City of Colleyville
City Council
Agenda

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

Tuesday, September 1, 2020

WORKSESSION
5:00 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR

CALL TO ORDER

WS-1 Update on the Enterprise Fleet Management program

WS-2 Discussion regarding amending the Land Development Code Section 3.28 Supplementary District Regulations regarding parking of recreational and commercial vehicles

WS-3 Update on implementation of the Pedestrian Transportation Committee recommendations

WS-4 Discuss strategy to expedite completing construction of the John McCain / Westcoat roundabout

WS-5 Discussion of the September 1, 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 the 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 SH26

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

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

INVOCATION

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-20-4530

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

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

4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-20-4531

4a Approval of the minutes of the regular City Council meeting of August 18, 2020

4b Adopting the Economic Development Capital Improvement Program (EDCIP) for the Fiscal Years 2021-2025 of the Colleyville Economic Development Corporation

4c Adoption of the Colleyville Economic Development Corporation Fiscal Year 2021 Budget

4d Approval to use the Voluntary Library Fund in Fiscal Year 2021, for the purchase of library materials, collection processing supplies, and library programs, in an amount not to exceed $170,000

4e Approving the selection of Jacey Hornecker as Associate Judge of the City of Colleyville Municipal Court, effective September 1, 2020

4f Approval of a Construction Services Agreement with Gomez Brothers Construction, Inc., for the East Jim Mitchell Storm Drain Improvements Project, in an amount not to exceed $155,530.00 and a contingency amount not to exceed $50,000.00, and authorizing the City Manager to execute the agreement

4g Repealing Resolution R-19-4455, establishing the first October City Council Meeting date to be October 6, 2020, and the first November City Council Meeting date to be Monday, November 2, 2020

5. RESOLUTION(S): READING AND PUBLIC HEARING

5a Resolution R-20-4532

Repealing Resolution R-20-4522 and approving a proposal to set the ad valorem tax rate for Fiscal Year 2021 at $0.304365 per hundred dollars of valuation

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

6a Ordinance O-20-2133

Amending Ordinance O-19-2094 relating to the Fiscal Year 2020 budget

6b Ordinance O-20-2134

Adoption of the proposed Fiscal Year 2021 budget

6c Ordinance O-20-2135

Adoption of the Ad Valorem Tax Rate for Fiscal Year 2021

6d Ordinance O-20-2136

An ordinance amending Section 3 - Service Charges of the Water and Sewer Policy and Procedure Manual as contained in the Code of Ordinances, to implement updated base rates

6e Ordinance O-20-2137

Amending the City's fee schedule by amending and restating Section 2-26 of the Colleyville, Texas, Code of Ordinances, establishing fees and charges for City services

6f Ordinance O-20-2138

Approval of a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the company's 2020 Rate Review Mechanism filing and adopting tariffs reflecting rate adjustments consistent with the negotiated settlement

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

7a 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

7b 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

7c Ordinance O-20-2127

Consideration for a Special Use Permit for a day care center on Lots 9R and 10R, Block 1, of the Winding Creek Addition, located at 6412 and 6416 Colleyville Boulevard, Case ZC20-015

7d Ordinance O-20-2128

Consideration of an amendment to the PUD-C Planned Unit Development-Commercial district for the Winding Creek development, specifically for hours of operation on Lots 9R and 10R, Block 1, of the Winding Creek Addition, located at 6412 and 6416 Colleyville Boulevard, Case ZC20-012

8. CITIZEN COMMENTS

9. REPORTS

Quarterly Performance Management Report

10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, SEPTEMBER 1, 2020 - READING AND PUBLIC HEARING - RESOLUTION R-20-4533

11. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, August 28, 2020* by 5:00 p.m.

Christine Loven, TRMC
City Secretary

A quorum of any Colleyville board, commission, or committee may be present at this meeting. Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion. If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.

City of Colleyville
City Council
Agenda Briefing

City Hall
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Agenda Number WS-1 **Agenda Date** 9/1/2020
Type Worksession
Department City Manager

Title
Update on the Enterprise Fleet Management program

Explanation
This agenda item will provide for a review of the partnership with Enterprise Fleet Management at the end of Year 1, and provide a preview of planned replacements for Year 2.

Attachments
1. Colleyville Year 1 Review

DALLAS | enterprise FLEET MANAGEMENT

CITY OF COLLEYVILLE TEXAS

2020 VISION

City of Colleyville: Vehicle Sales Update

CONFIDENTIAL AND PROPRIETARY

© 2016 Enterprise Fleet Management, Inc.

2020 FY EFM Partnership Overview

- Purchases: Completed
  - ALL 37 vehicles delivered!
  - 35 Originally planned; 2 added mid-year
- Vehicle Sales: In process
  - 18 vehicles sold to date; 8 currently in process
  - 34 originally planned for sale; 6 added mid-year
  - All vehicles expected to be sold by end of Fiscal Year
- Management Fee
  - Vehicles delivered throughout year (fee charged monthly per vehicle)
- Operating: Review in year 2
  - Requires 1 year + to experience true picture of operating savings.
  - Anticipate adjusting operating budget to begin capturing savings in FY 2022
- Summary: Year 1 executed as planned.

Vehicle Resale Update

- Original Plan included 34 vehicles to be sold for $263,200 in Equity
- EFM has sold 18 total Colleyville vehicles for total of $122,785
  - 12 from original plan; 6 added mid-year
- EFM in the process of selling 8 more vehicles for approx. $52,000
- Last vehicles should sell by September. Resale funds for last vehicles to arrive in Oct.

Resale Summary on 12 from Original Plan	
Estimated Equity	$92,200.00
Actual Equity	$92,445.44
Difference	+$245.44

2020 FY EFM Partnership Overview

TOTAL FLEET	Oct-20 Year 1 Plan *	Oct-June 20 Year 1 YTD *	Expected Year End Year 1 *
Accumulative Quantity of Leased Vehicles	37	37	37
Equity in Owned Vehicles to Replace **	$ (280,800.00)	$ (122,785.44)	$ (243,200.00)
Capitalized Cost of Vehicles including Aftermarket	$ 1,252,134.34	$ 1,109,201.65	$ 1,159,201.65
Management Fee	$ 13,680.00	$ 2,410.00	$ 9,200.00
Equity at Term			
Net Cash After Equity (Total Cost to City)	$ 985,014.34	$ 988,826.21	$ 925,201.65

- Conclusion: Expected to end year with less total cost to city than planned in year 1!

2021 FY Replacement Budget

- Purchase 15 and sell 14 total vehicles
  - 1 Parks & Rec Truck – 1 ton truck
  - 1 Parks & Rec Truck- ½ ton truck
  - 1 Water truck – ½ ton truck
  - 1 Drainage Services truck – ½ ton truck
  - 2 Engineering trucks – ½ ton trucks
  - 2 Community Development trucks - ½ ton trucks
  - 1 Street Department truck – ½ ton
  - 3 Police CID Vehicles
  - 2 Police Patrol Tahoe's
  - 1 Police Public Service Officer Tahoe

- Approval via consent resolution at September Council meeting

TOTAL FLEET PLAN	Oct-21 Year 2
Quantity of Leased Vehicles FY 2021	**15**
Equity in Owned Vehicles to Replace **	**$ (129,400)**
Capitalized Cost of Vehicles including Aftermarket	$ 577,337
Management Fee	$ 18,720
Equity at Term	
Net Cash After Equity (Total Cost to City)	$ 466,657

EFM Partnership Plan

- Savings pick up as age of fleet decreases.
- Expected to sell vehicles every 3-5 year and lower overall cost.
- Operating Savings to be analyzed in year 2 and captured in FY22 budget
- Expected to lower fleet age from 10-12 years to 4-5 year, ensuring latest safety features present on vehicles

TOTAL FLEET	Oct-20 Year 1 *	Oct-21 Year 2	Oct-22 Year 3	Oct-23 Year 4	Oct-24 Year 5
Accumulative Quantity of Leased Vehicles	37	52	55	65	68
Equity in Owned Vehicles to Replace **	$ (243,200)	$ (129,400)	$ (55,900)	$ (129,500)	$ (32,300)
Capitalized Cost of Vehicles including Aftermarket	$ 1,159,202	$ 577,337	$ 203,145	$ 513,293	$ 1,063,305
Management Fee	$ 9,200	$ 18,720	$ 19,800	$ 23,400	$ 24,480
Equity at Term				$ (525,100)	$ (189,300)
Net Cash After Equity (Total Cost to City)	$ 925,202	$ 466,657	$ 167,045	$ (117,907)	$ 866,185

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Agenda Number WS-2 **Agenda Date** 9/1/2020
Type Worksession
Department Community Development

Title
Discussion regarding amending the Land Development Code Section 3.28 Supplementary District Regulations regarding parking of recreational and commercial vehicles

Explanation
Attached is the current language for parking of RV's and commercial vehicles as found in both the Municipal Code and the Land Development Code.

Attachments
1. Code Language - Parking of RVs and Commercial Vehicles

MUNICIPAL CODE

Chapter 2 – BUSINESSES
ARTICLE V. - WRECKERS AND WRECKER SERVICES
DIVISION 1. - GENERALLY

Sec. 22-111. - Definitions.

Parking facility means any public or private property used, in whole or in part, for the restricted and/or paid parking of vehicles. Such term includes but is not limited to commercial parking lots, parking garages, and parking areas serving or adjacent to businesses, churches, schools, homes and apartment complexes. It also includes a restricted portion or portions of an otherwise unrestricted parking facility.

Chapter 94 - TRAFFIC AND VEHICLES
ARTICLE I. - IN GENERAL

Sec. 94-5. - Parking of certain commercial vehicles.

a) *Unattended vehicles prohibited; exceptions.* The parking of commercial vehicles classified by the manufacturer as 1½-ton or larger capacity vehicles and other vehicles larger than 1½-ton, unattended on any public roadway, front yard, side yard or back yard in any residential zoned area within the city except for immediately loading or unloading of cargo is hereby prohibited; provided that the parking of one vehicle excluding all trailers in the rear yard of a lot of a total area of two acres or more shall be allowed.

b) *Trailers, inoperable vehicles prohibited.* The parking of any trailer, including house trailers and/or mobile homes, tractors, or inoperable vehicles, cars, trucks, or buses that cannot be immediately or readily started or moved under their own power, and including vehicles without current licenses and vehicles with wheels or other major components removed or broken, upon any public roadway, or on any front yard area, or side yard area (off driveways) in residential areas within the city is hereby prohibited.

c) *Removal and storage of vehicles authorized.* The chief of police may, after the owner of any vehicle found in violation of any part of this section has been served notice of the violation, order the vehicle removed at the vehicle owner's expense and stored at the vehicle owner's expense. If the owner of the vehicle is not available, the vehicle may be removed and stored 48 hours after ticketed by the police department, at the owner's expense.

(Code 1980, ch. 10, § 6)

LAND DEVELOPMENT CODE

Section 3.28 Supplementary District Regulations

H. Parking; Storage or Use of Major Recreational Equipment and Vehicles – No major recreational equipment shall be parked or stored on any lot in a residential district except in a carport or enclosed building, or in a required side or rear yard on an all-weather hard surface driveway; provided, however, that such equipment may be parked anywhere on residential premises not to exceed twenty-four (24) hours during loading or unloading. No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, except for the temporary housing of guests not to exceed two (2) consecutive weeks.

For purposes of these regulations, major recreational equipment is defined as including boats and boat trailers, travel trailers, pick-up campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers, and the like, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not.

I. Parking and Storage of Vehicles in General

1. One commercial vehicle of not more than one ton capacity, except pick-up trucks, when used in the employ by the site occupant of a dwelling may be permitted on a residentially zoned lot, provided said parking space shall be in an enclosed garage, carport, or on an all-weather hard surface driveway, or in a side or rear yard on an all-weather surfaced driveway. Nothing in this Chapter shall prohibit the occasional overnight storage or parking of a commercial vehicle on residential property.

2. Off-street vehicle parking spaces shall not be located within ten (10) feet of existing proposed major thoroughfare street right-of-way lines in any commercial or industrial district. Such off-street parking spaces shall consist of a paved surface, i.e., concrete, HMAC, brick or paving stone approved by the city building official. All ten (10) foot buffer areas shall be landscaped and maintained to enhance esthetic qualities.

3. To avoid the unsightly appearance of junked and abandoned vehicles in residential districts, no vehicles may be parked or stored on a residential premise where visible to any adjacent residential use, unless a current state vehicle inspection sticker is displayed thereon.

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Agenda Number WS-3 **Agenda Date** 9/1/2020
Type Presentation and Discussion
Department City Manager

Title
Update on implementation of the Pedestrian Transportation Committee recommendations

Explanation
In June 2019, the City Council established a Pedestrian Transportation Ad Hoc Committee comprised of seven members (three from the Parks and Recreation Advisory Board and four at-large members). The committee's responsibilities included creating a single sidewalk and trail map and developing priority based recommendations and rationale for determining which sidewalks or trails should be completed first.

The Committee presented recommendations to the Parks and Recreation Advisory Board on November 4, 2019 and to the City Council on November 19, 2019.

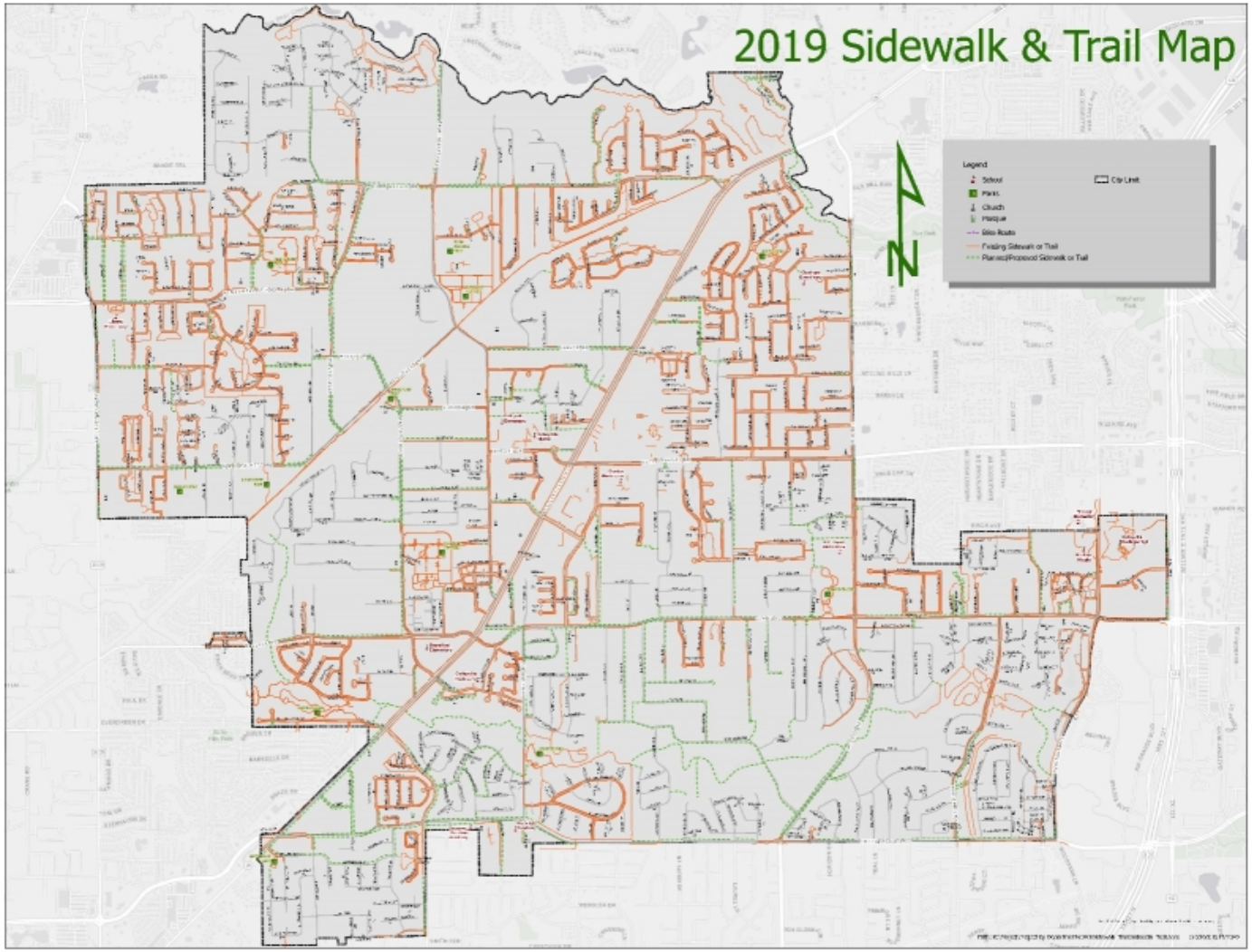
Over the last year, staff has initiated a number of efforts and projects that begin to implement the plans and priorities identified by the Committee. This presentation provides an update on implementation plans, as well as an overview of funding set aside in the Capital Improvement Plan to allow for continued implementation efforts.

Attachments
1. Pedestrian Transportation Implementation - September 2020

PEDESTRIAN TRANSPORTATION IMPLEMENTATION

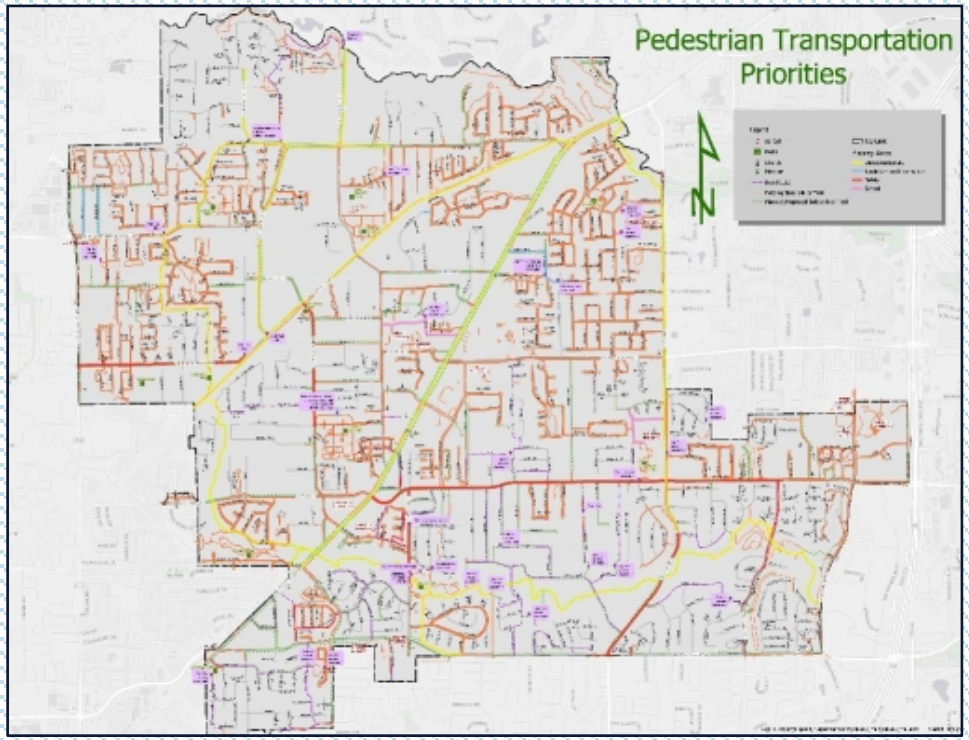
SEPTEMBER 1, 2020 CITY COUNCIL MEETING

PEDESTRIAN TRANSPORTATION PLAN & PRIORITIES



Priority Categories

- Interconnectivity
- Neighborhood Connectio
- Safety
- School
- Existing Sidewalk or Trail
- Planned/Proposed Sidewalk or Trail



RECENTLY COMPLETED CONNECTIONS

Recently Completed

- Shelton (Hunter Lane to Bransford)
- Pleasant Run (Shelton to Beverly)
- Lavaca (near Lantana)

IMPLEMENTATION STATUS & PLANNING

Projects Underway

- SH26 – substantially complete; filling in gaps at intersections
- John McCain (Trail east of Pleasant Run to Stillwater Cir.)- Construction contract awarded on August 4; work Fall 2020
- Cheek-Sparger (San Bar to Oak Briar Ln) – 100% Design; TxDOT project anticipated to let in November 2020
- Glade Road - Bid Award April 2020; construction 2020 - 2022

Projects In Design / Planning

- Bransford – 30% Design; anticipating Spring 2021
- Nature Center to Sparger Park – 30% Design; anticipate design completion by end of calendar year
- Pleasant Run (John McCain to Northern City limits) – 100% Design; construction timed with bridge project; anticipating Fall 2020
- Tinker Road (Pleasant Run to SH26) – Design to occur Summer 2020; construction 2021
- 121 frontage road (south of Hall-Johnson) - pending property owner approval

Under Consideration for Next Up

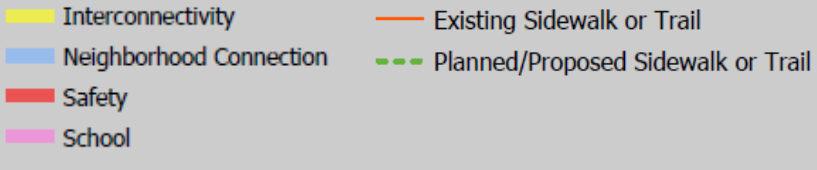
TIF Eligible Sections

- John McCain from Oak Alley to Pebble Hill (north side)
- John McCain from Majestic Manor to SH26 (south side)
- Bluebonnet – complete up to Riverwalk
- Thompson Terrace – Old Glade to SH26

Other Sections

- Bedford Road – gaps between Glade and Cheek-Sparger (may require engineering for drainage)
- Lavaca – gaps remaining to complete to Precinct Line
- W LD Lockett – connect from Reatta Place to Cotton Belt Trail to complete whole section to Precinct Line

Priority Categories



Grant Applications

- Nature Center to Sparger Park – in design; submitted May 2020

Getting general cost estimates on these sections now in order to plan use of available funds and timing

CIP FUNDING SUMMARY

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Annual Small Segment Sidewalk/Trail Construction or Grant Match					
Capital Projects Fund (NEW)	$250,000	$250,000	$250,000	$250,000	$250,000
CEDC	$300,000	$300,000	$300,000	$300,000	$300,000
TIF	$100,000	$100,000	$100,000	$100,000	$100,000
Stand Alone Projects					
Bransford Road Trail Construction (Field St. to Cotton Belt Trl) – Capital Projects Fund	$800,000				
John McCain Rd Trail Construction TIF	$800,000				
1 Nature Center Trail Construction- Phase TIF		$1,000,000			
2 Nature Center Trail Construction- Phase TIF			$2,500,000		

DISCUSSION ITEMS

- Initial plan
  - Place-hold money in the CIP from various funds for annual construction
  - Gather cost estimates for potential areas to pursue next
  - Determine what to use annual funds for and/or which projects we can start design on, as well as which projects should be stand-alone CIP projects that must be scheduled as funds allow (due to higher cost)
- Types of projects competing for funding
  - Inexpensive connections within neighborhoods (fill in small gaps), which benefit fewer people
  - Expensive connections along more significant roads where sidewalk or trail installation requires drainage improvements
  - More areas with less impact vs. fewer areas of greater impact or mix of both?
- One side vs. both sides
  - Complete connectivity on at least one side of a road (even if crosswalks are required), allowing funding to be spread out over more areas
  - 100% complete both sides of a road to be "done" before moving on
  - Should we focus on completing connections in areas that have no pedestrian access before we add a second side to areas that already have connectivity?

QUESTIONS?

City of Colleyville
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Agenda Briefing

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Agenda Number WS-4 **Agenda Date** 9/1/2020
Type Worksession
Department City Manager

Title
Discuss strategy to expedite completing construction of the John McCain / Westcoat roundabout

Explanation
This item will provide discussion of an alternate traffic management plan for the intersection improvements currently under construction at the intersection of John McCain Road and Westcoat Drive. Currently, the construction timeline for the roundabout is seven months. Staff would like to discuss an alternate construction timeline by implementing a full closure of the intersection.

Attachments
1. John McCain / Westcoat Construction Presentation

John McCain Road and Westcoat Drive Roundabout Alternate Traffic Management Plan Discussion

City Council Worksession
September 1, 2020

Traffic Management Plan

John McCain Road and Westcoat Drive Roundabout

Current Traffic Management Plan

- Partial Closure
- Duration 39 weeks (270 calendar days)
- Anticipated Completion March 2021
- 3-Tempoary Traffic Lights Serving the T-intersection
- Green Light = 15 seconds
- Red Light = 1 minute 30 seconds

Alternate Traffic Management Plan

Alternate Traffic Management Plan

- Full Closure
- Duration 11 weeks (75 calendar days)
- Tuesday, September 8 – Implement Full Closer of Intersection
- Monday, November 23 – Open Intersection to Traffic

Detour Map

Detour West:

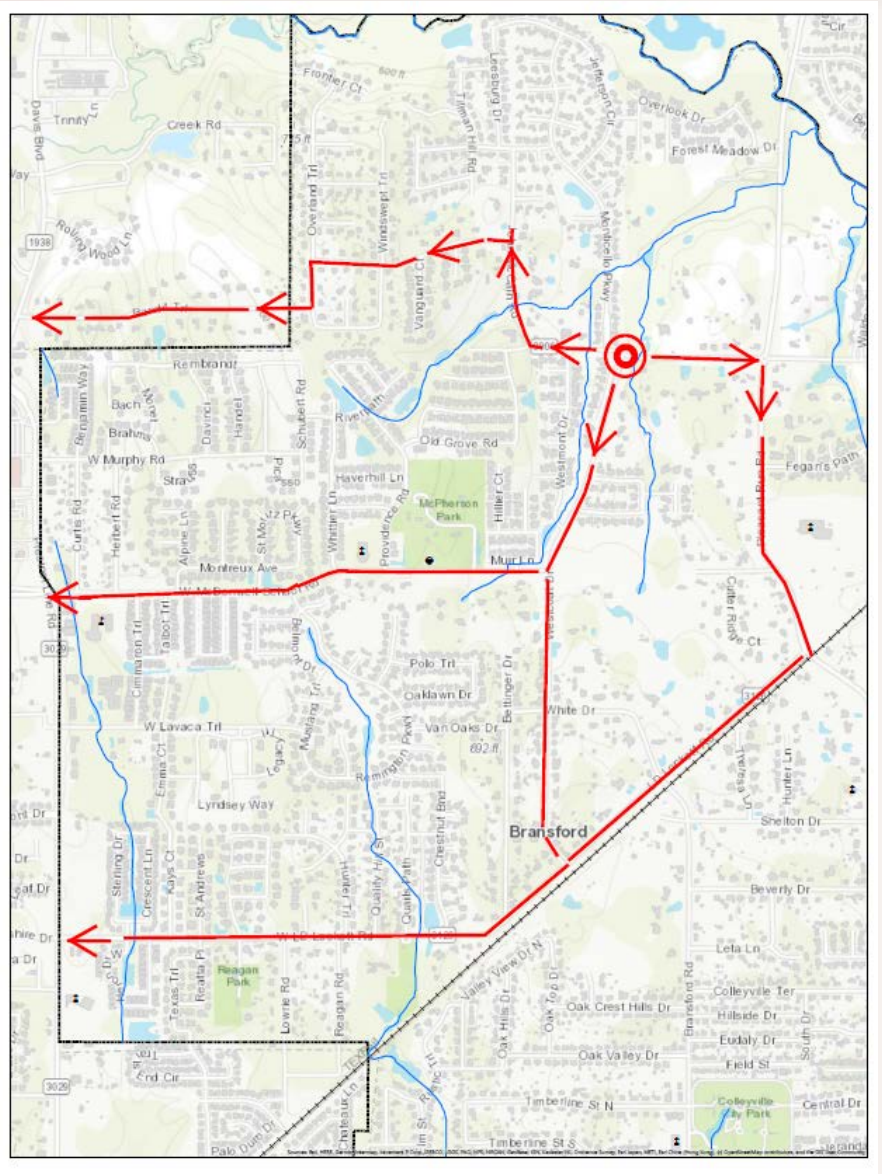
- John McCain Road west to Bandit Trail
- Bandit Trail west to Overland Trail
- Overland Trail south to Bandit Trail
- Bandit Trail west to unsignalized intersection of Davis Boulevard
- Davis Boulevard North or South to destination based on direction

Detour East:

- John McCain Road east to Pleasant Run Road North or South to destination based on direction

Detour South:

- Westcoat Road south to McDonwell School Road or L.D. Lockett Road to destination based on direction



Questions & Discussion

City of Colleyville
City Council
Agenda Briefing

City Hall
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Agenda Number WS-5
Agenda Date 9/1/2020
Type Worksession
Department City Secretary

Title
Discussion of the September 1, 2020, City Council regular agenda items

City of Colleyville
City Council
Agenda Briefing

City Hall
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Agenda Number 1 **Agenda Date** 9/1/2020
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 the 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 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-20-4530

A RESOLUTION APPROVING COUNCIL ACTION REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR CITY COUNCIL MEETING OF SEPTEMBER 1, 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 1ST DAY OF SEPTEMBER 2020.

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

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

RESOLUTION R-20-4531

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF SEPTEMBER 1, 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 August 18, 2020

b. Adopting the Economic Development Capital Improvement Program (EDCIP) for the Fiscal Years 2021-2025 of the Colleyville Economic Development Corporation

c. Adoption of the Colleyville Economic Development Corporation Fiscal Year 2021 Budget

d. Approval to use the Voluntary Library Fund in Fiscal Year 2021, for the purchase of library materials, collection processing supplies, and library programs, in an amount not to exceed $170,000

e. Approving the selection of Jacey Hornecker as Associate Judge of the City of Colleyville Municipal Court, effective September 1, 2020

f. Approval of a Construction Services Agreement with Gomez Brothers Construction, Inc., for the East Jim Mitchell Storm Drain Improvements Project, in an amount not to exceed $155,530.00 and a contingency amount not to exceed $50,000.00, and authorizing the City Manager to execute the agreement

g. Repealing Resolution R-19-4455, establishing the first October City Council Meeting date to be October 6, 2020, and the first November City Council Meeting date to be Monday, November 2, 2020

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 1ST DAY OF SEPTEMBER 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
Minutes - Draft

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Tuesday, August 18, 2020 City Council Chambers

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, August 18, 2020, at 4:30 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, Fire Chief Mark Cantrell, Community Development Director Ben Bryner, Public Works Director Ray Silva-Reyes, Parks Finance Director Kyle Lester, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

WS-1 Discussion of the vision for the Northern Gateway property

Assistant City Manager Adrienne Lothery gave an overview of the parcels which have been purchased by the City and are known as the Northern Gateway. Manager Lothery noted she has had conversations with the City Council regarding planning for the use of the property and how to move forward with the quality standards expected by the Council. She then introduced the City's consultants for the project, Dallas Cothrum, Ph.D., and Karen Wunsch, Masterplan.

Dr. Cothrum provided a history and philosophy of the company, the projects they have worked on, and their goal of seeking City Council discussion and feedback regarding development examples and a project vision. Dr. Cothrum reviewed the community assets, ideas regarding the development, and demographics. Ms. Wunsch and Dr. Cothrum provided information on both local and statewide successes and missed opportunities. They also discussed what their experience has taught them regarding what works when considering development of an area such as the Northern Gateway.

There was general discussion regarding Councilmember's thoughts on what they would like to see. Councilmember Nakamura stated she feels an experience needs to be created to draw people to the space. Councilmembers Rigney and Kelley would like to consider the area being a destination with resort-like amenities and activities, Councilmember Wheat is envisioning a space for an active lifestyle, with activities and food, and Mayor Pro Tem Lindamood feels the creek area needs to be utilized, incorporating a bridge, park, shops, and restaurants which give an inclusive and approachable feel, somewhat similar to 30-A in Florida.

Mayor Newton stated each Councilmember needs to create a criteria list, check it against the "what works" criteria provided by Masterplan, and bring their thoughts at a future meeting. It was also decided staff would schedule tours of local areas which will assist the Council in establishing their ideas.

WS-2 Discussion of establishing the tax rate

Finance Director Kyle Lester presented this item noting the 95% certified tax value provided by the Tarrant Appraisal District (TAD) assumed the properties protested in Colleyville would only have 70% of their value. Colleyville has $600 million of property under protest. This 70% assumption underestimates the certified asset value and causes the computation of the no new revenue tax rate to be higher than expected. He pointed out that the TAD chief appraiser said historical experience is that protested properties come in at about 90% valuation. The Council chose to use an 85% valuation assumption for protested property to compute a modified no new revenue tax rate for Colleyville. This resulted in a tax rate below last year's tax rate and below the state stipulated no new revenue tax rate. Based on these calculations, Director Lester projected a FY2021 rate of $0.304365 which is projected to save the average tax payer $35.30 annually, and still provide the revenue required for the proposed FY2021 budget.

There was general discussion regarding fund balance transfer and Director Lester provided an overall summary of each of the City's funds.

WS-3 Discussion of a date for a Joint City Council and Planning and Zoning Commission Worksession

The City Council selected September 22, 2020 at 6:00 p.m. at Colleyville Center as the date for a Joint City Council and Planning and Zoning Commission Worksession.

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

Mayor Newton stated the applicant for Ordinances O-20-2127 and O-20-2128 have requested they be tabled, Ordinances O-20-2111 and O-20-2112 will be removed from the table and discussed, but will be retabled for final action at a future meeting. Mayor Newton noted the resolution re-appointing the Water and Wastewater Rate Advisory Committee provides for Tim Raine to be appointed Chair, and Councilmember Dodson and himself to be the City Council liaisons to the Committee.

Mayor Newton adjourned the Worksession at 6:22 p.m.

Mayor Newton called the Executive Session to order at 6:22 p.m.

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

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

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

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

- Glade Road eminent domain 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
- Right-of-way and easement acquisition on Bills Lane and Glade Road for the CIP Water Line Project 10

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 7:06 p.m.

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

INVOCATION: Pastor Dave Jung, Crown of Life

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-20-4524

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

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

Mayor Newton stated Colleyville has done a great job in self reporting for the 2020 Census, but there are still more people to be counted. He encouraged all to participate.

Mayor Newton and Councilmembers made the following announcements:

COVID-19 Update: Colleyville remains steady in terms of COVID case counts, and we continue to have zero deaths. An interesting occurrence happened last week that is very important. Tarrant County web site showed that Colleyville has less active positive cases than our data showed. We have been using a 14-day roll off of positive COVID cases for a couple of months to show the true risk impact to community health. This means that after 14 days, we move positive cases to "no longer contagious" which we have been referring to as "estimated recoveries". We do this because 14 days is the commonly known medical community's quarantine period after a person tests positive for coronavirus. The fact that Tarrant County's data is now similar, and even more positive for Colleyville, validates our methodology that the newspapers have criticized. My opinion is that the newspapers seems to want to tell the public how bad they think things are, versus providing the public well rounded explanations of all the facts the public needs to know. We, Colleyville, want to be completely transparent and provide all the information that citizens need to know to make their own decisions on how best to take care of their family. With all of that said, Colleyville currently has 60 active positive cases. Tarrant County shows Colleyville only having 39 active cases. Another important point you should know, on August 4th, Tarrant County added 20 presumed positives to our count. These are not cases confirmed by positive test. The County will continue to add these presumed cases into our count, but will not break out which cases are confirmed and which are presumed. Even with adding presumed positives, we continue to see the number of positive COVID cases trend downward. Colleyville's active positives remain low compared to cumulative positives

West Nile Positive Test Results: Last week Tarrant County informed us that we had five mosquito samples test positive for West Nile Virus. Earlier this month, w**e** had two people in Colleyville test positive for West Nile. In addition to fogging the areas, the city will continue to undertake an aggressive information campaign to remind residents to take precautions and use insect repellent when outside. The best defense against WNV is bite prevention. To protect yourself, remember to use the following Ds:

1. **DEET-**Apply repellent containing an EPA-registered active ingredient, such as DEET, and follow the directions on the package.

2. **DUSK and DAWN**-This is when mosquitoes are most active. Try to avoid outdoor activities during these times.

3. **DRAIN STANDING WATER**-Standing water is the perfect breeding ground for mosquitoes. Drain such areas around your home (gutters, pools, tires, buckets, water bowls, etc.).

4. **DRESS APPROPRIATELY**-Wear long-sleeved shirts, long pants, and socks

Sales Tax Remains Strong: The Texas Comptroller's Office has posted the most recent sales tax allocation information for August, representing all receipts from purchases made in June of this year. This is the fourth month following the COVID-19 effects on the economy, and we're still looking overwhelmingly positive. Our most recent collection came in at 15.4% over FY19 (City & CEDC combined went from $553,033 to $638,051), raising our year-to-date increase to $509,000 over FY19. Finance Director Lester will dive deeper into the numbers as part of his report later tonight.

POW Memorial at Sparger Park Enhanced: The Sparger Park POW Memorial has been transformed into a rock garden. Unfortunately, Sparger Park floods frequently with a heavy rain. Therefore, plant material struggles to survive, especially in this area. This new rock garden and new trees will provide a serene area to honor and respect the intentions of the memorial and those who served our great nation.

Sparger Park Playground Enhanced: Sparger Park's playground surface project is underway. The excavation and drainage should be completed this week. The installation of a new, poured in place safety surface should begin next week. This surface will help with maintenance to the playground, especially due to the frequent flooding that occurs at this park and the need to replace the wood fiber that gets washed away with heavy rains. The project is scheduled to be completed by the end of August.

McDonwell School Road Roundabout Update: The roundabout at McDonwell School Road and Westcoat is now open to thru traffic. Work continues in the area at the neighboring roundabout at John McCain and Westcoat. We thank the public for their patience as we continue to enhance the roads within our community.

Kudos to Police Department Property & Evidence Team: Police Property & Evidence Audit Compliments Department: This week the Police Department had our annual outside Property & Evidence audit that was conducted by Property Room Consulting out of New Jersey. The consultant randomly audited approximately 950 items of property and reviewed our policies and procedures over a 4 day period of time. The consultant has done hundreds of audits over the years and told us that the Colleyville Police Department was the 2nd best

department he had seen in his career and that our packaging of evidence was the very best he had ever seen "hands down". He said he could tell that our Property & Evidence operation had been well managed for many years. He only found 1 item that was misplaced out of 950 (the misplaced item was ultimately located in another evidence box). That's an error rate of .001053. We want to congratulate Property & Evidence Technician Kila Gurule on a job well done. She is a great employee and represents the professionalism and dedication to excellence we all strive for in the Police Department.

Tri-County Power Outages: Recently, the NW section of the city experienced power interruptions. Staff had a call with the Tri-County CEO and staff earlier this week. They shifted around some of their electricity load to deal with changing demands over the last few months with folks working from home, etc. Their older system couldn't handle the loads and now they are making some needed upgrades and replacements. The planned outages related to system improvements that should now be complete. They are confident all repairs have been made and no further power outages/failures should occur.

4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-20-4525

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

4b Approval of the minutes of the regular City Council meeting of July 21, 2020

4c Approval of a contract with Weaver and Tidwell, L.L.P. for auditing services for fiscal year ending September 30, 2020, in the amount of $50,650 for the audit of 2020 financial statements and Comprehensive Annual Financial Report (CAFR) preparation and printing

4d Approval of a Construction Services Agreement with Infinity Contractors International LTD, for the Justice Center HVAC Replacement Project, in an amount not to exceed $391,045.00, and authorizing the City Manager to execute the agreement

4e Approval of a Professional Services Agreement with the Texas Coalition for Affordable Power (TCAP) and GEXA Energy's Commercial Electric Service Agreement (CESA) for power to be provided on and after January 1, 2023, and authorizing the City Manager to execute the agreements

Mayor Newton read Resolution R-20-4525 in its entirety.

Finance Director Kyle Lester presented item 4b noting this is year three of a five year agreement for auditing services and Weaver and Tidwell, L.L.P.'s most recent

peer review report dated October 16, 2019, gave the firm peer review rating of pass, which is the highest rating a firm can receive.

There were no questions from the City Council and Councilmembers Wheat and Dodson, who serve on the Audit Committee, stated they have been pleased with the firm's work.

Public Works Director Ray Silva-Reyes presented item 4d and explained staff recommends awarding the bid to the second lowest bidder based on qualifications and references. Councilmember Dodson asked staff why the contingency was so high. Director Silva-Reyes stated the contingency is a built-in safeguard and is seldom used, but he prefers to have the funding immediately available if needed. Councilmember Dodson thanked Director Silva-Reyes for producing the reports which show if contingency funds for any of the projects are being used. Mayor Pro Tem Lindamood stated Director Silva-Reyes did a good job in reviewing and verifying the bids and noted there is a $40,000 difference between the lowest and second lowest bidder.

Assistant City Manager Adrienne Lothery presented item 4d stating TCAP is a Texas non-profit corporation created in 2001 with over 150 members which efficiently purchases wholesale electricity by pooling the electricity buying needs of its members. Manager Lothery stated approval of the agreements would authorize the City's participation in the Strategic Hedging Program (SHP) for energy needs beginning in 2023 and allows TCAP to procure power in the wholesale market on the City's behalf and provides for GEXA Energy (the retail electric provider who handles billing for TCAP members to reflect participation in the SHP. Margaret Somereve, TCAP Interim Executive Director, explained the fixed price contracts lock in a price for the entire term as prices can vary significantly over the course of a year, and suppliers add in premiums to the price as you extend for longer term contracts. Participation in the SHP provides an opportunity to buy two years out in the "sweet spot" where the market assumes pricing will be at its lowest. This means SHP is still buying electricity at a fixed price, but in a more sophisticated manner that takes advantage of energy market dynamics. The SHP allows the use of up to five qualified vendors, rather than the current practice of awarding a contract to a single vendor for many years at one point in time.

Councilmember Dodson stated the monthly purchase using up to five vendors is the biggest advantage of the plan.

There were no other questions and Mayor Newton opened the public hearing at 8:05 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 8:05 p.m.

Councilmember Wheat made a motion to approve Resolution R-20-4525, seconded by Councilmember Dodson.

The motion to approve carried by the following vote:

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

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - July 2020

Finance Director Kyle Lester presented the monthly financial report providing the highlights of each fund, property and sales tax revenue, and a recap of the City's strong financial standing. Mayor Newton asked Director Lester why the drainage fund cash flow was higher than last year. Director Lester stated it is attributable to lower expenditures, personnel, and contractual expenses.

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

6a Ordinance O-20-2127

Consideration for a Special Use Permit for a day care center on Lots 9R and 10R, Block 1, of the Winding Creek Addition, located at 6412 and 6416 Colleyville Boulevard, Case ZC20-015

At the request of the applicant, City Council voted unanimously to table this item.

6b Ordinance O-20-2128

Consideration of an amendment to the PUD-C Planned Unit Development-Commercial district for the Winding Creek development, specifically for hours of operation on Lots 9R and 10R, Block 1, of the Winding Creek Addition, located at 6412 and 6416 Colleyville Boulevard, Case ZC20-012

At the request of the applicant, City Council voted unanimously to table this item.

6c Ordinance O-20-2129

Request to appeal the decision of the Planning and Zoning Commission for consideration of a Special Use Permit for a fence to extend into the required street side yard on Lot 1, Block 7, Creekside at Colleyville, Phase 3, located at 3501 Valmur Avenue, Case ZC20-013

Mayor Newton read the caption of Ordinance O-20-2129.

Community Development Director Ben Bryner stated there have been no updates since the August 4, 2020 City Council Meeting. He said the request is for approval of an SUP to allow for a 5 foot iron rod fence to be located approximately five feet from the corner street side property line which is within the street side yard of the property.

Mayor Newton stated this is one request of three which will be considered and voted during this meeting. Mayor Newton stated there was a lot of discussion regarding fencing in this subdivision and regarding this property at the last meeting and as he has stated before, he cannot find any rationale to approve this request.

Councilmember Dodson asked if there is a wrought iron fence at the house this property backs up to. Director Bryner stated the fence is wood.

Mayor Newton opened the public hearing at 8:20 p.m.

Applicant Cheryl Turner, MainVue Homes, 5835 Shoreside Bend, Irving, stated she is present as a resource and asked for approval as a fence was previously allowed and had been a part of the marketing plan. Ms. Turner also noted the community build out is coming to a close and this will be the last time she is before the Council with a request. Mayor Newton asked Ms. Turner if the marketing plan was changed when the Land Development Code was updated. Ms. Turner responded yes.

Sanjay and Jayshree Patel, 4844 Van Zant Drive, Keller, owners of this home, asked for an individual review and stated the fence behind him is wood and he feels not allowing the fence he is requesting causes a loss of use of his land. Additionally, Mr. Patel stated this is a small community with two entrances and no one will see the fence. Mrs. Patel provided information about the room occupancy and request for the fence for privacy to a specific room. Mayor Newton stated the ordinances are in place for a reason, one of which is to provide quality developments to Colleyville standards and this City Council has held up to insisting on adherence to this high standard. He added it is his opinion not allowing the fence does not stop a use of the land.

Kathy Hadley, 204 Timberline Drive North, stated she does not understand the concern for allowing an iron fence.

There were no others wishing to speak and Mayor Newton closed the public hearing at 8:34 p.m.

Mayor Pro Tem Lindamood made a motion to deny Ordinance O-20-2129, seconded by Councilmember Dodson.

The motion to deny carried by the following vote:

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

6d Ordinance O-20-2130

Consideration of a Special Use Permit for a fence to extend into the required street side yard on Lot 54, Block 5, Creekside at Colleyville, Phase 3, located at 3913 Lambrusco Lane, Case ZC20-014

Mayor Newton read the caption of Ordinance O-20-2130.

Community Development Director Ben Bryner presented this item noting the request is for approval of a request for a Special Use Permit (SUP) for a five foot iron rod fence to encroach into the street side yard setback for a corner lot. Director Bryner stated at the August 4, 2020 City Council Meeting, there was discussion regarding the current masonry wall and tying the fence into the wall and rear corner of the house.

Mayor Newton stated this item was discussed in great detail and as he has stated before, he needs there to be an extenuating circumstance before he will vote in favor of an SUP, and in this case, the wall is an extenuating circumstance.

Mayor Pro Tem Lindamood stated he believes this will provide for symmetrical correctness.

Applicant Cheryl Turner, MainVue Homes, 5835 Shoreside Bend, Irving, stated the planned fence would be wrought iron along the side of the house and tie into the existing masonry fence to finish out the appearance, while leaving the trees outside the wrought iron fence.

Mayor Newton opened the public hearing at 8:49 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 8:49 p.m.

Councilmember Dodson made a motion to approve Ordinance O-20-2130 with the following amendments: the approval is limited to the portion of the 5 foot tall wrought iron fence to be installed from the location of the existing masonry fence along the rear of the property, running west along the north side of the lot and turning back to the rear of the residential structure, as depicted by the dotted blue line in Exhibit B of the ordinance, and permitting the wrought iron fence to encroach into the street side yard setback for a corner lot, seconded by Mayor Pro Tem Lindamood.

The motion to approve as amended carried by the following vote:

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

6e Ordinance O-20-2131

Consideration of a Special Use Permit for a fence to extend into the require street side yard on Lot 3, Block 7, Creekside at Colleyville, located at 3509 Valmur Avenue, Case ZC20-016

Mayor Newton read the caption of Ordinance O-21-2131.

Community Development Director Ben Bryner presented this item stating this property is across the street from the property considered in the last item the Council approved as amended. Director Bryner said the homeowner is seeking approval of a Special Use Permit (SUP) for a six foot wood fence to be placed on a retaining wall and encroach into the street side yard setback for his corner lot. Director Bryner noted at the last meeting, the owner stated there was a wall along the proposed fence and staff has verified the tallest height of the wall is 3.5 feet, located in the back corner.

Mayor Newton stated this item was discussed at great length at the last meeting and the applicant wanted more than was allowed and he did not feel there were any extenuating circumstances which would compel him to vote in favor of this item.

Mayor Newton opened the public hearing at 8:55 p.m.

Applicant Amish Patel, 3509 Valmur Avenue, presented his request and asked City Council to approve the request because it is not safe, noting the wall height of 3.5' at the back corner. Mr. Patel stated his lawn service will not mow the area where he is requesting the fence for safety along the area. Mr. Patel asked Mayor Newton who is liable if someone is walking along the area and falls. Mayor Newton told Mr. Patel he would be liable because it is his property and asked Mr. Patel if he would be willing to consider a wrought iron fence. Mr. Patel stated he wants a wood fence because the other fence is wood.

There was discussion regarding the wall and iron fencing. Mayor Newton said the 3.5 wall height could be considered a safety issue and a basis for allowing the fence to be moved to the wall location if it was wrought iron like other fences in the area, but this would only apply to the fence adjacent to the patio. After clarification by Councilmember Wheat, Mr. Patel agreed this would be a satisfactory solution.

There was discussion regarding the wall and iron fencing.

There were no others wishing to speak and Mayor Newton closed the public hearing at 9:17 p.m.

Mayor Pro Tem Lindamood made a motion to approve Ordinance O-20-2131 with the following amendments: the approval is limited to a 6 foot

tall wrought iron fence to be connected to and installed in line with the existing wood fence running along the rear of the property, extending the fenced area to the existing retaining wall, then running along the retaining wall (utilizing existing fence post holes) and turning back to the rear of the residential structure, as depicted by the solid red line in Exhibit B; permitting the wrought iron fence to encroach into the street side yard setback for a corner lot; and the material and color to be used for the wrought iron fence shall be consistent with the existing wrought iron fencing located upon the lots near and surrounding the above described tract of land, seconded by Councilmember Rigney.

The motion to approve as amended carried by the following vote:

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

6f Ordinance O-20-2132

Consideration of amendments to Chapter 2, Section 2.5 Definitions, Chapter 3, Section 3.24.B Schedule of Permitted Principal Uses, and Chapter 3, Section 3.24.C Special Land Use Standards of the Land Development Code, specifically for the inclusion of Massage Therapy as a land use and for regulations associated with a Massage Therapy use

Mayor Newton read the caption of Ordinance O-20-2132.

Community Development Director Ben Bryner presented this item stating at the August 4, 2020 City Council Meeting, City Council requested the automatic exception from the 300 foot separation requirement be removed. Director Bryner noted the separation requirement has been removed and he quickly reviewed the changes including new definitions, identifying the use within the Schedule of Permitted Principal Uses chart, and new regulations specific to massage therapy uses. He stated the proposal is for a land use classification of Massage Therapy (Licensed and Unlicensed) within the Schedule of Permitted Principal Uses chart and requires a Special Use Permit approval to be allowed only within the CC-1, CC-2, and CC-3 zoning districts.

Mayor Newton opened the public hearing at 9:23 p.m.

Kathy Hadley, 204 Timberline Drive North stated she is in full support of this item.

There were no others wishing to speak and Mayor Newton closed the public hearing at 9:24 p.m.

Councilmember Kelley made a motion to approve Ordinance O-20-2132, seconded by Councilmember Rigney.

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. TABLED: ORDINANCE(S) READING AND PUBLIC HEARING

7a 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

Councilmember Dodson made a motion to remove Ordinance O-20-2111 from the table, seconded by Councilmember Wheat and unanimously passed.

7b 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

Councilmember Wheat made a motion to remove Ordinance O-20-2112 from the table, to allow discussion of Ordinance O-20-2111 and O-20-2112 to be discussed at one time, seconded by Councilmember Nakamura and unanimously passed.

Mayor Newton read the captions of Ordinance O-20-2111 and Ordinance O-20-2112. Mayor Newton stated these items had been tabled at the March 3, 2020 City Council Meeting to allow an opportunity for Bluebonnet officials and citizens to address concerns regarding drainage, screening, and above ground improvements.

Director Bryner reviewed the request and the changes which include:

Setbacks
- 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
- No private mausoleum/crypt shall be allowed within 100 feet of Hall Johnson Road and the eastern boundary shared with the Broughton subdivision

Drainage
- Drainage conveyance to the north side of Lot 21 improved to direct discharge into Camden Green
- Drainage conveyance (new concrete channel) to the south to the existing drainage system in the Broughton Addition
- The existing swale shall be cleaned and maintained by the cemetery

Screening Wall & Landscaping
- 8’ Wall a minimum of 23 feet from the east property line except adjacent to Lot 21

- 8’ Wall on west property line of Lot 21 to replace the existing wood fence
- 6 trees – 1 over-story tree installed for each adjacent residential home

Director Bryner stated what did not change was: grave site spoils are to be stored in the cemetery’s maintenance area; a minimum 3’ ornamental iron/tubular fence is required along Hall-Johnson Road; a minimum 3’ shrub/hedge row will be planted along Hall-Johnson Road; and the conditions are subject to the signed agreements with the adjacent subdivisions.

Patrick Husband, 3723 Pine Cone Trail, Pasadena, applicant, thanked the City Council, staff, and residents for working with Bluebonnet to understand and address the concerns. Mr. Husband answered questions of the City Council which included addressing drainage issues, the height of the mausoleums, wall, and landscaping.

Mayor Newton opened the public hearing at 9:57 p.m.

Kathy Hadley, 204 Timberline Drive North, spoke for this item and with concern for the cemetery meeting all the wants of the Broughton homeowners because the cemetery was in place long before the subdivision. She is also in favor of trees instead of a wall.

Mayor Newton asked if the residents were good with the changes.

Mindy Russell, 1805 Camden Green, thanked the City Manager and Mr. Husband for working with the residents. She stated she has spoken with all the neighbors and everyone is at peace with the land elevation, drainage, and masonry wall. Ms. Russell stated she would like to make a couple of clarifications and she sent those to the City Manager in an email. She specifically asked Bluebonnet to continue to work with them to address concerns going forward as they arise, asked for the masonry wall to be constructed in earth tones, and the trees be of an evergreen variety.

Jim Taylor, 1821 Camden Green, Broughton HOA President, also thanked the City Manager and Mr. Husband and stated he wanted to be on record as being pleased with the resolution to the development issues and homeowner issues.

There were no others wishing to speak and Mayor Newton closed the public hearing at 10:03 p.m.

Mayor Newton stated all of the items discussed, in addition to the agreements with the Stonecrest and Broughton HOA’s will be written into the ordinance and expressed his appreciation to the City Manager, Patrick Husband, and residents who worked toward the solution.

Councilmember Dodson made a motion to table Ordinance O-20-2111 and Ordinance O-20-2112 to allow time for the exhibits and ordinances to be modified based on the discussion, seconded by Councilmember Rigney.

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 10:08 p.m. and reconvened at 10:22 p.m.

8. RESOLUTION(S): READING AND PUBLIC HEARING

8a Resolution R-20-4526

A resolution re-establishing the Water and Wastewater Rate Advisory Committee, providing a charge, and establishing a date for the final report submittal

Mayor Newton read Resolution R-20-4526 in its entirety.

Mayor Newton stated this resolution reinstates the Water and Wastewater Rate Advisory Committee and charges them with reviewing their previous work and establishing a CIP fee component and making a recommendation to the City Council.

Mayor Newton opened the public hearing at 10:27 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 10:27 p.m.

Councilmember Nakamura made a motion to approve Resolution R-20-4526, seconded by Councilmember Wheat.

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

8b Resolution R-20-4527

A resolution dissolving the Colleyville Community Garden Advisory Committee and repealing Resolution R-19-4448

Mayor Newton read Resolution R-20-4527 in its entirety.

Mayor Newton stated this Committee gave a solid effort to involve the community in a community garden, but now is not the right time and he appreciates all the work of the Committee.

Mayor Newton opened the public hearing at 10:31 p.m.

Kathy Hadley, 204 Timberline Drive North, stated gardens are a lot of work, but she did think it was a wonderful program.

There were no others wishing to speak and Mayor Newton closed the public hearing at 10:33 p.m.

Councilmember Rigney made a motion to approve Resolution R-20-4527, seconded by Mayor Pro Tem Lindamood.

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

8c Resolution R-20-4528

A resolution appointing City Councilmember liaisons to boards, commissions, and committees

Mayor Newton read Resolution R-20-4528 in its entirety.

Councilmember Dodson stated this is an opportunity for City Council to provide advice to the boards, commissions, and committees, it is not to take away from them.

Mayor Newton agreed and stated it is a mechanism by which the elected officials can advise on the City Council's processes and thoughts.

Mayor Newton opened the public hearing at 10:36 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 10:36 p.m.

Councilmember Kelley made a motion to approve Resolution R-20-4528, seconded by Councilmember Dodson.

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

9. CITIZEN COMMENTS

Kathy Hadley, 204 Timberline Drive North, addressed a concern regarding a fence at Sherwood and Jackson. She concluded her remarks by expressing her appreciation to the City Council, City Manager, and staff for the work they do every day.

10. REPORTS

Colleyville Library Advisory Board Meeting Minutes - June 8, 2020

There was no discussion of this item.

11. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR - READING AND PUBLIC HEARING - RESOLUTION R-20-4529

This resolution was not needed.

12. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the meeting without objection by the City Council at 10:43 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 1ST DAY OF SEPTEMBER 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** 9/1/2020 **Number** Resolution R-20-4531
Type Resolution
Department Finance

Title
Adopting the Economic Development Capital Improvement Program (EDCIP) for the Fiscal Years 2021-2025 of the Colleyville Economic Development Corporation

Strategic Plan
2.4 Demonstrate stewardship of public resources

Explanation
Reading and Public Hearing

The Colleyville Economic Development Corporation (CEDC) is funded by a one-half cent sales tax approved by voters in 1996. The ballot language states the sales tax will "provide for parks and park facilities, a library, a community center, open space improvements, and other facilities and improvements only as authorized by Section 4B of Article 5190.6" of the Local Government Code.

The CEDC Bylaws require the Board to develop a combined Economic Development Capital Improvement Program (EDCIP) annually, which sets forth long and short-term goals. The "EDCIP shall identify the projects to be undertaken by the Corporation and include proposed methods and the expected cost of the implementation." After the annual EDCIP is developed, it must be approved by the City Council.

On August 25, 2020, the CEDC Board approved the attached EDCIP for FY 2021-2025 with no changes.

Financial Impact
The EDCIP serves as a planning tool, to forecast anticipated uses of CEDC funds. Actual appropriation of funds occurs on an annual basis for the next fiscal year and is authorized via the annual budget approval in a separate agenda item.

Recommendation
Approve

Attachments
1. EDCIP FY 2021-2025

COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION **Exhibit A**

ECONOMIC DEVELOPMENT CAPITAL IMPROVEMENT PROGRAM FY 2021 - FY 2025

FISCAL YEAR	Budget 2020	Projection 2020	Projection 2021	Projection 2022	Projection 2023	Projection 2024	Projection 2025
BEGINNING FUND BALANCE	$4,150,120	$4,150,120	$4,129,606	$4,169,436	$3,987,433	$3,411,133	$3,783,808
REVENUES:							
PROJECTED 1/2 CENT SALES TAX REVENUE	$1,907,400	$2,021,844	$2,052,391	$2,052,391	$2,103,700	$2,145,774	$2,177,961
GRANT PROCEEDS	$0	$0	$225,000	$225,000	$225,000	$225,000	$225,000
INTEREST INCOME	$25,000	$10,000	$10,000	$10,100	$10,201	$10,303	$10,406
TOTAL REVENUE	$1,932,400	$2,031,844	$2,287,391	$2,287,491	$2,338,901	$2,381,077	$2,413,367
EXPENDITURES:							
ADMINISTRATIVE:	$2,000	$2,700	$2,000	$2,060	$2,122	$2,185	$2,251
DEBT SERVICE	$604,144	$604,144	$600,752	$606,928	$602,672	$598,128	$603,152
PARKS:							
WATER / WASTEWATER- MC PHERSON PARK	$5,628	$815	$5,628	$5,986	$6,511	$6,917	$7,316
MAINTENANCE	$50,000	$35,000	$50,000	$51,500	$53,045	$54,636	$56,275
LIBRARY:							
PERSONNEL	$392,999	$311,550	$395,467	$408,605	$417,100	$424,241	$429,710
OPERATIONS	$33,802	$28,000	$33,802	$34,816	$35,861	$36,936	$38,044
TECHNOLOGY - HARDWARE REPLACEMENT	$30,600	$23,000	$30,600	$31,518	$32,464	$33,437	$34,441
SENIOR CENTER:							
PERSONNEL	$92,626	$77,893	$96,372	$99,931	$102,733	$105,504	$107,993
OPERATIONS	$500	$500	$500	$3,708	$3,819	$3,934	$4,052
TECHNOLOGY - HARDWARE REPLACEMENT	$3,100	$0	$3,100	$0	$0	$0	$0
COLLEYVILLE CENTER:							
PERSONNEL	$0	$0	$126,010	$130,718	$134,617	$138,602	$142,280
OPERATIONS	$2,000	$2,000	$2,000	$2,060	$2,122	$2,185	$2,251
TECHNOLOGY- SOFTWARE & MAINTENANCE CONTRACTS	$7,241	$6,388	$7,241	$7,458	$7,682	$7,912	$8,150
TECHNOLOGY - HARDWARE REPLACEMENT	$3,850	$2,500	$3,850	$3,966	$4,084	$4,207	$4,333
PROMOTIONAL:							
MOVIES IN THE VILLAGE	$0	$2,643	$15,000	$15,000	$15,375	$15,683	$15,918
STARS & GUITARS	$0	$0	$60,000	$60,000	$61,500	$62,730	$63,671
TREE LIGHTING	$0	$38,907	$35,000	$35,000	$35,875	$36,593	$37,141
HAUNTED TRAILS	$0	$5,762	$20,000	$20,000	$20,500	$20,910	$21,224
STEAK COOKOFF	$0	$10,918					
FARMERS MARKET	$0	$7,500	$10,000	$10,000	$10,250	$10,455	$10,612
MISCELLANEOUS	$0	$1,600	$5,000	$5,000	$5,125	$5,228	$5,306
MEMORIAL DAY EVENT	$0	$0	$15,000	$15,000	$15,375	$15,683	$15,918
FINE ARTS EVENT	$0	$6,250	$10,000	$10,000	$10,250	$10,455	$10,612
FWSO CONCERT	$0	$0	$20,000	$20,000	$20,500	$20,910	$21,224
SPECIAL EVENTS	$112,000	$0	$15,239	$15,239	$15,620	$15,932	$16,171
PROMOTIONAL MATERIALS (MOVED TO HOTEL TAX FUND IN 2021)	$25,000	$25,000	$0	$0	$0	$0	$0
PERSONNEL - COMMUNICATIONS (MOVED TO HOTEL TAX FUND IN 202	$53,666	$48,490	$0	$0	$0	$0	$0
TOTAL OPERATING EXPENDITURES	$1,419,156	$1,241,560	$1,562,561	$1,594,493	$1,615,201	$1,633,403	$1,658,045
EXCESS REVENUES OVER EXPENDITURES	$513,244	$790,284	$724,830	$692,998	$723,700	$747,674	$755,322
CAPITAL:							
COLLEYVILLE CENTER -							
FACILITY UPDATES AND REPLACEMENTS	$56,500	$41,500	$0	$0	$0	$0	$0
ROOF REPLACEMENT	$300,000	$216,233	$0	$0	$0	$0	$0
OUTDOOR FURNITURE	$10,000	$0	$0	$0	$0	$0	$0
LANDSCAPE IMPROVEMENTS AT MCPHERSON PARK	$20,000	$20,363	$0	$0	$0	$0	$0
SIDEWALK/TRAIL CONSTRUCTION/GRANT MATCH	$300,000	$0	$300,000	$300,000	$300,000	$300,000	$300,000
RESTROOM FACILITY RENOVATIONS	$400,000	$450,921	$0	$75,000	$0	$75,000	$0
KIMZEE PARK PLAYGROUND IMPROVEMENT	$0	$0	$0	$0	$1,000,000	$0	$0
PARKS HOUSE DEMO	$0	$0	$20,000	$0	$0	$0	$0
SOFTBALL - SHADE STRUCTURE W/SEATING AND PLAYGROUND	$0	$51,200	$300,000	$0	$0	$0	$0
WEBB HOUSE REPAIRS	$5,912	$5,912	$0	$0	$0	$0	$0
SENIOR CENTER	$0	$0	$65,000	$500,000	$0	$0	$0
LIBRARY RENOVATIONS	$4,108	$24,669	$0	$0	$0	$0	$0
FUTURE PROJECTS / IMPLEMENTATION OF PARKS MASTER PLAN	$200,000	$0	$0	$0	$0	$0	$0
TOTAL CAPITAL EXPENDITURES	$1,296,520	$810,798	$685,000	$875,000	$1,300,000	$375,000	$300,000
TOTAL EXPENDITURES (OPERATING & CAPITAL)	**$2,715,676**	**$2,052,358**	**$2,247,561**	**$2,469,493**	**$2,915,201**	**$2,008,403**	**$1,958,045**
USE OF FUND BALANCE ON CAPITAL PROJECTS/(ADDITIONS TO FUND BALANCE)	$783,276	$20,514	$0	$182,002	$576,300	$0	$0
ENDING FUND BALANCE	$3,366,844	$4,129,606	$4,169,436	$3,987,433	$3,411,133	$3,783,808	$4,239,130
RESERVE FOR .4 TIMES BOND COVERAGE RATIO	$241,657.60	$241,657.60	$240,300.80	$242,771.20	$241,068.80	$239,251.20	$241,260.80
AVAILABLE ENDING FUND BALANCE	$3,125,187	$3,887,948	$3,929,135	$3,744,662	$3,170,064	$3,544,556	$3,997,869

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 4c **Agenda Date** 9/1/2020 **Number** Resolution R-20-4531
Type Resolution
Department City Manager

Title
Adoption of the Colleyville Economic Development Corporation Fiscal Year 2021 Budget

Strategic Plan
2.4 Demonstrate stewardship of public resources

Explanation
Reading and Public Hearing

Per the Colleyville Economic Development Corporation (CEDC) Corporate Bylaws, the Board of Directors must adopt an annual budget for the CEDC. This budget must also be approved and adopted by the City Council. The CEDC Board adopted the Fiscal Year 2021 budget (attached) at the annual Board meeting held August 25, 2020. This budget replicates the FY 2021 expenditures in the Economic Development Capital Improvement Program (EDCIP) FY 2021 - 2025, also adopted by the Board on August 25, 2020.

Financial Impact
Adoption will provide appropriations for the FY 2021 CEDC budget.

Recommendation
Approve

Attachments
1. CEDC Budget Presentation
2. CEDC Budget FY2021

CEDC

CEDC Overview

- Colleyville Economic Development Corporation approved by voters in 1996
- "The adoption of an additional one-half cent sales and use tax to provide for parks and parks facilities, a library, a community center, open space improvements, and other facilities and improvements only as authorized by Section 4B of Article 5190.6, Vernon's Texas Civil Statues, as amended."
- CEDC bylaws require annual adoption of an EDCIP and budget
- CEDC Board held a worksession August 11 to review
- CEDC Board approved both items August 25

CEDC

CEDC

FY 2021 CEDC Budget Overview

Revenues: $1,932,400

Expenditures:

Operating - $1,562,561

- Library, Senior Center, Colleyville Center staff
- Technology replacements
- Special events

Capital - $685,000

- Parks House Demo/New Amenity
- Shaded Structure for Soft Ball Area
- Senior Center
- Sidewalk/trail construction/grant match

COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION **Exhibit A**

ECONOMIC DEVELOPMENT CAPITAL IMPROVEMENT PROGRAM FY 2021 - FY 2025

FISCAL YEAR	Budget 2020	Projection 2020	Projection 2021	Projection 2022	Projection 2023	Projection 2024	Projection 2025
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GRANT PROCEEDS	$0	$0	$225,000	$225,000	$225,000	$225,000	$225,000
INTEREST INCOME	$25,000	$10,000	$10,000	$10,100	$10,201	$10,303	$10,406
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EXPENDITURES:							
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TECHNOLOGY - HARDWARE REPLACEMENT	$3,850	$2,500	$3,850	$3,966	$4,084	$4,207	$4,333
PROMOTIONAL:							
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STARS & GUITARS	$0	$0	$60,000	$60,000	$61,500	$62,730	$63,671
TREE LIGHTING	$0	$38,907	$35,000	$35,000	$35,875	$36,593	$37,141
HAUNTED TRAILS	$0	$5,762	$20,000	$20,000	$20,500	$20,910	$21,224
STEAK COOKOFF	$0	$10,918					
FARMERS MARKET	$0	$7,500	$10,000	$10,000	$10,250	$10,455	$10,612
MISCELLANEOUS	$0	$1,600	$5,000	$5,000	$5,125	$5,228	$5,306
MEMORIAL DAY EVENT	$0	$0	$15,000	$15,000	$15,375	$15,683	$15,918
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PERSONNEL - COMMUNICATIONS (MOVED TO HOTEL TAX FUND IN 202	$53,666	$48,490	$0	$0	$0	$0	$0
TOTAL OPERATING EXPENDITURES	$1,419,156	$1,241,560	$1,562,561	$1,594,493	$1,615,201	$1,633,403	$1,658,045
EXCESS REVENUES OVER EXPENDITURES	$513,244	$790,284	$724,830	$692,998	$723,700	$747,674	$755,322
CAPITAL:							
COLLEYVILLE CENTER -							
FACILITY UPDATES AND REPLACEMENTS	$56,500	$41,500	$0	$0	$0	$0	$0
ROOF REPLACEMENT	$300,000	$216,233	$0	$0	$0	$0	$0
OUTDOOR FURNITURE	$10,000	$0	$0	$0	$0	$0	$0
LANDSCAPE IMPROVEMENTS AT MCPHERSON PARK	$20,000	$20,363	$0	$0	$0	$0	$0
SIDEWALK/TRAIL CONSTRUCTION/GRANT MATCH	$300,000	$0	$300,000	$300,000	$300,000	$300,000	$300,000
RESTROOM FACILITY RENOVATIONS	$400,000	$450,921	$0	$75,000	$0	$75,000	$0
KIMZEE PARK PLAYGROUND IMPROVEMENT	$0	$0	$0	$0	$1,000,000	$0	$0
PARKS HOUSE DEMO	$0	$0	$20,000	$0	$0	$0	$0
SOFTBALL - SHADE STRUCTURE W/SEATING AND PLAYGROUND	$0	$51,200	$300,000	$0	$0	$0	$0
WEBB HOUSE REPAIRS	$5,912	$5,912	$0	$0	$0	$0	$0
SENIOR CENTER	$0	$0	$65,000	$500,000	$0	$0	$0
LIBRARY RENOVATIONS	$4,108	$24,669	$0	$0	$0	$0	$0
FUTURE PROJECTS / IMPLEMENTATION OF PARKS MASTER PLAN	$200,000	$0	$0	$0	$0	$0	$0
TOTAL CAPITAL EXPENDITURES	$1,296,520	$810,798	$685,000	$875,000	$1,300,000	$375,000	$300,000
TOTAL EXPENDITURES (OPERATING & CAPITAL)	**$2,715,676**	**$2,052,358**	**$2,247,561**	**$2,469,493**	**$2,915,201**	**$2,008,403**	**$1,958,045**
USE OF FUND BALANCE ON CAPITAL PROJECTS/(ADDITIONS TO FUND BALANCE)	$783,276	$20,514	$0	$182,002	$576,300	$0	$0
ENDING FUND BALANCE	$3,366,844	$4,129,606	$4,169,436	$3,987,433	$3,411,133	$3,783,808	$4,239,130
RESERVE FOR .4 TIMES BOND COVERAGE RATIO	$241,657.60	$241,657.60	$240,300.80	$242,771.20	$241,068.80	$239,251.20	$241,260.80
AVAILABLE ENDING FUND BALANCE	$3,125,187	$3,887,948	$3,929,135	$3,744,662	$3,170,064	$3,544,556	$3,997,869

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 4d **Agenda Date** 9/1/2020 **Number** Resolution R-20-4531
Type Resolution
Department Library

Title
Approval to use the Voluntary Library Fund in Fiscal Year 2021, for the purchase of library materials, collection processing supplies, and library programs, in an amount not to exceed $170,000

Strategic Plan
2.1 Provide responsive, efficient city services
2.4 Demonstrate stewardship of public resources
5.2 Support a variety of community events, concerts and celebrations
5.3 Provide attractive facilities for leisure and recreation

Explanation
Reading and Public Hearing

Attached Resolution R-03-2237 provides for the Voluntary Library Fund to be used for the purpose of the development and improvement of library programs and services, and for approved library programs and capital items, including collection development (books, DVDs, CDs, digital, and other materials). In October 2006, City Council approved an increase of the monthly Voluntary Library Fund contribution amount from $1.00 to $2.00 per month.

Since FY 2004, the Colleyville Public Library budget has included use of the Voluntary Library Fund for the purchase of collection materials, collection processing supplies, and library programs. The FY 2017 Colleyville Public Library budget included moving $33,000 for library books and programs from the General Fund to the Voluntary Library Fund, which made this Fund the primary source of funding for all library materials, collection processing supplies, and programs. The attached Voluntary Library Fund Report FY2004 – FY2021 provides an overview of Library Board recommended and City Council approved expenditures.

In FY 2021, the Library budget continues to include the Voluntary Library Fund as the primary source of funding for all library materials, library materials processing supplies and programs. On August 10, 2020, the Colleyville Public Library Board reviewed the proposed FY 2021 Colleyville Public Library budget and unanimously approved the use of the Voluntary Library Fund for the purchase of library collection materials, collection processing supplies, and library programs, in an amount not to exceed $170,000.

Financial Impact
Funds are available in the Voluntary Library Fund, in the amount of $368,827 as of July 31, 2020, per the attached Financial Status of Voluntary Library Fund at July 31, 2020.

Recommendation
Approve

Attachments
1. Financial Status of Voluntary Library Fund at July 31, 2020
2. Resolution R-03-2237
3. Voluntary Library Fund Report FY 2004 - FY2021

FINANCIAL STATUS OF VOLUNTARY LIBRARY FUND AT 7-31-2020

FUND BALANCE AT 9-30-2019: $481,190

FY 2020 REVENUE

Donations:	PROJECTED	ACTUAL
October	$14,544	$14,544
November	$13,785	$13,785
December	$15,664	$15,664
January	$15,035	$15,035
February	$14,097	$14,097
March	$14,954	$14,954
April	$14,883	$14,883
May	$14,157	$14,157
June	$15,619	$15,619
July	$13,648	$13,648
August	$13,658	$0
September	$13,668	$0
Total Donations	$173,714	$146,388
Interest income Received	$5,000	$3,580
TOTAL	$178,714	$149,968

FY 2020 EXPENDITURES

	RECOMMENDED (BOARD)	APPROVED (COUNCIL)	EXPENDED YEAR-TO-DATE
BOOKS AND PROCESSING MATERIALS			
FY 2019 BALANCE OF AUTHORIZATION	$76,306	$76,306	$76,306
FY 2020 AUTHORIZATION (R-19-4415, 9/03/19)	$170,000	$170,000	$49,017
FY 2020 LIBRARY EQUIPMENT (R-20-4518, 7/21/20)	$16,025	$16,025	$0
TOTAL	$262,331	$262,331	$125,323
AVAILABLE AMOUNT LEFT TO SPEND IN FY 2020			$137,008

AVAILABLE FUND BALANCE AT 7-31-2020 (COUNCIL APPROVED) $368,827

PROJECTED AVAILABLE FUND BALANCE AT 9-30-2020 (COUNCIL APPROVED) $397,573

RESOLUTION R-03-2237

A RESOLUTION ESTABLISHING THE ALLOWED USES OF THE VOLUNTARY LIBRARY FUND

WHEREAS, the mission of the Colleyville Public Library is to provide cultural, educational, intellectual and recreational resources in an inviting environment to enhance the quality of life for all ages; and

WHEREAS, the City of Colleyville can anticipate continued growth in the demand for library programs and services; and

WHEREAS, it is the opinion of the City Council that the best interest of the citizens of Colleyville will be served by providing for a voluntary library fund; and

WHEREAS, the City Council has established the Colleyville Public Library Board and this Board shall serve as a recommending body to the City Council for the use of the Voluntary Library Fund.

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

Sec. 1. THAT a voluntary library fund has been established for the purpose of the development and improvement of library programs and services; and said fund can be used for approved library programs and capital items, including collection development (books and materials) and other items as desired by the City Council; however, said fund will not be used to provide for ongoing library maintenance and operations.

Sec. 2. THAT the voluntary library fund is funded through a voluntary donation of one ($1) per month from the citizens of Colleyville.

Sec. 3. THAT this fee is listed with the Library Donation Fund as a separate entry on the Colleyville residents' water bills and is in all ways strictly voluntary.

AND SO IT IS RESOLVED.

PASSED BY A VOTE OF 5 AYES, 0 NAYS AND 0 ABSTENTIONS ON THIS THE 7th DAY OF October 2003.

ATTEST:

Cynthia Singleton, TRMC
City Secretary

CITY OF COLLEYVILLE

Joe Hocutt
Mayor

Public Library

Voluntary Library Fund Report *
FY 2004 - FY 2021

Fiscal Year (FY)	Board Recommended	Council Approved
FY 2004	$36,436	$36,436
FY 2005	$46,750	$46,750
FY 2006	$102,370	$102,370
FY 2007	$220,825	$220,825
FY 2008	$126,000	$126,000
FY 2009	$130,000	$130,000
FY 2010	$135,000	$135,000
FY 2011	$145,000	$145,000
FY 2012	$145,000	$145,000
FY 2013	$145,000	$145,000
FY 2014	$145,000	$145,000
FY 2015	$145,000	$145,000
FY 2016	$145,000	$145,000
FY 2017	$155,000	$155,000
FY 2018	$160,000	$160,000
FY 2019	$167,000	$167,000
FY 2020	$170,000	$170,000
FY 2021	$170,000	

*Use of the Voluntary Library Fund for the purchase of collection materials, collection processing supplies and library programs

Voluntary Library Fund Report
Special Project Expenditures

Fiscal Year (FY)	Board Recommended	Council Approved
FY 2003 - Library Building Construction	$400,000	$400,000
FY 2011 - Library Second Floor Audio-Visual Equipment	$50,000	$50,000
FY 2015 - Library Long-Range Plan 2016-2021	$25,000	$25,000
FY 2020 - Library Equipment-ECO-Master 50-Disc Repair Machine with Blu-Ray Mode	$16,025	$16,025

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 4e **Agenda Date** 9/1/2020 **Number** Resolution R-20-4531
Type Resolution
Department City Manager

Title
Approving the selection of Jacey Hornecker as Associate Judge of the City of Colleyville Municipal Court, effective September 1, 2020

Strategic Plan
1.2 Develop future community leaders

Explanation
Reading and Public Hearing

The City of Colleyville and the City of Keller individually appointed Sara Jane del Carmen to the position of Municipal Court Judge in September 2014. Judge del Carmen's agreement requires her to obtain the services of an Associate Judge(s). Associate Judge Tiffany Duong reduced her hours earlier this year, and in June, Judge del Carmen advised both cities she planned to hire an additional magistrate, Jacey Hornecker, who was completing her probationary period with Judge del Carmen.

Ms. Hornecker has been licensed since 2013, and is in good standing with the State Bar of Texas. She graduated with her Bachelor of Science Degree from Texas State University in 2002, Master of Science Degree from the University of Texas Health Science Center at San Antonio in 2005, and received her Juris Doctorate (J.D.) from St. Mary's University in 2012.

The City of Keller approved Jacey Hornecker to serve as an Associate Judge in June. Approval of this resolution confirms the selection of Jacey Hornecker to serve as an Associate Judge.

Financial Impact
There is no financial impact to the City.

Recommendation
Approve

Attachments

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 4f **Agenda Date** 9/1/2020 **Number** Resolution R-20-4531
Type Resolution
Department Engineering

Title
Approval of a Construction Services Agreement with Gomez Brothers Construction, Inc., for the East Jim Mitchell Storm Drain Improvements Project, in an amount not to exceed $155,530.00 and a contingency amount not to exceed $50,000.00, and authorizing the City Manager to execute the agreement

Strategic Plan
3.3 Mitigate stormwater runoff and flooding risks

Explanation
Reading and Public Hearing

On September 17, 2019, the City Council approved Resolution R-19-4420, approving the Fiscal Year 2020-2024 Capital Improvements Program (CIP) including the FY2020 Drainage Improvements based upon the 2019 Storm Drainage Master Plan.

One of the projects identified in the 2019 Storm Drainage Master Plan is along East Jim Mitchell Trail. This project includes the installation of approximately 385 linear feet (LF) of 24" to 42" storm drain pipe within an easement behind residential houses. The project will require minor grading, a headwall, drop and curb inlets, and fencing removal and replacement.

The low bid received for the Base Bid was $165,540.00 plus the $50,000 contingency and - $10,010.00 for Alternate No. 1. The base bid includes using Reinforced Concrete Pipe (RCP) for the underground drainage improvements; whereas, Alternate No. 1 includes using High Density Polyethylene (HDPE) pipe in-lieu of RCP.

Public notification of the invitation for bids was advertised in the *Fort Worth Star-Telegram* on July 26, August 2, and August 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 64 plan holders, of which were 1 engineer, 32 general contractors, 1 manufacturer, 5 other, 5 plan rooms, 10 sub-contractors, and 10 suppliers.

Due to Coronavirus, staff elected to change the submittal process to an electronic submittal. The City received 11 electronically sealed bids, which were opened and

publicly read aloud via teleconference on August 18, 2020.

Financial Impact
Funding for the project is available in the Drainage Capital Fund.
Form 1295 - Acknowledged by City

Recommendation
Approve

Attachments
1. Jim Mitchell Drainage Improvements Presentation
2. Bid Tabulation
3. Consultant Recommendation Letter
4. Jim Mitchell Drainage Improvements Agreement
5. Form 1295 Certificate
6. Resolution R-19-4420

4f. East Jim Mitchell Trail Storm Drain Improvements

- Approval of a Construction Services Agreement with Gomez Brothers Construction, Inc., for the East Jim Mitchell Trail Storm Drain Improvements Project, in an amount not to exceed $155,530.00, and a contingency amount not to exceed $50,000.00, and authorizing the City Manager to execute the agreement

4f. Bid Summary

Summary of bids received

Contractor	BASE BID	ALTERNATE NO. 1 BID (1), (2)	TOTAL BID
Gomez Brothers Construction, Inc.	**$165,540.00**	**($10,010.00)**	**$155,530.00**
HQS Construction, LLC	$186,245.00	($24,870.00)	$161,375.00
Canary Construction, Inc.	$189,530.00	($8,980.00)	$180,550.00
ANA Site Construction, LLC	$198,408.00	($13,754.00)	$184,654.00
GRod Construction, LLC	$245,950.00	($9,920.00)	$236,030.00
SJ&J Construction, LLC	$246,810.00	$2,400.00	$249,210.00
M-Co Construction, Inc.	$281,085.00	($56,742.50)	$224,342.50
Rey-Mar Construction	$287,316.00	($6,756.00)	$280,560.00
Joel Brown & Co. LLC	$344,870.00	($13,500.00)	$331,370.00
Acadia Services, LLC	$381,625.00	($6,934.00)	$374,691.00
Gra-Tex Utilities, Inc.	$1,063,220.00	($77,390.00)	$985,830.00

(1) - Value in Parenthesis Indicates a negative value

(2) - Alternate No. 1 bid can be classified as a deduction/addition to the base bid.

- The base bid includes using Reinforced Concrete Pipe (RCP) for underground drainage improvements.
- The Alternate No. 1 includes using High Density Polyethylene (HDPE) pipe in-lieu of RCP.

BID TABULATION
KIMLEY-HORN AND ASSOCIATES, INC.

CHECKED BY: Misty Christian
Misty Christian, P.E. 08/18/2020

Owner: **City of Colleyville**
Job No.: **061063057**
Project: **Colleyville East Jim Mitchell Trail Storm Drain Improvements**
Date: **August 18, 2020**

Item No.	Item Description	Quantity	Unit	BIDDER 1 Gomez Brothers Construction 10437 Brangus Drive Crowley, TX 76036		BIDDER 2 HQS Construction, LLC P.O. Box 250771 Plano, TX 75025		BIDDER 3 Canary Construction, Inc. 802 N Kealy Ave, Ste. 101 Lewisville, TX 75057		BIDDER 4 ANA Site Construction, LLC 10100 Horshoe Nail Rd. Pilot Point, TX 76258		BIDDER 5 Grod Construction, LLC 889 E. Rock Island Ave. Boyd, TX 76023		BIDDER 6 SJ& Construction, LLC 2310 Lapsley St. Dallas, TX 75212	
				Unit Price	Item Cost	Unit Price	Item Cost	Unit Price	Item Cost	Unit Price	Item Cost	Unit Price	Item Cost	Unit Price	Item Cost
Base Bid															
1	Mobilization and Bonds	1	LS	$20,000.00	$20,000.00	$11,100.00	$11,100.00	$10,000.00	$10,000.00	$19,965.00	$19,965.00	$18,500.00	$18,500.00	$85,000.00	$85,000.00
2	Temporary Erosion, Sedimentation, and Water Pollution Prevention and Control Plan	1	LS	$5,000.00	$5,000.00	$1,500.00	$1,500.00	$2,500.00	$2,500.00	$8,270.00	$8,270.00	$2,800.00	$2,800.00	$30,000.00	$30,000.00
3	General Site Preparation (All Removal not listed, includes removals of trees/vegetation)	1	LS	$4,000.00	$4,000.00	$3,500.00	$3,500.00	$5,000.00	$5,000.00	$11,000.00	$11,000.00	$15,000.00	$15,000.00	$5,000.00	$5,000.00
4	Traffic Control and Traffic Control Plan	1	LS	$4,000.00	$4,000.00	$7,500.00	$7,500.00	$2,800.00	$2,800.00	$3,000.00	$3,000.00	$2,750.00	$2,750.00	$15,000.00	$15,000.00
5	Embankment for the Berm	150	CY	$20.00	$3,000.00	$30.00	$4,500.00	$155.00	$23,250.00	$20.00	$3,000.00	$129.00	$19,350.00	$30.00	$4,500.00
6	24" RCP Class III Pipe	111	LF	$90.00	$9,990.00	$90.00	$9,990.00	$110.00	$12,210.00	$95.00	$10,545.00	$150.00	$16,650.00	$90.00	$9,990.00
7	30" RCP Class III Pipe	240	LF	$140.00	$33,600.00	$110.00	$26,400.00	$160.00	$38,400.00	$128.00	$30,720.00	$200.00	$48,000.00	$120.00	$28,800.00
8	42" RCP Class III Pipe	34	LF	$300.00	$10,200.00	$300.00	$10,200.00	$220.00	$7,480.00	$237.00	$8,058.00	$350.00	$11,900.00	$240.00	$8,160.00
9	Sod (Including 4" top soil and watering)	1,150	SY	$10.00	$11,500.00	$12.00	$13,800.00	$8.00	$9,200.00	$8.00	$9,200.00	$15.00	$17,250.00	$7.00	$8,050.00
10	SET for 42" RCP (4:1)	1	EA	$8,000.00	$8,000.00	$8,000.00	$8,000.00	$6,500.00	$6,500.00	$8,000.00	$8,000.00	$7,500.00	$7,500.00	$4,500.00	$4,500.00
11	6" Concrete Driveway (Removal and Replacement)	350	SY	$70.00	$24,500.00	$90.00	$31,500.00	$110.00	$38,500.00	$70.00	$24,500.00	$86.00	$30,100.00	$40.00	$14,000.00
12	Asphalt Removal and Replacement (Per City Detail, HMAC and CTB)	32	SY	$100.00	$3,200.00	$90.00	$2,880.00	$110.00	$3,520.00	$150.00	$4,800.00	$150.00	$4,800.00	$110.00	$3,520.00
13	15' Standard Curb Inlet	1	EA	$6,000.00	$6,000.00	$10,000.00	$10,000.00	$4,900.00	$4,900.00	$17,000.00	$17,000.00	$8,500.00	$8,500.00	$7,000.00	$7,000.00
14	15' Type 2 Inlet	1	EA	$7,000.00	$7,000.00	$15,000.00	$15,000.00	$6,000.00	$6,000.00	$18,000.00	$18,000.00	$9,800.00	$9,800.00	$7,000.00	$7,000.00
15	3'x3' Drop inlet	1	EA	$3,000.00	$3,000.00	$6,000.00	$6,000.00	$5,000.00	$5,000.00	$8,000.00	$8,000.00	$4,500.00	$4,500.00	$6,000.00	$6,000.00
16	Remove and Replace Wooden Fence	150	LF	$30.00	$4,500.00	$25.00	$3,750.00	$50.00	$7,500.00	$20.00	$3,000.00	$75.00	$11,250.00	$25.00	$3,750.00
17	Rock Riprap (8")	13	CY	$100.00	$1,300.00	$125.00	$1,625.00	$40.00	$520.00	$150.00	$1,950.00	$600.00	$7,800.00	$180.00	$2,340.00
18	Erosion Control Blanket (as needed)	50	SY	$35.00	$1,750.00	$20.00	$1,000.00	$55.00	$2,750.00	$30.00	$1,500.00	$20.00	$1,000.00	$4.00	$200.00
19	Construction Allowance	1	LS	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00
20	Relocate Existing Water line (as needed)	1	EA	$5,000.00	$5,000.00	$18,000.00	$18,000.00	$3,500.00	$3,500.00	$7,900.00	$7,900.00	$8,500.00	$8,500.00	$4,000.00	$4,000.00
Total Base Bid					**$215,540.00**		**$236,245.00**		**$239,530.00**		**$248,408.00**		**$295,950.00**		**$296,810.00**
Alternate No.1															
A1	24" HDPE Pipe	111	LF	$80.00	$8,880.00	$ 40.00	$4,440.00	$ 80.00	$8,880.00	$ 79.00	$8,769.00	$130.00	$14,430.00	$90.00	$9,990.00
A2	30" HDPE Pipe	240	LF	$110.00	$26,400.00	$ 55.00	$13,200.00	$ 140.00	$33,600.00	$ 89.00	$21,360.00	$175.00	$42,000.00	$120.00	$28,800.00
A3	42" HDPE Pipe	34	LF	$250.00	$8,500.00	$ 120.00	$4,080.00	$ 195.00	$6,630.00	$ 160.00	$5,440.00	$300.00	$10,200.00	$240.00	$8,160.00
6	24" RCP Class III Pipe	-111	LF	$90.00	-$9,990.00	$ 90.00	-$9,990.00	$ 110.00	-$12,210.00	$ 95.00	-$10,545.00	$150.00	-$16,650.00	$90.00	-$9,990.00
7	30" RCP Class III Pipe	-240	LF	$140.00	-$33,600.00	$ 110.00	-$26,400.00	$ 160.00	-$38,400.00	$ 128.00	-$30,720.00	$200.00	-$48,000.00	$110.00	-$26,400.00
8	42" RCP Class III Pipe	-34	LF	$300.00	-$10,200.00	$ 300.00	-$10,200.00	$ 220.00	-$7,480.00	$ 237.00	-$8,058.00	$350.00	-$11,900.00	$240.00	-$8,160.00
Alternate No.1					**-$10,010.00**		**-$24,870.00**		**-$8,980.00**		**-$13,754.00**		**-$9,920.00**		**$2,400.00**
Total Base Bid plus Bid Alternate No. 1					**$205,530.00**		**$211,375.00**		**$230,550.00**		**$234,654.00**		**$286,030.00**		**$299,210.00**

BID TABULATION

KIMLEY-HORN AND ASSOCIATES, INC.

Owner: **City of Colleyville**

Job No.: **061063057**

Project: **Colleyville East Jim Mitchell Trail Storm Drain Improvements**

Date: **August 18, 2020**

Item No.	Item Description	Quantity	Unit	BIDDER 7 M-Co. Construction, Inc. P.O. Box 489 Springtown, TX 76082		BIDDER 8 Rey-Mar Construction 3416 Reed St. Ft. Worth, TX 76119		BIDDER 9 Joel Brown & Co., LLC 3131 McKinney Ave. Dallas, TX 75204		BIDDER 10 Acadia Services, LLC 6750 Blvd. 26 Richland Hills, TX 76180		BIDDER 11 Gra-Tex Utilities, Inc. P.O. Box 700 Arlington, TX 76004	
				Unit Price	Item Cost	Unit Price	Item Cost	Unit Price	Item Cost	Unit Price	Item Cost	Unit Price	Item Cost
Base Bid													
1	Mobilization and Bonds	1	LS	$15,000.00	$15,000.00	$20,000.00	$20,000.00	$50,000.00	$50,000.00	$19,000.00	$19,000.00	$100,000.00	$100,000.00
2	Temporary Erosion, Sedimentation, and Water Pollution Prevention and Control Plan	1	LS	$4,650.00	$4,650.00	$4,000.00	$4,000.00	$5,500.00	$5,500.00	$45,000.00	$45,000.00	$85,000.00	$85,000.00
3	General Site Preparation (All Removal not listed, includes removals of trees/vegetation)	1	LS	$13,560.00	$13,560.00	$17,300.00	$17,300.00	$95,000.00	$95,000.00	$51,000.00	$51,000.00	$79,000.00	$79,000.00
4	Traffic Control and Traffic Control Plan	1	LS	$4,145.00	$4,145.00	$8,500.00	$8,500.00	$9,000.00	$9,000.00	$5,000.00	$5,000.00	$25,000.00	$25,000.00
5	Embankment for the Berm	150	CY	$33.00	$4,950.00	$125.00	$18,750.00	$50.00	$7,500.00	$40.00	$6,000.00	$300.00	$45,000.00
6	24" RCP Class III Pipe	111	LF	$343.00	$38,073.00	$138.00	$15,318.00	$130.00	$14,430.00	$175.00	$19,425.00	$450.00	$49,950.00
7	30" RCP Class III Pipe	240	LF	$369.00	$88,560.00	$151.00	$36,240.00	$170.00	$40,800.00	$200.00	$48,000.00	$880.00	$211,200.00
8	42" RCP Class III Pipe	34	LF	$409.00	$13,906.00	$285.00	$9,690.00	$300.00	$10,200.00	$275.00	$9,350.00	$1,250.00	$42,500.00
9	Sod (Including 4" top soil and watering)	1,150	SY	$14.00	$16,100.00	$15.00	$17,250.00	$10.00	$11,500.00	$10.00	$11,500.00	$65.00	$74,750.00
10	SET for 42" RCP (4:1)	1	EA	$4,174.00	$4,174.00	$13,000.00	$13,000.00	$15,000.00	$15,000.00	$10,000.00	$10,000.00	$58,500.00	$58,500.00
11	6" Concrete Driveway (Removal and Replacement)	350	SY	$98.00	$34,300.00	$155.00	$54,250.00	$120.00	$42,000.00	$250.00	$87,500.00	$450.00	$157,500.00
12	Asphalt Removal and Replacement (Per City Detail, HMAC and CTB)	32	SY	$240.00	$7,680.00	$406.00	$12,992.00	$50.00	$1,600.00	$500.00	$16,000.00	$300.00	$9,600.00
13	15' Standard Curb Inlet	1	EA	$7,700.00	$7,700.00	$7,800.00	$7,800.00	$4,500.00	$4,500.00	$6,000.00	$6,000.00	$17,500.00	$17,500.00
14	15' Type 2 Inlet	1	EA	$12,100.00	$12,100.00	$15,000.00	$15,000.00	$5,000.00	$5,000.00	$17,750.00	$17,750.00	$22,000.00	$22,000.00
15	3'x3' Drop inlet	1	EA	$3,710.00	$3,710.00	$6,900.00	$6,900.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$18,500.00	$18,500.00
16	Remove and Replace Wooden Fence	150	LF	$48.00	$7,200.00	$120.00	$18,000.00	$120.00	$18,000.00	$85.00	$12,750.00	$175.00	$26,250.00
17	Rock Riprap (8")	13	CY	$194.00	$2,522.00	$252.00	$3,276.00	$180.00	$2,340.00	$200.00	$2,600.00	$540.00	$7,020.00
18	Erosion Control Blanket (as needed)	50	SY	$14.00	$700.00	$55.00	$2,750.00	$30.00	$1,500.00	$75.00	$3,750.00	$89.00	$4,450.00
19	Construction Allowance	1	LS	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00
20	Relocate Existing Water line (as needed)	1	EA	$2,055.00	$2,055.00	$6,300.00	$6,300.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$29,500.00	$29,500.00
Total Base Bid					**$331,085.00**		**$337,316.00**		**$394,870.00**		**$431,625.00**		**$1,113,220.00**
Alternate No.1													
A1	24" HDPE Pipe	111	LF	$205.50	$22,810.50	$ 120.00	$13,320.00	$ 80.00	$8,880.00	$ 151.00	$16,761.00	$400.00	$44,400.00
A2	30" HDPE Pipe	240	LF	$216.00	$51,840.00	$ 135.00	$32,400.00	$ 120.00	$28,800.00	$ 190.00	$45,600.00	$660.00	$158,400.00
A3	42" HDPE Pipe	34	LF	$269.00	$9,146.00	$ 258.00	$8,772.00	$ 180.00	$6,120.00	$ 220.00	$7,480.00	$690.00	$23,460.00
6	24" RCP Class III Pipe	-111	LF	$343.00	-$38,073.00	$ 138.00	-$15,318.00	$ 100.00	-$11,100.00	$ 175.00	-$19,425.00	$450.00	-$49,950.00
7	30" RCP Class III Pipe	-240	LF	$369.00	-$88,560.00	$ 151.00	-$36,240.00	$ 150.00	-$36,000.00	$ 200.00	-$48,000.00	$880.00	-$211,200.00
8	42" RCP Class III Pipe	-34	LF	$409.00	-$13,906.00	$ 285.00	-$9,690.00	$ 300.00	-$10,200.00	$ 275.00	-$9,350.00	$1,250.00	-$42,500.00
Alternate No.1					**-$56,742.50**		**-$6,756.00**		**-$13,500.00**		**-$6,934.00**		**-$77,390.00**
Total Base Bid plus Bid Alternate No. 1					**$274,342.50**		**$330,560.00**		**$381,370.00**		**$424,691.00**		**$1,035,830.00**

Kimley»Horn

August 25, 2020

Mr. Nathan Frohman
City of Colleyville
100 Main Street, 2nd Floor
Colleyville, Texas 76034

Re: Bid Results
Colleyville East Jim Mitchell Trail Storm Drain Improvements
KHA No. 061063057

Dear Mr. Frohman:

On August 18, 2020, the City of Colleyville received bids for the East Jim Mitchell Trail Storm Drain Improvements project. The project consists of the installation of approximately 385 linear feet of 24"- 42" inch storm drain pipe within an easement behind residential houses. The project will require, minor grading, a headwall, drop and curb inlets and fencing removal and replacement.

The following bid proposals were received:

Bidder	**Base Bid**	**Alternate No.1**
Gomez Brothers Construction	$215,540.00	$-10,010.00
HQS Construction, LLC	$236,245.00	$-24,870.00
Canary Construction, Inc.	$239,530.00	$-8,980.00
ANA Site Construction, LLC	$248,408.00	$-13,754.00
Grod Construction, LLC	$295,950.00	$-9,920.00
SJ& Construction, LLC	$296,810.00	$2,400.00
M-Co. Construction, Inc.	$331,085.00	$-56,742.50
Rey-Mar Construction	$337,316.00	$-6,756.00
Joel Brown & Co., LLC	$394,870.00	$-13,500.00
Acadia Services, LLC	$431,625.00	$-6,934.00
Gra-Tex Utilities, Inc.	$1,113,220.00	$-77,390.00

The low bid received for the Base Bid was $215,540.00 and -$10,010.00, for the Alternate No.1 Bid. The base bid included the installation of reinforced concrete pipe while Alternate No. 1 included installing HDPE pipe in lieu of the concrete pipe. If the budget allows, it is recommended that the Base Bid be awarded.

Kimley-Horn has reviewed the lowest bidder's qualifications and has verified that the Contractor's bonding company is licensed in the State of Texas. Based on these reviews it appears that Gomez Brothers Construction is the lowest qualified responsive bidder. Enclosed is a copy of the Bid Summary report and itemized Bid Tabulation for your reference. The contract for the project is 60 consecutive calendar days.

Thank you for the opportunity to be of service to the City of Colleyville. Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Misty D. Christian, P.E., CFM

BID TABULATION
KIMLEY-HORN AND ASSOCIATES, INC.

CHECKED BY: Misty Christian
Misty Christian, P.E. 08/18/2020

Owner: **City of Colleyville**
Job No.: **061063057**
Project: **Colleyville East Jim Mitchell Trail Storm Drain Improvements**
Date: **August 18, 2020**

				BIDDER 1		BIDDER 2		BIDDER 3		BIDDER 4		BIDDER 5		BIDDER 6	
				Gomez Brothers Construction 10437 Brangus Drive Crowley, TX 76036		HQS Construction, LLC P.O. Box 250771 Plano, TX 75025		Canary Construction, Inc. 802 N Kealy Ave, Ste. 101 Lewisville, TX 75057		ANA Site Construction, LLC 10100 Horshoe Nail Rd. Pilot Point, TX 76258		Grod Construction, LLC 889 E. Rock Island Ave. Boyd, TX 76023		SJ& Construction, LLC 2310 Lapsley St. Dallas, TX 75212	
Item No.	**Item Description**	**Quantity**	**Unit**	**Unit Price**	**Item Cost**	**Unit Price**	**Item Cost**	**Unit Price**	**Item Cost**	**Unit Price**	**Item Cost**	**Unit Price**	**Item Cost**	**Unit Price**	**Item Cost**
Base Bid															
1	Mobilization and Bonds	1	LS	$20,000.00	$20,000.00	$11,100.00	$11,100.00	$10,000.00	$10,000.00	$19,965.00	$19,965.00	$18,500.00	$18,500.00	$85,000.00	$85,000.00
2	Temporary Erosion, Sedimentation, and Water Pollution Prevention and Control Plan	1	LS	$5,000.00	$5,000.00	$1,500.00	$1,500.00	$2,500.00	$2,500.00	$8,270.00	$8,270.00	$2,800.00	$2,800.00	$30,000.00	$30,000.00
3	General Site Preparation (All Removal not listed, includes removals of trees/vegetation)	1	LS	$4,000.00	$4,000.00	$3,500.00	$3,500.00	$5,000.00	$5,000.00	$11,000.00	$11,000.00	$15,000.00	$15,000.00	$5,000.00	$5,000.00
4	Traffic Control and Traffic Control Plan	1	LS	$4,000.00	$4,000.00	$7,500.00	$7,500.00	$2,800.00	$2,800.00	$3,000.00	$3,000.00	$2,750.00	$2,750.00	$15,000.00	$15,000.00
5	Embankment for the Berm	150	CY	$20.00	$3,000.00	$30.00	$4,500.00	$155.00	$23,250.00	$20.00	$3,000.00	$129.00	$19,350.00	$30.00	$4,500.00
6	24" RCP Class III Pipe	111	LF	$90.00	$9,990.00	$90.00	$9,990.00	$110.00	$12,210.00	$95.00	$10,545.00	$150.00	$16,650.00	$90.00	$9,990.00
7	30" RCP Class III Pipe	240	LF	$140.00	$33,600.00	$110.00	$26,400.00	$160.00	$38,400.00	$128.00	$30,720.00	$200.00	$48,000.00	$120.00	$28,800.00
8	42" RCP Class III Pipe	34	LF	$300.00	$10,200.00	$300.00	$10,200.00	$220.00	$7,480.00	$237.00	$8,058.00	$350.00	$11,900.00	$240.00	$8,160.00
9	Sod (Including 4" top soil and watering)	1,150	SY	$10.00	$11,500.00	$12.00	$13,800.00	$8.00	$9,200.00	$8.00	$9,200.00	$15.00	$17,250.00	$7.00	$8,050.00
10	SET for 42" RCP (4:1)	1	EA	$8,000.00	$8,000.00	$8,000.00	$8,000.00	$6,500.00	$6,500.00	$8,000.00	$8,000.00	$7,500.00	$7,500.00	$4,500.00	$4,500.00
11	6" Concrete Driveway (Removal and Replacement)	350	SY	$70.00	$24,500.00	$90.00	$31,500.00	$110.00	$38,500.00	$70.00	$24,500.00	$86.00	$30,100.00	$40.00	$14,000.00
12	Asphalt Removal and Replacement (Per City Detail, HMAC and CTB)	32	SY	$100.00	$3,200.00	$90.00	$2,880.00	$110.00	$3,520.00	$150.00	$4,800.00	$150.00	$4,800.00	$110.00	$3,520.00
13	15' Standard Curb Inlet	1	EA	$6,000.00	$6,000.00	$10,000.00	$10,000.00	$4,900.00	$4,900.00	$17,000.00	$17,000.00	$8,500.00	$8,500.00	$7,000.00	$7,000.00
14	15' Type 2 Inlet	1	EA	$7,000.00	$7,000.00	$15,000.00	$15,000.00	$6,000.00	$6,000.00	$18,000.00	$18,000.00	$9,800.00	$9,800.00	$7,000.00	$7,000.00
15	3'x3' Drop inlet	1	EA	$3,000.00	$3,000.00	$6,000.00	$6,000.00	$5,000.00	$5,000.00	$8,000.00	$8,000.00	$4,500.00	$4,500.00	$6,000.00	$6,000.00
16	Remove and Replace Wooden Fence	150	LF	$30.00	$4,500.00	$25.00	$3,750.00	$50.00	$7,500.00	$20.00	$3,000.00	$75.00	$11,250.00	$25.00	$3,750.00
17	Rock Riprap (8")	13	CY	$100.00	$1,300.00	$125.00	$1,625.00	$40.00	$520.00	$150.00	$1,950.00	$600.00	$7,800.00	$180.00	$2,340.00
18	Erosion Control Blanket (as needed)	50	SY	$35.00	$1,750.00	$20.00	$1,000.00	$55.00	$2,750.00	$30.00	$1,500.00	$20.00	$1,000.00	$4.00	$200.00
19	Construction Allowance	1	LS	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00
20	Relocate Existing Water line (as needed)	1	EA	$5,000.00	$5,000.00	$18,000.00	$18,000.00	$3,500.00	$3,500.00	$7,900.00	$7,900.00	$8,500.00	$8,500.00	$4,000.00	$4,000.00
Total Base Bid					**$215,540.00**		**$236,245.00**		**$239,530.00**		**$248,408.00**		**$295,950.00**		**$296,810.00**
Alternate No.1															
A1	24" HDPE Pipe	111	LF	$80.00	$8,880.00	$ 40.00	$4,440.00	$ 80.00	$8,880.00	$ 79.00	$8,769.00	$130.00	$14,430.00	$90.00	$9,990.00
A2	30" HDPE Pipe	240	LF	$110.00	$26,400.00	$ 55.00	$13,200.00	$ 140.00	$33,600.00	$ 89.00	$21,360.00	$175.00	$42,000.00	$120.00	$28,800.00
A3	42" HDPE Pipe	34	LF	$250.00	$8,500.00	$ 120.00	$4,080.00	$ 195.00	$6,630.00	$ 160.00	$5,440.00	$300.00	$10,200.00	$240.00	$8,160.00
6	24" RCP Class III Pipe	-111	LF	$90.00	-$9,990.00	$ 90.00	-$9,990.00	$ 110.00	-$12,210.00	$ 95.00	-$10,545.00	$150.00	-$16,650.00	$90.00	-$9,990.00
7	30" RCP Class III Pipe	-240	LF	$140.00	-$33,600.00	$ 110.00	-$26,400.00	$ 160.00	-$38,400.00	$ 128.00	-$30,720.00	$200.00	-$48,000.00	$110.00	-$26,400.00
8	42" RCP Class III Pipe	-34	LF	$300.00	-$10,200.00	$ 300.00	-$10,200.00	$ 220.00	-$7,480.00	$ 237.00	-$8,058.00	$350.00	-$11,900.00	$240.00	-$8,160.00
Alternate No.1					**-$10,010.00**		**-$24,870.00**		**-$8,980.00**		**-$13,754.00**		**-$9,920.00**		**$2,400.00**
Total Base Bid plus Bid Alternate No. 1					**$205,530.00**		**$211,375.00**		**$230,550.00**		**$234,654.00**		**$286,030.00**		**$299,210.00**

BID TABULATION

KIMLEY-HORN AND ASSOCIATES, INC.

Owner: **City of Colleyville**

Job No.: **061063057**

Project: **Colleyville East Jim Mitchell Trail Storm Drain Improvements**

Date: **August 18, 2020**

Item No.	Item Description	Quantity	Unit	BIDDER 7 M-Co. Construction, Inc. P.O. Box 489 Springtown, TX 76082		BIDDER 8 Rey-Mar Construction 3416 Reed St. Ft. Worth, TX 76119		BIDDER 9 Joel Brown & Co., LLC 3131 McKinney Ave. Dallas, TX 75204		BIDDER 10 Acadia Services, LLC 6750 Blvd. 26 Richland Hills, TX 76180		BIDDER 11 Gra-Tex Utilities, Inc. P.O. Box 700 Arlington, TX 76004	
				Unit Price	Item Cost	Unit Price	Item Cost	Unit Price	Item Cost	Unit Price	Item Cost	Unit Price	Item Cost
Base Bid													
1	Mobilization and Bonds	1	LS	$15,000.00	$15,000.00	$20,000.00	$20,000.00	$50,000.00	$50,000.00	$19,000.00	$19,000.00	$100,000.00	$100,000.00
2	Temporary Erosion, Sedimentation, and Water Pollution Prevention and Control Plan	1	LS	$4,650.00	$4,650.00	$4,000.00	$4,000.00	$5,500.00	$5,500.00	$45,000.00	$45,000.00	$85,000.00	$85,000.00
3	General Site Preparation (All Removal not listed, includes removals of trees/vegetation)	1	LS	$13,560.00	$13,560.00	$17,300.00	$17,300.00	$95,000.00	$95,000.00	$51,000.00	$51,000.00	$79,000.00	$79,000.00
4	Traffic Control and Traffic Control Plan	1	LS	$4,145.00	$4,145.00	$8,500.00	$8,500.00	$9,000.00	$9,000.00	$5,000.00	$5,000.00	$25,000.00	$25,000.00
5	Embankment for the Berm	150	CY	$33.00	$4,950.00	$125.00	$18,750.00	$50.00	$7,500.00	$40.00	$6,000.00	$300.00	$45,000.00
6	24" RCP Class III Pipe	111	LF	$343.00	$38,073.00	$138.00	$15,318.00	$130.00	$14,430.00	$175.00	$19,425.00	$450.00	$49,950.00
7	30" RCP Class III Pipe	240	LF	$369.00	$88,560.00	$151.00	$36,240.00	$170.00	$40,800.00	$200.00	$48,000.00	$880.00	$211,200.00
8	42" RCP Class III Pipe	34	LF	$409.00	$13,906.00	$285.00	$9,690.00	$300.00	$10,200.00	$275.00	$9,350.00	$1,250.00	$42,500.00
9	Sod (Including 4" top soil and watering)	1,150	SY	$14.00	$16,100.00	$15.00	$17,250.00	$10.00	$11,500.00	$10.00	$11,500.00	$65.00	$74,750.00
10	SET for 42" RCP (4:1)	1	EA	$4,174.00	$4,174.00	$13,000.00	$13,000.00	$15,000.00	$15,000.00	$10,000.00	$10,000.00	$58,500.00	$58,500.00
11	6" Concrete Driveway (Removal and Replacement)	350	SY	$98.00	$34,300.00	$155.00	$54,250.00	$120.00	$42,000.00	$250.00	$87,500.00	$450.00	$157,500.00
12	Asphalt Removal and Replacement (Per City Detail, HMAC and CTB)	32	SY	$240.00	$7,680.00	$406.00	$12,992.00	$50.00	$1,600.00	$500.00	$16,000.00	$300.00	$9,600.00
13	15' Standard Curb Inlet	1	EA	$7,700.00	$7,700.00	$7,800.00	$7,800.00	$4,500.00	$4,500.00	$6,000.00	$6,000.00	$17,500.00	$17,500.00
14	15' Type 2 Inlet	1	EA	$12,100.00	$12,100.00	$15,000.00	$15,000.00	$5,000.00	$5,000.00	$17,750.00	$17,750.00	$22,000.00	$22,000.00
15	3'x3' Drop inlet	1	EA	$3,710.00	$3,710.00	$6,900.00	$6,900.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$18,500.00	$18,500.00
16	Remove and Replace Wooden Fence	150	LF	$48.00	$7,200.00	$120.00	$18,000.00	$120.00	$18,000.00	$85.00	$12,750.00	$175.00	$26,250.00
17	Rock Riprap (8")	13	CY	$194.00	$2,522.00	$252.00	$3,276.00	$180.00	$2,340.00	$200.00	$2,600.00	$540.00	$7,020.00
18	Erosion Control Blanket (as needed)	50	SY	$14.00	$700.00	$55.00	$2,750.00	$30.00	$1,500.00	$75.00	$3,750.00	$89.00	$4,450.00
19	Construction Allowance	1	LS	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00
20	Relocate Existing Water line (as needed)	1	EA	$2,055.00	$2,055.00	$6,300.00	$6,300.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$29,500.00	$29,500.00
Total Base Bid					**$331,085.00**		**$337,316.00**		**$394,870.00**		**$431,625.00**		**$1,113,220.00**
Alternate No.1													
A1	24" HDPE Pipe	111	LF	$205.50	$22,810.50	$ 120.00	$13,320.00	$ 80.00	$8,880.00	$ 151.00	$16,761.00	$400.00	$44,400.00
A2	30" HDPE Pipe	240	LF	$216.00	$51,840.00	$ 135.00	$32,400.00	$ 120.00	$28,800.00	$ 190.00	$45,600.00	$660.00	$158,400.00
A3	42" HDPE Pipe	34	LF	$269.00	$9,146.00	$ 258.00	$8,772.00	$ 180.00	$6,120.00	$ 220.00	$7,480.00	$690.00	$23,460.00
6	24" RCP Class III Pipe	-111	LF	$343.00	-$38,073.00	$ 138.00	-$15,318.00	$ 100.00	-$11,100.00	$ 175.00	-$19,425.00	$450.00	-$49,950.00
7	30" RCP Class III Pipe	-240	LF	$369.00	-$88,560.00	$ 151.00	-$36,240.00	$ 150.00	-$36,000.00	$ 200.00	-$48,000.00	$880.00	-$211,200.00
8	42" RCP Class III Pipe	-34	LF	$409.00	-$13,906.00	$ 285.00	-$9,690.00	$ 300.00	-$10,200.00	$ 275.00	-$9,350.00	$1,250.00	-$42,500.00
Alternate No.1					**-$56,742.50**		**-$6,756.00**		**-$13,500.00**		**-$6,934.00**		**-$77,390.00**
Total Base Bid plus Bid Alternate No. 1					**$274,342.50**		**$330,560.00**		**$381,370.00**		**$424,691.00**		**$1,035,830.00**

CONSTRUCTION SERVICES AGREEMENT
East Jim Mitchell Trail Storm Drain Improvements

This **CONSTRUCTION SERVICES AGREEMENT** ("Agreement") is made as of the Effective Date by and between **Gomez Brothers Construction, 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 East Jim Mitchell Trail Storm Drain Improvements (the "Project"), such services being more fully described herein and pursuant to the plans and specifications identified in the Contract Documents.

