



City of Colleyville City Council Agenda

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

Tuesday, December 15, 2020

WORKSESSION
5:30 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR

CALL TO ORDER

- WS-1** Selecting a date for a Joint City Council and Planning and Zoning Commission Meeting
- WS-2** Discussion of the permitting software RFP process
- WS-3** Discussion of parking regulations for recreational vehicles & commercial vehicles
- WS-4** Discussion of the December 15, 2020, City Council regular agenda items

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

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

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

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities, including acquisition of real property along Main Street, and 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. OATH OF OFFICE - MAYOR FOR A DAY CLAIRE STACY**

- 2a** City Secretary Christine Loven will administer the Oath of Office to Mayor for a Day Claire Stacy

3. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-20-4568**4. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**

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

Presentation to Mayor for a Day Claire Stacy - Mayor Richard Newton

Proclamation Declaring Thank a Teacher Day at Colleyville Middle School - Mayor for a Day Claire Stacy and Colleyville Middle School Principal David Arencibia

Acceptance of the Texas Chapter of the American Planning Association Planning Achievement Award in Urban Design for the Plaza at City Hall - Mayor Richard Newton and Mayor for a Day Claire Stacy

5. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-20-4569

- 5a** Approval of the minutes of the regular City Council meeting of November 17, 2020
- 5b** Approval of the minutes of the regular City Council meeting of December 1, 2020
- 5c** Approval of the recognition of Martin Luther King, Jr. Day as a holiday for the City of Colleyville
- 5d** Approval of the First Amendment to the Construction Services Agreement with HQS Construction, LLC, for the John McCain Hike & Bike Trail Improvement project, providing for an additional \$187,050 to the current project budget, in an amount not to exceed \$935,249.50, and authorizing the City Manager to execute the amendment

6. ITEMS NOT FOR CITY COUNCIL ACTION

6a Monthly Financial Report - November, 2020

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

7a Ordinance O-20-2147

Consideration of a Special Use Permit for Alcoholic Beverage Sales for On-Premise Consumption on Lot 1, Block 3, Tara Village, located at 1101 Cheek-Sparger Road, Suite 110, Case ZC20-025

7b Ordinance O-20-2148

Consideration of a Special Use Permit for a dog grooming business on Lot 1R1, Block 1, Town Center Colleyville, located at 5615 Colleyville Boulevard, Suite 110, Case ZC20-026

7c Ordinance O-20-2149

Consideration of a zoning change from R-20 Single Family Residential district to the RE Single Family 'Estate' Residential district on Lot 1R, Block 1, Muzyka Addition, located at 4807 Patterson Lane, Case ZC20-028

7d Ordinance O-20-2150

Request to appeal the decision by the Planning and Zoning Commission for the consideration of a zoning change from AG Agricultural district to the R-30 Single Family Residential district for Tract 2D & 2D3, Abstract 233, D. R. Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC20-027

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

8a Ordinance O-20-2151

An Ordinance amending Chapter 42 "Environment" of the City of Colleyville Code of Ordinances, by adding Article III "Stormwater Management" and Article IV "Post Construction Stormwater Management"

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

9a 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

9b 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

10. RESOLUTION(S): READING AND PUBLIC HEARING**10a Resolution R-20-4570**

Consideration of a waiver request to allow for the use of a non-conforming building with a non-conforming use on Lots B1A & B2A, Reagan Estates West, City Boundary Split, located at 7720 & 7724 Precinct Line Road, Case GC20-006

11. CITIZEN COMMENTS**12. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, DECEMBER 15, 2020 - READING AND PUBLIC HEARING - RESOLUTION R-20-4571****13. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, December 11, 2020* by 5:00 p.m.

Christine Loven, TRMC
City Secretary

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

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

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



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number WS-1
Type Worksession
Department City Manager

Agenda Date 12/15/2020

Title

Selecting a date for a Joint City Council and Planning and Zoning Commission Meeting

Explanation

This item provides for the City Council to review dates in consideration of conducting a Joint City Council and Planning and Zoning Commission meeting.

The City Council meeting dates for January and February are as follows:

January 7 and 15, 2021
February 1 and 15, 2021

The Planning and Zoning Commission meeting schedule for January and February is as follows:

January 11, 2021 - Regular Meeting
January 25, 2021 - Worksession
February 8, 2021 - Regular Meeting
February 22, 2021 - Worksession

Attachments



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number WS-2

Agenda Date 12/15/2020

Type Worksession

Department Community Development

Title

Discussion of the permitting software RFP process

Explanation

This item provides an opportunity for staff to discuss the permitting software request for proposal process and invite the City Council to participate, if they desire to do so.

Attachments



City of Colleyville City Council Agenda Briefing

City Hall
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Agenda Number WS-3
Type Worksession
Department City Manager

Agenda Date 12/15/2020

Title

Discussion of parking regulations for recreational vehicles & commercial vehicles

Explanation

Update: Staff presented the proposed regulations to the City Council at the November 2, 2020 Worksession in order to review the changes one more time to make sure it was in-line with the Council's desires. Limited time prevented a full review and discussion of the changes.

Explanation

The City Council discussed the parking and storage of Recreational Vehicles, commercial vehicles, and junked/abandoned vehicles at the September 1, 2020 Worksession. The Council expressed a desire to amend the existing regulations found within the Land Development Code to protect the neighbors from the unsightly parking and storage of such vehicles. The proposed amendments will clarify the location on residential property where such vehicles can be parked as well as screening requirements when visible from a right-of-way or adjacent residence.

The Planning & Zoning Commission recommended approval with minor changes as presented at their October 12, 2020 meeting by a vote of 5-0.

Attachments

1. Code Language - Parking of RVs and Commercial Vehicles - v5 12.08.2020
2. Worksession Item - Parking of RVs and Commercial Vehicles (Council Worksession 12.15.2020)

MUNICIPAL CODE *{For Reference}*

Chapter 2 – BUSINESSES

ARTICLE V. - WRECKERS AND WRECKER SERVICES

DIVISION 1. - GENERALLY

Sec. 22-111. - Definitions.

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

Chapter 94 - TRAFFIC AND VEHICLES

ARTICLE I. - IN GENERAL

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

- a) *Unattended vehicles prohibited; exceptions.* The parking of commercial vehicles classified by the manufacturer as 1½-ton or larger capacity vehicles and other vehicles larger than 1½-ton, unattended on any public roadway, front yard, side yard or back yard in any residential zoned area within the city except for immediately loading or unloading of cargo is hereby prohibited; provided that the parking of one vehicle excluding all trailers in the rear yard of a lot of a total area of two acres or more shall be allowed.
- b) *Trailers, inoperable vehicles prohibited.* The parking of any trailer, including house trailers and/or mobile homes, tractors, or inoperable vehicles, cars, trucks, or buses that cannot be immediately or readily started or moved under their own power, and including vehicles without current licenses and vehicles with wheels or other major components removed or broken, upon any public roadway, or on any front yard area, or side yard area (off driveways) in residential areas within the city is hereby prohibited.
- c) *Removal and storage of vehicles authorized.* The chief of police may, after the owner of any vehicle found in violation of any part of this section has been served notice of the violation, order the vehicle removed at the vehicle owner's expense and stored at the vehicle owner's expense. If the owner of the vehicle is not available, the vehicle may be removed and stored 48 hours after ticketed by the police department, at the owner's expense.

(Code 1980, ch. 10, § 6)

LAND DEVELOPMENT CODE

Section 3.28 Supplementary District Regulations

H. Parking: Storage or Use of Major Recreational Equipment and Recreational Vehicles –

1. ~~No major recreational equipment or recreational vehicles shall be parked or stored for more than 72 hours on a public street, alley or other public right-of-way or parkway.~~
2. ~~No major recreational equipment or recreational vehicles shall be parked or stored on any lot in a residential district except in a carport or enclosed building, or in a required side (not forward of the front façade of the primary residence) or rear yard on an all-weather (durable, dust-free) hard surface driveway. ~~provided~~ Provided, however, that such equipment may be parked anywhere on residential premises not to exceed twenty-four (24) hours during loading or unloading. Exemption: an all-weather (durable, dust-free) hard surface driveway is not required for such equipment on lots 80,000 sq. ft. in size or greater.~~
3. ~~Corner street side yards shall be considered a front yard. No major recreational equipment or recreational vehicles shall be parked within the required setback.~~
4. ~~No recreational equipment or recreational vehicles may be parked or stored on a residential premise, per above, where visible to any adjacent right-of-way or residential use, unless the vehicle is behind a solid fence or solid vegetative screening at least 6 feet in height.~~
5. ~~No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot per above, except for the temporary housing of guests for not to exceed two (2) consecutive weeks more than fourteen (14) days during any sixty (60) day period.~~
6. ~~For purposes of these regulations, major recreational equipment is defined as including travel trailers, pick-up campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers, boats and boat trailers, travel trailers, pick-up campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers, snowmobiles, trailers, dune buggies, airplanes or aircraft and the like other equipment designated for recreational use, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not. Vehicles used primarily as the family car for a daily transportation to and from work are excluded from this definition.~~
7. ~~For purposes of these regulations, a recreational vehicle is defined as any vehicle used or so constructed as to permit it being used as a conveyance upon the public streets and highways, and licensable as such, and which is constructed in such a manner that will permit occupancy as a dwelling or sleeping place for one or more persons, including also a self-propelled vehicle having a body designed as living quarters.~~

Commented [BB1]: Increased from 24 hours

Commented [BB2]: Option: reduce to 40,000 sq. ft.

Commented [BB3]: New regulation

Commented [BB4]: Per the Planning & Zoning Commission

Commented [BB5]: Per the Planning & Zoning Commission

I. Parking and Storage of Vehicles in General

1. On-Street Parking: Commercial vehicles with a manufactured capacity rated of over one (1) ton are prohibited from being parked on any public street, alley, parkway, boulevard, or public place in all zoning districts, except the ML (Light Manufacturing) district for a period not to exceed twenty-four (24) hours during loading or unloading. In the ML district, on-street parking is prohibited along all major thoroughfares, including expressways, arterials, and collector streets.

2. Off-Street Parking: 4. —Commercial vehicles of over one (1) ton manufactured capacity (truck tractor, road tractors and special mobile equipment) are permitted only in the ML (Light Manufacturing), RE (Single Family 'Estate' Residential), or AG (Agricultural) zoning districts. They are prohibited from being parked or stored on any lot in all other zoning districts. **Exemption:** Such vehicles shall be allowed on any lot greater than 80,000 sq. ft. provided they are located behind the front yard setback.

Commented [BB6]: Option: reduce to 40,000 sq. ft.

All other commercial vehicles may be permitted on a residentially zoned lot, provided said parking space shall be in an enclosed garage, under a carport, or on an all-weather hard surface driveway located in a side or rear yard. **Exemption:** an all-weather (durable, dust-free) hard surface driveway is not required for such equipment on lots 80,000 sq. ft. in size or greater.

Commented [BB7]: Option: reduce to 40,000 sq. ft.

3. ~~One commercial vehicle of not more than one (1) ton manufactured capacity, except pick up trucks, when used in the employ by the site occupant of a dwelling may be permitted on a residentially zoned lot, provided said parking space shall be in an enclosed garage, under a carport, or on an all weather hard surface driveway, or located in a side or rear yard on an all-weather surfaced driveway. The Chevrolet Silverado/GMC Sierra 3500, Ford F 350, and Ram 3500 are known as "one ton" pickups. Similar schemes exist for vans and SUVs (e.g. a 1 ton Dodge Van or a ½ ton GMC Suburban) Nothing in this Chapter shall prohibit the occasional overnight storage or parking of a commercial vehicle on residential property.~~

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

4. —

3. —To avoid the unsightly appearance of junked and abandoned vehicles in residential districts, no vehicles may be parked or stored on a residential premise where visible to any adjacent right-of-way or residential use, unless a current state vehicle inspection-registration sticker is displayed thereon or the vehicle is behind a solid fence or solid vegetative screening at least 6 feet in height. Such vehicles are those that cannot be immediately or readily started or moved under their own power, and including vehicles without current licenses and vehicles with wheels or other major components removed or broken.

Commented [BB8]: Per the Planning & Zoning Commission

5. —

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

City Council Worksession
December 15, 2020

LDC Amendment – Parking of Recreational and Commercial Vehicles

Changes from last time:

1. Increase duration of parking within the right-of-way (ROW)
2. Exemptions to certain regulations for larger lots
3. Included a regulation clarifying that corner street side yards are considered a front yard
4. Commercial vehicles required behind the front yard setback

LDC Amendment – Parking of Recreational and Commercial Vehicles

H. Parking; Storage or Use of Major Recreational Equipment and **Recreational** Vehicles

1. No major recreational equipment or recreational vehicles shall be parked or stored for more than 72 hours on a public street, alley or other public right-of-way or parkway.

Question:

1. Increased from 24 hours. Is this the right amount of time?
 - This would allow for loading and/or unloading

LDC Amendment – Parking of Recreational and Commercial Vehicles

H. Parking; Storage or Use of Major Recreational Equipment and Recreational Vehicles

2. No major recreational equipment or recreational vehicles shall be parked or stored on any lot less than 80,000 sq. ft. in size in a residential district except in a carport or enclosed building, or in a required side (not forward of the front façade of the primary residence) or rear yard on an all-weather (durable, dust-free) hard surface driveway; ~~provided~~ **Provided**, however, that such equipment may be parked anywhere on residential premises not to exceed twenty-four (24) hours during loading or unloading. **Exemption: an all-weather (durable, dust-free) hard surface driveway is not required for such equipment on lots 80,000 sq. ft. in size or greater.**

Questions:

1. Is an exemption from a paved parking surface for 80,000 sq. ft. lots desired?
 - This would allow for long-term parking in the grass
 - Option: reduce to 40,000 sq. ft.

LDC Amendment – Parking of Recreational and Commercial Vehicles

H. Parking; Storage or Use of Major Recreational Equipment and Recreational Vehicles

3. Corner street side yards shall be considered a front yard. No major recreational equipment or recreational vehicles shall be parked within the required setback.

Questions:

1. New regulation, is this adequate?

LDC Amendment – Parking of Recreational and Commercial Vehicles

I. Parking and Storage of Vehicles in General

1. *On-Street Parking:* Commercial vehicles with a manufactured capacity rated of over one (1) ton are prohibited from being parked on any public street, alley, parkway, boulevard, or public place in all zoning districts, except the ML (Light Manufacturing) district for a period not to exceed twenty-four (24) hours during loading or unloading. In the ML district, on-street parking is prohibited along all major thoroughfares, including expressways, arterials, and collector streets.
2. *Off-Street Parking:* Commercial vehicles of over one (1) ton manufactured capacity (truck tractor, road tractors and special mobile equipment) are permitted only in the ML (Light Manufacturing), RE (Single Family 'Estate' Residential), or AG (Agricultural) zoning districts. They are prohibited from being parked or stored on any lot in all other zoning districts. **Exemption:** Such vehicles shall be allowed on any lot greater than 80,000 sq. ft. provided they are located behind the front yard setback.

All other commercial vehicles may be permitted on a residentially zoned lot, provided said parking space shall be in an enclosed garage, under a carport, or on an all-weather hard surface driveway located in a side or rear yard. **Exemption:** an all-weather (durable, dust-free) hard surface driveway is not required for such equipment on lots 80,000 sq. ft. in size or greater.

Questions:

1. Should commercial vehicles be allowed in the RE and AG zoning districts and larger lots?
2. Is an exemption from a paved parking surface for these districts desired?

Questions?

LDC Amendment – Parking of Recreational and Commercial Vehicles

H. Parking; Storage or Use of Major Recreational Equipment and Recreational Vehicles

4. No recreational equipment or recreational vehicles may be parked or stored on a residential premise, per above, where visible to any adjacent right-of-way or residential use, unless the vehicle is behind a solid fence or solid vegetative screening at least 6 feet in height.

Questions:

1. Is this desired? Would this apply to all scenarios?
 - To include 80,000 sq. ft. lots?

LDC Amendment – Parking of Recreational and Commercial Vehicles

H. Parking; Storage or Use of Major Recreational Equipment and **Recreational** Vehicles

5. No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot **per above**, except for the temporary housing of guests **for not to exceed two (2) consecutive weeks more than fourteen (14) days during any sixty (60) day period.**

Questions:

1. Is the duration acceptable?

LDC Amendment – Parking of Recreational and Commercial Vehicles

H. Parking; Storage or Use of Major Recreational Equipment and Recreational Vehicles

6. For purposes of these regulations, major recreational equipment is defined as including travel trailers, pick-up campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers, boats and boat trailers, ~~travel trailers, pick-up campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers,~~ snowmobiles, trailers, dune buggies, airplanes or aircraft and the ~~like~~ other equipment designated for recreational use, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not. Vehicles used primarily as the family car for a daily transportation to and from work are excluded from this definition.
7. For purposes of these regulations, a recreational vehicle is defined as any vehicle used or so constructed as to permit it being used as a conveyance upon the public streets and highways, and licensable as such, and which is constructed in such a manner that will permit occupancy as a dwelling or sleeping place for one or more persons, including also a self-propelled vehicle having a body designed as living quarters.

LDC Amendment – Parking of Recreational and Commercial Vehicles

I. Parking and Storage of Vehicles in General (continued)

4. Off-street vehicle parking spaces shall not be located within ten (10) feet of existing proposed major thoroughfare street right-of-way lines in any commercial or industrial district. Such off-street parking spaces shall consist of a paved surface, i.e., concrete, HMAC, brick or paving stone approved by the city building official. All ten (10) foot buffer areas shall be landscaped and maintained to enhance esthetic qualities.
5. To avoid the unsightly appearance of junked and abandoned vehicles in residential districts, no vehicles may be parked or stored on a residential premise where visible to any adjacent right-of-way or residential use, unless a current state vehicle inspection registration sticker is displayed thereon or the vehicle is behind a solid fence or solid vegetative screening at least 6 feet in height. Such vehicles are those that cannot be immediately or readily started or moved under their own power, and including vehicles without current licenses and vehicles with wheels or other major components removed or broken.

Questions?



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number WS-4

Agenda Date 12/15/2020

Type Worksession

Department City Secretary

Title

Discussion of the December 15, 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 12/15/2020

Type Executive Session

Department City Secretary

Title

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

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

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities, including acquisition of real property along Main Street, and 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



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Agenda Number 2

Agenda Date 12/15/2020

Type Oath of Office

Department City Secretary

Title

City Secretary Christine Loven will administer the Oath of Office to Mayor for a Day
Claire Stacy

Attachments

RESOLUTION R-20-4568

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF DECEMBER 15, 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 15TH DAY OF DECEMBER 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 4

Agenda Date 12/15/2020

Type Announcements, Proclamations, and Presentations

Department City Secretary

Title

Presentation to Mayor for a Day Claire Stacy - Mayor Richard Newton

Proclamation Declaring Thank a Teacher Day at Colleyville Middle School - Mayor for a Day Claire Stacy and Colleyville Middle School Principal David Arencibia

Acceptance of the Texas Chapter of the American Planning Association Planning Achievement Award in Urban Design for the Plaza at City Hall - Mayor Richard Newton and Mayor for a Day Claire Stacy

Attachments

RESOLUTION R-20-4569

**APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF DECEMBER 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 November 17, 2020
 - b. Approval of the minutes of the regular City Council meeting of December 1, 2020
 - c. Approval of the recognition of Martin Luther King, Jr. Day as a holiday for the City of Colleyville
 - d. Approval of the First Amendment to the Construction Services Agreement with HQS Construction, LLC, for the John McCain Hike & Bike Trail Improvement project, providing for an additional \$187,050 to the current project budget, in an amount not to exceed \$935,249.50, and authorizing the City Manager to execute the amendment

AND IT IS SO RESOLVED.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Minutes - Draft

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Tuesday, November 17, 2020

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, November 17, 2020, at 5:30 p.m.

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

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Police Chief Michael Miller, Fire Chief Mark Cantrell, Community Development Director Ben Bryner, Public Works Director Ray Silva-Reyes, and City Attorney Whitt Wyatt.

WS-1 Update on SH26 Beautification Project - Pastoral Gateway

Assistant City Manager Adrienne Lothery provided an overview of the process to this point and stated the objective with this update is to receive final direction from the City Council before the project is ready to go to bid. Manager Lothery then turned the briefing over to David Newman, MESA Design Group.

Mr. Newman reviewed each of the directives provided by City Council which included widening the base of the towers, increased tower height, grade increases, and landscape and hardscape adjustments. There was discussion regarding the landscape, location of tower to the intersection of John McCain and SH26, trees, plant material, and maintenance of the landscaping.

Manager Lothery and Mr. Newman reviewed the bid timeline in response to Mayor Newton discussing the timeline for completing the project.

Due to time restraints, Mayor Newton stated they will move on to item WS-4, to discuss appointments to the Boards, Commissions, and Committees.

WS-2 Discussion of the Stormwater Management Program

This item will be moved to the December 1, 2020 agenda.

WS-3 Discussion of recognizing Martin Luther King, Jr. Day

This item will be moved to the December 1, 2020 agenda.

WS-4 Discussion of the November 17, 2020, City Council regular agenda items

Mayor Newton distributed a spreadsheet of the applicants for the Boards, Commissions, and Committees which will be appointed later on the agenda. Mayor Newton explained the applicants highlighted in red are an incumbent being recommended for reappointment and applicants highlighted in green are non-incumbents recommended for appointment. The Mayor and City Council reviewed each of the Boards, Commissions, and Committees and the Council's desire to involve as many citizens as possible, noting the ratio of incumbents to new applicants is approximately 40/60.

Mayor Newton adjourned the Worksession at 6:30 p.m. and called the Executive Session to order at 6:31 p.m.

ROLL CALL: Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, Kathy Wheat via conference, 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

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

There was no action taken during the Executive Session and Mayor Newton closed Executive Session at 7:09 p.m.

Mayor Newton called the regular meeting to order at 7:38 p.m. and called the roll.

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

INVOCATION: Pastor Lanre Sobo, Glory House**PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt**

Mayor Newton noted Councilmember Wheat is participating in the meeting via Zoom and as the City Secretary Christine Loven is out, all votes will be taken manually.

Mayor Newton stated items 7a and 7b will not be removed from the table at this meeting.

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-20-4550

Mayor Newton read Resolution R-20-4550 in its entirety.

Assistant City Manager Mark Wood spoke to Section 1, explaining this is an opportunity for The Londoner to work toward paying back the loan which the business received in 2011, from the City. Manager Wood explained The Londoner is in default, reviewed the payment history and collection attempts, and stated a payment has recently been made and the City is appreciative.

Mayor Newton stated we are trying to follow through with due diligence and Manager Wood agreed.

Assistant City Manager Adrienne Lothery spoke regarding Section 2 and Section 3 stating both acquisitions relate to the Main Street and SH26 intersection improvements which are also a part of the SH26 beautification project. She noted both items are Economic Development Agreements which will allow the City to acquire the property needed for the intersection improvements, while providing for improvements on private property and will complete the comprehensive design which will be enjoyed by all citizens.

Mayor Newton opened the public hearing. There was no one present wishing to speak and Mayor Newton closed the public hearing.

Mayor Newton congratulated Manager Lothery on bringing this project together for the benefit of the citizens, businesses, and the City. There was general discussion regarding the timelines and expectations.

Mayor Newton opened the public hearing.

Kathy Hadley, 204 Timberline Drive North, spoke regarding the need for larger street signage along SH26, and encouraged enhancements to the tower.

There were no others wishing to speak and Mayor Newton closed the public hearing.

Councilmember Nakamura made a motion to approve Resolution R-20-4550, seconded by Councilmember Rigney.

The motion to approve passed with the following vote:

Ayes: 7 – Mayor Newton, Mayor Pro Tem Lindamood, Councilmembers Nakamura, Wheat, Dodson, Kelley, 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 City Council made the following announcements:

COVID Update: Colleyville has 199 active positive cases. Unfortunately, we now have 1 death. I grieve with this family, and ask that you pray for them. Tarrant County hospital bed availability is at 24%, and ventilator availability is at 66%. Tarrant County COVID patients are using 15% of the Tarrant County hospital beds. As I said in my weekly video last week, cases are increasing in Tarrant County and Colleyville. Please take steps to keep yourself and others safe such as physical distancing, washing your hands regularly, and wearing a mask when in public. If you have any symptoms, please get treatment quickly. Early detection and treatment has shown to provide better outcomes.

Claire Stacy Named “Mayor for a Day” Last week, I visited the home of Colleyville resident Claire Stacy along with the City Manager, Police Chief and Fire Chief. The purpose of my visit was to formally notify Claire that she was chosen as the 2020 Mayor for a Day. Claire is a student at Colleyville Middle School. She is a member of Peer Assistance and Leadership (P.A.L.S.) and National Junior Honor Society. In the coming weeks Claire will appear in one of my weekly videos, attend a City Council meeting and officiate our annual tree lighting. Congratulations Claire!

Kenny Phillips Named Employee of the Year: Mayor Newton asked Captain Phillips to join him at the dais personally recognized Kenny Phillips, Fire Department Captain and Emergency Services Coordinator, who was named Colleyville’s Employee of the Year last week. Kenny has been with the Colleyville Fire Department for 29 years, serving as a Captain since 1999. In addition to his role as a Captain, Kenny voluntarily took on the responsibility as the city’s Emergency Management Coordinator.

Kenny has been instrumental in our City's COVID-19 response and equipment procurement efforts. When the news of the first coronavirus cases in the U.S. broke, Kenny immediately began working with city leadership to develop and implement a plan for pandemic response. His quick action and tireless work ethic have made a difference in the safety of our employees and residents alike. Please join me in recognizing Captain Kenny Phillips as the 2020 Employee of the Year.

TML Names Mayor Hunt (Coppell) as President: Mayor Karen Hunt of Coppell has been elected the President of TML for the coming year. It is wonderful to have a neighboring community leader representing our regional interests at TML. Congratulations Mayor Hunt!

Sales Tax Continues Positive Trend: The Texas Comptroller's Office has posted the most recent sales tax allocation information for November, representing all receipts from purchases made in September of this year. This is the last collection for Fiscal Year 2020, and we're ending on a high note.

Our most recent monthly collection came in at **12% over FY19**, changing our year-to-date increase to 8.8%. In terms of dollars, Colleyville has exceeded our budget for the year by \$690,000. If you recall our discussion a few Council meetings ago, we discussed that the September collection would likely push our FY20 General Fund surplus to \$3.4 million (\$1.4 million CARES Act funding & \$2 million in General Fund operations surplus). With \$428,000 of this month's collections going to General Fund, I'm happy to say that this scenario appears to have come to fruition. All of this surplus will be transferred to our General Capital Projects Fund for use on our CIP.

Gift Card Program Update: As you know, the City Council approved the Christmas gift card last meeting. Last week, the city manager's office sent out a press release that generated positive media coverage for the city. The information was covered by different local news and radio stations.

As we communicated in the press release, this program combines our two greatest assets, our businesses and residents. Hopefully the Colleyville Christmas card spreads Christmas joy this holiday season.

Residents should watch for the gift cards in the mail this week.

Tree Lighting Event Update: After carefully reviewing our options for the upcoming Christmas Tree Lighting Celebration, the decision has been made to transform the event into a drive through/virtual event. Santa's arrival and the lighting of our tree will be livestreamed for all to enjoy! Guests will start their journey by driving down Main Street where they will be greeted by 5 drummers drumming, free hot chocolate, coffee and individually wrapped Christmas cookies. On their route, they will see a variety of characters and attractions including The Grinch, a Victorian Quartet, Frosty the Snowman, Toy Soldiers on Stilts and even a

Christmas Monkey! After Santa Claus greets you at City Hall, your route will continue through a Christmas light tunnel towards the South Lawn area which will be filled with several 3D light installations. Guests will then have the option to go home or to park in our South parking lot, tune in to an FM station and watch our drive-in movie. This event will still hold on to the spirit of Christmas while also promoting for safe enjoyment and I can't wait to see you all there!

Run-off Election Scheduled: Tarrant County will hold a run-off election on December 8, 2020. The City Hall will, once again, serve as a polling place for the early voting and Election Day activity. Early voting begins November 23 and runs through December 4.

Colleyville Gives Grant Application Update: Just a reminder, Colleyville's annual #ColleyvilleGives advertising grant program is underway. 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.

Police Department Raising Money for Pediatric Cancer Research: You may notice some of our male officers sporting facial hair and our female officers wearing fun nail polish. These deviations from standard operating procedures are part of the department's *Beard It Up/Color For The Cure* fundraiser efforts for pediatric cancer! So far, we have had 27 employees donate towards this cause! That is an impressive participation percentage! As of today, we have raised \$2,400. If you haven't donated yet, it's not too late! Our goal is to raise \$3000 for this important cause! A link to the donation website is provided on the City's website

4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-20-4551

- 4a** Approval of the minutes of the regular City Council meeting of November 2, 2020
- 4b** Approval of a Construction Services Agreement with Pavecon Public Works, LP, for the L.D. Lockett Right Turn Lane Addition Project, in an amount not to exceed \$301,927.10 and a contingency amount not to

exceed \$30,000.00, and authorizing the City Manager to execute the agreement

- 4c** Approval of an Interlocal Agreement (ILA) with the City of Southlake to share the cost of construction for an Emergency Interconnection Meter Vault on Pleasant Run Road, and authorizing the City Manager to execute the agreement
- 4d** Approval of an Interlocal Agreement (ILA) with the City of Southlake to implement a Standard Operating Procedure (SOP) for an Emergency Interconnection Meter Vault on Pleasant Run Road, and authorizing the City Manager to execute the agreement

Mayor Newton read Resolution R-20-4551 in its entirety.

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

Regarding item 4b, Councilmember Nakamura asked Director Silva-Reyes if the City has used Pavecon Public Works in the past. Director Silva-Reyes stated no, however, Mayor Pro Tem Lindamood stated he has worked with them and they are a good company. Councilmember Dodson asked how long the project will take and Director Silva-Reyes responded the project will take approximately 90 days.

Regarding items 4c and 4d, Councilmember Dodson asked where the location of the vault will be. Director Silva-Reyes stated the vault will be located on the Southlake side, north of the bridge and noted there will be two fire hydrants.

City Manager Jerry Ducay stated a portion of the funding for this project comes from reallocation of a funding match from the bridge on Jackson, which means the citizens receive the benefit of two projects, instead of one.

Mayor Newton opened the public hearing.

Kathy Hadley, 204 Timberline Drive North, stated she does not want funding from the Jackson Road Bridge to be used because she wants the Jackson Road Bridge done well. City Manager Ducay explained the Jackson Road Bridge received state funding which required a match by the City. The City's match was \$160,000, however, because of the creativity in the process, the state was willing to cover the City's match and allowed the City to reallocate the funds to a project which the state believed qualified for improvement of a similar need. Therefore, the City was able to not lose any grant funding, not lose any of the improvement opportunity on Jackson, but were able to reallocate the funding to another project.

There were no others wishing to speak and Mayor Newton closed the public hearing.

Councilmember Rigney made a motion to approve Resolution R-20-4551, seconded by Mayor Pro Tem Lindamood.

The motion to approve passed with the following vote:

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

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - October 2020

Finance Director Kyle Lester presented the October financial report noting through October, the General Fund has collected 1% of its budgeted revenue and spent 5% of its budgeted expenditures. Being the first of the fiscal year, the City has not collected any significant sales or property tax and is therefore running a sizeable, but expected deficit. Director Lester stated he anticipates a deficit of this size or slightly higher through November and possibly December, however, approximately \$15.3 million in property tax receipts will hit the bank through the second quarter and Colleyville should run a surplus through the remainder of the year.

Director Lester then gave a recap of each of the funds. There was discussion of spending down the fund balance, the Hotel Occupancy Tax, proactive planning for any effects of COVID, and the anticipated end of year report which will be presented in December.

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

6a Ordinance O-20-2144

Request to appeal the decision by the Planning and Zoning Commission for the consideration 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

Mayor Newton read the caption of Ordinance O-20-2144.

Community Development Director Ben Bryner presented this item stating a super majority vote is required as the request is for an appeal of the Planning and Zoning Commission's denial of an SUP for a fence to exceed a height of eight feet. Director Bryner reviewed the new fence exhibit which was requested by City Council at the November 2, 2020 meeting and noted the applicant will address the exhibit and answer questions.

Mayor Newton called on Mary Lou Hendrickson, 4008 Petrus, owner of the property and applicant. Ms. Hendrickson reviewed the property photos, fence exhibit, and drainage.

Zach Schneider, 8751 Collin McKinney Pkwy Suite 402, McKinney, Tradition Homes, the builder of this home, answered questions regarding the design of the fence, specifically addressing the bottom horizontal cross-boards. Mayor Newton asked Mr. Schneider to explain the fence location in the drainage easement and drainage on the property. Mr. Schneider explained the location of the fence in the middle of the easement allows for both property owners to maintain their property and Tradition Homes worked with their drainage and irrigation group to design the drainage plan which allows the drainage to be moved from the back of the property to the front. Mr. Schneider explained this was achieved by placing the fence on a rock bed which allows the water to flow to the approved collection bins.

There was further discussion regarding the drainage, tree preservation, the stipulations of the PUD, and adding weep holes to the fence.

Mayor Newton opened the public hearing.

Kathy Hadley, 204 Timberline Drive North, spoke regarding using trees to absorb drainage water.

There were no others wishing to speak and Mayor Newton closed the public hearing.

There was general discussion of raising the fence, adding weep holes or lattice to the fence, drainage, and the bottom fence boards.

Mayor Pro Tem Lindamood made a motion to approve Ordinance O-20-2144 with the amendment there shall be a three inch open gap between the bottom of the fence and the ground, which shall be maintained along the entire length of the fence, including the existing gate, and the horizontal two by four boards will be replaced with vertical cedar wood to reflect the rendering in Exhibit "B", illustration F1.2., and Councilmember Kelley seconded the motion.

The motion for approval passed with the following vote:

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

6b Ordinance O-20-2145

Consideration 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

Mayor Newton read the caption of Ordinance O-20-2145.

Community Development Director Ben Bryner presented this item stating this is a request to rezone from the AG Agricultural district to the R-40 Single Family Residential district to allow for construction of a new single-family home and there are no new lots proposed. He explained the current lot size does not comply with the AG zoning, but in order to receive a building permit, the change of zoning is needed. The current size of the property does comply with all the minimum standards of the R-40 Single-Family Residential zoning and the property has been platted since 1953.

Mayor Newton stated the zoning was appropriate and Council did not have any questions.

Mayor Newton opened the public hearing.

Matt Brindle, 911 Tinker Road, the applicant, thanked staff for their support and advised he is available if there are questions.

There were no others wishing to speak and Mayor Newton closed the public hearing.

Councilmember Rigney made a motion to approve Ordinance O-20-2145 and Councilmember Nakamura seconded the motion.

The motion for approval passed with the following vote:

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

6c Ordinance O-20-2146

Request to appeal the decision by the Planning and Zoning Commission for the 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

Mayor Newton read the caption of Ordinance O-20-2146.

Community Development Director Ben Bryner stated a super majority vote is required on this item which is a request for a Special Use Permit for an accessory building to exceed the 4% lot coverage allowance. The requestor is seeking approval to allow for an oversized garage/workshop and patio cover to exceed the lot coverage allowance. Director Bryner explained the options given to the

applicant, reviewed the building elevations, and stated the eight adjacent property owners have provided a petition of support for the SUP.

Mayor Newton stated from his point of view, this is a size question, it's a great looking little building and all the design changes are great, but that is irrelevant to the question before them. He noted the Council recently changed the ordinances to go to the four percent approach and that provides for 829 square feet of accessory building for this lot. He stated the change allowed for more space to be used, under the old ordinance only 750 square feet of accessory building would have been allowed. This request for this building is over 100 square feet of the allowed size and he is hung up on it being over-sized.

Councilmember Rigney said her concern is for the drainage in regard to the oversized structure. Councilmember Wheat stated she understands the concern regarding the accessory building size, however, the total lot coverage is still well below the maximum lot coverage percentage, and she feels they are planning a high quality structure and giving them the little extra space is a nice trade off. Councilmember Nakamura expressed concerns regarding consistency in meeting ordinance requirements. Councilmember Dodson and Councilmember Kelley expressed their concern for being over the size limitation and consistency.

Mayor Newton called on applicants, Bruce and Stacey Taylor, to come forward. Mr. and Mrs. Taylor discussed their request and the limitations of the land use and the inability to connect to the house. Mr. Taylor also explained the process he went through to design an aesthetically pleasing building, earn neighbor and City support, and to exceed the requirements of an SUP.

Mayor Newton opened the public hearing. There was no one present wishing to speak and Mayor Newton closed the public hearing.

Councilmember Dodson made a motion to deny Ordinance O-20-2146 and Councilmember Kelley seconded the motion.

The motion for denial passed with the following vote:

Ayes: 6 – Mayor Newton, Mayor Pro Tem Lindamood, Councilmembers Nakamura, Dodson, Kelley, and Rigney.

Nay: 1 – Councilmember Wheat

Mayor Newton stated items 7a and 7b, Ordinances O-20-2127 and Ordinance O-20-2128 will remained tabled.

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

Mayor Newton recessed the meeting at 10:10 p.m. and reconvened at 10:20 p.m.

8. RESOLUTION(S): READING AND PUBLIC HEARING**8a Resolution R-20-4552**

Request for a variance to Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically to street side and rear yard setback requirements, on Lot 1, Block A, Hampton Addition, located at 2301 Glade Road, Case VC20-003

Mayor Newton read Resolution R-20-4552 in its entirety.

Community Development Director Ben Bryner presented this item stating the request is a major variance to decrease the street side yard setback to a 25-foot setback and the rear yard setback to 15 feet on a currently developed lot with a single family home and a detached garage. Director Bryner stated the applicant wishes to demolish the current home and garage and construct a new home. He also noted the property is platted and the plat received a waiver request by the Planning and Zoning Commission for a 91-foot lot depth and 13,030 of lot area, which is less than the required 20,000 square feet of lot area required per the R-20 Single Family Residential zoning district.

Councilmember Dodson noted there is a challenge due to the lot size. There was discussion regarding the waivers given to the plat in 2007.

Mayor Newton stated he feels there has to be mitigating circumstances to approve a variance, and in this case, he does not see anything obvious which would not allow a home to be designed to fit within the building lines.

Jerrold Goff, applicant representative, 6217 Price Drive, NRH, came forward to answer questions of the City Council. Mr. Goff stated the lot is smaller than the R-20 and the home on the lot is currently over the rear and side build lines. Mr. Goff

stated the applicants considered remodeling the home, but would prefer to build a new home and stay in Colleyville. Mr. Goff stated the variance request is more about the usability of the land, yard, and being able to have a pool for example. He went on to explain the proposed house layout and location on the lot.

Mayor Newton opened the public hearing. There was no one present wishing to speak and Mayor Newton closed the public hearing.

Mayor Newton stated he believes this is a choice and the variance is not necessary. Councilmember Kelley agreed. Councilmember Rigney asked if the lot could be rezoned. Mayor Newton stated the lot does not meet any other zoning. Mayor Pro Tem Lindamood asked Director Bryner where the drainage easement is located. Director Bryner stated the easement is a utility easement, however, building within the utility easement is not allowed either.

Councilmember Kelley made a motion to deny Resolution R-20-4552 and Councilmember Dodson seconded the motion.

The motion for denial passed with the following vote:

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

8b Resolution R-20-4553

Appointing members to the Audit Committee

Mayor Newton read Resolution R-20-4553 in its entirety appointing Mayor Pro Tem Lindamood, and Councilmembers George Dodson and Chuck Kelley to the Audit Committee for a two year term to June 2022.

Mayor Newton opened the public hearing. There was no one present wishing to speak and Mayor Newton closed the public hearing.

Mayor Pro Tem Lindamood made a motion to approve as read, seconded by Councilmember Dodson.

The motion for approval passed with the following vote:

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

8c Resolution R-20-4554

Appointing members to the Colleyville Center Advisory Committee

Mayor Newton read Resolution R-20-4554 in its entirety appointing Judith Goodwin, Fred Mills, Jerome Davis, and Alex Thomas to the Colleyville Center Advisory Committee for a two year term to March 2022.

Mayor Newton opened the public hearing. There was no one present wishing to speak and Mayor Newton closed the public hearing.

Councilmember Kelley made a motion to approve as read, seconded by Councilmember Nakamura.

The motion for approval passed with the following vote:

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

8d Resolution R-20-4555

Appointing members to the Colleyville Economic Development Corporation

Mayor Newton read Resolution R-20-4555 in its entirety appointing Mayor Newton, Mayor Pro Tem Lindamood, Councilmember George Dodson, Councilmember Kathy Wheat, Ralph Hunkins, John Terhoeve, and Scotty Richardson to the Colleyville Economic Development Corporation Board for a two year term to June 2022.

Mayor Newton opened the public hearing. There was no one present wishing to speak and Mayor Newton closed the public hearing.

Councilmember Nakamura made a motion to approve as read, seconded by Councilmember Rigney.

The motion for approval passed with the following vote:

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

8e Resolution R-20-4556

Appointing members to the Library Board

Mayor Newton read Resolution R-20-4556 in its entirety appointing Gary McPherson, Place 2; Molly Skinner, Place 4; Joan Roberts, Place 6; Joy Fulton Lee; Place 7; to a term to November 2022 and Tina Bond, Alternate 1; and Wanda Cotter, Alternate 2 to a term to November 2021.

Mayor Newton opened the public hearing. There was no one present wishing to speak and Mayor Newton closed the public hearing.

Councilmember Rigney made a motion to approve as read, seconded by Councilmember Nakamura.

The motion for approval passed with the following vote:

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

8f Resolution R-20-4557

Appointing members to the Metroport Teen Court Advisory Board

Mayor Newton read Resolution R-20-4557 in its entirety appointing Syeda Syed and Cassandra Fogle to the Metroport Teen Court Advisory Board for a two year term to November 2022, and appointing Councilmember Tammy Nakamura as Council Liaison to a term to November 2022.

Mayor Newton opened the public hearing. There was no one present wishing to speak and Mayor Newton closed the public hearing.

Councilmember Dodson made a motion to approve as read, seconded by Councilmember Kelley.

The motion for approval passed with the following vote:

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

8g Resolution R-20-4558

Appointing members to the Parks and Recreation Advisory Board

Mayor Newton read Resolution R-20-4558 in its entirety appointing Cliff LeBlanc, Place 2; Dustan Goodell, Place 4; James Linn, Place 6; and Dan Witte, Place 8; to the Parks and Recreation Advisory Board for a two year term to March 2022, and directing the appointment of Rich Hendler, Chair, Cliff LeBlanc, Vice Chair.

Mayor Newton opened the public hearing. There was no one present wishing to speak and Mayor Newton closed the public hearing.

Councilmember Nakamura made a motion to approve as read, seconded by Councilmember Rigney.

The motion for approval passed with the following vote:

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

8h Resolution R-20-4559

Appointing members to the Planning and Zoning Commission

Mayor Newton read Resolution R-20-4559 in its entirety appointing David Groves, Place 1; Lawrence Williamson, Place 2; Sayeda Syed, Place 3; and Kimberly Holt Gunderson, Place 4; to the Planning and Zoning Commission for a two year term to November 2022.

Mayor Newton opened the public hearing. There was no one present wishing to speak and Mayor Newton closed the public hearing.

Councilmember Dodson made a motion to approve as read, seconded by Councilmember Kelley.

The motion for approval passed with the following vote:

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

8i Resolution R-20-4560

Appointing members to the Zoning Board of Adjustment

Mayor Newton read Resolution R-20-4560 in its entirety appointing Richard Vallario, Place 1; Dee Kamerman, Place 2; and Dan Shadle, Place 3; to the Zoning Board of Adjustment for a two year term to November 2022, and directing the appointment of Frank Carroll, Chair.

Mayor Newton opened the public hearing. There was no one present wishing to speak and Mayor Newton closed the public hearing.

Councilmember Dodson made a motion to approve as read, seconded by Mayor Pro Tem Lindamood.

The motion for approval passed with the following vote:

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

8j Resolution R-20-4561

Appointing the Mayor and two Colleyville City Councilmembers to the Municipal Judge Review and Selection Committee

Mayor Newton read Resolution R-20-4561 in its entirety appointing Councilmember Kathy Wheat and Councilmember Callie Rigney to the Municipal Judge Review and Selection Committee for a two year term to June 2022.

Mayor Newton opened the public hearing. There was no one present wishing to speak and Mayor Newton closed the public hearing.

Councilmember Dodson made a motion to approve as read, seconded by Councilmember Rigney.

The motion for approval passed with the following vote:

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

8k Resolution R-20-4562

Appointing members to the Tax Increment Financing (TIF) District Board

Mayor Newton read Resolution R-20-4562 in its entirety appointing Councilmembers Chuck Kelley, Callie Rigney, Kathy Wheat, George Dodson, and Mayor Richard Newton to the Tax Increment Financing District Board for a two year term to June 2022.

Mayor Newton opened the public hearing. There was no one present wishing to speak and Mayor Newton closed the public hearing.

Councilmember Rigney made a motion to approve as read, seconded by Mayor Pro Tem Lindamood.

The motion for approval passed with the following vote:

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

At 11:57 p.m. Mayor Newton took a unanimous vote to extend the Council meeting beyond midnight.

8l Resolution R-20-4563

Amending Resolution R-20-4539 by approving the City Hall/Library Polling Place Electioneering Regulations and map exhibits

Mayor Newton read Resolution R-20-4563 in its entirety.

There was lengthy discussion between the City Council, City Manager, and City Attorney regarding the definition of electioneering and the locations where electioneering may occur, and state law regarding electioneering outside the 100 foot markers.

Mayor Newton opened the public hearing. There was no one present wishing to speak and Mayor Newton closed the public hearing.

Mayor Newton made a motion to approve Resolution R-20-4563, with an amendment to the electioneering maps to place parenthetically, no stationary signs or fixtures, under the Plaza area marked no electioneering, seconded by Councilmember Rigney.

The motion for approval passed with the following vote:

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

9. CITIZEN COMMENTS

There was no one present wishing to speak.

10. REPORTS

Planning and Zoning Commission Worksession Minutes - August 24, 2020

Planning and Zoning Commission Minutes - October 12, 2020

Planning and Zoning Commission Worksession Minutes - October 26, 2020

There was no action on this item.

11. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, NOVEMBER 17, 2020 - READING AND PUBLIC HEARING - RESOLUTION R-20-4564

This resolution was not needed.

12. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the meeting without objection by the City Council at 12:10 a.m.

