



City of Colleyville City Council Agenda

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

Tuesday, October 20, 2020

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

CALL TO ORDER

- WS-1** Discussion of a holiday gift card economic development program
- WS-2** Update on SH26 Beautification Project - Gateway elements
- WS-3** Update on preliminary design for trail connecting Nature Center to Sparger Park
- WS-4** Glade Road / Riverwalk Roundabout Landscape Design
- WS-5** Discussion of the October 20, 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

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**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-20-4541****3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS****Announcements of civic and charitable events****Presentation of calendar events and updates****Announcements of awards and recognition**

In recognition of the City of Colleyville being an International Economic Development Council Silver Award recipient for our To-Go Gift Card Program under the "Resiliency, Recovery and Mitigation" category for communities with a population 25,000 - 200,000

Mothers Against Drunk Driving (MADD) 2020 MADD North Texas Salute Our Heroes awards in recognition of Police Officers Elias Olivarez and Jessica Mackey - Mayor Richard Newton and Police Chief Michael Miller

4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-20-4542

- 4a** Approval of the minutes of the regular City Council meeting of October 6, 2020
- 4b** Approval of an Interlocal Agreement and funding for the Metroport Teen Court Program
- 4c** Approval of a Construction Services Agreement with Winters and White, LLC, for the FY 2021 Miscellaneous Pavement Markings Contract, in an amount not to exceed \$150,000.00, and authorizing the City Manager to execute the agreement
- 4d** Approval of a Construction Services Agreement with GRod Construction, LLC, for the FY 2021 Miscellaneous Concrete Repair Contract, in an amount not to exceed \$400,000.00, and authorizing the City Manager to execute the agreement
- 4e** Approval of a Contractor Services Agreement with Smith Lawn and Tree, LLC, for the FY 2021 Tree Trimming Contract, in an amount not to exceed \$75,000.00, and authorizing the City Manager to execute the agreement

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - September 2020

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

6b 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

6c 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

6d 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

6e 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

7. TABLED: ORDINANCE(S) READING AND PUBLIC HEARING**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**9. REPORTS**

Library Board Minutes - August 10, 2020

Planning and Zoning Commission Minutes - September 14, 2020

Planning and Zoning Commission Minutes - September 28, 2020

10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR - READING AND PUBLIC HEARING - RESOLUTION R-20-4543**11. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards Friday, October 16, 2020 by 5:00 p.m.

Christine Loven, TRMC
City Secretary

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

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

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



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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Agenda Number WS-1
Type Worksession
Department City Manager

Agenda Date 10/20/2020

Title

Discussion of a holiday gift card economic development program

Explanation

This agenda item provides for discussion of a potential third gift card program during the 2020 holiday season. Consistent with the previous gift card programs, this economic development program is intended to support our local businesses.

Attachments

1. 3rd Gift Card Presentation 10-20-20

Discussion of a Holiday Gift Card Program

City Council Worksession
October 20, 2020

Gift Card Programs To-Date



Gift Card 1: Mailed March 2020



Gift Card 2: Mailed April 2020



2020 Gift Cards	Total Number	Total Cost
\$35 Gift Card #1	6,064	\$212,240
\$35 Gift Card #2	5,653	\$197,855
\$50 Colleyville Cares Card	302	\$15,100
TOTAL	12,019	\$425,195

Holiday Gift Card Program



- City experienced increased sales tax collections this last fiscal year, in large part due to online sales--- which did not benefit many of our local businesses
 - A 3rd gift card program allows the City to share the success of increase sales tax receipts with those brick and mortar businesses who are not realizing the increased sales
- Supports our brick and mortar stores during the holiday season, when online shopping is expected to be substantial
- Allows more businesses to participate, as some business types were required to remain closed during the first two gift card programs
- Details
 - Dollar amount - \$35, \$50, or another amount?
 - Another "Colleyville Cares" gift card to share with churches?
 - Redeem by December 31, 2020
- Anticipated program cost of around \$220,000 based on redemption rates of our first two gift card programs (all TIF funded)

Holiday Gift Card Program



Future Planning



- Continue personal touch with business outreach efforts
- Survey of local businesses underway
 - Understand current operational impacts (hours, staff)
 - Understand current customer traffic
 - What is the greatest need
 - How can the City support you
- Responses will be reviewed and considered as staff considers whether there are any new programs that could be launched in the new year



City of Colleyville City Council Agenda Briefing

City Hall
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Agenda Number WS-2

Agenda Date 10/20/2020

Type Worksession

Department City Manager

Title

Update on SH26 Beautification Project - Gateway elements

Explanation

This agenda item provides for review and discussion of the final design for the SH26 Beautification Project - Gateway elements, as represented in the nearly complete construction documents. Following this discussion, the bid package will be finalized to be placed out for bid later this year.

Attachments

1. Gateways Presentation 10-20-2020

COLLEYVILLE BOULEVARD

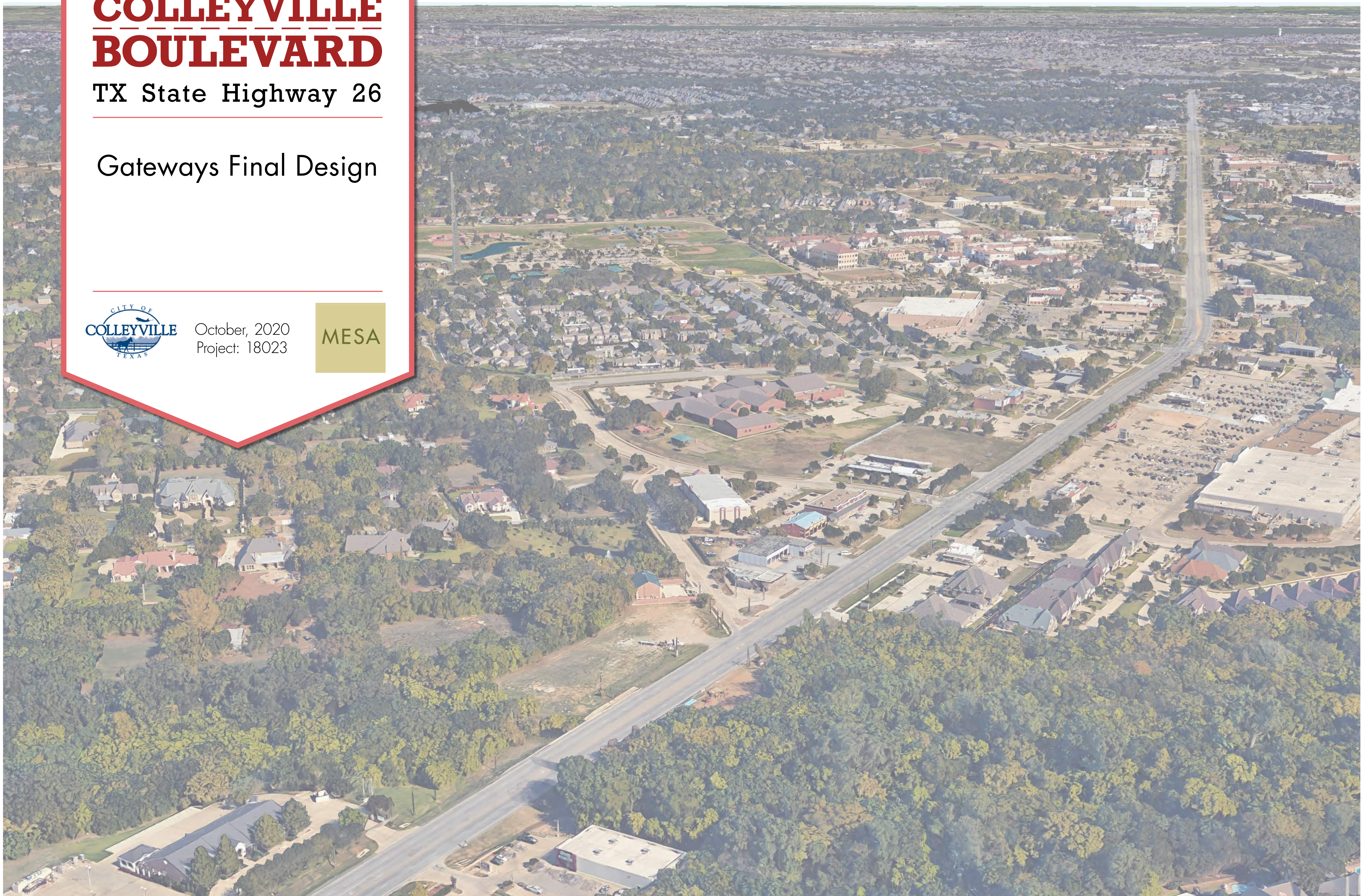
TX State Highway 26

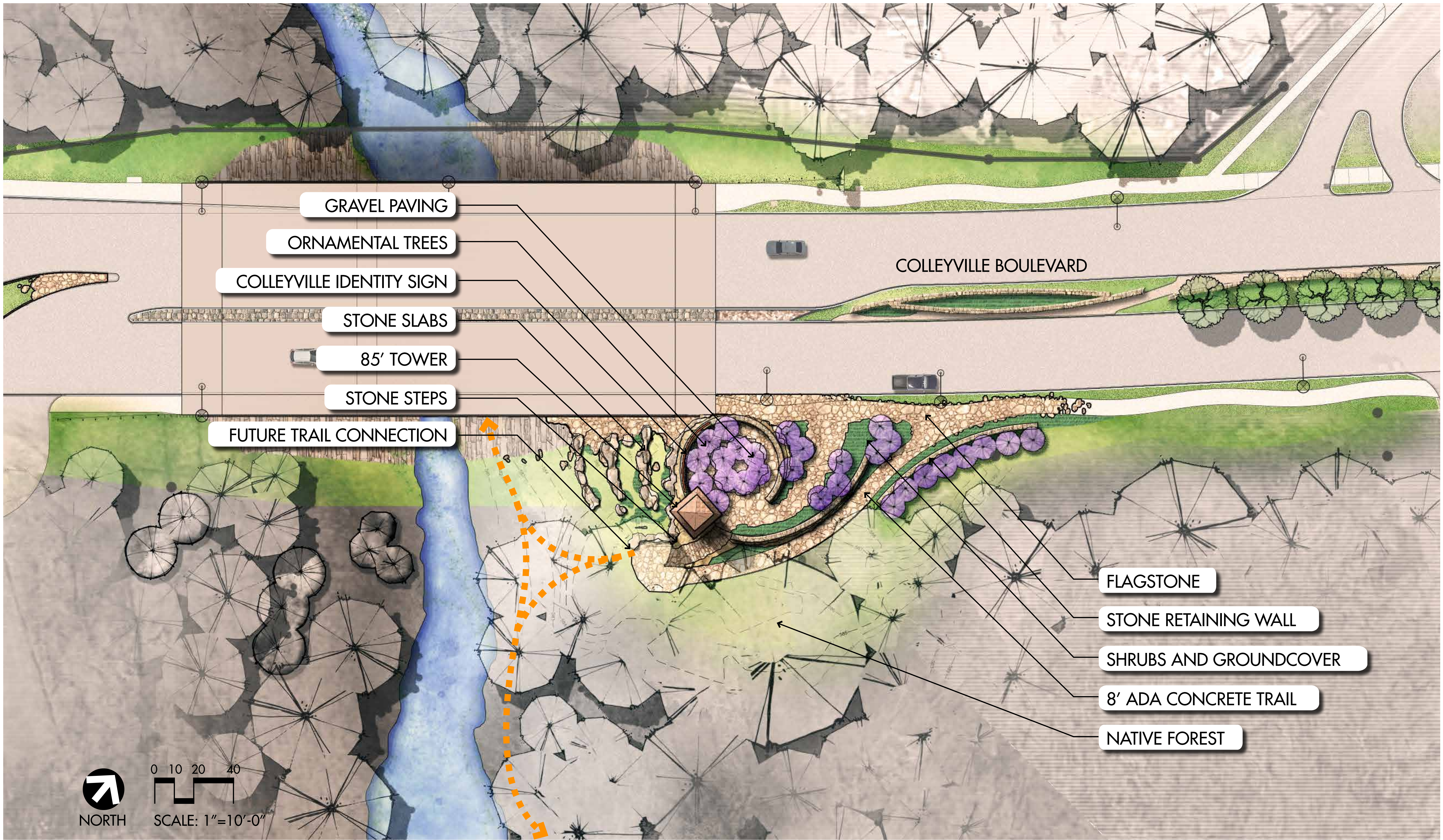
Gateways Final Design



October, 2020
Project: 18023

MESA







**COLLEYVILLE
BOULEVARD**

Creekside Gateway - View Looking North

October 20, 2020 | Project: 18023

MESA





**COLLEYVILLE
BOULEVARD**

Creekside Gateway - View Looking North

October 20, 2020 | Project: 18023

MESA









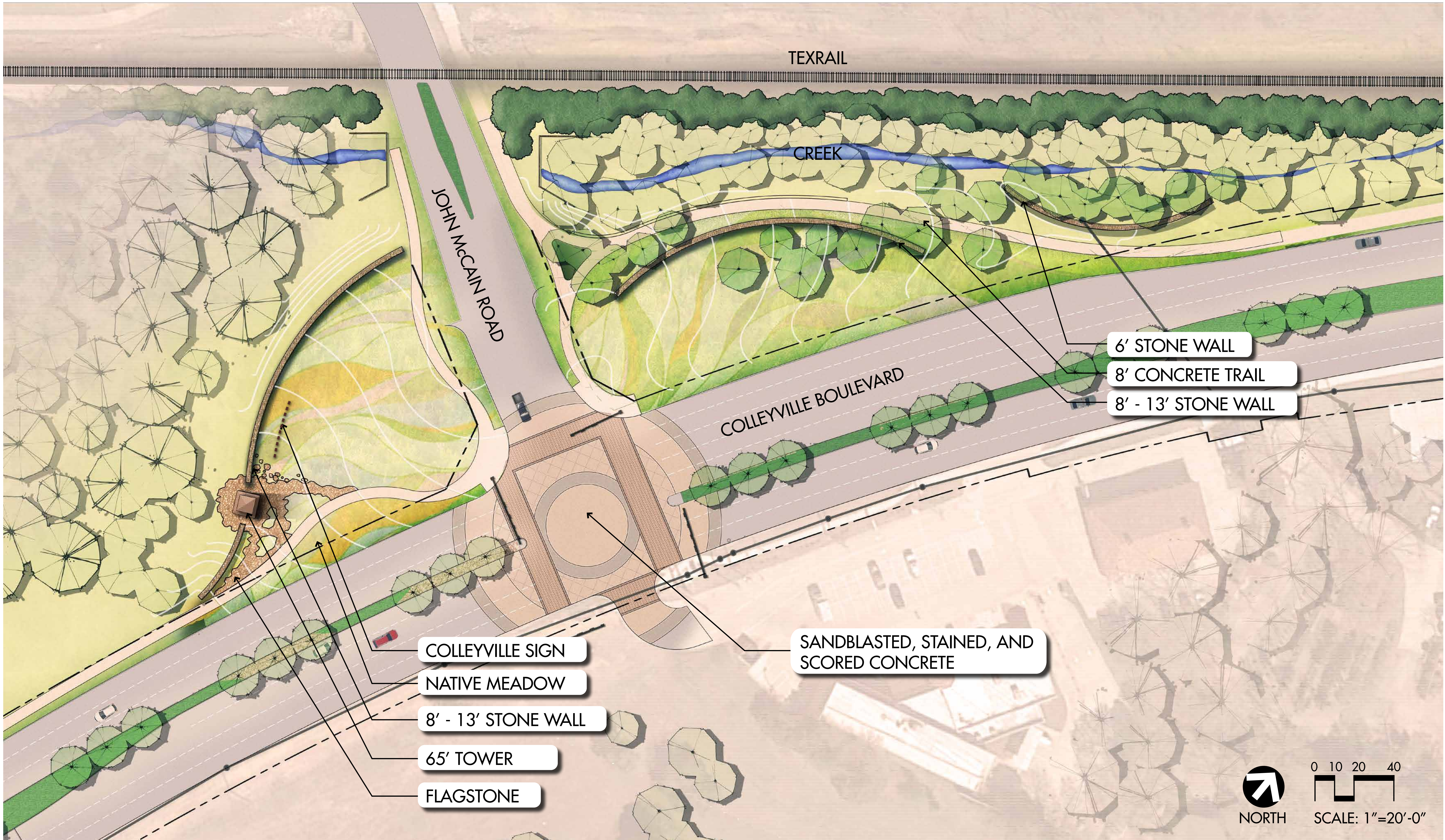
**COLLEYVILLE
BOULEVARD**

Creekside Gateway - Trailhead Link

October 20, 2020 | Project: 18023

MESA







**COLLEYVILLE
BOULEVARD**

Pastoral Gateway - View Looking South

October 20, 2020 | Project: 18023

MESA







**COLLEYVILLE
BOULEVARD**

Pastoral Gateway - View Looking North

October 20, 2020 | Project: 18023

MESA



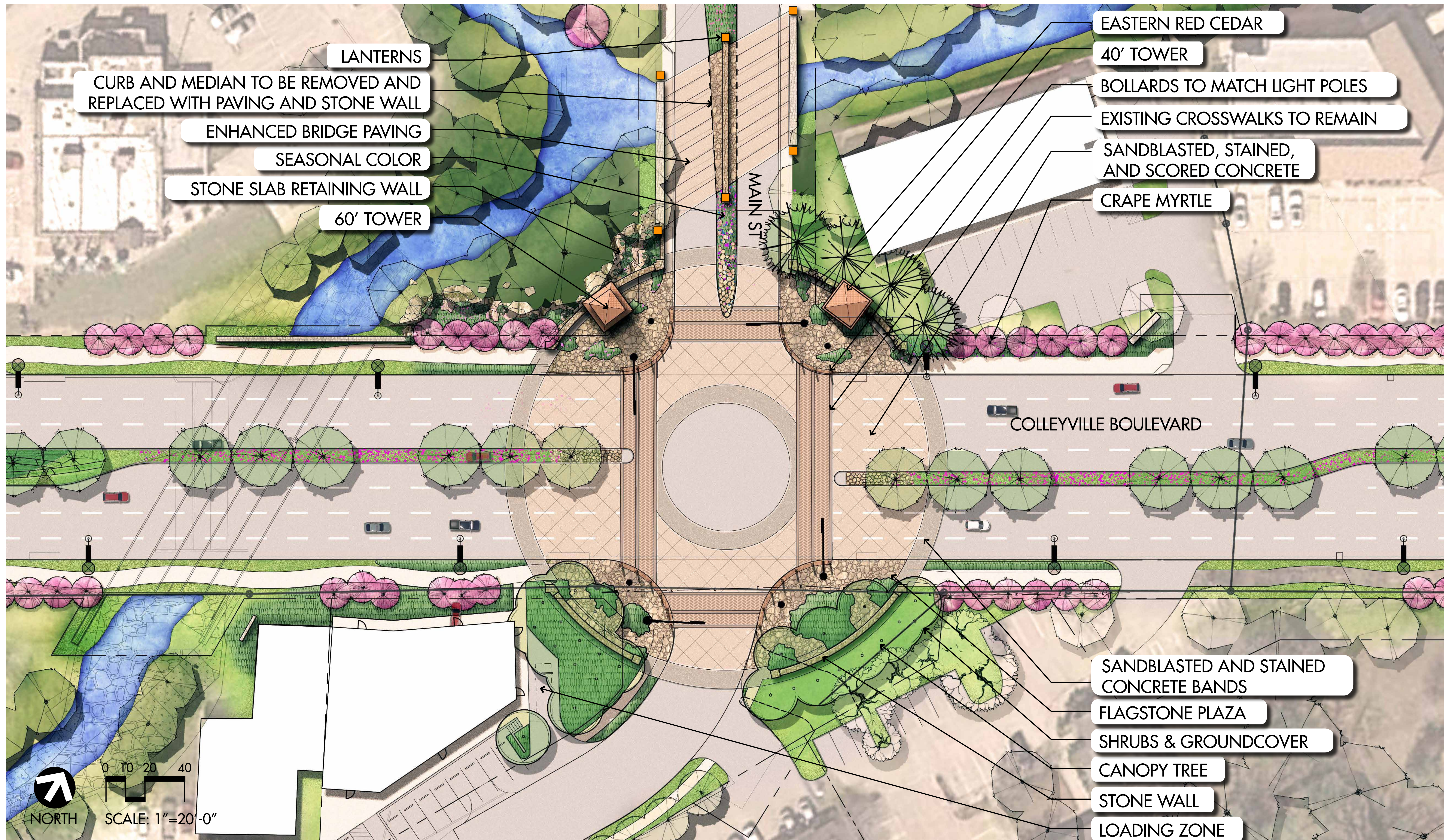


**COLLEYVILLE
BOULEVARD**

Pastoral Gateway - View Looking South

October 20, 2020 | Project: 18023



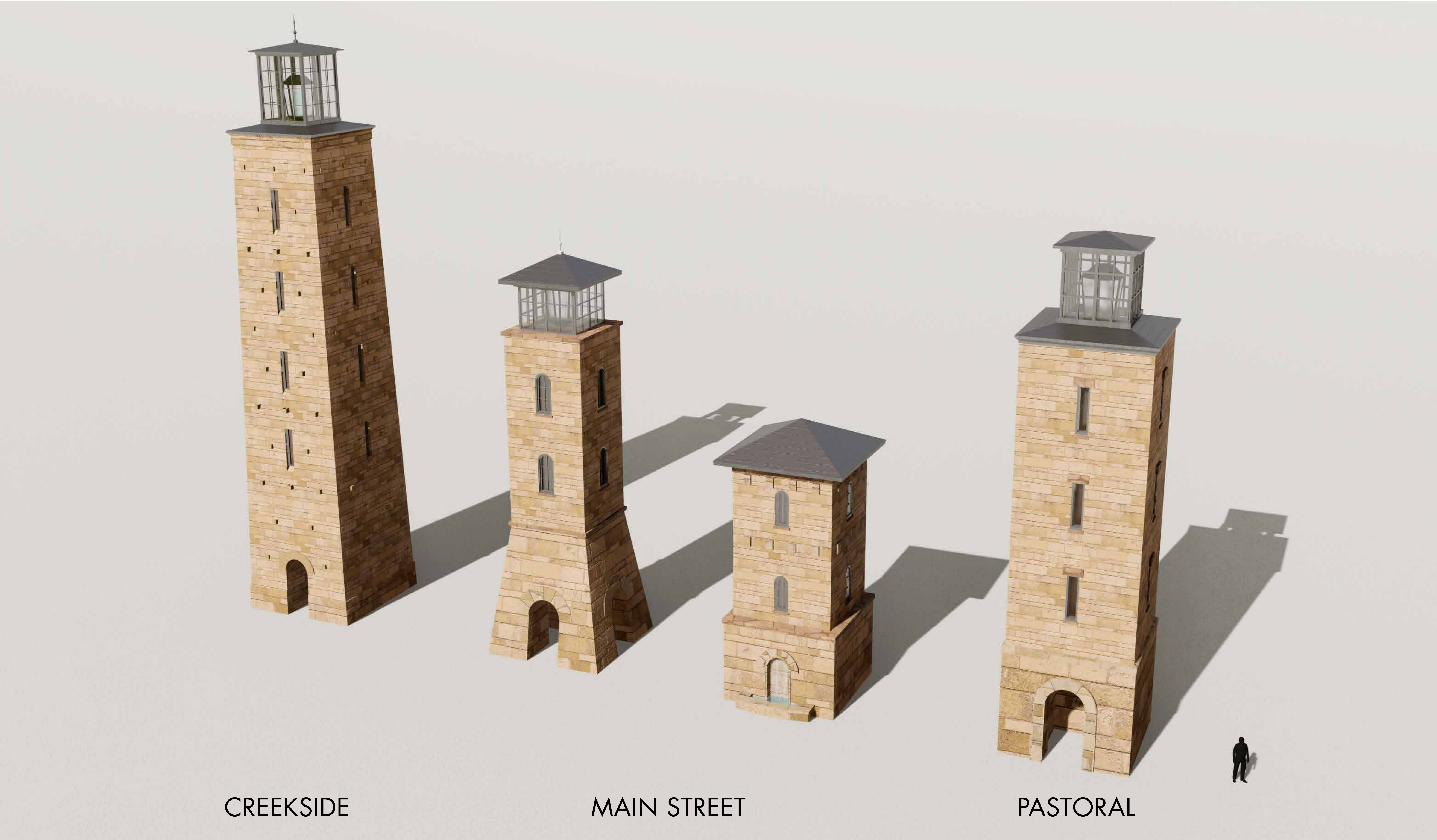












CREEKSIDE

MAIN STREET

PASTORAL

SH26 Median & ROW Enhancements
Cost Projections

Description	April 2020	July 2020	October 2020	Description
Colleyville Boulevard Corridor Project	\$ 5,031,659	\$ 5,814,331	\$ 4,679,050	July total includes bidding contingency and escalation shown below in April
Colleyville Boulevard Corridor Project - Maintenance			\$ 568,990	Year 1 and year 2 maintenance
Colleyville Boulevard Corridor Project - City Added Contingency			\$ 500,000	
TOTAL - CORRIDOR PROJECT	\$ 5,031,659	\$ 5,814,331	\$ 5,748,040	October total is awarded contract
Northern (Pastoral) Gateway				
NW corner of SH26 & John McCain	\$ 981,790	\$ 981,790	\$ 1,278,059	
SW corner of SH26 & John McCain	\$ 1,706,218	\$ 1,706,218	\$ 1,747,479	
Hardscape and Landscape Adjacencies	\$ 69,494	\$ 69,494		Included in cost of NW and SW corners
Main Street Gateway				
Towers North and South of Main St.	\$ 830,383	\$ 830,383	\$ 813,828	
Hardscape and Landscape	\$ 852,787	\$ 852,787	\$ 1,188,864	
Southern (Creekside) Gateway				
90' Tower	\$ 705,560	\$ 705,560	\$ 710,088	
Hardscape and Landscape	\$ 613,679	\$ 613,679	\$ 822,175	
TOTAL - GATEWAY PROJECT	\$ 5,759,911	\$ 5,759,911	\$ 6,560,493	October total includes \$500,000 in Contingency shown below in April and July
TOTAL - CORRIDOR + GATEWAY	\$ 10,791,570	\$ 11,574,242	\$ 12,308,533	
Additional Bidding Contingency (10%)				
	\$ 1,079,157	\$ 782,672	\$ 263,188	Remaining contingency after Corridor Contract Awarded
Landscape Bidding Price Escalation (1% per month for 6 months)	\$ 182,602		\$ -	
Gateway Bidding Price Escalation (1% per month for 9 months)	\$ 518,392	\$ 214,807	\$ -	
TOTAL WITH BIDDING CONTINGENCY	\$ 12,571,721	\$ 12,571,721	\$ 12,571,721	

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

Additional Items for Consideration

SE Corner of Main St. Improvements (5117 Colleyville Blvd.)	Includes parking redesign, landscape and signage
NE Corner of Main St. Improvements (5201 Colleyville Blvd.)	Includes entry drive curb cut consolidation
Main St. Intersection Paving Enhancements	Includes scoring, staining and sandblasting existing paving
Main St. Bridge Enhancements	Includes center median wall, landscape and pedestal lanterns
John McCain Intersection Paving Enhancements	Includes scoring, staining and sandblasting existing paving

Other Required Elements

Description	
Street Lighting Contract	\$ 1,673,043
TOTAL	\$ 1,673,043

**Costs presented are projections only. Projections can fluctuate due to market conditions including but not limited to supply chain, cost of labor and cost of materials.*



Gateway Towers - Budget Summary

October 20, 2020 | Project: 18023





City of Colleyville City Council Agenda Briefing

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Agenda Number WS-3

Agenda Date 10/20/2020

Type Worksession

Department City Secretary

Title

Update on preliminary design for trail connecting Nature Center to Sparger Park

Explanation

This item provides for discussion of the trail alignment, alternate options, and other considerations. The project consists of approximately 5,600 LF of 10' concrete trail to connect the Nature Center to Sparger Park in order to provide a continuous safe and paved route from The Nature Center to other parks and trails.

Attachments

1. Nature Center Trail Presentation



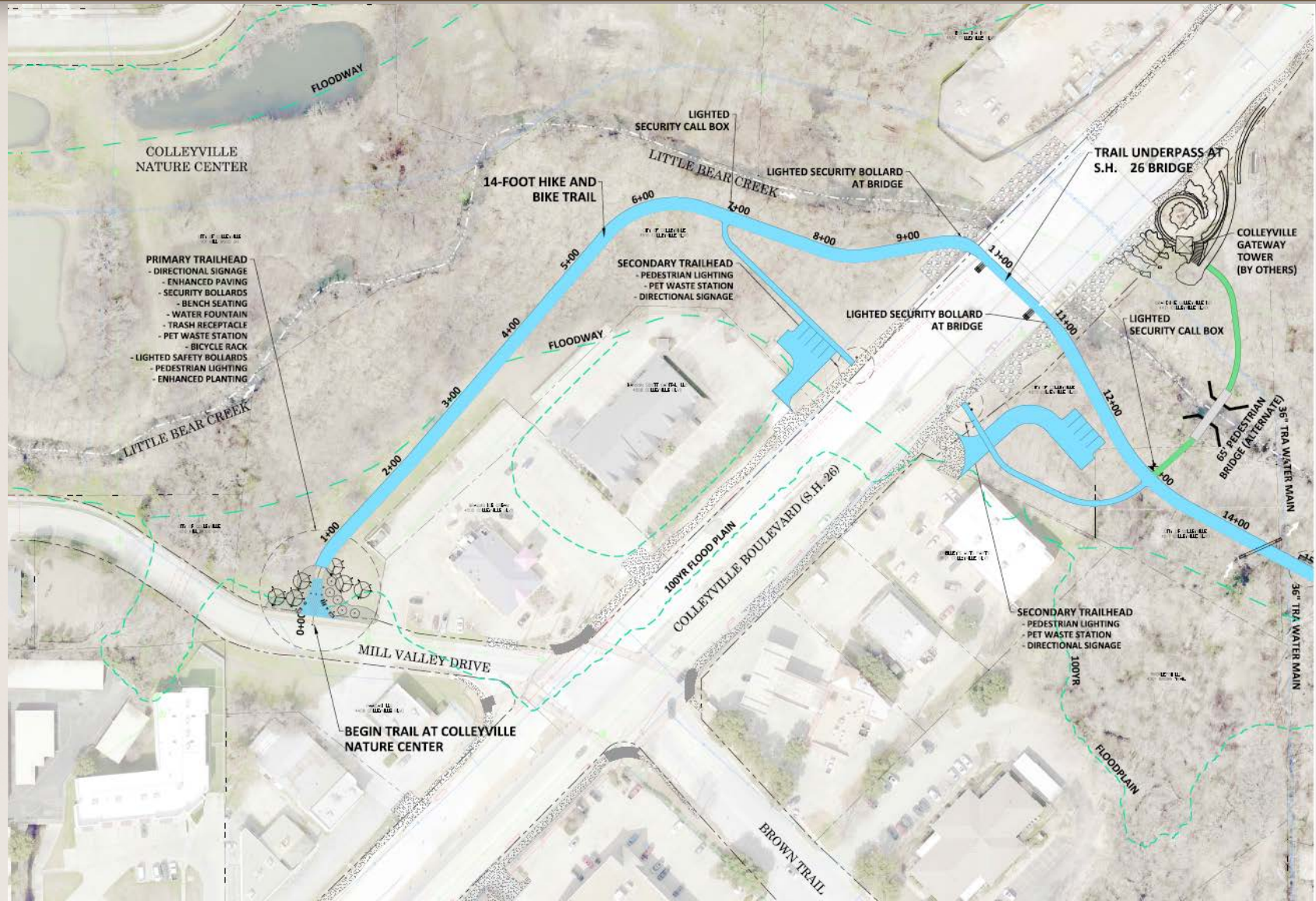
Nature Center Trail Update

October 20, 2020

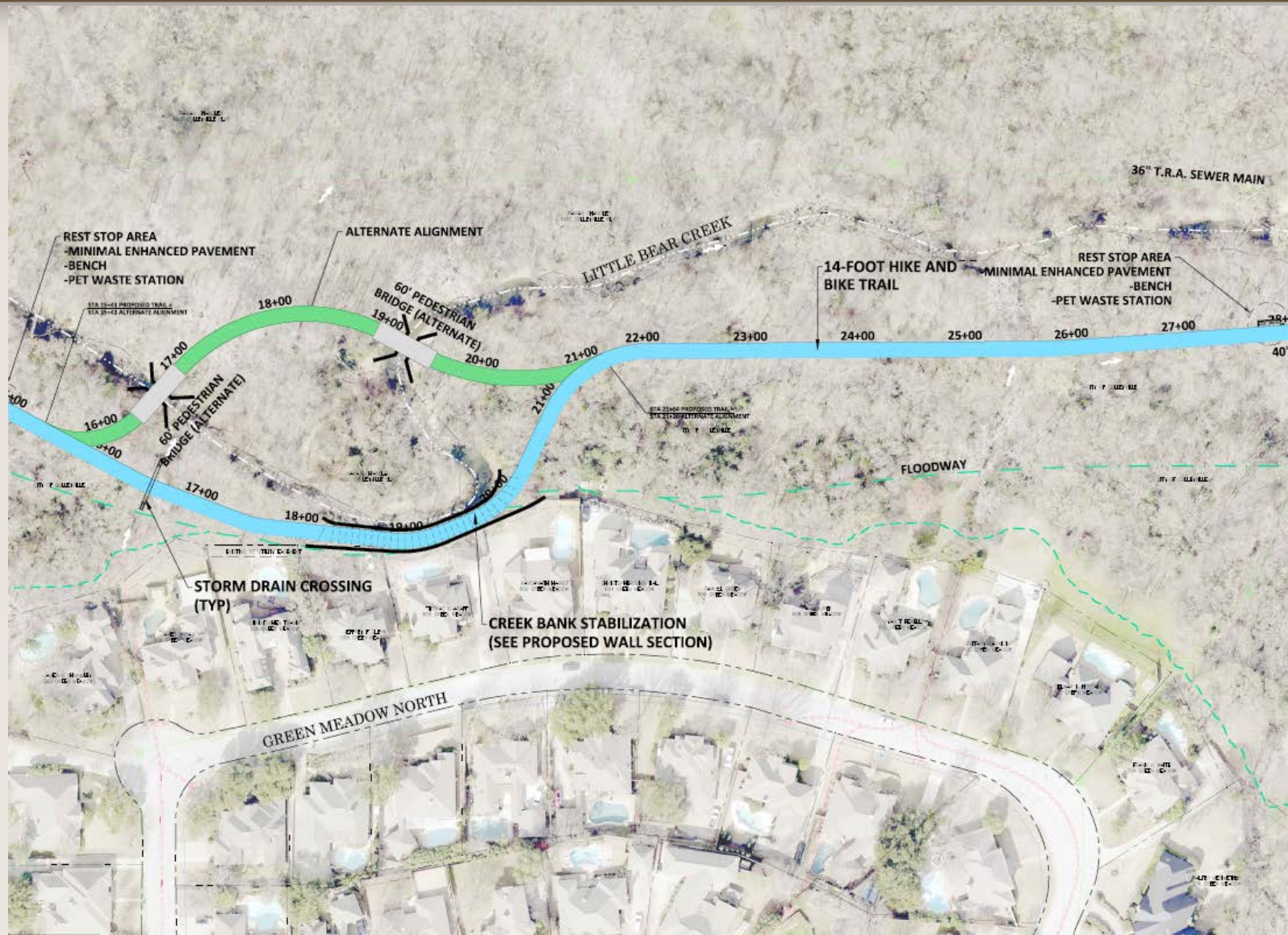
Nature Center Trail



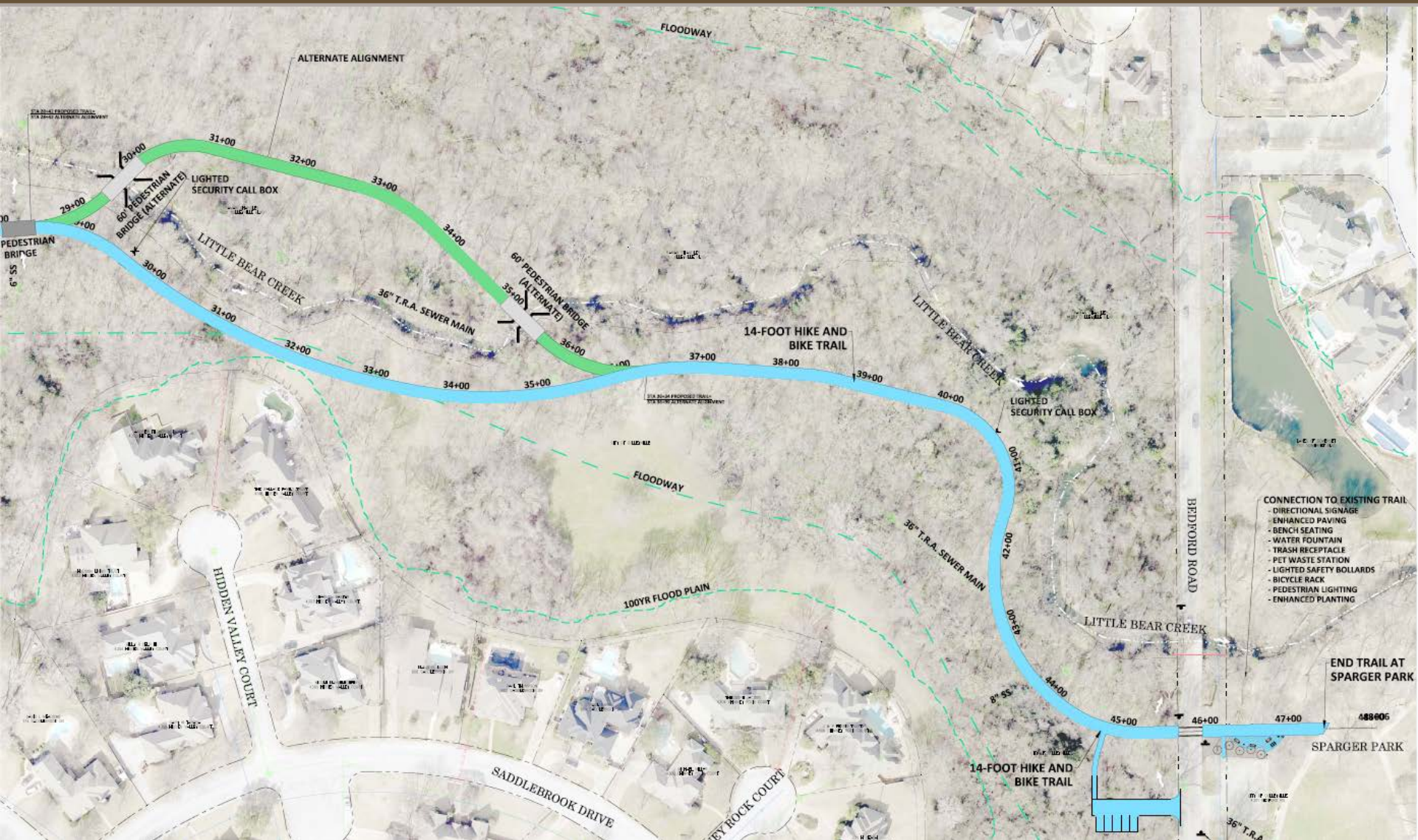
Trail at S.H. 26



Trail at Green Meadow



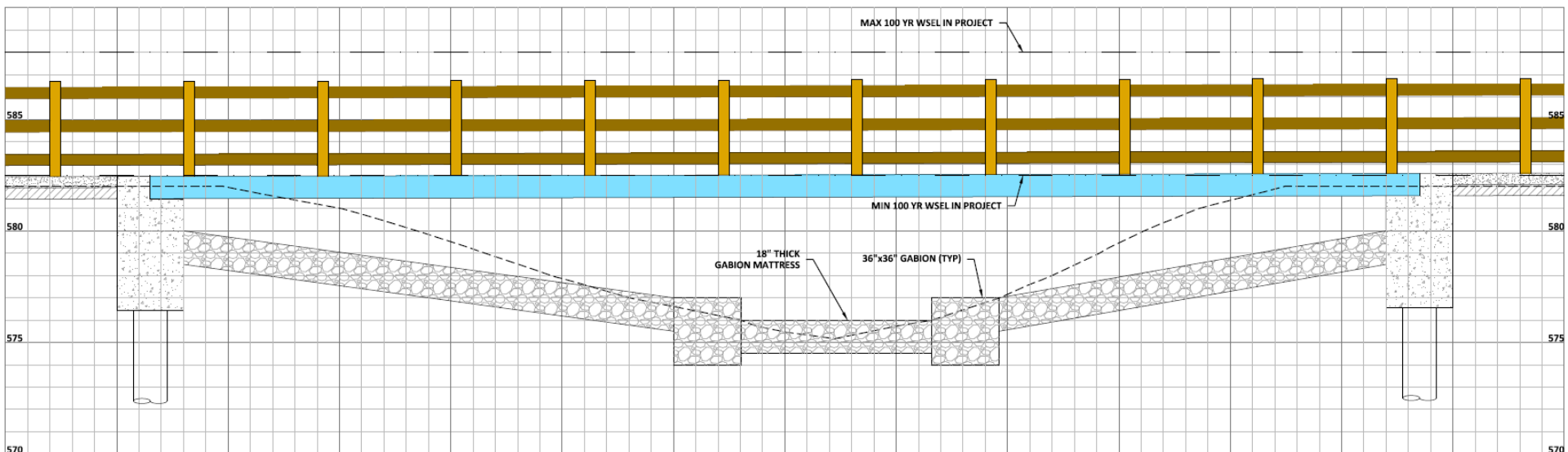
Trail at Sparger Park



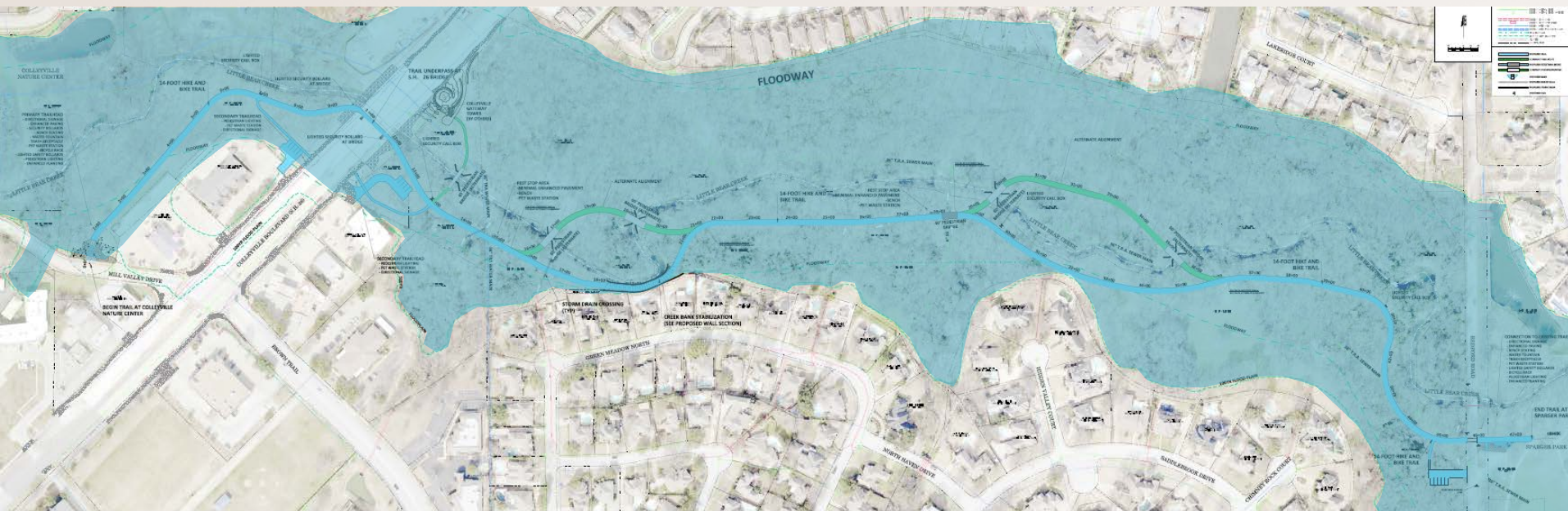
Little Bear Creek Bridges



- Floodplain width varies from 400-500 feet wide.
- Flood heights above the trail vary up to 9-feet deep in a 100-year storm.
- Bridge crossings would be studied for hydraulic impacts.



Floodplain Limits



Environmental Considerations



- Little Bear Creek is “jurisdictional” and impacts are regulated by the U.S. Army Corps of Engineers.
- Little Bear Creek is a FEMA regulated stream and would require approvals for bridging.
- Minimizing impacts to Little Bear Creek is a priority.

Next Steps



- Obtain Opinion of Probable Construction Costs (OPCC) for all options
- Provide an update in January to Council
- Obtain direction from Council

Questions?



City of Colleyville City Council Agenda Briefing

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Agenda Number WS-4

Agenda Date 10/20/2020

Type Worksession

Department City Manager

Title

Glade Road / Riverwalk Roundabout Landscape Design

Explanation

This agenda item provides for a follow-up discussion of the landscape design for the new Glade Road/Riverwalk roundabout. Staff is seeking direction from the City Council on whether to proceed with the proposed design.

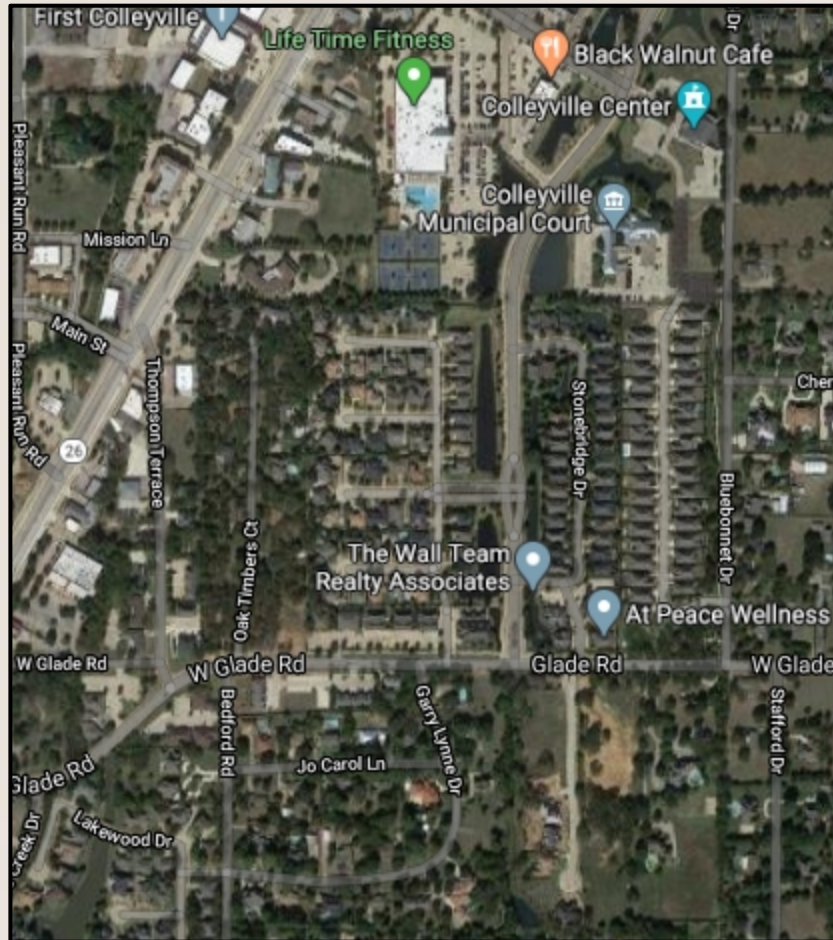
Attachments

1. Glade & Riverwalk Roundabout 10-20-20

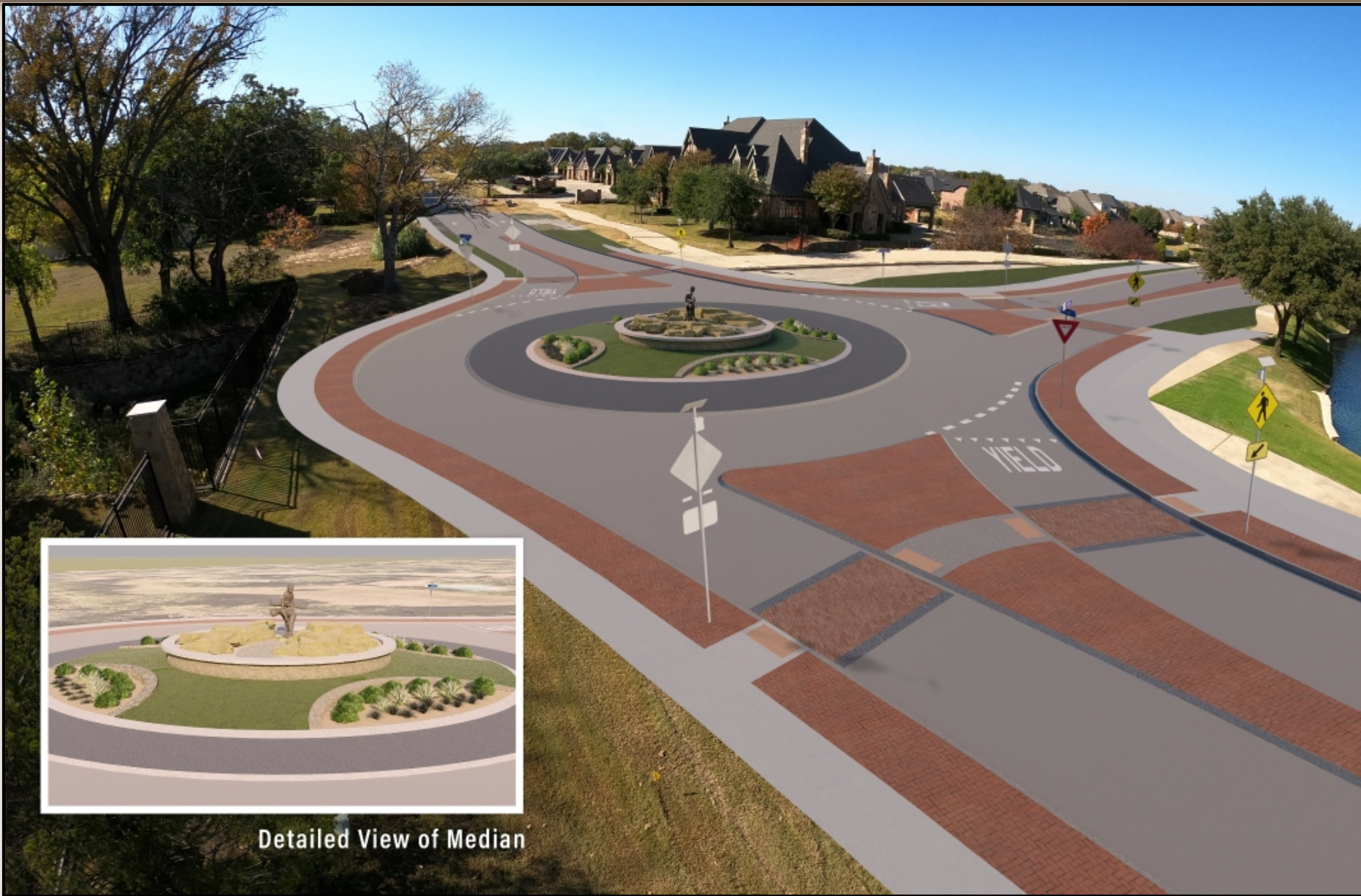
Landscape Design for the NEW Glade & Riverwalk Roundabout

City Council Worksession
October 20, 2020

Glade & Riverwalk



Glade & Riverwalk – Updated Rendering



Glade / Riverwalk:

Outside Diameter = 121'

Interior Island Diameter = 65'

Glade / Pool:

Outside Diameter = 102'

Interior Island Diameter = 30'

Jackson / Cheek-Sparger: (oblong shape)

Outside Diameter = 104'/138'

Interior Island Diameter = 40'/55'



Detailed View of Median

Glade & Riverwalk – Sculpture



Selected sculpture from
previous Worksession
discussions.

Leap Frog

21"D x 51"W x 61"H



Glade & Riverwalk – Landscape Design



Arizona Cobblestone
Dry Stream Bed

Large Moss Boulders

Grass

Stone Walls

Rose Creek Abelia

Pink Skullcap

Glade & Riverwalk – Landscape Design



Detailed View of Median

Questions & Discussion



City of Colleyville City Council Agenda Briefing

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Agenda Number WS-5

Agenda Date 10/20/2020

Type Worksession

Department City Secretary

Title

Discussion of the October 20, 2020 City Council regular agenda items



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number 1

Agenda Date 10/20/2020

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

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-20-4541

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF OCTOBER 20, 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 20TH 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
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Agenda Number 3

Agenda Date 10/20/2020

Type Announcements, Proclamations, and Presentations

Department City Manager

Title

In recognition of the City of Colleyville being an International Economic Development Council Silver Award recipient for our To-Go Gift Card Program under the "Resiliency, Recovery and Mitigation" category for communities with a population 25,000 - 200,000

Mothers Against Drunk Driving (MADD) 2020 MADD North Texas Salute Our Heroes awards in recognition of Police Officer Elias Olivarez and Officer Jessica Mackey - Mayor Richard Newton and Police Chief Michael Miller

Attachments

RESOLUTION R-20-4542

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF OCTOBER 20, 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 October 6, 2020
 - b. Approval of an Interlocal Agreement and funding for the Metroport Teen Court Program
 - c. Approval of a Construction Services Agreement with Winters and White, LLC, for the FY 2021 Miscellaneous Pavement Markings Contract, in an amount not to exceed \$150,000.00, and authorizing the City Manager to execute the agreement
 - d. Approval of a Construction Services Agreement with GRod Construction, LLC, for the FY 2021 Miscellaneous Concrete Repair Contract, in an amount not to exceed \$400,000.00, and authorizing the City Manager to execute the agreement
 - e. Approval of a Construction Services Agreement with Smith Lawn and Tree, LLC, for the FY 2021 Tree Trimming Contract, in an amount not to exceed \$75,000.00, and authorizing the City Manager to execute the agreement

AND IT IS SO RESOLVED.

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



City of Colleyville City Council Minutes - Draft

City Hall
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Tuesday, October 6, 2020

CITY COUNCIL CHAMBERS

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, October 6, 2020, at 5:03 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, Building Official Eddie Wilson, Public Works Director Ray Silva-Reyes, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

WS-1 Continued discussion of the Northern Gateway property

Assistant City Manager Adrienne Lothery gave an overview of the property purchases and the worksession conducted with the City's consultant, Masterplan. Manager Lothery noted the feedback provided during the first worksession provided general information on this City Council's direction, however, this meeting will provide for establishing the top priorities for consideration. She then turned the presentation over to the City's consultants for the project, Dallas Cothrum, Ph.D., and Karen Wunsch.

Dr. Cothrum reviewed other development project examples to highlight what worked well, what did not work well, and reviewed the input provided by City Council at the last worksession. The City Council then participated in an interactive map assembly of "types" of development they would like to see on the property, which established a priority list for the consultant.

There was limited discussion regarding digital signage and creating an identity.

WS-2 Discussion on stormwater fee methodology next steps

Public Works Director Ray Silva-Reyes presented this item, recapping the history of the stormwater fee. Director Silva-Reyes noted 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. He then sought City Council approval of utilizing City staff to analyze all 10,000 parcels within the City limits before discussing rate changes in the future. Director Silva-Reyes stated by completing this analysis in house, the City will save money. City Council agreed and thanked Director Silva-Reyes.

WS-3 Discussion of the International Building Code and Contractor Registration ordinance

City Building Official Eddie Wilson presented this item noting formal action will come before the City Council in November. He stated 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.

Official Wilson advised 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. He said the enhancements will provide protections for Colleyville business and home owners, as well as deter unscrupulous contractors. He then provided case examples for perspective to the concerns.

There was discussion regarding subcontractors being registered, enforcement of regulations and permit registration, requiring bonds, the appeal process, and consideration of a property maintenance code.

WS-4 Discussion of the October 6, 2020 City Council regular agenda items

Mayor Newton stated items 6a and 6b will remain tabled. City Manager Jerry Ducay stated the applicant plans on bringing in new architectural drawings and will need some time to receive feedback.

Mayor Newton adjourned the Worksession at 6:37 p.m. and called the Executive Session to order at 6:37.

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

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

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

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

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

Mayor Newton stated 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 7:23 p.m.

The regular meeting of the Colleyville City Council was called to order by Mayor Newton at 7:34 p.m.

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

INVOCATION: Pastor Sterling Wilborn, Journey Church

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-20-4537

Mayor Newton read Resolution R-20-4537 in its entirety.

Public Works Director Ray Silva-Reyes stated the resolution provides for both a permanent utility easement and two temporary construction easements on Glade Road for the waterline project from Apple Valley to Bills Lane. Director Silva-Reyes stated this project will increase service and pressure to the area.

Mayor Newton opened the public hearing at 7:38 p.m. There were no speakers and Mayor Newton closed the public hearing at 7:38 p.m.

Councilmember Dodson made a motion to approve Resolution R-20-4537 and Councilmember Kelley 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.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Announcements of civic and charitable events

Presentation of calendar events and updates

Announcements of awards and recognition

Mayor Newton and the Councilmembers made the following announcements:

COVID Update: Utilizing the 14-day roll off calculation, Colleyville currently has 83 active and presumed positive COVID cases. County hospital bed capacity remains strong at 32% availability. 347 of the County's approximately 5,000 hospital beds are being utilized by COVID patients. Ventilator capacity also remains strong with 71% availability.

West Nile Virus: Good news on West Nile virus. Although the number of positive mosquito tests went high this year as I have been reporting in my announcements, it has now declined significantly. This slide shows the mosquito testing positively rate for NE Tarrant County. We are now at a 20% rate coming down from a 60% rate at the peak. That's good news.

Plaza at City Hall Wins Planning Association Award: To kick off National Community Planning Month October 1, the American Planning Association announced their yearly awards. The group selected the Colleyville Plaza as a recipient of the 2020 Urban Design Achievement Award - Silver. The Urban Design award honors efforts to create a sense of place, whether a street, public space, neighborhood, or campus effort. Colleyville is an exceptional community that we all love to call home. The City Plaza is a public gathering place that combines high Colleyville standards with a wonderful place to host community events. This year, the awards were reviewed, judged, and selected by the review panel consisting of members from the APA-Colorado and APA-Texas Chapter. We are proud that this organization recognizes that which we already know – Colleyville is an exceptional community.