Section 2. Term of Agreement

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

Section 3. Contract Documents

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

1) This Agreement, including all exhibits and addenda hereto;
2) CITY'S Specifications and Contract Documents for the Project contained in the City's Invitation for Bid # ENG-2020-022 ("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 TWO HUNDRED AND FIVE THOUSAND FIVE HUNDRED AND THIRTY AND NO/100 DOLLARS ($205,530) (“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 Sixty (60) calendar days. Accordingly, CONTRACTOR shall complete all work related to the Project on or before the 60th 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:	Gomez Brothers Construction, Inc. Attn: Roberto Gomez President 10437 Brangus Dr Crowley, Texas 76036

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 September 1, 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:August 25, 2020:v4.2019

EXECUTED on this the ____ day of _____, 2020.

CONTRACTOR
Gomez Brothers Construction, Inc.

By: _____
Roberto Gomez
President

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:
2020-661876

Date Filed:
08/27/2020

Date Acknowledged:
08/27/2020

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

Gomez Brothers Construction Inc
Crowley, 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.

ENG-2020-022
Utility Work, for Storm Drain

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Gomez Brothers Construction Inc	Crowley, 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)

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:
2020-661876

Date Filed:
08/27/2020

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Gomez Brothers Construction Inc
Crowley, 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.
ENG-2020-022
Utility Work, for Storm Drain

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Gomez Brothers Construction Inc	Crowley, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Roberto Gomez / President., and my date of birth is _____.

My address is 10437 Brangus Dr. (street), Crowley (city), TX (state), 76036 (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 27 day of August (month), 2020 (year).

Roberto Gomez
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 4g **Agenda Date** 9/1/2020 **Number** Resolution R-20-4531
Type Resolution
Department City Secretary

Title
Repealing Resolution R-19-4455, establishing the first October City Council Meeting date to be October 6, 2020, and the first November City Council Meeting date to be Monday, November 2, 2020

Strategic Plan
1.1 Actively involve and engage stakeholders

Explanation
Reading and Public Hearing

On December 17, 2019, City Council approved Resolution R-19-4455, changing the date of the first City Council Meeting in October to Monday, October 5, 2020, to allow participation in National Night Out, Tuesday, October 6, 2020. The National Night Out observance and activities have been cancelled this year, which will allow the City Council to meet on the normal first Tuesday of the month.

Staff is also requesting the City Council consider changing the date of the first City Council Meeting in November to Monday, November 2, 2020, as Tuesday, November 3, 2020 is Election Day. The City Secretary and library staff do not have "official" election duties, however, the Library is a vote center and there is an expectation of high voter turnout, which will necessitate staff be available for facility issues and security of the Library.

Approval will repeal Resolution R-19-4455 and re-establish Tuesday, October 6, 2020, as the first City Council Meeting date of October and change the date of the first City Council Meeting in November to Monday, November 2, 2020, to provide for Election Day on November 3, 2020.

Financial Impact
There is no financial impact to the City.

Recommendation
Approve

Attachments

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 5a **Agenda Date** 9/1/2020 **Number** Resolution R-20-4532
Type Resolution
Department Finance

Title
Repealing Resolution R-20-4522 and approving a proposal to set the ad valorem tax rate for Fiscal Year 2021 at $0.304365 per hundred dollars of valuation

Strategic Plan
1.4 Communicate thoroughly and strategically

Explanation
Reading and Public Hearing

At the August 4, 2020 City Council Meeting, Resolution R-20-4522 was approved in accordance with Chapter 26, Texas Property Tax Code, which requires taxing units to comply with "Truth-in-Taxation" laws in setting tax rates and performing an effective tax rate calculation. The calculated Fiscal Year 2021 no-new-revenue tax rate was calculated at $.310644/$100. At the time of the August 4, 2020 City Council Meeting, there were outstanding questions regarding the Tarrant Appraisal District (TAD) data which Finance Director Kyle Lester desired to continue to pursue, however, formal City Council action stating the intent to adopt the proposed FY 2021 tax rate was required by Section 140.010 of the Local Government Code.

At the August 4, 2020 meeting, Director Lester noted approval of the resolution did not adopt a tax, but it did set a maximum rate, and would allow for adoption of a lower rate, but not a higher rate. Due to having additional questions of TAD, Mayor Newton suggested amendments to the resolution which provided for adding "or less" following the tax rate in the resolution caption, and Section 1 amended to read, "adopt a tax rate for Fiscal Year 2021 no greater than $0.310644 per one hundred dollars of valuation, which is the no new tax rate for 2020-2021." Resolution R-20-4522 as amended was passed unanimously by the City Council.

The proposed resolution repeals Resolution R-20-4522 and approves setting the ad valorem tax rate for Fiscal Year 2021 at $0.304365 per hundred dollars of valuation, which is lower than the no-new-revenue tax rate of $0.310644, and the voter approval tax rate of $0.320118. Additionally, as required by Tax Code, the ad valorem tax rate will be adopted by Ordinance, following two public hearings, although no public hearings are required because the proposed rate is lower than both the no-new-revenue and voter approval tax rates.

Financial Impact

The average residential property value for FY 2020 was $552,770, and the average residential value for FY 2021 is $562,115. If the proposed tax rate is adopted, it will equate to an average annual property tax payment of $1,711 to support City services. If the current tax rate of $0.306807 were maintained, the average annual property tax payment would be $1,725.

Recommendation
Approve

Attachments
1. Resolution R-20-4522
2. Resolution R-20-4532

RESOLUTION R-20-4522

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS PASSED PURSUANT TO SECTION 26.04 AND 26.05, OF THE PROPERTY TAX CODE OF THE STATE OF TEXAS, APPROVING A PROPOSAL OF THE INTENT TO SET PROPERTY TAX RATES AT $0.310644 OR LESS, PER ONE HUNDRED DOLLARS VALUATION FOR FISCAL YEAR 2021; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Tax Assessor/Collector for the City of Colleyville, Texas (the "City"), has calculated the amount of the no-new revenue tax rate and the voter approval tax rate pursuant to Section 26.04(c) of the Property Tax Code of the State of Texas (the "Property Tax Code"); and

WHEREAS, pursuant to Section 26.04(e) of the Property Tax Code, the said tax rates have been submitted to the City Council; and

WHEREAS, pursuant to Section 26.05(a) of the Property Tax Code, a taxing unit other than a water district must adopt a tax rate before the later of September 30 or the 60th day after the date of the certified appraisal roll is received by the taxing unit.

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

Sec. 1. THAT the City Council does hereby, by the approval of this resolution, state its intention to adopt a tax rate for Fiscal Year 2021 no greater than $0.310644 per one hundred dollars of valuation, which is the no new tax rate for 2020-2021. The Fiscal Year 2021 tax rate will be adopted at the City Council meeting to be held on September 15, 2020.

Sec. 2. THAT the 2020 tax roll as certified on July 25, 2020, by the Chief Appraiser of Tarrant Appraisal District is adopted and is the basis for the Fiscal Year 2021 proposed tax rate.

Sec. 3. THAT this resolution shall take effect from and after the date of its passage.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF **6** AYES, **0** NAYS, ON THIS THE 4TH DAY OF AUGUST 2020.

Mayor Richard Newton	Aye	Mayor Pro Tem Bobby Lindamood	Absent
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

RESOLUTION R-20-4532

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS REPEALING RESOLUTION R-20-4522 IN ITS ENTIRETY AND APPROVING RESOLUTION R-20-4532 PASSED PURSUANT TO SECTION 26.04 AND 26.05, OF THE PROPERTY TAX CODE OF THE STATE OF TEXAS, APPROVING A PROPOSAL OF THE INTENT TO SET PROPERTY TAX RATES AT $0.304365, PER ONE HUNDRED DOLLARS VALUATION FOR FISCAL YEAR 2021; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Tax Assessor/Collector for the City of Colleyville, Texas (the "City"), has calculated the amount of the no-new revenue tax rate and the voter approval tax rate pursuant to Section 26.04(c) of the Property Tax Code of the State of Texas (the "Property Tax Code"); and

WHEREAS, pursuant to Section 26.04(e) of the Property Tax Code, the said tax rates have been submitted to the City Council; and

WHEREAS, pursuant to Section 26.05(a) of the Property Tax Code, a taxing unit other than a water district must adopt a tax rate before the latter of September 30 or the 60th day after the date of the certified appraisal roll is received by the taxing unit.

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

Sec. 1. THAT Resolution R-20-4522 is hereby repealed in its entirety.

Sec. 2. THAT the City Council does hereby, by the approval of this resolution, state its intention to adopt a tax rate for Fiscal Year 2021 of $0.304365 per one hundred dollars of valuation, which is less than the no new revenue tax rate for FY 2020-2021. The Fiscal Year 2021 tax rate will be adopted at the City Council meeting to be held on September 15, 2020.

Sec. 3. THAT the 2020 tax roll as certified on July 25, 2020, by the Chief Appraiser of Tarrant Appraisal District is adopted and is the basis for the Fiscal Year 2021 proposed tax rate.

Sec. 4. THAT this resolution shall take effect from and after the date of its passage.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 1ST DAY OF SEPTEMBER 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 6a **Agenda Date** 9/1/2020 **Number** Ordinance O-20-2133
Type Ordinance
Department City Manager

Title
Amending Ordinance O-19-2094 relating to the Fiscal Year 2020 budget

Strategic Plan
2.4 Demonstrate stewardship of public resources

Explanation
First Reading and Public Hearing

The proposed ordinance will amend Ordinance O-19-2094 that approved and adopted the Fiscal Year 2020 budget for several purposes:

1. To transfer the FY 2020 General Fund year-end operating surplus to the Capital Projects Fund for future capital projects;
2. To transfer the FY 2020 Utility Fund year-end operating surplus to the Utility Capital Projects Fund for future utility capital projects;
3. To transfer the FY 2020 Drainage Fund year-end operating surplus to the Drainage Capital Projects Fund for future drainage capital projects; and

In accordance with Section 9.04 (D) of the Charter of the City of Colleyville, the proposed ordinance will authorize the City Manager to transfer part or all of any unencumbered appropriation balance from one department to another, if expenditures in a department exceeded the adopted budget.

Financial Impact
This budget amendment sweeps both General Fund and Utility Fund operating surpluses to the Capital Projects Fund and Utility Capital Projects Fund, respectively, providing a significant funding source for capital projects while ensuring compliance with the City's financial policy of maintaining 90 days of operating reserves.

Recommendation
Approve

Attachments
1. Budget Amendment Presentation

2. Ordinance O-19-2094 (Budget)
3. Ordinance O-20-2133

FY 2020 Budget Amendment

- Transfer the FY 2020 General Fund operating surplus to the Capital Projects Fund for future capital projects
- Transfer the FY 2020 Utility Fund operating surplus to the Utility Capital Projects Fund for future utility capital projects
- Transfer the FY 2020 Drainage Fund operating surplus to the Drainage Capital Projects Fund for future drainage capital projects
- In the event that expenditures in a department exceed the adopted budget for that department, transfer all or part of the unencumbered appropriation balance from one department to another

ORDINANCE O-19-2094

APPROVING AND ADOPTING THE ANNUAL BUDGET FOR THE CITY OF COLLEYVILLE, TEXAS, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019 THROUGH SEPTEMBER 30, 2020

WHEREAS, a notice of public hearing on the annual budget for the City of Colleyville, Texas, for the fiscal year beginning October 1, 2019 through September 30, 2020, was heretofore published in a newspaper of general circulation; and

WHEREAS, said public hearing on said budget was duly held and all interested persons were given the opportunity to be heard for or against any item therein; and

WHEREAS, the City Council determines that the passage of this ordinance is in the best interests of the health, safety and welfare of the public.

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

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

Sec. 2. THAT the budget of the proposed expenditures for the Fiscal Year beginning October 1, 2019, and ending September 30, 2020, a copy of which is on file in the Office of the City Secretary, is hereby made a part of this ordinance by reference and is hereby approved and adopted by the City Council of the City of Colleyville, Texas, as the official budget for the Fiscal Year beginning October 1, 2019, and ending September 30, 2020.

Sec. 3. THAT appropriation amounts for the Fiscal Year 2020 budget for the different funds of the City of Colleyville are hereby fixed as follows:

General Fund	$24,182,805
Utility Fund (Water & Wastewater)	$17,555,789
Debt Service Fund	$ 1,406,398
Drainage Utility Fund	$ 795,844

Sec. 4. THAT the City Manager is hereby authorized to execute all contracts and documents for which funding is appropriated in the aforementioned budgets.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of September 2019.

The second reading and public hearing being conducted on the 17th day of September 2019.

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

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

ATTEST:

Christine Loven

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

ORDINANCE O-20-2133

AMENDING SECTION 3 OF ORDINANCE O-19-2094 OF THE FISCAL YEAR 2020 BUDGET AMOUNTS FOR THE TRANSFER OF GENERAL FUND, UTILITY FUND, AND DRAINAGE UTILITY FUND OPERATING SURPLUSES TO THE CAPITAL PROJECTS FUND, UTILITY CAPITAL PROJECTS FUND, AND DRAINAGE CAPITAL PROJECTS FUND; AND AUTHORIZING THE CITY MANAGER TO TRANSFER UNSPENT FY2020 BUDGET APPROPRIATIONS FROM ONE DEPARTMENT TO ANOTHER IF EXPENDITURES IN A DEPARTMENT EXCEEDED THE ADOPTED BUDGET ON SEPTEMBER 30, 2020

WHEREAS, FY2020 General Fund, Utility Fund, and Drainage Fund projected year end revenues are anticipated to exceed expenditures; and

WHEREAS, the City Council desires to provide funding for future general, utility, and drainage capital projects; and

WHEREAS, necessary expenditures over the course of a fiscal year may cause certain departments to either exceed the FY2020 original budget or conclude the year under-budget, and it is required that original budget appropriation amounts be amended accordingly.

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

Sec. 1. THAT the City Manager is authorized to transfer the FY2020 General Fund operating surplus to the Capital Projects Fund for future capital projects on September 30, 2020.

Sec. 2. THAT the City Manager is authorized to transfer the FY2020 Utility Fund operating surplus to the Utility Capital Projects Fund for future utility capital projects on September 30, 2020.

Sec. 3. THAT the City Manager is authorized to transfer the FY2020 Drainage Fund operating surplus to the Drainage Capital Projects Fund for future utility capital projects on September 30, 2020.

Sec. 4. THAT in the event that expenditures in a department exceed the adopted budget for that department, the City Manager is authorized to transfer all or part of the unencumbered

appropriation balance from one department to another per the Charter of the City of Colleyville, Section 9.04 (D):

Sec. 5. THAT the effective date of this ordinance shall be September 30, 2020.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of September 2020.

The second reading and public hearing being conducted on the 15th day of September 2020.

APPROVED BY A VOTE OF ___ AYES, ___ NAYS, ON THIS THE 15TH DAY OF SEPTEMBER 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 L. Wyatt
City Attorney

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 6b **Agenda Date** 9/1/2020 **Number** Ordinance O-20-2134
Type Ordinance
Department City Manager

Title
Adoption of the proposed Fiscal Year 2021 budget

Strategic Plan
2.4 Demonstrate stewardship of public resources

Explanation
First Reading and Public Hearing

The annual budget is the culmination of months-long efforts that began with the staff budget kickoff in March, department submissions and line-by-line internal reviews in the spring, followed by Council feedback through multiple worksessions. Staff provided preliminary FY 2021 budget numbers in June, presented the 5-year Capital Improvement Plan (CIP) Worksession in July, provided the proposed budget on August 1, and held a worksession on the proposed budget August 6. The proposed budget has also been posted on the City's website since early August. This item provides for a public hearing on the budget and formal approval upon second reading of the ordinance.

Financial Impact
The adoption of the budget will provide expense appropriation for the General Fund, Utility Fund, Debt Service Fund, and Drainage Utility Fund for Fiscal Year 2021.

Recommendation
Approve

Attachments
1. FY21 Budget Presentation
2. Ordinance O-20-2134

Fiscal Year 2021
Proposed Budget

Key Accomplishments

- Modified our tax calculations for the benefit of our taxpayers
- No-new-revenue rate recalculated and proposed
- General Fund is balanced for 5-year projection
- Demonstrates responsible fiscal management
- Maintains service levels across the City
- Aligns expenditures with appropriate funding sources
- Effective use of CIP dollars

History of Efforts

FY 2017

- Eliminated $1.2 transfer from Utility Fund to General Fund – absorbed via operational efficiencies and minimal staffing reductions

FY 2018

- Fully funded the market increases with the Compensation & Classification study
- Hiring "chill", eliminated vacant positions across the City

FY 2019

- Leaner staffing model – able to absorb health insurance cost increases
- HRA deductible reimbursement plan

FY 2020

- Better align capital expenditures with capital funds
- Continued operational efficiencies to absorb operating cost increases

FY 2021

- More efficient use of restricted revenue for operations
- Health insurance flat with FY20

Calculation Recap

	FY 2020	FY 2021 (85%)	% Change
Total Taxable Value	$ 5,839,829,017	$ 5,966,966,320	2.2%
Tax Ceilings	$ 1,209,008,222	$ 1,275,030,227	5.5%
Net Taxable Value	$ 4,630,820,795	$ 4,691,936,093	1.3%
Other Deductions			
TIF	$ 422,927,811	$ 435,298,848	2.9%
TIF1A	$ 15,843,829	$ 15,662,913	-1.1%
Total TIF Values	$ 438,771,640	$ 450,961,761	2.8%
Net Taxable Value	**$ 4,192,049,155**	**$ 4,240,974,332**	**1.2%**
2021 Non TIF Growth		$ 70,147,371	
2021 Reappraisals		$ 4,170,826,961	
2020 Tax Revenues (certified)		$ 12,694,549	
Target Rate for Revenue		$ 0.304365	
Add Frozen & New Growth Levies		$ 3,335,165	
Total Revenue		**$ 16,029,714**	
General Fund		$ 15,243,692	
Debt Service Fund		$ 786,022	

+ $127,137,303

+ $66,022,045

FY20 Tax Revs (FY21 target)

Rate needed to raise FY20 tax revs ($12,694,549 / $4,170,826,961) * 100

Summary by Fund

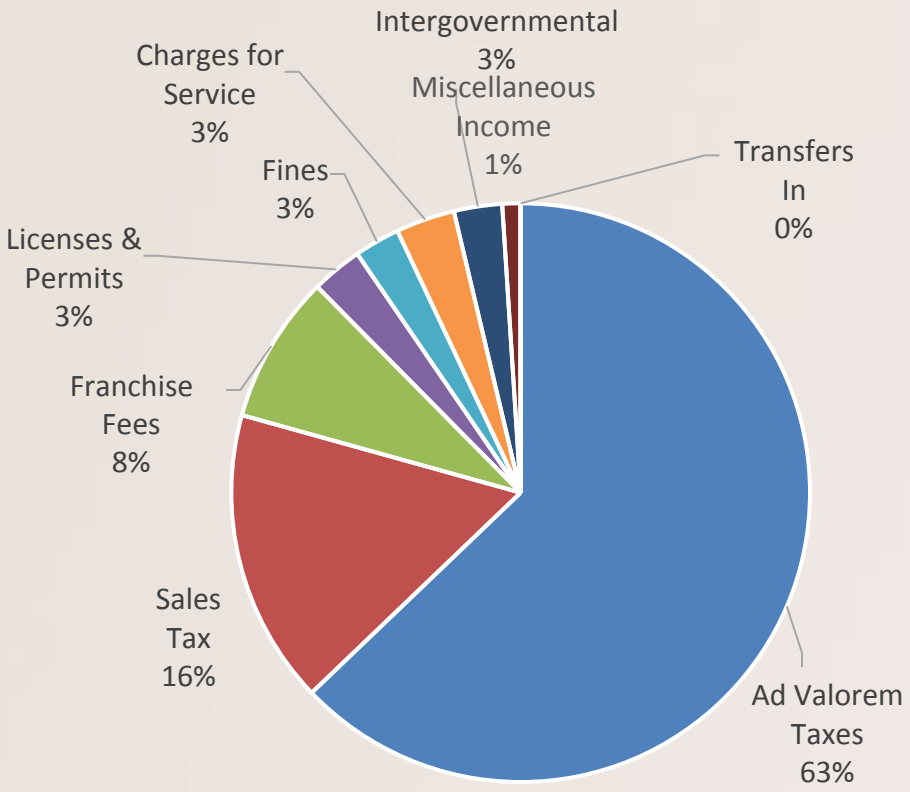
FY 2021 Proposed	General Fund	Utility Fund	Drainage Fund	Hotel Tax Fund	Debt Service Fund
Operating Revenues	$25,129,763	$17,900,258	$978,508	$237,500	$782,500
Operating Expenditures	$24,476,146	$17,925,257	$810,202	$327,176	$819,423

General Fund Summary

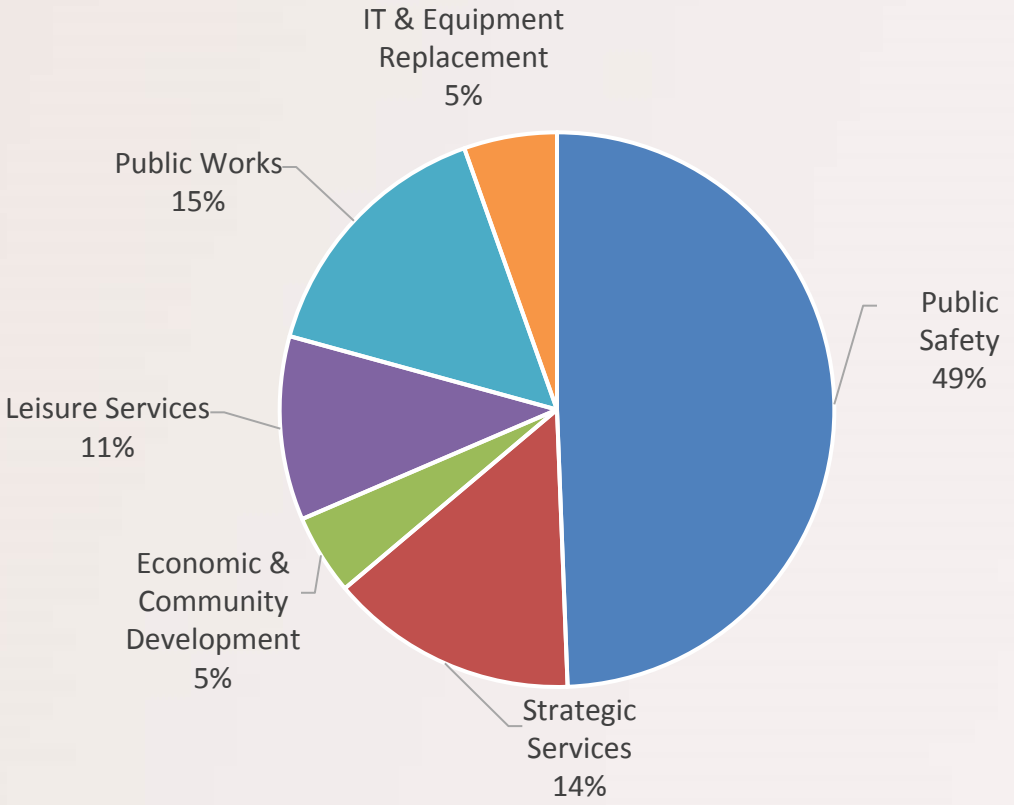
	BUDGET FY 2020	YE PROJECTED FY 2020	PROJECTED FY 2021	PROJECTED FY 2022	PROJECTED FY 2023	PROJECTED FY 2024	PROJECTED FY 2025
BEGINNING FUND BALANCE	$9,102,499	$9,102,499	$9,920,865	$10,574,481	$11,097,672	$11,469,682	$11,876,673
REVENUE:							
Ad Valorem Taxes	$15,090,882	$15,090,882	$15,320,000	$15,549,400	$16,091,609	$16,652,775	$17,233,562
Sales Tax	$4,008,292	$4,234,000	$4,305,000	$4,306,050	$4,412,111	$4,499,282	$4,566,230
Franchise Fees	$1,942,500	$2,010,766	$2,013,000	$2,033,130	$2,053,461	$2,073,996	$2,094,736
Licenses & Permits	$910,000	$801,125	$693,000	$673,695	$655,509	$638,387	$622,277
Fines	$640,000	$528,000	$620,000	$626,200	$632,462	$638,787	$645,174
Charges for Service	$875,600	$1,996,475	$799,875	$807,874	$815,952	$824,112	$832,353
Intergovernmental	$536,865	$621,021	$654,709	$656,244	$495,915	$508,193	$519,965
Miscellaneous Income	$348,000	$348,000	$248,000	$250,480	$252,985	$255,515	$258,070
Transfers In	$409,420	$409,420	$476,179	$480,941	$485,750	$490,608	$495,514
TOTAL REVENUES	**$24,761,559**	**$26,039,689**	**$25,129,763**	**$25,384,014**	**$25,895,754**	**$26,581,654**	**$27,267,883**
Expenditures	$22,682,805	$22,326,018	$22,976,146	$23,360,823	$24,023,744	$24,674,662	$25,282,343
Contribution- CIP projects	$1,500,000	$2,895,305	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000
TOTAL EXPENDITURES	**$24,182,805**	**$25,221,323**	**$24,476,146**	**$24,860,823**	**$25,523,744**	**$26,174,662**	**$26,782,343**
NET REVENUE	**$578,754**	**$818,366**	**$653,616**	**$523,191**	**$372,011**	**$406,992**	**$485,540**
ENDING FUND BALANCE	$9,681,253	$9,920,865	$10,574,481	$11,097,672	$11,469,682	$11,876,673	$12,362,211
DAYS OF FUND BALANCE	146	174	158	163	164	166	168
Excess Balance move to CIP			$3,868,687	$4,286,487	$4,476,876	$4,705,533	$5,024,583

General Fund Rev. & Exp. by Category

Revenue



Expenditure



Utility Fund Summary

	BUDGET FY 2020	YE PROJECTED FY 2020	PROJECTION FY 2021	PROJECTION FY 2022	PROJECTION FY 2023	PROJECTION FY 2024	PROJECTION FY 2025
BEG. WORKING CAPITAL	5,873,267	5,873,267	5,936,868	5,911,869	5,911,868	5,911,868	5,911,869
FUND REVENUES							
Water - Base Rate	1,742,896	1,796,997	1,864,515	1,974,176	2,043,955	2,110,916	2,171,403
Water - Volumetric Rate	10,578,071	8,116,416	10,605,069	11,279,218	12,268,231	13,034,567	13,785,183
Wastewater - Base Rate	1,268,040	1,229,206	1,339,711	1,345,740	1,378,040	1,415,594	1,455,401
Wastewater - Volumetric Rate	3,629,783	3,129,620	3,303,963	3,761,298	4,010,841	4,283,369	4,534,585
Water Installation	42,000	20,000	42,000	42,420	42,844	43,273	43,705
Wastewater Installation	15,000	7,000	15,000	15,150	15,302	15,455	15,609
T.R.A. TRUE-UP	0	440,000	450,000	450,000	450,000	450,000	450,000
Engineering Charges	5,000	24,000	5,000	5,050	5,101	5,152	5,203
Penalties	200,000	150,000	200,000	202,000	204,020	206,060	208,121
Miscellaneous	15,000	15,000	15,000	15,150	15,302	15,455	15,609
Interest Income	60,000	60,000	60,000	60,600	61,206	61,818	62,436
TOTAL REVENUES	**17,555,791**	**14,988,240**	**17,900,258**	**19,150,802**	**20,494,840**	**21,641,657**	**22,747,256**
FUND EXPENSES							
Utility Billing	438,748	392,554	469,229	485,442	500,329	515,785	530,846
IS GIS	69,235	75,051	73,453	76,146	78,188	80,155	81,882
Utility Support	1,168,323	1,210,419	1,213,381	1,257,653	1,293,347	1,328,833	1,361,200
Utility Operations - Water	772,875	719,954	795,589	800,377	828,142	856,996	885,508
TRA Water (volumetric)	7,252,545	5,564,783	6,923,612	7,098,555	7,362,728	7,673,218	8,037,280
TRA Water (debt)	3,325,526	2,551,633	3,681,456	4,180,663	4,905,503	5,361,349	5,747,903
Utility Operations - WW	298,019	286,055	418,007	434,275	449,305	465,185	480,721
TRA Wastewater	3,629,783	3,129,620	3,303,963	3,761,297	4,010,840	4,283,368	4,534,584
Non-Departmental	233,605	187,439	233,605	240,613	247,832	255,266	262,924
Transfer to General Fund	250,030	250,030	281,861	284,680	287,527	290,402	293,306
T.R.A. True-Up	0	440,000	450,000	450,000	450,000	450,000	450,000
VERF Transfer	81,100	81,100	81,100	81,100	81,100	81,100	81,100
Merit Pool	36,000	36,000	0	0	0	0	0
TOTAL EXPENDITURES	**17,555,789**	**14,924,639**	**17,925,257**	**19,150,802**	**20,494,840**	**21,641,657**	**22,747,255**
ENDING WORKING CAPITAL	5,873,269	5,936,868	5,911,869	5,911,868	5,911,868	5,911,869	5,911,872

City Expenses:

FY20 Budget $3,347,935
FY20 Projected $3,238,603
FY21 Projected $3,566,226

- Small rate increase needed

City Expenses (determines base rate)

TRA Expenses (determines volumetric rates)

Drainage Fund Summary

	BUDGETED FY 2020	YE PROJECTED FY 2021	PROJECTED FY 2021	PROJECTED FY 2022	PROJECTED FY 2023	PROJECTED FY 2024	PROJECTED FY 2025
TOTAL BEG. WORKING CAPITAL	718,286	718,286	1,003,592	1,171,898	1,468,990	1,753,688	2,025,343
FUND REVENUES							
Drainage Fees	962,640	962,640	962,640	972,266	981,989	991,809	1,001,727
Penalties/Misc	9,626	9,626	9,626	9,722	9,819	9,918	10,017
Interest Income	6,242	6,242	6,242	6,304	6,367	6,431	6,495
TOTAL OPERATING REVENUES	978,508	978,508	978,508	988,293	998,176	1,008,159	1,018,241
FUND EXPENSES							
Drainage Operations	504,670	377,805	505,457	507,421	524,422	542,160	559,412
Stormwater Management	124,488	148,711	147,233	152,369	156,780	161,222	165,424
IS GIS	22,368	22,368	23,731	24,601	25,261	25,896	26,454
Non-Departmental	6,612	6,612	6,612	6,810	7,015	7,225	7,442
Compensation Adjustment	6,200	6,200	0	0	0	0	0
Debt Service	131,506	131,506	127,169	0	0	0	0
Interfund loan repayment	0	0	0	0	0	0	0
TOTAL OPERATING EXPENSES	795,844	693,202	810,202	691,202	713,478	736,504	758,731
NET REVENUE	182,664	285,306	168,306	297,091	284,698	271,655	259,510
ENDING WORKING CAPITAL	900,950	1,003,592	1,171,898	1,468,990	1,753,688	2,025,343	2,284,853
Required Coverage Ratio (25% of debt service)	32,877	32,877	31,792	0	0	0	0
ENDING AVAILABLE WORKING CAPIT	868,074	970,716	1,140,106	1,468,990	1,753,688	2,025,343	2,284,853

Hotel Tax Fund Summary

	ACTUAL FY 2019	PROJECTED FY 2020	PROJECTED FY 2021	PROJECTED FY 2022	PROJECTED FY 2023	PROJECTED FY 2024	PROJECTED FY 2025
BEGINNING FUND BALANCE - 10/1	363,614	499,574	393,201	303,525	306,784	309,816	312,767
FUND REVENUES							
Hotel Taxes	251,749	200,000	235,000	239,700	244,494	249,384	254,372
Earned Interest	7,060	2,500	2,500	2,500	2,500	2,500	2,500
TOTAL REVENUES	**258,809**	**202,500**	**237,500**	**242,200**	**246,994**	**251,884**	**256,872**
FUND EXPENDITURES							
Library	79,397	0	0	0	0	0	0
Police Administration	43,451	14,417	0	0	0	0	0
Promotion of the Arts	0	81,456	35,000	35,000	35,000	35,000	35,000
Economic Development	0	0	20,000	0	0	0	0
Colleyville Promotion/Advertising	0	83,000	107,592	110,671	113,183	115,727	118,057
Colleyville Center	0	130,000	164,584	93,269	95,780	98,205	100,393
TOTAL EXPENDITURES	**122,848**	**308,873**	**327,176**	**238,941**	**243,962**	**248,932**	**253,450**
ENDING FUND BALANCE - 9/30	499,574	393,201	303,525	306,784	309,816	312,767	316,189

Debt Service Fund Summary

	PROJECTED FY 2020	PROJECTED FY 2021	PROJECTED FY 2022	PROJECTED FY 2023	PROJECTED FY 2024	PROJECTED FY 2025
BEGINNING FUND BALANCE - 10/1	844,866	951,603	914,680	927,180	939,680	952,180
FUND REVENUES						
Current Property Taxes	845,960	770,000	821,898	769,010	843,535	787,035
Delinquent Property Taxes	1,500	1,500	1,500	1,500	1,500	1,500
Penalty & Interest	5,000	5,000	5,000	5,000	5,000	5,000
Transfer-in TIF Fund**	654,675	0	0	0	0	0
Interest Income/Other	6,000	6,000	6,000	6,000	6,000	6,000
TOTAL REVENUES	**1,513,135**	**782,500**	**834,398**	**781,510**	**856,035**	**799,535**
FUND EXPENDITURES						
2011 G.O. Refunding Bonds	170,000	0	0	0	0	0
2016 G.O. Refunding Bonds	875,000	410,000	425,000	435,000	445,000	455,000
2016 Engine Lease	48,485	48,485	48,485	48,485	48,485	48,485
Ambulance Lease	49,988	49,988	49,988	0	0	0
2019 Ambulance Lease	170,000	120,000	120,000	120,000	0	0
2020 Pumper Lease	0	120,700	120,700	120,700	120,700	120,700
Projected: Future Leases		0	0	0	195,500	138,000
Bond Interest	91,425	68,750	56,225	43,325	32,350	23,350
Paying Agent	1,500	1,500	1,500	1,500	1,500	1,500
TOTAL EXPENDITURES	**1,406,398**	**819,423**	**821,898**	**769,010**	**843,535**	**787,035**
LESS USE OF AVAILABLE CASH	0	0	0	0	0	0
ENDING FUND BALANCE - 9/30	951,603	914,680	927,180	939,680	952,180	964,680

FY 2021 I&S Tax Rate: $0.014924

- General obligation debt paid off in FY 2028
- Now setting aside General Fund cash each year for future fire engine/truck replacements to avoid future debt issuance

Questions and Discussion

ORDINANCE O-20-2134

APPROVING AND ADOPTING THE ANNUAL BUDGET FOR THE CITY OF COLLEYVILLE, TEXAS, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 THROUGH SEPTEMBER 30, 2021

WHEREAS, a notice of public hearing on the annual budget for the City of Colleyville, Texas, for the fiscal year beginning October 1, 2020 through September 30, 2021, was heretofore published in a newspaper of general circulation; and

WHEREAS, said public hearing on said budget was duly held and all interested persons were given the opportunity to be heard for or against any item therein; and

WHEREAS, the City Council determines that the passage of this ordinance is in the best interests of the health, safety and welfare of the public.

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

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

Sec. 2. THAT the budget of the proposed expenditures for the Fiscal Year beginning October 1, 2020, and ending September 30, 2021, a copy of which is on file in the Office of the City Secretary, is hereby made a part of this ordinance by reference and is hereby approved and adopted by the City Council of the City of Colleyville, Texas, as the official budget for the Fiscal Year beginning October 1, 2020, and ending September 30, 2021.

Sec. 3. THAT appropriation amounts for the Fiscal Year 2021 budget for the different funds of the City of Colleyville are hereby fixed as follows:

General Fund	$24,476,146
Utility Fund (Water & Wastewater)	$17,925,257
Debt Service Fund	$ 819,423
Drainage Utility Fund	$ 810,202
Hotel Occupancy Fund	$ 327,176

Sec. 4. THAT the City Manager is hereby authorized to execute all contracts and documents for which funding is appropriated in the aforementioned budgets.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of September 2020.

The second reading and public hearing being conducted on the 15th day of September 2020.

APPROVED BY A VOTE OF ___ AYES, ___ NAYS, ON THIS THE 15TH DAY OF SEPTEMBER 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 L. Wyatt
City Attorney

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 6c **Agenda Date** 9/1/2020 **Number** Ordinance O-20-2135
Type Ordinance
Department City Manager

Title
Adoption of the Ad Valorem Tax Rate for Fiscal Year 2021

Strategic Plan
2.4 Demonstrate stewardship of public resources

Explanation
First Reading and Public Hearing

Chapter 26, Texas Property Tax Code, requires taxing units to comply with "Truth-in-Taxation" laws in setting tax rates. The calculated FY2021 no-new-revenue tax rate is $0.310644/$100 valuation. The proposed tax rate will be lower, at $0.304365/$100 valuation. The attached "Notice of Meeting to Vote on Tax Rate" will be published in the *Fort Worth Star-Telegram* at least seven days prior to the September 15, 2020 Council Meeting, compliant with state law and to communicate the City Council's intended tax rate to the public.

The current tax rate is $0.306807/$100 of valuation. The proposed tax rate lowers the tax rate by $0.002442. By adopting this rate, the City Council is lowering the tax rate to offset the increase in property values as determined by the Tarrant Appraisal District, in order to collect the same amount of revenue as the prior year, excluding new growth.

Financial Impact
Adoption of the tax rate and its subsequent levy will provide a portion of the funding for the Fiscal Year 2021 General Fund and Debt Service Fund budgets.

Recommendation
Approve

Attachments
1. FY2021 Tax Rate Presentation
2. City of Colleyville Tax Rate Notice 2020
3. Ordinance O-20-2135

FY 2021 Property Tax Rate

Colleyville reduces tax rate below No-New-Revenue

Tax rate that brings in the same property tax revenue for next fiscal year (FY2021) as the current fiscal year (FY2020), excluding new growth.

2019 (FY20) Tax Rate:	$0.306807
I&S Tax Rate:	$0.016379
M&O Tax Rate:	$0.290428

2020 (FY21) Proposed Rate:	**$0.304365**
I&S Tax Rate:	**$0.014925**
M&O Tax Rate:	**$0.289441**

Tax Rate Reduction: $0.002442

Statements required in notice if the proposed tax rate does not exceed the lower of the no-new-revenue tax rate or the voter-approval tax rate, as prescribed by Tax Code §26.061.

NOTICE OF MEETING TO VOTE ON TAX RATE

A tax rate of $ **0.304365** per $100 valuation has been proposed by the governing body of _____ .

PROPOSED TAX RATE	$ **0.304365**	per $100
NO-NEW-REVENUE TAX RATE	$ **0.310644**	per $100
VOTER-APPROVAL TAX RATE	$ **0.320118**	per $100

The no-new-revenue tax rate is the tax rate for the **2020** *(current tax year)* tax year that will raise the same amount of property tax revenue for **the City of Colleyville, TX** *(name of taxing unit)* from the same properties in both the **2019** *(preceding tax year)* tax year and the **2020** *(current tax year)* tax year.

The voter-approval rate is the highest tax rate that **the City of Colleyville, TX** *(name of taxing unit)* may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is not greater than the no-new-revenue tax rate. This means that **the City of Colleyville, TX** *(name of taxing unit)* is not proposing to increase property taxes for the **2020** *(current tax year)* tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON _____ *(date and time)*

at **<per State law, public hearing is not required. Adoption will occur on Sept. 15 at City Hall>** *(meeting place)*.

The proposed tax rate is also not greater than the voter-approval tax rate. As a result, **the City of Colleyville, TX** *(name of taxing unit)* is not required to hold an election to seek voter approval of the rate. However, you may express your support for or opposition to the proposed tax rate by contacting **the City Council** *(name of governing body)* of **the City of Colleyville, TX** *(name of taxing unit)* at their offices or by attending the public meeting mentioned above.

YOUR TAXES OWED UNDER ANY OF THE TAX RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

Property tax amount = (tax rate) x (taxable value of your property) / 100

(List names of all members of the governing body below, showing how each voted on the proposal to consider the tax increase or, if one or more were absent, indicating absences.)

FOR the proposal: **Mayor, Mayor Pro Tem, All Council Members**

AGAINST the proposal: _____

PRESENT and not voting: _____

ABSENT: _____

The 86th Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by **the City of Colleyville, TX** (name of taxing unit) last year to the taxes proposed to the be imposed on the average residence homestead by **the City of Colleyville, TX** (name of taxing unit) this year.

	2019	2020	Change
Total tax rate (per $100 of value)	2019 adopted tax rate	2020 proposed tax rate	(Increase/Decrease) of (nominal difference between tax rate for preceding year and proposed tax rate for current year) per $100, or (percentage difference between tax rate for preceding year and proposed tax rate for current year)%
Average homestead taxable value	2019 average taxable value of residence homestead	2020 average taxable value of residence homestead	(Increase/Decrease) of (percentage difference between average taxable value of residence homestead for preceding year and current year)%
Tax on average homestead	2019 amount of taxes on average taxable value of residence homestead	2020 amount of taxes on average taxable value of residence homestead	(Increase/Decrease) of (nominal difference between amount of taxes imposed on the average taxable value of a residence homestead in the preceding year and the amount of taxes proposed on the average taxable value of a residence homestead in the current year), or (percentage difference between taxes imposed for preceding year and taxes proposed for current year)%
Total tax levy on all properties	2019 levy	(2020 proposed rate x current total value)/100	(Increase/Decrease) of (nominal difference between preceding year levy and proposed levy for current year), or (percentage difference between preceding year levy and proposed levy for current year)%

(If the tax assessor for the taxing unit maintains an internet website)

For assistance with tax calculations, please contact the tax assessor for **the City of Colleyville, TX** (name of taxing unit) at **817-503-1000** (telephone number) or **taxinfo@colleyville.com** (email address), or visit **www.tarranttaxinfo.com** (internet website address) for more information.

(If the tax assessor for the taxing unit does not maintain an internet website)

For assistance with tax calculations, please contact the tax assessor for **the City of Colleyville, TX** (name of taxing unit) at **817-503-1000** (telephone number) or **taxinfo@colleyville.com** (email address).

ORDINANCE O-20-2135

LEVYING TAXES FOR THE OPERATION OF THE MUNICIPAL GOVERNMENT OF THE CITY OF COLLEYVILLE, TEXAS, FOR THE FISCAL YEAR 2021; ESTABLISHING THE AD VALOREM TAX RATE OF $0.304365 PER ONE HUNDRED DOLLARS VALUATION; PROVIDING FOR APPORTIONMENT OF TAXES FOR INTEREST AND SINKING FUND FOR CERTAIN BOND INDEBTEDNESS AND FOR GENERAL OPERATING NEEDS, PROVIDING PENALTIES AND INTEREST FOR THE DELINQUENT TAXES, AND TO BECOME EFFECTIVE ON OCTOBER 1, 2020

WHEREAS, a budget has been adopted by the City Council of the City of Colleyville, Texas, covering the proposed expenditures of the municipal government of the City of Colleyville for the Fiscal Year beginning October 1, 2020 and ending September 30, 2021; and

WHEREAS, said budget reflects the needs for revenue to meet the expenses proposed therein; and

WHEREAS, the City is required to accumulate an Interest and Sinking Fund for certain outstanding bond indebtedness; and

WHEREAS, the City Council desires to lower the current tax rate to the effective tax rate, to provide relief to property owners from increasing property values.

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

Sec. 1. THAT there is hereby levied an ad valorem tax that shall be collected for the use and support of the municipal government of the City of Colleyville. It shall provide the legally required Interest and Sinking Fund for certain outstanding bond indebtedness during the 2021 Fiscal Year. Such tax shall be levied upon all property, real, personal, or mixed within the corporate limits of Colleyville, Texas, which is subject to taxation. The rate of tax shall be $0.304365 on each $100.00 property assessment. Said tax levied for and apportioned to the following specific purposes:

A. For the General Fund, a tax rate of $0.289441 is levied.

B. For the Interest and Sinking Fund, a tax rate of $0.014925 is levied.

Sec. 2. THAT taxes levied by this ordinance shall be due and payable on

the first day of October 2020, and shall become delinquent on the first day of February 2021, if unpaid. Upon taxes becoming delinquent, interest and penalty will be added as required in Section 33.01 of the Texas Property Tax Code, and shall commence on the first day of February 2021. The City of Colleyville is hereby authorized to adopt any and all legal remedies provided by the Texas Property Tax Code for the purpose of collecting delinquent taxes.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of September 2020.

The second reading and public hearing being conducted on the 15th day of September 2020.

APPROVED BY A VOTE OF ___ AYES, ___ NAYS, ON THIS THE 15TH DAY OF SEPTEMBER 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 L. Wyatt
City Attorney

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 6d **Agenda Date** 9/1/2020 **Number** Ordinance O-20-2136
Type Ordinance
Department City Manager

Title
An ordinance amending Section 3 - Service Charges of the Water and Sewer Policy and Procedure Manual as contained in the Code of Ordinances, to implement updated base rates

Strategic Plan
2.1 Provide responsive, efficient city services
3.2 Ensure regular repair and replacement of water and wastewater facilities

Explanation
First Reading and Public Hearing

This agenda item provides for formal consideration and approval of updated water, wastewater and capital improvement plan base rates.

On November 15, 2016, the City Council approved Ordinance O-16-1996, implementing the recommendations of the Water and Wastewater Rate Advisory Committee. This ordinance established a new rate structure in which City operating costs are recovered through base rates and volumetric rates are set to pass through the costs charged by the Trinity River Authority (TRA).

On September 19, 2017, the City Council approved Ordinance O-17-2031 implementing the recommendations of the Water and Wastewater Rate Advisory Committee. This ordinance established the Capital Improvement Plan (CIP) base rate to fund future capital projects.

City operating costs are established annually as a part of the budget process and the Fiscal Year 2021 proposed Utility Fund budget that was presented to the City Council at the Budget Worksession on August 4, 2020.

FY 2021 water and wastewater base rates were calculated based on the revenue necessary to cover the proposed FY 2021 operating costs.

Staff recommends:

- Using the funding model proposed by the Water and Wastewater Rate Advisory Committee, which met August 24, 2020, to increase the current water and wastewater base rates and Utility Capital Improvement Plan (CIP) base rate to fund future utility capital projects.

Financial Impact
Adoption of this ordinance will provide the revenue to fund the City's operating costs for water and wastewater service in FY 2021, as well as generate an estimated $424,757 for future utility CIP projects.

Recommendation
Approve

Attachments
1. Base Rates Presentation
2. Ordinance O-20-2136

Base Rates

- **Ordinance O-16-1996:**
  - ❑ Approved on November 15, 2016
  - ❑ Established a new rate structure:
    - ✓ City operating costs are recovered through base rates and
    - ✓ Volumetric rates are set to pass through the costs charged by the Trinity River Authority

- **Ordinance O-17-2031:**
  - ❑ Approved on September 19, 2017
  - ❑ Established the Capital Improvement Plan (CIP) base rate to fund future capital projects.

Base Rates

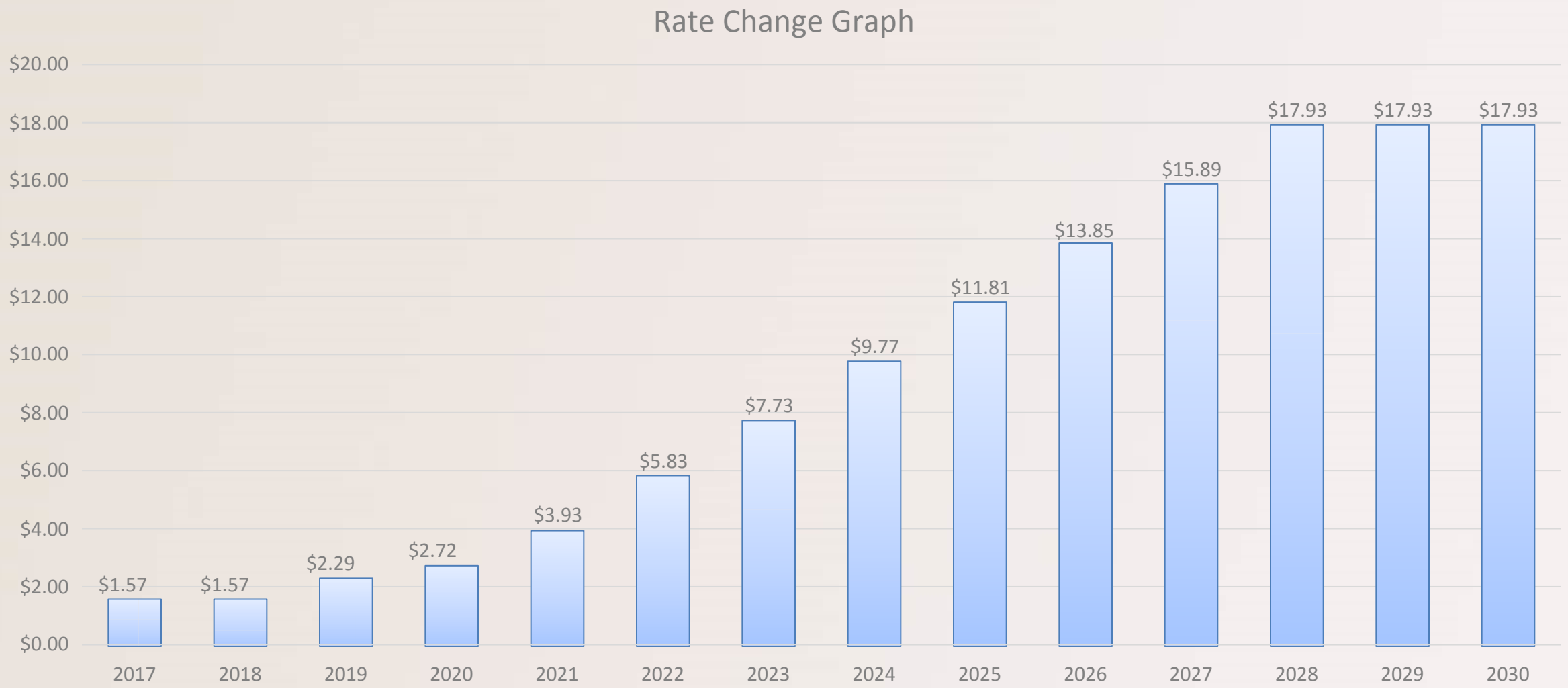
Monthly Base Rate (Min. Bill) + Volumetric Charge (Pass through) = Total Bill

- Fixed monthly charges calculated based on the amount of revenue necessary to recover the City's operating costs.
  - ✓ Water Base Rate
  - ✓ Wastewater Base Rate
  - ✓ Capital Improvement Plan (CIP) Rate
- Effective Date: October 1

- TRA bills Colleyville for water and wastewater treatment.
  - ✓ <u>WATER:</u> Based on volume of treated water purchased
  - ✓ <u>WASTEWATER:</u> Based on volume of wastewater treated
  - ✓ <u>DEBT SERVICE:</u> Based on Colleyville's proportional share of water use within the Tarrant County Water Supply Project and proportional share of wastewater flows for Central Regional Wastewater System
- Effective Date: December 1

- Colleyville bills customers:
  - ✓ A base rate to recover the operating costs.
  - ✓ A volumetric rate based on projected payments to TRA

CIP Rates


Rate Change Graph
$20.00
$18.00
$16.00
$14.00
$12.00
$10.00
$8.00
$6.00
$4.00
$2.00
$0.00
$1.57
$1.57
$2.29
$2.72
$3.93
$5.83
$7.73
$9.77
$11.81
$13.85
$15.89
$17.93
$17.93
$17.93
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030

Rate Totals

FY 2021 Recommendation
Slight increases to water/wastewater base rates
Recommended increase to CIP rate

Water Meter Size	FY 2020 Water	FY 2020 Wastewater	FY 2020 CIP	**FY 2020 Total**
1" Meter	$13.46	$10.37	$2.72	$26.55
1.5" Meter	$26.92	$10.37	$5.03	$42.32
2" Meter	$43.07	$10.37	$7.81	$61.25
3" Meter	$80.75	$10.37	$14.29	$105.41
4" Meter	$134.59	$10.37	$23.54	$168.50

	+$0.12 to +$1.19	**+$1.23**	**+ $1.19 to $10.33**	**+ $2.56 to $12.93**
Water Meter Size	FY 2021 Water	FY 2021 Wastewater	FY 2021 CIP	**FY 2021 Total**
1" Meter	$13.58	$11.60	$3.93	$29.11
1.5" Meter	$27.16	$11.60	$7.28	$46.04
2" Meter	$43.45	$11.60	$11.30	$66.35
3" Meter	$81.47	$11.60	$20.67	$113.74
4" Meter	$135.78	$11.60	$34.05	$181.43

ORDINANCE O-20-2136

AMENDING SECTION 3 – SERVICE CHARGES OF THE WATER AND SEWER POLICY AND PROCEDURE MANUAL OF THE CITY OF COLLEYVILLE, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, water and wastewater base rates are set to recover the City's annual operating costs for the utility system; and

WHEREAS, the Fiscal Year 2021 Utility Fund operating budget has been proposed and the required base rates to fund said budget have been calculated; and

WHEREAS, the City Council desires to maintain base rates in total by lowering the water base rate, lowering the wastewater base rate, and increasing the base rate for funding of utility capital projects.

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

Sec. 1. THAT Section 3 – Service Charges of the Water and Sewer Policy and Procedure Manual of Colleyville, Texas, which is "Appendix A" of the Colleyville Code be replaced in its entirety to read as follows:

Sec. A. - Water rates.

The following base and volumetric charges shall apply to residential and non-residential water customers. Base charges for out-of-city customers shall be $4.00 higher than the charge for in-city customers.

Base charge per month for in-city customers:	
Water meters 1 inch or less	$13.58
Water meters of 1.5 inches	$27.16
Water meters of 2 inches	$43.45
Water meters of 3 inches	$81.47

Water meters of 4 inches	$135.78
Base charge per month for out-of-city customers:	
Water meters 1 inch or less	$17.58
Water meters of 1.5 inches	$31.16
Water meters of 2 inches	$47.45
Water meters of 3 inches	$85.47
Water meters of 4 inches	$139.78
Volumetric charge per 1,000 gallons	$4.47

Rates for fire hydrant meters:

The use of fire hydrant meters shall only be allowed within the Colleyville city limits. The use of the fire hydrant meters shall be limited to a period of no more than 90 cumulative calendar days. Under special conditions, a customer may submit a written request to the public works department for use of a fire hydrant meter for a period longer than 90 cumulative calendar days, subject to public works director approval. In considering special condition(s), the public works director shall not consider requests which are necessary to relieve a self-created or personal hardship, failure of performance by a contractor, nor for financial reasons. In considering the customer request, the public works director shall solicit the recommendation of the fire chief and fire marshal in consideration of the request. Further, the public works director shall consider alternative means available to the customer. If special condition(s) are approved by the public works director, in no case shall the meter be used for more than an additional 30 calendar days. The public works director may provide a written ruling within 15 working days of receipt of the customer's written request.

In the event a request for special condition(s) is denied by the public works director, customer shall, within 14 calendar days, make written appeal to the city manager of the public works director's decision. The city manager shall render a written decision within 30 working days of receipt of the customer's appeal. Such decision by the city manager shall be final and not appealable to the city council.

For purposes of this section, written communication shall be considered communication, which is deposited with the United States Postal Service for delivery.

The user must submit in writing, the location of where the meter will be used and such meter shall be used exclusively at the location on record with the city. For purposes of this section, the use of a meter shall be allowed cumulatively for only one location within an individual subdivision and/or development.

For a period of 90 cumulative calendar days after a meter is returned and read by the city, a user shall not be permitted to check out another meter for use at the same designated location, as defined herein.

The monthly base charge for a fire hydrant meter shall be $50.00. Water usage for a fire hydrant meter shall be charged at a rate of $4.47 per 1,000 gallons of water used.

The customer shall be in possession of and responsible for the meter. The customer will be responsible for bringing the meter to the public works service center by the 20th of each month for reading. The customer is required to use a proper fire hydrant wrench for operation of the fire hydrant. The customer shall be responsible for any damage and repair, as reasonably determined by the city, to the fire hydrant or the fire hydrant meter by the use of a temporary water meter.

The customer will be required to provide for any backflow device necessary to meet the current city ordinance for protection of the city's drinking water supply.

The City of Colleyville, Tarrant County, and Texas Department of Transportation (TxDOT) shall be exempt from the provisions of this policy.

Sec. B. - Sewer rates.

This schedule of rates per month or fraction thereof shall be the basis for determining charges to all customers for rendering sanitary sewage service, where the sewage produced by such customer is a normal strength wastewater (170 mg/l BOD and 260 mg/l suspended solids) and where such customer is located within the City of Colleyville. The base charge for non-residential customers shall be $6.00 higher than the charge for residential customers.

A base charge per month shall be charged as follows:	
Residential customers	$11.60
Non-residential customers	$17.60

A monthly sewer volume charge shall also be charged to all customers as set forth hereinafter. The sewer volume charge for residential customers will be based upon the individual customer's average monthly water use during the months of December, January and February. Where no preceding winter quarter average is available from records, a volume of 9,000 gallons shall be used for this volume charge.

The monthly sewer volume charges to commercial and industrial class customers will be based on total water use each month as measured by appropriate meters, with the provision that if a customer can show to the satisfaction of the public works director that a significant portion of the metered water usage does not enter the sanitary sewers, the customer will be charged for only that volume entering the sewers, as determined by a method approved by the director of public works.

Volumetric rate per 1,000 gallons:	$3.17

Sec. C. – Capital Projects rates.

The following base charges shall apply to residential and non-residential customers to provide funding for utility capital projects necessary to maintain the utility system:

Base charge per month for in-city and out-of-city customers:	
Water meters 1 inch or less	$3.93
Water meters of 1.5 inches	$7.28
Water meters of 2 inches	$11.30

Water meters of 3 inches	$20.67
Water meters of 4 inches	$34.05

Sec. D. – Billing; delinquent penalty.

All charges for services furnished or rendered by the City of Colleyville Utility Department are due and payable on the date bill is received. If payment is not received within sixteen days of the billing date a (10%) penalty will be imposed for failure to pay by the due date of the bill.

In the event the meter is not delivered to the city for reading, a penalty fee would be imposed as follows:

$100.00	1st missed reading
200.00	2nd missed reading
300.00	3rd missed reading

After the third missed reading, the security deposit will be forfeited and the City of Colleyville will revoke the use of the fire hydrant meter.

Sec. E. – Discontinuance of service, notice; reconnection fee.

1. In the event that any month's charges remain delinquent and unpaid at the time of a subsequent billing's due date, the user or customer shall receive a cut-off notice which will be mailed no later than two working days after the subsequent billing's due date. Services will be disconnected if any arrearages over 30 days are not paid within six working days of the cut-off notice. Where service has been discontinued for failure to pay for service rendered, a charge of $25.00 shall be made for each meter disconnected before said service shall be restored. In the event the customer requests reconnection at hours other than 8:00 a.m. to 4:30 p.m., said reconnect fee shall be increased to $75.00.

Sec. 2. THAT the effective date of this ordinance shall be for the bills sent out starting October 1, 2020.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of September 2020.

The second reading and public hearing being conducted on the 15th day of September 2020.

APPROVED BY A VOTE OF ___ AYES, ___ NAYS, ON THIS THE 15TH DAY OF SEPTEMBER 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 L. Wyatt
City Attorney

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 6e **Agenda Date** 9/1/2020 **Number** Ordinance O-20-2137
Type Ordinance
Department City Manager

Title
Amending the City's fee schedule by amending and restating Section 2-26 of the Colleyville, Texas, Code of Ordinances, establishing fees and charges for City services

Strategic Plan
2.1 Provide responsive, efficient city services
2.4 Demonstrate stewardship of public resources

Explanation
First Reading and Public Hearing

As a part of the annual budget process, staff reviews the fees charged by the City and proposes new fees, revisions of current fees, or deletions of fees. A discussion on fee changes was held at the July 7, 2020, City Council Worksession. Proposed fee changes to the Colleyville Library STEAM Kits, Permits, Recreation instructor compensation, and Colleyville Center and Business Center rental fees are redlined in attached Exhibit A.

Financial Impact
Approval of the recommended fee changes is not anticipated to have a substantial revenue impact, but ensures that the City's fee schedule is updated regularly and that user-based services are not subsidized with general tax dollars to the extent possible.

Recommendation
Approve

Attachments
1. 2021 Recommended Fee Changes
2. Exhibit A Fees FY2021 redline
3. Exhibit A Fees FY2021 clean
4. Ordinance O-20-2137

Discussion of Recommended Changes to Fees & Charges

City Council Worksession
September 1, 2020

Colleyville Library

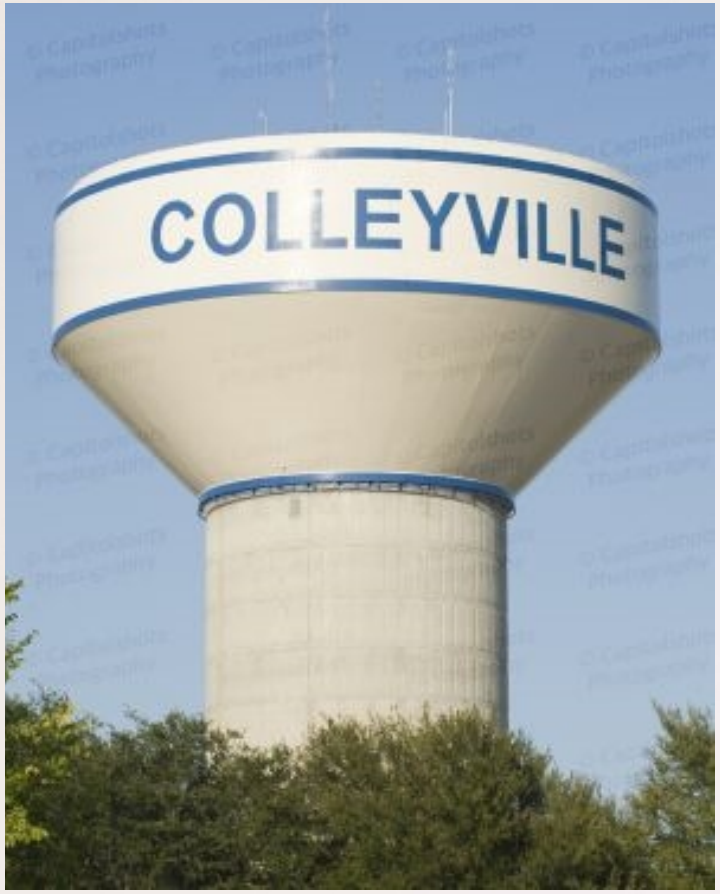
Colleyville Library

- STEAM Kit rental: 1 week, 1 per household, $1.00/day, 0 renewals
- STEAM Kit damage/replacement costs: pass through the cost incurred to repair/replace Kit
- Color copies: reduce from $1.00 per page to $0.50 per page
- Removal of fees/restrictions for pamphlets (previously $0.25/day, limit 10 items for 1 week with 5 renewals)

Utilities

Utilities

- Meter damage fee: cost of meter/repairs
- Fire hydrant meter deposit: $2,500
- Damaged double-check assembly: $300
- Lost/missing hydra-storz cap: $200
- Damaged register: $100
- Damaged ball valve: $75
- Damaged chain/lock: $50
- Backflow test: $50/test
- Fire hydrant meter late reading: $25



Parks and Recreation

Parks and Recreation

Recreation Instructor Compensation

- Indoor Rec Program Instructors: 70% of total fees collected

- Outdoor Rec Program Instructors: 80% of total fees collected

Community Development

Community Development

Impervious coverage permit: $100.00

*verify compliance with the maximum impervious coverage regulation added to land development code

Colleyville Center

Colleyville Center

Sanitation Fee: $50-$75 (new)

Décor Fee: $300 (new)

Weekend Rates:

Standard (Non-Resident) Rates

- Fri/Sun: $2,500 (currently $2,100)
- Prime Saturday: $3,000 (currently $2,500)
- Increase rental time block from 8 to 10 hours
  - Most clients purchase the 2 additional hours at $250 per hour (additional $500 total)
  - 10 hour blocks are typical for venue rentals

Resident Rates

- Maintain 20% discount

Business Center

Business Center

- Work Stations: $225/mo.; 20% discount for meeting room; 24-hour access
- Day Pass: $25/day
- Office: $600/mo.; 20% discount for meeting room; 24-hour access
- Vault Meeting Room: $20/hour, 2-hour min.; 2-4 people
- Board Room: $50/hour, 2-hour min.; 12 people; flat screen TV w/hookups
- Virtual Office: $99/mo.; business address/mail; 20% discount meeting room; 2 days/month; work station
- Facility: $750/evening, 6-9 p.m.; Mon.-Thurs.; set up/tear down
- Mailbox: $50/month; business address/mail

Questions and Discussion

Sec. 2-26. - Fees and charges for city services.

(a) The following fees will be in effect in all city departments:

Notary fee (non-city related business): As prescribed by V.T.C.A., Government Code § 406.024.

(b) City secretary services:

Records request research, per hour $15.00

Document certification (per transaction) 8.00

The city will charge fees for public information per Texas Government Code, Chapter 552 in accordance with the Administrative Code, Title I, Part 3, Chapter 70.

(c) Financial services:

New utility account processing $2.00

Confidentiality of utility records request processing 2.00

Parking violation court cost fee 5.00

Failure to appear warrant fee 25.00

Broken/damaged/cut lock or tie 25.00

(d) Police services:

Accident reports $6.00

Fingerprinting—First card 10.00

Fingerprinting—Each additional card 5.00

Conduct letters:

For original 10.00

For each additional 5.00

Miscellaneous police reports 2.00

Press release of police report 1.00

(e) Animal services:

Daily care of impounded animals, per day $10.00

Each additional impounded animal, same owner, per day 10.00

Removal and disposal of live unwanted pets 30.00

Animal impound fee (second impounding) 50.00

Animal impound fee (third impounding) 75.00

Animal impound fee (fourth impounding) 150.00

Animal impound fee (fifth and greater impoundings) 150.00

Removal of individually trapped animals (private trap, if inappropriate for animal or incompatible with use of syringe pole for euthanasia) 30.00

(f) Fire prevention:

Fire alarm systems and Access Control Systems:

Plans review (new, alteration, or relocation) $70.00

Inspection of system once in place:

Number of Devices	Fee
1 to 10	75.00
11 to 25	100.00
26 to 100	200.00
101 to 200	275.00
201 to 500	500.00
Per device for each over 500	1.00

Fire sprinkler systems—Above ground:

Plans review (new, alteration, or relocation) 150.00

Inspection of system once in place:

Number of heads	*Fee*
1 to 19 heads	75.00
20 to 100 Heads	100.00
101 to 300 Heads	200.00
301 to 1,000 Heads	400.00
Per head for each over 1,000 heads	1.00

Fire sprinkler systems—Underground:

Fire Sprinkler System (Relocation or modification) three sets of detailed plans

a. Inspection is required before ditch is covered
b. 2 hour/200 lb. test is required 50.00

Licensing inspections:

Hospitals 100.00

Nursing/long term care homes 75.00

Day care/mothers' day out 50.00

Foster and adoptive homes 10.00

Home inspection—Insurance 50.00

Permits and miscellaneous fees:

Fixed fire protection system (new, alteration, or relocation) three sets of detailed plans 50.00

Security gates (required three sets of detail plans) plus $25.00 per required sign 50.00

Storage of flammable or combustible liquids at construction sites 50.00

Installation of compressed natural gas (CNG) container or stations 50.00

Removal, relocation of compressed natural gas (CNG) container or station 50.00

Installation of liquid petroleum gas (LPG) container 50.00

Removal, relocation of liquid petroleum gas (LPG) container 50.00

Installation of liquefied natural gas (LNG) container or station 50.00

Removal, relocation of liquefied natural gas (LNG) container or station 50.00

Spray booths (new) three sets of detailed plans 50.00

Spray booths (modification or relocation) three sets of detailed plans 50.00

Carnivals and fairs—Site plan and layout of venders required 50.00

Fireworks display—Site inspection is required 100.00

Flammable and combustible liquids:

a. Repair or modify a pipeline 100.00
b. Product removal from underground storage tank 50.00
c. Status change in product facilities 50.00
d. Change type of contents in liquid tank(s) 50.00

Occupant load increase 50.00

Pyrotechnical special effects 100.00

Tents (any size) 50.00

Impervious Coverage Permit $100.00

(g) Response related to natural gas leaks and hazardous materials releases: Recovery of expenses related to natural gas leaks and hazardous materials releases caused by contractors or carriers which require an on scene response where city staff are unavailable for other emergencies for one hour or more and incidents involving negligence related to drug and/or alcohol impairment will be billed for public safety services if the incident involved any criminal offense greater than a Class C misdemeanor will be as follows:

Employee costs—Actual employee salary costs during the incident.

Emergency vehicle use fees:

Ambulance—To 210 HP, per hour ..... $ 41.00

Police car—Patrolling, per mile 0.63

Police car—Stationary, per hour 18.00

Fire truck—1500 GPM, per hour 95.00

Fire truck—2000 GPM, per hour 105.00

Ladder truck—At least 75 feet, per hour 145.00

(h) Development fees—Planning and zoning services:

Preliminary plat, Final plat, or Replat $500.00

plus, per lot 7.50

Minor plat 250.00

Amending plat 250.00

Rezoning application 500.00

plus, per acre 5.00

PUD application 750.00

plus, per acre 5.00

Amendment to existing PUD to add, delete, or change a special condition to an existing PUD ordinance 450.00

SUP application 500.00

plus, per acre 5.00

SUP residential accessory building 250.00

SUP residential carport 250.00

SUP alcoholic beverage sales 500.00

ZBA variance and appeal application 250.00

Sign board appeal 250.00

Tree mitigation appeal 250.00

Site plan application review 250.00

Landscape plan application review 250.00

Zoning verification letter 50.00

(i) Development fees:

Permanent sign permits 75.00

Temporary sign permits 50.00

exception: grand opening 0.00

Sign recovery fee 25.00

Network Provider Fees

Small cell application fee (this penalty shall not exceed and is capped by statutory limits)	$500.00 (1-5 network notes); $100.00 (each additional network node); $1,000.00 per pole
Small cell user fees (this penalty shall not exceed and is capped by statutory limits)	$270.00 annually for each network node
Transport facility monthly user fee(this fee shall not exceed and is capped by statutory limits)	$28 multiplied by the number of the network provider's network nodes located in the public right-of-way for which the installed transport facilities provide backhaul, until the time the network provider's payment to the city exceeds its monthly aggregate per month compensation to the city

(j) Development fees—Plan review, inspection, and permit fees:

Permit fees. The schedule of permit fees shall be in accordance with the ~~fee schedules contained in the 1997 Uniform Administrative Code as follows~~ fee schedule below:

~~(1) Table 3-A—Building Permit Fees~~

~~(2) Table 3-B—Electrical Permit Fees~~

~~(3) Table 3-C—Mechanical Permit Fees~~

~~(4) Table 3-D—Plumbing Permit Fees~~

Calculating construction values. The construction values used for calculating permit fees shall not be less than the most recent building valuation data published by the International ~~Conference of Building Officials~~Code Council. Said permit fees shall be adjusted on an annual basis for permit applications received on or after the 1st day of June using the most recent edition of the building valuation data. The regional modifier of 0.93 shall be applied to the building valuation data used for calculating construction values.

~~*Plan review fee.* When a plan or other data are required to be submitted by the building code, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fees specified in this subsection are separate fees and are in addition to the permit fees. No additional plan review fee shall be charged where plans are incomplete or for reviewing a construction plan that has been previously reviewed and resubmitted with corrections. Where construction plans are changed to a new proposal or where a third plan review is necessary, an additional plan review fee is required.~~

COMMERCIAL PERMIT FEE SCHEDULE	
Total Valuation	Fee
$1.00 to $500.00	$50.00
$501.00 to $2,000.00	$50.00 for the first $500.00 + $4.00 per each added $100.00
$2001.00 to $25,000.00	$75.00 for the first $2,000.00 + $16.00 per each added $1,000.00
$25,001.00 to $50,000.00	$500.00 for the first $25,000.00 + $13.50 per each added $1,000.00
$50,001.00 to $100,000.00	$750.00 for the first $50,000.00 + $8.25 per each added $1,000.00
$100,001.00 to $500,000.00	$1,250.00 for the first $100,000.00 + $6.25 per each added $1,000.00
$500,001.00 to $1,000,000.00	$4,000.00 for the first $500,000.00 + $5.50 per each added $1,000.00
$1,000,001 and up	$7,500.00 for the first $1,000,000.00 + $5.00 per each added $1,000.00

Residential Building Permit Fees. (Fee for a Residential building permit includes Building Permit, Building e-Permit, Plumbing Permit, and Mechanical Permit)

1. New Residential: (One-and-Two Family Dwellings and Additions)……$1.00/sf area under roof

2. Alteration/Remodel and Accessory Structures: (Area within previously permitted space and detached structures)…..$0.80/sf protect area

Inspection charges. Permit fees shall include the cost of all required inspections.

Reinspection fees. If the code official is required to make a reinspection, the following fees shall apply: (1) The first reinspection fee shall be $75.00; (2) The second, and any subsequent, reinspection fee shall be $125.00. Failure to pay such charges as provided in this code may result in the forfeiture of the right of such contractor to obtain other permits until such charges are paid.

Fees due. All building permit fees shall be due when the permit is issued.

Fee refunds. The code official shall be authorized the refunding of fees as follows:

(1) The full amount of any fee paid hereunder that was erroneously paid or collected.

(2) Not more than 90 percent of the permit fee when no work has been done under a permit issued in accordance with this code.

(3) Not more than 90 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The code official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

Sport court (concrete, nets, fencing, lighting) $100.00

Lot grading and drainage compliance fee 125.00

New residence plan review 350.00

Residential addition and remodel plan review 150.00

Commercial plan review fee ..... 65% of building permit fee

Swimming pool plan review fee 50.00

Water well drilling permit 50.00

Irrigation system permit 75.00

Fence permit 75.00

Masonry screening fence permit 125.00

Retaining wall 125.00

Swimming pool permit 300.00

Spas, Hot Tubs, or Fountains 200.00

Re-roofing permit (one square or more) 50.00

Grading and earthwork permit 75.00

Curb cut permit 55.00

Driveway approach permit 75.00

Temporary construction trailer 100.00

Temporary event permit 100.00

Temporary use permit 100.00

Temporary use permit—Portable storage structure 25.00

Used/obsolete street sign purchase fee (per sign) 25.00

Certificate of Occupancy or re-occupancy 100.00

Temporary certificate of occupancy ..... 250.00 (per month)

Contractor registration fee ..... 100.00 (per 12 month period)

Construction concealment fee (for work performed without inspections) 350.00

Special inspection fee ..... 100.00/hour (min. 2 hours)

Additional plan review ..... 50.00 per plan review

Water heater replacement 75.00

HVAC equipment replacement 75.00

Building E-Permit….. $75.00

Mechanical Permit….. $75.00

Plumbing Permit….. $75.00

Performing Work w/o – MEP, Irrigation, Fence, Roof, Sign, Well….. $250.00

Homestead Exemption 50% Discount – (Owner acting as GC, except NSF permits)

Application for Encroachment and Joint Use Agreement:

Document Length	Fee
1 to 10 pages	120
11 to 20 pages	160
21 to 30 pages	200
Over 30 pages	240

Weed mowing administrative fee 120.00

Weed mowing violation notification letter fee (second and all following notification letters within current calendar year) 50.00

Weed mowing fee, per acre 175.00

Demolition fee 50.00

Brush abatement fee:

Actual expenses incurred, not to exceed the estimated value of the affected property.

Sidewalk waiver request general waiver request to a Land Development Code or Code of Ordinances requirement 250.00

(k) Charges related to oil and gas wells:

Gas and oil well permit fee (per well bore) $10,000.00

Gas well special use permit fee (per pad site) 15,000.00

Seismic survey permit 250.00

Pipeline permit 2,500.00

(l) Public infrastructure plan review and inspection: Prior to the commencement of any public infrastructure improvements associated with private development, the developer shall pay the city a plan review and inspection fee as follows:

Engineering plan review fee—Two percent of the actual cost of the public improvements

Engineering inspection fee—Three percent of the actual cost of the public improvements

Construction materials testing fee—One percent of the actual cost of the public improvements

For each additional review after the second submittal $250.00

Inspections performed outside of regular business hours for the construction of public infrastructure projects ..... 50.00 per hour

(m) Recreation:

City sponsored activities—The fee for the city park and recreation sponsored recreation and athletic activities not covered elsewhere shall be calculated for respective activity based upon the estimated costs of conducting such activity (including such items as materials, instructors, umpires, scorekeeper, trophies and other direct program costs) plus an administrative fee, or shall be as stipulated by nationally or statewide recognized athletic organizations.

Nonresident programming fee ..... $5.00 per class/course

Recreation Instructor Compensation:

- Indoor Recreation Program Instructors – 70% of total fees collected (instructor) and 30% of total fees collected (City)
- Outdoor Recreation Program Instructors – 80% of total fees collected (instructor) and 20% of total fees collected (City)

Senior center annual membership required for participation in all activities:

Colleyville resident ..... Free

Non-Colleyville resident 10.00

Senior center membership card replacement fee:

Colleyville resident 2.00

Non-Colleyville resident 2.00

(n) Parks:

Youth sports associations:

Athletic field use fees:

Colleyville residents (per participant/per season/per association) $5.00

Non-Colleyville residents (per participant/per season/per association) 5.00

Non-Colleyville resident Fee: A fee of $20.00 shall be charged to each non-resident, per participation in each organized sports association per season.

Field rental fees:

Field		No lights/with lights	Time
Reagan Park	Resident Nonresident	35.00/50.00 60.00/100.00	Per 2 hours Per 2 hours
City Park	Resident Nonresident	50.00/80.00 100.00/180.00	Per 2 hours Per 2 hours
Pleasant Run Park (Game Field)	Resident Nonresident	50.00/80.00 125.00/175.00	Per 2 hours Per 2 hours
Pleasant Run Park (Practice Field)	Resident Nonresident	35.00/50.00 60.00/100.00	Per 2 hours Per 2 hours

Rental fees:

Park pavilion rental per hour (no minimum):

Colleyville residents $20.00

Non-Colleyville residents 30.00

Tennis court rental-Per person (per one and one-half hour increment): 3.00

McPherson Park group pavilion rental per hour (no minimum):

Colleyville residents 40.00

Non-Colleyville residents 70.00

Wedding event in a park without amenities 100.00

Senior Center: rooms available include the Blue Bonnet Room, Computer Room, and Cowboy Room.

Rental Fee 5.00

Deposit (refundable) 50.00

Webb House:

Monday through Thursday, 8am – 10pm
Colleyville resident ….$30.00/hr; 3-hour minimum
Non-Colleyville resident ….$60.00/hr; 3-hour minimum

Friday through Sunday, 8am – 10pm
Colleyville resident ….$40.00/hr; 3-hour minimum
Non-Colleyville resident ….$90.00/hr; 3-hour minimum

Deposit (refundable) ….$200.00

(o) Colleyville center fees and charges:

Non-Resident and Business—Standard Rates

Room	* Weekday rate	Prime weekend Fri/Sat/Sun
	Four-hour block of time, except for entire building rental which is ~~eight~~ ten hours	~~Eight~~Ten-hour rental
Small conference room	$200.00	Entire building rental only
North hall	$375.00	Entire building rental only
South hall	$375.00	Entire building rental only
North & South Hall Combined	$700.00	Entire building rental only
Entire building	$2,100.00 weekday	Friday and Sunday $2,~~100~~500.00 Prime Saturday

		$~~2,500~~3,000.00
Bluebonnet Courtyard	$300.00 Available as add-on when renting North & South Hall Combined	Included in rental fee
Garden plaza (Including chairs)	$300.00	$300.00
Décor Fee	$300	$300

Sanitation Fee $50-75 per rental contract

* Includes tables, chairs, and all add-ons listed in the video, audio, and room set sections of the administrative fee schedule.

Colleyville Resident/Business—With 20% Discount

Room	* Weekday rate	Prime weekend Fri/Sat/Sun
	Four-hour block of time, except for entire building rental which is ~~eight~~ ten hours	~~Eight~~Ten-hour rental
Small conference room	$160.00	Entire building rental only
North hall	$300.00	Entire building rental only
South hall	$300.00	Entire building rental only
North & South Hall Combined	$560.00	Entire building rental only
Entire building	$1,680.00 weekday	$1,680 Friday and Sunday $2,000 Prime Saturday
Bluebonnet Courtyard		Included in rental fee

	$300.00 Available as add-on when renting North & South Hall Combined	
Garden plaza (including chairs)	$300.00	$300.00

* Includes tables, chairs, and all add-ons listed in the video, audio, and room set sections of the administrative fee schedule.

Colleyville Based Non-Profit and Civic Organizations

Room	* Weekday rate	Prime weekend Fri/Sat/Sun
	Four-hour block of time, except for entire building rental which is eight hours	Eight-hour rental
Small conference room	$90.00	Entire building rental only
North hall	$120.00	Entire building rental only
South hall	$120.00	Entire building rental only
North & South Hall Combined	$210.00	Entire building rental only
Entire building	$450.00 weekday	50% discount Friday and Sunday $1,050.00 20% discount prime Saturday $2,000.00
Bluebonnet Courtyard	Included in full building or North & South Hall Combined rental fee	
Garden plaza (including chairs)	$450.00	$450.00

Administrative Fees		
	Non-profit	Standard
Video		
LCD Projector per hour (portable and ceiling mount)	$65.00 with weekday max $150.00	$65.00
LCD 220” rear screen HD projector per hour	$75.00 with weekday max $200.00	$75.00
Rolling video cart with electrical and extension	$2.00	$10.00
Stage front drop screen	$10.00	$40.00
White board/flip chart with easel	$20.00	$20.00
Easel	$15.00	$15.00
Audio		
Baby grand piano	$100.00	$100.00
Stage lighting and sound board	$200.00 + AV tech	$200.00 + AV tech
Podium with microphone	$20.00	$35.00
Corded microphone on stand—One free with N/S hall	$15.00	$15.00
Wireless microphone (hand held or lapel)	$25.00	$50.00
Colored up lights	$200.00	$200.00
Room set		
Linens (per linen) weekdays only	$10.00	$10.00
Draped and skirted registration table	$15.00	$15.00

Room change after final set (per table and chair set)	$20.00	$20.00
Catering		
Kitchen Use/Food Service (when food is brought in) - flat fee based upon set up or attendance whichever is greater	$1.00 per person weekday or weekend ($300.00 max)	$1.00 per person weekday $2.00 per person weekends ($300.00 minimum)
Deluxe coffee service with condiments	15 cup carafe—$15.00	15 cup carafe—$15.00
Water/soda service	$1.00 per bottle	$1.00 per bottle
Miscellaneous		
Copies 1—50—$0.25 first copy, $0.10 thereafter	$0.25/$0.10	$0.25/$0.10
Deposits		
Entire building	$500.00	$1,000.00
Grand hall	$300.00	$300.00
Half hall (North or South)	$200.00	$200.00
Conference room	$50.00	$50.00

Miscellaneous Fees/Policies

Cancellation Policy—Any cancellation of a Friday, Saturday, or Sunday entire building rental or combined north/south hall booking shall result in lessee forfeiting one-half of the deposit. If the cancellation is received 180 to 120 calendar days prior to the event, the lessee will forfeit all of the deposit. If the cancellation is received less than 120 calendar days prior to the event, the lessee will forfeit all monies paid to the Colleyville Center.

Colleyville Center deposit forfeiture—Up to $1,000.00 will be retained from lessee deposit for failure to leave the premises (building and grounds) in as good or better condition than it was prior to being leased or for failure to pay outstanding balance of other fees.

AV surcharge—All rented audio visual equipment brought into the building by another vendor incurs a 15 percent charge of the Colleyville Center fee for same equipment.

Non-profit donations—Any not for profit organization that donates over $50,000.00 to the Colleyville Center does not incur equipment fees. Supply and service fees are not included in this waiver. If a not for

profit organization donates a single piece of equipment, it becomes Colleyville Center property and use of that equipment by that organization does not incur equipment fees.

Discount for using local businesses—If a client uses three or more Colleyville businesses during their event, the center will provide complimentary colored up-lighting ($200.00 value).

Additional rental hours—If a client requests to extend a rental of the entire building beyond their eight hour rental, additional hours will be available for an additional $250.00 per hour, within the business hours of the center. The additional hours must be requested in advance. Fees will not be pro-rated for increments of time less than one hour.

Late fees—The Colleyville Center closes at 12:00 a.m. (midnight) on Friday and Saturday and 11:00 p.m. Sunday through Thursday. Should a client remain on the premises after the building is closed, a fee will be assessed at the rate of $1,000.00 per hour until such time the building is vacated. Fees will not be pro-rated for increments of time less than one hour.

Colleyville Center rental hours—The Colleyville Center is available for rental from 8:00 a.m. to 11:00 p.m. Monday through Thursday, 8:00 a.m. to midnight on Friday, 11:00 a.m. to midnight on Saturday, and 11:00 a.m. to 11:00 p.m. on Sunday. Weekday rental rates apply Monday through 4:00 p.m. on Friday. Prime weekend rates apply 4:00 p.m. Friday through 11:00 p.m. Sunday. For holiday closures, the Colleyville Center may follow the schedule for City offices.

(p) Library:

Colleyville Public Library
Circulating Materials Restrictions

Materials	Loan period	Limits *	Fees/fines **	Renewal limits ***
Fiction books	21 days	No limit	$0.25 per day	5
Non-fiction books	21 days	No limit	$0.25 per day	5
Best sellers	7 or 14 days	No limit	$0.25 per day	5
Magazines	7 days	No limit	$0.25 per day	5
~~Pamphlets~~	~~7 days~~	~~No limit~~	~~$0.25 per day~~	~~5~~
Feature-length DVDs (60 min.+)	7 days	10	$1.00 per day	5
Educational/DVDs	7 days	10	$0.25 per day	5

Children's DVDs (under 60 min.)	7 days	10	$0.25 per day	5
Compact discs	7 days	10	$0.25 per day	5
J Kits	21 days	No limit	$0.25 per day	5
Books on compact disc	21 days	No limit	$0.25 per day	5
J Holiday books	7 days	Varies by holiday	$0.25 per day	0 during holiday
STEAM kit	1 week [7 days]	1 per household, adult cardholder only	$1.00/day	0

* No limit until a maximum of 40 items is reached. A total of 40 items per card.

** Overdue fines threshold is $5.00.

*** Renewals are allowed when materials are not on reserve for another patron.

Colleyville Public Library
Materials Replacement and Processing Fees

Item	Cost	Processing fee
Library card	$2.00	$0.00
Book	Cost of item	5.00
Paperback book	Cost of item	5.00
Board book	Cost of item	2.00
Magazine	Cost of item	2.00
Compact disc	Cost of item	5.00

Lost compact disc outer insert	0.00	5.00
Book on CD	Cost of item	5.00
Lost/damaged single book on CD disc	Cost of single CD	1.00
DVD	Cost of item	5.00
Lost DVD outer insert	0.00	5.00
Audio-visual material containers	Cost of item	5.00
Kit bags	Cost of item	2.00
Bar codes/RFID tags	$1.00	0.00
STEAM Kit, STEAM Kit Case, STEAM Kit Piece(s)	Cost of item(s)	

Print card 0.50

Color copies (per page) ..... ~~1.00~~ $0.50

Black and white copies (per page) 0.10

Fax—Incoming (per page) 1.00

Fax—Outgoing (per page)

Local 1.00

Long distance 2.00

Non-resident fees:

Non-resident card (non-TexShare, non-reciprocal borrowing participating home library) 25.00

Non-resident card (without home library) 25.00

Interlibrary loan materials not picked up 2.00

(q) Utilities (other than base/CIP/T.R.A. rates)

Meter damage fee – cost of the meter or meter repairs

Fire hydrant meter deposit - $2,500

Damaged double-check assembly - $300

Lost/missing hydra-storz cap - $200

Damaged register - $100

Damaged ball valve - $75

Damaged chain or lock - $50

Backflow test - $50/test

Fire hydrant meter reading - $25

Colleyville Business Center

Item	Cost	Notes
Work Stations	$225 / month	20% discount for meeting room; 24-hour access with month
Day Pass	$25 / day	
Office	$600 / month	20% discount meeting room; 24-hour access with month
Vault Meeting Room	$20 / hour (2 hour minimum)	2 – 4 people
Board Room	$50 / hour (2 hour minimum)	12 people; flat screen TV with hookups
Virtual Office	$99 / month	Business address / mail; 20% discount meeting room; 2 days per month; work station
Facility	$750 / evening, 6 – 9 p.m. (Mon. – Thurs.)	Set up and tear down
Mailbox	$50 / month	Business address / mail

(O-14-1945, § 2(Exh. A), 12-16-2014; Ord. No. O-15-1969, § 3, 9-15-2015; Ord. No. O-16-1991, § 2, 9-20-2016; Ord. No. O-17-2022, § 1, 8-15-17; Ord. No. O-17-2030, § 2 (exh. A), 9-19-17; Ord. No. O-18-2072, § 1, 1-15-19)

Editor's note— Ord. No. O-17-2030, § 2(Exh. A), adopted September 19, 2017, repealed the former § 2-26, and enacted a new § 2-26 as set out herein. The former § 2-26 pertained to similar subject matter. See Code Comparative Table for complete derivation.

Sec. 2-26. - Fees and charges for city services.

(a) The following fees will be in effect in all city departments:

Notary fee (non-city related business): As prescribed by V.T.C.A., Government Code § 406.024.

(b) City secretary services:

Records request research, per hour $15.00

Document certification (per transaction) 8.00

The city will charge fees for public information per Texas Government Code, Chapter 552 in accordance with the Administrative Code, Title I, Part 3, Chapter 70.

(c) Financial services:

New utility account processing $2.00

Confidentiality of utility records request processing 2.00

Parking violation court cost fee 5.00

Failure to appear warrant fee 25.00

Broken/damaged/cut lock or tie 25.00

(d) Police services:

Accident reports $6.00

Fingerprinting—First card 10.00

Fingerprinting—Each additional card 5.00

Conduct letters:

For original 10.00

For each additional 5.00

Miscellaneous police reports 2.00

Press release of police report 1.00

(e) Animal services:

Daily care of impounded animals, per day $10.00

Each additional impounded animal, same owner, per day 10.00

Removal and disposal of live unwanted pets 30.00

Animal impound fee (second impounding) 50.00

Animal impound fee (third impounding) 75.00

Animal impound fee (fourth impounding) 150.00

Animal impound fee (fifth and greater impoundings) 150.00

Removal of individually trapped animals (private trap, if inappropriate for animal or incompatible with use of syringe pole for euthanasia) 30.00

(f) Fire prevention:

Fire alarm systems and Access Control Systems:

Plans review (new, alteration, or relocation) $70.00

Inspection of system once in place:

Number of Devices	Fee
1 to 10	75.00
11 to 25	100.00
26 to 100	200.00
101 to 200	275.00
201 to 500	500.00
Per device for each over 500	1.00

Fire sprinkler systems—Above ground:

Plans review (new, alteration, or relocation) 150.00

Inspection of system once in place:

Number of heads	*Fee*
1 to 19 heads	75.00
20 to 100 Heads	100.00
101 to 300 Heads	200.00
301 to 1,000 Heads	400.00
Per head for each over 1,000 heads	1.00

Fire sprinkler systems—Underground:

Fire Sprinkler System (Relocation or modification) three sets of detailed plans

a. Inspection is required before ditch is covered
b. 2 hour/200 lb. test is required 50.00

Licensing inspections:

Hospitals 100.00

Nursing/long term care homes 75.00

Day care/mothers' day out 50.00

Foster and adoptive homes 10.00

Home inspection—Insurance 50.00

Permits and miscellaneous fees:

Fixed fire protection system (new, alteration, or relocation) three sets of detailed plans 50.00

Security gates (required three sets of detail plans) plus $25.00 per required sign 50.00

Storage of flammable or combustible liquids at construction sites 50.00

Installation of compressed natural gas (CNG) container or stations 50.00

Removal, relocation of compressed natural gas (CNG) container or station 50.00

Installation of liquid petroleum gas (LPG) container 50.00

Removal, relocation of liquid petroleum gas (LPG) container 50.00

Installation of liquefied natural gas (LNG) container or station 50.00

Removal, relocation of liquefied natural gas (LNG) container or station 50.00

Spray booths (new) three sets of detailed plans 50.00

Spray booths (modification or relocation) three sets of detailed plans 50.00

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Fireworks display—Site inspection is required 100.00

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a. Repair or modify a pipeline 100.00
b. Product removal from underground storage tank 50.00
c. Status change in product facilities 50.00
d. Change type of contents in liquid tank(s) 50.00

Occupant load increase 50.00

Pyrotechnical special effects 100.00

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Impervious Coverage Permit $100.00

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Employee costs—Actual employee salary costs during the incident.

Emergency vehicle use fees:

Ambulance—To 210 HP, per hour ..... $ 41.00

Police car—Patrolling, per mile 0.63

Police car—Stationary, per hour 18.00

Fire truck—1500 GPM, per hour 95.00

Fire truck—2000 GPM, per hour 105.00

Ladder truck—At least 75 feet, per hour 145.00

(h) Development fees—Planning and zoning services:

Preliminary plat, Final plat, or Replat $500.00

plus, per lot 7.50

Minor plat 250.00

Amending plat 250.00

Rezoning application 500.00

plus, per acre 5.00

PUD application 750.00

plus, per acre 5.00

Amendment to existing PUD to add, delete, or change a special condition to an existing PUD ordinance 450.00

SUP application 500.00

plus, per acre 5.00

SUP residential accessory building 250.00

SUP residential carport 250.00

SUP alcoholic beverage sales 500.00

ZBA variance and appeal application 250.00

Sign board appeal 250.00

Tree mitigation appeal 250.00

Site plan application review 250.00

Landscape plan application review 250.00

Zoning verification letter 50.00

(i) Development fees:

Permanent sign permits 75.00

Temporary sign permits 50.00

exception: grand opening 0.00

Sign recovery fee 25.00

Network Provider Fees

Small cell application fee (this penalty shall not exceed and is capped by statutory limits)	$500.00 (1-5 network notes); $100.00 (each additional network node); $1,000.00 per pole
Small cell user fees (this penalty shall not exceed and is capped by statutory limits)	$270.00 annually for each network node
Transport facility monthly user fee(this fee shall not exceed and is capped by statutory limits)	$28 multiplied by the number of the network provider's network nodes located in the public right-of-way for which the installed transport facilities provide backhaul, until the time the network provider's payment to the city exceeds its monthly aggregate per month compensation to the city

(j) Development fees—Plan review, inspection, and permit fees:

Permit fees. The schedule of permit fees shall be in accordance with the fee schedule below:

Calculating construction values. The construction values used for calculating permit fees shall not be less than the most recent building valuation data published by the International Code Council. Said permit fees shall be adjusted on an annual basis for permit applications received on or after the 1st day of June using the most recent edition of the building valuation data. The regional modifier of 0.93 shall be applied to the building valuation data used for calculating construction values.

COMMERCIAL PERMIT FEE SCHEDULE	
Total Valuation	Fee
$1.00 to $500.00	$50.00
$501.00 to $2,000.00	$50.00 for the first $500.00 + $4.00 per each added $100.00
$2001.00 to $25,000.00	$75.00 for the first $2,000.00 + $16.00 per each added $1,000.00
$25,001.00 to $50,000.00	$500.00 for the first $25,000.00 + $13.50 per each added $1,000.00
$50,001.00 to $100,000.00	$750.00 for the first $50,000.00 + $8.25 per each added $1,000.00
$100,001.00 to $500,000.00	$1,250.00 for the first $100,000.00 + $6.25 per each added $1,000.00
$500,001.00 to $1,000,000.00	$4,000.00 for the first $500,000.00 + $5.50 per each added $1,000.00
$1,000,001 and up	$7,500.00 for the first $1,000,000.00 + $5.00 per each added $1,000.00

Residential Building Permit Fees. (Fee for a Residential building permit includes Building Permit, Building e-Permit, Plumbing Permit, and Mechanical Permit)

1. New Residential: (One-and-Two Family Dwellings and Additions)……$1.00/sf area under roof
2. Alteration/Remodel and Accessory Structures: (Area within previously permitted space and detached structures).....$0.80/sf protect area

Inspection charges. Permit fees shall include the cost of all required inspections.

Reinspection fees. If the code official is required to make a reinspection, the following fees shall apply: (1) The first reinspection fee shall be $75.00; (2) The second, and any subsequent, reinspection fee shall be $125.00. Failure to pay such charges as provided in this code may result in the forfeiture of the right of such contractor to obtain other permits until such charges are paid.

Fees due. All building permit fees shall be due when the permit is issued.

Fee refunds. The code official shall be authorized the refunding of fees as follows:

(1) The full amount of any fee paid hereunder that was erroneously paid or collected.

(2) Not more than 90 percent of the permit fee when no work has been done under a permit issued in accordance with this code.

(3) Not more than 90 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The code official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

Sport court (concrete, nets, fencing, lighting) $100.00

Lot grading and drainage compliance fee 125.00

New residence plan review 350.00

Residential addition and remodel plan review 150.00

Commercial plan review fee ..... 65% of building permit fee

Swimming pool plan review fee 50.00

Water well drilling permit 50.00

Irrigation system permit 75.00

Fence permit 75.00

Masonry screening fence permit 125.00

Retaining wall 125.00

Swimming pool permit 300.00

Spas, Hot Tubs, or Fountains 200.00

Re-roofing permit (one square or more) 50.00

Grading and earthwork permit 75.00

Curb cut permit 55.00

Driveway approach permit 75.00

Temporary construction trailer 100.00

Temporary event permit 100.00

Temporary use permit 100.00

Temporary use permit—Portable storage structure 25.00

Used/obsolete street sign purchase fee (per sign) 25.00

Certificate of Occupancy or re-occupancy 100.00

Temporary certificate of occupancy ..... 250.00 (per month)

Contractor registration fee ..... 100.00 (per 12 month period)

Construction concealment fee (for work performed without inspections) 350.00

Special inspection fee ..... 100.00/hour (min. 2 hours)

Additional plan review ..... 50.00 per plan review

Water heater replacement 75.00

HVAC equipment replacement 75.00

Building E-Permit….. $75.00

Mechanical Permit….. $75.00

Plumbing Permit….. $75.00

Performing Work w/o – MEP, Irrigation, Fence, Roof, Sign, Well….. $250.00

Homestead Exemption 50% Discount – (Owner acting as GC, except NSF permits)

Application for Encroachment and Joint Use Agreement:

Document Length	Fee
1 to 10 pages	120
11 to 20 pages	160
21 to 30 pages	200
Over 30 pages	240

Weed mowing administrative fee 120.00

Weed mowing violation notification letter fee (second and all following notification letters within current calendar year) 50.00

Weed mowing fee, per acre 175.00

Demolition fee 50.00

Brush abatement fee:

Actual expenses incurred, not to exceed the estimated value of the affected property.

Sidewalk waiver request general waiver request to a Land Development Code or Code of Ordinances requirement 250.00

(k) Charges related to oil and gas wells:

Gas and oil well permit fee (per well bore) $10,000.00

Gas well special use permit fee (per pad site) 15,000.00

Seismic survey permit 250.00

Pipeline permit 2,500.00

(l) Public infrastructure plan review and inspection: Prior to the commencement of any public infrastructure improvements associated with private development, the developer shall pay the city a plan review and inspection fee as follows:

Engineering plan review fee—Two percent of the actual cost of the public improvements

Engineering inspection fee—Three percent of the actual cost of the public improvements

Construction materials testing fee—One percent of the actual cost of the public improvements

For each additional review after the second submittal $250.00

Inspections performed outside of regular business hours for the construction of public infrastructure projects ..... 50.00 per hour

(m) Recreation:

City sponsored activities—The fee for the city park and recreation sponsored recreation and athletic activities not covered elsewhere shall be calculated for respective activity based upon the estimated costs of conducting such activity (including such items as materials, instructors, umpires, scorekeeper, trophies and other direct program costs) plus an administrative fee, or shall be as stipulated by nationally or statewide recognized athletic organizations.

Nonresident programming fee ..... $5.00 per class/course

Recreation Instructor Compensation:

- Indoor Recreation Program Instructors – 70% of total fees collected (instructor) and 30% of total fees collected (City)
- Outdoor Recreation Program Instructors – 80% of total fees collected (instructor) and 20% of total fees collected (City)

Senior center annual membership required for participation in all activities:

Colleyville resident ..... Free

Non-Colleyville resident 10.00

Senior center membership card replacement fee:

Colleyville resident 2.00

Non-Colleyville resident 2.00

(n) Parks:

Youth sports associations:

Athletic field use fees:

Colleyville residents (per participant/per season/per association) $5.00

Non-Colleyville residents (per participant/per season/per association) 5.00

Non-Colleyville resident Fee: A fee of $20.00 shall be charged to each non-resident, per participation in each organized sports association per season.

Field rental fees:

Field		No lights/with lights	Time
Reagan Park	Resident Nonresident	35.00/50.00 60.00/100.00	Per 2 hours Per 2 hours
City Park	Resident Nonresident	50.00/80.00 100.00/180.00	Per 2 hours Per 2 hours
Pleasant Run Park (Game Field)	Resident Nonresident	50.00/80.00 125.00/175.00	Per 2 hours Per 2 hours
Pleasant Run Park (Practice Field)	Resident Nonresident	35.00/50.00 60.00/100.00	Per 2 hours Per 2 hours

Rental fees:

Park pavilion rental per hour (no minimum):

Colleyville residents $20.00

Non-Colleyville residents 30.00

Tennis court rental-Per person (per one and one-half hour increment): 3.00

McPherson Park group pavilion rental per hour (no minimum):

Colleyville residents 40.00

Non-Colleyville residents 70.00

Wedding event in a park without amenities 100.00

Senior Center: rooms available include the Blue Bonnet Room, Computer Room, and Cowboy Room.

Rental Fee 5.00

Deposit (refundable) 50.00

Webb House:

Monday through Thursday, 8am – 10pm
Colleyville resident ….$30.00/hr; 3-hour minimum

Non-Colleyville resident ….$60.00/hr; 3-hour minimum

Friday through Sunday, 8am – 10pm
Colleyville resident ….$40.00/hr; 3-hour minimum
Non-Colleyville resident ….$90.00/hr; 3-hour minimum

Deposit (refundable) ….$200.00

(o) Colleyville center fees and charges:

Non-Resident and Business—Standard Rates

Room	* Weekday rate	Prime weekend Fri/Sat/Sun
	Four-hour block of time, except for entire building rental which is ten hours	Ten-hour rental
Small conference room	$200.00	Entire building rental only
North hall	$375.00	Entire building rental only
South hall	$375.00	Entire building rental only
North & South Hall Combined	$700.00	Entire building rental only
Entire building	$2,100.00 weekday	Friday and Sunday $2,500.00 Prime Saturday $3,000.00
Bluebonnet Courtyard	$300.00 Available as add-on when renting North & South Hall Combined	Included in rental fee
Garden plaza (Including chairs)	$300.00	$300.00
Décor Fee	$300	$300

Sanitation Fee $50-75 per rental contract

* Includes tables, chairs, and all add-ons listed in the video, audio, and room set sections of the administrative fee schedule.

Colleyville Resident/Business—With 20% Discount

Room	* Weekday rate	Prime weekend Fri/Sat/Sun
	Four-hour block of time, except for entire building rental which is ten hours	Ten-hour rental
Small conference room	$160.00	Entire building rental only
North hall	$300.00	Entire building rental only
South hall	$300.00	Entire building rental only
North & South Hall Combined	$560.00	Entire building rental only
Entire building	$1,680.00 weekday	$1,680 Friday and Sunday $2,000 Prime Saturday
Bluebonnet Courtyard	$300.00 Available as add-on when renting North & South Hall Combined	Included in rental fee
Garden plaza (including chairs)	$300.00	$300.00

* Includes tables, chairs, and all add-ons listed in the video, audio, and room set sections of the administrative fee schedule.

Colleyville Based Non-Profit and Civic Organizations

Room	* Weekday rate	Prime weekend Fri/Sat/Sun
	Four-hour block of time, except for entire building rental which is eight hours	Eight-hour rental
Small conference room	$90.00	Entire building rental only
North hall	$120.00	Entire building rental only
South hall	$120.00	Entire building rental only
North & South Hall Combined	$210.00	Entire building rental only
Entire building	$450.00 weekday	50% discount Friday and Sunday $1,050.00 20% discount prime Saturday $2,000.00
Bluebonnet Courtyard	Included in full building or North & South Hall Combined rental fee	
Garden plaza (including chairs)	$450.00	$450.00

Administrative Fees		
	Non-profit	Standard
Video		
LCD Projector per hour (portable and ceiling mount)	$65.00 with weekday max $150.00	$65.00
LCD 220” rear screen HD projector per hour	$75.00 with weekday max $200.00	$75.00

Rolling video cart with electrical and extension	$2.00	$10.00
Stage front drop screen	$10.00	$40.00
White board/flip chart with easel	$20.00	$20.00
Easel	$15.00	$15.00
Audio		
Baby grand piano	$100.00	$100.00
Stage lighting and sound board	$200.00 + AV tech	$200.00 + AV tech
Podium with microphone	$20.00	$35.00
Corded microphone on stand—One free with N/S hall	$15.00	$15.00
Wireless microphone (hand held or lapel)	$25.00	$50.00
Colored up lights	$200.00	$200.00
Room set		
Linens (per linen) weekdays only	$10.00	$10.00
Draped and skirted registration table	$15.00	$15.00
Room change after final set (per table and chair set)	$20.00	$20.00
Catering		
Kitchen Use/Food Service (when food is brought in) - flat fee based upon set up or attendance whichever is greater	$1.00 per person weekday or weekend ($300.00 max)	$1.00 per person weekday $2.00 per person weekends ($300.00 minimum)
Deluxe coffee service with condiments	15 cup carafe—$15.00	15 cup carafe—$15.00

Water/soda service	$1.00 per bottle	$1.00 per bottle
Miscellaneous		
Copies 1—50—$0.25 first copy, $0.10 thereafter	$0.25/$0.10	$0.25/$0.10
Deposits		
Entire building	$500.00	$1,000.00
Grand hall	$300.00	$300.00
Half hall (North or South)	$200.00	$200.00
Conference room	$50.00	$50.00

Miscellaneous Fees/Policies

Cancellation Policy—Any cancellation of a Friday, Saturday, or Sunday entire building rental or combined north/south hall booking shall result in lessee forfeiting one-half of the deposit. If the cancellation is received 180 to 120 calendar days prior to the event, the lessee will forfeit all of the deposit. If the cancellation is received less than 120 calendar days prior to the event, the lessee will forfeit all monies paid to the Colleyville Center.

Colleyville Center deposit forfeiture—Up to $1,000.00 will be retained from lessee deposit for failure to leave the premises (building and grounds) in as good or better condition than it was prior to being leased or for failure to pay outstanding balance of other fees.

AV surcharge—All rented audio visual equipment brought into the building by another vendor incurs a 15 percent charge of the Colleyville Center fee for same equipment.

Non-profit donations—Any not for profit organization that donates over $50,000.00 to the Colleyville Center does not incur equipment fees. Supply and service fees are not included in this waiver. If a not for profit organization donates a single piece of equipment, it becomes Colleyville Center property and use of that equipment by that organization does not incur equipment fees.

Discount for using local businesses—If a client uses three or more Colleyville businesses during their event, the center will provide complimentary colored up-lighting ($200.00 value).

Additional rental hours—If a client requests to extend a rental of the entire building beyond their eight hour rental, additional hours will be available for an additional $250.00 per hour, within the business hours of the center. The additional hours must be requested in advance. Fees will not be pro-rated for increments of time less than one hour.

Late fees—The Colleyville Center closes at 12:00 a.m. (midnight) on Friday and Saturday and 11:00 p.m. Sunday through Thursday. Should a client remain on the premises after the building is closed, a fee will be assessed at the rate of $1,000.00 per hour until such time the building is vacated. Fees will not be pro-rated for increments of time less than one hour.

Colleyville Center rental hours—The Colleyville Center is available for rental from 8:00 a.m. to 11:00 p.m. Monday through Thursday, 8:00 a.m. to midnight on Friday, 11:00 a.m. to midnight on Saturday, and 11:00 a.m. to 11:00 p.m. on Sunday. Weekday rental rates apply Monday through 4:00 p.m. on Friday. Prime weekend rates apply 4:00 p.m. Friday through 11:00 p.m. Sunday. For holiday closures, the Colleyville Center may follow the schedule for City offices.

(p) Library:

Colleyville Public Library
Circulating Materials Restrictions

Materials	Loan period	Limits *	Fees/fines **	Renewal limits ***
Fiction books	21 days	No limit	$0.25 per day	5
Non-fiction books	21 days	No limit	$0.25 per day	5
Best sellers	7 or 14 days	No limit	$0.25 per day	5
Magazines	7 days	No limit	$0.25 per day	5
Feature-length DVDs (60 min.+)	7 days	10	$1.00 per day	5
Educational/DVDs	7 days	10	$0.25 per day	5
Children's DVDs (under 60 min.)	7 days	10	$0.25 per day	5
Compact discs	7 days	10	$0.25 per day	5
J Kits	21 days	No limit	$0.25 per day	5
Books on compact disc	21 days	No limit	$0.25 per	5

			day	
J Holiday books	7 days	Varies by holiday	$0.25 per day	0 during holiday
STEAM kit	1 week [7 days]	1 per household, adult cardholder only	$1.00/day	0

* No limit until a maximum of 40 items is reached. A total of 40 items per card.

** Overdue fines threshold is $5.00.

*** Renewals are allowed when materials are not on reserve for another patron.

Colleyville Public Library
Materials Replacement and Processing Fees

Item	Cost	Processing fee
Library card	$2.00	$0.00
Book	Cost of item	5.00
Paperback book	Cost of item	5.00
Board book	Cost of item	2.00
Magazine	Cost of item	2.00
Compact disc	Cost of item	5.00
Lost compact disc outer insert	0.00	5.00
Book on CD	Cost of item	5.00
Lost/damaged single book on CD disc	Cost of single CD	1.00
DVD	Cost of item	5.00
Lost DVD outer insert	0.00	5.00

Audio-visual material containers	Cost of item	5.00
Kit bags	Cost of item	2.00
Bar codes/RFID tags	$1.00	0.00
STEAM Kit, STEAM Kit Case, STEAM Kit Piece(s)	Cost of item(s)	

Print card 0.50

Color copies (per page) $0.50

Black and white copies (per page) 0.10

Fax—Incoming (per page) 1.00

Fax—Outgoing (per page)

Local 1.00

Long distance 2.00

Non-resident fees:

Non-resident card (non-TexShare, non-reciprocal borrowing participating home library) 25.00

Non-resident card (without home library) 25.00

Interlibrary loan materials not picked up 2.00

(q) Utilities (other than base/CIP/T.R.A. rates)

Meter damage fee – cost of the meter or meter repairs

Fire hydrant meter deposit - $2,500

Damaged double-check assembly - $300

Lost/missing hydra-storz cap - $200

Damaged register - $100

Damaged ball valve - $75

Damaged chain or lock - $50

Backflow test - $50/test

Fire hydrant meter reading - $25

Colleyville Business Center

Item	Cost	Notes
Work Stations	$225 / month	20% discount for meeting room; 24-hour access with month
Day Pass	$25 / day	
Office	$600 / month	20% discount meeting room; 24-hour access with month
Vault Meeting Room	$20 / hour (2 hour minimum)	2 – 4 people
Board Room	$50 / hour (2 hour minimum)	12 people; flat screen TV with hookups
Virtual Office	$99 / month	Business address / mail; 20% discount meeting room; 2 days per month; work station
Facility	$750 / evening, 6 – 9 p.m. (Mon. – Thurs.)	Set up and tear down
Mailbox	$50 / month	Business address / mail

(O-14-1945, § 2(Exh. A), 12-16-2014; Ord. No. O-15-1969, § 3, 9-15-2015; Ord. No. O-16-1991, § 2, 9-20-2016; Ord. No. O-17-2022, § 1, 8-15-17; Ord. No. O-17-2030, § 2 (exh. A), 9-19-17; Ord. No. O-18-2072, § 1, 1-15-19)

Editor's note— Ord. No. O-17-2030, § 2(Exh. A), adopted September 19, 2017, repealed the former § 2-26, and enacted a new § 2-26 as set out herein. The former § 2-26 pertained to similar subject matter. See Code Comparative Table for complete derivation.