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

Minutes taken and prepared by:

*Christine Loven, TRMC
City Secretary*



City of Colleyville City Council Minutes - Draft

City Hall
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Tuesday, December 1, 2020

Mayor Pro Tem Bobby Lindamood called the Colleyville City Council Worksession to order on Tuesday, December 1, 2020, at 5:04 p.m.

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

Absent: Mayor Richard Newton

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

Mayor Pro Tem Lindamood stated Mayor Newton could not be present this evening, therefore he will preside.

WS-1 Review and discuss initial concepts for the Northern Gateway

Assistant City Manager Adrienne Lothery reviewed the progress of the Northern Gateway and stated the presentation has incorporated all of the City Council's thoughts and the goal for this evening is to refine the presentation into a proposal to take to the public and begin the bid process. She then introduced Tip Housewright, Principal and CEO of Omniplan.

Mr. Housewright stated presenting a quality project was the first driving factor and creating a project unique to Colleyville the second factor. He went on to provide a presentation which reviewed Vision, Site Analysis, Masterplan Options, and Project References.

There was discussion regarding the various layouts and amenities each Councilmember liked, did not like, or would like. Following the discussion Manager Lothery and Mr. Housewright recapped the Council's preference to be options 2 and 3, with consideration given to moving a parking garage to the back of the property or waiting to construct a parking garage, including a dog park, arts, and retail. The plans will be refined and brought forward at a future meeting.

WS-2 Follow up discussion of the Glade / Riverwalk roundabout landscape design

Assistant City Manager Adrienne Lothery presented this item. Everyone agreed additional sculptures were needed to enhance the presentation within the roundabout and staff was directed to move forward with the additions.

WS-3 Discussion of the Stormwater Management Program

Public Works Director Ray Silva-Reyes presented this item noting an Ordinance will come before the City Council in the near future to enhance the City's Stormwater Management Program (SWMP), and as the regulations are lengthy, he wanted an opportunity to explain the highlights and answer questions of the Council. Director Silva-Reyes stated the ordinance which will come before the City Council will provide for post construction management and has nothing to do with system design. He then provided an overview of the Clean Water Act, explained the best management practices chosen by the City to address community-wide stormwater quality issues, and provided highlights of the City's Level 2 Municipal Separate Storm Sewer System (MS4).

Mayor Pro Tem Lindamood complimented staff on the street sweeping and inlet marker programs.

WS-4 Discussion of recognizing Martin Luther King, Jr. Day

City Manager Jerry Ducay stated Human Resources has brought recognizing Martin Luther King, Jr. Day, as a City holiday forward to provide parity with the surrounding cities. If City Council agrees, the City's Policies and Procedures will be updated.

City Council agreed to recognize Martin Luther King, Jr. Day, as a City holiday and directed the City Manager to bring this item forward on the next Consent Agenda.

WS-5 Discussion of the December 1, 2020, City Council regular agenda items

Mayor Pro Tem Lindamood stated items 7a and 7b will remain tabled. He directed everyone to the letters received after the packet was complete in regard to item 6d - Ordinance O-20-2150.

Mayor Pro Tem Lindamood noted Mayor for a Day Claire Stacy will not be present tonight and the items involving her will be skipped over and he will call for a manual vote tonight.

There being no further discussion, Mayor Pro Tem Lindamood adjourned the Worksession at 6:08 p.m. and called the Executive Session to order at 6:08 p.m.

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

Absent: Mayor Richard Newton

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

There was no action taken during the Executive Session and Mayor Pro Tem Lindamood closed Executive Session at 6:32 p.m.

Mayor Pro Tem Lindamood called the regular meeting to order at 7:30 p.m. and called the roll.

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

Absent: Mayor Richard Newton

INVOCATION: Mark Glassman, Church of Jesus Christ of Latter-day Saints

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

Mayor Pro Tem Lindamood welcomed everyone and stated the Mayor would not be present this evening and he will preside. Mayor Pro Tem Lindamood also announced Claire Stacy, the Mayor for a Day, will not be in attendance tonight as planned, but will preside at the next meeting. He stated the items on the agenda, oath of office and presentations in regard to Mayor Stacy will be passed over.

2. OATH OF OFFICE - MAYOR FOR A DAY CLAIRE STACY

- 2a** City Secretary Christine Loven will administer the Oath of Office to Mayor for a Day Claire Stacy

This item was passed over.

3. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-20-4565

This resolution was not needed.

4. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Presentation to Mayor for a Day Claire Stacy - Mayor Richard Newton

Proclamation Declaring Thank a Teacher Day at Colleyville Middle School - Mayor for a Day Claire Stacy

The presentations and proclamation were passed over and Mayor Pro Tem Lindamood and the City Councilmembers made the following announcements:

COVID Update: The City continues to see an increase in COVID cases. Today, we are at 255 active positive cases. Tarrant County hospital bed availability is at 26%, with ventilator availability at 65%. COVID patients are utilizing 18% of Tarrant County hospital beds. Please remember to wear a mask in public, wash your hands regularly, and when possible, practice social distancing. Also, if you are sick, stay home, and get treatment early. This can lead to better outcomes. Let's continue to work together to fight this virus.

Colleyville's Drive-Thru Christmas Celebration is THIS Friday! In three days (12/4), we hope to see you and your family take part in our modified Tree Lighting Celebration! The adventure starts with Santa's arrival and lighting of our tree which will be livestreamed for all to enjoy at 5:45pm. The Christmas experience continues with guests starting their journey on a drive down Main Street where they will be greeted by toy soldiers drumming, free hot chocolate, gingerbread lattes, coffee and individually wrapped Christmas cookies. On your route, you will see a variety of characters and attractions including The Grinch, a Victorian Quartet, Frosty the Snowman, Toy Soldiers and Sugar Plum Fairies on Stilts, live reindeer and even a Christmas Monkey! After Santa Claus greets you at City Hall and Colleyville's Christmas Crew gives you your Santa Swag bag, your route continues through a Christmas light tunnel towards the South Lawn area which will be filled with a variety of 3D light installations including giant presents, trees, and

candy canes. Guests will then have the option to go home or to park in our South parking lot, tune in to 89.5 FM and watch our drive-in movie – *The Grinch*! Everyone will be able to safely enjoy this event while still experiencing the MAGIC of Christmas! I will be there with Mayor Newton to light the tree and hope to see you there too!

Special Collection for Leaves & Trees: Special leaf and tree recycling collection will return again this winter. Community Waste Disposal (CWD), Colleyville's trash and recycling service provider, will run special collection routes to recycle leaves (in paper lawn bags) starting this month. The special collection days are Saturday, Dec. 5, Dec. 19, and Jan. 2. CWD will also collect and recycle Christmas trees on the special collection day in January. Collections begin at 10 a.m. to allow additional time for residents to rake and bag leaves and place the bags at the curb.

To participate, residents just need to set out leaves in paper lawn bags on the designated collection days. CWD will still collect leaves in plastic bags set out on regular garbage collection days but these will go to the landfill. If residents set out brown paper lawn bags for leaf recycling a few days early, CWD will leave them for the Saturday collections. Regular rear-load garbage trucks will be used for these special collection days. With that in mind, residents should be aware of and comply with their Homeowner Association's policies. If you have any questions or would like more information, call 817.503.1110.

Early Voting Underway for Run-Off Election: Early voting will take place at Colleyville City Hall - 2nd floor, 100 Main Street, through December 4 for joint run-off elections. Election Day voting will also be held at Colleyville City Hall on December 8. Early Voting Hours this week (Dec. 1-4) and on Election Day will be from 7 a.m. to 7 p.m.

Cease The Grease, Free Oil & Grease Disposal for Residents: The holidays, with their fried turkeys, buttery foods, and gravy, can be hard on your diet — and on your pipes and sewer systems. When fats, oils, and grease are washed down the drain, they stick to the inside of pipes, hardening and building up until they cause clogs and sewer backups. This can cause sewage to overflow into homes, streets, and local waterways. Whether the repairs are in your home or in the street, it can be costly and inconvenient. If the sewer overflows, city crews have to shut down streets, tying up traffic and increasing expenses for both residents and municipalities.

Instead of washing your grease down the drain, participate in the 2020 Holiday Grease Roundup and recycle it for free! The City of Colleyville is partnering with the North Texas Municipal Water District, the North Central Texas Council of Governments, and the Wastewater and the Treatment Education Roundtable to help protect sewer systems and the environment by providing a drop-off location

to collect your holiday grease. The collected cooking oil and grease will be recycled into biodiesel or biogas, which reduces landfill waste and produces an alternative fuel that is clean and green.

Collection Location and Hours:

Colleyville Public Works Facility, 1601 Hall-Johnson Rd.

Monday - Friday, Nov. 23 - Jan. 4

7:30 a.m. - 11 a.m. & 12:45 p.m. - 4:15 p.m.

No collections on weekends or City holidays

Colleyville Gives Grant Application Update: Just a reminder, Colleyville's annual #ColleyvilleGives advertising grant program is underway. This seasonal program is designed to assist Colleyville businesses with their 4th quarter advertising and marketing efforts by providing advertising grants. 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.

John McCain/Westcoat Roundabout is Now Open: The intersection of John McCain and Westcoat is now open. Congratulations to our Public Works team for completing this project on an accelerated timeline. We appreciate the cooperation and patience of our residents without whose cooperation this project would not have been expedited. With the roadwork complete, beautification efforts will be underway shortly.

Glade Road Update: The Glade Road project continues. The contractor is currently working on the underground storm sewer system from SH 26 to Riverwalk Drive. The culvert underneath Glade Road at Riverwalk is being extended to the south to accommodate the future roundabout that will be constructed with this project. The contractor will start installing the water and wastewater lines along the corridor this week.

5. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-20-4566

- 5a** Approval of the annual review and updates to the City of Colleyville Investment Policy
- 5b** Approval of a First Amendment to the Professional Services Agreement for final design with J. S. Ground Engineering LLC, in an amount not to exceed \$70,200 for the study and design of the Bransford Road Trail

(Field Street to Cotton Belt Trail), and authorizing the City Manager to execute the amendment

- 5c** Approval of an Interlocal Agreement (ILA) with the City of Southlake to share the cost of construction for the improvement of the White Chapel/Pleasant Run Road bridge, and authorizing the City Manager to execute the agreement
- 5d** Approval of a professional services agreement with Kimley-Horn and Associates, Inc., in an amount not to exceed \$98,000.00 for the design of the FY2021 Sidewalk Connectivity Project, and authorizing the City Manager to execute the agreement
- 5e** Approval of a professional services agreement with Kimley-Horn and Associates, Inc., in an amount not to exceed \$124,500.00 for the design of the Bedford Road Sidewalk Project, and authorizing the City Manager to execute the agreement

Mayor Pro Tem Lindamood read Resolution R-20-4566 in its entirety.

Finance Director Kyle Lester presented item 5a stating the Public Funds Investment Act requires the City, as the governing body of a public entity, review the investment strategy and adopt a written instrument by resolution stating that it has reviewed the investment policy and investment strategies. Director Lester noted during his review of the City of Colleyville Investment Policy, he discovered one change which was overlooked for deletion in the previous policy, which is the SEC registered, no load money market mutual funds listed under the Diversification of Portfolio by Instrument. He explained the Local Government Investment Pools fall under the category of a "money market mutual fund". Because they are specifically mentioned in the diversification section, it is not necessary to include money market mutual funds as a category.

This proposed change was reviewed by the Audit Committee, which met December 1, 2020, and the Audit Committee agreed with the proposed change and also recommended reducing the maximum percentage of repurchase agreements be reduced to 15%. Director Lester stated the 15% is reasonable and is recommending the City Council consider this change as well.

Public Works Director Ray Silva-Reyes presented items 5b through 5e and answered questions of the City Council.

Regarding item 5c, Councilmember Dodson asked staff if the City's cost is 10 percent plus the engineering design. Director Silva-Reyes agreed.

Regarding item 5e, Councilmember Dodson asked staff is the cost of the project is higher because of the bridge. Director Silva-Reyes stated the bridge work,

retaining wall, bar ditch, and tree preservation contribute to the higher design costs.

Mayor Pro Tem Lindamood recognized the Pedestrian Transportation Committee for their work on the trail plan and staff for their continued efforts.

Mayor Pro Tem Lindamood opened the public hearing at 7:59 p.m. There was no one present wishing to speak and Mayor Pro Tem Lindamood closed the public hearing at 7:59 p.m.

Councilmember Kelley made a motion to approve Resolution R-20-4566 and approve the amendment to the City of Colleyville Investment Policy, regarding repurchase agreements as recommend by the Audit Committee and supported by Finance Director Kyle Lester, seconded by Councilmember Rigney.

The motion to approve with the amendments to the Investment Policy passed with the following vote:

The motion to approve passed with the following vote:

Ayes: 6 – Mayor Pro Tem Lindamood, Councilmembers Nakamura, Wheat, Dodson, Kelley, Rigney.

Absent: 1 - Mayor Newton

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

6a Ordinance O-20-2147

Consideration of a Special Use Permit for Alcoholic Beverage Sales for On-Premise Consumption on Lot 1, Block 3, Tara Village, located at 1101 Cheek-Sparger Road, Suite 110, Case ZC20-025

Mayor Pro Tem Lindamood read the caption of Ordinance O-20-2147.

Community Development Director Ben Bryner presented this item which is a request for a Special Use Permit (SUP) to allow alcoholic beverage sales for on-premise consumption at Across the Pond which is open in Tara Village. Director Bryner reviewed the hours of operation, noting in restaurant dining will be three days only: Friday - 11:00 a.m. – 10:00 p.m.; Saturday - 7:00 a.m. – 10:00 p.m.; and Sunday - 8:00 a.m. – 9:00 p.m. The restraint will be closed on Monday, and open for deliveries Tuesday through Sunday.

Mayor Pro Tem Lindamood asked Director Bryner if the hours of operation could be added to the ordinance. Director Bryner stated the hours will be added to the ordinance and included in the next packet.

Councilmember Dodson asked staff if all distance requirements have been met. Director Bryner stated all requirements are met. City Manager Ducay asked if outdoor seating and patio use has been addressed. Director Bryner stated there has been no conversation regarding outdoor seating at this time.

Mayor Pro Tem Lindamood opened the public hearing at 8:07 p.m. There was no one present wishing to speak and Mayor Pro Tem Lindamood closed the public hearing at 8:07 p.m.

This was a first reading, therefore, no action was taken.

6b Ordinance O-20-2148

Consideration of a Special Use Permit for a dog grooming business on Lot 1R1, Block 1, Town Center Colleyville, located at 5615 Colleyville Boulevard, Suite 110, Case ZC20-026

Mayor Pro Tem Lindamood read the caption of Ordinance O-20-2148.

Community Development Director Ben Bryner presented this item for a Special Use Permit (SUP) to allow for a dog grooming business in Town Center. Director Bryner stated the property is zoned CC-2 Shopping Center district and a dog grooming business is only allowed in commercial districts with the approval of an SUP. He noted the business, "Pet Bar" is a franchise business offering professional boutique grooming services with drop-off and pick-up services. Director Bryner reviewed the floor plan and stated all pets will remain within the store for their entire maximum 90 minute appointment. There will be no veterinary services performed, no outdoor kennels, no boarding services, no pet daycare services, and no pet walking.

Mayor Pro Tem Lindamood asked staff if there will be sound proofing of the suite. Director Bryner replied the applicant has indicated there will be, and noted he is present and could answer in a more detailed manner.

Mayor Pro Tem Lindamood asked the applicant, Steve Harvey, 6805 Strauss Drive, if he would like to give a presentation. Mr. Harvey stated Pet Bar is a local Dallas franchise and if approved, he will be the first franchisee and the Colleyville location will be the first franchised store in the United States. Mr. Harvey addressed the sound proofing stating the sound proofing will be wall to ceiling, and SPL readings will be taken to ensure there is no noise nuisance.

Councilmember Dodson asked Mr. Harvey if the sound proofing will go beyond the ceiling to the roof. Mr. Harvey stated it will be 18 feet, which will be from the floor, beyond the ceiling, to the roof, which will also work to contain the pet hair within the suite. Councilmember Dodson asked Mr. Harvey about pet waste in the parking lot. Mr. Harvey stated he is working with the landlord to place at least two

pet waste stations around the property and if customers do not take care of the waste, Pet Bar staff will.

Councilmember Wheat asked Mr. Harvey if there is another neighbor to this proposed business. Mr. Harvey explained there is an aisle way between the suites and no suite behind his. He also noted they will be installing sound traps in strategic locations within the suite, eliminating the opportunity for sound to carry.

Mayor Pro Tem Lindamood opened the public hearing at 8:15 p.m. There was no one present wishing to speak and Mayor Pro Tem Lindamood closed the public hearing at 8:15 p.m.

This was a first reading, therefore, no action was taken.

6c Ordinance O-20-2149

Consideration of a zoning change from R-20 Single Family Residential district to the RE Single Family 'Estate' Residential district on Lot 1R, Block 1, Muzyka Addition, located at 4807 Patterson Lane, Case ZC20-028

Mayor Pro Tem Lindamood read the caption of Ordinance O-20-2149.

Community Development Director Ben Bryner presented this item which is a request for a zoning change from the R-20 Single-Family residential district to the RE Single-Family 'Estate' Residential district. He explained the lot width of the property falls below the minimum 200 feet with 137 feet and a waiver will be incorporated into the rezoning of the property which is considered a flag lot.

Councilmember Wheat asked Director Bryner is the current home meets all current setbacks for the Estate zoning. Director Bryner stated he is not sure, but will verify and report at the next meeting.

Mayor Pro Tem Lindamood opened the public hearing at 8:22 p.m. There was no one present wishing to speak and Mayor Pro Tem Lindamood closed the public hearing at 8:22 p.m.

This was a first reading, therefore, no action was taken.

6d Ordinance O-20-2150

Request to appeal the decision by the Planning and Zoning Commission for the consideration of a zoning change from AG Agricultural district to the R-30 Single Family Residential district for Tract 2D & 2D3, Abstract 233, D. R. Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC20-027

Mayor Pro Tem Lindamood read the caption of Ordinance O-20-2150.

Community Development Director Ben Bryner presented this item which is a request for a zoning change from AG Agricultural district to the R-30 Single Family Residential. Director Bryner stated this item will require a super majority vote as the Planning and Zoning Commission made a 4-2 recommendation of denial. Director Bryner stated there were concerns for the property's proximity to the floodplain and provided a floodplain map of the area, the zoning exhibits for the planned four residential lots, and drainage exhibit.

Councilmember Wheat asked Director Bryner if he could speak to the Planning and Zoning Commission's recommendation of denial. Director Bryner stated the drainage appeared to be the primary concern. Councilmember Dodson stated there was also considerable discussion of changing the zoning to R-40.

Mayor Pro Tem Lindamood asked the applicant if he would like to give a presentation. Rob Daake, 14755 Preston Road, Suite 600, Dallas, Land Use Attorney and Civil Engineer, representing the applicant, B. J. Boarra, discussed the drainage being a regional issue and stated the developer cannot fix a regional problem, however, this developer is proposing a reduction in water coming off the property by 15% from pre-developed rate. Mr. Daake stated the 15% is a step in the right direction to solve a regional problem and he hopes the City Council will give consideration to the achievement. Mr. Daake stated an HOA will be created to maintain detention ponds, ensuring proper maintenance.

Tony Krauska, 5225 Village Creek Drive, Suite 200, Plano, representing the applicant, stated following the Planning and Zoning Commission meeting where this development was denied, a neighborhood meeting was conducted on November 16 where two residents attended in person, and five via Zoom, in addition to City Engineer Larry Wright. Mr. Krauska noted all attendees were residents of The Preservation, but none of the residents from Cherry Lane attended.

Mr. Krauska explained the drainage plan and stated in conversation with the City Engineer today, he has figured out a way he can redirect the flow to the north along Bluebonnet Lane, which would eliminate the flow from their property to The Preservation. He noted this is contrary to standard engineering protocol, as you typically do not change drainage basins, but this change will help The Preservation.

Mayor Pro Tem Lindamood asked Mr. Krauska how he would straighten the flow to the North. Mr. Krauska stated he would construct a three to four foot retaining wall on the south side of the property and along Bluebonnet Drive.

Mr. Krauska continued to explain the drainage plan and answer questions of the City Council. Councilmember Kelley requested the drainage plan be vetted by the City Engineer before the next meeting.

B. J. Boarra, the applicant, gave a history of his property purchase and attempts to develop the property, his desire to work with the City and neighbors. Mr. Boarra stated he, the engineers, and builders will build quality homes to match the character of homes on Cherry Lane.

Councilmember Rigney asked Mr. Boarra to bring present his plan for the 25% water flow reduction at the next meeting.

There was discussion regarding the swale at the end of Cherry Lane, lot density, and the drainage.

City Manager Jerry Ducay stated there has been a great deal of talk regarding drainage, which is important, however, this is a zoning and density case, and this Council has been consistent with its implementation of density. Mr. Krauska noted they had looked at the R-40 zoning because of the land limitations. Manager Ducay and Councilmember Dodson stated waivers could be given.

Mayor Pro Tem Lindamood opened the public hearing at 9:00 p.m.

Kathleen Hennessey, 5013 Stonebridge Drive, spoke in opposition to this item with concerns for drainage.

Dean Phillips, 1604 Cherry Lane, spoke in opposition with concerns for drainage and a request that if approved, the developer be required to install automated drainage systems.

Nancy Rogers, 1612 Cherry Lane, spoke in opposition due to the drainage which creates a creek across her property. She also asked one house be removed.

Kathy Hadley, 204 Timberline Drive North, spoke in opposition to this item and requested the developer be considerate of the established neighbors.

There were no others present wishing to speak and Mayor Pro Tem Lindamood closed the public hearing at 9:20 p.m.

This was a first reading, therefore, no action was taken.

Items 7a and 7b remained tabled.

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

Kathy Hadley, 204 Timberline Drive North, thanked the Council for their work. Mrs. Hadley asked the street signage on SH26 be enhanced and made larger, and Christmas lighting be added along SH26.

9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, DECEMBER 1, 2020 - READING AND PUBLIC HEARING - RESOLUTION R-20-4567

This resolution was not needed.

10. ADJOURNMENT

There being no further business before the City Council, Mayor Pro Tem Lindamood adjourned the meeting without objection by the City Council at 9:33 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 15TH DAY OF DECEMBER 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 5c

Agenda Date 12/15/2020

Number Resolution R-20-4569

Type Resolution

Department Human Resources

Title

Approval of the recognition of Martin Luther King, Jr. Day as a holiday for the City of Colleyville

Strategic Plan

2.2 Recruit and retain a highly-qualified workforce

Explanation

Reading and Public Hearing

At the December 1, 2020 City Council Worksession, City Manager Jerry Ducay brought forth the recommendation from Human Resources that Martin Luther King, Jr. Day be approved as a City holiday to provide parity between the area cities.

City Council agreed and directed this item be placed on the Consent Agenda for formal approval.

Recommendation

Approve

Attachments



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5d
Type Resolution
Department Engineering

Agenda Date 12/15/2020

Number Resolution R-20-4569

Title

Approval of the First Amendment to the Construction Services Agreement with HQS Construction, LLC, for the John McCain Hike & Bike Trail Improvement project, providing for an additional \$187,050 to the current project budget, in an amount not to exceed \$935,249.50, and authorizing the City Manager to execute the amendment

Strategic Plan

3.4 Thoroughly plan for future capital investments and associated costs

Explanation

Reading and Public Hearing

On August 13, 2020, City Council approved the John McCain Hike & Bike Trail Improvement construction services agreement, Resolution R-20-4521, in an amount not to exceed \$748,199.50. This contract includes the construction of an 8-10 foot wide concrete hike and bike trail in the south parkway of John McCain Road spanning approximately 3,300 linear feet (LF) across three separate segments from Stillwater Court to just east of Waldon Court.

During the November 2, 2020 worksession, staff presented options for Council consideration of various sidewalk segments to provide connectivity, two of which are on John McCain Road. One segment connects Holly Lane to the Cotton Belt Trail near SH26 and the second segment connects the section from Waldon Court and Jo Will Street to the Cotton Belt Trail.

State law allows for change orders on construction contracts up to 25% of the total of the original contract. This change order in the amount of \$187,050 is 25% of the total contract price of \$748,199.50, which was originally awarded to the contractor. With this change order the contractor would have sufficient quantities on the contract to complete these two sections along John McCain Road.

Financial Impact

Funding is available in the TIF.

Recommendation

Approve

Attachments

1. HSQ Contract First Amendment
2. Resolution R-20-4521

FIRST AMENDMENT TO CONSTRUCTION SERVICES AGREEMENT

This First Amendment to Construction Services Agreement ("First Amendment") is entered by and between the **City of Colleyville, Texas** ("City") and **HQS Construction, LLC**, ("Contractor") as of the Effective Date.

WHEREAS, City and Contractor previously entered into a Construction Services Agreement for Annual Concrete Repair effective August 13, 2020, ("the Agreement"), and

WHEREAS, City and Professional now desire to amend the terms of the Agreement in the manner provided herein.

NOW THEREFORE, for and in consideration of the mutual covenants made herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City and Professional agree as follows:

1. The total compensation amount stated in Section 5(A) of the Agreement (entitled "Payment") is hereby amended to provide for a total not to exceed amount of Nine Hundred Thirty-Five Thousand, Two Hundred Forty-Nine and 50/100 Dollars (\$935,249.50); providing compensation for additional work currently identified in Contractor's bid response (Project # ENG-2020-017) in connection with the City's annual concrete repair requirements.
2. Except as provided in Paragraphs 1 above, the provisions of the Agreement, as previously amended, remain in full force and effect.
3. This First Amendment shall be deemed effective on the date it has been signed by the authorized representatives of City and Contractor ("the Effective Date").

Signatures on following page

SIGNED AND AGREED by City on _____.

City of Colleyville, Texas

By: _____
Jerry Ducay, City Manager

SIGNED AND AGREED by Professional on _____.

HQS Construction, LLC

By: _____
Qasim Rasul
Project Manager

RESOLUTION R-20-4521

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF AUGUST 4, 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 a Construction Services Agreement with HQS Construction, LLC, for the John McCain Hike & Bike Trail Project, in an amount not to exceed \$748,199.50, and authorizing the City Manager to execute the agreement
 - b. Approval of an Advance Funding Agreement for Congestion Mitigation and Air Quality Improvement funding for the reconstruction of the Glade Road at Bluebonnet Drive Intersection, and authorizing the City Manager to execute the agreement
 - c. Approval of an Advance Funding Agreement for Bridge Replacement or Rehabilitation off the State System funding for the reconstruction of the Jackson Drive bridge over Little Bear Creek, and authorizing the City Manager to execute the agreement

AND IT IS SO RESOLVED.

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

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

Aye
Aye
Aye
Aye

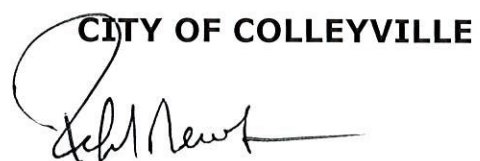
Mayor Pro Tem Bobby Lindamood
Place 3, Kathy Wheat
Place 5, Chuck Kelley

Absent
Aye
Aye

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 6a	Agenda Date 12/15/2020	Number
Type Presentation and Discussion		
Department Finance		

Title

Monthly Financial Report - November, 2020

Explanation

General Fund

Through November, the General Fund has collected 10% of its budgeted revenue and spent 12% of its budgeted expenditures. Being early on in the fiscal year, staff had expected a larger deficit than the fund is posting. However, it appears that a substantial portion of our property taxes have come in earlier than usual, softening the anticipated deficit. The remaining \$13.5 million in property taxes will hit our bank through the second quarter (Jan.-Mar.), and Colleyville should run a decreasing surplus through the remainder of the year.

Sales tax revenue.

Colleyville received its first collection of the fiscal year from October's sales, and it brought in a modest, 2.1% increase over October of last year. This increase is substantially lower than we've seen in the last several months, although due to conservative budgeting we are still 7.5% ahead of where we projected to be at the start of the year. Colleyville isn't the only city that experienced this slowing of sales tax growth. DFW-area cities collectively saw a decline of 0.29% while all Texas cities in the aggregate declined by 1.62%.

Utility Fund

Through the second month of the fiscal year, the Utility Fund has collected 17% of its budgeted revenue and spent 8% of its budgeted expenditures. Our surplus of \$1.6 million is a little bit weaker than we saw last year, due primarily to the City having met its revenue requirement to the Trinity River Authority and therefore not making payments in October and November of last year. 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 are tracking very close to budget for this period.

Drainage Fund

To date, the Drainage Utility Fund has received 17% of its budgeted revenue and spent 10% of its budgeted expenditures. This fund's cash flow is tracking as expected, with a \$90,000 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 more than 3% growth for FY21.

Hotel Fund

The Hotel Fund has begun the year performing better than anticipated. Almost half of this fund's expenses relates to personnel costs, which are very predictable and linear throughout the fiscal year. The other half is dedicated to improvements, event supplies, and promoting the City via events, economic development, and direct advertising. These costs tend to be much more sporadic. Conversely, our revenue only comes in once each quarter, meaning we anticipate running large deficits up to the months preceding a revenue deposit. Throughout this fiscal year, staff does plan on using almost \$90k in fund balance for non-recurring improvements.

Debt Service Fund

Similar to our General Fund's property tax collections, the Debt Service fund has received a portion of its property tax revenue this month. Cash-flow for this fund is very predictable, as most revenues are recognized in December and debt service payments occur twice annually. As of November's figures, the fund is running a surplus of around \$45k. This surplus is substantially stronger than the one we experienced this time last year due to higher revenue collections. With Colleyville's current debt service schedule, all bonded debt is on track to be paid off by FY27.

Monthly Financial Report - November 2020

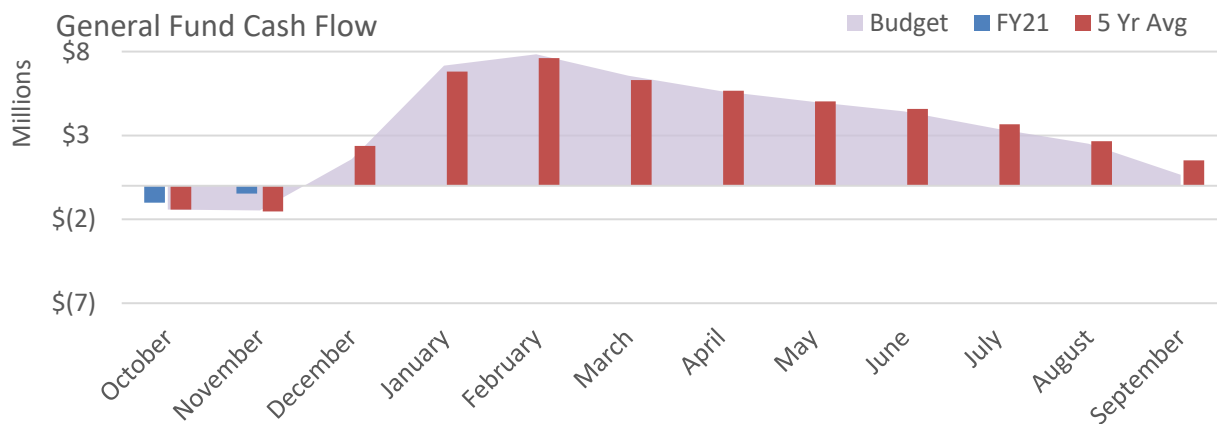
% of year Completed 17%

General Fund

% of Budget Spent 12%

	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget
Revenues	\$ 25,124,381	\$ 2,406,018	10%	\$ 1,719,895	7%
Expenditures	\$ 24,476,396	\$ 2,868,349	12%	\$ 3,171,315	13%
	\$ 647,985	\$ (462,331)		\$ (1,451,420)	

Through November, the General Fund has collected 10% of its budgeted revenue and spent 12% of its budgeted expenditures. Being early on in the fiscal year, staff had expected a larger deficit than the fund is posting. However, it appears that a substantial portion of our property taxes have come in earlier than usual, softening the anticipated deficit. The remaining \$13.5 million in property taxes will hit our bank through the second quarter (Jan.-Mar.), and Colleyville should run a decreasing surplus through the remainder of the year. Please see the typical cash balance trajectory below.



General Fund Highlights

Revenue (FY21/FY20)

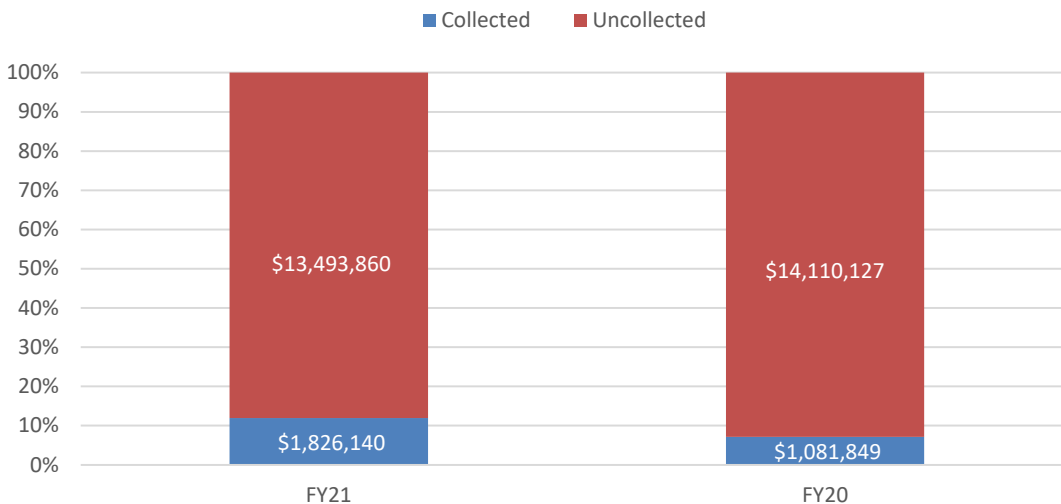
Property Tax	+ \$744k	Sales Tax	\$00k	Franchise Tax	-\$51k
Licenses	+ \$84k	Other Revenue	-\$91k	Total Rev	+ \$686k

Expenditures (FY21/FY20)

Personnel	-\$71k	Contractual	-\$230k	Supplies	-\$7k
Capital	\$5k	Transfers	\$00k	Total Exp	-\$303k

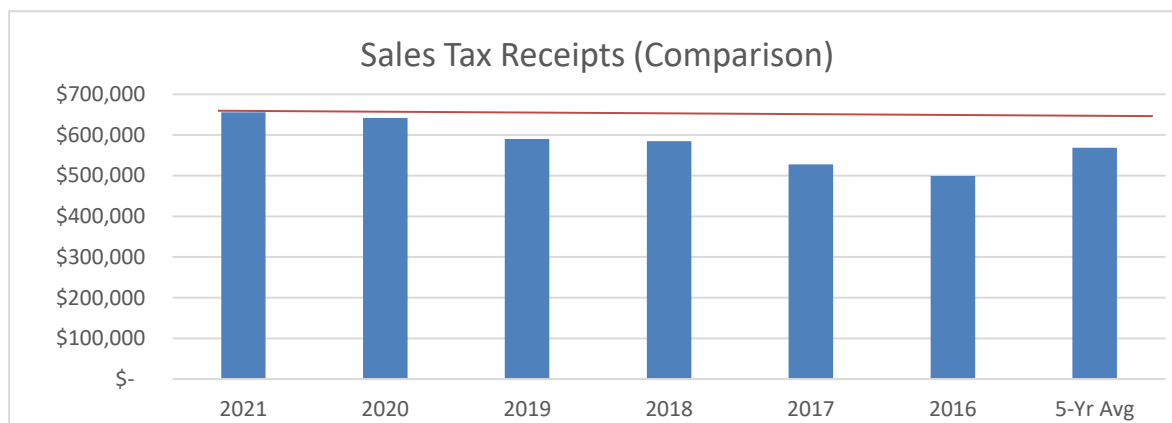
Monthly Financial Report - November 2020

Revenue Highlight: Property Tax



In total, Colleyville anticipates receiving \$15.32m in General Fund property tax this year. This makes for a 1%, or \$130k, increase over actual FY20 property tax receipts. It should be noted that this increase comes from taxes off of new property, as opposed to increased taxes on existing property inside the City. These receipts will hit mostly in December and January.

Revenue Highlight: Sales Tax



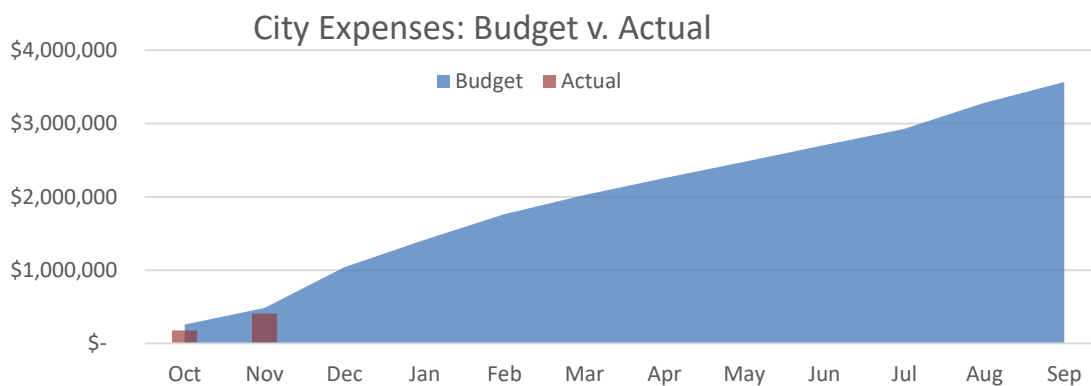
FY20/Budget	FY20/FY19
↑ 2.1%	↑ 7.5%

Colleyville received its first collection of the fiscal year from October's sales, and it brought in a modest, 2.1% increase over October of last year. This increase is substantially lower than we've seen in the last several months, although due to conservative budgeting we are still 7.5% ahead of where we projected to be at the start of the year. Colleyville isn't the only city that experienced this slowing of sales tax growth. DFW-area cities collectively saw a decline of 0.29% while all Texas cities in the aggregate declined by 1.62%.

Monthly Financial Report - November 2020

		% of year Completed		17%	
Water/Sewer Utility Fund		% of Budget Spent		8%	
	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget
Revenues	\$ 17,958,382	\$ 3,109,284	17%	\$ 3,171,895	18%
Expenditures	\$ 17,925,757	\$ 1,492,738	8%	\$ 1,245,482	7%
	\$ 32,625	\$ 1,616,546		\$ 1,926,414	

Through the second month of the fiscal year, the Utility Fund has collected 17% of its budgeted revenue and spent 8% of its budgeted expenditures. Our surplus of \$1.6 million is a little bit weaker than we saw last year, due primarily to the city having met its revenue requirement to the Trinity River Authority and therefore not making payments in October and November of last year. 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 are tracking very close to budget for this period. For the typical trajectory of the City's direct expenses throughout the year, please see the graph below .



Utility Operation Highlights

Avg Customer Count

FY21/FY20



0.5%

YTD Rainfall (Inches)

FY21/FY20

-3.4

Expenditures (FY21/FY20)

Mostly TRA costs ↓

Personnel	↓ -\$5k	Contractual	↑ + \$246k	Supplies	↑ + \$3k
Capital	↑ + \$4k	Transfers	→ \$00k	Total Exp	↓ + \$247k

Colleyville's rate structure enables the City to more easily manage years of varying water consumption from year-to-year. The majority of the City's rate is comprised of a direct pass-through to TRA for water costs. Funding for the City's operational costs come from a fixed monthly charge to customers based on meter size. The goal of this fund is to break-even at the end of the year.

Monthly Financial Report - November 2020

% of year Completed 17%

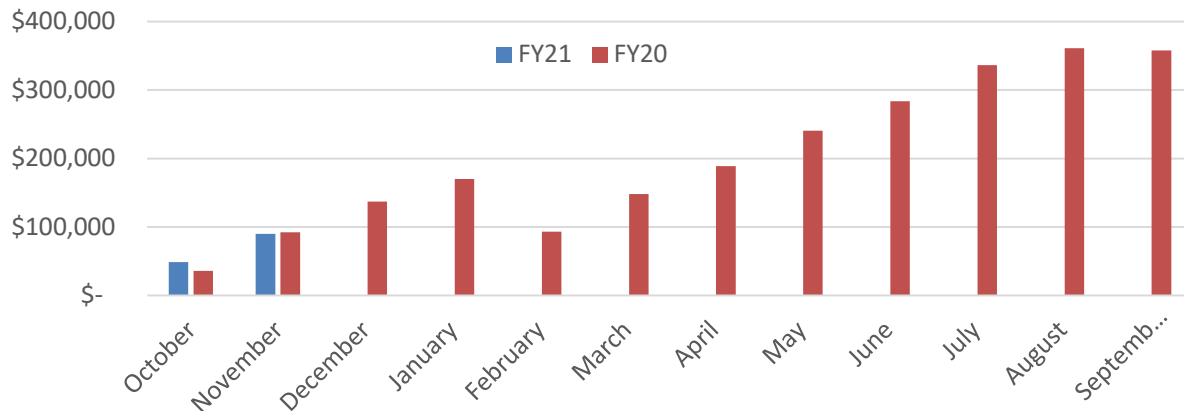
Drainage Utility Fund

% of Budget Spent 10%

	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget
Revenues	\$ 978,508	\$ 168,078	17%	\$ 172,676	18%
Expenditures	\$ 810,202	\$ 77,996	10%	\$ 80,330	10%
	\$ 168,306	\$ 90,082		\$ 92,345	

To date, the Drainage Utility Fund has received 17% of its budgeted revenue and spent 10% of its budgeted expenditures. This fund's cash flow is tracking as expected, with a \$90,000 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 more than 3% growth for FY21.

FY21 vs. FY20 Cash Flow



Drainage Fund Operation Highlights

Revenue - Drainage Fees

FY21/FY20 3.2%

FY21/5-Yr Avg 2.5%

Expenditures (FY21/FY20)

Personnel	+ \$2k
Supplies	-\$2k
Debt Service	-\$1k

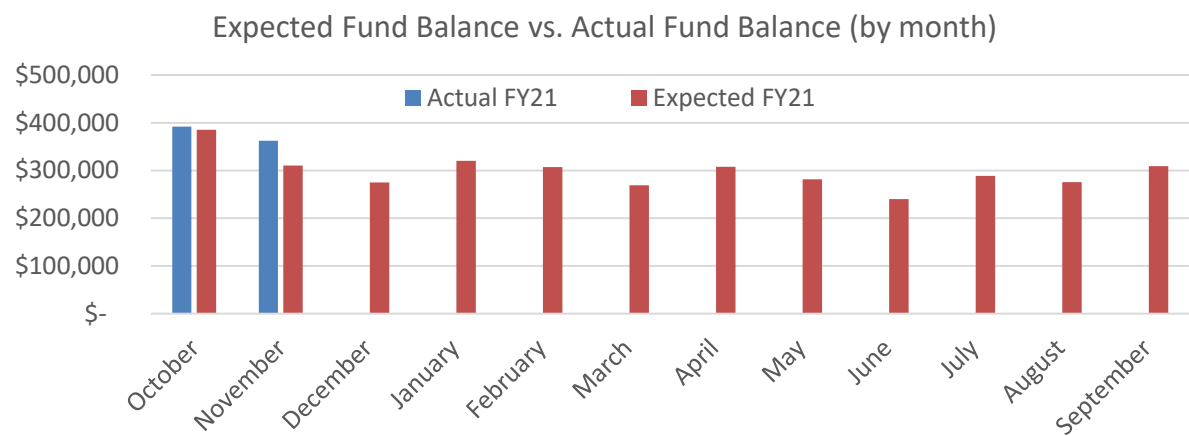
Contractual	-\$2k
Capital/Xfers	\$00k
Total Exp.	-\$2k

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

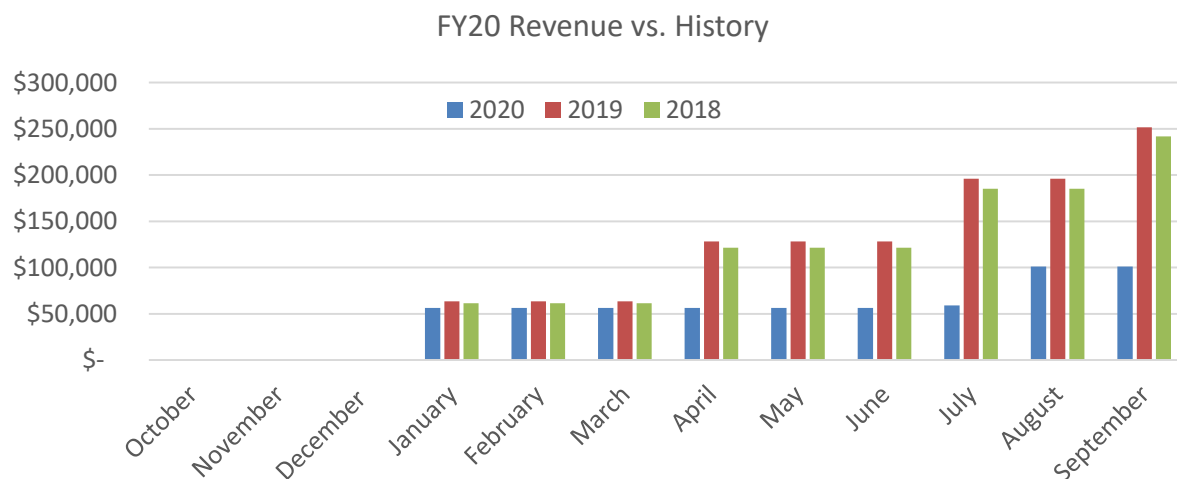
Monthly Financial Report - November 2020

					% of year Completed	17%
Hotel Tax Fund					% of Budget Spent	11%
	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget	
Revenues	\$ 237,500	\$ 32	0%	\$ 1,255		
Expenditures*	\$ 327,176	\$ 36,479	11%	\$ 7,673		
	\$ (89,676)	\$ (36,447)		\$ (6,418)		

The Hotel Fund has begun the year performing better than anticipated. Almost half of this fund's expenses relates to personnel costs, which are very predictable and linear throughout the fiscal year. The other half is dedicated to improvements, event supplies, and promoting the City via events, economic development, and direct advertising. These costs tend to be much more sporadic. Conversely, our revenue only comes in once each quarter, meaning we anticipate running large deficits up to the months preceding a revenue deposit. On the year, staff does plan on using almost \$90k in fund balance for non-recurring improvements.



