



City of Colleyville City Council Agenda

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

Tuesday, October 6, 2020

**WORKSESSION
5:00 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

CALL TO ORDER

- WS-1** Continued discussion of the Northern Gateway property
- WS-2** Discussion on stormwater fee methodology next steps
- WS-3** Discussion of the International Building Code and Contractor Registration ordinance
- WS-4** Discussion of the October 6, 2020 City Council regular agenda items

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

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

Section 551.071 - Legal - Consultation with attorney regarding contemplated and/or pending litigation, including: Glade Road eminent domain case for Parcel 150

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities, including: Acquisition of real property along SH26 and acquisition of real property on Glade Road for Water 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

**REGULAR MEETING
7:30 P.M.**

INVOCATION: Pastor Sterling Wilborn, Journey Church**PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt****2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-20-4537****3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS****Announcements of civic and charitable events****Presentation of calendar events and updates****Announcements of awards and recognition**

Recognition of Emergency Management Coordinator Kenny Phillips -
Mayor Richard Newton and Fire Chief Mark Cantrell

4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-20-4538

4a Approval of the minutes of the regular City Council meeting of September 15, 2020

4b Approval of a Construction Services Agreement with Texas Materials Group, Inc. ("Texas Bit"), for the Pleasant Run Road Rehabilitation (John McCain to North City Limits) Project, in an amount not to exceed \$3,228,303.66 and a contingency amount not to exceed \$100,000.00, and authorizing the City Manager to execute the agreement

4c Approval of a Construction Services Agreement with Tegrity Contractors, Inc. for the Senior Center Exterior Renovations Project, in an amount not to exceed \$82,777.00 and a contingency amount not to exceed \$25,000, and authorizing the City Manager to execute the agreement

4d Approval of an Interlocal Agreement with Tarrant County for the rehabilitation of various streets as identified in the agreement and authorizing the City Manager to execute the agreement

5. ORDINANCE(S): FIRST READING AND PUBLIC HEARING**5a Ordinance O-20-2139**

Consideration of a zoning change request from the AG Agricultural to R-40 Single Family Residential district on Lot 7, Mrs. Eva Paul's Subdivision, located at 1101 Tinker Road, Case ZC20-017

5b Ordinance O-20-2140

Consideration of a Special Use Permit for a fence to extend into the required street side yard on Lot 4, Block 6, Creekside at Colleyville, Phase 3, located at 4000 Campania Court, Case ZC20-018

5c Ordinance O-20-2141

Consideration of a Special Use Permit for a fence to extend into the required street side yard on Lot 4, Block 7, Creekside at Colleyville, Phase 3, located at 3508 Cheval Blanc, Case ZC20-020

5d Ordinance O-20-2142

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 9, Creekside at Colleyville, Phase 3, located at 3501 Alsace Avenue, Case ZC20-019

5e Ordinance O-20-2143

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 18, Block 9, Creekside at Colleyville, Phase 3, located at 3500 Lejoie Lane, Case ZC20-021

6. TABLED: ORDINANCE(S) 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

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

7. RESOLUTION(S): READING AND PUBLIC HEARING**7a Resolution R-20-4539**

Amending Resolution R-20-4515 designating electioneering locations at and adjacent to the Colleyville City Hall/Library polling place; providing for a map of the electioneering locations, and providing for electioneering at said locations

8. CITIZEN COMMENTS**9. REPORTS**

June 22, 2020 Planning and Zoning Commission Worksession Minutes

June 22, 2020 Planning and Zoning Commission Minutes

July 13, 2020 Planning and Zoning Commission Minutes

10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, OCTOBER 6, 2020 - READING AND PUBLIC HEARING - RESOLUTION R-20-4540**11. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, October 2, 2020* by 5:00 p.m.

Christine Loven, TRMC
City Secretary

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

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

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



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number WS-1

Agenda Date 10/6/2020

Type Worksession

Department City Secretary

Title

Continued discussion of the Northern Gateway property

Explanation

On August 18, 2020, Masterplan, the City's consultant, provided a presentation reviewing other development project examples to highlight what worked well, what did not work well, and what lessons might be applicable to consider in Colleyville. Masterplan also sought initial input from the City Council on what components and property uses they would like to consider for the Northern Gateway property.

This agenda item provides for continued discussion of the Northern Gateway property and its potential uses. Masterplan will provide a presentation (attached) that seeks greater detailed feedback on the various potential uses and components that are being considered. Following the presentation, an interactive activity will be conducted to conceptualize site constraints and possibilities. To conclude the discussion, an exercise prioritizing the different options will be conducted.

All feedback from the City Council will then be used to develop several conceptual site plan options that will be brought back for review and feedback. The intent is to develop and refine conceptual site plan options that can then be shared at a variety of public engagement meetings, to seek community input.

Attachments

1. Northern Gateway Presentation - October 2020



Masterplan

Dallas Cothrum, Ph.D.



City of Colleyville Northern Gateway Visioning

City Council Worksession
October 6, 2020

Colleyville Northern Gateway Project

- Goal: Seek Council discussion and feedback on development scenarios and project vision



Northern Gateway Project Site

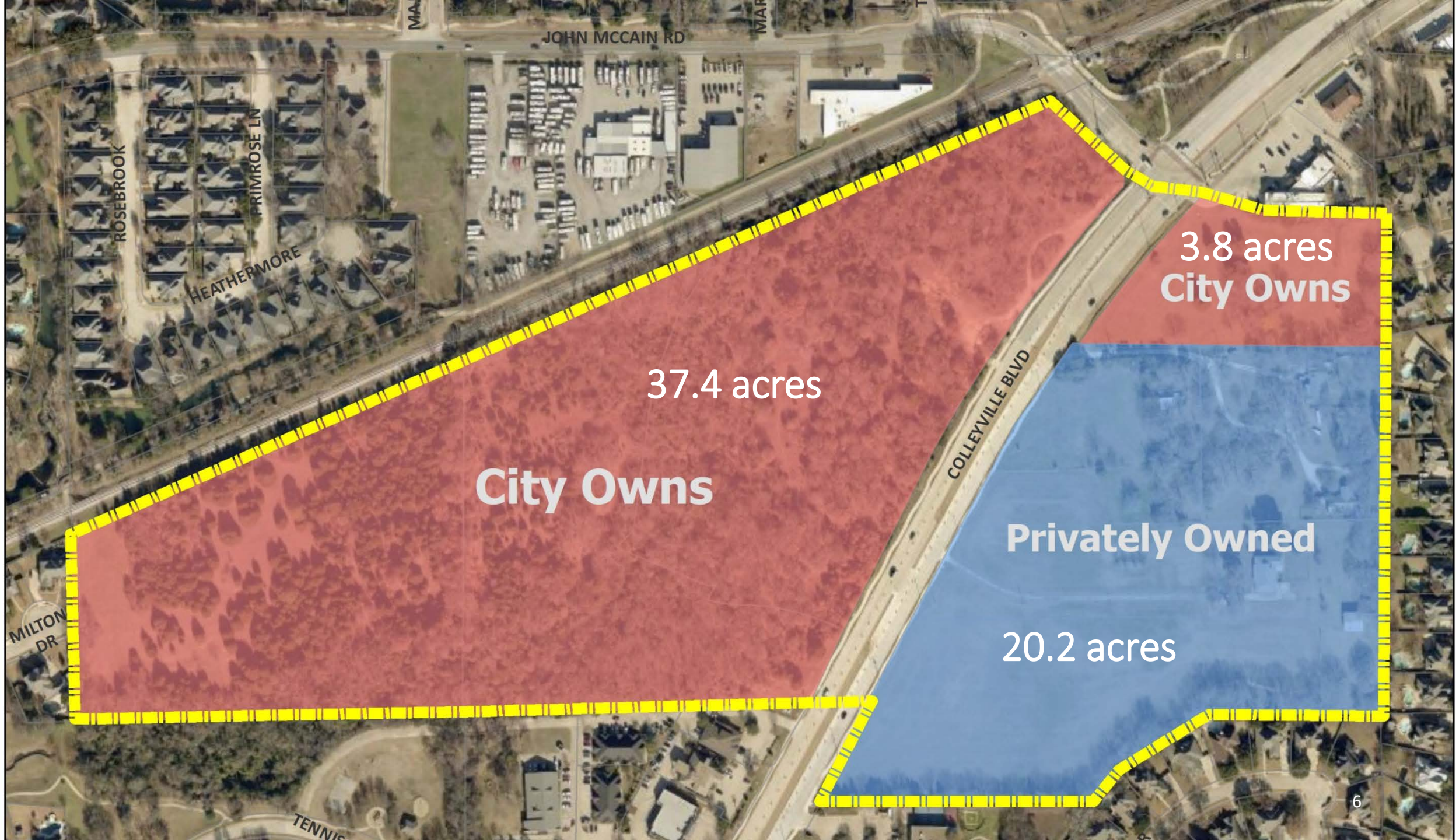
61.3 acres

Colleyville Northern Gateway Vision

- What do you want to develop here?
 - Unique to Colleyville
 - Quality development
 - Family-friendly community space
 - Access to open space and trails
 - Premier dining and shopping options
 - Recreation/community facilities

What works?

- Common ownership
- Excellent mix of users, price points, and land uses
- Lots of doors; carefully consider any large users to ensure project and quality fit
- Great architecture with lots of detail
- Landscaping, both hard and soft
- Modest signage
- Surface parking (overflow hidden)
- Family friendly
- Cross shopping
- Variety of users (need people there multiple times a week for this to be a success)
- Everyday shopping and special events
- Food across price points and dining styles



JOHN MCCAIN RD

ROSEBROOK

PRIMROSE LN

HEATHERMORE

MILTON DR

TENNIS

COLLEYVILLE BLVD

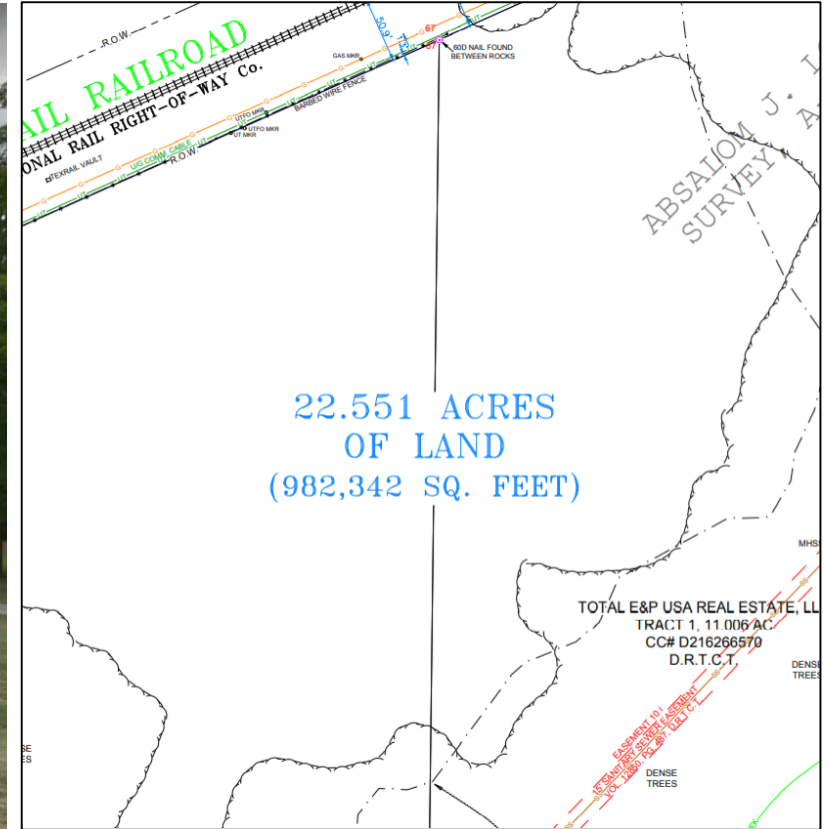
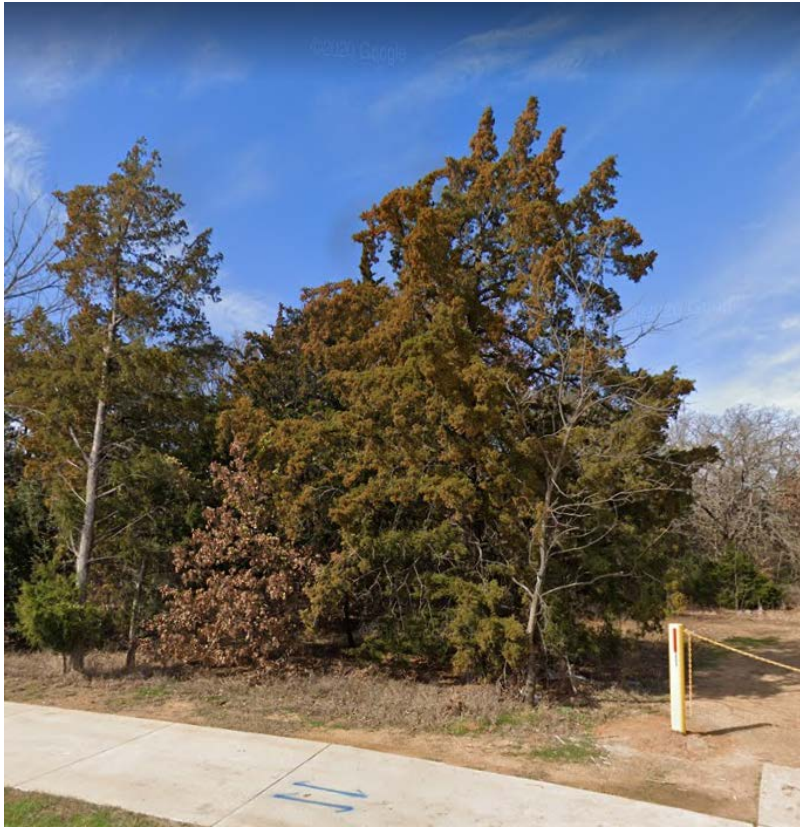
37.4 acres

City Owns

3.8 acres
City Owns

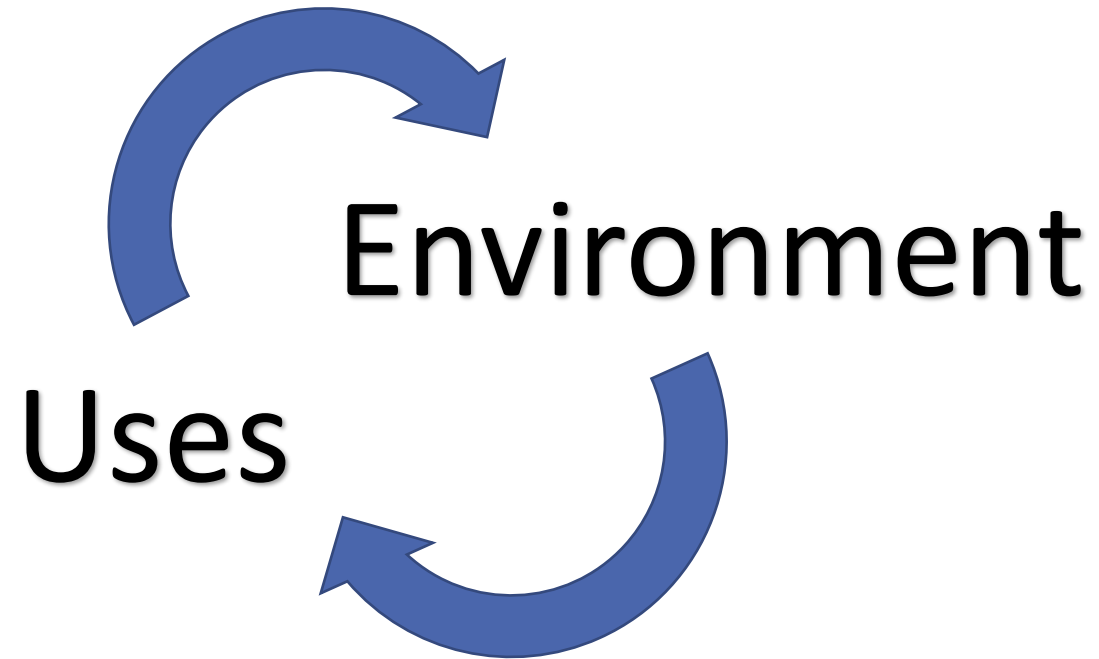
Privately Owned

20.2 acres



- Embrace natural features (creek, wooded area)
- Outdoor/active lifestyle
- Unique to Colleyville

Development Preferences



Preferred Development Types

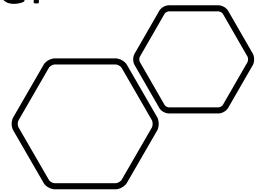
- Entertainment/place-making
- Open space/outdoor recreation
- Public Plaza/great lawn
- Temporary uses
- Restaurant/retail
- Hotel
- Office
- Parking



- The Hub 30A - Florida
- 3.5 acres
- Mixed use entertainment development
- Substantial parking user
 - 250-400 spaces



- Pin Stack – Plano, Allen, Irving
- 5.2 acres
- Family entertainment center

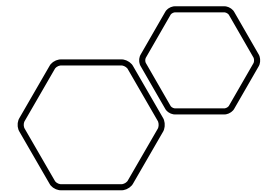


Development Type – Entertainment Place-making



- Connection to Cotton Belt Trail
- Thoughtful open space and landscaping
- Tree preservation and landscape buffer

- Katy Trail - Dallas

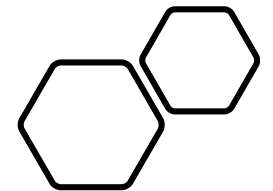


Development Type – Open Space/Outdoor Recreation



- Centerpiece feature
- Flexible event space
- Community gathering space

- Sundance Square – Fort Worth
- 1.3 acres



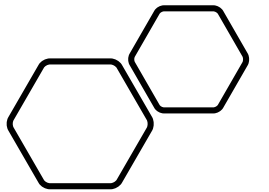
Development Type – Public Plaza/Great Lawn



- Truck Yard – Dallas/Plano
- 0.42 acres



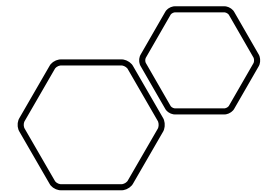
- Mutt's Cantina – Dallas
- 2.6 acres



Development Type – Temporary Uses



- Preferred restaurant user/types?
- Preferred retail users/types?
- How large can single building be?
- How large can single retailer be?



Development Type – Restaurant/Retail

- Aloft Las Colinas
- 2.8 acres
- 136 rooms



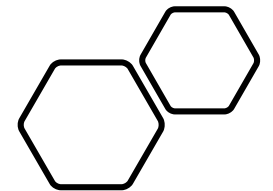
- Southlake Town Square Hilton
- 3.79 acres
- 248 rooms



- The Joule Dallas
- 1.02 acres
- 129 rooms



- How large/tall?
- Number of rooms?
- Shared public parking or private parking?



Development Type – Hotel

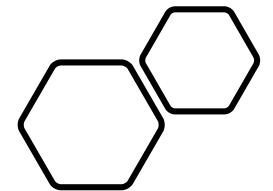
- Snider Plaza - Dallas



- How large can single building be?
- How tall?
- Key for multiple users at different times of day



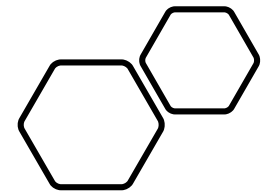
- Common Desk - Plano



Development Type – Office



- Allocation of parking
 - How much land used for parking?
- Surface parking
 - 150-175 spaces/acre
 - Consumes most developable land
- Structured parking
 - How tall?
- Underground parking
 - Expensive but good for aesthetics



Development Type - Parking



Roadmap/Future Discussion

- ✓ Discovery/what works?
- ✓ City vision for project
- ✓ Use and Development preferences
- ☐ Conceptual Planning
- ☐ Development of scenarios and opportunities
- ☐ Special District Review Board
- ☐ Zoning regulations to ensure quality development
 - ☐ Solve for parking
 - ☐ SUP for certain uses



Masterplan



City of Colleyville City Council Agenda Briefing

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Agenda Number WS-2

Agenda Date 10/6/2020

Type Worksession

Department Public Works

Title

Discussion on stormwater fee methodology next steps

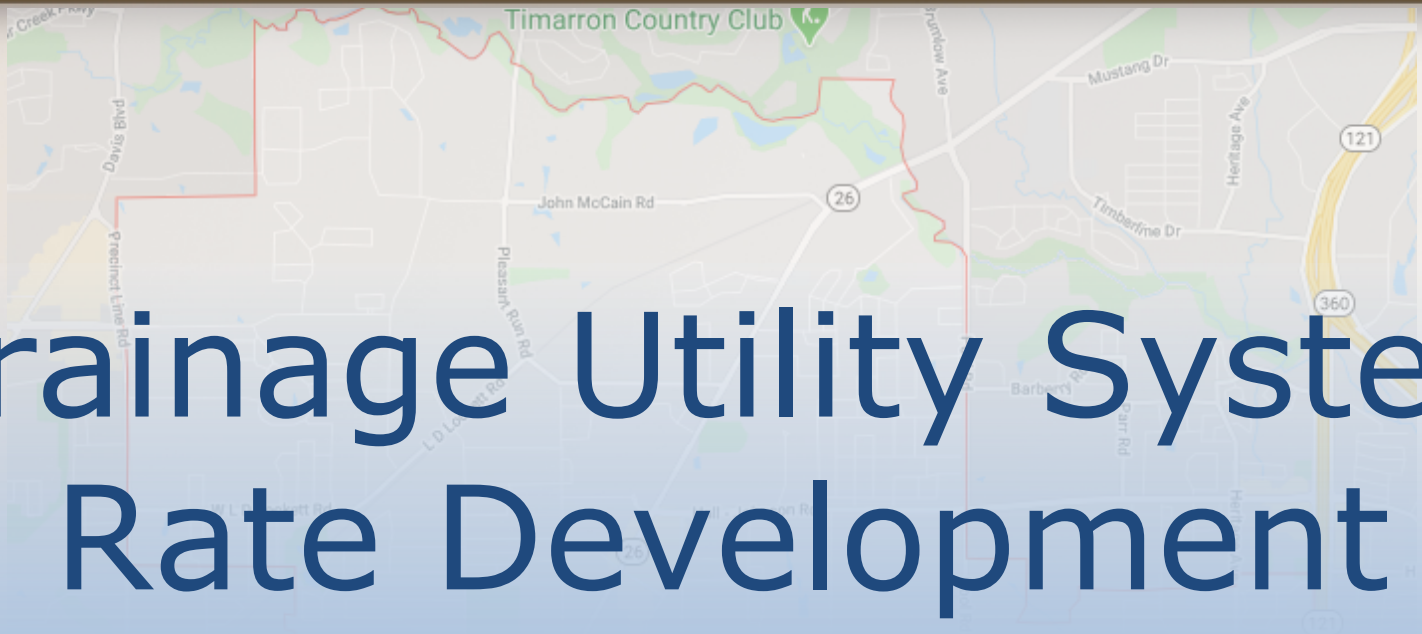
Explanation

Colleyville was one of the first cities in north Texas to adopt a drainage utility, and had very little precedent upon which to develop the program and establish the schedule of fees, so it was determined land use would be the basis for fees. Over the years, as more cities have established drainage utilities, the most commonly accepted methodology, and the most equitable, is based on runoff, which is a function of impervious surface on a parcel of land.

In order for City Council to determine if a change of methodology is desired, staff is proposing to analyze all 10,000 parcels within the City limits before discussing rate changes in the future. By completing this analysis in house, the City will save money.

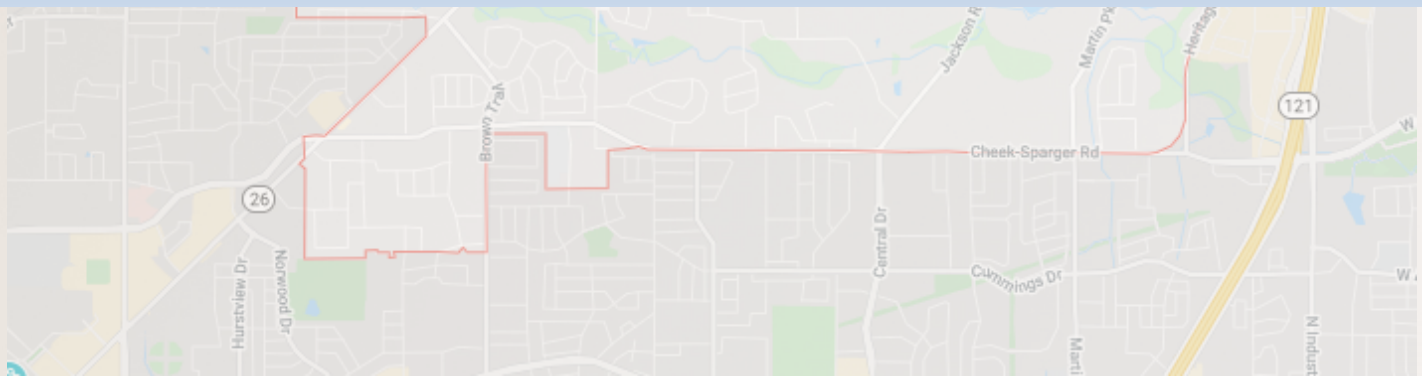
Attachments

1. Presentation

A map of the Colleyville area is shown in the background. It includes roads like Davis Blvd, Pleasant Run Rd, John McCain Rd, Mustang Dr, Heritage Ave, Timberline Dr, and Barberry Dr. It also shows the Timarron Country Club and various highways like 26, 121, and 360. A red line outlines a specific area of interest.

Drainage Utility System Rate Development

October 6, 2020



Drainage Utility System



Provide additional revenue source to:

1. Fund capital stormwater projects needed to provide for adequate drainage and protect property from flooding.
2. Pay for operation and maintenance of the existing drainage systems.
3. Pay for those federally mandated requirements of the Clean Water Act and the Texas Commission on Environmental Quality (TCEQ) stormwater permit.

Drainage Utility Recap



- Current flat rate is \$7.00 per month for residential.
- Current rate structure disparity within classes of residential and commercial properties.
- Restructure the drainage utility fee based on impervious areas.

Discussions



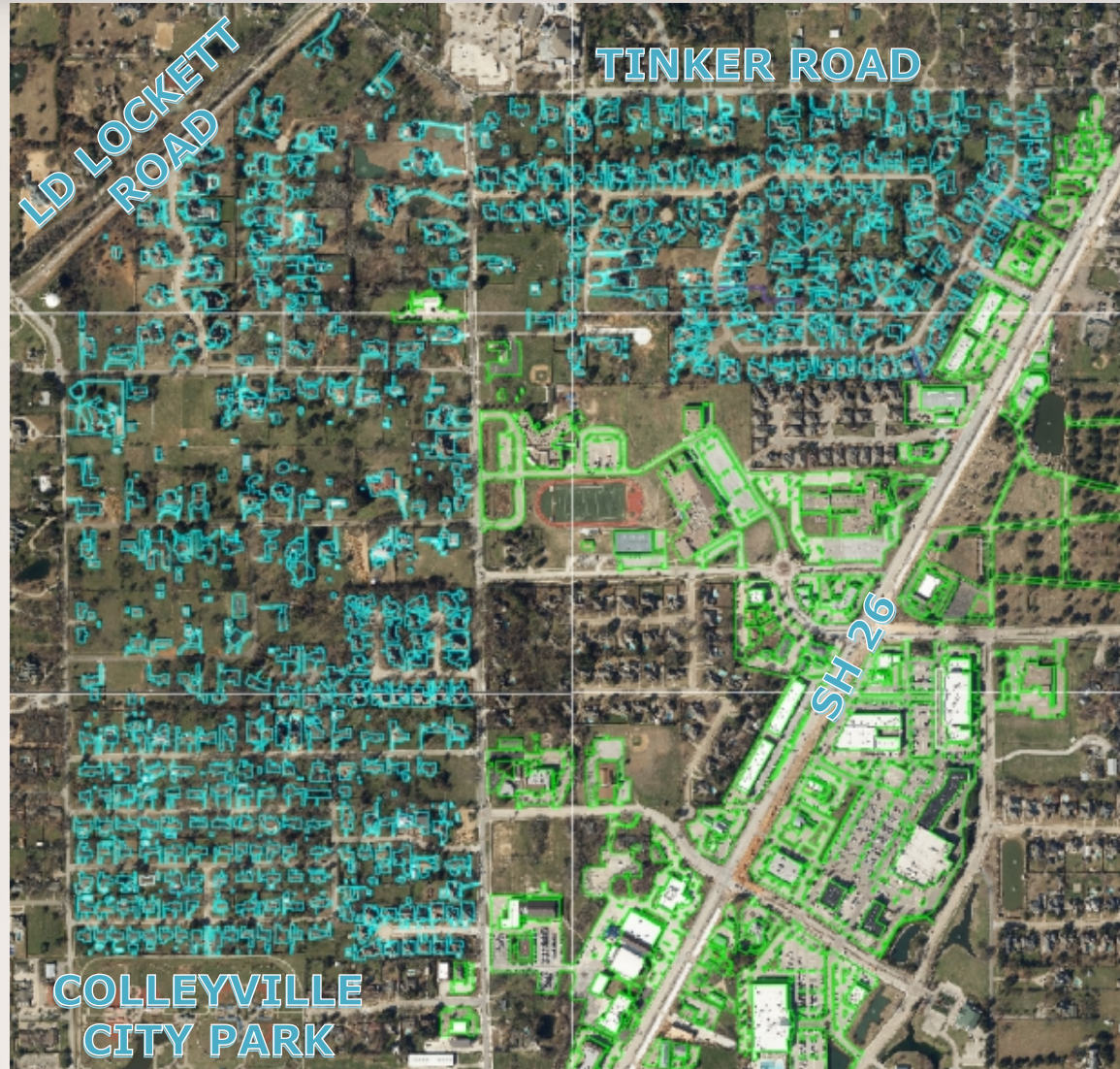
Notes from Council Workshop on August 4, 2020:

- Develop a **baseline** for changing to an impervious area structure.
- Baseline should be based on current revenues and **average residential impervious area** for the City.

Next Steps



- Setting a City-wide baseline
- Analyzing 9,000 +/- Residential Lots
- In-house impervious analysis
- Potential saving of \$80K
- 4 to 5 months to complete analysis



Questions?





City of Colleyville City Council Agenda Briefing

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Agenda Number WS-3

Agenda Date 10/6/2020

Type Worksession

Department Community Development

Title

Discussion of the International Building Code and Contractor Registration ordinance

Explanation

The contractor registration ordinance is a modification to the existing statute and contains new provisions that allow for the suspension or revocation of negligent contractors. The enhancements will provide protections for Colleyville business and home owners, as well as deter unscrupulous contractors.

The adoption of the 2018 International Codes is necessary for the City to maintain its approved rating with the Insurance Services Office (ISO), which is an assessment of the Building Department that is used by some insurance underwriters. Adopting updated building codes demonstrates the City's progressive stature and allows for inclusion of modern construction methods and materials that are used in new homes and businesses.

Attachments

1. IBC & Contractor Registration Code Adoption
2. DRAFT - Contractor Registration Ordinance

International Building Code and Contractor Registration Ordinance Review



City Council Worksession October 6, 2020

This evening we will discuss two items:

- 1) Contractor Registration Ordinance
- 2) Adoption of the 2018 International Building Codes

Contractor Registration Ordinance



PURPOSE

- Provides statutory authority to require contractors to register
- Provides statutory authority to assess a fee for contractors
- New provisions allow for suspension or revocation of contractors who demonstrate acts of negligence or incompetence
- Appellate rights are granted to contractors for any punitive action taken
- Appoints the ZBA as the Building Board of Appeals to hear any appeals filed by affected contractors

Contractor Registration Ordinance



REAL COLLEYVILLE EXAMPLES

- A residential remodel contractor was fired by both homeowners (on the same street) while the project was in the framing stage. Incompetencies were demonstrated for lack of supervision of sub-contractors, failure to follow approved plans, invoicing extras for standard activities, and liens placed by material suppliers.
- A widowed homeowner paid a plumbing contractor \$2,500.00 in advance for work related to adding a bathroom. The contractor did not return.

Contractor Registration Ordinance



REAL COLLEYVILLE EXAMPLES (cont.)

- In 2014, a homebuilder abandoned work on a new home that was in the framing stage and left the owner to finish the work themselves. This was a repeat action for two homes under construction in a neighboring city. Two years later, he registered under a new business name and obtained permits for two new homes. He was subsequently fired by both homeowners who ultimately had to deal with contractor liens while finishing the homes themselves.
- A roofing contractor was paid to install upgraded asphalt shingles, but instead, installed basic Class I shingles and retained the difference of what the homeowner paid in addition to the insurance payment.

Contractor Registration Ordinance



BENEFITS

- Protect Colleyville homeowners
- Identify bad actors
- Deter offenders from repeating acts
- Provides expectations for performance by contractors

NOT COVERED

- This ordinance does not attempt to regulate issues involving workmanship or disputes related to contract law

Adoption of the 2018 International Codes



Adoption of the 2018 International Codes



- Building Code (IBC)
- Residential Code (IRC)
- Energy Conservation Code (IECC)
- Plumbing Code (IPC)
- Fuel Gas Code (IFGC)
- Mechanical Code (IMC)
- Fire Code (IFC)
- Swimming Pool and Spa Code (ISPSC) – NEW
- Existing Building Code (IEBC) – NEW
- 2020 National Electric Code (NEC)

Adoption of the 2018 International Codes



CURRENT CODES AND RECENT EDITIONS

- Colleyville currently operates under the 2012 International Codes and 2014 National Electric Code. The 2015 Energy Code was adopted in early 2016 because it was mandated by the state
- Colleyville did not adopt the remainder of the 2015 International Codes because there were not enough substantial code changes from the 2012 editions that warranted such action

Adoption of the 2018 International Codes



BACKGROUND

- Building and construction codes have been implemented since 1928 and the three major code groups merged to publish a single set of codes in the year 2000 – International Codes.
- International Code Council (ICC) develops and prints the model codes
- Proposed code changes are submitted to ICC annually by any person or group
- Code changes are ratified by a majority vote at the ICC code hearings and new codes are published every three years

Adoption of the 2018 International Codes



REASONS FOR ADOPTING UPDATED CODES

- Maintain the City's approval rating with the Insurance Services Office, Inc. (ISO). The rating is distributed by ISO for use by property/casualty insurers to assist in their insurance underwriting and premium development programs for residential and commercial properties
- Ensures and enhances the sustainability of the built environment for the City through review and enforcement of updated construction codes
- Promotes protection of the health, safety, and welfare of the general public

Adoption of the 2018 International Codes



REGIONAL CODE AMENDMENTS

- Regional code amendments are organized through the North Central Texas Council of Governments (NCTCOG) and facilitated by code officials
- Promotes standardization of model construction codes for the region to:
 - simplify the construction process for contractors, owners, and designers
 - encourage common code interpretations
 - facilitate the mobility of contractors
 - reduce training and construction costs
- Reduces costs for business and home owners by easing code rules

Adoption of the 2018 International Codes



AREA CITIES ADOPTION OF THE 2018 I-CODES

- Bedford
- Coppell
- Flower Mound
- Keller
- NRH
- Southlake

Adoption of the 2018 International Codes



EXAMPLES OF MAJOR CODE CHANGES

Commercial (IBC)

- Occupant load for a Business (office) occupancy type is now calculated at 1:150 vs. previous requirement of 1:100
- Storm shelter provisions are clarified for occupant loads served and shelter location on site

Residential (IRC)

- Work that involves only the exterior surface of dwellings (re-roofing or windows) or work related to replacement or repair of plumbing or mechanical equipment no longer triggers the requirement for smoke and CO detectors to be installed throughout
- New smoke detector clearance requirements from cooking appliances in kitchens
- New tables address alternative wood stud heights and requirements in high wind areas

Adoption of the 2018 International Codes



EXAMPLES OF MAJOR CODE CHANGES

Plumbing Code (IPC)

- Revisions to the minimum number of plumbing fixtures based on occupancy type
- Plastic pans not permitted under a gas-fired water heater

Fuel Gas Code (IFGC)

- New minimum clearance chart for terminations of direct vent appliances
- Arc-resistant CSST gas piping must be electrically bonded to an effective ground fault path

Mechanical Code (IMC)

- Piping support spacing has changed for maximum horizontal and vertical spans
- Mechanical ventilation revisions added for enclosed public parking garages

Adoption of the 2018 International Codes



EXAMPLES OF MAJOR CODE CHANGES

Fire Code (IFC)

- Required fire sprinkler protection expanded to Group E Occupancies
- New provisions for illumination of exit path of travel

Energy Code (IECC)

- Change in definition for mass walls when calculating r-values
- New provisions for air ducts that are partially or completely covered in insulation

National Electric Code (NEC)

- New provisions for electric service emergency disconnecting means for new homes – First responders
- Provisions for wireless smoke detectors which meet definition for being inter-connected

Adoption of the 2018 International Codes



NEW 2018 CODES FOR ADOPTION

Swimming Pool and Spa Code (ISPSC)

- Provisions were previously included in the Building Code and the Residential Code
- Expanded requirements for public pools, water parks, public exercise spas
- Expanded requirements for private pools related to safety features for pool floors, diving equipment, slides, entry and exit points, and water circulation system

Existing Building Code (IEBC)

- Applicable to commercial buildings
- Provides compliance paths for alterations, additions, and repairs of existing buildings
- Options for code compliance related to means of egress, windows, doors, fire protection separations, and historic buildings

Discussion

ORDINANCE O-20-xxxx

AMENDING CHAPTER 18 – BUILDINGS AND BUILDING REGULATIONS, ARTICLE 1 – IN GENERAL OF THE CODE OF ORDINANCES OF THE CITY OF COLLEYVILLE, TEXAS BY AMENDING SECTION 18-1 CONTRACTOR LICENSE; SECTION 18-19 CONTRACTOR REGISTRATION; ESTABLISHING A CONTRACTOR’S BOARD OF APPEALS; PROVIDING A PENALTY CLAUSE; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERIBILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville Texas is a home rule city acting under its power adopted by the electorate pursuant to Article XI Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council has determined in order to protect its citizens and to assure contractors who perform work in the City meet community standards for personal conduct and business practices, it is necessary to require registration of construction contractors; and

WHEREAS, the City Council has determined the registration of certain contractors within the City will more effectively maintain lines of communication between City officials and the contractors and will allow the City officials an avenue to keep contractors updated on changes in laws and regulations applicable to construction work within the City; and

WHEREAS, the City Council deems it is necessary to adopt these regulations to promote the health, safety, and welfare of the citizens of Colleyville, and the public in general.

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

Sec. 1. THAT Section 18-1 of the Colleyville Code of Ordinances is hereby deleted and amended to read as follows:

Section 18-1. Reserved.

Sec. 2. THAT Section 18-19 of the Colleyville Code of Ordinances is amended in its entirety to read as follows:

DIVISION V. – CONTRACTOR REGISTRATION**Sec. 18-19.**

(a) *Registration required.* It shall be unlawful for any person, firm, or corporation to engage in the business of building construction in the city unless such person, firm or corporation is the holder of a valid registration with the city to perform such work. In extending the rights and privileges of such registration, the City of Colleyville makes no statement of the technical competency of those registered, and no manner of license is proffered.

(b) *Registration requirements.* Applicants for registration as a contractor shall file with the Building Official or authorized designee an application setting forth the names of the person or persons who are the owners of the business or who are the officers of the firm, and the name and address of the persons who are responsible for the business. Supporting documents required for registration shall be at the discretion of the Building Official and may include copies of the principal driver's license, insurance, etc.

(c) *Definitions.* - The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

General Contractor means a person, firm, association, or corporation that performs or contracts work for hire within the city for which a permit is required including, but not limited to, work that is required or useful for the construction, repair, alteration, removal, or demolition of a structure, sign, fence, street, or of an appurtenance that connects to the city's water or sewer service. A *General Contractor* does not include a *Trade Contractor* as defined in this section.

Trade Contractor means a contractor or subcontractor who is licensed by the state including the following:

- *Electrical Contractor* means a contractor who performs work as defined in Chapter 1305 of the Texas Occupations Code.
- *Irrigation Contractor* means a contractor who performs work as defined in Chapter 1903 of the Texas Occupations Code.
- *Mechanical Contractor* means an air conditioning and refrigeration contractor as defined in Chapter 1302 of the Texas Occupations Code.
- *Plumbing Contractor* means a contractor who performs work as defined in Chapter 1301 of the Texas Occupations Code.

- *Water Well Drillers and Pump Installers* means a contractor who performs work as defined in Chapters 1901 and 1902 of the Texas Occupations Code.

(d) *Fee*. General contractors shall pay an annual registration fee. The fee shall be established by ordinance of the City Council, and referred to in Section 22-27 – License and fee requirements for certain building contractor trades and professions, and must be paid, in full, in advance of registration.

Exception: A homeowner performing construction work on their homestead as registered with the local Appraisal district.

(e) *Issuance of permits*. The Building Official or authorized designee shall examine, or cause to be examined, applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the Building Official or authorized designee shall reject such application in writing, stating the reasons. If the Building Official or authorized designee is satisfied the proposed work conforms to the requirements of the Code, laws and applicable ordinances, the Building Official or authorized designee shall issue a permit as soon as practicable. Such permit shall not be issued to a general contractor not currently registered with the City, nor to a trade contractor not currently valid under State licensing requirements.

(f) *Suspension or revocation of registration*. A registration may be suspended for any of the following reasons:

- (1) The contractor fails to request and obtain a final inspection approval prior to the expiration of the permit;
- (2) The contractor allows use or occupancy of the structure for which a permit was obtained without first obtaining the required authorization from the city;
- (3) The contractor has been found to have been negligent in the performance of the work;
- (4) The contractor has demonstrated actions and/or behavior that constitutes malfeasance, nonfeasance, or maliciousness;
- (5) The contractor permits work to be performed by unlicensed trades for which State licensing requirements are in effect;
- (6) The contractor fails to provide updated permit information within thirty (30) days of any changes to plans or sub-contractors listed; and
- (7) The contractor transfers or permits the use of a contractor's registration by another person, firm, or corporation

- (g) *Appeal - actions.* A contractor whose registration has been suspended may appeal the action of the Building Official through a written request to the Director having authority over the department. Any request for appeal shall be filed within fifteen (15) calendar days from the date that the suspension commenced. Subsequent appeals of the Director's decision shall be in writing to the Building Board of Appeals (the Board). In the case of an appeal to the Board, the action of the Building Official or authorized designee and/or the Director shall stand until the case is heard.

After hearing the case, the Board may take the following action:

- (1) Affirm the suspension;
- (2) Override the suspension and reinstate the registration of the contractor;
- (3) Affirm the suspension, but waive any or all of the reinstatement requirements set forth in subsection (h);
- (4) Affirm the suspension and require conditions for reinstatement in addition to those set forth in subsection (h) including, but not limited to, prohibiting reinstatement for up to six months.

- (h) *Reinstatement.* A contractor whose registration has been suspended may reapply for registration provided the following are met:

- (1) All circumstances leading to the suspension have been corrected;
- (2) The contractor reapplies for registration;
- (3) The registration fee is paid; and
- (4) Any additional conditions set by the Board are met.

- (i) *Creation of Building Board of Appeals.* There is hereby created a Building Board of Appeals. The Building Board of Appeals shall consist of the same members and officers as the Zoning Board of Adjustment (ZBA).

- (1) *Authority* – The Building Board of Appeals shall have the authority to work with contractors and hear cases relating to the requirements of the adopted model International Codes and National Electric Code by hearing and deciding on reasonable interpretations of the provisions of all prevailing codes contained within Chapter 18 of the Code of Ordinances of the City of Colleyville and the Fire Code contained in Chapter 46 of the Code of Ordinances. The Building Board of Appeals shall have the authority to make a correct determination of any appeal arising from actions of the administrative authority, determine the suitability of alternate materials and methods of construction, consider and decide on complaints or suggestions relating to any of the building trades regulated by the prevailing codes contained within Chapter 18

and Chapter 46 of the Code of Ordinances of the City of Colleyville. The Board may make recommendations to the City Council on changes in, or additions to, the current policies and procedures of the City that relate to the building trades.

- (2) *Quorum and Organization* – The Building Board of Appeals shall operate under the same established parameters as the ZBA for procedures involving a quorum and organization alignment.
- (3) *Meetings, Hearings and Rules of Procedures* – The Building Board of Appeals shall function under the same established parameters as the ZBA for meetings, hearings, and rules of procedures.
- (4) *Appeal Procedure* – A person may submit a request for an appeal to the Building Board of Appeals by filing said request with the Building Official or authorized designee. Each request shall be accompanied by a non-refundable filing fee. The filing fee shall be equal to the ZBA variance/appeal fee as established by the adopted fee schedule. In addition to considering an appeal request of an applicant, the Board shall be authorized to solicit testimony and advice from recognized professionals within the applicable building construction trades. No decision of the Board shall in any way have an effect as to amend the prevailing codes and ordinances of the City of Colleyville.
- (5) *Fees* – No action shall be taken on any application submitted to the Board until all applicable fees have been paid in full. No refund of any application fee shall be made after the request has been advertised and scheduled for consideration by the Board.
- (6) *Public Hearing* – No action to approve or deny any application shall be taken until the Board has held a public hearing and received comment.
- (7) *Appeal to City Council* – The decision by the Building Board of Appeals shall be final, unless the applicant submits a written notice of appeal within ten (10) days from the date of the action by the Board. Each request shall be accompanied by a non-refundable filing fee. The filing fee shall be equal to the ZBA variance/appeal fee as established by the adopted fee schedule. The enforcement official shall place the applicant's appeal request on the next available agenda for consideration by the City Council. The City Council shall have the authority to overrule any decision of the Board which it feels is not in the best interest of the City.

(j) *Suspended Contractor Registering Under Different Name.* A person, firm, or corporation suspended as a contractor in accordance with Section (f) of this ordinance shall not be eligible for a new registration under an altered business name or other related entity unless reinstated under the provisions of Section (h) of this ordinance. This provision shall include the consideration of prima-facie evidence of intent to circumvent the intent of contractor suspension.

- Sec. 3. THAT any person, firm or corporation who violates, disobeys, omits, neglects, or refuses to comply with; or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$ 2,000.00) for all violations involving zoning, fire safety, or public health and sanitation, including dumping or refuse, and shall be fined not more than five hundred dollars (\$500) for all other violations of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.
- Sec. 4. THAT this ordinance shall be cumulative of all provisions of ordinances of the City of Colleyville, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.
- Sec. 5. THAT it is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause sentence, paragraph, or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.
- Sec. 6. THAT all rights and remedies of the City of Colleyville are expressly saved as to any and all violations of the provisions of any ordinances affecting the regulation and control of the use, occupancy, maintenance, repair, design, construction, and quality of materials for buildings and structures within the City which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending

litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance, but may be prosecuted until final disposition by the courts.

Sec. 7. THAT this ordinance shall be in full force and effect from and after its passage and publication as required by law and not prior to November 17, 2020.

AND IT IS SO ORDERED.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE ON THIS THE 17TH DAY OF NOVEMBER, 2020.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

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 WS-4

Agenda Date 10/6/2020

Type Worksession

Department City Secretary

Title

Discussion of the October 6, 2020 City Council regular agenda items



City of Colleyville City Council Agenda Briefing

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

Agenda Number 1

Agenda Date 10/6/2020

Type Executive Session

Department City Secretary

Title

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

Section 551.071 - Legal - Consultation with attorney regarding contemplated and/or pending litigation, including: Glade Road eminent domain case for Parcel 150

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities, including: Acquisition of real property along SH26 and acquisition of real property on Glade Road for Water 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

Attachments

RESOLUTION R-20-4537

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF OCTOBER 6, 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 6TH DAY OF OCTOBER 2020.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Agenda Briefing

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

Agenda Number 3

Agenda Date 10/6/2020

Type Announcements, Proclamations, and Presentations

Department Fire

Title

Recognition of Emergency Management Coordinator Kenny Phillips - Mayor Richard Newton and Fire Chief Mark Cantrell

Attachments

RESOLUTION R-20-4538

**A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER
CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF
OCTOBER 6, 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 September 15, 2020
 - b. Approval of A Construction Services Agreement with Texas Materials Group, Inc. ("Texas Bit"), for the Pleasant Run Road Rehabilitation (John McCain to North City Limits) Project, in an amount not to exceed \$3,228,303.66, and a contingency amount not to exceed \$100,000.00 and authorizing the City Manager to execute the agreement
 - c. Approval of a Construction Services Agreement with Tegrity Contractors, Inc., for the Senior Center Exterior Renovations Project, in an amount not to exceed \$82,777.00 and a contingency amount not to exceed \$25,000, and authorizing the City Manager to execute the agreement
 - d. Approval of an Interlocal Agreement with Tarrant County for the rehabilitation of various streets as identified in the agreement and authorizing the city manager to execute the agreement

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 6TH DAY OF OCTOBER 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

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

Tuesday, September 15, 2020

CITY COUNCIL CHAMBERS

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, September 15, 2020, at 5:30 p.m.

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

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

WS-1 Discussion of the strategy to retire Colleyville Economic Development Corporation (CEDC) debt

Assistant City Manager Mark Wood presented this item. He noted this strategy, which will save money and keep the CEDC healthy, began with the Audit Committee, but there were several tasks which had to occur before moving forward. Once it was determined the CEDC debt was callable, staff consulted with the City's financial advisor and auditors to determine best use of funds. It was determined there is \$4.75 million in outstanding debt in the CEDC. The TIF is eligible to repay the CEDC for \$5.5 million in bonds that were spent on TIF-eligible projects and will transfer that amount to the CEDC. The CEDC will pay \$4.775 million in remaining principle, which saves \$645,000 in interest and allows an annual use of approximately \$600,000 in CEDC budget.

Councilmember Nakamura asked staff what the balance of the TIF is currently. Finance Director Kyle Lester responded the balance is \$17 million, but annually the TIF adds \$6 million, and will expire in 2030. Mayor and City Council agreed it would be best to pay off the debt.

There was general discussion regarding interest rates, strategy, and advising the TIF and CEDC boards of pending action.

WS-2 Explanation of electioneering lottery

City Secretary Christine Loven presented this item. She noted the City's website has been updated to provide for the electioneering regulations and the electioneering location lottery application. Secretary Loven stated signage will be

placed at the corner of the street and the south property advising those who wish to electioneer to participate in the lottery and register with the City Secretary.

There was discussion regarding the number of electioneers who could register and location of signage, and tents and canopies.

WS-3 Discussion of the September 15, 2020, City Council regular agenda items

Mayor Newton stated Agenda Items 7a and 7b will remain tabled.

Mayor Newton adjourned the Worksession at 6:32 p.m.

Mayor Newton called the Executive Session to order at 6:32 p.m. and called the roll.

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

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

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

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

Mayor Newton explained the Executive Session had been called in accordance with the Texas Government Code, Chapter 551, Subchapter D, Section 551.071, Legal, Section 551.072, Real Estate, and Section 551.087, Economic Development. He further explained there would be no decisions made or action taken during this time. Executive Session was adjourned at 7:10 p.m.

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

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

INVOCATION: Pastor Josh Anderson, Colleyville Presbyterian

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-20-4534

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 thanked the City Council and staff for their care and prayer for his father who was injured in a farming accident.

The Mayor and Councilmembers made the following announcements.

COVID Update: Utilizing the 14-day roll off calculation, Colleyville currently has 53 active positive COVID cases. Tarrant County has the city at 52 active positive cases. For the last four weeks Tarrant County has reported Colleyville at or below the number of active cases we compute with the 14 day roll off. Colleyville has no deaths. County wide the COVID numbers are definitely improving. 88% of the 44,727 cumulative COVID cases reported in Tarrant County have recovered, currently leaving 5,332 active cases in the county. Only 201 hospital beds in the county are being used by COVID patients which is only 4% of the total hospital bed capacity. Hospital bed capacity used by non-COVID patients is at 62%. So you can see that COVID patients only account for a small portion of hospital be usage. John Peter Smith hospital has actually closed its COVID section since it was deemed no longer needed. Also now that school has started there are a lot of concerned school children and parents. I think it is worth reviewing the actual statistics by age for Tarrant County. People 65 years of age and older account for 10% of the cases and 72% of the deaths. The 25-44 age group accounts for 37% of the cases, but only 5% of the deaths. And lastly, the under 25 age group accounts for 25% of the cases and no deaths in Tarrant County. So you can see the younger population is very resilient. This is also why the hospital utilization capacity is low.

Aerial Mosquito Spraying Update: Tarrant County Health Department has notified our staff that they have delayed aerial spraying for mosquitos due to a substantial decline in the cases of West Nile. They will reevaluate the situation later this week and may decide to proceed with the aerial spraying if they notice a climb in cases indicating a second peak in cases. Please watch for updates on the city's social media.

Police Department Honors Fallen Heroes: Last Friday, the Police Department held a ceremony to commemorate the 40th anniversary of the death of Reserve Officer Dennis E. Harrell (End of Watch date 9/12/1980) – the only Colleyville Police Officer killed in the line of duty. Additionally, the ceremony honored those who gave their lives responding to the terrorist attacks on 9/11/2001. Flags were flown at half-mast in recognition of the day and a personalized flag with Officer Harrell's name, badge number, and EOW date was flown along-side the American and State of Texas flags. Mayor Pro Tem Lindamood and Chief Miller delivered some remarks in remembrance of Officer Harrell and those who lost their lives on 9/11. The ceremony was recorded and will be sent to the family. Chief Miller and the Police Department are to be commended for keeping the memory of these fallen heroes alive. It was a somber but beautiful event.

Sales Tax Update: Sales tax revenue continues to be strong. Collections for the month of September were on par with last year's collection for the same month. When we adjust for a one-time audit revenue windfall, we see a 2.9% increase in year-over-year collections for the month of September. Overall, Colleyville has collected \$511,000 more in sales tax revenue in fiscal year 2020 than in fiscal year 2019. We appreciate the support our residents show our business community and the sales tax generated for city services. Remember to shop Colleyville!

Colleyville "Stars" Named: Colleyville has an exceptional staff. Each year we recognize a few of those exceptional individuals as "all stars." The all-stars represent the city at the Chamber of Commerce Golf Outing in September. Below are the 2020 Colleyville All-Stars: Kenny Phillips (Fire), Sean Koval (Info. Services), Keyla Gomez (ISM), Christine Kuderer (Library), Lisa Escobedo (Parks), Eddie Wilson (Comm. Dev.), Karen Hines (Finance), Steven Schlekewy (Parks), Joshua Newman (PD), Josiah Kamppi (PD), Damaso Jordan (PW), and Ricardo Valdez (PW).

Chamber of Commerce Golf Outing: Planning for the Colleyville Chamber's annual Golf Classic is in full swing. Get a foursome together and enjoy all that is great about a day of golf with your friends. The event will be held Monday, September 21 at the Texas Star Golf Course in Euless. Check In Begins at 6:30 a.m. with a Shotgun Start at 8:00 a.m.

North Texas Giving Day: The annual North Texas Giving Day is scheduled for Thursday, September 17. This is a special day when the grace of our community is

on display through charitable donations to so many wonderful causes. You may not realize that the Colleyville Public Library is an option for donors. This year, donors may make their contributions early. The giving window opened on September 1st and will remain accessible from now through September 17th. Community members may access the Library Foundation's page at www.northtexasgivingday.org to make their contribution. All 100 percent of the proceeds received by the Colleyville Public Library Foundation raised through North Texas Giving Day will go directly to the Library for programs and services.

Fall Library Programs Open for Registration: Fall Library programs begin Monday, September 14. Registration is now open and available to all Library card holders. Registration may be completed online at www.colleyvillelibrary.com or in person. The Fall line-up of offerings includes something for everyone in the family! Returning this fall are the ever-popular Story Time youth programs, inter-generational Family Art classes, Get Crafty: Take and Make projects for tweens and adults, and adult book clubs and online TED talks. All programs will be virtual this Fall. Craft supplies required for art programs will be available for pick-up prior to any of the scheduled events. Class registrations fill up quickly so reserve your spot today!

4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-20-4535

- 4a** Approval of the minutes of the regular City Council meeting of September 1, 2020
- 4b** 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
- 4c** Approval of the FY2021 fleet replacement schedule
- 4d** Adoption of the Fiscal Year 2021 to 2025 Capital Improvement Program (CIP)
- 4e** Approval to purchase a replacement Harben Sewer Jet truck from Patterson Equipment, through the Texas Local Government Purchasing Cooperative (BuyBoard) in an amount not to exceed \$117,287.00, and authorizing the City Manager to execute the contract
- 4f** Approval to extend an ongoing annual partnership agreement with Autobahn Motor Cars to sponsor the loan of a vehicle to the Colleyville Police Department for the expressed use of the Colleyville Heritage High School Resource Officer

- 4g** Approval of Amendment No. 1 of the Interlocal Agreement for Combined Animal Control and Shelter Services for the cities of Keller, Southlake, and Colleyville to add the city of Roanoke as a contracting partner
- 4h** Approval of Amendment No. 1 of the Interlocal Agreement for Combined Public Safety Dispatching and Jail Services for the cities of Keller, Southlake, and Colleyville to add the city of Roanoke as a contracting partner

Mayor Newton read Resolution R-20-4535 in its entirety.

Parks and Recreation Director Lisa Escobedo presented item 4b, noting the contract is for maintenance of over 80 City properties equaling over 175 acres. Councilmember Dodson asked if the 25-percent change order was standard. Director Escobedo noted it is a standard amount, but will also provide for the City Manager to authorize use of the funds if there is a special need or if the City acquires additional property.

Assistant City Manager Adrienne Lothery presented item 4c noting this is the first year of experience with Enterprise and another review of the program will be conducted as planning for the FY2022 budget begins. There were no questions.

Public Works Director Ray Silva-Reyes presented items 4d and 4e. Director Silva-Reyes provided the highlights of the FY2021 CIP, all of which were previously reviewed during the budget process. Mayor Newton asked Director Silva-Reyes why the water and wastewater project with the road was not taken from the Capital Fund. Director Silva-Reyes stated the strategy is to combine projects and funding where possible and utilize the most restrictive funding first.

There were no questions regarding 4e.

Police Chief Michael Miller presented 4f, 4g, and 4h. There were no questions however, Mayor Newton and the City Council expressed their appreciation of Autobahn Motors and welcomed Roanoke as a partner in the Animal Control and Dispatching and Jail Services agreement.

Mayor Newton opened the public hearing at 8:23 p.m. Kathy Hadley, 204 Timberline Drive North, spoke in opposition to item 4b due to expense and encouraged the City to include drought resistant vegetation in the new medians.

There were no others wishing to speak and Mayor Newton closed the public hearing at 8:27 p.m.

Mayor Pro Tem Lindamood made a motion to approve Resolution R-20-4535 and Councilmember Nakamura seconded the motion.

The motion to approve carried by the following vote:

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

5. ITEMS NOT FOR CITY COUNCIL ACTION**5a** Monthly Financial Report - August 2020

Finance Director Kyle Lester presented the monthly financial report, noting this is the second to last month of FY2020 and though there are more expenditures than revenue in September, there will still be a surplus. Director Lester provided the highlights of each fund. He stated even with the pandemic, the sales tax receipts are 7% over the previous year.

5b Update on Economic Development efforts

Assistant City Manager Adrienne Lothery presented this item by providing a historic review of Economic Development Programs and Grants and highlighting the Colleyville Business Center and the 1 Million Cup Northeast Tarrant County Program.

Mayor Newton thanked Manager Lothery for the overview and explanation of the plan going forward. He stated he appreciates the uniqueness of the programs and is pleased they have all been well received. Mayor Pro Tem Lindamood, Councilmembers Rigney and Kelley all expressed appreciation of the Colleyville Business Center.

6. ORDINANCE(S): SECOND READING AND PUBLIC HEARING**6a Ordinance O-20-2133**

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

Mayor Newton read the caption of Ordinance O-20-2133.

Finance Director Kyle Lester presented this item, stating this ordinance provides for the transfer of the FY 2020 General Fund operating surplus to the Capital Projects Fund for future capital projects, transfers the FY 2020 Utility Fund operating surplus to the Utility Capital Projects Fund for future utility capital projects, transfers the FY 2020 Drainage Fund operating surplus to the Drainage Capital Projects Fund for future drainage capital projects, and in the event that expenditures in a department exceed the adopted budget for that department, transfers all or part of the unencumbered appropriation balance from one department to another. Director Lester stated the transfers are part of closing out the FY20 budget.

Mayor Newton opened the public hearing at 9:00 p.m. There was no one present wishing to speak, and Mayor Newton closed the public hearing at 9:00 p.m.

Councilmember Kelley made a motion to approve Ordinance O-20-2133 and Councilmember Rigney seconded the motion.

The motion to approve carried by the following vote:

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

6b Ordinance O-20-2134

Adoption of the proposed Fiscal Year 2021 budget

Mayor Newton read the caption of Ordinance O-20-2134.

Finance Director Kyle Lester presented this item, and noted City Council has reviewed and provided direction throughout the budget process and this is the culmination of months of work by staff and City Council. Director Lester reviewed property value calculations, the proposed tax rate which is lower than the no new revenue tax rate, and proposed revenues and expenditures by fund. Director Lester stated due to COVID the City lost approximately \$240,000 in projected revenue, noting fines, building permits, recreation, and Colleyville Center rental fees were affected.

Director Lester stated the proposed budget is conservative, balanced, and continues to adapt processes to sustain a leaner staffing model, continues operations efficiencies to absorb operating cost increases, better aligns capital expenditures with capital funds, and more efficiently uses restricted revenue for operations.

Mayor Newton stated this budget and the City's financial standing is phenomenal and carries forth the City Council's strategy of running the City efficiently as a small business and paying cash. He noted the budget amount drives what the tax rate must be, and the fact that we are approving a tax rate less than the no new revenue tax rate means the budget is very efficient with no unnecessary fat.

City Council thanked staff for their work on the budget and meeting the City Council goals and strategies.

Mayor Newton opened the public hearing at 9:26 p.m. There was no one present wishing to speak, and Mayor Newton closed the public hearing at 9:26 p.m.

Councilmember Dodson made a motion to approve Ordinance O-20-2134 and Mayor Pro Tem Lindamood seconded the motion.

The motion to approve carried by the following vote:

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

6c Ordinance O-20-2135

Adoption of the Ad Valorem Tax Rate for Fiscal Year 2021

Mayor Newton read the caption of Ordinance O-20-2135.

Finance Director Kyle Lester presented this item and noted early on there were concerns regarding the calculations provided by the Tarrant Appraisal District (TAD,) 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.

Following a review of the data and interviewing the chief appraiser, a new calculation rate for property under appeal was factored into the City's proposal and it was determined that by setting the ad valorem tax rate for Fiscal Year 2021 at \$0.304365 per hundred dollars of valuation, the same property tax revenue would be generated for Fiscal Year 2021, as was generated for Fiscal Year 2020, excluding new growth. Director Lester also noted this rate is lower than the no-new-revenue tax rate of \$0.310644, and the voter approval tax rate of \$0.320118. Additionally, the new calculation lowers the average property tax bill by \$35.30 annually compared to the previously calculated no-new-revenue tax rate of \$0.310644.

Mayor Newton stated 2016 was a key year for setting a policy of trying to achieve the no new revenue tax rate each year which means the City is not raising additional tax revenue from its citizens each year. This means that when property values go up the tax rate must go down to maintain the same tax revenue as the previous year.

Mayor Newton opened the public hearing at 9:38 p.m. There was no one present wishing to speak, and Mayor Newton closed the public hearing at 9:38 p.m.

Councilmember Rigney made a motion to approve Ordinance O-20-2135 and Councilmember Dodson seconded the motion.

The motion to approve carried by the following vote:

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

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

Mayor Newton read the caption of Ordinance O-20-2136.

Finance Director Kyle Lester presented this item, and highlighted the history of the Water and Wastewater Rate Advisory Committee's work and implementation for rate establishment and CIP funds. Director Lester stated this item proposes a slight increase based on the recommendations of the Water and Wastewater Rate Advisory Committee.

Mayor Newton stated this process is an effective strategy and ensures accountability to the funds. He noted this strategy was developed by the ad-hoc Water and Wastewater Rate Advisory Committee and their recommendations will be built into a policy ordinance going forward.

Councilmember Dodson stated the Water and Wastewater Rate Advisory Committee met to review the proposed rates and endorsed them unanimously.

Councilmember Kelley noted the significance of prioritizing the smaller projects for completion, using the most restrictive dollars first, before moving on to the larger projects.

Mayor Newton opened the public hearing at 10:01 p.m.

Kathy Hadley, 204 Timberline Drive North, spoke in opposition to this item with concerns for the cost of water and wastewater services.

There were no others wishing to speak, and Mayor Newton closed the public hearing at 10:02 p.m.

Councilmember Kelley made a motion to approve Ordinance O-20-2136 and Councilmember Rigney seconded the motion.

The motion to approve carried by the following vote:

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

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

Mayor Newton read the caption of Ordinance O-20-2137.

Finance Director Kyle Lester presented this item noting these items were discussed with City Council in a previous worksession. He stated there was discussion regarding the Library STEAM Kits and clarified the \$1 fee was not a rental fee, it is a late fee. He then reviewed each of the categories and noted the Colleyville Business Center rates will be codified for the first time.

Mayor Newton opened the public hearing at 10:11 p.m.

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

There were no others wishing to speak, and Mayor Newton closed the public hearing at 10:11 p.m.

Councilmember Wheat made a motion to approve Ordinance O-20-2137 and Councilmember Dodson seconded the motion.

The motion to approve carried by the following vote:

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

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

Mayor Newton read the caption of Ordinance O-20-2138.

Assistant City Manager Adrienne Lothery presented this item, providing a history of the Atmos Cities Steering Committee and a review of the proposed settlement, which began at request for \$141.2 million and has been reduced to \$90 million through the steering committee review and negotiation, and includes a two month delay.

Councilmember Dodson stated the Railroad Commission is in no position to do what the Public Utility Commission should do and that electric rates should fall under the Public Utility Commission to better serve the public's interest.

Mayor Newton opened the public hearing at 10:19 p.m. There was no one wishing to speak, and Mayor Newton closed the public hearing at 10:19 p.m.

Councilmember Nakamura made a motion to approve Ordinance O-20-2138 and Mayor Pro Tem Lindamood seconded the motion.

The motion to approve carried by the following vote:

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

7. TABLED: ORDINANCE(S) READING AND PUBLIC HEARING
Items 7a and 7b were not removed from the table.

7a 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

7b 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

Kathy Hadley, 204 Timberline Drive North, discussed the timing being off on the traffic signal at Highway 26 and Glade Road, requested the parking lot of the Walmart Neighborhood Market be made a bit nicer, and spoke opposing the Glade Road and Bluebonnet Drive project. Mrs. Hadley also thanked the City Manager for assisting her with her fence issue.

9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR - READING AND PUBLIC HEARING - RESOLUTION R-20-4536

This resolution was not needed.

10. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the meeting without objection by the City Council at 10:26 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 6TH DAY OF OCTOBER 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
Type Resolution
Department Engineering

Agenda Date 10/6/2020

Number Resolution R-20-4538

Title

Approval of a Construction Services Agreement with Texas Materials Group, Inc. ("Texas Bit"), for the Pleasant Run Road Rehabilitation (John McCain to North City Limits) Project, in an amount not to exceed \$3,228,303.66 and a contingency amount not to exceed \$100,000.00, and authorizing the City Manager to execute the agreement

Strategic Plan

3.1 Upgrade the condition of major roads and neighborhood streets

Explanation

Reading and Public Hearing

On September 15, 2020, the City Council approved Resolution (R-20-4535), approving the Fiscal Year 2021-2025 Capital Improvements Program (CIP), including Pleasant Run Road Rehabilitation (John McCain to North City Limits) Project.

The Engineers Opinion of Probable Construction Cost (OPCC) for this project was \$2,806,000.00. The proposed contract does include a \$100,000.00 contingency allowance that is controlled by the City to cover any cost overages that may occur during construction. Additionally, staff is finalizing an Interlocal Agreement (ILA) with the City of Southlake pertaining to the project. Based on the ILA, the City of Southlake would reimburse the City of Colleyville an amount of \$143,019.70 upon completion of the project.

The project includes improvements to the existing water and sewer lines along Pleasant Run Road from John McCain Road to the north city limit line. The water line construction will also continue into Southlake with the installation of a vault for a future water system interconnection. The water line will be constructed by methods of open cut and horizontal directional drilling. The project also includes a full depth asphalt rehabilitation for Pleasant Run Road and the addition of a concrete ribbon curb. A concrete hike and bike trail is to be constructed in the east parkway. Existing storm drain infrastructure including driveway culverts and roadway culverts will be replaced and or/upsized as part of this project.

The City of Southlake, through partnership with TxDOT, plans to reconstruct the Pleasant Run Road / White Chapel Boulevard Bridge beginning in January 2021. The bridge reconstruction is anticipated to last until July 2021 and will consist of a closure

on both ends of the bridge. Staff plans to implement a construction schedule that will coincide with the bridge closure, so as to limit the partial road closure due to our project.

Public notification of the invitation for bids was advertised in the *Fort Worth Star-Telegram* on August 9, August 16, August 23, August 30, and September 6, 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 137 plan holders, of which were 7 engineers, 46 general contractors, 1 government agency, 8 manufacturers, 8 other, 6 plan rooms, 36 sub-contractors, and 25 suppliers.

Due to Coronavirus, staff elected to change the submittal process to an electronic submittal. The City received two electronically sealed bids, which were opened and publicly read aloud via teleconference on September 22, 2020.

With the amount of plan holders, specifically the 46 general contractors, and only receiving two bids, staff reached out to several of the general contractors that did not submit a bid to better understand why they didn't. From our conversations with the various general contractors, we learned the following:

1) The project has a large asphalt paving component. Therefore, many of general contractors who specialize in concrete pavement did not want to bid. Additionally, with the paving component equaling about 40% of the total construction, utility contractors stated they didn't want to bid and then subcontract out all of the paving work.

2) A lot of smaller general contractors who have shown interest in our previous projects have a bond capacity of approximately \$5,000,000.00. Therefore, where the OPCC and low-bid fell, should they have won the project, over half of their bond capacity would have been reached due to one project. In fact, staff learned that one general contractor was working on submitting a bid; however, they found out the day before the bid opening they had been awarded another project of approximately \$1,500,000.00. Therefore, due to bond capacity, they were forced to pull out.

3) Lastly, staff looked on CivCast and noticed there were a total of 14 bids (including ours) on the day we opened bids. Of the 14 bids, eight of them (including ours) were in surrounding counties.

Financial Impact

Funding for the project is available in the Capital Projects Fund, Drainage Capital Fund, Water Impact Fees - Service Area 2, and Wastewater Impact Fees - Service Area 2 Form 1295 - Acknowledged by City

Recommendation

Approve

Attachments

1. Pleasant Run Road Presentation
2. Texas Materials Group Construction Services Agreement
3. Bid Tabulation
4. Consultant Recommendation Letter
5. Signed 1295 Ltr Updated Jan 2019
6. Resolution R-20-4535

- [illegible]

4b. Bid Summary

Summary of bids received

Contractor	BASE BID
Texas Materials Group, Inc. ("Texas Bit")	\$ 3,228,303.66
Pavecon Public Works, LP	\$ 3,386,467.03

- The Engineers Opinion of Probable Cost (OPCC) for this project was \$2,806,000.00. The proposed contract does include a \$100,000.00 contingency allowance that is controlled by the City to cover any cost overages that may occur during construction. Additionally, staff is finalizing an Interlocal Agreement (ILA) with the City of Southlake pertaining to the project. Based on the ILA, the City of Southlake would reimburse the City of Colleyville an amount of \$143,019.70 upon completion of the project.

4b. Pleasant Run Road Rehabilitation Anticipated Schedule

- The City of Southlake, through partnership with TxDOT, plans to reconstruct the Pleasant Run Road / White Chapel Boulevard Bridge beginning in January 2021. The bridge reconstruction is anticipated to last until July 2021 and will consist of a closure on both ends of the bridge. In an effort to coincide with the bridge closure, Staff plans to implement the following construction schedule, so as to limit the partial road closure due to our project:
- Pleasant Run / White Chapel Bridge (Southlake):
 - January 2021 to July 2021
 - Bridge closure for the duration of the project
- Water Line Improvements (Colleyville):
 - November 2020 to April 2021
 - Majority of the Water Line Improvements can be performed without effecting local traffic
- Paving & Drainage Improvements (Colleyville):
 - January 2021 to September 2021
 - Due to the bridge closure, we will implement one-way traffic (for local traffic only)



4b. Amount of Bidders

- The project had 137 plan holders, of which 46 were general contractors.
- Staff reached out to several of the general contractors that did not submit a bid to better understand why they did not bid.
 - The project has a large asphalt paving component. Therefore, many of general contractors who specialize in concrete pavement did not want to bid. Additionally, with the paving component equaling about 40% of the total construction, utility contractors stated they didn't want to bid and then subcontract out all of the paving work.
 - A lot of smaller general contractors who have shown interest in our previous projects have a bond capacity of approximately \$5,000,000.00. Therefore, where the OPCC and low-bid fell, should they have won the project, over half of their bond capacity would have been reached due to one project. Staff learned one general contractor was working on submitting a bid; however, they found out the day before the bid opening they had been awarded another project of approximately \$1,500,000.00. Therefore, due to bond capacity, they were forced to pull out.

