Zoning Map



5c. FIRST READING AND PUBLIC HEARING
ORDINANCE O-20-2113

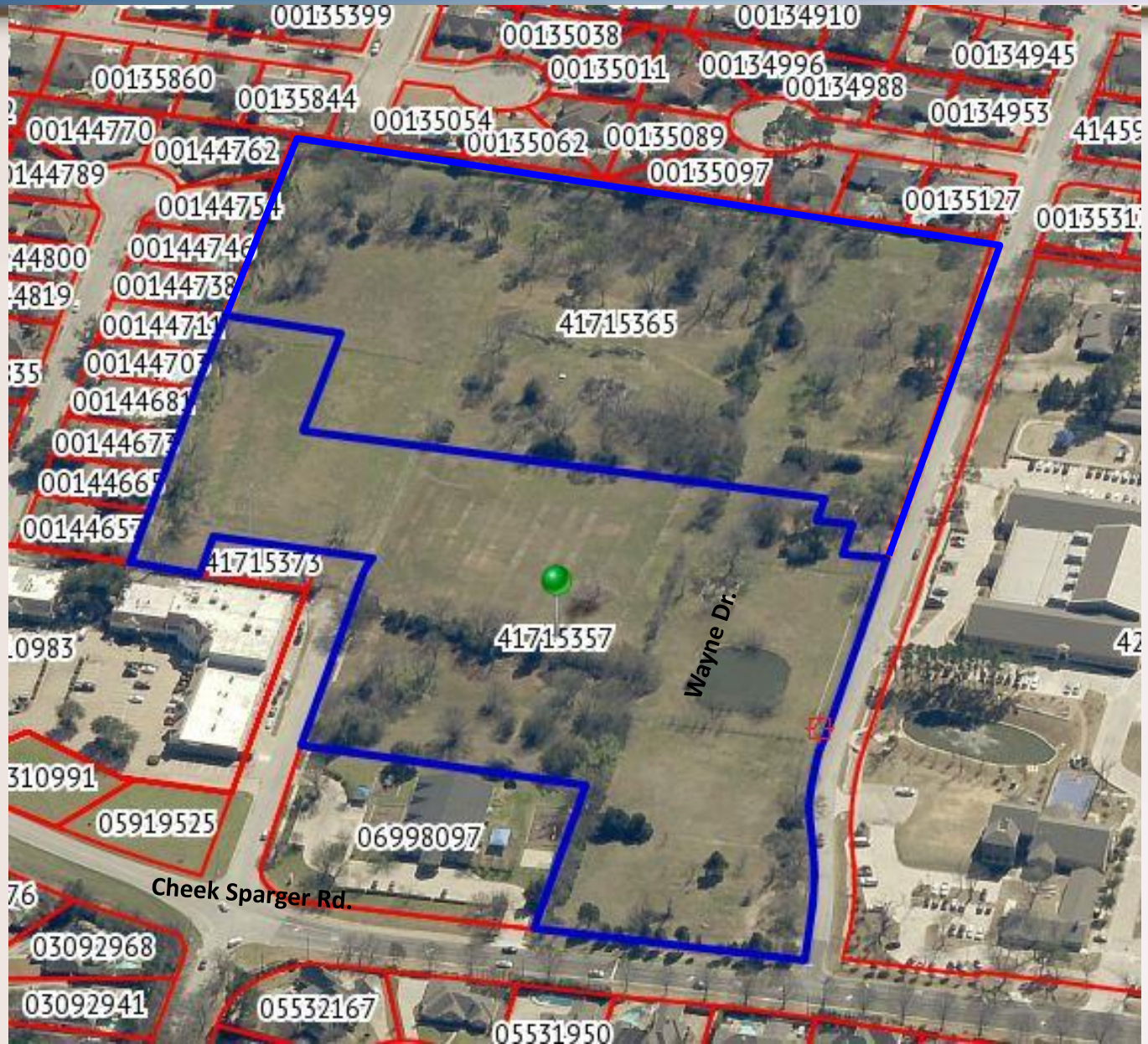
Future Land Use Map





5c. FIRST READING AND PUBLIC HEARING ORDINANCE O-20-2113

Pictometry of Property

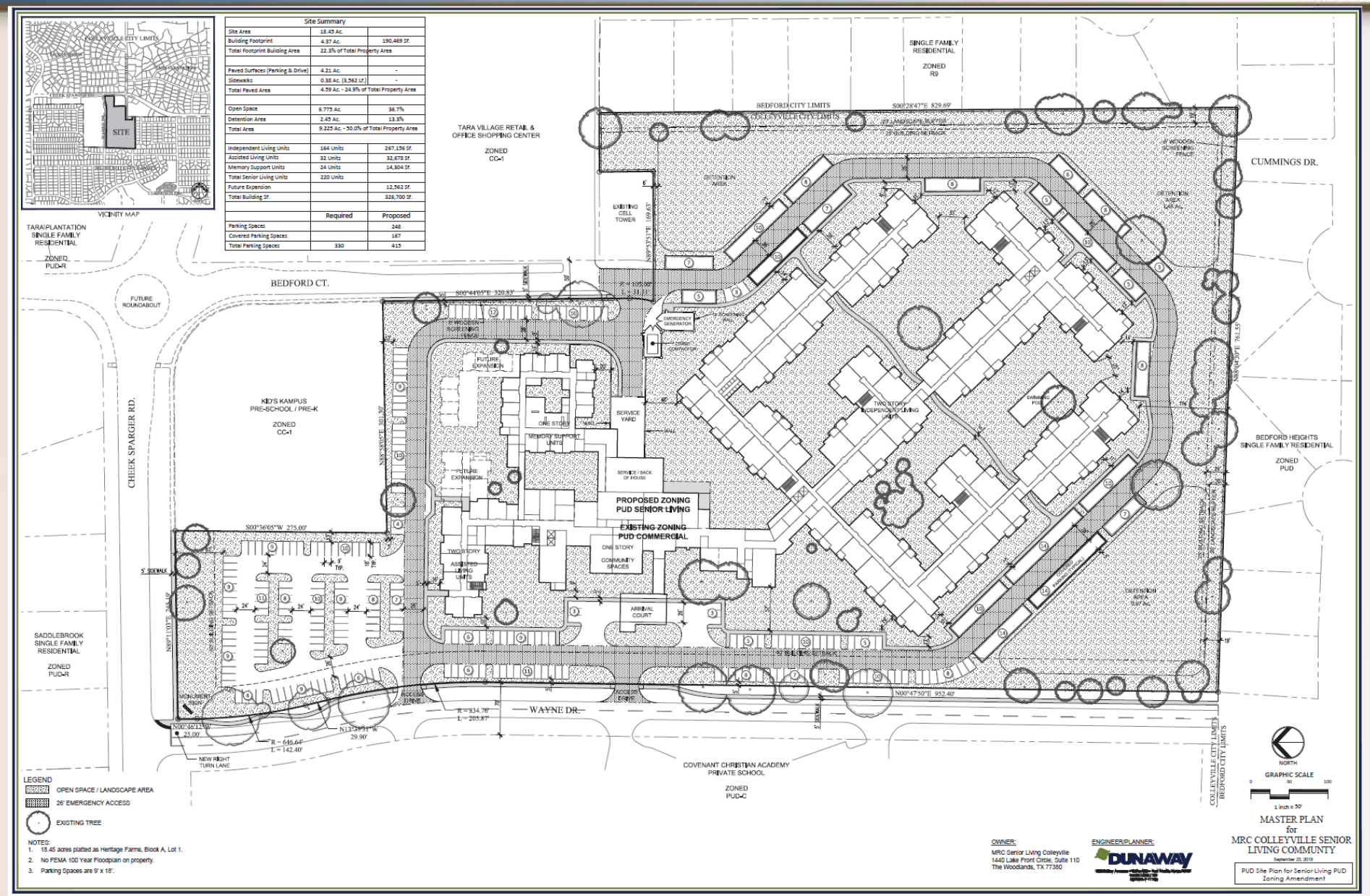


5c. FIRST READING AND PUBLIC HEARING ORDINANCE O-20-2113

2012 Approved Site

5c. FIRST READING AND PUBLIC HEARING
ORDINANCE O-20-2113

Site Plan Exhibit



5c. FIRST READING AND PUBLIC HEARING ORDINANCE O-20-2113

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*

5c. FIRST READING AND PUBLIC HEARING
ORDINANCE O-20-2113

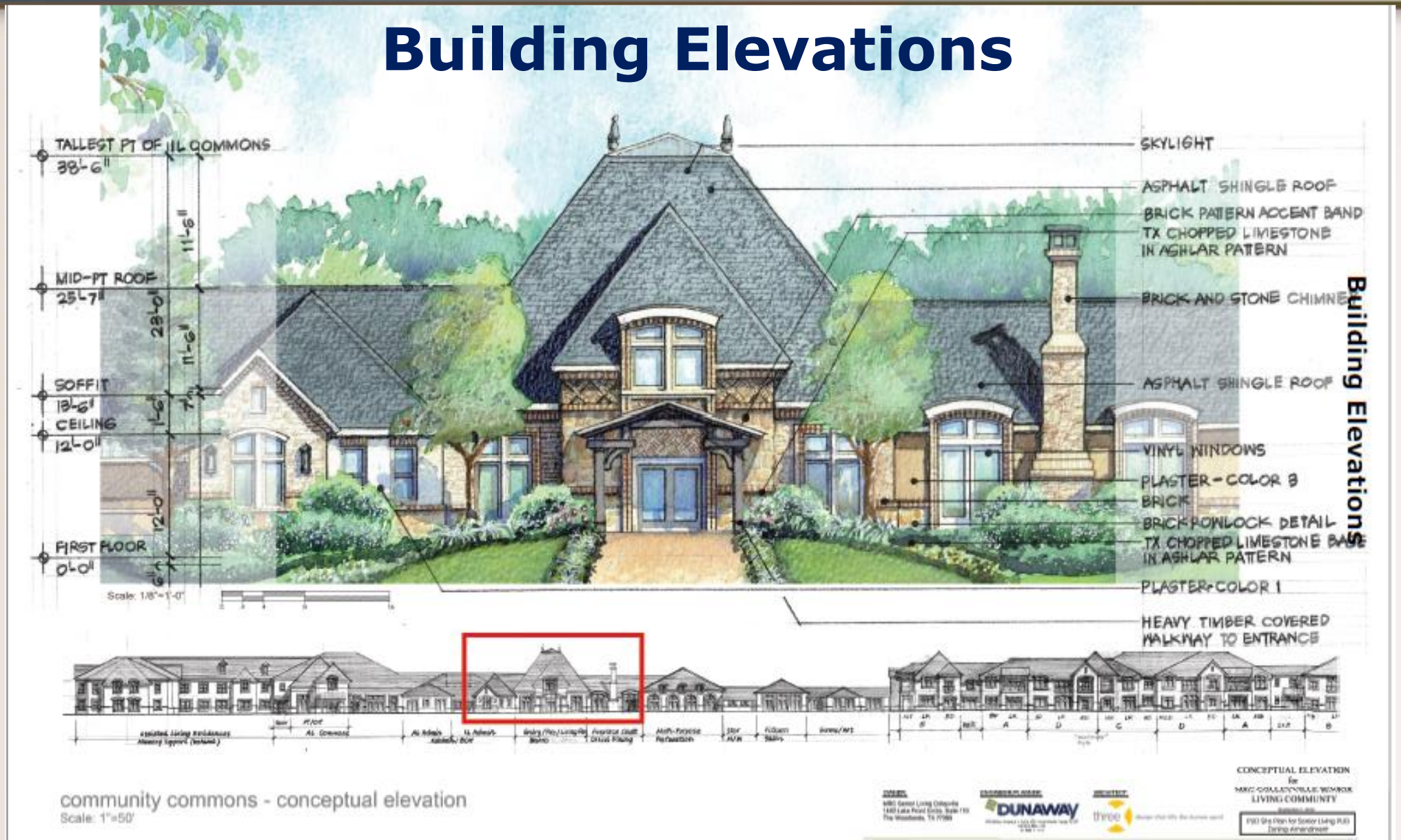
Aerial Perspective looking East from Wayne Drive

5c. FIRST READING AND PUBLIC HEARING ORDINANCE O-20-2113

Perspective View from Wayne Drive

5c. FIRST READING AND PUBLIC HEARING ORDINANCE O-20-2113

Building Elevations



Entry Perspective from Wayne Drive

5c. FIRST READING AND PUBLIC HEARING ORDINANCE O-20-2113

Building Elevations

Building Elevations

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

CONCEPTUAL ELEVATION
for
LIVING COMMUNITY

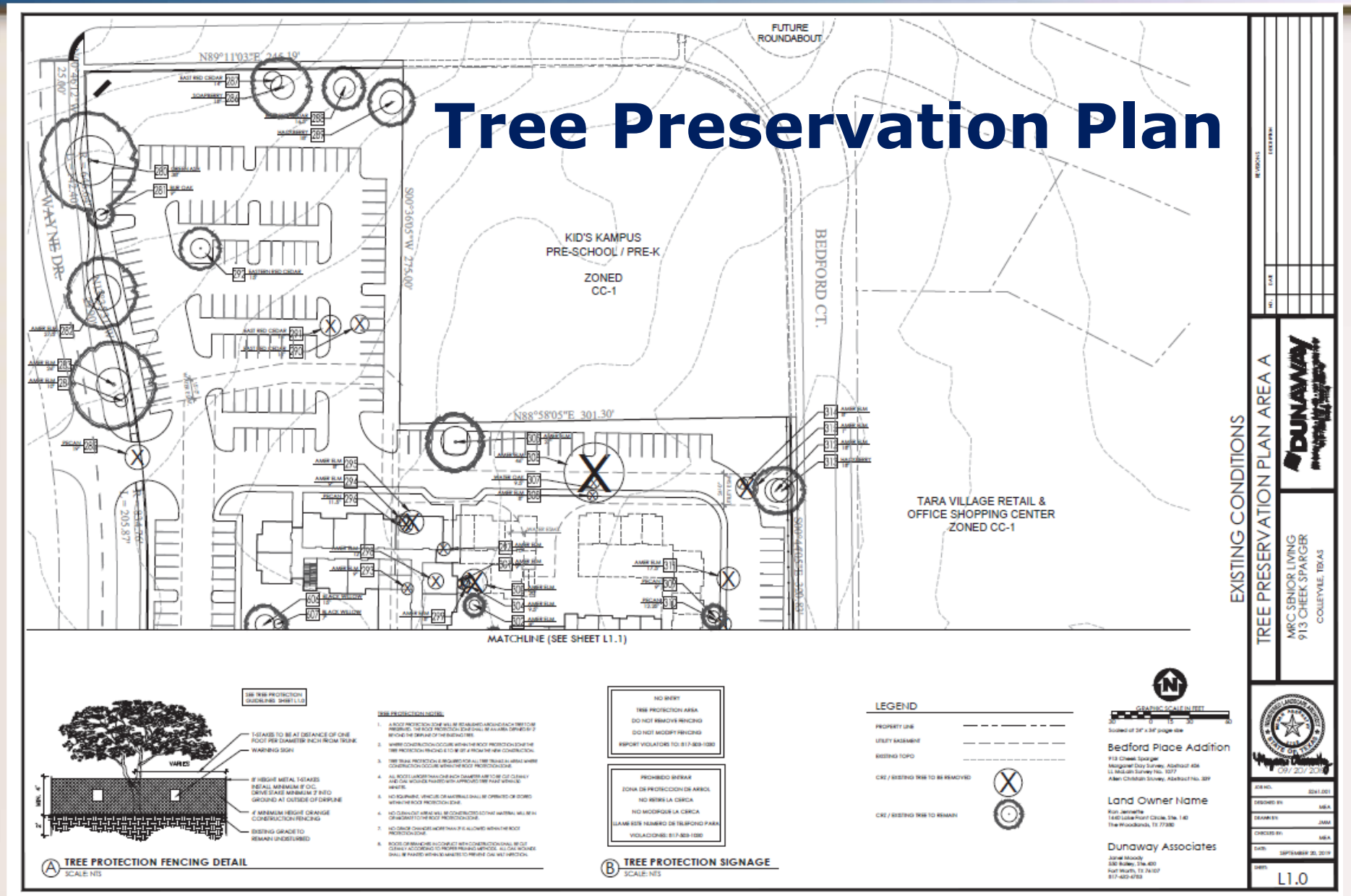
DUNAWAY

three

5c. FIRST READING AND PUBLIC HEARING ORDINANCE O-20-2113

Building Elevations

5c. FIRST READING AND PUBLIC HEARING ORDINANCE O-20-2113



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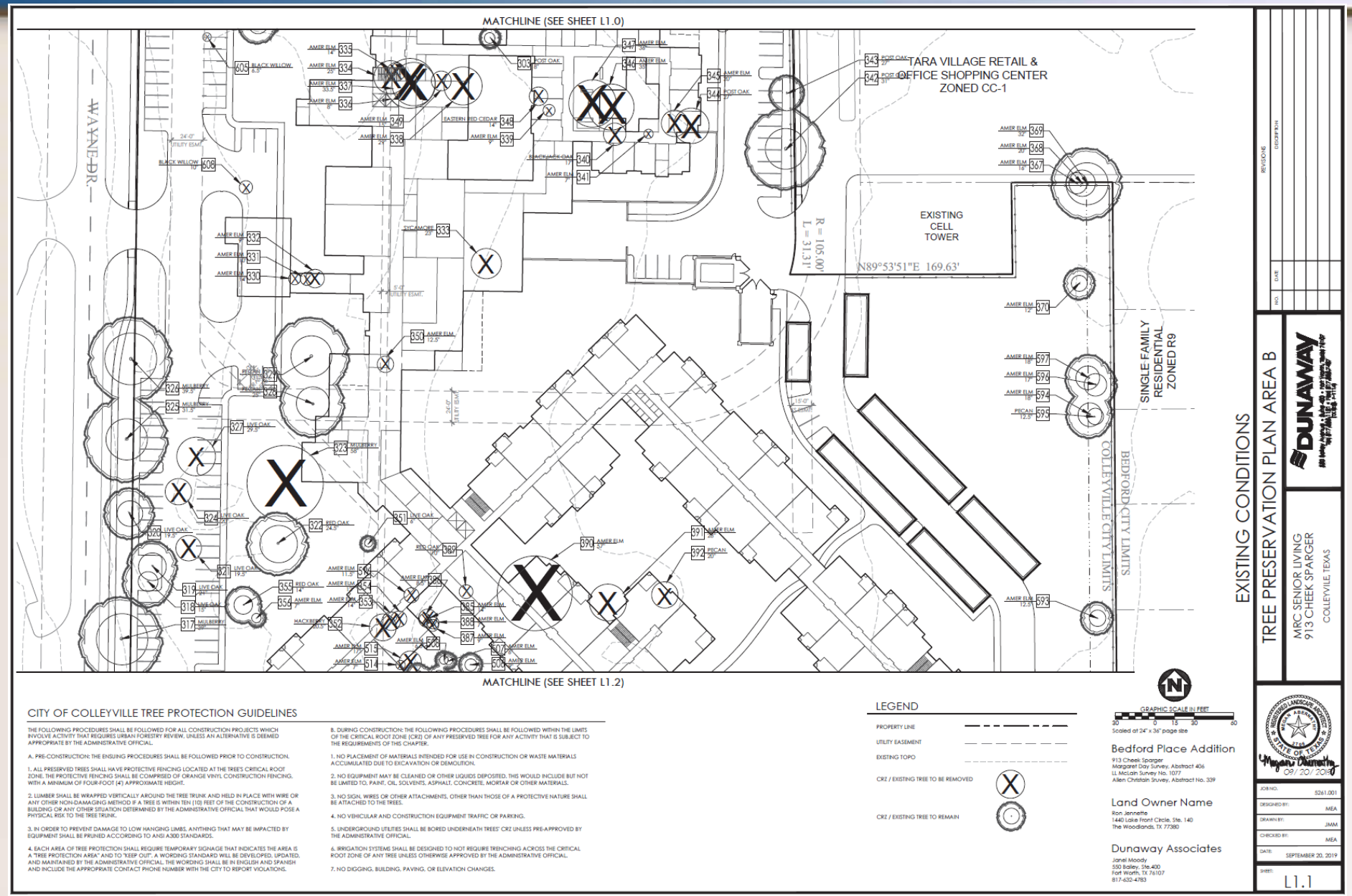

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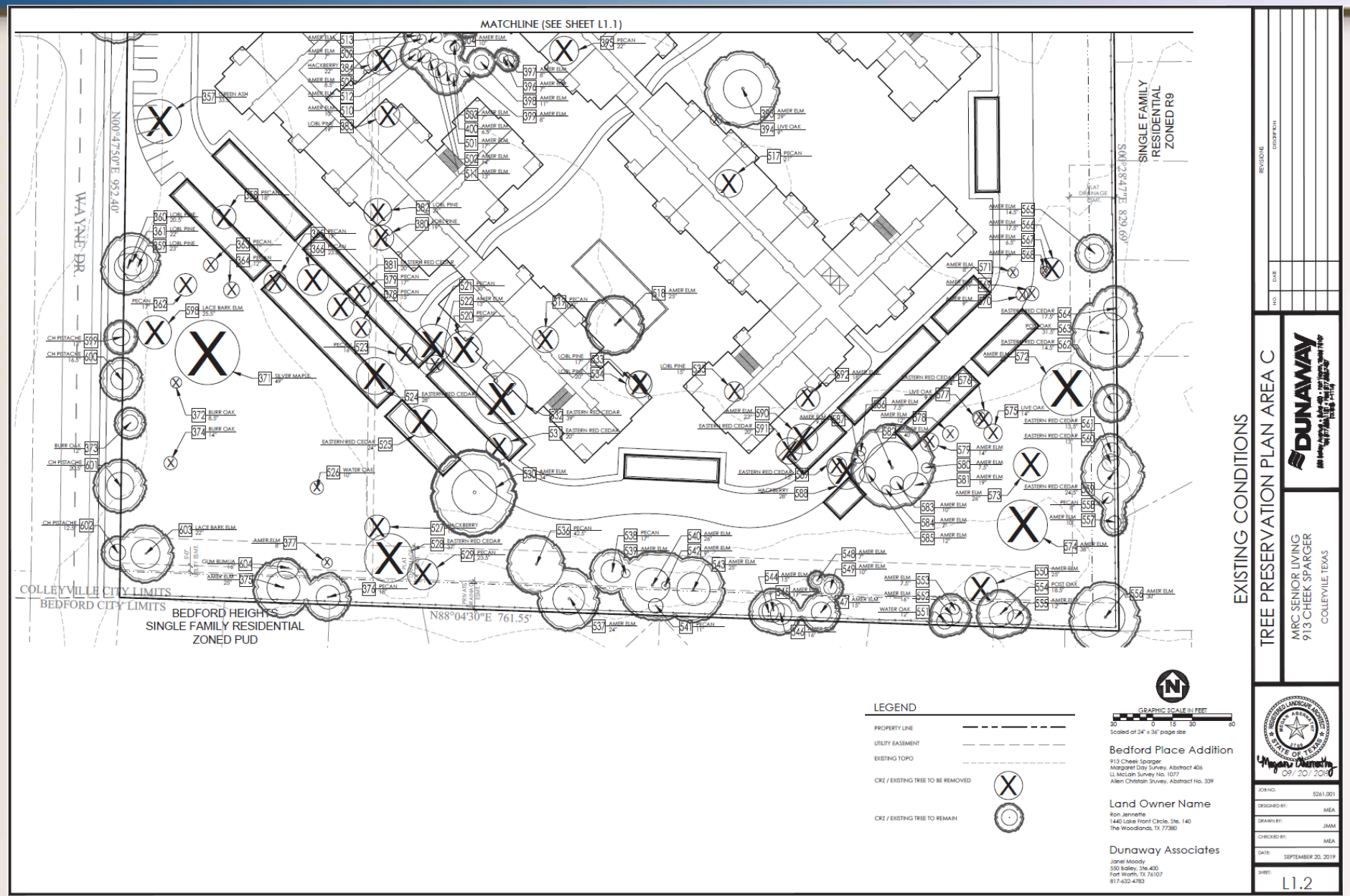
ORDINANCE O-20-2113



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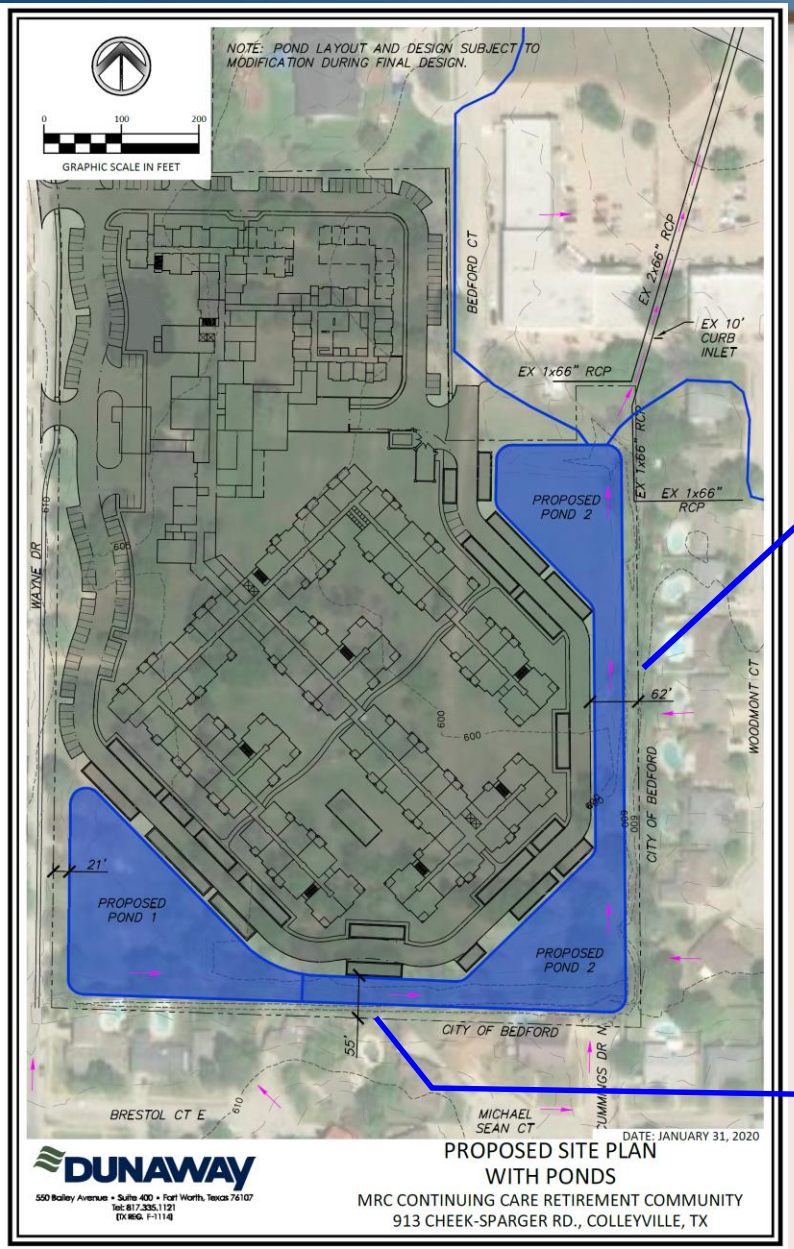
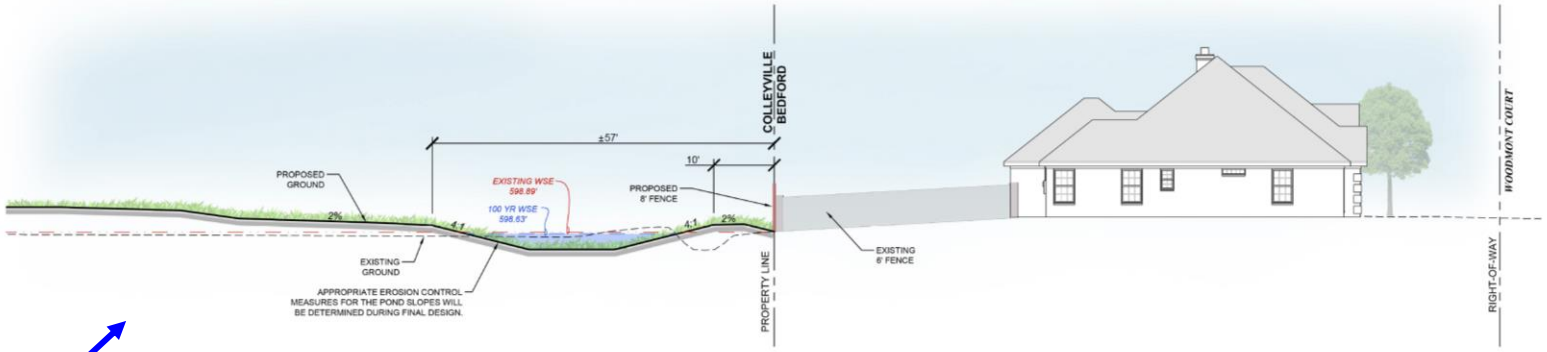
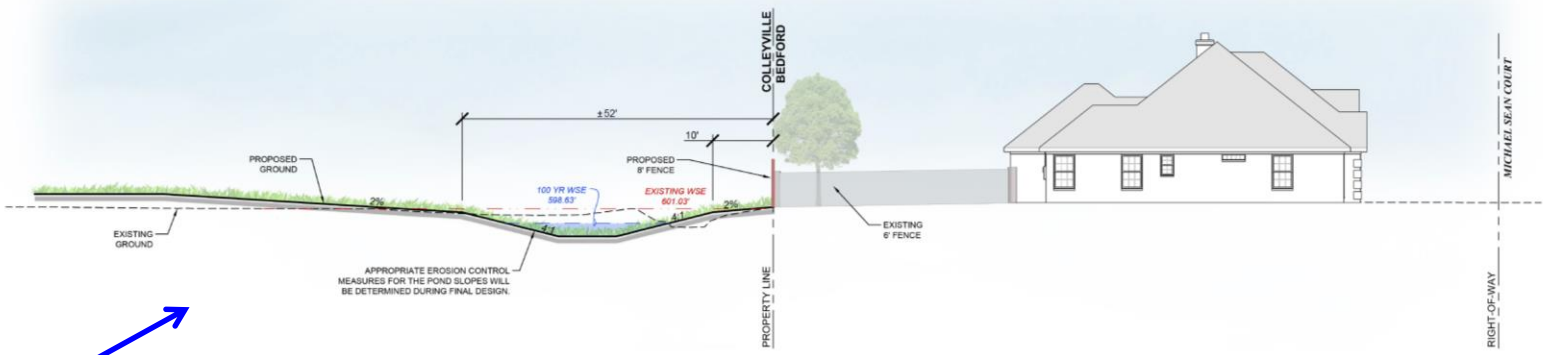




SECTION A-A

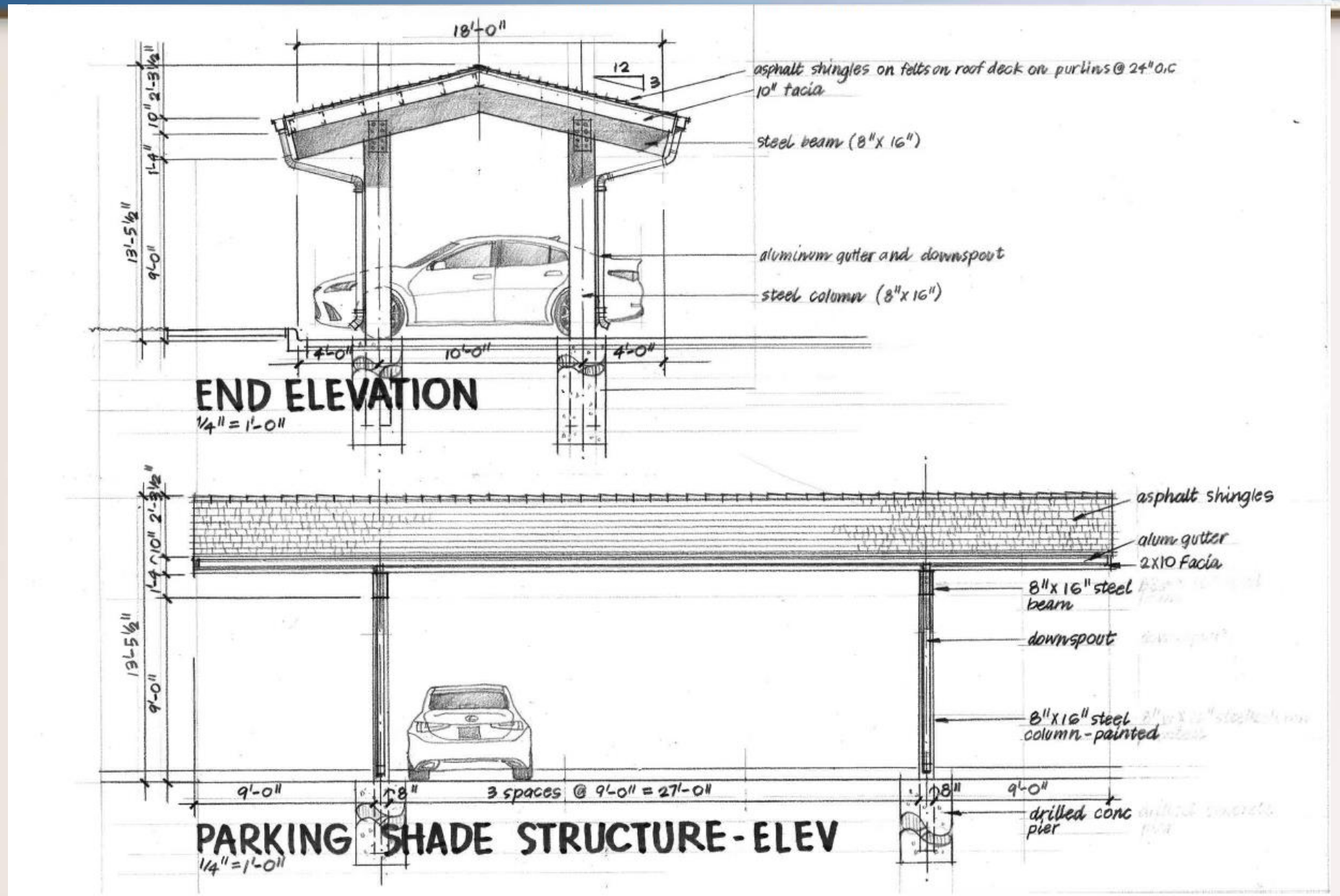
Drainage Cross Sections Exhibit



SECTION B-B

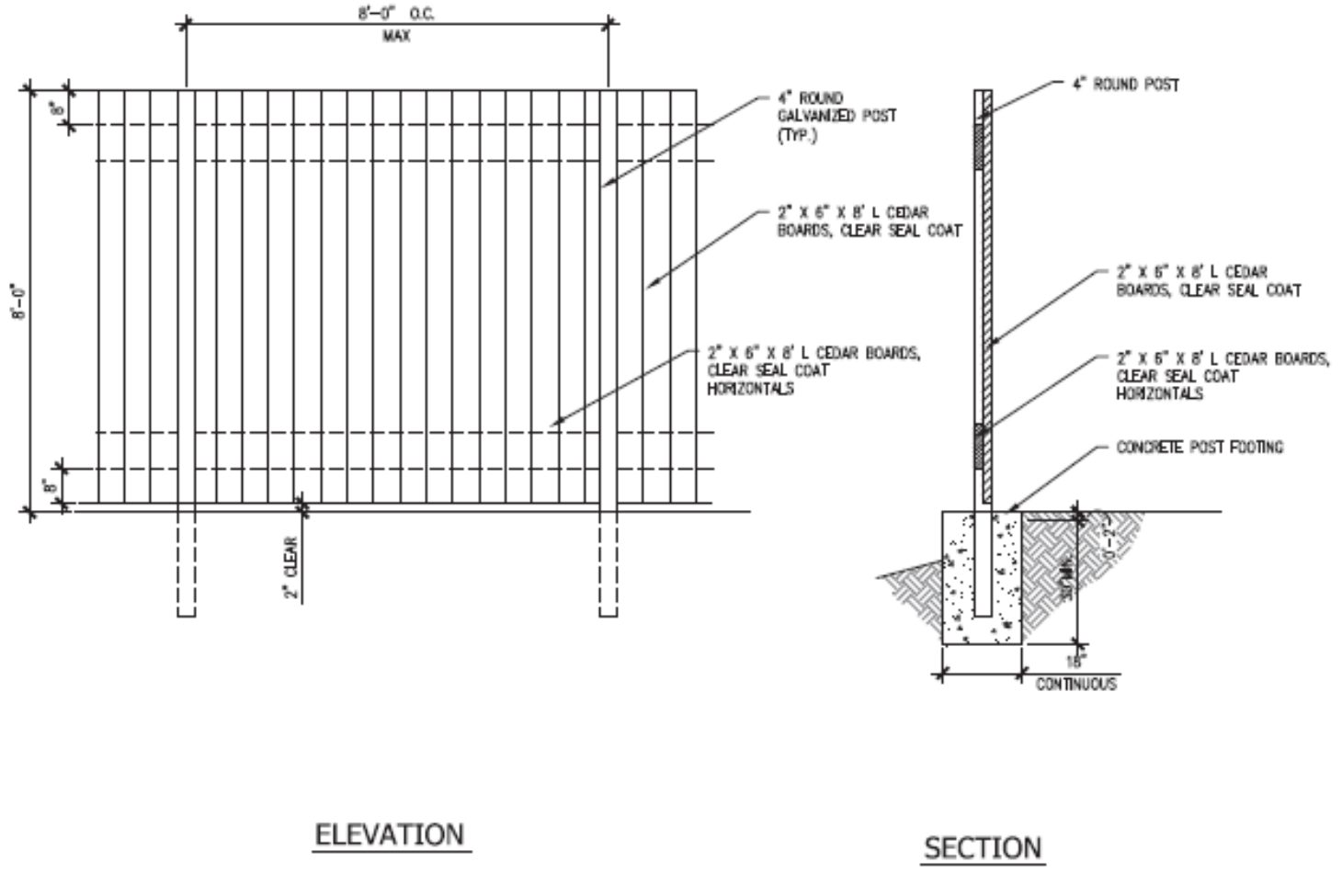
5c. FIRST READING AND PUBLIC HEARING
ORDINANCE O-20-2113

Parking Shade Structure Exhibit



5c. FIRST READING AND PUBLIC HEARING
ORDINANCE O-20-2113

Perimeter Wood Fencing Exhibit



5c. FIRST READING AND PUBLIC HEARING ORDINANCE O-20-2113

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).						

Traffic Study

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.

5c. FIRST READING AND PUBLIC HEARING ORDINANCE O-20-2113

Proposed PUD Language

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.

5c. FIRST READING AND PUBLIC HEARING ORDINANCE O-20-2113

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. 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.

5c. FIRST READING AND PUBLIC HEARING ORDINANCE O-20-2113

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.

5c. FIRST READING AND PUBLIC HEARING ORDINANCE O-20-2113

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”.

5c. FIRST READING AND PUBLIC HEARING ORDINANCE O-20-2113

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.

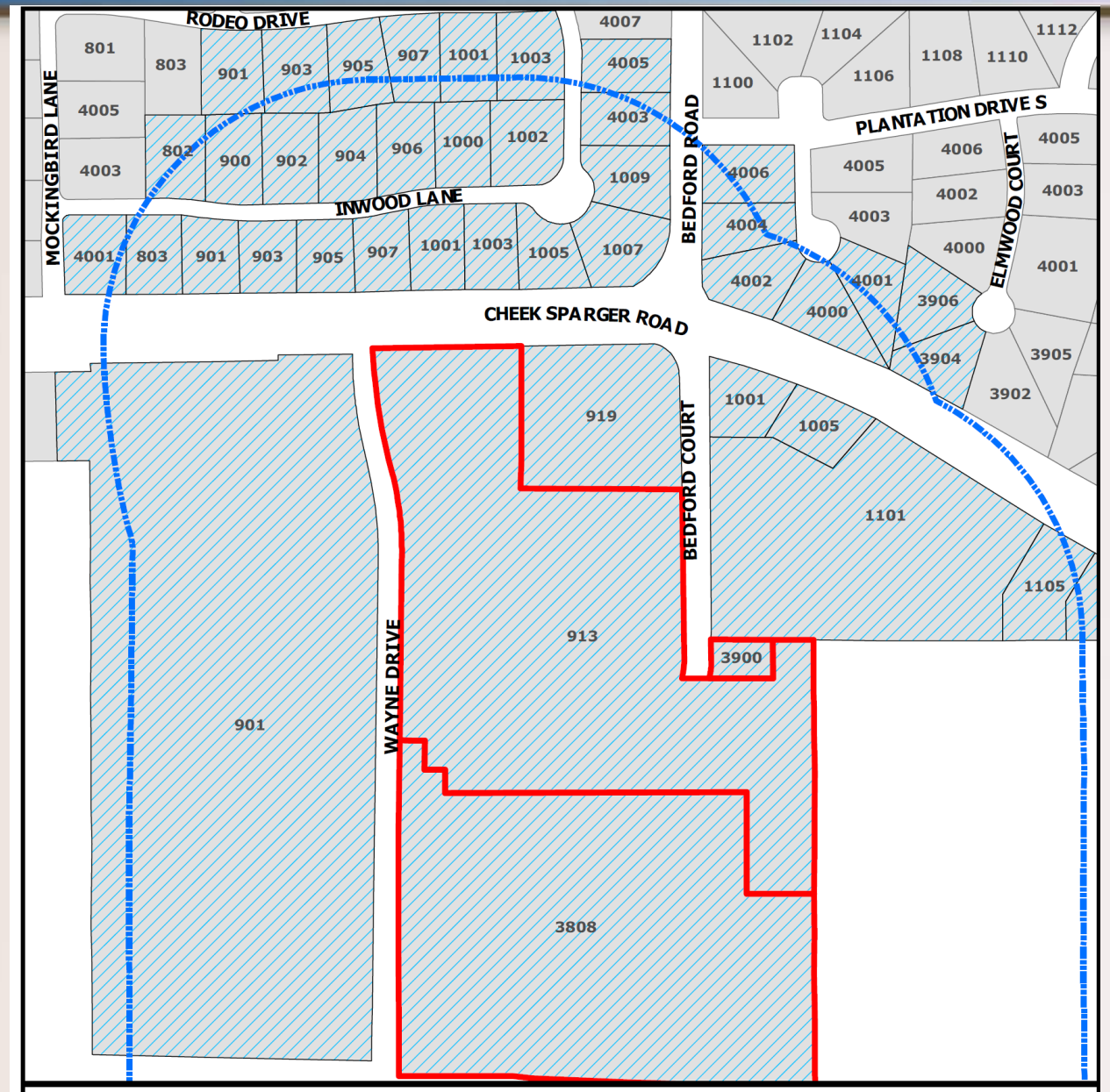
(5) Any change to the terms of this section shall require an amendment to this ordinance.

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.

5c. FIRST READING AND PUBLIC HEARING
ORDINANCE O-20-2113

Notification Map



5c. FIRST READING AND PUBLIC HEARING ORDINANCE O-20-2113

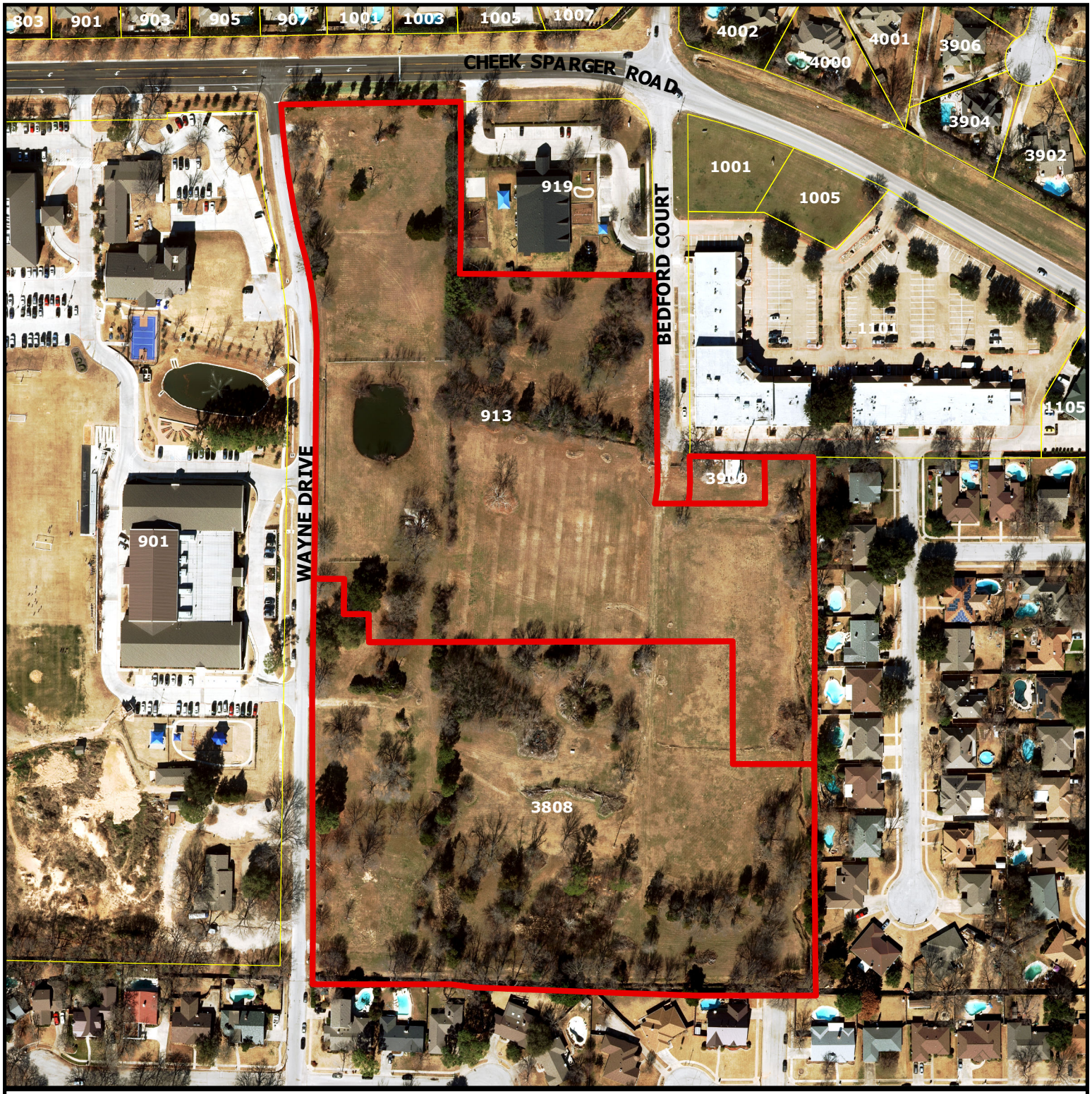
Summary

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.

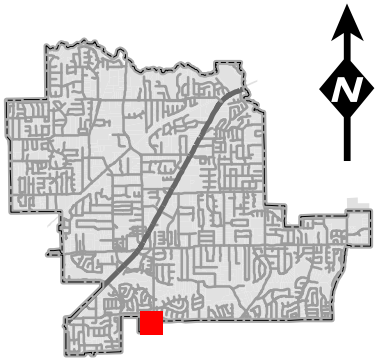
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC19-009

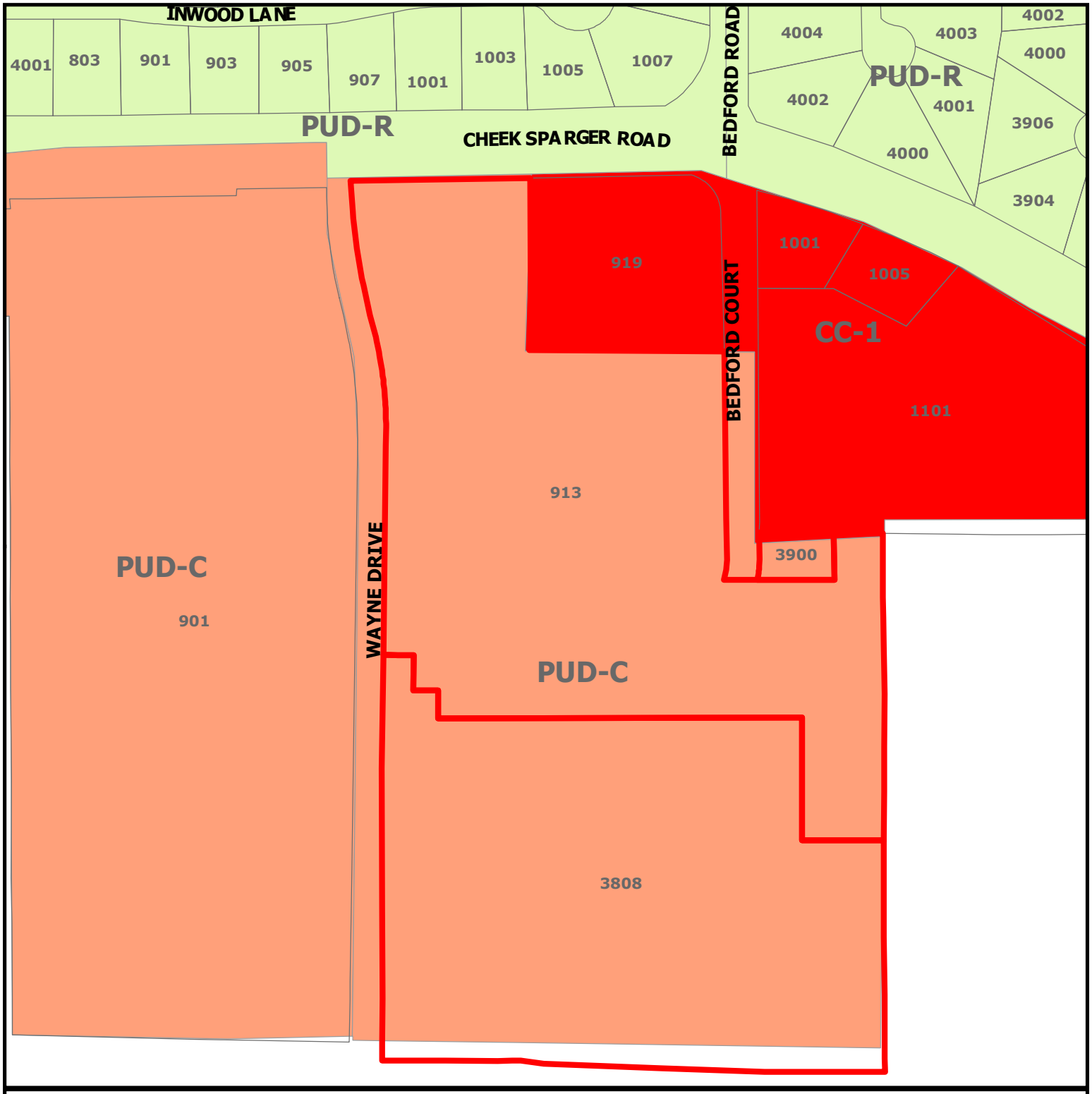
913 Cheek Sparger Rd,
3808 Wayne Dr, and 3900 Bedford Ct



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

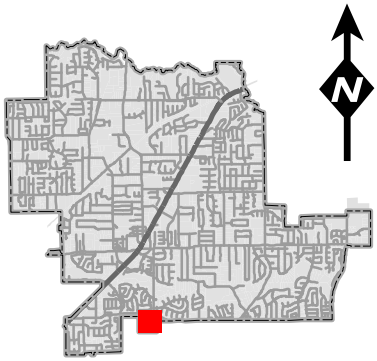
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC19-009

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



DISCLAIMER:
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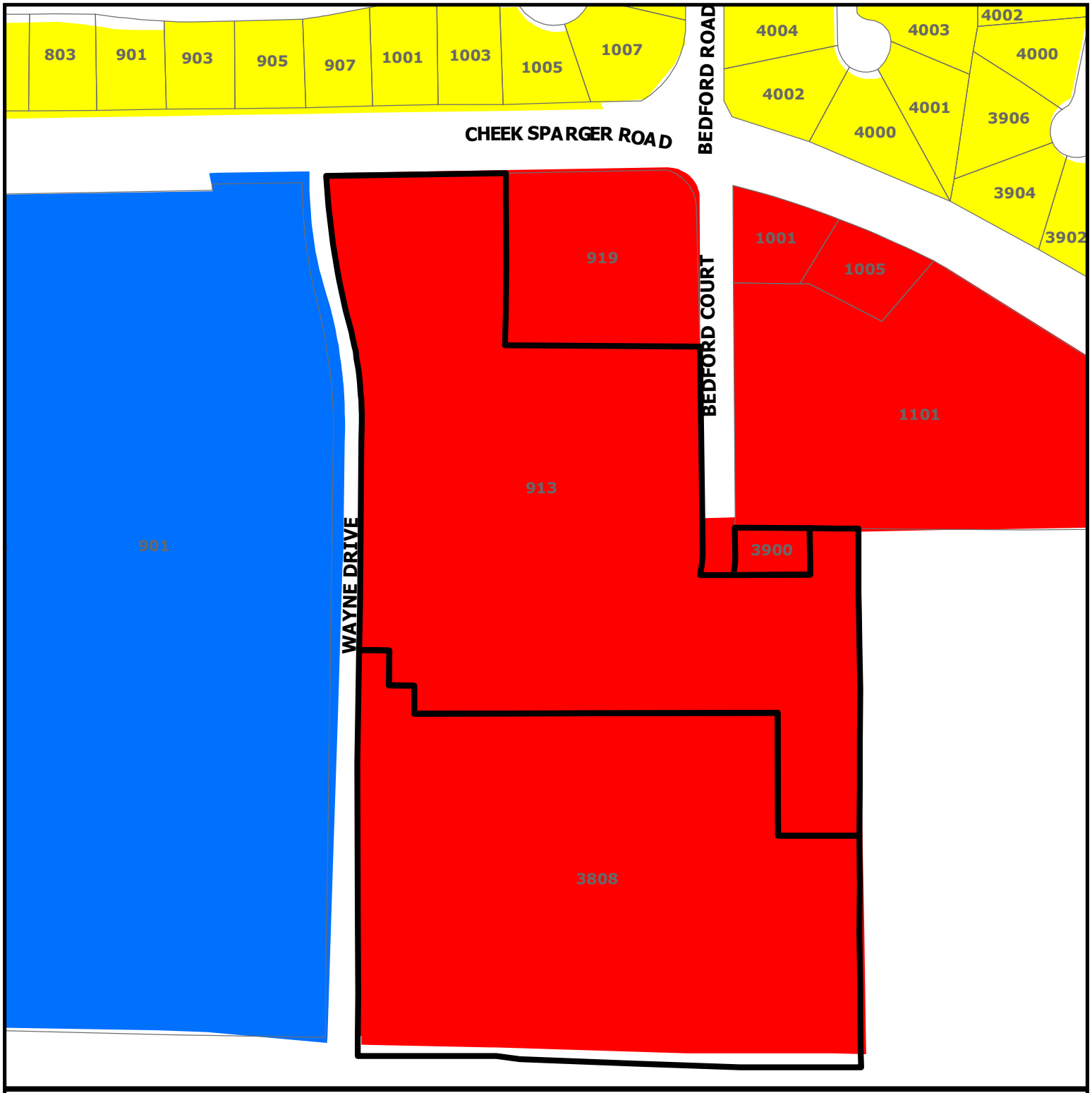
Subject Property

Future Land Use Map



ZC19-009

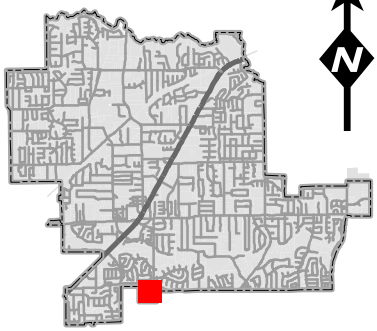
913 Cheek Sparger Rd, 3808 Wayne Dr, and 3900 Bedford Ct

Subject Property

Residential

Commercial

Institutional



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Statement of Planning Objectives

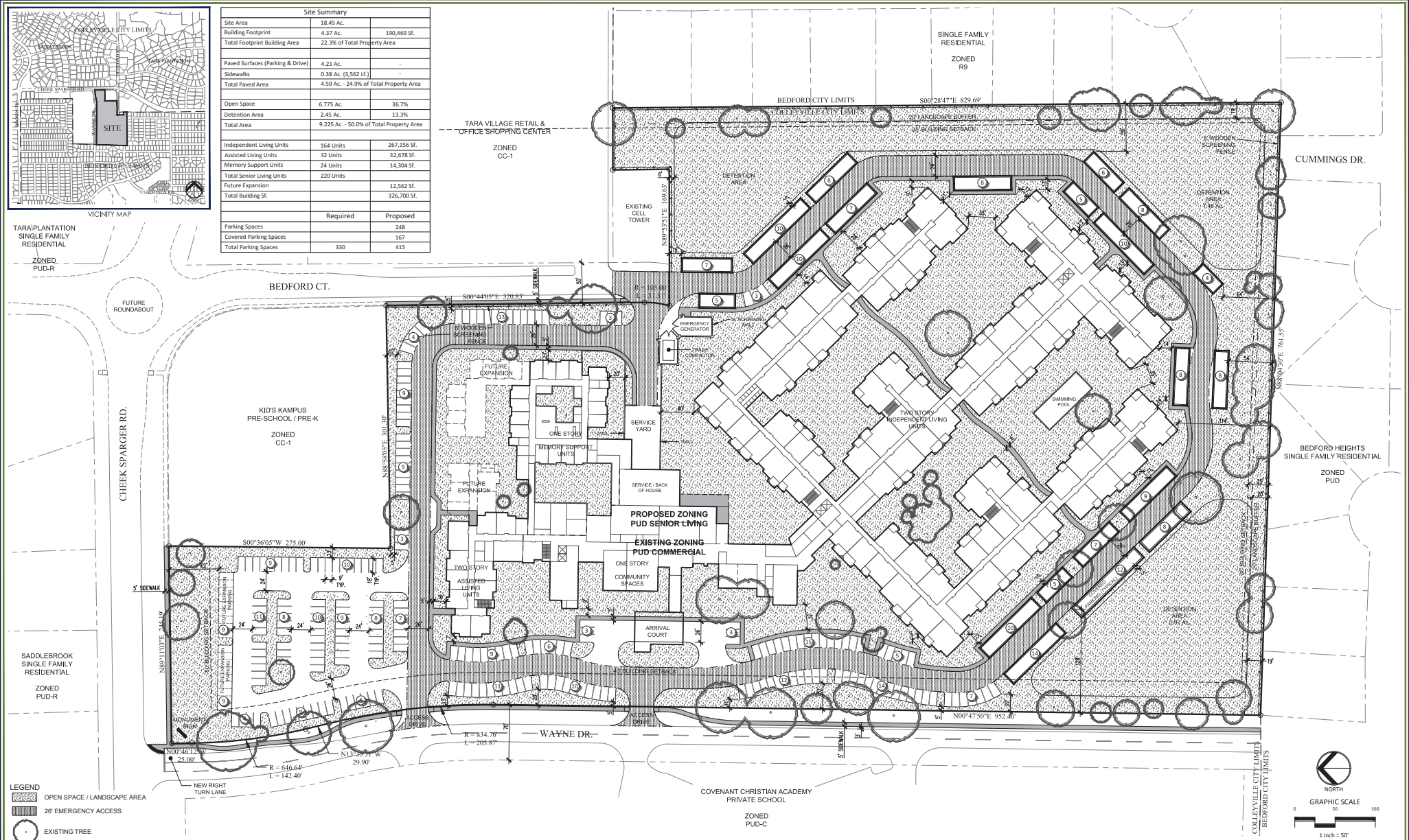
The Colleyville Senior Living Community will provide a master planned, life care retirement community with three levels of service: independent living (IL), assisted living (AL), and memory support (MS).

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 Summary		
Site Area	18.45 Ac.	
Building Footprint	4.37 Ac.	190,469 Sf.
Total Footprint Building Area	22.3% of Total Property Area	
Paved Surfaces (Parking & Drive)	4.21 Ac.	-
Sidewalks	0.38 Ac. (3,562 Lf.)	-
Total Paved Area	4.59 Ac. - 24.9% of Total Property Area	
Open Space	6.775 Ac.	36.7%
Detention Area	2.45 Ac.	13.3%
Total Area	9.225 Ac. - 50.0% of Total Property Area	
Independent Living Units	164 Units	267,156 Sf.
Assisted Living Units	32 Units	32,678 Sf.
Memory Support Units	24 Units	14,304 Sf.
Total Senior Living Units	220 Units	
Future Expansion		12,562 Sf.
Total Building Sf.		326,700 Sf.
	Required	Proposed
Parking Spaces		248
Covered Parking Spaces		167
Total Parking Spaces	330	415

NOTES:
1. 18.45 acres platted as Heritage Farms, Block A, Lot 1.
2. No FEMA 100 Year Floodplain on property.
3. Parking Spaces are 9' x 18'.
4. Detailed landscaping and planting plans will be prepared with final construction plans for many open space/landscape areas. This includes foundation plantings, courtyard areas and along Wayne Drive to screen parking.

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

ENGINEER/PLANNER:
DUNAWAY

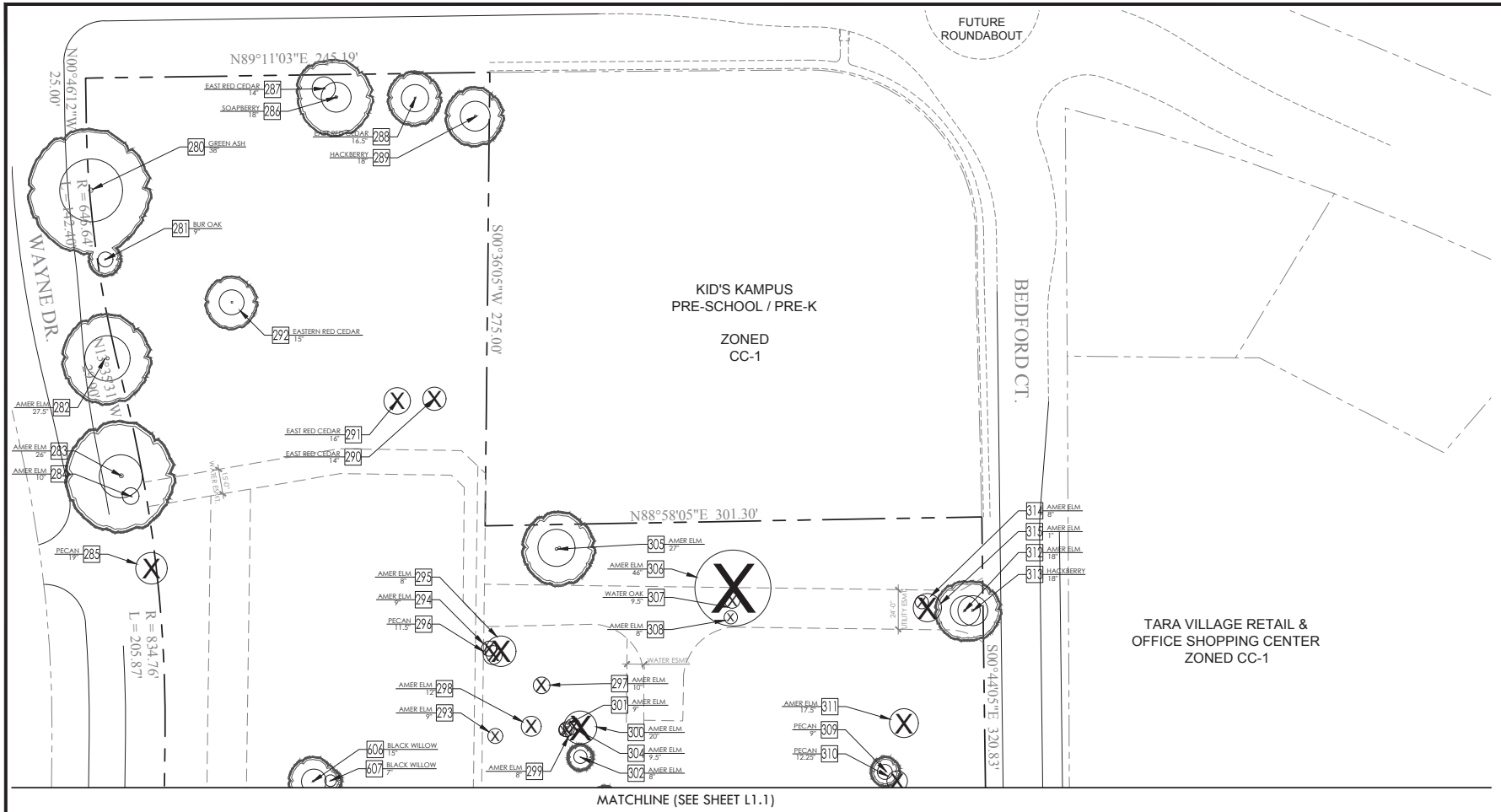
MASTER PLAN
for
MRC COLLEYVILLE SENIOR LIVING COMMUNTY
October 28, 2019

PUD Site Plan for Senior Living PUD
Zoning Amendment

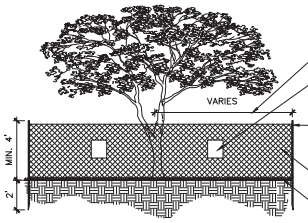
Site Aerial

18.45 Gross Acres

Tree Preservation Plan



SEE TREE PROTECTION GUIDELINES SHEET L1.0



Ⓐ **TREE PROTECTION FENCING DETAIL**
SCALE: NTS

TREE PROTECTION NOTES:

1. A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE TO BE PRESERVED. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY 2' BEYOND THE DRIPLINE OF THE EXISTING TREE.
2. WHERE CONSTRUCTION OCCURS WITHIN THE ROOT PROTECTION ZONE THE TREE PROTECTION FENCING IS TO BE SET 4' FROM THE NEW CONSTRUCTION.
3. TREE TRUNK PROTECTION IS REQUIRED FOR ALL TREE TRUNKS IN AREAS WHERE CONSTRUCTION OCCURS WITHIN THE ROOT PROTECTION ZONE.
4. ALL ROOTS LARGER THAN ONE-INCH DIAMETER ARE TO BE CUT CLEANLY AND OAK WOUNDS PAINTED WITH APPROVED TREE PAINT WITHIN 30 MINUTES.
5. NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE.
6. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
7. NO GRADE CHANGES MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
8. ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL OAK WOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION.

NO ENTRY
TREE PROTECTION AREA
DO NOT REMOVE FENCING
DO NOT MODIFY FENCING
REPORT VIOLATORS TO: 817-503-1030

PROHIBIDO ENTRAR
ZONA DE PROTECCION DE ARBOL
NO RETIRE LA CERCA
NO MODIFQUE LA CERCA
LLAME ESTE NUMERO DE TELEFONO PARA
VIOLACIONES: 817-503-1030

Ⓑ **TREE PROTECTION SIGNAGE**
SCALE: NTS

LEGEND

- PROPERTY LINE
- UTILITY EASEMENT
- EXISTING TOPO
- CRZ / EXISTING TREE TO BE REMOVED
- CRZ / EXISTING TREE TO REMAIN

GRAPHIC SCALE IN FEET
30 0 15 30 60
Scaled at 24" x 36" page size

Bedford Place Addition

913 Cheek Sparger
Margaret Day Survey, Abstract 406
Lt. McLain Survey No. 1077
Allen Christain Sruvey, Abstract No. 339

Land Owner Name

Ran Jennette
1440 Lake Front Circle, Ste. 140
The Woodlands, TX 77380

Dunaway Associates

Janel Moody
550 Bailey, Ste.400
Fort Worth, TX 76107
817-632-4783

REVISIONS

NO.	DATE	DESCRIPTION

EXISTING CONDITIONS

TREE PRESERVATION PLAN AREA A

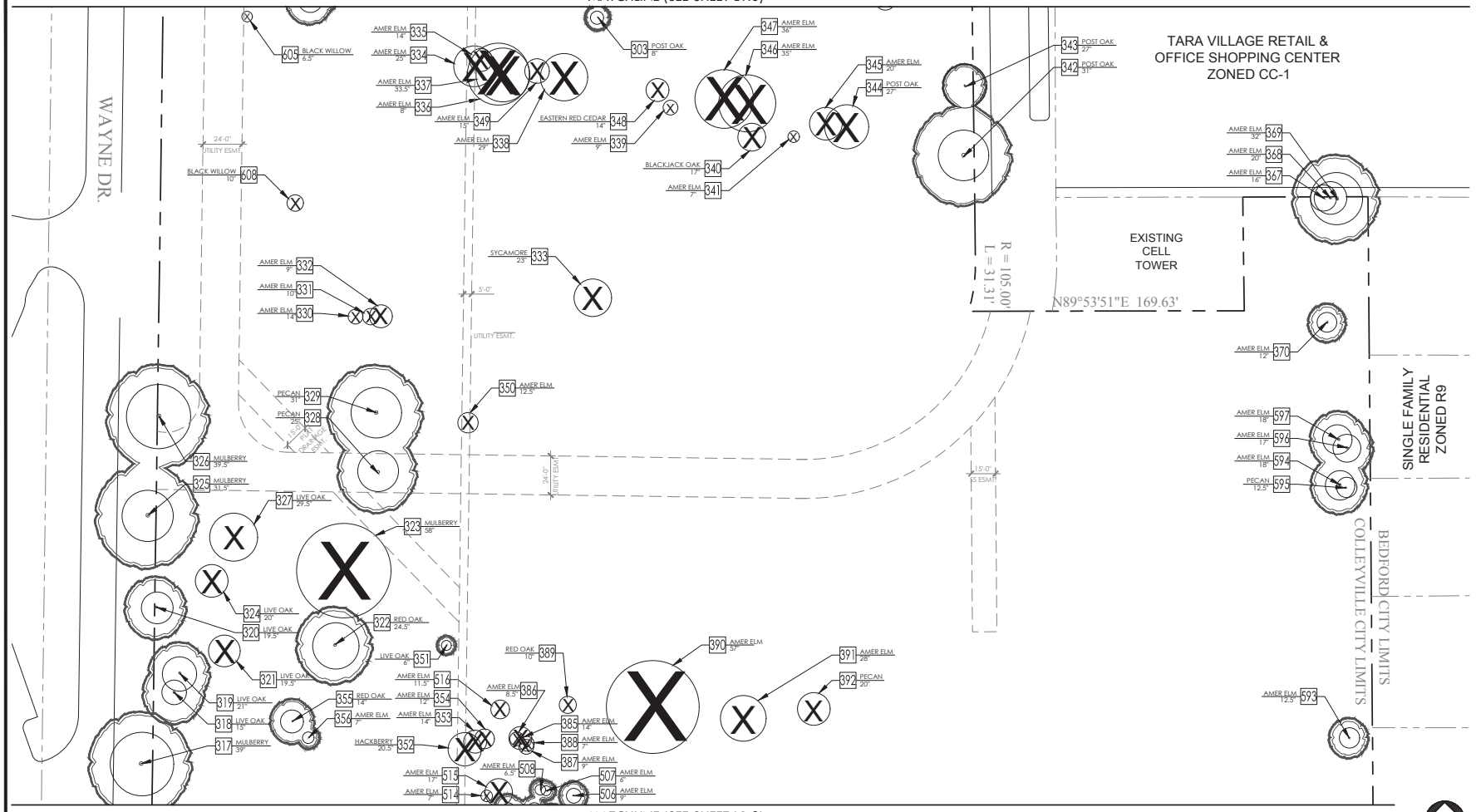
MRC SENIOR LIVING
913 CHEEK SPARGER
COLLEYVILE, TEXAS

DUNAWAY

REGISTERED LANDSCAPE ARCHITECT
MEGAN ABERNETHY
STATE OF TEXAS
2705
Megan Abernethy
10/28/2019

JOB NO.	5261.001
DESIGNED BY:	MEA
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	OCTOBER 28, 2019
SHEET:	L1.0

Tree Preservation Plan



CITY OF COLLEYVILLE TREE PROTECTION GUIDELINES

THE FOLLOWING PROCEDURES SHALL BE FOLLOWED FOR ALL CONSTRUCTION PROJECTS WHICH INVOLVE ACTIVITY THAT REQUIRES URBAN FORESTRY REVIEW, UNLESS AN ALTERNATIVE IS DEEMED APPROPRIATE BY THE ADMINISTRATIVE OFFICIAL.

A. PRE-CONSTRUCTION: THE ENSUING PROCEDURES SHALL BE FOLLOWED PRIOR TO CONSTRUCTION.

1. ALL PRESERVED TREES SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S CRITICAL ROOT ZONE. THE PROTECTIVE FENCING SHALL BE COMPRISED OF ORANGE VINYL CONSTRUCTION FENCING, WITH A MINIMUM OF FOUR-FOOT (4') APPROXIMATE HEIGHT.

2. LUMBER SHALL BE WRAPPED VERTICALLY AROUND THE TREE TRUNK AND HELD IN PLACE WITH WIRE OR ANY OTHER NON-DAMAGING METHOD IF A TREE IS WITHIN TEN (10) FEET OF THE CONSTRUCTION OF A BUILDING OR ANY OTHER SITUATION DETERMINED BY THE ADMINISTRATIVE OFFICIAL THAT WOULD POSE A PHYSICAL RISK TO THE TREE TRUNK.

3. IN ORDER TO PREVENT DAMAGE TO LOW HANGING LIMBS, ANYTHING THAT MAY BE IMPACTED BY EQUIPMENT SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS.

4. EACH AREA OF TREE PROTECTION SHALL REQUIRE TEMPORARY SIGNAGE THAT INDICATES THE AREA IS A "TREE PROTECTION AREA" AND TO "KEEP OUT". A WORDING STANDARD WILL BE DEVELOPED, UPDATED, AND MAINTAINED BY THE ADMINISTRATIVE OFFICIAL. THE WORDING SHALL BE IN ENGLISH AND SPANISH AND INCLUDE THE APPROPRIATE CONTACT PHONE NUMBER WITH THE CITY TO REPORT VIOLATIONS.

B. DURING CONSTRUCTION: THE FOLLOWING PROCEDURES SHALL BE FOLLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE (CRZ) OF ANY PRESERVED TREE FOR ANY ACTIVITY THAT IS SUBJECT TO THE REQUIREMENTS OF THIS CHAPTER.

1. NO PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION.

2. NO EQUIPMENT MAY BE CLEANED OR OTHER LIQUIDS DEPOSITED. THIS WOULD INCLUDE BUT NOT BE LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR OTHER MATERIALS.

3. NO SIGN, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO THE TREES.

4. NO VEHICULAR AND CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING.

5. UNDERGROUND UTILITIES SHALL BE BORED UNDERNEATH TREES' CRZ UNLESS PRE-APPROVED BY THE ADMINISTRATIVE OFFICIAL.

6. IRRIGATION SYSTEMS SHALL BE DESIGNED TO NOT REQUIRE TRENCHING ACROSS THE CRITICAL ROOT ZONE OF ANY TREE UNLESS OTHERWISE APPROVED BY THE ADMINISTRATIVE OFFICIAL.

7. NO DIGGING, BUILDING, PAVING, OR ELEVATION CHANGES.

LEGEND

PROPERTY LINE

UTILITY EASEMENT

EXISTING TOPO

CRZ / EXISTING TREE TO BE REMOVED

CRZ / EXISTING TREE TO REMAIN

GRAPHIC SCALE IN FEET
30 0 15 30 60
Scaled at 24" x 36" page size

Bedford Place Addition
913 Cheek Sparger
Margaret Day Survey, Abstract 406
LL McLain Survey No. 1077
Allen Christain Sruvey, Abstract No. 339

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

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

REVISIONS
NO. | DATE | DESCRIPTION

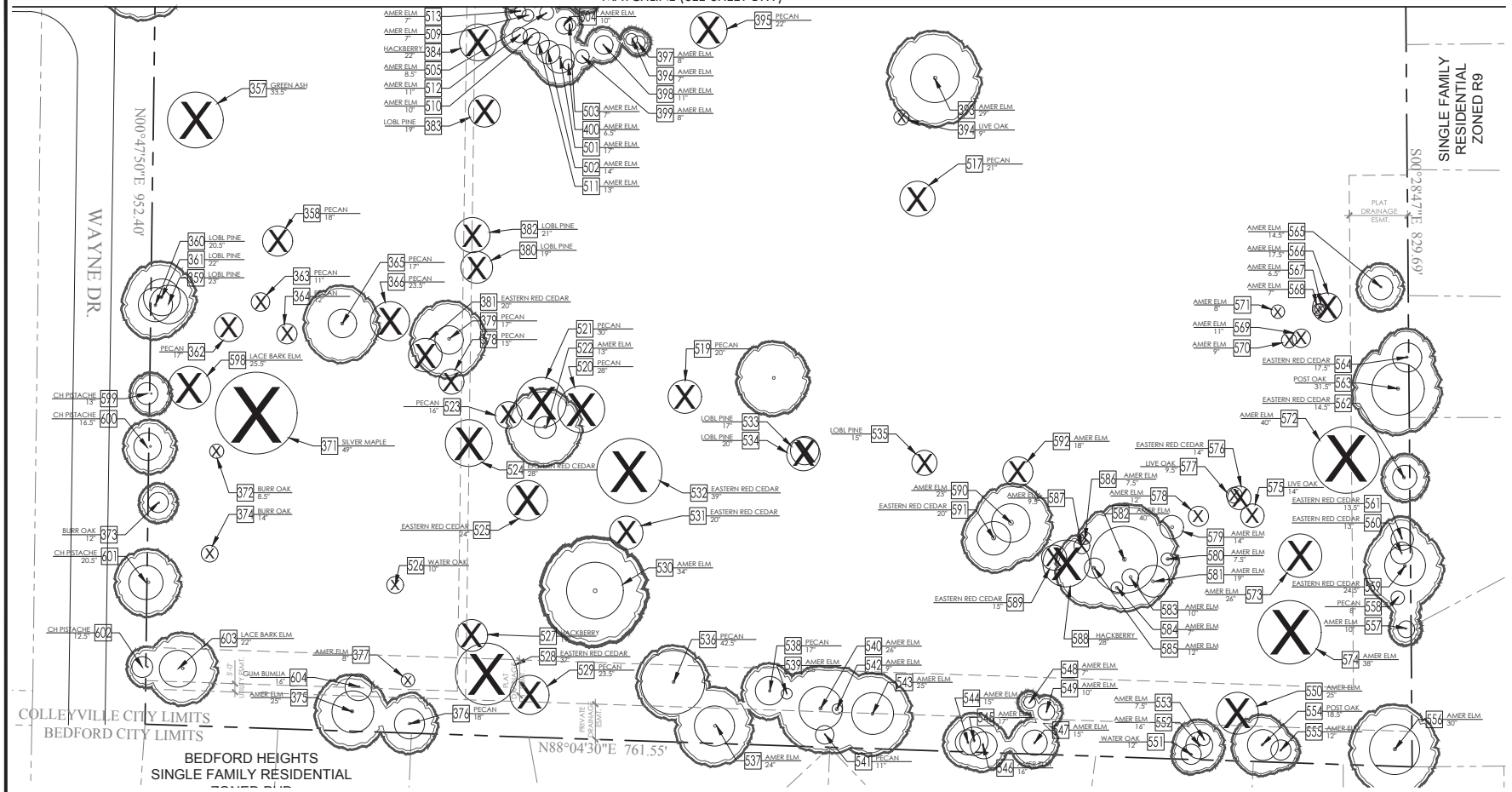
EXISTING CONDITIONS
TREE PRESERVATION PLAN AREA B
MRC SENIOR LIVING
913 CHEEK SPARGER
COLLEYVILLE, TEXAS

DUNAWAY
550 Bailey Avenue, Suite 400 • Fort Worth, Texas 76107
TBPE F-1386 • TBPLS 10194400

REGISTERED LANDSCAPE ARCHITECT
MEGAN ABERNETHY
2705
STATE OF TEXAS
10/ 28/ 2019

JOB NO. 5261.001
DESIGNED BY: MEA
DRAWN BY: JMM
CHECKED BY: MEA
DATE: OCTOBER 28, 2019
SHEET: L1.1

Tree Preservation Plan



LEGEND

PROPERTY LINE

UTILITY EASEMENT

EXISTING TOPO

CRZ / EXISTING TREE TO BE REMOVED

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Bedford Place Addition

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Land Owner Name

Ran Jennette
1440 Lake Front Circle, Ste. 140
The Woodlands, TX 77380

Dunaway Associates

Janel Moody
550 Bailey, Ste.400
Fort Worth, TX 76107
817-632-4783

REVISIONS

NO.	DATE	DESCRIPTION

DUNAWAY

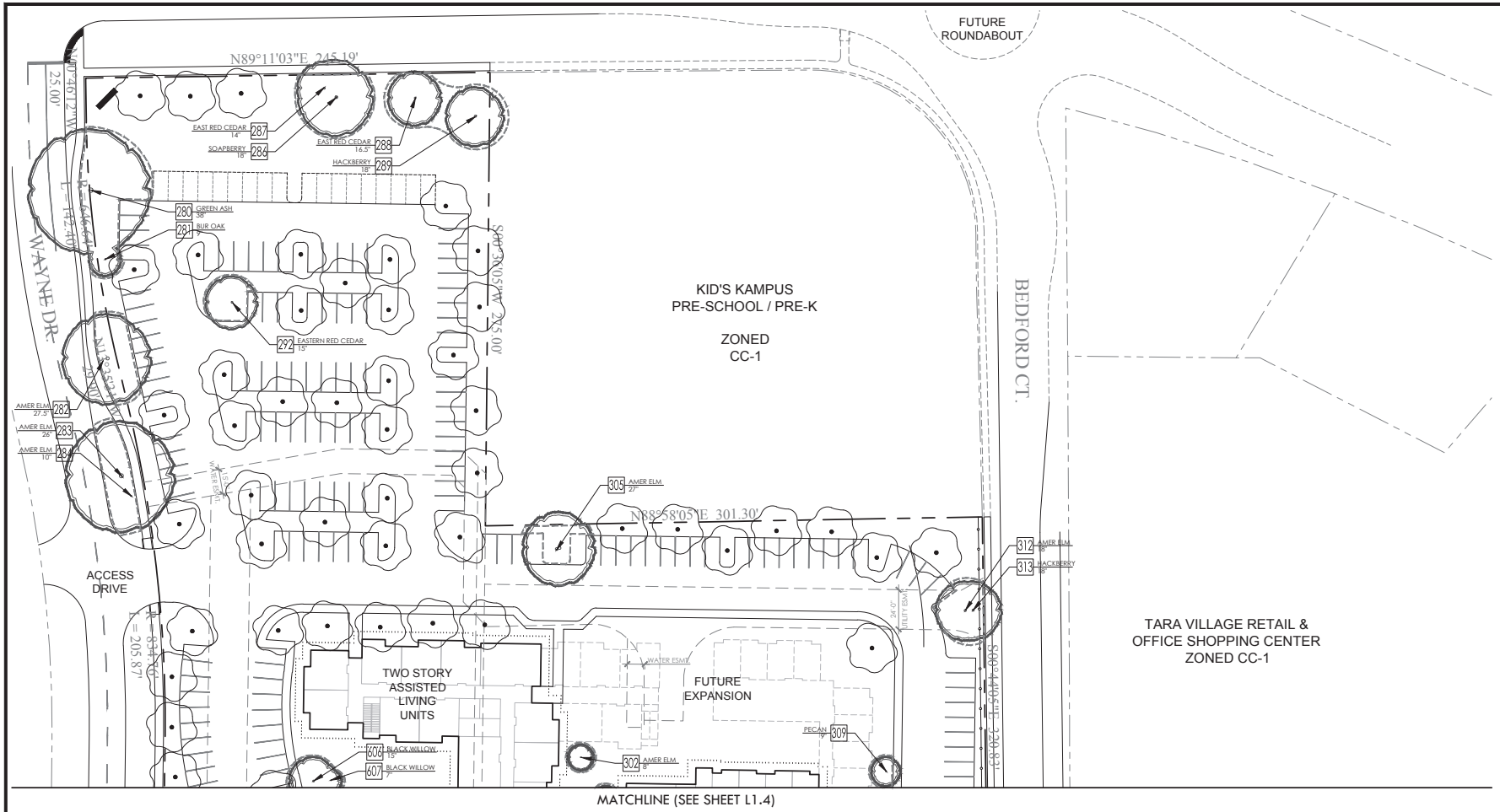
EXISTING CONDITIONS
TREE PRESERVATION PLAN AREA C
MRC SENIOR LIVING
913 CHEEK SPARGER
COLLEYVILE, TEXAS

REGISTERED LANDSCAPE ARCHITECT
MEGAN ABERNETHY
2765
STATE OF TEXAS
10/ 28/ 2019

JOB NO.	5261.001
DESIGNED BY:	MEA
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	OCTOBER 28, 2019
SHEET:	L1.2

STORAGE: Work Files/Plot Log
PLOTSTYLE: Grade.ctb
PLOTTED: Mon, Oct 28, 2019
PLOTTED AT: 11:01:17 AM

Tree Preservation Plan



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 EXEMPT AREA

EXISTING TREE TO REMAIN

TREE PROTECTION FENCING REF. L1.0 FOR DETAIL

PROPOSED LARGE TREE

GRAPHIC SCALE IN FEET
30 0 15 30 60
Scaled at 24" x 36" page size

Bedford Place Addition
913 Cheek Sparger
Margaret Day Survey, Abstract 406
Lt. McLain Survey No. 1077
Allen Christain Sruvey, Abstract No. 339

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

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

REVISIONS
NO. | DATE | DESCRIPTION

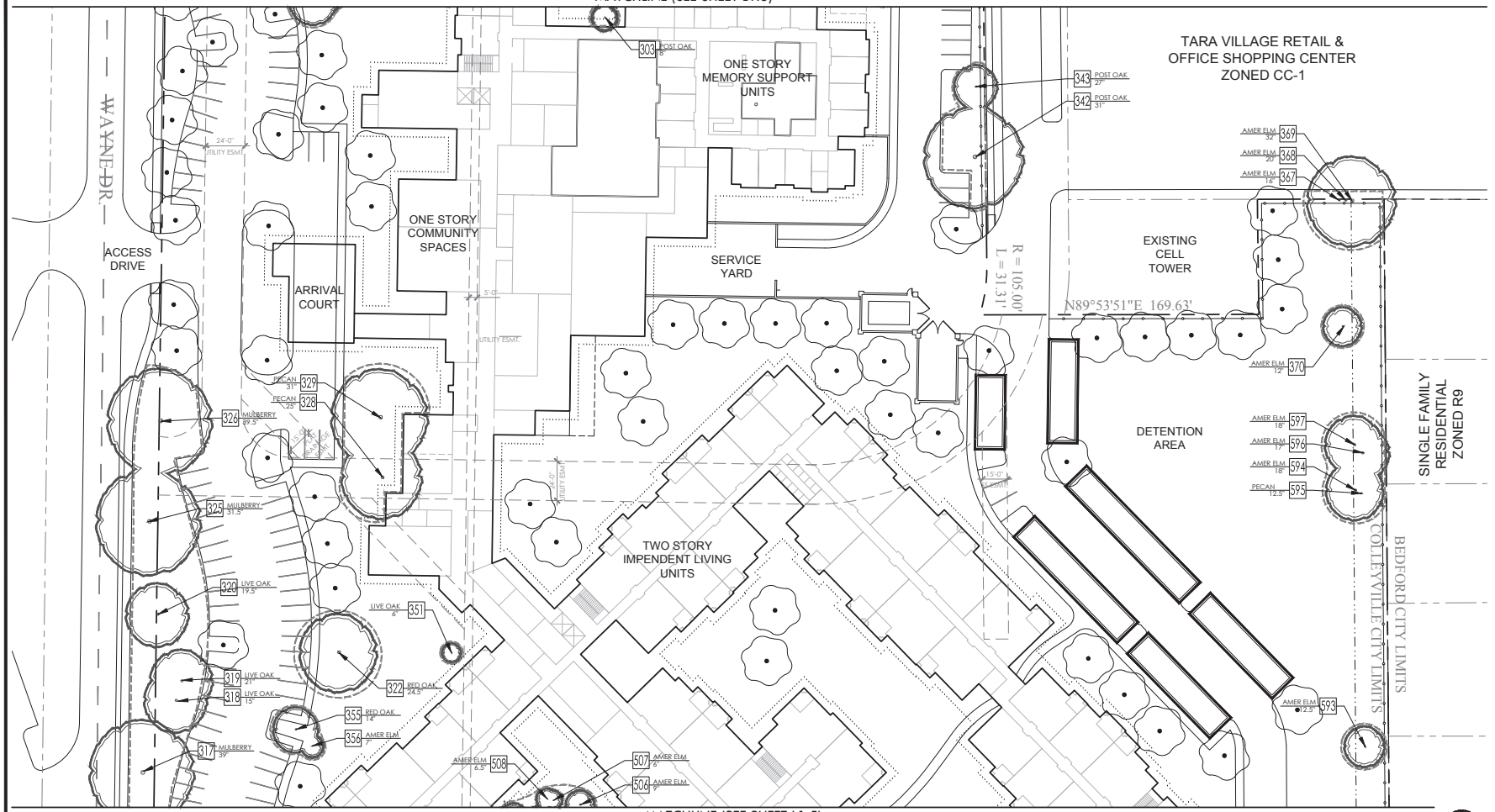
PROPOSED DEVELOPMENT
TREE PRESERVATION PLAN AREA A
MRC SENIOR LIVING
913 CHEEK SPARGER
COLLEYVILE, TEXAS

DUNAWAY

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. EBERHART
2705
STATE OF TEXAS
Megan Eberhart 10/28/2019

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

Tree Preservation Plan



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 EXEMPT AREA

EXISTING TREE TO REMAIN

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PROPOSED LARGE TREE

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The Woodlands, TX 77380

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

REVISIONS
NO. | DATE | DESCRIPTION

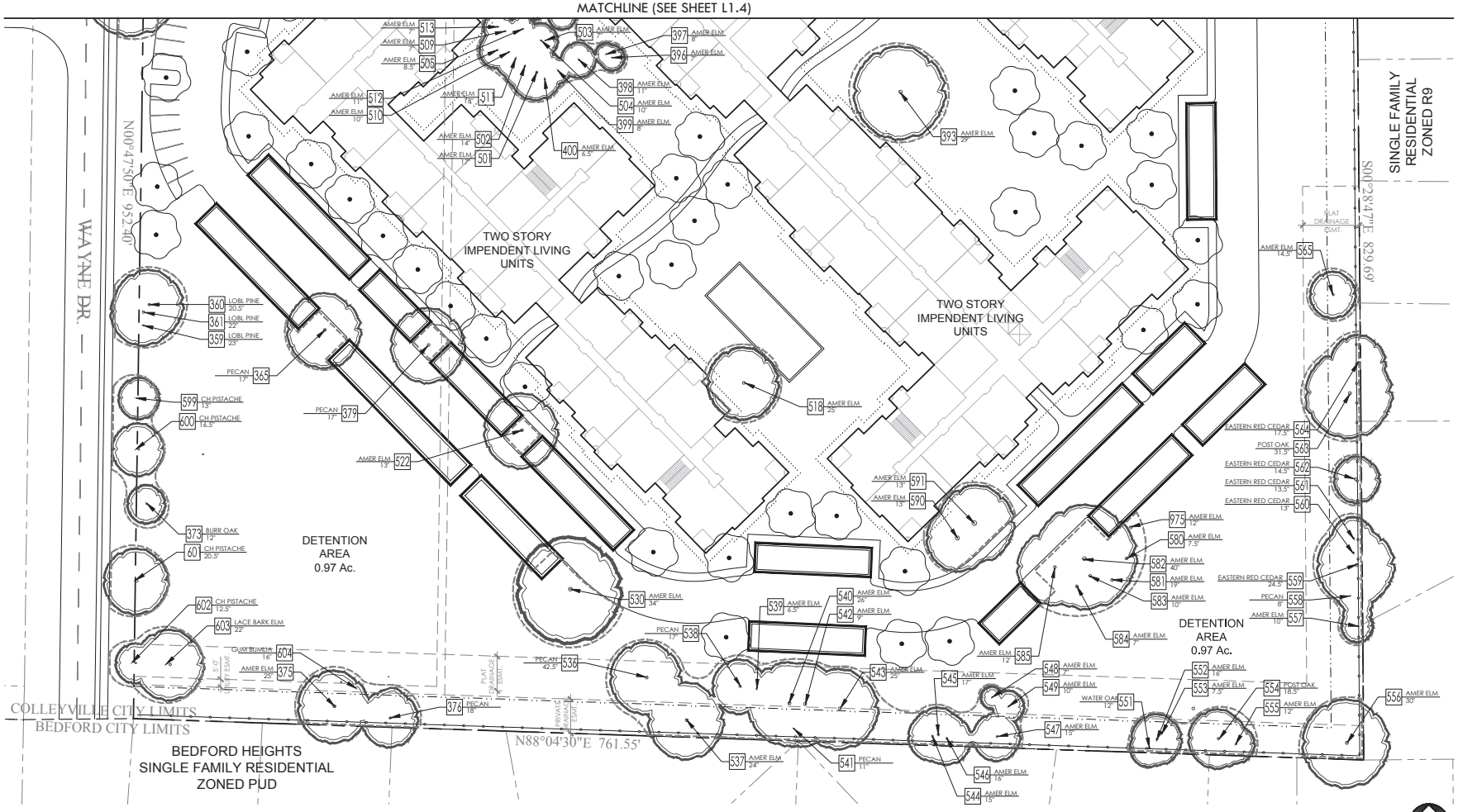
PROPOSED DEVELOPMENT
TREE PRESERVATION PLAN AREA B
MRC SENIOR LIVING
913 CHEEK SPARGER
COLLEYVILE, TEXAS

DUNAWAY

REGISTERED LANDSCAPE ARCHITECT
MEGAN ABERNETHY
2705
STATE OF TEXAS
10/ 28/ 2019

JOB NO. 5261.001
DESIGNED BY: MEA
DRAWN BY: JMM
CHECKED BY: MEA
DATE: OCTOBER 28, 2019
SHEET: L2.1

Tree Preservation Plan



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 EXEMPT AREA
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCING REF. L1.0 FOR DETAIL
- PROPOSED LARGE TREE

GRAPHIC SCALE IN FEET
30 0 15 30 60
Scaled at 24" x 36" page size

Bedford Place Addition
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Land Owner Name
Ron Jennette
1440 Lake Front Circle, Ste. 140
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Dunaway Associates
Janet Moody
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817-632-4783

PROPOSED DEVELOPMENT
TREE PRESERVATION PLAN AREA C
MRC SENIOR LIVING
913 CHEEK SPARGER
COLLEYVILE, TEXAS

REVISIONS

NO.	DATE	DESCRIPTION

DUNAWAY

REGISTERED LANDSCAPE ARCHITECT MEGAN ABERNATHY 2745 STATE OF TEXAS
10/28/2019

JOB NO.	5261.001
DESIGNED BY:	MEA
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	OCTOBER 28, 2019
SHEET:	L2.2

Tree Preservation Plan

TAG NUMBER	CALIPER INCHES	CANOPY SF	SPECIES	EXCLUSIONS	REMOVE/PRESERVE
1280	38	4534.2	**Green Ash / HERITAGE**		PRESERVE
1281	9	254.3	Burr Oak		PRESERVE
1282	27.5	2374.6	American Elm / **HERITAGE**	OFFSITE	PRESERVE
1283	26	2122.6	American Elm / **HERITAGE**	OFFSITE	PRESERVE
1284	10	314.0	American Elm	OFFSITE	PRESERVE
1285	19	1133.5	Pecan	OFFSITE	REMOVE
1286	18	1017.4	Soapberry		PRESERVE
1287	14	615.4	Eastern Red Cedar		PRESERVE
1288	16.5	854.9	Eastern Red Cedar		PRESERVE
1289	18	1017.4	Hackberry	NON-PROTECTED	PRESERVE
1290	14	615.4	Eastern Red Cedar		REMOVE
1291	16	803.8	Eastern Red Cedar		REMOVE
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	18.5	1074.7	American Elm	CBE	REMOVE
1297	10	314.0	American Elm	CBE	REMOVE
1298	12	452.2	American Elm	CBE	REMOVE
1299	8	201.0	American Elm	CBE	REMOVE
1300	9.5	283.4	American Elm	CBE	REMOVE
1301	9	254.3	American Elm	CBE	REMOVE
1302	8	201.0	American Elm		PRESERVE
1303	8	201.0	Post Oak		PRESERVE
1304	20	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	9	254.3	Pecan		PRESERVE
1310	12.5	490.6	Pecan		REMOVE
1311	17.5	961.6	American Elm		REMOVE
1312	18	1017.4	American Elm		PRESERVE
1313	18	1017.4	Hackberry	NON-PROTECTED	PRESERVE
1314	8	201.0	American Elm		REMOVE
1315	17	907.5	American Elm, multi		REMOVE
1317	39	4775.9	Mulberry / **HERITAGE**	OFFSITE	PRESERVE
1318	15	706.5	Live Oak		PRESERVE
1319	21	1384.7	Live Oak		PRESERVE
1320	19.5	1194.0	Live Oak		PRESERVE
1321	19.5	1194.0	Live Oak		REMOVE
1322	24.5	1884.8	Red Oak		PRESERVE
1323	58	10563.0	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	29.5	2732.6	**Live Oak, multi / HERITAGE**		REMOVE
1328	25	1962.5	Pecan / **HERITAGE**		PRESERVE
1329	31	3017.5	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**	CBE	REMOVE
1335	14	615.4	American Elm	CBE	REMOVE
1336	8	201.0	American Elm	CBE	REMOVE
1337	33.5	3523.9	**American Elm / HERITAGE**	CBE	REMOVE
1338	29	2640.7	**American Elm / HERITAGE**	CBE	REMOVE
1339	9	254.3	American Elm	CBE	REMOVE
1340	17	907.5	**Blackjack Oak / HERITAGE**	CBE	REMOVE
1341	7	153.9	American Elm	CBE	REMOVE
1342	31	3017.5	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**	CBE	REMOVE
1347	36	4069.4	**American Elm / HERITAGE**	CBE	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	113.0	Live Oak		PRESERVE
1352	20.5	1319.6	Hackberry, multi	NON-PROTECTED	REMOVE
1353	14	615.4	American Elm		REMOVE
1354	12	452.2	American Elm		REMOVE
1355	14	615.4	Red Oak		PRESERVE
1356	7	153.9	American Elm		PRESERVE
1357	33.5	3523.9	Green Ash		REMOVE
1358	18	1017.4	Pecan		REMOVE
1359	23	1661.1	Loblolly Pine		PRESERVE
1360	20.5	1319.6	Loblolly Pine		PRESERVE
1361	22	1519.8	Loblolly Pine		PRESERVE
1362	17	907.5	Pecan		REMOVE
1363	11	379.9	Pecan		REMOVE
1364	12	452.2	Pecan		REMOVE
1365	17	907.5	Pecan, multi		PRESERVE
1366	23.5	1734.1	Pecan, multi		REMOVE
1367	16	803.8	American Elm		PRESERVE
1368	20	1256.0	American Elm		PRESERVE
1369	32	3215.4	American Elm / **HERTIGAGE**		PRESERVE
1370	12	452.2	American Elm		PRESERVE
1371	49	7539.1	Silver Maple, multi / **HERITAGE**	EXEMPT-CT	REMOVE
1372	8.5	226.9	Burr Oak		REMOVE
1373	12	452.2	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	907.5	Pecan		PRESERVE

TAG NUMBER	CALIPER INCHES	CANOPY	SPECIES	EXCLUSIONS	REMOVE/PRESERVE
1380	19	1133.5	Loblolly Pine	CBE	REMOVE
1381	20	1256.0	Eastern Red Cedar		REMOVE
1382	21	1384.7	Loblolly Pine	CBE	REMOVE
1383	19	1133.5	Loblolly Pine	CBE	REMOVE
1384	22	1519.8	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	153.9	American Elm	CBE	REMOVE
1389	10.5	346.2	Red Oak	CBE	REMOVE
1390	57	10201.9	American Elm, multi / **HERITAGE**	EXEMPT-CT	REMOVE
1391	28	2461.8	**American Elm / HERITAGE**	CBE	REMOVE
1392	20	1256.0	Pecan, multi	CBE	REMOVE
1393	29	2640.7	American Elm, multi / **HERITAGE**		PRESERVE
1394	9	254.3	Live Oak	CBE	REMOVE
1395	22	1519.8	Pecan		REMOVE
1396	7	153.9	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
1501	17	907.5	American Elm		PRESERVE
1502	14	615.4	American Elm		PRESERVE
1503	7	153.9	American Elm		PRESERVE
1504	10	314.0	American Elm		PRESERVE
1505	8.5	226.9	American Elm		PRESERVE
1506	9	254.3	American Elm		PRESERVE
1507	6	113.0	American Elm		PRESERVE
1508	6.5	132.7	American Elm		PRESERVE
1509	7	153.9	American Elm		PRESERVE
1510	10	314.0	American Elm, multi		PRESERVE
1511	13	530.7	American Elm		PRESERVE
1512	11	379.9	American Elm		PRESERVE
1513	7	153.9	American Elm		PRESERVE
1514	7	153.9	American Elm		REMOVE
1515	17	907.5	American Elm, multi	CBE	REMOVE
1516	11.5	415.3	American Elm, multi	CBE	REMOVE
1517	21	1384.7	Pecan	CBE	REMOVE
1518	25	1962.5	American Elm / **HERITAGE**		PRESERVE
1519	20	1256.0	Pecan, multi	CBE	REMOVE
1520	28	2461.8	**Pecan / HERITAGE**	CBE	REMOVE
1521	30	2826.0	**Pecan / HERITAGE**		REMOVE
1522	13	530.7	American Elm		PRESERVE
1523	16	803.8	Pecan		REMOVE
1524	28	2461.8	**Eastern Red Cedar / HERITAGE**		REMOVE
1525	24	1808.6	Eastern Red Cedar		REMOVE
1526	10	314.0	Water Oak		REMOVE
1527	19	1133.5	Hackberry	NON-PROTECTED	REMOVE
1528	37	4298.7	Eastern Red Cedar, multi / **HERITAGE**	EXEMPT-CT	REMOVE
1529	23.5	1734.1	Pecan		REMOVE
1530	34	3629.8	American Elm, multi / **HERITAGE**		PRESERVE
1531	20	1256.0	Eastern Red Cedar		REMOVE
1532	39	4775.9	**Eastern Red Cedar, multi / HERITAGE**	CBE	REMOVE
1533	17	907.5	Loblolly Pine	CBE	REMOVE
1534	20	1256.0	Loblolly Pine	CBE	REMOVE
1535	15	706.5	Loblolly Pine	CBE	REMOVE
1536	42.5	5671.6	**Pecan, multi / HERITAGE**		PRESERVE
1537	24	1808.6	American Elm		PRESERVE
1538	17	907.5	Pecan		PRESERVE
1539	6.5	132.7	American Elm		PRESERVE
1540	26	2122.6	American Elm / **HERITAGE**		PRESERVE
1541	11	379.9	Pecan		PRESERVE
1542	9	254.3	American Elm		PRESERVE
1543	25	1962.5	American Elm, multi / **HERITAGE**		PRESERVE
1544	15	706.5	American Elm		PRESERVE
1545	17	907.5	American Elm		PRESERVE
1546	16	803.8	American Elm		PRESERVE
1547	15	706.5	American Elm		PRESERVE
1548	7	153.9	American Elm		PRESERVE
1549	10	314.0	American Elm		PRESERVE
1550	25	1962.5	**American Elm / HERITAGE**		REMOVE
1551	12	452.2	Water Oak		PRESERVE
1552	16	803.8	American Elm		PRESERVE
1553	7.5	176.6	American Elm		PRESERVE
1554	18.5	1074.7	**Post Oak / HERITAGE**		PRESERVE
1555	12	452.2	American Elm		PRESERVE
1556	30	2826.0	American Elm / **HERITAGE**		PRESERVE
1557	10	314.0	American Elm		PRESERVE
1558	8	201.0	Pecan, multi		PRESERVE
1559	24.5	1884.8	Eastern Red Cedar		PRESERVE
1560	13	530.7	Eastern Red Cedar		PRESERVE
1561	13.5	572.3	Eastern Red Cedar		PRESERVE
1562	14.5	660.2	Eastern Red Cedar		PRESERVE
1563	31.5	3115.7	Post Oak, multi / **HERITAGE**		PRESERVE
1564	17.5	961.6	Eastern Red Cedar		PRESERVE
1565	14.5	660.2	American Elm, multi		PRESERVE
1566	17.5	961.6	American Elm		REMOVE
1567	6.5	132.7	American Elm		REMOVE
1568	7	153.9	American Elm		REMOVE
1569	11	379.9	American Elm		REMOVE
1570	9	254.3	American Elm		REMOVE
1571	8	201.0	American Elm		REMOVE
1572	40	5024.0	**American Elm / HERITAGE**		REMOVE
1573	26	2122.6	**American Elm / HERITAGE**		REMOVE
1574	38	4534.2	**American Elm / HERITAGE**		REMOVE
1575	14	615.4	Live Oak		REMOVE
1576	14	615.4	Eastern Red Cedar		REMOVE
1577	9.5	283.4	Live Oak		REMOVE
1578	12	452.2	American Elm		REMOVE