Hotel Tax Performance

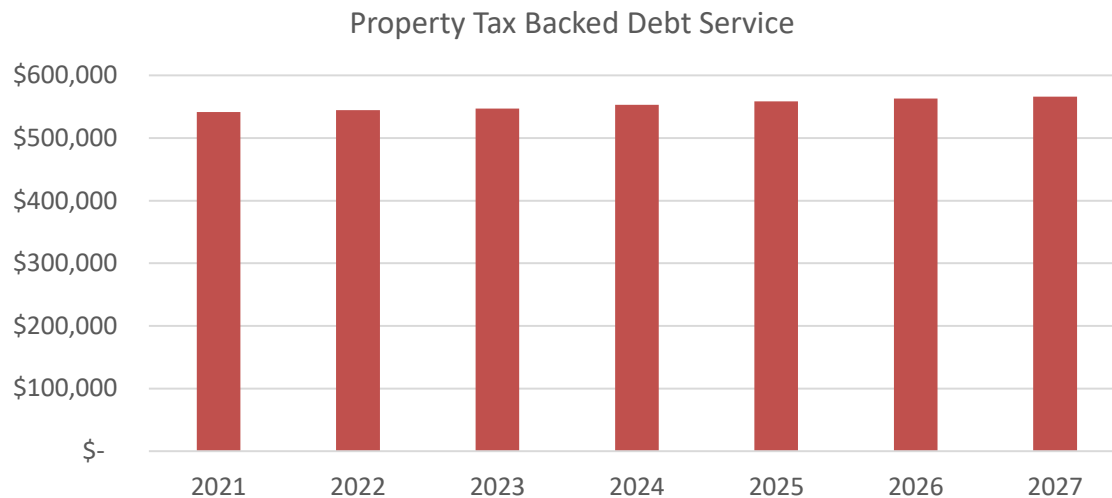


Monthly Financial Report - November 2020

				% of year Completed		17%
Debt Service Fund				% of Budget Spent		6%
	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget	
Revenues	\$ 782,500	\$ 94,264	12%	\$ 62,750	4%	
Expenditures*	\$ 819,423	\$ 48,485	6%	\$ 48,485	3%	
	\$ (36,923)	\$ 45,779		\$ 14,265		

Similar to our General Fund's property tax collections, the Debt Service fund has received a portion of its property tax revenue this month. Cash-flow for this fund is very predictable, as most revenues are recognized in December and debt service payments occur twice annually. As of November's figures, the fund is running a surplus of around \$45k. This surplus is substantially stronger than the one we experienced this time last year due to higher revenue collections. With Colleyville's current debt service schedule, all bonded debt is on track to be paid off by FY27.

*Please note that staff has planned to rely on \$37k 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

Monthly Financial Report November 2020

City Council Meeting
December 15, 2020

Year-End FY20



Fund	Ending Surplus	Action
General Fund	\$ 3,508,857	Transfer to General Capital Projects Fund
Utilities Fund	\$ 1,263,708	Transfer to Utility Capital Projects Fund
Drainage Fund	\$ 342,904	Transfer to Drainage Capital Projects Fund
Debt Service Fund	\$ 281,135	Keep in fund balance

General Fund	Budget	Actual	Compared to Budget
Total Revenue	\$ 24,589,177	\$ 26,753,982	\$ 2,164,805
Total Expenditures	\$ 24,182,805	\$ 23,245,125	\$ (937,680)
Effect on Fund Balance	\$ 406,372	\$ 3,508,857	\$ 3,102,485

Utilities Fund	Budget	Actual	Compared to Budget
Total Revenue	\$ 17,555,790	\$ 16,418,116	\$ (1,137,674)
Total Expenditures	\$ 17,555,790	\$ 15,154,409	\$ (2,401,381)
Effect on Fund Balance	\$ -	\$ 1,263,708	\$ 1,263,708

Year-End FY20



General Fund Year-End Transfer

Source	Surplus/(Deficit)
City Revenues	\$ 769,455
City Expenses	\$ 1,344,052
CARES Act	\$ 1,395,350
Excess Fund Balance	\$ 1,367,000
Total Transfer	\$ 4,875,857

Utility Fund Year-End Transfer

Source	Surplus/(Deficit)
City Revenues	\$ (18,081)
City Expenses	\$ 24,040
TRA True-Up/Savings	\$ 1,257,749
Total Transfer	\$ 1,263,708

General Fund

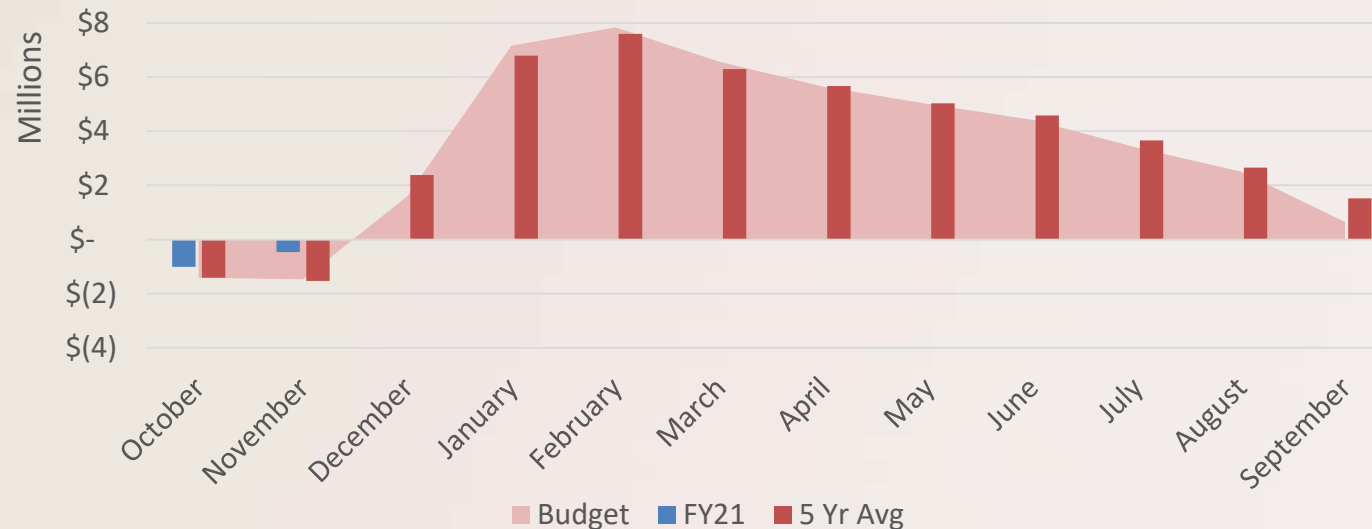


General Fund

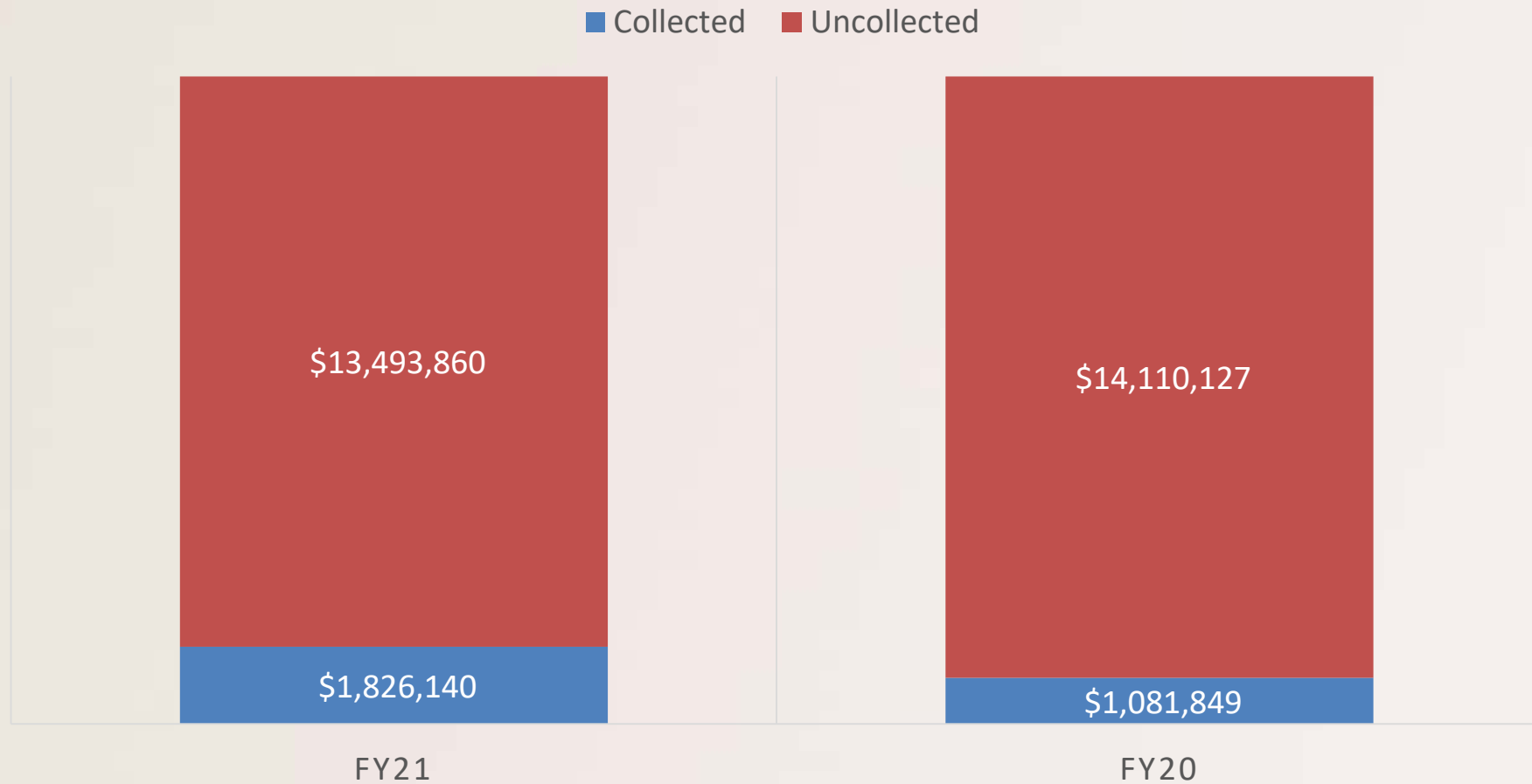
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Expenditures	\$	24,476,396	\$	2,868,349	12%	\$	3,171,315	13%
	\$	647,985	\$	(462,331)		\$	(1,451,420)	

*17% of the year is completed

General Fund Cash Flow



Property Tax Highlight

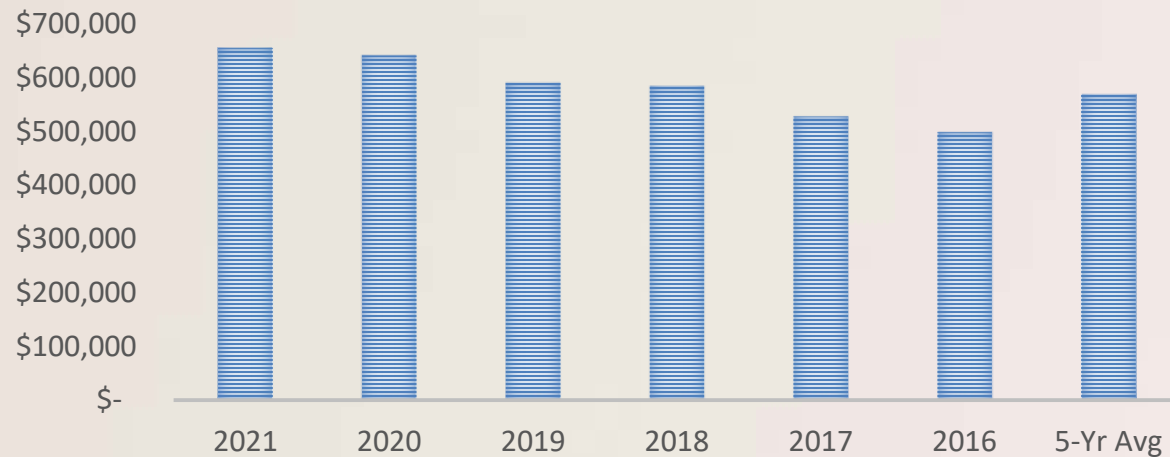


Sales Tax Highlight



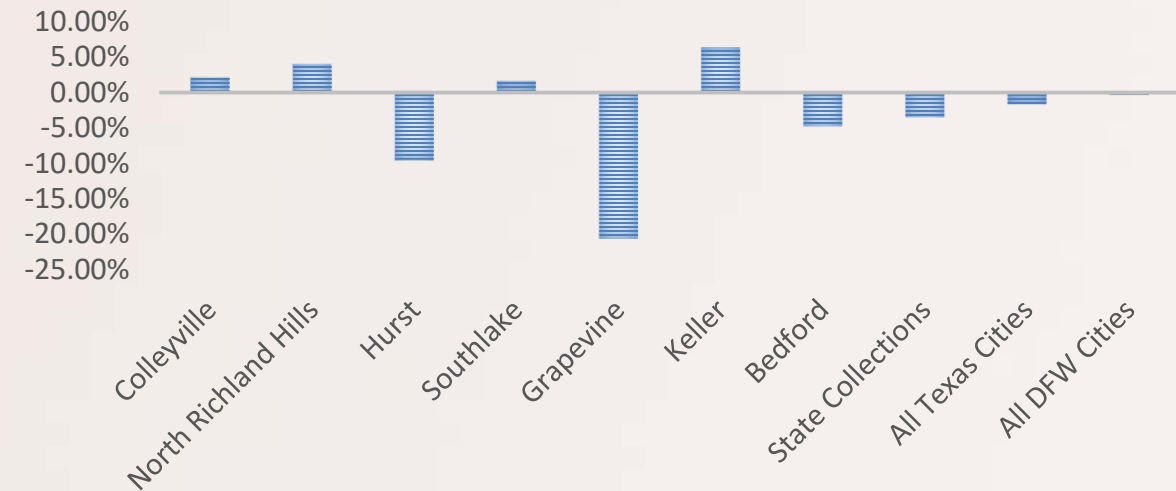
FY21 YTD Receipts compared to Previous Years

THRU OCTOBER SALES TAX RECEIPTS (COMPARISON)



City/State Comparisons

CITY/STATE COMPARISONS

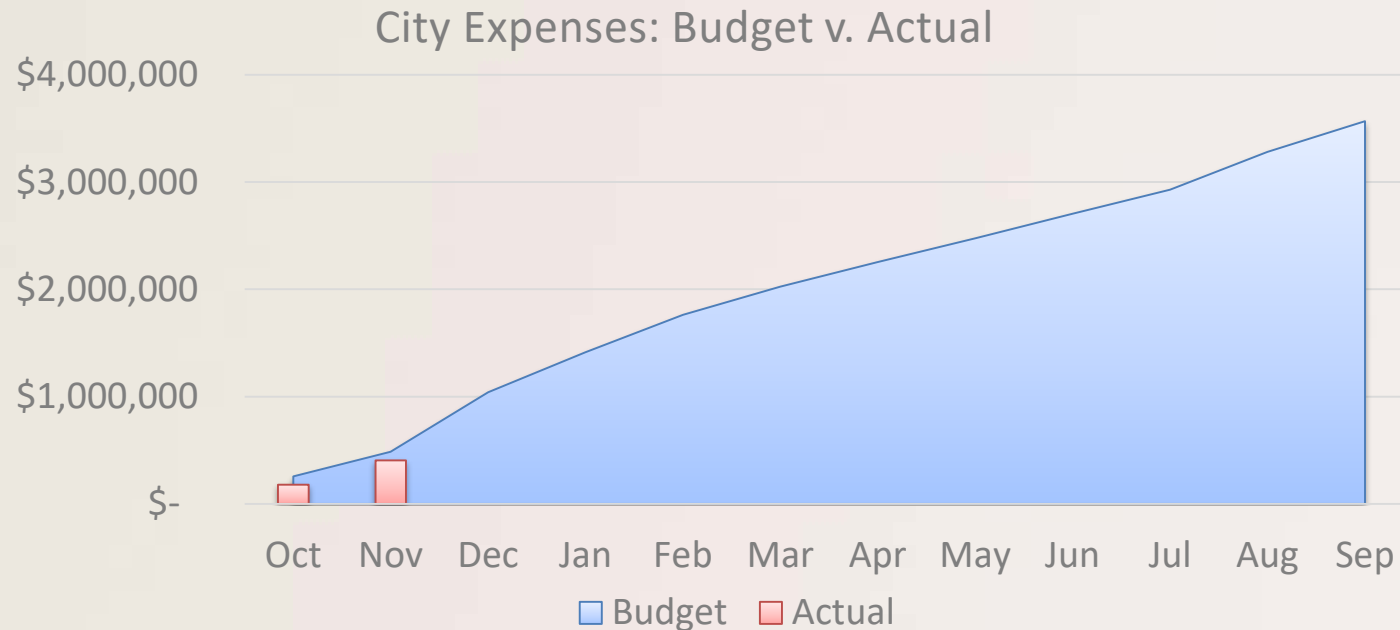


Utility Fund



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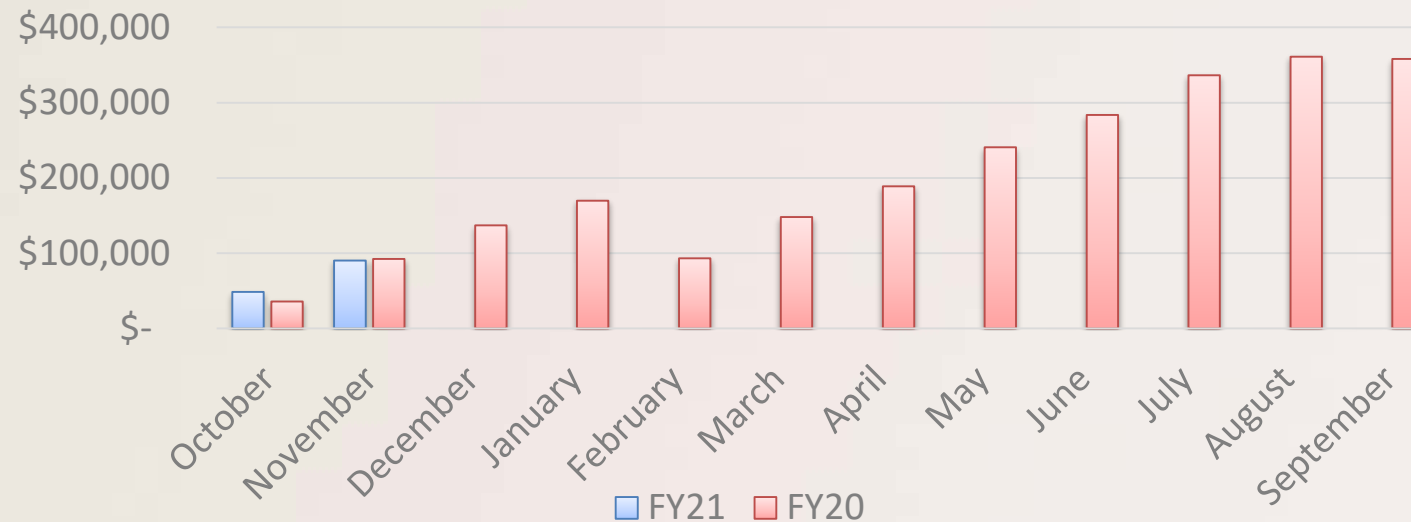
Drainage Fund



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	\$ 168,306	\$ 90,082		\$ 92,345	

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FY21 vs. FY20 Cash Flow



Hotel Fund

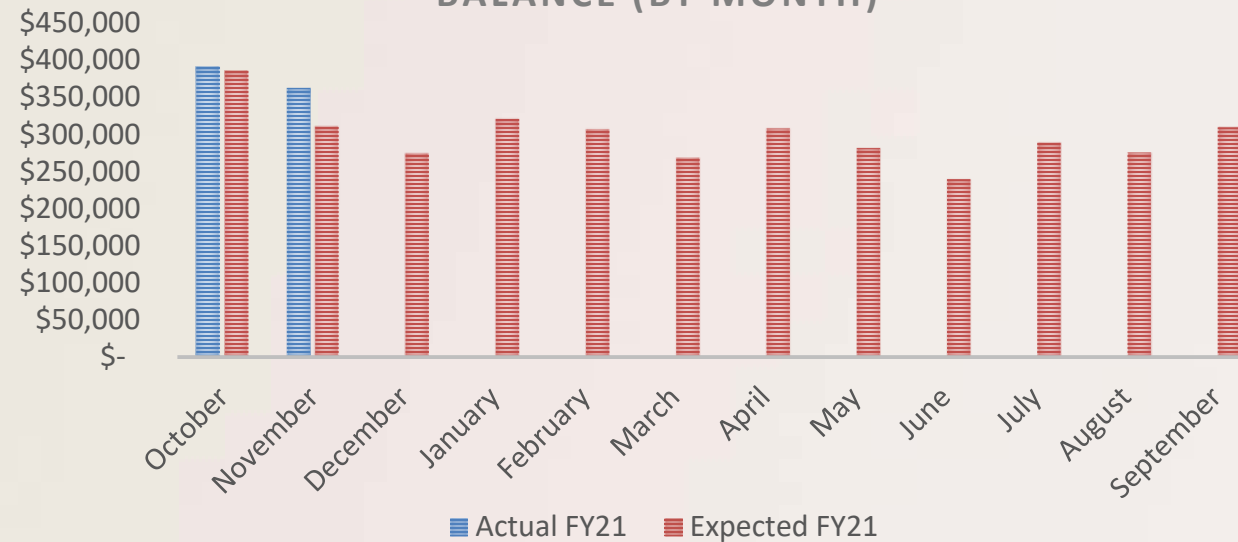


Hotel Fund

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Expenditures	\$	327,176	\$	36,479	11%	\$	7,673
	\$	(89,676)	\$	(36,447)		\$	(6,418)

*17% of the year is completed

EXPECTED FUND BALANCE VS. ACTUAL FUND BALANCE (BY MONTH)



Debt Service Fund

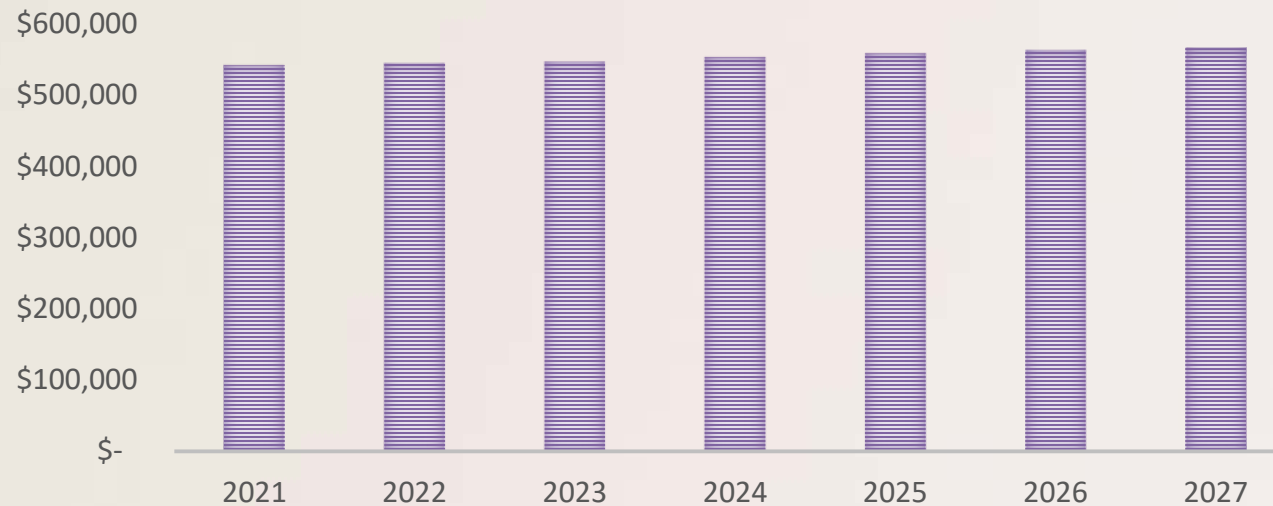


Debt Service Fund

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Expenditures	\$	819,423	\$	48,485	6%	\$	48,485	3%
	\$	(36,923)	\$	45,779		\$	14,265	

*17% of the year is completed

PROPERTY TAX BACKED DEBT SERVICE





City of Colleyville City Council Agenda Briefing

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

Agenda Number 7a

Agenda Date 12/15/2020

Number Ordinance O-20-2147

Type Ordinance

Department Community Development

Title

Consideration of a Special Use Permit for Alcoholic Beverage Sales for On-Premise Consumption on Lot 1, Block 3, Tara Village, located at 1101 Cheek-Sparger Road, Suite 110, Case ZC20-025

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

Second Reading & Public Hearing

There were no speakers for this item at the December 1, 2020 City Council Meeting. Council asked for the hours of operation to the ordinance to be included in the ordinance.

First Reading & Public Hearing

Jodie Sellers, of From Across the Pond, has submitted a request for a Special Use Permit (SUP) to allow alcoholic beverage sales for on-premise consumption at 1101 Cheek Sparger Road, Suite 110. Alcoholic beverage sales for on-premise consumption are allowed in the CC-1 Village Retail district with the approval of an SUP.

Existing Conditions/Background: The subject property is zoned CC-1 and generally located on the south side of Cheek Sparger Road, east of Bedford Road within the Tara Village development. The subject property is a platted lot and currently developed with a multi-tenant commercial building. Suite 110, the proposed location of the restaurant, was previously occupied by a restaurant.

Proposed Special Use Permit:

Request – The applicant is requesting approval of an SUP to allow alcoholic beverage sales for on-premise consumption in conjunction with a new restaurant at this location. The applicant is requesting to sell and serve alcohol as part of the From Across the Pond menu. The applicant proposes the following hours of operation as a component of the SUP request:

Monday	Closed
Tuesday-Sunday	Multi-drop deliveries

Friday: 11:00 a.m. – 10:00 p.m.
Saturday: 7:00 a.m. – 10:00 p.m.
Sunday: 8:00 a.m. – 9:00 p.m.

Ordinance – There are four components of procedure that a business must complete to sell and serve alcohol for on-premises consumption in Colleyville: (1) a Special Use Permit (SUP) approval by the City Council for alcohol sales (on-premises consumption) (2) submission of draft Texas Alcoholic Beverage Commission (TABC) License paperwork to the City Secretary's Office for review and approval, (3) submission of completed TABC License paperwork to the TABC, (4) the issuance of an Alcoholic Beverage License through the City Secretary's Office.

- Section 3.25 of the Land Development Code states that an SUP 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." Language is typically added for SUPs to automatically expire upon the abandonment of the business, change in the use, a change in ownership, or upon termination of the Certificate of Occupancy.
- Section 6-3 of the Code of Ordinances requires businesses that serve alcoholic beverages to be located at least 300 feet from a church, school, or public hospital. The distance is measured from property line to property line for schools, and from front door to front door along the street front property lines for churches and hospitals.
- Section 6-5 of the Code of Ordinances which states that the restaurant's alcohol sales must be incidental and secondary to the sale of food for human consumption (further clarified in the Code as non-alcohol and food sales must comprise at least 40 percent of gross receipts).

Analysis: The requested location is in compliance with the distance requirements of the Code of Ordinances, and the applicant is proposing to comply with the 40/60 incidental sales requirements as stated above. Approval of an SUP at this location for this user should not adversely impact surrounding uses or the character of the neighborhood.

Plat Status: The property is a platted property as Tara Block 1, Lot 3.

DRC Review: The DRC reviewed the request during their October 19, 2020 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the south are located in the City of Bedford and developed with single-family homes. The property to the north is zoned PUD-R Planned Unit Development - Residential and is improved with single-family homes. The property to the west is zoned CC-1 Village Retail and is improved with a day care center. The property to the east is zoned CN Neighborhood Commercial and is improved with office uses.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property as "commercial" and located within a Sales Tax Preferred Intersection.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 500 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 (SUP) to authorize the sale of alcoholic beverages for on-premises consumption for From Across the Pond at 1101 Cheek-Sparger Road, Suite 110. The proposed business should not adversely affect surrounding uses.

Planning & Zoning Commission Recommendation:

The Planning & Zoning Commission recommended approval of the request at their November 9, 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. Notification Map
6. Notification List
7. Property Owner Notification
8. Ordinance O-20-2147

Aerial Map

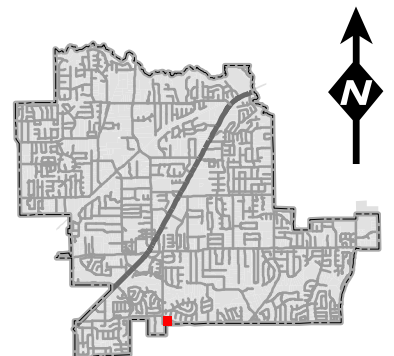


ZC20-025

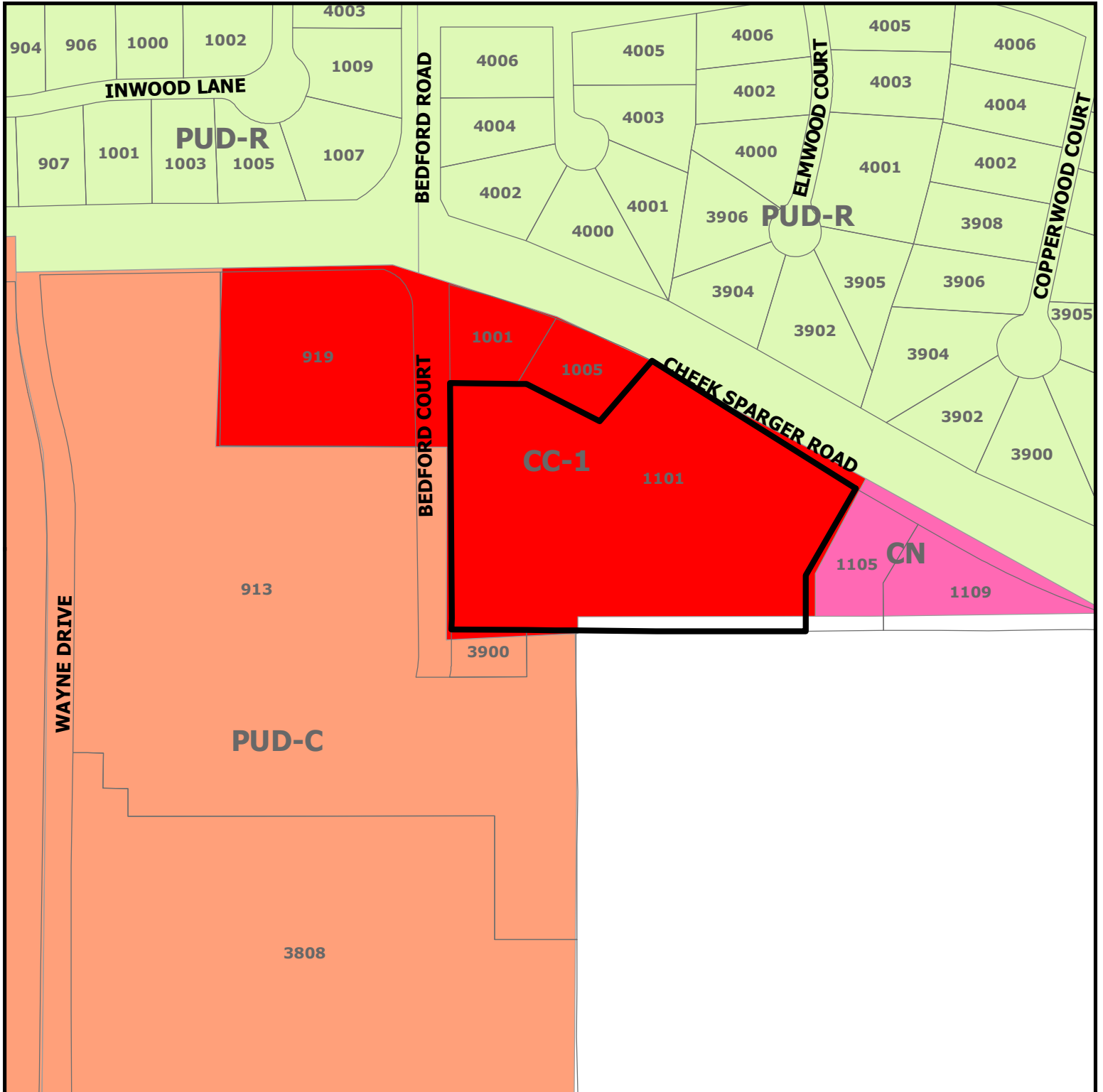
1101 Cheek Sparger Road, Suite 110

DISCLAIMER:
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 Subject Property



Zoning Map



ZC20-025

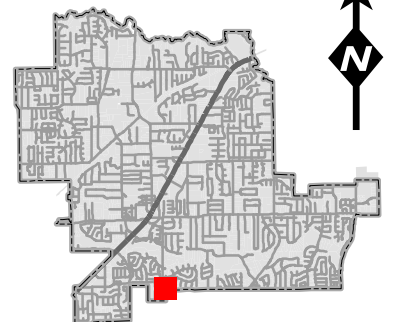
1101 Cheek Sparger Road, Suite 110

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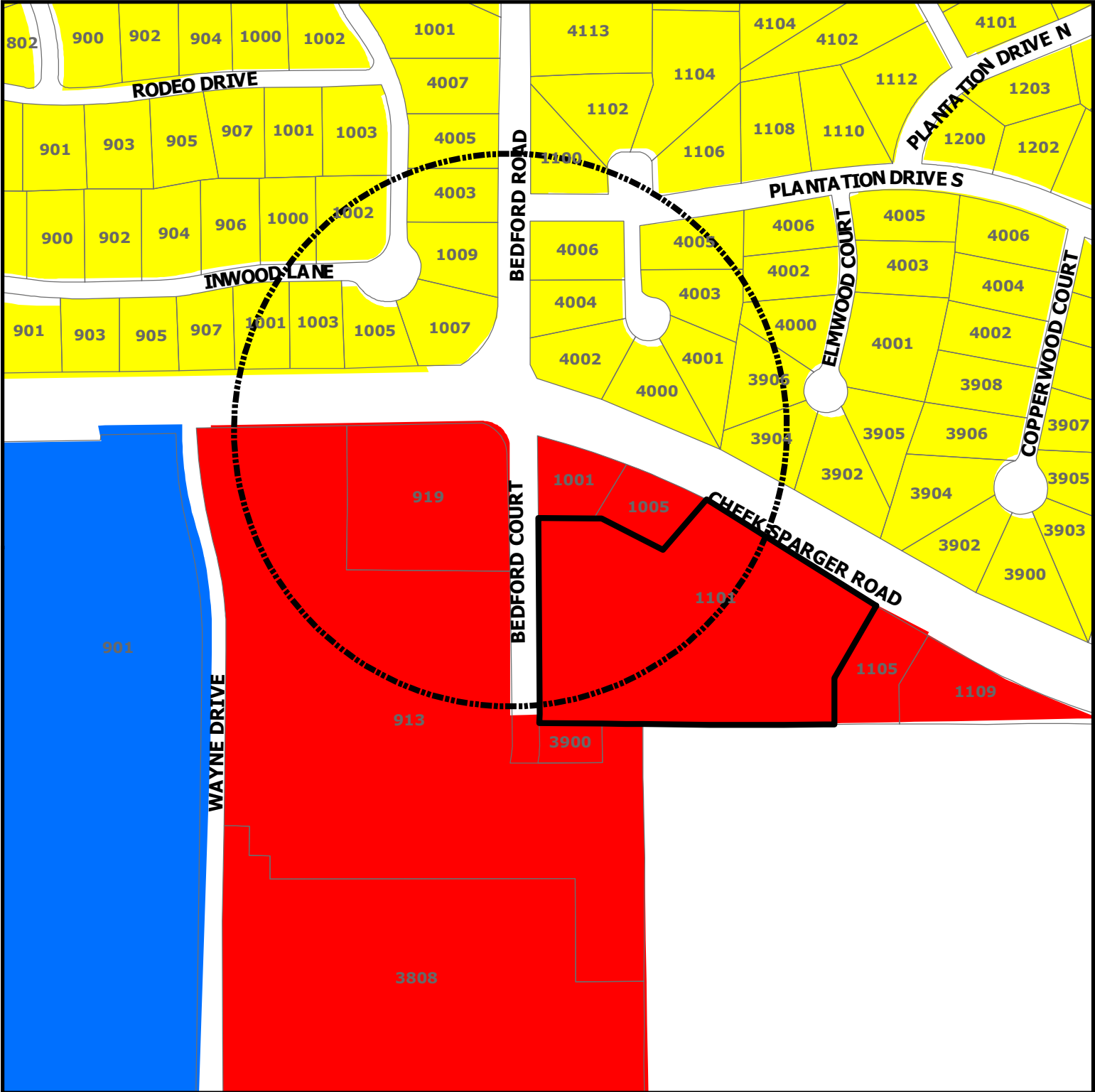
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Subject Property



Future Land Use Map

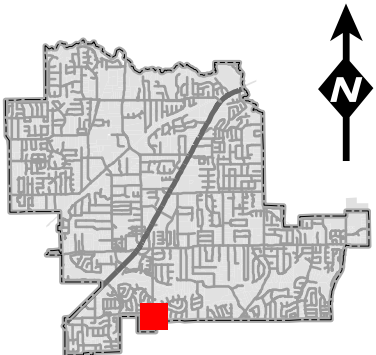


ZC20-025

1101 Cheek Sparger Road, Suite 110

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- Subject Property
- Sales Tax Preferred Intersection
- Residential
- Commercial
- Institutional



Statement of Planning Objectives

BUSINESS SUMMARY for SPECIAL USE PERMIT APPLICATION

BRITISH EATERIES LLC, DBA "FROM ACROSS THE POND"

We are delighted to be returning "From Across the Pond" to Colleyville, 7 ½ years after opening, after a successful spell in North Richland Hills. In addition, we are helping a struggling shopping area, Tara Village, taking on an empty unit, vacated by a failed business, "Hometown Café", and hoping to bring Non-Colleyville residents to spend their tax dollars in our great City.

"From Across the Pond" opened up on Colleyville Blvd, back in 2010. Unfortunately, due to issues with the subject property, and becoming licensed, we left our Colleyville home and moved to NRH, where we had initial success in our 3000 square foot home, before moving to the old Chili's building on Bedford Euless Rd , 6600 square feet, where we received fantastic TV and press coverage, culminating in being awarded First Prize for the Best Fish and Chips in Texas, finishing second in the national vote.

Unfortunately, in the new world / economy that COVID 19 has created, we modified our business model in February of this year, doing multi-drop deliveries of our sought after specialties and amazing GLUTEN-FREE dishes, and successfully stayed afloat and traded at a profit during closedown.

In the current climate, with mask ordinance and occupancy restrictions, we decided it was prudent to reduce our brick and mortar footprint, As such, we took on the following location on September 1st 2020

#110 1101 Cheeksparger Rd, Colleyville, TX, 76034

Bud Kennedy of Star Telegram fame, has already featured our new home in his "Eats Beats" article.

We are already Permitted, via TABC, and are looking to transfer our TABC permit to the new location, however, due to the property not having sold Alcohol previously, had to place a 60 Day notice at the premises, before being made aware that the Tara Village wasn't blanket zoned for alcohol sales, despite Anna's Mexican restaurant already receiving approval.

Our plan is to be fully licensed , transferring our current Mixed Beverage permit from our last location, BUT we will be concentrating on Take-out, deliveries, caterings and multi-drops, Monday through Thursday, and then, ADDITIONALLY, opening for dine-in customers all day Friday, Saturday and Sunday, including Breakfast, Brunch and Lunch at weekends.

We are not a "late-night" business, our alcohol sales normally only reflect around 15-18% of sales and we are family-oriented, focusing on made-from-scratch food. We are a true family favorite. Our last location closed at 10pm at latest (Friday and Saturday) and at 9pm Post-COVID restrictions

As an existing business, trading for over 11 years, we don't have a business plan, per se, nor projections for this current year, which would be sheer guesswork, but we hope to be taking \$40,000 - \$50,000 in sales revenue from the get go, and to growing that accordingly as the marketplace changes

Statement of Planning Objectives

Summary of Business model/ highlights:

- Business fully Closed on Mondays
- Open for Multi-drop deliveries to various cities in the Metroplex, Tuesday through Sunday. No in-house dining or activity planned INITIALLY for those days.
- Open for dine-in, Curbside pick-up, deliveries etc., Friday 11am until 10pm
- Open for Breakfast, Lunch and Dinner on Saturday, 7am until 10pm
- Open for Breakfast, Lunch and Dinner on Sundays, 8am until 9pm
- Popularly recognized as best Gluten-free menu in DFW, brings loyal and regular customers from significant distances
- Winner of Best in Texas, Fish n Chips, by Greene King Brewery 2017, 2nd placed in the USA
- Nearly 12,250 Active and invested Facebook followers waiting upon our opening

Objectives

- To offer the people of Colleyville, particularly the Cheeksparger area, a quality, diverse product, providing significant options to a neglected dining demographic, those with Gluten free illnesses, ADHD, autism, diabetes etc
- To create more local jobs
- To bring more Non-Colleyville residents from afar to spend their tax dollars
- To bring business, and a sense of community, to an ailing Shopping center

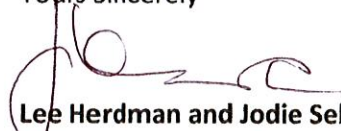
Opportunities to grow the business:

- Offering for Exclusive access, Monday through Thursday, to Corporations, Small Businesses, Network groups, Social groups, Sports teams and Dine-out groups
- Expand Patio area in Spring 2021 to create excellent Outside dining experience

We are so proud with what we achieved during the initial COVID-19 closedown, taking 150 meals to Parkland Hospital, feeding the ER and ICU nurses and Doctors at Medical city, and giving away upwards of \$3,000 of food to families in need, as good community restaurants and leaders should do in times of need or crisis. We look to do more of that with various methods and aims in the near future.