Bid Date ^	State	County	Name	
9/22/2020	TX	Ellis	2015 Water System Rehab	
9/22/2020	TX	Tarrant	Senior Center Exterior Renovations	Online Bid
9/22/2020	TX	Montgomery	Paving Improvements for the Highlands Section Four	Online Bid
9/22/2020	TX	Smith	Basin 8 & 15 Private Sewer Lateral Line Defect Repair	
9/22/2020	TX	Ellis	City of Garrett Street Reconstruction	
9/22/2020	TX	Fort Bend	Left Turn Lane and Median Modification along Bissonnet Street	Online Bid
9/22/2020	TX	Harris	Concession Building at Dow Park	
9/22/2020	TX	Bexar	2021 Flat Work and Street Improvements TOC Pkg. 2	Online Bid
9/22/2020	TX	Tarrant	Pleasant Run Road Water, Sewer, Paving, & Drainage Improvements	Online Bid
9/22/2020	TX	Denton	PAVING IMPROVEMENTS FOR PALOMA CREEK SOUTH, PHASE 11C	
9/22/2020	TX	Denton	WATER, SANITARY SEWER AND STORM DRAINAGE IMPROVEMENTS F...	
9/22/2020	TX	Navarro	Spradlin Water Improvements	
9/22/2020	TX	Harris	HCMUD No. 154 - Tank Coatings at Water Plant Nos. 1 & 2	Online Bid
9/22/2020	TX	Montgomery	Water, Sewer, Drainage and Paving Improvements for Woodson's Reser...	Online Bid

- Lastly, staff looked on CivCast and noticed that there were a total of 14 bids (including ours) on the day we opened bids. Of the 14 bids, eight of them (including ours) were in surrounding counties.

CONSTRUCTION SERVICES AGREEMENT
Pleasant Run Water, Sewer, Paving, and Drainage Improvements

This **CONSTRUCTION SERVICES AGREEMENT** ("Agreement") is made as of the Effective Date by and between **Texas Materials Group, Inc., dba TexasBit**, 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 Pleasant Run Water, Sewer, Paving, and Drainage 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-2020-018 ("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 THREE MILLION TWO HUNDRED AND TWENTY-EIGHT THOUSAND THREE HUNDRED AND THREE AND 66/100 DOLLARS (\$3,228,303.66) ("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 Three Hundred (300) calendar days. Accordingly, CONTRACTOR shall complete all work related to the Project on or before the 300th 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 \$5,000 per day.

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

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

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

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

Section 8. Ownership of Project; Bill of Sale

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

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

Section 9. Termination

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

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

Section 10. Insurance

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

- (1) a comprehensive general liability policy of insurance for bodily injury, death and property damage insuring against all claims, demands or actions relating to the CONTRACTOR's performance of services pursuant to this Agreement with a minimum combined single limit of not less than \$2,000,000.00 per occurrence and \$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: Texas Materials Group, Inc., dba TexasBit
Attn: Ronald Stinson Jr.
Estimating Manager
420 Decker Dr, Suite 200
Irving, Texas 75062

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 October 6, 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:September 29, 2020:v4.2019

EXECUTED on this the ____ day of _____, 2020.

CONTRACTOR

Texas Materials Group, Inc., dba TexasBit

By: _____
Ronald Stinson Jr.
Estimating Manager

Pleasant Run Water, Sewer, Paving, & Drainage Improvements - Colleyville, Texas
September 22nd, 2020

	TexasBit	Pavecon Public Works, LP
Addendum 1 Acknowledged	Yes	Yes
Addendum 2 Acknowledged	Yes	Yes
Provided Bid Bond	Yes	Yes

Water, Sewer, Paving, & Drainage Improvements

Item no.	Item Description	Quantity	Unit	Unit Cost	Amount	Unit Cost	Amount
1	Mobilization and Bonds in accordance with Specification A-4.19	1	1	\$ 92,859.92	\$ 92,859.92	\$ 168,100.00	\$ 168,100.00
2	Provide and Maintain Project Sign	2	2	\$ 449.30	\$ 898.60	\$ 600.00	\$ 1,200.00
3	Develop, implement, and maintain Traffic Control Measures	4	4	\$ 2,743.39	\$ 10,973.56	\$ 2,900.00	\$ 11,600.00
4	Provide, Operate, and Maintain Electronic Message Boards	4	4	\$ 1,782.81	\$ 7,131.24	\$ 2,850.00	\$ 11,400.00
5	Develop, implement, and maintain Erosion Control Measures/ SW3P	4	4	\$ 2,026.62	\$ 8,106.48	\$ 3,430.00	\$ 13,720.00
6	Plug and Abandon existing 6" Water Line and Fill with Flowable Fill	1399	1399	\$ 10.57	\$ 14,787.43	\$ 10.85	\$ 15,179.15
7	Remove, and Dispose 6" Water Line	621	621	\$ 15.86	\$ 9,849.06	\$ 16.27	\$ 10,103.67
8	Remove and Salvage Existing Fire Hydrant	3	3	\$ 581.45	\$ 1,744.35	\$ 600.00	\$ 1,800.00
9	Remove and Salvage existing Water Meter and Box	16	16	\$ 211.44	\$ 3,383.04	\$ 217.00	\$ 3,472.00
10	Provide and Maintain Water Line Trench Safety	1326	1326	\$ 1.06	\$ 1,405.56	\$ 1.10	\$ 1,458.60
11	Provide and Install 12" DR 18 Class 150 PVC Water Line (including trenching, embedment, pipe, and backfill)	1326	1326	\$ 198.60	\$ 263,343.60	\$ 201.81	\$ 267,600.06
12	Provide and Install 12" DR 14 Class 200 PVC Water Line, Fusible PVC or Certa Lok Joints (constructed by Horizontal Directional Drilling)	950	950	\$ 213.44	\$ 202,768.00	\$ 217.00	\$ 206,150.00
13	Provide and Install Cast Iron/Ductile Iron Fittings	1	1	\$ 12,686.18	\$ 12,686.18	\$ 13,020.00	\$ 13,020.00
14	Provide and Install 12" Gate Valve with Box and Lid	9	9	\$ 3,805.85	\$ 34,252.65	\$ 3,906.00	\$ 35,154.00
15	Provide and Install 6" Gate Valve with Box and Lid	6	6	\$ 1,955.79	\$ 11,734.74	\$ 2,007.00	\$ 12,042.00
16	Provide and Install 6" DR 18 Class 150 PVC Water Line (fire hydrant leads) (including trenching, embedment, pipe, and backfill)	45	45	\$ 165.98	\$ 7,469.10	\$ 170.35	\$ 7,665.75
17	Provide and Install complete Fire Hydrant assembly	6	6	\$ 5,814.50	\$ 34,887.00	\$ 5,967.50	\$ 35,805.00
18	Provide and Install Reflective Blue Fire Hydrant (double-sided) Pavement Marker	6	6	\$ 422.87	\$ 2,537.22	\$ 5.00	\$ 30.00
19	Provide and Install 1" Service Tap on Main	15	15	\$ 1,268.62	\$ 19,029.30	\$ 1,302.00	\$ 19,530.00
20	Provide and Install 1" Type "K" Copper Residential Service Line	256	256	\$ 42.29	\$ 10,826.24	\$ 43.40	\$ 11,110.40
21	Provide and Install 1" Water Meter Box	15	15	\$ 422.87	\$ 6,343.05	\$ 434.00	\$ 6,510.00
22	Provide and Install 1" Water Meter Assembly (Pro-Coder Neptune T-10)	15	15	\$ 1,400.77	\$ 21,011.55	\$ 1,438.00	\$ 21,570.00
23	Provide and Install 2" Service Tap on Main	1	1	\$ 2,431.52	\$ 2,431.52	\$ 2,495.50	\$ 2,495.50
24	Provide and Install 2" Type "K" Copper Residential Service Line	75	75	\$ 64.49	\$ 4,836.75	\$ 66.18	\$ 4,963.50
25	Provide and Install 2" Water Meter Box	1	1	\$ 496.88	\$ 496.88	\$ 510.00	\$ 510.00
26	Provide and Install 2" Water Meter Assembly (Pro-Coder Neptune T-10)	1	1	\$ 3,330.12	\$ 3,330.12	\$ 3,418.00	\$ 3,418.00
27	Adjust and/or Extend Private Water Service Line to meter (by licensed plumber)	14	14	\$ 792.89	\$ 11,100.46	\$ 813.75	\$ 11,392.50
28	Provide and Install Combination Air Release and Vacuum Valve	1	1	\$ 8,457.45	\$ 8,457.45	\$ 8,680.00	\$ 8,680.00
29	Provide and Install 6" Blowoff Valve with Manhole	2	2	\$ 15,857.72	\$ 31,715.44	\$ 16,275.00	\$ 32,550.00
30	Provide and Install 12" Water Line Plug	1	1	\$ 2,854.39	\$ 2,854.39	\$ 2,929.50	\$ 2,929.50
31	Perform As-Built Survey: GPS Survey Water Valves, Bends, Tees, Hydrants, & Sanitary Sewer Manholes and provide GIS compatible electronic deliverable	1	1	\$ 8,457.45	\$ 8,457.45	\$ 11,120.00	\$ 11,120.00
Colleyville - Public Water Improvements Total					\$ 851,708.33		\$ 952,279.63

32	Provide and Maintain Water Line Trench Safety	93	LF	\$ 1.06	\$ 98.58	\$ 1.10	\$ 102.30
33	Provide and Install 12" DR 18 Class 150 PVC Water Line (including trenching, embedment, pipe, and backfill)	93	LF	\$ 196.64	\$ 18,287.52	\$ 202.00	\$ 18,786.00
34	Provide and Install 12" DR 14 Class 200 PVC Water Line, Fusible PVC or Certa Lok Joints (constructed by Horizontal Directional Drilling)	244	LF	\$ 211.44	\$ 51,591.36	\$ 217.00	\$ 52,948.00
35	Provide and Install Cast Iron/Ductile Iron Fittings	0.5	TON	\$ 12,686.18	\$ 6,343.09	\$ 13,020.00	\$ 6,510.00
36	Provide and Install 12" Gate Valve with Box and Lid	1	EA	\$ 3,805.85	\$ 3,805.85	\$ 3,906.00	\$ 3,906.00
37	Provide and Install 8" Tapping Sleeve and Valve	1	EA	\$ 6,945.68	\$ 6,945.68	\$ 7,130.00	\$ 7,130.00
38	Provide and Install 12" Water Line Plug	1	EA	\$ 2,854.39	\$ 2,854.39	\$ 2,929.50	\$ 2,929.50
Southlake - Public Water Improvements Total					\$ 89,926.47		\$ 92,311.80

39	Provide and Install Water Line Sampling Station	2	EA	\$ 5,285.91	\$ 10,571.82	\$ 5,425.00	\$ 10,850.00
40	Provide and Install 6" Gate Valve with Box and Lid	2	EA	\$ 1,955.79	\$ 3,911.58	\$ 2,007.00	\$ 4,014.00
41	Provide and Install 6" DR 18 Class 150 PVC Water Line (fire hydrant leads) (including trenching, embedment, pipe, and backfill)	4	LF	\$ 165.98	\$ 663.92	\$ 170.35	\$ 681.40
42	Provide and Install complete Fire Hydrant assembly	2	EA	\$ 5,814.50	\$ 11,629.00	\$ 5,967.50	\$ 11,935.00
43	Provide and Install Reflective Blue Fire Hydrant (double-sided) Pavement Marker	2	EA	\$ 370.02	\$ 740.04	\$ 27.00	\$ 54.00
44	Provide and Install 12" Gate Valve with Box and Lid	2	EA	\$ 3,805.96	\$ 7,611.72	\$ 3,906.00	\$ 7,812.00
45	Provide and Install Water Line Expansion Joint	1	EA	\$ 1,902.93	\$ 1,902.93	\$ 1,953.00	\$ 1,953.00
46	Construct Concrete Valve and Meter Vault	1	EA	\$ 62,056.54	\$ 62,056.54	\$ 63,700.00	\$ 63,700.00
47	Provide and Install 2" Sump Drain Line (including trenching, embedment, pipe, and backfill) for Concrete Meter Vault	140	LF	\$ 48.63	\$ 6,808.20	\$ 50.00	\$ 7,000.00
48	Provide and Install 2" Pop-Up Drain Emitter with Concrete Collar for Concrete Meter Vault	1	EA	\$ 290.72	\$ 290.72	\$ 300.00	\$ 300.00
Colleyville/Southlake - Public Water Improvements Total					\$ 106,186.47		\$ 108,299.40

49	Install and Maintain Sanitary Sewer Bypass Pumping	1	LS	\$ 34,886.98	\$ 34,886.98	\$ 35,805.00	\$ 35,805.00
50	Demolish, Remove, and Dispose Existing 4" SSMH	2	EA	\$ 740.03	\$ 1,480.06	\$ 760.00	\$ 1,520.00
51	Remove and Dispose 6" Sanitary Sewer Line	77	LF	\$ 10.57	\$ 813.89	\$ 10.85	\$ 835.45
52	Remove and Dispose 10" Sanitary Sewer Line	68	LF	\$ 11.63	\$ 790.84	\$ 12.00	\$ 816.00
53	Provide and Maintain Sewer Line Trench Safety	145	LF	\$ 1.06	\$ 153.70	\$ 1.10	\$ 159.50
54	Provide and Install 10" SDR 35 PVC Sanitary Sewer Line (including trenching, embedment, pipe, and backfill)	145	LF	\$ 283.32	\$ 41,081.40	\$ 291.00	\$ 42,195.00
55	Vertical adjustment of manhole lids in accordance with Specification B-2.35, including a 4' by 4' concrete pad	5	EA	\$ 4,757.32	\$ 23,786.60	\$ 4,882.50	\$ 24,412.50
56	Construct 5' Diameter Sanitary Sewer Manhole up to 5' Depth	1	EA	\$ 15,857.72	\$ 15,857.72	\$ 16,275.00	\$ 16,275.00
57	Construct 5' Diameter Sanitary Sewer Drop Manhole up to 5' Depth	1	EA	\$ 20,720.75	\$ 20,720.75	\$ 21,266.00	\$ 21,266.00
58	Construct Extra Depth for SSMH over 5' Depth	22	VF	\$ 845.75	\$ 18,606.50	\$ 888.00	\$ 19,096.00
59	Provide and Install Manhole Frame and Cover	2	EA	\$ 420.76	\$ 841.52	\$ 432.00	\$ 864.00
60	Construct 4'x4' Concrete Pad for SSMH	2	EA	\$ 528.59	\$ 1,057.18	\$ 450.00	\$ 900.00
61	Perform Post-Construction CCTV Inspection for Sanitary Sewer Line and provide video footage in a digital format	145	LF	\$ 10.57	\$ 1,532.65	\$ 10.85	\$ 1,573.25
62	Perform a Vacuum/Exfiltration Test on Sanitary Sewer Line	145	LF	\$ 5.29	\$ 767.05	\$ 5.45	\$ 790.25
63	Perform a Vacuum Test for SSMH	2	EA	\$ 158.58	\$ 317.16	\$ 162.75	\$ 325.50
Public Sewer Improvements Total					\$ 162,694.00		\$ 166,833.45

64	Develop, implement, and maintain Erosion Control Measures/ SW3P	8	MO	\$ 2,063.62	\$ 16,508.96	\$ 1,920.00	\$ 15,360.00
65	Demolish, Remove, and Dispose Existing Driveway Culverts	4	EA	\$ 1,374.34	\$ 5,497.36	\$ 1,410.50	\$ 5,642.00
66	Demolish, Remove, and Dispose Existing Concrete Headwall	5	EA	\$ 3,277.26	\$ 16,386.30	\$ 3,363.50	\$ 16,817.50
67	Provide and Install 12" Class III RCP Culvert (including pipe, bedding, and backfill)	85	LF	\$ 95.15	\$ 8,087.75	\$ 97.65	\$ 8,300.25
68	Provide and Install 18" Class III RCP Culvert (including pipe, bedding, and backfill)	348	LF	\$ 96.20	\$ 33,477.60	\$ 98.75	\$ 34,365.00
69	Provide and Install 24" Class III RCP Culvert (including pipe, bedding, and backfill)	32	LF	\$ 150.12	\$ 4,803.84	\$ 154.07	\$ 4,930.24
70	Provide and Install Concrete Headwall with 6:1 SET for 12" RCP Driveway Culvert	4	EA	\$ 1,458.91	\$ 5,835.64	\$ 1,500.00	\$ 6,000.00
71	Provide and Install Concrete Headwall with 6:1 SET for 18" RCP Driveway Culvert	8	EA	\$ 1,754.92	\$ 14,039.36	\$ 1,800.00	\$ 14,400.00
72	Extend Existing 6'x2' Concrete Roadway Box Culvert (including pipe, bedding, and backfill) (field verify size)	9	LF	\$ 1,501.20	\$ 13,510.80	\$ 1,540.70	\$ 13,866.30
73	Extend Existing 24" RCP (including pipe, bedding, and backfill)	7	LF	\$ 401.73	\$ 2,812.11	\$ 412.30	\$ 2,886.10
74	Construct Concrete Headwall with Flared Wingwalls for 6'x2' Concrete Box Culvert	1	EA	\$ 13,140.76	\$ 13,140.76	\$ 13,500.00	\$ 13,500.00
75	Extend Existing 8'x5' Concrete Roadway Box Culvert (including pipe, bedding, and backfill) (field verify size)	8	LF	\$ 2,161.94	\$ 17,295.52	\$ 2,220.00	\$ 17,760.00
76	Construct Concrete Headwall with Parallel Wingwalls for 8'x5' Concrete Box Culvert	4	EA	\$ 17,263.77	\$ 69,055.08	\$ 17,720.00	\$ 70,880.00
77	Construct Concrete Parapet Wall for 8'x5' Concrete Box Culvert Headwall	96	LF	\$ 19.03	\$ 1,826.88	\$ 19.53	\$ 1,874.88
78	Construct 10'x10' Concrete Box Culverts (including pipe, bedding, and backfill)	40	LF	\$ 4,815.03	\$ 192,601.20	\$ 4,840.00	\$ 193,600.00
79	Construct Concrete Headwall with Parallel Wingwalls for 10'x10' Concrete Box Culvert	4	EA	\$ 30,763.98	\$ 123,055.92	\$ 31,575.00	\$ 126,300.00
80	Construct Concrete Parapet Wall for 10'x10' Concrete Box Culvert Headwall	224	LF	\$ 19.03	\$ 4,262.72	\$ 19.53	\$ 4,374.72
81	Install Type A Concrete Rip Rap per COG 803.3.3 as directed by Engineer	250	SY	\$ 134.26	\$ 33,565.00	\$ 137.80	\$ 34,450.00
82	Provide and Install Flexamat Tied Concrete Block Mat	975	SY	\$ 137.43	\$ 133,994.25	\$ 84.27	\$ 82,163.25
Public Drainage Improvements Total					\$ 709,757.05		\$ 667,470.24

83	Develop, implement, and maintain Traffic Control Measures	6	MO	\$ 2,743.39	\$ 16,460.34	\$ 2,740.00	\$ 16,440.00
84	Full Depth Sawcut Existing Pavement	45	LF	\$ 35.94	\$ 1,617.30	\$ 3.80	\$ 171.00
85	If necessary, Remove 0"-12" Trees with City Approval	5	EA	\$ 422.87	\$ 2,114.35	\$ 450.00	\$ 2,250.00
86	If necessary, Remove 12"-24" Trees with City Approval	17	EA	\$ 740.03	\$ 12,580.51	\$ 750.00	\$ 12,750.00
87	If necessary, Remove 24"-30" Trees with City Approval	5	EA	\$ 2,642.95	\$ 13,214.75	\$ 1,600.00	\$ 8,000.00
88	Sawcut, Demolish, Remove, and Dispose Existing Concrete Driveway Approach	6515	SF	\$ 1.14	\$ 7,427.10	\$ 1.90	\$ 12,378.50
89	Demolish, Remove, and Dispose Existing Gravel Driveway Approach	1658	SF	\$ 1.06	\$ 1,757.48	\$ 1.00	\$ 1,658.00
90	Sawcut, Demolish, Remove, and Dispose Existing Concrete Curb and Gutter	140	LF	\$ 4.49	\$ 628.60	\$ 8.00	\$ 1,120.00
91	Remove and Salvage Existing Wooden Fence	1380	LF	\$ 2.11	\$ 2,911.80	\$ 12.60	\$ 17,388.00
92	Remove, Salvage, Repair, and Reinstall or Remove and Replace Existing Mailbox	6	EA	\$ 2,431.69	\$ 14,590.14	\$ 2,170.00	\$ 13,020.00
93	Remove, Salvage and Reinstall Existing Traffic Control Signs in Parkway	6	EA	\$ 687.17	\$ 4,123.02	\$ 2,170.00	\$ 13,020.00
94	Pulverize Existing Asphalt Pavement (8" full depth)	6611	SY	\$ 1.88	\$ 12,428.68	\$ 9.00	\$ 59,499.00
95	Miscellaneous Utility Adjustments (including lawn sprinklers)	1	LS	\$ 52,859.07	\$ 52,859.07	\$ 30,000.00	\$ 30,000.00
96	Construct Temporary Asphalt Pavement Repair to Maintain Residential Driveway Access	908	SY	\$ 29.36	\$ 26,658.88	\$ 36.87	\$ 33,477.96
97	Construct 8" Cement Stabilized Subgrade	8118	SY	\$ 3.07	\$ 24,922.26	\$ 3.25	\$ 26,383.50
98	Provide Cement @ 35 lbs/SY for Cement Stabilization	140	TON	\$ 225.08	\$ 31,511.20	\$ 195.00	\$ 27,300.00
99	Construct 6" Type B Asphalt Pavement Base Course Applied in 3-2" Lifts	6611	SY	\$ 30.57	\$ 202,098.27	\$ 27.55	\$ 182,133.05
100	Construct 2" Type D Asphalt Pavement	6611	SY	\$ 10.94	\$ 72,324.34	\$ 10.00	\$ 66,110.00
101	Construct 18" Concrete Ribbon Curb	5615	LF	\$ 18.50	\$ 103,877.50	\$ 21.00	\$ 117,915.00
102	Construct Milled Rumble Strip along Concrete Ribbon Curb directly abutting Hike & Bike Trail per TxDOT Detail RS(4)-13	1575	LF	\$ 4.22	\$ 6,646.50	\$ 5.00	\$ 7,875.00
103	Construct Reinforced Concrete Driveway Approach	7855	SF	\$ 7.72	\$ 60,640.60	\$ 6.80	\$ 53,414.00
104	Construct Gravel Driveway Approach	320	SF	\$ 28.80	\$ 9,216.00	\$ 5.75	\$ 1,840.00
105	Construct 6" Thickness Concrete Hike and Bike Trail	2780	SY	\$ 66.13	\$ 183,841.40	\$ 67.20	\$ 186,816.00
106	Construct Concrete Retaining Wall	345	SF	\$ 113.12	\$ 39,026.40	\$ 116.10	\$ 40,054.50
107	Provide and Install Pedestrian Guardrail	180	LF	\$ 182.89	\$ 32,920.20	\$ 126.40	\$ 22,752.00
108	Provide and Install Vehicle Guardrail	160	LF	\$ 269.58	\$ 43,132.80	\$ 182.30	\$ 29,168.00
109	Reinstall Salvaged Wooden Fence or Construct New Fence to Match Existing	1380	LF	\$ 20.59	\$ 28,414.20	\$ 23.00	\$ 31,740.00
110	Unclassified Roadway Excavation	874	CY	\$ 12.64	\$ 11,047.36	\$ 32.60	\$ 28,492.40
111	Earthwork Borrow Haul-In	1677	CY	\$ 25.19	\$ 42,243.63	\$ 49.80	\$ 83,514.60
112	Provide and Install 6" Thick Top Soil Backfill in Parkways	1420	CY	\$ 48.63	\$ 69,054.60	\$ 50.00	\$ 71,000.00
113	Provide and Install Solid Sod in Parkways	8487	SY	\$ 4.57	\$ 38,785.59	\$ 5.50	\$ 46,678.50
114	Provide and Install Type I Thermoplastic 4" Solid Line – White	5420	LF	\$ 0.58	\$ 3,143.60	\$ 1.15	\$ 6,233.00
115	Provide and Install Type I Thermoplastic 4" Broken Line – Yellow	2650	LF	\$ 0.58	\$ 1,537.00	\$ 1.15	\$ 3,047.50
116	Provide and Install Type I Thermoplastic 4" Solid Line – Yellow	5420	LF	\$ 0.58	\$ 3,143.60	\$ 1.15	\$ 6,233.00
117	Construct Temporary Asphaltic Pavement for Drive Lane Repair, Widening, or Shifting/Realigning	1	LS	\$ 31,132.27	\$ 31,132.27	\$ 39,400.00	\$ 39,400.00
118	Construction Contingency	1	LS	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
				Public Paving Improvements Total	\$ 1,308,031.34		\$ 1,399,272.50



September 29, 2020

Mr. Nathan Frohman, PE, Project Engineer
City of Colleyville
100 Main Street
Colleyville, TX 76034

RE: RECOMMENDATION TO AWARD CONSTRUCTION CONTRACT
PLEASANT RUN ROAD WATER, SEWER, PAVING, & DRAINAGE IMPROVEMENTS

Mr. Frohman:

The bid opening for the above referenced project generated two bids; see enclosed bid tabulation. This project was bid under the “best value” award criteria which includes pricing, bidder reputation and product quality, and experience. We reviewed the bid and the submitted supplementary information for both bidders, created a rubric to assist in the decision of “best value”, and are writing to offer our recommendation to award the project.

Upon initial inspection of the bids, we noticed the project total bid amount for both contractors was approximately 15% higher than the Engineer’s OPC. Looking into the cost breakdown further, we found the water, sewer, and drainage subtotals for both contractors are significantly higher than the OPC, most notably the sewer at almost four times the subtotal of the Engineer’s OPC. Our review of the bidders’ unit prices found that both bids contain several line items with unit prices significantly higher from those of the Engineer’s OPC. Within the enclosed bid tabulation, the most notable/expensive bid items are shaded.

TexasBit’s unit price for the installation of reflective blue pavement markers at fire hydrant locations is exceptionally high. We suggest the City consider self-performing the work for this item.

Please note that the Engineer’s OPC was formulated using published bid tabs from sources including local municipalities and TxDOT, as well as knowledge gained from past project experiences. This approach is consistent with industry practice and typically produces a reliable comparison for bids received.

The higher than anticipated bid results could be attributed to the current bidding environment – despite the pandemic, contractors appear to be busy.

The aforementioned “best value” rubric assigns values of either 1 or 2 to each of the contractors to rank them in several different evaluation categories. A weighting percentage was assigned to the evaluation criteria to assess each contractor’s ability to meet the City’s expectations; please refer to the enclosed Contractor Best Value Evaluation Rubric.

The low bidder for this project was TexasBit with a bid of \$3,228,303.66. Before offering a recommendation to award, we further researched TexasBit by interviewing their references and reviewing the provided supplementary information.

Our research indicates that TexasBit is a CRH company and division of Texas Materials Group, Inc. formerly known as Oldcastle Materials. Originally established in Dallas as Texas Bitulithic in 1906, the company was acquired by APAC in 1980, then again in 2011 by Oldcastle (CRH). In 2018 the Oldcastle name was dropped and the name "TexasBit" was adopted.

We spoke with TJ Brown, Operations Manager at TexasBit who has worked with the company for 15 years. He indicated that TexasBit's main office is located in Irving and the company contracts approximately \$140 million each year. TexasBit both owns and leases the equipment it utilizes for construction and subcontracts utility work. TexasBit is currently constructing a project in Colleyville that is at 97% completion.

TexasBit's Bid Bond is provided by Liberty Mutual Insurance Company, the third-largest property and casualty insurer in the United States. The company was founded in 1912 and their products include surety bonds, commercial property casualty insurance, workers' compensation insurance, and professional liability insurance. See www.libertymutual.com. We anticipate TexasBit's Performance, Maintenance and Payment Bonds will be issued by this same surety.

The included supplementary information for TexasBit contains an extensive list of completed and on-going paving projects with references. In conducting our due diligence, we contacted four references and spoke with two, both government entities. In our discussions we inquired about the following:

- | | |
|---|--|
| 1. How long have you known TexasBit? | 2. Where and what type of project was constructed? |
| 3. Who were your primary contacts with TexasBit? | 4. Do they provide/construct a quality project? |
| 5. Were they cooperative during the entire project? | 6. How about vehicular and pedestrian safety? |
| 7. Do you feel any change orders were justified? | 8. Was the project constructed on schedule? |
| 9. Would you award another project to TexasBit? | |

The responses we received did not raise any questions or concerns about TexasBit's ability to successfully complete this project. Both references indicated that they would award another project to TexasBit. Additionally, it is our understanding that the City of Colleyville has worked with TexasBit on another project recently and is happy with their performance.

Our research and review of the supplementary contractor information indicates that TexasBit's qualifications, reputation, and construction experience are acceptable and within industry standards/expectations.

In consideration of the above described efforts we recommend the City of Colleyville award this project to TexasBit.

We hope you find the above summary and enclosed documentation helpful.

Pleasant Run Road Water, Sewer, Paving, & Drainage Improvements

September 29, 2020

Page **3** of **3**

Sincerely:

BAIRD, HAMPTON & BROWN



Lindsay Lafferty, EIT
Graduate Civil Engineer



Konstantine Bakintas, PE
Principal, Sr. Civil Engineer

Enclosure: September 22nd Bid Tabulation
Contractor Best Value Evaluation Rubric
Tabulation of Reference Responses

CC: Mr. Larry Wright, PE, CFM, City Engineer
Mr. Ray Silva-Reyes, Public Works Director

Baird,Hampton & Brown
Engineering & Surveying
3801 William D. Tate, Suite 500 Grapevine, TX 76051
Tel (817) 251-8550, www.bhbinc.com
CONTRACTOR BEST VALUE EVALUATION

Pleasant Run Road Water, Sewer, Paving, & Drainage - Colleyville, Texas
September 29th, 2020

		TexasBit			Pavecon Public Works, LP		
<i>Pleasant Run Road Water, Sewer, Paving, & Drainage Improvements</i>							
Evaluation Criteria	Weighting Percentage	Rank Assigned (LL)	Rank Assigned (KB)	Average Weighted Rank Value	Rank Assigned (LL)	Rank Assigned (KB)	Average Weighted Rank Value
Purchase Price (Bidder's Rank in Bid Tabulation)	55%	1	1	0.55	2	2	1.10
Reputation of Bidder/Bidder's Services	10%	1	1	0.10	1	1	0.10
Quailty of Bidder's Service	10%	1	1	0.10	1	1	0.10
Extent to which Bidder's Services Meet City's Needs	10%	1	1	0.10	1	1	0.10
Bidder's Past Business Relationship with the City	5%	1	1	0.05	2	2	0.10
Impact on City's Ability to Comply with Laws Relating to Contracting Underutilized Businesses	5%	1	2	0.08	2	2	0.10
Total Long-Term Cost to City to Acquire Bidder's Goods or Services	5%	1	1	0.05	2	1	0.08
		1.03			1.68		
Contractor Ranking					2		

Contractor rank assigned in values from 1-2; 1 is best, 2 is worst.
In the event of a tie, multiple contractors may be assigned the same rank value for certain criteria.

PLEASANT RUN WATER, SEWER, PAVING, & DRAINAGE IMPROVEMENTS
Summary of Responses Provided by References of TexasBit

TEXASBIT / PLEASANT RUN ROAD IMPROVEMENTS	Maged Zaki, PE, Project Manager, City of Fort Worth 817-392-5448, maged.zaki@fortworthtexas.gov	Christopher Lutz, Environmental Coordinator, City of Dallas 214-671-0077, christopher.lutz@dallascityhall.com
How long have you known TexasBit?	Texasbit worked with CoFW before he started in 2017, long history with city	2 years
Where and type of project did they construct?	paving projects, have subs for utilities	\$60-70 mil roadway resurfacing project
Who were your primary contacts with TexasBit?	Sam Davis	TJ Brown, Buck
Do they provide/construct a quality project?	yes	no problems with their asphalt work
Were they cooperative during the entire project?	yes	yes
How about vehicular and pedestrian safety?	no issues	follow TCP, no issues
Do you feel any change orders were justified?	yes	no change orders
Was the project constructed on schedule?	yes	ahead of schedule, finished 24 mo project in 16 mo
Would you award another project to TexasBit?	yes	yes



A CRH COMPANY

420 Decker Drive, Suite 200
Irving, TX 75062
Phone: (214) 741-3531

January 10, 2019

RE: 2018 Rule Changes to Form 1295

Beginning January 1, 2018 changes took effect concerning Form 1295. According to these changes a publicly traded business entity, including a wholly owned subsidiary of the business entity is exempt from the Form 1295 filing requirement.

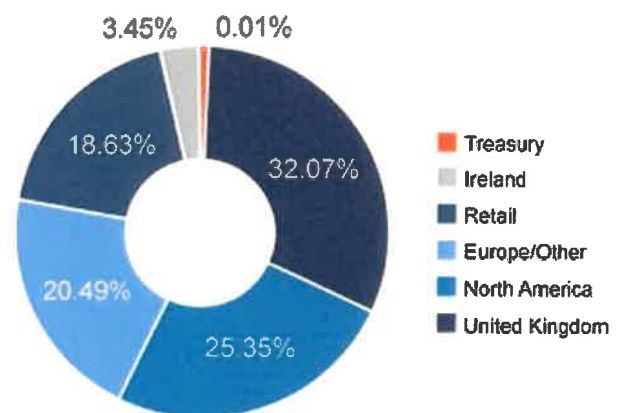
TexasBit is a part of Texas Materials Group, Inc., a member of the CRH family of companies that are wholly owned by CRH plc headquartered in Ireland.

CRH (LSE: CRH, ISE: CRG, NYSE: CRH) is a leading global diversified building materials group, employing 87,000 people at 3,800 operating locations in 31 countries worldwide.

A Fortune 500 company, CRH is a constituent member of the FTSE 100 index, the EURO STOXX 50 index and the ISEQ 20. CRH's American Depositary Shares are listed on the NYSE.

Best regards,

Chris Michael
Vice President & General Manager
TexasBit, a CRH company



Ownership of Ordinary Shares

Geographic Location ⁽¹⁾	Number of shares held '000s	% of total
United Kingdom	269,047	32.07%
North America	212,792	25.35%
Europe/Other	175,900	20.49%
Retail	156,257	18.63%
Ireland	28,988	3.45%
Treasury	54	0.01%
	838,958	100%

⁽¹⁾ This represents a best estimate of the number of shares controlled by fund managers resident in the geographic regions indicated. Private shareholders are classified as retail above.

RESOLUTION R-20-4535

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF SEPTEMBER 15, 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 September 1, 2020
 - b. 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
 - c. Approval of the FY2021 fleet replacement schedule
 - d. Adoption of the Fiscal Year 2021 to 2025 Capital Improvement Program (CIP)
 - e. Approval to purchase a replacement Harben Sewer Jet truck from Patterson Equipment, through the Texas Local Government Purchasing Cooperative (BuyBoard) in an amount not to exceed \$117,287.00, and authorizing the City Manager to execute the contract
 - f. Approval to extend an ongoing annual partnership agreement with Autobahn Motor Cars to sponsor the loan of a vehicle to the Colleyville Police Department for the expressed use of the Colleyville Heritage High School Resource Officer
 - g. Approval of Amendment No. 1 of the Interlocal Agreement for Combined Animal Control and Shelter Services for the cities of Keller, Southlake, and Colleyville to add the city of Roanoke as a contracting partner

- h. Approval of Amendment No. 1 of the Interlocal Agreement for Combined Public Safety Dispatching and Jail Services for the cities of Keller, Southlake, and Colleyville to add the city of Roanoke as a contracting partner

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF **7** AYES, **0** NAYS ON THIS THE 15TH DAY OF SEPTEMBER 2020.

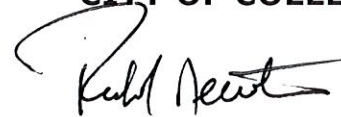
Mayor Richard Newton	<u>Aye</u>	Mayor Pro Tem Bobby Lindamood	<u>Aye</u>
Place 1, Tammy Nakamura	<u>Aye</u>	Place 3, Kathy Wheat	<u>Aye</u>
Place 4, George Dodson	<u>Aye</u>	Place 5, Chuck Kelley	<u>Aye</u>
Place 6, Callie Rigney	<u>Aye</u>		

ATTEST:



Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE



Richard Newton
Mayor



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4c
Type Resolution
Department Engineering

Agenda Date 10/6/2020

Number Resolution R-20-4538

Title

Approval of a Construction Services Agreement with Tegrity Contractors, Inc. for the Senior Center Exterior Renovations Project, in an amount not to exceed \$82,777.00 and a contingency amount not to exceed \$25,000, and authorizing the City Manager to execute the agreement

Strategic Plan

- 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

The City of Colleyville Senior Center Renovation Project involves exterior renovations of the buildings on the Senior Center campus, including replacement of the asphalt shingle roofing, gutters and downspouts, painting of siding and trim, and other general minor maintenance and repairs. The project was authorized in the FY2021-2025 Capital Improvement Program by Resolution R-20-4535 in an amount of \$120,000.00.

The City received 11 sealed bids, which were opened and publicly read aloud on September 22, 2020. After review of pricing, references, and qualifications, the recommendation is to award the contract to Tegrity Contractors, Inc. While Tegrity is not the lowest bidder, they are a locally owned and operated company with more than two decades of experience. The lowest bidder, Native Construction, has been in business less than two years and does not appear to have relevant experience beyond residential roof replacement.

Public notification of the invitation for bids was advertised in the *Fort Worth Star-Telegram* on August 30, September 6, and 13, 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 52 plan holders, of which were 1 architect, 1 engineer, 29 general contractors, 1 manufacturer, 1 not specified, 7 other, 7 plan rooms, and 5 sub-contractors.

Financial Impact

Funding is approved in the Capital Projects Fund and insurance reimbursement.

Recommendation

Approve

Attachments

1. Senior Center Exterior Renovations Bid Tab
2. Tegrity Contractors Construction Services Agreement
3. Award Recommendation
4. 1295 Form

Senior Center Exterior Renovation Project Bid Tab

Contractor	Base Bid Amount	Contingency Amount	TOTAL Contract Amount
Native Construction	\$59,100.00	\$25,000.00	\$84,100.00
Tegrity Contractors Inc.	\$82,777.00	\$25,000.00	\$107,777.00
Fast-Trak Construction, Inc.	\$90,094.29	\$25,000.00	\$115,094.29
Next Generation Construction	\$93,061.00	\$25,000.00	\$118,061.00
Scott Beck Construction	\$93,950.00	\$25,000.00	\$118,950.00
Action Retail Construction Services	\$100,953.00	\$25,000.00	\$125,953.00
Majestic Services, Inc.	\$104,443.00	\$25,000.00	\$129,443.00
LEMCO Construction & Materials, LLC	\$105,000.00	\$25,000.00	\$130,000.00
Patriot Development Group	\$107,550.00	\$25,000.00	\$132,550.00
Mammoth Services	\$116,088.00	\$25,000.00	\$141,088.00
Concord Commercial Services, Inc.	\$140,489.00	\$25,000.00	\$165,489.00

CONSTRUCTION SERVICES AGREEMENT

Senior Center Exterior Renovations Project

This **CONSTRUCTION SERVICES AGREEMENT** ("Agreement") is made as of the Effective Date by and between **Tegrity Contractors, 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 Senior Center Exterior Renovations Project (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-2020-026 ("Bid Packet");
- 3) CITY'S written notice(s) to proceed to the CONTRACTOR;
- 4) Properly authorized change orders;
- 5) CONTRACTOR's Bid Proposal ("Proposal" and/or "Response"); and
- 6) Any other materials distributed by the CITY that relate to the Project.

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

Section 4. Contractor Obligations

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

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

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

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

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

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

Section 5. Payment

A. CITY agrees to pay CONTRACTOR for all services authorized in writing and properly performed by CONTRACTOR in a total amount not to exceed ONE HUNDRED AND SEVEN THOUSAND SEVEN HUNDRED AND SEVENTY-SEVEN AND NO/100 DOLLARS (\$107,777) ("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 Thirty (30) calendar days. Accordingly, CONTRACTOR shall complete all work related to the Project on or before the 30th 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 St. Colleyville, Texas 76034
With copy to:	Whitt L. Wyatt, City Attorney c/o City Secretary 100 Main Street, 3 rd Floor Colleyville, Texas 76034
If to CONTRACTOR:	Tegrity Contractors, Inc. Attn: Roger Roulette Vice President 202 N. Allen Drive Allen, Texas 75013

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 this the 6th day of October, 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:EM:Date:September 30, 2020:v4.2019

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

CONTRACTOR
Tegrity Contractors, Inc.

By: _____
Roger Roulette
Vice President



September 30, 2020

Jaime Gutierrez, Facilities Manager
The City of Colleyville
100 Main Street, 2nd Floor
Colleyville, TX 76034

Re: Colleyville Senior Center Exterior Renovations – Bid Submittals and Recommendation

Dear Mr. Gutierrez,

I have reviewed the bid documents of the eleven (11) contractors who submitted for the Senior Center Renovations. After review of pricing, references, and qualifications, it is my recommendation that Tegrity Contractors, Inc. be awarded the contract. This recommendation is based on project pricing, the contractor's experience with similar projects, their reputation and quality of references, and their performance of previous work.

While Tegrity Contractors was not the lowest bidder, they were the second lowest, and have been a locally owned and operated company for more than 2 decades. The lowest bidder, Native Construction, has been in business less than 2 years and does not appear to have relevant experience beyond residential roof replacement. Native's bid amount was also significantly lower than what current construction costs would dictate—giving me pause as to their understanding of the overall project scope.

For these reasons, I believe that Tegrity Contractors provides the best quality and value for the City of Colleyville.

Please let me know if I can be of further assistance in this matter.

Sincerely,

Stephen Bingham, AIA

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

**OFFICE USE ONLY
CERTIFICATION OF FILING****1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**

Tegrity Contractors Inc.
Allen, TX United States

Certificate Number:
2020-670105

Date Filed:
09/21/2020

Date Acknowledged:
09/30/2020

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.

NA
Renovation

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

1 of 1

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

**OFFICE USE ONLY
CERTIFICATION OF FILING****1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**

Tegrity Contractors Inc.
Allen, TX United States

Certificate Number:
2020-670105

Date Filed:
09/21/2020

Date Acknowledged:

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.

NA
Renovation

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Tegrity Contractors Inc	Allen, TX United States	X	

5 Check only if there is NO Interested Party.

☐**6 UNSWORN DECLARATION**

My name is Roger Roulette, and my date of birth is 4/3/64.

My address is 202 N. Allen Dr., Allen, TX, 75013, USA.
(street) (city) (state) (zip code) (country)

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

Executed in Collin County, State of TX, on the 21 day of September, 2020.
(month) (year)



Signature of authorized agent of contracting business entity
(Declarant)



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4d
Type Resolution
Department Engineering

Agenda Date 10/6/2020

Number Resolution R-20-4538

Title

Approval of an Interlocal Agreement with Tarrant County for the rehabilitation of various streets as identified in the agreement and authorizing the City Manager to execute the agreement

Strategic Plan

3.1 Upgrade the condition of major roads and neighborhood streets

Explanation

Reading and Public Hearing

Staff is seeking approval to enter into an Interlocal Agreement (ILA) with Tarrant County for the rehabilitation of Black Drive, John McCain Road (Monticello Parkway to 250 ft. north of Bandit Trail), Martin Parkway (Cheek-Sparger Road to Eaton Circle), Cheshire, Devon, Dorset, Durham, and York Drives, Warwick Street, Bowden Hill Lane, Chrismac and Middleton Way, Langley Hill Lane, Scarborough Lane East and Scarborough Lane Court, Pembroke Parkway South and West, and Lexington Parkway.

The City of Colleyville partners with Tarrant County annually to perform street maintenance work. Tarrant County has recently completed similar roadway rehabilitation projects such as Bransford, Curtis, Herbert, and McDonwell School Roads, Shelton and Beverly Drive, Leta Lane/Duane Street, and Suellen Circle

The FY 2021 – 2025 Capital Improvement Program (CIP), approved by Resolution R-20-4535, includes the Local Street Maintenance program with the resurfacing of these roadways.

With the approval of this Interlocal Agreement, Tarrant County will provide the labor and equipment necessary to rehabilitate the roadways, and the City will be responsible for the costs associated with the following items: removal of excess materials, new materials, construction materials testing, traffic control, flaggers, and disposal fees at an off-site landfill facility for waste materials generated during the project. This work will result in the roads being resurfaced in their current configuration.

If approved by City Council, the Agreement will be forwarded to Tarrant County for approval at a future Commissioners Court meeting.

Financial Impact

Funding is available in the Capital Project Fund.

Form 1295 - not applicable

Recommendation

Approve

Attachments

1. Interlocal Agreement
2. FY21 County Estimates
3. Resolution R-20-4535

THE STATE OF TEXAS

INTERLOCAL AGREEMENT

COUNTY OF TARRANT

This Interlocal Agreement is between Tarrant County, Texas ("COUNTY"), and the City of Colleyville ("CITY").

WHEREAS, the CITY is requesting the COUNTY's assistance to:

- Rehabilitate and Resurface **Black Drive** located within the City of Colleyville from Bransford Road to 250 ft west of Mill Wood Drive (Approximately 1,375 linear feet).
- Resurface **John McCain Road** located within the City of Colleyville from Monticello Parkway to 250 ft north of Bandit Trail (Approximately 2,465 linear feet).
- Resurface **Martin Parkway** located within the City of Colleyville from Cheek Sparger Road to Eaton Circle North (Approximately 3,350 linear feet).
- Resurface **Cheshire Drive** located within the City of Colleyville from Oak Knoll Drive to Durham Drive (Approximately 1,956 linear feet).
- Resurface **Devon Drive** located within the City of Colleyville from York Drive to Cheshire Drive (Approximately 715 linear feet).
- Resurface **Dorset Drive** located within the City of Colleyville from York Drive to Cheshire Drive (Approximately 755 linear feet).
- Resurface **Durham Drive** located within the City of Colleyville from York Drive to Cheshire Drive (Approximately 845 linear feet).
- Resurface **York Drive** located within the City of Colleyville from Durham to Cul-de Sac (Approximately 1,040 linear feet).
- Resurface **Warwick Street** located within the City of Colleyville from Cheek Sparger Drive to Durham Drive (Approximately 900 linear feet).
- Resurface **Bowden Hill Lane** located within the City of Colleyville from Pembroke Parkway to Cheek Sparger Road (Approximately 1,535 linear feet).

- Resurface **Chrismac Way** located within the City of Colleyville from Pembroke Parkway S to Lexington Parkway (Approximately 1,185 linear feet).
- Resurface **Langley Hill Lane** located within the City of Colleyville from Pembroke Parkway W to Bowden Hill Lane (Approximately 775 linear feet).
- Resurface **Middleton Way** located within the City of Colleyville from Pembroke Parkway W to Bowden Hill Lane (Approximately 745 linear feet).
- Resurface **Scarborough Lane East** located within the City of Colleyville from Martin Parkway to Pembroke Parkway (Approximately 590 linear feet).
- Resurface **Scarborough Lane Court** located within the City of Colleyville from Pembroke Parkway to Cul-de-Sac (Approximately 162 linear feet).
- Resurface **Pembroke Parkway South** located within the City of Colleyville from Pembroke Parkway W to Lexington Parkway (Approximately 788 linear feet).
- Resurface **Lexington Parkway** located within the City of Colleyville from Cheek Sparger Road to Pembroke Parkway (Approximately 1,230 linear feet).
- Resurface **Pembroke Parkway West** located within the City of Colleyville from Cheek Sparger Road to Lexington Parkway (Approximately 2,875 linear feet).

Hereinafter, collectively referred to as the “**Project**”.

WHEREAS, the Interlocal Cooperation Act contained in Chapter 791 of the Texas Government Code provides legal authority for the parties to enter into this Agreement; and

WHEREAS, during the performance of the governmental functions and the payment for the performance of those governmental functions under this Agreement, the parties will make the performance and payment from current revenues legally available to that party; and

WHEREAS, the Commissioners Court of the COUNTY and the City Council of the CITY each make the following findings:

- a. This Agreement serves the common interests of both parties;
- b. This Agreement will benefit the public;
- c. The division of costs fairly compensates both parties to this Agreement; and
- d. The CITY and the COUNTY have authorized their representative to sign this Agreement.
- e. Both parties acknowledge that they are each a “governmental entity” and not a “business entity” as those terms are defined in Tex. Gov’t Code § 2252.908, and therefore, no disclosure of interested parties pursuant to Tex. Gov’t Code Section 2252.908 is required.

NOW, THEREFORE, the COUNTY and the CITY agree as follows:

TERMS AND CONDITIONS

1. COUNTY RESPONSIBILITY

The COUNTY will furnish the labor and equipment to assist the CITY in completing the Project:

- **Black Drive:** Following milling and removal of the excess materials by the CITY, the COUNTY will stabilize the exposed subgrade, regrade, shape, and prime the roadbed, place two inches of asphalt surface, backfill the pavement edges and clean the project jobsite.
- **John McCain Road:** Following any pavement repairs and removal of the existing hot mix asphaltic surface by the CITY, the COUNTY will place two inches of asphalt surface and clean the project jobsite.
- **Martin Parkway:** Following any pavement repairs and removal of the existing hot mix asphaltic surface by the CITY, the COUNTY will place two inches of asphalt surface and clean the project jobsite.
- **Cheshire Drive:** Following any pavement repairs and removal of the existing hot mix asphaltic surface by the CITY, the COUNTY will place two inches of asphalt surface and clean the project jobsite.

- **Devon Drive:** Following any pavement repairs and removal of the existing hot mix asphaltic surface by the CITY, the COUNTY will place two inches of asphalt surface and clean the project jobsite.
- **Dorset Drive:** Following any pavement repairs and removal of the existing hot mix asphaltic surface by the CITY, the COUNTY will place two inches of asphalt surface and clean the project jobsite.
- **Durham Drive:** Following any pavement repairs and removal of the existing hot mix asphaltic surface by the CITY, the COUNTY will place two inches of asphalt surface and clean the project jobsite.
- **York Drive:** Following any pavement repairs and removal of the existing hot mix asphaltic surface by the CITY, the COUNTY will place two inches of asphalt surface and clean the project jobsite.
- **Warwick Drive:** Following any pavement repairs and removal of the existing hot mix asphaltic surface by the CITY, the COUNTY will place two inches of asphalt surface and clean the project jobsite.
- **Bowden Hill Lane:** Following any pavement repairs and removal of the existing hot mix asphaltic surface by the CITY, the COUNTY will place two inches of asphalt surface and clean the project jobsite.
- **Chrismac Way:** Following any pavement repairs and removal of the existing hot mix asphaltic surface by the CITY, the COUNTY will place two inches of asphalt surface and clean the project jobsite.
- **Langley Hill Lane:** Following any pavement repairs and removal of the existing hot mix asphaltic surface by the CITY, the COUNTY will place two inches of asphalt surface and clean the project jobsite.
- **Middleton Way:** Following any pavement repairs and removal of the existing hot mix asphaltic surface by the CITY, the COUNTY will place two inches of asphalt surface and clean the project jobsite.
- **Scarborough Lane East:** Following any pavement repairs and removal of the existing hot mix asphaltic surface by the CITY, the COUNTY will place two inches of asphalt surface and clean the project jobsite.
- **Scarborough Lane Court:** Following any pavement repairs and removal of the existing hot mix asphaltic surface by the CITY, the COUNTY will place two inches of asphalt surface and clean the project jobsite.

- **Pembroke Parkway South:** Following any pavement repairs and removal of the existing hot mix asphaltic surface by the CITY, the COUNTY will place two inches of asphalt surface and clean the project jobsite.
- **Lexington Parkway:** Following any pavement repairs and removal of the existing hot mix asphaltic surface by the CITY, the COUNTY will place two inches of asphalt surface and clean the project jobsite.
- **Pembroke Parkway West:** Following any pavement repairs and removal of the existing hot mix asphaltic surface by the CITY, the COUNTY will place two inches of asphalt surface and clean the project jobsite.

2. CITY RESPONSIBILITY

- 2.1 The CITY will furnish and pay for the actual cost of the materials, including any delivery or freight cost. The CITY will provide a purchase order and will be billed directly by the material supplier. The COUNTY may accumulate and bill the CITY for incidental material cost.
- 2.2 The CITY will pay for one-half of the COUNTY's fuel used to construct this Project. The COUNTY will invoice the CITY for the fuel consumed at the conclusion of the Project.
- 2.3 The CITY will be responsible for all traffic control necessary to safely construct this project. This responsibility includes all advance notices, signage, barricades, pilot vehicles, and flagmen necessary to control traffic in and around the construction site. The CITY will be responsible for and provide portable message boards to supplement traffic control as needed.
- 2.4 The CITY will make all necessary repairs and preparations to the existing roadway prior to the COUNTY starting work.
- 2.5 The CITY will adjust all utilities, manholes and valve boxes for this Project.
- 2.6 The CITY will provide the COUNTY with a hydrant meter and all the water necessary for construction of the Project at no cost to the COUNTY.
- 2.7 The CITY will provide or pay for any engineering, survey, and laboratory testing required for this Project.
- 2.8 The CITY will furnish a nearby site for dumping all spoils and waste materials generated during construction of this Project.
- 2.9 The CITY will provide the material to backfill the pavement edges for this project.

- 2.10 If required, the CITY will be responsible for the design and development of a Storm Water Pollution Prevention Plan (SWPPP). The CITY further agrees to pay for all cost (including sub-contractor materials, labor and equipment) associated with the implementation of the plan. The COUNTY will be responsible for maintenance of the plan during the duration of the Project. Documentation and record keeping of the SWPPP will be the responsibility of the CITY.

3. PROCEDURES DURING PROJECT

COUNTY retains the right to inspect and reject all materials provided for this Project.

If the CITY has a complaint regarding the construction of the project, the CITY must complain in writing to the COUNTY no later than 30 days of the date of project completion.

4. NO WAIVER OF IMMUNITY

This Agreement does not waive COUNTY rights under a legal theory of sovereign immunity. This Agreement does not waive CITY rights under a legal theory of sovereign immunity.

5. OPTIONAL SERVICES

- 5.1 If requested by the CITY, the COUNTY will apply permanent striping coordinated through the Transportation Department. Application of striping by the COUNTY is limited to Project roadways. If the CITY desires permanent striping applied to any roadways or portions of roadways not covered by this Agreement, the CITY will need to enter into a separate agreement with the COUNTY for the provision of those services.
- 5.2 If requested by the CITY, The CITY will reimburse the COUNTY for actual cost of any overtime hours the CITY requires the COUNTY to provide watering the roadway for dust control after regular work hours.
- 5.3 If requested by the CITY, the COUNTY may supplement the CITY's traffic control operations with additional flaggers and/or traffic control devices. Traffic control measures provided by the COUNTY will be billed at the actual labor cost plus 10% for use of the COUNTY traffic control devices

6. TIME PERIOD FOR COMPLETION

The CITY will give the COUNTY notice to proceed at the appropriate time. However, the COUNTY is under no duty to commence construction at any particular time.

7. THIRD PARTY

This contract shall not be interpreted to inure to the benefit of a third party not a party to this contract. This contract may not be interpreted to waive any statutory or common law defense, immunity, including governmental and sovereign immunity, or any limitation of liability, responsibility, or damage of any party to this contract, party's agent, or party's employee, otherwise provided by law.

8. JOINT VENTURE & AGENCY

The relationship between the parties to this Agreement does not create a partnership or joint venture between the parties. This Agreement does not appoint any party as agent for the other party.

9. EFFECTIVE DATE

This Agreement becomes effective when signed by the last party whose signing makes the Agreement fully executed.

10. TERMINATION

This Agreement will automatically terminate on either September 30, 2021 or on the date the project is completed, whichever occurs first. Notwithstanding the foregoing, or any other language to the contrary, either party may terminate this Agreement without cause upon thirty (30) days' written notice to the other party prior to the intended date of termination. In the event of termination by either party, neither party shall have any further obligations to the other party under this Agreement, except that the CITY remains liable to the COUNTY for any outstanding invoice for materials that the COUNTY provides for the project, if any.

TARRANT COUNTY, TEXAS

CITY OF COLLEYVILLE

B. Glen Whitley
County Judge

Jerry Ducay
City Manager

Date: _____

Date: _____

Gary Fickes
Commissioner, Precinct 3

Ray Silva-Reyes
Director of Public Works

Date: _____

Date: _____

Attest:

APPROVED AS TO FORM*

APPROVED AS TO FORM AND LEGALITY

Criminal District Attorney's Office*

City Attorney

* By law, the Criminal District Attorney's Office may only approve contracts for its clients. We reviewed this document as to form from our client's legal perspective. Other parties may not rely on this approval. Instead those parties should seek contract review from independent counsel.

Fiscal Year 2021
Tarrant County Rehabilitation

Road	Linear Feet	Total County Cost Estimate	Testing Estimate	Traffic Control	TOTAL ESTIMATE	Budget Capital Projects Fund	Over/Under Budget
*Black Drive	1,375	\$ 67,034.71	\$1,340.69	\$5,000.00	\$73,375.40	\$101,080.00	-\$27,704.60
Bowden Hill	1,535	\$ 46,604.65	\$932.09	\$0.00	\$47,536.74	\$50,655.00	-\$3,118.26
Cheshire Dr	1,956	\$ 50,940.93	\$1,018.82	\$0.00	\$51,959.75	\$48,136.00	\$3,823.75
Chrismac	1,185	\$ 38,477.95	\$769.56	\$0.00	\$39,247.51	\$38,390.00	\$857.51
Devon Dr	715	\$ 17,808.92	\$356.18	\$0.00	\$18,165.10	\$17,358.00	\$807.10
Dorset Dr	755	\$ 18,785.99	\$375.72	\$0.00	\$19,161.71	\$18,216.00	\$945.71
Durham Dr	845	\$ 22,201.94	\$444.04	\$0.00	\$22,645.98	\$18,656.00	\$3,989.98
*John McCain	2,465	\$ 76,222.88	\$1,524.46	\$5,000.00	\$82,747.34	\$93,024.00	-\$10,276.66
LangleyHill Ln	775	\$ 25,866.19	\$517.32	\$0.00	\$26,383.51	\$24,541.00	\$1,842.51
Lexington Pkwy	1,230	\$ 38,246.66	\$764.93	\$0.00	\$39,011.59	\$39,248.00	-\$236.41
*Martin Pkwy	3,350	\$ 152,929.26	\$3,058.59	\$5,000.00	\$160,987.85	\$175,000.00	-\$14,012.15
Middleton	745	\$ 22,760.73	\$455.21	\$0.00	\$23,215.94	\$23,034.00	\$181.94
*Pembrook Pkwy W	2,875	\$ 109,223.19	\$2,184.46	\$0.00	\$111,407.65	\$103,892.00	\$7,515.65
Pembrook Pkwy S	788	\$ 28,386.25	\$567.73	\$0.00	\$28,953.98	\$25,322.00	\$3,631.98
Scarborough East Court	110	\$ 7,931.17	\$158.62	\$0.00	\$8,089.79	\$4,037.00	\$4,052.79
Scarborough East	590	\$ 18,178.03	\$363.56	\$0.00	\$18,541.59	\$25,201.00	-\$6,659.41
Warwick	900	\$ 26,650.47	\$533.01	\$0.00	\$27,183.48	\$26,752.00	\$431.48
*York Drive	965	\$ 28,414.38	\$568.29	\$0.00	\$28,982.67	\$27,434.00	\$1,548.67
TOTAL	23,159	\$ 796,664.30	\$ 15,933.29	\$ 15,000.00	\$ 827,597.59	\$ 859,976.00	\$ (32,378.41)

* Full Mill and Overlay with Base Repairs/Stabilization

\$900,000 Budget includes allocation in the CIP of
\$400,000 - Street Maintenance County -2021 and
\$500,000 - Street Maintenance Program -2021

RESOLUTION R-20-4535

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF SEPTEMBER 15, 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 September 1, 2020
 - b. 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
 - c. Approval of the FY2021 fleet replacement schedule
 - d. Adoption of the Fiscal Year 2021 to 2025 Capital Improvement Program (CIP)
 - e. Approval to purchase a replacement Harben Sewer Jet truck from Patterson Equipment, through the Texas Local Government Purchasing Cooperative (BuyBoard) in an amount not to exceed \$117,287.00, and authorizing the City Manager to execute the contract
 - f. Approval to extend an ongoing annual partnership agreement with Autobahn Motor Cars to sponsor the loan of a vehicle to the Colleyville Police Department for the expressed use of the Colleyville Heritage High School Resource Officer
 - g. Approval of Amendment No. 1 of the Interlocal Agreement for Combined Animal Control and Shelter Services for the cities of Keller, Southlake, and Colleyville to add the city of Roanoke as a contracting partner

- h. Approval of Amendment No. 1 of the Interlocal Agreement for Combined Public Safety Dispatching and Jail Services for the cities of Keller, Southlake, and Colleyville to add the city of Roanoke as a contracting partner

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF **7** AYES, **0** NAYS ON THIS THE 15TH DAY OF SEPTEMBER 2020.

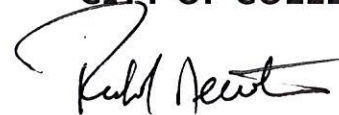
Mayor Richard Newton	<u>Aye</u>	Mayor Pro Tem Bobby Lindamood	<u>Aye</u>
Place 1, Tammy Nakamura	<u>Aye</u>	Place 3, Kathy Wheat	<u>Aye</u>
Place 4, George Dodson	<u>Aye</u>	Place 5, Chuck Kelley	<u>Aye</u>
Place 6, Callie Rigney	<u>Aye</u>		

ATTEST:



Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE



Richard Newton
Mayor

Exhibit C
5 Year Capital Improvement Plan
Fiscal Year 2021-2025

Year	Title	Total Project Cost	Capital Projects Fund	**Utility Fund	CEDC (Parks, Trails & Libraries)	Drainage Fund	*FHA/TxDOT	*Impact Fees - Area I (East of 26)	*Impact Fees - Area II (West of 26)	Parkland Dedication Fund	Voluntary Park	Voluntary Library	TIF	Tomorrow Fund - City	Tomorrow Fund - Parks	**Wastewater Impact Fees	**Water Impact Fees
2020	Estimated 8/1/2020 Available Balances		\$16,999,238	\$6,343,096	\$4,206,052	\$1,810,127	\$0	\$201,853	\$533,476	\$1,484,169	\$1,343,197	\$491,783	\$14,839,180	\$2,454,899	\$1,060,211	\$1,019,582	\$4,327,068
	Projects under contract or in progress																
	Batting Cages for City Park Baseball Facility	\$95,000	\$0	\$0	\$95,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Bransford Rd Trail (Field St to Cotton Belt Trail)-Desig	\$16,000	\$16,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Bransford Water Tank Rehabilitation - Construction	\$1,103,000	\$0	\$1,103,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Cheek-Sparger Road (San Bar to Brown Trail) - Design	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0
	Colleyville Center New Roof	\$40,000	\$0	\$0	\$40,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Colleyville Center Renovation FY2020	\$56,500	\$0	\$0	\$56,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Construction of Parking Facility at Central Fire Station	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0
	Drainage Fee Assessment Study	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0
	Drainage Improvements FY2020	\$500,000	\$50,000	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0
	John McCain Rd Trail-Design	\$14,000	\$14,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	John McCain Road and Westcoat Drive Roundabout -	\$1,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,100,000	\$0	\$0	\$0	\$0
	Justice Center - Metal Roof Coating	\$246,500	\$246,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Keyless Entry /Card Reader Expansion	\$70,000	\$70,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Land Purchase	\$5,600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,600,000	\$0	\$0	\$0	\$0
	L.D. Lockett Pump Station Emergency Generator	\$410,000	\$0	\$410,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Landscape Improvements Near Pavilion at McPherson	\$20,000	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Misc Concrete Rehabilitation FY2020	\$400,000	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Nature Center Trail-Design	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0
	New Warmup Area at City Park Baseball Fields	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0
	Park Signage/Branding Program FY2020	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0
	Parkway Tree Removal and Replacement-2020	\$25,000	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Playground Improvements at Sparger Park	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0
	Pleasant Run Waterline (John McCain North to Bear Creek)	\$22,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,000
	Public Works Service Center Site Improvements-Design	\$32,000	\$32,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Restroom Facility at Nature Center	\$351,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$351,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Restroom Facility at Reagan Park	\$235,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$235,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Restroom Facility Renovation at City Park	\$903,000	\$0	\$0	\$503,000	\$0	\$0	\$0	\$0	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0
	Roberts Road (Glade to Grapevine City Limits) - DESIGN	\$132,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,000	\$0	\$0	\$0	\$0
	Roberts Road (Glade to Grapevine City Limits) - ROW	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000	\$0	\$0	\$0	\$0
	SH26 Beautification FY2020	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000	\$0	\$0	\$0	\$0
	Stormwater Master Plan	\$193,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$193,000	\$0	\$0	\$0	\$0
	Street Pavement Marking-2020	\$100,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Supervisory Control and Data Acquisition (SCADA) Replacement	\$210,000	\$0	\$210,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Water Project 10: Apple Valley Subdivision/Rustic Oaks	\$3,000	\$0	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Water Project 11: Tinker Road Water Lines - Design	\$342,000	\$287,000	\$49,200	\$0	\$5,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Water Risk and Resilience Assessment	\$15,000	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Water, Wastewater, and Roadway Impact Fee Update	\$128,000	\$0	\$0	\$0	\$0	\$0	\$32,000	\$32,000	\$0	\$0	\$0	\$0	\$0	\$0	\$32,000	\$32,000
	Sum Of Total Project Cost:	\$15,017,500	\$1,240,500	\$1,790,200	\$714,500	\$305,800	\$0	\$32,000	\$32,000	\$586,500	\$575,000	\$0	\$9,655,000	\$0	\$0	\$32,000	\$54,000
	(+) Year-end surplus contributions		\$1,395,305	\$1,330,000	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	(-) Costs not included in project list				\$845,263							\$57,382	\$759,678				
	(+) FY21 Budgeted Contribution		\$0	\$78,323	\$799,438	\$20,000	\$0	\$10,000	\$254,444	\$46,586	\$54,067	\$40,555	\$767,084	\$59,286	\$11,492	\$19,297	\$88,608

Exhibit C
5 Year Capital Improvement Plan
Fiscal Year 2021-2025

Year	Title	Total Project Cost	Capital Projects Fund	**Utility Fund	CEDC (Parks, Trails & Libraries)	Drainage Fund	*FHA/TxDOT	*Impact Fees - Area I (East of 26)	*Impact Fees - Area II (West of 26)	Parkland Dedication Fund	Voluntary Park	Voluntary Library	TIF	Tomorrow Fund - City	Tomorrow Fund - Parks	**Wastewater Impact Fees	**Water Impact Fees
2021	Estimated 10/1/2020 Available Balance		\$17,154,043	\$5,961,219	\$3,445,727	\$1,724,327	\$3,077,000	\$179,853	\$755,920	\$944,255	\$822,264	\$474,956	\$5,191,586	\$2,514,185	\$1,071,703	\$1,006,879	\$4,361,676
	Annual Sidewalk/Trail Construction/Grant Match FY2	\$400,000	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0
	Annual Small Segment Sidewalk/Trail Construction FY2021	\$250,000	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Bedford Rd Trail (Glade to Cheek-Sparger)-Design	\$200,000	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Bransford Rd Trail (Field St to Cotton Belt Trail)-Const	\$800,000	\$800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Central Fire Station Interior Renovation	\$125,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,000	\$0	\$0	\$0	\$0
	Cheek-Sparger Road (San Bar to Brown Trail) - Const	\$4,105,000	\$0	\$900,000	\$0	\$0	\$1,877,000	\$0	\$0	\$0	\$0	\$0	\$1,328,000	\$0	\$0	\$0	\$0
	Cheek-Sparger Trail-Design	\$125,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,000	\$0	\$0	\$0	\$0
	City Hall Interior Renovation	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400,000	\$0	\$0	\$0	\$0
	City Hall Dumpster Enclosure and Storage Facility	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0
	City Hall/Library - HVAC Replacement	\$327,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$327,600	\$0	\$0	\$0	\$0
	City Park Pickleball Court	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000	\$0	\$0
	City Park Softball Shade Structure and Playground Im	\$300,000	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Drainage Fee Impervious Area Study	\$90,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,900	\$0	\$0	\$0	\$0
	Drainage Improvements FY2021	\$500,000	\$50,000	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0
	Fiber Optic	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0
	Fire Station 2 AC Replacement	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Fire Stations Bay Area Renovation	\$200,000	\$115,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,000	\$0	\$0	\$0	\$0
	Flashing Lights for Pedestrian Crosswalks-2021	\$75,000	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Flood Gates Upgrade	\$425,000	\$0	\$0	\$0	\$425,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Glade Rd (Phase 2-SH26 to Pool) Design	\$70,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,000	\$0	\$0	\$0	\$0
	Glade Road (Phase 2 - SH26 to Pool) - FY21 Construct	\$9,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,000,000	\$0	\$0	\$0	\$0
	Glade Road at Bluebonnet Drive	\$1,900,000	\$0	\$0	\$0	\$0	\$1,200,000	\$0	\$0	\$0	\$0	\$0	\$700,000	\$0	\$0	\$0	\$0
	Improvements to Parks Building (on Bransford)	\$380,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$380,000	\$0	\$0	\$0	\$0	\$0	\$0
	John McCain Rd Trail-Construction	\$800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800,000	\$0	\$0	\$0	\$0
	Justice Center - HVAC Replacement	\$395,000	\$395,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Justice Center Exterior Safety Enhancements	\$450,000	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000	\$0	\$0	\$0	\$0
	L.D. Lockett Road Right Turn Ln - Construction	\$310,000	\$0	\$0	\$0	\$0	\$0	\$0	\$310,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Library 2nd Floor Renovation	\$125,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,000	\$0	\$0	\$0	\$0
	Misc Concrete Rehabilitation-2021	\$400,000	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Overland Park Amenity	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0
	Park Signage/Branding Program FY2021	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0
	Parking Facility Pavement Marking-2021	\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Parks House Demo and Site Prep	\$20,000	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Parkway Tree Removal and Replacement-2021	\$75,000	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Permit Software Acquisition	\$300,000	\$120,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$180,000	\$0	\$0	\$0	\$0
	Pleasant Run Practice Fields New Restroom	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Pleasant Run Road Bridge at Big Bear (White Chapel	\$400,000	\$0	\$0	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Pleasant Run Road Rehabilitation (John McCain to N	\$1,800,000	\$1,250,000	\$0	\$0	\$550,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Pleasant Run Road Waterline (John McCain North to	\$850,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$800,000
	Public Works Service Center Renovations	\$500,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Senior Center Exterior Renovations	\$120,000	\$120,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Senior Center RFP Professional Services	\$65,000	\$0	\$0	\$65,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	SH26 Beautification FY2021	\$7,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500,000	\$0	\$0	\$0	\$0
	Street Maintenance County-2021	\$400,000	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Street Maintenance Program-2021	\$500,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Street Pavement Marking-2021	\$100,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Water Project 10: Apple Valley/Rustic Oaks/Bills Lane	\$630,000	\$0	\$630,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Water Project 11: Tinker Road Water/Drainage/Road	\$2,700,000	\$1,800,000	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$300,000
	Water Project 12: Woodbriar Estates - Design	\$100,000	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Water Project 18: Pecan Park Estates-Design	\$120,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,000

Exhibit C
5 Year Capital Improvement Plan
Fiscal Year 2021-2025

Year	Title	Total Project Cost	Capital Projects Fund	**Utility Fund	CEDC (Parks, Trails & Libraries)	Drainage Fund	*FHA/TxDOT	*Impact Fees - Area I (East of 26)	*Impact Fees - Area II (West of 26)	Parkland Dedication Fund	Voluntary Park	Voluntary Library	TIF	Tomorrow Fund - City	Tomorrow Fund - Parks	**Wastewater Impact Fees	**Water Impact Fees
	Water Project 6: Quail Crest - Design	\$150,000	\$0	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	WW Project 1: Woodbriar and Quail Crest Subdivisio	\$350,000	\$0	\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	WW Project 10: Rehabilitation of Priority 2 Manholes	\$150,000	\$0	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	WW Project 5: Quails Path - Design	\$90,000	\$0	\$90,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Sum Of Total Project Cost:	\$40,253,500	\$7,480,000	\$2,370,000	\$685,000	\$1,975,000	\$3,077,000	\$0	\$310,000	\$300,000	\$530,000	\$0	\$21,756,500	\$0	\$200,000	\$350,000	\$1,220,000
	(+) Year-end surplus contributions		\$500,000	\$531,100	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	(-) Operational Costs not included in project list				\$3,921,570							\$186,262	\$194,318				
	(-/+) Transfers in/out		-\$10,381,432										\$11,281,432				
	(+) FY22 Budgeted Contribution		\$2,244,834	\$546,941	\$2,287,391	\$8,622	\$0	\$10,000	\$450,000	\$28,885	\$174,445	\$127,400	\$6,525,730	\$49,314	\$21,434	\$49,500	\$210,000

Exhibit C
5 Year Capital Improvement Plan
Fiscal Year 2021-2025

Year	Title	Total Project Cost	Capital Projects Fund	**Utility Fund	CEDC (Parks, Trails & Libraries)	Drainage Fund	*FHA/TxDOT	*Impact Fees - Area I (East of 26)	*Impact Fees - Area II (West of 26)	Parkland Dedication Fund	Voluntary Park	Voluntary Library	TIF	Tomorrow Fund - City	Tomorrow Fund - Parks	**Wastewater Impact Fees	**Water Impact Fees
2022	Estimated 10/1/2021 Available Balance		\$2,037,445	\$4,669,260	\$1,126,548	-\$42,051	\$1,222,302	\$189,853	\$895,920	\$673,140	\$466,709	\$416,095	\$1,047,930	\$2,563,499	\$893,137	\$706,379	\$3,351,676
	Annual Sidewalk/Trail Construction/Grant Match FY2	\$400,000	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0
	Annual Small Segment Sidewalk/Trail Construction FY2022	\$250,000	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Bedford Rd Trail (Glade to Cheek-Sparger)-Construction	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	City Park Fence Replacement	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0
	City Park New Amenity	\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$659,000	\$0	\$0	\$0	\$0	\$41,000	\$0	\$0
	Cooks and Waller Lane	\$500,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Drainage Improvements at Nature Center	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0
	Drainage Improvements FY2022	\$500,000	\$50,000	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0
	Flashing Lights for Pedestrian Crosswalks-2022	\$75,000	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Glade Road (Phase 2 - SH26 to Pool) - FY22 Construct	\$5,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000,000	\$0	\$0	\$0	\$0
	Hardage Lane	\$900,000	\$900,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Jackson Road Bridge Renovation-Construction	\$1,222,302	\$0	\$0	\$0	\$0	\$1,222,302	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Justice Center Exterior Cleaning and Sealing	\$350,000	\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Justice Center Interior Renovation	\$200,000	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Misc Concrete Rehabilitation-2022	\$400,000	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Nature Center Trail-Construction	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0	\$0	\$0	\$0
	Overland Park Amenity Phase II	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0
	Park Signage/Branding Program FY2022	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0
	Parking Facility Pavement Marking-2022	\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Parkway Tree Removal and Replacement-2022	\$75,000	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Restroom Facility Renovation FY2022	\$75,000	\$0	\$0	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Roberts Road - Construction	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500,000	\$0	\$0	\$0	\$0
	Senior Center Renovations	\$3,000,000	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500,000	\$0	\$0	\$0
	SH26 Beautification FY2022	\$3,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000,000	\$0	\$0	\$0	\$0
	Street Maintenance County-2022	\$400,000	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Street Maintenance Program-2022	\$500,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Street Pavement Marking-2022	\$100,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Water Project 12: Woodbriar Estates - Construction	\$1,000,000	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Water Project 16: Timberline Drive - Design	\$200,000	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Water Project 18: Pecan Park Estates-Construction	\$800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800,000
	Water Project 5: Brighton Oaks - Design	\$250,000	\$0	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Water Project 6: Quail Crest - Construction	\$700,000	\$0	\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	WW Project 1: Woodbriar and Quail Crest Subdivisio	\$2,000,000	\$0	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	WW Project 5: Quails Path WW Renewal and Road F	\$1,300,000	\$500,000	\$800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Sum Of Total Project Cost:	\$28,527,302	\$4,350,000	\$4,950,000	\$875,000	\$300,000	\$1,222,302	\$0	\$0	\$659,000	\$580,000	\$0	\$10,750,000	\$2,500,000	\$41,000	\$0	\$800,000
	(+) Year-end surplus contributions		\$500,000	\$531,100	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	(-) Operational Costs not included in project list				\$1,543,743							\$150,248	\$196,261				
	(-/+) Transfers in/out		-\$1,747,092										\$2,647,092				
	(+) FY23 Budgeted Contribution		\$2,211,191	\$794,326	\$2,287,491	\$0	\$0	\$10,000	\$450,000	\$23,463	\$167,334	\$133,720	\$7,719,252	\$49,413	\$17,863	\$37,125	\$157,500

Exhibit C
5 Year Capital Improvement Plan
Fiscal Year 2021-2025

Year	Title	Total Project Cost	Capital Projects Fund	**Utility Fund	CEDC (Parks, Trails & Libraries)	Drainage Fund	*FHA/TxDOT	*Impact Fees - Area I (East of 26)	*Impact Fees - Area II (West of 26)	Parkland Dedication Fund	Voluntary Park	Voluntary Library	TIF	Tomorrow Fund - City	Tomorrow Fund - Parks	**Wastewater Impact Fees	**Water Impact Fees
2023	Estimated 10/1/2022 Available Balance		-\$1,348,456	\$1,044,686	\$995,296	-\$142,051	\$0	\$199,853	\$1,345,920	\$37,603	\$54,043	\$399,567	\$468,013	\$112,912	\$870,000	\$743,504	\$2,709,176
	Annual Sidewalk/Trail Construction/Grant Match FY2	\$400,000	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0
	Annual Small Segment Sidewalk/Trail Construction FY2023	\$250,000	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Cheek-Sparger Trail	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400,000	\$0	\$0	\$0	\$0
	City Hall - Boiler Replacement	\$200,000	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Dog Park/Splash Pad	\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700,000	\$0	\$0
	Drainage Improvements FY2023	\$500,000	\$50,000	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0
	Kimzey Park Playground Improvements	\$1,000,000	\$0	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Misc Concrete Rehabilitation-2023	\$400,000	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Nature Center Trail PH2-Construction	\$2,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500,000	\$0	\$0	\$0	\$0
	Parking Facility Pavement Marking-2023	\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Parkway Tree Removal and Replacement-2023	\$75,000	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Rehabilitate the Historic Fire Station	\$234,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$234,000	\$0	\$0	\$0	\$0
	Senior Center Renovations-2023	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0	\$0	\$0	\$0
	Street Maintenance County-2023	\$400,000	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Street Maintenance Program-2023	\$500,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Street Pavement Marking-2023	\$100,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Water Project 14: Mixed Use Connections-Design	\$200,000	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Water Project 5: Brighton Oaks Water/Street Rehabi.	\$2,550,000	\$650,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,900,000
	Water Project 16: Timberline Drive - Construction	\$2,500,000	\$700,000	\$1,800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Woodbriar/Quail Crest Street Rehabilitation (Compai	\$1,200,000	\$1,200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Sum Of Total Project Cost:	\$15,159,000	\$4,575,000	\$2,000,000	\$1,300,000	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$4,384,000	\$0	\$700,000	\$0	\$1,900,000
	(+) Year-end surplus contributions		\$500,000	\$531,100	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	(-) Operational Costs not included in project list				\$1,568,445							\$151,263	\$198,224				
	(-/+) Transfers in/out		\$1,259,827										-\$1,159,827				
	(+) FY24 Budgeted Contribution		\$2,202,895	\$1,038,457	\$2,338,901	\$0	\$0	\$10,000	\$450,000	\$5,000	\$159,081	\$140,356	\$6,918,579	\$44,512	\$17,400	\$27,844	\$118,125
2024	Estimated 10/1/2023 Available Balance		-\$1,960,734	\$614,243	\$465,752	-\$242,051	\$0	\$209,853	\$1,795,920	\$42,603	\$213,124	\$388,660	\$1,644,541	\$157,424	\$187,400	\$771,348	\$927,301
	Annual Sidewalk/Trail Construction/Grant Match FY2	\$400,000	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0
	Annual Small Segment Sidewalk/Trail Construction FY2024	\$250,000	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	City Hall and Library Exterior Cleaning and Sealing	\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$350,000	\$0	\$0	\$0	\$0
	Bedford Road Trail - Construction	\$1,500,000	\$1,500,000	\$0			\$0	\$0	\$0				\$0			\$0	\$0
	Drainage Improvements FY2024	\$500,000	\$50,000	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0
	Misc Concrete Rehabilitation-2024	\$400,000	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Parking Facility Pavement Marking-2024	\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Parkway Tree Removal and Replacement-2024	\$75,000	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Restroom Facility Renovation FY2024	\$75,000	\$0	\$0	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Street Concrete Panel Replacement-2024	\$750,000	\$750,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Street Maintenance County-2024	\$400,000	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Street Maintenance Program-2024	\$500,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Street Pavement Marking-2024	\$100,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Water Project 14: Mixed Use Connections-Constructi	\$1,700,000	\$0	\$1,700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Water Project 17: Monticello - Design	\$200,000	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Sum Of Total Project Cost:	\$7,250,000	\$4,075,000	\$1,900,000	\$375,000	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$600,000	\$0	\$0	\$0	\$0
	(+) Year-end surplus contributions		\$500,000	\$531,100	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0
	(-) Operational Costs not included in project list				\$1,591,974							\$152,309	\$200,206				
	(-/+) Transfers in/out		\$4,800,000										-\$5,700,000				
	(+) FY25 Budgeted Contribution		\$1,702,598	\$1,301,597	\$2,381,077	\$0	\$0	\$10,000	\$450,000	\$5,000	\$162,262	\$147,324	\$7,123,887	\$44,601	\$3,748	\$20,883	\$88,594

Exhibit C
5 Year Capital Improvement Plan
Fiscal Year 2021-2025

Year	Title	Total Project Cost	Capital Projects Fund	**Utility Fund	CEDC (Parks, Trails & Libraries)	Drainage Fund	*FHA/TxDOT	*Impact Fees - Area I (East of 26)	*Impact Fees - Area II (West of 26)	Parkland Dedication Fund	Voluntary Park	Voluntary Library	TIF	Tomorrow Fund - City	Tomorrow Fund - Parks	**Wastewater Impact Fees	**Water Impact Fees
2025	Estimated 10/1/2024 Available Balance		\$966,864	\$546,940	\$879,855	-\$342,051	\$0	\$219,853	\$2,245,920	\$47,603	\$375,386	\$383,674	\$2,268,222	\$202,025	\$191,148	\$792,231	\$1,015,895
	Annual Sidewalk/Trail Construction/Grant Match FY2	\$400,000	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0
	Annual Small Segment Sidewalk/Trail Construction FY2025	\$250,000	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Drainage Improvements FY2025	\$500,000	\$50,000	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0
	Library Equipment Replacement	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0
	Misc Concrete Rehabilitation-2025	\$400,000	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Parking Facility Pavement Marking-2025	\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Parkway Tree Removal and Replacement-2025	\$75,000	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Street Concrete Panel Replacement-2025	\$750,000	\$750,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Street Maintenance County-2025	\$400,000	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Street Maintenance Program-2025	\$500,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Street Pavement Marking-2025	\$100,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Water Project 13: Glade at Old Oak and SH121 - Desi	\$200,000	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Water Project 17: Monticello - Construction	\$3,000,000	\$2,000,000	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Sum Of Total Project Cost:	\$6,725,000	\$4,575,000	\$1,200,000	\$300,000	\$300,000	\$0	\$0	\$0	\$0	\$0	\$100,000	\$250,000	\$0	\$0	\$0	\$0
	(+) Year-end surplus contributions		\$500,000	\$531,100	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	(-) Operational Costs not included in project list				\$1,021,821							\$153,387	\$202,208				
	(-/+) Transfers in/out		\$8,068,697										-\$8,068,697				
	(+) FY26 Budgeted Contribution		\$1,709,365	\$1,573,732	\$2,413,367	\$0	\$0	\$10,000	\$450,000	\$5,000	\$165,508	\$154,640	\$7,335,353	\$44,690	\$3,823	\$15,662	\$66,445
	Estimated 10/1/25 Available Balances		\$6,669,926	\$1,451,772	\$1,971,401	-\$442,051	\$0	\$229,853	\$2,695,920	\$52,603	\$540,894	\$284,927	\$1,082,670	\$246,715	\$194,971	\$807,893	\$1,082,340
	Total Project Cost Grand Total Sum:	\$112,932,302	\$26,295,500	\$14,210,200	\$4,249,500	\$3,480,800	\$4,299,302	\$32,000	\$342,000	\$1,545,500	\$1,685,000	\$100,000	\$47,395,500	\$2,500,000	\$941,000	\$382,000	\$3,974,000

*These revenue sources are located in the Utility Capital Fund, but for the purposes of this report we've broken them out. To get actual projected balance of that fund, add these together.