TAG NUMBER	CALIPER INCHES	CANOPY	SPECIES	EXCLUSIONS	REMOVE/PRESERVE
1579	14	615.4	American Elm		PRESERVE
1580	7.5	176.6	American Elm		PRESERVE
1581	19	1133.5	American Elm		PRESERVE
1582	40	5024.0	American Elm, multi / **HERITAGE**	EXEMPT-CT	REMOVE
1583	10	314.0	American Elm		PRESERVE
1584	7	153.9	American Elm		PRESERVE
1585	12	452.2	American Elm		PRESERVE
1586	7.5	176.6	American Elm		REMOVE
1587	9.5	283.4	American Elm, multi		REMOVE
1588	28	2461.8	Hackberry, multi / **HERITAGE**	NON-PROTECTED	REMOVE
1589	15	706.5	Eastern Red Cedar		REMOVE
1590	23	1661.1	American Elm, multi		PRESERVE
1591	20	1256.0	Eastern Red Cedar		PRESERVE
1592	18	1017.4	American Elm, multi	CBE	REMOVE
1593	12.5	490.6	American Elm, multi		PRESERVE
1594	18	1017.4	American Elm		PRESERVE
1595	12.5	490.6	Pecan		PRESERVE
1596	17	907.5	American Elm		PRESERVE
1597	18	1017.4	American Elm		PRESERVE
1598	25.5	2041.8	Lace Bark Elm / **HERITAGE**	EXEMPT-CT	REMOVE
1599	13	530.7	Chinese Pistache		PRESERVE
1600	16.5	854.9	Chinese Pistache		PRESERVE
1601	20.5	1319.6	Chinese Pistache		PRESERVE
1602	12.5	490.6	Chinese Pistache, multi		PRESERVE
1603	22	1519.8	Lace Bark Elm, multi		PRESERVE
1604	16	803.8	Gum Bumelia		PRESERVE
1605	6.5	132.7	Black Willow		REMOVE
1606	15	706.5	Black Willow, multi		PRESERVE
1607	7	153.9	Black Willow		PRESERVE
1608	10	314.0	Black Willow, multi		REMOVE

TREE DATA SUMMARY	
TOTAL TREE QUANTITY (NON-EXEMPT)	160
TOTAL TREE DIAMETER INCHES (NON-EXEMPT)	2676
TOTAL TREE CANOPY SF (NON-EXEMPT)	167256.6

TREE DATA

Preservation Summary	Square Feet
Total SF Canopy of Non-Exempt Trees	167,257
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

Bedford Place Addition
913 Cheek Sparger
Margaret Day Survey, Abstract 406
LL McLain Survey No. 1077
Allen Christain Sruvey, 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

REVISIONS

NO.	DATE	DESCRIPTION

DUNAWAY

TREE SURVEY DATA

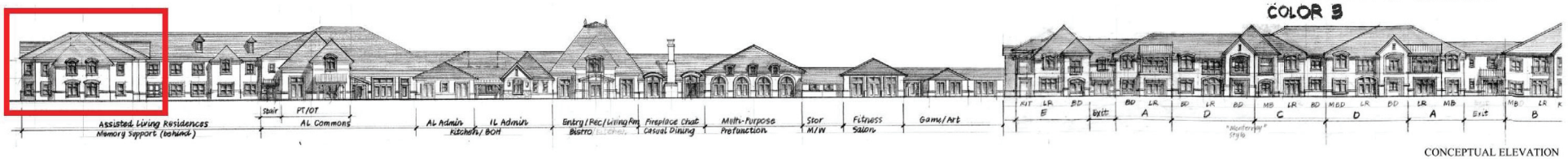
MRC SENIOR LIVING
913 CHEEK SPARGER
COLLEYVILLE, TEXAS

REGISTERED LANDSCAPE ARCHITECT
MEGAN ABERNATHY
2745
STATE OF TEXAS
Megan Abernathy
10/28/2019

JOB NO.	5261.001
DESIGNED BY:	MEA
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	OCTOBER 28, 2019
SHEET:	L3.0

PLOTTED: Tue 29 Oct, 2019 - 4:04pm
PLOTTED BY: Megan Abernathy
PLOTTED ON: 22x36 (D)

Building Elevations



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

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

ENGINEER/PLANNER:
DUNAWAY

ARCHITECT:
three design that lifts the human spirit

CONCEPTUAL ELEVATION
for
MRC COLLEYVILLE SENIOR LIVING COMMUNTY
September 5, 2019
PUD Site Plan for Senior Living PUD Zoning Amendment

Building Elevations

community commons - conceptual elevation

Scale: 1"=50'

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

ENGINEER/PLANNER:
DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(c) Bldg. F 11-11

ARCHITECT:
three design that lifts the human spirit

CONCEPTUAL ELEVATION
for
MRC COLLEYVILLE SENIOR LIVING COMMUNTY

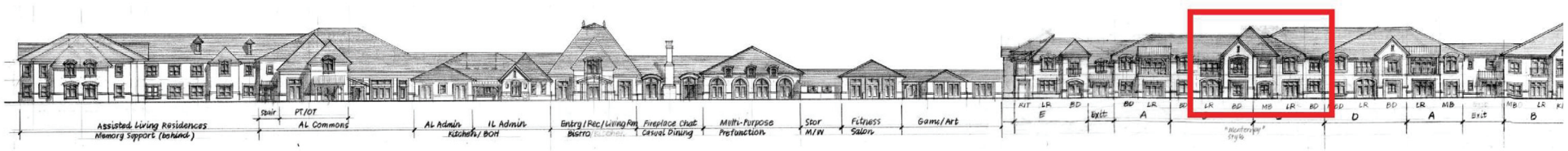
September 5, 2019

PUD Site Plan for Senior Living PUD
Zoning Amendment

Building Elevations

Scale: 1/8"=1'-0"

0 2 4 8 16



independent living - conceptual elevation

Scale: 1"=50'

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

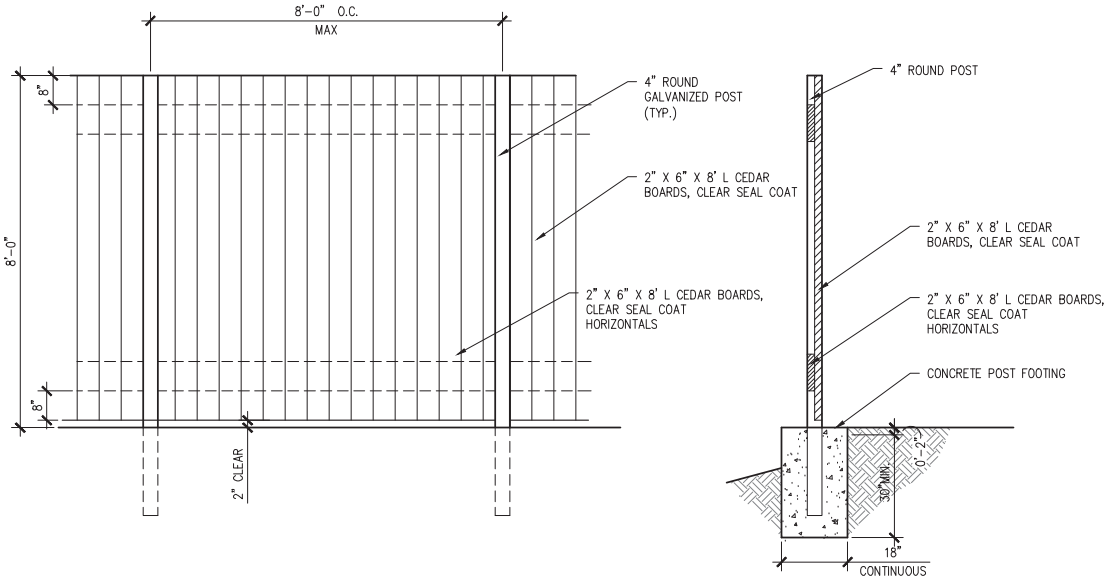
ENGINEER/PLANNER:
DUNAWAY

ARCHITECT:
three design that lifts the human spirit

CONCEPTUAL ELEVATION
for
MRC COLLEYVILLE SENIOR LIVING COMMUNTY
September 5, 2019

PUD Site Plan for Senior Living PUD
Zoning Amendment

Perimeter Wood Fencing Exhibit



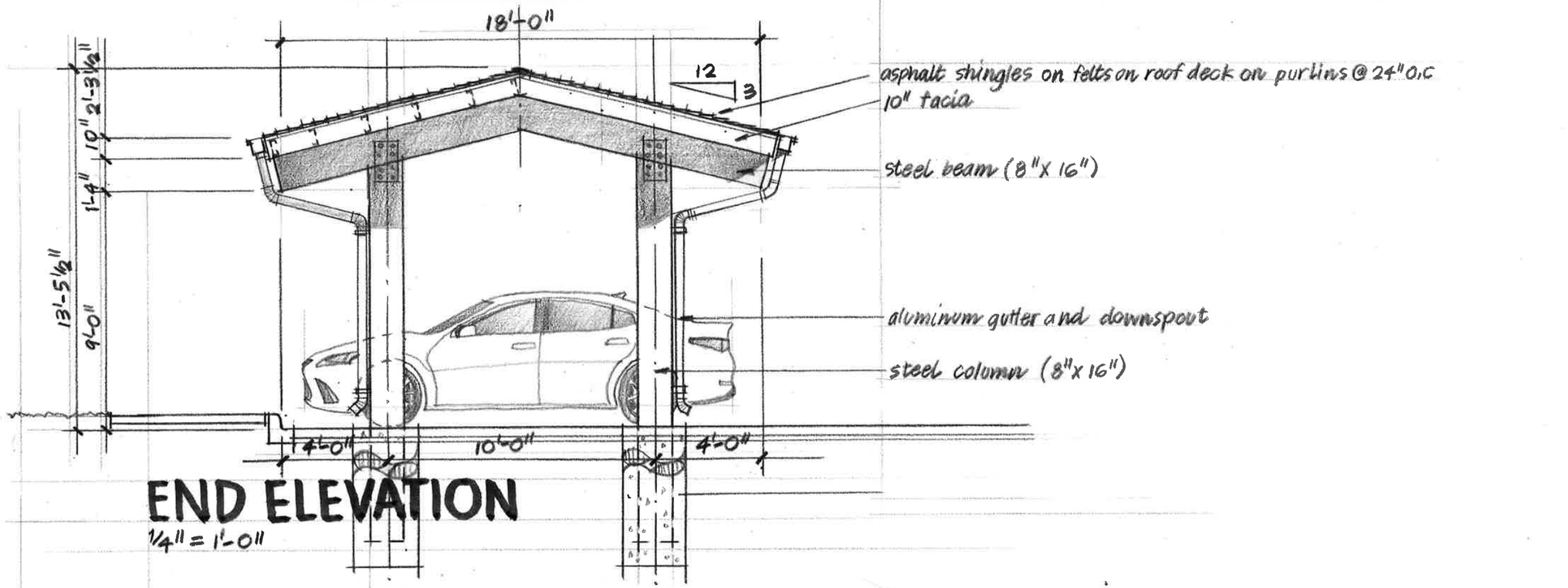
ELEVATION

SECTION

C 8' SCREEN FENCE - WOOD

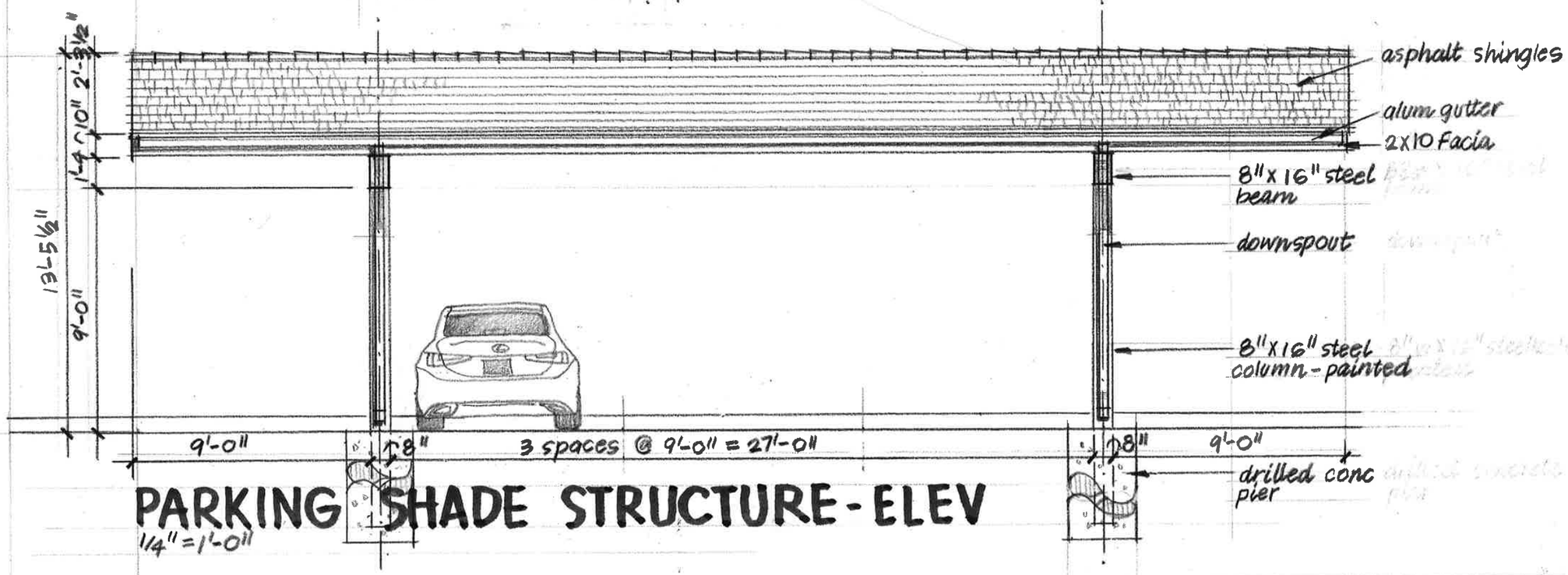
SCALE: 1/2" = 1'-0"

Parking Shade Structure Exhibit



END ELEVATION

1/4" = 1'-0"



PARKING SHADE STRUCTURE - ELEV

1/4" = 1'-0"

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 1st 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

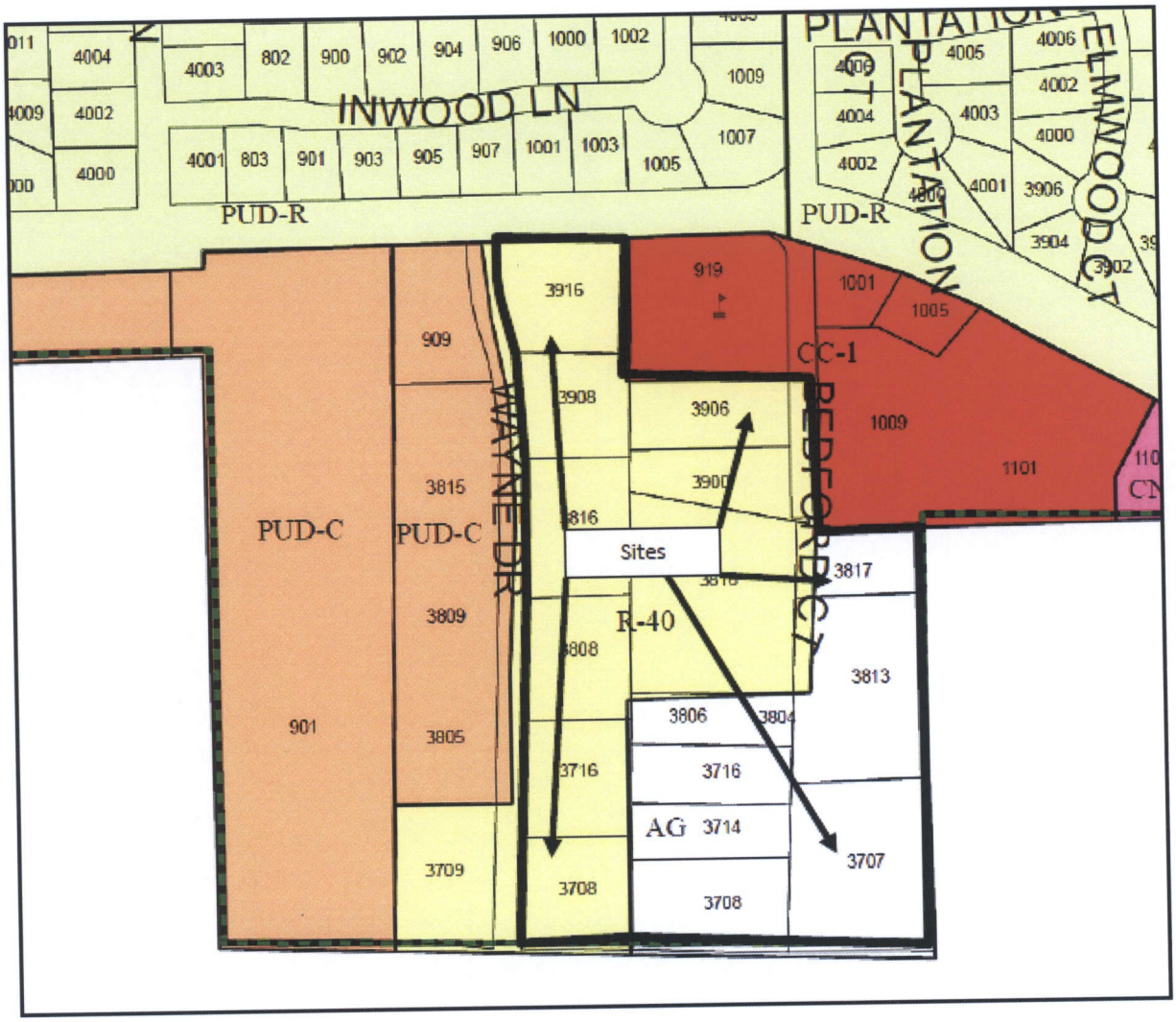


EXHIBIT "B" – Property Description

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;

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

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 incremental[1] 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	$ 8,143,594
Total	$ 13,884,234
SALES TAX REVENUE	
City of Colleyville	$ 512,590

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

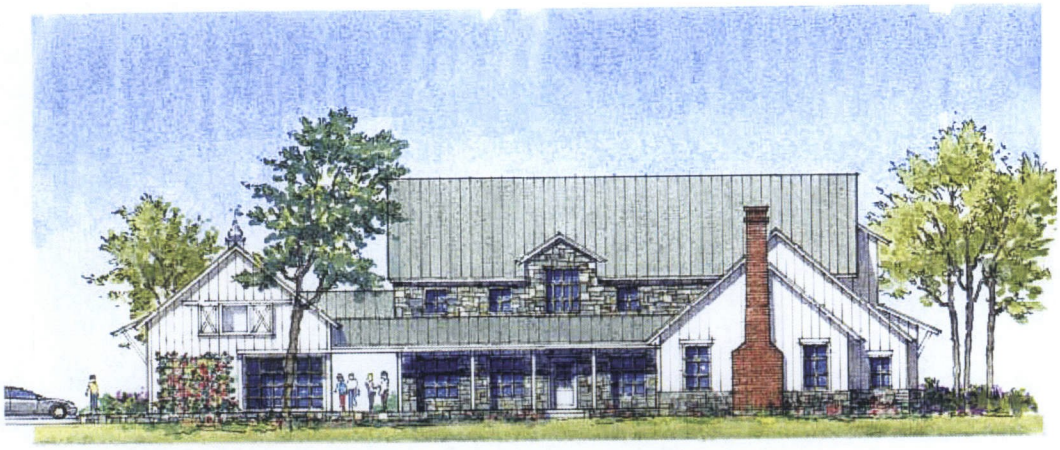
- Size and shape of building signage shall be based on attached concept drawings; location per concept plan

Dumpster Enclosures

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

EXHIBIT "D" – Site Plan

Exhibit "E" – Building Elevations



THE HOMESTEAD at
HERITAGE FARMS

scale: 1 : 16

Conceptual Wayne Drive Elevation

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

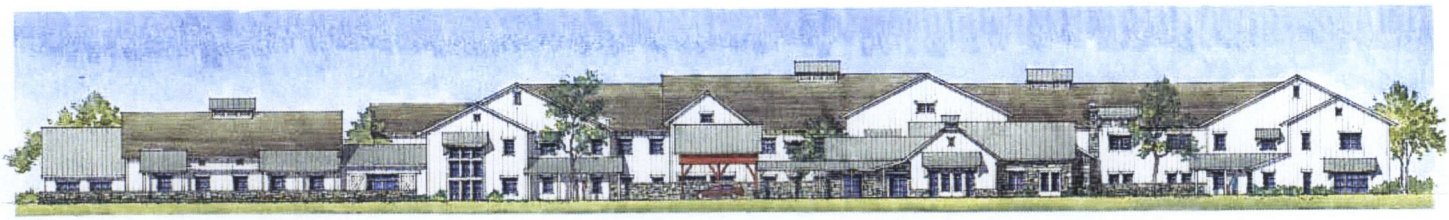
THE HOMESTEAD at
HERITAGE FARMS

scale: 1 : 16

Conceptual Cheek-Sparger Elevation

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

Exhibit "E" – Building Elevations Continued



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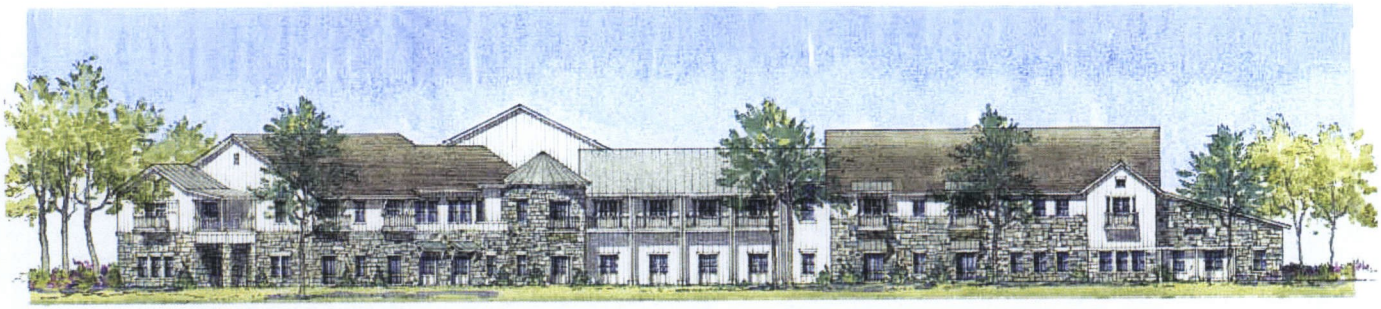
THE INN at
HERITAGE FARMS

Assisted Living and Memory Care

Conceptual Wayne Drive Elevation

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



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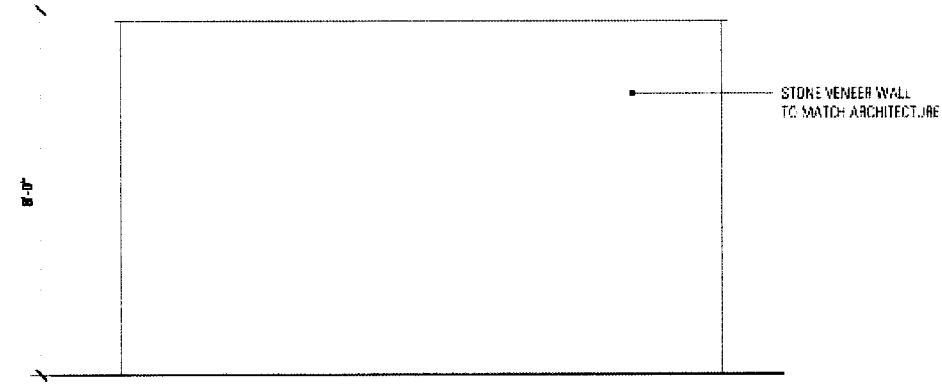
THE RESIDENCES at
HERITAGE FARMS

Independent Living Residences

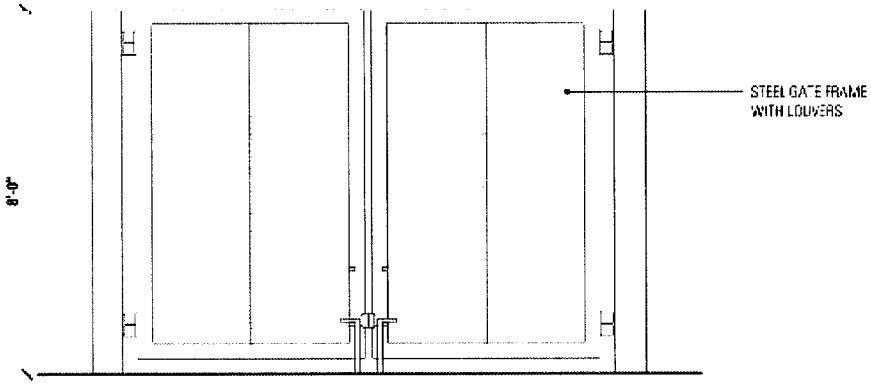
Conceptual Wayne Drive Elevation

All buildings not to exceed 35'-0" in height, with the exception of area definedby 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. BUILD1NGS

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

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)
Estimated Sales Per Square Foot	Not Applicable.
Estimated Sales Per Year	Not Applicable.
Estimated Ad Valorum 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

DUNAWAY

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

STATE OF TEXAS
DONALD J. SZCZESNY
72556
REGISTERED
PROFESSIONAL ENGINEER
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).						

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

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Attachments:
MRC Colleyville Senior Living Concept
Trip Generation Calculations

Traffic Study

CELL TOWER PARCEL

SERVICE YARD

DETENTION AREA

20’ LANDSCAPE BUFFER

25’ BUILDING SETBACK

MEMORY CARE (One Story)

FUTURE ROUNDABOUT

BEDFORD COURT

CHEEK SPARGER ROAD

SERVICE/BACK OF HOUSE

ASSISTED LIVING (Two Story)

LANDSCAPE BUFFER

10’ BUILDING SETBACK

PROJECT MONUMENT SIGN

COMMUNITY ARRIVAL COURT

IL COMMONS (One Story)

INDEPENDENT LIVING (Two Story)

WAYNE DRIVE

DETENTION AREA

MASTER PLAN

sc : 1:100 7/24/2019

N

MRC Colleyville Senior Living

colleyville, texas

three design that lifts the human spirit

Traffic Study

30-May-19

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

Instructions: Enter Expected Unit Volumes into Column 'M'

Weekend Trip Generation

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates										Units	Expected Units	Total Generated Trips					SYNCHRO INPUT 1 Unadjusted Volume		SYNCHRO INPUT 2 Pass-By Volume		SYNCHRO INPUT 1 Unadjusted Volume		SYNCHRO INPUT 2 Pass-By Volume		New Volume Added		New Volume Added	
		(Peak Hour of Adjacent Street)				(Peak Hour of Generator)																								
		Weekday	AM	PM	AM Pass-By	PM Pass-By	AM In	AM Out	PM In	PM Out	Independent Variable		Daily	AM Hour	PM Hour	AM Pass-By	PM Pass-By	AM In	AM Out	PM In	PM Out	PM In	PM Out	PM In	PM Out	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
DU = Dwelling Unit
Occ.Room = Occupied Room
KSF[2] = Units of 1,000 square feet
Fuel Position = the number of vehicles that could be fueled simultaneously

30-May-19

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

0 100 200

GRAPHIC SCALE IN FEET

EX 100-YR WSE = 598.8'
POND 2 100-YR WSE = 598.6'

BEDFORD CT

EX 2x66" RCP

EX 10' CURB INLET

EX 1x66" RCP

EX 1x66" RCP

EX 1x66" RCP

PROPOSED POND 2

WAYNE DR

610

605

SUBJECT PROPERTY

A

A

600

600

WOODMONT CT

CITY OF BEDFORD

PROP 100-YR WATER SURFACE ELEVATION

EX 100-YR WATER SURFACE ELEVATION

21'

PROPOSED POND 1

B

B

PROPOSED POND 2

CITY OF BEDFORD

EX 100-YR WSE = 608.7'
POND 1 100-YR WSE = 605.0'

BRESTOL CT E

610

MICHAEL SEAN CT

CUMMINGS DR N

DATE: JANUARY 31, 2020

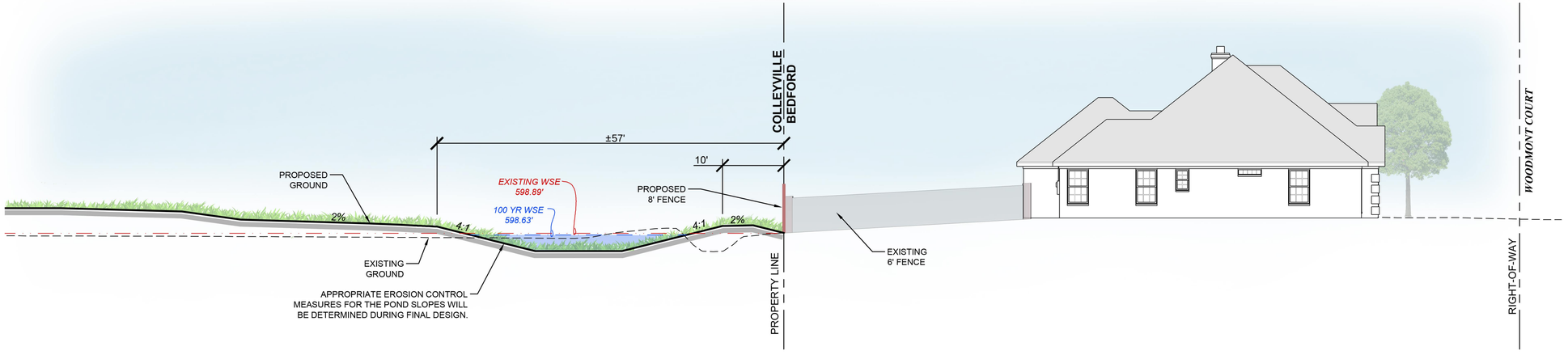
EXISTING VS PROPOSED WATER SURFACE ELEVATIONS

MRC CONTINUING CARE RETIREMENT COMMUNITY

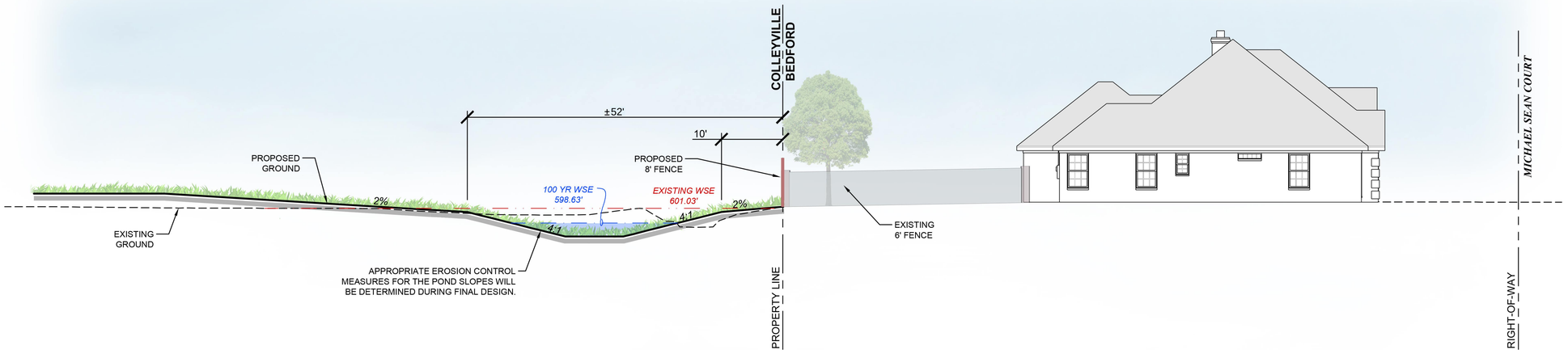
913 CHEEK-SPARGER RD., COLLEYVILLE, TX

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

PLOTTED BY: Kristin Buchanan ON: Friday, January 31, 2020 AT: 2:18 PM FILEPATH: \\ftworth\file system\production4000\005200\5261\001\Water Resources\HEC-RAS\ExChannel.dwg



SECTION A-A



SECTION B-B

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

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

0 100 200

GRAPHIC SCALE IN FEET

BEDFORD CT

EX 2x66" RCP

EX 10' CURB INLET

EX 1x66" RCP

EX 1x66" RCP

EX 1x66" RCP

PROPOSED POND 2

62'

WAYNE DR

610

605

600

600

600

609

609

CITY OF BEDFORD

WOODMONT CT

21'

PROPOSED POND 1

PROPOSED POND 2

55'

CITY OF BEDFORD

CUMMINGS DR N

BRESTOL CT E

610

MICHAEL SEAN CT

DATE: JANUARY 31, 2020

PROPOSED SITE PLAN WITH PONDS

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

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

PLOTTED BY: Kristin Buchanan ON: Friday, January 31, 2020 AT: 2:16 PM FILEPATH: \\ftworth\file system\production4000\005200\5261\001\Water Resources\HEC-RAS\ExChannel.dwg

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:

DUNAWAY

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

STATE OF TEXAS
JEREMY A. WINDELL
111794
LICENSED
PROFESSIONAL ENGINEER

11/15/19

November 15, 2019

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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 (Tc)		
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 Wirdell ON: Monday, November 18, 2019 AT: 8:37 AM FILEPATH: \\ftworth\file system\Production4000\005200\52611001\Water Resources\Drainage Study\CAD\Drainage Area Map (Existing).dwg

CN_{ex} = 67.0
CN_{prop} = 80.6
$T_{c\ ex}$ = 15.0 min
$T_{c\ prop}$ = 15.0 min
Q_{ex} = 33.6 cfs
Q_{prop} = 43.2 cfs

A-1
5.2 ac.

O-6
2.2 ac.

CN = 92.0
T_c = 10.4 min
Q = 22.7 cfs

DP–3

O-5
10.2 ac.

CN = 93.1
T_c = 20.2 min
Q = 84.5 cfs

EXISTING (2) – 66" RCP
Q_{cap} = 520.2 cfs

DP–2

EXISTING 66" RCP
(BYPASSES HEADWALL)

O-1
32.1 ac.

CN = 83.7
T_c = 19.4 min
Q = 248.3 cfs

EXISTING T_c

A-2
16.3 ac.

CN_{ex} = 77.7
CN_{prop} = 84.5
$T_{c\ ex}$ = 18.0 min
$T_{c\ prop}$ = 15.0 min
Q_{ex} = 120.0 cfs
Q_{prop} = 142.3 cfs

DP–1

NOTE: RUNOFF CALCULATIONS CORRESPOND TO THE 100–YR STORM EVENT

O-4
51.2 ac.

PROPOSED
T_c

O-2
37.5 ac.

CN = 80.8
T_c = 18.3 min
Q = 286.8 cfs

EX/PROP
POND

CN = 81.1
T_c = 24.9 min
Q = 338.3 cfs

O-3
33.1 ac.

CN = 84.0
T_c = 13.2 min
Q = 297.6 cfs

610 500 1000
GRAPHIC SCALE IN FEET

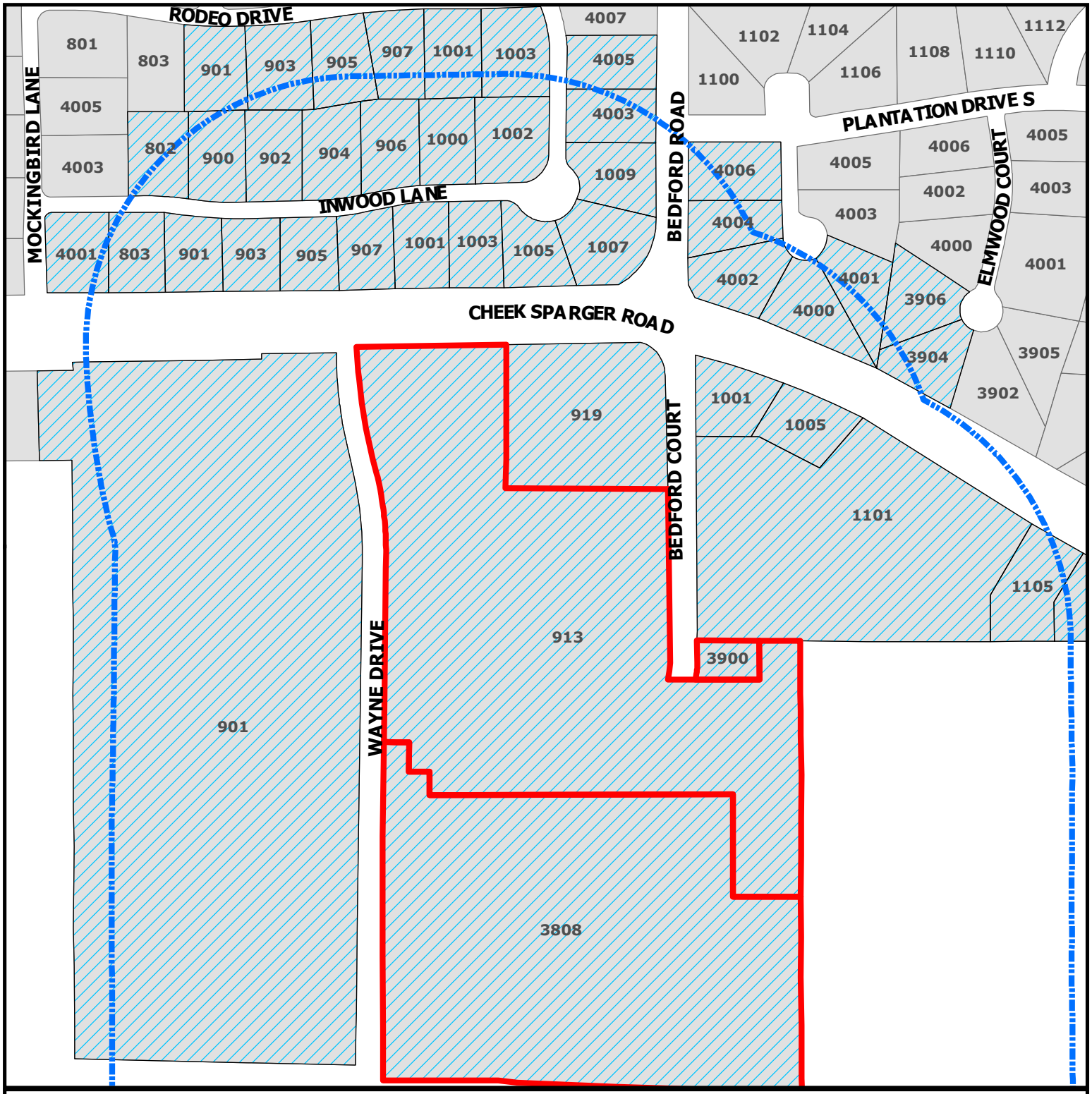
DATE: NOVEMBER 15, 2019

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

DRAINAGE AREA EXHIBIT

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

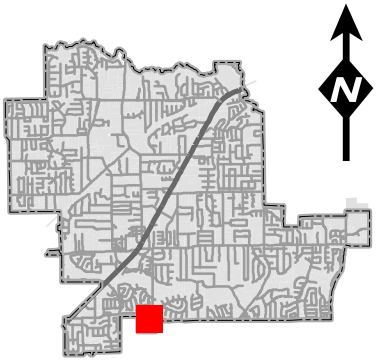
Notification Map



CITY OF COLLEYVILLE TEXAS

ZC19-009

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



Subject Property

500ft Buffer

Properties within 500ft

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

Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
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 RUFE 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

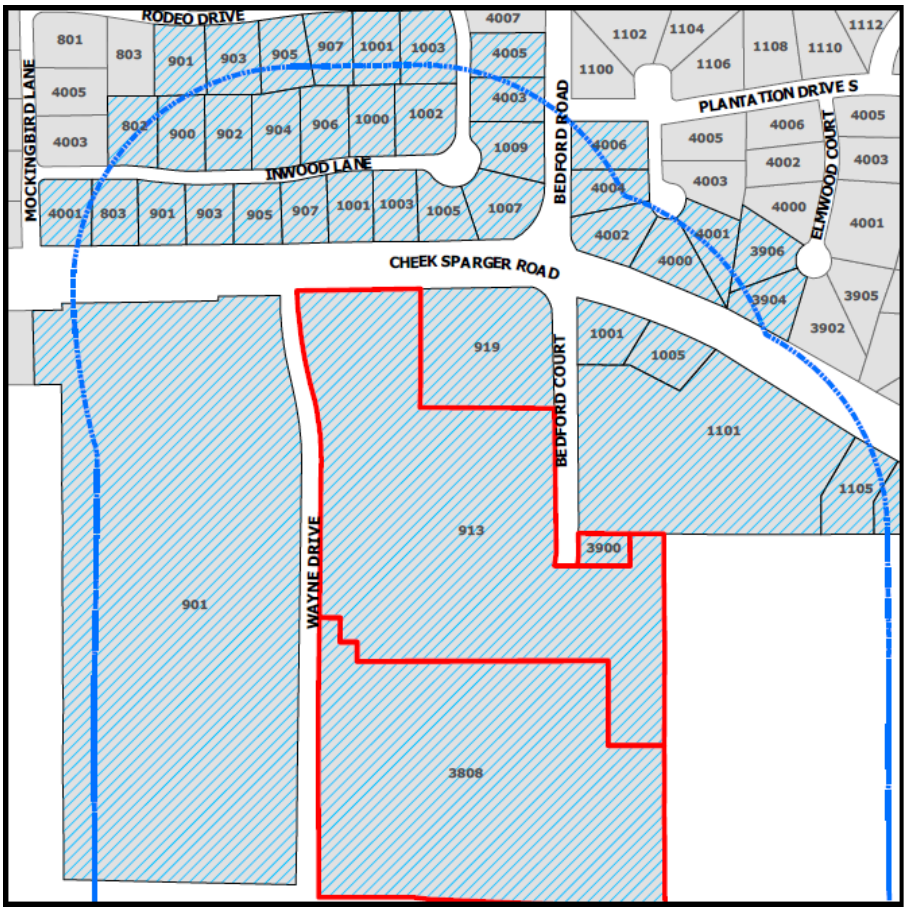
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Letter of Opposition

RECEIVED
JAN 14 2020
Community Dev. Dept.
City of Colleyville

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.

Michael Scoville
Carol Scoville

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

Letter of Opposition

RECEIVED
FEB 18 2020
Community Dev. Dept.
City of Colleyville

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.

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

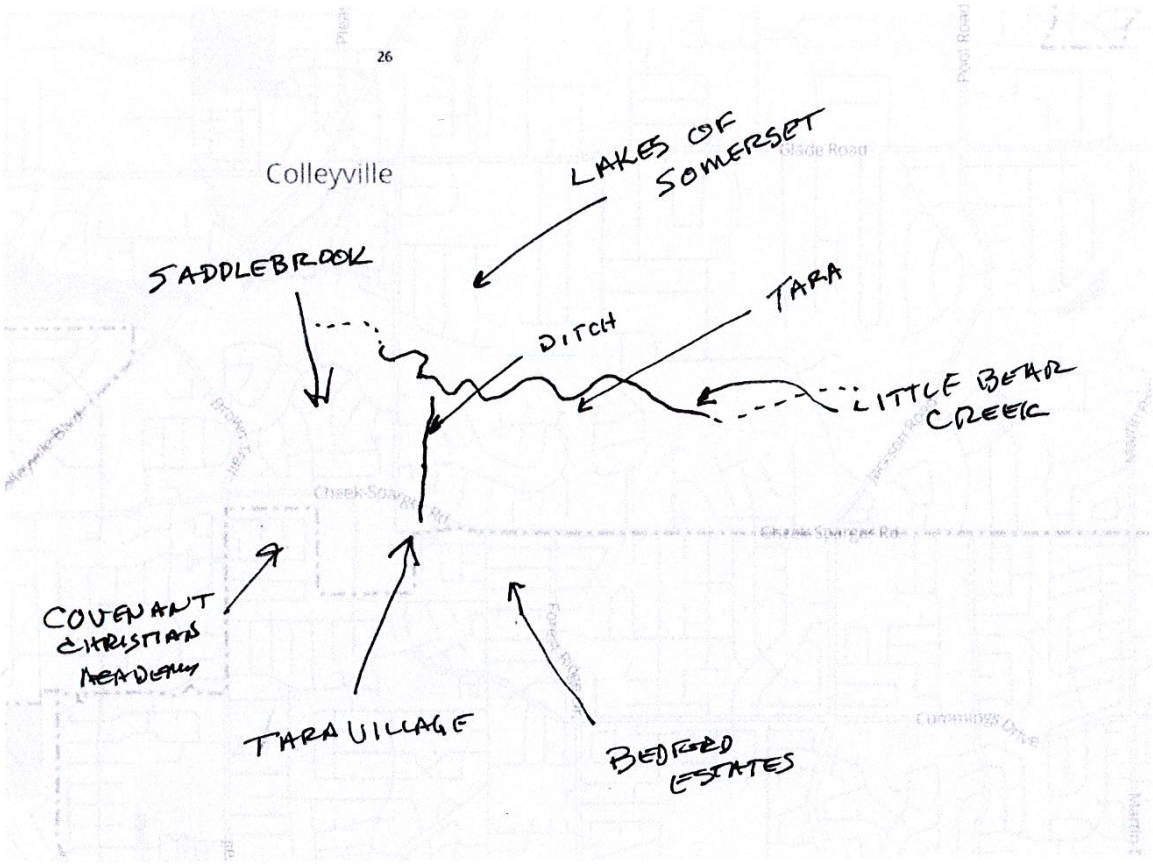
barricades because it never flooded. I remember when the property owners that had property backing up to Little Bear Creek didn't have their fences and other property regularly destroyed by floods. But, things have changed. There is a large land area that drains into this little ditch. I admit that I 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,

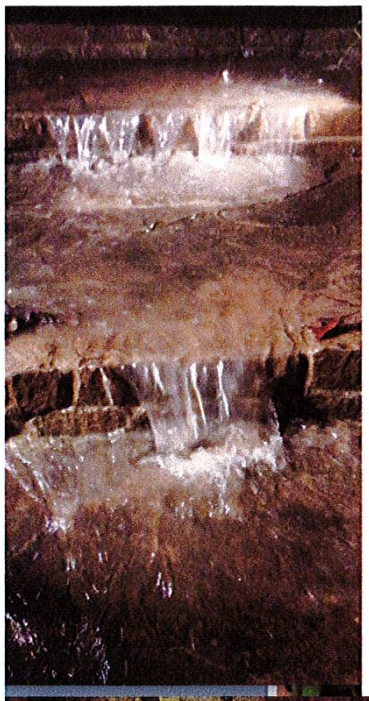
Mark Matherne
817-875-5697

Letter of Opposition



Letter of Opposition

#1



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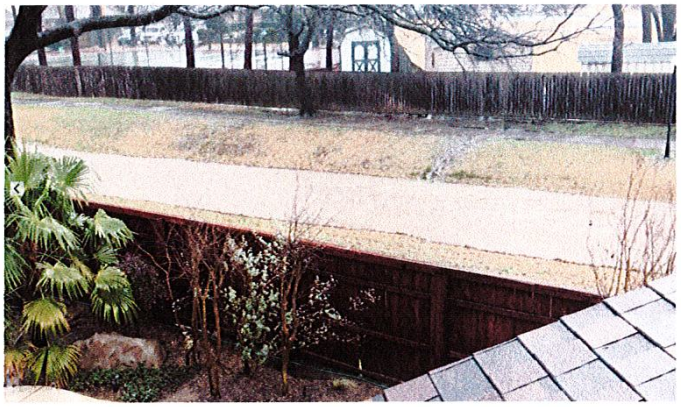

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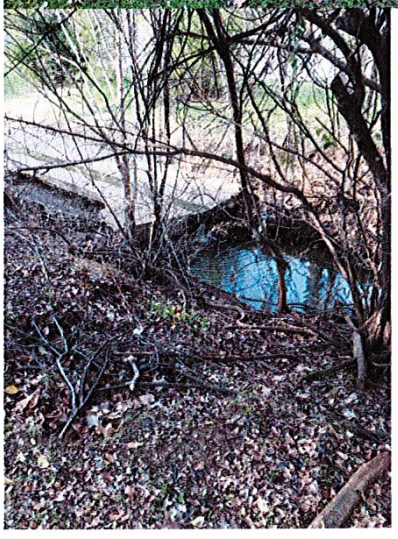

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Letter of Opposition

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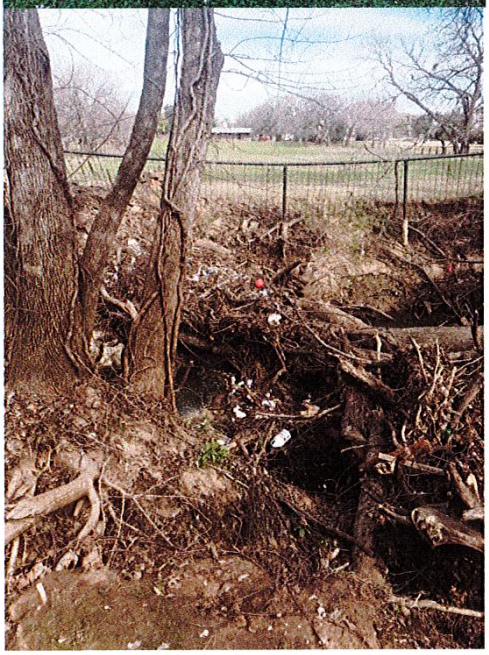


#8

#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

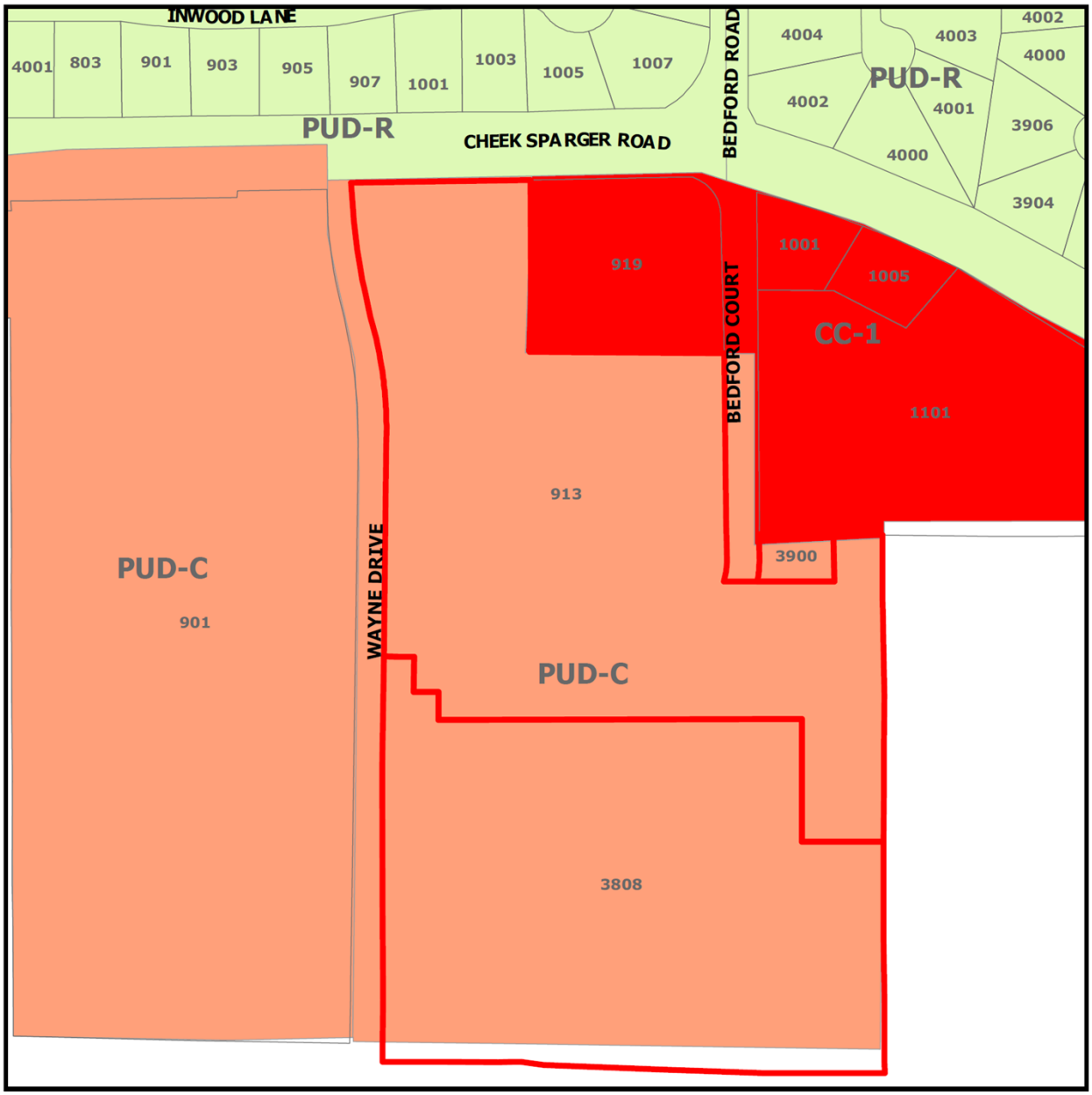


Exhibit "B" – Statement of Planning Objectives

Statement of Planning Objectives

Colleyville Senior Living Community

Statement of Planning Objectives

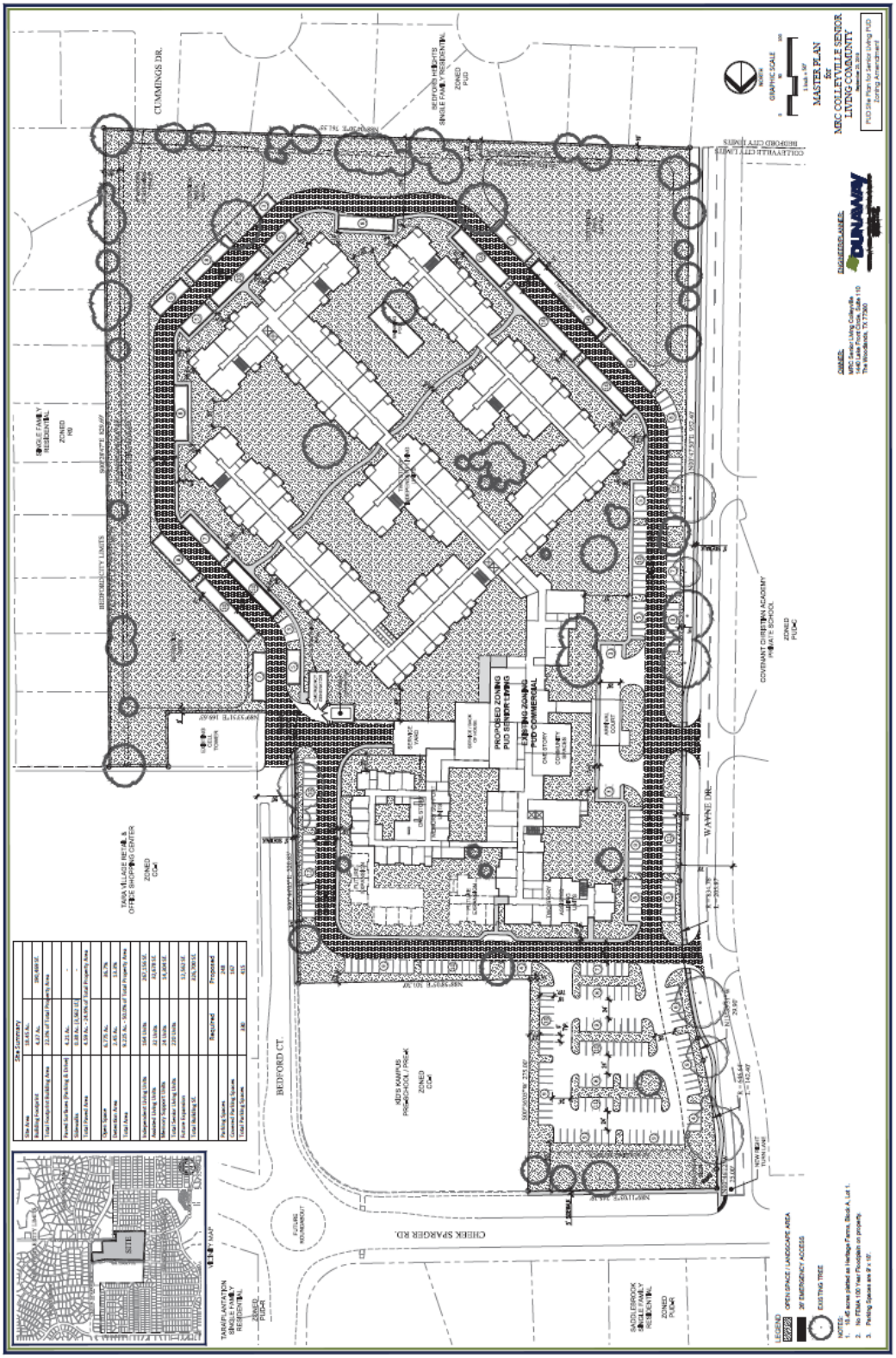
The Colleyville Senior Living Community will provide a master planned, life care retirement community with three levels of service: independent living (IL), assisted living (AL), and memory support (MS).

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.

Exhibit "C" –Site Plan & Building Elevations



assisted living - conceptual elevation

Scale: 1"=50'

CONCEPTUAL ELEVATION
for
MRC COLLEYVILLE SENIOR LIVING COMMUNITY

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

ENGINEER/PLANNER:
DUNAWAY

ARCHITECT:
three design that lifts the human spirit

PUD Site Plan for Senior Living PUD
Zoning Amendment

Building Elevations

community commons - conceptual elevation
Scale: 1"=50'

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

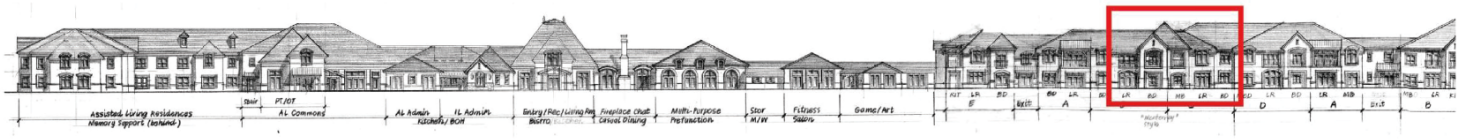
ENGINEER/PLANNER:
DUNAWAY

ARCHITECT:
three design that lifts the human spirit

CONCEPTUAL ELEVATION
for
MRC COLLEYVILLE SENIOR LIVING COMMUNITY
September 5, 2019
PUD Site Plan for Senior Living PUD
Zoning Amendment

Building Elevations

Scale: 1/8"=1'-0"



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

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

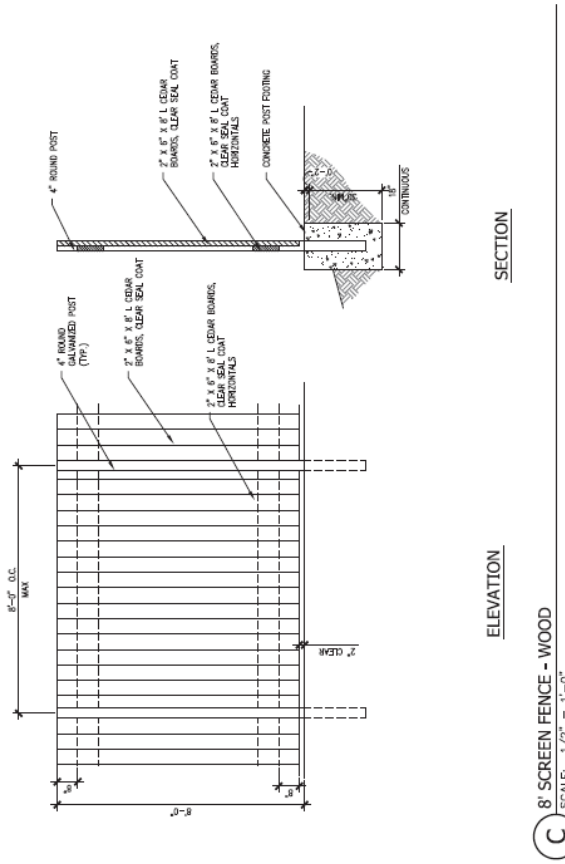
ENGINEER/PLANNER:
DUNAWAY

ARCHITECT:
three

CONCEPTUAL ELEVATION
for
MRC COLLEYVILLE SENIOR
LIVING COMMUNITY

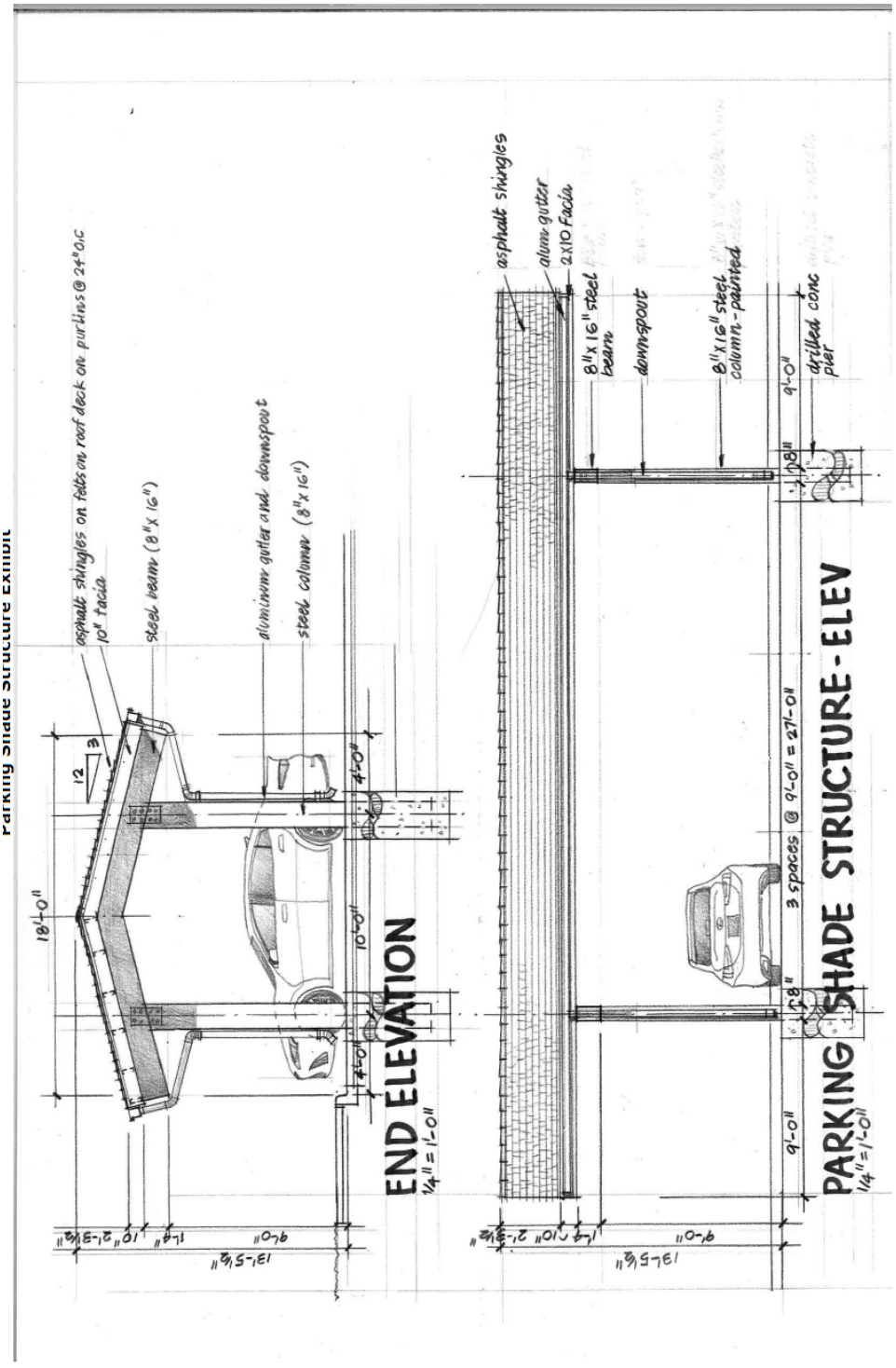
PUD Site Plan for Senior Living PUD
Zoning Amendment

Exhibit “D” – Perimeter Wood Fencing



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

Exhibit “E” – Parking Shade Structure



City of Colleyville
City Council
Agenda Briefing

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

Agenda Number WS-2 **Agenda Date** 3/17/2020
Type Worksession
Department City Secretary

Title
Discussion of the March 17, 2020, City Council regular agenda items

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 1 **Agenda Date** 3/17/2020
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-20-4481

A RESOLUTION APPROVING COUNCIL ACTION REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR CITY COUNCIL MEETING OF MARCH 17, 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 17TH 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

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 3 **Agenda Date** 3/17/2020
Type Announcements, Proclamations, and Presentations
Department City Secretary

Title

In recognition of the Featured Business of the Month - Hysen's Nizza Pizza, 3930 Glade Road, Suite 101, Hysen and Mirsada Lushaj, owners - Mayor Richard Newton and Assistant City Manager Adrienne Lothery

Presentation on the City of Colleyville preparedness and response to the coronavirus

Attachments

RESOLUTION R-20-4482

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF MARCH 17, 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 March 3, 2020

b. Approval of a construction agreement with JM Management, LLC, dba JM Construction Solutions, for the Colleyville Business Center Renovation, in an amount not to exceed $122,965, and authorizing the City Manager to execute the agreement

c. Approval of a Professional Services Agreement with Cobb, Fendley & Associates, Inc., in an amount not to exceed $385,875.00, for the design of the Tinker Road Improvements Project, and authorizing the City Manager to execute the agreement

d. Approval of a Construction Services Agreement with WHECO Electric, Inc. for the implementation of the Supervisory Control and Data Acquisition (SCADA) upgrade project, in an amount not to exceed $190,500, and authorizing the City Manager to execute the agreement

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 17TH 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

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Tuesday, March 3, 2020 City Council Chambers

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, March 3, 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, Community Development Director Ben Bryner, Public Works Director Ray Silva-Reyes, Parks and Recreation Director Lisa Escobedo, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

WS-1 SH26 median and right of way project update

Assistant City Manager Adrienne Lothery provided a brief overview of the median design project. She then introduced Aaron Duncan and David Newman, MESA Design Group, who reviewed the lighting, corridor and gateway designs and provided cost estimate updates for the corridor hardscape and landscape and project schedule updates.

There was discussion regarding the number of poles which will have electricity and banner connections and the reduction in costs and increase in contingency. Hardscape and landscape median and parkway construction will occur first followed by gateway vertical elements from July 2020 through April 2021.

There was general discussion regarding timelines, irrigation design, and construction management. MESA will continue to provide updates and seek City Council consensus of materials, landscape, and costs, allowing for continual review and cost analysis.

WS-2 Update on SH26 construction project by City staff

Public Works Director Ray Silva-Reyes presented this item by giving an overview of the project. He noted Phase, 2, 2A and 3 are complete and Phase 4 is in progress with an anticipated spring 2020 completion date. Director Silva-Reyes stated there has been a disagreement between the subcontractor and general contractor and the City is attempting to work with TxDOT to resolve the challenges. The final Phase 4 items still to be completed are: installation of the remaining permanent traffic signals and the installation of landscape irrigation headers.

Director Silva-Reyes stated the construction barrels will not be removed until the signals and striping are complete. City Council is trying to push for completion, but there is very limited progress currently. City Management has reached out to elected state representatives and the County Commissioner, and the Mayor has contacted the District Engineer and TxDOT's Chief Engineer.

WS-3 Discussion of the Glade Road and Riverwalk Drive roundabout

Assistant City Manager Adrienne Lothery presented this item seeking City Council direction regarding the artwork they would prefer to see in the roundabout. The presentation provided suggestions from the public and a collage of possible statues and designs.

Following discussion, City Council chose a design theme of children interacting with children and geese or ducks.

WS-4 Discussion of the March 3, 2020, City Council regular agenda items

Mayor Newton stated items 5a and 5b will be presented together, however, when it is time to vote on these ordinances, each will be considered separately. He also noted there may be lengthy discussion on 5c and 6a.

Mayor Newton closed the Worksession at 6:25 p.m.

Mayor Newton called the Executive Session to order at 6:25 p.m. and called the roll.

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

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

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

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

- Glade Road eminent domain case for Parcel 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

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 7:10 p.m.

The regular meeting of the Colleyville City Council was called to order by Mayor Newton at 7:30 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.

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

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

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

The Mayor and City Councilmembers made the following announcements:

Fire Department CPR Save: On February 13, 2020, our crews were dispatched to a call for a 65 year old patient that was unresponsive and not breathing. The crews performed life saving measures including CPR, electric shock and drug therapy. The patient regained spontaneous circulation and respiratory effort and was transported to Baylor Grapevine. She remains hospitalized, but is stable and expected to recover. Special recognition goes out to Shane Bailer, William Hutton, Brent Wilson and Brian Wallace. This represents the 12th save over the last two years.

Transparency Star Awarded Colleyville: Texas Comptroller Glenn Hegar announced City of Colleyville is the latest local government entity to achieve specific transparency goals through the Comptroller's Transparency Stars program. Colleyville received a star in the area of Traditional Finances, which recognizes entities for their outstanding efforts in making their spending and revenue information available.

Transparency Stars recognizes local government entities that provide easy online access to important financial data. "By providing meaningful financial data in addition to visual tools and analysis of its revenues and expenditures, Colleyville has shown a true commitment to Texas taxpayers. This effort achieves the goals set by my office's Transparency Stars program," Hegar said. "I am pleased to award Colleyville a star for its accomplishments."

The Comptroller's office launched the Transparency Stars program in March 2016 to recognize cities, counties and school districts making important strides to greater government transparency. Local government entities can apply for stars in the areas of: Traditional Finances, Contracts and Procurement, Economic Development, Public Pensions, and Debt Obligations. After receiving an initial star for Traditional Finances, remaining stars may be awarded in any order. We will now pursue additional Stars in the remaining categories.

Fort Worth Symphony Orchestra Event: On February 21st Colleyville welcomed the Fort Worth Symphony Orchestra for a City-sponsored free concert. The first-ever event welcomed the arts to our community for a wonderful evening of exceptional music. This event would not have been possible without the vision of this Council and the work of so many volunteers: Thank you:

- James Beard and Deon Duman, *Public Works*
- Leslie Hill, *Colleyville Center*
- Christine Johnson and Adman Steele, *City Manager's Office*
- Jaime Maynard, *Community Development and*
- Sheila Seva, *Finance*

Colleyville Receipt Race is Underway: The City of Colleyville and GCISD have partnered for the 3rd annual receipt race to support Colleyville businesses. Shop anywhere in Colleyville March 1 through April 30 and turn your receipts into your school's PTA (same as you do for Box Tops). It's that easy. Receipts are due to Colleyville City Hall by May 4. The school that collects the most receipts (regardless of value) will receive a donation to the school's PTA. First prize is $5,000; second prize is $3,000; and third prize is $2,000. All participating schools will receive a $500 donation. For more information, visit colleyville.com or call 817.503.1111.

Colleyville Clean Sweep Set for March 14: Our annual clean-up event, Clean Sweep, returns March 14. Clean Sweep offers residents a one-stop drop off event with 5 stations: the Crud Cruiser (household hazardous waste), electronics recycling, document shredding, bulk/brush trash, and tire recycling. The free event (with proof of Colleyville residency) is Saturday, March 14, 9-11 a.m., at Colleyville Heritage High School parking lot, 5401 Heritage Avenue (enter from 121 access road only)

Chamber's City Slickers Event: City Slickers is a fun evening full of live music, Texas BBQ Buffet, dancing, armadillo races, silent auction, and casino games with friends. Tickets are available now. City Slickers is Friday, March 20, 5:30 - 11 p.m. at Austin Ranch, 2009 Anderson Gibson Road – Grapevine

Sign Enforcement Renewed Along SH26: We remind businesses enforcement of illegal signs and banners along SH26 are being enforced effective March 1. This enforcement was relaxed during roadway construction over the last two years. With the SH26 construction coming to an end, Code Enforcement has notified businesses of the return of sign enforcement. We appreciate the cooperation of our businesses.

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

Mayor Newton read Resolution R-20-4477 in its entirety.

Police Chief Michael Miller presented item 4b and Public Works Director Ray Silva-Reyes presented items 4c and 4d and both answered questions of the City Council.

Responding to questions regarding 4b Chief Miller stated the grants will be awarded in May and funded beginning in June. Chief Miller stated area police

departments are not participating in the grant application because the Department of Justice does not allow for combined applications.

Councilmember Nakamura thanked the Chief and City Manager for always seeking out grant opportunities and planning in advance of need.

Responding to questions regarding the license agreement with DART, Director Silva-Reyes stated the agreement is to allow fiber optics to cross over DART owned land.

Councilmember Dodson asked what goes into the analysis of the impact fees and if the age of the system is considered. Director Silva-Reyes said there are many factors considered, primary is the land development plan as the fees are collected on new lots only. The analysis is to ensure the fees are justified and can be defended, if need be.

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

Councilmember Nakamura made a motion to approve Resolution R-20-4477, 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. 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

Mayor Newton explained Ordinances O-20-2111 and O-20-2112 affect the same property and will be presented together, however, at the second reading, each ordinance will be voted on separately.

Mayor Newton read the caption of Ordinance O-20-2111 and Ordinance O-20-2112.

Community Development Director Ben Bryner presented both items. Director Bryner stated Ordinance O-20-2111 for the zoning change from AG to CC-1 is necessary to meet current zoning requirements for a cemetery use. He stated Bluebonnet Hills Cemetery has been in operation on the property since 1953, and the recent expansion into the far eastern portion of the property revealed the zoning conflict. Director Bryner said the approval of the zoning change will allow for the use and Ordinance O-20-2112 will provide for the associated SUP which will allow for the expansion and operation of the cemetery use, while providing specific requirements.

Director Bryner stated in 2018, Bluebonnet 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.

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.

Bluebonnet has been working with the Broughton Homeowners Association and the Stone Crest Estates Homeowners Association since 2018. They suggest numerous beneficial conditions which have been included in the proposed ordinance:

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.

At the request of the Planning and Zoning Commission, the condition of no private mausoleums/crypts shall be allowed within 100 feet of Hall-Johnson Road has also been included in the conditions. Director Bryner stated a masonry wall is required per the Land Development Code and the applicant is asking the requirement be waived in lieu of the tree and shrub plantings. He concluded the presentation

stating there was been no public response to the notice for either ordinance and the Planning and Zoning Commission recommended approval of both.

Mayor Newton summarized his understanding of the items: When Bluebonnet began their expansion they worked with the Broughton and Stone Crest Homeowners Associations and there are agreements in place. Today, there are citizen concerns with drainage, the applicant is seeking a waiver to the masonry wall, and building has occurred in violation of the zoning. Mayor Newton stated he felt there will need to be further discussion and more detailed plans for the ownership of the tree line, location of drainage ditches and a drainage plan.

Robert Reeves, representing the applicant, provided a presentation which highlighted the history previously given by Director Bryner. Mr. Reeves stated a survey of the pine trees was conducted and the cemetery owns all except two. He discussed cleaning the earthen swale, planned construction of a shallow concrete swale, the preliminary engineering plan, fencing, and content of the agreements with the HOAs. Mr. Reeves stated there are three reasons they request a waiver to the masonry wall: they do not want to harm/kill the trees, the wall would seal off the swale at the property line, and it would take away from the pastoral setting of the cemetery. Mr. Reeves stated he did not know the homeowners where not aware of the agreements with the HOAs and they want to be good neighbors.

Gary Grossi, representing the applicant, stated he was available to answer technical questions regarding the use of the cemetery. There was discussion between Mr. Grossi and the City Council regarding the location of a street, grave sites, mausoleums, the location of the maintenance building, the cul de sac, and work which has already occurred.

Mayor Newton opened the public hearing at 8:59 p.m.

The following wanted their opposition noted, but did not wish to speak: Dan and Kathy Wade, 1804 Stratton Green; Beth Ussery, 1800 Arrington Green; Clarice Moise, 1805 Arrington Green.

The following wanted their support noted, but did not wish to speak: Stephanie Butler, President, Stone Crest HOA, 1716 Gatehouse Court.

Each of the following spoke in opposition, all having concerns for drainage and a lack of discussion with individual home owners.

Mindy Russell, 1805 Camden Green, Ms. Russell also discussed her concerns regarding the topography and terrane, irrigation, screening, run off.

Michael Essery, 1800 Arrington Green, also discussed the need to have everything in writing.

Jules Moise, 1805 Arrington Green, also discussed homeowners do not agree with the HOA and individual home owners need to be addressed.

Ricky Texada, 1801 Arrington Green, also discussed the need for details and agreements with individual home owners, the wall which was not discussed in Planning and Zoning Commission meeting, current individual fences, tree ownership, elevation, privacy, and landscape.

Dawn Terry, 1801 Camden Green, also discussed the individual home owners not being in agreement with the HOA agreement, excessive drainage on her address, and support for requiring a wall.

The following spoke in support.

Jim Taylor, 1821 Grosvenor Green, president-elect, Broughton HOA, stated support of this item, subject to the finalization of the engineering plans, and noted Bluebonnet agreed to the items requested by the HOA which includes landscaping, pond sediment, and drainage.

Jonathon Cheatham, 1716 Gatehouse Court, Stone Crest HOA President-Election stated the HOA negotiations with Bluebonnet were different than those of the Broughton HOA, but all negotiations and requests were met.

Kathy Hadley, 204 Timberline North, spoke in support of this item stating Bluebonnet has always been the cemetery and was there first. She spoke in opposition to building a wall.

There were no others wishing to speak and Mayor Newton closed the public hearing at 9:28 p.m.

There was further discussion of topography, drainage, roads, and swales.

Mayor Newton stated he feels more information must come before the City Council to be able to address drainage, buffering, trees, swales, and the wall. Mayor Newton asked Mr. Reeves and Mr. Grossi to provide an engineering analysis and address the concerns.

Mayor Pro Tem Lindamood made a motion to table Ordinance O-20-2111 and Councilmember Nakamura seconded the motion.

The motion to table carried by the following vote:

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

Councilmember Wheat made a motion to table Ordinance O-20-2112 and Mayor Pro Tem Lindamood seconded the motion.

The motion to table carried by the following vote:

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

Mayor Newton called a recess at 9:44 p.m. and reconvened the meeting at 9:59 p.m.

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

Mayor Newton read the caption of Ordinance O-20-2113.

Community Development Director Ben Bryner presented this item. Director Bryner stated the proposed PUD 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 which 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., height of the buildings is proposed to be two stories, and 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. Additionally, the exterior walls of the buildings will be a minimum of 50 percent masonry materials, the buildings are connected, and there is no retail building proposed. This proposal also provides for 50 percent common open space. Director Bryner stated the current PUD-C district requires the developer to improve the intersection of Cheek-Sparger Road and Bedford Road/Bedford Court with a roundabout. He stated the applicant is still committed to the requirement, but is evaluating the level of participation with the improvement and will also add a right-turn-only lane to northbound Wayne Drive where it intersects Cheek-Sparger Road. Finally, 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. Director Bryner noted the Land Development Code only allows the proposed senior living community with Planned Unit Development Commercial zoning.

Councilmember Dodson stated he was concerned with the amount of information to compare and he would like more time to compare the content of both ordinances as he suspects there will be a large impact on the City.

Councilmember Nakamura concurred with Councilmember Dodson adding she was also concerned about the roundabout and the close proximity of the development to residential.

Councilmember Rigney asked for an explanation of the development being a nonprofit.

Don Stephens, Methodist Retirement Community (MRC), the applicant came forward and explained MRC is tax exempt because they were first founded by the Methodist Church and their mission is faith based in that they have 12 communities and five serve lower income housing. Mayor Newton asked Mr. Stephens if they are affiliated with the United Methodist Church. Mr. Stephens stated MRC voluntarily participates in the Texas Annual United Methodist Conference and half of their board members are United Methodist. Mr. Stephens said by being a 501(c)(3) organization, they are able to put more money into the MRC (staff, food, etc). Additionally, due to the tax exempt status, they are required to give four percent of revenue to charity care to those who could not afford the MRC in lieu of the property taxes.

Mayor Newton stated as an elected official he has the best interest of the citizens and the City to focus on and asked why it would be beneficial to have a non-profit run this facility since no City ad valorum property tax revenue would go to the City. Mr. Stephens responded for the Colleyville citizens who want to live there but may not be able to afford to do so. He stated non-profits do a better job at facility maintenance.

Mayor Newton asked Mr. Stephens to explain the funding structure of the MRC. Mr. Stephens stated tax exempt bonds are secured through an agent. Entering residents pay an upfront fee of several hundred thousand dollars which is used to pay off the bond debt. The resident gets no equity interest in the facility or operations. There was detailed discussion regarding a monthly fee structure a resident would also have to pay as well as what refunds, if any, a resident receives, if the resident decides to leave the facility.

Mayor Newton asked Mr. Stephens if they have any time critical deadlines. Mr. Stephens said they have not yet bought the property as they are waiting to see what the City Council will decide. He noted they have another extension on the land purchase they can use, however, the interest rate is currently very low and they would like to come forward as soon as possible.

Mayor Pro Tem Lindamood asked Mr. Stephens if they build any other type of developments and how often do they sell them. Mr. Stephens replied they only build senior living facilities and they have only sold one because it could not be rebuilt following a hurricane.

Councilmember Dodson asked Mr. Stephens how they decide which community is low income. Mr. Stephens stated it is based on income.

There was detailed discussion regarding operation and maintenance of the facilities. Mr. Stephens introduced Robert Green, Greystone Development, who manages the properties. The Mayor and City Council continued to have discussions with Mr. Stephens and Mr. Green to understand the financing, refunding, management fees, and partnerships.

Following the discussion above, Mayor Newton suggested this item be tabled and a worksession be conducted for further discussion, but he would first like to hear the concerns of the citizens present who were waiting to speak.

Mayor Newton opened the public hearing at 11:05 p.m.

The following spoke in opposition to this item representing the same concerns of drainage, aesthetics, privacy, loss of home value, setbacks, two story height, and traffic.

Bill West, 1009 Michael Sean Court, Bedford; Mark Matherne, 1104 Plantation Court, Colleyville; Jason Finch, 3721 Woodmont Court, Bedford; Tom and Jocelyne Buckelew, 3709 Woodmont Court, Bedford.

There were no others wishing to speak and Mayor Newton closed the public hearing at 11:28 p.m.

Councilmember Wheat made a motion to table Ordinance O-20-2113 and set a date for a worksession on this item and Councilmember Rigney seconded the motion.

The motion to table and establish a worksession carried by the following vote:

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

At 11:55 p.m. Mayor Newton took a unanimous vote of the City Council to continue beyond midnight.

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

Mayor Newton read Resolution R-20-4478 in its entirety.

Mayor Pro Tem Lindamood stated he is disclosing his company removed the house which was previously located on this lot, however, it has no bearing on his decision regarding this item.

Community Development Director Ben Bryner presented this item and answered questions of the City Council. Director Bryner stated the request is to plat 15.70 acres, zoned R-20 Single Family Residential, into 24 single-family residential lots, and three common area lots with gated, private streets. He stated as submitted, the proposed plat meets all of the requirements of the existing R-20 zoning and the net density for the subdivision calculates to 1.85 dwelling units per acre. Director Bryner noted lot 408 is owned by the City and the current plat as proposed uses that land which has no right of way or easements on it. As a result the current plat cannot be approved without resolution of this issue. He stated this lot could be sold to the developer or designated as right of way. He stated there has been no correspondence regarding this request and the Planning and Zoning Commission recommended approval.

Councilmember Wheat asked if this item is null if the railroad does not approve the drainage agreement with the developer. Director Bryner agreed that was true.

Osama Nashed, Senior Associate, ANA Consultant, representing the owner/developer, reviewed the drainage plans, conceptual renderings, entrances, and the applicant's desire to have the City dedicate their property as right of way. Mr. Nashed answered questions of the City Council.

There was discussion of the pond located on the property, the drainage design, underground culvert, the development not meeting the lot minimum, and the location of the development to the high frequency lines.

Mayor Newton stated he has concern with the private streets, especially in an R-20 zoning, and will not vote for it. Councilmember Dodson expressed concern over the public area, and Mayor Pro Tem Lindamood asked if code was being met. Mayor Newton stated he thinks the item should be tabled and asked the applicant to provide a grading and landscape/tree preservation plan, and the railroad agreement. He stated the City will have to also consider the options for the City owned property.

Mayor Newton opened the public hearing at 12:11 a.m.

The following did not wish to speak, but wanted their support noted.

Atif Henry, 500 Bridlewood North; Robert Bradshaw, 5708 Oaktop.

George Whittman, 415 Shelton spoke in support of the development and the private street, stating he preferred the private streets to protect from the public traffic going to the Webb House. He also is pleased with the 24 lots which makes it feel less crowded.

There were no others present wishing to speak and Mayor Newton closed the public hearing at 12:17 a.m.

Mayor Newton made a motion to table Resolution R-20-4478, 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

6b Resolution R-20-4479
A resolution cancelling the May 2, 2020 General Election and declaring each unopposed candidate elected to office

Mayor Newton read Resolution R-20-4479 in its entirety.

There was general discussion regarding filing notifications, ordering an election, election code, and the ability of the City to cancel the election when candidates are unopposed.

Mayor Newton opened the public hearing at 12:26 a.m.

Donna Cornell, 4009 Woodstock Drive, spoke in opposition to this item with concerns for the notification and advertising process and the ability to have a self-appointed governing body.

There were no others present wishing to speak and Mayor Newton closed the public hearing at 12:32 a.m.

Councilmember Kelley made a motion to approve Resolution R-20-4479, and Councilmember Nakamura 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. CITIZEN COMMENTS

There was no one present wishing to speak.

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

There was no discussion of this item.

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

This resolution was not needed.

10. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the meeting without objection by the City Council at 12:34 a.m. on Wednesday, March 4, 2020.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 17TH 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** 3/17/2020 **Number**
Type Resolution
Department City Manager

Title
Approval of a construction agreement with JM Management, LLC, dba JM Construction Solutions, for the Colleyville Business Center Renovation, in an amount not to exceed $122,965, and authorizing the City Manager to execute the agreement

Strategic Plan
3.4 Thoroughly plan for future capital investments and associated costs

Explanation
Reading and Public Hearing

On September 17, 2019, the City Council approved Resolution R-19-4420, approving the Fiscal Year 2020-2024 Capital Improvement Program (CIP) which includes funding for the Colleyville Business Center.

This item seeks approval of a construction agreement with JM Construction Solutions for interior and exterior renovations of the existing Wachovia bank facility at 5601 Colleyville Boulevard, which the City is leasing and will be the Colleyville Business Center. Renovations include the reconfiguration of the existing service, teller, storage, and office areas into a new open office work area with conference room spaces. The scope of the work includes selective demolition, new wall configuration, modification of existing electrical, mechanical, and fire alarm systems, and new paint and floor surfaces in select areas. The exterior renovation includes patching and repair of wall surfaces, and painting of existing sun screen systems.

Public notification of the invitation for bids was advertised in the *Fort Worth Star-Telegram* on January 5, January 12, and January 19, 2020. The notice to bidders and bid packet were posted on CivCast for free downloading and distributed to the Dodge Lead Center, BlueBook Building and Construction Network, and Construct Connect, which includes ISqFt, CMD, CDC, and Bid Clerk. Additionally, staff directly notified a list of local contractors who may be interested in the bid opportunity. The project had 40 plan holders, of which were 1 architect, 2 engineers, 15 general contractors, 3 manufacturers, 5 other, 8 plan rooms, 4 sub-contracts, and 2 suppliers.

The City received six sealed bids, which were opened and publicly read aloud on January 23, 2020. Staff recommends awarding the construction agreement to the low bidder, JM Construction Solutions, in an amount not to exceed $122,965, which provides for a 20% contingency to the bid price of 102,469.41.

Financial Impact
Funding for the project is available in the Tax Increment Financing (TIF) Fund
Form 1295 - Acknowledged by City

Recommendation
Approve

Attachments
1. Bid Tabulation
2. Consultant Recommendation Letter
3. Colleyville Busines Center Renovation Agreement
4. Form 1295 Certificate
5. Resolution R-19-4420

Colleyville Business Center Renovation

Bid Results

The following is a list of contractors that submitted bids for the Colleyville Business Center Renovation project on 1.23.2020 @ 2:00pm. The following results were read aloud.

Company	Base Bid		Bid Bond	Addendum Acknowledgement
CMC Development & Construction Corporation LLC	$	150,000.00	Yes	Addendum No 1 & 2
Henthorn Commercial Construction	$	137,000.00	Yes	Addendum No 1 & 2
Icon Diversified, LLC	$	120,000.00	Yes	Addendum No 1 & 2
JB & Co, LLC	$	139,900.00	Yes	Addendum No 1 & 2
JM Management LLC dba JM Construciton Solutions	$	102,469.41	Yes	Addendum No 1 & 2
Texas Benchmark Building Group, LLC	$	149,367.00	Yes	Addendum No 1 & 2

February 11, 2020

HIDELL
ASSOCIATES
ARCHITECTS

Mark Wood
Assistant City Manager, Colleyville
100 Main Street
Colleyville Texas 76034

Re: Colleyville Business Center Renovation

Mark,

The Colleyville Business Center Renovation Project received six bids on January 23, 2020. The six bidders were as follows:

CMC Development & Construction Corporation LLC
Henthorn Commercial Construction
Icon Diversified, LLC
JB & Co, LLC
JM Management LLC dba JM Construction Solutions
Texas Benchmark Building Group, LLC

Based on the bids and proposal information required the contractors were evaluated based on the eight criteria factors as defined in the project specifications. The result of the evaluation ranks JM Management LLC dba JM Construction Solutions as the recommended contractor for council approval.

JM Management LLC dba JM Construction Solutions had the lowest bid price. The company has been in business for 6 years with extensive renovation experience. They have a bonding capacity of $10,000,000. The following references for the company were contacted:

Dallas County Community College – Positive recommendation based on several renovation projects for the College.

Ark Group – Positive feedback regarding renovation work at the Toyota Music Factory

CN Catering – Very positive recommendation based on work performed on several restaurant renovations.

Greg Katz – Positive recommendation based on renovation work.

Hidell and Associates Architect recommends the City of Colleyville approve JM Management LLC dba JM Construction Solutions for the based bid in the amount of $102,496.41.

Included with this letter, are the bid results and bid evaluation sheets.

Sincerely,

Aaron Babcock
Hidell and Associates Architects

CONSTRUCTION SERVICES AGREEMENT
Colleyville Business Center Renovation

This **CONSTRUCTION SERVICES AGREEMENT** ("Agreement") is made as of the Effective Date by and between **JM Management LLC dba JM Construction Solutions**, a Texas Corporation, hereinafter called "CONTRACTOR", and the **City of Colleyville, Texas**, hereinafter called "CITY".

RECITALS

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

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

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

Section 1. Scope of Services

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

Section 2. Term of Agreement

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

Section 3. Contract Documents

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

1) This Agreement, including all exhibits and addenda hereto;
2) CITY'S Specifications and Contract Documents for the Project contained in the City's Invitation for Bid # CC-2020-010 ("Bid Packet");
3) CITY'S written notice(s) to proceed to the CONTRACTOR;
4) Properly authorized change orders;
5) CONTRACTOR's Bid Proposal ("Proposal" and/or "Response"); and
6) Any other materials distributed by the CITY that relate to the Project.

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

Section 4. Contractor Obligations

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

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

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

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

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

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

Section 5. Payment

A. CITY agrees to pay CONTRACTOR for all services authorized in writing and properly performed by CONTRACTOR in a total amount not to exceed ONE HUNDRED AND TWO THOUSAND FOUR HUNDRED AND SIXTY-NINE AND 41/100 DOLLARS ($102,469.41) (“Contract Price”), subject to additions or deletions for changes or extras agreed upon in writing. Unless otherwise provided herein, payment to CONTRACTOR shall be monthly based on the CONTRACTOR’S monthly progress report and detailed monthly itemized statement for services that shows the names of the CONTRACTOR’S employees,

agents, contractors performing the services, the time worked, the actual services performed, and the rates charged for such services, in a form reasonably acceptable to CITY. CITY shall pay such monthly statements within thirty (30) days after receipt and CITY verification of the services.

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

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

(1) Defective work not remedied;

(2) Claims filed or reasonable evidence indicating possible filing of claims;

(3) Failure of CONTRACTOR to make payments promptly to subcontractors or for material or labor which CITY may pay as an agent for the CONTRACTOR; or

(4) Damages to another contractor or subcontractor.

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

Section 6. Responsibilities

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

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

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

Section 7. Time for Performance

A. CONTRACTOR shall perform all services as provided for under this Agreement in a proper, efficient, timely, and professional manner in accordance with CITY'S requirements. The time for performance under this Agreement is Ninety (90) calendar days. Accordingly, CONTRACTOR shall complete all work related to the Project on or before the 90th calendar day following the date of CITY'S written notice to proceed to CONTRACTOR.

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

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

D. CONTRACTOR understands and agrees that time is of the essence of this contract, and that for each day of delay beyond the number of calendar days agreed upon for the completion of the work herein specified and contracted for (after due allowance for such extension of time as may otherwise be provided for extension of time herein), the Owner may withhold permanently from the Contract Price an amount equal to $1,500 per day.

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

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

a. The CITY may employ such force of labor and use such machinery, equipment, tools, materials and supplies as said CITY may deem necessary to complete the work and charge the expense of such labor, machinery, equipment, tools, materials and supplies to said CONTRACTOR, and expense so charged shall be deducted and paid by the CITY out of such moneys as may be due, or that may thereafter at any time become due to the CONTRACTOR under and by virtue of this Agreement. In case such expense is less than the sum which would have been payable under this contract, if the same had been completed by the CONTRACTOR, then said CONTRACTOR shall receive the difference. In case such expense is greater than the sum which would have been payable under this contract, if the same had been completed by said CONTRACTOR, then the CONTRACTOR and/or its Surety shall pay the amount of such excess to the CITY; or

b. The CITY under sealed bids, when and in the manner required by law, may let the contract for the completion of the work under substantially the same terms and conditions which are provided in this Agreement. In the case of any increase in cost to the CITY under the new contract as compared to what would have been the

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

Section 8. Ownership of Project; Bill of Sale

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

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

Section 9. Termination

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

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

Section 10. Insurance

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

(1) a comprehensive general liability policy of insurance for bodily injury, death and property damage insuring against all claims, demands or actions relating to the CONTRACTOR's performance of services pursuant to this Agreement with a minimum combined single limit of not less than $2,000,000.00 per occurrence and $4,000,000.00 aggregate for injury to persons (including death), and for property damage; and

(2) a policy of automobile liability insurance covering any vehicles owned and/or operated by CONTRACTOR, its officers, agents, and employees, and used in the performance of this Agreement with policy limits of not less than $500,000.00 combined single limit and aggregate for bodily injury and property damage; and

(3) statutory Worker's Compensation Insurance at the statutory limits and Employers Liability covering all of CONTRACTOR's employees involved in the provision of services under this Agreement with policy limit of not less than $500,000.00.

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

(1) provide for at least thirty (30) days prior written notice to CITY for cancellation or non-renewal of the insurance; and

(2) name CITY, its officers, and employees as additional insureds as to all applicable coverage with the exception of Workers Compensation Insurance; and

(3) provide for a waiver of subrogation against CITY for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance.

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

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

Section 11. Indemnification.

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

Section 12. **Assignment**

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

Section 13. Applicable Laws

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

Section 14. Default of CONTRACTOR

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

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

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

Section 15. Adjustments in Services

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

Section 16. Execution Becomes Effective

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

Section 17. Agreement Amendments

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

Section 18. Severability.

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

Section 19. Independent Contractor.

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

Section 20. Right-Of-Access.

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

Section 21. Notice.

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

If to CITY:	City Manager Attn: Jerry Ducay City of Colleyville 100 Main Street Colleyville, Texas 76034
With copy to:	Whitt L. Wyatt, City Attorney c/o City Secretary 100 Main Street, 3rd Floor Colleyville, Texas 76034
If to CONTRACTOR:	JM Management LLC dba JM Construction Solutions Attn: Pompeyo Hernandez Director of Project Management 1937 Irving Boulevard Dallas, Texas 75207

Section 22. Counterparts

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

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

Section 23. Recitals; Exhibits.

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

Section 24. Survival of Obligations.

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

Section 25. Sales and Use Taxes

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

Signature page to follow

EXECUTED on March 17, 2020

CITY OF COLLEYVILLE, TEXAS

By:_____
Jerry Ducay, City Manager

ATTEST:

_____
Christine Loven, City Secretary

APPROVED AS TO FORM:

_____
Whitt L. Wyatt, City Attorney
Staff:NF:Date:March 3, 2020:v4.2019

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

CONTRACTOR
JM Management LLC dba JM Construction Solutions

By: _____
Pompeyo Hernandez
Director of Project Management

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

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

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2020-594768

Date Filed:
03/03/2020

Date Acknowledged:

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

JM Construction Solutions
DALLAS, TX United States

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

City of Colleyville

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

CC-2020-010
Colleyville Business Center Renovation

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

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is Pompeyo Hernandez, and my date of birth is 11/15/1981.

My address is 1937 Irving Blvd. (street), Dallas (city), TX (state), 75207 (zip code), U.S (country).

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

Executed in Dallas County, State of Texas, on the 3rd day of March (month), 20 20 (year).

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

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

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2020-594768

Date Filed:
03/03/2020

Date Acknowledged:
03/03/2020

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

JM Construction Solutions
DALLAS, TX United States

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

City of Colleyville

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

CC-2020-010
Colleyville Business Center Renovation

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

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

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

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

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

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

RESOLUTION R-19-4420

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF SEPTEMBER 17, 2019

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

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

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

a. Approval of the minutes of the regular City Council meeting of September 3, 2019

b. Approval of the minutes of the City Council Worksession of August 27, 2019

c. Approval to amend the authorized representatives for investment in the Texas Local Government Investment Pool (TexPool/Texpool Prime) as required by TexPool Participant Services

d. Adoption of the Fiscal Year 2020 to 2024 Capital Improvement Program (CIP)

e. Approval of an amendment to the Professional Services Agreement with Baird, Hampton & Brown, amending the design parameters for the Pleasant Run Water Line Project (from John McCain to N. City Limits) to include an emergency interconnect meter and vault, full-depth pavement rehabilitation, drainage improvements, and a hike and bike trail, in an amount not to exceed $161,360.00, and authorize the City Manager to execute the amendment

f. Approval of a construction services agreement with Northridge Construction Group, for the Fire Station Renovation Project, in an amount not to exceed $368,983, and authorizing the City Manager to execute the agreement

g. Approval of an amendment to the Professional Services Agreement with TranSystems, amending the design parameters to include modifying current design of the Bluebonnet package and performing an environmental study of the Bluebonnet area, in an amount not to exceed $121,382.00, and authorize the City Manager to execute the amendment

h. Approval of the continuance of the Grounds Maintenance Mowing Contract with Whitmore and Sons, Inc., in an amount not to exceed $206,623.40, and authorize the City Manager to execute same, and any associated change orders, in an amount not to exceed 25 percent of the contract price

i. Approval of an Interlocal Agreement between the City of Colleyville and the DFW International Airport Board for the provision of K-9 explosive detection services for special events, and authorizing the City Manager to execute the agreement

j. Approval of an Interlocal Agreement with Tarrant County for the rehabilitation of Curtis Road, Herbert Road, Shelton Drive, Beverly Drive, Leta Lane/Duane Street, and Suellen, Circle and authorizing the City Manager to execute the agreement

AND IT IS SO RESOLVED.

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

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

ATTEST:

Christine Loven

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 4c **Agenda Date** 3/17/2020 **Number**
Type Resolution
Department Engineering

Title
Approval of a Professional Services Agreement with Cobb, Fendley & Associates, Inc., in an amount not to exceed $385,875.00, for the design of the Tinker Road Improvements Project, and authorizing the City Manager to execute the agreement

Strategic Plan
3.1 Upgrade the condition of major roads and neighborhood streets
3.2 Ensure regular repair and replacement of water and wastewater facilities
3.4 Thoroughly plan for future capital investments and associated costs

Explanation
Reading and Public Hearing

In September 2019, City Council approved the 2020-2024 Capital Improvement Program (CIP) by Resolution R-19-4420, which included the design of the Water Project 11: Tinker Road Water Line. The original estimated cost for design in the CIP Plan was $123,000.00. However, based on the condition of the existing road and the concerns of drainage along Tinker Road, staff recommends to increase the design to incorporate these items. The design contract amount of $385,875.00 would incorporate a drainage study, water and wastewater line design, paving design, and drainage design. The design of the improvements are scheduled for Fiscal Year 2020 and the construction of the improvements are scheduled for Fiscal Year 2021.

The project consists of approximately 2,065 linear feet (LF) of water line improvements, approximately 1,740 LF of wastewater line improvements, and approximately 2,650 LF of roadway and storm drain improvements. The limits of the project along Tinker Road extend from Pleasant Run to Colleyville Boulevard.

The City recently completed a request for qualifications process for professional engineering services. The process resulted in a total of 53 submittals from various professional engineering firms. Based on a review of the 53 submitted statements of qualifications, as well as an interview with the firm, staff is recommended the use of Cobb, Fendley & Associates, Inc. for this project. If approved, Cobb, Fendley & Associates, Inc. will design the Tinker Road Improvements Project and prepare the engineering drawings for construction of this project.

The proposed engineering design proposal is comprised of basic services, in the amount of $340,075.00 and special services in the amount of $45,800.00, which are

billed on an as-needed basis, for a total design cost of $385,875.00. The Engineer's Opinion of Probable Construction Cost (OPCC) for this project is $2,687,021.00.

Financial Impact
Funding for the professional services agreement for the Tinker Road Improvements Project is available in the Capital Projects Fund, Drainage Capital Fund, and Water Impact Fees.

Recommendation
Approve

Attachments
1. PSA Cobb Fendley - Tinker Road Improvements
2. Resolution R-19-4420

PROFESSIONAL SERVICES AGREEMENT
Improvements for Tinker Road

This Professional Services Agreement ("Agreement") is made by and between the City of Colleyville ("City"), and Cobb, Fendley & 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 Improvements for Tinker Road ("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 THREE HUNDRED AND EIGHTY-FIVE THOUSAND EIGHT HUNDRED AND SEVENTY-FIVE AND NO/100 DOLLARS ($385,875). 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. Modification of the materials or re-use on another project without Professional's authorization shall be at City's sole risk, and the Professional shall be released from any liability as a result of such action.

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 below the minimums required in this Agreement; 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. <u>Indemnification</u>.

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

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

Section 13. **Assignment**

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

Section 14. **Applicable Laws**

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

Section 15. **Default of Professional**

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

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

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

Section 16. Adjustments in Services

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

Section 17. Execution becomes Effective

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

Section 18. Agreement Amendments

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

Section 19. Severability.

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

Section 20. Independent Contractor.

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

performed, subject to the terms of this Agreement. There is no intended third party beneficiary to this Agreement.

Section 21. Right-Of-Access.

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

Section 22. Notice.

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

If to City:	Jerry Ducay, City Manager City of Colleyville 100 Main Street Colleyville, Texas 75077
With copy to:	Whitt L. Wyatt City Attorney's Office 100 Main Street, 3rd Floor Colleyville, Texas 76034
If to Professional:	J.Cal Bostwick, P.E. Executive Vice President Cobb, Fendley & Associates, Inc. 2801 Network Boulevard, Suite 800 Frisco, Texas 75034

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.

EXECUTED on March 17, 2020.

CITY OF COLLEYVILLE, TEXAS

By: _____
Jerry Ducay, City Manager

APPROVED AS TO FORM:

By: _____
Whitt L. Wyatt, City Attorney
Staff:NF:Date:03/05/2020

EXECUTED this the ____ day of _____, 20___.

COBB, FENDLEY & ASSOCIATES, INC.

By: _____
J.Cal Bostwick, P.E.
Executive Vice President

EXHIBIT "A"
Improvements for Tinker Road
SCOPE OF SERVICES

(attached)

Exhibit A

CobbFendley

March 5, 2020

AUTHORIZATION FOR PROFESSIONAL SERVICES

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

Re: Improvements for Tinker Road

Dear Mr. Silva-Reyes:

Cobb, Fendley & Associates, Inc. ("CobbFendley") is pleased to propose professional engineering services in for the referenced project. CobbFendley's services are to be performed for the sole benefit of the City of Colleyville, Texas ("Client"), who will be responsible for payment of those services. When accepted by the signature of Client's authorized representative, the Authorization and the documents referenced herein will constitute the entire agreement between Client and CobbFendley ("Engineer") with respect to this project.

CobbFendley will provide the Client the following engineering services for improvements on Tinker Road:

- Topographic Survey from Pleasant Run Road to Highway 26 (Approx. 3,600 LF)
- Drainage Study along Tinker Road from Caldwell Hughes Road to Highway 26 (Approx. 2,000 LF)
- Water improvements on Tinker Road from Caldwell Hughes Road to Highway 26 (Approx. 2,065 LF)
- Wastewater improvements on Tinker Road from Caldwell Hughes Road to Pleasant Run Road (Approx. 1,740 LF)
- Roadway and storm drain improvements on Tinker Road (Approx. 2,650 LF)

Project includes:

- Topographic survey
- Drainage Study
- Water Line replacement
- Sewer Line replacement
- Roadway and storm drain design
- ROW/Easement needs
- Subsurface Utility Engineering – Levels A and B
- Geotechnical Investigation

COBB FENDLEY:_____ CLIENT:_____

CobbFendley will provide professional engineering services as follows:

PHASE 1 – TOPOGRAPHIC SURVEY, SUE & GEOTECHNICAL INVESTIGATION

SPECIAL SERVICES

PROJECT CONTROL

1. Horizontal and Vertical control will be tied to the AllTerra Real Time Kinematic GPS Network.
2. Grid coordinates will be converted to Surface using the Combined Surface Adjustment Factor prescribed by TxDOT for Tarrant County.
3. Two Primary Control Points will be set, one on each end of the project.
4. Secondary Control Points will be set as required to perform the survey.
5. All horizontal and vertical data will be based on GPS derived values.