ORDINANCE O-20-2137

AN ORDINANCE AMENDING PART II, CHAPTER 2-ADMINISTRATION, ARTICLE II- FINANCE, DIVISION 1, SEC. 2-26 FEES AND CHARGES FOR CITY SERVICES, OF THE COLLEYVILLE, TEXAS, CODE OF ORDINANCES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Colleyville charges fees for services and materials as authorized in the Code of Ordinances and it is desirous to update those fees; and

WHEREAS, all statutory and constitutional requirements for the passage of this ordinance have been adhered to, including but not limited to the Open Meeting Act; and

WHEREAS, the City Council determines that the passage of this ordinance is in the best interests of the health, safety, and welfare of the public.

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

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

Sec. 2. THAT from and after the effective date of this ordinance, Chapter 2 Section 2-26 of the Code of Ordinances, fees and charges for city services shall be deleted and replaced in its entirety with the revisions as shown on Exhibit "A".

Sec. 3. THAT the effective date of this ordinance shall be October 1, 2020.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of September 2020.

The second reading and public hearing being conducted on the 15th day of September 2020.

APPROVED BY A VOTE OF ___ AYES, ___ NAYS, ON THIS THE 15TH DAY OF SEPTEMBER 2020.

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

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 6f **Agenda Date** 9/1/2020 **Number** Ordinance O-20-2138
Type Resolution
Department City Manager

Title
Approval of a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the company's 2020 Rate Review Mechanism filing and adopting tariffs reflecting rate adjustments consistent with the negotiated settlement

Strategic Plan
2.1 Provide responsive, efficient city services

Explanation
First Reading and Public Hearing

The City, along with 171 other Mid-Texas Cities Served by Atmos Energy Corporation, Mid-Tex Division, is a member of the Steering Committee of Cities Served by Atmos (ACSC). In 2007, the Cities and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute. The Legislature's GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Since 2007, there have been several modifications to the original RRM Tariff with the most recent being adopted in 2018.

2020 RRM Filing

On or about March 31, 2020, Atmos filed a rate request pursuant to the RRM Tariff adopted by ACSC members. Atmos claimed that its cost-of-service in a test year ending December 31, 2019, entitled it to additional system-wide revenues of $141.2 million. Application of the standards set forth in ACSC's RRM Tariff required Atmos to reduce its request to $136.3 million, $98.7 million of which would be applicable to ACSC members. ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be $111.5 million instead of the claimed $136.3 million. The amount of the $111.5 million deficiency applicable to ACSC members would be $80.8 million. After the Company reviewed ACSC's consultants' report, ACSC's Executive Committee and the Company negotiated a settlement whereby the Company would

receive an increase of $90 million from ACSC Cities, but with a two month delay in the effective date until December 1, 2020. This should save ratepayers approximately $9 million such that the case is functionally equivalent to ACSC's consultant's recommendation of $80.8 million.

Financial Impact
The impact of the settlement on average residential rates is an increase of $5.15 on a monthly basis, or 9.9 percent. The increase for average commercial usage will be $15.48 or 6.56 percent.

Recommendation
Approve

Attachments
1. Ordinance O-20-2138

ORDINANCE O-20-2138

APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2020 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHED EXHIBIT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; APPROVING AN ATTACHED EXHIBIT REGARDING AMORTIZATION OF REGULATORY LIABILITY; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville, Texas ("City") is a gas utility customer of Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company"), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee ("ACSC"), a coalition of similarly-situated cities served by Atmos Mid-Tex ("ACSC Cities") that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism ("RRM") tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program ("GRIP") process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City by Resolution R-18-4306 in 2018; and

WHEREAS, on about March 31, 2020, Atmos Mid-Tex filed its 2020 RRM rate request with ACSC Cities based on a test year ending December 31, 2019; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2020 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of $90 million applicable to ACSC Cities with an Effective Date of December 1, 2020; and

WHEREAS, ACSC agrees that Atmos plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the two month delayed Effective Date from October 1 to December 1 will save ACSC ratepayers approximately $9 million off new rates imposed by the attached tariffs (Exhibit A), the impact on ratepayers should approximate the reasonable value of the rate filing found by the ACSC Consultants' Report, which was $81 million; and

WHEREAS, the attached tariffs (Exhibit A) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Exhibit B); and

WHEREAS, the settlement agreement establishes an amortization schedule for regulatory liability prepared by Atmos Mid-Tex (Exhibit C).

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

Sec. 1 THAT without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of $90 million for ACSC Cities represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within

the municipal limits arising from Atmos Mid-Tex's 2020 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Sec. 2 THAT despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Sec. 3 THAT the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Exhibit A, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional $90 million from customers in ACSC Cities, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Sec. 4 THAT the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Exhibit B, attached hereto and incorporated herein.

Sec. 5 THAT subject to any future settlement or decision regarding the balance of Excess Deferred Income Tax to be refunded to ratepayers, the amortization of regulatory liability shall be consistent with the schedule found in Exhibit C, attached hereto and incorporated herein.

Sec. 6 THAT Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2020 RRM filing.

Sec. 7 THAT to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

Sec. 8 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. 9 THAT this ordinance shall take effect immediately from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after December 1, 2020.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of September 2020.

The second reading and public hearing being conducted on the 15th day of September 2020.

PASSED AND APPROVED BY A VOTE OF ___ AYES, ___ NAYS, ON THIS THE 15TH DAY OF SEPTEMBER 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

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit A
to 2020 RRM Resolution or Ordinance

Mid-Tex Tariffs
Effective December 1, 2020

RATE SCHEDULE:	**R – RESIDENTIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 12/01/2020**	**PAGE:**

Application
Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 20.25 per month
Rider CEE Surcharge	$ 0.05 per month[1]
Total Customer Charge	$ 20.30 per month
Commodity Charge – All Ccf	$0.26651 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

[1]Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2020.

RATE SCHEDULE:	**C – COMMERCIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 12/01/2020**	**PAGE:**

Application
Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 54.50 per month
Rider CEE Surcharge	$ 0.02 per month[1]
Total Customer Charge	$ 54.52 per month
Commodity Charge – All Ccf	$ 0.11728 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

[1] Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2020.

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 12/01/2020**	**PAGE:**

Application
Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 3,500 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 3,500 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 1,014.50 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.4157 per MMBtu
Next 3,500 MMBtu	$ 0.3044 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.0653 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 12/01/2020**	**PAGE:**

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 12/01/2020**	**PAGE:**

Application
Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 1,014.50 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.4157 per MMBtu
Next 3,500 MMBtu	$ 0.3044 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.0653 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Imbalance Fees
All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees
Customer shall pay Company the greater of (i) $0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 12/01/2020**	**PAGE:**

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement
A transportation agreement is required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 12/01/2020**	**PAGE:**

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BI_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the jth customer in ith rate schedule is computed as:

$WNA_i = WNAF_i \times q_{ij}$

Where q_{ij} is the relevant sales quantity for the jth customer in ith rate schedule.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 12/01/2020**	**PAGE:**

Base Use/Heat Use Factors

	Residential		Commercial	
Weather Station	Base use Ccf	Heat use Ccf/HDD	Base use Ccf	Heat use Ccf/HDD
Abilene	10.73	0.1545	94.79	0.7284
Austin	9.53	0.1489	211.76	0.9405
Dallas	15.77	0.1792	199.74	0.9385
Waco	9.99	0.1341	145.27	0.7110
Wichita Falls	11.61	0.1402	120.34	0.5747

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at atmosenergy.com/mtx-wna, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

Exhibit B
to 2020 RRM Resolution or Ordinance

Mid-Tex
2020 Benchmark for Pensions
and Retiree Benefits

ATMOS ENERGY CORP., MID-TEX DIVISION
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2019

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Supplemental Executive Benefit Plan	Post-Employment Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
	Proposed Benefits Benchmark - Fiscal Year 2020 Willis Towers						
1	Watson Report as adjusted (1) (2) (3)	$ 3,460,135	$ 3,695,384	$ 6,132,704	$ 280,578	$ 4,992,449	
2	Allocation to Mid-Tex	43.29%	43.29%	76.59%	100.00%	76.59%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	$ 1,497,774	$ 1,599,605	$ 4,697,072	$ 280,578	$ 3,823,744	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4) (3)	$ 1,497,774	$ 1,599,605	$ 4,697,072	$ 280,578	$ 3,823,744	$ 11,898,774
6							
7							
8	Summary of Costs to Approve (1):						
9							
10	O&M Expense Factor (WP_F-2.3, Ln 2)	79.55%	79.55%	37.83%	11.67%	37.83%	
11							
12							
13	Total Pension Account Plan	$ 1,191,410		$ 1,777,056			$ 2,968,466
14	Total Post-Employment Benefit Plan		$ 1,272,412			$ 1,446,647	2,719,060
15	Total Supplemental Executive Benefit Plan				$ 32,754		32,754
16	Total (Ln 13 + Ln 14 + Ln 15)	$ 1,191,410	$ 1,272,412	$ 1,777,056	$ 32,754	$ 1,446,647	$ 5,720,280
17							

18 Notes:
19 1. Studies not applicable to Mid-Tex or Shared Services are omitted.
20 2. Mid-Tex is proposing that the Fiscal Year 2020 Willis Towers Watson actuarial amounts shown on WP_F-2.3 and WP_F-2.3.1, be approved by the RRM Cities as the
21 benchmark amounts to be used to calculate the regulatory asset or liability for future periods. The benchmark amount approved by the RRM Cities for future periods
22 includes only the expense amount. The amount attributable to capital is recorded to utility plant through the overhead process as described in the CAM.
23 3. SSU amounts exclude cost centers which do not allocate to Mid-Tex for rate making purposes.

Exhibit C
to 2020 RRM Resolution or Ordinance

Mid-Tex 2020 Schedule for
Amortization for Regulatory Liability

ATMOS ENERGY CORP., MID-TEX DIVISION
RATE BASE ADJUSTMENTS
TEST YEAR ENDING DECEMBER 31, 2019
AMORTIZATION OF REGULATORY LIABILITY

Line No.	Year Ended Dec. 31	Beginning of Year Rate Base Adjustment Amount	Annual Amortization (1)	End of Year Rate Base Adjustment Amount (2)	Corrected Balance for December 31, 2017 (3)
	(a)	(b)	(c)	(d)	(e)
1	2017		$ -	$ 292,268,881	$ 292,268,881
2	2018	292,268,881	12,075,562	280,193,319	
3	2019	280,193,319	12,085,165	268,108,155	
4	2020	268,108,155	11,171,173	256,936,982	
5	2021	256,936,982	11,171,173	245,765,809	
6	2022	245,765,809	11,171,173	234,594,635	
7	2023	234,594,635	11,171,173	223,423,462	
8	2024	223,423,462	11,171,173	212,252,289	
9	2025	212,252,289	11,171,173	201,081,116	
10	2026	201,081,116	11,171,173	189,909,943	
11	2027	189,909,943	11,171,173	178,738,770	
12	2028	178,738,770	11,171,173	167,567,597	
13	2029	167,567,597	11,171,173	156,396,424	
14	2030	156,396,424	11,171,173	145,225,251	
15	2031	145,225,251	11,171,173	134,054,077	
16	2032	134,054,077	11,171,173	122,882,904	
17	2033	122,882,904	11,171,173	111,711,731	
18	2034	111,711,731	11,171,173	100,540,558	
19	2035	100,540,558	11,171,173	89,369,385	
20	2036	89,369,385	11,171,173	78,198,212	
21	2037	78,198,212	11,171,173	67,027,039	
22	2038	67,027,039	11,171,173	55,855,866	
23	2039	55,855,866	11,171,173	44,684,692	
24	2040	44,684,692	11,171,173	33,513,519	
25	2041	33,513,519	11,171,173	22,342,346	
26	2042	22,342,346	11,171,173	11,171,173	
27	2043	11,171,173	11,171,173	(0)	

29	Revenue Related Tax Factor	7.16%	See WP_F-5.1
30	Revenue Related Taxes on Annual Amortization	$ 799,924	Amortization * Tax Factor
31	Amortization Including Revenue	$ 11,971,097	Amortization + Taxes

Notes:
1. The annual amortization of a 26 year recovery period is based on the Reverse South Georgia Method.
2. The Regulatory Liability is recorded to FERC Account 253, Sub Account 27909.
3. This is the final Mid-Tex liability balance filing the Fiscal Year 2018 tax return.

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 7a **Agenda Date** 9/1/2020 **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

UPDATE: The applicant met with City Council, staff, and adjacent residents to develop an acceptable plan for screening and drainage. A public hearing was held on August 18, 2020 where the applicant presented the revised plan showing an 8-foot masonry wall and drainage channel a minimum of 22 feet from the eastern property line. Additional trees were also proposed. The item was tabled to allow for final adjustments to the plans to be made.

Several concerns were raised during the public hearing at the first reading 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. The applicant has revised the plans which are included in the packet.

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. Revised Plans - Aug 2020
2. Screening Wall View Exhibits
3. Aerial Map
4. Zoning Map
5. Future Land Use Map
6. Statement of Planning Objectives
7. Zoning Exhibit
8. Site Plan
9. Landscape Plan
10. Topographic Survey
11. Drainage Plan
12. Proposed View of Site Frontage Exhibit
13. Community Agreements
14. Notification Map

15. Notification List
16. Property Owner Notification
17. Ordinance O-20-2111

Cemetery Areas may include low garden walls, shade trellis, monuments, benches and above ground crypts and mausoleums, except as noted.

Tree Planting in Proposed Cemetery Use Areas shall match tree patterns in developed cemetery areas. See Planting Plan for buffer areas.

CC-1
VILLAGE RETAIL

CC-2
SHOPPING CENTER

Existing Maintenance Building And Yard

CAMDEN GREEN

BROUGHTON HOA

Existing Mausoleum Complex

Existing Pond

8' High Decorative Masonry Wall

Area of Rezoning Request

PUD-R
PLANNED RESIDENTIAL

TUSCANY DRIVE

COLLEYVILLE BLVD.

100' Setback line from PL for above ground crypts and mausoleums

Cemetery Burial Garden

Remaining Undeveloped Area

25' Setback

STRATTON GREEN

AG
AGRICULTURAL

Cemetery Burial Garden 1

Existing Funeral Home

100' Setback to 18' Wide Road

8' High Decorative Masonry Wall

Hedge & Ornamental fence added

ARRINGTON GREEN

ARRINGTON CT.

BOGART DRIVE

CC-1
VILLAGE RETAIL

100' Setback line from PL for above ground crypts and mausoleums

Ornamental fence only added

HALL-JOHNSON ROAD

STONECREST HOA

36" high wrought iron/tubular steel fence along rezoned frontage and remainder of existing frontage to match adjacent existing wrought iron fence

3' hedge along rezoned frontage

CONVENTRY CT.

CC-2
SHOPPING CENTER

BLUEBONNET ROAD

AG
AGRICULTURAL

CC-2
SHOPPING CENTER

ML
LIGHT MANUFACTURING

PUD-R
PLANNED RESIDENTIAL

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°06'07"W	231.69'
L8	N01°27'37"W	5.69'
L9	N88°46'23"W	124.16'
L10	N30°57'09"W	25.05'

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

NORTH

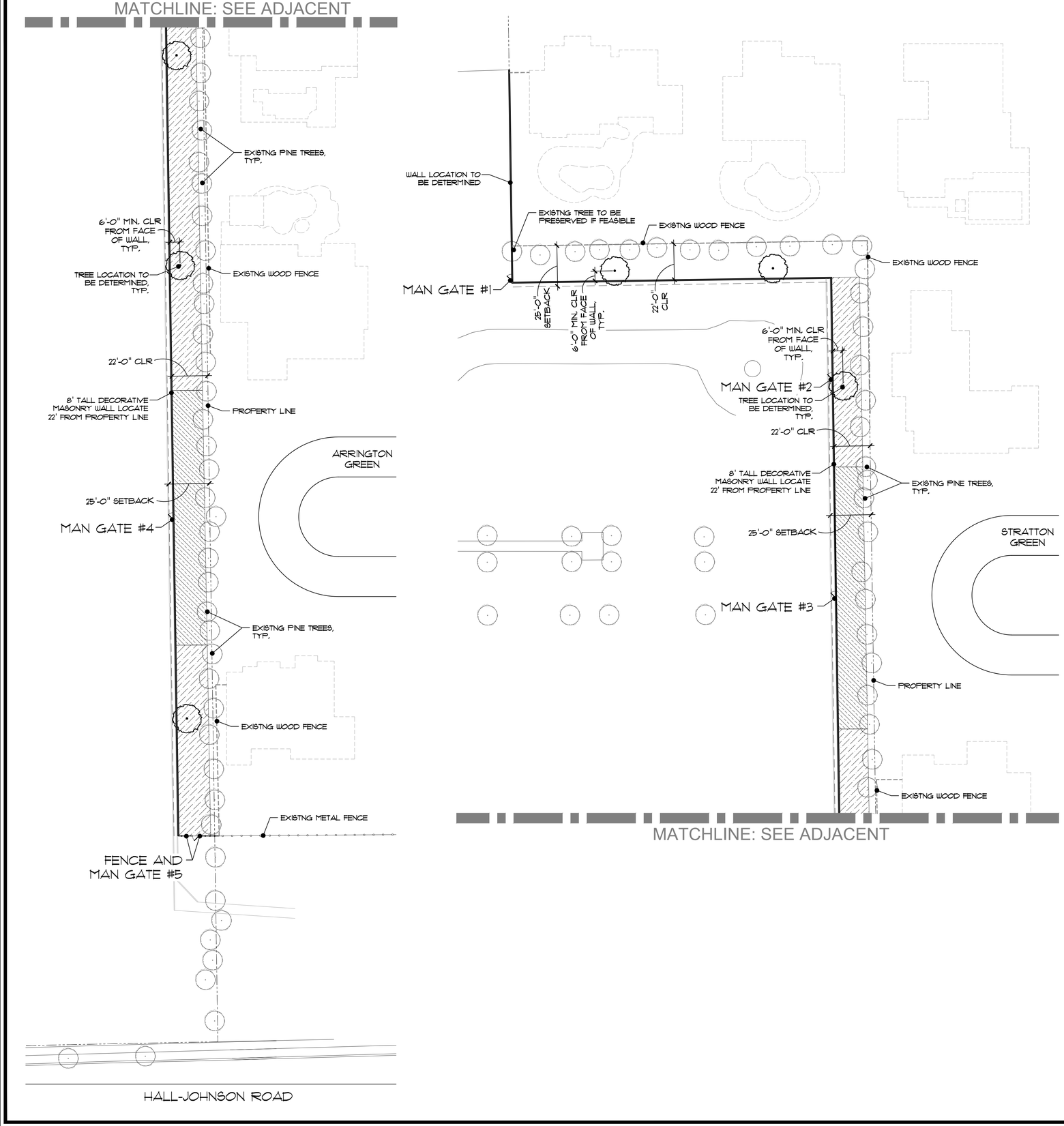
01-08-18
01-29-18 REV
03-09-18 REV
11-29-18 REV
03-12-19 REV
05-06-19 REV
08-01-19 REV
12-18-19 REV
06-02-20 REV
07-16-20 REV
07-30-20 REV
08-08-20 REV

0 100' 200' 400'

Zoning Exhibit For Zoning Change from AG to CC-1

Master Plan

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



SHRUB & GROUNDCOVER LEGEND

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	REMARKS
	296	#1	ADJACENT TO RESIDENTIAL LOT: VITEX ROTUNDIFOLIA	CREEPING VITEX	VARIABLE SPACING, AVERAGE 6'-0" O.C.	SEE DETAIL A, SHEET L-2.1
	89 88 89	#1 #1 #1	ADJACENT TO CUL-DE-SAC COMBINATION OF: LANTANA MONTEVIDENSIS MYRICA PUSILLA VITEX ROTUNDIFOLIA	PURPLE LANTANA DWARF WAX MYRTLE CREEPING VITEX	VARIABLE SPACING, AVERAGE 5'-0" O.C.	SEE DETAIL A, SHEET L-2.1

REFER TO THE PLANTING NOTES AND DETAILS ON THE PLANTING DETAILS SHEET AND THE PLANTING SPECIFICATIONS SHEET.

TREE LEGEND - (4 CHOICES)

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
	6 TOTAL TREES INDIVIDUAL TREES TO BE SELECTED BY RESIDENTS	100 GAL. STD.	ILEX ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY	SEE DETAIL B, SHEET L-2.1
			MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	SOUTHERN MAGNOLIA	
			PINUS BRUTIA	AFGHAN PINE	
			PRUNUS CAROLINIANA	CHERRY LAUREL	

REFER TO THE PLANTING NOTES AND DETAILS ON THE PLANTING DETAILS SHEET AND THE PLANTING SPECIFICATIONS SHEET.

EXISTING AND NEW PLANTING

1. CONTRACTOR SHALL PROTECT EXISTING PLANT MATERIAL OUTSIDE LIMIT OF WORK.

2. CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL DAMAGED BY CONSTRUCTION ACTIVITIES WITH NEW PLANT MATERIAL. NEW PLANT MATERIAL SHALL MATCH EXISTING PLANT MATERIAL SPECIES AND SHALL BE 5 GALLON SIZE UNLESS DIRECTED OTHERWISE BY OWNER'S REPRESENTATIVE.

MULCH NOTE

1. APPLY A 2" LAYER OF 0" TO 3" COMPOSTED RECYCLED GREEN WASTE OR BARK MULCH TO SET BACK AREA. DO NOT ADD OVER THE TOP OF THE ROOT BALLS AND KEEP A MINIMUM 12" CLEAR OF TREE ROOT CROWN.

IRRIGATION NOTE:

1. 22' SET BACK BUFFER SHALL HAVE AUTOMATIC IRRIGATION.

MAN GATE NOTE:

1. MAN GATES SHALL BE EARTH TONE SOLID ALUMINUM OR STEEL DECKING.

Texas 811

0 15' 30' 60'

NORTH

BID SET - NOT FOR CONSTRUCTION

BID SET - NOT FOR CONSTRUCTION

STATE OF TEXAS
MICHAEL A. GREEN
02138
REGISTERED
LANDSCAPE ARCHITECT

CLARK GREEN Associates
Landscape Architecture
15420 Laguna Canyon Road, Suite 210, Irvine, California 92618
(714) 434-9900 FAX (714) 434-9199

BY
REVISIONS

PROJECT
MASTER PLAN
LANDSCAPE IMPROVEMENT PLANS
BLUEBONNET HILLS MEMORIAL PARK (LOC. 9645)
5725 COLLEYVILLE BLVD.
COLLEYVILLE, TX. 76034
ATTN: NAME (XXX) XXX-XXXX

SHEET TITLE
PLANTING PLAN

DRAWN	MG/RD
CHECKED	MG
DATE	08/20/20
JOB NO.	17-474
SHEET	L-1.1
OF	2 SHEETS

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1. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK–UP WORK. ALL EMPTY BAGGED AMENDMENTS, FERTILIZERS, SEEDS, ETC. USED ON PROJECT SHALL STAY ON SITE IN A NEAT, CLEAN AND ORDERLY MANNER UNTIL FINAL APPROVAL BY LANDSCAPE ARCHITECT. ALL MATERIALS OTHER THAN SOIL ORGANIC AMENDMENTS SHALL BE DELIVERED IN UNOPENED BAGS. PACKING LISTS SHALL BE PROVIDED TO VERIFY FURNISHED QUANTITIES. ANY EXCESS MATERIALS REMOVED FROM THE JOB SITE SHALL BE IDENTIFIED PRIOR TO THEIR REMOVAL.

2. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.

3. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER GROWN TREES, SHRUBS AND VINES, INCLUDING SEEDED AND SODDED TURF, HYDROMULCHES AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR: PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.

4. GROUNDCOVER PLANTING
GROUNDCOVER PLANTING SHALL BE AS SHOWN ON PLAN UNLESS OTHER–WISE NOTED.
SEE DETAIL A, THIS SHEET, FOR FLATTED GROUNDCOVER PLANTING.

5. PLANT MATERIAL
ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

6. BOXED TREES
ALL BOXED TREES SHALL BE SELECTED AND SPOTTED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

7. VINES
ALL VINE RUNNERS SHALL BE INSTALLED WITH THE NURSERY STAKES REMOVED AND VINE RUNNERS SHALL BE ESPALIERED TO THE ADJACENT WALL USING WIRE OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.

8. LEACHING
- ALL SOILS WHERE THE SOIL SALINITY IS GREATER THAN 3 MILLIMHO/CM SHALL BE PRELEACHED PRIOR TO PLANTING.
- AFTER TREE PLANTING PITS HAVE BEEN EXCAVATED, AND PRIOR TO THE INSTALLATION OF TREES, THE PLANTING PITS SHALL BE LEACHED BY FILLING PITS 1/2 FULL WITH GOOD QUALITY WATER AND ALLOW TO DRAIN COMPLETELY PRIOR TO PLANTING.
- AFTER THE IRRIGATION IS INSTALLED AND PRIOR TO THE PLANTING OF SHRUBS AND GROUNDCOVER, THE PLANTING AREA SHALL BE LEACHED SO THAT A MINIMUM OF 6" OF GOOD QUALITY WATER PASSES THROUGH SOIL PROFILE BEYOND ROOT ZONE. PRIOR TO LEACHING, PLANT PITS SHALL BE DUG LEAVING SPOILS IN THE PITS. LEACHING IRRIGATION SHALL BE PROGRAMMED TO AVOID EROSION/RUN–OFF.

9. PLANTING AREA PREPARATION:
- ALL PLANTING AREAS INCLUDING TURF AREAS ARE TO BE PROPERLY AMENDED, CROSS RIPPED OR ROTOTILLED AND ROLLED IN SEVERAL PASSES TO UNIFORMLY COMPACT TO 80% RELATIVE DENSITY EXCEPT WHERE REQUIRED BY THE GEOTECHNICAL ENGINEER OR WHERE INDICATED TO A GREATER COMPACTION FOR STRUCTURAL SUPPORT CONSISTENT WITH CODE OR DETAILS/NOTES. THE GRADED SURFACE AND TO AN 8" DEPTH SHALL BE OF CONSISTENT MINERAL TOPSOIL MATERIAL WITH A MAXIMUM 15% ORGANIC MATTER AND FREE OF DEBRIS AND ROCKS GREATER THAN 1". THE FINAL GRADED SURFACE SHALL BE SMOOTH AND EVEN WITHOUT DEPRESSIONS OR BUMPS, HUMPS OR HIGH SPOTS. SURFACE ROCKS GREATER THAN 3/8" SHALL BE REMOVED BY RAKING PRIOR TO SOD PLACEMENT OR SEEDING. THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL REVIEW AND APPROVE THE FINAL GRADED SURFACE PRIOR TO SHRUB PLANTING, SOD PLACEMENT AND SEEDING. SETTLEMENT THAT OCCURS DURING THE ESTABLISHMENT AND/OR MAINTENANCE PERIOD INDICATES THAT THE SUBGRADE WAS NOT UNIFORMLY COMPACTED AND SHALL BE CORRECTED TO RETURN THE SURFACE TO THE REQUIRED EVEN AND ATTRACTIVE APPEARANCE TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER AND SUBSEQUENTLY DAMAGED PLANTING WORK REPAIRED.
- THE CONTRACTOR SHALL PROVIDE APPROPRIATE TRANSITION GRADING BETWEEN DEVELOPED AREA OR AREAS OUTSIDE THE LIMITS OF WORK AND THE PROJECT AREA TO CREATE SMOOTH EVEN TRANSITIONS OF THE GROUND SURFACE TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER. THIS MAY REQUIRE ADDITIONAL MINOR FILLS OR CUT IN ORDER TO CREATE THESE ACCEPTABLE TRANSITIONS. THIS WILL BE REQUIRED TO BE COMPLETED AS NECESSARY WITH NO ADDITIONAL COMPENSATION.

10. SOIL AMENDMENTS, FERTILIZERS & SOIL CONDITIONERS
THE SOIL AMENDMENTS SPECIFIED BELOW ARE FOR BIDDING AND INSTALLATION. THE OWNER SHALL PROVIDE AND PAY FOR THE SOILS AGRONOMY REPORT FROM AN APPROVED SOILS LABORATORY AND ADDITIONAL SPECIFICATIONS MAYBE PROVIDED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ANY MODIFICATION TO THE BELOW SPECIFICATION MUST BE IN WRITING FROM THE OWNER OR LANDSCAPE ARCHITECT.

11. GENERAL PLANTING AREAS
GENERAL SOIL PREPARATION FOR TURF, GROUNDCOVER AND SHRUB AREAS. BROADCAST THE FOLLOWING MATERIALS UNIFORMLY. THE RATES ARE PER 1,000 SQUARE FEET. INCORPORATE THEM HOMOGENEOUSLY 6 INCHES DEEP;
- 5 LBS. AMMONIUM SULFATE (21–0–0)
- 8 LBS. POTASSIUM SULFATE (0–0–50)
- 4 LBS. TRIPLE SUPERPHOSPHATE (0–45–0)
- 30 LBS. AGRICULTURAL GYPSUM
- 3 CUBIC YARDS COMPOSTED ORGANIC AMENDMENT DERIVED FROM MATURE COMPOST/HUMUS
- (NOT TO EXCEED 30% HUMUS) (SEE DEFINITION BELOW), SUFFICIENT FOR 3% TO 6% SOIL ORGANIC MATTER ON A DRY WEIGHT BASIS.

12. PLANTING BACKFILL
FOR PREPARATION OF BACKFILL MIX FOR CONTAINER PLANTS / BOXED TREES, INCORPORATE UNIFORMLY THE FOLLOWING MATERIALS INTO LEACHED SOIL. RATES ARE EXPRESSED PER CUBIC YARD:
- 1/4 LB. CALCIUM NITRATE (15.5–0–0)
- 1/4 LB. POTASSIUM FULFATE (0–0–50)
- 1/4 LB. TRIPLE SUPERPHOSPHATE (0–45–0)
- 1/4 LB. AGRICULTURAL GYPSUM
- 2 LB. AGRICULTURAL LIMESTONE
- 15% ORGANIC AMENDMENT BY VOLUME, SUFFICIENT FOR 3% TO 6% SOIL ORGANIC MATTER ON A DRY WEIGHT BASIS. THERE SHALL BE POSITIVE DRAINAGE AWAY FROM THE ROOT CROWN OF THE PLANT MATERIAL.

13. SITE MAINTENANCE
- APPLY CALCIUM NITRATE (15.5–0–0) AT 6 POUNDS PER 1,000 SQUARE FEET, ABOUT ONCE PER QUARTER, MONITOR THE SITE WITH PERIODIC SOIL TESTING.
- ALL MATERIALS SHALL BE THOROUGHLY IRRIGATED INTO SOILS IMMEDIATELY AFTER APPLICATION.

14. FOR ALL STAKED TREES, SEE DETAIL B, THIS SHEET.

15. FOR ALL SHRUB PLANTING, SEE DETAIL A, THIS SHEET.

16. PRE–INSTALLATION WEED ABATEMENT
ON IRRIGATED FILL SLOPES AND FLAT AREAS TO BE SEEDED, SODDED, AND/OR PLANTED REMOVE ALL EXISTING VEGETATION, EXCEPT AS IDENTIFIED BY LANDSCAPE ARCHITECT FOR PRESERVATION IN PLACE. THE SHRUBS OR TREES TO BE PRESERVED SHALL BE CLEARLY MARKED WITH AN ORANGE RIBBON. FERTILIZE THESE AREAS WITH 300 LBS. PER ACRE OF 14–4–9, OR EQUIVALENT. IRRIGATION FOR 2–4 WEEKS, 2–4 TIMES DAILY TO KEEP THE SOIL SURFACE MOIST IN ORDER TO GERMINATE THE WEED SEEDS EXISTING IN THE SOIL. ONCE THE WEED SEEDS HAVE GERMINATED AND ATTAINED SUFFICIENT GROWTH, APPLY A BROAD SPECTRUM, NON–SELECTIVE HERBICIDE ACCORDING TO THE MANUFACTURER'S LABEL RECOMMENDATIONS AND LICENSED PCA. AFTER SEVEN DAYS, GRUB ALL WEED GROWTH FROM AREAS TO OWNER'S APPROVAL. REPEAT ENTIRE PROCEDURE IF DIRECTED BY LANDSCAPE ARCHITECT OR OWNER.

17. SHRUB PLANTING METHOD
EXCAVATE PLANTING PIT TO TWO (2) TIMES THE DIAMETER OF ROOTBALL AND 1–1/2 TIMES ITS DEPTH. AUGER 4" ON CENTER X 2' DEEP AT BOTTOM OF PIT. LEAVE AUGERED SOIL IN PLACE, UNCOMPACTED. FILL BOTTOM OF PLANTING PIT WITH AMENDED SOIL TO BRING LEVEL TO PROPER PLANTING DEPTH. BACKFILL AROUND ROOTBALL WITH AMENDED SOIL. FORM BASIN ON DOWN–SLOPE SIDE OF PLANTING PIT TO HOLD MOISTURE WITHIN THE ROOT ZONE. REMOVE BASINS WITHIN 30 DAYS OF START OF MAINTENANCE AS IDENTIFIED BY OWNER IN WRITING.

18. FIRST WATERING OF NEWLY PLANTED MATERIAL
WET THE ROOT ZONE BY HAND WATERING THE PITS TO THE LOWEST EDGE BASIN. AFTER AMENDED SOIL HAS BEEN WETTED, THE SPRINKLERS SHOULD CONTROL THE MOISTURE FROM THAT POINT ON.

19. ESTABLISHMENT / MAINTENANCE PERIOD
THE CONTRACTOR SHALL PROVIDE FOR A 60 DAY ESTABLISHMENT AND A 60 DAY MAINTENANCE PERIOD AFTER THE APPROVAL, IN WRITING, OF THE INSTALLATION OF THE PROJECT. THE MAINTENANCE SHALL BE PER THE ABOVE NOTES AND THE PROJECT LANDSCAPE SPECIFICATIONS.

20. TREE ROOT BARRIERS
INSTALL "DEEP ROOT" (OR APPROVED EQUAL) TREE ROOT BARRIERS ON ALL TREES WITHIN 5'–0" OF SIDEWALKS OR HARD SURFACES. CHECK MANUFACTURERS CALCULATOR CHART FOR NUMBER OF PANELS REQUIRED FOR EACH SIZE TREE.

21. MULCH
CONTRACTOR SHALL PROVIDE 2" LAYER OF MULCH IN ALL SHRUB PLANTING AREAS INCLUDING SLOPES 2:1 AND LESS. PROVIDE 2" LAYER OF MULCH AROUND TREE TRUNK IN TURF AREAS. MULCH SHALL EXTEND IN AN 18" DIAMETER CIRCLE FROM TRUNK, BUT KEEP 3" CLEAR AROUND SURFACE OF BARK. DO NOT MULCH SURFACE OF ROOTBALLS. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL.

C GENERAL PLANTING NOTES

DEFINITION OF MULCH

LEAFY GREEN DERIVED SOURCE OF MULCH:
1. MULCH SHALL HAVE AN ACID–SOLUBLE ASH CONTENT OF NO LESS THAN 8% AND NO MORE THAN 40%. THE ORGANIC MATTER CONTENT SHALL BE AT LEAST 40% ON A DRY WEIGHT BASIS. SILICON CONTENT (ACID–INSOLUBLE ASH) SHALL BE LESS THAN 50%.
2. THE PH OF THE MATERIAL SHALL BE BETWEEN 6.0 AND 8.0.
3. THE SALT CONTENT SHALL BE LESS THAN 6 MILLIMHO/CM @ 25° C. (ECE LESS THAN 10) IN A SATURATED PASTE EXTRACT.
4. BORON CONTENT OF THE SATURATED EXTRACT SHALL BE LESS THAN 3.0 PART PER MILLION.
5. THE MOLAR RATIO OF SOLUBLE AMMONIACAL NITROGEN TO SOLUBLE NITRATE NITROGEN IN THE SATURATION EXTRACT SHALL BE LESS THAN 2.
6. CALCIUM CARBONATE SHALL NOT BE PRESENT IF TO BE APPLIED ON ALKALINE SOILS.
7. TYPES OF ACCEPTABLE PRODUCTS ARE MULCHES DERIVED FROM VEGETATION CONTAINING LEAF MATTER FREE FROM WEED SEEDS, FREE OF PATHOGENS AND OTHER DELETERIOUS MATERIALS.
8. WOOD PRODUCTS ARE NOT ACCEPTABLE
9. STABLE HUMUS MUST BE PRESENT. CARBON:NITROGEN RATIO SHALL BE LESS THAN 25:1.
10. THE MULCH SHALL BE AEROBIC WITHOUT MALODOROUS PRESENCE OF DECOMPOSITION PRODUCTS.
11. THE MAXIMUM PARTICLE SIZE SHALL BE 1 INCH, 20% OR MORE SHALL PASS A NO. 4 SCREEN.
12. THE COLOR SHALL BE EARTH TONE SUCH AS REDDISH BLACK, BROWN, YELLOWISH RED OR DARK GRAY.

WOODY MATERIAL DERIVED SOURCE OF MULCH:
1. THE MAXIMUM PARTICLE SIZE SHALL BE 1.5 INCHES. NO MORE THAN 5% SHALL BE LESS THAN 0.5 INCH.
2. THE MULCH MATERIAL SHALL HAVE AN ACID–SOLUBLE ASH CONTENT NO MORE THAN 10%. THE ORGANIC MATTER CONTENT SHALL BE AT LEAST 80 ON A DRY WEIGHT BASIS.
3. THE PH OF THE MATERIAL SHALL BE BETWEEN 5.0 AND 8.0.
4. THE SALT CONTENT SHALL BE LESS THAN 5 MILLIMHO/CM @ 25° C. (ECE LESS THAN 5) IN A SATURATED PASTE EXTRACT.
5. BORON CONTENT OF THE SATURATED EXTRACT SHALL BE LESS THAN 1.0 PART PER MILLION.
6. THE MOLAR RATIO OF SOLUBLE AMMONIACAL NITROGEN TO SOLUBLE NITRATE NITROGEN IN THE SATURATION EXTRACT SHALL BE LESS THAN 10.
7. TYPES OF ACCEPTABLE PRODUCTS ARE WOODY NATURAL PRODUCTS FREE FROM WEED SEEDS, FREE OF PATHOGENS AND OTHER DELETERIOUS MATERIALS.
8. THE MULCH SHALL BE AEROBIC WITHOUT MALODOROUS PRESENCE OF DECOMPOSITION PRODUCTS.
9. CARBON: NITROGEN RATIO SHALL BE LESS THAN 80:1
10. THE COLOR SHALL BE EARTH TONE SUCH AS REDDISH BLACK, BROWN, YELLOWISH RED OR DARK GRAY.

MAXIMUM TOTAL PERMISSIBLE POLLUTANT CONCENTRATIONS IN THE MULCH. UNITS ARE IN PARTS PER MILLION ON A DRY WEIGHT BASIS:

ARSENIC – 20 COPPER – 100 SELENIUM – 30 CADMIUM – 15 LEAD – 10
SILVER – 10 CHROMIUM – 100 MERCURY – 10 VANADIUM – 200 COBALT – 50
MOLYBDENUM – 20 ZINC – 300 NICKEL – 100

INITIAL LEACHING OR HEAVY IRRIGATION MAY BE REQUIRED TO LOWER THE SALINITY, BORON OR SOLUBLE SALTS.

DEFINITION OF COMPOSTED ORGANIC AMENDMENT

A. HUMUS MATERIAL SHALL HAVE AN ACID–SOLUABLE ASH CONTENT OF NO LESS THAN 6% AND NO MORE THAN 20%. ORGANIC MATTER SHALL BE AT LEAST 50% ON A DRY WEIGHT BASIS.

B. THE pH OF THE MATERIAL SHALL BE BETWEEN 6 AND 7.5.

C. THE SALT CONTENT SHALL BE LESS THAN 10 MILLIMHO/CM @ 25 DEGREES C. ON A SATURATED PASTE EXTRACT.

D. BORON CONTENT OF THE SATURATED EXTRACT SHALL BE LESS THAN 1.0 PARTS PER MILLION.

E. SILICON CONTENT (ACID–INSOLUABLE ASH) SHALL BE LESS THAN 50%.

F. CALCIUM CARBONATE SHALL NOT BE PRESENT IF TO BE APPLIED ON ALKALINE SOILS.

G. TYPES OF ACCEPTABLE PRODUCTS ARE COMPOST, MANURES, MUSHROOM COMPOSTS, STRAW, ALFALFA, PEAT MOSSES, ETC. LOW IN SALTS, LOW IN HEAVY METALS, FREE FROM WEED SEEDS, FREE OF PATHOGENS AND OTHER DELETERIOUS MATERIALS.

H. COMPOSTED WOOD PRODUCTS ARE CONDITIONALLY ACCEPTABLE [STABLE HUMUS MUST BE PRESENT]. WOOD BASED PRODUCTS ARE NOT ACCEPTABLE WHICH ARE BASED ON RED WOOD OR CEDAR.

I. SLUDGE–BASED MATERIALS ARE NOT ACCEPTABLE.

J. CARBON: NITROGEN RATION IS LESS THAN 25:1.

K. THE COMPOST SHALL BE AEROBIC WITHOUT MALODOROUS PRESENCE OF DECOMPOSITION PRODUCTS.

L. THE MAXIMUM PARTICLE SIZE SHALL BE 0.5 INCH, 80% OR MORE SHALL PASS A NO. 4 SCREEN FOR SOIL AMENDING. THE MAXIMUM PARTICLE SIZE SHALL BE 0.25 INCH FOR HYDROSEEDING.
- MAXIMUM TOTAL PERMISSIBLE POLLUTANT CONCENTRATIONS IN AMENDMENT IN PARTS PER MILLION ON A DRY WEIGHT BASIS:

ARSENIC – 20 ZINC – 300 CADMIUM – 15 VANADIUM – 500 CHROMIUM – 300
SILVER – 10 COBALT – 50 SELENIUM – 50 COPPER – 150 NICKEL – 100 LEAD – 200
MOLYBDENUM – 20 MERCURY – 10

SECTION 02970 – LANDSCAPE ESTABLISHMENT AND MAINTENANCE

A. ALL AREAS CONSTRUCTED AND LANDSCAPED BY THE CONTRACTOR UNDER THIS CONTRACT SHALL BE ESTABLISHED AND MAINTAINED FOR A DURATION OF NO LESS THAN ONE HUNDRED AND TWENTY (120) CALENDAR DAYS.

B. START OF ESTABLISHMENT/MAINTENANCE CRITERIA:
1. ESTABLISHMENT/MAINTENANCE PERIOD SHALL NOT COMMENCE UNTIL ALL ELEMENTS OF THE PROJECT ARE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS. UPON SATISFACTORY COMPLETION OF THE IMPROVEMENTS AND ACCEPTANCE BY OWNER, THE CONTRACTOR WILL START THE 120–CALENDAR DAY ESTABLISHMENT/MAINTENANCE PERIOD.

2. POWER, EITHER TEMPORARY OR PERMANENT, TO REMOTE CONTROLLERS SHALL BE ESTABLISHED PRIOR TO THE BEGINNING OF THE ESTABLISHMENT/MAINTENANCE PERIOD.

3. WRITTEN APPROVAL BY THE OWNER MUST BE OBTAINED PRIOR TO THE BEGINNING OF THE ESTABLISHMENT/MAINTENANCE PERIOD.

4. IF THE PROJECT ESTABLISHMENT FAILS TO CONTINUOUSLY MEET STANDARDS REQUIRED FOR START OF ESTABLISHMENT THE ESTABLISHMENT/MAINTENANCE PERIOD SHALL BE SUSPENDED. THE ESTABLISHMENT/MAINTENANCE PERIOD SHALL BEGIN WHEN THE CONTRACTOR HAS CORRECTED ALL DEFICIENCIES.

5. ESTABLISHMENT/MAINTENANCE PERIOD WILL NOT BE ACCEPTED BY THE OWNER AS BEING COMPLETE UNLESS GROWTH HAS ACHIEVED A MINIMUM OF 75% COVERAGE OF THE APPROPRIATE PROJECT AREAS.

E. END OF ESTABLISHMENT/MAINTENANCE:
1. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND ARRANGE A PRELIMINARY FINAL INSPECTION OF THE LANDSCAPE IMPROVEMENTS TO BE HELD APPROXIMATELY THIRTY (30) CALENDAR DAYS PRIOR TO COMPLETION OF THE ESTABLISHMENT/MAINTENANCE PERIOD. THIS MEETING SHALL INCLUDE THE CONTRACTOR, OWNER AND LANDSCAPE ARCHITECT. IF APPLICABLE, THE OWNER WILL ARRANGE ATTENDANCE OF THE FUTURE MAINTENANCE SUPERVISOR. THE PURPOSE OF THIS MEETING IS TO INSPECT THE IMPROVEMENTS IN ADVANCE OF OWNER'S FINAL ACCEPTANCE WHILE ALLOWING SUFFICIENT TIME FOR CONTRACTOR TO MAKE CORRECTIONS OF NOTED DEFICIENCIES.

CONTRACTOR'S FAILURE TO SCHEDULE THE PRELIMINARY FINAL INSPECTION IN A TIMELY MANNER SHALL NOT ALLEVIATE CONTRACTOR OF THE RESPONSIBILITY TO MAINTAIN THE LANDSCAPE IMPROVEMENTS BEYOND THE ESTABLISHMENT/MAINTENANCE PERIOD AT ITS SOLE EXPENSE.

2. DEFICIENCIES NOTED DURING INSPECTION SHALL EXTEND THE ESTABLISHMENT/ MAINTENANCE PERIOD.

3. END OF THE ESTABLISHMENT/MAINTENANCE PERIOD SHALL OCCUR ONLY UPON WRITTEN ACCEPTANCE BY OWNER.

4. THE DURATION FOR ESTABLISHMENT/MAINTENANCE OF THE IMPROVEMENTS AS STATED ABOVE (I.E., THE CALENDAR DAYS INDICATED ABOVE FOR ESTABLISHMENT/ MAINTENANCE) SHALL HEREINAFTER BE REFERRED TO AS THE "ESTABLISHMENT/ MAINTENANCE PERIOD", AND SHALL HAVE A DURATION OF 120–CALENDAR DAYS.

F. DURING THE ESTABLISHMENT/MAINTENANCE PERIOD THE CONTRACTOR SHALL PROVIDE ALL WATERING, WEEDING, FERTILIZING, CULTIVATING, SPRAYING AND MOWING NECESSARY TO KEEP THE PLANTS AND TURF IN A HEALTHY, WEED FREE, GROWING CONDITION AND TO KEEP THE PLANTED AREAS NEAT, EDGED AND ATTRACTIVE. ALL SHRUBS SHALL BE PINCHED–PRUNED AS NECESSARY TO ENCOURAGE NEW GROWTH AND TO ELIMINATE RANK SUCKER GROWTH. OLD WILTED FLOWERS AND DEAD FOLIAGE SHALL BE IMMEDIATELY PINCHED OR CUT OFF. ALL TREES SHALL BE PRUNED FOR STRUCTURAL FORM AND HEALTH. LIMBS SHALL BE REMOVED TO THE GROWTH COLLAR PER GOOD ARBORICULTURAL PRACTICES. RESEEDING AS NECESSARY TO MEET THE CONDITIONS OF REQUIRED PLANT ESTABLISHMENT SHALL BE THE SOLE COST RESPONSIBILITY OF THE CONTRACTOR.

G. DURING THE ESTABLISHMENT/MAINTENANCE PERIOD, SHOULD THE APPEARANCE OF ANY PLANT INDICATE WEAKNESS, THAT PLANT OR CUTTING SHALL BE REPLACED WITHIN ONE WEEK OF DISCOVERY BY THE CONTRACTOR OR THE DATE OF WRITTEN COMMUNICATION FROM THE LANDSCAPE ARCHITECT OR OWNER WITH A NEW HEALTHY PLANT. ANY TREES OR SHRUBS WITH DAMAGED CAMBIUM SHALL BE REPLACED IMMEDIATELY. AT THE END OF THE MAINTENANCE PERIOD, ALL PLANT MATERIAL SHALL BE IN A HEALTHY GROWING CONDITION AND SPACED AS INDICATED ON THE PLANS.

H. IRRIGATION

1. CONTRACTOR SHALL PROPERLY AND COMPLETELY MAINTAIN ALL IRRIGATION SYSTEMS, AUTOMATIC AND MANUAL. A BALANCED WATERING PROGRAM SHALL BE MAINTAINED TO ENSURE PROPER GERMINATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IRRIGATION SYSTEM FOR THE ENTIRE MAINTENANCE PERIOD AND FOR INSPECTING AND DETERMINING PROPER SOIL MOISTURE FOR GERMINATION AND GROWTH OF ALL PLANT MATERIAL.

2. ALL CONTROLLERS ARE TO HAVE EACH STATION INDIVIDUALLY ADJUSTED ON A WEEKLY BASIS. SYSTEM SHALL BE SET CONSIDERING THE APPLICATION RATE EACH AREA IS CAPABLE OF RECEIVING. THE SYSTEM SHALL OPERATE ON SHORT INTERVALS, WITH THE CYCLE REPEATING AT A LATER TIME TO REDUCE RUNOFF, IF NECESSARY. IRRIGATION SHOULD BE SCHEDULED TO OCCUR DURING THE PRE–DAYLIGHT HOURS TO THE GREATEST DEGREE PRACTICABLE WHILE MAINTAINING PROPER UNIFORM SOIL MOISTURE.

3. MAINTAIN ALL VALVE BOXES AND CONTROLLERS FREE OF DEBRIS. BOXES SHALL REMAIN LOCKED AT TIMES.

I. SITE MAINTENANCE

1. ALL PLANTED AREAS SHALL BE KEPT NEAT AND CLEAN AND FREE OF ALL CLIPPINGS, DEBRIS AND TRASH.

2. ALL SUBSURFACE DRAINS SHALL BE PERIODICALLY FLUSHED WITH CLEAR WATER TO AVOID BUILD UP OF SILT AND DEBRIS. KEEP ALL DRAIN INLETS CLEAR OF LEAVES, TRASH AND OTHER DEBRIS.

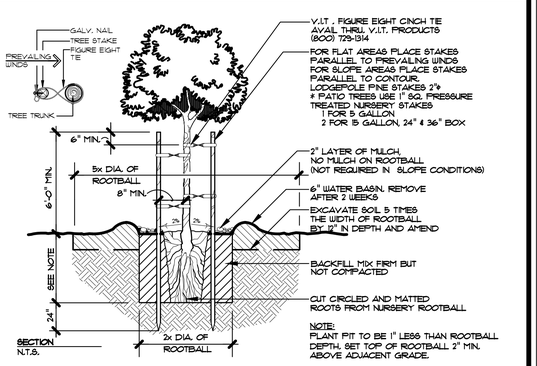
3. ALL PAVED AREAS SHALL BE CLEANED WEEKLY OF TRASH, DEBRIS AND SILT.

4. RE–APPLICATION OF MULCH PER PROJECT SPECIFICATIONS AT END OF 120 DAY MAINTENANCE WHERE REQUIRED BY LANDSCAPE ARCHITECT.

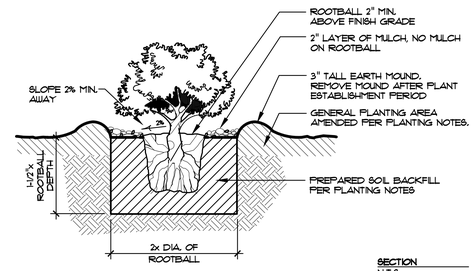
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ELIMINATION OF VERTEBRATE PESTS DETERMINED BY THE LANDSCAPE ARCHITECT TO BE DETRIMENTAL AND DAMAGING TO THE AREA OF DEVELOPMENT. ELIMINATION SHALL BE PERFORMED BY SAFE, APPROVED METHODS.

J. UTILITIES: ALL UTILITY COSTS INCURRED DURING THE ESTABLISHMENT/MAINTENANCE PERIOD SHALL BE THE RESPONSIBILITY OF THE OWNER.

K. PROTECTION: PROTECT PLANTING AREAS AND PLANTS AGAINST DAMAGE FOR DURATION OF ESTABLISHMENT/ MAINTENANCE PERIOD. THE ESTABLISHMENT/MAINTENANCE PERIOD WORK SHALL INCLUDE THE INSTALLATION OF AND MAINTENANCE OF TEMPORARY PROTECTION FENCES, BARRIERS, AND SIGNS AS REQUIRED FOR PROTECTION OF PLANT MATERIAL. IF PLANTS BECOME DAMAGED OR INJURED, TREAT OR REPLACE AS DIRECTED BY LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO OWNER.



B TREE PLANTING/STAKING DETAIL



A SHRUB PLANTING

BID SET - NOT FOR CONSTRUCTION

BID SET - NOT FOR CONSTRUCTION

STATE OF TEXAS
MICHAEL A. GREEN
02138
REGISTERED LANDSCAPE ARCHITECT

CLARK & GREEN Associates Landscape Architecture
15051 Laguna Canyon Road, Suite 210, Irvine, California 92618
(714) 854-2800 FAX (714) 443-9199

REVISIONS	BY

PROJECT
MASTER PLAN
LANDSCAPE IMPROVEMENT PLANS
BLUEBONNET HILLS MEMORIAL PARK (LOC. 9645)
5725 COLLEYVILLE BLVD.
COLLEYVILLE, TX. 76034
ATTN: NAME (XXX) XXX-XXXX

SHEET TITLE
PLANTING DETAILS & NOTES

DRAWN MG/RD
CHECKED MG
DATE 07/16/20
JOB NO. 17-474
SHEET L-2.1
OF 4 SHEETS

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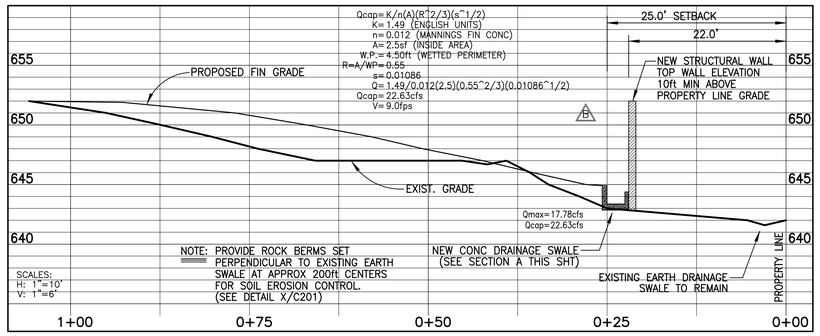
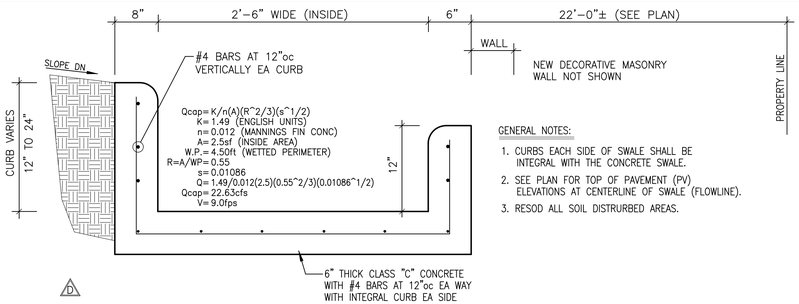


△D CROSS SECTION "V–V" THRU EAST PROPERTY LINE



GENERAL NOTES:

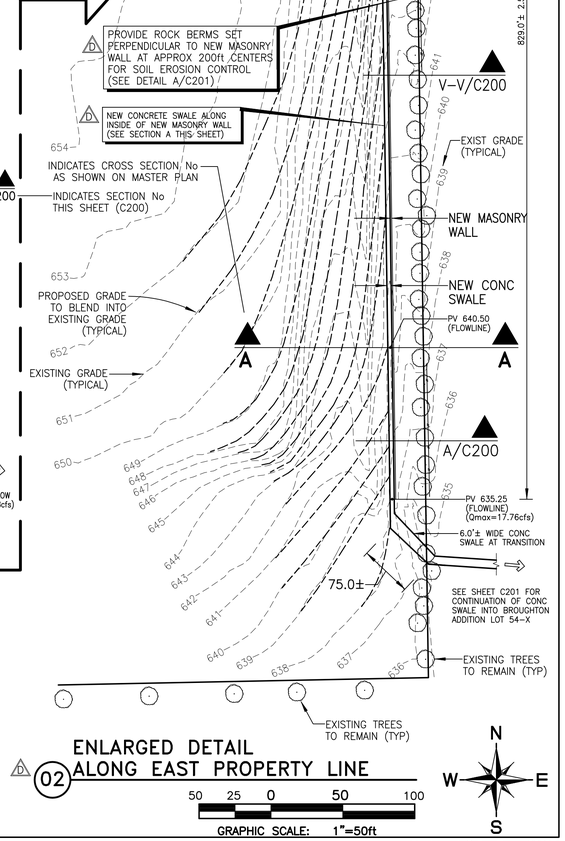
1. CURBS EACH SIDE OF SWALE SHALL BE INTEGRAL WITH THE CONCRETE SWALE.
2. SEE PLAN FOR TOP OF PAVEMENT (PV) ELEVATIONS AT CENTERLINE OF SWALE (FLOWLINE).
3. RESOD ALL SOIL DISTRURBED AREAS.

A TYPICAL SECTION – CONC DRAINAGE SWALE
not to scale

01 OVERALL SITE PLAN – EAST PROPERTY STORM DRAINAGE IMPROVEMENTS

100 50 0 100 200

GRAPHIC SCALE: 1"=100ft



02 ENLARGED DETAIL ALONG EAST PROPERTY LINE

50 25 0 50 100

GRAPHIC SCALE: 1"=50ft

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Texas Board of Professional Engineers Firm Registration No. F–8354
3930 Meredith Avenue Dallas, Texas 75211 o (214) 330.4771 f (214) 330.2167

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LUIS D. CARRERA 92182 LICENSED PROFESSIONAL ENGINEER
20 Nov 2020

CIVIL ENGINEERING CONSTRUCTION PLANS
BLUEBONNET HILLS MEMORIAL PARK

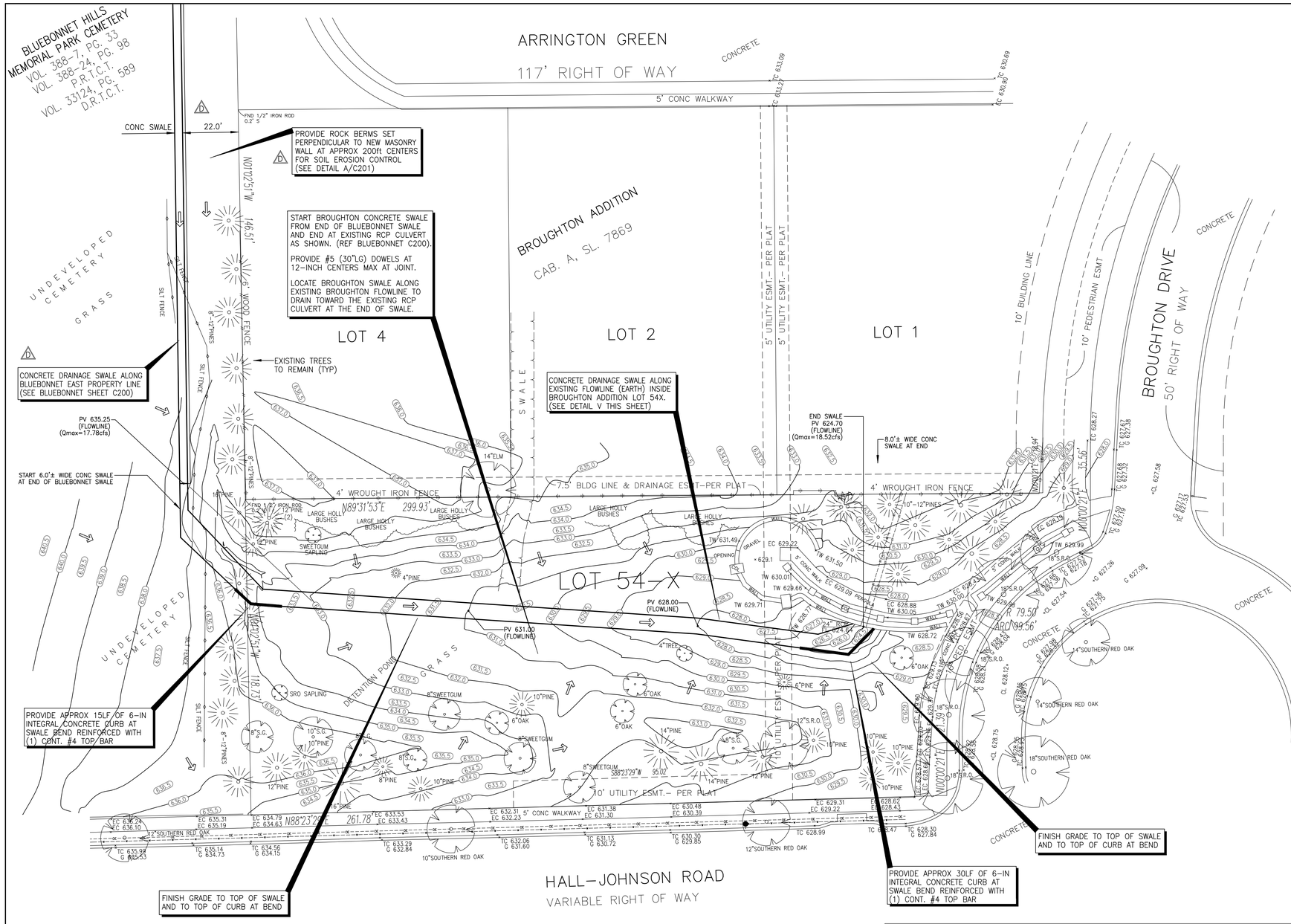
56.75 ACRE TRACT – TARRANT CO, TEXAS
5725 Colleyville Blvd Colleyville, Texas

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

PROJECT No. C–2827
DRAWN BY: CCEI
DATE: dec 2018
CHECKED BY: CCEI

REVISION	DESCRIPTION
05jun2020	Rev A – Extended Conc Swale Northward
23jun2020	Rev B – Added Stone Wall & Regraded East
20aug2020	Rev D – Added Eastside Masonry Wall

SHEET No. C200
REVISION D

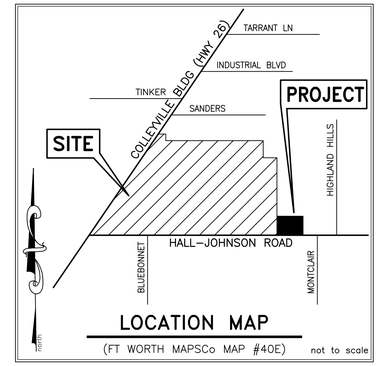


BROUGHTON ADDITION LOT 54-X STORM DRAINAGE IMPROVEMENTS

01

GRAPHIC SCALE: 1"=20ft (20 10 0 20 40)

N E S W



LOCATION MAP

(FT WORTH MAPSCo MAP #40E) not to scale

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

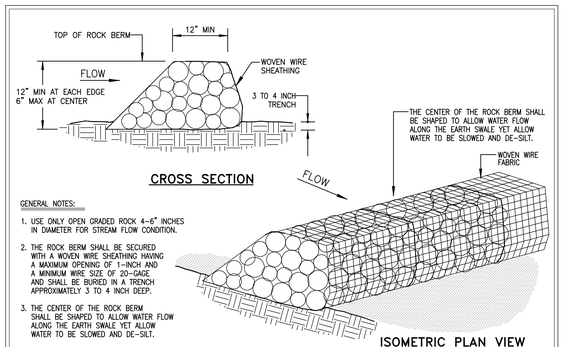
BENCHMARKS

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

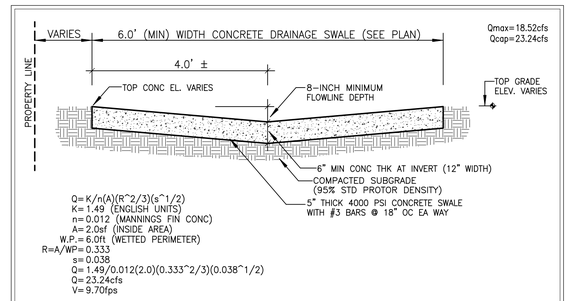
1. THIS NOTE OMITTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND MARK THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.
3. ALL WORK SHALL BE DONE TO THE LINES, GRADES, AND ELEVATIONS SHOWN ON THESE DRAWINGS. BASIC HORIZONTAL AND VERTICAL CONTROL POINTS, 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.



GENERAL NOTES:

1. USE ONLY OPEN GRADED ROCK 4-6" INCHES IN DIAMETER FOR STREAM FLOW CONDITION.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING A MAXIMUM OPENING OF 1-INCH AND A MINIMUM WIRE SIZE OF 20-GAGE AND SHALL BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCH DEEP.
3. THE CENTER OF THE ROCK BERM SHALL BE SHAPED TO ALLOW WATER FLOW ALONG THE EARTH SWALE YET ALLOW WATER TO BE SLOWED AND DE-SILT.

X | TYPICAL EROSION CONTROL DETAIL – ROCK BERM



Q= K/n(A)(R^2/3)(s^1/2)
K= 1.49 (ENGLISH UNITS)
n= 0.012 (MANNINGS FIN CONC)
A= 2.0sf (INSIDE AREA)
W.P.= 6.0ft (WETTED PERIMETER)
R=A/WP= 0.333
s= 0.038
Q= 1.49/0.012(2.0)(0.333^2/3)(0.038^1/2)
Q= 23.24cfs
V= 9.70fps

1. STEEL REINFORCEMENT NOT SHOWN FOR CLARITY.
2. CONCRETE FINISH TO BE A ROUGH BRUSH FINISH.
3. CONCRETE MIX SHALL CONSIST OF 4000 PSI COMPRESSIVE STRENGTH.

V | TYPICAL SECTION – "V" SHAPED CONCRETE SWALE

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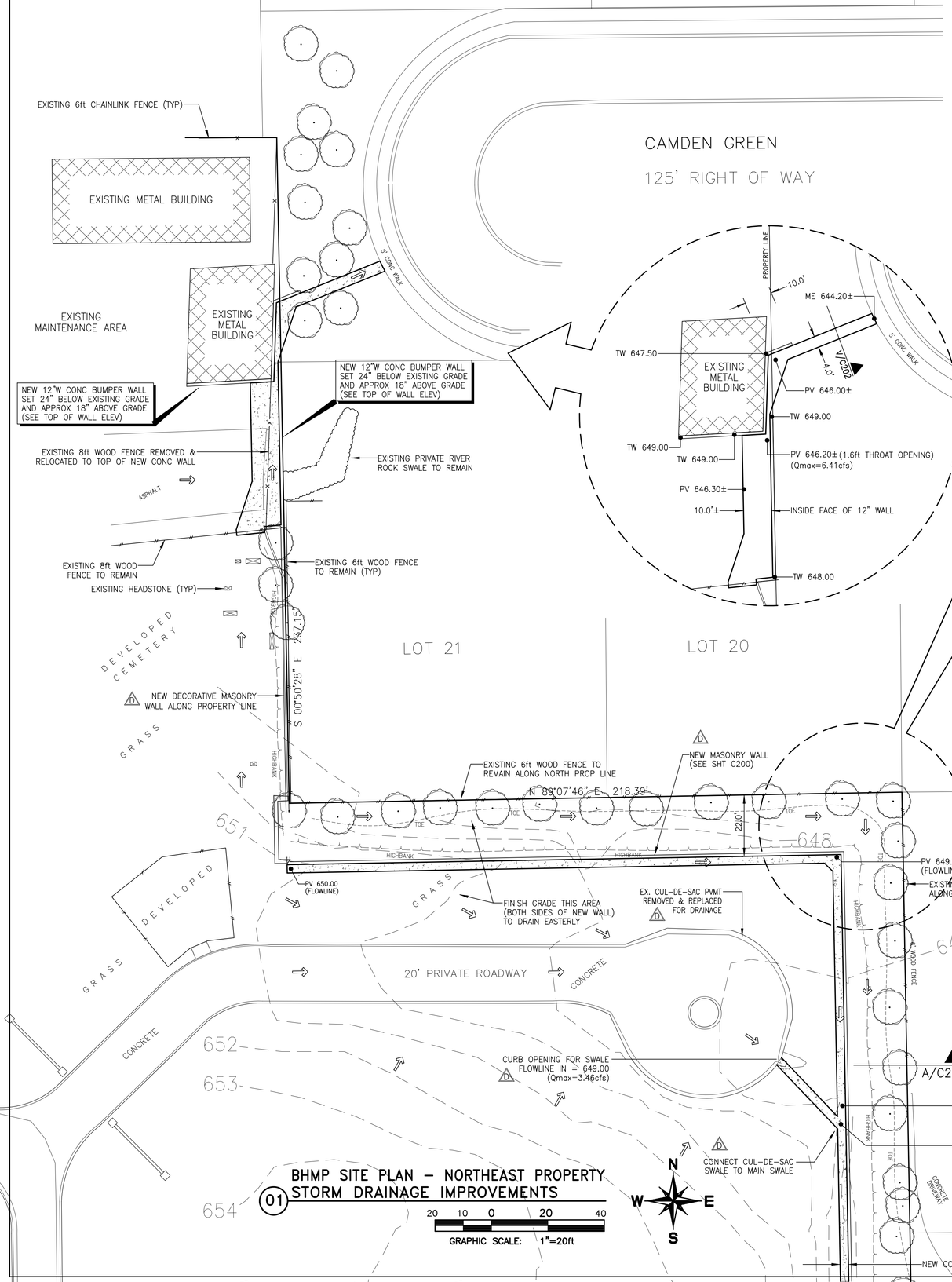
Luis D. Carrera
LICENSED PROFESSIONAL ENGINEER
55182
STATE OF TEXAS
20 August 2020

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: CCEI
CHECKED BY: CCEI

REVISION:	DESCRIPTION:
05jun2020	Rev A – Extended Conc Swale Northward
29jun2020	Rev B – Added Stone Wall & Regraded East
20aug2020	Rev D – Added Eastside Masonry Wall

SHEET No. C201
REVISION D



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		

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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

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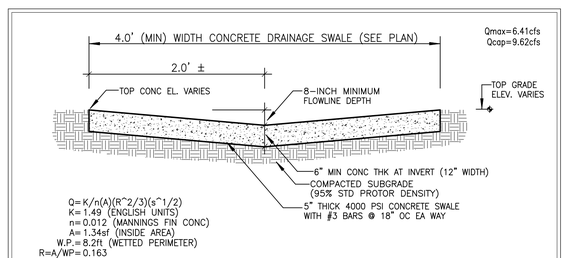

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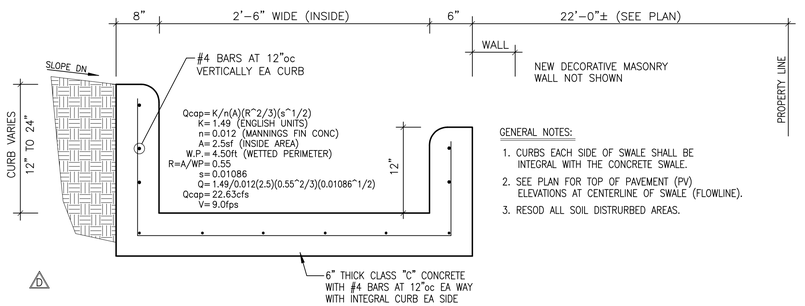
3. CONCRETE MIX SHALL CONSIST OF 4000 PSI COMPRESSIVE STRENGTH.

V TYPICAL SECTION – "V" SHAPED CONCRETE SWALE



GENERAL NOTES:

1. CURBS EACH SIDE OF SWALE SHALL BE INTEGRAL WITH THE CONCRETE SWALE.
2. SEE PLAN FOR TOP OF PAVEMENT (PV) ELEVATIONS AT CENTERLINE OF SWALE (FLOWLINE).
3. RESOD ALL SOIL DISTRURBED AREAS.

A TYPICAL SECTION – CONC DRAINAGE SWALE
not to scale

01 BHMP SITE PLAN – NORTHEAST PROPERTY STORM DRAINAGE IMPROVEMENTS

20 10 0 20 40
GRAPHIC SCALE: 1"=20ft

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Luis D. Carrera 95182 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS
20 November 2020

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

SHEET TITLE: BHMP – NORTH PROPERTY STORM DRAINAGE IMPROVEMENTS

PROJECT No.	DATE:	CHECKED BY:	DRAWN BY:
C-2827	may 2020	CCEI	CCEI

REVISION	DESCRIPTION:	DATE:
Rev A	Extended Conc Swale Northward	05jun2020
Rev B	Added Stone Wall & Regraded East	23jun2020
Rev D	Added Eastside Masonry Wall	20aug2020

SHEET No.
C202
REVISION D

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		

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BFR = BARRIER FREE RAMP	TW = TOP OF WALL (ELEV)	FF = FINISH FLOOR	FL = FLOWLINE

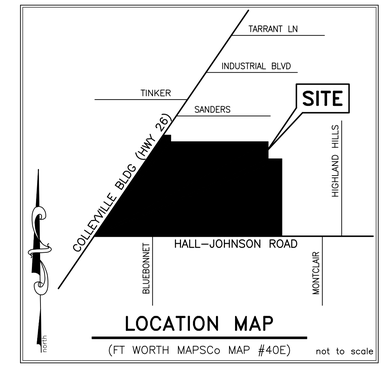
DRAINAGE NARRATIVE – BLUEBONNET HILLS MEMORIAL PARK (BHMP)

1. REFER TO BROUGHTON ADDITION DRAINAGE AREA MAP AND CALCULATIONS ON SHEETS 6/29 & 7/29 DATED 11 FEB 2002 BY GONZALEZ & SCHNEEBERG.
2. REFER TO CITY OF COLLEYVILLE HALL–JOHNSON ROAD DRAINAGE AREA MAP SHEETS DRA2 & DRA3 DATED 01 MARCH 2000, AND STORM DRAIN PLANS FOR HALL–JOHNSON ROAD, SHEET SD5 DATED 24 MAY 2000, BY FREESE NICHOLS.
3. AS SHOWN ON THE BROUGHTON ADDITION SHEETS 6/29 & 7/29, BHMP DRAINAGE AREAS "A–5", "A–11" & "A–21" DRAIN (SHEET FLOW) ONTO THE BROUGHTON SUBDIVISION STORM DRAIN SYSTEM, AND HAVE BEEN INCLUDED IN THE CALCULATIONS FOR DETENTION, AS SHOWN ON THE AFOREMENTIONED SHEETS 6/29 & 7/29. BHMP DRAINAGE CALCULATIONS SHOWN THIS SHEET, SHOW THE MAXIMUM CALCULATED RUNOFF (23.45cfs) FROM THE AFORMENTIONED DRAINAGE AREAS IS LESS THAN THE MAXIMUM CALCULATED RUNOFF (33.03cfs) BY THE BROUGHTON ADDITION PLANS, AND THEREFORE NO ADDITIONAL DETENTION (BY BHMP) IS NECESSARY AT ANY TIME BLUEBONNET HILLS MEMORIAL PARK REMAINS A CEMETERY.
4. BHMP DRAINAGE AREAS "D–2", "BB2" & "BB3" DRAIN (SHEET FLOW) ONTO HALL–JOHNSON ROAD INTO THE CITY'S STORM DRAIN SYSTEM AS INDICATED ON THE CITY OF COLLEYVILLE HALL–JOHNSON ROAD STORM DRAIN PLANS.
5. BHMP DRAINAGE AREA "BB1" DRAINS (SHEET FLOW) ONTO COLLEYVILLE BLVD INTO THE CITY'S STORM DRAIN SYSTEM.
6. BHMP DRAINAGE AREA "DD2" DRAINS (SHEET FLOW) INTO THE ONSITE POND. OVERFLOW IS MANAGED BY A SPILLWAY DRAINING ONTO THE ADJACENT BOBBY MOORE SPORTS CENTER ADDITION PROPERTY BY MUTUAL AGREEMENT PER A RESTRICTIVE USE AGREEMENT (VOL 10712, PG 1487, D.R.T.C.T.). BHMP DRAINAGE AREA "DD1" DRAINS (SHEET FLOW) ONTO THE ADJACENT BOBBY MOORE SPORTS CENTER (BMSC) PROPERTY.
7. BLUEBONNET HILLS MEMORIAL PARK DRAINAGE NARRATIVE SUMMARY (CEMETERY USE):
   a) 68% OF THE ONSITE STORMWATER DRAINS INTO AN ONSITE POND AND ONTO THE ADJACENT PROPERTY (BMSC) TO THE NORTH.
   b) 14% OF THE ONSITE STORMWATER DRAINS INTO THE CITY'S STORM DRAIN SYSTEM ALONG ADJACENT STREETS.
   c) 18% OF THE ONSITE STORMWATER DRAINS INTO THE ADJACENT BROUGHTON SUBDIVISION'S STORM DRAIN SYSTEM TO THE EAST.
   d) THESE BHMP DRAINAGE PLANS (12mar2018) CONCLUDE THE BROUGHTON DRAINAGE PLANS (11feb2002) HAVE CALCULATED AN EXCESS OF 9.6cfs STORMWATER RUNOFF DRAINING FROM BHMP ONTO THE BROUGHTON SUBDIVISION AND THEREFORE NO ADDITIONAL DETENTION BY BHMP IS NECESSARY AT ANY TIME (INCLUDING THE FUTURE ROADS & BURIAL PLOTS).

SEE BROUGHTON SUBDIVISION FINAL PLAT DATED AUGUST 2002, FOR DRAINAGE EASEMENTS ESTABLISHED TO CONVEY STORMWATER RUNOFF FROM BLUEBONNET HILLS MEMORIAL PARK ONTO THE BROUGHTON STORM DRAIN SYSTEM.

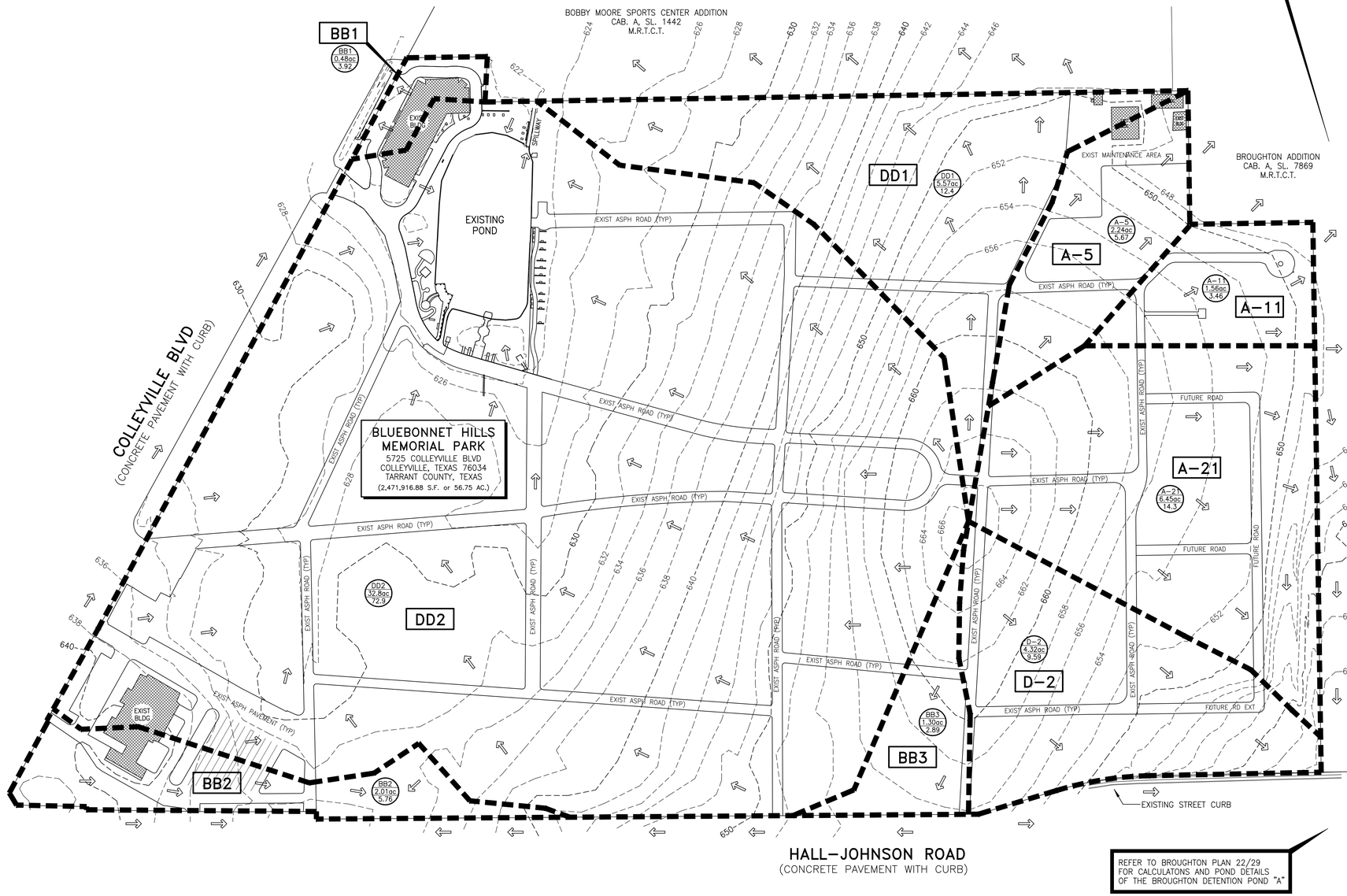
SEE BROUGHTON DRAINAGE PLANS 6/29, 7/29 & 22/29 DATED FEBRUARY 2002, FOR STORMWATER RUNOFF CALCULATIONS FROM BHMP CALCULATED INTO THE BROUGHTON DETENTION POND "A".

NOTE:
STORMWATER RUNOFF "Q" FROM BHMP AREA A–5, A–11 & A–21 HAS BEEN CALCULATED BY BROUGHTON DRAINAGE PLANS TO BE 33.03 CFS. ACTUAL DISCHARGE FROM THESE BHMP AREAS IS 23.45 CFS – LESS THAN CALCULATED BY BROUGHTON PLANS



LOCATION MAP

(FT WORTH MAPSCo MAP #40E) not to scale



REFER TO BROUGHTON PLAN 22/29 FOR CALCULATONS AND POND DETAILS OF THE BROUGHTON DETENTION POND "A"

01 ONSITE DRAINAGE AREA PLAN

100 50 0 100 200

GRAPHIC SCALE: 1"=100ft

N W E S

INDICATES DRAINAGE BASIN NAME — A1
INDICATES BASIN AREA (SF) — 0.187ac
INDICATES 100yr STORM FLOW (CFS) — 0.92

DRAINAGE AREA CALCULATIONS

ONSITE (BHMP) DRAINAGE ONTO ADJACENT BROUGHTON ADDITION — Project C2827

DRAINAGE AREA	AREA (acre)	Runoff Calcs – Method #1 C1	C2	C3	Tc (min)	I100 (in/hr)	Q1 (cfs)	Runoff Calcs – Method #2 C	Tc (min)	I100 (in/hr)	Q2 (cfs)	BHMP Q3 (cfs)	BROUGHTON Q4 (cfs)	NOTES
A–21	6.45ac	0.107	0.133	0.240	26.5	6.09	9.43	0.25	10	8.88	14.32	14.32	20.29	
A–11	1.56ac	0.117	0.132	0.250	25.3	6.33	2.47	0.25	10	8.88	3.46	3.46	6.33	
A–5	2.24ac	0.297	0.103	0.400	24.7	6.33	5.67	0.25	10	8.88	4.97	5.67	6.41	
Subtotal – BHMP Comparison to Broughton Addition												23.45	33.03	2

ONSITE (BHMP) DRAINAGE ONTO ADJACENT CITY STREETS/STORM DRAIN SYSTEM

DRAINAGE AREA	AREA (acre)	Runoff Calcs – Method #1 C1	C2	C3	Tc (min)	I100 (in/hr)	Q1 (cfs)	Runoff Calcs – Method #2 C	Tc (min)	I100 (in/hr)	Q2 (cfs)	Q3 (cfs)		NOTES
D–2	4.32ac	0.096	0.135	0.231	27.5	5.98	5.96	0.25	10	8.88	9.59	9.59		5
BB1	0.48ac	0.768	0.029	0.796	7.2	10.26	3.92	0.25	10	8.88	1.07	3.92		3
BB2	2.01ac	0.326	0.099	0.425	21.8	6.74	5.76	0.25	10	8.88	4.46	5.76		4
BB3	1.30ac	0.072	0.139	0.211	47.4	4.5	1.23	0.25	10	8.88	2.89	2.89		4
Subtotal – BHMP Drainage onto City Streets												22.16		

ONSITE (BHMP) DRAINAGE ONTO PRIVATE POND & ADJACENT BOBBY MOORE SPORTS CENTER (BMSC)

DRAINAGE AREA	AREA (acre)	Runoff Calcs – Method #1 C1	C2	C3	Tc (min)	I100 (in/hr)	Q1 (cfs)	Runoff Calcs – Method #2 C	Tc (min)	I100 (in/hr)	Q2 (cfs)	Q3 (cfs)		NOTES
DD1	5.57ac	0.082	0.137	0.219	32.2	5.57	6.79	0.25	10	8.88	12.36	12.36		7
DD2	32.8ac	0.146	0.127	0.273	25.6	6.33	56.7	0.25	10	8.88	72.86	72.86		8
Subtotal – BHMP Drainage onto Private Pond & BMSC												85.22		
Total – Onsite BHMP Drainage												130.8		

NOTE:

1. THE DRAINAGE CALCULATIONS NOTED ABOVE UTILIZE THE RATIONAL METHOD IN ACCORDANCE WITH CITY OF FORT WORTH STANDARDS PER THE iSWM TECHNICAL MANUAL AND THE TARRANT COUNTY RAINFALL DATA PROVIDED THEREIN AND COMPARES THE STORMWATER RUNOFF OF THIS PROJECT USING (2) METHODS TO THE BROUGHTON SUBDIVISION DRAINAGE CALCULATIONS AS FOLLOWS:

   METHOD #1 – CALCULATES THE MAXIMUM RATE OF RUNOFF (Q1) USING A COMPOSITE WEIGHTED RUNOFF COEFFICIENT BASED ON THE PERCENTAGE OF DIFFERENT TYPES OF SURFACES IN THE DRAINAGE AREA, USING THE FOLLOWING VALUES:
   - C1 = 0.95 (ASPHALT/CONC PAVEMENT)
   - C2 = 0.15 (SANDY SOIL LAWN, WITH AN AVERAGE 2–7% SLOPE)
   - C3 = COMPOSITE RUNOFF COEFFICIENT (C1 + C2)
   - Tc = TIME OF CONCENTRATION = 1.8(1.1–C)(D)^0.5/(S)^0.33
   - I = RAINFALL INTENSITY FOR THE DURATION PERIOD (TABLE 5.15)
   - Q1 = METHOD #1 RUNOFF RATE = (C3)(I)(A)

   METHOD #2 – CALCULATES THE MAXIMUM RATE OF RUNOFF (Q2) USING RECOMMENDED RUNOFF COEFFICIENT (C) IN ACCORDACE TO TABLE 1.6 OF THE iSWM TECHNICAL MANUAL.
   - C = RECOMMENDED RUNOFF COEFFICIENT FOR CEMETERY (TABLE 1.6)
   - Tc = TIME OF CONCENTRATION (TABLE 1.5)
   - I = RAINFALL INTENSITY FOR THE DURATION PERIOD (TABLE 5.15)
   - Q2 = METHOD #2 RUNOFF RATE = (C)(I)(A)

   STORMWATER RUNOFF COMPARISON: BROUGHTON VS BHMP VALUES
   - Q3 = BLUEBONNET HILLS (BHMP) MAX RUNOFF RATE (GREATER OF Q1 OR Q2)
   - Q4 = BROUGHTON SUBDIVISION RUNOFF RATE (SHEETS 6/29 & 7/29)

2. Total Q4 (Broughton runoff calculations from this property – shown on sheets 6/29 & 7/29) EXCEED Q3 (BHMP maximum runoff calculated to enter Broughton Addition by these plans)
3. Drainage Area BB1 drains (sheet flow) to Colleyville Blvd into the city's SD system. This area does NOT drain onto the adjacent Broughton Addition.
4. Drainage areas BB2 & BB3 drain (sheet flow) to Hall–Johnson Road into the city's SD system. These areas do NOT drain onto the adjacent Broughton Addition.
5. Drainage area D2 drains (sheet flow) to Hall–Johnson Road into the city's SD system. This area does NOT drain onto the adjacent Broughton Addition.
6. Drainage areas A21, A11 & A5 drain (sheet flow) into the Broughton Addition SD system. These areas drain onto the adjacent Broughton Addition as indicated above.
7. Drainage area DD1 drains (sheet flow) onto the adjacent Bobby Moore Sports Center Addition. This area does NOT drain onto the adjacent Broughton Addition.
8. Drainage area DD2 drains (sheet flow) into this property's pond. Stormwater overflow is managed by a spillway draining onto the adjacent Bobby Moore Sports Center (BMSC) Addition by mutual agreement per a Restrictive Use Agreement (Vol 10712, Pg 1482, D.R.T.C.T.) This area does NOT drain onto the adjacent Broughton Addition.

CAREERA consulting engineers, inc.
Structural, Civil, & Construction Engineering
Texas Board of Professional Engineers Firm Registration No. F–8,354
3930 Meredith Avenue Dallas, Texas 75211 o (214) 330.4771 f (214) 330.2167

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LUIS DAVID CARRERA, TEXAS PROFESSIONAL ENGINEER NO. 95182 ON THE DATE NOTED BELOW. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER AUTHORIZATION BY THE LICENSED ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING ACT.

LUIS D. CARRERA 95182 LICENSED PROFESSIONAL ENGINEER — 20 Nov 2020

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

SHEET TITLE: OVERALL DRAINAGE AREA PLAN AND CALCULATIONS
PROJECT No. C–2827
DATE: mar 2018
DRAWN BY: CCEI
CHECKED BY: CCEI

REVISION	DESCRIPTION:
05jun2020	Rev A – Extended Conc Swale Northward
29jun2020	Rev B – Added Stone Wall & Regraded East
20aug2020	Rev D – Added Eastside Masonry Wall

SHEET No. C501

REVISION D

EXISTING 6FT CHAINLINK FENCE (TYP)

EXISTING METAL BUILDING

EXISTING METAL BUILDING

EXISTING MAINTENANCE AREA

INSTALL 8' SPLIT FACE CMU WALL TO CAPTURE AND REDIRECT DRAINAGE NORTHWARD TO OUTLET POINT DIRECTLY INTO CUL-DE-SAC AND AWAY FROM EXISTING RIVER ROCK SWALE THROUGH FRONT YARDS.

CAMDEN GREEN
125' RIGHT OF WAY

EXISTING PRIVATE RIVER ROCK SWALE TO REMAIN

BROUGHTON ADDITION

EXISTING 8FT WOOD FENCE REMOVED & RELOCATED

EXISTING 8FT WOOD FENCE TO REMAIN

FINAL LOCATION OF 8' SPLIT FACE CMU WALL TO BE DETERMINED IN THE FIELD

LOT 21 **LOT 20** **LOT 19** **LOT 18**

DEVELOPED CEMETERY

PROTECT EXISTING TREES AND FENCE IN PLACE.

INSTALL 8' SPLIT FACE CMU WALL TO CAPTURE AND REDIRECT DRAINAGE EASTWARD TO CONCRETE SWALE AND AWAY FROM BACK YARDS. DRAINAGE INTO YARDS REDUCED BY APPROXIMATELY 90% TO 0.25 CFS.

DRAINAGE WILL TEMPORARILY POND ON CEMETERY SITE AND DE-SILT BEFORE OUT-LETTING INTO CUL-DE-SAC

EXISTING 6FT WOOD FENCE TO REMAIN ALONG NORTH PROP LINE

RELOCATE WALL AROUND TREE IF FEASIBLE TO PROTECT IN PLACE

DEVELOPED

MAN GATE ADDED FOR MAINTENANCE ACCESS

25' SETBACK LINE

LOT 12 **LOT 13**

20' PRIVATE ROADWAY

25'-0"

MAN GATE ADDED FOR MAINTENANCE ACCESS

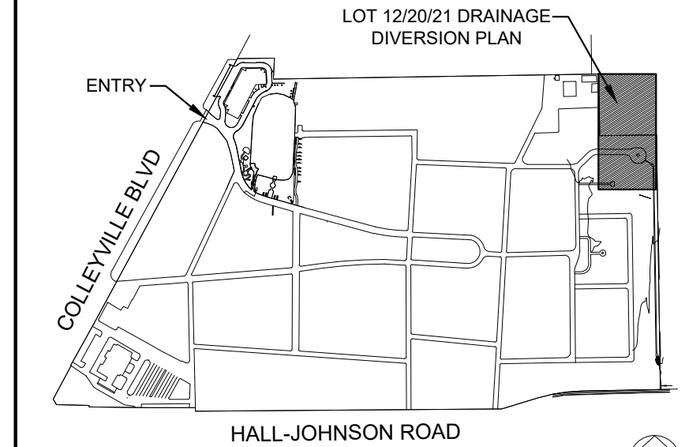
PROPOSED TREE. LOCATION TO BE DETERMINED BY RESIDENT, TYP.

CUL-DE-SAC TO BE RECONSTRUCTED TO CONVEY DRAINAGE INTO CONCRETE SWALE

CONCRETE SWALE TO COLLECT AND CONVEY DRAINAGE FROM CUL-DE-SAC TO 3' DRAINAGE SWALE

EXISTING TREES TO REMAIN ALONG EAST PROP LINE

NEW CONC SWALE ±3.0' WIDE



LOCATION MAP

LOT 12/20/21 DRAINAGE DIVERSION PLAN

Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)
08/20/20

0 25' 50'

NORTH

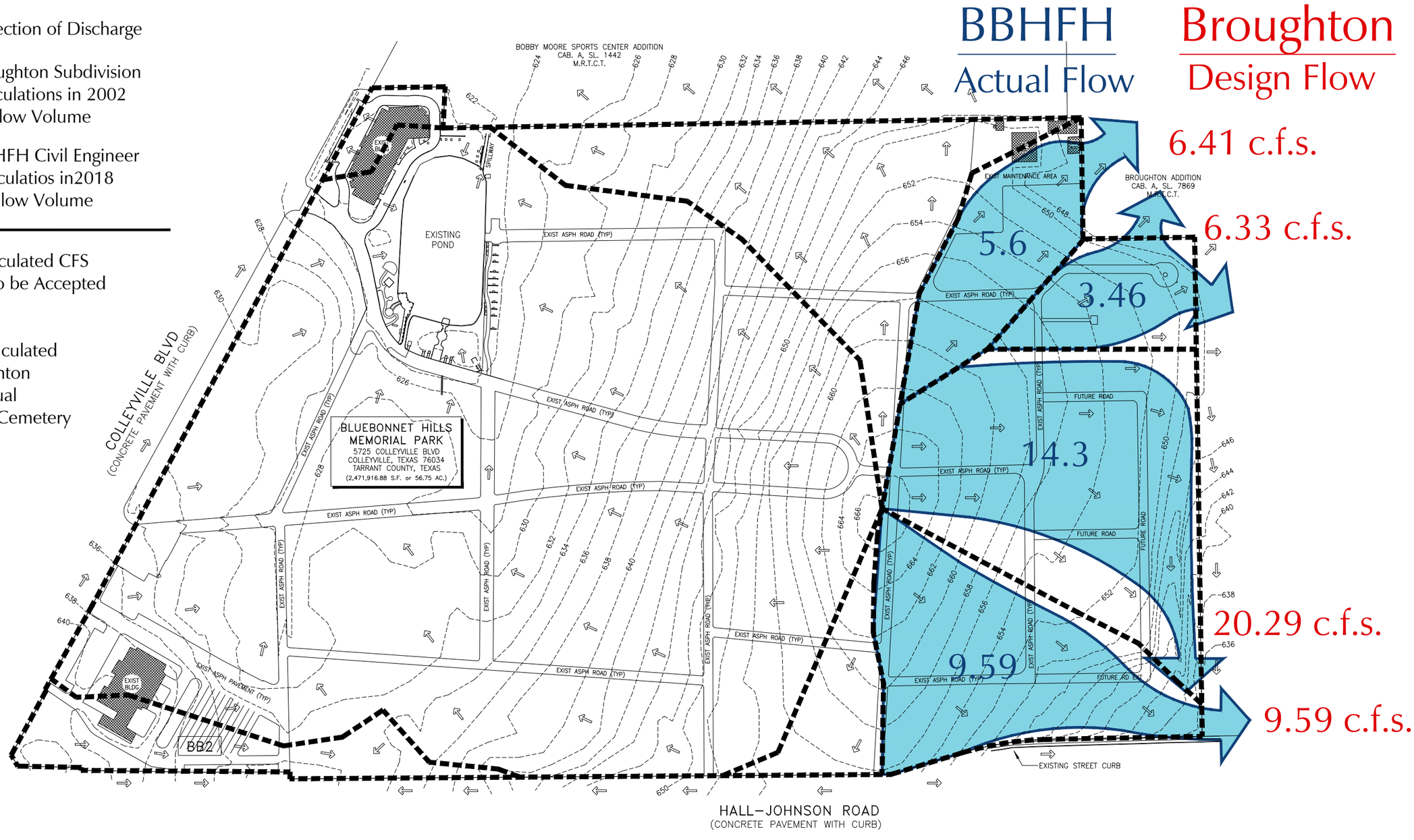
CLARK & GREEN Associates Landscape Architecture

Legend

Light Blue Area	Drainage Areas
Arrows	Direction of Discharge
Red Numbers *	Broughton Subdivision Calculations in 2002 of Flow Volume
Blue Numbers **	BBHFH Civil Engineer Calculatios in2018 of Flow Volume

* Broughton Developer Calculated CFS (Cubic Feet Per Second) to be Accepted by Broughton Subdivision

** BBHFH Civil Engineer Calculated CFS Discharging to Broughton Subdivision Based on Actual Development Patterns of Cemetery



Original Broughton Design

Bluebonnet Hills Funeral Home and Memorial Park

5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)

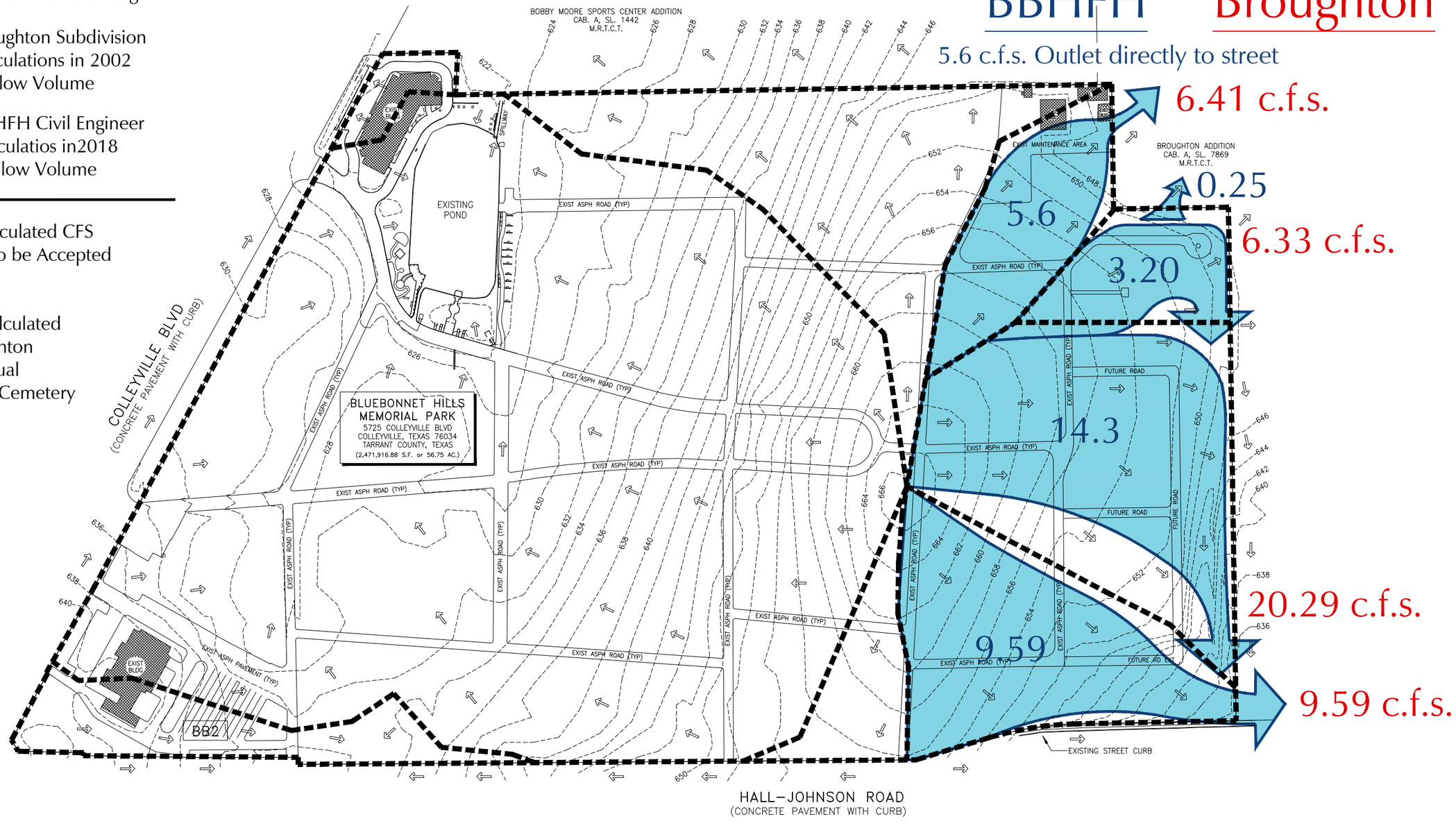
06/02/20

Legend

Light Blue Area	Drainage Areas
Arrows	Direction of Discharge
Red Numbers *	Broughton Subdivision Calculations in 2002 of Flow Volume
Blue Numbers **	BBHFH Civil Engineer Calculatios in2018 of Flow Volume

* Broughton Developer Calculated CFS (Cubic Feet Per Second) to be Accepted by Broughton Subdivision

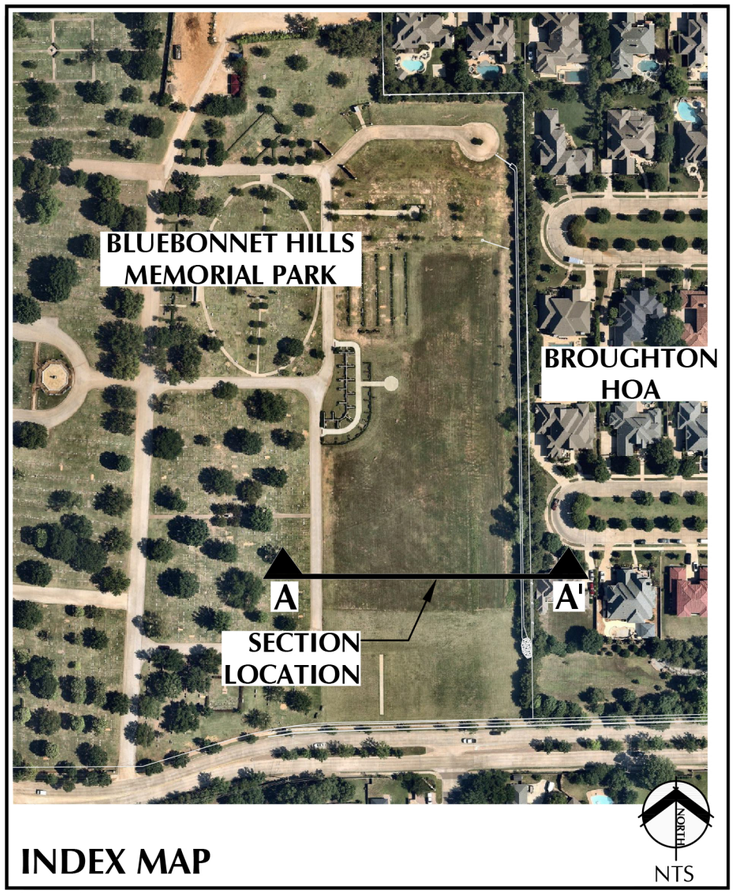
** BBHFH Civil Engineer Calculated CFS Discharging to Broughton Subdivision Based on Actual Development Patterns of Cemetery



Proposed BBHFH Revised Drainage Flows

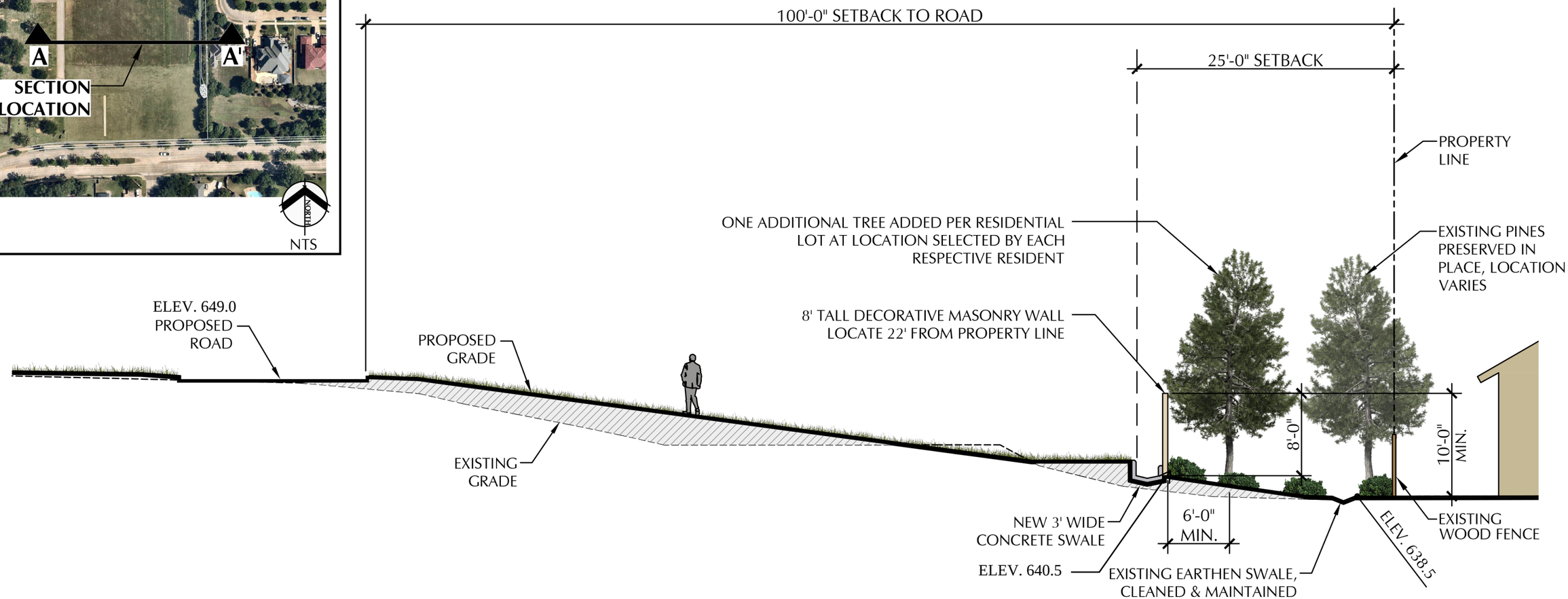
Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)
06/02/20

0 50' 100' 200'



INDEX MAP

NTS



SECTION A-A'

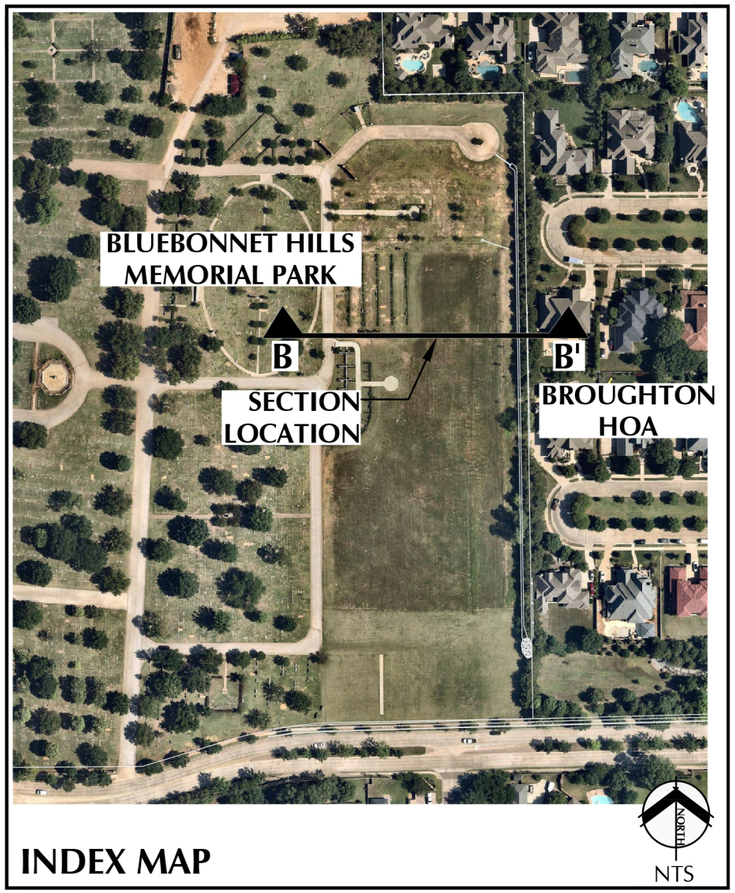
0 5' 10'

Master Plan - Section A-A'

Bluebonnet Hills Funeral Home and Memorial Park

5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)

08/08/20



INDEX MAP

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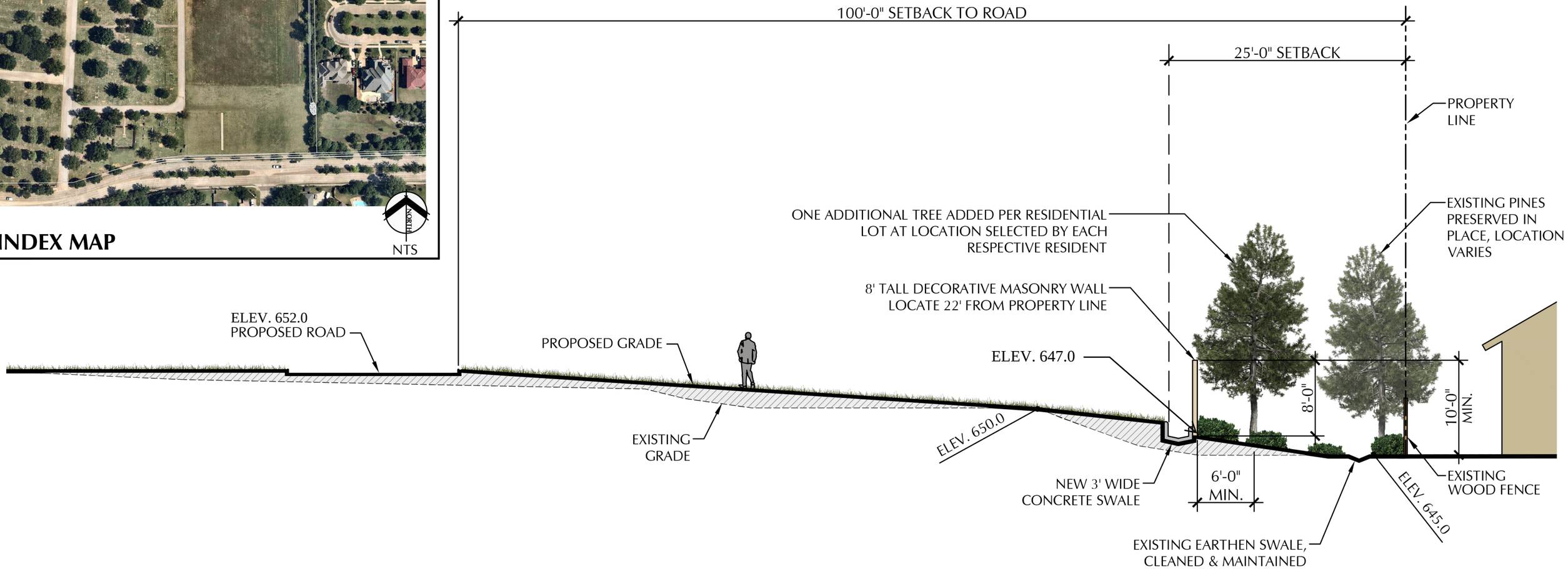


SECTION B-B'