**These revenue sources are located in the General Capital Fund, but for the purposes of this report we've broken them out. To get actual projected balance of that fund, add these together.



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5a

Agenda Date 10/6/2020

Number Ordinance O-20-2139

Type Ordinance

Department Community Development

Title

Consideration of a zoning change request from the AG Agricultural to R-40 Single Family Residential district on Lot 7, Mrs. Eva Paul's Subdivision, located at 1101 Tinker Road, Case ZC20-017

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading and Public Hearing

Hetal Patel, the applicant, has submitted a request for a zoning change on approximately 1.06 acres, being Lot 7 of the Mrs. Eva Paul's Subdivision and zoned AG Agricultural district. The purpose is to rezone from the AG Agricultural district to the R-40 Single Family Residential district to allow for construction of a new single-family residential dwelling in the future. There are no new lots proposed.

Existing Conditions/Background: The subject property, 1101 Tinker Road, resides on the south side of Tinker Road at the intersection of Tinker Road and Emerald Drive. The subject property has AG zoning and is currently developed with a single-family home, accessory building, and a pool. The existing structures will be demolished to allow for construction of a new single family home.

Proposed Zoning:

Request – The applicant requests to rezone the property from AG to R-40 zoning. The applicant desires to keep the existing building for now, but plans to build a new house on the lot. The minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size	40,000 square feet	46,174 square feet
Minimum Lot Width	150 feet	150 feet
Minimum Lot Depth	150 feet	298 feet
Front Building Line	40 feet	
Side Building Line	15 feet	

Rear Building Line	25 feet
Max. Lot Coverage	20%
Max. Impervious Coverage	50%

Analysis: The applicant is requesting the zoning change to allow for a single-family residential home. The current size of the property does comply with all the minimum standards of the R-40 Single-Family Residential zoning.

Surrounding Development: The properties to the north are zoned R-40 Single Family residential zoning. The properties to the south are zoned R-20 Single Family Residential zoning. The property to the east is zoned R-40 Single Family residential. The property to the west is zoned AG Agricultural zoning. The surrounding lots have developed with single family residences.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for single-family residential development. The proposed R-40 zoning does not conflict with any portion of the comprehensive plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date, staff has not received any formal responses.

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

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval at their September 14, 2020 meeting by a vote of 7-0.

Financial Impact

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

Recommendation

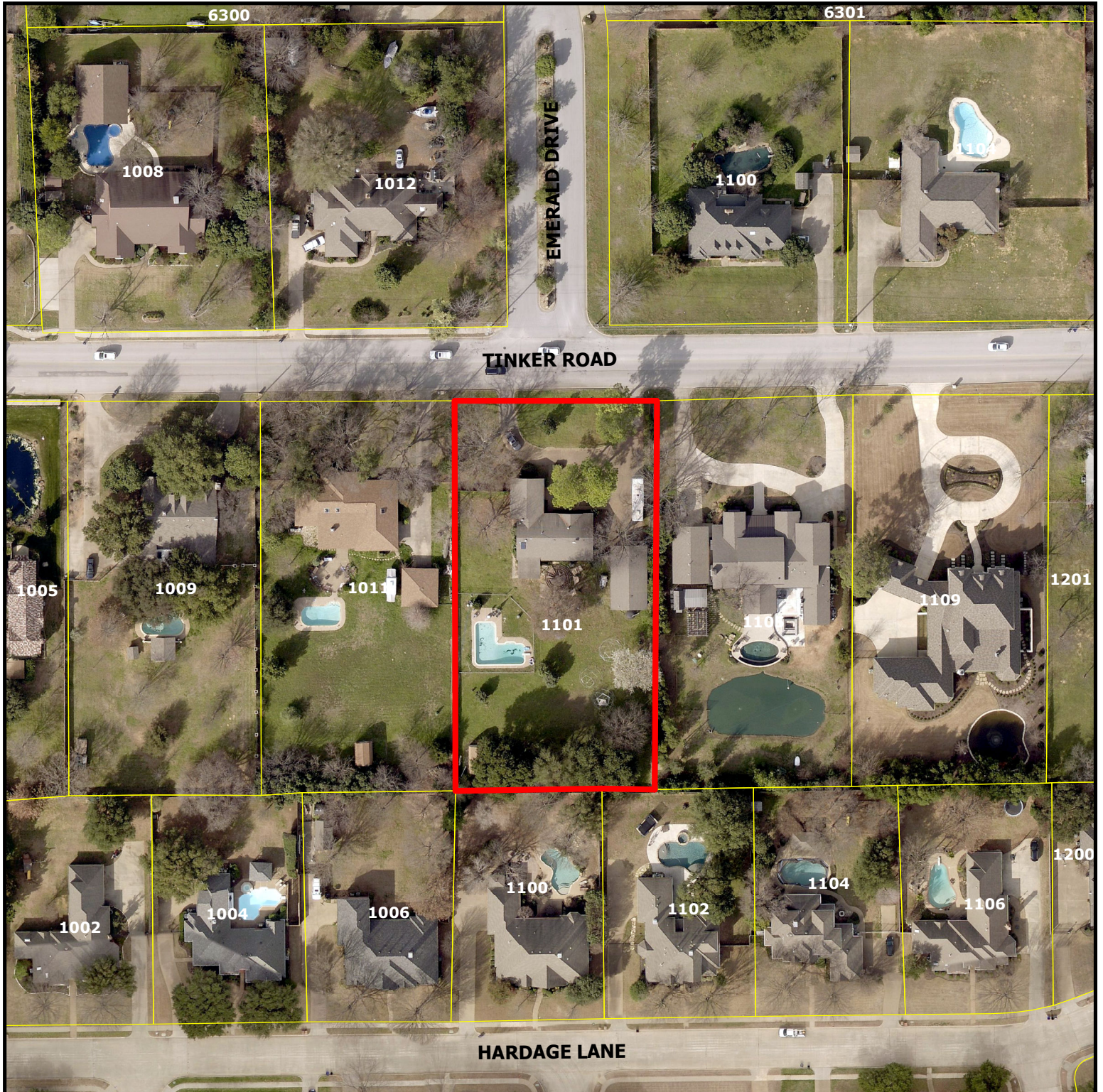
Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map

4. Plat Exhibit
5. Notification Map
6. Notification List
7. Property Owner Notification
8. Ordinance O-20-2139

Aerial Map

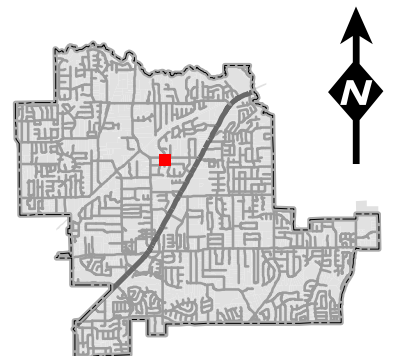


ZC20-017
1101 Tinker Road

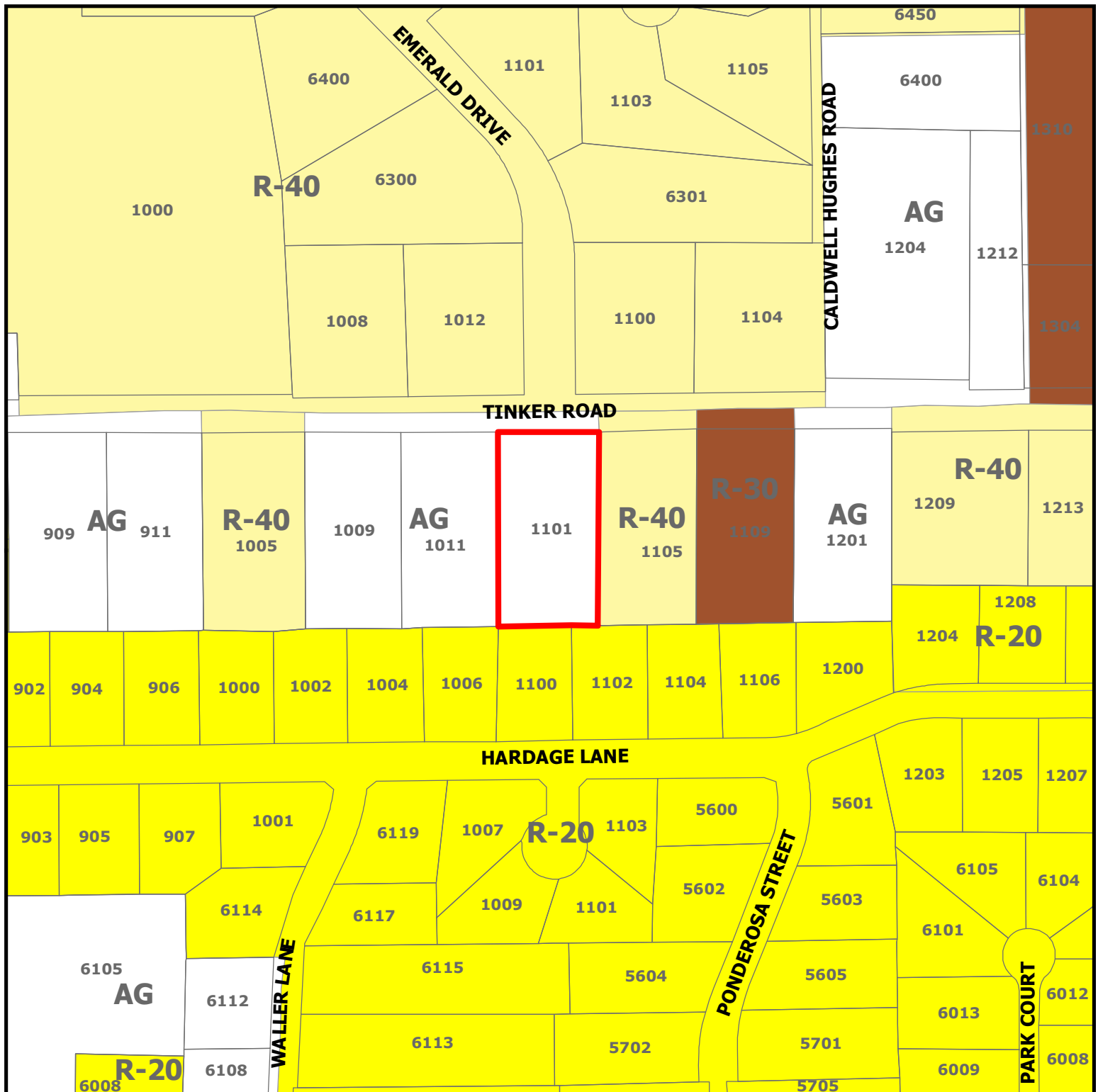
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



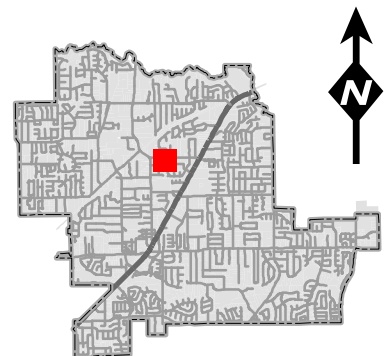
Subject Property



Zoning Map



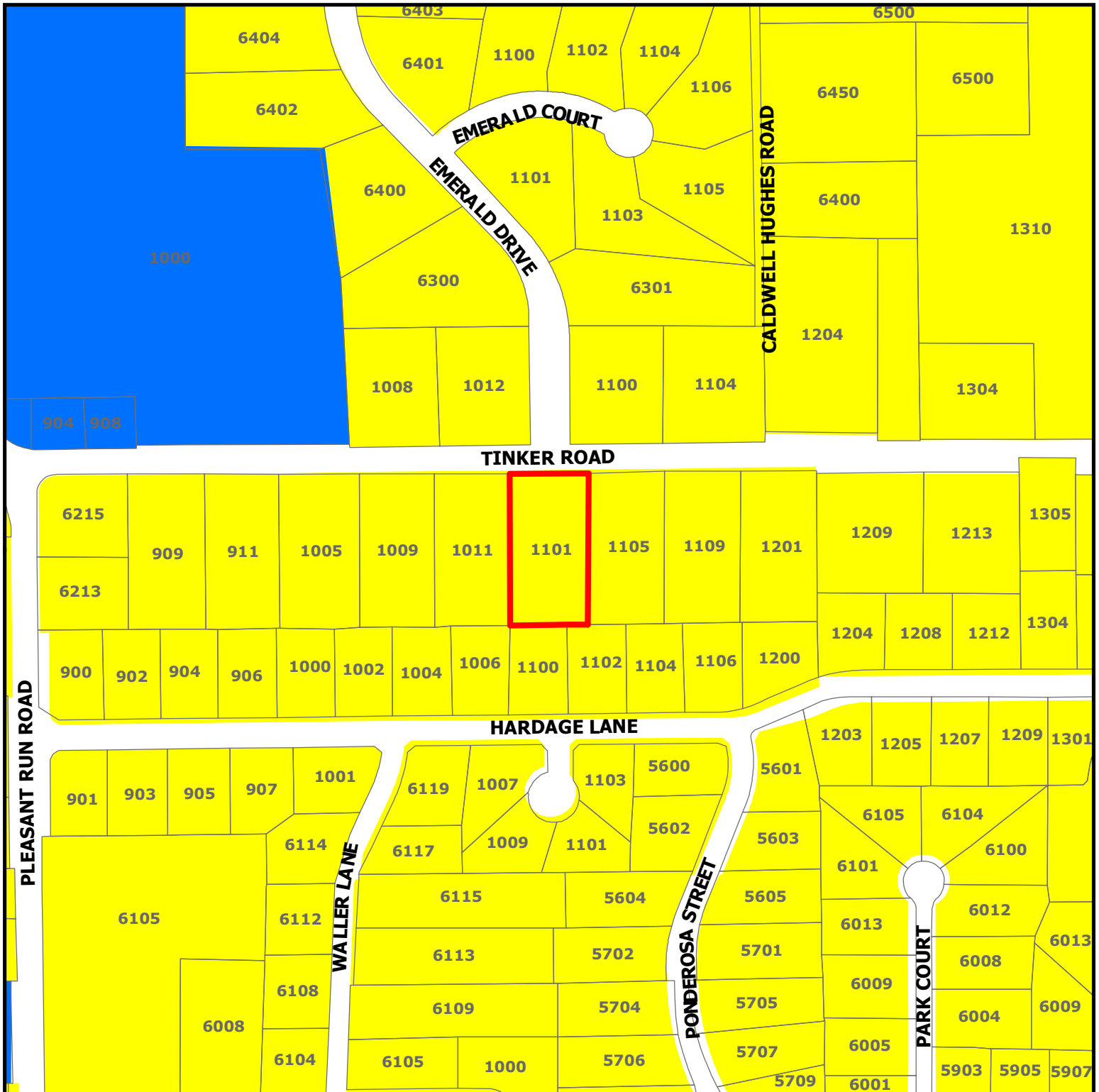
ZC20-017
1101 Tinker Road



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 Subject Property

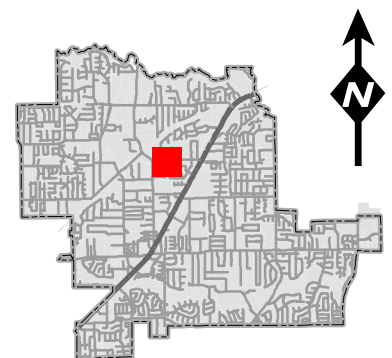
Future Land Use Map



ZC20-017
1101 Tinker Road

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MRS. EVA PAUL'S SUBDIVISION OF 11.6 ACRES OF LAND OUT OF THE A. J. CALDWELL SURVEY IN TARRANT COUNTY, TEX.

BY: James M. Dickson
 LICENSED STATE LAND SURVEYOR
 COUNTY SURVEYOR TARRANT COUNTY, TEX.

AUTHORIZED BY ORDER OF THE COMM
COURT OF TARRANT COUNTY, TEXAS THE
THE 6th DAY OF August 1953

MELVIN "MEL" FAULK
CLERK OF THE COMMISSIONERS COURT
BY *John Harris*
DEPUTY

APPROVED August 2 1953
GRAPEVINE CITY COUNCIL

BY Mayor SECRETARY

SCALE 1"=100'

SEARCHED
SERIALIZED
INDEXED
FILED
APR 11 1958
FBI - NEW YORK

64D Name CALDWELL

HUGHES

ROAD

3085

Now Called Tinker Road

BUKING

LINE

EASEMENT

PLEASANT RUN
WHITE CHAPEL ROAD 7308

25 BLDG LINE

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1997

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100%

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DEC 862

1230

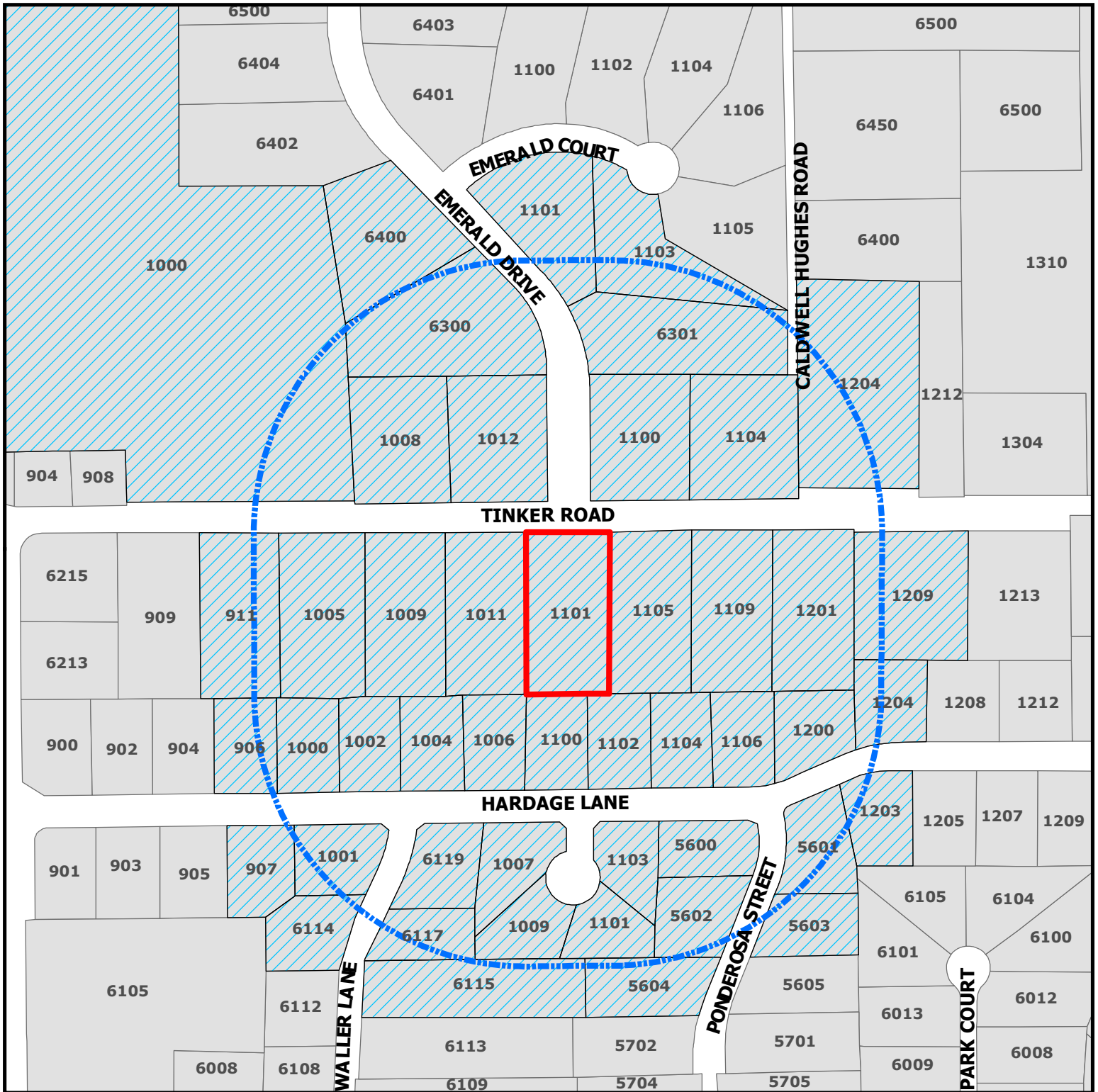
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Filed for Record
And Recorded

AUG 10 1953

at 10³⁹ Q.M.

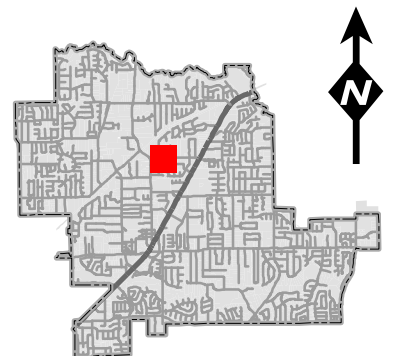
Notification Map



ZC20-017
1101 Tinker Road

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
AGLER, WESLEY	1009 TINKER RD	COLLEYVILLE, TX	76034	1009 TINKER RD
BANNON, MICHAEL	5602 PONDEROSA ST	COLLEYVILLE, TX	76034	5602 PONDEROSA ST
BARBER, JAMES T	1009 HARDAGE CIR	COLLEYVILLE, TX	76034	1009 HARDAGE CIR
BENDURE, DONALD W	6117 WALLER LN	COLLEYVILLE, TX	76034	6117 WALLER LN
BRENDEL, MATTHEW	911 TINKER RD	COLLEYVILLE, TX	76034	911 TINKER RD
BURAK, STEVEN T	6119 WALLER LN	COLLEYVILLE, TX	76034	6119 WALLER LN
CAIN, ALVIN R	1103 EMERALD CT	COLLEYVILLE, TX	76034	1103 EMERALD CT
DIETZ, RICHARD	1203 HARDAGE LN	COLLEYVILLE, TX	76034	1203 HARDAGE LN
EASTHAM, DAVID W	1000 HARDAGE LN	COLLEYVILLE, TX	76034	1000 HARDAGE LN
ELAM, PIPER	1001 HARDAGE LN	COLLEYVILLE, TX	76034	1001 HARDAGE LN
ENGLERT, EVELYN H	6114 WALLER LN	COLLEYVILLE, TX	76034	6114 WALLER LN
EWING, STEPHEN	1104 HARDAGE LN	COLLEYVILLE, TX	76034	1104 HARDAGE LN
FERINA, ANTHONY J	6400 EMERALD DR	COLLEYVILLE, TX	76034	6400 EMERALD DR
FLOWERS, KEITH	1012 TINKER RD	COLLEYVILLE, TX	76034	1012 TINKER RD
GMW 2016 FAMILY TRUST	1006 HARDAGE LN	COLLEYVILLE, TX	76034	1006 HARDAGE LN
GOOD SHEPHERD CATHOLIC CH	800 W LOOP 820 S	FORT WORTH, TX	76108	1000 TINKER RD
GOODALE, STEVEN E	1209 TINKER RD	COLLEYVILLE, TX	76034	1209 TINKER RD
HIDUK, ERIN A	1204 HARDAGE LN	COLLEYVILLE, TX	76034	1204 HARDAGE LN
HOFFMANN, AMY	1005 TINKER RD	COLLEYVILLE, TX	76034	1005 TINKER RD
JONES, ELISA	1204 TINKER RD	COLLEYVILLE, TX	76034	1204 TINKER RD
JONES, PAUL S	6301 EMERALD DR	COLLEYVILLE, TX	76034	6301 EMERALD DR
KUTSENKOVA, ELENA	1103 HARDAGE CIR	COLLEYVILLE, TX	76034	1103 HARDAGE CIR
LANE, LONNIE B	1106 HARDAGE LN	COLLEYVILLE, TX	76034	1106 HARDAGE LN
LAURENCE, JOSHUA	1002 HARDAGE LN	COLLEYVILLE, TX	76034	1002 HARDAGE LN
LAW, CHARLES P	1101 EMERALD CT	COLLEYVILLE, TX	76034	1101 EMERALD CT
LEATHERS, MICHAEL E	6300 EMERALD DR	COLLEYVILLE, TX	76034	6300 EMERALD DR
LEWIS, MARY BELINDA	7004 ROSEBROOK	COLLEYVILLE, TX	76034	1201 TINKER RD
MADDOX, TY C	1200 HARDAGE LN	COLLEYVILLE, TX	76034	1200 HARDAGE LN
MCDANIEL, BOBBY EST	1101 HARDAGE CIR	COLLEYVILLE, TX	76034	1101 HARDAGE CIR
MILLSAP, JODI	906 HARDAGE LN	COLLEYVILLE, TX	76034	906 HARDAGE LN
NAKAMURA, YUKIHIRO A	1105 TINKER RD	COLLEYVILLE, TX	76034	1105 TINKER RD
NICHOLS, TIMOTHY S	1007 HARDAGE CIR	COLLEYVILLE, TX	76034	1007 HARDAGE CIR
NUNN, KENNETH E	1101 TINKER RD	COLLEYVILLE, TX	76034	1101 TINKER RD
ROSENJACK, RICHARD	1004 HARDAGE LN	COLLEYVILLE, TX	76034	1004 HARDAGE LN
SLIGAR, MARSHALL K	5600 PONDEROSA ST	COLLEYVILLE, TX	76034	5600 PONDEROSA ST
SPORISKY, JODY J	1100 HARDAGE LN	COLLEYVILLE, TX	76034	1100 HARDAGE LN
STEUBING, KRAIG	5603 PONDEROSA ST	COLLEYVILLE, TX	76034	5603 PONDEROSA ST
SUBLETTE, JOHN	5601 PONDEROSA ST	COLLEYVILLE, TX	76034	5601 PONDEROSA ST
SUMMERALL, CHERILYN	1109 TINKER RD	COLLEYVILLE, TX	76034	1109 TINKER RD
THE JNO TRUST	1104 TINKER RD	COLLEYVILLE, TX	76034	1104 TINKER RD
TURPENTINE, GEORGE A	1100 TINKER RD	COLLEYVILLE, TX	76034	1100 TINKER RD
USREY, GERALD L	1008 TINKER RD	COLLEYVILLE, TX	76034	1008 TINKER RD
VIGIL, STEPHEN L	1011 TINKER RD	COLLEYVILLE, TX	76034	1011 TINKER RD
WAI, ROBERT	6115 WALLER LN	COLLEYVILLE, TX	76034	6115 WALLER LN
WAI, SHELBY	6115 WALLER LN	COLLEYVILLE, TX	76034	5604 PONDEROSA ST
WHITE, ASHLEY L	1102 HARDAGE LN	COLLEYVILLE, TX	76034	1102 HARDAGE LN
WRAGE, H ALLEN	907 HARDAGE LN	COLLEYVILLE, TX	76034	907 HARDAGE LN
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
PATEL, HETAL	3812 LACEBARK LANE	BEDFORD, TX	76021	APPLICANT

Public hearing notices were mailed on August 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, September 14, 2020 at 7:00 p.m.
City Council Meetings: Monday, October 5, 2020 & Tuesday, October 20, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change request from the AG Agricultural to R-40 Single Family Residential district. The purpose is to rezone the property from AG to R-40 in order to develop the property into a single family residential lot. No new lots proposed.

Zoning Case: ZC20-017

Applicant: Hetal Patel

Owner: Kenneth E. Nunn Jr.

Location: 1101 Tinker Road

Property Description: Lot 7, Mrs. Eva Paul's Subdivision

Present Zoning: AG Agricultural District

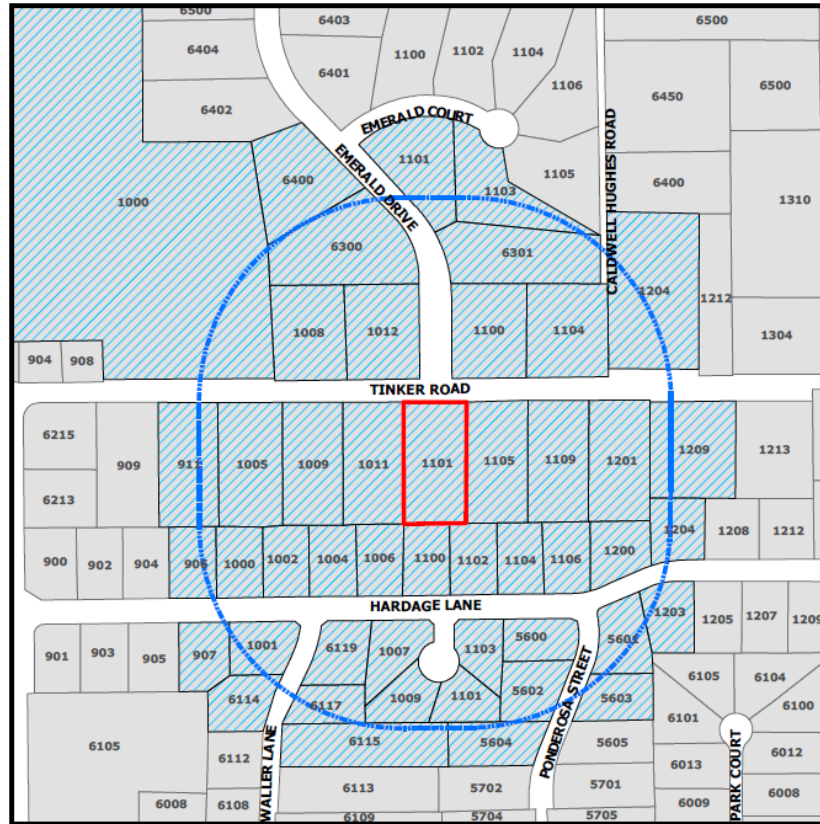
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-20-2139

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.06 ACRES, LOT 7, OF THE MRS. EVA PAUL'S SUBDIVISION, FROM THE AG AGRICULTURAL DISTRICT TO THE R-40 SINGLE FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for rezoning under Case ZC20-017; 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 1.06 acres, being Lot 7, of the Mrs. Eva Paul's Subdivision from the AG Agricultural district to the R-40 Single Family Residential district, as depicted in the attached Exhibit "A" and Exhibit "B".

Sec. 2. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the change change approved herein.

Sec. 3. THAT the above described tract of land shall be subject to the

following conditions:

1. As depicted in the attached Exhibit "A" and Exhibit "B".

- Sec. 4. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 8. THAT 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 6th day of October 2020.

The second reading and public hearing being conducted on the 20th day of October 2020.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 20TH DAY OF OCTOBER 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	_____		

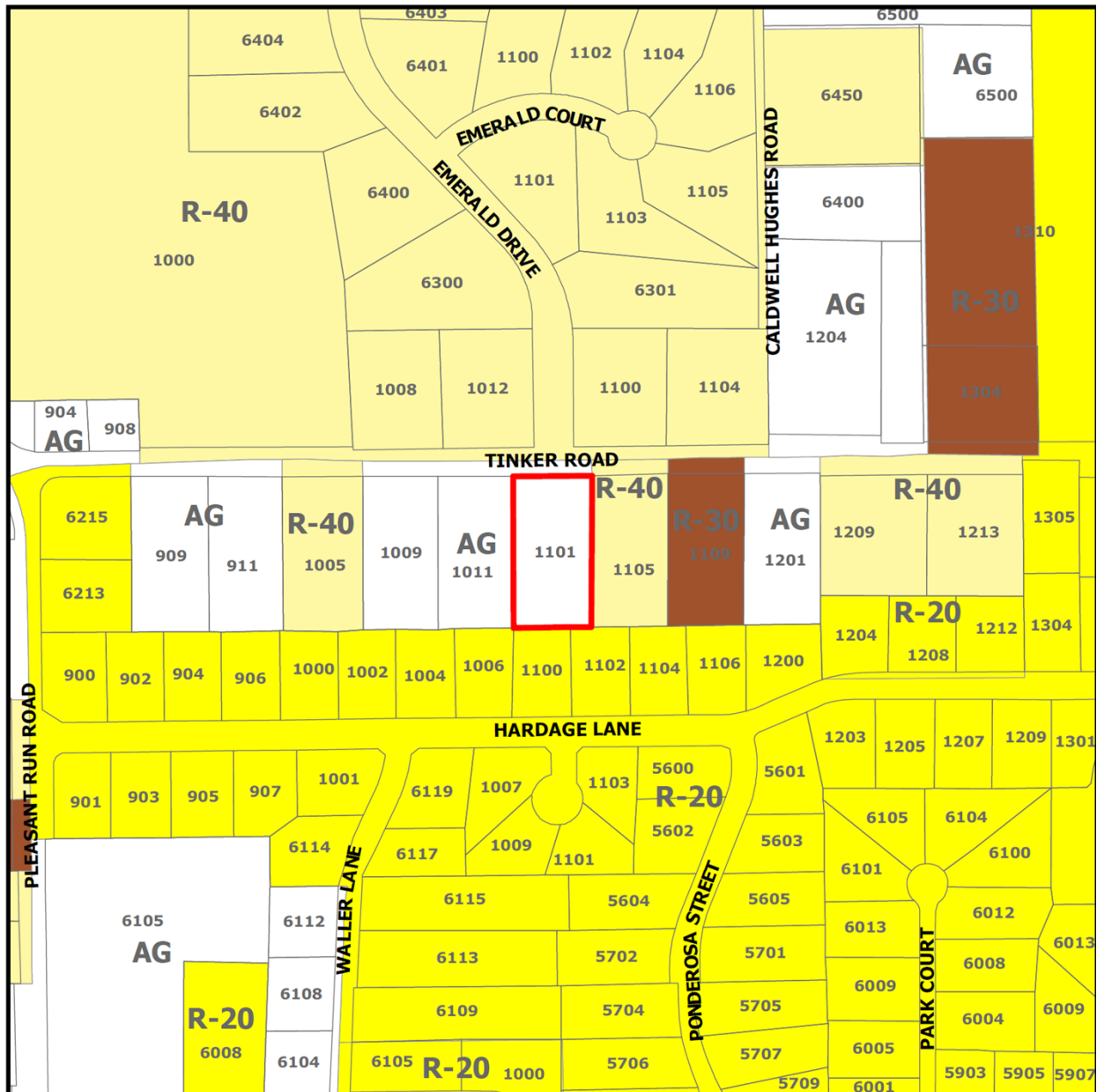
ATTEST:	CITY OF COLLEYVILLE
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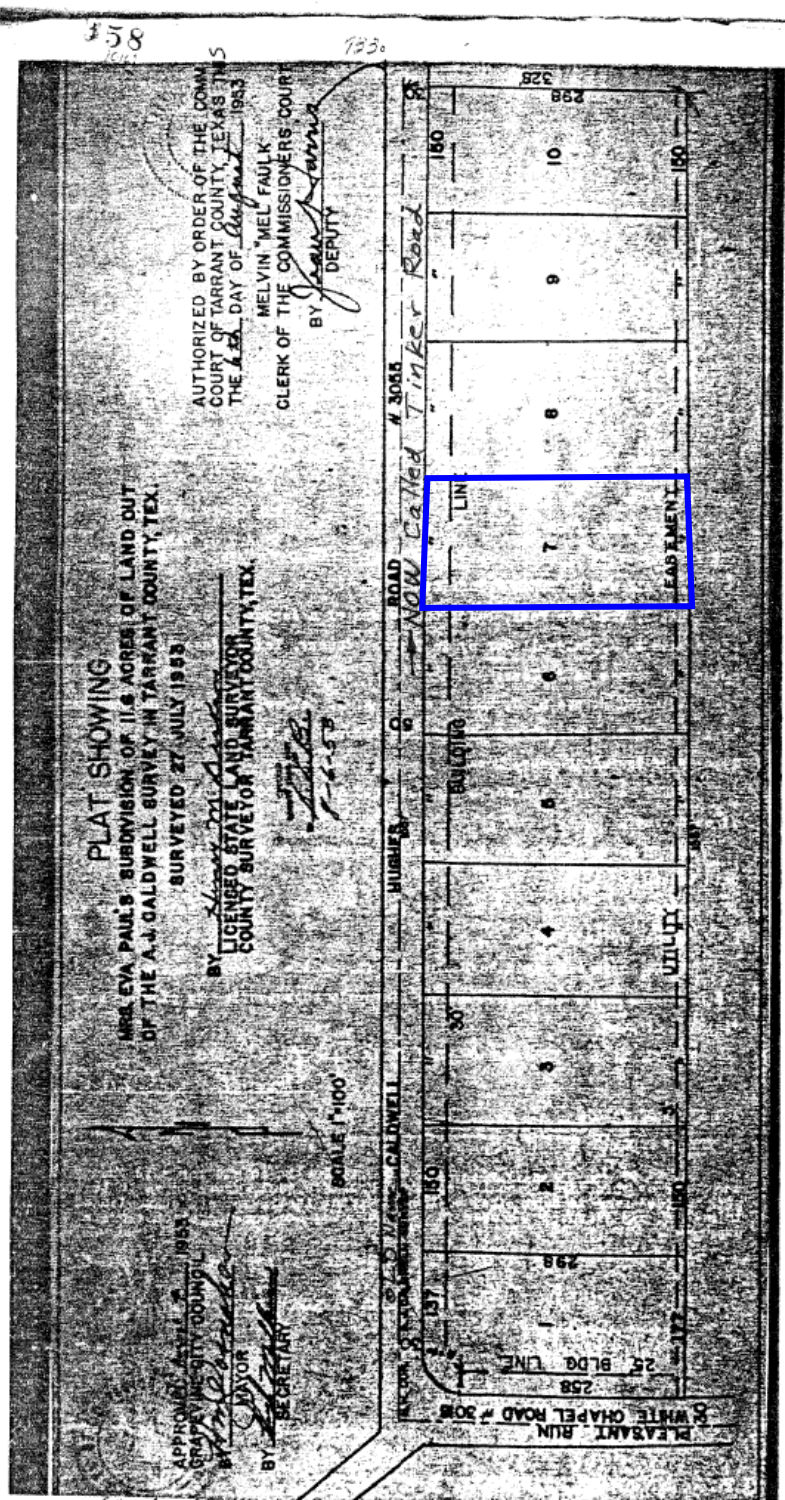
Christine Loven, TRMC City Secretary	Richard Newton Mayor
---	-------------------------

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit “A”- Zoning Map







City of Colleyville City Council Agenda Briefing

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

Agenda Number 5b

Agenda Date 10/6/2020

Number Ordinance O-20-2140

Type Ordinance

Department Community Development

Title

Consideration of a Special Use Permit for a fence to extend into the required street side yard on Lot 4, Block 6, Creekside at Colleyville, Phase 3, located at 4000 Campania Court, Case ZC20-018

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading and Public Hearing

Zach Schneider, the applicant, has submitted a request for a Special Use Permit (SUP) for a five foot wrought iron fence above an existing retaining wall to encroach into the street side yard setback for a corner lot on Lot 4, Block 6, Creekside at Colleyville, being approximately 0.1877 acres, and zoned PUD-R Planned Unit Development-Residential district.

Existing Conditions/Background: The subject property, 4000 Campania, has PUD-R zoning and is located on the northwest corner at the intersection of Campanina Court and Alsace Avenue.

A building permit was applied for in August of 2020 and has not yet been issued for the construction of a new home at 4000 Campanina Court.

The applicant was informed the Land Development Code had been amended by the City Council in August of 2019 (Ordinance O-19-2088) and therefore, the request for the location of future fences is not allowed unless approved with an SUP.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a 5 foot wrought iron fence above an existing retaining wall located within the corner street side yard setback. The proposed fence is approximately 10 feet from the property line.

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

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

2. Corner Side Yards: Except where allowed elsewhere in this chapter, no fence or free standing wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall extend into the required street side yard. The regulations of 1.a through 1.d above shall apply.

Regulation "2" above applies in this case requiring that no fence be allowed to extend into the street side yard which is 15 feet per the PUD-R zoning. The applicant proposes to locate a 5 foot wrought iron fence above an existing retaining wall to encroach into the street side yard setback approximately 10 feet from the property line. The Land Development Code provides the opportunity to request an SUP to modify from the requirements:

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

Analysis: Any request for a residential fence which differs from the Land Development Code shall only be authorized after approval of a Special Use Permit by the City Council. The applicant is proposing the fence to be located on the retaining wall for safety and maintenance reasons. The height of the retaining wall goes from 3 feet to 8 feet in height as it moves along the Alsace Avenue side of the lot.

Surrounding Development: The properties to the north, south, east and west are zoned PUD-R and contain residential development in the Creekside at Colleyville Subdivision.

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

Staff Recommendation: Staff recommends denial of the requested SUP as it does not meet the technical requirements of the Land Development Code.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval with the condition that the fence stop at the front building line.

Financial Impact

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

Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Photo Provided by Applicant
7. Grading Plans
8. Notification Map
9. Notification List
10. Property Owner Notification
11. Ordinance O-20-2140

Aerial Map



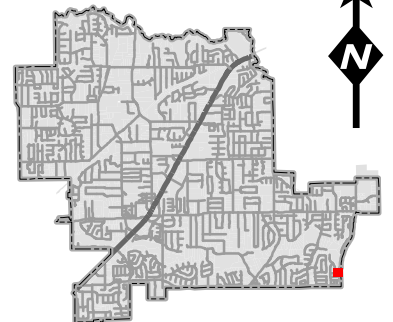
ZC20-018 4000 Campania Court

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Subject Property



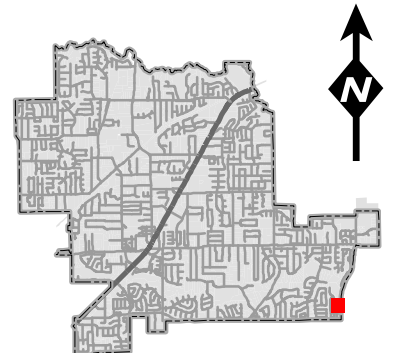
Zoning Map



ZC20-018
4000 Campania Court

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 Subject Property



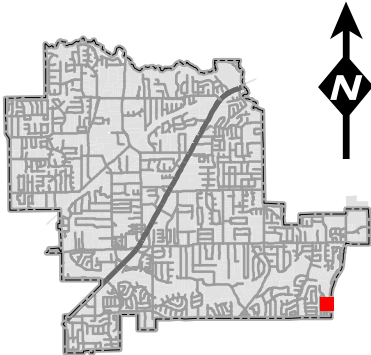
Future Land Use Map



ZC20-018
4000 Campania Court

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 Subject Property
 Residential



Statement of Planning Objectives

The purpose of this Special Use Permit (SUP) is to request the City of Colleyville's approval to construct an iron fence on the retaining wall.

By constructing the fence on top of the wall, Tradition Homes will be addressing safety concerns and adhering to continuity already established in Creekside at Colleyville.

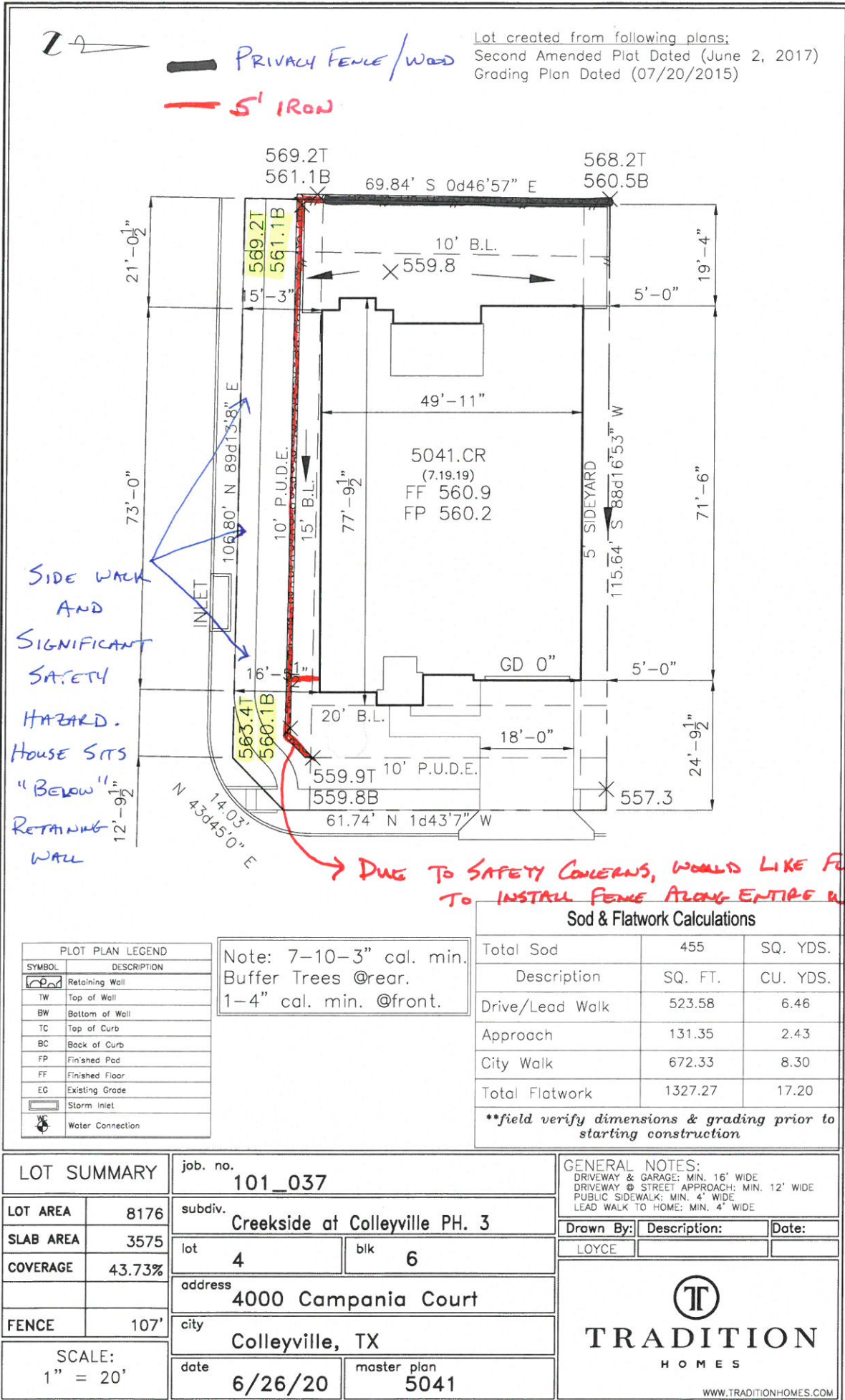
The lot is located at 4000 Campania Court (Lot 4, Block 6) in Creekside at Colleyville Phase 3. The retaining wall was constructed during development operations and is located in between the build line and property line. The retaining wall was "cored" during development operations in order for the fence to be installed on top of the wall. In an effort to adhere to the continuity already established in this gated community, the Applicant believes installing the fence on top of the retaining wall would be appropriate and aesthetically pleasing to the overall neighborhood. This proposed fence location would also allow the future homeowner to enjoy a much more usable backyard. The schematic below shows the lot in question.



Tradition Homes, LLC is the applicant. Tradition Homes has thirty-nine (39) lots under contract in Creekside at Colleyville Phase 3. Tradition's model home is located at 3604 Valmur Avenue, Colleyville, TX 76034.

The stamped/approved Grading Plans for the community are included with this SUP submittal. The Grading Plans identify the location of the retaining wall. As previously stated, the retaining wall was built by the Developer (Terra Manna). It was designed and cored in anticipation of the fence posts/fence installation.

Site Plan



Photos Provided By Applicant

4

Key

- Slide 1 – Overview Map
- Slide 2 – 3608 Valmur Avenue
- Slide 3 – 3609 Lejoie Lane
- ***Slide 4 – 4000 Campania Court***
- Slide 5 – 3501 Alsace Avenue
- Slide 6 – 3500 Lejoie Lane
- Slide 7 – 3508 Cheval Blanc
- Slide 8 – 3601 Valmur Avenue
- Slide 9 – Additional Pictures

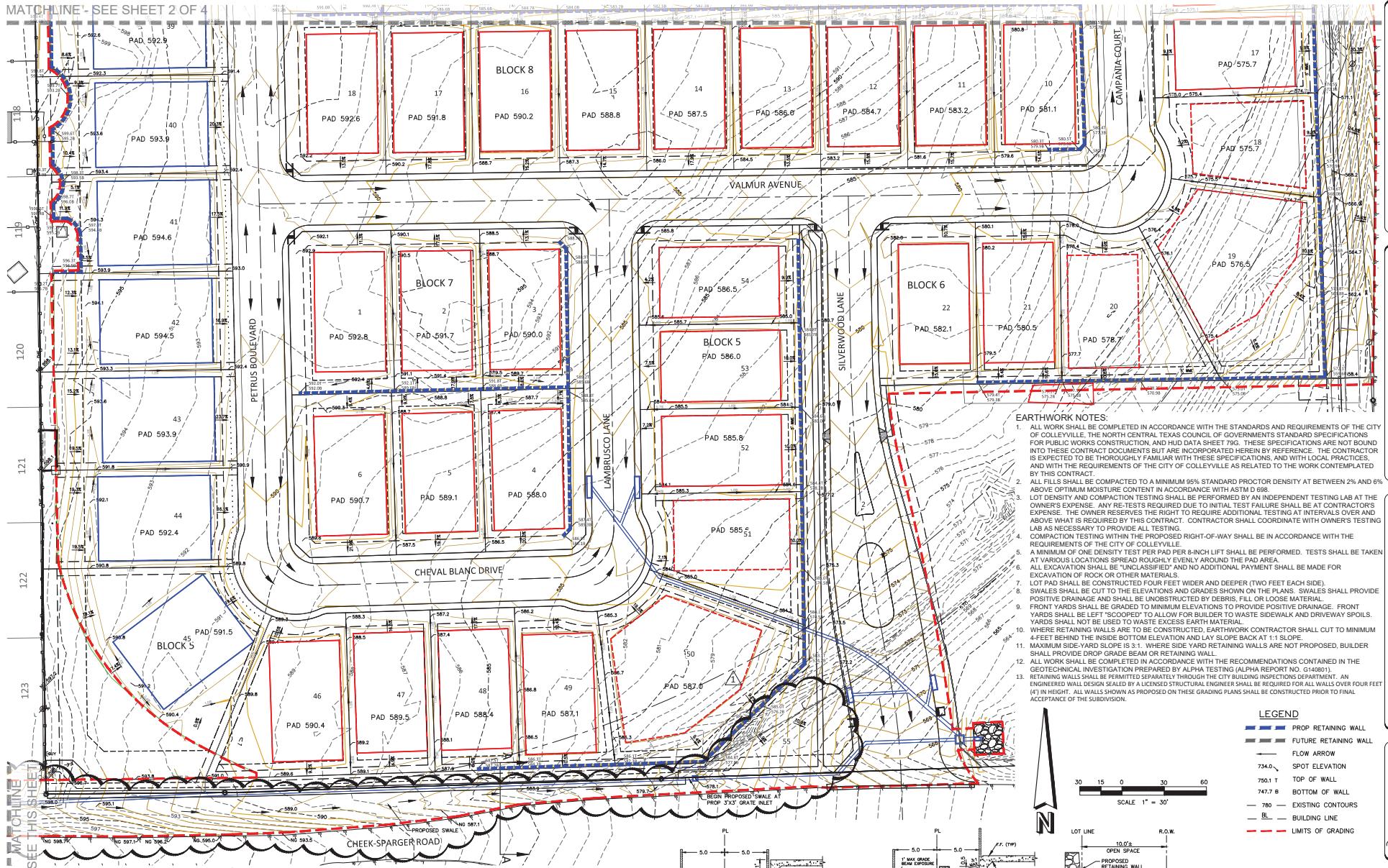


Photos Provided By Applicant



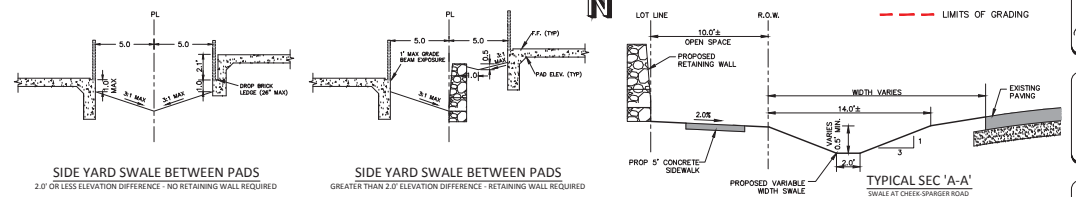
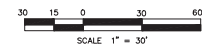
Grading Plan

MATCHLINE - SEE SHEET 2 OF 4



- EARTHWORK NOTES:**
1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF COLLEYVILLE, THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND HUD DATA SHEET 799. THESE SPECIFICATIONS ARE NOT BOUND INTO THESE CONTRACT DOCUMENTS BUT ARE INCORPORATED HEREIN BY REFERENCE. THE CONTRACTOR IS EXPECTED TO BE THOROUGHLY FAMILIAR WITH THESE SPECIFICATIONS, AND WITH LOCAL PRACTICES, AND WITH THE REQUIREMENTS OF THE CITY OF COLLEYVILLE AS RELATED TO THE WORK CONTEMPLATED BY THIS CONTRACT.
 2. ALL FILLS SHALL BE COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT BETWEEN 2% AND 6% ABOVE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698.
 3. LOT DENSITY AND COMPACTION TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LAB AT THE OWNER'S EXPENSE. ANY RE-TESTS REQUIRED DUE TO INITIAL TEST FAILURE SHALL BE AT CONTRACTOR'S EXPENSE. THE OWNER RESERVES THE RIGHT TO REQUIRE ADDITIONAL TESTING AT INTERVALS OVER AND ABOVE WHAT IS REQUIRED BY THIS CONTRACT. CONTRACTOR SHALL COORDINATE WITH OWNER'S TESTING LAB AS NECESSARY TO PROVIDE ALL TESTING.
 4. COMPACTION TESTING WITHIN THE PROPOSED RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF COLLEYVILLE.
 5. A MINIMUM OF ONE DENSITY TEST PER PAD PER 8-INCH LIFT SHALL BE PERFORMED. TESTS SHALL BE TAKEN AT VARIOUS LOCATIONS SPREAD ROUGHLY EVENLY AROUND THE PAD AREA.
 6. ALL EXCAVATION SHALL BE "UNCLASSIFIED" AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR EXCAVATION OF ROCK OR OTHER MATERIALS.
 7. LOT PAD SHALL BE CONSTRUCTED FOUR FEET WIDER AND DEEPER (TWO FEET EACH SIDE). SWALES SHALL BE CUT TO THE ELEVATIONS AND GRADES SHOWN ON THE PLANS. SWALES SHALL PROVIDE POSITIVE DRAINAGE AND SHALL BE UNOBTSTRUCTED BY DEBRIS, FILL, OR LOOSE MATERIAL.
 8. FRONT YARDS SHALL BE GRADDED TO MINIMUM ELEVATIONS TO PROVIDE POSITIVE DRAINAGE. FRONT YARDS SHALL BE LEFT "SCOOPED" TO ALLOW FOR BUILDER TO WASTE SIDEWALK AND DRIVEWAY SPOILS. YARDS SHALL NOT BE USED TO WASTE EXCESS EARTH MATERIAL.
 9. WHERE RETAINING WALLS ARE TO BE CONSTRUCTED, EARTHWORK CONTRACTOR SHALL CUT TO MINIMUM 4 FEET BEHIND THE INSIDE BOTTOM ELEVATION AND LAY SLOPE BACK AT 1:1 SLOPE.
 10. MAXIMUM SIDE-YARD SLOPE IS 3:1. WHERE SIDE YARD RETAINING WALLS ARE NOT PROPOSED, BUILDER SHALL PROVIDE DROP GRADE BEAM OR RETAINING WALL.
 11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION PREPARED BY ALPHA TESTING ALPHA REPORT NO. G1408011.
 12. RETAINING WALLS SHALL BE PERMITTED SEPARATELY THROUGH THE CITY BUILDING INSPECTIONS DEPARTMENT. AN ENGINEER WALL DESIGN SEALED BY A LICENSED STRUCTURAL ENGINEER SHALL BE REQUIRED FOR ALL WALLS OVER FOUR FEET (4') IN HEIGHT. ALL WALLS SHOWN AS PROPOSED ON THESE GRADING PLANS SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE OF THE SUBDIVISION.