Public Works Getting it Done: The Public Works crew completed another in-house project. TxDOT finished a channel condition rating for a tributary of Little Bear Creek at Queensbury Way. The existing culverts underneath Queensbury Way were experiencing degradation and scouring which could lead to a culvert failure in the future. TxDOT strongly recommended the City make repairs and drainage improvement in the immediate future. The recommendation for this improvement from TxDOT was received on August 14, 2020. The drainage crew installed a concrete wall and riprap below and around the bottom at both ends of

the culverts in order to mitigate scouring. The drainage improvements for Queensbury Way were completed on September 18, 2020.

The cost for these repairs and improvements would have been approximately \$150,000. The drainage division cost for materials was around \$20,000. This in-house project saved the city \$130,000 in drainage improvements.

Colleyville Gives Grant Application Process Now Open: It is time for the City of Colleyville's annual #ColleyvilleGives advertising grant program! This seasonal program is designed to assist Colleyville businesses with their 4th quarter advertising and marketing efforts by providing advertising grants. Consistent with last year, this promotion provides \$1,000 in grant money for an advertising campaign during the busy holiday months. Businesses who wish to make a \$500 donation to an area non-profit will receive an additional \$1,000 in grant money. To apply, submit a completed and signed application to the City Manager's Office by emailing Christine Johnson at cjohnson@colleyville.com. Applications can be emailed to you or downloaded from the city website. If you have questions about this promotion, please call 817.503.1111.

Colleyville Wins Chamber Golf Outing Award for Third Consecutive Year: Every year, an All-Star team of city employees is chosen to participate in the Chamber Golf Outing. These Colleyville All-Stars are chosen by their various departments for outstanding work performance and customer service. They were not chosen for their golf skills. For the third year in a row, the City of Colleyville has been awarded the "dead-ass last" trophy. We prefer the moniker "most honest golf team" award. Regardless, all involved had a great time recognizing our exceptional staff while participating in a great Chamber event.

Early Voting to Begin October 13: Colleyville will see early voting begin on October 13. This year, voting will be conducted on the second floor of the Colleyville Library, for early voting and Election Day voting. An additional week has been added to the early voting schedule. All voters residing in Tarrant County may vote at any one of the 340 Tarrant County Vote Centers. To find the location where you wish to vote, go to tarrantcounty.com.

Police Department Goes Pink for Breast Cancer Awareness Month: October is Breast Cancer Awareness Month and the Police Department has allowed for recognition of this event with minor changes to the department-issued uniform.

- Pink badges are authorized for those that ordered them
- Pink epaulets are authorized, provided free by the department, and strongly encouraged to be worn
- Pink patches are authorized and provided free by the department for anyone who wants to wear one on their uniform.
- Finally, the department has wrapped a patrol vehicle in pink this year. The vehicle looks similar to other marked vehicles except for the white door wraps are pink.

SH26 Beautification Underway: Still seeing orange traffic cones along SH 26? The cones signal the start of Phase II of the SH 26 Beautification Project. This phase includes landscape and hardscape improvements to medians and rights-of-way (ROW). Large shade trees will be planted in the medians with ornamental trees being planted along the ROW. As work continues through the spring, orange cones will appear along the corridor where crews are working.

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

Mayor Newton and Fire Chief Mark Cantrell recognized Captain Kenny Phillips for his exemplary and untiring efforts during the COVID-19 pandemic and for his daily work as the Emergency Management Coordinator.

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

Mayor Newton read Resolution R-20-4538 in its entirety.

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

Regarding item 4b, in answer to questions, Director Silva-Reyes stated the waterline will be placed on the west side of the road and culverts will be necessary. Councilmember Dodson asked if rebidding the project would lessen expenses. Director Silva-Reyes stated expenses would remain about the same and rebidding the project would interfere with the TxDOT closing.

Regarding item 4c Mayor Newton asked why the Senior Center roof was being replaced as there is a plan for renovation. Assistant City Manager Adrienne Lothery stated the last direction received from City Council was for the lower scale renovation project, which will be internal, not external. Mayor Newton stated the Council chose option 4 from the extensive assessment to determine if the City would move forward with a recreation center. Option 4 was the rehabilitation of the Senior Center to improve the structure to provide appropriate space for needed programming. There was not a conclusion it would not take external modifications, and the Mayor stated he did think it would take external modifications.

Mayor Newton asked Director Silva-Reyes if the Paving Condition Index (PCI) was considered when selecting streets for rehabilitation per item 4d. Mayor Newton asked if the PCI was being updated (based on professional estimates) for each rehabilitated or rebuilt road in order to keep the overall average PCI for the City as accurate as possible. Director Silva-Reyes stated he would see it is done and stated every five years the PCI is updated for all roads in the City based on actual measurements. Mayor Newton said it will be interesting to compare the City's ongoing estimate of the average PCI for the City to the new measurements.

Mayor Newton opened the public hearing at 8:30 p.m.

Kathy Hadley, 204 Timberline Drive North, asked City Council to support the changes to the Senior Center and make the renovations nice.

There were no others wishing to speak and Mayor Newton closed the public hearing at 8:31 p.m.

Councilmember Rigney a motion to approve Resolution R-20-4538 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. 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

Mayor Newton read the caption of Ordinance O-20-2139.

Community Development Director Ben Bryner presented this item 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. Director Bryner stated the Planning and Zoning Commission and staff recommend approval.

There were no questions.

Mayor Newton opened the public hearing at 8:35 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 8:35 p.m.

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

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

Mayor Newton read the caption of Ordinance O-20-2140.

Community Development Director Ben Bryner presented this item 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. He noted staff recommends denial as it does not meet the technical requirements of the Land Development Code however, the Planning and Zoning Commission recommended approval with the condition the fence stop at the front building line.

Mayor Pro Tem Lindamood stated he feels this request is reasonable in order to address safety issues, however with the requirement the fence be wrought iron.

Mayor Newton stated he agrees with the wrought iron only and connectivity to the wood at the back lot line, not in front of the house.

Councilmember Kelley stated being in favor of the extension of the fence to join the house and end of the wall.

Applicant Zach Schneider, 8751 Collin McKinney Pkwy Suite 402, McKinney, Tradition Homes, thanked Mayor Newton and the City Council for the consideration and stated he would answer any questions.

Mayor Newton opened the public hearing at 8:45 p.m.

Kathy Hadley, 204 Timberline Drive North, spoke in favor and the item and stated she appreciates the wrought iron and plants could be placed behind the fence to provide privacy.

There were no others present wishing to speak and Mayor Newton closed the public hearing at 8:48 p.m.

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

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

Mayor Newton read the caption of Ordinance O-20-2141.

Community Development Director Ben Bryner presented this item for 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. He noted staff recommends denial as it does not meet the technical requirements of the Land Development Code however, the Planning and Zoning Commission recommended approval of up to a 6-foot height wrought iron fence to match the adjacent lot and provide for connection to the back corner of the house.

Mayor Newton stated this request is consistent with a previously approved request. Councilmember Wheat clarified this request would provide for consistency in look and allowance of the neighboring home.

Mayor Newton opened the public hearing at 8:54 p.m.

Applicant Zach Schneider, 8751 Collin McKinney Pkwy Suite 402, McKinney, Tradition Homes, thanked Mayor Newton and the City Council for the consideration and stated the request seeks to provide safety, continuity of the neighborhood, and aesthetics.

There were no others present wishing to speak and Mayor Newton closed the public hearing at 9:00 p.m.

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

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

Mayor Newton read the caption of Ordinance O-20-2142.

Community Development Director Ben Bryner presented this item and stated a super majority vote is required because the Planning and Zoning Commission denied the request. Director Bryner stated the 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. He noted staff recommends denial as it does not meet the technical requirements of the Land Development Code, and the Planning and Zoning Commission recommended denial by a 4-3 vote.

Mayor Newton stated the next agenda item to be addressed will be the fence on the back side of this property. He asked staff what is the height of the retaining wall on the back section toward the street. Director Bryner stated approximately four and one-half feet.

Mayor Newton, Mayor Pro Tem Lindamood, and Councilmember Wheat stated they believe the item should be approved for safety with restrictions on where the fence can be and on the type of fence to insure the overall aesthetic of the subdivision.

Mayor Newton opened the public hearing at 9:08 p.m.

Applicant Zach Schneider, 8751 Collin McKinney Pkwy Suite 402, McKinney, Tradition Homes, thanked Mayor Newton and the City Council for the consideration and stated the request seeks to provide safety, continuity of the neighborhood and aesthetics.

There were no others present wishing to speak and Mayor Newton closed the public hearing at 9:10 p.m.

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

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

Mayor Newton read the caption of Ordinance O-20-2143.

Community Development Director Ben Bryner presented this item and stated a super majority vote is required because the Planning and Zoning Commission denied the request. Director Bryner stated the 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. He noted staff recommends denial as it does not meet the technical requirements of the Land

Development Code, and the Planning and Zoning Commission recommended denial by a 4-3 vote.

Due to the discussion on the previous item, there were no additional questions.

Mayor Newton opened the public hearing at 9:13 p.m.

Applicant Zach Schneider, 8751 Collin McKinney Pkwy Suite 402, McKinney, Tradition Homes, thanked Mayor Newton and the City Council for the consideration and stated the request seeks to provide safety first, however, they are also seeking continuity along the build line and within the neighborhood.

Councilmember Dodson stated the corner should be wrapped around and go south. Mayor Pro Tem Lindamood and Councilmember Wheat agreed.

There were no others present wishing to speak and Mayor Newton closed the public hearing at 9:16 p.m.

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

6. TABLED: ORDINANCE(S) READING AND PUBLIC HEARING
Items 6a and 6b were not removed from the table.

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

Mayor Newton read Resolution R-20-4539 in its entirety.

City Attorney Whitt Wyatt reviewed the regulations in detail and stated they were changed due to procedural challenges.

Mayor Newton asked Attorney Wyatt if the definition of clothing in the regulations could be clarified in reference to clothing being considered electioneering. Attorney Wyatt noted the definition and use in reference in regard to electioneering is a common legal determination and it is stated wearing clothing outside of the 100 foot marker will not be considered electioneering.

All Councilmembers asked for the beginning times for electioneering set-up be enforced consistently.

Mayor Newton opened the public hearing at 9:44 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 9:44 p.m.

Councilmember Kelley made a motion to approve Resolution R-20-4539 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.

8. CITIZEN COMMENTS

Kathy Hadley, 204 Timberline Drive North, thanked the City Council and City Manager for the assistance with locating her property line marker, and for their patience with her.

Mrs. Hadley also stated she is not in favor a contractor registration or the electioneering regulations as she believes homeowners should use due diligence when investigating a contractor and the everyone needs to lighten up and be kind to one another in regard to electioneering.

Mrs. Hadley also noted the street needs to be marked for the lanes on Glade Road, going east in the turn lane, after crossing over SH26.

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

There was no discussion of this item.

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

This resolution was not needed.

11. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the meeting without objection by the City Council at 9:54 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 20TH 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

Agenda Date 10/20/2020

Number Resolution R-20-4542

Type Resolution

Department Finance

Title

Approval of an Interlocal Agreement and funding for the Metroport Teen Court Program

Strategic Plan

- 1.4 Communicate thoroughly and strategically
- 2.1 Provide responsive, efficient city services
- 5.4 Actively seek public/private partnerships

Explanation

Reading and Public Hearing

Since 1994, the City of Colleyville has participated in the Metroport Teen Court program with the cities of Grapevine and Southlake. Fiscal Year 2011 was the first year the City of Keller participated in the program.

Attached is the proposed Interlocal Agreement for the Metroport Teen Court for Fiscal Year 2021, for an annual cost of \$36,000. The cost of the program is split equally between the four participating cities.

Per the attached memo, in Fiscal Year 2020, the Metroport Teen Court program was used by 70 Colleyville participants with 73 violations occurring in Colleyville, which reflects 12.7% of the 550 Metroport Teen Court participants.

Financial Impact

Funding in the amount of \$33,750 was approved in the Fiscal Year 2021 Colleyville Crime Control and Prevention District budget, approved by City Council on August 4, 2020. The remaining amount is funded out of the Court Building Security Fund for bailiff security services provided during teen court sessions.

Recommendation

Approve

Attachments

1. 2020-21 Interlocal Agreement Memo
2. 2020-21 Interlocal Agreement

MEMORANDUM

September 21, 2020

TO: Karen Hines, Colleyville Finance Manager

FROM: Kristin McGrail, Court Manager/Teen Court Coordinator

SUBJECT: Interlocal Agreement for funding of the Teen Court Program

The attached FY 2021 Interlocal Agreement outlines the METROPORT Teen Court Program, as well as the appointment process for the METROPORT Teen Court Advisory Board. The agreement defines the duties of Board members and authorizes the City of Southlake to employ Teen Court staff. Also discussed in the contract is the City of Southlake's responsibility to provide office space for staff and collect an equal share in cost from the other participating Cities for program maintenance.

Metroport Teen Court has a success rate of 89%. North Texas Teen Courts average a success rate of 71%, putting Metroport 19% above average.

Listed below is the requested data of Teen Court referrals for the City of Colleyville:

- FY 2020: 70 case referrals with 73 violations from the City of Colleyville
- FY 2020: 550 Total Referrals for the cities of Colleyville, Grapevine, Keller, and Southlake as of September 21, 2020

Historical Data of Colleyville Referrals:

- FY 2019: 48 case referrals with 54 violations
- FY 2018: 78 case referrals with 87 violations
- FY 2017: 73 case referrals with 79 violations
- FY 2016: 100 case referrals with 119 violations
- FY 2015: 111 case referrals with 117 violations
- FY 2014: 90 case referrals with 107 violations
- FY 2013: 109 case referrals with 119 violations
- FY 2012: 199 case referrals with 215 violations
- FY 2011: 175 case referrals with 187 violations
- FY 2010: 247 case referrals with 255 violations

Metroport Teen Court would like to thank the City of Colleyville for its long-standing and continued support and look forward to a lasting relationship. Should you need any further information and/or data, please feel free to contact Kristin McGrail at (817) 748-8056.

INTERLOCAL AGREEMENT

AMONG

CITY OF COLLEYVILLE, CITY OF GRAPEVINE, CITY OF KELLER, AND CITY OF SOUTHLAKE

This Interlocal Agreement (“Agreement”), entered into effective on the 1st day of October, 2020, by and among the City of Colleyville, the City of Grapevine, City of Keller, and the City of Southlake, all municipal corporations of the State of Texas (herein called “Cities” or “each participating City”), the parties acting herein under the authority and pursuant to the terms of Chapter 791, INTERLOCAL COOPERATION CONTRACTS, Texas Government Code, **WITNESSETH THAT:**

WHEREAS, the City Councils of the Cities of Colleyville, Grapevine, Keller, and Southlake jointly find that it will be in the publics’ best interest to enter into this Agreement for the purposes set forth herein below.

NOW, THEREFORE, it is mutually agreed between each participating City that:

1. Teen Court is a volunteer program which allows juvenile misdemeanor offenders an alternative to the criminal justice system while allowing them also to assume responsibility for their own actions through their involvement in the judicial process and community services in order that their offenses will not be recorded as a conviction on their driving record. Bringing juvenile offenders to a jury of their peers and to the community for constructive punishment will provide the juveniles with an understanding of the judicial system and a realization of their roles and responsibilities in the community.

2. The community will benefit from this interaction in that, through Teen Court, the community is afforded a unique opportunity to become involved in the education of juvenile offenders and will benefit from the community services provided to the community by the juvenile offenders.

3. A Teen Court Advisory Board shall be appointed by the respective governing bodies comprised of two (2) members at large from each participating City and one (1) city council

member from each participating City as each so chooses all of whom are voting members. The role and duties of the Teen Court Advisory Board shall be established by the Municipal Court Judges in the participating Cities.

4. The name of the program established by this Agreement shall be the “METROPORT Teen Court Program.” The City of Southlake shall employ teen court staff to administer and coordinate the activities of the METROPORT Teen Court Program, under the direction of the Southlake Municipal Court Manager.

5. This Agreement shall be executed in separate counterparts for each participating city, which counterparts shall be valid and binding as if the original. Each participating city, as its contribution for participating in the METROPORT Teen Court Program, shall pay to the City of Southlake \$36,000.00 (“Service Fee”) upon such participating City’s execution of this Agreement. It is expressly agreed that such payment fairly compensates the City of Southlake for the performance of services contemplated under this Agreement. Each participating City shall make this payment from current revenues available to that City.

6. The scope of responsibilities of the Teen Court Staff shall be established by the City of Southlake.

7. The term of this Agreement shall be for a period of (12) twelve months beginning October 1, 2020, and ending September 30, 2021. If the parties have failed to adopt a new Agreement by the expiration date of this Agreement, this Agreement shall be deemed to continue on the same terms and conditions until such time as the new Agreement is adopted for the ensuing year, unless any party terminates its participation in this Agreement as provided below. In such event, this Agreement shall continue in effect until either the City of Southlake or all other participating Cities have terminated this Agreement. Upon renewal or continuation of this Agreement, each participating City shall pay the Service Fee to the City of Southlake for the ensuing year.

8. Any party hereto may terminate its participation in this Agreement without recourse or liability upon thirty (30) days written notice to the other party.

9. By execution of this Agreement, each party represents to the other that:

- a. In performing its duties and obligations

hereunder, it will be carrying out one or more governmental functions or services which it is authorized to perform; and

- b. The undersigned officer or agent of the party has been properly authorized by that party's governing body to execute this Agreement and that any necessary resolutions extending such authority have been duly passed and are now in effect.

11. This Agreement is made pursuant to Chapter 791 and Subchapter E, Chapter 418, Texas Government Code. It is agreed that in the execution of this Agreement, no party waives any immunity or defense that would otherwise be available to it, against claims arising from the exercise of governmental powers and functions.

ATTEST:

City Secretary, City of Colleyville

Date

Mayor, City of Colleyville

Date

City Secretary, City of Grapevine

Date

Mayor, City of Grapevine

Date

City Secretary, City of Keller

Date

Mayor, City of Keller

Date

City Secretary, City of Southlake

Date

Mayor, City of Southlake

Date

Approved as to form and legality:

City Attorney, City of Colleyville

City Attorney, City of Grapevine

City Attorney, City of Keller

City Attorney, City of Southlake



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 10/20/2020

Number Resolution R-20-4542

Title

Approval of a Construction Services Agreement with Winters and White, LLC, for the FY 2021 Miscellaneous Pavement Markings Contract, in an amount not to exceed \$150,000.00, 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 the FY 2021 Pavement Markings Project. The approved CIP includes \$100,000.00 for pavement marking rehabilitation and \$50,000.00 for parking lot striping.

The Street Pavement Marking Program targets the rehabilitation of existing pavement markings throughout the street system such as lane lines, railroad crossings, crosswalks, and school zones. There are sufficient quantities of work items identified by staff for the contractor to perform pavement markings and restriping throughout the City for Fiscal Year 2021.

The initial timeline for this project is 365 consecutive calendar days, or when the funds deplete, whichever is greater. As part of the terms of agreement, the City and the Contractor can agree to extend this agreement for up to two additional 365 day periods after the initial term.

Public notification of the invitation for bids was advertised in the *Fort Worth Star-Telegram* on August 16, August 23, August 30, September 6, and September 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 24 plan holders, of which were 5 general contractors, 6 other, 5 plan rooms, 6 sub-contractors, and 2 suppliers.

Due to Coronavirus, staff elected to change the submittal process to an electronic submittal. The City received 1 electronically sealed bid, which was opened and publicly

read aloud via teleconference on September 29, 2020.

Although only one bid was received, staff compared the FY 2020 awarded contract to the FY 2021 bid submittal, and the bid prices appear to be relatively similar. The bid quantities between the FY 2020 contract and the FY 2021 contract are the same with the exception of one line item added to FY 2021 for parking lot striping.

Financial Impact

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

Recommendation

Approve

Attachments

1. FY 2021 Pavement Marking Presentation
2. FY 2021 Pavement Marking Contract
3. Bid Tabulation
4. Form 1295
5. Resolution R-20-4535

4c. FY 2021 Pavement Marking Contract



- Approval of a Construction Services Agreement with Winters and White, LLC for the FY 2021 Pavement Marking Contract, in an amount not to exceed \$150,000.00, and authorizing the City Manager to execute the agreement.
- The approved CIP includes \$100,000.00 for pavement marking rehabilitation and \$50,000.00 for parking lot marking.
- The Street Pavement Marking Program targets the rehabilitation of existing pavement markings throughout the street system such as lane lines, railroad crossings, crosswalks, and school zones.
- There are sufficient quantities of work items identified by staff for the contractor to perform pavement markings and restriping throughout the City for Fiscal Year 2021.
- As part of the terms of agreement, the City and the contractor can agree to extend this agreement for up to two additional 365 day periods after the initial term.

4c. Bid Summary

Summary of bids received

Contractor	BASE BID
Winters and White, LLC	\$ 290,545.00

- The estimated quantities in the bid documents were for the purpose of choosing a bidder, and were not in any way an estimate and/or guarantee of the work that will be asked of the chosen bidder. The FY 2021 Miscellaneous Pavement Marking budgeted amount for this contract is \$100,000.00 for pavement marking rehabilitation and \$50,000.00 for parking lot striping.

4c. FY 2020 vs FY 2021 Cost Comparison

- Although only one bid was received, staff compared the FY 2020 awarded contract to the FY 2021 bid submittal, and the bid prices appear to be relatively similar. The bid quantities between the FY 2020 contract and the FY 2021 contract are the same with the exception of one line item added to FY 2021 for parking lot striping.

ITEM	DESCRIPTION	UNIT	QUANTITY	Winning Bid From FY 2020	TOTAL (FY 2020)	Winter and White LLC (FY 2021)	TOTAL (FY 2021)
1	4" Yellow, Solid, 60 Mil	LF	8,000	\$0.60	\$4,800.00	\$0.65	\$5,200.00
2	4" Yellow, Skip, 60 Mil	LF	9,000	\$0.60	\$5,400.00	\$0.55	\$4,950.00
3	4" White, Solid, 60 Mil	LF	12,000	\$0.60	\$7,200.00	\$0.65	\$7,800.00
4	4" White, Skip, 60 Mil	LF	40,000	\$0.60	\$24,000.00	\$0.55	\$22,000.00
5	8" White, Solid, 60 Mil	LF	15,000	\$1.00	\$15,000.00	\$0.81	\$12,150.00
6	4" Yellow, Double Solid, 90 Mil	LF	25,000	\$1.00	\$25,000.00	\$0.55	\$13,750.00
7	4" Yellow, Solid, 90 Mil	LF	8,000	\$0.70	\$5,600.00	\$0.75	\$6,000.00
8	4" Yellow, Skip, 90 Mil	LF	5,000	\$0.70	\$3,500.00	\$0.75	\$3,750.00
9	4" White, Solid, 90 Mil	LF	10,000	\$0.70	\$7,000.00	\$0.75	\$7,500.00
10	4" White, Skip, 90 Mil	LF	10,000	\$0.70	\$7,000.00	\$0.65	\$6,500.00
11	8" White, Solid, 90 Mil	LF	10,000	\$1.00	\$10,000.00	\$0.80	\$8,000.00
12	12" White, Solid (120 Mil)	LF	1,600	\$3.00	\$4,800.00	\$0.95	\$1,520.00
13	24" White, Solid (120 Mil)	LF	6,000	\$5.50	\$33,000.00	\$1.25	\$7,500.00
14	8" White, Arrow (All) 120 Mil	LF	1,200	\$90.00	\$108,000.00	\$1.25	\$1,500.00
15	Remove Raised Pavement Markings	EA	1,000	\$3.00	\$3,000.00	\$7.50	\$7,500.00
16	Removal 4" Only	LF	10,000	\$0.70	\$7,000.00	\$7.50	\$75,000.00
17	Removal 8" Only	LF	7,000	\$1.00	\$7,000.00	\$8.50	\$59,500.00
18	Removal 12" Only	LF	800	\$1.50	\$1,200.00	\$9.50	\$7,600.00
19	Removal 24" Only	LF	1,200	\$2.50	\$3,000.00	\$10.50	\$12,600.00
20	Removal Arrow Only	EA	20	\$50.00	\$1,000.00	\$125.00	\$2,500.00
21	Sharrow (Shared Bike Lane) 9'3" x 3'3"	EA	15	\$225.00	\$3,375.00	\$150.00	\$2,250.00
22	Custom Stencil 1st Time Only	EA	1	\$1,000.00	\$1,000.00	\$475.00	\$475.00
23	Bike Lane Logo 48"	EA	20	\$225.00	\$4,500.00	\$325.00	\$6,500.00
24	Handicap Logo	EA	10	\$250.00	\$2,500.00	\$100.00	\$1,000.00
25	Parking Lot Striping 4" White, Solid, 90 Mil	LF	10,000	N/A	N/A	\$0.75	\$7,500.00
SUB TOTALS (FY 2020) =					\$293,875.00	SUB TOTALS (FY 2021) =	\$290,545.00
GRAND TOTAL (FY 2020) =					\$293,875.00	GRAND TOTAL (FY 2021) =	\$290,545.00

CONSTRUCTION SERVICES AGREEMENT

FY 2021 Miscellaneous Pavement Marking

This **CONSTRUCTION SERVICES AGREEMENT** ("Agreement") is made as of the Effective Date by and between **Winters and White, LLC**, a Texas Limited Liability Company, 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 FY 2021 Miscellaneous Pavement Marking (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 initial term of this Agreement shall begin on the last date of execution hereof (the "Effective Date") and shall continue until the later of (i) the 365th calendar day following the Effective Date, or (ii) the date 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. City and CONTRACTOR may, upon mutual written agreement, extend this Agreement for up to two (2) additional 365 day periods after the initial term (each a "Renewal Term"). CONTRACTOR shall present City with a written request to extend this Agreement for a Renewal Term not later than ninety (90) days prior to the expiration of the then current term.

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-2020-024 ("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 FIFTY THOUSAND

AND NO/100 DOLLARS (\$150,000) ("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 and Sixty-Five (365) calendar days. Accordingly, CONTRACTOR

shall complete all work related to the Project on or before the 365th calendar day following the date of CITY'S written notice to proceed to CONTRACTOR.

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

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

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

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

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

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

- b. The CITY under sealed bids, when and in the manner required by law, may let the contract for the completion of the work under substantially the same terms and conditions which are provided in this Agreement. In the case of any increase in cost to the CITY under the new contract as compared to what would have been the cost under this Agreement, such increase shall be charged to the CONTRACTOR and the Surety shall be and remain bound therefor. However, should the cost to complete any such new contract prove to be less than what would have been the cost to complete under this Agreement, the CONTRACTOR and/his Surety shall be credited therewith.

Section 8. Ownership of Project; Bill of Sale

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

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

Section 9. Termination

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

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

Section 10. Insurance

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

- (1) a comprehensive general liability policy of insurance for bodily injury, death and property damage insuring against all claims, demands or actions relating to the CONTRACTOR's performance of services pursuant to this Agreement with a minimum combined single limit of not less than \$500,000.00 per occurrence and \$500,000.00 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: Winters and White, LLC
Attn: Abalo Tehoungue
Senior Project Manager
101 E. Front Street, Suite 102
Hutto, Texas 78634

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 20, 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:October 9, 2020:v4.2019

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

CONTRACTOR
Winters and White, LLC

By: _____
Abalo Tehoungue
Senior Project Manager

FY 2021 Miscellaneous Pavement Marking

ITEM	DESCRIPTION	UNIT	QUANTITY	Winter and White LLC	TOTAL
1	4" Yellow, Solid, 60 Mil	LF	8,000	\$0.65	\$5,200.00
2	4" Yellow, Skip, 60 Mil	LF	9,000	\$0.55	\$4,950.00
3	4" White, Solid, 60 Mil	LF	12,000	\$0.65	\$7,800.00
4	4" White, Skip, 60 Mil	LF	40,000	\$0.55	\$22,000.00
5	8" White, Solid, 60 Mil	LF	15,000	\$0.81	\$12,150.00
6	4" Yellow, Double Solid, 90 Mil	LF	25,000	\$0.55	\$13,750.00
7	4" Yellow, Solid, 90 Mil	LF	8,000	\$0.75	\$6,000.00
8	4" Yellow, Skip, 90 Mil	LF	5,000	\$0.75	\$3,750.00
9	4" White, Solid, 90 Mil	LF	10,000	\$0.75	\$7,500.00
10	4" White, Skip, 90 Mil	LF	10,000	\$0.65	\$6,500.00
11	8" White, Solid, 90 Mil	LF	10,000	\$0.80	\$8,000.00
12	12" White, Solid (120 Mil)	LF	1,600	\$0.95	\$1,520.00
13	24" White, Solid (120 Mil)	LF	6,000	\$1.25	\$7,500.00
14	8' White, Arrow (All) 120 Mil	LF	1,200	\$1.25	\$1,500.00
15	Remove Raised Pavement Markings	EA	1,000	\$7.50	\$7,500.00
16	Removal 4" Only	LF	10,000	\$7.50	\$75,000.00
17	Removal 8" Only	LF	7,000	\$8.50	\$59,500.00
18	Removal 12" Only	LF	800	\$9.50	\$7,600.00
19	Removal 24" Only	LF	1,200	\$10.50	\$12,600.00
20	Removal Arrow Only	EA	20	\$125.00	\$2,500.00
21	Sharrow (Shared Bike Lane) 9'3" x 3'3"	EA	15	\$150.00	\$2,250.00
22	Custom Stencil 1st Time Only	EA	1	\$475.00	\$475.00
23	Bike Lane Logo 48"	EA	20	\$325.00	\$6,500.00
24	Handicap Logo	EA	10	\$100.00	\$1,000.00
25	Parking Lot Stripping 4" White, Solid, 90 Mil	LF	10,000	\$0.75	\$7,500.00
SUB TOTALS =					\$290,545.00
GRAND TOTAL =					\$290,545.00

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.**

Winters and White LLC
Hutto , TX United States

Certificate Number:
2020-677297

Date Filed:
10/12/2020

Date Acknowledged:
10/13/2020

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.

FY 2021 Miscellaneous Pavement
Pavement Markings

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

5 Check only if there is NO Interested Party.**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.

Winters and White LLC
Hutto, TX United States

Certificate Number:
2020-677297

Date Filed:
10/12/2020

Date Acknowledged:

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

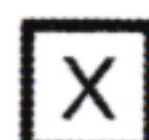
City of Colleyville

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.

FY 2021 Miscellaneous Pavement
Pavement Markings

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

5 Check only if there is NO Interested Party.



6 UNSWORN DECLARATION

My name is Wyatt Winters, and my date of birth is 06/14/1995.

My address is 101 E Front St. Ste 102, Hutto, Tx, 78634, USA.
(street) (city) (state) (zip code) (country)

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

Executed in Williamson County, State of Texas, on the 12 day of October, 20 20.
(month) (year)

Wyatt Winters
Signature of authorized agent of contracting business entity
(Declarant)

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.

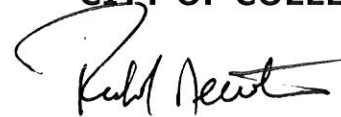
Mayor Richard Newton	<u>Aye</u>	Mayor Pro Tem Bobby Lindamood	<u>Aye</u>
Place 1, Tammy Nakamura	<u>Aye</u>	Place 3, Kathy Wheat	<u>Aye</u>
Place 4, George Dodson	<u>Aye</u>	Place 5, Chuck Kelley	<u>Aye</u>
Place 6, Callie Rigney	<u>Aye</u>		

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 4d
Type Resolution
Department Engineering

Agenda Date 10/20/2020

Number Resolution R-20-4542

Title

Approval of a Construction Services Agreement with GRod Construction, LLC, for the FY 2021 Miscellaneous Concrete Repair Contract, in an amount not to exceed \$400,000.00, 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 FY 2021 Miscellaneous Concrete Rehabilitation. The approved CIP includes \$400,000.00 for Miscellaneous Concrete Rehabilitation.

The project will provide for sidewalk improvements that encompass the rehabilitation of sidewalk segments, removal of obstructions along existing segments, and improvements to access ramps, as well as the replacement of concrete street panels. There are sufficient quantities of work items identified by staff for the contractor to perform miscellaneous concrete repairs throughout the City for Fiscal Year 2021.

During the evaluation of the bids, concerns emerged regarding the qualifications of the low bidders based on relevant project experience. The references for the second low bidder obtained during the evaluation period details GRod Construction, LLC as a well-qualified contractor for this project. Additionally, staff has experience with GRod Construction, LLC on a recent project.

The initial timeline for this project is 365 consecutive calendar days, or when the funds deplete, whichever is greater. As part of the terms of agreement, the City and the contractor can agree to extend this agreement for up to two additional 365 day periods after the initial term.

Public notification of the invitation for bids was advertised in the *Fort Worth Star-Telegram* on August 23, August 30, September 6, September 13, and September 20, 2020. The notice to bidders and the 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 74 plan holders, of which were 3 engineers, 40 general contractors, 1 government agency, 6 other, 6 plan rooms, 15 sub-contractors, and 3 suppliers.

Due to Coronavirus, staff elected to change the submittal process to an electronic submittal. The City received 7 electronically sealed bids, which were opened and publicly read aloud via teleconference on October 6, 2020.

Financial Impact

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

Recommendation

Approve

Attachments

1. FY 2021 Misc Concrete Presentation
2. Bid Tabulation
3. FY 2021 Misc Concrete Agreement
4. Form 1295
5. Resolution R-20-4535

4d. FY 2021 Miscellaneous Concrete Repair Contract



- Approval of a Construction Services Agreement with GRod Construction, LLC for the FY 2021 Miscellaneous Concrete Repair Concrete, in an amount not to exceed \$400,000.00, and authorizing the City Manager to execute the contract.
- This project will provide for sidewalk improvements that encompass the rehabilitation of sidewalk segments, removal of obstructions along existing segments, and improvements to access ramps, as well as the replacement of concrete street panels.
- There are sufficient quantities of work items included in the proposed contract to perform miscellaneous concrete repairs throughout the City for Fiscal Year 2021.
- As a part of the terms of agreement, the City and the Contractor can agree to extend this agreement for up to two (2) additional 365 day periods after the initial term.

4d. Bid Summary

Summary of bids received

Contractor	BASE BID
Aleksander Omega, LLC	\$1,300,800.00
GRod Construction, LLC	\$1,419,530.00
Westhill Construction, Inc.	\$1,518,200.00
Urban Infraconstruction	\$1,663,090.00
HQS Construction, LLC	\$1,704,150.00
FNH Construction, LLC	\$1,937,050.00
The Fain Group, Inc.	\$2,027,890.65

- The estimated quantities in the bid documents were for the purpose of choosing a bidder, and were not in any way an estimate and/or guarantee of the work that will be asked of the chosen bidder. The FY 2021 Miscellaneous Concrete Repair budgeted amount for this contract is \$400,000.00.
- During the evaluation of the bids, concerns emerged regarding the qualifications of the low bidder based on relevant project experience. The references for the second low bidder obtained during the evaluation period details GRod Construction, LLC as a well-qualified contractor for this project. Additionally, staff has experience with GRod Construction, LLC on a recent project.

FY 2021 Miscellaneous Concrete Repair

ITEM	DESCRIPTION	UNIT	QUANTITY	ALEKSANDER OMEGA LLC	TOTAL	GRod Construction, LLC.	TOTAL	Westhill Construction, Inc.	TOTAL	Urban Infraconstruction	TOTAL	HQS Construction, LLC	TOTAL	FNH CONSTRUCTION LLC	TOTAL	The Fain Group, Inc.	TOTAL
1	Removal of Concrete Sidewalk, including all incidentals, in accordance with City of Colleyville Standards and Specifications	SY	100	\$16.00	\$1,600.00	\$15.00	\$1,500.00	\$9.00	\$900.00	\$30.00	\$3,000.00	\$21.00	\$2,100.00	\$20.00	\$2,000.00	\$26.13	\$2,613.00
2	Removal and Replacement of Concrete Sidewalk, including all incidentals, in accordance with City of Colleyville Standards and Specifications	SY	1,000	\$68.00	\$68,000.00	\$67.00	\$67,000.00	\$67.50	\$67,500.00	\$70.00	\$70,000.00	\$76.00	\$76,000.00	\$75.00	\$75,000.00	\$101.50	\$101,500.00
3	Removal and Replacement of Sidewalk (Exposed Aggregate or Salt Finish), in accordance with City of Colleyville Standards and Specifications	SY	100	\$72.00	\$7,200.00	\$71.00	\$7,100.00	\$90.00	\$9,000.00	\$112.00	\$11,200.00	\$90.00	\$9,000.00	\$125.00	\$12,500.00	\$136.00	\$13,600.00
4	Install Concrete Sidewalk, including all incidentals, in accordance with City of Colleyville Standards and Specifications	SY	1,000	\$60.00	\$60,000.00	\$59.00	\$59,000.00	\$63.00	\$63,000.00	\$59.00	\$59,000.00	\$55.00	\$55,000.00	\$60.00	\$60,000.00	\$75.00	\$75,000.00
5	Remove Ramps, including all incidentals, in accordance with City of Colleyville Standards and Specifications	EA	5	\$300.00	\$1,500.00	\$376.00	\$1,880.00	\$200.00	\$1,000.00	\$978.00	\$4,890.00	\$500.00	\$2,500.00	\$500.00	\$2,500.00	\$627.30	\$3,136.50
6	Removal and Replacement of ADA compliant curb ramp per TXDOT's details and Specifications, including all incidentals, transition and tie-ins, complete in place	EA	25	\$2,000.00	\$50,000.00	\$1,730.00	\$43,250.00	\$3,000.00	\$75,000.00	\$2,950.00	\$73,750.00	\$3,000.00	\$75,000.00	\$3,000.00	\$75,000.00	\$3,986.00	\$99,650.00
7	Install ADA compliant curb ramp per TXDOT's details and Specifications, including all incidentals, in accordance with City of Colleyville Standards and Specifications	EA	50	\$2,300.00	\$115,000.00	\$1,630.00	\$81,500.00	\$3,000.00	\$150,000.00	\$2,200.00	\$110,000.00	\$2,500.00	\$125,000.00	\$2,500.00	\$125,000.00	\$2,380.00	\$119,000.00
8	Remove Structures: (inlet, headwall, junction box, safety end treatment 6:1), including all incidentals, in accordance with City of Colleyville Standards and Specifications	EA	5	\$450.00	\$2,250.00	\$1,400.00	\$7,000.00	\$750.00	\$3,750.00	\$2,800.00	\$14,000.00	\$1,000.00	\$5,000.00	\$2,500.00	\$12,500.00	\$3,249.15	\$16,245.75
9	Removal and Replacement of Structures: (inlet, headwall, junction box, safety end treatment 6:1), including all incidentals, in accordance with City of Colleyville Standards and Specifications	SY	50	\$250.00	\$12,500.00	\$700.00	\$35,000.00	\$450.00	\$22,500.00	\$1,010.00	\$50,500.00	\$200.00	\$10,000.00	\$3,000.00	\$150,000.00	\$3,714.00	\$185,700.00
10	Install Structures: (inlet, headwall, junction box, safety end treatment 6:1), including all incidentals, in accordance with City of Colleyville Standards and Specifications	SY	50	\$250.00	\$12,500.00	\$500.00	\$25,000.00	\$450.00	\$22,500.00	\$365.00	\$18,250.00	\$200.00	\$10,000.00	\$2,550.00	\$127,500.00	\$467.44	\$23,372.00
11	Removal and Replacement of Concrete Paving, including 8" cement treated base material and all incidentals in accordance with City of Colleyville Standards and Specifications	SY	2,000	\$100.00	\$200,000.00	\$132.00	\$264,000.00	\$153.00	\$306,000.00	\$132.00	\$264,000.00	\$120.00	\$240,000.00	\$125.00	\$250,000.00	\$162.31	\$324,620.00
12	Removal and Replacement of Concrete Paving using high early concrete achieving at least 70 percent strength with 24 hours, including 8" cement treated base material and all incidentals in accordance with City of Colleyville Standards and Specifications	SY	2,000	\$150.00	\$300,000.00	\$140.00	\$280,000.00	\$153.00	\$306,000.00	\$137.00	\$274,000.00	\$170.00	\$340,000.00	\$168.00	\$336,000.00	\$186.49	\$372,980.00
13	Remove Drive Approach and all incidentals, in accordance with City of Colleyville Standards and Specifications	SY	100	\$16.00	\$1,600.00	\$18.00	\$1,800.00	\$18.00	\$1,800.00	\$42.00	\$4,200.00	\$21.00	\$2,100.00	\$20.00	\$2,000.00	\$30.13	\$3,013.00
14	Removal and Replacement of Drive Approach, including 2" sand cushion material and all incidentals, in accordance with City of Colleyville Standards and Specifications	SY	250	\$90.00	\$22,500.00	\$89.00	\$22,250.00	\$72.00	\$18,000.00	\$145.00	\$36,250.00	\$95.00	\$23,750.00	\$105.00	\$26,250.00	\$130.30	\$32,575.00
15	Removal and Replace Drive Approach (Exposed Aggregate or Salt Finish), including 2" sand cushion material and all incidentals, in accordance with City of Colleyville Standards and Specifications	SY	100	\$90.00	\$9,000.00	\$100.00	\$10,000.00	\$90.00	\$9,000.00	\$146.00	\$14,600.00	\$120.00	\$12,000.00	\$125.00	\$12,500.00	\$136.00	\$13,600.00
16	Removal and Replace Drive Approach using high early concrete achieving at least 70 percent strength with 24 hours,, including 2" sand cushion material and all incidentals, in accordance with City of Colleyville Standards and Specifications	SY	100	\$135.00	\$13,500.00	\$105.00	\$10,500.00	\$81.00	\$8,100.00	\$150.00	\$15,000.00	\$145.00	\$14,500.00	\$175.00	\$17,500.00	\$142.91	\$14,291.00
17	Removal and Replace Drive Approach (Exposed Aggregate or Salt Finish), using high early concrete achieving at least 70 percent strength with 24 hours, including 2" sand cushion material and all incidentals, in accordance with City of Colleyville Standards and Specifications	SY	100	\$145.00	\$14,500.00	\$115.00	\$11,500.00	\$99.00	\$9,900.00	\$150.00	\$15,000.00	\$170.00	\$17,000.00	\$200.00	\$20,000.00	\$147.41	\$14,741.00
18	Install Drive Approach and including 2" sand cushion material and all incidentals, in accordance with City of Colleyville Standards and Specifications	SY	100	\$78.00	\$7,800.00	\$80.00	\$8,000.00	\$72.00	\$7,200.00	\$144.00	\$14,400.00	\$72.00	\$7,200.00	\$85.00	\$8,500.00	\$85.05	\$8,505.00
19	Remove 6 inch thick Concrete Trail, (8' – 12') including all incidentals, in accordance with City of Colleyville Standards and Specifications	SY	100	\$16.00	\$1,600.00	\$19.00	\$1,900.00	\$13.50	\$1,350.00	\$23.00	\$2,300.00	\$21.00	\$2,100.00	\$20.00	\$2,000.00	\$41.35	\$4,135.00
20	Removal and Replacement of 6 inch thick Concrete Trail, (8' – 12') including all incidentals, in accordance with City of Colleyville Standards and Specifications	SY	100	\$90.00	\$9,000.00	\$85.00	\$8,500.00	\$72.00	\$7,200.00	\$92.00	\$9,200.00	\$101.00	\$10,100.00	\$95.00	\$9,500.00	\$107.22	\$10,722.00
21	Install 6 inch thick Concrete Trail, (8' – 12') including all incidentals, in accordance with City of Colleyville Standards and Specifications	SY	1,000	\$78.00	\$78,000.00	\$73.00	\$73,000.00	\$72.00	\$72,000.00	\$66.00	\$66,000.00	\$80.00	\$80,000.00	\$62.00	\$62,000.00	\$81.07	\$81,070.00
22	Remove Concrete Curb and Gutter with a minimum thickness of 6" reinforced concrete, including 6" of cement treated base material and all incidentals, includes the removal and replacement of HMAc transitions in accordance with City of Colleyville Standards and Specifications	LF	100	\$35.00	\$3,500.00	\$25.00	\$2,500.00	\$5.00	\$500.00	\$15.00	\$1,500.00	\$50.00	\$5,000.00	\$20.00	\$2,000.00	\$33.00	\$3,300.00
23	Removal and Replacement of Concrete Curb and Gutter with a minimum thickness of 6" reinforced concrete, including 6" of cement treated base material and all incidentals, includes the removal and replacement of HMAc transitions in accordance with City of Colleyville Standards and Specifications	LF	2,500	\$45.00	\$112,500.00	\$54.00	\$135,000.00	\$40.00	\$100,000.00	\$61.00	\$152,500.00	\$100.00	\$250,000.00	\$55.00	\$137,500.00	\$69.39	\$173,475.00
24	Install Concrete Curb and Gutter with a minimum thickness of 6" reinforced concrete, including 6" of cement treated base material and all incidentals, includes the removal and replacement of HMAc transitions in accordance with City of Colleyville Standards and Specifications	LF	1,000	\$35.00	\$35,000.00	\$48.00	\$48,000.00	\$37.00	\$37,000.00	\$52.00	\$52,000.00	\$80.00	\$80,000.00	\$85.00	\$85,000.00	\$58.00	\$58,000.00
25	Removal and Replace of Concrete Valley Gutter with minimum thickness of 6" reinforced concrete, including 8" cement treated base material and all incidentals, complete in place in accordance with City of Colleyville Standards and Specifications	SY	100	\$100.00	\$10,000.00	\$158.00	\$15,800.00	\$144.00	\$14,400.00	\$183.00	\$18,300.00	\$170.00	\$17,000.00	\$200.00	\$20,000.00	\$150.98	\$15,098.00
26	Install Concrete Valley Gutter with minimum thickness of 6" reinforced concrete, including 8" cement treated base material and all incidentals, complete in place in accordance with City of Colleyville Standards and Specifications	SY	500	\$90.00	\$45,000.00	\$134.00	\$67,000.00	\$144.00	\$72,000.00	\$160.00	\$80,000.00	\$150.00	\$75,000.00	\$180.00	\$90,000.00	\$128.75	\$64,375.00

FY 2021 Miscellaneous Concrete Repair

ITEM	DESCRIPTION	UNIT	QUANTITY	ALEKSANDER OMEGA LLC	TOTAL	GRod Construction, LLC.	TOTAL	Westhill Construction, Inc.	TOTAL	Urban Infraconstruction	TOTAL	HQS Construction, LLC	TOTAL	FNH CONSTRUCTION LLC	TOTAL	The Fain Group, Inc.	TOTAL
27	Removal and Replacement of Concrete Valley Gutter with minimum thickness of 6" reinforced concrete, using high early concrete achieving at least 70 percent strength with 24 hours, including 8" cement treated base material and all incidentals, complete in place in accordance with City of Colleyville Standards and Specifications	SY	100	\$135.00	\$13,500.00	\$165.00	\$16,500.00	\$153.00	\$15,300.00	\$222.00	\$22,200.00	\$200.00	\$20,000.00	\$220.00	\$22,000.00	\$174.68	\$17,468.00
28	Install Concrete Valley Gutter with minimum thickness of 6" reinforced concrete, using high early concrete achieving at least 70 percent strength with 24 hours, including 8" cement treated base material and all incidentals, complete in place in accordance with City of Colleyville Standards and Specifications	SY	100	\$135.00	\$13,500.00	\$142.00	\$14,200.00	\$153.00	\$15,300.00	\$204.00	\$20,400.00	\$180.00	\$18,000.00	\$200.00	\$20,000.00	\$108.61	\$10,861.00
29	Removal and Replacement of miscellaneous concrete for Public Utilities Pads, in accordance with City of Colleyville Standards and Specifications	SY	10	\$90.00	\$900.00	\$78.00	\$780.00	\$200.00	\$2,000.00	\$430.00	\$4,300.00	\$150.00	\$1,500.00	\$100.00	\$1,000.00	\$138.91	\$1,389.10
30	Install miscellaneous concrete for Public Utilities Pads, in accordance with City of Colleyville Standards and Specifications	SY	10	\$85.00	\$850.00	\$77.00	\$770.00	\$200.00	\$2,000.00	\$350.00	\$3,500.00	\$130.00	\$1,300.00	\$80.00	\$800.00	\$108.69	\$1,086.90
31	Remove 18" RCP including all incidentals and backfill, in accordance with City of Colleyville Standards and Specifications	LF	50	\$75.00	\$3,750.00	\$36.00	\$1,800.00	\$50.00	\$2,500.00	\$50.00	\$2,500.00	\$60.00	\$3,000.00	\$30.00	\$1,500.00	\$36.64	\$1,832.00
32	Removal and Replacement of 18" RCP including all incidentals and backfill, in accordance with City of Colleyville Standards and Specifications	LF	100	\$125.00	\$12,500.00	\$136.00	\$13,600.00	\$120.00	\$12,000.00	\$220.00	\$22,000.00	\$150.00	\$15,000.00	\$110.00	\$11,000.00	\$289.53	\$28,953.00
33	Install 18" RCP including all incidentals and backfill, in accordance with City of Colleyville Standards and Specifications	LF	100	\$90.00	\$9,000.00	\$100.00	\$10,000.00	\$100.00	\$10,000.00	\$150.00	\$15,000.00	\$90.00	\$9,000.00	\$85.00	\$8,500.00	\$252.90	\$25,290.00
34	Remove 24" RCP including all incidentals and backfill, in accordance with City of Colleyville Standards and Specifications	LF	50	\$80.00	\$4,000.00	\$36.00	\$1,800.00	\$50.00	\$2,500.00	\$89.00	\$4,450.00	\$80.00	\$4,000.00	\$30.00	\$1,500.00	\$36.64	\$1,832.00
35	Removal and Replacement of 24" RCP including all incidentals and backfill, in accordance with City of Colleyville Standards and Specifications	LF	100	\$145.00	\$14,500.00	\$146.00	\$14,600.00	\$170.00	\$17,000.00	\$260.00	\$26,000.00	\$200.00	\$20,000.00	\$125.00	\$12,500.00	\$228.66	\$22,866.00
36	Install 24" RCP including all incidentals and backfill, in accordance with City of Colleyville Standards and Specifications	LF	100	\$100.00	\$10,000.00	\$110.00	\$11,000.00	\$150.00	\$15,000.00	\$170.00	\$17,000.00	\$120.00	\$12,000.00	\$105.00	\$10,500.00	\$192.02	\$19,202.00
37	Furnish and install matching sod and approved top soil on disturbed areas as needed and level with existing sod, complete and in place in accordance with City of Colleyville Standards and Specifications	SY	2,500	\$8.50	\$21,250.00	\$15.00	\$37,500.00	\$15.00	\$37,500.00	\$10.00	\$25,000.00	\$10.00	\$25,000.00	\$8.00	\$20,000.00	\$14.98	\$37,450.00
38	Traffic Control for Arterial and Collector Streets	EA	3	\$1,000.00	\$3,000.00	\$3,000.00	\$9,000.00	\$500.00	\$1,500.00	\$22,300.00	\$66,900.00	\$10,000.00	\$30,000.00	\$35,000.00	\$105,000.00	\$8,447.80	\$25,343.40
GRAND TOTAL =					\$1,300,800.00		\$1,419,530.00		\$1,518,200.00		\$1,663,090.00		\$1,704,150.00		\$1,937,050.00		\$2,027,890.65

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:
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 - 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.

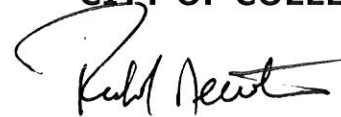
Mayor Richard Newton	<u>Aye</u>	Mayor Pro Tem Bobby Lindamood	<u>Aye</u>
Place 1, Tammy Nakamura	<u>Aye</u>	Place 3, Kathy Wheat	<u>Aye</u>
Place 4, George Dodson	<u>Aye</u>	Place 5, Chuck Kelley	<u>Aye</u>
Place 6, Callie Rigney	<u>Aye</u>		

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 4e
Type Resolution
Department Engineering

Agenda Date 10/20/2020

Number Resolution R-20-4542

Title

Approval of a Contractor Services Agreement with Smith Lawn and Tree, LLC, for the FY 2021 Tree Trimming Contract, in an amount not to exceed \$75,000.00, and authorizing the City Manager to execute the agreement

Strategic Plan

5.3 Provide attractive facilities for leisure and recreation

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 Parkway Tree Removal and Replacement.

The project includes parkway tree removal and replacement along creeks, and arterial/collector roads, as classified in the City of Colleyville 2015 Master Thoroughfare Plan. There are sufficient quantities of work items identified by staff for the contractor to perform tree trimming and stump grinding throughout the City for Fiscal Year 2021.

The initial timeline for this project is 365 consecutive calendar days or when the funds deplete, whichever is greater. As part of the terms of agreement, the City and the contractor can agree to extend this agreement for up to two additional 365 day periods after the initial term.

After review of pricing, references, and qualifications, the recommendation is to award the contract to Smith Lawn and Tree, LLC. While they are not the lowest bidder, they are a locally owned and operated company and have a history of working with the City.

Public notification of the invitation for bids was advertised in the *Fort Worth Star-Telegram* on August 16, August 23, August 30, September 6, and September 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 35 plan holders, of which there were 14 general contractors, 8 other, 4 plan rooms, 8 sub-contractors, and 1 supplier.

Due to Coronavirus, staff elected to change the submittal process to an electronic submittal. The City received four electronically sealed bids, which were opened and publicly read aloud via teleconference on September 29, 2020.

Financial Impact

Funding is available in the Capital Projects Fund
Form 1295 - Acknowledged by City

Recommendation

Approve

Attachments

1. 4e. FY 2021 Tree Trimming Presentation
2. Contractor Services Agreement
3. Bid Tab
4. 1295
5. Resolution R-20-4535

4e. FY 2021 Tree Trimming Contract



- Approval of a Construction Services Agreement with Smith Lawn and Tree, LLC for the FY 2021 Tree Trimming Contract, in an amount not to exceed \$75,000, and authorizing the City Manager to execute the agreement.
- The project includes parkway tree removal and replacement along creeks, and arterial/collector road as classified in the City of Colleyville 2015 Thoroughfare Plan.
- There are sufficient quantities of work items identified by staff for the contractor to perform tree trimming and stump grinding throughout the City for Fiscal Year 2021.
- As a part of the terms of agreement, the City and the contractor can agree to extend this agreement for up to two additional 365 day periods after the initial term.

4e. Bid Summary

Summary of bids received

Contractor	BASE BID
Millenium III Contractors	\$58,000.00
SMC Utility Construction	\$82,000.00
Smith Lawn and Tree	\$82,500.00
GRod Construction, LLC	\$86,000.00

- The estimated quantities in the bid documents were for the purpose of choosing a bidder, and were not in any way an estimate and/or guarantee of the work that will be asked of the chosen bidder. The FY 2021 Tree Trimming Project budgeted amount for this contract is \$75,000.00 for Tree Trimming.

CONTRACTOR SERVICES AGREEMENT

FY 2021 Tree Trimming

This **CONTRACTOR SERVICES AGREEMENT** ("Agreement") is made as of the Effective Date by and between **Smith Lawn and Tree, LLC**, a Texas Limited Liability Company, 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 FY 2021 Tree Trimming (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 initial term of this Agreement shall begin on the last date of execution hereof (the "Effective Date") and shall continue until the later of (i) the 365th calendar day following the Effective Date, or (ii) the date 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. City and CONTRACTOR may, upon mutual written agreement, extend this Agreement for up to two (2) additional 365 day periods after the initial term (each a "Renewal Term"). CONTRACTOR shall present City with a written request to extend this Agreement for a Renewal Term not later than ninety (90) days prior to the expiration of the then current term.

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-2020-025 ("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 SEVENTY-FIVE THOUSAND AND NO/100

DOLLARS (\$75,000) ("Contract Price") for the initial term of this Agreement, 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. CONTRACTOR shall complete all work related to the Project on or before December 31, 2021.

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

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

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

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

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

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

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

Section 8. Ownership of Project; Bill of Sale

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

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

Section 9. Termination

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

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

Section 10. Insurance

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

- (1) a comprehensive general liability policy of insurance for bodily injury, death and property damage insuring against all claims, demands or actions relating to the CONTRACTOR's performance of services pursuant to this Agreement with a minimum combined single limit of not less than \$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 76036
With copy to:	Whitt L. Wyatt, City Attorney c/o City Secretary 100 Main Street, 3 rd Floor Colleyville, Texas 76034
If to CONTRACTOR:	Smith Lawn and Tree, LLC Attn: Glen Jennings Director of Tree Care 3200 Handley Ederville Road Richland Hills, Texas 76118

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 20th 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:October 12, 2020:v4.2019

EXECUTED on this the ____ day of _____, 2020.

CONTRACTOR
Smith Lawn and Tree, LLC

By: _____
Glen Jennings
Director of Tree Care

FY 2021 Tree Trimming

Item	Description	Unit	Quantity	millenium III contr: Total		SMC Utility Const Total		Smith Lawn and T Total		GRod Constructio Total	
Base Bid											
General											
1	Tree Removal	Per Hour	100	\$215.00	\$21,500.00	\$185.00	\$18,500.00	\$190.00	\$19,000.00	\$180.00	\$18,000.00
2	Tree Trimming	Per Hour	100	\$45.00	\$4,500.00	\$195.00	\$19,500.00	\$185.00	\$18,500.00	\$150.00	\$15,000.00
3	Stump Grinding	Per Hour	100	\$75.00	\$7,500.00	\$50.00	\$5,000.00	\$75.00	\$7,500.00	\$80.00	\$8,000.00
4	Tree Trimming	Per Hour	100	\$40.00	\$4,000.00	\$195.00	\$19,500.00	\$185.00	\$18,500.00	\$200.00	\$20,000.00
5	Tree Removal	Per Hour	100	\$205.00	\$20,500.00	\$195.00	\$19,500.00	\$190.00	\$19,000.00	\$250.00	\$25,000.00
Sub Totals					\$58,000.00		\$82,000.00		\$82,500.00		\$86,000.00
Grand Total					\$58,000.00		\$82,000.00		\$82,500.00		\$86,000.00

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.

Smith Lawn and Tree
Richland Hills, TX United States

Certificate Number:
2020-677482

Date Filed:
10/12/2020

Date Acknowledged:
10/13/2020

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.