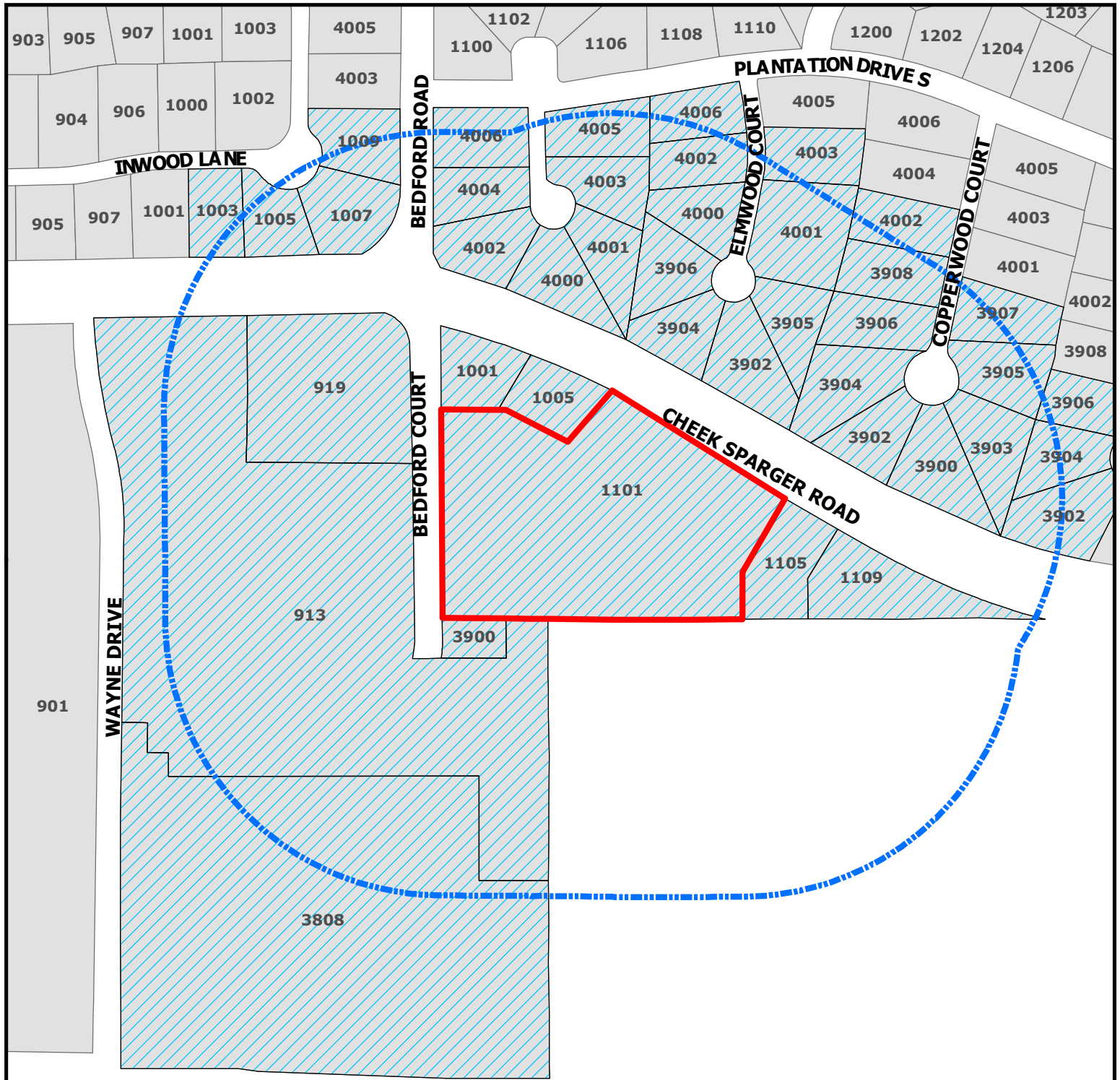
We are excited to look to partner again with a great City, committed to doing business

Yours sincerely



Lee Herdman and Jodie Sellers – Husband and Wife team
"From Across the Pond"

Notification Map

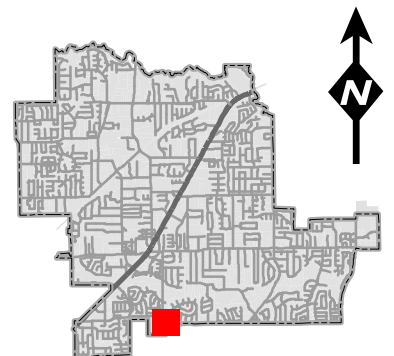


ZC20-025

1101 Cheek Sparger Road, Suite 110

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
PURSLEY, TEX	4000 ELMWOOD CT	COLLEYVILLE, TX	76034	4000 ELMWOOD CT
FOY, STEPHEN	1009 INWOOD LN	COLLEYVILLE, TX	76034	1009 INWOOD LN
CONATSER, JOSH R	3902 ELMWOOD CT	COLLEYVILLE, TX	76034	3902 ELMWOOD CT
MCDOWELL, CHS A	3902 COPPERWOOD CT	COLLEYVILLE, TX	76034	3902 COPPERWOOD CT
RINGO, CASEY K	3906 ELMWOOD CT	COLLEYVILLE, TX	76034	3906 ELMWOOD CT
BAERG, HAROLD J	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA	92660	1101 CHEEK SPARGER RD
HUGGINS, SAMUEL E	4000 PLANTATION CT	COLLEYVILLE, TX	76034	4000 PLANTATION CT
GRIFFITH, JAMES C	4002 PLANTATION CT	COLLEYVILLE, TX	76034	4002 PLANTATION CT
ANDREWS, CHARLEY	PO BOX 1853	COLLEYVILLE, TX	76034	4001 PLANTATION CT
DELANEY, JENNIFER	3902 BUTLER CT	COLLEYVILLE, TX	76034	3902 BUTLER CT
BAERG, HAL	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA	92660	1005 CHEEK SPARGER RD
BENNETT, DEREK	3907 COPPERWOOD CT	COLLEYVILLE, TX	76034	3907 COPPERWOOD CT
FOREMAN, BARBARA R	4006 ELMWOOD CT	COLLEYVILLE, TX	76034	4006 ELMWOOD CT
ROJAS, JAMES	4005 PLANTATION CT	COLLEYVILLE, TX	76034	4005 PLANTATION CT
JACKSON, WILLIAM D	1003 INWOOD LN	COLLEYVILLE, TX	76034	1003 INWOOD LN
BROWNING & BROWNING ASSOCIATES	3716 RUFÉ SNOW DR	NORTH RICHLAND HILLS, TX	76180	4004 PLANTATION CT
BORCHARDT, JOHN	4002 ELMWOOD CT	COLLEYVILLE, TX	76034	4002 ELMWOOD CT
RHEE, UN YOUNG	4002 COPPERWOOD CT	COLLEYVILLE, TX	76034	4002 COPPERWOOD CT
BARTON, LEO W	3900 COPPERWOOD CT	COLLEYVILLE, TX	76034	3900 COPPERWOOD CT
ABBOTT, RHONDA C	3904 BUTLER CT	COLLEYVILLE, TX	76034	3904 BUTLER CT
IOVINELLI, LUCI	4006 PLANTATION CT	COLLEYVILLE, TX	76034	4006 PLANTATION CT
MONTALVO, RODNEY L	3903 COPPERWOOD CT	COLLEYVILLE, TX	76034	3903 COPPERWOOD CT
WRIGHT, RYAN ALAN	3906 BUTLER CT	COLLEYVILLE, TX	76034	3906 BUTLER CT
PECHACEK, JOHN A	3905 COPPERWOOD CT	COLLEYVILLE, TX	76034	3905 COPPERWOOD CT
MILLER, RAY	3904 ELMWOOD CT	COLLEYVILLE, TX	76034	3904 ELMWOOD CT
BAERG, HAL	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA	92660	1001 CHEEK SPARGER RD
KENVIN, KEN M	3905 ELMWOOD CT	COLLEYVILLE, TX	76034	3905 ELMWOOD CT
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX	76034	913 CHEEK SPARGER RD
TORRES, NOLBERTO	3904 COPPERWOOD CT	COLLEYVILLE, TX	76034	3904 COPPERWOOD CT
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX	76034	3900 BEDFORD CT
CRAVER, PETE F	3908 COPPERWOOD CT	COLLEYVILLE, TX	76034	3908 COPPERWOOD CT
MYERS, DAVID W	7017 OAK HILLS CT	NORTH RICHLAND HILLS, TX	76180	1105 CHEEK SPARGER RD
BYNO, THOMAS J	3906 COPPERWOOD CT	COLLEYVILLE, TX	76034	3906 COPPERWOOD CT
CHATELAIN, GARY M	1007 INWOOD LN	COLLEYVILLE, TX	76034	1007 INWOOD LN
WHITE, JAY	4001 ELMWOOD CT	COLLEYVILLE, TX	76034	4001 ELMWOOD CT
TIRHI, GHALEB	4003 ELMWOOD CT	COLLEYVILLE, TX	76034	4003 ELMWOOD CT
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX	76034	3808 WAYNE DR
ALLRED, SHANE	1005 INWOOD LN	COLLEYVILLE, TX	76034	1005 INWOOD LN
SCF RC FUNDING IV LLC	902 CARNEGIE CENTER BLVD STE 5	PRINCETON, NJ	8540	919 CHEEK SPARGER RD
EDWARDS, SHERIDAN B	4003 PLANTATION CT	COLLEYVILLE, TX	76034	4003 PLANTATION CT
MYERS, DAVID W	7017 OAK HILLS CT	NORTH RICHLAND HILLS, TX	76180	1109 CHEEK SPARGER RD
TARA PLANTATION ADDITION	P.O. BOX 565	COLLEYVILLE, TX	76034	COURTESY NOTICE
SADDLEBROOK ADDITION	P.O. BOX 382	COLLEYVILLE, TX	76034	COURTESY NOTICE
HURST EULESS BEDFORD ISD	1849 CENTRAL DR	BEDFORD, TX	76022	STATE REQUIRED
SELLERS, JODIE	1101 CHEEK SPARGER RD, SUITE 110	COLLEYVILLE, TX	76034	APPLICANT

Public notices were mailed on October 23, 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, November 9, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, December 1, 2020 & Tuesday, December 15, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for Alcoholic Beverages for On-Premise Consumption. The purpose is to allow for the sale of alcohol at the proposed restaurant From Across the Pond.

Zoning Case: ZC20-025

Applicant: Jodie Sellers

Owner: Hal and Kathy Baerg

Location: 1101 Cheek Sparger Road, Suite 110

Property Description: Lot 3, Block 1, Tara Village

Present Zoning: CC-1 Village Retail

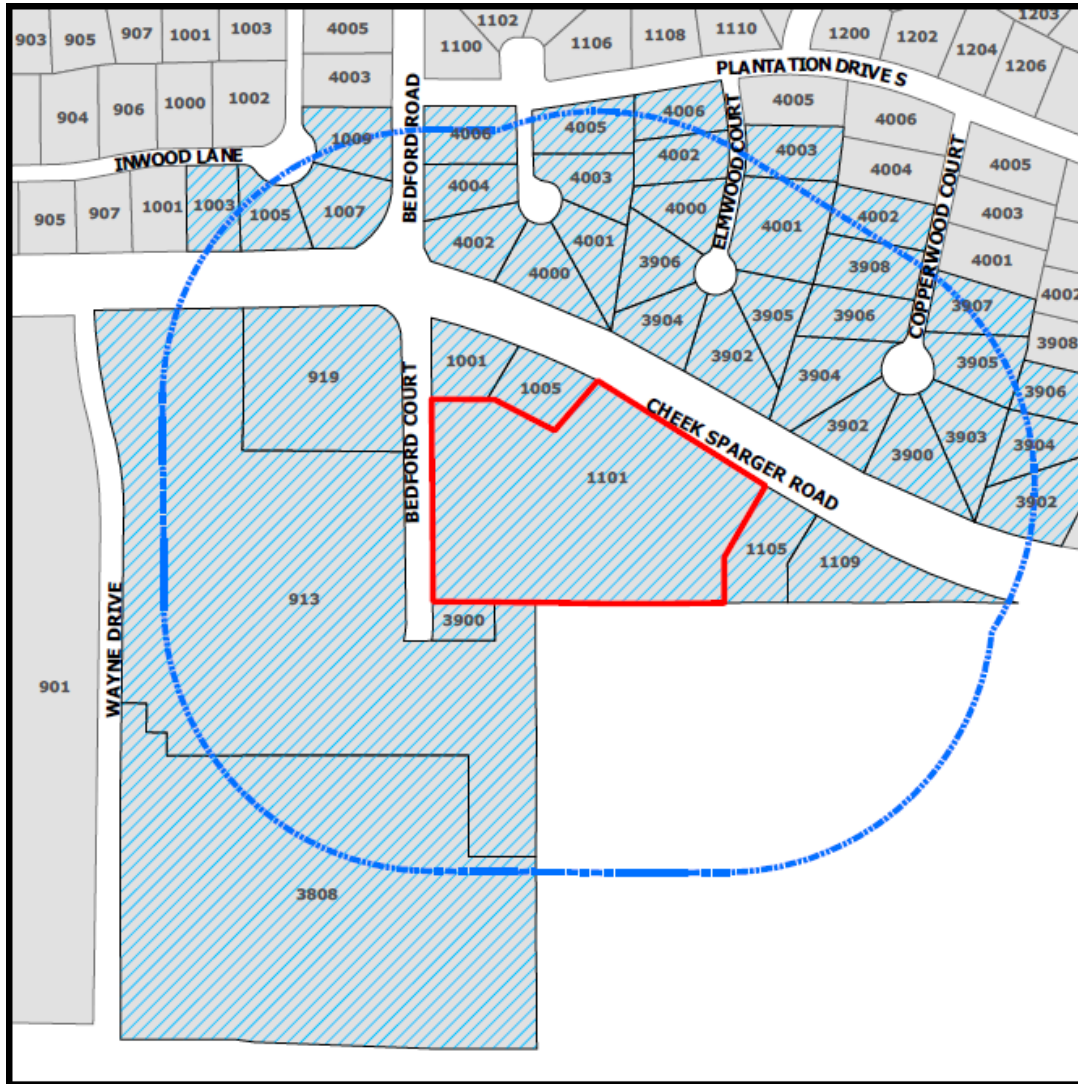
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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.

NOTICE OF PUBLIC HEARING



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-20-2147

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 4.56 ACRES, BEING LOT 3, BLOCK 1, OF THE TARA VILLAGE SUBDIVISION, LOCATED AT 1101 CHEEK-SPARGER ROAD, SUITE 110, BY AUTHORIZING A SPECIAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION FOR THE BUSINESS KNOWN AS FROM ACROSS THE POND; 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 the Sale of Alcoholic Beverages for On-Premise Consumption for the business known as From Across the Pond, Case No. ZC20-025; 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 the sale of alcoholic beverages for on-premise Consumption on 4.52 acres, being Lot 3 Block 1, of the Tara Village Subdivision, located at 1110 Cheek-Sparger Road, Suite 110, for the business known as From

Across the Pond, 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 the sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant use only.
- b. The name of the business authorized for on-premise consumption by this Special Use Permit shall be called "From Across the Pond".
- c. The hours of operation shall be as follows:
 - Monday Closed
 - Tuesday-Sunday Multi-drop deliveries
 - Friday: 11:00 a.m. – 10:00 p.m.
 - Saturday: 7:00 a.m. – 10:00 p.m.
 - Sunday: 8:00 a.m. – 9:00 p.m.
- d. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- 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 1st day of December 2020.

The second reading and public hearing being conducted on the 15th day of December

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

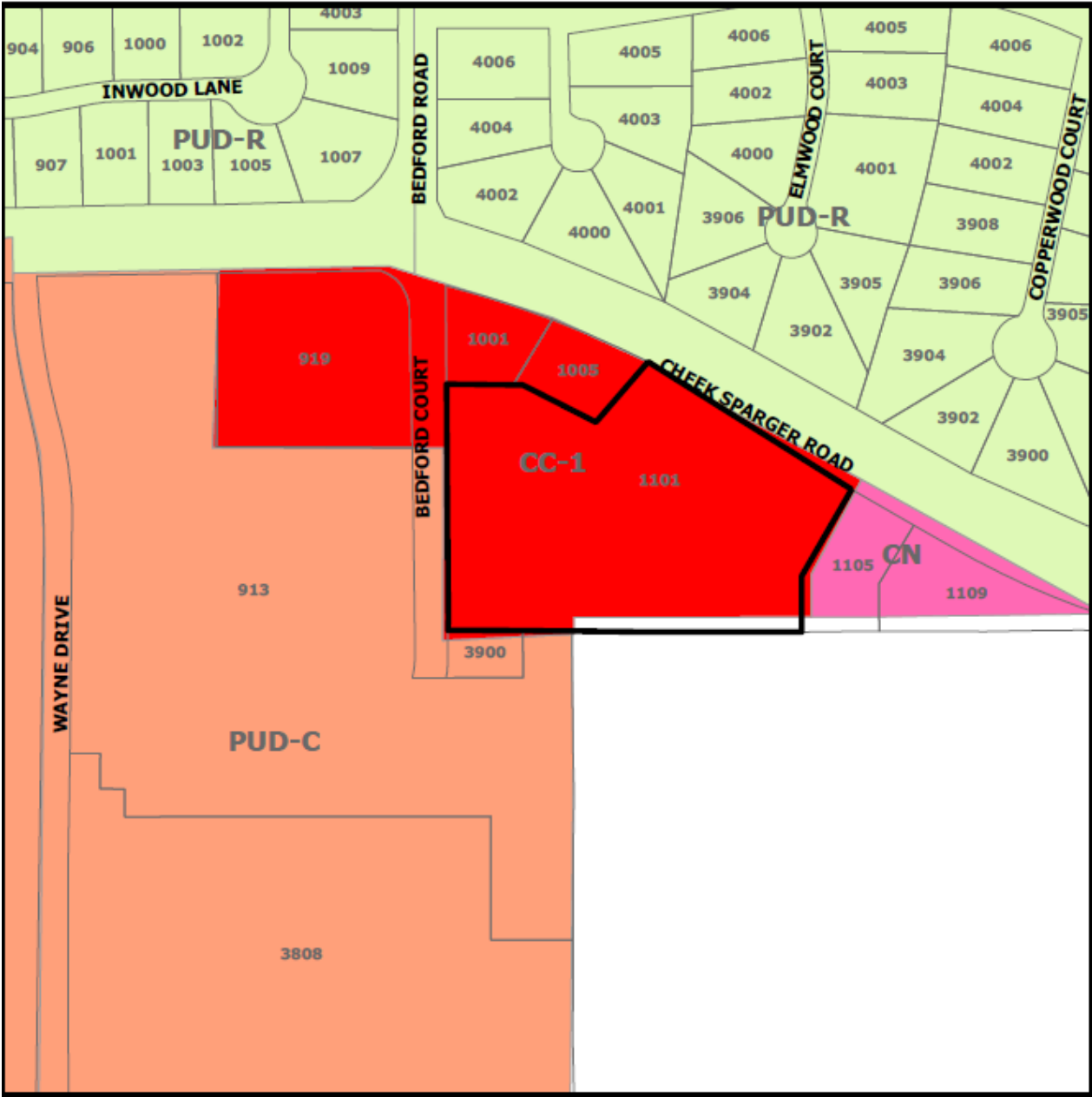
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map







City of Colleyville City Council Agenda Briefing

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

Agenda Number 7b

Agenda Date 12/15/2020

Number Ordinance O-20-2148

Type Ordinance

Department Community Development

Title

Consideration of a Special Use Permit for a dog grooming business on Lot 1R1, Block 1, Town Center Colleyville, located at 5615 Colleyville Boulevard, Suite 110, Case ZC20-026

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

Second Reading & Public Hearing

The applicant was present and answered questions from the Council regarding sound-proofing and waste collection.

First Reading & Public Hearing

Steven Harvey, the applicant, has submitted a request for a Special Use Permit (SUP) to allow for a dog grooming business at 5615 Colleyville Boulevard, Suite 110. The subject property is zoned CC-2 Shopping Center district. A Dog Grooming business is only allowed in commercial districts with the approval of an SUP.

Existing Conditions/Background: The subject property is currently known as Town Center Colleyville and is developed as a retail shopping center with commercial retail uses. The proposed use would be to operate a 2,826 s.f. dog grooming business.

Surrounding Development: The property to the north, south, east, and west are zoned CC-2 Shopping Center district and is improved with retail commercial uses within the Town Center development.

Proposed Business: Per the attached Statement of Planning Objectives, the proposed name of the business is "PetBar" and is a franchise business. The business will offer professional boutique grooming services with drop-off and pick-up services. The appointments are no longer than 90 minutes. All pets will remain within the store for their entire appointment. There will be no veterinary services performed, no outdoor kennels, no boarding services, no pet daycare services, and no pet walking. They will be installing sound mitigation to prevent disturbances to the neighboring businesses and are working with the landlord to place at least two pet waste stations around the property. The rooms on the floorplan labeled as "party room" will function as a short-

term holding area where the dogs will be waiting for their services or to be picked up by their owners.

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 – The Special Use Permit request up for consideration is consistent with the land uses located on the subject property and the governing zoning district.

Plat Status: The property is platted as Lot 1, Block 1R1, Town Center Colleyville.

DRC Review: The DRC reviewed the request during their October 19, 2020 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Hours of Operation: According to the statement of planning objectives, the hours of operation of the business will be:

- 9:00 am to 6:00 pm Monday-Saturday
- Closed on Sundays

Parking: The Land Development Code does prescribe a specific number of parking spaces for the proposed land use of 1 per 300 s.f. Utilizing this ratio, 10 parking spaces will be required for the proposed business. Sufficient parking exists within the Town Center development for the proposed use.

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. To date, no correspondence

has been received.

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 of the request at their November 9, 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. Site Plan
6. Floor Plan
7. Photos Provided by Applicant
8. Notifications Map
9. Notification List
10. Property Owner Notification
11. Ordinance O-20-2148

Aerial Map



ZC20-026

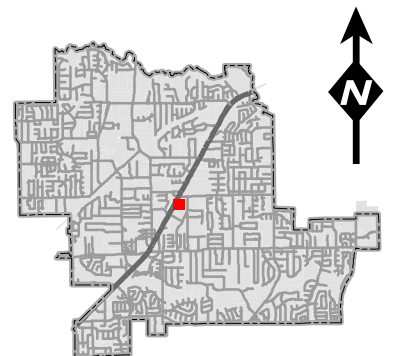
5615 Colleyville Blvd, Suite 110

DISCLAIMER:

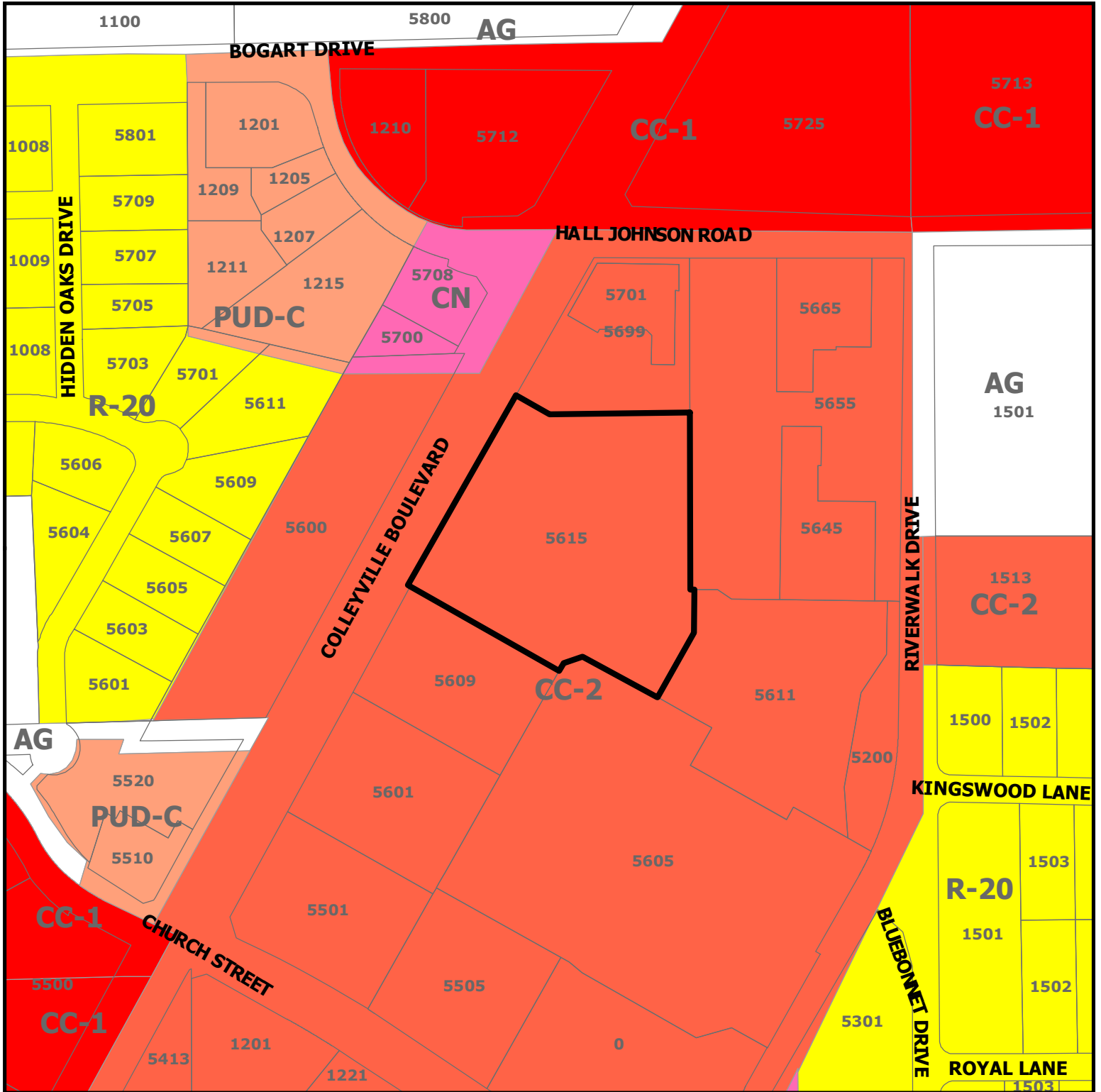
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Subject Property



Zoning Map

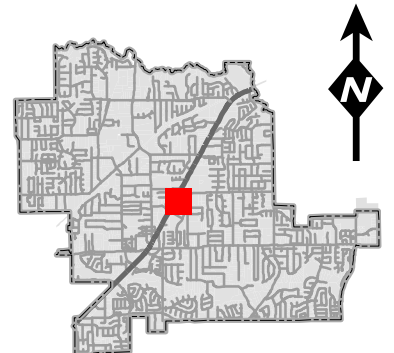


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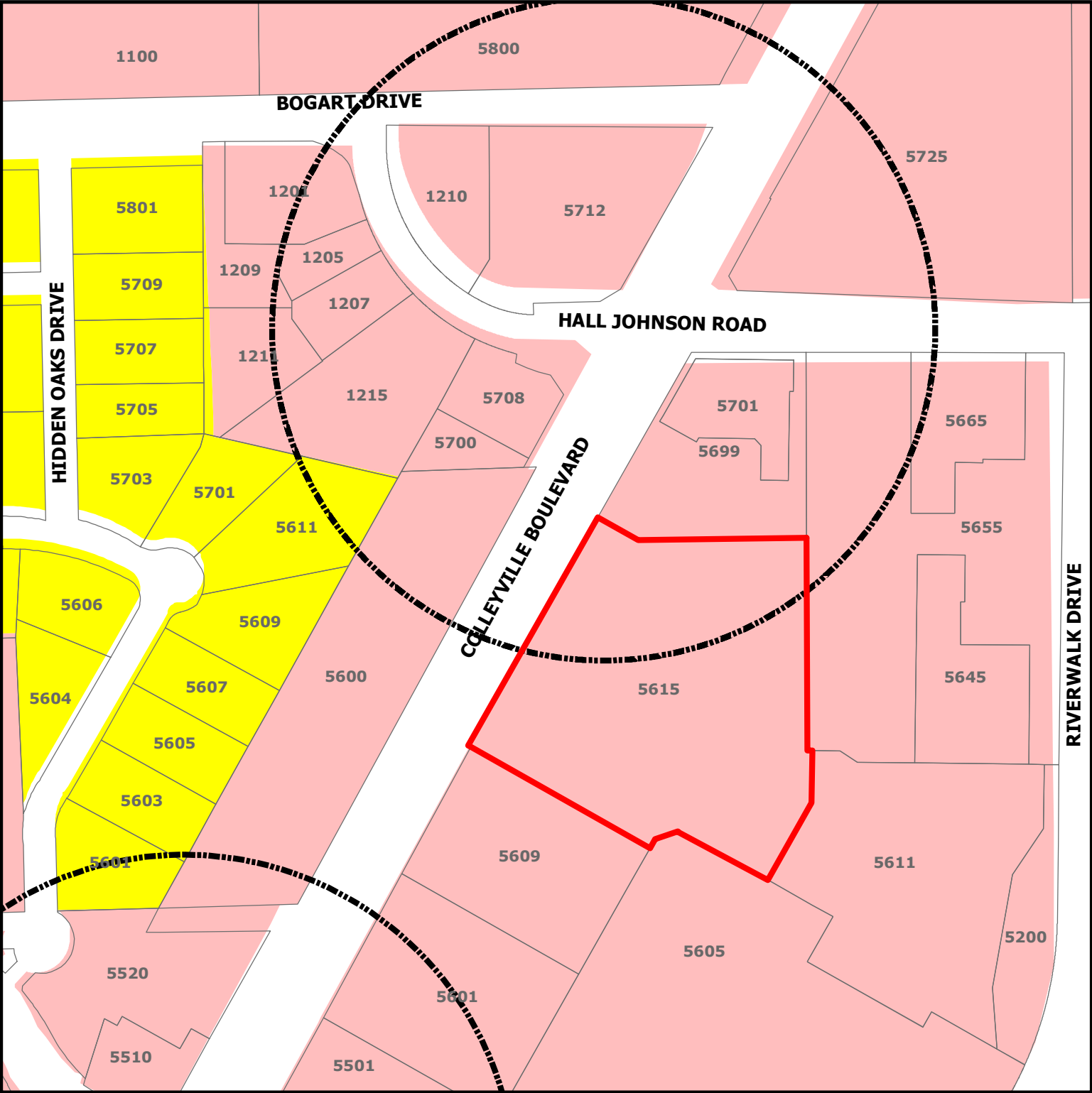
5615 Colleyville Blvd, Suite 110

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 Subject Property



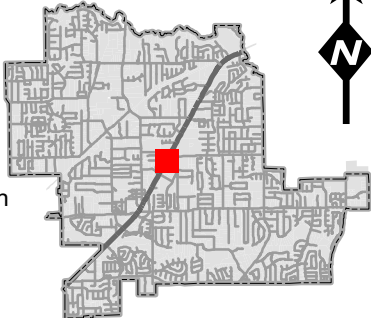
Future Land Use Map



ZC20-026

5615 Colleyville Blvd, Suite 110

-  Subject Property
-  Sales Tax Preferred Intersection
-  Residential
-  Colleyville Blvd Corridor



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Sterling Organization & The Silver Sailor Corporation (dba PetBar)

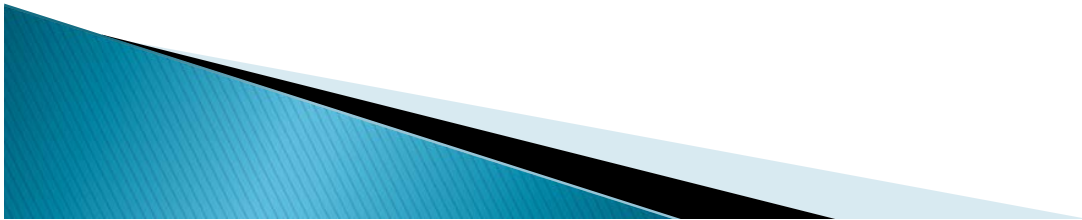
Colleyville Town Center Request for Zoning SUP

Statement of Planning Objectives

Executive Summary

The Colleyville Town Center Shopping Center currently allows per zoning ordinance, the development of a “Pet Grooming” business pending the approval of a “Special Use Permit” by the City of Colleyville. The Silver Sailor Corporation (dba PetBar) is requesting the approval of a Special Use Permit. This presentation details the benefits to the citizens of Colleyville from adding this upscale boutique business in addition to drawing increased tax revenue from surrounding cities and towns.

- No Veterinary services will be performed
- No outdoor kennels or dog runs will be present
- No boarding services will be offered
- No pet daycare services will be offered
- No pet walking will be performed by PetBar staff
- Sound mitigation will be installed to prevent disturbances to neighboring businesses



Statement of Planning Objectives

PetBar Business Services

About PetBar – PetBar offers appointment only professional boutique pet grooming services with convenient drop off and pickup times, this significantly reduces parking challenges, self wash walk-ins are welcome anytime during store hours. As our appointments are no longer that 90 minutes, PetBar staff will not and do not walk our clients pets around the shopping center. All pets remain within our store for their entire appointment. If there is an in-store accident, it is immediately cleaned, sanitized and disposed of by our staff according to local ordinance and standards. We do not board or overnight and we provide no doggie daycare services. Our store hours are 9:00am – 6:00pm Mon–Sat and we are closed on Sundays. Our interior shared walls are built with state of the art noise mitigation systems to minimize disturbances to our valued neighbors.

PetBar will offer the following boutique level services to the Colleyville Community

- ▶ **Professional Grooming** – From simple to extravagant styles with our expert grooming staff
- ▶ **Full Service Wash** – Bath, dry and gentle brush out from our experienced staff
- ▶ **Self Service** – For the “do-it-yourselfers,” we offer a top of the line do it yourself bathing option
- ▶ **Retail** – We sell only the best local and high quality food and treats available
- ▶ **Pet Taxi Service** – For handicapped, homebound or physically restricted, extremely busy or less active pet owners, we offer peace of mind through our convenient Pet Taxi services. We will pick up their pet, bring them to one of our stores, groom and safely and promptly return their pets to them.

Our Promise

- ▶ Every community has its own unique identity. When a small business joins a community, it is important that it integrates into that identity, and that it does so by contributing to the local culture and is involved in its civic activities as well. This demonstrates a shared and vested interest to the people and increases the perception of the brand. The Silver Sailor Corporation will strive every day to deliver on the following community promise.
- ▶ *We will win and keep our communities trust by, creating local jobs, keeping money in local communities, boosting the economy of the local community, and taking active roles in local sponsorships, charities, events and donations.*



Statement of Planning Objectives

Development Schedule

- Upon approval of the SUP permits will be obtained followed by construction commencement (Approximately Dec 20)
- Build out of the site is estimated to take between 60–75 days barring any material issues.
- We anticipate the store opening in March 2021.

Economic Development Information

Project SQFT	2,826	
Sales Per SQFT	\$212.31–\$265.39	
Est Sales Per Year	\$600,000 – \$750,000	
Est ad valorem taxes	\$15,401.76	

Statement of Planning Objectives

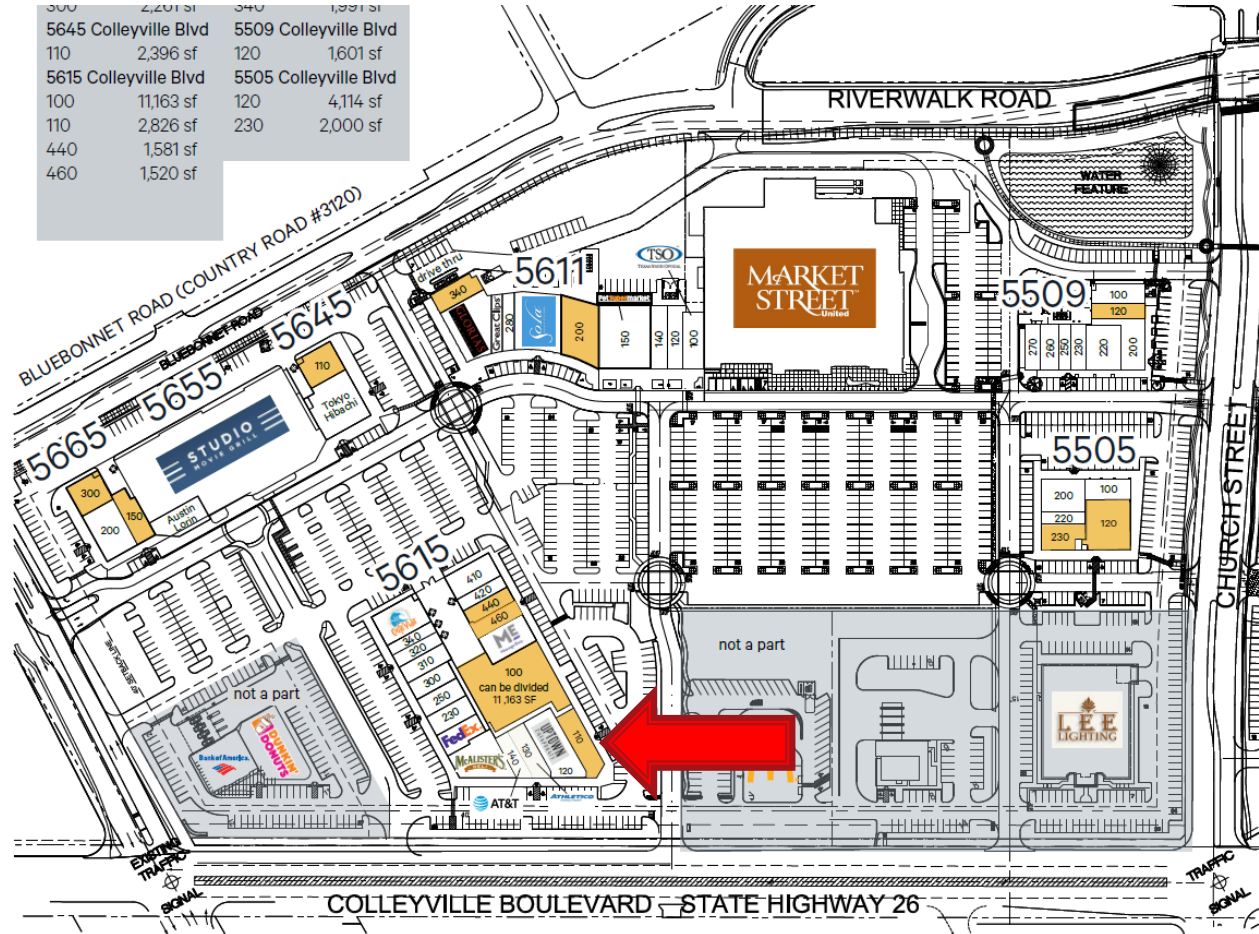
Colleyville, Texas, Land Development Code

Table 3.24.B- - Schedule of Permitted Principal Uses																	
Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
Apparel and Accessory Stores												P	P	P		7	
Arts and Crafts Stores and Hobby Shops												P	P	P		7	
Bakery Stores												P	P	P		7	
Banks, Credit Unions and Financial Institutions											P	P	P	P		8	
Barber Shops and Beauty Shops											P	P	P	P		7	
Bicycle Shops												P	P	P		7	
Book, Stationary or Greeting Card Shops												P	P	P		7	
Camera or Music Stores												P	P	P		7	
Carnivals and Circuses												S	S			24	
CBD Store													S	S		7	
Cemeteries or Mausoleums										S	S	S	S	S	S	24	
Charitable Donation Station												S	S	S		24	
Civic, Social or Fraternal Organizations										S	S	P	P			7	
Convenience Stores with gasoline sales												S	S	S	S	7	
Copy Centers/Print Shops										S	S	P	P	P	P	7	
Dance Studios, Martial Arts Studios, and Cheerleading & Gymnastics Facilities											S	P	P	P	P	7	
Day Care Centers										S	S	S	S	S		11	
Department Stores												P	P	P		7	
Dog Boarding with indoor and/or outdoor kennels													S	S	S	8	
Dog Grooming													S	S	S	8	
Dry Cleaner Pick-up Stations											S	P	P	P		7	
Dry Cleaners (up to 5,000 s. f. w/on-site laundry)												P	P	P		7	
Equipment Rental and Leasing Stores														S	P	7	

Site Plan

Proposed Shopping Center Location

100	Austin Lorin	2,571 sf
5645	Colleyville Blvd	
100	Tokyo Samurai Hibachi	5,176 sf
5615	Colleyville Blvd	
120	Uptown Cheapskate	4,254 sf
130	Althetico	3,000 sf
200	McAlister's Deli	4,000 sf
210	FedEx Kinkos	1,960 sf
230	Bark Avenue	1,884 sf
250	Rooster's Men's Grooming	1,428 sf
300	Burgerim	2,100 sf
310	Red Brick Oven	1,800 sf
320	Haute Lash	1,022 sf
340	Muggle Shakes	1,425 sf
390	Costa Vida	3,200 sf
410	Loveria Caffe	2,501 sf
420	Nekter Juice Bar	1,304 sf
470	Massage Envy	3,000 sf
5505	Colleyville Blvd	
100	Luna Grill Mediterranean	2,443 sf
200	Castle Nail Spa	2,843 sf
220	Games Workshop	1,100 sf
5611	Colleyville Blvd	
100	Texas State Optical	2,403 sf
120	Rice Pot	2,000 sf
140	Azure Dental	2,000 sf
150	Pet Supermarket	6,601 sf
240	Sola Salon	6,990 sf
280	Heaven Nail Salon	1,361 sf
290	Great Clips	1,260 sf
300	Gloria's	4,736 sf
5509	Colleyville Blvd	
100	Cornerstone Health	2,000 sf
200	Townhouse Brunch	2,778 sf
220	Fred Astaire Dance	3,194 sf
230	Art Impressions	1,376 sf
250	AIB Salon	1,111 sf
260	Take 5 Birkenstock	1,600 sf
270	Kate's Patisserie & Tea	1,600 sf

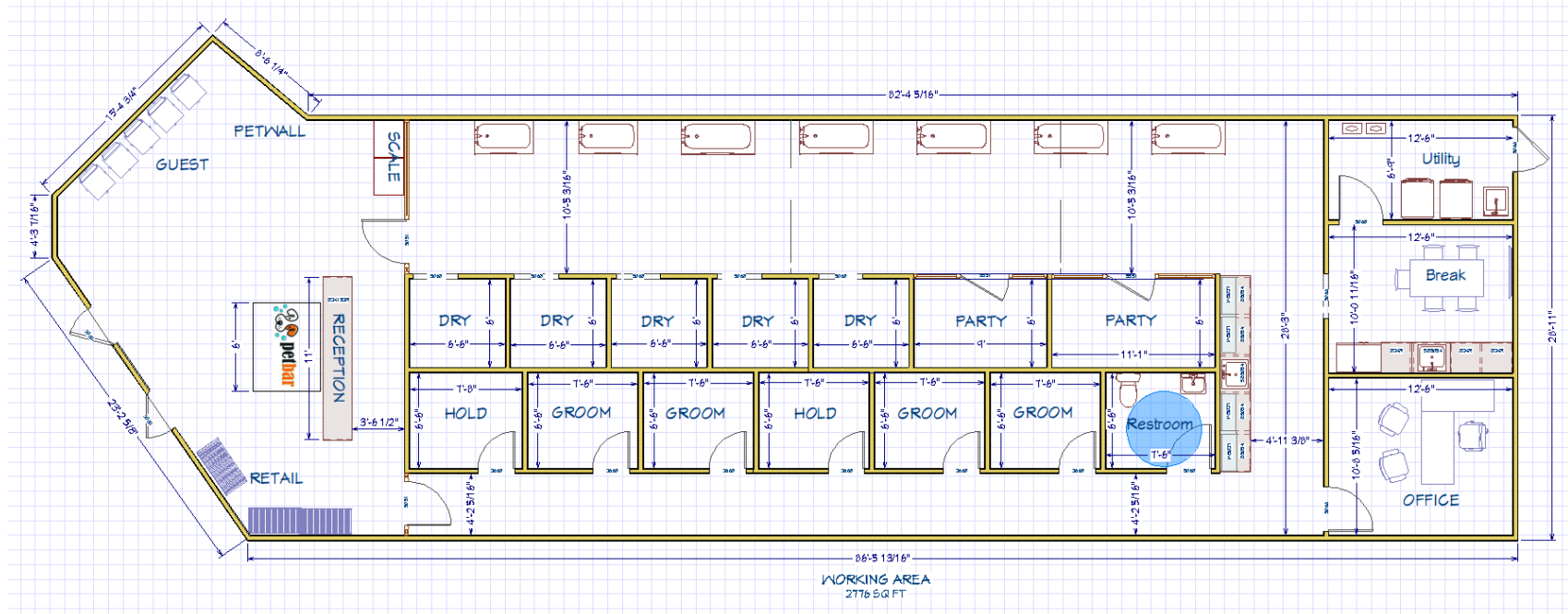


TOWN CENTER COLLEYVILLE | SEC HWY 26 & HALL JOHNSON RD, COLLEYVILLE, TX 76034



Floor Plan

PetBar Proposed Store Layout

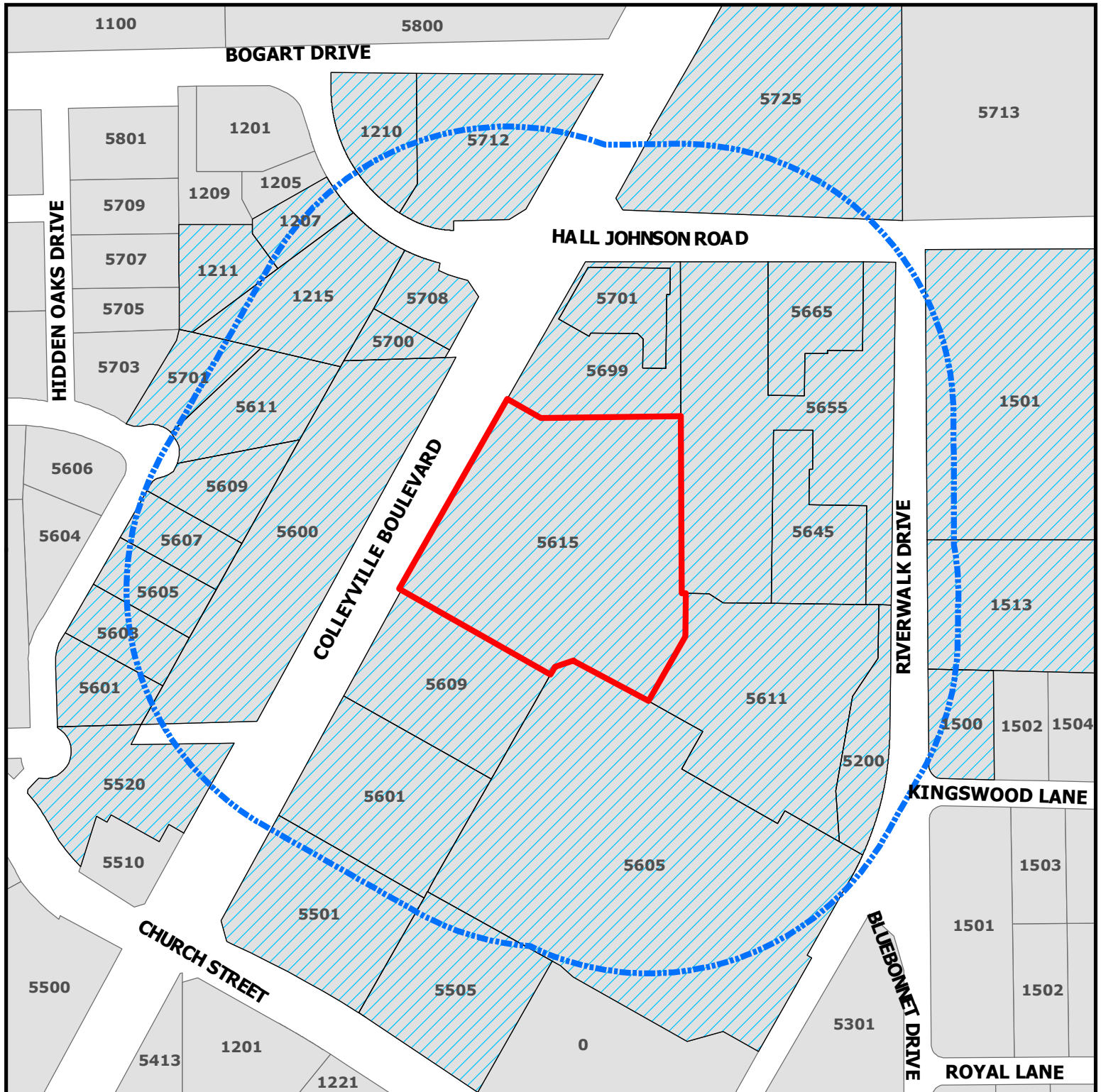


Photos Provided By Applicant

Sample of Store Bathing Area



Notification Map



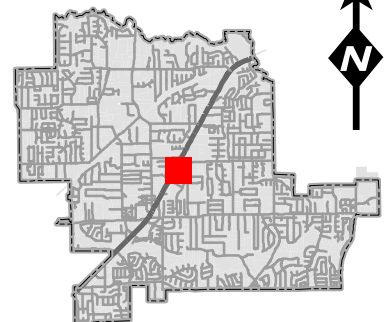
ZC20-026

5615 Colleyville Blvd, Suite 110

DISCLAIMER:

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
MATTON, ERVIN M	1500 KINGSWOOD LN	COLLEYVILLE, TX	76034	1500 KINGSWOOD LN
EAGLE-COLLEYVILLE TOWNE SQUARE	PO BOX 12670	DALLAS, TX	75225	5600 COLLEYVILLE BLVD
SVAP III TC COLLEYVILLE LLC	302 DATURA ST STE 100	WEST PALM BEACH, FL	33401	5645 BLUEBONNET DR
UNITED STATES POSTAL SERVICE	PO BOX 667160	DALLAS, TX	75266	1501 HALL JOHNSON RD
CHARLES & ROB LTD	8235 DOUGLAS AVE STE 815	DALLAS, TX	75225	5601 COLLEYVILLE BLVD
GALINDO, LORENA	5611 HIDDEN OAKS DR	COLLEYVILLE, TX	76034	5611 HIDDEN OAKS DR
ROB & CHARLES LTD	8235 DOUGLAS AVE STE 815	DALLAS, TX	75225	5701 COLLEYVILLE BLVD
CORGAN, KYLE D	5603 HIDDEN OAKS DR	COLLEYVILLE, TX	76034	5603 HIDDEN OAKS DR
LA SUSCRITA LLC	2106 E STATE HWY 114 STE 105	SOUTHLAKE, TX	76092	5700 COLLEYVILLE BLVD
SVAP III TC COLLEYVILLE LLC	302 DATURA ST STE 100	WEST PALM BEACH, FL	33401	5655 BLUEBONNET DR
CAVALIER INVESTMENT COMPANY IN	5829 N MESA ST	EL PASO, TX	79912	5501 COLLEYVILLE BLVD
BEALL LEGACY PARTNERS LP	5712 COLLYVILLE BLVD STE 200	COLLEYVILLE, TX	76034	1210 HALL JOHNSON RD
SVAP III TC COLLEYVILLE LLC	302 DATURA ST STE 100	WEST PALM BEACH, FL	33401	5665 BLUEBONNET DR
ADRASTOS LLC	1500 OAK LN	SOUTHLAKE, TX	76092	1211 HALL JOHNSON RD
BLUEBONNET HILLS MEMORIAL PK	PO BOX 130548	HOUSTON, TX	77219	5725 COLLEYVILLE BLVD
LEACH, TERRY	5605 HIDDEN OAKS DR	COLLEYVILLE, TX	76034	5605 HIDDEN OAKS DR
HJ ROAD 26 LTD	PO BOX 1703	COLLEYVILLE, TX	76034	5609 COLLEYVILLE BLVD
BOTTOM FAMILY TRUST	1401 FOUNTAINGROVE PKWY # M117	SANTA ROSA, CA	95403	5520 COLLEYVILLE BLVD
SVAP III TC COLLEYVILLE LLC	302 DATURA ST STE 100	WEST PALM BEACH, FL	33401	5505 COLLEYVILLE BLVD
BAYOUPEAK INVESTMENTS LLC	7005 EDEN RD	NORTH RICHLAND HILLS, TX	76180	1207 HALL JOHNSON RD
VELOCIS COLLEYVILLE LP	3131 MCKINNEY AVE # 10	DALLAS, TX	75204	5605 COLLEYVILLE BLVD
G W J COMPANY	1100 FOUNTAIN PKWY	GRAND PRAIRIE, TX	75050	5708 COLLEYVILLE BLVD
RICHMOND, FREDRIC D	5607 HIDDEN OAKS DR	COLLEYVILLE, TX	76034	5607 HIDDEN OAKS DR
WAYPOINT MONTESSORI	1513 HALL JOHNSON RD	COLLEYVILLE, TX	76034	1513 HALL JOHNSON RD
CHIVAKULA, LAKSHMI	4104 CHARBRAY CT	CEDAR PARK, TX	78613	5601 HIDDEN OAKS DR
SVAP III TC COLLEYVILLE LLC	302 DATURA ST STE 100	WEST PALM BEACH, FL	33401	5611 COLLEYVILLE BLVD
ANTONETTI, ROBERT	5701 HIDDEN OAKS DR	COLLEYVILLE, TX	76034	5701 HIDDEN OAKS DR
TREMAINE, M W	5609 HIDDEN OAKS DR	COLLEYVILLE, TX	76034	5609 HIDDEN OAKS DR
JERI & HOLLY LTD	5329 MONTROSE DR	DALLAS, TX	75209	5699 COLLEYVILLE BLVD
VELOCIS COLLEYVILLE LP	3131 MCKINNEY AVE # 10	DALLAS, TX	75204	5200 RIVERWALK DR
SVAP III TC COLLEYVILLE LLC	302 DATURA ST STE 100	WEST PALM BEACH, FL	33401	5615 COLLEYVILLE BLVD
BEALL LEGACY PARTNERS LP	5712 COLLYVILLE BLVD STE 200	COLLEYVILLE, TX	76034	5712 COLLEYVILLE BLVD
G W J COMPANY	1100 FOUNTAIN PKWY	GRAND PRAIRIE, TX	75050	1215 HALL JOHNSON RD
HIDDEN OAKS ESTATES		COLLEYVILLE, TX	76034	COURTESY NOTICE
KINGSWOOD ESTATES-COLLEYVILLE	P.O. BOX 978	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
HARVEY, STEVEN	6805 STRUASS	COLLEYVILLE, TX	76034	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, November 9, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, December 1, 2020 & Tuesday, December 15, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for Dog Grooming. The purpose is to allow for pet grooming services only at the proposed business PetBar.