- LEGEND**
- PROP RETAINING WALL
 - FUTURE RETAINING WALL
 - FLOW ARROW
 - SPOT ELEVATION
 - 734.0 T TOP OF WALL
 - 750.1 T TOP OF WALL
 - 747.7 B BOTTOM OF WALL
 - 780 EXISTING CONTOURS
 - BL BUILDING LINE
 - LIMITS OF GRADING



REVISIONS	DATE
REVISED OPEN SPACE GRADING	JUNE-2015

J. VOLK consulting
6301 Central Expressway East, Suite 300 | Plano, Texas 75074
972.201.0300 (office) | 972.201.3009 (fax)
JVC No. 14002
1" = 30' H

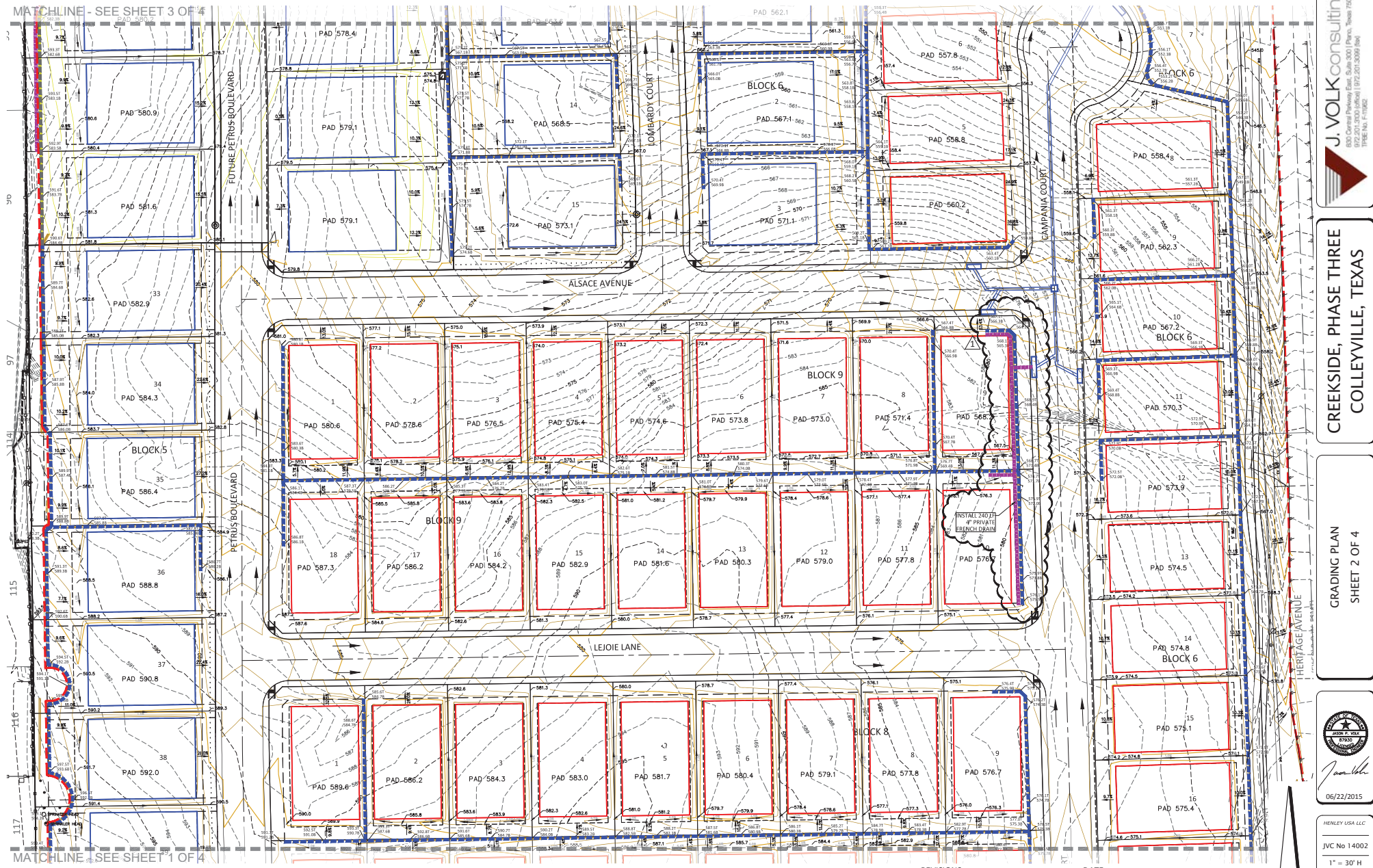
CREEKSIDE, PHASE THREE
COLLEYVILLE, TEXAS

GRADING PLAN
SHEET 1 OF 4

07/20/2015

11

Grading Plan

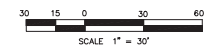


REVISIONS

1	ADDED PRIVATE FRENCH DRAIN ALONG RETAINING WALL FOOTING
----------	--

DATE

JUNE-2015



J. VOLK consulting
830 Central Expressway East, Suite 300 | Plano, Texas 75074
972.201.3000 (office) | 972.201.3009 (fax)
TPBE No. F-11902

CREEKSIDE, PHASE THREE
COLLEYVILLE, TEXAS

GRADING PLAN
SHEET 2 OF 4



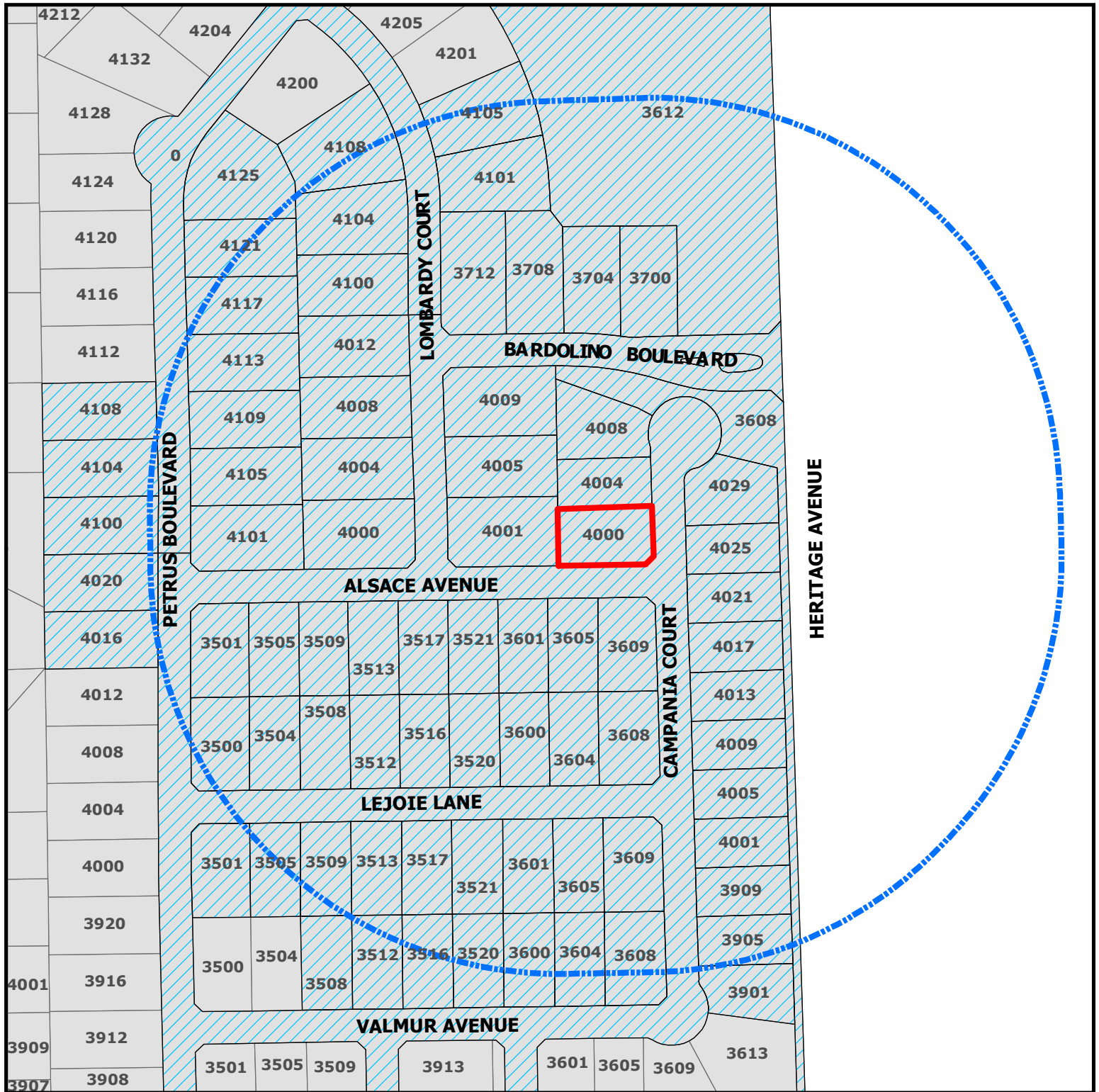
06/22/2015

HENLEY USA LLC

JVC No 14002

12

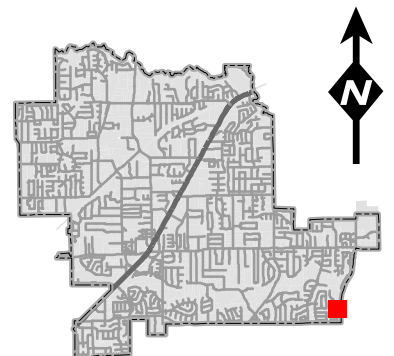
Notification Map



ZC20-018 4000 Campania Court

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
AKERS, WILLIAM	3704 BARDOLINO	COLLEYVILLE, TX	76034	3704 BARDOLINO BLVD
BEYENE, SABA	3508 VALMUR AVE	COLLEYVILLE, TX	76034	3508 VALMUR AVE
BHAMANI, HINA	3712 BARDOLINO	COLLEYVILLE, TX	76034	3712 BARDOLINO BLVD
BIDER, DENIS	4105 LOMBARDY CT	COLLEYVILLE, TX	76034	4105 LOMBARDY CT
BROWN, JOSHUA	3521 ALSACE AVE	COLLEYVILLE, TX	76034	3521 ALSACE AVE
CHIU, CHIN	3604 LEJOIE LN	COLLEYVILLE, TX	76034	3604 LEJOIE LN
CLOPTON, WILLIAM	3708 BARDOLINO BLVD	COLLEYVILLE, TX	76034	3708 BARDOLINO BLVD
CONG, ZHEN	4105 PETRUS BLVD	COLLEYVILLE, TX	76034	4105 PETRUS BLVD
CREEKSIDE AT COLLEYVILLE HOA I	395 W NORTHWEST PKWY STE 300	SOUTHLAKE, TX	76092	3612 BARDOLINO BLVD
CREEKSIDE AT COLLEYVILLE HOA I	101 CLARIDEN RANCH RD	SOUTHLAKE, TX	76092	0 PETRUS BLVD
CUMMINGS, KIM	3601 ALSACE	COLLEYVILLE, TX	76034	3601 ALSACE AVE
CURRY, PAIGE	4117 PETRUS BLVD	COLLEYVILLE, TX	76034	4117 PETRUS BLVD
DAR, HASSAN	4101 PETRUS BLVD	COLLEYVILLE, TX	76034	4101 PETRUS BLVD
DHARANI, SOHAIL	4009 LOMBARDY CT	COLLEYVILLE, TX	76034	4009 LOMBARDY CT
FANG, ZHENG	4104 PETRUS BLVD	COLLEYVILLE, TX	76034	4104 PETRUS BLVD
FOURNET, YON	4125 PETRUS BLVD	COLLEYVILLE, TX	76034	4125 PETRUS BLVD
GERDES, DAVID	4008 LOMBARDY CT	COLLEYVILLE, TX	76034	4008 LOMBARDY CT
HARDIN, JAMES	3700 BARDOLINO	COLLEYVILLE, TX	76034	3700 BARDOLINO BLVD
HIGGINS, ANDREW	4012 LOMBARDY CT	COLLEYVILLE, TX	76034	4012 LOMBARDY CT
JHUNJHUNWALA, PRAKASH	4021 CAMPANIA CT	COLLEYVILLE, TX	76034	4021 CAMPANIA CT
JOHNSON, ROBERT	4101 LOMBARDY CT	COLLEYVILLE, TX	76034	4101 LOMBARDY CT
K E GIBSON LLC	4609 ELDER RD	VILLA RIDGE, MO	63089	4108 PETRUS BLVD
KANSAGRA, SHRADHA	4104 LOMBARDY CT	COLLEYVILLE, TX	76034	4213 LOMBARDY CT
LAMB, JONATHAN	3520 VALMUR AVE	COLLEYVILLE, TX	76034	3520 VALMUR AVE
MI HOMES OF DFW LLC	405 STATE HWY 121 BYP	LEWISVILLE, TX	75067	3604 BARDOLINO BLVD
MI HOMES OF DFW LLC	405 STATE HWY 121 BYP	LEWISVILLE, TX	75067	3600 BARDOLINO BLVD
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3517 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4005 CAMPANIA CT
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3512 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4013 CAMPANIA CT
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4020 PETRUS BLVD
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4008 CAMPANIA CT
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3508 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4016 PETRUS BLVD
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3600 VALMUR AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3516 VALMUR AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3608 VALMUR AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3521 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3520 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4029 CAMPANIA CT
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4001 CAMPANIA CT
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4025 CAMPANIA CT
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3513 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4004 CAMPANIA CT
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3509 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3609 ALSACE AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4017 CAMPANIA CT
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3500 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3501 LEJOIE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3605 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3901 CAMPANIA CT
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3501 ALSACE AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4000 CAMPANIA CT
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3609 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4009 CAMPANIA CT
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3600 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3905 CAMPANIA CT
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3601 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3504 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3516 LEJOIE LN
MALLAMPATI, SANJAY	4004 LOMBARDY CT	COLLEYVILLE, TX	76034	4004 LOMBARDY CT
MAMIDIBATTULA, KRISHNA	3505 LEJOIE LN	COLLEYVILLE, TX	76034	3505 LEJOIE LN
MATHUR, POONAM	4100 PETRUS BLVD	COLLEYVILLE, TX	76034	4100 PETRUS BLVD
MEHDI, SHEZAD	4100 LOMBARDY CT	COLLEYVILLE, TX	76034	4100 LOMBARDY CT
PATEL, ANIL	3605 ALSACE AVE	COLLEYVILLE, TX	76034	3605 ALSACE AVE
PATEL, HAREN	4000 LOMBARDY CT	COLLEYVILLE, TX	76034	4000 LOMBARDY CT
PEREZ, ALFONSO	3509 ALSACE AVE	COLLEYVILLE, TX	76034	3509 ALSACE AVE
REDDY, DIVAKAR	3517 ALSACE	COLLEYVILLE, TX	76034	3517 ALSACE AVE
SEYBERT, STEPHANIE	4108 LOMBARDY CT	COLLEYVILLE, TX	76034	4108 LOMBARDY CT
SHARMA, SUDEEP	3505 ALSACE AVE	COLLEYVILLE, TX	76034	3505 ALSACE AVE
SINGEETHAM, SHIVA	4109 PETRUS BLVD	COLLEYVILLE, TX	76034	4109 PETRUS BLVD
SKINNER, GINA	4001 LOMBARDY CT	COLLEYVILLE, TX	76034	4001 LOMBARDY CT
SOHAIL, MOHAMMAD	3513 ALSACE AVE	COLLEYVILLE, TX	76034	3513 ALSACE AVE
GREENIVASAN, VIDHYAPRIYA	4113 PETRUS BLVD	COLLEYVILLE, TX	76034	4113 PETRUS BLVD
TRADITION HOMES LLC	8751 COLLIN MCKINNEY PKWY STE	MCKINNEY, TX	75070	3909 CAMPANIA CT
TRADITION HOMES LLC	8751 COLLIN MCKINNEY PKWY STE	MCKINNEY, TX	75070	3604 VALMUR AVE
URPANI, DANIEL	4121 PETRUS BLVD	COLLEYVILLE, TX	76034	4121 PETRUS BLVD
WANG, CHAO-CHENG	3608 LEJOIE LN	COLLEYVILLE, TX	76034	3608 LEJOIE LN
WU, WANG	3512 VALMUR AVE	COLLEYVILLE, TX	76034	3512 VALMUR AVE
ZEPEDA, GABRIEL	4005 LOMBARDY CT	COLLEYVILLE, TX	76034	4005 LOMBARDY CT
				3608 CAMPANIA CT
WOODLAND HILLS (COLLEYVILLE)	4100 OXFORD COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
CREEKSIDE	101 CLARIDEN RANCH RD	SOUTHLAKE, TX	76092	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
ZACH SCHNEIDER	8751 COLLIN MCKINNEY PKWY STE 402	MCKINNEY, TX	75070	APPLICANT

Public hearing notices were mailed on August 28, 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, September 14, 2020 at 7:00 p.m.
City Council Meetings: Monday, October 5, 2020 & Tuesday, October 20, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a Fence to extend into the required street side yard. The purpose is to allow for a 5 foot wrought iron fence to be placed on a retaining wall and encroach into the side yard setback (corner lot).

Zoning Case: ZC20-018

Applicant: Zach Schneider

Owner: Zach Schneider

Location: 4000 Campania Court

Property Description: Lot 4, Block 6, Creekside at Colleyville, Phase 3

Present Zoning: PUD-R Planned Unit Development-Residential istrict

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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-20-2140

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.1877 ACRES, ON LOT 3, BLOCK 7, CREEKSIDE AT COLLEYVILLE, LOCATED AT 4000 CAMPANIA COURT, BY AUTHORIZING A SPECIAL USE PERMIT FOR A 5 FOOT WROUGHT IRON FENCE ABOVE AN EXISTING RETAINING WALL TO ENCROACH INTO THE STREET SIDE YARD SETBACK LINE FOR A CORNER LOT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for a 5 foot wrought iron fence above an existing retaining wall to encroach into the street side yard setback for a corner lot under Case No. ZC20-018; 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 the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a 5 foot wrought iron fence above an existing retaining wall to encroach into the side yard

property line for a corner lot on 0.1877 acres, being Lot 3 Block 7, of the Creekside at Colleyville, located at 4000 Campania Court, as depicted on the attached as Exhibit "A".

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. The Special Use Permit shall apply to a 5 foot open wrought iron fence above an existing retaining wall within the existing sleeve pattern of the retaining wall to encroach into the street side yard setback for a corner lot.
- b. The fence location shall be approximately 10 feet from the street side property line and for the fence to be allowed to the front building line. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
- c. No fence shall extend across the rear lot into the street side yard setback unless such fence is of an open wrought iron material for the property at 4000 Capanina Court.
- d. That the fence would be of the similar color, design and material as the fence located at 3501 LeJoie Lane.
- e. 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 6th day of October 2020.

The second reading and public hearing being conducted on the 20th day of October 2020.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 20TH DAY OF OCTOBER 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

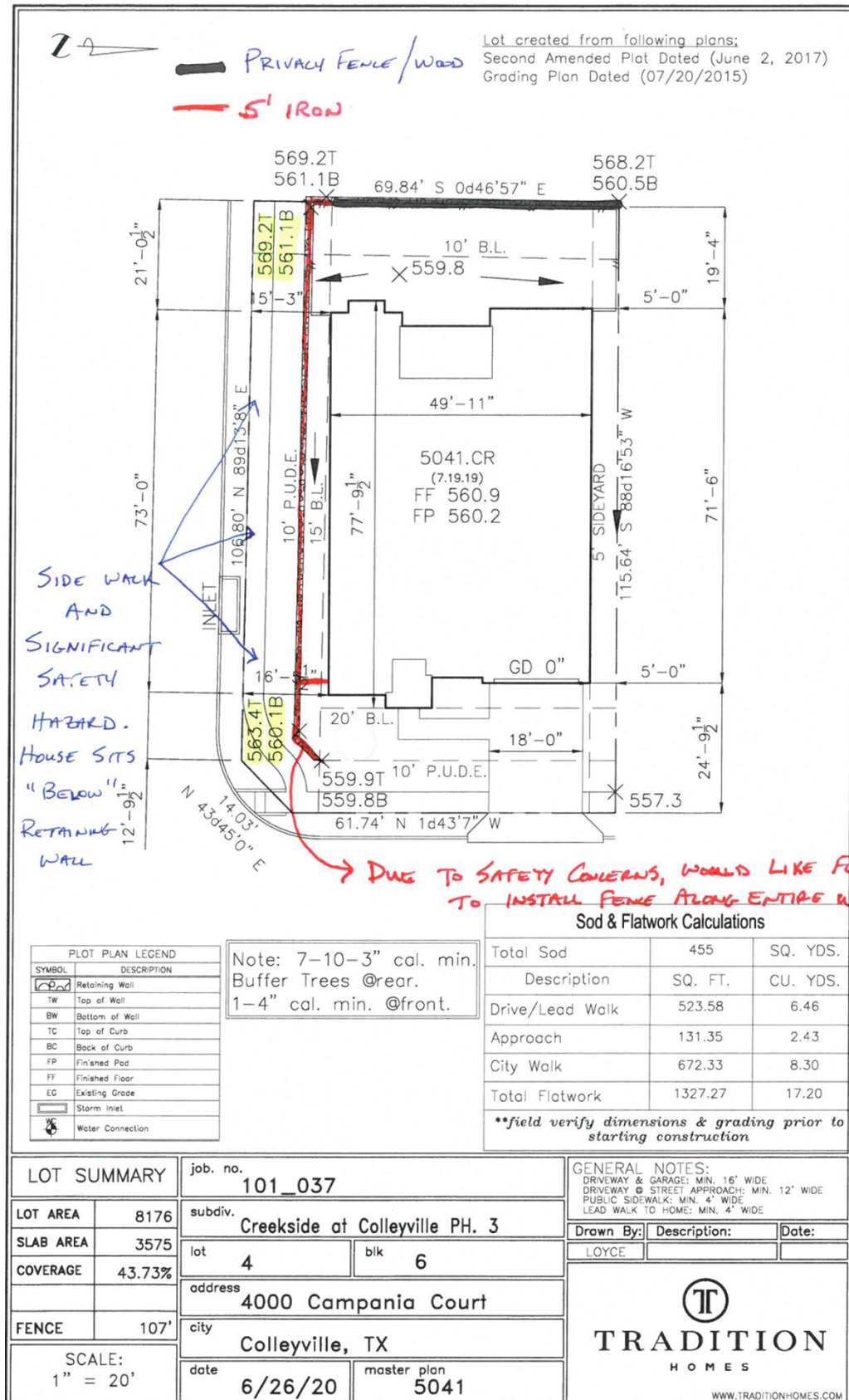
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



Exhibit "B" – Site Plan





City of Colleyville City Council Agenda Briefing

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

Agenda Number 5c

Agenda Date 10/6/2020

Number Ordinance O-20-2141

Type Ordinance

Department Community Development

Title

Consideration of a Special Use Permit for a fence to extend into the required street side yard on Lot 4, Block 7, Creekside at Colleyville, Phase 3, located at 3508 Cheval Blanc, Case ZC20-020

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading and Public Hearing

Zach Schneider, the applicant, has submitted a request for a Special Use Permit (SUP) for a five foot wrought iron fence above an existing retaining wall to encroach into the street side yard setback for a corner lot on Lot 4, Block 7, Creekside at Colleyville, being approximately 0.1867 acres, and zoned PUD-R Planned Unit Development-Residential district.

Existing Conditions/Background: The subject property, 3508 Cheval Blanc, has PUD-R zoning and is located on the northwest corner at the intersection of Cheval Blanc Drive and Lambrusco Lane.

A building permit was issued for the construction of a new home at 3508 Cheval Blanc Drive in August of 2020.

The applicant was informed that the Land Development Code had been amended by the City Council in August of 2019 (Ordinance O-19-2088) and therefore the request for the location of the fence is not allowed unless approved with an SUP.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a 5 foot wrought iron fence above an existing retaining wall located within the corner street side yard setback. The proposed fence is approximately 10 feet from the property line.

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

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

2. Corner Side Yards: Except where allowed elsewhere in this chapter, no fence or free standing wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall extend into the required street side yard. The regulations of 1.a through 1.d above shall apply.

Regulation "2" above applies in this case requiring no fence be allowed to extend into the street side yard which is 15 feet per the PUD-R zoning. The applicant proposes to locate a 5 foot wrought iron fence above an existing retaining wall to encroach into the street side yard setback approximately 10 feet from the property line. The Land Development Code provides the opportunity to request an SUP to modify from the requirements:

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

Analysis: Any request for a residential fence which differs from the Land Development Code shall only be authorized after approval of a Special Use Permit by the City Council. The applicant is proposing the fence to be located on the retaining wall for safety and maintenance reasons. The height of the retaining wall is between 2 and 3 feet in height.

Surrounding Development: The properties to the north, south, east and west are zoned PUD-R and contain residential development in the Creekside at Colleyville Subdivision.

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

Staff Recommendation: Staff recommends denial of the requested SUP as it does not meet the technical requirements of the Land Development Code.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval for up to a 6-foot height (wrought iron) fence to match the adjacent lot and tied into (connected to) the back corner of the house at their September 14, 2020 meeting by a vote of 7-0.

Financial Impact

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

Recommendation

Denial

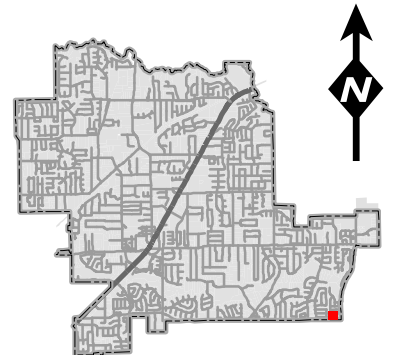
Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Photos Provided by Applicant
7. Grading Plans
8. Notification Map
9. Notification List
10. Property Owner Notification
11. Ordinance O-20-2141

Aerial Map



ZC20-020
3508 Cheval Blanc



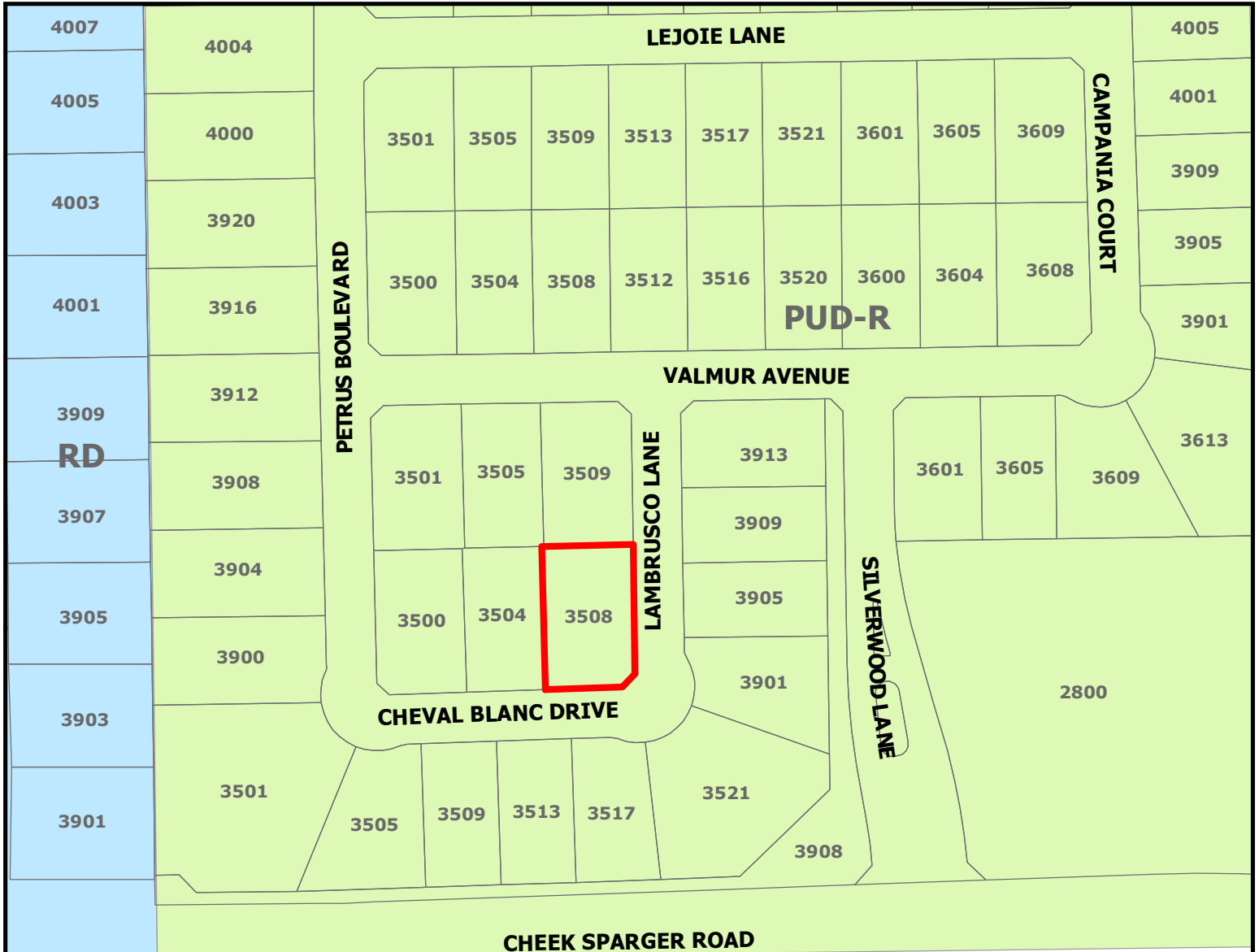
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Subject Property

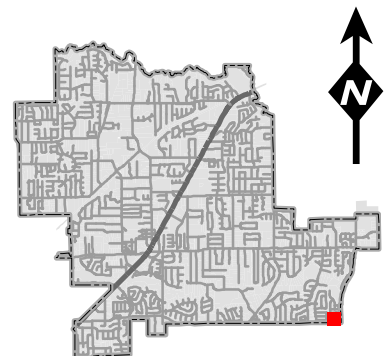
Zoning Map



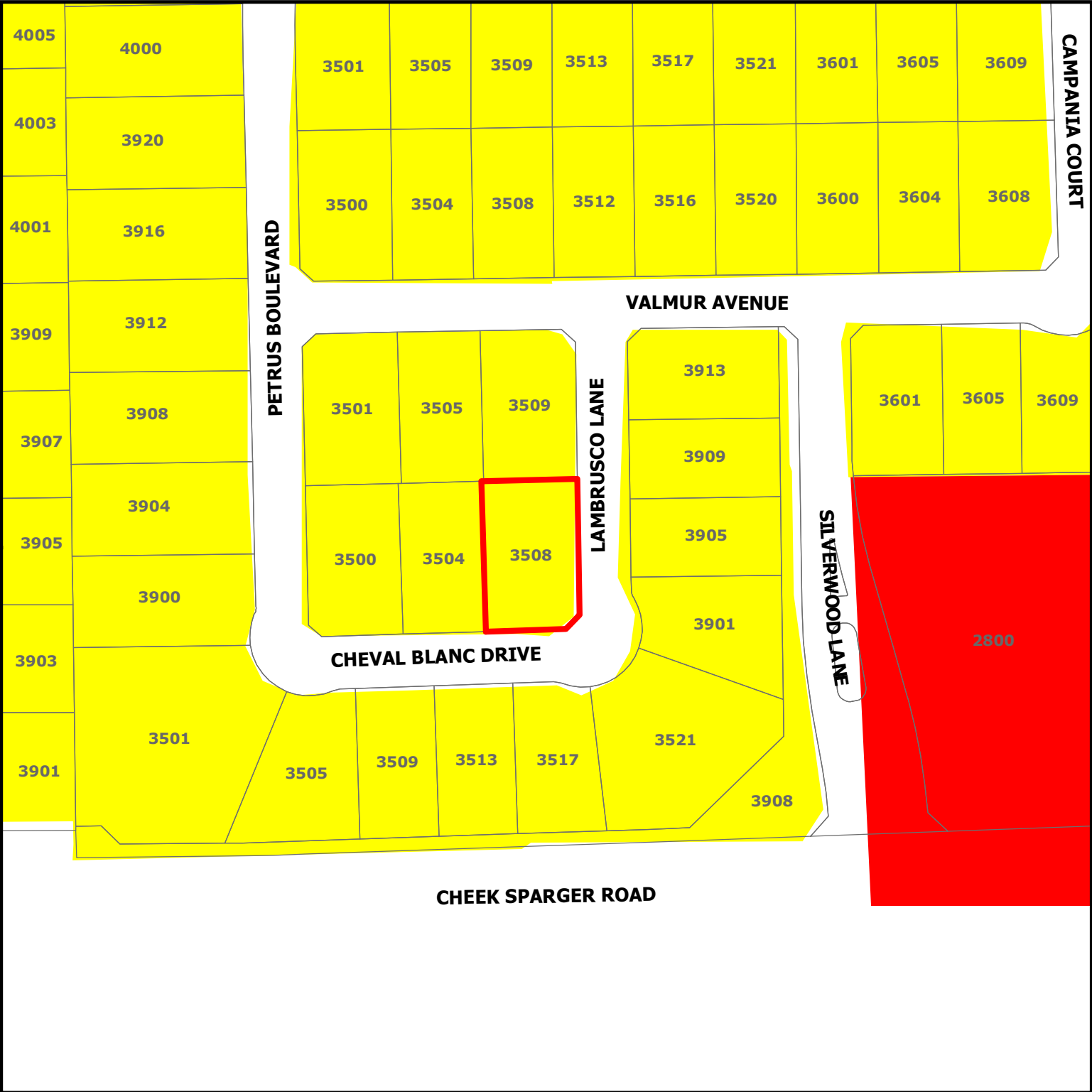
ZC20-020
3508 Cheval Blanc

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 Subject Property



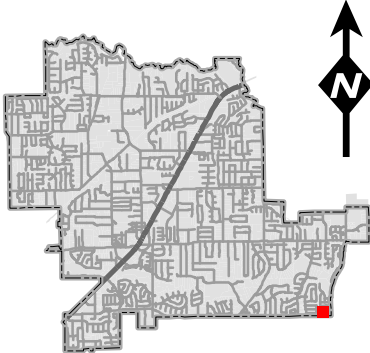
Future Land Use Map



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ZC20-020
3508 Cheval Blanc

-  Subject Property
-  Residential
-  Commercial

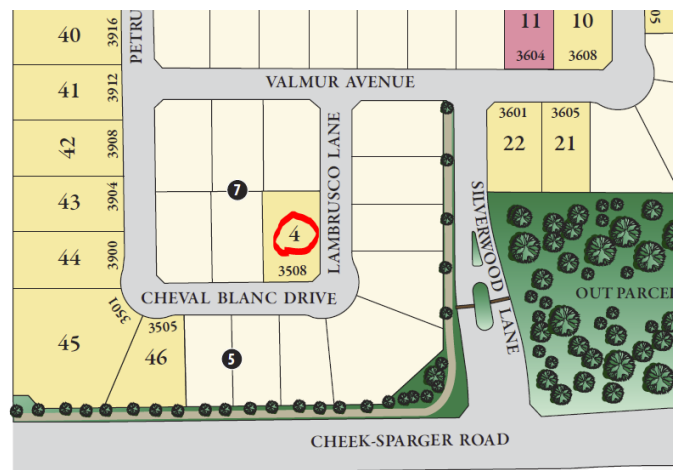


Statement of Planning Objectives

The purpose of this Special Use Permit (SUP) is to request the City of Colleyville's approval to construct an iron fence on the retaining wall.

By constructing the fence on top of the wall, Tradition Homes will be addressing safety concerns and adhering to continuity already established in Creekside at Colleyville.

The lot is located at 3508 Cheval Blanc Drive (Lot 4, Block 7) in Creekside at Colleyville Phase 3. The retaining wall was constructed during development operations and is located in between the build line and property line. The retaining wall was "cored" during development operations in order for the fence to be installed on top of the wall. In an effort to adhere to the continuity already established in this gated community, the Applicant believes installing the fence on top of the retaining wall would be appropriate and aesthetically pleasing to the overall neighborhood. This proposed fence location would also allow the future homeowner to enjoy a much more usable backyard. The schematic below shows the lot in question.



Tradition Homes, LLC is the applicant. Tradition Homes has thirty-nine (39) lots under contract in Creekside at Colleyville Phase 3. Tradition's model home is located at 3604 Valmur Avenue, Colleyville, TX 76034. Our model lot is identified in pink in the schematic above (Lot 11/Block 8). Our first home closing is anticipated to occur in June 2020.

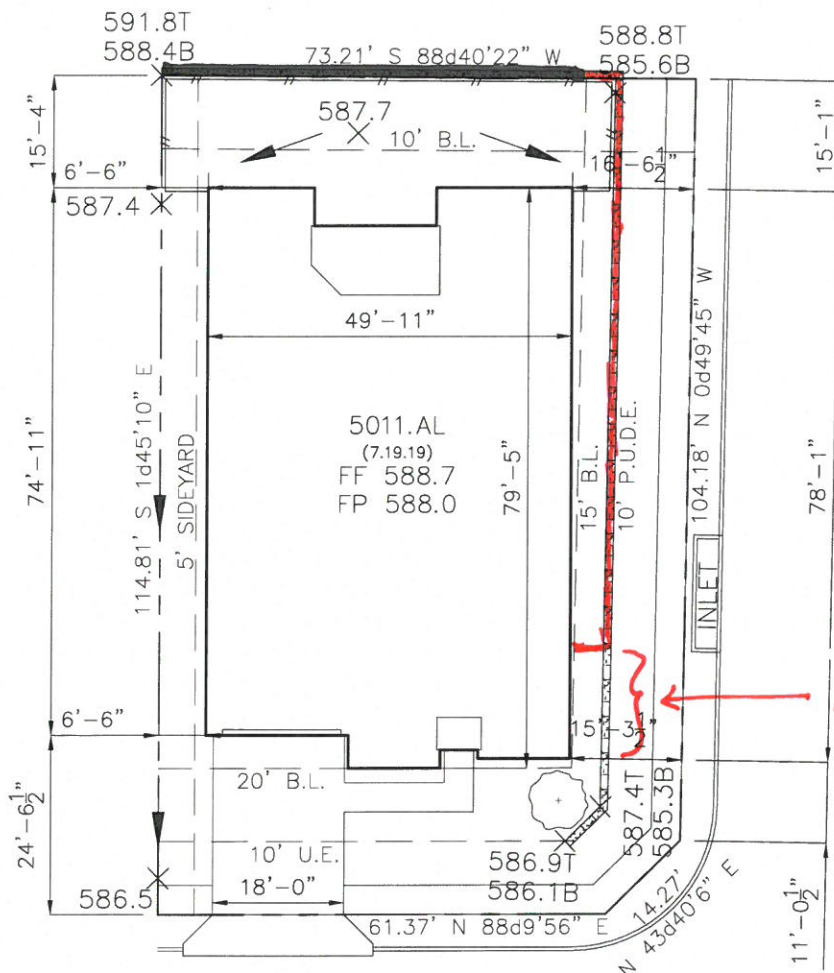
The stamped/approved Grading Plans for the community are included with this SUP submittal. The Grading Plans identify the location of the retaining wall. As previously stated, the retaining wall was built by the Developer (Terra Manna). It was designed and cored in anticipation of the fence posts/fence installation.

Site Plan

Lot created from following plans;
Second Amended Plat Dated (June 2, 2017)
Grading Plan Dated (07/20/2015)



— Privacy/Wood Fence
— 5' IRON



PLOT PLAN LEGEND	
SYMBOL	DESCRIPTION
	Retaining Wall
TW	Top of Wall
BW	Bottom of Wall
TC	Top of Curb
BC	Back of Curb
FP	Finished Pad
FF	Finished Floor
EG	Existing Grade
	Storm Inlet
	Water Connection

Sod & Flatwork Calculations

Total Sod	441	SQ. YDS.
Description	SQ. FT.	CU. YDS.
Drive/Lead Walk	530.41	6.55
Approach	131.09	2.43
City Walk	634.07	7.83
Total Flatwork	1295.56	16.80

****field verify dimensions & grading prior to starting construction**

LOT SUMMARY

LOT AREA	8226
SLAB AREA	3759
COVERAGE	45.70%
FENCE	102'

SCALE:
1" = 20'

job. no.

101_036

subdiv.

Creekside at Colleyville PH. 3

lot

4

blk

7

address

3508 Cheval Blanc

city

Colleyville, TX

date

6/22/20

master plan

5011

GENERAL NOTES:

DRIVEWAY & GARAGE: MIN. 16' WIDE
DRIVEWAY @ STREET APPROACH: MIN. 12' WIDE
PUBLIC SIDEWALK: MIN. 4' WIDE
LEAD WALK TO HOME: MIN. 4' WIDE

Drawn By:

Description:

Date:



TRADITION
HOMES

WWW.TRADITIONHOMES.COM

Photos Provided By Applicant

7

Key

- Slide 1 – Overview Map
- Slide 2 – 3608 Valmur Avenue
- Slide 3 – 3609 Lejoie Lane
- Slide 4 – 4000 Campania Court
- Slide 5 – 3501 Alsace Avenue
- Slide 6 – 3500 Lejoie Lane
- **Slide 7 – 3508 Cheval Blanc**
- Slide 8 – 3601 Valmur Avenue
- Slide 9 – Additional Pictures

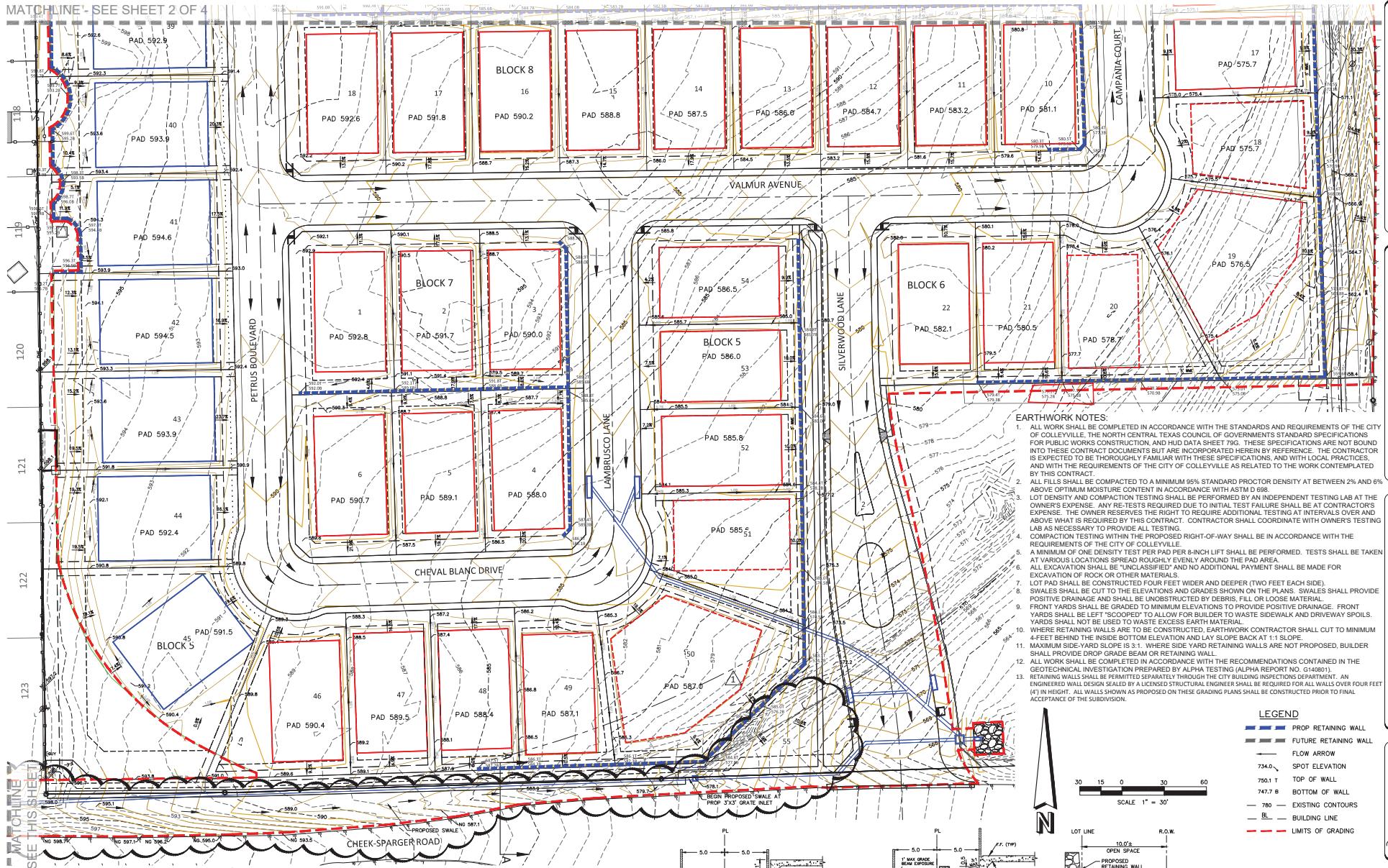


Photos Provided By Applicant



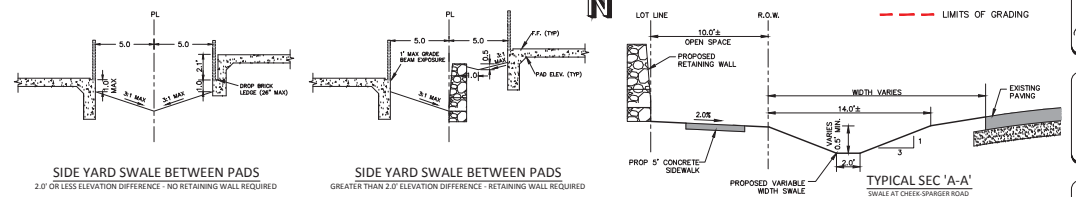
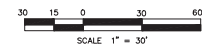
Grading Plan

MATCHLINE - SEE SHEET 2 OF 4



- EARTHWORK NOTES:**
1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF COLLEYVILLE, THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND HUD DATA SHEET 799. THESE SPECIFICATIONS ARE NOT BOUND INTO THESE CONTRACT DOCUMENTS BUT ARE INCORPORATED HEREIN BY REFERENCE. THE CONTRACTOR IS EXPECTED TO BE THOROUGHLY FAMILIAR WITH THESE SPECIFICATIONS, AND WITH LOCAL PRACTICES, AND WITH THE REQUIREMENTS OF THE CITY OF COLLEYVILLE AS RELATED TO THE WORK CONTEMPLATED BY THIS CONTRACT.
 2. ALL FILLS SHALL BE COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT BETWEEN 2% AND 6% ABOVE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698.
 3. LOT DENSITY AND COMPACTION TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LAB AT THE OWNER'S EXPENSE. ANY RE-TESTS REQUIRED DUE TO INITIAL TEST FAILURE SHALL BE AT CONTRACTOR'S EXPENSE. THE OWNER RESERVES THE RIGHT TO REQUIRE ADDITIONAL TESTING AT INTERVALS OVER AND ABOVE WHAT IS REQUIRED BY THIS CONTRACT. CONTRACTOR SHALL COORDINATE WITH OWNER'S TESTING LAB AS NECESSARY TO PROVIDE ALL TESTING.
 4. COMPACTION TESTING WITHIN THE PROPOSED RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF COLLEYVILLE.
 5. A MINIMUM OF ONE DENSITY TEST PER PAD PER 8-INCH LIFT SHALL BE PERFORMED. TESTS SHALL BE TAKEN AT VARIOUS LOCATIONS SPREAD ROUGHLY EVENLY AROUND THE PAD AREA.
 6. ALL EXCAVATION SHALL BE "UNCLASSIFIED" AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR EXCAVATION OF ROCK OR OTHER MATERIALS.
 7. LOT PAD SHALL BE CONSTRUCTED FOUR FEET WIDER AND DEEPER (TWO FEET EACH SIDE). SWALES SHALL BE CUT TO THE ELEVATIONS AND GRADERS SHOWN ON THE PLANS. SWALES SHALL PROVIDE POSITIVE DRAINAGE AND SHALL BE UNOBTSTRUCTED BY DEBRIS, FILL, OR LOOSE MATERIAL.
 8. FRONT YARDS SHALL BE GRADED TO MINIMUM ELEVATIONS TO PROVIDE POSITIVE DRAINAGE. FRONT YARDS SHALL BE LEFT "SCOOPED" TO ALLOW FOR BUILDER TO WASTE SIDEWALK AND DRIVEWAY SPOILS. YARDS SHALL NOT BE USED TO WASTE EXCESS EARTH MATERIAL.
 9. WHERE RETAINING WALLS ARE TO BE CONSTRUCTED, EARTHWORK CONTRACTOR SHALL CUT TO MINIMUM 4 FEET BEHIND THE INSIDE BOTTOM ELEVATION AND LAY SLOPE BACK AT 1:1 SLOPE.
 10. MAXIMUM SIDE-YARD SLOPE IS 3:1. WHERE SIDE YARD RETAINING WALLS ARE NOT PROPOSED, BUILDER SHALL PROVIDE DROP GRADE BEAM OR RETAINING WALL.
 11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION PREPARED BY ALPHA TESTING ALPHA REPORT NO. G1408011.
 12. RETAINING WALLS SHALL BE PERMITTED SEPARATELY THROUGH THE CITY BUILDING INSPECTIONS DEPARTMENT. AN ENGINEER WALL DESIGN SEALED BY A LICENSED STRUCTURAL ENGINEER SHALL BE REQUIRED FOR ALL WALLS OVER FOUR FEET (4') IN HEIGHT. ALL WALLS SHOWN AS PROPOSED ON THESE GRADING PLANS SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE OF THE SUBDIVISION.

- LEGEND**
- PROP RETAINING WALL
 - FUTURE RETAINING WALL
 - FLOW ARROW
 - SPOT ELEVATION
 - 734.0 TOP OF WALL
 - 750.1 T
 - 747.7 B BOTTOM OF WALL
 - 780 EXISTING CONTOURS
 - BL BUILDING LINE
 - LIMITS OF GRADING



REVISIONS	DATE
REVISED OPEN SPACE GRADING	JUNE-2015

J. VOLK consulting
6301 Central Expressway East, Suite 300 | Plano, Texas 75074
972.201.3300 (office) | 972.201.3009 (fax)
JVC No. 14002
1" = 30' H

CREEKSIDE, PHASE THREE
COLLEYVILLE, TEXAS

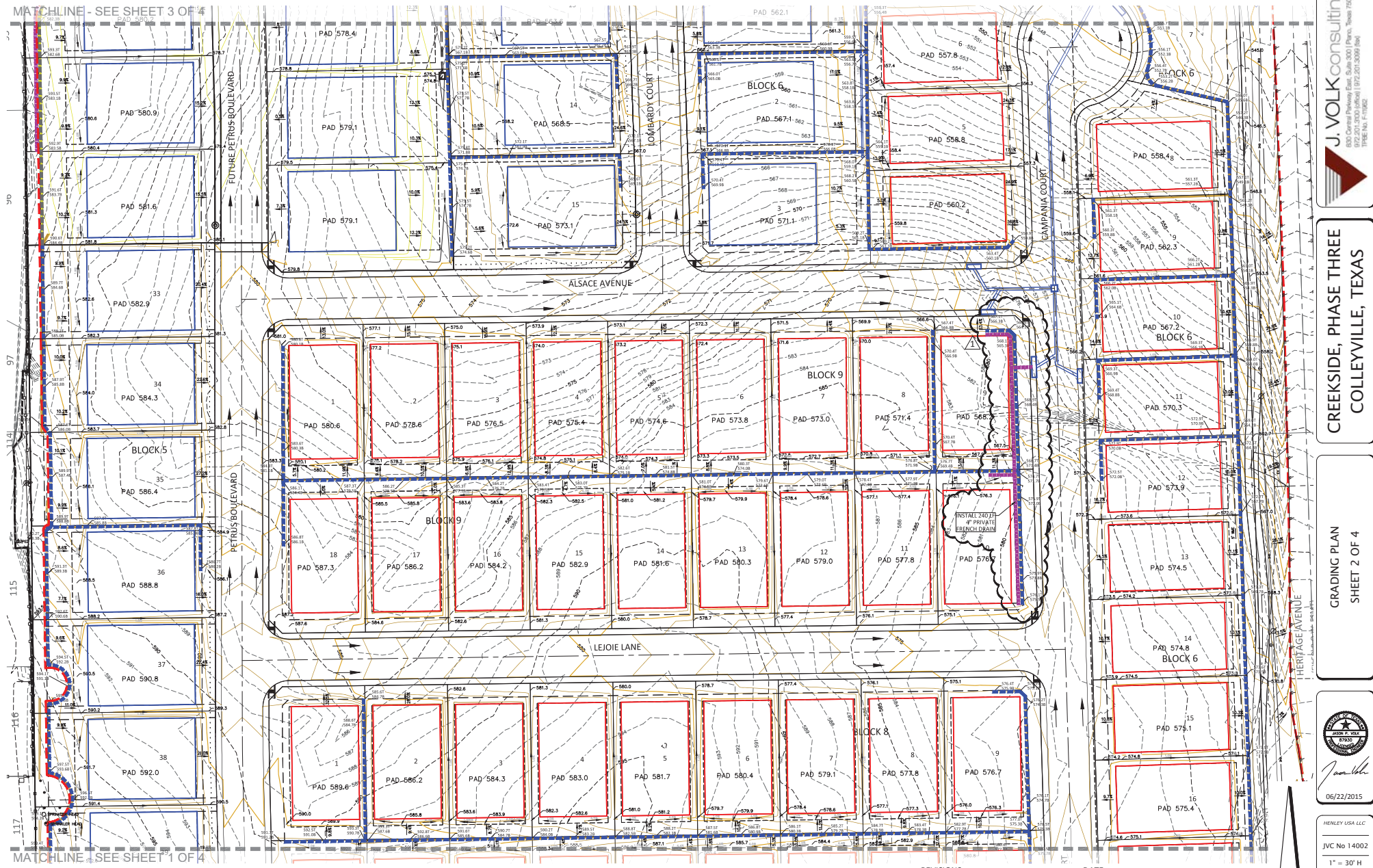
GRADING PLAN
SHEET 1 OF 4

07/20/2015

HENLEY USA LLC
JVC No 14002
1" = 30' H

11

Grading Plan

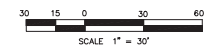


REVISIONS

1	ADDED PRIVATE FRENCH DRAIN ALONG RETAINING WALL FOOTING
----------	--

DATE

JUNE-2015



J. VOLK consulting
830 Central Expressway East, Suite 300 | Plano, Texas 75074
972.201.3000 (office) | 972.201.3009 (fax)
TPBE No. F-11902

CREEKSIDE, PHASE THREE
COLLEYVILLE, TEXAS

GRADING PLAN
SHEET 2 OF 4



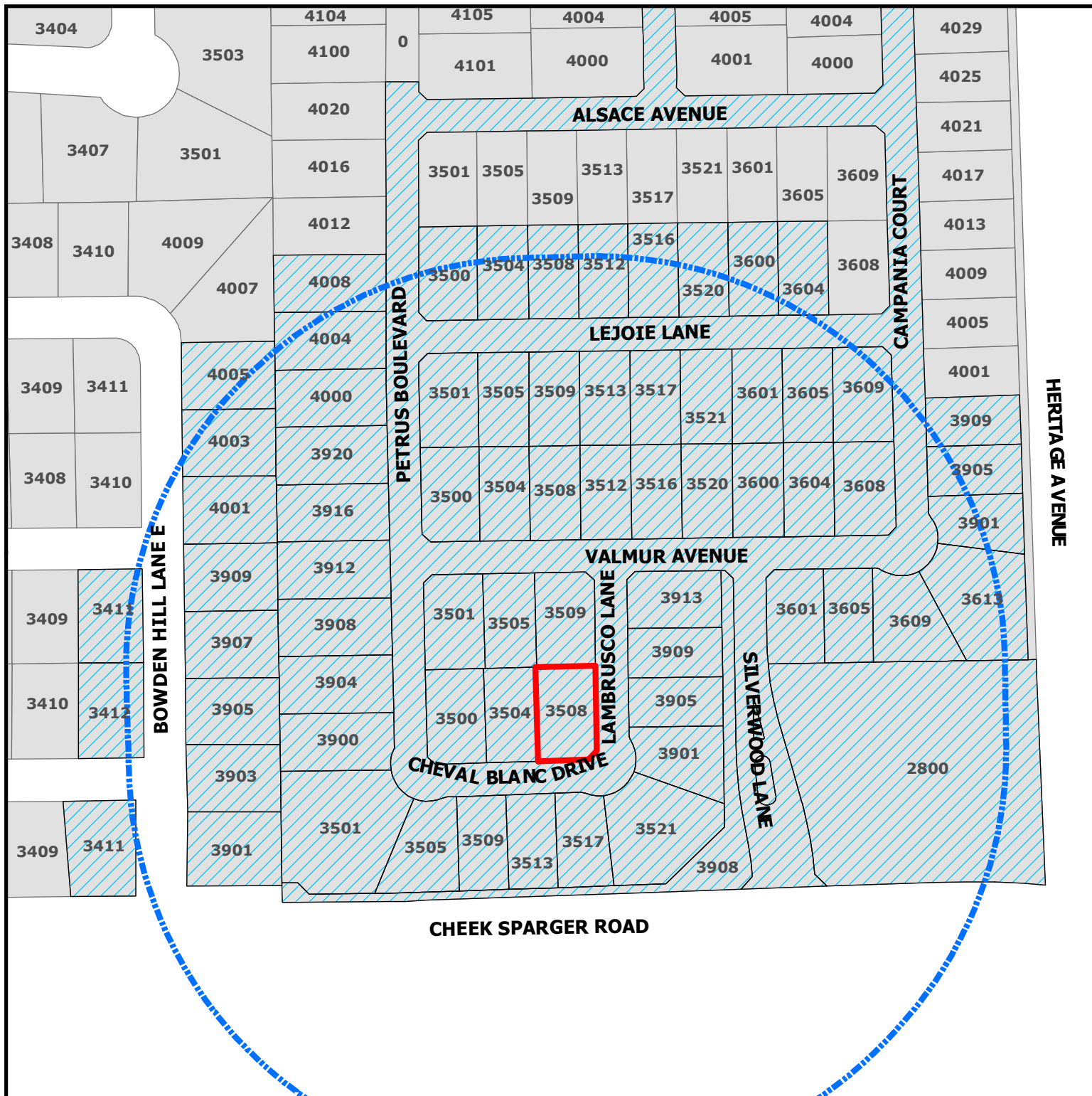
06/22/2015

HENLEY USA LLC

JVC No 14002

12

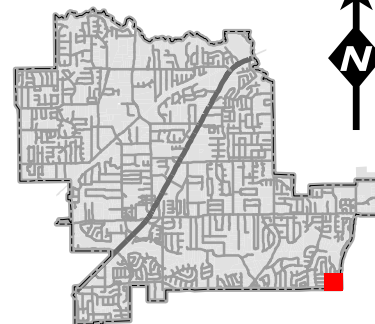
Notification Map



ZC20-020 3508 Cheval Blanc

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
170 PLAYERS LLC	170 PLAYERS CIR	SOUTHLAKE, TX	76092	2800 HERITAGE AVE
AJANI, ZUMERA	3521 CHEVAL BLANC	COLLEYVILLE, TX	76034	3521 CHEVAL BLANC DR
AKERS, THOMAS R	4003 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	4003 BOWDEN HILL LN E
BATES, STEPHEN	3411 LANGLEY HILL LN	COLLEYVILLE, TX	76034	3411 LANGLEY HILL LN
BEYENE, SABA	3508 VALMUR AVE	COLLEYVILLE, TX	76034	3508 VALMUR AVE
BIEHL, STEVE	4001 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	4001 BOWDEN HILL LN E
BILL AND MARY OTTO FAMILY TRUS	3412 MIDDLETON WAY	COLLEYVILLE, TX	76034	3412 MIDDLETON WAY
BOSTICK, JAMES D	3909 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	3909 BOWDEN HILL LN E
CHAN, ELIZABETH	3509 CHEVAL BLANC	COLLEYVILLE, TX	76034	3509 CHEVAL BLANC DR
CHIU, CHIN	3604 LEJOIE LN	COLLEYVILLE, TX	76034	3604 LEJOIE LN
CREEKSIDE AT COLLEYVILLE HOA I	101 CLARIDEN RANCH RD	SOUTHLAKE, TX	76092	3900 SILVERWOOD LN
CREEKSIDE AT COLLEYVILLE HOA I	101 CLARIDEN RANCH RD	SOUTHLAKE, TX	76092	3904 SILVERWOOD LN
DANNER, DELYLE JE	4005 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	4005 BOWDEN HILL LN E
HARRIS-CASTRO, JILL	3450 KEYSTONE LOOP	DISCOVERY BAY, CA	94505	3903 BOWDEN HILL LN E
JACKSON, LOREN	3613 VALMUR AVE	COLLEYVILLE, TX	76034	3613 VALMUR AVE
LAMB, JONATHAN	3520 VALMUR AVE	COLLEYVILLE, TX	76034	3520 VALMUR AVE
LIM, GRACE	3513 CHEVAL BLANC	COLLEYVILLE, TX	76034	3513 CHEVAL BLANC DR
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3908 PETRUS BLVD
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3517 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3512 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3501 VALMUR AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3517 CHEVAL BLANC DR
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3505 CHEVAL BLANC DR
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3508 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3600 VALMUR AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3516 VALMUR AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3608 VALMUR AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3521 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3520 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4004 PETRUS BLVD
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3505 VALMUR AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3508 CHEVAL BLANC DR
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4000 PETRUS BLVD
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3513 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3900 PETRUS BLVD
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3609 VALMUR AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3509 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3500 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3913 LAMBRUSCO LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3501 LEJOIE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3605 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3901 CAMPANIA CT
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3905 LAMBRUSCO LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3920 PETRUS BLVD
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3609 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3600 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3905 CAMPANIA CT
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3601 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3504 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3601 VALMUR AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3516 LEJOIE LN
MAMIDIBATTULA, KRISHNA	3505 LEJOIE LN	COLLEYVILLE, TX	76034	3505 LEJOIE LN
NATURON PROPERTIES LLC	PO BOX 610	COLLEYVILLE, TX	76034	3504 VALMUR AVE
PATEL, AMISH	3509 VALMUR AVE	COLLEYVILLE, TX	76034	3509 VALMUR AVE
PETTY, BRYCE	3500 CHEVAL BLANC	COLLEYVILLE, TX	76034	3500 CHEVAL BLANC DR
SILVERMAN, DONALD	PO BOX 610735	DALLAS, TX	75261	3411 MIDDLETON WAY
STIEGLER, DANIEL	3901 LAMBRUSCO	COLLEYVILLE, TX	76034	3901 LAMBRUSCO LN
STOVALL, SCOTT	3905 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	3905 BOWDEN HILL LN E
TRADITION HOMES LLC	8751 COLLIN MCKINNEY PKWY STE	MCKINNEY, TX	75070	3501 CHEVAL BLANC DR
TRADITION HOMES LLC	8751 COLLIN MCKINNEY PKWY STE	MCKINNEY, TX	75070	3916 PETRUS BLVD
TRADITION HOMES LLC	8751 COLLIN MCKINNEY PKWY STE	MCKINNEY, TX	75070	3912 PETRUS BLVD
TRADITION HOMES LLC	8751 COLLIN MCKINNEY PKWY STE	MCKINNEY, TX	75070	3605 VALMUR AVE
TRADITION HOMES LLC	8751 COLLIN MCKINNEY PKWY STE	MCKINNEY, TX	75070	3909 CAMPANIA CT
TRADITION HOMES LLC	8751 COLLIN MCKINNEY PKWY STE	MCKINNEY, TX	75070	3904 PETRUS BLVD
TRADITION HOMES LLC	8751 COLLIN MCKINNEY PKWY STE	MCKINNEY, TX	75070	3604 VALMUR AVE
TRADITION HOMES LLC	8751 COLLIN MCKINNEY PKWY STE	MCKINNEY, TX	75070	4008 PETRUS BLVD
WHIP, MATTHEW	3504 CHEVAL BLANC DR	COLLEYVILLE, TX	76034	3504 CHEVAL BLANC DR
WOEHRLE, SANDRA	3907 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	3907 BOWDEN HILL LN E
WU, WANG	3512 VALMUR AVE	COLLEYVILLE, TX	76034	3512 VALMUR AVE
XUE, YAN	3500 VALMUR AVE	COLLEYVILLE, TX	76034	3500 VALMUR AVE
YORK, CHRISTOPHER	3909 LAMBRUSCO	COLLEYVILLE, TX	76034	3909 LAMBRUSCO LN
YU, CHIAO-CHIN MARK	3901 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	3901 BOWDEN HILL LN E
				3908 SILVERWOOD LN
WOODLAND HILLS (COLLEYVILLE)	4100 OXFORD COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
CREEKSIDE	101 CLARIDEN RANCH RD	SOUTHLAKE, TX	76092	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
ZACH SCHNEIDER	8751 COLLIN MCKINNEY PKWY STE 402	MCKINNEY, TX	75070	APPLICANT

Public hearing notices were mailed on August 28, 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, September 14, 2020 at 7:00 p.m.
City Council Meetings: Monday, October 5, 2020 & Tuesday, October 20, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a Fence to extend into the required street side yard. The purpose is to allow for a 5 foot wrought iron fence to be placed on a retaining wall and encroach into the street side yard setback (corner lot).

Zoning Case: ZC20-020

Applicant: Zach Schneider

Owner: Zach Schneider

Location: 3508 Cheval Blanc

Property Description: Lot 4, Block 7, Creekside at Colleyville, Phase 3

Present Zoning: Planned Unit Development-Residential District

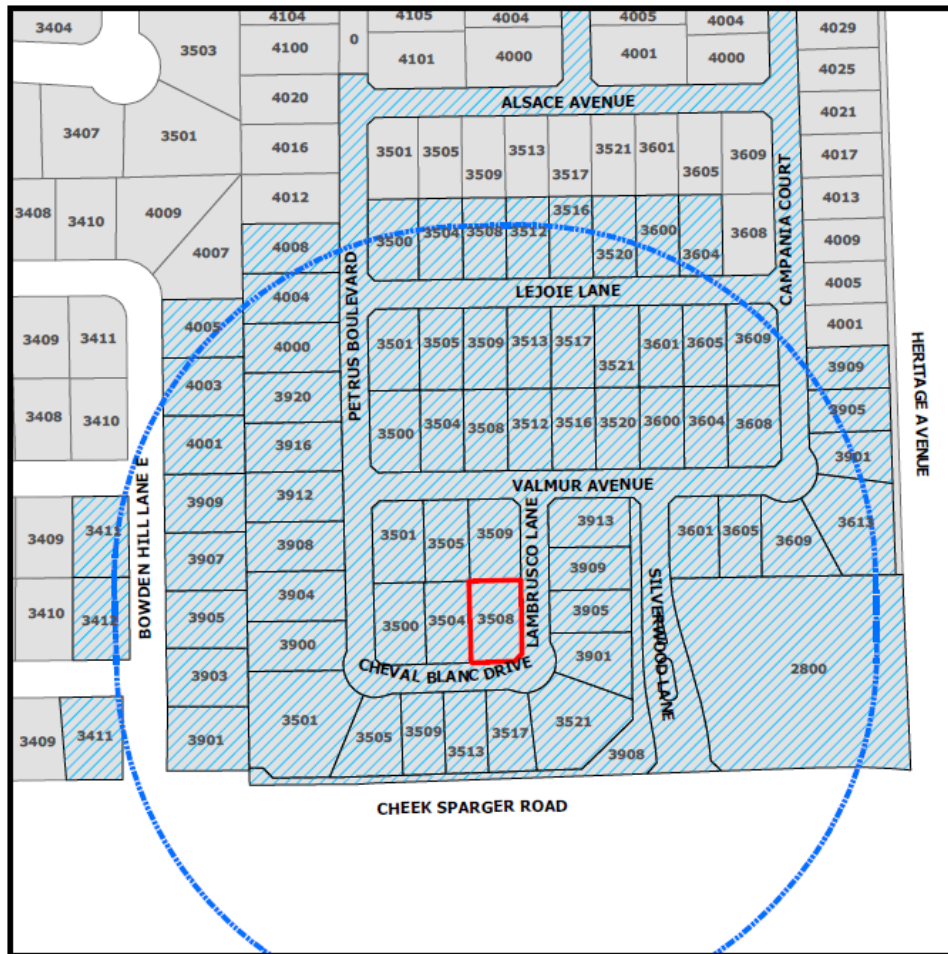
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

Jacqueline Reiff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-20-2141

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.1867 ACRES, ON LOT 4, BLOCK 7, CREEKSIDE AT COLLEYVILLE, LOCATED AT 3508 CHEVAL BLANC DRIVE BY AUTHORIZING A SPECIAL USE PERMIT FOR UP TO A 6 FOOT WROUGHT IRON FENCE ABOVE AN EXISTING RETAINING WALL TO ENCROACH INTO THE STREET SIDE YARD SETBACK LINE FOR A CORNER LOT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for up to a 6 foot wrought iron fence above an existing retaining wall to encroach into the street side yard setback for a corner lot under Case No. ZC20-020; 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 the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for up to a 6 foot wrought iron fence above an existing retaining wall to encroach into the side yard property line for a corner lot on 0.1867 acres, being Lot 4 Block 7,

of the Creekside at Colleyville, located at 3508 Cheval Blanc Drive, as depicted on the attached as Exhibit "A".

- 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. The Special Use Permit shall apply for up to a 6 foot open wrought iron fence above an existing retaining wall within the existing sleeve pattern of the retaining wall to encroach into the street side yard setback for a corner lot.
 - b. The fence location shall be approximately 10 feet from the street side property line and tied into (connected to) the back corner of the home. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
 - c. No fence shall extend across the rear lot into the street side yard setback unless such fence is of an open wrought iron material for the property at 3508 Cheval Blanc Drive.
 - d. That the fence would be of the similar color, design and material as the fence located at 3501 LeJoie Lane.
 - e. 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 6th day of October 2020.

The second reading and public hearing being conducted on the 20th day of October 2020.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 20TH DAY OF OCTOBER 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

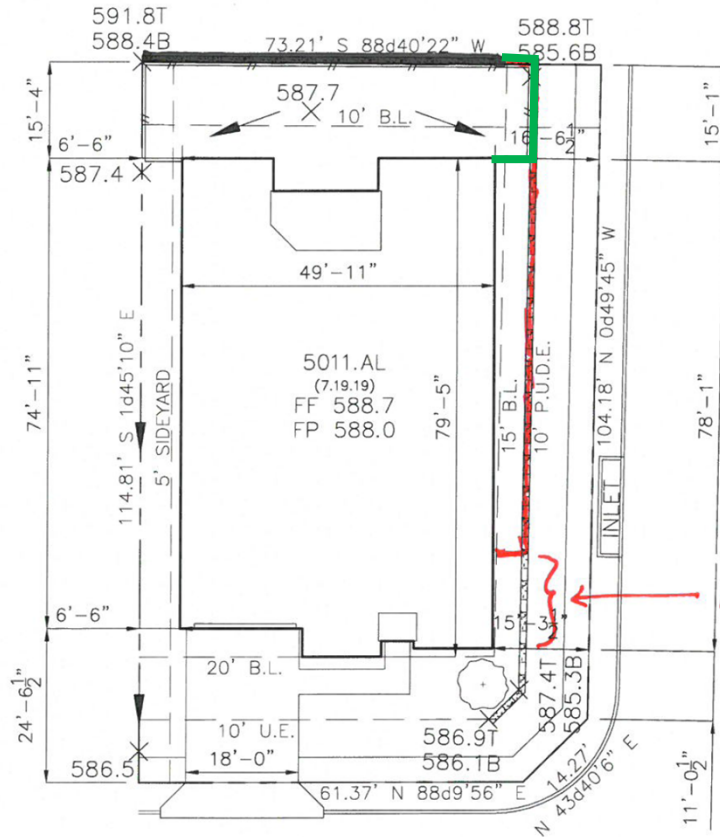
Exhibit "A" - Location and Zoning Map



Exhibit "B" – Site Plan

Lot created from following plans:
Second Amended Plat Dated (June 2, 2017)
Grading Plan Dated (07/20/2015)

— Privacy/Wood Fence
— 5' IRON
— Approved fence location



PLOT PLAN LEGEND	
SYMBOL	DESCRIPTION
	Retaining Wall
TW	Top of Wall
BW	Bottom of Wall
TC	Top of Curb
BC	Back of Curb
FP	Finished Pad
FF	Finished Floor
EG	Existing Grade
	Storm Inlet
	Water Connection

Sod & Flatwork Calculations		
Total Sod	441	SQ. YDS.
Description	SQ. FT.	CU. YDS.
Drive/Lead Walk	530.41	6.55
Approach	131.09	2.43
City Walk	634.07	7.83
Total Flatwork	1295.56	16.80
**field verify dimensions & grading prior to starting construction		

LOT SUMMARY		job. no. 101_036		GENERAL NOTES: DRIVEWAY & GARAGE: MIN. 16' WIDE DRIVEWAY @ STREET APPROACH: MIN. 12' WIDE PUBLIC SIDEWALK: MIN. 4' WIDE LEAD WALK TO HOME: MIN. 4' WIDE	
LOT AREA	8226	subdiv. Creskide at Colleyville PH. 3			
SLAB AREA	3759	lot 4	blk 7	Drawn By:	Description:
COVERAGE	45.70%	address 3508 Cheval Blanc			
FENCE	102'	city Colleyville, TX		 TRADITION HOMES WWW.TRADITIONHOMES.COM	
SCALE: 1" = 20'		date 6/22/20	master plan 5011		



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5d

Agenda Date 10/6/2020

Number Ordinance O-20-2142

Type Ordinance

Department Community Development

Title

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 9, Creekside at Colleyville, Phase 3, located at 3501 Alsace Avenue, Case ZC20-019

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading and Public Hearing

Zach Schneider, the applicant, has submitted a request for a Special Use Permit (SUP) for a 5 foot wrought iron fence above an existing retaining wall to encroach into the street side yard setback for a corner lot on Lot 1, Block 9, Creekside at Colleyville, being approximately 0.1867 acres, and zoned PUD-R Planned Unit Development - Residential district.

Existing Conditions/Background: The subject property, 3501 Alsace Avenue, has PUD-R zoning and is located on the southeast corner at the intersection of Alsace Avenue and Petrus Boulevard. The subject property is undeveloped currently, but is planned for a new single family residence.

A building permit has not yet been issued for the construction of a new home at 3501 Alsace Avenue.

The applicant was informed the Land Development Code had been amended by the City Council in August of 2019 (Ordinance O-19-2088) and therefore, the request for the location of future fences is not allowed unless approved with an SUP.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a 5 foot wrought iron fence above an existing retaining wall located within the corner street side yard setback. The proposed fence is approximately 10 feet from the property line.

Ordinance – Section 3.26 Fences, Free Standing Walls, and Screening Materials Regulations of the Land Development Code establishes the maximum size and location

of fencing to be permitted by staff on a residential lot:

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

2. Corner Side Yards: Except where allowed elsewhere in this chapter, no fence or free standing wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall extend into the required street side yard. The regulations of 1.a through 1.d above shall apply.

Regulation "2" above applies in this case requiring that no fence be allowed to extend into the street side yard which is 15 feet per the PUD-R zoning. The applicant proposes to locate a 5 foot wrought fence above an existing retaining wall to encroach into the street side yard setback approximately 10 feet from the property line. The Land Development Code provides the opportunity to request an SUP to modify from the requirements:

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

Analysis: Any request for a residential fence which differs from the Land Development Code shall only be authorized after approval of a Special Use Permit by the City Council. The applicant is proposing the fence to be located on the retaining wall for safety and maintenance reasons. The height of the retaining wall is between 3 feet to 8 feet in height.

Surrounding Development: The properties to the north, south, east and west are zoned PUD-R and contain residential development in the Creekside at Colleyville Subdivision.

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

Staff Recommendation: Staff recommends denial of the requested SUP as it does not meet the technical requirements of the Land Development Code.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended denial at their September 14, 2020 meeting by a vote of 4-3. When the Planning & Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for

approval of the request.

Financial Impact

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

Recommendation

Denial

Attachments

1. Request to Appeal
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Statement of Planning Objectives
6. Site Plan
7. Photo Provided by Applicant
8. Grading Plans
9. Notification Map
10. Notification List
11. Property Owner Notification
12. Ordinance O-20-2142

Ben Bryner

Subject: RE: Next SUP Submittal Deadline

From: Zach Schneider <zach@traditionhomes.com>

Sent: Tuesday, September 15, 2020 5:00 PM

To: Jackie Reyff <JReyff@colleyville.com>; Ben Bryner <BBryner@colleyville.com>

Subject: RE: Next SUP Submittal Deadline

Jackie,

As discussed, Tradition Homes will be appealing Cases ZC20-019 and ZC20-021.

Thanks,

Zach

Zach Schneider

President, Tradition Homes

8751 Collin McKinney Pkwy, Suite 402

McKinney, TX 75070

(469) 371-9612

zach@traditionhomes.com

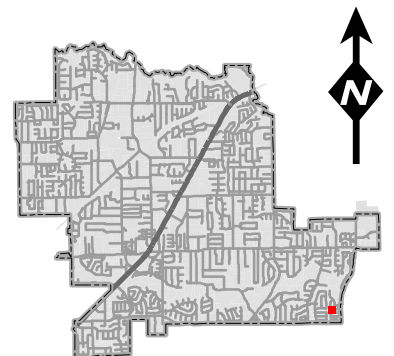
traditionhomes.com

Facebook & Instagram: @traditionhomestx

Aerial Map



ZC20-019
3501 Alsace Avenue



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



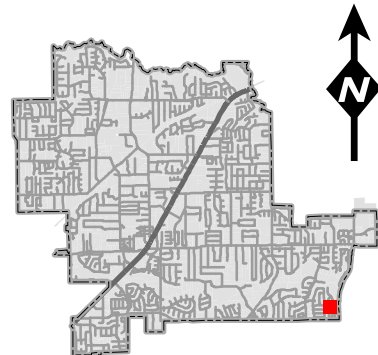
ZC20-019
3501 Alsace Avenue

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Subject Property



Future Land Use Map

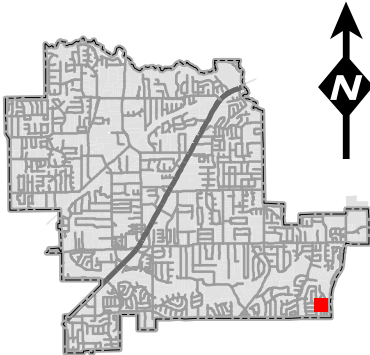


ZC20-019

3501 Alsace Avenue

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-  Subject Property
-  Residential

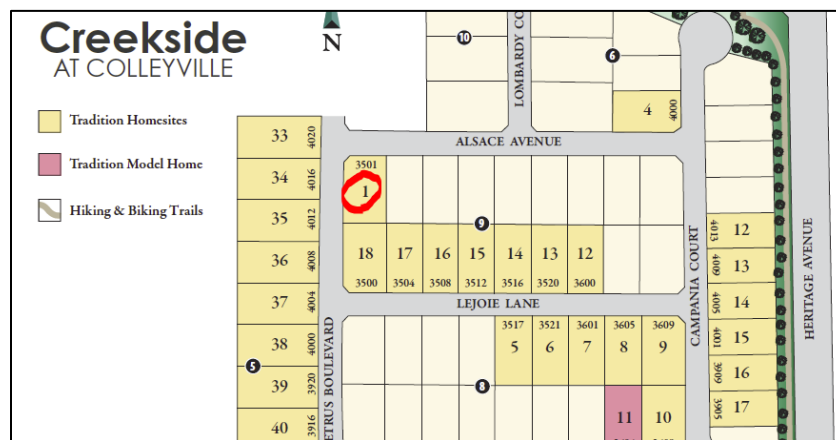


Statement of Planning Objectives

The purpose of this Special Use Permit (SUP) is to request the City of Colleyville's approval to construct an iron fence on the retaining wall.

By constructing the fence on top of the wall, Tradition Homes will be addressing safety concerns and adhering to continuity already established in Creekside at Colleyville.

The lot is located at 3501 Alsace (Lot 1, Block 9) in Creekside at Colleyville Phase 3. The retaining wall was constructed during development operations and is located in between the build line and property line. The retaining wall was "cored" during development operations in order for the fence to be installed on top of the wall. In an effort to adhere to the continuity already established in this gated community, the Applicant believes installing the fence on top of the retaining wall would be appropriate and aesthetically pleasing to the overall neighborhood. This proposed fence location would also allow the future homeowner to enjoy a much more usable backyard. The schematic below shows the lot in question.