ENG-2020-025
Tree Trimming Contract

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

5 Check only if there is NO Interested Party.



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

Certificate Number:
2020-677482

Date Filed:
10/12/2020

Date Acknowledged:

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

Smith Lawn and Tree
Richland Hills, TX United States

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

City of Colleyville

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

ENG-2020-025

Tree Trimming Contract

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

5 Check only if there is NO Interested Party.



6 UNSWORN DECLARATION

My name is Russell Simpler, and my date of birth is 1/1/83.

My address is 3200 Handley Ederville rd, richland hills, TX, 76118, USA.
(street) (city) (state) (zip code) (country)

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

Executed in Tarrant County, State of Texas, on the 12th day of Oct, 2020.
(month) (year)

Signature of authorized agent of contracting business entity
(Declarant)

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.

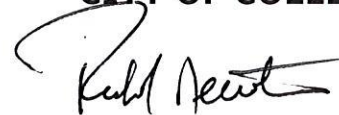
Mayor Richard Newton	<u>Aye</u>	Mayor Pro Tem Bobby Lindamood	<u>Aye</u>
Place 1, Tammy Nakamura	<u>Aye</u>	Place 3, Kathy Wheat	<u>Aye</u>
Place 4, George Dodson	<u>Aye</u>	Place 5, Chuck Kelley	<u>Aye</u>
Place 6, Callie Rigney	<u>Aye</u>		

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 10/20/2020

Number

Type Presentation

Department Finance

Title

Monthly Financial Report - September 2020

Explanation

General Fund

Through September, the General Fund has collected 100% of its budgeted revenue (net of CARES funding) and spent 96% of its budgeted costs. Despite obvious economic pressures, this has been a strong year for Colleyville. The General Fund continues to post a higher surplus than anticipated, and the City still has one month of sales tax revenue coming. The chart below does include the \$1.4 million received from the CARES Act, which has been used to offset salary and benefit costs for public safety employees. If we factor that out, our surplus falls to \$1.3 million.

Ad Valorem tax revenue.

Historically, the majority of the City's property taxes hit our accounts from December through March, although the bulk hits in December and January. As of this month, we've collected \$15.19 million, which is all of our budgeted revenue for this stream. This figure represents a 2.5% increase over FY19. Any increases in property tax revenue over FY19 are solely due to properties that have been newly developed or substantially redeveloped, and therefore were previously untaxed or taxed at a much lower value in FY19.

Sales tax revenue.

Colleyville received its second to last collection of the year from August's sales, and it brought in a substantial 11% increase over August of last year. Comparing FY21 to FY20 year-to-date, Colleyville remains well in positive territory by 8.4% over FY19 and 8.8% over FY20 budget. The current dollar increase through August is sitting at \$575,000, and year-end estimates put the City's total increase at 8-8.5%. This would result in a total net surplus of upwards of \$700,000.

Utility Fund

Through the last month of the fiscal year, the Utility Fund has collected 93% of its budgeted revenue and spent 82% of its budgeted expenditures. Our surplus

of \$1.9 million is stronger than we saw last September, and it includes the true-up from the Trinity River Authority of \$430,000. While spending has increased by over \$700,000 from last year, over half of this reflects higher passed-through costs from the Trinity River Authority. Netting out the pass-through cost of water/sewer services from the T.R.A. which the City does not control, spending for the City's direct costs track under budget by around \$40,000.

Drainage Fund

To date, the Drainage Utility Fund has received 106% of its budgeted revenue and spent 85% of its budgeted expenditures. This fund's cash flow is tracking a little better than expected, with close to a \$360,000 surplus showing to date.



Agenda Item - Items not for council action

Monthly Financial Report September 2020

City Council Meeting
October 20, 2020

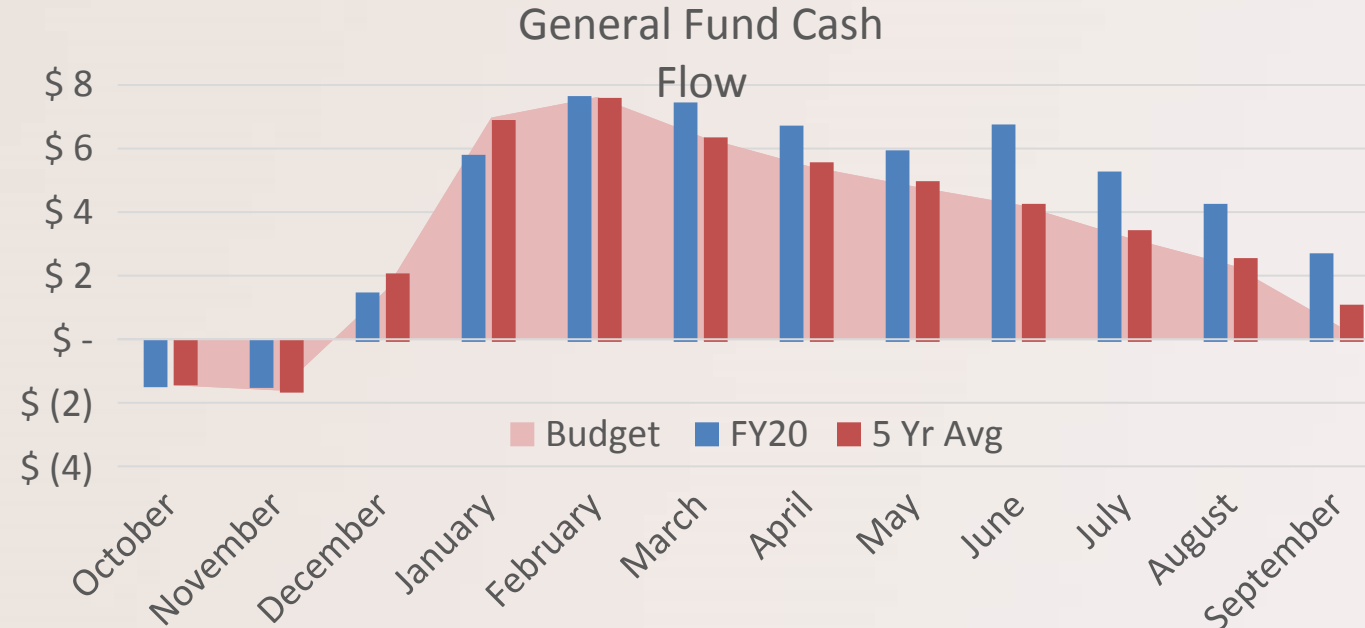
General Fund



General Fund

	FY20 Budget		FY20 YTD		% of Budget	FY19 YTD		FY19 % of Budget
Revenues	\$	24,589,177	\$	25,936,312	105%	\$	25,200,756	105%
Expenditures	\$	24,182,805	\$	23,233,014	96%	\$	22,684,675	94%
	\$	406,372	\$	2,703,298		\$	2,516,081	

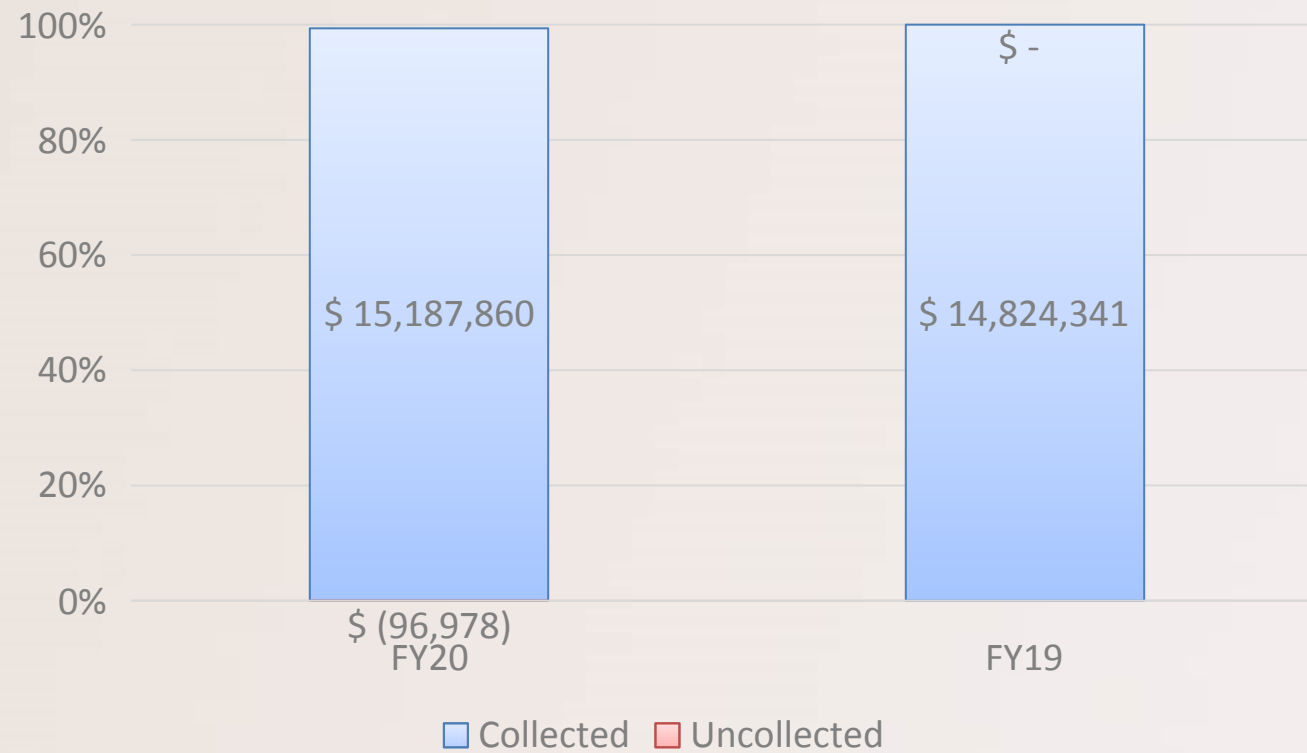
*100% of the year is completed



Property Tax Highlight



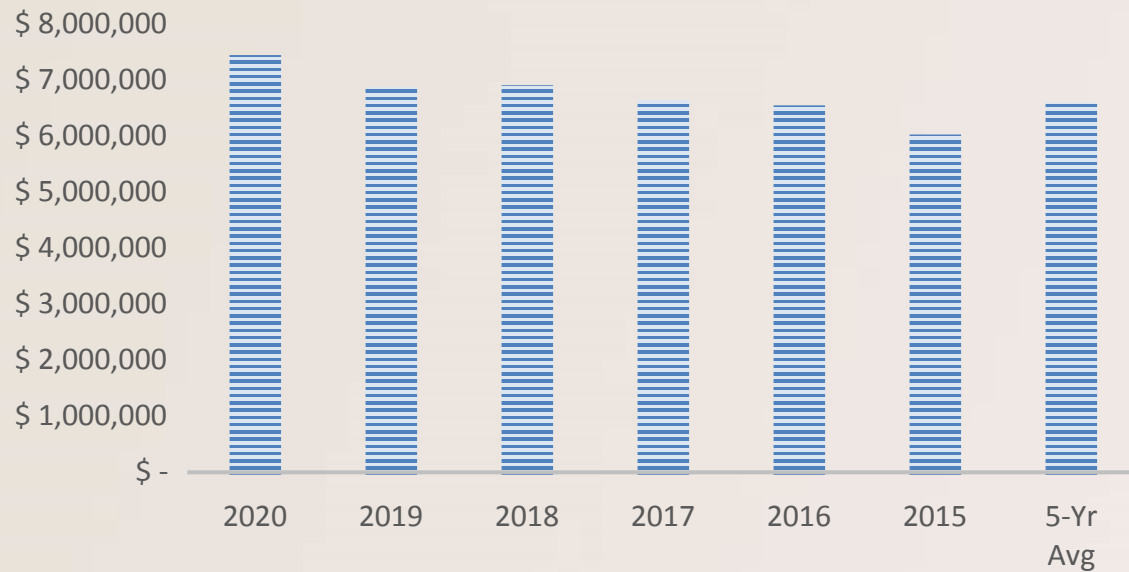
All tax levy collected



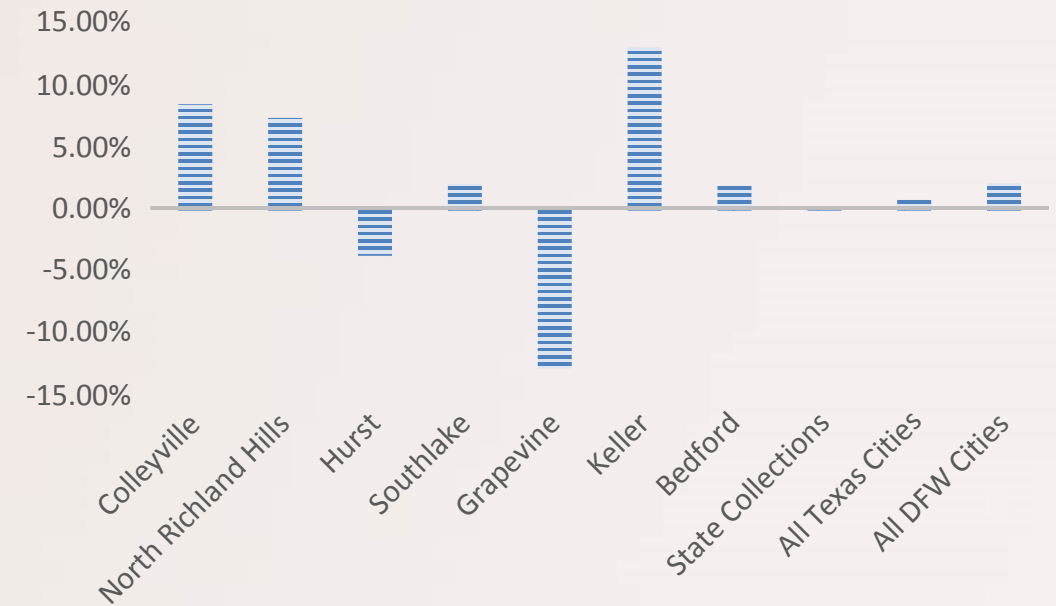
Sales Tax Highlight



FY20 YTD Receipts compared to Previous Years



City/State Comparisons

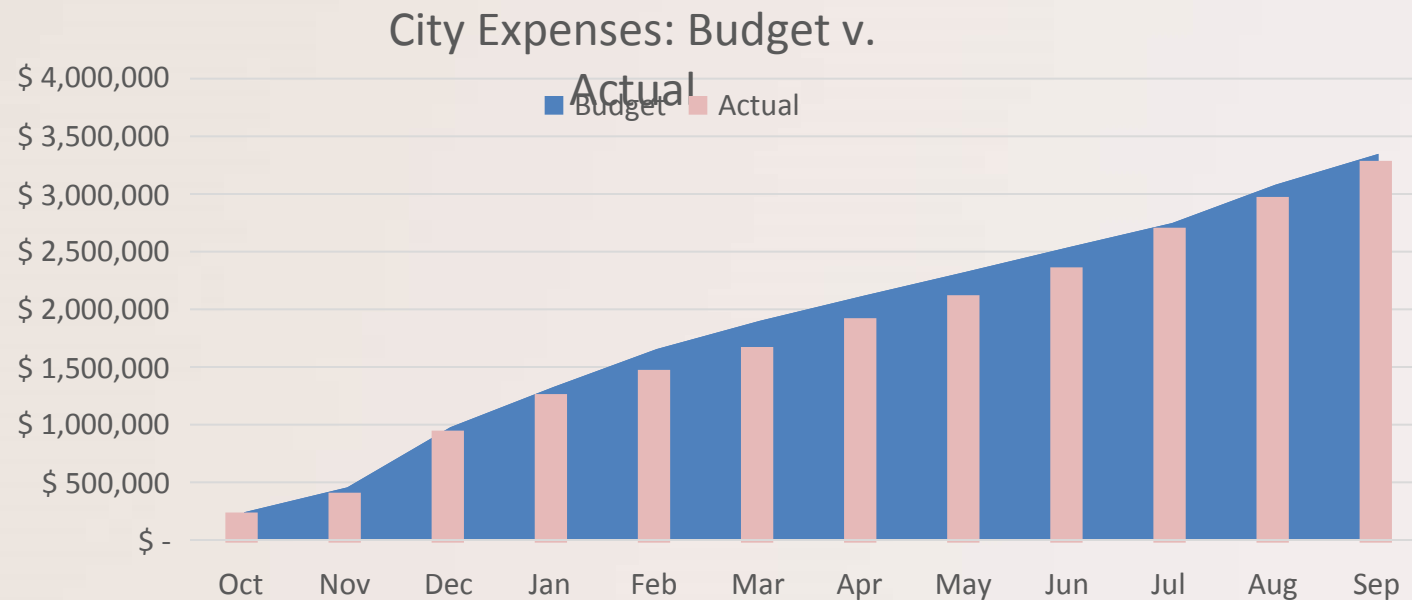


Utility Fund



Utility Fund					
	FY20 Budget	FY20 YTD	% of Budget	FY19 YTD	FY19 % of Budget
Revenues	\$ 17,555,789	\$ 16,414,558	93%	\$ 15,167,016	92%
Expenditures	\$ 17,555,789	\$ 14,423,726	82%	\$ 13,694,440	83%
	\$ -	\$ 1,990,832		\$ 1,472,576	

*100% of the year is completed



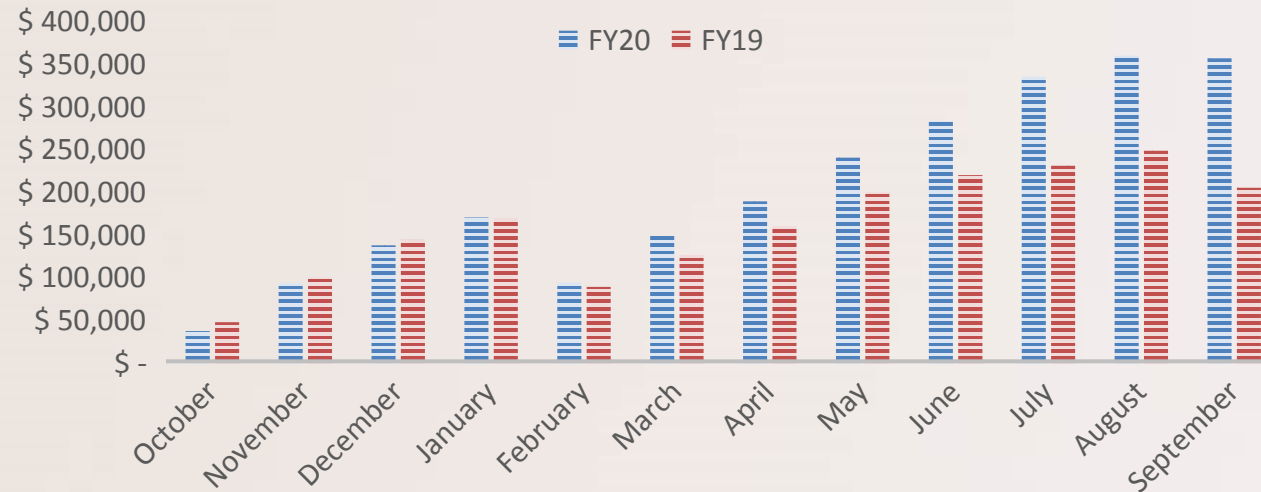
Drainage Fund



Drainage Fund					
	FY20 Budget	FY20 YTD	% of Budget	FY19 YTD	FY19 % of Budget
Revenues	\$ 978,508	\$ 1,035,292	106%	\$ 1,036,849	107%
Expenditures	\$ 795,844	\$ 677,370	85%	\$ 833,774	108%
	\$ 182,664	\$ 357,922		\$ 203,074	

*100% of the year is completed

FY20 vs. FY19 Cash Flow



Debt Service Fund



Debt Service Fund						
	FY20 Budget		FY20 YTD	% of Budget	FY19 YTD	FY19 % of Budget
Revenues	\$	1,356,398	\$ 1,517,301	112%	\$ 2,006,393	108%
Expenditures	\$	1,406,398	\$ 1,236,398	88%	\$ 1,859,501	100%
	\$	(50,000)	\$ 280,903		\$ 146,892	

*100% of the year is completed



Monthly Financial Report - September 2020

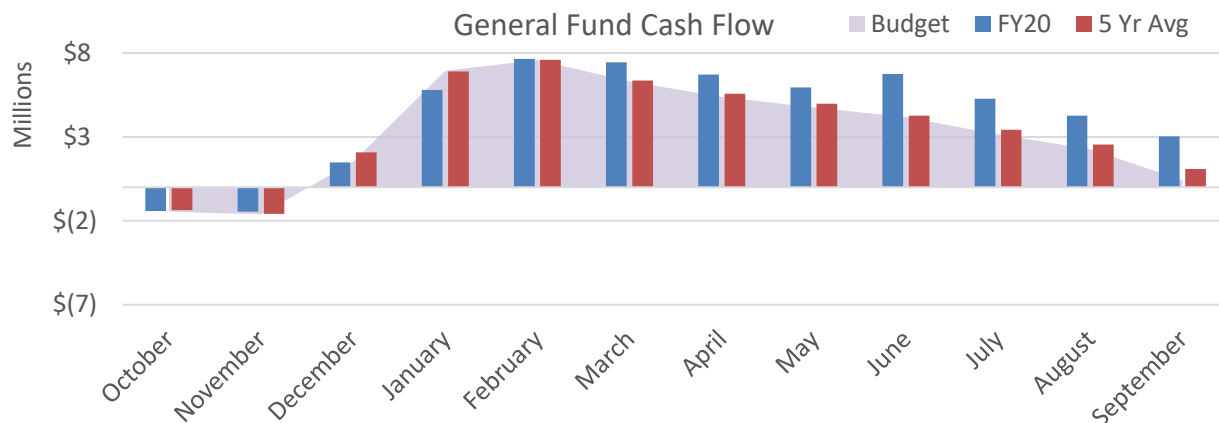
% of year Completed 100%

General Fund

% of Budget Spent 96%

	FY20 Budget	FY20 YTD	% of Budget	FY19 YTD	FY19% of Budget
Revenues	\$ 24,589,177	\$ 26,262,257	107%	\$ 24,810,699	103%
Expenditures	\$ 24,182,805	\$ 23,233,014	96%	\$ 22,684,675	94%
	\$ 406,372	\$ 3,029,243		\$ 2,126,024	

Through September, the General Fund has collected over 100% of its budgeted revenue (net of CARES funding) and spent 96% of its budgeted costs. Despite obvious economic pressures, this has been a strong year for Colleyville. The General Fund continues to post a higher surplus than anticipated, and the City still has one month of sales tax revenue coming. The chart below does include the \$1.4 million received from the CARES Act, which has been used to offset salary and benefit costs for public safety employees. If we factor that out, our surplus falls to \$1.3 million. For the predicted cash flow trajectory, please see the graph below.



General Fund Highlights

Revenue (FY20/FY19)

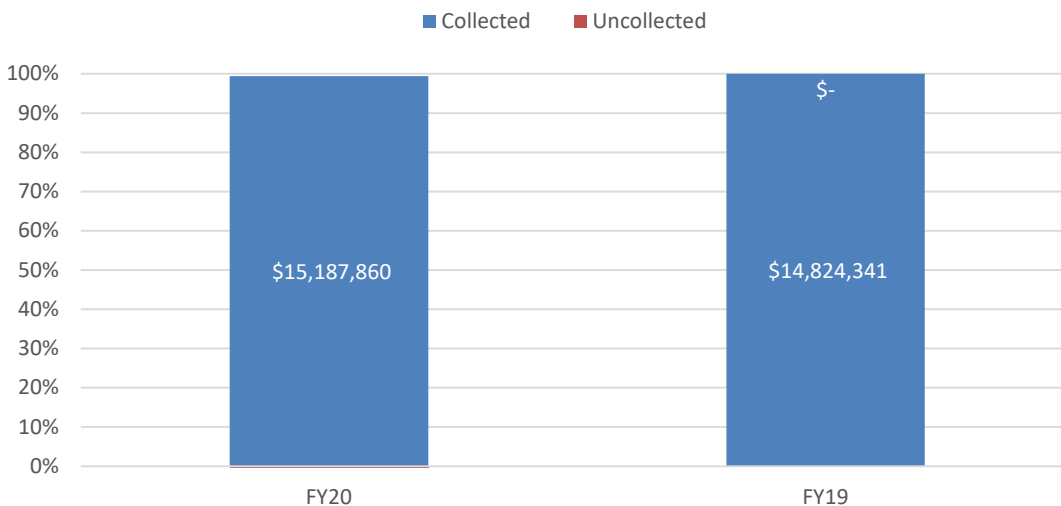
Property Tax	+ \$364k	Sales Tax	+ \$238k	Franchise Tax	-\$221k
Licenses	-\$171k	Other Revenue	+ \$1,243k	Total Rev	+ \$1,452k

Expenditures (FY20/FY19)

Personnel	+ \$880k	Contractual	+ \$104k	Supplies	-\$488k
Capital	+ \$53k	Transfers	\$00k	Total Exp	+ \$548k

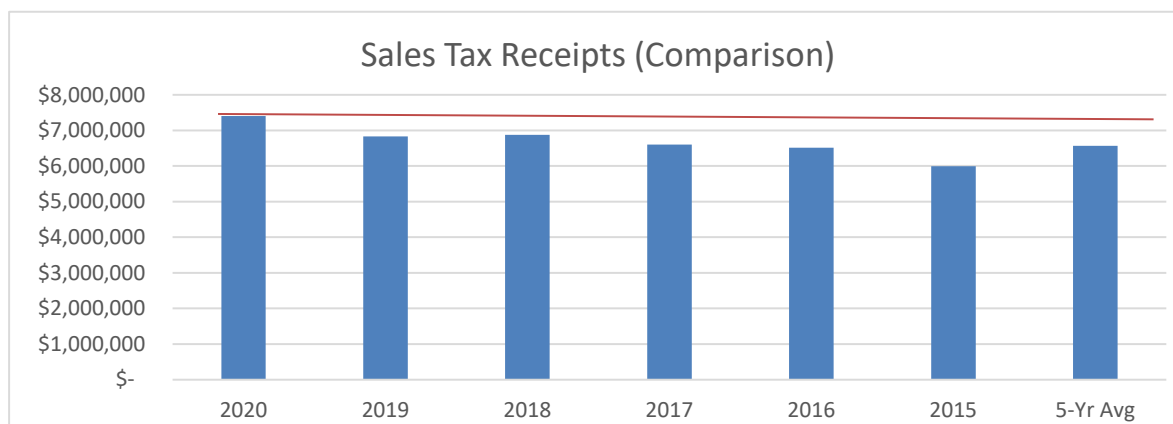
Monthly Financial Report - September 2020

Revenue Highlight: Property Tax



In total, Colleyville anticipates receiving almost \$15.2m in General Fund property tax this year. This makes for a 2.5%, or \$360k, increase over actual FY19 property tax receipts. It should be noted this increase comes from taxes off of new property, as opposed to increased taxes on existing property inside the City. Through September, we have received all this revenue.

Revenue Highlight: Sales Tax



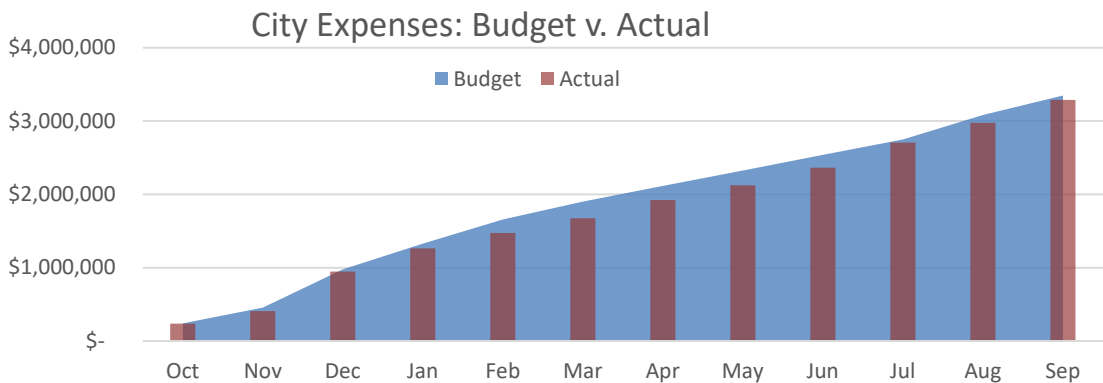
FY20/Budget	FY20/FY19
↑ 8.8%	↑ 8.4%

Colleyville received its second to last collection of the year from August's sales, and it brought in a substantial 11% increase over August of last year. Comparing FY21 to FY20 year-to-date, Colleyville remains well in positive territory by 8.4% over FY19 and 8.8% over FY20 budget. The current dollar increase through August is sitting at \$575,000, and year-end estimates put the City's total increase at 8-8.5%. This would result in a total net surplus of upwards of \$700,000.

Monthly Financial Report - September 2020

	% of year Completed		100%		
Water/Sewer Utility Fund	% of Budget Spent		82%		
	FY20 Budget	FY20 YTD	% of Budget	FY19 YTD	FY19% of Budget
Revenues	\$ 17,555,789	\$ 16,414,558	93%	\$ 15,167,016	92%
Expenditures	\$ 17,555,789	\$ 14,423,726	82%	\$ 13,694,440	83%
	\$ -	\$ 1,990,832		\$ 1,472,576	

Through the last month of the fiscal year, the Utility Fund has collected 93% of its budgeted revenue and spent 82% of its budgeted expenditures. Our surplus of \$1.9 million is stronger than we saw last September, and it includes the true-up from the Trinity River Authority of \$430,000. While spending has increased by over \$700,000 from last year, over half of this reflects higher passed-through costs from the Trinity River Authority. Netting out the pass-through cost of water/sewer services from the T.R.A. which the City does not control, spending for the City's direct costs track under budget by around \$40,000. For the typical trajectory of the City's direct expenses throughout the year, please see the graph below .



Utility Operation Highlights

Avg Customer Count
FY20/FY19



0.8%

YTD Rainfall (Inches)
FY20/FY19

-11.24

Expenditures (FY20/FY19)

Personnel	+ \$109k	Contractual	+ \$403k	Supplies	+ \$138k
Capital	+\$98k	Transfers	-\$20k	Total Exp	+ \$729k

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

Monthly Financial Report - September 2020

% of year Completed

100%

Drainage Utility Fund

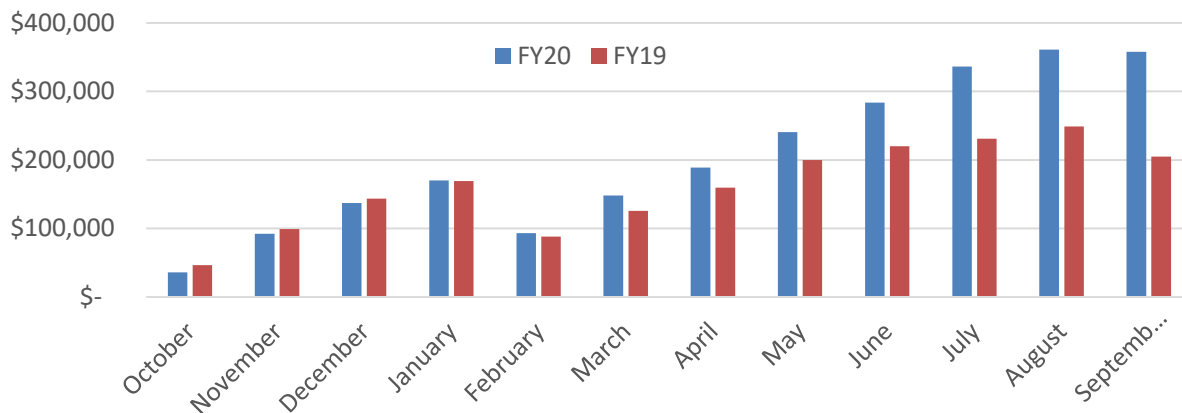
% of Budget Spent

85%

	FY20 Budget	FY20 YTD	% of Budget	FY19 YTD	FY19% of Budget
Revenues	\$ 978,508	\$1,035,292	106%	\$ 1,036,849	107%
Expenditures	\$ 795,844	\$ 677,370	85%	\$ 833,774	108%
	\$ 182,664	\$ 357,922		\$ 203,074	

To date, the Drainage Utility Fund has received 106% of its budgeted revenue and spent 85% of its budgeted expenditures. This fund's cash flow is tracking a little better than expected, with close to a \$360,000 surplus showing to date. Drainage fee revenues tend to average at 1.5% higher than the previous fiscal year, although at this point we're seeing a little less than half a percent growth for FY20.

FY20 vs. FY19 Cash Flow



Drainage Fund Operation Highlights

Revenue - Drainage Fees

FY20/FY19 0.3%

FY20/5-Yr Avg 3.2%

Expenditures (FY20/FY19)

Personnel	-\$85k
Supplies	-\$2k
Debt Service	-\$25k

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

Contractual	-\$44k
Capital/Xfers	\$00k
Total Exp.	-\$156k

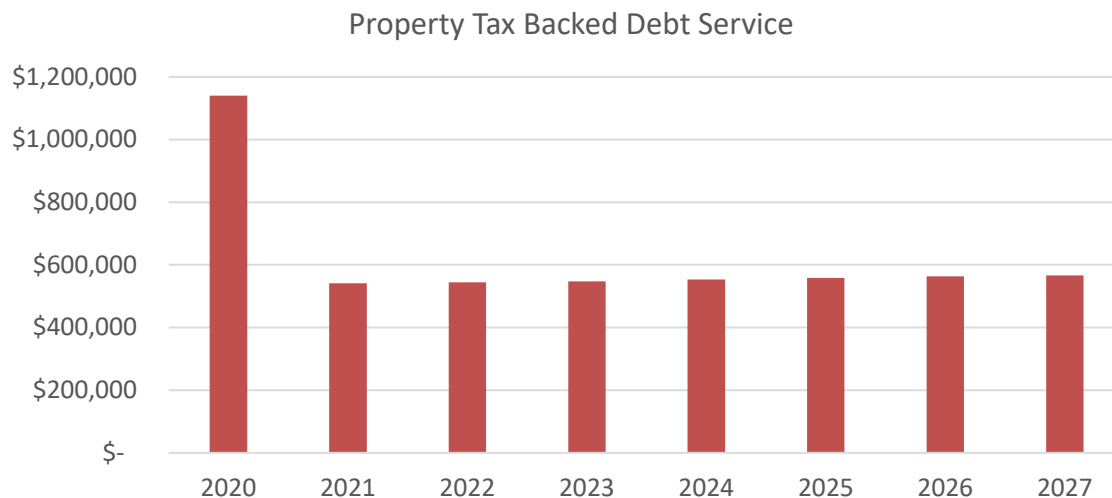
Monthly Financial Report - September 2020

Debt Service Fund % of year Completed 100%
 % of Budget Spent 88%

	FY20 Budget	FY20 YTD	% of Budget	FY19 YTD	FY19% of Budget
Revenues	\$ 1,356,398	\$ 1,517,301	112%	\$ 2,006,393	108%
Expenditures*	\$ 1,406,398	\$ 1,236,398	88%	\$ 1,859,501	100%
	\$ (50,000)	\$ 280,903		\$ 146,892	

Similar to our General Fund's property tax collections, the Debt Service fund has received the majority of its revenue for the year. Cash flow for this fund is very predictable, as debt service payments occur twice annually (February and August). As of September's figures, the fund is running a surplus of \$280,000. Costs added to the budget for this year include the lease of a new ambulance for Colleyville's emergency response. With Colleyville's current debt service schedule, all property tax bonded debt is on track to be paid off by FY27, with the remaining CEDC debt set to be called early next fiscal year.

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



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

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



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6a

Agenda Date 10/20/2020

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

Second Reading and Public Hearing

No one spoke during the public hearing.

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.

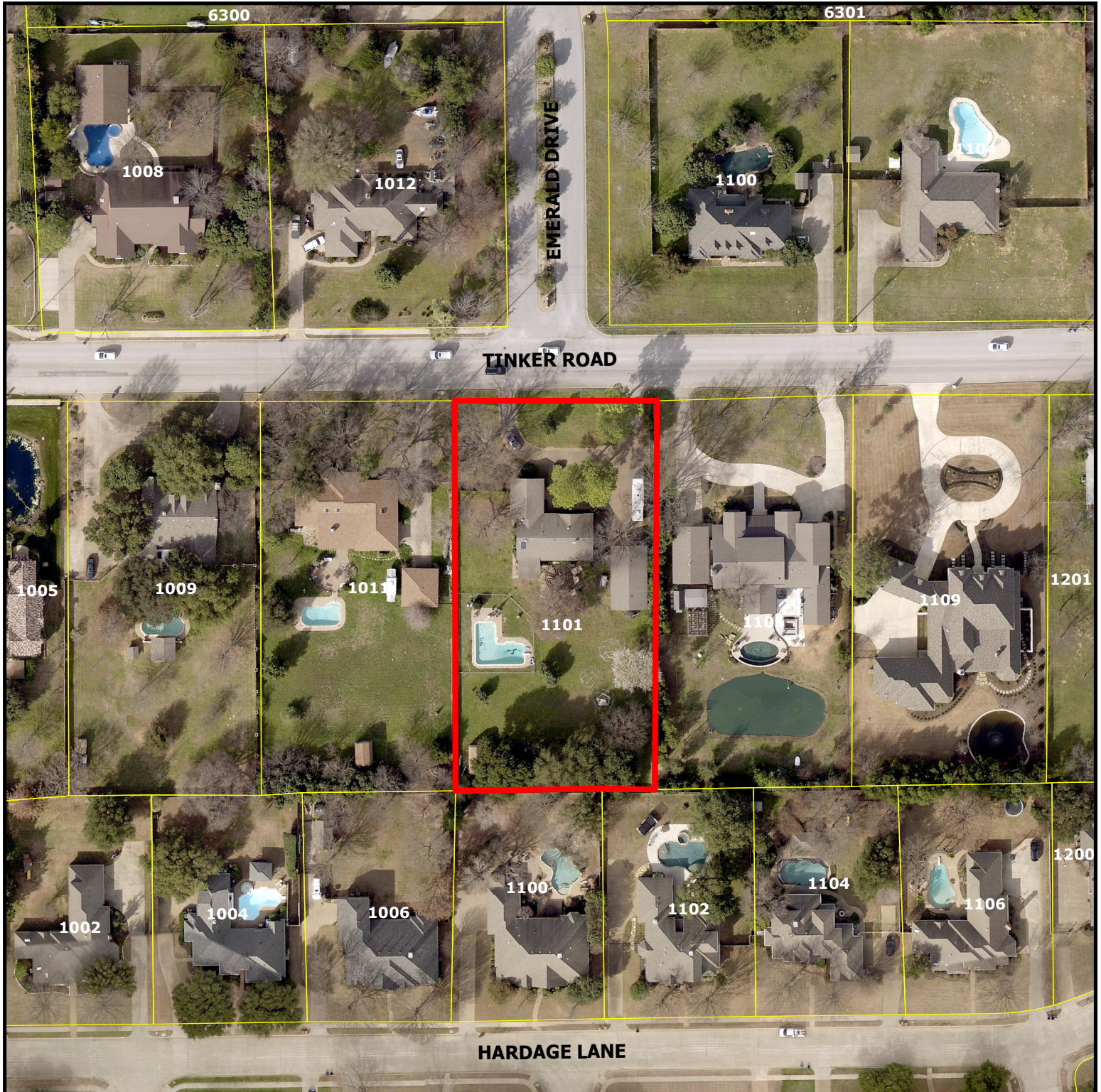
Recommendation

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

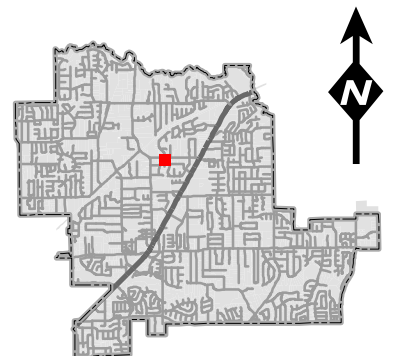
Aerial Map



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



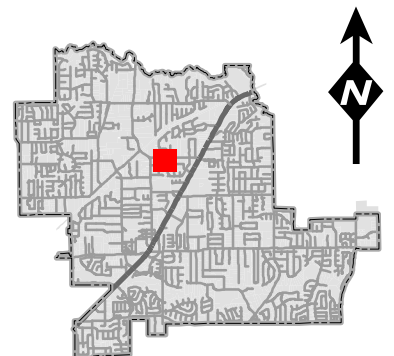
Zoning Map



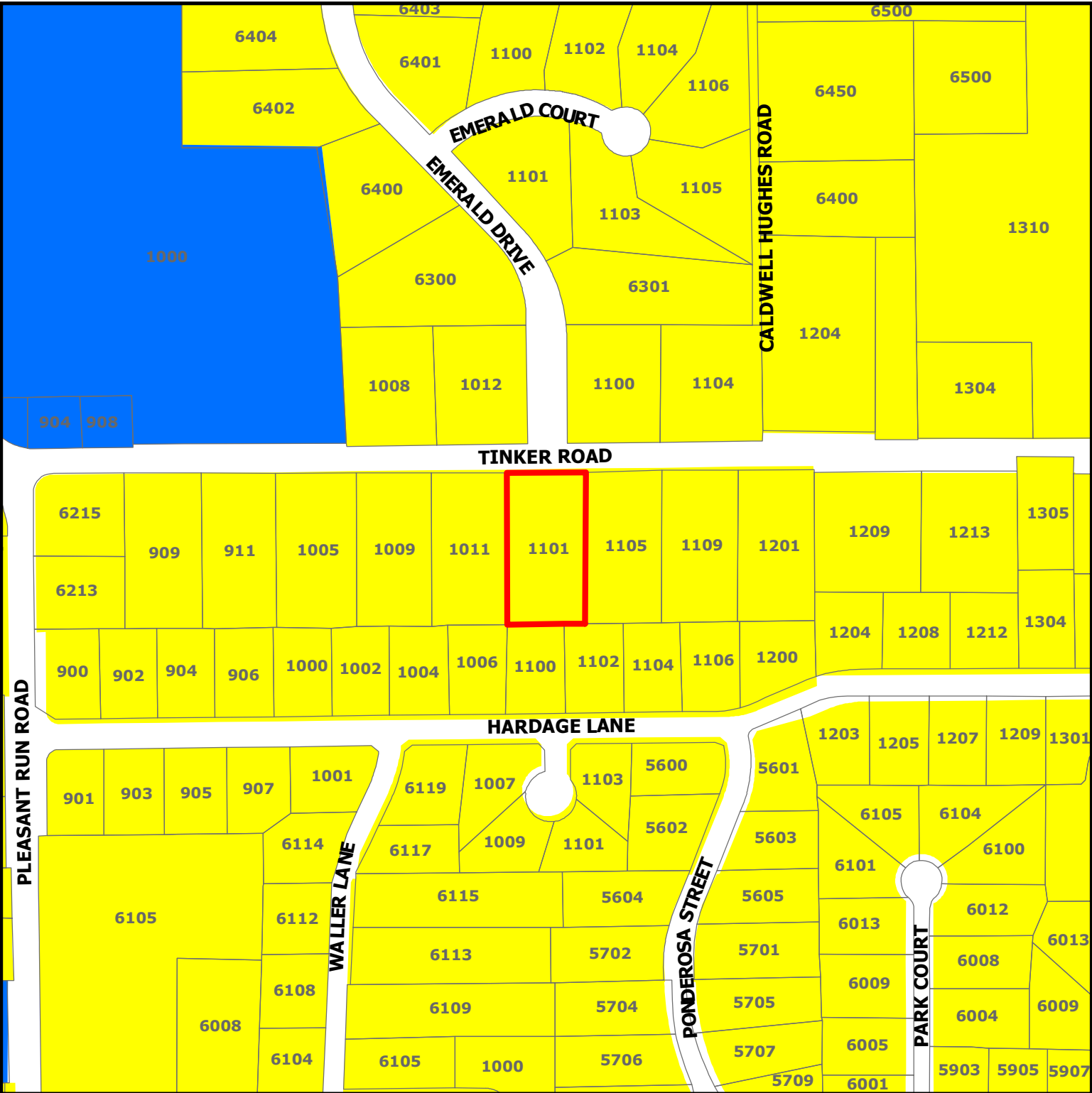
ZC20-017
1101 Tinker Road

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 Subject Property



Future Land Use Map

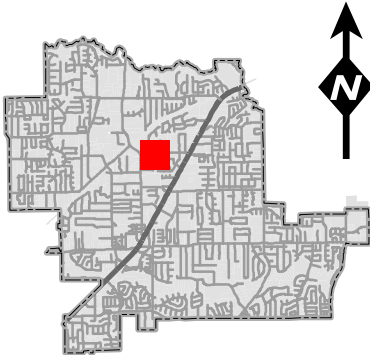


ZC20-017

1101 Tinker Road

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-  Subject Property
-  Residential
-  Institutional



Filed for Record
And Recorded
Aug 10 1953
at 10:39 A.M.

358
1953

PLAT SHOWING

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

SURVEYED 27 JULY 1953

APPROVED August 7, 1953
GRAPEVINE CITY COUNCIL
[Signature]
MAYOR
BY *[Signature]*
SECRETARY

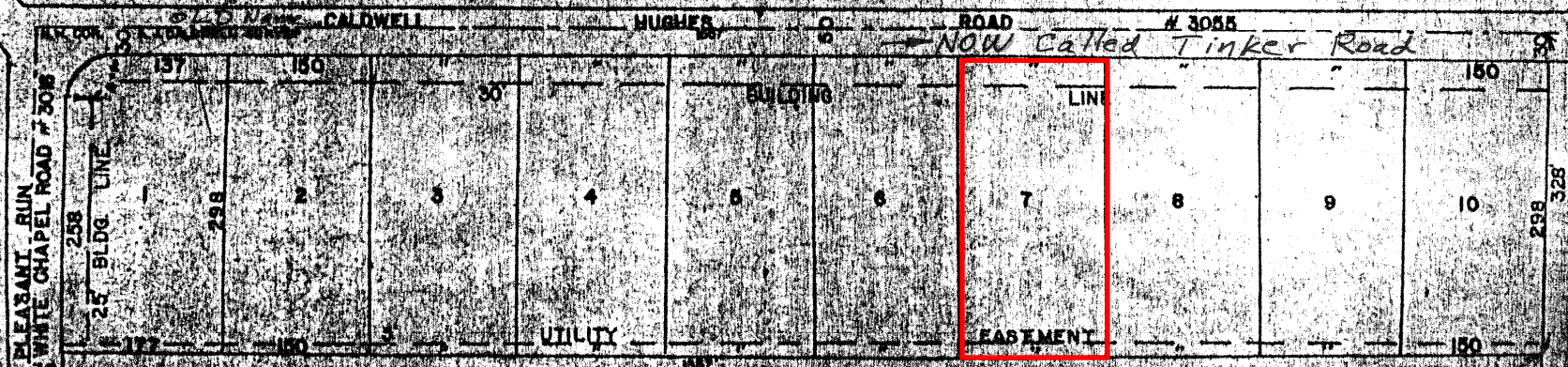
BY *[Signature]*
LICENSED STATE LAND SURVEYOR
COUNTY SURVEYOR TARRANT COUNTY, TEX.

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

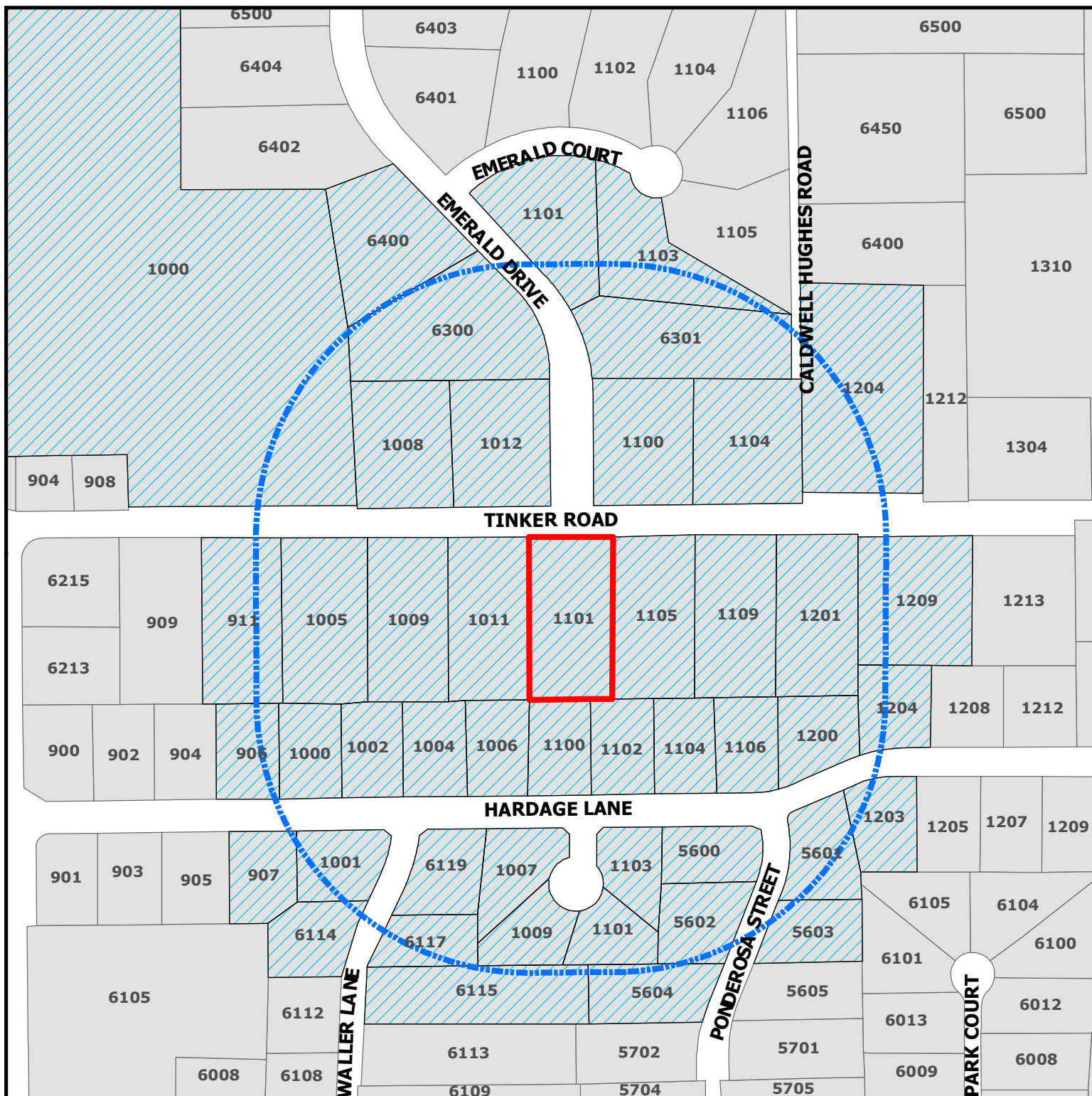
MELVIN "MEL" FAULK
CLERK OF THE COMMISSIONERS COURT
BY *[Signature]*
DEPUTY

SCALE 1"=100'

[Signature]
8-6-53



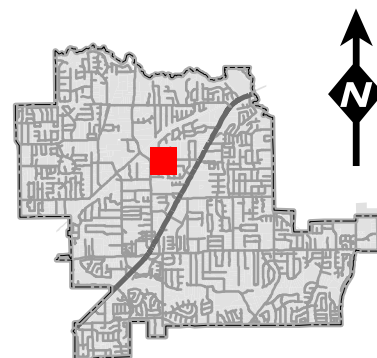
Notification Map



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
STEBING, 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

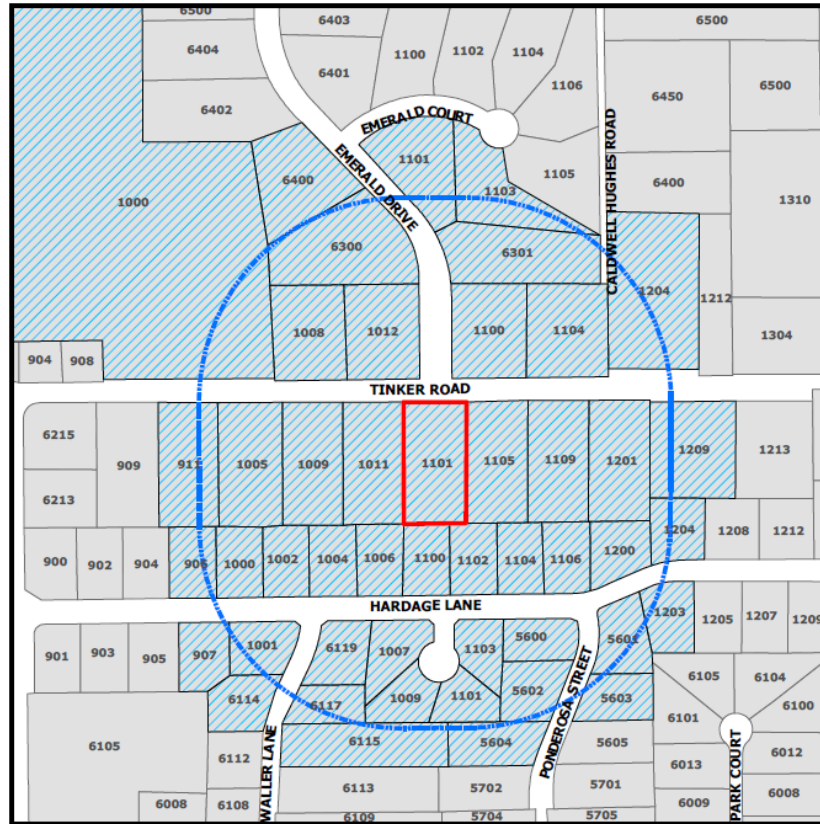
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

Jacqueline Reiff

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 zoning 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	_____	

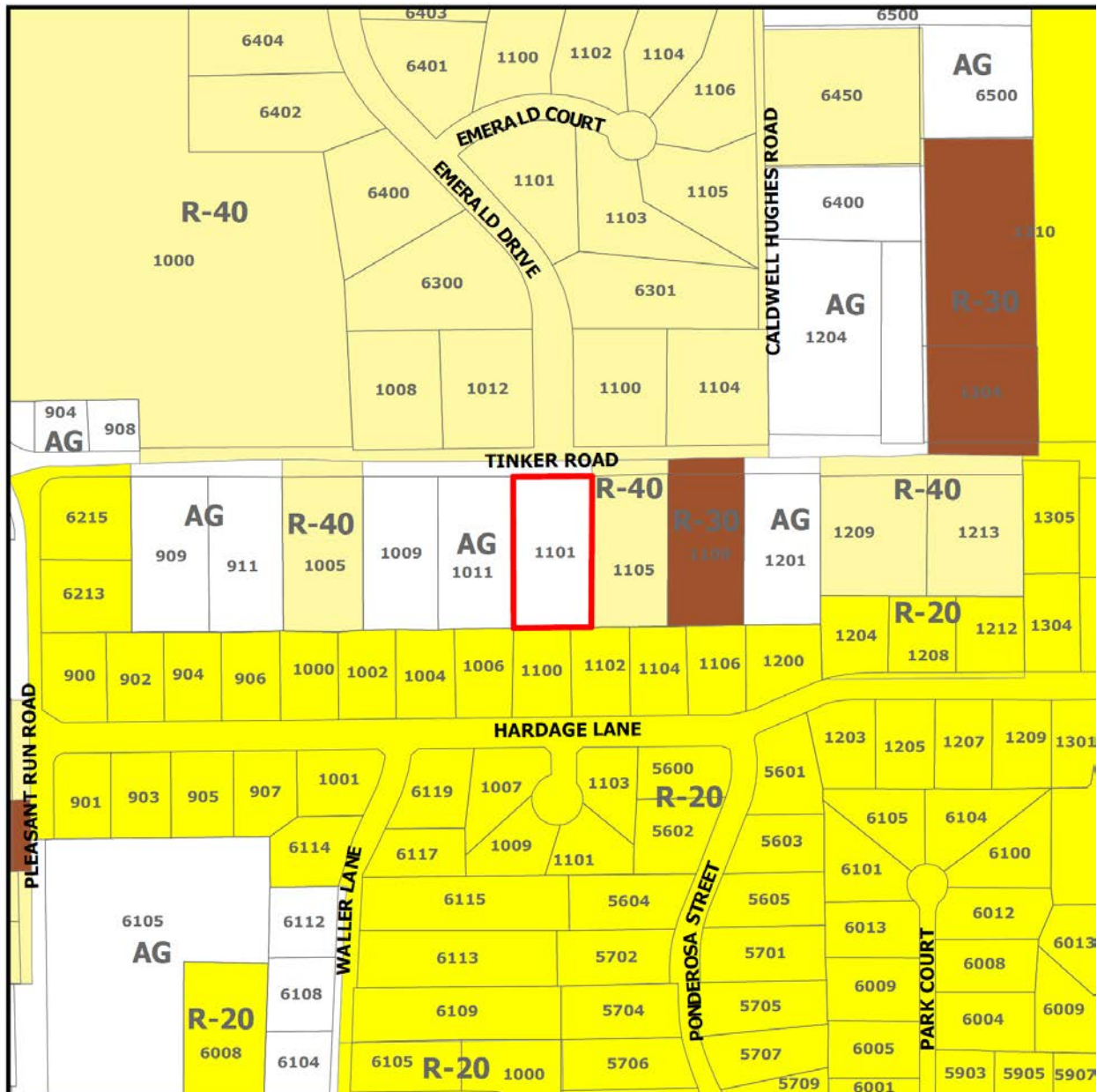
ATTEST:	CITY OF COLLEYVILLE
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Christine Loven, TRMC City Secretary	Richard Newton Mayor
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APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit “A”- Zoning Map



[illegible]

Filed for Record
And Recorded

AUG 10 1953

at 10³⁹ A.M.



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6b

Agenda Date 10/20/2020

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

Second Reading and Public Hearing

The applicant spoke during the public hearing and presented his case on the item. The issue of safety due to the height of the retaining wall was discussed.