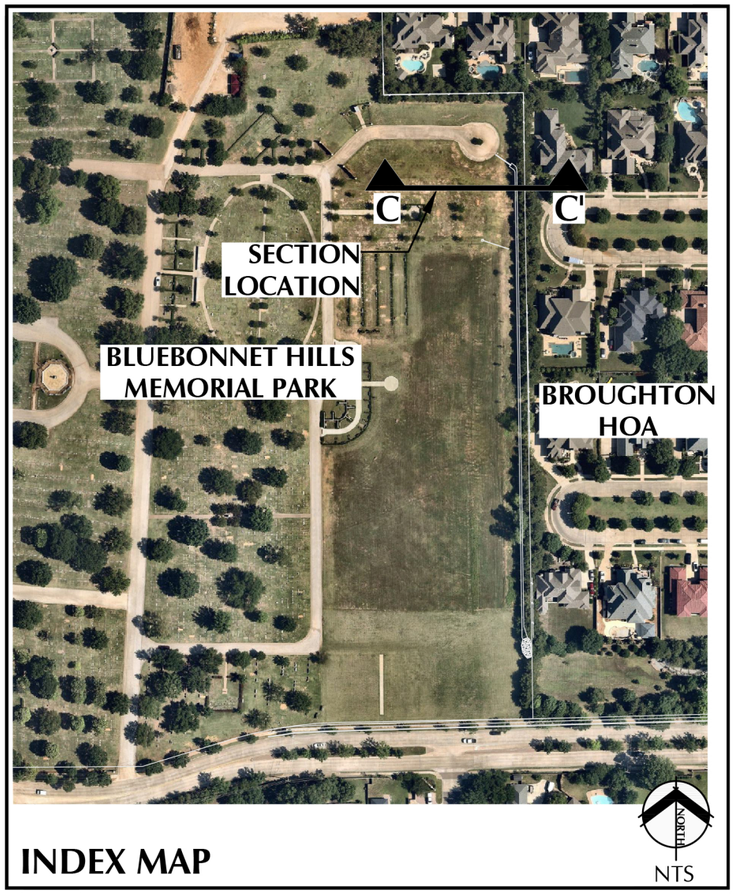
0 5' 10'

Master Plan - Section B-B'

Bluebonnet Hills Funeral Home and Memorial Park

5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)

08/08/20



INDEX MAP

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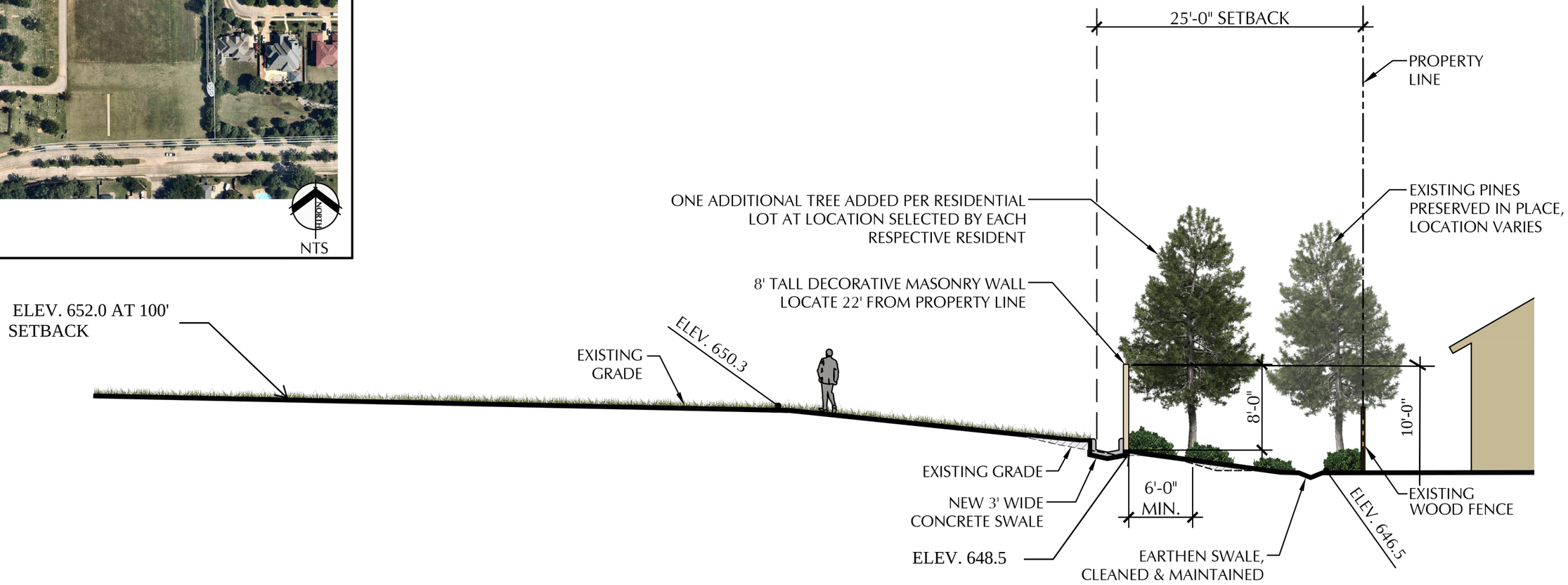

SECTION C-C'

0 5' 10'

Master Plan - Section C-C'

Bluebonnet Hills Funeral Home and Memorial Park

5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)

08/13/20

INDEX MAP

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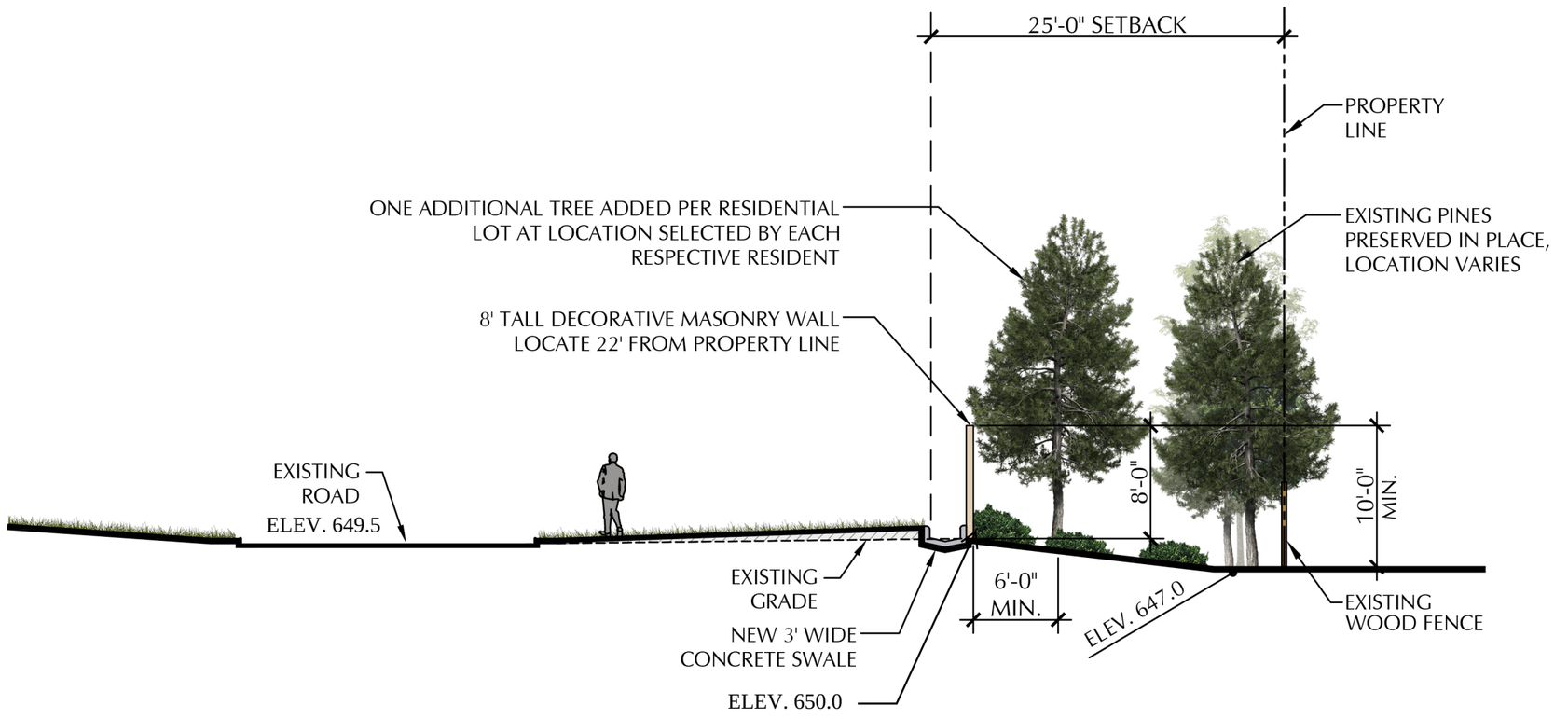


SECTION D-D'

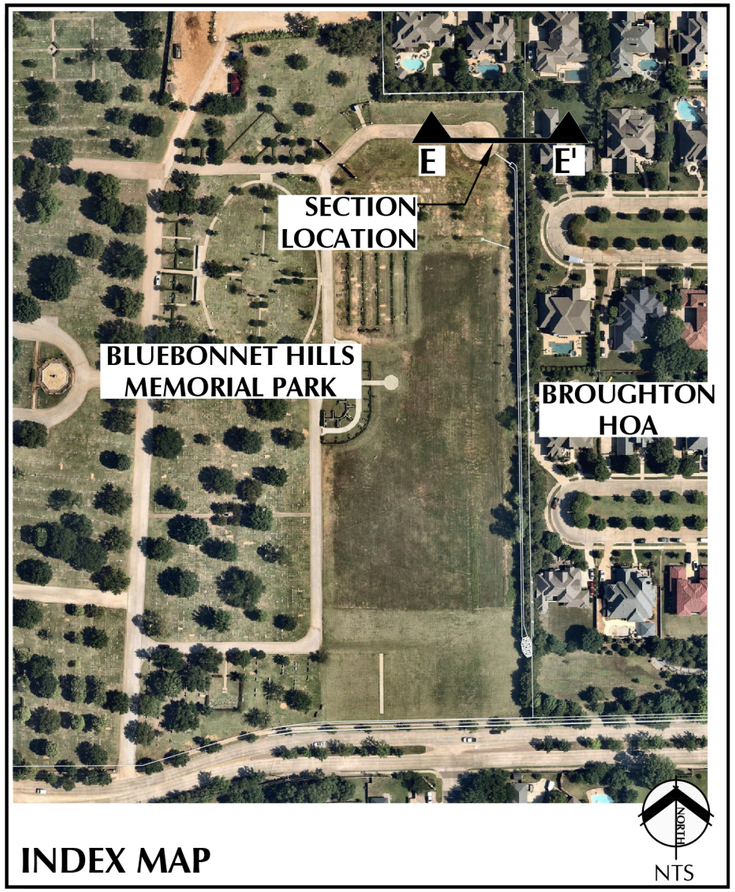
0 5' 10'

Master Plan - Section D-D'

Bluebonnet Hills Funeral Home and Memorial Park

5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)

08/08/20



INDEX MAP

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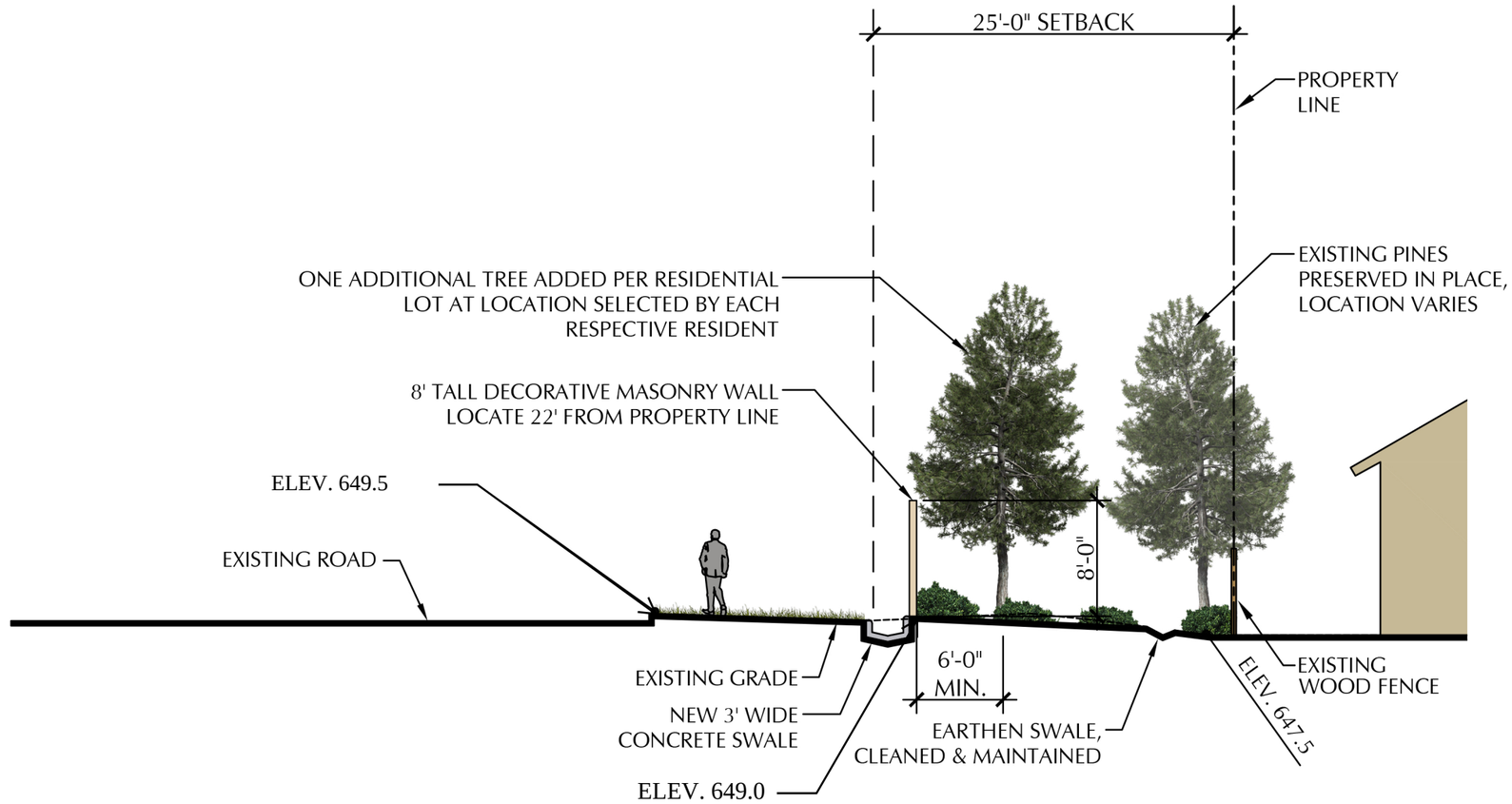


SECTION E-E'

0 5' 10'

Master Plan - Section E-E'

Bluebonnet Hills Funeral Home and Memorial Park

5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)

08/13/20

1A - Looking West From Arrington Green
Existing View

CLARK & GREEN
Associates
Landscape Architecture

1B - Looking West From Arrington Green
With Wall

CLARK & GREEN
Associates
Landscape Architecture

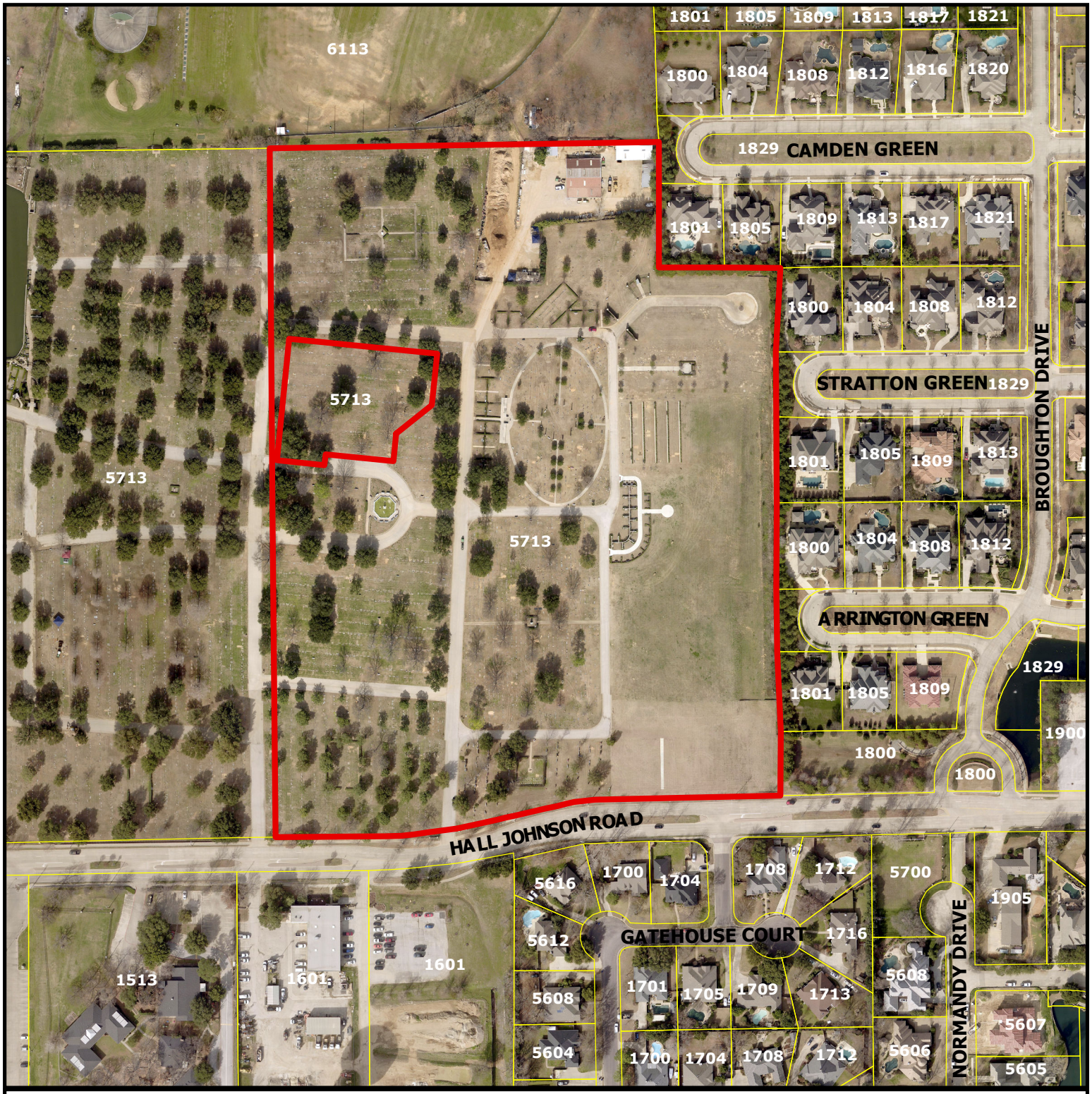
2A - Looking West from Stratton Green
Existing View

CLARK & GREEN
Associates
Landscape Architecture

2B - Looking West from Stratton Green
With Wall

CLARK & GREEN
Associates
Landscape Architecture

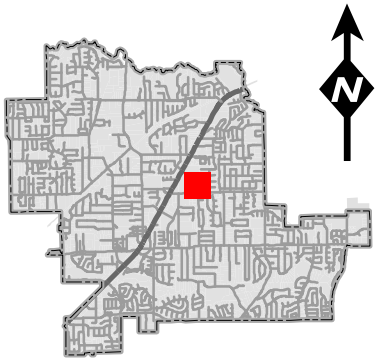
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC20-001

5713 Colleyville Blvd



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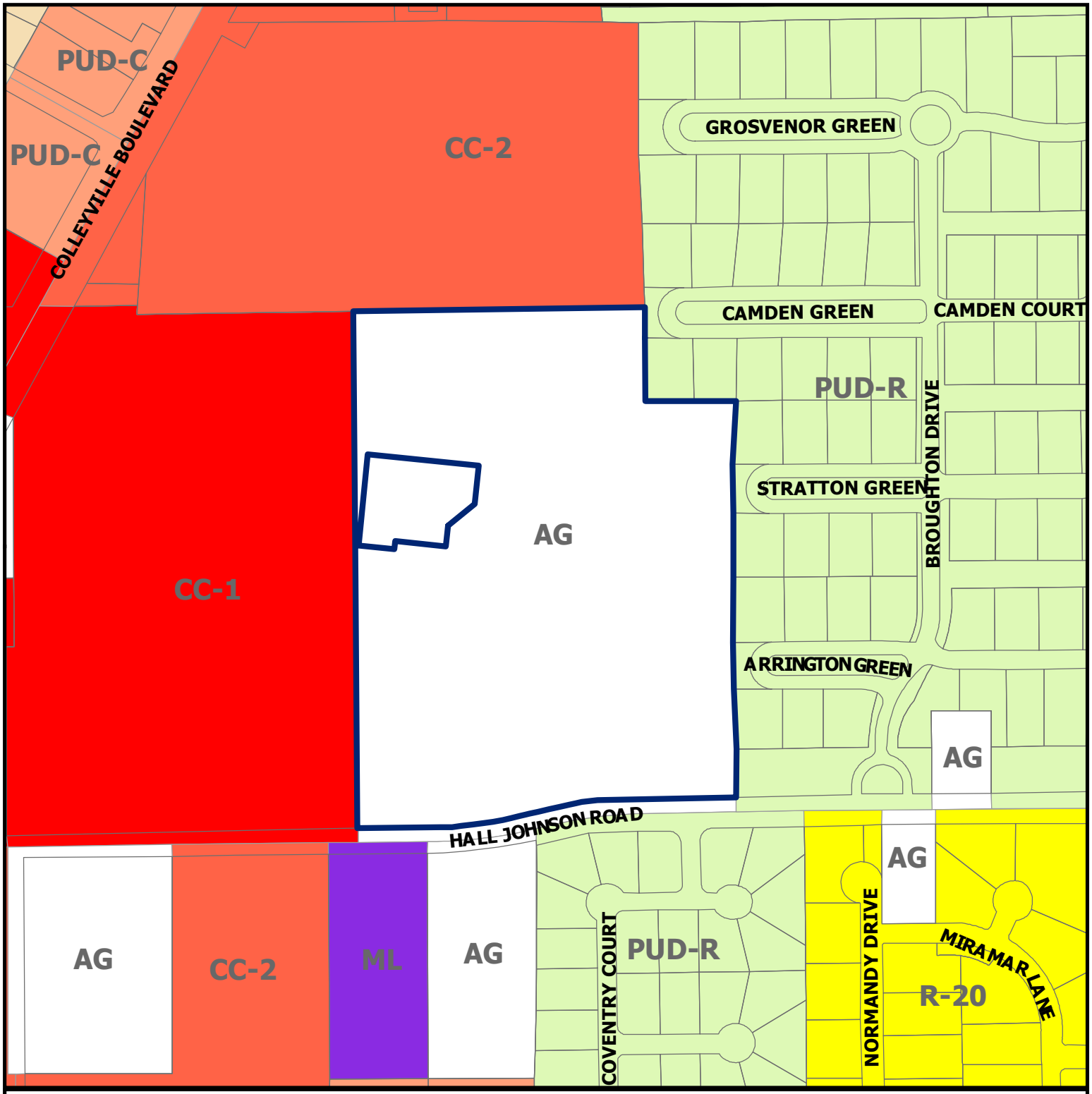
Subject Property

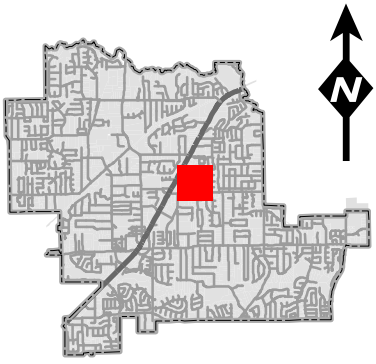
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC20-001

5713 Colleyville Blvd



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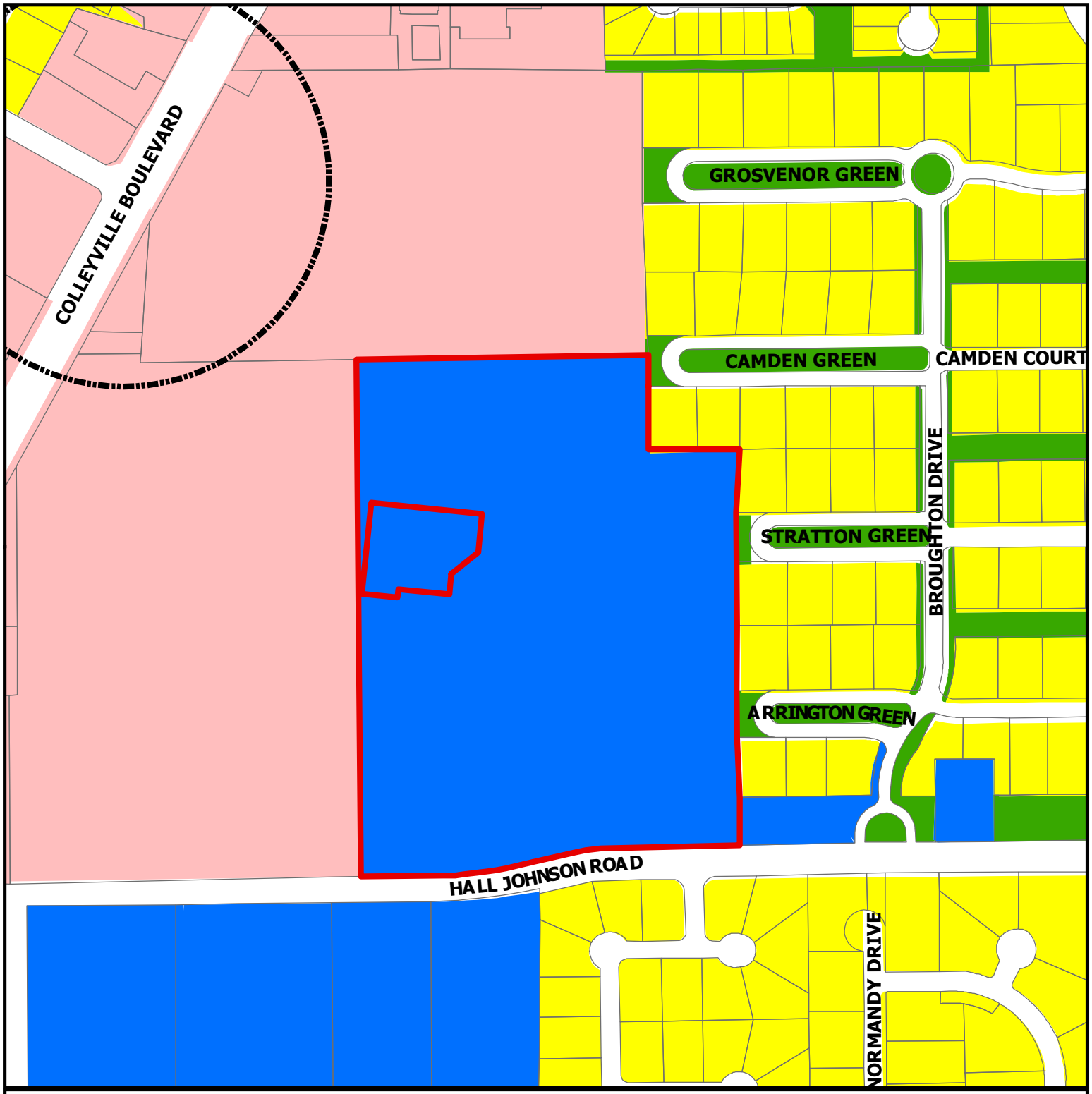
Subject Property

Future Land Use Map

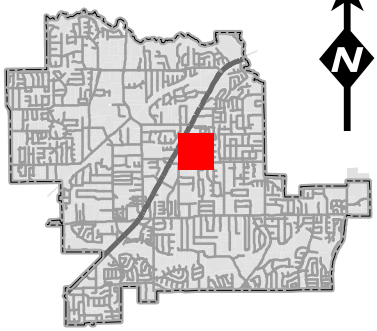


CITY OF COLLEYVILLE TEXAS

ZC20-001

5713 Colleyville Blvd

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



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.

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:

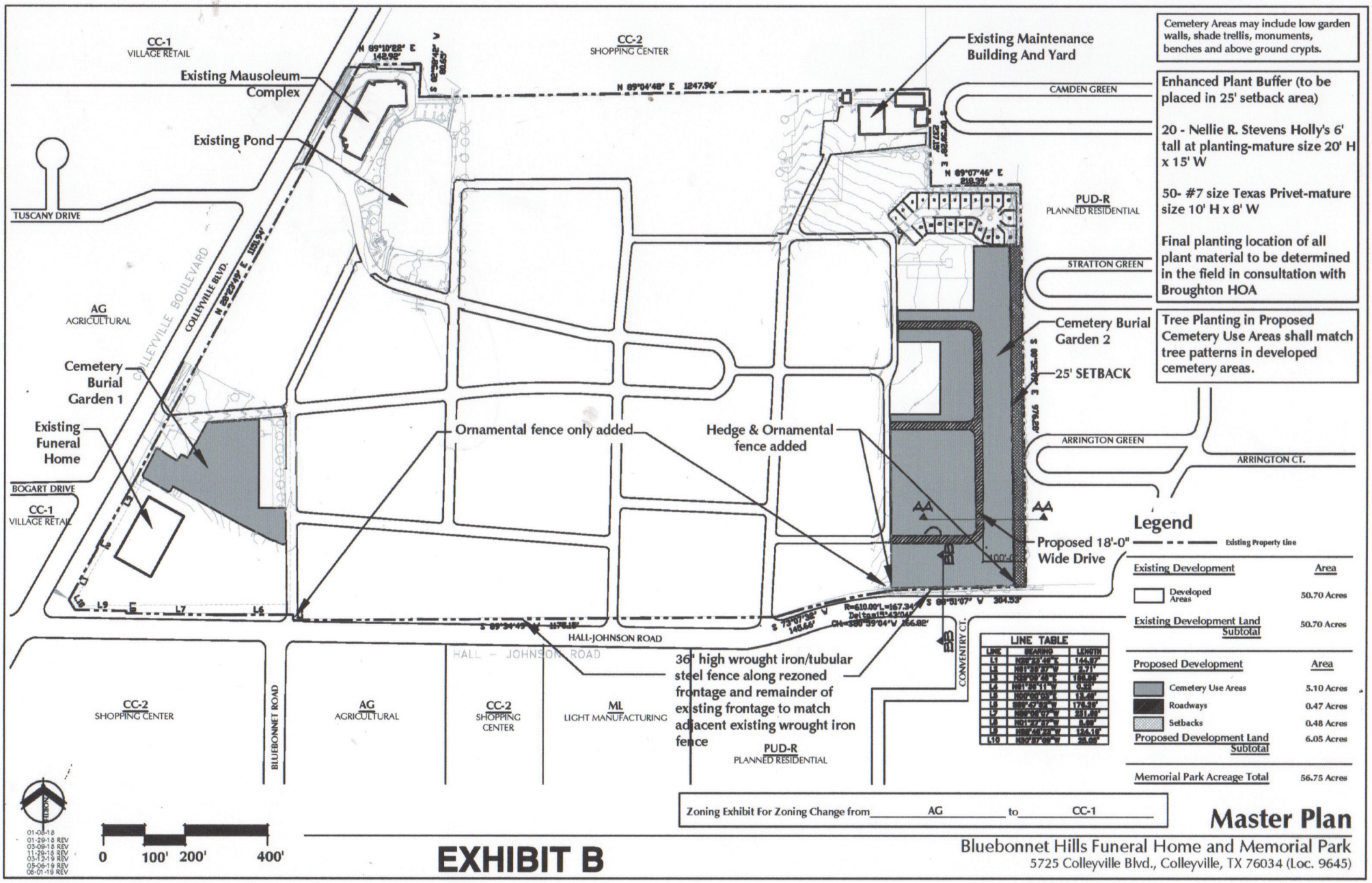
Bluebonnet Hills appreciates the time that neighbors spent working with it to reach an agreement and respectfully request the support of the Planning and Zoning Commission and City Council.

Zoning Exhibit

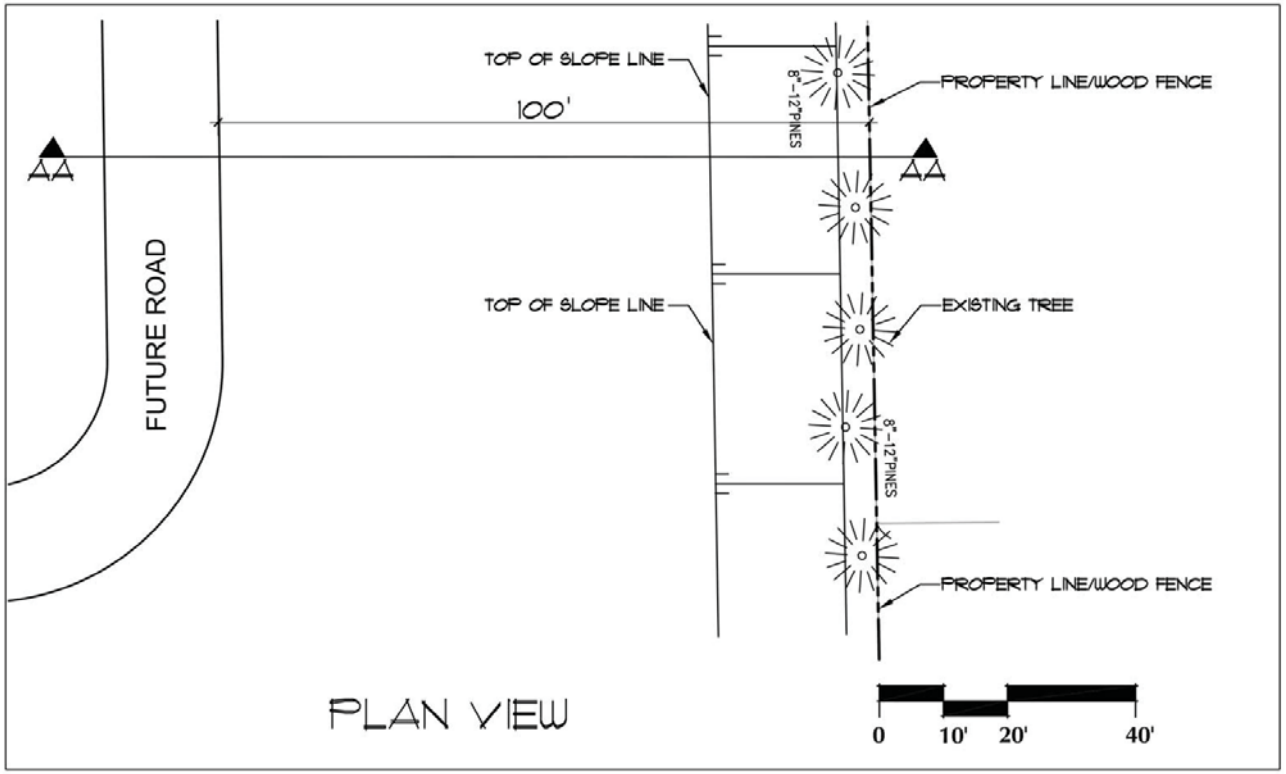
Zoning Exhibit

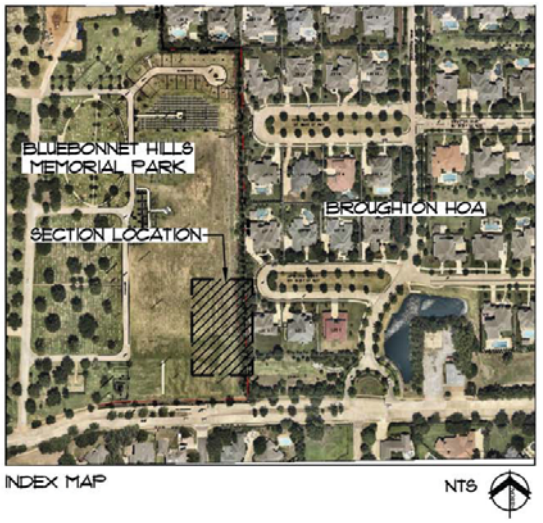
Zoning Exhibit

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





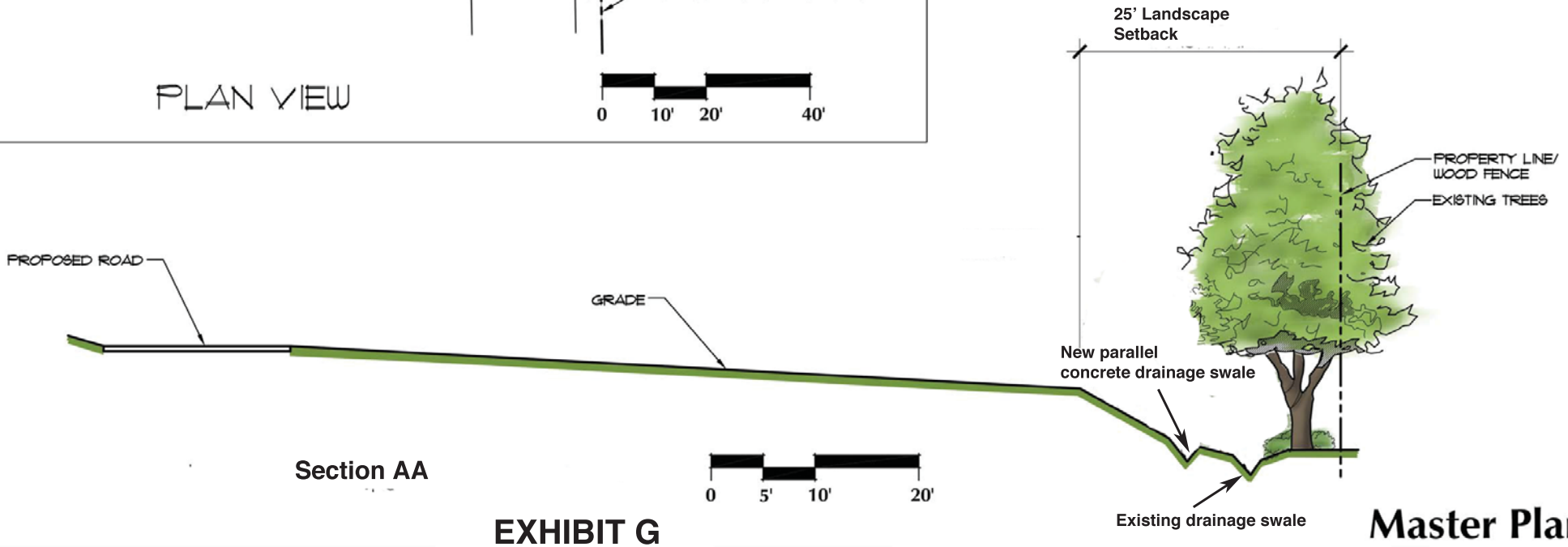
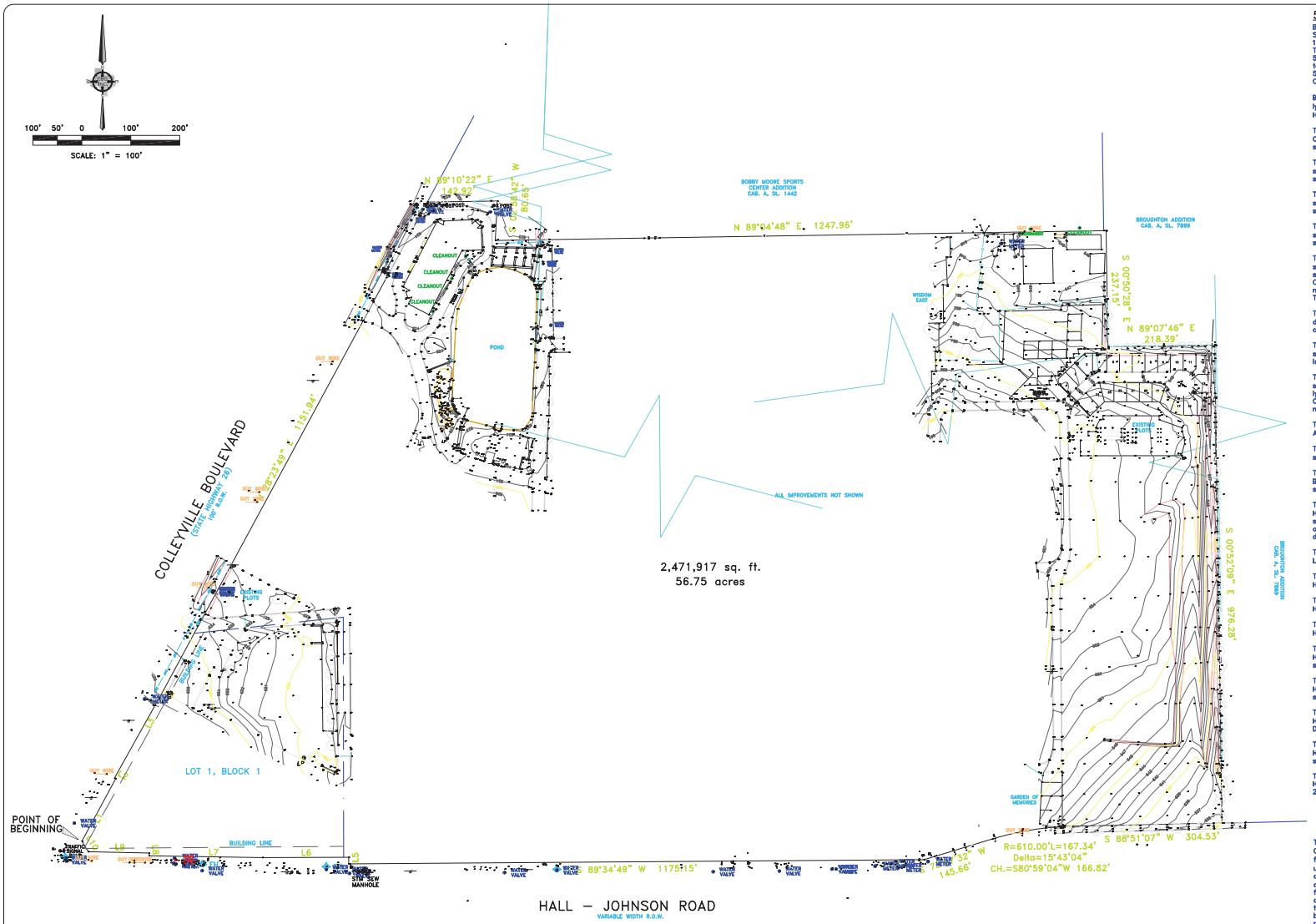


EXHIBIT G

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

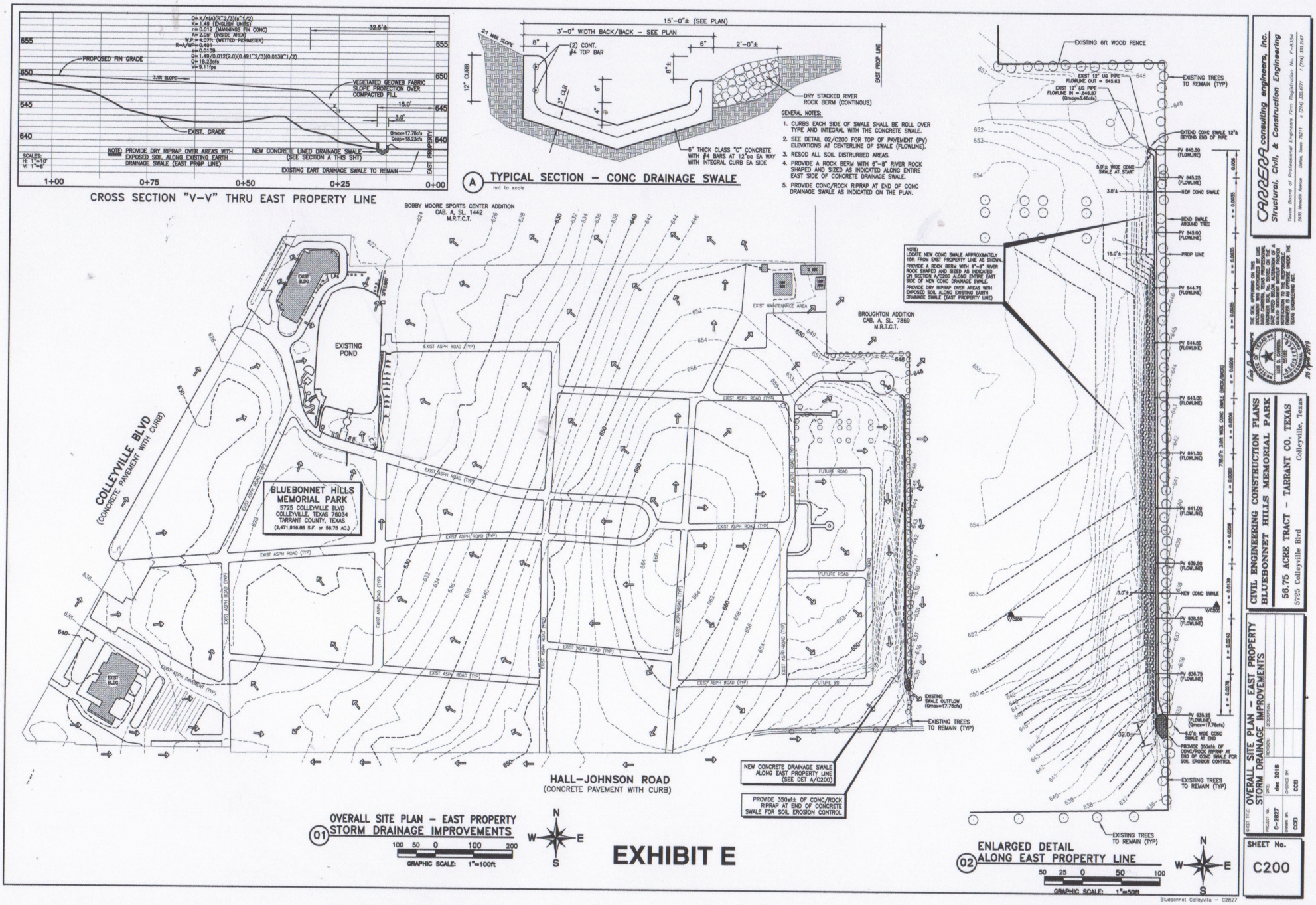
J. BYAS SURVEY, ABSTRACT NO. 180 AND
N. LONEY SURVEY, ABSTRACT NO. 937

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

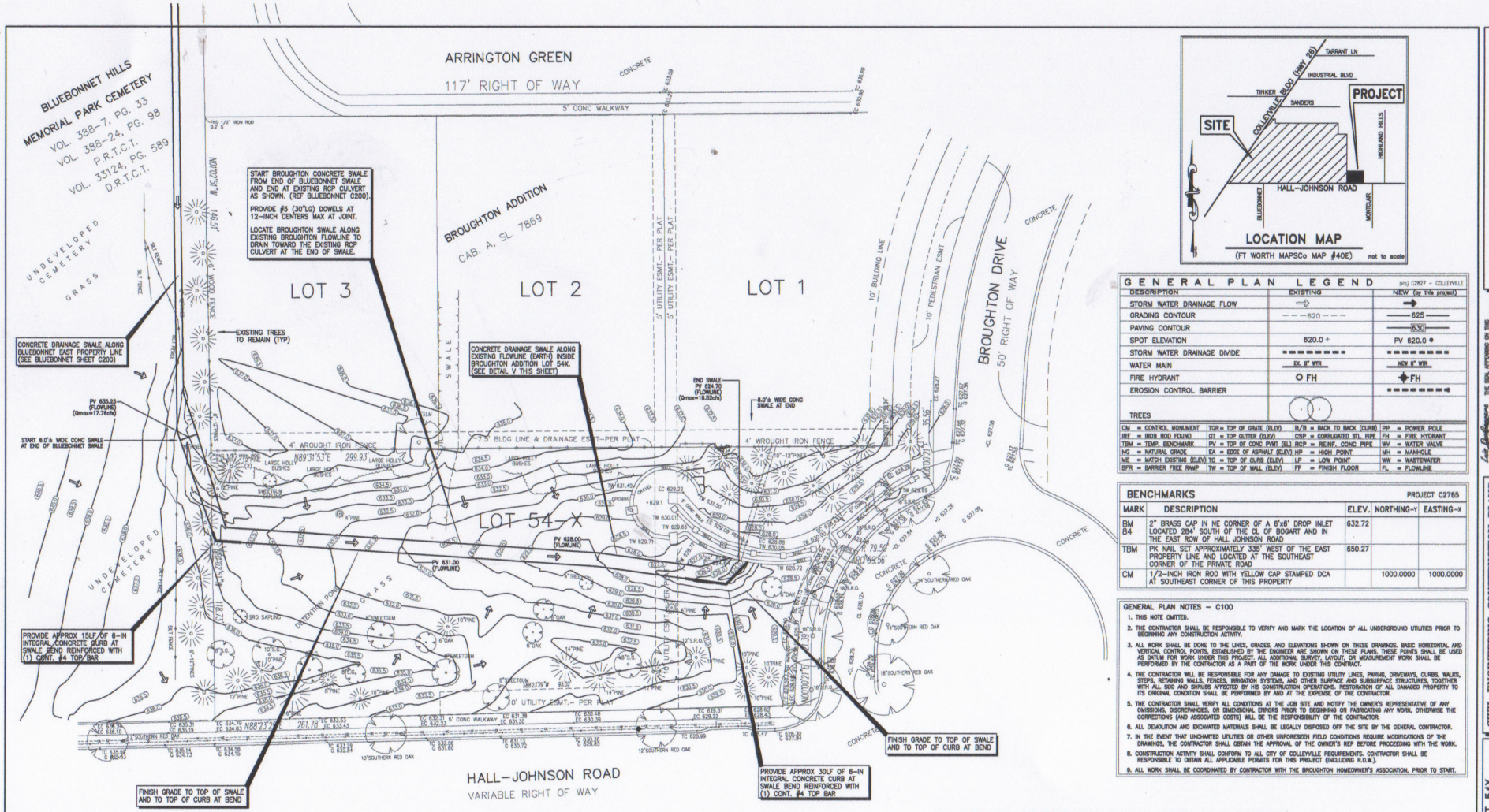
PROJECT No.	DATE	DRAWN BY	CHECKED BY
C-2827	Dec 2016	CCD	CCD

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.

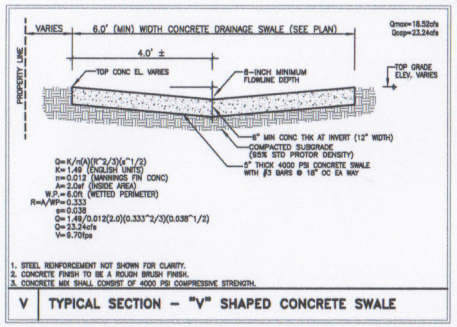


EXHIBIT F

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

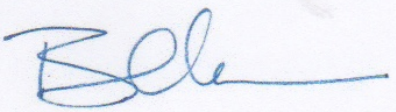
Broughton

Maintenance Association, Inc. (BMA)

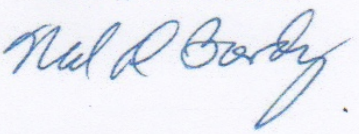
Signed,

The Broughton Maintenance Association, Inc. Board of Directors

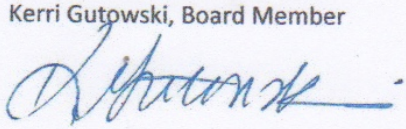
Bryan Hoeller, Board Member



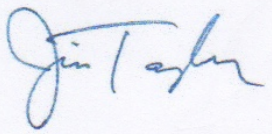
Neal Bondy, Board Member



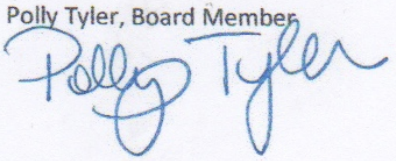
Kerri Gutowski, Board Member



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

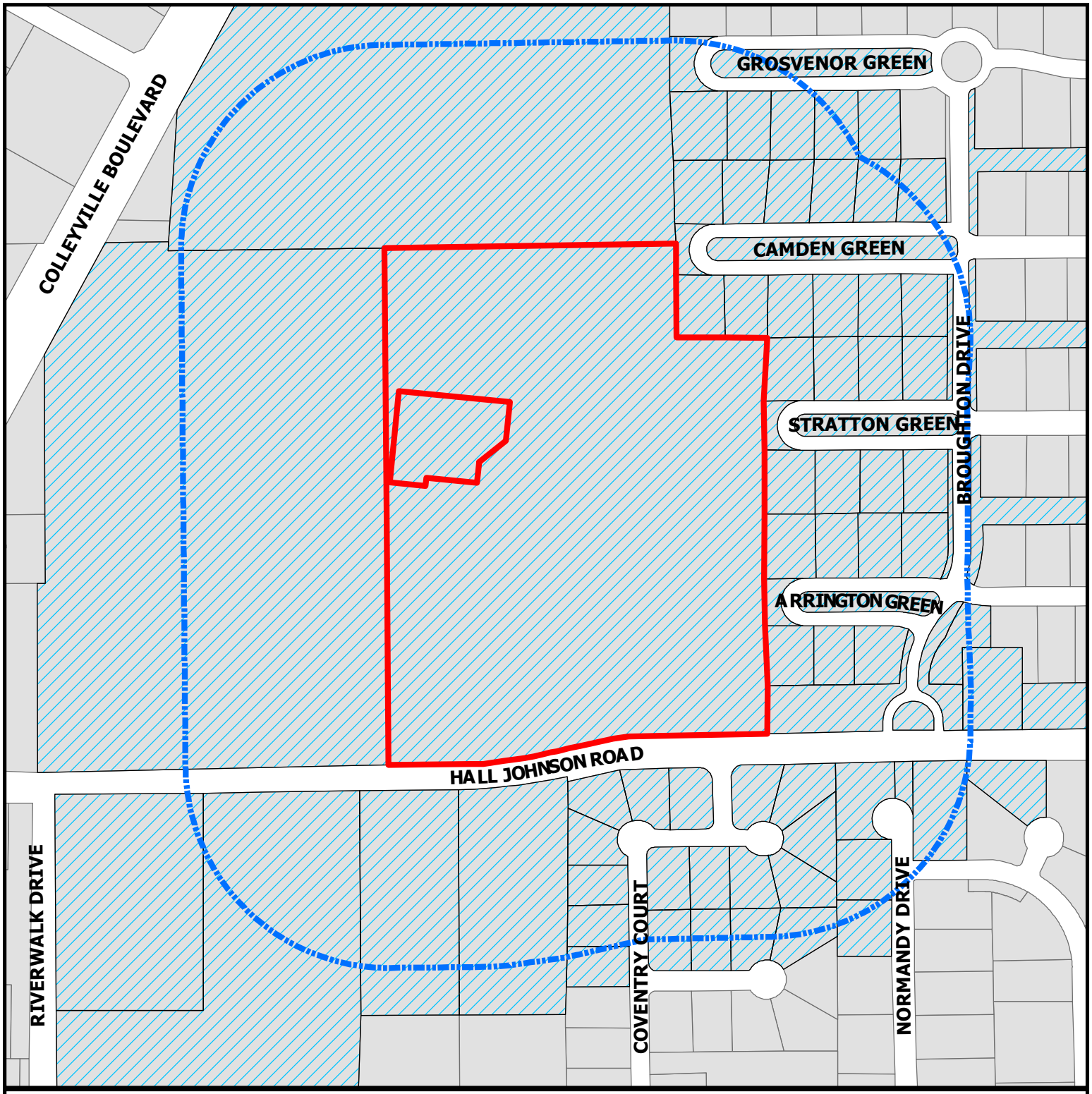
Print name and title CARY P. GROSSI MARKET DIRECTOR

Stone Crest Estates Homeowners Association:

Signature _____ Date: _____

Print name and title _____

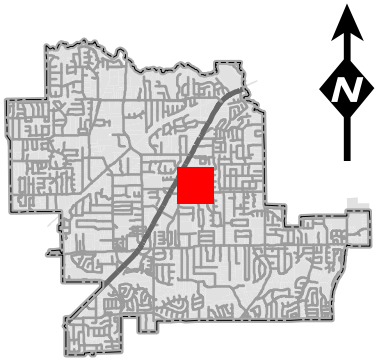
Notification Map



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

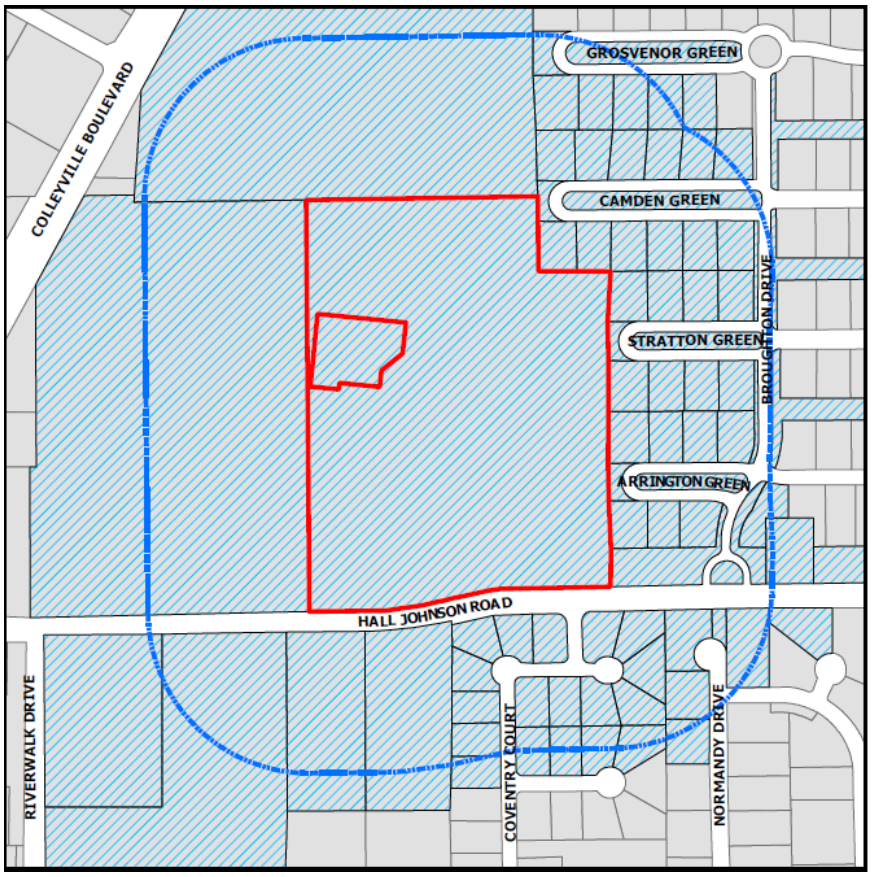
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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 A TRACT 2 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 Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning 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 City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

Sec. 1. 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. 2. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.

Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein, and subject to the following conditions:

1. As depicted in the attached Exhibit "A" and Exhibit "C".

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT 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 1st day of September 2020.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS, ON THIS THE 1ST DAY OF SEPTEMBER 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:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map

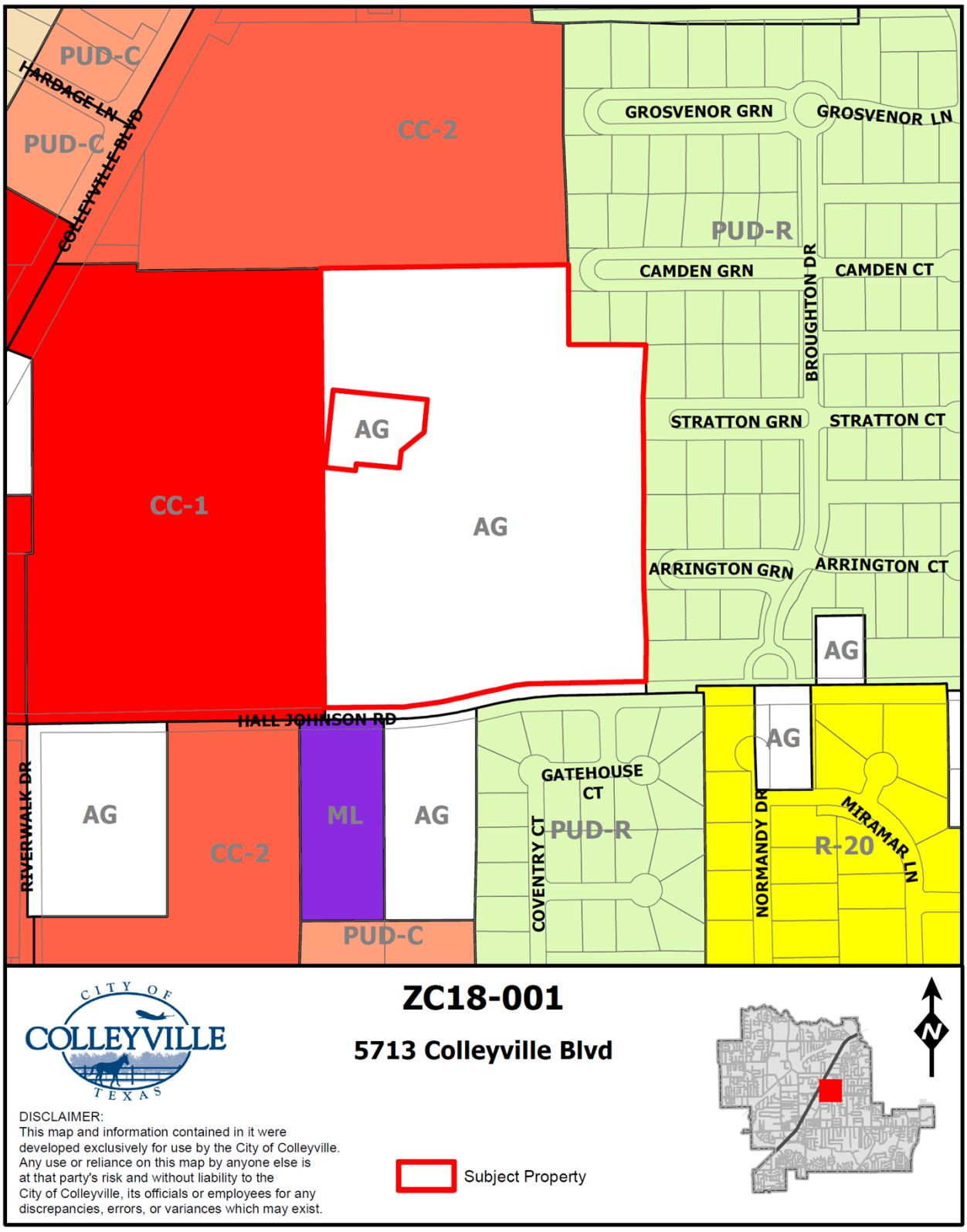


Exhibit "B" – Statement of Planning Objectives

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.

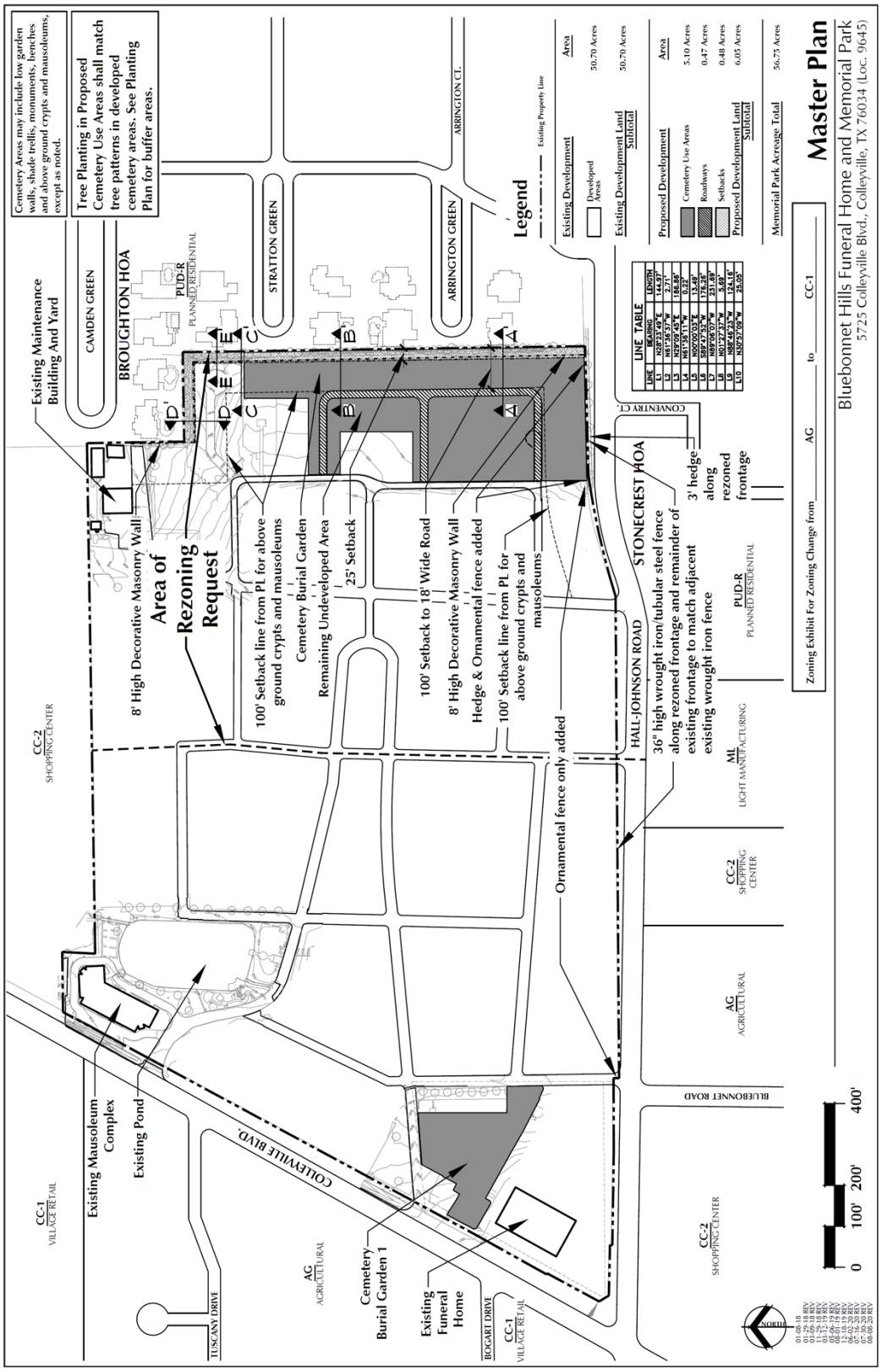
12) Bluebonnet Hills will plant a solid 3-foot high shrub row along Hall Johnson as shown on Exhibits B and H. The shrubs will be planted within three months from the passage of the rezoning ordinance or during optimum planting season, whichever is less time. The shrubs will be maintained at a height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

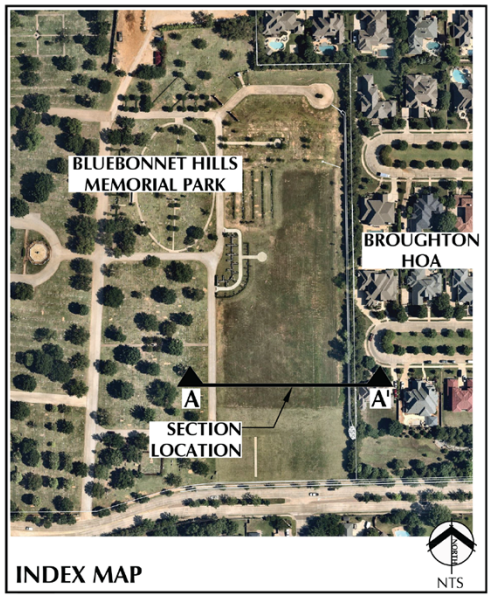
13) Bluebonnet Hills will plant evergreen trees as grave sites are developed consistent with the current tree coverage. All trees and plants will be irrigated and will be replace on a timely basis if they should die.

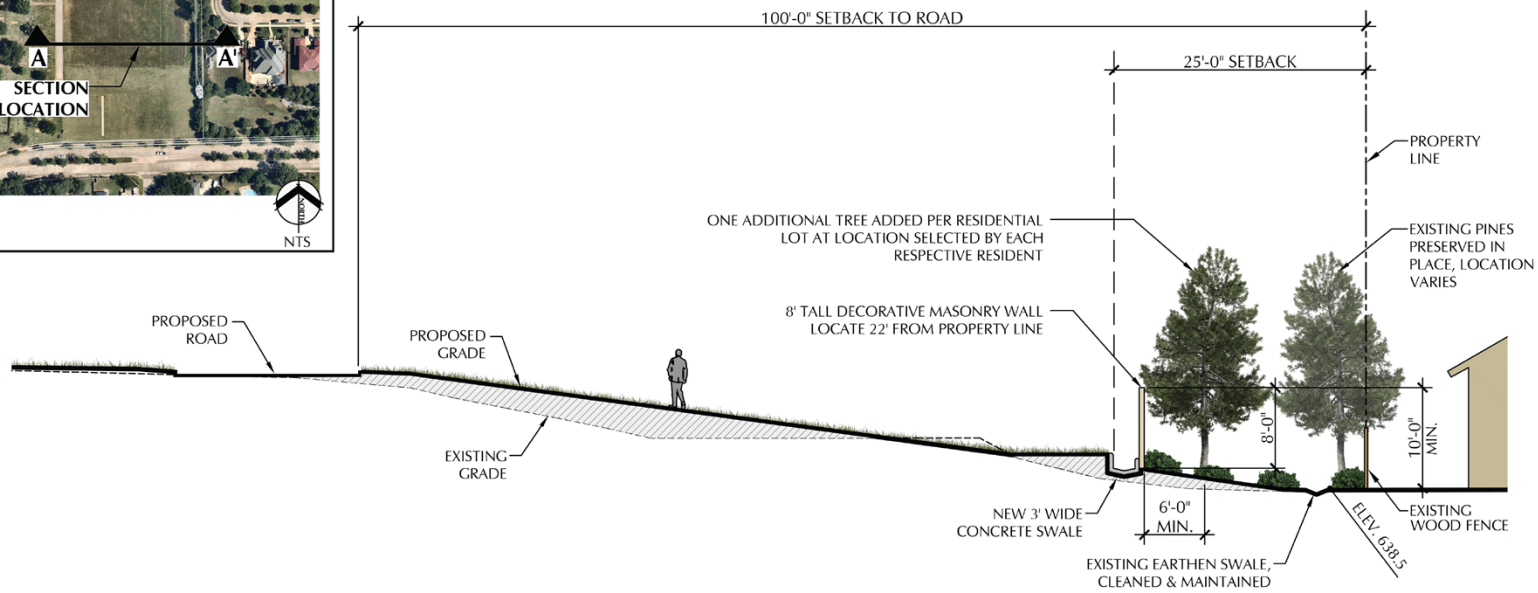
Conclusion:

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





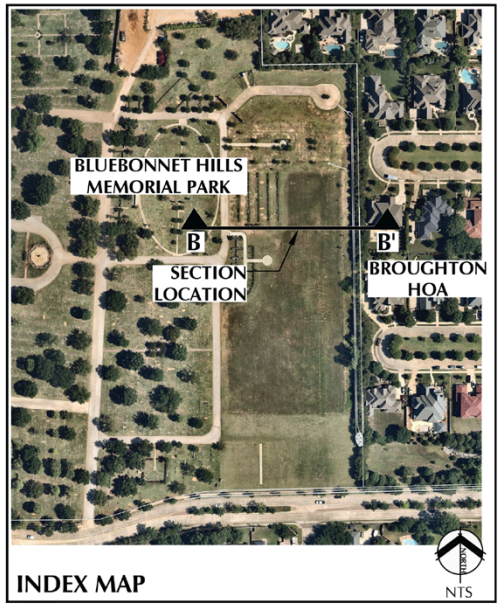


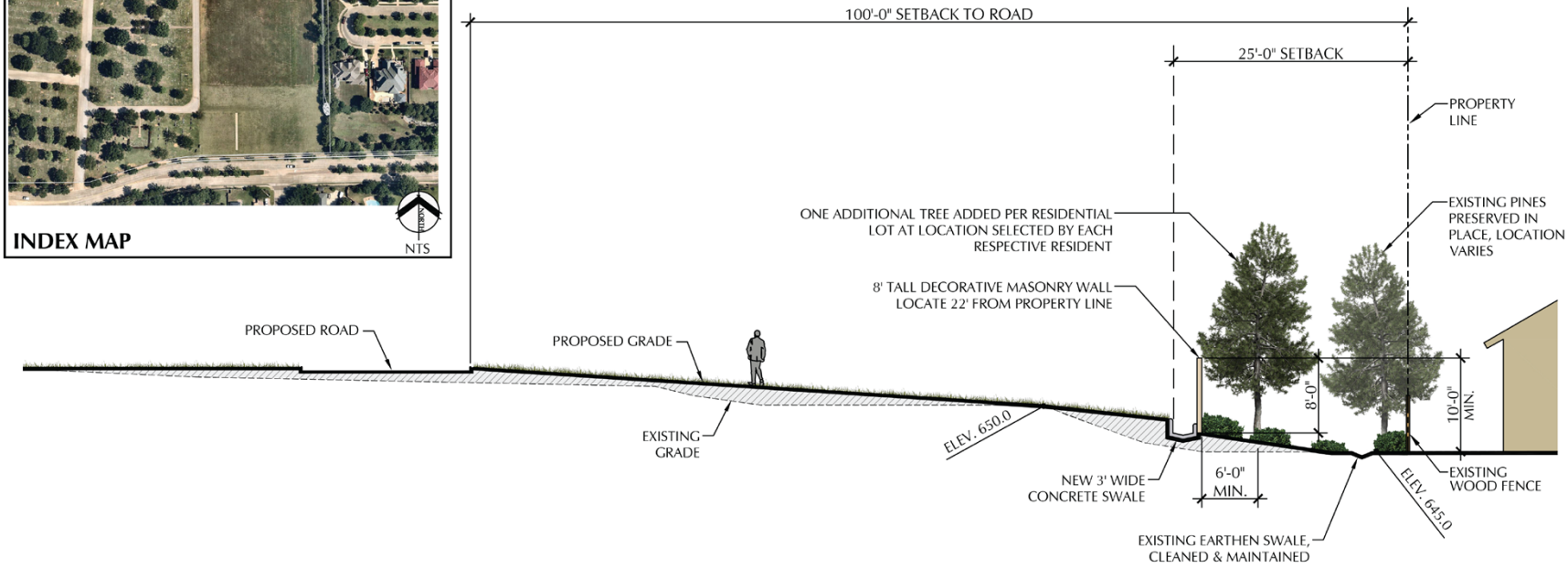
SECTION A-A'

0 5' 10'

Master Plan - Section A-A'

Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)
08/08/20



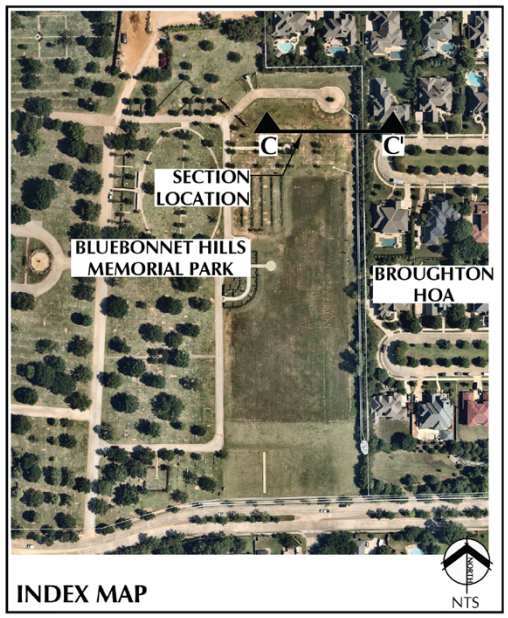


SECTION B-B'

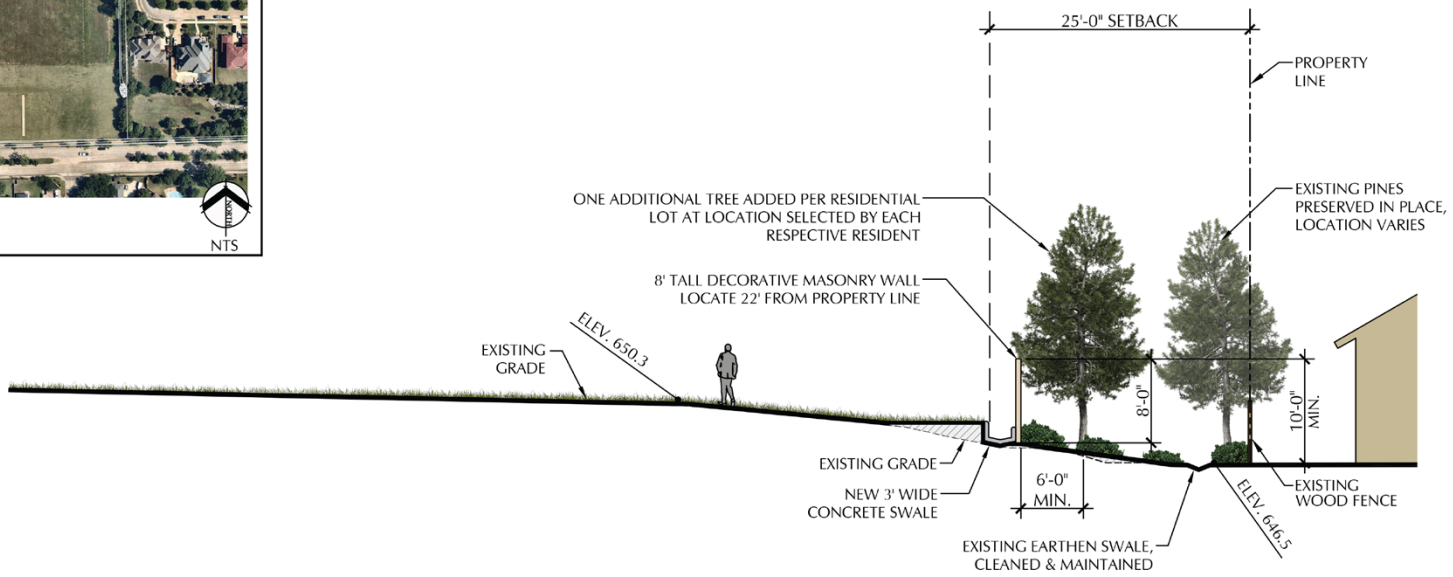
0 5' 10'

Master Plan - Section B-B'

Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)
08/08/20



INDEX MAP

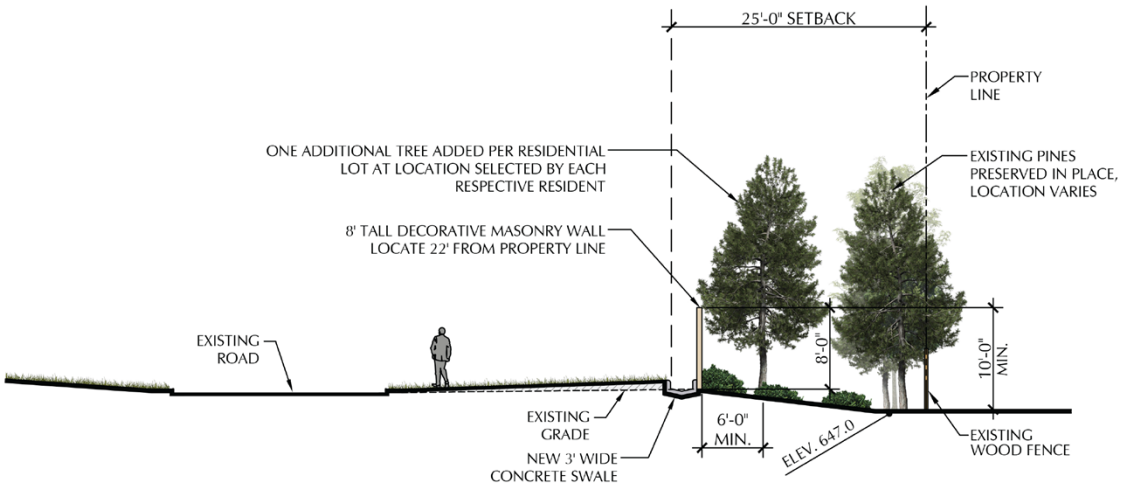


SECTION C-C'

0 5' 10'

Master Plan - Section C-C'

Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)
08/08/20

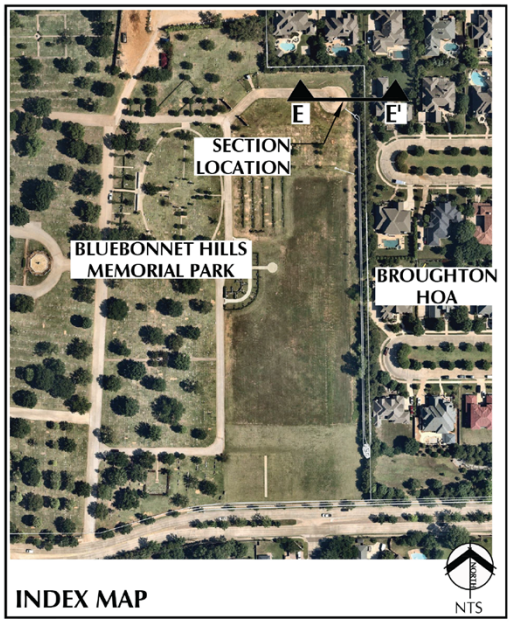


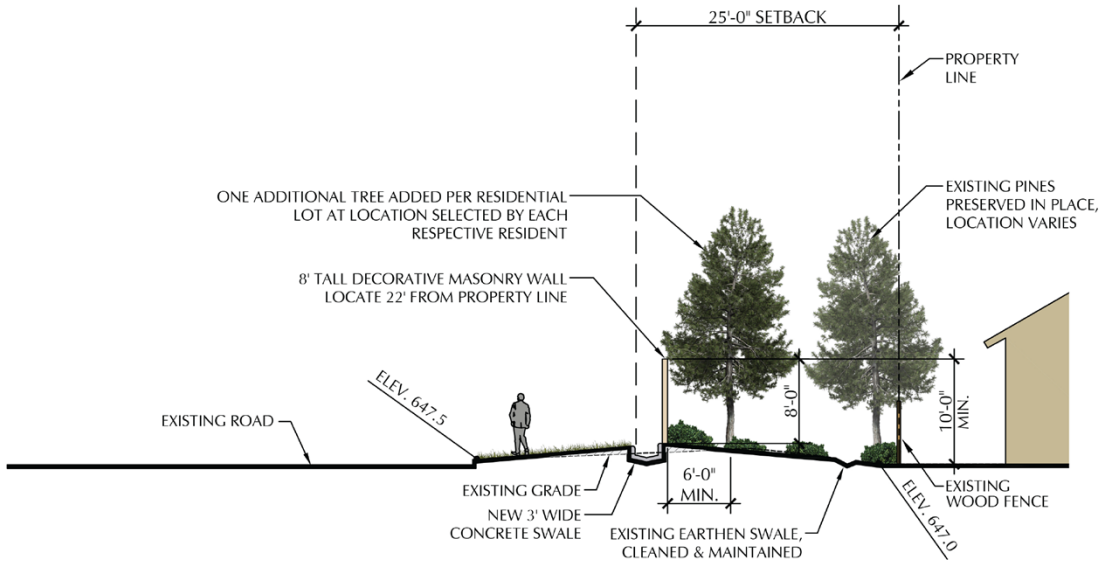
SECTION D-D'

0 5' 10'

Master Plan - Section D-D'

Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)
08/08/20





SECTION E-E'

0 5' 10'

Master Plan - Section E-E'

Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)
08/08/20

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 7b **Agenda Date** 9/1/2020 **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

UPDATE: The applicant met with City Council, staff, and adjacent residents to develop an acceptable plan for screening and drainage. A public hearing was held on August 18, 2020 where the applicant presented the revised plan showing an 8-foot masonry wall and drainage channel a minimum of 22 feet from the eastern property line. Additional trees were also proposed. The item was tabled to allow for final adjustments to the plans to be made.

Several concerns were raised during the public hearing at the first reading 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. The applicant has revised the plans which are attached as part of the packet.

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. Revised Exhibits - 08.25.20
2. Screening Wall View Exhibits - 08.25.20
3. Notification Map
4. Notification List
5. Property Owner Notification
6. Ordinance O-20-2112

Cemetery Areas may include low garden walls, shade trellis, monuments, benches and above ground crypts and mausoleums, except as noted.

Tree Planting in Proposed Cemetery Use Areas shall match tree patterns in developed cemetery areas. See Planting Plan for buffer areas.

CC-1
VILLAGE RETAIL

CC-2
SHOPPING CENTER

Existing Maintenance Building And Yard

CAMDEN GREEN

BROUGHTON HOA

Existing Mausoleum Complex

Existing Pond

8' High Decorative Masonry Wall

Area of Rezoning Request

PUD-R
PLANNED RESIDENTIAL

TUSCANY DRIVE

COLLEYVILLE BLVD.

100' Setback line from PL for above ground crypts and mausoleums

Cemetery Burial Garden

Remaining Undeveloped Area

25' Setback

STRATTON GREEN

AG
AGRICULTURAL

Cemetery Burial Garden 1

Existing Funeral Home

100' Setback to 18' Wide Road

8' High Decorative Masonry Wall

Hedge & Ornamental fence added

ARRINGTON GREEN

ARRINGTON CT.

BOGART DRIVE

CC-1
VILLAGE RETAIL

100' Setback line from PL for above ground crypts and mausoleums

Ornamental fence only added

HALL-JOHNSON ROAD

STONECREST HOA

36" high wrought iron/tubular steel fence along rezoned frontage and remainder of existing frontage to match adjacent existing wrought iron fence

3' hedge along rezoned frontage

CONVENTRY CT.

CC-2
SHOPPING CENTER

BLUEBONNET ROAD

AG
AGRICULTURAL

CC-2
SHOPPING CENTER

ML
LIGHT MANUFACTURING

PUD-R
PLANNED RESIDENTIAL

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°06'07"W	231.69'
L8	N01°27'37"W	5.69'
L9	N88°46'23"W	124.16'
L10	N30°57'09"W	25.05'

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

NORTH

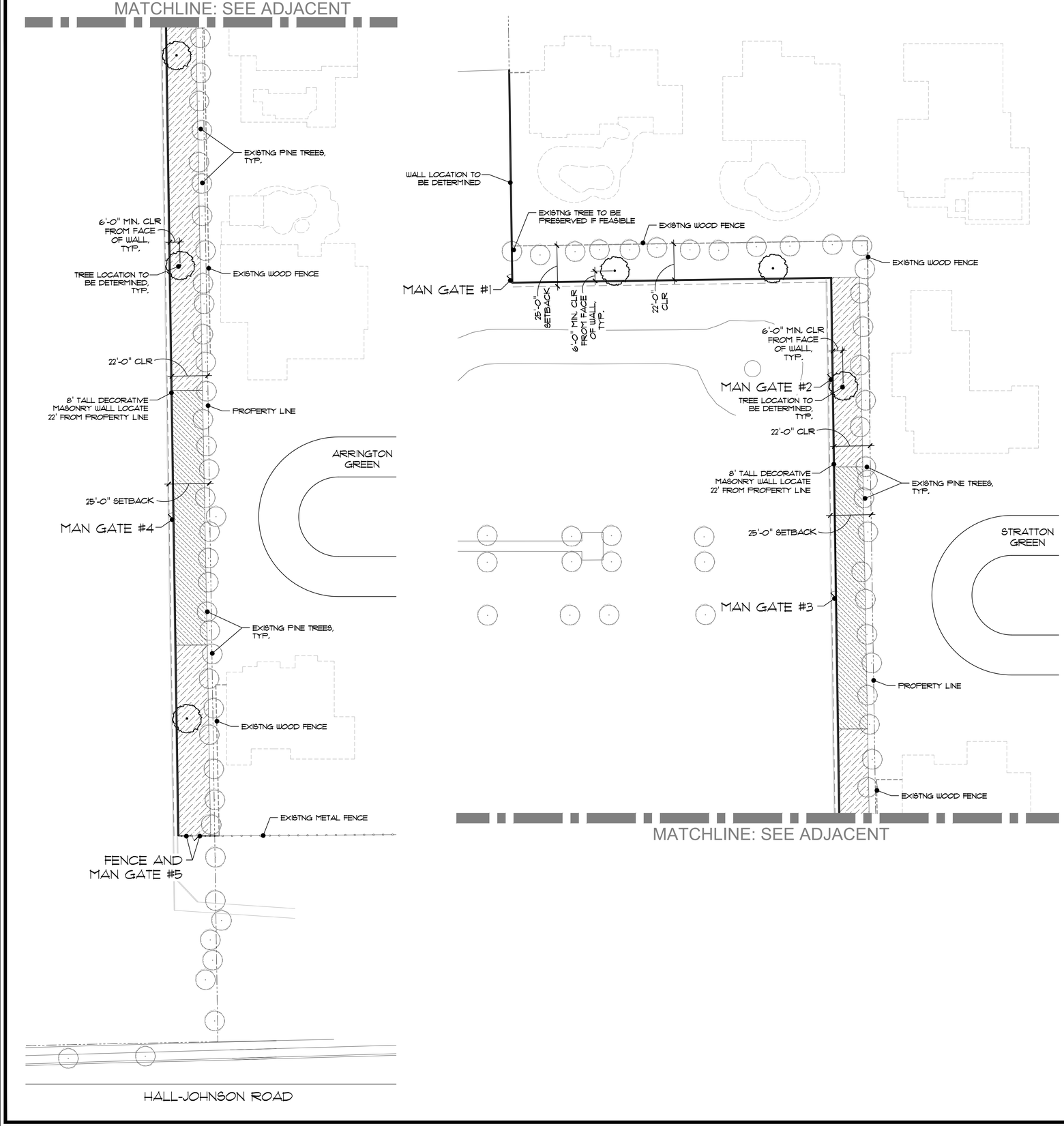
01-08-18
01-29-18 REV
03-09-18 REV
11-29-18 REV
03-12-19 REV
05-06-19 REV
08-01-19 REV
12-18-19 REV
06-02-20 REV
07-16-20 REV
07-30-20 REV
08-08-20 REV

0 100' 200' 400'

Zoning Exhibit For Zoning Change from AG to CC-1

Master Plan

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



SHRUB & GROUNDCOVER LEGEND

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	REMARKS
	296	#1	ADJACENT TO RESIDENTIAL LOT: VITEX ROTUNDIFOLIA	CREEPING VITEX	VARIABLE SPACING, AVERAGE 6'-0" O.C.	SEE DETAIL A, SHEET L-2.1
	89 88 89	#1 #1 #1	ADJACENT TO CUL-DE-SAC COMBINATION OF: LANTANA MONTEVIDENSIS MYRICA PUSILLA VITEX ROTUNDIFOLIA	PURPLE LANTANA DWARF WAX MYRTLE CREEPING VITEX	VARIABLE SPACING, AVERAGE 5'-0" O.C.	SEE DETAIL A, SHEET L-2.1

REFER TO THE PLANTING NOTES AND DETAILS ON THE PLANTING DETAILS SHEET AND THE PLANTING SPECIFICATIONS SHEET.

TREE LEGEND - (4 CHOICES)

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
	6 TOTAL TREES INDIVIDUAL TREES TO BE SELECTED BY RESIDENTS	100 GAL. STD.	ILEX ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY	SEE DETAIL B, SHEET L-2.1
			MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	SOUTHERN MAGNOLIA	
			PINUS BRUTIA	AFGHAN PINE	
			PRUNUS CAROLINIANA	CHERRY LAUREL	

REFER TO THE PLANTING NOTES AND DETAILS ON THE PLANTING DETAILS SHEET AND THE PLANTING SPECIFICATIONS SHEET.

EXISTING AND NEW PLANTING

1. CONTRACTOR SHALL PROTECT EXISTING PLANT MATERIAL OUTSIDE LIMIT OF WORK.

2. CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL DAMAGED BY CONSTRUCTION ACTIVITIES WITH NEW PLANT MATERIAL. NEW PLANT MATERIAL SHALL MATCH EXISTING PLANT MATERIAL SPECIES AND SHALL BE 5 GALLON SIZE UNLESS DIRECTED OTHERWISE BY OWNER'S REPRESENTATIVE.

MULCH NOTE

1. APPLY A 2" LAYER OF 0" TO 3" COMPOSTED RECYCLED GREEN WASTE OR BARK MULCH TO SET BACK AREA. DO NOT ADD OVER THE TOP OF THE ROOT BALLS AND KEEP A MINIMUM 12" CLEAR OF TREE ROOT CROWN.

IRRIGATION NOTE:

1. 22' SET BACK BUFFER SHALL HAVE AUTOMATIC IRRIGATION.

MAN GATE NOTE:

1. MAN GATES SHALL BE EARTH TONE SOLID ALUMINUM OR STEEL DECKING.

Texas 811

0 15' 30' 60'

NORTH

BID SET - NOT FOR CONSTRUCTION

BID SET - NOT FOR CONSTRUCTION

STATE OF TEXAS
MICHAEL A. GREEN
02138
REGISTERED
LANDSCAPE ARCHITECT

CLARK GREEN Associates
Landscape Architecture
15420 Laguna Canyon Road, Suite 210, Irvine, California 92618
(714) 434-9900 FAX (714) 434-9199

BY
REVISIONS

PROJECT
MASTER PLAN
LANDSCAPE IMPROVEMENT PLANS
BLUEBONNET HILLS MEMORIAL PARK (LOC. 9645)
5725 COLLEYVILLE BLVD.
COLLEYVILLE, TX. 76034
ATTN: NAME (XXX) XXX-XXXX

SHEET TITLE
PLANTING PLAN

DRAWN	MG/RD
CHECKED	MG
DATE	08/20/20
JOB NO.	17-474
SHEET	L-1.1
OF	2 SHEETS

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1. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK–UP WORK. ALL EMPTY BAGGED AMENDMENTS, FERTILIZERS, SEEDS, ETC. USED ON PROJECT SHALL STAY ON SITE IN A NEAT, CLEAN AND ORDERLY MANNER UNTIL FINAL APPROVAL BY LANDSCAPE ARCHITECT. ALL MATERIALS OTHER THAN SOIL ORGANIC AMENDMENTS SHALL BE DELIVERED IN UNOPENED BAGS. PACKING LISTS SHALL BE PROVIDED TO VERIFY FURNISHED QUANTITIES. ANY EXCESS MATERIALS REMOVED FROM THE JOB SITE SHALL BE IDENTIFIED PRIOR TO THEIR REMOVAL.

2. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.

3. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER GROWN TREES, SHRUBS AND VINES, INCLUDING SEEDED AND SODDED TURF, HYDROMULCHES AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR: PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.

4. GROUNDCOVER PLANTING
GROUNDCOVER PLANTING SHALL BE AS SHOWN ON PLAN UNLESS OTHER–WISE NOTED.
SEE DETAIL A, THIS SHEET, FOR FLATTED GROUNDCOVER PLANTING.

5. PLANT MATERIAL
ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

6. BOXED TREES
ALL BOXED TREES SHALL BE SELECTED AND SPOTTED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

7. VINES
ALL VINE RUNNERS SHALL BE INSTALLED WITH THE NURSERY STAKES REMOVED AND VINE RUNNERS SHALL BE ESPALIERED TO THE ADJACENT WALL USING WIRE OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.

8. LEACHING
- ALL SOILS WHERE THE SOIL SALINITY IS GREATER THAN 3 MILLIMHO/CM SHALL BE PRELEACHED PRIOR TO PLANTING.
- AFTER TREE PLANTING PITS HAVE BEEN EXCAVATED, AND PRIOR TO THE INSTALLATION OF TREES, THE PLANTING PITS SHALL BE LEACHED BY FILLING PITS 1/2 FULL WITH GOOD QUALITY WATER AND ALLOW TO DRAIN COMPLETELY PRIOR TO PLANTING.
- AFTER THE IRRIGATION IS INSTALLED AND PRIOR TO THE PLANTING OF SHRUBS AND GROUNDCOVER, THE PLANTING AREA SHALL BE LEACHED SO THAT A MINIMUM OF 6" OF GOOD QUALITY WATER PASSES THROUGH SOIL PROFILE BEYOND ROOT ZONE. PRIOR TO LEACHING, PLANT PITS SHALL BE DUG LEAVING SPOILS IN THE PITS. LEACHING IRRIGATION SHALL BE PROGRAMMED TO AVOID EROSION/RUN–OFF.

9. PLANTING AREA PREPARATION:
- ALL PLANTING AREAS INCLUDING TURF AREAS ARE TO BE PROPERLY AMENDED, CROSS RIPPED OR ROTOTILLED AND ROLLED IN SEVERAL PASSES TO UNIFORMLY COMPACT TO 80% RELATIVE DENSITY EXCEPT WHERE REQUIRED BY THE GEOTECHNICAL ENGINEER OR WHERE INDICATED TO A GREATER COMPACTION FOR STRUCTURAL SUPPORT CONSISTENT WITH CODE OR DETAILS/NOTES. THE GRADED SURFACE AND TO AN 8" DEPTH SHALL BE OF CONSISTENT MINERAL TOPSOIL MATERIAL WITH A MAXIMUM 15% ORGANIC MATTER AND FREE OF DEBRIS AND ROCKS GREATER THAN 1". THE FINAL GRADED SURFACE SHALL BE SMOOTH AND EVEN WITHOUT DEPRESSIONS OR BUMPS, HUMPS OR HIGH SPOTS. SURFACE ROCKS GREATER THAN 3/8" SHALL BE REMOVED BY RAKING PRIOR TO SOD PLACEMENT OR SEEDING. THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL REVIEW AND APPROVE THE FINAL GRADED SURFACE PRIOR TO SHRUB PLANTING, SOD PLACEMENT AND SEEDING. SETTLEMENT THAT OCCURS DURING THE ESTABLISHMENT AND/OR MAINTENANCE PERIOD INDICATES THAT THE SUBGRADE WAS NOT UNIFORMLY COMPACTED AND SHALL BE CORRECTED TO RETURN THE SURFACE TO THE REQUIRED EVEN AND ATTRACTIVE APPEARANCE TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER AND SUBSEQUENTLY DAMAGED PLANTING WORK REPAIRED.
- THE CONTRACTOR SHALL PROVIDE APPROPRIATE TRANSITION GRADING BETWEEN DEVELOPED AREA OR AREAS OUTSIDE THE LIMITS OF WORK AND THE PROJECT AREA TO CREATE SMOOTH EVEN TRANSITIONS OF THE GROUND SURFACE TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER. THIS MAY REQUIRE ADDITIONAL MINOR FILLS OR CUT IN ORDER TO CREATE THESE ACCEPTABLE TRANSITIONS. THIS WILL BE REQUIRED TO BE COMPLETED AS NECESSARY WITH NO ADDITIONAL COMPENSATION.

10. SOIL AMENDMENTS, FERTILIZERS & SOIL CONDITIONERS
THE SOIL AMENDMENTS SPECIFIED BELOW ARE FOR BIDDING AND INSTALLATION. THE OWNER SHALL PROVIDE AND PAY FOR THE SOILS AGRONOMY REPORT FROM AN APPROVED SOILS LABORATORY AND ADDITIONAL SPECIFICATIONS MAYBE PROVIDED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS. ANY MODIFICATION TO THE BELOW SPECIFICATION MUST BE IN WRITING FROM THE OWNER OR LANDSCAPE ARCHITECT.

11. GENERAL PLANTING AREAS
GENERAL SOIL PREPARATION FOR TURF, GROUNDCOVER AND SHRUB AREAS. BROADCAST THE FOLLOWING MATERIALS UNIFORMLY. THE RATES ARE PER 1,000 SQUARE FEET. INCORPORATE THEM HOMOGENEOUSLY 6 INCHES DEEP;
- 5 LBS. AMMONIUM SULFATE (21–0–0)
- 8 LBS. POTASSIUM SULFATE (0–0–50)
- 4 LBS. TRIPLE SUPERPHOSPHATE (0–45–0)
- 30 LBS. AGRICULTURAL GYPSUM
- 3 CUBIC YARDS COMPOSTED ORGANIC AMENDMENT DERIVED FROM MATURE COMPOST/HUMUS
- (NOT TO EXCEED 30% HUMUS) (SEE DEFINITION BELOW), SUFFICIENT FOR 3% TO 6% SOIL ORGANIC MATTER ON A DRY WEIGHT BASIS.

12. PLANTING BACKFILL
FOR PREPARATION OF BACKFILL MIX FOR CONTAINER PLANTS / BOXED TREES, INCORPORATE UNIFORMLY THE FOLLOWING MATERIALS INTO LEACHED SOIL. RATES ARE EXPRESSED PER CUBIC YARD:
- 1/4 LB. CALCIUM NITRATE (15.5–0–0)
- 1/4 LB. POTASSIUM FULFATE (0–0–50)
- 1/4 LB. TRIPLE SUPERPHOSPHATE (0–45–0)
- 1/4 LB. AGRICULTURAL GYPSUM
- 2 LB. AGRICULTURAL LIMESTONE
- 15% ORGANIC AMENDMENT BY VOLUME, SUFFICIENT FOR 3% TO 6% SOIL ORGANIC MATTER ON A DRY WEIGHT BASIS. THERE SHALL BE POSITIVE DRAINAGE AWAY FROM THE ROOT CROWN OF THE PLANT MATERIAL.

13. SITE MAINTENANCE
- APPLY CALCIUM NITRATE (15.5–0–0) AT 6 POUNDS PER 1,000 SQUARE FEET, ABOUT ONCE PER QUARTER, MONITOR THE SITE WITH PERIODIC SOIL TESTING.
- ALL MATERIALS SHALL BE THOROUGHLY IRRIGATED INTO SOILS IMMEDIATELY AFTER APPLICATION.

14. FOR ALL STAKED TREES, SEE DETAIL B, THIS SHEET.

15. FOR ALL SHRUB PLANTING, SEE DETAIL A, THIS SHEET.

16. PRE–INSTALLATION WEED ABATEMENT
ON IRRIGATED FILL SLOPES AND FLAT AREAS TO BE SEEDED, SODDED, AND/OR PLANTED REMOVE ALL EXISTING VEGETATION, EXCEPT AS IDENTIFIED BY LANDSCAPE ARCHITECT FOR PRESERVATION IN PLACE. THE SHRUBS OR TREES TO BE PRESERVED SHALL BE CLEARLY MARKED WITH AN ORANGE RIBBON. FERTILIZE THESE AREAS WITH 300 LBS. PER ACRE OF 14–4–9, OR EQUIVALENT. IRRIGATION FOR 2–4 WEEKS, 2–4 TIMES DAILY TO KEEP THE SOIL SURFACE MOIST IN ORDER TO GERMINATE THE WEED SEEDS EXISTING IN THE SOIL. ONCE THE WEED SEEDS HAVE GERMINATED AND ATTAINED SUFFICIENT GROWTH, APPLY A BROAD SPECTRUM, NON–SELECTIVE HERBICIDE ACCORDING TO THE MANUFACTURER'S LABEL RECOMMENDATIONS AND LICENSED PCA. AFTER SEVEN DAYS, GRUB ALL WEED GROWTH FROM AREAS TO OWNER'S APPROVAL. REPEAT ENTIRE PROCEDURE IF DIRECTED BY LANDSCAPE ARCHITECT OR OWNER.

17. SHRUB PLANTING METHOD
EXCAVATE PLANTING PIT TO TWO (2) TIMES THE DIAMETER OF ROOTBALL AND 1–1/2 TIMES ITS DEPTH. AUGER 4" ON CENTER X 2' DEEP AT BOTTOM OF PIT. LEAVE AUGERED SOIL IN PLACE, UNCOMPACTED. FILL BOTTOM OF PLANTING PIT WITH AMENDED SOIL TO BRING LEVEL TO PROPER PLANTING DEPTH. BACKFILL AROUND ROOTBALL WITH AMENDED SOIL. FORM BASIN ON DOWN–SLOPE SIDE OF PLANTING PIT TO HOLD MOISTURE WITHIN THE ROOT ZONE. REMOVE BASINS WITHIN 30 DAYS OF START OF MAINTENANCE AS IDENTIFIED BY OWNER IN WRITING.

18. FIRST WATERING OF NEWLY PLANTED MATERIAL
WET THE ROOT ZONE BY HAND WATERING THE PITS TO THE LOWEST EDGE BASIN. AFTER AMENDED SOIL HAS BEEN WETTED, THE SPRINKLERS SHOULD CONTROL THE MOISTURE FROM THAT POINT ON.

19. ESTABLISHMENT / MAINTENANCE PERIOD
THE CONTRACTOR SHALL PROVIDE FOR A 60 DAY ESTABLISHMENT AND A 60 DAY MAINTENANCE PERIOD AFTER THE APPROVAL, IN WRITING, OF THE INSTALLATION OF THE PROJECT. THE MAINTENANCE SHALL BE PER THE ABOVE NOTES AND THE PROJECT LANDSCAPE SPECIFICATIONS.

20. TREE ROOT BARRIERS
INSTALL "DEEP ROOT" (OR APPROVED EQUAL) TREE ROOT BARRIERS ON ALL TREES WITHIN 5'–0" OF SIDEWALKS OR HARD SURFACES. CHECK MANUFACTURERS CALCULATOR CHART FOR NUMBER OF PANELS REQUIRED FOR EACH SIZE TREE.

21. MULCH
CONTRACTOR SHALL PROVIDE 2" LAYER OF MULCH IN ALL SHRUB PLANTING AREAS INCLUDING SLOPES 2:1 AND LESS. PROVIDE 2" LAYER OF MULCH AROUND TREE TRUNK IN TURF AREAS. MULCH SHALL EXTEND IN AN 18" DIAMETER CIRCLE FROM TRUNK, BUT KEEP 3" CLEAR AROUND SURFACE OF BARK. DO NOT MULCH SURFACE OF ROOTBALLS. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL.

C GENERAL PLANTING NOTES

DEFINITION OF MULCH

LEAFY GREEN DERIVED SOURCE OF MULCH:
1. MULCH SHALL HAVE AN ACID–SOLUBLE ASH CONTENT OF NO LESS THAN 8% AND NO MORE THAN 40%. THE ORGANIC MATTER CONTENT SHALL BE AT LEAST 40% ON A DRY WEIGHT BASIS. SILICON CONTENT (ACID–INSOLUBLE ASH) SHALL BE LESS THAN 50%.
2. THE PH OF THE MATERIAL SHALL BE BETWEEN 6.0 AND 8.0.
3. THE SALT CONTENT SHALL BE LESS THAN 6 MILLIMHO/CM @ 25° C. (ECE LESS THAN 10) IN A SATURATED PASTE EXTRACT.
4. BORON CONTENT OF THE SATURATED EXTRACT SHALL BE LESS THAN 3.0 PART PER MILLION.
5. THE MOLAR RATIO OF SOLUBLE AMMONIACAL NITROGEN TO SOLUBLE NITRATE NITROGEN IN THE SATURATION EXTRACT SHALL BE LESS THAN 2.
6. CALCIUM CARBONATE SHALL NOT BE PRESENT IF TO BE APPLIED ON ALKALINE SOILS.
7. TYPES OF ACCEPTABLE PRODUCTS ARE MULCHES DERIVED FROM VEGETATION CONTAINING LEAF MATTER FREE FROM WEED SEEDS, FREE OF PATHOGENS AND OTHER DELETERIOUS MATERIALS.
8. WOOD PRODUCTS ARE NOT ACCEPTABLE
9. STABLE HUMUS MUST BE PRESENT. CARBON:NITROGEN RATIO SHALL BE LESS THAN 25:1.
10. THE MULCH SHALL BE AEROBIC WITHOUT MALODOROUS PRESENCE OF DECOMPOSITION PRODUCTS.
11. THE MAXIMUM PARTICLE SIZE SHALL BE 1 INCH, 20% OR MORE SHALL PASS A NO. 4 SCREEN.
12. THE COLOR SHALL BE EARTH TONE SUCH AS REDDISH BLACK, BROWN, YELLOWISH RED OR DARK GRAY.

WOODY MATERIAL DERIVED SOURCE OF MULCH:
1. THE MAXIMUM PARTICLE SIZE SHALL BE 1.5 INCHES. NO MORE THAN 5% SHALL BE LESS THAN 0.5 INCH.
2. THE MULCH MATERIAL SHALL HAVE AN ACID–SOLUBLE ASH CONTENT NO MORE THAN 10%. THE ORGANIC MATTER CONTENT SHALL BE AT LEAST 80 ON A DRY WEIGHT BASIS.
3. THE PH OF THE MATERIAL SHALL BE BETWEEN 5.0 AND 8.0.
4. THE SALT CONTENT SHALL BE LESS THAN 5 MILLIMHO/CM @ 25° C. (ECE LESS THAN 5) IN A SATURATED PASTE EXTRACT.
5. BORON CONTENT OF THE SATURATED EXTRACT SHALL BE LESS THAN 1.0 PART PER MILLION.
6. THE MOLAR RATIO OF SOLUBLE AMMONIACAL NITROGEN TO SOLUBLE NITRATE NITROGEN IN THE SATURATION EXTRACT SHALL BE LESS THAN 10.
7. TYPES OF ACCEPTABLE PRODUCTS ARE WOODY NATURAL PRODUCTS FREE FROM WEED SEEDS, FREE OF PATHOGENS AND OTHER DELETERIOUS MATERIALS.
8. THE MULCH SHALL BE AEROBIC WITHOUT MALODOROUS PRESENCE OF DECOMPOSITION PRODUCTS.
9. CARBON: NITROGEN RATIO SHALL BE LESS THAN 80:1
10. THE COLOR SHALL BE EARTH TONE SUCH AS REDDISH BLACK, BROWN, YELLOWISH RED OR DARK GRAY.

MAXIMUM TOTAL PERMISSIBLE POLLUTANT CONCENTRATIONS IN THE MULCH. UNITS ARE IN PARTS PER MILLION ON A DRY WEIGHT BASIS:

ARSENIC – 20 COPPER – 100 SELENIUM – 30 CADMIUM – 15 LEAD – 10
SILVER – 10 CHROMIUM – 100 MERCURY – 10 VANADIUM – 200 COBALT – 50
MOLYBDENUM – 20 ZINC – 300 NICKEL – 100

INITIAL LEACHING OR HEAVY IRRIGATION MAY BE REQUIRED TO LOWER THE SALINITY, BORON OR SOLUBLE SALTS.

DEFINITION OF COMPOSTED ORGANIC AMENDMENT

A. HUMUS MATERIAL SHALL HAVE AN ACID–SOLUABLE ASH CONTENT OF NO LESS THAN 6% AND NO MORE THAN 20%. ORGANIC MATTER SHALL BE AT LEAST 50% ON A DRY WEIGHT BASIS.

B. THE pH OF THE MATERIAL SHALL BE BETWEEN 6 AND 7.5.

C. THE SALT CONTENT SHALL BE LESS THAN 10 MILLIMHO/CM @ 25 DEGREES C. ON A SATURATED PASTE EXTRACT.

D. BORON CONTENT OF THE SATURATED EXTRACT SHALL BE LESS THAN 1.0 PARTS PER MILLION.

E. SILICON CONTENT (ACID–INSOLUABLE ASH) SHALL BE LESS THAN 50%.

F. CALCIUM CARBONATE SHALL NOT BE PRESENT IF TO BE APPLIED ON ALKALINE SOILS.

G. TYPES OF ACCEPTABLE PRODUCTS ARE COMPOST, MANURES, MUSHROOM COMPOSTS, STRAW, ALFALFA, PEAT MOSSES, ETC. LOW IN SALTS, LOW IN HEAVY METALS, FREE FROM WEED SEEDS, FREE OF PATHOGENS AND OTHER DELETERIOUS MATERIALS.

H. COMPOSTED WOOD PRODUCTS ARE CONDITIONALLY ACCEPTABLE [STABLE HUMUS MUST BE PRESENT]. WOOD BASED PRODUCTS ARE NOT ACCEPTABLE WHICH ARE BASED ON RED WOOD OR CEDAR.

I. SLUDGE–BASED MATERIALS ARE NOT ACCEPTABLE.

J. CARBON: NITROGEN RATION IS LESS THAN 25:1.

K. THE COMPOST SHALL BE AEROBIC WITHOUT MALODOROUS PRESENCE OF DECOMPOSITION PRODUCTS.

L. THE MAXIMUM PARTICLE SIZE SHALL BE 0.5 INCH, 80% OR MORE SHALL PASS A NO. 4 SCREEN FOR SOIL AMENDING. THE MAXIMUM PARTICLE SIZE SHALL BE 0.25 INCH FOR HYDROSEEDING.
- MAXIMUM TOTAL PERMISSIBLE POLLUTANT CONCENTRATIONS IN AMENDMENT IN PARTS PER MILLION ON A DRY WEIGHT BASIS:

ARSENIC – 20 ZINC – 300 CADMIUM – 15 VANADIUM – 500 CHROMIUM – 300
SILVER – 10 COBALT – 50 SELENIUM – 50 COPPER – 150 NICKEL – 100 LEAD – 200
MOLYBDENUM – 20 MERCURY – 10

SECTION 02970 – LANDSCAPE ESTABLISHMENT AND MAINTENANCE

A. ALL AREAS CONSTRUCTED AND LANDSCAPED BY THE CONTRACTOR UNDER THIS CONTRACT SHALL BE ESTABLISHED AND MAINTAINED FOR A DURATION OF NO LESS THAN ONE HUNDRED AND TWENTY (120) CALENDAR DAYS.