RIGHT-OF-ENTRY

1. Right-of-Entry approval, if needed to complete the survey, will be additional if ROW & Boundary survey is needed.

TOPOGRAPHIC SURVEY

1. Cross-Section roadway at 100-foot intervals along the corridor from apparent ROW to apparent ROW.
2. Existing features such as mailboxes, driveways, or other visible items within the ROW will be located.
3. Locate visible evidence of utilities based on above-ground, visible evidence of utilities.
4. Locate individual trees inside ROW.
5. Prepare an AutoCAD drawing of the topographic survey showing one-foot contours and all located features.
6. Flowlines of drainage ditches and sanitary sewer manholes.
7. Offsite survey for Drainage

SUBSURFACE UTILITY ENGINEERING

Level B

1. Select and apply appropriate surface geophysical method(s) to search for and detect subsurface utilities within the project limits (3,600 LF), and/or to trace a particular utility line or system.
2. Based on an interpretation of data, mark the indications of utilities on the ground surface for subsequent survey. Utilize paint or other method acceptable for marking of lines.

COBB FENDLEY:_____ CLIENT:_____

3. Unless otherwise directed, mark centerline of single-conduit lines, and outside edges of multi-conduit systems.

Level A

1. Expose and locate utilities at 6 specific locations.
2. Tie horizontal and vertical location of utility to survey control.
3. Provide utility size and configuration.
4. Provide paving thickness and type, where applicable.
5. Provide general soil type and site conditions and such other pertinent information as is reasonably ascertainable from each test hole site.

Select and apply appropriate surface geophysical method(s) to search for and detect subsurface utilities within the project limits

GEOTECHNICAL INVESTIGATION

Field Services

We propose, a total of four (4) borings be advanced to depths of about 10 to 20 feet along the roadway at about 1,000-foot spacing. The borings will be drilled and sampled using a truck-mounted drilling rig. Conventional tube or split-barrel (standard penetration test) samples will be collected as appropriate for the soils encountered. Bedrock strata will be tested in-place using the Texas Cone Penetration Test. The recovered subsurface samples will be preserved and labeled as to the appropriate boring number and depth in the field. These materials will be described in further detail in the laboratory by a staff geologist or engineer. Groundwater, if observed, will be recorded during and at the completion of drilling. After final groundwater observations, the borings will be backfilled with the excavated cuttings.

Laboratory Services

Selected laboratory testing of the recovered samples will be performed to evaluate soil index, volume change and strength properties of the subsurface materials, and to provide data for analysis. These tests may include but may not be limited to the following:

- Moisture content
- Atterberg limits
- Percent passing #200 mesh sieve
- Overburden swell
- Soluble sulfate

University Centre I, 1300 South University Drive, Suite 300 | Fort Worth, Texas 76107 | 817.445.1016 | fax 817.445.1017 | www.cobbfendley.com

TBPE Firm Registration No. 274 | TBPLS Registration No. 100467

Recovered samples will be retained for 30 days after submission of the geotechnical report unless other arrangements are made by the client.

Engineering Analysis and Report

Data obtained from the field investigation, laboratory tests and past experience will be used in the engineering analysis and development of recommendations. Information to be provided is as follows:

- A plan sheet indicating the approximate location of each boring
- A log of each boring with the boring number, depth of each stratum, material description, soil classification with laboratory test results, and groundwater information
- A discussion of subsurface soil and groundwater conditions
- A brief discussion of the site geology
- Estimates of soil movement related to settlement and expansive soils
- Outline of the engineering properties of the natural soils present, and any existing fill, if encountered
- Earthwork recommendations, including material type(s), compaction, and backfill requirements
- Pavement subgrade preparation and pavement recommendations
- Electronic copy of the report

EXCLUSIONS FROM THE PHASE 1 SCOPE OF SERVICES

Specific items excluded from this proposal are as follows:

1. Boundary surveying, construction staking, or lot platting.
2. Abstracting the property, obtaining a title report or obtaining adjoined deeds.
3. Research of commercial deed restrictions and legal issues.
4. Any other services not specifically included within the description of the Basic Services as described above.

COBB FENDLEY:_____ CLIENT:_____

PHASE 2 – DRAINAGE STUDY

BASIC SERVICES

DRAINAGE STUDY

1. Perform a walk-thru of the project area, observe and discuss any data that will affect the overall drainage patterns of the area.
2. Using NCTCOG aerial maps, determine the limits of the drainage basin for Tinker Road.
3. Determine 10, 25, 50 and 100-year flows for the drainage basin and gutter / street capacity of the existing roadway.
4. Determine estimated capacity of the downstream storm sewer into which Tinker Road outfalls.
5. Determine necessary size of storm sewer and location of curb inlets in proposed Tinker Road modifications based on 100-year flows.
6. Provide conceptual road cross-section of Tinker Road with curb and gutter, curb inlets, storm drain, and relocated utilities.
7. Investigate possible options (up to 4) that will minimize the flooding issues on Tinker Road.
8. Develop opinions of construction costs for the evaluated options.
9. Prepare a recommendation for minimizing the flooding issues.
10. Prepare a letter report summarizing the finding and recommendations.

EXCLUSIONS FROM THE PHASE 2 SCOPE OF SERVICES

Specific items excluded from this proposal are as follows:

1. Construction plans of recommended solutions.
2. Application, review, or permit fees.
3. Wetlands determination or assessment.
4. Soil, water or other environmental testing or environmental assessment of any kind.
5. Any other services not specifically included within the description of the Basic Services as described above.

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PHASE 3 – WATER/WASTEWATER IMPROVEMENTS

BASIC SERVICES

A. Conceptual Engineering (30%)

1. Conduct a project kick-off meeting with the Client.
2. Perform detailed site Investigation with design team and Client.
3. Obtain record drawings, studies, and planning documents from the Client that may have an impact on the project. Incorporate this data into the planning and design of the project.
4. CobbFendley will contact the franchise utility companies and use the information they provide to show their existing and proposed facilities on the design plans to help identify conflicts so early coordination for the relocation of the franchise utilities can be performed to help avoid conflicts during construction.
5. CobbFendley shall prepare the concept engineering plans including horizontal and vertical layouts for the proposed water and wastewater improvements and limits of required easements / ROW takes.
6. Provide the Client three half size and a PDF File of the concept plans for review and approval. Meet with the City to review the design. The Conceptual submittal will typically include:

    - Project Layout
    - Plan and Profile Sheets

B. Preliminary Engineering (60%)

Upon approval of conceptual engineering plans, CobbFendley will prepare preliminary construction plans as follows:

1. Prepare preliminary project plan and profile sheets showing the proposed water line and wastewater line horizontal and vertical alignments.
2. CobbFendley will prepare the design for the proposed water lines including water valves, fire hydrants, and service connections.
3. CobbFendley will prepare the design for the proposed sanitary sewer lines including cleanouts, manholes, and services connections.
4. Known existing utilities and utility easements will be shown on the plan and profile sheets. City will coordinate with utility companies to ascertain what, if any, future improvements are planned that may impact the Project. City will submit pertinent plan sheets to private utility companies for review and utility clearance.

COBB FENDLEY:_____ CLIENT:_____

5. CobbFendley will deliver three half size and a PDF file of the preliminary construction plans to the Client for review. Generally, plan sheets shall be organized as follows:

   Project Layout
   Water & Wastewater Plan & Profile Sheets
   Detail Sheets

6. CobbFendley will submit an updated preliminary estimate of probable construction cost.
7. CobbFendley will meet with the Client to discuss review comments for preliminary submittal.

C. <u>Pre-Final Phase (90%)</u>

Upon approval of preliminary engineering plans, CobbFendley will further develop the plans and provide the following additional tasks for the pre-final construction plans:

1. Prepare a horizontal and vertical control plan that locates all proposed and known existing facilities. Legal descriptions (Lot Nos., Block Nos., and Addition Names) along with property ownership shall be provided on the plan view.
2. Prepare an Erosion Control Narrative and Erosion Control Plan. It is the contractor's responsibility to prepare and submit the SWPPP and the NOI.
3. CobbFendley shall deliver three half size and a PDF File of pre-final construction plans to the City for review. Generally, plan sheets shall be organized as follows:

   Project Layout
   Water and Wastewater Plan & Profile Sheets
   Water & Wastewater Details
   Misc. Details

4. CobbFendley will submit a pre-final estimate of probable construction cost with the plans.
5. The project contract documents (front end), general conditions, and special conditions will be provided by the Client. Project Specifications will be prepared in accordance with the City's Standard Specifications for Public Works Construction. Any required specifications not included in the City's Specifications for Public Works Construction will be prepared separately and included in the bid documents.
6. CobbFendley will prepare the bid proposal forms (Project quantities) of the improvements to be constructed and included in the contract documents.
7. Attend one plan review meetings. The review meetings will be conducted to address review comments and to take action on items to produce the final construction documents. Two full size sets of review plans and specifications will be provided for the review meetings.

COBB FENDLEY:_____ CLIENT:_____

D. Final Engineering

Following approval of the pre-final plans, CobbFendley will prepare final plans with the following additional tasks:

1. Address all Client comments and finalize all engineering drawings.
2. CobbFendley will finalize the bid proposal forms (Project quantities) of the improvements to be constructed, showing any alternate bid items and summary sheets.
3. CobbFendley will finalize the contract documents and technical specifications.
4. CobbFendley will submit a final estimate of probable construction cost.
5. Furnish three half size and a PDF file of drawings, specifications, and bid proposals marked "Preliminary" for approval by the Client. Upon final approval, CobbFendley will provide three half size and two full sets of plans, stamped "Bid Documents", and pdf files for the plans and specifications.

EXCLUSIONS FROM THE PHASE 3 SCOPE OF SERVICES

The following items are excluded from this scope of services:

1. The resolution of any boundary conflicts observed during the course of the survey.
2. The location of utilities by SUE services or any means other than described above.
3. Performing a title search or abstracting any properties or easements.
4. Full construction staking services.
5. Construction sequencing and traffic control plan will be prepared and submitted by the contractor.
6. Review of Payment Requests and supporting documentation by Contractor.
7. Final walk through inspection of project.

COBB FENDLEY:_____ CLIENT:_____

PHASE 4 – ROAD AND STORM SEWER DESIGN

BASIC SERVICES

A. Conceptual Engineering (30%)

1. Conduct a project kick-off meeting with the Client.
2. Perform detailed site Investigation with design team and Client.
3. Obtain record drawings, studies, and planning documents from the Client that may have an impact on the project. Incorporate this data into the planning and design of the project.
4. CobbFendley will contact the franchise utility companies and use the information they provide to show their existing and proposed facilities on the design plans to help identify conflicts so early coordination for the relocation of the franchise utilities can be performed to help avoid conflicts during construction.
5. CobbFendley shall prepare the concept engineering plans including horizontal and vertical layouts for the proposed and typical sections for the paving and drainage improvements and limits of required easements / ROW takes.
6. Provide the Client three half size and a PDF File of the concept plans for review and approval. Meet with the City to review the design. The Conceptual submittal will typically include:

    - Cover Sheet
    - General Notes
    - Project Layout
    - Plan and Profile Sheets

B. Preliminary Engineering (60%)

Upon approval of conceptual engineering plans, CobbFendley will prepare preliminary construction plans as follows:

1. Prepare preliminary project plan and profile sheets showing limits of pavement, driveways, elevations at all PVI's and PI's; high and low points, horizontal and vertical curve information, and pertinent calculations. Profiles for existing ground at the right-of-way lines shall be shown.
2. Known existing utilities and utility easements will be shown on the roadway and profile sheets. City will coordinate with utility companies to ascertain what, if any, future improvements are planned that may impact the Project. City will submit pertinent plan sheets to private utility companies for review and utility clearance.
3. CobbFendley will review the drainage patterns of the local streets and contributing offsite drainage areas and determine the preliminary horizontal and vertical layout of the storm sewer system, location and size of inlets, size of drainage pipes, and the location of the storm sewer

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outfall. CobbFendley will prepare a drainage area map and drainage calculations showing street ponding, pipe sizes, inlet sizes and HGL's.

4. Preliminary roadway cross-sections will be developed, from the survey notes, at intervals not to exceed 50 foot along the project length and will extend 10' past the right-of-way line on both sides of the street. Additional cross-sections at important features including driveways, PI's of intersecting streets, etc. will also be provided.
5. CobbFendley will deliver three half size and a PDF file of the preliminary construction plans to the Client for review. Generally, plan sheets shall be organized as follows:

    Cover Sheet
    General Notes
    Quantity Summary Sheet
    Project Layout
    Typical Section
    Paving Plan & Profile Sheets
    Drainage Area Map
    Drainage Calculations
    Storm Drain Plan & Profile Sheets
    Driveway Profiles
    Cross Sections

6. CobbFendley will submit an updated preliminary estimate of probable construction cost. CobbFendley will meet with the Client to discuss review comments for preliminary submittal.

C. <u>Pre-Final Phase (90%)</u>

Upon approval of preliminary engineering plans, CobbFendley will further develop the plans and provide the following additional tasks for the pre-final construction plans:

1. Prepare a horizontal and vertical control plan that locates all proposed and known existing facilities. Legal descriptions (Lot Nos., Block Nos., and Addition Names) along with property ownership shall be provided on the plan view.
2. Prepare an Erosion Control Narrative and Erosion Control Plan. It is the contractor's responsibility to prepare and submit the SWPPP and the NOI.
3. Prepare final cross-sections showing centerline station, profile grades and centerline elevations, roadway section (existing and proposed), right-of-way limits. Excavation and embankment volumes and end area computations shall also be provided.
4. Prepare final drive-way profiles showing the proposed driveway grade transitioning into the existing driveway grade and limits of tie back.

COBB FENDLEY:_____ CLIENT:_____

5. CobbFendley shall deliver three half size and a PDF File of pre-final construction plans to the City for review. Generally, plan sheets shall be organized as follows:

   Cover Sheet
   General Notes
   Quantity Summary
   Project Layout
   Typical Section
   Paving Plan & Profile Sheets
   Drainage Area Map
   Drainage Calculations
   Storm Drain Plan & Profile Sheets
   Driveway Profiles
   Cross Sections
   Paving Details
   Storm Drain Details
   Misc. Details
   Traffic Control

6. CobbFendley will submit a pre-final estimate of probable construction cost with the plans.
7. The project contract documents (front end), general conditions, and special conditions will be provided by the Client. Project Specifications will be prepared in accordance with the City's Standard Specifications for Public Works Construction. Any required specifications not included in the City's Specifications for Public Works Construction will be prepared separately and included in the bid documents.
8. CobbFendley will prepare the bid proposal forms (Project quantities) of the improvements to be constructed and included in the contract documents.
9. Attend one plan review meetings. The review meetings will be conducted to address review comments and to take action on items to produce the final construction documents. Two full size sets of review plans and specifications will be provided for the review meetings.

D. <u>Final Engineering</u>

Following approval of the pre-final plans, CobbFendley will prepare final plans with the following additional tasks:

1. Address all Client comments and finalize all engineering drawings.
2. CobbFendley will finalize the bid proposal forms (Project quantities) of the improvements to be constructed, showing any alternate bid items and summary sheets.
3. CobbFendley will finalize the contract documents and technical specifications.
4. CobbFendley will submit a final estimate of probable construction cost.

COBB FENDLEY:_____ CLIENT:_____

5. Furnish three half size and a PDF file of drawings, specifications, and bid proposals marked "Preliminary" for approval by the Client. Upon final approval, CobbFendley will provide three half size and two full sets of plans, stamped "Bid Documents", and pdf files for the plans and specifications.

E. Bidding Phase

1. Assist the Client in securing bids. The Client will prepare the Notice to Bidders and provide to CobbFendley to use in the Contract Documents. The Client will publish the appropriate legal notice and be responsible for the coordination and cost for such publications.
2. City utilizes the online plan room CivCast to provide access to the Plans and Bid Documents to prospective bidders. A hard copy set of the Plans and Bid Documents will be made available by CobbFendley to prospective bidders by request only. To pay for the cost of reproduction of the Plans and Contract Documents, a non-refundable fee will be charged to prospective bidders that request and obtain hard copies of the plans.
3. Assist the Client by responding to questions and interpreting bid documents. Prepare and issue addenda to the bid documents to plan holders, if necessary.
4. CobbFendley will assist the Client in the opening, tabulating, and analyzing the bids received. Review the qualification information provided by the apparent low bidder to determine if, based on the information available, they appear to be qualified to construct the Project. Recommend award of contracts or other actions as appropriate to be taken by the Client.

F. Construction Phase

Upon completion of the bid phase services, CobbFendley will proceed with the performance of limited construction phase services as described below. CobbFendley will endeavor to protect the City in providing these services however; it is understood that CobbFendley does not guarantee the Contractor's performance, nor is CobbFendley responsible for supervision of the Contractor's operation and employees. CobbFendley shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the Contractor, or any safety precautions and programs relating in any way to the condition of the premises, the work of the Contractor or any Subcontractor. CobbFendley shall not be responsible for the acts or omissions of any person (except its own employees or agents) at the Project site or otherwise performing any of the work of the Project.

1. Furnish PDF files of the construction plans, one unbound set of original contract documents and specifications, and five half size conformed copies of the drawings for construction.

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2. Assist the City in conducting a pre-construction conference with the Contractor and review the construction schedule prepared by the Contractor pursuant to the requirements of the construction contract.

3. Review Contractor's submittals, including, requests for information, modification requests, shop drawings, schedules, and other submittals in accordance with the requirements of the construction contract documents for the Project.

4. Attend up to 4 progress meetings with Client and the contractor to review the progress of the project. The progress meetings will coincide with up to 4 visits to the site to observe the progress and the quality of work and to attempt to determine in general if the work is proceeding in accordance with the Construction Contract Documents. In this effort CobbFendley will endeavor to protect the Client against defects and deficiencies in the work of Contractors and will report any observed deficiencies to the Client. Visits to the site in excess of the specified number are an Additional Service.

5. Revise the construction drawings in accordance with the information furnished by construction Contractor(s) reflecting changes in the Project made during construction. Two (2) sets of prints of "Record Drawings" and a CD/DVD containing PDF and Cadd files shall be provided by CobbFendley to the City.

EXCLUSIONS FROM THE PHASE 4 SCOPE OF SERVICES

The following items are excluded from this scope of services:

1. The resolution of any boundary conflicts observed during the course of the survey.
2. The location of utilities by SUE services or any means other than described above.
3. Performing a title search or abstracting any properties or easements.
4. Full construction staking services.
5. Construction sequencing and traffic control plan will be prepared and submitted by the contractor.
6. Review of Payment Requests and supporting documentation by Contractor.
7. Final walk through inspection of project.

G. CITY RESPONSIBILITIES

Client will provide the following information in a timely manner so as not to delay the services of CobbFendley:

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1. The Client will provide any available design plans, master plans, record drawings, drainage studies, surveys, property information, utility locations, CADD files or any other pertinent information.

2. The Client shall attend review meetings and make final decisions on design issues such that questionable matters may be resolved and the Project progress as scheduled.

3. The Client shall provide CobbFendley access to the site and allow interviews with personnel that have a working knowledge of the facilities within the Project area. The Client shall make available personnel to assist in the locating of water and wastewater lines, which cannot be identified by other means.

H. ADDITIONAL SERVICES

The following services are not included in this proposal. They can be added as additional services or provided by the Client as necessary:

1. This proposal does not include construction staking, daily inspection, or time for staff to probe for, locate, and uncover existing facilities in the field.
2. Environmental support services including the design and implementation of ecological baseline studies, environmental monitoring, impact assessment and analyses, permitting assistance, and other assistance required to address environmental issues is not included in this proposal
3. The Client will be responsible for providing construction inspection on the Project. CobbFendley will only provide general Project representation based on the number of site visits provided in this proposal.
4. Any other services not in Basic Services or Special Services.

I. COMPENSATION

Compensation to CobbFendley for the Basic Services, Special Services, and project expenses in the Scope of Services shall be based on the lump sum shown below and will be invoiced on a monthly basis based on percent complete of the tasks. If CobbFendley sees the Scope of Services changing so that Additional Services are needed, CobbFendley will notify Client in writing for Client's approval before proceeding.

Other direct expenses are reimbursed at actual cost times a multiplier of 1.15. They include outside printing and reproduction expense, communication expense, travel, transportation and subsistence away from Dallas/Fort Worth and other miscellaneous expenses directly related to the work, including costs of laboratory analysis, tests, and other work required to be done by independent persons other than staff members.

COBB FENDLEY:_____ CLIENT:_____

THE FEES LISTED BELOW ARE BASED ON THE CONDITION THAT THE WATER, WASTEWATER, PAVING, AND DRAINAGE PLANS WILL BE PREPARED CONCURRENTLY AS ONE SET OF CONSTRUCTION PLANS AND BID DOCCUMENTS, WILL BE REVIEWED BY THE CITY AS ONE SET OF PLANS, AND WILL BE ADVERTISED AND AWARDED AS ONE CONSTRUCTION PROJECT.

PHASE 1 – Survey, SUE & Geotechnical Investigation

SPECIAL SERVICES	
TOPOGRAPHIC SURVEY	$15,600
SUB-SURFACE UTILITY ENG.	$21,900
GEOTECHNICAL INVESTIGATION	$8,300
Phase 1 Sub-Total	**$45,800**

PHASE 2 – Drainage Study

BASIC SERVICES	
DRAINAGE STUDY	$16,460
Phase 2 Sub-Total	**$16,460**

PHASE 3 – Water & Wastewater Line Design

BASIC DESIGN SERVICES	
WATER / WASTEWATER DESIGN	$49,370
Phase 3 Sub-Total	**$49,370**

PHASE 4 – Paving & Drainage Design

BASIC DESIGN SERVICES	
PAVING & DRAINAGE DESIGN	$235,130
BID PHASE	$9,200
CONSTRUCTION PHASE	$29,915
Phase 4 Sub-Total	**$274,245**

Project Total	**$385,875**

J. AUTHORITY TO SIGN

The undersigned officers and/or agents of the parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the parties hereto.

COBB FENDLEY:_____ CLIENT:_____

RESOLUTION R-19-4420

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF SEPTEMBER 17, 2019

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

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

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

a. Approval of the minutes of the regular City Council meeting of September 3, 2019

b. Approval of the minutes of the City Council Worksession of August 27, 2019

c. Approval to amend the authorized representatives for investment in the Texas Local Government Investment Pool (TexPool/Texpool Prime) as required by TexPool Participant Services

d. Adoption of the Fiscal Year 2020 to 2024 Capital Improvement Program (CIP)

e. Approval of an amendment to the Professional Services Agreement with Baird, Hampton & Brown, amending the design parameters for the Pleasant Run Water Line Project (from John McCain to N. City Limits) to include an emergency interconnect meter and vault, full-depth pavement rehabilitation, drainage improvements, and a hike and bike trail, in an amount not to exceed $161,360.00, and authorize the City Manager to execute the amendment

f. Approval of a construction services agreement with Northridge Construction Group, for the Fire Station Renovation Project, in an amount not to exceed $368,983, and authorizing the City Manager to execute the agreement

g. Approval of an amendment to the Professional Services Agreement with TranSystems, amending the design parameters to include modifying current design of the Bluebonnet package and performing an environmental study of the Bluebonnet area, in an amount not to exceed $121,382.00, and authorize the City Manager to execute the amendment

h. Approval of the continuance of the Grounds Maintenance Mowing Contract with Whitmore and Sons, Inc., in an amount not to exceed $206,623.40, and authorize the City Manager to execute same, and any associated change orders, in an amount not to exceed 25 percent of the contract price

i. Approval of an Interlocal Agreement between the City of Colleyville and the DFW International Airport Board for the provision of K-9 explosive detection services for special events, and authorizing the City Manager to execute the agreement

j. Approval of an Interlocal Agreement with Tarrant County for the rehabilitation of Curtis Road, Herbert Road, Shelton Drive, Beverly Drive, Leta Lane/Duane Street, and Suellen, Circle and authorizing the City Manager to execute the agreement

AND IT IS SO RESOLVED.

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

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

ATTEST:

Christine Loven

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 **Agenda Date** 3/17/2020 **Number**
Type Resolution
Department Engineering

Title
Approval of a Construction Services Agreement with WHECO Electric, Inc. for the implementation of the Supervisory Control and Data Acquisition (SCADA) upgrade project, in an amount not to exceed $190,500, and authorizing the City Manager to execute the agreement

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

Explanation
Reading and Public Hearing

The SCADA system is a distributed computer system used by operations and management staff for process monitoring and automation. This project will improve system efficiency through the incorporation of new technology that provides for more comprehensive operations and system monitoring, as well as increased security.

In September 2019, City Council approved the 2020-2024 Capital Improvement Program (CIP) by Resolution R-19-4420, which included the upgrade to the SCADA system.

The proposed contract amount of $140,500.00, plus a $50,000 contingency for a total of $190,500.00, is recommended for the implementation of the SCADA system upgrade.

The award to the successful bidder is determined by best value to the City of Colleyville as allowed by Chapter 252 of the Local Government Code, in addition to all relevant criteria specifically listed in the request for bids. The bid submittals were evaluated and points assigned in each category of criteria to indicate the relative assessment of best value.

During the evaluation of the bids, concerns emerged about the low bidder being based out of Austin, Texas. WHECO Electric, Inc. (WHECO) is the City's current SCADA provider and has a long standing history of providing outstanding customer service, typically responding within 30 minutes of a request. WHECO is located in Fort Worth and was identified as the best value bid based on the evaluation criteria. A summary table of the average scores from all evaluations, staff, and consultant, for each bid is

provided below.

SCADA Upgrades Bid Evaluation	General Control System	Control Panels USA	**WHECO Controls**
Bid Price	$165,435	$108,000	**$140,500**
Purchase Price – 30%	20	30	**23**
Response Time – 25%	25	25	**25**
Prior Relationship – 15%	0	0	**15**
Qualification – 25%	25	25	**25**
Partnership with underutilized – 5%	0	0	**5**
Score	70	80	**93**

Public notification of the invitation for bids was advertised in the *Fort Worth Star-Telegram* on January 12, 19, 26, February 2 and 9, 2020. The notice to bidders and bid packet were posted on CivCast for free downloading and distributed to the Dodge Lead Center, BlueBook Building and Construction Network, and Construct Connect, which includes ISqFt, CMD, CDC, and Bid Clerk. Additionally, staff directly notified a list of local contractors who may be interested in the bid opportunity. The project had 63 plan holders, of which there was 1 architect, 13 engineers, 1 general contractors, 4 manufacturer, 1 non-specified, 9 other, 6 plan rooms, 21 sub-contractors, and 7 suppliers.

The City received three sealed bids, which were opened and publicly read aloud on February 25, 2020.

Financial Impact
Funding is available for this project in the Capital Utility Fund.

Recommendation
Approve

Attachments
1. Garver Recommendation of Award
2. Construction Services Agreement
3. Presentation
4. WHECO 1295

3010 Gaylord Parkway
Suite 190
Frisco, TX 75034

TEL 972.377.7480
FAX 972.377.8380

www.GarverUSA.com

March 3, 2020

Daryl Uptmore
City of Colleyville
100 Main St.
Colleyville, TX 76034

Re: Colleyville Supervisory Control and Data Acquisition (SCADA) Upgrades Project – Recommendation of Award

Mr. Uptmore:

Bids were received for the SCADA Upgrades project (ENG-2020-10) at the Colleyville Public Works/Engineering Office at 2:00 PM on February 25th. A total of three (3) bids were received on the project. A tabulation of the bids received is enclosed with this letter. The bids have been checked for accuracy and compliance with the contract documents.

The submitted bids were evaluated and scored based on the weighted criteria system described in the Front End Documents, Addendum 1. The aggregate score for each bidder can be found below:

- General Control Systems – **70**
- Control Panels USA – **80**
- WHECO Controls – **93**

WHECO Controls received the highest aggregate score of 93 points out of 100 possible. We have checked the provided references and all were favorable. We believe that the bid submitted by WHECO Controls represents a good value for the City of Colleyville. We recommend that the construction contract for the SCADA Upgrades project (ENG-2020-10) be awarded to WHECO Controls in the amount of $140,500.

Please call if there are any questions.

Sincerely,

GARVER, LLC

Lance Klement, P.E.
North Texas Water Business Team Leader

Attachments: As-Read Bid Tab

CONSTRUCTION SERVICES AGREEMENT
Colleyville Supervisory Control and Data Acquisition (SCADA) Upgrade

This **CONSTRUCTION SERVICES AGREEMENT** ("Agreement") is made as of the Effective Date by and between **WHECO Electric, Inc.**, a Texas Corporation, hereinafter called "CONTRACTOR", and the **City of Colleyville, Texas**, hereinafter called "CITY".

RECITALS

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

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

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

Section 1. Scope of Services

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

Section 2. Term of Agreement

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

Section 3. Contract Documents

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

1) This Agreement, including all exhibits and addenda hereto;
2) CITY'S Specifications and Contract Documents for the Project contained in the City's Invitation for Bid # 2020-10 ("Bid Packet");
3) CITY'S written notice(s) to proceed to the CONTRACTOR;
4) Properly authorized change orders;
5) CONTRACTOR's Bid Proposal ("Proposal" and/or "Response"); and
6) Any other materials distributed by the CITY that relate to the Project.

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

Section 4. Contractor Obligations

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

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

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

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

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

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

Section 5. Payment

A. CITY agrees to pay CONTRACTOR for all services authorized in writing and properly performed by CONTRACTOR in a total amount not to exceed ONE HUNDRED AND NINETY THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($190,500) (“Contract Price”), which includes a contingency in the amount of $50,000.00, and is subject to additions or deletions for changes or extras agreed upon in writing. Unless otherwise provided herein, payment to CONTRACTOR shall be monthly based on the CONTRACTOR’S monthly progress report and detailed monthly itemized statement for services that

shows the names of the CONTRACTOR'S employees, agents, contractors performing the services, the time worked, the actual services performed, and the rates charged for such services, in a form reasonably acceptable to CITY. CITY shall pay such monthly statements within thirty (30) days after receipt and CITY verification of the services.

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

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

(1) Defective work not remedied;

(2) Claims filed or reasonable evidence indicating possible filing of claims;

(3) Failure of CONTRACTOR to make payments promptly to subcontractors or for material or labor which CITY may pay as an agent for the CONTRACTOR; or

(4) Damages to another contractor or subcontractor.

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

Section 6. <u>Responsibilities</u>

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

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

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

Section 7. <u>Time for Performance</u>

A. CONTRACTOR shall perform all services as provided for under this Agreement in a proper, efficient, timely, and professional manner in accordance with CITY'S requirements. The time for performance under this Agreement is One Hundred and Eighty (180) calendar days. Accordingly, CONTRACTOR shall complete all work related to the Project on or before the 180th calendar day following the date of CITY'S written notice to proceed to CONTRACTOR.

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

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

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

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

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

a. The CITY may employ such force of labor and use such machinery, equipment, tools, materials and supplies as said CITY may deem necessary to complete the work and charge the expense of such labor, machinery, equipment, tools, materials and supplies to said CONTRACTOR, and expense so charged shall be deducted and paid by the CITY out of such moneys as may be due, or that may thereafter at any time become due to the CONTRACTOR under and by virtue of this Agreement. In case such expense is less than the sum which would have been payable under this contract, if the same had been completed by the CONTRACTOR, then said CONTRACTOR shall receive the difference. In case such expense is greater than the sum which would have been payable under this contract, if the same had been completed by said CONTRACTOR, then the CONTRACTOR and/or its Surety shall pay the amount of such excess to the CITY; or

b. The CITY under sealed bids, when and in the manner required by law, may let the contract for the completion of the work under substantially the same terms and conditions which are provided in this Agreement. In the case of any increase in cost to the CITY under the new contract as compared to what would have been the

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

Section 8. Ownership of Project; Bill of Sale

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

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

Section 9. Termination

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

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

Section 10. Insurance

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

(1) a comprehensive general liability policy of insurance for bodily injury, death and property damage insuring against all claims, demands or actions relating to the CONTRACTOR's performance of services pursuant to this Agreement with a minimum combined single limit of not less than $1,000,000.00 per occurrence and $2,000,000.00 aggregate for injury to persons (including death), and for property damage; and

(2) a policy of automobile liability insurance covering any vehicles owned and/or operated by CONTRACTOR, its officers, agents, and employees, and used in the performance of this Agreement with policy limits of not less than $500,000.00 combined single limit and aggregate for bodily injury and property damage; and

(3) statutory Worker's Compensation Insurance at the statutory limits and Employers Liability covering all of CONTRACTOR's employees involved in the provision of services under this Agreement with policy limit of not less than $500,000.00; and

(4) a general umbrella policy with a policy limit of not less than $5,000,000 per occurrence.

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

(1) provide for at least thirty (30) days prior written notice to CITY for cancellation or non-renewal of the insurance; and

(2) name CITY, its officers, and employees as additional insureds as to all applicable coverage with the exception of Workers Compensation Insurance; and

(3) provide for a waiver of subrogation against CITY for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance.

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

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

Section 11. <u>Indemnification</u>.

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

Section 12. **Assignment**

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

Section 13. Applicable Laws

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

Section 14. Default of CONTRACTOR

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

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

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

Section 15. Adjustments in Services

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

Section 16. Execution Becomes Effective

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

Section 17. Agreement Amendments

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

Section 18. Severability

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

Section 19. Independent Contractor

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

Section 20. Right-Of-Access

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

Section 21. Notice.

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

If to CITY:	City Manager Attn: Jerry Ducay City of Colleyville 100 Main Street Colleyville, Colleyville 76034
With copy to:	Whitt L. Wyatt, City Attorney c/o City Secretary 100 Main Street, 3rd Floor Colleyville, Texas 76034
If to CONTRACTOR:	WHECO Electric, Inc. Attn: Kent Meyerhoeffer, President 8501 Jacksboro Highway Fort Worth, Texas 76135

Section 22. Counterparts

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

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

Section 23. Recitals; Exhibits

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

Section 24. Survival of Obligations

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

Section 25. Sales and Use Taxes

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

Signature page to follow

EXECUTED on March 17, 2020

CITY OF COLLEYVILLE, TEXAS

By:_____
Jerry Ducay, City Manager

ATTEST:

_____
Christine Loven, City Secretary

APPROVED AS TO FORM:

_____
Whitt L. Wyatt, City Attorney
Staff:pk:Date:March 11, 2020:v4.2019

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

CONTRACTOR
WHECO Electric, Inc.

By: _____
Kent Meyerhoeffer, President

4d. SCADA Improvements

- Approval of a construction services agreement with WHECO Electric, Inc., for the implementation of the Supervisory Control and Data Acquisition (SCADA) upgrade project, in an amount not to exceed $190,500, for the implementation, and authorizing the City Manager to execute the agreement.

- The SCADA system is essentially a distributed computer system used by operations and management for process monitoring and automation. This project will improve system efficiency through the incorporation of new technology that provides for more comprehensive operations and system monitoring, as well as increased security.

- The improvements are intended to replace components of the City's existing SCADA hardware at remote sites, update the existing SCADA platform for cellular communications compatibility to remote sites, relocate the central SCADA location from the Service Center to the Justice Center, provide SCADA connectivity for water quality monitors at an existing elevated storage tower, and provide SCADA connectivity for groundwater monitors at three locations.

4d. SCADA Improvements

Summary of bids received

SCADA Upgrades Bid Evaluation	General Control System	Control Panel USA	WHECO Controls
Bid Price	$165,435	$108,000	**$140,500**
Purchase Price – 30%	20	30	**23**
Response Time – 15%	25	25	**25**
Prior Relationship – 15%	0	0	**15**
Qualification – 25%	25	25	**25**
Partnership with underutilized – 5%	0	0	**5**
Score	70	80	**93**

The award to the successful bidder is to be determined by best value to the City of Colleyville as allowed by Chapter 252 of the Local Government Code

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

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

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2020-597949

Date Filed:
03/11/2020

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
WHECO Electric, Inc.
Fort Worth, TX United States

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

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
ENG2020-10
SCADA Upgrade

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Meyerhoeffer, Kent	Fort Worth, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Kent Meyerhoeffer, and my date of birth is 1/30/59.

My address is 8501 Jacksboro Hwy, Fort Worth, TX, 76135, USA.
(street) (city) (state) (zip code) (country)

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

Executed in Tarrant County, State of Texas, on the 11th day of March (month) 2020 (year).

MELISSA L MILLER
Notary Public, State of Texas
Comm. Expires 04-17-2021
Notary ID 13109187-9

Melissa L Miller

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

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

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2020-597949

Date Filed:
03/11/2020

Date Acknowledged:
03/12/2020

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

WHECO Electric, Inc.
Fort Worth, TX United States

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

City of Colleyville, Texas

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

ENG2020-10
SCADA Upgrade

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Meyerhoeffer, Kent	Fort Worth, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

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

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

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

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 5a **Agenda Date** 3/17/2020 **Number**
Type Presentation
Department Finance

Title
Monthly Financial Report - February 2020

Explanation
General Fund

February marks the fifth month for Fiscal Year 2020, and it is typically the month that holds the highest surplus for the General Fund. Whereas last year we ran a surplus of close to $7.5 million, this year we are at $7.65 million. Our cash flow trajectory indicates that we will see our surplus come down gradually throughout the remainder of the year. One area that looks substantially different from last year is our supplies spending, which is showing a year-over-year decrease of $231,000. This is solely due to our staff reallocating the annual concrete contract from the General Fund into the Capital Projects fund.

Ad Valorem tax revenue.

Historically, the majority of the City's property taxes hits our accounts from December through March, although the bulk hits in December and January. As of this month, we've collected $14.3 million, or 95% of our budget. This figure represents a 2.4% increase over February of FY19. Any increases in property tax revenue over FY19 are solely due to properties that have been newly developed or substantially redeveloped, and therefore were previously untaxed or taxed at a much lower value in FY19.

Sales tax revenue.

The third FY20 sales tax collections came in this month. As discussed in our previous report, these were a 16% increase over the previous year. However, we have an updated report from the comptroller indicating that our fourth month's collections also increased a full 13% over FY19, making for a total fiscal year increase of 11.1%. The tax revenue will be remitted to Colleyville in March.

Utility Fund

As of February, the Utility Fund has earned $5.9 million in revenue and expensed $5 million of its annual budget. While FY19 was a low consumption year for water, FY20 started off to be a much more typical year. For reference, FY19 had 23.9 inches of rain through February, while this year has only seen 16.27 inches.

Regardless, this fund is designed to be a break-even fund once the City makes its annual transfer to the utility capital projects fund.

Debt Service Fund

Being funded through property tax receipts, the debt service fund received most of its revenue through this month. Additionally, the fund paid its highest debt service payment this month, leading to a year-to-date deficit of $335k. Once the City makes the annual transfer from the TIF Fund into the Debt Service fund to pay for the TIF debt, this deficit will be reversed. Regardless, it should be noted that we do plan to draw on $50k in excess fund balance by the end of the year.

Drainage Fund

To date, the Drainage Fee Fund has received $427k, or 44%, of its budgeted revenues and spent $334k, or 42%, of its budgeted expenses.

Monthly Financial Report - February 2020

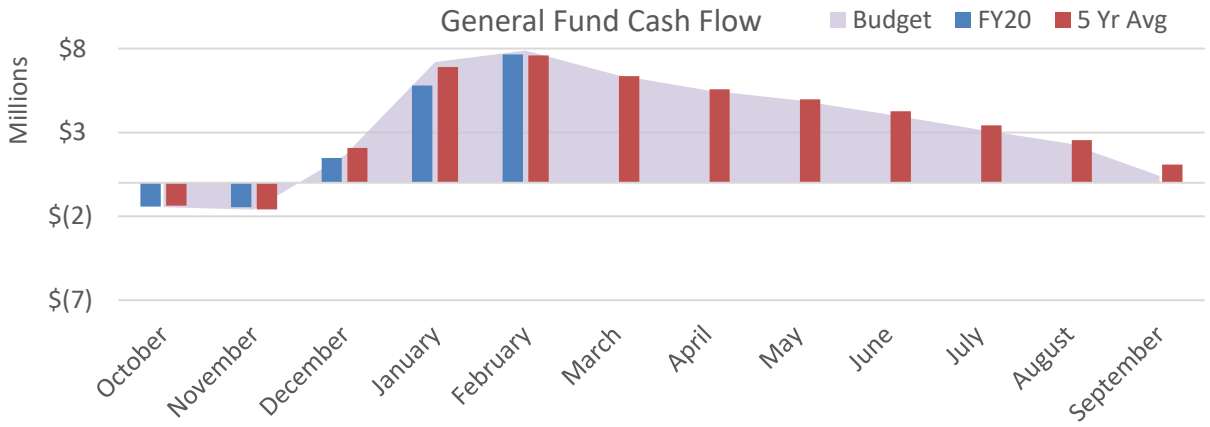
% of year Completed 42%

% of Budget Spent 45%

General Fund

	FY20 Budget	FY20 YTD	% of Budget	FY19 YTD	FY19% of Budget
Revenues	$ 24,589,177	$ 18,482,452	75%	$ 18,040,644	75%
Expenditures	$ 24,182,805	$ 10,831,662	45%	$ 10,578,589	44%
	$ 406,372	$ 7,650,790		$ 7,462,055	

Through February, the General Fund has collected 75% of its budgeted revenue and spent 45% of its budgeted expenditures. Being the fifth month of the new fiscal year, the City has realized four month's worth of sales tax collections, which are currently 11.1% higher than the previous year. Additionally, 95% of our property tax budget has been collected through this month, which is in line with previous years. Adding to this surplus is a substantial decrease in street resurfacing supplies. This is reflective of the annual concrete contract being moved from the General Fund into the Capital Projects Fund. For the predicted cash flow trajectory, please see the graph below.



General Fund Highlights

Revenue (FY20/FY19)

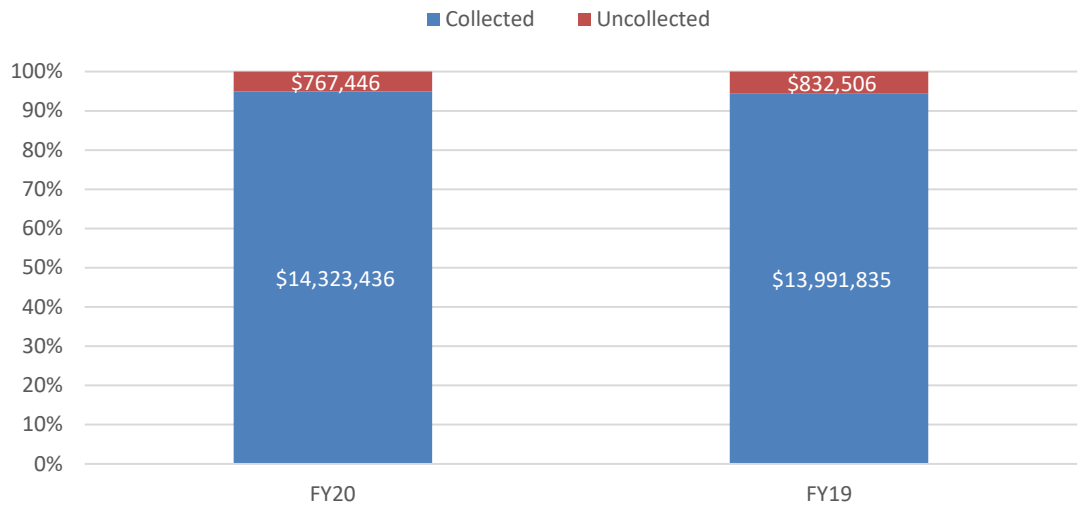
Property Tax + $332k	Sales Tax + $109k	Franchise Tax -$27k
Licenses -$63k	Other Revenue + $91k	**Total Rev + $442k**

Expenditures (FY20/FY19)

Personnel + $280k	Contractual + $204k	Supplies -$231k
Capital $00k	Transfers $00k	**Total Exp + $253k**

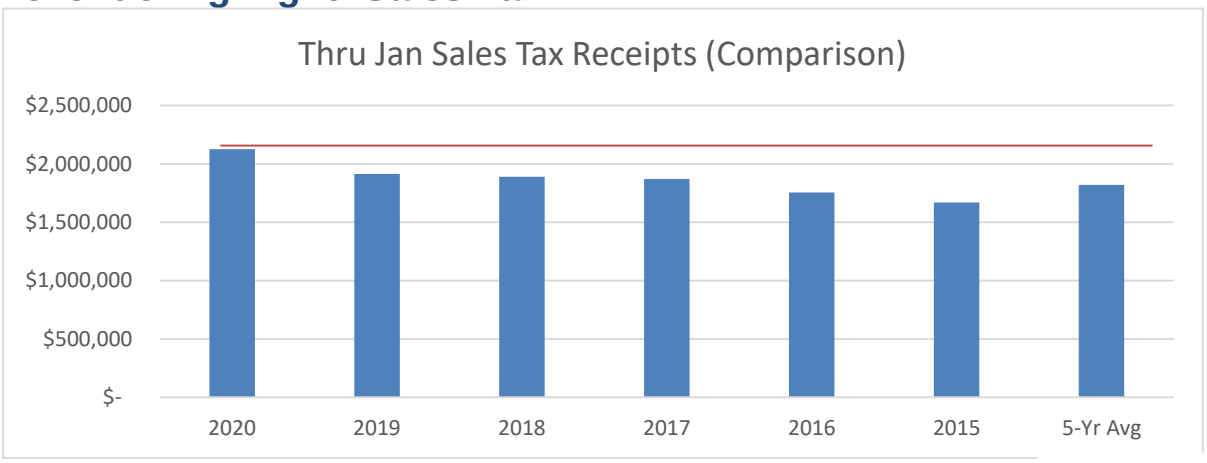
Monthly Financial Report - February 2020

Revenue Highlight: Property Tax



In total, Colleyville anticipates receiving almost $15.1m in General Fund property tax this year. This makes for a 2.2%, or $320k, increase over actual FY19 property tax receipts. It should be noted that this increase comes from taxes off of new property, as opposed to increased taxes on existing property inside the City. Through February, we have received 95% of this revenue, and the rest should be hitting our accounts next month.

Revenue Highlight: Sales Tax



FY20/Budget	FY20/FY19
13.3%	11.1%

Fiscal Year 2019 was volatile for Colleyville's sales tax. However, the first four months of FY20 have put the City in a very favorable position, led by our December receipts. Collections are well ahead of what we've seen in the previous five years, as well as our budget. Cities in the DFW area and all around Texas continue to see similar results. As the coronavirus continues to effect the economy, we will likely see these figures come down in future months.

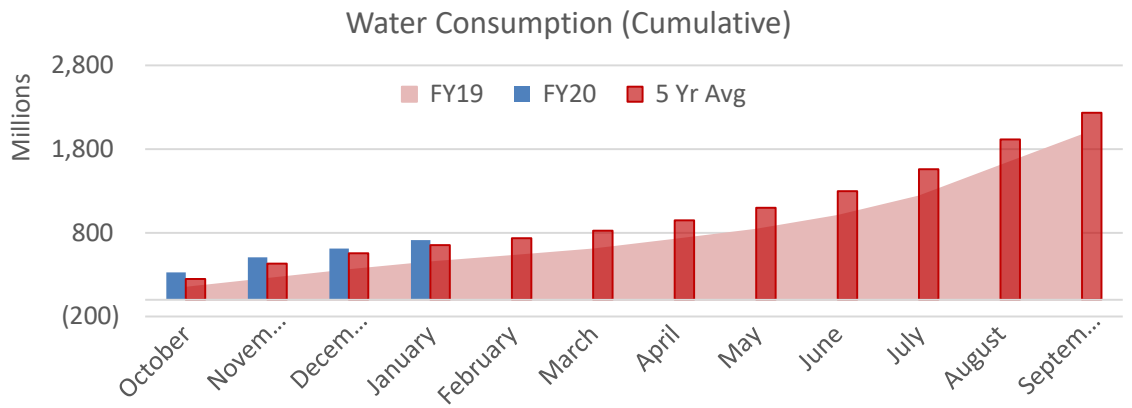
Monthly Financial Report - February 2020

Water/Sewer Utility Fund

% of year Completed		42%
% of Budget Spent		29%

	FY20 Budget	FY20 YTD	% of Budget	FY19 YTD	FY19% of Budget
Revenues	$ 17,555,789	$ 5,926,644	34%	$ 4,861,877	30%
Expenditures	$ 17,555,789	$ 5,026,629	29%	$ 4,846,407	30%
	$ -	$ 900,015		$ 15,470	

Through the fourth month of the fiscal year, the Utility Fund has collected 34% of its budgeted revenue and spent 29% of its budgeted expenditures. Our surplus of $900,000 has come down significantly from last month, although it still stands in contrast to FY19. Lower pass-through charges to the Trinity River Authority were helping to drive this surplus, but we've begun to see invoices reflecting their higher rates. Rain has also begun to play more of a role here, with January and February being wetter months than they were in the previous year. For the typical water consumption trajectory, please see the graph below.



Utility Operation Highlights

Avg Customer Count

FY20/FY19

0.7%

YTD Rainfall (Inches)

FY20/FY19

-11.24

Expenditures (FY20/FY19)

Personnel	+ $61k	Contractual	+ $113k	Supplies	+ $20k
Capital	+ $6k	Transfers	-$20k	**Total Exp**	**+ $180k**

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

Monthly Financial Report - February 2020

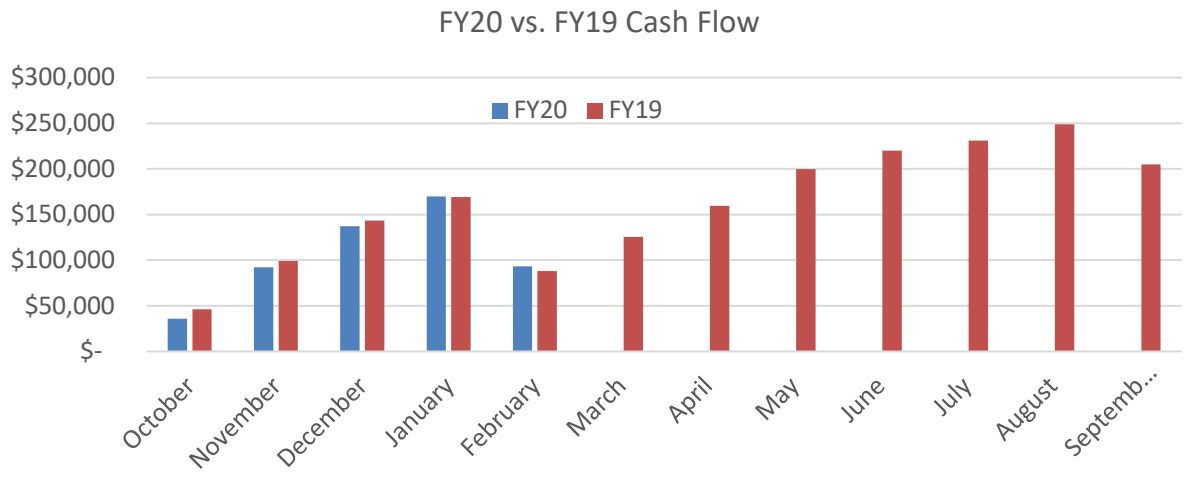
% of year Completed 42%

Drainage Utility Fund

% of Budget Spent 42%

	FY20 Budget	FY20 YTD	% of Budget	FY19 YTD	FY19% of Budget
Revenues	$ 978,508	$ 427,200	44%	$ 434,822	45%
Expenditures	$ 795,844	$ 334,106	42%	$ 340,937	44%
	$ 182,664	$ 93,094		$ 93,885	

To date, the Drainage Utility Fund has received 44% of its budgeted revenue and spent 42% of its budgeted expenditures. This fund's cash flow is tracking as expected, with a decent surplus showing in the first quarter of the year. Drainage fee revenues tend to average at 1.5% higher than the previous fiscal year, although at this point we're seeing a little under 1% growth for FY20.



Drainage Fund Operation Highlights

Revenue - Drainage Fees

FY20/FY19 ↑ 0.9%

FY20/5-Yr Avg ↑ 4.0%

Expenditures (FY20/FY19)

Personnel -$20k ↓

Supplies -$6k ↓

Debt Service + $8k ↑

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

Contractual + $11k ↑

Capital/Xfers $00k →

Total Exp. -$7k ↓

Monthly Financial Report - February 2020

% of year Completed 42%

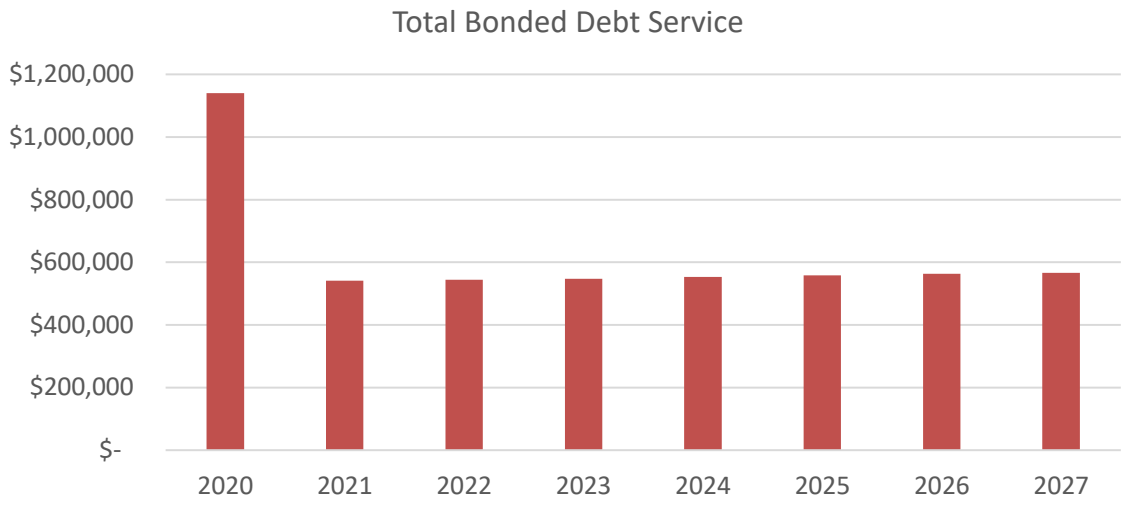
% of Budget Spent 82%

Debt Service Fund

	FY20 Budget	FY20 YTD	% of Budget	FY19 YTD	FY19% of Budget
Revenues	$ 1,356,398	$ 812,734	60%	$ 1,298,261	70%
Expenditures*	$ 1,406,398	$ 1,148,210	82%	$ 1,754,789	94%
	$ (50,000)	$ (335,476)		$ (456,528)	

Similar to our General Fund's property tax collections, the Debt Service fund has received the majority of its revenue for the year. Cash flow for this fund is very predictable, as debt service payments occur twice annually. As of February's figures, the fund is running a deficit of over $335k. This is due to debt service costs hitting in February with the annual transfer from the TIF fund not yet completed. Costs added to the budget for this year include the lease of a new ambulance for Colleyville's emergency response. With Colleyville's current debt service schedule, all bonded debt is on track to be paid off by FY27.

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



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

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

Agenda Item - Items not for council action

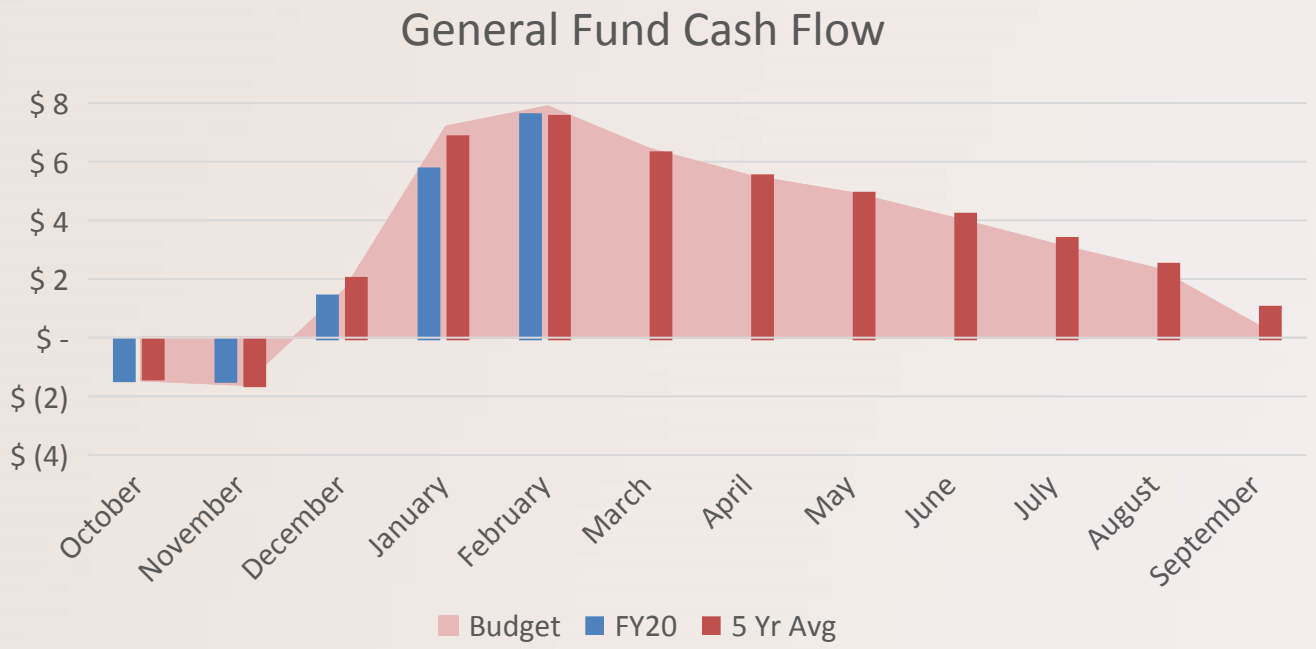
Monthly Financial Report
February 2020

City Council Meeting
March 17, 2020

General Fund

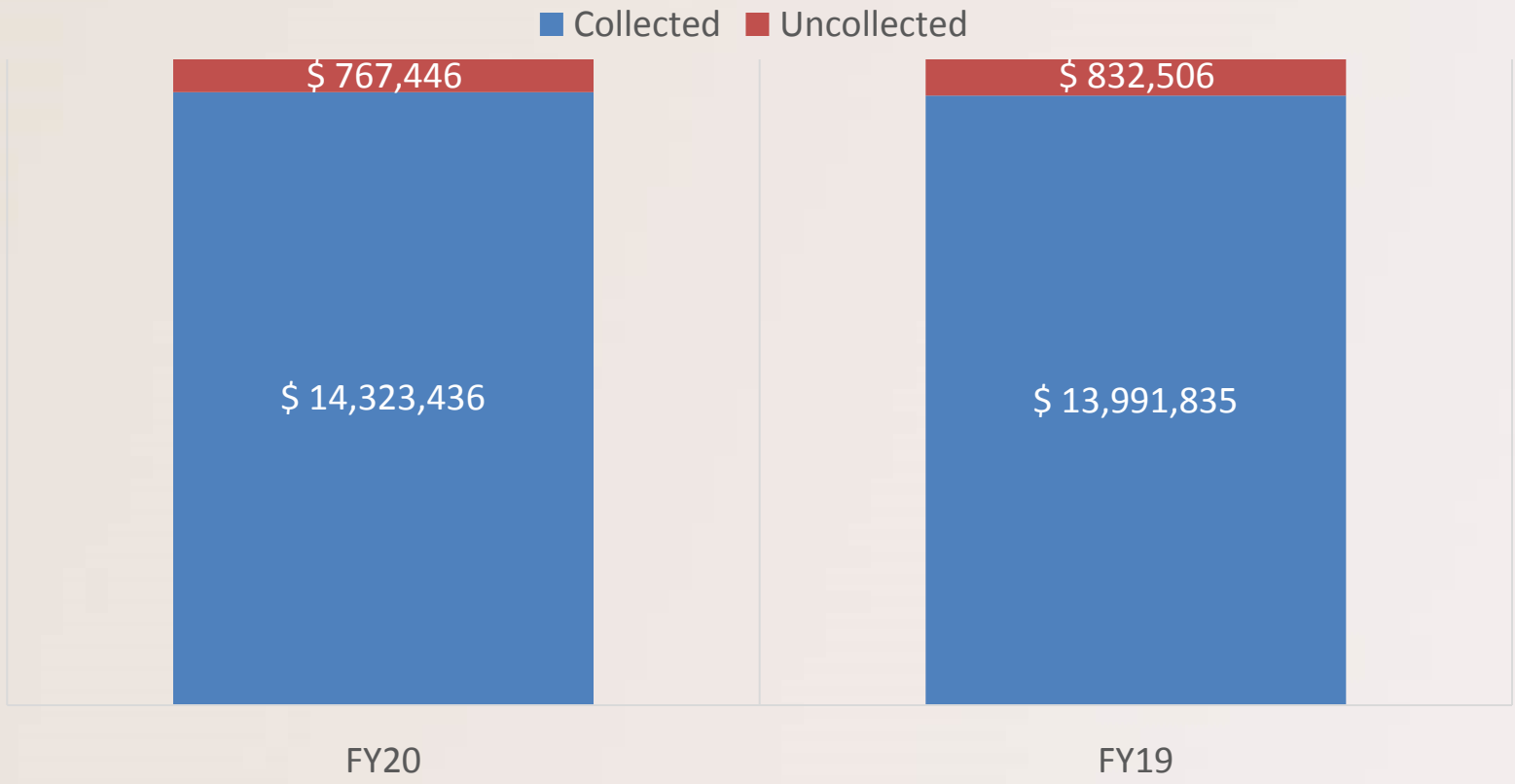
General Fund	FY20 Budget	FY20 YTD	% of Budget	FY19 YTD	FY19 % of Budget
Revenues	$ 24,589,177	$ 18,482,452	75%	$ 18,040,644	75%
Expenditures	$ 24,182,805	$ 10,831,662	45%	$ 10,578,589	44%
	$ 406,372	$ 7,650,790		$ 7,462,055	

*42% of the year is completed



Property Tax Highlight

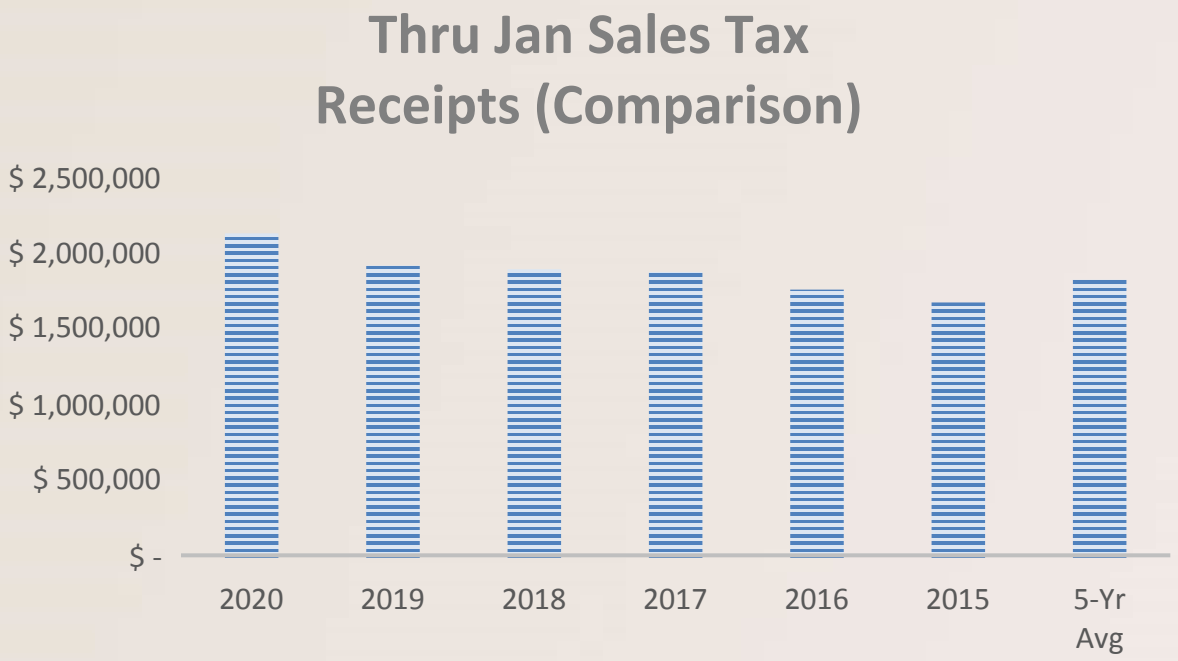
Headline: As with FY19, we have collected 95% of our tax levy



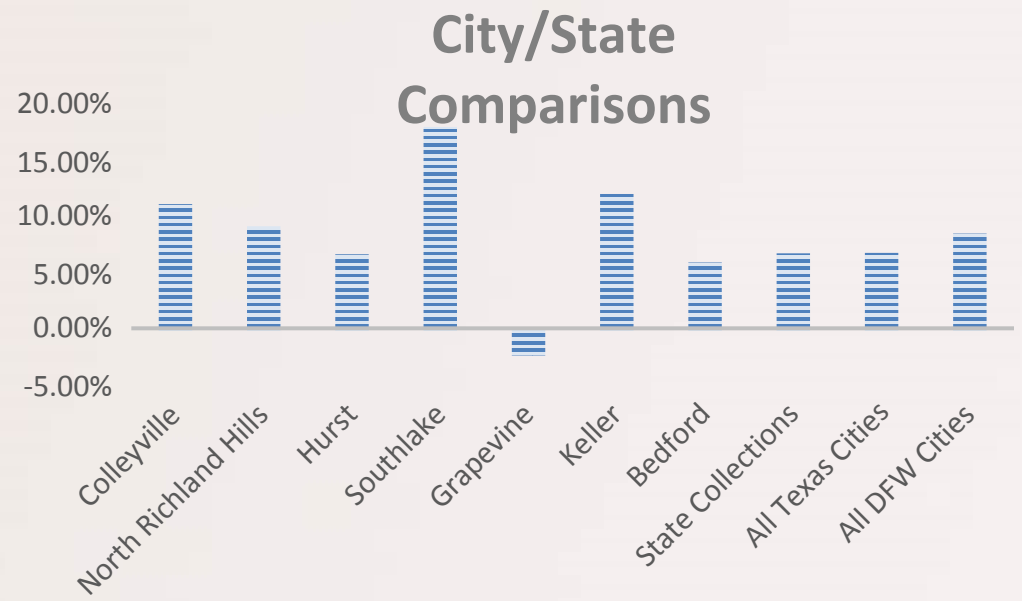
Sales Tax Highlight

Headline: Year-to-Date collections sets record high

FY20 YTD Receipts compared to Previous Years



City/State Comparisons



Utility Fund

Utility Fund	FY20 Budget	FY20 YTD	% of Budget	FY19 YTD	FY19 % of Budget
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Expenditures	$ 17,555,789	$ 5,026,629	29%	$ 4,846,407	30%
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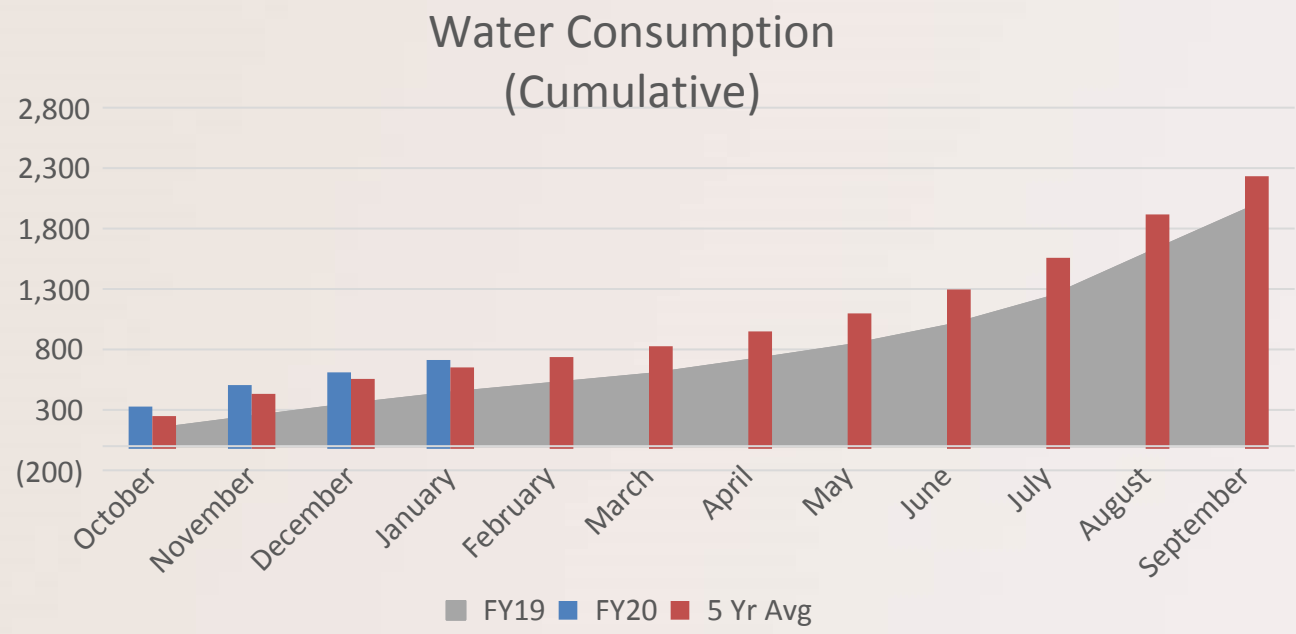

Drainage Fund

Drainage Fund	FY20 Budget	FY20 YTD	% of Budget	FY19 YTD	FY19 % of Budget
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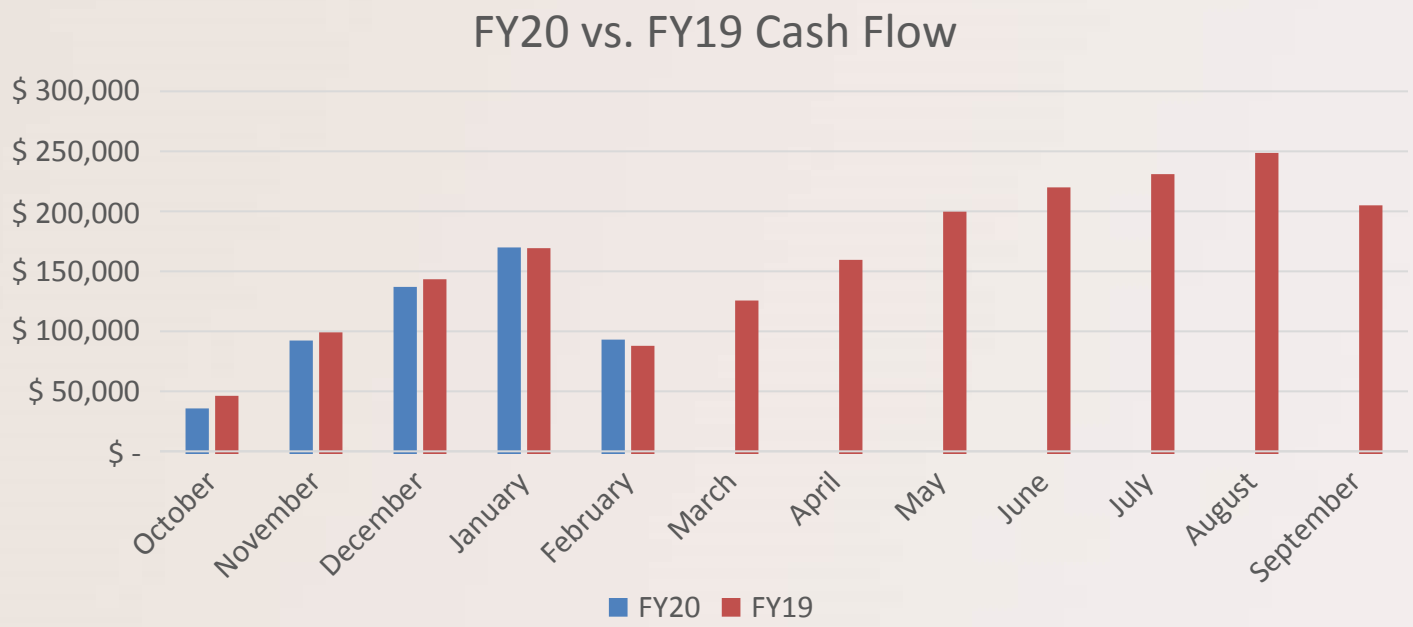

Debt Service Fund

Drainage Fund					
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	$ (50,000)	$ (335,476)		$ (456,528)	

*42% of the year is completed

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 6a **Agenda Date** 3/17/2020 **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
Second Reading & Public Hearing

Several concerns were raised during the public hearing regarding drainage, screening, and above ground improvements. The item was tabled at the March 3, 2020 meeting in order for additional meetings to be held to determine the appropriate measures to resolve these concerns.

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.

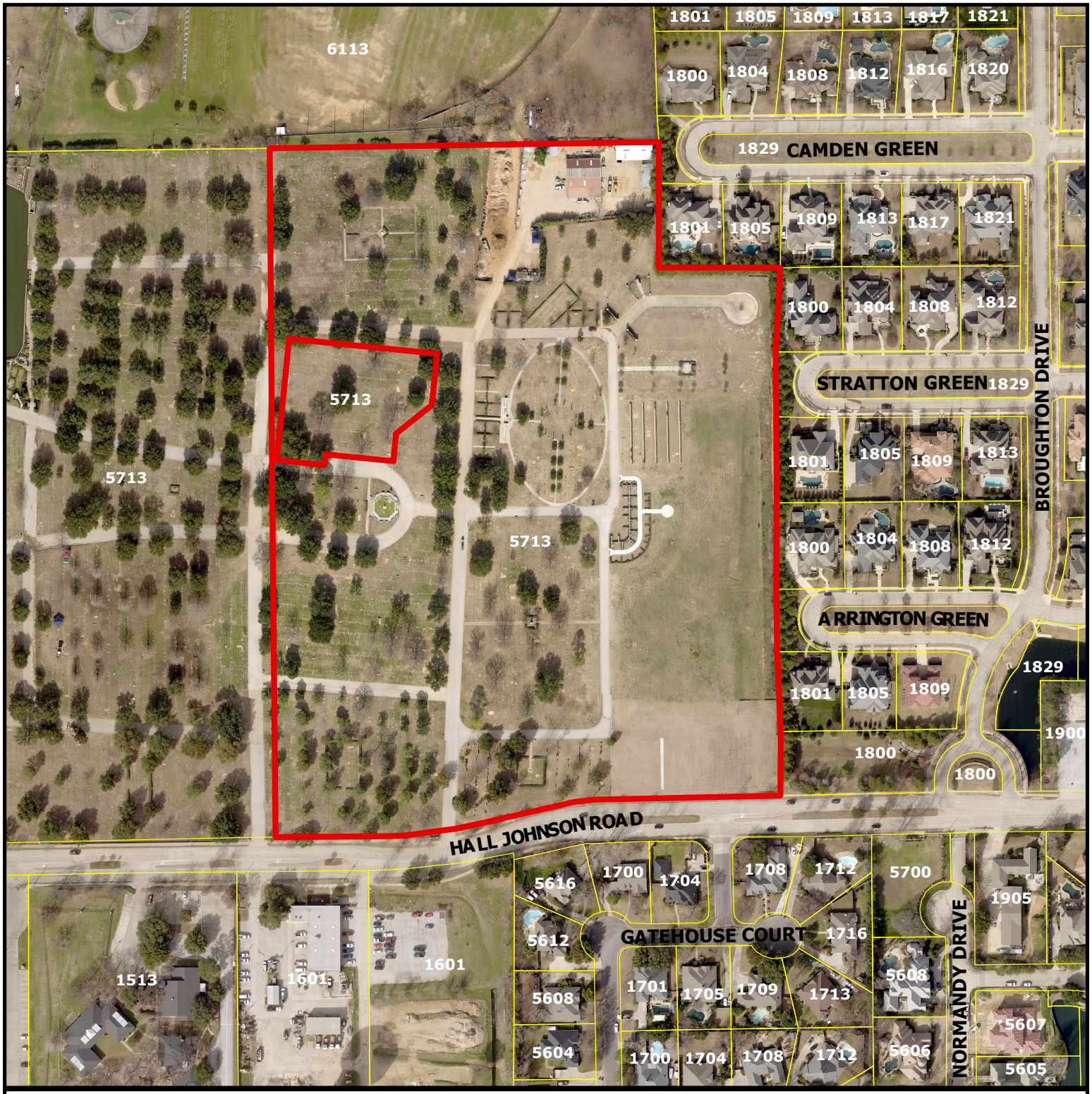
Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval with the added SUP condition that no private mausoleums/crypts shall be allowed within 100 feet of Hall-Johnson Road at their February 10, 2020 meeting by a vote of 5-0.

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

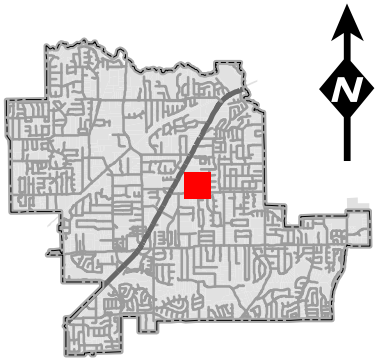
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC20-001

5713 Colleyville Blvd



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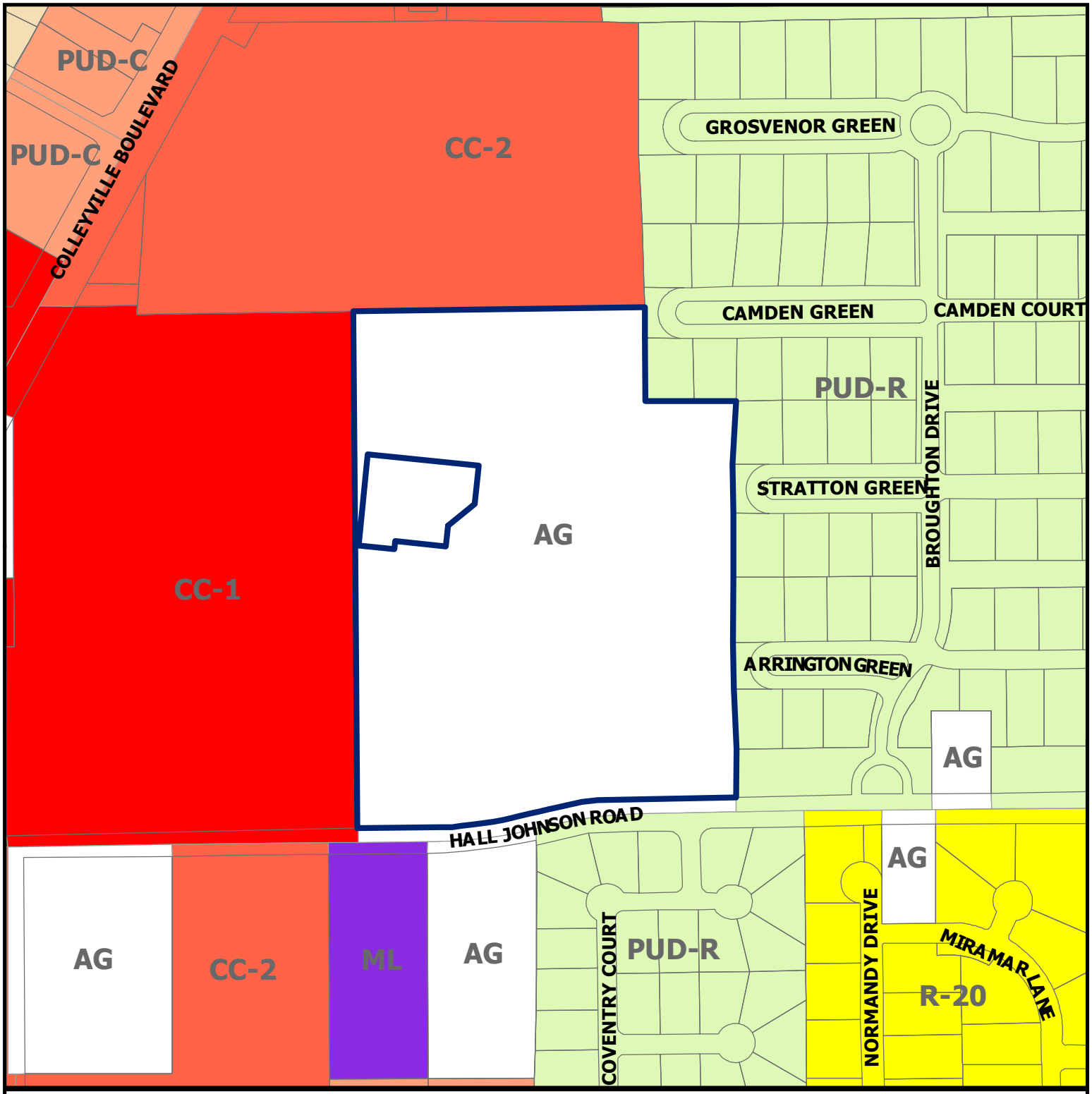
Subject Property

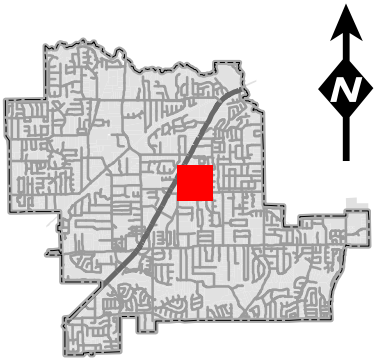
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC20-001

5713 Colleyville Blvd



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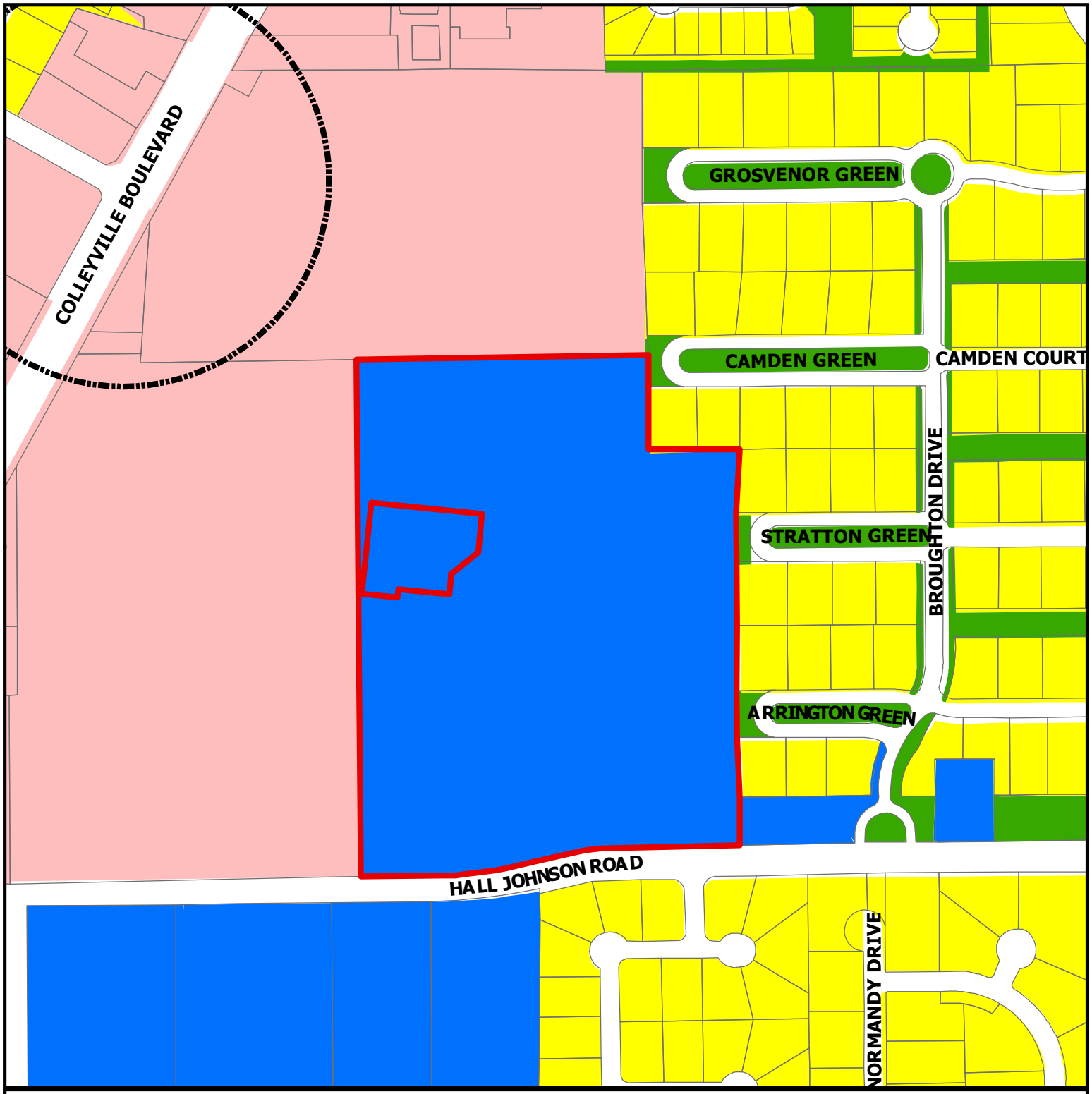
Subject Property

Future Land Use Map

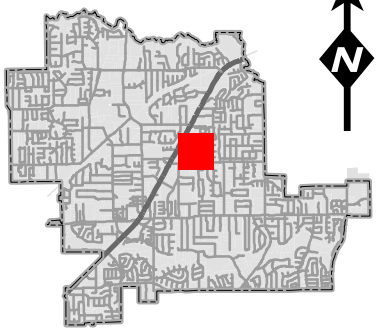


CITY OF COLLEYVILLE TEXAS

ZC20-001

5713 Colleyville Blvd

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



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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-ling 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 replace on a timely basis if they should die.

Conclusion:

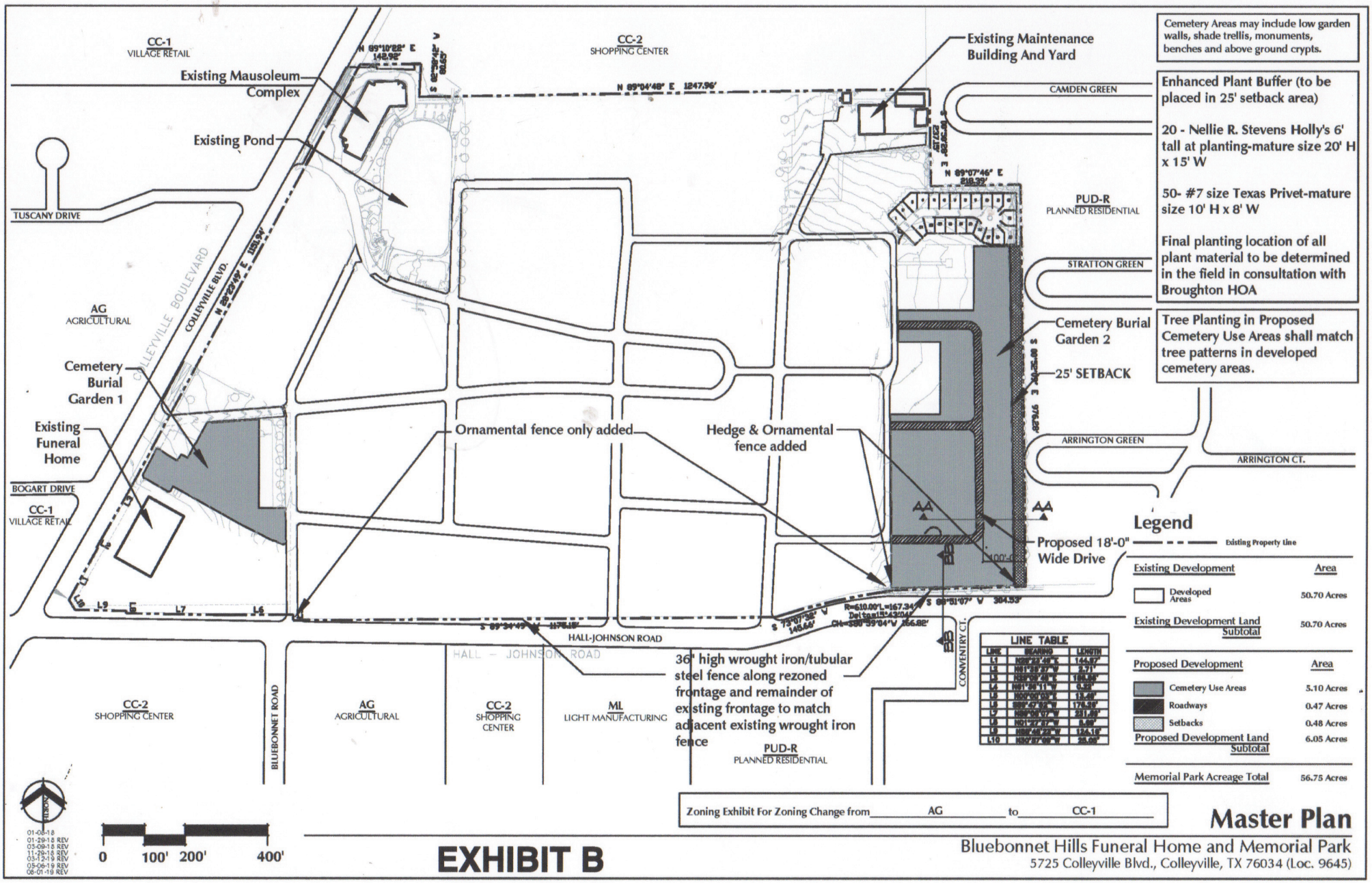
Bluebonnet Hills appreciates the time that neighbors spent working with it to reach an agreement and respectfully request the support of the Planning and Zoning Commission and City Council.

Zoning Exhibit

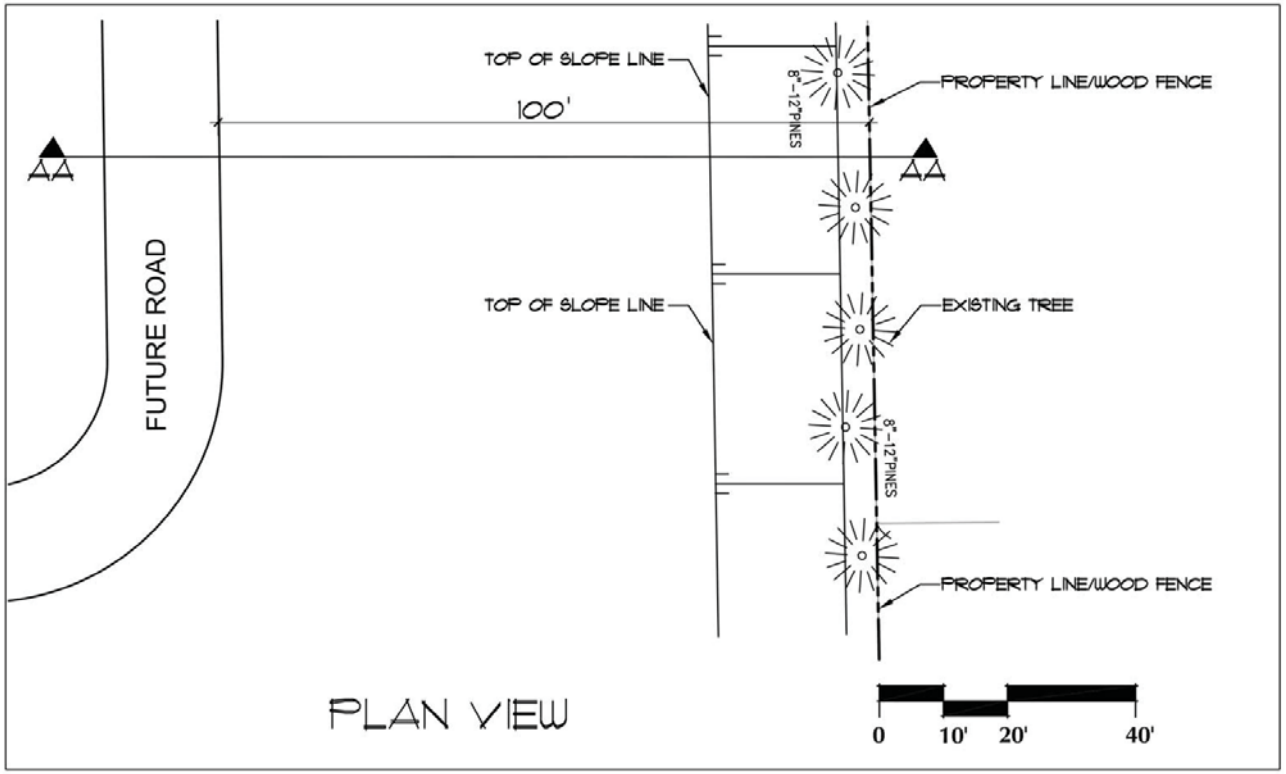
Zoning Exhibit

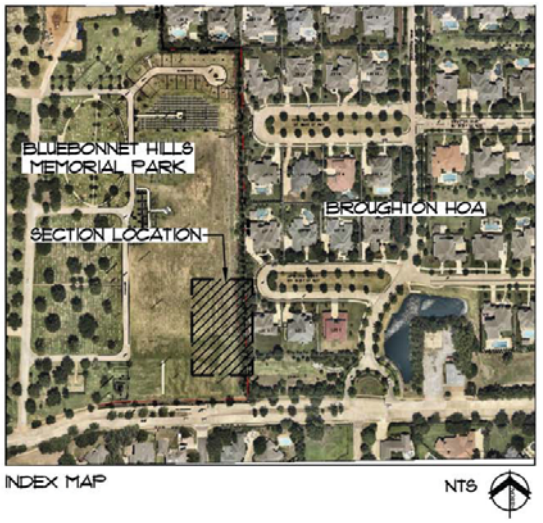
Zoning Exhibit

Site Plan


CC-1
VILLAGE RETAIL
CC-2
SHOPPING CENTER
Existing Mausoleum Complex
Existing Pond
Existing Maintenance Building And Yard
CAMDEN GREEN
PUD-R
PLANNED RESIDENTIAL
STRATTON GREEN
TUSCANY DRIVE
COLLEYVILLE BOULEVARD
COLLEYVILLE BLVD.
AG
AGRICULTURAL
Cemetery Burial Garden 1
Cemetery Burial Garden 2
25' SETBACK
Existing Funeral Home
Ornamental fence only added
Hedge & Ornamental fence added
ARRINGTON GREEN
ARRINGTON CT.
BOGART DRIVE
CC-1
VILLAGE RETAIL
Proposed 18'-0" Wide Drive
HALL-JOHNSON ROAD
HALL – JOHNSON ROAD
36" high wrought iron/tubular steel fence along rezoned frontage and remainder of existing frontage to match adjacent existing wrought iron fence
CONVENTRY CT.
CC-2
SHOPPING CENTER
BLUEBONNET ROAD
AG
AGRICULTURAL
CC-2
SHOPPING CENTER
ML
LIGHT MANUFACTURING
PUD-R
PLANNED RESIDENTIAL
Cemetery Areas may include low garden walls, shade trellis, monuments, benches and above ground crypts.
Enhanced Plant Buffer (to be placed in 25' setback area)
20 - Nellie R. Stevens Holly's 6' tall at planting-mature size 20' H x 15' W
50- #7 size Texas Privet-mature size 10' H x 8' W
Final planting location of all plant material to be determined in the field in consultation with Broughton HOA
Tree Planting in Proposed Cemetery Use Areas shall match tree patterns in developed cemetery areas.
Legend
Existing Property line
Existing Development
Area
Developed Areas
50.70 Acres
Existing Development Land Subtotal
50.70 Acres
Proposed Development
Area
Cemetery Use Areas
5.10 Acres
Roadways
0.47 Acres
Setbacks
0.48 Acres
Proposed Development Land Subtotal
6.05 Acres
Memorial Park Acreage Total
56.75 Acres
LINE TABLE
NORTH
01-00-18
01-29-18 REV
03-09-18 REV
11-29-18 REV
03-12-19 REV
05-06-19 REV
08-01-19 REV
0
100'
200'
400'
Zoning Exhibit For Zoning Change from AG to CC-1
EXHIBIT B
Master Plan
Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)

Landscape Plan





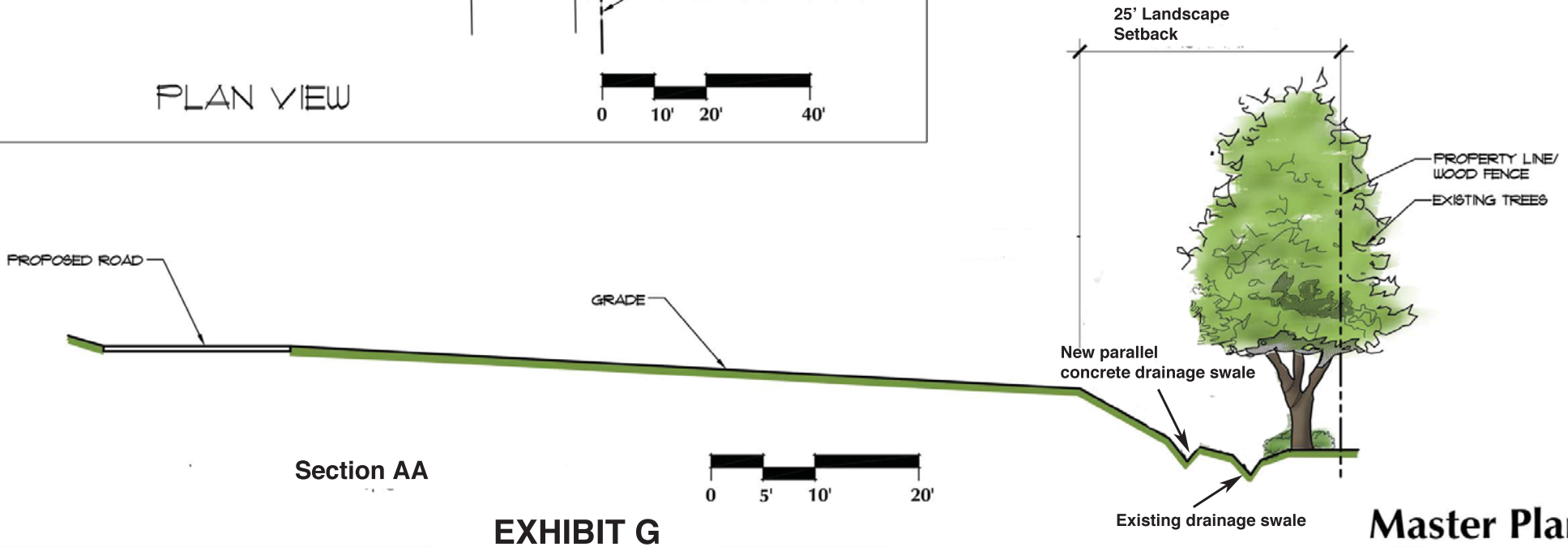
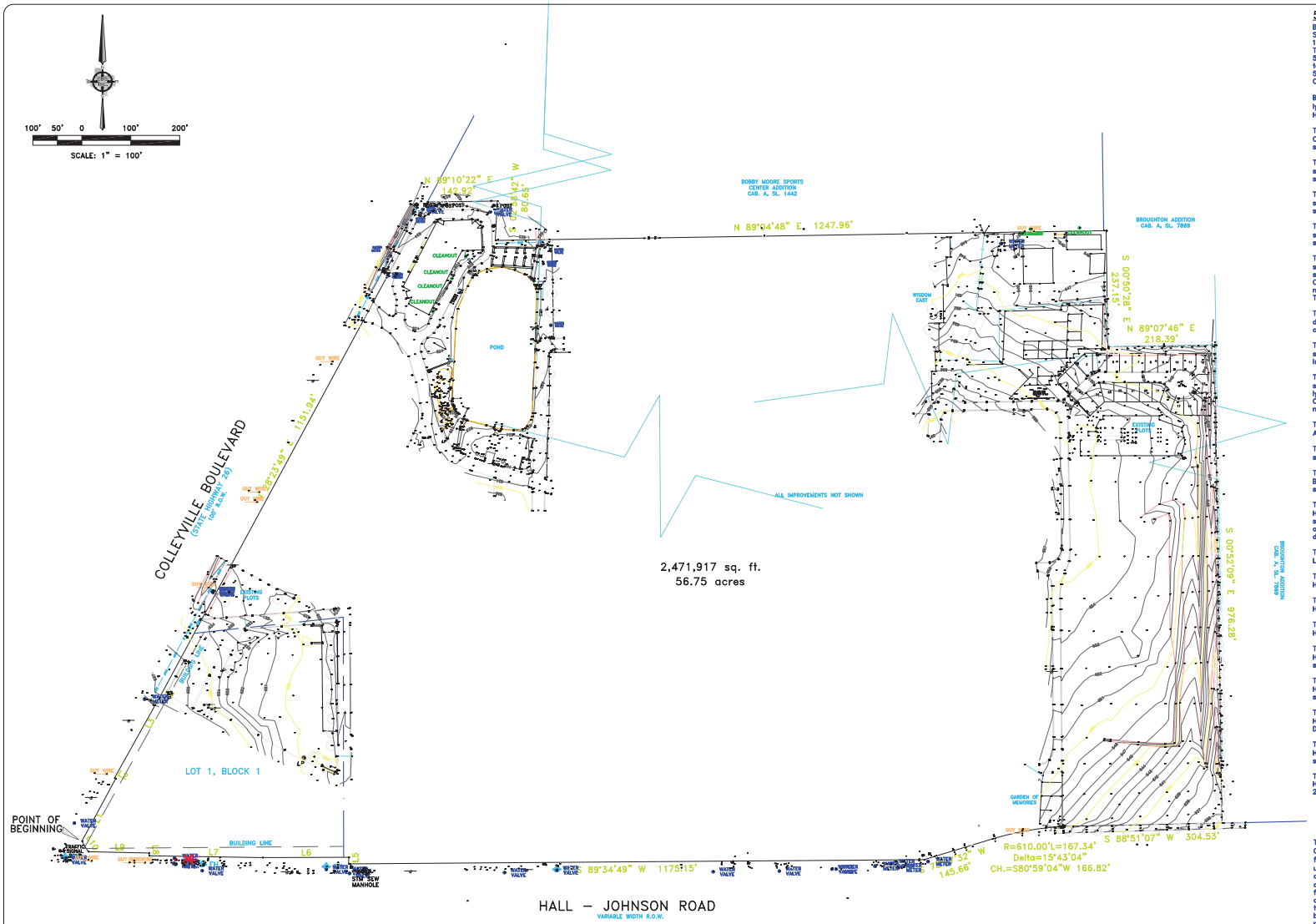


EXHIBIT G

Master Plan

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

Topographic Survey



5725 Colleyville Boulevard

Being a tract of land situated in the J. Byas Survey, Abstract No. 180 and lying in N. Loney Survey, Abstract No. 937 in the City of Colleyville, Tarrant County, Texas, together with all of Lot 1, Block 1 of Bluebonnet Hills Memorial Park Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-182, Page 53 of the map Records of Tarrant County, Texas, and being the same tracts of land conveyed to Bluebonnet Hills Memorial Park, Inc. by Deeds recorded in Volume 3124, Page 589, Volume 5435, Page 767, Volume 6854, Page 444 and Volume 6834, Page 2349, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with yellow cap stamped DCA Inc. for corner, said corner lying in the Northeast intersection of Colleyville Boulevard (100 foot right of way) and Hall-Johnson Road (variable width right-of-way);

THENCE North 28 degrees 23 minutes 49 seconds East along the Southeast line of said Colleyville Boulevard, a distance of 144.97 feet to a 1/2 inch iron rod set with yellow cap stamped DCA Inc. for corner;

THENCE North 61 degrees 36 minutes 37 seconds West continuing along the Southeast line of said Colleyville Boulevard, a distance of 2.71 feet to a 1/2 inch iron rod set with yellow cap stamped DCA Inc. for corner;

THENCE North 29 degrees 09 minutes 45 seconds West continuing along the Southeast line of said Colleyville Boulevard, a distance of 186.86 feet to a 1/2 inch iron rod set with yellow cap stamped DCA Inc. for corner;

THENCE North 61 degrees 36 minutes 11 seconds West continuing along the Southeast line of said Colleyville Boulevard, a distance of 0.22 feet to a 1/2 inch iron rod set with yellow cap stamped DCA Inc. for corner;

THENCE North 28 degrees 23 minutes 49 seconds East continuing along the Southeast line of said Colleyville Boulevard, a distance of 1151.94 feet to a 1/2 inch iron rod set with yellow cap stamped DCA Inc. for corner, said corner being the Southwest corner of Bobby Moore Sports Center Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the map or plat thereof recorded in Cabinet A, Slide 1442 of the map Records of Tarrant County, Texas;

THENCE North 89 degrees 10 minutes 22 seconds East along the South line of said addition, a distance of 142.92 feet to a 1/2 inch iron rod set with yellow cap stamped DCA Inc. for corner;

THENCE South 02 degrees 58 minutes 42 seconds West continuing along the Southeast line of said addition, a distance of 80.65 feet to a 1/2 inch iron rod set with yellow cap stamped DCA Inc. for corner;

THENCE North 89 degrees 04 minutes 48 seconds East continuing along the Southeast line of said addition, a distance of 1247.96 feet to a 5/8 inch iron rod found for corner, said corner lying in the West line of Broughton Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the map or plat thereof recorded in Cabinet A, Slide 7869 of the map Records of Tarrant County, Texas;

THENCE South 00 degrees 50 minutes 28 seconds East along the West line of said Broughton Addition, a distance of 237.15 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 degrees 07 minutes 46 seconds East continuing along the Southeast line of said Broughton Addition, a distance of 218.39 feet to a 1/2 inch iron rod found for corner;

THENCE South 00 degrees 52 minutes 09 seconds East continuing along the West line of said Broughton Addition, a distance of 976.28 feet to a 1/2 inch iron rod set with yellow cap stamped DCA Inc. for corner, said corner lying in the North line of said Hall-Johnson Road;

THENCE South 88 degrees 51 minutes 07 seconds West along the North line of said Hall-Johnson Road, a distance of 304.53 feet to a 1/2 inch iron rod set with yellow cap stamped DCA Inc. for corner, said corner lying in a tangent curve to the Right, having a radius of 610.00 feet, a delta of 15 degrees 43 minutes 04 seconds and a chord bearing and distance that bears South 80 degrees 59 minutes 04 seconds West, 166.82 feet;

THENCE continuing along the North line of said Hall-Johnson Road and along said curve to the Left, an arc length of 167.34 feet to an "X" set in concrete for corner;

THENCE South 73 degrees 07 minutes 32 seconds West continuing along the North line of said Hall-Johnson Road, a distance of 145.66 feet to an "X" set in concrete for corner;

THENCE South 89 degrees 34 minutes 49 seconds West continuing along the North line of said Hall-Johnson Road, a distance of 1175.15 feet to an "X" set in concrete for corner;

THENCE North 00 degrees 00 minutes 03 seconds East continuing along the North line of said Hall-Johnson Road, a distance of 13.49 feet to an "X" set in concrete for corner;

THENCE North 89 degrees 47 minutes 52 seconds East continuing along the North line of said Hall-Johnson Road, a distance of 176.26 feet to a 1/2 inch iron rod set with yellow cap stamped DCA Inc. corner;

THENCE North 89 degrees 08 minutes 07 seconds West continuing along the North line of said Hall-Johnson Road, a distance of 231.89 feet to a 1/2 inch iron rod set with yellow cap stamped DCA Inc. corner;

THENCE North 01 degrees 27 minutes 37 seconds West continuing along the North line of said Hall-Johnson Road, a distance of 5.89 feet to a 1/2 inch iron rod set with yellow cap stamped DCA Inc. corner;

THENCE North 88 degrees 46 minutes 23 seconds West continuing along the North line of said Hall-Johnson Road, a distance of 124.16 feet to a 1/2 inch iron rod set with yellow cap stamped DCA Inc. corner;

THENCE North 30 degrees 57 minutes 09 seconds West continuing along the North line of said Hall-Johnson Road, a distance of 25.05 feet to the POINT OF BEGINNING and containing 2,471,916.88 square feet or 56.7474 acres of land;

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to SCI Cemetary Services, (a) this survey and the property description set forth hereon 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 location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings 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

Bryan Connally
Registered Professional Land Surveyor No. 5513

LINE TABLE		
LINE	BEARING	LENGTH
L1	N28°23'49"E	144.97'
L2	N61°36'37"W	2.71'
L3	N29°09'45"E	186.86'
L4	N61°36'11"W	0.22'
L5	N00°00'03"E	13.49'
L6	S89°47'52"W	176.26'
L7	N89°08'07"W	231.89'
L8	N01°27'37"W	5.89'
L9	N88°46'23"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'

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: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE

G:\ALL LOGOS\811 logo.jpg

REVISIONS		
DATE	BY	NOTES

LEGEND

CM CONTROLLING MONUMENT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
1" IRON PIPE FOUND
FENCE POST CORNER
"X" FOUND / SET
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
POWER POLE
ASPHALT PAVING
GRAVEL/ROCK ROAD OR DRIVE
PE – POOL EQUIPMENT
BRICK COLUMN
AC – AIR CONDITIONING
FIRE HYDRANT
UGS – UGS
OHP – OHP
CHAIN LINK FENCE
WOOD FENCE
0.5' WIDE TYPICAL
BARBED WIRE
IRON FENCE
PIPE FENCE
COVERED PORCH,DECK OR CARPORT
OVERHEAD ELECTRIC SERVICE
OVERHEAD POWER LINE
CONCRETE PAVING

C.B.G. Surveying, Inc.
12025 Shiloh Rd. Suite 230
Dallas, Texas 75228
P 214-349-9485 F 214-349-2216
Firm No. 10168800
www.cbgdfw.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=100'	05/05/14	1404085		R.G.