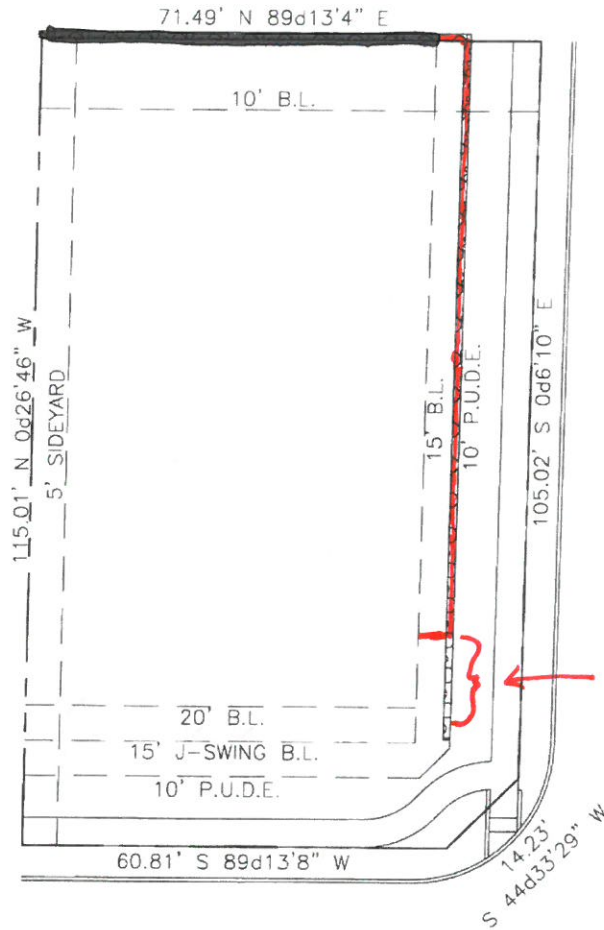
Tradition Homes, LLC is the applicant. Tradition Homes has thirty-nine (39) lots under contract in Creekside at Colleyville Phase 3. Tradition's model home is located at 3604 Valmur Avenue, Colleyville, TX 76034.

The stamped/approved Grading Plans for the community are included with this SUP submittal. The Grading Plans identify the location of the retaining wall. As previously stated, the retaining wall was built by the Developer (Terra Manna). It was designed and cored in anticipation of the fence posts/fence installation.

Site Plan

Lot created from following plans:
Second Amended Plat Dated (June 2, 2017)
Grading Plan Dated (07/20/2015)

— Privacy/Wood Fence
— 5' Iron



MIN. 10 FEET
FROM B/L

PLOT PLAN LEGEND	
SYMBOL	DESCRIPTION
	Retaining Wall
TW	Top of Wall
BW	Bottom of Wall
TC	Top of Curb
BC	Back of Curb
FP	Finished Pad
FF	Finished Floor
EG	Existing Grade
	Storm Inlet
	Water Connection

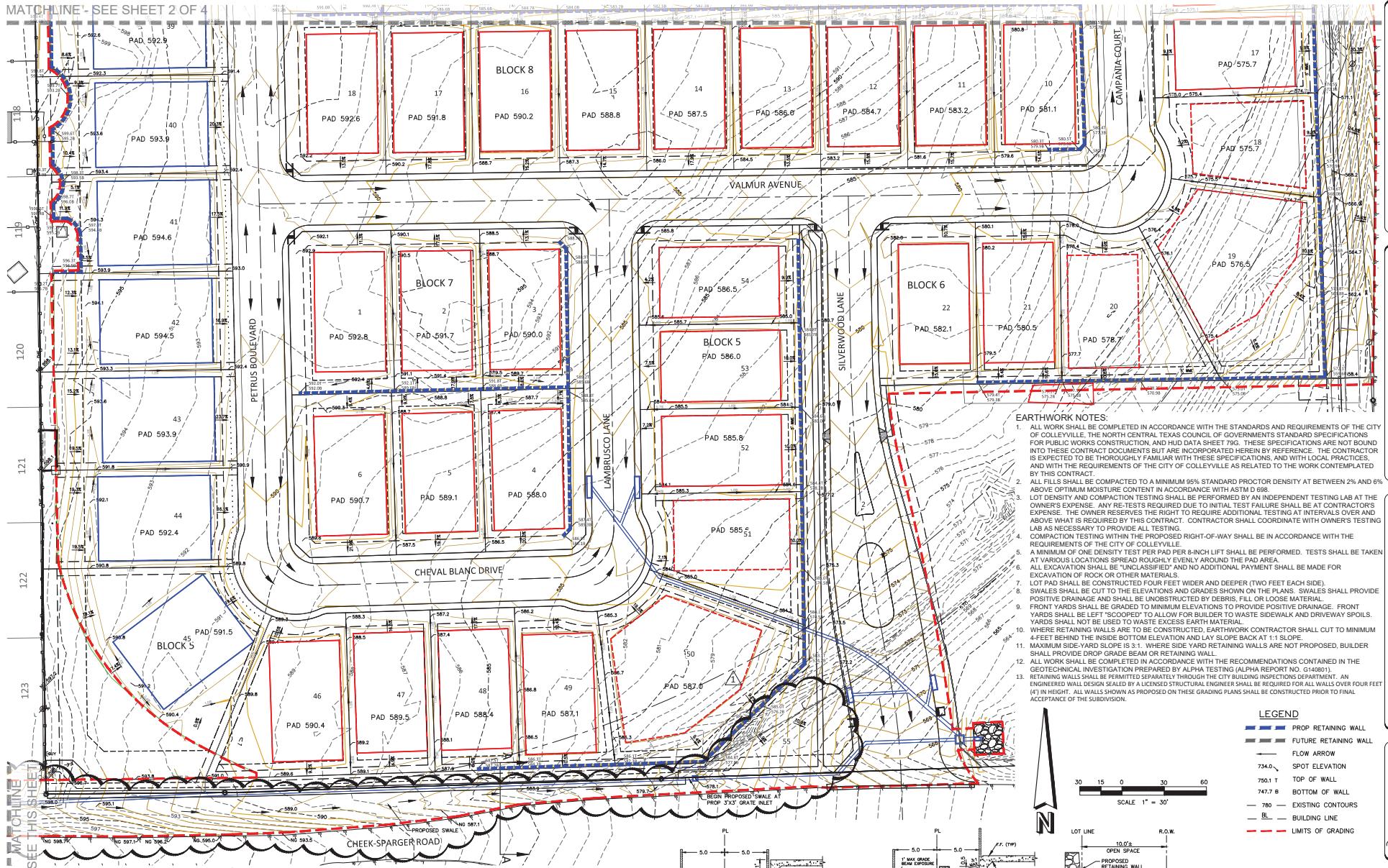
LOT SUMMARY		job. no. 101_027		GENERAL NOTES: DRIVEWAY & GARAGE: MIN. 16' WIDE DRIVEWAY @ STREET APPROACH: MIN. 12' WIDE PUBLIC SIDEWALK: MIN. 4' WIDE LEAD WALK TO HOME: MIN. 4' WIDE	
LOT AREA	8133	subdiv. Creekside at Colleyville Lot Fit Book			
SLAB AREA	####	lot	blk		
COVERAGE	#####%	1	9		
FENCE		address 3501 Alsace Avenue		Drawn By:	Description:
SCALE: 1" = 20'		city Colleyville, TX		JRD	
date 2/4/20		master plan X00X_X		 TRADITION HOMES WWW.TRADITIONHOMES.COM	

Photos Provided By Applicant



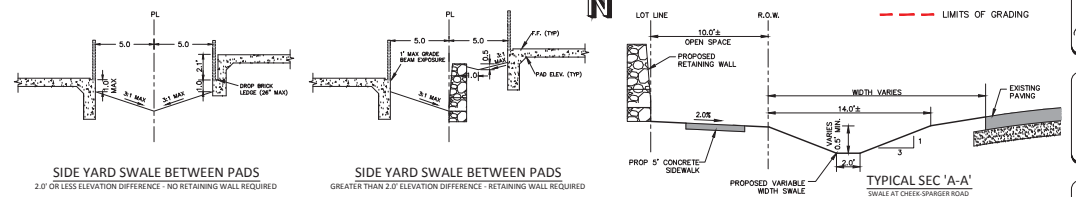
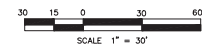
Grading Plan

MATCHLINE - SEE SHEET 2 OF 4



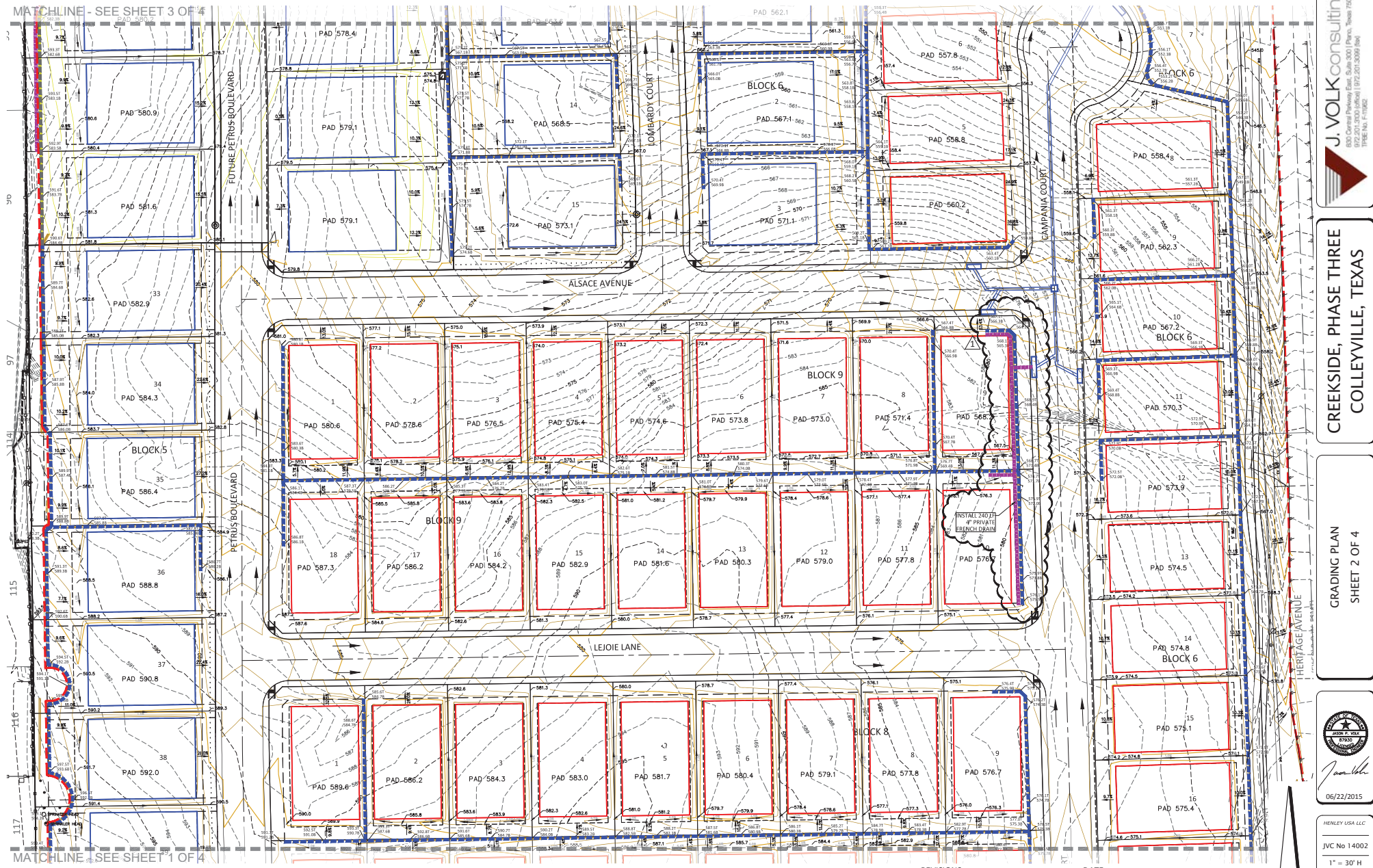
- EARTHWORK NOTES:**
1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF COLLEYVILLE, THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND HUD DATA SHEET 799. THESE SPECIFICATIONS ARE NOT BOUND INTO THESE CONTRACT DOCUMENTS BUT ARE INCORPORATED HEREIN BY REFERENCE. THE CONTRACTOR IS EXPECTED TO BE THOROUGHLY FAMILIAR WITH THESE SPECIFICATIONS, AND WITH LOCAL PRACTICES, AND WITH THE REQUIREMENTS OF THE CITY OF COLLEYVILLE AS RELATED TO THE WORK CONTEMPLATED BY THIS CONTRACT.
 2. ALL FILLS SHALL BE COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT BETWEEN 2% AND 6% ABOVE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698.
 3. LOT DENSITY AND COMPACTION TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LAB AT THE OWNER'S EXPENSE. ANY RE-TESTS REQUIRED DUE TO INITIAL TEST FAILURE SHALL BE AT CONTRACTOR'S EXPENSE. THE OWNER RESERVES THE RIGHT TO REQUIRE ADDITIONAL TESTING AT INTERVALS OVER AND ABOVE WHAT IS REQUIRED BY THIS CONTRACT. CONTRACTOR SHALL COORDINATE WITH OWNER'S TESTING LAB AS NECESSARY TO PROVIDE ALL TESTING.
 4. COMPACTION TESTING WITHIN THE PROPOSED RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF COLLEYVILLE.
 5. A MINIMUM OF ONE DENSITY TEST PER PAD PER 8-INCH LIFT SHALL BE PERFORMED. TESTS SHALL BE TAKEN AT VARIOUS LOCATIONS SPREAD ROUGHLY EVENLY AROUND THE PAD AREA.
 6. ALL EXCAVATION SHALL BE "UNCLASSIFIED" AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR EXCAVATION OF ROCK OR OTHER MATERIALS.
 7. LOT PAD SHALL BE CONSTRUCTED FOUR FEET WIDER AND DEEPER (TWO FEET EACH SIDE). SWALES SHALL BE CUT TO THE ELEVATIONS AND GRADES SHOWN ON THE PLANS. SWALES SHALL PROVIDE POSITIVE DRAINAGE AND SHALL BE UNOBTSTRUCTED BY DEBRIS, FILL, OR LOOSE MATERIAL.
 8. FRONT YARDS SHALL BE GRADDED TO MINIMUM ELEVATIONS TO PROVIDE POSITIVE DRAINAGE. FRONT YARDS SHALL BE LEFT "SCOOPED" TO ALLOW FOR BUILDER TO WASTE SIDEWALK AND DRIVEWAY SPOILS. YARDS SHALL NOT BE USED TO WASTE EXCESS EARTH MATERIAL.
 9. WHERE RETAINING WALLS ARE TO BE CONSTRUCTED, EARTHWORK CONTRACTOR SHALL CUT TO MINIMUM 4 FEET BEHIND THE INSIDE BOTTOM ELEVATION AND LAY SLOPE BACK AT 1:1 SLOPE.
 10. MAXIMUM SIDE-YARD SLOPE IS 3:1. WHERE SIDE-YARD RETAINING WALLS ARE NOT PROPOSED, BUILDER SHALL PROVIDE DROP GRADE BEAM OR RETAINING WALL.
 11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION PREPARED BY ALPHA TESTING (ALPHA REPORT NO. G140801).
 12. RETAINING WALLS SHALL BE PERMITTED SEPARATELY THROUGH THE CITY BUILDING INSPECTIONS DEPARTMENT. AN ENGINEER WALL DESIGN SEALED BY A LICENSED STRUCTURAL ENGINEER SHALL BE REQUIRED FOR ALL WALLS OVER FOUR FEET (4') IN HEIGHT. ALL WALLS SHOWN AS PROPOSED ON THESE GRADING PLANS SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE OF THE SUBDIVISION.

- LEGEND**
- PROP RETAINING WALL
 - FUTURE RETAINING WALL
 - FLOW ARROW
 - SPOT ELEVATION
 - 734.0 T TOP OF WALL
 - 747.7 B BOTTOM OF WALL
 - 780 EXISTING CONTOURS
 - BL BUILDING LINE
 - LIMITS OF GRADING



REVISIONS	DATE
REVISED OPEN SPACE GRADING	JUNE-2015

Grading Plan

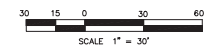


REVISIONS

1	ADDED PRIVATE FRENCH DRAIN ALONG RETAINING WALL FOOTING
----------	--

DATE

JUNE-2015



J. VOLK consulting
830 Central Expressway East, Suite 300 | Plano, Texas 75074
972.201.3000 (office) | 972.201.3009 (fax)
TPBE No. F-11902

CREEKSIDE, PHASE THREE
COLLEYVILLE, TEXAS

GRADING PLAN
SHEET 2 OF 4



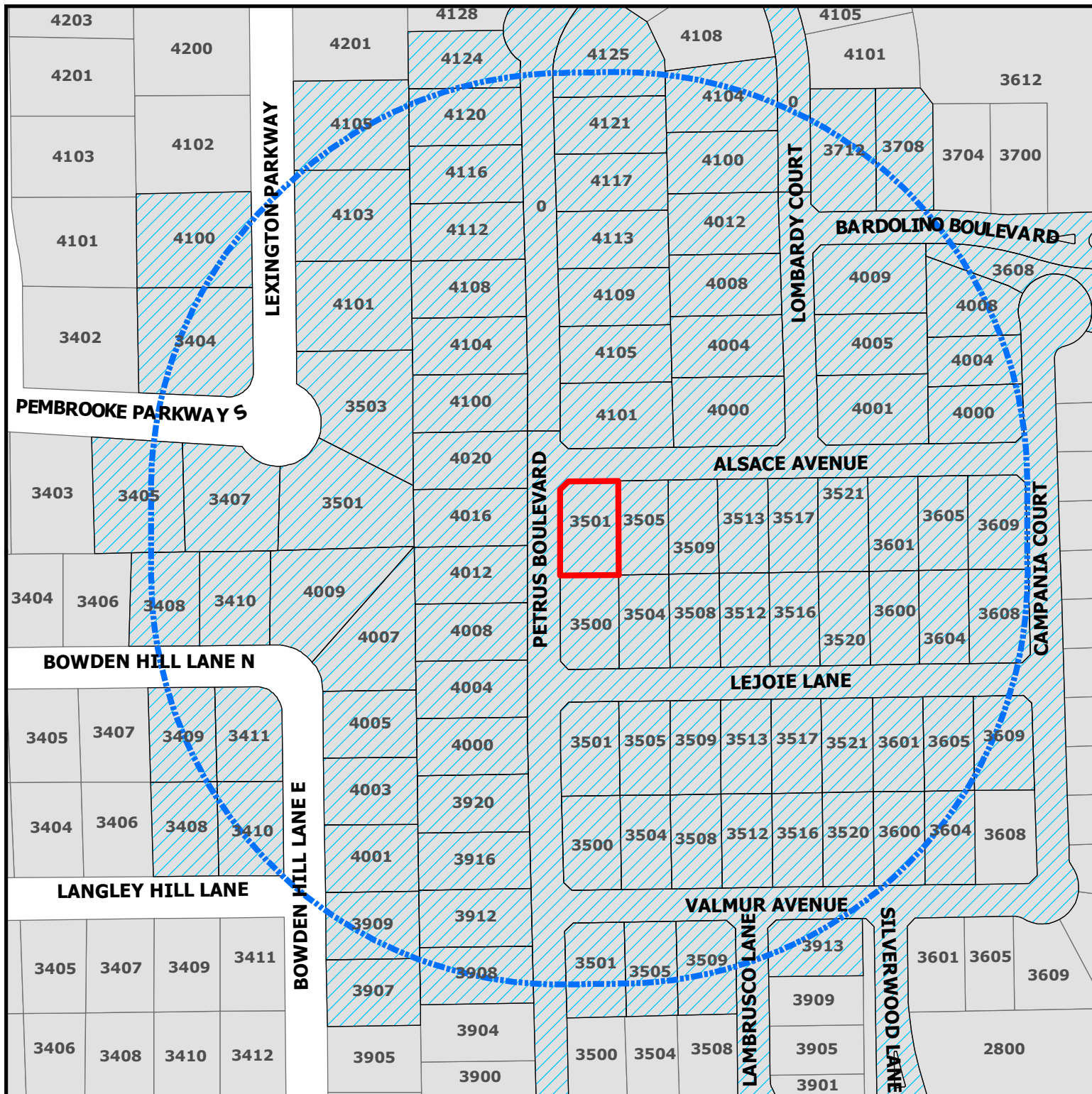
06/22/2015

HENLEY USA LLC

JVC No 14002

12

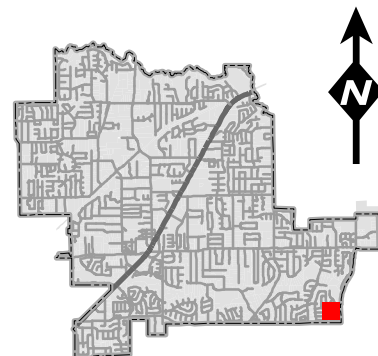
Notification Map



ZC20-019
3501 Alsace Avenue

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
AKERS, THOMAS R	4003 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	4003 BOWDEN HILL LN E
AMH ROMAN TWO TX LLC	30601 AGOURA RD STE 200	AGOURA HILLS, CA	91301	3503 PEMBROOKE PKWY S
BEYENE, SABA	3508 VALMUR AVE	COLLEYVILLE, TX	76034	3508 VALMUR AVE
BHAMANI, HINA	3712 BARDOLINO	COLLEYVILLE, TX	76034	3712 BARDOLINO BLVD
BHATTACHARYA, SUDIPTA	4116 PETRUS	COLLEYVILLE, TX	76034	4116 PETRUS BLVD
BIEHL, STEVE	4001 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	4001 BOWDEN HILL LN E
BOSTICK, JAMES D	3909 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	3909 BOWDEN HILL LN E
BRAUN, THOMAS A	4100 LEXINGTON PKWY	COLLEYVILLE, TX	76034	4100 LEXINGTON PKWY
BROWN, JOSHUA	3521 ALSACE AVE	COLLEYVILLE, TX	76034	3521 ALSACE AVE
CHIU, CHIN	3604 LEJOIE LN	COLLEYVILLE, TX	76034	3604 LEJOIE LN
CLOPTON, WILLIAM	3708 BARDOLINO BLVD	COLLEYVILLE, TX	76034	3708 BARDOLINO BLVD
CONG, ZHEN	4105 PETRUS BLVD	COLLEYVILLE, TX	76034	4105 PETRUS BLVD
CREEKSIDE AT COLLEYVILLE HOA I	101 CLARIDEN RANCH RD	SOUTHLAKE, TX	76092	0 PETRUS BLVD
CUMMINGS, KIM	3601 ALSACE	COLLEYVILLE, TX	76034	3601 ALSACE AVE
CURRY, PAIGE	4117 PETRUS BLVD	COLLEYVILLE, TX	76034	4117 PETRUS BLVD
DANA, FARID	3501 PEMBROOKE PKWY S	COLLEYVILLE, TX	76034	3501 PEMBROOKE PKWY S
DANNER, DEYLEE JE	4005 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	4005 BOWDEN HILL LN E
DAR, HASSAN	4101 PETRUS BLVD	COLLEYVILLE, TX	76034	4101 PETRUS BLVD
DAVIDSAVER, SAMUEL	4112 PETRUS BLVD	COLLEYVILLE, TX	76034	4112 PETRUS BLVD
DAVIS, LARRY	3409 BOWDEN HILL LN N	COLLEYVILLE, TX	76034	3409 BOWDEN HILL LN N
DHARANI, SOHAIL	4009 LOMBARDY CT	COLLEYVILLE, TX	76034	4009 LOMBARDY CT
FANG, ZHENG	4104 PETRUS BLVD	COLLEYVILLE, TX	76034	4104 PETRUS BLVD
FOURNET, YON	4125 PETRUS BLVD	COLLEYVILLE, TX	76034	4125 PETRUS BLVD
GEORGE, JOHN	4007 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	4007 BOWDEN HILL LN E
GERDES, DAVID	4008 LOMBARDY CT	COLLEYVILLE, TX	76034	4008 LOMBARDY CT
HALBACH, CHAD	3405 PEMBROOKE PKWY S	COLLEYVILLE, TX	76034	3405 PEMBROOKE PKWY S
HEMLER, TAYLOR	3410 BOWDEN HILL LN N	COLLEYVILLE, TX	76034	3410 BOWDEN HILL LN N
HIGGINS, ANDREW	4012 LOMBARDY CT	COLLEYVILLE, TX	76034	4012 LOMBARDY CT
HOHERTZ, MICHAEL	3411 BOWDEN HILL LN N	COLLEYVILLE, TX	76034	3411 BOWDEN HILL LN N
JOHNSON, LARRY B	3408 LANGLEY HILL LN	COLLEYVILLE, TX	76034	3408 LANGLEY HILL LN
JOHNSON, ROBERT B	3404 PEMBROOKE PKWY S	COLLEYVILLE, TX	76034	3404 PEMBROOKE PKWY S
K E GIBSON LLC	4609 ELDER RD	VILLA RIDGE, MO	63089	4108 PETRUS BLVD
KANSAGRA, SHRADDHA	4104 LOMBARDY CT	COLLEYVILLE, TX	76034	4213 LOMBARDY CT
LAMB, JONATHAN	3520 VALMUR AVE	COLLEYVILLE, TX	76034	3520 VALMUR AVE
LANE, LOUIS H	3408 BOWDEN HILL LN N	COLLEYVILLE, TX	76034	3408 BOWDEN HILL LN N
LINCOLN, KATHLEEN K	4101 LEXINGTON PKWY	COLLEYVILLE, TX	76034	4101 LEXINGTON PKWY
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3908 PETRUS BLVD
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3517 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3512 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4020 PETRUS BLVD
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3501 VALMUR AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4008 CAMPANIA CT
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3508 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4016 PETRUS BLVD
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3600 VALMUR AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3516 VALMUR AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3521 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3520 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4004 PETRUS BLVD
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3505 VALMUR AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4012 PETRUS BLVD
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4000 PETRUS BLVD
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3513 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4004 CAMPANIA CT
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3509 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3609 ALSACE AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3500 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3913 LAMBRUSCO LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3501 LEJOIE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3605 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3501 ALSACE AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4000 CAMPANIA CT
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MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3600 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3601 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3504 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3516 LEJOIE LN
MALLAMPATI, SANJAY	4004 LOMBARDY CT	COLLEYVILLE, TX	76034	4004 LOMBARDY CT
MAMIDIBATTULA, KRISHNA	3505 LEJOIE LN	COLLEYVILLE, TX	76034	3505 LEJOIE LN
MATHUR, POONAM	4100 PETRUS BLVD	COLLEYVILLE, TX	76034	4100 PETRUS BLVD
MEHDI, SHEZAD	4100 LOMBARDY CT	COLLEYVILLE, TX	76034	4100 LOMBARDY CT
NATURON PROPERTIES LLC	PO BOX 610	COLLEYVILLE, TX	76034	3504 VALMUR AVE
PATEL, AMISH	3509 VALMUR AVE	COLLEYVILLE, TX	76034	3509 VALMUR AVE
PATEL, ANIL	3605 ALSACE AVE	COLLEYVILLE, TX	76034	3605 ALSACE AVE
PATEL, HAREN	4000 LOMBARDY CT	COLLEYVILLE, TX	76034	4000 LOMBARDY CT
PEREZ, ALFONSO	3509 ALSACE AVE	COLLEYVILLE, TX	76034	3509 ALSACE AVE
REDDY, DIVAKAR	3517 ALSACE	COLLEYVILLE, TX	76034	3517 ALSACE AVE
SCHULTZ, KRISTIN	4105 LEXINGTON PKWY	COLLEYVILLE, TX	76034	4105 LEXINGTON PKWY
SHARMA, SUDEEP	3505 ALSACE AVE	COLLEYVILLE, TX	76034	3505 ALSACE AVE
SINGEETHAM, SHIVA	4109 PETRUS BLVD	COLLEYVILLE, TX	76034	4109 PETRUS BLVD
SKINNER, GINA	4001 LOMBARDY CT	COLLEYVILLE, TX	76034	4001 LOMBARDY CT
SOHAIL, MOHAMMAD	3513 ALSACE AVE	COLLEYVILLE, TX	76034	3513 ALSACE AVE
SREENIVASAN, VIDHYAPRIYA	4113 PETRUS BLVD	COLLEYVILLE, TX	76034	4113 PETRUS BLVD
THEISS, EDWARD	4103 LEXINGTON PKWY	COLLEYVILLE, TX	76034	4103 LEXINGTON PKWY
TRADITION HOMES LLC	8751 COLLIN MCKINNEY PKWY STE	MCKINNEY, TX	75070	3916 PETRUS BLVD
TRADITION HOMES LLC	8751 COLLIN MCKINNEY PKWY STE	MCKINNEY, TX	75070	3912 PETRUS BLVD
TRADITION HOMES LLC	8751 COLLIN MCKINNEY PKWY STE	MCKINNEY, TX	75070	3604 VALMUR AVE
TRADITION HOMES LLC	8751 COLLIN MCKINNEY PKWY STE	MCKINNEY, TX	75070	4008 PETRUS BLVD
TYLICK, JAMES	4124 PETRUS BLVD	COLLEYVILLE, TX	76034	4124 PETRUS BLVD
URPANI, DANIEL	4121 PETRUS BLVD	COLLEYVILLE, TX	76034	4121 PETRUS BLVD
VALLINE, JOSEPH	4120 PETRUS BLVD	COLLEYVILLE, TX	76034	4120 PETRUS BLVD
VON STORCH, KENNETH	4713 BEHRENS CT	COLLEYVILLE, TX	76034	4009 BOWDEN HILL LN E
WANG, CHAO-CHENG	3608 LEJOIE LN	COLLEYVILLE, TX	76034	3608 LEJOIE LN
WOEHRLE, SANDRA	3907 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	3907 BOWDEN HILL LN E
WRIGHT, DAVID R	3407 PEMBROOKE PKWY S	COLLEYVILLE, TX	76034	3407 PEMBROOKE PKWY S
WU, WANG	3512 VALMUR AVE	COLLEYVILLE, TX	76034	3512 VALMUR AVE
XUE, YAN	3500 VALMUR AVE	COLLEYVILLE, TX	76034	3500 VALMUR AVE
ZEPEDA, GABRIEL	4005 LOMBARDY CT	COLLEYVILLE, TX	76034	4005 LOMBARDY CT
ZIEGLER, DAVID C	3410 LANGLEY HILL LN	COLLEYVILLE, TX	76034	3410 LANGLEY HILL LN
				3608 CAMPANIA CT
WOODLAND HILLS (COLLEYVILLE)	4100 OXFORD COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
CREEKSIDE	101 CLARIDEN RANCH RD	SOUTHLAKE, TX	76092	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
ZACH SCHNEIDER	8751 COLLIN MCKINNEY PKWY STE 402	MCKINNEY, TX	75070	APPLICANT



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, September 14, 2020 at 7:00 p.m.
City Council Meetings: Monday, October 5, 2020 & Tuesday, October 20, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a Fence to extend into the required street side yard. The purpose is to allow for a 5 foot wrought iron fence to be placed on a retaining wall and encroach into the street side yard setback (corner lot).

Zoning Case: ZC20-019

Applicant: Zach Schneider

Owner: Zach Schneider

Location: 3501 Alsace Avenue

Property Description: Lot 1, Block 9, Creekside at Colleyville, Phase 3

Present Zoning: PUD-R Planned Unit Development-Residential District

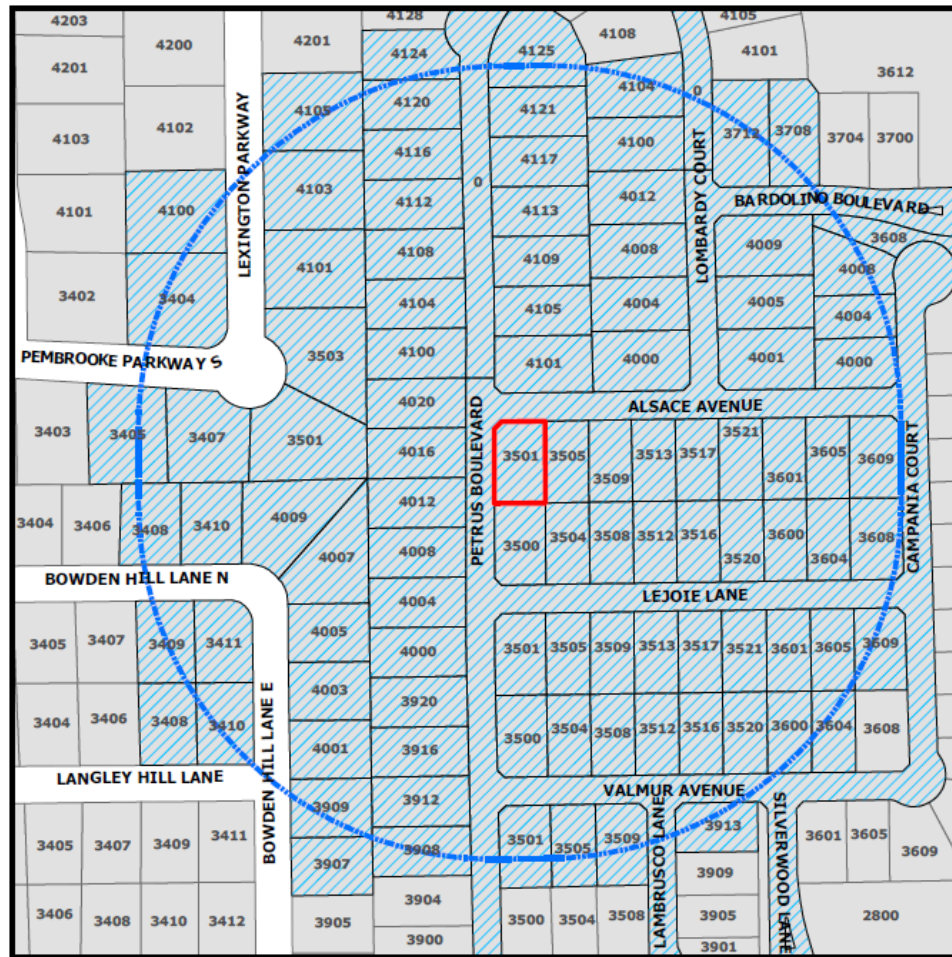
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyer

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-20-2142

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.1867 ACRES, ON LOT 1, BLOCK 9, CREEKSIDE AT COLLEYVILLE, LOCATED AT 3501 ALSACE AVENUE, BY AUTHORIZING A SPECIAL USE PERMIT FOR A 5 FOOT WROUGHT IRON FENCE ABOVE AN EXISTING RETAINING WALL TO ENCROACH INTO THE STREET SIDE YARD SETBACK LINE FOR A CORNER LOT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for a 5 foot wrought iron fence above an existing retaining wall to encroach into the street side yard setback for a corner lot under Case No. ZC20-019; 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 the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a 5 foot wrought iron fence above an existing retaining wall to encroach into the side yard property line for a corner lot on 0.1867 acres, being Lot 1, Block 9, of the Creekside at Colleyville, located at 3501 Alsace Avenue, as

depicted on the attached as Exhibit "A".

- 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. The Special Use Permit shall apply to a 5 foot open wrought iron fence above an existing retaining wall within the existing sleeve pattern of the retaining wall to encroach into the street side yard setback for a corner lot.
 - b. The fence location shall be approximately 10 feet from the street side property line and setback 10 feet from the front of the home. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
 - c. No fence shall extend across the rear lot into the side yard setback unless such fence is of an open wrought iron material for the property at 3501 Alsace Avenue.
 - d. That the fence would be of the similar color, design and material as the fence located at 3501 LeJoie Lane.
 - e. 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 6th day of October 2020.

The second reading and public hearing being conducted on the 20th day of October 2020.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 20TH DAY OF OCTOBER 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

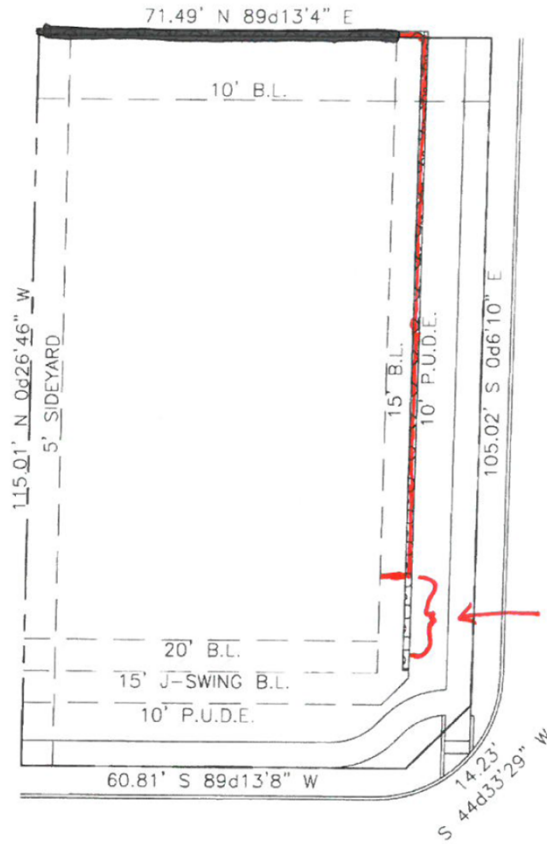
The map displays a grid of property lots with various zoning designations. Key streets include Lexington Parkway, Bardolino Boulevard, Alsace Avenue, Lejoie Lane, Valmur Avenue, Petrus Boulevard, Lombardy Court, Bowden Hill Lane, and RD. Lots are numbered, and specific lots are highlighted with red borders. The map also shows the locations of the St. Louis Lambert International Airport and the St. Louis Zoo.

Lot Number	Zoning Designation
4102	PUD-R
4100	PUD-R
3404	PUD-R
3407	PUD-R
3410	PUD-R
3411	PUD-R
3410	PUD-R
3411	PUD-R
4105	PUD-R
4103	PUD-R
4101	PUD-R
3503	PUD-R
3501	PUD-R
4009	PUD-R
4007	PUD-R
4005	PUD-R
4003	PUD-R
4001	PUD-R
3909	PUD-R
4120	PUD-R
4116	PUD-R
4112	PUD-R
4108	PUD-R
4104	PUD-R
4100	PUD-R
4020	PUD-R
4016	PUD-R
4012	PUD-R
4008	PUD-R
4004	PUD-R
4000	PUD-R
3920	PUD-R
3916	PUD-R
3912	PUD-R
4121	PUD-R
4117	PUD-R
4113	PUD-R
4109	PUD-R
4105	PUD-R
4101	PUD-R
4104	PUD-R
4100	PUD-R
4012	PUD-R
4008	PUD-R
4004	PUD-R
4000	PUD-R
3712	PUD-R
3708	PUD-R
3704	PUD-R
3700	PUD-R
4009	PUD-R
4005	PUD-R
4001	PUD-R
3608	PUD-R
4008	PUD-R
4004	PUD-R
4000	PUD-R
3501	PUD-R
3505	PUD-R
3509	PUD-R
3513	PUD-R
3517	PUD-R
3521	PUD-R
3601	PUD-R
3605	PUD-R
3609	PUD-R
3500	PUD-R
3504	PUD-R
3508	PUD-R
3512	PUD-R
3516	PUD-R
3520	PUD-R
3600	PUD-R
3604	PUD-R
3608	PUD-R
3501	PUD-R
3505	PUD-R
3509	PUD-R
3513	PUD-R
3517	PUD-R
3521	PUD-R
3601	PUD-R
3605	PUD-R
3609	PUD-R
3500	PUD-R
3504	PUD-R
3508	PUD-R
3512	PUD-R
3516	PUD-R
3520	PUD-R
3600	PUD-R
3604	PUD-R
3608	PUD-R
3501	PUD-R
3505	PUD-R
3509	PUD-R
3913	PUD-R
3601	PUD-R
3605	PUD-R

Exhibit "B" – Site Plan

Lot created from following plans:
 Second Amended Plat Dated (June 2, 2017)
 Grading Plan Dated (07/20/2015)

PRIVACY / WOOD FENCE
 5' IRON



PLOT PLAN LEGEND	
SYMBOL	DESCRIPTION
	Retaining Wall
TW	Top of Wall
BW	Bottom of Wall
TC	Top of Curb
BC	Back of Curb
FP	Finished Pad
FF	Finished Floor
EG	Existing Grade
	Storm Inlet
	Water Connection

LOT SUMMARY		job. no. 101_027		GENERAL NOTES: DRIVEWAY & GARAGE: MIN. 16' WIDE DRIVEWAY @ STREET APPROACH: MIN. 12' WIDE PUBLIC SIDEWALK: MIN. 4' WIDE LEAD WALK TO HOME: MIN. 4' WIDE Drawn By: JRD Description: Date: 		
LOT AREA	8133	subdiv. Creekside at Colleyville Lot Fit Book				
SLAB AREA	####	lot 1	blk 9			
COVERAGE	####%	address 3501 Alsace Avenue				
FENCE	###'	city Colleyville, TX		 TRADITION HOMES WWW.TRADITIONHOMES.COM		
SCALE: 1" = 20'		date 2/4/20				master plan X00X_X



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5e

Agenda Date 10/6/2020

Number Ordinance O-20-2143

Type Ordinance

Department Community Development

Title

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 18, Block 9, Creekside at Colleyville, Phase 3, located at 3500 Lejoie Lane, Case ZC20-021

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading and Public Hearing

Zach Schneider, the applicant, has submitted a request for a Special Use Permit (SUP) for a five foot wrought iron fence above an existing retaining wall to encroach into the street side yard setback for a corner lot on Lot 18, Block 9, Creekside at Colleyville, being approximately 0.1867 acres, and zoned PUD-R Planned Unit Development-Residential district.

Existing Conditions/Background: The subject property, 3500 Lejoie Lane, has PUD-R zoning and is located on the northeast corner at the intersection of Petrus Boulevard and LeJoie Lane. The subject property is undeveloped currently, but is planned for a new single family residence.

A building permit has not been issued for a new home for 3500 Lejoie Lane.

The applicant was informed the Land Development Code had been amended by the City Council in August of 2019 (Ordinance O-19-2088) and; therefore the request for the location of future fences is not allowed unless approved with an SUP.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a 5 foot wrought iron fence above an existing retaining wall and located within the corner street side yard setback. The proposed fence is approximately 10 feet from the property line.

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

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

2. Corner Side Yards: Except where allowed elsewhere in this chapter, no fence or free standing wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall extend into the required street side yard. The regulations of 1.a through 1.d above shall apply.

Regulation "2" above applies in this case requiring that no fence be allowed to extend into the street side yard which is 15 feet per the PUD-R zoning. The applicant proposes to locate a 5 foot iron rod fence above an existing retaining wall to encroach into the street side yard setback approximately 10 feet from the property line. The Land Development Code provides the opportunity to request an SUP to modify from the requirements:

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

Analysis: Any request for a residential fence which differs from the Land Development Code shall only be authorized after approval of a Special Use Permit by the City Council. The applicant is proposing the fence to be located on the retaining wall for safety and maintenance reasons. It differs from other requests being a wooden fence. The height of the retaining wall is between 3 and 8 feet in height.

Surrounding Development: The properties to the north, south, east and west are zoned PUD-R and contain residential development in the Creekside at Colleyville Subdivision.

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

Staff Recommendation: Staff recommends denial of the requested SUP as it does not meet the technical requirements of the Land Development Code.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended denial at their September 14, 2020 meeting by a vote of 4-3. When the Planning & Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

Financial Impact

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

Recommendation

Denial

Attachments

1. Appeal Request
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Statement of Planning Objectives
6. Site Plan
7. Photos Provided by Applicant
8. Grading Plans
9. Notification Map
10. Notification List
11. Property Owner Notification
12. Ordinance O-20-2143

Ben Bryner

Subject: RE: Next SUP Submittal Deadline

From: Zach Schneider <zach@traditionhomes.com>

Sent: Tuesday, September 15, 2020 5:00 PM

To: Jackie Reyff <JReyff@colleyville.com>; Ben Bryner <BBryner@colleyville.com>

Subject: RE: Next SUP Submittal Deadline

Jackie,

As discussed, Tradition Homes will be appealing Cases ZC20-019 and ZC20-021.

Thanks,

Zach

Zach Schneider

President, Tradition Homes

8751 Collin McKinney Pkwy, Suite 402

McKinney, TX 75070

(469) 371-9612

zach@traditionhomes.com

traditionhomes.com

Facebook & Instagram: @traditionhomestx

Aerial Map



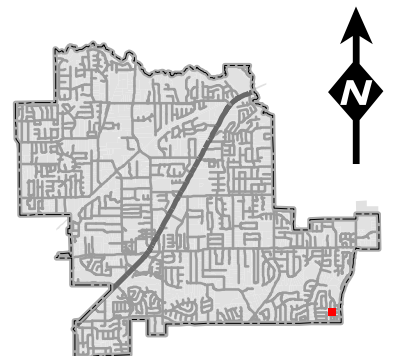
ZC20-021
3500 Lejoie Lane

DISCLAIMER:

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



Subject Property



Zoning Map



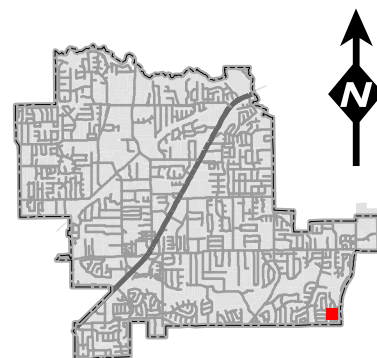
ZC20-021
3500 Lejoie Lane

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Subject Property



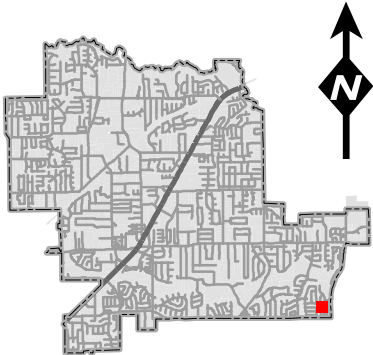
Future Land Use Map



ZC20-021
3500 Lejoie Lane

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 Subject Property
 Residential



Statement of Planning Objectives

The purpose of this Special Use Permit (SUP) is to request the City of Colleyville's approval to construct an iron fence on the retaining wall.

By constructing the fence on top of the wall, Tradition Homes will be addressing safety concerns and adhering to continuity already established in Creekside at Colleyville.

The lot is located at 3500 Lejoie Lane (Lot 18, Block 9) in Creekside at Colleyville Phase 3. The retaining wall was constructed during development operations and is located in between the build line and property line. The retaining wall was "cored" during development operations in order for the fence to be installed on top of the wall. In an effort to adhere to the continuity already established in this gated community, the Applicant believes installing the fence on top of the retaining wall would be appropriate and aesthetically pleasing to the overall neighborhood. This proposed fence location would also allow the future homeowner to enjoy a much more usable backyard. The schematic below shows the lot in question.



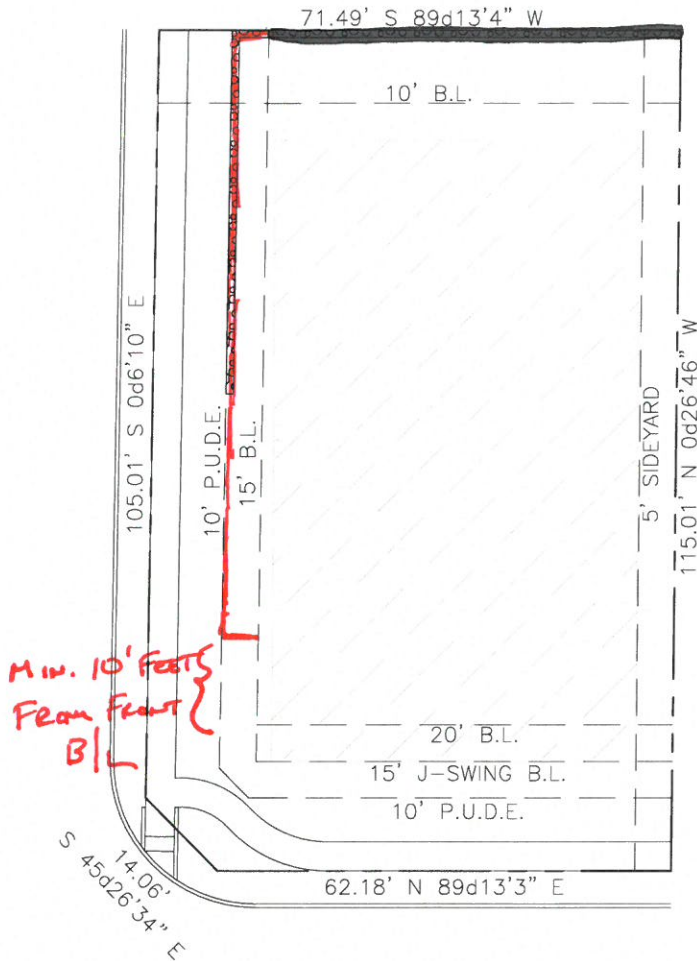
Tradition Homes, LLC is the applicant. Tradition Homes has thirty-nine (39) lots under contract in Creekside at Colleyville Phase 3. Tradition's model home is located at 3604 Valmur Avenue, Colleyville, TX 76034.

The stamped/approved Grading Plans for the community are included with this SUP submittal. The Grading Plans identify the location of the retaining wall. As previously stated, the retaining wall was built by the Developer (Terra Manna). It was designed and cored in anticipation of the fence posts/fence installation.

Site Plan

Lot created from following plans:
Second Amended Plat Dated (June 2, 2017)
Grading Plan Dated (07/20/2015)

— Privacy / Wood Fence
— 5' Iron



PLOT PLAN LEGEND	
SYMBOL	DESCRIPTION
	Retaining Wall
TW	Top of Wall
BW	Bottom of Wall
TC	Top of Curb
BC	Back of Curb
FP	Finished Pad
FF	Finished Floor
EG	Existing Grade
	Storm Inlet
	Water Connection

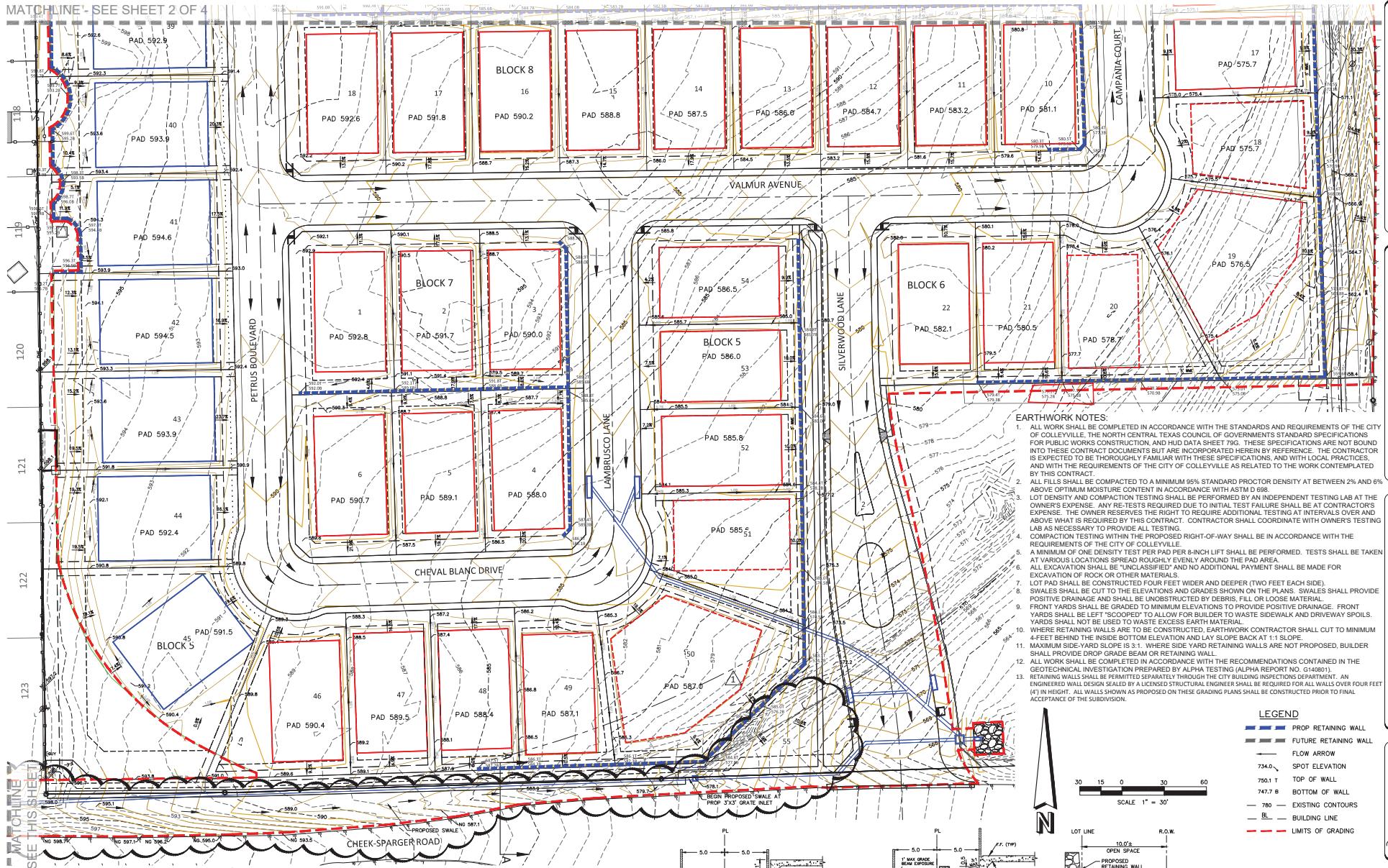
LOT SUMMARY		job. no. 101_034		GENERAL NOTES: DRIVEWAY & GARAGE: MIN. 16' WIDE DRIVEWAY @ STREET APPROACH: MIN. 12' WIDE PUBLIC SIDEWALK: MIN. 4' WIDE LEAD WALK TO HOME: MIN. 4' WIDE	
LOT AREA	8212	subdiv. Creekside at Colleyville Lot Fit Book			
SLAB AREA	####	lot	18	blk	9
COVERAGE	#####%	address 3500 Lejoie Lane		Drawn By:	JRD
FENCE	###'	city Colleyville, TX		Description:	
SCALE: 1" = 20'		date 2/4/20		Date:	
		master plan X00X_X		 TRADITION HOMES WWW.TRADITIONHOMES.COM	

Photos Provided By Applicant



Grading Plan

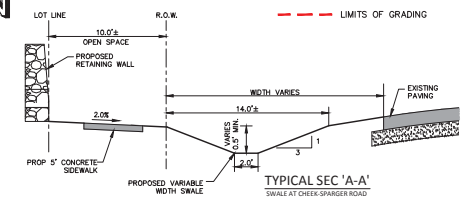
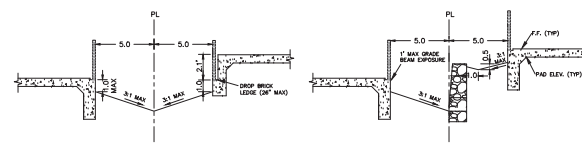
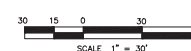
MATCHLINE - SEE SHEET 2 OF 4



EARTHWORK NOTES:

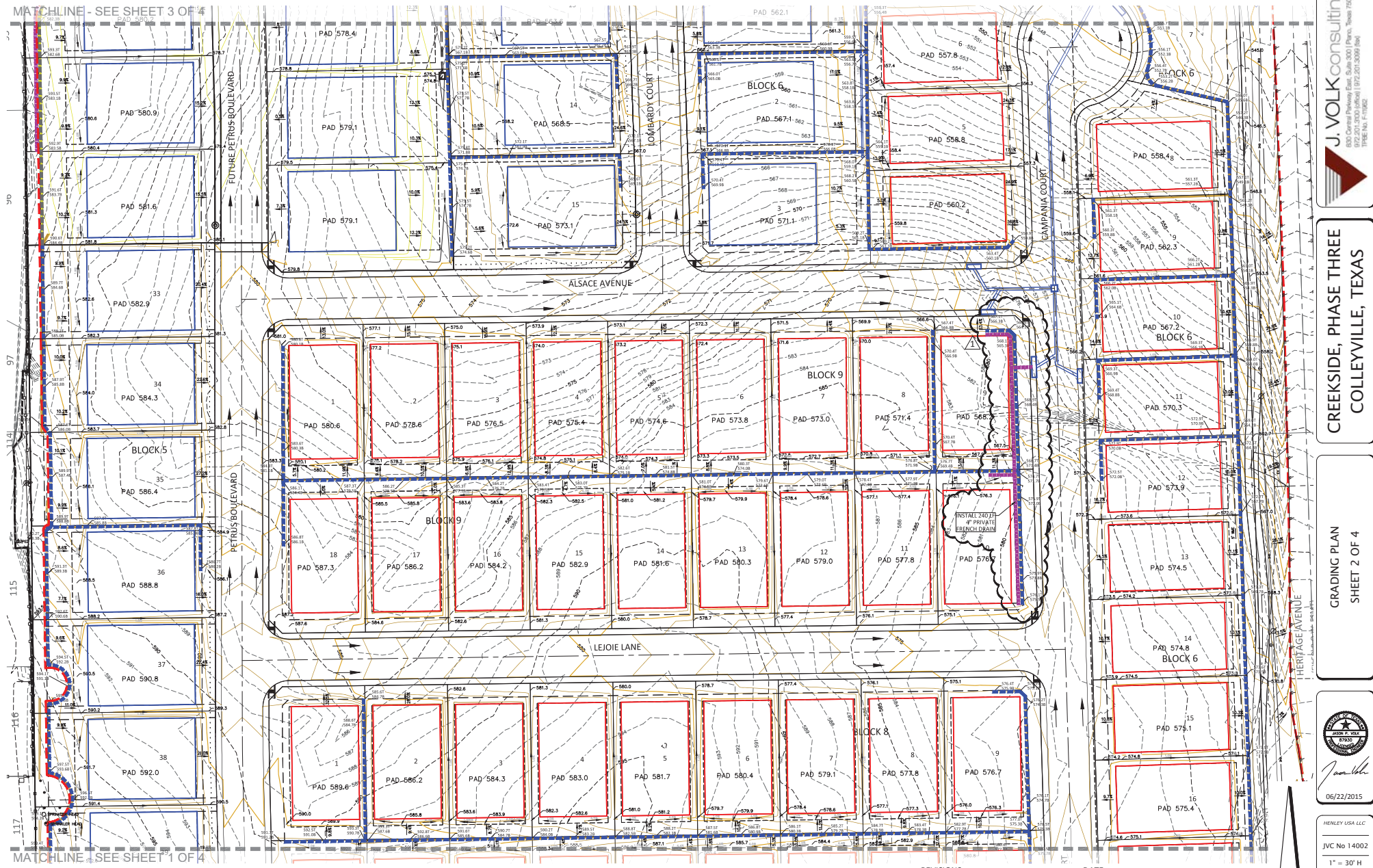
1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF COLLEEVILLE, THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND HUD DATA SHEET 799. THESE SPECIFICATIONS ARE NOT BOUND INTO THESE CONTRACT DOCUMENTS BUT ARE INCORPORATED HEREIN BY REFERENCE. THE CONTRACTOR IS EXPECTED TO BE THOROUGHLY FAMILIAR WITH THESE SPECIFICATIONS, AND WITH LOCAL PRACTICES, AND WITH THE REQUIREMENTS OF THE CITY OF COLLEEVILLE AS RELATED TO THE WORK CONTEMPLATED BY THIS CONTRACT.
2. ALL FILLS SHALL BE COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT BETWEEN 2% AND 6% ABOVE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698.
3. LOT DENSITY AND COMPACTION TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LAB AT THE OWNER'S EXPENSE. ANY RE-TESTS REQUIRED DUE TO INITIAL TEST FAILURE SHALL BE AT CONTRACTOR'S EXPENSE. THE OWNER RESERVES THE RIGHT TO REQUIRE ADDITIONAL TESTING AT INTERVALS OVER AND ABOVE WHAT IS REQUIRED BY THIS CONTRACT. CONTRACTOR SHALL COORDINATE WITH OWNER'S TESTING LAB AS NECESSARY TO PROVIDE ALL TESTING.
4. COMPACTION TESTING WITHIN THE PROPOSED RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF COLLEEVILLE.
5. A MINIMUM OF ONE DENSITY TEST PER PAD PER 8-INCH LIFT SHALL BE PERFORMED. TESTS SHALL BE TAKEN AT VARIOUS LOCATIONS SPREAD ROUGHLY EVENLY AROUND THE PAD AREA.
6. ALL EXCAVATION SHALL BE "UNCLASSIFIED" AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR EXCAVATION OF ROCK OR OTHER MATERIALS.
7. LOT PAD SHALL BE CONSTRUCTED FOUR FEET WIDER AND DEEPER (TWO FEET EACH SIDE). SWALES SHALL BE CUT TO THE ELEVATIONS AND GRADES SHOWN ON THE PLANS. SWALES SHALL PROVIDE POSITIVE DRAINAGE AND SHALL BE UNOBTSTRUCTED BY DEBRIS, FILL, OR LOOSE MATERIAL.
8. FRONT YARDS SHALL BE GRADED TO MINIMUM ELEVATIONS TO PROVIDE POSITIVE DRAINAGE. FRONT YARDS SHALL BE LEFT "SCOOPED" TO ALLOW FOR BUILDER TO WASTE SIDEWALK AND DRIVEWAY SPOILS. YARDS SHALL NOT BE USED TO WASTE EXCESS EARTH MATERIAL.
9. WHERE RETAINING WALLS ARE TO BE CONSTRUCTED, EARTHWORK CONTRACTOR SHALL CUT TO MINIMUM 4 FEET BEHIND THE INSIDE BOTTOM ELEVATION AND LAY SLOPE BACK AT 1:1 SLOPE.
10. MAXIMUM SIDE-YARD SLOPE IS 3:1. WHERE SIDE YARD RETAINING WALLS ARE NOT PROPOSED, BUILDER SHALL PROVIDE DROP GRADE BEAM OR RETAINING WALL.
11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION PREPARED BY ALPHA TESTING ALPHA REPORT NO. G1408011.
12. RETAINING WALLS SHALL BE PERMITTED SEPARATELY THROUGH THE CITY BUILDING INSPECTIONS DEPARTMENT. AN ENGINEER WALL DESIGN SEALED BY A LICENSED STRUCTURAL ENGINEER SHALL BE REQUIRED FOR ALL WALLS OVER FOUR FEET (4') IN HEIGHT. ALL WALLS SHOWN AS PROPOSED ON THESE GRADING PLANS SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE OF THE SUBDIVISION.

- LEGEND**
- PROP RETAINING WALL
 - FUTURE RETAINING WALL
 - FLOW ARROW
 - SPOT ELEVATION
 - 734.0 T TOP OF WALL
 - 750.1 T TOP OF WALL
 - 747.7 B BOTTOM OF WALL
 - 780 EXISTING CONTOURS
 - BL BUILDING LINE
 - LIMITS OF GRADING



REVISIONS	DATE
REVISED OPEN SPACE GRADING	JUNE-2015

Grading Plan

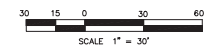


REVISIONS

1	ADDED PRIVATE FRENCH DRAIN ALONG RETAINING WALL FOOTING
----------	--

DATE

JUNE-2015



J. VOLK consulting
830 Central Parkway East, Suite 300 | Plano, Texas 75074
972.201.3030 (office) | 972.201.3009 (fax)
TPBE No. F-11902

CREEKSIDE, PHASE THREE
COLLEYVILLE, TEXAS

GRADING PLAN
SHEET 2 OF 4



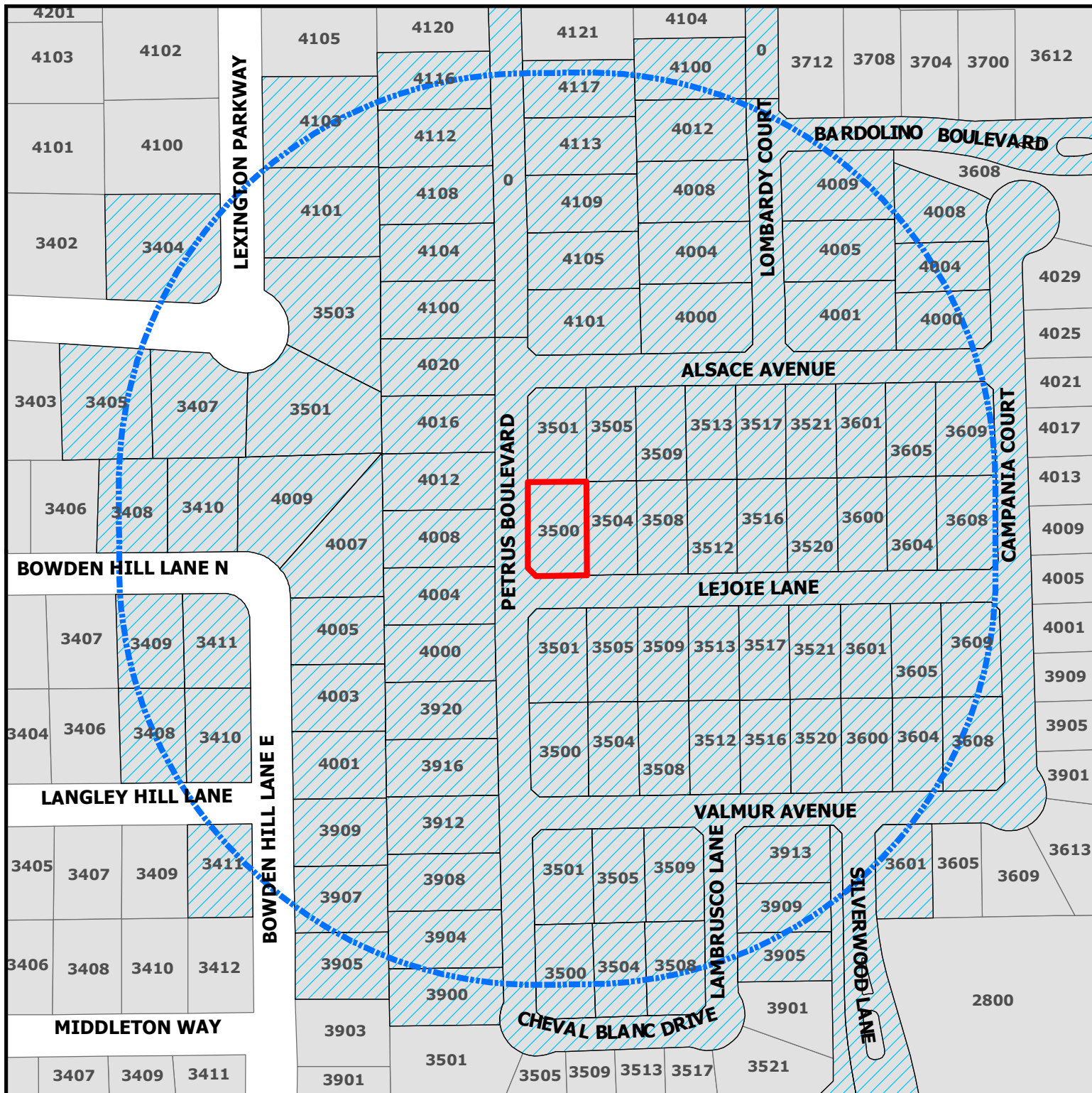
06/22/2015

HENLEY USA LLC

JVC No 14002

12

Notification Map



ZC20-021

3500 Lejoie Lane

DISCLAIMER:

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



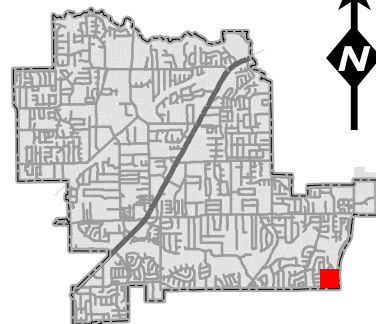
Subject Property



500ft Buffer



Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
AKERS, THOMAS R	4003 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	4003 BOWDEN HILL LN E
AMH ROMAN TWO TX LLC	30601 AGOURA RD STE 200	AGOURA HILLS, CA	91301	3503 PEMBROOKE PKWY S
BATES, STEPHEN	3411 LANGLEY HILL LN	COLLEYVILLE, TX	76034	3411 LANGLEY HILL LN
BEYENE, SABA	3508 VALMUR AVE	COLLEYVILLE, TX	76034	3508 VALMUR AVE
BHATTACHARYA, SUDIPTA	4116 PETRUS	COLLEYVILLE, TX	76034	4116 PETRUS BLVD
BIEHL, STEVE	4001 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	4001 BOWDEN HILL LN E
BOSTICK, JAMES D	3909 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	3909 BOWDEN HILL LN E
BROWN, JOSHUA	3521 ALSACE AVE	COLLEYVILLE, TX	76034	3521 ALSACE AVE
CHIU, CHIN	3604 LEJOIE LN	COLLEYVILLE, TX	76034	3604 LEJOIE LN
CONG, ZHEN	4105 PETRUS BLVD	COLLEYVILLE, TX	76034	4105 PETRUS BLVD
CREEKSIDE AT COLLEYVILLE HOA I	101 CLARIDEN RANCH RD	SOUTHLAKE, TX	76092	0 PETRUS BLVD
CUMMINGS, KIM	3601 ALSACE	COLLEYVILLE, TX	76034	3601 ALSACE AVE
CURRY, PAIGE	4117 PETRUS BLVD	COLLEYVILLE, TX	76034	4117 PETRUS BLVD
DANA, FARID	3501 PEMBROOKE PKWY S	COLLEYVILLE, TX	76034	3501 PEMBROOKE PKWY S
DANNER, DELYLE JE	4005 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	4005 BOWDEN HILL LN E
DAR, HASSAN	4101 PETRUS BLVD	COLLEYVILLE, TX	76034	4101 PETRUS BLVD
DAVIDSAVER, SAMUEL	4112 PETRUS BLVD	COLLEYVILLE, TX	76034	4112 PETRUS BLVD
DAVIS, LARRY	3409 BOWDEN HILL LN N	COLLEYVILLE, TX	76034	3409 BOWDEN HILL LN N
DHARANI, SOHAIL	4009 LOMBARDY CT	COLLEYVILLE, TX	76034	4009 LOMBARDY CT
FANG, ZHENG	4104 PETRUS BLVD	COLLEYVILLE, TX	76034	4104 PETRUS BLVD
GEORGE, JOHN	4007 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	4007 BOWDEN HILL LN E
GERDES, DAVID	4008 LOMBARDY CT	COLLEYVILLE, TX	76034	4008 LOMBARDY CT
HALBACH, CHAD	3405 PEMBROOKE PKWY S	COLLEYVILLE, TX	76034	3405 PEMBROOKE PKWY S
HEMLER, TAYLOR	3410 BOWDEN HILL LN N	COLLEYVILLE, TX	76034	3410 BOWDEN HILL LN N
HIGGINS, ANDREW	4012 LOMBARDY CT	COLLEYVILLE, TX	76034	4012 LOMBARDY CT
HOHERTZ, MICHAEL	3411 BOWDEN HILL LN N	COLLEYVILLE, TX	76034	3411 BOWDEN HILL LN N
JOHNSON, LARRY B	3408 LANGLEY HILL LN	COLLEYVILLE, TX	76034	3408 LANGLEY HILL LN
JOHNSON, ROBERT B	3404 PEMBROOKE PKWY S	COLLEYVILLE, TX	76034	3404 PEMBROOKE PKWY S
K E GIBSON LLC	4609 ELDER RD	VILLA RIDGE, MO	63089	4108 PETRUS BLVD
LAMB, JONATHAN	3520 VALMUR AVE	COLLEYVILLE, TX	76034	3520 VALMUR AVE
LANE, LOUIS H	3408 BOWDEN HILL LN N	COLLEYVILLE, TX	76034	3408 BOWDEN HILL LN N
LINCOLN, KATHLEEN K	4101 LEXINGTON PKWY	COLLEYVILLE, TX	76034	4101 LEXINGTON PKWY
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3908 PETRUS BLVD
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3517 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3512 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4020 PETRUS BLVD
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3501 VALMUR AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4008 CAMPANIA CT
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3508 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4016 PETRUS BLVD
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3600 VALMUR AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3516 VALMUR AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3608 VALMUR AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3521 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3520 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4004 PETRUS BLVD
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3505 VALMUR AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3508 CHEVAL BLANC DR
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4012 PETRUS BLVD
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4000 PETRUS BLVD
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3513 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3900 PETRUS BLVD
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4004 CAMPANIA CT
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3509 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3609 ALSACE AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3500 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3913 LAMBRUSCO LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3501 LEJOIE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3605 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3905 LAMBRUSCO LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3501 ALSACE AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4000 CAMPANIA CT
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3920 PETRUS BLVD
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3609 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3600 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3601 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3504 LEJOIE LN
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3601 VALMUR AVE
MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3516 LEJOIE LN
MALLAMPATI, SANJAY	4004 LOMBARDY CT	COLLEYVILLE, TX	76034	4004 LOMBARDY CT
MAMIDIBATTULA, KRISHNA	3505 LEJOIE LN	COLLEYVILLE, TX	76034	3505 LEJOIE LN
MATHUR, POONAM	4100 PETRUS BLVD	COLLEYVILLE, TX	76034	4100 PETRUS BLVD
MEHDI, SHEZAD	4100 LOMBARDY CT	COLLEYVILLE, TX	76034	4100 LOMBARDY CT
NATURON PROPERTIES LLC	PO BOX 610	COLLEYVILLE, TX	76034	3504 VALMUR AVE
PATEL, AMISH	3509 VALMUR AVE	COLLEYVILLE, TX	76034	3509 VALMUR AVE
PATEL, ANIL	3605 ALSACE AVE	COLLEYVILLE, TX	76034	3605 ALSACE AVE
PATEL, HAREN	4000 LOMBARDY CT	COLLEYVILLE, TX	76034	4000 LOMBARDY CT
PEREZ, ALFONSO	3509 ALSACE AVE	COLLEYVILLE, TX	76034	3509 ALSACE AVE
PETTY, BRYCE	3500 CHEVAL BLANC	COLLEYVILLE, TX	76034	3500 CHEVAL BLANC DR
REDDY, DIVAKAR	3517 ALSACE	COLLEYVILLE, TX	76034	3517 ALSACE AVE
SHARMA, SUDEEP	3505 ALSACE AVE	COLLEYVILLE, TX	76034	3505 ALSACE AVE
SINGEETHAM, SHIVA	4109 PETRUS BLVD	COLLEYVILLE, TX	76034	4109 PETRUS BLVD
SKINNER, GINA	4001 LOMBARDY CT	COLLEYVILLE, TX	76034	4001 LOMBARDY CT
SOHAIL, MOHAMMAD	3513 ALSACE AVE	COLLEYVILLE, TX	76034	3513 ALSACE AVE
GREENIVASAN, VIDHYAPRIYA	4113 PETRUS BLVD	COLLEYVILLE, TX	76034	4113 PETRUS BLVD
STOVALL, SCOTT	3905 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	3905 BOWDEN HILL LN E
THEISS, EDWARD	4103 LEXINGTON PKWY	COLLEYVILLE, TX	76034	4103 LEXINGTON PKWY
TRADITION HOMES LLC	8751 COLLIN MCKINNEY PKWY STE	MCKINNEY, TX	75070	3916 PETRUS BLVD
TRADITION HOMES LLC	8751 COLLIN MCKINNEY PKWY STE	MCKINNEY, TX	75070	3912 PETRUS BLVD
TRADITION HOMES LLC	8751 COLLIN MCKINNEY PKWY STE	MCKINNEY, TX	75070	3904 PETRUS BLVD
TRADITION HOMES LLC	8751 COLLIN MCKINNEY PKWY STE	MCKINNEY, TX	75070	3604 VALMUR AVE
TRADITION HOMES LLC	8751 COLLIN MCKINNEY PKWY STE	MCKINNEY, TX	75070	4008 PETRUS BLVD
VON STORCH, KENNETH	4713 BEHRENS CT	COLLEYVILLE, TX	76034	4009 BOWDEN HILL LN E
WANG, CHAO-CHENG	3608 LEJOIE LN	COLLEYVILLE, TX	76034	3608 LEJOIE LN
WHIP, MATTHEW	3504 CHEVAL BLANC DR	COLLEYVILLE, TX	76034	3504 CHEVAL BLANC DR
WOEHRLE, SANDRA	3907 BOWDEN HILL LN E	COLLEYVILLE, TX	76034	3907 BOWDEN HILL LN E
WRIGHT, DAVID R	3407 PEMBROOKE PKWY S	COLLEYVILLE, TX	76034	3407 PEMBROOKE PKWY S
WU, WANG	3512 VALMUR AVE	COLLEYVILLE, TX	76034	3512 VALMUR AVE
XUE, YAN	3500 VALMUR AVE	COLLEYVILLE, TX	76034	3500 VALMUR AVE
YORK, CHRISTOPHER	3909 LAMBRUSCO	COLLEYVILLE, TX	76034	3909 LAMBRUSCO LN
ZIPEDA, GABRIEL	4005 LOMBARDY CT	COLLEYVILLE, TX	76034	4005 LOMBARDY CT
ZIEGLER, DAVID C	3410 LANGLEY HILL LN	COLLEYVILLE, TX	76034	3410 LANGLEY HILL LN
				3908 SILVERWOOD LN
WOODLAND HILLS (COLLEYVILLE)	4100 OXFORD COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
CREEKSIDE	101 CLARIDEN RANCH RD	SOUTHLAKE, TX	76092	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
ZACH SCHNEIDER	8751 COLLIN MCKINNEY PKWY STE 402	MCKINNEY, TX	75070	APPLICANT



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, September 14, 2020 at 7:00 p.m.
City Council Meetings: Monday, October 5, 2020 & Tuesday, October 20, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a Fence to extend into the required street side yard. The purpose is to allow for a 5 foot wrought iron fence to be placed on a retaining wall and encroach into the street side yard setback (corner lot)

Zoning Case: ZC20-021

Applicant: Zach Schneider

Owner: Zach Schneider

Location: 3500 Lejoie Lane

Property Description: Lot 18, Block 9, Creekside at Colleyville, Phase 3

Present Zoning: PUD-R Planned Unit Development-Residential District

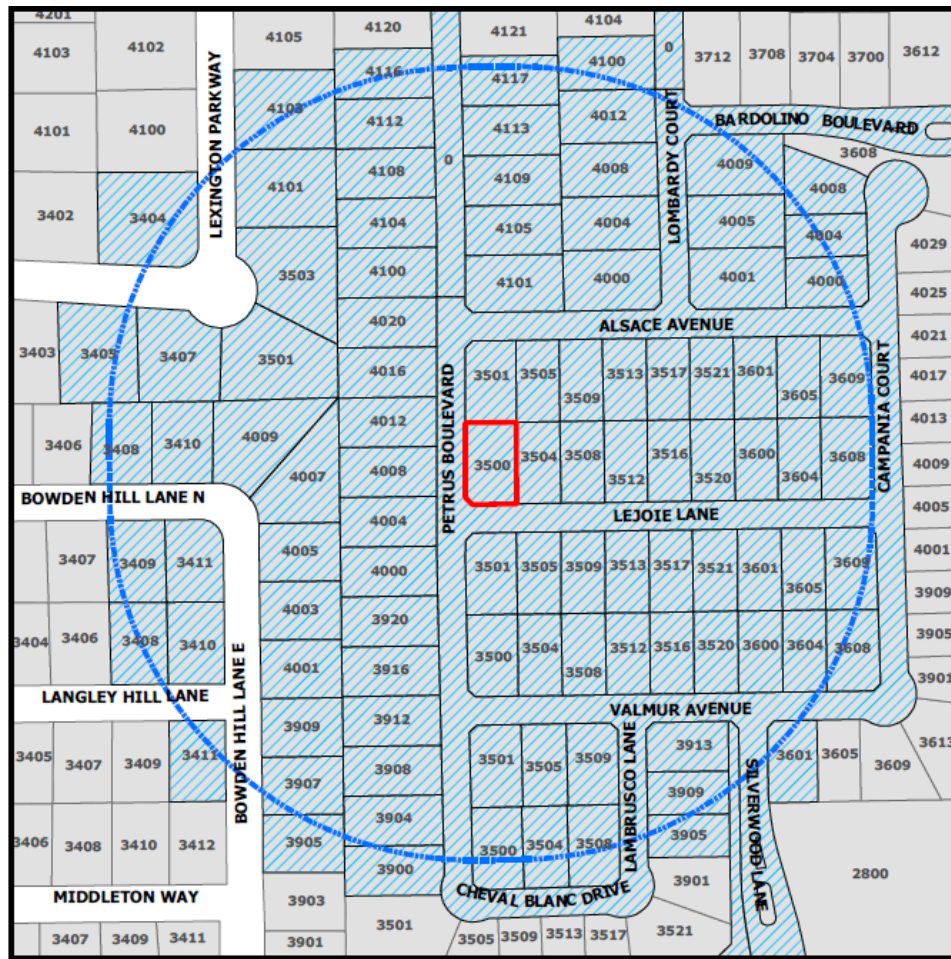
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-20-2143

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.1867 ACRES, ON LOT 18, BLOCK 9, CREEKSIDE AT COLLEYVILLE, LOCATED AT 3500 LEJOIE LANE BY AUTHORIZING A SPECIAL USE PERMIT FOR A 5 FOOT WROUGHT IRON FENCE ABOVE AN EXISTING RETAINING WALL TO ENCROACH INTO THE STREET SIDE YARD SETBACK LINE FOR A CORNER LOT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for a 5 foot wrought iron fence above an existing retaining wall to encroach into the street side yard setback for a corner lot under Case No. ZC20-021; 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 the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a 5 foot wrought iron fence above an existing retaining wall to encroach into the side yard property line for a corner lot on 0.1867 acres, being Lot 18 Block 9, of the Creekside at Colleyville, located at 3500 LeJoie Lane, as

depicted on the attached as Exhibit "A".