B. START OF ESTABLISHMENT/MAINTENANCE CRITERIA:
1. ESTABLISHMENT/MAINTENANCE PERIOD SHALL NOT COMMENCE UNTIL ALL ELEMENTS OF THE PROJECT ARE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS. UPON SATISFACTORY COMPLETION OF THE IMPROVEMENTS AND ACCEPTANCE BY OWNER, THE CONTRACTOR WILL START THE 120–CALENDAR DAY ESTABLISHMENT/MAINTENANCE PERIOD.

2. POWER, EITHER TEMPORARY OR PERMANENT, TO REMOTE CONTROLLERS SHALL BE ESTABLISHED PRIOR TO THE BEGINNING OF THE ESTABLISHMENT/MAINTENANCE PERIOD.

3. WRITTEN APPROVAL BY THE OWNER MUST BE OBTAINED PRIOR TO THE BEGINNING OF THE ESTABLISHMENT/MAINTENANCE PERIOD.

4. IF THE PROJECT ESTABLISHMENT FAILS TO CONTINUOUSLY MEET STANDARDS REQUIRED FOR START OF ESTABLISHMENT THE ESTABLISHMENT/MAINTENANCE PERIOD SHALL BE SUSPENDED. THE ESTABLISHMENT/MAINTENANCE PERIOD SHALL BEGIN WHEN THE CONTRACTOR HAS CORRECTED ALL DEFICIENCIES.

5. ESTABLISHMENT/MAINTENANCE PERIOD WILL NOT BE ACCEPTED BY THE OWNER AS BEING COMPLETE UNLESS GROWTH HAS ACHIEVED A MINIMUM OF 75% COVERAGE OF THE APPROPRIATE PROJECT AREAS.

E. END OF ESTABLISHMENT/MAINTENANCE:
1. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND ARRANGE A PRELIMINARY FINAL INSPECTION OF THE LANDSCAPE IMPROVEMENTS TO BE HELD APPROXIMATELY THIRTY (30) CALENDAR DAYS PRIOR TO COMPLETION OF THE ESTABLISHMENT/MAINTENANCE PERIOD. THIS MEETING SHALL INCLUDE THE CONTRACTOR, OWNER AND LANDSCAPE ARCHITECT. IF APPLICABLE, THE OWNER WILL ARRANGE ATTENDANCE OF THE FUTURE MAINTENANCE SUPERVISOR. THE PURPOSE OF THIS MEETING IS TO INSPECT THE IMPROVEMENTS IN ADVANCE OF OWNER'S FINAL ACCEPTANCE WHILE ALLOWING SUFFICIENT TIME FOR CONTRACTOR TO MAKE CORRECTIONS OF NOTED DEFICIENCIES.

CONTRACTOR'S FAILURE TO SCHEDULE THE PRELIMINARY FINAL INSPECTION IN A TIMELY MANNER SHALL NOT ALLEVIATE CONTRACTOR OF THE RESPONSIBILITY TO MAINTAIN THE LANDSCAPE IMPROVEMENTS BEYOND THE ESTABLISHMENT/MAINTENANCE PERIOD AT ITS SOLE EXPENSE.

2. DEFICIENCIES NOTED DURING INSPECTION SHALL EXTEND THE ESTABLISHMENT/ MAINTENANCE PERIOD.

3. END OF THE ESTABLISHMENT/MAINTENANCE PERIOD SHALL OCCUR ONLY UPON WRITTEN ACCEPTANCE BY OWNER.

4. THE DURATION FOR ESTABLISHMENT/MAINTENANCE OF THE IMPROVEMENTS AS STATED ABOVE (I.E., THE CALENDAR DAYS INDICATED ABOVE FOR ESTABLISHMENT/ MAINTENANCE) SHALL HEREINAFTER BE REFERRED TO AS THE "ESTABLISHMENT/ MAINTENANCE PERIOD", AND SHALL HAVE A DURATION OF 120–CALENDAR DAYS.

F. DURING THE ESTABLISHMENT/MAINTENANCE PERIOD THE CONTRACTOR SHALL PROVIDE ALL WATERING, WEEDING, FERTILIZING, CULTIVATING, SPRAYING AND MOWING NECESSARY TO KEEP THE PLANTS AND TURF IN A HEALTHY, WEED FREE, GROWING CONDITION AND TO KEEP THE PLANTED AREAS NEAT, EDGED AND ATTRACTIVE. ALL SHRUBS SHALL BE PINCHED–PRUNED AS NECESSARY TO ENCOURAGE NEW GROWTH AND TO ELIMINATE RANK SUCKER GROWTH. OLD WILTED FLOWERS AND DEAD FOLIAGE SHALL BE IMMEDIATELY PINCHED OR CUT OFF. ALL TREES SHALL BE PRUNED FOR STRUCTURAL FORM AND HEALTH. LIMBS SHALL BE REMOVED TO THE GROWTH COLLAR PER GOOD ARBORICULTURAL PRACTICES. RESEEDING AS NECESSARY TO MEET THE CONDITIONS OF REQUIRED PLANT ESTABLISHMENT SHALL BE THE SOLE COST RESPONSIBILITY OF THE CONTRACTOR.

G. DURING THE ESTABLISHMENT/MAINTENANCE PERIOD, SHOULD THE APPEARANCE OF ANY PLANT INDICATE WEAKNESS, THAT PLANT OR CUTTING SHALL BE REPLACED WITHIN ONE WEEK OF DISCOVERY BY THE CONTRACTOR OR THE DATE OF WRITTEN COMMUNICATION FROM THE LANDSCAPE ARCHITECT OR OWNER WITH A NEW HEALTHY PLANT. ANY TREES OR SHRUBS WITH DAMAGED CAMBIUM SHALL BE REPLACED IMMEDIATELY. AT THE END OF THE MAINTENANCE PERIOD, ALL PLANT MATERIAL SHALL BE IN A HEALTHY GROWING CONDITION AND SPACED AS INDICATED ON THE PLANS.

H. IRRIGATION

1. CONTRACTOR SHALL PROPERLY AND COMPLETELY MAINTAIN ALL IRRIGATION SYSTEMS, AUTOMATIC AND MANUAL. A BALANCED WATERING PROGRAM SHALL BE MAINTAINED TO ENSURE PROPER GERMINATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IRRIGATION SYSTEM FOR THE ENTIRE MAINTENANCE PERIOD AND FOR INSPECTING AND DETERMINING PROPER SOIL MOISTURE FOR GERMINATION AND GROWTH OF ALL PLANT MATERIAL.

2. ALL CONTROLLERS ARE TO HAVE EACH STATION INDIVIDUALLY ADJUSTED ON A WEEKLY BASIS. SYSTEM SHALL BE SET CONSIDERING THE APPLICATION RATE EACH AREA IS CAPABLE OF RECEIVING. THE SYSTEM SHALL OPERATE ON SHORT INTERVALS, WITH THE CYCLE REPEATING AT A LATER TIME TO REDUCE RUNOFF, IF NECESSARY. IRRIGATION SHOULD BE SCHEDULED TO OCCUR DURING THE PRE–DAYLIGHT HOURS TO THE GREATEST DEGREE PRACTICABLE WHILE MAINTAINING PROPER UNIFORM SOIL MOISTURE.

3. MAINTAIN ALL VALVE BOXES AND CONTROLLERS FREE OF DEBRIS. BOXES SHALL REMAIN LOCKED AT TIMES.

I. SITE MAINTENANCE

1. ALL PLANTED AREAS SHALL BE KEPT NEAT AND CLEAN AND FREE OF ALL CLIPPINGS, DEBRIS AND TRASH.

2. ALL SUBSURFACE DRAINS SHALL BE PERIODICALLY FLUSHED WITH CLEAR WATER TO AVOID BUILD UP OF SILT AND DEBRIS. KEEP ALL DRAIN INLETS CLEAR OF LEAVES, TRASH AND OTHER DEBRIS.

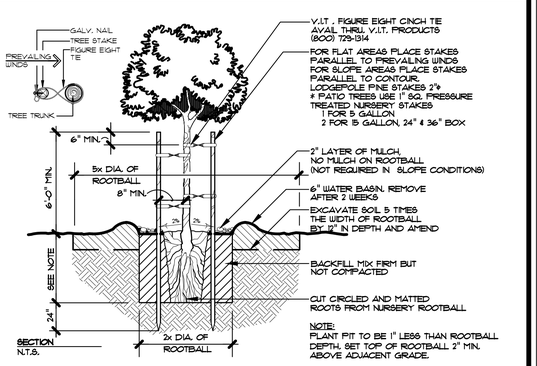
3. ALL PAVED AREAS SHALL BE CLEANED WEEKLY OF TRASH, DEBRIS AND SILT.

4. RE–APPLICATION OF MULCH PER PROJECT SPECIFICATIONS AT END OF 120 DAY MAINTENANCE WHERE REQUIRED BY LANDSCAPE ARCHITECT.

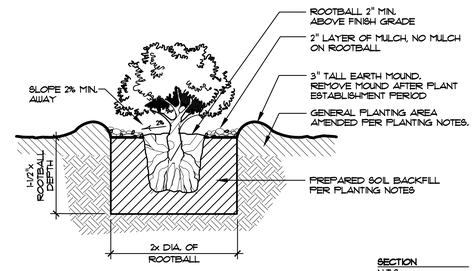
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ELIMINATION OF VERTEBRATE PESTS DETERMINED BY THE LANDSCAPE ARCHITECT TO BE DETRIMENTAL AND DAMAGING TO THE AREA OF DEVELOPMENT. ELIMINATION SHALL BE PERFORMED BY SAFE, APPROVED METHODS.

J. UTILITIES: ALL UTILITY COSTS INCURRED DURING THE ESTABLISHMENT/MAINTENANCE PERIOD SHALL BE THE RESPONSIBILITY OF THE OWNER.

K. PROTECTION: PROTECT PLANTING AREAS AND PLANTS AGAINST DAMAGE FOR DURATION OF ESTABLISHMENT/ MAINTENANCE PERIOD. THE ESTABLISHMENT/MAINTENANCE PERIOD WORK SHALL INCLUDE THE INSTALLATION OF AND MAINTENANCE OF TEMPORARY PROTECTION FENCES, BARRIERS, AND SIGNS AS REQUIRED FOR PROTECTION OF PLANT MATERIAL. IF PLANTS BECOME DAMAGED OR INJURED, TREAT OR REPLACE AS DIRECTED BY LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO OWNER.



B TREE PLANTING/STAKING DETAIL



A SHRUB PLANTING

BID SET - NOT FOR CONSTRUCTION

BID SET - NOT FOR CONSTRUCTION

STATE OF TEXAS
MICHAEL A. GREEN
02138
REGISTERED LANDSCAPE ARCHITECT

CLARK & GREEN Associates Landscape Architecture
15051 Laguna Canyon Road, Suite 210, Irvine, California 92618
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REVISIONS	BY

PROJECT
MASTER PLAN
LANDSCAPE IMPROVEMENT PLANS
BLUEBONNET HILLS MEMORIAL PARK (LOC. 9645)
5725 COLLEYVILLE BLVD.
COLLEYVILLE, TX. 76034
ATTN: NAME (XXX) XXX-XXXX

SHEET TITLE
PLANTING DETAILS & NOTES

DRAWN MG/RD
CHECKED MG
DATE 07/16/20
JOB NO. 17-474
SHEET L-2.1
OF 4 SHEETS

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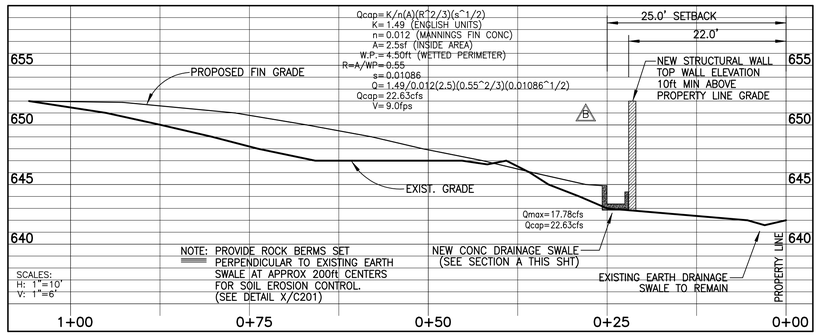
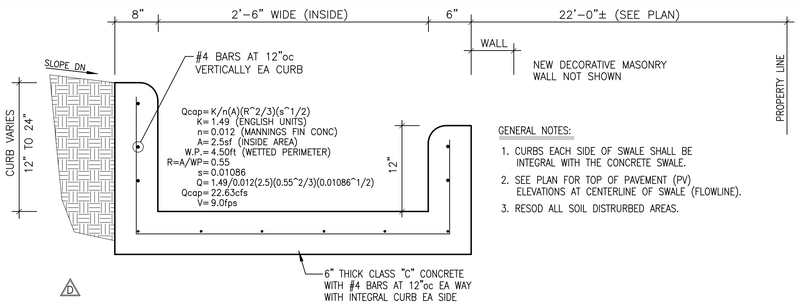


△D CROSS SECTION "V–V" THRU EAST PROPERTY LINE



GENERAL NOTES:

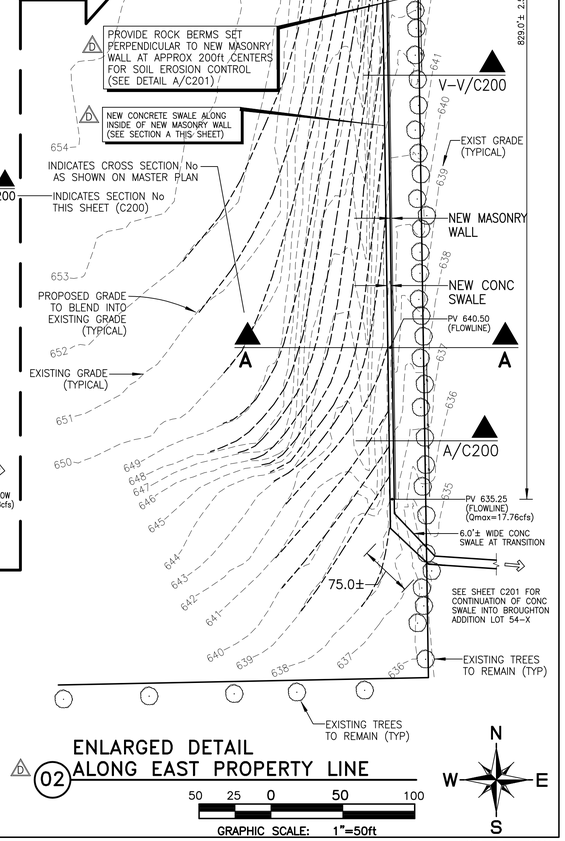
1. CURBS EACH SIDE OF SWALE SHALL BE INTEGRAL WITH THE CONCRETE SWALE.
2. SEE PLAN FOR TOP OF PAVEMENT (PV) ELEVATIONS AT CENTERLINE OF SWALE (FLOWLINE).
3. RESOD ALL SOIL DISTRURBED AREAS.

A TYPICAL SECTION – CONC DRAINAGE SWALE
not to scale

01 OVERALL SITE PLAN – EAST PROPERTY STORM DRAINAGE IMPROVEMENTS

100 50 0 100 200

GRAPHIC SCALE: 1"=100ft



02 ENLARGED DETAIL ALONG EAST PROPERTY LINE

50 25 0 50 100

GRAPHIC SCALE: 1"=50ft

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Structural, Civil, & Construction Engineering
Texas Board of Professional Engineers Firm Registration No. F–8354
3930 Meredith Avenue Dallas, Texas 75211 o (214) 330.4771 f (214) 330.2167

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LUIS D. CARRERA 92182 LICENSED PROFESSIONAL ENGINEER
20 Nov 2020

CIVIL ENGINEERING CONSTRUCTION PLANS
BLUEBONNET HILLS MEMORIAL PARK

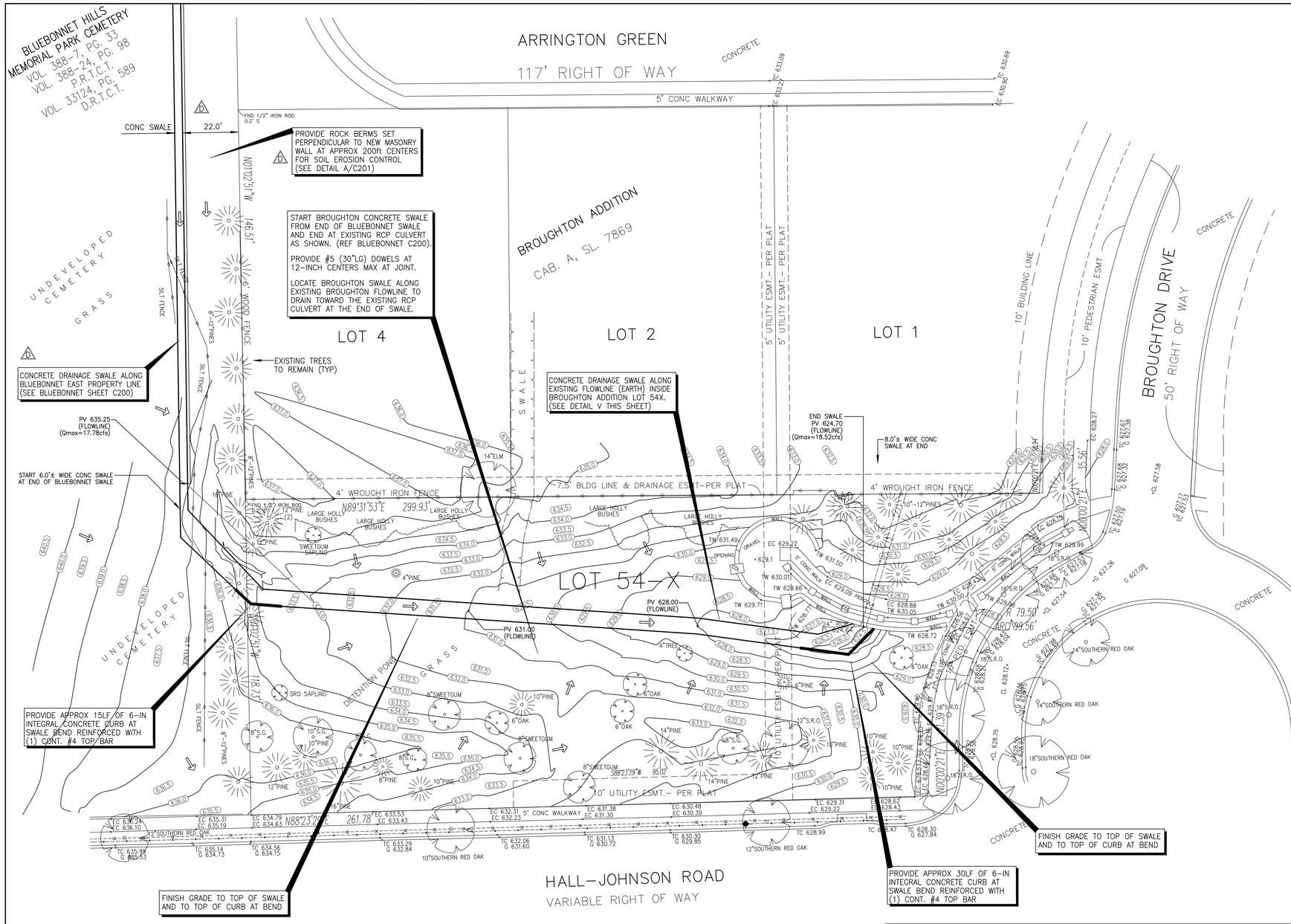
56.75 ACRE TRACT – TARRANT CO, TEXAS
5725 Colleyville Blvd Colleyville, Texas

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

PROJECT No. C–2827
DRAWN BY: CCEI
DATE: dec 2018
CHECKED BY: CCEI

REVISION	DESCRIPTION
05jun2020	Rev A – Extended Conc Swale Northward
23jun2020	Rev B – Added Stone Wall & Regraded East
20aug2020	Rev D – Added Eastside Masonry Wall

SHEET No. C200
REVISION D

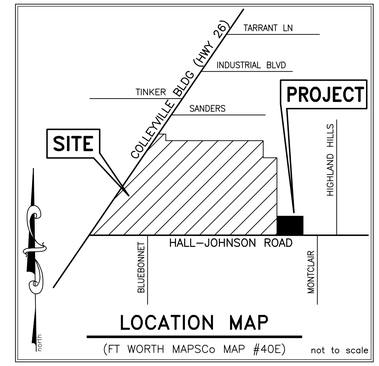


BROUGHTON ADDITION LOT 54-X STORM DRAINAGE IMPROVEMENTS

01

GRAPHIC SCALE: 1"=20ft (20 10 0 20 40)

N E S W



LOCATION MAP

(FT WORTH MAPSCo MAP #40E) not to scale

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

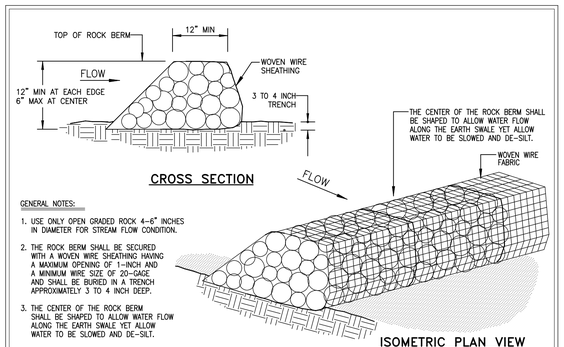
BENCHMARKS

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

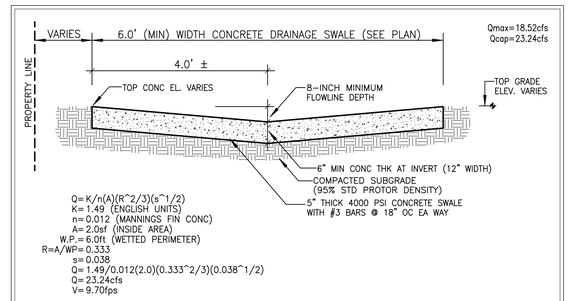
1. THIS NOTE OMITTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND MARK THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.
3. ALL WORK SHALL BE DONE TO THE LINES, GRADES, AND ELEVATIONS SHOWN ON THESE DRAWINGS. BASIC HORIZONTAL AND VERTICAL CONTROL POINTS, 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.



GENERAL NOTES:

1. USE ONLY OPEN GRADED ROCK 4-6" INCHES IN DIAMETER FOR STREAM FLOW CONDITION.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING A MAXIMUM OPENING OF 1-INCH AND A MINIMUM WIRE SIZE OF 20-GAGE AND SHALL BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCH DEEP.
3. THE CENTER OF THE ROCK BERM SHALL BE SHAPED TO ALLOW WATER FLOW ALONG THE EARTH SWALE YET ALLOW WATER TO BE SLOWED AND DE-SILT.

X | TYPICAL EROSION CONTROL DETAIL – ROCK BERM



Q= K/n(A)(R^2/3)(s^1/2)
K= 1.49 (ENGLISH UNITS)
n= 0.012 (MANNINGS FIN CONC)
A= 2.0sf (INSIDE AREA)
W.P.= 6.0ft (WETTED PERIMETER)
R=A/WP= 0.333
s= 0.038
Q= 1.49/0.012(2.0)(0.333^2/3)(0.038^1/2)
Q= 23.24cfs
V= 9.70fps

1. STEEL REINFORCEMENT NOT SHOWN FOR CLARITY.
2. CONCRETE FINISH TO BE A ROUGH BRUSH FINISH.
3. CONCRETE MIX SHALL CONSIST OF 4000 PSI COMPRESSIVE STRENGTH.

V | TYPICAL SECTION – "V" SHAPED CONCRETE SWALE

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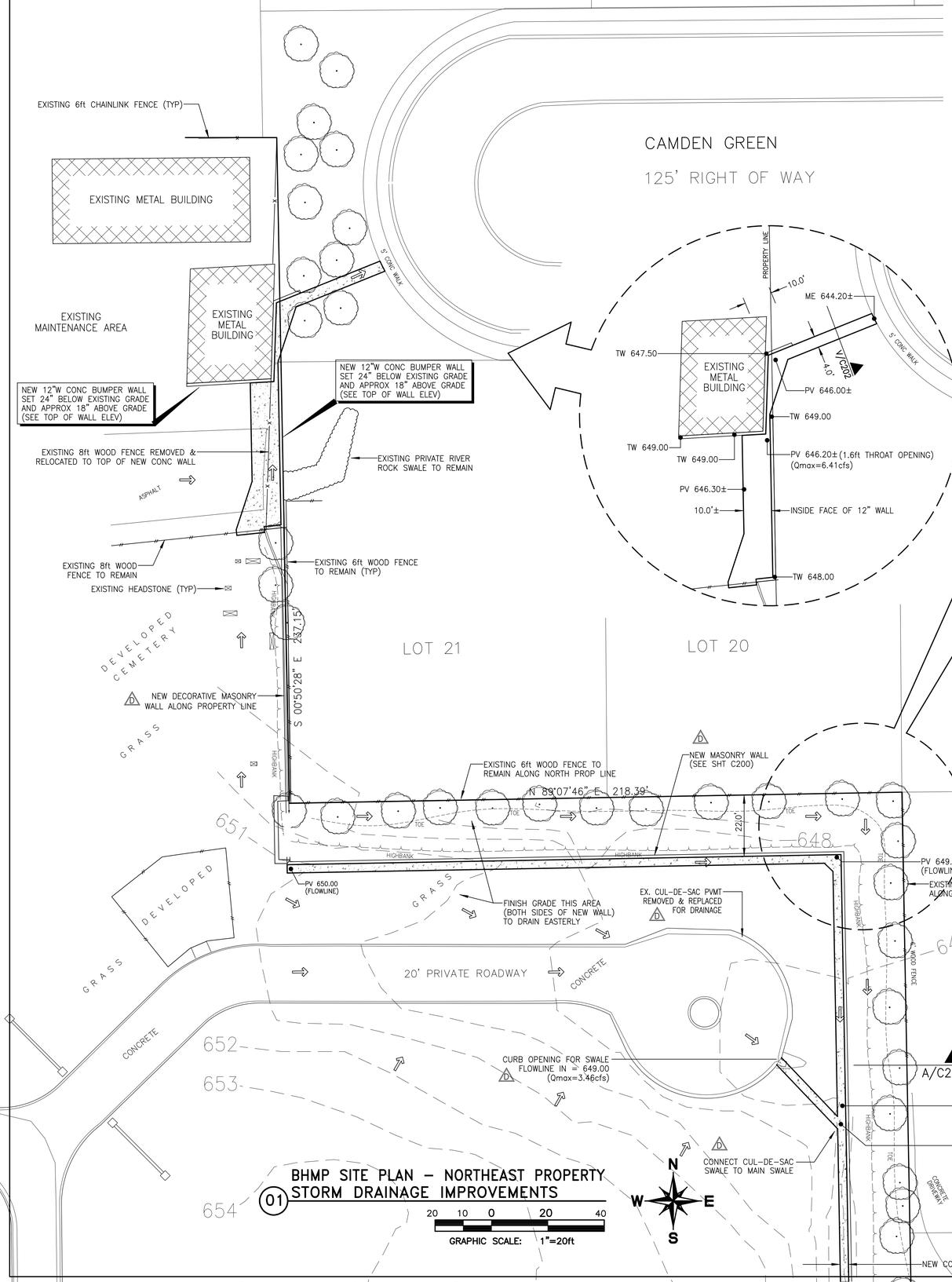
Luis D. Carrera
LICENSED PROFESSIONAL ENGINEER
55182
STATE OF TEXAS
20 August 2020

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: CCEI
CHECKED BY: CCEI

REVISION:	DESCRIPTION:
05jun2020	Rev A – Extended Conc Swale Northward
29jun2020	Rev B – Added Stone Wall & Regraded East
20aug2020	Rev D – Added Eastside Masonry Wall

SHEET No. C201
REVISION D



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
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NG = NATURAL GRADE	EA = EDGE OF ASPHALT (ELEV)	HP = HIGH POINT	MH = MANHOLE
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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.
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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.
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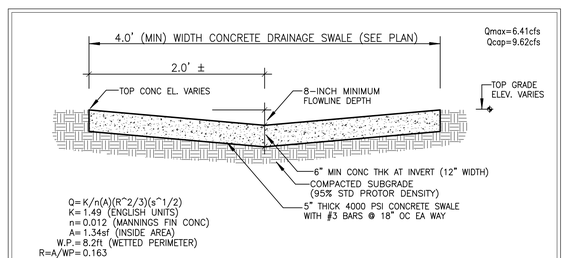
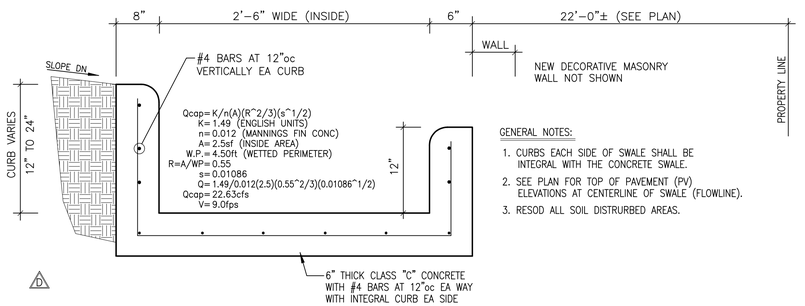
9. ALL WORK SHALL BE COORDINATED BY CONTRACTOR WITH THE BROUGHTON HOMEOWNER'S ASSOCIATION, PRIOR TO START.



1. STEEL REINFORCEMENT NOT SHOWN FOR CLARITY.
2. CONCRETE FINISH TO BE A ROUGH BRUSH FINISH.
3. CONCRETE MIX SHALL CONSIST OF 4000 PSI COMPRESSIVE STRENGTH.

V TYPICAL SECTION – "V" SHAPED CONCRETE SWALE



GENERAL NOTES:

1. CURBS EACH SIDE OF SWALE SHALL BE INTEGRAL WITH THE CONCRETE SWALE.
2. SEE PLAN FOR TOP OF PAVEMENT (PV) ELEVATIONS AT CENTERLINE OF SWALE (FLOWLINE).
3. RESOD ALL SOIL DISTRURBED AREAS.

A TYPICAL SECTION – CONC DRAINAGE SWALE
not to scale

01 BHMP SITE PLAN – NORTHEAST PROPERTY STORM DRAINAGE IMPROVEMENTS

20 10 0 20 40
GRAPHIC SCALE: 1"=20ft

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Luis D. Carrera 95182 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS
20 November 2020

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

SHEET TITLE: BHMP – NORTH PROPERTY STORM DRAINAGE IMPROVEMENTS

PROJECT No.	DATE:	CHECKED BY:	DRAWN BY:
C-2827	may 2020	CCEI	CCEI

REVISION	DESCRIPTION:	DATE:
Rev A	Extended Conc Swale Northward	05jun2020
Rev B	Added Stone Wall & Regraded East	23jun2020
Rev D	Added Eastside Masonry Wall	20aug2020

SHEET No.
C202
REVISION D

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

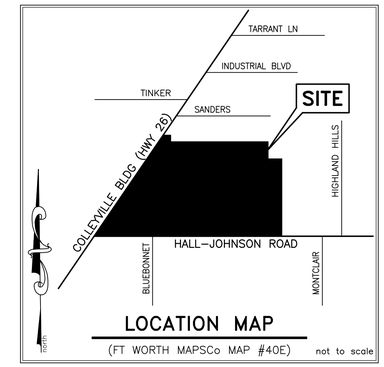
DRAINAGE NARRATIVE – BLUEBONNET HILLS MEMORIAL PARK (BHMP)

1. REFER TO BROUGHTON ADDITION DRAINAGE AREA MAP AND CALCULATIONS ON SHEETS 6/29 & 7/29 DATED 11 FEB 2002 BY GONZALEZ & SCHNEEBERG.
2. REFER TO CITY OF COLLEYVILLE HALL–JOHNSON ROAD DRAINAGE AREA MAP SHEETS DRA2 & DRA3 DATED 01 MARCH 2000, AND STORM DRAIN PLANS FOR HALL–JOHNSON ROAD, SHEET SD5 DATED 24 MAY 2000, BY FREESE NICHOLS.
3. AS SHOWN ON THE BROUGHTON ADDITION SHEETS 6/29 & 7/29, BHMP DRAINAGE AREAS "A–5", "A–11" & "A–21" DRAIN (SHEET FLOW) ONTO THE BROUGHTON SUBDIVISION STORM DRAIN SYSTEM, AND HAVE BEEN INCLUDED IN THE CALCULATIONS FOR DETENTION, AS SHOWN ON THE AFOREMENTIONED SHEETS 6/29 & 7/29. BHMP DRAINAGE CALCULATIONS SHOWN THIS SHEET, SHOW THE MAXIMUM CALCULATED RUNOFF (23.45cfs) FROM THE AFORMENTIONED DRAINAGE AREAS IS LESS THAN THE MAXIMUM CALCULATED RUNOFF (33.03cfs) BY THE BROUGHTON ADDITION PLANS, AND THEREFORE NO ADDITIONAL DETENTION (BY BHMP) IS NECESSARY AT ANY TIME BLUEBONNET HILLS MEMORIAL PARK REMAINS A CEMETERY.
4. BHMP DRAINAGE AREAS "D–2", "BB2" & "BB3" DRAIN (SHEET FLOW) ONTO HALL–JOHNSON ROAD INTO THE CITY'S STORM DRAIN SYSTEM AS INDICATED ON THE CITY OF COLLEYVILLE HALL–JOHNSON ROAD STORM DRAIN PLANS.
5. BHMP DRAINAGE AREA "BB1" DRAINS (SHEET FLOW) ONTO COLLEYVILLE BLVD INTO THE CITY'S STORM DRAIN SYSTEM.
6. BHMP DRAINAGE AREA "DD2" DRAINS (SHEET FLOW) INTO THE ONSITE POND. OVERFLOW IS MANAGED BY A SPILLWAY DRAINING ONTO THE ADJACENT BOBBY MOORE SPORTS CENTER ADDITION PROPERTY BY MUTUAL AGREEMENT PER A RESTRICTIVE USE AGREEMENT (VOL 10712, PG 1487, D.R.T.C.T.). BHMP DRAINAGE AREA "DD1" DRAINS (SHEET FLOW) ONTO THE ADJACENT BOBBY MOORE SPORTS CENTER (BMSC) PROPERTY.
7. BLUEBONNET HILLS MEMORIAL PARK DRAINAGE NARRATIVE SUMMARY (CEMETERY USE):
   a) 68% OF THE ONSITE STORMWATER DRAINS INTO AN ONSITE POND AND ONTO THE ADJACENT PROPERTY (BMSC) TO THE NORTH.
   b) 14% OF THE ONSITE STORMWATER DRAINS INTO THE CITY'S STORM DRAIN SYSTEM ALONG ADJACENT STREETS.
   c) 18% OF THE ONSITE STORMWATER DRAINS INTO THE ADJACENT BROUGHTON SUBDIVISION'S STORM DRAIN SYSTEM TO THE EAST.
   d) THESE BHMP DRAINAGE PLANS (12mar2018) CONCLUDE THE BROUGHTON DRAINAGE PLANS (11feb2002) HAVE CALCULATED AN EXCESS OF 9.6cfs STORMWATER RUNOFF DRAINING FROM BHMP ONTO THE BROUGHTON SUBDIVISION AND THEREFORE NO ADDITIONAL DETENTION BY BHMP IS NECESSARY AT ANY TIME (INCLUDING THE FUTURE ROADS & BURIAL PLOTS).

SEE BROUGHTON SUBDIVISION FINAL PLAT DATED AUGUST 2002, FOR DRAINAGE EASEMENTS ESTABLISHED TO CONVEY STORMWATER RUNOFF FROM BLUEBONNET HILLS MEMORIAL PARK ONTO THE BROUGHTON STORM DRAIN SYSTEM.

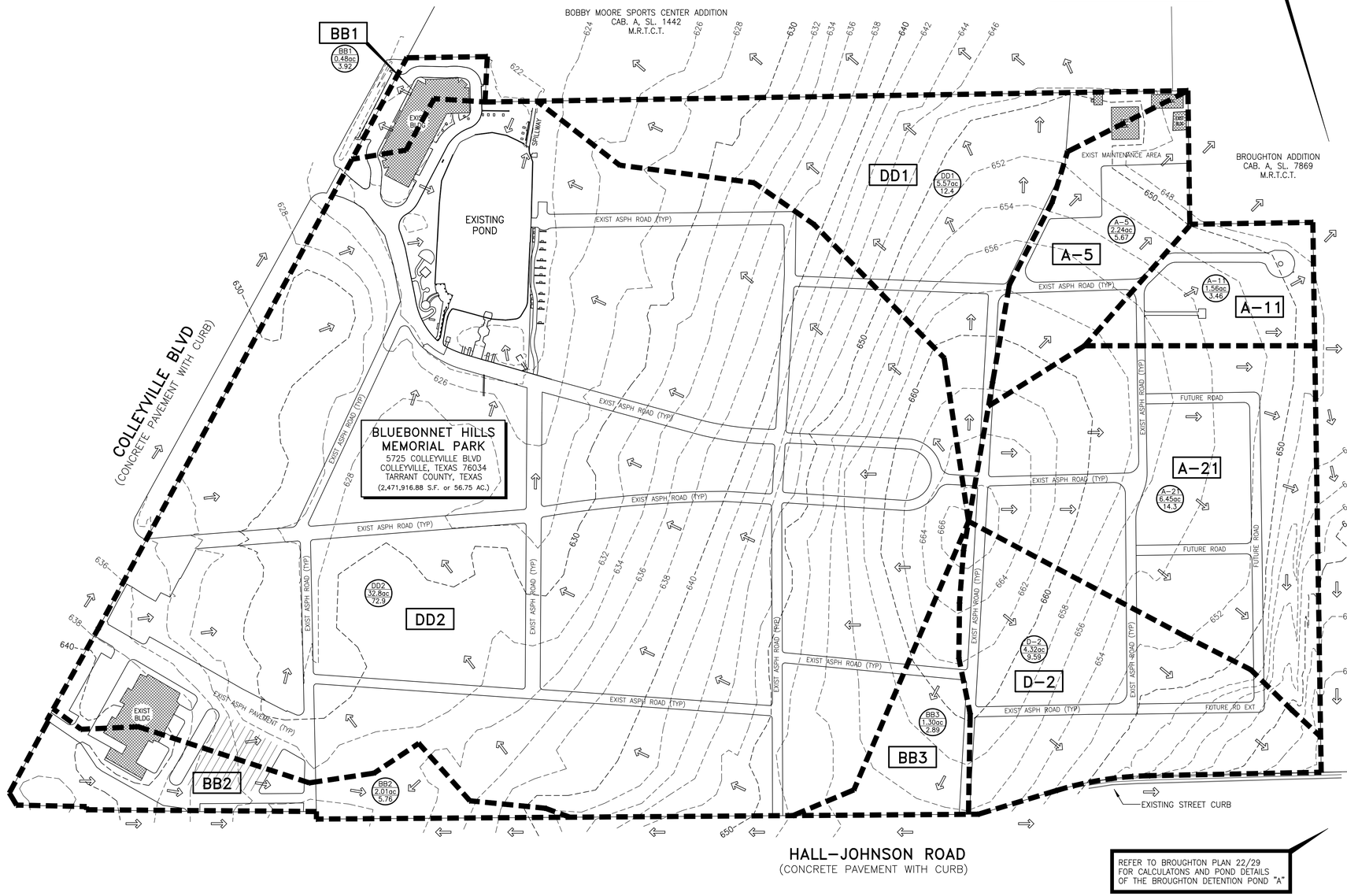
SEE BROUGHTON DRAINAGE PLANS 6/29, 7/29 & 22/29 DATED FEBRUARY 2002, FOR STORMWATER RUNOFF CALCULATIONS FROM BHMP CALCULATED INTO THE BROUGHTON DETENTION POND "A".

NOTE:
STORMWATER RUNOFF "Q" FROM BHMP AREA A–5, A–11 & A–21 HAS BEEN CALCULATED BY BROUGHTON DRAINAGE PLANS TO BE 33.03 CFS. ACTUAL DISCHARGE FROM THESE BHMP AREAS IS 23.45 CFS – LESS THAN CALCULATED BY BROUGHTON PLANS



LOCATION MAP

(FT WORTH MAPSCo MAP #40E) not to scale



REFER TO BROUGHTON PLAN 22/29 FOR CALCULATONS AND POND DETAILS OF THE BROUGHTON DETENTION POND "A"

01 ONSITE DRAINAGE AREA PLAN

100 50 0 100 200

GRAPHIC SCALE: 1"=100ft

N W E S

INDICATES DRAINAGE BASIN NAME — A1
INDICATES BASIN AREA (SF) — 0.187ac
INDICATES 100yr STORM FLOW (CFS) — 0.92

DRAINAGE AREA CALCULATIONS

ONSITE (BHMP) DRAINAGE ONTO ADJACENT BROUGHTON ADDITION — Project C2827

DRAINAGE AREA	AREA (acre)	Runoff Calcs – Method #1 C1	C2	C3	Tc (min)	I100 (in/hr)	Q1 (cfs)	Runoff Calcs – Method #2 C	Tc (min)	I100 (in/hr)	Q2 (cfs)	BHMP Q3 (cfs)	BROUGHTON Q4 (cfs)	NOTES
A–21	6.45ac	0.107	0.133	0.240	26.5	6.09	9.43	0.25	10	8.88	14.32	14.32	20.29	
A–11	1.56ac	0.117	0.132	0.250	25.3	6.33	2.47	0.25	10	8.88	3.46	3.46	6.33	
A–5	2.24ac	0.297	0.103	0.400	24.7	6.33	5.67	0.25	10	8.88	4.97	5.67	6.41	
Subtotal – BHMP Comparison to Broughton Addition												23.45	33.03	2

ONSITE (BHMP) DRAINAGE ONTO ADJACENT CITY STREETS/STORM DRAIN SYSTEM

DRAINAGE AREA	AREA (acre)	Runoff Calcs – Method #1 C1	C2	C3	Tc (min)	I100 (in/hr)	Q1 (cfs)	Runoff Calcs – Method #2 C	Tc (min)	I100 (in/hr)	Q2 (cfs)	Q3 (cfs)		NOTES
D–2	4.32ac	0.096	0.135	0.231	27.5	5.98	5.96	0.25	10	8.88	9.59	9.59		5
BB1	0.48ac	0.768	0.029	0.796	7.2	10.26	3.92	0.25	10	8.88	1.07	3.92		3
BB2	2.01ac	0.326	0.099	0.425	21.8	6.74	5.76	0.25	10	8.88	4.46	5.76		4
BB3	1.30ac	0.072	0.139	0.211	47.4	4.5	1.23	0.25	10	8.88	2.89	2.89		4
Subtotal – BHMP Drainage onto City Streets												22.16		

ONSITE (BHMP) DRAINAGE ONTO PRIVATE POND & ADJACENT BOBBY MOORE SPORTS CENTER (BMSC)

DRAINAGE AREA	AREA (acre)	Runoff Calcs – Method #1 C1	C2	C3	Tc (min)	I100 (in/hr)	Q1 (cfs)	Runoff Calcs – Method #2 C	Tc (min)	I100 (in/hr)	Q2 (cfs)	Q3 (cfs)		NOTES
DD1	5.57ac	0.082	0.137	0.219	32.2	5.57	6.79	0.25	10	8.88	12.36	12.36		7
DD2	32.8ac	0.146	0.127	0.273	25.6	6.33	56.7	0.25	10	8.88	72.86	72.86		8
Subtotal – BHMP Drainage onto Private Pond & BMSC												85.22		
Total – Onsite BHMP Drainage												130.8		

NOTE:

1. THE DRAINAGE CALCULATIONS NOTED ABOVE UTILIZE THE RATIONAL METHOD IN ACCORDANCE WITH CITY OF FORT WORTH STANDARDS PER THE iSWM TECHNICAL MANUAL AND THE TARRANT COUNTY RAINFALL DATA PROVIDED THEREIN AND COMPARES THE STORMWATER RUNOFF OF THIS PROJECT USING (2) METHODS TO THE BROUGHTON SUBDIVISION DRAINAGE CALCULATIONS AS FOLLOWS:

   METHOD #1 – CALCULATES THE MAXIMUM RATE OF RUNOFF (Q1) USING A COMPOSITE WEIGHTED RUNOFF COEFFICIENT BASED ON THE PERCENTAGE OF DIFFERENT TYPES OF SURFACES IN THE DRAINAGE AREA, USING THE FOLLOWING VALUES:
   - C1 = 0.95 (ASPHALT/CONC PAVEMENT)
   - C2 = 0.15 (SANDY SOIL LAWN, WITH AN AVERAGE 2–7% SLOPE)
   - C3 = COMPOSITE RUNOFF COEFFICIENT (C1 + C2)
   - Tc = TIME OF CONCENTRATION = 1.8(1.1–C)(D)^0.5/(S)^0.33
   - I = RAINFALL INTENSITY FOR THE DURATION PERIOD (TABLE 5.15)
   - Q1 = METHOD #1 RUNOFF RATE = (C3)(I)(A)

   METHOD #2 – CALCULATES THE MAXIMUM RATE OF RUNOFF (Q2) USING RECOMMENDED RUNOFF COEFFICIENT (C) IN ACCORDACE TO TABLE 1.6 OF THE iSWM TECHNICAL MANUAL.
   - C = RECOMMENDED RUNOFF COEFFICIENT FOR CEMETERY (TABLE 1.6)
   - Tc = TIME OF CONCENTRATION (TABLE 1.5)
   - I = RAINFALL INTENSITY FOR THE DURATION PERIOD (TABLE 5.15)
   - Q2 = METHOD #2 RUNOFF RATE = (C)(I)(A)

   STORMWATER RUNOFF COMPARISON: BROUGHTON VS BHMP VALUES
   - Q3 = BLUEBONNET HILLS (BHMP) MAX RUNOFF RATE (GREATER OF Q1 OR Q2)
   - Q4 = BROUGHTON SUBDIVISION RUNOFF RATE (SHEETS 6/29 & 7/29)

2. Total Q4 (Broughton runoff calculations from this property – shown on sheets 6/29 & 7/29) EXCEED Q3 (BHMP maximum runoff calculated to enter Broughton Addition by these plans)
3. Drainage Area BB1 drains (sheet flow) to Colleyville Blvd into the city's SD system. This area does NOT drain onto the adjacent Broughton Addition.
4. Drainage areas BB2 & BB3 drain (sheet flow) to Hall–Johnson Road into the city's SD system. These areas do NOT drain onto the adjacent Broughton Addition.
5. Drainage area D2 drains (sheet flow) to Hall–Johnson Road into the city's SD system. This area does NOT drain onto the adjacent Broughton Addition.
6. Drainage areas A21, A11 & A5 drain (sheet flow) into the Broughton Addition SD system. These areas drain onto the adjacent Broughton Addition as indicated above.
7. Drainage area DD1 drains (sheet flow) onto the adjacent Bobby Moore Sports Center Addition. This area does NOT drain onto the adjacent Broughton Addition.
8. Drainage area DD2 drains (sheet flow) into this property's pond. Stormwater overflow is managed by a spillway draining onto the adjacent Bobby Moore Sports Center (BMSC) Addition by mutual agreement per a Restrictive Use Agreement (Vol 10712, Pg 1482, D.R.T.C.T.) This area does NOT drain onto the adjacent Broughton Addition.

CAREERA consulting engineers, inc.
Structural, Civil, & Construction Engineering
Texas Board of Professional Engineers Firm Registration No. F–8,354
3930 Meredith Avenue Dallas, Texas 75211 o (214) 330.4771 f (214) 330.2167

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LUIS DAVID CARRERA, TEXAS PROFESSIONAL ENGINEER NO. 95182 ON THE DATE NOTED BELOW. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER AUTHORIZATION BY THE LICENSED ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING ACT.

LUIS D. CARRERA 95182 LICENSED PROFESSIONAL ENGINEER — 20 Nov 2020

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

SHEET TITLE: OVERALL DRAINAGE AREA PLAN AND CALCULATIONS
PROJECT No. C–2827
DATE: mar 2018
DRAWN BY: CCEI
CHECKED BY: CCEI

REVISION	DESCRIPTION:
05jun2020	Rev A – Extended Conc Swale Northward
29jun2020	Rev B – Added Stone Wall & Regraded East
20aug2020	Rev D – Added Eastside Masonry Wall

SHEET No. C501

REVISION D

EXISTING 6FT CHAINLINK FENCE (TYP)

EXISTING METAL BUILDING

EXISTING METAL BUILDING

EXISTING MAINTENANCE AREA

INSTALL 8' SPLIT FACE CMU WALL TO CAPTURE AND REDIRECT DRAINAGE NORTHWARD TO OUTLET POINT DIRECTLY INTO CUL-DE-SAC AND AWAY FROM EXISTING RIVER ROCK SWALE THROUGH FRONT YARDS.

CAMDEN GREEN
125' RIGHT OF WAY

EXISTING PRIVATE RIVER ROCK SWALE TO REMAIN

BROUGHTON ADDITION

EXISTING 8FT WOOD FENCE REMOVED & RELOCATED

EXISTING 8FT WOOD FENCE TO REMAIN

FINAL LOCATION OF 8' SPLIT FACE CMU WALL TO BE DETERMINED IN THE FIELD

LOT 21 **LOT 20** **LOT 19** **LOT 18**

DEVELOPED CEMETERY

PROTECT EXISTING TREES AND FENCE IN PLACE.

INSTALL 8' SPLIT FACE CMU WALL TO CAPTURE AND REDIRECT DRAINAGE EASTWARD TO CONCRETE SWALE AND AWAY FROM BACK YARDS. DRAINAGE INTO YARDS REDUCED BY APPROXIMATELY 90% TO 0.25 CFS.

DRAINAGE WILL TEMPORARILY POND ON CEMETERY SITE AND DE-SILT BEFORE OUT-LETTING INTO CUL-DE-SAC

EXISTING 6FT WOOD FENCE TO REMAIN ALONG NORTH PROP LINE

RELOCATE WALL AROUND TREE IF FEASIBLE TO PROTECT IN PLACE

DEVELOPED

MAN GATE ADDED FOR MAINTENANCE ACCESS

25' SETBACK LINE

LOT 12 **LOT 13**

20' PRIVATE ROADWAY

25'-0"

MAN GATE ADDED FOR MAINTENANCE ACCESS

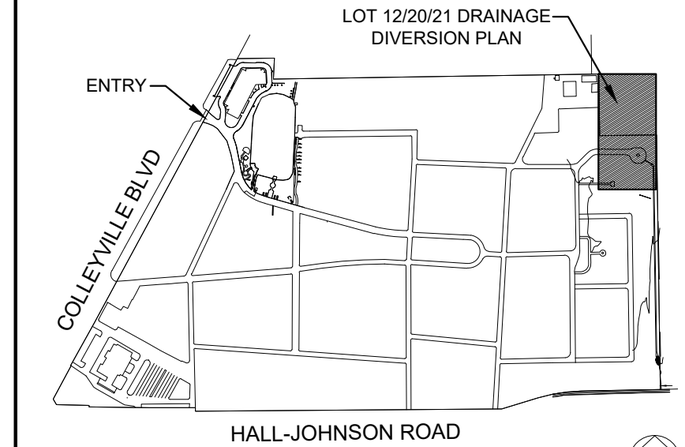
PROPOSED TREE. LOCATION TO BE DETERMINED BY RESIDENT, TYP.

CUL-DE-SAC TO BE RECONSTRUCTED TO CONVEY DRAINAGE INTO CONCRETE SWALE

CONCRETE SWALE TO COLLECT AND CONVEY DRAINAGE FROM CUL-DE-SAC TO 3' DRAINAGE SWALE

EXISTING TREES TO REMAIN ALONG EAST PROP LINE

NEW CONC SWALE ±3.0' WIDE



LOCATION MAP

LOT 12/20/21 DRAINAGE DIVERSION PLAN

Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)
08/20/20

0 25' 50'

NORTH

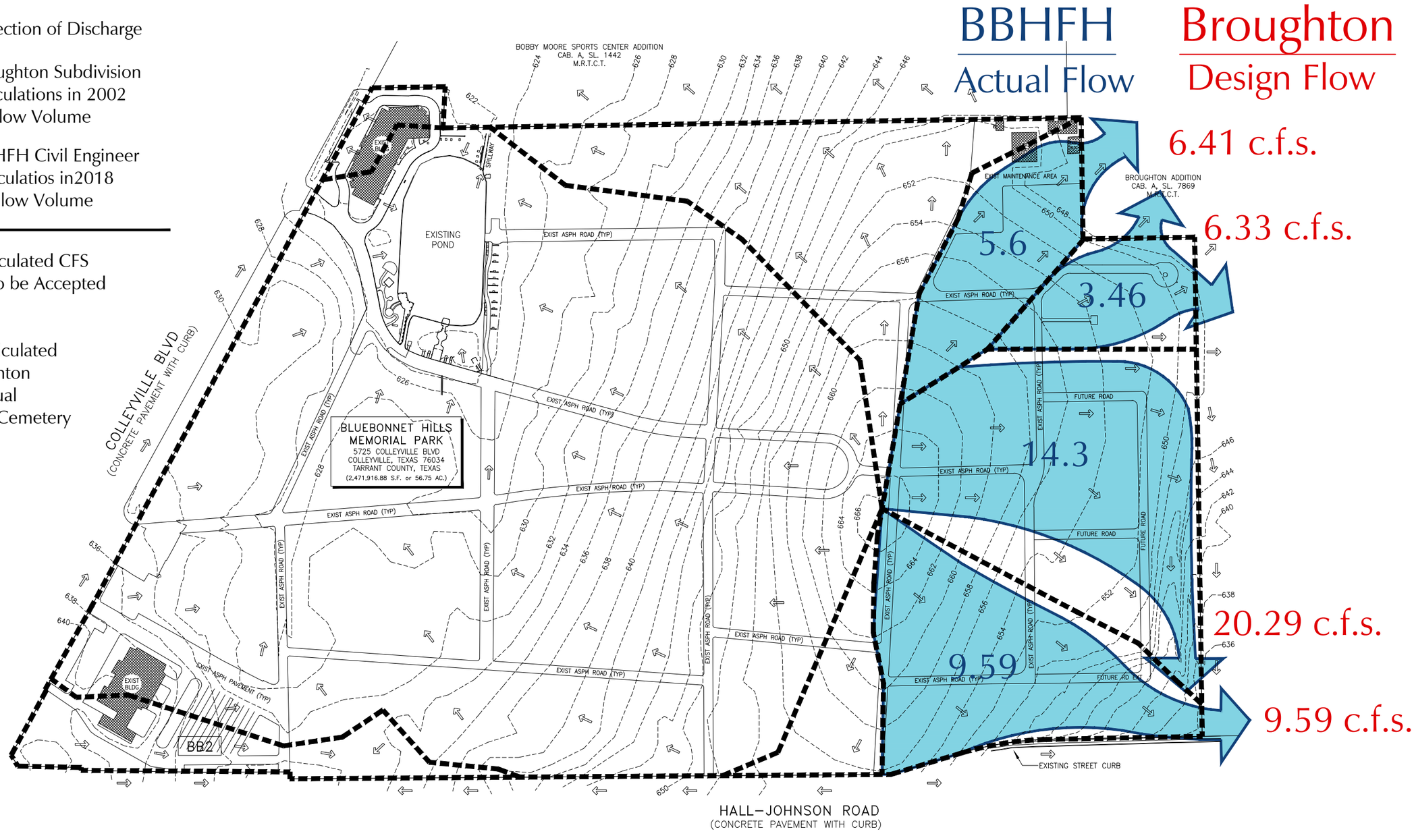
CLARK & GREEN Associates Landscape Architecture

Legend

Light Blue Area	Drainage Areas
Arrows	Direction of Discharge
Red Numbers *	Broughton Subdivision Calculations in 2002 of Flow Volume
Blue Numbers **	BBHFH Civil Engineer Calculatios in2018 of Flow Volume

* Broughton Developer Calculated CFS (Cubic Feet Per Second) to be Accepted by Broughton Subdivision

** BBHFH Civil Engineer Calculated CFS Discharging to Broughton Subdivision Based on Actual Development Patterns of Cemetery



Original Broughton Design

Bluebonnet Hills Funeral Home and Memorial Park

5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)

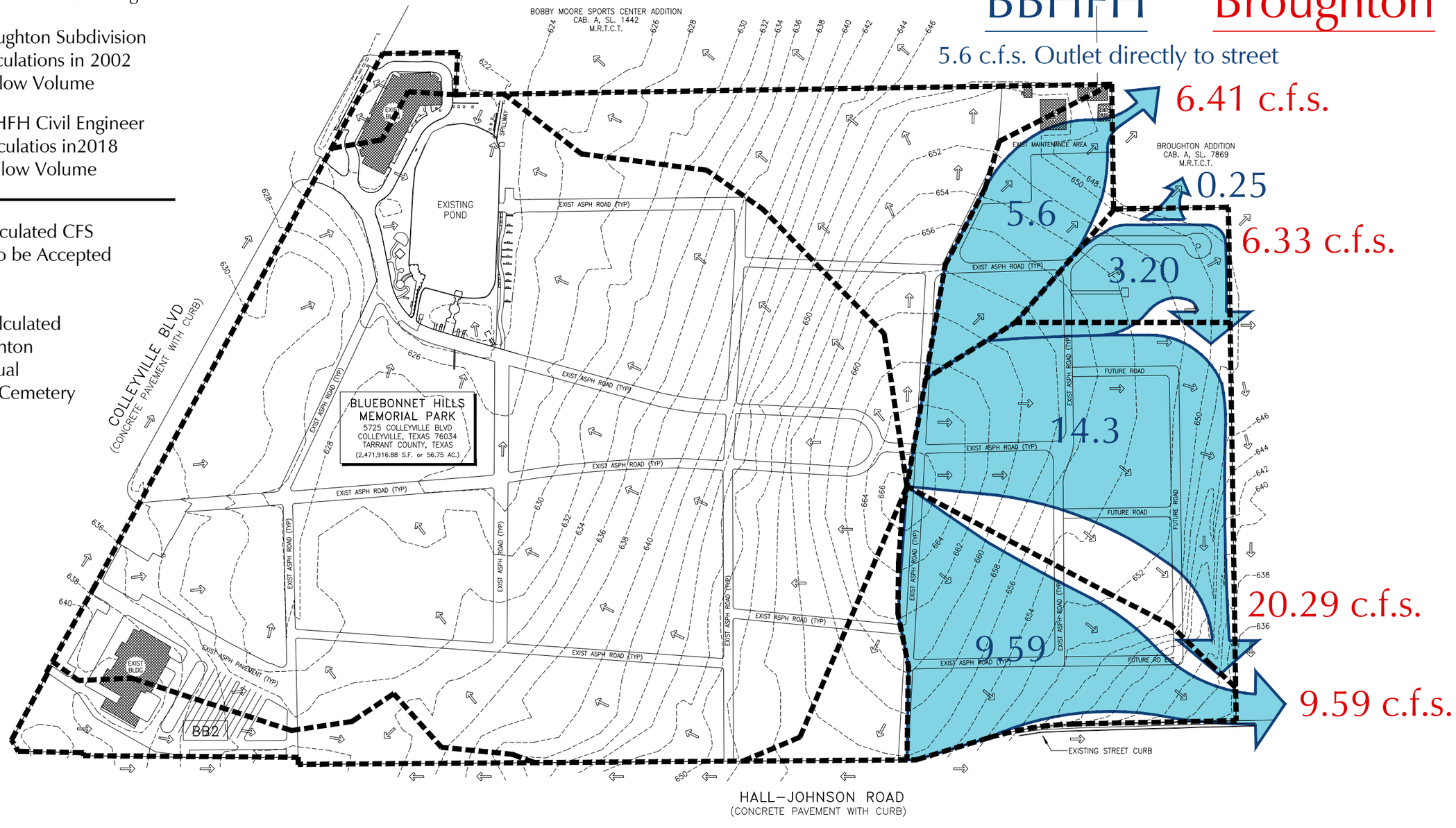
06/02/20

Legend

Light Blue Area	Drainage Areas
Arrows	Direction of Discharge
Red Numbers *	Broughton Subdivision Calculations in 2002 of Flow Volume
Blue Numbers **	BBHFH Civil Engineer Calculatios in2018 of Flow Volume

* Broughton Developer Calculated CFS (Cubic Feet Per Second) to be Accepted by Broughton Subdivision

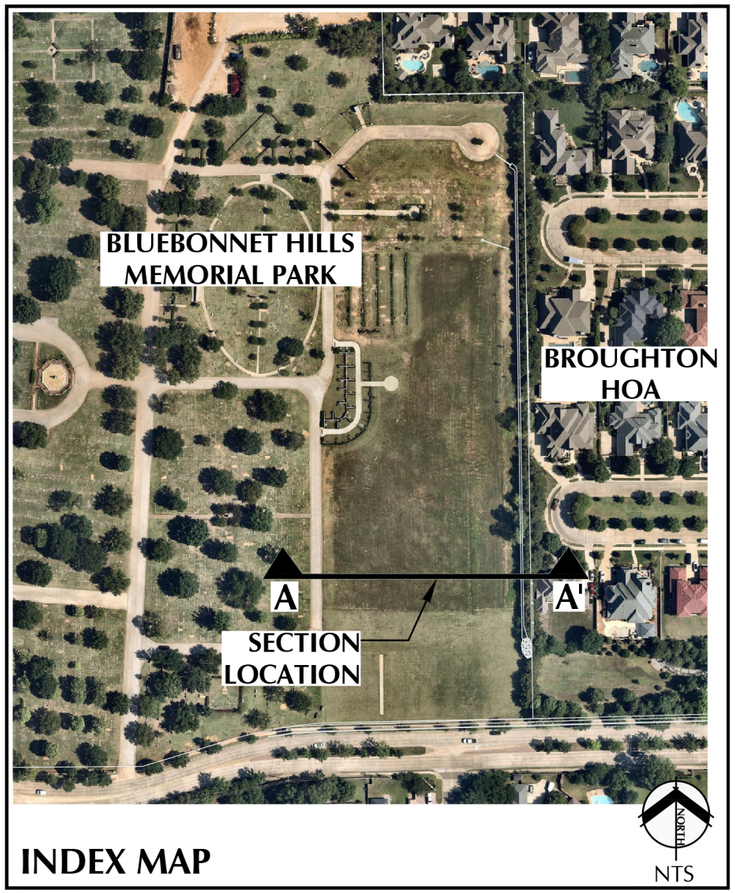
** BBHFH Civil Engineer Calculated CFS Discharging to Broughton Subdivision Based on Actual Development Patterns of Cemetery



Proposed BBHFH Revised Drainage Flows

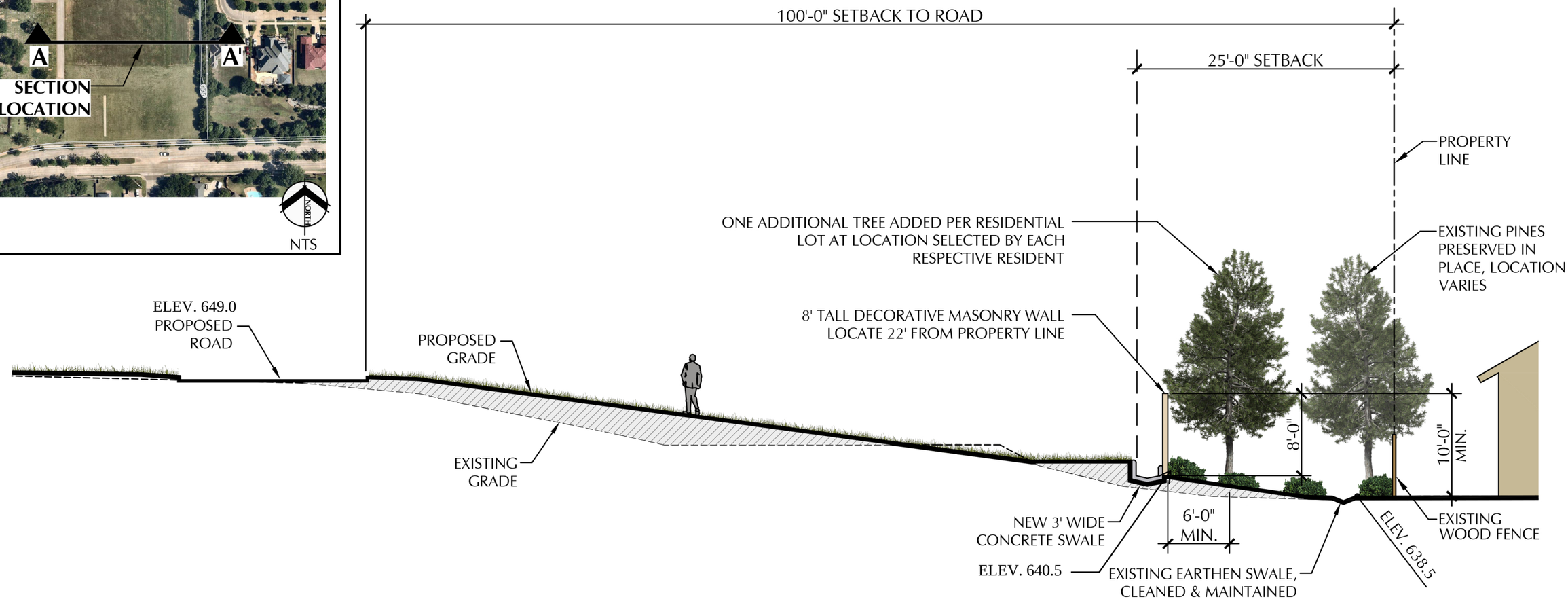
Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)
06/02/20

0 50' 100' 200'



INDEX MAP

NTS



SECTION A-A'

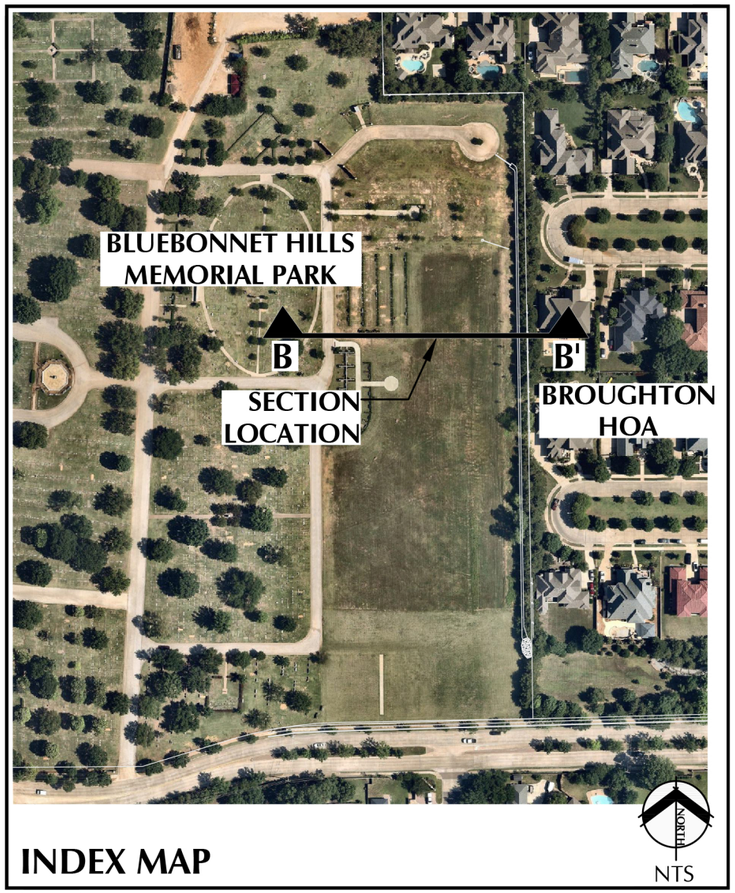
0 5' 10'

Master Plan - Section A-A'

Bluebonnet Hills Funeral Home and Memorial Park

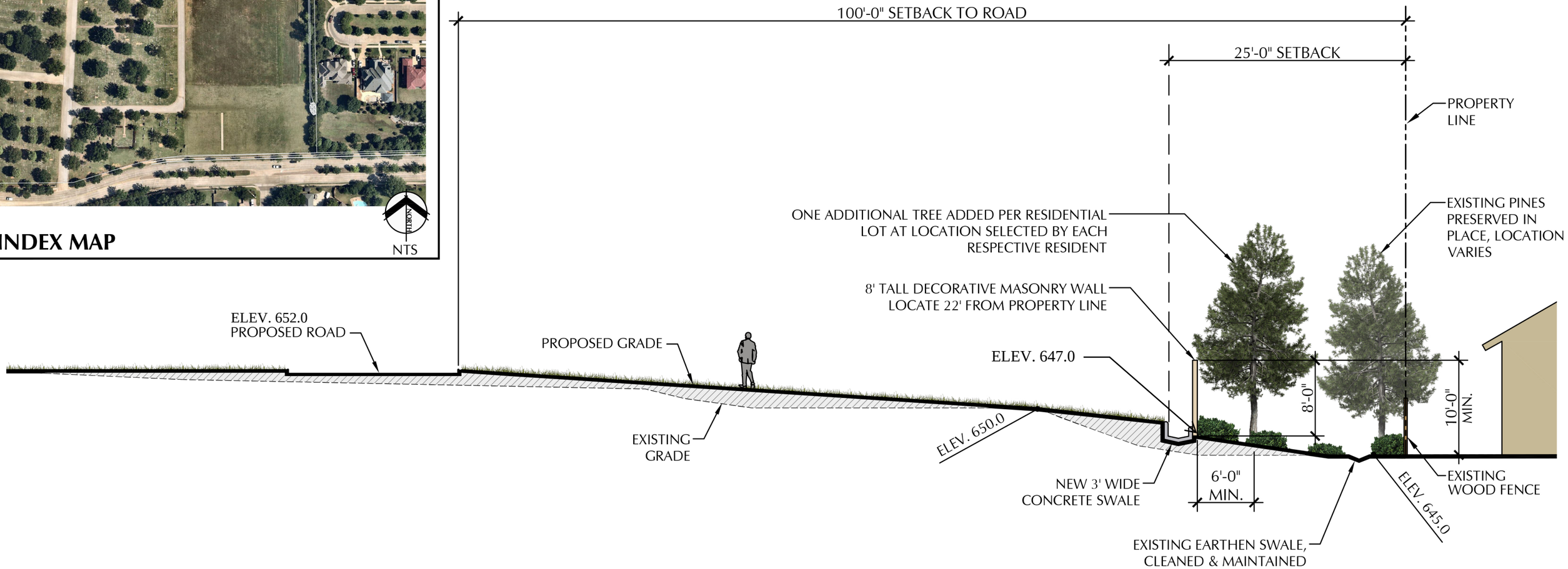
5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)

08/08/20



INDEX MAP

NTS



SECTION B-B'

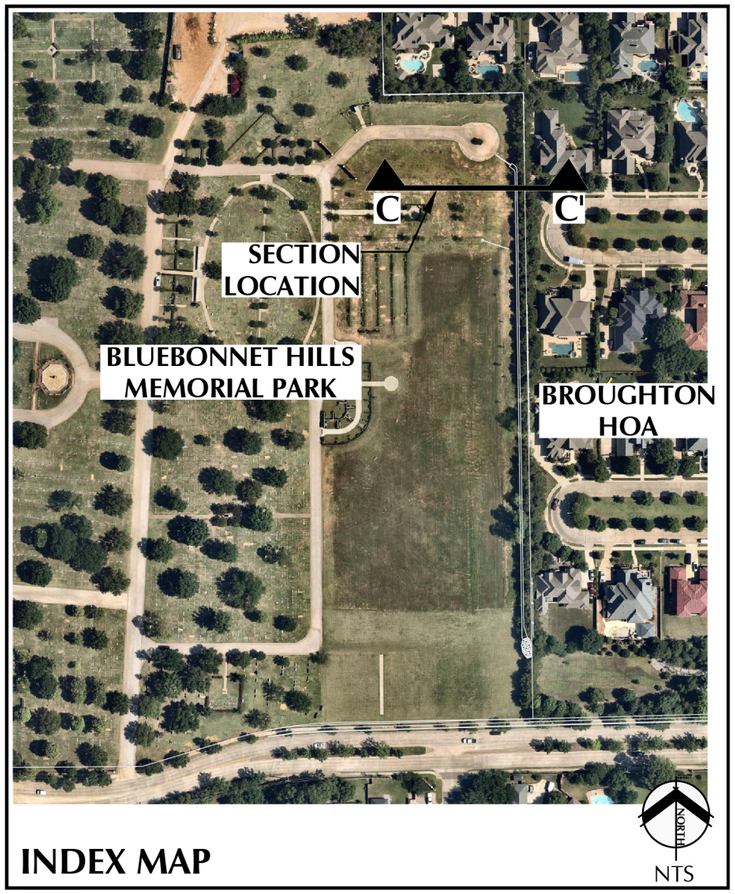
0 5' 10'

Master Plan - Section B-B'

Bluebonnet Hills Funeral Home and Memorial Park

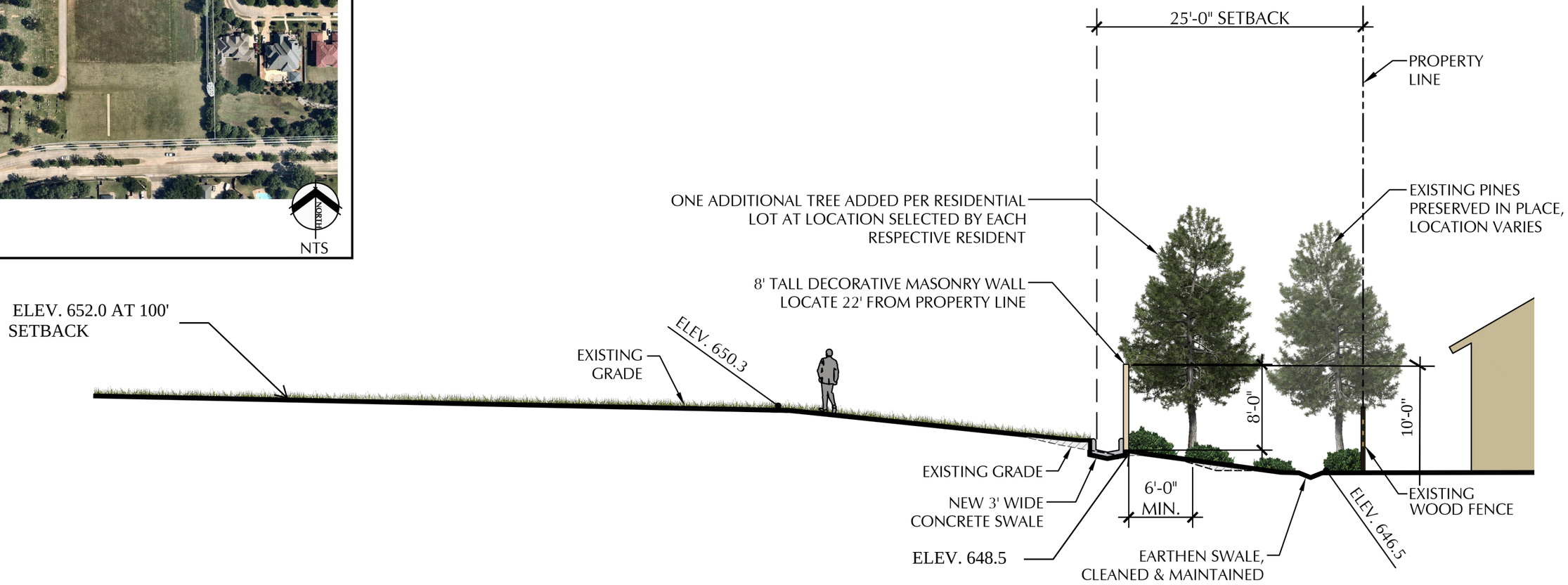
5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)

08/08/20



INDEX MAP

NTS



SECTION C-C'

0 5' 10'

Master Plan - Section C-C'

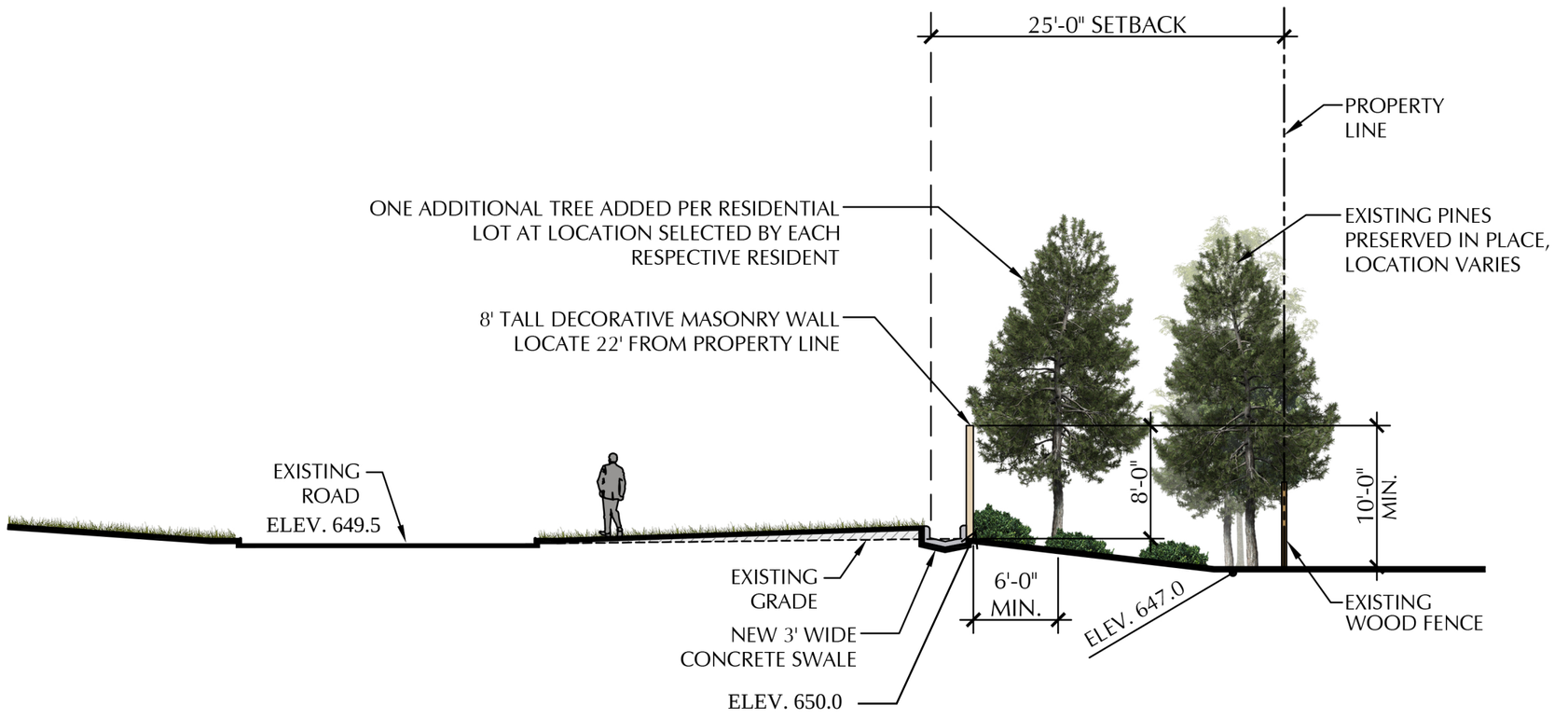
Bluebonnet Hills Funeral Home and Memorial Park

5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)

08/13/20

INDEX MAP

NTS



SECTION D-D'

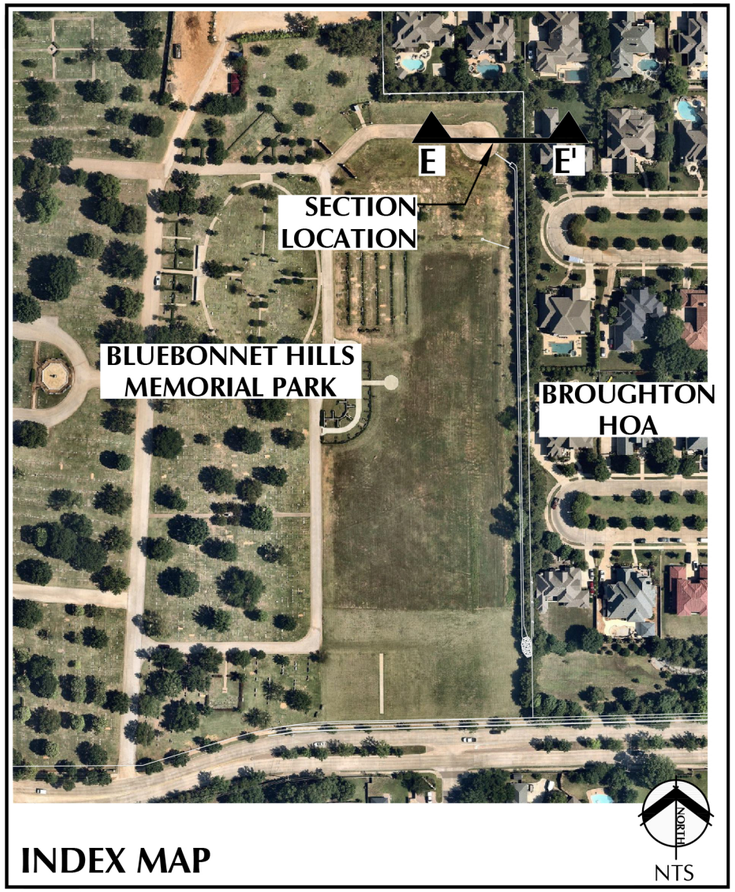
0 5' 10'

Master Plan - Section D-D'

Bluebonnet Hills Funeral Home and Memorial Park

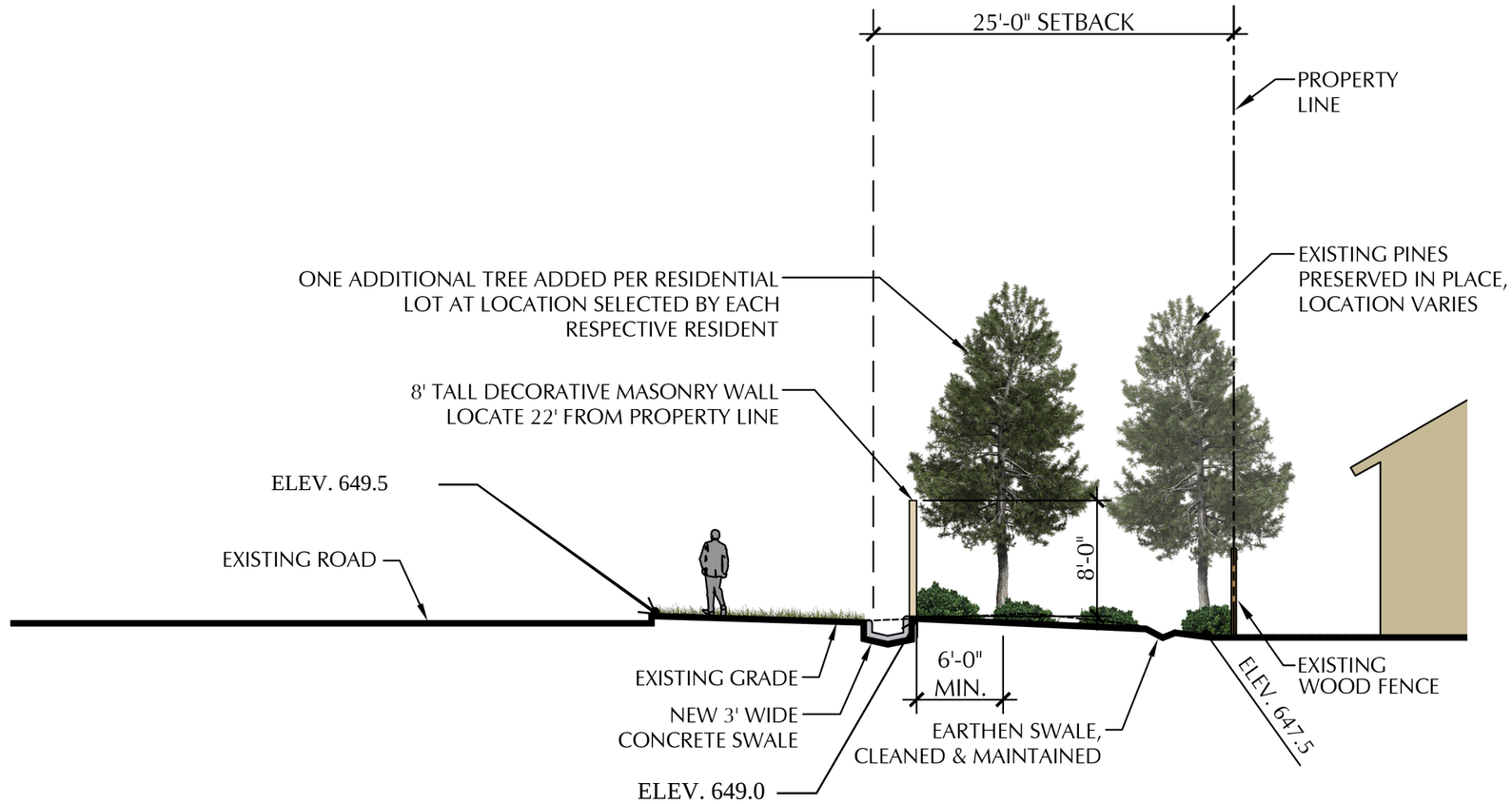
5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)

08/08/20



INDEX MAP

NTS



SECTION E-E'

0 5' 10'

Master Plan - Section E-E'

Bluebonnet Hills Funeral Home and Memorial Park

5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)

08/13/20

1A - Looking West From Arrington Green
Existing View

CLARK & GREEN
Associates
Landscape Architecture

1B - Looking West From Arrington Green
With Wall

CLARK & GREEN
Associates
Landscape Architecture

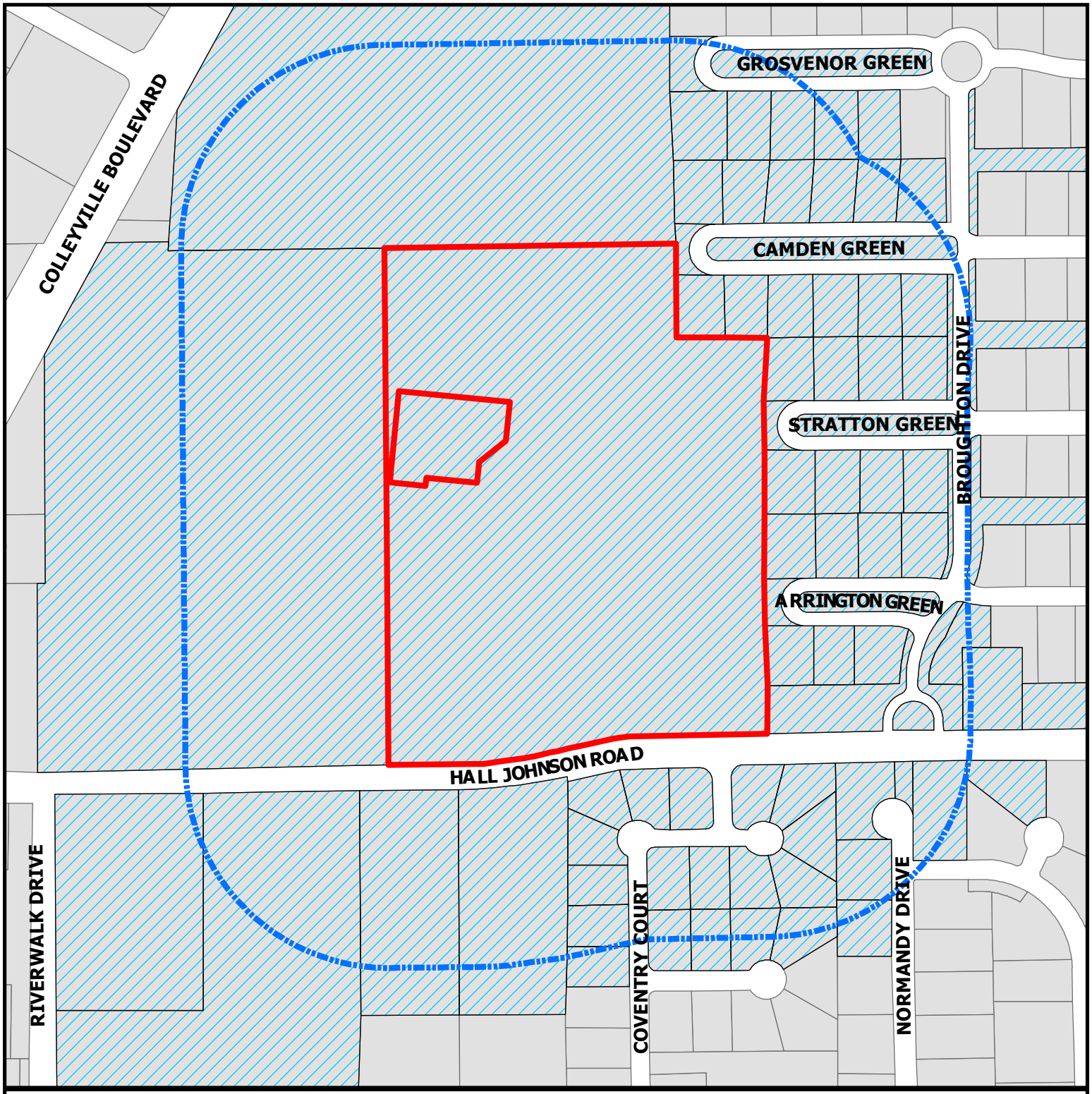
2A - Looking West from Stratton Green
Existing View

CLARK & GREEN
Associates
Landscape Architecture

2B - Looking West from Stratton Green
With Wall

CLARK & GREEN
Associates
Landscape Architecture

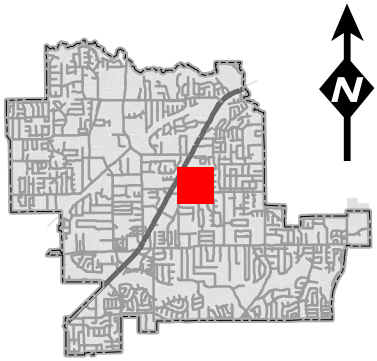
Notification Map



CITY OF COLLEYVILLE TEXAS

ZC20-002

5713 Colleyville Blvd



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Subject Property

500ft Buffer

Properties within 500ft

Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
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

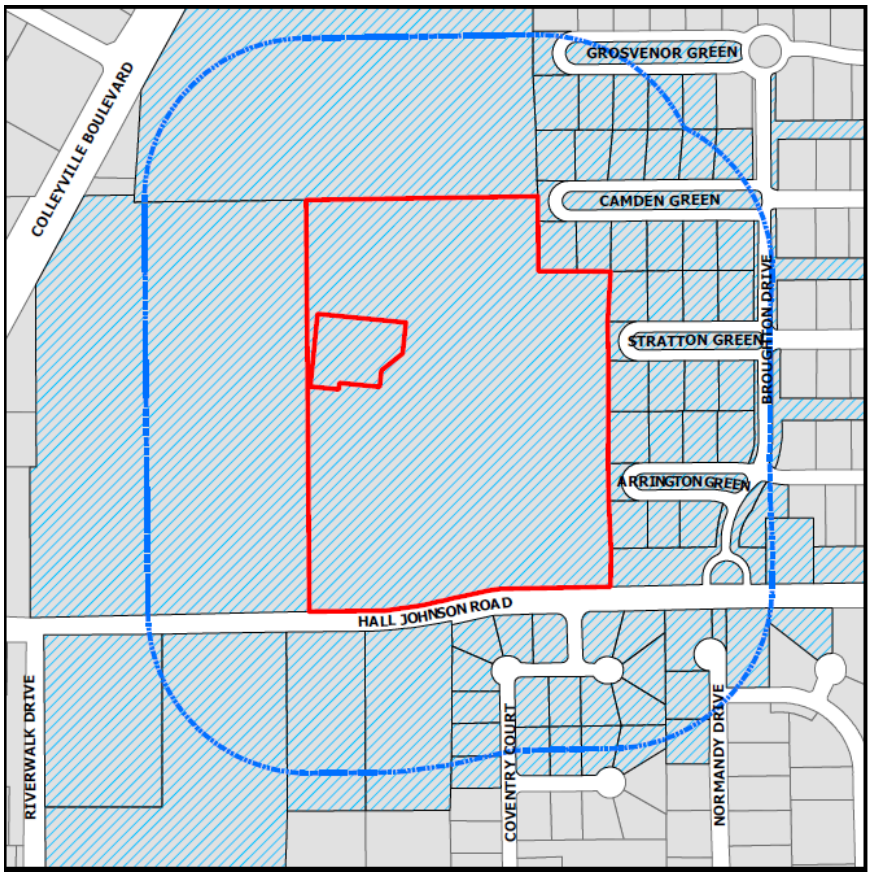
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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 A TRACT 2 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 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 City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

Sec. 1. 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. 2. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.

Sec. 3. 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" and per the plans shown in Exhibit "C".

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. No private mausoleum/crypt shall be allowed within 100 feet of Hall-Johnson Road and the eastern boundary shared with the Broughton subdivision.

e. A minimum 3 foot ornamental iron/tubular fence shall be constructed along Hall-Johnson Road.

f. A minimum 3 foot shrub row shall be planted along Hall-Johnson Road.

g. Drainage and swale/channel improvements shall be made along the eastern property line and within the Broughton Addition:
   - Drainage conveyance to the north side of Lot 21 shall be improved to direct discharge into Camden Green.
   - A new concrete swale shall be installed to convey drainage along the majority of the eastern portion of the cemetery south to the existing drainage system in the Broughton Addition.
   - The existing swale shall be cleaned and maintained by the cemetery.
   - All drainage calculation rates (CFS rates) shall be per the attached drainage plan.

h. An 8-foot screening wall and landscape improvements shall be made along the eastern property line per the plans as shown in Exhibit "C":
   - The 8-foot wall shall be a minimum of 23 feet from the

east property line except adjacent to Lot 21
- The 8-foot wall shall be located on the west property line of Lot 21 to replace the existing wood fence
- One over-story tree shall be installed for each adjacent residential home for a total of 6 trees to be planted

Subject to the signed agreements with the adjacent subdivisions as shown in Exhibit "D".

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.

i.

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 1st day of September 2020.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS, ON THIS THE 1ST DAY OF SEPTEMBER 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

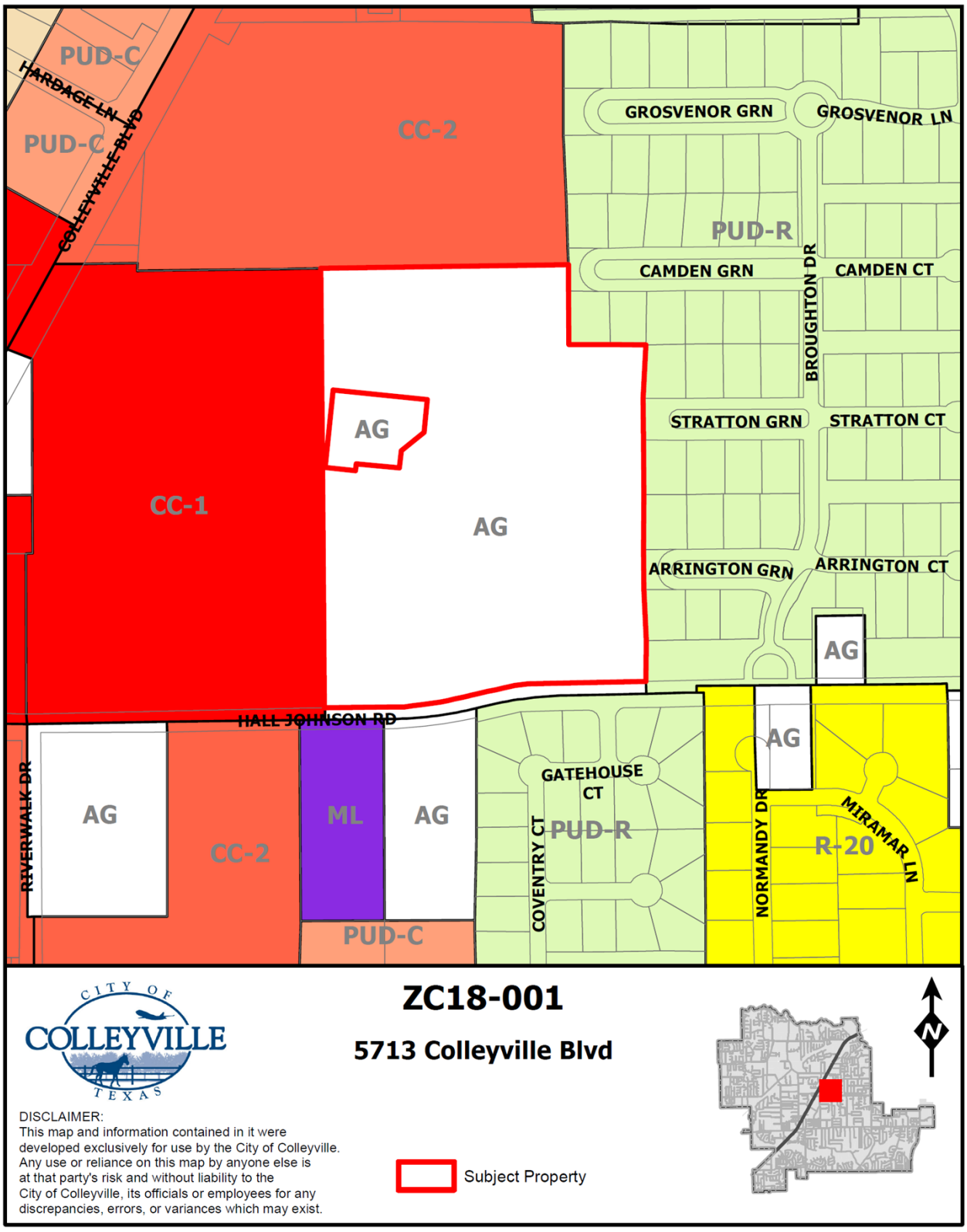


Exhibit "B" – Statement of Planning Objectives

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.

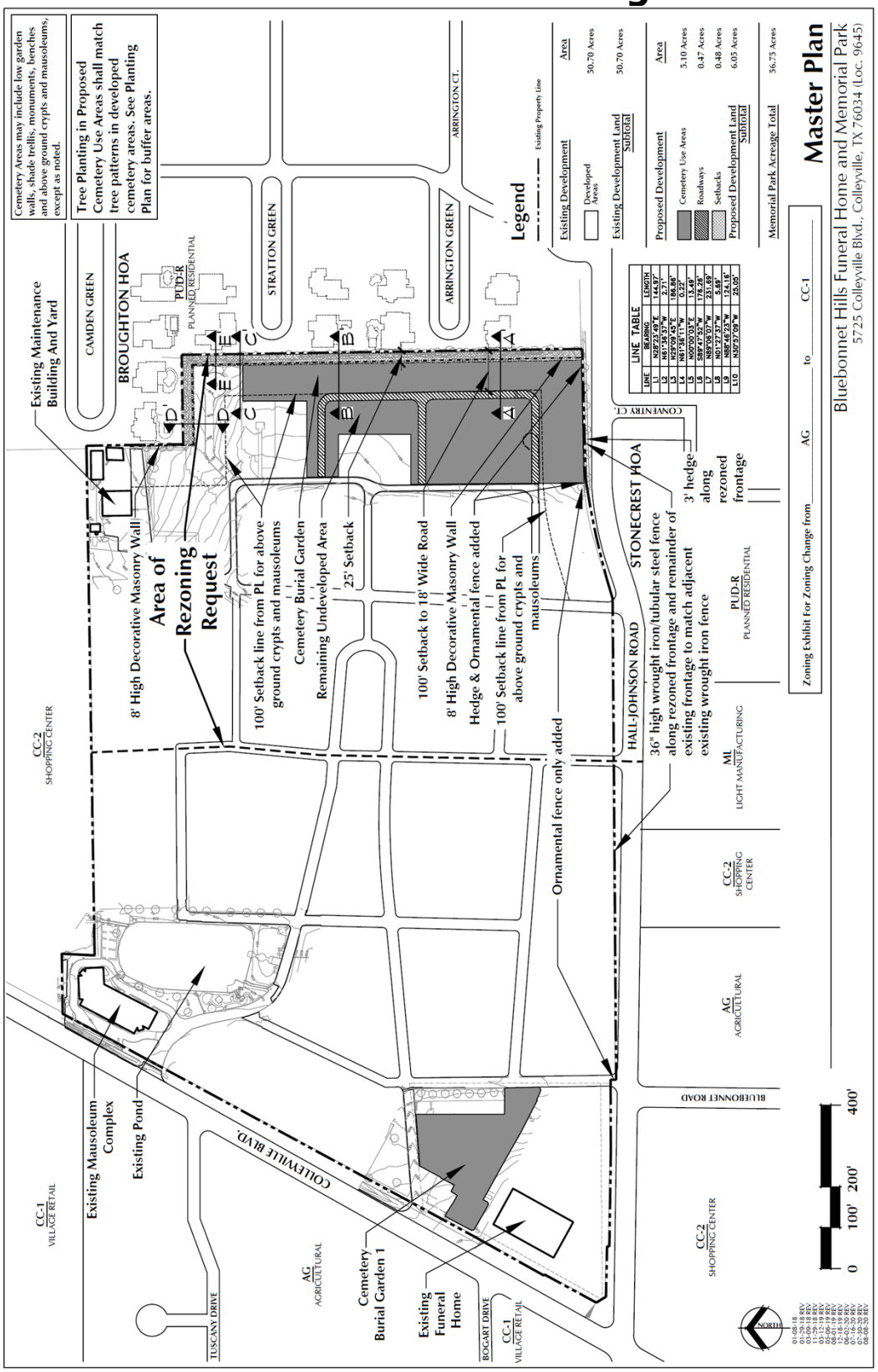
12) Bluebonnet Hills will plant a solid 3-foot high shrub row along Hall Johnson as shown on Exhibits B and H. The shrubs will be planted within three months from the passage of the rezoning ordinance or during optimum planting season, whichever is less time. The shrubs will be maintained at a height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

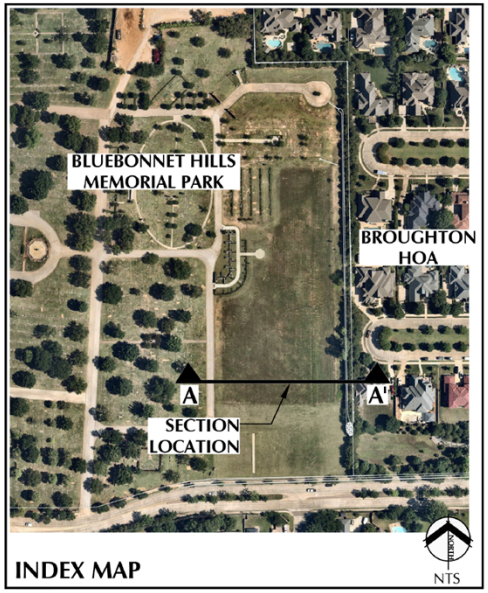
13) Bluebonnet Hills will plant evergreen trees as grave sites are developed consistent with the current tree coverage. All trees and plants will be irrigated and will be replace on a timely basis if they should die.