TOPOGRAPHIC SURVEY

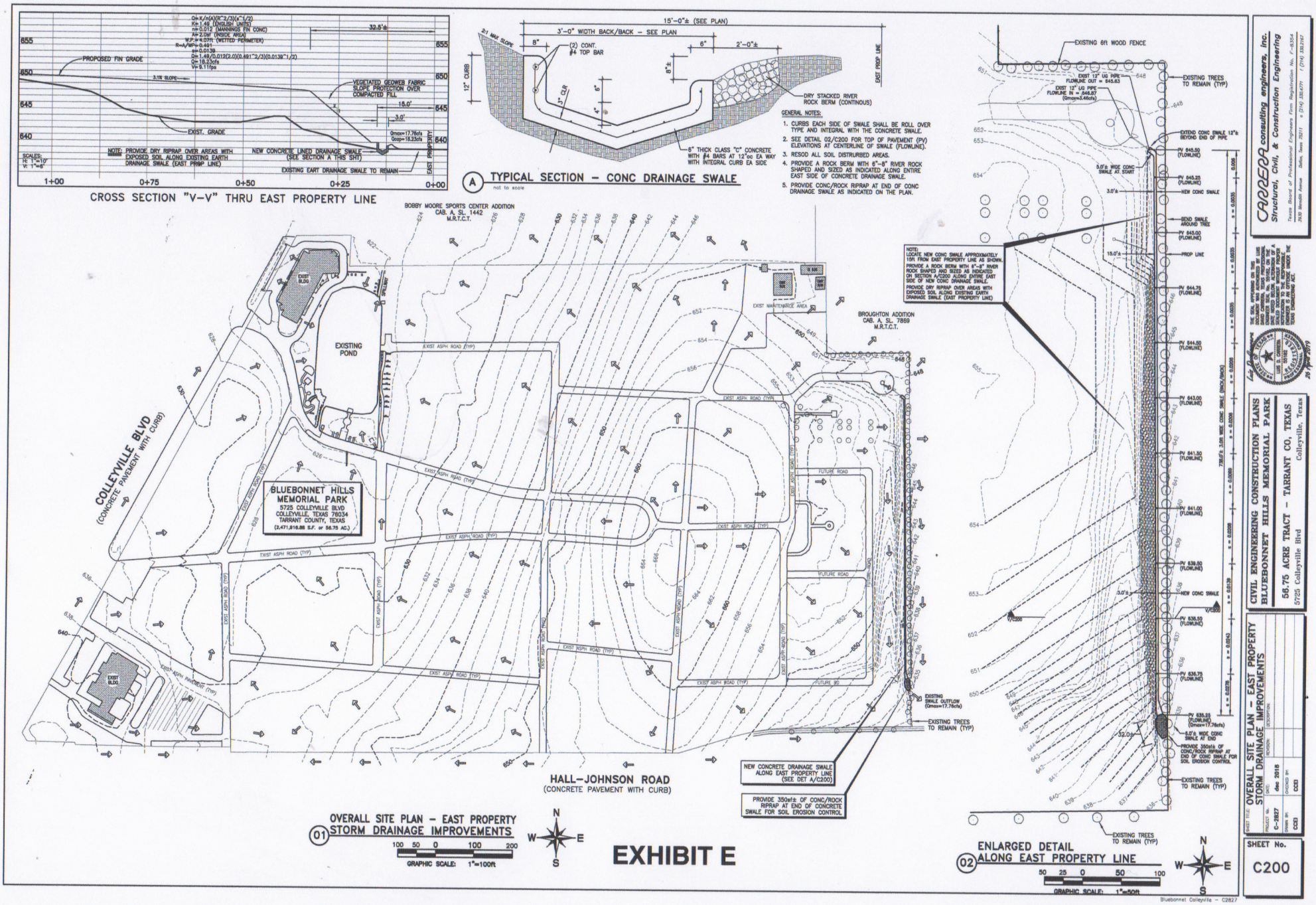
J. BYAS SURVEY, ABSTRACT NO. 180 AND
N. LONEY SURVEY, ABSTRACT NO. 937

CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

5725 COLLEYVILLE BOULEVARD

3/01-C-0137-Bluebonnet Hill Memorial Park-96x522 Survey and Title Reports\Survey\14422 Master Plan\2014_04_21 Updated Survey\ACAD-1404085.dwg, 12/21/2015 4:47:12 PM, Adobe PDF, ARCH D 1:1

Drainage Plan



CARRERA consulting engineers, inc.
Structural, Civil, & Construction Engineering
Texas Board of Professional Engineers Firm Registration No. F-8354
2930 Meredith Avenue Dallas, Texas 75211 v (214) 330-4771 f (214) 330-2767

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

SHEET TITLE: OVERALL SITE PLAN – EAST PROPERTY STORM DRAINAGE IMPROVEMENTS

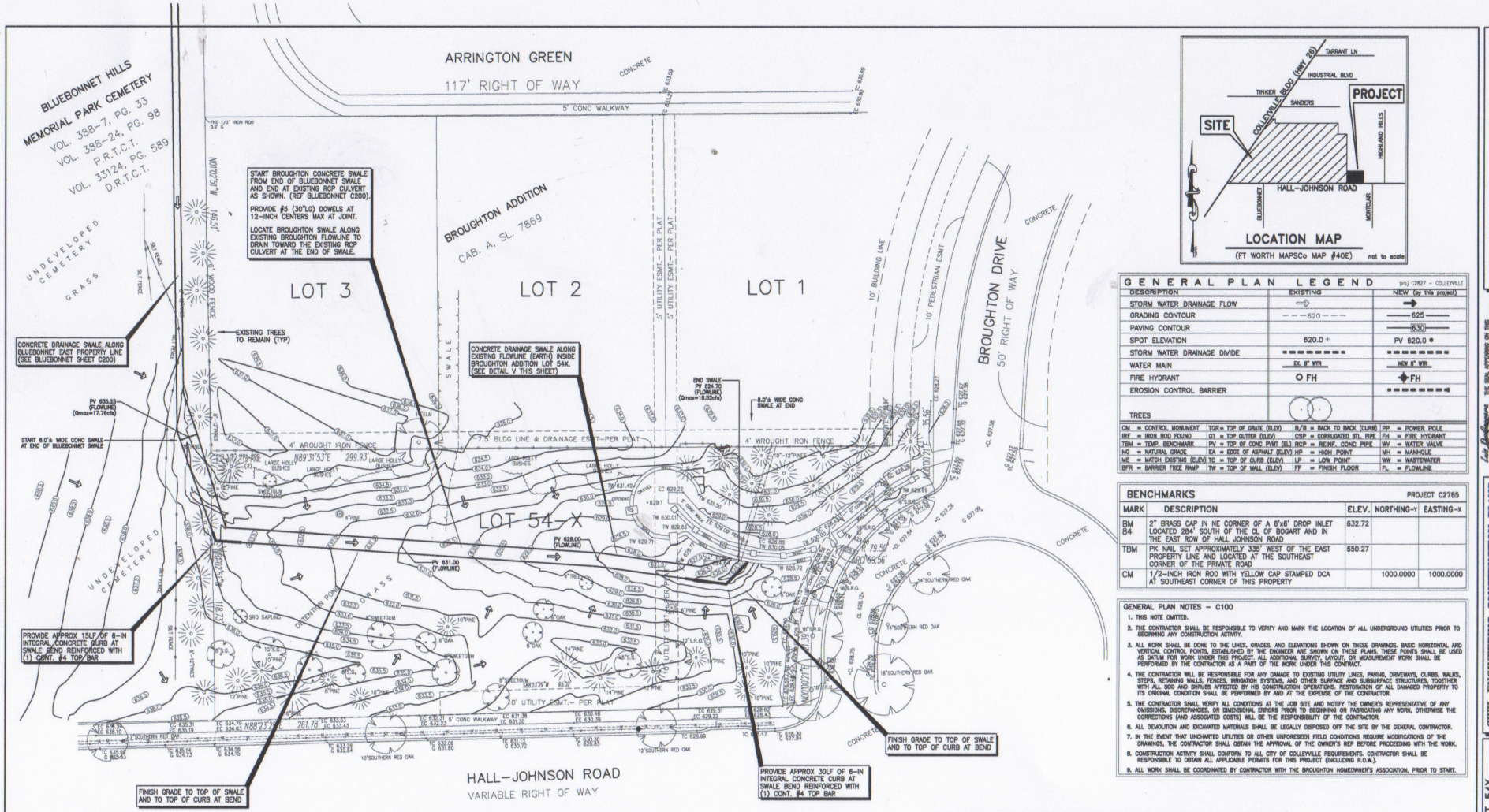
PROJECT No.	DATE	DRAWN BY	CHECKED BY
C-2827	Dec 2016	CCD	CCD

NO.	DESCRIPTION

SHEET No. C200

Bluebonnet Colleyville – C2827

Drainage Plan



GENERAL PLAN LEGEND

proj C2827 - COLLEYVILLE

DESCRIPTION	EXISTING	NEW (by this project)
STORM WATER DRAINAGE FLOW	⇨	➡
GRADING CONTOUR	620	625
PAVING CONTOUR		630
SPOT ELEVATION	620.0 +	PV 620.0 ●
STORM WATER DRAINAGE DIVIDE		
WATER MAIN	EX. 8" WTR	NEW 8" WTR
FIRE HYDRANT	O FH	✦FH
EROSION CONTROL BARRIER		
TREES		

CM = CONTROL MONUMENT	TGR= TOP OF GRATE (ELEV)	B/B = BACK TO BACK (CURB)	PP = POWER POLE		
IRF = IRON ROD FOUND	GT = TOP GUTTER (ELEV)	CSP = CORRUGATED STL. PIPE	FH = FIRE HYDRANT		
TBM = TEMP. BENCHMARK	PV = TOP OF CONC PVMT (EL)	RCP = REINF. CONC PIPE	WV = WATER VALVE		
NG = NATURAL GRADE	EA = EDGE OF ASPHALT (ELEV)	HP = HIGH POINT	MH = MANHOLE		
ME = MATCH EXISTING (ELEV)	TC = TOP OF CURB (ELEV)	LP = LOW POINT	WW = WASTEWATER		
BFR = BARRIER FREE RAMP	TW = TOP OF WALL (ELEV)	FF = FINISH FLOOR	FL = FLOWLINE		

BENCHMARKS

PROJECT C2765

MARK	DESCRIPTION	ELEV.	NORTHING-Y	EASTING-X
BM 84	2" BRASS CAP IN NE CORNER OF A 6'x6' DROP INLET LOCATED 284' SOUTH OF THE CL OF BOGART AND IN THE EAST ROW OF HALL JOHNSON ROAD	632.72		
TBM	PK NAIL SET APPROXIMATELY 335' WEST OF THE EAST PROPERTY LINE AND LOCATED AT THE SOUTHEAST CORNER OF THE PRIVATE ROAD	650.27		
CM	1/2-INCH IRON ROD WITH YELLOW CAP STAMPED DCA AT SOUTHEAST CORNER OF THIS PROPERTY		1000.0000	1000.0000

GENERAL PLAN NOTES - C100

1. THIS NOTE OMITTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND MARK THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.
3. ALL WORK SHALL BE DONE TO THE LINES, GRADES, AND ELEVATIONS SHOWN ON THESE DRAWINGS. BASIC HORIZONTAL AND VERTICAL CONTROL POINTS, ESTABLISHED BY THE ENGINEER ARE SHOWN ON THESE PLANS. THESE POINTS SHALL BE USED AS DATUM FOR WORK UNDER THIS PROJECT. ALL ADDITIONAL SURVEY, LAYOUT, OR MEASUREMENT WORK SHALL BE PERFORMED BY THE CONTRACTOR AS A PART OF THE WORK UNDER THIS CONTRACT.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY LINES, PAVING, DRIVEWAYS, CURBS, WALKS, STEPS, RETAINING WALLS, FENCES, IRRIGATION SYSTEMS, AND OTHER SURFACE AND SUBSURFACE STRUCTURES, TOGETHER WITH ALL SOD AND SHRUBS AFFECTED BY HIS CONSTRUCTION OPERATIONS. RESTORATION OF ALL DAMAGED PROPERTY TO ITS ORIGINAL CONDITION SHALL BE PERFORMED BY AND AT THE EXPENSE OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE JOB SITE AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY OMISSIONS, DISCREPANCIES, OR DIMENSIONAL ERRORS PRIOR TO BEGINNING OR FABRICATING ANY WORK, OTHERWISE THE CORRECTIONS (AND ASSOCIATED COSTS) WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL DEMOLITION AND EXCAVATED MATERIALS SHALL BE LEGALLY DISPOSED OFF THE SITE BY THE GENERAL CONTRACTOR.
7. IN THE EVENT THAT UNCHARTED UTILITIES OR OTHER UNFORESEEN FIELD CONDITIONS REQUIRE MODIFICATIONS OF THE DRAWINGS, THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF THE OWNER'S REP BEFORE PROCEEDING WITH THE WORK.
8. CONSTRUCTION ACTIVITY SHALL CONFORM TO ALL CITY OF COLLEYVILLE REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL APPLICABLE PERMITS FOR THIS PROJECT (INCLUDING R.O.W.).
9. ALL WORK SHALL BE COORDINATED BY CONTRACTOR WITH THE BROUGHTON HOMEOWNER'S ASSOCIATION, PRIOR TO START.

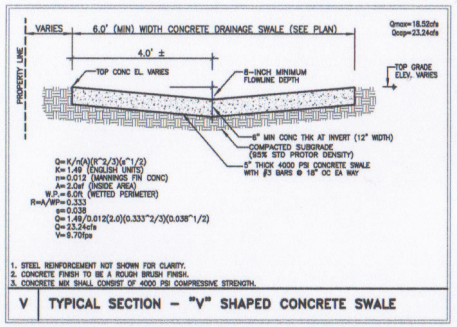


EXHIBIT F

CARRERA consulting engineers, inc.
Structural, Civil, & Construction Engineering
Texas Board of Professional Engineers Firm Registration No. F-8354
3930 Barnett Avenue Dallas, Texas 75211 t: (214) 358-4771 f: (214) 339-3767

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LEE A. CARRERA, P.E. 83582, ON THE DATE SHOWN. THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY AND SHOULD NOT BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. IT IS NOT TO BE USED OR VIEWED OR RELIED UPON AS A FINAL DOCUMENT. IT IS NOT INTENDED FOR PERMIT, BIDDING OR CONSTRUCTION PURPOSES.

Lee A. Carrera 83582 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS 12 October 2019

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

SHEET TITLE: BROUGHTON ADDITION - LOT 54X STORM DRAINAGE IMPROVEMENTS
PROJECT No. C-2827
DATE dec 2019
DRAWN BY CCD
CHECKED BY CCD
REVISIONS / DESCRIPTION

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

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

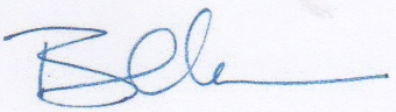
Broughton

Maintenance Association, Inc. (BMA)

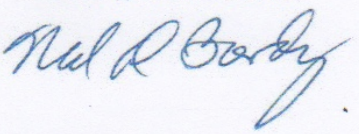
Signed,

The Broughton Maintenance Association, Inc. Board of Directors

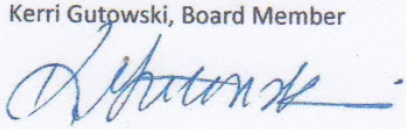
Bryan Hoeller, Board Member



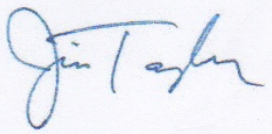
Neal Bondy, Board Member



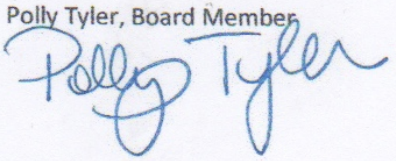
Kerri Gutowski, Board Member



Jim Taylor, Board Member



Polly Tyler, Board Member



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

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 comer 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:

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.

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 Gary P. Grossi Market Director

Broughton Homeowners Association:

Signature _____ Date 8/21/19

Print name and title Bryan Hodlevr, Board President, 2019

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

Founders Square • 900 Jackson Street • Suite 160 • Dallas, TX 75202 • (214) 749-0530 • Fax (214) 749-5605
rob.reeves@sbcglobal.net

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

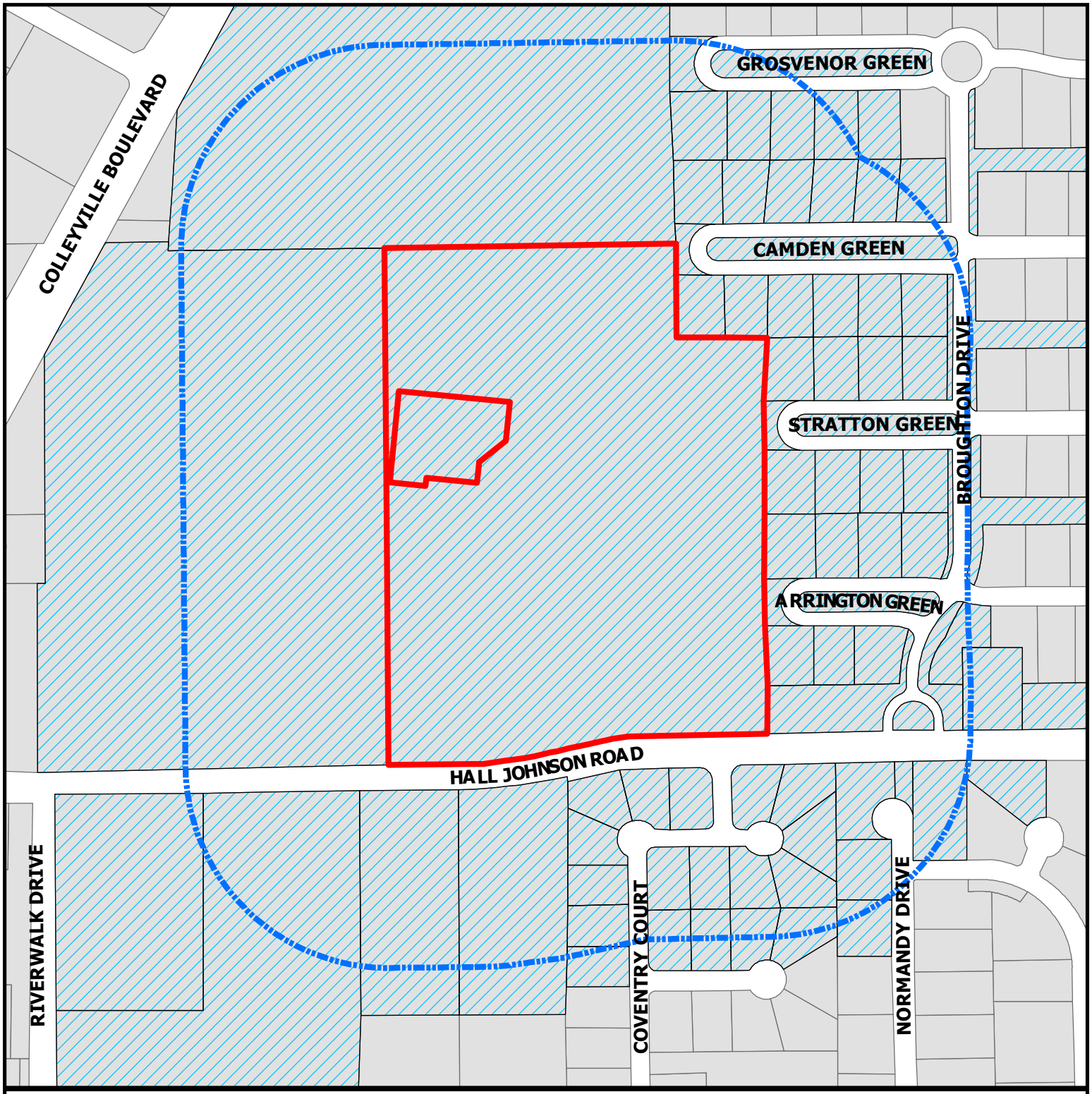
Print name and title CARY P. GROSSI MARKET DIRECTOR

Stone Crest Estates Homeowners Association:

Signature _____ Date: _____

Print name and title _____

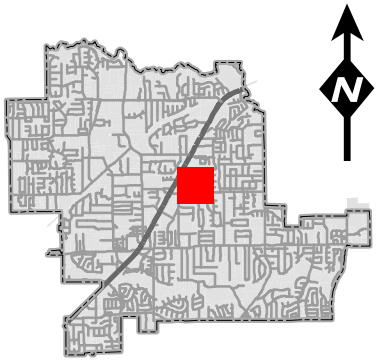
Notification Map



CITY OF COLLEYVILLE TEXAS

ZC20-001

5713 Colleyville Blvd



Subject Property

500ft Buffer

Properties within 500ft

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

Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
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
NORTHEN, 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

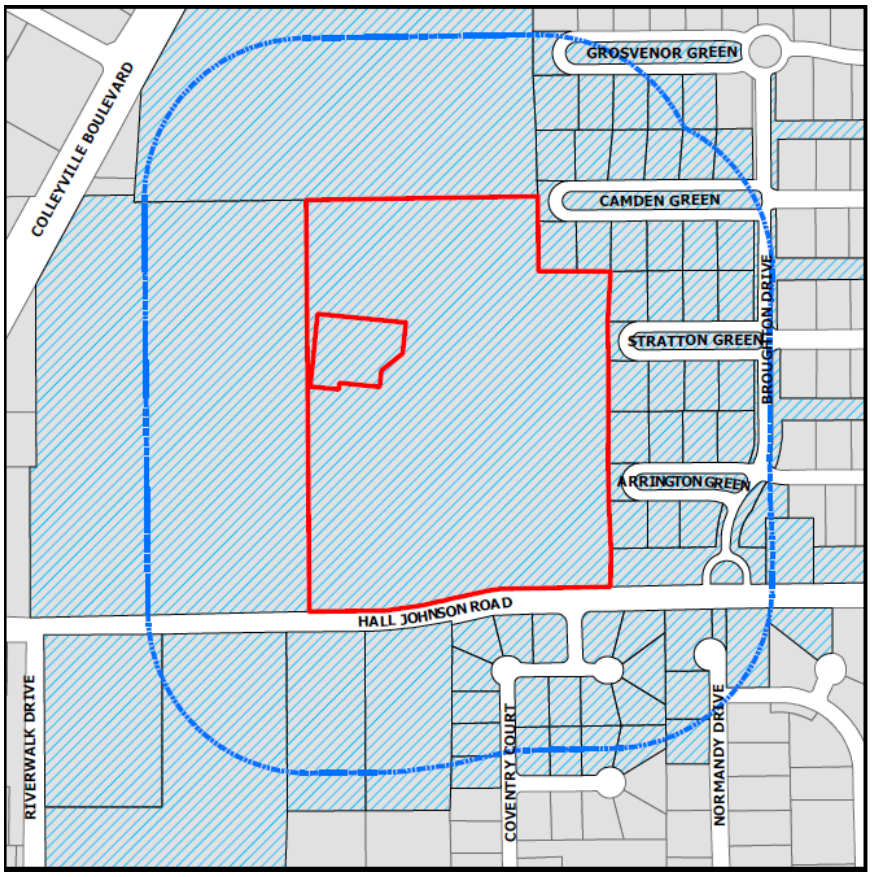
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

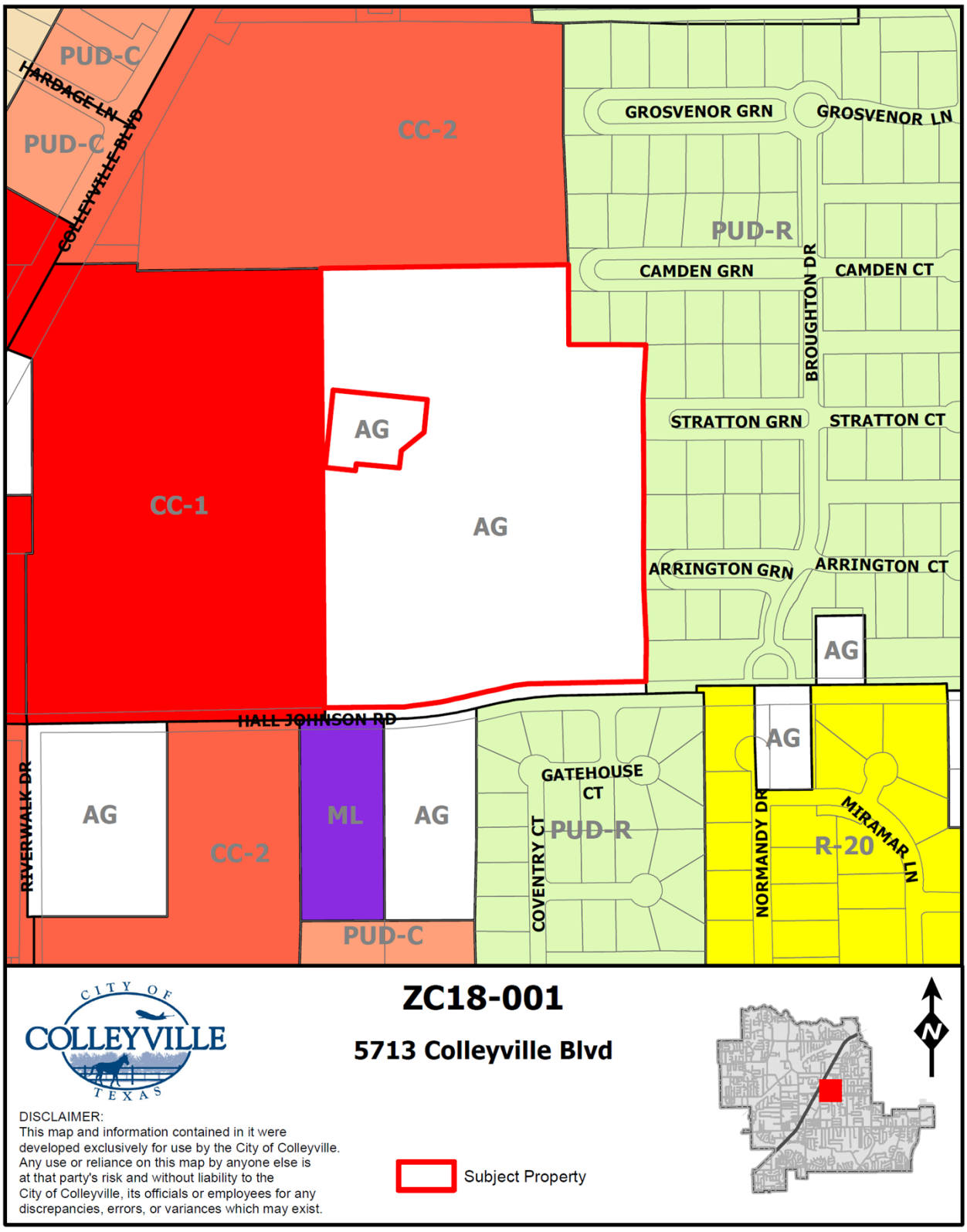


Exhibit "B" – Statement of Planning Objectives

Statement of Planning Objectives

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

This 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-ling fence will be replaced with the new fence.

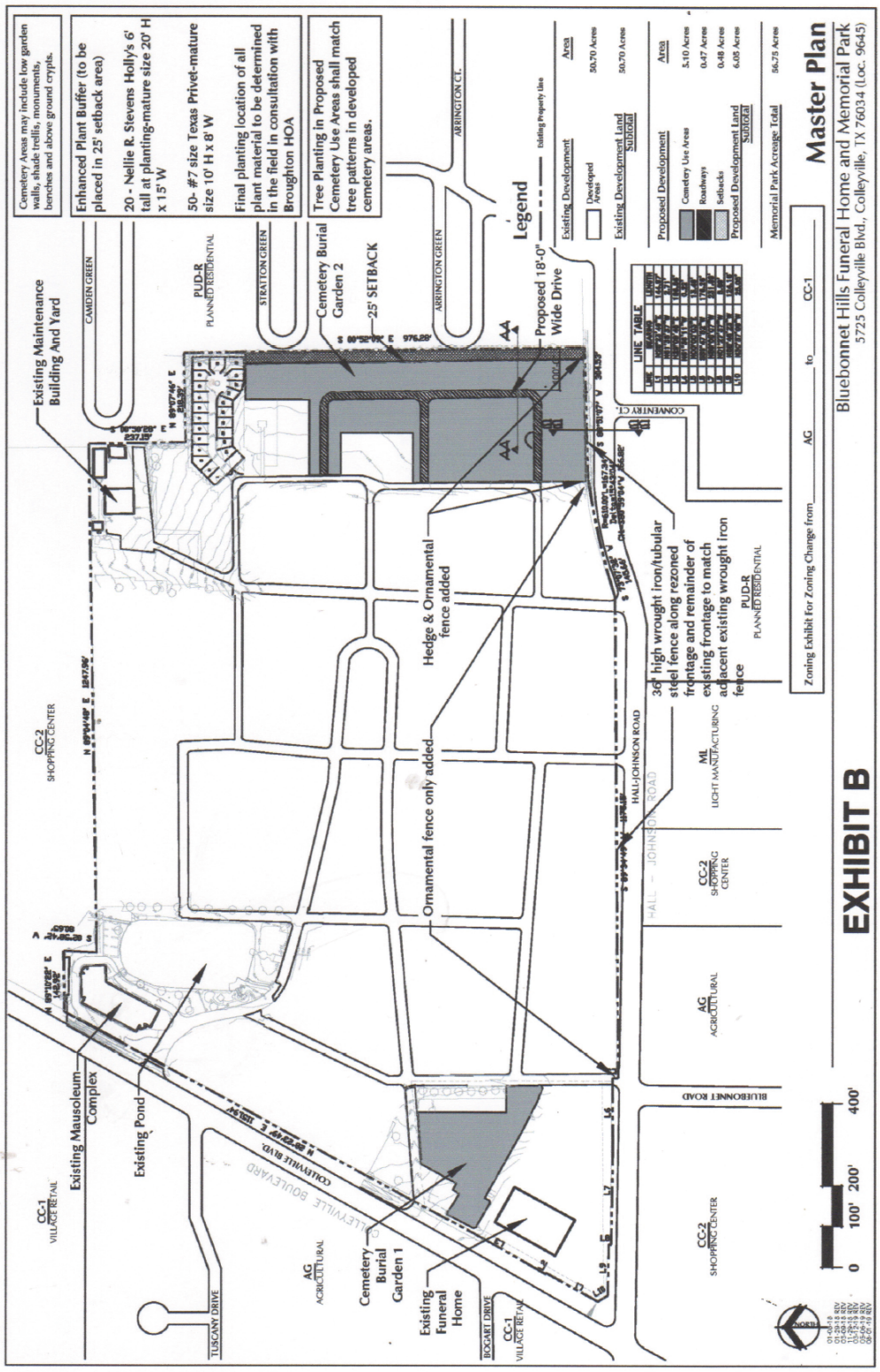
12) Bluebonnet Hills will plant a solid 3-foot high shrub row along Hall Johnson as shown on Exhibits B and H. The shrubs will be planted within three months from the passage of the rezoning ordinance or during optimum planting season, whichever is less time. The shrubs will be maintained at a height 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 replace 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 6b **Agenda Date** 3/17/2020 **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
Second Reading & Public Hearing

Several concerns were raised during the public hearing regarding drainage, screening, and above ground improvements. The item was tabled at the March 3, 2020 meeting in order for additional meetings to be held to determine the appropriate measures to resolve these concerns.

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.

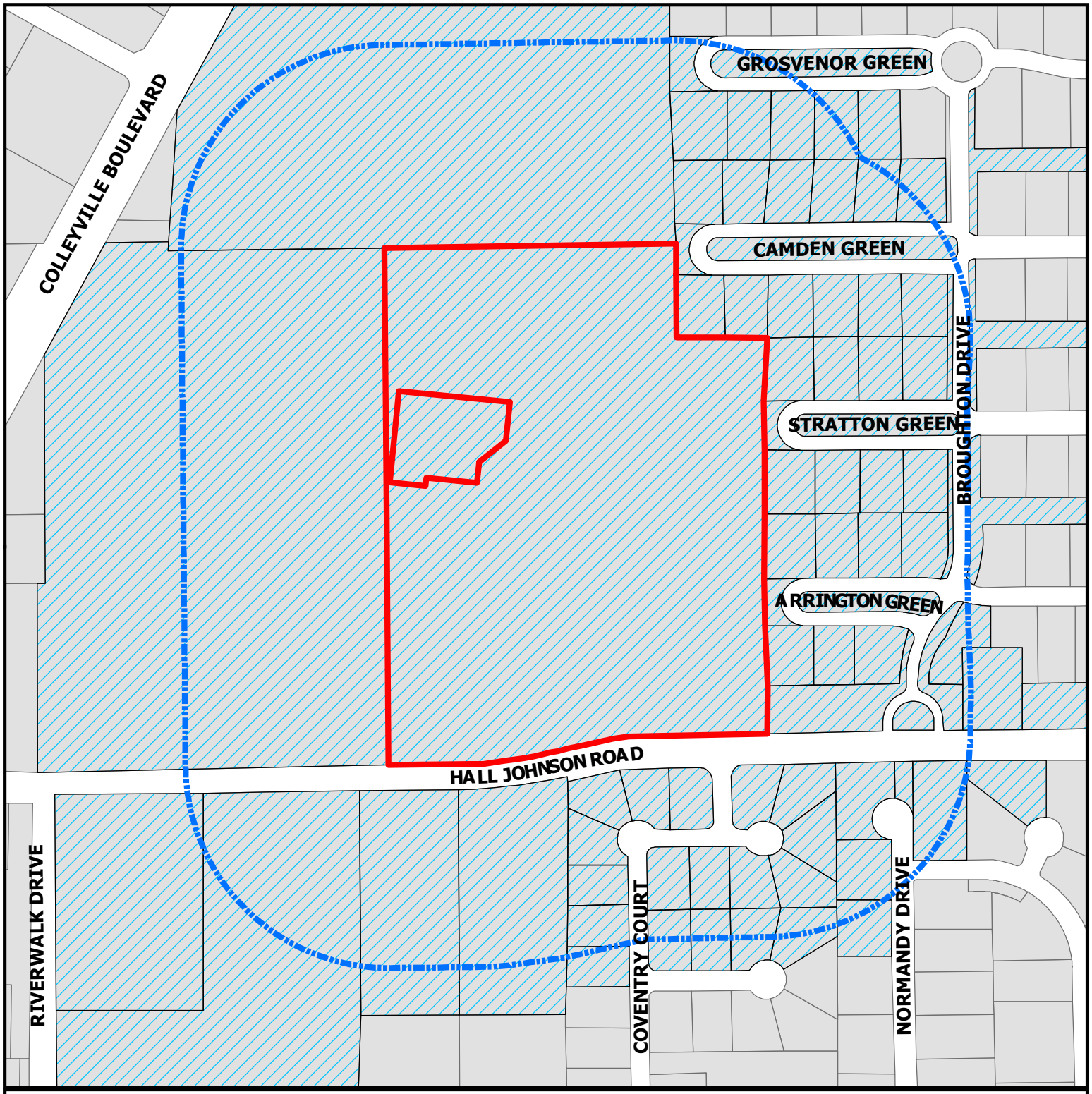
Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval with the added SUP condition that no private mausoleums/crypts shall be allowed within 100 feet of Hall Johnson Road at their February 10, 2020 meeting by a vote of 5-0.

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

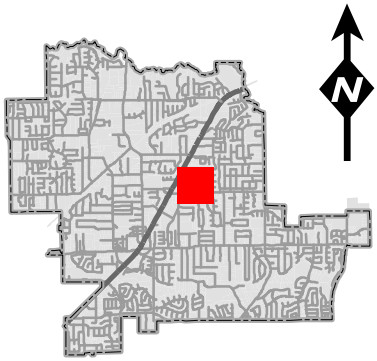
Notification Map



CITY OF COLLEYVILLE TEXAS

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
NORTHEN, 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

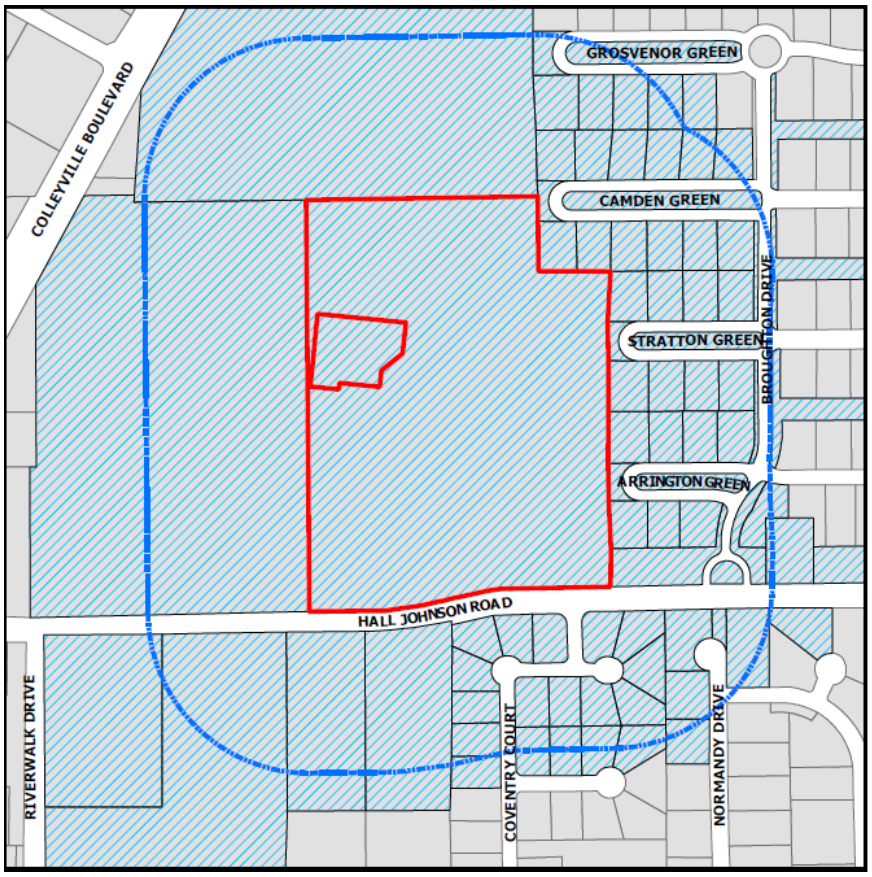
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

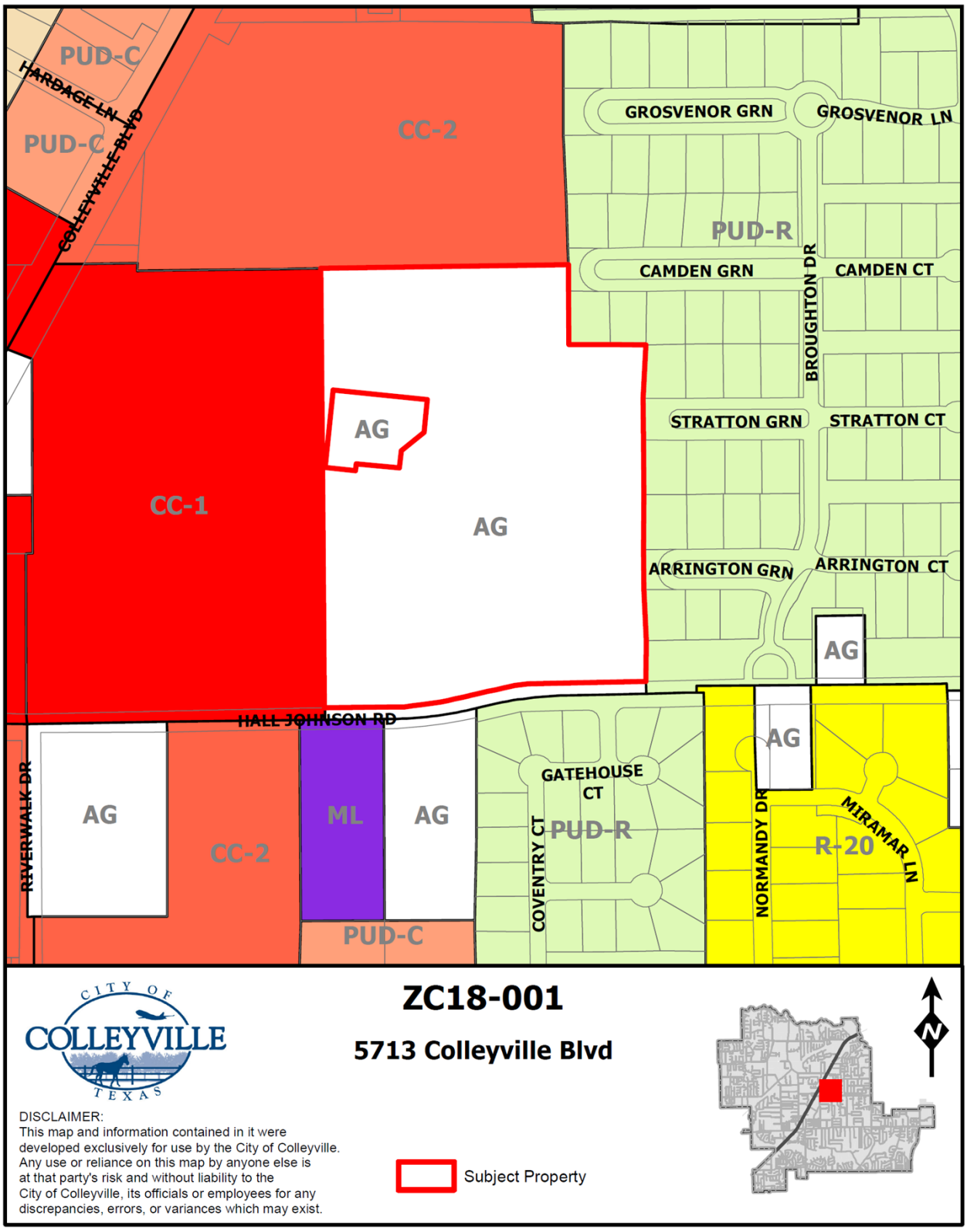


Exhibit "B" – Statement of Planning Objectives

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-ling fence will be replaced with the new fence.

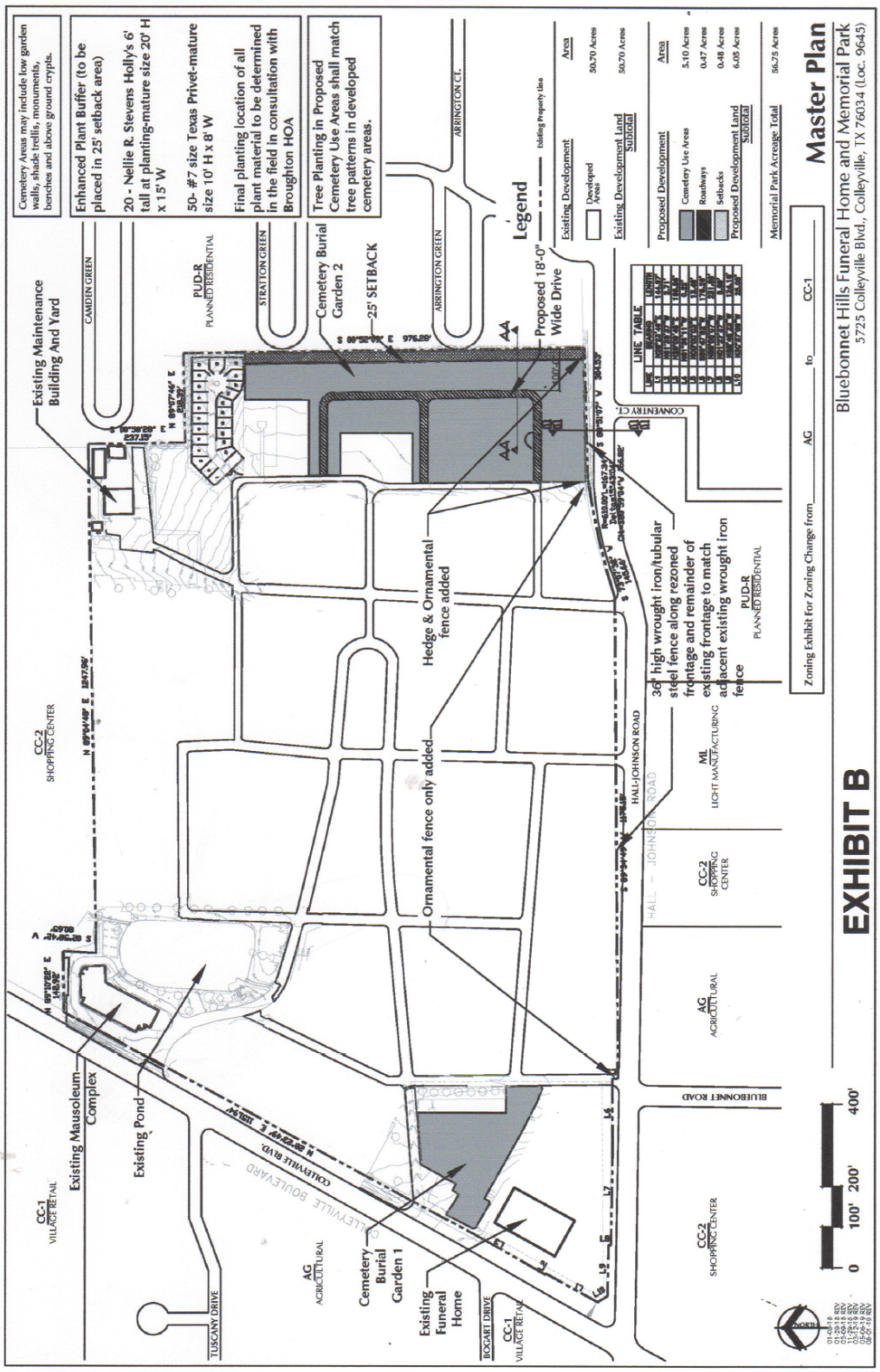
12) Bluebonnet Hills will plant a solid 3-foot high shrub row along Hall Johnson as shown on Exhibits B and H. The shrubs will be planted within three months from the passage of the rezoning ordinance or during optimum planting season, whichever is less time. The shrubs will be maintained at a height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

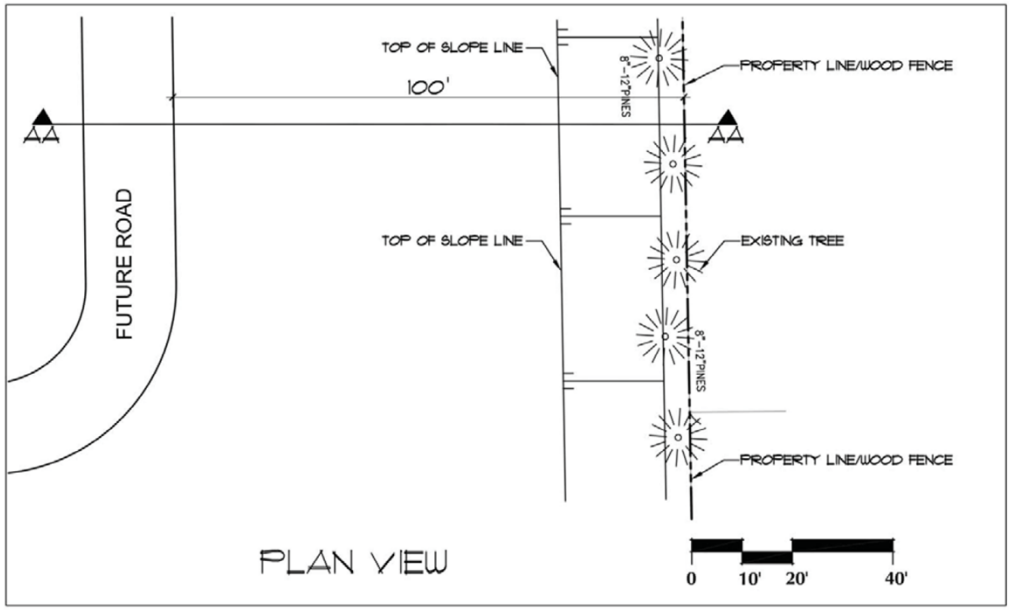
13) Bluebonnet Hills will plant evergreen trees as grave sites are developed consistent with the current tree coverage. All trees and plants will be irrigated and will be replace on a timely basis if they should die.

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





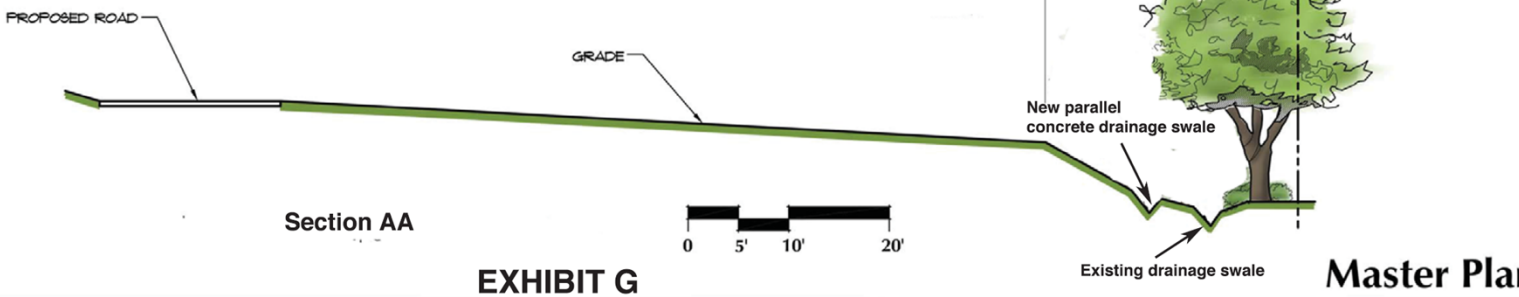
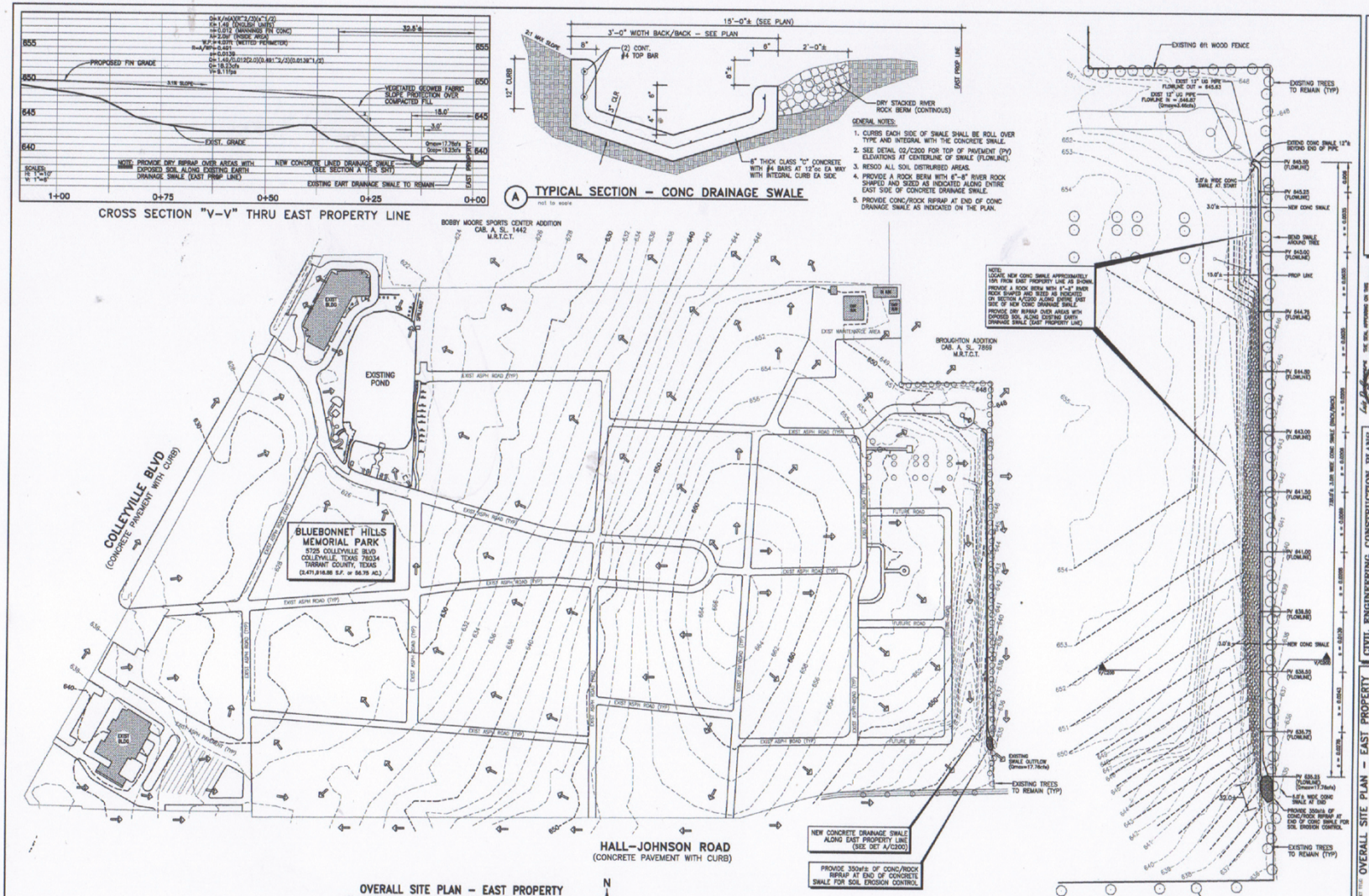


EXHIBIT G

Master Plan

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



CARRERA consulting engineers, Inc.
Structural, Civil, & Construction Engineering
Texas Board of Professional Engineers Firm Registration No. F-4354
7616 Bandera Avenue, Dallas, Texas 75225 • (214) 324-4371 • (214) 324-4381

CIVIL ENGINEERING CONSTRUCTION PLANS
BLUEBONNET HILLS MEMORIAL PARK
58.75 ACRE TRACT – TARRANT CO, TEXAS
5725 Colleyville Blvd — Colleyville, Texas

SHEET TITLE	OVERALL SITE PLAN – EAST PROPERTY STORM DRAINAGE IMPROVEMENTS	
PROJECT No.	C-2827	
DRAWN BY	CCD3	
DATE	Dec 2015	
CHECKED BY	CCD	
SHEET No.	C200	

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 6c **Agenda Date** 3/17/2020 **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
Second Reading & Public Hearing

Several residents expressed concerns during the public hearing regarding drainage and proximity of the project to adjacent properties. Additional questions were asked regarding the business plan. This item was tabled at the March 3, 2020 City Council meeting in order to continue conversations with adjacent property owners and City staff. The City Council also recommended having a worksession discussion, which occurred March 17, 2020.

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.

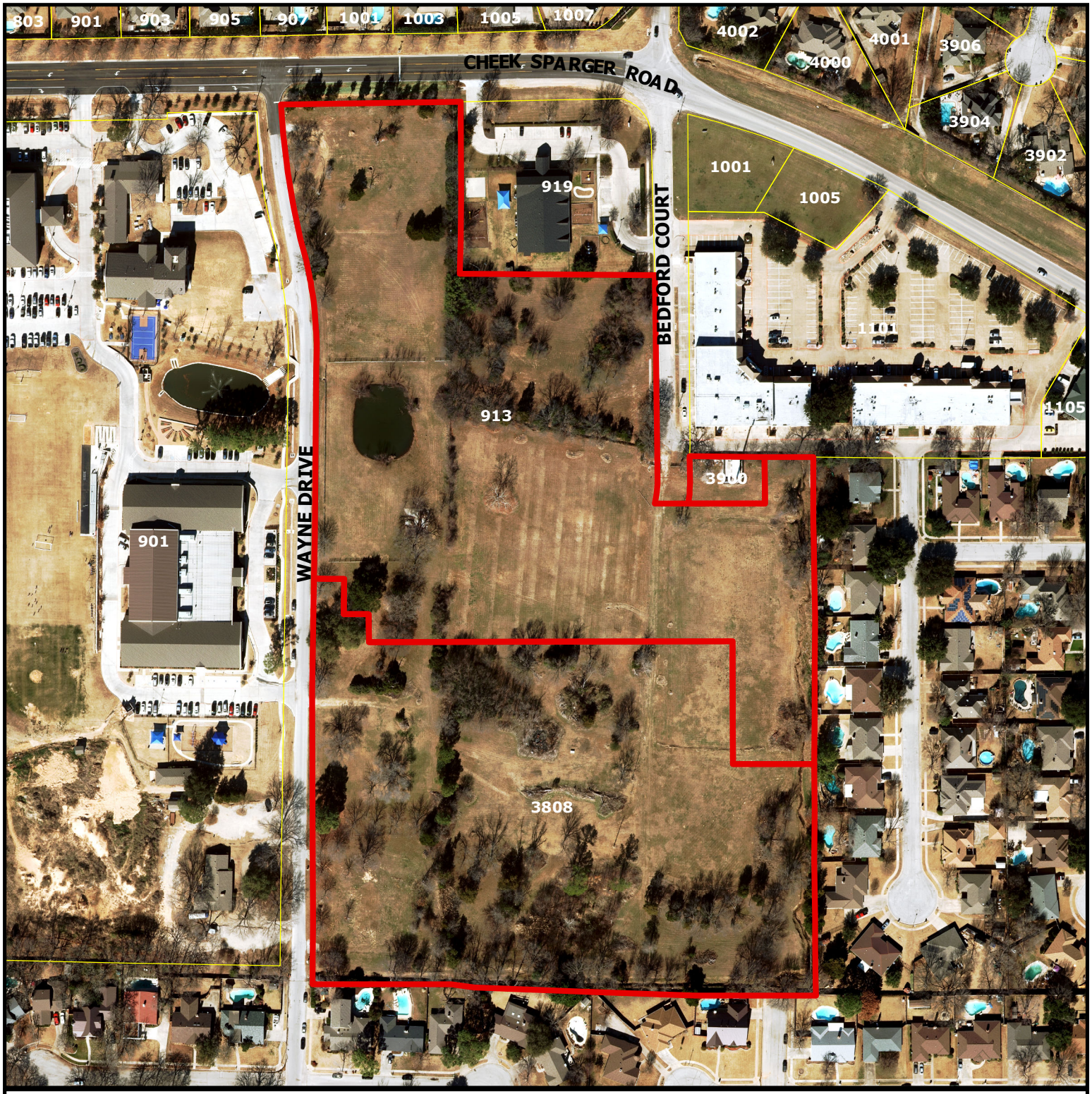
Recommendation

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

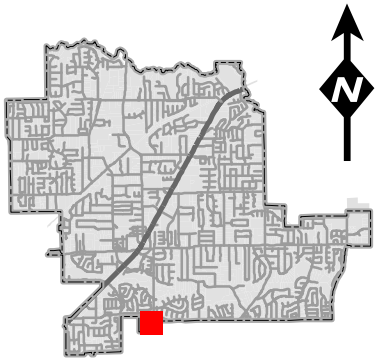
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC19-009

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



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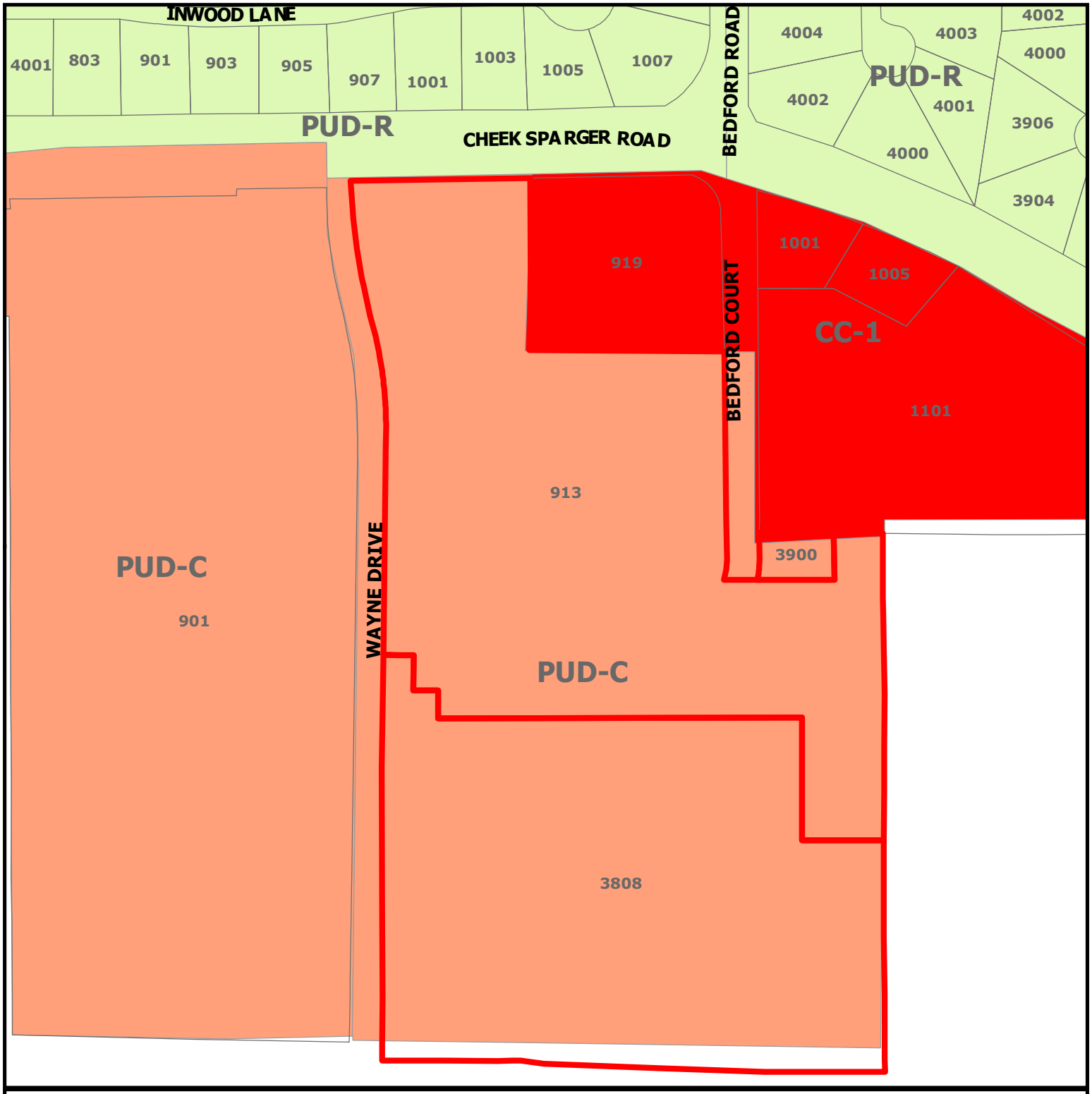
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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

Subject Property

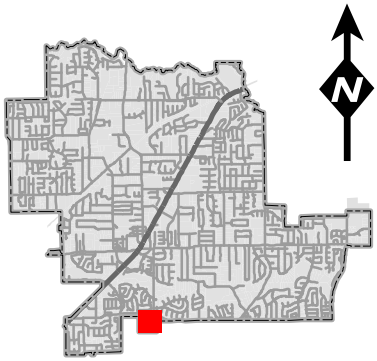
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC19-009

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



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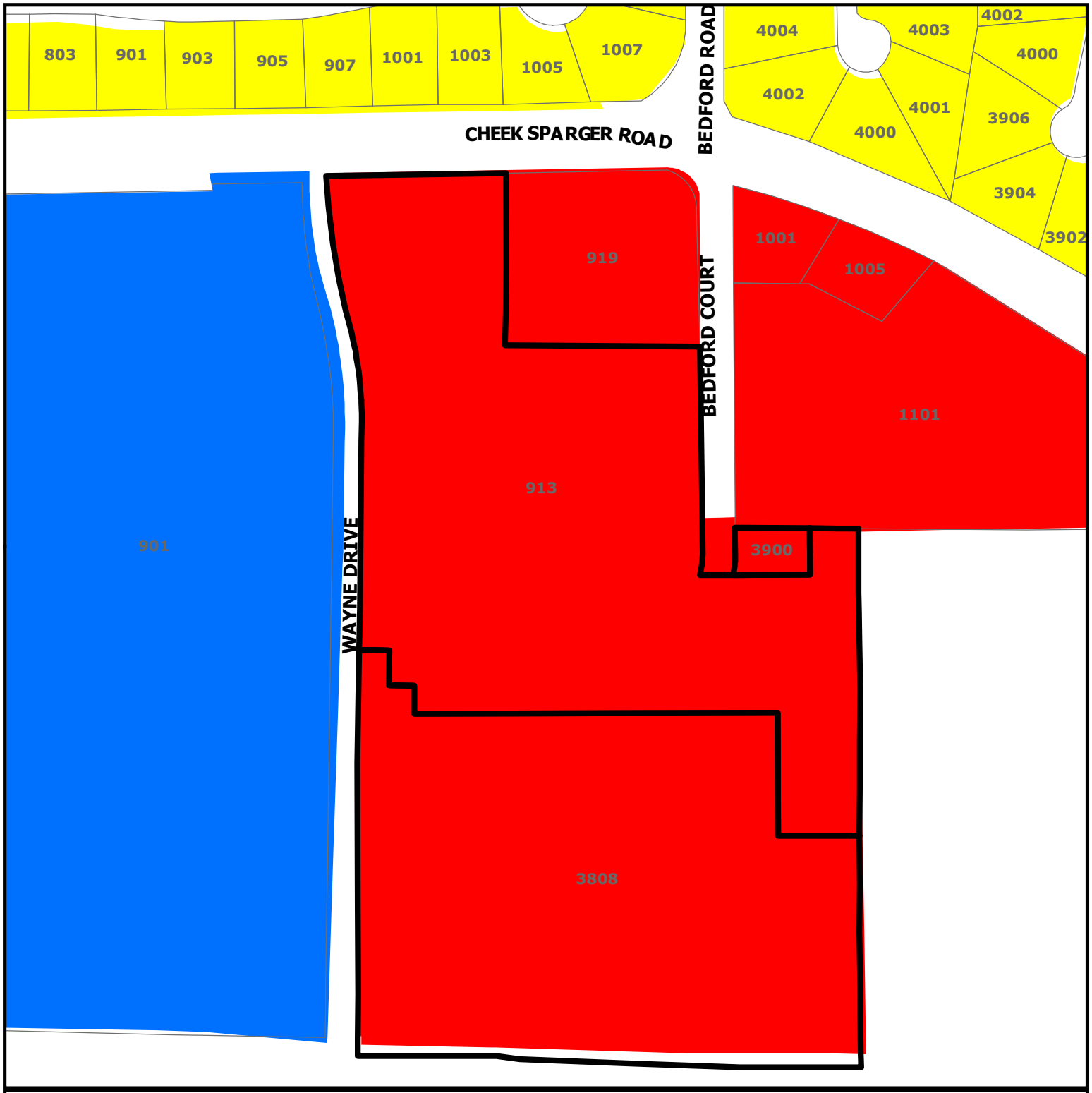
Subject Property

Future Land Use Map



ZC19-009

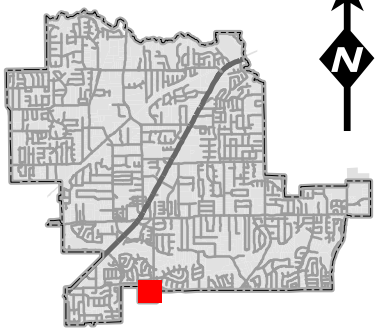
913 Cheek Sparger Rd, 3808 Wayne Dr, and 3900 Bedford Ct

Subject Property

Residential

Commercial

Institutional



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Statement of Planning Objectives

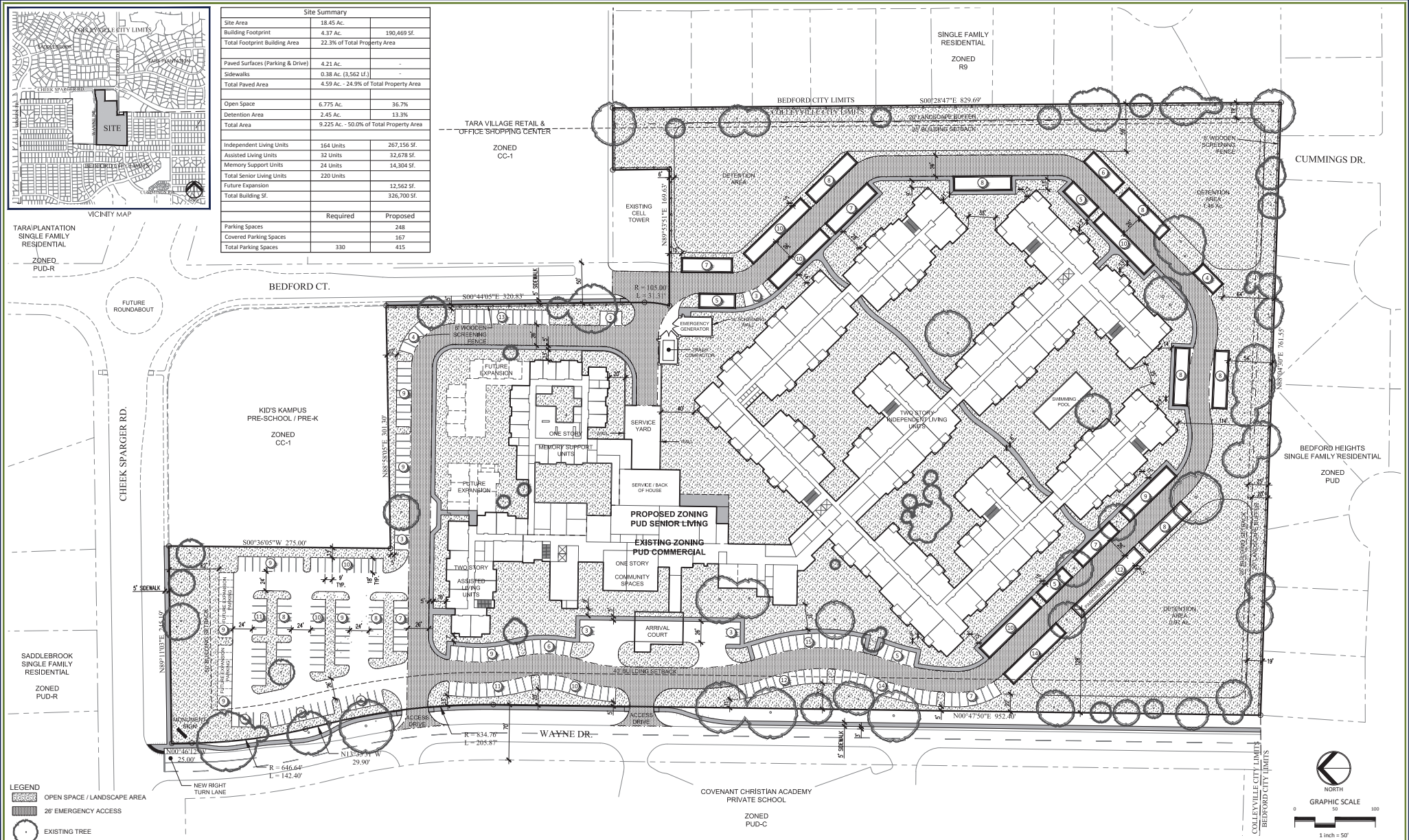
The Colleyville Senior Living Community will provide a master planned, life care retirement community with three levels of service: independent living (IL), assisted living (AL), and memory support (MS).

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 Summary		
Site Area	18.45 Ac.	
Building Footprint	4.37 Ac.	190,469 Sf.
Total Footprint Building Area	22.3% of Total Property Area	
Paved Surfaces (Parking & Drive)	4.21 Ac.	-
Sidewalks	0.38 Ac. (3,562 Lf.)	-
Total Paved Area	4.59 Ac. - 24.9% of Total Property Area	
Open Space	6.775 Ac.	36.7%
Detention Area	2.45 Ac.	13.3%
Total Area	9.225 Ac. - 50.0% of Total Property Area	
Independent Living Units	164 Units	267,156 Sf.
Assisted Living Units	32 Units	32,678 Sf.
Memory Support Units	24 Units	14,304 Sf.
Total Senior Living Units	220 Units	
Future Expansion		12,562 Sf.
Total Building Sf.		326,700 Sf.
	Required	Proposed
Parking Spaces		248
Covered Parking Spaces		167
Total Parking Spaces	330	415

NOTES:
1. 18.45 acres platted as Heritage Farms, Block A, Lot 1.
2. No FEMA 100 Year Floodplain on property.
3. Parking Spaces are 9' x 18'.
4. Detailed landscaping and planting plans will be prepared with final construction plans for many open space/landscape areas. This includes foundation plantings, courtyard areas and along Wayne Drive to screen parking.

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

ENGINEER/PLANNER:
DUNAWAY

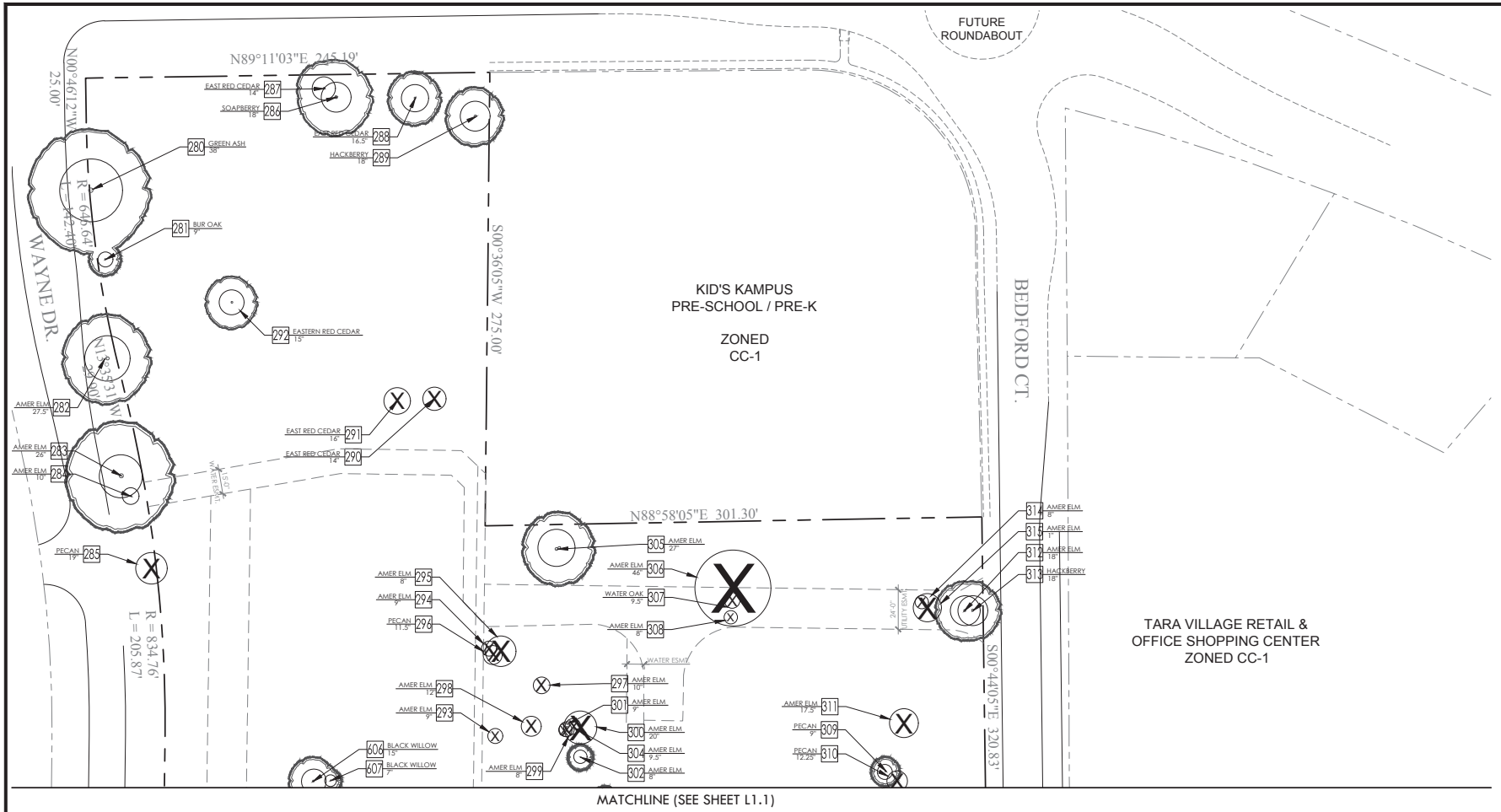
MASTER PLAN
for
MRC COLLEYVILLE SENIOR LIVING COMMUNTY
October 28, 2019

PUD Site Plan for Senior Living PUD
Zoning Amendment

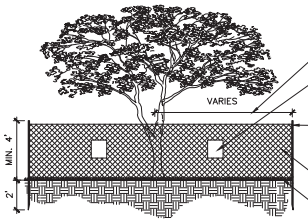
Site Aerial

18.45 Gross Acres

Tree Preservation Plan



SEE TREE PROTECTION GUIDELINES SHEET L1.0



Ⓐ **TREE PROTECTION FENCING DETAIL**
SCALE: NTS

TREE PROTECTION NOTES:

1. A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE TO BE PRESERVED. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY 2' BEYOND THE DRIPLINE OF THE EXISTING TREE.
2. WHERE CONSTRUCTION OCCURS WITHIN THE ROOT PROTECTION ZONE THE TREE PROTECTION FENCING IS TO BE SET 4' FROM THE NEW CONSTRUCTION.
3. TREE TRUNK PROTECTION IS REQUIRED FOR ALL TREE TRUNKS IN AREAS WHERE CONSTRUCTION OCCURS WITHIN THE ROOT PROTECTION ZONE.
4. ALL ROOTS LARGER THAN ONE-INCH DIAMETER ARE TO BE CUT CLEANLY AND OAK WOUNDS PAINTED WITH APPROVED TREE PAINT WITHIN 30 MINUTES.
5. NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE.
6. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
7. NO GRADE CHANGES MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
8. ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL OAK WOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION.

NO ENTRY
TREE PROTECTION AREA
DO NOT REMOVE FENCING
DO NOT MODIFY FENCING
REPORT VIOLATORS TO: 817-503-1030

PROHIBIDO ENTRAR
ZONA DE PROTECCION DE ARBOL
NO RETIRE LA CERCA
NO MODIFQUE LA CERCA
LLAME ESTE NUMERO DE TELEFONO PARA
VIOLACIONES: 817-503-1030

Ⓑ **TREE PROTECTION SIGNAGE**
SCALE: NTS

LEGEND

- PROPERTY LINE
- UTILITY EASEMENT
- EXISTING TOPO
- CRZ / EXISTING TREE TO BE REMOVED
- CRZ / EXISTING TREE TO REMAIN

GRAPHIC SCALE IN FEET
30 0 15 30 60
Scaled at 24" x 36" page size

Bedford Place Addition

913 Cheek Sparger
Margaret Day Survey, Abstract 406
Lt. McLain Survey No. 1077
Allen Christain Sruvey, Abstract No. 339

Land Owner Name

Ran Jennette
1440 Lake Front Circle, Ste. 140
The Woodlands, TX 77380

Dunaway Associates

Janel Moody
550 Bailey, Ste.400
Fort Worth, TX 76107
817-632-4783

REVISIONS

NO.	DATE	DESCRIPTION

EXISTING CONDITIONS

TREE PRESERVATION PLAN AREA A

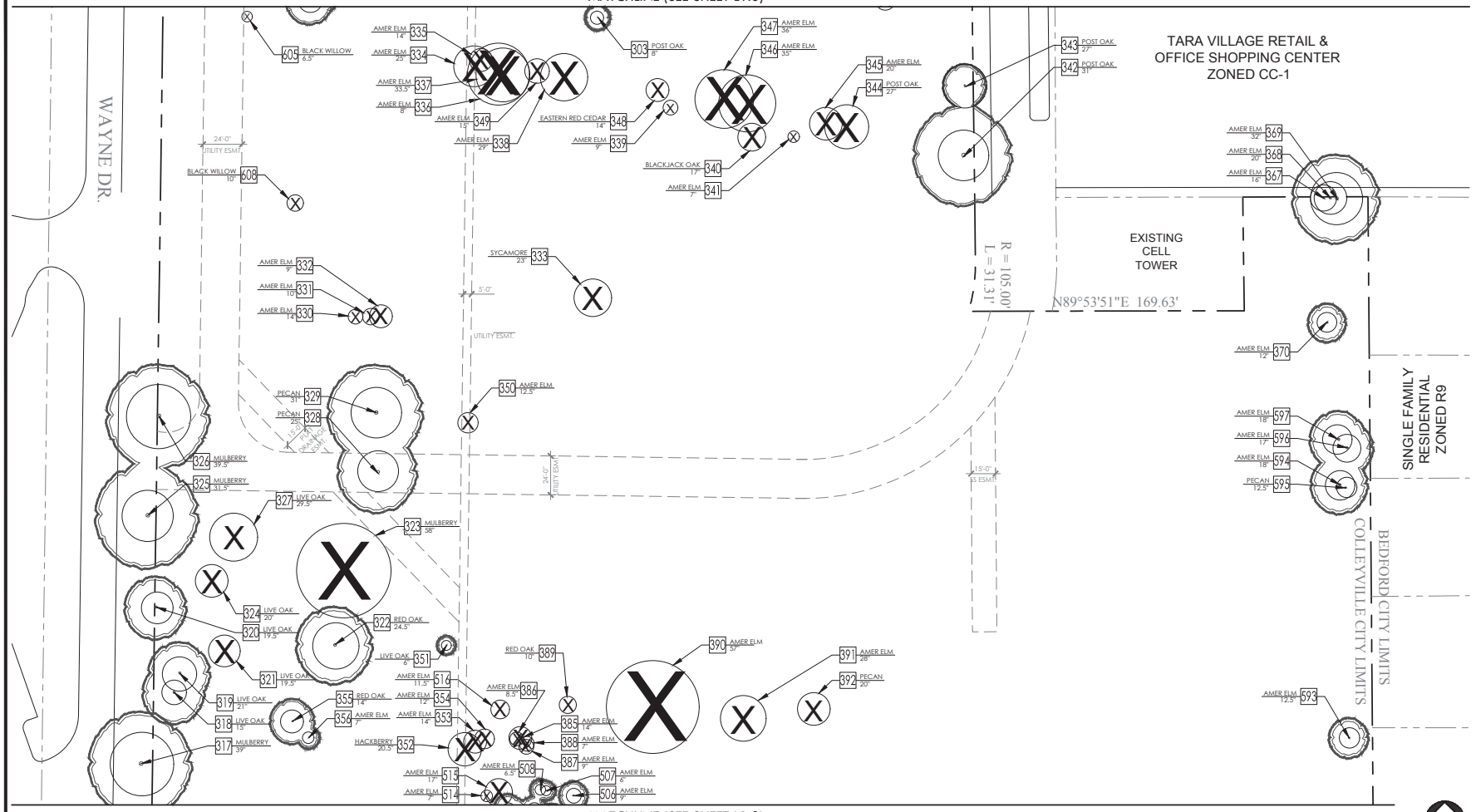
MRC SENIOR LIVING
913 CHEEK SPARGER
COLLEYVILE, TEXAS

DUNAWAY

REGISTERED LANDSCAPE ARCHITECT
MEGAN ABERNETHY
STATE OF TEXAS
2705
Megan Abernethy
10/28/2019

JOB NO.	5261.001
DESIGNED BY:	MEA
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	OCTOBER 28, 2019
SHEET:	L1.0

Tree Preservation Plan



CITY OF COLLEYVILLE TREE PROTECTION GUIDELINES

THE FOLLOWING PROCEDURES SHALL BE FOLLOWED FOR ALL CONSTRUCTION PROJECTS WHICH INVOLVE ACTIVITY THAT REQUIRES URBAN FORESTRY REVIEW, UNLESS AN ALTERNATIVE IS DEEMED APPROPRIATE BY THE ADMINISTRATIVE OFFICIAL.

A. PRE-CONSTRUCTION: THE ENSUING PROCEDURES SHALL BE FOLLOWED PRIOR TO CONSTRUCTION.

1. ALL PRESERVED TREES SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S CRITICAL ROOT ZONE. THE PROTECTIVE FENCING SHALL BE COMPRISED OF ORANGE VINYL CONSTRUCTION FENCING, WITH A MINIMUM OF FOUR-FOOT (4') APPROXIMATE HEIGHT.

2. LUMBER SHALL BE WRAPPED VERTICALLY AROUND THE TREE TRUNK AND HELD IN PLACE WITH WIRE OR ANY OTHER NON-DAMAGING METHOD IF A TREE IS WITHIN TEN (10) FEET OF THE CONSTRUCTION OF A BUILDING OR ANY OTHER SITUATION DETERMINED BY THE ADMINISTRATIVE OFFICIAL THAT WOULD POSE A PHYSICAL RISK TO THE TREE TRUNK.

3. IN ORDER TO PREVENT DAMAGE TO LOW HANGING LIMBS, ANYTHING THAT MAY BE IMPACTED BY EQUIPMENT SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS.

4. EACH AREA OF TREE PROTECTION SHALL REQUIRE TEMPORARY SIGNAGE THAT INDICATES THE AREA IS A "TREE PROTECTION AREA" AND TO "KEEP OUT". A WORDING STANDARD WILL BE DEVELOPED, UPDATED, AND MAINTAINED BY THE ADMINISTRATIVE OFFICIAL. THE WORDING SHALL BE IN ENGLISH AND SPANISH AND INCLUDE THE APPROPRIATE CONTACT PHONE NUMBER WITH THE CITY TO REPORT VIOLATIONS.

B. DURING CONSTRUCTION: THE FOLLOWING PROCEDURES SHALL BE FOLLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE (CRZ) OF ANY PRESERVED TREE FOR ANY ACTIVITY THAT IS SUBJECT TO THE REQUIREMENTS OF THIS CHAPTER.

1. NO PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION.

2. NO EQUIPMENT MAY BE CLEANED OR OTHER LIQUIDS DEPOSITED. THIS WOULD INCLUDE BUT NOT BE LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR OTHER MATERIALS.

3. NO SIGN, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO THE TREES.

4. NO VEHICULAR AND CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING.

5. UNDERGROUND UTILITIES SHALL BE BORED UNDERNEATH TREES' CRZ UNLESS PRE-APPROVED BY THE ADMINISTRATIVE OFFICIAL.

6. IRRIGATION SYSTEMS SHALL BE DESIGNED TO NOT REQUIRE TRENCHING ACROSS THE CRITICAL ROOT ZONE OF ANY TREE UNLESS OTHERWISE APPROVED BY THE ADMINISTRATIVE OFFICIAL.

7. NO DIGGING, BUILDING, PAVING, OR ELEVATION CHANGES.

LEGEND

PROPERTY LINE

UTILITY EASEMENT

EXISTING TOPO

CRZ / EXISTING TREE TO BE REMOVED

CRZ / EXISTING TREE TO REMAIN

GRAPHIC SCALE IN FEET
30 0 15 30 60
Scaled at 24" x 36" page size

Bedford Place Addition
913 Cheek Sparger
Margaret Day Survey, Abstract 406
LL McLain Survey No. 1077
Allen Christain Sruvey, Abstract No. 339

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

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

REVISIONS
NO. | DATE | DESCRIPTION

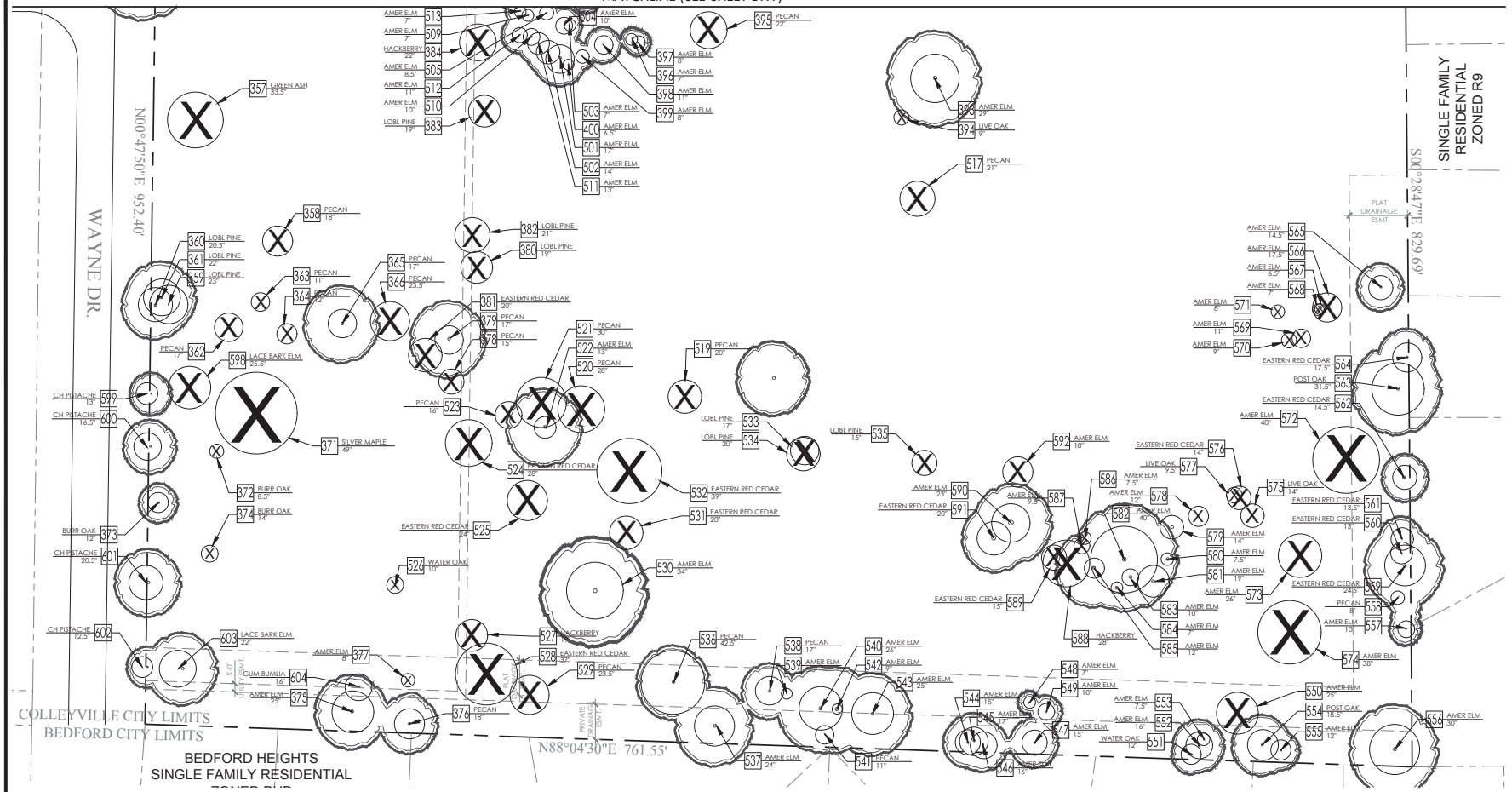
EXISTING CONDITIONS
TREE PRESERVATION PLAN AREA B
MRC SENIOR LIVING
913 CHEEK SPARGER
COLLEYVILLE, TEXAS

DUNAWAY
550 Bailey Avenue, Suite 400 • Fort Worth, Texas 76107
TBPE F-1386 • TBPLS 10194400

REGISTERED LANDSCAPE ARCHITECT
MEGAN ABERNETHY
2705
STATE OF TEXAS
10/ 28/ 2019

JOB NO. 5261.001
DESIGNED BY: MEA
DRAWN BY: JMM
CHECKED BY: MEA
DATE: OCTOBER 28, 2019
SHEET: L1.1

Tree Preservation Plan



LEGEND

PROPERTY LINE

UTILITY EASEMENT

EXISTING TOPO

CRZ / EXISTING TREE TO BE REMOVED

CRZ / EXISTING TREE TO REMAIN

GRAPHIC SCALE IN FEET
30 0 15 30 60
Scaled at 24" x 36" page size

Bedford Place Addition

913 Cheek Sparger
Margaret Day Survey, Abstract 406
LL McLain Survey No. 1077
Allen Christain Sruvey, Abstract No. 339

Land Owner Name

Ran Jennette
1440 Lake Front Circle, Ste. 140
The Woodlands, TX 77380

Dunaway Associates

Janel Moody
550 Bailey, Ste.400
Fort Worth, TX 76107
817-632-4783

REVISIONS

NO.	DATE	DESCRIPTION

DUNAWAY

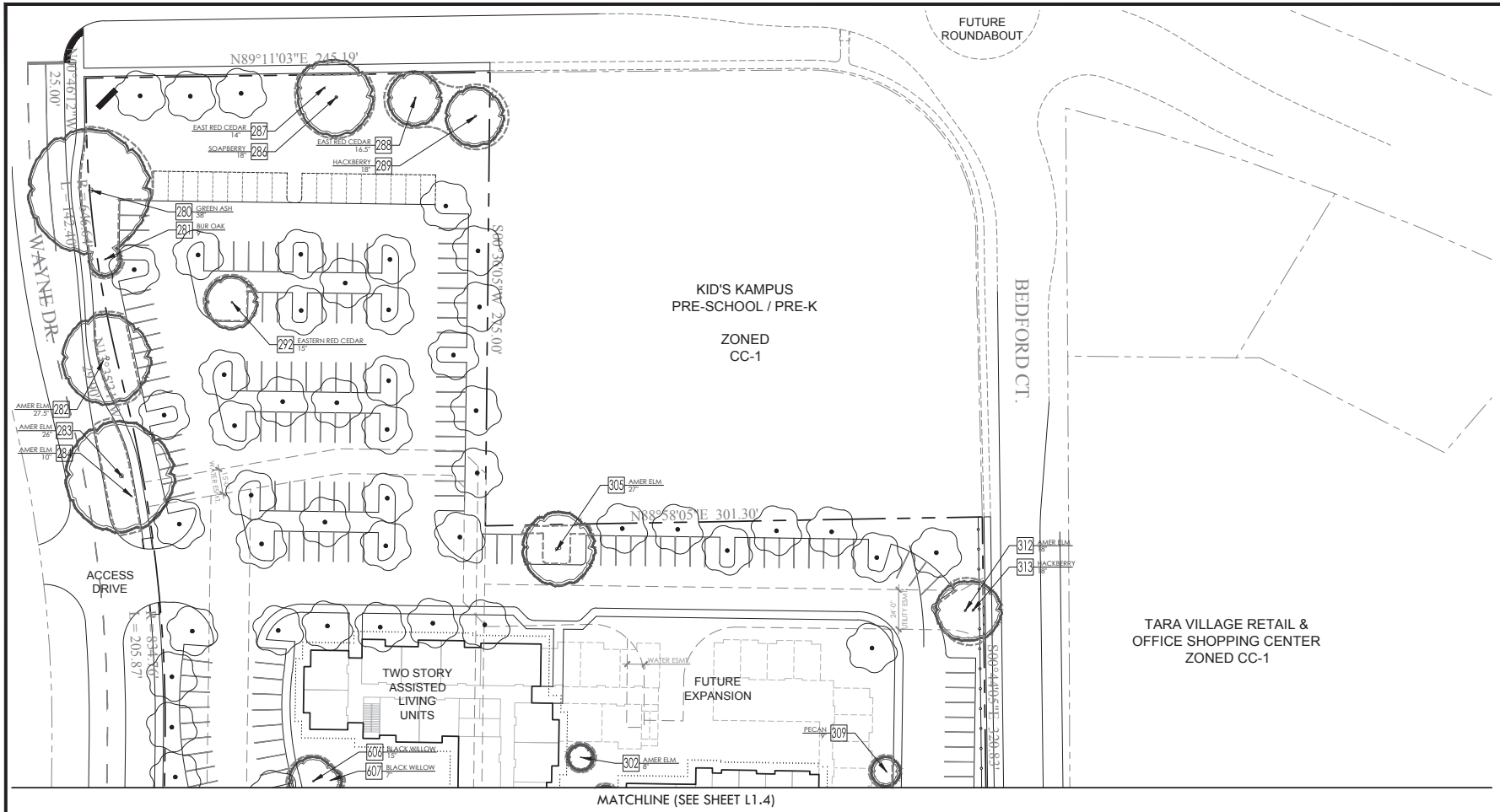
EXISTING CONDITIONS
TREE PRESERVATION PLAN AREA C
MRC SENIOR LIVING
913 CHEEK SPARGER
COLLEYVILE, TEXAS

REGISTERED LANDSCAPE ARCHITECT
MEGAN ABERNETHY
2765
STATE OF TEXAS
10/ 28/ 2019

JOB NO.	5261.001
DESIGNED BY:	MEA
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	OCTOBER 28, 2019
SHEET:	L1.2

STORAGE: Work Files/Plot Log
PLOTSTYLE: Grade.ctb
PLOTTED: Mon, Oct 28, 2019
PLOTTED AT: 11:01:17 AM

Tree Preservation Plan



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 EXEMPT AREA

EXISTING TREE TO REMAIN

TREE PROTECTION FENCING REF. L1.0 FOR DETAIL

PROPOSED LARGE TREE

GRAPHIC SCALE IN FEET
30 0 15 30 60
Scaled at 24" x 36" page size

Bedford Place Addition
913 Cheek Sparger
Margaret Day Survey, Abstract 406
Lt. McLain Survey No. 1077
Allen Christain Sruvey, Abstract No. 339

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

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

REVISIONS
NO. | DATE | DESCRIPTION

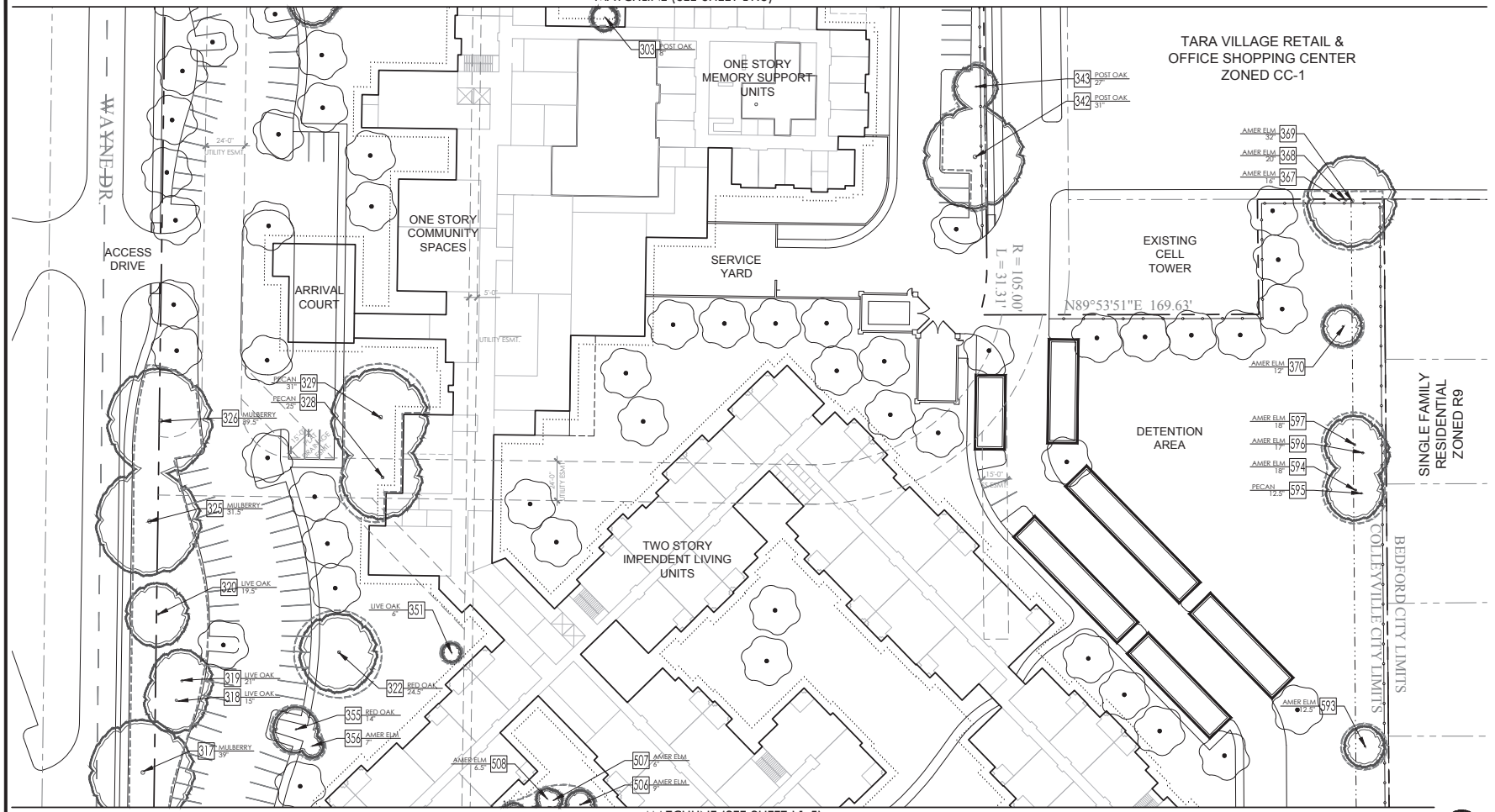
PROPOSED DEVELOPMENT
TREE PRESERVATION PLAN AREA A
MRC SENIOR LIVING
913 CHEEK SPARGER
COLLEYVILE, TEXAS

DUNAWAY

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. EBERHART
2705
STATE OF TEXAS
Megan Eberhart 10/28/2019

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

Tree Preservation Plan



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 EXEMPT AREA

EXISTING TREE TO REMAIN

TREE PROTECTION FENCING REF. L1.0 FOR DETAIL

PROPOSED LARGE TREE

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Bedford Place Addition
913 Cheek Sparger
Margaret Day Survey, Abstract 406
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The Woodlands, TX 77380