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



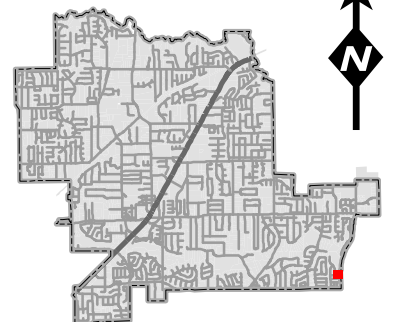
ZC20-018 4000 Campania Court

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Subject Property



Zoning Map



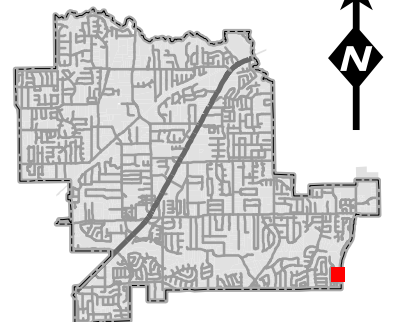
ZC20-018
4000 Campania Court

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Subject Property



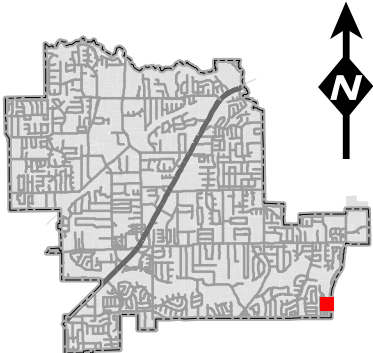
Future Land Use Map



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.

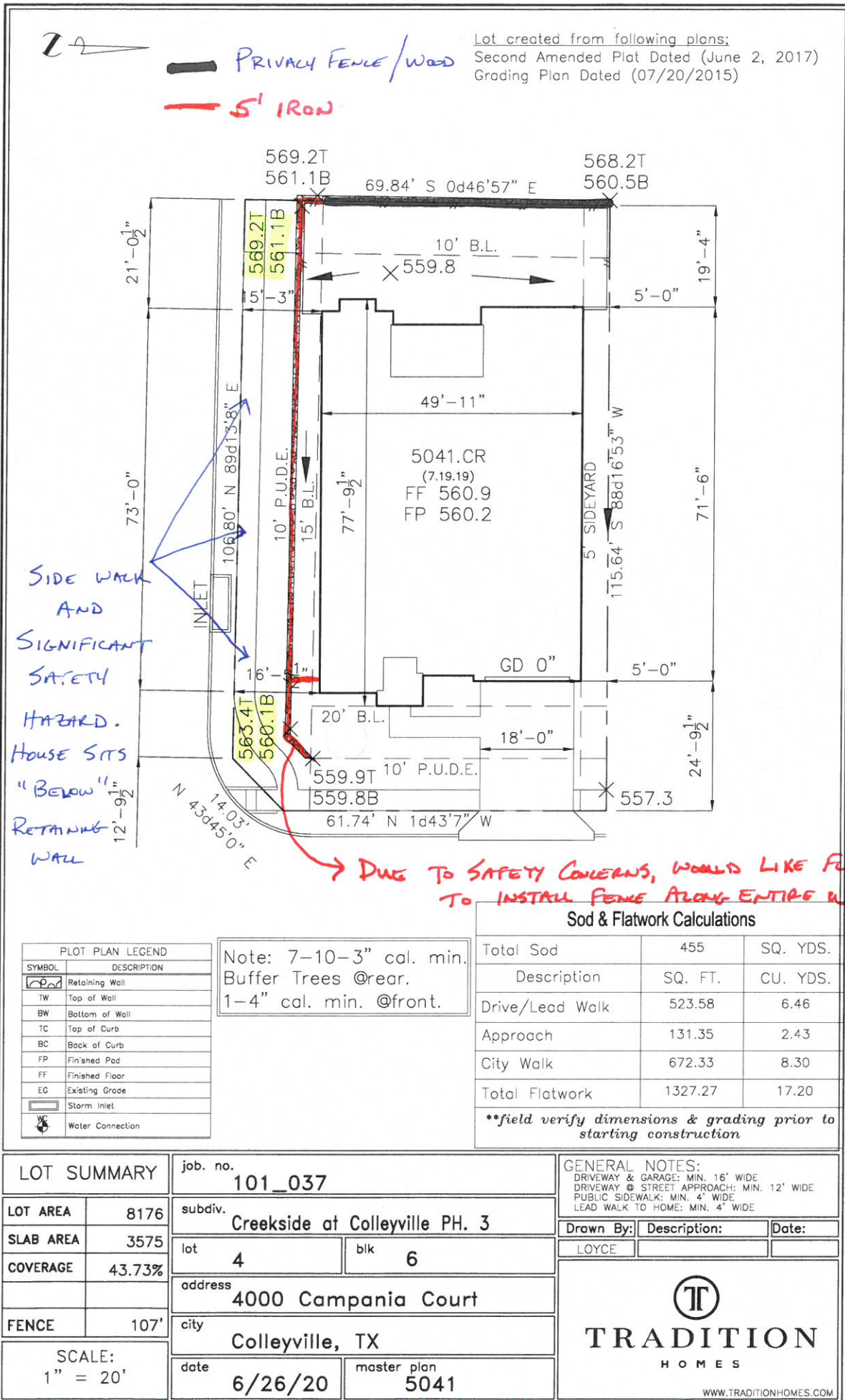
The lot is located at 4000 Campania Court (Lot 4, Block 6) in Creekside at Colleyville Phase 3. The retaining wall was constructed during development operations and is located in between the build line and property line. The retaining wall was "cored" during development operations in order for the fence 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

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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

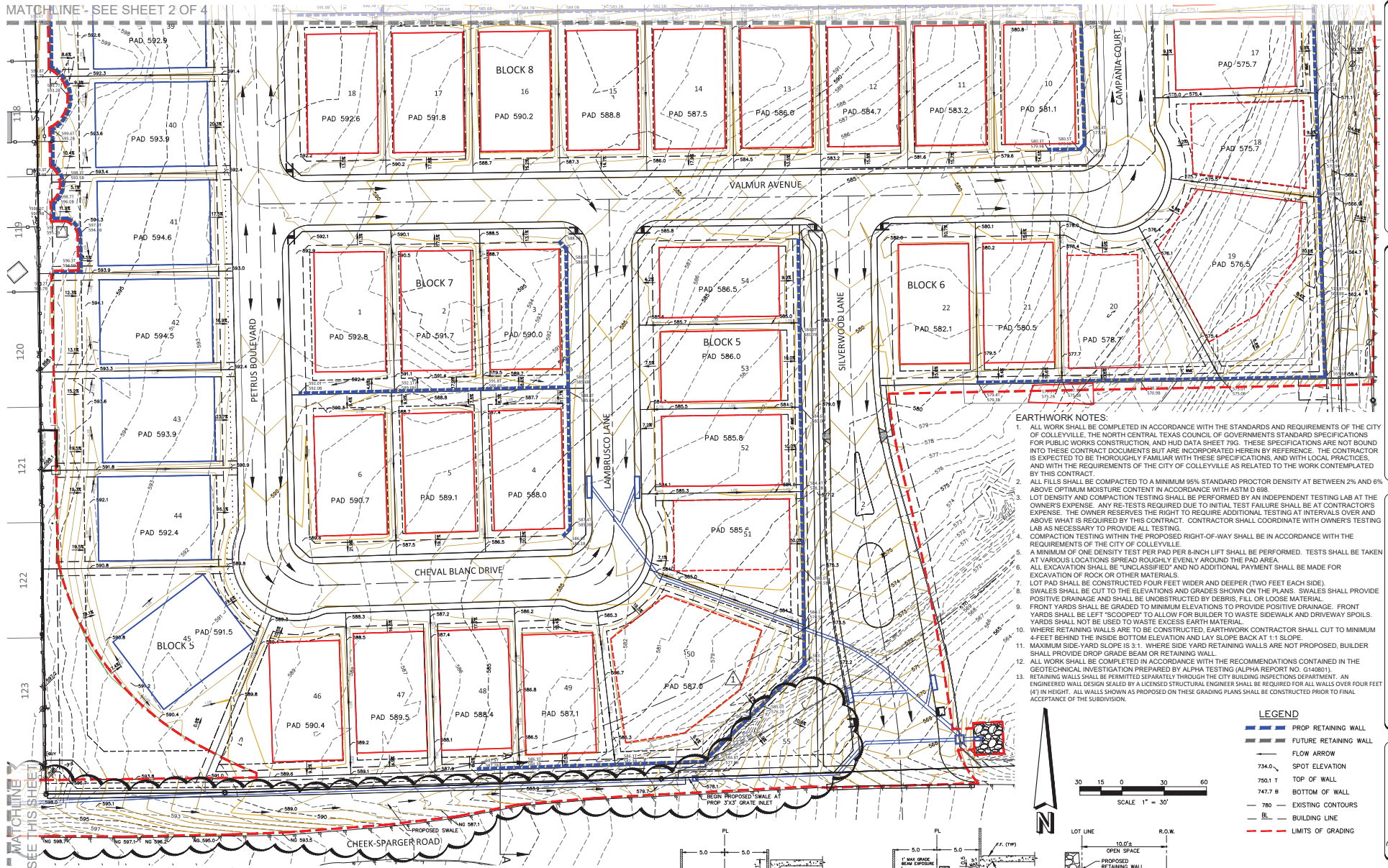


Photos Provided By Applicant



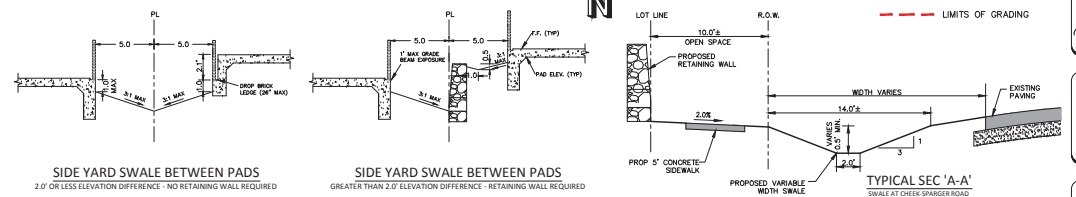
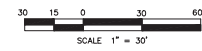
Grading Plan

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 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

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

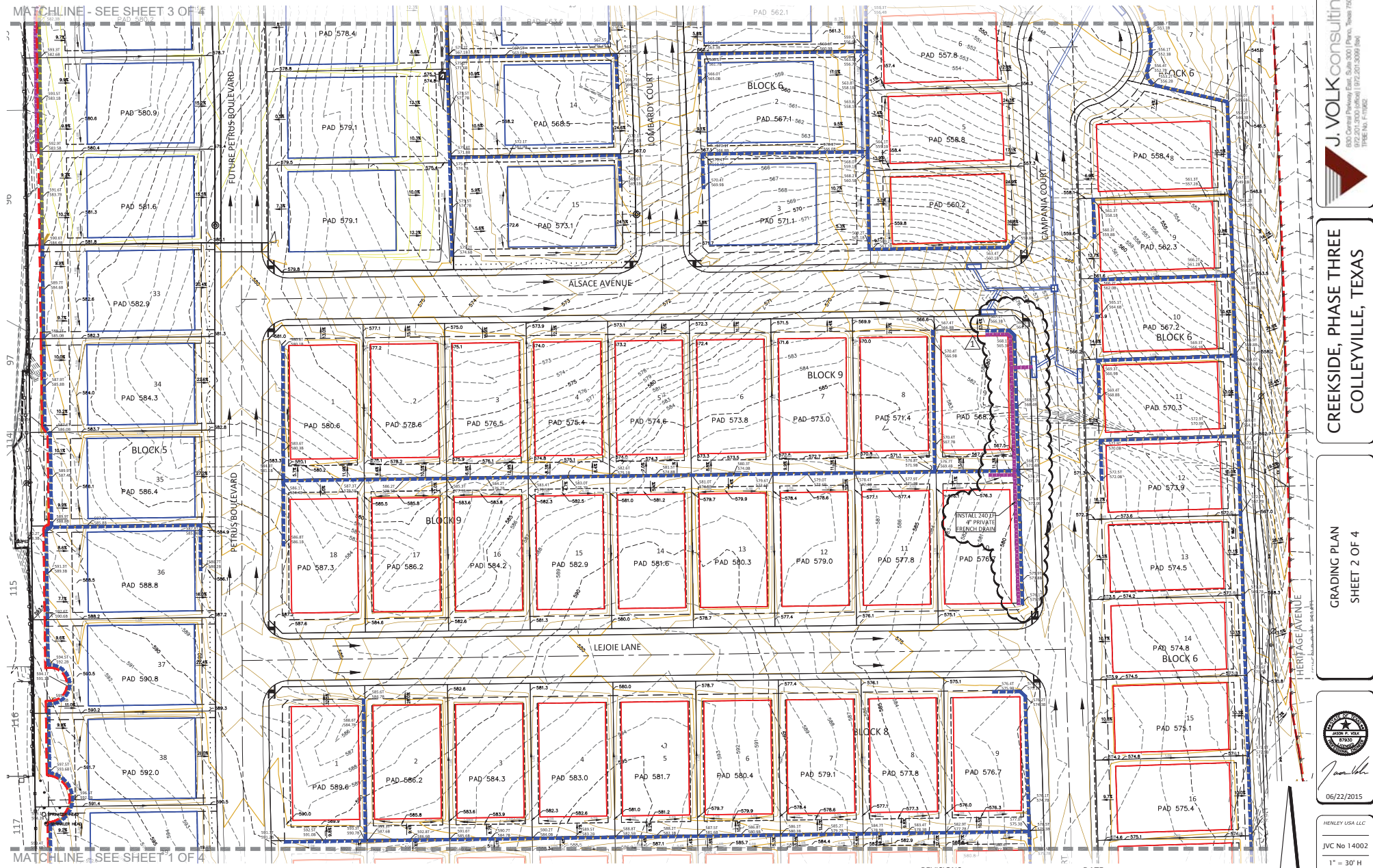
CREEKSIDE, PHASE THREE
COLLEYVILLE, TEXAS

GRADING PLAN
SHEET 1 OF 4

07/20/2015

11

Grading Plan

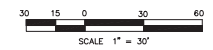


REVISIONS

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



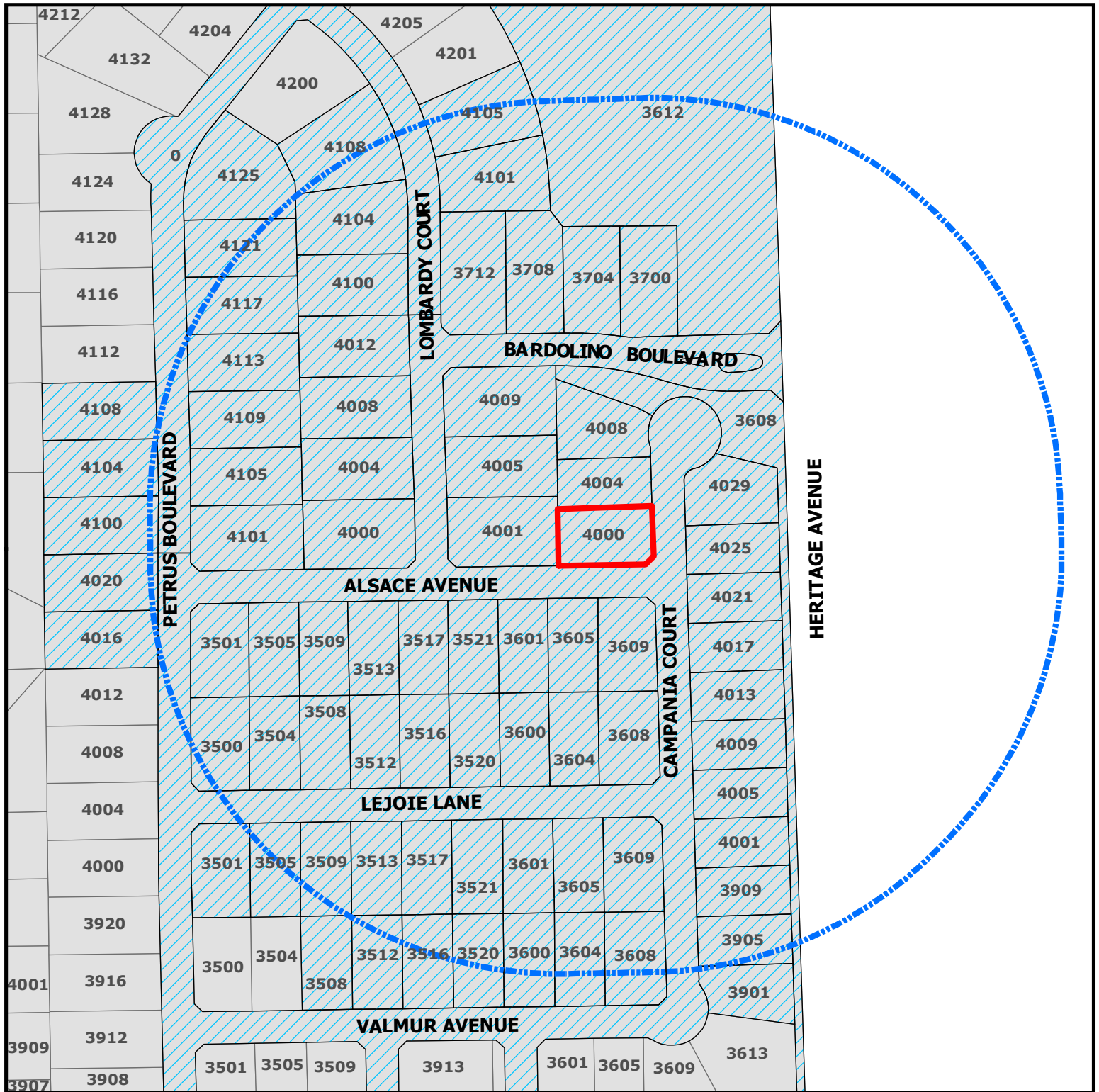
06/22/2015

HENLEY USA LLC

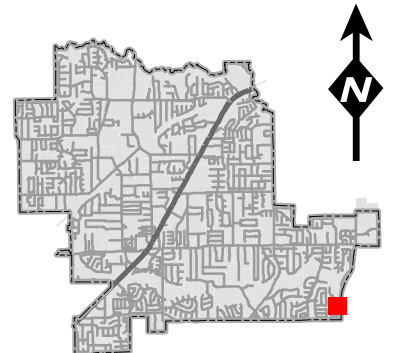
JVC No 14002

12

Notification Map



ZC20-018 4000 Campania Court



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-  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
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MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	4001 CAMPANIA CT
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MAINVUE TX LLC	1110-112TH AVENUE NE STE 202	BELLEVUE, WA	98004	3513 LEJOIE LN
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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 4, BLOCK 6, 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

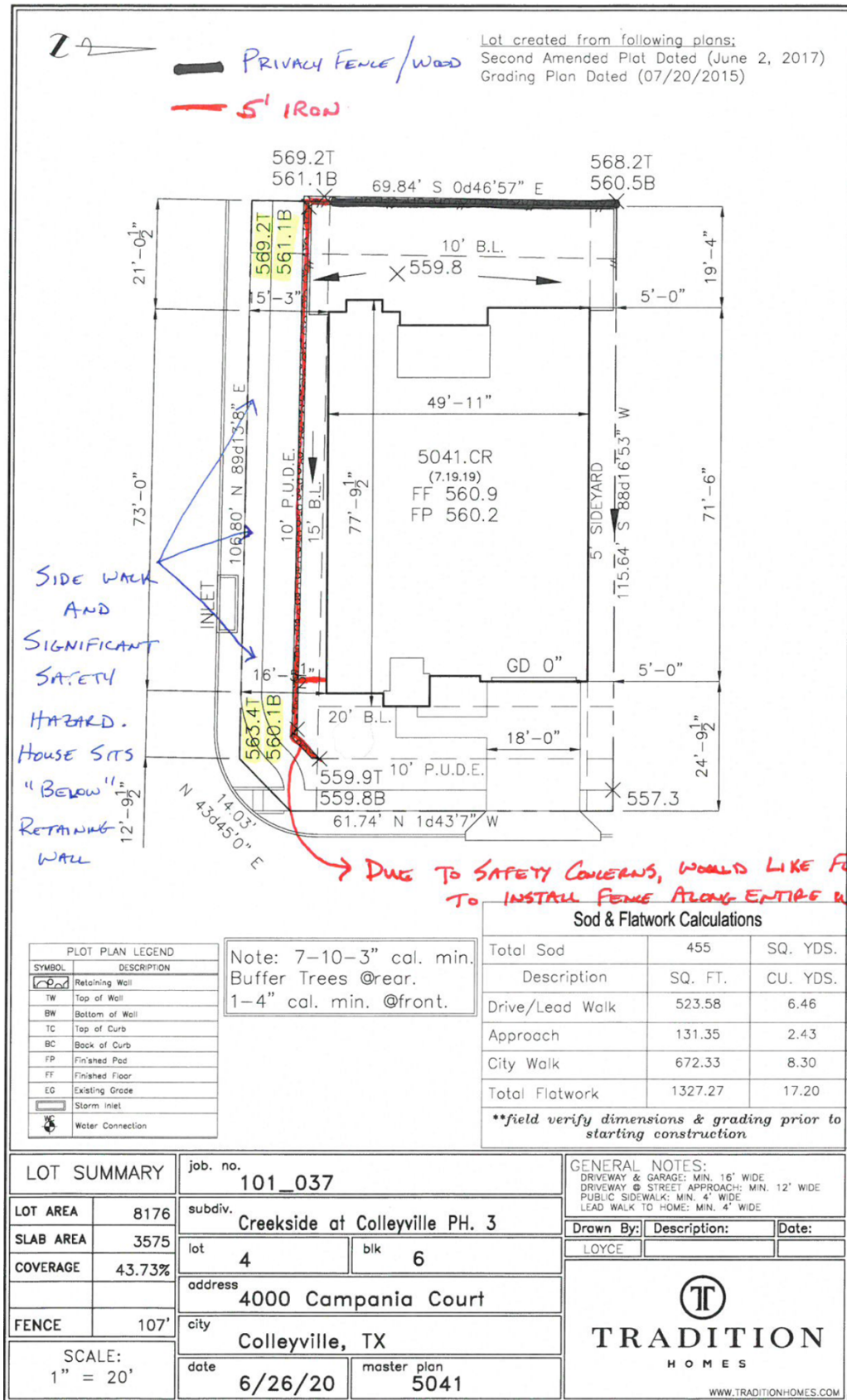
APPROVED AS TO FORM:

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 6c

Agenda Date 10/20/2020

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

Second Reading and Public Hearing

The applicant spoke during the public hearing and presented his case for the item. The Council discussed coordination with the adjacent lot to the north.

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

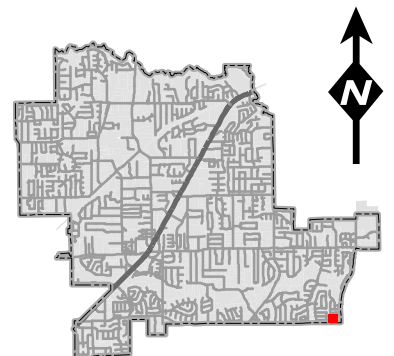
Aerial Map



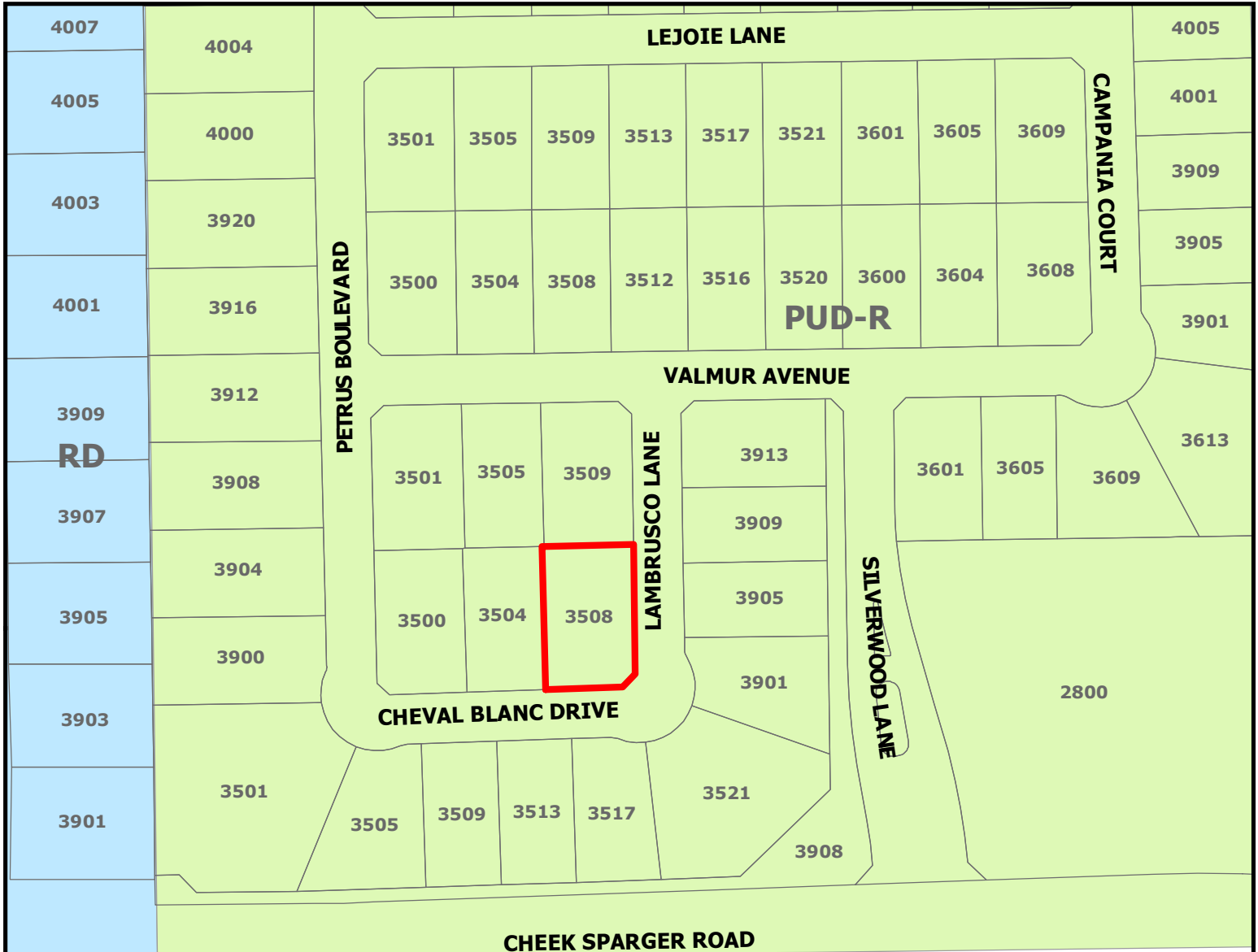
ZC20-020
3508 Cheval Blanc

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



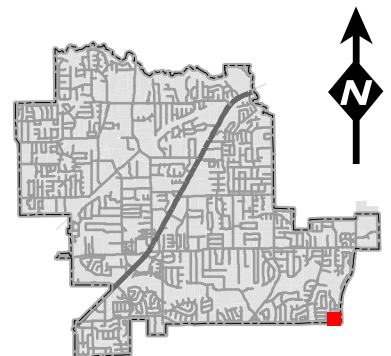
Zoning Map



ZC20-020
3508 Cheval Blanc

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 Subject Property



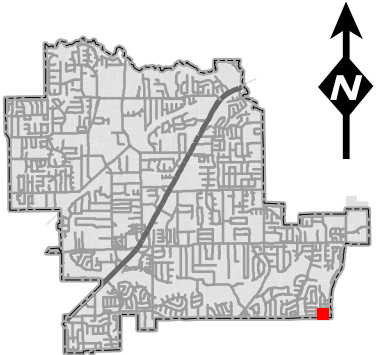
Future Land Use Map



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ZC20-020
3508 Cheval Blanc

-  Subject Property
-  Residential
-  Commercial

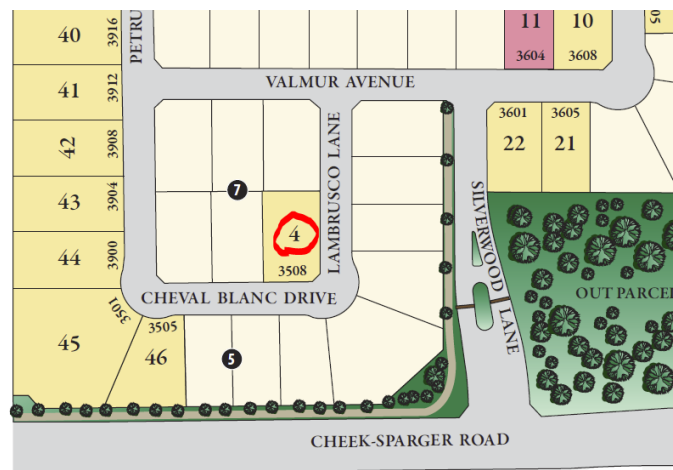


Statement of Planning Objectives

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.

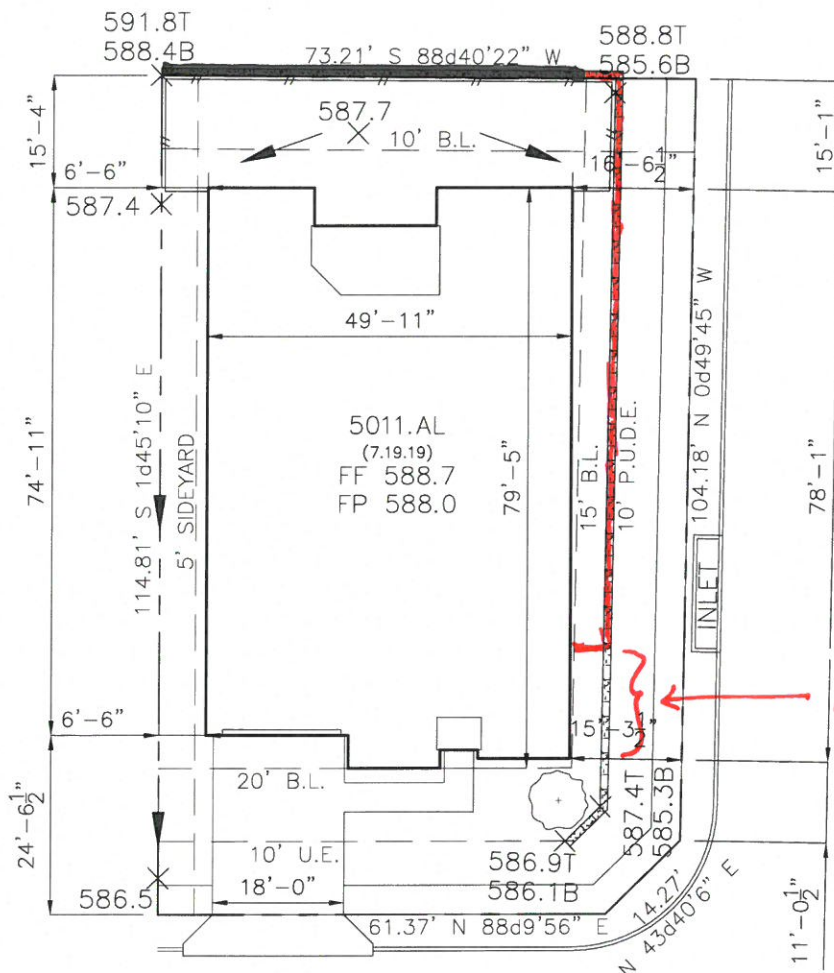
The stamped/approved Grading Plans for the community are included with this SUP submittal. The Grading Plans identify the location of the retaining wall. As previously stated, the retaining wall was built by the Developer (Terra Manna). It was designed and cored in anticipation of the fence posts/fence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

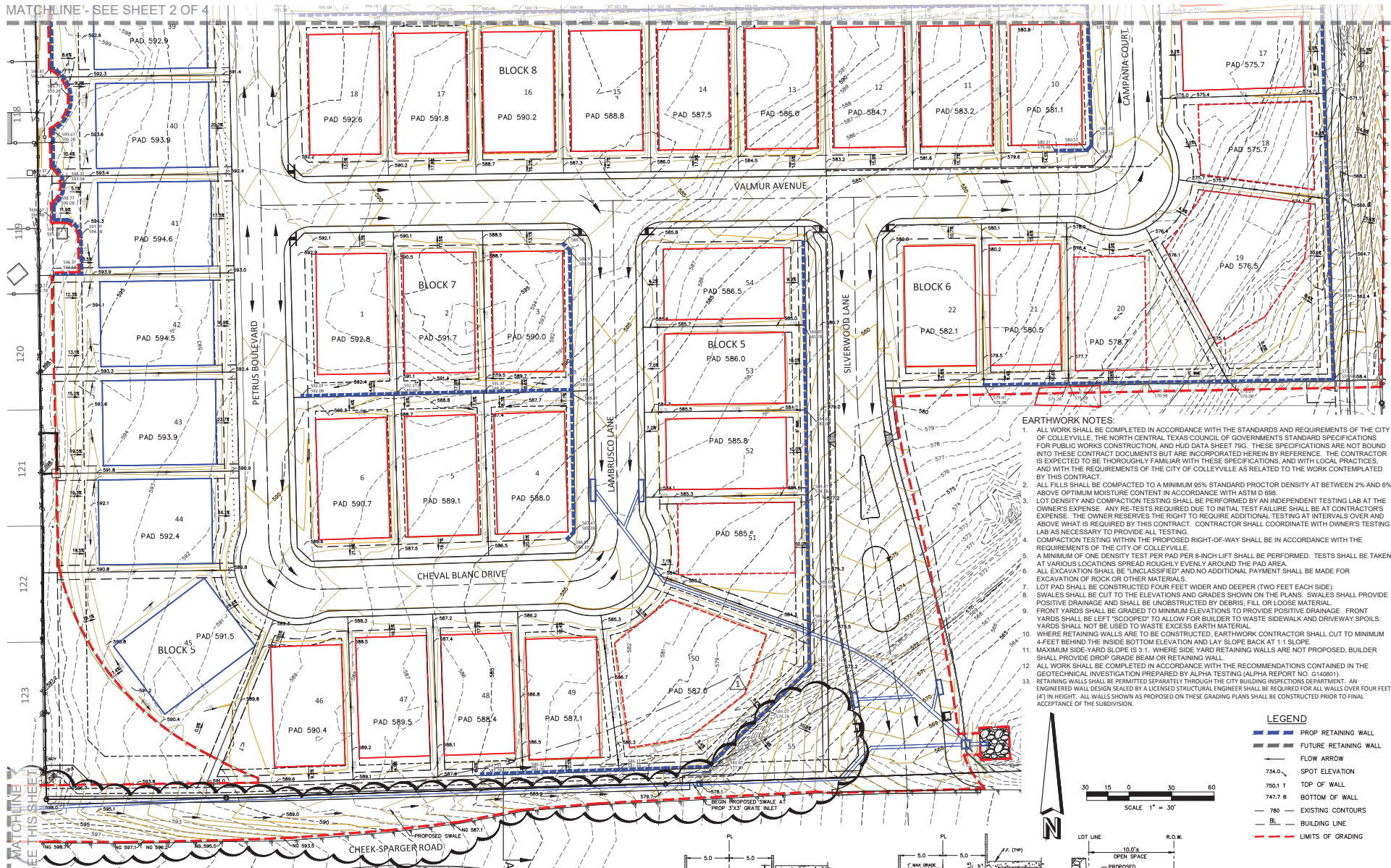


Photos Provided By Applicant



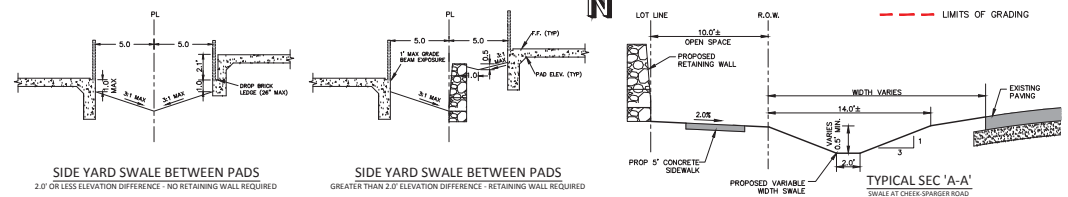
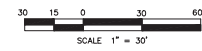
Grading Plan

MATCHLINE - SEE SHEET 2 OF 4

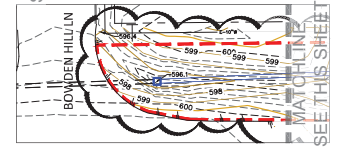


- EARTHWORK NOTES:**
1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF COLLEYVILLE, THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND HUD DATA SHEET 799. THESE SPECIFICATIONS ARE NOT BOUND INTO THESE 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 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
 972.201.3300 (office) | 972.201.3009 (fax)
 JVC No. 14002

CREEKSIDE, PHASE THREE

COLLEYVILLE, TEXAS

GRADING PLAN

SHEET 1 OF 4

07/20/2015

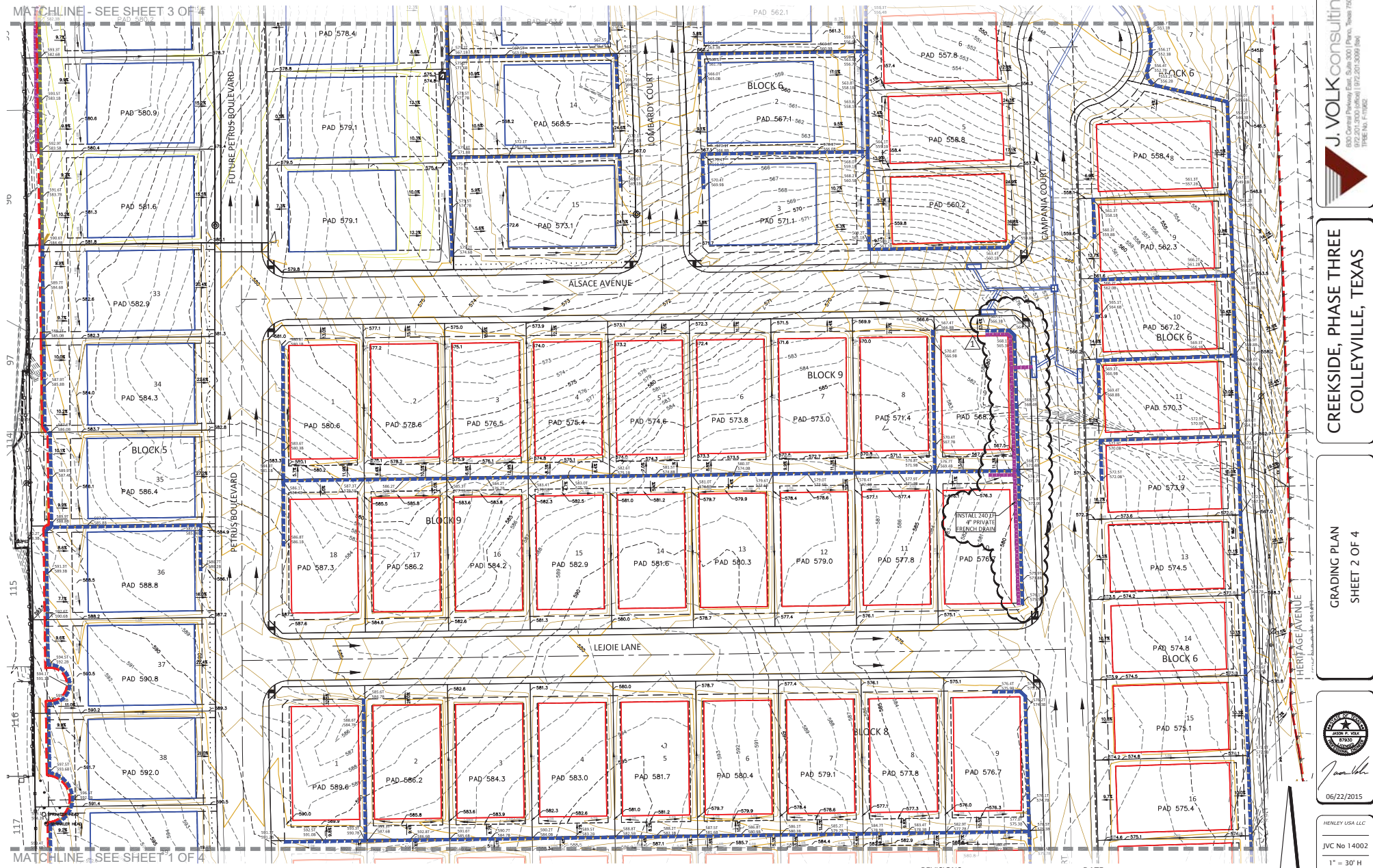
HENLEY USA LLC

JVC No 14002

1" = 30' H

11

Grading Plan

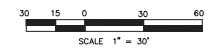


REVISIONS

ADDED PRIVATE FRENCH DRAIN
ALONG RETAINING WALL FOOTING

DATE _____

JUNE-2015



CREEKSIDE, PHASE THREE
COLLEYVILLE, TEXAS

GRADING PLAN
SHEET 2 OF 4



06/22/2015

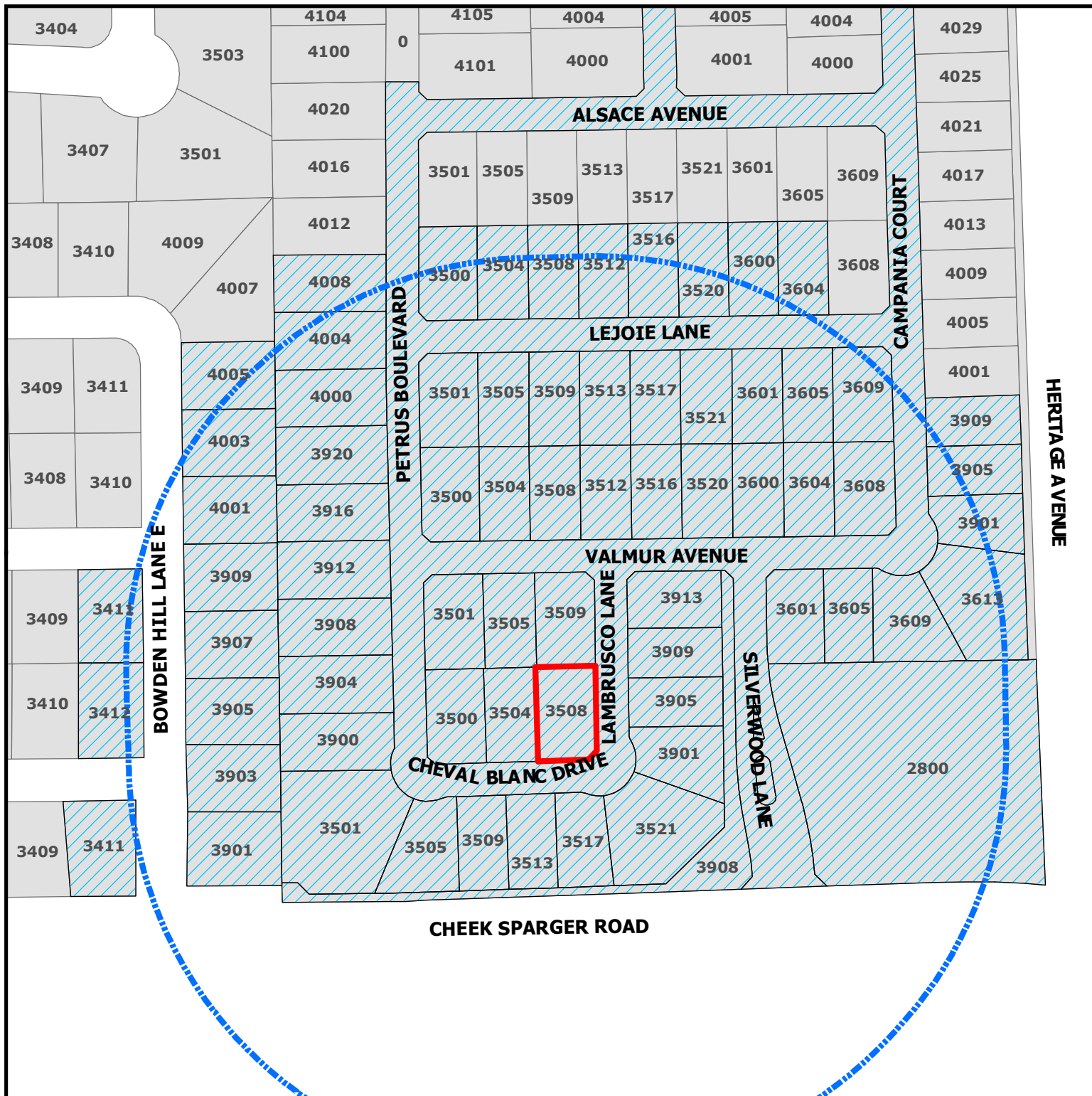
HENLEY USA LLC

JVC No 14002

 $1'' = 30' \text{ H}$

12

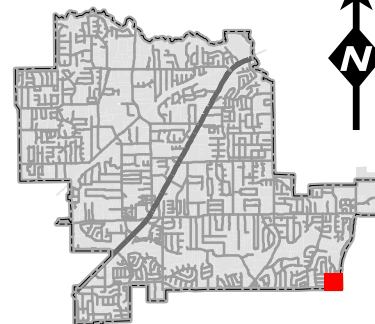
Notification Map



ZC20-020 3508 Cheval Blanc

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-  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

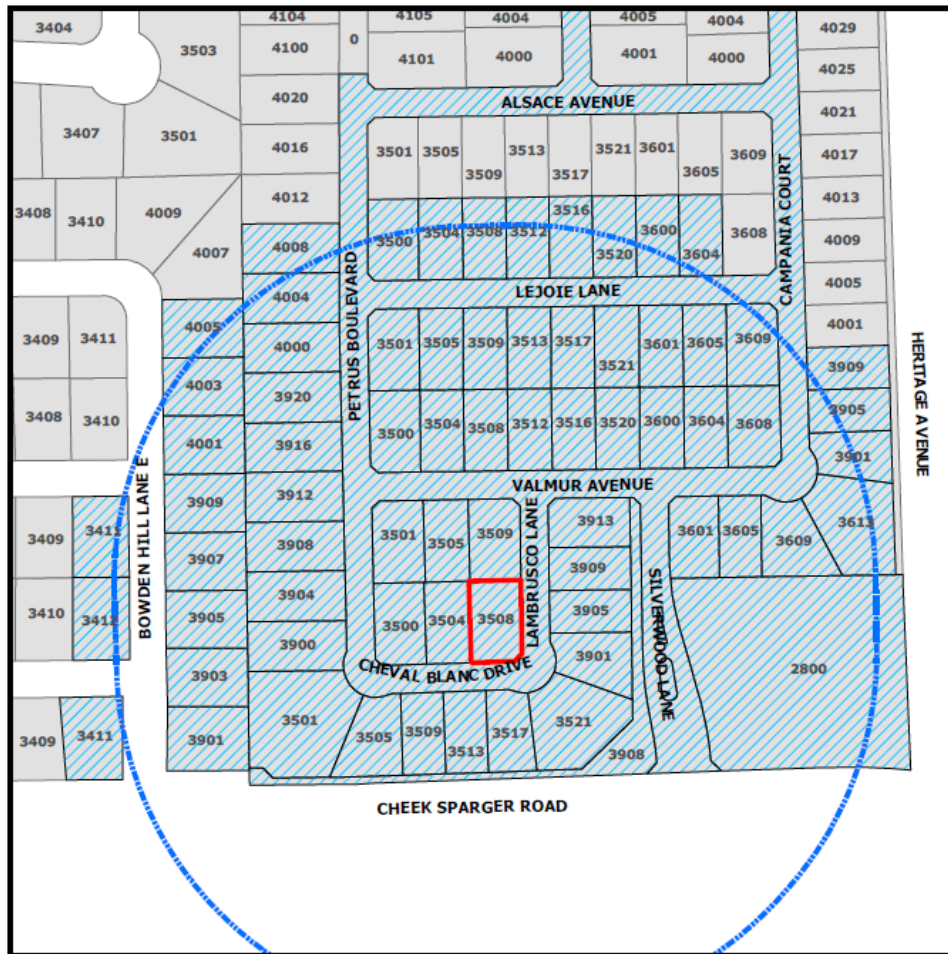
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

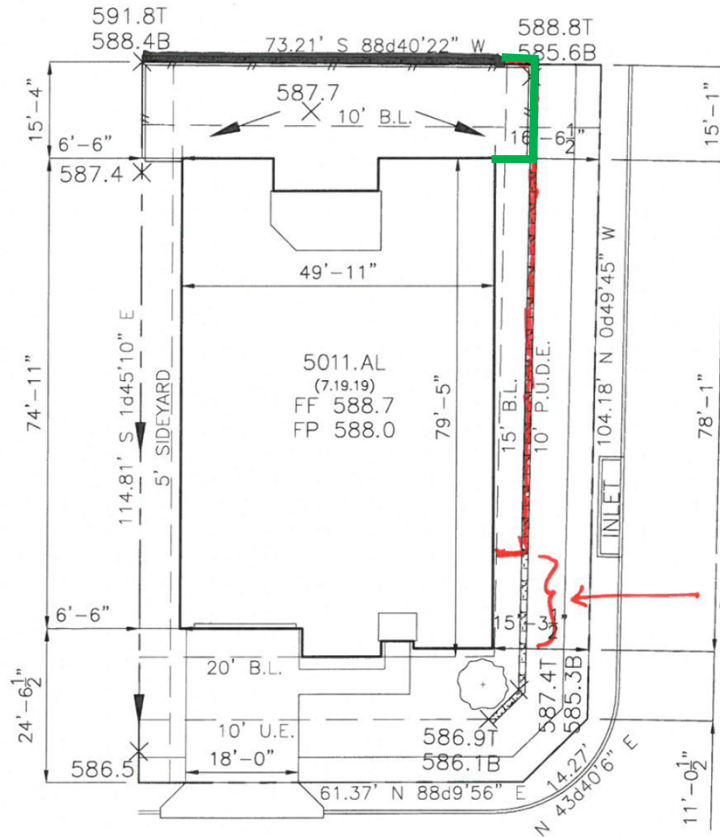
Exhibit "A" - Location and Zoning Map



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

LOT AREA	8226	job. no.	101_036
SLAB AREA	3759	subdiv.	Creekside at Colleyville PH. 3
COVERAGE	45.70%	lot	4
		blk	7
FENCE	102'	address	3508 Cheval Blanc
		city	Colleyville, TX
SCALE:	1" = 20'	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



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6d

Agenda Date 10/20/2020

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

Second Reading and Public Hearing

The applicant spoke during the public hearing and presented his case for the item. The issue of safety due to the height of the retaining wall along the rear property line was discussed.

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

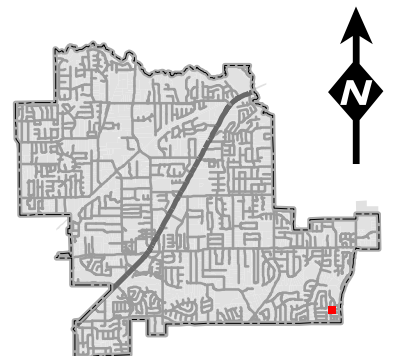
traditionhomes.com

Facebook & Instagram: @traditionhomestx

Aerial Map



ZC20-019
3501 Alsace Avenue



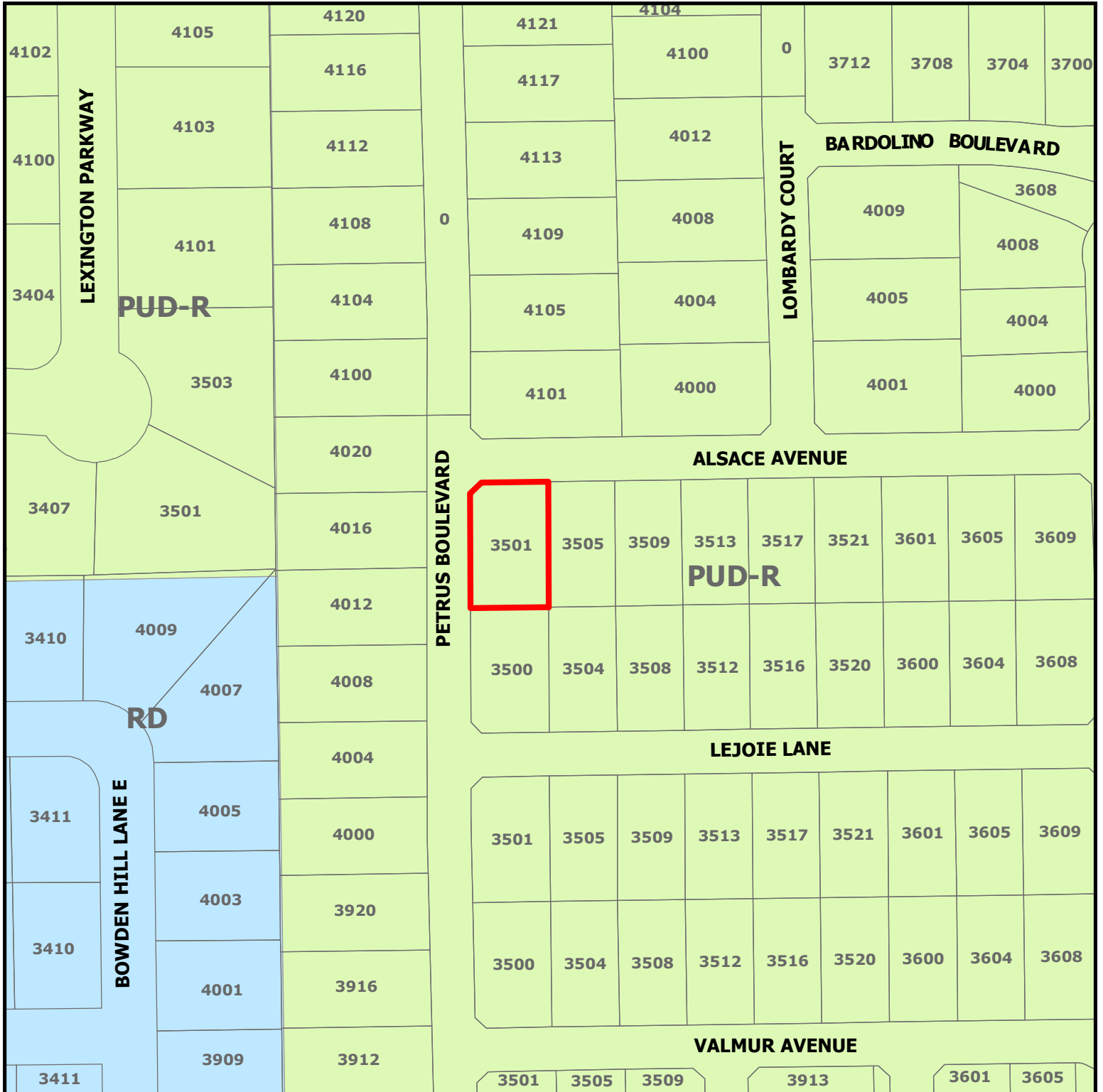
DISCLAIMER:

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

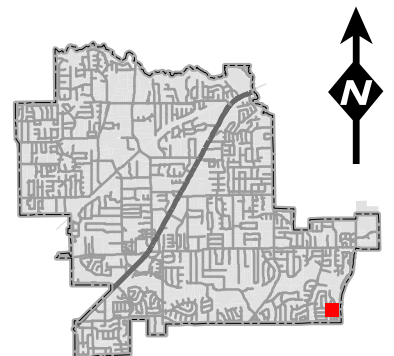
Zoning Map



ZC20-019
3501 Alsace Avenue

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 Subject Property



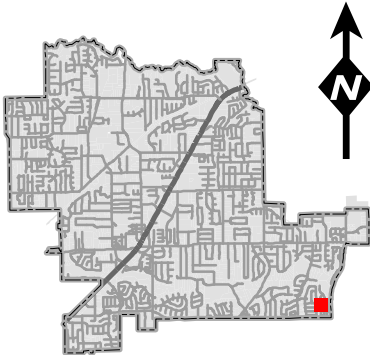
Future Land Use Map



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ZC20-019
3501 Alsace Avenue

-  Subject Property
-  Residential

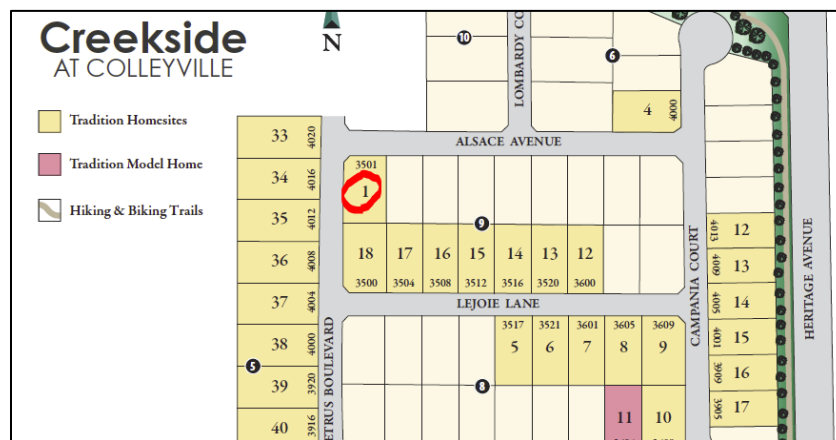


Statement of Planning Objectives

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.