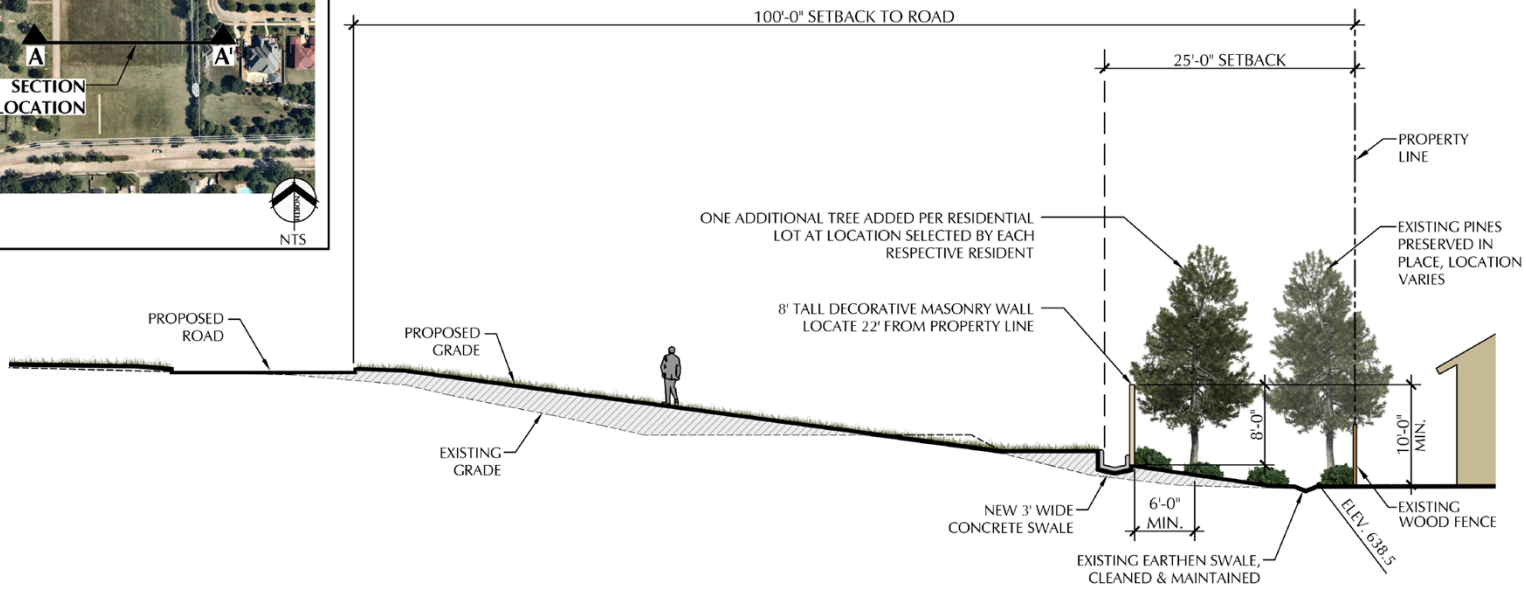
Conclusion:

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





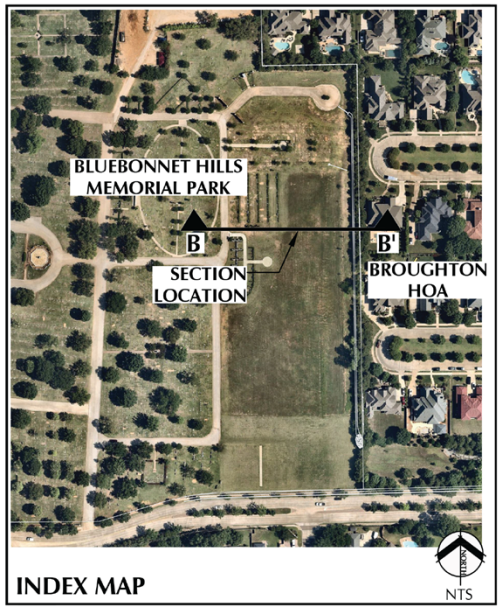


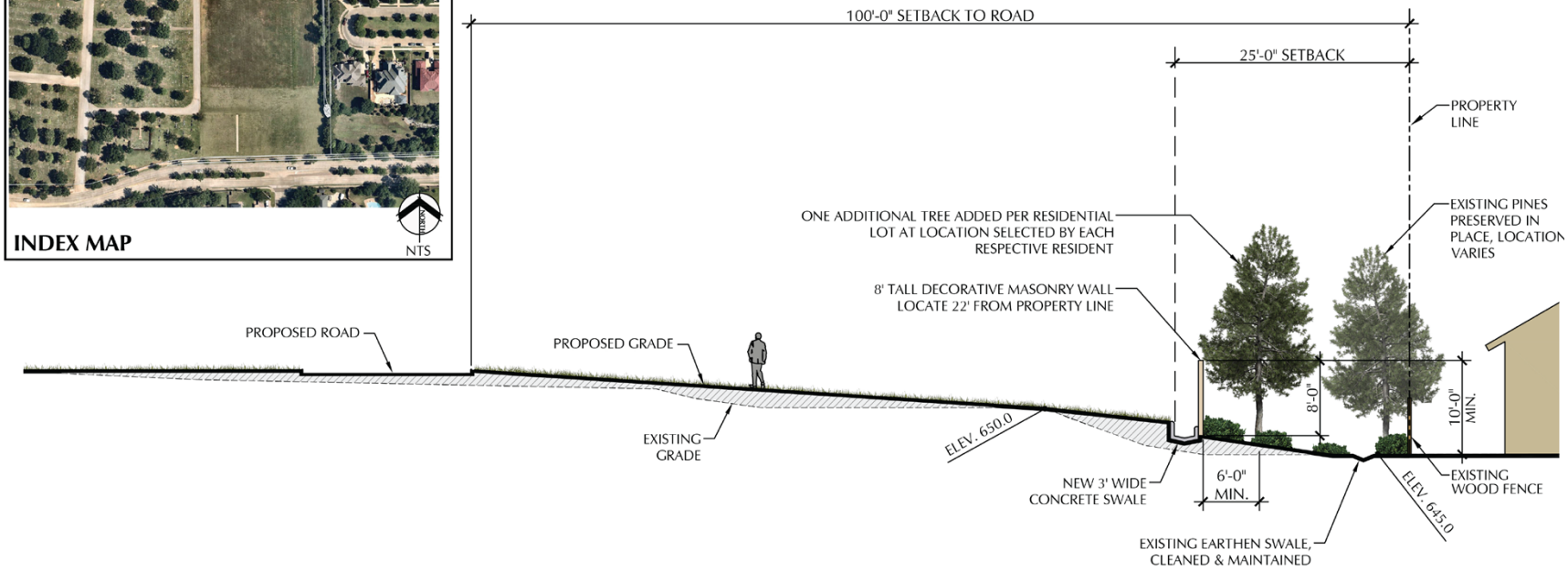
SECTION A-A'

0 5' 10'

Master Plan - Section A-A'

Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)
08/08/20



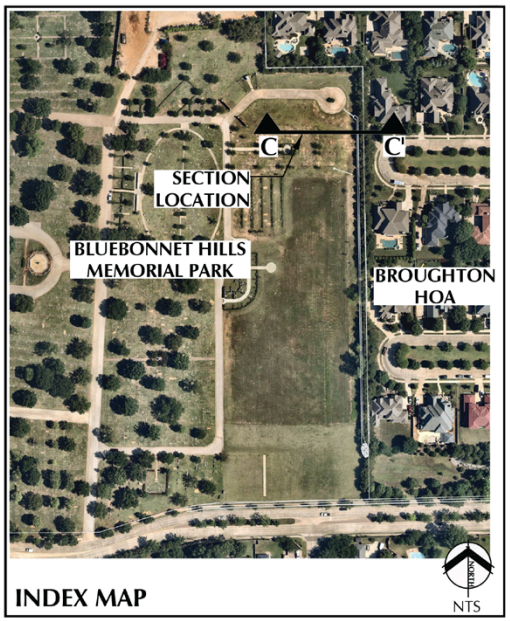


SECTION B-B'

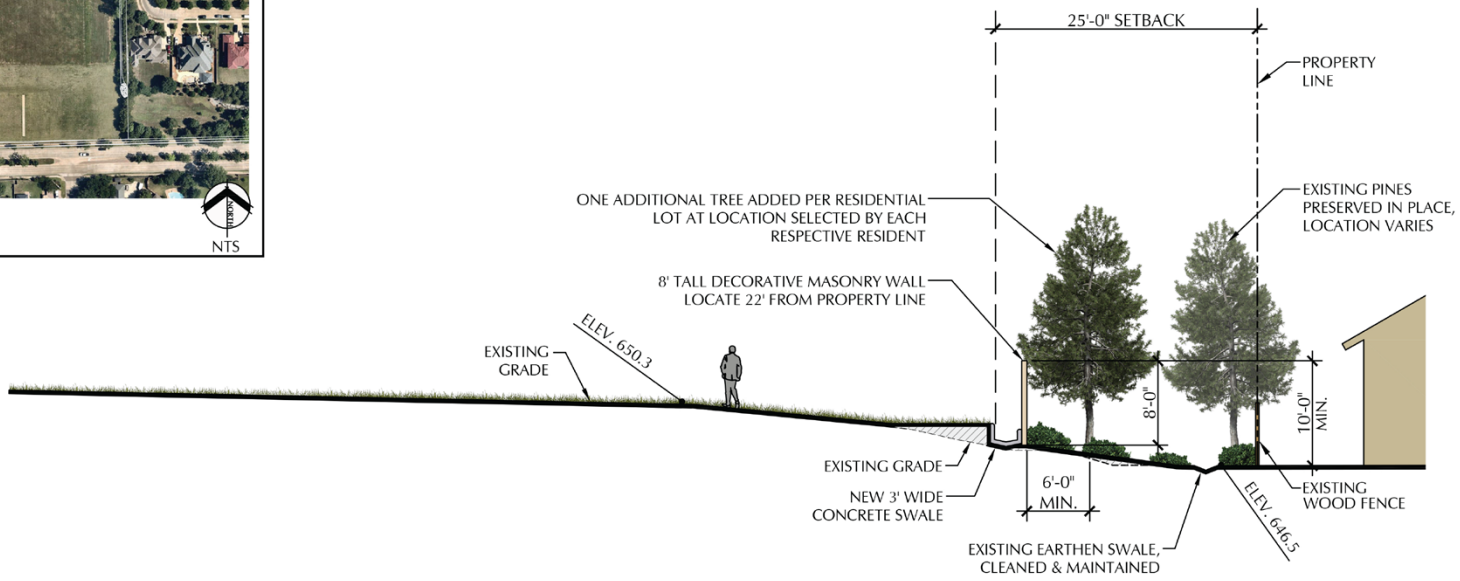
0 5' 10'

Master Plan - Section B-B'

Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)
08/08/20



INDEX MAP

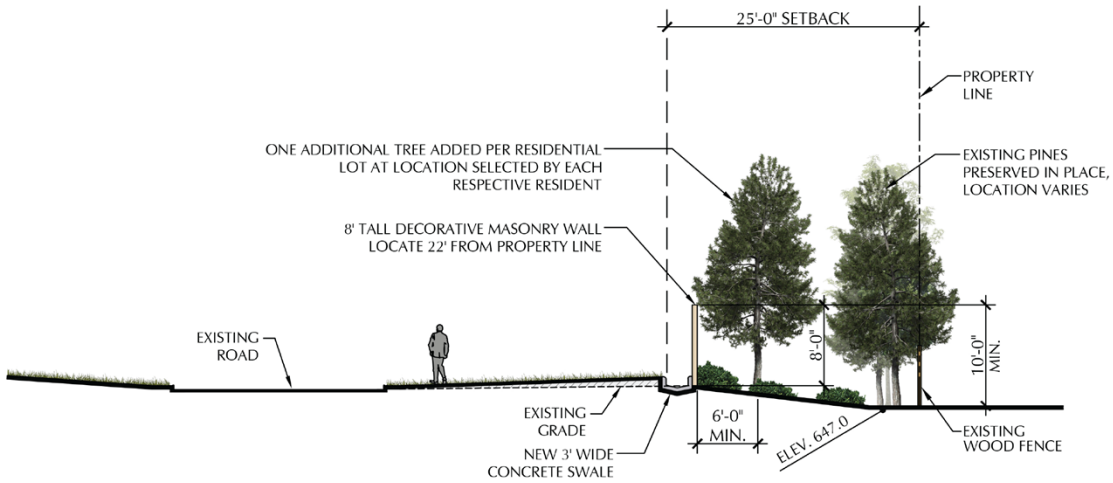


SECTION C-C'

0 5' 10'

Master Plan - Section C-C'

Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)
08/08/20

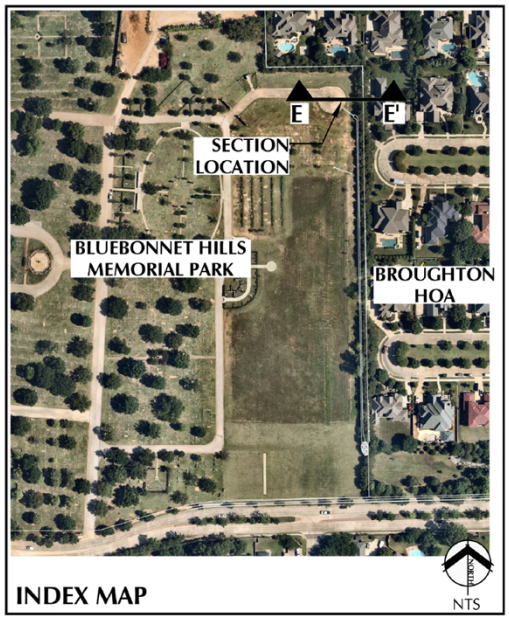


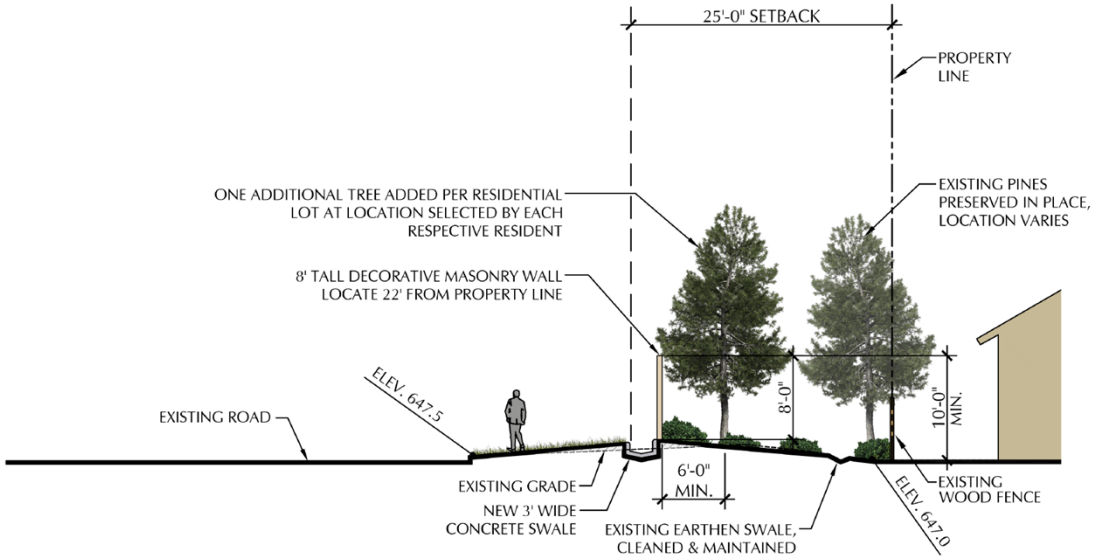
SECTION D-D'

0 5' 10'

Master Plan - Section D-D'

Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)
08/08/20



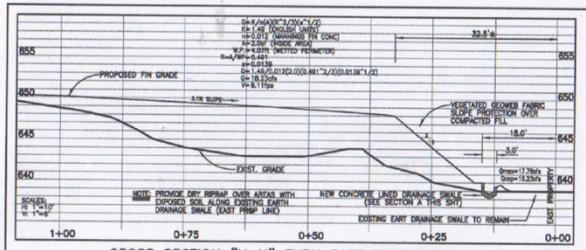


SECTION E-E'

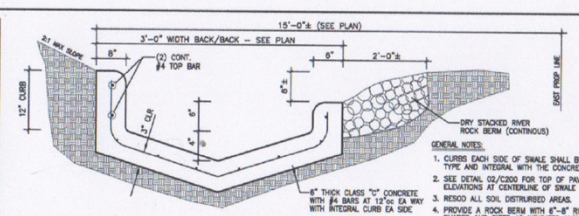
0 5' 10'

Master Plan - Section E-E'

Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)
08/08/20

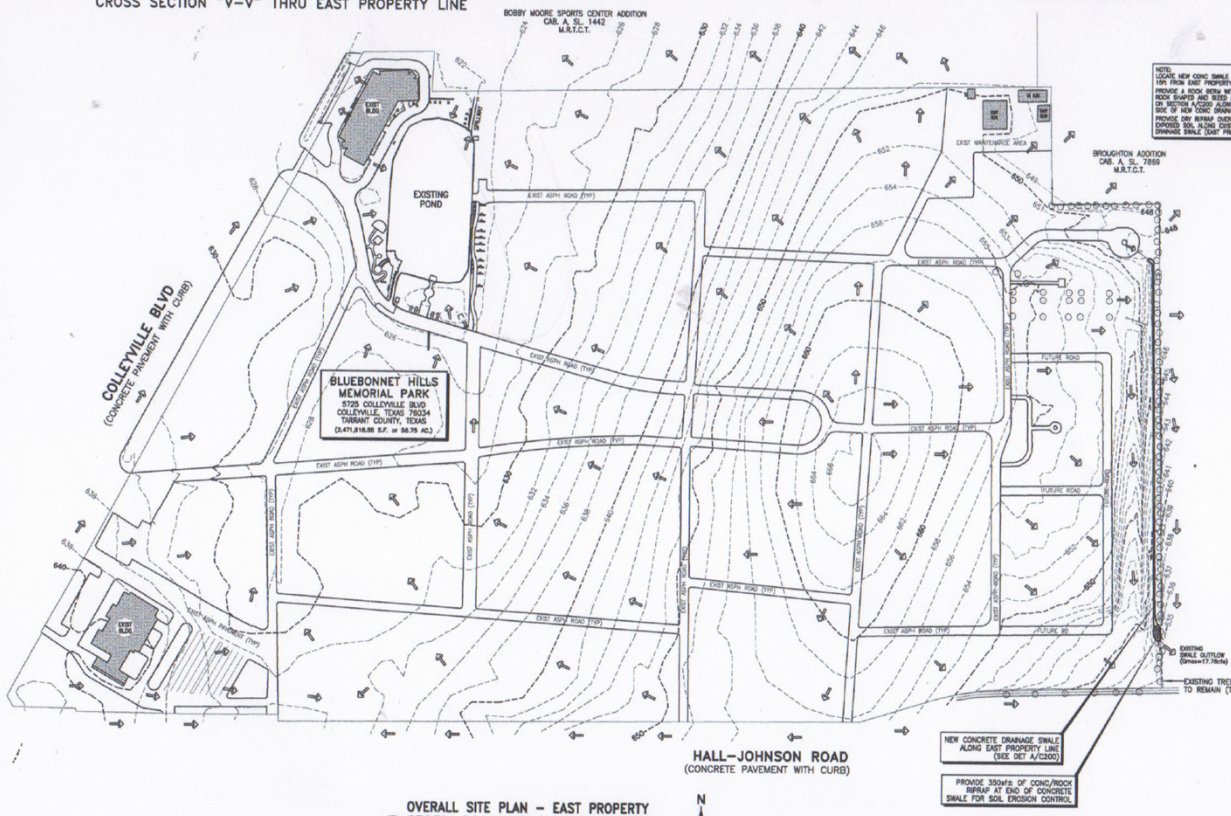


CROSS SECTION "V–V" THRU EAST PROPERTY LINE

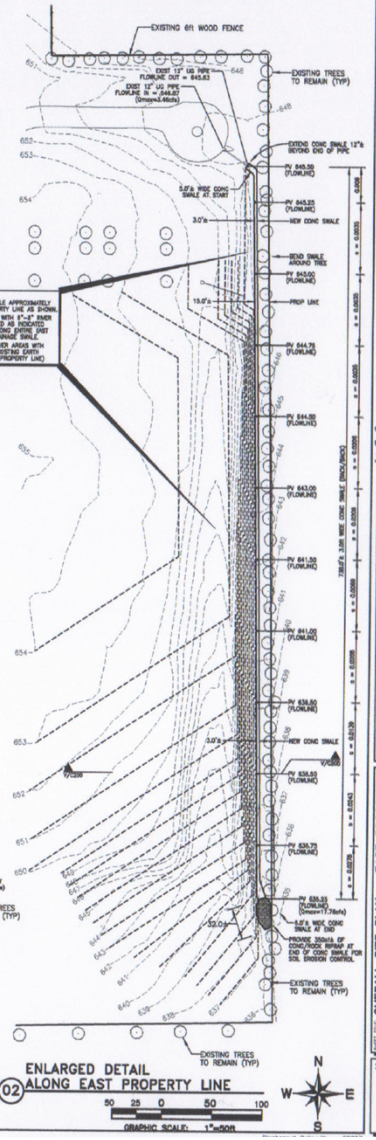


A TYPICAL SECTION – CONC DRAINAGE SWALE
not to scale

GENERAL NOTES:
1. CURBS EACH SIDE OF SWALE SHALL BE ROLL OVER TYPE AND INTEGRAL WITH THE CONCRETE SWALE.
2. SEE DETAIL 02/C200 FOR TOP OF PAVEMENT (PV) ELEVATIONS AT CENTERLINE OF SWALE (FLOWLINE).
3. RESOD ALL SOIL DISTURBED AREAS.
4. PROVIDE A ROCK BERM WITH 6"–8" RIVER ROCK SHAPED AND SIZED AS INDICATED ALONG ENTIRE EAST SIDE OF CONCRETE DRAINAGE SWALE.
5. PROVIDE CONC/ROCK RIPRAP AT END OF CONC DRAINAGE SWALE AS INDICATED ON THE PLAN.



01 OVERALL SITE PLAN – EAST PROPERTY STORM DRAINAGE IMPROVEMENTS
GRAPHIC SCALE: 1"=100ft



02 ENLARGED DETAIL ALONG EAST PROPERTY LINE
GRAPHIC SCALE: 1"=50ft

EXHIBIT E

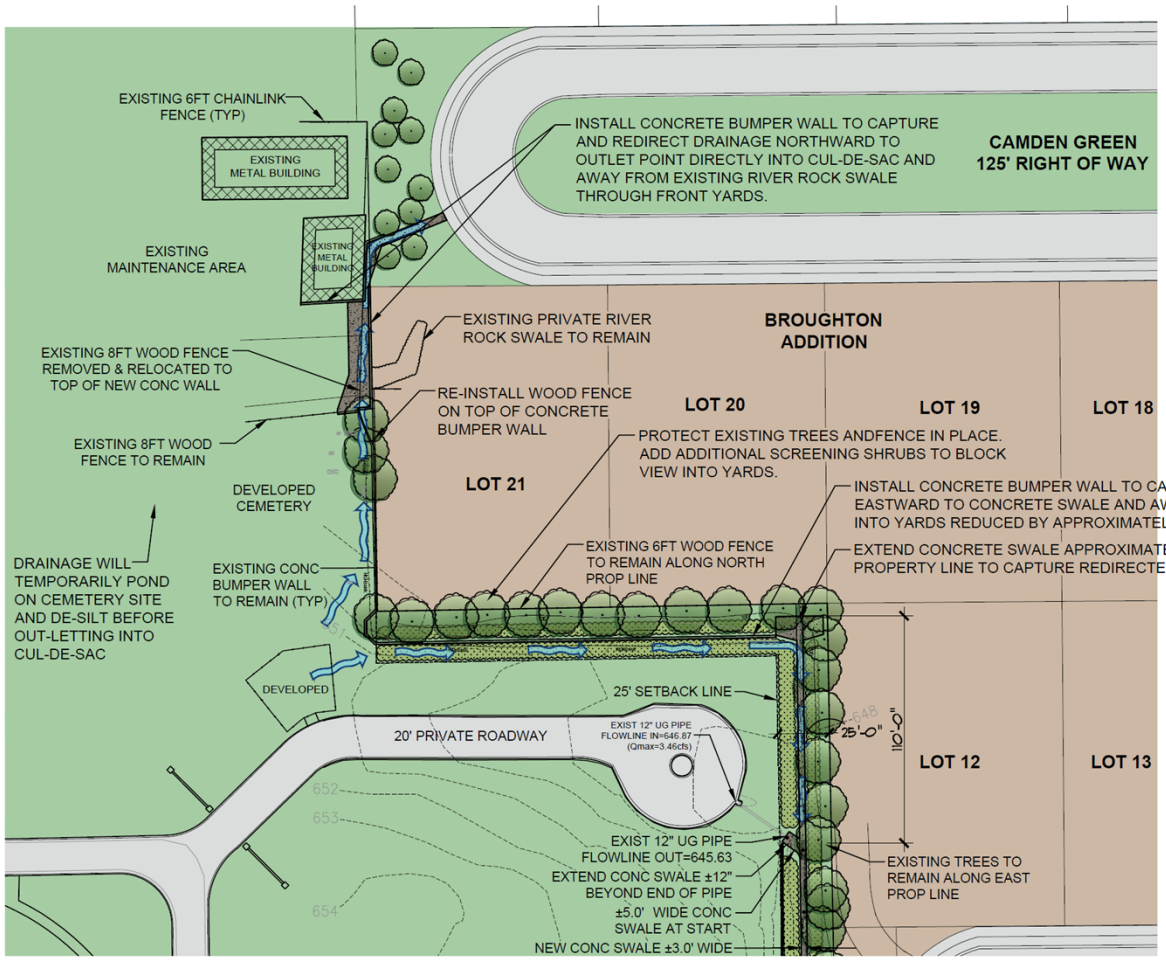
CARRERA consulting engineers, Inc.
Structural, Civil, & Construction Engineering
Texas Board of Professional Engineers Firm Registration No. F-4834
2828 Reunion Avenue Dallas, Texas 75211 p (214) 334-9777 f (214) 334-9747

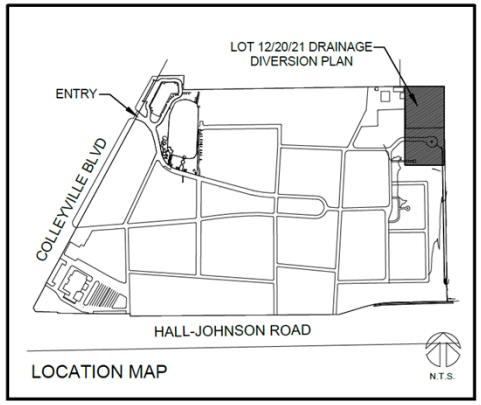
CIVIL ENGINEERING CONSTRUCTION PLANS
BLUEBONNET HILLS MEMORIAL PARK
56.75 ACRE TRACT – TARRANT CO, TEXAS
5725 Colleyville Blvd Colleyville, Texas

NO.	DESCRIPTION	DATE

SHEET TITLE: OVERALL SITE PLAN – EAST PROPERTY STORM DRAINAGE IMPROVEMENTS
PROJECT No. C-2527
DATE: Dec 2018
DRAWN BY: CCES
CHKD BY: CCES

SHEET No. C200





LOT 12/20/21 DRAINAGE DIVERSION PLAN

Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)
06/08/20

0 25' 50'

NORTH

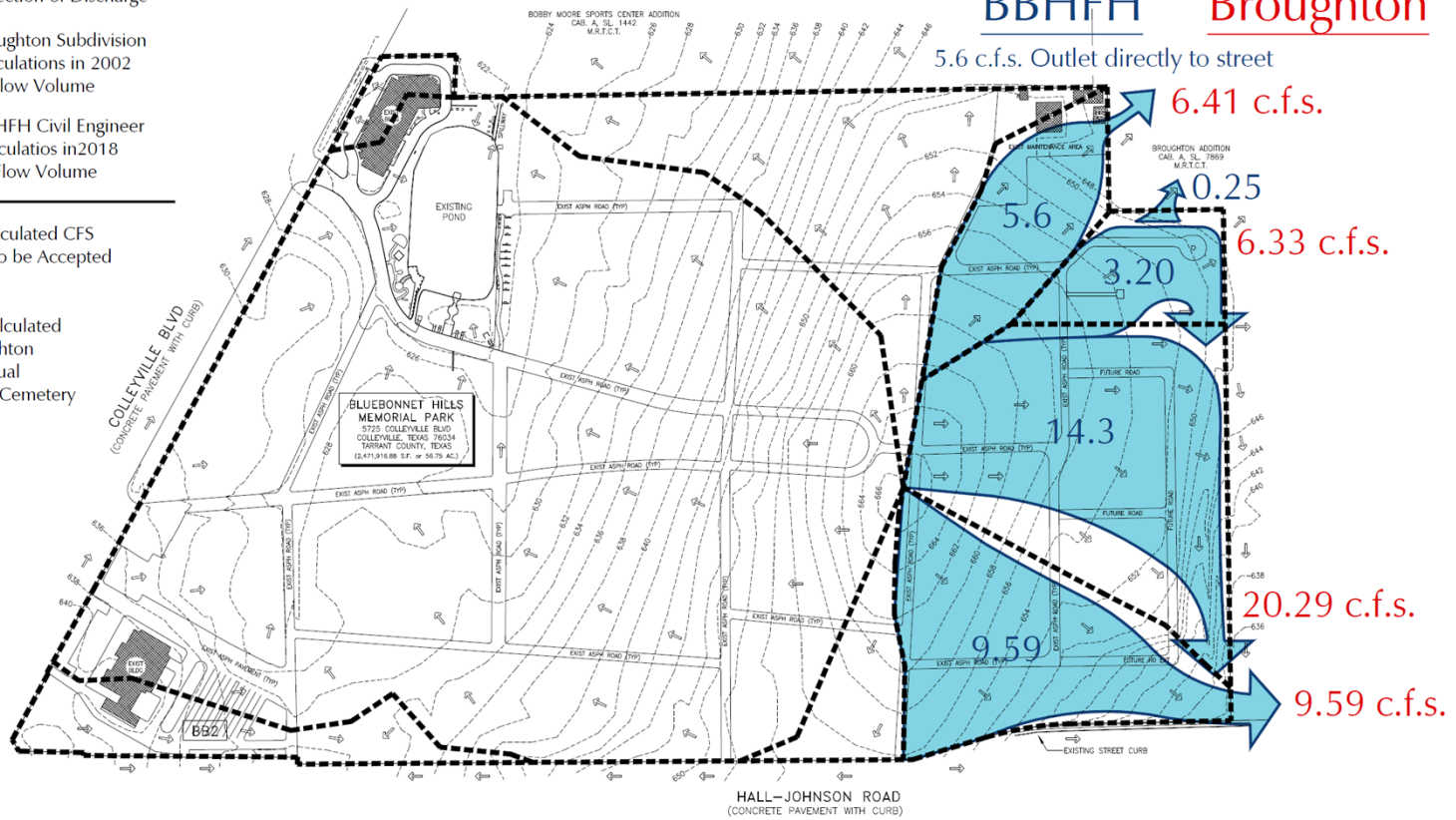
CLARK & GREEN Associates

Legend

Light Blue Area	Drainage Areas
Arrows	Direction of Discharge
Red Numbers *	Broughton Subdivision Calculations in 2002 of Flow Volume
Blue Numbers **	BBHFH Civil Engineer Calculatios in2018 of Flow Volume

* Broughton Developer Calculated CFS (Cubic Feet Per Second) to be Accepted by Broughton Subdivision

** BBHFH Civil Engineer Calculated CFS Discharging to Broughton Subdivision Based on Actual Development Patterns of Cemetery



Proposed BBHFH Revised Drainage Flows

Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)
06/02/20

0 50' 100' 200'

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 "D"

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

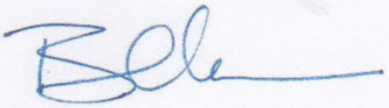
Broughton

Maintenance Association, Inc. (BMA)

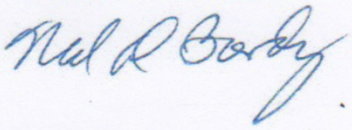
Signed,

The Broughton Maintenance Association, Inc. Board of Directors

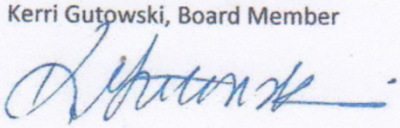
Bryan Hoeller, Board Member



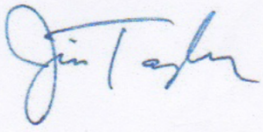
Neal Bondy, Board Member



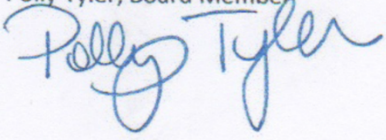
Kerri Gutowski, Board Member



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 Mary P. Grossi Market Director

Broughton Homeowners Association:

Signature _____ Date 8/21/19

Print name and title Bryan Hodlar, Board President, 2019

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. GROSSE MARKET DIRECTOR

Stone Crest Estates Homeowners Association:

Signature _____ Date: _____

Print name and title _____

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 7c **Agenda Date** 9/1/2020 **Number** Ordinance O-20-2127
Type Ordinance
Department Community Development

Title
Consideration for a Special Use Permit for a day care center on Lots 9R and 10R, Block 1, of the Winding Creek Addition, located at 6412 and 6416 Colleyville Boulevard, Case ZC20-015

Strategic Plan
4.2 Encourage compatible commercial growth

Explanation
Second Reading & Public Hearing

The item was tabled at the August 18, 2020 meeting.

The applicant was present at the first reading and spoke on the item. One resident spoke during the public hearing in opposition. Discussion topics included existing zoning, building materials, the playground areas in front of the building, proximity to the residential uses, and drainage.

First Reading and Public Hearing

Stephen Brown, the applicant, has submitted a request for a Special Use Permit (SUP) to allow for a Day Care Center at 6412 and 6416 Colleyville Boulevard. The subject property is zoned PUD-C Planned Unit Development- Commercial district. A Day Care Center is only allowed in the office and commercial districts with the approval of an SUP.

Existing Conditions/Background: The subject property is currently known as the Winding Creek Development and is developed as an office park with the Montclair Wedding Venue. Commercial retail uses are permitted on properties adjacent to Colleyville Boulevard. Per the attached site plan, landscaping and elevation exhibits, the proposed business would construct a 10,000 s.f. day care center.

Proposed Zoning Change:

Request – The applicant requests an SUP for a Day Care in the PUD-C Planned Unit Development-Commercial zoning district.

The minimum standards for the PUD-C zoning district, which are applicable to this request are as follows:

1. General

a. The purpose of this PUD-C is for office and retail uses.

b. This property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

3. Permitted and Prohibited Uses

a. The following land uses shall be permitted within the Planned Unit Development:

1. All office uses allowed in the Land Development Code.

4. Buildings and Site Plan Approval

a. The total square footage of all office buildings constructed within this development be allowed as follows:

1. General Office: Maximum Square Footage: 34,515

b. All office buildings shall contain no more than one-story unless mixed with retail uses.

c. All buildings constructed as part of this development that do not have frontage along State Highway 26 shall be generally consistent with the building elevation designs, attached as Exhibit "C".

6. Lighting

a. All lighting including parking lot, building and security lighting shall be directed away from residential areas and shall provide a maximum candle illumination of 0.5 foot candles as measured from the property line.

7. Landscaping, buffering and open space

b. A 15 foot landscape buffer shall be maintained along the western boundary of the development where it is adjacent to residential properties. Additionally, the landscape buffer shall contain 43 wax myrtles planted on 15 foot centers. The required buffer shall be installed prior to the issuance of the certificate of occupancy for any new structures.

c. A 25 foot building setback shall be maintained along the entire western property line where it is adjacent to residential properties.

9. Fences and Screening

a. A minimum eight (8) foot masonry screening fence shall be constructed along the entire western property line adjacent to residential properties prior to the issuance of the certificate of occupancy for any new structures.

10. Other

b. For any building not fronting on State Highway 26, the hours of operation shall not exceed 6:30 a.m. to 6:30 p.m. Monday – Friday.

Surrounding Development: The property to the north and east are zoned PUD-C Planned Unit Development - Commercial and is unimproved lots within the Winding Creek development. The property to the south is zoned AG Agricultural and is unimproved. Properties to the west are zoned R-20 Single Family Residential and are improved with single family homes.

Proposed Business: Per the attached Statement of Planning Objectives the proposed name of the business is "Kiddie Academy Day Care". The business is expected to have 30 staff and 190 students at full capacity. The business will operate a "Kiddie Academy Day Care" that focuses on learning, creativity, compassion, and character. The proposed use is compatible with the surrounding zoning because it will add a convenient and aesthetically pleasing mix of neighborhood services.

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

> *"The purpose of a Special Use Permit is to allow a use not normally allowed in a zoning district, which could be of benefit in a particular case to the general welfare, provided adequate development standards and special requirements are imposed to protect surrounding uses or to preserve the character of the neighborhood."*

Analysis Existing and Proposed – The Special Use Permit request up for consideration is consistent with the land uses located on the subject property and the governing zoning district. Although residential adjacency exists to the west (Kingston Subdivision), the proposal does not appear to be of a nature anticipated to adversely impact the adjacent residential properties.

Changes from Previous Proposal: The building location has been shifted to the west with a setback from the property line of 25 feet. The playgrounds previously were located behind the building to the west and are now located on the east side, or front, of the building. The previous tree preservation plan indicated nine trees being removed. Due to the shifting of the building, two additional trees are proposed to be removed for a total of 11 trees. A photometric plan has been included with the current

proposal which indicates the planned development would be in compliance with the PUD-C Ordinance in that the foot candles at the property lines do not exceed 0.5 foot candles.

Hours of Operation: The applicant is proposing to amend the PUD-C Ordinance to allow for the hours of operation of the business to not exceed:

- 6:30 am to 6:30 pm daily Monday - Friday

Parking: The attached site plan identifies 45 parking spaces provided for the day care. The Land Development Code does prescribe a specific number of parking spaces for the proposed land use of 1 parking space per 5 pupils, plus a drop-off and pick up area. Utilizing this ratio, 38 parking spaces will be required for the proposed day care facility. Sufficient parking is proposed for the site.

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

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends approval of the Special Use Permit. The proposed zoning change is generally consistent with the City's comprehensive plan. Additionally the request is consistent with the land uses located on the subject property and the governing zoning district.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval with the recommendation that speed limit signs be placed on the property and that the applicant work with the surrounding property owners to resolve any drainage issues at their July 13, 2020 meeting by a vote of 4-2.

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

Recommendation
Approve

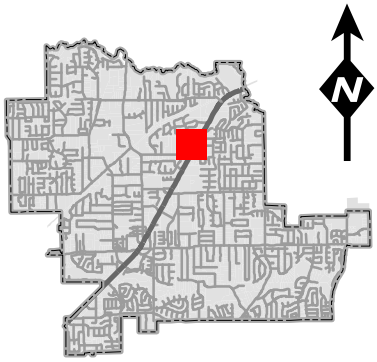
Attachments
1. Aerial Map
2. Zoning Map

3. Future Land Use Map
4. Statement of Planning Objectives
5. Business Plan
6. Previous Site Plan
7. Site Plan - Revised
8. Building Elevations
9. Tree Preservation and Landscape Plan
10. Drainage and Grading Plan
11. Photometric Plan
12. Kiddie Academy Sound Study Summary
13. Kiddie Academy City Council Presentation
14. Notification Map
15. Notification List
16. Property Owner Notification
17. Letters of Opposition
18. Ordinance O-20-2127

Aerial Map

ZC20-015

6412-6416 Colleyville Blvd



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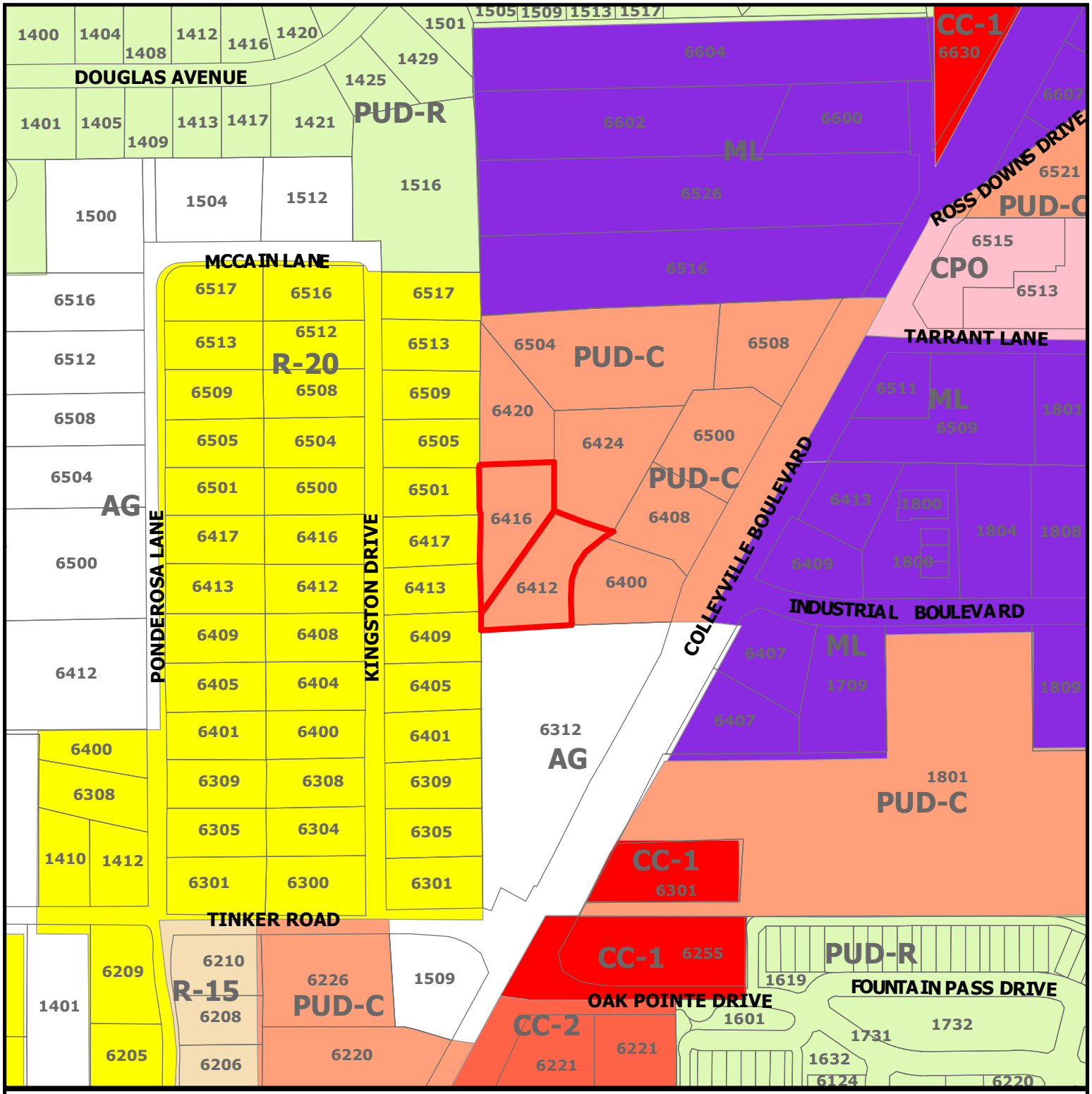
Subject Property

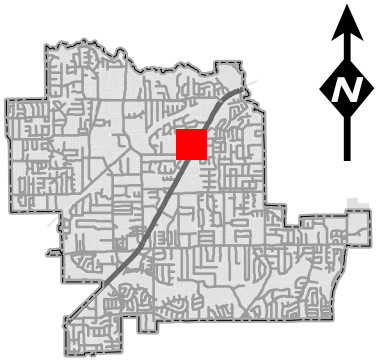
Zoning Map



ZC20-015

6412-6416 Colleyville Blvd

CITY OF COLLEYVILLE TEXAS



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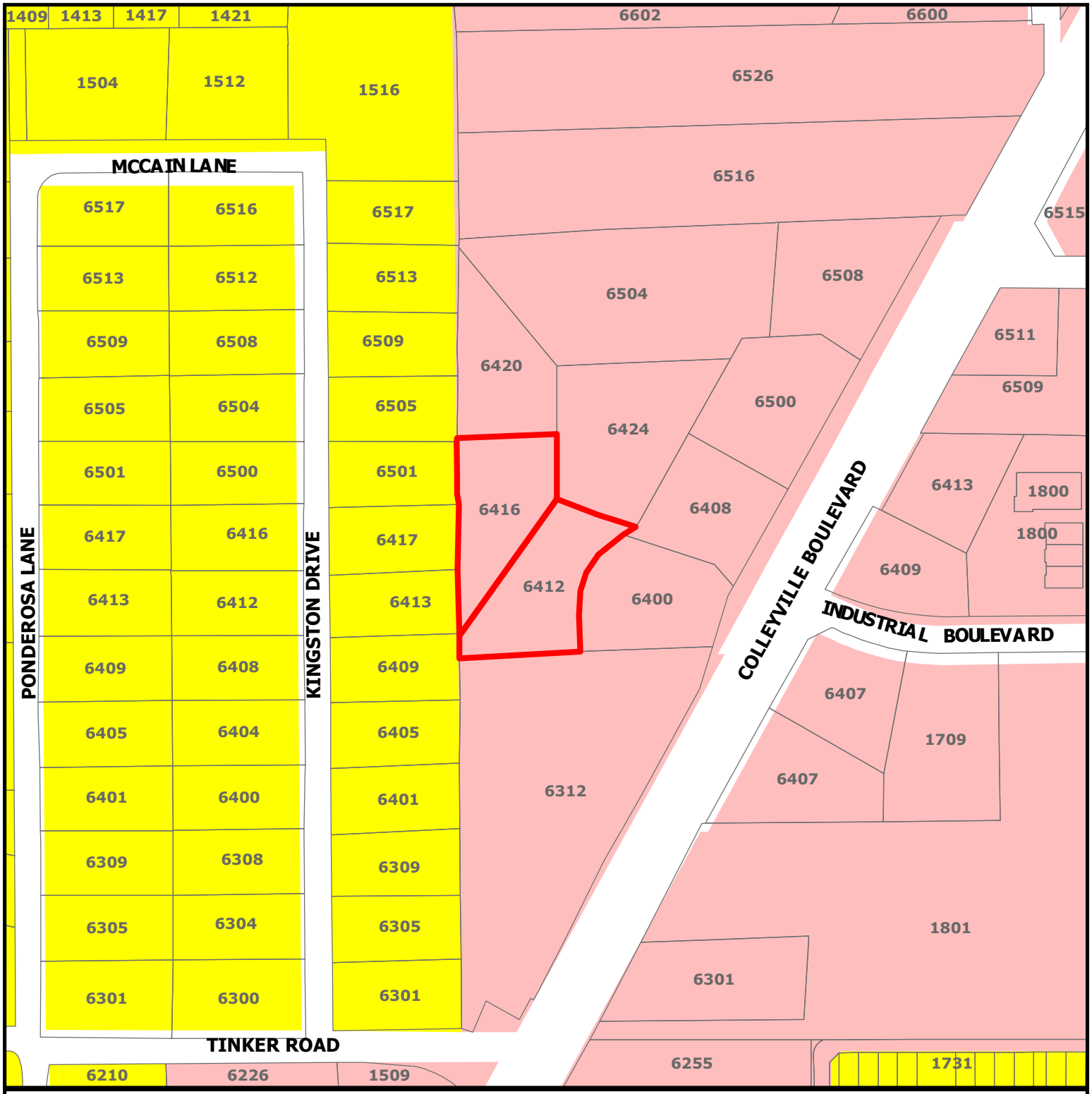
Subject Property

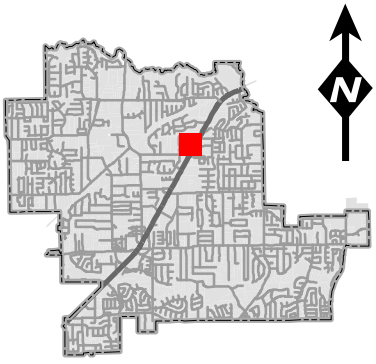
Future Land Use Map



CITY OF COLLEYVILLE TEXAS

ZC20-015

6412-6416 Colleyville Blvd



Subject Property

Residential

Colleyville Blvd Corridor

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Statement of Planning Objectives

T: 469.331.8566 | F: 469.359.6709 | W: triangle-engr.com | O: 1784 W McDermott Drive, Suite 110, Allen, TX 75013

State of Planning Objectives

The purpose of the special use permit application is to request for Kiddle Academy Day Care service on Lot 9R & 10R, Block 1, WindingCreek Addition. Kiddle Academy is an educational child care provider that focuses on learning, creativity, compassion, and character. Shaping and inspiring children for the future always have been a critical part of the Kiddle Academy vision. The Kiddle Academy cares for, educates, and encourages its children to do more and be more.

The provided site plan complies with the city of Colleyville ordinance. The proposed use is compatible with the surrounding zoning because it will add a convenient and aesthetically pleasing mix of neighborhood services. Adequate vehicular and pedestrian circulation has been providing throughout the site. Proper fire safety accommodations have been provided. Off-street parking for the Kiddle Academy has presented at one space per faculty plus one space per 5 children. Stacking will not be an issue as parents will be required to park in a parking space and enter the building to sign children in and out. The proposed landscape has been shown to meet screening requirements and enhance the overall site aesthetics.

Development Schedule

The Kiddle Academy anticipates estimated to start construction on August 2020. The grand opening day projected on August 2021.

Bussiness Plan

PROPOSED KIDDIE ACADEMY® OF COLLEYVILLE

KIDDIE ACADEMY®
EDUCATIONAL CHILD CARE

05/05/2020

Bussiness Plan

Kiddie Academy of Colleyville TX

OPERATIONAL INFORMATION

Days of Operation:	Monday thru Friday
Hours of Operation:	6:30 AM - 6:30 PM
Holiday Closings:	6 Major Holidays
Square Footage:	10,000 sq/ft

OUTDOOR PLAY AREA

- Total playground square footage: **9,252** square feet
- Play area divided into a minimum of three separate play areas for safety.
- Infant/toddler area approximately: **1,864** square feet
- Pre-school play area approximately: **3,294** square feet, and
- School age play area approximately **4,094** square feet
- Children will have outdoor play twice a day.
- Outdoor play schedules will rotate in accordance with program scheduling (see below). This proposed play schedule is provided for illustrative purposes only and is subject to change based upon age groups.

Infant/Toddler Playground Schedule

- The largest infant/toddler group size at any given time would be **47** children allowing **80** square feet per child.

Morning

Staff/Child Ratio	Age Group	Time Schedule
1:4	Infant	10:00 - 10:30 AM
1:9 max	toddler	10:30 - 11:00 AM
1:11	2 years	11:00 - 11:30 AM

Afternoon

Staff/Child Ratio	Age Group	Time Schedule
1:4	Infant	3:00 - 3:30 PM
1:9 max	toddler	3:30 - 4:00 PM
1:11	2 years	4:00 - 4:30 PM

Pre-School and School Age Playground Schedule

- The largest group size at any given time would be **48** children allowing **80** square feet per child.

Morning

Staff/Child Ratio	Age Group	Time Schedule
1:15	3 years	9:30 - 10:00 AM
1:18	4 years	10:00 - 10:30 AM
1:22	5 years	10:30 - 11:00 AM

Afternoon

Staff/Child Ratio	Age Group	Time Schedule
1:15	3 years	3:00 - 3:30 PM
1:18	4 years	3:30 - 4:00 PM
1:22	5 years	4:00 - 4:30 PM

TRAFFIC FLOW

`

CAPACITY **190**

PARENT PARKING

DROP OFF AM

Time	Children Drop Off	Cumulative Children	Number of Cars	Time	Children Drop Off	Cumulative Children	Number of Cars
6:30 - 6:40	4	4	3	8:00 - 8:10	17	99	12
6:40 - 6:50	6	10	4	8:10 - 8:20	17	116	12
6:50 - 7:00	6	15	4	8:20 - 8:30	15	131	11
7:00 - 7:10	8	23	5	8:30 - 8:40	13	144	9
7:10 - 7:20	10	32	7	8:40 - 8:50	13	158	9
7:20 - 7:30	11	44	8	8:50 - 9:00	13	171	9
7:30 - 7:40	11	55	8	9:00 - 9:30	10	181	7
7:40 - 7:50	13	68	9	9:30 - 10:00	6	186	4
7:50 - 8:00	13	82	9	10:00 - 10:30	4	190	3

PICK-UP PM

Time	Children Pick up	Cumulative Children	Number of Cars	Time	Children Pick up	Cumulative Children	Number of Cars
3:00 - 3:10	2	188	1	4:40 - 5:00	13	110	9
3:10 – 3:20	4	184	3	5:00 - 5:10	15	95	11
3:20 - 3:30	4	181	3	5:10 - 5:20	15	80	11
3:30 - 3:40	5	176	3	5:20 - 5:30	17	63	12
3:40 - 3:50	5	171	3	5:30 - 5:40	17	46	12
3:50 - 4:00	6	165	4	5:40 - 5:50	17	29	12
4:00 - 4:10	8	158	5	5:50 - 6:00	11	17	8
4:10 - 4:20	10	148	7	6:00 – 6:10	8	9	5
4:20 - 4:30	11	137	8	6:10 – 6:20	6	4	3
4:30 - 4:40	13	124	9	6:20 – 6:30	4	0	3

PARENT AND STAFF PARKING

TOTAL (AM)

Time	# of Staff at Academy	Total Cars (Staff & Parents)*		Time	# of Staff at Academy	Total Cars (Staff & Parents)*
6:30 – 6:40	2	5		8:00 – 8:10	13	23
6:40 – 6:50	3	7		8:10 – 8:20	15	25
6:50 – 7:00	4	8		8:20 – 8:30	16	25
7:00 – 7:10	5	10		8:30 – 8:40	18	25
7:10 – 7:20	6	12		8:40 – 8:50	19	26
7:20 – 7:30	7	14		8:50 – 9:00	21	27
7:30 – 7:40	8	15		9:00 – 9:30	22	26
7:40 – 7:50	10	18		9:30 – 10:00	22	24
7:50 – 8:00	11	19		10:00 – 10:30	23	23

**Considers 15% of Staff do not park a car at the Academy*

Mid-day	Total Projected Cars*
10:30 – 3:00	20

TOTAL (PM)

Time	# of Staff at Academy	Total Cars (Staff & Parents)*		Time	# of Staff at Academy	Total Cars (Staff & Parents)*
3:00 - 3:10	24	25		4:40 - 5:00	13	22
3:10 – 3:20	23	25		5:00 - 5:10	11	22
3:20 - 3:30	23	25		5:10 - 5:20	10	20
3:30 - 3:40	22	25		5:20 - 5:30	8	20
3:40 - 3:50	20	23		5:30 - 5:40	6	18
3:50 - 4:00	19	23		5:40 - 5:50	4	16
4:00 - 4:10	18	23		5:50 - 6:00	3	11
4:10 - 4:20	17	24		6:00 – 6:10	2	7
4:20 - 4:30	16	24		6:10 – 6:20	2	5
4:30 - 4:40	15	24		6:20 – 6:30	2	5

**Considers 15% of Staff do not park a car at the Academy*

TRAFFIC FLOW RESULTS

Drop off / Pick up Schedules of Children

- Approximately 115 parent cars are projected during peak drop off (7:00 – 9:00 AM) in intervals of 10 minutes.
- Approximately 104 parent cars are projected during peak pick up (4:00 – 6:00 PM) in intervals of 10 minutes.
- Approximately 1/3 of children enrolled in program are 2 sibling households.

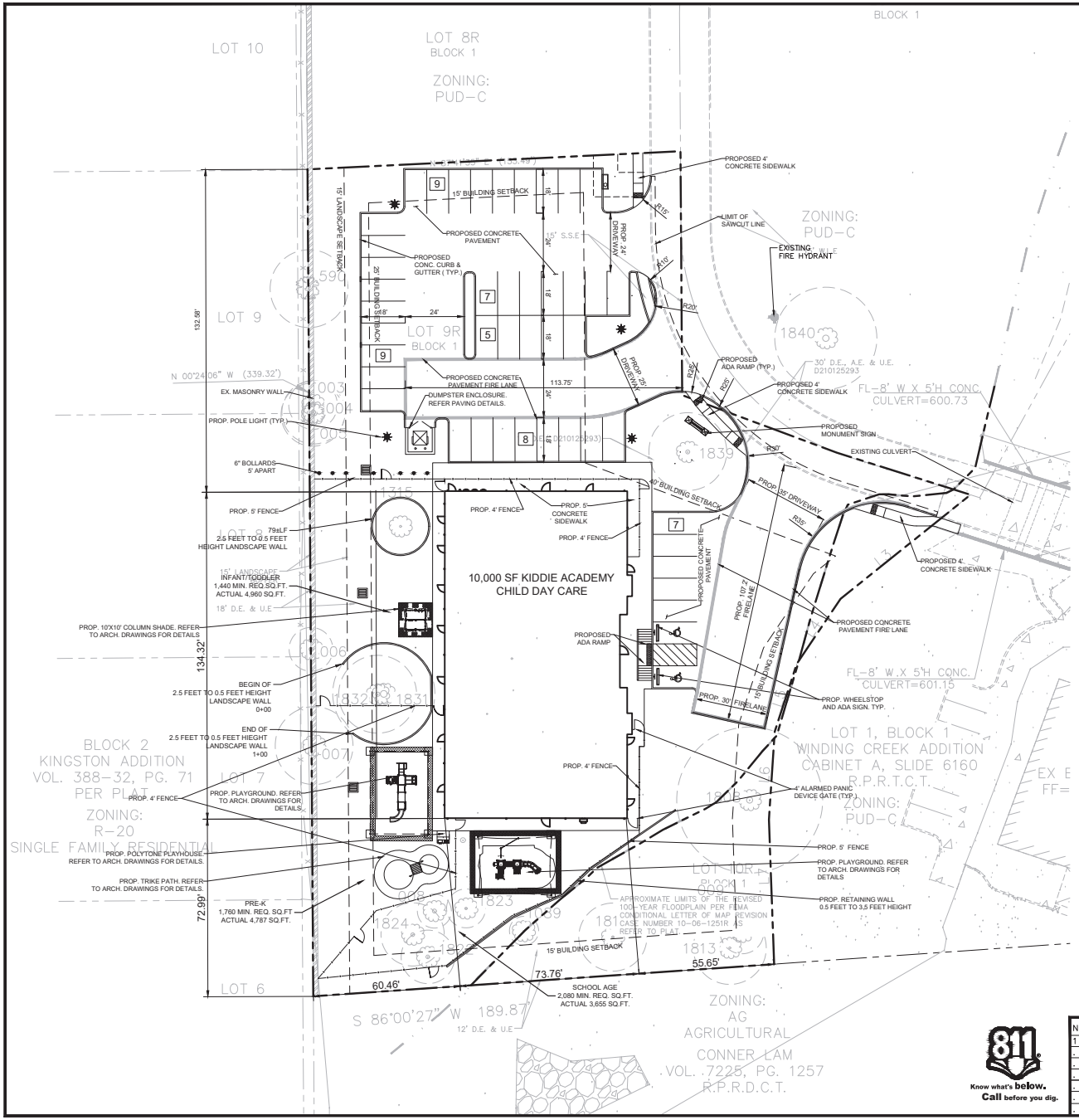
Staff Parking

- A maximum of 17 teachers and two (2) administrators (part time food service personnel and director) are planned to maintain staff/child ratios and management of the academy throughout the day. This equates to a total of 19 staff members.
- Approximately 15% of staff is dropped off at the academy or has another means of transportation to the academy.

Total Projected Parking

- The projected total number of parent and staff cars for any period of time is **27**

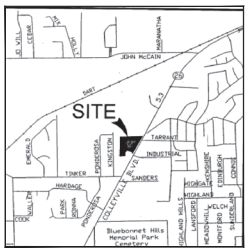
Site Plan



SITE DATA SUMMARY CHART	
EXISTING ZONING	PUD-C
PROPOSED USE	DAYCARE
GROSS ACREAGE	1.41 ACRES OR 61,461 S.F.
BUILDING SQUARE FOOTAGE	10,000
LOT COVERAGE	16.27%
FAR	0.16
MAXIMUM HEIGHT	26' - 1 STORY
PARKING RATIO PER USE	1 SPACE PER 5 CHILDREN 190 CHILDREN & 30 FACULTY
PARKING REQUIRED	38
PARKING PROVIDED	45
BUILDING SETBACKS	40' FRONT & 25' REAR
LANDSCAPE SETBACK	15' REAR
IMPERVIOUS AREA	34693 SF / 58%
PERVIOUS /LANDSCAPE	25768 SF / 42%

PROJECT CONTACT LIST	
OWNER WINDING CREEK VILLAGE LLC 1801 PRECINCT LINE RD. STE A HURST, TX. 76054 KEVIN AFKAMI 469-363-3222	DEVELOPER BUTTRY & BROWN DEVELOPMENT, LLC 5040 TENNYSON PARKWAY PLANO, TX 75024 STEPHEN BROWN 214-277-4830
ENGINEER TRIANGLE ENGINEERING LLC 1784 McDERMOTT DR., STE. 110 ALLEN, TX. 75013 ANDREW YEOH 469-213-2804	

SITE LEGEND	
CONCRETE CURB	
SAW-CUT LINE	
FENCE	X X
FIRE LANE	
STRIPING	
PARKING SPACES	9
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
LIGHT POLE	



VICINITY MAP
N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.

2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

3. 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 ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.

4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.

5. 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, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.

7. 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.

8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

Know what's below. Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	04/15/2020	1st CITY SUBMITTAL	AY
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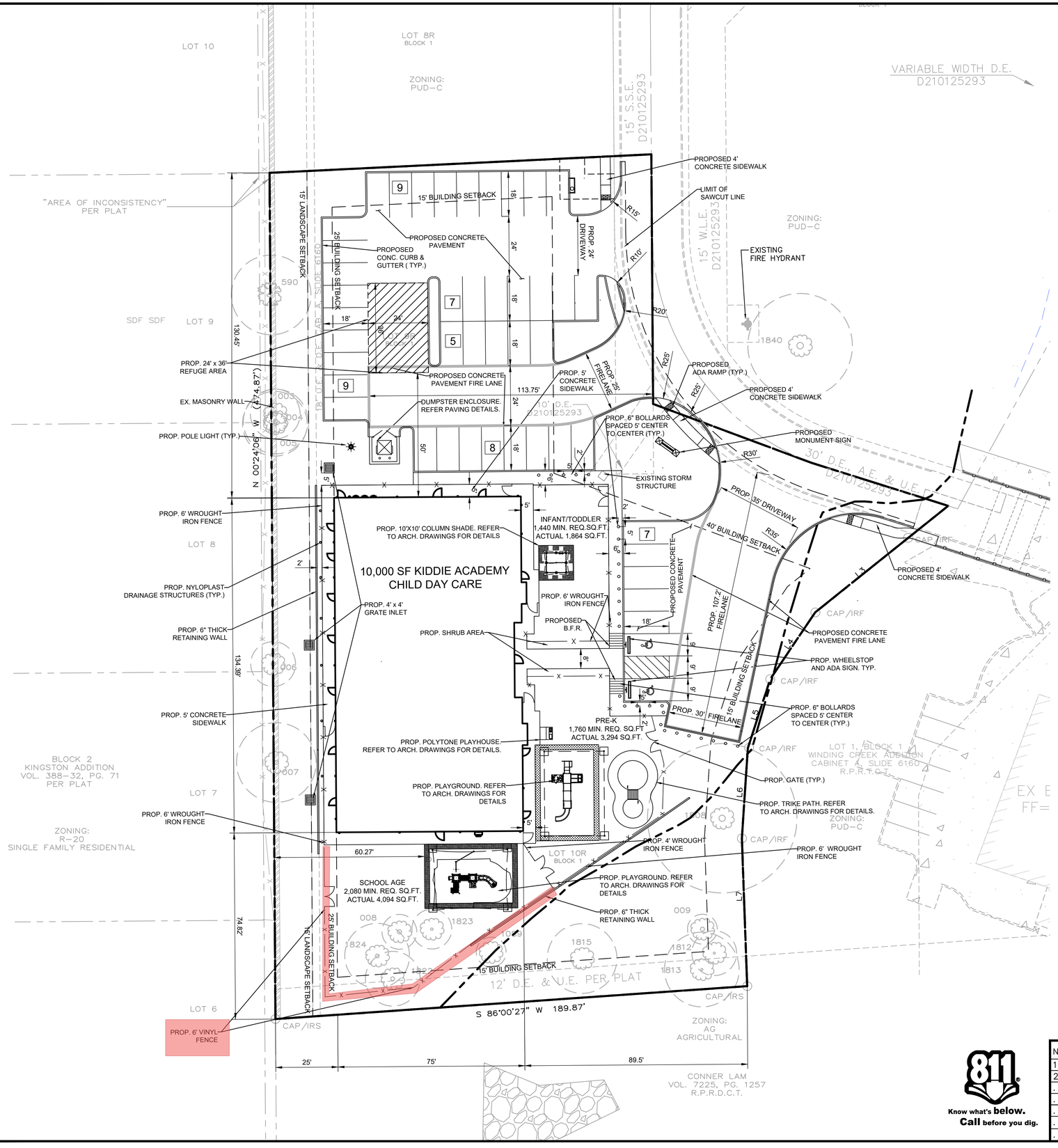
STATE OF TEXAS
PIK HAU YEOH
121532
LICENSED
PROFESSIONAL ENGINEER
4/17/2020

SITE PLAN
KIDDIE ACADEMY
6412 COLLEYVILLE BOULEVARD (S.H.26)
CITY OF COLLEYVILLE
TARRANT COUNT, TEXAS
LOT 9R & 10 R, BLOCK 1, WINDING CREEK ADDITION

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	GH	04/15/20	SEE SCALE BAR	28–20	C1

TX. P.E. FIRM #11525



SITE DATA SUMMARY CHART

EXISTING ZONING	PUD-C
PROPOSED USE	DAYCARE
GROSS ACREAGE	1.473 ACRES OR 64,164 S.F.
BUILDING SQUARE FOOTAGE	10,000
LOT COVERAGE	16.27%
FAR	0.16
MAXIMUM HEIGHT	26' - 1 STORY
PARKING RATIO PER USE	1 SPACE PER 5 CHILDREN 190 CHILDREN
PARKING REQUIRED	38
PARKING PROVIDED	45
BUILDING SETBACKS	40' FRONT & 25' REAR
LANDSCAPE SETBACK	15' REAR
IMPERVIOUS AREA	34,693 SF / 54%
PERVIOUS /LANDSCAPE	29,471 SF / 46%

PROJECT CONTACT LIST

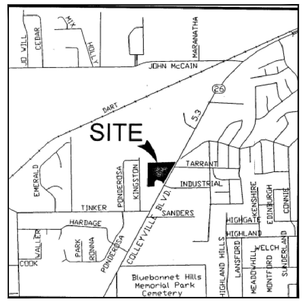
OWNER	DEVELOPER
WINDING CREEK VILLAGE LLC 1801 PRECINCT LINE RD. STE A HURST, TX. 76054 KEVIN AFKAMI 469-363-3222	BUTTRY & BROWN DEVELOPMENT, LLC 5040 TENNYSON PARKWAY PLANO, TX 75024 STEPHEN BROWN 214-277-4830
ENGINEER	
TRIANGLE ENGINEERING LLC 1784 McDERMOTT DR., STE. 110 ALLEN, TX. 75013 ANDREW YEOH 469-213-2804	

SITE LEGEND

CONCRETE CURB
SAW-CUT LINE
FENCE — X — X —
FIRE LANE
STRIPING
PARKING SPACES 9
MONUMENT/PYLON SIGN
WHEEL STOPS
HANDICAP LOGO
HANDICAP SIGN
RAMP
BOLLARD
TRAFFIC ARROW
FIRE HYDRANT
DUMPSTER
LIGHT POLE

N

0 20 40
Scale: 1" = 20' Feet



VICINITY MAP
N.T.S.

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811 Know what's below. Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	04/15/2020	1st CITY SUBMITTAL	AY
2	06/15/2020	2nd CITY SUBMITTAL	AY
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STATE OF TEXAS
PIK HAU YEOH
121532
LICENSED
PROFESSIONAL ENGINEER
6/12/2020

SITE PLAN

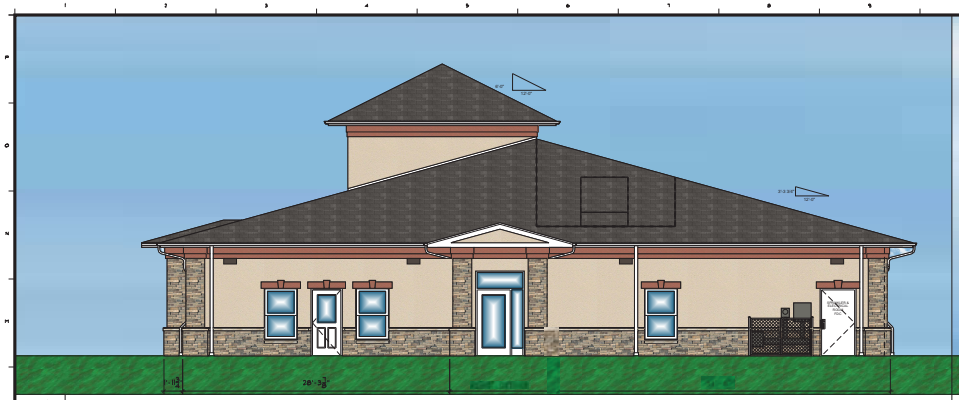
KIDDIE ACADEMY
6412 COLLEYVILLE BOULEVARD (S.H.26)
CITY OF COLLEYVILLE
TARRANT COUNT, TEXAS
LOT 9R & 10 R, BLOCK 1, WINDING CREEK ADDITION

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

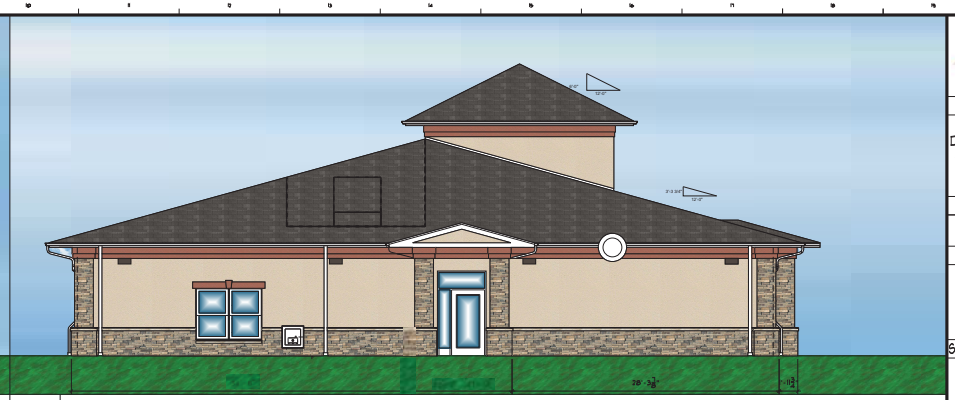
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	GH	04/15/20	SEE SCALE BAR	28–20	C1

TX. P.E. FIRM #11525

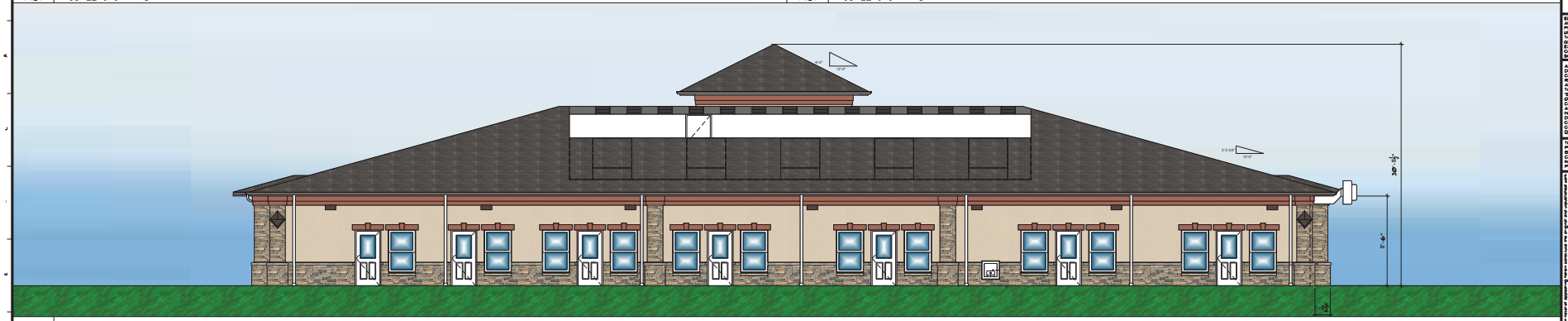
Building Elevations



L1 RIGHT ELEVATION
A101 SCALE 3/16" = 1'-0"



L9 LEFT ELEVATION
A101 SCALE 3/16" = 1'-0"



G1 REAR ELEVATION (NOT SEEN FROM ROAD
A101 SCALE 3/16" = 1'-0"

C1 FRONT ELEVATION
A101 SCALE 3/16" = 1'-0"

DARK BRONZE FINISH WALL PACKS

PRE-CAST STONE SILL

STUCCO #1 - DRYVIT #113 AMARILLO WHITE, SANDPEBBLE FINE FINISH

STUCCO #2 - DRYVIT #365A IRISH COFFEE, SANDPEBBLE FINE FINISH

ASPHALT SHINGLE ROOFING GAF - WEATHERED WOOD

GUTTERS & DOWNSPOUTS WHITE

STONE WAINSCOTING BORAL STONE - DRYSTACK - CHARDONNAY

DOORS & WINDOWS - WHITE

A1 LEGEND
A101 SCALE NTS

DEVELOPER
BUTTRY & BROWN DEVELOPMENT, LLC
9801 TENNYSON PARKWAY
SUITE 150
PLANO, TX 75024
214.296.4989

FRANCHISEE

MEP ENGINEER

STRUCTURAL ENGINEER

ELECTRONIC / AUTOCAD FILES INCLUDING ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, HVAC, PLUMBING, ELECTRICAL, AND LANDSCAPE DRAWINGS PROVIDED TO USE BY THE GENERAL CONTRACTOR OR THE GENERAL CONTRACTOR'S SUBCONTRACTORS, EXCEPT FOR THE FIRE PROTECTION CONTRACTOR WITH A PAYMENT OF 1000 / SHEET.

ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR ALL ITEMS REVISED, ITEMS DETECTED, OR TRADES THAT ARE SHOWN THROUGHOUT THE SET OF DRAWINGS. NO "EXTRAS" FOR OMITTED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY ERRORS, INCONSISTENCY OR OMISSION WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. DO NOT SCALE DRAWINGS. USE DIMENSIONS PROVIDED ON DRAWINGS.

THIS DOCUMENT IS RELEASED FOR THE SOLE PURPOSE OF OWNER REVIEW, PERMITTING & BIDDING UNDER THE AUTHORITY OF HAROLD C. BAKER, AIA ON 07/1/2020. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES UNTIL PERMITS ARE ISSUED.

NO.	DESCRIPTION	DATE
1	50% OWNER REVIEW	07/01/20
2	PERMITTED CONSTRUCTION RECORD	08/10/20
3	PERMIT COMMENTS	09/10/20
4	PERMIT COMMENTS	10/12/20
5	PERMIT COMMENTS	11/10/20
6	PERMIT COMMENTS	12/10/20
7	PERMIT COMMENTS	01/11/21
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99	PERMIT COMMENTS	09/10/28
100	PERMIT COMMENTS	10/10/28

KIDDIE ACADEMY EDUCATIONAL CHILD CARE
6412 & 6416 Colleyville BOULEVARD
Colleyville, TX 76034

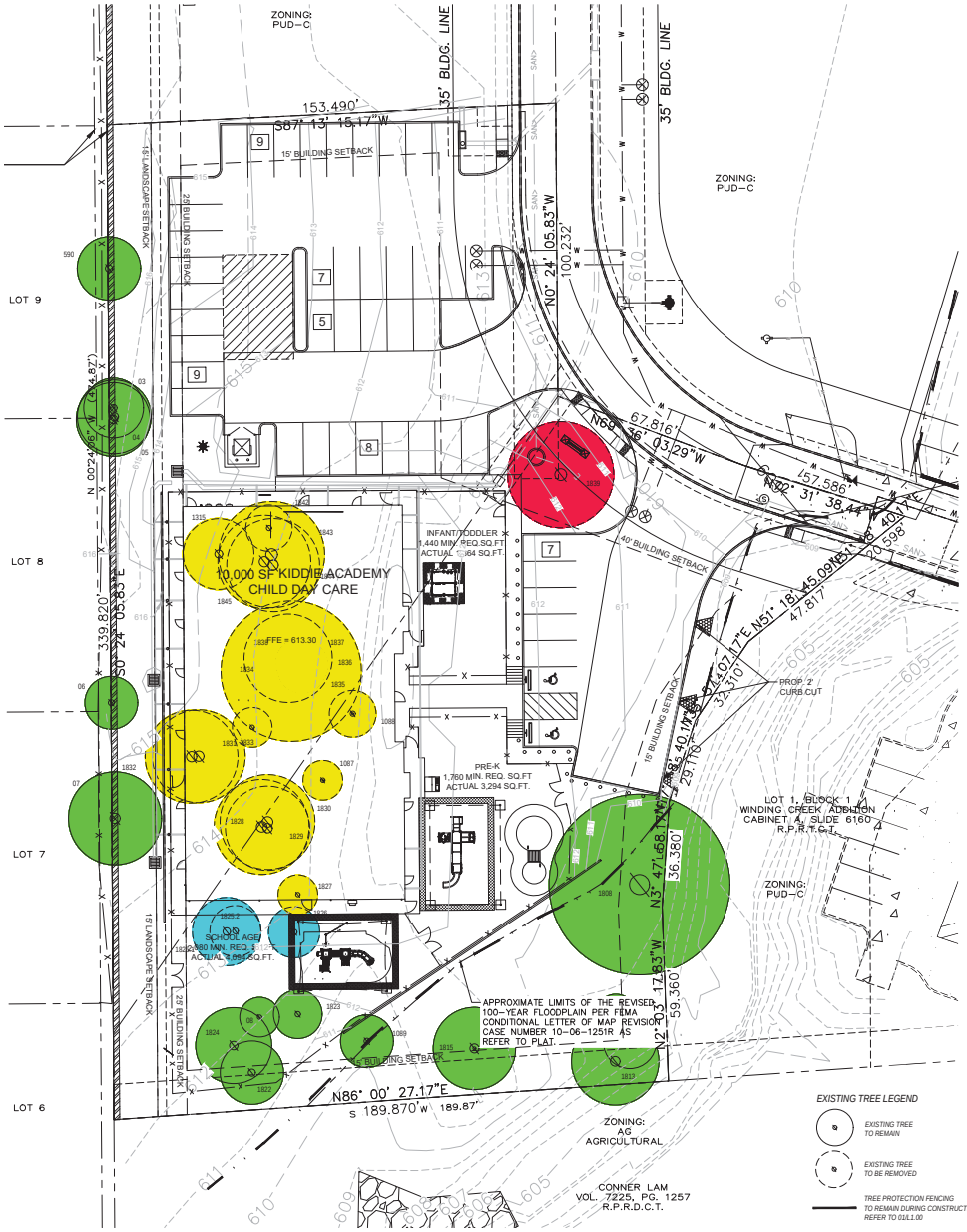
HAROLD C. BAKER, AIA
6757 High Pointe, Ste. 204, Wichita, KS 67203
email: baker@haroldcbaker.com

Drawn By: CAD
Checked By: HCB
Project Number: 20008
Scale: AS NOTED

A200

EXTERIOR ELEVATIONS RENDERING

Tree Preservation and Landscape Plan



EXISTING TREE CHART

NO.	DIA. (INCHES)	MITIGATION REQUIRED	SPECIES (COMMON NAME)	CANOPY COVERAGE	REMARKS
03	10	0	GUM BUMELIA	314	TO REMAIN
04	13	0	POST OAK	531	TO REMAIN
05	13	0	POST OAK	531	TO REMAIN
06	9	0	POST OAK	254	TO REMAIN
07	16	0	BLACKJACK OAK	804	TO REMAIN
08	7	0	AMERICAN ELM	151	TO REMAIN
09	6	0	OSAGE ORANGE (NON PROTECTED)	113	TO REMAIN
590	16	0	AMERICAN ELM	804	TO REMAIN
1087	7	0	SLASH PINE	154	TO BE REMOVED (BUILDING PAD)
1088	8	0	BLACKJACK OAK	201	TO BE REMOVED (BUILDING PAD)
1089	6	0	AMERICAN ELM	113	TO REMAIN
1315	12	0	GUM BUMELIA	452	TO BE REMOVED (BUILDING PAD)
1808	30	0	POST OAK	2827	TO REMAIN
1812	9	0	POST OAK	254	TO REMAIN
1813	15	0	POST OAK	707	TO REMAIN
1815	14	0	BLACKJACK OAK	616	TO REMAIN
1822	9	0	POST OAK	380	TO REMAIN
1823	8, 6	0	AMERICAN ELM	254	TO REMAIN
1824	13	0	AMERICAN ELM	531	TO REMAIN
1825.1	10	0	POST OAK	427	TO BE REMOVED
1825.2	6	0	POST OAK	240	TO BE REMOVED
1826	9	0	POST OAK	254	TO BE REMOVED
1827	7	0	BLACKJACK OAK	154	TO BE REMOVED (BUILDING PAD)
1828	16	4020	POST OAK	804	TO BE REMOVED (5 L.F. FROM BUILDING PAD)
1829	14	0	POST OAK	616	TO BE REMOVED (5 L.F. FROM BUILDING PAD)
1830	16	4020	POST OAK	804	TO BE REMOVED (5 L.F. FROM BUILDING PAD)
1831	21	$2100 VALUE	POST OAK	1385	TO BE REMOVED (BUILDING PAD)
1832	16	4020	POST OAK	804	TO BE REMOVED (BUILDING PAD)
1833	7	0	HACKBERRY (NON PROTECTED)	804	TO BE REMOVED
1834	24	$2400 VALUE	POST OAK	1810	TO BE REMOVED (BUILDING PAD)
1835	8	0	POST OAK	201	TO BE REMOVED (BUILDING PAD)
1836	8	0	POST OAK	201	TO BE REMOVED (BUILDING PAD)
1837	8	0	POST OAK	201	TO BE REMOVED (BUILDING PAD)
1838	15	3535	POST OAK	707	TO BE REMOVED (BUILDING PAD)
1839	16	0	BLACKJACK OAK	804	TO REMAIN
1840	21	0	OSAGE ORANGE (NON PROTECTED)	1385	TO BE REMOVED
1842	8	0	EASTERN RED CEDAR	201	TO BE REMOVED (5 L.F. FROM BUILDING PAD)
1843	18, 14	$3200 VALUE	POST OAK	1634	TO BE REMOVED (BUILDING PAD)
1844	18	$1800 VALUE	POST OAK	1018	TO BE REMOVED (BUILDING PAD)
1845	16	4020	POST OAK	804	TO BE REMOVED (5 L.F. FROM BUILDING PAD)

15,261 S.F. OF TREE CANOPY TO BE REMOVED
12,151 S.F. OF TREE CANOPY TO BE REMOVED ARE LOCATED ON / WITHIN 5 L.F. OF THE BUILDING PAD
921 S.F. OF TREE PROTECTED TREE CANOPY TO BE REMOVED FROM THE REMAINDER OF THE SITE
2,189 S.F. OF UNPROTECTED TREE CANOPY TO BE REMOVED FROM THE REMAINDER OF THE SITE

50% OF THE EXISTING TREE CANOPY THAT IS NOT LOCATED WITHIN THE BUILDING PAD MUST BE PRESERVED (10,909 S.F. OF CANOPY X .50= 5,454.5 S.F. OF TREE CANOPY PRESERVATION)
9,988 S.F. OF TREE CANOPY TO BE PRESERVED

19,615 S.F. OF HERITAGE TREE CANOPY IS WITH IN THE BUILDING PAD AND REQUIRE MITIGATION
10- 3" CALIPER LARGE CANOPY TREES ARE PROPOSED TO BE PLANTED ON SITE= 20,000 S.F.

TREE NUMBERS 1831 ($2100 TREE VALUE), 1834 ($2400 VALUE), AND 1843 ($3200 TREE VALUE), AND 1844 ($1800 VALUE) ARE TO BE PAID INTO
THE CITY TREE FUND= $9500.00

64 CALIPER INCHES OF MITIGATION IS REQUIRED ON LOT 9R AND 10R PER DEVELOPER AGREEMENTS
64 CALIPER INCHES TO BE PAID INTO THE CITY TREE FUND @ $100.00 PER CALIPER INCH= $6400.00

EXISTING TREE TO REMAIN
EXISTING UNPROTECTED TREE TO BE REMOVED
EXISTING TREE IN THE BUILDING PAD OR WITHIN 5' TO BE REMOVED
EXISTING TREE TO BE REMOVED

TREE PROTECTION STANDARDS

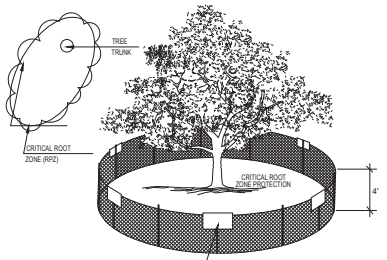
The following procedures shall be followed for all construction projects which involve activity that requires Urban Forestry Review, unless an alternative is deemed appropriate by the Administrative Official.

A. Pre-Construction: The ensuing procedures shall be followed prior to construction.

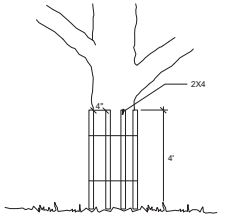
1. All PreservedTrees shall have protective fencing located at he tree's critical root zone. The protective fencing shall be comprised of orange vinyl construction fencing, with a minimum of four-foot (4') approximate height.
2. Lumber shall be wrapped vertically around the tree trunk and held in place 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 he 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 signs, 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. Undeground 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.



01 TREE PROTECTION FENCE A
NOT TO SCALE



02 TREE PROTECTION FENCE B
NOT TO SCALE

01 TREE PRESERVATION PLAN
SCALE 1"=20'-0"
0 10 20 40

LANDSCAPE ARCHITECT
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06.12.2020

KIDDIE ACADEMY
COLLEYVILLE BLVD.
CITY OF COLLEYVILLE, TEXAS

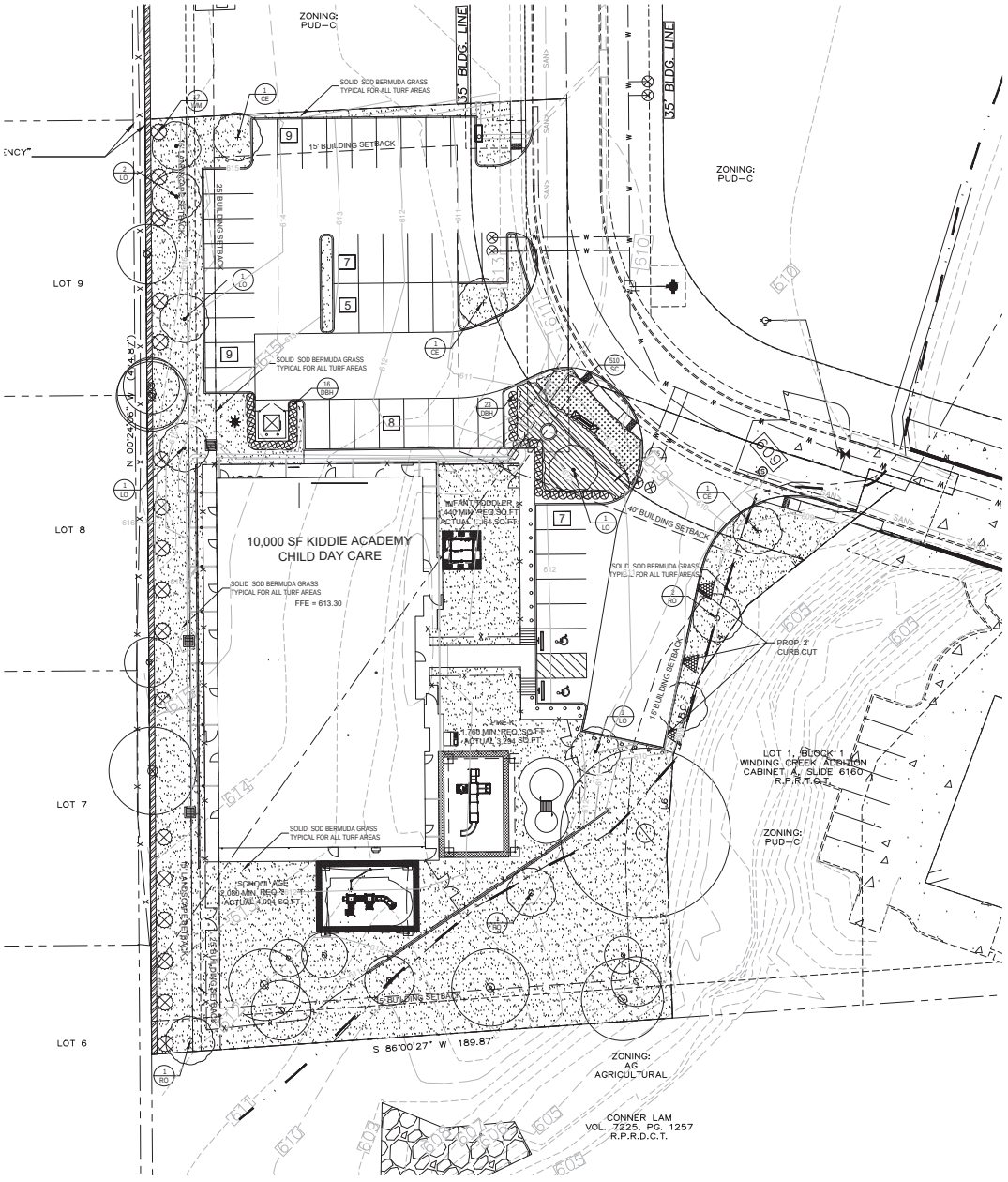
ISSUE:
FOR APPROVAL 03.16.2020
CITY COMMENTS 04.16.2020
CITY COMMENTS 04.29.2020
FOR APPROVAL 06.12.2020

DATE:
06.12.2020

SHEET NAME:
TREE PRESERVATION PLAN

SHEET NUMBER:
L.1

Tree Preservation and Landscape Plan



GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS

SITE AREA - 64,162 s.f.
Requirement:
30% of the total site area to be landscape area.

50% of the required landscape area to be located in the front yard.

Required	Provided
19,249 s.f. (30%) 9,625 s.f. (50%)	26,768 s.f. (42%) 10,230 s.f. (53%)

PARKING LOTS - 45 spaces
Requirement:

(1) tree per 18 parking spaces

All parking spaces to be within 90 l.f. of canopy tree

Required	Provided
(3) canopy trees, 3" cal. All spaces within 90 l.f. of tree	(3) canopy trees, 3" cal. All spaces within 90 l.f. of a tree

RESIDENTIAL ADJACENCY
Requirement:

Required	Provided
15' wide landscape buffer Wax Myrtle Shrubs 15' o.c.	15' wide landscape buffer Wax Myrtle Shrubs 15' o.c.

PLANT MATERIAL SCHEDULE

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES					
CE	3	Cedar Elm	*Ulmus crassifolia*	3" cal.	B&B, 12' ht., 5' spread min., 5' clear trunk
LO	6	Live Oak	*Quercus virginiana*	3" cal.	container, 12' ht., 6' spread, 5' clear straight trunk
RO	4	Red Oak	*Quercus shumardii*	3" cal.	container, 12' ht., 6' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	39	Dwarf Burford Holly	*Ilex cornuta 'burfordii Nana'*	5 gal.	container, 24" ht., 20" spread
WM	17	Wax Myrtle	*Myrica cerifera*	15 gal.	container, 48" ht., 36" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	510	Seasonal Color		4" pots	selection by owner, 12" o.c.
LIR	755	Liriope '419' Bermudagrass	*Liriope muscari spp.* *Cynodon dactylon '419'*	4" pots	container, 3- 12" runners min., 12" o.c. Solid Sod refer to notes

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

01 LANDSCAPE PLAN
SCALE 1"=20'-0"
0 10 20 40

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06.12.2020

KIDDIE ACADEMY
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CITY OF COLLEYVILLE, TEXAS

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SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.2

Tree Preservation and Landscape Plan

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

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

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen, 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

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

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch-Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

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

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

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

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

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

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02300 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used in replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

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

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

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

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

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

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

F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

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

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

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

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

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

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

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

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

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

Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

3.3 CLEANUP AND ACCEPTANCE

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

END OF SECTION

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

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

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

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

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

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

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

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

2.3 MISCELLANEOUS MATERIALS

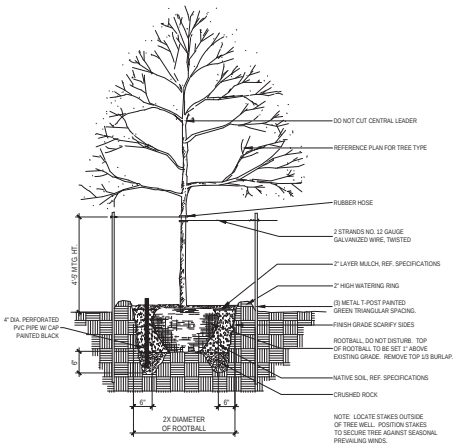
A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

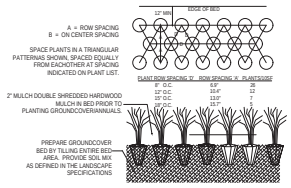
1. Post: Studded T-Post, #1 Armco with anchor plate, 6'-0" length, paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

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

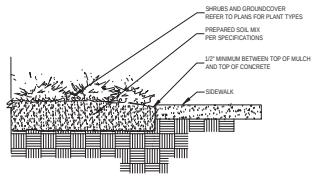
D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Lofland Co., (214) 631-8250 or approved equal.



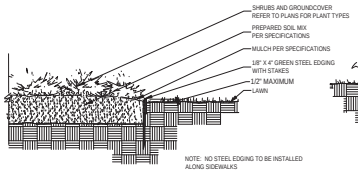
01 TREE PLANTING DETAIL
NOT TO SCALE



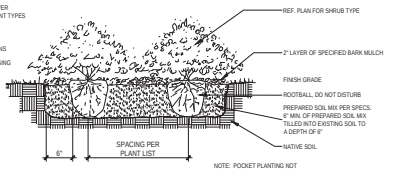
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



03 SIDEWALK / MULCH DETAIL
no steel along sidewalks
NOT TO SCALE



04 STEEL EDGING DETAIL
NOT TO SCALE



05 SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

06.12.2020

KIDDIE ACADEMY
COLLEYVILLE BLVD.
CITY OF COLLEYVILLE, TEXAS

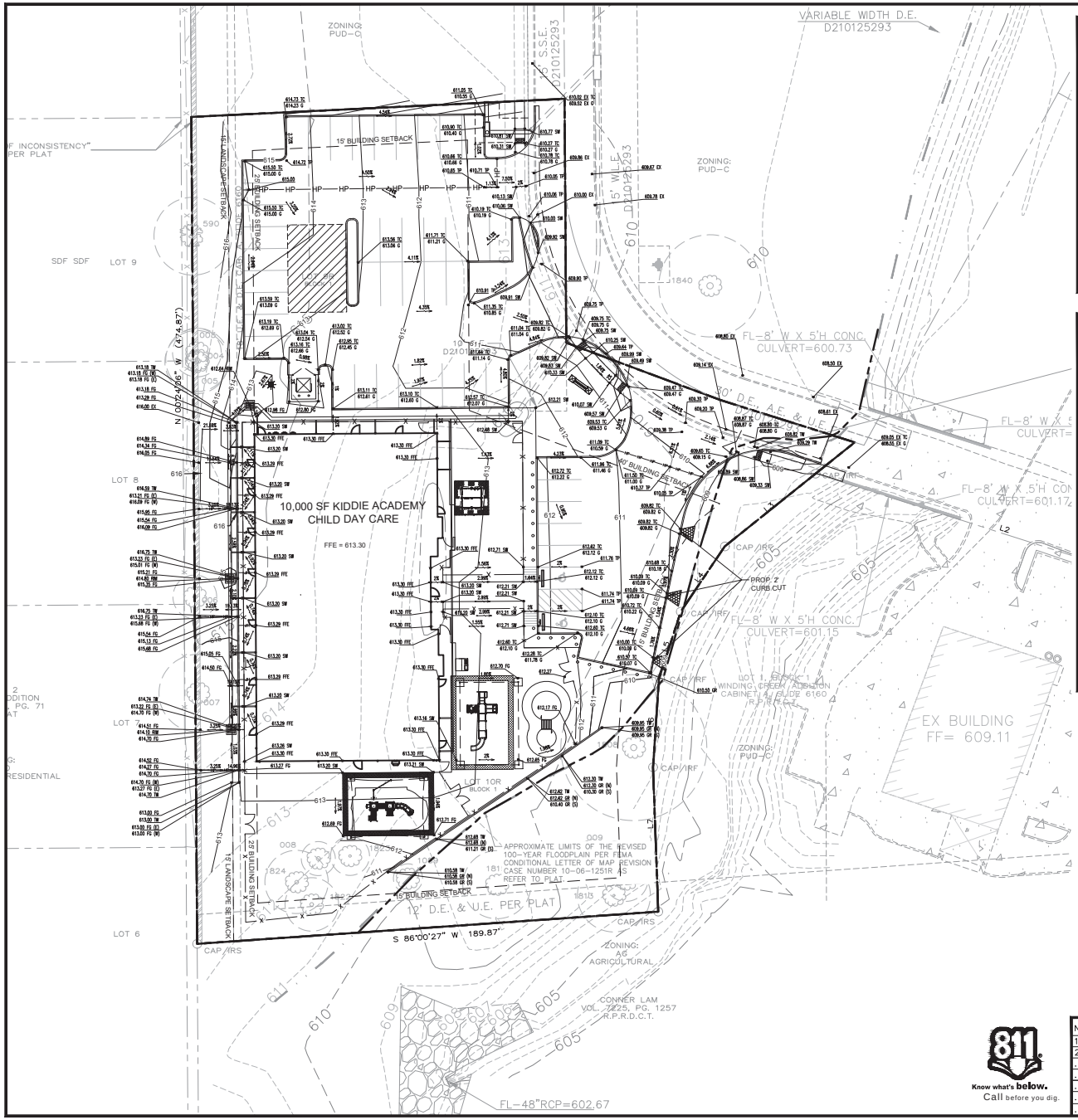
ISSUE:
FOR APPROVAL 06.12.2020

DATE:
06.12.2020

SHEET NAME:
LANDSCAPE DETAILS

SHEET NUMBER:
L.3

Drainage and Grading Plan



EXISTING LEGEND

1/2" IR FOUND	IRRIGATION VALVE	NO PARKING
1/2" IR SET	WATER VALVE	CONCRETE
5/8" IR FOUND	FIRE HYDRANT	GRAVEL
3/8" IR FOUND	IR. VALVE	BRICK
60-D NAIL FOUND	UTILITY POLE	STONE
PK NAIL SET	WATER METER	WOOD DECK
1/2" IP FOUND	GAS METER	BUILDING WALL
X-FOUND	A.C. PAD	TILE
X-SET	TRANS. BOX	BUILDING LINE
1" IR FOUND	GAS MARKER	EASEMENT
1" IP FOUND	OHU OVERHEAD UTILITY LINE	BOUNDARY
POINT FOR CORNER	GUY WIRE ANCHOR	HIGHBANK LINE
CON. MONUMENT	BARBED WIRE FENCE	PARKING STRIPE
3/4" IP FOUND	IRON FENCE	HANDICAP SPACE
TELE. BOX	CHAINLINK FENCE	
CABLE BOX	WOOD FENCE	
ELECTRIC BOX	PIPE RAIL FENCE	
BRICK COLUMN	COVERED AREA	TREE TO BE PRESERVED
STONE COLUMN	ASPHALT	
STORM DRAIN MH.	FIRE LANE STRIPE	
SAN. SEW. CO.	BRICK RET. WALL	
BOLLARD POST	STONE RET. WALL	
LIGHT POLE	CON. RET. WALL	
SAN. SEW. MH.		

GRADING LEGEND

EXISTING ELEVATION	464.00 EX
EXISTING MINOR CONTOURS	464
EXISTING MAJOR CONTOURS	465
MINOR CONTOURS	464
MAJOR CONTOURS	465
SWALE	
HIGH POINT	
STORM PIPE	STM-->
RETAINING WALL	
RIP RAP	
FINISH FLOOR ELEVATION	467.00 FF
TOP OF CURB ELEVATION	466.00 TC
GUTTER ELEVATION	465.50 G
SIDEWALK ELEVATION	465.00 SW
TOP OF PAVEMENT	464.00 TP
GROUND ELEVATION	463.00 GR
DRAINAGE FLOW DIRECTION	1%
CURB INLET	CI
GRATE INLET	
STORM MANHOLE	D
STORM CLEANOUT	
SANITARY SEWER MANHOLE	S
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
WATER METER	W
IRRIGATION METER	
GAS METER	G
LIGHT POLE	
POWER POLE	

VICINITY MAP
N.T.S.

GRADING GENERAL NOTES

1. ALL SURPLUS EXCAVATION AND WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE HIS SOLE RESPONSIBILITY TO REMOVE SUCH SURPLUS EXCAVATION AND WASTE MATERIAL FROM THE SITE TO A PUBLIC DUMP SITE APPROVED FOR THE DISPOSAL OF SUCH MATERIALS. IF SURPLUS EXCAVATION IS REMOVED FROM THIS SITE TO ANOTHER PROPERTY, IT SHALL BE PLACED ON SUCH PROPERTY WITH THE WRITTEN CONSENT OF THE OWNER(S) OF SUCH PROPERTY. A COPY OF SUCH WRITTEN CONSENT SHALL BE PROVIDED TO THE OWNER. IF THE CONTRACTOR WISHES TO DISPOSE OF SURPLUS EXCAVATION ON-SITE, IT SHALL BE ONLY WITH THE PRIOR APPROVAL OF THE OWNERS PROJECT REPRESENTATIVE AND CARE SHOULD BE TAKEN TO AVOID BLOCKING NATURAL DRAINAGE AND INCREASING STEEP SLOPES. THE CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN STAKING AND TO VERIFY PROJECT ELEVATIONS. "MATCH EXISTING" SHALL BE UNDERSTOOD TO APPLY TO BOTH VERTICAL ELEVATION AND HORIZONTAL ALIGNMENT.
2. THE CONTRACTOR SHALL PREPARE ALL LANDSCAPE AREAS INCLUDING STREET RIGHT-OF-WAY AREAS TO AN ACCEPTABLE SUBGRADE CONDITION IN ACCORDANCE WITH THE LANDSCAPE PLANS. IF THE CONTRACTOR IS NOT EMPLOYED TO PROVIDE AND INSTALL LANDSCAPING, HE SHALL PREPARE A FINISHED AND COMPACTED SUB-GRADE IN THE LANDSCAPING AREAS.
3. NO SLOPES TO EXCEED 3H:1V WITHOUT SLOPE STABILIZATION.

811 Know what's below. Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	04/15/2020	1st CITY SUBMITTAL	AY
2	06/15/2020	2nd CITY SUBMITTAL	AY
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STATE OF TEXAS — PIK HAU YEOH — 121532 — LICENSED PROFESSIONAL ENGINEER
06/12/2020

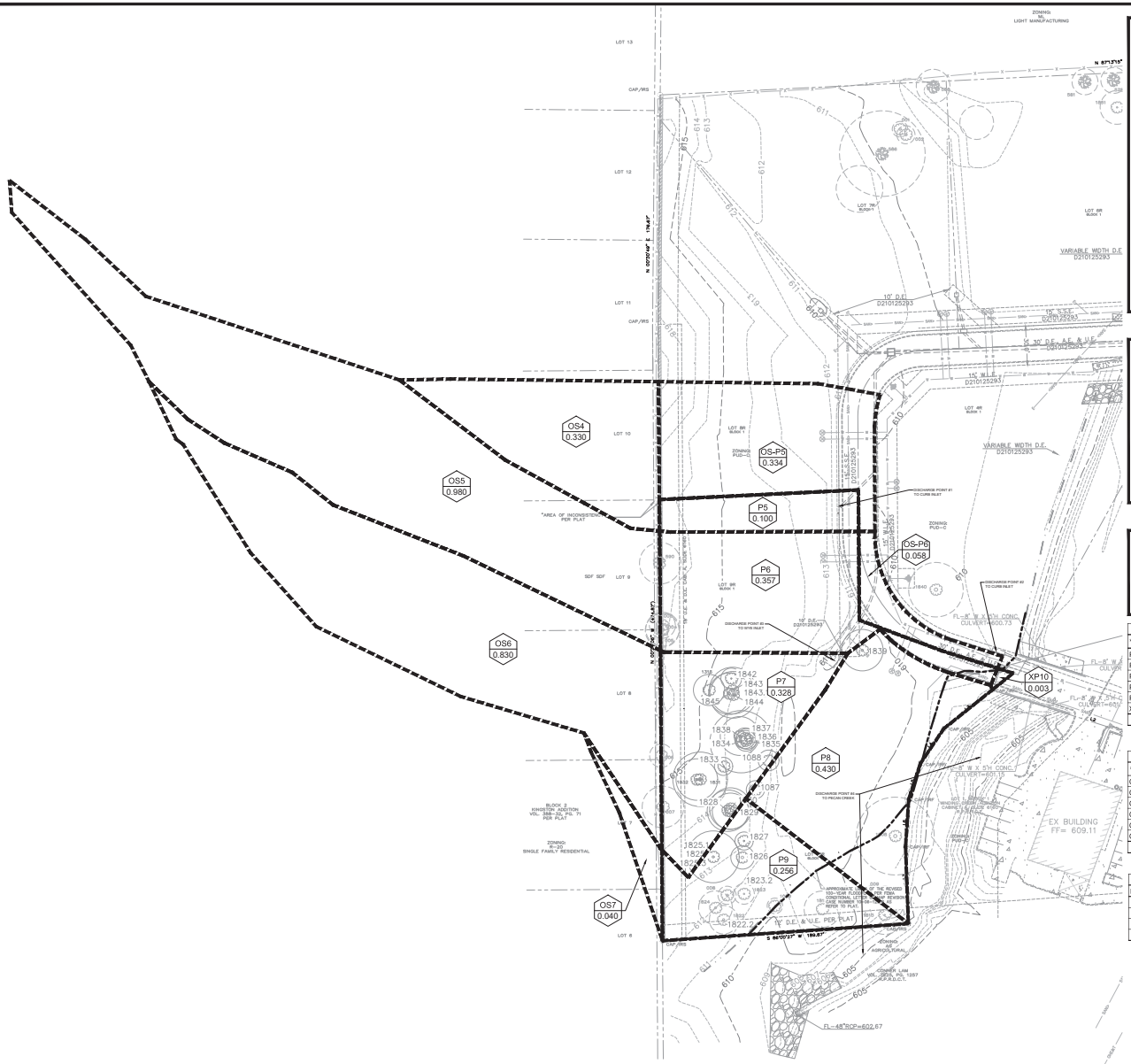
GRADING PLAN
KIDDIE ACADEMY
6412 COLLEYVILLE BOULEVARD (S.H.26)
CITY OF COLLEYVILLE
TARRANT COUNT, TEXAS
LOT 9R & 10 R, BLOCK 1, WINDING CREEK ADDITION

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | D: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	GH	04/15/20	SEE SCALE BAR	28–20	C-4.0

TX. P.E. FIRM #11525

Drainage and Grading Plan



EXISTING LEGEND

1/2" IR FOUND	IRRIGATION VALVE	NO PARKING
1/2" IR SET	WATER VALVE	CONCRETE
5/8" IR FOUND	FIRE HYDRANT	GRAVEL
3/8" IR FOUND	IR. VALVE	BRICK
60-D NAIL FOUND	UTILITY POLE	STONE
PK NAIL SET	WATER METER	WOOD DECK
1/2" IP FOUND	GAS METER	BUILDING WALL
X-FOUND	A.C. PAD	TILE
X-SET	TRANS. BOX	BUILDING LINE
1" IR FOUND	GAS MARKER	EASEMENT
1" IP FOUND	OVERHEAD UTILITY LINE	BOUNDARY
POINT FOR CORNER	GUY WIRE ANCHOR	HIGHBANK LINE
CON. MONUMENT	BARBED WIRE FENCE	PARKING STRIPE
3/4" IP FOUND	IRON FENCE	HANDICAP SPACE
TELE. BOX	CHAINLINK FENCE	
CABLE BOX	WOOD FENCE	
ELECTRIC BOX	PIPE RAIL FENCE	TREE TO BE PRESERVED
BRICK COLUMN	COVERED AREA	
STONE COLUMN	ASPHALT	
STORM DRAIN MH.	FIRE LANE STRIPE	
SAN. SEW. CO.	BRICK RET. WALL	
BOLLARD POST	STONE RET. WALL	
LIGHT POLE	CON. RET. WALL	
SAN. SEW. MH.		

PRE-DRAINAGE LEGEND

EXISTING MINOR CONTOURS 464

EXISTING MAJOR CONTOURS 465

DRAINAGE DIVIDE

DRAINAGE AREA NO. DA-X

DRAINAGE AREA ACREAGE X.XX

DRAINAGE FLOW DIRECTION

FLOOD PLAIN NOTE

A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480590 0095 K, PRESENT EFFECTIVE DATE OF MAP SEPTEMBER 25, 2009, ZONE X (SHADED & UNSHADED).

N

0 60

Scale: 1" = 40 ' Feet

VICINITY MAP
N.T.S.

Onsite Drainage

*Drainage Area	Area (acres)	T_c (min)	C	I_{100} (in/hr)	Q_{100} (cfs)	Discharge Point	Commments
P5	0.100	10	0.85	9.24	0.79	#1	To Curb Inlet #1
P6	0.357	10	0.85	9.24	2.80	#2	To Curb Inlet #2
P7	0.328	10	0.85	9.24	2.58	#3	To wye inlet
P8	0.430	10	0.85	9.24	3.37	#4	To Pecan Creek
P9	0.256	10	0.85	9.24	2.01	#4	To Pecan Creek
XP10	0.003	10	0.85	9.24	0.02	#4	Fraction of P10; to Pecan Creek

Note: Refer to Drainage Map by Homeyer Engineering Inc.

Offsite Drainage

*Drainage Area	Area (acres)	T_c (min)	C	I_{100} (in/hr)	Q_{100} (cfs)	Discharge Point	Commments
OS4	0.330	15	0.60	7.98	1.56	#1	To P5
OS5	0.980	15	0.60	7.98	4.67	#2	To P6
OS6	0.830	15	0.60	7.98	3.97	#3	To P7
OS7	0.040	15	0.60	7.98	0.20	#4	To P9
OS-P5	0.334	10	0.85	9.24	2.62	#1	Offsite area of P5; To Curb Inlet #1
OS-P6	0.058	10	0.85	9.24	0.46	#2	Offsite area of P6; To Curb Inlet #2

Notes: Refer to Drainage Map by Homeyer Engineering Inc.

Summary

Discharge Point	Total Flow (cfs)
#1	4.97
#2	7.93
#3	6.55
#4	5.61

811 Know what's below. Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	04/15/2020	1st CITY SUBMITTAL	AY
2	06/15/2020	2nd CITY SUBMITTAL	AY
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STATE OF TEXAS PIK HAU YEOH 121532 LICENSED PROFESSIONAL ENGINEER

06/12/2020

PRE-DRAINAGE PLAN

KIDDIE ACADEMY

6412 COLLEYVILLE BOULEVARD (S.H.26)

CITY OF COLLEYVILLE

TARRANT COUNT, TEXAS

LOT 9R & 10 R, BLOCK 1, WINDING CREEK ADDITION

TRIANGLE ENGINEERING LLC

T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com

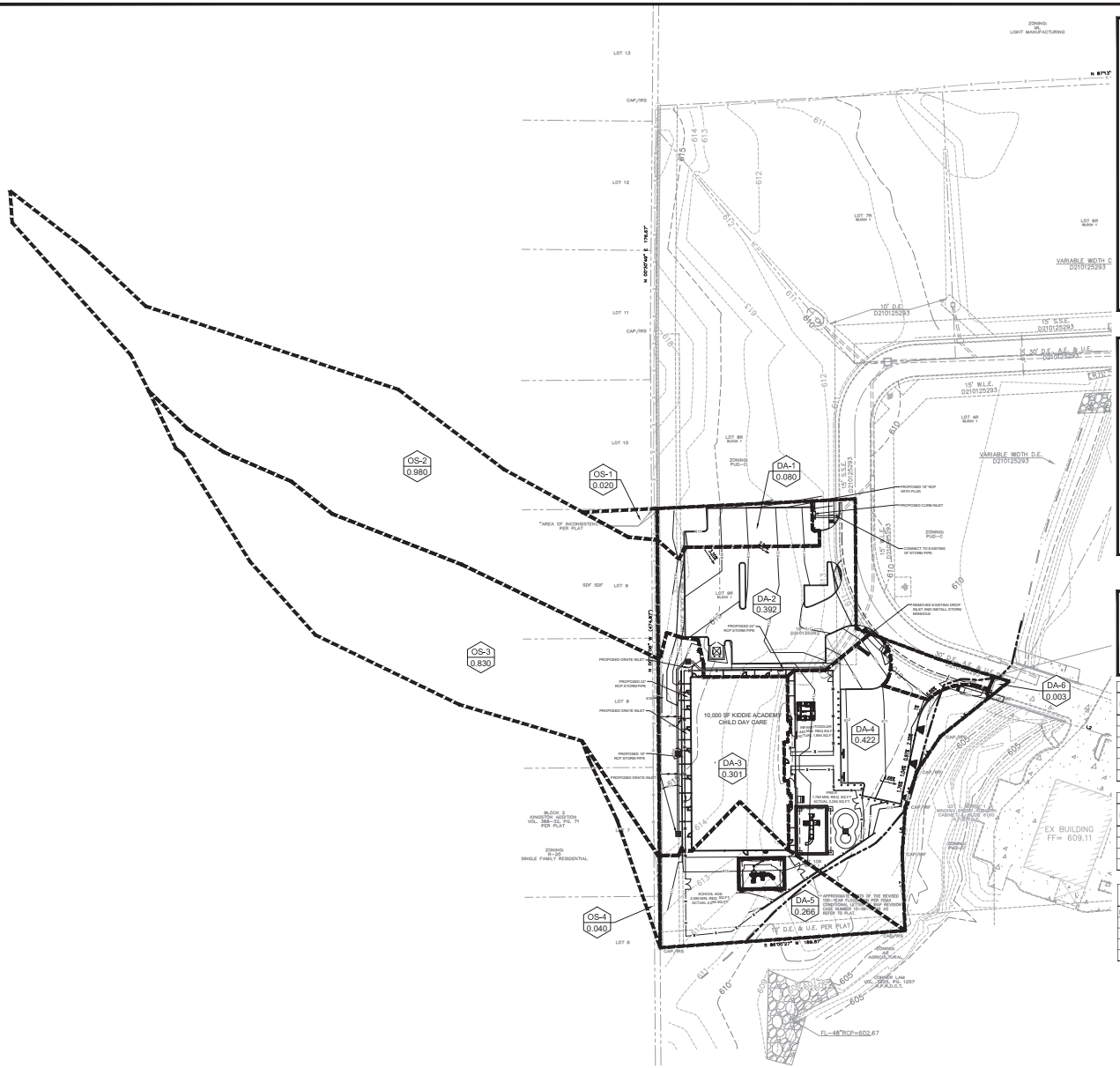
W: triangle-engr.com I O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	GH	04/15/20	SEE SCALE BAR	28–20	C-5.0

TX. P.E. FIRM #11525

Drainage and Grading Plan



EXISTING LEGEND

1/2" IR FOUND	IRRIGATION VALVE	NO PARKING
1/2" IR SET	WATER VALVE	CONCRETE
5/8" IR FOUND	FIRE HYDRANT	GRAVEL
3/8" IR FOUND	IR. VALVE	BRICK
60-D NAIL FOUND	UTILITY POLE	STONE
PK NAIL SET	WATER METER	WOOD DECK
1/2" IP FOUND	GAS METER	BUILDING WALL
X-FOUND	A.C. PAD	TILE
X-SET	TRANS. BOX	BUILDING LINE
1" IR FOUND	GAS MARKER	EASEMENT
1" IP FOUND	OHU OVERHEAD UTILITY LINE	BOUNDARY
POINT FOR CORNER	GUY WIRE ANCHOR	HIGHBANK LINE
CON. MONUMENT	BARBED WIRE FENCE	PARKING STRIPE
3/4" IP FOUND	IRON FENCE	HANDICAP SPACE
TELE. BOX	CHAINLINK FENCE	
CABLE BOX	WOOD FENCE	
ELECTRIC BOX	PIPE RAIL FENCE	TREE TO BE PRESERVED
BRICK COLUMN	COVERED AREA	
STONE COLUMN	ASPHALT	
STORM DRAIN MH.	FIRE LANE STRIPE	
SAN. SEW. CO.	BRICK RET. WALL	
BOLLARD POST	STONE RET. WALL	
LIGHT POLE	CON. RET. WALL	
SAN. SEW. MH.		

POST-DRAINAGE LEGEND

EXISTING MINOR CONTOURS	464
EXISTING MAJOR CONTOURS	465
MINOR CONTOURS	464
MAJOR CONTOURS	465
DRAINAGE DIVIDE	
HIGH POINT	
DRAINAGE AREA NO.	DA-X
DRAINAGE AREA ACREAGE	X.XX
DRAINAGE FLOW DIRECTION	1%

FLOOD PLAIN NOTE

A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480590 0095 K, PRESENT EFFECTIVE DATE OF MAP SEPTEMBER 25, 2009, ZONE X (SHADED & UNSHADED).

Scale: 1" = 40' Feet

VICINITY MAP
N.T.S.

Onsite Drainage

Drainage Area	Area (acres)	T_c (min)	C	I_{100} (in/hr)	Q_{100} (cfs)	Discharge	Comments
DA-1	0.080	10	0.85	9.24	0.63	#1	To curb inlet
DA-2	0.392	10	0.85	9.24	3.08	#2	To curb inlet
DA-3	0.301	10	0.85	9.24	2.36	#3	To wye inlet
DA-4	0.422	10	0.85	9.24	3.31	#4	To Pecan Creek
DA-5	0.266	10	0.85	9.24	2.09	#4	To Pecan Creek
DA-6	0.003	10	0.85	9.24	0.02	#4	To Pecan Creek

Offsite Drainage

Drainage Area	Area (acres)	T_c (min)	C	I_{100} (in/hr)	Q_{100} (cfs)	Discharge	Comments
OS-1	0.020	15	0.6	7.98	0.10	#1	To DA-1
OS-2	0.98	15	0.6	7.98	4.69	#2	To DA-2
OS-3	0.83	15	0.6	7.98	3.97	#3	To DA-3
OS-4	0.04	15	0.6	7.98	0.19	#4	To DA-5

Summary

Discharge	Pre-Drainage Total Flow (cfs)	Post-Drainage Total Flow (cfs)	Comments
#1	4.96	0.73	OK
#2	7.92	7.77	OK
#3	6.58	6.34	OK
#4	5.64	5.61	OK

Know what's below. Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	04/15/2020	1st CITY SUBMITTAL	AY
2	06/15/2020	2nd CITY SUBMITTAL	AY
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STATE OF TEXAS — PIK HAU YEOH — 121532 — LICENSED PROFESSIONAL ENGINEER

06/12/2020

POST-DRAINAGE PLAN

KIDDIE ACADEMY

6412 COLLEYVILLE BOULEVARD (S.H.26)

CITY OF COLLEYVILLE

TARRANT COUNT, TEXAS

LOT 9R & 10 R, BLOCK 1, WINDING CREEK ADDITION

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Planning | Civil Engineering | Construction Management
TX. P.E. FIRM #11525

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	GH	04/15/20	SEE SCALE BAR	28–20	C-6.0

Drainage and Grading Plan

PROPOSED DRAINAGE AREA MAP

DEVELOPED FLOW FROM OFF-SITE DRAINAGE AREAS ARE ASSUMED TO NOT INCREASE

PROPOSED DRAINAGE CALCULATIONS

DRAINAGE AREA	AREA ACRES	"C"	Tc (min)	"I-100" (in/hr)	"Q-100" (cfs)	COMMENTS
P1	1.11	0.85	10	9.24	8.69	TO PECAN CREEK
P2	0.15	0.85	10	9.24	1.16	TO OFF-SITE NORTH
P3	0.61	0.85	10	9.24	4.76	TO WYE INLET
P4	0.20	0.85	10	9.24	1.58	TO WYE INLET
P5	0.43	0.85	10	9.24	3.40	TO CURB INLET
P6	0.41	0.85	10	9.24	3.25	TO CURB INLET
P7	0.33	0.85	10	9.24	2.61	TO WYE INLET
P8	0.44	0.85	10	9.24	3.43	TO PECAN CREEK
P9	0.25	0.85	10	9.24	1.99	TO OFF-SITE SOUTH
P10	2.20	0.85	10	9.24	17.30	TO PECAN CREEK
P11	0.42	0.85	10	9.24	3.26	TO CURB INLET
P12	0.14	0.85	10	9.24	1.12	TO OS-10
OS1	0.14	0.60	15	7.98	0.68	TO P3
OS2	1.75	0.60	15	7.98	8.36	TO P4
OS3	0.60	0.60	15	7.98	2.87	TO P11
OS4	0.33	0.60	15	7.98	1.56	TO P5
OS5	0.98	0.60	15	7.98	4.67	TO P6
OS6	0.83	0.60	15	7.98	3.97	TO P7
OS7	0.04	0.60	15	7.98	0.20	TO P9
OS8	0.38	0.85	15	7.98	2.56	TO P10
OS9	0.04	0.85	10	9.24	0.31	TO P11
OS10	0.86	0.85	10	9.24	6.77	TO P1
TOTAL	12.63				84.49	

RESULTS:

PROPOSED CONDITIONS DO NOT INCREASE PEAK FLOWS. THE OFFSITE FLOW OF 1,500 CFS ARRIVES 22 MINUTES PAST OUR ONSITE FLOW DISCHARGE, AS SUCH, WATER SURFACE ELEVATIONS AND VELOCITIES DO NOT CHANGE, THUS WE ARE NOT ADVERSELY AFFECTING DOWN STREAM FLOWS. DETENTION IS NOT REQUIRED.

LEGEND

- A / Q — DRAINAGE AREA NUMBER / Q100 PROPOSED
- DRAINAGE AREA LIMITS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- DIRECTION OF STORMWATER FLOW

BENCHMARK INFORMATION

TBM #1 – ELEVATION: 608.88
"X" CUT ON CONCRETE APPROXIMATELY 65 FEET NORTH AND 51 WEST OF THE SOUTHERN MOST PROPERTY CORNER OF LOT 2R.