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

REVISIONS
NO. | DATE | DESCRIPTION

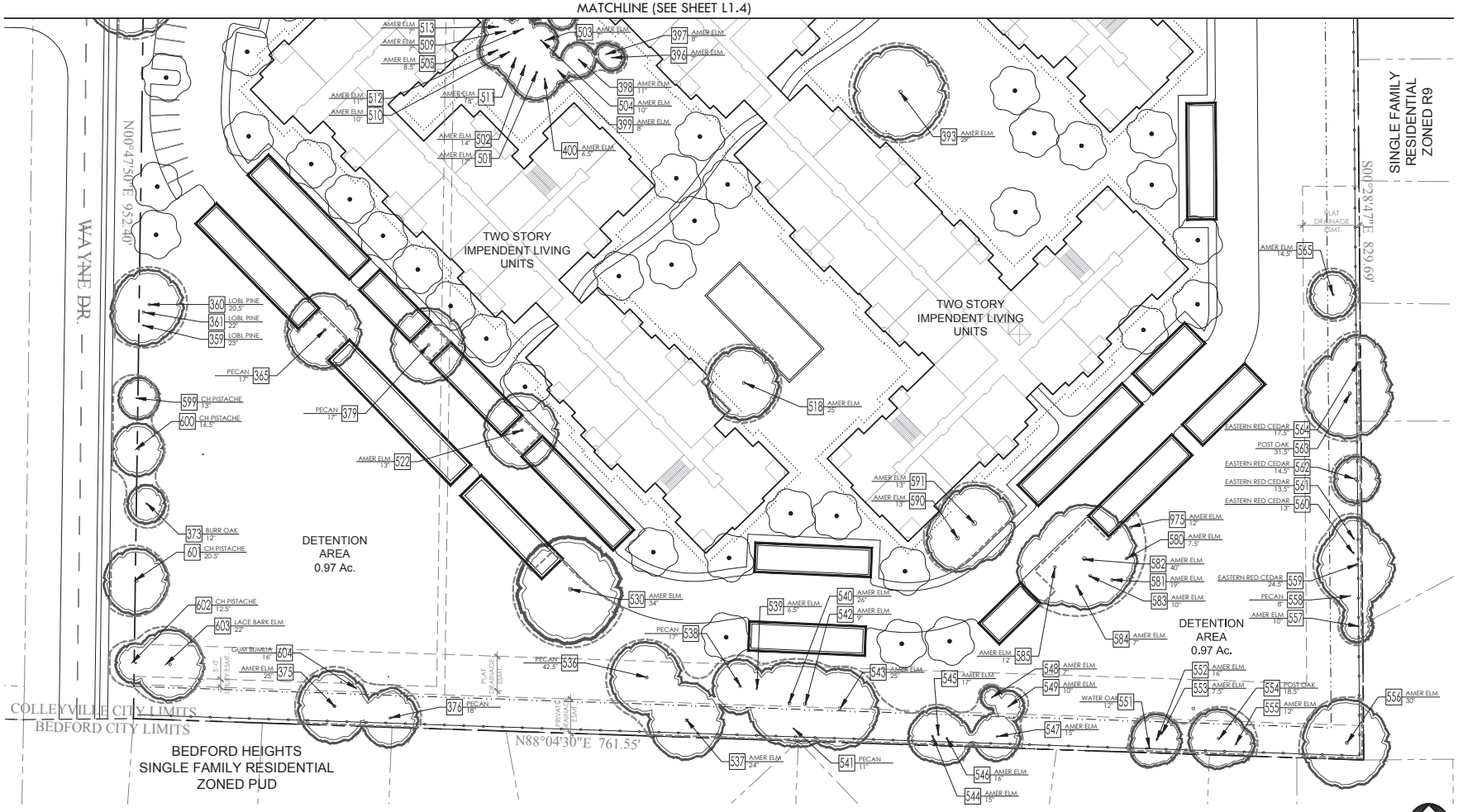
PROPOSED DEVELOPMENT
TREE PRESERVATION PLAN AREA B
MRC SENIOR LIVING
913 CHEEK SPARGER
COLLEYVILE, TEXAS

DUNAWAY

REGISTERED LANDSCAPE ARCHITECT
MEGAN ABERNETHY
2705
STATE OF TEXAS
10/ 28/ 2019

JOB NO. 5261.001
DESIGNED BY: MEA
DRAWN BY: JMM
CHECKED BY: MEA
DATE: OCTOBER 28, 2019
SHEET: L2.1

Tree Preservation Plan



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 EXEMPT AREA
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCING REF. L1.0 FOR DETAIL
- PROPOSED LARGE TREE

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Land Owner Name
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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 C
MRC SENIOR LIVING
913 CHEEK SPARGER
COLLEYVILE, TEXAS

REVISIONS

NO.	DATE	DESCRIPTION

DUNAWAY

REGISTERED LANDSCAPE ARCHITECT MEGAN ABERNATHY 2745 STATE OF TEXAS
10/28/2019

JOB NO.	5261.001
DESIGNED BY:	MEA
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	OCTOBER 28, 2019
SHEET:	L2.2

Tree Preservation Plan

TAG NUMBER	CALIPER INCHES	CANOPY SF	SPECIES	EXCLUSIONS	REMOVE/PRESERVE
1280	38	4534.2	**Green Ash / HERITAGE**		PRESERVE
1281	9	254.3	Burr Oak		PRESERVE
1282	27.5	2374.6	American Elm / **HERITAGE**	OFFSITE	PRESERVE
1283	26	2122.6	American Elm / **HERITAGE**	OFFSITE	PRESERVE
1284	10	314.0	American Elm	OFFSITE	PRESERVE
1285	19	1133.5	Pecan	OFFSITE	REMOVE
1286	18	1017.4	Soapberry		PRESERVE
1287	14	615.4	Eastern Red Cedar		PRESERVE
1288	16.5	854.9	Eastern Red Cedar		PRESERVE
1289	18	1017.4	Hackberry	NON-PROTECTED	PRESERVE
1290	14	615.4	Eastern Red Cedar		REMOVE
1291	16	803.8	Eastern Red Cedar		REMOVE
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	18.5	1074.7	American Elm	CBE	REMOVE
1297	10	314.0	American Elm	CBE	REMOVE
1298	12	452.2	American Elm	CBE	REMOVE
1299	8	201.0	American Elm	CBE	REMOVE
1300	9.5	283.4	American Elm	CBE	REMOVE
1301	9	254.3	American Elm	CBE	REMOVE
1302	8	201.0	American Elm		PRESERVE
1303	8	201.0	Post Oak		PRESERVE
1304	20	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	9	254.3	Pecan		PRESERVE
1310	12.5	490.6	Pecan		REMOVE
1311	17.5	961.6	American Elm		REMOVE
1312	18	1017.4	American Elm		PRESERVE
1313	18	1017.4	Hackberry	NON-PROTECTED	PRESERVE
1314	8	201.0	American Elm		REMOVE
1315	17	907.5	American Elm, multi		REMOVE
1317	39	4775.9	Mulberry / **HERITAGE**	OFFSITE	PRESERVE
1318	15	706.5	Live Oak		PRESERVE
1319	21	1384.7	Live Oak		PRESERVE
1320	19.5	1194.0	Live Oak		PRESERVE
1321	19.5	1194.0	Live Oak		REMOVE
1322	24.5	1884.8	Red Oak		PRESERVE
1323	58	10563.0	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	29.5	2732.6	**Live Oak, multi / HERITAGE**		REMOVE
1328	25	1962.5	Pecan / **HERITAGE**		PRESERVE
1329	31	3017.5	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**	CBE	REMOVE
1335	14	615.4	American Elm	CBE	REMOVE
1336	8	201.0	American Elm	CBE	REMOVE
1337	33.5	3523.9	**American Elm / HERITAGE**	CBE	REMOVE
1338	29	2640.7	**American Elm / HERITAGE**	CBE	REMOVE
1339	9	254.3	American Elm	CBE	REMOVE
1340	17	907.5	**Blackjack Oak / HERITAGE**	CBE	REMOVE
1341	7	153.9	American Elm	CBE	REMOVE
1342	31	3017.5	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**	CBE	REMOVE
1347	36	4069.4	**American Elm / HERITAGE**	CBE	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	113.0	Live Oak		PRESERVE
1352	20.5	1319.6	Hackberry, multi	NON-PROTECTED	REMOVE
1353	14	615.4	American Elm		REMOVE
1354	12	452.2	American Elm		REMOVE
1355	14	615.4	Red Oak		PRESERVE
1356	7	153.9	American Elm		PRESERVE
1357	33.5	3523.9	Green Ash		REMOVE
1358	18	1017.4	Pecan		REMOVE
1359	23	1661.1	Loblolly Pine		PRESERVE
1360	20.5	1319.6	Loblolly Pine		PRESERVE
1361	22	1519.8	Loblolly Pine		PRESERVE
1362	17	907.5	Pecan		REMOVE
1363	11	379.9	Pecan		REMOVE
1364	12	452.2	Pecan		REMOVE
1365	17	907.5	Pecan, multi		PRESERVE
1366	23.5	1734.1	Pecan, multi		REMOVE
1367	16	803.8	American Elm		PRESERVE
1368	20	1256.0	American Elm		PRESERVE
1369	32	3215.4	American Elm / **HERTIGAGE**		PRESERVE
1370	12	452.2	American Elm		PRESERVE
1371	49	7539.1	Silver Maple, multi / **HERITAGE**	EXEMPT-CT	REMOVE
1372	8.5	226.9	Burr Oak		REMOVE
1373	12	452.2	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	907.5	Pecan		PRESERVE

TAG NUMBER	CALIPER INCHES	CANOPY	SPECIES	EXCLUSIONS	REMOVE/PRESERVE
1380	19	1133.5	Loblolly Pine	CBE	REMOVE
1381	20	1256.0	Eastern Red Cedar		REMOVE
1382	21	1384.7	Loblolly Pine	CBE	REMOVE
1383	19	1133.5	Loblolly Pine	CBE	REMOVE
1384	22	1519.8	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	153.9	American Elm	CBE	REMOVE
1389	10.5	346.2	Red Oak	CBE	REMOVE
1390	57	10201.9	American Elm, multi / **HERITAGE**	EXEMPT-CT	REMOVE
1391	28	2461.8	**American Elm / HERITAGE**	CBE	REMOVE
1392	20	1256.0	Pecan, multi	CBE	REMOVE
1393	29	2640.7	American Elm, multi / **HERITAGE**		PRESERVE
1394	9	254.3	Live Oak	CBE	REMOVE
1395	22	1519.8	Pecan		REMOVE
1396	7	153.9	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
1501	17	907.5	American Elm		PRESERVE
1502	14	615.4	American Elm		PRESERVE
1503	7	153.9	American Elm		PRESERVE
1504	10	314.0	American Elm		PRESERVE
1505	8.5	226.9	American Elm		PRESERVE
1506	9	254.3	American Elm		PRESERVE
1507	6	113.0	American Elm		PRESERVE
1508	6.5	132.7	American Elm		PRESERVE
1509	7	153.9	American Elm		PRESERVE
1510	10	314.0	American Elm, multi		PRESERVE
1511	13	530.7	American Elm		PRESERVE
1512	11	379.9	American Elm		PRESERVE
1513	7	153.9	American Elm		PRESERVE
1514	7	153.9	American Elm		REMOVE
1515	17	907.5	American Elm, multi	CBE	REMOVE
1516	11.5	415.3	American Elm, multi	CBE	REMOVE
1517	21	1384.7	Pecan	CBE	REMOVE
1518	25	1962.5	American Elm / **HERITAGE**		PRESERVE
1519	20	1256.0	Pecan, multi	CBE	REMOVE
1520	28	2461.8	**Pecan / HERITAGE**	CBE	REMOVE
1521	30	2826.0	**Pecan / HERITAGE**		REMOVE
1522	13	530.7	American Elm		PRESERVE
1523	16	803.8	Pecan		REMOVE
1524	28	2461.8	**Eastern Red Cedar / HERITAGE**		REMOVE
1525	24	1808.6	Eastern Red Cedar		REMOVE
1526	10	314.0	Water Oak		REMOVE
1527	19	1133.5	Hackberry	NON-PROTECTED	REMOVE
1528	37	4298.7	Eastern Red Cedar, multi / **HERITAGE**	EXEMPT-CT	REMOVE
1529	23.5	1734.1	Pecan		REMOVE
1530	34	3629.8	American Elm, multi / **HERITAGE**		PRESERVE
1531	20	1256.0	Eastern Red Cedar		REMOVE
1532	39	4775.9	**Eastern Red Cedar, multi / HERITAGE**	CBE	REMOVE
1533	17	907.5	Loblolly Pine	CBE	REMOVE
1534	20	1256.0	Loblolly Pine	CBE	REMOVE
1535	15	706.5	Loblolly Pine	CBE	REMOVE
1536	42.5	5671.6	**Pecan, multi / HERITAGE**		PRESERVE
1537	24	1808.6	American Elm		PRESERVE
1538	17	907.5	Pecan		PRESERVE
1539	6.5	132.7	American Elm		PRESERVE
1540	26	2122.6	American Elm / **HERITAGE**		PRESERVE
1541	11	379.9	Pecan		PRESERVE
1542	9	254.3	American Elm		PRESERVE
1543	25	1962.5	American Elm, multi / **HERITAGE**		PRESERVE
1544	15	706.5	American Elm		PRESERVE
1545	17	907.5	American Elm		PRESERVE
1546	16	803.8	American Elm		PRESERVE
1547	15	706.5	American Elm		PRESERVE
1548	7	153.9	American Elm		PRESERVE
1549	10	314.0	American Elm		PRESERVE
1550	25	1962.5	**American Elm / HERITAGE**		REMOVE
1551	12	452.2	Water Oak		PRESERVE
1552	16	803.8	American Elm		PRESERVE
1553	7.5	176.6	American Elm		PRESERVE
1554	18.5	1074.7	**Post Oak / HERITAGE**		PRESERVE
1555	12	452.2	American Elm		PRESERVE
1556	30	2826.0	American Elm / **HERITAGE**		PRESERVE
1557	10	314.0	American Elm		PRESERVE
1558	8	201.0	Pecan, multi		PRESERVE
1559	24.5	1884.8	Eastern Red Cedar		PRESERVE
1560	13	530.7	Eastern Red Cedar		PRESERVE
1561	13.5	572.3	Eastern Red Cedar		PRESERVE
1562	14.5	660.2	Eastern Red Cedar		PRESERVE
1563	31.5	3115.7	Post Oak, multi / **HERITAGE**		PRESERVE
1564	17.5	961.6	Eastern Red Cedar		PRESERVE
1565	14.5	660.2	American Elm, multi		PRESERVE
1566	17.5	961.6	American Elm		REMOVE
1567	6.5	132.7	American Elm		REMOVE
1568	7	153.9	American Elm		REMOVE
1569	11	379.9	American Elm		REMOVE
1570	9	254.3	American Elm		REMOVE
1571	8	201.0	American Elm		REMOVE
1572	40	5024.0	**American Elm / HERITAGE**		REMOVE
1573	26	2122.6	**American Elm / HERITAGE**		REMOVE
1574	38	4534.2	**American Elm / HERITAGE**		REMOVE
1575	14	615.4	Live Oak		REMOVE
1576	14	615.4	Eastern Red Cedar		REMOVE
1577	9.5	283.4	Live Oak		REMOVE
1578	12	452.2	American Elm		REMOVE

TAG NUMBER	CALIPER INCHES	CANOPY	SPECIES	EXCLUSIONS	REMOVE/PRESERVE
1579	14	615.4	American Elm		PRESERVE
1580	7.5	176.6	American Elm		PRESERVE
1581	19	1133.5	American Elm		PRESERVE
1582	40	5024.0	American Elm, multi / **HERITAGE**	EXEMPT-CT	REMOVE
1583	10	314.0	American Elm		PRESERVE
1584	7	153.9	American Elm		PRESERVE
1585	12	452.2	American Elm		PRESERVE
1586	7.5	176.6	American Elm		REMOVE
1587	9.5	283.4	American Elm, multi		REMOVE
1588	28	2461.8	Hackberry, multi / **HERITAGE**	NON-PROTECTED	REMOVE
1589	15	706.5	Eastern Red Cedar		REMOVE
1590	23	1661.1	American Elm, multi		PRESERVE
1591	20	1256.0	Eastern Red Cedar		PRESERVE
1592	18	1017.4	American Elm, multi	CBE	REMOVE
1593	12.5	490.6	American Elm, multi		PRESERVE
1594	18	1017.4	American Elm		PRESERVE
1595	12.5	490.6	Pecan		PRESERVE
1596	17	907.5	American Elm		PRESERVE
1597	18	1017.4	American Elm		PRESERVE
1598	25.5	2041.8	Lace Bark Elm / **HERITAGE**	EXEMPT-CT	REMOVE
1599	13	530.7	Chinese Pistache		PRESERVE
1600	16.5	854.9	Chinese Pistache		PRESERVE
1601	20.5	1319.6	Chinese Pistache		PRESERVE
1602	12.5	490.6	Chinese Pistache, multi		PRESERVE
1603	22	1519.8	Lace Bark Elm, multi		PRESERVE
1604	16	803.8	Gum Bumelia		PRESERVE
1605	6.5	132.7	Black Willow		REMOVE
1606	15	706.5	Black Willow, multi		PRESERVE
1607	7	153.9	Black Willow		PRESERVE
1608	10	314.0	Black Willow, multi		REMOVE

TREE DATA SUMMARY	
TOTAL TREE QUANTITY (NON-EXEMPT)	160
TOTAL TREE DIAMETER INCHES (NON-EXEMPT)	2676
TOTAL TREE CANOPY SF (NON-EXEMPT)	167256.6

TREE DATA

Preservation Summary	Square Feet
Total SF Canopy of Non-Exempt Trees	167,257
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

Bedford Place Addition
913 Cheek Sparger
Margaret Day Survey, Abstract 406
LL McLain Survey No. 1077
Allen Christain Sruvey, 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

REVISIONS

NO.	DATE	DESCRIPTION

DUNAWAY

TREE SURVEY DATA

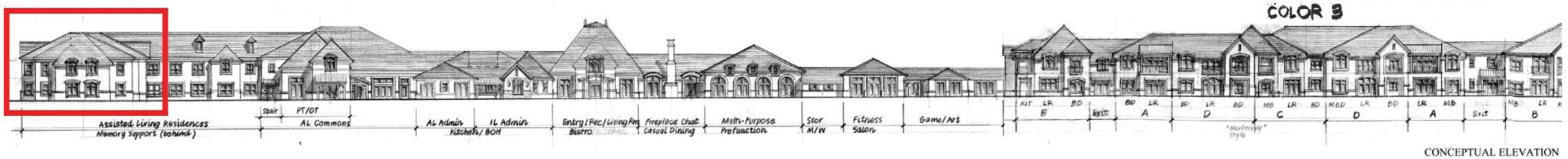
MRC SENIOR LIVING
913 CHEEK SPARGER
COLLEYVILLE, TEXAS

REGISTERED LANDSCAPE ARCHITECT
MEGAN ABERNATHY
2745
STATE OF TEXAS
Megan Abernathy
10/28/2019

JOB NO.	5261.001
DESIGNED BY:	MEA
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	OCTOBER 28, 2019
SHEET:	L3.0

PLOTTED: Tue 29 Oct, 2019 - 4:04pm
PLOTTED BY: Megan Abernathy
PLOTTED ON: 22x36 (D)

Building Elevations



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

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

ENGINEER/PLANNER:
DUNAWAY

ARCHITECT:
three design that lifts the human spirit

CONCEPTUAL ELEVATION
for
MRC COLLEYVILLE SENIOR LIVING COMMUNTY
September 5, 2019
PUD Site Plan for Senior Living PUD Zoning Amendment

Building Elevations

community commons - conceptual elevation

Scale: 1"=50'

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

ENGINEER/PLANNER:
DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(c) Bldg. F 11-11

ARCHITECT:
three design that lifts the human spirit

CONCEPTUAL ELEVATION
for
MRC COLLEYVILLE SENIOR LIVING COMMUNTY

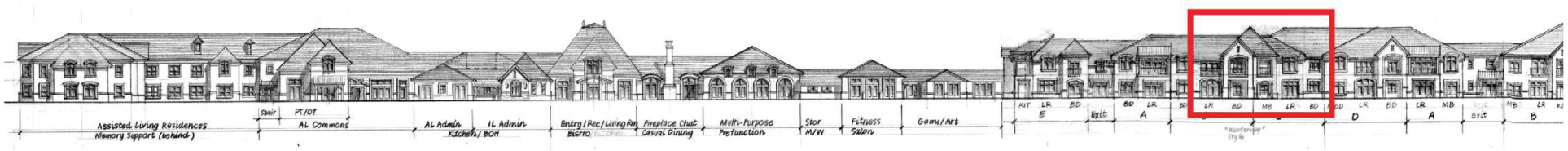
September 5, 2019

PUD Site Plan for Senior Living PUD
Zoning Amendment

Building Elevations

Scale: 1/8"=1'-0"

0 2 4 8 16



independent living - conceptual elevation

Scale: 1"=50'

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

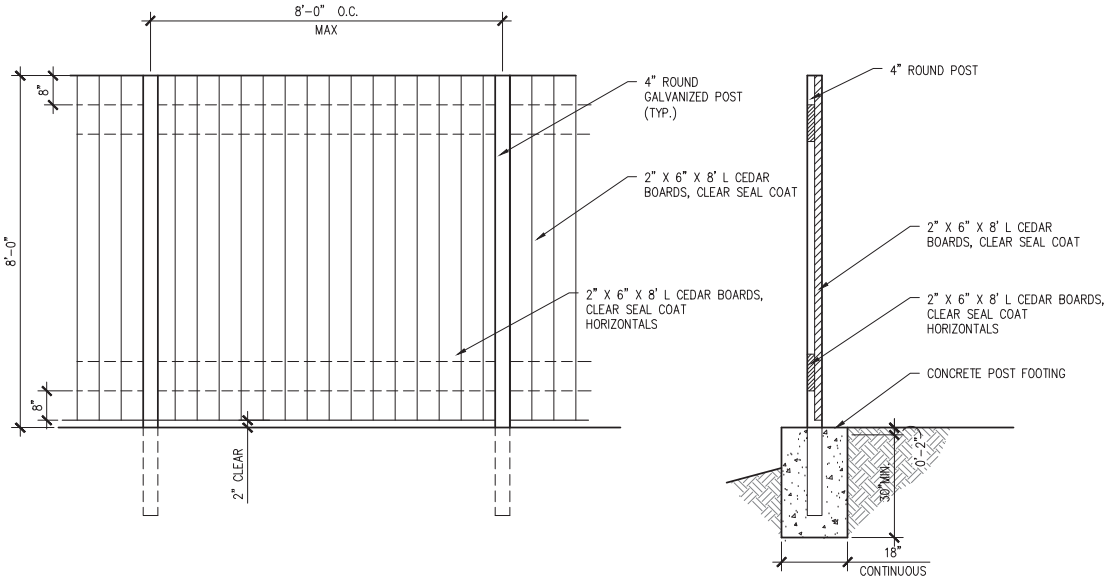
ENGINEER/PLANNER:
DUNAWAY

ARCHITECT:
three design that lifts the human spirit

CONCEPTUAL ELEVATION
for
MRC COLLEYVILLE SENIOR LIVING COMMUNTY
September 5, 2019

PUD Site Plan for Senior Living PUD
Zoning Amendment

Perimeter Wood Fencing Exhibit



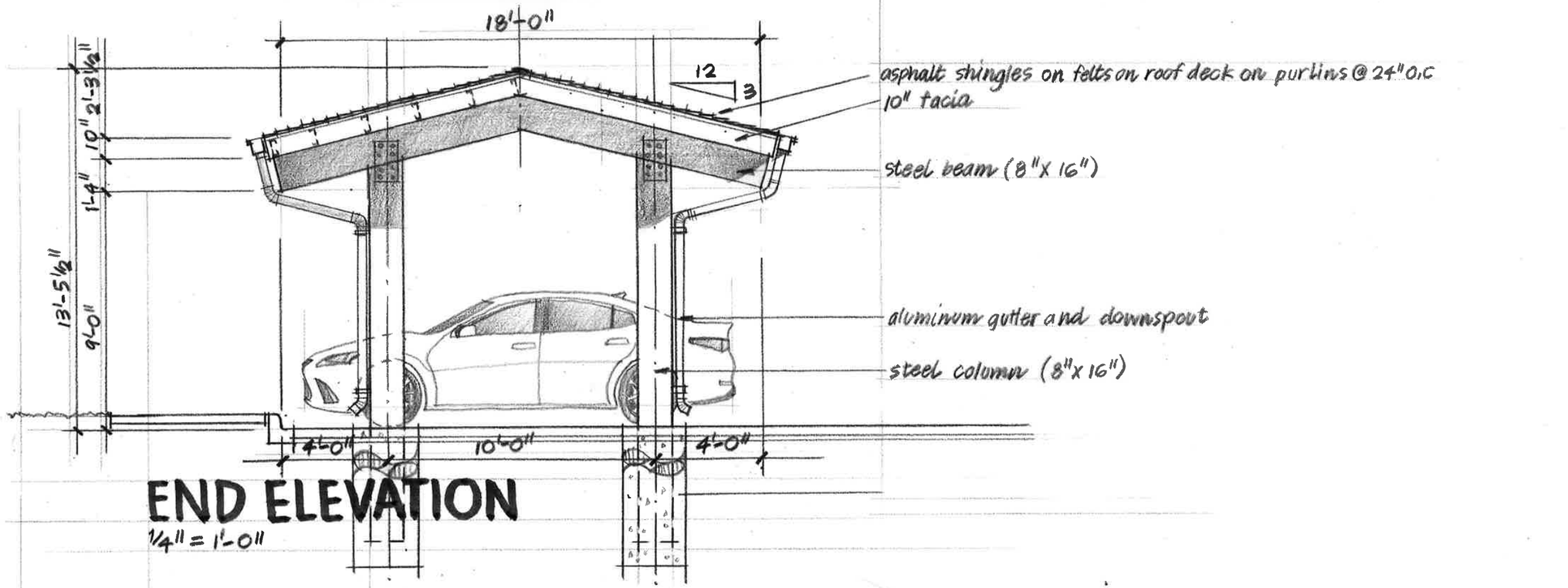
ELEVATION

SECTION

C 8' SCREEN FENCE - WOOD

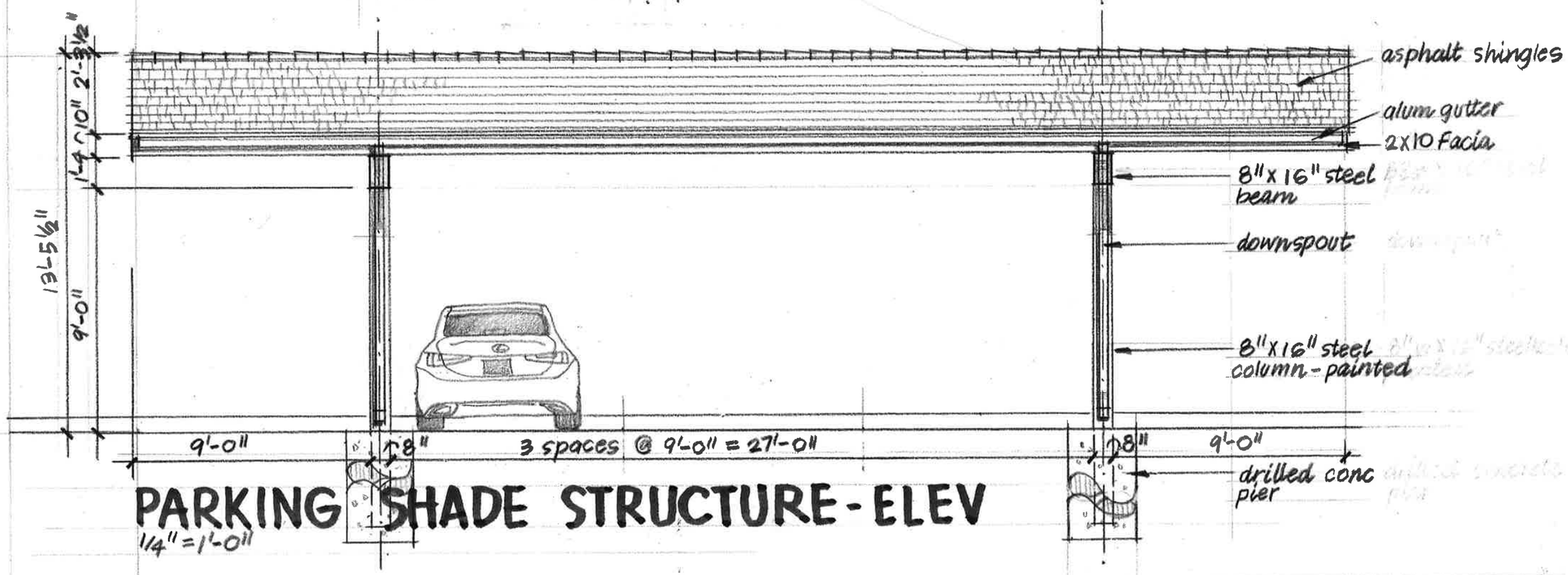
SCALE: 1/2" = 1'-0"

Parking Shade Structure Exhibit



END ELEVATION

1/4" = 1'-0"



PARKING SHADE STRUCTURE - ELEV

1/4" = 1'-0"

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 1st 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

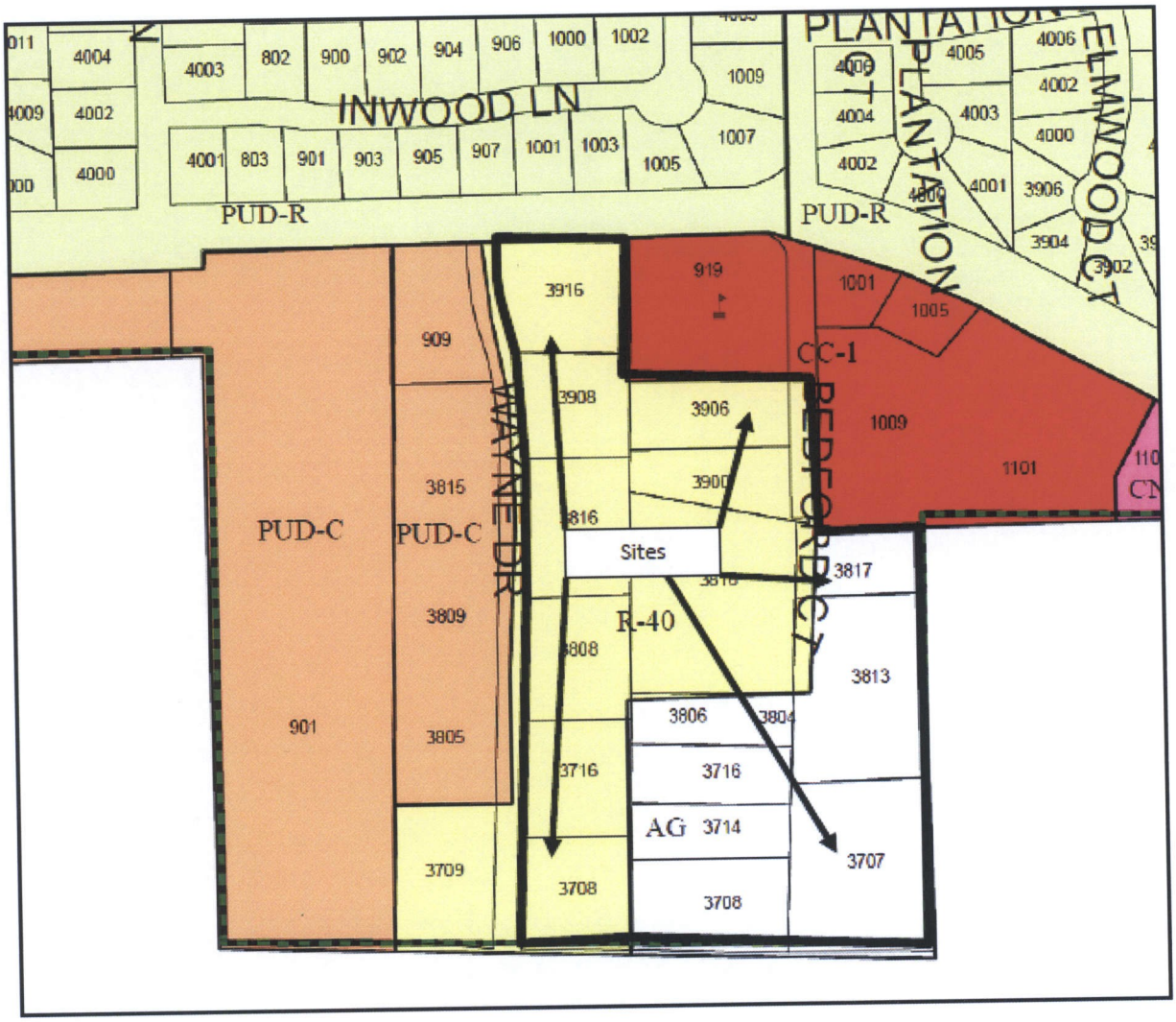


EXHIBIT "B" – Property Description

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;

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

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 incremental[1] 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	$ 8,143,594
Total	$ 13,884,234
SALES TAX REVENUE	
City of Colleyville	$ 512,590

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

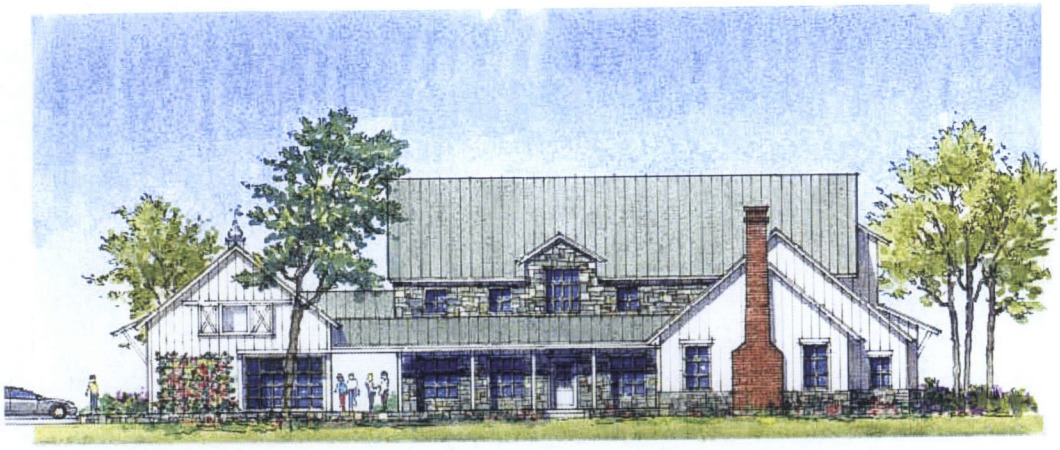
- Size and shape of building signage shall be based on attached concept drawings; location per concept plan

Dumpster Enclosures

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

EXHIBIT "D" – Site Plan

Exhibit "E" – Building Elevations



THE HOMESTEAD at
HERITAGE FARMS

scale: 1 : 16

Conceptual Wayne Drive Elevation

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

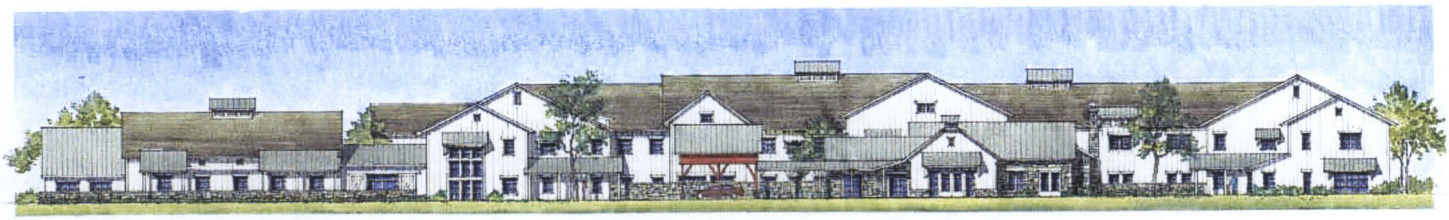
THE HOMESTEAD at
HERITAGE FARMS

scale: 1 : 16

Conceptual Cheek-Sparger Elevation

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

Exhibit "E" – Building Elevations Continued



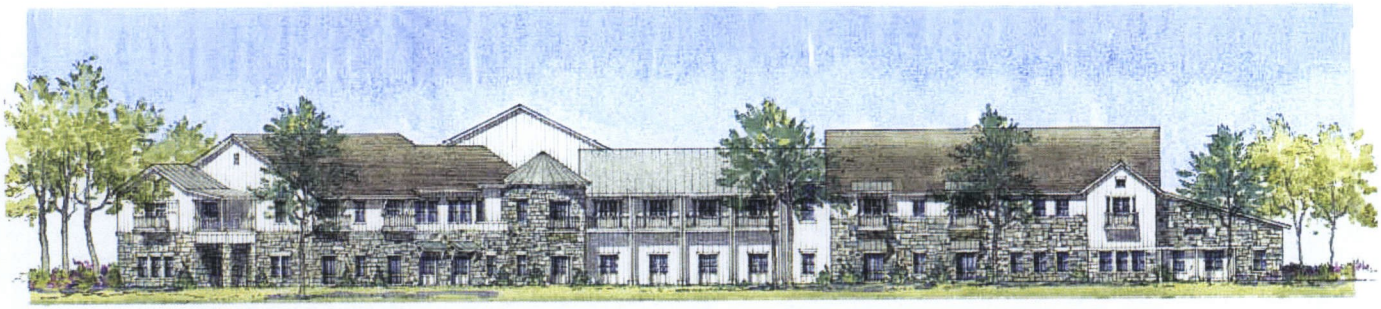
scale: 1 : 25

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

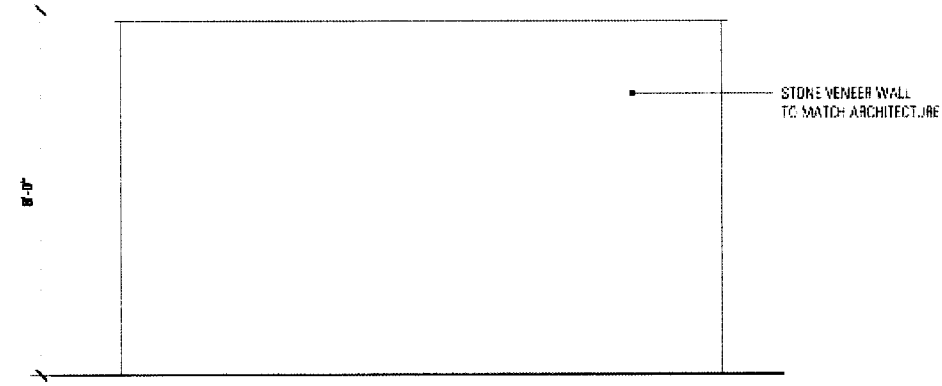
THE RESIDENCES at
HERITAGE FARMS

Independent Living Residences

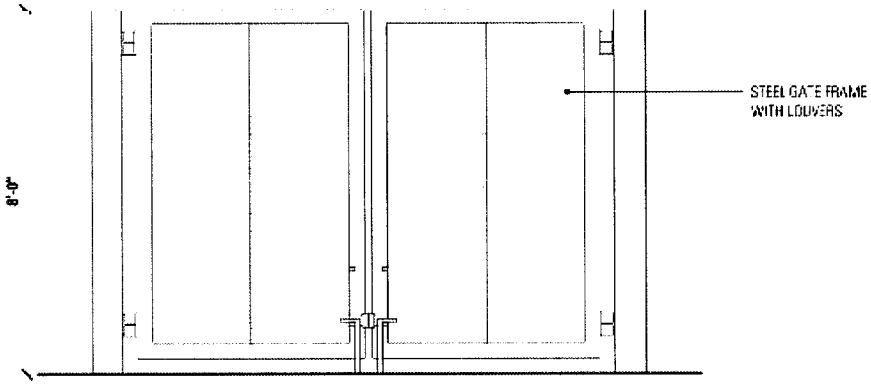
Conceptual Wayne Drive Elevation

All buildings not to exceed 35'-0" in height, with the exception of area definedby 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. BUILD1NGS

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

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)
Estimated Sales Per Square Foot	Not Applicable.
Estimated Sales Per Year	Not Applicable.
Estimated Ad Valorum 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

DUNAWAY

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

STATE OF TEXAS
DONALD J. SZCZESNY
72556
REGISTERED
PROFESSIONAL ENGINEER
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).						

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:\Production4000\005200\5261\001\Civil\Traffic\19-0531 MRC Colleyville Senior Living Facility.docx

Attachments:
MRC Colleyville Senior Living Concept
Trip Generation Calculations

Traffic Study

CELL TOWER PARCEL

SERVICE YARD

DETENTION AREA

20’ LANDSCAPE BUFFER

25’ BUILDING SETBACK

MEMORY CARE (One Story)

FUTURE ROUNDABOUT

BEDFORD COURT

CHEEK SPARGER ROAD

SERVICE/BACK OF HOUSE

ASSISTED LIVING (Two Story)

LANDSCAPE BUFFER

10’ BUILDING SETBACK

PROJECT MONUMENT SIGN

COMMUNITY ARRIVAL COURT

IL COMMONS (One Story)

INDEPENDENT LIVING (Two Story)

WAYNE DRIVE

DETENTION AREA

MASTER PLAN

sc : 1:100 7/24/2019

N

MRC Colleyville Senior Living

colleyville, texas

three design that lifts the human spirit

Traffic Study

30-May-19

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

Instructions: Enter Expected Unit Volumes into Column 'M'

Weekend Trip Generation

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates										Units	Expected Units	Total Generated Trips					SYNCHRO INPUT 1 Unadjusted Volume		SYNCHRO INPUT 2 Pass-By Volume		SYNCHRO INPUT 1 Unadjusted Volume		SYNCHRO INPUT 2 Pass-By Volume		New Volume Added		New Volume Added	
		(Peak Hour of Adjacent Street)				(Peak Hour of Generator)																								
		Weekday	AM	PM	AM Pass-By	PM Pass-By	AM In	AM Out	PM In	PM Out	Independent Variable		Daily	AM Hour	PM Hour	AM Pass-By	PM Pass-By	AM In	AM Out	PM In	PM Out	PM In	PM Out	PM In	PM Out	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
DU = Dwelling Unit
Occ.Room = Occupied Room
KSF[2] = Units of 1,000 square feet
Fuel Position = the number of vehicles that could be fueled simultaneously

30-May-19

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

0 100 200

GRAPHIC SCALE IN FEET

EX 100-YR WSE = 598.8'
POND 2 100-YR WSE = 598.6'

BEDFORD CT

EX 2x66" RCP

EX 10' CURB INLET

EX 1x66" RCP

EX 1x66" RCP

EX 1x66" RCP

PROPOSED POND 2

WAYNE DR

610

605

SUBJECT PROPERTY

A

A

600

600

WOODMONT CT

CITY OF BEDFORD

PROP 100-YR WATER SURFACE ELEVATION

EX 100-YR WATER SURFACE ELEVATION

21'

PROPOSED POND 1

B

B

PROPOSED POND 2

CITY OF BEDFORD

EX 100-YR WSE = 608.7'
POND 1 100-YR WSE = 605.0'

BRESTOL CT E

610

MICHAEL SEAN CT

CUMMINGS DR N

DATE: JANUARY 31, 2020

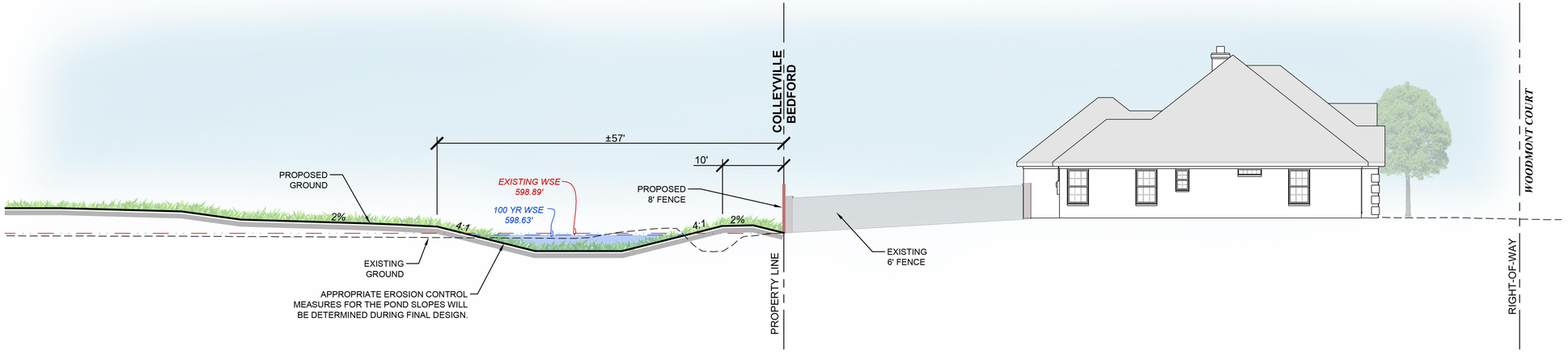
EXISTING VS PROPOSED WATER SURFACE ELEVATIONS

MRC CONTINUING CARE RETIREMENT COMMUNITY

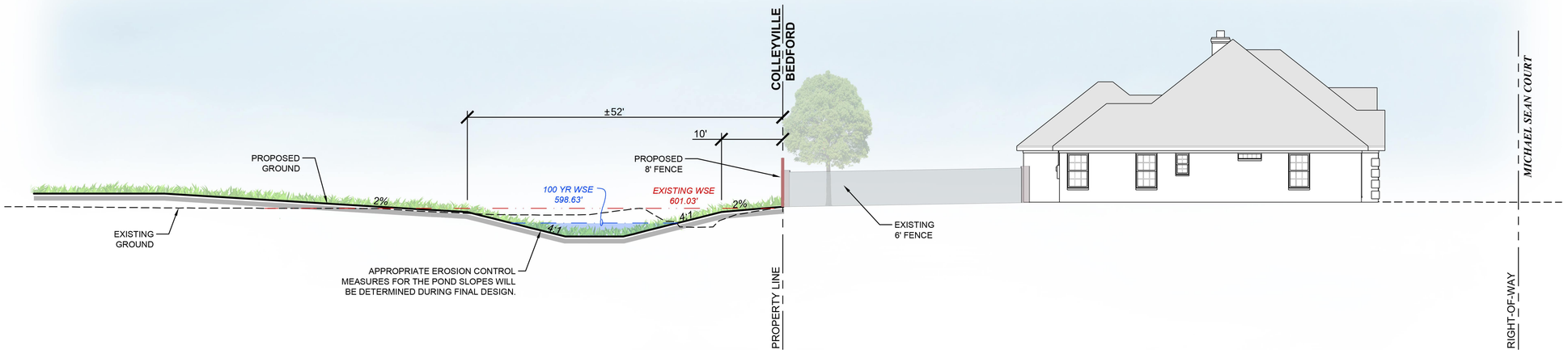
913 CHEEK-SPARGER RD., COLLEYVILLE, TX

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

PLOTTED BY: Kristin Buchanan ON: Friday, January 31, 2020 AT: 2:18 PM FILEPATH: \\ftworth\file system\production4000\005200\5261\001\Water Resources\HEC-RAS\ExChannel.dwg



SECTION A-A



SECTION B-B

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

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

0 100 200

GRAPHIC SCALE IN FEET

BEDFORD CT

EX 2x66" RCP

EX 10' CURB INLET

EX 1x66" RCP

EX 1x66" RCP

EX 1x66" RCP

PROPOSED POND 2

62'

WAYNE DR

610

605

600

600

600

609

609

CITY OF BEDFORD

WOODMONT CT

21'

PROPOSED POND 1

PROPOSED POND 2

55'

CITY OF BEDFORD

CUMMINGS DR N

BRESTOL CT E

610

MICHAEL SEAN CT

DATE: JANUARY 31, 2020

PROPOSED SITE PLAN WITH PONDS

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

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

PLOTTED BY: Kristin Buchanan ON: Friday, January 31, 2020 AT: 2:16 PM FILEPATH: \\ftworth\file system\production4000\005200\5261\001\Water Resources\HEC-RAS\ExChannel.dwg

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:

DUNAWAY

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

STATE OF TEXAS
JEREMY A. WINDELL
111794
LICENSED
PROFESSIONAL ENGINEER

11/15/19

November 15, 2019

Table of Contents

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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 (Tc)		
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 Wirdell ON: Monday, November 18, 2019 AT: 8:37 AM FILEPATH: \\ftworth\file system\Production4000\005200\52611001\Water Resources\Drainage Study\CAD\Drainage Area Map (Existing).dwg

CN_{ex} = 67.0
CN_{prop} = 80.6
$T_{c\ ex}$ = 15.0 min
$T_{c\ prop}$ = 15.0 min
Q_{ex} = 33.6 cfs
Q_{prop} = 43.2 cfs

A-1
5.2 ac.

O-6
2.2 ac.

CN = 92.0
T_c = 10.4 min
Q = 22.7 cfs

DP–3

O-5
10.2 ac.

CN = 93.1
T_c = 20.2 min
Q = 84.5 cfs

EXISTING (2) – 66" RCP
Q_{cap} = 520.2 cfs

DP–2

EXISTING 66" RCP
(BYPASSES HEADWALL)

O-1
32.1 ac.

CN = 83.7
T_c = 19.4 min
Q = 248.3 cfs

EXISTING T_c

A-2
16.3 ac.

CN_{ex} = 77.7
CN_{prop} = 84.5
$T_{c\ ex}$ = 18.0 min
$T_{c\ prop}$ = 15.0 min
Q_{ex} = 120.0 cfs
Q_{prop} = 142.3 cfs

DP–1

NOTE: RUNOFF CALCULATIONS CORRESPOND TO THE 100–YR STORM EVENT

O-4
51.2 ac.

PROPOSED
T_c

O-2
37.5 ac.

CN = 80.8
T_c = 18.3 min
Q = 286.8 cfs

EX/PROP
POND

CN = 81.1
T_c = 24.9 min
Q = 338.3 cfs

O-3
33.1 ac.

CN = 84.0
T_c = 13.2 min
Q = 297.6 cfs

610 500 1000
GRAPHIC SCALE IN FEET

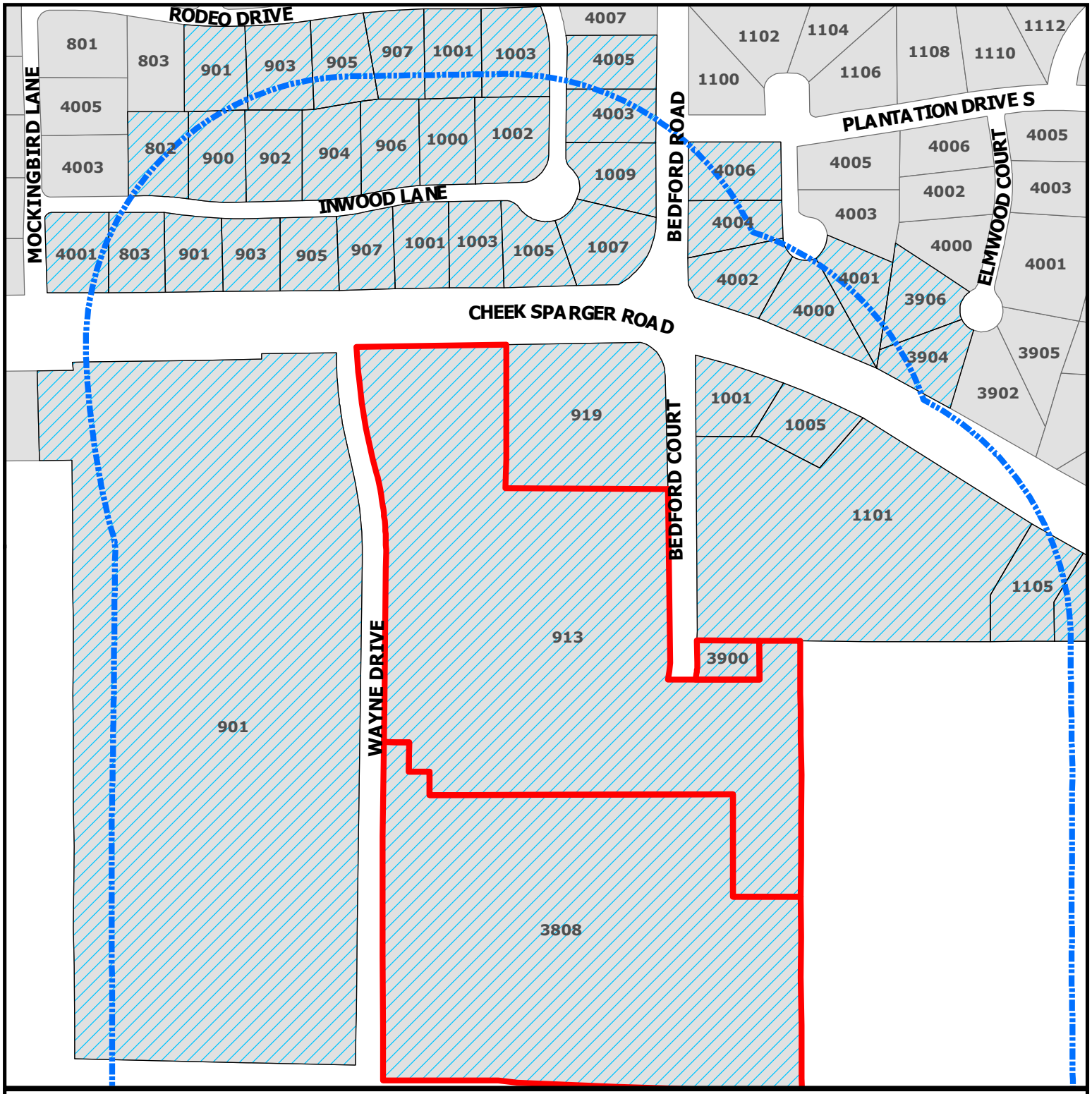
DATE: NOVEMBER 15, 2019

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

DRAINAGE AREA EXHIBIT

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

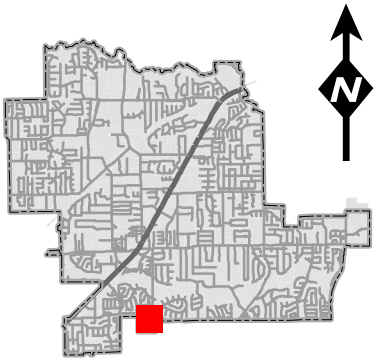
Notification Map



CITY OF COLLEYVILLE TEXAS

ZC19-009

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



Subject Property

500ft Buffer

Properties within 500ft

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

Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
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 RUFE 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

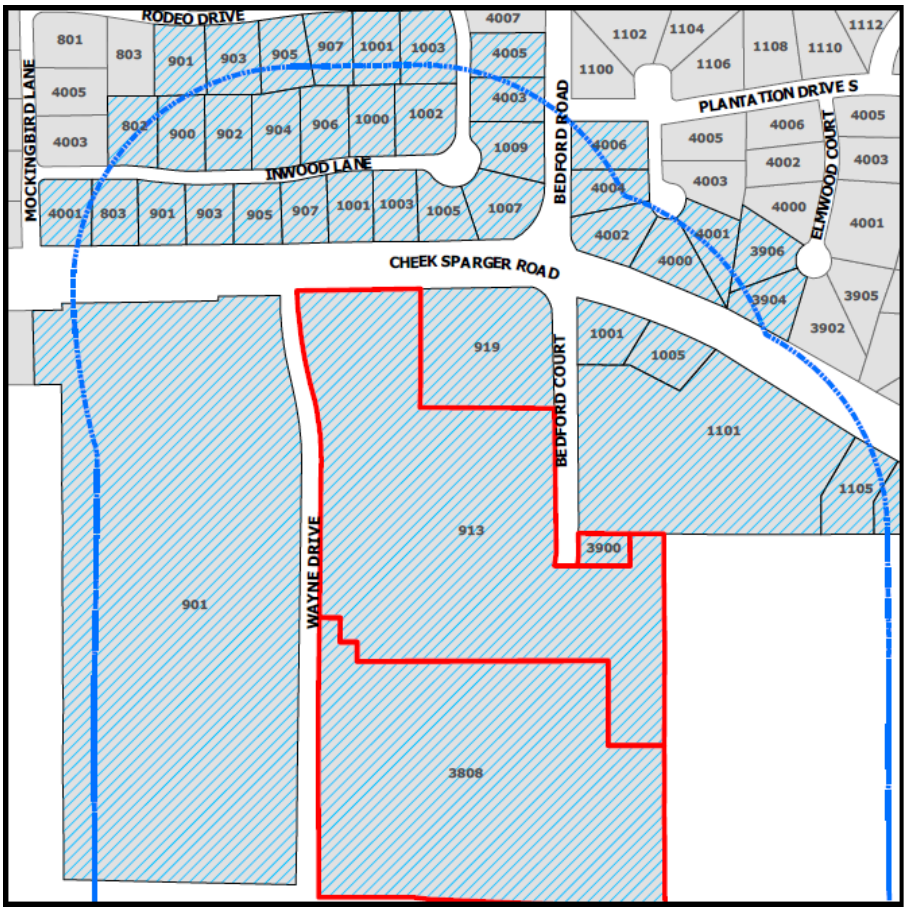
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Letter of Opposition

RECEIVED
JAN 14 2020
Community Dev. Dept.
City of Colleyville

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.

Michael Scoville
Carol Scoville

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

Letter of Opposition

RECEIVED
FEB 18 2020
Community Dev. Dept.
City of Colleyville

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.

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

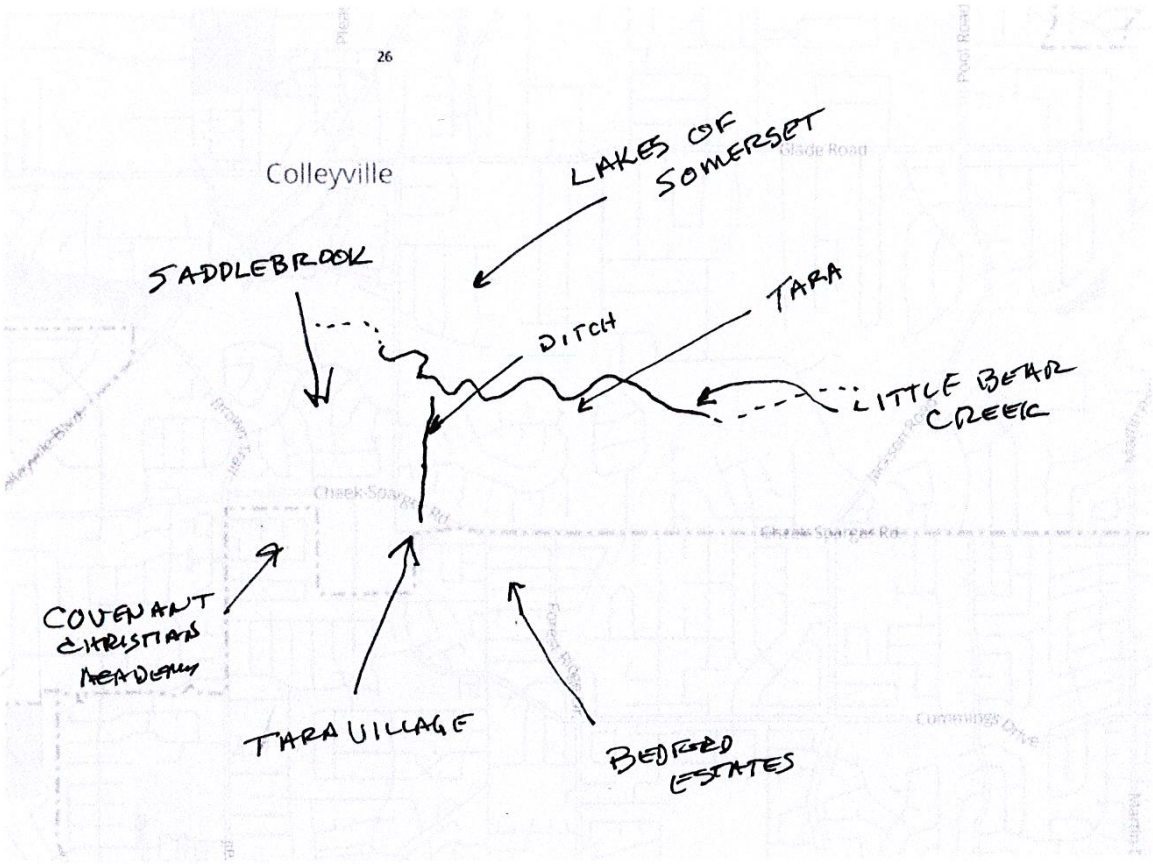
barricades because it never flooded. I remember when the property owners that had property backing up to Little Bear Creek didn't have their fences and other property regularly destroyed by floods. But, things have changed. There is a large land area that drains into this little ditch. I admit that I 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,

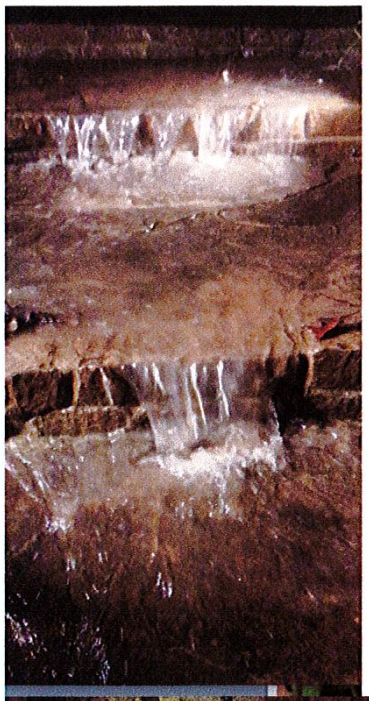
Mark Matherne
817-875-5697

Letter of Opposition



Letter of Opposition

#1



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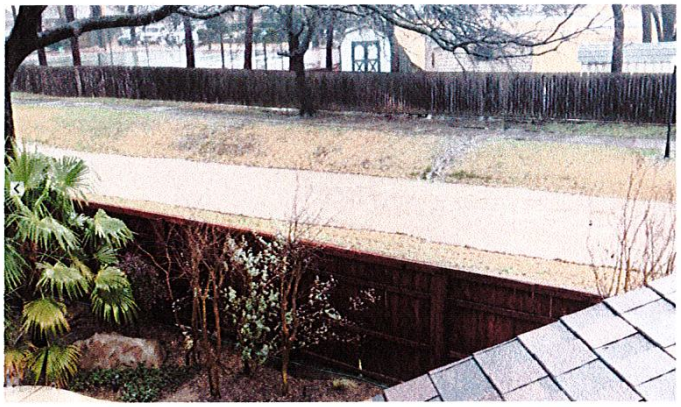

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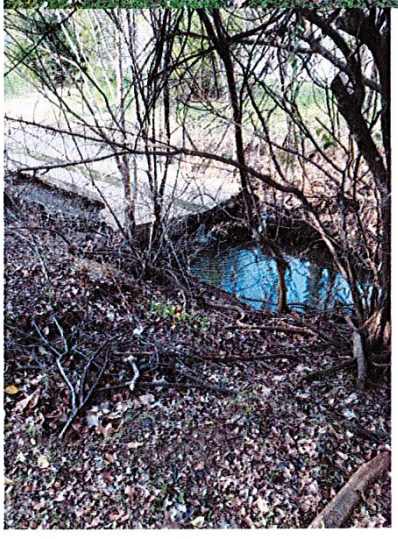
#2



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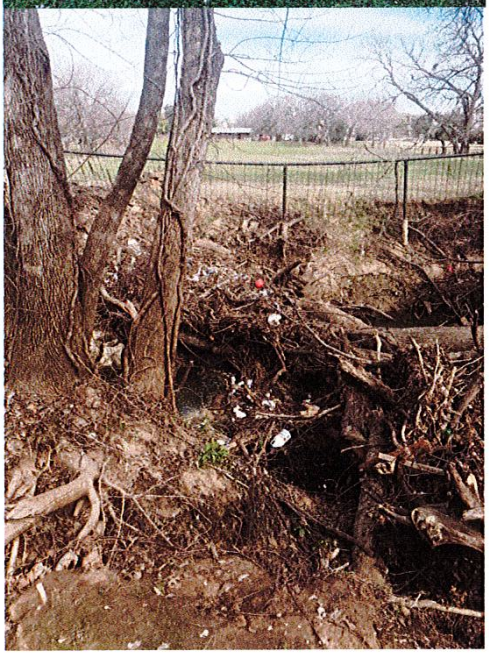
Letter of Opposition

#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

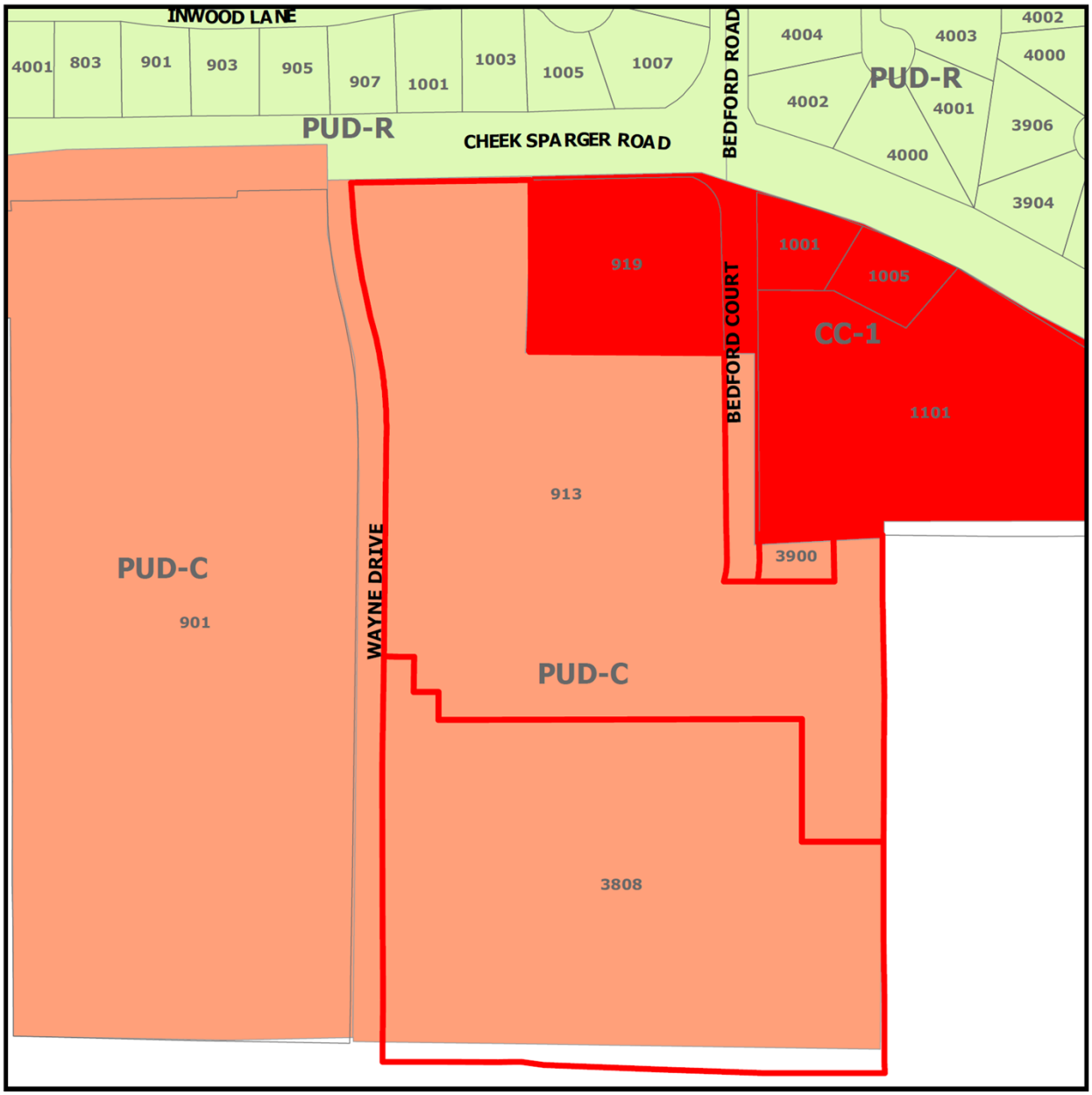


Exhibit "B" – Statement of Planning Objectives

Statement of Planning Objectives

Colleyville Senior Living Community

Statement of Planning Objectives

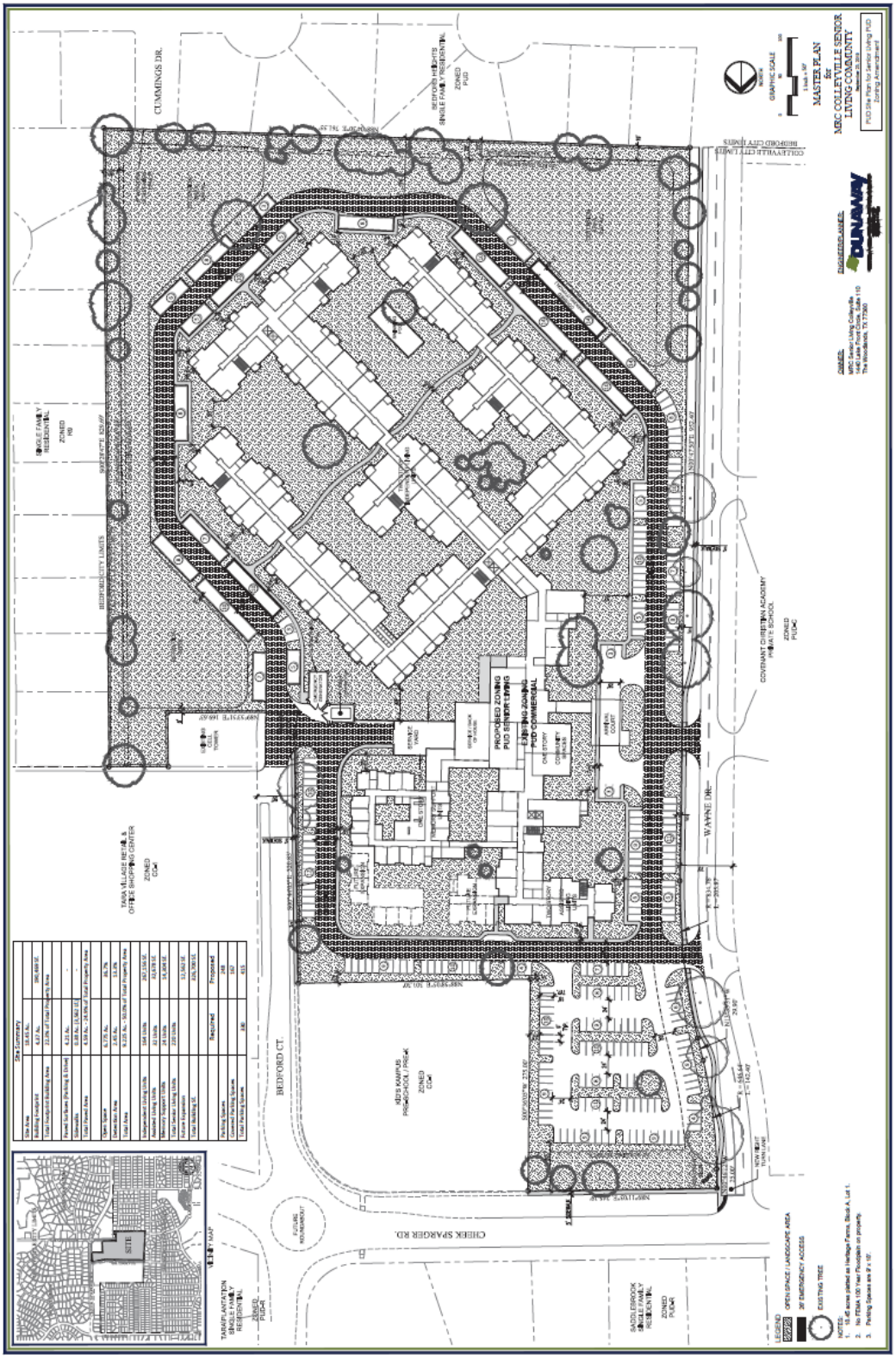
The Colleyville Senior Living Community will provide a master planned, life care retirement community with three levels of service: independent living (IL), assisted living (AL), and memory support (MS).

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.

Exhibit "C" –Site Plan & Building Elevations



assisted living - conceptual elevation

Scale: 1"=50'

CONCEPTUAL ELEVATION
for
MRC COLLEYVILLE SENIOR LIVING COMMUNITY

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

ENGINEER/PLANNER:
DUNAWAY

ARCHITECT:
three design that lifts the human spirit

PUD Site Plan for Senior Living PUD
Zoning Amendment

Building Elevations

community commons - conceptual elevation
Scale: 1"=50'

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

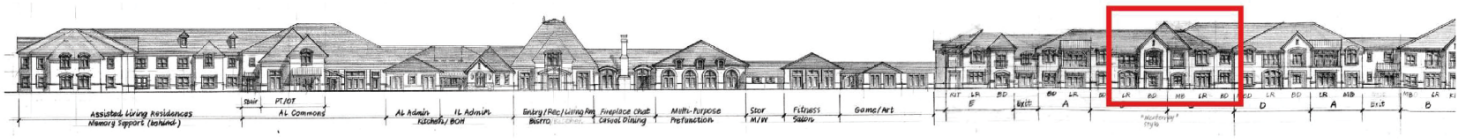
ENGINEER/PLANNER:
DUNAWAY

ARCHITECT:
three design that lifts the human spirit

CONCEPTUAL ELEVATION
for
MRC COLLEYVILLE SENIOR LIVING COMMUNITY
September 5, 2019
PUD Site Plan for Senior Living PUD
Zoning Amendment

Building Elevations

Scale: 1/8"=1'-0"



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

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

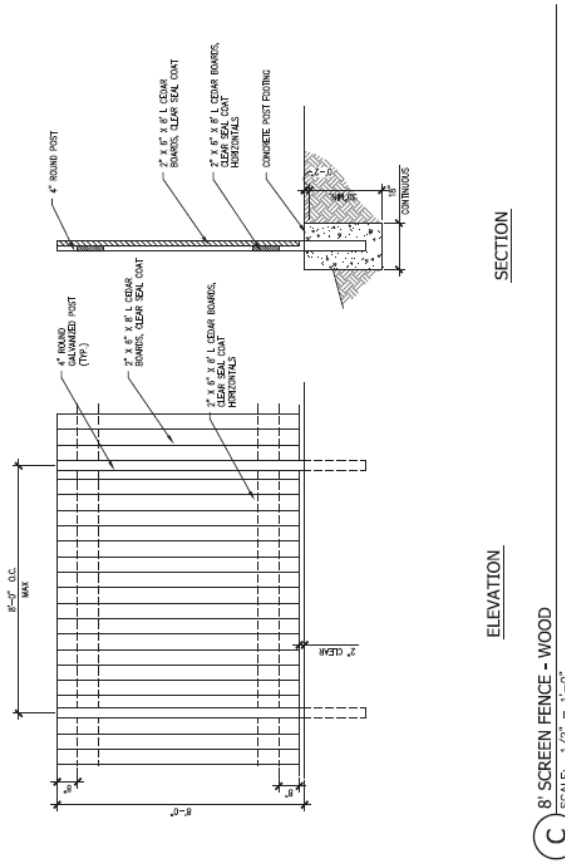
ENGINEER/PLANNER:
DUNAWAY

ARCHITECT:
three

CONCEPTUAL ELEVATION
for
MRC COLLEYVILLE SENIOR
LIVING COMMUNITY

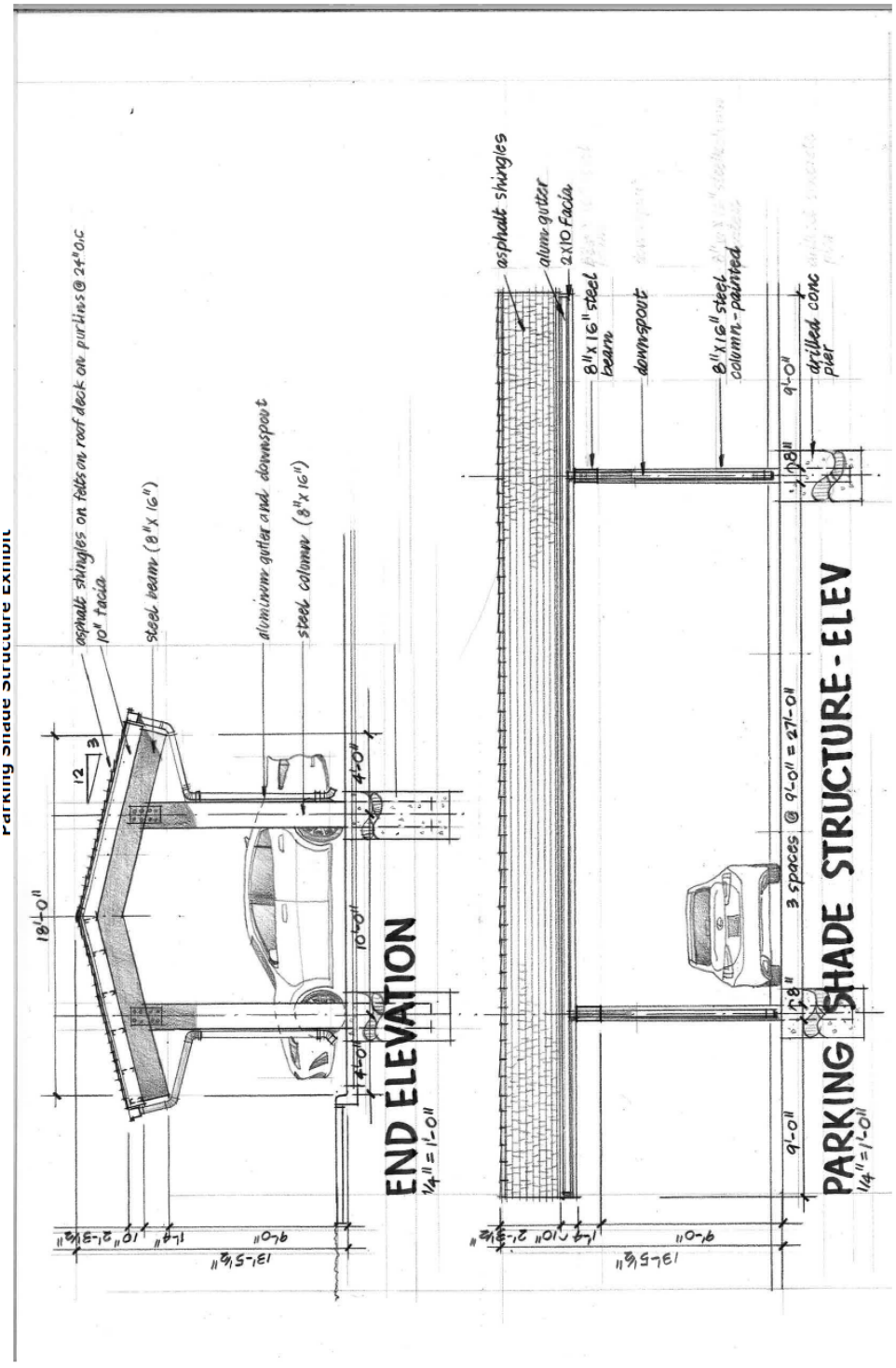
PUD Site Plan for Senior Living PUD
Zoning Amendment

Exhibit “D” – Perimeter Wood Fencing



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

Exhibit “E” – Parking Shade Structure



City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 7a **Agenda Date** 3/17/2020 **Number** Resolution R-20-4483
Type Resolution
Department Engineering

Title
Approval for staff to request a waiver of the local match fund participation requirement on the Jackson Drive over Little Bear Creek Bridge Replacement project

Strategic Plan
3.3 Mitigate stormwater runoff and flooding risks

Explanation
Reading and Public Hearing

The federal off-system bridge program is administered by the Texas Department of Transportation (the State) to replace or rehabilitate structurally deficient and functionally obsolete bridges located on public roads and streets.

The bridge located at Jackson Drive over Little Bear Creek, is included in the currently approved program of projects to be rehabilitated. The usual fund participation ratio for this type project is 80 percent federal, 10 percent state, and 10 percent local government.

Texas Administrative Code, Title 43, Section 15.55(d) (43 TAC Section 15.55 (d)) provides that under specified conditions the 10 percent local government match fund participation requirement may be waived with agreement to perform an equivalent dollar amount of structural improvement work on other deficient bridges or deficient main lane cross-drainage structures within its jurisdiction, such a project is referred to as an "equivalent-match project".

The participation waiver would be $122,230 allowing the City to utilize these funds on another project. Staff is proposing to utilize the funds for cross-drainage structure improvements as part of the Pleasant Run Road project.

This resolution is required to apply for the waiver and begin the process of negotiating the Advance Funding Agreement with the State.

Financial Impact
There is no financial impact to the City at this time.

Recommendation
Approve

Attachments

1. Waiver Request
2. Resolution R-20-4483

2/26/2020

City of Colleyville
Project: Bridge Replacement
Road/Street: Jackson Drive over Little Bear Creek
NBI Str. No.:02-220-P003-60-001

SUBJECT: Request for Waiver of Local Match Fund Participation Requirement on Federal Off-System Bridge Program Project

Loyl C. Bussell, P.E.
District Engineer
TxDOT Fort Worth
2501 SW Loop 820
Fort Worth, TX 76133

Dear Mr. Bussell:

Under the provisions of Texas Administrative Code, Title 43, Section 15.55(d), this Local Government requests waiver of the local match fund participation requirement on the above referenced federal off-system bridge program project referred to as the "participation-waived" project. In return for waiver of this participation, it is proposed that our governing body perform, or cause to be performed, an equivalent dollar amount of structural improvement work on other deficient bridge(s) or deficient mainlane cross-drainage structure(s), referred to as "equivalent-match project(s)", within the jurisdiction of our governing body.

A copy of the appropriate required resolution adopted by our governing body is attached.

Ray Silva-Reyes
Director of Public Works
City of Colleyville

Attachment: Resolution

****

For TxDOT Use Only

_____ Waiver Approved _____ _____
Signature Date

_____ Waiver Disapproved _____ _____
Signature Date

RESOLUTION R-20-4483

A RESOLUTION SUPPORTING THE ADOPTION OF AN EQUIVALENT-MATCH PROJECT PURUSANT TO THE FEDERAL OFF-SYSTEM BRIDGE PROGRAM IN RETURN FOR WAIVER OF THE LOCAL MATCH FUND PARTICIPATION REQUIREMENT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the federal off-system bridge program is administered by the Texas Department of Transportation (the State) to replace or rehabilitate structurally deficient and functionally obsolete (collectively referred to as deficient) bridges located on public roads and streets off the designated state highway system; and

WHEREAS, City of Colleyville, hereinafter referred to as the Local Government owns a bridge located at Jackson Drive over Little Bear Creek , National Bridge Inventory (NBI) Structure Number 02-220-P003-60-001, and

WHEREAS, a project to remedy the bridge is included in the currently approved program of projects as authorized by Texas Transportation Commission Minute Order Number 115550 dated August 29, 2019 Control-Section-Job (CSJ) Number 0902-90-132; and

WHEREAS, the usual fund participation ratio for projects on such program is 80 percent federal, 10 percent state and 10 percent Local Government; and

WHEREAS, Texas Administrative Code, Title 43, Section 15.55(d) (43 TAC Section 15.55(d)) provides that under specified conditions the 10 percent Local Government match fund participation requirement may be waived with agreement by the Local Government to perform, or cause to be performed, an equivalent dollar amount of structural improvement work on other deficient bridges or deficient main lane cross-drainage structures within its jurisdiction, such a project of structural improvement work being referred to as an "equivalent-match project"; and

WHEREAS, the estimated local match fund participation requirement on the approved federal off-system bridge project is $122,230.00 (dollars), hereinafter referred to as the "participation-waived" project, such participation requirement the Local Government proposes be waived and in return perform or cause to be

performed equivalent-match project structural improvement work.

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

Sec. 1 THAT the foregoing recitals are incorporated herein and made a part of this Resolution; and

Sec. 2 THAT the Local Government perform, or cause to be performed, the following equivalent-match project(s) in return for waiver of the local match fund participation requirement on the approved federal off-system bridge program (participation-waived) project not yet awarded:

Location (and structure identification number, if applicable)	On School Bus Route? (Y/N)	Historic Bridge? (Y/N)	Description of Structural or Safety Improvement Work	Estimated Cost
Non-NBI: Pleasant Run Rd. @ Trib. Big Bear Ck. (32.917164 – 097.157975)	Yes	No	Replace Non- NBI Culvert with 4-10' x 10' MBC	$284,663
Total				$284,663
EMP work credited to this PWP*				$122,230
Balance of EMP work available to associated PWPs				

Associated PWPs CSJs	Amount to be Credited to Associated PWPs
N/A	N/A

Sec. 3 THAT in receiving this waiver the Local Government acknowledges its obligation to conform with all conditions of 43 TAC Section 15.55(d); such conditions that include but are not restricted to the following:

i. The Local Government must be currently in compliance with load posting and closure regulations as defined in National Bridge Inspection Standards under US Code of Federal Regulations, Title 23, Section 650.303.

ii. The equivalent-match project work increases the load capacity of the existing bridge or other main lane cross-drainage structure, or upgrades the structure to its original load capacity with a minimum upgrade to safely carry school bus loading if located on a school bus route.

iii. In performing, or causing to be performed, the equivalent-match project(s), the Local Government assumes all

responsibilities for engineering and construction, and complying with all applicable state and federal environmental regulations and permitting requirements for the structures being improved.

iv. The work on the proposed equivalent-match project(s) has not begun and will not begin until the local match fund participation waiver approval process has been completed.

v. The Local Government will be allowed three years after the contract award of the participation-waived project to complete the structural improvement work on the equivalent-match project(s).

vi. Should this waiver request be approved, an appropriate written agreement or amendment to a previously executed agreement will be executed between the State and Local Government.

Sec. 4 THAT should any word, sentence, paragraph, clause, phrase or parts of this resolution be adjudged or held to be void, the same shall not affect the validity of the remain portions which of this resolution which shall remain in full force and effect.

Sec. 5 THAT this resolution shall be effective immediately upon approval.

AND IT IS SO RESOLVED.

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 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 7b **Agenda Date** 3/17/2020 **Number** Resolution R-20-4484
Type Resolution
Department City Secretary

Title
Consideration of appointments to the Colleyville Center Advisory Committee

Strategic Plan
1.2 Develop future community leaders

Explanation
Reading and Public Hearing

The Colleyville Center Advisory Committee terms of four at-large members, and two organization representatives (National Charity League and Colleyville Woman's Club) expire March 2020.

The at-large committee member's with expiring terms are:

Earlene Garvey
Judith Goodwin
Mark Johnson
Fred Mills

The at-large applicants are listed below and applications are attached.

Jerome Davis
Earlene Garvey
Judith Goodwin
Mark Johnson
Andrew Krush
Fred Mills
Alex Thomas

The civic organizations have asked for the following to represent their respective organizations:

Darla Dennison – Colleyville Woman's Club
Anna Nackley - National Charity League

This resolution provides for City Council to consider appointments to the four At-Large Colleyville Center Advisory Committee positions.

Financial Impact
There is no financial impact to the City.

Recommendation
Approve

Attachments
1. Colleyville Center Advisory Committee Roster
2. Colleyville Center Advisory Committee Applications for Appointment
3. Resolution R-20-4484

Colleyville Center Advisory Committee

At-Large
Earlene Garvey
W: (817) 271-3257
Earlene.Garvey@gmail.com
TERM: Dec 2017 - March 2020

At-Large
Judith Goodwin
H: (817) 267-8702
dongoodwin@verizon.net
TERM: Dec 2017 - March 2020

At-Large
Mark Johnson
H: (817) 909-0778
markjohnson49@mac.com
TERM: Dec 2017 - March 2020

At-Large
Lakkureddi Alagarsamy
H: (331) 442-1676
alreddi@gmail.com
TERM: Dec 2018 -March 2021

At-Large
Fred Mills
H: (817) 545-6862
saxmills@verizon.net
TERM: Dec 2017 -March 2020

At-Large
Paul Vigiletti
W: (817) 689-4475
H: (817) 485-7417
paubervig@att.net
TERM: Dec 2018 - March 2021

Colleyville Garden Club
Julie George
W: (214) 202-4671
H: (817) 577-2627
juliefgeorge@sbcglobal.net
TERM: Dec 2018 -March 2021

Colleyville Lions Club
Louis C. Miller
W: (817) 994-6180
millerlouis@sbcglobal.net
TERM: Dec 2018 - March 2021

National Charity League
Jennifer Larsen
H: (817) 988-9398
jennifermlarsentx@gmail.com
TERM: Dec 2018 -March 2021

Colleyville Rotary Club
Colleyville, TX 76034
TERM: Dec 2017 -March 2020

Colleyville Woman's Club
Darla Dennison
H: (817) 770-8805
TERM: Dec 2017 - March 2020

Colleyville Chamber of Commerce
Colleyville, TX 76034
O: (817) 488-7148

Application for Appointment

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

1. COLLEYVILLE CENTER ADVISORY COMMITTEE
2. LIBARY BOARD
3. PARKS AND RECREATION ADVISORY BOARD

Name: ☐ Ms. ☐ Mrs. ☑ Mr. Jerome Davis

Address: 1704 Avalon

Phone: 817-266-1480 E-mail Address: davisjerome15@yahoo.com

How long have you been a Colleyville resident? 47 years

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

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**
   Past president of the Library Board, served on what was then called Celebrate Colleyville holiday event, served on Keep Colleyville Beautiful committee, past member of Lions Club, previous member of Colleyvlle Chamber of Commerce
2. **What do you perceive your role will be in serving on a board, commission, or committee?**

   I believe I have experience from previous service that would be helpful to any board, commisson, or committee oon which I might serve.
3. **In your opinion, what policies/programs/assets of Colleyville are working well?**

   I think the annual survey of citizens is helpful to keep the city, its departments,and its various committees, boards and commissions in touch with the people.
4. **What are some issues in Colleyville which may require change?**
   I don't know a great deal about the TIF, but I have some concern that perhaps too many things are being paid for by the TIF.
5. **If you could influence the City in just one way, what would that be?**
   I'm not sure how I could influence the city per se, but I'd like to see the City Center expanded to make it more attractive to larger meetings and actvities.
6. **Please share your vision for the City of Colleyville.**
   I just want the city to continue to grow as a city of excellence. The city should be working with its businesses and residents to make Colleyvlle a place where people want to be.

All information provided is public pursuant to the Texas Public Information Act.
Please return completed application to: City Secretary, 100 Main Street, Colleyville, TX 76034 Office: 817.503.1130 Fax: 817.503.1139; cloven@colleyville.com and kseiger@colleyville.com

For Office Use

Date Received: 2/20/2020 Recorded/Printed: Acknowledged By: C Loven

Rev. 10/2019

Application for Appointment

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

1. COLLEYVILLE CENTER ADVISORY COMMITTEE
2. CLICK HERE TO MAKE SELECTION
3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☑ Mrs. ☐ Mr. Earlene Garvey

Address: 4508 Cresthaven Drive, Colleyville

Phone: 817-271-3257 E-mail Address: earlene.garvey@gmail.com

How long have you been a Colleyville resident? 20 years

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

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**
   I have been an at-large member of the Colleyville Center Advisory Committee since 2015. Additionally, I have served as a board member of Colleyville Woman's Club, Arts League, Arts Council, and Beth Israel Sisterhood.

2. **What do you perceive your role will be in serving on a board, commission, or committee?**
   To assist Leslie and the City Council to respond to the needs and desires of the citizens while keeping current with area facilities.

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

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

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

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

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Date Received: Recorded/Printed: Acknowledged By:

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Application for Appointment

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

1. CLICK HERE TO MAKE SELECTION Colleyville Center Advisory Committee
2. CLICK HERE TO MAKE SELECTION
3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☒ Mrs. ☐ Mr. Judith Goodwin

Address: 4001 ALLENDALE St 76034

Phone: 817-267-8702 E-mail Address: dongoodwin@Verizon.net

How long have you been a Colleyville resident? ~ 1998

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

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**
   Advisory Board - Colleyville Center
2. **What do you perceive your role will be in serving on a board, commission, or committee?**
   Input as a private citizen
3. **In your opinion, what policies/programs/assets of Colleyville are working well?**
   Our police & fire departments do a super job.
4. **What are some issues in Colleyville which may require change?** (1) Need to finish update old water lines (2) Circle on Blade is a hazzard going to be a major accident.
5. **If you could influence the City in just one way, what would that be?**
6. **Please share your vision for the City of Colleyville.**
   Continue updating procedures for infrastructure and city safety.

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Date Received: 2/25/2020 Recorded/Printed: Acknowledged By: K Seiger

Rev. 10/2019

Application for Appointment

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

1. COLLEYVILLE CENTER ADVISORY COMMITTEE
2. CLICK HERE TO MAKE SELECTION
3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☐ Mrs. ☑ Mr. Mark Johnson

Address: 4804 Mill Brook Drive

Phone: 817-909-0778 E-mail Address: markjohnson49@mac.com

How long have you been a Colleyville resident? 25 years

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

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

I'm currently on the Colleyville Center Advisory Board and serve as the Chair. It has been a very enjoyable experience. We have a great Center and the Board is a very positive and collegial organization. Its given an opportunity, beyond just its core functions to get to know of and about other civic organizations. I have previously served on the Historic Preservation Committee and am a longtime member of the Chamber of Commerce and have been a member of the CFAAA since 2004 and CPAAA since 2006.

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

Reviewing the activities of the Center on a periodic basis; participating in setting priorities and in doing what I can to make the community even more aware of the Center.

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

The City Administration and Council do a good job of keeping in touch with the what the citizens want and prioritize. Specifically, we have great and continuously improving Fire and Police Departments and of course, our parks are second to none.

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

Its a change that's underway - more sidewalks. Once this is done, let's maximize tree planting.

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

There some beautiful areas to run and ride a bike, both of which I do daily, but without sidewalks, some are too risky - one example of this is Pleasant Run, particularly from L.D. Lockett to Southlake.

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

We've been here since December 1995 and have no plans leave. Our vision is a "bucolic" Colleyville

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Application for Appointment

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

1. COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION
2. COLLEYVILLE CENTER ADVISORY COMMITTEE
3. PARK AND RECREATION ADVISORY BOARD

Name: ☐ Ms. ☐ Mrs. ☑ Mr. Andrew Krush

Address: 4808 Mouton Ave. Colleyville, TX 76034

Phone: 580-554-6087 E-mail Address: andmkrush@gmail.com

How long have you been a Colleyville resident? 2.5 years

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

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**
   Education: BSBA, MBA, JD | Service: active member of TXSG, active volunteer for passport to freedom initiatve and MOSAIC, former policy intern for US Sentate | Experience: law, business and finance.

2. **What do you perceive your role will be in serving on a board, commission, or committee?**
   Utilizing my skills and abilities to serve the city of Colleyville's residents and provide guidance to the board(s) to help make the most effective decisions for the issues at hand.

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

   Assets: public officials (e.g. law enforecement and firefighters) | Policies/Programs: community events, community development, commercials development.

4. **What are some issues in Colleyville which may require change?**
   Efficient public works projects, economic development, investment in local businesses, community perception, diversity inclusion.

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

   Fresh perspective in public service.

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

   Have the city revered as the best place to live in the DFW metroplex.

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Application for Appointment

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

1. Colleyville Center Advisory Committee
2. CLICK HERE TO MAKE SELECTION
3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☐ Mrs. ☑ Mr. Fred Mills

Address: 5400 Linden Ct. Colleyville, TX 76034

Phone: 817-545-6862 E-mail Address: saxmills@verizon.net

How long have you been a Colleyville resident? 30 years

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

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

I have served on the Colleyville Center Advisory Committee for 4 terms and enjoy the opportunity to participate and contribute. The Colleyville Center has experienced many improvements and enhancements over the past 15 years. It's a wonderful asset for our City. Other past experience includes serving as the

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

My role on the Advisory Committee is to provide input to new members about past activities, and to encourage participation and involvement. I also encourage support of performing arts activities within the Colleyville Center environment.

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

Things seem to be working very well. Economic development has been greatly enhanced by the city's purchase of the land tract at John McCain & Colleyville Blvd. The new city plaza and performance stage and environment is a wonderful addition to our city... they will serve our citizens very well. It's great to see both our Police Dept and Fire Department pursuing new initiatives. Additional support of the performing arts is going very well. Thanks for sponsoring the Ft Worth Symphony Concert in our new city plaza!

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

Landscapers are still blowing leaves and grass into the streets and down our storm sewer drains. They should be required to shred and bag these leaves and grass. As a homeowner I do my own yard work and it doesn't take much time to dispose of this material properly. I would suggest that city council pass an ordinance which defines the landscaper fine for violations. This would hold the landscaper and the

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

Be a good citizen and support our city staff and our first responders.

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

A VERY SAFE place to live, with beautiful homes, city parks and facilities, and tasteful consumer retail businesses. All of this needs to be supported by a great infrastructure including utilities and easy transportation modes.

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Date Received: 2/17/20 Recorded/Printed: Acknowledged By: KS

Rev. 10/2019

Answers to questions on Application for Appointment
Fred Mills

1. I have served on the Colleyville Center Advisory Committee for 4 terms and enjoy the opportunity to participate and contribute. The Colleyville Center has experienced many improvements and enhancements over the past 15 years. It's a wonderful asset for our City. Other past experience includes serving as the co-chairman of the Commuter Rail Committee. I hold an MBA which is helpful in analyzing Center performance, and initiatives.

2. My role on the Advisory Committee is to provide input to new members about past activities, and to encourage participation and involvement. I also encourage support of performing arts activities within the Colleyville Center environment.

3. Things seem to be working very well. Economic development has been greatly enhanced by the city's purchase of the land tract at John McCain & Colleyville Blvd. The new city plaza and performance stage and environment is a wonderful addition to our city... they will serve our citizens very well. It's great to see both our Police Dept and Fire Department pursuing new initiatives. Additional support of the performing arts is going very well.... Thanks for sponsoring the Ft Worth Symphony Concert in our community!!

4. Landscapers are still blowing leaves and grass into the streets and down our storm sewer drains. They should be required to shred and bag these leaves and grass. As a homeowner I do my own yard work and it doesn't take much time to dispose of this material properly. I would suggest that city council pass an ordinance and begin fining the landscapers for violations. This would quickly stop the abuse and send the proper environment message.

5. Be a good citizen and support our city staff and our first responders.

6. A VERY SAFE place to live, with beautiful homes, city parks and facilities, and tasteful consumer retail businesses. All of this needs to be supported by a great infrastructure including utilities and easy transportation modes.

Application for Appointment

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1. COLLEYVILLE CENTER ADVISORY COMMITTEE
2.
3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☐ Mrs. ☑ Mr. Alex Thomas

Address: 3201 Carisbrooke Court

Phone: 904-703-9008 E-mail Address: atpost@gmail.com

How long have you been a Colleyville resident? 4 years

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

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

I graduated with a Bachelor Science(BS), Doctor of Medicine(MD) and Master in Healthcare Administration (MHA/MBA). I'm active with various GCISD committees, active in Boy Scout Troop 1905 at Compass Church, Volunteer at Compass Church Grace Food Drive, Meal Marathon, and various community 5K

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

I would like to contribute to the great vision and direction Mayor Newton and the members of the City Council are moving Colleyville in. I would like to preserve the small town feel the Mayor and City Council are focused on in every decision they make on behalf of the residents of Colleyville.

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

City of Colleyville has so many great programs for kids, adults and elderly. Breakfast with Santa, Colleyville Farmers Market, Stars and Guitars Concert, and Fort Worth Symphony Orchestra Community Concert are some of the great bonuses residents of Colleyville get to enjoy. Colleyville also has great parks which are well maintained. City services from Public Works, Fire Figthers, and Police Department are always outstanding

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

Many residents don't always know about the great services and activities the city offers. It would be great to get residents more involved so that they can enjoy the various activities the city offers.

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

I would like to see more residents participate in the various city activities, programs, and social events.

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

We have a great city and that offers so much. We have city leaders and employees that move us forward, but consider each decision to see if they are preserving our past as well as our small town feel. I believe having engaged residents is part of what builds and preserves great communities like Colleyville.

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Date Received: 3/3/2020 Recorded/Printed: Acknowledged By: K Seiger

Rev. 10/2019

RESOLUTION R-20-4484

A RESOLUTION APPOINTING MEMBERS TO THE COLLEYVILLE CENTER ADVSIORY COMMITTEE

WHEREAS, the Colleyville Center Advisory Committee has four At-Large positions whose terms expire March 2020.

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

Sec. 1. THAT the City Council hereby appoints the following persons to the Colleyville Center Advisory Committee with a term expiring March 2022:

-
-
-
-

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ___ AYES, ___ NAYS 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

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 7c **Agenda Date** 3/17/2020 **Number** Resolution R-20-4485
Type Resolution
Department City Secretary

Title
Consideration of appointments to the Parks and Recreation Advisory Board

Strategic Plan
1.2 Develop future community leaders

Explanation
Reading and Public Hearing

The terms of four Parks and Recreation Advisory Board members expire March 2020.

The following are members with expiring terms:

Place 2 – Cliff LeBlanc
Place 4 – Mitali Mandlekar
Place 6 – Ajit Purandare
Place 8 – Hillary Schwanbeck

The applicants are listed below and applications are attached.

Jerome Davis
Cassandra Fogle
Dustan Goodell
Andrew Krush
Cliff LeBlanc
Scotty Richardson
Hillary Schwanbeck
Lynne Underwood

This resolution provides for City Council to consider appointments to the Parks and Recreation Advisory Board.

Financial Impact
There is no financial impact to the City.

Recommendation
Approve

Attachments

1. Parks and Recreation Advisory Board Roster
2. Parks and Recreation Advisory Board Applications for Appointment
3. Resolution R-20-4485

Parks and Recreation Advisory Board

PLACE 1 - CHAIR
Rich Hendler
H: (817) 821-0005
W: (682) 220-4651
rjhen52@gmail.com
TERM: Dec 2018 - March 2021

PLACE 4 - VICE-CHAIR
Mitali Mandlekar
H: (817) 524-9310
mitali.mandlekar@gmail.com
TERM: Dec 2017 - March 2020

PLACE 2
Cliff LeBlanc
H: (817) 800-6383
W: (972) 603-3493
cliff@leblanc.net
TERM: Dec 2017 - March 2020

PLACE 3
John Hillebrand
H: (817) 798-0112
hille@sbcglobal.net
TERM: Dec 2018 - March 2021

PLACE 5
Justin Fairless
H: (817) 823-0755
drfairless@gmail.com
TERM: Dec 2018 -March 2021

PLACE 6
Ajit Purandare
W: (202) 361-7674
H: (682) 325-4172
apurandoc@aol.com
TERM: Dec 2017 -March 2020

PLACE 7
Eric Presson
H: (817) 733-3121
ewpresson@protonmail.com
TERM: Dec 2018 - March 2021

PLACE 8
Hillary Schwanbeck
W: (817) 552-7302
H: (832) 656-4977
hillary.schwanbeck@gmail.com
TERM: Dec 2017 - March 2020

Application for Appointment

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

1. COLLEYVILLE CENTER ADVISORY COMMITTEE
2. LIBARY BOARD
3. PARKS AND RECREATION ADVISORY BOARD

Name: ☐ Ms. ☐ Mrs. ☑ Mr. Jerome Davis

Address: 1704 Avalon

Phone: 817-266-1480 E-mail Address: davisjerome15@yahoo.com

How long have you been a Colleyville resident? 47 years

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

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**
   Past president of the Library Board, served on what was then called Celebrate Colleyville holiday event, served on Keep Colleyville Beautiful committee, past member of Lions Club, previous member of Colleyvlle Chamber of Commerce
2. **What do you perceive your role will be in serving on a board, commission, or committee?**

   I believe I have experience from previous service that would be helpful to any board, commisson, or committee oon which I might serve.
3. **In your opinion, what policies/programs/assets of Colleyville are working well?**

   I think the annual survey of citizens is helpful to keep the city, its departments,and its various committees, boards and commissions in touch with the people.
4. **What are some issues in Colleyville which may require change?**
   I don't know a great deal about the TIF, but I have some concern that perhaps too many things are being paid for by the TIF.
5. **If you could influence the City in just one way, what would that be?**
   I'm not sure how I could influence the city per se, but I'd like to see the City Center expanded to make it more attractive to larger meetings and actvities.
6. **Please share your vision for the City of Colleyville.**
   I just want the city to continue to grow as a city of excellence. The city should be working with its businesses and residents to make Colleyvlle a place where people want to be.

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Date Received: 2/20/2020 Recorded/Printed: Acknowledged By: C Loven

Rev. 10/2019

Application for Appointment

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1. PARKS AND RECREATION ADVISORY BOARD
2. METROPORT TEEN COURT ADVISORY BOARD
3. TREE BOARD

Name: ☐ Ms. ☑ Mrs. ☐ Mr. Cassandra Fogle

Address: 5812 Quails Path, Colleyville TX 76034

Phone: 469-544-6146 E-mail Address: realtorcass@att.net

How long have you been a Colleyville resident? 5 years

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

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**
   At Augusta State University, I earned a degree in Business Management while studying as a student athlete & working my way through college. I don't have direct experience serving a city, but I certainly know how to collaborate with a team. I've also fundraised for a non-profit for the past 7 years, organizing charity events & raising awareness for breast cancer.
2. **What do you perceive your role will be in serving on a board, commission, or committee?**
   I'm an active adult & involved parent, always looking for ways & open to ideas that encourage a lively & energetic lifestyle for my family, friends, & neighbors. As a member of the Parks & Recreation advisory board, I welcome the opportunity to brainstorm with the group on ideas to enhance the amenities that
3. **In your opinion, what policies/programs/assets of Colleyville are working well?**
   My family & I enjoy the activities offered by the city from the community parks & trails, soccer association, youth & adult volleyball leagues, festivals & celebrations. I'm can't say that I'm well versed in the majority of the policies of Colleyville but I can offer some fresh ideas & welcome the opportunity to get acquainted with the city's vision to see if some of my suggestions would fit into future plans.
4. **What are some issues in Colleyville which may require change?**
   I've lived in the HEB & Grapevine/Colleyville area since 1992 when my family relocated from the east coast. Coming from a small town in South Carolina, I always felt Grapevine/Colleyville offered the hometown feel that HEB lacked. With the growth we've experience in recent years I feel the atmosphere where neighbors are compelled to get to know each other is being lost. Could we make community events more accessible by encouraging more foot/bike traffic opposed to motor vehicles?
5. **If you could influence the City in just one way, what would that be?**
   We should explore ways to strengthen the assets Colleyville already has to create an active, recreational style of living for all ages. I think the Cotton Belt is underutilized; it should provide access to city parks, city hall, schools, festivals, etc. I'd be interested in exploring options to utilize the red train on Bransford. Could we turn it into a seasonal snow cone shop for citizens to ride their bikes to?
6. **Please share your vision for the City of Colleyville.**
   Bring back the "hometown feel" that makes Colleyville such a wonderfully, unique city to call home.