Zoning Case: ZC20-026

Applicant: Steven Harvey

Owner: Greg Moross

Location: 5615 Colleyville Boulevard, Suite 110

Property Description: Lot 1R1, Block 1, Town Center Colleyville

Present Zoning: CC-2 Shopping Center

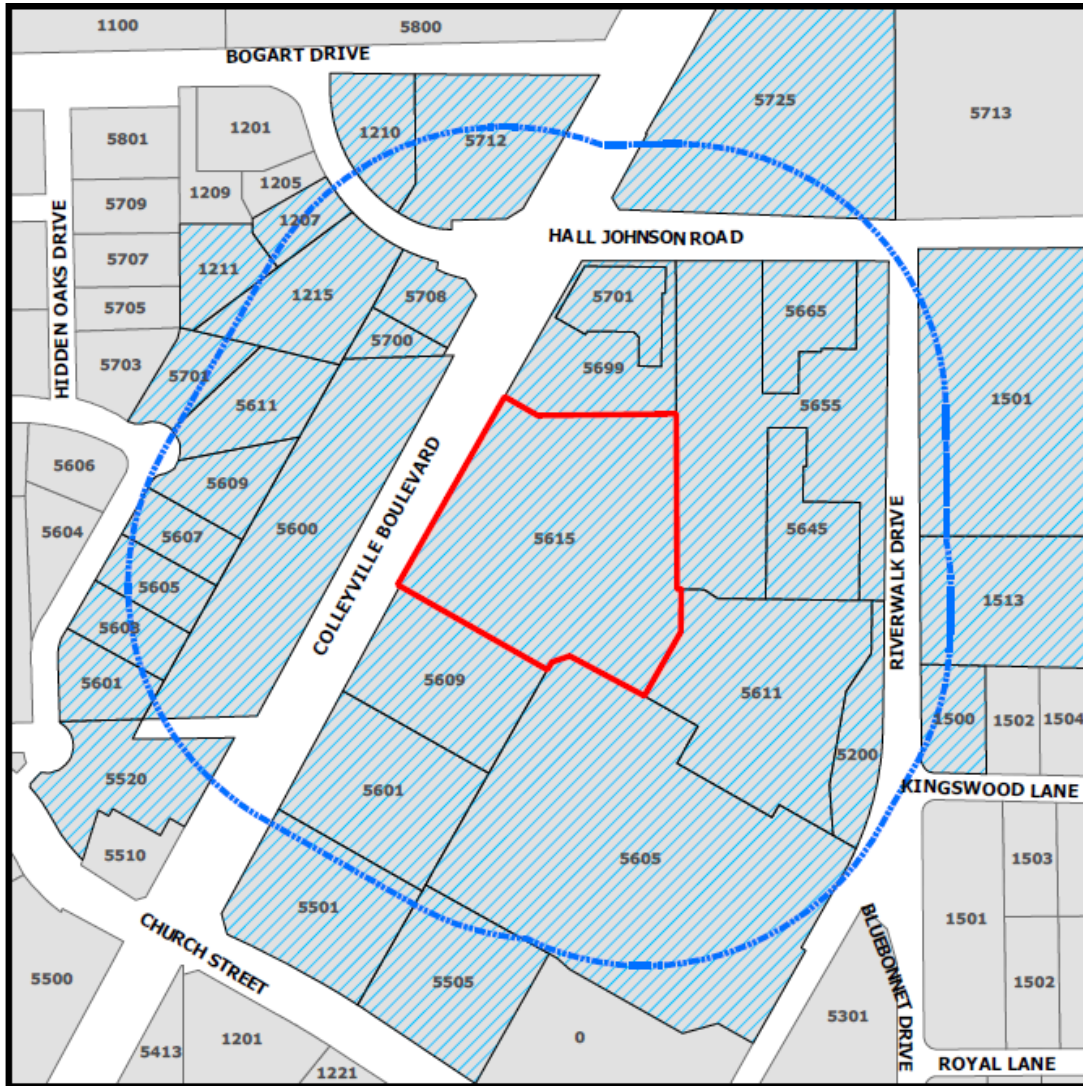
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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.

NOTICE OF PUBLIC HEARING



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-20-2148

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 4.52 ACRES, BEING LOT 1R1 BLOCK 1, TOWN CENTER COLLEYVILLE, LOCATED AT 5615 COLLEYVILLE BOULEVARD, SUITE 110, BY AUTHORIZING A SPECIAL USE PERMIT FOR DOG GROOMING FOR THE BUSINESS KNOWN AS PETBAR; 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 pet grooming business Case No. ZC20-026; 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 Dog Grooming on 4.52 acres, being Lot 1R1 Block 1, of the Town Center Colleyville, located at 5615 Colleyville Boulevard, Suite 110, for the business known as PetBar, 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 the pet grooming business only.
- b. The name of the business authorized for pet grooming by this Special Use Permit shall be called "PetBar".
- c. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- d. 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 1st day of December 2020.

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

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

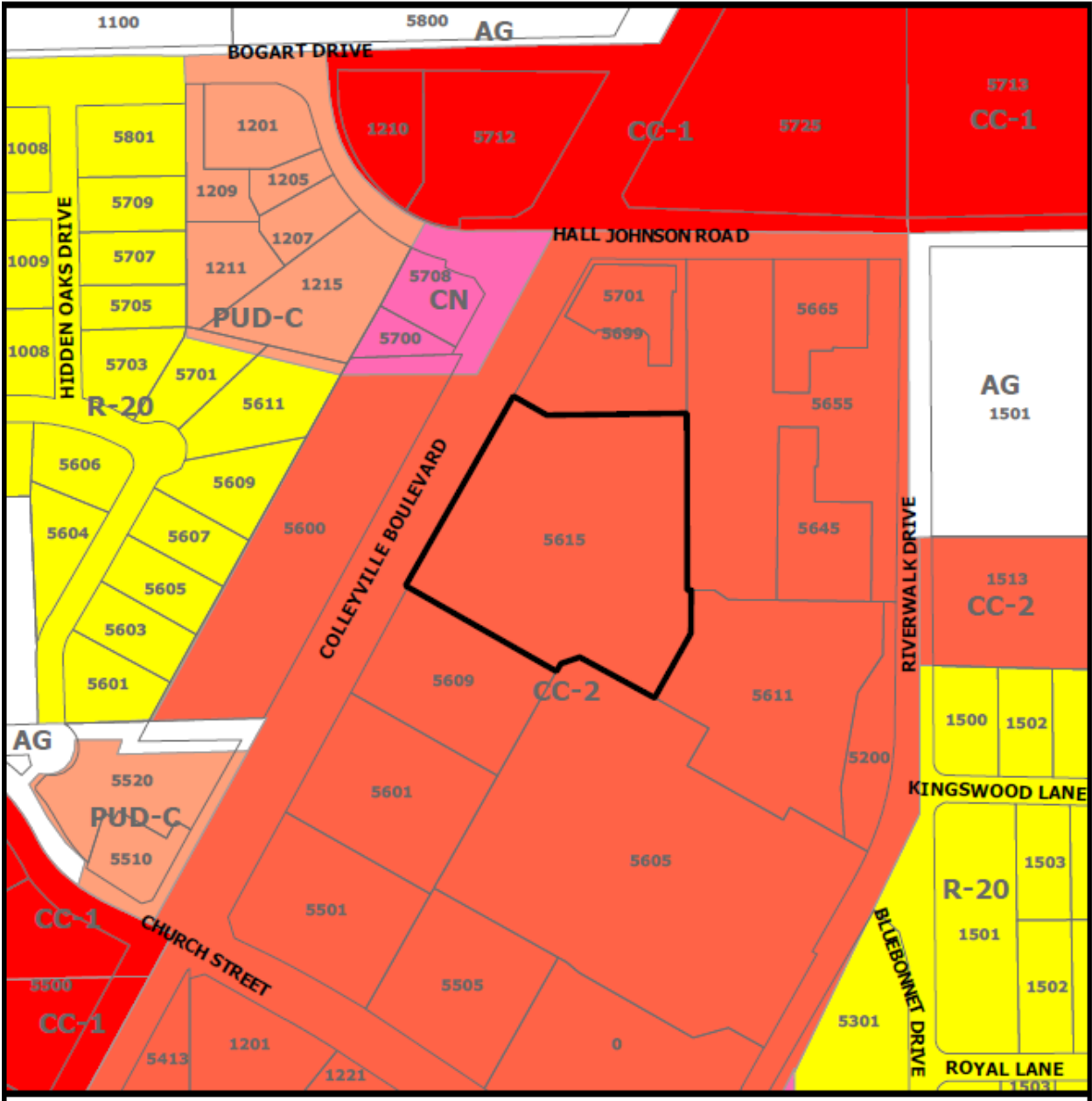
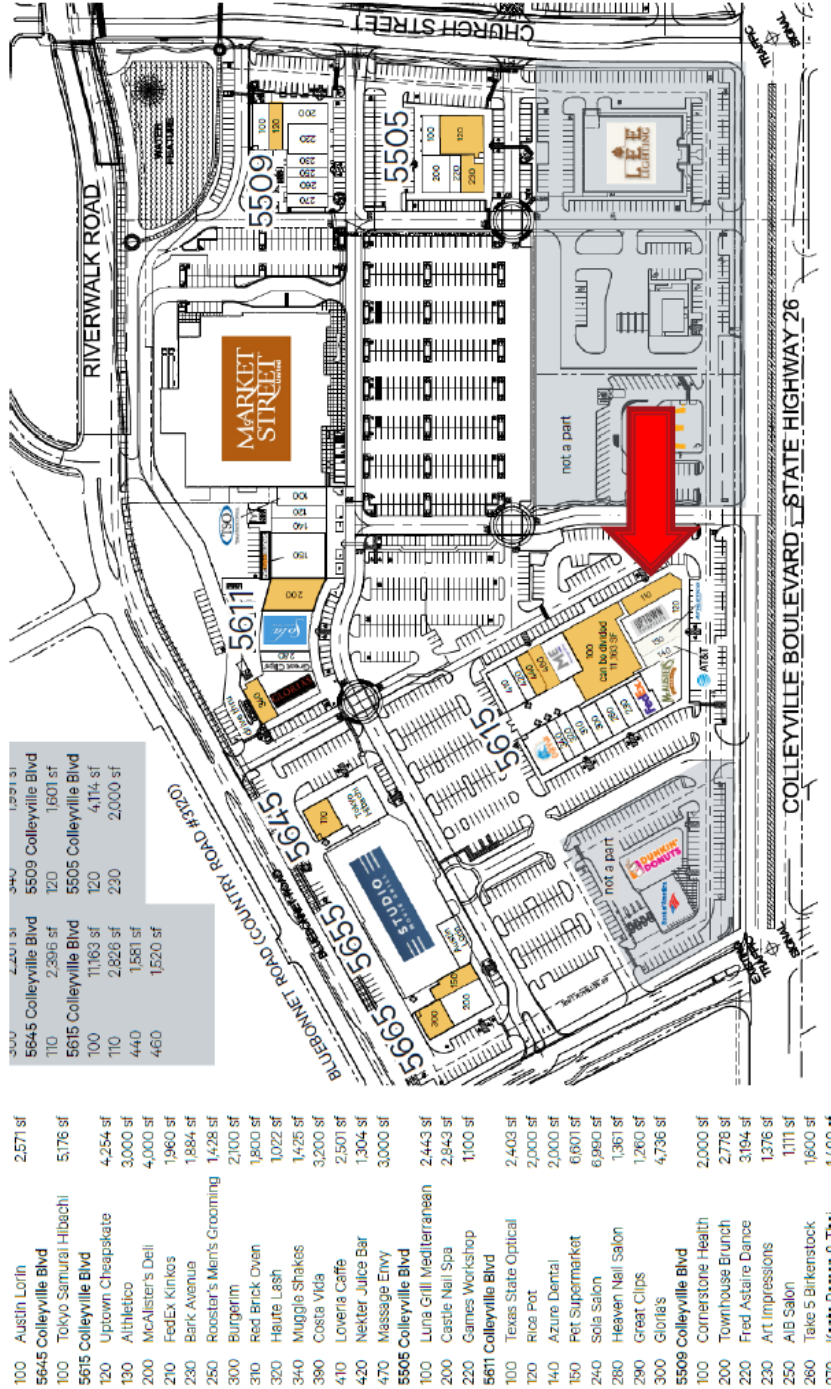
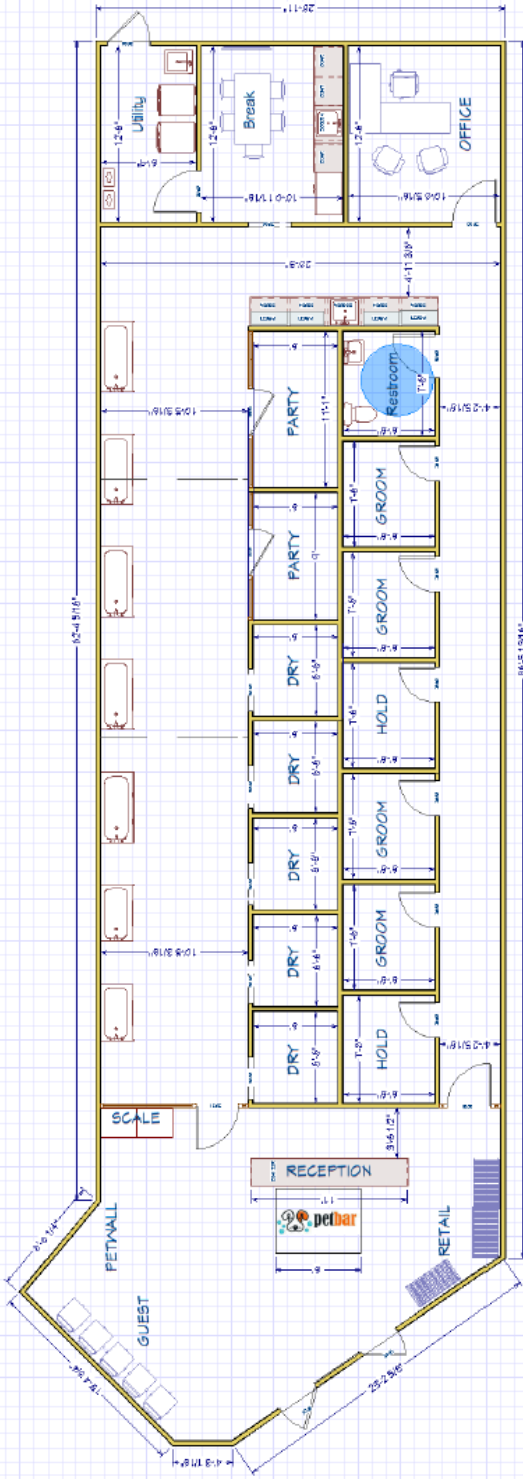


Exhibit "B" – Site Plan Exhibits

Proposed Shopping Center Location



PetBar Proposed Store Layout





City of Colleyville City Council Agenda Briefing

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

Agenda Number 7c

Agenda Date 12/15/2020

Number Ordinance O-20-2149

Type Ordinance

Department Community Development

Title

Consideration of a zoning change from R-20 Single Family Residential district to the RE Single Family 'Estate' Residential district on Lot 1R, Block 1, Muzyka Addition, located at 4807 Patterson Lane, Case ZC20-028

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Second Reading & Public Hearing

The applicant was present but did not speak as there were no questions.

First Reading & Public Hearing

Dean Wade, the applicant, has submitted a request for a zoning change on Lot 1R, Block 1, Muzyka Addition, being approximately 4.2 acres, and zoned R-20 Single-Family Residential district. The purpose is to rezone from the R-20 Single-Family residential district to the RE Single-Family 'Estate' Residential district to allow for mini-horses, horses, and donkeys on the property.

Existing Conditions/Background: The subject property, 4807 Patterson Lane, resides on the south side of Patterson Lane south of the intersection of Glade Road and Patterson Lane. The subject property has R-20 zoning and is currently developed with a single family home and a pool.

Proposed Zoning:

Request – The applicant requests to rezone the property from R-20 to RE zoning. The applicant desires to keep the existing home for now. The minimum standards for the RE zoning district are as follows:

Minimum Lot Size	80,000 square feet	184,868 s.f.
Minimum Lot Width	200 feet	136.68 feet
Minimum Lot Depth	300 feet	1,425.73 feet
Front Building Line	40 feet	
Side Building Line	25 feet	
Rear Building Line	40 feet	
Max. Lot Coverage	20%	

Max. Impervious Coverage 50%

Analysis: The applicant is requesting the zoning change to allow for the ability to keep mini-horses, horses, and donkeys on the property. The RE Single-Family Estate Residential district allows “by right” the ability to have these animals. The current size of the property does not comply with all the minimum standards of the RE Single-Family Estate Residential zoning. The lot width of the property falls below the minimum 200 feet with 137 feet and a waiver will be incorporated into the rezoning of the property.

Plat Status: The property is platted as Lot 1R, Block 1, Muzyka Addition. Additionally, the lot is considered a flag lot. The current regulation prohibits new flag lots. This is an existing lot configuration.

DRC Review: The DRC reviewed the request during their October 19, 2020 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north, east and west are zoned R-20 Single-Family Residential zoning. The properties to the south are zoned R-40 Single-Family Residential 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 RE 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 of the request at their November 9, 2020 meeting by a vote of 6-0.

Financial Impact

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

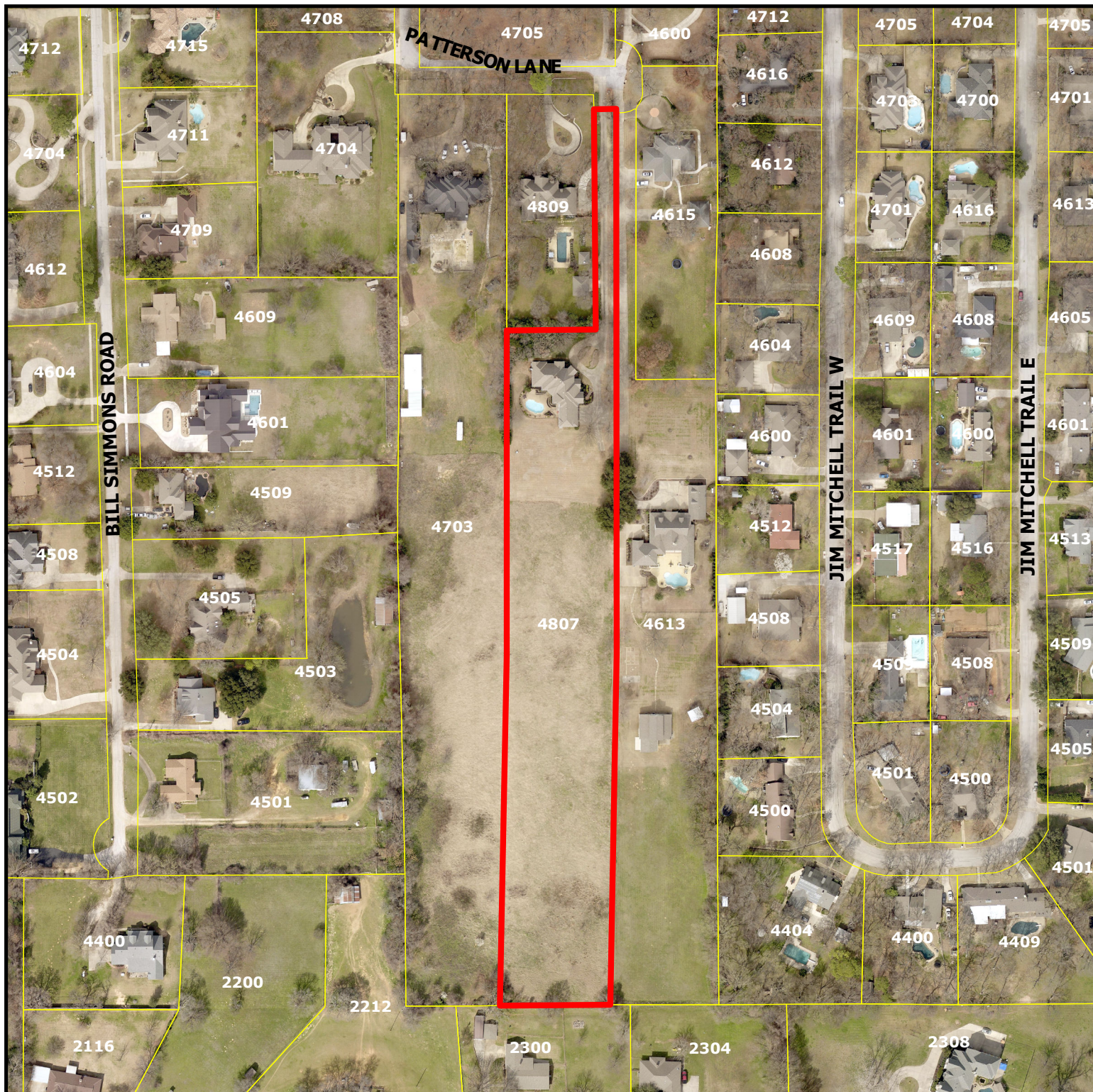
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Plat Exhibit
6. Zoning Exhibit
7. Notification Map
8. Notification List
9. Property Owner Notification
10. Ordinance O-20-2149

Aerial Map



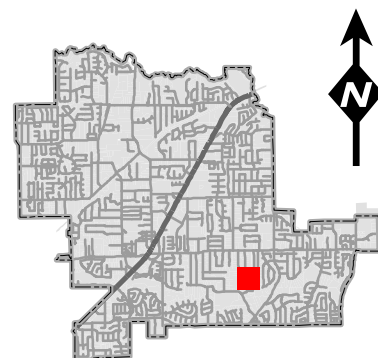
ZC20-028
4807 Patterson Lane

DISCLAIMER:

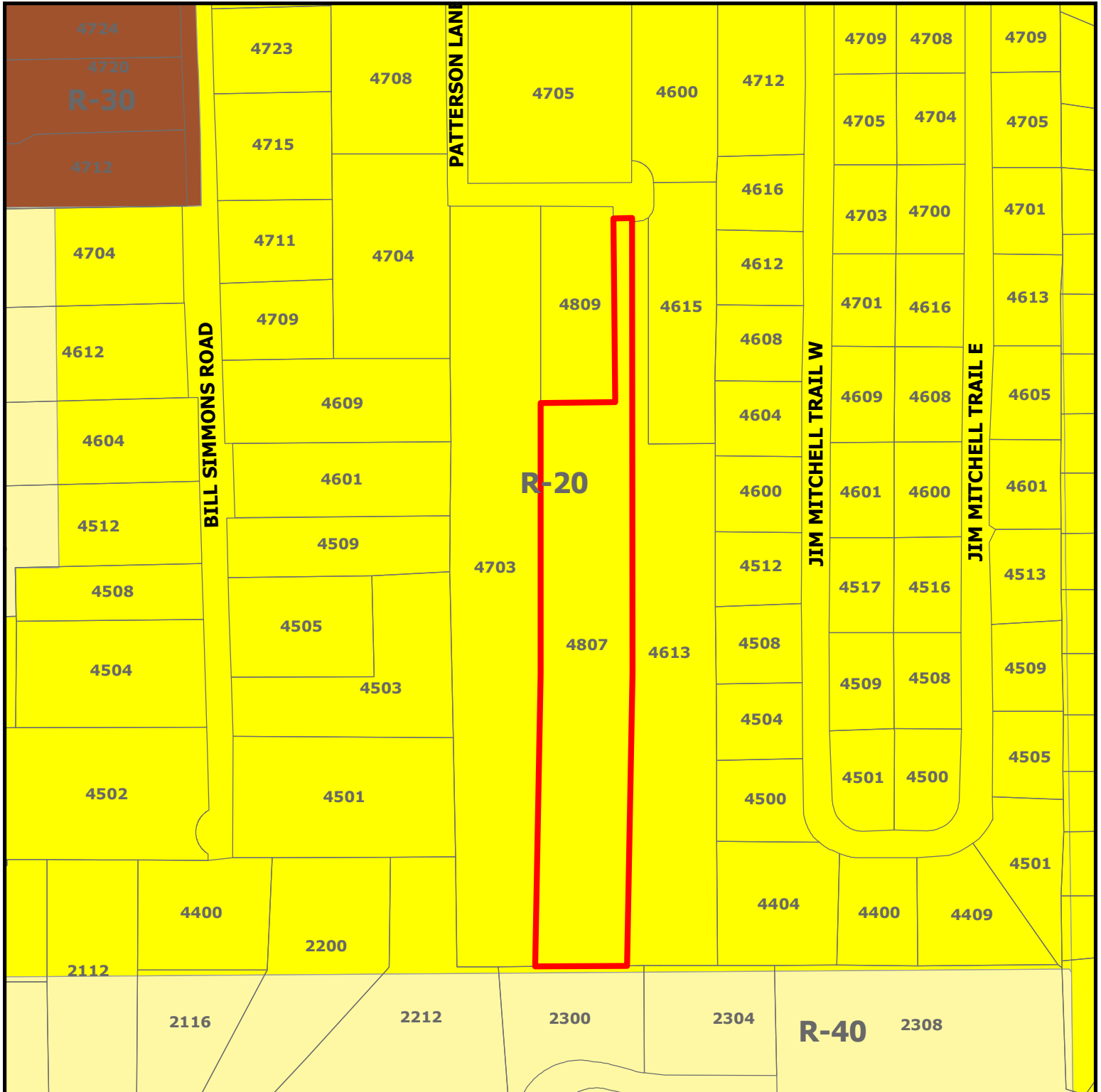
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Subject Property



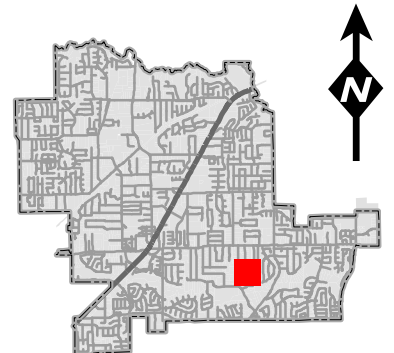
Zoning Map



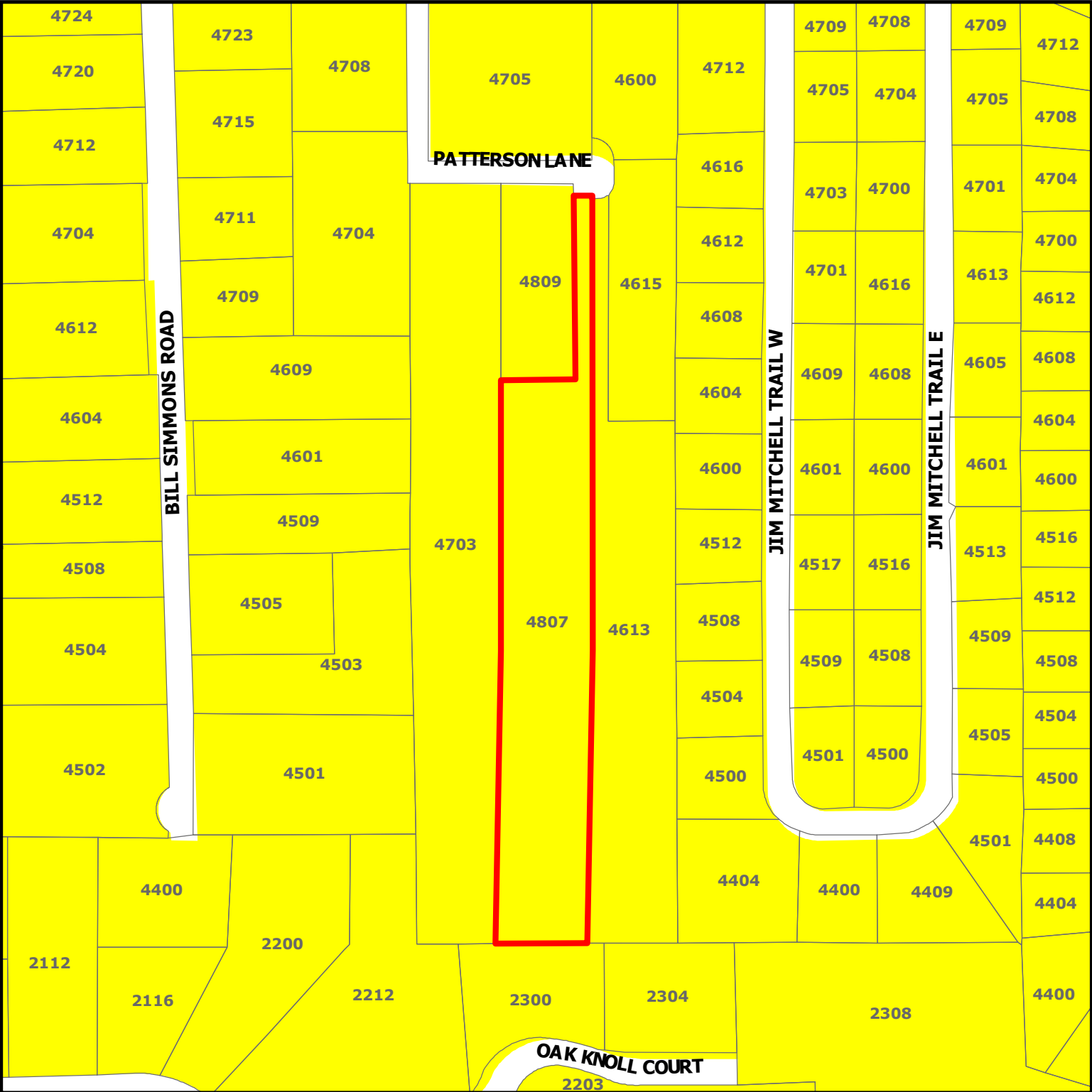
ZC20-028
4807 Patterson Lane

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 Subject Property



Future Land Use Map

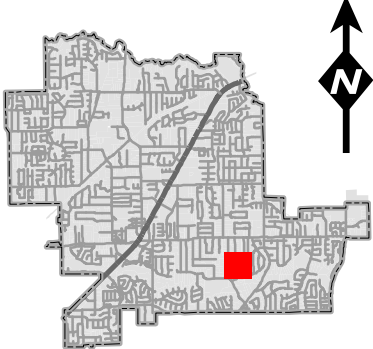


ZC20-028

4807 Patterson Lane

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-  Subject Property
-  Residential



Statement of Planning Objectives

Araceli Botello

Subject: FW: Zoning change

-----Original Message-----

From: "DEAN WADE" < >

Sent: Saturday, October 10, 2020 4:15pm

To: "Pam Yoakum" < >, "Cari Neubauer" < >, "Terri Losack Wade" < >

Subject: Zoning change

October 10, 2020

Colleyville Zoning Committee

City of Colleyville

100 Main St

Colleyville, TX, 76034

Re: Zoning change for 4807 Patterson Lane

Committee members:

We are requesting a change in zoning for our property at 4807 Patterson Lane from R-20 to RE, Residential Estate.

The property is approximately 4.2 acres. We currently have about 3 acres fenced with non-obstructing 4-strand wire, tied into our neighbor's fence on the East.

We bought the property with the intent of rescuing mini-horses, as well as regular sized horses if the situation warrants. We would be getting these animals from a kill-pen near Kaufman. We would probably need to get a donkey, as well, to help protect the animals from the coyotes in our area.

With a zoning change, we would move ahead with building a barn, approximately 35 x 40 feet in size, to house and protect the animals. The barn would have both water and electricity. We plan on putting solar panels on the roof the barn.

Our property does not abut any public sidewalks or streets, so traffic would not be affected.

We bought the property in July 2019 under the premise that it was zoned for multiple horses. The ad for the property even had a picture of a horse. We would not have bought the property had it been marketed correctly given our desire to rescue mini-horses.

Therefore, we are requesting a zoning change for our property at 4807 Patterson Lane from R-20 to RE. This would fulfill our desire to put this land to better use rather than to let it remain unused.

Thank you for your time and consideration in this matter.

Terri and Dean Wade

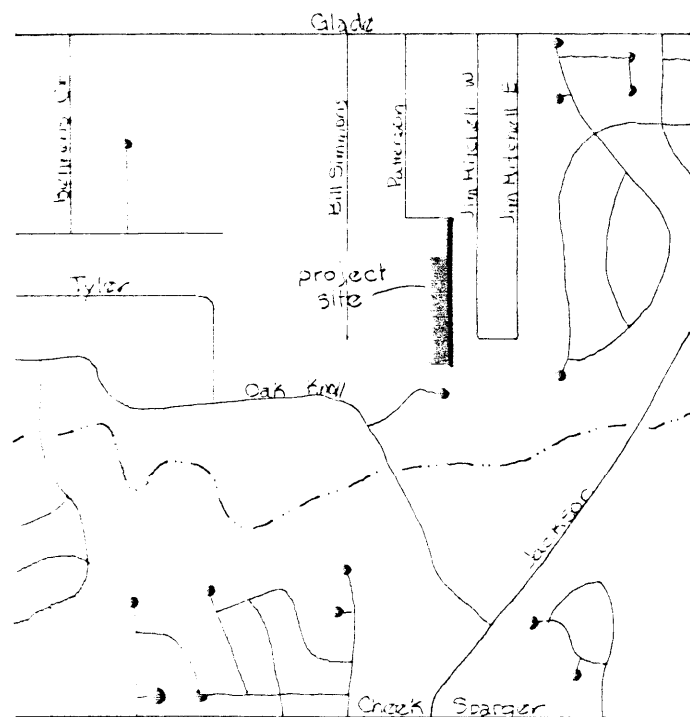
4807 Patterson Lane

Colleyville, TX. 76034

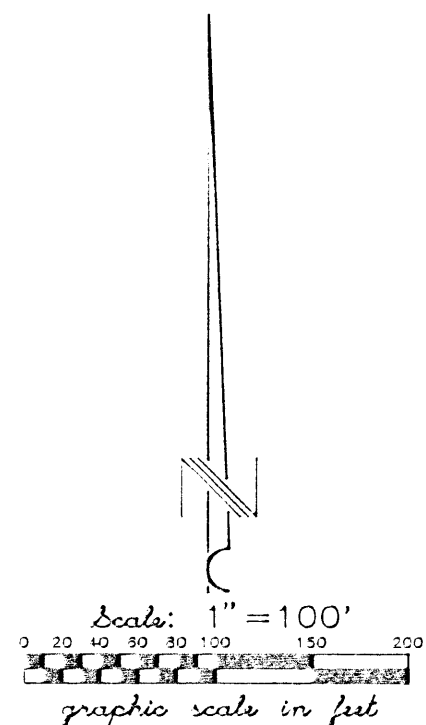
(817) 929-5630

(214) 507-9644

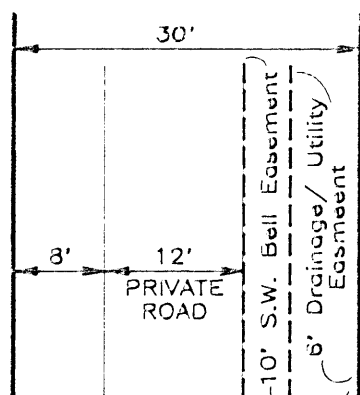
Plat Exhibit



Vicinity map

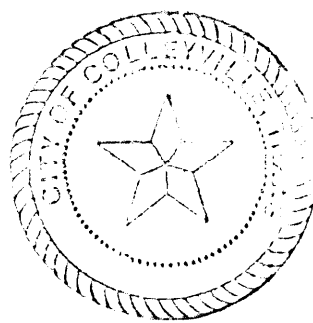


OWNERS: EDWARD A. FAIRCHILD
at ux SARAH R.
1407 Patterson Lane
Colleyville, Texas 76034
Hm 571-9430
AK 591-2131



DETAIL OF PRIVATE ROAD

1. Iron rods at all corners.
2. Lot 1R, Block 1 contains 4.244ac or 184,857 sq ft
3. Contour lines taken from City of Colleyville topography map.
4. A drainage waiver from the requirement of providing a detailed drainage study and plan for this property was requested and granted at the time of platting. However, the planning, layout and/or construction of any improvements on the property within the boundary of this plat should be preceded by a thorough review of the drainage patterns across the subject property. This drainage review should be for the purpose of insuring that proper and adequate provisions are provided for the conveyance of accumulated stormwater runoff on and through and off this tract of land.



APPROVED: JUNE 22, 1992

PLANNING AND ZONING COMMISSION
COLLEYVILLE, TARRANT COUNTY, TEXAS

BY: Tom McChale CHAIRMAN

BY: Jane Harris SECRETARY

APPROVED: JULY 21, 1992

CITY COUNCIL
COLLEYVILLE, TARRANT COUNTY, TEXAS

BY: Karl Heits MAYOR

BY: Jane Harris CITY SECRETARY

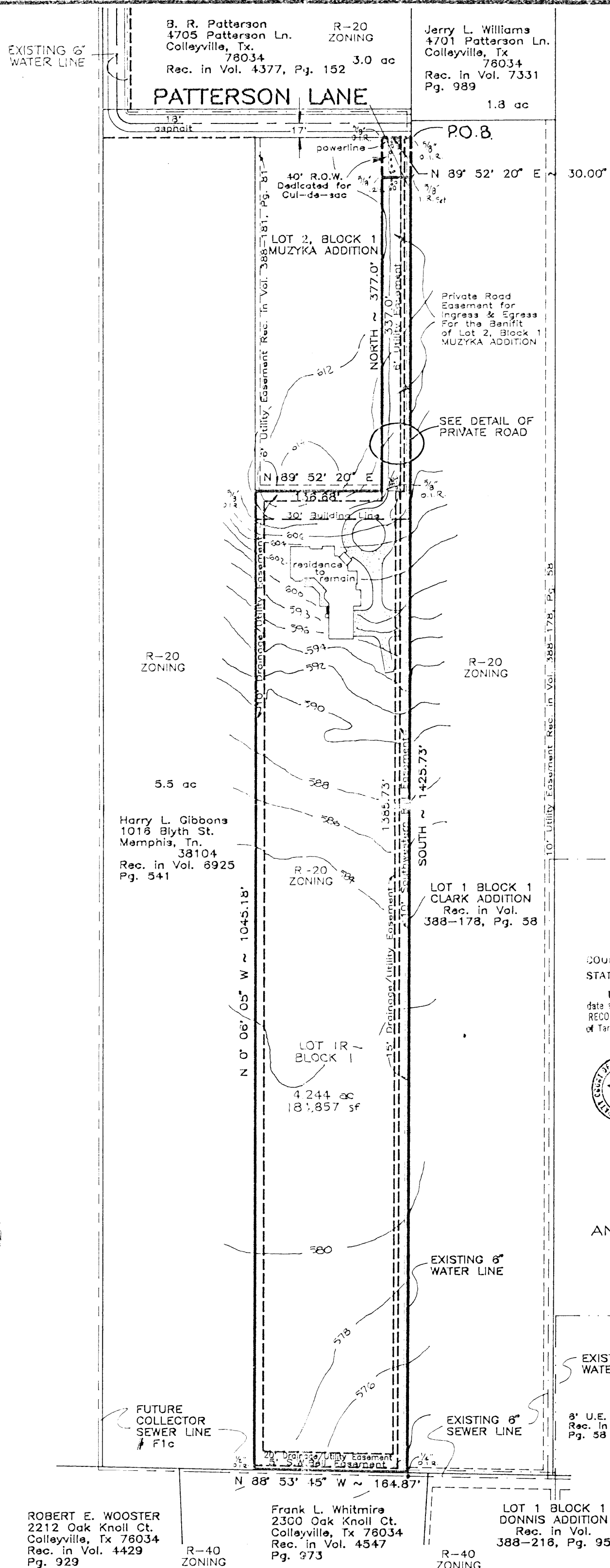
ROBERT E. WOOSTER
2212 Oak Knoll Ct.
Colleyville, Tx 76034
Rec. in Vol. 4429
Pg. 929

R-40
ZONING

Frank L. Whitmire
2300 Oak Knoll Ct.
Colleyville, Tx 76034
Rec. in Vol. 4547
Pg. 973

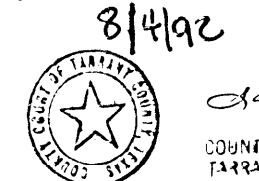
LOT 1 BLOCK 1
DONNIS ADDITION
Rec. in Vol.
388-216, Pg. 95

R-40
ZONING



COUNTY OF TARRANT
STATE OF TEXAS

I hereby certify that this instrument was filed on this
date and at the time stamped herein by me and is duly
RECORDED in the Volume and Page of the Public Records
of Tarrant County, Texas, as stamped herein by me.



8/4/92 9:45 KP
COUNTY CLERK
TARRANT COUNTY, TEXAS

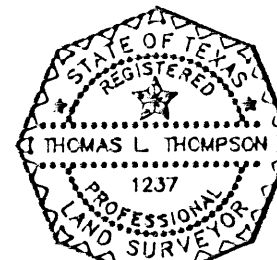
NO PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL
OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF G
OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL

REPLAT OF:
LOT 1R, BLOCK 1
MUZYKA ADDITION
AN ADDITION TO THE CITY COLLEYVILLE, TARRANT COUNTY, TEXAS
BEING A REPLAT OF LOT 1, BLOCK 1, MUZYKA ADDITION
AS PREVIOUSLY RECORDED IN VOLUME 388-181, PAGE 81
PLAT RECORDS, TARRANT COUNTY, TEXAS

This Plat is Filed in Cabinet B, Slide 655, Dated _____

I certify this to be a true and accurate
representation of this property as determined
by survey on the ground and all required
monuments and markers actually exist or will
be installed in accordance with the provisions
of Chapter 9 of the Colleyville City Code and
their location, size, and material are correctly
shown on the plat.