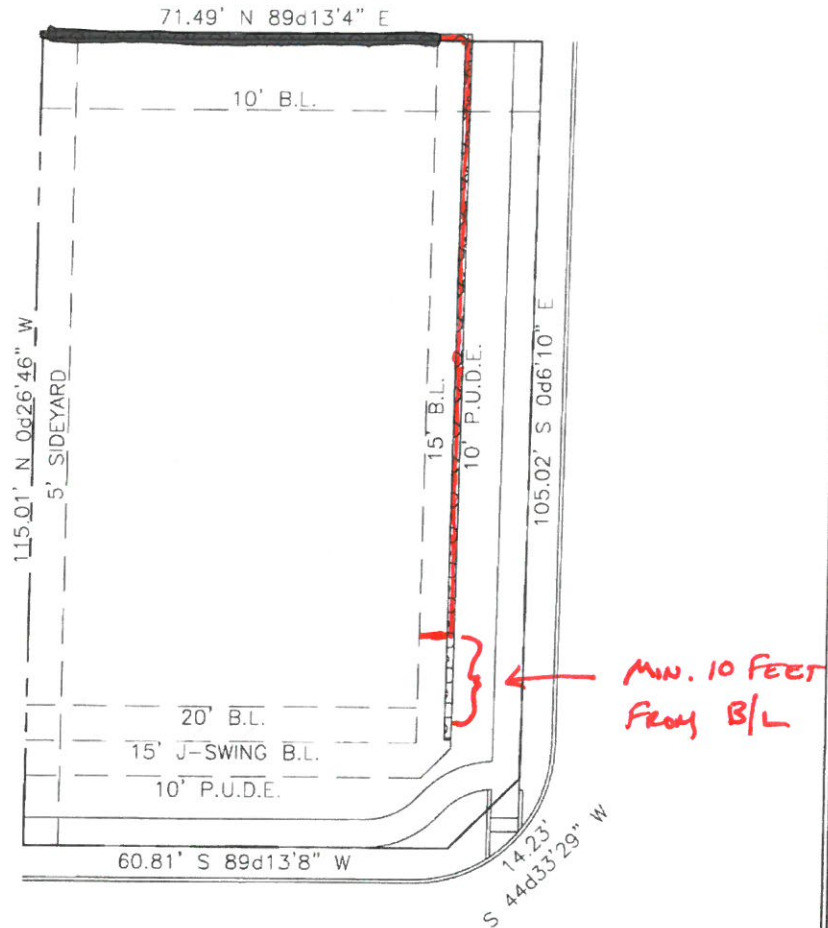
Tradition Homes, LLC is the applicant. Tradition Homes has thirty-nine (39) lots under contract in Creekside at Colleyville Phase 3. Tradition's model home is located at 3604 Valmur Avenue, Colleyville, TX 76034.

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



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

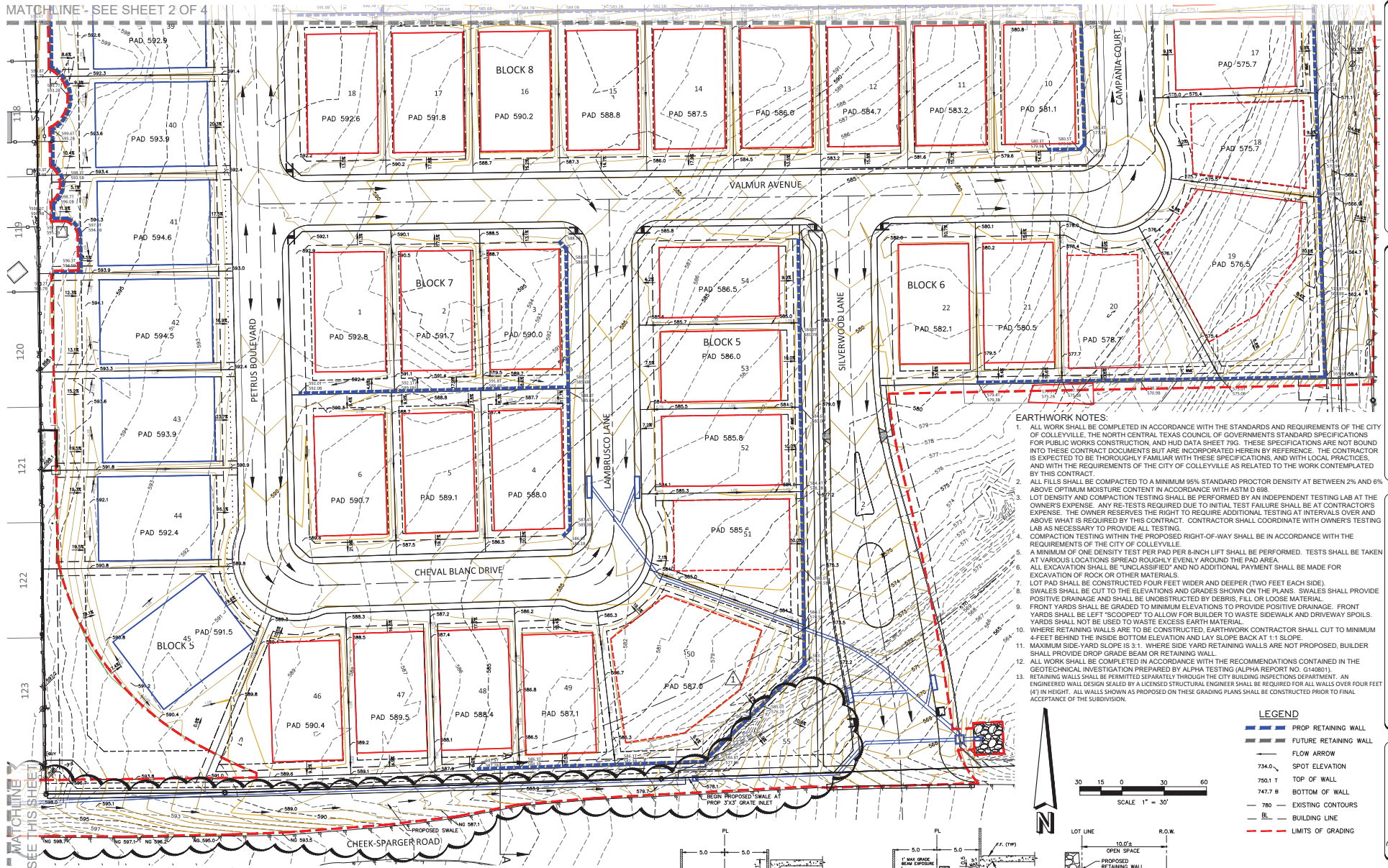
LOT SUMMARY		job. no. 101_027		GENERAL NOTES: DRIVEWAY & GARAGE: MIN. 16' WIDE DRIVEWAY @ STREET APPROACH: MIN. 12' WIDE PUBLIC SIDEWALK: MIN. 4' WIDE LEAD WALK TO HOME: MIN. 4' WIDE	
LOT AREA	8133	subdiv. Creekside at Colleyville Lot Fit Book			
SLAB AREA	####	lot	1	blk	9
COVERAGE	#####%	address 3501 Alsace Avenue		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



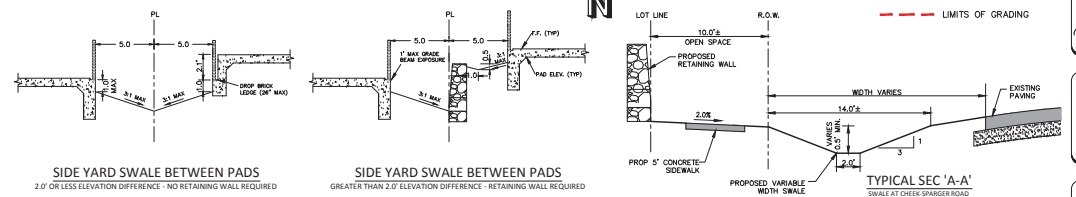
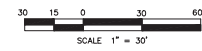
Grading Plan

MATCHLINE - SEE SHEET 2 OF 4

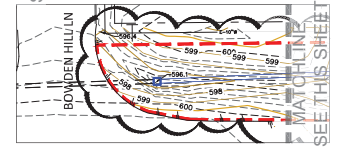


- EARTHWORK NOTES:**
1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF COLLEVILLE, THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND HUD DATA SHEET 799. THESE SPECIFICATIONS ARE NOT BOUND INTO THESE 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 COLLEVILLE 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 COLLEVILLE.
 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. 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
 - 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
972.201.3300 (office) | 972.201.3009 (fax)
JVC No. 14002

CREEKSIDE, PHASE THREE
COLLEVILLE, TEXAS

GRADING PLAN
SHEET 1 OF 4

07/20/2015

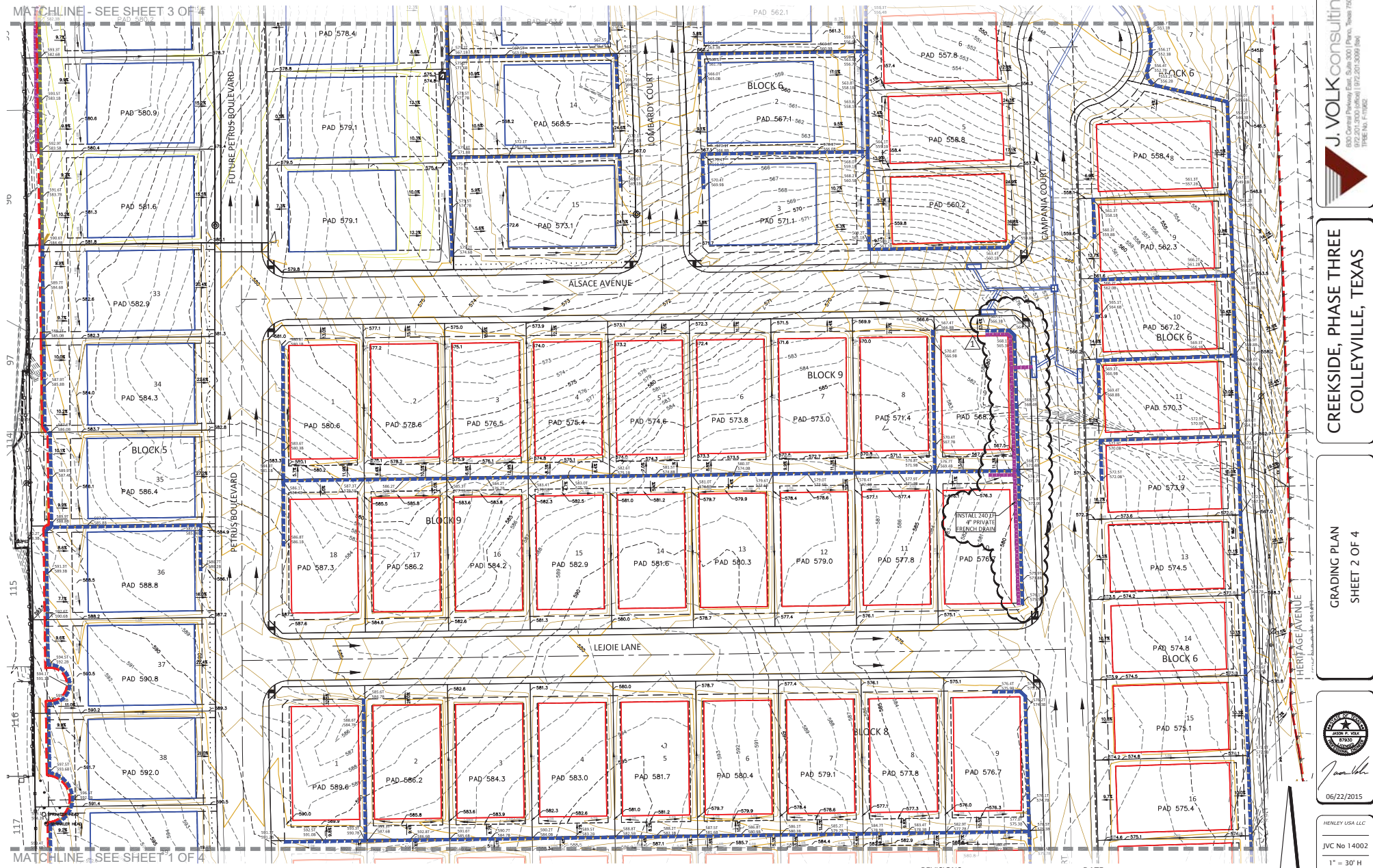
HENLEY USA LLC

JVC No 14002

1" = 30' H

11

Grading Plan

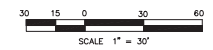


REVISIONS

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



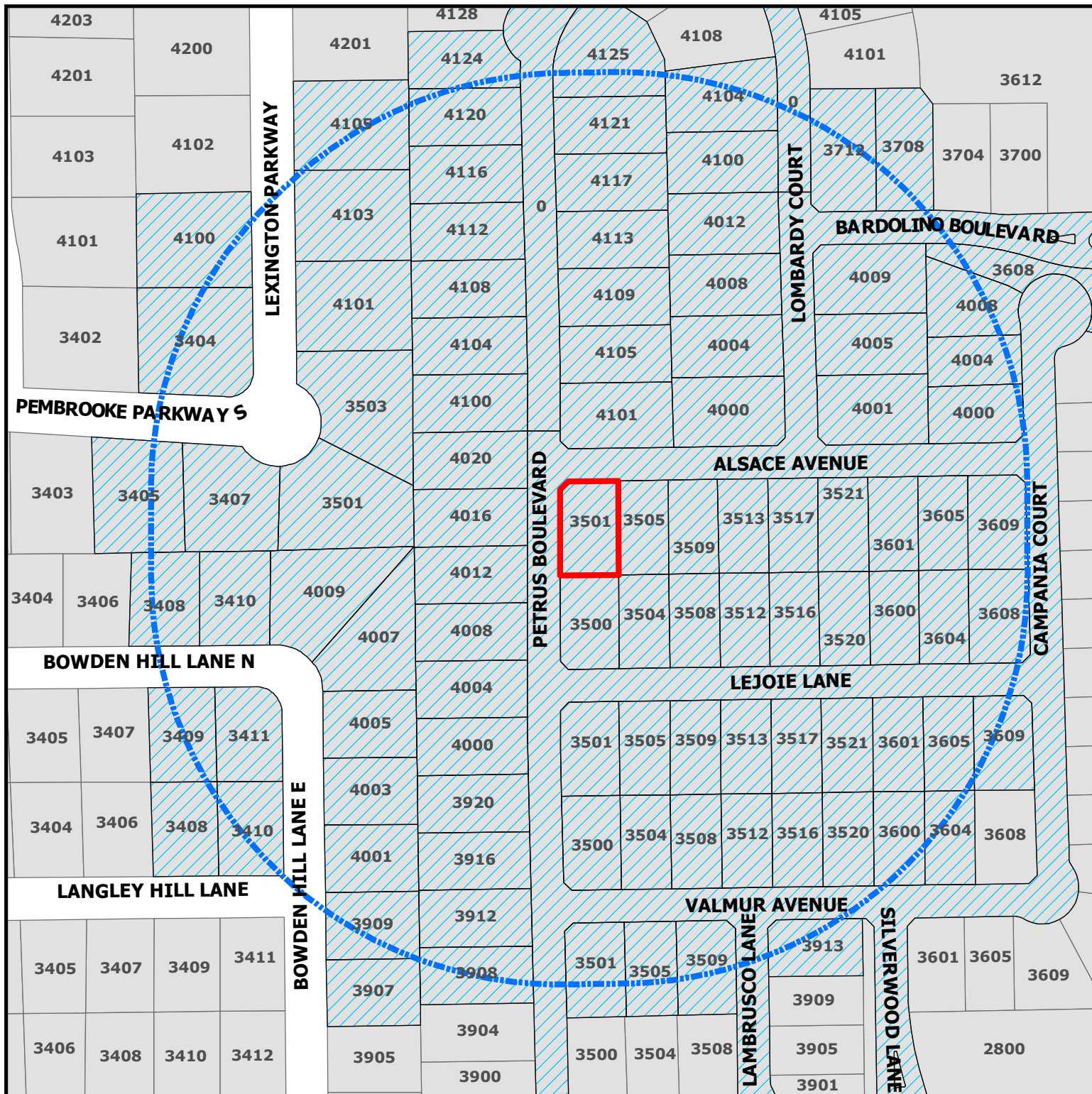
06/22/2015

HENLEY USA LLC

JVC No 14002

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Notification 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.



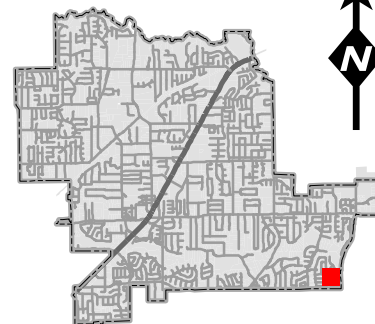
Subject Property



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
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	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

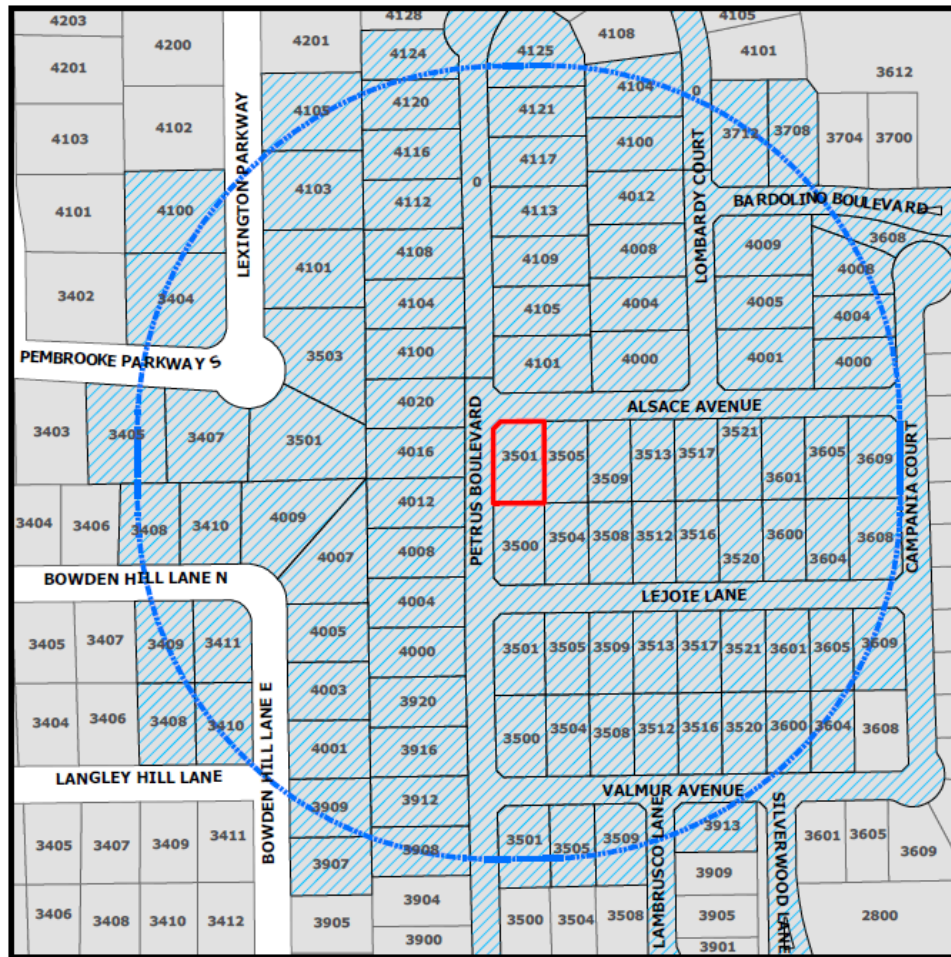
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

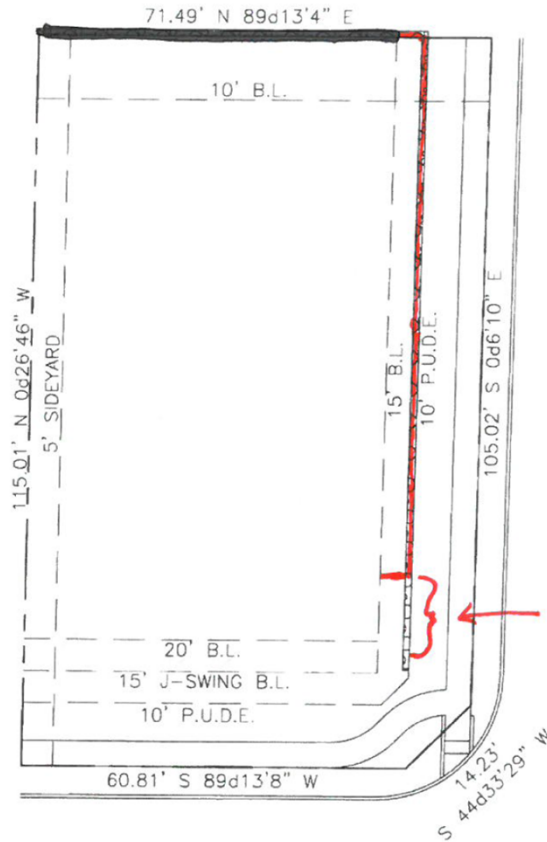
The map displays a grid of property lots with the following details:

- Streets:** Lexington Parkway (top left), Bardolino Boulevard (top right), Alsace Avenue (middle), Lejoie Lane (bottom middle), Valmur Avenue (bottom), Petrus Boulevard (vertical, center), Lombardy Court (vertical, right), and Bowden Hill Lane E (vertical, bottom left).
- Lot Numbers:**
 - Top left: 4102, 4100, 3404, 3407, 3410, 3411, 3410, 3411.
 - Top middle: 4105, 4103, 4101, 3503, 3501, 4009, 4007, 4005, 4003, 4001, 3909.
 - Top right: 4120, 4116, 4112, 4108, 4104, 4100, 4020, 4016, 4012, 4008, 4004, 4000, 3920, 3916, 3912.
 - Middle left: 3503, 3501, 4009, 4007, 4005, 4003, 4001, 3909.
 - Middle right: 4121, 4117, 4113, 4109, 4105, 4101, 4008, 4004, 4000, 3609, 3608, 3604, 3600, 3605, 3601, 3521, 3517, 3513, 3509, 3505, 3501.
 - Bottom left: 3410, 3411, 3410, 3411.
 - Bottom middle: 3501, 3505, 3509, 3513, 3517, 3521, 3601, 3605, 3609, 3500, 3504, 3508, 3512, 3516, 3520, 3600, 3604, 3608.
 - Bottom right: 3601, 3605.
- Zoning Designations:** PUD-R (multiple locations), RD (near Bowden Hill Lane E), and 0 (near Bardolino Boulevard).
- Highlighted Lot:** A lot at the intersection of Petrus Boulevard and Alsace Avenue, bounded by lot numbers 3501, 3505, 3509, and 3513, is outlined in red.

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



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	1	blk	9
COVERAGE	####%	address 3501 Alsace Avenue			
FENCE	###'	city Colleyville, TX			
SCALE: 1" = 20'		date	2/4/20		master plan X00X_X
 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 6e

Agenda Date 10/20/2020

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

Second Reading and Public Hearing

The applicant spoke during the public hearing and presented his case for the item. The issue of safety due to the height of the retaining wall along the rear property line was discussed.

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

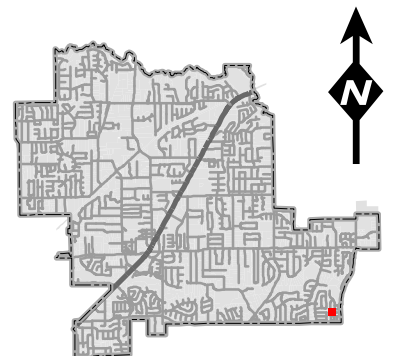
traditionhomes.com

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



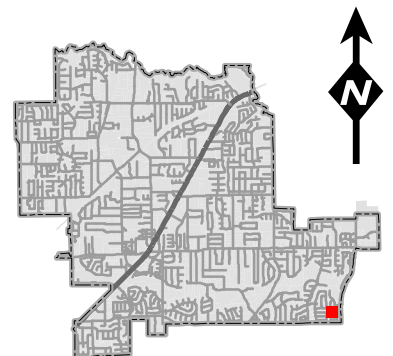
ZC20-021
3500 Lejoie Lane

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Subject Property



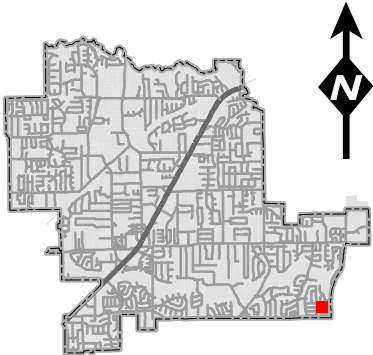
Future Land Use Map



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.



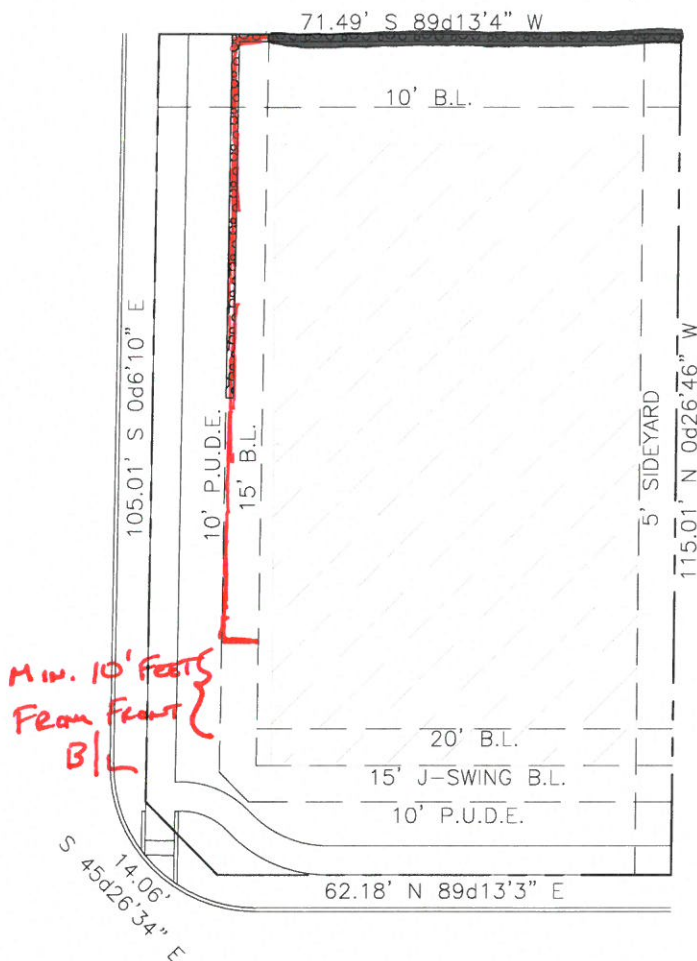
Tradition Homes, LLC is the applicant. Tradition Homes has thirty-nine (39) lots under contract in Creekside at Colleyville Phase 3. Tradition's model home is located at 3604 Valmur Avenue, Colleyville, TX 76034.

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

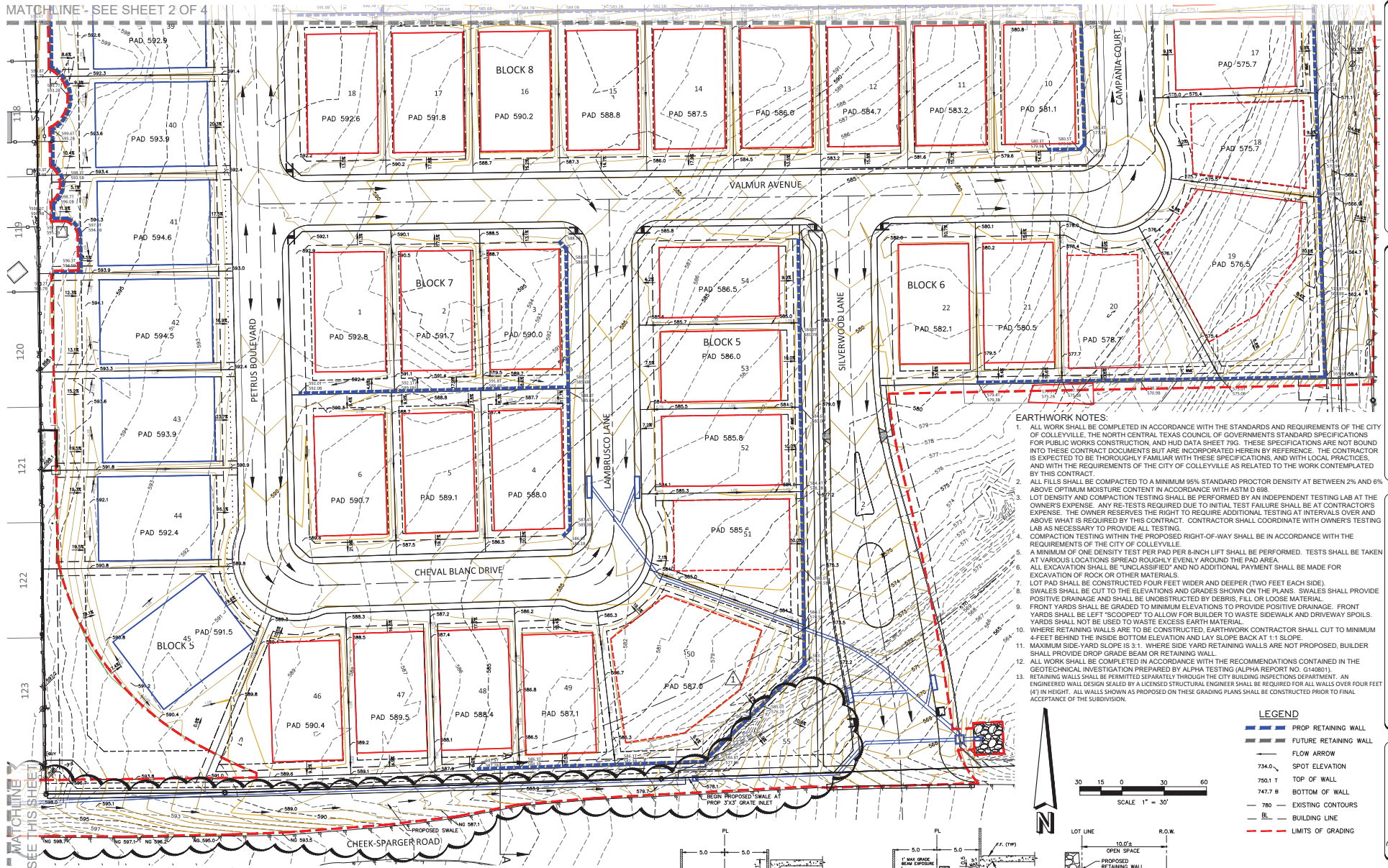
LOT SUMMARY		job. no. 101_034		GENERAL NOTES: DRIVEWAY & GARAGE: MIN. 16' WIDE DRIVEWAY @ STREET APPROACH: MIN. 12' WIDE PUBLIC SIDEWALK: MIN. 4' WIDE LEAD WALK TO HOME: MIN. 4' WIDE	
LOT AREA	8212	subdiv. Creekside at Colleyville Lot Fit Book			
SLAB AREA	####	lot	18	blk	9
COVERAGE	####%	address 3500 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



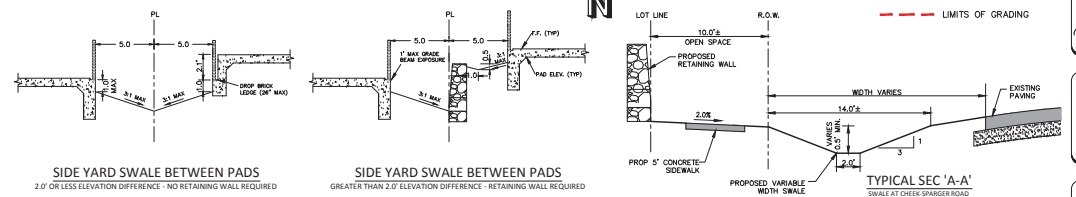
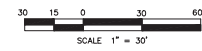
Grading Plan

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 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 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

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

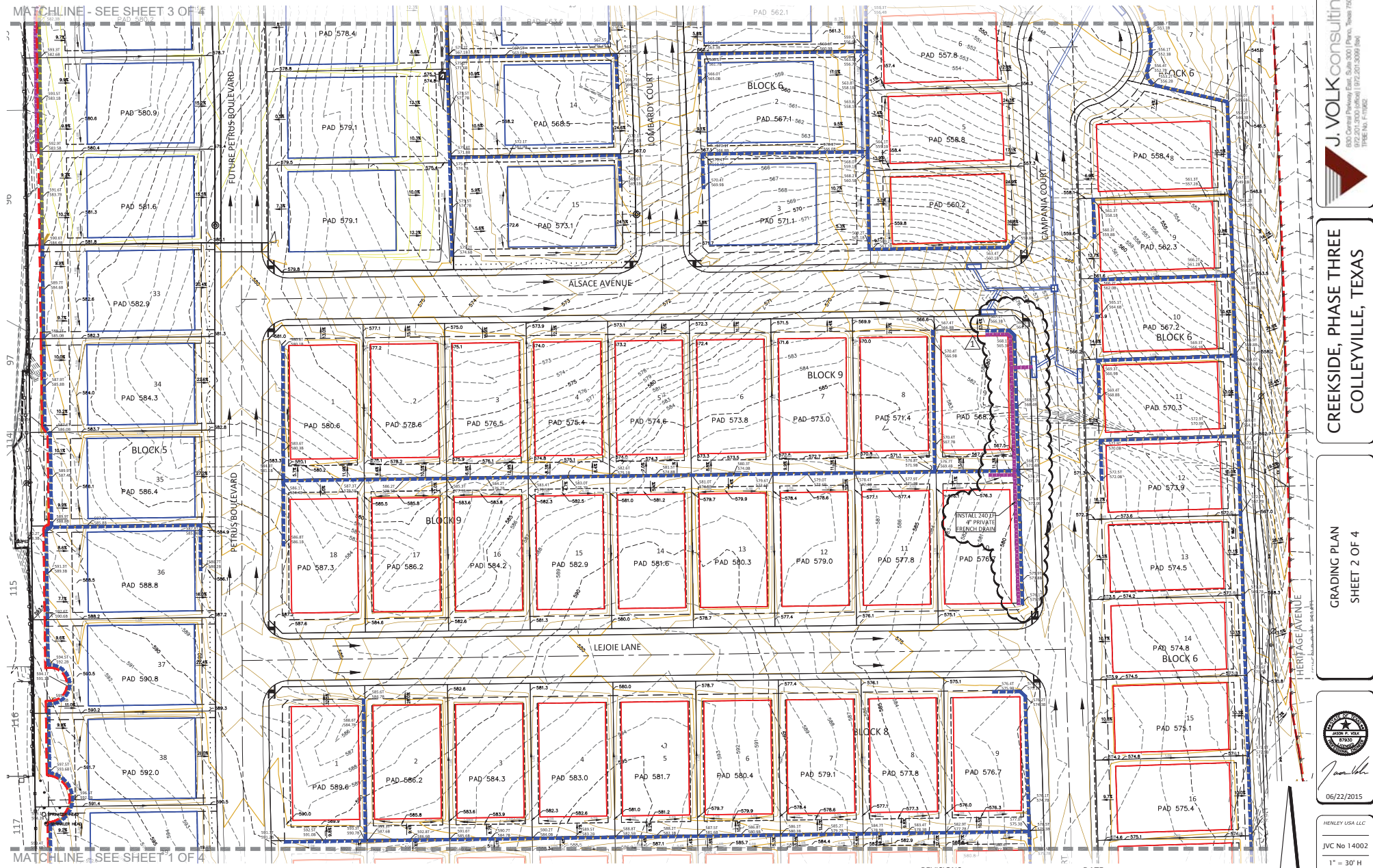
CREEKSIDE, PHASE THREE
COLLEYVILLE, TEXAS

GRADING PLAN
SHEET 1 OF 4

07/20/2015

11

Grading Plan

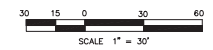


REVISIONS

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



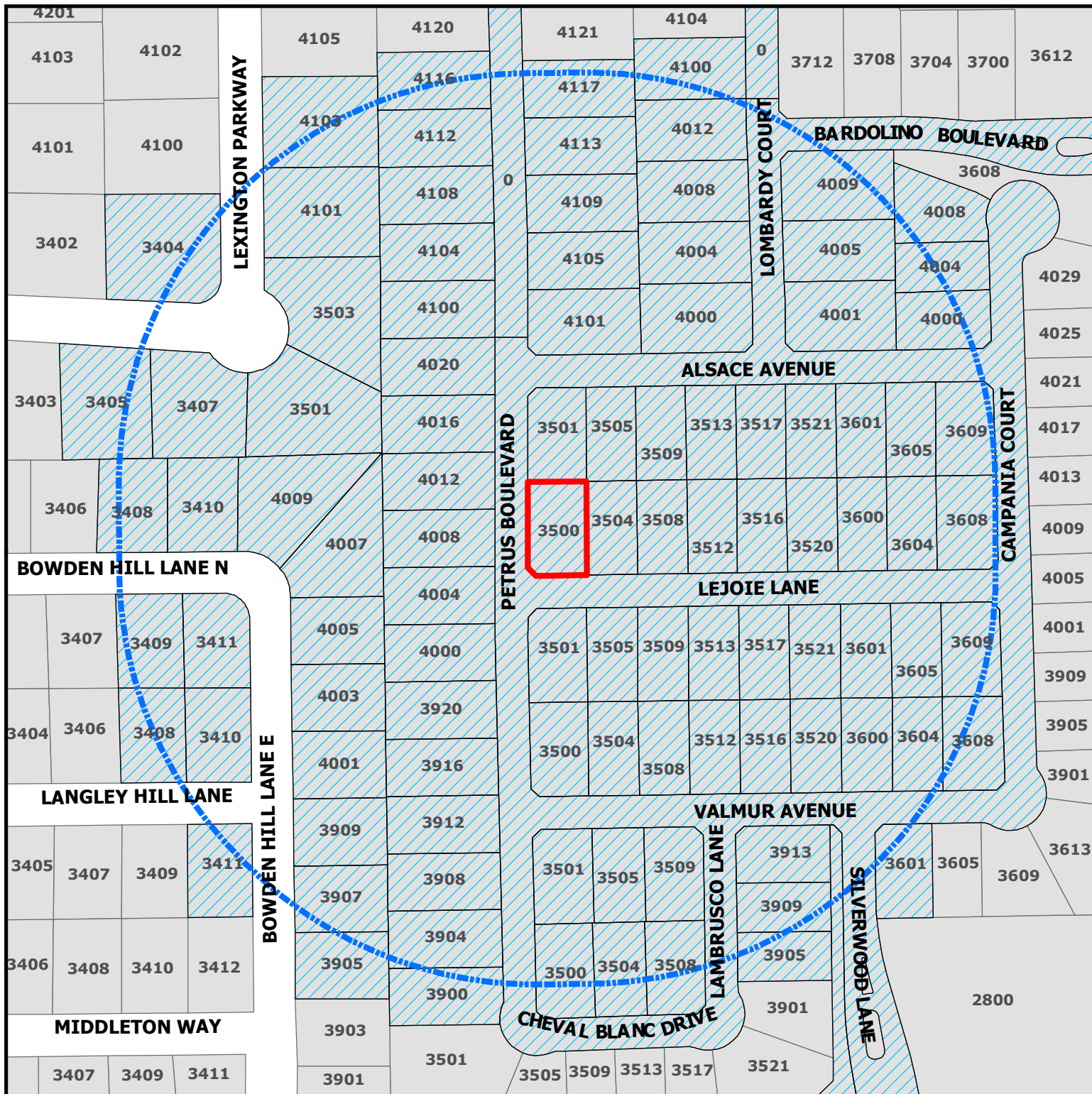
06/22/2015

HENLEY USA LLC

JVC No 14002

12

Notification Map



ZC20-021

3500 Lejoie Lane

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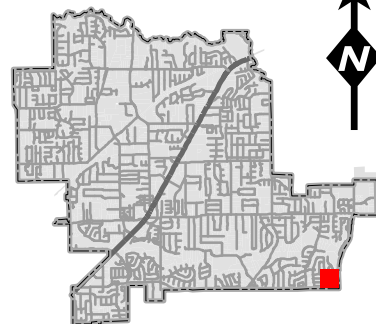
Subject Property



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
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
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
				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

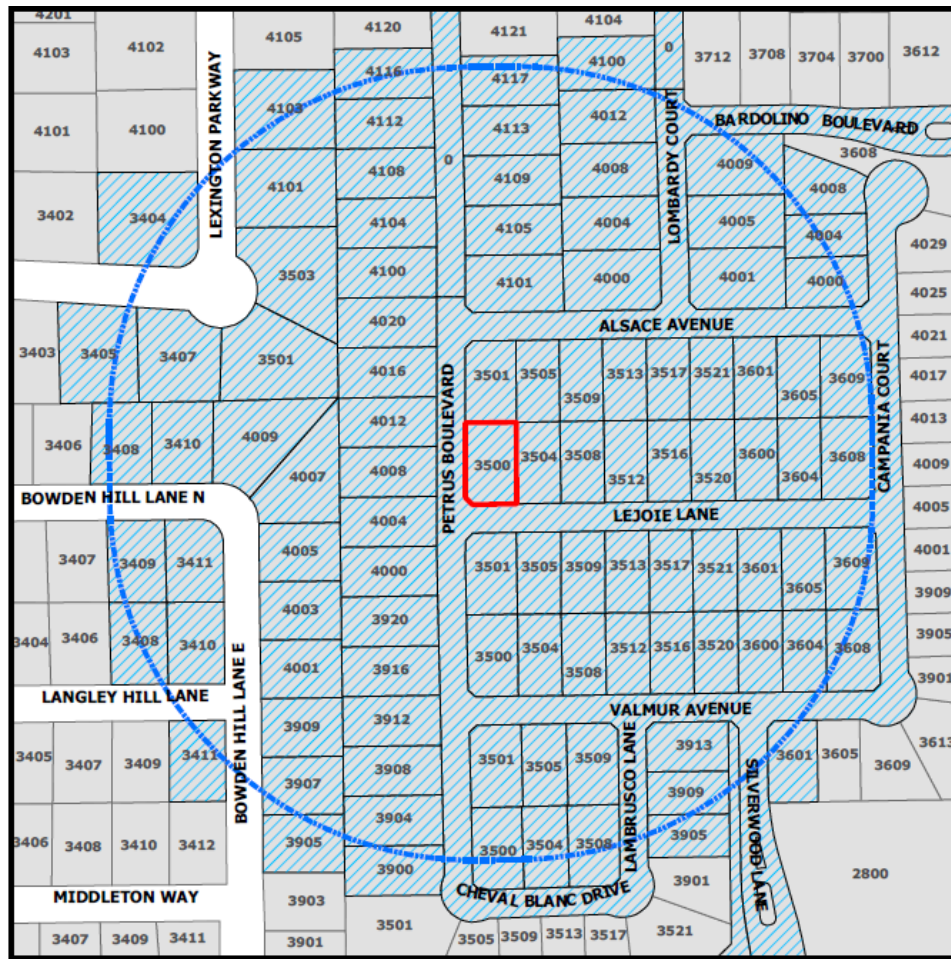
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

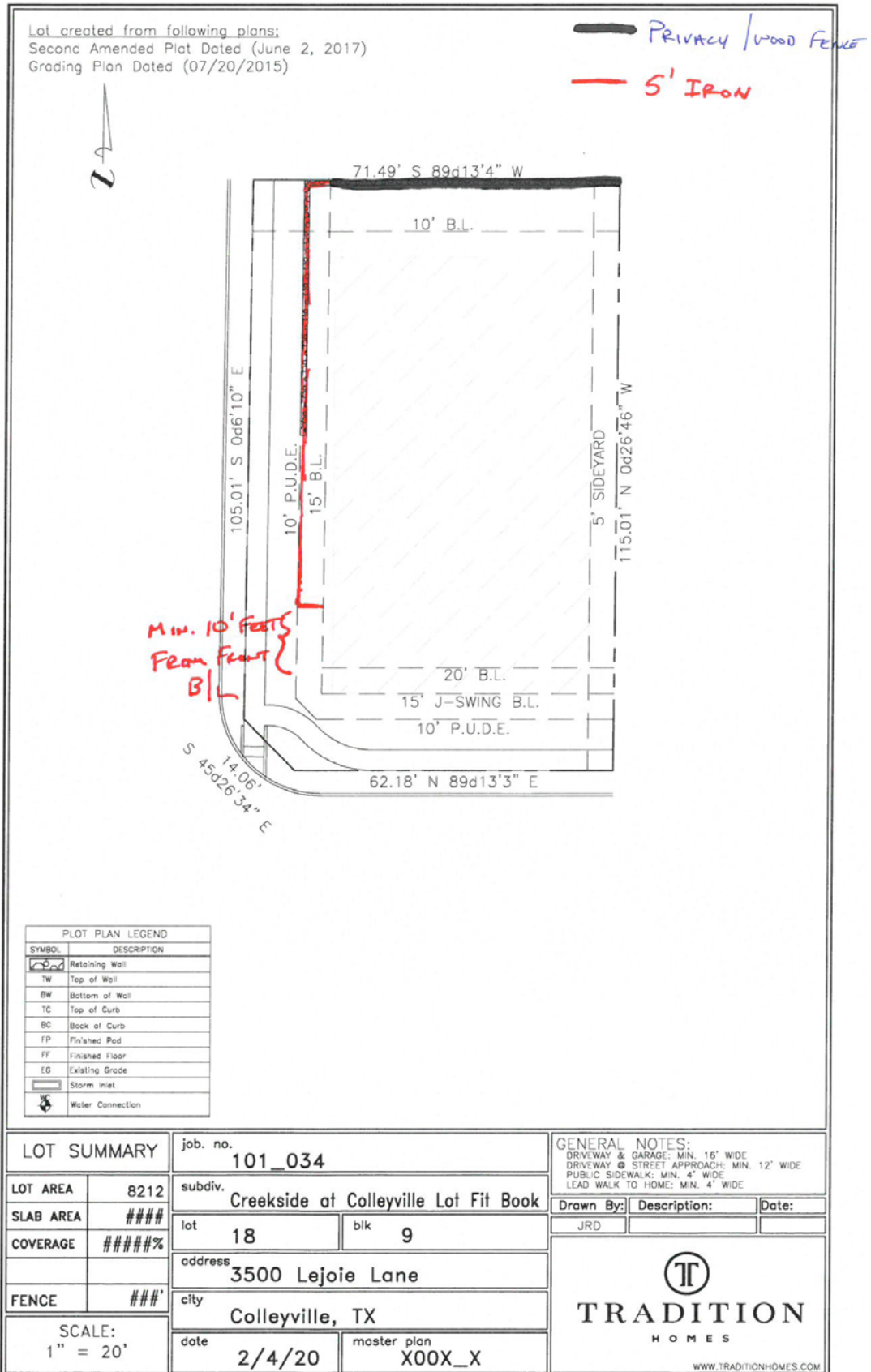
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



Exhibit "B" – Site Plan





City of Colleyville City Council Agenda Briefing

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

Agenda Number 7a

Agenda Date 10/20/2020

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

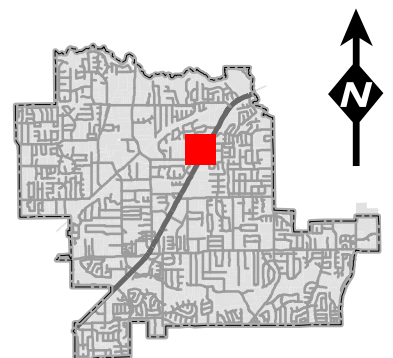
6412-6416 Colleyville Blvd

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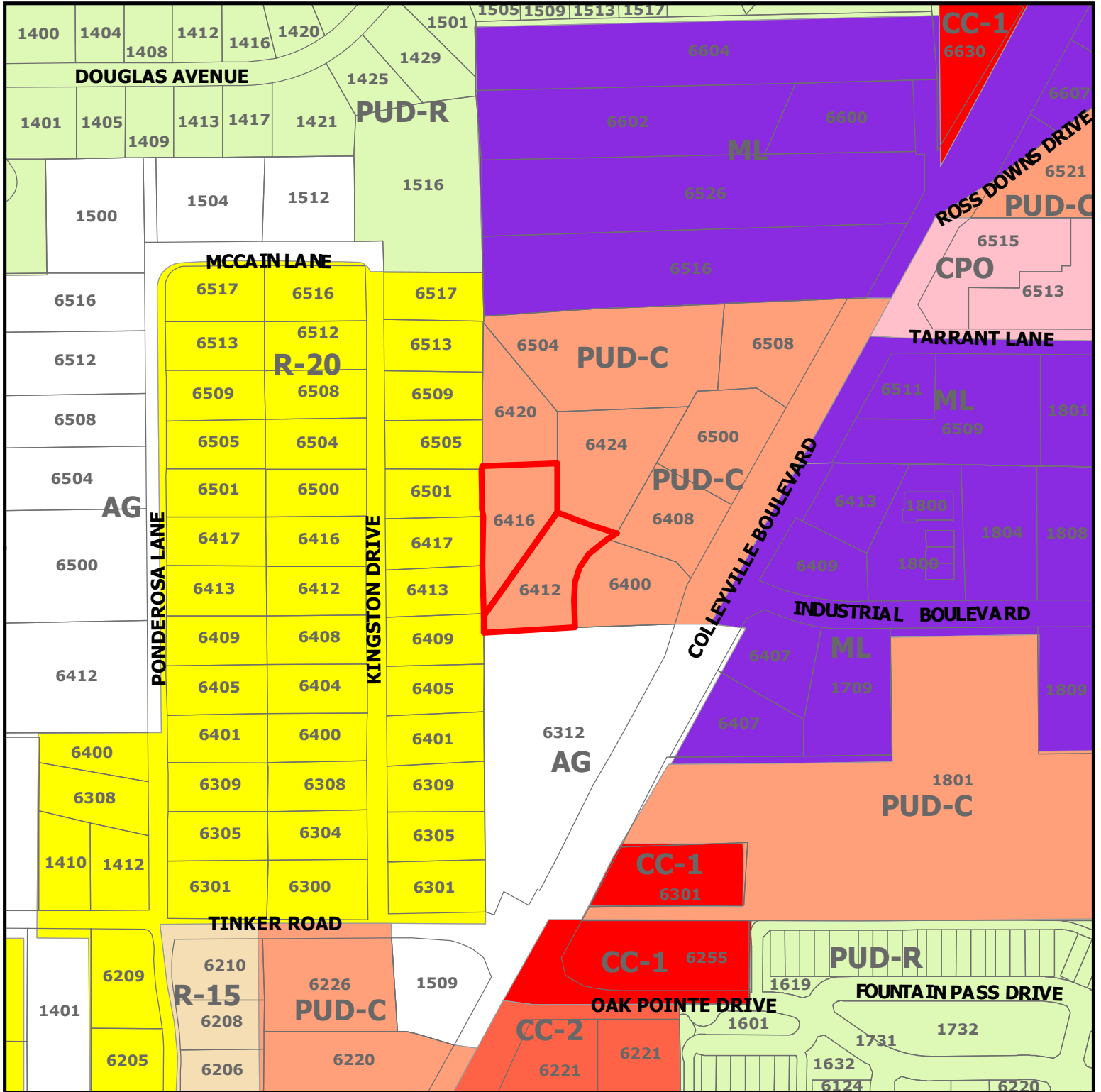
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Subject Property



Zoning Map



ZC20-015

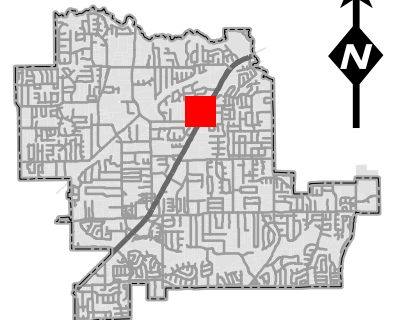
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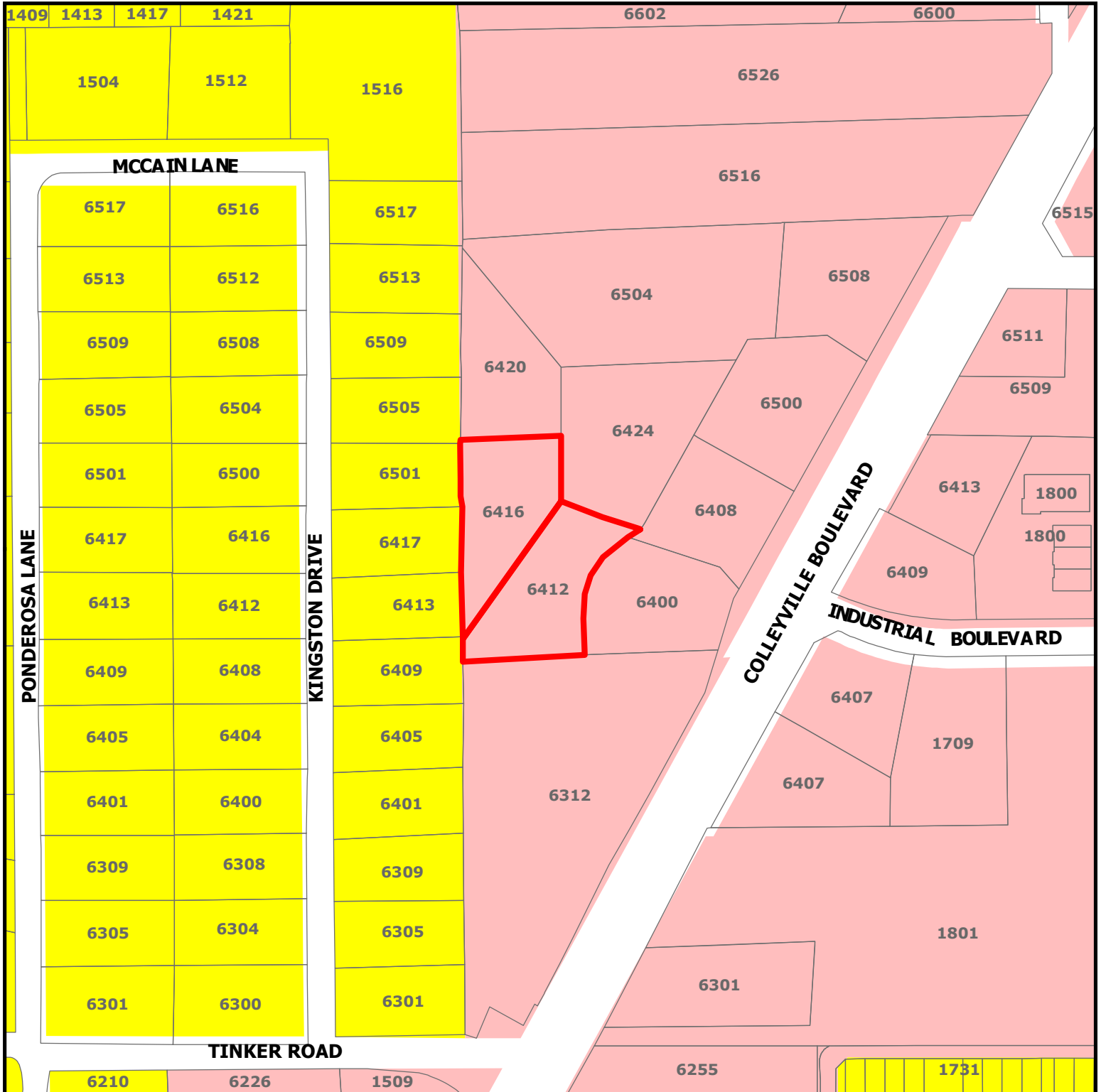
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Subject Property



Future Land Use Map



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ZC20-015

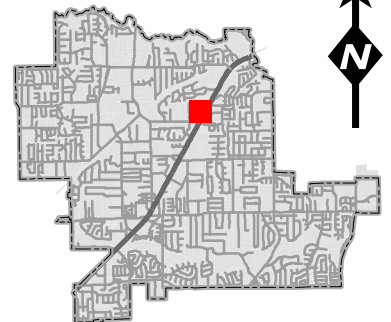
6412-6416 Colleyville Blvd



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.