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For Office Use

Date Received: 2/3/20 Recorded/Printed: Acknowledged By: K Seiger

Answers to questions on Application for Appointment
Cassandra Fogle

1. At Augusta State University, I earned a degree in Business Management while studying as a student athlete & working my way through college. I don't have direct experience serving a city, but I certainly know how to collaborate with a team. I've also fundraised for a non-profit for the past 7 years, organizing charity events & raising awareness for breast cancer.

2. I'm an active adult & involved parent, always looking for ways & open to ideas that encourage a lively & energetic lifestyle for my family, friends, & neighbors. As a member of the Parks & Recreation advisory board, I welcome the opportunity to brainstorm with the group on ideas to enhance the amenities that Colleyville already offers bringing forth actions that best suit all Colleyville residents.

3. My family & I enjoy the activities offered by the city from the community parks & trails, soccer association, youth & adult volleyball leagues, festivals & celebrations. I'm can't say that I'm well versed in the majority of the policies of Colleyville but I can offer some fresh ideas & welcome the opportunity to get acquainted with the city's vision to see if some of my suggestions would fit into future plans.

4. I've lived in the HEB & Grapevine/Colleyville area since 1992 when my family relocated from the east coast. Coming from a small town in South Carolina, I always felt Grapevine/Colleyville offered the hometown feel that HEB lacked. With the growth we've experience in recent years I feel the atmosphere where neighbors are compelled to get to know each other is being lost. Could we make community events more accessible by encouraging more foot/bike traffic opposed to motor vehicles?

5. We should explore ways to strengthen the assets Colleyville already has to create an active, recreational style of living for all ages. I think the Cotton Belt is underutilized; it should provide access to city parks, city hall, schools, festivals, etc. I'd be interested in exploring options to utilize the red train on Bransford. Could we turn it into a seasonal snow cone shop for citizens to ride their bikes to?

Application for Appointment

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

1. PARKS AND RECREATION ADVISORY BOARD
2. COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION
3. PLANNING AND ZONING COMMISSION

Name: ☐ Ms. ☐ Mrs. ☑ Mr. Dustan Goodell

Address: 3701 Laurens Place, Colleyville 76034

Phone: 214 796 6827 E-mail Address: dgoodell@associaonline.com

How long have you been a Colleyville resident? 14 years

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

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**
   Served on city of Bedford Parks and Recreation Board. Served as Board President of Creekwood HOA (Bedford). Serving as Board member for the Turtle Creek Association (Dallas). Twenty five years as executive leadership in the homeowner association management industry with various Boards.
2. **What do you perceive your role will be in serving on a board, commission, or committee?**
   This role is multifaceted...understand "where we are today".....assist in developing long terms plans for continued improvement in "best practices" and physical assets...implement long term plan with appropriate fiscal accountability and expeditious execution of agreed upon plan.
3. **In your opinion, what policies/programs/assets of Colleyville are working well?**
   Positive "safe" environment.....excellent school systems.....local city and police support.....retail availability... cleanliness of street and park/public areas.....
4. **What are some issues in Colleyville which may require change?**
   Monitor proper zoning and traffic control....
5. **If you could influence the City in just one way, what would that be?**
   Continue the comittment to upscale lifestyle and amenities, but awareness of traffic control and street congestion. Maintain the beauty of Colleyville.
6. **Please share your vision for the City of Colleyville.**
   Colleyville provides, and should strive to continue to provide a "family friendly" environment with an emphasis on superior school systems, strong crime preventation, ease of access through the city, proper zoning to balance increase business opportunities with preservation of Colleyville "culture", amenities for youth and seniors in terms of parks and recreational facilities, and finally, strong City leadership.

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

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

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Application for Appointment

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

1. COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION
2. COLLEYVILLE CENTER ADVISORY COMMITTEE
3. PARK AND RECREATION ADVISORY BOARD

Name: ☐ Ms. ☐ Mrs. ☑ Mr. Andrew Krush

Address: 4808 Mouton Ave. Colleyville, TX 76034

Phone: 580-554-6087 E-mail Address: andmkrush@gmail.com

How long have you been a Colleyville resident? 2.5 years

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

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**
   Education: BSBA, MBA, JD | Service: active member of TXSG, active volunteer for passport to freedom initiatve and MOSAIC, former policy intern for US Sentate | Experience: law, business and finance.

2. **What do you perceive your role will be in serving on a board, commission, or committee?**
   Utilizing my skills and abilities to serve the city of Colleyville's residents and provide guidance to the board(s) to help make the most effective decisions for the issues at hand.

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

   Assets: public officials (e.g. law enforecement and firefighters) | Policies/Programs: community events, community development, commercials development.

4. **What are some issues in Colleyville which may require change?**
   Efficient public works projects, economic development, investment in local businesses, community perception, diversity inclusion.

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

   Fresh perspective in public service.

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

   Have the city revered as the best place to live in the DFW metroplex.

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

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Application for Appointment

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

1. PARKS AND RECREATION ADVISORY BOARD
2. CLICK HERE TO MAKE SELECTION
3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☐ Mrs. ☑ Mr. Cliff LeBlanc

Address: 6013 Volterra Ct

Phone: 817-800-6383 E-mail Address: cliff@leblanc.net

How long have you been a Colleyville resident? ~4 years

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

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**
   Been a member of the Parks and Recreation Advisory board for the past 3 years and served as a member of the Pedestrian Transportation Ad Hoc Committee

2. **What do you perceive your role will be in serving on a board, commission, or committee?**
   Active member to help the city council in determining the best use of resources in projects coming forward.

3. **In your opinion, what policies/programs/assets of Colleyville are working well?**
   I appreciate the city's transparency and its programs. I think for a small community, we have a lot going for us here in Colleyville.

4. **What are some issues in Colleyville which may require change?**
   I'd appreciate focus in implementing the latest Trail and sidewalk plan with a focus on the safety pieces to make Colleyville a more active and continued safe community.

5. **If you could influence the City in just one way, what would that be?**
   A voice to get Bransford road fixed with either a trail or a sidewalk between City Park and the railroad crossing.

6. **Please share your vision for the City of Colleyville.**
   I think of Colleyville as a priviledged small community within the star-studded area of Dallas Fort Worth. We must continue to improve our surroundings and continue to make Colleyville a world class community.

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

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Application for Appointment

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

1. COLLEYVILLE ECONOMIC DEVELOPMENT COMMITTEE
2. TAX INCREMENT FINANCE DISTRICT
3. PARKS AND RECREATION ADVISORY BOARD

Name: ☐ Ms. ☐ Mrs. ☑ Mr. Scotty Richardson

Address: 2005 Reynolds Drive

Phone: 817-676-2120 E-mail Address: labman0001@hotmail.com

How long have you been a Colleyville resident? 1 yr.

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

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**
   Gainesville TX: Executive Board Secretary for Economic Development Council, Planning and Zoning Board, Park and Recreation Board, Historic Gainesville Board, President Medal of Honor Host City Program, Texas Open Meetings Act Certified, Executive Manager for 41 years at PepsiCo/Frito-Lay, B.S. Degree from Missouri State, Executive MBA from NW Uni. Kellogg School of Business
2. **What do you perceive your role will be in serving on a board, commission, or committee?**
   Supporting the city's visions, strategies and policies, while setting a path forward for the assigned board, commission or committee.
3. **In your opinion, what policies/programs/assets of Colleyville are working well?**
   There are so many areas that are working well. The city's balanced fiscal planning and strategies are some great examples.. Paying off the debt and paying cash for capital improvements. The capital improvement plan is progressing at a nice rate of completion such as street repairs, round abouts, park improvements, preservation (Webb House). The policy of keeping the rural feel in Colleyville is working well. Police, Fire and Community Services assets are all working well and response is improving.
4. **What are some issues in Colleyville which may require change?**
   New State mandated requirements keep coming. A good example are the state changes reducing building code requirements. The city took great proactive steps by buying 15 acres at the John McCain city entrance to ensure high building quality. Changes in city acquiring potential development property should continue and grow. Not only should we control building quality, but we should also control for the desired business in Colleyville. Colleyville should monitor state activity and change their approach as needed..
5. **If you could influence the City in just one way, what would that be?**
   Keep the rural and community environment that Colleyville residents enjoy, while building opportunities for desirable restaurants, retail businesses, parks and trails.
6. **Please share your vision for the City of Colleyville.**
   A place that is admired for it's government, quality of life and community.

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

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Date Received: 2/21/2020 Recorded/Printed: Acknowledged By: K Seiger

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Answers to questions on Application for Appointment

Scotty Richardson

1. Gainesville TX: Executive Board Secretary for Economic Development Council, Planning and Zoning Board, Park and Recreation Board, Historic Gainesville Board, President Medal of Honor Host City Program, Texas Open Meetings Act Certified, Executive Manager for 41 years at PepsiCo/Frito-Lay, B.S. Degree from Missouri State, Executive MBA from NW Uni. Kellogg School of Business.

2. Supporting the city's visions, strategies and policies, while setting a path forward for the assigned board, commission or committee.

3. There are so many areas that are working well. The city's balanced fiscal planning and strategies are some great examples. Paying off the debt and paying cash for capital improvements. The capital improvement plan is progressing at a nice rate of completion such as street repairs, round abouts, park improvements, preservation (Webb House). The policy of keeping the rural feel in Colleyville is working well. Police, Fire and Community Services assets are all working well and response is improving.

4. New State mandated requirements keep coming. A good example are the state changes reducing building code requirements. The city took great proactive steps by buying 15 acres at the John McCain city entrance to ensure high building quality. Changes in city acquiring potential development property should continue and grow. Not only should we control building quality, but we should also control for the desired business in Colleyville. Colleyville should monitor state activity and change their approach as needed.

5. Keep the rural and community environment that Colleyville residents enjoy, while building opportunities for desirable restaurants, retail businesses, parks and trails.

6. A place that is admired for its government, quality of life and community.

Dear City Officials of Colleyville,

My name is Scotty Richardson and I reside at 2005 Reynolds Drive, which is in the Ross Downs neighborhood of Colleyville. After retirement as an executive with PepsiCo/Frito-Lay, my wife and I decided to move into the area to be closer to our family. We have lived in Texas for 42 years, during which we previously resided in Irving, Euless, Keller and Gainesville. When choosing Colleyville as our retirement city, we found a true commitment to community by officials and residents. My wife and I refer to this as Colleyville Cozy. You get this feeling from the people and all the surroundings of nature, community pride and responsible government that you can trust.

While living in Gainesville, I decided to get involved with city government boards and organizations. I enjoy working with people and building my community's future. Having watched every Colleyville City Council Meeting and Work Session, I love the teamwork and passion everyone shows for Colleyville. I would like to join this and contribute in any way possible. I have interest in becoming member of one or more city boards.

In Gainesville I served on the following boards and organizations: Economic Development Corporation Executive Board (EDC), Planning and Zoning Board, Park and Recreation Board, Gainesville Historic District Board and President of the Medal of Honor Host City Program. I know Carlton Schwab, CEO of the Texas Economic Development Council. I spoke to him last week at an EDC retirement event and we discussed Colleyville's state award last year. He was very positive on Colleyville.

I have considerable experience in economic development planning and strategy, recruitment of the desired businesses, zoning regulations/issues/SUPs, building/improving parks, trail and nature systems, historic preservation, organizing community events and community volunteer involvement.

I worked for PepsiCo over 40 years as an executive R&D Manager, specializing in Analytical Sciences (Chemistry). I managed R&D laboratories in Plano, Europe and Australia. I have a B.S. degree from Missouri State and an Executive MBA from Northwestern University's Kellogg School of Management (100 classroom hours). I was awarded a special award from the New York Academy of Science organization on my technical innovations and am co-inventor on 7 U.S. patents.

My passion now is my family, community and enjoying retirement in Colleyville. I hope my desire and qualifications might fit a need on one of Colleyville's city boards. I believe in integrity, trust and teamwork. I have conservative views, believe in fiscal responsibility and would like to keep Colleyville a place all residents enjoy and admire. If the Mayor, a Board Chairman or City Council Member would like to interview me or discuss any boards, I am available at 817-676-2120.

References:

Jim Goldsworthy, Mayor of Gainesville 940-665-7777

Tommy James, President Gainesville Economic Development Corporation 940-727-2152

Arleene Loyd Fomby, GEDC Director 432-238-6330

Application for Appointment

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1. PARKS AND RECREATION ADVISORY BOARD
2. CLICK HERE TO MAKE SELECTION
3. CLICK HERE TO MAKE SELECTION

Name: ☐ Ms. ☑ Mrs. ☐ Mr. Hillary Schwanbeck

Address: 5816 Quality Hill, Colleyville, TX 76034

Phone: 832-656-4977 E-mail Address: hillary.schwanbeck@gmail.com

How long have you been a Colleyville resident? 8 years

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

1. **City service/experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**
   I began serving on the Parks and Recreation Advisory Board shortly after moving to the city, I have 3 young children who frequent the city parks and youth recreation regularly, and my husnand and I are passionate about trees and parks. I have a BBA in Business and a strong business background.
2. **What do you perceive your role will be in serving on a board, commission, or committee?**
   Thorough discussion and strategic planning with Board Members to provide input, advisory, recommedations to the City Council.
3. **In your opinion, what policies/programs/assets of Colleyville are working well?**

   The Parks and Recreations programming has really improved in the last 5-7 years. The construction on 26, although difficult and disheartening at times, will help improve the city's main corridor and hopefully improve the ecomony.
4. **What are some issues in Colleyville which may require change?**
   Sidewalks and trail connectivity, business economy/economic development. Improve the tax base by incentivzing and enticing businesses to Colleyville WITHOUT compromising who Colleyville is.
5. **If you could influence the City in just one way, what would that be?**
   Improve the incredible divisiveness - simply better the city without negativity Finds ways to better our city through stronger and more strategic ecomonic development.
6. **Please share your vision for the City of Colleyville.**
   This city is a rare gem in the DFW metroplex, and we need to be smart about any further development - find ways to enhance the economy without compromising the unique character that has drawn so many to Colleyville over the years.

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COLLEYVILLE
TEXAS

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

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

1. AD-HOC COMMITTEE Sidewalk
2. PARKS AND RECREATION ADVISORY BOARD
3. PARK LAND DEDICATION COMMITTEE

Name: Ms. Mrs. Mr. Lynne Underwood

Address: 6308 Ponderosa Lane Colleyville TX. 76034

Home Phone: 817.521.2044 Work Phone: _____

E-mail Address: lju5@icloud.com Fax: _____

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

1. **City service and experience, civic organizations, knowledge, experience, or education applicable to Board, Commission, or Committee function:**
   BS in MGT and PreK-4 teaching cert. Served as CSA Registrar for serveral years as well as serving on PTA Boards, philantrophic activities and Blue Ribbon Panel (brief Gen of TAC)

2. **What do you perceive your role will be in serving on a board, commission, or committee?**
   in accordance with city council's directives, to listen to colleyville citizens and advise council on subject matter... perhaps help in formation of a plan or policy depending on what the council needs us to do.

3. **In your opinion, what policies/programs/assets of Colleyville are working well?**
   over all, I think Colleyville is running quite well. Transparency is key and I believe we now have achieved that element.

4. **What are some issues in Colleyville that may require change?**
   Colleyville needs to decide her direction. Will we move towards high density and be like any other town or keep the attributes that have made Colleyville a highly desired place to live.

5. **If you could influence the City in just one way, what would that be?**
   To keep listening to her citizens..... to keep Colleyville the unique jewel it has always been

6. **Please share with us your vision for the City of Colleyville.**
   We have been residents of Colleyville a very long time and want to keep Colleyville... well Colleyville... ie. larger lots, a more country feel.

Signature: Lynne J Underwood Date: 22 Jul 19

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

RESOLUTION R-20-4485

A RESOLUTION APPOINTING MEMBERS TO THE PARKS AND RECREATION ADVISORY BOARD

WHEREAS, the Parks and Recreation Advisory Board has four place positions whose terms expire March 2020.

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

Sec. 1. THAT the City Council hereby appoints the following persons to the Parks and Recreation Advisory Board with a term expiring March 2022:

Place 2 –
Place 4 –
Place 6 –
Place 8 –

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ___ AYES, ___ NAYS 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

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 8a **Agenda Date** 3/17/2020 **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

UPDATE: The item was tabled at the March 3, 2020 meeting for two primary reasons. First, to give time for the applicant to acquire formal permission from the railroad to discharge their storm run-off into the existing drainage channel within the railroad right-of-way. Second, to allow the City Council to determine the course of action pertaining to the triangular piece of property owned by the City, which gives access to the development. This item will not be removed from the table until these two issues have been adequately addressed and/or resolved.

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.

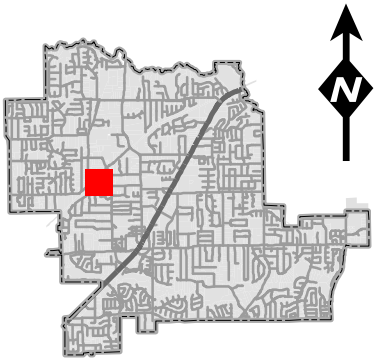
Recommendation
Approve

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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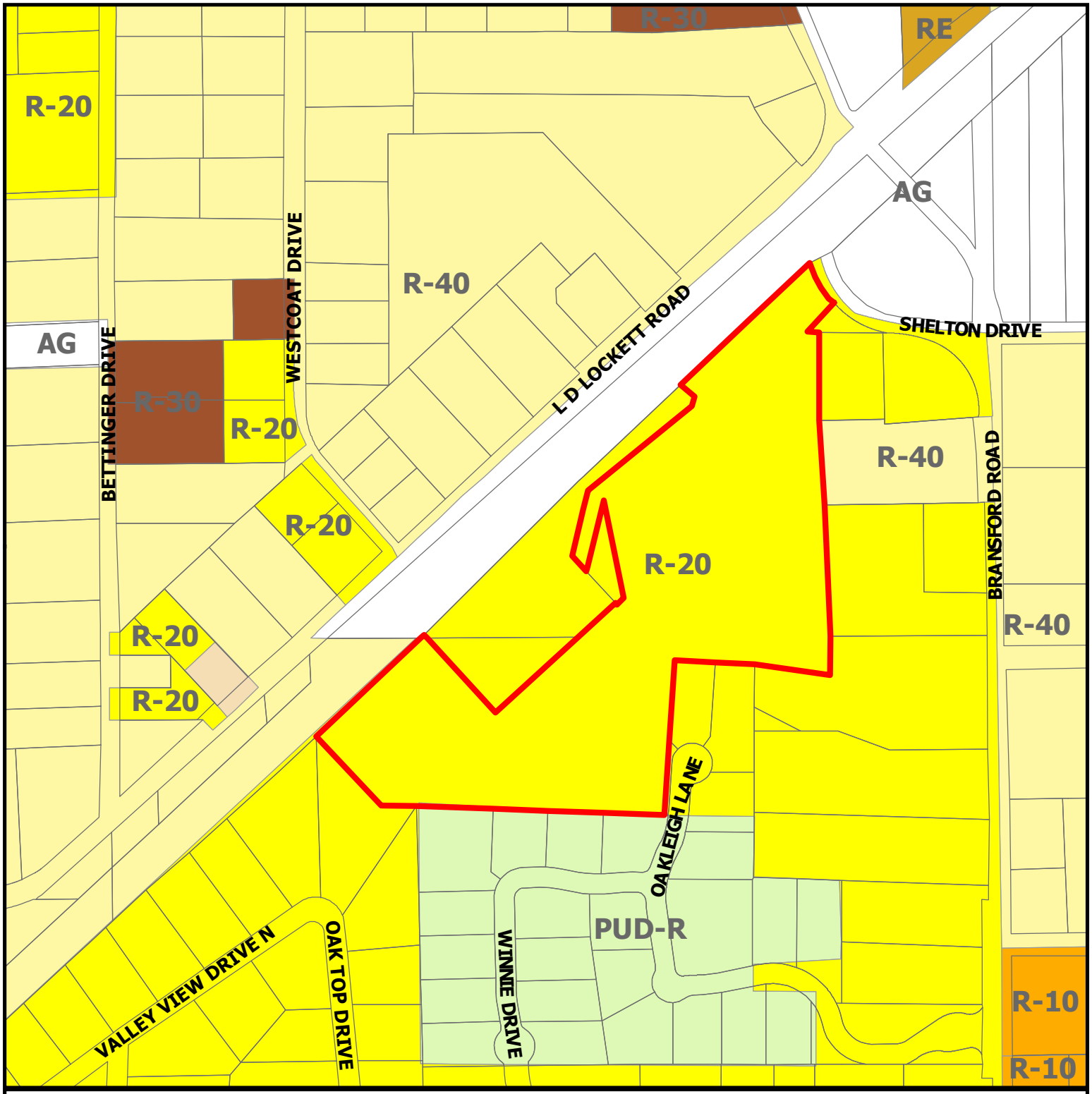
Subject Property

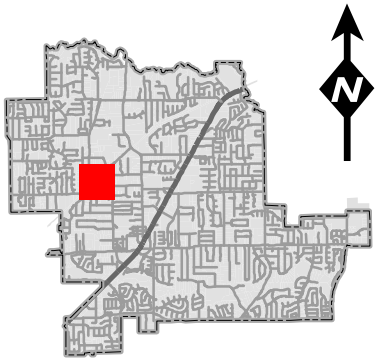
Zoning Map



CITY OF COLLEYVILLE TEXAS

Zoning Map

401 Shelton Drive



DISCLAIMER:
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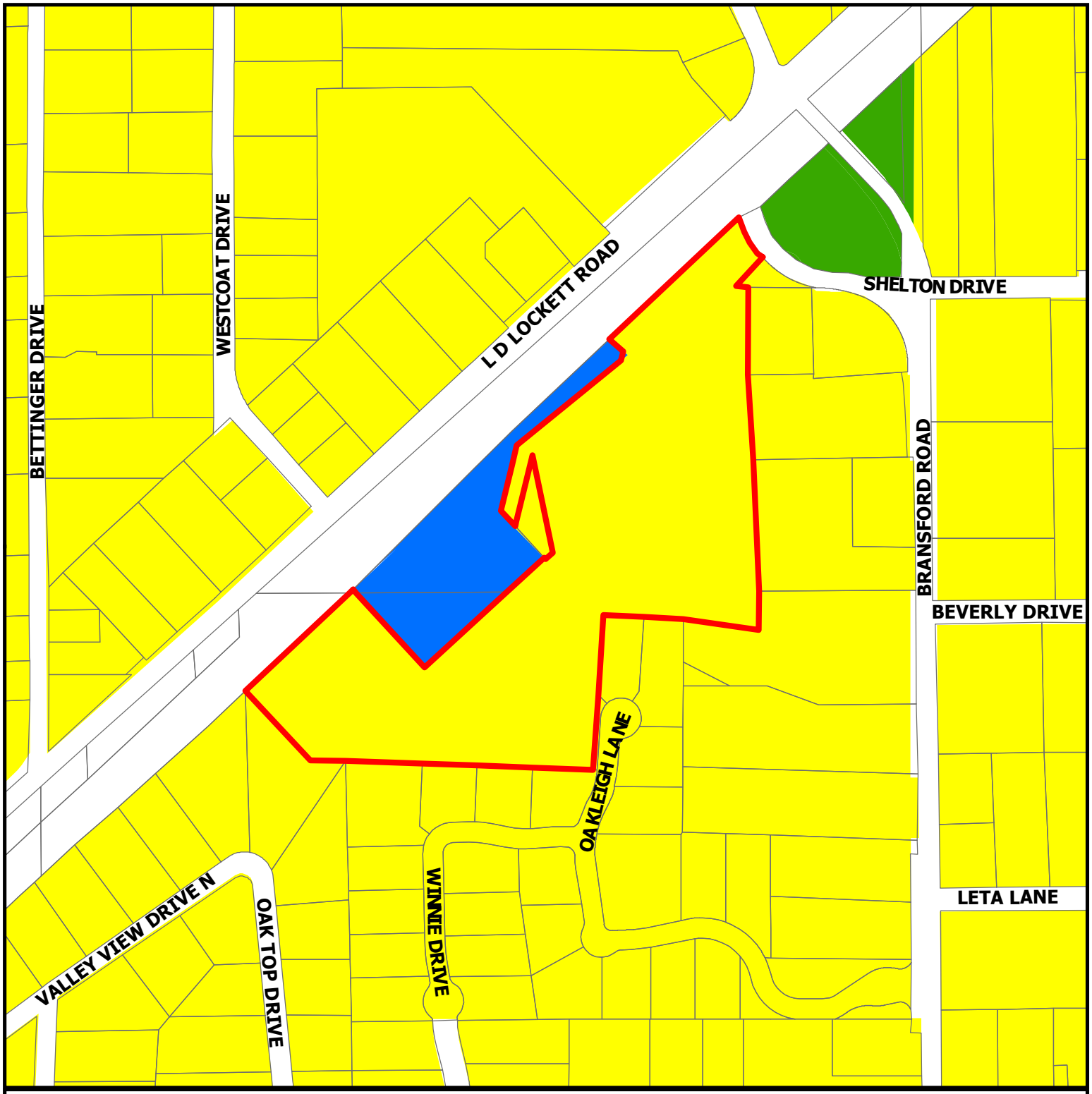
Subject Property

Future Land Use Map

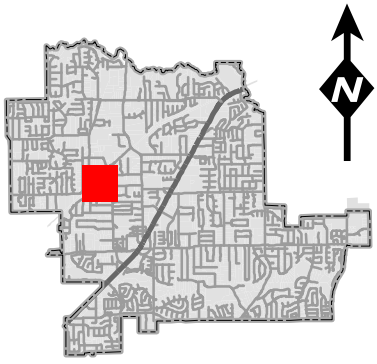


CITY OF COLLEYVILLE TEXAS

Zoning Map

401 Shelton Drive

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



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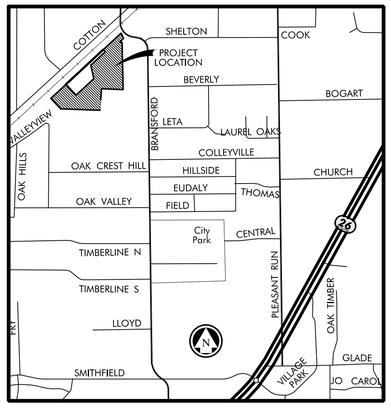


LOCATION MAP
NTS

CL & LOT LINE CURVE TABLE

CV#	ARC LENGTH	DELTA ANGLE	RADIUS (FT)	T	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 49°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 06°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	16°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°20'17"	375.00	7.65	S 89°05'54" E	15.30
C30	38.07	72°41'58"	30.00	22.08	N 87°41'11" W	35.56
C31	56.50	64°44'26"	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°09'45" E	47.12
C34	64.08	73°25'30"	50.00	37.29	S 51°39'36" W	59.78
C35	35.40	40°33'47"	50.00	18.48	N 71°20'46" 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	30.82	19°37'06"	90.00	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	27.65
C42	18.63	35°35'05"	30.00	9.63	S 54°58'37" E	18.21

BOUNDARY LINE TABLE

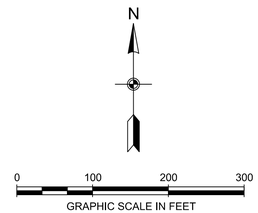
NUMBER	DIRECTION	DISTANCE
L1	N42°56'40"W	50.00'
L2	S24°25'52"E	103.81'
L3	S46°10'16"W	97.73'
L4	S89°26'18"E	44.60'

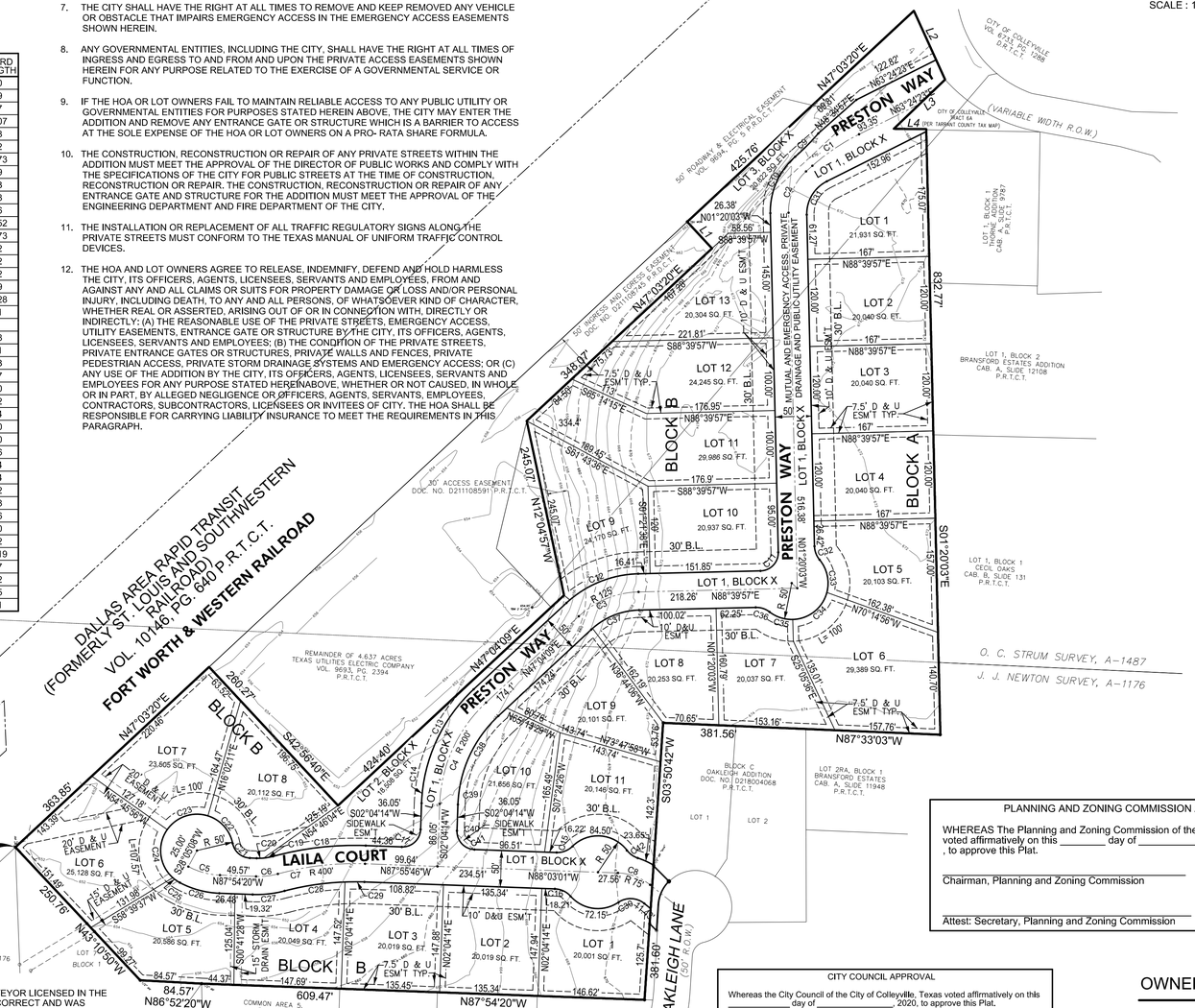
PRIVATE STREETS NOTES:

1. 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.
2. 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.
3. A HOA SHALL BE ESTABLISHED BY THE SUBDIVIDER OR DEVELOPER TO OPERATE AND/OR MAINTAIN THE AFOREMENTIONED PRIVATE COMMON AREAS OR FACILITIES.
4. 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.
5. 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,
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. THE INSTALLATION OR REPLACEMENT OF ALL TRAFFIC REGULATORY SIGNS ALONG THE PRIVATE STREETS MUST CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
12. 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 HEREINABOVE, 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

1. UNLESS OTHERWISE NOTED, ALL CORNERS SHOWN HEREON ARE 5/8" IRON RODS SET WITH A CAP STAMPED "ANA".
2. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISIONORDINANCE AND STATE PLATTING STATUTES AND ISSUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
3. BY GRAPHIC SCALE, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, NOT SHADED, (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. THE MAINTENANCE OF ALL DRAINAGE AND UTILITY EASEMENTS LOCATED ON PRIVATE PROPERTY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. THE PURPOSE OF THIS PLAT IS TO CREATE A TOTAL OF 24 RESIDENTIAL LOTS AND 3 COMMON LOTS FROM ONE EXISTING LOT.
10. 7.5' DRAINAGE AND UTILITY EASEMENT IN THE BACK AND EACH SIDE OF ALL LOTS TYPICAL.




PRESTON WAY
(VARIABLE WIDTH R.O.W.)
DALLAS AREA RAPID TRANSIT (FORMERLY ST. LOUIS AND SOUTHWESTERN RAILROAD) VOL. 10146, PG. 640 P.R.T.C.T.
FORT WORTH & WESTERN RAILROAD
W. LD LOCKETT ROAD
LAILA COURT
OAKLEIGH LANE
(50' R.O.W.)
BLOCK A
BLOCK B
BLOCK X
LOT 1, BLOCK X
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
P.O.B.
O. C. STRUM SURVEY, A-1487
J. J. NEWTON SURVEY, A-1176
CITY OF COLLEYVILLE VOL. 8357, PG. 1, P.R.T.C.T.
CITY OF COLLEYVILLE (TRACT 6A) (PER TARRANT COUNTY TAX MAP)
50' ROADWAY & ELECTRICAL EASEMENT VOL. 9694, PG. 5 P.R.D.C.T.
50' MUTUAL AND EMERGENCY ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT DOC. NO. D211058747 P.R.D.C.T.
30' ACCESS EASEMENT DOC. NO. D211108591 P.R.T.C.T.
REMAINDER OF 4.637 ACRES TEXAS UTILITIES ELECTRIC COMPANY VOL. 9693, PG. 2394 P.R.T.C.T.
LOT 1, BLOCK 1 CECIL OAKS CAB. B, SLIDE 131 P.R.T.C.T.
LOT 1, BLOCK 1 LEONARD ADDITION CAB. A, SLIDE 9787 P.R.T.C.T.
LOT 1, BLOCK 2 BRANSFORD ESTATES ADDITION CAB. A, SLIDE 12108 P.R.T.C.T.
LOT 2RA, BLOCK 1 BRANSFORD ESTATES CAB. A, SLIDE 11948 P.R.T.C.T.
BLOCK C OAKLEIGH ADDITION DOC. NO.D218004068 P.R.T.C.T.
BLOCK 1 RUSTIC OAKS DOC. NO. D170201176 P.R.T.C.T.
COMMON AREA 5, BLOCK 1 OAKLEIGH ADDITION DOC. NO. D218004068 P.R.T.C.T.
BLOCK B OAKLEIGH ADDITION DOC. NO. D218004068 P.R.T.C.T.
N47°03'20"E
S42°56'40"E
N87°33'03"W
S01°20'03"E
N87°54'20"W
N86°52'20"W
609.47'
381.56'
425.76'
260.27'
363.85'
832.77'
381.69'
245.07'
348.07'
334.4'
189.45'
S89°26'18"E
44.60'
N47°03'20"E
122.82'
N63°24'23"E
97.73'
S46°10'16"W
103.81'
S24°25'52"E
50.00'
N42°56'40"W
S03°50'42"W
N70°14'56"W
162.38'
N87°47'58"W
143.74'
N47°04'09"E
174.1'
N47°00'09"E
N12°04'47"W
S87°54'20"W
N88°03'01"W
N87°55'46"W
N02°04'14"E
S02°04'14"W
S88°39'57"W
N88°39'57"E
N01°20'03"W
S01°20'03"W
S07°24'26"W
S03°50'42"W
S02°04'14"W
S87°55'46"W
S88°03'01"W
S87°54'20"W
S00°41'28"W
S89°05'06"W
S68°39'07"W
N43°10'50"W
N64°46'04"E
N16°02'11"E
S25°56'40"E
S24°25'52"E
S46°10'16"W
S89°26'18"E
N42°56'40"W
N47°03'20"E
N87°33'03"W
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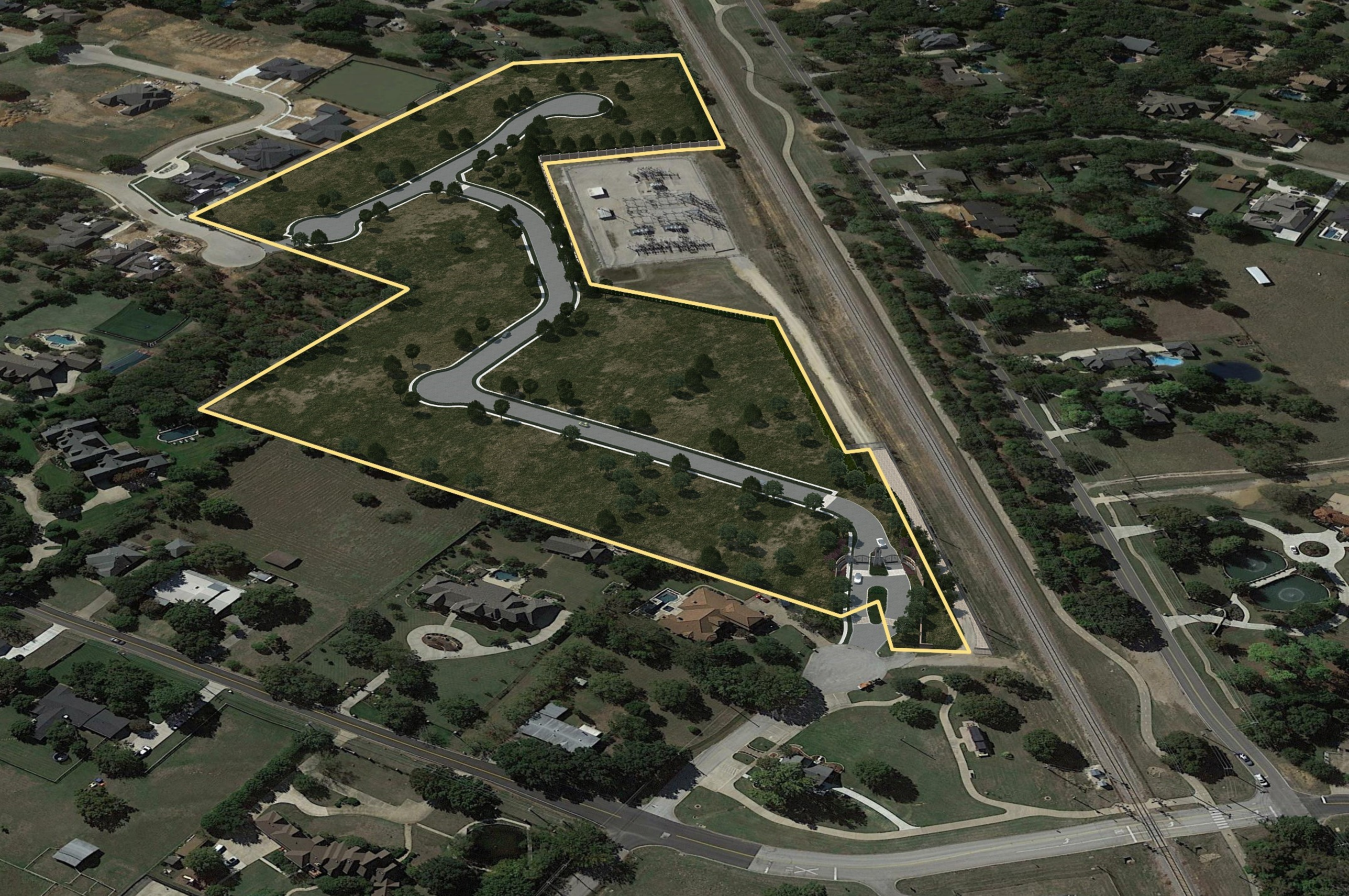

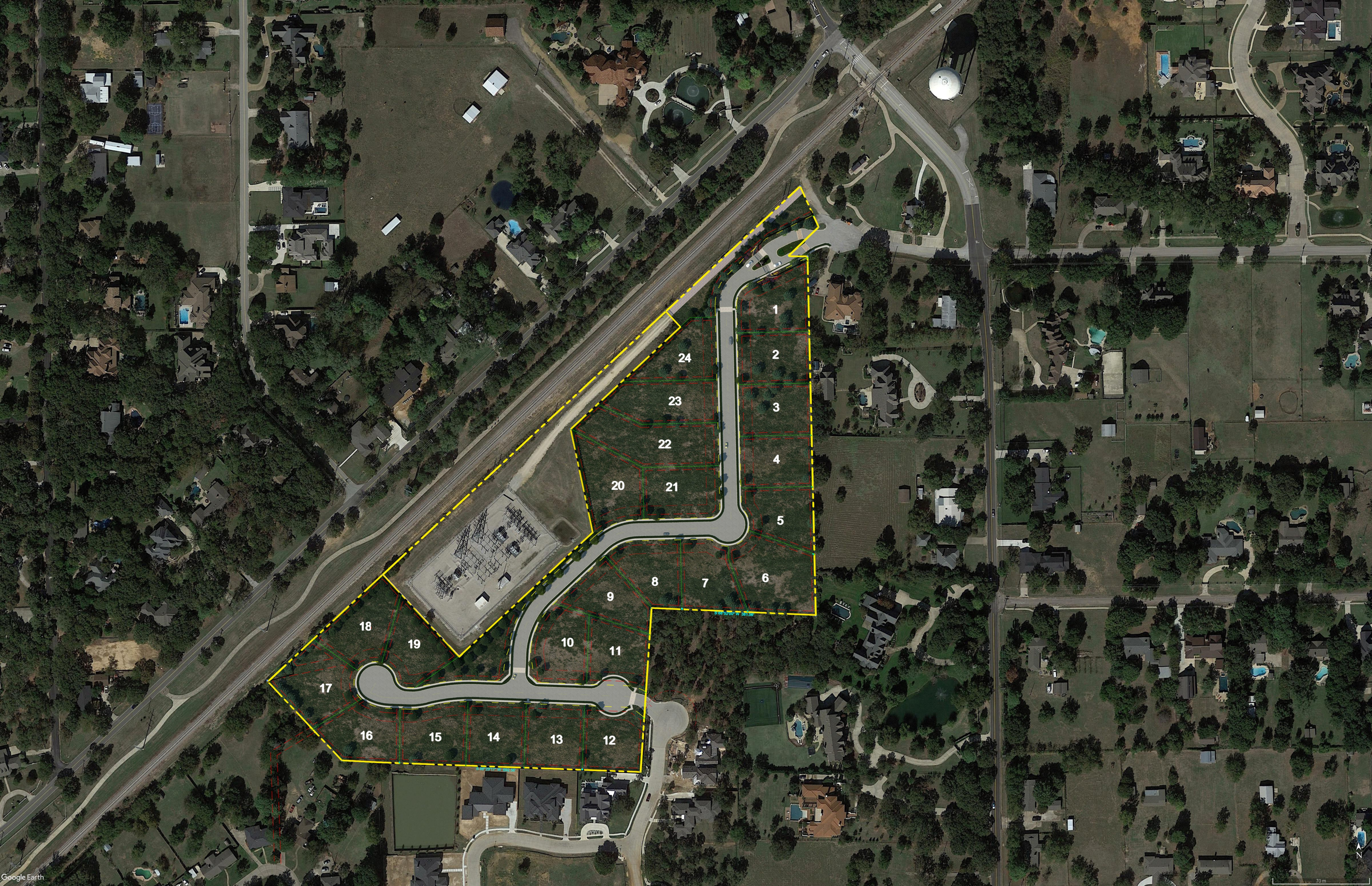
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Google Earth

PRESTON MANOR
PRESTON MANOR

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2512 ON 02/17/20. WHO WARRANTS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.1097 OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE ADMITS TO HAVE 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 MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION

PRESTON MANOR
401 SHELTON
COLLEYVILLE, TX

Sheet No. L-0 OF 10

Date FEB 17, 2020
Drawn By RRR
Checked By GAC
Revisions

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
8233 Mid Cities Blvd. Suite B
North Richland Hills, TX 76182-4781
817-479-0730
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

02/17/20

SHEET LEGEND

SCALE: 1" = 60'-0"

MATCHLINE B

MATCHLINE A

TREE PRESERVATION, SHEET L-3
LANDSCAPE, SHEET L-6

TREE PRESERVATION, SHEET L-1
LANDSCAPE, SHEET L-4

TREE PRESERVATION, SHEET L-2
LANDSCAPE, SHEET L-5

LOT 1, BLOCK X 100' PRESTON WAY

LOT 1, BLOCK X

LOT 1, BLOCK X

LOT 1, BLOCK X

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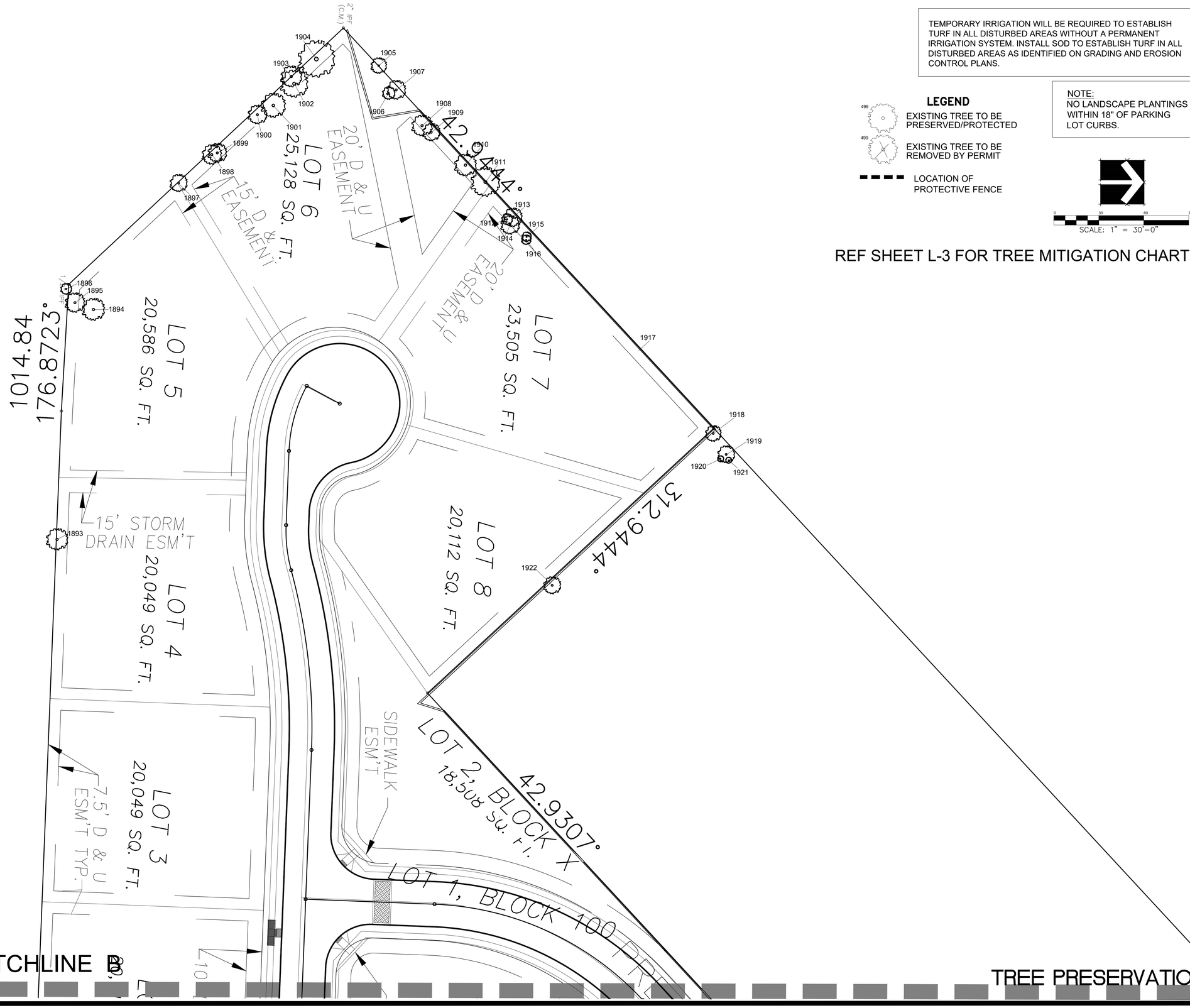

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. INSTALL SOD TO ESTABLISH TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

LEGEND

499 EXISTING TREE TO BE PRESERVED/PROTECTED

499 EXISTING TREE TO BE REMOVED BY PERMIT

LOCATION OF PROTECTIVE FENCE

NOTE:
NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.

SCALE: 1" = 30'-0"

REF SHEET L-3 FOR TREE MITIGATION CHART

Date FEB 17, 2020
Drawn By RKR
Checked By GAC
Revisions

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
8228 Mid Cities Blvd, Suite B
North Richland Hills, TX 76182-4761
817-479-9730
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

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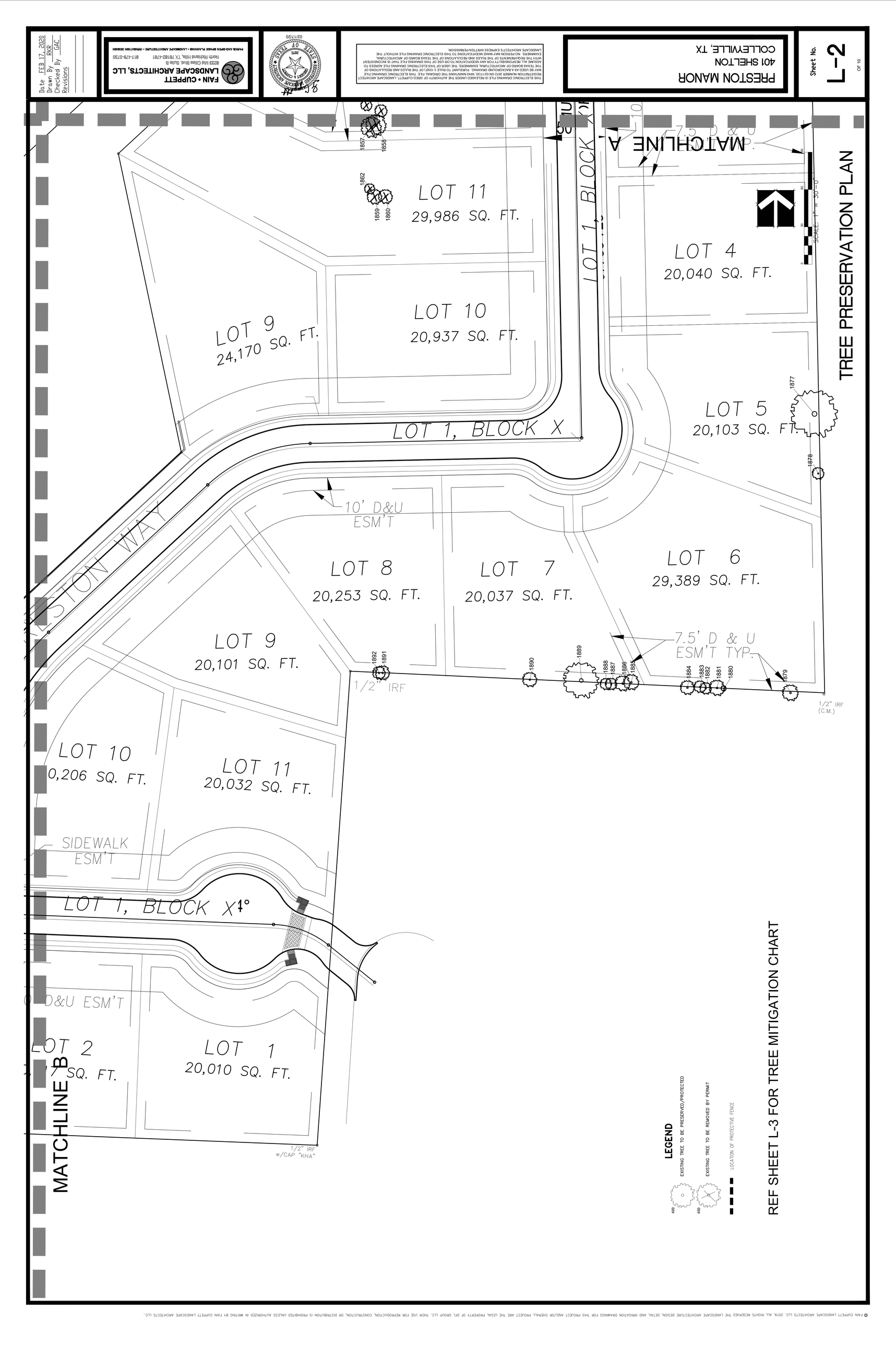
PRESTON MANOR
401 SHELTON
COLLEYVILLE, TX

Sheet No.
L-1
OF 10



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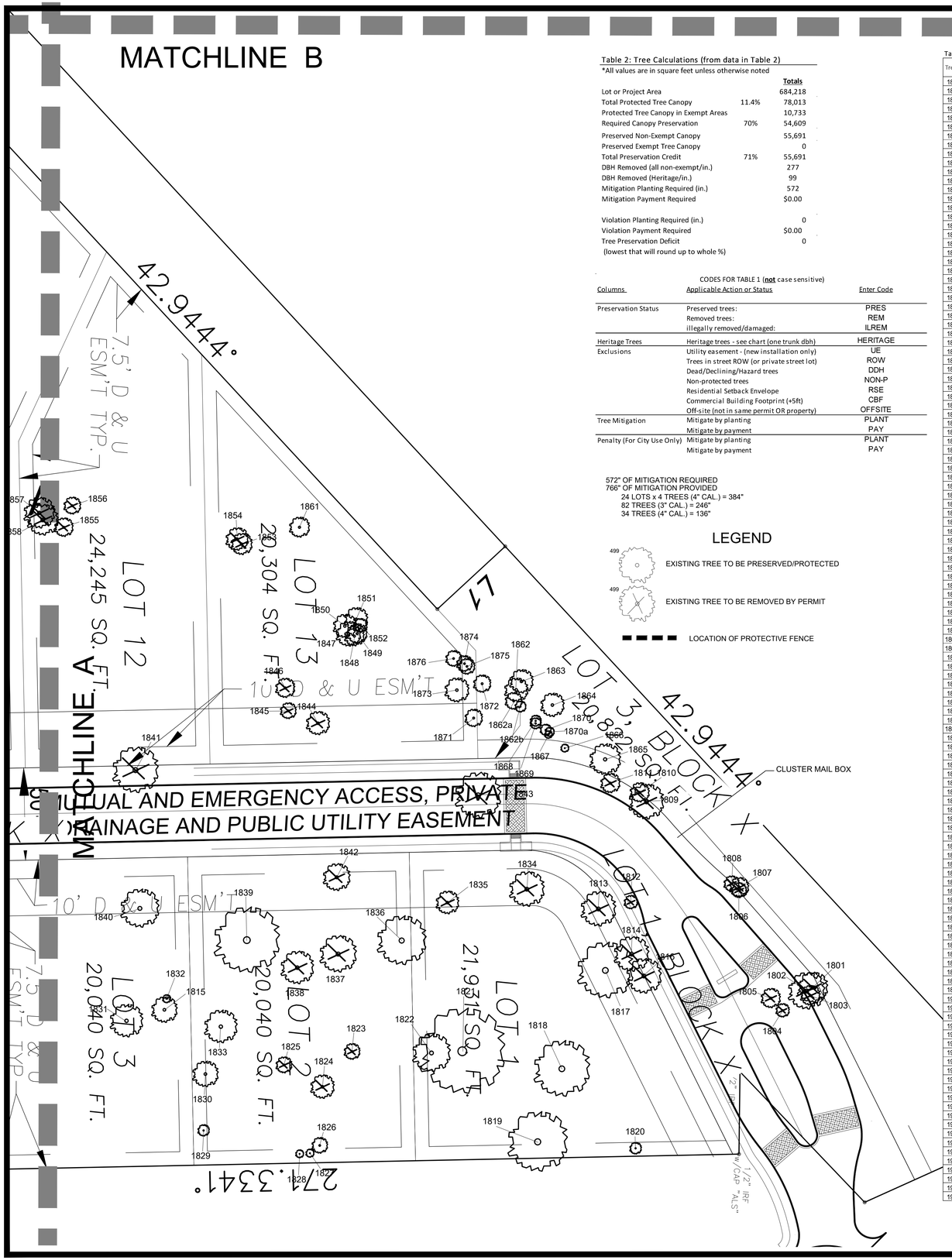


Table 2: Tree Calculations (from data in Table 2)

*All values are in square feet unless otherwise noted

		Totals
Lot or Project Area		684,218
Total Protected Tree Canopy	11.4%	78,013
Protected Tree Canopy in Exempt Areas		10,733
Required Canopy Preservation	70%	54,609
Preserved Non-Exempt Canopy		55,691
Preserved Exempt Tree Canopy		0
Total Preservation Credit	71%	55,691
DBH Removed (all non-exempt/in.)		277
DBH Removed (Heritage/in.)		99
Mitigation Planting Required (in.)		572
Mitigation Payment Required		$0.00
Violation Planting Required (in.)		0
Violation Payment Required		$0.00
Tree Preservation Deficit (lowest that will round up to whole %)		0

CODES FOR TABLE 1 (**not** case sensitive)

Columns	Applicable Action or Status	Enter Code
Preservation Status	Preserved trees:	PRES
	Removed trees:	REM
	illegally removed/damaged:	ILREM
Heritage Trees	Heritage trees - see chart (one trunk dbh)	HERITAGE
Exclusions	Utility easement - (new installation only)	UE
	Trees in street ROW (or private street lot)	ROW
	Dead/Declining/Hazard trees	DDH
	Non-protected trees	NON-P
	Residential Setback Envelope	RSE
	Commercial Building Footprint (+5ft)	CBF
	Off-site (not in same permit OR property)	OFFSITE
Tree Mitigation	Mitigate by planting	PLANT
	Mitigate by payment	PAY
Penalty (For City Use Only)	Mitigate by planting	PLANT
	Mitigate by payment	PAY

572" OF MITIGATION REQUIRED
766" OF MITIGATION PROVIDED
24 LOTS x 4 TREES (4" CAL.) = 384"
82 TREES (3" CAL.) = 246"
34 TREES (4" CAL.) = 136"

LEGEND

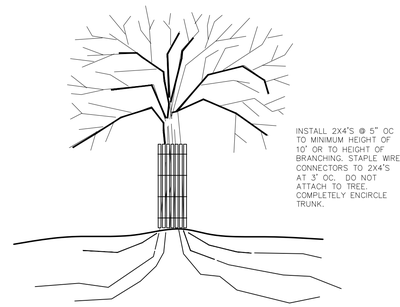
499 EXISTING TREE TO BE PRESERVED/PROTECTED

499 EXISTING TREE TO BE REMOVED BY PERMIT

LOCATION OF PROTECTIVE FENCE

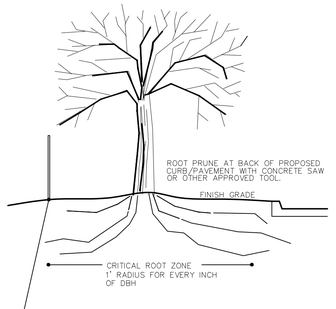
Table 1: Tree Survey Data (refer to Table 1 codes)

Tree #	Common name or species	DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions	Tree Mitigation	Penalty	Comments (ex. list multi-trunk measurements)
1801	Post Oak	16	804	REM	HERITAGE	ROW	PLANT		
1802	Post Oak	18	1,017	REM	HERITAGE	ROW	PLANT		
1803	Post Oak	10	314	REM		ROW			
1804	Post Oak	7	154	REM		ROW			
1805	Post Oak	10	314	REM		ROW			
1806	Post Oak	8	201	REM		ROW			
1807	Post Oak	10	314	REM		ROW			
1808	Post Oak	8	201	REM		ROW			
1809	Post Oak	18	1,017	REM	HERITAGE	ROW	PLANT		
1810	Post Oak	14	615	REM		ROW			
1811	Post Oak	8	201	REM		ROW			
1812	Pecan	6	113	REM					
1813	Post Oak	18	1,017	REM	HERITAGE		PLANT		
1814	Post Oak	16	804	REM	HERITAGE		PLANT		
1815	Crape Myrtle	4	50	PRES		NON-P			
1816	Post Oak	15	707	REM	HERITAGE		PLANT		
1817	Post Oak	27	2,289	PRES	HERITAGE				
1818	Elm	30	2,826	PRES	HERITAGE				
1819	Cottonwood	30	2,826	PRES					
1820	Pine	6	113	PRES					
1821	Hackberry	42	5,539	PRES	HERITAGE				
1822	Pecan	18	1,017	PRES					
1823	Post Oak	8	201	REM			PLANT		
1824	Pine	12	452	REM			PLANT		
1825	Pine	8	201	REM			PLANT		
1826	Ash	8	201	PRES					
1827	Ligustrum	4	50	PRES					
1828	Ligustrum	4	50	PRES					
1829	Crape Myrtle	6	113	PRES					
1830	Pine	13	531	PRES					
1831	Post Oak	17	907	PRES	HERITAGE				
1832	Pine	7	154	PRES					
1833	Pine	16	804	PRES					
1834	Elm	20	1,256	REM			PLANT		
1835	Maple	12	452	REM			PLANT		
1836	Sweetgum	24	1,809	PRES					
1837	Post Oak	18	1,017	REM	HERITAGE		PLANT		
1838	Post Oak	16	804	REM	HERITAGE		PLANT		
1839	Cottonwood	33	3,419	PRES					
1840	Pecan	19	1,134	PRES					
1841	Pecan	24	1,809	REM		ROW			
1842	Post Oak	24	1,809	REM	HERITAGE	ROW	PLANT		
1843	Post Oak	25	1,963	REM	HERITAGE	ROW	PLANT		
1844	Post Oak	12	452	REM			PLANT		
1845	Post Oak	8	201	REM			PLANT		
1846	Post Oak	10	314	REM			PLANT		
1847	Post Oak	13	531	PRES					
1848	Post Oak	10	314	PRES					
1849	Post Oak	10	314	PRES					
1850	Post Oak	12	452	PRES					
1851	Post Oak	12	452	PRES					
1852	Post Oak	7	154	PRES					
1853	Post Oak	11	380	REM			PLANT		
1854	Post Oak	12	452	REM			PLANT		
1855	Post Oak	9	254	REM			PLANT		
1856	Post Oak	9	254	REM			PLANT		
1857	Post Oak	15	707	REM			PLANT		
1858	Post Oak	16	804	REM	HERITAGE		PLANT		
1859	Post Oak	11	380	REM			PLANT		
1860	Post Oak	9	254	REM			PLANT		
1861	Post Oak	10	314	PRES					
1862	Cedar	6	113	REM			PLANT		
1862a	Post Oak	9	254	PRES					
1862b	Post Oak	6	113	PRES					
1863	Post Oak	12	452	PRES					
1864	Post Oak	12	452	PRES					
1865	Post Oak	16	804	PRES	HERITAGE				
1866	Cedar	4	50	PRES					
1867	Post Oak	4	50	PRES					
1868	Post Oak	6	113	PRES					
1869	Post Oak	6	113	PRES					
1870	Post Oak	6	113	PRES					
1870a	Post Oak	5	79	PRES					
1871	Post Oak	9	254	PRES					
1872	Post Oak	9	254	PRES					
1873	Post Oak	12	452	PRES					
1874	Post Oak	15	707	PRES					
1875	Post Oak	8	201	PRES					
1876	Hackberry	8	201	PRES					
1877	Post Oak	36	4,069	PRES	HERITAGE				
1878	Hackberry	9	254	PRES					
1879	Post Oak	12	452	PRES					
1880	Post Oak	4	50	PRES					
1881	Post Oak	12	452	PRES					
1882	Post Oak	9	254	PRES					
1883	Post Oak	9	254	PRES					
1884	Post Oak	11	380	PRES					
1885	Post Oak	12	452	PRES					
1886	Post Oak	12	452	PRES					
1887	Post Oak	9	254	PRES					
1888	Post Oak	9	254	PRES					
1889	Cedar	27	2,289	PRES	HERITAGE				
1890	Post Oak	11	380	PRES					
1891	Post Oak	11	380	PRES					
1892	Post Oak	10	314	PRES					
1893	Post Oak	14	615	PRES					
1894	Post Oak	14	615	PRES					
1895	Post Oak	12	452	PRES					
1896	Post Oak	7	154	PRES					
1897	Post Oak	11	380	PRES					
1898	Post Oak	13	531	PRES					
1899	Post Oak	12	452	PRES					
1900	Post Oak	12	452	PRES					
1901	Post Oak	15	707	PRES					
1902	Post Oak	17	907	PRES	HERITAGE				
1903	Cedar	14	615	PRES					
1904	Post Oak	24	1,809	PRES	HERITAGE				
1905	Post Oak	10	314	PRES					
1906	Post Oak	8	201	PRES					
1907	Post Oak	12	452	PRES					
1908	Post Oak	13	531	PRES					
1909	Post Oak	11	380	PRES					
1910	Post Oak	14	615	PRES					
1911	Post Oak	18	1,017	PRES	HERITAGE				
1912	Post Oak	7	154	PRES					
1913	Post Oak	12	452	PRES					
1914	Post Oak	12	452	PRES					
1915	Post Oak	6	113	PRES					
1916	Post Oak	6	113	PRES					
1917	Post Oak	6	113	PRES					
1918	Post Oak	10	314	PRES					
1919	Post Oak	11	380	PRES					
1920	Post Oak	4	50	PRES					
1921	Post Oak	4	50	PRES					
1922	Post Oak	11	380	PRES					



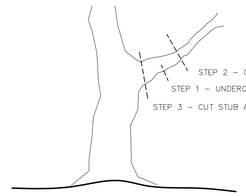
BARK PROTECTION

SCALE: NONE



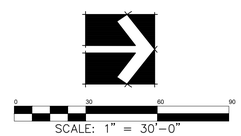
TREE PROTECTION FENCING/PRUNING

SCALE: NONE



TREE PRUNING

SCALE: NONE



SCALE: 1" = 30'-0"

TREE PRESERVATION PLAN

Date FEB 17, 2020
Drawn By RKR
Checked By GAC
Revisions

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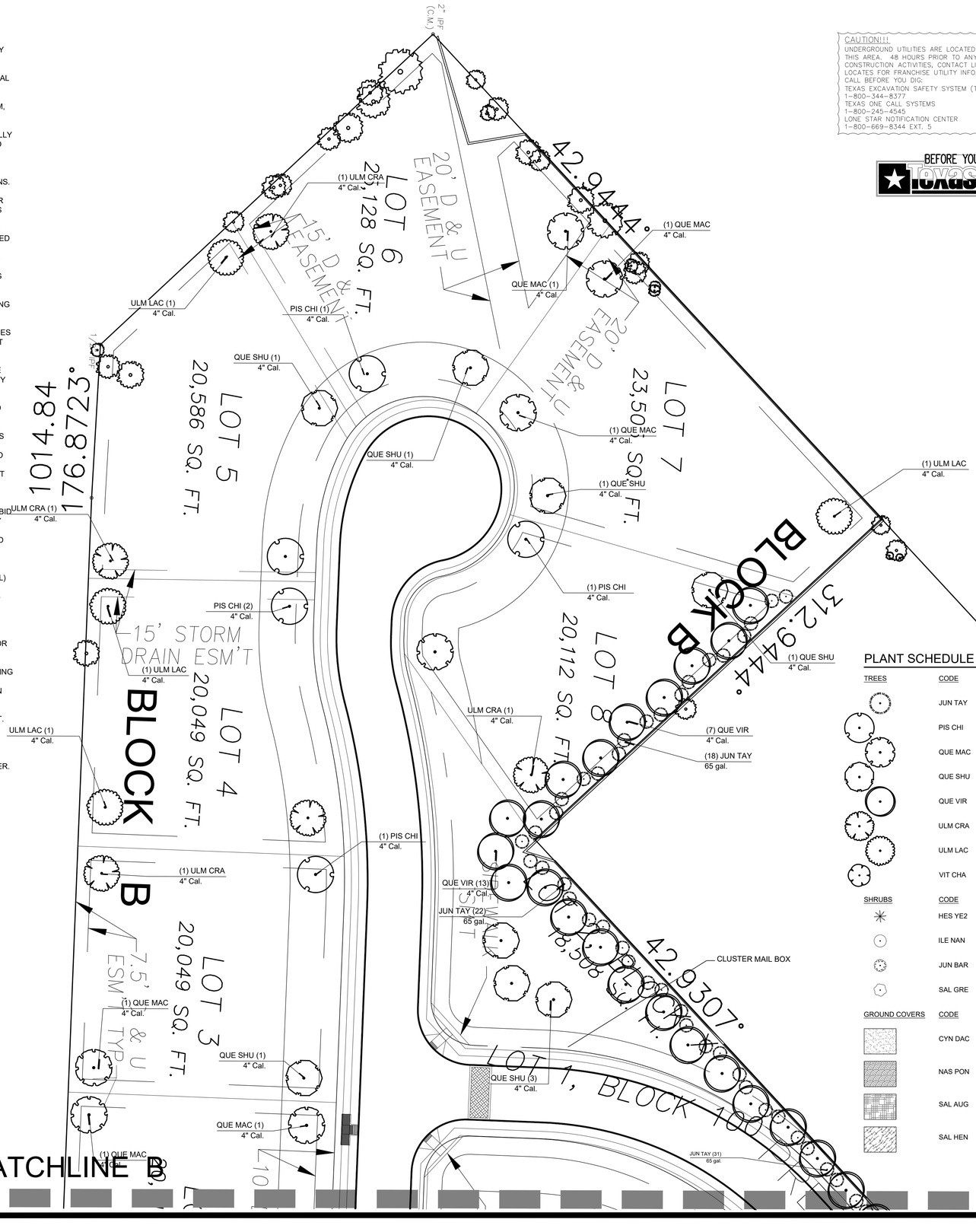
PLANTING NOTES:

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
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, TELECABLE, 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 SIGN VISIBILITY. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURES INSTRUCTIONS ON ALL GROUNDCOVER/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.)
17. PRIOR TO TREE PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.



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...

BEFORE YOU DIG Texas 811

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.

REF SHEET L-6 FOR PLANT LEGEND AND PLANTING NOTES

SCALE: 1" = 30'-0"

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	QTY	REMARKS
	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	15 gal.	8` Min Ht.	As Shown	3	3 to 5 canes

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	QTY	REMARKS
	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	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	SPACING	QTY	REMARKS
	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.	132	
	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	

LANDSCAPE PLAN

Date FEB 17, 2020
Drawn By RKR
Checked By GAC
Revisions

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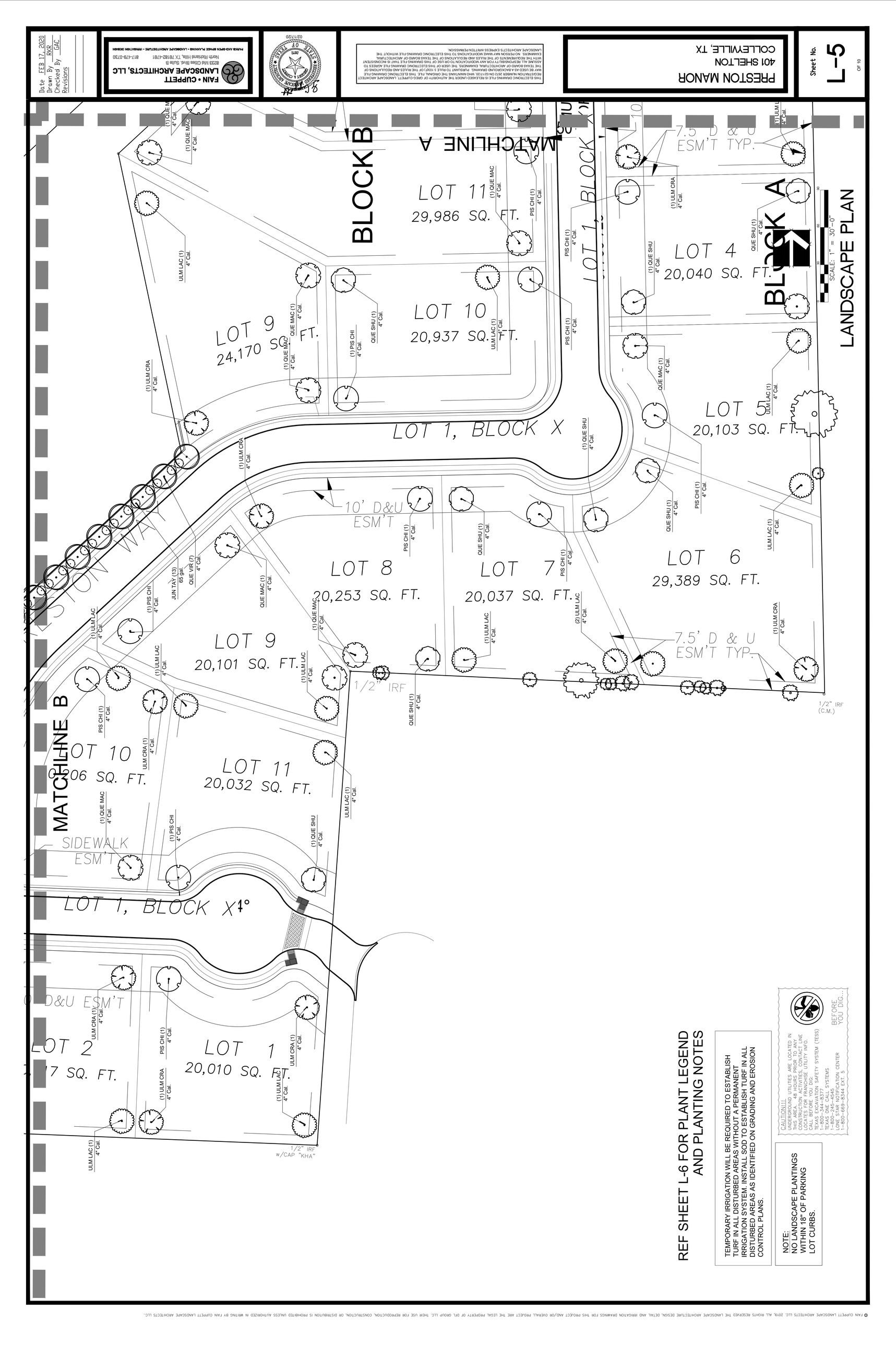

REF SHEET L-6 FOR PLANT LEGEND AND PLANTING NOTES

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NOTE:
NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. CONTACT 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST THAT ALL LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG!
TEXAS ONE CALL SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
TEXAS 811 SAVES LIVES
LONE STAR NOTIFICATION CENTER
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02/17/20

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Date FEB 17, 2020
Drawn By RRR
Checked By GAC
Revisions

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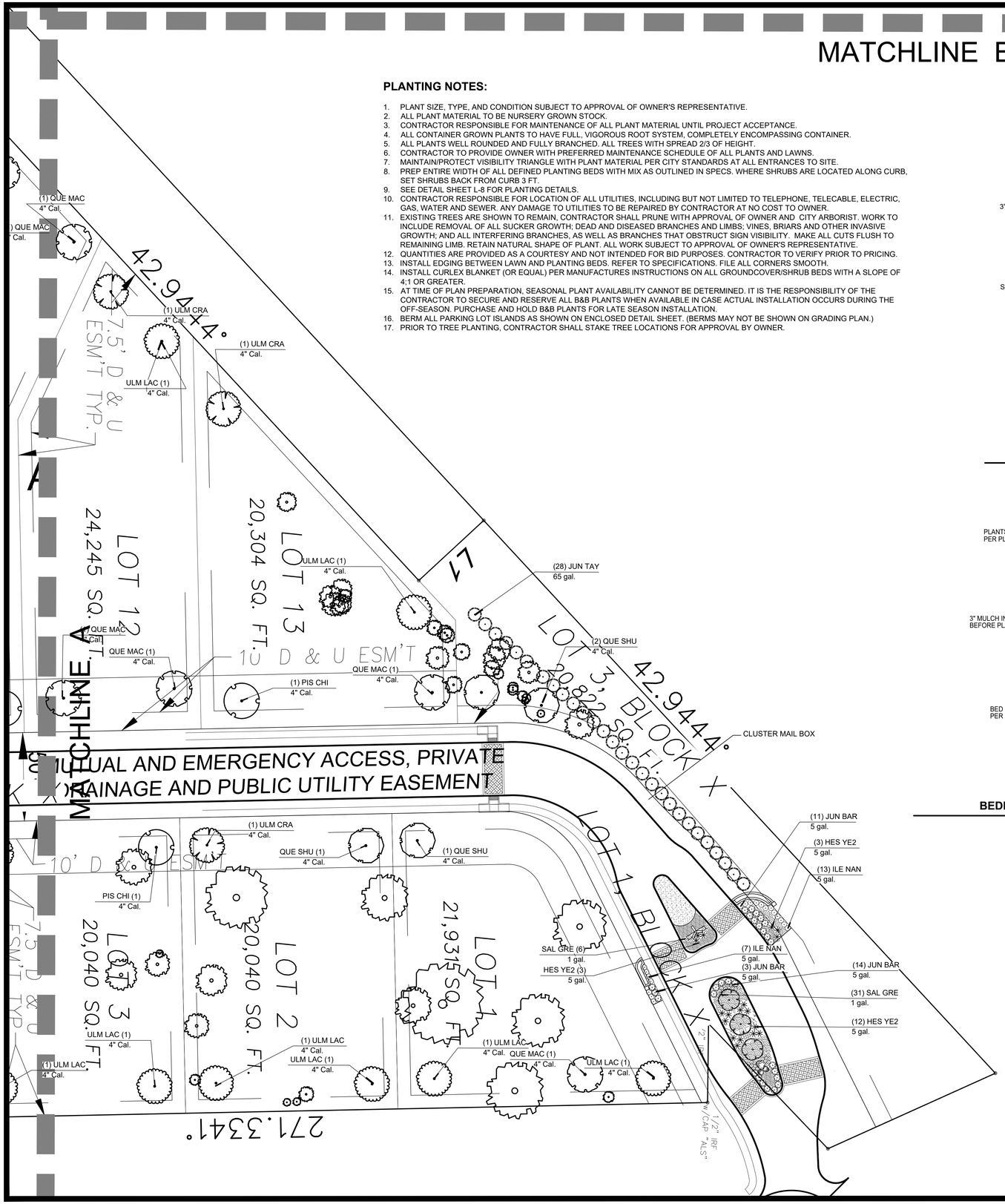
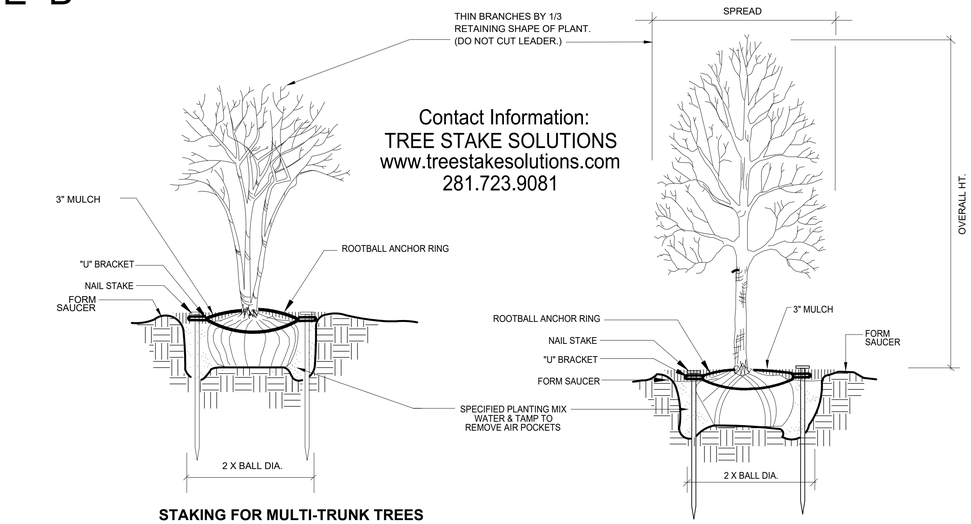
MATCHLINE B

PLANTING NOTES:

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
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, TELECABLE, 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 SIGN VISIBILITY. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURES INSTRUCTIONS ON ALL GROUNDCOVER/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.)
17. PRIOR TO TREE PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.





STAKING FOR MULTI-TRUNK TREES & TREES 2" CAL. & UNDER

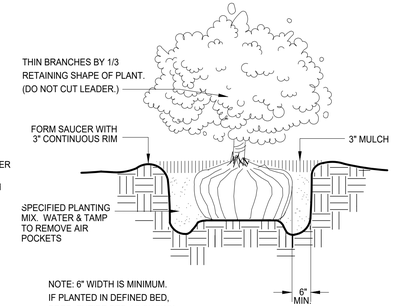
SCALE: NOT TO SCALE

TREE PLANTING OVER 2" CALIPER

SCALE: NOT TO SCALE

BEDDING PLANTS/EDGING DETAIL

SCALE: NOT TO SCALE



NOTE: 6" WIDTH IS MINIMUM. IF PLANTED IN DEFINED BED, PREP, ENTIRE BED AS SHOWN ON DRAWINGS.

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.

SCALE: 1" = 30'-0"

LANDSCAPE PLAN

Contact Information:
TREE STAKE SOLUTIONS
www.treestakesolutions.com
281.723.9081

Date FEB 17, 2020
Drawn By RKR
Checked By GAC
Revisions

FAIN • CUPPETT LANDSCAPE ARCHITECTS, LLC
8233 Mid Cities Blvd, Suite B
North Richland Hills, TX 76182-4761
817-479-0730
PLANTS AND OPEN SPACE PLANNING - LANDSCAPE ARCHITECTURE - IRRIGATION DESIGN

GREGORY A. CUPPETT 3347 LICENSED LANDSCAPE ARCHITECT STATE OF TEXAS 02/17/20

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PRESTON MANOR
401 SHELTON
COLLEYVILLE, TX

Sheet No.
L-6
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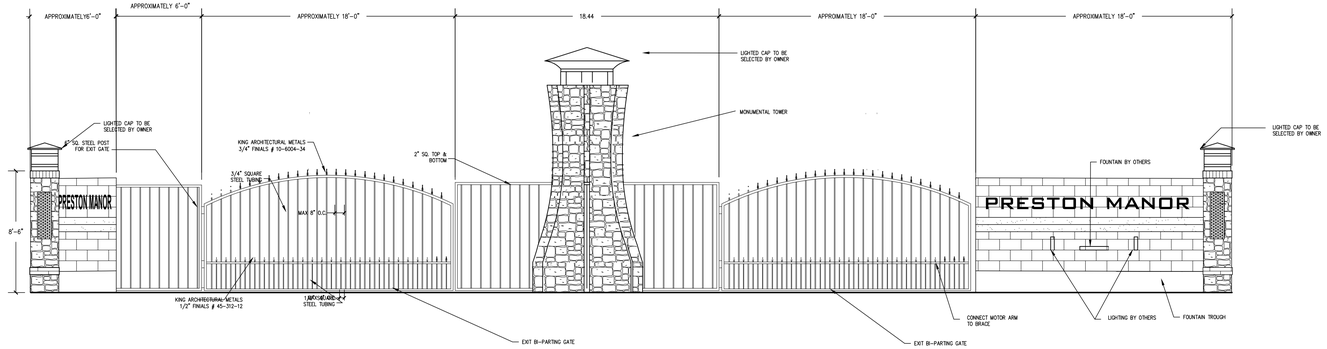

ENTRY GATE

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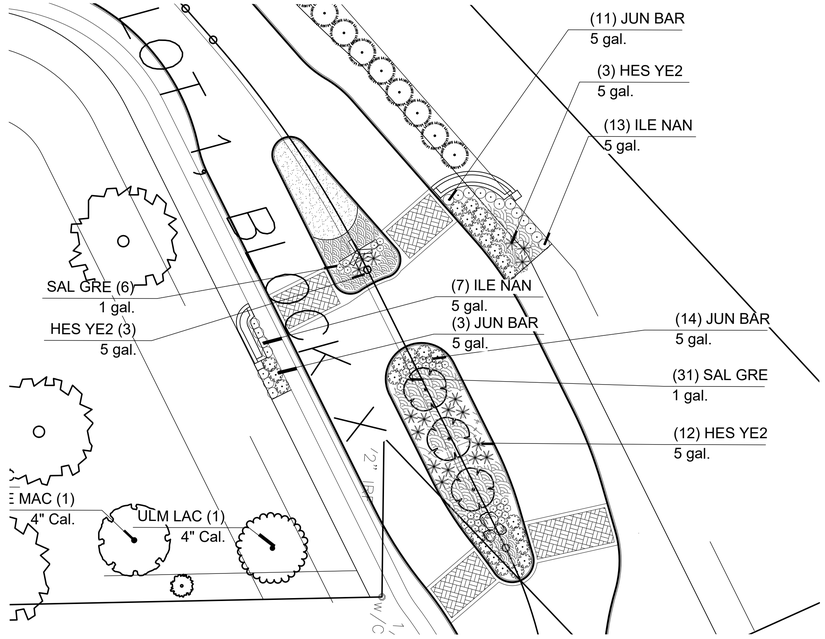
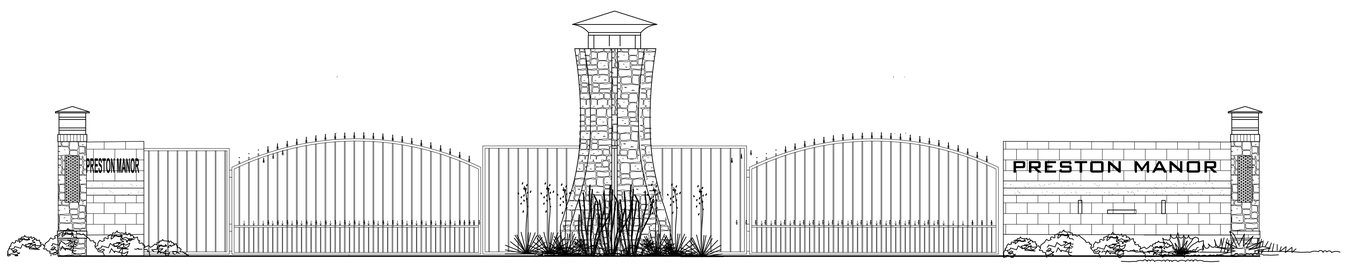


PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	QTY	REMARKS
	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	CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	QTY	REMARKS
✳	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	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	SPACING	QTY	REMARKS
	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	



WALL AND GATE DETAILS

Date FEB 17, 2020
Drawn By RKR
Checked By GAC
Revisions

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LANDSCAPE ARCHITECTS, LLC
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN
8233 Mid Cities Blvd, Suite B
North Richland Hills, TX 76182-4761
817-479-0730

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THE CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

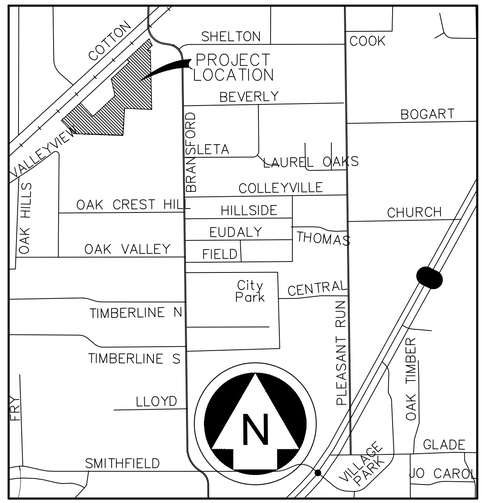
WATER, SAN. SEWER, DRAINAGE, PAVING
IMPROVEMENTS TO SERVE:

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

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
21	OVERALL STREET LIGHT AND SIGN PLAN
22	WATER DETAILS
23	SEWER DETAILS
24	DRAINAGE DETAILS
25	PAVING DETAILS
26	TXDOT ADA RAMP DETAILS
27	EROSION CONTROL DETAILS

OWNER / DEVELOPER

G & H GROUP, L.L.C.

75 MAIN STREET, SUITE 100
COLLEYVILLE, TX 76034

MR. WAGUIH GUIRGUIS
TEL. (817) 300-1376

ENGINEERS:

CONSULTANTS,L.L.C.

ENGINEERS * SURVEYORS * PLANNERS
5000 THOMPSON TERRACE
COLLEYVILLE, TX.76034
(817)335-9900
FAX*(817)335-9955
www.anallc.com
TBPE FIRM # F-20

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

ANA. PROJECT NO. 190200

CITY PROJECT NO. _____ FILE NO. _____

WATER, SAN. SEWER, DRAINAGE, PAVING, IMPROVEMENTS TO SERVE:
PRESTON MANOR ADDITION

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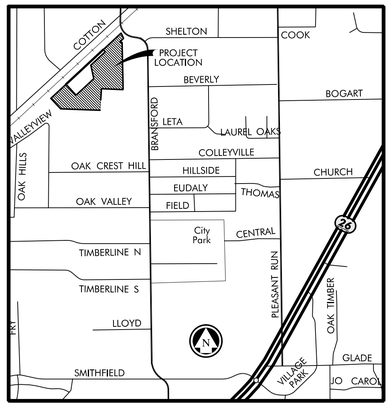


LOCATION MAP
NTS

CL & LOT LINE CURVE TABLE

CV#	ARC LENGTH	DELTA ANGLE	RADIUS (FT)	T	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 49°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 06°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	16°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°20'17"	375.00	7.65	S 89°05'54" E	15.30
C30	38.07	72°41'58"	30.00	22.08	N 87°41'11" W	35.56
C31	56.50	64°44'26"	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°09'45" E	47.12
C34	64.08	73°25'30"	50.00	37.29	S 51°39'36" W	59.78
C35	35.40	40°33'47"	50.00	18.48	N 71°20'46" 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	30.82	19°37'06"	90.00	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	27.65
C42	18.63	35°35'05"	30.00	9.63	S 54°58'37" E	18.21

BOUNDARY LINE TABLE

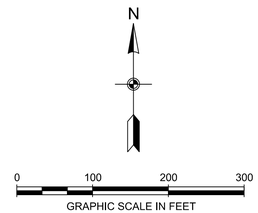
NUMBER	DIRECTION	DISTANCE
L1	N42°56'40"W	50.00'
L2	S24°25'52"E	103.81'
L3	S46°10'16"W	97.73'
L4	S89°26'18"E	44.60'

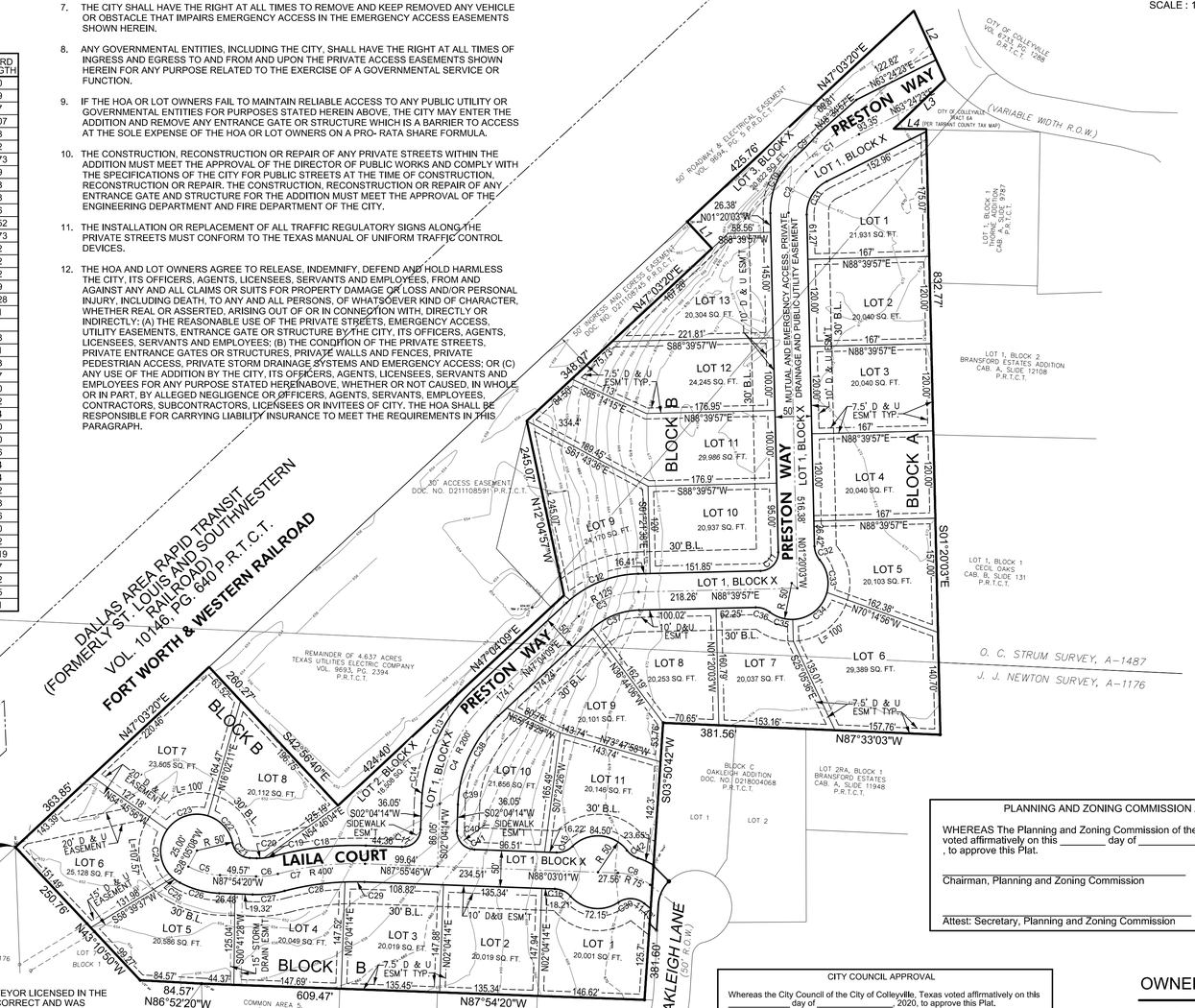
PRIVATE STREETS NOTES:

1. 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.
2. 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.
3. A HOA SHALL BE ESTABLISHED BY THE SUBDIVIDER OR DEVELOPER TO OPERATE AND/OR MAINTAIN THE AFOREMENTIONED PRIVATE COMMON AREAS OR FACILITIES.
4. 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.
5. 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,
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. THE INSTALLATION OR REPLACEMENT OF ALL TRAFFIC REGULATORY SIGNS ALONG THE PRIVATE STREETS MUST CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
12. 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 HEREINABOVE, 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

1. UNLESS OTHERWISE NOTED, ALL CORNERS SHOWN HEREON ARE 5/8" IRON RODS SET WITH A CAP STAMPED "ANA".
2. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISIONORDINANCE AND STATE PLATTING STATUTES AND ISSUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
3. BY GRAPHIC SCALE, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, NOT SHADED, (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. THE MAINTENANCE OF ALL DRAINAGE AND UTILITY EASEMENTS LOCATED ON PRIVATE PROPERTY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. THE PURPOSE OF THIS PLAT IS TO CREATE A TOTAL OF 24 RESIDENTIAL LOTS AND 3 COMMON LOTS FROM ONE EXISTING LOT.
10. 7.5' DRAINAGE AND UTILITY EASEMENT IN THE BACK AND EACH SIDE OF ALL LOTS TYPICAL.




PRESTON WAY
(VARIABLE WIDTH R.O.W.)
DALLAS AREA RAPID TRANSIT (FORMERLY ST. LOUIS AND SOUTHWESTERN RAILROAD) VOL. 10146, PG. 640 P.R.T.C.T.
FORT WORTH & WESTERN RAILROAD
W. LD LOCKETT ROAD
LAILA COURT
OAKLEIGH LANE
(50' R.O.W.)
BLOCK A
BLOCK B
BLOCK X
LOT 1, BLOCK X
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
P.O.B.
O. C. STRUM SURVEY, A-1487
J. J. NEWTON SURVEY, A-1176
CITY OF COLLEYVILLE VOL. 8357, PG. 1, P.R.T.C.T.
CITY OF COLLEYVILLE (TRACT 6A) (PER TARRANT COUNTY TAX MAP)
50' ROADWAY & ELECTRICAL EASEMENT VOL. 9694, PG. 5 P.R.D.C.T.
50' MUTUAL AND EMERGENCY ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT DOC. NO. D211058747 P.R.D.C.T.
30' ACCESS EASEMENT DOC. NO. D211108591 P.R.T.C.T.
REMAINDER OF 4.637 ACRES TEXAS UTILITIES ELECTRIC COMPANY VOL. 9693, PG. 2394 P.R.T.C.T.
LOT 1, BLOCK 1 CECIL OAKS CAB. B, SLIDE 131 P.R.T.C.T.
LOT 1, BLOCK 1 LEONARD ADDITION CAB. A, SLIDE 9787 P.R.T.C.T.
LOT 1, BLOCK 2 BRANSFORD ESTATES ADDITION CAB. A, SLIDE 12108 P.R.T.C.T.
LOT 2RA, BLOCK 1 BRANSFORD ESTATES CAB. A, SLIDE 11948 P.R.T.C.T.
BLOCK C OAKLEIGH ADDITION DOC. NO.D218004068 P.R.T.C.T.
BLOCK 1 RUSTIC OAKS DOC. NO. D170201176 P.R.T.C.T.
COMMON AREA 5, BLOCK 1 OAKLEIGH ADDITION DOC. NO. D218004068 P.R.T.C.T.
BLOCK B OAKLEIGH ADDITION DOC. NO. D218004068 P.R.T.C.T.
N47°03'20"E
S42°56'40"E
N87°33'03"W
S01°20'03"E
N87°54'20"W
N86°52'20"W
609.47'
381.56'
425.76'
260.27'
363.85'
832.77'
381.69'
245.07'
348.07'
334.4'
189.45'
S89°26'18"E
44.60'
N47°03'20"E
122.82'
N63°24'23"E
97.73'
S46°10'16"W
103.81'
S24°25'52"E
50.00'
N42°56'40"W
S03°50'42"W
N70°14'56"W
162.38'
N87°47'58"W
143.74'
N47°04'09"E
174.1'
N47°00'09"E
N12°04'47"W
S87°54'20"W
N88°03'01"W
N87°55'46"W
N02°04'14"E
S02°04'14"W
S88°39'57"W
N88°39'57"E
N01°20'03"W
S01°20'03"W
S07°24'26"W
S03°50'42"W
S02°04'14"W
S87°55'46"W
S88°03'01"W
S87°54'20"W
S00°41'28"W
S89°05'06"W
S68°39'07"W
N43°10'50"W
N64°46'04"E
N16°02'11"E
S25°56'40"E
S24°25'52"E
S46°10'16"W
S89°26'18"E
N42°56'40"W
N47°03'20"E
N87°33'03"W
N87°54'20"W
N86°52'20"W
S01°20'03"E
N01°20'03"W
S88°39'57"W
N88°39'57"E
N47°03'20"E
S42°56'40"E
N87°33'03"W
S01°20'03"E

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/CONSTRUCTIONSTANDARDSANDDETAILS
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) 745-2964
   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 TISO. 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 (O. L') 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 I 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.: 10080800
CONSULTANTS, L.L.C. ENGINEERS † SURVEYORS

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GENERAL NOTES

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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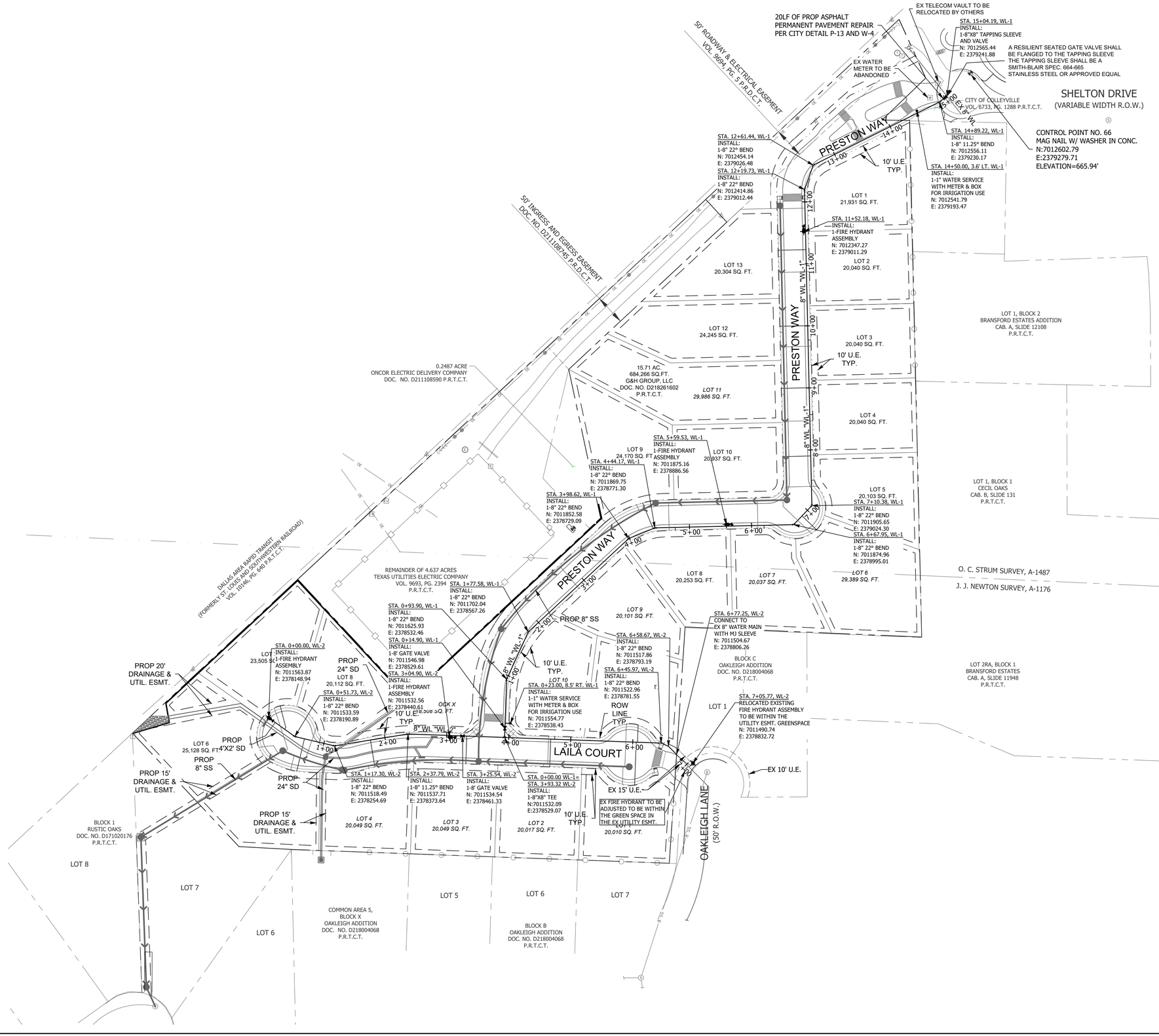
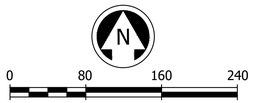




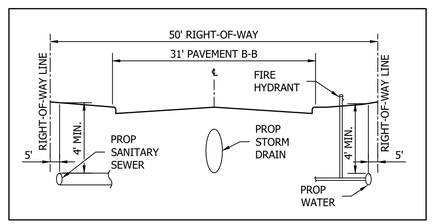
LEGEND

- PROPOSED WATER LINE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- 8"W — EXISTING WATER LINE
- 8"W — 8"W — EXISTING GATE VALVE
- 8"W — 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 — 8"SS — EXISTING SAN. SEWER MANHOLE

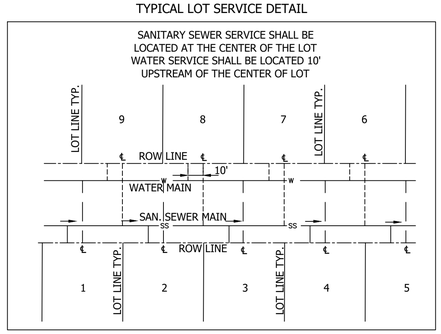
WATER GENERAL NOTES

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 WATERLINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TCEQ AND CITY OF COLLEYVILLE 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 OF COLLEYVILLE STANDARDS.
4. 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.
5. ALL WATER SERVICES SHALL BE INSTALLED PER CITY OF COLLEYVILLE STANDARD DETAILS.
6. FIRE HYDRANT ASSEMBLY INCLUDES ALL FITTINGS, TEES, AND VALVE.