Shane L. Thompson



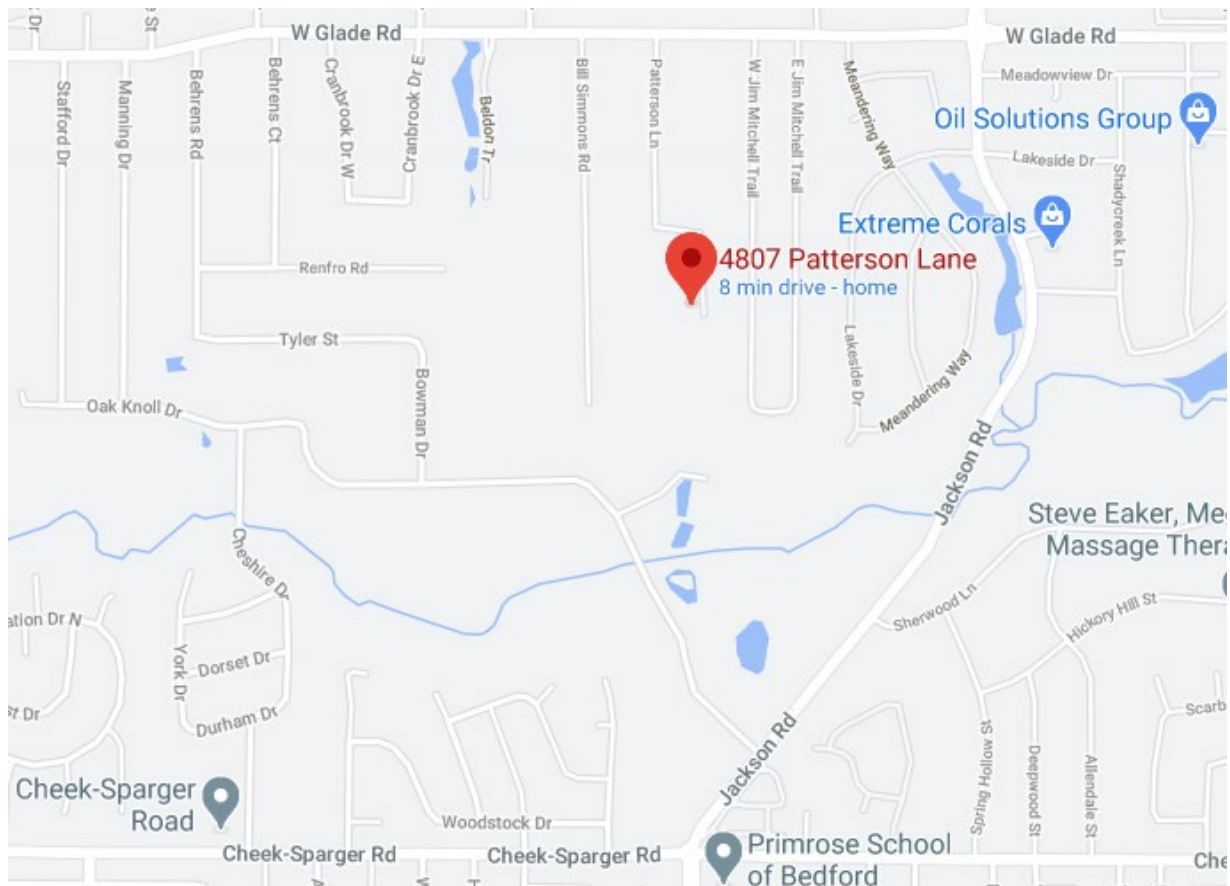
THOMAS L. THOMPSON
REGISTERED PROFESSIONAL
LAND SURVEYOR

1400 W. Euless Boulevard
Suite 102
Euless, Tx 76040
(817) 267-9269
(817) 571-7959 fax

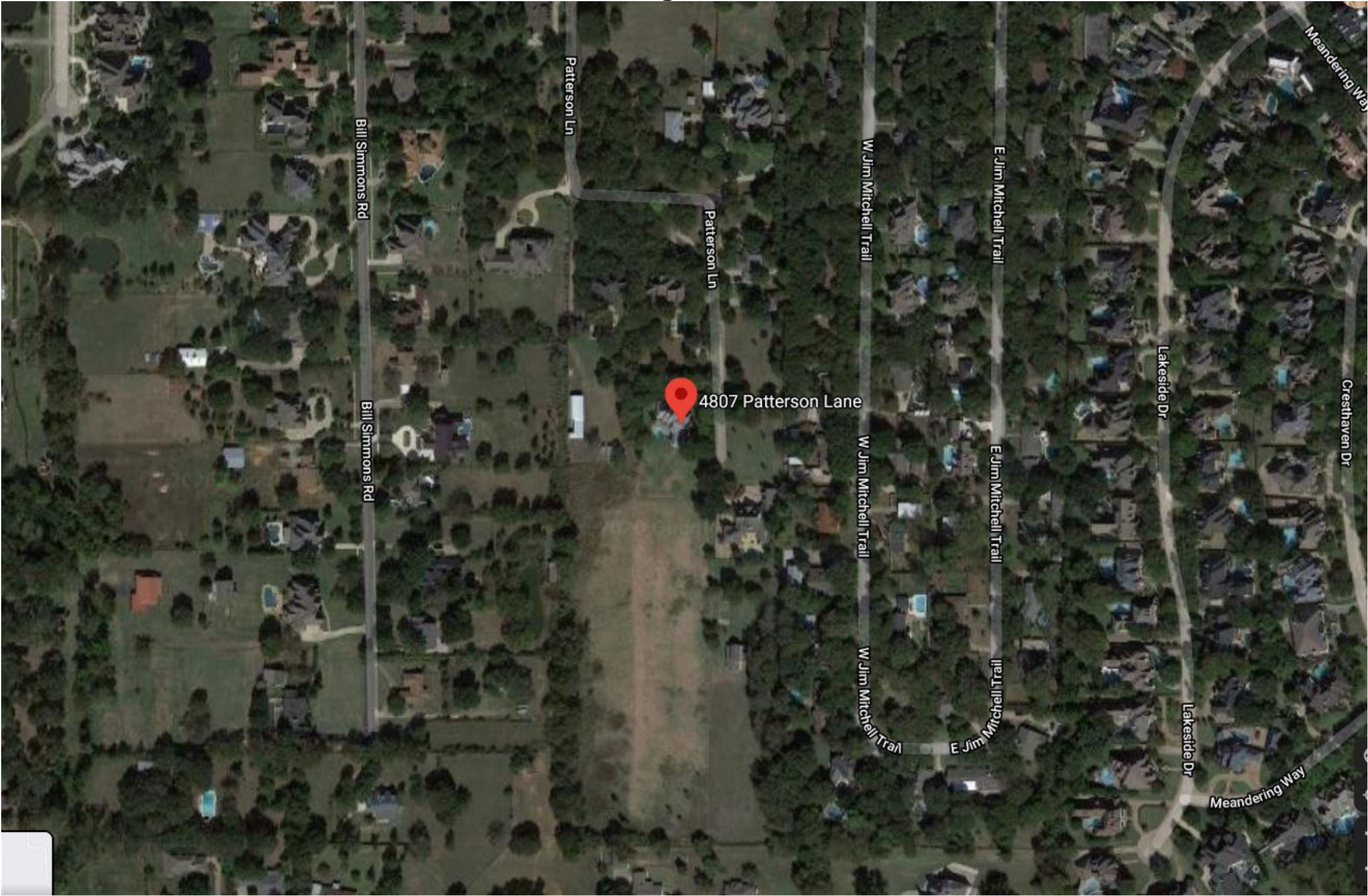
DATE: June 10, 1992

B-655

Zoning Exhibit



Zoning Exhibit



Zoning Exhibit

4807 Patterson Lane

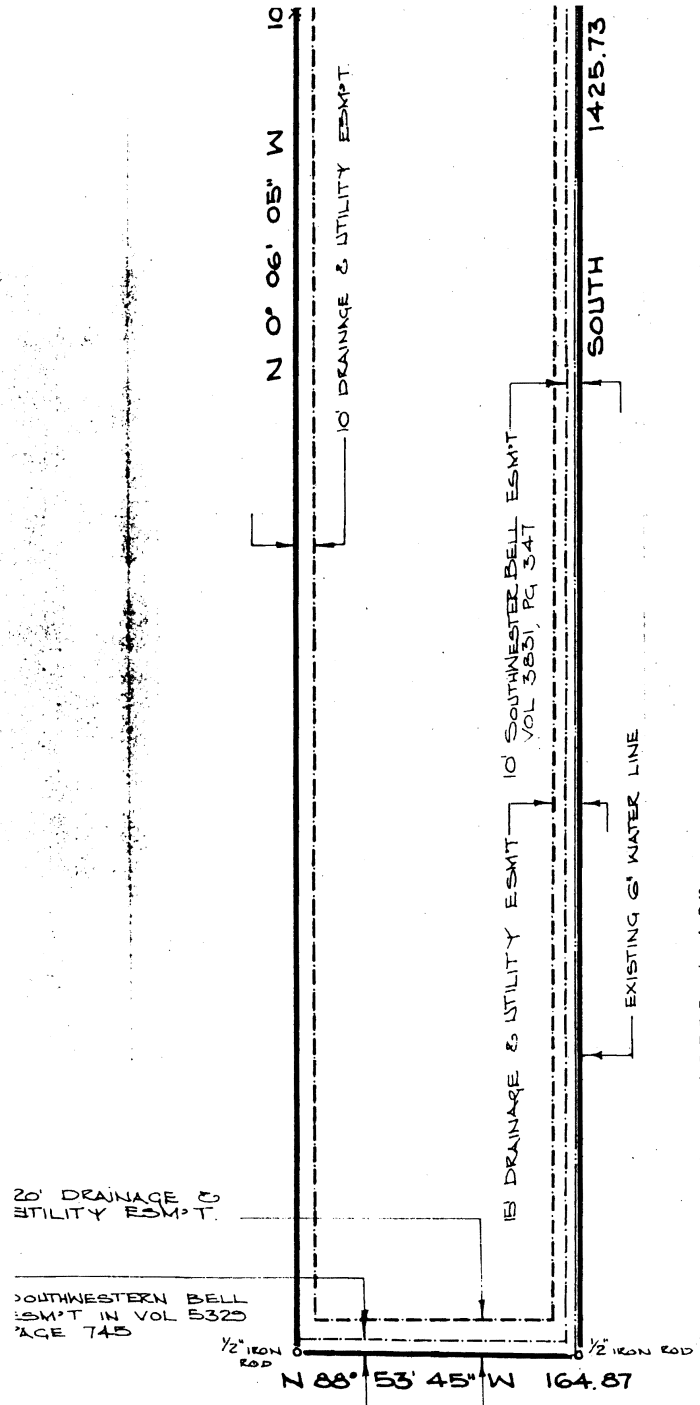
Colleyville, TX 76034



9



Zoning Exhibit



SURVEY PLAT OF TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

DAVID POLLARD
 A Registered Public Surveyor do hereby certify that a careful survey was made of the ground this day under my supervision of
 LOT 1R, BLOCK 1, MUZYKA ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY,
 TEXAS, ACCORDING TO PLAT RECORDED IN CABINET B, SLIDE 655, DEED RECORDS OF
 TARRANT COUNTY, TEXAS.
 and that there are NO encroachments upon the adjoining property or of the adjoining described improvements upon the described property known as
4807 PATTERSON LANE

STATE OF TEXAS
 COUNTY OF TARRANT

GF# UT-CO2057-M113

To the Lienholders and/or the Owners of the Premises surveyed and to
 RATTIKIN TITLE CO.

The undersigned does hereby certify that this survey was this day made on
 the ground of the property legally described hereon and is correct, and that
 there are no discrepancies, conflicts, shortages in area, boundary line con-
 flicts, encroachments, overlapping of improvements, visible lines or roads in
 place, except as shown hereon, and that said property has access to and from
 a dedicated roadway, except as shown hereon

Dated:

OCTOBER 13, 1993

Order No. 10-74/93
 NOT FOR CONSTRUCTION

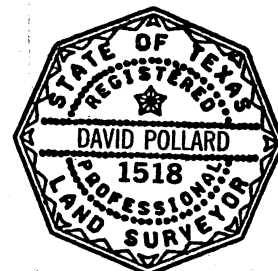
SCALE: 1"=30' ALSO
 1"=100'

BORROWER: FAIRCHILD

FLOOD NOTE: I hereby certify that the property described herein
Is Not within a special flood hazard area as identified by the
 Federal Insurance Administration, Department of Housing and Urban
 Development, the flood hazard area being identified on Page No.
A-2-ZONE X of the Federal Insurance Administration Flood Hazard
 Boundary Map effective on JANUARY 6, 1993
 for the PANEL No. 480590 0095 G

By: David Pollard

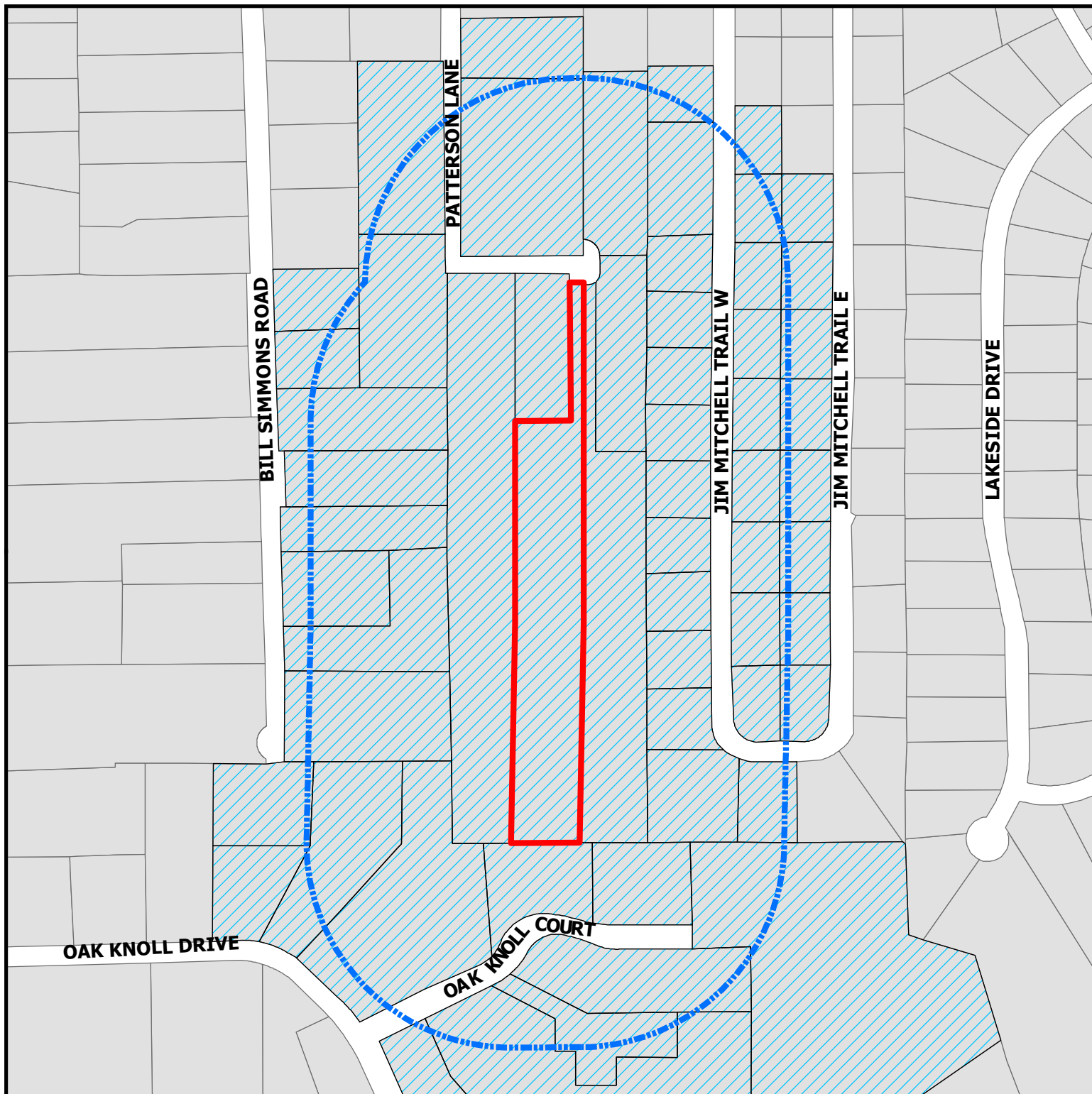
AP SURVEYING CO.
 David Pollard RPS #1518
 1803 Central Drive Suite 306
 Bedford, TX 76021



Metro (817) 267-1249

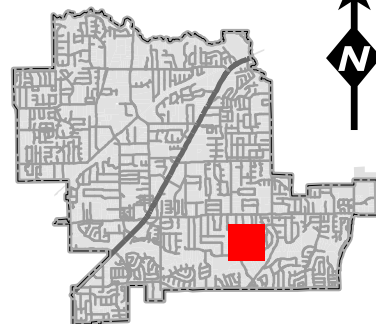
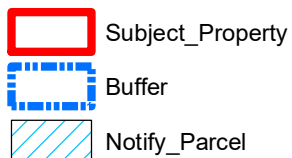
REVISED OCT 13 1993

Notification Map



ZC20-028
4807 Patterson 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.



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
GREER, THURMAN	4703 PATTERSON LN	COLLEYVILLE, TX	76034	4703 PATTERSON LN
MATIOAN, KAREN	4517 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4517 W JIM MITCHELL TR
PEARSON, DELORIS ANN	4400 BILL SIMMONS RD	COLLEYVILLE, TX	76034	4400 BILL SIMMONS RD
BARR, ALVIN F	4801 PATTERSON LN	COLLEYVILLE, TX	76034	4801 PATTERSON LN
PARKER, THOMAS	4809 PATTERSON	COLLEYVILLE, TX	76034	4809 PATTERSON LN
NAEEM, MUHAMMAD	4711 BILL SIMMONS RD	COLLEYVILLE, TX	76034	4711 BILL SIMMONS RD
ASHAI, DAUD H	4704 PATTERSON LN	COLLEYVILLE, TX	76034	4704 PATTERSON LN
ZIMMERLE, CHARLES	4503 BILL SIMMONS RD	COLLEYVILLE, TX	76034	4503 BILL SIMMONS RD
HALL FAMILY TRUST	4612 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4612 W JIM MITCHELL TR
LUCE, MAX D	1639 BLOOMFIELD RD	VALLEY VIEW, TX	76272	2308 OAK KNOLL CT
WILLIAMS, DARYL L	4600 JIM MITCHELL TR E	COLLEYVILLE, TX	76034	4600 E JIM MITCHELL TR
EMMITTE, JASON	4703 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4703 W JIM MITCHELL TR
SCHLUNT, DAVID J	4705 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4705 W JIM MITCHELL TR
JANOVETZ, JOHN	4508 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4508 W JIM MITCHELL TR
PATTERSON, MARY SUE KING	4705 PATTERSON LN	COLLEYVILLE, TX	76034	4705 PATTERSON LN
JOHNS, JO ANN E	4609 BILL SIMMONS RD	COLLEYVILLE, TX	76034	4609 BILL SIMMONS RD
SULTAN, TARIQ	4509 BILL SIMMONS RD	COLLEYVILLE, TX	76034	4509 BILL SIMMONS RD
TORREZ, GILBERTO	4608 JIM MITCHELL TR E	COLLEYVILLE, TX	76034	4608 E JIM MITCHELL TR
THOMPSON, JAMES	4712 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4712 W JIM MITCHELL TR
TOLAR, CLARA	4615 PATTERSON LN	COLLEYVILLE, TX	76034	4615 PATTERSON LN
GURN, HOWARD	4616 E JIM MITCHELL TRL	COLLEYVILLE, TX	76034	4616 E JIM MITCHELL TR
DAVIS, RONALD	4608 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4608 W JIM MITCHELL TR
NGUYEN, THANH JOSEPH	4709 BILL SIMMONS RD	COLLEYVILLE, TX	76034	4709 BILL SIMMONS RD
STEVENS, SUSAN	4709 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4709 W JIM MITCHELL TR
COBB, CATHERINE FOWLER	2116 OAK KNOLL DR	COLLEYVILLE, TX	76034	2116 OAK KNOLL DR
HOLLINGSWORTH, WM A	4704 JIM MITCHELL TR E	COLLEYVILLE, TX	76034	4704 E JIM MITCHELL TR
BARNETTE THOMAS F REVOCABLE LI	4501 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4501 W JIM MITCHELL TR
NICHOLSON, JOHN W	4501 BILL SIMMONS RD	COLLEYVILLE, TX	76034	4501 BILL SIMMONS RD
LEWIS, EDMOND R	4604 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4604 W JIM MITCHELL TR
DEHOYOS, BLANCA A	4701 JIM MITCHELL TRL W	COLLEYVILLE, TX	76034	4701 W JIM MITCHELL TR
GAINER, JENSON	PO BOX 58	COLLEYVILLE, TX	76034	2109 OAK KNOLL CT
PENNER, JOHN	2509 STONE HOLLOW DR	BEDFORD, TX	76021	4708 PATTERSON LN
WADE, DEAN	4807 PATTERSON LN	COLLEYVILLE, TX	76034	4807 PATTERSON LN
MUNDHEIM, PAUL	4609 JIM MITCHELL TRL W	COLLEYVILLE, TX	76034	4609 W JIM MITCHELL TR
TOWNSLEY, RODNEY R	4601 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4601 W JIM MITCHELL TR
CARLEO, JIM P	4400 JIM MITCHELL TR E	COLLEYVILLE, TX	76034	4400 E JIM MITCHELL TR
DAVIS, KENNETH M	4600 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4600 W JIM MITCHELL TR
WHITMIRE, FRANK L	2300 OAK KNOLL CT	COLLEYVILLE, TX	76034	2300 OAK KNOLL CT
HENDERSHOT, CHARLOTTE	4601 BILL SIMMONS RD	COLLEYVILLE, TX	76034	4601 BILL SIMMONS RD
PAVELEK, SUSAN M	4508 JIM MITCHELL TR E	COLLEYVILLE, TX	76034	4508 E JIM MITCHELL TR
ZIMMERMAN FAMILY LIVING TRUST	2203 OAK KNOLL CT	COLLEYVILLE, TX	76034	2203 OAK KNOLL CT
LANGFORD, MARK E	4505 BILL SIMMONS RD	COLLEYVILLE, TX	76034	4505 BILL SIMMONS RD
COLLINS, AMANDA	4516 JIM MITCHELL TRL E	COLLEYVILLE, TX	76034	4516 E JIM MITCHELL TR
ZIMMERMAN, JAMES	2203 OAK KNOLL CT	COLLEYVILLE, TX	76034	2304 OAK KNOLL CT
CARNEVAL, SCOTT J	4509 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4509 W JIM MITCHELL TR
WOOSTER, ROBERT E	2212 OAK KNOLL CT	COLLEYVILLE, TX	76034	2212 OAK KNOLL CT
RUSSELL, KATHLEEN	4512 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4512 W JIM MITCHELL TR
POST, DINA	4600 PATTERSON LN	COLLEYVILLE, TX	76034	4600 PATTERSON LN
CARSON, RICHARD	4504 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4504 W JIM MITCHELL TR
BARKER, JESSE H	2200 OAK KNOLL DR	COLLEYVILLE, TX	76034	2200 OAK KNOLL DR
LOPEZ, NATALIE	4800 JIM MITCHELL TRL W	COLLEYVILLE, TX	76034	4800 W JIM MITCHELL TR
GORDON, REUBEN L	4500 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4500 W JIM MITCHELL TR
COCKROFT, EULEON	4613 PATTERSON LN	COLLEYVILLE, TX	76034	4613 PATTERSON LN
CAREW, PATRICK	2106 STONEHAVEN DR	COLLEYVILLE, TX	76034	2205 OAK KNOLL CT
BUCKLEY, BARBARA	4500 JIM MITCHELL TR E	COLLEYVILLE, TX	76034	4500 E JIM MITCHELL TR
MARSH, KEITH R	2201 OAK KNOLL CT	COLLEYVILLE, TX	76034	2201 OAK KNOLL CT
TYLER, TOBEY PAT	4616 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4616 W JIM MITCHELL TR
KAMMERDIENER, MATTHEW	4404 JIM MITCHELL TR W	COLLEYVILLE, TX	76034	4404 W JIM MITCHELL TR
ABBOTT, LARRY T	4700 JIM MITCHELL TR E	COLLEYVILLE, TX	76034	4700 E JIM MITCHELL TR
BROOK MEADOWS ADDITION	P.O. BOX 492	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
WADE, DEAN AND TERRI	4807 PATTERSON LN	COLLEYVILLE, TX	76034	APPLICANT

Public notices were mailed on October 23, 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, November 9, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, December 1, 2020 & Tuesday, December 15, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from R-20 Single Family Residential district to RE Single Family 'Estate' Residential district. The purpose is to allow for miniature horses, horses, and donkeys on the property. No new lots are proposed.

Zoning Case: ZC20-028

Applicant: Dean Wade

Owner: Dean Wade

Location: 4807 Patterson Lane

Property Description: Lot 1R, Block 1, Muzyka Addition

Present Zoning: R-20 Single Family Residential district

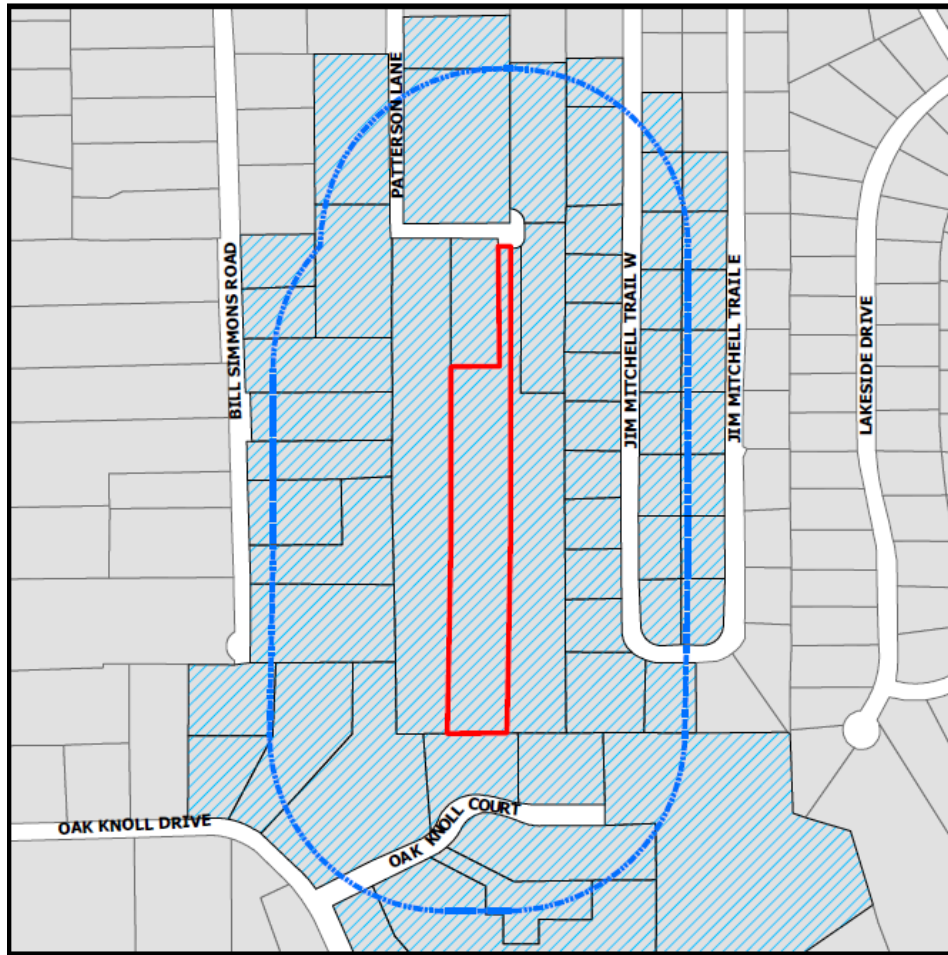
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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-20-2149

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 4.2 ACRES, LOT 1R, BLOCK 1, IN THE MUZYKA ADDITION, LOCATED AT 4807 PATTERSON LANE, FROM THE R-20 SINGLE-FAMILY RESIDENTIAL DISTRICT TO THE RE SINGLE FAMILY 'ESTATE' 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 a rezoning of the property from R-20 Single-Family Residential to RE Single Family 'Estate' Residential district for Case No. ZC20-028; 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 change in the zoning from R-20 Single-Family Residential district to RE Single-Family 'Estate' Residential district on 4.2 acres, being Lot 1R, Block 1, of the Muzkya Addition, located at 4807 Patterson 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. As depicted in the attached Exhibit "A" and Exhibit "B".
- 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 1st day of December 2020.

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

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

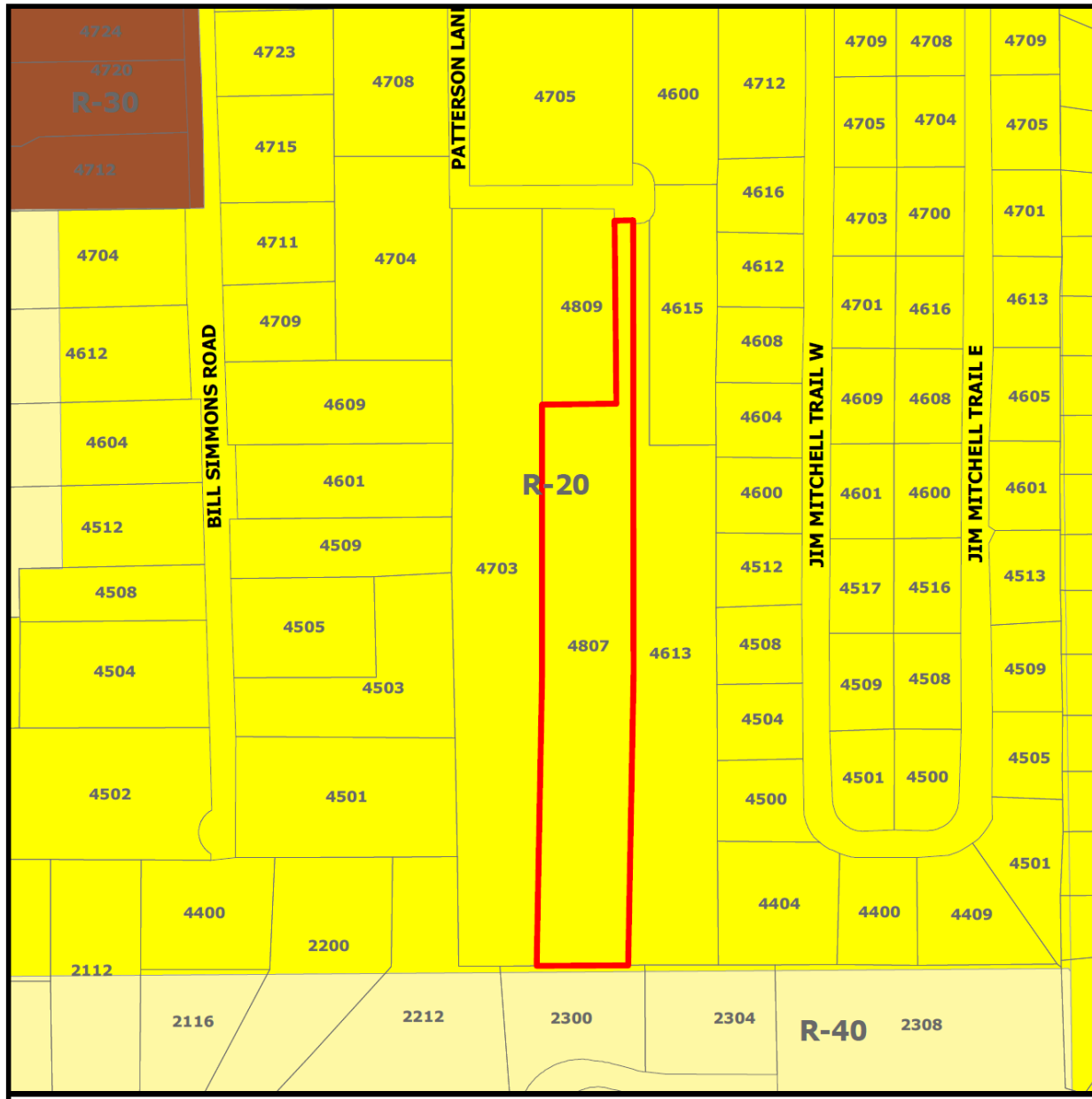
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit “A”- Zoning Map





City of Colleyville City Council Agenda Briefing

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

Agenda Number 7d

Agenda Date 12/15/2020

Number Ordinance O-20-2150

Type Ordinance

Department Community Development

Title

Request to appeal the decision by the Planning and Zoning Commission for the consideration of a zoning change from AG Agricultural district to the R-30 Single Family Residential district for Tract 2D & 2D3, Abstract 233, D. R. Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC20-027

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Second Reading & Public Hearing

The applicant was present as answered questions regarding the drainage for the area. Several residents spoke during the public hearing and expressed concerns over drainage. The City Council also expressed concerns over drainage and the density of the proposed development.

As part of the discussion, the applicant indicated that it would be possible to redirect the drainage that currently discharges onto Bluebonnet Drive to the north, away from The Preservation subdivision. Additionally, the applicant indicated that he could reduce the discharge rate by 25% of the current rate for the entire subdivision. The Council asked the applicant to revise the drainage plan accordingly. The updated plans have been included in the packet.

First Reading & Public Hearing

The Planning & Zoning Commission recommended denial at their November 9, 2020 meeting by a vote of 4-2. When the P&Z 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.

Tony Krauska, the applicant, has submitted a request for a zoning change on the Parvin Wilkerson Addition, being approximately 4.3 acres, and zoned AG Agricultural district. The purpose is to rezone from the AG Agricultural district to the R-30 Single Family Residential district to allow for construction of 4 new single-family residential dwellings fronting on a new cul-de-sac street.

Existing Conditions/Background: The subject property, 5209 Bluebonnet Drive, resides on the east side of Bluebonnet Drive north of the intersection of Bluebonnet Drive and Cherry Lane. The subject property has AG zoning and is currently developed with a small home.

Proposed Zoning:

Request – The applicant requests to rezone the property from AG to R-30 zoning. The minimum standards for the R-30 zoning district are as follows:

Minimum Lot Size	30,000 SF	32,796 SF, 32,844 SF, 31,430 SF, 42,770 SF
Minimum Lot Width	125 feet	±250 feet
Minimum Lot Depth	125 feet	±131 feet
Front Building Line	35 feet	
Side Building Line	10 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	25%	
Max. Impervious Coverage	55%	

Analysis: The applicant is requesting the zoning change to allow for 4 single-family residential lots. The current size of the property does not comply with all the minimum standards of the R-40 Single-Family Residential zoning. The R-30 zoning could be considered as a transition zoning from the R-20 zoning north to the R-40 zoning south.

Plat Status: The property is unplatted and is currently described as Tract 2D & 2D3, Abstract 233 DR Blanton Survey. In order for the property to be subdivided into 4 single-family residential lots it will be required to go through the platting process (combination preliminary/final plat) in the future.

DRC Review: The DRC offered the following comments:

1. Per the Land Development Code, Chapter 9, Section 9.17 Street Criteria, B. Street Design, c. Width, a cul-de sac shall have a minimum right-of-way width of fifty feet (50') and a minimum pavement width of thirty-one feet (31'), back-to-back of curb. However, a cul-de-sac street which exceeds six hundred (600') in length shall have a minimum right-of-way width of fifty-six feet (56') and minimum pavement width of thirty-six (36'), back-to back of curb.
2. The drainage coefficient needs to be increased to 0.6, which is fully developed residential for the off-site area per the Land Development Code.
3. Show the existing ROW width on the plat for Bluebonnet Drive. It may require additional ROW to meet the 50' requirement of the current standards.

The applicant submitted updated plans on October 23, 2020, for review.

1. During the Planning and Zoning Commission work session on October 26, 2020 there was discussion regarding the drainage.

The applicant submitted on October 29, 2020 an updated drainage plan for review.

Drainage: Pending minor revision changes the subdivision is in substantial compliance with the Land Development Code. There will be a proposed reduction in water coming off the property by 15% from pre-developed rate.

Surrounding Development: The property to the north is zoned R-20 Single-Family Residential district and is improved with a single-family home. The properties to the south are zoned R-40 Single-Family Residential district and are improved with single-family homes. The property to the east is zoned AG Agricultural and is improved with a single-family home. The property to the west is zoned R-20 Single-Family Residential zoning and is improved with the Colleyville Justice Center. 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-30 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. Several letters in opposition and support to the case have been received and are attached.

Staff Recommendation: Staff recommends approval. The proposed rezoning meets the technical requirements of the Land Development Code and meets the intent of the residential designation assigned in the Destination Colleyville comprehensive plan.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended denial of the request at their November 9, 2020 meeting by a vote of 4-2. When the P&Z 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

Approve

Attachments

1. Revised Zoning & Drainage Plans - 12.03.2020
2. Request to Appeal
3. Aerial Map
4. Zoning Map
5. Future Land Use Map
6. Statement of Planning Objectives
7. Zoning Exhibit
8. Drainage Plan
9. Notification Map
10. Notification List
11. Property Owner Notification
12. Letters of Opposition
13. Letters of Support
14. Ordinance O-20-2150

COLLEYVILLE
COMMUNITY
ADDITION
CENTER

CITY OF COLLEYVILLE
5301 RIVERWALK
MUNICIPAL USE

LOT 1

LOT 21

LOT 22

LOT 23

LOT 39

PRESERVATION
ON GLADE
ADDITION

BLUEBONNET ROAD

N 00° 18' 00" E - 187.53'

STEPHEN & DIANNE FARMER
5305 BLUEBONNET DRIVE
SF & VACANT

CRISP ADDITION
R-20 ZONING

N 89° 53' 21" E - 1000.35'

56' R.O.W.

DETENTION

1
32,796 SF

POTENTIAL RIGHT OF WAY
DEDICATION TO BE DETERMINED
AT THE TIME OF PLATTING

131.38'

2
32,844 SF

131.38'

3
31,430 SF

87.06'

R50'

4
42,770 SF

DETENTION

249.35'

S 00° 18' 35" E - 186.93'

NANCY ROGERS
VACANT

COMMUNITY HOME
ADDITION
LOT 1
GEORGE & BER DOUGLASS
1412 CHERRY LANE
SF USE

LOT 2
DOMICK PALANZA
& DIANA CARTER
1500 CHERRY LANE
SF USE

LOT 3
MATT & SUZAN SPEIGHT
1504 CHERRY LANE
SF USE

LOT 4
JESSE & LOLA COBB
1508 CHERRY LANE
SF USE

LOT 5
DAVID & KRISTI WOODCOCK
1512 CHERRY LANE
SF USE

LOT 6
RAY & MARTHA DAMERON
1600 CHERRY LANE
SF USE

PRIVATE 12' DRAINAGE EASEMENT

LOT 7
DEAN & SARA PHILLIPS
1604 CHERRY LANE
SF USE

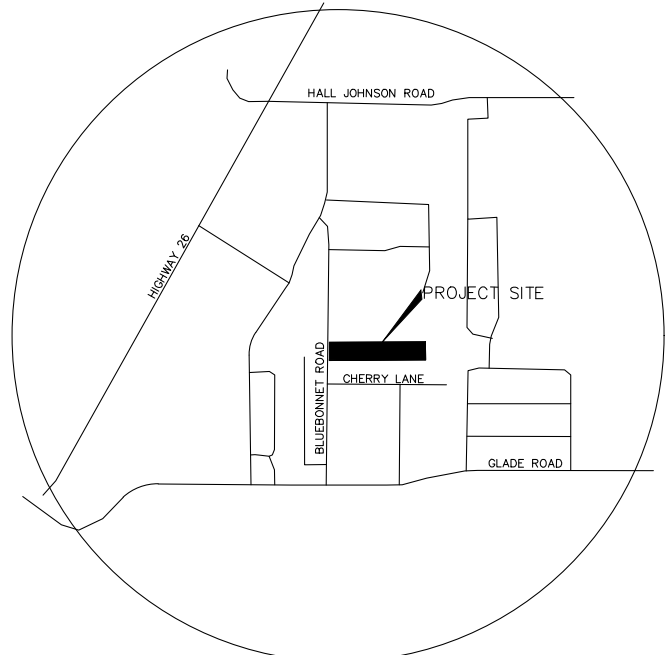
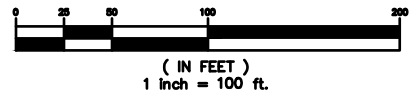
LOT 8
NANCY ROGERS
1608 CHERRY LANE
VACANT

S 89° 51' 18" W - 1002.34'

R-40 ZONING

CHERRY LANE

GRAPHIC SCALE



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION
4.304 ACRES

BEING a tract of land situated in the D.R. Blanton Survey, Abstract No. 233, City of Colleyville, Tarrant County, Texas, and being the same tract of land described in the deed to Beverly J. Ison, recorded in Volume 12223, Page 2185, Deed Records, Tarrant County, Texas (DRTCT), and being more particularly described as follows:

Beginning at the northwest corner of said Ison Tract at the southwest corner of the Crisp Addition recorded in Volume 388-157, Page 20, Plat Records, Tarrant County, Texas (PRTCT), and being on the east line of Bluebonnet Drive (County Road 3120);

Thence North 89 degrees 53 minutes 21 seconds East along the common line of said Ison Tract and said Crisp Addition, a distance of 1000.35 feet to the northeast corner of said Ison Tract and the southeast corner of said Crisp Addition and being in the west line of a tract of land described in deed to Raymond H. Rogers and wife, Nancy Rogers recorded in Volume 4248, Page 527 DRTCT;

Thence South 00 degrees 18 minutes 35 seconds East along the common line of said Ison Tract and the said Rogers Tract, a distance of 186.93 feet to the southeast corner of said Ison Tract and being in the north line of the Community Home Addition recorded in Volume 388-R, Page 40, PRTCT;

Thence South 89 degrees 51 minutes 168 seconds West along the common line of said Ison Tract and the Community Home Addition a distance of 1002.34 feet to the southwest corner of said Ison Tract and the northwest corner of Lot 1 of the said Community Home Addition and being in the east line of said Bluebonnet Drive;

Thence North 00 degrees 18 minutes 00 seconds East along the west line of said Ison Tract and the east line of said Bluebonnet Drive at distance of 187.53 feet to the Place of Beginning and containing 4.304 acres of land, more or less.

ZONING EXHIBIT FOR ZONING
CHANGE REQUEST FROM AG TO R-30
5209 BLUEBONNET
4.304 ACRES
D.R.BLASTON SURVEY ABSTRACT 233
CITY OF COLLEYVILLE
TARRENT COUNTY, TEXAS
DAA NO. 19039

APPLICANT/ENGINEER
TONY KRAUSKA
DOWNEY ANDERSON & ASSOCIATES, INC.
522 VILLAGE CREEK DRIVE, SUITE 200
PLANO, TEXAS 75093
(972) 931-0694
TKRAUSKA@DAA-CIVIL.COM

OWNER
VIJAY BORRA & KIRANMANI YALANAMCHILI
826 MANGO COURT.
COPPELL, TEXAS 75019
(972) 219-4987
VIJAY@DFWLAND.COM

DATE: 2020-12-03



BLUEBONNET
Pond East
DAA Job No. 19039
Colleyville, Texas

Modified Rational Detention Calculations

Calculations for Proposed Detention Area

Sub Area	T _c (min)	I ₁₀₀ (in/hr)	C	A (ac.)	Q ₁₀₀ (cfs)
OS	15	7.98	0.6	1.69	8.1
P1	15	7.98	0.6	2.47	11.8
P2	15	7.98	0.6	0.51	2.4

Sub Area	T _c (min)	I ₁₀₀ (in/hr)	C	A (ac.)	Q ₁₀₀ (cfs)
	15	7.98	0.60	4.66	22.3

Allowable Release Rate = Present Conditions * 85%					
	11.4+2.0 =	11.9	75%	8.9	
Allowable Release Rate=		8.9	cfs		

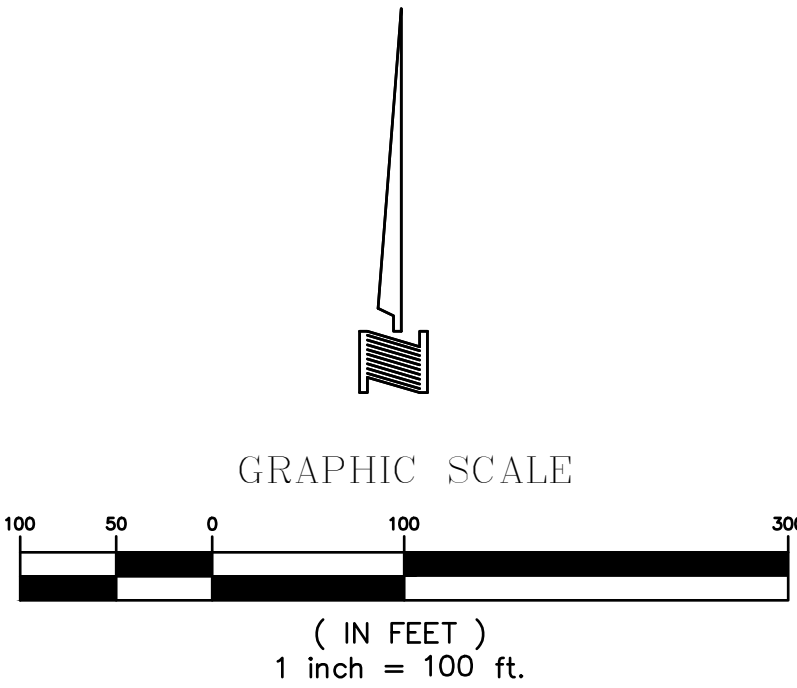
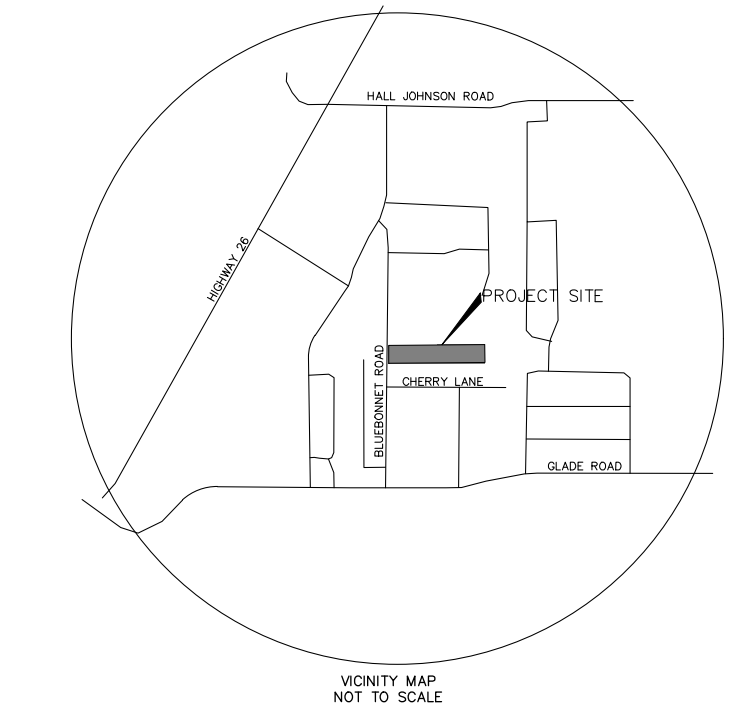
Check Various Duration Storms

Time (min)	I_{100} (in/hr)	C	A (ac.)	Q_{100} (cfs)
10	9.24	0.60	4.66	2.69
15	7.98	0.60	4.66	22.3
20	7.05	0.60	4.66	19.7
30	5.76	0.60	4.66	16.1
40	4.91	0.60	4.66	13.7
50	4.30	0.60	4.66	12.0
60	3.84	0.60	4.66	10.8
70	3.48	0.60	4.66	9.7
80	3.19	0.60	4.66	8.9
90	2.95	0.60	4.66	8.2
100	2.74	0.60	4.66	7.7
110	2.57	0.60	4.66	7.2
120	2.42	0.60	4.66	6.8
130	2.29	0.60	4.66	6.4
140	2.17	0.60	4.66	6.1
150	2.07	0.60	4.66	5.8
160	1.97	0.60	4.66	5.5
170	1.89	0.60	4.66	5.3
180	1.81	0.60	4.66	5.1
190	1.74	0.60	4.66	4.9
200	1.68	0.60	4.66	4.7

NOTE: Detention Volume required for the Phase 1 Development

Outflow = 1/2 inflow duration x Control released discharge x 60 sec/min

Storm (min)		Volume (ft ³)
10	Inflow = 10 x 25.9 x 60	= 15524
	Outflow = 0.5 x 25 x 8.9x 60	= 6702
	Storage	= 8822
15	Inflow = 15 x 22.3 x 60	= 20091
	Outflow = 0.5 x 30 x 8.9x 60	= 8043
	Storage	= 12049
20	Inflow = 20 x 19.7 x 60	= 23663
	Outflow = 0.5 x 35 x 8.9x 60	= 9383
	Storage	= 14280
30	Inflow = 30 x 16.1 x 60	= 29030
	Outflow = 0.5 x 45 x 8.9x 60	= 12064
	Storage	= 16966
40	Inflow = 40 x 13.7 x 60	= 32994
	Outflow = 0.5 x 55 x 8.9x 60	= 14745
	Storage	= 18248
50	Inflow = 50 x 12 x 60	= 36124
	Outflow = 0.5 x 65 x 8.9x 60	= 17426
	Storage	= 18698
60	Inflow = 60 x 10.8 x 60	= 38709
	Outflow = 0.5 x 75 x 8.9x 60	= 20107
	Storage	= 18602
70	Inflow = 70 x 9.7 x 60	= 40910
	Outflow = 0.5 x 85 x 8.9x 60	= 22788
	Storage	= 18122
80	Inflow = 80 x 8.9 x 60	= 42828
	Outflow = 0.5 x 95 x 8.9x 60	= 25469
	Storage	= 17359
90	Inflow = 90 x 8.2 x 60	= 44529
	Outflow = 0.5 x 105 x 8.9x 60	= 28150
	Storage	= 16379
100	Inflow = 100 x 7.7 x 60	= 46059
	Outflow = 0.5 x 115 x 8.9x 60	= 30831
	Storage	= 15228
110	Inflow = 110 x 7.7 x 60	= 47449
	Outflow = 0.5 x 125 x 8.9x 60	= 33512
	Storage	= 13937
120	Inflow = 120 x 7.7 x 60	= 51762
	Outflow = 0.5 x 135 x 8.9x 60	= 36193
	Storage	= 15570
130	Inflow = 130 x 7.7 x 60	= 52785
	Outflow = 0.5 x 145 x 8.9x 60	= 38874
	Storage	= 13911
140	Inflow = 140 x 7.7 x 60	= 53743
	Outflow = 0.5 x 155 x 8.9x 60	= 41555
	Storage	= 12188
150	Inflow = 150 x 7.7 x 60	= 54644
	Outflow = 0.5 x 165 x 8.9x 60	= 44236
	Storage	= 10409
160	Inflow = 160 x 7.7 x 60	= 55497
	Outflow = 0.5 x 175 x 8.9x 60	= 46917
	Storage	= 8580
170	Inflow = 170 x 7.7 x 60	= 56305
	Outflow = 0.5 x 185 x 8.9x 60	= 49598
	Storage	= 6708
180	Inflow = 180 x 7.7 x 60	= 57075
	Outflow = 0.5 x 195 x 8.9x 60	= 52278
	Storage	= 4797
190	Inflow = 190 x 7.7 x 60	= 57810
	Outflow = 0.5 x 205 x 8.9x 60	= 54959
	Storage	= 2851
200	Inflow = 200 x 7.7 x 60	= 58514
	Outflow = 0.5 x 215 x 8.9x 60	= 57640
	Storage	= 874
Maximum Volume Required CF		18698
Acre-ft =		0.43
cubic yards=		693



DRAINAGE SUMMARY					
AREA	ACRE	"C"	Tc (MINUTES)	I100 IN/1 HOUR	Q100 (CFS)
E1	4.13	0.3	15	7.98	9.9
E2	0.85	0.3	15	7.98	2.0
E3	0.79	0.3	15	7.98	1.9
OS	1.69	0.3	15	7.98	4.0
P1	2.47	0.6	15	7.98	11.8
P2	0.51	0.6	15	7.98	2.4
P3	0.90	0.6	15	7.98	4.3

THESE CONSTRUCTION PLANS WERE PREPARED
UNDER THE RESPONSIBLE SUPERVISION OF
TONY F. KRAUSKA, LICENSED PROFESSIONAL
ENGINEER NO. 54729.