TBM #2 – ELEVATION: 606.29
(BM TO BE REMOVED DURING CONSTRUCTION)
"X" CUT ON CONCRETE APPROXIMATELY 281 FEET SOUTH AND 198 WEST OF THE EASTERN MOST PROPERTY CORNER OF LOT 3R.

RECORD DRAWING

The record drawing herein reflects to the best of the design engineer's knowledge, the approximate location of the constructed improvements using information provided by the contractor.

Matthew Haskin, P.E. #120889
Date 11/1/17

STATE OF TEXAS
MATTHEW HASKIN
120889
LICENSED
PROFESSIONAL ENGINEER
11/01/17

HOMEYER ENGINEERING, INC.
TBPE FIRM REGISTRATION NO. F-8440
P.O. BOX 1738 • 1903 E. BELTLINE • WYLIE, TEXAS • 75098
972-906-9985 PHONE 972-906-9987 FAX
WWW.HEI.US.COM

WINDING CREEK OFFICE PARK
LOTS 2R-4R & 6R-10R, BLOCK 1
WINDING CREEK ADDITION
6.717 ACRES
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

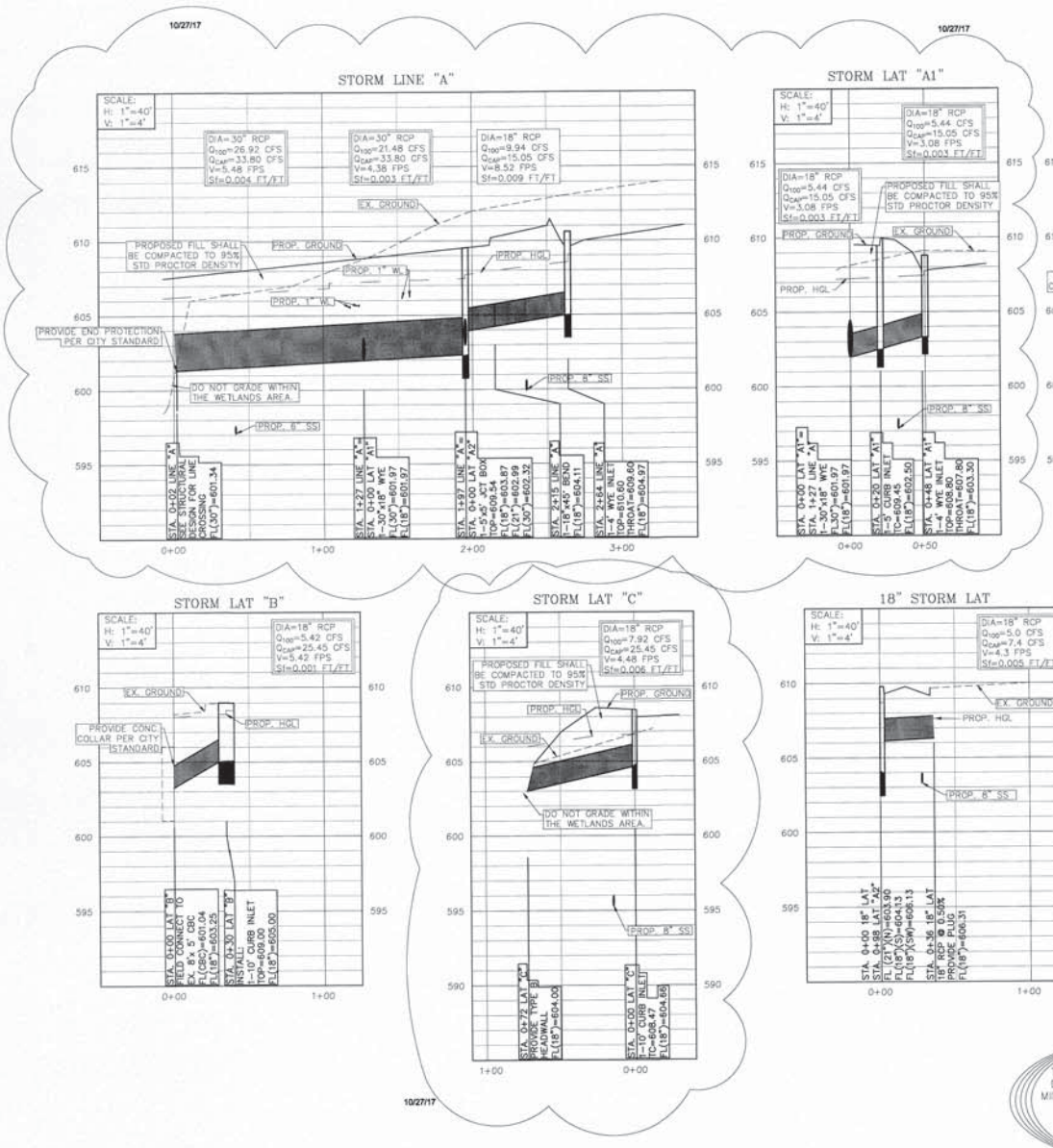
PROPOSED DRAINAGE AREA MAP

REVISIONS:
10/27/17 BRIDGE Replaced Culverts with Bridge

DRAWN: JDH
DATE: 03/04/2016
HEI #: 16-114

SHEET NO:
C7

Drainage and Grading Plan



THE CONTRACTOR SHALL CONTACT DIG-TESS AT 1-800-344-8377 A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. FOR CITY UTILITIES CONTACT 817-503-1366

RECORD DRAWING

The record drawing herein reflects to the best of the design engineer's knowledge, the approximate location of the constructed improvements using information provided by the contractor.

Matthew Haskin, P.E. #120889

Date 11/1/17

STATE OF TEXAS
MATTHEW HASKIN
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WINDING CREEK OFFICE PARK
LOTS 2R-4R & 6R-10R, BLOCK 1
WINDING CREEK ADDITION
6.717 ACRES
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

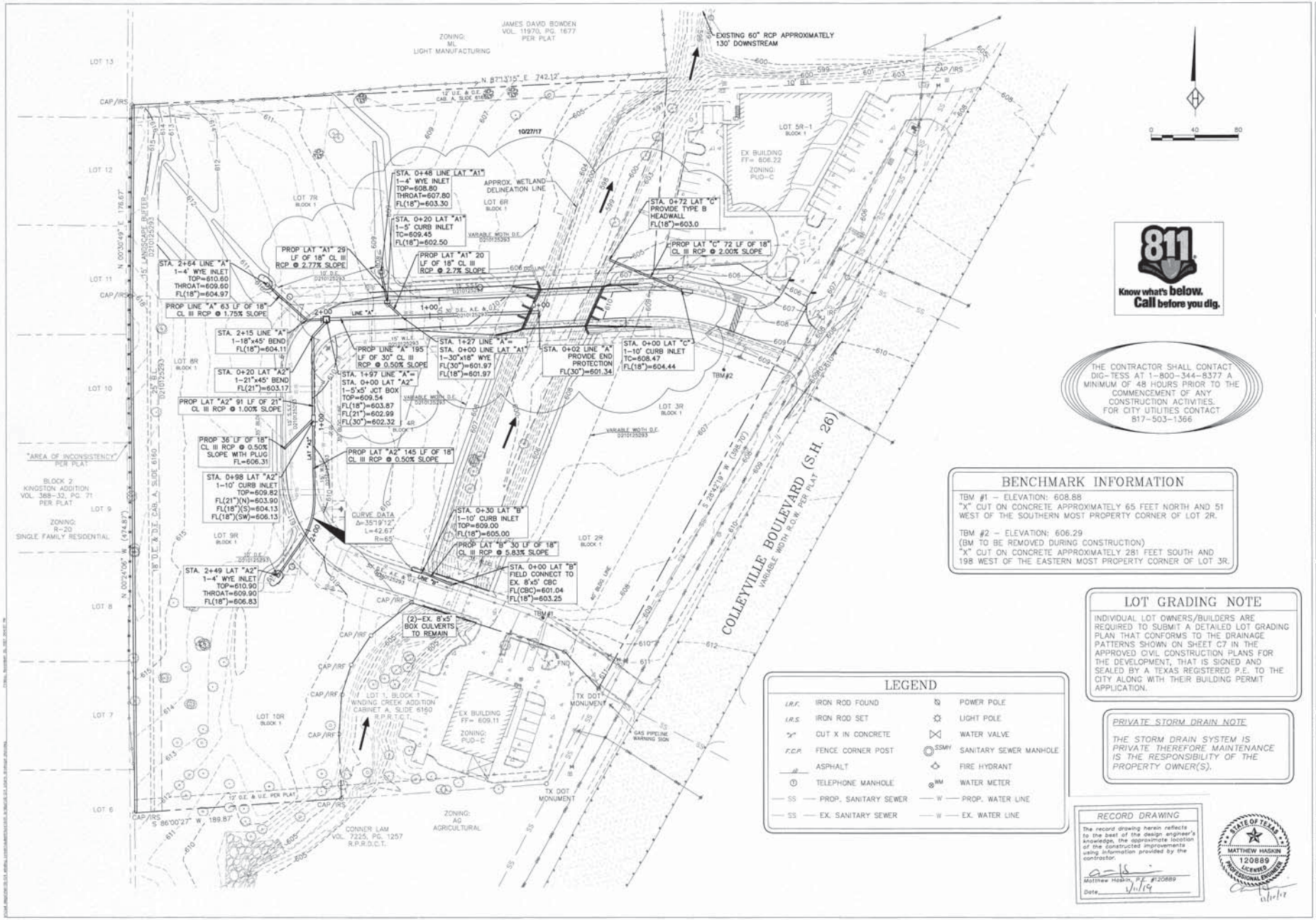
STORM DRAINAGE PROFILE

REVISION:
03/21/17 RAISED STORM
04/06/17 ADD SD PROFILE
10/27/17 BRIDGE
Added Bridge Changed Storm

DRAWN: JDH
DATE: 03/04/2016
HEI #: 16-114

SHEET NO:
C10

Drainage and Grading Plan



811 Know what's below. Call before you dig.

THE CONTRACTOR SHALL CONTACT DIG-TESS AT 1-800-344-8377 A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. FOR CITY UTILITIES CONTACT 817-503-1366

BENCHMARK INFORMATION

TBM #1 – ELEVATION: 608.88
"X" CUT ON CONCRETE APPROXIMATELY 65 FEET NORTH AND 51 WEST OF THE SOUTHERN MOST PROPERTY CORNER OF LOT 2R.

TBM #2 – ELEVATION: 606.29
(BM TO BE REMOVED DURING CONSTRUCTION)
"X" CUT ON CONCRETE APPROXIMATELY 281 FEET SOUTH AND 198 WEST OF THE EASTERN MOST PROPERTY CORNER OF LOT 3R.

LOT GRADING NOTE

INDIVIDUAL LOT OWNERS/BUILDERS ARE REQUIRED TO SUBMIT A DETAILED LOT GRADING PLAN THAT CONFORMS TO THE DRAINAGE PATTERNS SHOWN ON SHEET C7 IN THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE DEVELOPMENT, THAT IS SIGNED AND SEALED BY A TEXAS REGISTERED P.E. TO THE CITY ALONG WITH THEIR BUILDING PERMIT APPLICATION.

LEGEND

I.R.F.	IRON ROD FOUND		POWER POLE
I.R.S.	IRON ROD SET		LIGHT POLE
"x"	CUT X IN CONCRETE		WATER VALVE
F.C.P.	FENCE CORNER POST	SSMH	SANITARY SEWER MANHOLE
	ASPHALT		FIRE HYDRANT
T	TELEPHONE MANHOLE	WM	WATER METER
SS	PROP. SANITARY SEWER	W	PROP. WATER LINE
SS	EX. SANITARY SEWER	W	EX. WATER LINE

PRIVATE STORM DRAIN NOTE

THE STORM DRAIN SYSTEM IS PRIVATE THEREFORE MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER(S).

RECORD DRAWING

The record drawing herein reflects to the best of the design engineer's knowledge, the approximate location of the constructed improvements using information provided by the contractor.

Matthew Haskin, P.E. #120889
Date 1/11/19

STATE OF TEXAS MATTHEW HASKIN 120889 LICENSED PROFESSIONAL ENGINEER

HOMEYER ENGINEERING, INC.
TBPE FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 • LEWISVILLE • TEXAS • 75029
972 906 9188 • 1903 FM 3040, SUITE 115
972 906 9187 FAX
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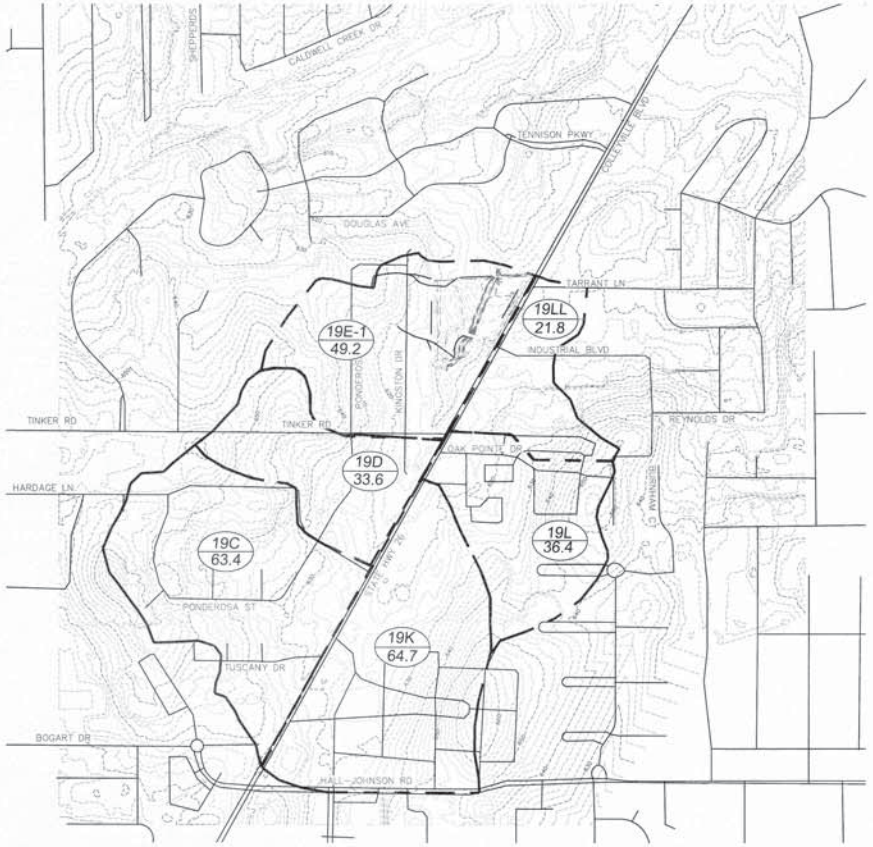
WINDING CREEK OFFICE PARK
LOTS 2R-4R & 6R-10R, BLOCK 1
WINDING CREEK ADDITION
6.717 ACRES
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

STORM DRAINAGE PLAN

REVISION:
03/21/17 RAISED STORM
10/27/17 BRIDGE
Added Bridge, Revised Storm

DRAWN: JDH
DATE: 03/04/2016
HEI #: 16-114
SHEET NO: C9

Drainage and Grading Plan



EXISTING DRAINAGE AREA MAP

THE OFF-SITE TOPOGRAPHIC INFORMATION FOR THE DRAINAGE AREA MAP WAS OBTAINED FROM THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS WEBSITE.

LEGEND

- 21 / X.XX — DRAINAGE AREA NUMBER / DRAINAGE AREA
- DRAINAGE AREA LIMITS
- --xxx-- EXISTING CONTOURS
- —xxx— PROPOSED CONTOURS
- DIRECTION OF STORMWATER FLOW

HYDROLOGIC PARAMETERS AND RESULTS

CURRENT OFFSITE CONDITIONS WERE USED FOR THE ANALYSIS. THE FOLLOWING IS THE GENERAL INPUT CRITERIA FOR THE HEC-HMS RESULT:

AREA: BASED UPON THE 2007, 2-FOOT CONTOURS, BASIN AREAS WERE DETERMINED. AREAS WERE BROKEN UP INTO POINTS OF INTEREST AND SIMILAR LAND USES.

TIME OF CONCENTRATION: TIME OF CONCENTRATION (TC) WAS DETERMINED USING THE NCTCOG ISWM EQUATION (1.4). THE LAG TIME (LT) IS A FUNCTION OF THE TC (LT=0.6TC). HOWEVER, THE TC WAS CHECKED USING A MINIMUM TIME FOR EACH BASIN OF 25 MINUTES. SINCE THE DISTANCE WAS ONE AND ONE HALF BASINS, THE CONSERVATIVE SMALLER TIME OF 37 MINUTES WAS USED.

RUNOFF: CURVE NUMBERS (CN) ARE BASED UPON THE LAND USE AND REVIEW OF THE CURRENT 2015 AERIALS. CURVE NUMBER VALUES WERE TAKEN FROM ISWM TABLE 1.9 (RUNOFF CURVE NUMBERS). NUMBERS REFLECT A CONSERVATIVE ASSUMPTION THAT ALL OFFSITE LAND USE IS BUILT OUT PER THEIR LAND USE.

ABSTRACTION: INITIAL ABSTRACTION (IA) VALUES ARE BASED UPON THE FINAL WEIGHTED CN. ABSTRACTION VALUES ARE PROVIDED ON TABLE 1.11 OF THE ISWM MANUAL.

PRECIPITATION: RAINFALL USED THE SCS TYPE II DISTRIBUTION WITH A TOTAL DEPTH OF 9.12-INCHES (0.38 *24) PER ISWM TABLE 5.15. AN INTENSITY OF 0.38 (IN/HR) IS GIVEN FOR THE 100-YEAR 24-HOUR EVENT.

RESULTS: A FLOW OF 1,487 CFS WAS DETERMINED. HOWEVER, A FLOW OF 1,500 CFS WAS USED FOR HYDRAULIC ANALYSIS.

HYDRAULIC ANALYSIS AND RESULTS

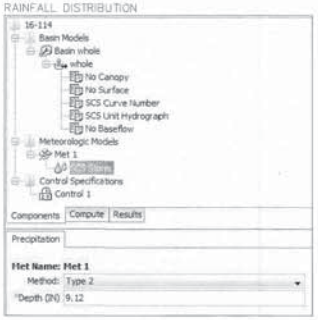
HEC-RAS WAS USED TO DETERMINE THE EXISTING AND PROPOSED HYDRAULIC CONDITIONS. PLEASE REFER TO THE HYDRAULIC REPORT SEPARATE OF THESE PLANS.

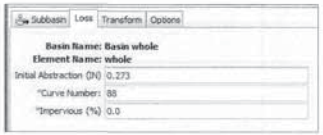
PROPOSED FLOW CONDITIONS ARE BASED UPON TWO EXISTING CULVERTS. THE FIRST CULVERT TWO (2) 8'X5' RCB'S AT THE SOUTHERN UPSTREAM END OF THE PROJECT. THE SECOND CULVERT IS A 60-INCH RCP JUST UPSTREAM OF THE SITE. EACH CULVERT CAUSES A SIGNIFICANT HYDRAULIC JUMP SINCE THEY ARE BOTH UNDERSIZED. PROPOSED (6) 6'X6' RCB's ARE USED DUE TO THE BACK WATER EFFECT TO KEEP THE ROADWAY ABOVE THE 100-YEAR WATER SURFACE ELEVATION.

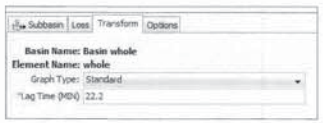
CONCLUSION

-ALL FLOWS WILL CONTINUE IN THEIR CURRENT AND HISTORICAL FLOW PATHS.
-WATER SURFACE ELEVATIONS BOTH UPSTREAM AND DOWNSTREAM ARE NOT AFFECTED AND DO NOT CHANGE.
-THE 100-YEAR FLOW IS CONTAINED WITHIN THE PROPOSED CHANNEL BETWEEN THE EXISTING AND PROPOSED CULVERTS WITH AT LEAST 1-FOOT OF FREEBOARD.
-THE SITE WILL HAVE VEHICLE ACCESS DURING THE 100-YEAR EVENT.
-FINISHED FLOOR ELEVATIONS HAVE BEEN SET TO AT LEAST 2-FEET ABOVE THE WATER SURFACE ELEVATION.

RAINFALL DISTRIBUTION







HYDROLOGY CALCULATIONS

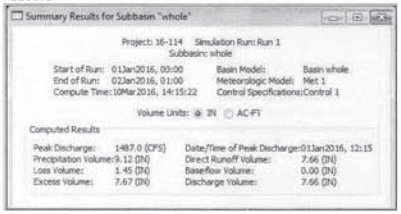
BASIN NAME	AREA ACRES	SOIL D 80	Tc (MIN)	WEIGHTED CN
19E-1	49.2	100	25	91.67
19LL	21.8	100	25	94.53
19L	36.4	100	25	87.24
19D	33.6	100	25	87.51
19C	63.4	100	25	87.22
19K	64.7	100	25	86.76
TOTAL	269.10			

HYDROLOGIC INPUT

AREA (MI^2)	WEIGHTED CN	LAG TIME (LT)	ABSTRACTION (Ia)	100-YEAR (cfs)
0.4203	88	22.2	0.273	1,487*

* A 100-YR FLOW OF 1,500 CFS WAS USED.

RESULTS



RECORD DRAWING

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Matthew Haskin, P.E. #120889
Date 11/1/17

STATE OF TEXAS
MATTHEW HASKIN
120889
LICENSED
PROFESSIONAL ENGINEER
3/1/17

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WINDING CREEK OFFICE PARK
LOTS 2R-4R & 6R-10R, BLOCK 1
WINDING CREEK ADDITION
6.717 ACRES
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

OVERALL DRAINAGE AREA MAP

DRAWN: JDH
DATE: 03/04/2016
HEI #: 16-114

SHEET NO:
C8

Photomatic Plan

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	5	P5	BACK-BACK	N.A.	1.000	PRV-CS-S-UNV-T5-SZ
	3	P4	SINGLE	N.A.	1.000	PRV-CS-S-UNV-T4-SZ-HSS

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	2.49	5.7	0.5	4.98	11.40
Property Line	Illuminance	Fc	0.32	1.2	0.0	N.A.	N.A.

Luminaires & Lamps Furnished By Villa Lighting Inc. St Louis, MO. 63105
(800)329-0693
www.villalighting.com

The electrical contractor shall be responsible for receiving, storage, installation and wiring of light fixtures.

The electrical contractor shall report any damaged light fixtures or missing parts to Villa Lighting within 48 hours of receipt of light fixture package.

Design is based on current information provided at the time of request. Any changes in mounting height, mounting location, lamp wattage, lamp type, and existing field conditions that effect any of the previously mentioned will void the current layout and require a change request and recalculation. Calculations are based upon a computer simulation and actual field calculations may vary.

Fixtures mounted on 20' pole & 3' base
Light level calculated on the ground

villa LIGHTING

#	Revisions	Date
	Comments	

Date: 6/12/2020

KIDDIE ACADEMY
COLLEYVILLE, TX

August 20, 2020

Subject: Exterior Noise Testing at Frisco and Colleyville Site Locations of Kiddie Academy

This report summarizes the exterior sound level testing at the 3188 Legacy Drive, Frisco, Texas and 6412 Colleyville Road, Colleyville, Texas sites of an existing Kiddie Academy in Frisco and a future similar location in Colleyville. The purpose of the testing was to determine the existing and anticipated sound level readings at the sites. The sound readings at the Frisco site were taken during operating hours with children in the exterior play areas.

As shown on the following testing report sheets and the Noise Coefficient analysis sheets, the present sound levels at the two sites are similar on the day of testing even though the Colleyville site at this time has no building in place. Based on similar construction to the Frisco facility and the orientation of the planned Colleyville facility with the playgrounds on the Colleyville Road side of the facility, we would not anticipate any objectionable sound increase from the Colleyville facility operation to the west of the planned building. It should be noted that the principal sound source in the proposed site is from Colleyville Road traffic and the existence of new building between the adjacent houses and Colleyville Road may block or reduce that road noise.

The testing was conducted on the Frisco site at 10:00 AM on Wednesday, August 19, 2020. Testing on the Colleyville site was at 4PM on Wednesday, August 19, 2020. The attached maps detail the test locations which are similar for each location. The attached data sheets provide the testing results along with noise coefficient plots and comparisons.

A summary of the testing procedure is as follows:

1. The base level testing at five exterior locations at the Frisco site as shown on the site plan was conducted at approximately 10:00 AM. The results were relatively uniform on all four sides of the building.
2. The set of readings at the Frisco site were taken outside the facility during a time when children were utilizing the exterior playgrounds. No noticeable noise was detected from the building interior. Adjacent

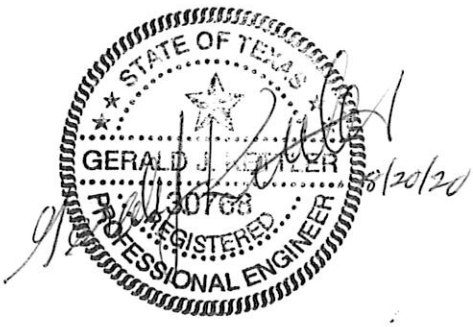
1801 Royal Lane, Suite 400, Dallas, TX 75229 • T: 972.388-5559 • F: 972.386.5216

businesses may be contributing to the measured levels but no source was obvious.

3. A set of four sound tests was conducted at 4:00 PM in a similar fashion and locations relative to the planned facility at the Colleyville location. The site plan shows the test locations. The predominant sources of present sound on the site was the traffic on Colleyville Road. Noise from aircraft flying overhead has also been detected at this site since it is in a DFW Airport flight path. There is also an existing tall concrete wall presently erected between the adjacent houses and the proposed Kiddie Academy facility that functions as a sound block.
4. A set of sound levels were taken nearer to the Colleyville Road as shown on test report number five and shows similar to slightly higher sound levels as would be anticipated.

Please let us know if you have any questions.

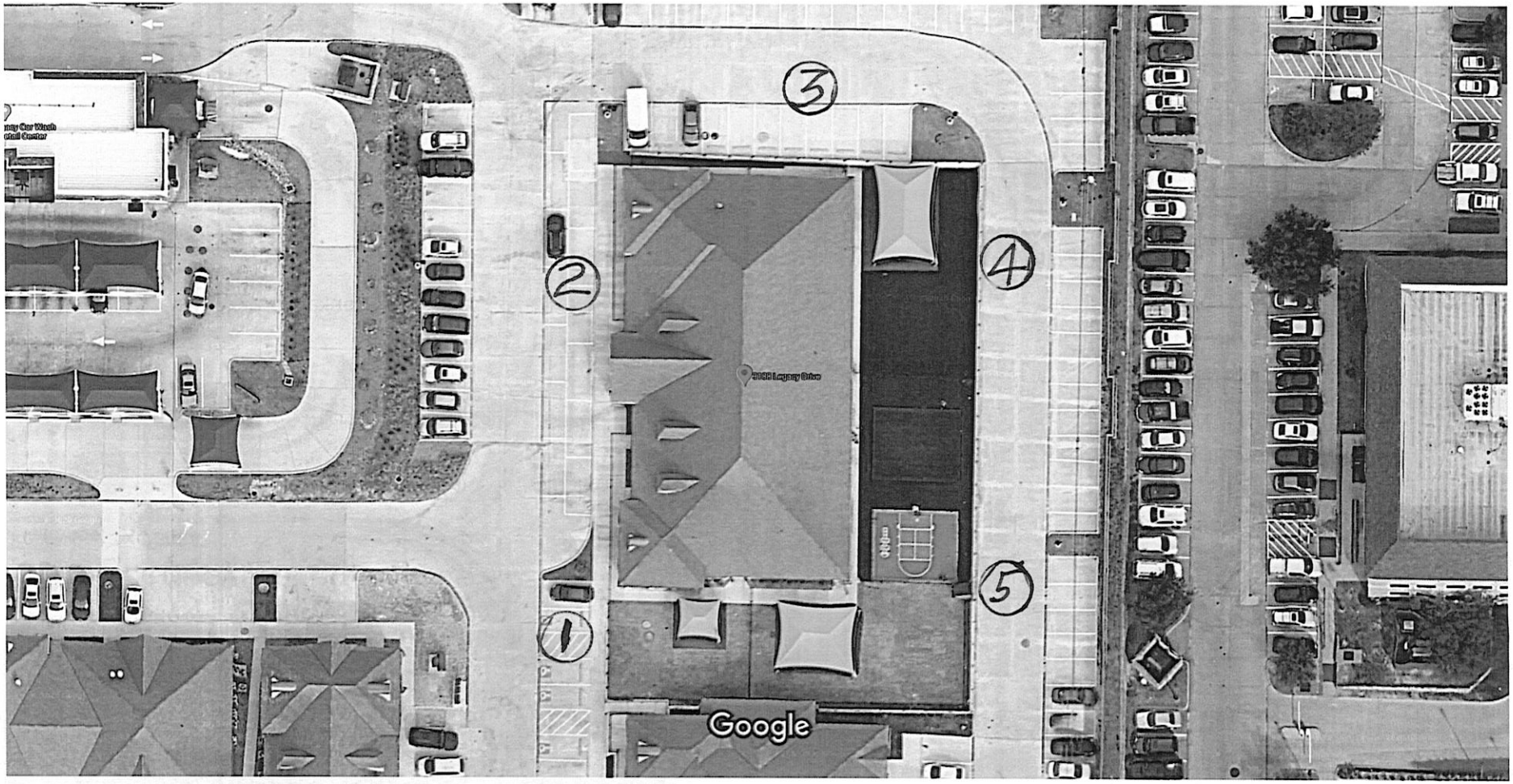
Respectfully Submitted,



Gerald J. Kettler, PE, CCP, CIAQM, BEAP
Managing Principal, CEO, LEED Fellow, WELL AP
1801 Royal Lane, Suite 400, Dallas, TX 75229
Phone: (972) 388-5559 ext 4626
Direct Ph (214) 217-4626
gjkettler@air-engineer.com

FACILITY PERFORMANCE ASSOCIATES
Expanding Our Services To Meet Your Project Needs
Commissioning, Energy Modeling, Air Quality, Sustainability Programs

Google Maps 3188 Legacy Dr



Map data ©2020 , Map data ©2020 20 ft

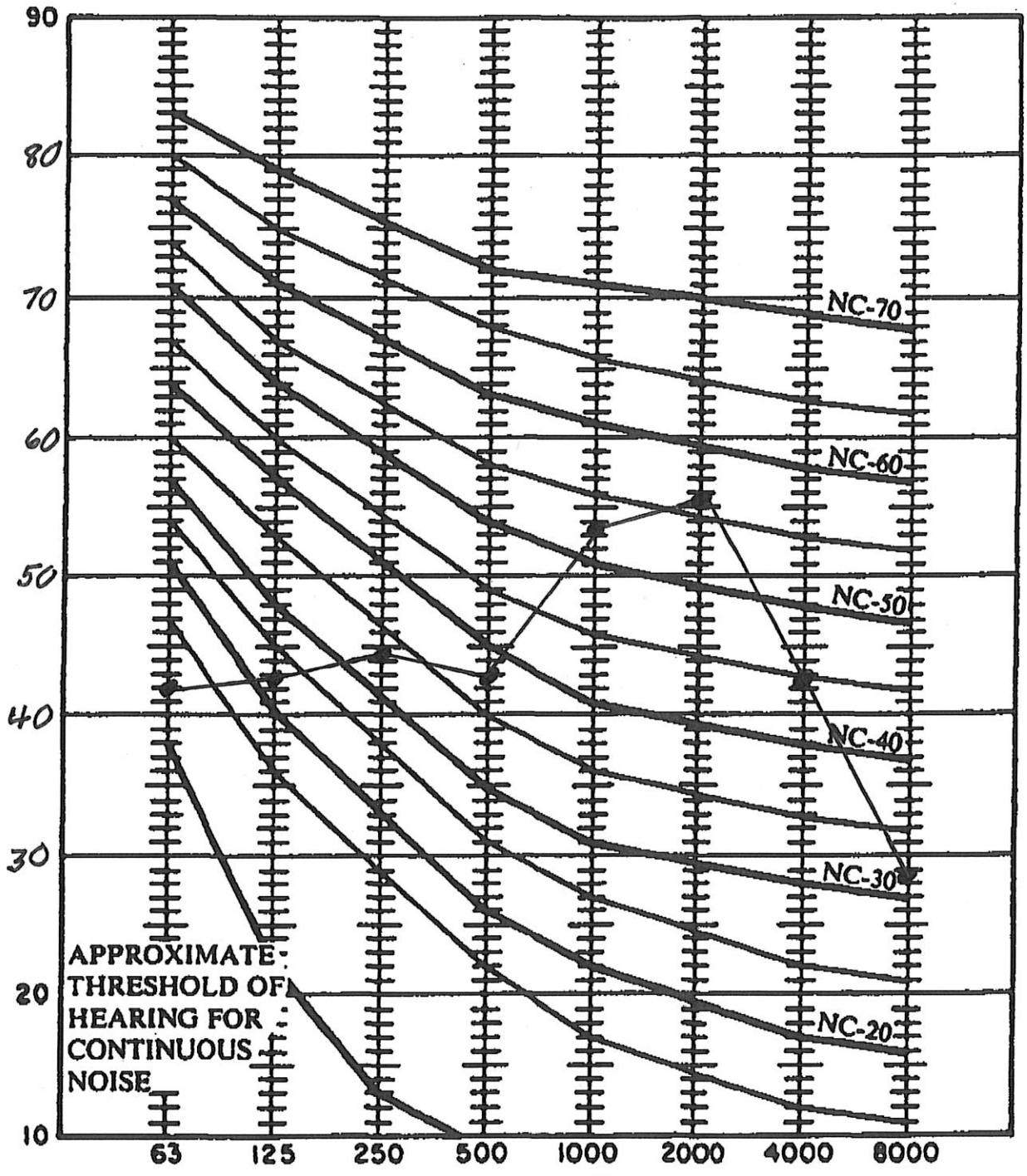
SOUND TESTING Octave Band Analysis

Project: Kiddie Academy			Address: 3188 Legacy Dr., Frisco, Tx		
Technician: Gerald J Kettler, PE					
Instrument: Quest 2700					
Date: August 19, 2020					
	Test 1				
Scale			Difference		
A	24.2				
B	45.2				
C	69.6				
Hertz	dbA Scale				
31.5	28.3				
63	41.8				
125	42.9				
250	44.4				
1000	53.4				
2000	55.7				
4000	42.2				
8000	28.5				
16000	23.2				
Instrument Location: 4 Feet above ground, hand held					

NOISE COEFFICIENT CHART

3188 Legacy Dr., Frisco, Texas

1



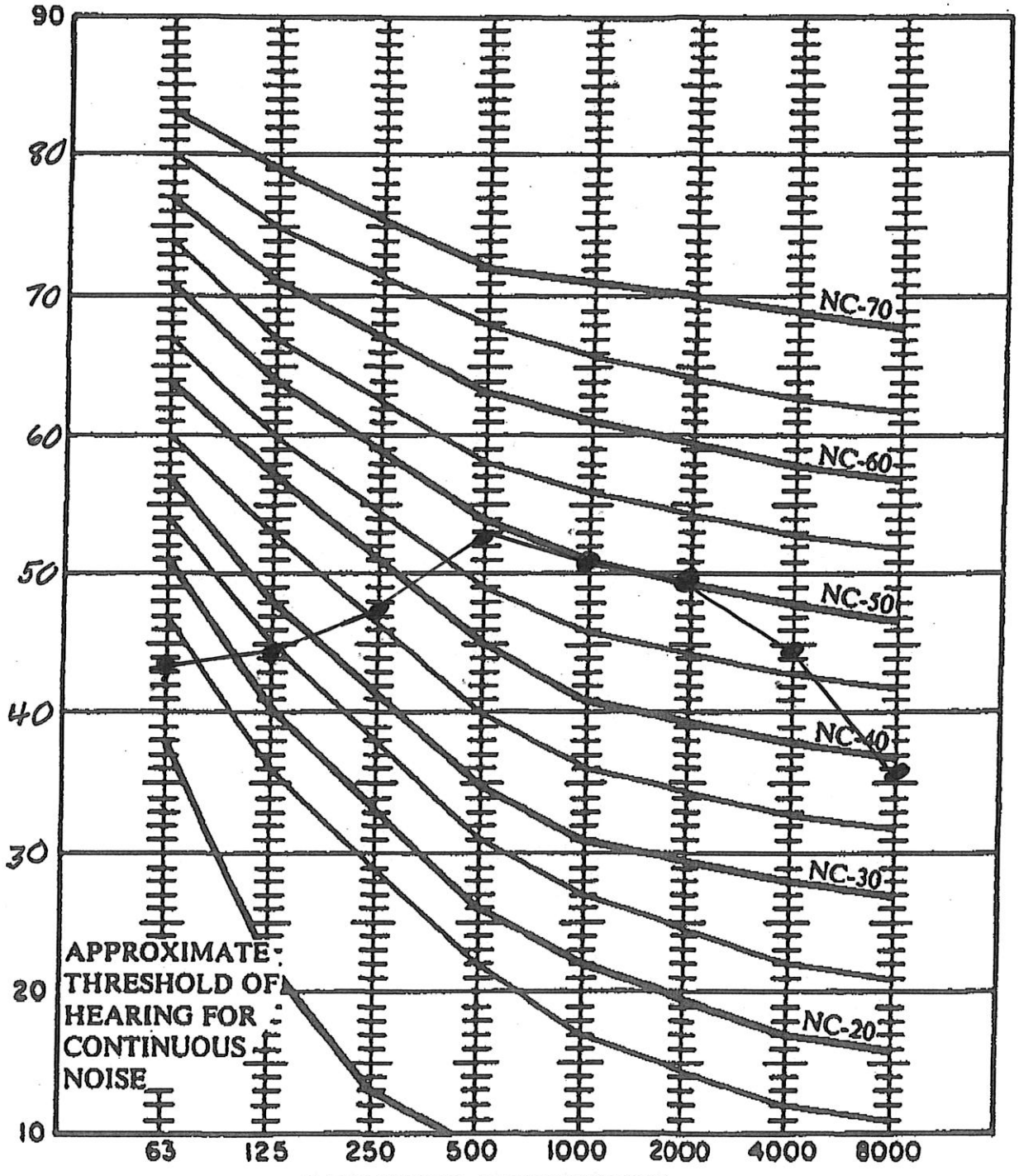
SOUND TESTING Octave Band Analysis

Project: Kiddie Academy			Address: 3188 Legacy Dr., Frisco, Tx		
Technician: Gerald J Kettler					
Instrument: Quest 2700					
Date: August 19, 2020					
	Test 2				
Scale			Difference		
A	56.4				
B	62.1				
C	71.1				
Hertz	dbA Scale				
31.5	27.2				
63	43.3				
125	44.8				
250	47.7				
500	52.8				
1000	50.1				
2000	49.8				
4000	44.8				
8000	35.8				
16000	21.9				
Instrument Location: 4 Feet above ground, hand held					

NOISE COEFFICIENT CHART

3188 Legacy Dr., Frisco, Texas

2



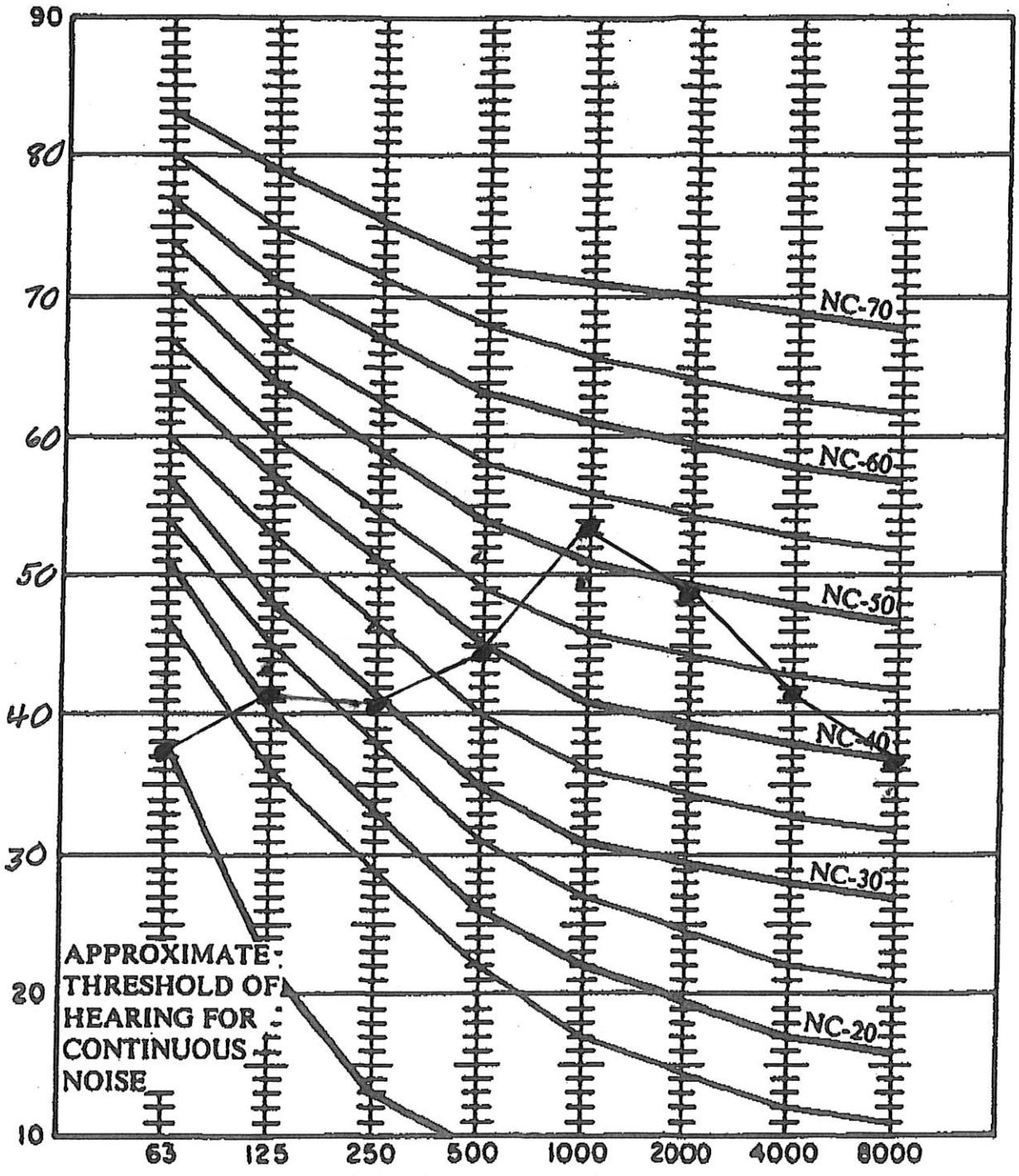
SOUND TESTING Octave Band Analysis

Project: Kiddie Academy			Address: 3188 Legacy Dr., Frisco, Tx		
Technician: Gerald J Kettler					
Instrument: Quest 2700					
Date: August 19, 2020					
	Test 3				
Scale			Difference		
A	54.2				
B	65.8				
C	67.7				
Hertz	dbA Scale				
31.5	28.7				
63	38.1				
125	41.8				
250	40.1				
500	44.6				
1000	53.4				
2000	48.2				
4000	41.4				
8000	36.4				
16000	24.6				
Instrument Location: 4 Feet above ground, hand held					

NOISE COEFFICIENT CHART

3188 Legacy Dr., Frisco, Texas

3



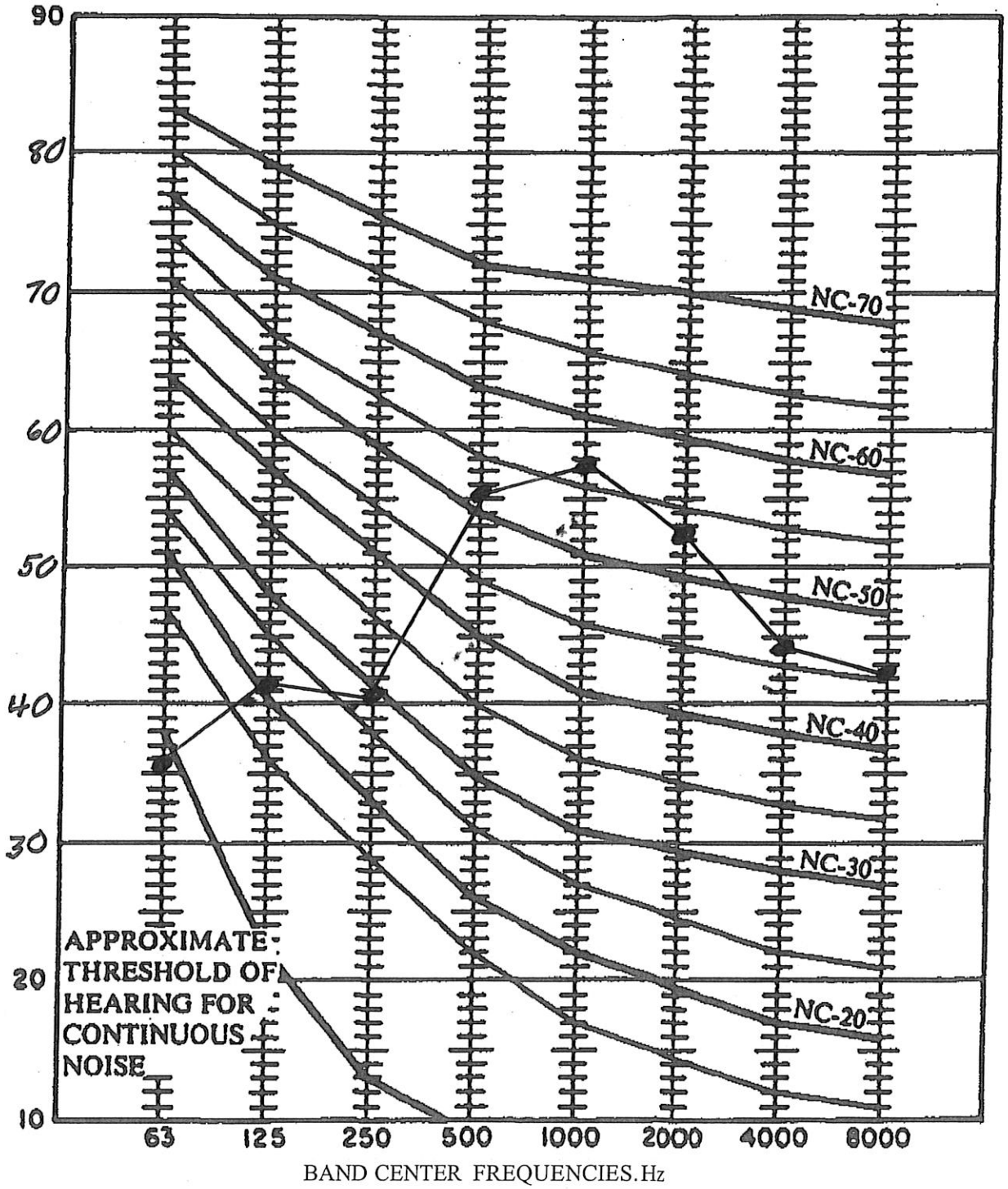
SOUND TESTING Octave Band Analysis

Project: Kiddie Academy		Address: 3188 Legacy Dr., Frisco, Tx		
Technician: Gerald J Kettler				
Instrument: Quest 2700				
Date: August 19, 2020				
	Test 4			
Scale		Difference		
A	57.6			
B	62.1			
C	65.4			
Hertz	dbA Scale			
31.5	23.4			
63	35.4			
125	41.1			
250	40.3			
500	55.3			
1000	57.6			
2000	52.3			
4000	44.2			
8000	42.9			
16000	23.8			
Instrument Location: 4 Feet above ground, hand held				

NOISE COEFFICIENT CHART

3188 Legacy Dr., Frisco, Texas

4



SOUND TESTING Octave Band Analysis

Project: Kiddie Academy	Address: 3188 Legacy Dr., Frisco, Tx
Technician: Gerald J Kettler	
Instrument: Quest 2700	
Date: August 19, 2020	

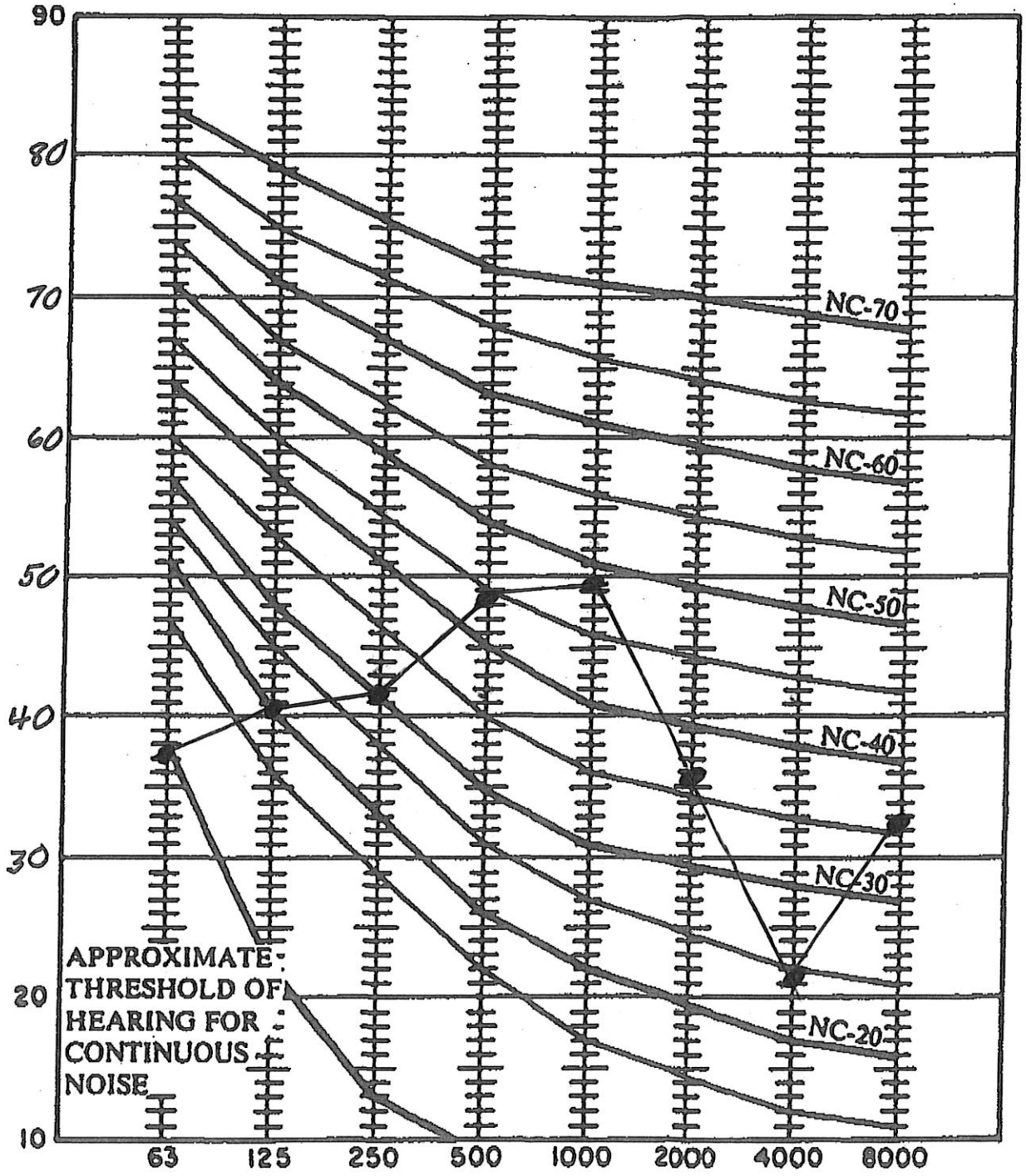
	Test 5				
Scale			Difference		
A	59.4				
B	69.6				
C	83.1				
Hertz	dbA Scale				
31.5	30.2				
63	37.3				
125	40.7				
250	41.8				
500	48.9				
1000	49.7				
2000	35.4				
4000	21.2				
8000	32.2				
16000	38.4				

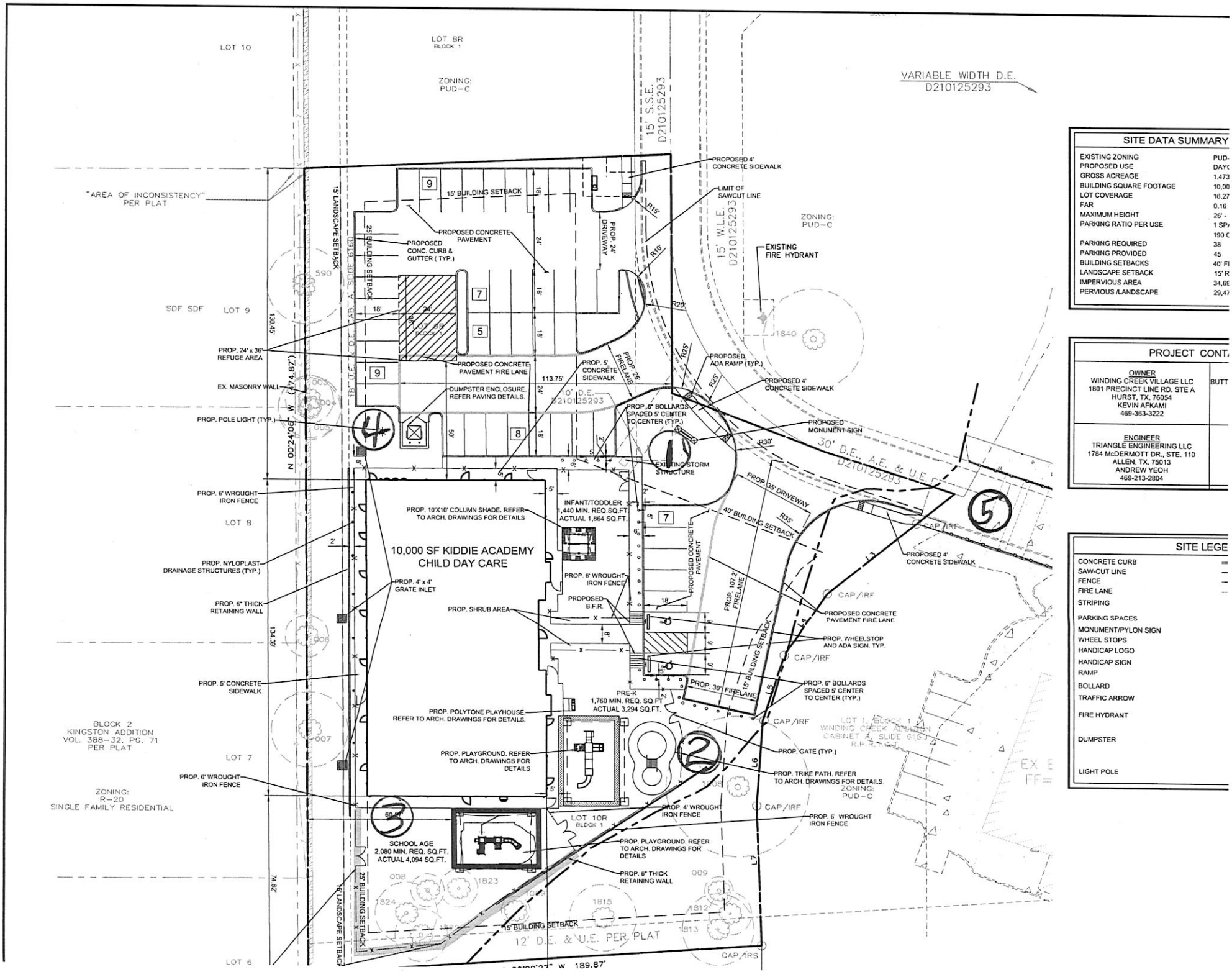
Instrument Location: 4 Feet above ground, hand held

NOISE COEFFICIENT CHART

3188 Legacy Dr., Frisco, Texas

5





SITE DATA SUMMARY

EXISTING ZONING	PUD-
PROPOSED USE	DAYC
GROSS ACREAGE	1.473
BUILDING SQUARE FOOTAGE	10,00
LOT COVERAGE	16.27
FAR	0.16
MAXIMUM HEIGHT	26' -
PARKING RATIO PER USE	1 SP/ 190 C
PARKING REQUIRED	38
PARKING PROVIDED	45
BUILDING SETBACKS	40' FI
LANDSCAPE SETBACK	15' R
IMPERVIOUS AREA	34,69
PERVIOUS /LANDSCAPE	29,47

PROJECT CONT

OWNER WINDING CREEK VILLAGE LLC 1801 PRECINCT LINE RD. STE A HURST, TX. 76054 KEVIN AFKAMI 469-363-3222	BUTT
ENGINEER TRIANGLE ENGINEERING LLC 1784 McDERMOTT DR., STE. 110 ALLEN, TX. 75013 ANDREW YEOH 469-213-2804	

SITE LEGE

CONCRETE CURB	
SAW-CUT LINE	
FENCE	
FIRE LANE	
STRIPING	
PARKING SPACES	
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
LIGHT POLE	

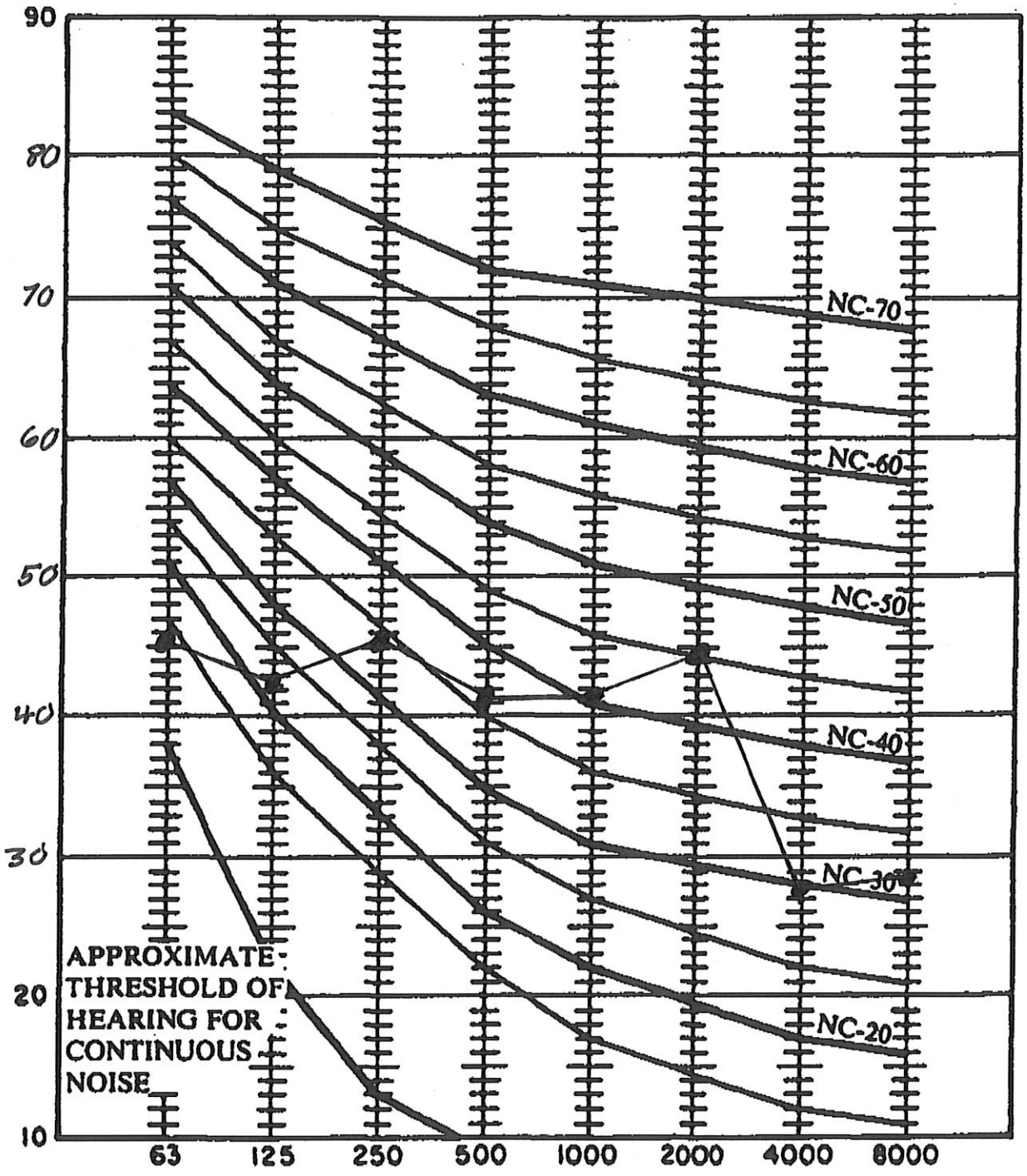
SOUND TESTING Octave Band Analysis

Project: Kiddie Academy			Address: 6412 Colleyville Blvd, Colleyville, Tx		
Technician: Gerald J Kettler, PE					
Instrument: Quest 2700					
Date August 19, 2020					
	TEST 1				
Scale			Difference		
A	51.6				
B	63.2				
C	72.2				
Hertz	dbA Scale				
31.5	36.2				
63	45.7				
125	42.6				
250	45.2				
500	41.1				
1000	41.2				
2000	44.1				
4000	27.8				
8000	28.7				
16000	20.9				
Instrument Location: 4 Feet above ground, hand held					

NOISE COEFFICIENT CHART

6412 Colleyville Road, Colleyville, Texas

1



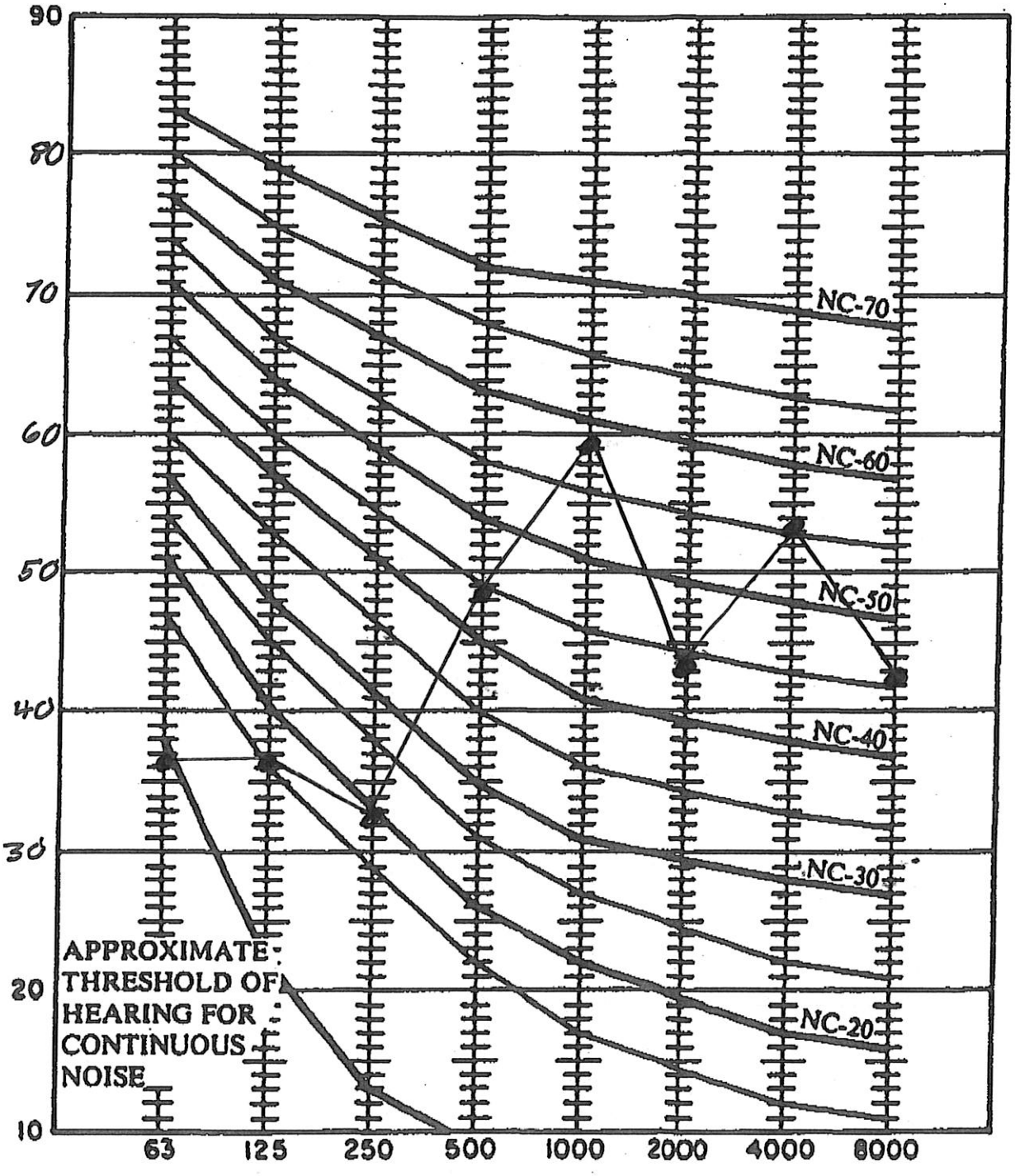
SOUND TESTING Octave Band Analysis

Project: Kiddie Academy		Address: 6412 Colleyville Blvd, Colleyville, Tx			
Technician: Gerald J Kettler, PE					
Instrument: Quest 2700					
Date August 19, 2020					
	TEST 2				
Scale			Difference		
A	60.2				
B	62.1				
C	76.3				
Hertz	dbA Scale				
31.5	28.7				
63	36.6				
125	36.2				
250	32.1				
500	48.6				
1000	59.4				
2000	42.9				
4000	53.1				
8000	42.2				
16000	21.2				
Instrument Location: 4 Feet above ground, hand held					

NOISE COEFFICIENT CHART

6412 Colleyville Road, Colleyville, Texas

2



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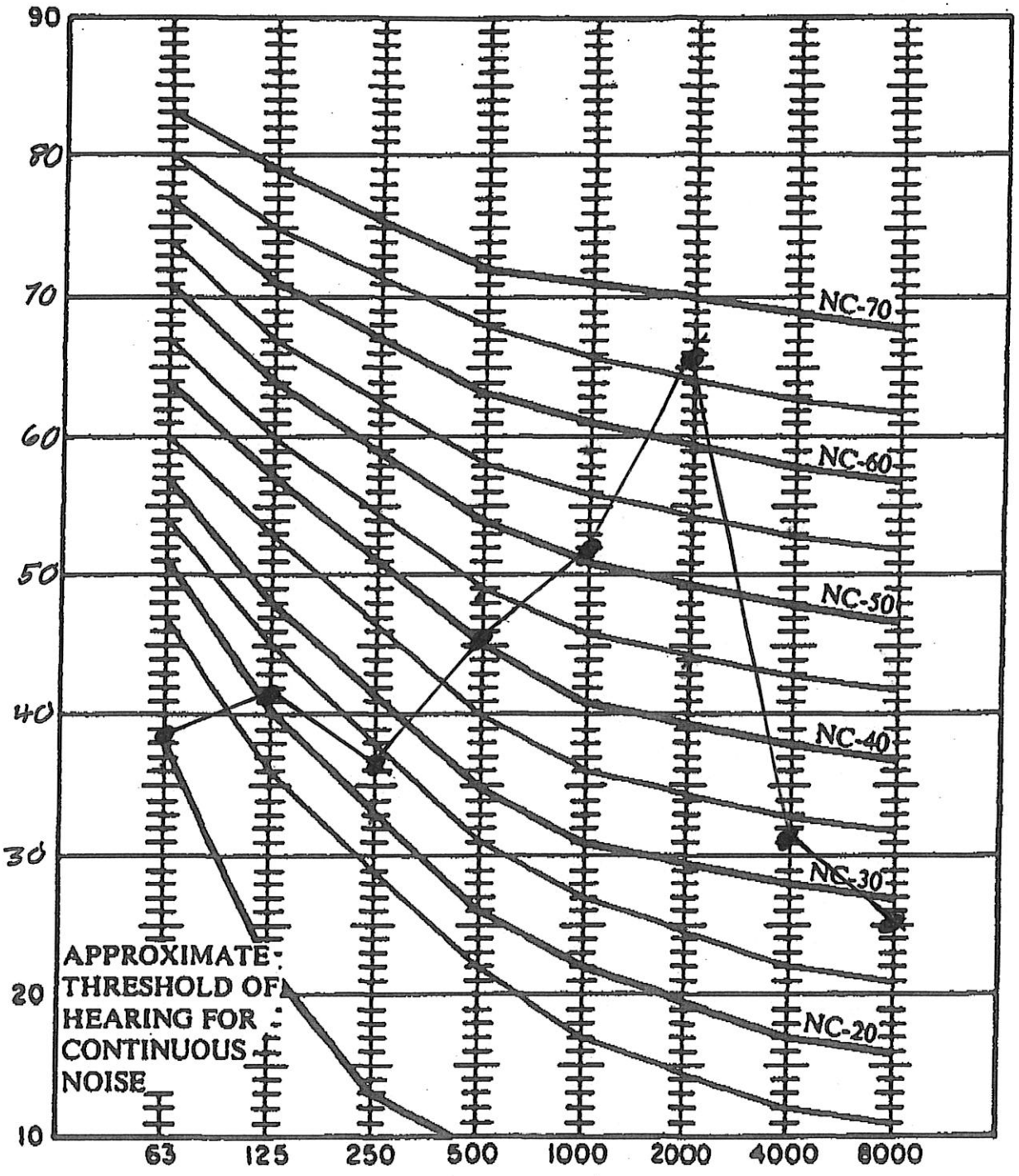
Project: Kiddie Academy		Address: 6412 Colleyville Blvd, Colleyville, Tx		
Technician: Gerald J Kettler, PE				
Instrument: Quest 2700				
Date August 19, 2020				
	TEST 3			
Scale		Difference		
A	51.8			
B	63.6			
C	65.4			
Hertz	dbA Scale			
31.5	27.9			
63	38.4			
125	41.4			
250	36.2			
500	45.2			
1000	51.9			
2000	66.7			
4000	31.3			
8000	25.0			
16000	21.1			
Instrument Location: 4 Feet above ground, hand held				

NOISE COEFFICIENT CHART

6412 Colleyville Road, Colleyville, Texas

3



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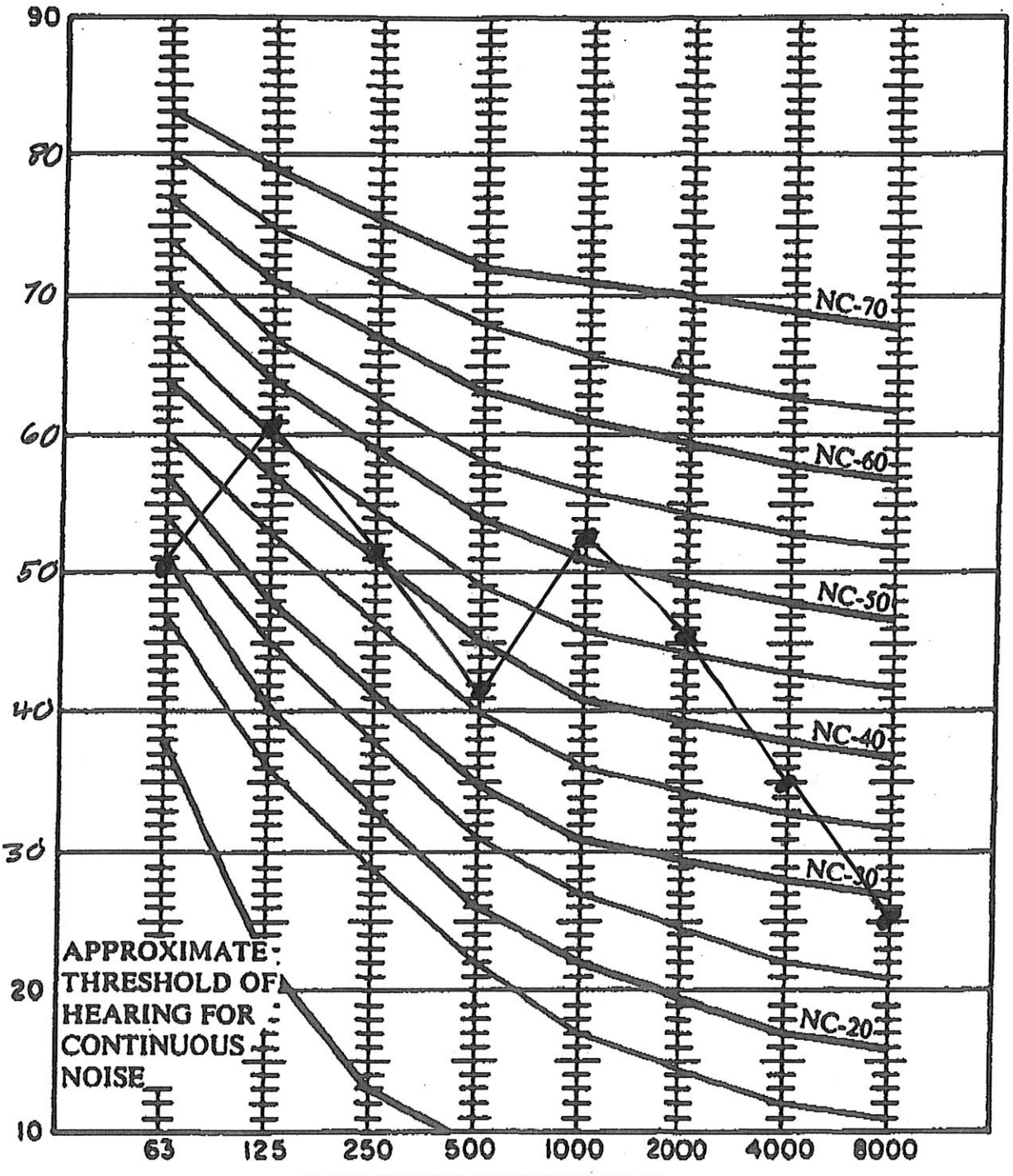
Project: Kiddie Academy		Address: 6412 Colleyville Blvd, Colleyville, Tx			
Technician: Gerald J Kettler, PE					
Instrument: Quest 2700					
Date August 19, 2020					
	TEST 4				
Scale			Difference		
A	50.1				
B	65.4				
C	77.1				
Hertz	dbA Scale				
31.5	39.2				
63	50.1				
125	60.2				
250	51.1				
500	41.2				
1000	52.3				
2000	45.5				
4000	34.9				
8000	25.0				
16000	21.2				
Instrument Location: 4 Feet above ground, hand held					

NOISE COEFFICIENT CHART

6412 Colleyville Road, Colleyville, Texas

4



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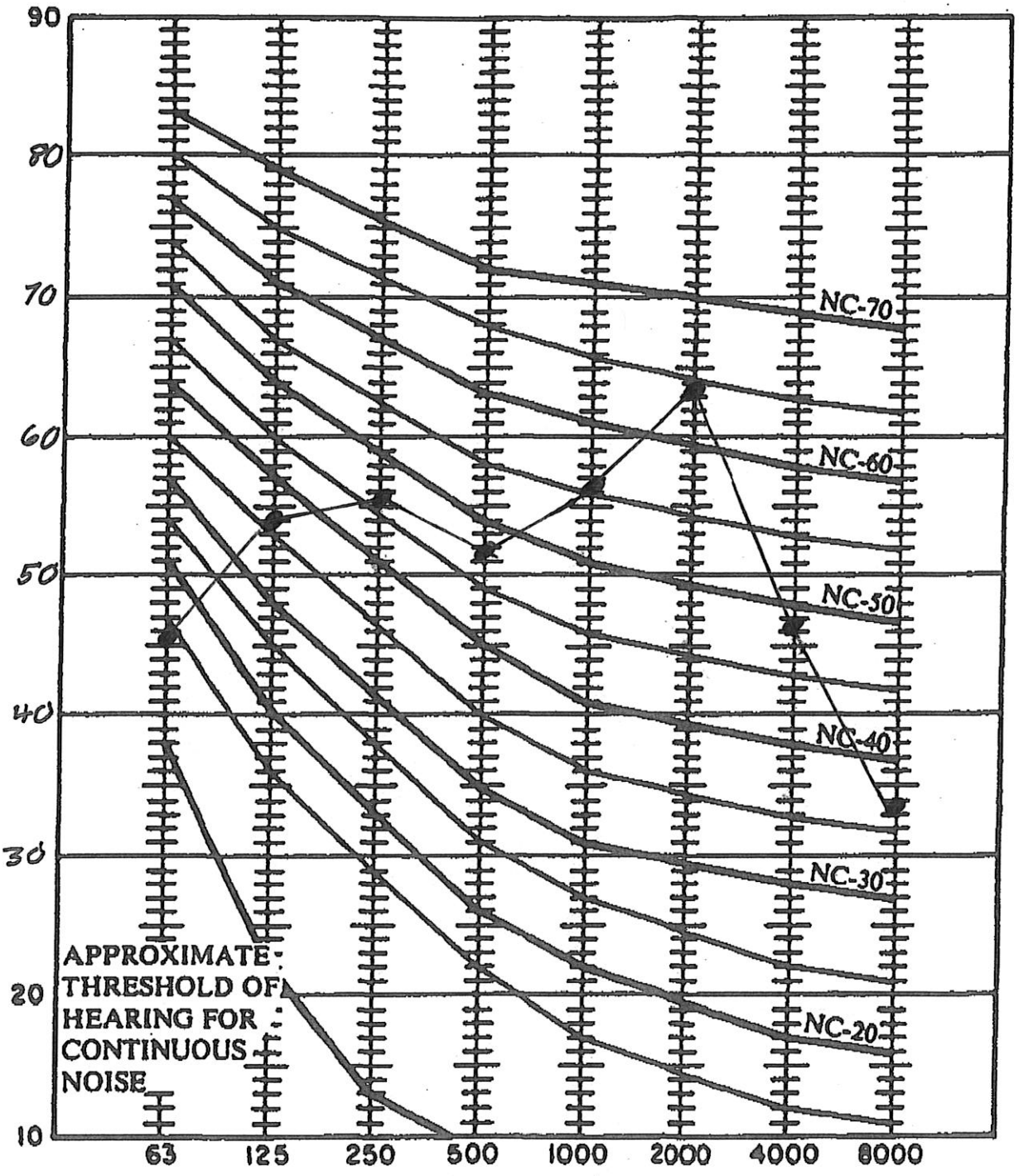
Project: Kiddie Academy		Address: 6412 Colleyville Blvd, Colleyville, Tx		
Technician: Gerald J Kettler, PE				
Instrument: Quest 2700				
Date August 19, 2020				
	TEST 5			
Scale		Difference		
A	56.2			
B	65.1			
C	77.4			
Hertz	dbA Scale			
31.5	38.8			
63	45.2			
125	54.0			
250	55.3			
500	51.6			
1000	56.4			
2000	63.9			
4000	46.7			
8000	33.2			
16000	24.2			
Instrument Location: 4 Feet above ground, hand held				

NOISE COEFFICIENT CHART

6412 Colleyville Road, Colleyville, Texas

5

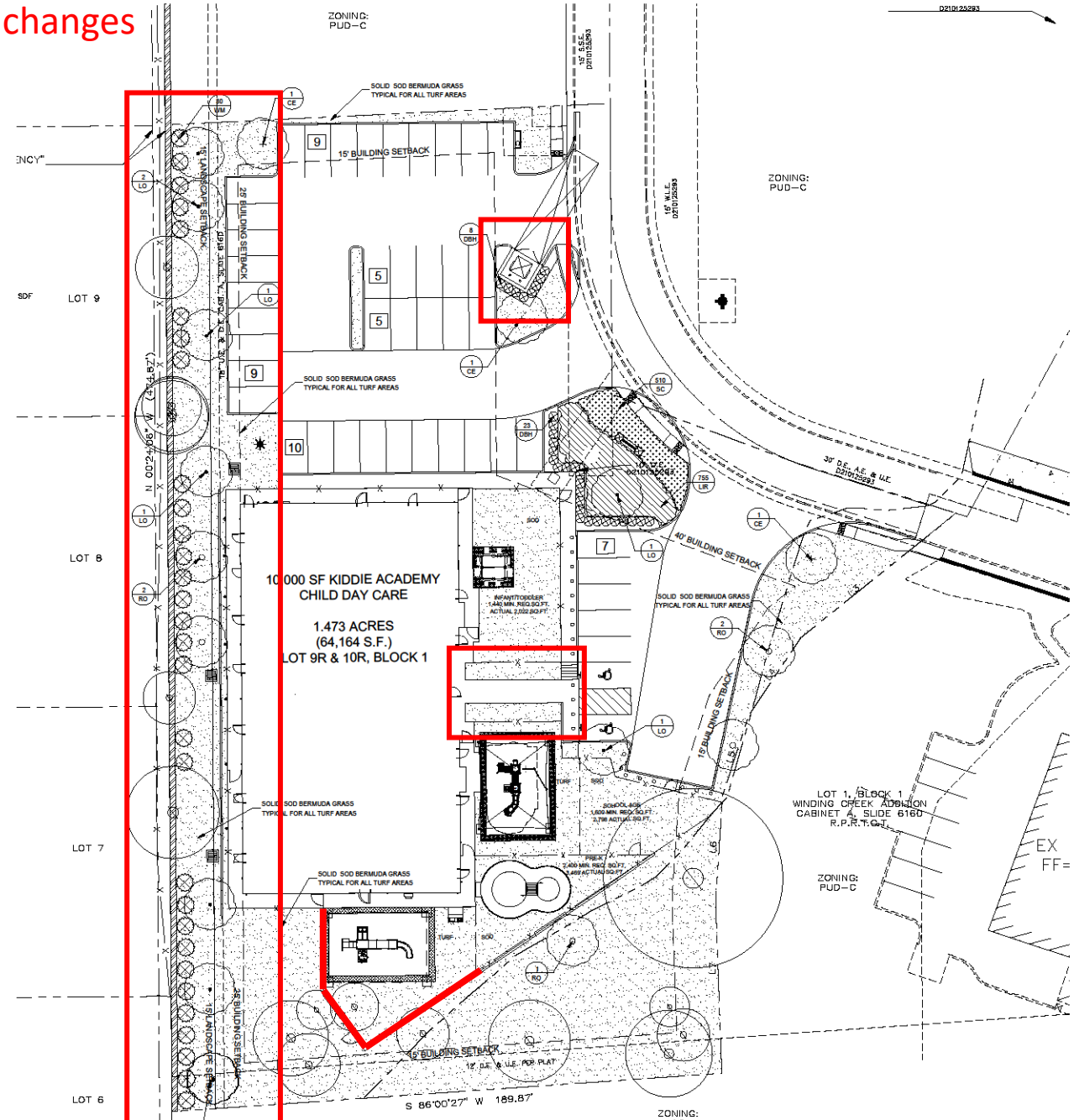


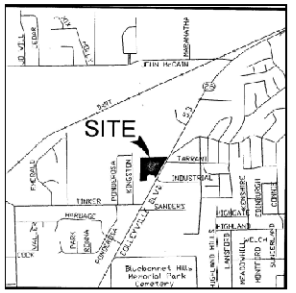
KIDDIE ACADEMY®

EDUCATIONAL CHILD CARE

Sound Study Discussion

Proposed site plan changes





GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
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6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
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LANDSCAPE TABULATIONS

SITE AREA - 64,162 s.f.
Requirement:
30% of the total site area to be landscape area.

50% of the required landscape area to be located in the front yard.

Required	Provided
19,249 s.f. (30%) 9,625 s.f. (50%)	26,768 s.f. (42%) 10,230 s.f. (53%)

PARKING LOTS - 45 spaces
Requirement:

(1) tree per 18 parking spaces

All parking spaces to be within 90 l.f. of canopy tree

Required	Provided
(3) canopy trees, 3" cal. All spaces within 90 l.f. of tree	(3) canopy trees, 3" cal. All spaces within 90 l.f. of a tree

RESIDENTIAL ADJACENCY
Requirement:

Required	Provided
15' wide landscape buffer Wax Myrtle Shrubs 15' o.c.	15' wide landscape buffer Wax Myrtle Shrubs 15' o.c.

PLANT MATERIAL SCHEDULE

TREES TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
CE	3	Cedar Elm	*Ulmus crassifolia*	3" cal.	B&B, 12' ht., 5' spread min., 5' clear trunk
LO	6	Live Oak	*Quercus virginiana*	3" cal.	container, 12' ht., 6' spread, 5' clear straight trunk
RO	4	Red Oak	*Quercus shumardii*	3" cal.	container, 12' ht., 6' spread, 5' clear straight trunk
SHRUBS TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
DBH	31	Dwarf Burford Holly	*Ilex cornuta 'burfordii Nana'*	5 gal.	container, 24" ht., 20" spread
WM	30	Wax Myrtle	*Myrica cerifera*	15 gal.	container, 48" ht., 36" spread

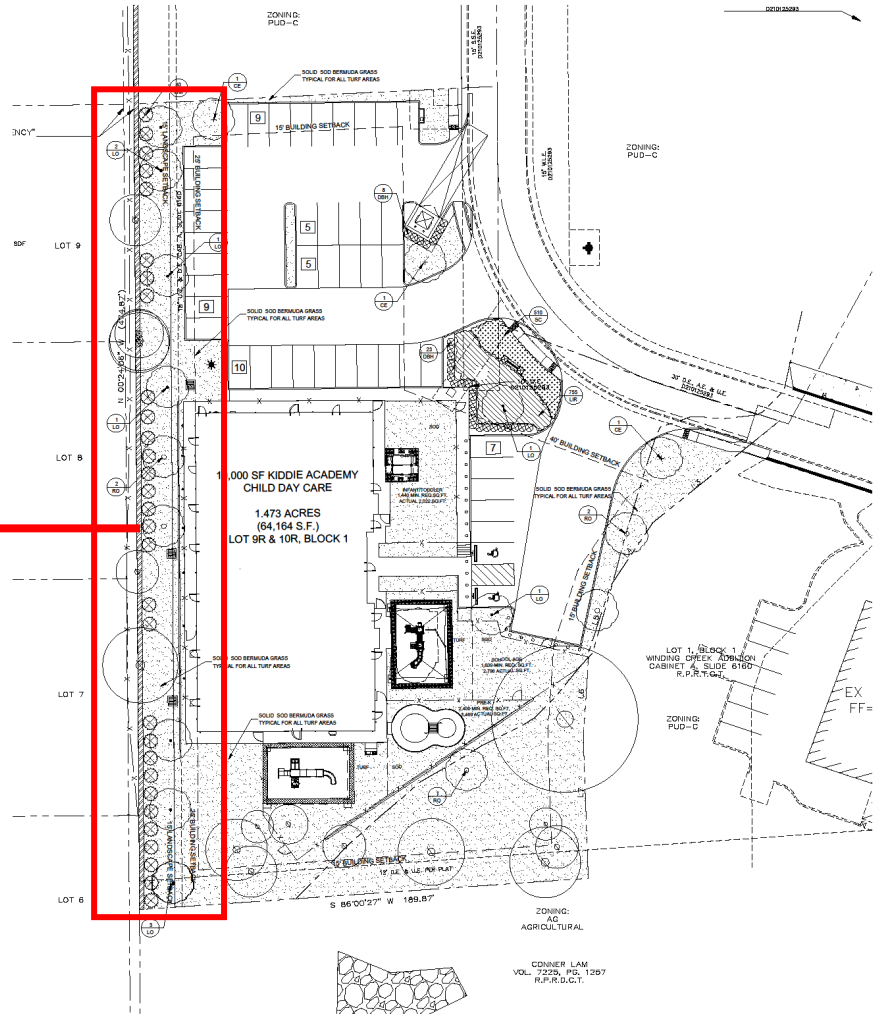
LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

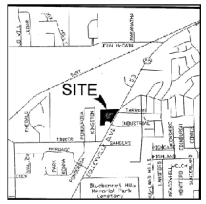
CHRIS THOMPSON 6042 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS
08.25.2020

KIDDIE ACADEMY
COLLEYVILLE BLVD.
CITY OF COLLEYVILLE, TEXAS

ISSUE:
FOR APPROVAL 03.16.2020
CITY COMMENTS 04.16.2020
CITY COMMENTS 04.29.2020
FOR APPROVAL 06.12.2020
CITY COMMENTS 08.25.2020

Additional landscaping added per the neighbor's request. Additional trees and plants.





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Requirement:

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All parking spaces to be within 90 l.f. of canopy tree

Required	Provided
(3) canopy trees, 3" cal. All spaces within 90 l.f. tree	(3) canopy trees, 3" cal. All spaces within 90 l.f. of a tree

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Requirement:

Required	Provided
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PLANT MATERIAL SCHEDULE

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TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
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WM	30	Wax Myrtle	Myrica cerifera	15 gal.	container, 48" ht., 36" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	510	Seasonal Color		4" pots	selection by owner, 12" o.c.
LIR	755	Liriope '419' Bermudagrass	Liriope muscari spp. Cynodon dactylon '419'	4" pots	container, 3- 12" runners min., 12" o.c. Solid Sod refer to notes

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

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

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
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CHRIS@STUDIOGREENSPOT.COM

08.26.2020

KIDDIE ACADEMY
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ISSUE:
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FOR APPROVAL 06.12.2020
CITY COMMENTS 08.26.2020

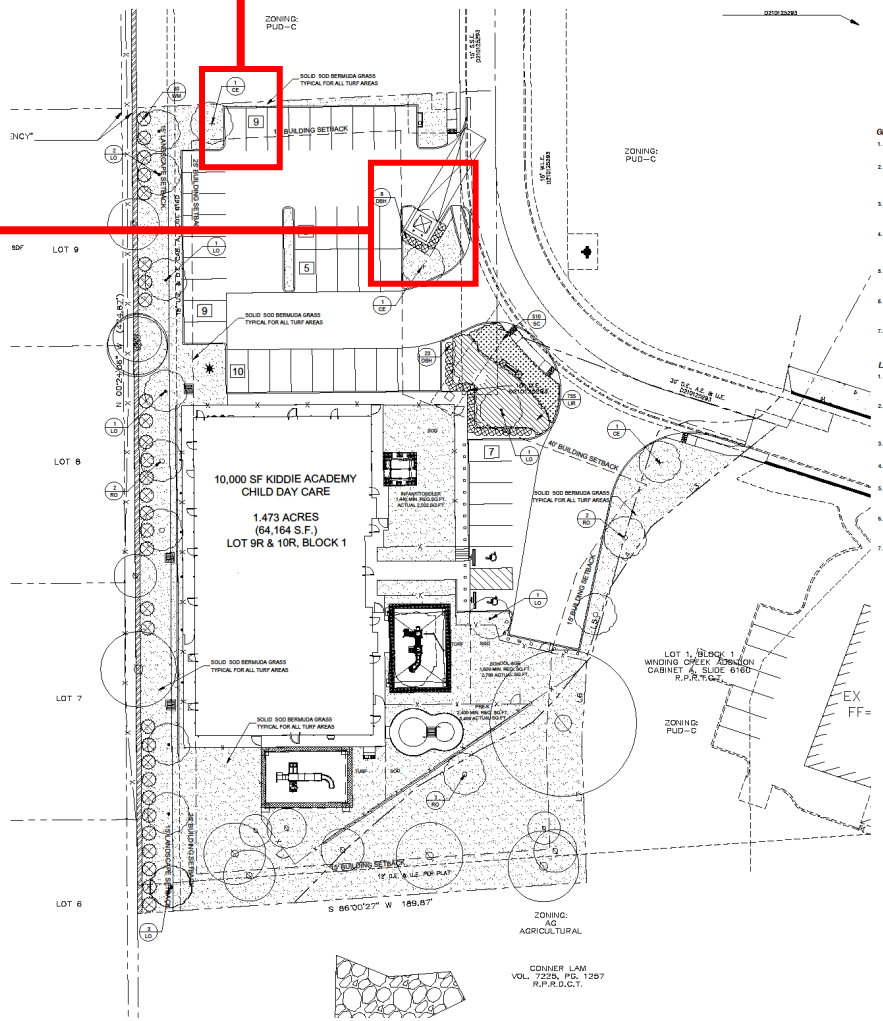
DATE:
08.26.2020

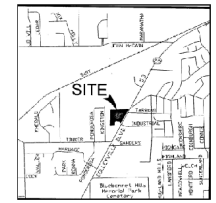
SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.2

Second proposed dumpster location

Proposed dumpster location per neighbor's request.





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LANDSCAPE TABULATIONS

SITE AREA - 64,162 s.f.

Requirement:
30% of the total site area to be landscape area.

50% of the required landscape area to be located in the front yard.

Required	Provided
19,249 s.f. (30%)	26,768 s.f. (42%)
9,625 s.f. (50%)	10,250 s.f. (53%)

PARKING LOTS - 45 spaces

Requirement:

(1) tree per 18 parking spaces

All parking spaces to be within 90 l.f. of canopy tree

Required	Provided
(3) canopy trees, 3" cal. All spaces within 90 l.f. of tree	(3) canopy trees, 3" cal. All spaces within 90 l.f. of a tree

RESIDENTIAL ADJACENCY

Requirement:

Required	Provided
15' wide landscape buffer Wax Myrtle Shrubs 15' o.c.	15' wide landscape buffer Wax Myrtle Shrubs 15' o.c.

PLANT MATERIAL SCHEDULE

TREES

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	3	Cedar Elm	*Ulmus crassifolia*	3" cal.	B&B, 12' ht., 5' spread min., 5' clear trunk
LO	6	Live Oak	*Quercus virginiana*	3" cal.	container, 12' ht., 6' spread, 5' clear straight trunk
RO	4	Red Oak	*Quercus shumardii*	3" cal.	container, 12' ht., 6' spread, 5' clear straight trunk

SHRUBS

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	31	Dwarf Burford Holly	*Ilex cornuta 'burfordii Nana'*	5 gal.	container, 24" ht., 20" spread
WM	30	Wax Myrtle	*Myrica cerifera*	15 gal.	container, 48" ht., 36" spread

GROUNDCOVERS

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	510	Seasonal Color		4" pots	selection by owner, 12" o.c.
LIR	755	Liriope '419' Bermudagrass	*Liriope muscari spp.* *Cynodon dactylon '419'*	4" pots	container, 3- 12" runners min., 12" o.c. Solid Sod refer to notes

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

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SCALE 1"=20'-0"

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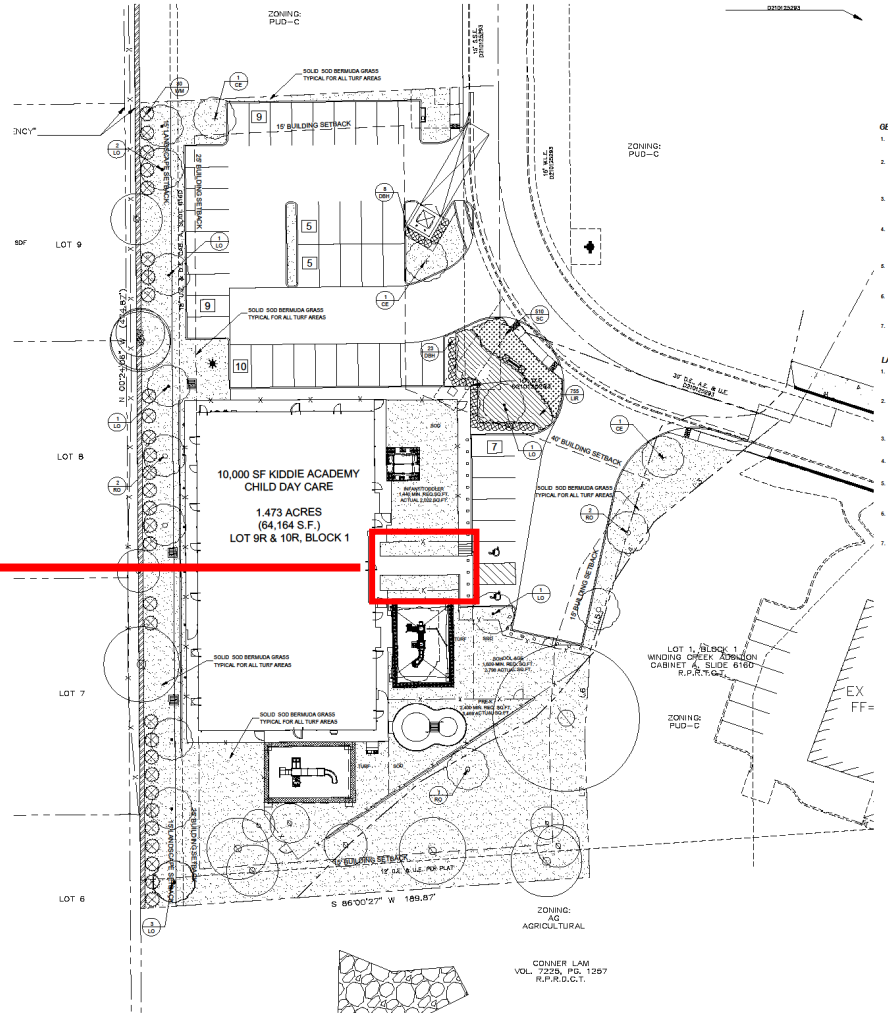
SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.2

Additional landscaping on both sides of the entrance sidewalk. Specifics to be defined by city arborist.



GENERAL LAWN NOTES

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2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
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6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
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4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

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1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 2" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
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30% of the total site area to be landscape area.

50% of the required landscape area to be located in the front yard.

Required	Provided
19,249 s.f. (30%)	26,768 s.f. (42%)
9,625 s.f. (50%)	10,250 s.f. (53%)

PARKING LOTS - 45 spaces
Requirement:

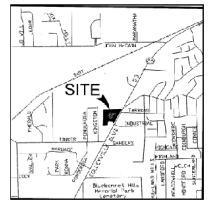
(1) tree per 10 parking spaces

All parking spaces to be within 90 l.f. of canopy tree

Required	Provided
(3) canopy trees, 3" cal. All spaces within 90 l.f. of tree	(3) canopy trees, 3" cal. All spaces within 90 l.f. of a tree

RESIDENTIAL ADJACENCY
Requirement:

Required	Provided
15' wide landscape buffer Wax Myrtle Shrubs 15' o.c.	15' wide landscape buffer Wax Myrtle Shrubs 15' o.c.



PLANT MATERIAL SCHEDULE

TREES TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	3	Cedar Elm	Ulmus crassifolia	3" cal.	B&B, 12' ht., 5' spread min., 5' clear trunk
LO	8	Live Oak	Quercus virginiana	3" cal.	container, 12' ht., 6' spread, 5' clear straight trunk
RO	4	Red Oak	Quercus shumardii	3" cal.	container, 12' ht., 6' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	31	Dwarf Burford Holly	Ilex cornuta 'burfordii Nana'	5 gal.	container, 24" ht., 20" spread
WM	30	Wax Myrtle	Myrica cerifera	15 gal.	container, 48" ht., 36" spread
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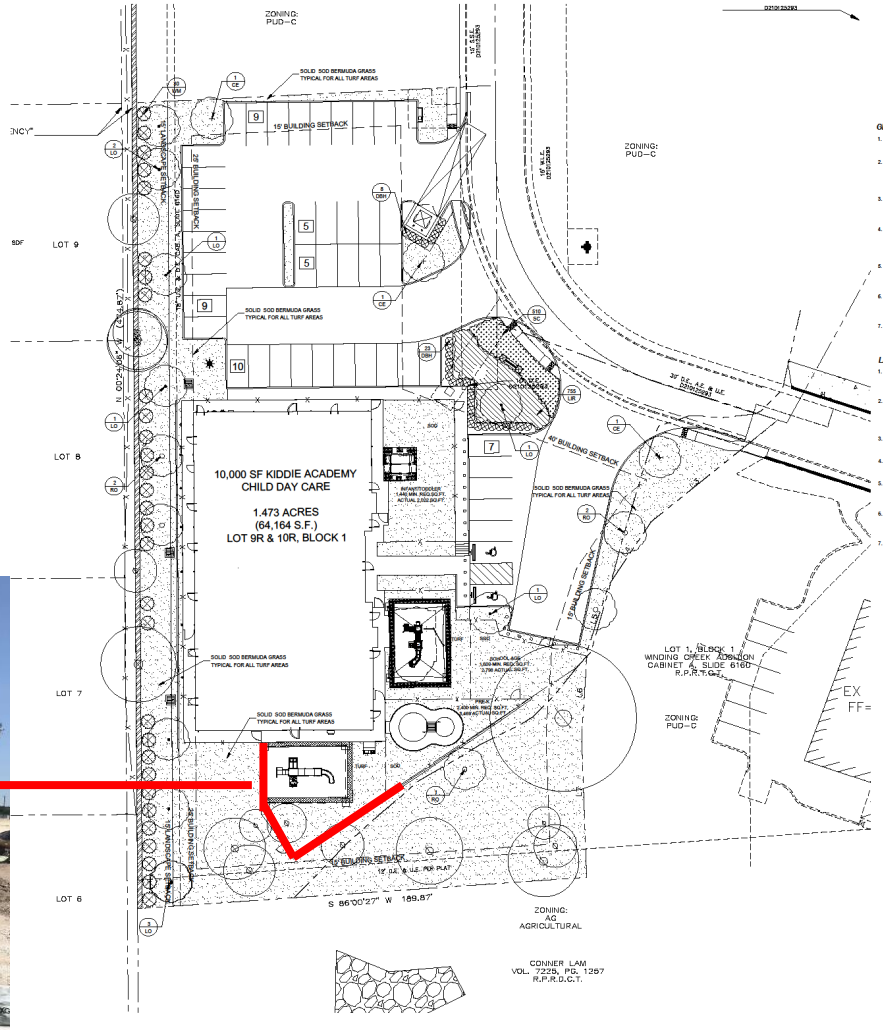
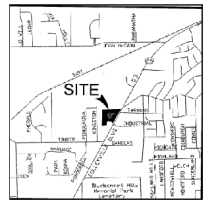
Solid 6’ vinyl fencing





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Requirement:

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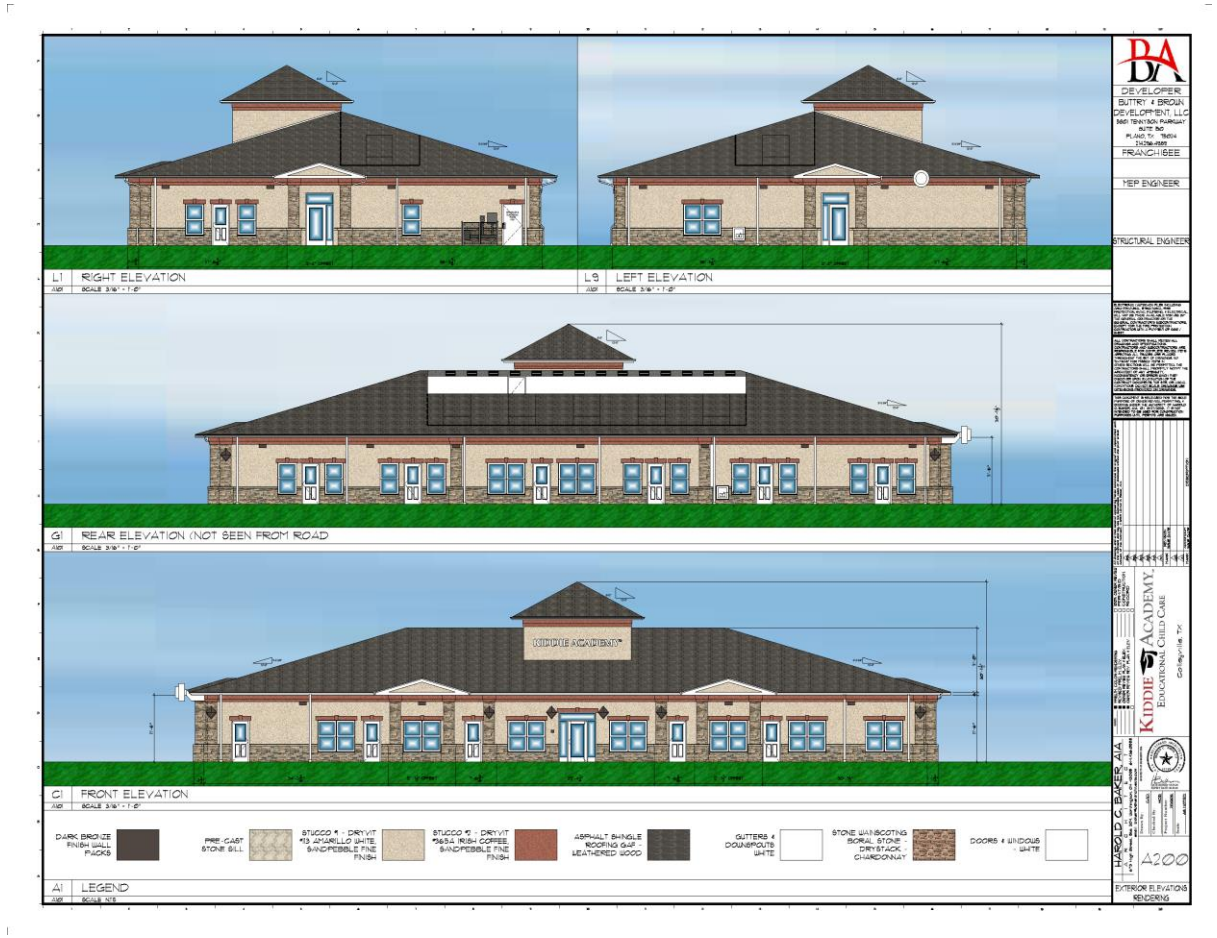
Proposed Elevation Materials

Work with building department on material options

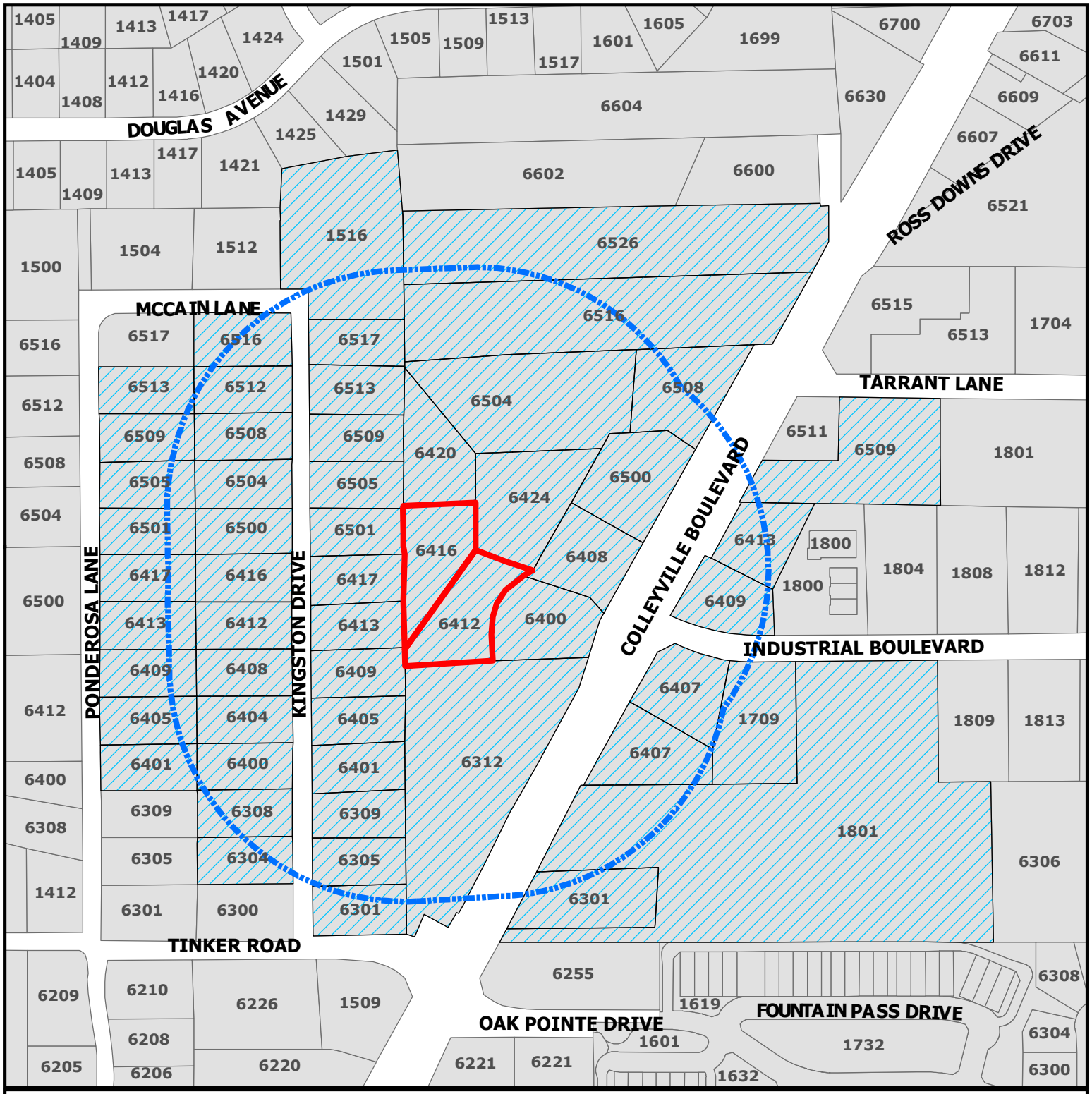


THANK YOU

KIDDIE ACADEMY®

EDUCATIONAL CHILD CARE

Notification Map



CITY OF COLLEYVILLE TEXAS

ZC20-015

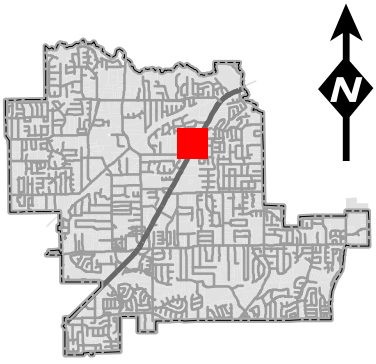
6412-6416 Colleyville Blvd

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
WINDING CREEK VILLAGE LLC	1801 PRECINCT LINE RD STE A	HURST, TX	76054	6500 COLLEYVILLE BLVD
3 J GREEN LIMITED PARTNERSHIP	6620 COLLEYVILLE BLVD STE 100	COLLEYVILLE, TX	76034	6508 COLLEYVILLE BLVD
7 MOON INVESTMENT INC	7009 COLE CT	COLLEYVILLE, TX	76034	6312 COLLEYVILLE BLVD
ADDITIONAL SELF STORAGE LP	2964 LBJ FRWY STE 400	DALLAS, TX	75234	1801 INDUSTRIAL BLVD
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX	75219	6509 COLLEYVILLE BLVD
BITTICK, EDWARD D	6405 KINGSTON	COLLEYVILLE, TX	76034	6405 KINGSTON DR
BOULEVARD ANIMAL HOSPITAL PC	6413 COLLYVILLE BLVD	COLLEYVILLE, TX	76034	6413 COLLEYVILLE BLVD
BOWDEN, GERALD W	850 AVENIDA SERENA	MARBLE FALLS, TX	78654	6516 COLLEYVILLE BLVD
BOYLES, MARTIN	6505 PONDEROSA LN	COLLEYVILLE, TX	76034	6505 PONDEROSA LN
BRASHEAR, H C	5616 BELFAST LN	NORTH RICHLAND HILLS, TX	76180	6400 KINGSTON DR
CANNADAY, JOHN W EST	6413 KINGSTON	COLLEYVILLE, TX	76034	6413 KINGSTON DR
CAVINS, ANDREW	6513 PONDEROSA LN	COLLEYVILLE, TX	76034	6513 PONDEROSA LN
CROCKER, RHONDA	6500 KINGSTON	COLLEYVILLE, TX	76034	6500 KINGSTON DR
DACY, TIMOTHY LANCE	5705 MORLAIX CT	COLLEYVILLE, TX	76034	6516 KINGSTON DR
DIMITROV, LACHEZAR P	6509 KINGSTON	COLLEYVILLE, TX	76034	6509 KINGSTON DR
DOUGLAS, SCOTT E	6308 KINGSTON	COLLEYVILLE, TX	76034	6308 KINGSTON DR
FENNEMA, SEAN	6513 KINGSTON DR	COLLEYVILLE, TX	76034	6513 KINGSTON DR
FISH, ROBERT	6401 KINGSTON	COLLEYVILLE, TX	76034	6401 KINGSTON DR
FLIPPIN, LINDA M	6405 PONDEROSA LN	COLLEYVILLE, TX	76034	6405 PONDEROSA LN
FRANKLIN, THOMAS C	6413 PONDEROSA LN	COLLEYVILLE, TX	76034	6413 PONDEROSA LN
GABLE, STEPHAN D	6412 KINGSTON	COLLEYVILLE, TX	76034	6412 KINGSTON DR
GARRETT, KENNETH	6517 KINGSTON	COLLEYVILLE, TX	76034	6517 KINGSTON DR
GLASS, THOMAS	6304 KINGSTON	COLLEYVILLE, TX	76034	6304 KINGSTON DR
HANZELKA, JOSEPH R	6508 KINGSTON	COLLEYVILLE, TX	76034	6508 KINGSTON DR
HILDRETH, BRADLEY E	6409 KINGSTON	COLLEYVILLE, TX	76034	6409 KINGSTON DR
INGRAM, BEVERLY	212 STRATFORD CT	HURST, TX	76054	6409 COLLEYVILLE BLVD
JOHNSON, WHITNEY	6401 PONDEROSA LN	COLLEYVILLE, TX	76034	6401 PONDEROSA LN
LACZNY, WILLIAM G	6408 KINGSTON	COLLEYVILLE, TX	76034	6408 KINGSTON DR
LORD, M'LINDA	6301 KINGSTON DR	COLLEYVILLE, TX	76034	6301 KINGSTON DR
MALONE, DERRICK L	6115 GARCIA LN	FORT WORTH, TX	76140	6301 COLLEYVILLE BLVD
MCCAIN, NORMA	PO BOX 92185	SOUTHLAKE, TX	76092	1516 MCCAIN LN
MOELLER, KARLA S	6501 PONDEROSA LN	COLLEYVILLE, TX	76034	6501 PONDEROSA LN
PHETTEPLACE, NATHAN	6404 KINGSTON	COLLEYVILLE, TX	76034	6404 KINGSTON DR
PULLEN, TIMOTHY B	6501 KINGSTON	COLLEYVILLE, TX	76034	6501 KINGSTON DR
REYNOLDS, DOUGLAS	6417 KINGSTON	COLLEYVILLE, TX	76034	6417 KINGSTON DR
RICHARDSON, BOBANNE	6409 PONDEROSA LN	COLLEYVILLE, TX	76034	6409 PONDEROSA LN
RICHFIELD PROPERTIES INC	2140 E SOUTHLAKE BLVD SUITE L-	SOUTHLAKE, TX	76092	6407 COLLEYVILLE BLVD
RYAN, GERALD CASEY	6509 PONDEROSA LN	COLLEYVILLE, TX	76034	6509 PONDEROSA LN
SANDERS, BAILEY	6305 KINGSTON	COLLEYVILLE, TX	76034	6305 KINGSTON DR
SHEARS, THOMAS T TR EST	PO BOX 33349	FORT WORTH, TX	76162	6504 KINGSTON DR
SIMS, REX A	6505 KINGSTON	COLLEYVILLE, TX	76034	6505 KINGSTON DR
SMITH, CHARLES L	6417 PONDEROSA LN	COLLEYVILLE, TX	76034	6417 PONDEROSA LN
SNEED, FRANK	6309 KINGSTON	COLLEYVILLE, TX	76034	6309 KINGSTON DR
THOMAS, MATHEW	6416 KINGSTON ST	COLLEYVILLE, TX	76034	6416 KINGSTON DR
TIERNEY, THOMAS A	1709 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	1709 INDUSTRIAL BLVD
TIERNEY, TOM	1709 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	6400 COLLEYVILLE BLVD
TONDRE, ZACHARY	6512 KINGSTON DR	COLLEYVILLE, TX	76034	6512 KINGSTON DR
TRES ROSAS LTD	6516 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6526 COLLEYVILLE BLVD
WINDING CREEK VILLAGE LLC	1801 PRECINCT LINE RD STE A	HURST, TX	76054	6420 COLLEYVILLE BLVD
WINDING CREEK VILLAGE LLC	1801 PRECINCT LINE RD STE A	HURST, TX	76054	6416 COLLEYVILLE BLVD
WINDING CREEK VILLAGE LLC	1801 PRECINCT LINE RD STE A	HURST, TX	76054	6424 COLLEYVILLE BLVD
WINDING CREEK VILLAGE LLC	1801 PRECINCT LINE RD STE A	HURST, TX	76054	6412 COLLEYVILLE BLVD
WINDING CREEK VILLAGE LLC	1801 PRECINCT LINE RD STE A	HURST, TX	76054	6408 COLLEYVILLE BLVD
YARD ART P&F LTD	1223 CRESTSIDE DR STE 100	COPPELL, TX	75019	6407 COLLEYVILLE BLVD
				6504 COLLEYVILLE BLVD
MONTERRA ADDITION	6811 MILTON DR	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
BROWN, STEPHEN	5801 TENNYSON PARKWAY, SUITE 150	PLANO, TX	75024	APPLICANT

Public hearing notices were mailed on June 26, 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, July 13, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, August 4, 2020 & Tuesday, August 18, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request:	Consideration of a request for a Special Use Permit for a 'Day Care Center'. The purpose is to allow for new construction and operation of the child day care facility, Kiddie Academy Day Care.
Zoning Case:	ZC20-015
Applicant:	Stephen Brown
Owner:	Kevin Afkami
Location:	6412 and 6416 Colleyville Blvd
Property Description:	Lot 9R and 10R, Block 1, of the Winding Creek Addition
Present Zoning:	PUD-R Planned Unit Development-Residential

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

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

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

NOTICE OF PUBLIC HEARING

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

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

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

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

Jacquelyn Reyff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Letter of Opposition

Jackie Reyff

From: Susan Reynolds
Sent: Thursday, April 30, 2020 4:40 PM
To: Jackie Reyff
Subject: ZC20-008

Hi Jacquelyn,

We are Colleyville residents and live at 6417 Kingston. Our back fence is at ground zero to the proposed development at 6412 & 6416 Colleyville Blvd. We are sending a written protest in regards to the request for a permit to build the daycare center. We always understood that there would be some type of business going in behind us. We were told it was zoned for Professional Office Buildings. Not a daycare center with over 190 children being dropped off/ picked up twice a day, or maybe more often than that. The homes this school will impact are retired/almost retired couples. If we wanted to live by a school, we would have bought a home by one. Now with this proposal and looking at the design of this daycare, the playgrounds are right along our fence lines. We understand the 25' distance from our wall, but sound doesn't respect that. We will basically have children in our backyard (so to speak) every week day, all day when they are out on those playgrounds. Have you sat and listen to children on playgrounds? Laughing, screaming, and yelling, as it should be, they are having fun. But we don't want to live by a school, nor should a school and its playgrounds be this close to homes.