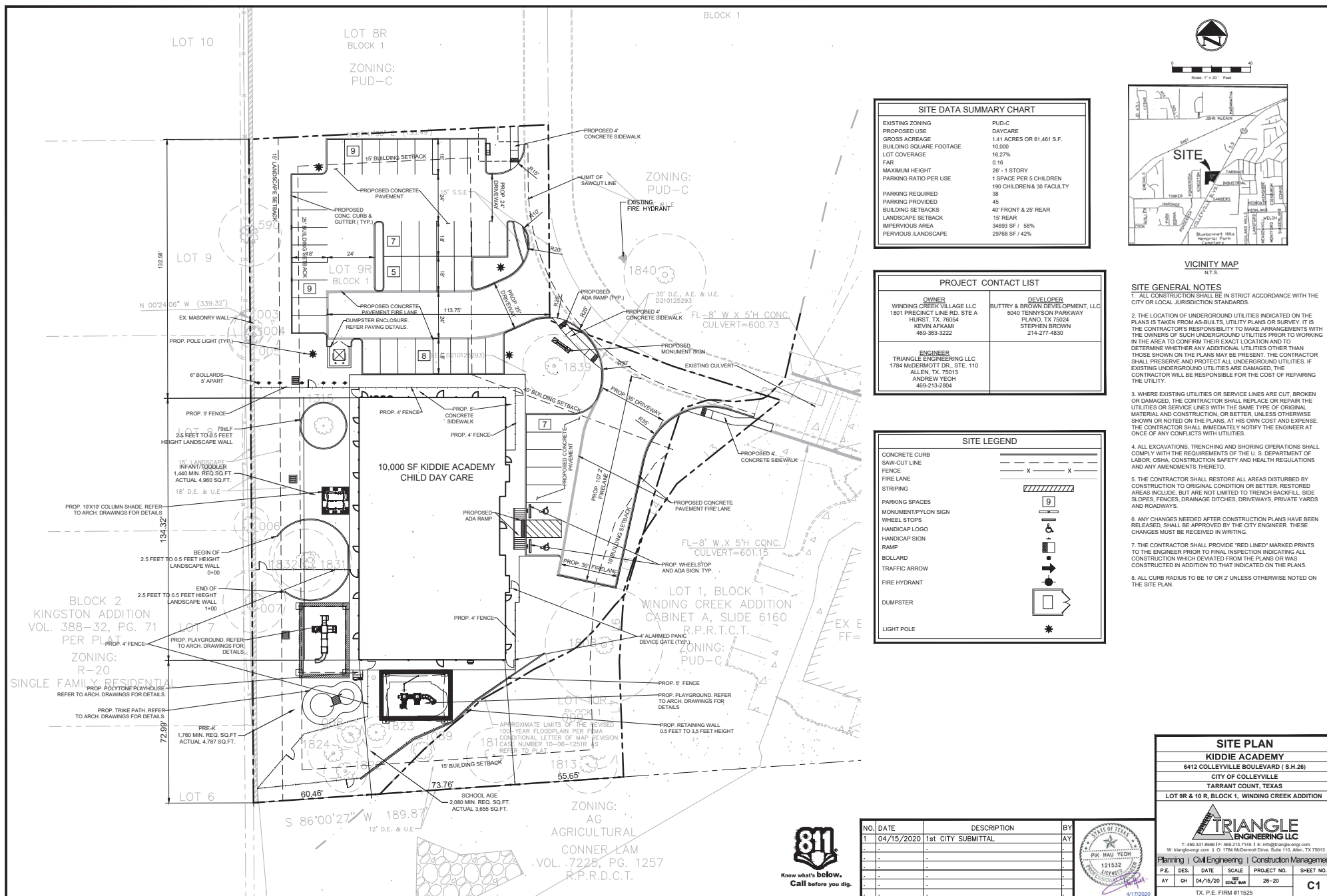
Staff Parking

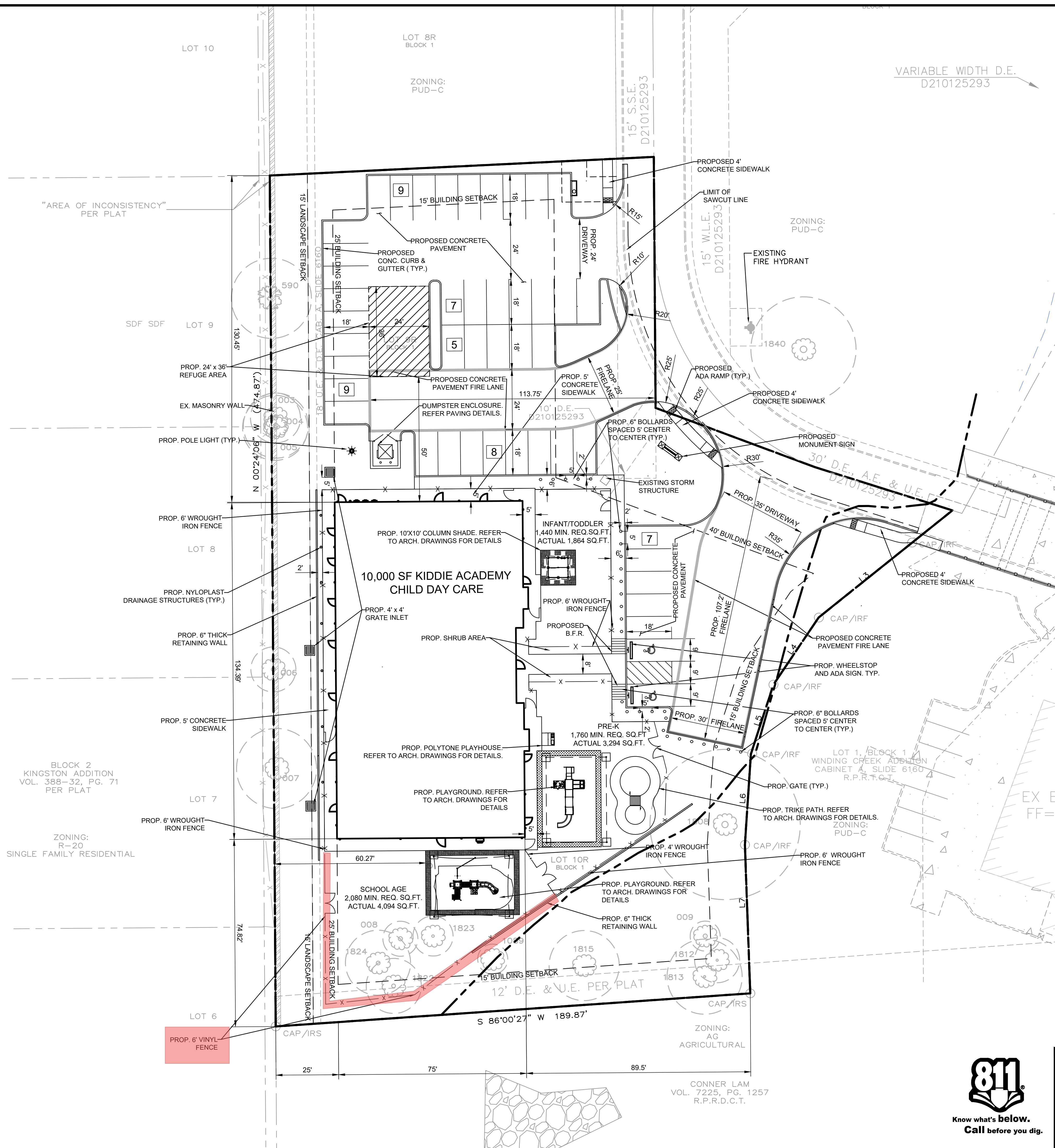
- A maximum of **17** teachers and two (2) administrators (part time food service personnel and director) are planned to maintain staff/child ratios and management of the academy throughout the day. This equates to a total of **19** staff members.
- Approximately 15% of staff is dropped off at the academy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

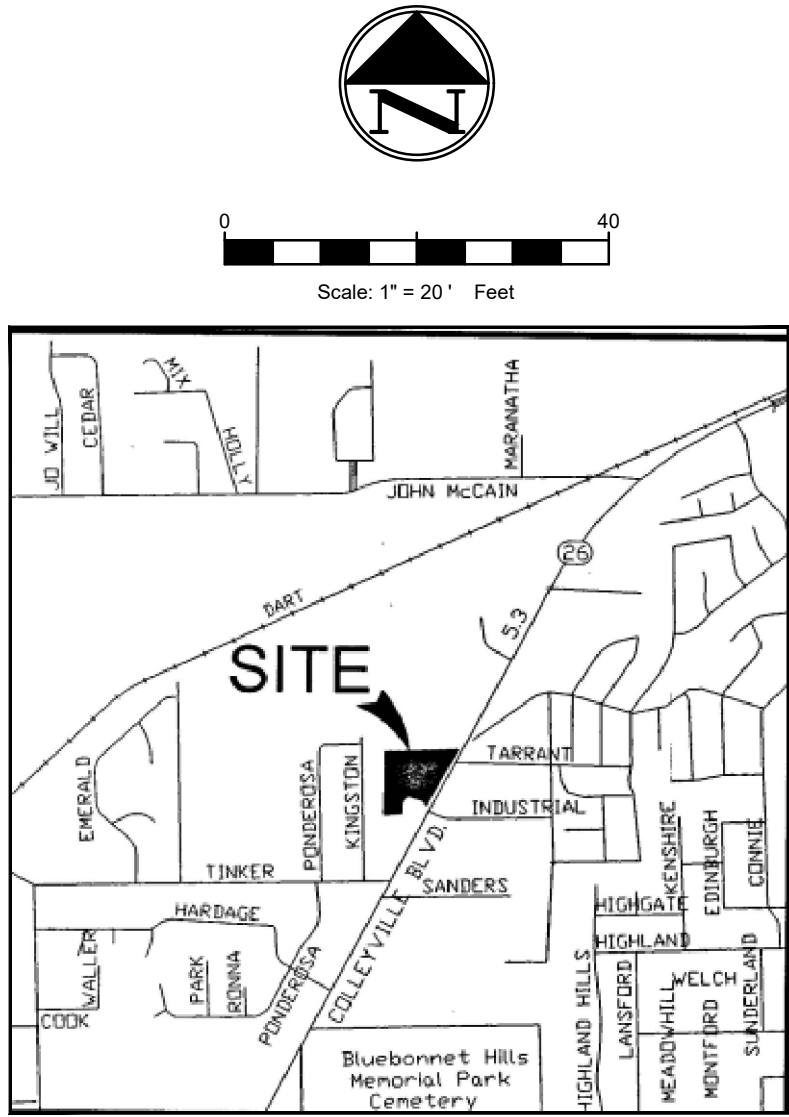




SITE DATA SUMMARY CHART	
EXISTING ZONING	PUD-C
PROPOSED USE	DAYCARE
GROSS ACREAGE	1.473 ACRES OR 64,164 S.F.
BUILDING SQUARE FOOTAGE	10,000
LOT COVERAGE	16.27%
FAR	0.16
MAXIMUM HEIGHT	26' - 1 STORY
PARKING RATIO PER USE	1 SPACE PER 5 CHILDREN
PARKING REQUIRED	190 CHILDREN
PARKING PROVIDED	38
BUILDING SETBACKS	40' FRONT & 25' REAR
LANDSCAPE SETBACK	15' REAR
IMPERVIOUS AREA	34,693 SF / 54%
PERVIOUS /LANDSCAPE	29,471 SF / 46%

PROJECT CONTACT LIST	
OWNER WINDING CREEK VILLAGE LLC 1801 PRECINCT LINE RD. STE A HURST, TX. 76054 KEVIN AFKAMI 469-363-3222	DEVELOPER BUTTRY & BROWN DEVELOPMENT, LLC 5040 TENNYSON PARKWAY PLANO, TX 75024 STEPHEN BROWN 214-277-4830
ENGINEER TRIANGLE ENGINEERING LLC 1784 McDERMOTT DR., STE. 110 ALLEN, TX. 75013 ANDREW YEOH 469-213-2804	

SITE LEGEND	
CONCRETE CURB	---
SAW-CUT LINE	---
FENCE	X X
FIRE LANE	---
STRIPING	---
PARKING SPACES	9
MONUMENT/PYLON SIGN	---
WHEEL STOPS	---
HANDICAP LOGO	---
HANDICAP SIGN	---
RAMP	---
BOLLARD	---
TRAFFIC ARROW	---
FIRE HYDRANT	---
DUMPSTER	---
LIGHT POLE	---



- VICINITY MAP**
N.T.S.
- SITE GENERAL NOTES**
1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
 2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
 8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

SITE PLAN

KIDDLE ACADEMY

6412 COLLEYVILLE BOULEVARD (S.H.26)

CITY OF COLLEYVILLE

TARRANT COUNT, TEXAS

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

TRIANGLE ENGINEERING LLC

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	GH	04/15/20	SCALE BAR	28-20	C1

TX. P.E. FIRM #11525



NO.	DATE	DESCRIPTION	BY
1	04/15/2020	1st CITY SUBMITTAL	AY
2	06/15/2020	2nd CITY SUBMITTAL	AY
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MEP ENGINEER

STRUCTURAL ENGINEER

ELECTRONIC (AUTOCADD) FILES INCLUDING ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, HVAC, PLUMBING, & ELECTRICAL, WILL NOT BE SUBMITTED TO THE OWNER BY THE GENERAL CONTRACTOR OR THE SUBCONTRACTORS, EXCEPT FOR THE FIRE PROTECTION. CONTRACTOR WITH A PAYMENT OF \$500 / SHEET.

ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE SET. ALL ITEMS "EXTRA" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY, OR CONFLICT. THEY DISCOVER UPON EXAMINATION OF THE DRAWINGS. THE CONTRACTOR SHALL LOCAL CONDITIONS. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED ON DRAWINGS.

THIS DOCUMENT IS RELEASED FOR THE SOLE PURPOSE OF OWNER REVIEW. REVERTING TO THE ARCHITECT. THE CONTRACTOR SHALL CANCEL JAIL ON SUBMITTALS. IF IT NOT INTENDING TO USE, THE CONTRACTOR SHALL PERMITS ARE ISSUED.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE	BF	BG	BH	BI	BJ	BK	BL	BM	BN	BO	BP	BQ	BR	BS	BT	BU	BV	BW	BX	BY	BZ	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CZ	DA	DB	DC	DD	DE	DF	DG	DH	DI	DJ	DK	DL	DM	DN	DO	DP	DQ	DR	DS	DT	DU	DV	DW	DX	DY	DZ	EA	EB	EC	ED	EE	EF	EG	EH	EI	EJ	EK	EL	EM	EN	EO	EP	EQ	ER	ES	ET	EU	EV	EW	EX	EY	EZ	FA	FB	FC	FD	FE	FF	FG	FH	FI	FJ	FK	FL	FM	FN	FO	FP	FQ	FR	FS	FT	FU	FV	FW	FX	FY	FZ	GA	GB	GC	GD	GE	GF	GG	GH	GI	GJ	GK	GL	GM	GN	GO	GP	GQ	GR	GS	GT	GU	GV	GW	GX	GY	GZ	HA	HB	HC	HD	HE	HF	HG	HH	HI	HJ	HK	HL	HM	HN	HO	HP	HQ	HR	HS	HT	HU	HV	HW	HX	HY	HZ	IA	IB	IC	ID	IE	IF	IG	IH	II	IJ	IK	IL	IM	IN	IO	IP	IQ	IR	IS	IT	IU	IV	IW	IX	IY	IZ	JA	JB	JC	JD	JE	JF	JG	JH	JI	IJ	JK	KL	JM	JN	JO	JP	JQ	JR	JS	JT	JU	JV	JW	JX	JY	JZ	KA	KB	KC	KD	KE	KF	KG	KH	KI	KJ	KK	KL	KM	KN	KO	KP	KQ	KR	KS	KT	KU	KV	KW	KX	KY	KZ	LA	LB	LC	LD	LE	LF	LG	LH	LI	LJ	LK	LL	LM	LN	LO	LP	LQ	LR	LS	LT	LU	LV	LW	LX	LY	LZ	MA	MB	MC	MD	ME	MF	MG	MH	MI	MJ	MK	ML	MM	MN	MO	MP	MQ	MR	MS	MT	MU	MV	MW	MX	MY	MZ	NA	NB	NC	ND	NE	NF	NG	NH	NI	NJ	NK	NL	NM	NN	NO	NP	NQ	NR	NS	NT	NU	NV	NW	NX	NY	NZ	OA	OB	OC	OD	OE	OF	OG	OH	OI	OJ	OK	OL	OM	ON	OO	OP	OQ	OR	OS	OT	OU	OV	OW	OX	OY	OZ	PA	PB	PC	PD	PE	PF	PG	PH	PI	PJ	PK	PL	PM	PN	PO	PP	PQ	PR	PS	PT	PU	PV	PW	PX	PY	PZ	QA	QB	QC	QD	QE	QF	QG	QH	QI	QJ	QK	QL	QM	QN	QO	QP	QQ	QR	QS	QT	QU	QV	QW	QX	QY	QZ	RA	RB	RC	RD	RE	RF	RG	RH	RI	RJ	RK	RL	RM	RN	RO	RP	RQ	RR	RS	RT	RU	RV	RW	RX	RY	RZ	SA	SB	SC	SD	SE	SF	SG	SH	SI	SJ	SK	SL	SM	SN	SO	SP	SQ	SR	SS	ST	SU	SV	SW	SX	SY	SZ	TA	TB	TC	TD	TE	TF	TG	TH	TI	TJ	TK	TL	TM	TN	TO	TP	TQ	TR	TS	TT	TU	TW	TX	TY	TZ	UA	UB	UC	UD	UE	UF	UG	UH	UI	UJ	UK	UL	UM	UN	UO	UP	UQ	UR	US	UT	UU	UV	UW	UX	UY	UZ	VA	VB	VC	VD	VE	VF	VG	VH	VI	VJ	VK	VL	VM	VN	VO	VP	VQ	VR	VS	VT	VU	VV	VW	VX	VY	VZ	WA	WB	WC	WD	WE	WF	WG	WH	WI	WJ	WK	WL	WM	WN	WO	WP	WQ	WR	WS	WT	WU	WV	WW	WX	WY	WZ	XA	XB	XC	XD	XE	XF	XG	XH	XI	XJ	XK	XL	XM	XN	XO	XP	XQ	XR	XS	XT	XU	XV	XW	XX	XY	XZ	YA	YB	YC	YD	YE	YF	YG	YH	YI	YJ	YK	YL	YM	YN	YO	YP	YQ	YR	YS	YT	YU	YV	YW	YX	YZ	ZA	ZB	ZC	ZD</
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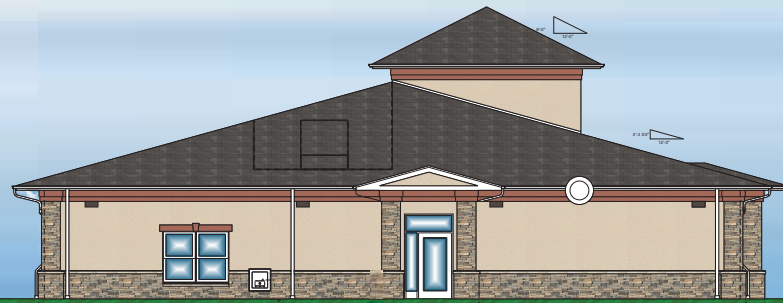
REGISTERED ARCHITECT
INDEPENDENT SINCE 1911
COUNCIL
1911

AM CONTACT US ON ONE OF THE FOLLOWING

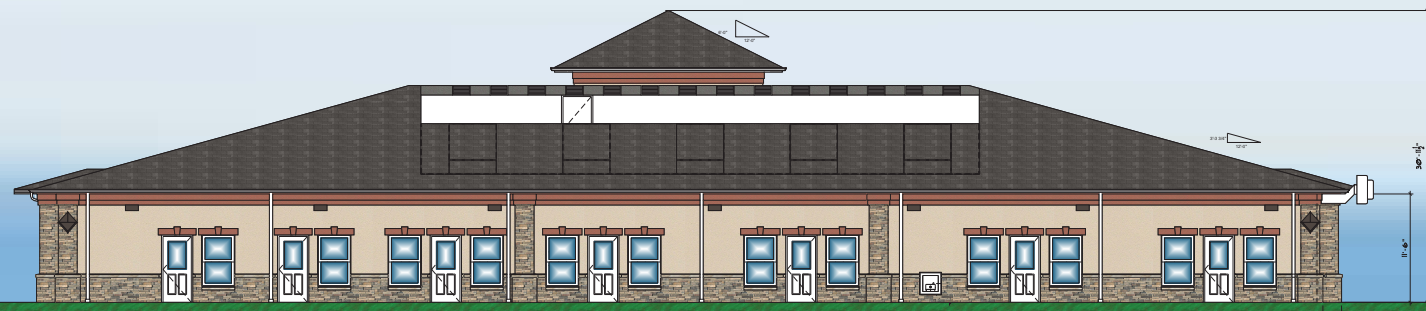
EXTERIOR ELEVATIONS
RENDERING



LI	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"



CI	FRONT ELEVATION
A101	SCALE 3/16" = 1'-0"

PRE-CAST
STONE SILL

STUCCO #2 - DRYVIT
#365A IRISH COFFEE,
SANDPEBBLE FINE
FINISH

ASPHALT SHINGLE
ROOFING GAF -
WEATHERED WOOD

GUTTERS &
DOWNSPOUTS
WHITE

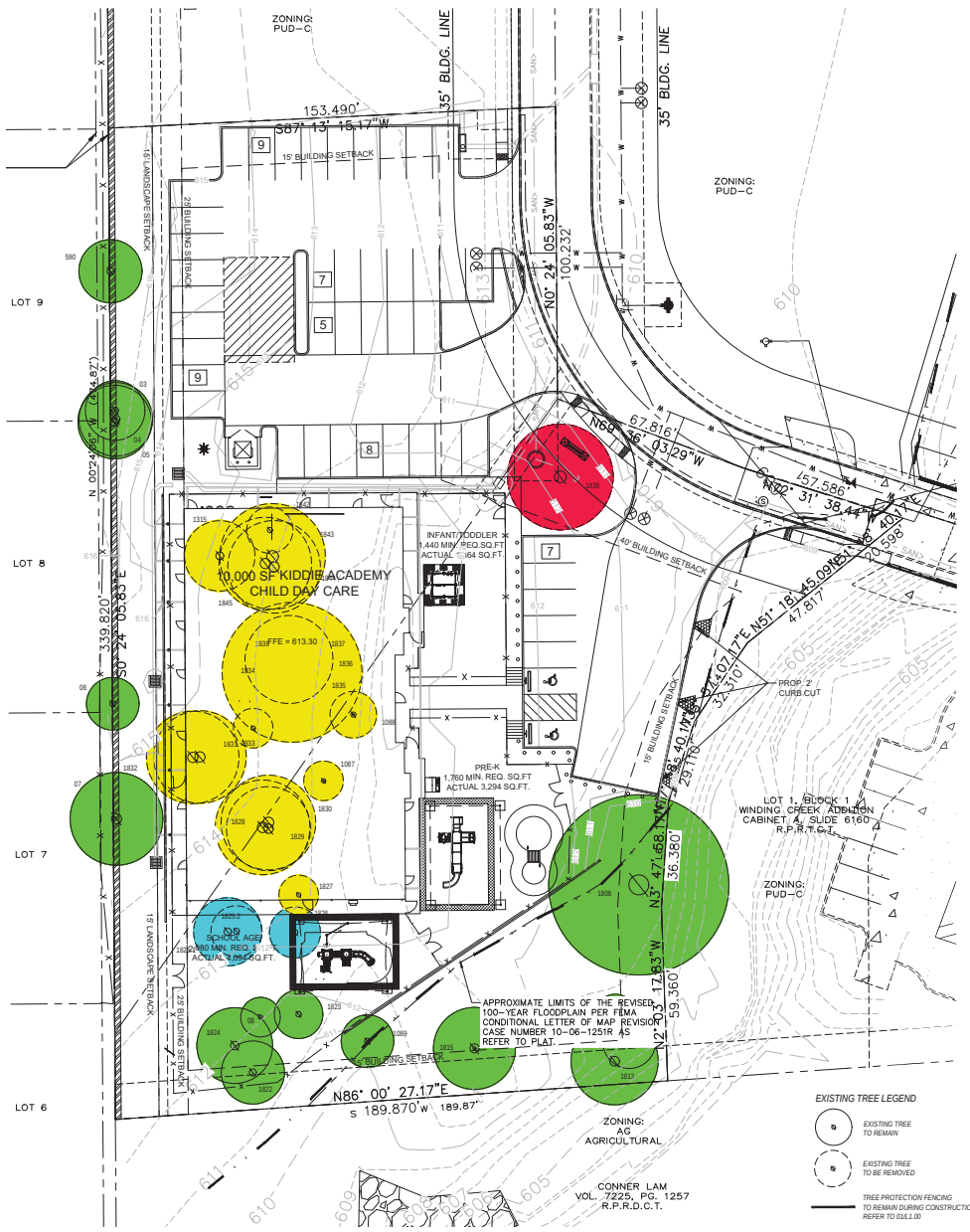
STONE WAINSCOTING
BORAL STONE -
DRystack -
CHARDONNAY

DOORS & WINDOWS
- WHITE

A1	LEGEND
A101	SCALE NTS

A200

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
05	13	0	POST OAK	531	TO REMAIN
06	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
10	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.

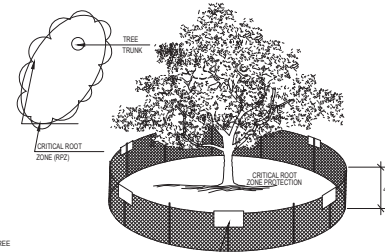
- All Preserved Trees shall have protective fencing located at the tree's critical root zone. The protective fencing shall be comprised of orange vinyl construction fencing, with a minimum of four-foot (4') approximate height.
- Lumber shall be wrapped vertically around the tree trunk and held in place 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 warning standard will be developed, updated, and maintained by the Administrative Official. The warning 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

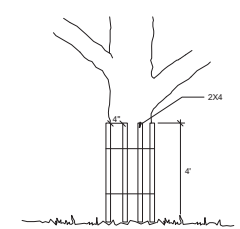
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO DUL.1.00



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

01 TREE PROTECTION FENCE A

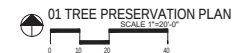
NOT TO SCALE



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



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. MODEROTT DR.
SUITE 110
ALLEN, TEXAS 75013
(409) 369-4448
CHRIS@STUDIOGREENSPOT.COM



KIDDIE ACADEMY
COLLEVILLE BLVD.
CITY OF COLLEVILLE, TEXAS

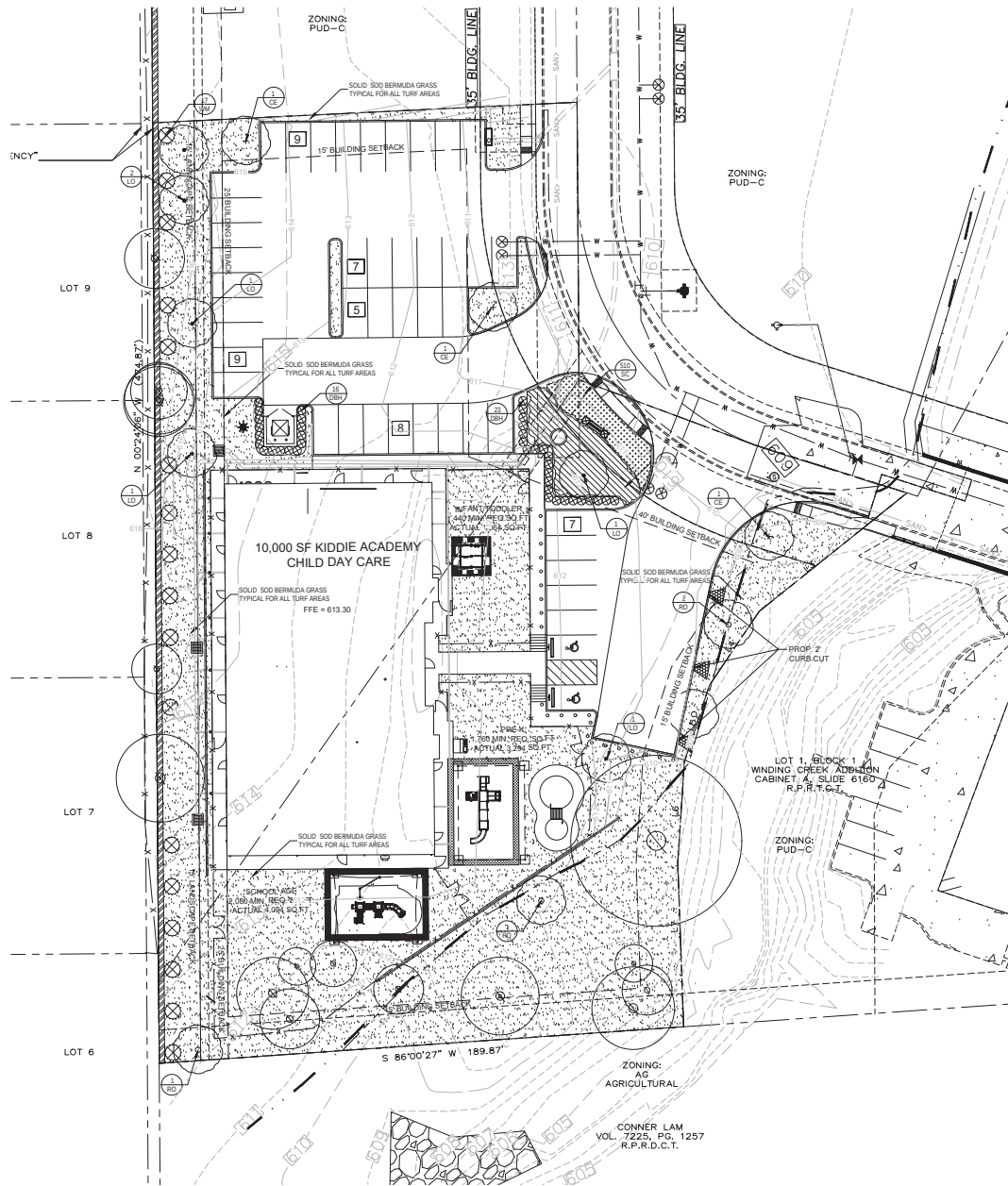
ISSUE:
FOR APPROVAL 03.16.2020
CITY COMMENTS 04.16.2020
CITY COMMENTS 04.29.2020
FOR APPROVAL 06.12.2020

DATE:
06.12.2020

SHEET NAME:
TREE PRESERVATION PLAN

SHEET NUMBER:
L.1

Tree Preservation and Landscape Plan



GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, 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.

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

All spaces within 90 ft. of tree

RESIDENTIAL ADJACENCY

Requirement: 15' wide landscape buffer

Provided: 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	Ulmus crassifolia	3" cal.	B&B, 12' ht., 5' spread min., 5' clear trunk
LO	6	Lives 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.

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

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
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CHRS@STUDIOGREENSPOT.COM



KIDDLE ACADEMY
COLLEVILLE BLVD.
CITY OF COLLEVILLE, TEXAS

ISSUE:
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CITY COMMENTS 04.16.2020
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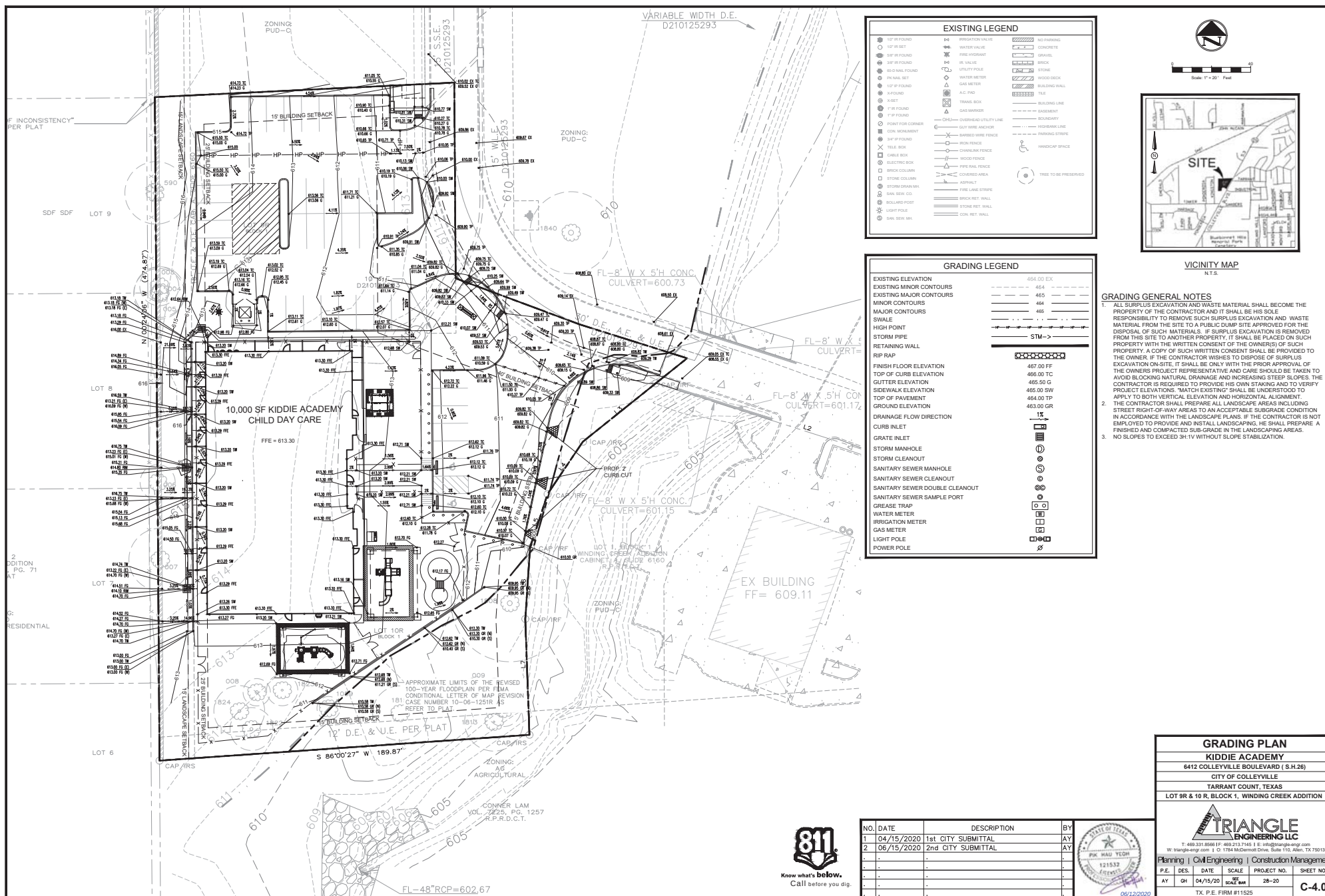
DATE:
06.12.2020

SHEET NAME:
LANDSCAPE PLAN

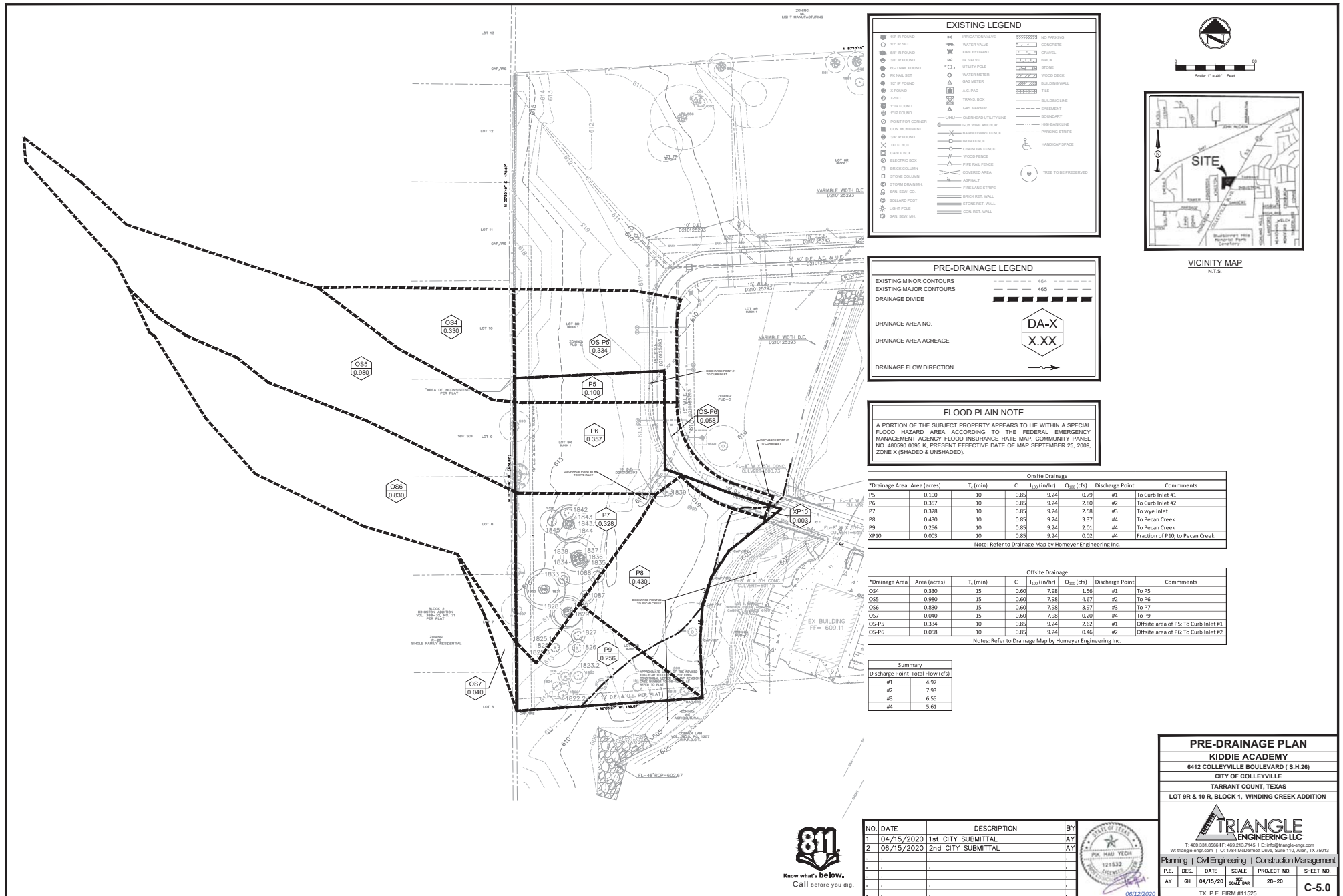
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L.2

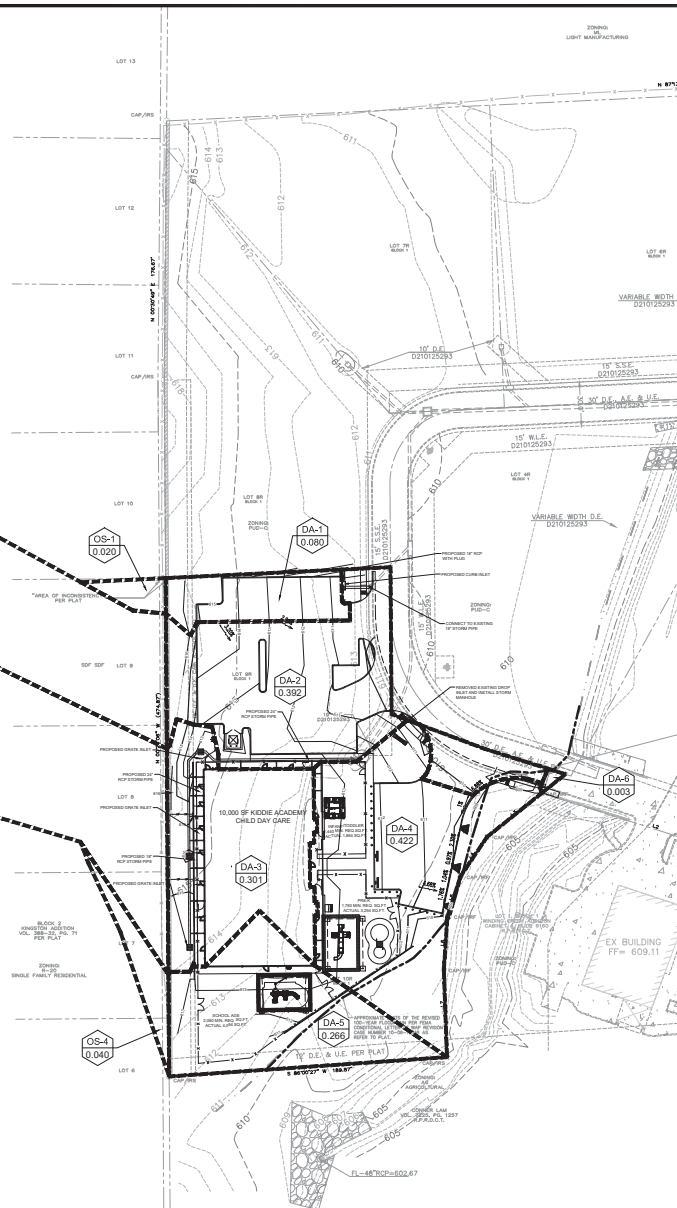
Drainage and Grading Plan



Drainage and Grading Plan



Drainage and Grading Plan

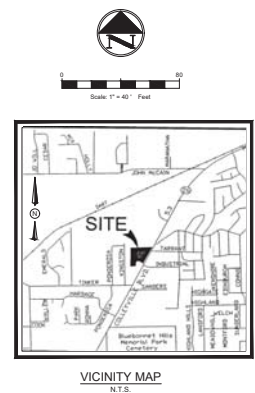
[illegible]

POST-DRAINAGE LEGEND

EXISTING MINOR CONTOURS	----	45.5
EXISTING MAJOR CONTOURS	----	46.5
MINOR CONTOURS	----	46.4
MAJOR CONTOURS	----	46.6
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 DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PLAN NO. 480590 ISSUED 6/8. PRESENT EFFECTIVE DATE OF MAP SEPTEMBER 25, 2009. ZONE K (SHADED & UNSHADED)						
Onsite Drainage						
Drainage Area	Area (acres)	T ₁ (min)	C	t ₂₀₀ (in/Hr Q ₁₀₀)	Discharge	Comments
DA-1	0.0005	10	0.85	9.24	0.63	#1 To curb inlet
DA-2	0.391	10	0.85	9.24	1.08	#2 To curb inlet
DA-3	0.301	10	0.85	9.24	2.36	#3 To wave 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	0.005	10	0.85	9.24	0.02	#4 To Pecan Creek
Offsite Drainage						
Drainage Area	Area (acres)	T ₁ (min)	C	t ₂₀₀ (in/Hr Q ₁₀₀)	Discharge	Comments
OS-1	0.002	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	7.93	7.77	OK			
#3	5.68	6.34	OK			
#4	5.64	5.61	OK			

NO.	DATE	DESCRIPTION	BY
1	04/15/2020	1st CITY SUBMITTAL	AY
2	06/15/2020	2nd CITY SUBMITTAL	AY
.	.	.	.
.	.	.	.
.	.	.	.
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POST-DRAINAGE PLAN KIDDIE ACADEMY 6412 COLLEYVILLE BOULEVARD (S.H.26) CITY OF COLLEYVILLE TARRANT COUNTY, TEXAS LOT 9R & 10 R, BLOCK 1, WINDING CREEK ADDITION									
 TRIANGLE ENGINEERING LLC									
T: 469.331.6566 F: 469.231.7144 E: info@triangle-eng.com W: www.triangle-eng.com C: 17386 McDermott Drive, Suite 100, Allen, TX 75013									
Planning Civil Engineering Construction Management									
P.E.	DES.	DATE	SCALE	PROJECT NAME			SHEET NO.		
AY	QH	04/15/20	1" = 40' H&V 1" = 80' PLAN	28-20					
TX DEE FIRM#11575									
									C-6.0



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. #10889
Date: 1/16/19



HOMMEYER ENGINEERING, INC.
1000 E. BROADWAY
SUITE 800
DALLAS, TEXAS 75202
P.O. BOX 294527 • LEWISVILLE, TEXAS 75029
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 COLLEYVILLE
TARRANT COUNTY, TEXAS

PROPOSED DRAINAGE
AREA MAP

REVISIONS:
10/27/17 BRIDGE REPLACED
CULVERTS WITH BRIDGE

DRAWN: JDH

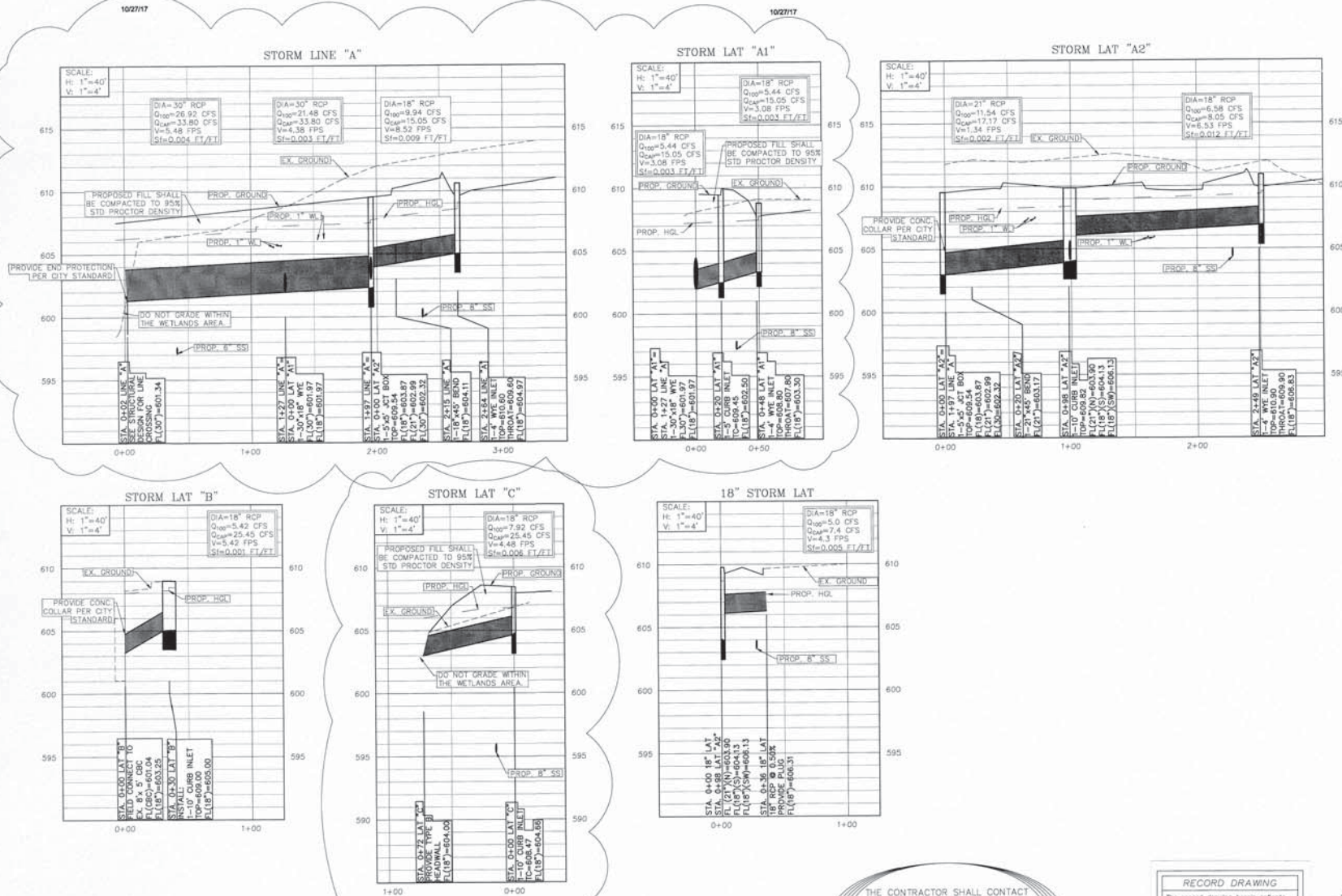
DATE: 03/04/2016

HEI #: 16-114

SHEET NO:

C7

Drainage and Grading Plan



THE CONTRACTOR SHALL CONTACT
DIG-TESS AT 1-800-344-8377 A
MINIMUM OF 48 HOURS PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION ACTIVITIES.
FOR CITY UTILITIES CONTACT
817-503-1366

RECORD DRAWING
The record drawing herein reflects to the best of the design engineer's knowledge, the approximate location of the constructed improvements using information provided by the contractor.
Matthew Haskin, P.E. #120880
Date: 1/11/17



HOMMEYER ENGINEERING, INC.
P.O. BOX 294557 • LEWISVILLE, TEXAS 75029
972-906-9886 • PHONE 972-906-9917 FAX
WWW.HOMEYER.COM

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

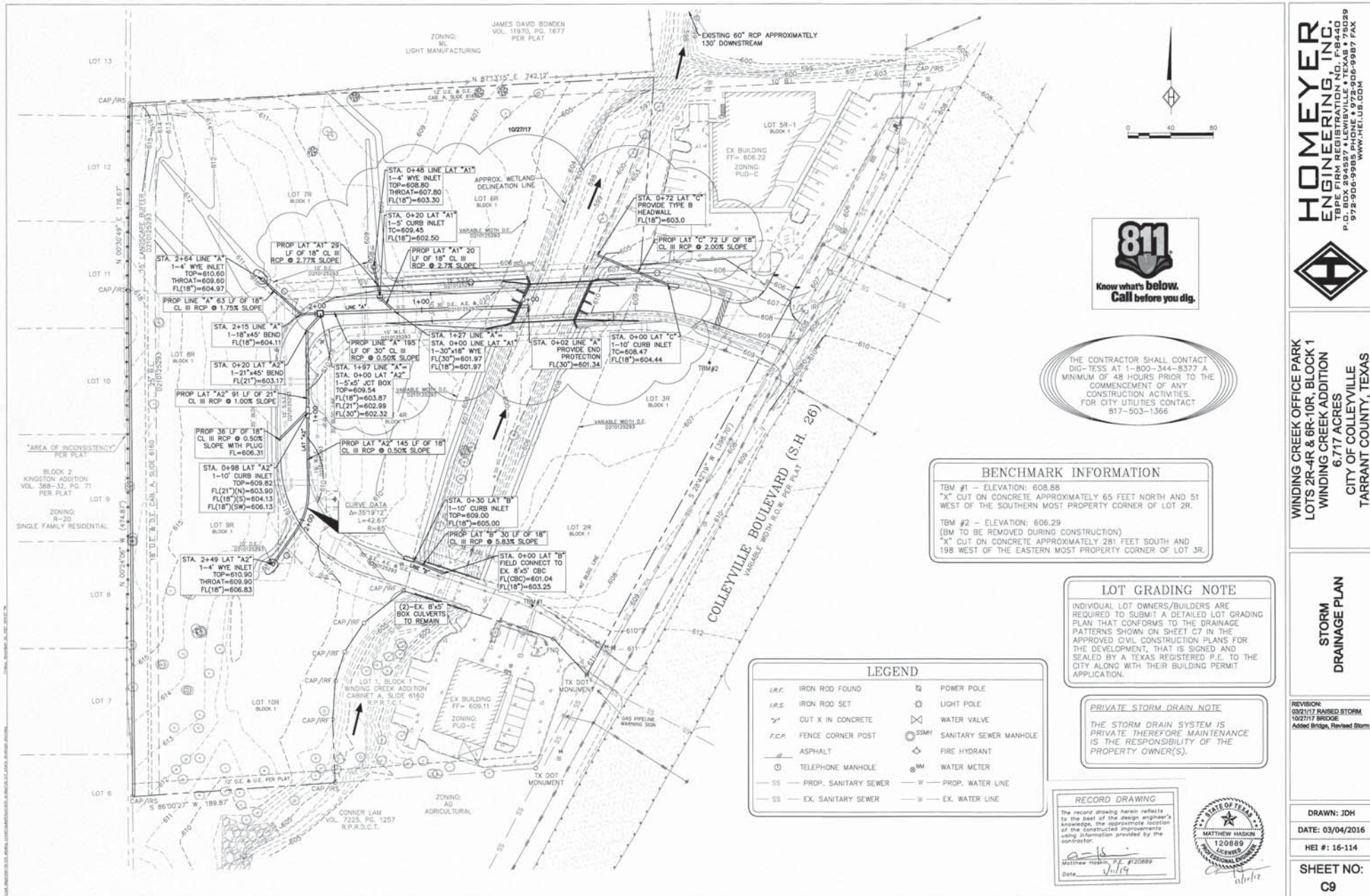
STORM DRAINAGE PROFILE

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

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

SHEET NO:
C10

Drainage and Grading Plan



HOMEYER ENGINEERING, INC.
 P.O. BOX 1000
 FARMERSVILLE, TEXAS 77936
 972-906-9985 PHONE • 972-906-9987 FAX
 WWW.HEI.US.COM



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

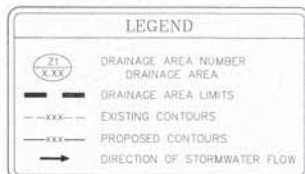
STORM DRAINAGE PLAN

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 0.12-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.
TPE FIRM REGISTRATION NO. F-8440
10000 WINDING CREEK ADDITION
P.O. BOX 10000 WINDING CREEK ADDITION
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.COM



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



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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

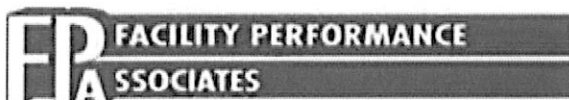
Managing Principal, CEO, LEED Fellow, WELL AP