PLANS FOR REVIEW ONLY 11-20-2020

DRAINAGE PLAN
5209 BLUEBONNET
4.304 ACRES
D.R.BLASTON SURVEY ABSTRACT 233
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS
DAA NO. 19039

OWNER
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COPPELL, TEXAS 75019
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ENGINEER
TONY KRAUSKA
DOWNEY ANDERSON & ASSOCIATES, INC.
522 VILLAGE CREEK DRIVE, SUITE 200
PLANO, TEXAS 75093
(972) 931-0694
TKRAUSKA@DAA-CIVIL.COM

Ben Bryner

To: Tony Krauska, P.E.
Subject: RE: November 9, 2020 - Planning and Zoning Commission Agenda - ZC20-027

From: Tony Krauska, P.E. <tkrauska@daa-civil.com>
Sent: Tuesday, November 10, 2020 8:30 AM
To: Ben Bryner <BBryner@colleyville.com>
Cc: Araceli Botello <ABotello@colleyville.com>; Jackie Reyff <JReyff@colleyville.com>; vijay
Subject: RE: November 9, 2020 - Planning and Zoning Commission Agenda - ZC20-027

Mr. Bryner – as the applicant and on behalf of the property owner, we wish to appeal last night’s decision to deny the requested zoning for Case No. ZC20-027 to the City Council. Please let us know the meeting schedule.

Thank You



Tony Krauska, P.E.
tkrauska@daa-civil.com | 214-697-2450

Dowdey, Anderson & Associates, Inc.
Office: 972-931-0694 x1128
5225 Village Creek Dr., Suite 200
Plano, TX 75093 / www.daa-civil.com

Aerial Map

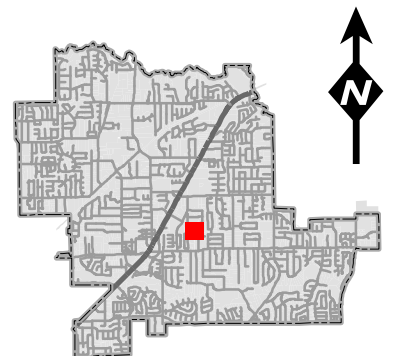


ZC20-027
5209 Bluebonnet Dr

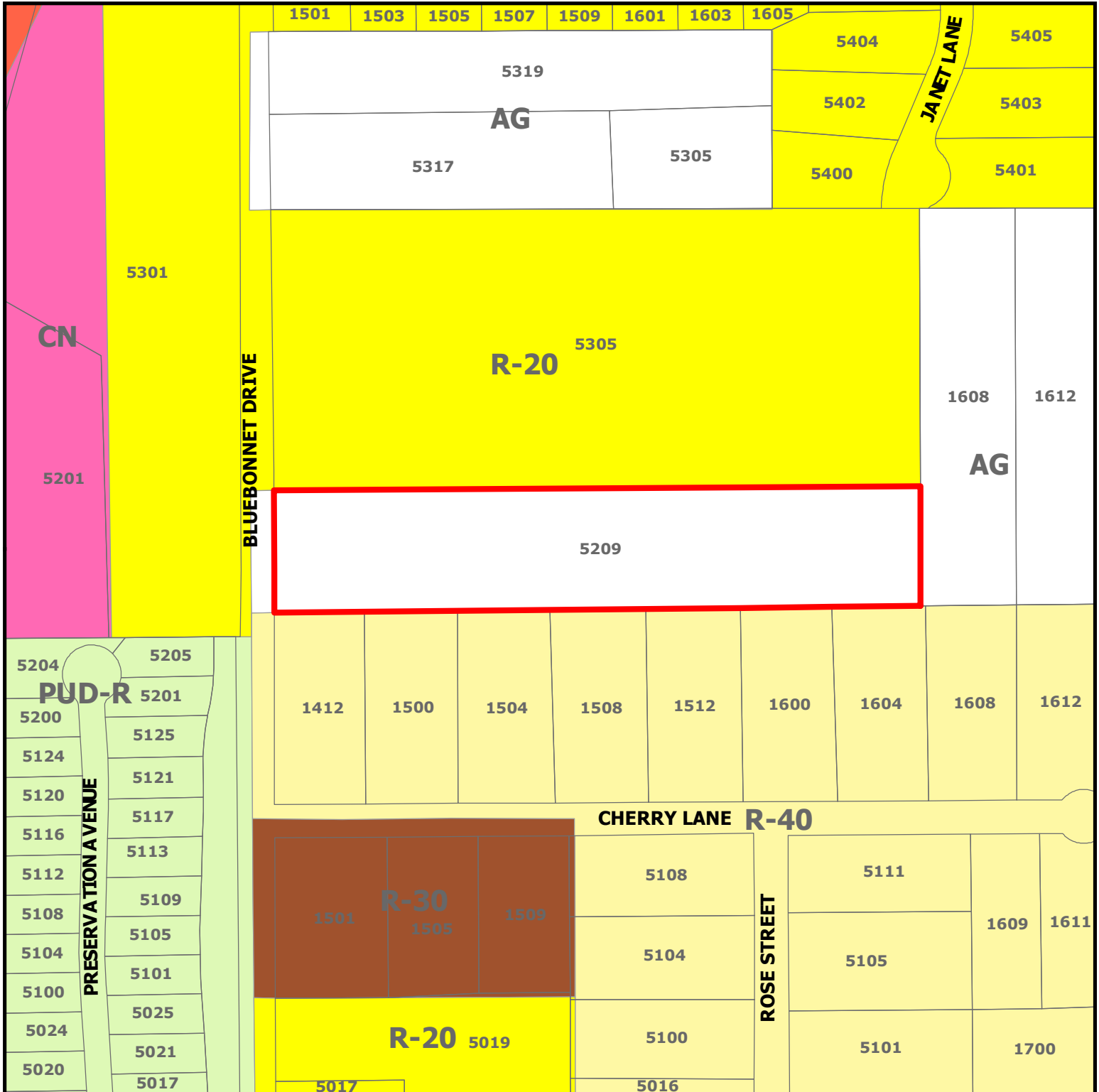
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Subject Property



Zoning Map



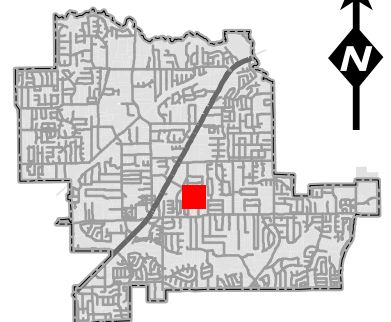
ZC20-027
5209 Bluebonnet Dr

DISCLAIMER:

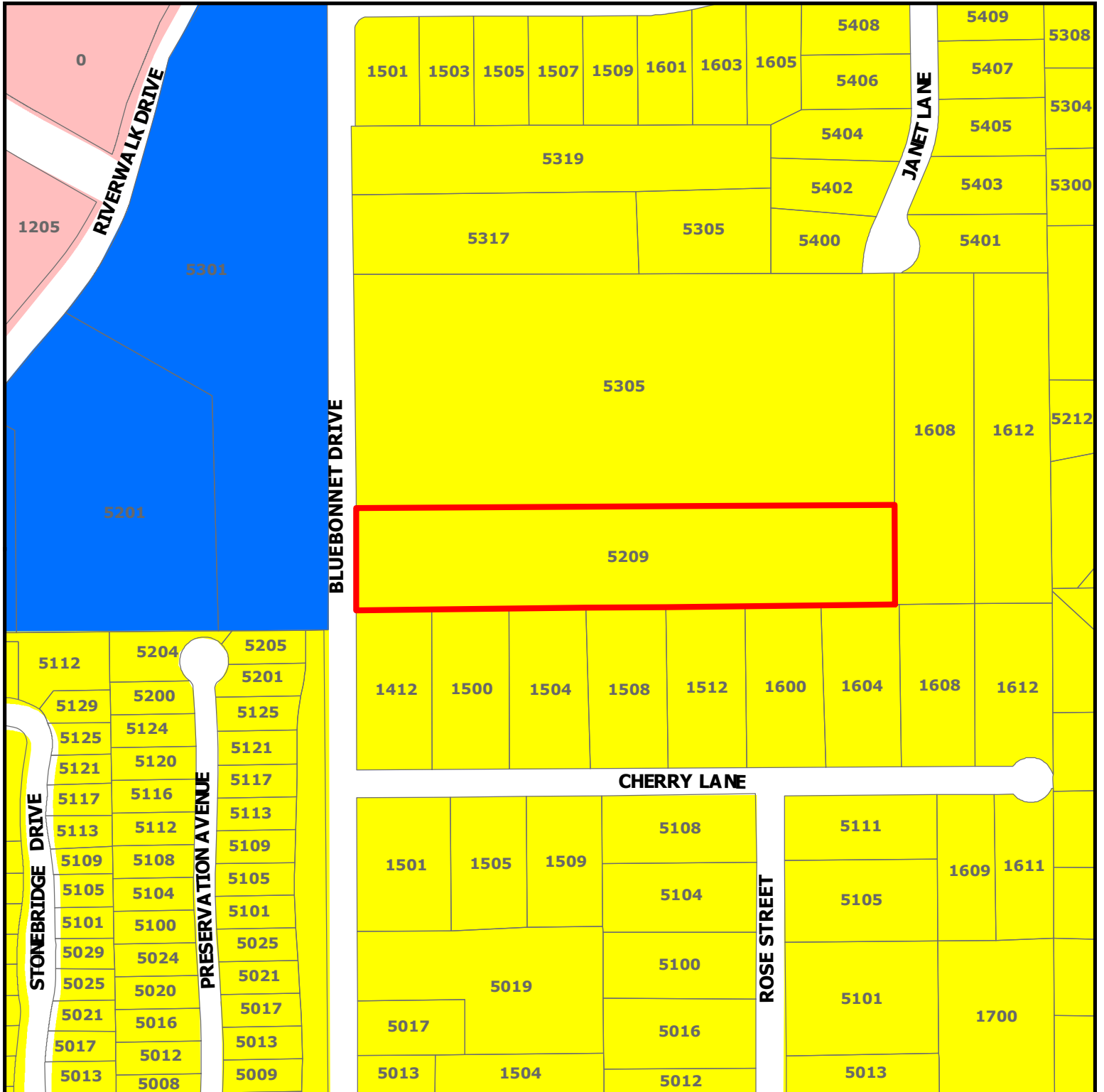
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Subject Property



Future Land Use Map



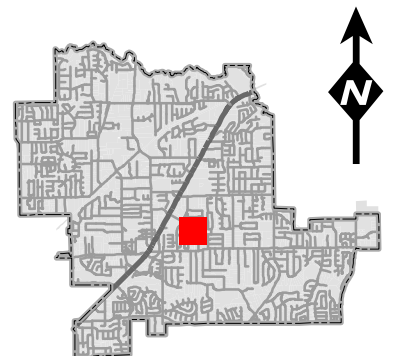
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ZC20-027

5209 Bluebonnet Dr

-  Subject Property
 Residential
 Institutional
 Colleyville Blvd Corridor



Statement of Planning Objectives

5209 BLUEBONNET

REQUEST FOR ZONING CHANGE FROM AG TO R-30

OCTOBER 12, 2020

Statement of Planning Objectives: The intent is to transition between the existing R-40 zoning along Cherry Lane to the existing R-20 zoning to the north, by creating a single street cul-de-sac with only 4 lots meeting the requirements of the R-30 zoning. Detention would be provided so that there would be no increase in flow onto the neighboring lots on Cherry Lane.

Development Schedule: Upon zoning approval, we anticipate moving immediately into Preliminary plat, construction documents and final plat within the following 12 months

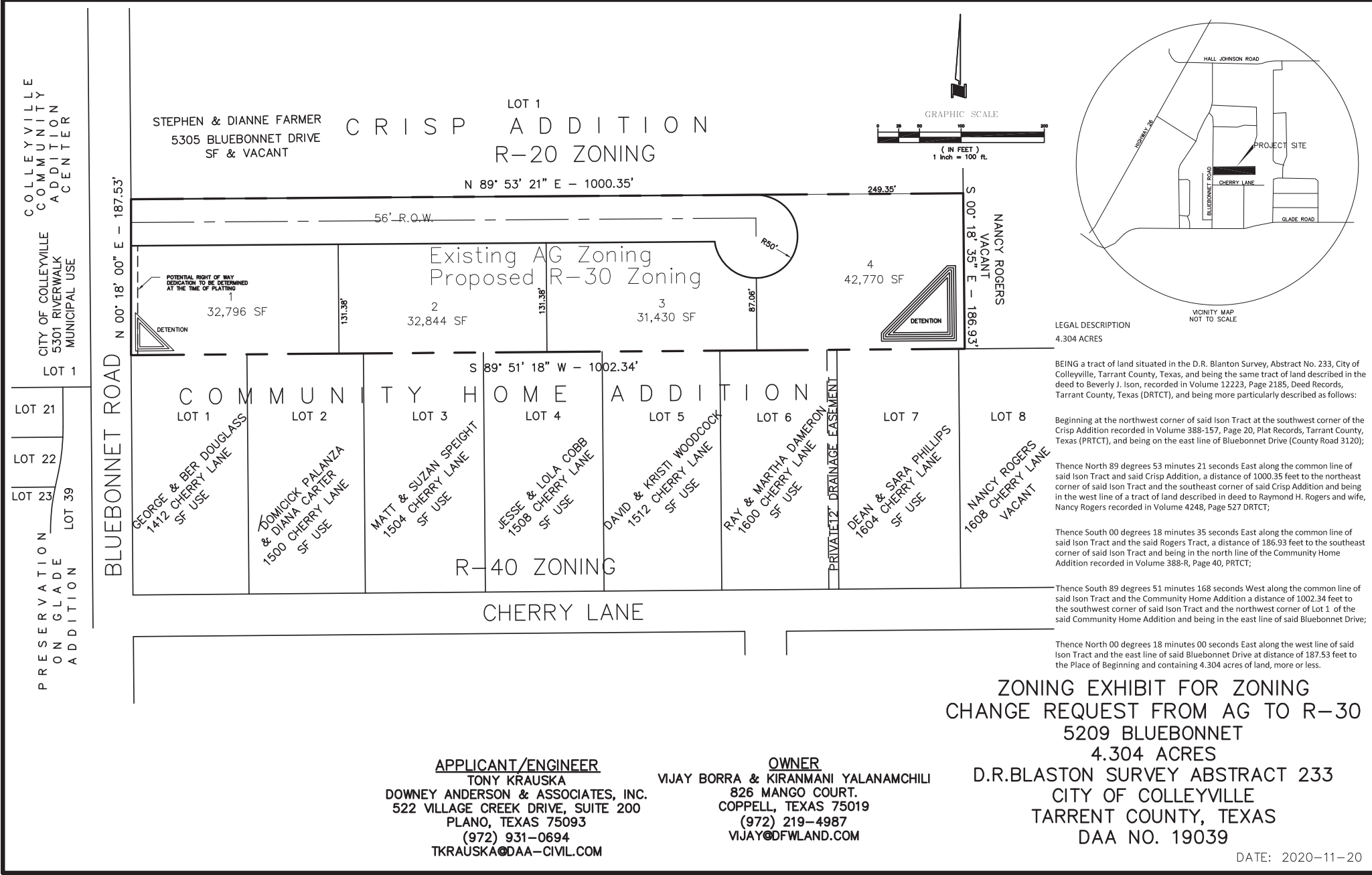
Proposed Ownership: Vijay Borra currently owns the property and he intends on developing the property

Utility Provisions: Utilities appear to be available on Bluebonnet and service would be provided from there

Economic Development Information: We anticipate custom homes to be constructed

Traffic Impact Analysis: None provided for only 4 lots

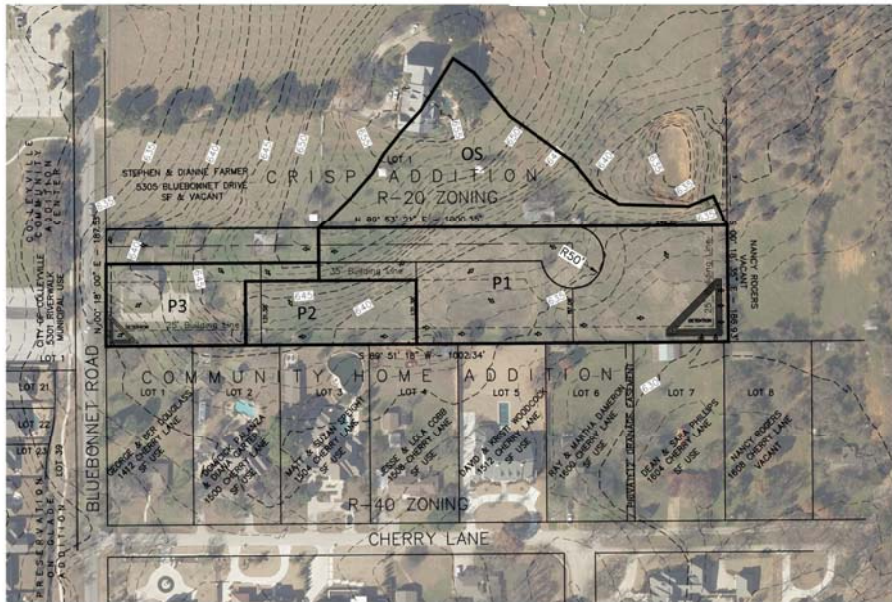
Zoning Exhibit



Drainage Plan



EXISTING



PROPOSED

BLUEBONNET Pond East DAA Job No. 19039 Colleyville, Texas

Modified Rational Detention Calculations

Calculations for Proposed Detention Area

Sub Area	Topog	1000 (in)	C	A (ac.)	Q100 (cfs)
E1	15	9.24	0.3	4.13	13.4
E2	15	7.98	0.3	0.85	2.0

Sub Area	T (min)	T _{adj} (min)	C	A (ac.)	Q _{adj} (cfs)
OS	15	7.98	0.6	1.09	8.1
P1	15	7.98	0.6	2.47	13.8
P2	15	7.98	0.6	0.68	3.3

Sub Area	T (min)	T _{adj} (min)	C	A (ac.)	Q _{adj} (cfs)
OS	15	7.98	0.6	1.09	8.1
P1	15	7.98	0.6	2.47	13.8
P2	15	7.98	0.6	0.68	3.3
Complete C			0.60	4.84	23.2

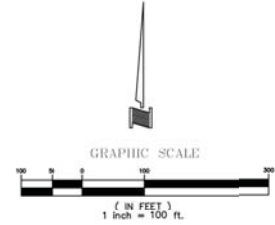
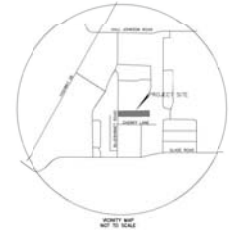
Sub Area	T (min)	T _{adj} (min)	C	A (ac.)	Q _{adj} (cfs)
OS	15	7.98	0.60	4.84	23.2

Sub Area	T (min)	T _{adj} (min)	C	A (ac.)	Q _{adj} (cfs)
OS	15	7.98	0.60	4.84	23.2

Sub Area	T (min)	T _{adj} (min)	C	A (ac.)	Q _{adj} (cfs)
OS	15	7.98	0.60	4.84	23.2
P1	15	7.98	0.60	2.47	13.8
P2	15	7.98	0.60	0.68	3.3
P3	15	7.98	0.60	0.68	3.3
P4	15	7.98	0.60	0.68	3.3
P5	15	7.98	0.60	0.68	3.3
P6	15	7.98	0.60	0.68	3.3
P7	15	7.98	0.60	0.68	3.3
P8	15	7.98	0.60	0.68	3.3
P9	15	7.98	0.60	0.68	3.3
P10	15	7.98	0.60	0.68	3.3
P11	15	7.98	0.60	0.68	3.3
P12	15	7.98	0.60	0.68	3.3
P13	15	7.98	0.60	0.68	3.3
P14	15	7.98	0.60	0.68	3.3
P15	15	7.98	0.60	0.68	3.3
P16	15	7.98	0.60	0.68	3.3
P17	15	7.98	0.60	0.68	3.3
P18	15	7.98	0.60	0.68	3.3
P19	15	7.98	0.60	0.68	3.3
P20	15	7.98	0.60	0.68	3.3
P21	15	7.98	0.60	0.68	3.3
P22	15	7.98	0.60	0.68	3.3
P23	15	7.98	0.60	0.68	3.3
P24	15	7.98	0.60	0.68	3.3
P25	15	7.98	0.60	0.68	3.3
P26	15	7.98	0.60	0.68	3.3
P27	15	7.98	0.60	0.68	3.3
P28	15	7.98	0.60	0.68	3.3
P29	15	7.98	0.60	0.68	3.3
P30	15	7.98	0.60	0.68	3.3
P31	15	7.98	0.60	0.68	3.3
P32	15	7.98	0.60	0.68	3.3
P33	15	7.98	0.60	0.68	3.3
P34	15	7.98	0.60	0.68	3.3
P35	15	7.98	0.60	0.68	3.3
P36	15	7.98	0.60	0.68	3.3
P37	15	7.98	0.60	0.68	3.3
P38	15	7.98	0.60	0.68	3.3
P39	15	7.98	0.60	0.68	3.3
P40	15	7.98	0.60	0.68	3.3
P41	15	7.98	0.60	0.68	3.3
P42	15	7.98	0.60	0.68	3.3
P43	15	7.98	0.60	0.68	3.3
P44	15	7.98	0.60	0.68	3.3
P45	15	7.98	0.60	0.68	3.3
P46	15	7.98	0.60	0.68	3.3
P47	15	7.98	0.60	0.68	3.3
P48	15	7.98	0.60	0.68	3.3
P49	15	7.98	0.60	0.68	3.3
P50	15	7.98	0.60	0.68	3.3
P51	15	7.98	0.60	0.68	3.3
P52	15	7.98	0.60	0.68	3.3
P53	15	7.98	0.60	0.68	3.3
P54	15	7.98	0.60	0.68	3.3
P55	15	7.98	0.60	0.68	3.3
P56	15	7.98	0.60	0.68	3.3
P57	15	7.98	0.60	0.68	3.3
P58	15	7.98	0.60	0.68	3.3
P59	15	7.98	0.60	0.68	3.3
P60	15	7.98	0.60	0.68	3.3
P61	15	7.98	0.60	0.68	3.3
P62	15	7.98	0.60	0.68	3.3
P63	15	7.98	0.60	0.68	3.3
P64	15	7.98	0.60	0.68	3.3
P65	15	7.98	0.60	0.68	3.3
P66	15	7.98	0.60	0.68	3.3
P67	15	7.98	0.60	0.68	3.3
P68	15	7.98	0.60	0.68	3.3
P69	15	7.98	0.60	0.68	3.3
P70	15	7.98	0.60	0.68	3.3
P71	15	7.98	0.60	0.68	3.3
P72	15	7.98	0.60	0.68	3.3
P73	15	7.98	0.60	0.68	3.3
P74	15	7.98	0.60	0.68	3.3
P75	15	7.98	0.60	0.68	3.3
P76	15	7.98	0.60	0.68	3.3
P77	15	7.98	0.60	0.68	3.3
P78	15	7.98	0.60	0.68	3.3
P79	15	7.98	0.60	0.68	3.3
P80	15	7.98	0.60	0.68	3.3
P81	15	7.98	0.60	0.68	3.3
P82	15	7.98	0.60	0.68	3.3
P83	15	7.98	0.60	0.68	3.3
P84	15	7.98	0.60	0.68	3.3
P85	15	7.98	0.60	0.68	3.3
P86	15	7.98	0.60	0.68	3.3
P87	15	7.98	0.60	0.68	3.3
P88	15	7.98	0.60	0.68	3.3
P89	15	7.98	0.60	0.68	3.3
P90	15	7.98	0.60	0.68	3.3
P91	15	7.98	0.60	0.68	3.3
P92	15	7.98	0.60	0.68	3.3
P93	15	7.98	0.60	0.68	3.3
P94	15	7.98	0.60	0.68	3.3
P95	15	7.98	0.60	0.68	3.3
P96	15	7.98	0.60	0.68	3.3
P97	15	7.98	0.60	0.68	3.3
P98	15	7.98	0.60	0.68	3.3
P99	15	7.98	0.60	0.68	3.3
P100	15	7.98	0.60	0.68	3.3

NOTE: Detention Volume required for the Phase I Development

Storm (in)	Inflow	Outflow	Volume (cu ft)
10	Inflow = 10 x 26.8 x 60 = 16107	Outflow = 0.5 x 25 x 11.5 x 60 = 8594	Storage = 7513
15	Inflow = 15 x 23.2 x 60 = 20884	Outflow = 0.5 x 20 x 11.5 x 60 = 13811	Storage = 10512
20	Inflow = 20 x 20.1 x 60 = 24151	Outflow = 0.5 x 15 x 11.5 x 60 = 10251	Storage = 12920
30	Inflow = 30 x 16.7 x 60 = 30119	Outflow = 0.5 x 10 x 11.5 x 60 = 11311	Storage = 15321
40	Inflow = 40 x 14.3 x 60 = 34312	Outflow = 0.5 x 5 x 11.5 x 60 = 18807	Storage = 15321
50	Inflow = 50 x 12.5 x 60 = 37480	Outflow = 0.5 x 5 x 11.5 x 60 = 18807	Storage = 15321
60	Inflow = 60 x 11.2 x 60 = 40181	Outflow = 0.5 x 5 x 11.5 x 60 = 18807	Storage = 15321
70	Inflow = 70 x 10.1 x 60 = 42841	Outflow = 0.5 x 5 x 11.5 x 60 = 18807	Storage = 15321
80	Inflow = 80 x 9.1 x 60 = 44831	Outflow = 0.5 x 5 x 11.5 x 60 = 18807	Storage = 15321
90	Inflow = 90 x 8.1 x 60 = 46205	Outflow = 0.5 x 5 x 11.5 x 60 = 18807	Storage = 15321
100	Inflow = 100 x 7.1 x 60 = 47781	Outflow = 0.5 x 5 x 11.5 x 60 = 18807	Storage = 15321
110	Inflow = 110 x 6.1 x 60 = 49219	Outflow = 0.5 x 5 x 11.5 x 60 = 18807	Storage = 15321
120	Inflow = 120 x 5.1 x 60 = 53705	Outflow = 0.5 x 5 x 11.5 x 60 = 18807	Storage = 15321
130	Inflow = 130 x 4.1 x 60 = 54763	Outflow = 0.5 x 5 x 11.5 x 60 = 18807	Storage = 15321
140	Inflow = 140 x 3.1 x 60 = 55759	Outflow = 0.5 x 5 x 11.5 x 60 = 18807	Storage = 15321
150	Inflow = 150 x 2.1 x 60 = 56771	Outflow = 0.5 x 5 x 11.5 x 60 = 18807	Storage = 15321
160	Inflow = 160 x 1.1 x 60 = 57579	Outflow = 0.5 x 5 x 11.5 x 60 = 18807	Storage = 15321
170	Inflow = 170 x 0.1 x 60 = 58381	Outflow = 0.5 x 5 x 11.5 x 60 = 18807	Storage = 15321
180	Inflow = 180 x 0.1 x 60 = 59179	Outflow = 0.5 x 5 x 11.5 x 60 = 18807	Storage = 15321
190	Inflow = 190 x 0.1 x 60 = 59971	Outflow = 0.5 x 5 x 11.5 x 60 = 18807	Storage = 15321
200	Inflow = 200 x 0.1 x 60 = 60779	Outflow = 0.5 x 5 x 11.5 x 60 = 18807	Storage = 15321
Maximum Volume Required CF			15321
Area-ft			8.91
Volume-yards			548



ARCA	ACRE	* C	T _e (MINUTES)	1000 IN/1 HOUR	Q100 (CFS)
E1	4.13	0.3	15	7.98	9.9
E2	0.85	0.3	15	7.98	2.0
E3	0.79	0.3	15	7.98	1.9
OS	1.69	0.3	15	7.98	4.0
P1	2.47	0.6	15	7.98	11.8
P2	0.68	0.6	15	7.98	3.0
P3	0.75	0.6	15	7.98	3.3

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF TONY F. KRAUSKA, LICENSED PROFESSIONAL ENGINEER NO. 54729.

PLANS FOR REVIEW ONLY 11-20-2020

DRAINAGE PLAN
5209 BLUEBONNET
4.304 ACRES
D.R.BLASTON SURVEY ABSTRACT 233
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS
DAA NO. 19039

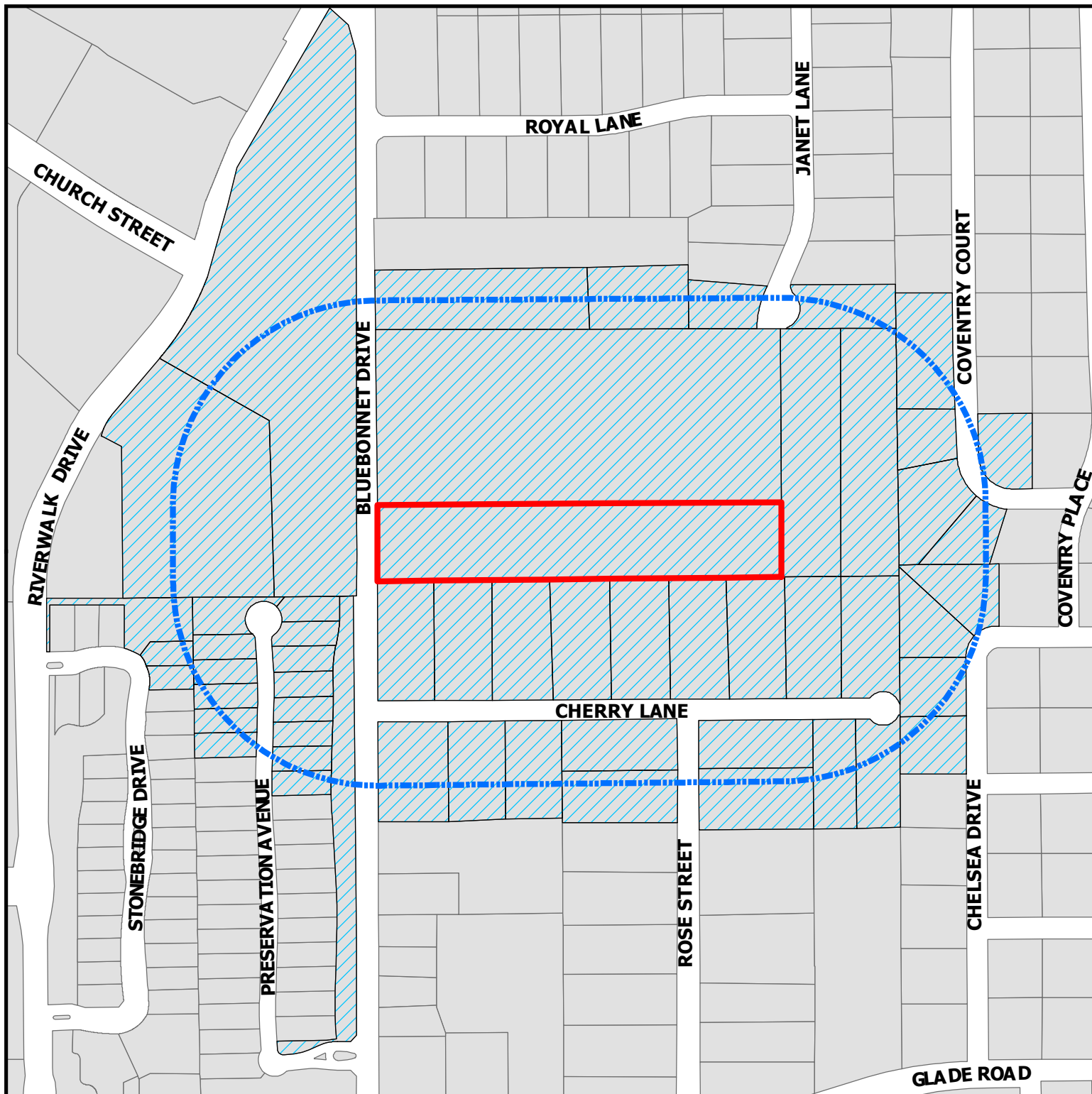
OWNER
VLAY BORRA & KIRANMANI YALANAMOHU
826 MANGO COURT
CORPELL, TEXAS 75019
(972) 219-4987
VLAYBORRA@GMAIL.COM

ENGINEER
TONY KRAUSKA
DOWNEY ANDERSON & ASSOCIATES, INC.
522 VILLAGE OAK DRIVE, SUITE 200
PLANO, TEXAS 75093
(972) 311-0694
TKRAUSKA@DAA-CIVIL.COM

DATE: 2020-11-03

SHEET 1 OF 1

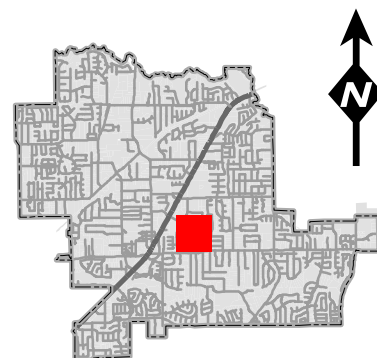
Notification Map



ZC20-027
5209 Bluebonnet Dr

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
ROGERS, NANCY	1612 CHERRY LN	COLLEYVILLE, TX	76034	1608 CHERRY LN
PHILLIPS, DEAN F	PO BOX 610411	DALLAS, TX	75261	1604 CHERRY LN
HERRON, DAVID	5105 ROSE ST	COLLEYVILLE, TX	76034	5105 ROSE ST
PALANZA, DOMINICK	1500 CHERRY LN	COLLEYVILLE, TX	76034	1500 CHERRY LN
SCULLIN, STEPHEN K	5124 PRESERVATION AVE	COLLEYVILLE, TX	76034	5124 PRESERVATION AVE
BULLINGTON, HOLLY H	5112 PRESERVATION AVE	COLLEYVILLE, TX	76034	5112 PRESERVATION AVE
ROGERS, JAMES L	5208 COVENTRY CT	COLLEYVILLE, TX	76034	5208 COVENTRY CT
FARMER, STEPHEN	5305 BLUEBONNET DR	COLLEYVILLE, TX	76034	5305 BLUEBONNET DR
ROGERS, NANCY JO	1612 CHERRY LN	COLLEYVILLE, TX	76034	1612 CHERRY LN
CUFFE, JOHN	5105 PRESERVATION AVE	COLLEYVILLE, TX	76034	5105 PRESERVATION AVE
SPEIGHT, MATT	1504 CHERRY LN	COLLEYVILLE, TX	76034	1504 CHERRY LN
RICHARDS FAMILY TRUST,THE	5212 CONVENTRY CT	COLLEYVILLE, TX	76034	5212 COVENTRY CT
PERRY, STAN	5111 ROSE ST	COLLEYVILLE, TX	76034	5111 ROSE ST
SMITH, NANCY	5121 PRESERVATION AVE	COLLEYVILLE, TX	76034	5121 PRESERVATION AVE
DAMERON, RAY	1600 CHERRY LN	COLLEYVILLE, TX	76034	1600 CHERRY LN
WALLACE LINDA K REVOCABLE TRUS	5113 PRESERVATION AVE	COLLEYVILLE, TX	76034	5113 PRESERVATION AVE
STAMP, FRANK	5401 JANET LN	COLLEYVILLE, TX	76034	5401 JANET LN
COBB, JESSE G	1508 CHERRY LN	COLLEYVILLE, TX	76034	1508 CHERRY LN
K&M FAMILY TRUST	5400 JANET LN	COLLEYVILLE, TX	76034	5400 JANET LN
MILLER, TRACY S	5108 CHELSEA DR	COLLEYVILLE, TX	76034	5108 CHELSEA DR
VANDERGRIF, JOAN	5317 BLUEBONNET DR	COLLEYVILLE, TX	76034	5317 BLUEBONNET DR
AVA FRYER REVOCABLE TRUST	5129 STONERIDGE DR	COLLEYVILLE, TX	76034	5129 STONERIDGE DR
WOODCOCK, DAVID	1512 CHERRY LN	COLLEYVILLE, TX	76034	1512 CHERRY LN
BROOKS, TRAVIS M	5120 PRESERVATION AVE	COLLEYVILLE, TX	76034	5120 PRESERVATION AVE
BARNES, KENNETH	5109 PRESERVATION AVE	COLLEYVILLE, TX	76034	5109 PRESERVATION AVE
BORRA, VIJAYA	826 MANGO CT	COPPELL, TX	75019	5209 BLUEBONNET DR
PRESERVATION HOA INC	101 CLARIDEN RANCH RD	SOUTHLAKE, TX	76092	5204 PRESERVATION AVE
BURAL, LYNN	5104 CHELSEA DR	COLLEYVILLE, TX	76034	5104 CHELSEA DR
EMERSON-ENNIS, JUDITH	5216 COVENTRY CT	COLLEYVILLE, TX	76034	5216 COVENTRY CT
BRIDGES, WARREN	5117 PRESERVATION AVE	COLLEYVILLE, TX	76034	5117 PRESERVATION AVE
HICKEY, BRIAN DOUGLAS	5100 CHELSEA DR	COLLEYVILLE, TX	76034	5100 CHELSEA DR
FARMER, STEPHEN	5305 BLUEBONNET DR	COLLEYVILLE, TX	76034	5305 BLUEBONNET DR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5301 RIVERWALK DR
MADDOX, RICHARD L	5116 PRESERVATION AVE	COLLEYVILLE, TX	76034	5116 PRESERVATION AVE
GLENN, MARY	5125 PRESERVATION AVE	COLLEYVILLE, TX	76034	5125 PRESERVATION AVE
THE BRIDGES @ RIVERWALK HOA	PO BOX 1183	COLLEYVILLE, TX	76034	5112 STONERIDGE DR
DOUGLASS, GEORGE W	1412 CHERRY LN	COLLEYVILLE, TX	76034	1412 CHERRY LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5201 RIVERWALK DR
PRESERVATION HOA INC	101 CLARIDEN RANCH RD	SOUTHLAKE, TX	76092	1400 BLUEBONNET DR
CURRY, KENNETH C	5125 STONERIDGE DR	COLLEYVILLE, TX	76034	5125 STONERIDGE DR
EVERETT, ROY	5205 COVENTRY CT	COLLEYVILLE, TX	76034	5205 COVENTRY CT
DAVIS, KEITH	5200 PRESERVATION AVE	COLLEYVILLE, TX	76034	5200 PRESERVATION AVE
ROGERS, NANCY	1612 CHERRY LN	COLLEYVILLE, TX	76034	1608 CHERRY LN
TRAVIS, COLIN	1609 CHERRY LN	COLLEYVILLE, TX	76034	1609 CHERRY LN
ROGERS, NANCY JO	1612 CHERRY LN	COLLEYVILLE, TX	76034	1612 CHERRY LN
DONEPUDI, SREECHANDRA	1501 CHERRY LN	COLLEYVILLE, TX	76034	1501 CHERRY LN
DUNN, MARC P	1704 AVONDALE DR	COLLEYVILLE, TX	76034	1704 AVONDALE DR
EMBRY, STEVEN	5201 PRESERVATION AVE	COLLEYVILLE, TX	76034	5201 PRESERVATION AVE
STEWART, LARRY	1509 CHERRY AVE	COLLEYVILLE, TX	76034	1509 CHERRY LN
MADAR, ALEXANDER	1505 CHERRY LN	COLLEYVILLE, TX	76034	1505 CHERRY LN
WILLIAMS, JAMES R	407 COUNTRY PL	COLLEYVILLE, TX	76034	5108 ROSE ST
CLARK, HARRY P	5104 ROSE ST	COLLEYVILLE, TX	76034	5104 ROSE ST
APTE, SHIREESH	5204 COVENTRY CT	COLLEYVILLE, TX	76034	5204 COVENTRY CT
WILKINS, ERIC	5205 PRESERVATION AVE	COLLEYVILLE, TX	76034	5205 PRESERVATION AVE
TRAVIS, COLIN	1609 CHERRY LN	COLLEYVILLE, TX	76034	1611 CHERRY LN
CHELSEA PARK ADDITION	1816 AVONDALE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
RIVERWALK AT COLLEYVILLE	P.O. BOX 1031	COLLEYVILLE, TX	76034	COURTESY NOTICE
BRIDGES AT RIVERWALK ADDITION	P.O. BOX 1183	COLLEYVILLE, TX	76034	COURTESY NOTICE
KINGSWOOD ESTATES-COLLEYVILLE	P.O. BOX 978	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
KRAUSKA, TONY	5225 VILLAGE CREEK DR, SUITE 200	PLANO, TX	75093	APPLICANT

Public hearing notices were mailed on October 23, 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, November 9, 2020 at 7:00 p.m.
City Council Meetings: Tuesday, December 1, 2020 & Tuesday, December 15, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from AG Agricultural district to R-30 Single Family Residential district. The purpose is to allow for 4 single-family residential lots with lot sizes between 32,000 to 42,000 square feet.