Sincerely,
Doug & Susan Reynolds
Sent from my iPhone

Letter of Opposition

Araceli Botello

Subject: FW: day care 6504 and6502 Colleyville blvd.

From: tim <>
Sent: Sunday, May 10, 2020 3:57 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: day care 6504 and6502 Colleyville blvd.

We live at 6501 kingston, that is behind the lots in question. At this time we are against the construction of this day care. There is already a wedding building behind us. We are not againt a daycare in Colleyville, but not I our backyard. Its really to close. There must be a better location we can find. Most of the people on this street are retired or close to it. Can we move it closer to 26? We have five kids and 11 grand kids, this is our day care. With the wedding building and a day care in our back yard is a little much. Those that have older parents would fell the same way.thank you . tim and gayline pullen.

Sent from Mail for Windows 10

Letter of Opposition

Araceli Botello

Subject: FW: Daycare on Highway 26

From: Kristi Spann
Sent: Thursday, August 20, 2020 8:42 PM
To: Jackie Reyff <JReyff@colleyville.com>
Subject: Daycare on Highway 26

City Council:

We understand that a daycare is under consideration to be built on Highway 26. This property backs up to our neighborhood and the playground would be right behind us. Our major concerns are the noise this will cause in our quiet neighborhood and the traffic congestion it will bring on 26 and Tinker Road if this is built. Traffic is already bad during rush hour traffic and the daycare traffic will only add to it.

We understand that this has been in the works for over a year; considering the amount of problems this could cause, we are wondering how it has gotten as far as it has. We believe offices of some sort would be much better suited for the property.

Regards,
Bradley and Kristi Hildreth
6409

ORDINANCE O-20-2127

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING ON LOTS 9R & 10R, BLOCK 1, OF THE WINDING CREEK ADDITION, LOCATED AT 6412 AND 6416 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR A DAY CARE CENTER; A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a special use permit for a Day Care Center under Case No. ZC20-008; 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 Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning 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 City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on Lots 9R & 10R, Block 1, of the Winding Creek Addition, located at 6412 and 6416 Colleyville Boulevard, by authorizing a Special Use Permit for a Day Care Center, as depicted on Exhibit "A", Exhibit "B", and Exhibit "C".

Sec. 2. 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. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. This Special Use Permit shall apply only to "Exhibit "B" and Exhibit "C" as shown on the Zoning Exhibit and Elevations Exhibit as attached.

b. A minimum of 45 parking spaces shall be required for this use.

c. Speed limit signs be placed on the property.

d. The applicant work with the surrounding property owners to resolve any drainage issues.

e. This Special Use Permit shall automatically expire upon the abandonment of the business, change in the use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.

f. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT 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 4th day of August 2020.

The second reading and public hearing being conducted on the 1st day of September 2020.

PASSED AND APPROVED BY A VOTE OF _____ AYES, _____ NAYS, ON THIS THE 1ST DAY OF SEPTEMBER 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" – Zoning Map

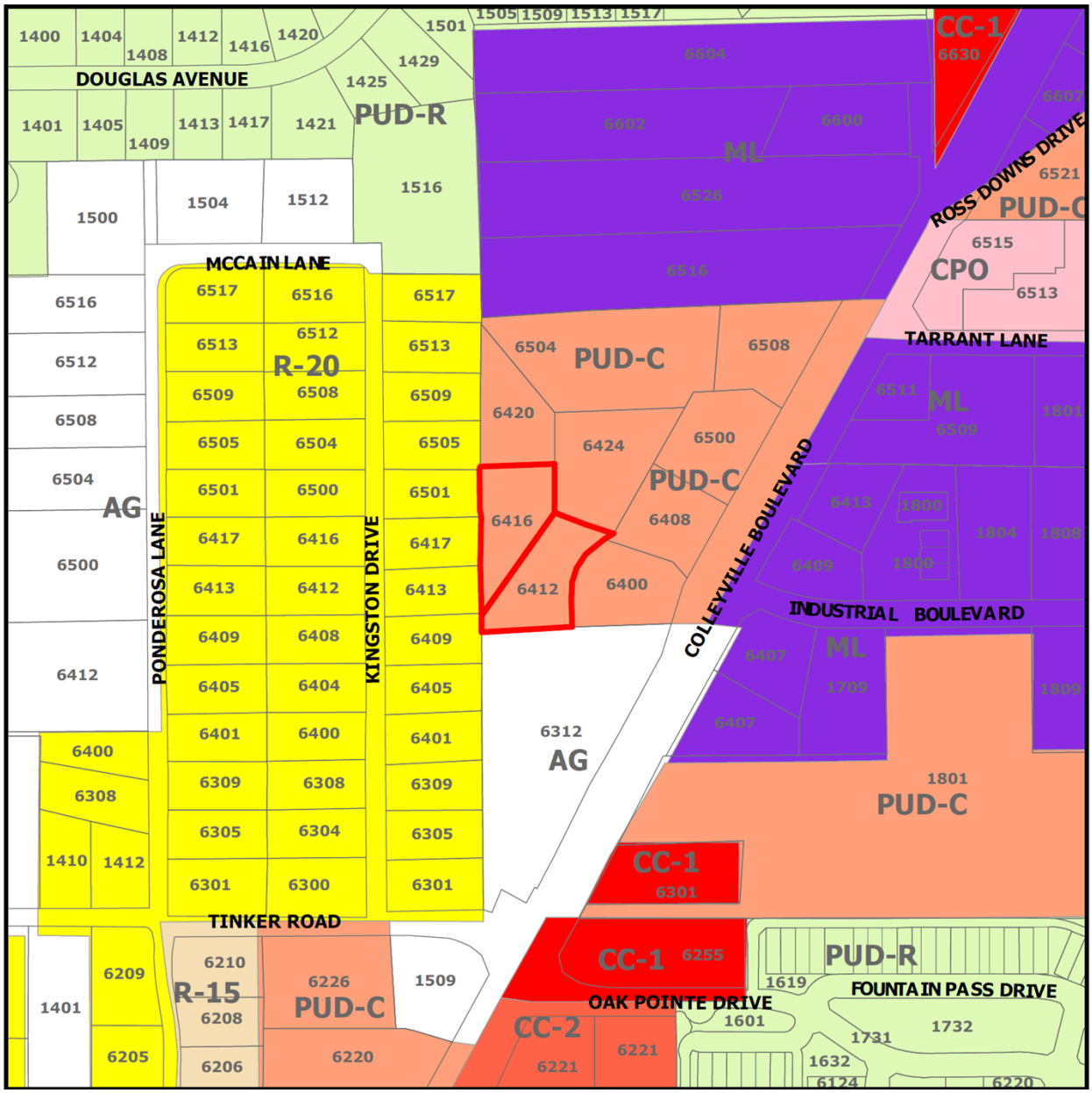


Exhibit "B" – Statement of Planning Objectives and Site Plan Exhibit

TRIANGLE ENGINEERING LLC

T: 469.331.8566 | F: 469.359.6709 | W: triangle-engr.com | O: 1784 W McDermott Drive, Suite 110, Allen, TX 75013

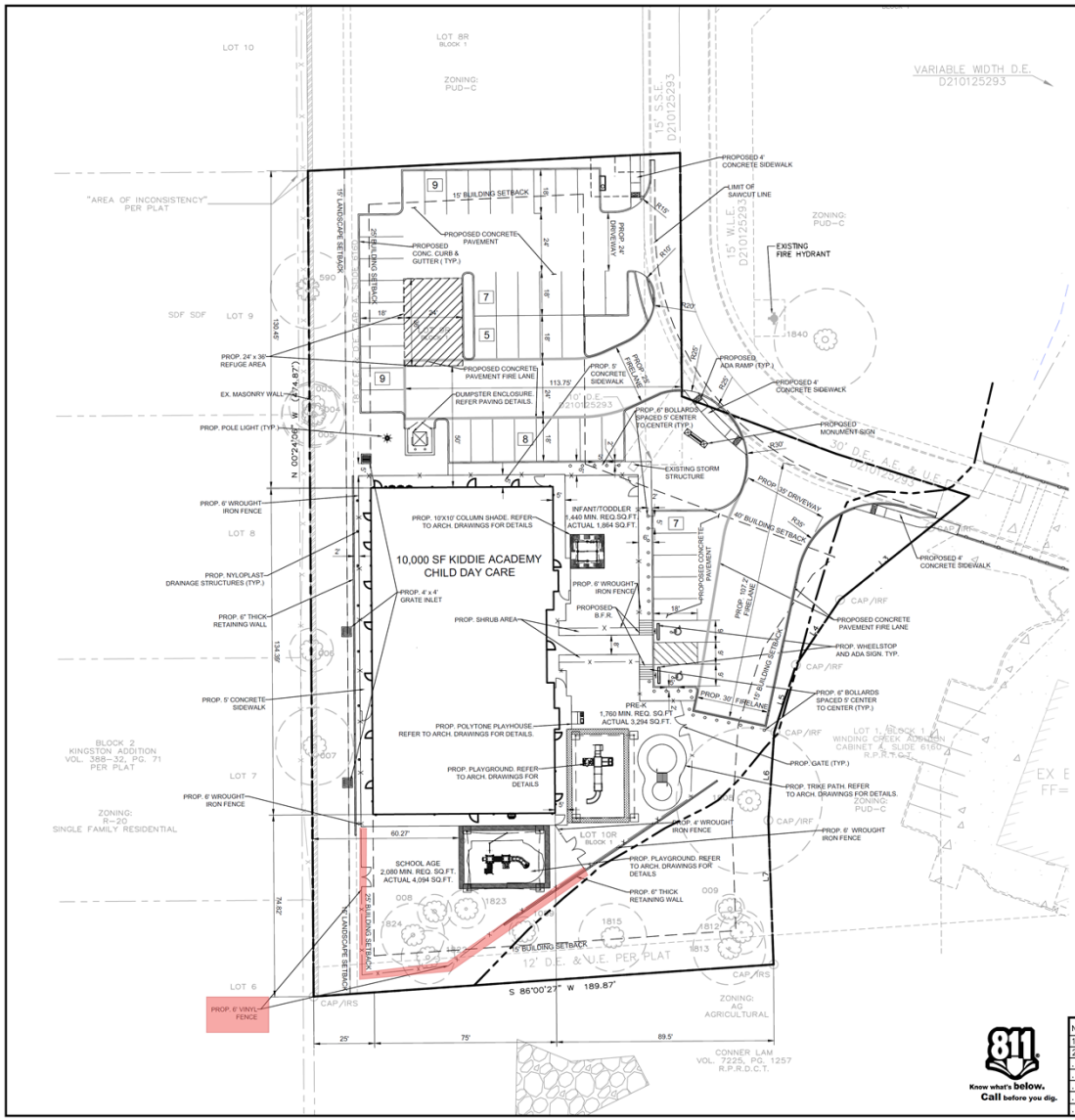
State of Planning Objectives

The purpose of the special use permit application is to request for Kiddle Academy Day Care service on Lot 9R & 10R, Block 1, WindingCreek Addition. Kiddle Academy is an educational child care provider that focuses on learning, creativity, compassion, and character. Shaping and inspiring children for the future always have been a critical part of the Kiddle Academy vision. The Kiddle Academy cares for, educates, and encourages its children to do more and be more.

The provided site plan complies with the city of Colleyville ordinance. The proposed use is compatible with the surrounding zoning because it will add a convenient and aesthetically pleasing mix of neighborhood services. Adequate vehicular and pedestrian circulation has been providing throughout the site. Proper fire safety accommodations have been provided. Off-street parking for the Kiddle Academy has presented at one space per faculty plus one space per 5 children. Stacking will not be an issue as parents will be required to park in a parking space and enter the building to sign children in and out. The proposed landscape has been shown to meet screening requirements and enhance the overall site aesthetics.

Development Schedule

The Kiddle Academy anticipates estimated to start construction on August 2020. The grand opening day projected on August 2021.

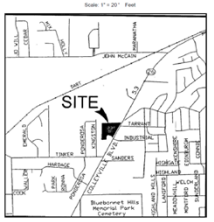


SITE DATA SUMMARY CHART	
EXISTING ZONING	PUD-C
PROPOSED USE	DAYCARE
GROSS ACREAGE	1.473 ACRES OR 64,164 S.F.
BUILDING SQUARE FOOTAGE	10,000
LOT COVERAGE	16.27%
FAR	0.16
MAXIMUM HEIGHT	26' - 1 STORY
PARKING RATIO PER USE	1 SPACE PER 5 CHILDREN
	190 CHILDREN
PARKING REQUIRED	38
PARKING PROVIDED	45
BUILDING SETBACKS	40' FRONT & 25' REAR
LANDSCAPE SETBACK	15' REAR
IMPERVIOUS AREA	34,693 SF / 54%
PERVIOUS /LANDSCAPE	29,471 SF / 46%

PROJECT CONTACT LIST	
OWNER WINDING CREEK VILLAGE LLC 1801 PRECINCT LINE RD. STE A HURST, TX. 76054 KEVIN AFKAMI 469-363-3222	DEVELOPER BUTTRY & BROWN DEVELOPMENT, LLC 5040 TENNYSON PARKWAY PLANO, TX 75024 STEPHEN BROWN 214-277-4830
ENGINEER TRIANGLE ENGINEERING LLC 1784 McDERMOTT DR., STE. 110 ALLEN, TX. 75013 ANDREW YEOH 469-213-2804	

SITE LEGEND

CONCRETE CURB
SAW-CUT LINE
FENCE
FIRE LANE
STRIPING
PARKING SPACES (9)
MONUMENT/PYLON SIGN
WHEEL STOPS
HANDICAP LOGO
HANDICAP SIGN
RAMP
BOLLARD
TRAFFIC ARROW
FIRE HYDRANT
DUMPSTER
LIGHT POLE



VICINITY MAP
N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.

2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

3. 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 ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.

4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.

5. 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, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.

7. 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.

8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

811 Know what's below. Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	04/15/2020	1st CITY SUBMITTAL	AY
2	06/15/2020	2nd CITY SUBMITTAL	AY
.	.	.	.
.	.	.	.
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.	.	.	.
.	.	.	.

STATE OF TEXAS
PIC HAU YEOH
121532
LICENSED PROFESSIONAL ENGINEER
6/12/2020

SITE PLAN

KIDDIE ACADEMY
6412 COLLEYVILLE BOULEVARD (S.H.26)
CITY OF COLLEYVILLE
TARRANT COUNT, TEXAS
LOT 9R & 10 R, BLOCK 1, WINDING CREEK ADDITION

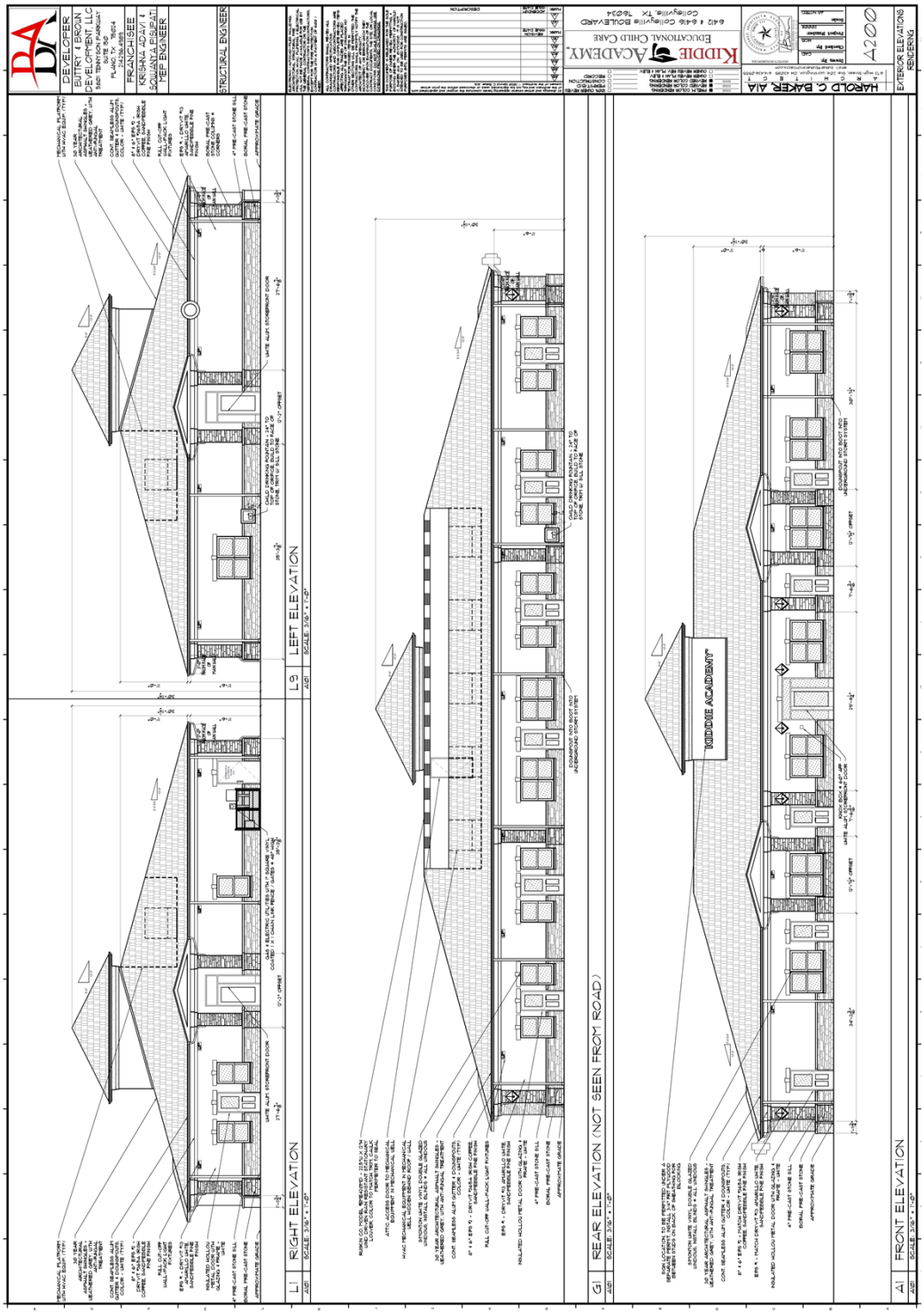
TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

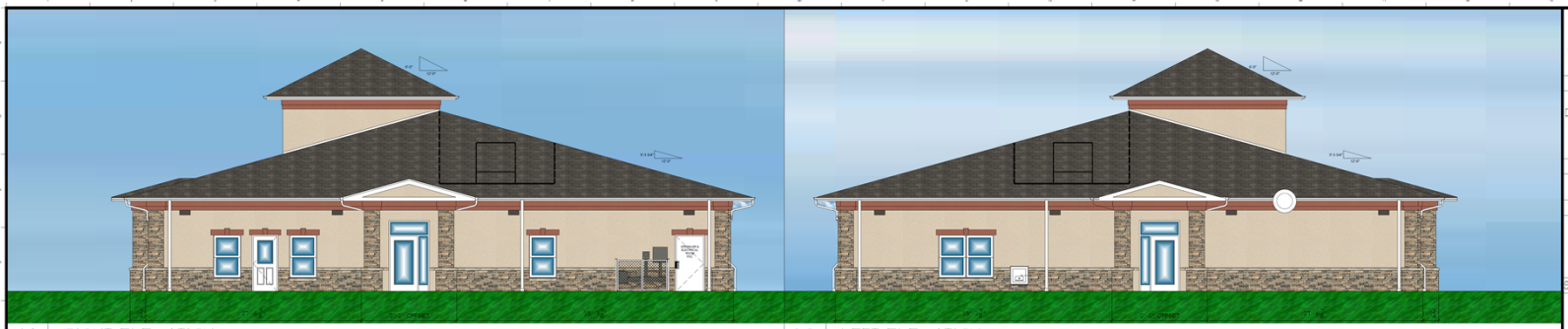
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	GH	04/15/20	1" = 20' SCALE BAR	28-20	C1

TX. P.E. FIRM #11525

Exhibit "C" – Elevations Exhibit





L1 RIGHT ELEVATION
A101 SCALE 3/16" = 1'-0"

L9 LEFT ELEVATION
A101 SCALE 3/16" = 1'-0"

G1 REAR ELEVATION (NOT SEEN FROM ROAD
A101 SCALE 3/16" = 1'-0"

C1 FRONT ELEVATION
A101 SCALE 3/16" = 1'-0"

DARK BRONZE FINISH WALL PACKS

PRE-CAST STONE SILL

STUCCO #1 - DRYVIT #13 AMARILLO WHITE, SANDPEBBLE FINE FINISH

STUCCO #2 - DRYVIT #365A IRISH COFFEE, SANDPEBBLE FINE FINISH

ASPHALT SHINGLE ROOFING GAF - WEATHERED WOOD

GUTTERS & DOWNSPOUTS WHITE

STONE WAINSCOTING BORAL STONE - DRYSTACK - CHARDONNAY

DOORS & WINDOWS - WHITE

A1 LEGEND
A101 SCALE NTS

DEVELOPER
BUTTRY & BROWN DEVELOPMENT, LLC
5801 TENNYSON PARKWAY
SUITE 150
PLANO, TX 75024
214.256.4585

FRANCHISEE

MEP ENGINEER

STRUCTURAL ENGINEER

KIDDIE ACADEMY EDUCATIONAL CHILD CARE
Colleyville TX

HAROLD C. BAKER, A/A

Drawn By: MDS
Checked By: MDS
Project Number: 2020-0000
Date: 08.31.21

A200

EXTERIOR ELEVATIONS RENDERING

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number 7d **Agenda Date** 9/1/2020 **Number** Ordinance O-20-2128
Type Ordinance
Department Community Development

Title
Consideration of an amendment to the PUD-C Planned Unit Development-Commercial district for the Winding Creek development, specifically for hours of operation on Lots 9R and 10R, Block 1, of the Winding Creek Addition, located at 6412 and 6416 Colleyville Boulevard, Case ZC20-012

Strategic Plan
4.2 Encourage compatible commercial growth

Explanation
Second Reading & Public Hearing

The item was tabled at the August 18, 2020 meeting.

The applicant was present at the first reading and spoke on the item.

First Reading & Public Hearing

Stephen Brown, the applicant, has submitted a request for an amendment to the existing PUD-C Planned Unit Development – Commercial ordinance for the Winding Creek development, being approximately 1.41 acres, and zoned PUD-C Planned Unit Development – Commercial. The purpose is to amend the PUD-C's hours of operation from 7:00 a.m. – 8:00 p.m. to 6:30 a.m. – 6:30 p.m. Monday through Friday specific to Lots 9R and 10R for a child care facility.

Existing Conditions/Background: The subject property is currently known as the Winding Creek development and is developed as an office park with the Montclair Wedding Venue. Commercial retail uses are permitted on properties adjacent to Colleyville Boulevard. The proposed business would be a 10,000 s.f. day care center.

Proposed Amendment:

Request – The applicant requests to change the PUD Ordinance to change the hours of operation for the child day care center to 6:30 a.m. – 6:30 p.m. Monday – Friday.

Analysis: The requested PUD-C amendment will establish hours of operation similar to other child day care facilities in Colleyville. The Crème de la Crème child day care center's hours of operation are 6:30 a.m. to 6:30 p.m. Monday - Friday

Surrounding Development: The properties to the north and east are zoned PUD-C Planned Unit Development - Commercial and are unimproved lots within the Winding Creek development. The property to the south is zoned AG Agricultural and is unimproved. Properties to the west are zoned R-20 Single Family Residential and are improved with single family homes.

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

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends approval of the requested amendment. The proposed amendment to the existing PUD-C ordinance adjusting the hours of operation would comply with Colleyville development regulations and the comprehensive plan.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval of the request at their July 13, 2020 meeting by a vote of 6-0.

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

Recommendation
Approve

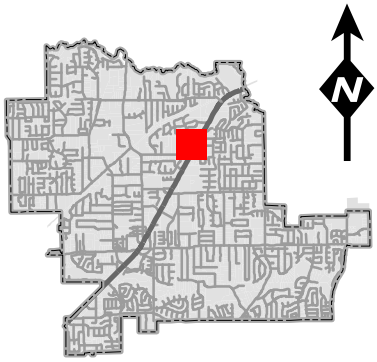
Attachments
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Business Plan
6. Site Plan
7. Building Elevations
8. Notification Map
9. Notification List
10. Property Owner Notification
11. Letters of Opposition
12. Ordinance O-20-2128

Aerial Map

CITY OF COLLEYVILLE TEXAS

ZC20-012

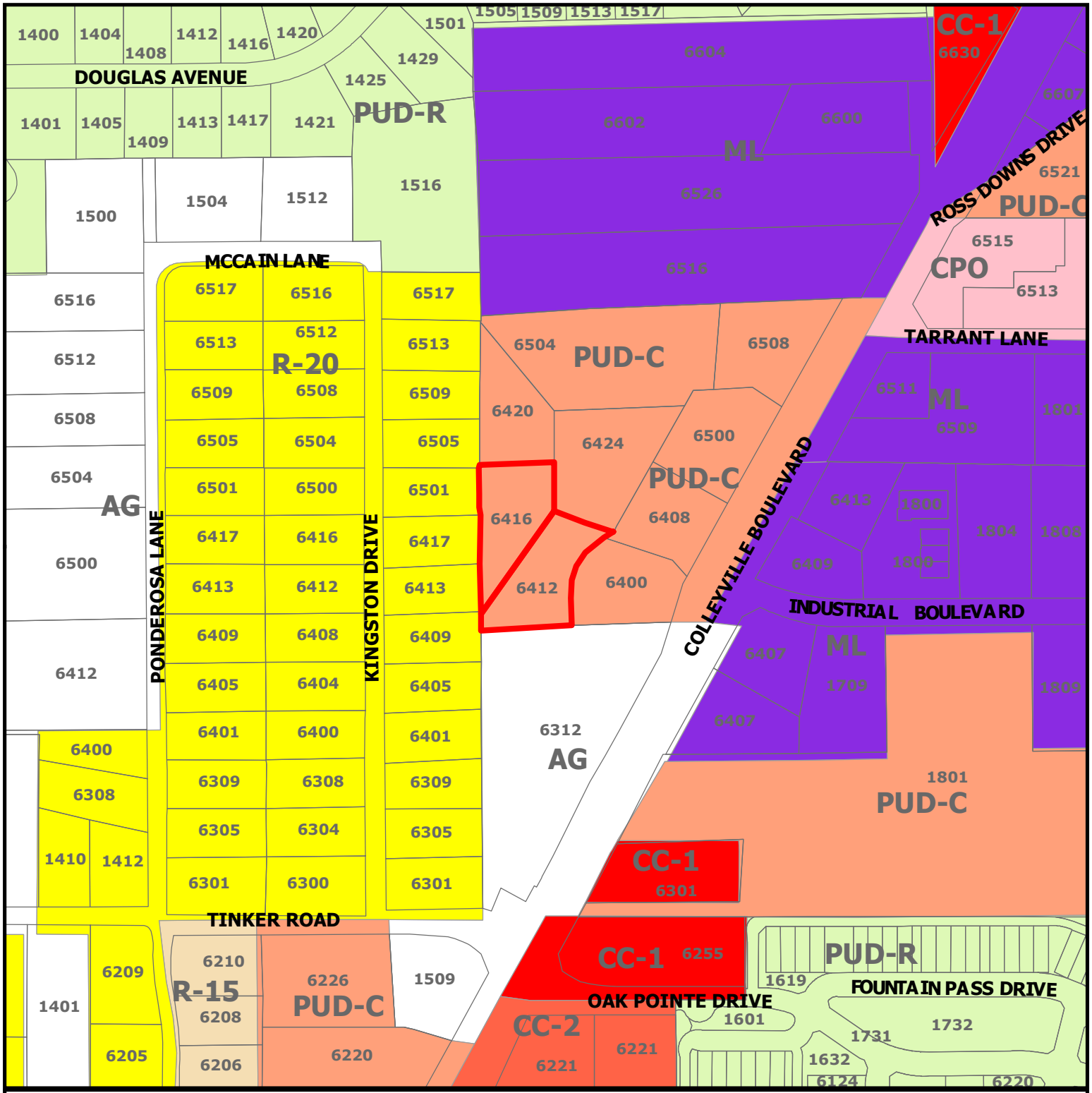
6412-6416 Colleyville Blvd



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

Subject Property

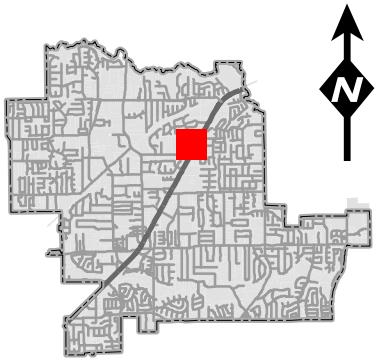
Zoning Map



ZC20-012

6412-6416 Colleyville Blvd

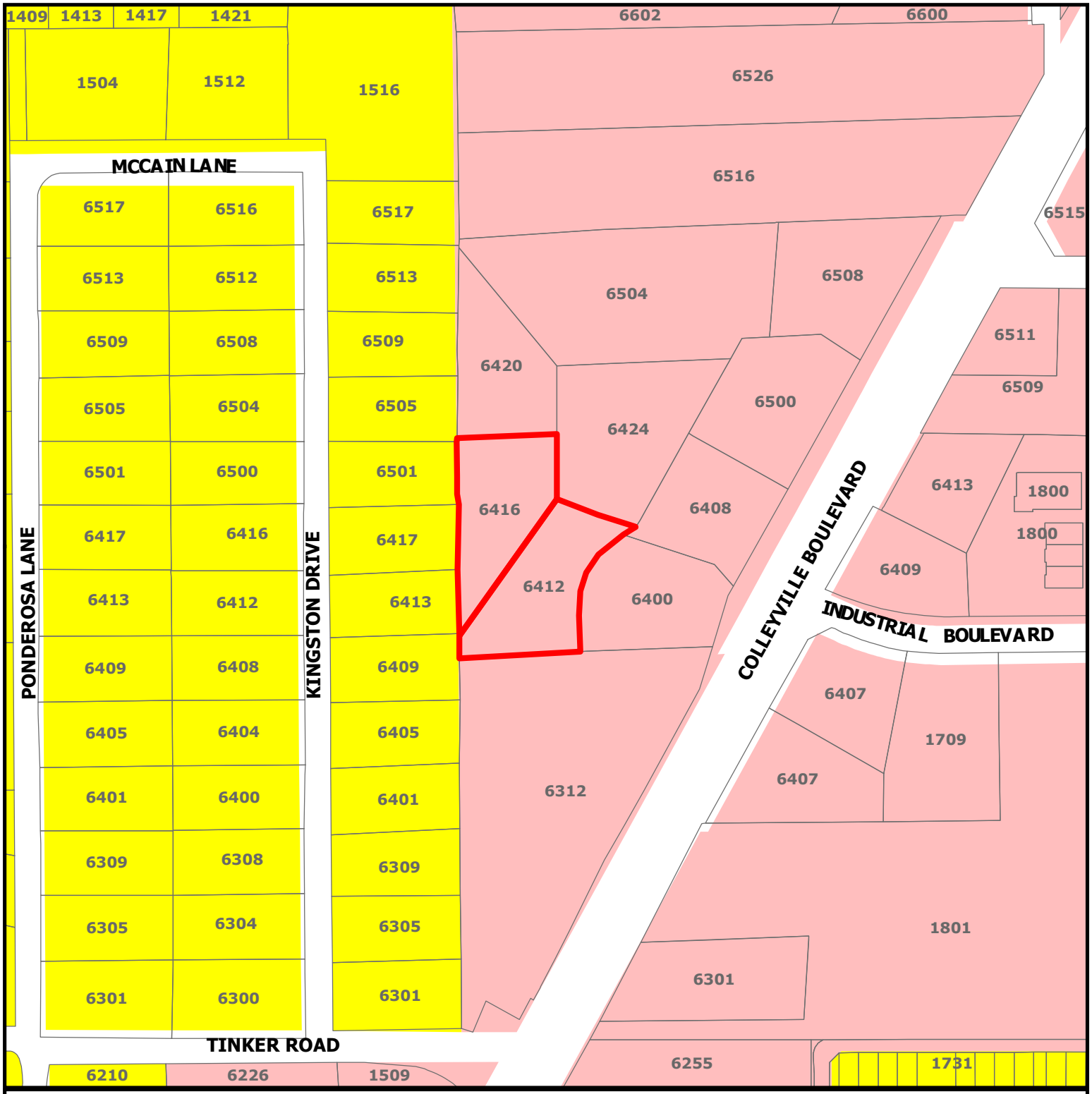
CITY OF COLLEYVILLE TEXAS



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

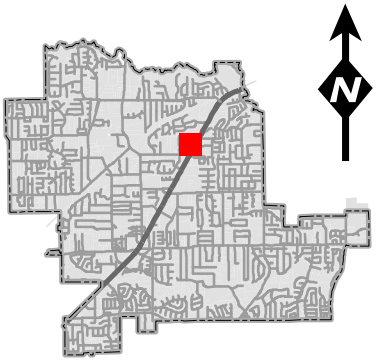
Future Land Use Map



CITY OF COLLEYVILLE TEXAS

ZC20-012

6412-6416 Colleyville Blvd



Subject Property

Residential

Colleyville Blvd Corridor

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Statement of Planning Objectives

T: 469.331.8566 | F: 469.359.6709 | W: triangle-engr.com | O: 1784 W McDermott Drive, Suite 110, Allen, TX 75013

State of Planning Objectives

The purpose of the special use permit application is to request for Kiddle Academy Day Care service on Lot 9R & 10R, Block 1, WindingCreek Addition. Kiddle Academy is an educational child care provider that focuses on learning, creativity, compassion, and character. Shaping and inspiring children for the future always have been a critical part of the Kiddle Academy vision. The Kiddle Academy cares for, educates, and encourages its children to do more and be more.

The provided site plan complies with the city of Colleyville ordinance. The proposed use is compatible with the surrounding zoning because it will add a convenient and aesthetically pleasing mix of neighborhood services. Adequate vehicular and pedestrian circulation has been providing throughout the site. Proper fire safety accommodations have been provided. Off-street parking for the Kiddle Academy has presented at one space per faculty plus one space per 5 children. Stacking will not be an issue as parents will be required to park in a parking space and enter the building to sign children in and out. The proposed landscape has been shown to meet screening requirements and enhance the overall site aesthetics.

Development Schedule

The Kiddle Academy anticipates estimated to start construction on August 2020. The grand opening day projected on August 2021.

Bussiness Plan

PROPOSED KIDDIE ACADEMY® OF COLLEYVILLE

KIDDIE ACADEMY®
EDUCATIONAL CHILD CARE

05/05/2020

Bussiness Plan

Kiddie Academy of Colleyville TX

OPERATIONAL INFORMATION

Days of Operation:	Monday thru Friday
Hours of Operation:	6:30 AM - 6:30 PM
Holiday Closings:	6 Major Holidays
Square Footage:	10,000 sq/ft

OUTDOOR PLAY AREA

- Total playground square footage: **9,252** square feet
- Play area divided into a minimum of three separate play areas for safety.
- Infant/toddler area approximately: **1,864** square feet
- Pre-school play area approximately: **3,294** square feet, and
- School age play area approximately **4,094** square feet
- Children will have outdoor play twice a day.
- Outdoor play schedules will rotate in accordance with program scheduling (see below). This proposed play schedule is provided for illustrative purposes only and is subject to change based upon age groups.

Infant/Toddler Playground Schedule

- The largest infant/toddler group size at any given time would be **47** children allowing **80** square feet per child.

Morning

Staff/Child Ratio	Age Group	Time Schedule
1:4	Infant	10:00 - 10:30 AM
1:9 max	toddler	10:30 - 11:00 AM
1:11	2 years	11:00 - 11:30 AM

Afternoon

Staff/Child Ratio	Age Group	Time Schedule
1:4	Infant	3:00 - 3:30 PM
1:9 max	toddler	3:30 - 4:00 PM
1:11	2 years	4:00 - 4:30 PM

Pre-School and School Age Playground Schedule

- The largest group size at any given time would be **48** children allowing **80** square feet per child.

Morning

Staff/Child Ratio	Age Group	Time Schedule
1:15	3 years	9:30 - 10:00 AM
1:18	4 years	10:00 - 10:30 AM
1:22	5 years	10:30 - 11:00 AM

Afternoon

Staff/Child Ratio	Age Group	Time Schedule
1:15	3 years	3:00 - 3:30 PM
1:18	4 years	3:30 - 4:00 PM
1:22	5 years	4:00 - 4:30 PM

TRAFFIC FLOW

`

CAPACITY **190**

PARENT PARKING

DROP OFF AM

Time	Children Drop Off	Cumulative Children	Number of Cars	Time	Children Drop Off	Cumulative Children	Number of Cars
6:30 - 6:40	4	4	3	8:00 - 8:10	17	99	12
6:40 - 6:50	6	10	4	8:10 - 8:20	17	116	12
6:50 - 7:00	6	15	4	8:20 - 8:30	15	131	11
7:00 - 7:10	8	23	5	8:30 - 8:40	13	144	9
7:10 - 7:20	10	32	7	8:40 - 8:50	13	158	9
7:20 - 7:30	11	44	8	8:50 - 9:00	13	171	9
7:30 - 7:40	11	55	8	9:00 - 9:30	10	181	7
7:40 - 7:50	13	68	9	9:30 - 10:00	6	186	4
7:50 - 8:00	13	82	9	10:00 - 10:30	4	190	3

PICK-UP PM

Time	Children Pick up	Cumulative Children	Number of Cars	Time	Children Pick up	Cumulative Children	Number of Cars
3:00 - 3:10	2	188	1	4:40 - 5:00	13	110	9
3:10 – 3:20	4	184	3	5:00 - 5:10	15	95	11
3:20 - 3:30	4	181	3	5:10 - 5:20	15	80	11
3:30 - 3:40	5	176	3	5:20 - 5:30	17	63	12
3:40 - 3:50	5	171	3	5:30 - 5:40	17	46	12
3:50 - 4:00	6	165	4	5:40 - 5:50	17	29	12
4:00 - 4:10	8	158	5	5:50 - 6:00	11	17	8
4:10 - 4:20	10	148	7	6:00 – 6:10	8	9	5
4:20 - 4:30	11	137	8	6:10 – 6:20	6	4	3
4:30 - 4:40	13	124	9	6:20 – 6:30	4	0	3

PARENT AND STAFF PARKING

TOTAL (AM)

Time	# of Staff at Academy	Total Cars (Staff & Parents)*		Time	# of Staff at Academy	Total Cars (Staff & Parents)*
6:30 – 6:40	2	5		8:00 – 8:10	13	23
6:40 – 6:50	3	7		8:10 – 8:20	15	25
6:50 – 7:00	4	8		8:20 – 8:30	16	25
7:00 – 7:10	5	10		8:30 – 8:40	18	25
7:10 – 7:20	6	12		8:40 – 8:50	19	26
7:20 – 7:30	7	14		8:50 – 9:00	21	27
7:30 – 7:40	8	15		9:00 – 9:30	22	26
7:40 – 7:50	10	18		9:30 – 10:00	22	24
7:50 – 8:00	11	19		10:00 – 10:30	23	23

**Considers 15% of Staff do not park a car at the Academy*

Mid-day	Total Projected Cars*
10:30 – 3:00	20

TOTAL (PM)

Time	# of Staff at Academy	Total Cars (Staff & Parents)*		Time	# of Staff at Academy	Total Cars (Staff & Parents)*
3:00 - 3:10	24	25		4:40 - 5:00	13	22
3:10 – 3:20	23	25		5:00 - 5:10	11	22
3:20 - 3:30	23	25		5:10 - 5:20	10	20
3:30 - 3:40	22	25		5:20 - 5:30	8	20
3:40 - 3:50	20	23		5:30 - 5:40	6	18
3:50 - 4:00	19	23		5:40 - 5:50	4	16
4:00 - 4:10	18	23		5:50 - 6:00	3	11
4:10 - 4:20	17	24		6:00 – 6:10	2	7
4:20 - 4:30	16	24		6:10 – 6:20	2	5
4:30 - 4:40	15	24		6:20 – 6:30	2	5

**Considers 15% of Staff do not park a car at the Academy*

TRAFFIC FLOW RESULTS

Drop off / Pick up Schedules of Children

- Approximately 115 parent cars are projected during peak drop off (7:00 – 9:00 AM) in intervals of 10 minutes.
- Approximately 104 parent cars are projected during peak pick up (4:00 – 6:00 PM) in intervals of 10 minutes.
- Approximately 1/3 of children enrolled in program are 2 sibling households.

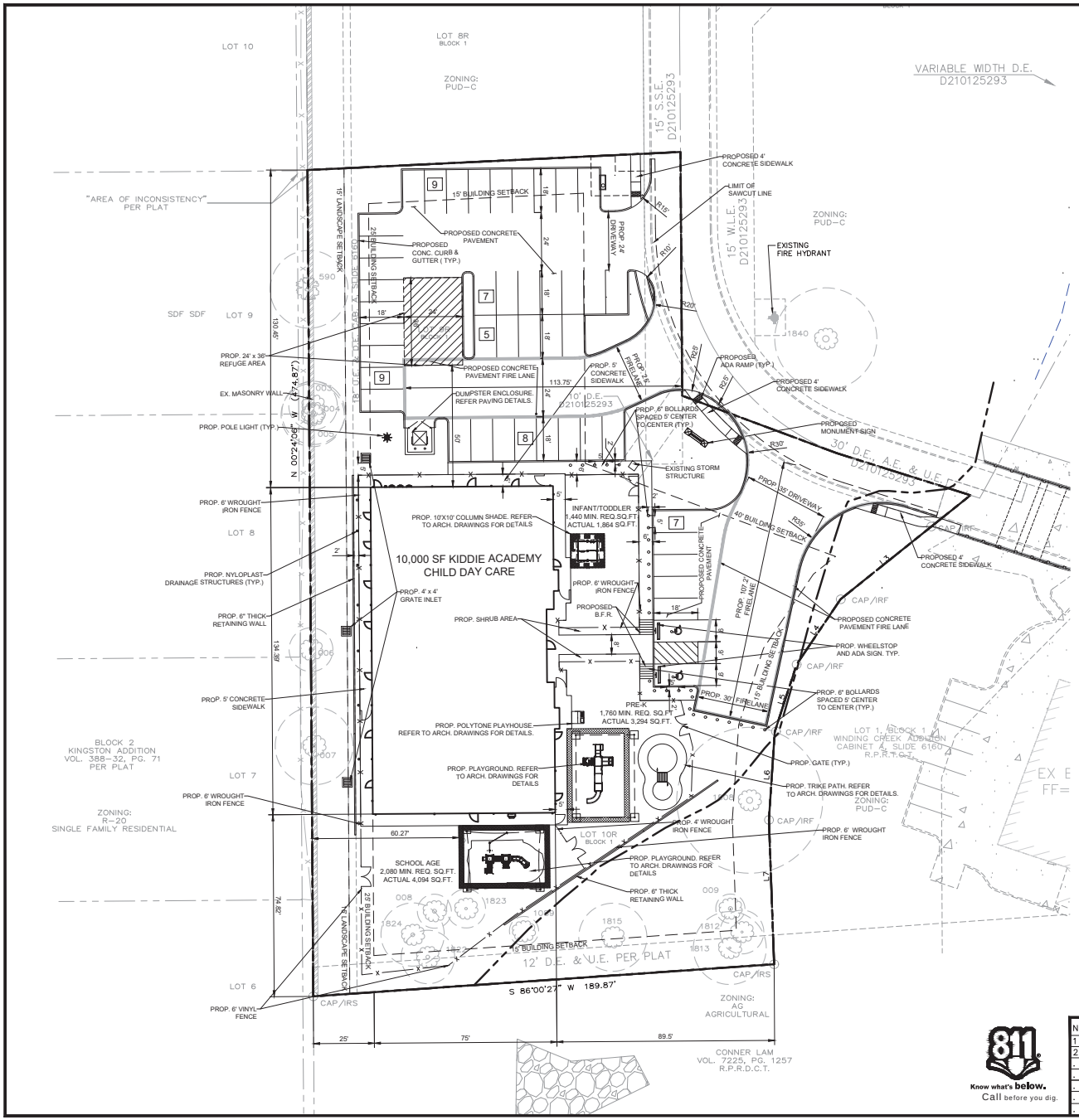
Staff Parking

- A maximum of 17 teachers and two (2) administrators (part time food service personnel and director) are planned to maintain staff/child ratios and management of the academy throughout the day. This equates to a total of 19 staff members.
- Approximately 15% of staff is dropped off at the academy or has another means of transportation to the academy.

Total Projected Parking

- The projected total number of parent and staff cars for any period of time is **27**

Site Plan



SITE DATA SUMMARY CHART	
EXISTING ZONING	PUD-C
PROPOSED USE	DAYCARE
GROSS ACREAGE	1.473 ACRES OR 64,164 S.F.
BUILDING SQUARE FOOTAGE	10,000
LOT COVERAGE	16.27%
FAR	0.16
MAXIMUM HEIGHT	26' - 1 STORY
PARKING RATIO PER USE	1 SPACE PER 5 CHILDREN 190 CHILDREN
PARKING REQUIRED	38
PARKING PROVIDED	45
BUILDING SETBACKS	40' FRONT & 25' REAR
LANDSCAPE SETBACK	15' REAR
IMPERVIOUS AREA	34,693 SF / 54%
PERVIOUS LANDSCAPE	29,471 SF / 46%

PROJECT CONTACT LIST	
OWNER WINDING CREEK VILLAGE LLC 1801 PRECINCT LINE RD. STE A HURST, TX. 76054 KEVIN AFKAMI 469-363-3222	DEVELOPER BUTTRY & BROWN DEVELOPMENT, LLC 5040 TENNYSON PARKWAY PLANO, TX 75024 STEPHEN BROWN 214-277-4830
ENGINEER TRIANGLE ENGINEERING LLC 1784 McDERMOTT DR., STE. 110 ALLEN, TX. 75013 ANDREW YEOH 469-213-2804	

SITE LEGEND

- CONCRETE CURB
- SAW-CUT LINE
- FENCE
- FIRE LANE
- STRIPING
- PARKING SPACES
- MONUMENT/PYLON SIGN
- WHEEL STOPS
- HANDICAP LOGO
- HANDICAP SIGN
- RAMP
- BOLLARD
- TRAFFIC ARROW
- FIRE HYDRANT
- DUMPSTER
- LIGHT POLE

VICINITY MAP
N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.

2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

3. 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 ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.

4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.

5. 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, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.

7. 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.

8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

Know what's below. Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	04/15/2020	1st CITY SUBMITTAL	AY
2	06/15/2020	2nd CITY SUBMITTAL	AY
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STATE OF TEXAS
PIK HAU YEOH
121532
LICENSED PROFESSIONAL ENGINEER
6/12/2020

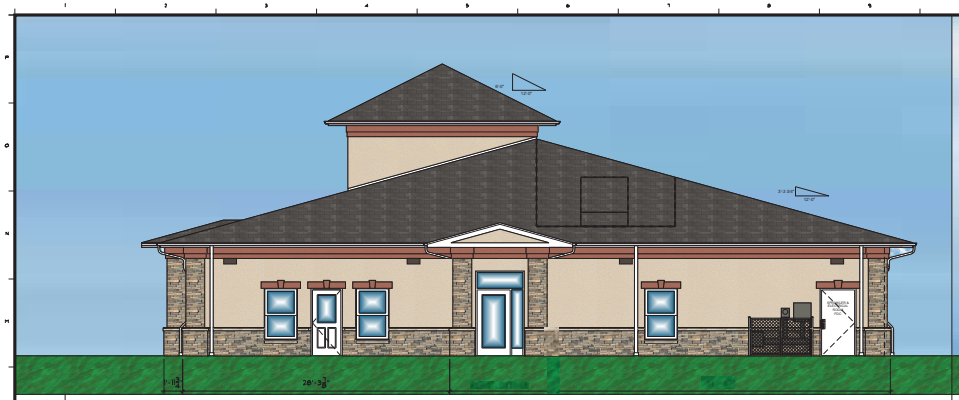
SITE PLAN
KIDDIE ACADEMY
6412 COLLEYVILLE BOULEVARD (S.H.26)
CITY OF COLLEYVILLE
TARRANT COUNT, TEXAS
LOT 9R & 10 R, BLOCK 1, WINDING CREEK ADDITION

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

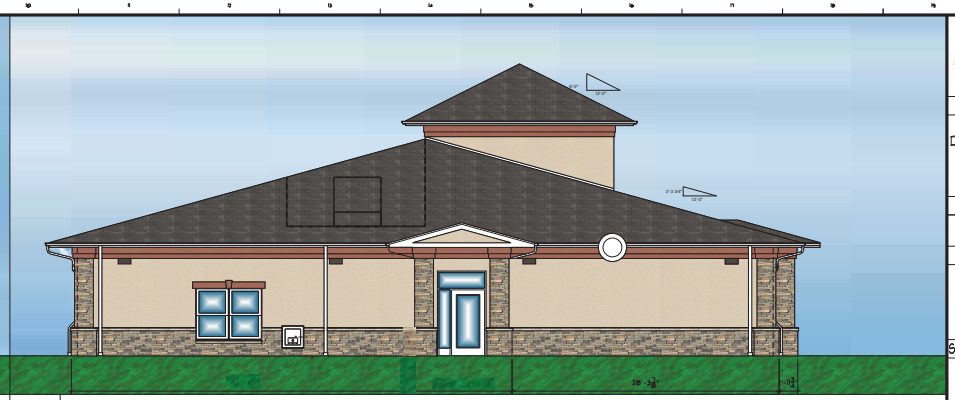
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	GH	04/15/20	SEE SCALE BAR	28–20	C1

TX. P.E. FIRM #11525

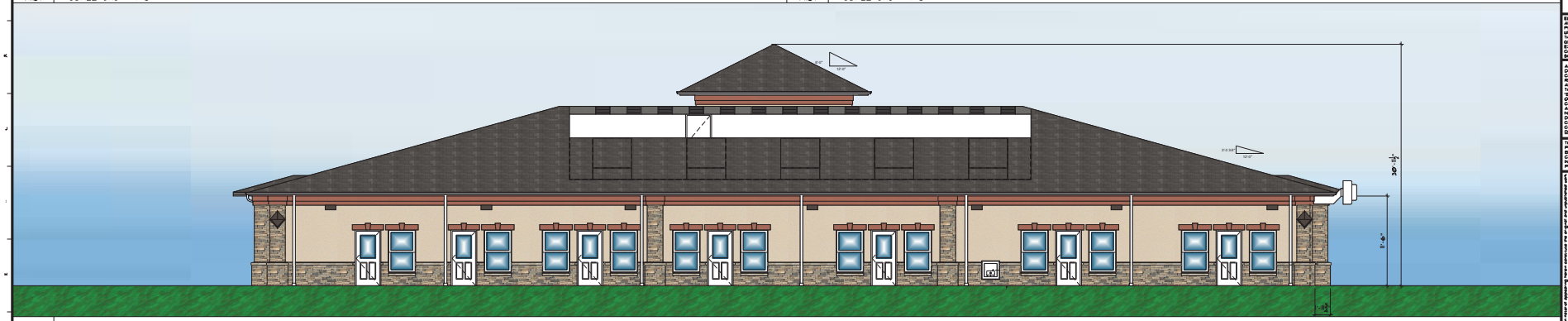
Building Elevations



L1 RIGHT ELEVATION
A101 SCALE 3/16" = 1'-0"



L9 LEFT ELEVATION
A101 SCALE 3/16" = 1'-0"



G1 REAR ELEVATION (NOT SEEN FROM ROAD
A101 SCALE 3/16" = 1'-0"

C1 FRONT ELEVATION
A101 SCALE 3/16" = 1'-0"

DARK BRONZE FINISH WALL PACKS

PRE-CAST STONE SILL

STUCCO #1 - DRYVIT #113 AMARILLO WHITE, SANDPEBBLE FINE FINISH

STUCCO #2 - DRYVIT #365A IRISH COFFEE, SANDPEBBLE FINE FINISH

ASPHALT SHINGLE ROOFING GAF - WEATHERED WOOD

GUTTERS & DOWNSPOUTS WHITE

STONE WAINSCOTING BORAL STONE - DRYSTACK - CHARDONNAY

DOORS & WINDOWS - WHITE

A1 LEGEND
A101 SCALE NTS

DEVELOPER
BUTTRY & BROWN DEVELOPMENT, LLC
9801 TENNYSON PARKWAY
SUITE 150
PLANO, TX 75024
214.296.4989

FRANCHISEE

MEP ENGINEER

STRUCTURAL ENGINEER

ELECTRONIC / AUTOCAD FILES INCLUDING ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, HVAC, PLUMBING, ELECTRICAL, AND LANDSCAPE DRAWINGS PROVIDED TO USE BY THE GENERAL CONTRACTOR OR THE GENERAL CONTRACTOR'S SUBCONTRACTORS, EXCEPT FOR THE FIRE PROTECTION CONTRACTOR WITH A PAYMENT OF 1000 / SHEET.

ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR ALL ITEMS REVISED, ITEMS DETECTED, OR TRADES THAT ARE SHOWN THROUGHOUT THE SET OF DRAWINGS. NO "EXTRAS" FOR OMITTED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY ERRORS, INCONSISTENCY OR OMISSION WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. DO NOT SCALE DRAWINGS. USE DIMENSIONS PROVIDED ON DRAWINGS.

THIS DOCUMENT IS RELEASED FOR THE SOLE PURPOSE OF OWNER REVIEW, PERMITTING & BIDDING UNDER THE AUTHORITY OF HAROLD C. BAKER, AIA ON 07/1/2020. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES UNTIL PERMITS ARE ISSUED.

NO.	DESCRIPTION	DATE
1	50% OWNER REVIEW	07/01/20
2	PERMITTED CONSTRUCTION RECORD	08/10/20
3	PERMIT COMMENTS	09/10/20
4	PERMIT COMMENTS	10/12/20
5	PERMIT COMMENTS	11/10/20
6	PERMIT COMMENTS	12/10/20
7	PERMIT COMMENTS	01/11/21
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99	PERMIT COMMENTS	09/10/28
100	PERMIT COMMENTS	10/10/28

KIDDIE ACADEMY EDUCATIONAL CHILD CARE
6412 & 6416 Colleyville BOULEVARD
Colleyville, TX 76034

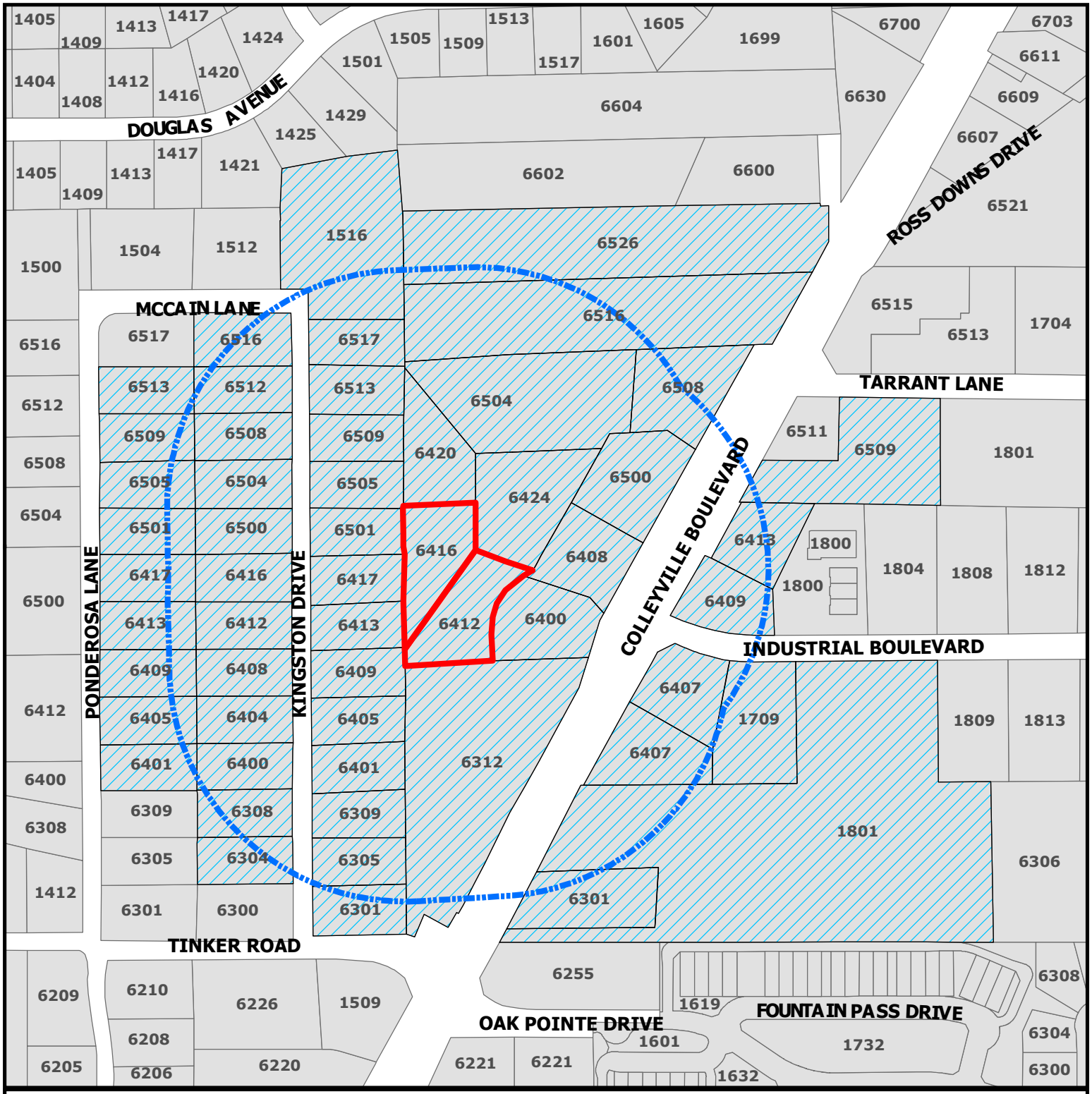
HAROLD C. BAKER, AIA
6757 High Pointe, Ste. 204, Wichita, KS 67203
email: baker@haroldcbaker.com

Drawn By: CAD
Checked By: HCB
Project Number: 20008
Scale: AS NOTED

A200

EXTERIOR ELEVATIONS RENDERING

Notification Map



ZC20-012

6412-6416 Colleyville Blvd

CITY OF COLLEYVILLE TEXAS

DISCLAIMER:
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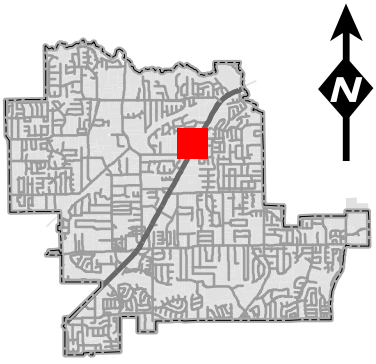
Subject Property

500ft Buffer

Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
WINDING CREEK VILLAGE LLC	1801 PRECINCT LINE RD STE A	HURST, TX	76054	6500 COLLEYVILLE BLVD
3 J GREEN LIMITED PARTNERSHIP	6620 COLLEYVILLE BLVD STE 100	COLLEYVILLE, TX	76034	6508 COLLEYVILLE BLVD
3 J GREEN LIMITED PARTNERSHIP	6620 COLLEYVILLE BLVD STE 100	COLLEYVILLE, TX	76034	6630 COLLEYVILLE BLVD
6515 COLLEYVILLE LLC	6508 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6513 TARRANT LN
6515 COLLEYVILLE LLC	6508 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6515 TARRANT LN
7 MOON INVESTMENT INC	7009 COLE CT	COLLEYVILLE, TX	76034	6312 COLLEYVILLE BLVD
ADDITIONAL SELF STORAGE LP	2964 LBJ FRWY STE 400	DALLAS, TX	75234	1801 INDUSTRIAL BLVD
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX	75219	6511 COLLEYVILLE BLVD
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX	75219	1801 TARRANT LN
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX	75219	6509 COLLEYVILLE BLVD
ARROYO NORTE LTD	6516 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6600 COLLEYVILLE BLVD
BAILEY, ARVEL W	PO BOX 747	COLLEYVILLE, TX	76034	1504 MCCAIN LN
BIERIG, KELLY D	1425 DOUGLAS AVE	COLLEYVILLE, TX	76034	1425 DOUGLAS AVE
BITTICK, EDWARD D	6405 KINGSTON	COLLEYVILLE, TX	76034	6405 KINGSTON DR
BOULEVARD ANIMAL HOSPITAL PC	6413 COLLYVILLE BLVD	COLLEYVILLE, TX	76034	6413 COLLEYVILLE BLVD
BOWDEN, GERALD W	850 AVENIDA SERENA	MARBLE FALLS, TX	78654	6516 COLLEYVILLE BLVD
BOYLES, MARTIN	6505 PONDEROSA LN	COLLEYVILLE, TX	76034	6505 PONDEROSA LN
BRASHEAR, H C	5616 BELFAST LN	NORTH RICHLAND HILLS, TX	76180	6400 KINGSTON DR
CANNADAY, MARY	6413 KINGSTON	COLLEYVILLE, TX	76034	6413 KINGSTON DR
CAVINS, ANDREW	6513 PONDEROSA LN	COLLEYVILLE, TX	76034	6513 PONDEROSA LN
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	1800 INDUSTRIAL BLVD
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	1800 INDUSTRIAL BLVD
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	1800 INDUSTRIAL BLVD
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	1800 INDUSTRIAL BLVD
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	1800 INDUSTRIAL BLVD
CROCKER, RHONDA	6500 KINGSTON	COLLEYVILLE, TX	76034	6500 KINGSTON DR
DACY, TIMOTHY LANCE	5705 MORLAIX CT	COLLEYVILLE, TX	76034	6516 KINGSTON DR
DIMITROV, LACHEZAR P	6509 KINGSTON	COLLEYVILLE, TX	76034	6509 KINGSTON DR
DOUGLAS, SCOTT E	6308 KINGSTON	COLLEYVILLE, TX	76034	6308 KINGSTON DR
FENNEMA, SEAN	6513 KINGSTON DR	COLLEYVILLE, TX	76034	6513 KINGSTON DR
FISH, ROBERT	6401 KINGSTON	COLLEYVILLE, TX	76034	6401 KINGSTON DR
FLIPPIN, LINDA M	6405 PONDEROSA LN	COLLEYVILLE, TX	76034	6405 PONDEROSA LN
FRANKLIN, THOMAS C	6413 PONDEROSA LN	COLLEYVILLE, TX	76034	6413 PONDEROSA LN
FUQUA, WILLIAM L	6517 PONDEROSA LN	COLLEYVILLE, TX	76034	6517 PONDEROSA LN
GABLE, STEPHAN D	6412 KINGSTON	COLLEYVILLE, TX	76034	6412 KINGSTON DR
GARRETT, KENNETH	6517 KINGSTON	COLLEYVILLE, TX	76034	6517 KINGSTON DR
GLASS, THOMAS	6304 KINGSTON	COLLEYVILLE, TX	76034	6304 KINGSTON DR
HANZELKA, JOSEPH R	6508 KINGSTON	COLLEYVILLE, TX	76034	6508 KINGSTON DR
HARRISON, MARK	1421 DOUGLAS AVE	COLLEYVILLE, TX	76034	1421 DOUGLAS AVE
HILDRETH, BRADLEY E	6409 KINGSTON	COLLEYVILLE, TX	76034	6409 KINGSTON DR
INGRAM, BEVERLY	212 STRATFORD CT	HURST, TX	76054	6409 COLLEYVILLE BLVD
J&C SERVICE GROUP LLC	6521 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6521 COLLEYVILLE BLVD
JACKSON, SHANE	1512 MCCAIN LN	COLLEYVILLE, TX	76034	1512 MCCAIN LN
JACKSON, STEVEN P	1501 DOUGLAS AVE	COLLEYVILLE, TX	76034	1501 DOUGLAS AVE
JAMZ AVB HOLDINGS LLC	7135 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6504 COLLEYVILLE BLVD
JOHNSON, WHITNEY	6401 PONDEROSA LN	COLLEYVILLE, TX	76034	6401 PONDEROSA LN
LACZNY, WILLIAM G	6408 KINGSTON	COLLEYVILLE, TX	76034	6408 KINGSTON DR
LORD, M'LINDA	6301 KINGSTON DR	COLLEYVILLE, TX	76034	6301 KINGSTON DR
MALONE, DERRICK L	6115 GARCIA LN	FORT WORTH, TX	76140	6301 COLLEYVILLE BLVD
MARS, MARK	1429 DOUGLAS AVE	COLLEYVILLE, TX	76034	1429 DOUGLAS AVE
MCCAIN, NORMA	PO BOX 92185	SOUTHLAKE, TX	76092	1516 MCCAIN LN
MOELLER, KARLA S	6501 PONDEROSA LN	COLLEYVILLE, TX	76034	6501 PONDEROSA LN
PHETTEPLACE, NATHAN	6404 KINGSTON	COLLEYVILLE, TX	76034	6404 KINGSTON DR
PULLEN, TIMOTHY B	6501 KINGSTON	COLLEYVILLE, TX	76034	6501 KINGSTON DR
REYNOLDS, DOUGLAS	6417 KINGSTON	COLLEYVILLE, TX	76034	6417 KINGSTON DR
REYNOLDS, LESLIE	6604 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6604 COLLEYVILLE BLVD
RICHARDSON, BOBANNE	6409 PONDEROSA LN	COLLEYVILLE, TX	76034	6409 PONDEROSA LN
RICHFIELD PROPERTIES INC	2140 E SOUTHLAKE BLVD SUITE L-	SOUTHLAKE, TX	76092	6407 COLLEYVILLE BLVD
RYAN, GERALD CASEY	6509 PONDEROSA LN	COLLEYVILLE, TX	76034	6509 PONDEROSA LN
SANDERS, BAILEY	6305 KINGSTON	COLLEYVILLE, TX	76034	6305 KINGSTON DR
SELECT ROOFING LLC	6605 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6605 COLLEYVILLE BLVD
SHEARS, THOMAS T TR EST	PO BOX 33349	FORT WORTH, TX	76162	6504 KINGSTON DR
SIMS, REX A	6505 KINGSTON	COLLEYVILLE, TX	76034	6505 KINGSTON DR
SMITH, CHARLES L	6417 PONDEROSA LN	COLLEYVILLE, TX	76034	6417 PONDEROSA LN
SNEED, FRANK	6309 KINGSTON	COLLEYVILLE, TX	76034	6309 KINGSTON DR
SPARKS SOUTHWEST INC	1804 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	1804 INDUSTRIAL BLVD
THOMAS, MATHEW	6416 KINGSTON ST	COLLEYVILLE, TX	76034	6416 KINGSTON DR
TIERNEY, THOMAS A	1709 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	1709 INDUSTRIAL BLVD
TIERNEY, TOM	1709 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	6400 COLLEYVILLE BLVD
TONDRE, ZACHARY	6512 KINGSTON DR	COLLEYVILLE, TX	76034	6512 KINGSTON DR
TRES ROSAS LTD	6516 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6526 COLLEYVILLE BLVD
TRES ROSAS LTD	6516 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6602 COLLEYVILLE BLVD
WINDING CREEK VILLAGE LLC	1801 PRECINCT LINE RD STE A	HURST, TX	76054	6420 COLLEYVILLE BLVD
WINDING CREEK VILLAGE LLC	1801 PRECINCT LINE RD STE A	HURST, TX	76054	6416 COLLEYVILLE BLVD
WINDING CREEK VILLAGE LLC	1801 PRECINCT LINE RD STE A	HURST, TX	76054	6424 COLLEYVILLE BLVD
WINDING CREEK VILLAGE LLC	1801 PRECINCT LINE RD STE A	HURST, TX	76054	6412 COLLEYVILLE BLVD
WINDING CREEK VILLAGE LLC	1801 PRECINCT LINE RD STE A	HURST, TX	76054	6408 COLLEYVILLE BLVD
YARD ART P&F LTD	1223 CRESTSIDE DR STE 100	COPPELL, TX	75019	6407 COLLEYVILLE BLVD
MONTERRA ADDITION	6811 MILTON DR	COLLEYVILLE, TX	76034	COURTESY NOTICE
ROSS DOWNS ESTATES	4113 GATEWAY DRIVE #100	COLLEYVILLE, TX	76034	COURTESY NOTICE
VILLAS AT OAK POINTE, THE	2555 SW GRAPEVINE PARKWAY, SUITE 300	GRAPEVINE, TX	76051	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
BROWN, STEPHEN	5801 TENNYSON PARKWAY, SUITE 150	PLANO, TX	75024	APPLICANT

Public hearing notices were mailed out on June 26, 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, July 13, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, August 4, 2020 & Tuesday, August 18, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request:	Consideration of an amendment to the PUD-C Planned Unit Development-Commercial district for the Winding Creek development, specifically for hours of operation. The purpose is to allow for the child daycare facility, Kiddie Academy Day Care to operate between the hours of 6:30 a.m. to 6:30 p.m. in lieu of the 7:00 a.m. to 8:00 p.m. hours of operation as required by the PUD-C Ordinance.
Zoning Case:	ZC20-012
Applicant:	Stephen Brown
Owner:	Kevin Afkami
Location:	6412 and 6416 Colleyville Blvd
Property Description:	Lot 9R and 10R, Block 1, of the Winding Creek Addition
Present Zoning:	PUD-R Planned Unit Development-Residential

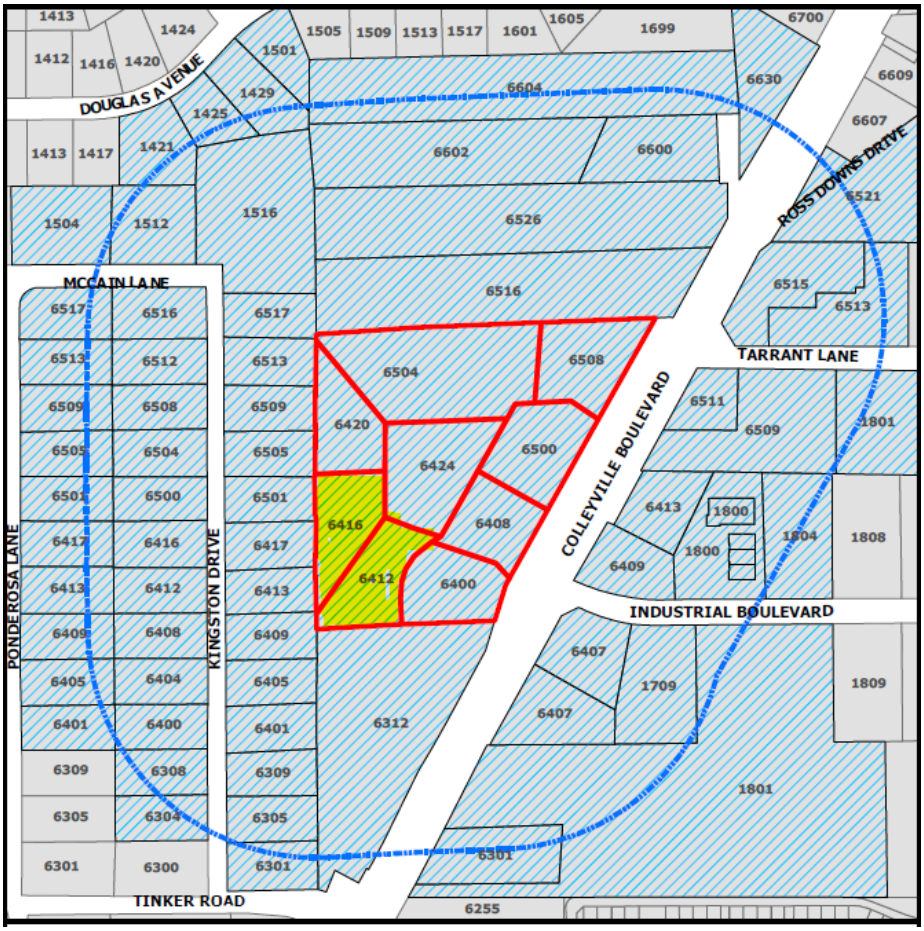
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

If the property owners of 20% or more of the land included in the proposed change or land within a 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

From: Susan Reynolds
To: Jackie Reyff
Subject: 6412 & 6416 Colleyville Blvd
Date: Wednesday, July 1, 2020 1:35:04 PM

Writing to state we oppose the request for Kiddie Academy to be on this property listed above.
The applicant has not improved the layout of this daycare to not infringe on neighboring residents. We being one of them.
Sincerely,
Doug & Susan Reynolds
6417 Kingston
Colleyville

Sent from my iPhone

Letter of Opposition

Araceli Botello

Subject: FW: Drainage problem concerning 6412 and 6416 Colleyville Blvd.

From: Tim Pullen
Sent: Tuesday, July 7, 2020 1:16 PM
To: Ben Bryner
Subject: Drainage problem concerning 6412 and 6416 Colleyville Blvd.

In the past, we have never had a drainage issue behind our house. Ever since they regraded the lot and put up a fence, we have a standing water problem after it rains. This year we have had heavy rain which has resulted In approxiamently 6 inches of water around our outbuilding. Sometimes it lasts for over a day. The water has caused the entrance and patio stones to shift. Its only a matter of time before the inside and structure has damage.

I met with Randy Bright who is the Environmental Compliance Officer a few weeks ago after a heavy rain. He looked at our problem and would see what he could do. A few hours latter he called and said that he dug a small trench into the field to help the drainage. Randy showed true public service.

Our real concern is if the day care is built, we will have this issue start over again.

Thank you for your time.

Tim and Gayline Pullen
6501 Kingston Dr.

Sent from Mail for Windows 10

ORDINANCE O-20-2128

AN ORDINANCE CHANGING PLANNED UNIT DEVELOPMENT ORDINANCE O-09-1736, BY AUTHORIZING AN AMENDMENT TO ALLOW FOR A CHILD DAYCARE FACILITY TO OPERATE BETWEEN THE HOURS OF 6:30 A.M. TO 6:30 P.M. IN LIEU OF THE 7:00 A.M. TO 8:00 P.M. HOURS OF OPERATION; 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 to amend the hours of operation for a childcare facility from 6:30 a.m. to 6:30 p.m. Monday- Friday, Case No. ZC20-012; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning 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 City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

Sec. 1. THAT Ordinance O-09-1736 of the City of Colleyville, Texas, be, and the same is hereby amended by allowing for a child day care facility to operate between the hours of 6:30 a.m. to 6:30 p.m. Monday- Friday on 1.41 acres, being Lots 9R & 10R Block 1, of the Winding Creek located at 6412 and 6416 Colleyville Boulevard as shown in Exhibit "A".

Sec. 2. THAT the Ordinance O-09-1736 shall be subject to the following condition:

1. GENERAL

a. 10. Other

b. For any building not fronting on State Highway 26, the hours of operation shall not exceed 7:00 a.m. to 8:00 p.m. and specifically for a child daycare facility on lots 9R and 10R the hours of operation shall not exceed 6:30 a.m. to 6:30 p.m. Monday – Friday.

Sec. 3. 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. 4. 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. 5. 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. 6. 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 4th day of August 2020.

The second reading and public hearing being conducted on the 1st day of September 2020.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 1ST DAY OF SEPTEMBER 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" – Ordinance Exhibit

1. GENERAL

a. The purpose of this PUDC is for office and retail uses.

b. This property is subject to all the regulations contained the Colleyville Land Development Code, except where amended by this Ordinance.

2. SITE PLAN AND PLATTING

a. The development of this property shall be generally consistent with the site plan attached as Exhibit "B".

b. Prior to the issuance of any building permit, a replat of the subject properties must be submitted and approved. No building permit may be issued until said plat is filed with the County Clerk.

3. PERMITTED AND PROHIBITED USES

a. The following land uses shall be permitted within the Planned Unit Development:

1. All office used allowed in the Land Development Code.
2. For all buildings with frontage along State Highway 26, all uses allowed in the CC-2 Shopping Center district shall be permitted.

4. BUILDINGS AND SITE PLAN APPROVAL

a. The total square footage of all office buildings constructed within this development be allowed as follows:

1. General Office: Maximum Square Footage: 34,515
2. Medical Office: Maximum Square Footage: 13,565

b. All office buildings shall contain no more than one-story unless mixed with retail uses.

c. All buildings constructed as part of this development that do not have frontage along State Highway 26 shall be generally consistent with the building elevation designs, attached as Exhibit "C".

d. All buildings constructed as part of this development shall meet the minimum design score of 30 as described in Chapter 6-Building Design in the Land Development Code.

5. PARKING

a. All off-street parking required as part of this development shall meet the requirements of the Land Development Code.

6. LIGHTING

a. All lighting including parking lot, building and security lighting shall be directed away from residential areas and shall provide a maximum candle illumination of 0.5 foot candles as measured from the property line.

7. LANDSCAPING, BUFFERING AND OPEN SPACE

a. The development shall provide a minimum of 30 percent open space.

b. A 15 foot landscape buffer shall be maintained along the western boundary of the development where it is adjacent to residential properties. Additionally, the landscape buffer shall contain 43 wax myrtles planted on 15 foot centers. The required buffer shall be installed prior to the issuance of the certificate of occupancy for any new structures.

c. A 25 foot building setback shall be maintained along the entire western property line where it is adjacent to residential properties.

8. SIDEWALKS

a. A minimum eight (8) foot masonry screening fence shall be constructed along the entire western property line adjacent to residential properties prior to issuance of the certificate of occupancy for any new structures.

b. A minimum four (4) foot sidewalk shall be constructed along all fire lanes and in front of each building when any new structures are built.

9. **FENCES AND SCREENING**

a. A minimum eight (8) foot masonry screening fence shall be constructed along the entire western property line adjacent to

residential properties prior to the issuance of the certificate of occupancy for any new structures.

10. OTHER

a. A minimum of 221 caliper inches of new trees shall be planted on the subject property per requirements of Chapter 5-Tree Preservation in the Land Development Code prior to the issuance of the certificate of occupancy for the fifth structure built on the subject properties.

b. For any building not fronting on State Highway 26, the hours of operation shall not exceed 7:00 a.m. to 8:00 p.m. and specifically for a child daycare facility on lots 9R and 10R the hours of operation shall not exceed 6:30 a.m. to 6:30 p.m. Monday-Friday.

City of Colleyville
City Council
Agenda Briefing

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

Agenda Number **Agenda Date** 9/1/2020 **Number** 9
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 third 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.

It is important to note that this quarter a number of program areas are color coded as red or yellow due to cancelled programs or other impacts related to COVID-19.

Attachments

1. FY 2020 Q3 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%	77%
	Number of UCR Part 1 Crimes	Police Administration	Deliver high quality core services	141	158	146	162	176	≤ 168	120
	Percentage of UCR Part 1 Offenses cleared	Criminal Investigations	Deliver high quality core services	31%	28%	29%	41%	23%	≥ 25%	32%
	Percentage of crime victims contacted by investigators within 3 days	Criminal Investigations	Deliver high quality core services	100%	100%	97%	99%	99%	≥ 100%	98%
	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	2:45
	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	4:36
	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	1.64
	Number of self-initiated calls for service (proactive, community policing)	Police Patrol	Operate Transparently	43,781	35,652	37,273	33,765	33,538	33,104
	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	2,549
	Number of warrants served	Warrant Officer	Deliver high quality core services	2,610	2,350	2,874	1,789	1,089	920
	Fire Related Responses	Fire Operations	Deliver high quality core services	542	566	610	758	556	99
	Fire Related Responses - Mutual Aid	Fire Operations	Deliver high quality core services	New measure	New measure	New measure	120	116	13
	Service Related Responses	Fire Operations	Deliver high quality core services	152	180	191	308	234	498
	Service Related Responses - Mutual Aid	Fire Operations	Deliver high quality core services	New measure	New measure	New measure	79	17	66
	EMS Related Responses	EMS Operations	Deliver high quality core services	959	1037	967	999	1004	713
	EMS Related Responses - Mutual Aid	EMS Operations	Deliver high quality core services	New measure	New measure	New measure	25	47	21
	Ambulance billing revenue	EMS Operations	Deliver high quality core services	$354,239	$388,803	$318,738	$354,284	$403,760	$281,026
	Percentage of billed services recovered	EMS Operations	Deliver high quality core services	29%	31%	59%	68%	58%	56%
	Total number of volunteer hours from CFAAA and Rehab Team	Fire Administration	Operate Transparently	672.5	491.75	482	475	205	266
	Community Fire Prevention Events	Fire Prevention / Operations	Operate Transparently	125	122	118	140	146	66
	Average hours of training per employee	Fire Operations	Deliver high quality core services	134.77	166	170	170	224	177

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%	59%
	Percentage of commercial plan reviews processed <8 days (was 10 through FY16)	Building Inspection	Enable Responsible Development	77%	80%	80%	51%	65%	≥ 75%	64%
	Percentage of inspections performed within 24 hours	Building Inspection	Enable Responsible Development	99%	98%	98%	90%	94%	≥ 95%	98%
	Colleyville retail occupancy rate	Economic Development	Enable Responsible Development	90%	96%	97%	95.2%	94%	≥ 94%	94.5%
	Colleyville office occupancy rate	Economic Development	Enable Responsible Development	90%	92%	93%	93%	91%	≥ 90%	90.3%
	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%	8.33%

		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	5,911

LEISURE

Performance Measures

	Program	Goal	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020 Target	FY 2020 YTD
Percentage of competitive athletic fields meeting departmental maintenance standards	Athletic Field Maintenance	Safeguard Colleyville's identity	80%	85%	100%	89%	81%	≥ 85%	87%
Percentage of park inspections meeting standards	Park Maintenance	Safeguard Colleyville's identity	95%	96%	96%	96%	96%	≥ 96%	94%
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%	90%
Children's program attendance	Library Services	Safeguard Colleyville's identity	17,173	18,888	19,471	20,995	20,790	≥ 17,000	17,801
Adult and teen program attendance	Library Services	Safeguard Colleyville's identity	651	800	1,113	821	1,025	≥ 650	525
Children's summer reading program participation	Library Services	Safeguard Colleyville's identity	987	1,278	1,127	1,249	1,250	≥ 1,000	317
Adult and teen summer reading program participation	Library Services	Safeguard Colleyville's identity	84	148	228	197	179	≥ 100	217
Library patron visits	Library Services	Safeguard Colleyville's identity	133,076	120,202	94,649	114,678	81,663	≥ 75,000	43,103
Library patron visits - In Person	Library Services	Safeguard Colleyville's identity	New Measure	New Measure	New Measure	109,764	75,970	72,000	38,087
Library patron visits - Online	Library Services	Safeguard Colleyville's identity	New Measure	New Measure	New Measure	4,914	5,693	3500	5,016
Reference questions answered	Library Services	Deliver high quality core services	25,025	28,717	33,280	36,530	35,932	≥ 25,000	17,615
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	145,218
Percentage of offered classes/programs held	Recreation	Safeguard Colleyville's identity	73%	77%	79%	78%	80%	≥ 79%	76%
Number of participants	Senior Center	Safeguard Colleyville's identity	3,767	4,574	4,148	3,875	4,029	≥ 4,000	2,209
Percentage of resident membership visits	Senior Center	Safeguard Colleyville's identity	59%	51%	50%	51%	51%	≥ 50%	57%
Percentage of cost recovery	Colleyville Center	Deliver high quality core services	75%	62%	65%	52%	50%	≥ 65%	58%
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	173

		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	74,395
	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	2,757
	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	77
	Average membership visits per month	Senior Center	Safeguard Colleyville's identity	827	1,019	913	878	825	483
	Number of Metroport Meals on Wheels participants	Senior Center	Safeguard Colleyville's identity	1,695	1,553	1,284	1,229	1,277	900
	Percentage of Meals on Wheels participants who are residents	Senior Center	Safeguard Colleyville's identity	47%	43%	45%	43%	34%	33%
	Percentage of resident class participants	Recreation	Safeguard Colleyville's identity	44%	43%	43%	42%	41%	46%
	Revenue generated from bookings	Colleyville Center	Deliver high quality core services	$226,901	$209,919	$230,612	$171,524	$158,242	$79,933
	Percentage of events generating economic impact for local business	Colleyville Center	Safeguard Colleyville's identity	59%	60%	70%	71%	70%	60%
	Percent of total events held: Colleyville residents	Colleyville Center	Safeguard Colleyville's identity	11%	23%	13%	10%	14%	9%
	Percent of total events held: Non-residents	Colleyville Center	Safeguard Colleyville's identity	30%	25%	34%	29%	31%	25%
	Percent of total events held: Non-profits	Colleyville Center	Safeguard Colleyville's identity	50%	45%	46%	54%	46%	64%
	Percent of total events held: City departments	Colleyville Center	Safeguard Colleyville's identity	9%	7%	7%	7%	9%	2%
	Percent of revenue: Colleyville residents	Colleyville Center	Deliver high quality core services	N/A	18%	20%	10%	21%	9%
	Percent of revenue: Non-residents	Colleyville Center	Deliver high quality core services	N/A	61%	53%	63%	56%	67%
	Percent of revenue: Non-profits	Colleyville Center	Deliver high quality core services	N/A	20%	27%	26%	23%	24%
	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%	91%
	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%	56%
	Percentage of drainage ditches cleaned	Drainage Maintenance	Core Service	New Measure	New Measure	New Measure	New Measure	2%	≥ 5%	1%
	Meter reading accuracy	Utility Support	Core Service	98%	99%	98%	98%	97%	≥ 98%	99%
	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%	15%
	Percentage of water meters replaced	Water Distribution	Core Service	New Measure	New Measure	New Measure	2%	2%	≥8%	3%
	Percent of street and traffic signs replaced	Street Maintenance	Neighborhoods	15%	7%	5%	5%	2%	≥ 10%	3%
	Percentage of pavement markings renewed	Street Maintenance	Neighborhoods	4%	15%	12.2%	23%	69%	≥ 20%	1%

		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%	28%
	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	Yes
	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%	100%

		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	462
	E-News Service Subscribers	Communications	Operate transparently	2,839	3,225	3,819	4,074	3,753	4,041
	Social Media Followers on City of Colleyville Government	Communications	Operate transparently	1,000	1,836	2,546	4,755	6,300	9,523
	Number of public information requests	City Secretary	Operate transparently	283	296	255	226	226	245
	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%	82.0%
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	1,860
Number of citations going into warrant	Municipal Court	Deliver high quality core services	New Measure	New Measure	New Measure	883	906	1,100	851
Percentage of automatic draft customers/total customers	Utility Billing	Deliver high quality core services	16%	17%	19%	21%	22%	24%	25%
Percentage of customers paying before cutoff	Utility Billing	Deliver high quality core services	97%	97%	96%	99%	98%	97%	91%
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

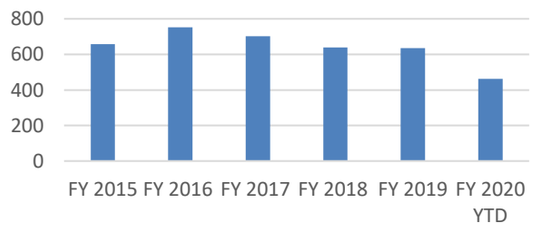
		Program	Goal	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020 Target	FY 2020 YTD
Performance Measures	Percentage turnover (per fiscal year)	Human Resources	Deliver high quality core services	17%	14%	14%	18%	10.98%	≤ 16%	7.78%
	Percentage of annual performance evaluations completed on time	Human Resources	Deliver high quality core services	73%	99%	95%	97%	98%	≥ 90%	98%
	Percentage of employees who participate in wellness program	Human Resources	Deliver high quality core services	85%	92%	91%	94%	95%	≥ 80%	97%
	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%	94.5%
	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%	89.954%
	Percentage of broadcast uptime	Network/Desktop Services	Deliver high quality core services	99.88%	99.99%	99.999%	99.998%	99.998%	≥ 99%	99.998%
	Percentage of work orders completed on time	Network/Desktop Services	Deliver high quality core services	87%	92.9%	91%	96.531%	95.970%	≥ 95%	93.089%
	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%	99.987%
	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%	95.833%

		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 Q3

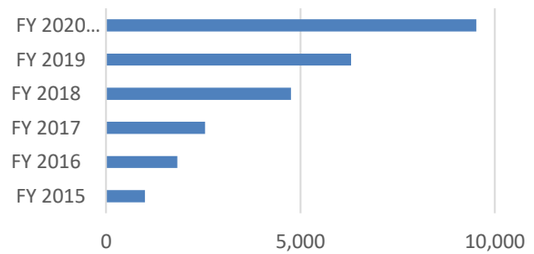
Solid Waste & Recycling

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



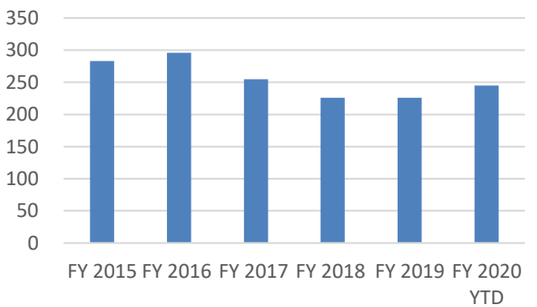
Communications

Social Media Followers on City of Colleyville Government



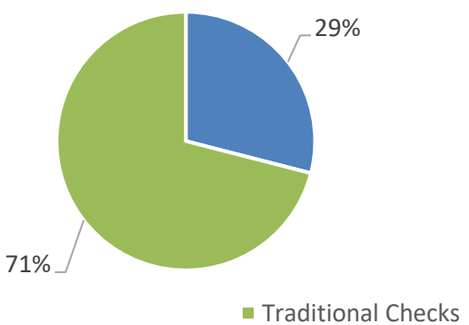
City Secretary

Number of public information requests



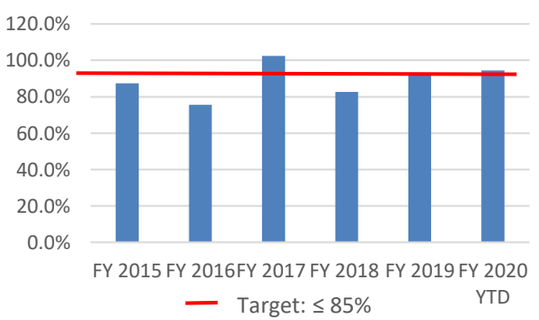
Finance

Percent of ACH payments to total accounts payable



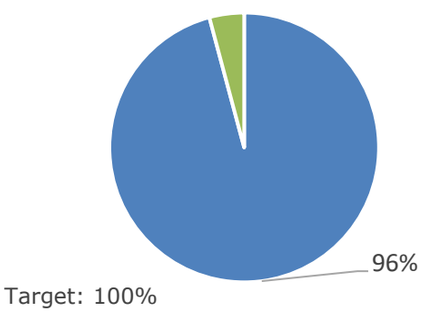
Human Resources

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



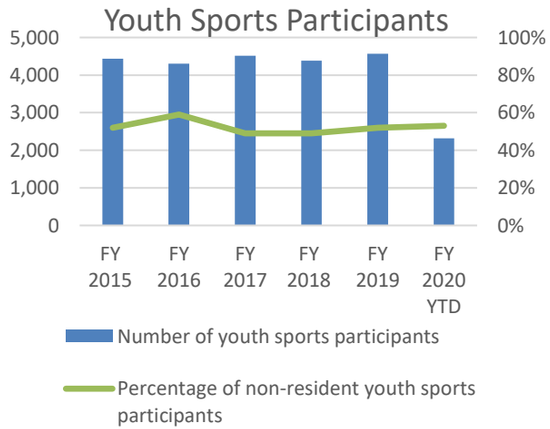
Technology

Percentage of data backup success

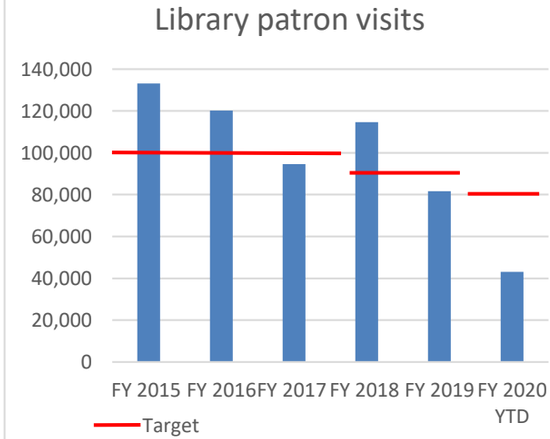


Dashboard: Leisure Services
FY 2020 Q3

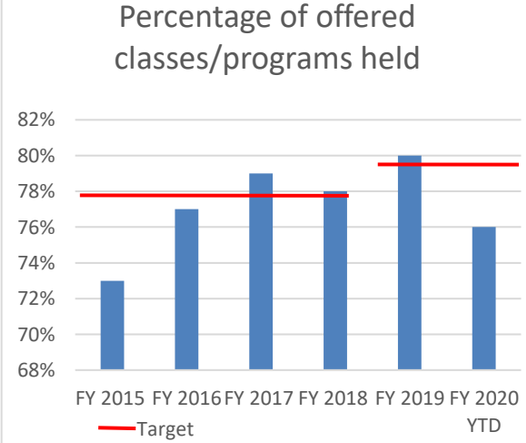
Parks



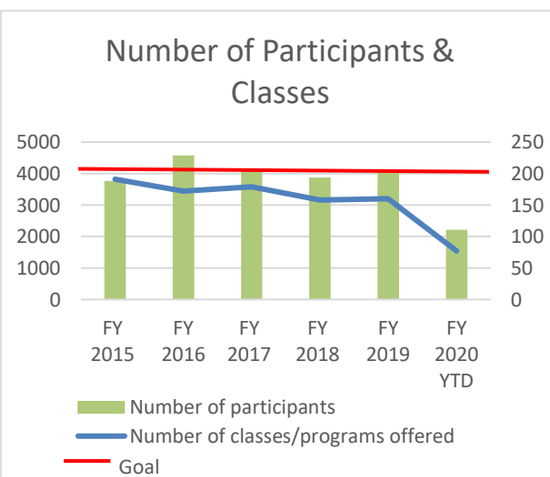
Library



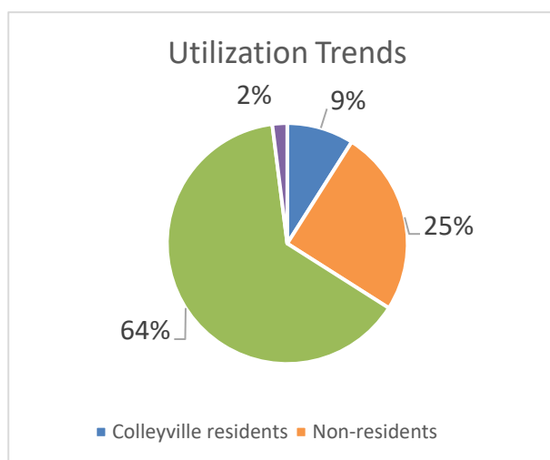
Recreation



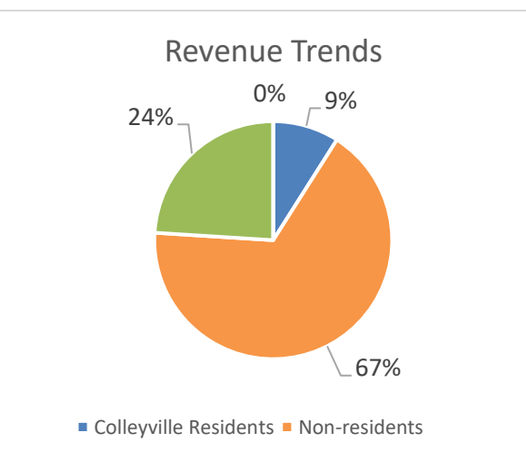
Senior Center



Colleyville Center

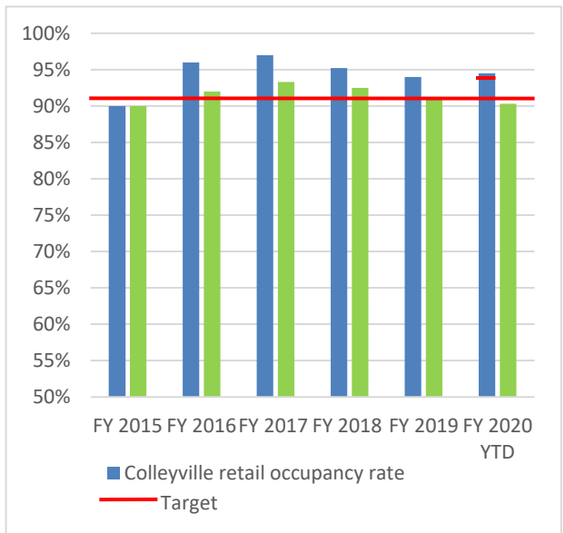


Colleyville Center

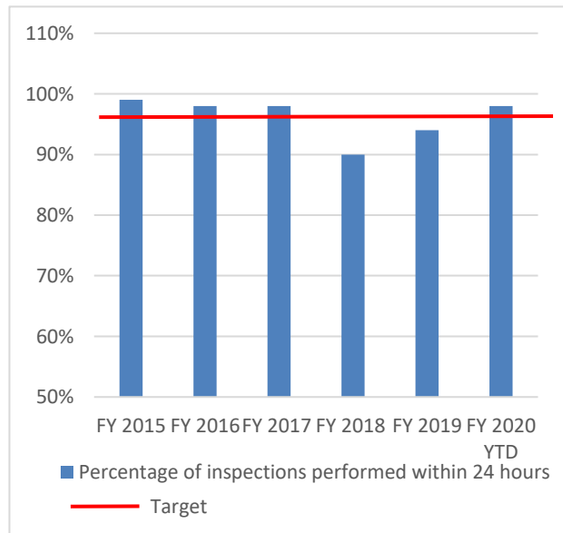


Dashboard: Development & Infrastructure
FY 2020 Q3

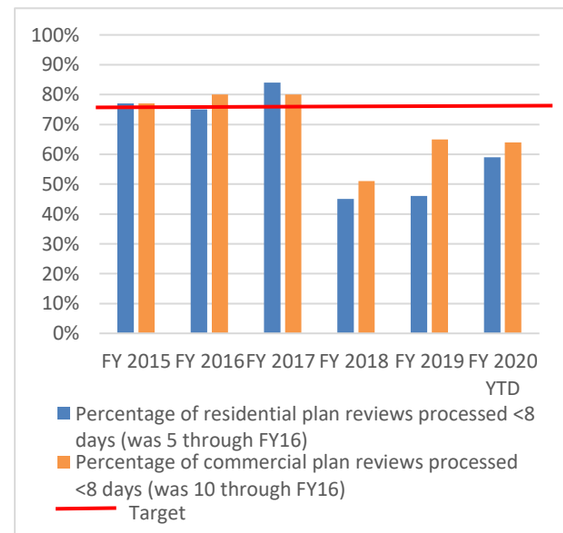
Retail & Office Occupancy Rate



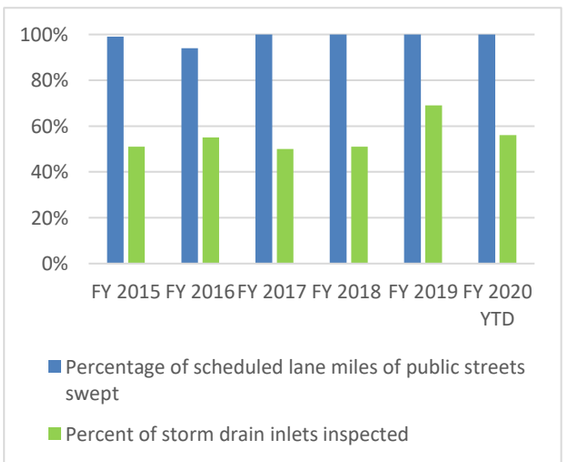
Inspections Performed within 24 hours



Plan Review & Inspections Timeliness

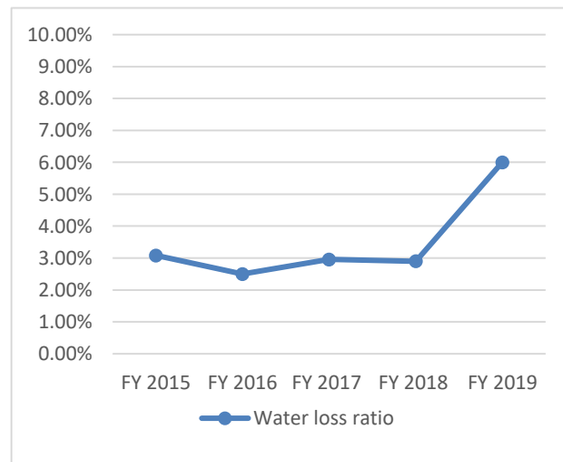


Stormwater & Drainage

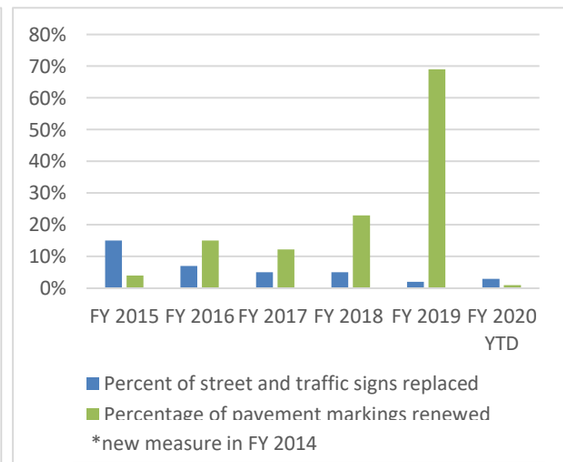


*annual measure

Water Loss Ratio



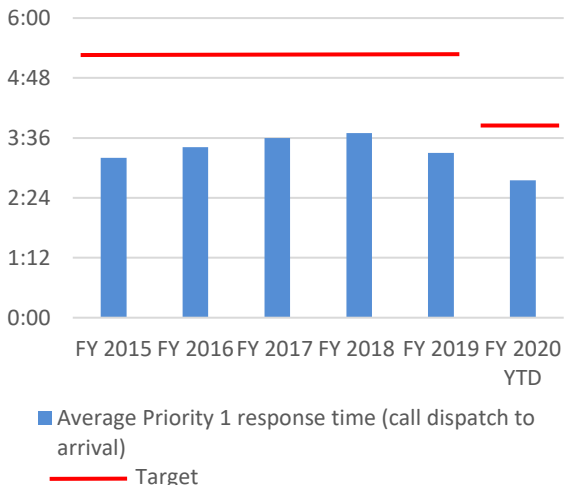
Street Maintenance



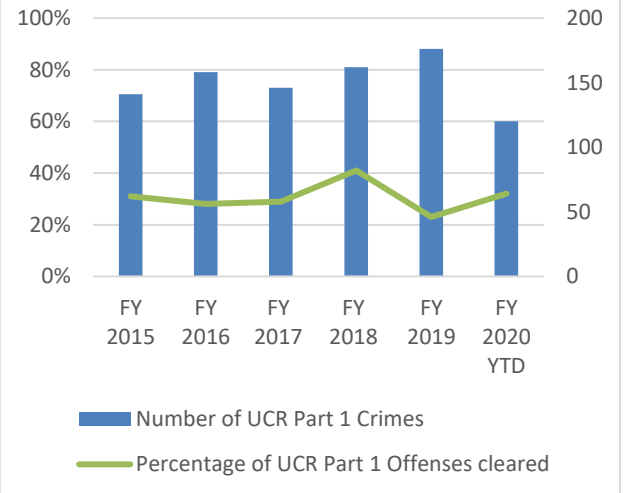
*new measure in FY 2014

Dashboard: Public Safety
FY 2020 Q3

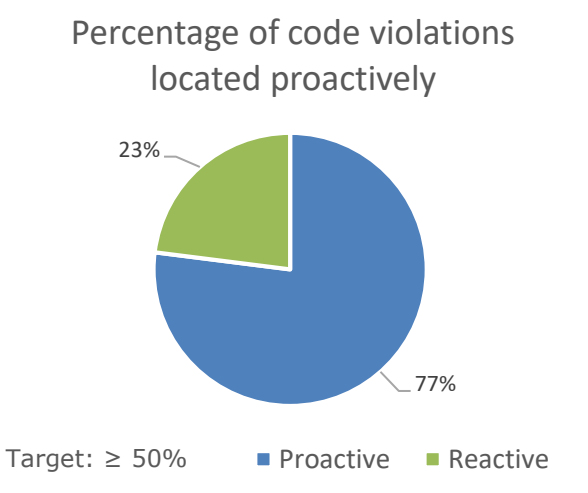
Police Response Time



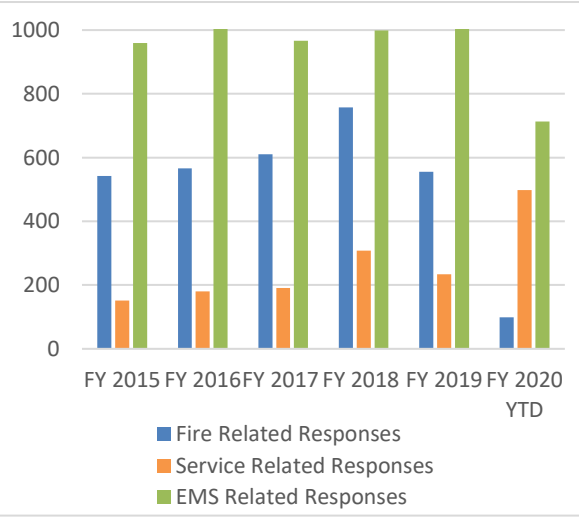
UCR Part 1 Crimes



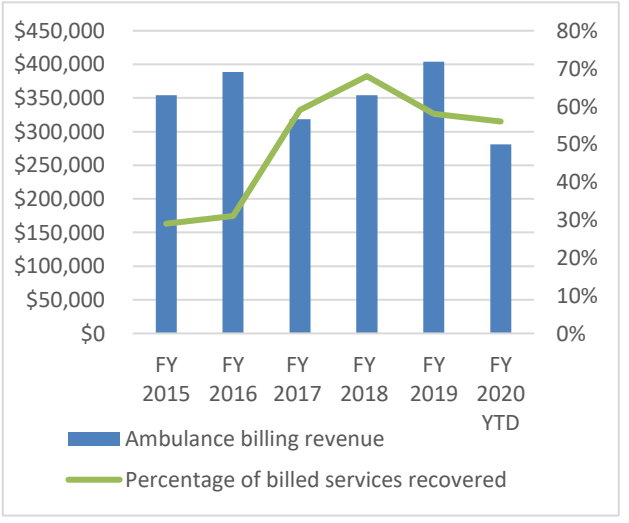
Code Enforcement



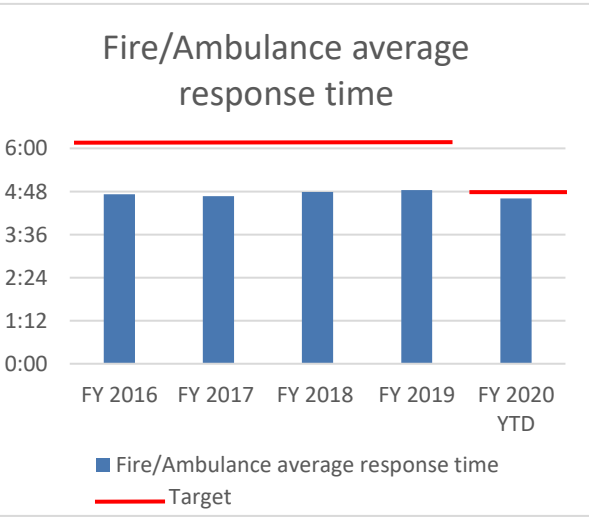
Fire & EMS Responses



Ambulance Billing



Fire Response Time



RESOLUTION R-20-4533

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF SEPTEMBER 1, 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 ON THIS THE 1ST DAY OF SEPTEMBER 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