- 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. The Special Use Permit shall apply to a 5 foot open wrought iron fence above an existing retaining wall within the existing sleeve pattern of the retaining wall to encroach into the street side yard setback for a corner lot.
 - b. The fence location shall be approximately 10 feet from the street side property line and setback 10 feet from the front of the home. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
 - c. No fence shall extend across the rear lot into the street side yard setback unless such fence is of an open wrought iron material for the property at 3500 LeJoie Lane.
 - d. That the fence would be of the similar color, design and material as the fence located at 3501 LeJoie Lane.
 - e. 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 6th day of October 2020.

The second reading and public hearing being conducted on the 20th day of October 2020.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 20TH DAY OF OCTOBER 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

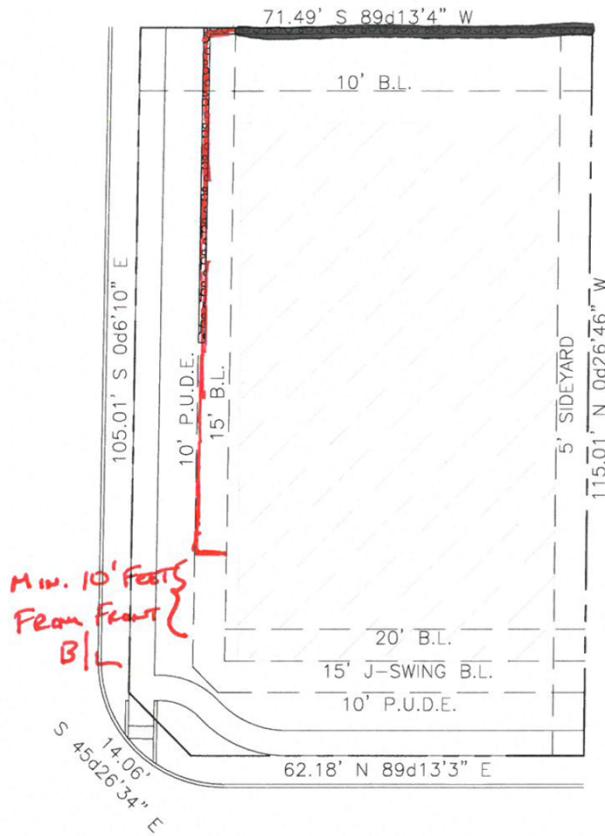


Exhibit "B" – Site Plan

Lot created from following plans:
 Second Amended Plat Dated (June 2, 2017)
 Grading Plan Dated (07/20/2015)



PRIVACY / WOOD FENCE
5' IRON



PLOT PLAN LEGEND	
SYMBOL	DESCRIPTION
	Retaining Wall
TW	Top of Wall
BW	Bottom of Wall
TC	Top of Curb
BC	Back of Curb
FP	Finished Pad
FF	Finished Floor
EG	Existing Grade
	Storm Inlet
	Water Connection

LOT SUMMARY

LOT AREA 8212
 SLAB AREA #####
 COVERAGE #####%
 FENCE ###'

SCALE:
 1" = 20'

job. no.

101_034

subdiv.

Creekside at Colleyville Lot Fit Book

lot

18

blk

9

address

3500 Lejoie Lane

city

Colleyville, TX

date

2/4/20

master plan

X00X_X

GENERAL NOTES:

DRIVEWAY & GARAGE: MIN. 16' WIDE
 DRIVEWAY @ STREET APPROACH: MIN. 12' WIDE
 PUBLIC SIDEWALK: MIN. 4' WIDE
 LEAD WALK TO HOME: MIN. 4' WIDE

Drawn By:

Description:

Date:

TRADITION
 HOMES

WWW.TRADITIONHOMES.COM



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6a

Agenda Date 10/6/2020

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

This item remained tabled at the September 1, 2020 meeting.

This 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

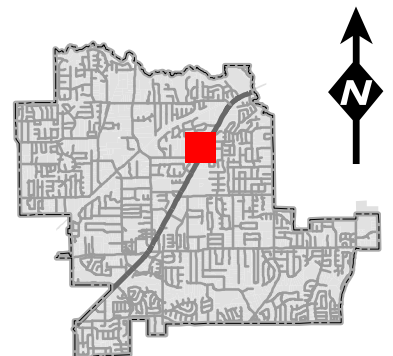
6412-6416 Colleyville Blvd

DISCLAIMER:

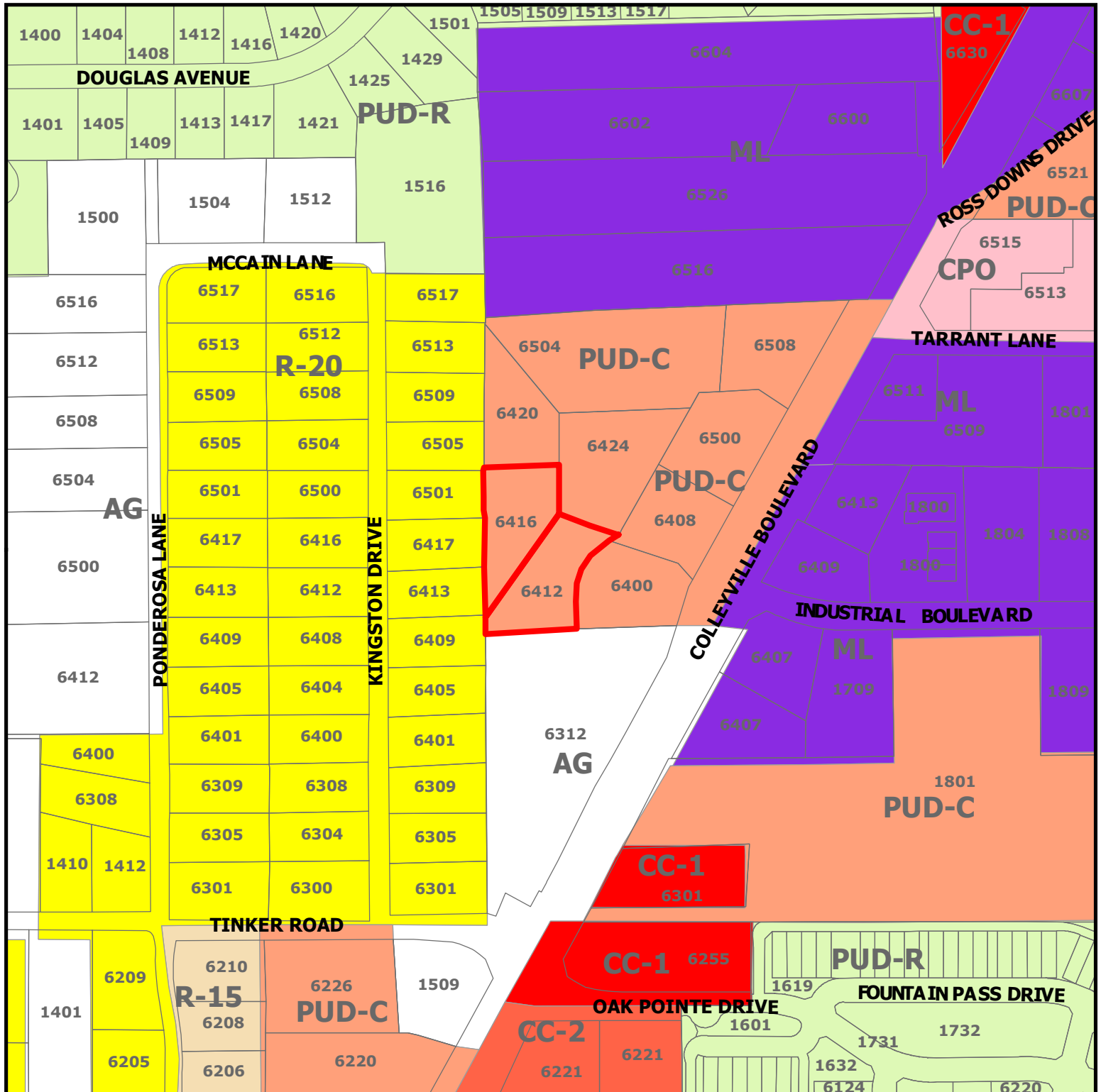
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Subject Property



Zoning Map



ZC20-015

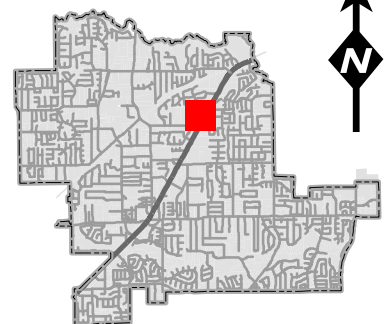
6412-6416 Colleyville Blvd

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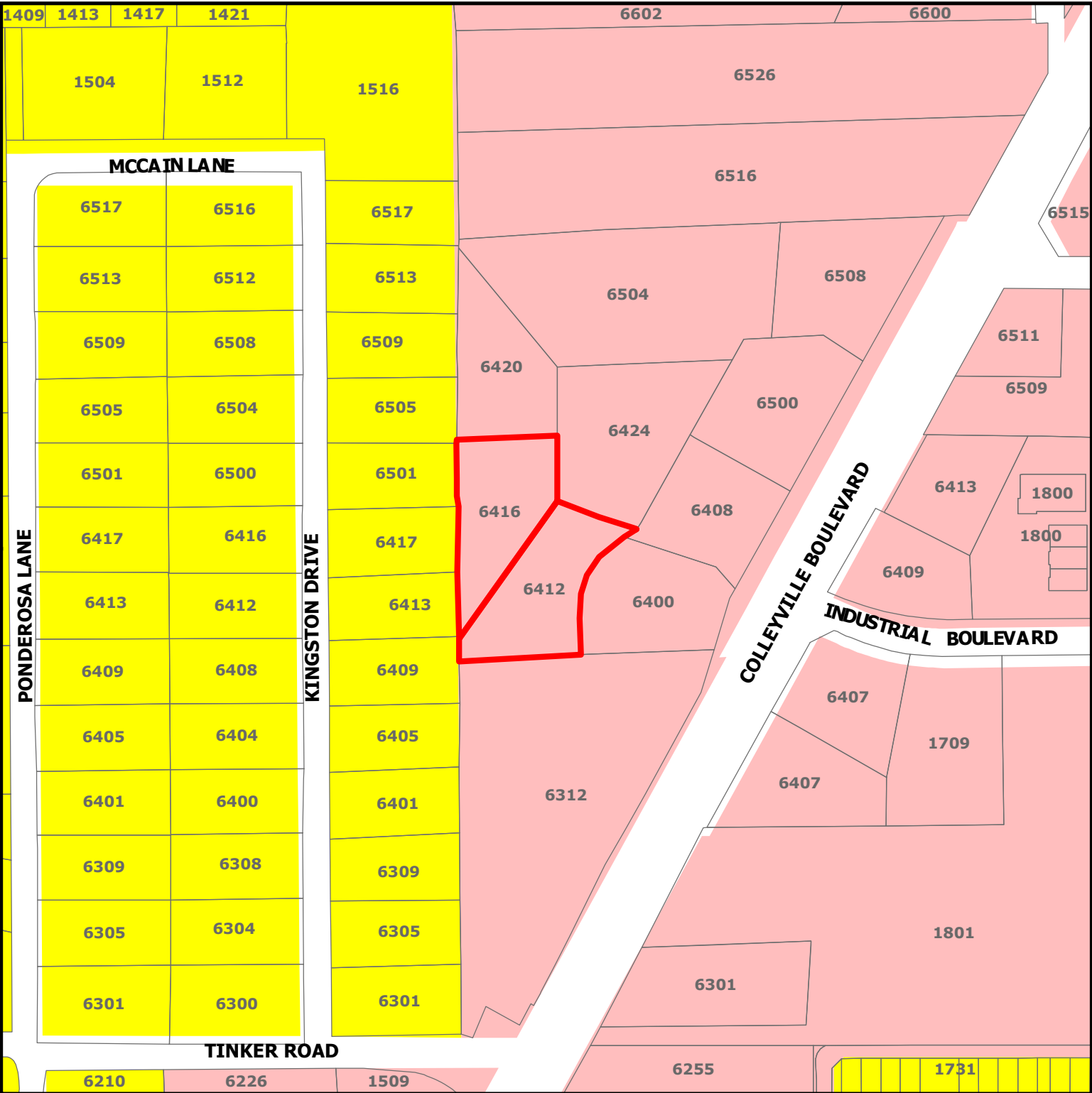
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Subject Property



Future Land Use Map

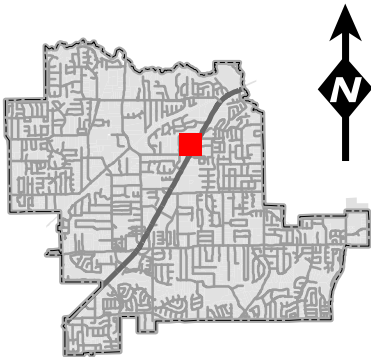


ZC20-015

6412-6416 Colleyville Blvd

DISCLAIMER:
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-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



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



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

Bussiness Plan

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

Bussiness Plan

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

Bussiness Plan

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.

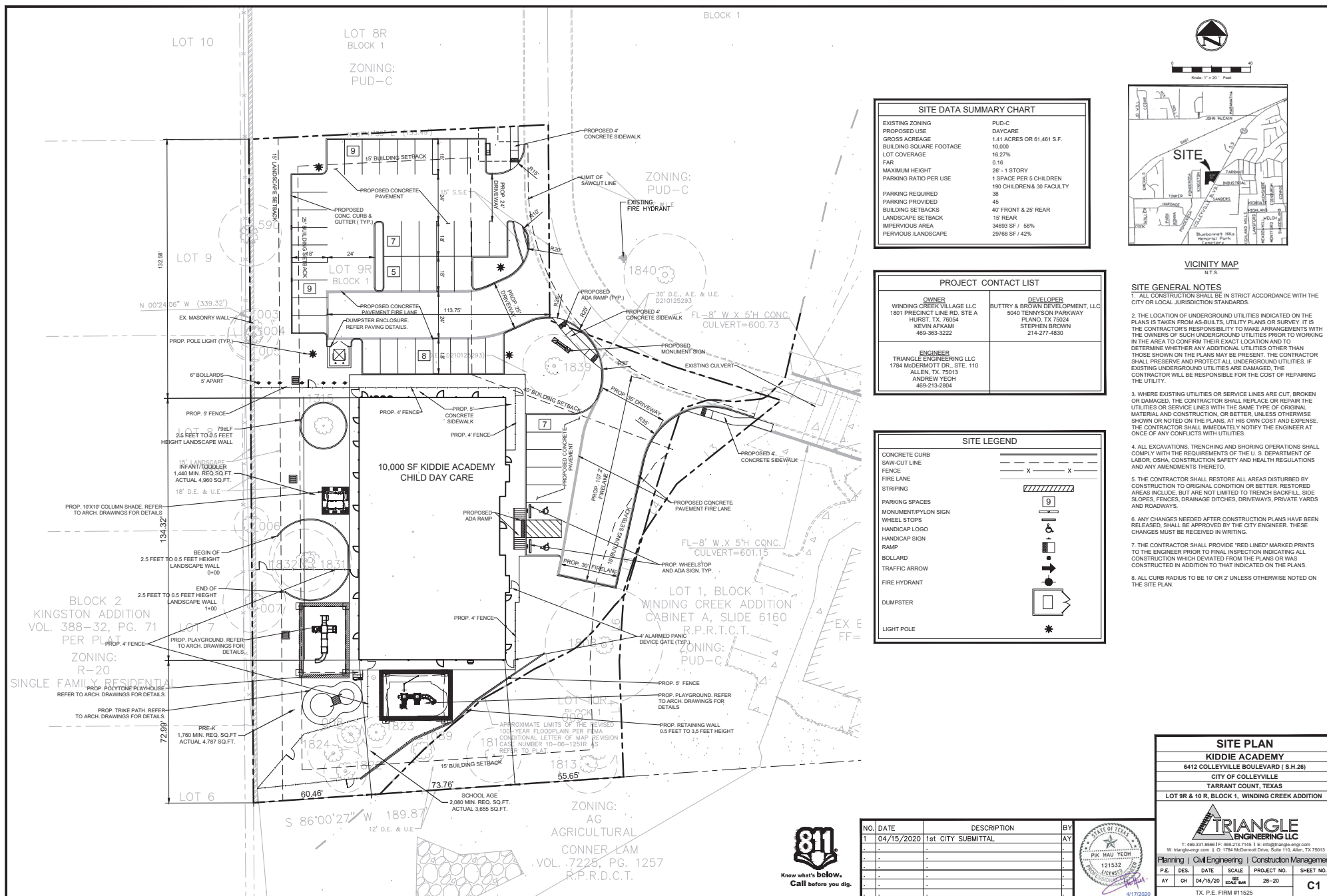
Staff Parking

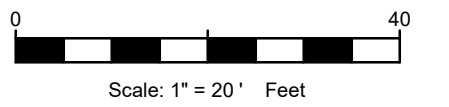
- A maximum of **17** teachers and two (2) administrators (part time food service personnel and director) are planned to maintain staff/child ratios and management of the academy throughout the day. This equates to a total of **19** staff members.
- Approximately 15% of staff is dropped off at the academy 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





Know what's **below**.
Call before you dig.



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"

LEGEND
A101 SCALE NTS

- 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

DEVELOPER
BUTTRY & BROWN DEVELOPMENT, LLC
5801 TENANTSON PARKWAY
SUITE 100
PLANO, TX 75024
214.296.4389

FRANCHISEE

MEP ENGINEER

STRUCTURAL ENGINEER

ACADEMY, KIDDIE
EDUCATIONAL CHILD CARE
6412 & 6416 COLLEAGUE BOULEVARD
COLLEAGUE, TX 75024

HAROLD C. BAKER, AIA
AIA #123456789
6412 & 6416 COLLEAGUE BOULEVARD
COLLEAGUE, TX 75024

A200

EXTERIOR ELEVATIONS RENDERING

STRUCTURAL ENGINEER

DOCUMENT IS RELEASED FOR THE SOLE
PURPOSE OF OWNER REVIEW. PERMITTING,
IF ANY, UNDER THE AUTHORITY OF HAROLD
WAGNER, AIA, ON 01/15/2008. IT IS NOT
TO BE USED FOR CONSTRUCTION
PURPOSES UNTIL PERMITS ARE ISSUED.

[illegible]

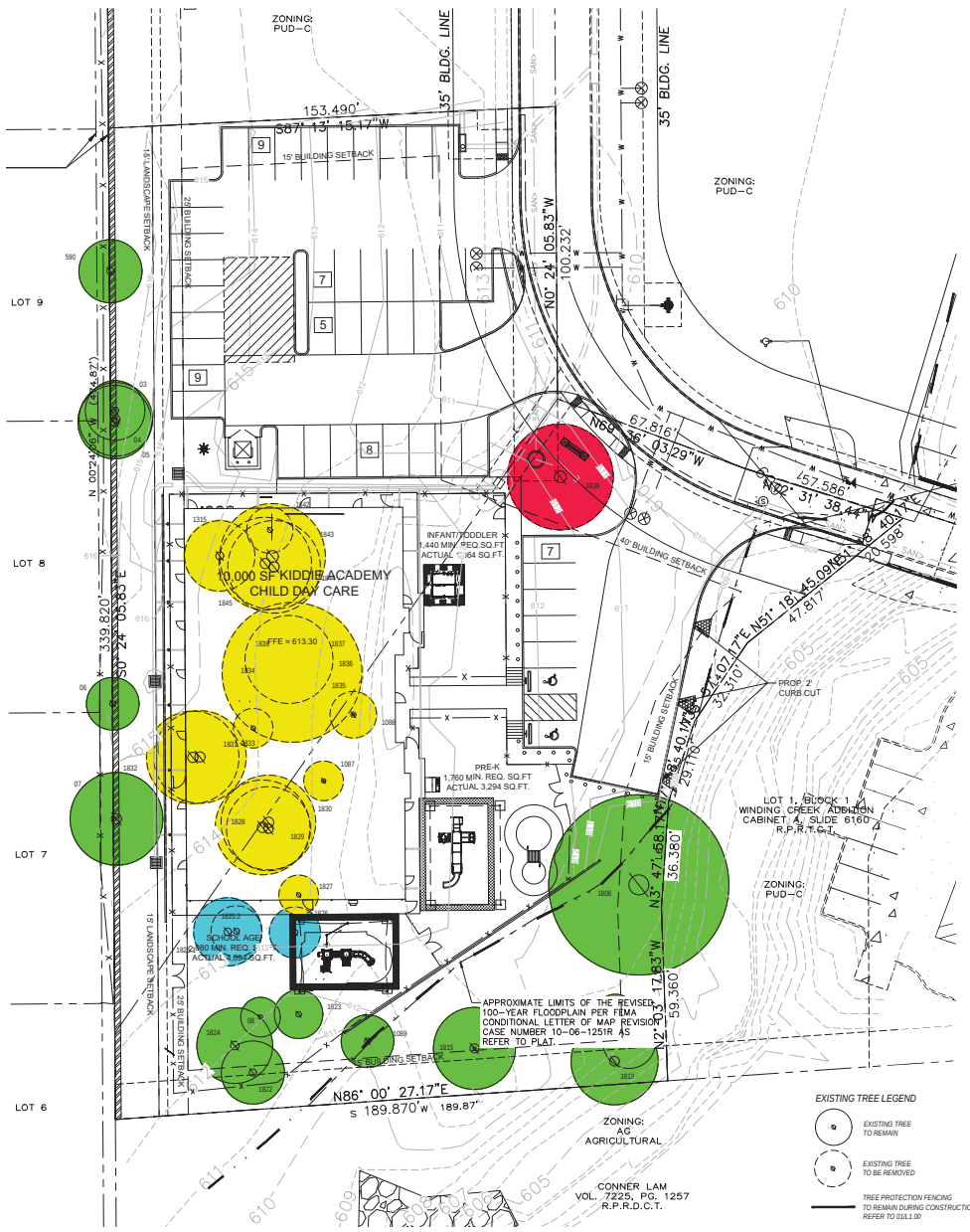
KIDDIE  **ACADEMY.**
EDUCATIONAL CHILD CARE
6412 4 6416 Colleyville BOULEVARD
Colleyville, TX 76034



DRAWING TITLE
 High Street, 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000, 10100, 10200, 10300, 10400, 10500, 10600, 10700, 10800, 10900, 11000, 11100, 11200, 11300, 11400, 11500, 11600, 11700, 11800, 11900, 12000, 12100, 12200, 12300, 12400, 12500, 12600, 12700, 12800, 12900, 13000, 13100, 13200, 13300, 13400, 13500, 13600, 13700, 13800, 13900, 14000, 14100, 14200, 14300, 14400, 14500, 14600, 14700, 14800, 14900, 15000, 15100, 15200, 15300, 15400, 15500, 15600, 15700, 15800, 15900, 16000, 16100, 16200, 16300, 16400, 16500, 16600, 16700, 16800, 16900, 17000, 17100, 17200, 17300, 17400, 17500, 17600, 17700, 17800, 17900, 18000, 18100, 18200, 18300, 18400, 18500, 18600, 18700, 18800, 18900, 19000, 19100, 19200, 19300, 19400, 19500, 19600, 19700, 19800, 19900, 20000, 20100, 20200, 20300, 20400, 20500, 20600, 20700, 20800, 20900, 21000, 21100, 21200, 21300, 21400, 21500, 21600, 21700, 21800, 21900, 22000, 22100, 22200, 22300, 22400, 22500, 22600, 22700, 22800, 22900, 23000, 23100, 23200, 23300, 23400, 23500, 23600, 23700, 23800, 23900, 24000, 24100, 24200, 24300, 24400, 24500, 24600, 24700, 24800, 24900, 25000, 25100, 25200, 25300, 25400, 25500, 25600, 25700, 25800, 25900, 26000, 26100, 26200, 26300, 26400, 26500, 26600, 26700, 26800, 26900, 27000, 27100, 27200, 27300, 27400, 27500, 27600, 27700, 27800, 27900, 28000, 28100, 28200, 28300, 28400, 28500, 28600, 28700, 28800, 28900, 29000, 29100, 29200, 29300, 29400, 29500, 29600, 29700, 29800, 29900, 30000, 30100, 30200, 30300, 30400, 30500, 30600, 30700, 30800, 30900, 31000, 31100, 31200, 31300, 31400, 31500, 31600, 31700, 31800, 31900, 32000, 32100, 32200, 32300, 32400, 32500, 32600, 32700, 32800, 32900, 33000, 33100, 33200, 33300, 33400, 33500, 33600, 33700, 33800, 33900, 34000, 34100, 34200, 34300, 34400, 34500, 34600, 34700, 34800, 34900, 35000, 35100, 35200, 35300, 35400, 35500, 35600, 35700, 35800, 35900, 36000, 36100, 36200, 36300, 36400, 36500, 36600, 36700, 36800, 36900, 37000, 37100, 37200, 37300, 37400, 37500, 37600, 37700, 37800, 37900, 38000, 38100, 38200, 38300, 38400, 38500, 38600, 38700, 38800, 38900, 39000, 39100, 39200, 39300, 39400, 39500, 39600, 39700, 39800, 39900, 40000, 40100, 40200, 40300, 40400, 40500, 40600, 40700, 40800, 40900, 41000, 41100, 41200, 41300, 41400, 41500, 41600, 41700, 41800, 41900, 42000, 42100, 42200, 42300, 42400, 42500, 42600, 42700, 42800, 42900, 43000, 43100, 43200, 43300, 43400, 43500, 43600, 43700, 43800, 43900, 44000, 44100, 44200, 44300, 44400, 44500, 44600, 44700, 44800, 44900, 45000, 45100, 45200, 45300, 45400, 45500, 45600, 45700, 45800, 45900, 46000, 46100, 46200, 46300, 46400, 46500, 46600, 46700, 46800, 46900, 47000, 47100, 47200, 47300, 47400, 47500, 47600, 47700, 47800, 47900, 48000, 48100, 48200, 48300, 48400, 48500, 48600, 48700, 48800, 48900, 49000, 49100, 49200, 49300, 49400, 49500, 49600, 49700, 49800, 49900, 50000, 50100, 50200, 50300, 50400, 50500, 50600, 50700, 50800, 50900, 51000, 51100, 51200, 51300, 51400, 51500, 51600, 51700, 51800, 51900, 52000, 52100, 52200, 52300, 52400, 52500, 52600, 52700, 52800, 52900, 53000, 53100, 53200, 53300, 53400, 53500, 53600, 53700, 53800, 53900, 54000, 54100, 54200, 54300, 54400, 54500, 54600, 54700, 54800, 54900, 55000, 55100, 55200, 55300, 55400, 55500, 55600, 55700, 55800, 55900, 56000, 56100, 56200, 56300, 56400, 56500, 56600, 56700, 56800, 56900, 57000, 57100, 57200, 57300, 57400, 57500, 57600, 57700, 57800, 57900, 58000, 58100, 58200, 58300, 58400, 58500, 58600, 58700, 58800, 58900, 59000, 59100, 59200, 59300, 59400, 59500

EXTERIOR ELEVATIONS
RENDERING

Tree Preservation and Landscape Plan



EXISTING TREE CHART

NO.	DA (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
06	13	0	POST OAK	531	TO REMAIN
08	9	0	POST OAK	254	TO REMAIN
07	18	0	BLACKJACK OAK	864	TO REMAIN
08	7	0	AMERICAN ELM	151	TO REMAIN
09	6	0	OSAGE (ORANGE) (NON PROTECTED)	113	TO REMAIN
090	10	0	AMERICAN ELM	404	TO REMAIN
1087	7	0	SLASH PINE	154	TO BE REMOVED (BUILDING PAD)
1088	8	0	BLACKJACK OAK	331	TO REMAIN
1089	6	0	AMERICAN ELM	113	TO REMAIN
1125	12	0	GUM BUMELIA	402	TO BE REMOVED (BUILDING PAD)
1308	30	0	POST OAK	2827	TO REMAIN
1312	9	0	POST OAK	254	TO REMAIN
1313	15	0	POST OAK	707	TO REMAIN
1315	14	0	BLACKJACK OAK	616	TO REMAIN
1322	9	0	POST OAK	380	TO REMAIN
1323	8.0	0	AMERICAN ELM	254	TO REMAIN
1324	12	0	AMERICAN ELM	331	TO REMAIN
1325.1	10	0	POST OAK	427	TO BE REMOVED
1325.2	6	0	POST OAK	240	TO BE REMOVED
1329	9	0	POST OAK	254	TO BE REMOVED (B.L.F. FROM BUILDING PAD)
1327	7	0	BLACKJACK OAK	154	TO BE REMOVED (B.L.F. FROM BUILDING PAD)
1328	16	4000	POST OAK	864	TO BE REMOVED (B.L.F. FROM BUILDING PAD)
1329	14	0	POST OAK	616	TO BE REMOVED (B.L.F. FROM BUILDING PAD)
1330	16	4000	POST OAK	864	TO BE REMOVED (B.L.F. FROM BUILDING PAD)
1331	21	\$1200 VALUE	POST OAK	1386	TO BE REMOVED (BUILDING PAD)
1332	16	4000	POST OAK	864	TO BE REMOVED (BUILDING PAD)
1333	7	0	HACKBERRY (NON PROTECTED)	864	TO BE REMOVED
1334	24	\$2400 VALUE	POST OAK	3310	TO BE REMOVED (BUILDING PAD)
1335	8	0	POST OAK	201	TO BE REMOVED (BUILDING PAD)
1336	8	0	POST OAK	201	TO BE REMOVED (BUILDING PAD)
1337	8	0	POST OAK	201	TO BE REMOVED (BUILDING PAD)
1338	15	3035	POST OAK	707	TO BE REMOVED (BUILDING PAD)
1339	16	0	BLACKJACK OAK	864	TO REMAIN
1340	21	0	OSAGE (ORANGE) (NON PROTECTED)	1386	TO BE REMOVED
1342	8	0	EASTERN RED CEDAR	201	TO BE REMOVED (B.L.F. FROM BUILDING PAD)
1343	32.34	\$2200 VALUE	POST OAK	3454	TO BE REMOVED (BUILDING PAD)
1344	18	\$1800 VALUE	POST OAK	1018	TO BE REMOVED (BUILDING PAD)
1345	16	4000	POST OAK	864	TO BE REMOVED (B.L.F. FROM BUILDING PAD)

15,261 S.F. OF TREE CANOPY TO BE REMOVED
12,351 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 (800 S.F. OF CANOPY X .50 = 400 S.F. OF TREE CANOPY PRESERVATION)
9,881 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
10-7 CALIPER LARGE CANOPY TREES ARE PROPOSED TO BE PLANTED ON SITE-20,000 S.F.

TREE NUMBERS 1313 (\$2000 TREE VALUE), 1344 (\$2400 VALUE), AND 1343 (\$2000 TREE VALUE), AND 1344 (\$2000 VALUE) ARE TO BE PAD 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 PAD INTO THE CITY TREE FUND @ \$100.00 PER CALIPER INCH-\$6400.00

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.

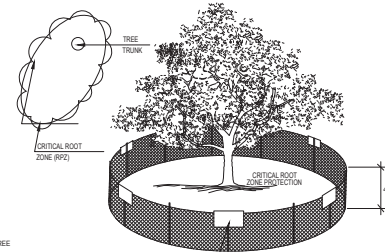
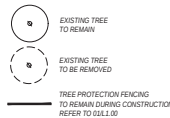
A. Pre-Construction: The ensuing procedures shall be followed prior to construction.

- All Preserved Trees shall have protective fencing located at the tree's critical root zone. The protective fencing shall be comprised of orange vinyl construction fencing, with a minimum of four-foot (4') approximate height.
- 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.
- In order to prevent damage to low hanging limbs, anything that may be impacted by equipment shall be pruned according to ANSI A300 standards.
- Each area of tree protection shall require temporary signage that indicates the area is a "Tree Protection Area" and to "Keep Out". A wording standard will be developed, updated, and maintained by the Administrative Official. The wording shall be in English and Spanish and include the appropriate contact phone number with the City to report violations.

B. During Construction: The following procedures shall be followed within the limits of the Critical Root Zone (CRZ) of any Preserved Tree for any activity that is subject to the requirements of this chapter.

- No placement of materials intended for use in construction or waste materials accumulated due to excavation or demolition.
- 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.
- No signs, wires or other attachments, other than those of a protective nature shall be attached to the trees.
- No vehicular and construction equipment traffic or parking.
- Underground utilities shall be bored underneath trees' CRZ unless pre-approved by the Administrative Official.
- Irrigation systems shall be designed to NOT require branching across the critical root zone of any tree unless otherwise approved by the Administrative Official.
- No digging, building, paving, or elevation changes.

EXISTING TREE LEGEND

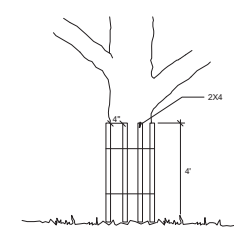


TEMPORARY SIGNAGE THAT INDICATES THIS AREA IS A "TREE PROTECTION AREA" REFER TO TREE PROTECTION STANDARDS FOR INFORMATION THAT IS REQUIRED TO BE ON SIGNS

NOTE: FENCING SHOWN ABOVE IS DIAGRAMMATIC ONLY AND WILL CONFORM TO THE CRITICAL ROOT ZONE AND LIMITED TO PROJECT BOUNDARY

01 TREE PROTECTION FENCE A

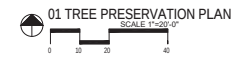
NOT TO SCALE



NOTE: WRAP TREE TRUNK WITH 2 X 4 STUDS AND ROPE OR BAND IN PLACE AS NEEDED TO PROTECT TREES IN WORK AREAS

02 TREE PROTECTION FENCE B

NOT TO SCALE



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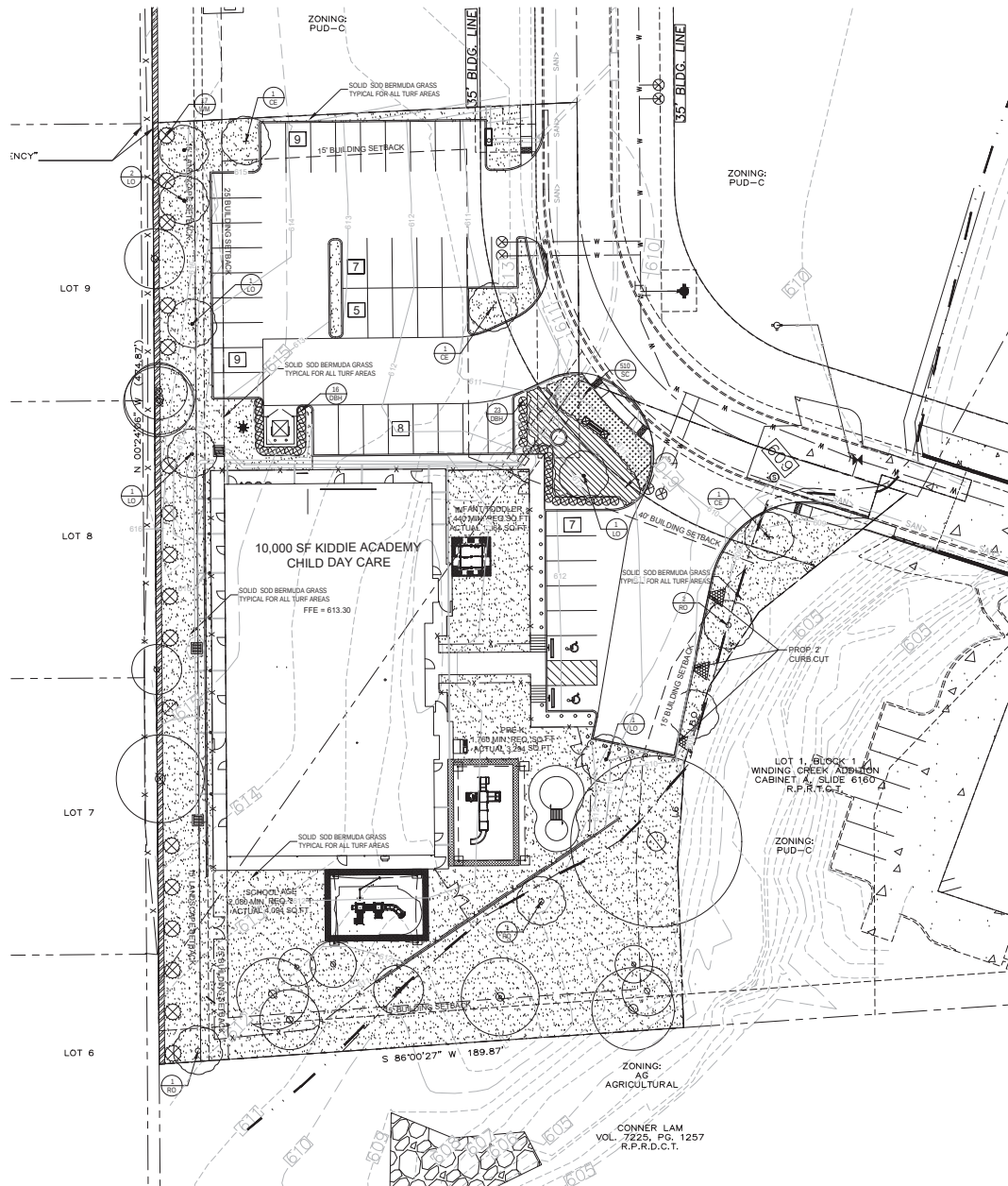
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DATE:
06.12.2020

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, FRANKLIN SOIL FROM THE REGION, KNOWN AS: BOTTOM AND SOIL, FREE FROM LIMBS, 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 SPILLS, 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 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, 1" BELOW FINAL FINISH 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 JOINTS.
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-SEED WITH WINTER RYEGRASS AT A RATE OF 1/2 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: 10,248 s.f. (32%)

Provided: 26,768 s.f. (42%)

Requirement: 10,230 s.f. (33%)

PARKING LOTS - 45 spaces

Requirement: (1) tree per 10 parking spaces

All parking spaces to be within 90 ft. of canopy tree

Required: (3) canopy trees, 3" cal.

All spaces within 90 ft. of tree

Provided: (3) canopy trees, 3" cal.

All spaces within 90 ft. of a tree

RESIDENTIAL ADJACENCY

Requirement: 15' wide landscape buffer

Wax Myrtle Shrubs 15' o.c.

Provided: 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	Liver Oak	Quercus virginiana	3" cal.	container, 12" ht., 5' spread, 3' clear straight trunk
RO	4	Red Oak	Quercus shumardii	3" cal.	container, 12" ht., 5' spread, 3' 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 carolinensis	15 gal.	container, 48" ht., 30" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	510	Seasonal Color	Liriodendron tulipifera	4" pots	selection by owner, 12" o.c.
LIR	755	Liriodendron	Liriodendron tulipifera	4" pots	container, 3-12" runners min., 12" o.c.
		419' Bermudagrass	Cynodon dactylon 419'		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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SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2

Tree Preservation and Landscape Plan

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

5.1 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

- American Standard for Nursery Stock published by American Association of Nurserymen
27 October 1960. Edited by American National Standards Institute, Inc. (Z60.1) – plant
material.
- American Joint Committee on Horticultural Nomenclature. 1942 Edition of Standardized
Plant Names.
- Texas Association of Nurserymen, Grades and Standards.

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 bid preparation required for the project.
- B. Samples: Provide representative quantities of early-born soil, much, 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. Vines approved, tag, install, and maintain as representative samples for final installed plant material.
- E. File Certificates of inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide early-born soil analysis if requested by the Architect.

PART 3 - EXECUTION

2.1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be completed as follows:**
- 1. Prepare new planting beds by excavating away existing grass and weeds as necessary to achieve a depth of 6" below the existing ground surface to planting container. Apply fertilizer as per manufacturers recommendations. Add 3" (8" inches) of topsoil to existing areas to achieve a depth of 6" below the existing ground surface. Subsoil or Green Screen (2" mesh) of type 15020 (20 pounds per one thousand (1,000) square feet).
 - 2. All planting areas shall receive a 2" (2" inch) layer of specified mulch.
 - 3. Backfill for trees and shrubs as follows: Use existing top soil on site (use imported topsoil if necessary) to fill around the trunk, roots, debris, debris, substrate, and placed in one (3" inch) layers and tamped in thoroughly.
- C. Grass Areas:**
- 1. Areas to be Solid Soil Bermudagrass: Blocks of and should be laid out for joint. Bermudagrass is an extremely hard wearing grass. This grass areas, subjected to smooth, even surfaces. The joints between the blocks of sod should be filled with soil. The sods should be laid out in a staggered pattern.
 - 2. Areas to be Hybridonum Clusters Bermudagrass: Hybridonum with bermutagrass seed at a rate of 20 (20 pounds per one thousand (1,000) square feet). Use a # 4

2.2 INSTALL

3. Maintain the planting of material shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily completed.
4. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery stock shall be in the immediately practicable form from the growing while during transit. All plants shall not be treated and/or sprayed, after delivery to the site, shall be well protected against the possibility of freezing by wind and sun. Bails of plants and plants shall be treated with an appropriate fungicide material.
5. All plants remain the property of the Contractor until final acceptance.
6. Prune the trees and shrubs in their intended location as per plan.
7. Notify the Landscape Architect by inspection and approval of all pruning of plant materials.
8. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to bails of roots or roots and shall be of such depth that the top of the plant material is at least 100 mm above the original ground surface. The relationship to the final grade as it does not occur at the original place of growth.

DE CONDITIONS

- A. General Contractor to complete the following punch list. Prior to Landscape Contractor installing 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 seed 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 02200 - 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

- 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, pruning of trees, moving of grass, clearing up and all other work necessary for 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. After final acceptance and completion, the Landscape Contractor will not be required to do any of the above listed work.

- 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 are damaged by frost, drought, or other natural asymmetry has been damaged, shall be considered subject to replacement. In such cases, the replacement of the plant shall be at the Contractor's expense.
- a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacement, shall carry a twelve (12) month guarantee. Any damaged, including trees in or on bed areas, assessed as a result of mowing/replacement shall be immediately replaced.
- b. At the direction of the Owner, plants may be replaced at the end of the next year's planting season.
- c. Plants that are damaged by frost, drought, or other natural asymmetry are the Owner's premises immediately.
- d. When plant replacements are made, plants, soil, fertilizer and mulch are to be obtained as originally specified and reinstalled 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 once a week during dry periods and cultivate beds once a month after frost acceptance.
- 3.** The Owner guarantees shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- 4.** The guarantee for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undisturbed condition and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.
- 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 is unable to make repairs acceptable to the Owner, a third party will be selected by the Owner to make repairs acceptable to the Owner. The Contractor will be responsible for providing materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

8. **General:** Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
9. **Personnel:** Employ only experienced personnel who are familiar with the required work. Personnel must be supervised by a qualified licensed person to Landscape Architect.
10. **Selection of Plant Material:**
- 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and stock materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and exceed project requirements.
 - 2. Landscape Architect will provide a key identifying each tree location on site. Written guarantee must be required to ensure the document material given, species, source and other attributes to be achieved to site.
 - 3. Owner and Architect shall inspect all purchased materials when materials at place of purchase to ensure compliance with project requirements for species, source and quality.
 - 4. Owner and Architect retained the right to further inspect all plant material upon arrival at the site and during installation to verify size and condition of root balls, limbs, trunk, branch, insects, and other factors that may affect the selection.
 - 5. Owner and Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Rejected material to be stored or disposed of as directed.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

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 | Deliver |
|---|---------|
|---|---------|

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 a separate storage and watering facilities are available on site.
3. Protect root balls by heaving in with sand 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.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust or plunk, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

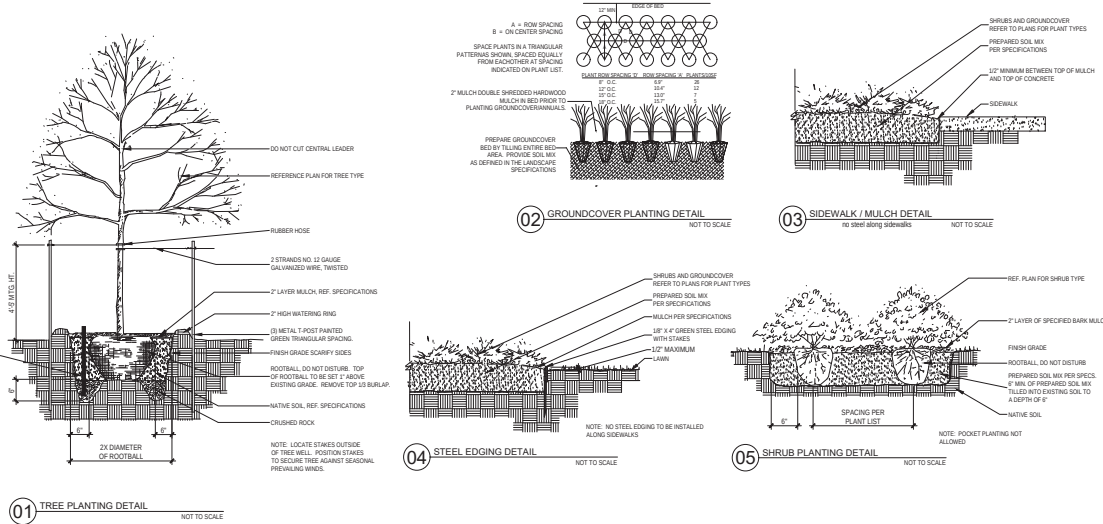
- A** **Grasses:** Within the 10' x 10' grade or better nursery grown section. Listed plant heights are approximate and may vary. Grasses are to be planted in the center of the plant bed. The south end of the plant, not the root end, shall be indicated by a positive marker. Grasses are to be planted in the center of the plant bed as to their orientation shall be flat.
- B** **Shrubs:** The following specifications and quantities are compulsory. Anything called out as optional and not otherwise specified as to be shown shall be omitted. The plant schedule is to be used as to leaders only. Confirm all quantities on plan.
- C** **Quality and size:** Plant materials shall conform to the size given on the plan, and shall be of the highest quality and well established. Plants shall be free of insect and disease damage. From vigorous materials, diseases, injuries to the bark or roots, broken branches, broken or damaged trunks, and other defects shall be excluded.
- 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 unreasonably badly shaped, or undetermined as to be specified shall be rejected. The plant schedule shall be used as to quantities and shall be removed at the expense of the Landscape Contractor and replaced with the same or specified.
- E** **Trees** shall be healthy, thoroughly well-shaded and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, evenly tapered, and free of insect and disease damage. The trunk shall be straight, free of defects, and shall be tapered. Balls shall be ten (10) inches in diameter for each one (1) inch of trunk diameter (e.g. 10" trunk diameter shall require a 10" ball).
- F** **Nomenclature:** Contractors to the customary nomenclature for use. For clarification, the terms "Plant Schedule" and "Plant Schedule" shall be used as to the plant schedule.
- G** **Planting:** All planting of trees and shrubs is to be done by the Landscape Contractor and shall be executed by the Landscape Contractor at an additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

- A** **Seed/Low**
- 1. Fertilile, sterile, dirt, battery soil, free of clay lumps, stones and other non-vegetative material and reasonably free of weeds and foreign growths. Litter containing Detritus or Huskless seed should be rejected.
 - 2. Physical characteristics:
 - a. Grain - between 7-22 percent
 - b. Ash - between 15-20 percent
 - c. Root - less than 52 percent
 - 3. Organoleptic material:
 - a. Must be free of any odor or taste of mold, rot, or other contaminants
 - b. Must, however, provide a certified soil analysis conducted by an approved soil testing laboratory showing that the soil is free of any contaminants
 - 4. Organic Material: Compost with a minimum of 80% vegetable matter and 20% animal waste. Ingredients should be a culture of time and field tilled material.
- Premixed Seedling Soil as supplied by Utah Resource Consultants, Glendale, Texas, is acceptable for seedling soil. The seedling soil should be free of any Detritus or Ash. All Mung Bean Mix as supplied by Soil Building Systems, Dallas, Texas and approved seedling soil.
- B** **Shard Soil** Shard soil shall be free of seeds, salts, particles and weeds.
- C** **Marsh Dried Shredded Haystack Mix**, partially composed, dried brown, living, and non-living organic and inorganic materials.
- D** **Organic Fertilizer**: Fertilizer, Soluble, or Green Tea or equal as recommended for organic applications. Fertilizer shall be delivered to the farm or origin as required for organic applications. Fertilizer shall be of the same or equivalent as recommended for organic applications.
- E** **Commercial Fertilizer**: 10-20-10 or similar analysis. Nitrogen source shall be a minimum 50% slow release organic Nitrogen (SLOW NUT) with a minimum 8% sulfur and 4% phosphorus.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: Shall be Ryerson "Estate Cutting", 1/8" x 4" with stakes 4" on center.
- B. Staking Material for Shade Trees:
 1. Post: Studded T-Post, #1 Armo-co 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 1/2 inch inside diameter. Co. Black.



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info@STUDIOGREENSPOT.COM



2020

KIDDIE ACADEMY
COLLEYVILLE BLVD.
CITY OF COLLEYVILLE, TEXAS

APPROVAL 06.12.2020

2020

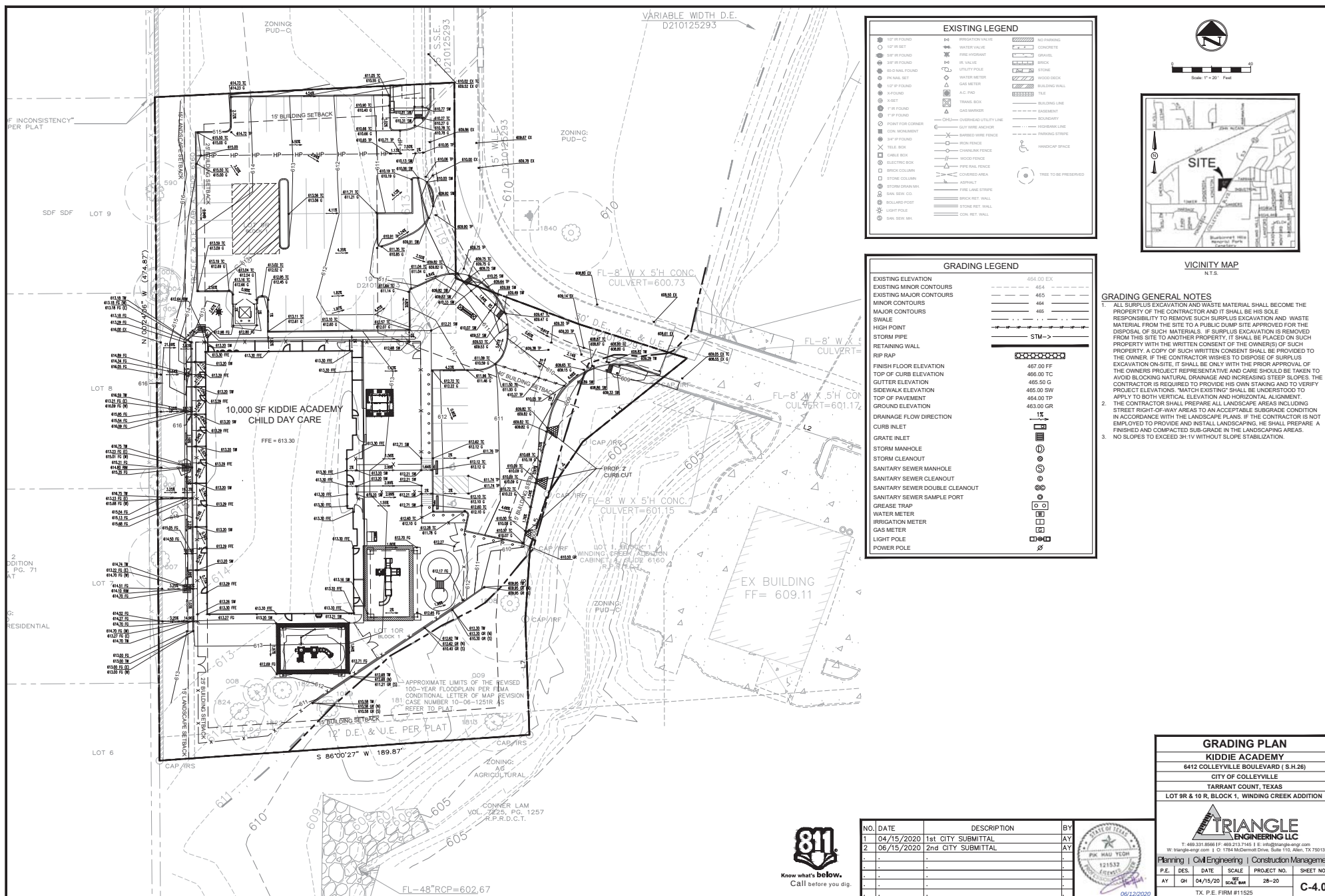
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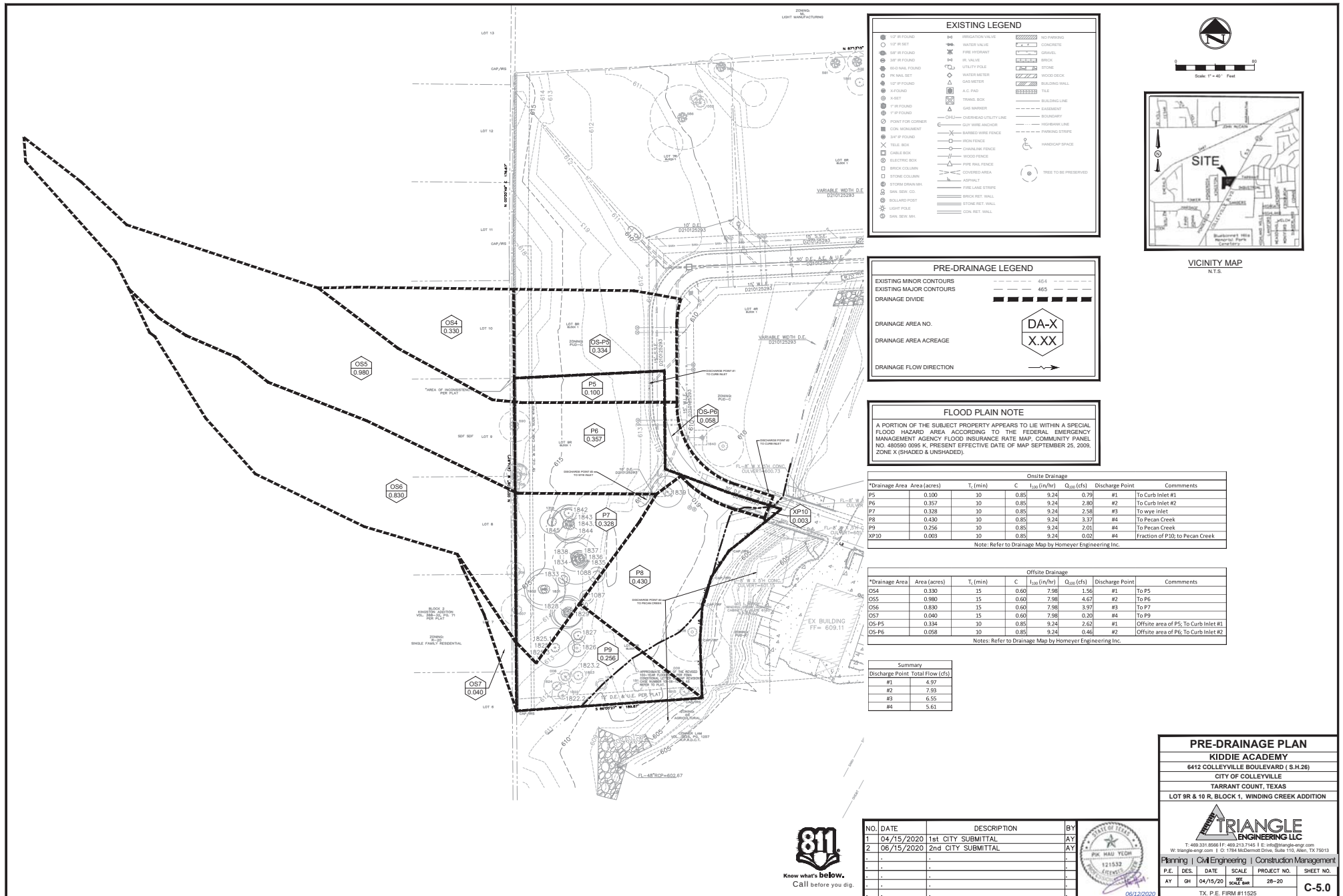
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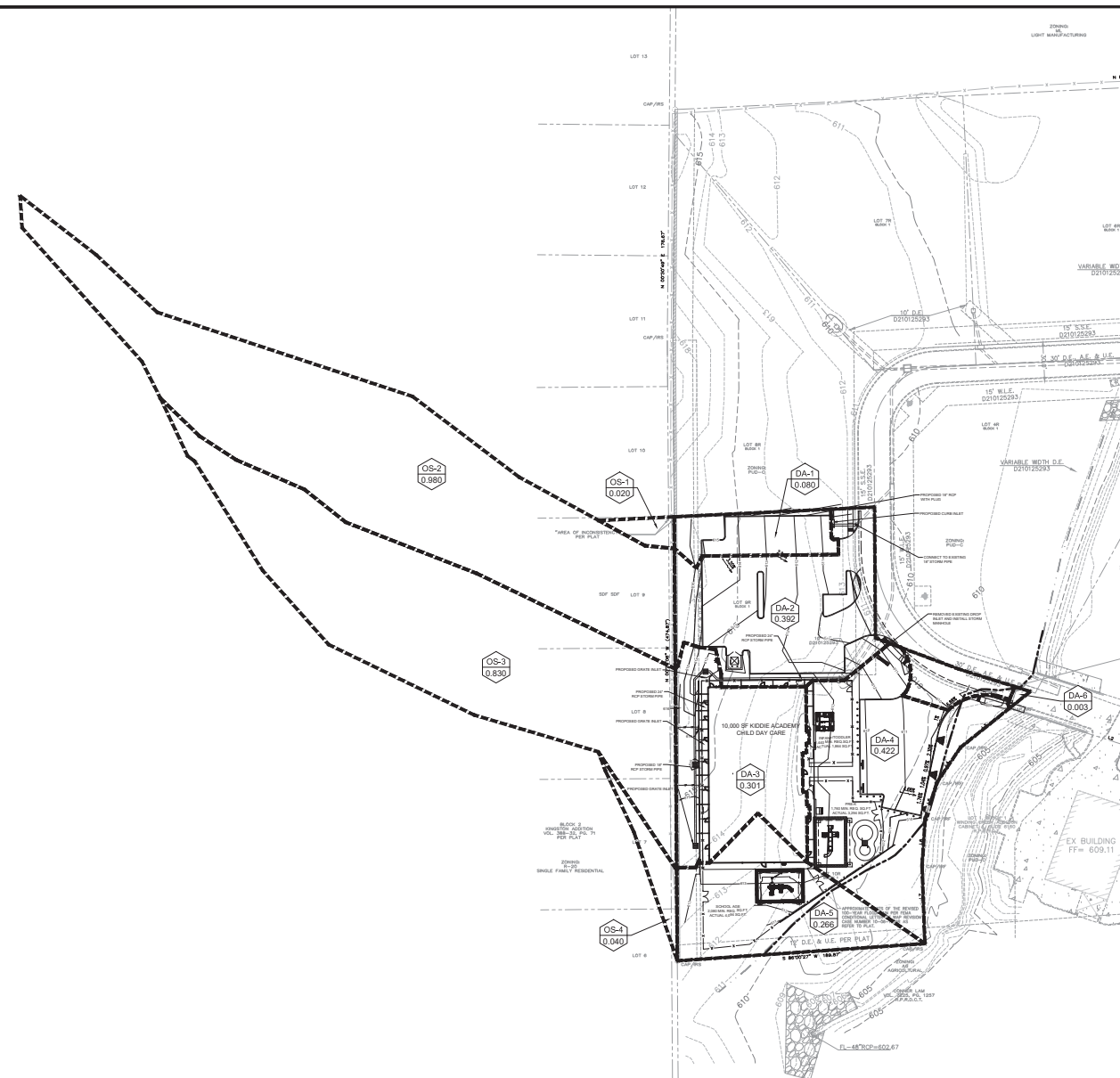
Drainage and Grading Plan



Drainage and Grading Plan



Drainage and Grading Plan



EXISTING LEGEND

IF FOUND	IR	REGULATION VALVE	CONCRETE
IF NOT FOUND	IR	CONCRETE	CONCRETE
IF FOUND	IR	PIPE HYDRANT	GRAVEL
IF NOT FOUND	IR	PIPE HYDRANT	BRICK
IF FOUND	IR	WATER METER	STONE
IF NOT FOUND	IR	WATER METER	STEEL DECK
IF FOUND	IR	ALC. PAD	BUILDING WALL
IF NOT FOUND	IR	ALC. PAD	PAVE
IF FOUND	IR	TRANS. BOX	SEALED WALL
IF NOT FOUND	IR	TRANS. BOX	SEASIDE
IF FOUND	IR	OVERHEAD UTILITY LINE	ROADWAY
IF NOT FOUND	IR	OVERHEAD UTILITY LINE	ROADWAY
IF FOUND	IR	BARBED WIRE FENCE	PAVING STRIPS
IF NOT FOUND	IR	BARBED WIRE FENCE	PAVING STRIPS
IF FOUND	IR	IRON FENCE	PAVING STRIPS
IF NOT FOUND	IR	IRON FENCE	PAVING STRIPS
IF FOUND	IR	CHAINLINK FENCE	PAVING STRIPS
IF NOT FOUND	IR	CHAINLINK FENCE	PAVING STRIPS
IF FOUND	IR	PIPE RAIL FENCE	PAVING STRIPS
IF NOT FOUND	IR	PIPE RAIL FENCE	PAVING STRIPS
IF FOUND	IR	COVERED AREA	PAVING STRIPS
IF NOT FOUND	IR	COVERED AREA	PAVING STRIPS
IF FOUND	IR	APPROX.	PAVING STRIPS
IF NOT FOUND	IR	APPROX.	PAVING STRIPS
IF FOUND	IR	BRICK RET. WALL	PAVING STRIPS
IF NOT FOUND	IR	BRICK RET. WALL	PAVING STRIPS
IF FOUND	IR	STONE RET. WALL	PAVING STRIPS
IF NOT FOUND	IR	STONE RET. WALL	PAVING STRIPS

HANDICAP SPACE

TREE TO BE PRESERVED

POST-DRAINAGE LEGEND

EXISTING MINOR CONTOURS	- - - - - 654 - - - - -
EXISTING MAJOR CONTOURS	= = = = = 465 = = = = =
MINOR CONTOURS	 464
MAJOR CONTOURS	--- --- 465 --- ---
DRAINAGE DIVIDE	██ ██ ███ ██████████
HIGH POINT	+ + + + +

DRAINAGE AREA NO.



DRAINAGE AREA ACREAGE

DRAINAGE FLOW DIRECTION



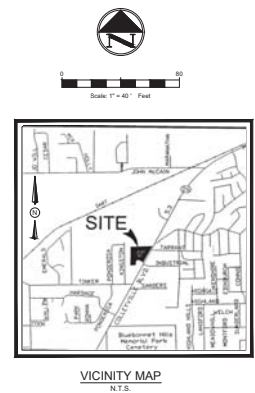
FLOOD PLAIN NOTE

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).

Onsite Drainage						
Drainage Area	Area (acres)	T _r (min)	C	I ₃₀₀ [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	3.02	#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 ₃₀₀ (in/hr) Q ₃₀₀ (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

[illegible]

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



T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | C: 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-6.0
TX, P.E. FIRM #11525					

Drainage and Grading Plan



PROPOSED DRAINAGE AREA MAP

DEVELOPED FLOW FROM OFF-SITE DRAINAGE AREAS ARE ASSUMED TO NOT INCREASE.

LEGEND	
	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.	

PROPOSED DRAINAGE CALCULATIONS						
DRAINAGE AREA	AREA ACRES	"c"	Tc (min)	"1-100" (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.