CITY OF COLLEYVILLE
TYPICAL UTILITY LAYOUT



CITY OF COLLEYVILLE
TYPICAL LOT SERVICE DETAIL



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.: 10080800
CONSULTANTS, L.L.C. ENGINEERS ↑ SURVEYORS

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OVERALL WATER PLAN

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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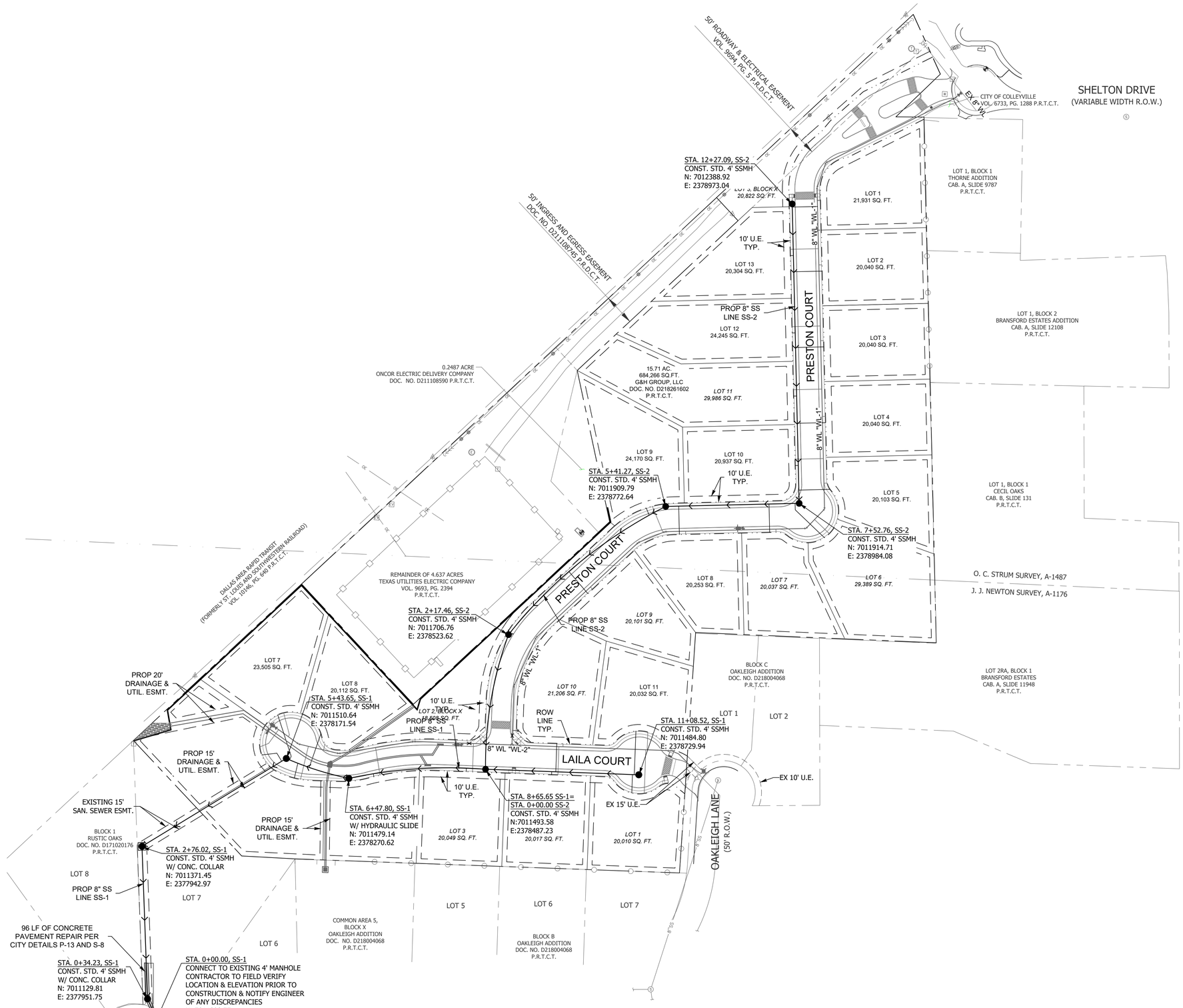

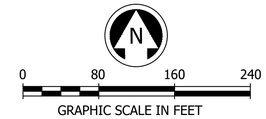

LEGEND

- PROPOSED WATER LINE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- 8"W — EXISTING WATER LINE
- 8"W — 8"W — EXISTING GATE VALVE
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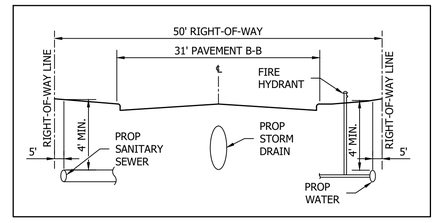
- PROPOSED SAN. SEWER LINE
- PROPOSED SAN. SEWER MANHOLE
- PROPOSED STORM SEWER LINE
- 8"SS — EXISTING SAN. SEWER LINE
- 8"SS — 8"SS — EXISTING SAN. SEWER MANHOLE

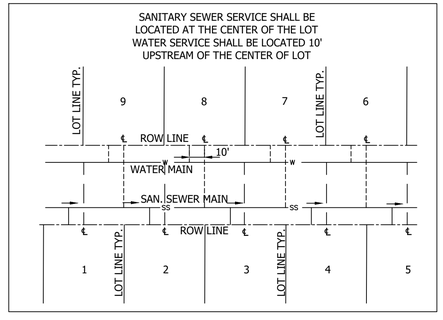
SANITARY SEWER GENERAL NOTES

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 COLLEYVILLE 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



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.: 10080800

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OVERALL SAN. SEWER PLAN

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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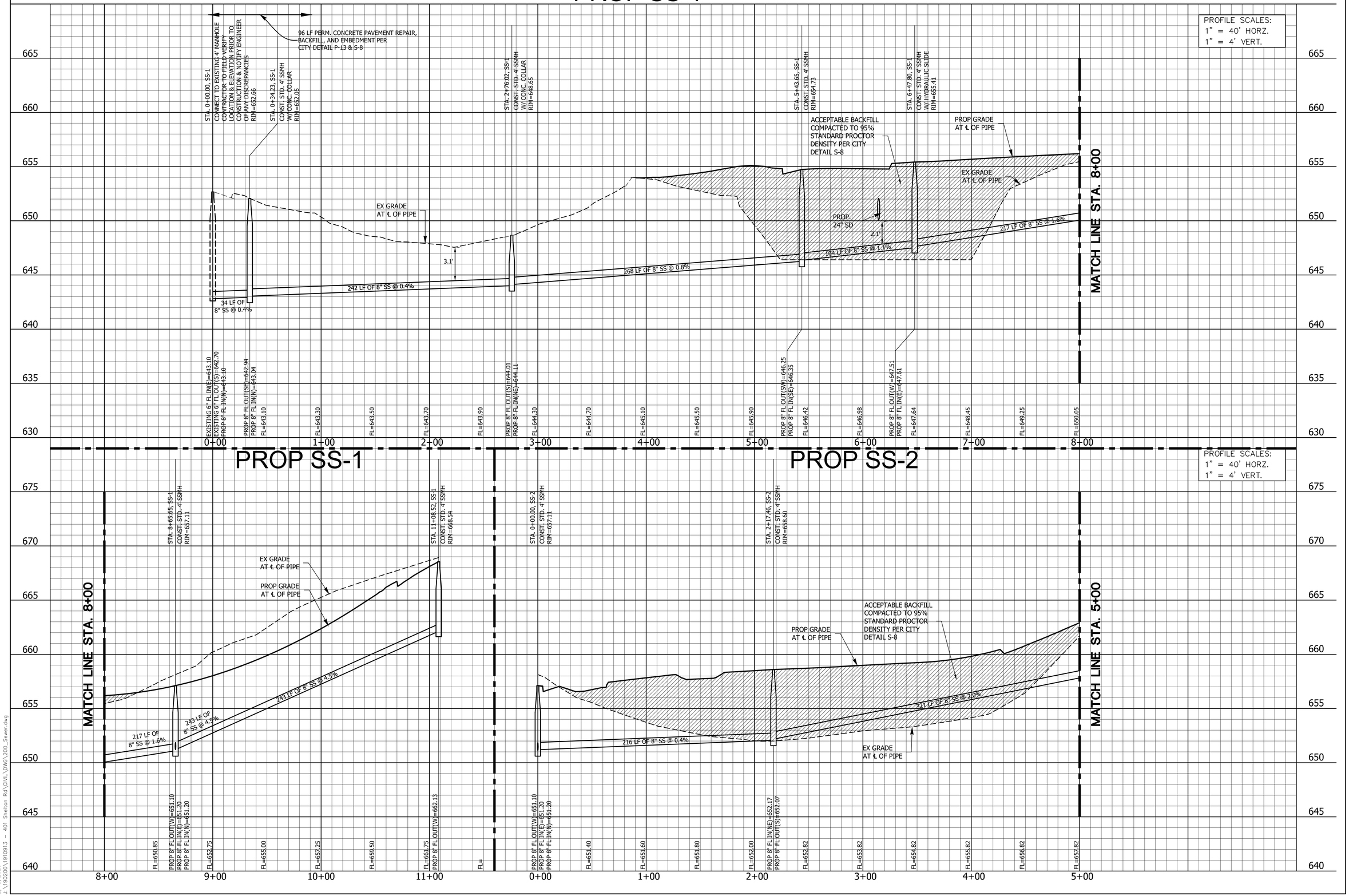
PROP SS-1



PROP SS-1 PROP SS-2

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ENGINEERS and SURVEYORS
5000 Thompson Terrace, Colleyville, TX 76034
Tel: 817.335.9900 Fax: 817.335.9955
TBPE Firm No.: 20
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SAN. SEWER PROFILE 1 OF 2

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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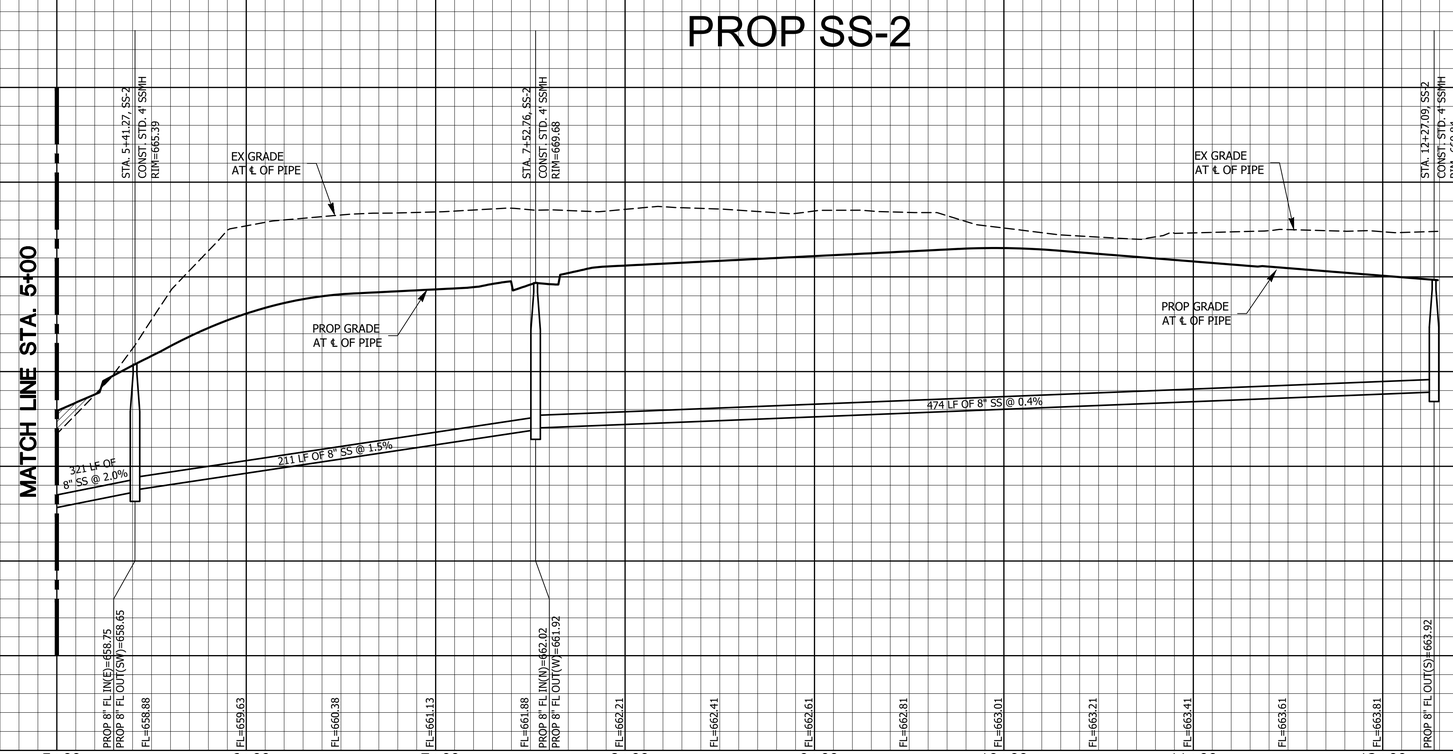
PROFILE SCALES:
1" = 40' HORZ.
1" = 4' VERT.

PROP SS-2



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ENGINEERS and SURVEYORS
5000 Thompson Terrace, Colleyville, TX 76034
Tel: 817.335.9900 Fax: 817.335.9955
TBPE Firm No.: 20
TBPLS Firm No.: 10080800
CONSULTANTS, L.L.C. ENGINEERS † SURVEYORS

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SAN. SEWER PROFILE 2
OF 2

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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PRESTON MANOR ADDITION

PRE DEVELOPMENT RUNOFF CALCULATIONS

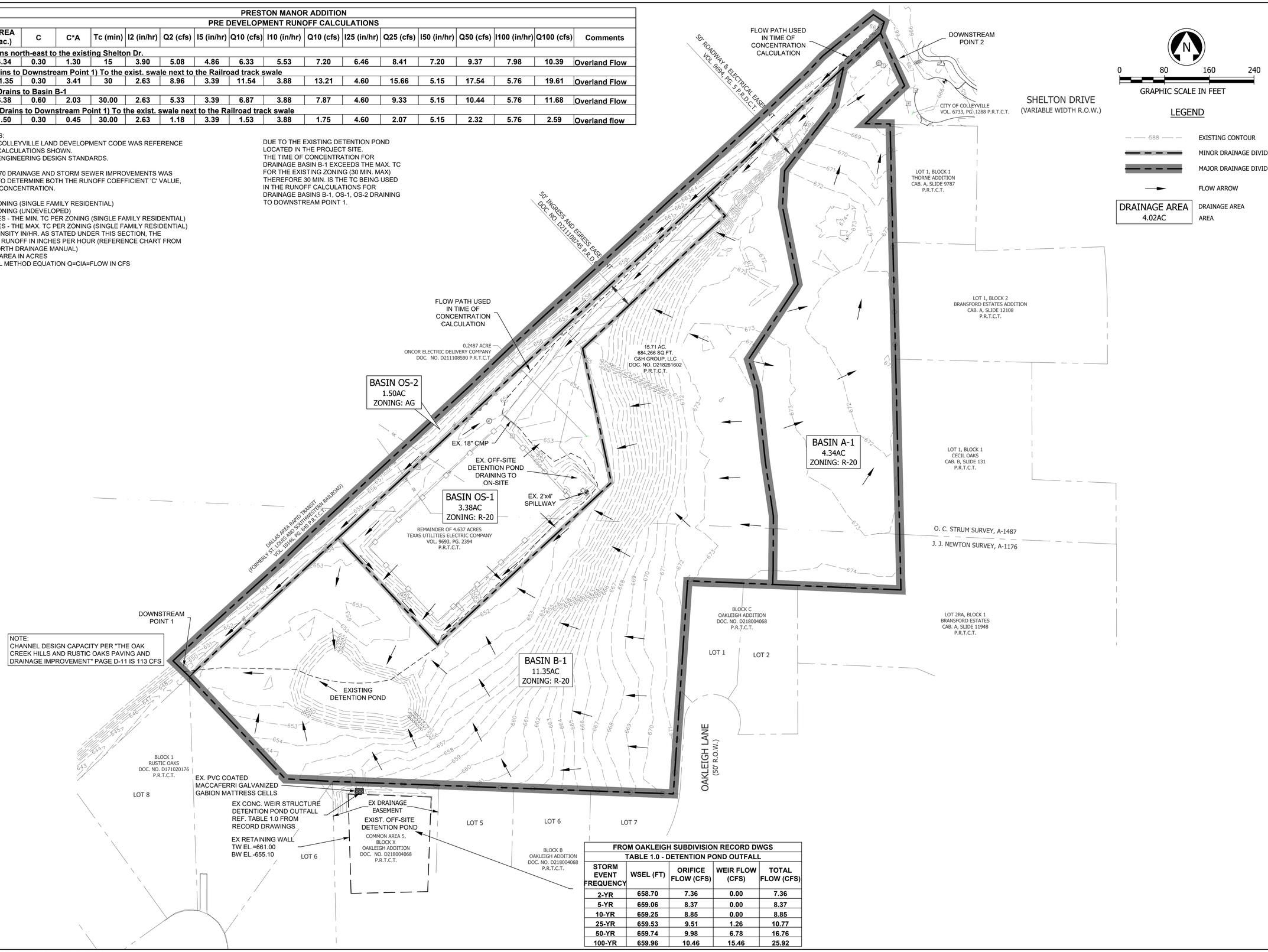
AREA	AREA (ac.)	C	C*A	Tc (min)	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q10 (cfs)	I10 (in/hr)	Q10 (cfs)	I25 (in/hr)	Q25 (cfs)	I50 (in/hr)	Q50 (cfs)	I100 (in/hr)	Q100 (cfs)	Comments
Basin A: Drains north-east to the existing Shelton Dr.																	
A-1	4.34	0.30	1.30	15	3.90	5.08	4.86	6.33	5.53	7.20	6.46	8.41	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.



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.N.A. CONSULTANTS, L.L.C.
ENGINEERS and SURVEYORS
5000 Thompson Terrace, Colleyville, TX 76034
Tel: 817.335.9900 Fax: 817.335.9955
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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.

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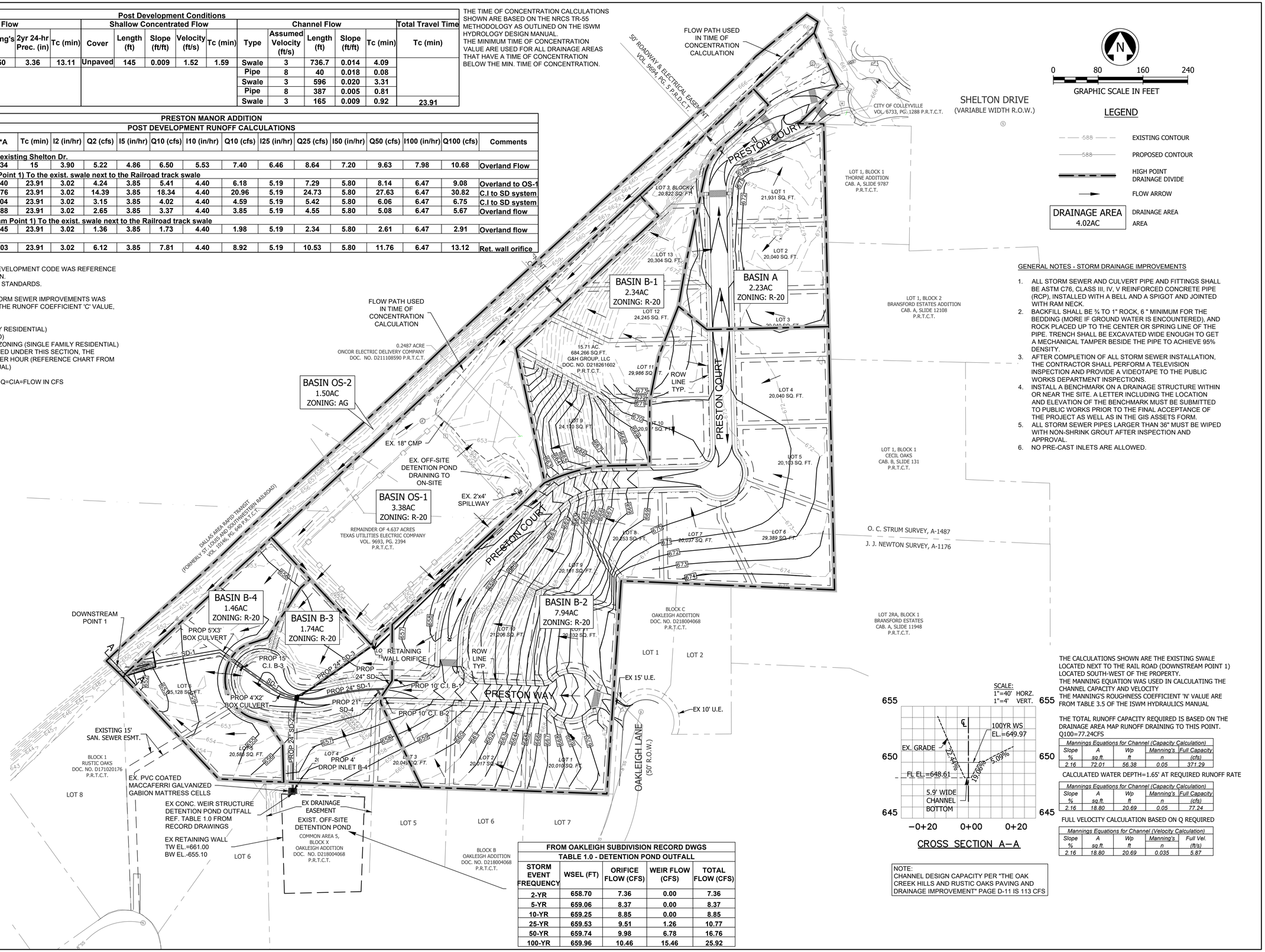

FROM OAKLEIGH SUBDIVISION RECORD DWGS TABLE 1.0 - DETENTION POND OUTFALL				
STORM EVENT FREQUENCY	WSEL (FT)	ORIFICE FLOW (CFS)	WEIR FLOW (CFS)	TOTAL FLOW (CFS)
2-YR	658.70	7.36	0.00	7.36
5-YR	659.06	8.37	0.00	8.37
10-YR	659.25	8.85	0.00	8.85
25-YR	659.53	9.51	1.26	10.77
50-YR	659.74	9.98	6.78	16.76
100-YR	659.96	10.46	15.46	25.92

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 PUBLIC WORKS 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.

CROSS SECTION A−A

THE CALCULATIONS SHOWN ARE THE EXISTING SWALE LOCATED NEXT TO THE RAIL ROAD (DOWNSTREAM POINT 1) LOCATED SOUTH-WEST OF THE PROPERTY.
THE MANNING EQUATION WAS USED IN CALCULATING THE CHANNEL CAPACITY AND VELOCITY
THE MANNING'S ROUGHNESS COEFFICIENT 'N' VALUE ARE FROM TABLE 3.5 OF THE ISWM HYDRAULICS MANUAL

THE TOTAL RUNOFF CAPACITY REQUIRED IS BASED ON THE DRAINAGE AREA MAP RUNOFF DRAINING TO THIS POINT.
Q100=77.24CFS

Mannings Equations for Channel (Capacity Calculation)				
Slope	A	Wp	Manning's	Full Capacity
%	sq.ft.	ft	n	(cfs)
2.16	72.01	56.38	0.05	371.29

CALCULATED WATER DEPTH=1.65' AT REQUIRED RUNOFF RATE

Mannings Equations for Channel (Capacity Calculation)				
Slope	A	Wp	Manning's	Full Capacity
%	sq.ft.	ft	n	(cfs)
2.16	18.80	20.69	0.05	77.24

FULL VELOCITY CALCULATION BASED ON Q REQUIRED

Mannings Equations for Channel (Velocity Calculation)				
Slope	A	Wp	Manning's	Full Vel.
%	sq.ft.	ft	n	(ft/s)
2.16	18.80	20.69	0.035	5.87

NOTE:
CHANNEL DESIGN CAPACITY PER "THE OAK CREEK HILLS AND RUSTIC OAKS PAVING AND DRAINAGE IMPROVEMENT" PAGE D-11 IS 113 CFS

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

NO.	REVISION DESCRIPTIONS:	DATE:

POST-DEV. DRAINAGE AREA MAP

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

PRELIMINARY FOR REVIEW ONLY

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They were prepared by, or under supervision of:
OSAMA F. NASHED
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90373
P.E. #
2/18/2020
Date

A.N.A. PROJECT NO.:
19-0200

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COMPUTATION SHEET FOR DETERMINING CAPACITY OF CURB OPENING INLET ON GRADE (DEPRESSED)

ON-GRADE INLET CAPACITY CALCULATION TABLE

INLET			DRAINAGE AREA				"So"	Cross Slope	Cross Slope	DEPTH	ALLOW.	DEPTH	ALLOW.	SPREAD	ALLOW.	SPREAD	ALLOW.	Equivalent	STREET	MANNING'S	5-YEAR	5-YEAR	5-YEAR	5-YEAR	100-YR.	100-YEAR	100-YEAR	100-YEAR	RIGHT-	DESIGN	DESIGN	INLET	INLET		INLET	5-YEAR	100-YEAR	COMMENTS
DESIGN POINT	INLET NO.	STATION	AREA NO.	%	AREA (ACRES)	RUNOFF "c"	CONC. TIME (MIN)	STREET LONG SLOPE (FT/FT)	of Pavement Sx (FT/FT)	of Gutter S'x (FT/FT)	OF FLOW (5-YEAR) (FT)	DEPTH	OF FLOW (100-YEAR) (FT)	DEPTH	OF FLOWS Sp (5-YEAR) FT	SPREAD	OF FLOW Sp (100-YEAR) FT	SPREAD	Cross Slope Se (FT/FT)	SECTION (TYPE)	COEFFICIENT FOR PAVEMENT "n"	INTENS. (IN/HR)	RUNOFF (CFS)	CARRY-OVER FLOW	TOTAL GUTTER Q (CFS)	INTENS. (IN/HR)	RUNOFF (CFS)	CARRYOVER FLOW (CFS)	TOTAL GUTTER Q (CFS)	OF-WAY CAPACITY (CFS)	STORM	REQUIRED L_T	PROVIDED L (FT)	L/L_T	EFFICIENCY E	CAPACITY (CFS)	CARRYOVER FLOW "q" (CFS)	CARRYOVER FLOW "q" (CFS)	
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	Laila Ct. Sta. 2+76.5	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	Laila Ct. Sta. 2+57.0	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 AREA 1	%	AREA 2	%	AREA (ACRES)	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
			Fo														0.56/n			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	1	2	3													4				5	6	7	8	9	10	11	12	13
Point)	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 INCREMENTAL Area 1	%	Area 2	%	AREA (ac)	TOTAL AREA (ac)	RUNOFF "C"	INCR CA	TOTAL CA	TIME OF CONCEN. INLET MIN	TRAVEL MIN	TOTAL MIN	5-YEAR INTENSITY IN/HR	100-YEAR INTENSITY IN/HR	Q-5 RUNOFF CFS	Q-100 RUNOFF CFS	INLET BYPASS Q IN ROW CFS	Q PIPE CFS	PIPE SIZE IN	BOX CULVERT FT	FT	n	Sf FT/FT	HGL D/S ELEV	HGL U/S ELEV	HEAD LOSS CALCULATIONS V1(IN) FT/SEC	V2(OUT) FT/SEC	V1²/2g FT	V2²/2g FT	Kj	KjV1²/2g FT	Hk FT	DESIGN HGL ELEV	INVERT ELEV FROM	INVERT ELEV TO	T/C ELEV	COMMENTS
		FEET																																				
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	50%	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.

FROM OAKLEIGH SUBDIVISION RECORD DWGS				
TABLE 1.1 - POST-PROJECT RESULTS SUMMARY TABLE				
Storm Event	Qin, Max (cfs)	Qout, Max (cfs)	Qout, Allowable (cfs)	WSELmax (ft)	Vmax (ac-ft)
Normal Pool	---	---	---	657.34	2.99
2-YR	29.88	7.36	8.81	658.7	0.79
5-YR	38	8.37	12.5	659.06	1.00
10-YR	43.37	8.85	15.17	659.25	1.11
25-YR	51.02	10.77	19.09	659.53	1.27
50-YR	57.02	16.76	22.2	659.74	1.39
100-YR	63.53	25.92	25.99	659.96	1.52

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'

FROM OAKLEIGH SUBDIVISION RECORD DWGS			
TABLE 1.2 - DETENTION VOLUME			
Storm	Inflow	Outflow	Storage ft^3
10	52182	24872	27310
15	67534	28771	38763
20	79541	32669	46871
30	97580	40466	57114
40	110903	48263	62639
50	121426	56060	65366
60	130114	63857	66257
70	137513	71654	65859
80	143961	79451	64509

MAX 1.52 AC-FT
100-YR STORM EVENT
POND STORAGE VOLUME

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 FT^3 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*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=	8.98	cfs

A.N.A. CONSULTANTS, L.L.C.
ENGINEERS and SURVEYORS
5000 Thompson Terrace, Colleyville, TX 76034
Tel: 817.335.9900 Fax: 817.335.9955
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INLET & HYDRAULIC CALCULATIONS

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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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

N

0 40 80 120

GRAPHIC SCALE IN FEET

LEGEND

- PROPOSED WATER LINE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- 8"W EXISTING WATER LINE
- 8"W 8"W EXISTING GATE VALVE
- 8"W 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 8"SS EXISTING SAN. SEWER MANHOLE

DALLAS AREA RAPID TRANSIT
(FORMERLY ST. LOUIS AND SOUTHWESTERN RAILROAD)
VOL. 10146, PG. 640 P.R.T.C.T.

REMAINDER OF 4.637 ACRES
TEXAS UTILITIES ELECTRIC COMPANY
VOL. 9693, PG. 2394
P.R.T.C.T.

LOT 9
24,170 SQ. FT.

LOT 9
20,101 SQ. FT.

LOT 7
23,505 SQ. FT.

LOT 8
20,112 SQ. FT.

LOT 10
21,206 SQ. FT.

LOT 11
20,032 SQ. FT.

PRESTON COURT

PROP 8" WL

LAILA COURT

77 SY OF PROPOSED 12" THICK ROCK RIP RAP AND 6" BEDDING

2'-0"

40.8'

61.2'

PROP 20' DRAINAGE & UTIL. ESMT.

STA. 1+18.63, SD-1
CONST. HORZ. 45° BEND
N: 7011584.16
E: 2378103.67

PROP 5'X3' "SD-1"

STA. 1+67.23, SD-1
CONST. 15' CURB INLET B3
N: 7011556.12
E: 2378143.36

STA. -0+00.00, SD-1
CONST. STD. 5'X3' BOX CULVERT
HEADWALL PER TxDOT STD. FW-0
N: 7011564.04
E: 2377986.75

PROP 4'X2' "SD-1"

PROP 8" SS

PROP 15' DRAINAGE & UTIL. ESMT.

EXISTING 15' SAN. SEWER ESMT.

BLOCK 1
RUSTIC OAKS
DOC. NO. D171020176
P.R.T.C.T.

PROP 8" SS LINE SS-1

REPAIR EX GABION MATTRESS WITH STANDARD 3'X3'X1' GABION MATTRESS AT THE PERIMETER OF THE 4' DROP INLET

EX CONC. WEIR STRUCTURE DETENTION POND OUTFALL

EXISTING DRAINAGE EASEMENT

EXIST. OFF-SITE DETENTION POND OAKLEIGH SUBDIVISION

COMMON AREA 5,

LOT 7

LOT 5

LOT 6

LOT 7

STA. 0+38.66, SD-3
END HORZ. CURVE
N: 7011521.40
E: 2378272.59

STA. 0+28.32, SD-3
BEGIN HORZ. CURVE
N: 7011515.88
E: 2378263.85

Δ=5°55'24"
R=100.00'
T=5.17'
L=10.34'

PROP 24" "SD-2"

STA. 4+25.54 SD-1=
STA. 0+00.00 SD-4
CONST. HORZ. 60° WYE
N:7011516.47
E:2378384.04

STA. 1+62.46, SD-3
PROPOSED SD WALL OPENING
N: 7011592.82
E: 2378373.71

STA. 4+63.91, SD-1
CONST. 10' CURB INLET B1
N: 7011532.77
E: 2378413.43

Δ=16°22'15"
R=400.00'
T=57.54'
L=114.29'

PROP 24" "SD-1"

PROP 21" "SD-4"

STA. 3+30.51, SD-1
PRC
N: 7011502.48
E: 2378290.27

STA. 4+44.80, SD-1
CONST. HORZ. 60° BEND
N: 7011516.57
E: 2378403.30

STA. 0+19.16, SD-4
CONST. 10' CURB INLET B2
N: 7011500.10
E: 2378394.02

10' U.E. TYP.

ROW LINE TYP.

Δ=33°08'24"
R=100.00'
T=29.75'
L=57.84'

STA. 2+34.07, SD-1
BEGIN HORZ. CURVE
N: 7011517.56
E: 2378197.96

STA. 0+25.28, SD-2
BEGIN HORZ. CURVE
N: 7011475.46
E: 2378236.31

STA. 0+40.99, SD-2
END HORZ. CURVE
N: 7011459.84
E: 2378234.89

PROP 24" "SD-3"

LOT 6
20,586 SQ. FT.

STA. 2+80.43 SD-1=
STA. 0+00.00 SD-2 =
STA. 0+00.00 SD-3
CONST. 5 SIDED JUNCTION BOX
PER STD. DETAIL D413
N:7011500.39
E:2378240.57

Δ=9°00'03"
R=100.00'
T=7.87'
L=15.71'

Δ=17°23'02"
R=100.00'
T=15.29'
L=30.34'

STA. 3+00.17, SD-1
BEGIN HORZ. CURVE
N: 7011499.01
E: 2378260.25

PROP 15' DRAINAGE & UTIL. ESMT.

STA. 2+91.91, SD-1
END HORZ. CURVE
N: 7011499.31
E: 2378252.00

STA. 1+66.14, SD-2
CONST. 4' DROP INLET B4
N: 7011334.69
E: 2378233.38

LOT 4
20,049 SQ. FT.

LOT 3
20,049 SQ. FT.

LOT 2
20,017 SQ. FT.

LOT 1
20,010 SQ. FT.

1+00 2+00 3+00 4+00

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A.N.A. CONSULTANTS, L.L.C.
ENGINEERS and SURVEYORS
5000 Thompson Terrace, Colleyville, TX 76034
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OVERALL
STORM DRAIN
PLAN

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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OSAMA F. NASHED
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A.N.A. PROJECT NO.:
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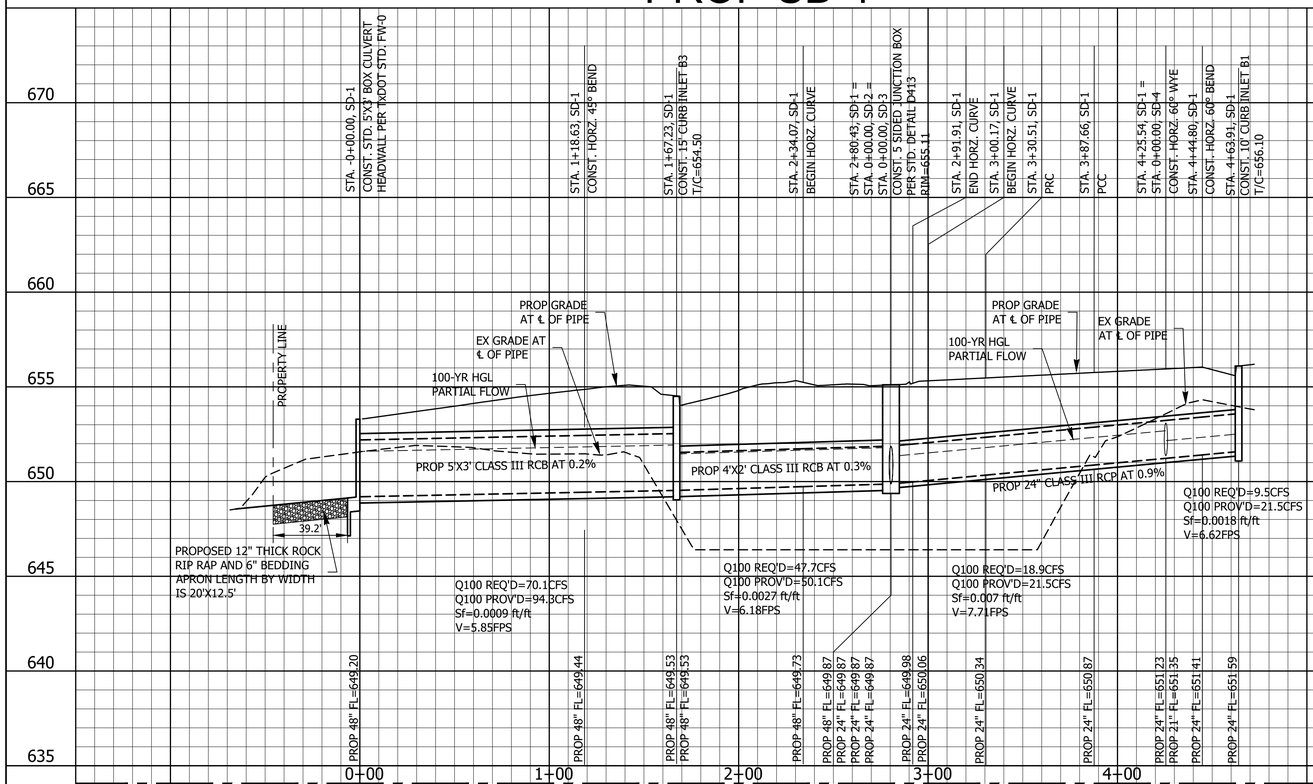
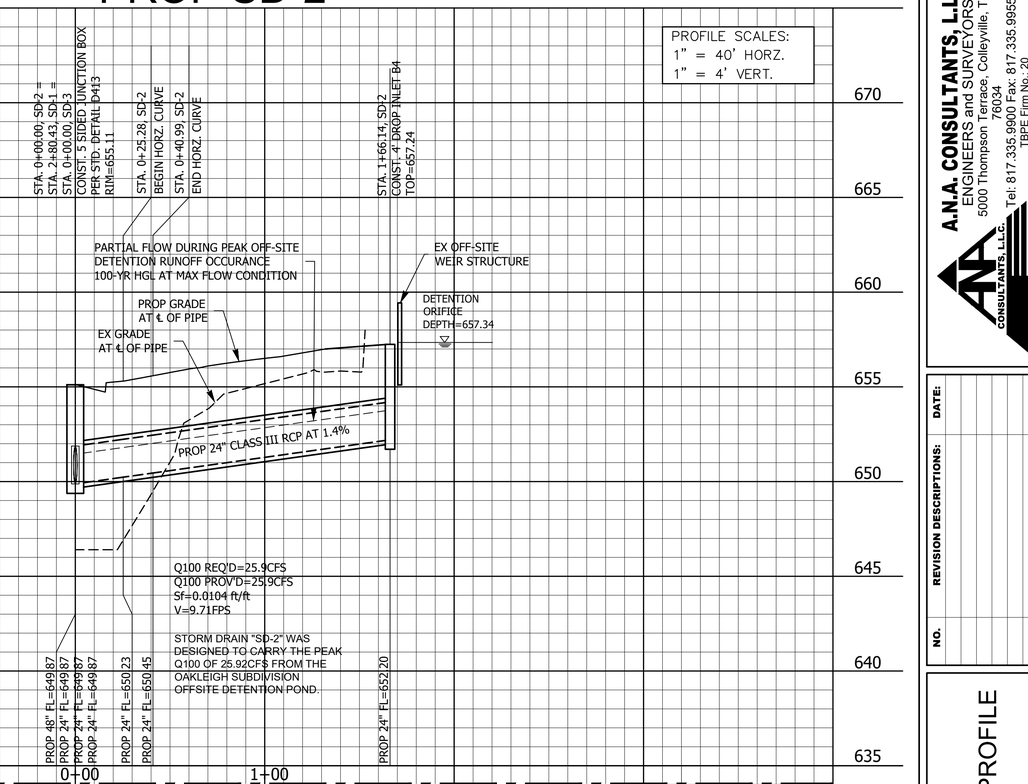
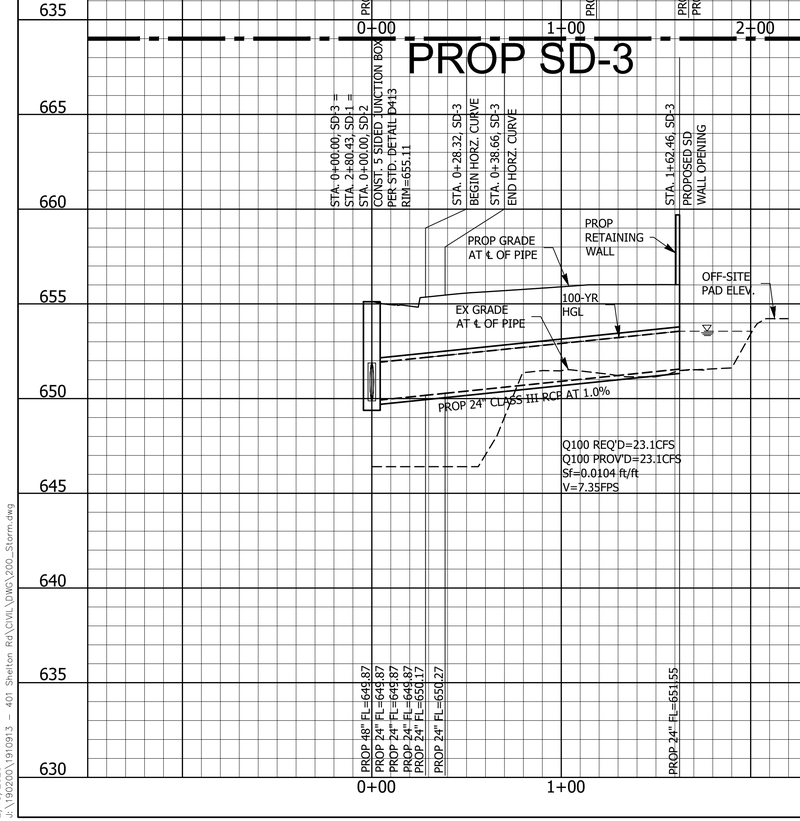
PROP SD-1



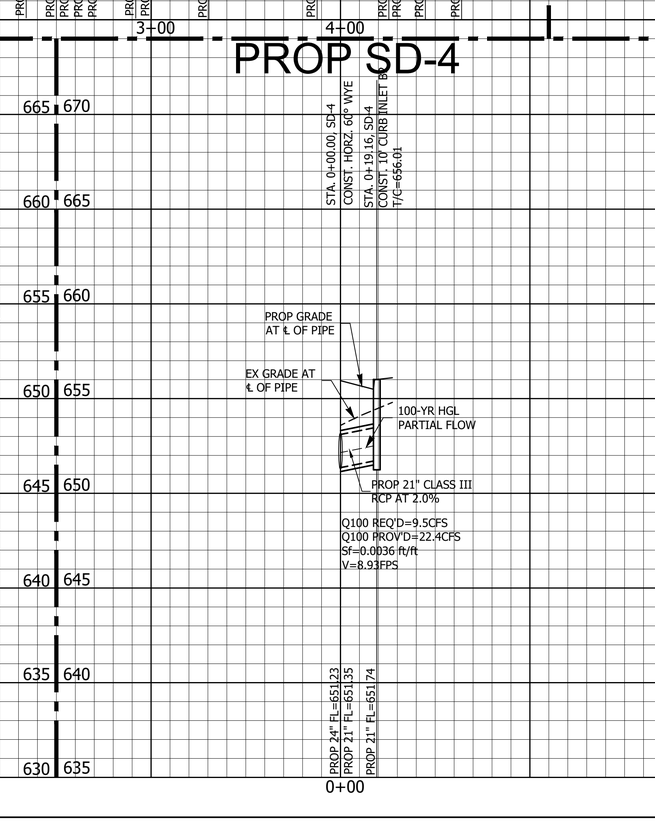
PROP SD-2



PROP SD-3



PROP SD-4



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STORM DRAIN PROFILE

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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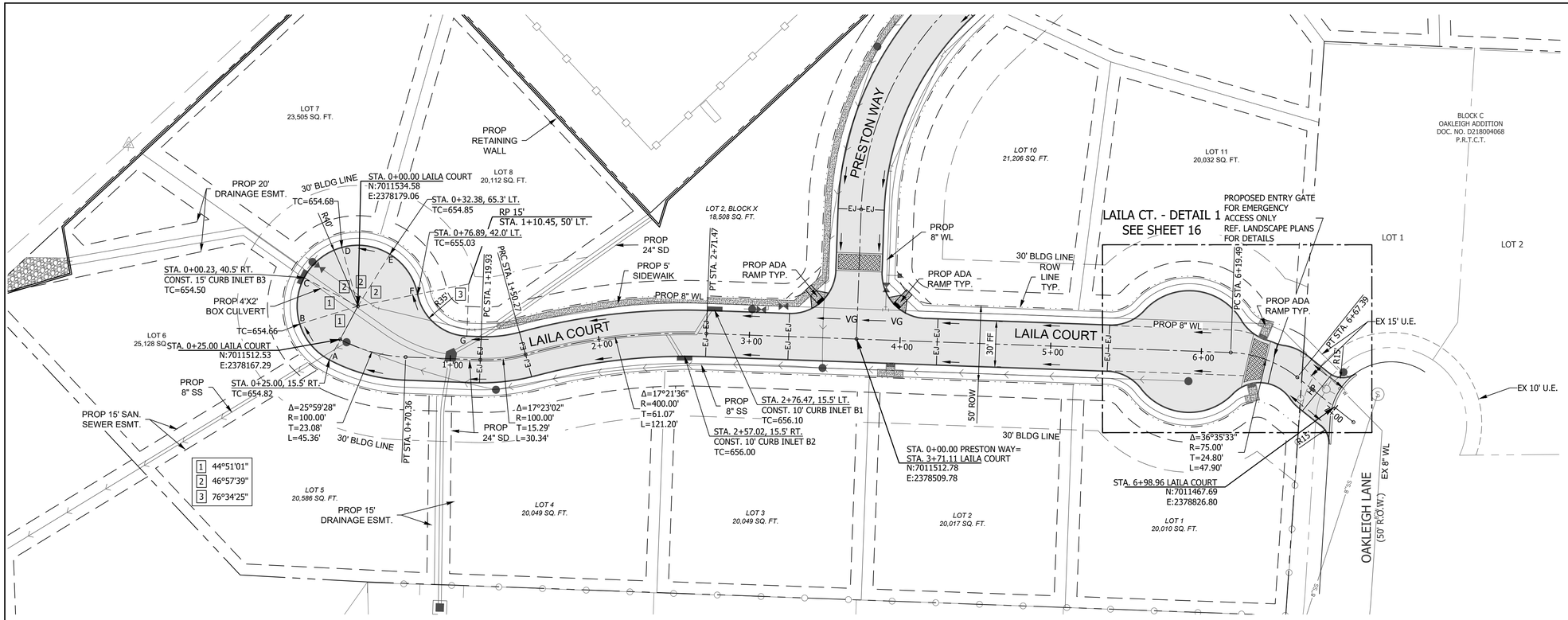
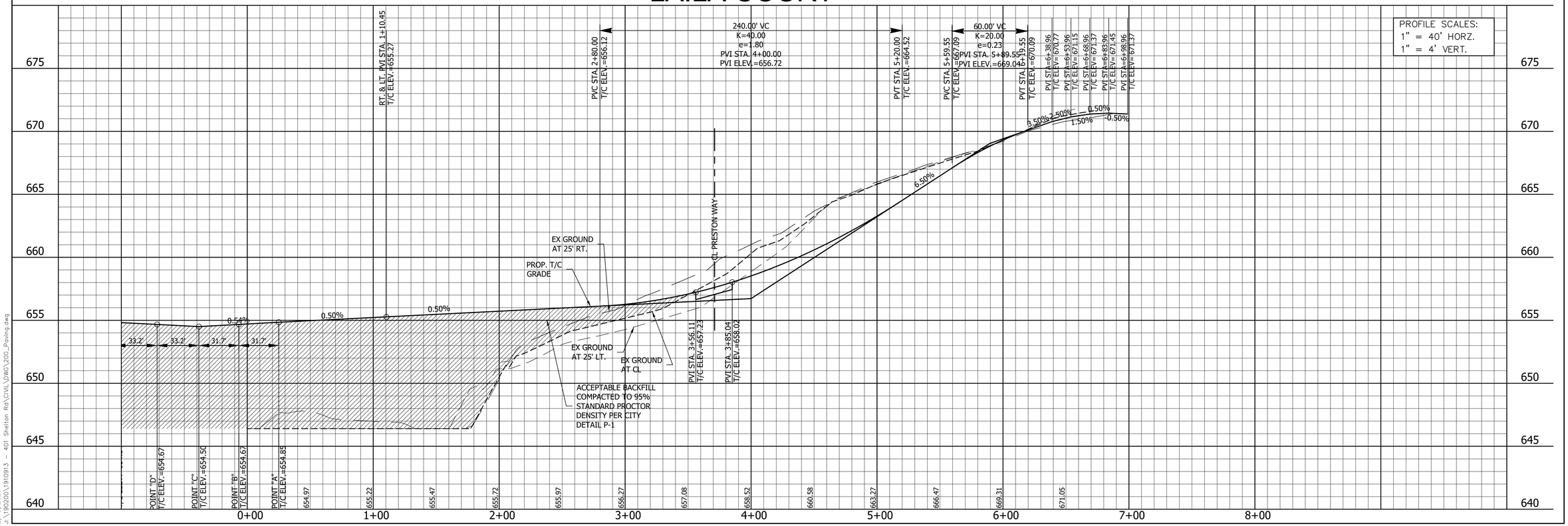


LAILA COURT



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ENGINEERS and SURVEYORS
5000 Thompson Terrace, Colleyville, TX 76034
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ENGINEERS ↑ SURVEYORS

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LAILA COURTPAVING
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PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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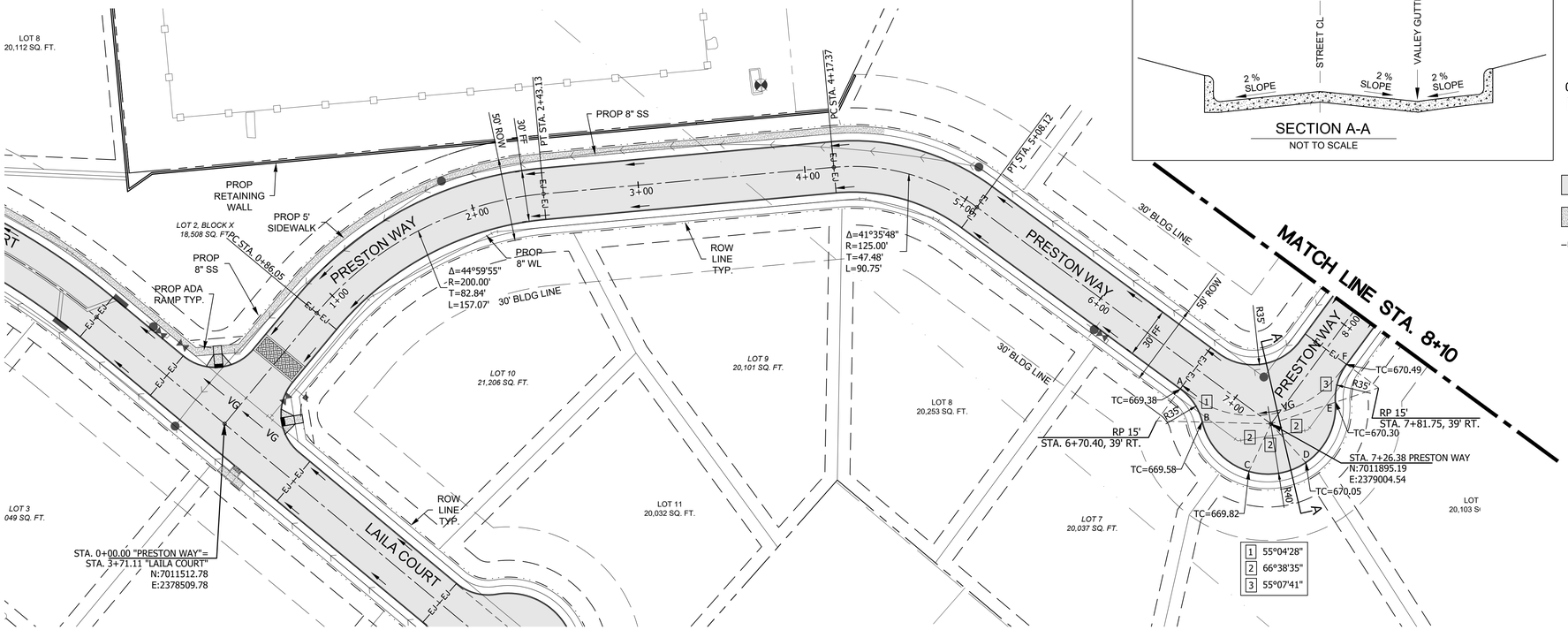

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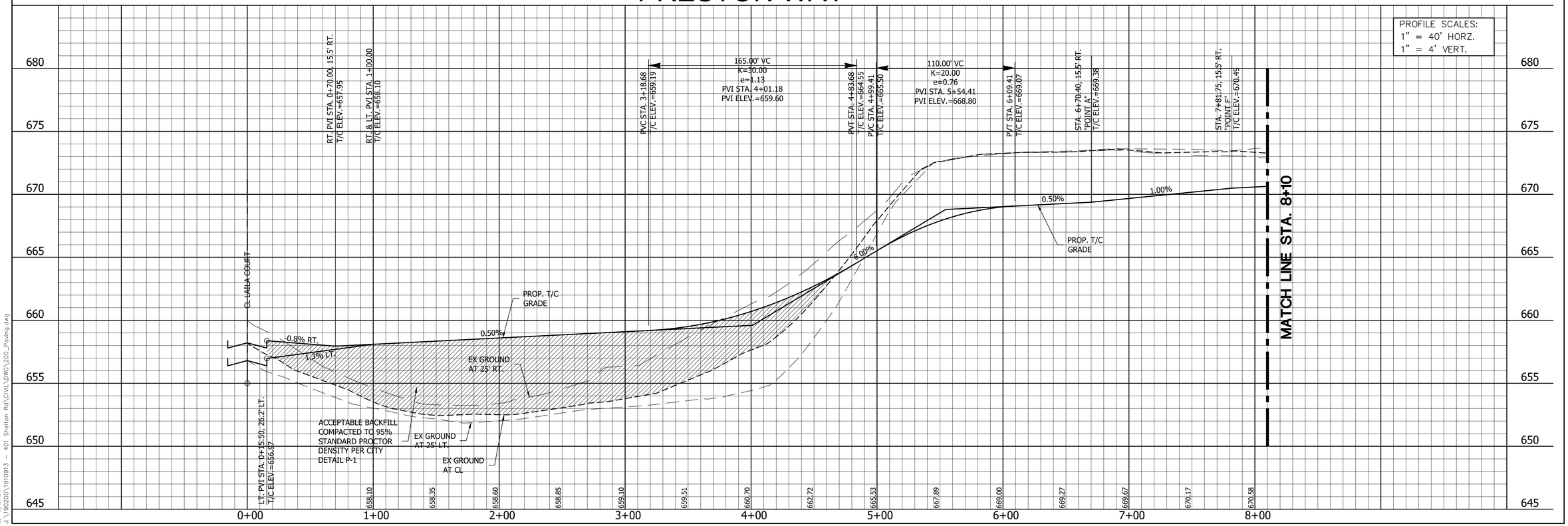

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ENGINEERS and SURVEYORS
5000 Thompson Terrace, Colleyville, TX 76034
Tel: 817.335.9900 Fax: 817.335.9955
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CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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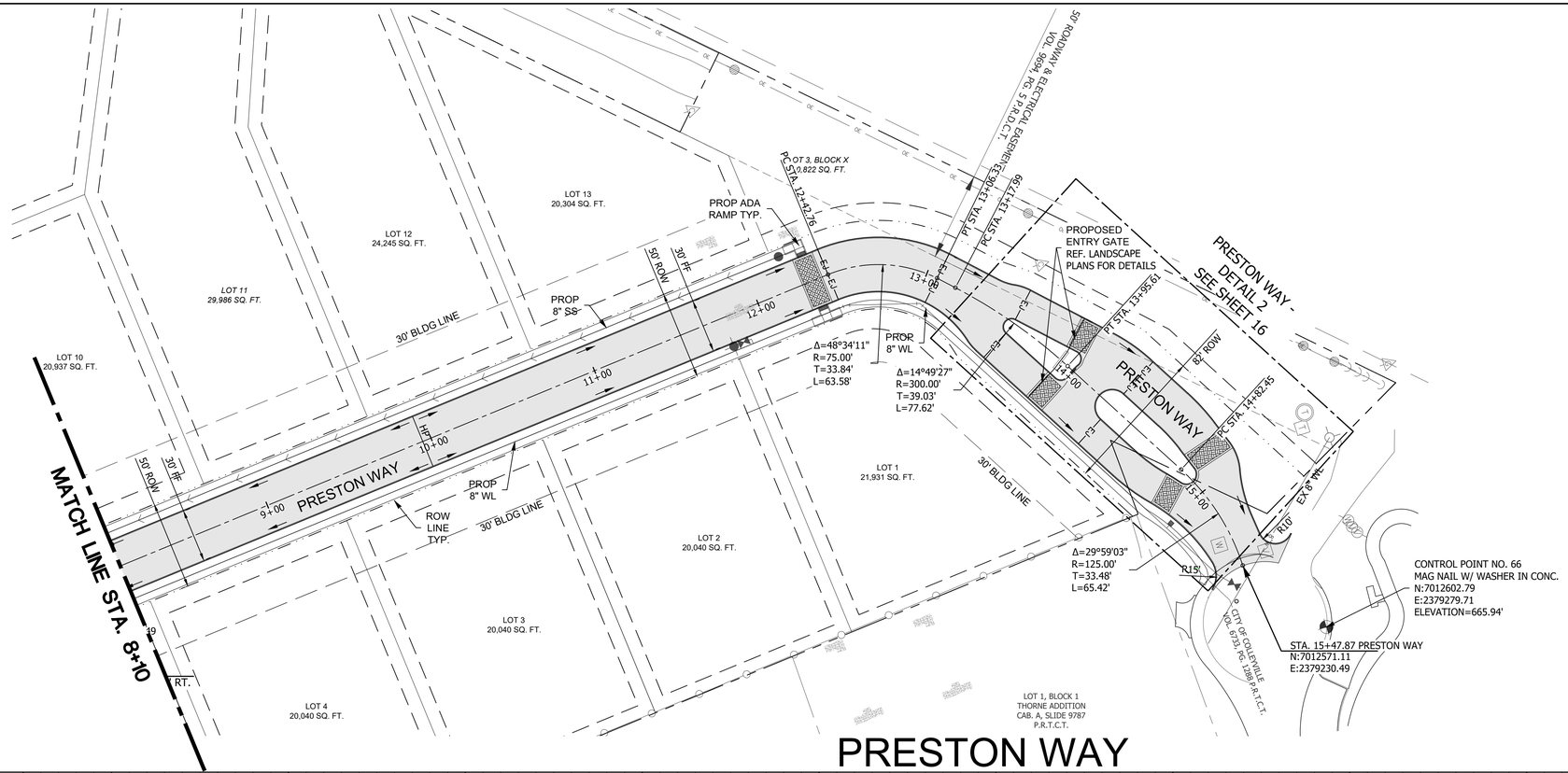

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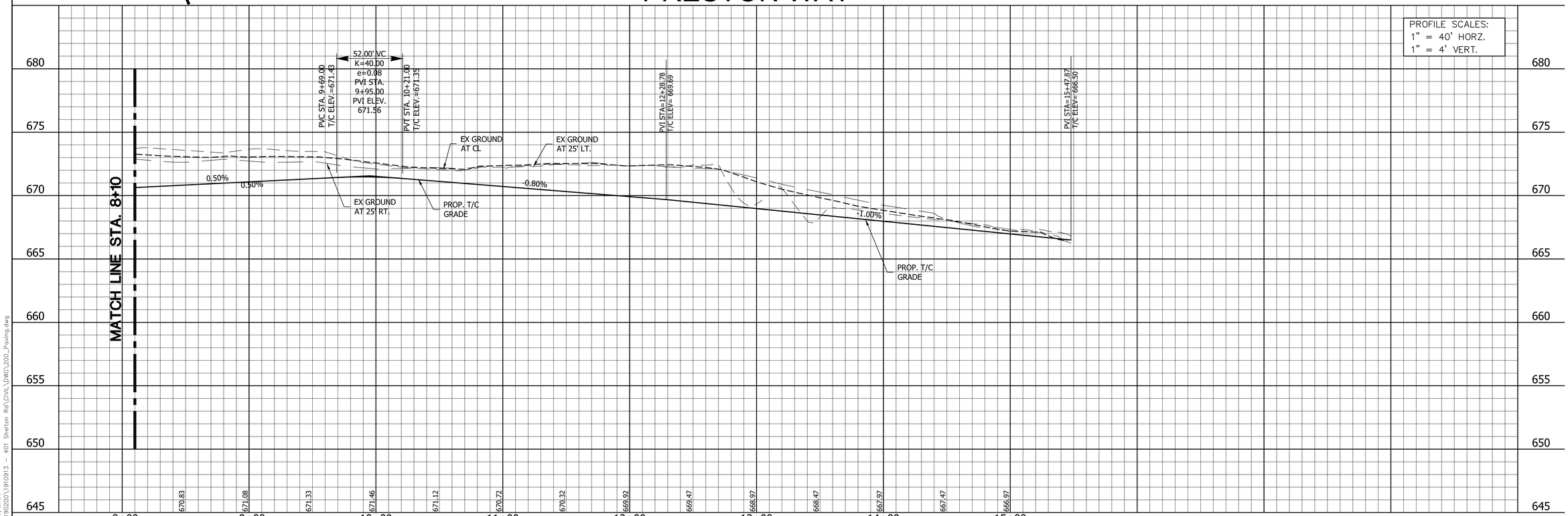

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GRAPHIC SCALE IN FEET

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.

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ENGINEERS and SURVEYORS
5000 Thompson Terrace, Colleyville, TX 76034
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PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
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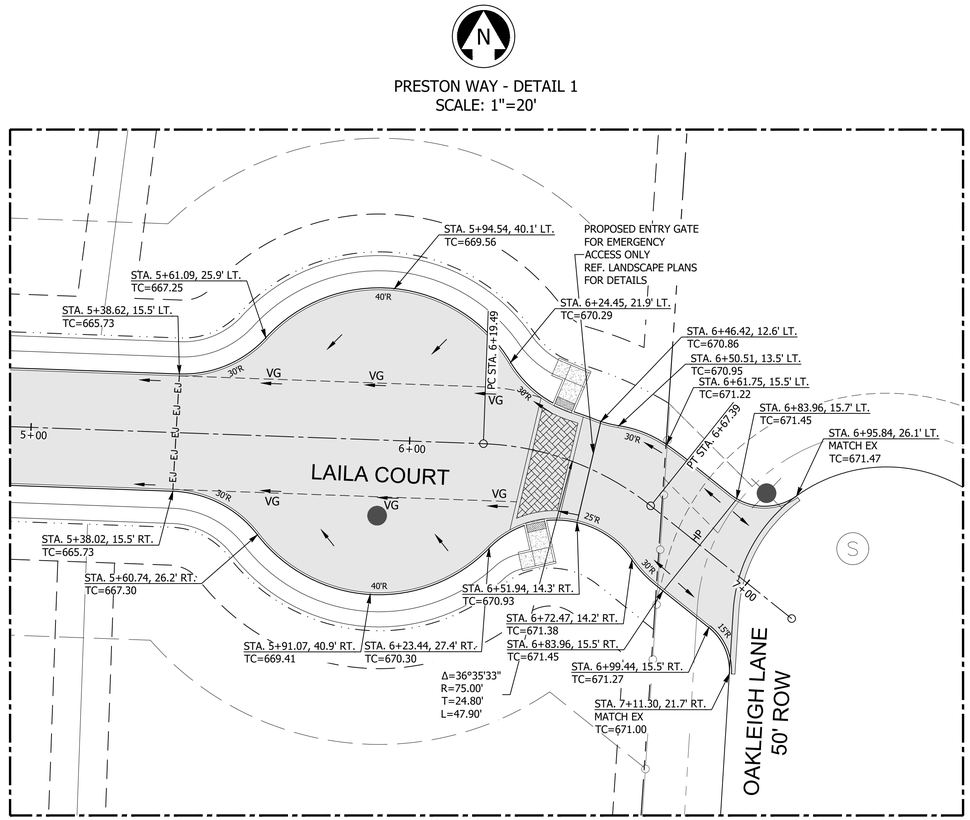

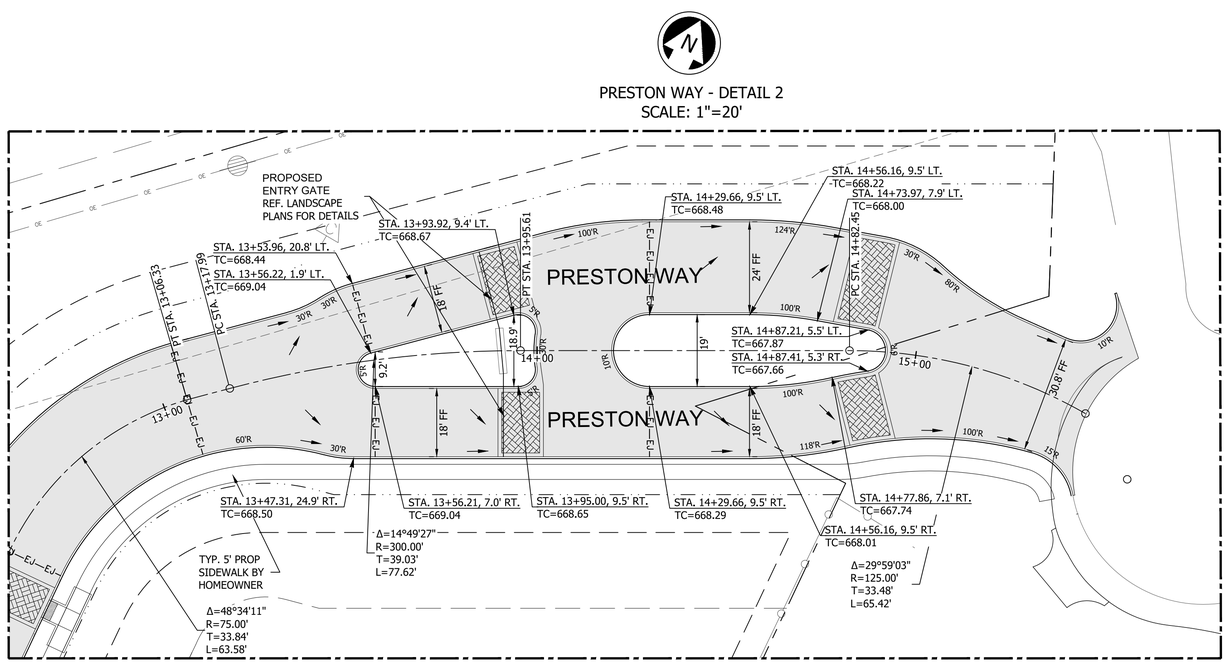

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GRAPHIC SCALE IN FEET

LEGEND

- PROPOSED ROAD PAVEMENT — REF. PAVING DETAIL SHEET
- DEVELOPER CONSTRUCTED SIDEWALK — REF. PAVING DETAIL SHEET
- –EJ—EJ—EJ– EXPANSION JOINT

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5000 Thompson Terrace, Colleyville, TX 76034
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PAVING MEDIAN DETAILS

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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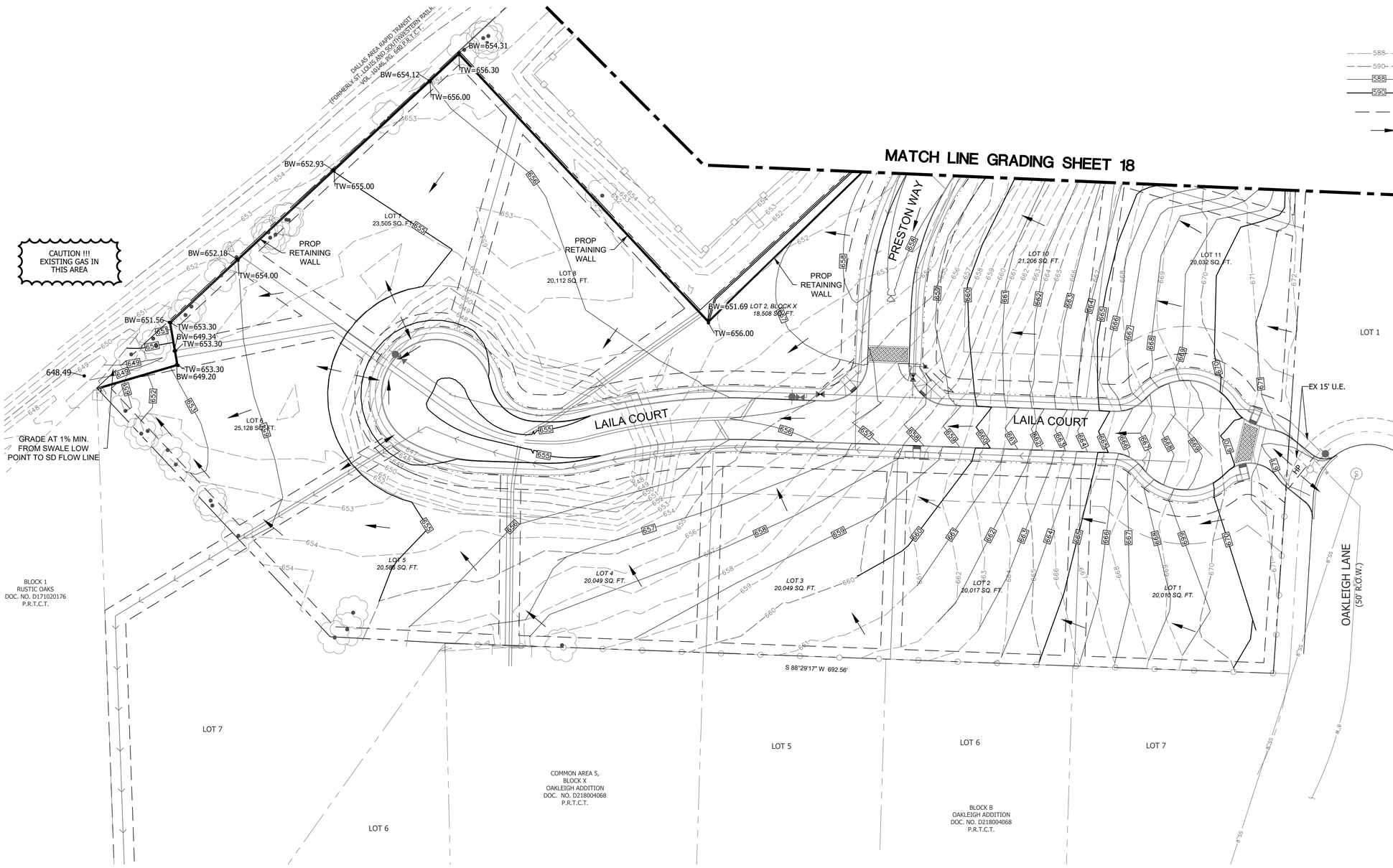

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GRADING PLAN 1 OF 3

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
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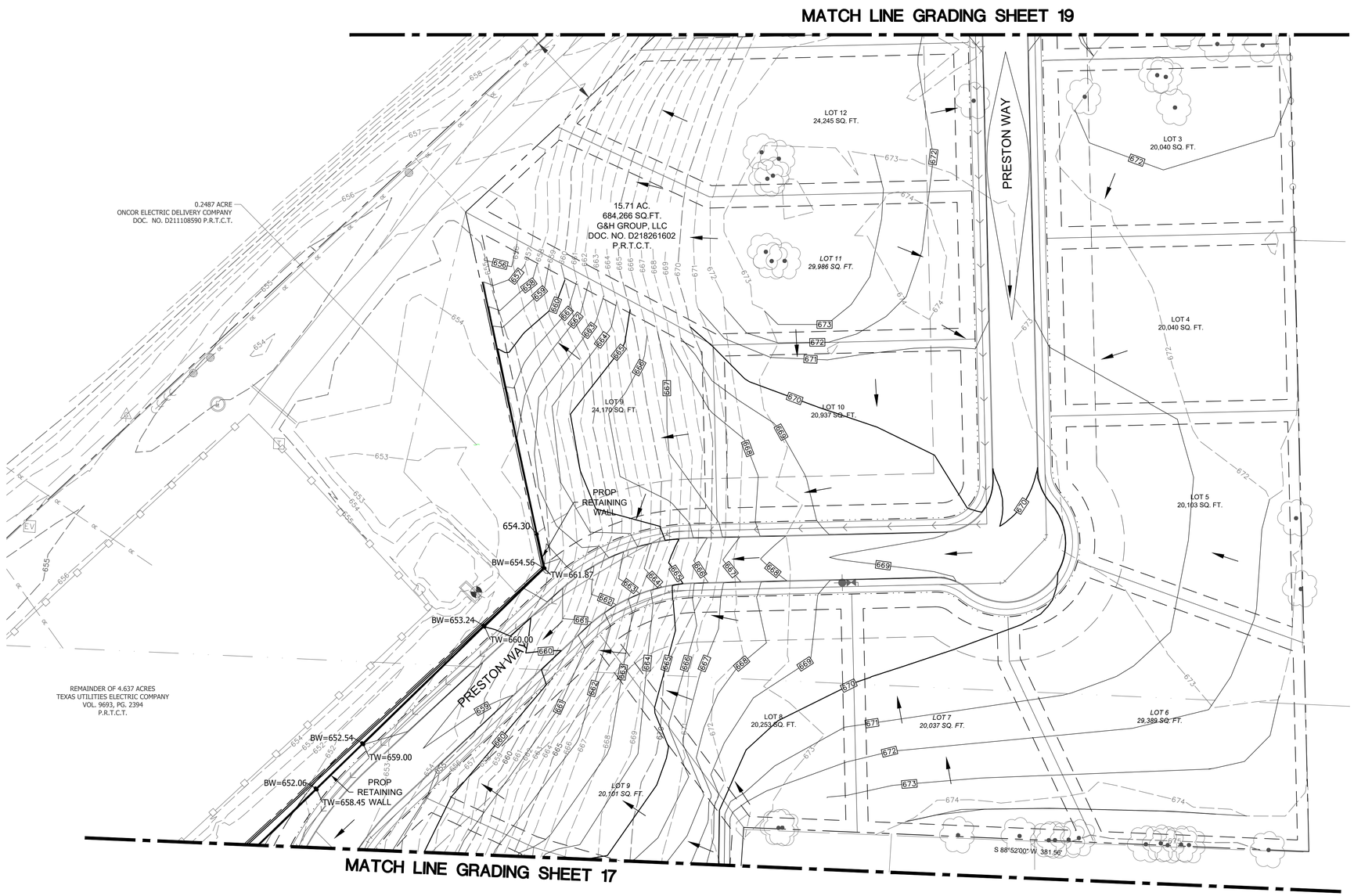

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GRAPHIC SCALE IN FEET

LEGEND

- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- 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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5000 Thompson Terrace, Colleyville, TX 76034
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GRADING PLAN 2 OF 3

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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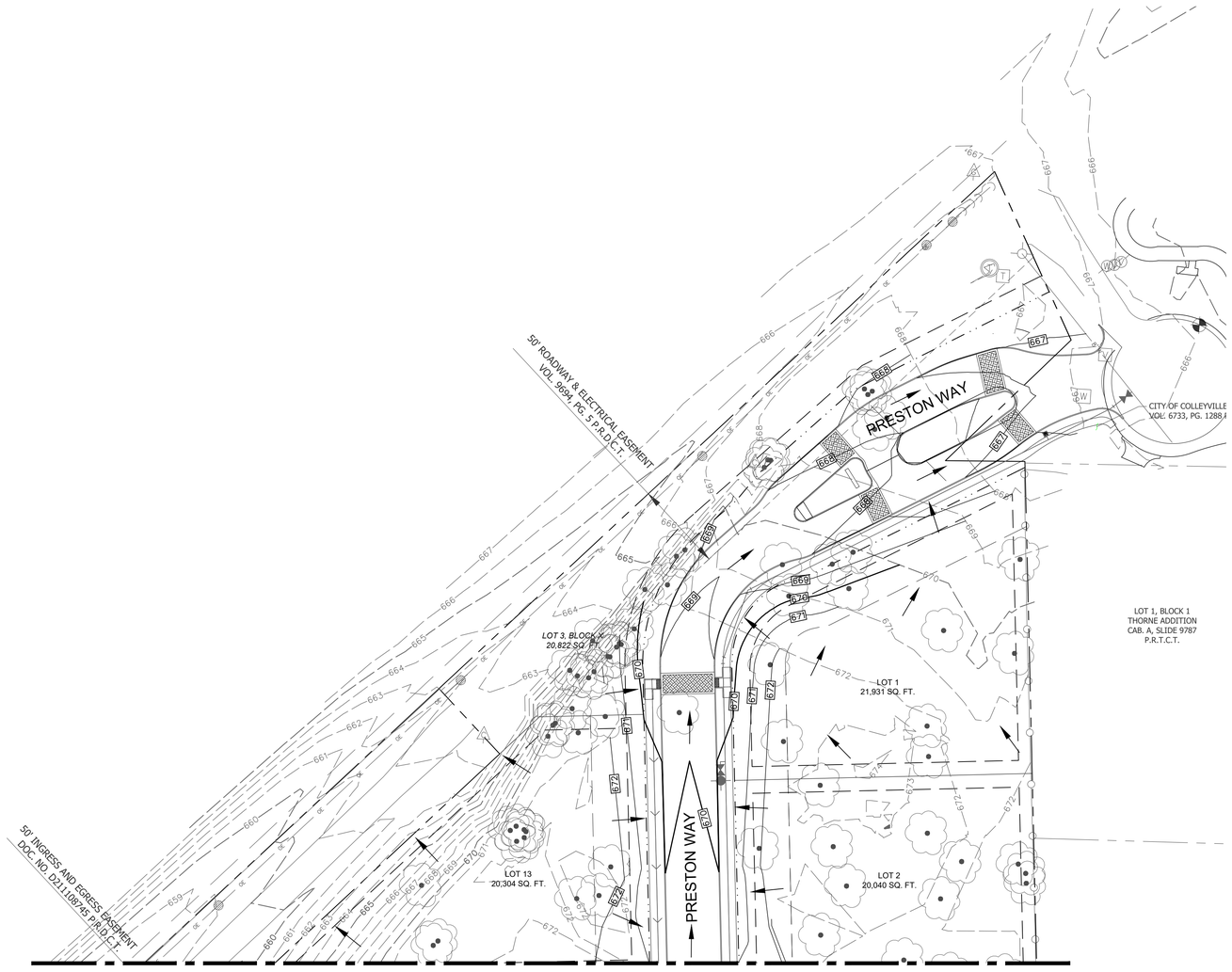
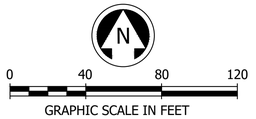


MATCH LINE GRADING SHEET 18



GRAPHIC SCALE IN FEET

LEGEND

- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- 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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ENGINEERS and SURVEYORS
5000 Thompson Terrace, Colleyville, TX 76034
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GRADING PLAN 3 OF 3

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
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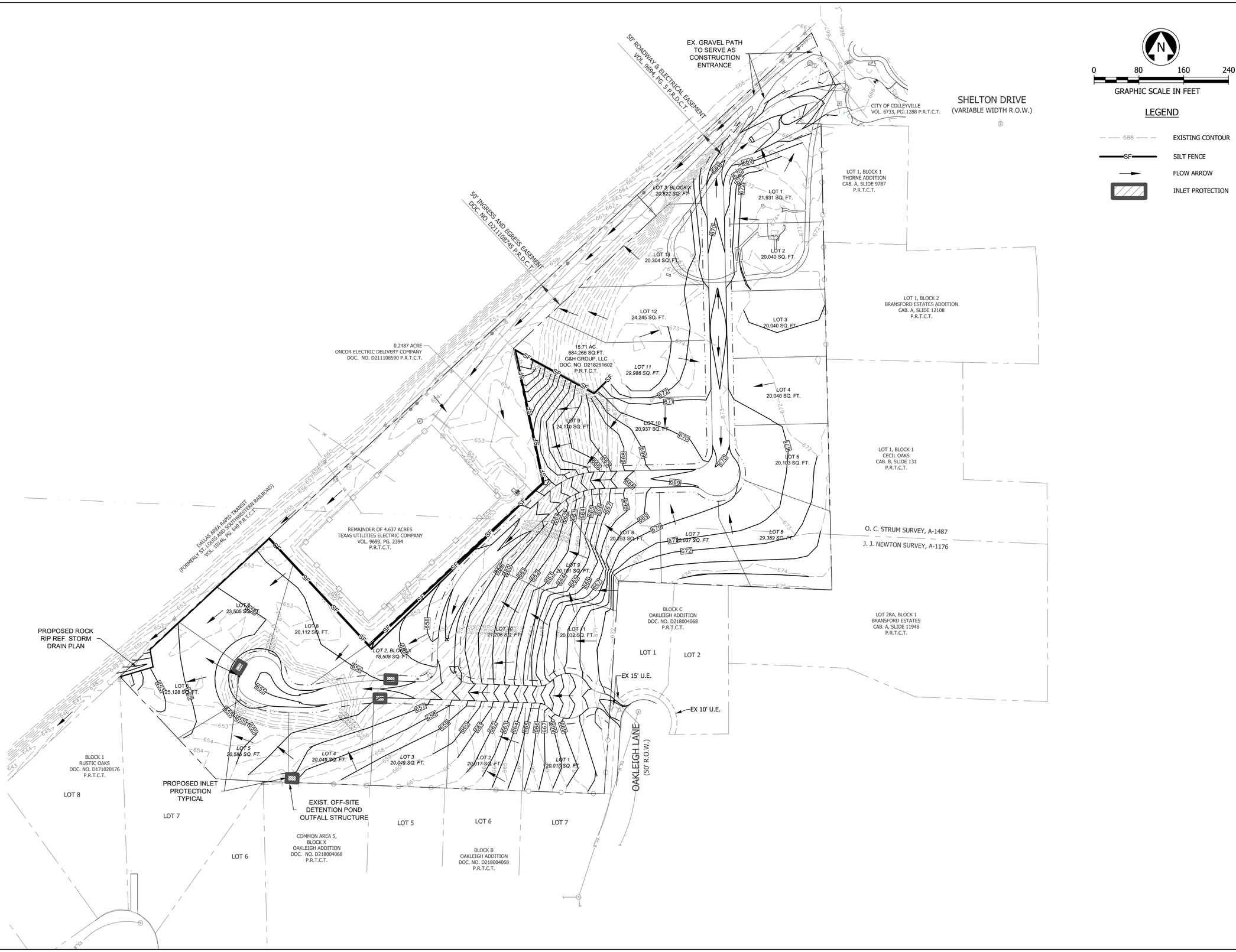

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EROSION CONTROL PLAN

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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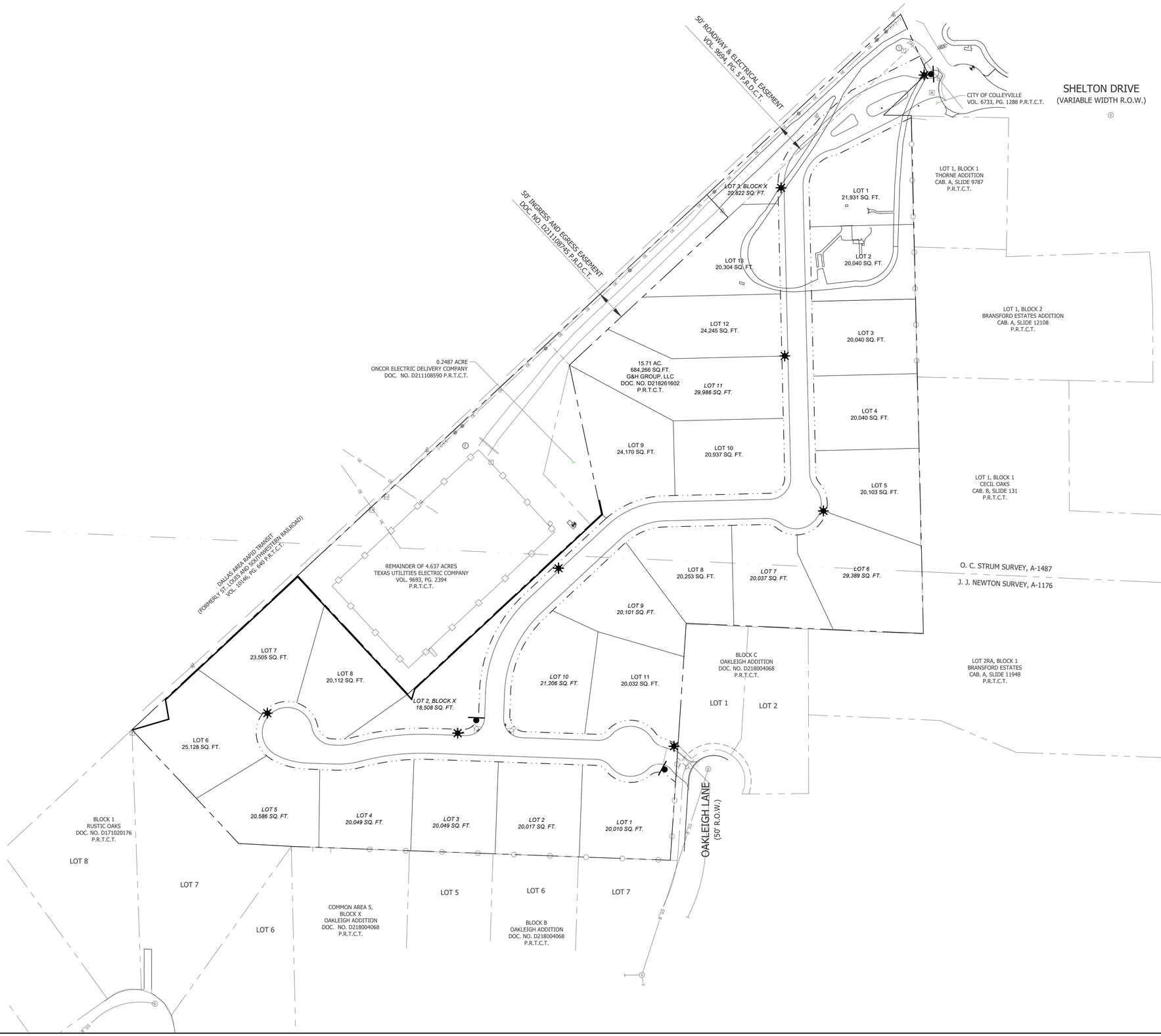

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GRAPHIC SCALE IN FEET

LEGEND

588 — EXISTING CONTOUR

PROPOSED STREET SIGN / STOP SIGN

PROPOSED STREET LIGHTS

STREET SIGN & STREET LIGHT GENERAL NOTES

1. ALL SIGNS SHALL BE LOCATED IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. STREET SIGNS SHALL BE FURNISHED AND INSTALLED BY THE DEVELOPER FOR ALL INTERSECTIONS WITHIN OR ABUTTING THE SUBDIVISION.
2. ALL SIGNS SHALL CONFORM TO THE STANDARDS AS SET FORTH IN THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. ALL ROAD IDENTIFICATION SIGNS ARE TO HAVE A BLUE BACKGROUND WITH WHITE REFLECTIVE LETTERING.
3. STREET LIGHTS SHALL BE INSTALLED AT ALL INTERSECTIONS, AT THE END OF ALL CUL-DE-SAC STREETS, AND AT INTERVALS OF NOT MORE THAN THREE HUNDRED (300) FEET

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
CONSULTANTS, L.L.C. ENGINEERS ↑ SURVEYORS

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OVERALL STREET LIGHT AND SIGN PLAN

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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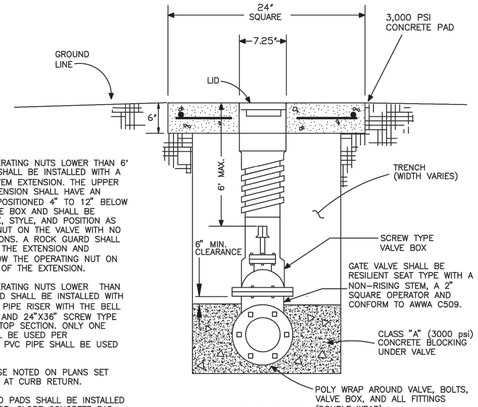
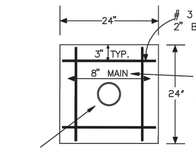


ELEVATION
NOT TO SCALE

NOTES

1. VALVES WITH OPERATING NUTS LOWER THAN 6' BELOW GROUND SHALL BE INSTALLED WITH A 1-1/4" SOLID STEM EXTENSION. THE UPPER END OF THE EXTENSION SHALL HAVE AN OPERATING NUT POSITIONED 4" TO 12" BELOW THE LID OF VALVE BOX AND SHALL BE IDENTICAL IN SIZE, STYLE, AND POSITION AS THE OPERATING NUT ON THE VALVE WITH NO CLIP ON EXTENSIONS. A ROCK GUARD SHALL BE ATTACHED TO THE EXTENSION AND LOCATED 2" BELOW THE OPERATING NUT ON THE UPPER END OF THE EXTENSION.
2. VALVES WITH OPERATING NUTS LOWER THAN 6' BELOW GROUND SHALL BE INSTALLED WITH 6" DUCTILE IRON PIPE RISER WITH THE BELL OVER THE VALVE AND 24"X36" SCREW TYPE VALVE BOX FOR TOP SECTION. ONLY ONE VALVE BOX SHALL BE USED PER INSTALLATION. NO PVC PIPE SHALL BE USED FOR THE RISER.
3. UNLESS OTHERWISE NOTED ON PLANS SET VALVES AND BOX AT CURB RETURN.
4. VALVE BOXES AND PADS SHALL BE INSTALLED AT FINISHED GRADE. SLOPE CONCRETE PAD SURFACED SLIGHTLY AWAY FROM LID.
5. ALL VALVES SHALL BE RESTRAINED BY AN APPROVED THRUST RESTRAINT DEVICE. RESTRAIN VALVE TO NEAREST FITTING WHERE APPLICABLE.
6. VALVE BOXES SHALL BE E.J.I.W. 6850, TYLER PIPE, OR APPROVED EQUIVALENT.
7. ETCH OR IMPRESS CURB WITH "V" (INDICATING DIRECTION OF VALVE LOCATION) AND FOOTAGE TO VALVE BOX. NUMBERS AND SYMBOL SHALL BE 4" IN HEIGHT AND MUST BE NEAT AND LEGIBLE.
8. VALVE BOXES SHALL INCLUDE 2'X2'X6" THICK CONCRETE PAD WITH COVER IN CENTER OF PAD.
9. ALL VALVES SHALL BE SET ON CONCRETE BLOCK FOOTING SUPPORT PRIOR TO POURING CONCRETE BLOCKING.
10. ALL GATE VALVES SHALL BE MUELLER, OR APPROVED EQUAL.
11. ALL VALVES SHALL OPEN LEFT.
12. THIS DETAIL APPLIES TO 6" THRU 12" GATE VALVES



PLAN
CONCRETE PAD
N.T.S.

REVISIONS
REVISIONS

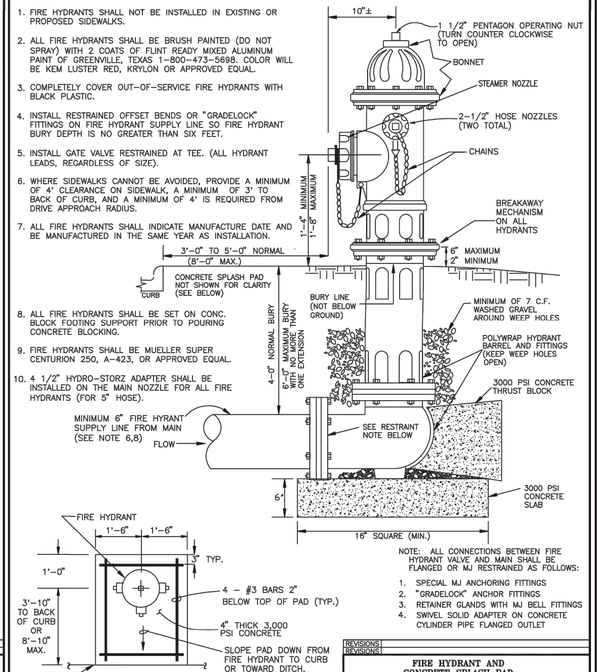
VALVE DETAIL WITH BOX AND CONCRETE PAD

CITY OF COLLEYVILLE TEXAS

DEC 2013 W-1

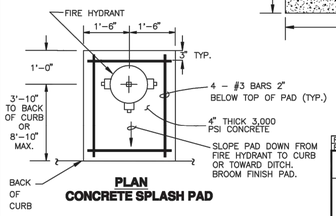
NOTES

1. FIRE HYDRANTS SHALL NOT BE INSTALLED IN EXISTING OR PROPOSED SIDEWALKS.
2. ALL FIRE HYDRANTS SHALL BE BRUSH PAINTED (DO NOT SPRAY) WITH 2 COATS OF FLINT READY MIXED ALUMINUM PAINT OF GREENVILLE, TEXAS 1-800-473-5698. COLOR WILL BE KEM LUSTER RED, KRYLON OR APPROVED EQUAL.
3. COMPLETELY COVER OUT-OF-SERVICE FIRE HYDRANTS WITH BLACK PLASTIC.
4. INSTALL RESTRAINED OFFSET BENDS OR "GRADELOCK" FITTINGS ON FIRE HYDRANT SUPPLY LINE SO FIRE HYDRANT BURY DEPTH IS NO GREATER THAN SIX FEET.
5. INSTALL GATE VALVE RESTRAINED AT TEE. (ALL HYDRANT LEADS, REGARDLESS OF SIZE).
6. WHERE SIDEWALKS CANNOT BE AVOIDED, PROVIDE A MINIMUM OF 4' CLEARANCE ON SIDEWALK, A MINIMUM OF 3' TO BACK OF CURB, AND A MINIMUM OF 4' IS REQUIRED FROM DRIVE APPROACH RADIUS.
7. ALL FIRE HYDRANTS SHALL INDICATE MANUFACTURE DATE AND BE MANUFACTURED IN THE SAME YEAR AS INSTALLATION.
8. ALL FIRE HYDRANTS SHALL BE SET ON CONC. BLOCK FOOTING SUPPORT PRIOR TO POURING CONCRETE BLOCKING.
9. FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURION 250, A-423, OR APPROVED EQUAL.
10. 4 1/2" HYDRO-STORZ ADAPTER SHALL BE INSTALLED ON THE MAIN NOZZLE FOR ALL FIRE HYDRANTS (FOR 5" HOSE).



NOTE: ALL CONNECTIONS BETWEEN FIRE HYDRANT VALVE AND MAIN SHALL BE FLANGED OR MJ RESTRAINED AS FOLLOWS:

1. SPECIAL MJ ANCHORING FITTINGS
2. "GRADELOCK" ANCHOR FITTINGS
3. RETAINER GLANDS WITH MJ BELL FITTINGS
4. SWIVEL SOLID ADAPTER ON CONCRETE CYLINDER PIPE FLANGED OUTLET



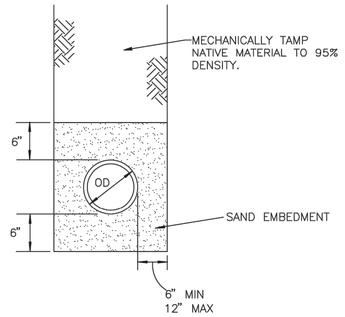
PLAN
CONCRETE SPLASH PAD

REVISIONS
REVISIONS

FIRE HYDRANT AND CONCRETE SPLASH PAD

CITY OF COLLEYVILLE TEXAS

DEC 2013 W-2



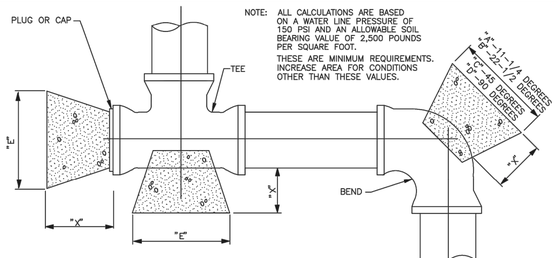
CLASS "C" EMBEDMENT
TYPICAL WATER MAIN

REVISIONS
REVISIONS

CLASS 'C' WATER EMBEDMENT

CITY OF COLLEYVILLE TEXAS

DEC 2013 W-4



NOTE: ALL CALCULATIONS ARE BASED ON A WATER LINE PRESSURE OF 150 PSI AND AN ALLOWABLE SOIL BEARING VALUE OF 2,500 POUNDS PER SQUARE FOOT.

THESE ARE MINIMUM REQUIREMENTS. INCREASE AREA FOR CONDITIONS OTHER THAN THESE VALUES.

HORIZONTAL BLOCKING TABLE

PIPE SIZE	"X" DIM. IN. FT.	11-1/4 DEGREES "A"	11-1/4 DEGREES MIN. AREA	22-1/2 DEGREES "B"	22-1/2 DEGREES MIN. AREA	45 DEGREES "C"	45 DEGREES MIN. AREA	90 DEGREES "D"	90 DEGREES MIN. AREA	TEE & PLUG "E"	TEE & PLUG MIN. AREA
4"	1.5	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.06	1.00	1.00
6"	1.5	1.00	1.00	1.00	1.00	1.14	1.30	1.55	2.40	1.30	1.70
8"	1.5	1.00	1.00	1.08	1.18	1.52	2.31	2.07	4.27	1.74	3.02
10"	1.5	1.00	1.00	1.35	1.84	1.90	3.61	2.58	6.66	2.17	4.71
12"	1.5	1.00	1.33	1.63	2.65	1.86	5.19	3.10	9.60	2.61	6.79
14"	1.5	1.03	1.81	1.90	3.60	2.66	7.07	3.61	13.06	3.04	9.24
16"	2.0	1.18	2.36	2.17	4.71	3.04	9.23	4.13	17.06	3.47	12.06
18"	2.0	1.33	2.99	2.44	5.96	3.42	11.69	4.65	21.59	3.91	15.27
20"	2.0	1.48	3.70	2.71	7.35	3.80	14.43	5.16	26.66	4.34	18.85
21"	2.0	1.55	4.07	2.85	8.11	3.99	15.91	5.42	29.39	4.56	20.78
24"	2.0	1.77	5.32	3.25	10.59	4.56	20.77	6.20	38.39	5.21	27.14
27"	2.5	1.99	6.73	3.66	13.40	5.13	26.29	6.97	48.58	5.86	34.35
30"	2.5	2.22	8.31	4.07	16.55	5.70	32.46	7.74	59.98	6.51	42.41
33"	2.5	2.44	10.06	4.47	20.02	6.27	39.28	8.52	72.57	7.16	51.31
36"	2.5	2.66	11.97	4.88	23.83	6.84	46.74	9.29	86.37	7.81	61.07
39"	3.0	2.88	14.05	5.29	27.97	7.41	54.86	10.07	101.36	8.47	71.68
42"	3.0	3.10	16.30	5.69	32.43	7.98	63.62	10.85	117.56	9.12	83.13

NOTE: CLASS "B" CONCRETE 2,000 PSI SHALL BE USED FOR ALL BLOCKING UNLESS OTHERWISE NOTED ON STANDARD DETAILS OR PLANS.

THE MINIMUM VERTICAL DIMENSION OF ALL BLOCKING SHALL BE 1.5 TIMES THE PIPE DIAMETER WITH AT LEAST 0.75 TIMES THE PIPE DIAMETER EXTENDING BOTH ABOVE AND BELOW THE PIPE CENTERLINE. THIS DIMENSION DETERMINES THE "A" DIMENSION FOR 11-1/4' BENDS.

FOR 22-1/2", 45", 90", AND TEES AND PLUGS, THE VERTICAL DIMENSION SHALL BE EQUAL TO THE HORIZONTAL DIMENSION SHOWN TO PRODUCE THE REQUIRED MINIMUM AREA.

ALL MINIMUM AREAS ARE IN SQUARE FEET.

BLOCKING TO BE AGAINST UNDISTURBED TRENCH WALLS AND BOTTOM.

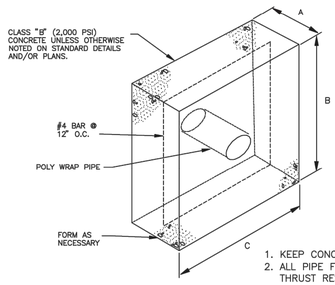
AS A MINIMUM, ALL PIPE FITTINGS IN PRESSURE SITUATIONS SHALL ALSO BE RESTRAINED BY AN APPROVED THRUST RESTRAINT DEVICE.

REVISIONS
REVISIONS

HORIZONTAL THRUST BLOCK

CITY OF COLLEYVILLE TEXAS

DEC 2013 W-5



NOTES:

1. KEEP CONCRETE CLEAR OF PIPE JOINTS & BOLTS.
2. ALL PIPE FITTINGS BE RESTRAINED BY AN APPROVED THRUST RESTRAINT DEVICE.

BENDS		90°	45°	22-1/2°	11-1/4°
PIPE NOMINAL DIA. (in.) 6	*VOL. REQ'D. C.F.	28.27	22.61	11.33	5.65
	A FT.	1.75	1.5	1.0	0.75
	B FT.	4.0	3.88	3.36	2.75
	C FT.	4.0	3.88	3.36	2.75
8	*VOL. REQ'D. C.F.	50.27	40.21	20.11	10.05
	A FT.	2.0	1.75	1.5	1.0
	B FT.	5.0	4.8	3.66	3.2
	C FT.	5.0	4.8	3.66	3.2
10	*VOL. REQ'D. C.F.	78.54	62.83	31.41	15.71
	A FT.	2.25	2.0	1.75	1.5
	B FT.	5.9	5.6	4.25	3.25
	C FT.	5.9	5.6	4.25	3.25
12	*VOL. REQ'D. C.F.	153.94	123.15	61.57	30.79
	A FT.	4.0	3.5	2.0	1.75
	B FT.	6.2	6.0	5.54	4.2
	C FT.	6.2	6.0	5.54	4.2

*VOLUME CALCULATED ON THE BASIS OF CONCRETE REACTING THRUST ON THE RESPECTIVE BENDS UNDER AN INTERNAL PRESSURE OF 150 PSI AND CONCRETE WEIGHT OF 150 LB. PER CU. FT.

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VERTICAL TIE-DOWN BLOCK

CITY OF COLLEYVILLE TEXAS

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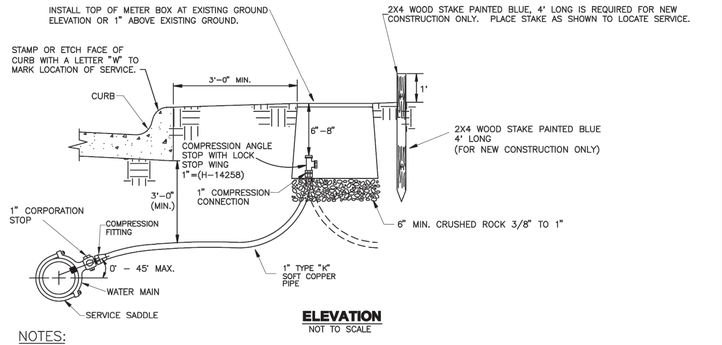

ELEVATION
NOT TO SCALE

NOTES:

1. DOUBLE STRAPPED BRONZE, STAINLESS STEEL, OR EPOXY COATED DUCTILE IRON SADDLE SHALL BE USED FOR ALL SERVICE TAPS.
2. COPPER SERVICES SHALL BE CONTINUOUS WITH NO JOINTS FROM CORP. STOP TO QUARTER BEND.
3. ALL COPPER FITTINGS SHALL BE COMPRESSION FITTINGS.
4. NO TAPS SHALL BE LESS THAN 1" MINIMUM.
5. METERS SHALL NOT BE INSTALLED IN EXISTING OR PROPOSED SIDEWALKS OR WITHIN 3' OF DRIVEWAYS OR STREETS.
6. METERS AND TAPS SHALL BE LOCATED ON SAME SIDE OF MAIN.
7. FOR NEW DEVELOPMENT, METERS SHALL BE LOCATED 1' OFF LOT LINE.
5. METER BOX SHALL BE OLDCASTLE/CARSON MODEL NO. 1118 MSBC, OR APPROVED EQUAL.

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1" WATER SERVICE FOR 1" AND 3/4" OUTLETS

CITY OF COLLEYVILLE TEXAS

DEC 2013 W-10

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

NO.	REVISION DESCRIPTIONS:	DATE:

WATER DETAILS

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

PRELIMINARY FOR REVIEW ONLY

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They were prepared by, or under supervision of:
OSAMA F. NASHED
Name
90373
P.E.#
2/18/2020
Date

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19-0200

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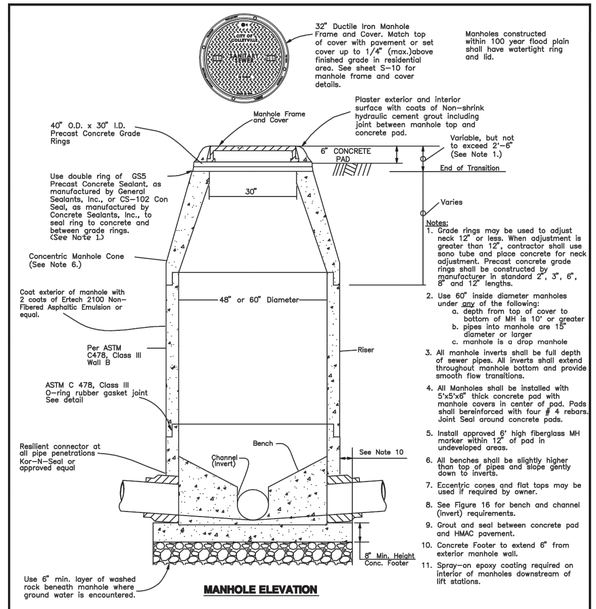

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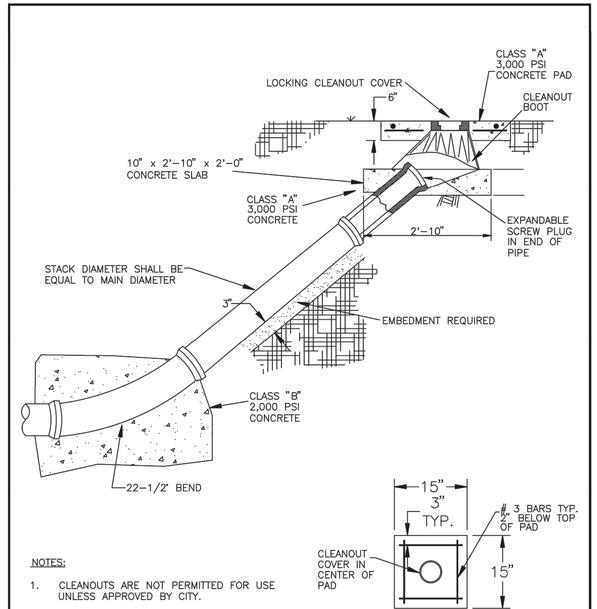
PRECAST CONCRETE SANITARY SEWER MANHOLE

CITY OF COLLEYVILLE TEXAS

DEC 2013 S-2



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.