1801 Royal Lane, Suite 400, Dallas, TX 75229

Phone: (972) 388-5559 ext 4626

Direct Ph (214) 217-4626

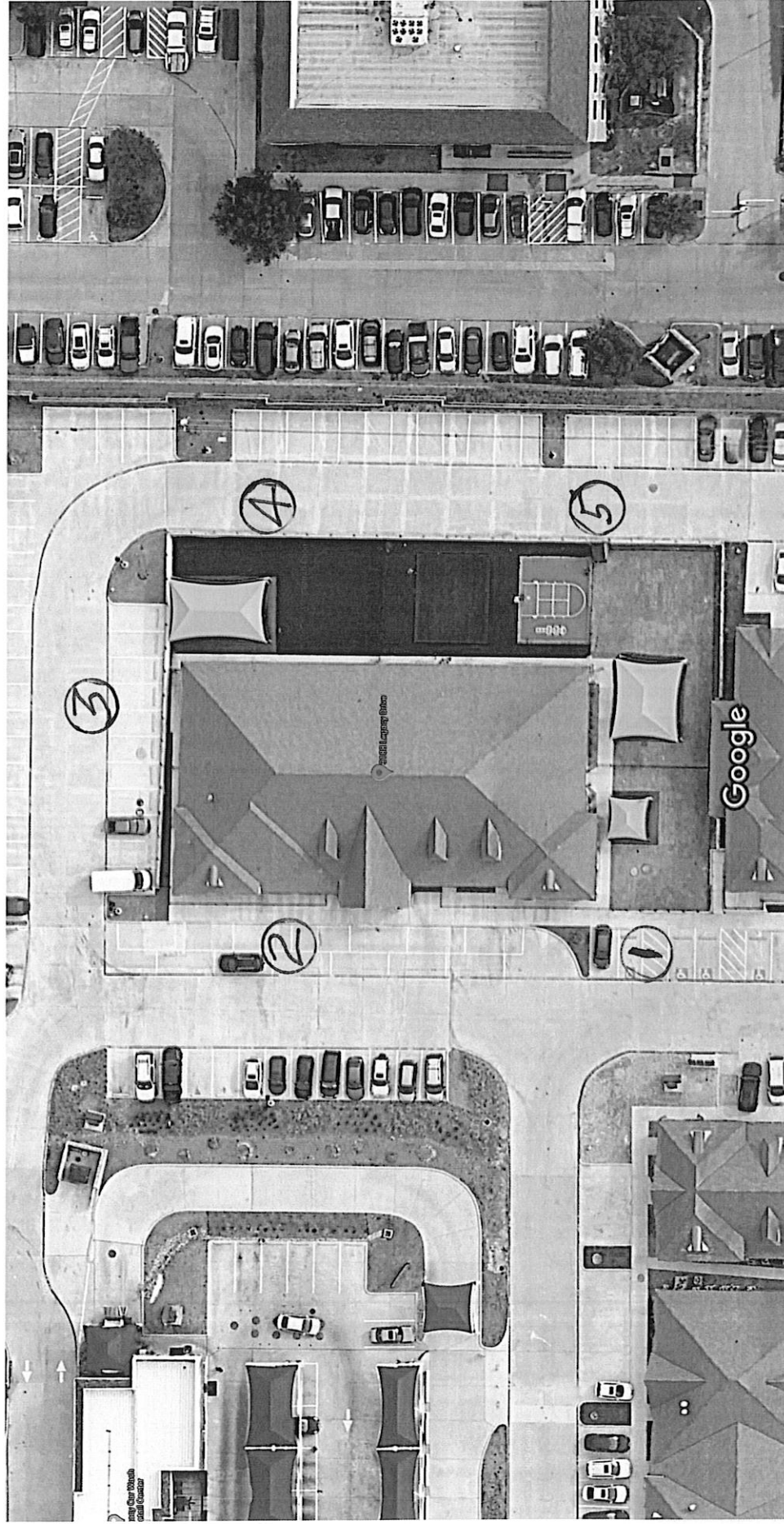
gjkettler@air-engineer.com



Expanding Our Services To Meet Your Project Needs

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Google Maps 3188 Legacy Dr



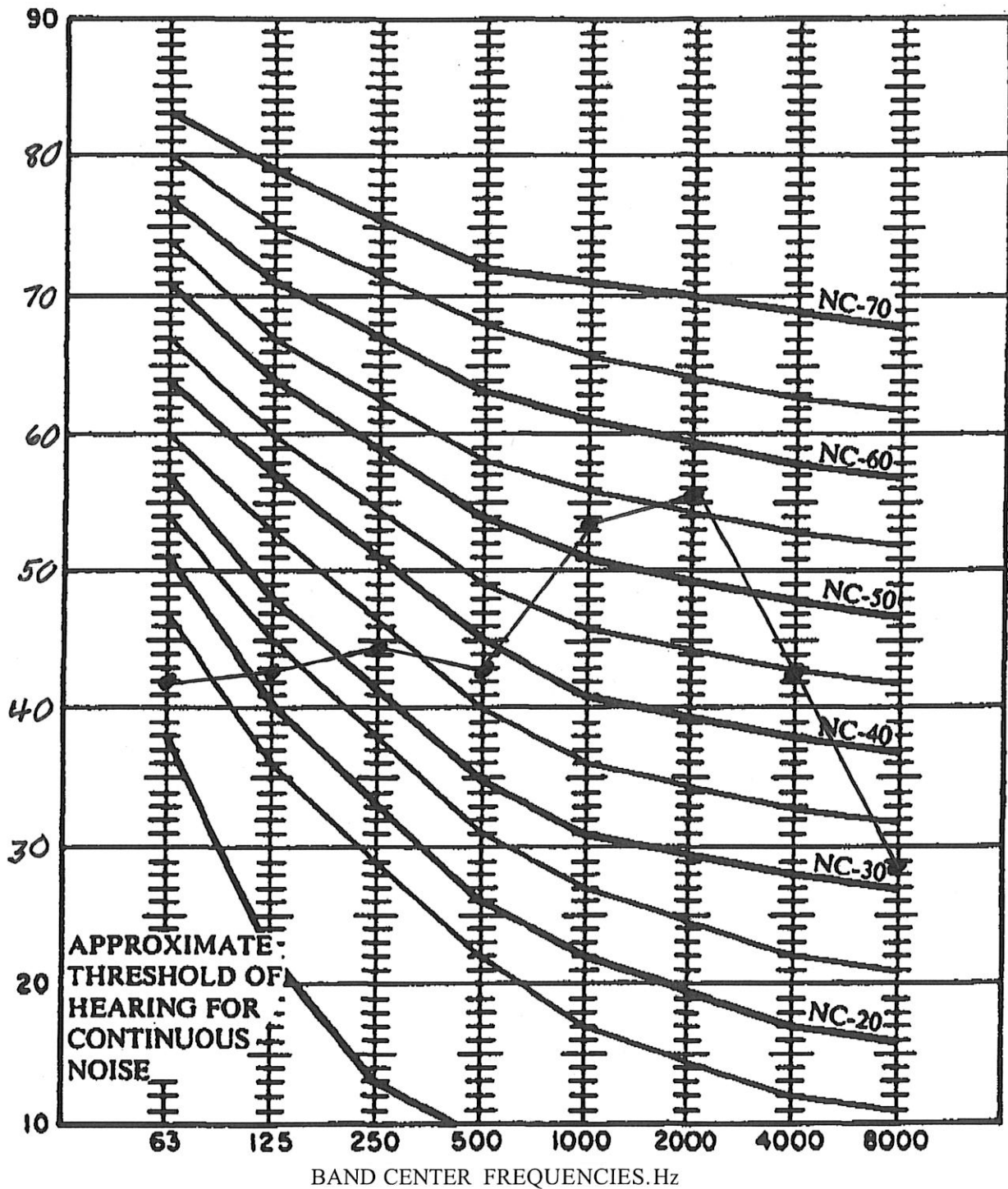
SOUND TESTING Octave Band Analysis

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



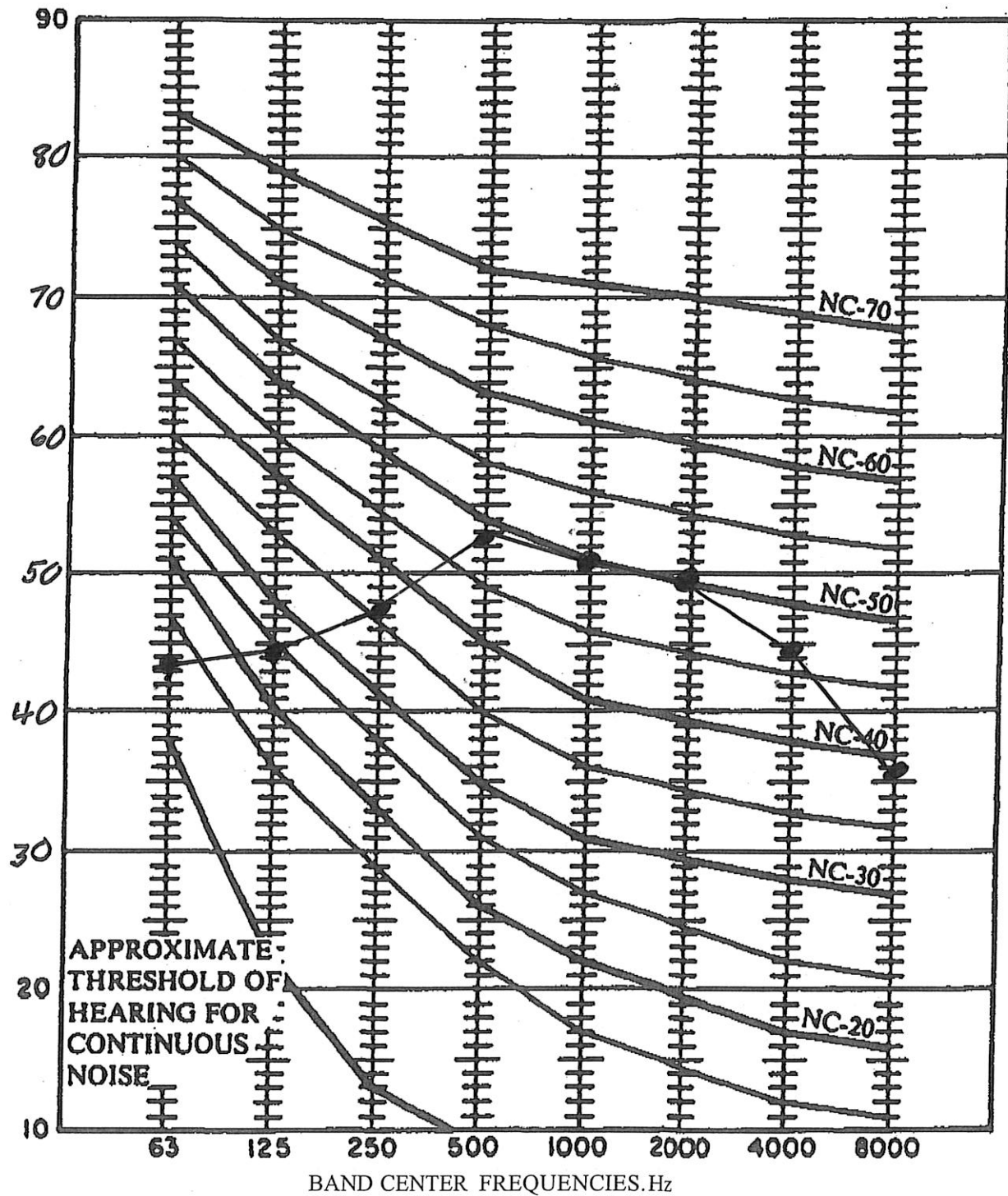
SOUND TESTING Octave Band Analysis

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



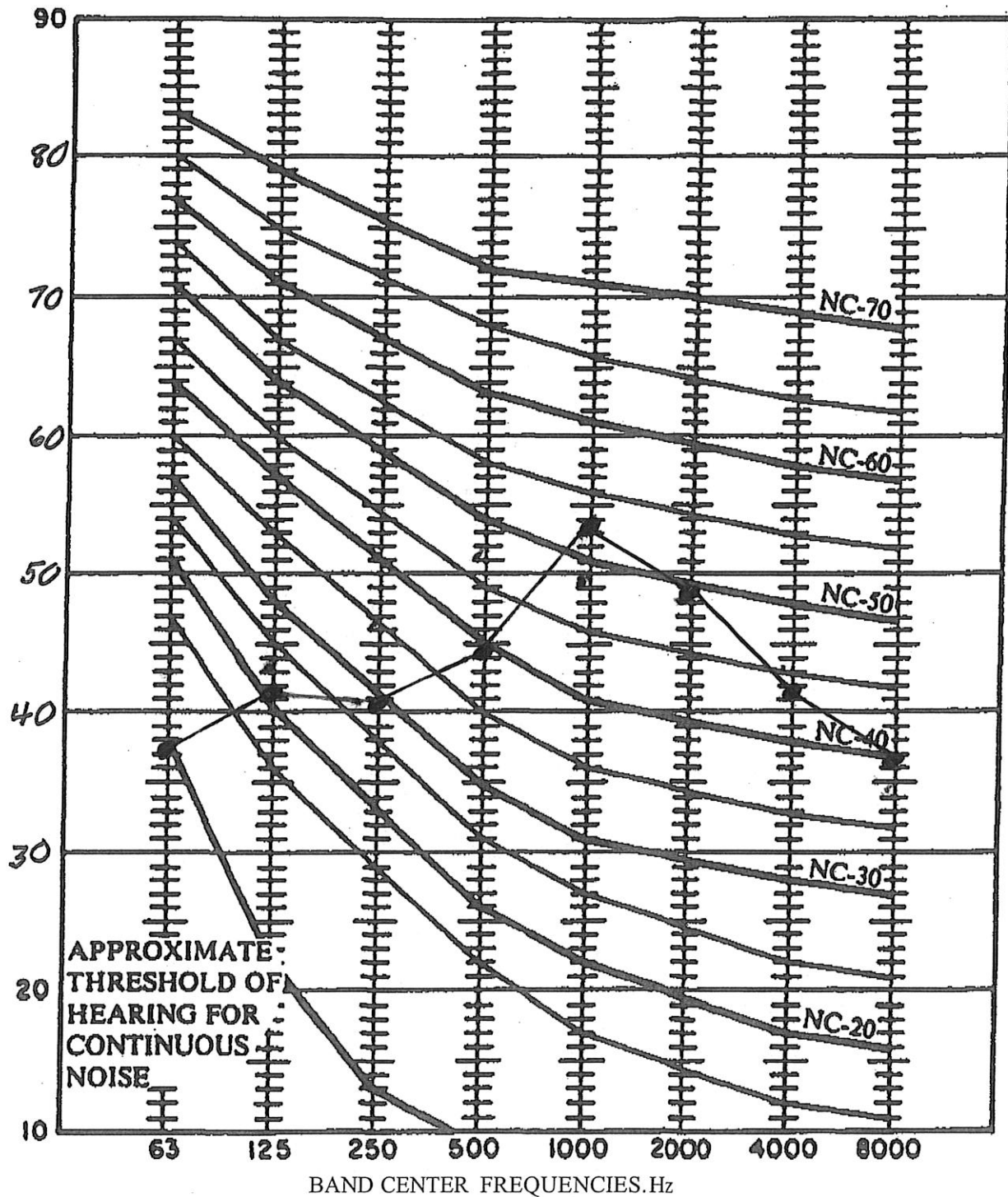
SOUND TESTING Octave Band Analysis

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



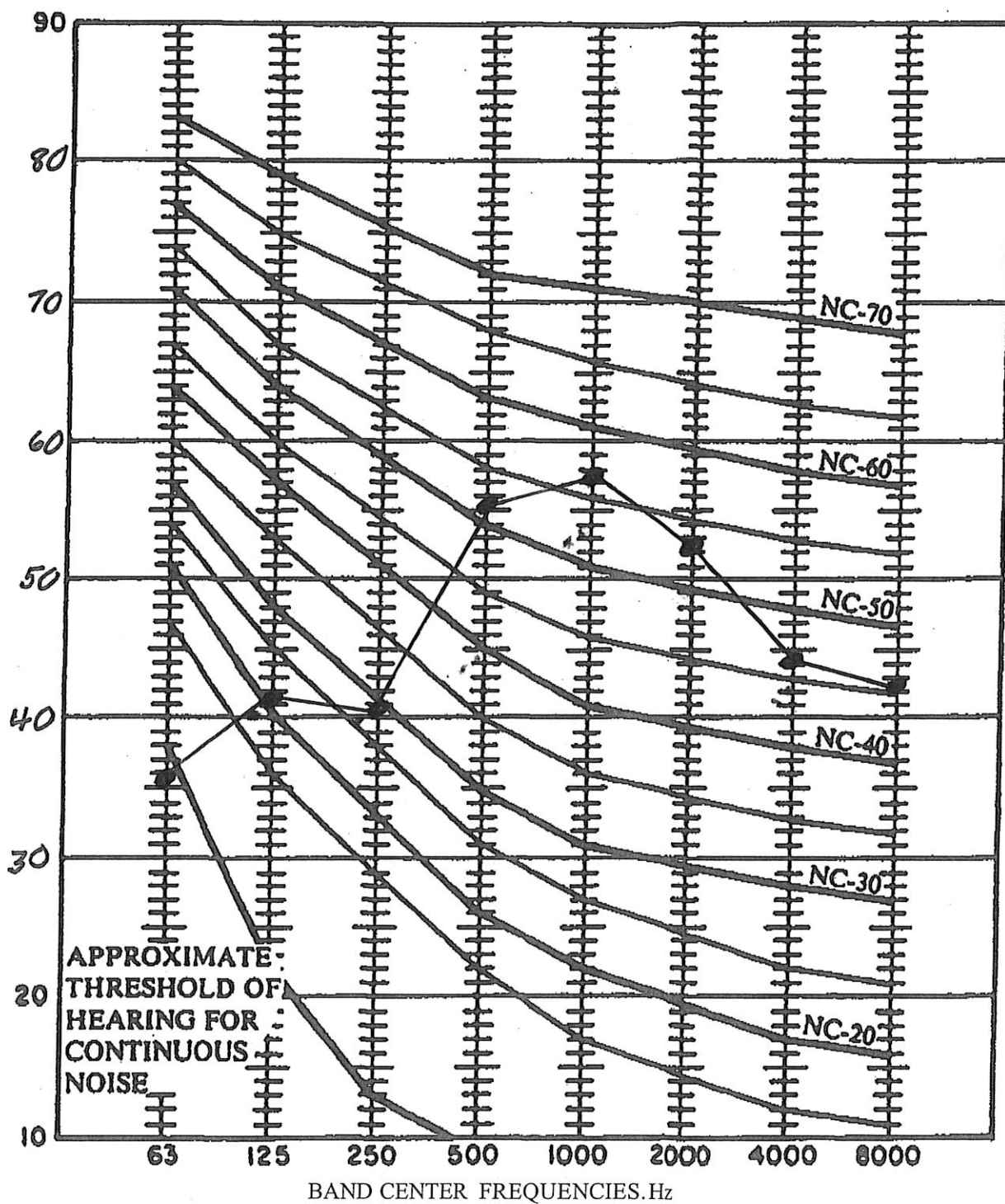
SOUND TESTING Octave Band Analysis

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



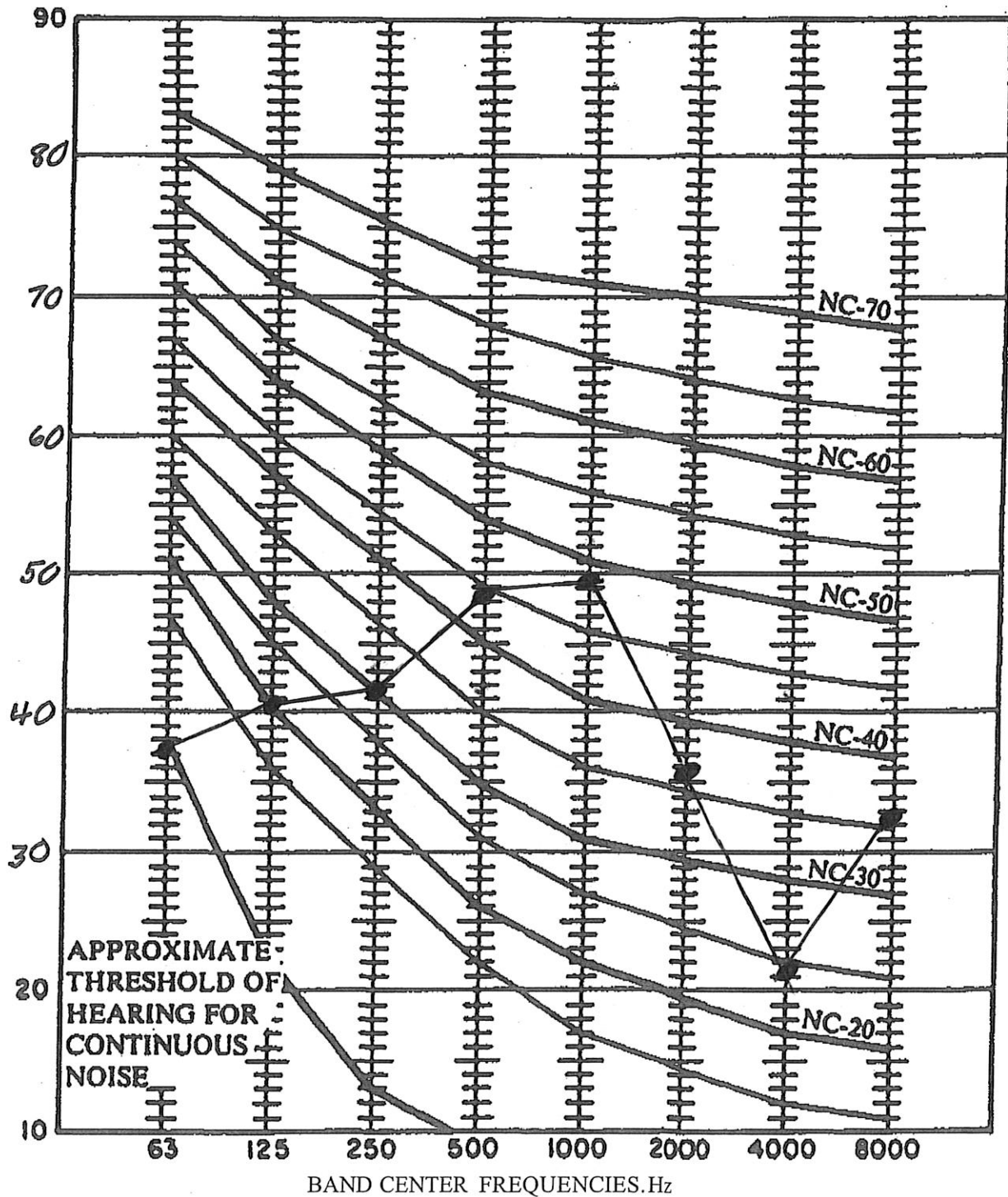
SOUND TESTING Octave Band Analysis

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

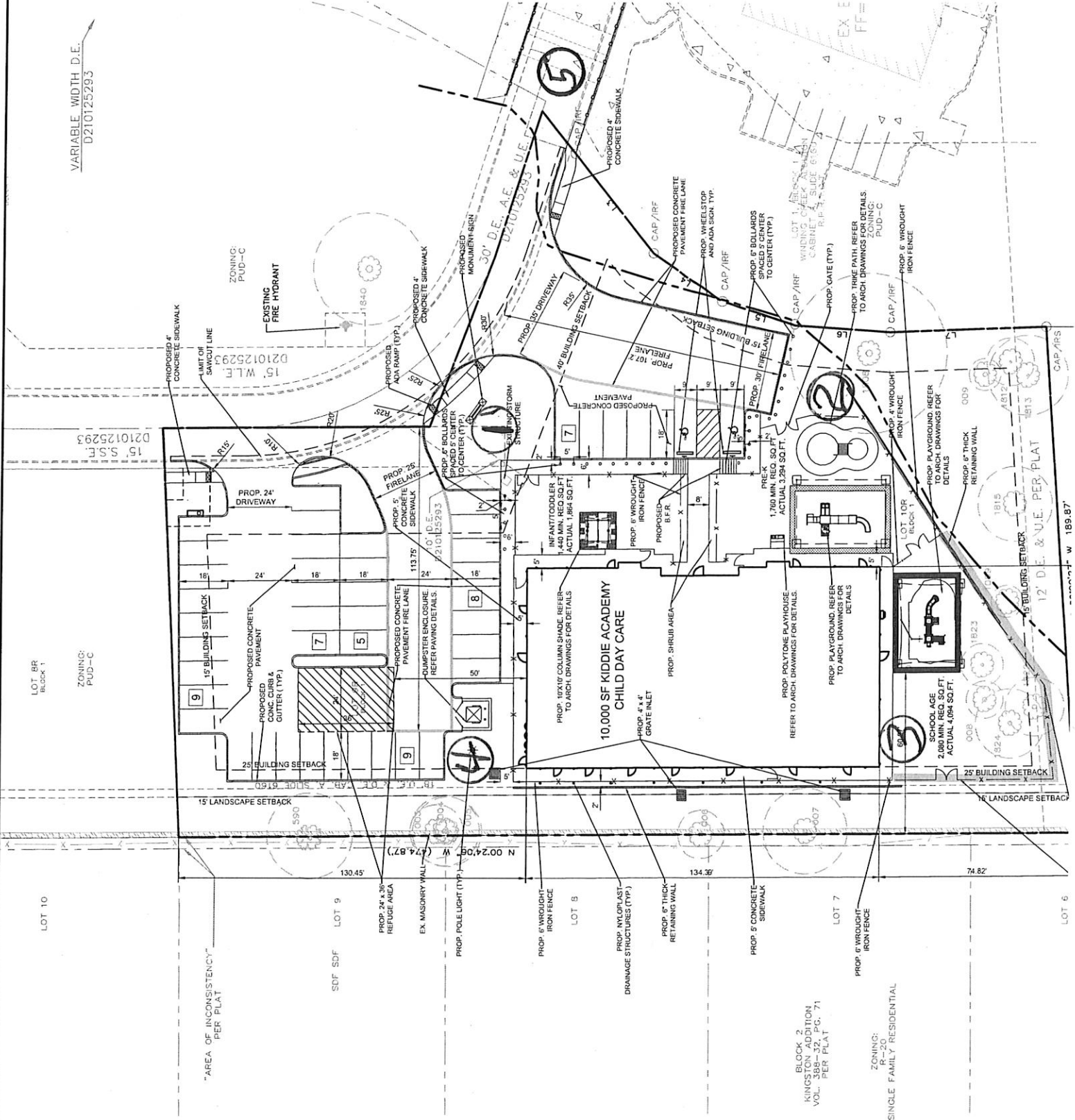


VARIABLE WIDTH D.E.
D210125293

SITE DATA SUMMARY	
EXISTING ZONING	PUD
PROPOSED USE	DAY
GROSS ACREAGE	1.473
BUILDING SQUARE FOOTAGE	10,000
LOT COVERAGE	16.27
FAR	0.16
MAXIMUM HEIGHT	26'
PARKING RATIO PER USE	1 SP/190 C
PARKING REQUIRED	38
PARKING PROVIDED	45
BUILDING SETBACKS	40' FI
LANDSCAPE SETBACK	15' R
IMPERVIOUS AREA	34.66
PERVIOUS LANDSCAPE	29.47

PROJECT CONT.	
OWNER	WINDING CREEK VILLAGE LLC 1801 PRECINCT LINE RD. STE A HOUSTON, TX 77054 KEVIN AKFANE 4681-363-3222
ENGINEER	TRIANGLE ENGINEERING LLC 1784 MADEROTT DR. STE. 110 ALLEN, TX 75013 ANDREW YECH 468-213-2804

SITE LEGE	
CONCRETE CURB	---
SAW-CUT LINE	---
FENCE	---
FIRE LANE	---
STRIPING	---
PARKING SPACES	---
MONUMENT/PYLON SIGN	---
WHEEL STOPS	---
HANDICAP LOGO	---
HANDICAP SIGN	---
RAMP	---
BOLLARD	---
TRAFFIC ARROW	---
FIRE HYDRANT	---
DUMPSTER	---
LIGHT POLE	---



BLOCK 2
KINGSTON ADDITION
VOL. 388-32, PG. 71
PER PLAT

ZONING:
R-20
SINGLE FAMILY RESIDENTIAL

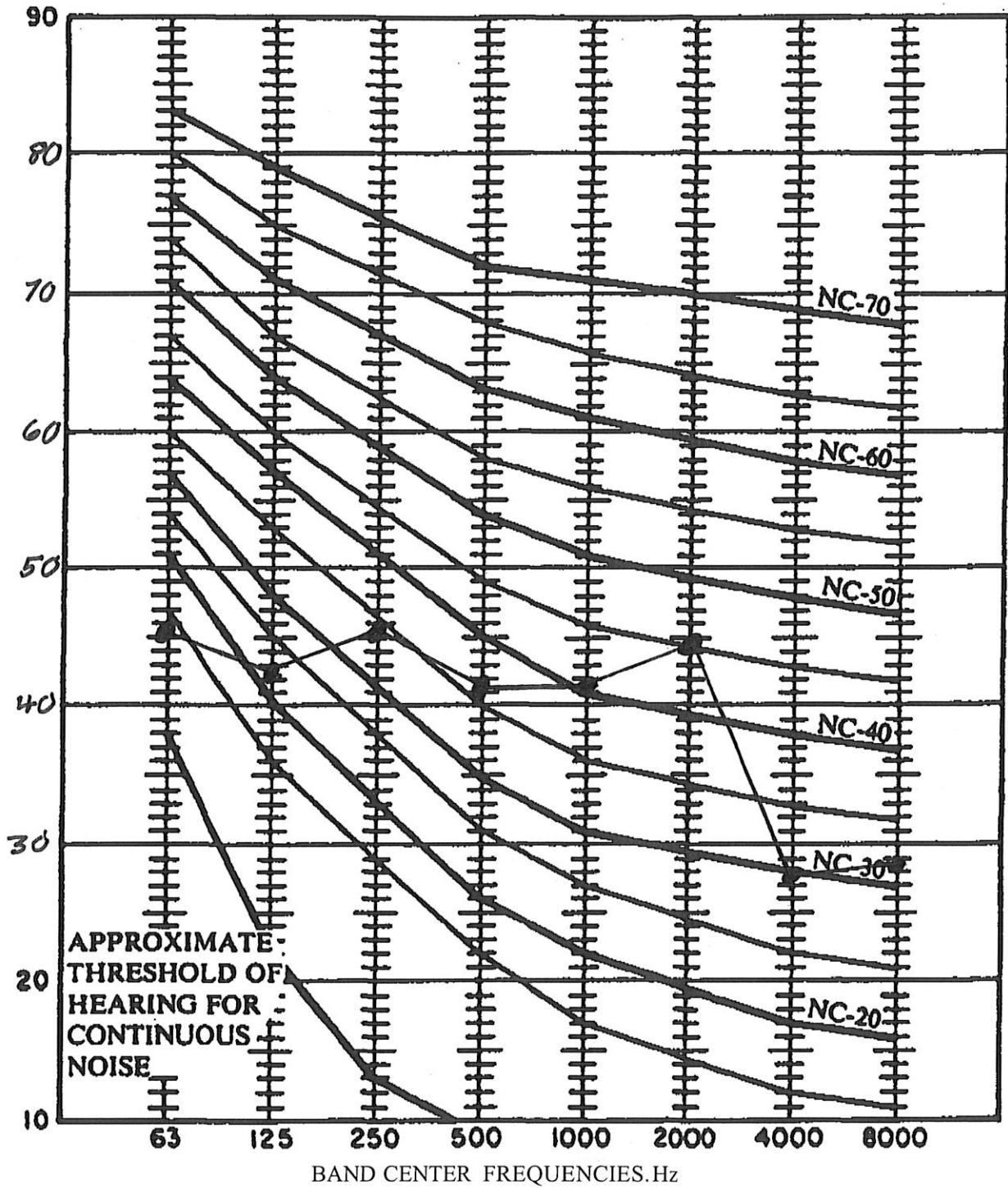
SOUND TESTING Octave Band Analysis

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



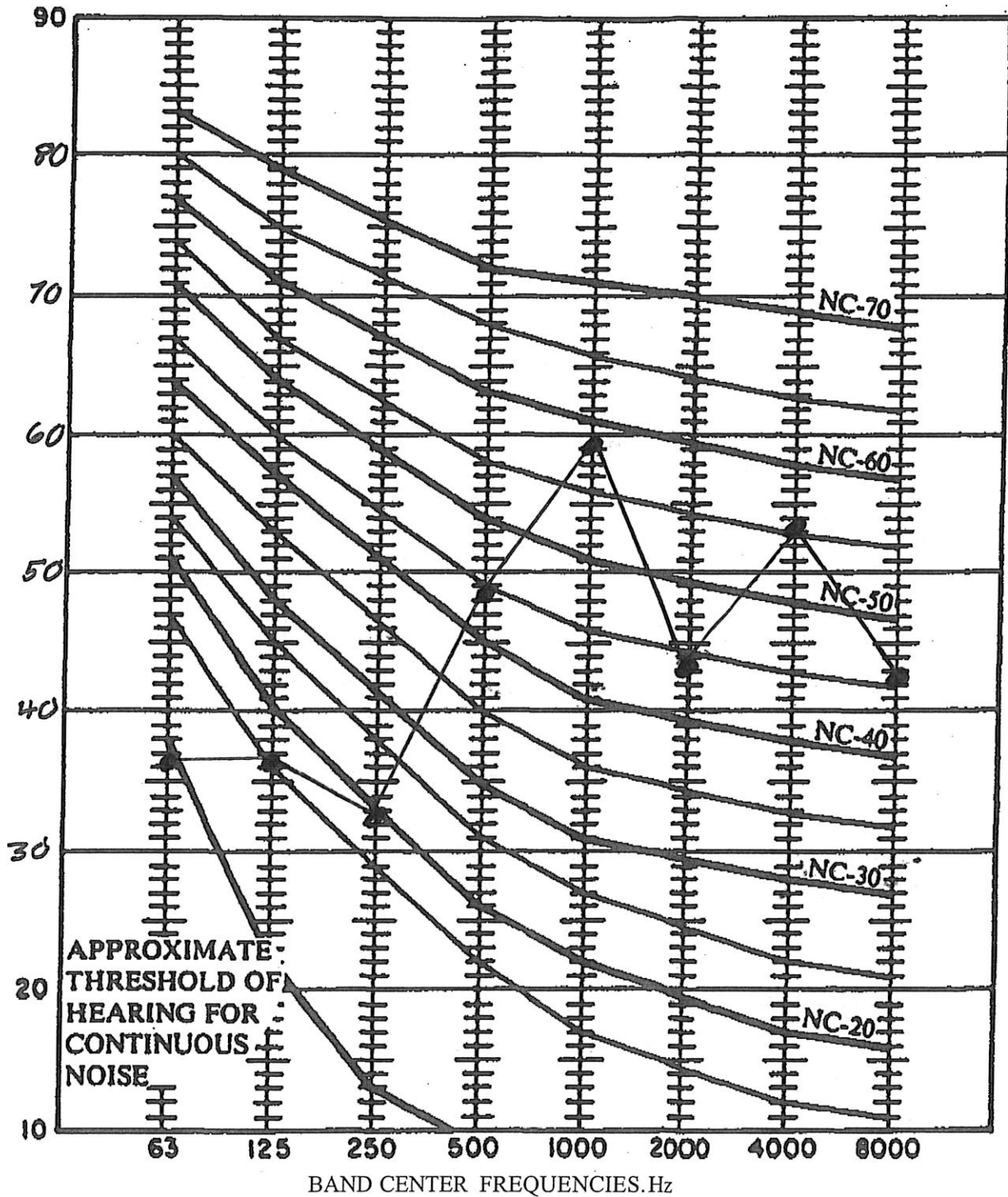
SOUND TESTING Octave Band Analysis

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



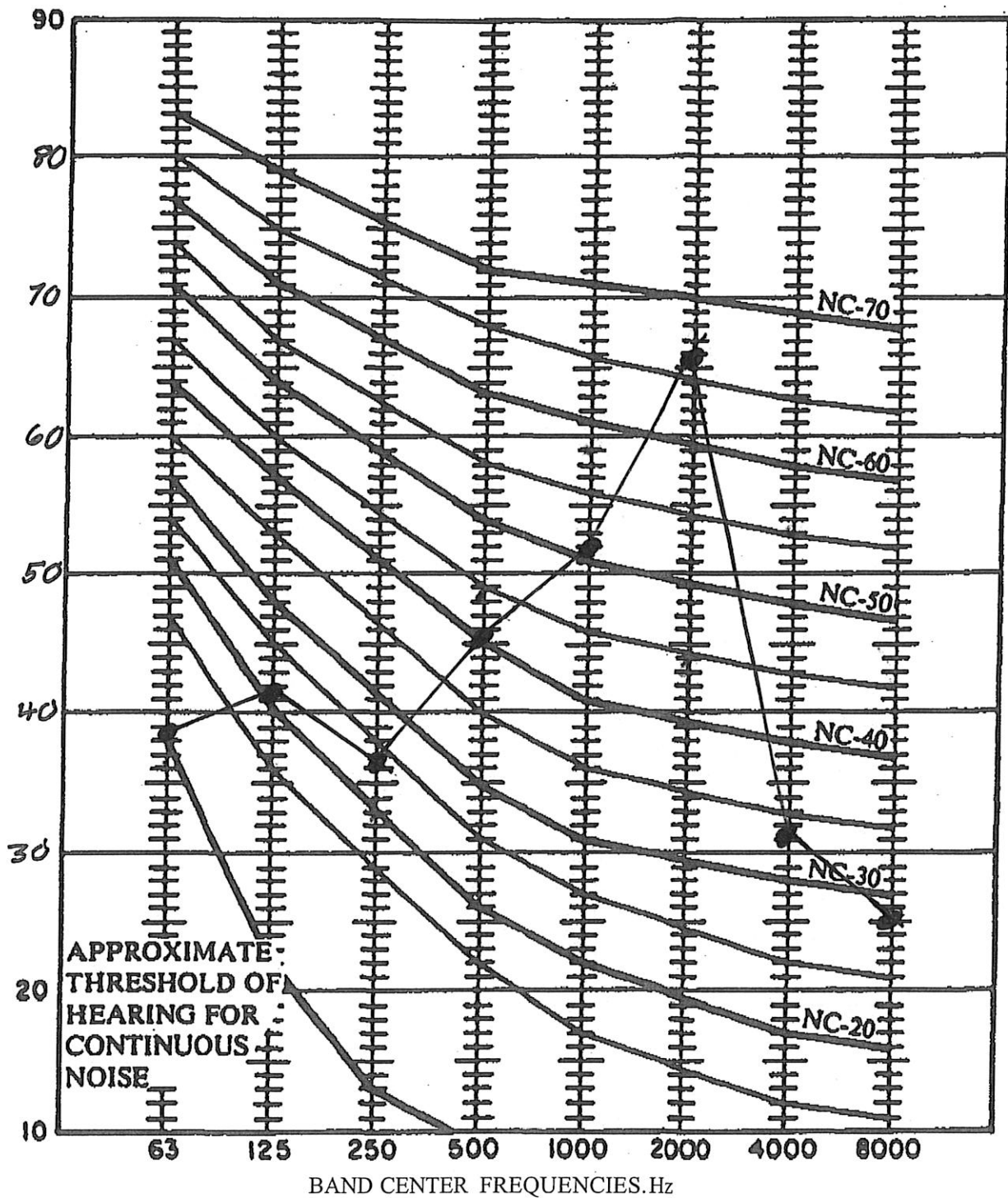
SOUND TESTING Octave Band Analysis

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



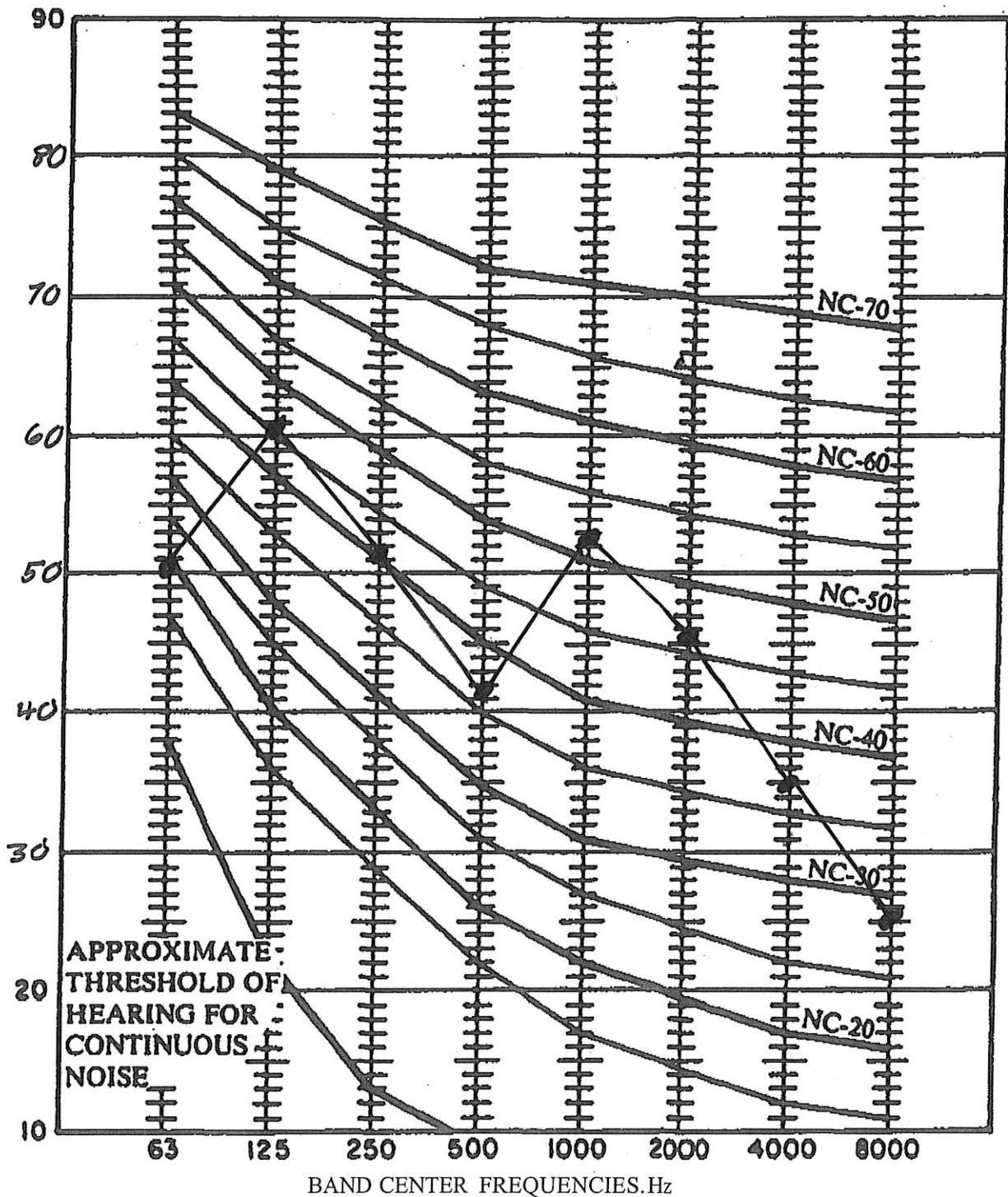
SOUND TESTING Octave Band Analysis

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



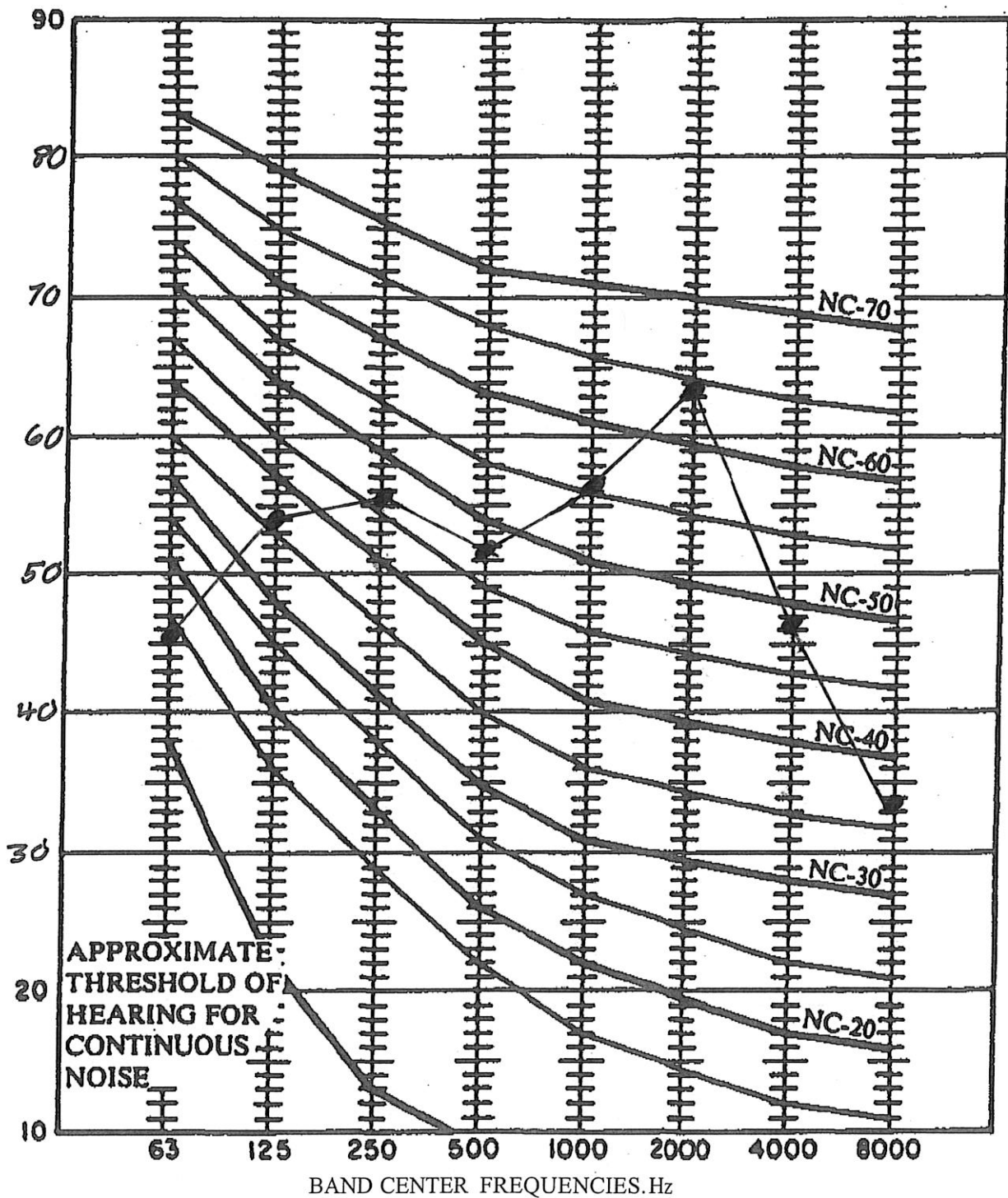
SOUND TESTING Octave Band Analysis

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

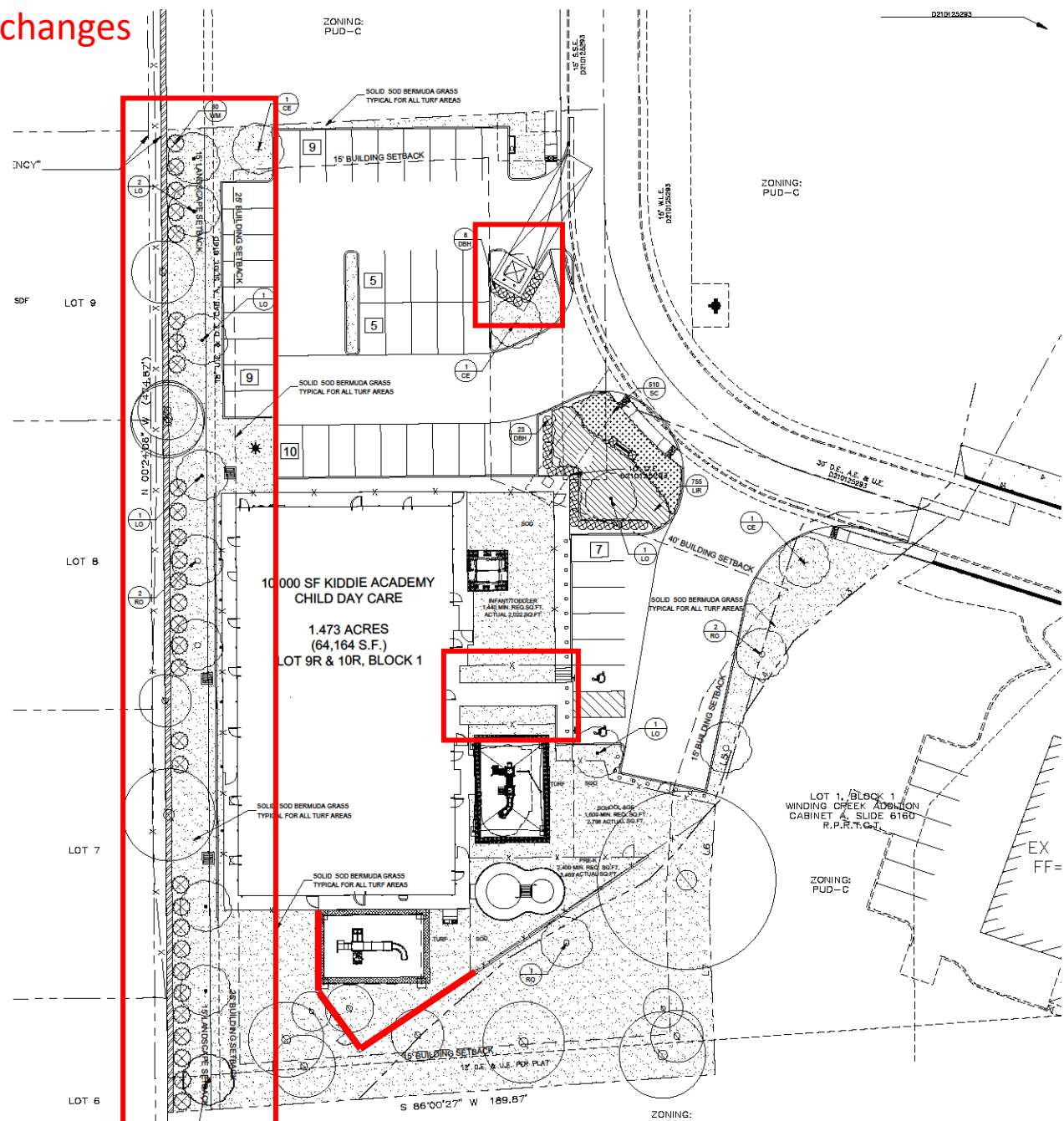
5



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 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, 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 SPOOLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- 7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

LANDSCAPE NOTES

- 1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- 2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- 3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- 4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- 5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- 6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- 7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

SOLID SOD NOTES

- 1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- 2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- 4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- 5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL 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-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS

SITE AREA - 64,162 s.f.

Requirement: 30% of the total site area to be landscape area.

50% of the required landscape area to be located in the front yard.

Required	Provided
19,249 s.f. (30%)	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.t. of canopy tree

Required	Provided
(3) canopy trees, 3" cal.	(3) canopy trees, 3" cal.
All spaces within 90 f.t. of tree	All spaces within 90 f.t. of a tree

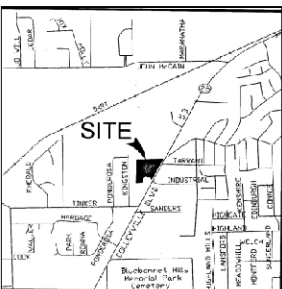
RESIDENTIAL ADJACENCY

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	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



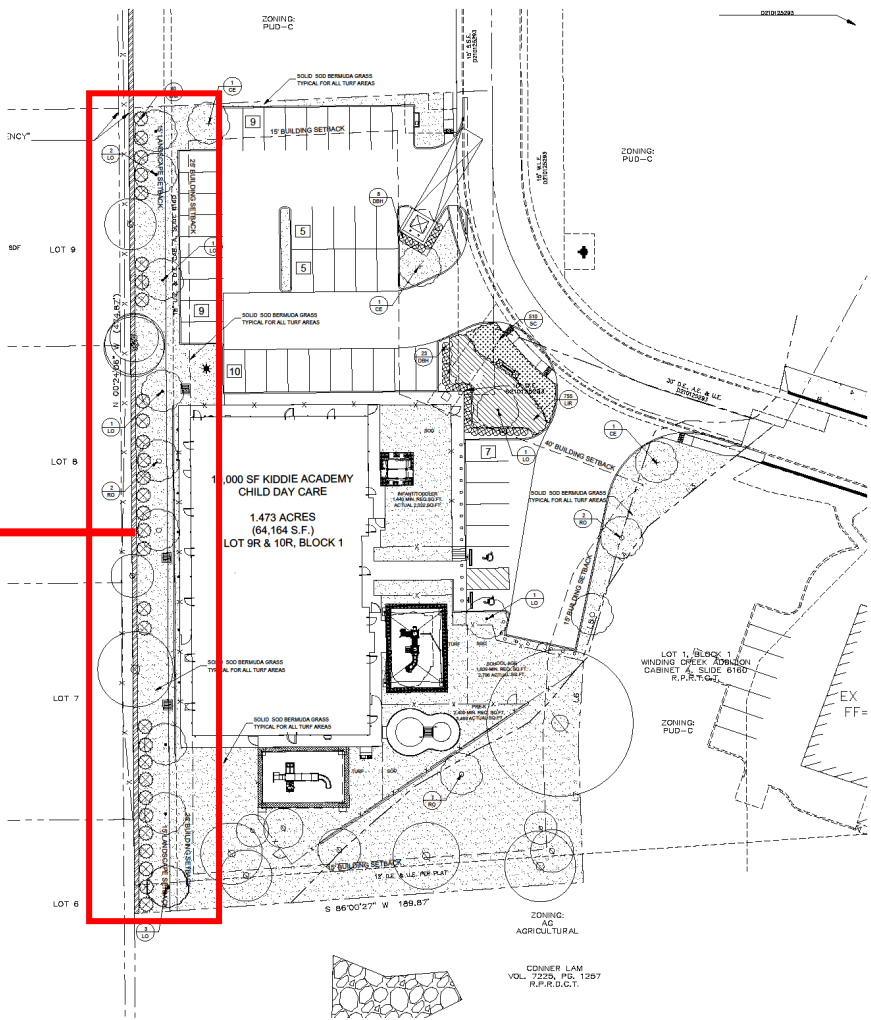
LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. MACDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 368-4448
CHRIS@STUDIOGREENSPOT.COM



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, PINK-BLACK FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, WASTE MATERIAL, STONES, CONTAMINANTS NO. 10 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 UNCLINDERS.
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.

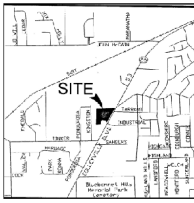
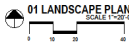
LANDSCAPE TABULATIONS

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				SIZE		REMARKS
TYPE	QTY	COMMON NAME	BOTANICAL NAME			
CE	1	Central Elm	Ulmus americana	2" cal	8-12' h, 5' spread min.	1" clear trunk
LO	6	Live Oak	Quercus virginiana	3" cal	12' h, 6' spread, 5' clear straight trunk	
RO	4	Red Oak	Quercus shumardii	3" cal	12' h, 6' spread, 5' clear straight trunk	
SHRUBS						
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	Wax Myrtle	Myrica aspera	10 gal	container, 48" h, 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.	
LB	750	Liriodendron	Liriodendron tulipifera	4" pots	selection by owner, 12" o.c.	
		419 Bermuda grass	Cynodon dactylon	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 standards as indicated. All trees to have straight trunks and be installed within varieties.



LANDSCAPE ARCHITECT
STUDIO GREENSPOT, INC.
1704 W. MODERWITT DR.
SUITE 110
ALLEN, TEXAS 75013
(972) 706-4442
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

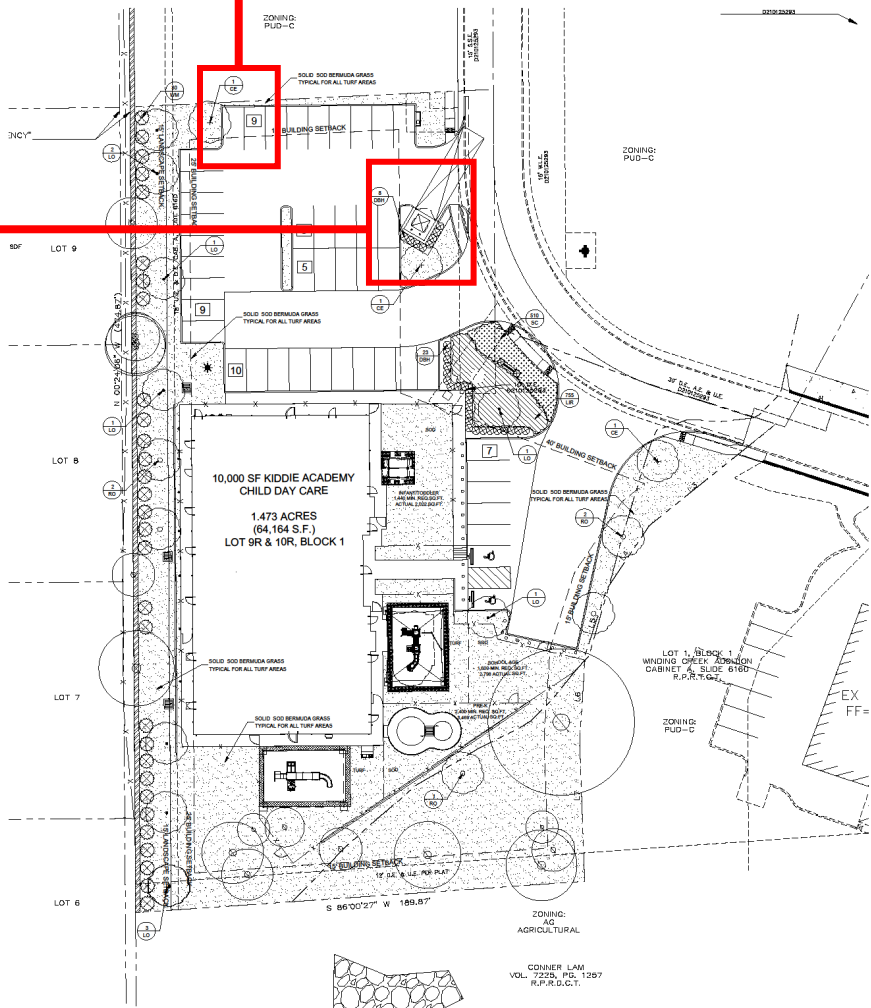
DATE:
06.25.2020

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 PRESUGGLANTIES 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, FINE-SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, STONES, WIDE FROM STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
 5. ALL LAWN AREAS TO BE FINE GRADES. IRRIGATION TRENCHES COMPLETED, FERTILIZERS AND FERTILIZER GRASS APPROVED BY THE COUNTY CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
 6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, 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 COMPLETES. 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 LINES.
 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 IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
 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 PRESUGGLANTIES 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. MOORE EDGES OF SOO ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOID.
 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 FEET).

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%)	26,768 s.f. (41%)
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	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	3	Castel Oak	Quercus laevis	3" cal.	B&B 12" H, 5' spread min, 1" clear trunk
	6	6	Live Oak	Quercus virginiana	3" cal.	
	4	4	Red Oak	Quercus rubra	3" cal.	
TREE	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	WM	31	Desert Burford Holly	Ilex cornuta 'Desert Burford'	5 gal.	container, 24" H, 20" spread
			Wax Myrtle	Myrica aspera	15 gal.	
GROUPS COVER						
TREE	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	BS	5	Little Red Cedars	Juniperus communis	4" pots	selection by vendor, 12" H, 6" spread
			Long Pine	Pinus strobus	4" pots	
NOTE: Plant list is for info and to bidders only. Contractor shall verify all quantities or plan. All heights and spreads are minimums. All plant material must meet or exceed minimums as indicated. All trees have straight trunks and be matching similar varieties.						



5. **FIN GRADE AREAS** TO ACHIEVE FINISH TOPSURF INDICATED ON CIVIL PLANS.
6. **ADJUST** CONTOURS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM FLOODING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND SLOPES TO MEET FINISH GRADE REQUIREMENTS.
7. **ALL LAIN AREAS** TO RECEIVE SLOPE SILL SHALL BE LEFT IN A MAINTAINABLE CONDITION TO BE REFINISHED BY THE OWNER OR THE CHIEF CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
8. **ALL LAIN AREAS** TO BE FINISH GRADE, IRRIGATION TRENCHES, AND OTHER AREAS TO BE FINISH GRADE SHALL BE LEFT IN A MAINTAINABLE CONDITION TO BE REFINISHED BY THE OWNER OR THE CHIEF CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
9. **ALL ROCKS** 3/4" DIAMETER AND LARGER, DIRT, CLODS, STONES, AND OTHER DEBRIS SHALL BE REMOVED PRIOR TO PLACING GRADE. ALL GRADE SHALL BE FINISHED TO MEET FINISH GRADE REQUIREMENTS.
10. **ALL LAIN AREAS** SHALL PROVIDE 15' OR MORE OF IMPROVED TOPSURF TO FINISH GRADE TO RECEIVE LAWN.

LANDSCAPE NOTES

3. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY AGENCY OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
4. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND THE ARCHITECTURE OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
6. CONTRACTOR TO PROVIDE A MINIMUM 2' SLOPE AWAY FROM ALL STRUCTURES.
7. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
8. ALL LANDSCAPE AREAS TO BE 10% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE MAIN AND FEEDER DRAINAGE LINES.
9. ALL LAWN AREAS TO BE SOLID SOIL BROADCASTING, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

SOLID SOD NOTES

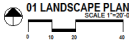
- FINE GRADE AREAS TO ACHIEVE FINAL CONTIGUOUS SURFACES.
ADJUST CONTRACTOR TO ENFORCE PROTECT DRAINAGE AREA AT TOP AND BOTTOM OF SLOPES AND OTHER AREAS IN GRADE. CORRECT
GRADE IN PLANTING AREAS AND 1/2 INCH FILL GRADE IN TURF AREAS.
- ALL LAWN AREAS TO RECEIVE SOLO SOD SILL. LEFT IN A MAXIMUM OF 1/2 INCH FILL. FINEST GRADE. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INCOATED AREA COMPLETELY. SOD AREAS ARE TO BE TOUCHING. TOP DRESS GRASS WITH HAND TOPSOIL TO FILL GAPS.
- ROLL GRASS AREAS TO ACHIEVE SMOOTH, EVEN SURFACE. FREE FROM ANY OBSTACLES OR DEPRESSIONS.
- WATER SOD THOROUGHLY AS SOON AS GROWTH BEGINS.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, WEEDING, WATERING, CLOSING, CLEANING AND MAINTAINING ALL LAWN AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ALL-WEED FREE LAWN AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, REPLACEMENT SHALL BE PROVIDED AT NO CHARGE TO THE OWNER. A RATE OF (6) 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 19,249 s.f. (30%) 9,625 s.f. (50%)	Provided 26,768 s.f. (42%) 10,230 s.f. (53%)
PARKING LOTS - 45 spaces Requirement: (1) tree per 18 parking spaces All parking spaces to be within 90 l.f. of canopy tree	
Required (3) canopy trees, 3" cal. All spaces within 90 l.f. of tree	Provided (3) canopy trees, 3" cal. All spaces within 90 l.f. of a
RESIDENTIAL ADJACENCY Requirement:	
Required 15' wide landscape buffer Wax Myrtle Shrubs 15' o.a.	Provided 15' wide landscape buffer Wax Myrtle Shrubs 15' o.a.

PLANT MATERIAL SCHEDULE				REMARKS	
PLANT CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	3	Cedar Elm	<i>Ulmus crinitus</i>	3' cal	B&B 1/2", 6' spread min., 1' clear trunk
RO	3	Red Oak	<i>Quercus rubra</i>	3' cal	container, 12" H, 6" spread, 5' clear straight trunk
CE	3	Cedar Elm	<i>Ulmus crinitus</i>	3' cal	container, 12" H, 6" spread min., 5' clear straight trunk
DBH	31	Cherry Burford Holly	<i>Ilex cornuta</i>	5 gal	container, 24" H, 20" spread
WY	30	Wax Myrtle	<i>Myrica aspera</i>	10 gal	container, 48" H, 30" spread
GROUNDINGS				SIZE	REMARKS
PLANT CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LR	610	Swamp Cane	<i>Phragmites communis</i>	4" pots	selection by owner, 17" min. H.
LR	75	Japanese Knotweed	<i>Polygonum orientale</i>	4" pots	selection, 3-12" runners min., 12" H.
LR	75	Red Rembrandt	<i>Phlox paniculata</i>	4" pots	selection, 12" H, 12" spread

NOTE: Plant list is for and to bid only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material must be new or exceed minimums. All trees to have straight trunks and be shading within dimensions.