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. #20889
Date: 1/16/19



HOMEYER ENGINEERING, INC.
102717 BRIDGE REPLACED
CITY OF COLLEVILLE
TARRANT COUNTY, TEXAS
P.O. BOX 294527 • LEWISVILLE, TEXAS 76039
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.UTEX.COM



WINDING CREEK OFFICE PARK
LOTS 2R-4R & 6R-10R, BLOCK 1
WINDING CREEK ADDITION
6.717 ACRES
CITY OF COLLEVILLE
TARRANT COUNTY, TEXAS

PROPOSED DRAINAGE
AREA MAP

REVISIONS:
102717 BRIDGE REPLACED
Cubers with Bridge

DRAWN: JDH

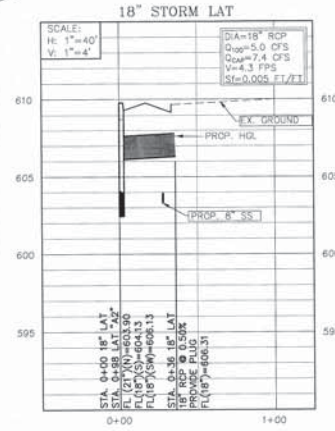
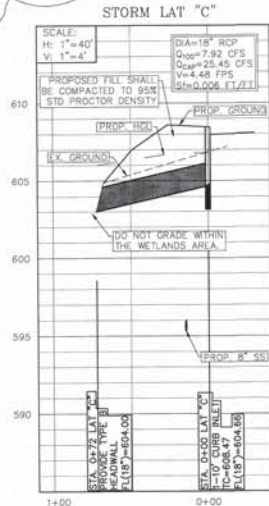
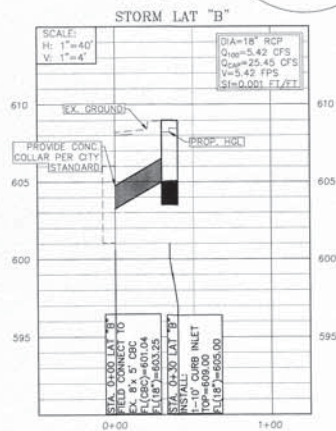
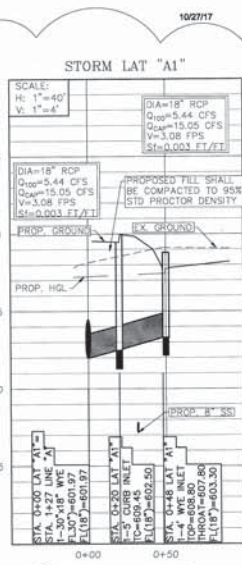
DATE: 03/04/2016

HEI #: 16-114

SHEET NO:

C7

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RECORD DRAWING The record drawing herein reflects to the best of the design engineer knowledge, the approximate location of the constructed improvements using information provided by the contractor.  Matthew Hoskin, P.E. #120889 Date: 1/11/19	
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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

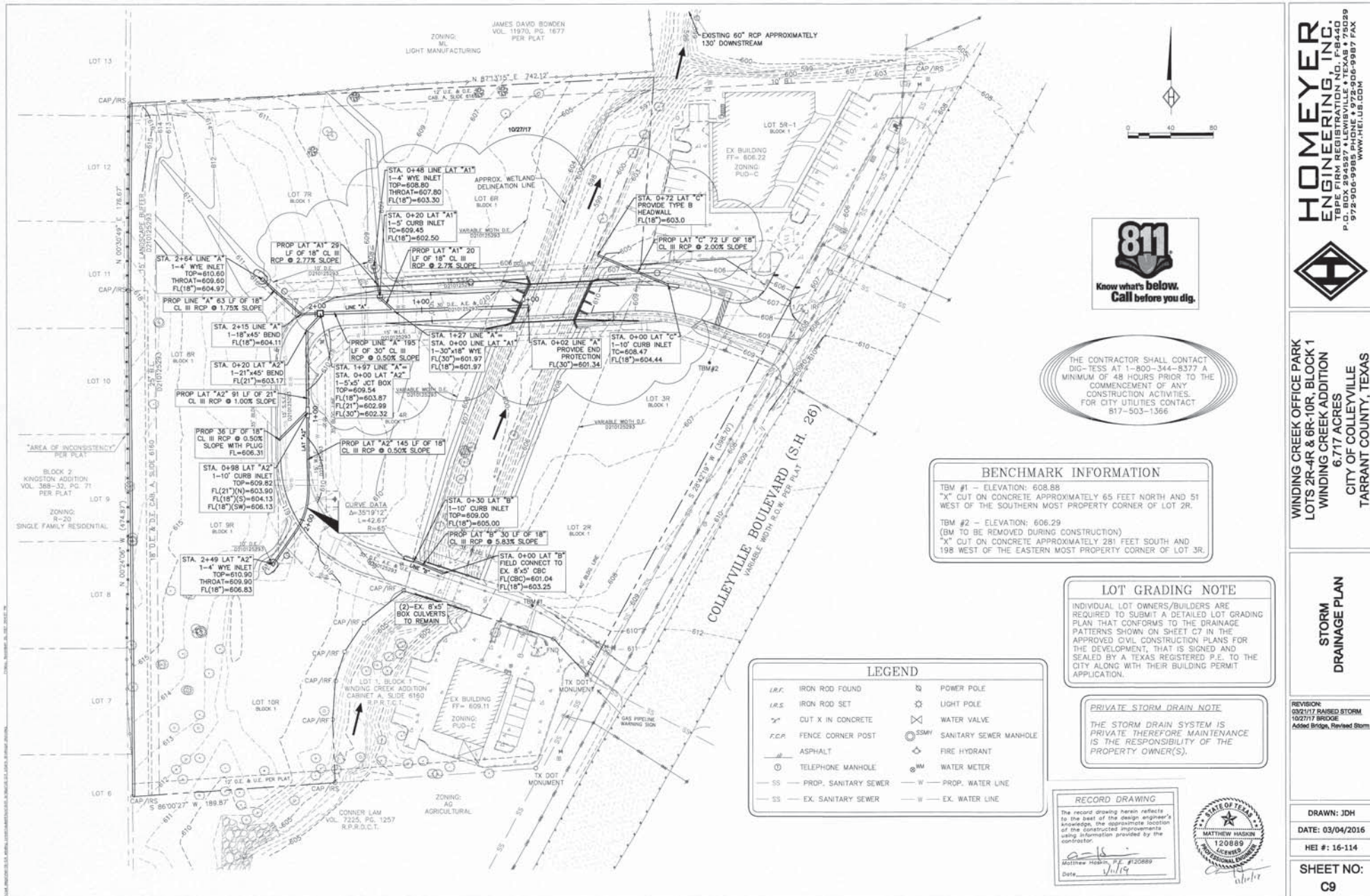
REVISION:
03/21/17 RAISED STORM
04/06/17 ADD SD PROFILE
10/27/17 BRIDGE
Added Bridge Changed Storm

DRAWN: JDH
DATE: 03/04/2016
HEI #: 16-114
SHEET NO:
C10

HOMER
ENGINEERING, INC.
TYPE FIRM REGISTRATION NO. F-8440
O. BOX 294527 • LEWISVILLE • TEXAS • 75029
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WWW.HEI.US.COM



Drainage and Grading Plan



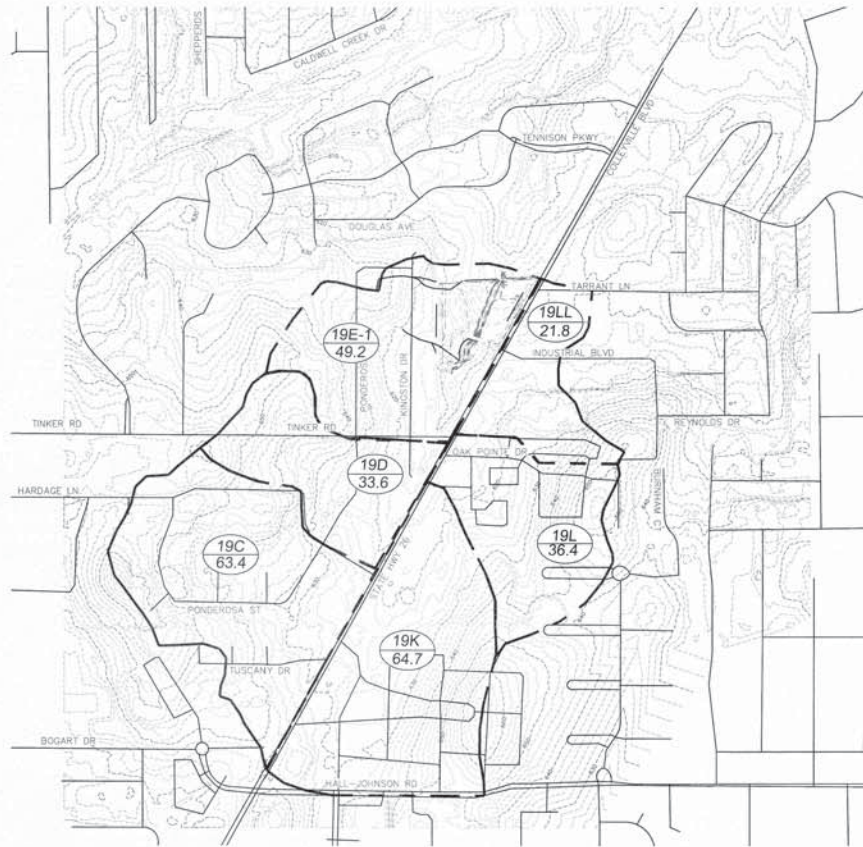
HOMEYER ENGINEERING, INC.
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WINDING CREEK OFFICE PARK
 LOTS 2R-4R & 6R-10R, BLOCK 1
 WINDING CREEK ADDITION
 6.717 ACRES
 CITY OF COLLEYVILLE
 TARRANT COUNTY, TEXAS

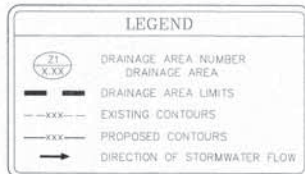
STORM DRAINAGE PLAN

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.



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 NTCOG 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.

RAINFALL DISTRIBUTION

16-114

Basin Models

- Basin whole
 - No Canopy
 - No Surface
 - SCS Curve Number
 - SCS Unit Hydrograph
 - No Baseflow
- Meteorologic Models
 - Met 1
- Control Specifications
 - Control 1

Components Compute Results

Precipitation

Met Name: Met 1

Method: Type 2

Depth (IN): 9.12

Subbasin Loss Transform Options

Basin Name: Basin whole

Element Name: whole

Initial Abstraction (IN): 0.273

Curve Number: 88

Impervious (%): 0.0

Subbasin Loss Transform Options

Basin Name: Basin whole

Element Name: whole

Graph Type: Standard

Lag Time (MIN): 22.2

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-FOET ABOVE THE WATER SURFACE ELEVATION.

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

Summary Results for Subbasin "whole"

Project: 16-114 Simulation Run: Run 1

Subbasin: whole

Start of Run: 01Jan2016, 00:00 Basin Model: Basin whole

End of Run: 02Jan2016, 01:00 Meteorologic Model: Met 1

Compute Time: 10Mar2016, 14:15:22 Control Specifications: Control 1

Volume Units: ☒ IN ☐ AC-FI

Computed Results

Peak Discharge: 1,487.0 (CFS) Date/Time of Peak Discharge: 01Jan2016, 12:15

Precipitation Volume: 9.12 (IN) Direct Runoff Volume: 7.66 (IN)

Loss Volume: 1.45 (IN) Baseflow Volume: 0.00 (IN)

Excess Volume: 7.67 (IN) Discharge Volume: 7.66 (IN)

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



HOMEYER ENGINEERING, INC.
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WINDING CREEK OFFICE PARK
 LOTS 2R-4R & 6R-10R, BLOCK 1
 WINDING CREEK ADDITION
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 CITY OF COLLEVILLE
 TARRANT COUNTY, TEXAS

OVERALL DRAINAGE AREA MAP

DRAWN: JDM
 DATE: 03/04/2016
 HEI #: 16-114

SHEET NO:
 C8



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



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

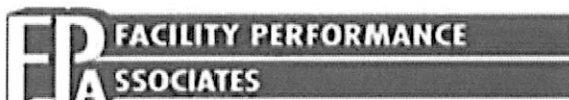
Managing Principal, CEO, LEED Fellow, WELL AP

1801 Royal Lane, Suite 400, Dallas, TX 75229

Phone: (972) 388-5559 ext 4626

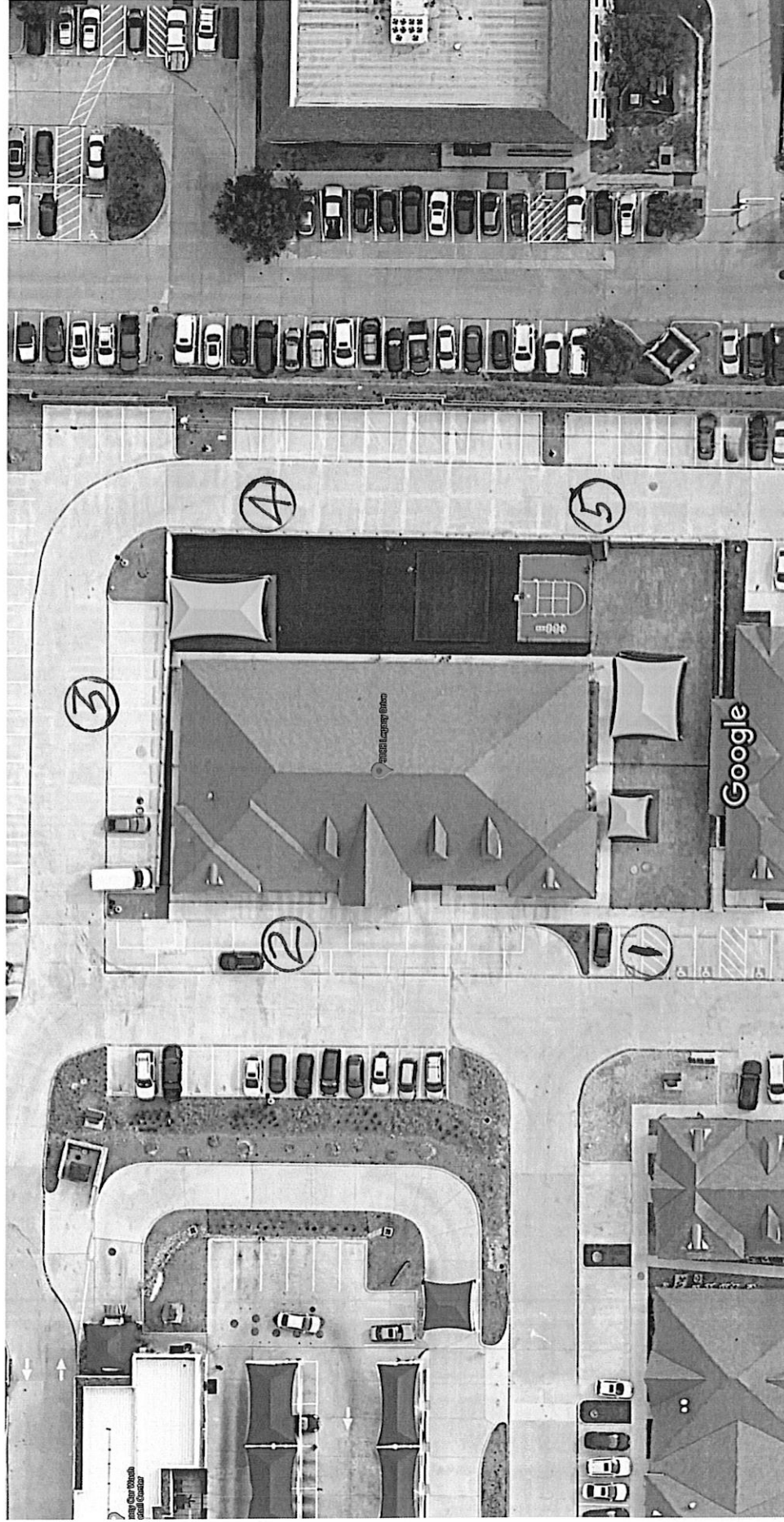
Direct Ph (214) 217-4626

gjkettler@air-engineer.com



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Google Maps 3188 Legacy Dr



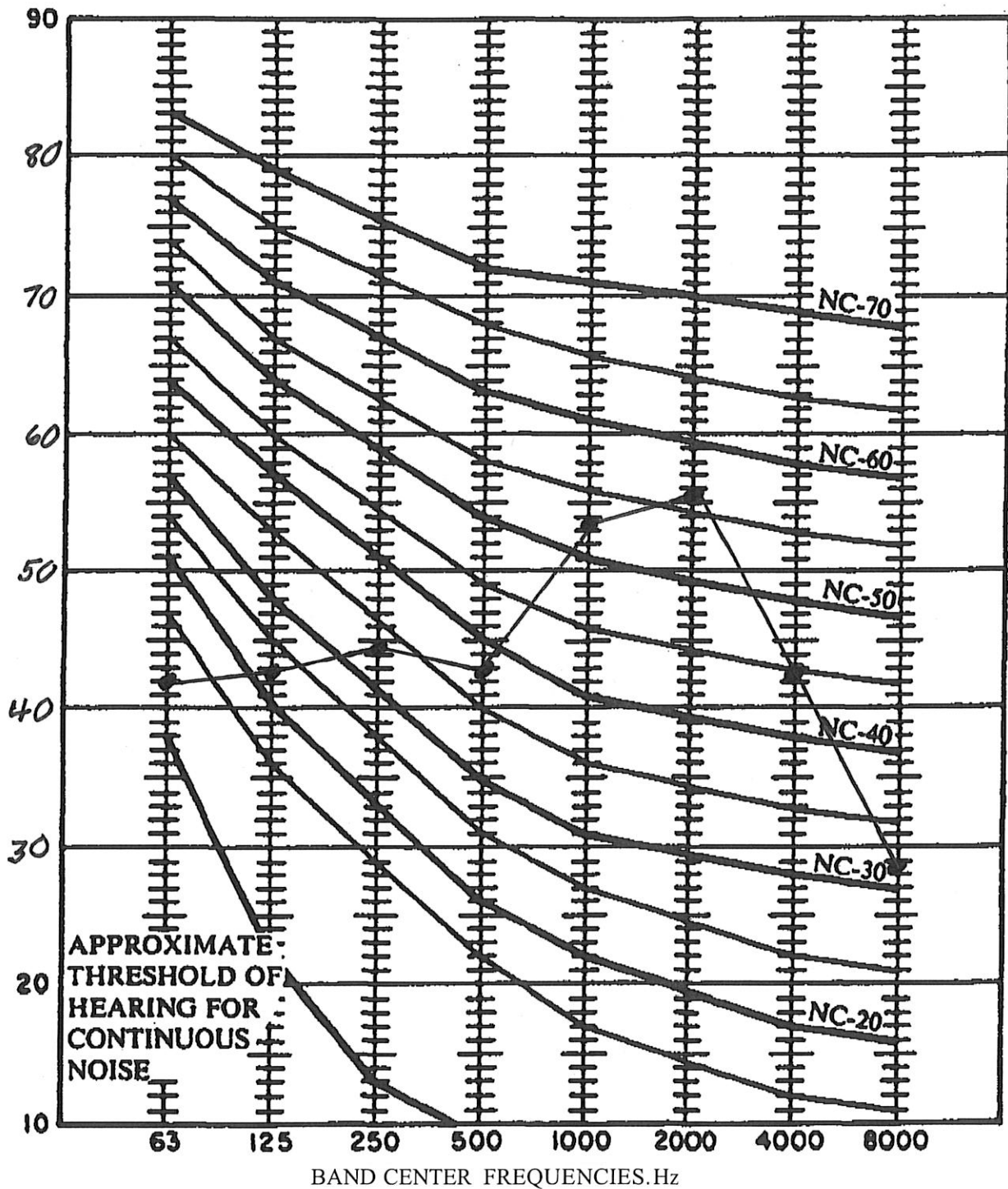
SOUND TESTING Octave Band Analysis

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



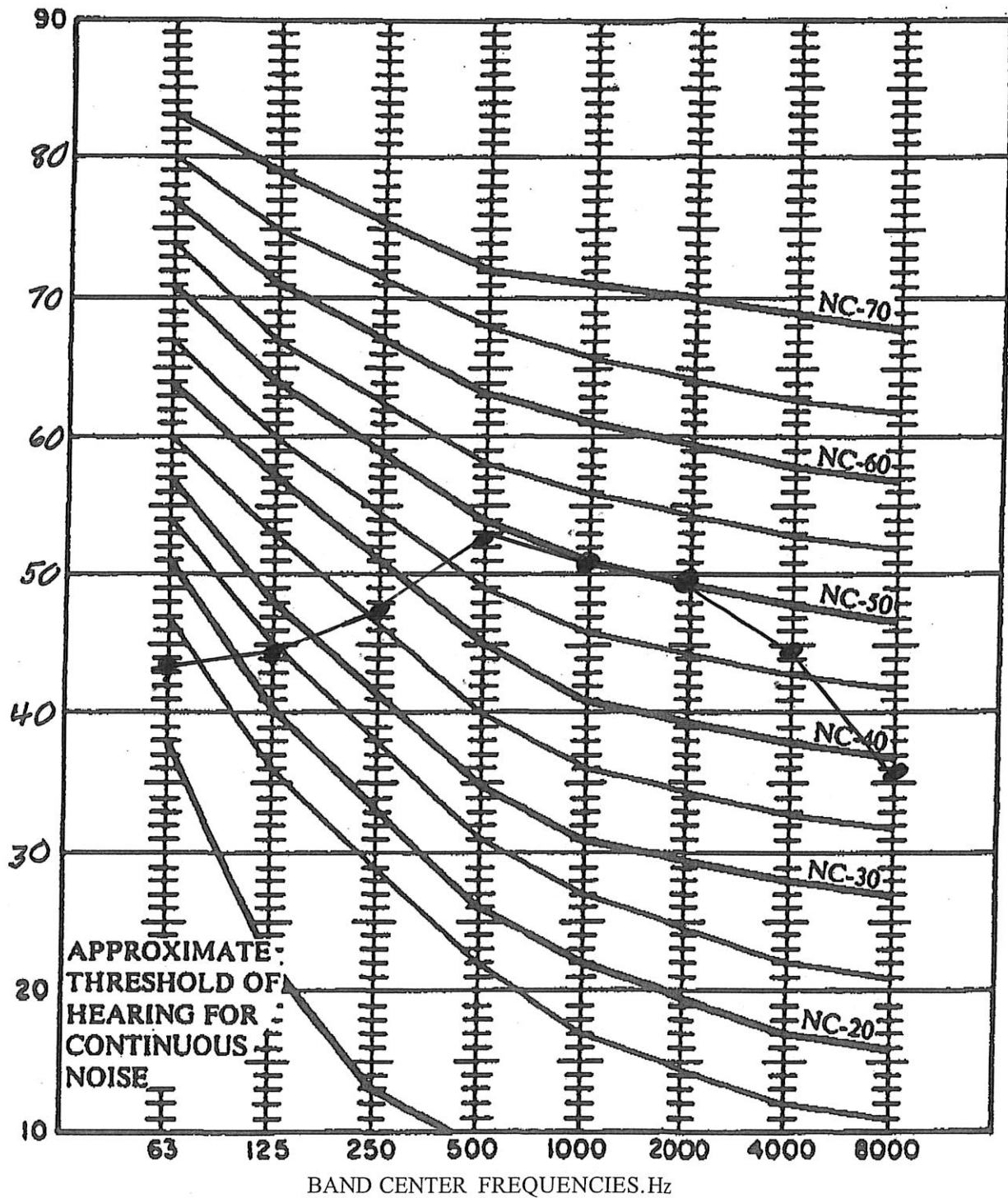
SOUND TESTING Octave Band Analysis

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



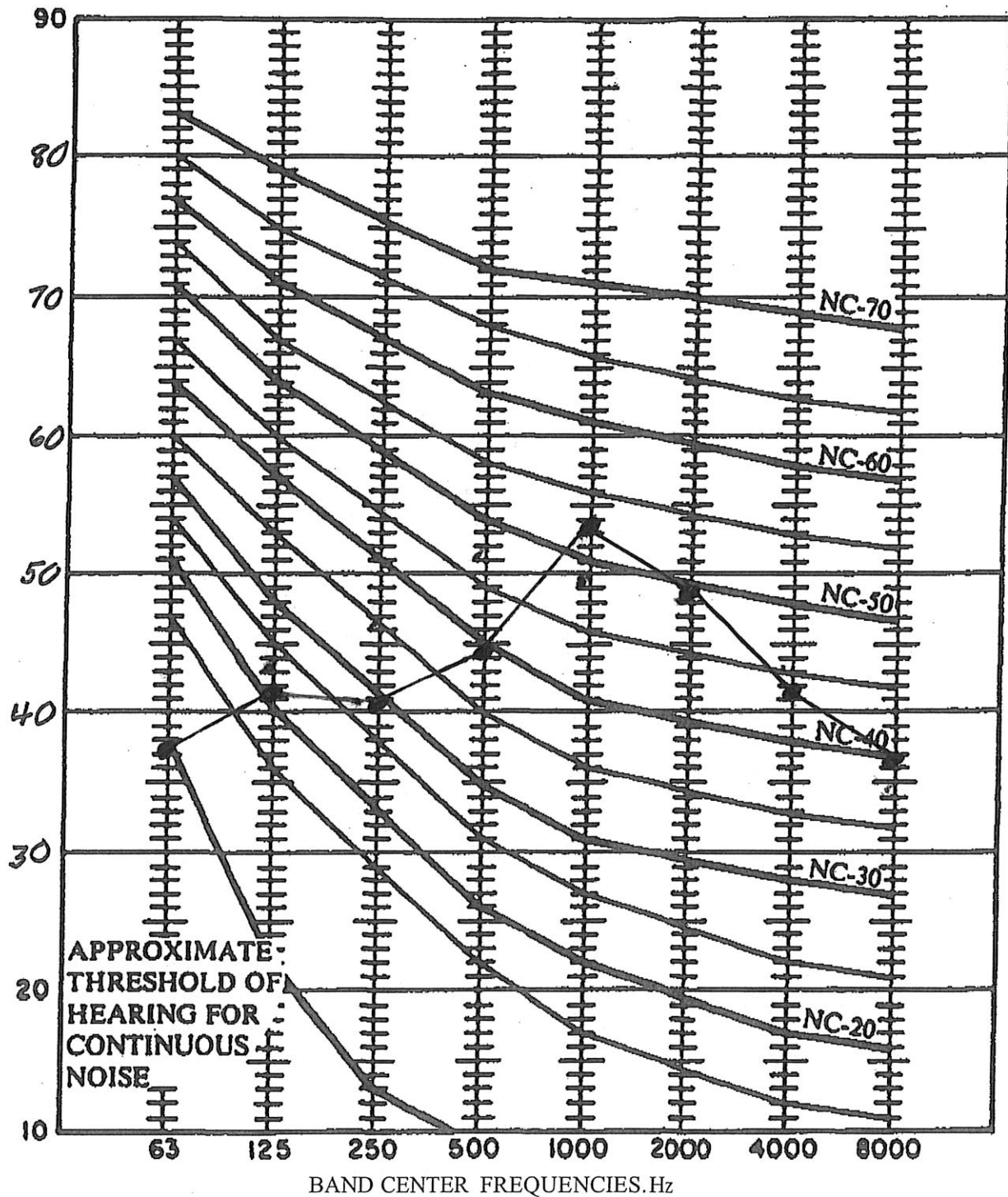
SOUND TESTING Octave Band Analysis

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



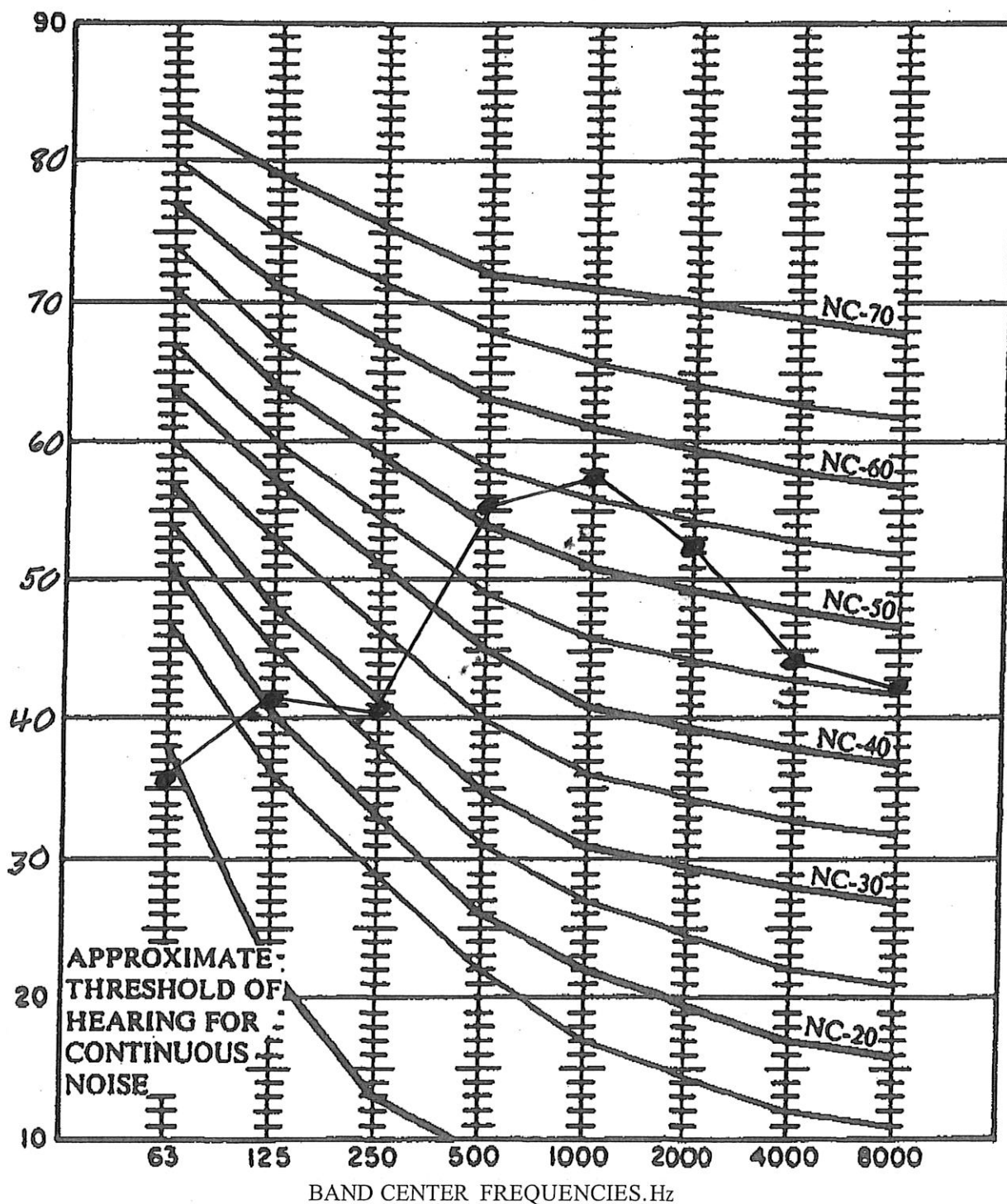
SOUND TESTING Octave Band Analysis

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



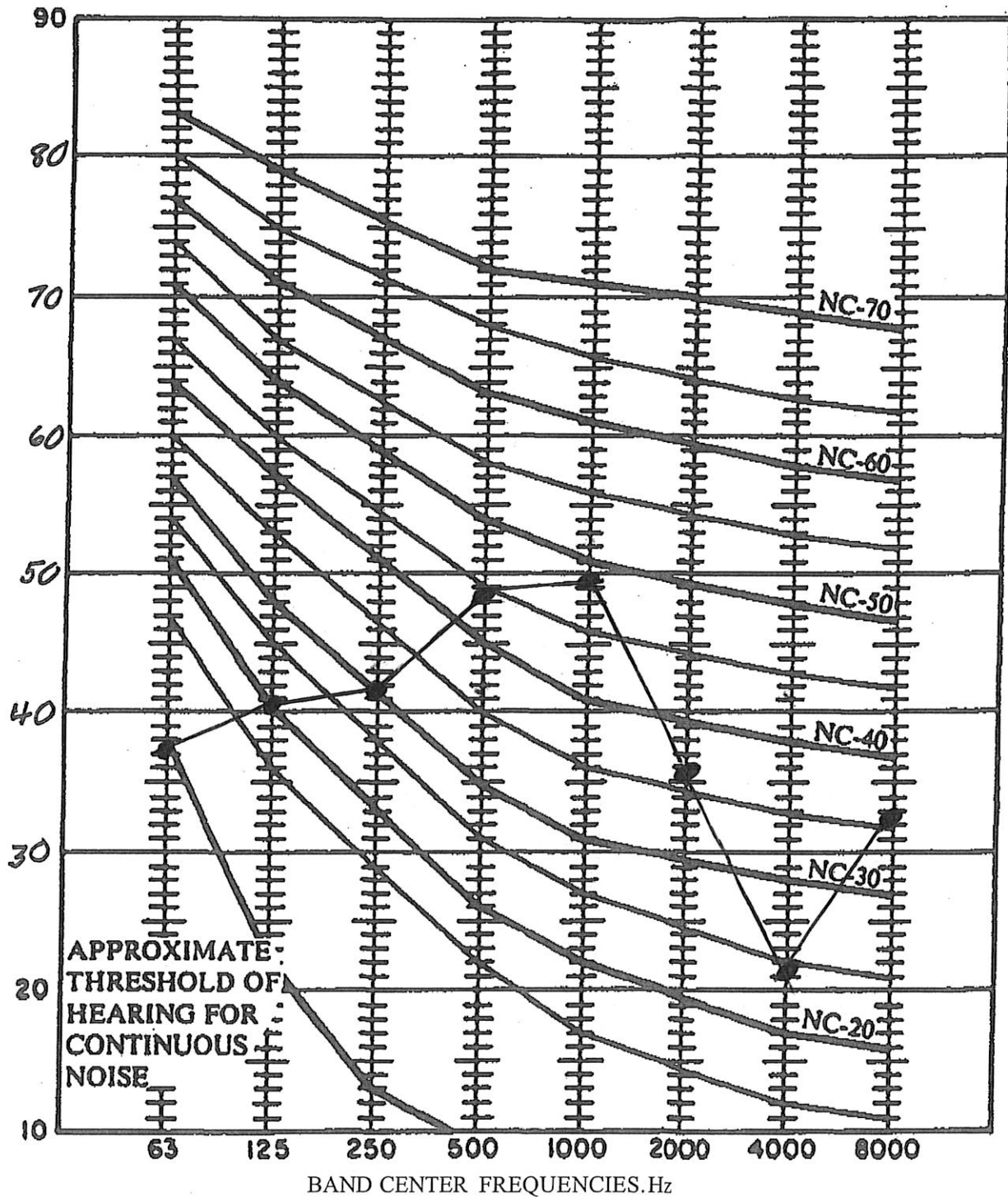
SOUND TESTING Octave Band Analysis

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



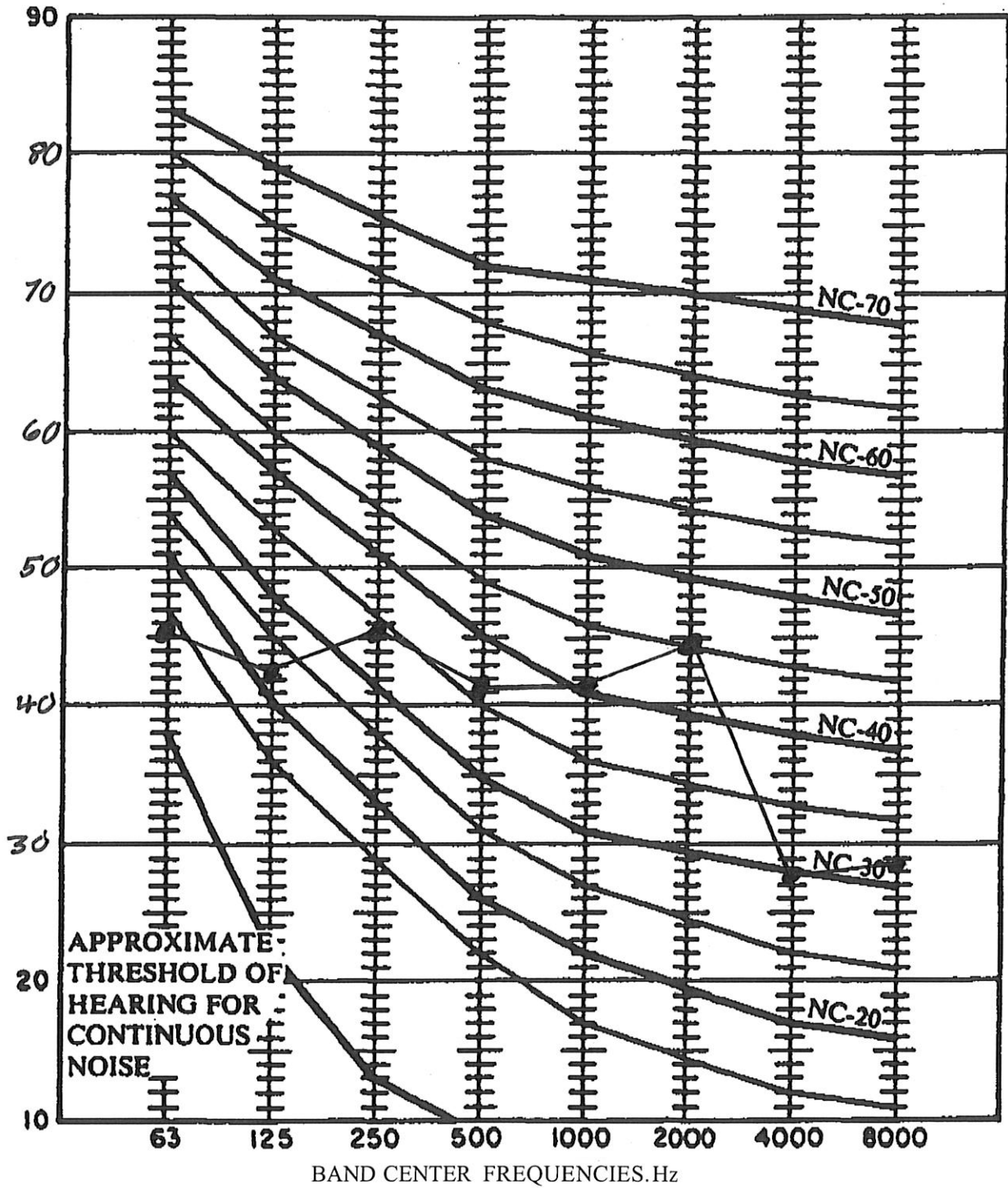
SOUND TESTING Octave Band Analysis

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



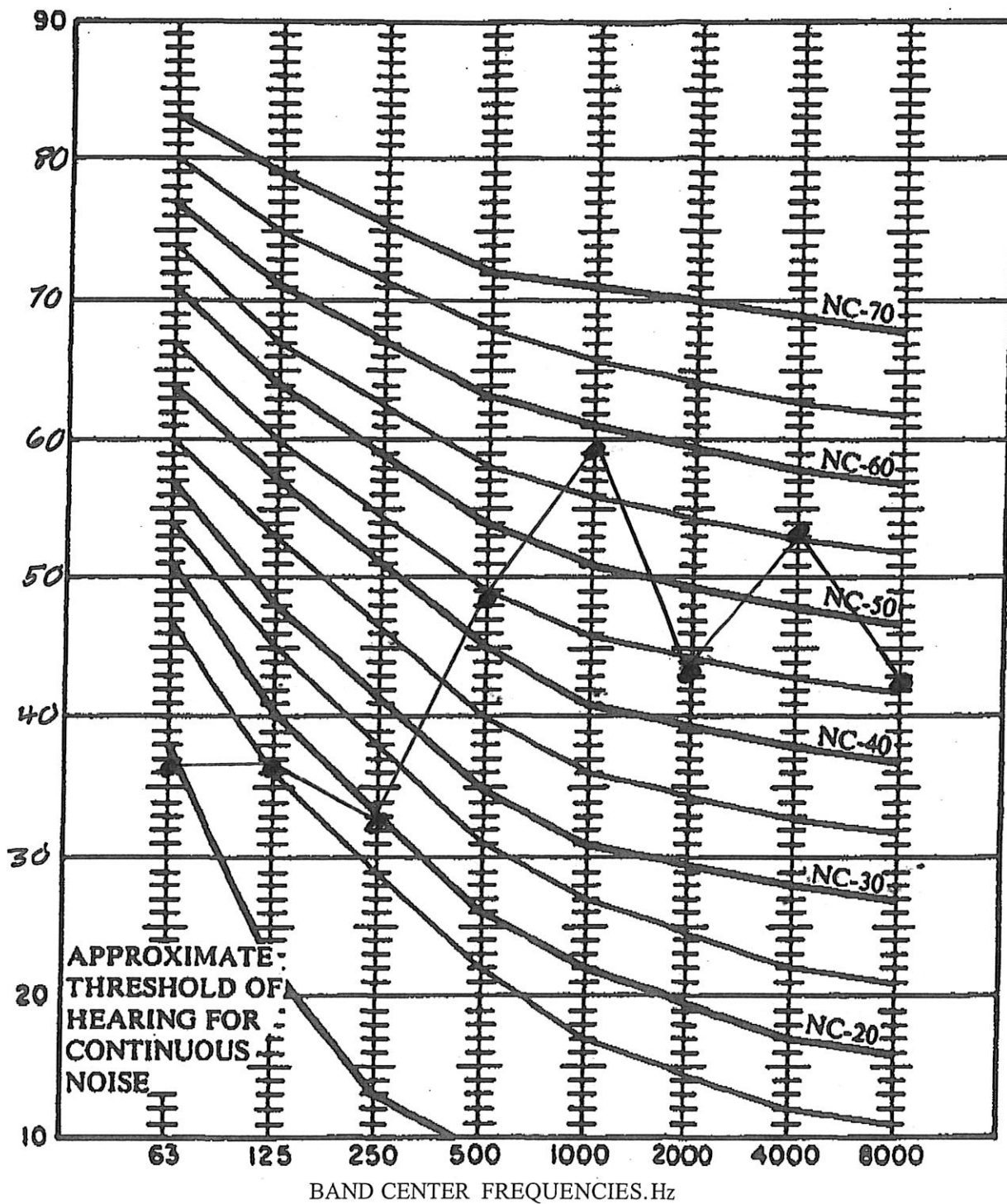
SOUND TESTING Octave Band Analysis

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



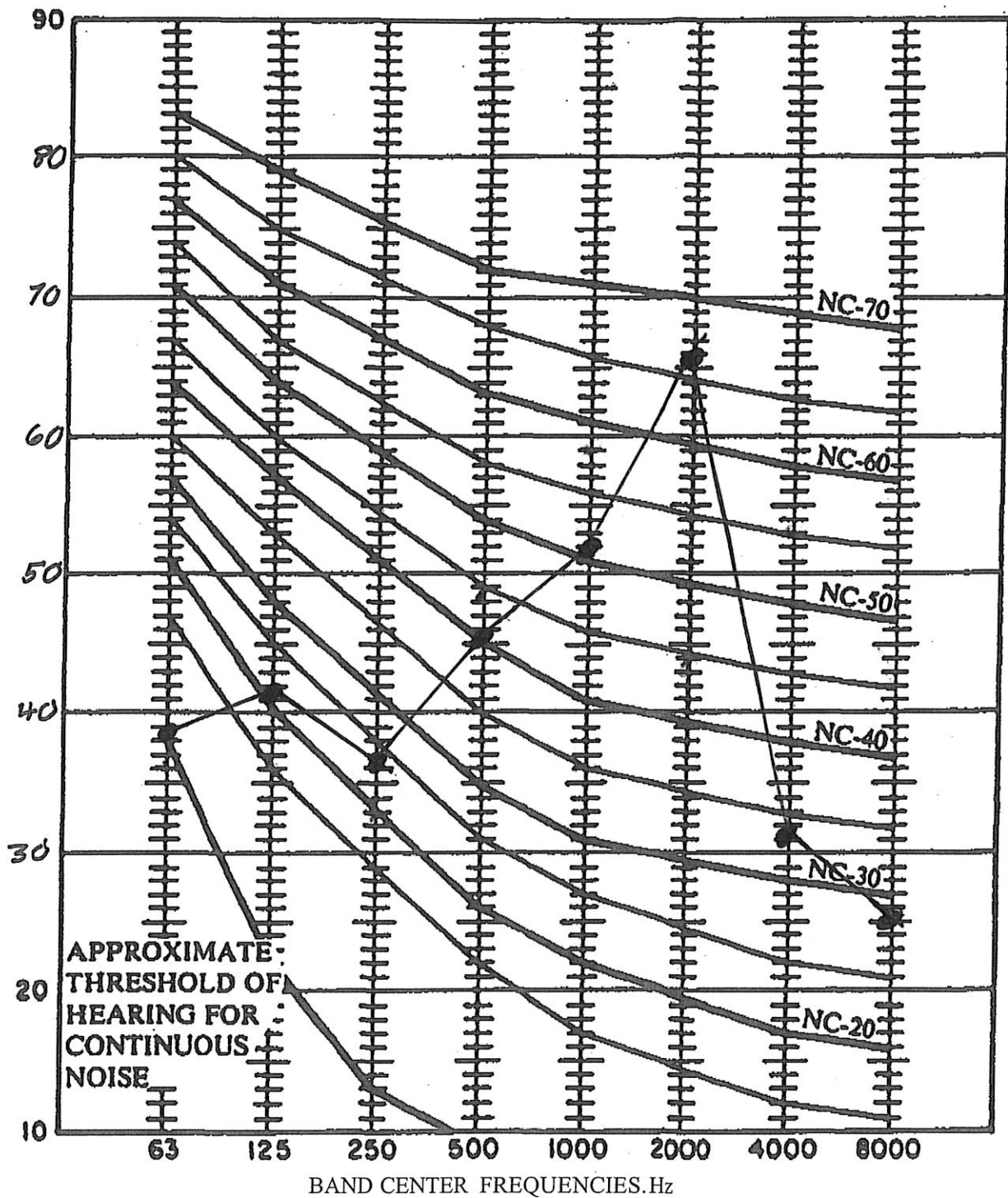
SOUND TESTING Octave Band Analysis

Project: Kiddie Academy			Address: 6412 Colleyville Blvd, Colleyville, Tx		
Technician: Gerald J Kettler, PE					
Instrument: Quest 2700					
Date August 19, 2020					
	TEST 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



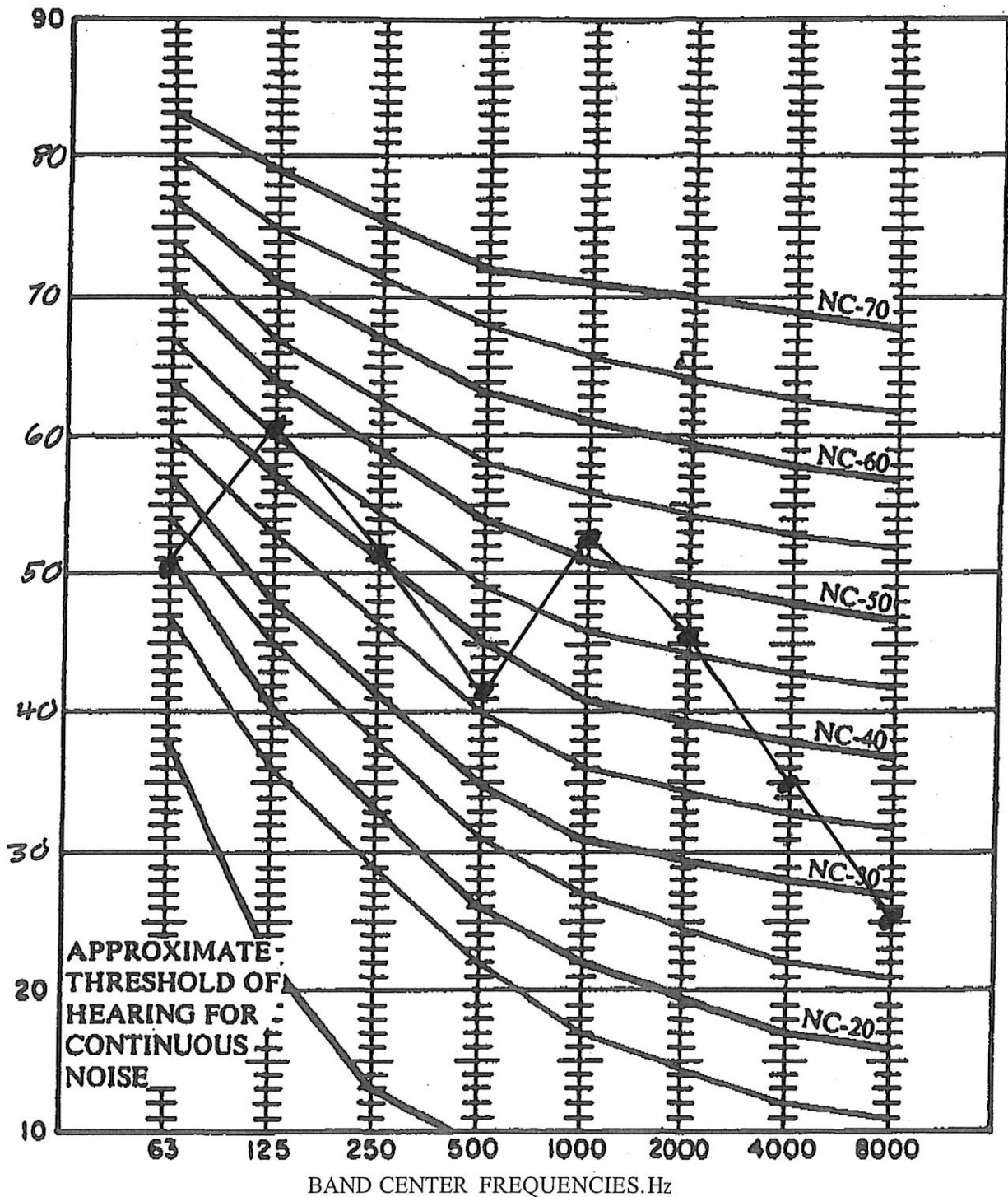
SOUND TESTING Octave Band Analysis

Project: Kiddie Academy			Address: 6412 Colleyville Blvd, Colleyville, Tx		
Technician: Gerald J Kettler, PE					
Instrument: Quest 2700					
Date August 19, 2020					
	TEST 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



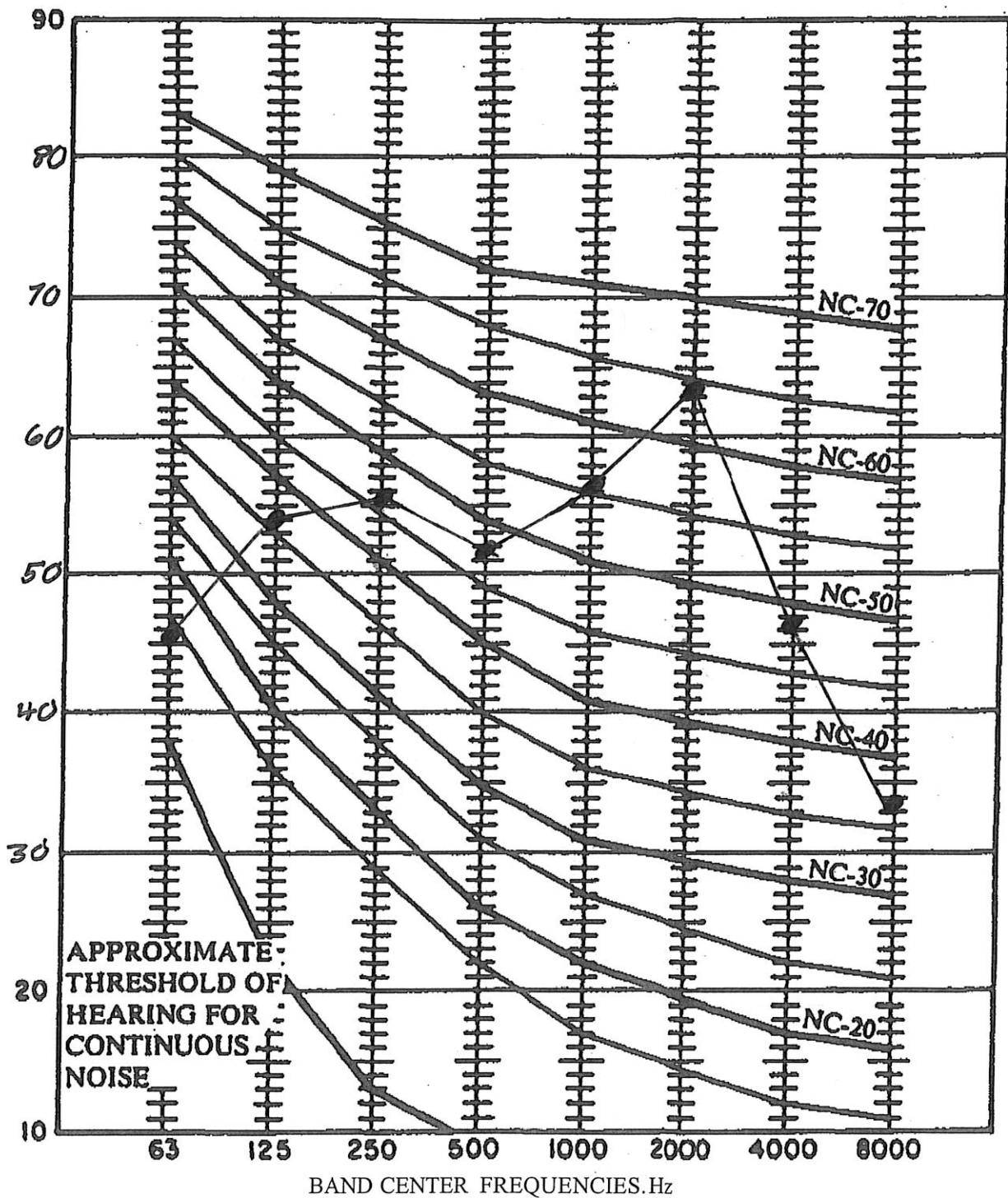
SOUND TESTING Octave Band Analysis

Project: Kiddie Academy			Address: 6412 Colleyville Blvd, Colleyville, Tx		
Technician: Gerald J Kettler, PE					
Instrument: Quest 2700					
Date August 19, 2020					
	TEST 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

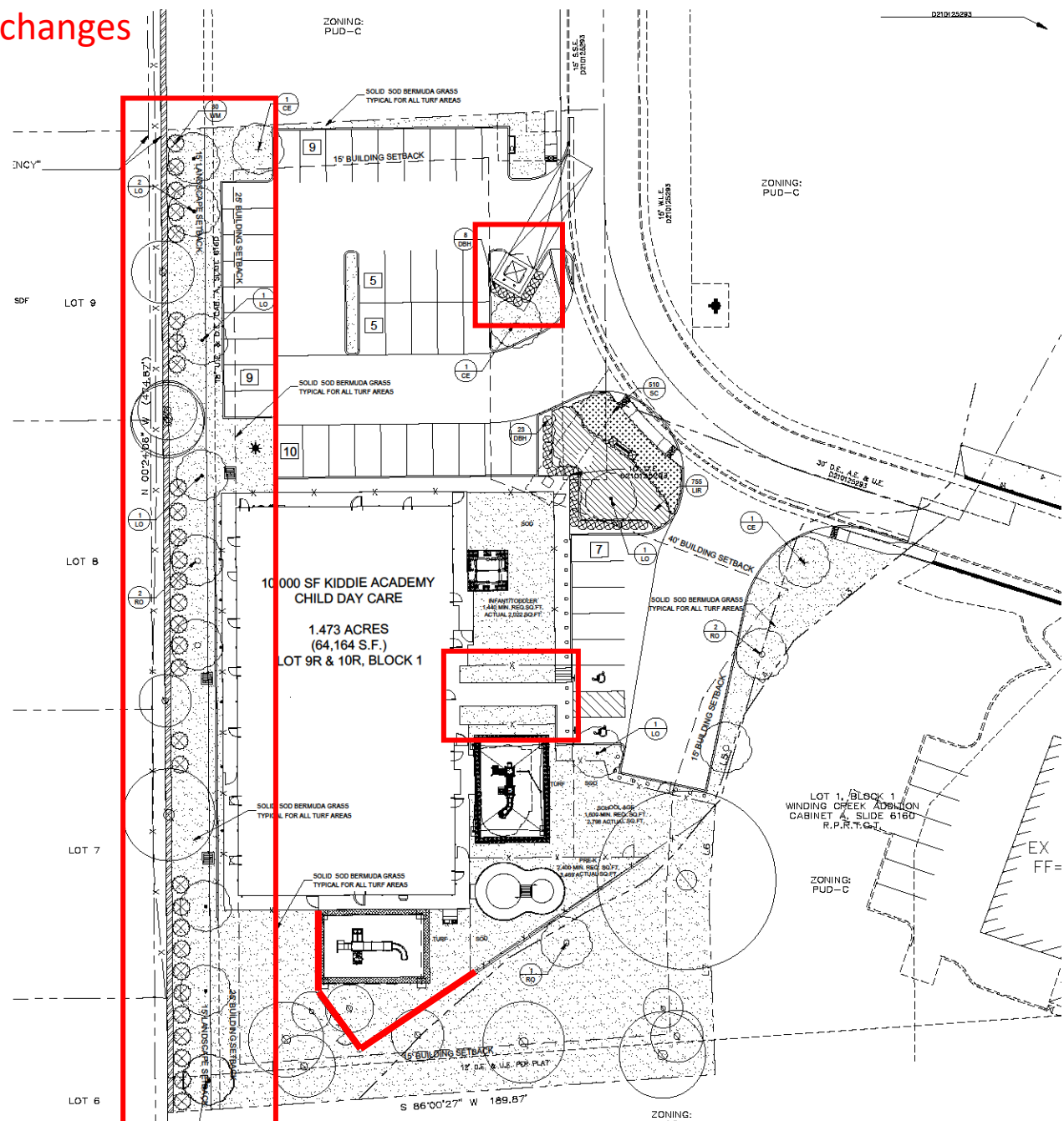
5



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.
- 3. ALL LAWN AREAS TO RECEIVE SOLID 500 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, FRABLE 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 500 BERMUDA GRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

SOLID 500 NOTES

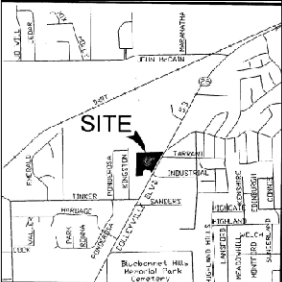
- 1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- 2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 3. ALL LAWN AREAS TO RECEIVE SOLID 500 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 500 BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF 500 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 500 THOROUGHLY AS 500 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 500 AREAS TO BE OVER-SEEDDED 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%)	26,788 s.f. (42%)
9,825 s.f. (50%)	10,230 s.f. (53%)
PARKING LOTS - 45 spaces	
Requirement:	
(1) tree per 16 parking spaces	
All parking spaces to be within 90 f.f. of canopy tree	
Required	Provided
(3) canopy trees, 3" cal.	(3) canopy trees, 3" cal.
All spaces within 90 f.f. of tree	All spaces within 90 f.f. of a tree
RESIDENTIAL ADJACENCY	
Requirement:	
Required	Provided
15' wide landscape buffer	15' wide landscape buffer
Wax Myrtle Shrubs 15' o.c.	Wax Myrtle Shrubs 15' o.c.

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	3	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 12" ht., 5' spread min., 5' clear trunk
LO	6	Live Oak	<i>Quercus virginiana</i>	3" cal.	container, 12" ht., 6' spread, 5' clear straight trunk
RO	4	Red Oak	<i>Quercus shumardii</i>	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	<i>Ilex cornuta 'burfordii nana'</i>	5 gal.	container, 24" ht., 20" spread
WM	30	Wax Myrtle	<i>Myrica cerifera</i>	15 gal.	container, 48" ht., 36" spread



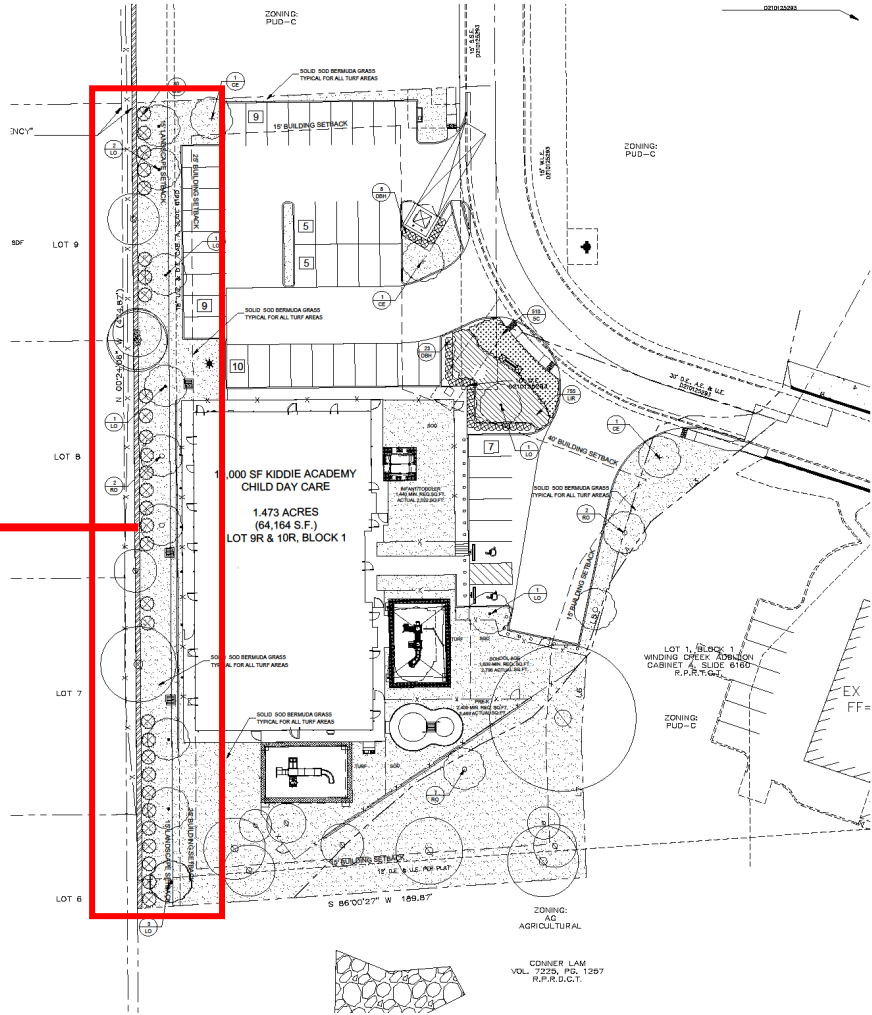
LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. MACDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 368-4448
CHRIS@STUDIOGREENSPOT.COM



KIDDLE 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.



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 BOUNDARIES AT TOP AND BOTTOM OF BULGES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOO SHALL BE LEFT IN A MINIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FREE & SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOSS, ROADSIDE, ROOTS, CEMENT, REBAR, 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" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE BRICKS 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 MAIN AND FEEDER MAINS.
7. ALL LAWN AREAS TO BE SOLID SOO BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

SOLID SOO NOTES

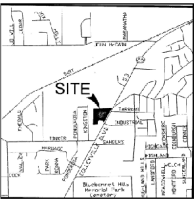
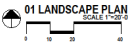
1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LAWN AREAS TO RECEIVE TOPSOIL, 1" BELOW FINAL GRADE. GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM BOUNDARIES AT TOP AND BOTTOM OF BULGES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOO SHALL BE LEFT IN A MINIMUM 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 SOO BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOO ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL JOINTS.
6. ROLL GRADES AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNCLINDINGS.
7. WATER SOO THOROUGHLY AS SOO 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 DAMNED AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT PERMANENTLY, SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOO AREAS TO BE OVER SEEDS WITH WINTER RYEGRASS AT A RATE OF 10 POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS

SITE AREA - 54,142 s.f.	
30% of the total site area to be landscape area.	
25% of the required landscape area to be located in the front yard.	
Required	Provided
12,240 s.f. (22%)	25,780 s.f. (47%)
1,520 s.f. (3%)	12,238 s.f. (23%)
PARKING LOTS - 45 spaces	
Requirement:	
(1) tree per 10 parking spaces	
All parking spaces to be within 80 f.t. of canopy tree	
Required	Provided
(2) canopy trees, 3" cal	(2) canopy trees, 3" cal
All spaces within 80 f.t. of tree	All spaces within 80 f.t. of a tree
RESIDENTIAL ADJACENCY	
Requirement:	
Required	Provided
15' wide landscape buffer	15' wide landscape buffer
Wax Myrtle Shrubs 15' o.c.	Wax Myrtle Shrubs 15' o.c.

PLANT MATERIAL SCHEDULE

TREES				
TYPE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS
CE	5	Central Elm	Ulmus americana	2" cal
LO	6	Live Oak	Quercus agrifolia	3" cal
RO	4	Red Oak	Quercus shumardii	3" cal
SHRUBS				
TYPE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS
DBH	31	Dwarf Burford Holly	Ilex cornuta 'burfordii'	5 gal
WM	30	Wax Myrtle	Myrica aspera	10 gal
GROUNDCOVERS				
TYPE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS
SC	510	Seasonal Color		4" pots
LB	750	Liriodendron	Liriodendron tulipifera	4" pots
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 installing within varieties.				



LANDSCAPE ARCHITECT
STUDIO GREENSPOT, INC.
1704 W. MODERWITT DR.
SUITE 110
ALLEN, TEXAS 75013
940.386.4442
CRR@STUDIOGREENSPOT.COM



KIDDIE ACADEMY
COLLEWILLE BLVD.
CITY OF COLLEWILLE, TEXAS

ISSUE:
FOR APPROVAL 03.16.2020
CITY COMMENTS 04.16.2020
CITY COMMENTS 04.20.2020
FOR APPROVAL 05.12.2020
CITY COMMENTS 05.20.2020

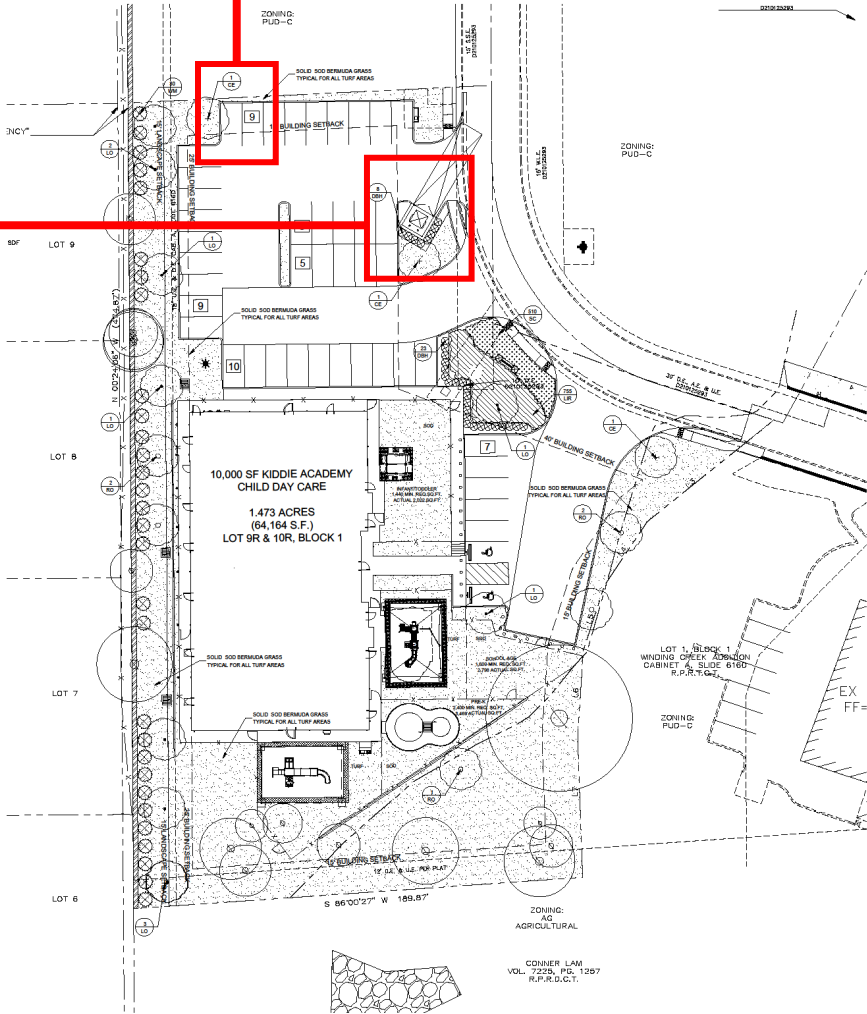
DATE:
06.25.2020

SHEET NAME:
LANDSCAPE PLAN
SHEET NUMBER:

L.2

Second proposed
dumpster location

Proposed dumpster
location per neighbor's
request.



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 BOUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT PRESUGARMENTS AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOO 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, FINE-SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, STONES, WOOD FRON, STONEL, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADES. IRRIGATION TRENCHES COMPLETED, FERTILIZER AND FINE GRADE APPROVED BY THE COUNTY CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STONEL, CONCRETE BRICKS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE AT LEAST 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 AND SUPPLIES BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY COMPLETS. 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 MAIN AND FEEDER MAINS.
7. ALL LAWN AREAS TO BE SOLID SOO BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

SOLID SOO NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS. PROVIDE UNIFORM BOUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT PRESUGARMENTS AND AREAS WHERE WATER MAY STAND.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM BOUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT PRESUGARMENTS AND AREAS WHERE WATER MAY STAND.
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4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOO BY HAND TO COVER INDICATED AREA COMPLETELY. MOORE EDGES OF SOO ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL Voids.
6. SOO GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOO THOROUGHLY AS SOO OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, 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 SOO AREAS TO BE OVER-SEEDED WITH WINTER HYDRANGEA AT A RATE OF 25 POUNDS PER ONE THOUSAND (ONE SQUARE FOOT).

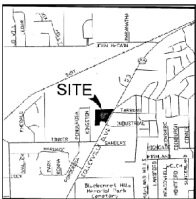
LANDSCAPE TABULATIONS

SITE AREA - 64,162 s.f.	
50% of the total site area to be landscape area.	
50% of the required landscape area to be located in the front yard.	
Required	Provided
19,248 s.f. (30%)	20,768 s.f. (32%)
5,624 s.f. (8.7%)	10,336 s.f. (16.1%)
PARKING LOTS - 45 spaces	
Requirement:	
(1) tree per 18 parking spaces	
All parking spaces to be within 80 ft. of canopy tree	
Required	Provided
(3) canopy trees, 3" cal.	(3) canopy trees, 3" cal.
All spaces within 80 ft. of tree	
RESIDENTIAL ADJACENCY	
Requirement:	
Required	Provided
15' wide landscape buffer	15' wide landscape buffer
Wax Myrtle Shrubs 15' o.c.	Wax Myrtle Shrubs 15' o.c.

PLANT MATERIAL SCHEDULE

TREE TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	3	Coastal Oak	<i>Quercus laevis</i>	3" cal.	DBH: 12" H: 15' spread min. 12' clear trunk
LO	6	Live Oak	<i>Quercus virginiana</i>	3" cal.	DBH: 12" H: 15' spread min. 12' clear trunk
HO	6	Hill Oak	<i>Quercus stellata</i>	3" cal.	DBH: 12" H: 15' spread min. 12' clear trunk
SHRUB TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	31	Desert Burford Holly	<i>Desmodium illinoense</i>	5 gal.	container: 24" H: 20" spread
WM	30	Wax Myrtle	<i>Myrica asplene</i>	15 gal.	container: 48" H: 38" spread
GROUND COVER TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	510	Seasonal Color	<i>Impatiens</i>	4" pots	selection by owner, 12" o.c.
LR	750	Liriodendron	<i>Liriodendron tulipifera</i>	4" pots	selection by owner, 12" o.c.

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 free of major defects.



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. MIDCUMPTON DR.
SUITE 110
ALLEN, TEXAS 75013
(940) 286-4448
CHRIS@STUDIOGREENSPOT.COM



KIDDIE ACADEMY
COLLEVILLE BLVD.
CITY OF COLLEVILLE, TEXAS

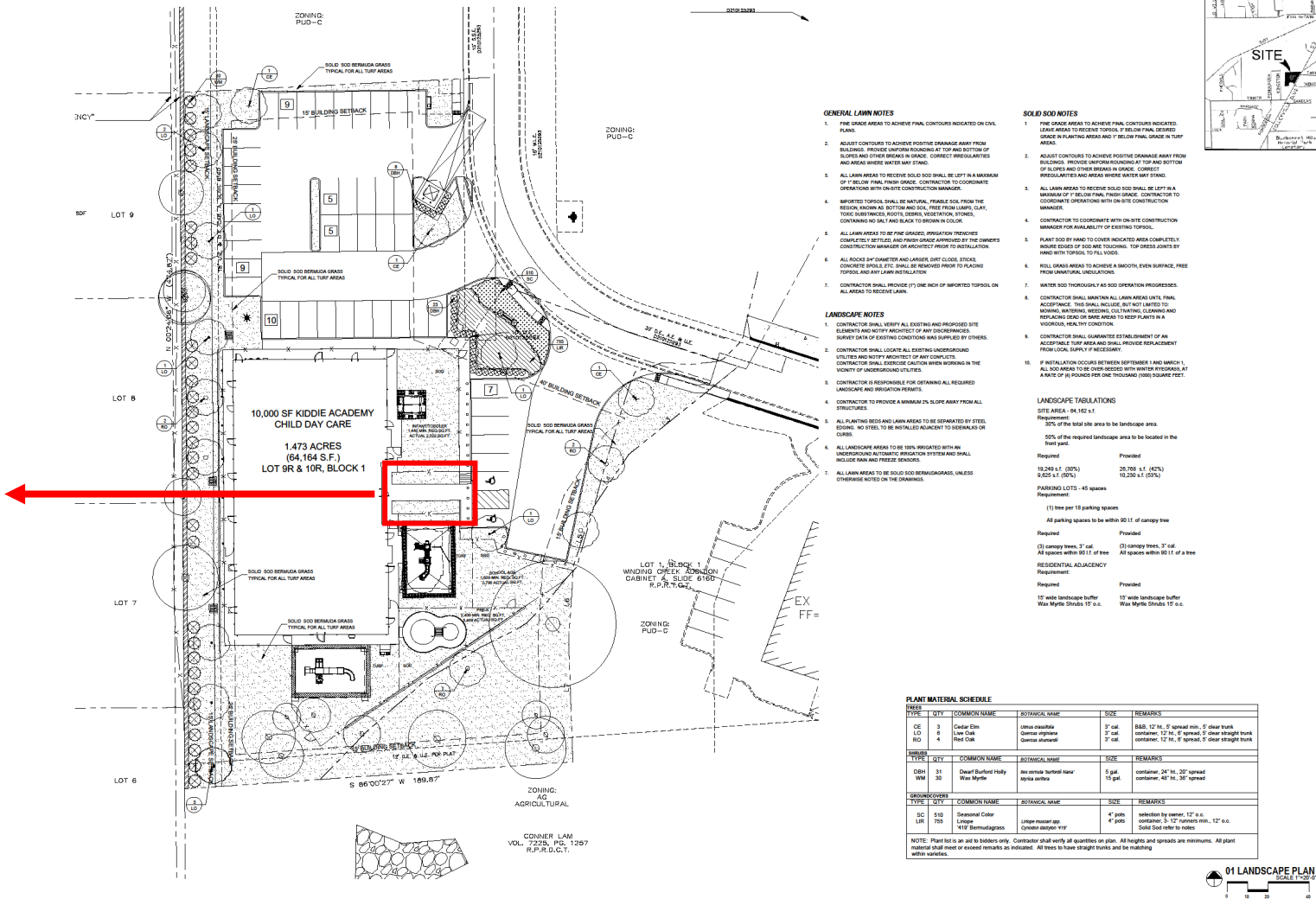
ISSUE:
FOR APPROVAL 03.18.2020
CITY COMMENTS 04.16.2020
CITY COMMENTS 04.26.2020
FOR APPROVAL 05.12.2020
CITY COMMENTS 05.25.2020

DATE:
05.25.2020

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.2

Additional landscaping
on both sides of the
entrance sidewalk.
Specifics to be defined
by city arborist.