CONCRETE CLEANOUT PAD

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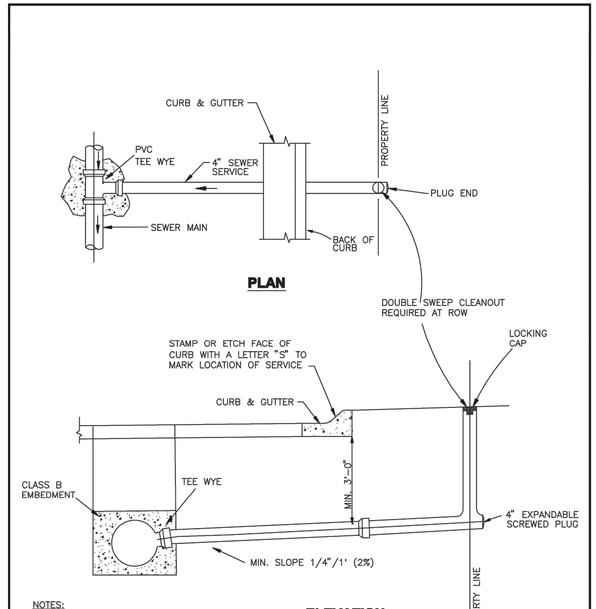
SANITARY SEWER CLEANOUT

CITY OF COLLEYVILLE TEXAS

DEC 2013 S-5



NOTES:

1. SERVICES WITH LESS THAN 2' CLEARANCE UNDER AN EXISTING OR PROPOSED STORM DRAIN SHALL BE CONCRETE ENCASED.
2. SERVICES SHALL BE SDR-35 PVC PIPE WITH CLASS B EMBEDMENT.
3. NEW SERVICE TAPS ON EXISTING MAINS REQUIRE INSERTA-TEE CONNECTION OR APPROVED EQUAL.

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SANITARY SEWER SERVICE

CITY OF COLLEYVILLE TEXAS

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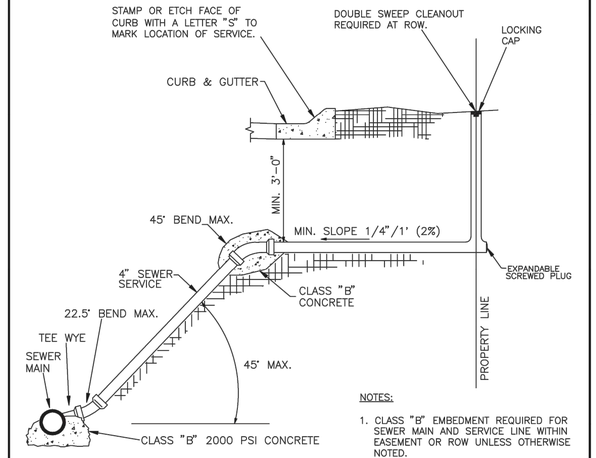

ELEVATION

(PLAN VIEW SAME AS SANITARY SEWER SERVICE)

NOTES:

1. CLASS "B" EMBEDMENT REQUIRED FOR SEWER MAIN AND SERVICE LINE WITHIN EASEMENT OR ROW UNLESS OTHERWISE NOTED.
2. SERVICES SHALL BE SDR-26 PVC PIPE.
3. NEW SERVICE TAPS ON EXISTING MAINS REQUIRE INSERTA-TEE CONNECTION OR APPROVED EQUAL.
4. DEEP SANITARY SEWER SERVICE TO BE USED WHEN DEPTH OF SEWER MAIN IS AT OR EXCEEDS 10'.

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DEEP SANITARY SEWER SERVICE

CITY OF COLLEYVILLE TEXAS

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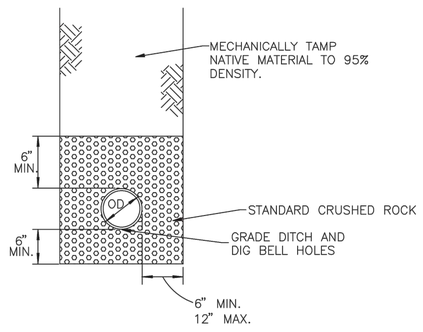

CLASS "B" EMBEDMENT
TYPICAL SANITARY SEWER MAIN

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CLASS 'B' SEWER EMBEDMENT

CITY OF COLLEYVILLE TEXAS

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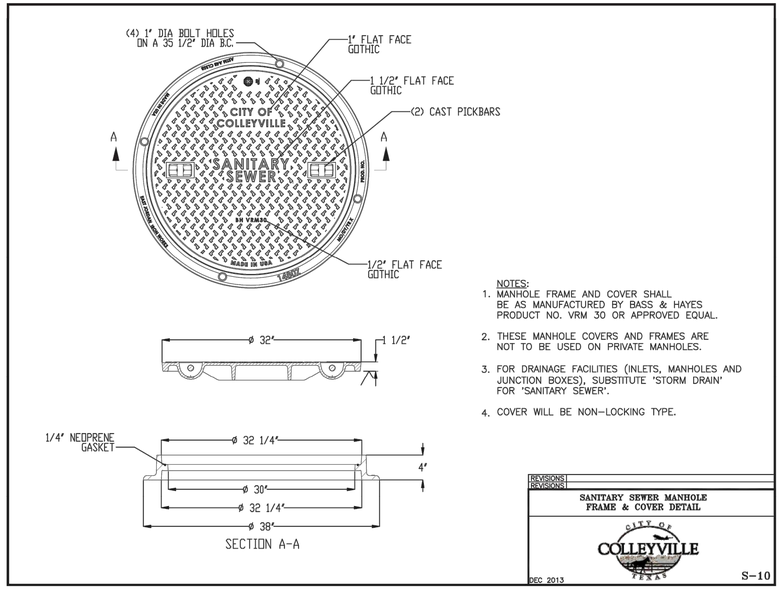

NOTES:

1. MANHOLE FRAME AND COVER SHALL BE AS MANUFACTURED BY BASS & HAYES PRODUCT NO. VRM 30 OR APPROVED EQUAL.
2. THESE MANHOLE COVERS AND FRAMES ARE NOT TO BE USED ON PRIVATE MANHOLES.
3. FOR DRAINAGE FACILITIES (INLETS, MANHOLES AND JUNCTION BOXES), SUBSTITUTE 'STORM DRAIN' FOR 'SANITARY SEWER'.
4. COVER WILL BE NON-LOCKING TYPE.

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SANITARY SEWER MANHOLE FRAME & COVER DETAIL

CITY OF COLLEYVILLE TEXAS

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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
CONSULTANTS, L.L.C. ENGINEERS ↑ SURVEYORS

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SEWER DETAILS

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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They were prepared by, or under supervision of:
OSAMA F. NASHED
Name
90373
P.E.#
2/18/2020
Date

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TABLE OF DIMENSIONS & REINFORCING STEEL (Wings for One Structure End)

Dimensions					Variable Reinforcing				Estimated Quantities per ft of wing length (2-Wings)	
Maximum Wingwall Height Hw	W	X	Y	Z	Bars J1 Size	Bars J1 Spa	Bars J2 Size	Bars J2 Spa	Reinf (Lb/Ft)	Conc (CY/Ft)
2'-6"	2'- 5"	1'- 0"	9"	7"	#4	1'-0"	#4	1'-0"	33,73	0,248
3'-0"	2'- 7"	1'- 0"	9"	7"	#4	1'-0"	#4	1'-0"	37,07	0,261
3'-6"	2'- 5"	1'- 0"	9"	7"	#4	1'-0"	#4	1'-0"	37,74	0,273
4'-0"	2'- 5"	1'- 0"	9"	7"	#4	1'-0"	#4	1'-0"	38,41	0,285
4'-6"	3'- 2"	1'- 6"	1'- 0"	7"	#4	1'-0"	#4	1'-0"	41,75	0,330
5'-0"	3'- 2"	1'- 6"	1'- 0"	7"	#4	1'-0"	#4	1'-0"	45,09	0,343
5'-6"	3'- 2"	1'- 6"	1'- 0"	7"	#4	1'-0"	#4	1'-0"	45,75	0,355
6'-0"	3'- 2"	1'- 6"	1'- 0"	7"	#4	1'-0"	#4	1'-0"	46,42	0,367
7'-0"	3'- 8"	1'- 9"	1'- 3"	7"	#4	1'-0"	#4	1'-0"	52,77	0,414
8'-0"	4'- 2"	2'- 0"	1'- 6"	8"	#5	1'-0"	#4	1'-0"	60,19	0,486
9'-0"	4'- 8"	2'- 3"	1'- 9"	8"	#4	6"	#4	6"	81,49	0,535
10'-0"	5'- 2"	2'- 6"	2'- 0"	8"	#5	6"	#4	6"	97,25	0,584
11'-0"	5'- 8"	2'- 9"	2'- 3"	8"	#6	6"	#5	6"	133,65	0,634
12'-0"	6'- 2"	3'- 0"	2'- 6"	9"	#7	6"	#5	6"	162,29	0,721
13'-0"	6'- 8"	3'- 3"	2'- 9"	11"	#7	6"	#5	6"	178,80	0,856
14'-0"	7'- 2"	3'- 6"	3'- 0"	1'- 0"	#8	6"	#5	6"	216,78	0,959
15'-0"	7'- 8"	4'- 0"	3'- 0"	1'- 1"	#9	6"	#6	6"	283,06	1,068
16'-0"	8'- 2"	4'- 6"	3'- 0"	1'- 3"	#9	6"	#6	6"	297,02	1,234

TABLE OF WINGWALL REINFORCING (2-Wings)

Bar	Size	No.	Spa
D	#5	~	1'-0"
E	#4	~	1'-0"
F	#4	~	1'-0"
G	#6	4	~
M	#4	4	~
P	#4	~	1'-0"
R	#5	6	~
V	#4	~	1'-0"

TABLE OF ESTIMATED CULVERT TOEWALL QUANTITIES

Bar	Size	No.	Spa
L	#4	~	1'-6"
Q	#4	1	~
Reinf (Lb/Ft)			2,45
Conc (CY/Ft)			0,037

WING DIMENSION CALCULATIONS:

Formulas: (All values are in Feet)

Hw = H + T + C - 0.250'
A = (Hw - 0.333') (SL)
B = (A) Tangent (30°)
Lw = (A) ÷ Cosine (30°)
For Cast-in-place culverts:
Ltw = (N) (S) + (N+1) (U)
For Precast culverts:
Ltw = (N) (2S+T) + (N-1) (0.500')
Total Wingwall Area (Two Wings ~ S.F.)=(Hw + 0.333') (Lw)

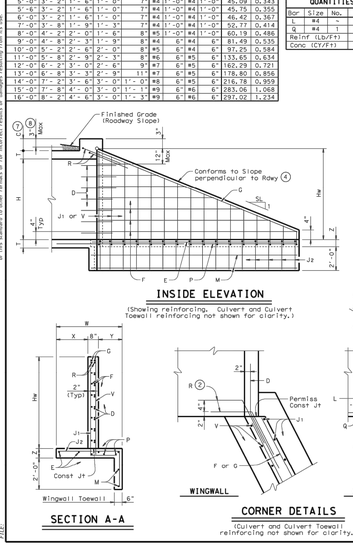
Hw = Height of Wingwall
SL:1 = Side Slope Ratio (Horizontal:1 Vertical)
Lw = Length of Wingwall
Ltw = Culvert Toewall Length
N = Number of Culvert Spans

See applicable box culvert standard for H, S, T, and U values.

1. Extend Bars P 3'-0" minimum into bottom slab of Box Culvert.
2. Adjust to fit as necessary to maintain 1 ¼" clear cover and 4" minimum between bars.
3. Quantities shown are based on an average wing height for two wings (one structure end). To determine total quantities for two wings multiply the tabulated values by Lw.
4. Recommended values of Slope are: 2:1, 3:1, 4:1, & 6:1.
5. When shown elsewhere on the plans, a 5" deep concrete slope paving shall be placed on the toewall for erosion control as required by Item 432, "Riprap". Unless otherwise shown on the plans or directed by the Engineer, the riprap shall have a 6" wide by 1'-6" deep reinforced concrete toewall along all edges adjacent to natural ground. The toewall shall be reinforced by extending typical riprap reinforcing into the toewalls construction joints or grooved joints, oriented in the direction of flow, shall extend across the full distance of the riprap, at intervals of approximately 20'. When such riprap is provided, the culvert toewall shown in SECTION B-B will not be required.
6. At Contractor's option, Culvert Toewall may be ended flush with Wingwall Toewall. Adjust reinforcing from that shown as necessary.
7. 0" min to 5'-0" max. Estimated curb heights are shown elsewhere in the plans. For structures with pedestrian rail, bicycle rail or curbs taller than 1'-0", refer to ECD standards. For structures with T6 bridge rail, refer to T6-CM standards. For structures with traffic rail, other than T6, refer to MAC standards.
8. For vehicle safety, curb heights and wall heights shall be reduced, if necessary, to provide a maximum 3" projection above finished grade. No changes will be made in quantities and no additional compensation will be allowed for this work.

GENERAL NOTES:

Design and Detailing to AASHTO LRFD Specifications.
All reinforcing steel shall be Grade 60, "Fiber Reinforcement for "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing bars for concrete unless noted otherwise.
All concrete shall be Class "C" and shall have a minimum compressive strength of 3600 psi.
All reinforcing bars shall be adjusted to provide a minimum of 1 ½" clear cover.
When structure is founded on solid rock, depth of toewalls for culverts and wingwalls may be reduced or eliminated as directed by the Engineer.
See BCS sheet for additional dimensions and information.
The quantities for concrete and reinforcing steel resulting from the formulas given on this sheet are for Contractor's information only.



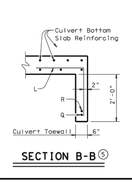
INSIDE ELEVATION
(Showing reinforcing. Culvert and Culvert Toewall reinforcing not shown for clarity.)

PLAN
(Showing dimensions.)

WINGWALL

FOOTING AND TOEWALL

CORNER DETAILS
(Culvert and Culvert Toewall reinforcing not shown for clarity.)



SECTION B-B ①

BARS D

BARS R

BARS J1

BARS V

BARS L

BARS J2

Texas Department of Transportation — Bridge Division Standard

CONCRETE WINGWALLS WITH FLARED WINGS FOR 0° SKEW BOX CULVERTS

FW-0

FILE: fw-0ddd.dgn	DN: GAF	CK: CAT	DW: TxDOT	CK: GAF
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DISCLAIMER
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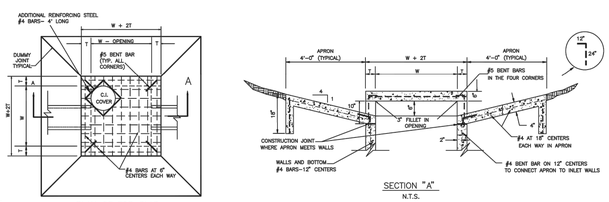

PLAN OF TOP SLAB
N.T.S.

SECTION "A"
N.T.S.

INLET SIZE	T	W
3' SQUARE	6"	3'-0"
4' SQUARE	7"	4'-0"
5' SQUARE	8"	5'-0"
6' SQUARE	9"	6'-0"

GENERAL NOTES:

1. REINFORCING STEEL SHALL BE #4 BARS ON 12" CENTERS BOTH WAYS FOR BOTTOM SLAB AND WALLS, AND #4 BARS ON 6" CENTERS BOTH WAYS FOR TOP SLAB. ADDITIONAL REINFORCING STEEL SHALL BE PLACED AROUND MANHOLES AS SHOWN.
2. ALL REINFORCING STEEL SHALL BE GRADE 60.
3. ALL CONCRETE SHALL BE CLASS "A".
4. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4"
5. ALL REINFORCING STEEL SHALL HAVE A MINIMUM COVER OF 2" ON INSIDE FACE WALL.
6. ALL BACKFILLING SHALL BE PERFORMED BY MECHANICAL TAMPING TO 95% STANDARD PROCTOR DENSITY.
7. ALL DROP INLETS SHALL HAVE ONE OPENING ON EACH SIDE UNLESS OTHERWISE SHOWN ON PLANS.
8. LIGHT BROOM FINISH ON ALL SURFACES.
9. SEE SHEET D-1 FOR STEPS AND OTHER INLET DETAILS.
10. SEE SHEET S-10 FOR MANHOLE COVER. CHANGE "SANITARY SEWER" TO "STORM DRAIN".

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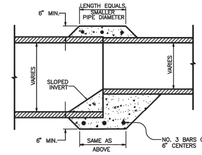
DROP INLET

CITY OF COLLEYVILLE TEXAS

DEC 2013 D-4



PIPE COLLAR DETAIL
NTS

NOTES

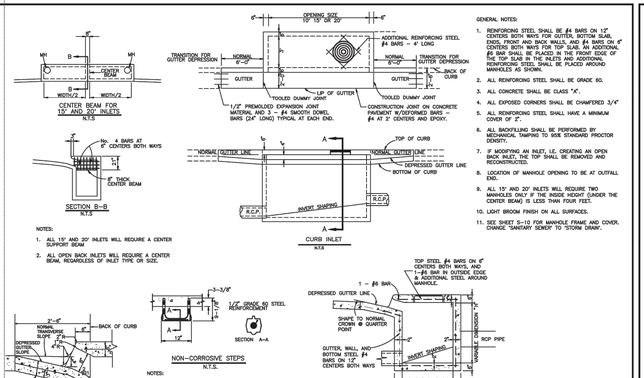
1. THIS PROCEDURE/DETAIL WILL ONLY BE USED WHEN A PREFAB REDUCTION IS NOT POSSIBLE.
2. CONCRETE FOR COLLAR WILL NOT BE PAID FOR DIRECTLY. BID WILL BE CONSIDERED SUBSIDIARY TO THE VARIOUS OTHER BID ITEMS.
3. CONCRETE SHALL BE 5 SACK 3000 PSI.

REVISIONS	
REVISIONS	

PIPE COLLAR

CITY OF COLLEYVILLE TEXAS

DEC 2013 D-5



NOTES:

1. ALL 15' AND 20' INLETS WILL REQUIRE A CENTER SUPPORT BEAM
2. ALL OPEN BACK INLETS WILL REQUIRE A CENTER BEAM, REGARDLESS OF INLET TYPE OR SIZE.

GENERAL NOTES:

1. REINFORCING STEEL SHALL BE #4 BARS ON 12" CENTERS BOTH WAYS FOR OUTER, BOTTOM SLAB, ENDS, FRONT AND BACK WALLS, AND #4 BARS ON 6" CENTERS BOTH WAYS FOR TOP SLAB. AN ADDITIONAL #4 BAR SHALL BE PLACED IN THE FRONT EDGE OF THE TOP SLAB IN THE INLETS AND ADDITIONAL REINFORCING STEEL SHALL BE PLACED AROUND MANHOLES AS SHOWN.
2. ALL REINFORCING STEEL SHALL BE GRADE 60.
3. ALL CONCRETE SHALL BE CLASS "A".
4. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4"
5. ALL REINFORCING STEEL SHALL HAVE A MINIMUM COVER OF 2".
6. ALL BACKFILLING SHALL BE PERFORMED BY MECHANICAL TAMPING TO 95% STANDARD PROCTOR DENSITY.
7. IF MODIFYING AN INLET, I.E. CREATING AN OPEN BACK INLET, THE TOP SHALL BE REMOVED AND RECONSTRUCTED.
8. LOCATION OF MANHOLE OPENING TO BE AT OUTFALL END.
9. ALL 15' AND 20' INLETS WILL REQUIRE TWO MANHOLES ONLY IF THE INSIDE HEIGHT (UNDER THE CENTER BEAM) IS LESS THAN FOUR FEET.
10. LIGHT BROOM FINISH ON ALL SURFACES.
11. SEE SHEET S-10 FOR MANHOLE FRAME AND COVER. CHANGE "SANITARY SEWER" TO "STORM DRAIN".

NON-CORROSIVE STEPS
N.T.S.

NOTES:

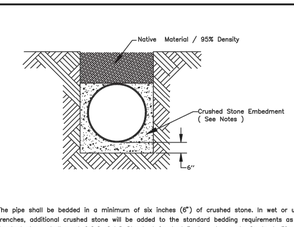
1. STEPS SHALL CONFORM TO ASTM C478-86a.
2. M.A. IND. INC. NUMBER "PS1-PF" STEPS OR AMERICAN STEP CO., INC. NUMBER M.-10 OR APPROVED EQUAL TO BE INSTALLED PER MANUFACTURERS DIRECTION.
3. STEPS ARE REQUIRED FOR ALL INLETS 4' AND DEEPER.
4. STEPS SHALL BE PLACED 12" ON CENTERS VERTICALLY AND STAGGERED 12" ON CENTERS HORIZONTALLY.
5. THE TOP STEP SHALL BE NO GREATER THAN 1' BELOW THE INSIDE OF THE TOP OF THE INLET, AND THE BOTTOM STEP SHALL BE NO HIGHER THAN 2' FROM THE FLOOR.
6. STEPS SHALL BE PLACED ON A WALL WHICH WILL NOT CONFLICT WITH THE PIPE(S) AND SHALL BE EASILY ACCESSIBLE FROM THE MANHOLE OPENING.

REVISIONS	
REVISIONS	

STANDARD CURB INLET

CITY OF COLLEYVILLE TEXAS

DEC 2013 D-1

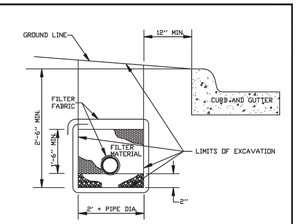


The pipe shall be bedded in a minimum of six inches (6") of crushed stone. In wet or unstable trenches, additional crushed stone will be added to the standard bedding requirements as needed. Crushed stone shall meet C.O.G. 2.1.8 Standard Crushed Rock — Aggregate Grade 4. River rock / gravel will be allowed as long as it meets this gradation requirement.

After the pipe has been laid and the joints made, crushed stone of a quality satisfactory to the engineer shall be placed from the bottom of the pipe to the top of the pipe. The backfill material shall be worked under the haunches of the pipe during the time it is being placed. The material shall be mechanically compacted to 95% Standard Density in lifts not to exceed eight inches (8") (loose)

For the specifications for the remaining backfill operations, see the Trench Backfill Special Provision.

PIPE EMBEDMENT
NTS



SECTION
N.T.S.

FILTER MATERIAL 1/4" to 1/2" WASHED PEA GRAVEL

TYPES OF PIPE ACCEPTABLE FOR USE AS SUBDRAIN

1. PERFORATED PVC PIPE.
2. PERFORATED POLYETHYLENE PIPE.

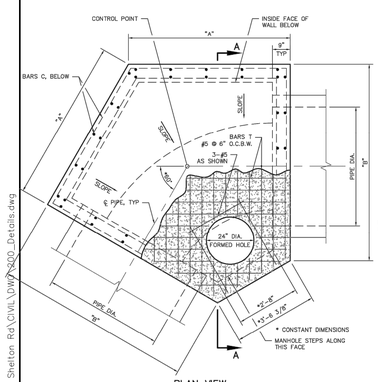
SUBDRAINS
N.T.S

REVISIONS	
REVISIONS	

PIPE EMBEDMENT / SUBDRAIN

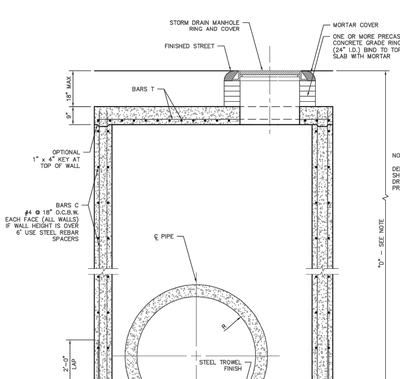
CITY OF COLLEYVILLE TEXAS

DEC 2013 D-9

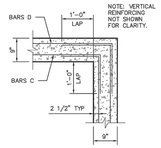


PLAN VIEW

TABLE OF DIMENSIONS								
MANHOLE TYPE		1	2	3	4	5	6	7
CONNECTED PIPE DIA.		18"–24"	27"–33"	36"–42"	48"–54"	60"–66"	72"–78"	84"–96"
DIMENSION	A	4'–5½"	4'–11½"	5'–5½"	6'–1½"	6'–9½"	7'–5½"	8'–6"
	B	4'–2¾"	5'–0⅝"	5'–11⅜"	7'–1⅜"	8'–3⅜"	9'–5⅜"	11'–2⅜"



SECTION A



CORNER DETAIL

NOTE:
DEPTH "D" SHALL BE SHOWN ON STORM DRAIN PLAN AND PROFILE SHEETS.

NOTES:

1. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF CITY OF COLLEYVILLE FOR THE CONSTRUCTION OF STORM DRAIN MANHOLES AND INLETS.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH f'c = 3,000 PSI AT 28 DAYS.
3. ALL REINFORCING STEEL SHALL BE GRADE 60.
4. CHAMFER ALL EXPOSED EDGES ¾" EXCEPT WHERE OTHERWISE NOTED.
5. ALL REINFORCING STEEL SHALL HAVE MINIMUM 2" COVER TO CENTER OF BAR, UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS RELATING TO REINFORCING ARE TO CENTER OF BARS.
7. LOCATION OF STRUCTURE AS SHOWN IN PLANS SHALL BE MEASURED FROM THE FACE OF CURB AND MID-POINT OF THE INLET, AS SHOWN ON THIS DETAIL.
8. FIELD CUT AND BEND BARS AS NECESSARY TO ACCOMMODATE STORM DRAIN PIPE PER TYPICAL MANHOLE / PIPE PENETRATION DETAIL.
9. WHEN MULTIPLE SIZE PIPES ARE CONNECTED, THE LARGER PIPE DIAMETER SHALL BE USED FOR DIMENSIONAL CONTROL.

5 SIDED STORM DRAIN MANHOLE DETAIL

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

ENGINEERS ↑ SURVEYORS

NO.	REVISION DESCRIPTIONS:	DATE:

DRAINAGE DETAILS

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

PRELIMINARY FOR REVIEW ONLY

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They were prepared by, or under supervision of:
OSAMA F. NASHED
Name
90373
P.E. #
2/18/2020
Date

A.N.A. PROJECT NO.:
19-0200

SHEET No.: 24

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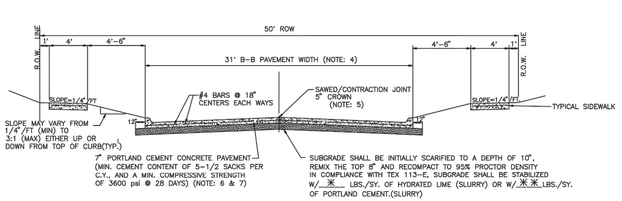


31' CONCRETE PAVEMENT SECTION
TYPICAL CROSS SECTION

NTS

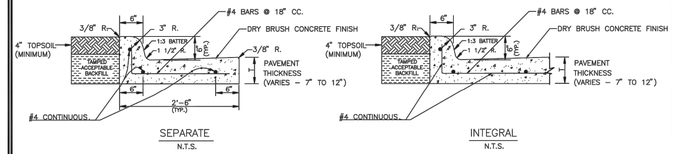
NOTES:
1. TRANSVERSE SAWED CONTRACTION JOINTS AT 12' INTERVALS FOR CONCRETE PAVEMENT.
✻ 2. LIME SHALL BE APPLIED AT 6% BY WEIGHT MINIMUM QUANTITY IS 36 LBS/SY. IN SOME AREAS A GREATER QUANTITY (OR A LIME SERIES TEST) MAY BE REQUIRED AT THE CITY'S DISCRETION.
✻✻ 3. CEMENT SHALL BE APPLIED AT 5% BY WEIGHT. MINIMUM QUANTITY IS 30#/SY.
4. 43' BB FOR 3-LANE COLLECTOR, 49' BB FOR 4-LANE COLLECTOR
5. 6" CROWN FOR COLLECTOR.
6. 8" THICKNESS FOR COLLECTOR.
7. HAND POURS SHALL BE 6-SACK.

REVISIONS | REVISIONS

CONCRETE STREET SECTION

CITY OF COLLEYVILLE TEXAS

DEC 2013 P-1



NOTES:

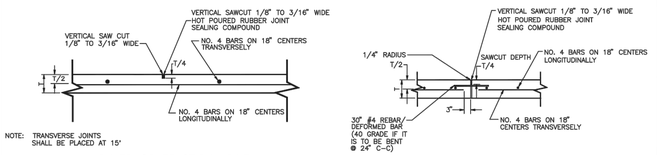
1. TOOLED JOINTS SHALL BE PLACED AT FIVE FOOT INTERVALS OR MATCHING ABUTTING SIDEWALK JOINTS AND PAVEMENT JOINTS.
2. EXPANSION JOINTS SHALL BE PLACED AT ALL INTERSECTIONS PC'S, PT'S, DRIVEWAYS, INLETS, OTHER CURB AND GUTTER OR EVERY 200 FEET.
3. CONCRETE SHALL BE 5 1/2 SACK - 3600 PSI.
4. MOUNTABLE CURBS ARE NOT ALLOWED.

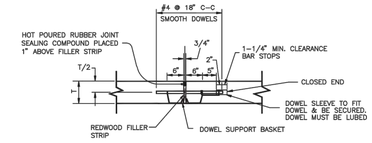
REVISIONS | REVISIONS

CONCRETE CURB & GUTTER

CITY OF COLLEYVILLE TEXAS

DEC 2013 P-4





NOTES: 1. PAVEMENT STEEL IS NOT SHOWN FOR CLARITY AND SHALL STOP 3 INCHES FROM JOINT.
2. EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 600 FEET.

TRANSVERSE EXPANSION JOINT
NTS

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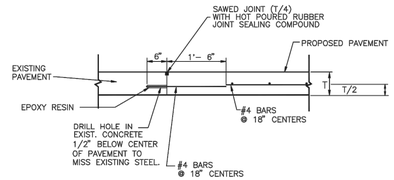
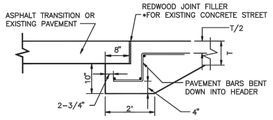
PAVEMENT JOINTS

CITY OF COLLEYVILLE TEXAS

DEC 2013 P-5



EPOXY TIE BAR
NTS



NOTE: PAVEMENT & HEADER TO BE POURED MONOLITHICALLY

PAVEMENT HEADER
NTS

REVISIONS | REVISIONS

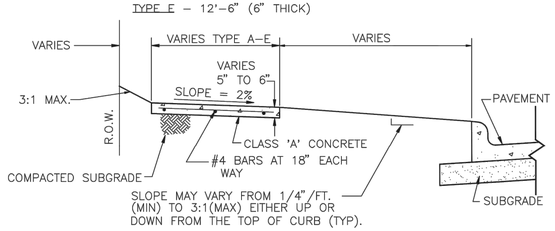
PAVEMENT HEADER, EPOXY TIE BAR

CITY OF COLLEYVILLE TEXAS

DEC 2013 P-6

WIDTH & THICKNESS

TYPE A - 4'-0" (5" THICK) (ADA : 5' WIDE PASSING LANE EVERY 200')
TYPE B - 5'-0" (5" THICK)
TYPE C - 8'-0" (6" THICK)
TYPE D - 10'-0" (6" THICK)
TYPE E - 12'-6" (6" THICK)



NOTE: TRANSVERSE EXPANSION JOINT (REDWOOD) EVERY 40', (USE #4 SMOOTH DOWELS)

SIDEWALK
NTS

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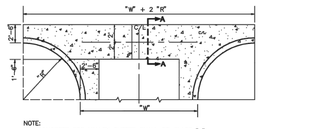
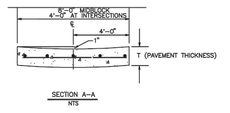
SIDEWALK

CITY OF COLLEYVILLE TEXAS

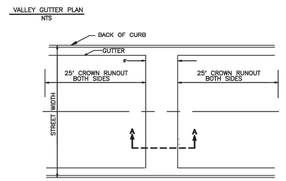
DEC 2013 P-8



NOTE:
ALL CONCRETE FOR VALLEY GUTTER SHALL BE CLASS "A". REINFORCING STEEL SHALL BE NO. 4 BARS ON 12" CENTERS BOTH WAYS.



SECTION A-A
NTS



VALLEY GUTTER CROSSING AN ASPHALT STREET
NTS

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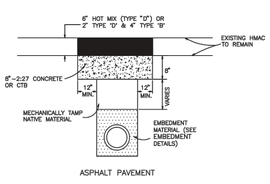
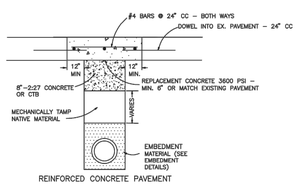
CONCRETE VALLEY GUTTER

CITY OF COLLEYVILLE TEXAS

DEC 2013 P-10



ASPHALT PAVEMENT



REINFORCED CONCRETE PAVEMENT

NOTES:
1. A SAW SHALL BE USED TO CUT ASPHALT OR CONCRETE FULL DEPTH PRIOR TO OPENING THE DITCH IN ORDER TO INSURE A NEAT STRAIGHT EDGE. BROKEN OR SPALLED EDGES WILL BE RE-SAWED FULL DEPTH BETWEEN JOINTS OR FULL LENGTH OF CUT.
2. CTB - CEMENT TREATED BASE (CONTAINS AGGREGATE) MATERIAL SHALL BE MECHANICALLY TAMPED.

REVISIONS | REVISIONS

EXISTING STREET BACKFILL & REPAIR

CITY OF COLLEYVILLE TEXAS

FEB 2014 P-13

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
CONSULTANTS, L.L.C. ENGINEERS ↑ SURVEYORS

NO.	REVISION DESCRIPTIONS:	DATE:

PAVING DETAILS

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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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.: 25

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2/18/2020
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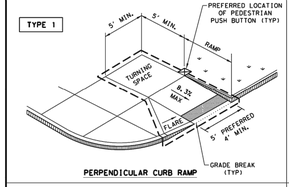

PERPENDICULAR CURB RAMP

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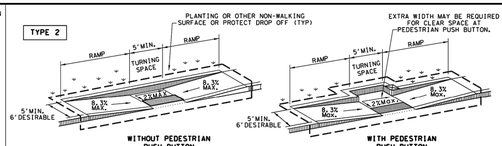
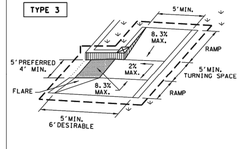


WITHOUT PEDESTRIAN PUSH BUTTON

WITH PEDESTRIAN PUSH BUTTON

PARALLEL CURB RAMP

TYPE 3



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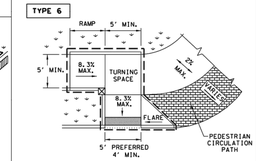
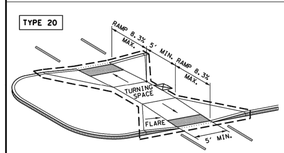


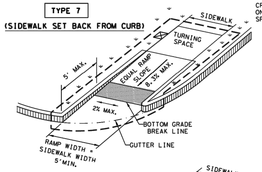
COMBINATION CURB RAMPS

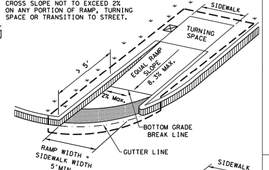
TYPE 20



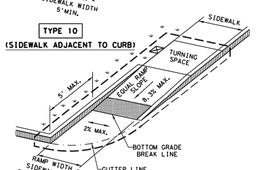
CURB RAMPS AT MEDIAN ISLANDS

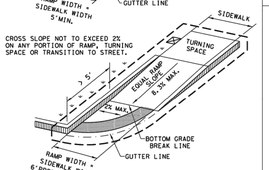
TYPE 7
(SIDEWALK SET BACK FROM CURB)





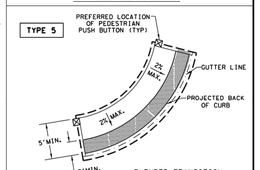
TYPE 10
(SIDEWALK ADJACENT TO CURB)





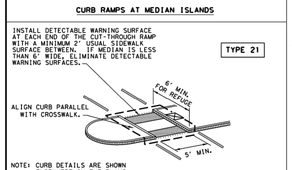
DIRECTIONAL RAMPS WITHIN RADIUS

TYPE 5



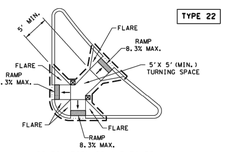
BLENDED TRANSITION
(FLUSH LANDING)

TYPE 21

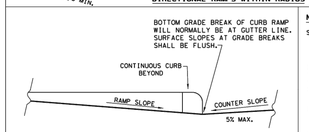


NOTE: CURB DETAILS ARE SHOWN ELSEWHERE IN THE PLANS.

TYPE 22



COMBINATION ISLAND RAMPS



TYPICAL SECTION OF PERPENDICULAR CURB RAMP AT CONNECTION TO ROADWAY

NOTES / LEGEND:

SEE GENERAL NOTES ON SHEET 2 OF 4 FOR MORE INFORMATION.

DENOTES PLANTING OR NON-WALKING SURFACE NOT PART OF PEDESTRIAN CIRCULATION PATH.

DETECTABLE WARNING SURFACE

DENOTES PREFERRED LOCATION OF PEDESTRIAN PUSH BUTTON IF APPLICABLE.

GUTTER LINE

GRADE BREAK

RAMP LIMITS OF PAYMENT

SHEET 1 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: ped18	dw:TxDOT	dw:VP	ck:KM	ck:PK & JG
© TxDOT: MARCH, 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS				
REVISED 96-2013				
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REVISED 97-2014	DIST	COUNTY		SHEET NO.

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DATE:
FILE:

GENERAL NOTES

CURB RAMPS

1. Install a curb ramp or blended transition at each pedestrian street crossing.
2. 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'. Where the sidewalk is adjacent to the back of curb, a 6' sidewalk 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 should be 5'x 5' minimum. Cross slope 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 crosswalk and wholly outside the parallel vehicular 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. Returned curbs may be used only where pedestrians would not normally walk across the ramp, either because the adjacent surface is planted, substantially obstructed, or otherwise protected.
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. Architectural and Transportation Barriers Compliance Board (Access Board).
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 passage over or through them.
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. Crosswalk dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps shall align with theoretical crosswalks unless otherwise directed.
12. Provide curb ramps to connect the pedestrian access route at each pedestrian street crossing. Handrails are not required on curb ramps.
13. Curb ramps and landings shall be constructed and paid for in accordance with Item 531 "Sidewalks".
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. Curbs shown on sheet 1 within the limits of payment are considered part of the curb ramp for payment, whether it 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 PROWAG. The surface must contrast visually with adjoining surfaces, including side flares. Furnish and install an approved cast-in-place dark brown or dark red detectable warning surface material adjacent to uncolored concrete, unless specified elsewhere in the plans.
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 manufacturer's specifications.
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 pedestrian access route enters the street.
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 radius.
24. Shaded areas on Sheet 1 of 4 indicate the approximate location for the detectable warning surface for each curb ramp type.

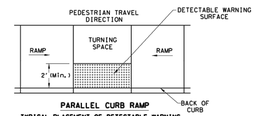
DETECTABLE WARNING PAVERS (IF USED)

25. Furnish detectable warning paver units meeting all requirements of ASTM C-936, C-33. Lay in a two by two unit basket weave pattern or as directed.
26. Lay full-size units first followed by closure units consisting of at least 25 percent (25%) of a full unit. Cut detectable warning paver units using a power saw.

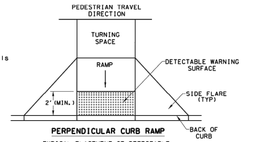
SIDEWALKS

27. Provide clear ground space at operable parts, including pedestrian push buttons. Operable parts shall be placed within unobstructed reach range specified in PROWAG section R406.
28. Place traffic signal or illumination poles, 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 parallel roadway. Where a continuous grade greater than five percent (5%) must be provided, handrails may be desirable to improve accessibility. Handrails may also be needed to protect pedestrians from potentially hazardous conditions. If provided, handrails shall comply with PROWAG R409.
32. Handrail extensions shall not protrude into the usable landing area or into intersecting pedestrian routes.
33. 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".
34. Sidewalk details are shown elsewhere in the plans.

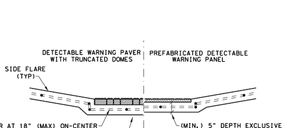
DETECTABLE WARNING SURFACE DETAILS



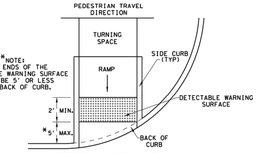
PARALLEL CURB RAMP
TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON LANDING AT STREET EDGE.



PERPENDICULAR CURB RAMP
TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN.



SECTION VIEW DETAIL
CURB RAMP AT DETECTIBLE WARNINGS



*NOTE: BOTH ENDS OF THE DETECTABLE WARNING SURFACE SHALL BE 5' OR LESS FROM BACK OF CURB.

DIRECTIONAL CURB RAMP
TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN.

SHEET 2 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: ped18	dw:TxDOT	dw:VP	ck:KM	ck:PK & JG
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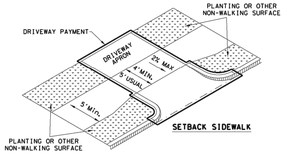
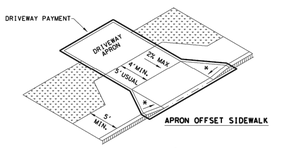
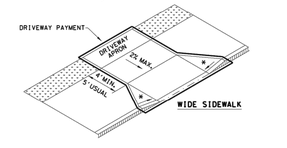
SIDEWALK TREATMENT AT DRIVEWAYS



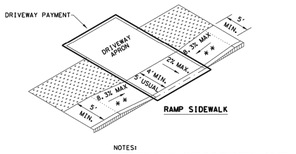
SETBACK SIDEWALK



APRON OFFSET SIDEWALK



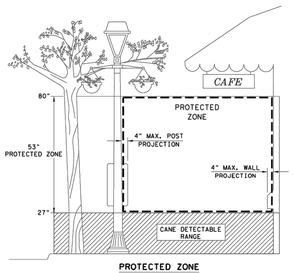
WIDE SIDEWALK



RAMP SIDEWALK

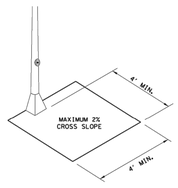
NOTES:
* WHERE DRIVEWAYS CROSS THE PEDESTRIAN ROUTE, SIDES SHALL BE FLARED AT 10% MAX SLOPE.

* * IF CURB HEIGHT IS GREATER THAN 6 INCHES, USE GRADE LESS THAN OR EQUAL TO 5%. HANDRAIL AND DETECTABLE WARNING ARE NOT REQUIRED.

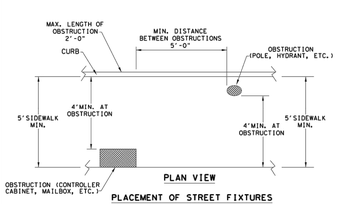


PROTECTED ZONE

NOTE: IN PEDESTRIAN CIRCULATION AREA, MAXIMUM 4" PROJECTION FOR POST OR WALL MOUNTED OBJECTS BETWEEN 27" AND 80" ABOVE THE SURFACE.



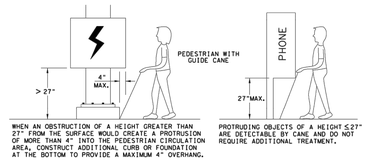
CLEAR SPACE ADJACENT TO PEDESTRIAN PUSH BUTTON



PLAN VIEW

PLACEMENT OF STREET FIXTURES

NOTE: ITEMS NOT INTENDED FOR PUBLIC USE. MINIMUM 4' X 4' CLEAR GROUND SPACE REQUIRED AT PUBLIC USE FIXTURES.



WHEN AN OBSTRUCTION OF A HEIGHT GREATER THAN 27" FROM THE SURFACE WOULD CREATE A PROTRUSION OF MORE THAN 4" INTO THE PEDESTRIAN CIRCULATION AREA, CONSTRUCT ADDITIONAL CURB OR FOUNDATION AT THE BOTTOM TO PROVIDE A MAXIMUM 4" OVERHANG.

PROTRUDING OBJECTS OF A HEIGHT ≤ 27" ARE DETECTABLE BY CANE AND DO NOT REQUIRE ADDITIONAL TREATMENT.

DETECTION BARRIER FOR VERTICAL CLEARANCE < 80"

SHEET 3 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

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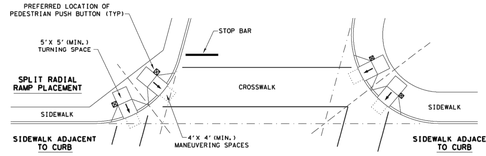
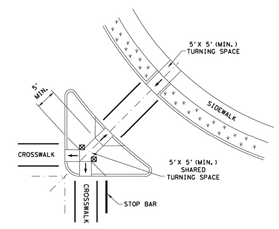
TYPICAL CROSSING LAYOUTS

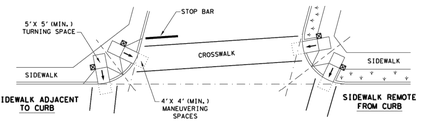
SEE SHEET 1 OF 4 FOR DETAILS AND DIMENSIONS



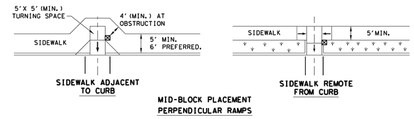
SKEWED INTERSECTION WITH "LARGE" RADIUS

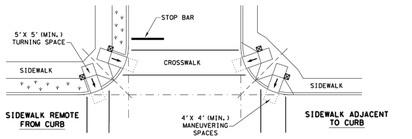


AT INTERSECTION W/FREE RIGHT TURN & ISLAND



SKEWED INTERSECTION WITH "SMALL" RADIUS





NORMAL INTERSECTION WITH "SMALL" RADIUS

LEGEND:

SHOWS DOWNWARD SLOPE.

DENOTES PREFERRED LOCATION OF PEDESTRIAN PUSH BUTTON (IF APPLICABLE).

DENOTES PLANTING OR NON-WALKING SURFACE NOT PART OF PEDESTRIAN CIRCULATION PATH.

SHEET 4 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

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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

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TXDOT ADA RAMP DETAILS

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

PRELIMINARY FOR REVIEW ONLY

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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

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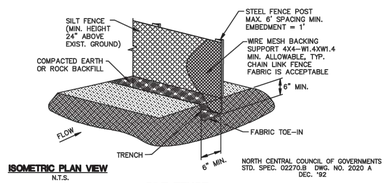

ISOMETRIC PLAN VIEW
N.T.S.

NORTH CENTRAL COUNCIL OF GOVERNMENTS
STD. SPEC. 02270.B DWG. NO. 2020 A
DEC. '92

SILT FENCE

SILT FENCE

GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN, (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

NORTH CENTRAL COUNCIL OF GOVERNMENTS
STD. SPEC. 02270.B DWG. NO. 2020 B
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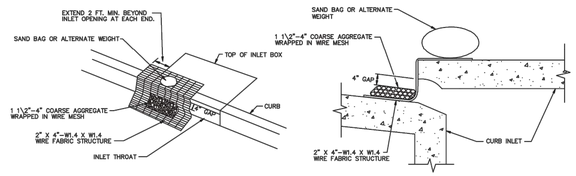
SILT FENCE

CITY OF COLLEYVILLE TEXAS

FEB 2014 D-10



CURB INLET PROTECTION DETAIL
NOT TO SCALE

NOTES:

1. WIRE MESH BACKING MUST BE OF SUFFICENT STRENGTH TO SUPPORT STONE FOR CURB INLETS, WITH WATER FULLY IMPOUNDED AGAINST IT.
2. STONE IS 3"-5" IN SIZE AND CLEAN.
3. FORM THE WIRE FABRIC STRUCTURE TO THE CONCRETE GUTTER AND AGAINST THE FACE OF CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN STONE WRAPPED IN WIRE MESH IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE STONES.
4. THIS TYPE OF INLET PROTECTION MUST BE INSPECTED FREQUENTLY AND THE STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
5. ASSURE THAT STORM FLOW DOES NOT BYBASS INLET BY INSTALLING TEMPORARY EARTH OR ASPHALT DIKES DIRECTING FLOW INTO INLET.
6. CONSTRUCT SIMILAR TYPE STRUCTURE AT BACK OF PROPOSED CURB INLETS WITH OPEN BACKS.
7. STONE WRAPPED IN WIRE MESH MUST BE SECURED TO THE WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
8. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
9. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORMWATER BEGINS TO OVERTOP THE CURB.
10. INLET PROTECTONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

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CURB INLET PROTECTION

CITY OF COLLEYVILLE TEXAS

FEB 2014 D-14

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5000 Thompson Terrace, Colleyville, TX 76034
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TBPE Firm No.: 20
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EROSION CONTROL DETAILS

PRESTON MANOR ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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They were prepared by, or under supervision of:
OSAMA F. NASHED
Name
90373
PE #
2/18/2020
Date

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Sewer Line Easement

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

Unofficial Copy

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SEWER LINE EASEMENT

THE STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF TARRANT §

THAT Judieth Bradshaw, Robert Bradshaw and Laura Foshee (collectively "Grantor"), for the sum of TEN AND N0/100 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

Unofficial Copy

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

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

Unofficial Copy

(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, Member

Waguih Guirguis, Member

Unofficial Copy

STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 5th day of August, 2019 by Judieth Bradshaw.

Megan Marie English
My Commission Expires
06/09/2021
ID No. 131120115

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.

Megan Marie English
My Commission Expires
06/09/2021
ID No. 131120115

Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF ~~TARRANT~~ Kendall §

This instrument was acknowledged before me on the 3 day of August, 2019 by Laura Foshee.

DERRICK A. GREENE
Notary Public, State of Texas
Comm. Expires 02-13-2022
Notary ID 131448450

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 Waguih Guirguis, Member of G & H Group, LLC on behalf of said entity,

Megan Marie English
My Commission Expires
06/09/2021
ID No. 131120115

Notary Public, State of Texas

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

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

Unofficial Copy

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.

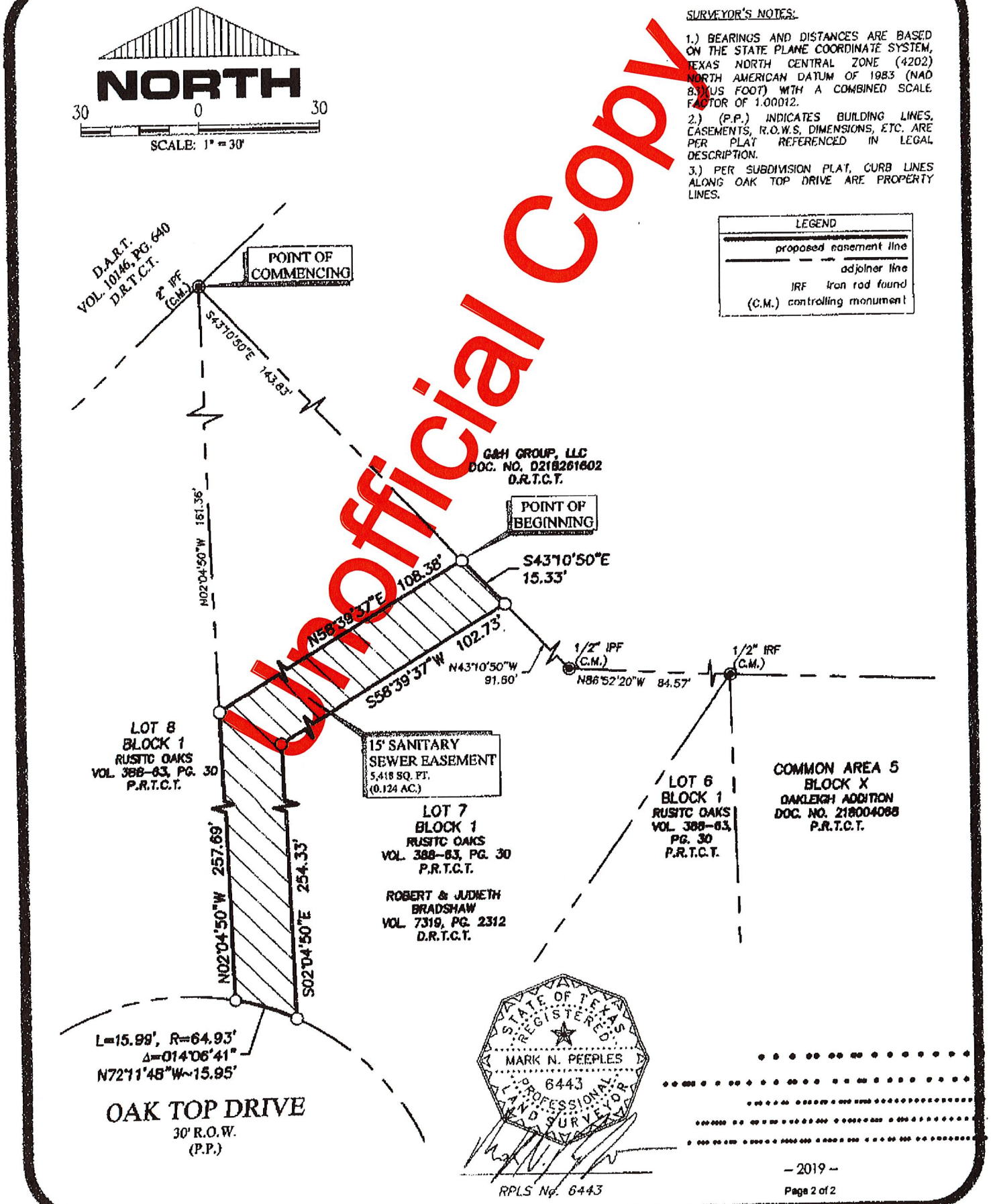
STATE OF TEXAS
REGISTERED
MARK N. PEEPLES
6443
PROFESSIONAL
LAND SURVEYOR

RPLS No. 6443

– 2019 –

L:\GC Home\1810913 – 404 Shelton Rd\Drawings

Sewer Line Easement



Unofficial Copy

Access Easement Agreement

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 AGREEEMENT (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

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

(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

27th January, 2020

SIGNED AND AGREED this ~~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 _____
Waguih Guirguis, Member

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

Jennifer Turner
NOTARY PUBLIC
ID 13084306-0
State of Texas
Comm. Exp. 09-29-2020

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

Jennifer Turner
NOTARY PUBLIC
ID 13084306-0
State of Texas
Comm. Exp. 09-29-2020

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

Megan Marie English
My Commission Expires
05/09/2021
ID No. 131120115

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 beatring 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;

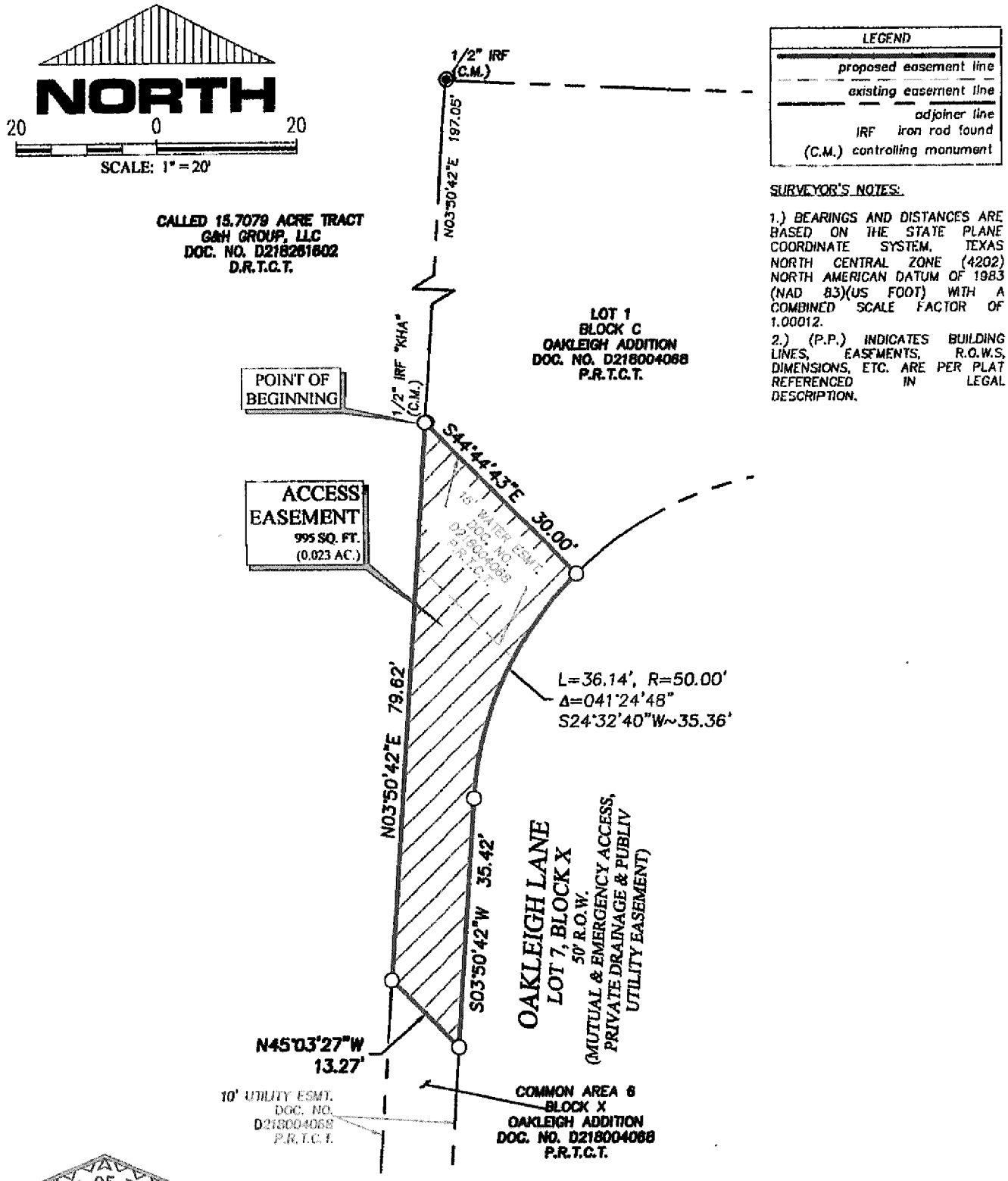
THENCE North 03 degrees 50 minutes 42 seconds East, with the west line of said Common Area 6, and the southernmost east line of said G&H Group, LLC. tract, a distance of 79.62 feet to the POINT OF BEGINNING and containing 995 square feet or 0.023 acres of land, more or less.

STATE OF TEXAS
REGISTERED
MARK N. PEEPLES
6443
PROFESSIONAL
LAND SURVEYOR

RPLS No. 6443

STRAND
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 –



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.

STATE OF TEXAS REGISTERED MARK N. PEEPLES 6443 PROFESSIONAL LAND SURVEYOR

RPLS No. 6443

STRAND
10003 Technology Blvd. West
Dallas, Tx. 75220
972-620-8204
TBPLS FIRM NO. 10194076

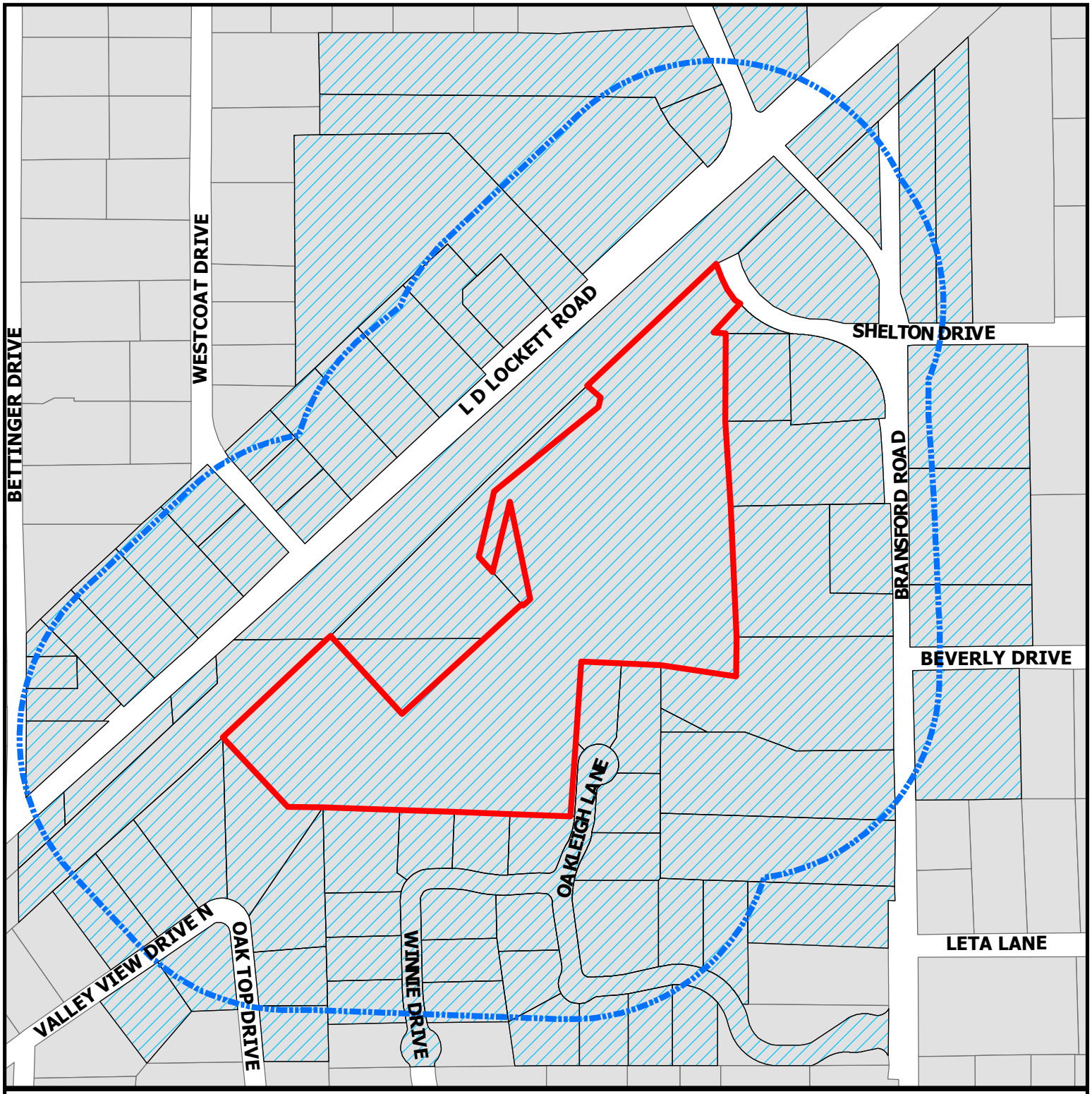
EXHIBIT B

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 –

L:\DC Homes\1810913 – 401 Shelton Rd\Drawings

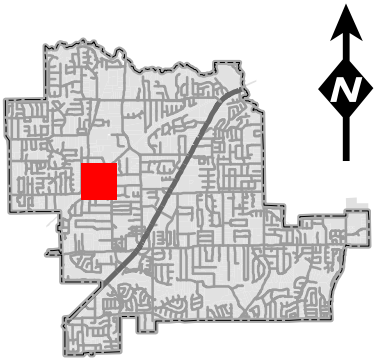
Notification Map



CITY OF COLLEYVILLE TEXAS

Zoning Map

401 Shelton Drive



Subject Property

500ft Buffer

Properties within 500ft

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

Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
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 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»

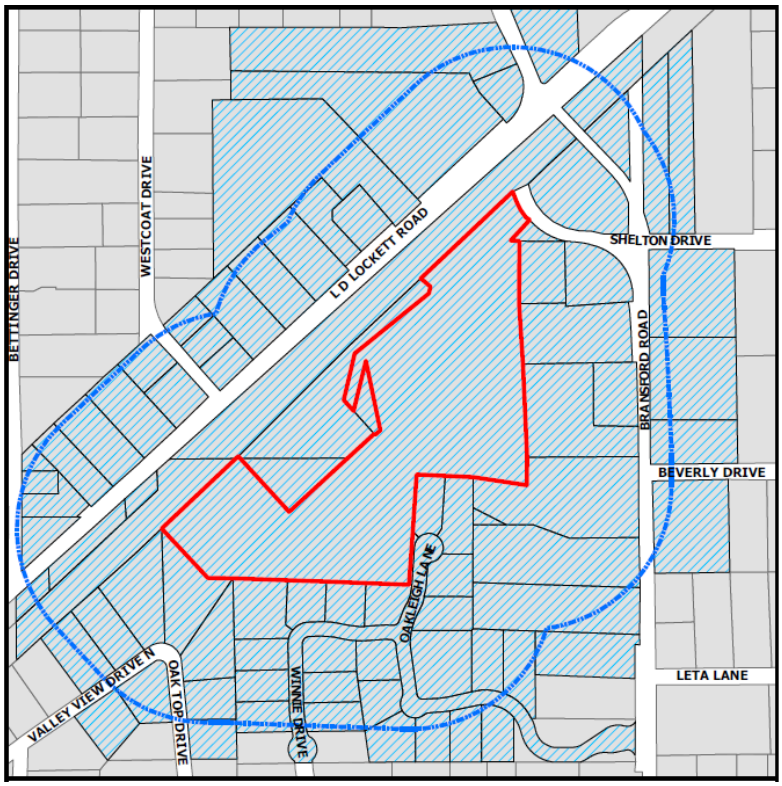
The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

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

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 17th DAY OF MARCH 2020.

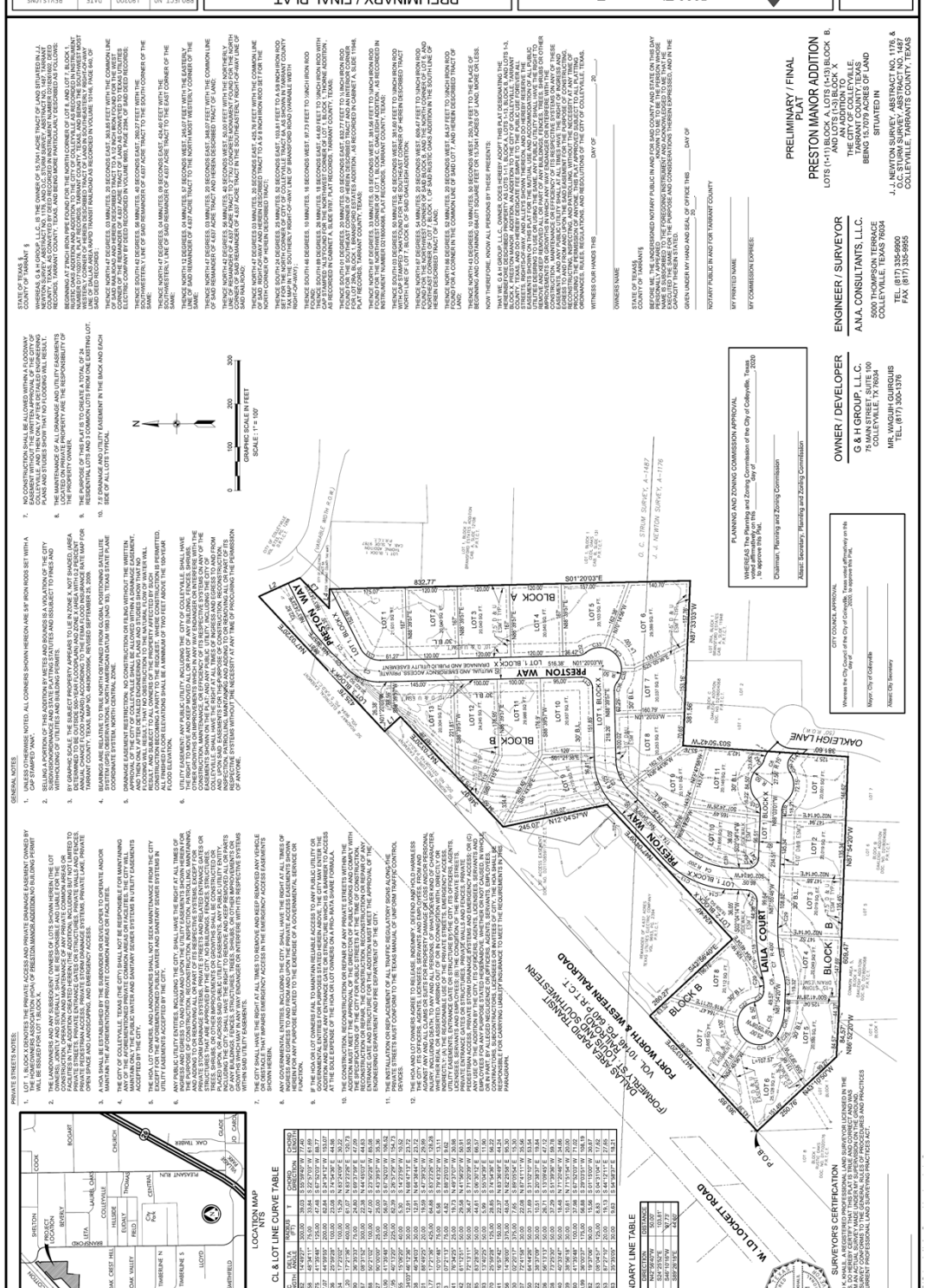
Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Chuck Kelley	_____
Place 3, Kathy Wheat	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor

Exhibit "A" – Plat Exhibit



City of Colleyville
City Council
Agenda Briefing

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

Agenda Number **Agenda Date** 3/17/2020 **Number**
Type Report
Department City Manager

Title
Quarterly Performance Management Report

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

The attached spreadsheet includes the first quarter of actual data for FY 2020. For performance measures, the FY 2020 year-to-date (YTD) actual numbers are compared to the FY 2020 target that was established by the responsible department and are color coded as listed below. Vital statistics do not have a FY 2020 target and are therefore not color coded, as those metrics represent information that is important to track, but are not necessarily appropriate to set targets for.

Gray - Data not available at this time

Green - Performance met or exceeded the target

Yellow - Performance was near the target, but did not meet it

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

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

Attachments
1. FY 2020 Q1 Performance Management Report

PUBLIC SAFETY

		Program	Goal	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020 Target	FY 2020 YTD
Performance Measures	Percentage of code violations located proactively	Code Enforcement	Safeguard Colleyville's identity	69%	70%	79%	75%	85%	≥ 81%	88%
	Number of UCR Part 1 Crimes	Police Administration	Deliver high quality core services	141	158	146	162	176	≤ 168	41
	Percentage of UCR Part 1 Offenses cleared	Criminal Investigations	Deliver high quality core services	31%	28%	29%	41%	23%	≥ 25%	49%
	Percentage of crime victims contacted by investigators within 3 days	Criminal Investigations	Deliver high quality core services	100%	100%	97%	99%	99%	≥ 100%	97%
	Average Priority 1 response time (call dispatch to arrival)	Police Patrol	Deliver high quality core services	3:12	3:25	3:36	3:42	3:18	≤ 3:38	3:52
	Fire/Ambulance average response time	Fire and EMS Operations	Deliver high quality core services	(Previously reported percentage	4:43	4:40	4:47	4:50	≤ 4:40	4:35
	Percentage of plans reviewed within 48 hours	Fire Prevention / Investigations	Deliver high quality core services	99%	99%	99%	99%	99%	≥ 99%	99%
	Percentage of fire investigations cleared within 30 days	Fire Prevention / Investigations	Deliver high quality core services	100%	100%	100%	100%	100%	≥ 100%	100%
	Percentage of inspections performed within 48 hours of request	Fire Prevention / Investigations	Deliver high quality core services	100%	100%	100%	98%	99%	≥ 100%	100%

		Program	Goal	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020 YTD
Vital Statistics	Injury accidents per 1,000 population	Police Patrol	Deliver high quality core services	3.04	3.4	3.04	2.92	2.04	0.84
	Number of self-initiated calls for service (proactive, community policing)	Police Patrol	Operate Transparently	43,781	35,652	37,273	33,765	33,538	7,893
	Total number of outstanding warrants in system since 1/1/03	Warrant Officer	Deliver high quality core services	3,657	3,006	2,457	2,103	1,778	1,883
	Number of warrants served	Warrant Officer	Deliver high quality core services	2,610	2,350	2,874	1,789	1,089	511
	Fire Related Responses	Fire Operations	Deliver high quality core services	542	566	610	758	556	34
	Fire Related Responses - Mutual Aid	Fire Operations	Deliver high quality core services	New measure	New measure	New measure	120	116	6
	Service Related Responses	Fire Operations	Deliver high quality core services	152	180	191	308	234	163
	Service Related Responses - Mutual Aid	Fire Operations	Deliver high quality core services	New measure	New measure	New measure	79	17	21
	EMS Related Responses	EMS Operations	Deliver high quality core services	959	1037	967	999	1004	256
	EMS Related Responses - Mutual Aid	EMS Operations	Deliver high quality core services	New measure	New measure	New measure	25	47	11
	Ambulance billing revenue	EMS Operations	Deliver high quality core services	$354,239	$388,803	$318,738	$354,284	$403,760	$110,065
	Percentage of billed services recovered	EMS Operations	Deliver high quality core services	29%	31%	59%	68%	58%	53%
	Total number of volunteer hours from CFAAA and Rehab Team	Fire Administration	Operate Transparently	672.5	491.75	482	475	205	90
	Community Fire Prevention Events	Fire Prevention / Operations	Operate Transparently	125	122	118	140	146	40
	Average hours of training per employee	Fire Operations	Deliver high quality core services	134.77	166	170	170	224	74

DEVELOPMENT

		Program	Goal	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020 Target	FY 2020 YTD
Performance Measures	Percentage of residential plan reviews processed <8 days (was 5 through FY16)	Building Inspection	Enable Responsible Development	77%	75%	84%	45%	46%	≥ 75%	40%
	Percentage of commercial plan reviews processed <8 days (was 10 through FY16)	Building Inspection	Enable Responsible Development	77%	80%	80%	51%	65%	≥ 75%	56%
	Percentage of inspections performed within 24 hours	Building Inspection	Enable Responsible Development	99%	98%	98%	90%	94%	≥ 95%	95%
	Colleyville retail occupancy rate	Economic Development	Enable Responsible Development	90%	96%	97%	95.2%	94%	≥ 94%	94.2%
	Colleyville office occupancy rate	Economic Development	Enable Responsible Development	90%	92%	93%	93%	91%	≥ 90%	92.5%
	Percentage growth in sales tax revenue (General Fund)	Economic Development	Enable Responsible Development	3.1%	8.0%	0.50%	4.18%	0.50%	0.00%	10.63%

		Program	Goal	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020 YTD
Vital Statistics	Number of Inspections Performed	Building Inspection	Enable Responsible Development	7,194	9,977	9,978	11,981	10,519	2,159

LEISURE

		Program	Goal	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020 Target	FY 2020 YTD
Performance Measures	Percentage of competitive athletic fields meeting departmental maintenance standards	Athletic Field Maintenance	Safeguard Colleyville's identity	80%	85%	100%	89%	81%	≥ 85%	65%
	Percentage of park inspections meeting standards	Park Maintenance	Safeguard Colleyville's identity	95%	96%	96%	96%	96%	≥ 96%	92%
	Percentage of library materials requests filled within 30 days	Library Services	Deliver high quality core services	93%	94%	98%	91%	96%	≥ 80%	N/A
	Percentage of library patrons who come to the library looking for items and find them	Library Services	Deliver high quality core services	81%	83%	83%	82%	82%	≥ 80%	N/A
	Children's program attendance	Library Services	Safeguard Colleyville's identity	17,173	18,888	19,471	20,995	20,790	≥ 17,000	2,735
	Adult and teen program attendance	Library Services	Safeguard Colleyville's identity	651	800	1,113	821	1,025	≥ 650	211
	Children's summer reading program participation	Library Services	Safeguard Colleyville's identity	987	1,278	1,127	1,249	1,250	≥ 1,000	N/A
	Adult and teen summer reading program participation	Library Services	Safeguard Colleyville's identity	84	148	228	197	179	≥ 100	N/A
	Library patron visits	Library Services	Safeguard Colleyville's identity	133,076	120,202	94,649	114,678	81,663	≥ 75,000	16,973
	Library patron visits - In Person	Library Services	Safeguard Colleyville's identity	New Measure	New Measure	New Measure	109,764	75,970	72,000	15,504
	Library patron visits - Online	Library Services	Safeguard Colleyville's identity	New Measure	New Measure	New Measure	4,914	5,693	3500	1,469
	Reference questions answered	Library Services	Deliver high quality core services	25,025	28,717	33,280	36,530	35,932	≥ 25,000	9,087
	Circulation of the library materials collection	Library Services	Deliver high quality core services	228,160	222,123	227,252	237,124	234,477	≥ 200,000	46,425
	Percentage of offered classes/programs held	Recreation	Safeguard Colleyville's identity	73%	77%	79%	78%	80%	≥ 79%	80%
	Number of participants	Senior Center	Safeguard Colleyville's identity	3,767	4,574	4,148	3,875	4,029	≥ 4,000	906
	Percentage of resident membership visits	Senior Center	Safeguard Colleyville's identity	59%	51%	50%	51%	51%	≥ 50%	47%
	Percentage of cost recovery	Colleyville Center	Deliver high quality core services	75%	62%	65%	52%	50%	≥ 65%	52%
	Percentage of customer satisfaction ratings of "excellent"	Colleyville Center	Deliver high quality core services	97.3%	98%	97%	98%	98%	≥ 97%	98%
	Number of events held	Colleyville Center	Safeguard Colleyville's identity	452	376	405	314	314	≥ 320	90

		Program	Goal	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020 YTD
Vital Statistics	Percentage of Colleyville households with at least one active library card holder	Library Services	Safeguard Colleyville's identity	50%	50%	50%	64%	64%	64%
	Library materials collection size	Library Services	Safeguard Colleyville's identity	77,664	80,452	82,182	71,188	70,161	71,184
	Number of staff hours dedicated to athletic field maintenance and game preparation	Athletic Field Maintenance	Safeguard Colleyville's identity	4,032	4,007	3,804	3,358	3,931	739
	Number of youth sports participants	Athletic Field Maintenance	Safeguard Colleyville's identity	4,434	4,302	4,517	4,386	4,570	2,314
	Percentage of non-resident youth sports participants	Athletic Field Maintenance	Safeguard Colleyville's identity	52%	59%	49%	49%	52%	53%
	Percentage of revenue recovery	Athletic Field Maintenance	Deliver high quality core services	20%	18%	18%	18%	19%	10%
	Number of classes/programs offered	Senior Center	Safeguard Colleyville's identity	191	172	179	158	160	35
	Average membership visits per month	Senior Center	Safeguard Colleyville's identity	827	1,019	913	878	825	697
	Number of Metroport Meals on Wheels participants	Senior Center	Safeguard Colleyville's identity	1,695	1,553	1,284	1,229	1,277	351
	Percentage of Meals on Wheels participants who are residents	Senior Center	Safeguard Colleyville's identity	47%	43%	45%	43%	34%	24%
	Percentage of resident class participants	Recreation	Safeguard Colleyville's identity	44%	43%	43%	42%	41%	48%
	Revenue generated from bookings	Colleyville Center	Deliver high quality core services	$226,901	$209,919	$230,612	$171,524	$158,242	$58,735
	Percentage of events generating economic impact for local business	Colleyville Center	Safeguard Colleyville's identity	59%	60%	70%	71%	70%	70%
	Percent of total events held: Colleyville residents	Colleyville Center	Safeguard Colleyville's identity	11%	23%	13%	10%	14%	4%
	Percent of total events held: Non-residents	Colleyville Center	Safeguard Colleyville's identity	30%	25%	34%	29%	31%	29%
	Percent of total events held: Non-profits	Colleyville Center	Safeguard Colleyville's identity	50%	45%	46%	54%	46%	50%
	Percent of total events held: City departments	Colleyville Center	Safeguard Colleyville's identity	9%	7%	7%	7%	9%	17%
	Percent of revenue: Colleyville residents	Colleyville Center	Deliver high quality core services	N/A	18%	20%	10%	21%	7%
	Percent of revenue: Non-residents	Colleyville Center	Deliver high quality core services	N/A	61%	53%	63%	56%	64%
	Percent of revenue: Non-profits	Colleyville Center	Deliver high quality core services	N/A	20%	27%	26%	23%	29%
	Percent of revenue: City departments	Colleyville Center	Deliver high quality core services	N/A	1%	0%	0%	0%	0%

PUBLIC WORKS

		Program	Focus Area	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2020 YTD
Performance Measures	Percent of internal customers satisfied w/ facility environment	Facility Services	Sustainable Governemnt	86%	96%	92%	92%	89%	≥ 90%	N/A
	Percentage of facility work orders responded to within one business day	Facility Services	Sustainable Governemnt	83%	89%	91%	90%	92%	≥ 90%	90%
	Percentage of scheduled lane miles of public streets swept	Stormwater Management	Core Service	99%	94%	100%	100%	100%	≥ 98%	100%
	Percent of storm drain inlets inspected	Stormwater Management	Core Service	51%	55%	50%	51%	69%	≥ 50%	0%
	Percentage of drainage ditches cleaned	Drainage Maintenance	Core Service	New Measure	New Measure	New Measure	New Measure	2%	≥ 5%	0%
	Meter reading accuracy	Utility Support	Core Service	98%	99%	98%	98%	97%	≥ 98%	98%
	Scheduled wastewater line cleanings completed	Wastewater Collection	Core Service	91%	94%	93%	96%	98%	≥ 95%	N/A
	Percentage of water valves exercised	Water Distribution	Core Service	0.05%	15%	34%	11%	14%	≥ 5%	1%
	Percentage of water meters replaced	Water Distribution	Core Service	New Measure	New Measure	New Measure	2%	2%	≥8%	1%
	Percent of street and traffic signs replaced	Street Maintenance	Neighborhoods	15%	7%	5%	5%	2%	≥ 10%	1%
	Percentage of pavement markings renewed	Street Maintenance	Neighborhoods	4%	15%	12.2%	23%	69%	≥ 20%	0%

		Program	Focus Area	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
	Quarterly inspections of Public	Engineering Services	Core Service	New	New	New	New	100%	100%
Vital Statistics	Percentage of monthly water samples testing negative for coloform bacteria	Water Distribution	Core Service	98%	100%	100%	100%	100%	100%
	Percentage of fleet time available	Fleet Services	Sustainable Government	98%	99%	99%	99%	99%	98%
	Ratio of scheduled maintenance to unscheduled repairs	Facility Services	Sustainable Government	68%	50%	51%	49%	51%	50%
	Percentage of contstruction time with City staff present	Engineering Services	Neighborhoods	23%	30%	25%	23%	30%	26%
	Percentage of time preventative	Fleet Services	Sustainable	96%	96%	99%	97%	98%	99%
	Water loss ratio	Water Distribution	Core Service	3.08%	2.50%	2.96%	2.9%	6.0%	N/A

ADMINISTRATION

		Program	Goal	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020 Target	FY 2020 YTD
Performance Measures	Achieve GFOA's Distinguished Budget Award	City Manager's Office	Deliver high quality core services	Yes	Yes	Yes	Yes	Yes	Yes	N/A
	Percentage of board, commission, and committee members that have completed Texas Open Meeting Act training	City Secretary	Operate tranparently	91%	86%	94%	96%	97%	≥ 95%	95%

		Program	Goal	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020 YTD
Vital Statistics	Tax rate per hundred dollars of valuation	City Council	Deliver high quality core services	$0.3559	$0.3559	$0.33913	$0.33383	$0.32080	$0.306807
	Number of household hazardous waste collections (at Fort Worth ECC and Clean Sweep event)	City Manager's Office	Deliver high quality core services	658	752	702	639	636	N/A
	E-News Service Subscribers	Communications	Operate transparently	2,839	3,225	3,819	4,074	3,753	3,718
	Social Media Followers on City of Colleyville Government	Communications	Operate transparently	1,000	1,836	2,546	4,755	6,300	7,084
	Number of public information requests	City Secretary	Operate transparently	283	296	255	226	226	79
	Number of citizen survey responses	City Manager's Office	Operate transparently	N/A	N/A	907	N/A	N/A	1,317

FINANCE

		Program	Goal	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020 Target	FY 2020 YTD
	Achieve GFOA's Certificate of Achievement for Excellence in Financial Reporting	Finance	Deliver high quality core services	Yes	Yes	Yes	Yes	Yes	Yes	N/A
	Percentage warrants issued within 10 day (formerly 8 day) period after due date or court date	Municipal Court	Deliver high quality core services	99%	99%	99.0%	99.9%	99.7%	≥ 99.7%	99.7%
	Utility billing accuracy rate	Utility Billing	Deliver high quality core services	99.8%	99.9%	99.6%	99.0%	99.0%	≥ 99.7%	99.0%

		Program	Goal	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020 Target	FY 2020 YTD
Vital Statistics	Percent of ACH payments to total accounts payable	Finance	Deliver high quality core services	26%	26%	28%	30%	29%	30%	29%
	Number of citations filed per FTE	Municipal Court	Deliver high quality core services	4,609	4,220	4,268	3,098	2,880	2,975	703
	Number of citations going into warrant	Municipal Court	Deliver high quality core services	New Measure	New Measure	New Measure	883	906	1,100	346
	Percentage of automatic draft customers/total customers	Utility Billing	Deliver high quality core services	16%	17%	19%	21%	22%	24%	24%
	Percentage of customers paying before cutoff	Utility Billing	Deliver high quality core services	97%	97%	96%	99%	98%	97%	97%
	Uncollectible accounts written off at year end (water & sewer)	Utility Billing	Deliver high quality core services	$27,178	$19,150	$22,069	N/A	$17,889	$25,900	N/A

INTERNAL SERVICES

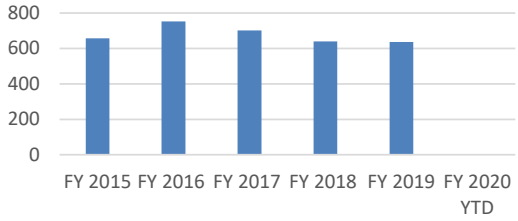
		Program	Goal	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020 Target	FY 2020 YTD
Performance Measures	Percentage turnover (per fiscal year)	Human Resources	Deliver high quality core services	17%	14%	14%	18%	10.98%	≤ 16%	2.28%
	Percentage of annual performance evaluations completed on time	Human Resources	Deliver high quality core services	73%	99%	95%	97%	98%	≥ 90%	N/A
	Percentage of employees who participate in wellness program	Human Resources	Deliver high quality core services	85%	92%	91%	94%	95%	≥ 80%	N/A
	Workers' compensation experience modification factor (actual losses compared to expected losses)	Human Resources	Deliver high quality core services	0.83	0.84	0.84	0.58	0.40	≤ 0.70	0.32
	Medical and pharmacy loss ratio (paid claims divided by premiums)	Human Resources	Deliver high quality core services	87.4%	75.5%	102.4%	82.7%	93.1%	≤ 85%	93.9%
	Percentage of product requests completed on time	Graphical Information Services (GIS)	Deliver high quality core services	93%	93.4%	92%	93.406%	95.000%	≥ 85%	91.304%
	Percentage of broadcast uptime	Network/Desktop Services	Deliver high quality core services	99.88%	99.99%	99.999%	99.998%	99.998%	≥ 99%	99.999%
	Percentage of work orders completed on time	Network/Desktop Services	Deliver high quality core services	87%	92.9%	91%	96.531%	95.970%	≥ 95%	90.225%
	Percentage of network data and telecommunications uptime	Network/Desktop Services	Deliver high quality core services	99.80%	99.99%	99.997%	99.998%	99.998%	≥ 99%	99.963%
	Percentage of IT work plan projects completed on time	Network/Desktop Services	Deliver high quality core services	94%	95%	100%	100%	100%	= 100%	100%
	Percentage of data backup success	Network/Desktop Services	Deliver high quality core services	92%	94.2%	97%	97.802%	95.247%	= 100%	95.980%

		Program	Goal	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020 YTD
Vital Statistics	Total number of equipment pieces maintained by department	Network/Desktop Services	Deliver high quality core services	589	609	609	629	629	629

Dashboard: Strategic Services
FY 2020 Q1

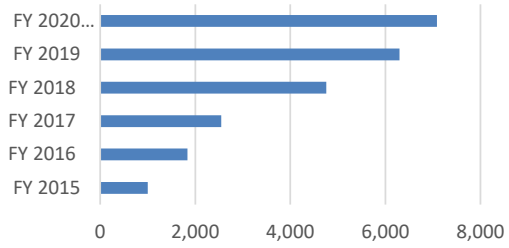
Solid Waste & Recycling

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



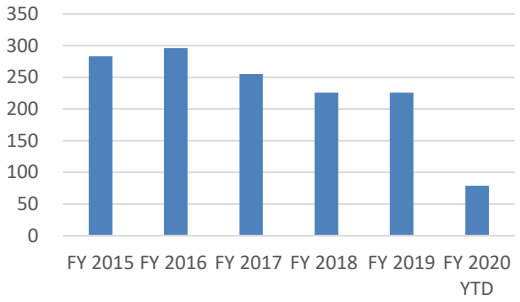
Communications

Social Media Followers on City of Colleyville Government



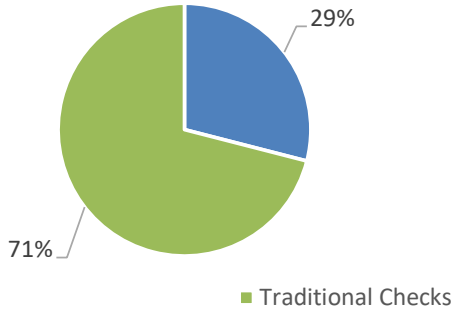
City Secretary

Number of public information requests



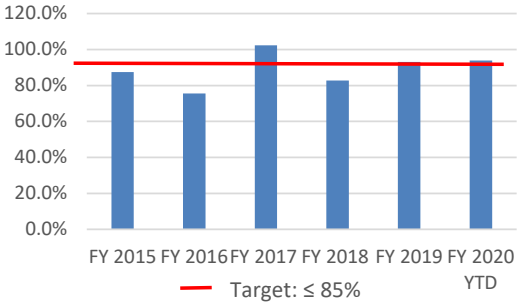
Finance

Percent of ACH payments to total accounts payable



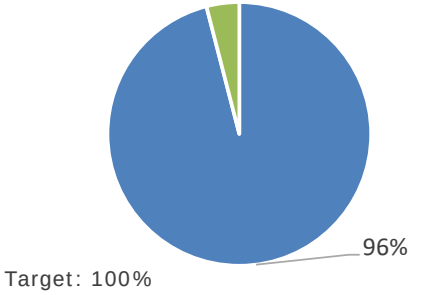
Human Resources

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



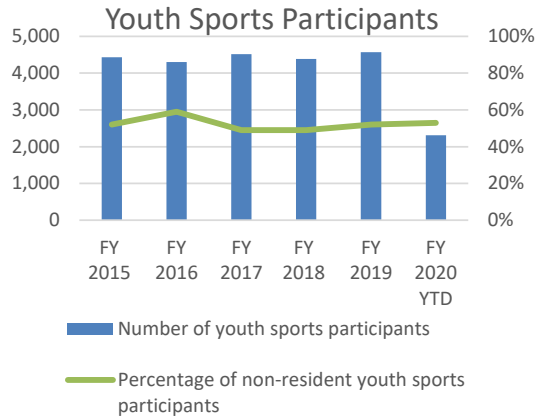
Technology

Percentage of data backup success

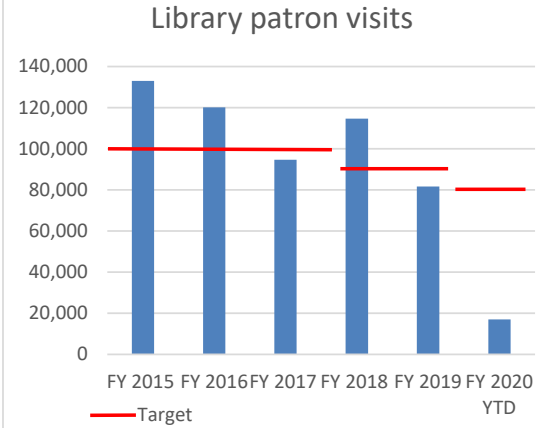


Dashboard: Leisure Services
FY 2020 Q1

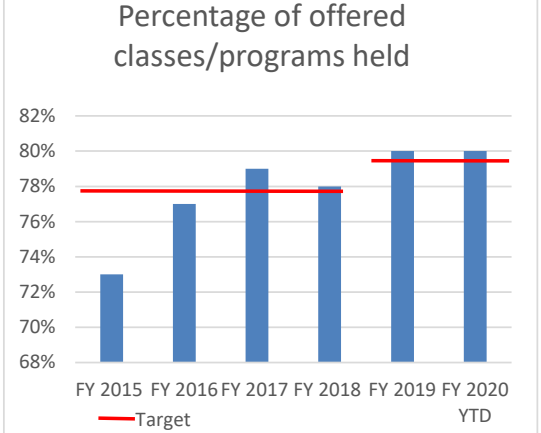
Parks



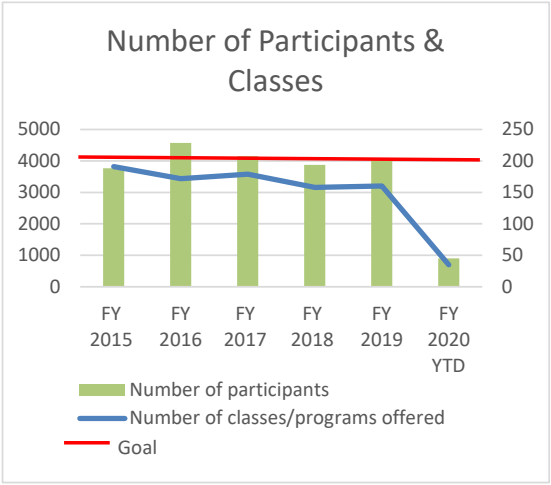
Library



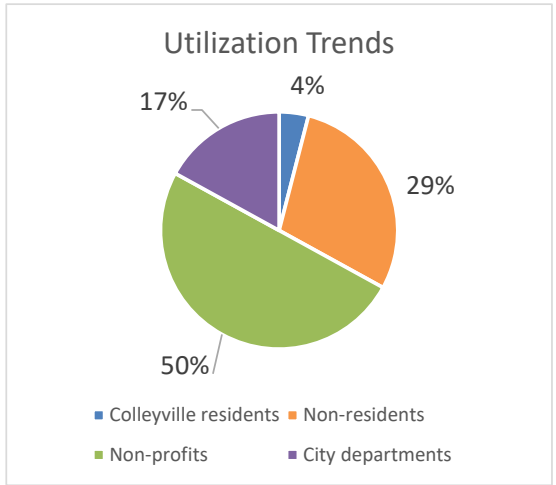
Recreation



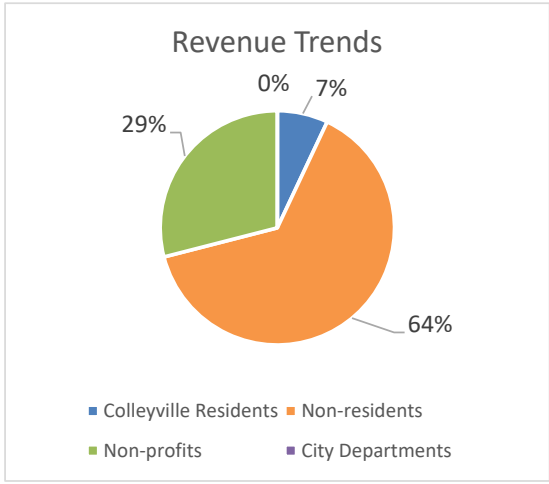
Senior Center



Colleyville Center

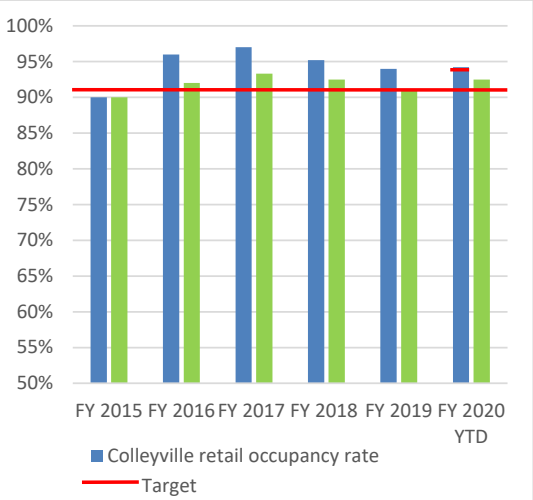


Colleyville Center

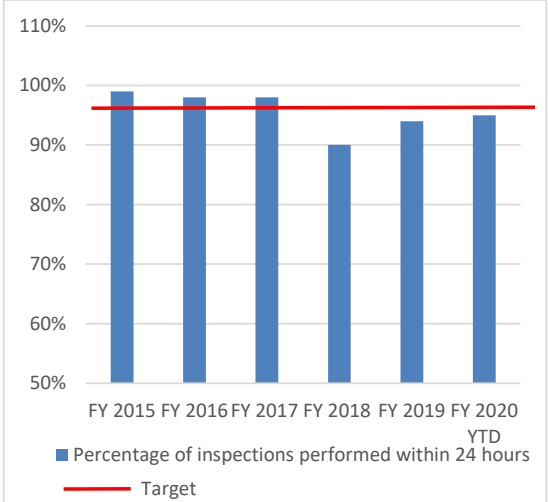


Dashboard: Development & Infrastructure
FY 2020 Q1

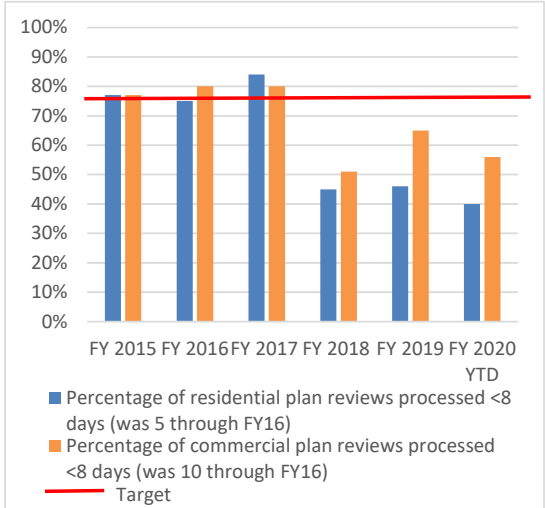
Retail & Office Occupancy Rate



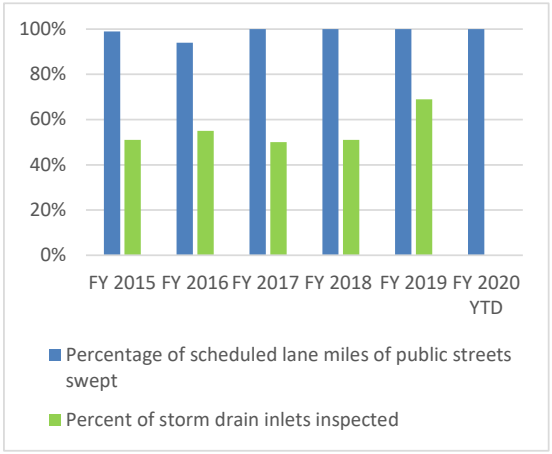
Inspections Performed within 24 hours



Plan Review & Inspections Timeliness

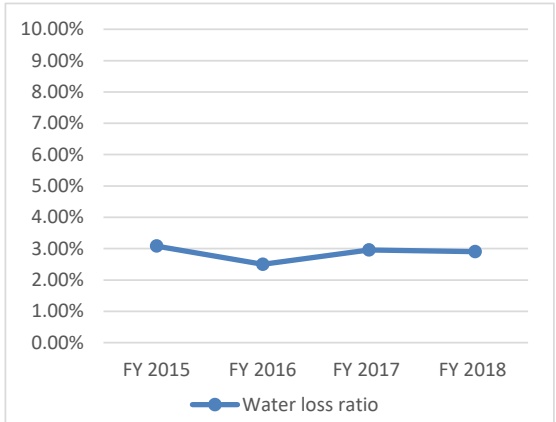


Stormwater & Drainage

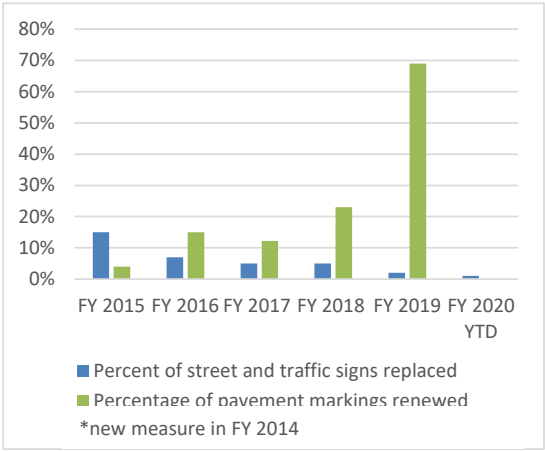


*annual measure

Water Loss Ratio

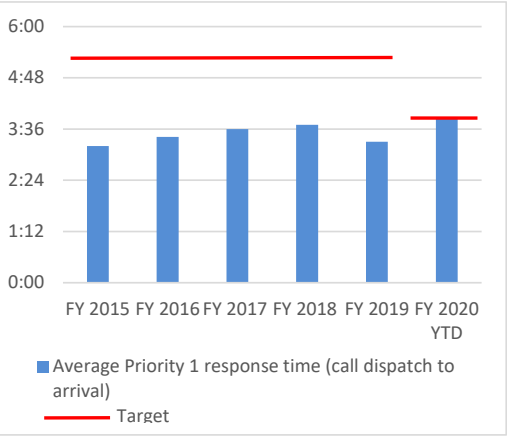


Street Maintenance

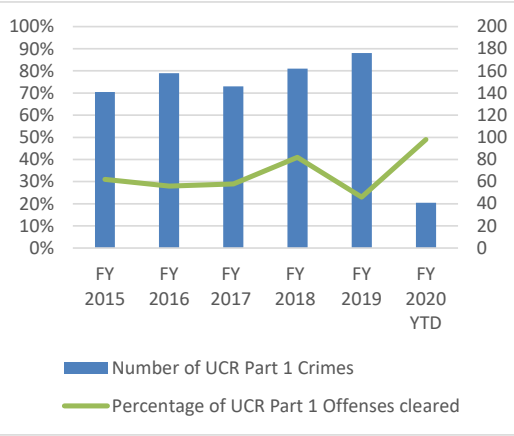


Dashboard: Public Safety
FY 2020 Q1

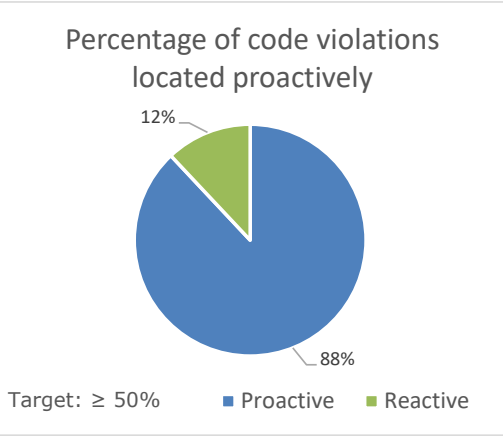
Police Response Time



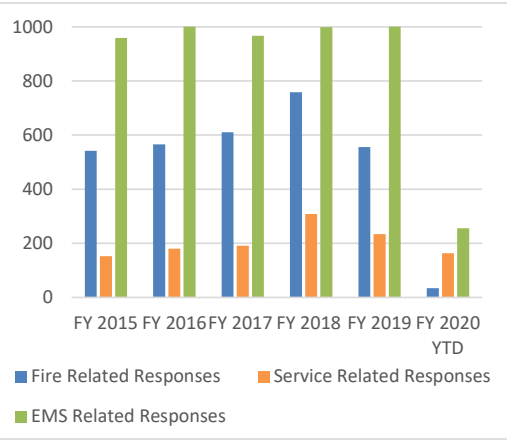
UCR Part 1 Crimes



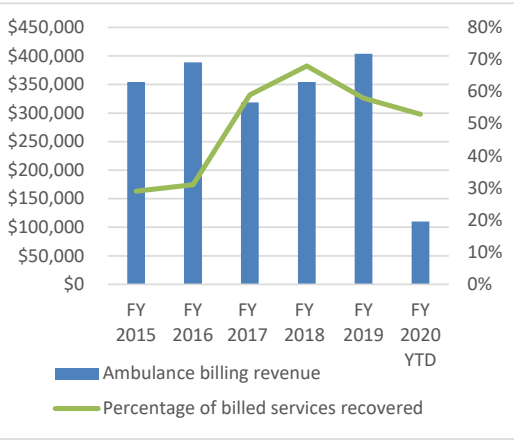
Code Enforcement



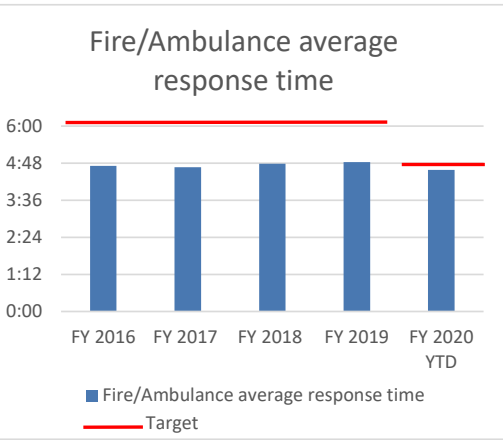
Fire & EMS Responses



Ambulance Billing



Fire Response Time



RESOLUTION R-20-4486

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF MARCH 17, 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 17TH 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