KIDDIE ACADEMY
COLLEYVILLE BLVD.
CITY OF COLLEYVILLE, TEXAS

SUE R APPROVAL 03.10.2020 TY COMMENTS 04.10.2020 TY COMMENTS 04.29.2020 R APPROVAL 06.12.2020 TY COMMENTS 08.25.2020
--

DATE:
25.2020

MEET NAME:
LANDSCAPE PLAN

MEET NUMBER:

2

Work with building department on material options

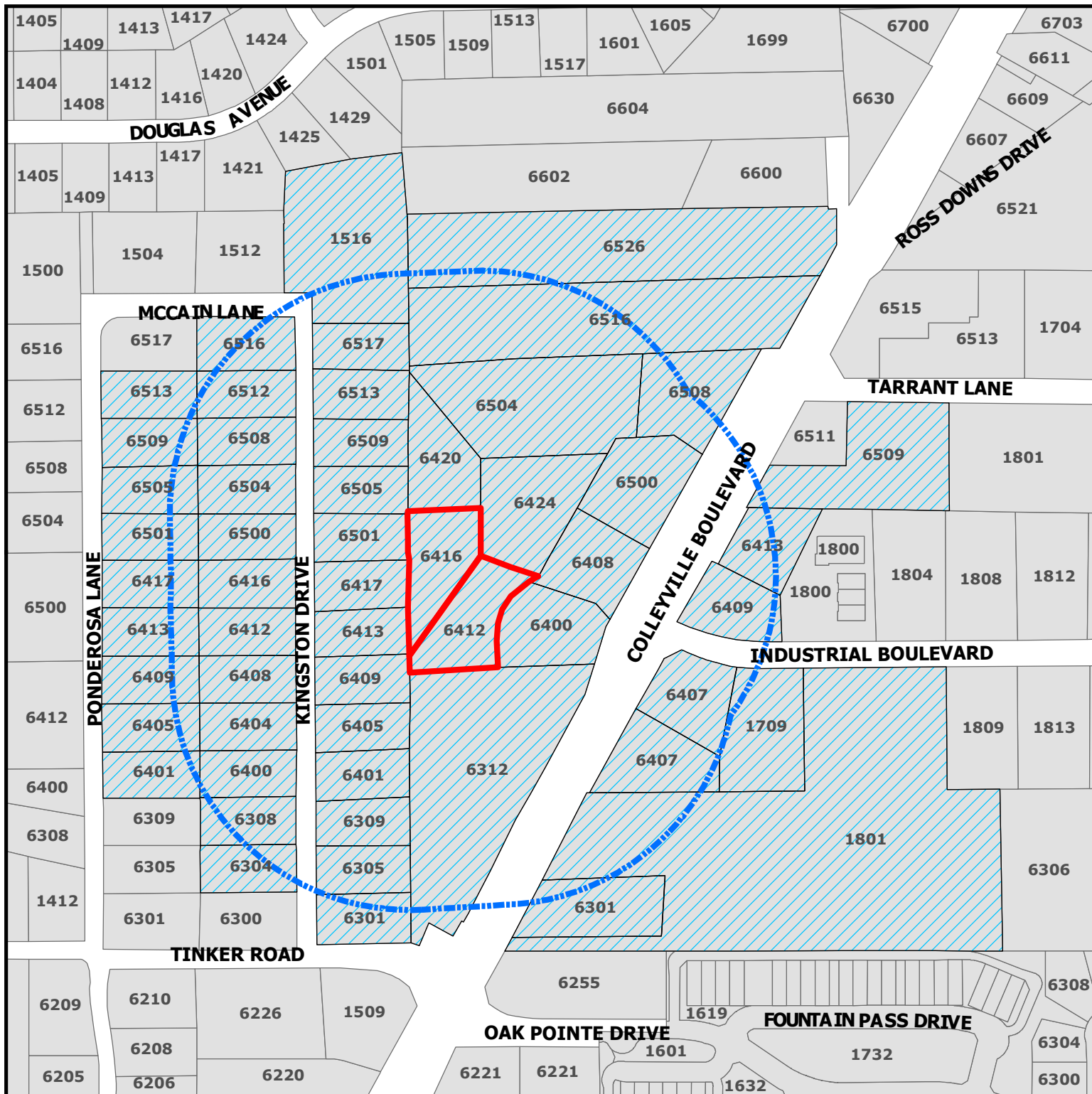
Work with building department on material options



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.



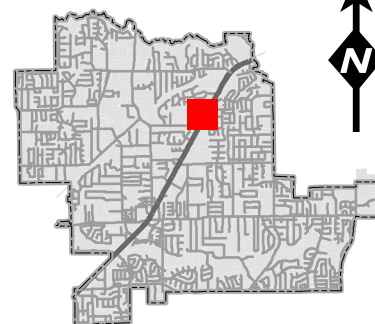
Subject Property



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

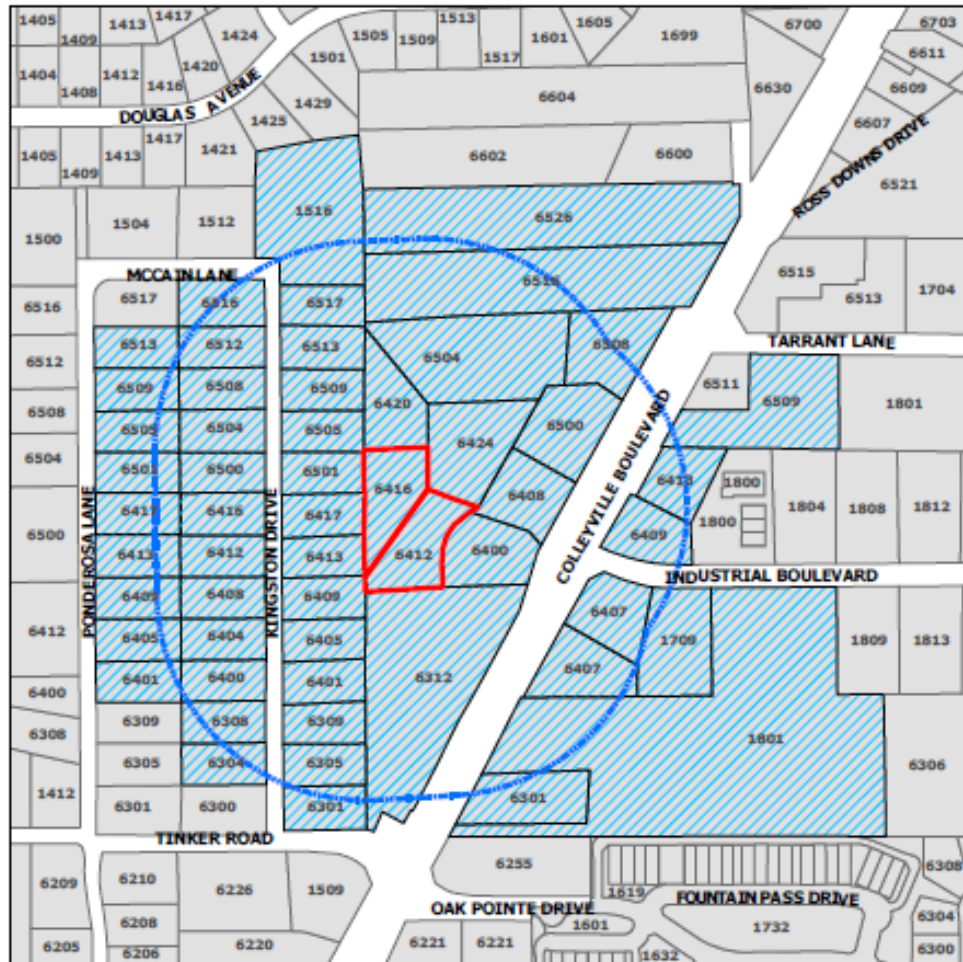
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

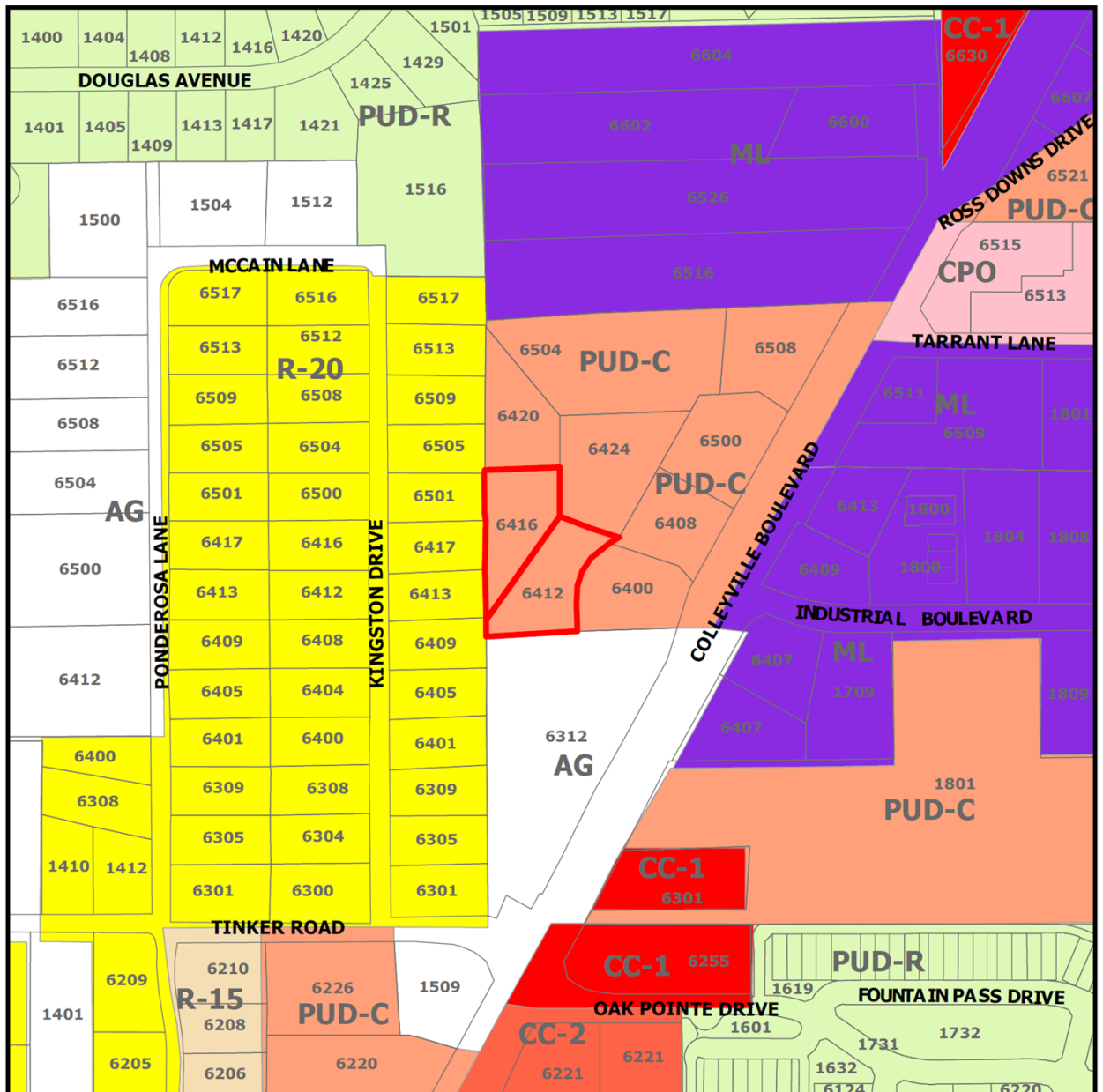


Exhibit "B" – Statement of Planning Objectives and Site Plan Exhibit



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.

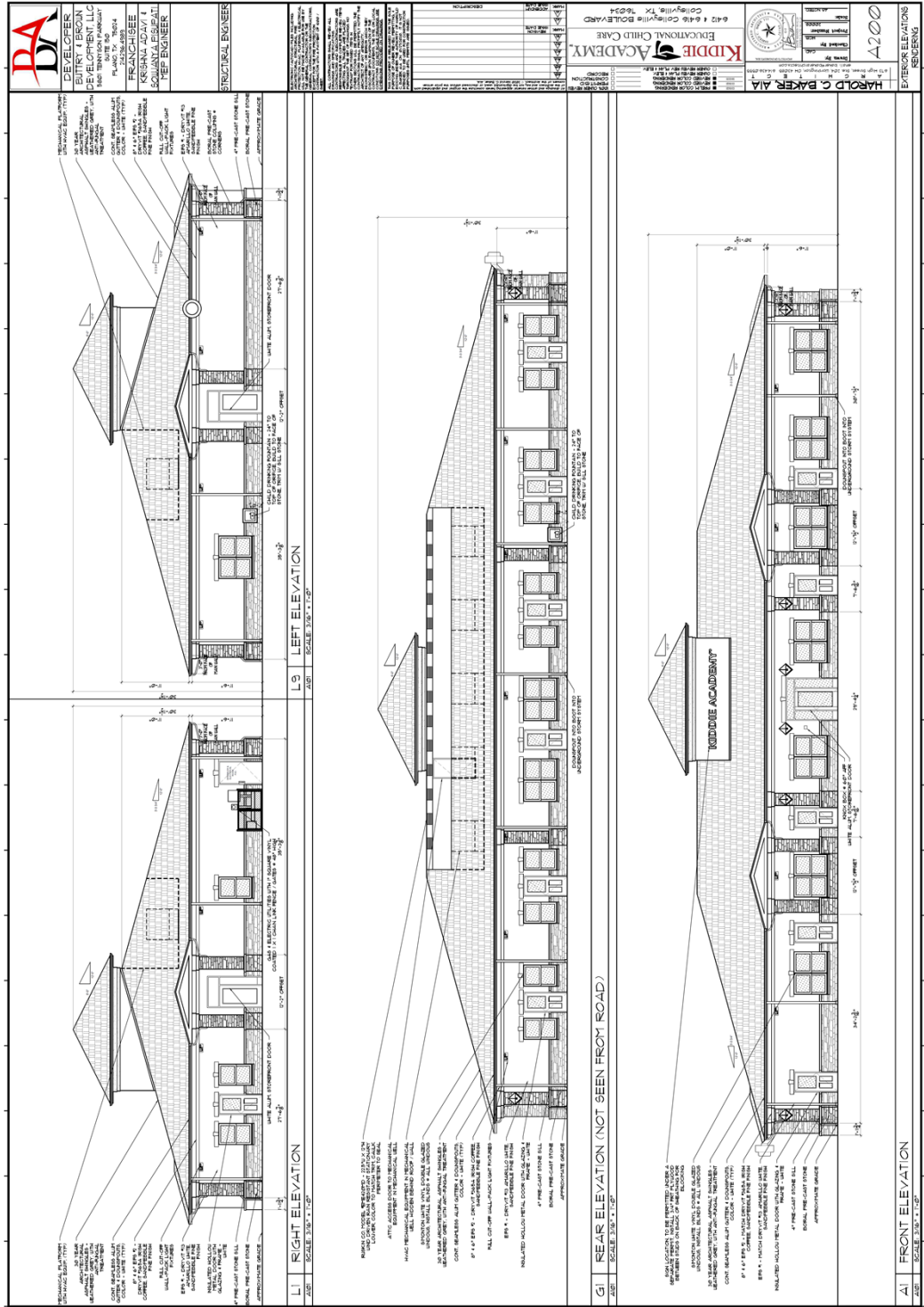
The provided site plan complies with the city of Colleyville ordinance. The proposed use is compatible with the surrounding zoning because it will add a convenient and aesthetically pleasing mix of neighborhood services. Adequate vehicular and pedestrian circulation has been providing throughout the 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 7b

Agenda Date 10/20/2020

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

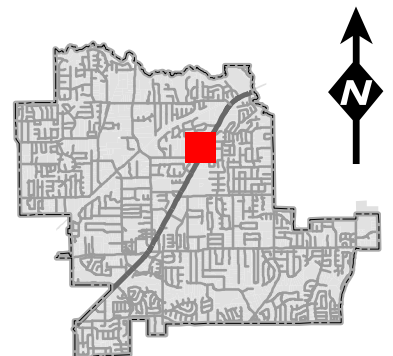
6412-6416 Colleyville Blvd

DISCLAIMER:

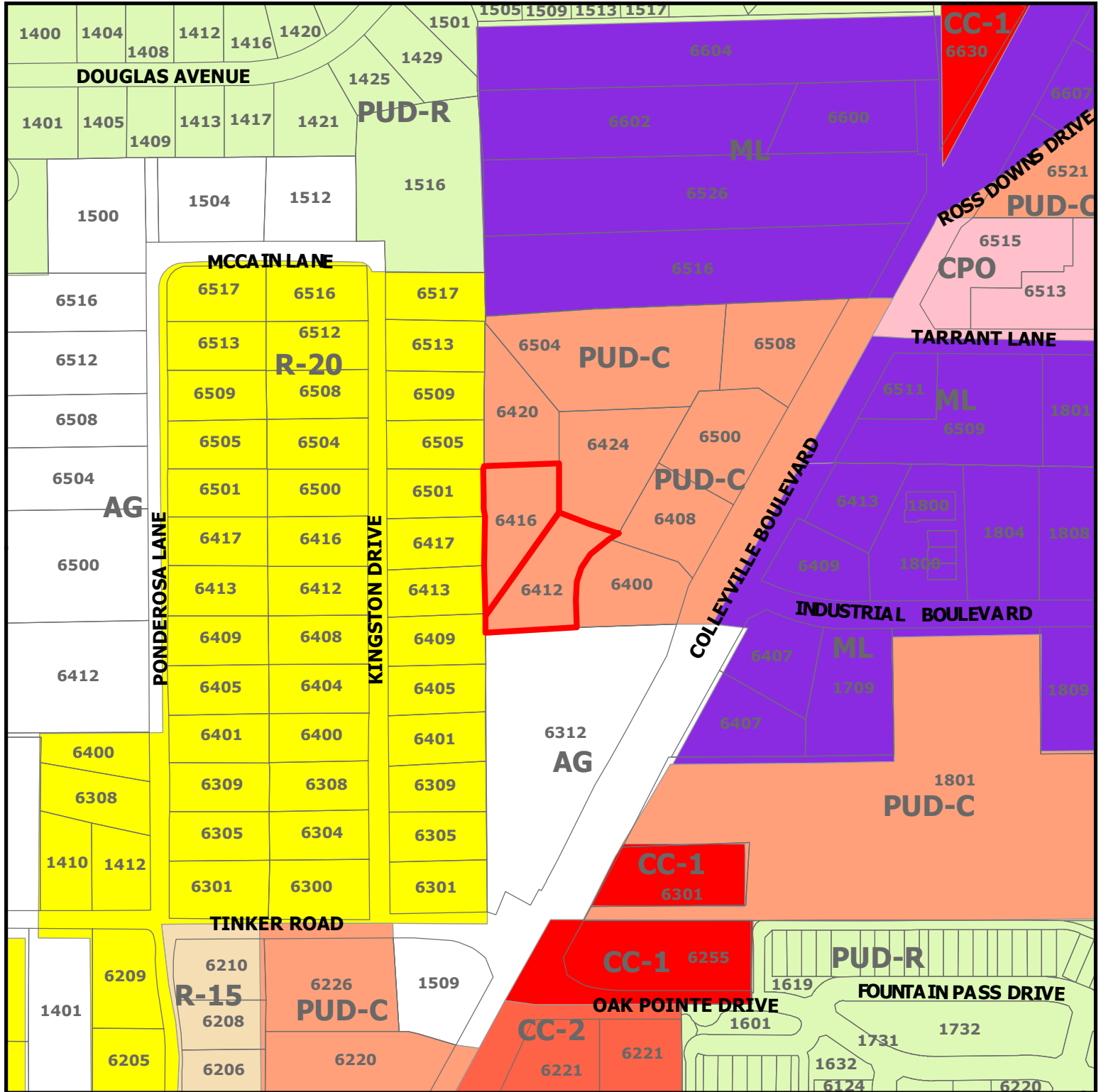
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



ZC20-012

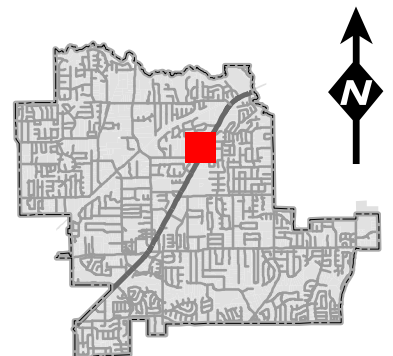
6412-6416 Colleyville Blvd

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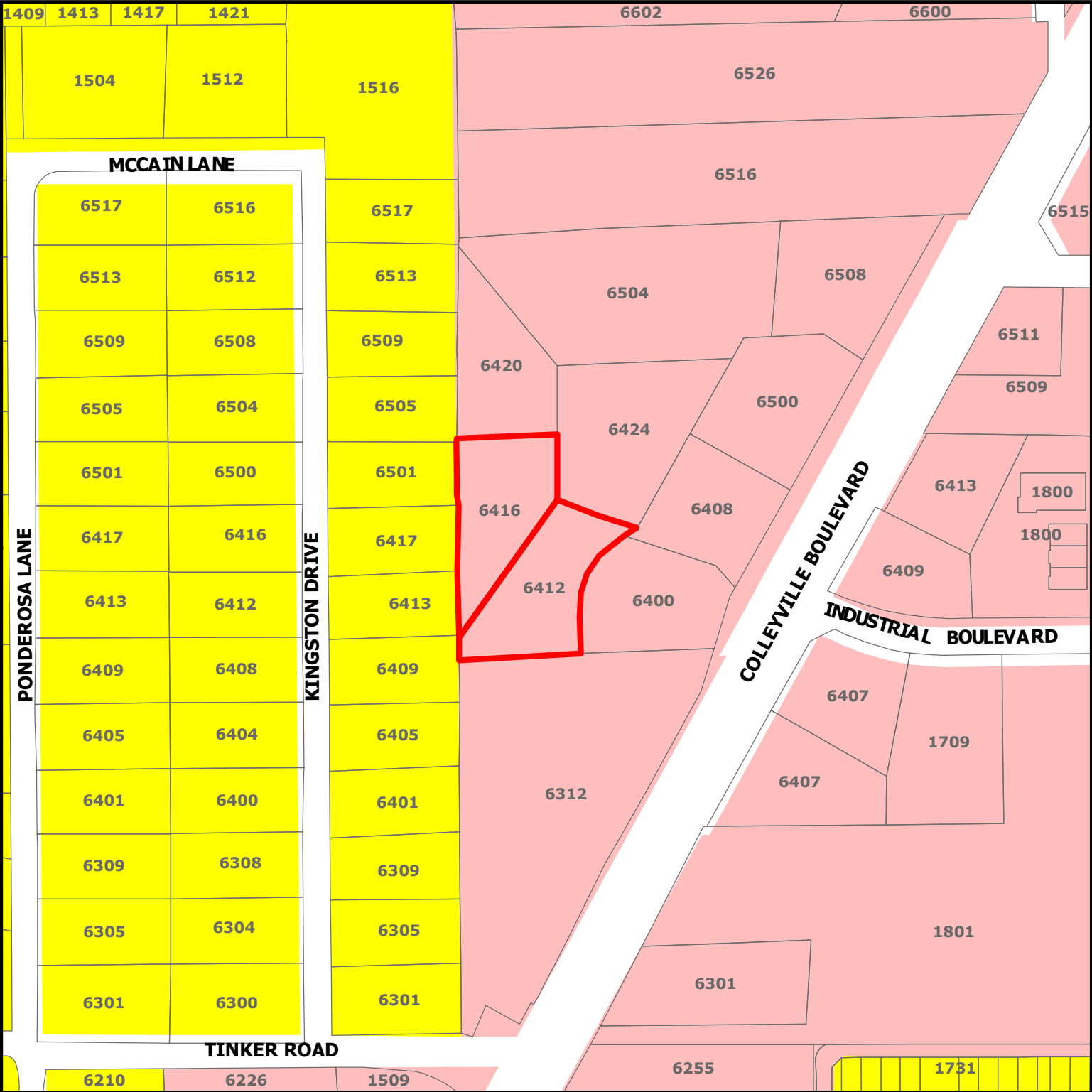
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Subject Property



Future Land Use Map

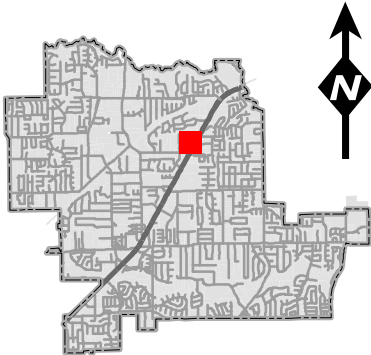


ZC20-012

6412-6416 Colleyville Blvd

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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

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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.

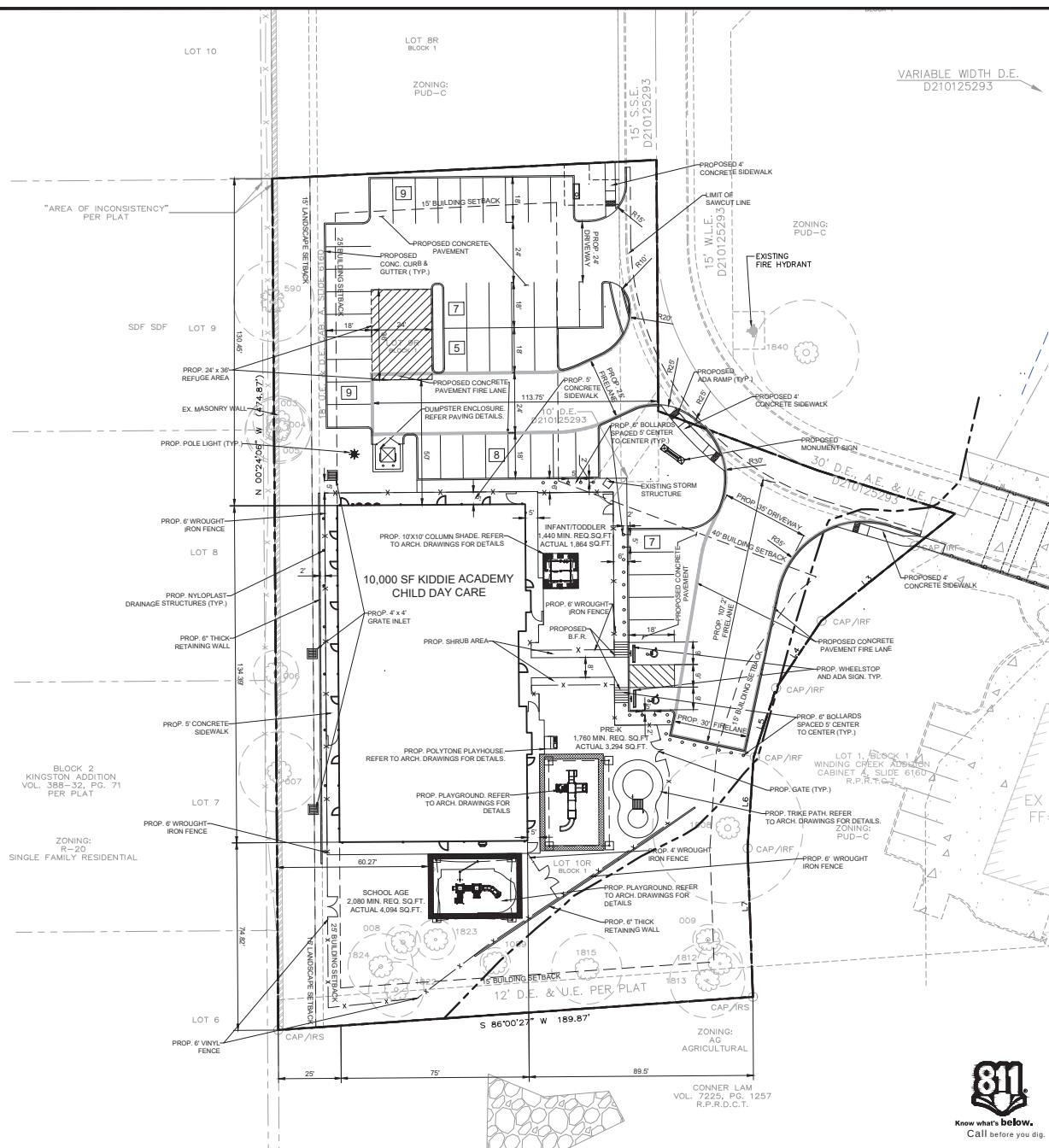
Staff Parking

- 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
ACRES OF LAND	1.473 ACRES OR 64,164 S.F.
BUILDING SQUARE FOOTAGE	10,000
LOT COVERAGE	16.27%
FAR	2.06
MAXIMUM HEIGHT	26' 1 STORY
PARKING RATIO PER USE	1 SPACE PER 5 CHILDREN
	190 CHILDREN
PARKING REQUIRED	38
PARKING PROVIDED	45
BUILDING SETBACKS	40' FRONT & 25' REAR
LANDSCAPE SETBACK	15' REAR
IMPERVIOUS AREA	34,693 SF / 54%
PERVIOUS LANDSCAPE	29,471 SF / 46%

PROJECT CONTACT LIST	
OWNER WINDING CREEK VILLAGE LLC 1801 PRECINCT LINE RD. STE A HURST, TX. 75654 KEVIN AFKAMI 469-363-3222	DEVELOPER BUTTRY & BROWN DEVELOPMENT, L 5040 TENNYSON PARKWAY PLANO, TX. 75024 STEPHEN BROWN 214-277-4830
ENGINEER TRIANGLE ENGINEERING LLC 1784 MCDEEROTT 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
NTS

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-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF ANY 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

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.

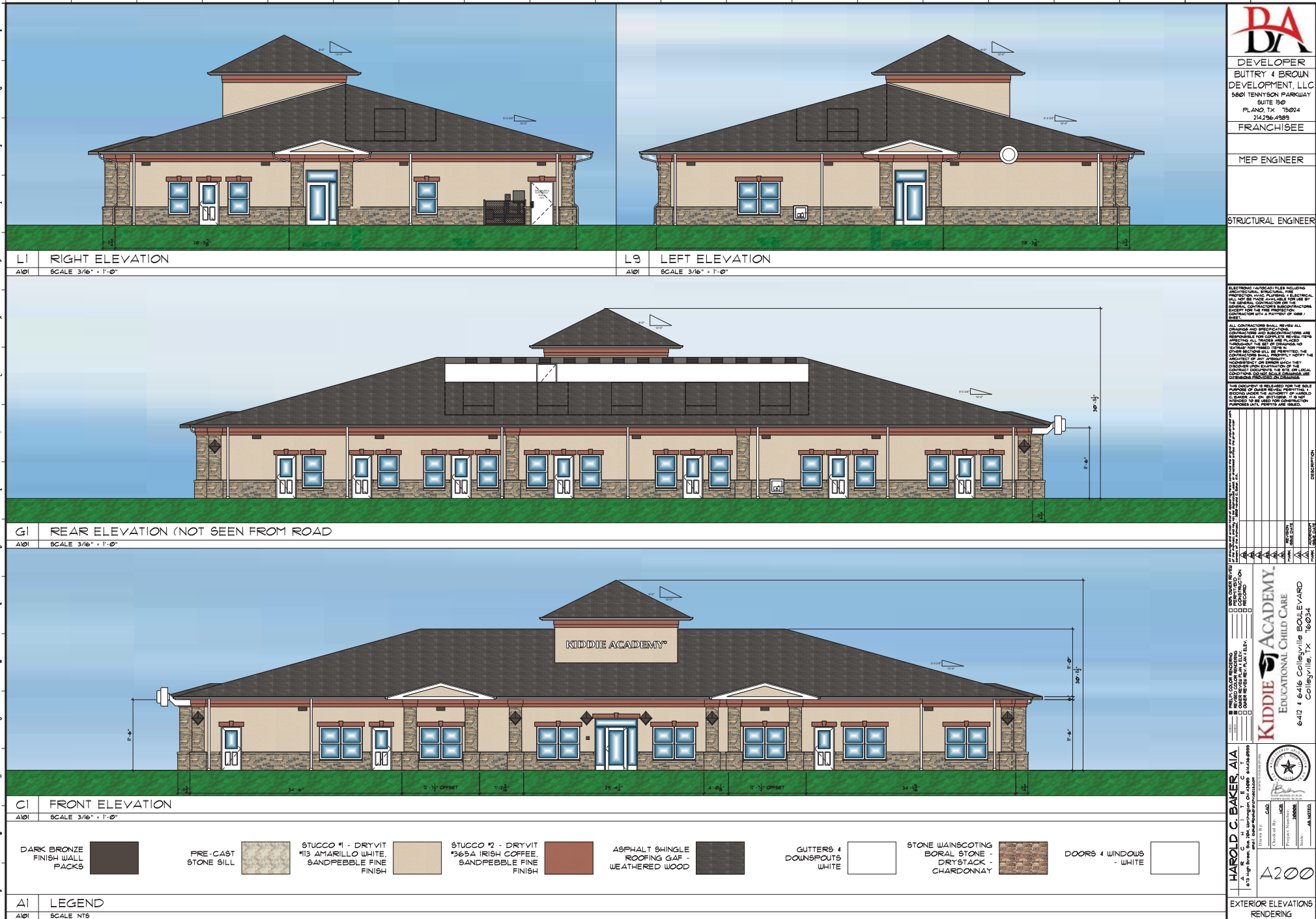
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

NO.	DATE	DESCRIPTION
1	04/15/2020	1st CITY SUBMITTAL
2	06/15/2020	2nd CITY SUBMITTAL
.	.	.
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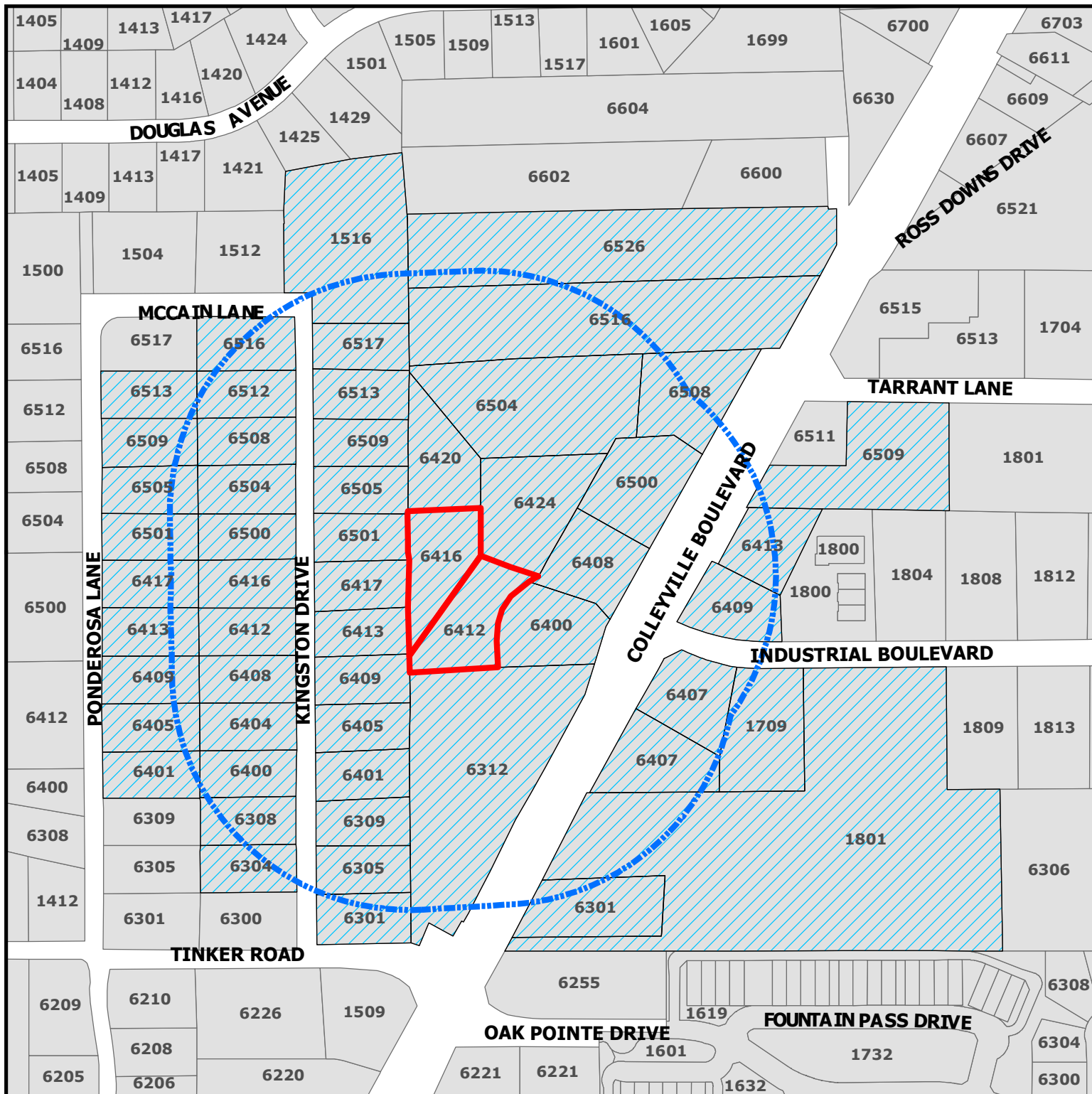


SITE PLAN			
KIDDIE ACADEMY			
6412 COLLEVILLE BOULEVARD (S.H.26)			
CITY OF COLLEVILLE			
TARRANT COUNTY, TEXAS			
LOT 9R & 10 R, BLOCK 1, WINDING CREEK ADDITION			
			
T: 469.331.8566 F: 469.331.7145 E: info@triangle-eng.com W: triangle-eng.com O: 1784 MIDLAND AVE, SUITE 110, ARLING, TX 76010			
Planning	Civil Engineering	Construction Management	
P.E.	DATE	SCALE	PROJECT NO.
AY	QH	04/15/20	SCALE 1"=40'
TX P.E. FIRM #115525			SHEET NO.
			C1

Building Elevations



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.



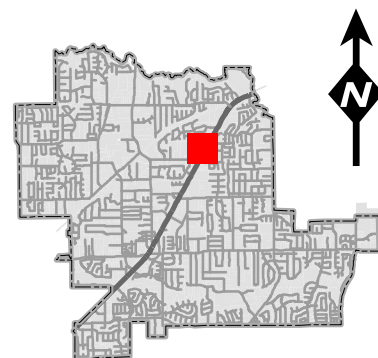
Subject Property



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
MONTEERRA 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

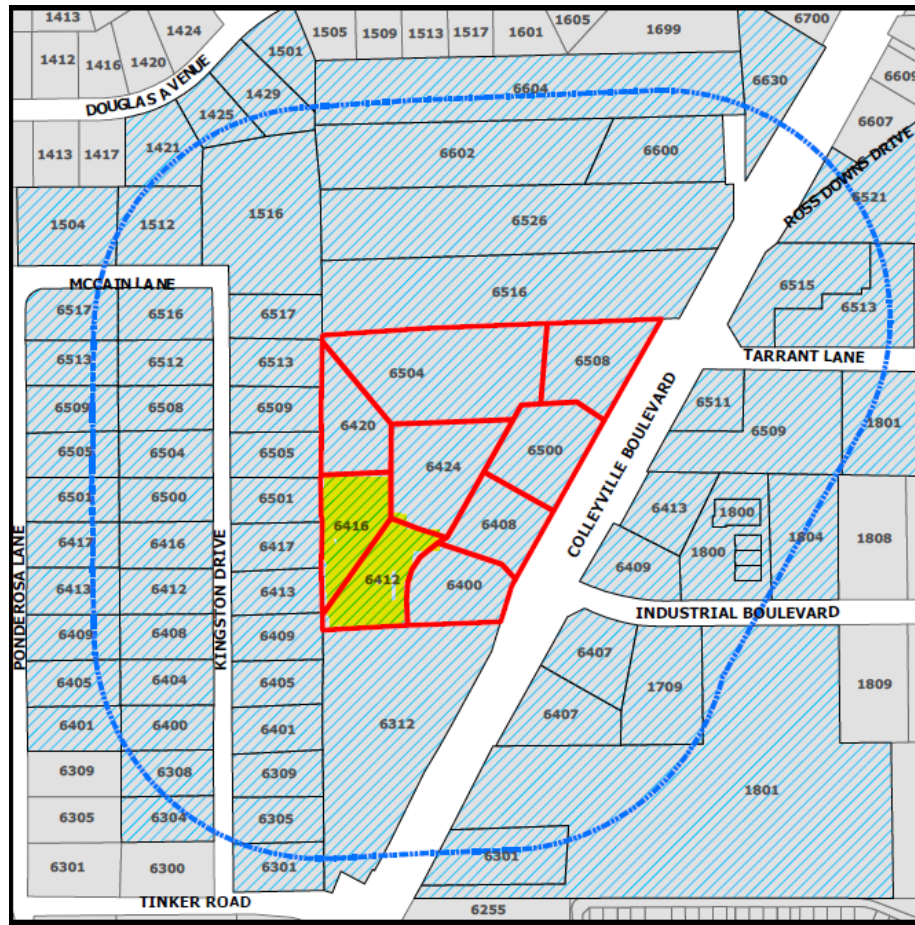
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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 9

Agenda Date 10/20/2020

Type Report

Department Community Development

Title

Library Board Minutes - August 10, 2020

Planning and Zoning Commission Minutes - September 14, 2020

Planning and Zoning Commission Minutes - September 28, 2020

Attachments

1. August 10, 2020 Library Board Minutes
2. Septemeber 14, 2020 P&Z Minutes
3. September 28, 2020 P&Z WK Minutes



City of Colleyville

Colleyville Library Board MINUTES

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

Monday, August 10, 2020
6:00 p.m.

Colleyville Public Library
110 Main Street

1. CALL TO ORDER

Due to technical difficulties, Vice-Chair Cecilia Sublette called the meeting of the Colleyville Library Board to order at 6:05 p.m. When Chair Gary McPherson re-joined, it was decided Cecilia Sublette would continue to lead the meeting.

Present Board members: Chair Gary McPherson, Molly Skinner, Pat Jones, Cecilia Sublette, Merry Graves, Joan Roberts, Kay Newton, Lourdes McWithey; City Staff: Library Director Mary Rodne, Library Administrative Secretary Maria Hoefke

2. APPROVAL OF MINUTES

June 8, 2020

A motion was made by Molly Skinner and seconded by Kay Newton to approve the June 8, 2020 minutes. The motion was approved unanimously.

3. REGULAR AGENDA ITEMS

3a City of Colleyville Fiscal Year 2021 (FY21) budget update

Director Rodne presented an update on the proposed Colleyville Public Library FY 2021 (FY21) budget, and noted that according to the proposed City's FY21 budget discussed at City Council Worksession on August 4, 2020, the Library's budget was included according to what was submitted and similar to the current year. Rodne added that the City Council would be adopting the FY21 budget at September 15, 2020, City Council meeting.

3b Approval to use the Voluntary Library Fund in Fiscal Year 2021, for purchase of library materials, materials processing supplies, and library programs, in an amount not to exceed \$170,000

Director Rodne presented an overview of the Voluntary Library Fund report, which gave projections through September 2020. Rodne stated that the anticipated available funds were about \$178,714.00 and requested \$170,000.00 be used for the purchase of library materials, materials processing supplies, and programs. Rodne added that as of July 31, 2020, the projected available Voluntary Library Fund balance is \$368,827. It

has been determined that funds are available in the Voluntary Library Fund. The board discussed the proposed expenditures of \$170,000.00 for the purchase of collection materials, materials processing supplies, and library programs. A motion was made by and Kay Newton and seconded by Merry Graves to make a recommendation to City Council to proceed with the expenditure of these funds for the purchase of library materials, materials processing supplies, and library programs, in an amount not to exceed \$170,000.00 for the FY2021 budget year. The motion was approved unanimously.

3c Discussion of Items for Future Agendas

The next two regularly scheduled meetings were tentatively set for Monday, October 12, 2020 and Monday, December 14, 2020.

Board members asked if future book author events will be held at the Library. Rodne stated that there are several author options but the Library is waiting for approval to safely hold larger events.

Board members also asked what the Library's plans were for supporting children who were going to be learning remotely or hybrid learning. Rodne stated virtual programming and crafts would continue through September into the fall for pre-school, kindergarten-aged children and school-aged children.

Vice-Chair Cecilia Sublette stated much praise for the Library has been received in the local Colleyville Mom's page on Facebook.

4. REPORTS

4a Librarian's Report

A. Monthly Statistics:

Director Rodne provided an overview of the statistics for the months of June 2020 through July 2020.

B. Donations:

Rodne reported that during the months of June and July, the Library received a total of \$667.53. In June, the Library received \$470.00 in donations. The donations included: \$100 from Orville and Cathy Prins in appreciation of Library staff; \$20 from Carol Harvey for adult programming; \$50 from the Saddlebrook Homeowners Association for the purchase of books in memory of Dr. Clifford Stanley Leffingwell, Jr.; and \$300 from Amy and Heath Dowell for the purchase of children's and young adult books in honor of birthdays of three Dowell children. In July, the Library received \$197.53 in donations.

The donation included: \$197.53 from Better World Books through the Friends of the Colleyville Public Library.

C. Programs:

Rodne gave an overview of the Library's Summer Reading Program. Held virtually this year, the Library hosted programs June 8 through July 25. Families registered for the individual classes and were emailed a Webex link. Craft packets were assembled for the weekly programs and picked up by individual families at the Library. It was decided to suspend Tiny Treasures this summer as no families with babies registered. Programs for older children were much more successful. Adult Services offered their virtual book clubs as well as two TED Talks and three online Show and Tells. Weekly performers during the Summer Reading Program normally total 14. However, this year six performers were able to provide programming. The Austin Reptiles, Dallas Zoo, James Wand, and Snake Encounters offered virtual programs. Two shows, Brett Roberts and Slick Jugglers performed their acts outside at the Plaza at Colleyville. As compared to last year where 106 programs were presented, this year the Library offered 38 with a virtual attendance of 2,603. Additionally, for the months of June and July, the Library's drive-up window saw an 85 percent increase in usage with 10,335 items requested to be put on hold in a two-month period. At-home book deliveries are continuing for now. The numbers have decreased since the start where there were at times 40 deliveries a day to about seven each on Tuesday and Thursday.

Rodne added that on Monday, Aug. 10th, the Library launched two new modules through the cloudLibrary app – cloudLibrary checkout and cloudLibrary assist. Rodne explained using the app, patrons are able to scan a barcode on an item using their individual devices without having to utilize the self-check machines. Additionally, the cloudLibrary assist keeps a tally of an individual's item checkout receipts.

Rodne also said the Library had seven open positions due to three staff moving, two retirees, a family illness, and one shifting to another department within the city. Three positions to date had been filled, two circulation clerks and one youth services assistant. Rodne said she is continuing the interview process for the remaining positions, of which there are many applicants.

4b Friends of the Colleyville Public Library Report

Board member Kay Newton reported on behalf of the Friends and stated the last meeting of the Friends of the Library was held on Zoom. The Friends of the Library held their annual meeting virtually for election of officers on June 11, 2020. The slate presented was Joan Roberts, president; Pam Pugliese, vice president; Merry Graves, secretary; and Kay Newton, treasurer. All in-house selling of books continues to be suspended as well as all outside book donations. Newton said the Friends had a successful membership renewal drive collecting \$1,780.00. Also, many members included additional funds to their renewals. Newton added that due to the lack of in-

house book sales and not being able to host the annual book sale events, the budget is down about \$3,000. Roberts said despite the reduced funds, the Friends did support this year's Summer Reading Program and will continue to do so in the future.

4c Colleyville Public Library Foundation Report

Pat Jones said the North Texas Giving Day will be held on Sept. 17, 2020. This event is the group's big fundraiser for the year.

5. CITIZEN COMMENTS

There were no citizen comments/presentations regarding items not on the agenda.

6. ADJOURNMENT

A motion was made by Gary McPherson and seconded by Pat Jones to adjourn the meeting of the Colleyville Library Board at 6:35p.m. The motion was approved unanimously.

APPROVED BY A VOTE OF 7 AYES, 0 NAYS, AND 0 ABSTENTIONS ON THIS THE 12th DAY OF October, 2020.

Minutes taken and prepared by:



*Maria Hoefke
Administrative Secretary*



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, September 14, 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 September 14, 2020, at 7:06 p.m.

Roll Call

Present: Ryan Moore, Susan Mathisen, Kimberly Holt, Sayeda Syed, Matt Koch, Claudia Bevill, and George Bond

Staff Present: Ben Bryner, Jacquelyn Reyff, Robert McKeown, Araceli Botello

1. CITIZEN COMMENTS

There were no citizens wishing to speak.

2. APPROVAL OF MINUTES

June 22, 2020 Planning and Zoning Commission

Commissioner Syed made a minor modification to section regarding the attendance by the Commissioners.

Commissioner Bevill made a motion to approve the June 22, 2020 minutes with the noted correction. Commissioner Bond seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Moore, Syed, Holt, Mathisen, Koch, Bevill, and Bond
Nay: 0

June 22, 2020 Planning and Zoning Commission Worksession
July 13, 2020 Planning and Zoning Commission

Commissioner Holt made a motion to approve the June 22, 2020 worksession minutes and the July 13, 2020 regular meeting minutes. Commissioner Bevill seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Moore, Syed, Holt, Mathisen, Koch, Bevill, and Bond
Nay: 0**

3. PUBLIC HEARING AGENDA ITEMS

3a Consideration of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Newgren Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case PC20-006, TABLED PER THE APPLICANT'S REQUEST TO THE OCTOBER 12, 2020 PLANNING AND ZONING COMMISSION MEETING.

Commissioner Bevill made a motion to table Case PC20-006 to the October 12, 2020 Planning and Zoning Commission Meeting. Commissioner Bond seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Moore, Syed, Holt, Mathisen, Koch, Bevill, and Bond
Nay: 0**

3b 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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Hetal Patel, 3812 Lacebark Lane, Bedford, Texas, came forward and briefed the Commission. Mr. Patel answered questions of the Commission regarding the intent of the property and demolition plans.

The public hearing was opened at 7:17 p.m. With no one wishing to speak, the public hearing was closed at 7:17 p.m.

There was general discussion amongst the Commission regarding the request for zoning being straight forward and meeting the standards of the proposed zoning lot requirements.

Commissioner Koch made a motion to approve Case ZC20-017. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Moore, 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 4, Block 6, Creekside at Colleyville, Phase 3, located at 4000 Campania Court, Case ZC20-018

Jacquelyn Reyff presented the item and briefed the Commission.

Commissioner Bevill inquired about the location and distance of the fence in relation to the wall. Chair Mathisen requested that the applicant come forth to address the question.

The applicant, Zach Schneider, 809 Creekline Way, McKinney, Texas, came forward and briefed the Commission. Mr. Schneider answered questions of the Commission regarding the distance of the fence to the wall, the purpose of the request, and the location of the return for the proposed fence at the front of the property, and safety.

The public hearing was opened at 7:31 p.m. With no one wishing to speak, the public hearing was closed at 7:31 p.m.

There was general discussion amongst the Commission and Mrs. Reyff regarding the safety concern for the request, height of the fence, location of the sidewalk in reference to the fence and wall, options of height and material for the proposed fence, and location of the fence. Chair Mathisen requested that the applicant come forth and address the questions of the Commission.

The applicant, Zach Schneider, 809 Creekline Way, McKinney, Texas, came forward and answered questions of the Commission regarding the proposed location, return, and height of the fence.

There was general discussion amongst the Commission regarding the setback and return for the fence, safety, and proposed language for the fence's setback requirement.

Commissioner Moore made a motion to approve Case ZC20-018 with the condition that the fence stop at the front building line. Commissioner Bond seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Moore, Holt, Mathisen, Bevill, and Bond

Nay: 2– Syed and Koch

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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Zach Schneider, 809 Creekline Way, McKinney, Texas, came forward and briefed the Commission. Mr. Schneider answered questions of the Commission regarding the approval of a rod iron fence for the property to the north of the subject property. Staff confirmed.

There was general discussion amongst the Commission and staff regarding the location, height, material of the approved fence for the property to the north of the subject property.

The public hearing was opened at 8:06 p.m. With no one wishing to speak, the public hearing was closed at 8:07 p.m.

There was general discussion amongst the Commission regarding maintaining consistency of the fences in height and material. Commissioner Koch inquired regarding the distance between the wall and the home.

The applicant, Zach Schneider, 809 Creekline Way, McKinney, Texas, came forward and answered questions of the Commission regarding continuity for proposed fences to match height and material of neighboring property fences.

Discussion continued regarding fence continuity for height and material.

Commissioner Holt made a motion to approve Case ZC20-020 for a fence up to a 6 foot height (wrought iron) to match the adjacent lot and tied into the back corner of the house. Commissioner Moore seconded the motion.

The motion was carried by the following vote:

Aye: 7 –Moore, Syed, Holt, Mathisen, Koch, Bevill, Bond

Nay: 0

- 3e** 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

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Mrs. Reyff and Mr. Bryner answered question of the Commission regarding safety and the options for the placement of a fence on the subject property based on the fence regulations in the Land Development Code.

The applicant, Zach Schneider, 809 Creekline Way, McKinney, Texas, came forward and briefed the Commission.

Chair Mathisen questioned staff on the safety concerns from previous fence request in the subdivision. Mr. Bryner responded that there were at least 2 fence request that were approved for continuity due to the design which was built before the current fence regulation were in place.

The public hearing was opened at 8:32 p.m. With no one wishing to speak, the public hearing was closed at 8:32 p.m.

There was general discussion amongst the Commission regarding previous fence request in the subdivision, current fence regulations, the continuity of neighboring fence design, fence material, and setbacks.

The applicant, Zach Schneider, 809 Creekline Way, McKinney, Texas, came forward and addressed the Commission in a closing statement regarding his request. Mr. Schneider addressed property value, esthetics, and the intent to investment further on improving the property.

Commissioner Moore made a motion to deny Case ZC20-019. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Moore, Syed, Holt, and Mathisen

Nay: 3 – Koch, Bevill, and Bond

- 3f** 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

Jacquelyn Reyff presented the item and briefed the Commission. Mrs. Reyff answered question of the Commission regarding the location of the subject property to the previous case presented.

The applicant, Zach Schneider, 809 Creekline Way, McKinney, Texas, came forward and briefed the Commission.

The public hearing was opened at 8:44 p.m. With no one wishing to speak, the public hearing was closed at 8:44 p.m.

Commissioner Moore made a motion to deny Case ZC20-021. Commissioner Holt seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Moore, Syed, Holt, and Mathisen

Nay: 3 – Koch, Bevill, and Bond

3g Consideration of a Special Use Permit for an Accessory Building to exceed the required 4% maximum lot coverage for accessory buildings on Lot 16, Block C, Brook Meadows Addition, located at 4501 Shadycreek Lane, Case ZC20-022

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Bruce Taylor, 4501 Shadycreek Lane, came forward and briefed the Commission. Mr. Taylor addressed questions of the Commission regarding the petition letter by surrounding property owners in support of his request, pending request for approval by the HOA, potentially reducing the size of the proposed design, and the intent use of the accessory building.

The public hearing was opened at 8:57 p.m. With no one wishing to speak, the public hearing was closed at 8:57 p.m.

Chair Mathisen questioned staff on the recommendation for approval of the case. Mrs. Reyff responded that proposed accessory building met the architectural requirements in similar materials to the home, the building is built at the same time as the home, and meets the setbacks. Chair Mathisen further discussed the option of maintaining the proposed architectural design and reducing the proposed structures size. Mrs. Reyff confirmed that it would be an option to be considered.

There was general discussion amongst the Commission regarding the intent use of the proposed accessory building, esthetics, the 4 percent accessory maximum lot coverage regulation, and the option to table with the applicant's recommendation.

The applicant, Bruce Taylor, 4501 Shadycreek Lane, came forward and addressed the question of the Commission to table the case. Mr. Taylor addressed the foot print of the proposed accessory building, option to remove the proposed patio, option of resubmitting two new plans.

The Commission questioned staff on the options for the Commission regarding the case. Staff informed the Commission that they may table the case to the next Planning and Zoning Commission meeting, vote to deny and the applicant may appeal to City Council and require a supermajority vote for approval, or vote to approve with or without recommendations to City Council.

Commissioner Holt made a motion to table Case ZC20-022 to the October 12, 2020 Planning and Zoning Commission Meeting. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Moore, Syed, Holt, Mathisen, Koch, Bevill, and Bond

Nay: 0

4. AJOURMENT

The meeting adjourned at 9:08 p.m.

The minutes were written and prepared by:



Araceli Botello

Planning

The meeting minutes were approved on October 12, 2020 by a vote of 5-0.



City of Colleyville Planning and Zoning Commission Worksession Minutes

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

Monday, September 28, 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 September 28, 2020, at 6:17 p.m.

Roll Call

Present: Sayeda Syed, Susan Mathisen, Matt Koch, and George Bond

Absent: Ryan Moore, Kimberly Holt, and Claudia Bevill

Staff Present: Ben Bryner, Jacquelyn Reyff, Robert McKeown, and Araceli Botello

2. WORKSESSION ITEMS

WS-1 Presentation and discussion of a Replat with a plat waiver for lot width for Lot A1R-3, Block 2, Pleasant Oak Estates, being Lot A1S, Block 2, Pleasant Oak Estates Addition, located at 508 Leta Lane, Case PC20-008

Jacquelyn Reyff and Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding the zoning of the property, zoning and platting of neighboring properties, subject property's lot width, and the intent use of the property.

WS-2 Presentation and discussion of a Special Use Permit for a Fence to exceed the maximum 8 foot height allowed on Lot 36, Block 5, Creekside at Colleyville, Phase 5, located at 4008 Petrus Boulevard, Case ZC20-023

Jacquelyn Reyff and Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding the request for an existing fence, neighboring fence, maintenance of the property between the fences, fence permits, retaining walls, easements, fence material, location of fences for neighboring properties, and drainage.

WS-3 Presentation and discussion of a zoning change request from the AG Agricultural to R-40 Single Family Residential district on Lot 3, Mrs. Eva Paul's Subdivision, located at 911 Tinker Road, Case ZC20-024

Jacquelyn Reyff and Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding the request for the zoning, the intent use of the property, request for variances vs. rezoning, and zoning standards.

WS-4 Presentation and discussion of amendments to Chapter 3, Section 3.28 – Supplementary District Regulations of the Land Development Code specific to parking and storage of vehicles to include Recreation Vehicles, commercial vehicles, and junked/abandoned Vehicles

Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding current regulations for major recreational equipment and vehicles, intent of the proposed regulations, commercial regulations vs. residential regulations for recreation vehicles, violations, Land Development Code regulations, Municipal Code regulations, junked vehicle regulations, enforcement of the regulations, and screening and parking of the recreational equipment and vehicles.

3. ADJOURNMENT

The meeting adjourned at 7:01 p.m.

The minutes were written and prepared by:



Araceli Botello

Planning Technician

The meeting minutes were approved on October 12, 2020 by a vote of 5-0.

RESOLUTION R-20-4543

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
OCTOBER 20, 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 20TH 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