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT NO.
1784 W. MACDONOTT DR.
SUITE 110
ALLEN, TEXAS 75013
PH: 980-4448
CHRG@STUDIOGREENSPOT.COM

09.25.2020

KIDDIE ACADEMY
COLLEVILLE BLVD.
CITY OF COLLEVILLE, TEXAS

ISSUE:
FOR APPROVAL 08.10.2020
CITY COMMENTS 04.10.2020
FOR APPROVAL 04.29.2020
CITY COMMENTS 04.29.2020
FOR APPROVAL 08.12.2020
CITY COMMENTS 08.25.2020

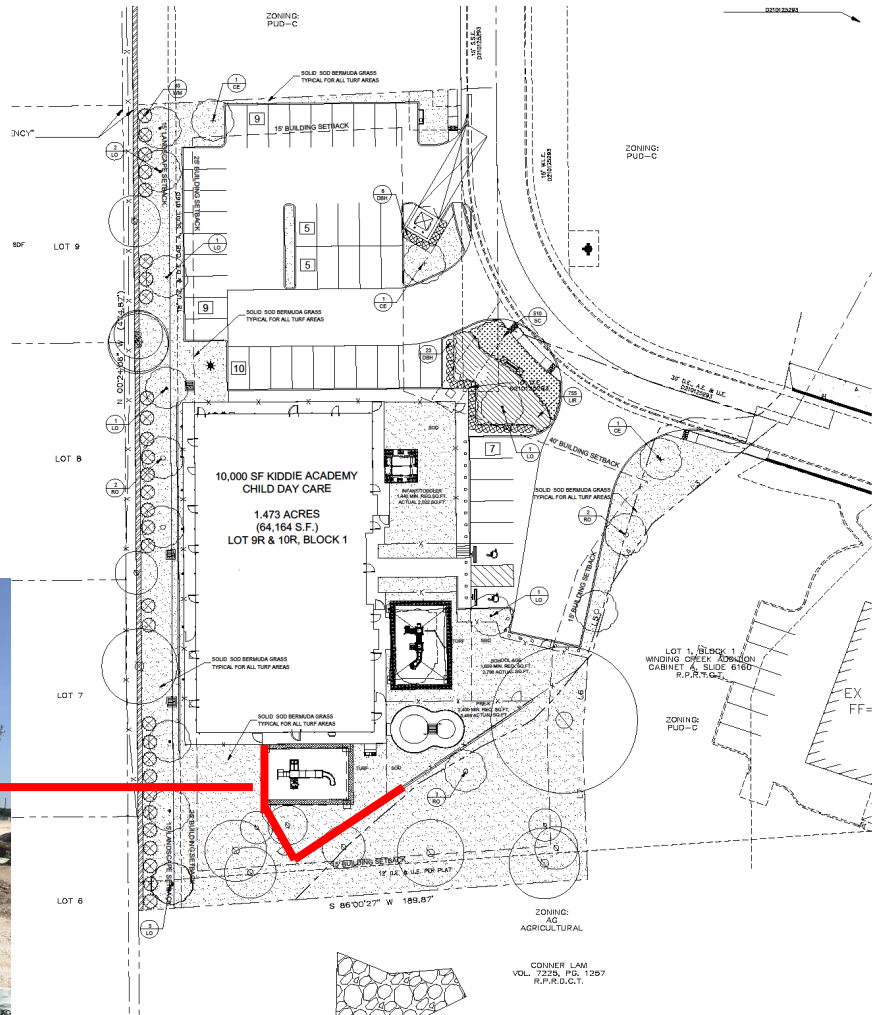
DATE:
08.25.2020

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.2



Solid 6' vinyl fencing



GENERAL LAWN NOTES

1. FINE GRASS 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 AREAS IN GRASS. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID 600 SHALL BE LEFT IN A MINIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FERTILE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LAMPS, CLAY, TOXIC SUBSTANCES, MOULDS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALTS AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRASS, IRRIGATION TRENCHES COMPLETELY REVEALED, AND FINISH GRADE APPROVED BY THE CONCRETE CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOS, STICKS, CONCRETE BRICKS, 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 MAINTAIN ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY COMPLETS. 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% PROTECTED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE MAIN AND FEEDER MAINS.
7. ALL LAWN AREAS TO BE SOLID 600 BERMUDA GRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

SOLID 600 NOTES

1. FINE GRASS AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LAWN AREAS TO RECEIVE TOPSOIL 1" BELOW FINAL, DESIRED GRASS 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 AREAS IN GRASS. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID 600 SHALL BE LEFT IN A MINIMUM 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 600 BY HAND TO COVER INDICATED AREA COMPLETELY. HOUR EDDGES OF 600 ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL JOINTS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER 600 THOROUGHLY AS 600 OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, WATERING, WEEDING, CULTIVATING, CLEANING, AND REPLACING DEAD OR DAMAGED 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 600 AREAS TO BE OVER SEEDS WITH WINTER RYEGRASS AT A RATE OF 20 LBS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS

SITE AREA - 64,162 ± 1	
Requirement:	30% of the total site area to be landscape area.
Required:	19,248 ± 1 (30%)
Provided:	25,788 ± 1 (40%)
Requirement:	5,825 ± 1 (9%)
Provided:	10,230 ± 1 (16%)
PARKING LOTS - 45 spaces	
Requirement:	(1) tree per 18 parking spaces
Required:	All parking spaces to be within 60' LT. of canopy tree
Provided:	(2) canopy trees, 3" cal.
Requirement:	(3) canopy trees, 3" cal.
Required:	All spaces within 60' LT. of tree
Provided:	All spaces within 60' LT. of tree
RESIDENTIAL ADJACENCY	
Requirement:	15' wide landscape buffer
Provided:	15' wide landscape buffer
Required:	Was Myrtle Shrubs 15' o.s.
Provided:	Was Myrtle Shrubs 15' o.s.

PLANT MATERIAL SCHEDULE

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	
CE	3	Cedar Elm	Ulmus crinitus	3" cal.	B&B, 12' H, 5" spread min., 5" clear trunk	
LO	8	Low Oak	Quercus agrifolia	3" cal.	container, 12' H, 5" spread, 5" clear straight trunk	
RO	4	Red Oak	Quercus shumardii	3" cal.	container, 12' H, 5" spread, 5" clear straight trunk	
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	
DBH	31	Dwarf Burford Holly	Ilex cornuta 'burfordii'	5 gal.	container, 24" H, 20" spread	
WM	30	Low Myrtle	Myrica carolinensis	15 gal.	container, 42" H, 38" spread	
GROUNDCOVERS	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	510	Seasonal Color	Lupinus albus	4" pots	selection by owner, 12" o.s.	
LR	755	Liriodendron	Liriodendron tulipifera	4" pots	selection by owner, 12" o.s.	
LR	755	Liriodendron	Liriodendron tulipifera	4" pots	Solid Soil refer to notes	

NOTE: Plant list is for sale to include only. Container shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall be sound and exceed minimums as indicated. All trees to have straight trunks and be meeting and matching.

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant within varieties.



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



LANDSCAPE ARCHITECT
STUDIO GREENSPOT, INC.
1784 W. MACEROTT DR.
SUITE 110
ALLEN, TEXAS 75013
(972) 788-4443
CHRS@STUDIOGREENSPOT.COM



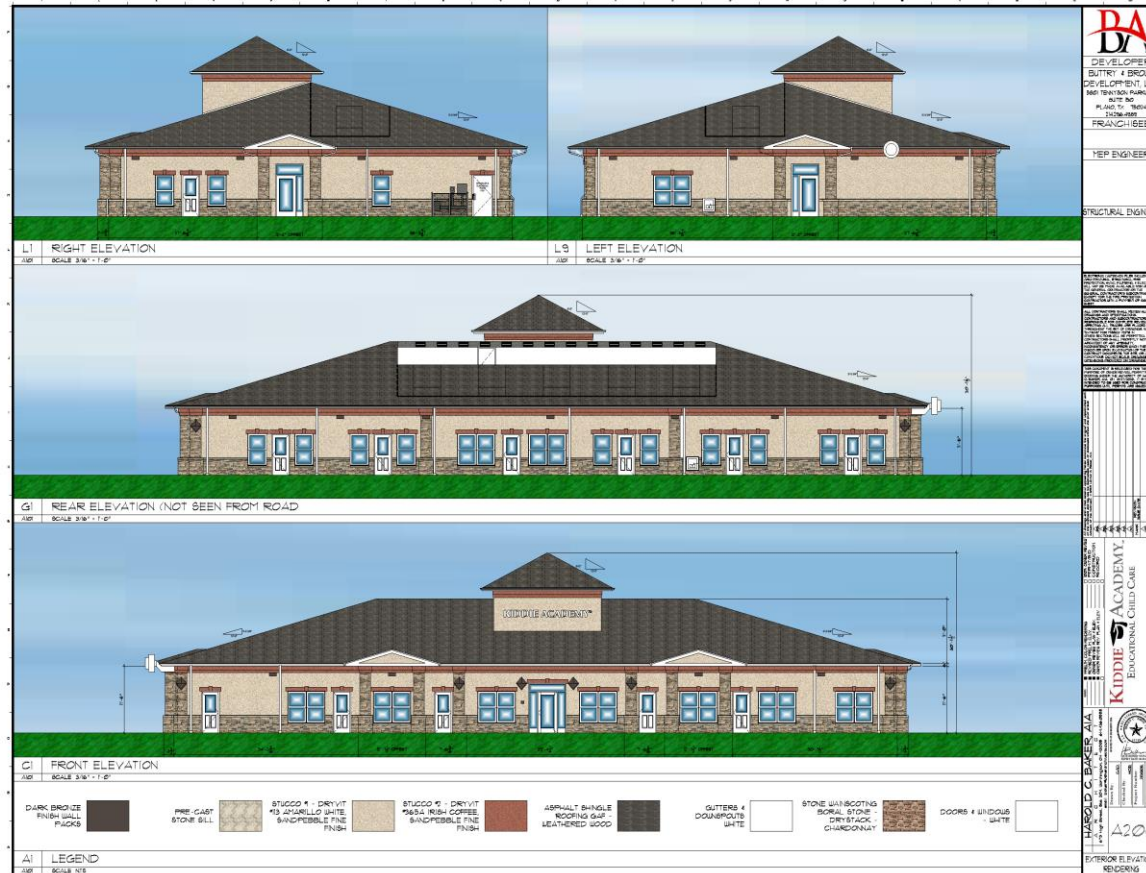
KIDDIE ACADEMY
COLLEYVILLE BLVD.
CITY OF COLLEYVILLE, TEXAS

ISSUE:
FOR APPROVAL 08.19.2020
CITY COMMENTS 04.16.2020
FOR APPROVAL 04.16.2020
CITY COMMENTS 04.29.2020
FOR APPROVAL 04.29.2020
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DATE:
08.25.2020
SHEET NAME:
LANDSCAPE PLAN
SHEET NUMBER:
L.2

Proposed Elevation Materials

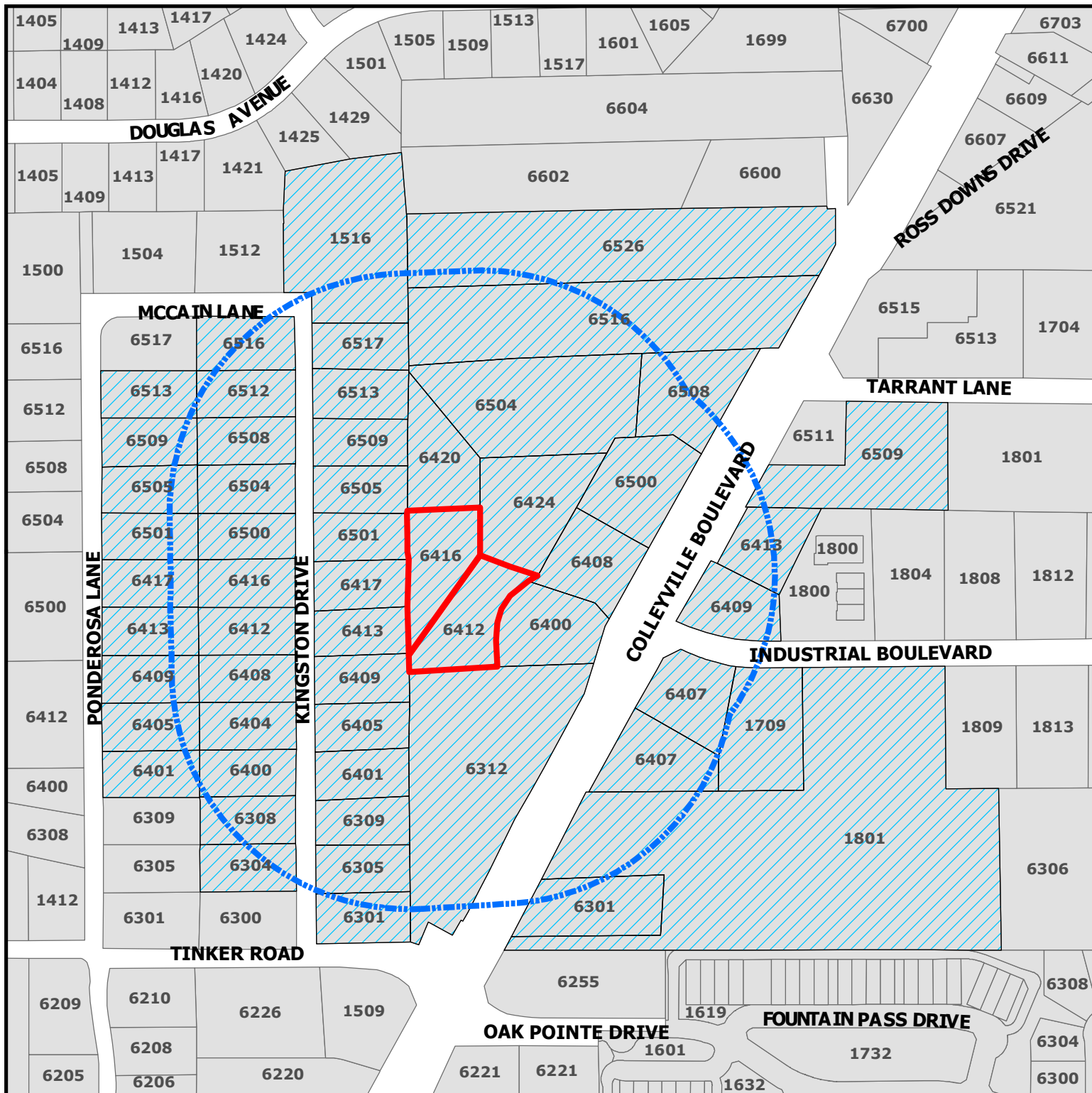
Work with building department on material options



THANK YOU



Notification Map



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.



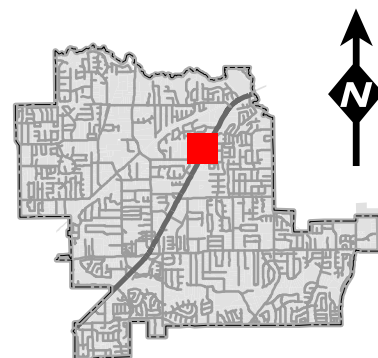
Subject Property



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
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 and 6502 Colleyville blvd.

From: tim <>

Sent: Sunday, May 10, 2020 3:57 PM

To: Ben Bryner <BBryner@colleyville.com>

Subject: day care 6504 and 6502 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 against a daycare in Colleyville, but not in our backyard. It's really too 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 grandkids, 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 feel 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

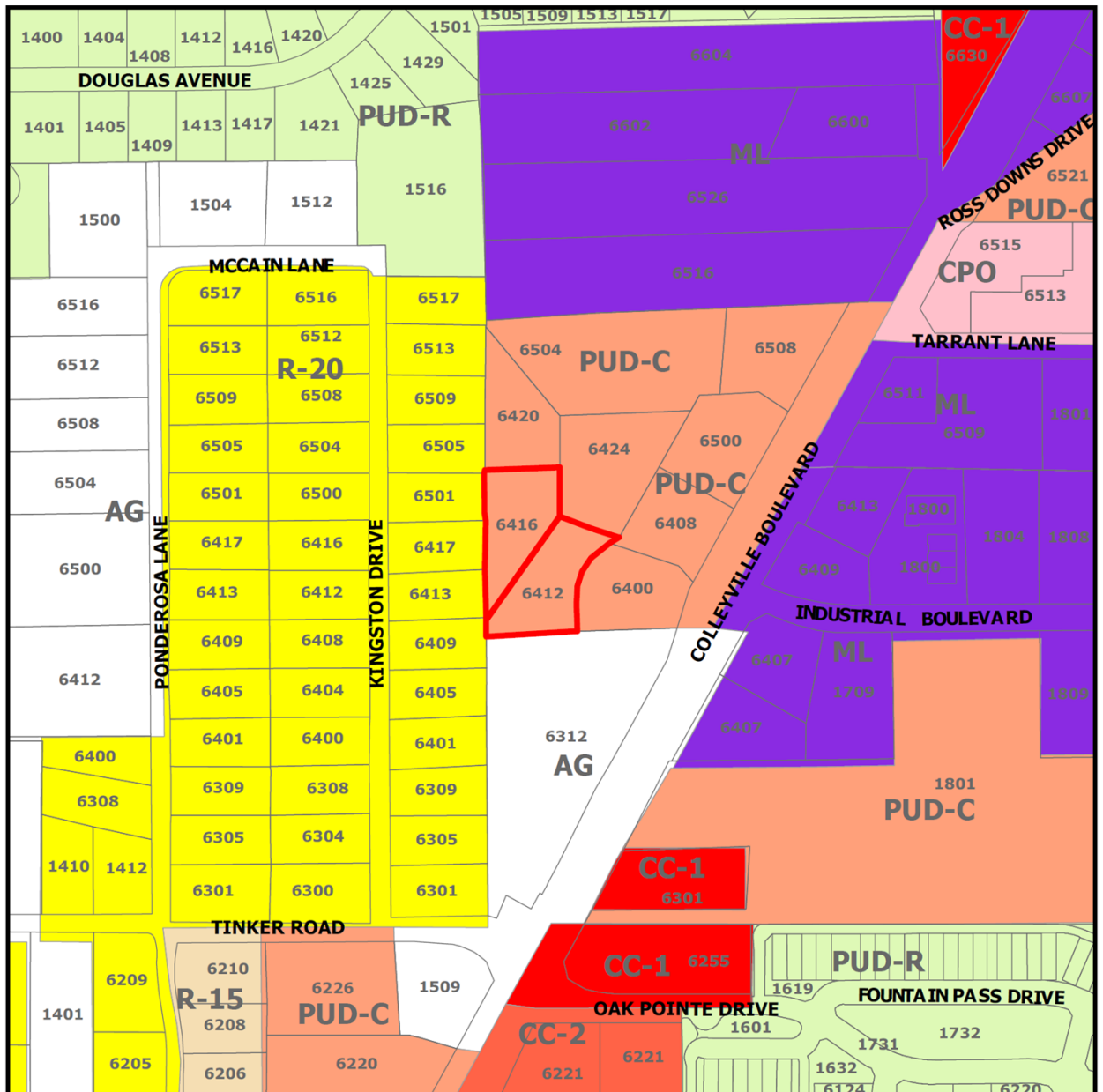


Exhibit "B" – Statement of Planning Objectives and Site Plan Exhibit



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.

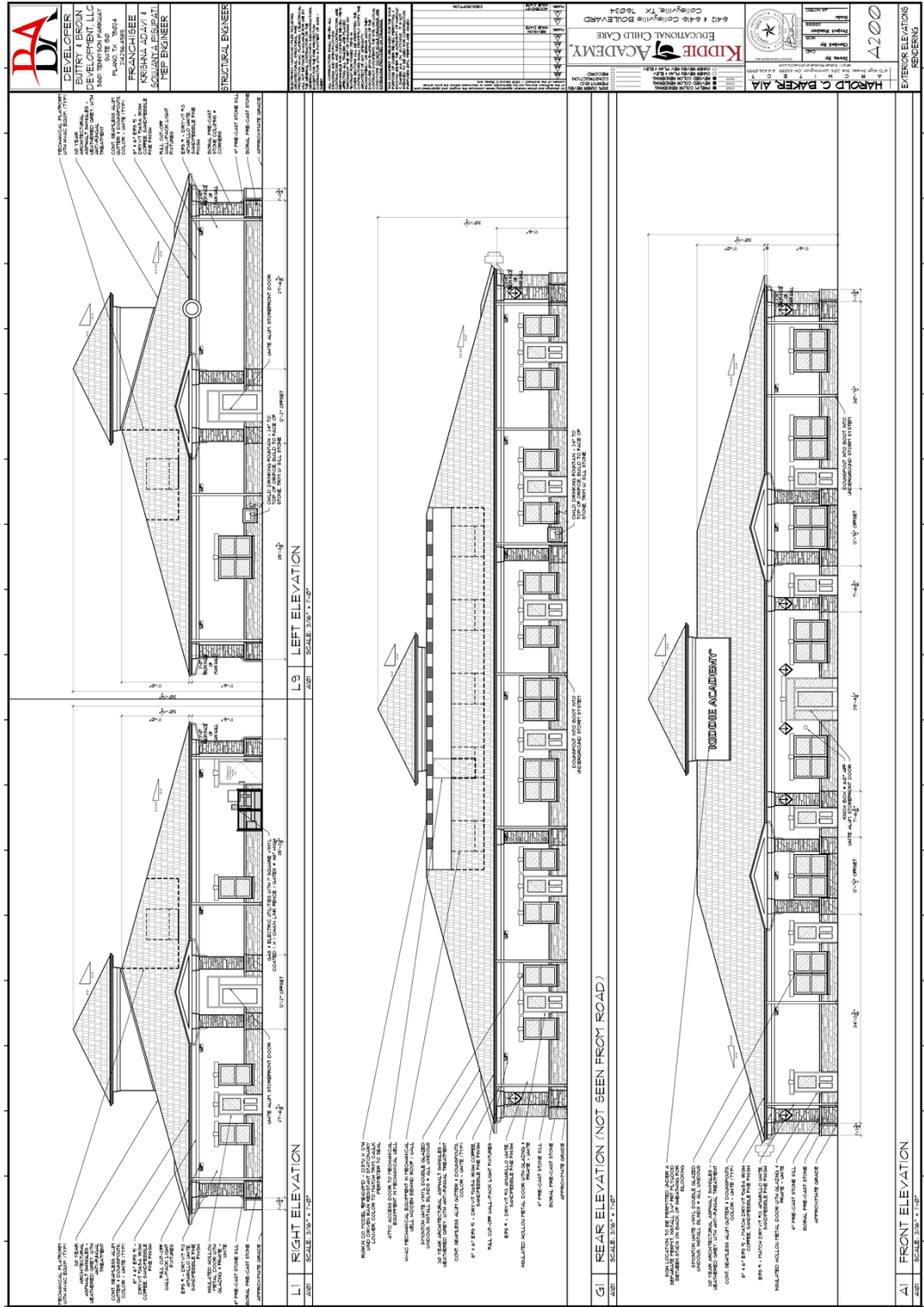
The provided site plan complies with the city of Colleyville ordinance. The proposed use is compatible with the surrounding zoning because it will add a convenient and aesthetically pleasing mix of neighborhood services. Adequate vehicular and pedestrian circulation has been providing throughout the 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.



Exhibit "C" – Elevations Exhibit







City of Colleyville City Council Agenda Briefing

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

Agenda Number 6b

Agenda Date 10/6/2020

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

This item remained tabled at the September 1, 2020 meeting.

This 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



ZC20-012

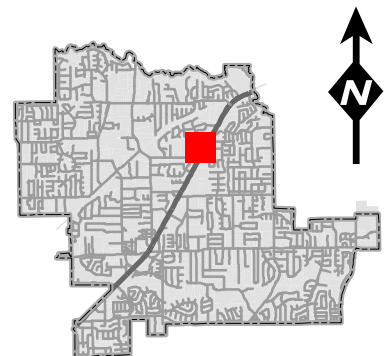
6412-6416 Colleyville Blvd

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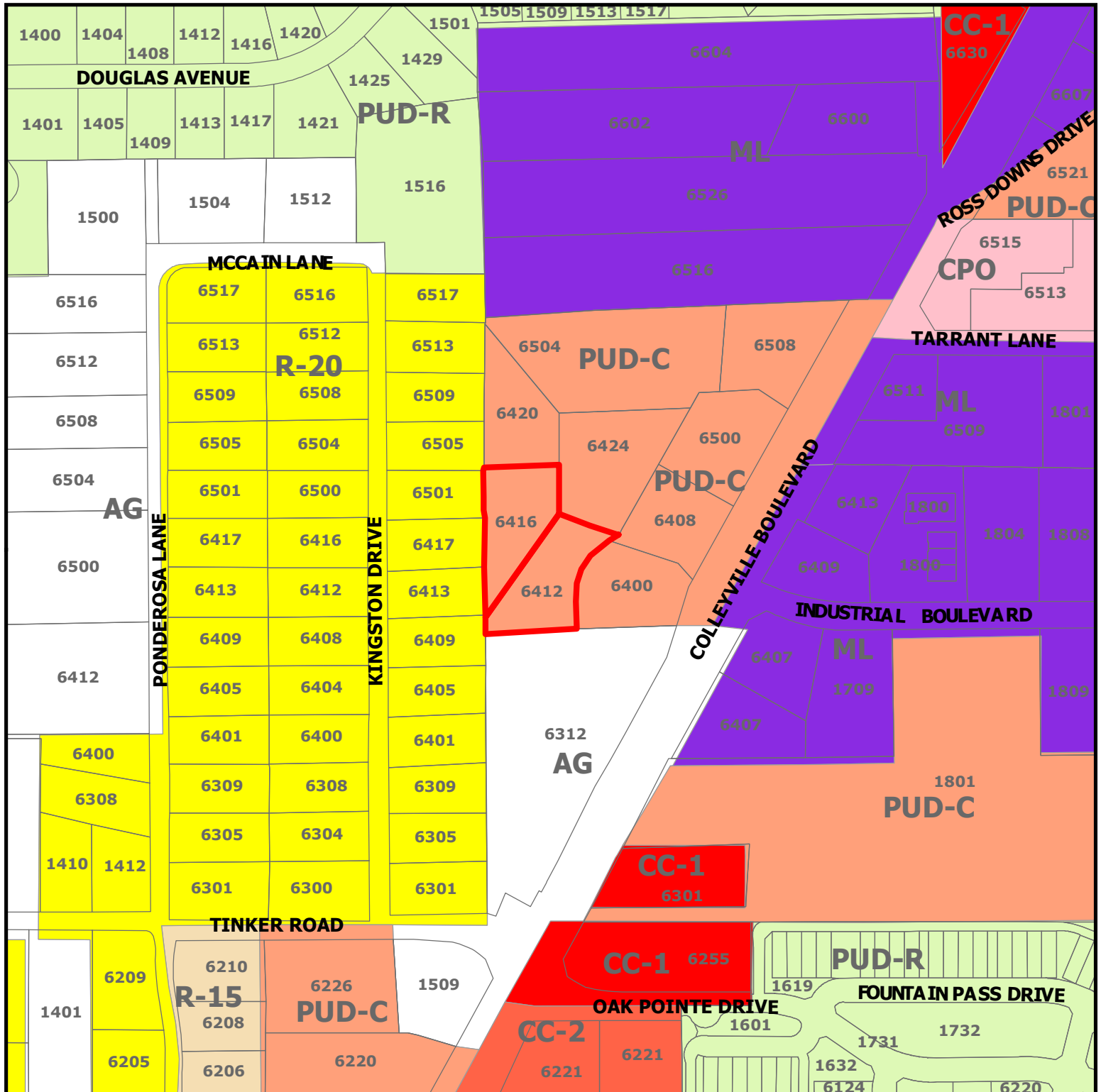
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Subject Property



Zoning Map



ZC20-012

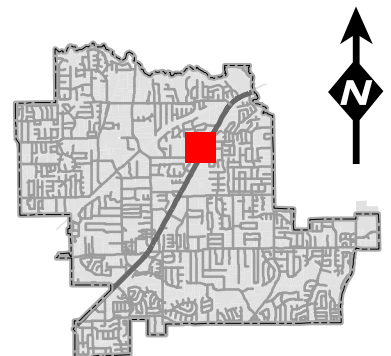
6412-6416 Colleyville Blvd

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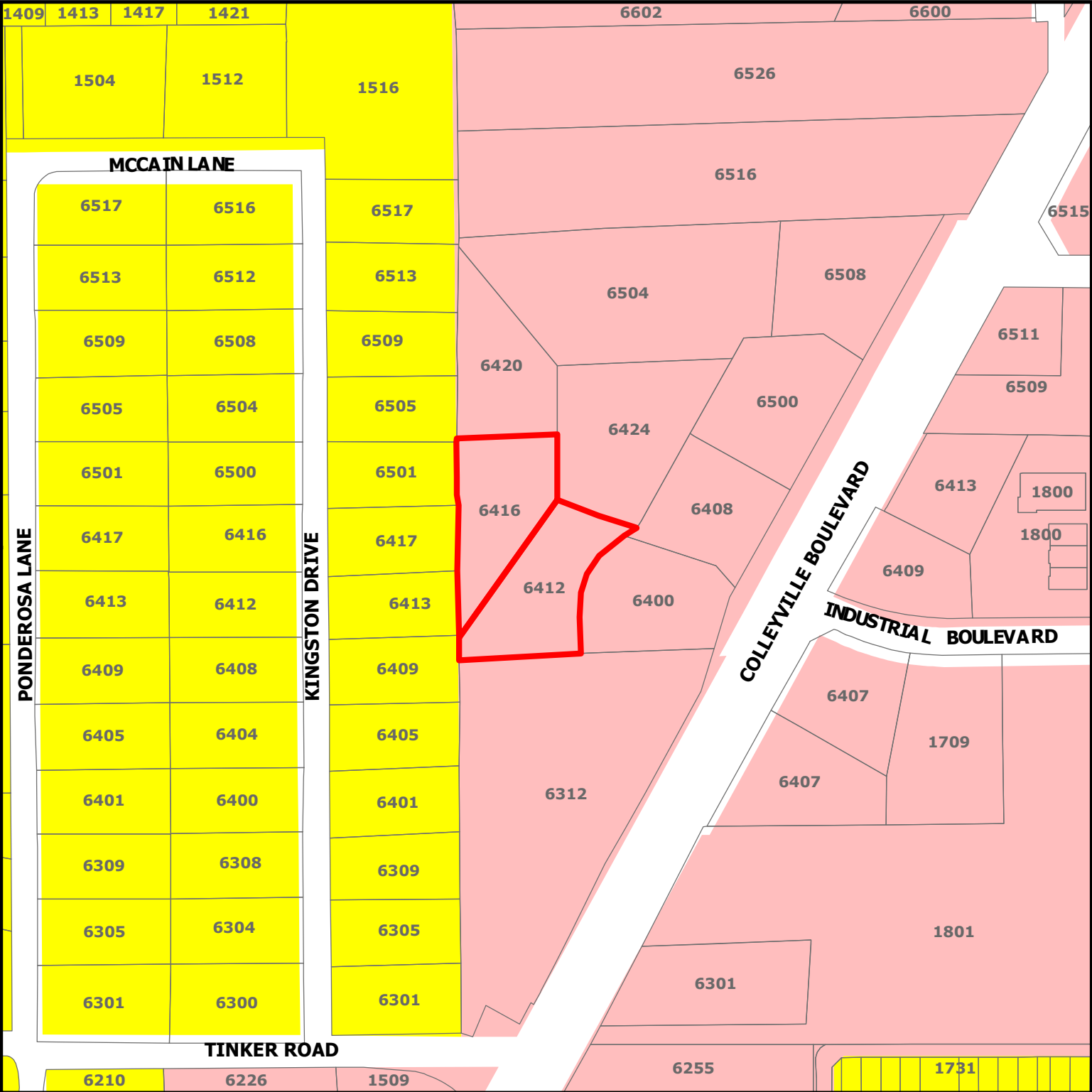
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Subject Property



Future Land Use Map

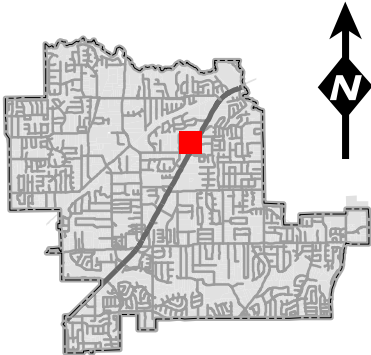


ZC20-012

6412-6416 Colleyville Blvd

DISCLAIMER:
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-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



Statement of Planning Objectives



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State of Planning Objectives

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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



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

Bussiness Plan

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

Bussiness Plan

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

Bussiness Plan

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.

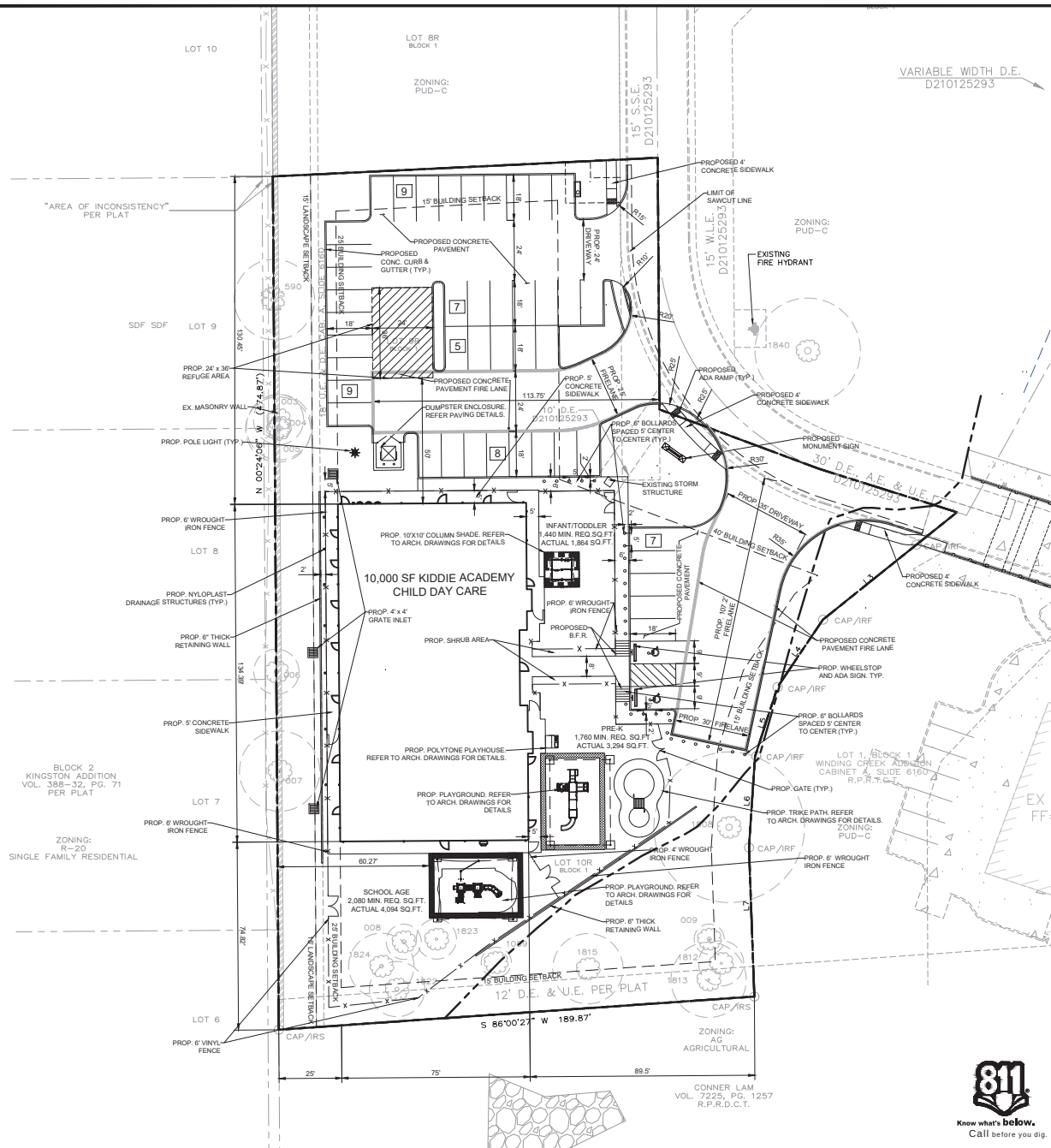
Staff Parking

- 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 ACRES	1.473 ACRES OR 64,164 S.F.
BUILDING SQUARE FOOTAGE	10,000
LOT COVERAGE	18.27%
FAR	0.16
MAXIMUM HEIGHT	29' - 1 STORY
PARKING RATIO PER USE	1 SPACE PER 5 CHILDREN
PARKING PROVIDED	190 CHILDREN
PARKING REQUIRED	38
	45
BUILDING SETBACKS	40' FRONT & 25' REAR
LANDSCAPE SETBACK	15' REAR
PERVIOUS AREA	34,693 SF / 54%
IMPERVIOUS LANDSCAPE	29,471 SF / 46%

PROJECT CONTACT LIST	
OWNER WINDING CREEK VILLAGE LLC 1801 PRECINCT LINE RD. STE A HURST, TX 75644 KEVIN AFKAMI 469-363-3222	DEVELOPER BUTTRY & BROWN DEVELOPMENT, L 3400 TENNYSON PARKWAY PLANO, TX 75024 STEPHEN BROWN 214-277-4830
ENGINEER TRIANGLE ENGINEERING LLC 1784 MCDEERMOTT DR. STE. 110 ALLEN, TX 75013 ANDREW YECH 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

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-BUILT. 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.

SITE PLAN

KIDDIE ACADEMY

CITY OF COLLEYVILLE

LOT 9R & 10 R, BLOCK 1, WINDING CREEK ADDITION

TRIANGLE

TRIANGLE
ENGINEERING LLC

W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

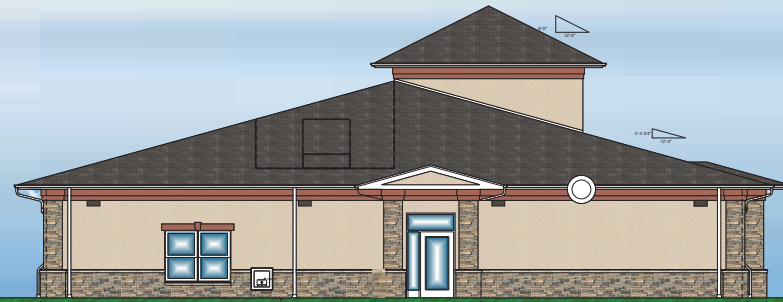
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	GH	04/15/20	SEE SCALE BAR	28-20	1

6/12/2020	TX. P.E. FIRM #11525	C1
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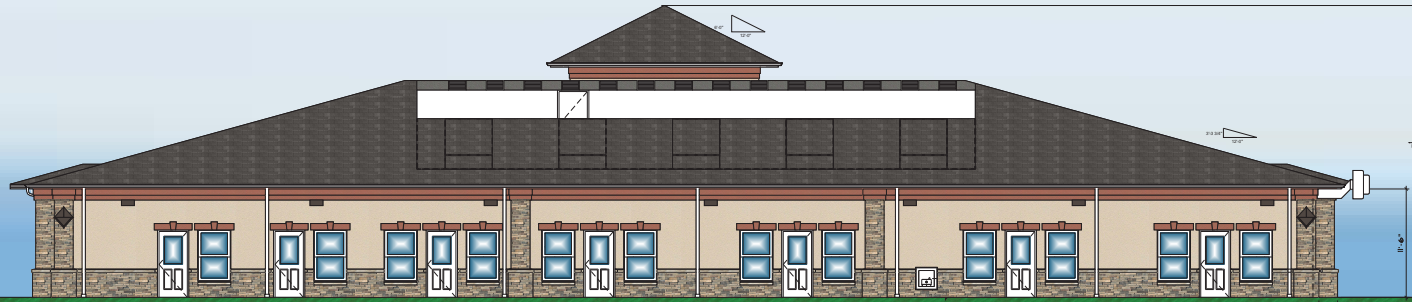
Building Elevations



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
5801 TENNYSON PARKWAY
SUITE 150
PLANO, TX 75024
714.236.4889
FRANCHISEE

MEP ENGINEER

STRUCTURAL ENGINEER

ELECTRICAL SYMBOLS INCLUDING
SCHEDULED SYMBOLS, THE
SCHEDULED SYMBOLS ARE NOT
TO BE USED AS A GUIDE FOR
THE ELECTRICAL CONTRACTOR.
THE ELECTRICAL CONTRACTOR
SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY
PERMITS AND APPROVALS.
ALL CONTRACTORS SHALL REVIEW ALL
CONTRACTS AND SPECIFICATIONS
AND SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY
PERMITS AND APPROVALS.
THIS DOCUMENT IS ISSUED FOR THE
OWNER'S USE ONLY. IT IS NOT
TO BE USED FOR ANY OTHER
PURPOSES WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT.

NO.	REVISION	DATE	DESCRIPTION
1			
2			
3			
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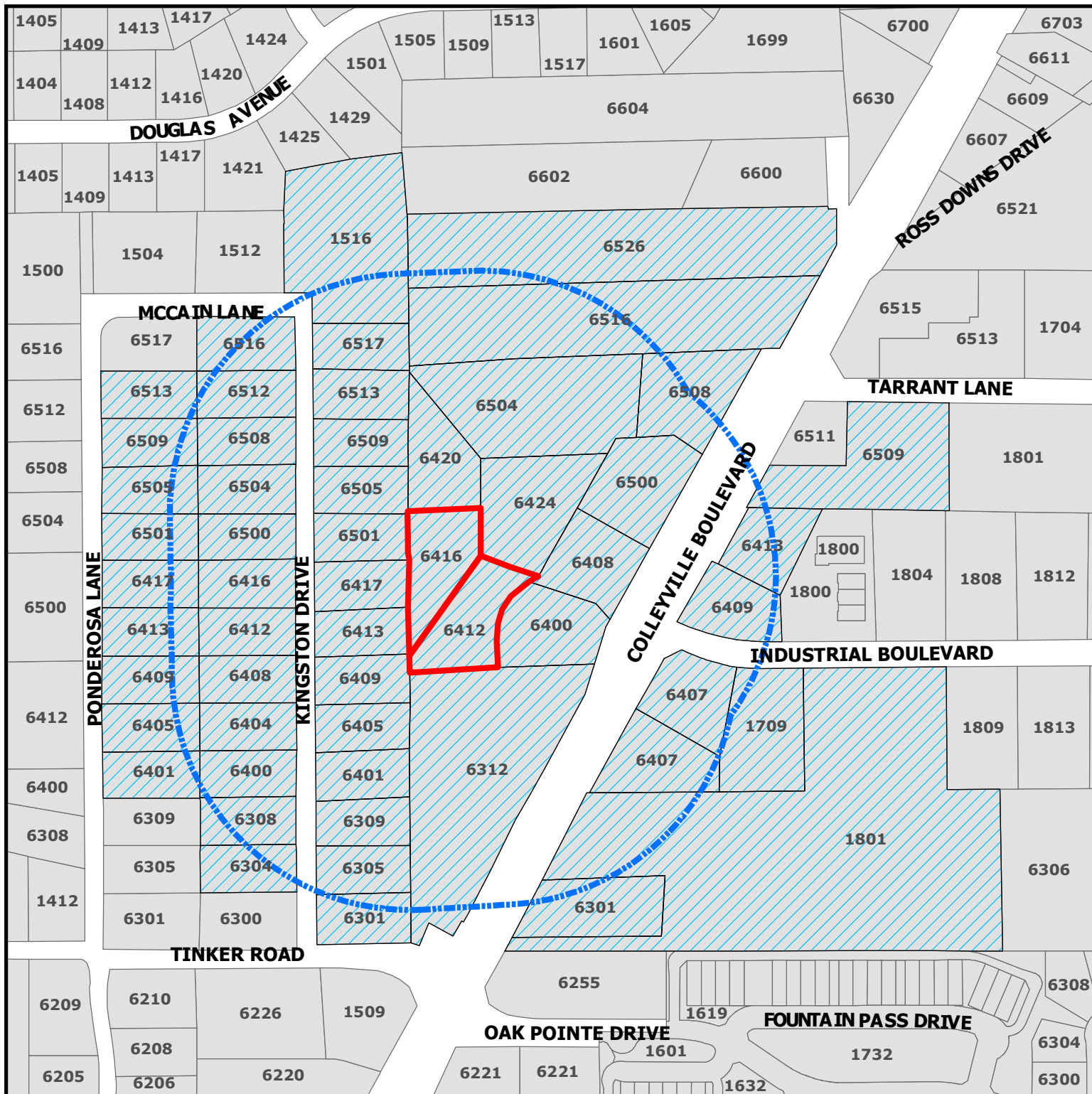
ACADEMY,
EDUCATIONAL CHILD CARE
6412 & 6414 Colleyville Boulevard
Colleyville, TX 76034



HAROLD C. BAKER, AIA
AIA #123456789
ARCHITECT
6412 & 6414 Colleyville Boulevard
Colleyville, TX 76034
714.236.4889

A200
EXTERIOR ELEVATIONS
RENDERING

Notification Map



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.



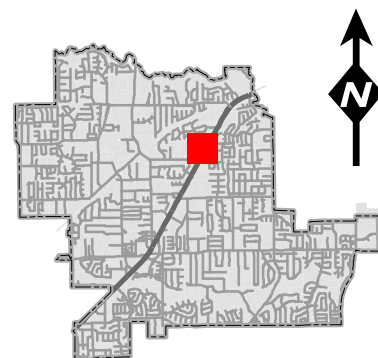
Subject Property



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

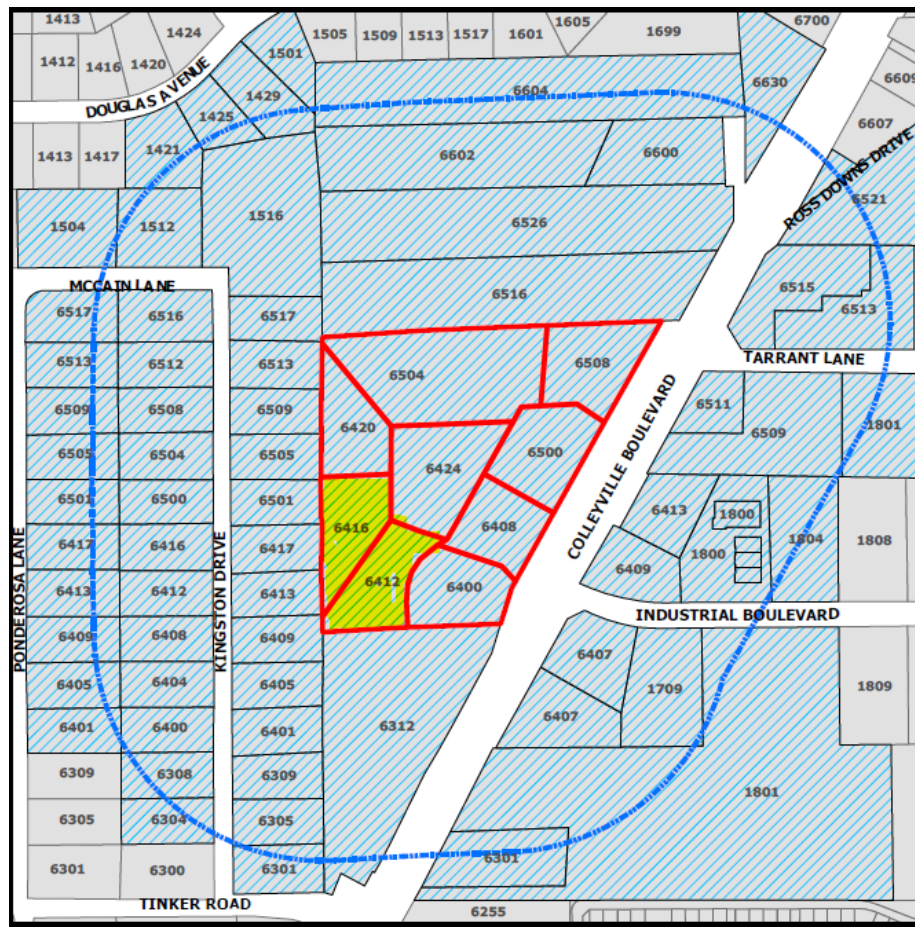
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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
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 approximately 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. It's 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 later 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 7a

Agenda Date 10/6/2020

Number Resolution R-20-4539

Type Resolution

Department City Secretary

Title

Amending Resolution R-20-4515 designating electioneering locations at and adjacent to the Colleyville City Hall/Library polling place; providing for a map of the electioneering locations, and providing for electioneering at said locations

Strategic Plan

1.4 Communicate thoroughly and strategically

Explanation

Reading and Public Hearing

City Attorney Whitt Wyatt will review the attached Resolution R-20-4539, Electioneering Regulations, and Electioneering Map.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Resolution R-20-4539

RESOLUTION R-20-4539

AMENDING RESOLUTION R-20-4515 DESIGNATING ELECTIONEERING LOCATIONS AT AND ADJACENT TO THE COLLEYVILLE CITY HALL/LIBRARY POLLING PLACE; PROVIDING FOR A MAP OF THE ELECTIONEERING LOCATIONS; PROVIDING FOR ELECTIONEERING AT SAID LOCATIONS; AND PROVIDING AN EFFECTIVE DATE

- WHEREAS,** Texas Election Code, including Sections 61.003 and 85.036 therein, have been amended to require a public entity that controls or owns a building used as a polling place, to allow electioneering on the premises while polls are open subject to reasonable time, place and manner regulations adopted by the public entity; and
- WHEREAS,** this Resolution affects only those certain areas of City owned public property defined herein in connection with general and special elections for which the property is a designated polling location; and
- WHEREAS,** the herein defined public property is regularly used for various public events and other purposes for which it is imperative that adequate open space, ingress and egress access points, and public parking facilities must be maintained to ensure those areas continue to operate in a safe and effective manner for all members of the public; and
- WHEREAS,** the City Council has designated the recently developed area within the Colleyville Plaza as a City owned park and limited public forum; and
- WHEREAS,** the City Council has thoroughly reviewed the regulations contained herein, including conducting public hearings and consultations with city staff, to ensure that each individual regulation is narrowly tailored to be the least restrictive means necessary to accomplish the specific needs of the City to administer elections held at the City Hall/Library polling location; including, but not limited to, (i) the safety of vehicles and pedestrians (including, voters, electioneers, election workers and volunteers, City Hall and library patrons, children attending field trips and clubs on the premises, public event invitees, and the general public), (ii) the prevention of damage to public property, and (iii) to ensure that the limited area of accessible public property available within and adjacent to the polling place is utilized to provide the maximum amount of space for electioneering while preserving sufficient area

available for ingress and egress necessary for the voters and general public using the facilities; and

WHEREAS, in order to further the general health, safety, and welfare of the community, electioneering and/or political signs and literature should not be present outside at the time for voting except for a limited period to erect and remove the signs, and not be attached to City improvements and landscaping; and

WHEREAS, the City Council further finds that the size and density of electioneering signs shall be regulated to preserve the safety and welfare of the general public; and, further that said signs should be located a reasonable distance from public roadways in order to adequately provide for the safety of pedestrians and traffic within and surrounding the City Hall polling location; and

WHEREAS, the City Council has determined it is in the best interest of the public to adopt Electioneering Regulations and an Electioneering Map identifying the electioneering locations that are the subject of this Resolution and applicable thereto, copies of which are incorporated herein and attached as Exhibits "A" and "B" respectively; and

WHEREAS, Governor Greg Abbott has issued a State of Disaster in response to the current COVID-19 pandemic, which is still in effect as of the effective date of these regulations and is anticipated to remain in effect throughout the current state and federal election periods; and

WHEREAS, in conformance with state law and the City Charter, the Mayor has issued a local declaration of emergency by proclamation adopting local health and safety regulations in conformance with Governor Abbott's current disaster orders to further protect the health, safety and welfare of the local community; and

WHEREAS, in addition to the other purposes stated herein, the regulations contained herein are presently necessary to ensure that all persons engaging in electioneering within the geographically limited area of the City Hall/Library polling location are provided an opportunity to electioneer safely during the current pandemic.

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

- Sec. 1. THAT Resolution R-20-4515 is hereby amended by adoption of the Electioneering Regulations attached as Exhibit "A" and Electioneering Map attached as Exhibit "B", both of which are amended and restated in their entirety herein.
- Sec. 2. THAT the Electioneering Regulations attached as Exhibit "A" and an Electioneering Map attached as Exhibit "B" are approved as part of this Resolution and may be further amended as deemed necessary by the City Council.
- Sec. 3. THAT nothing in this Resolution shall be construed as authorizing electioneering within any area of the City-owned polling place that would violate any provision of the Texas Election Code or other applicable law.
- Sec. 4. THAT a copy of this Resolution and the Electioneering Map shall be made available to the public in the Office of the City Secretary. In addition, a copy of the electioneering map shall be posted at each public entrance of the City Hall/Library polling location during the voting period.
- Sec. 5. THAT this Resolution shall take effect immediately upon passage.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 6TH DAY OF OCTOBER 2020.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

EXHIBIT “A”

City of Colleyville City Hall/Library Polling Place Electioneering Regulations Effective October 6, 2020 – Resolution R-20-4539

Purpose and Scope

The purpose of the City of Colleyville Electioneering Regulations “Regulations” are to provide reasonable time, place, and manner regulations for electioneering on City-owned or controlled public property when such property is used as an election polling place. The City Council has thoroughly reviewed the regulations contained herein, including public hearings and consultation with city staff, to ensure that each individual regulation is narrowly tailored to be the least restrictive means necessary to accomplish the specific needs of the City to administer elections held at the City Hall/Library polling location; including, but not limited to, (i) the safety of vehicles and pedestrians (including, voters, electioneers, election workers and volunteers, City Hall and library patrons, children attending field trips and clubs on the premises, public event invitees, and the general public), (ii) the prevention of damage to public property, and (iii) to ensure that the limited area of accessible public property available within and adjacent to the polling place is utilized to provide the maximum amount of space for electioneering while preserving sufficient area available for ingress and egress necessary for the voters and general public using the facilities. The Regulations provide solely for the regulation of Electioneering and Political Signs (as these terms are defined herein) during an election in which the Colleyville City Hall/Library is used as a polling place. These Regulations are not intended to amend or replace any of the City’s existing regulations governing the subject matters herein, provided the same are not in conflict herewith, and all such regulations shall remain in full force and effect.

Definitions

The following words and phrases as used and shall have the meanings as set forth in this section:

City Hall/Library Polling Place means the Colleyville City Hall or Library building located at 100-110 Main Street, inclusive of the tract of land on which said building is located, in conformance with the definition of a designated polling place provided in Chapter 43 of the Texas Election Code.

Electioneering shall mean the posting, use, or distribution of political signs, clothing, badges, or literature. Nothing contained herein prevents the wearing of clothing, badges, or political symbols outside the 100 foot marker.

Electioneering Locations(s) means the locations on the premises of a City Hall/Library Polling Place and all immediately adjacent tracts of land owned by the City that are designated as the location where electioneering may occur. Electioneering is never permitted to impede traffic movements or parking in City owned parking lots, inside or outside the 100 foot markers. All electioneering must remain within the designated electioneering locations, as further depicted

in the current City Hall/Library electioneering map, which may be updated by resolution of the City Council.

Political Sign means a sign, promoting the election of a candidate or political party, or approval or rejection of a measure.

Voting Period shall mean:

- (1) with respect to early voting by personal appearance, the hour the polls are open for voting on the first day of the early voting period and ending when the polls close or the last voter has voted, whichever is later, on the last day of the early voting period; and
- (2) with respect to Election Day, the hour the polls are open for voting and ending when the polls close or the last voter has voted, whichever is later.

Electioneering Times and Locations

Electioneering shall be permitted to occur at the City Hall/Library polling place and the adjacent public property only during a voting period and only within the electioneering location(s) designated in the current electioneering map approved by the City Council.

General Information and Rules

The electioneering area is situated upon public land maintained by the City of Colleyville and is regularly irrigated on a timed overnight cycle water sprinkler device (rising and spraying water above-ground).

Public trash receptacles are to remain as placed.

Motor vehicles are not allowed to be parked where parking is prohibited within the electioneering area.

No personal property or electioneering paraphernalia, with the exception of signs, tents, and canopies, may be left on the premises overnight.

No electricity or water will be provided in the electioneering area.

No security will be provided to the electioneering area.

The City is not responsible for any items of personal property brought onto the premises and is not subject to liability for damage, alteration, theft and/or destruction of personal property, whether attended or unattended, within the premises at any time. The City is further not subject to liability for injury to persons or property arising out of the same.

Political Signs

No person shall place or affix a political sign on the premises of the City Hall polling place or adjacent City-owned public property except as follows:

- (1) Political signs may be placed or affixed only in the electioneering location(s) established herein; provided, that political signs may be placed within an electioneering sign location during a period not earlier than 24 hours prior to the commencement of the early voting period and must be removed not later than 10:00 a.m. on the day after Election Day when City Hall/Library is an Election Day polling location.
- (2) Large signs having a sign face no larger than thirty-two (32) square feet and be no taller than eight (8) feet in height from ground level shall be permitted in the designated electioneering location. Only one large sign may be attached to any single canopy or tent located within the designated electioneering locations. Large signs may also be placed on the ground, secured with weights, but may not be staked in the ground, or attached to a vehicle and parked in a City owned facility parking lot, inside or immediately outside the 100 foot markers, unless designated on the electioneering map which may be updated by resolution enacted by the City Council. No large sign shall be placed or erected within 20 feet of another large sign already located in the designated electioneering location.
- (3) All political signs must be placed or affixed in a manner that does not violate any other applicable state or local regulation, including the City's sign regulations contained in Chapter 7 of the City's Land Development Code (available online at www.colleyville.com), and shall not be placed upon any publicly owned property adjacent to the City Hall/Library polling place (outside of the current electioneering map area(s)), except as otherwise provided herein.
- (4) In addition, Political signs:
 - shall not be permitted in any form, on any City owned facility parking lot, or attached to a vehicle and parked in a City owned facility parking lot, inside or immediately outside the 100 foot markers, unless designated in the electioneering map which may be updated and approved by resolution enacted by the City Council
 - shall not be attached to any utility, light, or traffic signal pole
 - shall not be illuminated
 - shall not have more than two (2) sign faces per sign
 - may be placed in the perimeter landscaped area on the subject property being used as a polling location in accordance with Texas Election Code
 - shall not exceed four (4) square feet in area, except as otherwise permitted herein
 - shall be attached to a metal stake, not to exceed a 9 gauge diameter, driven into the ground (excluding large signs)
 - shall not encroach upon any tree roots, irrigation lines, and any other underground vegetation, or structure
 - shall not extend over any sidewalk, street, or driveway

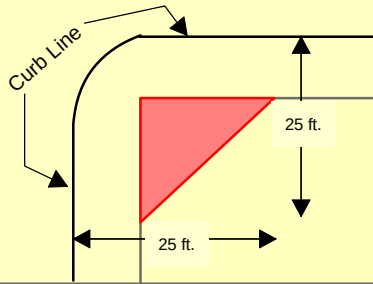
Canopies or Tents

Canopies or tents are allowed only in the designated areas, during a period not earlier than 24 hours prior to the commencement of the early voting period and must be removed not later than 10:00 a.m. on the day after Election Day when City Hall/Library is an Election Day polling location. Canopies and tents may not be located within a public parking lot open to vehicular traffic, landscaped island, or sidewalk, and may not exceed 10 feet x 12 feet (LxW) in size. A minimal distance of 20 feet between each tent or canopy shall be maintained.

Enforcement

The Colleyville City Secretary, Code Enforcement Department, and Election Judge shall responsibly provide for the enforcement of these Regulations and Texas Election Code. To contact the City Secretary call 817.503.1130; Code Enforcement Department call 817-503-1268.

Visibility Triangle Measurement



- Political signage not to exceed 4 sq.ft. allowed in greenscape between sidewalk and back of parking lot curb only
- No electioneering west of sidewalk
- Neither signage or electioneering may impede the sidewalk or parking lot

NO ELECTIONEERING

Electioneering Designated signs/canopies/tents allowed per Resolution R-20-4539

Signage not allowed in landscaped medians, or tree medians, do not impede traffic flow or block pedestrian walkways or roads

Electioneering Designations



Library Entrance



100 ft. from Entrance



Allow Electioneering



No Electioneering



Exhibit "B"

Created: 9/1/2020

Path: K:\Project\Project by Department\CMO\Election\Electioneering_lib2.mxd

Election Judge

Phone

Date



City of Colleyville City Council Agenda Briefing

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

Agenda Number 9

Agenda Date 10/6/2020

Type Report

Department City Secretary

Title

June 22, 2020 Planning and Zoning Commission Worksession Minutes

June 22, 2020 Planning and Zoning Commission Minutes

July 13, 2020 Planning and Zoning Commission Minutes

Attachments

1. June 22, 2020 Planning and Zoning Commission Worksession Minutes
2. June 22, 2020 Planning and Zoning Commission Minutes
3. July 13, 2020 Planning and Zoning Commission Minutes



City of Colleyville Planning and Zoning Commission Worksession Minutes

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

Monday, June 22, 2020

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession was called to order by Chair Mathisen on June 22, 2020, at 6:17 p.m.

Roll Call

Present: Sayeda Syed, Kimberly Holt, Ryan Moore, Susan Mathisen, Matt Koch, and George Bond

Absent: Claudia Bevill

Staff Present: Ben Bryner, Jacquelyn Reyff, Robert McKeown, and Keera Seiger

1. WORKSESSION ITEMS

WS-4 Presentation and discussion 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 ZC20-0015

Jacquelyn Reyff and Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding privacy, safety, fencing, location of the play, purpose of the retaining wall, tree preservation, total square foot of the play areas, setbacks, the ages of children, dates of operation, and noise.

WS-1 Presentation and discussion 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

Jacquelyn Reyff presented the case and briefed the Commission.

There was general discussion regarding hours of operation, traffic along Highway 26, types of permitted uses, history of the property's PUD ordinance, and property road access.

WS-2 Presentation and discussion 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

Jacquelyn Reyff and Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding the location of the property, type of fencing material, location of the driveway, the required fence regulation, the type of fencing found in surrounding properties, the height the required fence, and joint worksession with City Council regarding the fence ordinance.

WS-3 Presentation and discussion 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

There was no discussion.

WS-5 Presentation and discussion of a Special Use Permit for a Fence to extend into the required street side yard on Lot 3, Block 7, Creekside at Colleyville, located at 3509 Valmur Avenue, Case ZC20-016

Jacquelyn Reyff presented the case and briefed the Commission.

There was general discussion regarding the location of the proposed fence, the distance from the property line, location of the retaining wall, the intent of the pipe located in the home, and maintaining the consistency in the neighborhood.

WS-6 Presentation and discussion 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

Ben Bryner presented the case and briefed the Commission.

2. ADJOURNMENT

The meeting adjourned at 7:12 p.m.

The minutes were written and prepared by:



Araceli Botello
Planning Technician

The meeting minutes were approved on September 14, 2020 by a vote of 7-0.



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, June 22, 2020

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Mathisen on June 22, 2020, at 7:17 p.m.

Roll Call

Present: Susan Mathisen, Ryan Moore, Sayeda Syed, Kimberly Holt, Matt Koch, and George Bond

Absent: Claudia Bevill

Staff Present: Ben Bryner, Jacquelyn Reyff, Robert McKeown, and Keera Seiger

2. CITIZEN COMMENTS

There were no citizens wishing to speak.

3. APPROVAL OF MINUTES

May 11, 2020 Planning and Zoning Commission Minutes

Commissioner Koch made a motion to approve the May 11, 2020 regular meeting minutes. Commissioner Moore seconded the motion.

The motion to approve carried with the following vote:

Aye: 6 – Moore, Syed, Holt, Mathisen, Koch, and Bond

Nay: 0

4. PUBLIC HEARING AGENDA ITEMS

- 4a** Consideration of a Special Use Permit for a Fence to extend into the required street side yard on Lot 1, Block 1, of the Stowe Addition, located at 816 Shelton Drive, Case ZC20-009, TABLED FROM THE JUNE 8, 2020 PLANNING & ZONING COMMISSION MEETING

Commissioner Moore made a motion to remove Case ZC20-009 from the table. Commissioner Holt seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Moore, Syed, Holt, Mathisen, Koch, and Bond

Nay: 0

Jacquelyn Reyff presented the item and briefed the Commission. Mrs. Reyff answered questions of the Commission regarding the type of fence material.

The applicant, Mark Cooper, 2804 Lake Brook Court, Highland Village, came forward and briefed the Commission. Mr. Cooper answered questions of the Commission regarding if the request is to extend the fence onto the property line, the existing fence, traffic, height of the fence, gates, security, privacy, permits, and fence ordinances.

The public hearing was opened at 7:40 p.m.

Lisa Grossman, 6014 Pleasant Run Road, came forward and spoke in opposition to the case. Mrs. Grossman addressed concerns regarding view of the fencing, the request not meeting requirements, and no hardship or safety concerns to merit the approval of the request by the applicant.

Mr. Cooper addressed the concerns brought forth by Mrs. Grossman. Mr. Cooper addressed the permits acquired for the existing fence on the property, the approval of position for the home to face Shelton Drive, and setbacks.

The public hearing was closed at 7:48 p.m.

There was general discussion amongst the Commissioners regarding the timeline for the permits requested, maintaining the integrity of the neighborhood, timeline of the changes for the fence ordinance, the hardship of the request, the height of the fence, the location of the house and setbacks, traffic, landscaping, history of the property, and the intent of the Land Development Code.

Mr. Cooper addressed the concerns brought forth by the Commission. Mr. Cooper stated the building plan of the house was submitted with the fence outline in the plan.

Commissioner Koch made a motion to approve Case ZC20-009 with the condition that the fence be placed along the boundary of the driveway and not along the rear yard property line.

Due to a lack of a second, the motion failed and a new motion was required.

Commissioner Moore made a motion to deny Case ZC20-009. Commissioner Holt seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Moore, Syed, Holt, Mathisen, and Bond

Nay: 1 - Koch

5. AJOURMENT

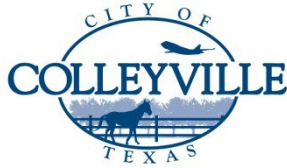
The meeting adjourned at 8:04 p.m.

The minutes were written and prepared by:



Araceli Botello
Planning Technician

The meeting minutes were approved on September 14, 2020 by a vote of 7-0.



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, July 13, 2020

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Mathisen on July 13, 2020, at 7:00 p.m.

Roll Call

Present: Susan Mathisen, Kimberly Holt, Sayeda Syed, Matt Koch, Claudia Bevill, and George Bond

Absent: Ryan Moore

Staff Present: Ben Bryner, Jacquelyn Reyff, Robert McKeown, Araceli Botello

1. APPROVAL OF MINUTES

November 25, 2019 Planning and Zoning Commission Worksession
December 9, 2019 Planning and Zoning Commission
May 26, 2020 Planning and Zoning Commission Worksession
May 26, 2020 Planning and Zoning Commission
June 8, 2020 Planning and Zoning Commission

Commissioner Bond made a motion to approve the November 25, 2019 worksession minutes, the December 9, 2019 regular meeting minutes, the May 26, 2020 worksession minutes, the May 26, 2020 regular meeting minutes, and June 8, 2020 regular meeting minutes. Commissioner Holt seconded the motion.

The motion carried by the following vote:

Aye: 6 – Syed, Holt, Mathisen, Koch, Bevill, Bond
Nay: 0

2. CITIZEN COMMENTS

There were no citizens wishing to speak.

3. PUBLIC HEARING AGENDA ITEMS

- 3a** 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 ZC20-0015

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant/owner, Steven Brown, 6612 Josephine Street, Plano, briefed the Commission. Mr. Brown spoke regarding the site plan, the playground, hours of operation, safety, and traffic.

The public hearing was opened at 7:21 p.m.

Fray Webster, 112 Quail Run, spoke in support of the Case.

Brad Hildred, 6409 Kingston, spoke in opposition to the Case. Mr. Hildred posed questions regarding the fence backing up to his property, and drainage.

Susan Reynolds, 6417 Kingston, spoke in opposition to the Case. Ms. Reynolds spoke regarding the location of the daycare, noise from the children, building doors, trees, and traffic.

Mr. Brown spoke regarding the questions and concerns addressed by the speakers. Mr. Brown addressed concerns regarding the fence, drainage, building size, and trees.

The public hearing was closed at 7:38 p.m.

There was general discussion amongst the Commissioners, staff, Mr. Brown, and Mr. Webster regarding building and playground square footage, the fence, the safety of children, the speed limit on the private drive, drainage, traffic, the clearing of brush, parking spaces, the special use permit, noise, and drainage.

Commissioner Holt made a motion to approve Case ZC20-015 with the condition the property owner place 25 MPH speed limit signs and drainage is addressed between property owners, the City, and neighboring property owners. Commissioner Koch seconded the motion.

The motion carried by the following vote:

Aye: 4 – Holt, Mathisen, Koch, Bond

Nay: 2 – Syed, Bevill

- 3b** Consideration of an amendment to the PUDC 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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant/owner, Steven Brown, 6612 Josephine Street, Plano, briefed the Commission, and answered questions.

There was general discussion regarding after-hour events at the day care center.

The public hearing was opened at 8:43 p.m. With no one wishing to speak, the public hearing was closed at 8:43 p.m.

Commissioner Holt made a motion to approve Case ZC20-012. Commissioner Bond seconded the motion.

The motion carried by the following vote:

Aye: 6 – Syed, Holt, Mathisen, Koch, Bevill, and Bond
Nay: 0

- 3c** 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

Jacquelyn Reyff presented the item and briefed the Commission.

Cheryl Turner, applicant, 5835 Shoreside Bend, Irving, briefed the Commission, and answered questions.

The public hearing was opened at 8:54 p.m. With no one wishing to speak, the public hearing was closed at 8:54 p.m.

There was general discussion regarding the Creekside Development, the placement of the fence, continuity, and the Land Development Code.

Commissioner Koch made a motion to approve Case ZC20-013. Commissioner Holt seconded the motion.

The motion was denied by the following vote:

Aye: 3 – Holt, Koch, Bond

Nay: 3 – Syed, Mathisen, Bevill

Due to a lack of four affirmative votes, the motion fails and the case is therefore denied.

3d 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

Jacquelyn Reyff presented the item and briefed the Commission.

Cheryl Turner, applicant, 5835 Shoreside Bend, Irving, briefed the Commission, and answered questions.

The public hearing was opened at 9:27 p.m. With no one wishing to speak, the public hearing was closed at 9:27 p.m.

There was general discussion regarding the Creekside development, the fence, a privacy fence, trees, and the layout of the property.

Commissioner Syed made a motion to approve Case ZC20-014. Commissioner Bevill seconded the motion.

The motion carried by the following vote:

Aye: 5 – Syed, Holt, Koch, Bevill, Bond

Nay: 1 - Mathisen

3e 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

Jacquelyn Reyff presented the item and briefed the Commission.

Amish Patel, 3509 Valmur Avenue, applicant, briefed the Commission, and answered questions.

The public hearing was opened at 9:50 p.m.

Cheryl Turner, 5835 Shoreside Bend, Irving, spoke in support of the Case.

The public hearing was closed at 9:52 p.m.

There was general discussion regarding staff's recommendation of denial and the development.

Commissioner Syed made a motion to approve Case ZC20-016. Commissioner Koch seconded the motion.

The motion carried by the following vote:

Aye: 4 – Syed, Holt, Koch, Bond

Nay: 2 – Mathisen, Bevill

3f 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

Ben Bryner presented the item and briefed the Commission.

There was general discussion regarding the proposed amendments and owner/operators of the related businesses.

The public hearing was opened at 10:09 p.m. With no one wishing to speak, the public hearing was closed at 10:09 p.m.

Commissioner Holt made a motion to approve Item 3f. Commissioner Syed seconded the motion.

The motion carried by the following vote:

Aye: 6 – Syed, Holt, Mathisen, Koch, Bevill, Bond

Nay: 0

4. AJOURMENT

The meeting adjourned at 10:11 p.m.

The minutes were written and prepared by:



Keera Seiger

Assistant to the City Secretary

The meeting minutes were approved on September 14, 2020 by a vote of 7-0.

RESOLUTION R-20-4540

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
OCTOBER 6, 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 6TH DAY OF
OCTOBER 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