Zoning Case: ZC20-027

Applicant: Tony Krauska

Owner: Vijay Borra

Location: 5209 Bluebonnet Drive

Property Description: Tract 2D & 2D3, Abstract 233, D. R. Blanton Survey

Present Zoning: AG Agricultural district

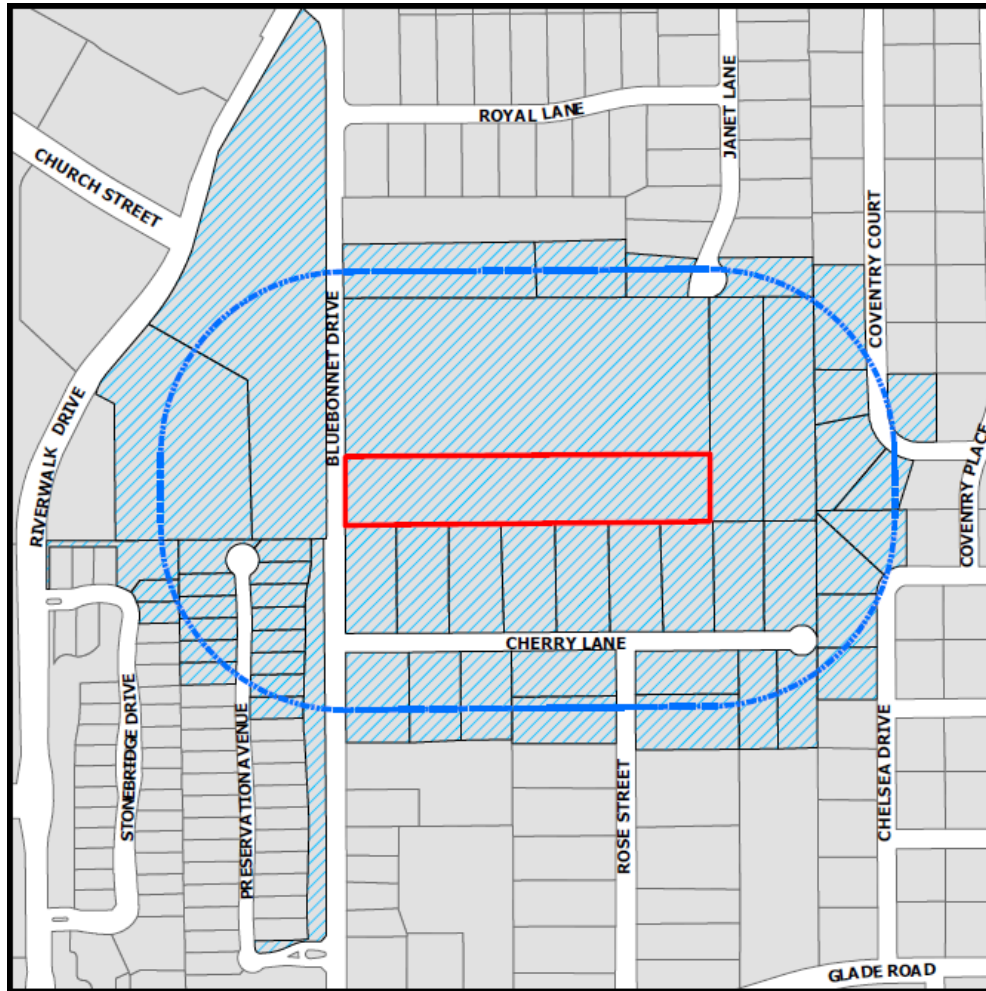
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

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.

NOTICE OF PUBLIC HEARING



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

Monday, November 30, 2020

To: Ben Bryner, Director
Community Development Dept.
City of Colleyville, 100 Main St. 76034

From: Nancy Rogers
1612 Cherry Ln., Colleyville, TX. 76034

Subject: Case # ZC20-27
Abstract 233, DR Blanton Survey
Tracts 2D and 2DA from
A G to R 30.

Dear Sir,

I hereby submit my
opposition to the above
zoning change as a matter
of record. The property is
too narrow and located in
a flood zone for proper
development for ~~AT~~ R 30.

Sincerely,
1608 Cherry, Lot 8 Nancy Rogers
& Tract 2001A & Tract 2001 + Lot 9
1612 Cherry Ln.

Letter of Opposition

Subject:

FW: Opposition to Zoning Change at 5209 Bluebonnet

From: Eric Wilkins

Sent: Thursday, November 12, 2020 3:17 PM

To: Ben Bryner

Subject: Opposition to Zoning Change at 5209 Bluebonnet

Good afternoon. I am writing this email in opposition to the zoning change from agricultural to residential at 5209 Bluebonnet, Colleyville, TX. My home is at 5205 Preservation, the very last house on the NE corner of the subdivision. I have already invested a significant amount of money installing French drains and river rock to better drain my yard and stop erosion in my property's current state. Additionally, two sinkholes have started to form between the concrete fence that separates me from the police station parking lot and my retaining wall. I fear building these homes without a vetted drainage plan will only intensify my drainage issues. I do not oppose development, but I do expect there to be a better drainage plan in place before I would agree to the zoning change. I was at the Zoning Meeting the evening of November 9th and no well thought out plans were in place for drainage flow to the west of 5209 Bluebonnet, which would directly impact my property.

Thank you for your consideration. Again, I would only be supportive of the zoning change if the neighboring properties had assurance that drainage would not be an issue.

Sincerely,
Eric Wilkins
(214) 202-2354

Sent from my iPhone

Letter of Opposition

Subject:

FW: Zoning of 5209 Bluebonnet

-----Original Message-----

From: Dawn Cox

Sent: Tuesday, December 8, 2020 9:02 AM

To: Colleyville <colleyville@colleyville.com>

Subject: Zoning of 5209 Bluebonnet

Zoning and Development:

Regarding zoning ZC 20-027, applicant Tony Krauska

We received a notice and letter yesterday for the intended rezoning and future subdivision on bluebonnet (5209). We live in Kingswood Estates. We are to sign and fill out the letter which came with the rezoning Information for approval since we live close to the proposed area. We are to send in the letter if we approve. We do NOT approve. It is addressed to Vijay Borra. We at 1602 Kingswood are strongly against the future subdivision and feel it would negatively affect our home and decrease the value along with increase the traffic load on Bluebonnet and Riverwalk. They want to put very large homes that are not needed. If individuals want large homes either go to Southlake, find an existing home, or buy an older existing home here in colleyville and either update it or demolish and build new. This would better update the older existing homes. There is little land left and there is no need to build more when there is older homes to be updated and utilized. The devaluation of our home would be horrible as our homes are much smaller and this is not needed.

We appreciate you allowing us our opinion in this matter.

Thank you

George and Dawn Cox

1602 Kingswood Lane

Colleyville

Sent from my iPhone

Letter of Opposition

Subject:

FW: Zoning change 5209 Bluebonnet Road

From: Keith Davis >

Sent: Monday, November 16, 2020 2:06 PM

To: Ben Bryner

Subject: Zoning change 5209 Bluebonnet Road

Mr. Ben Bryner, Community Developer Director,

I was recently notified of a request for a zoning change for the property at 5209 Bluebonnet Road, Colleyville. I am highly concerned that any redevelopment will add to the surface water runoff problems many of us are already having to deal with. Further, while I understand that a retention pond has been offered by the developer as a solution to this problem I do not believe the pond will do the job and therefore I strongly oppose the zoning change. I would offer that I have worked at a geologist for over 50 years mainly studying effects of erosion and deposition so I believe I am qualified to offer my expert opinion on this surface water issue.

Thank you for your service to the community,

Keith W. Davis
5200 Preservation Avenue
Colleyville, TX 76034

Phone: 817-988-2181

Letter of Opposition

Subject:

FW: Proposed development at 5209 Bluebonnet Rd.

From: Linda Wallace <

Sent: Tuesday, November 17, 2020 12:36 PM

To: Ben Bryner <BBryner@colleyville.com>

Subject: Proposed development at 5209 Bluebonnet Rd.

My name is Linda Wallace and I live at 5113 Preservation Ave. in Colleyville—just to west and below the intersection of Bluebonnet and Cherry Lane. This area, with the slope, already has excessive drainage issues toward my property. I am concerned that the proposed development will only exacerbate the issue. Serious solutions to retain and redirect run-off from the area of the proposed development needs to be in place before any further development in this area is allowed.

From:
To: [Jackie Reyff](#)
Subject: Rezoning of 5209 Bluebonnet Drive, Colleyville, TX 76034
Date: Monday, November 23, 2020 2:00:48 PM

Hi Jacquelyn,

I (Marc) attended the Planning and Zoning Commission meeting on 11/9/2020. We would like to vote against the rezoning of the property located at 5209 Bluebonnet Drive from AG to R-30.

Thank you.

Marc and Pat Dunn
1704 Avondale Dr, Colleyville, TX 76034
(817) 845-4712

Letter of Opposition

Subject:

FW: Zoning Case ZC20-027

From: Mary Glenn

Sent: Monday, November 30, 2020 11:03 AM

To: Ben Bryner

Subject: Zoning Case ZC20-027

Dear Ben,

I live in the Preservation subdivision. My house is within 200 feet of this proposed rezoning/development. I am writing to strongly OPPOSE this development due to drainage issues that are severe and persistent around my house and neighborhood, including along the walking path on Bluebonnet Drive. I have spent almost \$5K on drainage solutions due to this problem. The drainage issue is pervasive and MUST be solved before Colleyville allows yet another addition to be built.

I am happy to discuss further and can be reached at 214-213-0714.

Thank you,

Mary Glenn

5125 Preservation Ave

Colleyville, TX

Letter of Opposition

Subject:

FW: Zoning Change For 5209 Bluebonnet

From: Warren Bridges

Sent: Friday, November 13, 2020 8:21 PM

To: Ben Bryner

Subject: Zoning Change For 5209 Bluebonnet

My name is Warren Bridges and I am the homeowner at 5117 Preservation Avenue. With this email I want to voice my opposition to the proposed zoning change referenced above that would change the zoning from agriculture to single family residential. The surface and sub-surface drainage caused by this development could bring lasting and permanent damage to my home.

Letter of Opposition

11/9/2020

City Council Petition - Planning & Zoning Commission Meeting

From: Warren.Bridges

To:

Subject: City Council Petition - Planning & Zoning Commission Meeting

Date: Mon, Nov 9, 2020 5:48 pm

Thank you for the opportunity to be heard on this very important matter that, depending upon the outcome, could bring a severe and adverse economic impact directly to me and my family in a manner that no other homeowner involved in these discussions would face. My name is Warren Bridges and I own the property located at 5117 Preservation Avenue here in Colleyville.

First, I want to express my genuine thanks and gratitude to the City Council for its response in addressing the drainage problem of increased runoff that was being channeled directly into my back yard. Due to a combination of the natural terrain and controlled development; the topography has been altered to the extent that my property sits in the crosshairs of area drainage. Water naturally flows thru my back yard, down the sides of my house, across Preservation Avenue and further downward in the direction of Riverwalk.

I gave you pictures that showed the excessive volume of water flows from the direction of Glade Road, toward the community center; from the community center in the direction of the Cherry Lane and the Bluebonnet intersection; and from Cherry Lane down toward Bluebonnet and subsequently into my back yard. As I understand it, they were photo-copied and kept as a part of the public record, but I still have those pictures and can provide them again if needed. I would also like to provide a verbatim copy of this statement for those same reasons.

In support of what you did and frankly, within the scope of what I see as my responsibility as a homeowner, my wife and I spent a considerable amount of money installing French drains and improving the irrigation on our property to "do our part" in mitigating not only the risk but also the increased likelihood of damage to our property from having done nothing. That being said, our backyard still retains a good deal of moisture.

Without re-visiting all of the details involved in that case, what remains relevant and central to my petition this evening; is that my property remains at the least desirable geographic location when it comes to drainage in this general vicinity.

I want to go on the record as being opposed to this development as long as the drainage design channels water in the direction of Cherry Lane. While I am neither a civil engineer nor an irrigation engineer I do think that those specialists **can and should** design a drainage system that causes no harm.

There may be a "master drainage plan" being developed that will address drainage problems across a large part of this region that eliminates our collective drainage problems going forward; but that may be several years in the making, and it may never happen for various reasons. My concern and focus has to be on the current situation, and that is why I am speaking tonight in advance of final decisions being made.

Letter of Opposition

11/9/2020

City Council Petition - Planning & Zoning Commission Meeting

To be clear, my request is that no zoning change for this property be approved until such time as the property owner and developer create a drainage system with the aforementioned considerations in mind.

I understand that a system can be designed that passes the minimum requirements for city approval but does nothing to alleviate these very real concerns. I am simply asking that you consider my concerns as valid and then act to make them not an issue.

What I would also ask is that the applicant Tony Krauska, and the owner Vijay Borra of the property at 5209 Bluebonnet Drive in the Zoning Case ZC20-027; not only consider but also implement a drainage system that would have surface and subsurface water and runoff drain away from Cherry Lane and in the direction of the community center and Post office. This would cause the least direct harm to my property.

This does not appear to be an unreasonable request at this time for several reasons. Among them are:

- The project has not started, so the designs can be changed
- Any expenses associated with a re-design of the drainage that would eliminate damage to my property, which we know lies directly in the path of runoffs in this area, can be re-covered in your pricing strategy; as are all other reasonable costs of development
- It is not a stretch to say that your homes in this development will be sold at values commensurate with home prices in this community; and if there is a marginal impact to your maximum profit goals, no one family should bear the brunt of your ambition.
- In other words, you're going to do fine. I just don't think my property should suffer material damage as a result.

I am not here to "stand in the way of progress". Neither am I here to deny any property owner the right to realize the economic benefit that derives from owning property. The property will eventually be developed. But my family will be here thirty years from now; after you have sold the property and are no longer associated with this decision. Neither the new homeowners in your development nor the existing homes in the community stand to suffer the economic damage to their properties as will happen with mine.

I am thankful that our city allows its residents and homeowners to have a voice in this public forum so input is received that leads to an informed decision. A decision that allows all of us to move forward in a manner that is fair and equitable to everyone involved and does not have the unintended consequence of egregious harm to one party at the extreme economic benefit of another. Thank you again for opportunity to be heard on this matter, and I would appreciate your favorable consideration.

- Warren D. Bridges
- 5117 PRESERVATION AVE
- COLLEGEVILLE, TX 76034

^{THE} 11/09/2020 WARREN D. BRIDGES

The Borra Proposal in the Bluebonnet Watershed

Issues

Current Status

The Borra proposal

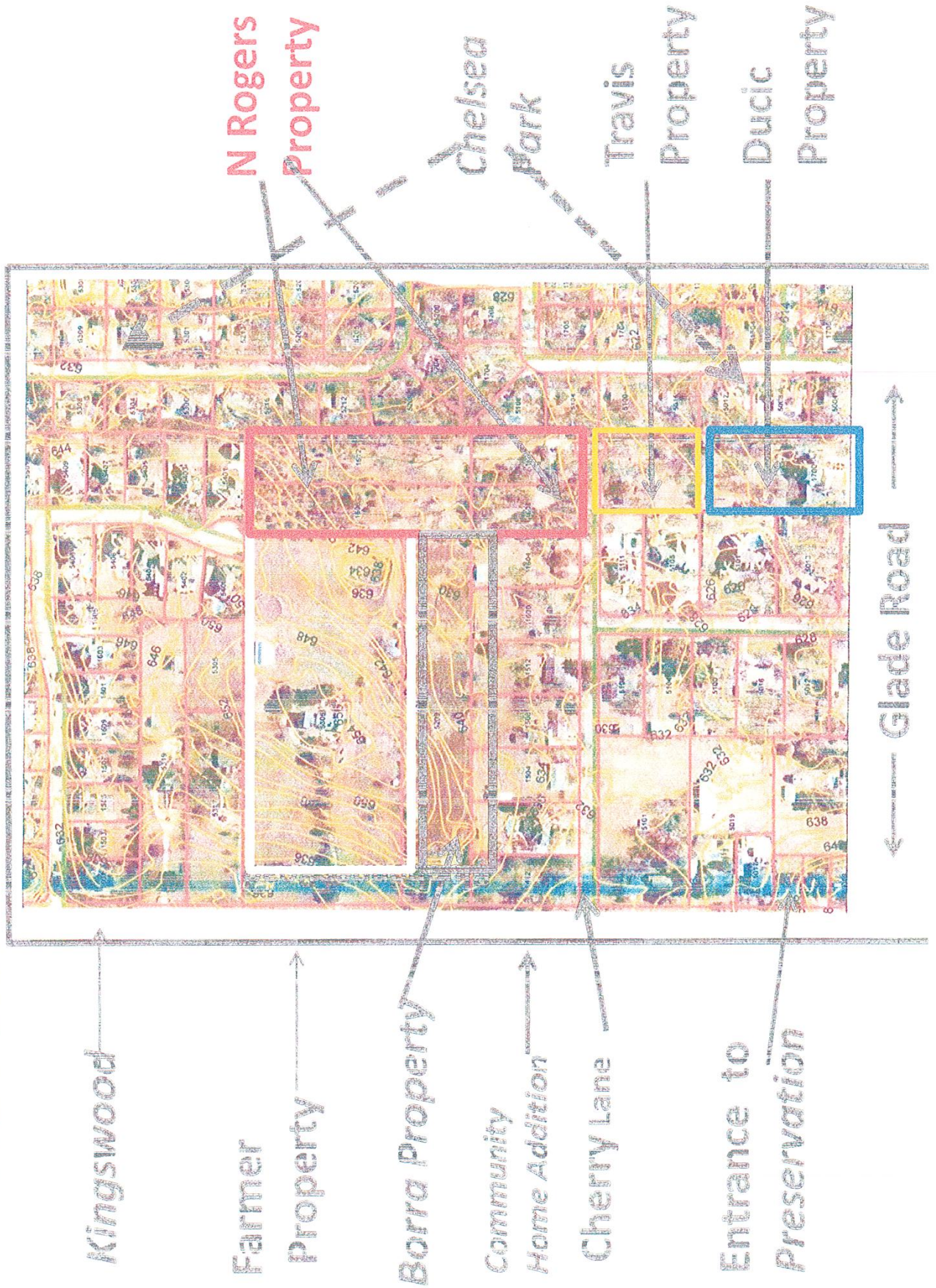
Objections

Issues

- The Bluebonnet watershed: steep elevations and narrow contours = fast stormwater flows
- Topography
 - Steep slope extends from Kingswood through Community Home, Preservation, and Bridges at Riverwalk
- City of Colleyville
 - No areawide comprehensive stormwater plan
 - Enforcement failures, inadequate supervision of construction sites
 - Individual builders and developers not required to deal with actual stormwater flows

Letter of Opposition

East end of Bluebonnet Watershed



Letter of Support

From: joe stout [REDACTED]
Sent: Wednesday, December 9, 2020 11:19 PM
To: Jerry Ducay <JDucay@colleyville.com>; Mark Wood <MWood@colleyville.com>
Cc: Bobby Lindamood
Subject: Re: Letter to Kingswood Estates Homeowners - DFW Land Real Estate

Probably too late to send anything to the homeowners now.

Joe Stout

[Sent from Yahoo Mail on Android](#)

On Tue, Dec 8, 2020 at 2:36 PM, joe stout

[REDACTED] wrote:

To: Jerry Ducay, Colleyville City Manager
Mark Wood, Assistant City Manager

Gentlemen:

I am secretary of the Kingswood Estates HOA Board, and homeowners in our subdivision recently received a letter from DFW Land Real Estate asking us to support their project to build four homes north of Cherry Lane. Our HOA Board reviewed the available information and has no objection.

I want you to be aware that I am planning to send the below note to all of our 51 homeowners. (I am copying Bobby Lindamood, Mayor Pro Tem, on this email because he lives in our neighborhood.) Please let me know if you see any problem with this communication to homeowners, and if you think it would be appropriate to add a name or number for someone at the City who people can contact if they have questions.

Thank you and best regards,

Joe Stout
5505 Janet Lane
(817) 988-9488

DRAFT NOTE:

Kingswood Estates Homeowners:

Many of us received a communication recently from DFW Land Real Estate about a plan to develop about 4 acres of property north of Cherry Lane, not far from our subdivision, with four large homes. The developers need City approval and are seeking support from residents in our neighborhood.

After researching the plan, the Kingswood HOA Board has no objections and sees no negative impact to Kingswood. In fact, we think it could be beneficial to continue the precedent of establishing larger homes in that area, such as the newer ones that have been built on Cherry Lane. Each homeowner should make their own decision about whether to support the plan by sending a letter to the City, as the developers have requested.

Thank you,

Joe Stout
HOA Board Secretary

Letter of Support

To:

City of Colleyville

Zoning Case: ZC20-027

November 15, 2020

Dear City of Colleyville,

As a Colleyville resident and a neighbor within a 200 feet radius of the 5209 Bluebonnet Dr. property, I'm in favor of the building of four homes on the 4.304 acre tract at 5209 Bluebonnet.

The property owner counts with my full support to develop on his property.

Resident Name: TRAVIS, COLIN

Resident Phone Number: 817-917-0230

Resident Address: 1609 CHERRY LN COLLEYVILLE, TX 76034

Resident Signature: 

Letter of Support

To:

City of Colleyville

Zoning Case: ZC20-027

November 15, 2020

Dear City of Colleyville,

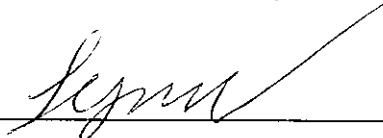
As a Colleyville resident and a neighbor within a 200 feet radius of the 5209 Bluebonnet Dr. property, I'm in favor of the building of four homes on the 4.304 acre tract at 5209 Bluebonnet.

The property owner counts with my full support to develop on his property.

Resident Name: BURAL, LYNN

Resident Phone Number: 817 528 0614

Resident Address: 5104 CHELSEA DR COLLEYVILLE, TX 76034

Resident Signature: 

Letter of Support

City Colleyville Planning & Zoning
Zoning Case: ZC20-027
December 2, 2020

Dear City of Colleyville,

I have been a resident of Colleyville for more than 25 years (1600 Cherry Lane) I live within the 200-foot radius of the 5209 Bluebonnet Dr. Property. I believe the current layout of the property behind my back fence is a much better layout and will not add to the watershed of the downstream into the creek that's in front of the police station, since half of the property is downhill to the East. There are 2 much smaller water detention areas on the property which I prefer. I feel that the City should **approve** the request to R-30 as proposed.

Thanks

Ray Dameron, AIA, LEED-AP
Cell No. (817) 709-4484



Letter of Support

To:

City of Colleyville

Zoning Case: ZC20-027

December 1, 2020

Dear City of Colleyville,

As a Colleyville resident and a neighbor within a 200 feet radius of the 5209 Bluebonnet Dr. property, I'm in favor of the building of four homes on the 4.304-acre tract at 5209 Bluebonnet.

The property owner counts with my full support to develop on his property.

Resident Name:

Diana Carter

Resident Phone Number:

817-521-5037

Resident Address:

1500 Cherry Ln
Colleyville TX 76034

Resident Signature:

D. Carter

Letter of Support

To:

City of Colleyville

Zoning Case: ZC20-027

December 1, 2020

Dear City of Colleyville,

As a Colleyville resident and a neighbor within a 200 feet radius of the 5209 Bluebonnet Dr. property, I'm in favor of the building of four homes on the 4.304-acre tract at 5209 Bluebonnet.

The property owner counts with my full support to develop on his property.

Resident Name: _____

Lafta Larry Stewart

Resident Phone Number: _____

817-996 1908

Resident Address: _____

1529 Cherry Ln

Resident Signature: _____

Letter of Support

To:

City of Colleyville

Zoning Case: ZC20-027

December 1, 2020

Dear City of Colleyville,

As a Colleyville resident and a neighbor within a ^{500 ft}~~200~~ feet radius of the 5209 Bluebonnet Dr. property, I'm in favor of the building of four homes on the 4.304-acre tract at 5209 Bluebonnet. ~~with~~

The property owner counts with my full support to develop on his property. ^{ch} with the stipulation that water flow from the property will be reduced by 25%.

Resident Name: Carol Perry

Resident Phone Number: 817 253 6143

Resident Address: 5111 Rose St
Colleyville TX

Resident Signature: Carol Perry

Letter of Support

To:

City of Colleyville

Zoning Case: ZC20-027

December 1, 2020

Dear City of Colleyville,

As a Colleyville resident and a neighbor within a ^{500 ft SP}~~200 ft~~ radius of the 5209 Bluebonnet Dr. property, I'm in favor of the building of four homes on the 4.304-acre tract at 5209 Bluebonnet.

The property owner counts with my full support to develop on his property. with the stipulation that water flow from the property will be reduced by 25%. SP

Resident Name: Stan Perry

Resident Phone Number: 972-989-7306

Resident Address: 5111 Rose St
Colleyville, TX

Resident Signature: Stan Perry

Letter of Support

To:

City of Colleyville

Zoning Case: ZC20-027

December 1, 2020

Dear City of Colleyville,

As a Colleyville resident and a neighbor within a 200 feet radius of the 5209 Bluebonnet Dr. property, I'm in favor of the building of four homes on the 4.304-acre tract at 5209 Bluebonnet.

The property owner counts with my full support to develop on his property.

Resident Name:

Connie Stewart

Resident Phone Number:

817-992-9370

Resident Address:

1509 Cherry Ln

Resident Signature:

Connie Stewart

Letter of Support

To:

City of Colleyville

Zoning Case: ZC20-027

December 1, 2020

Dear City of Colleyville,

As a Colleyville resident and a neighbor within a 200 feet radius of the 5209 Bluebonnet Dr. property, I'm in favor of the building of four homes on the 4.304-acre tract at 5209 Bluebonnet.

The property owner counts with my full support to develop on his property.

Resident Name: Suzy Speight

Resident Phone Number: 817-999-6162

Resident Address: 1504 CHERRY LN

Resident Signature: S. Speight

Letter of Support

To:

City of Colleyville

Zoning Case: ZC20-027

December 1, 2020

Dear City of Colleyville,

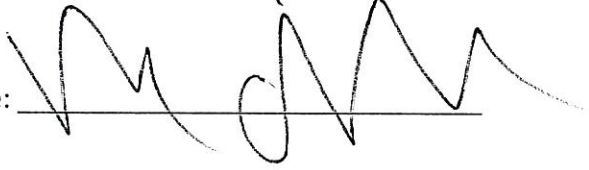
As a Colleyville resident and a neighbor within a 200 feet radius of the 5209 Bluebonnet Dr. property, I'm in favor of the building of four homes on the 4.304-acre tract at 5209 Bluebonnet.

The property owner counts with my full support to develop on his property.

Resident Name: MATT SPEIGHT

Resident Phone Number: 817-798-2100

Resident Address: 1504 CHERRY LN
COLLEYVILLE TX

Resident Signature: 

Letter of Support

To:

City of Colleyville

Zoning Case: ZC20-027

December 1, 2020

Dear City of Colleyville,

As a Colleyville resident and a neighbor within a 200 feet radius of the 5209 Bluebonnet Dr. property, I'm in favor of the building of four homes on the 4.304-acre tract at 5209 Bluebonnet.

The property owner counts with my full support to develop on his property.

Resident Name: SREECHANDRA DONEPUDI

Resident Phone Number: 903-258-7028

Resident Address: 1501 CHERRY LN
COLLEYVILLE, TX 76034

Resident Signature: S. Donepudi

ORDINANCE O-20-2150

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 4.3 ACRES, FOR TRACTS 2D & 2D3, ABSTRACT 233, DR BLANTON SURVEY, LOCATED AT 5209 BLUEBONNET DRIVE, FROM THE AG AGRICULTURAL DISTRICT TO THE R-30 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 a change in zoning on approximately 4.3 acres, for Tracts 2D & 2D3, Abstract 233, DR Blanton Survey, located at 5209 Bluebonnet Drive, from AG Agricultural district to R-30 Single-Family Residential district for 4 single-family detached lots under Case No. ZC20-027; 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 change in the zoning on approximately 4.3 acres, for Tracts 2D & 2D3, Abstract 233, DR Blanton Survey, from AG Agricultural district to R-30 Single-Family Residential district 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. As depicted in the attached Exhibit "A", Exhibit "B", & Exhibit "C".
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

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

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

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

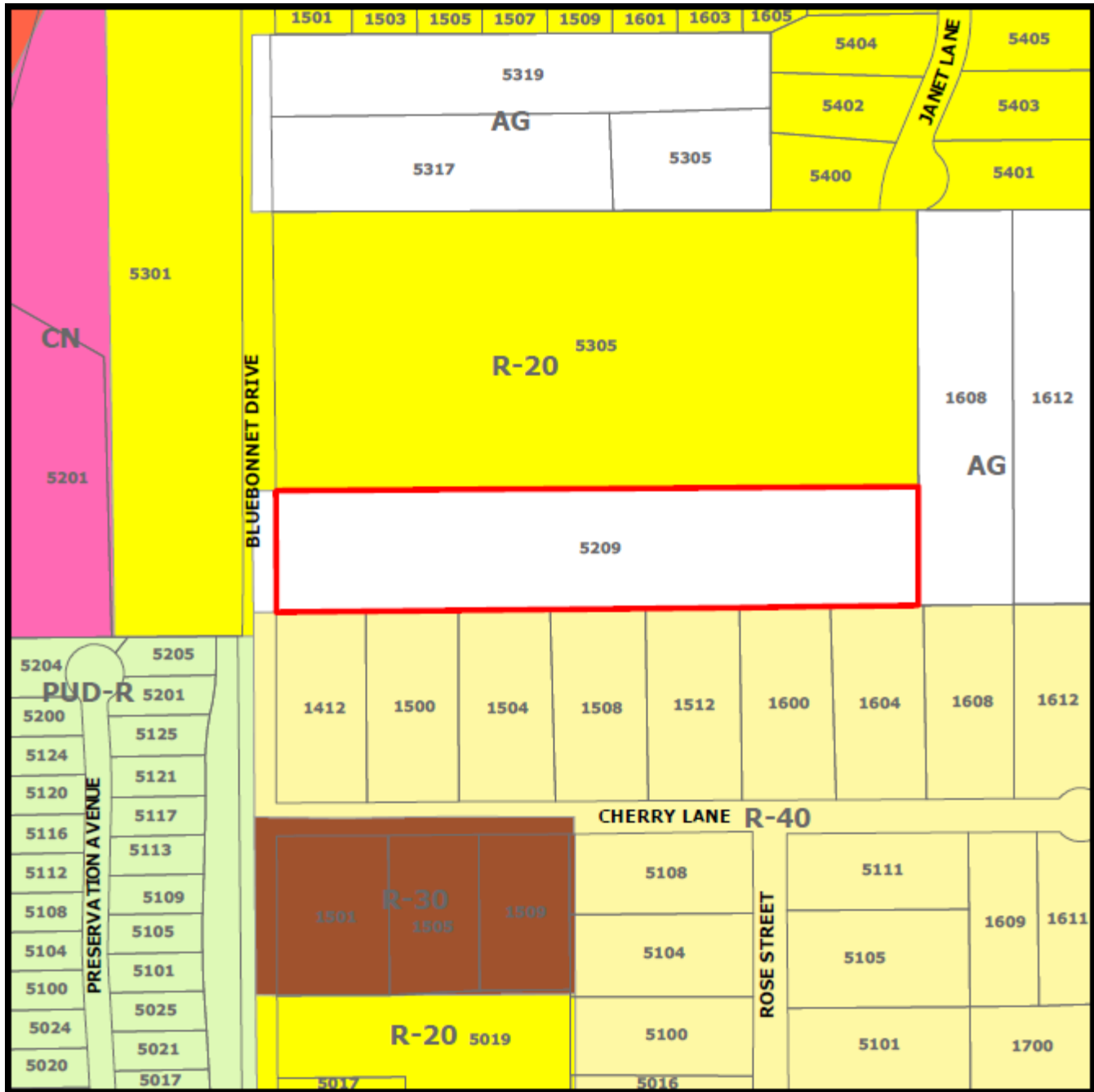
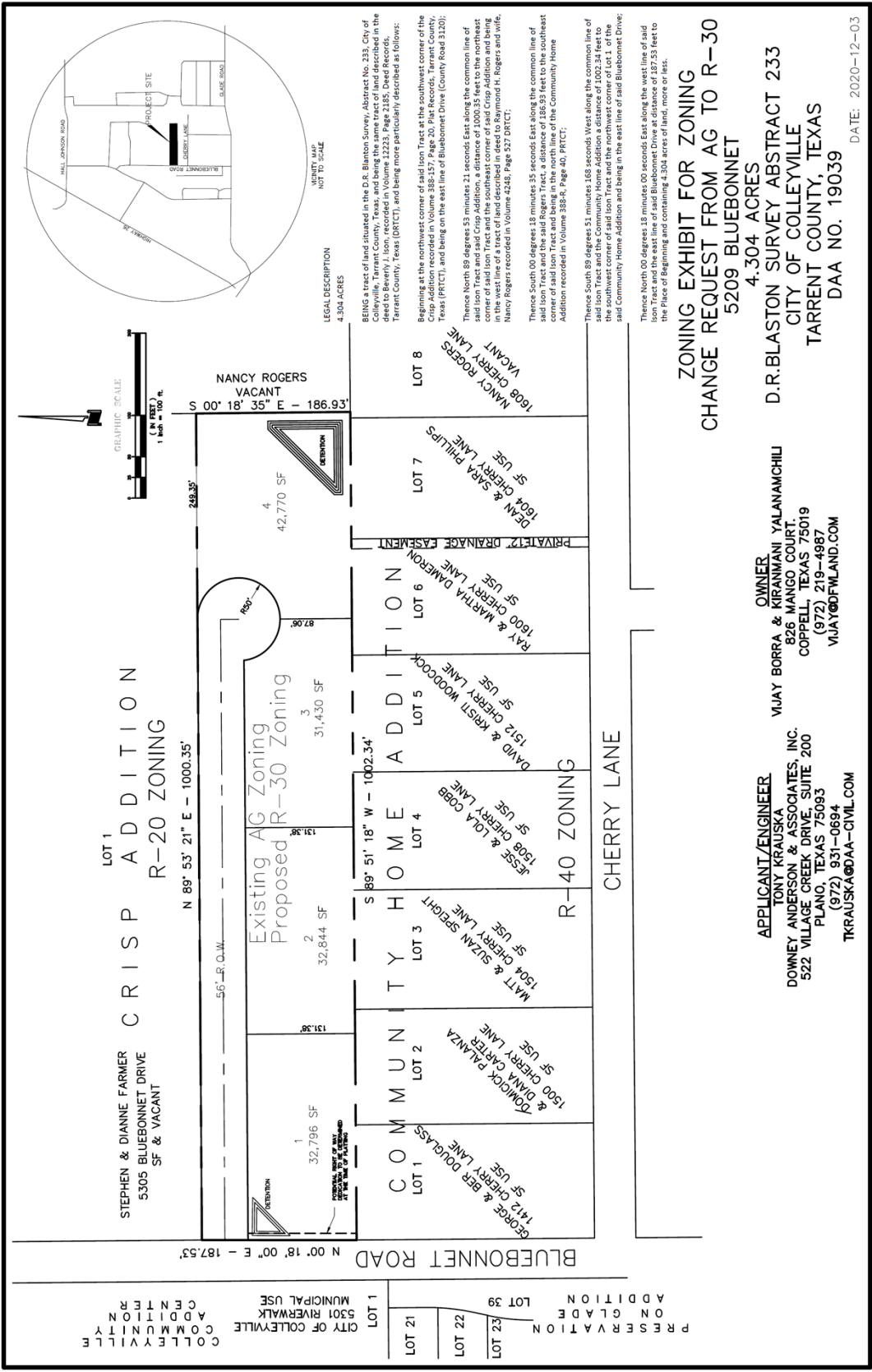


Exhibit "B"- Zoning Exhibit & Drainage Exhibit



[illegible]

THESE CONSTRUCTION PLANS WERE PREPARED
UNDER THE RESPONSIBLE SUPERVISION OF
TONY F. KRAUSKA, LICENSED PROFESSIONAL
ENGINEER NO. 54729.

PLANS FOR REVIEW ONLY 11-20-2020

DRAINAGE PL.
5209 BLUEBONNET
4.304 ACRES
D.R.BLASTON SURVEY AB
CITY OF COLLEGE
TARRANT COUNTY,
DAA NO. 1903

OWNER
VIJAY BORRA & KIRANVANI Y
826 MANGO COURT
COPPELL, TEXAS 750
(972) 219-4987
VIJAY@DFWLAND.COM

ENGINEER
TONY KRAUSKA
DOWNEY ANDERSON & ASSOC.
522 VILLAGE CREEK DRIVE,
PLANO, TEXAS 75093
(972) 931-0694
TKRAUSKA@DAA-CIVIL

Exhibit “C”- Statement of Planning Objectives

5209 BLUEBONNET

REQUEST FOR ZONING CHANGE FROM AG TO R-30

OCTOBER 12, 2020

Statement of Planning Objectives: The intent is to transition between the existing R-40 zoning along Cherry Lane to the existing R-20 zoning to the north, by creating a single street cul-de-sac with only 4 lots meeting the requirements of the R-30 zoning. Detention would be provided so that there would be no increase in flow onto the neighboring lots on Cherry Lane.

Development Schedule: Upon zoning approval, we anticipate moving immediately into Preliminary plat, construction documents and final plat within the following 12 months

Proposed Ownership: Vijay Borra currently owns the property and he intends on developing the property

Utility Provisions: Utilities appear to be available on Bluebonnet and service would be provided from there

Economic Development Information: We anticipate custom homes to be constructed

Traffic Impact Analysis: None provided for only 4 lots



City of Colleyville City Council Agenda Briefing

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

Agenda Number 8a
Type Ordinance
Department Engineering

Agenda Date 12/15/2020

Number Ordinance O-20-2151

Title

An Ordinance amending Chapter 42 "Environment" of the City of Colleyville Code of Ordinances, by adding Article III "Stormwater Management" and Article IV "Post Construction Stormwater Management"

Strategic Plan

3.3 Mitigate stormwater runoff and flooding risks

Explanation

First Reading and Public Hearing

Colleyville's Stormwater Management Program documents the best management practices chosen by the City to address community-wide stormwater quality issues, including target audiences and a schedule for implementation over the five-year permit term. The intent of the program is to identify and implement City-wide measures to reduce the discharge of pollutants to the (MS4) which includes streets, storm drain systems, road side ditches, streams, rivers and other water bodies.

Colleyville has a level 2 Municipal Separate Storm Sewer System (MS4) permit issued by the Texas Commission on Environmental Quality. Within two years from the permit effective date, the permittee shall review and revise, if needed, its relevant ordinance(s) or other regulatory mechanism(s), or shall adopt a new ordinance(s) or other regulatory mechanism(s) that provides the permittee with adequate legal authority to control pollutant discharges into and from its small MS4 in order to meet the requirements of their general permit.

Staff reviewed the relevant ordinances and other regulator mechanisms and determined, while the City technically has adequate legal authority to control pollutant discharges into and from its small MS4, an update of the ordinances is warranted. Staff is recommending amending Chapter 42 "Environment" of the City of Colleyville Code of Ordinances by adding Article III "Stormwater Management" and Article IV "Post Construction Stormwater Management" to prevent damage to the environment through the regulation of an activity which disturbs or breaks topsoil; regulation of post-construction stormwater runoff which will minimize damage to public and private property and infrastructure, safeguard the public health, safety, environment, and general welfare, and protect water resources.

Recommendation

Approve

Attachments

1. Stormwater Presentation
2. Ordinance O-20-2151



Consideration of an Ordinance amending
Chapter 42 "Environment" of the
City of Colleyville Code of Ordinances,
by adding
Article III "Stormwater Management"
and
Article IV "Post Construction Stormwater
Management"

8a. FIRST READING AND PUBLIC HEARING ORDINANCE O-20-2151



Ordinance Review

- Staff reviewed the relevant ordinances and other regulator mechanisms and determined, while the City technically has adequate legal authority to control pollutant discharges into and from its small MS4, an update of the ordinance is warranted
- Staff is recommending amending Chapter 42 "Environment" of the Colleyville City Code to include:
 - Article III Stormwater Management and
 - Article IV Post Construction Stormwater Management



Article III Stormwater Management



- All permittees shall develop, implement, and enforce a program to detect, investigate, and eliminate illicit discharges into the MS4
- The program must include a plan to detect and address non-stormwater discharges, including illegal dumping to the MS4 system
- During the Stormwater Management Plan (SWMP) review and development process staff evaluated the existing ordinances used as regulatory measures for the SWMP and determined the City currently does **not** have an ordinance that specifically addresses Illicit Discharges



Article IV Post Construction Stormwater Management

- All permittees shall develop, implement, and enforce a program to the extent allowable under state, federal, and local law, to control stormwater discharges from new development and redeveloped sites that discharge into the MS4
- Permittees shall establish, implement, and enforce a requirement that owners or operators of new development and redeveloped sites design, install, implement, and maintain a combination of structural and non-structural BMP's appropriate for the community and that protects water quality
- The Land Development Code provides a planning tool for development but does not adequately address enforcement and maintenance issues of existing structural and non-structural BMP's
- During the Stormwater Management Plan (SWMP) review and development process staff evaluated the existing ordinances used as regulatory measures for the SWMP and determined the City currently does **not** have an ordinance that specifically addresses Post Construction Stormwater Management

ORDINANCE O-20-2151

AN ORDINANCE AMENDING CHAPTER 42 "ENVIRONMENT" OF THE CITY OF COLLEYVILLE CODE OF ORDINANCES BY ADDING ARTICLE III "STORMWATER MANAGEMENT" AND ARTICLE IV "POST CONSTRUCTION STORMWATER MANAGEMENT" TO PREVENT DAMAGE TO THE ENVIRONMENT THROUGH THE REGULATION OF AN ACTIVITY WHICH DISTURBS OR BREAKS TOPSOIL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville (the "City") is a home rule city acting under its charter adopted by the electorate pursuant to the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City deems it necessary to adopt an ordinance to maintain and improve the quality of surface water and groundwater in the City, and to prevent the discharge of pollutants and other harmful or inappropriate substances into those waters; and

WHEREAS, the Texas Commission on Environmental Quality (TCEQ) required small Municipal Separate Storm Sewer Systems (MS4) to execute a Notice of Intent (NOI) for stormwater discharges under the Texas Pollutant Discharge Elimination System (TPDES) Phase II MS4 General Permit (TXR040000); and

WHEREAS, a Stormwater Management Program (SWMP) for the City of Colleyville was developed as required to accompany the NOI; and

WHEREAS, the SWMP requires the preparation and adoption of post-construction stormwater management regulations.

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

Sec. 1. THAT the Code of Ordinances of the City of Colleyville is hereby amended by adding a new Chapter 42, Article III, entitled "Stormwater Management", which shall read as follows:

ARTICLE III. STORMWATER MANAGEMENT**Secs. 42-32—42-39. - Reserved****DIVISION I - GENERALLY****Sec. 42-40. Title; Purpose.**

This article shall be known as the "Stormwater management ordinance" of the City of Colleyville, Texas. The purposes and objectives of this article are as follows:

- (a) To protect human life, health and property;
- (b) To maintain and improve the quality of surface water and groundwater within the City of Colleyville, the North Central Texas Region, and the State of Texas;
- (c) To detect, investigate and eliminate illicit discharges and illegal dumping into the municipal separate storm sewer system (MS4) and natural waters within the City of Colleyville;
- (d) To require that construction site operators implement appropriate and effective erosion and sediment control BMPs, and to require BMPs to be designed, installed and maintained to minimize the discharge of pollutants;
- (e) To promote public awareness of the hazards involved in the improper discharge of hazardous substances, petroleum products, household hazardous waste, industrial waste, sediment from construction sites, pesticides, herbicides, fertilizers, and other contaminants into the storm sewers and natural waters of the City;
- (f) To encourage recycling of used motor oil and safe disposal of other hazardous consumer products;
- (g) To facilitate compliance with state and federal water quality standards, limitations, and permits by owners and operators of industrial and construction sites within the City; and
- (h) To enable the City to comply with all federal and state laws and regulations applicable to Stormwater discharges.

Sec. 42-41. Administration.

Except for public works construction projects, as provided herein, the Director of Public Works or his/her designee shall implement and enforce the provisions of this article. For public works construction projects that are administered, performed, contracted, or funded (in whole or in part) by the City, the Director of the City department that is administering,

performing, or contracting for the construction project shall implement and enforce the provisions of this article. Any powers granted to or duties imposed in this article upon the Director of Public Works or the Director of another City department may be delegated by him/her to other City personnel.

Sec. 42-42. Abbreviations.

The following abbreviations when used in this article shall have the designated meanings:

BMP.....	Best Management Practices
BODS	Five Day Biochemical Oxygen Demand
CFR	Code of Federal Regulations
COD	Chemical Oxygen Demand
EPA	U.S. Environmental Protection Agency
HHW.....	Agency Household Hazardous Waste
Mg/I	Miligrams per liter
MS4.....	Municipal Separate Storm Sewer
NOI	Notice of Intent
NOT.....	Notice of Termination
Ph	Measure of Acidity or Alkalinity
POTW.....	Publicly Owned Treatment Works
PST	Petroleum Storage Tank
PE	Licensed Professional Engineer
SWPPP	Stormwater Pollution Prevention Plan
TCEQ	Texas Commission on Environmental Quality
TPDES	Texas Pollutant Discharge Elimination System
TSS	Total Suspended Solids
USC.....	United States Code

Sec. 42-43. Definitions.

Unless a provision explicitly states otherwise, the following terms and phrases, as used in this article, shall have the following meanings:

Agricultural Stormwater Runoff – Any Stormwater runoff from orchards, cultivated crops, pastures, range lands, and other non-point source agricultural activities, but not discharges from concentrated animal feeding operations as defined in 40 CFR Section 122.23 or discharges from concentrated aquatic animal production facilities as defined in 40 CFR Section 122.24.

Benchmarks – A benchmark pollutant value is a guidance level indicator that helps determine the effectiveness of chosen best management

practices (BMPs). This type of monitoring differs from “compliance monitoring” in that exceedances of the indicator or benchmark level are not permit violations, but rather indicators that can help identify problems at the MS4 with exposed or unidentified pollutant sources; or control measures that are either not working correctly, whose effectiveness need to be re-considered, or that need to be supplemented with additional BMP(s).

Best Management Practices (BMPs) – Schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the United States. BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage.

Catch basin – Storm drain inlets and curb inlets to the storm drain system. Catch basins typically include a grate or curb inlet that may accumulate sediment, debris, and other pollutants.

City – the City of Colleyville, Texas, or the City Council of Colleyville.

Classified Segment – A water body that is listed and described in Appendix A or Appendix C of the Texas Surface Water Quality Standards, at 30 Texas Administrative Code (TAC) § 307.10.

Commencement of Construction – The initial disturbance of soils associated with clearing, grading, excavating, landfilling, and other construction activities.

Commercial – Pertaining to any business, trade, industry, or other activity engaged in for profit.

Common Plan of Development – A construction activity that is completed in separate stages, separate phases, or in combination with other construction activities. A common plan of development or sale is identified by the documentation for the construction project that identifies the scope of the project, and may include plats, blueprints, marketing plans, contracts, building permits, a public notice or hearing, zoning requests, or other similar documentation and activities.

Construction Activity – Soil disturbance, including clearing, grading, excavating, and other construction related activities (e.g., stockpiling of fill material and demolition); and not including routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of the site (e.g., the routine grading of existing dirt roads,

asphalt overlays of existing roads, the routine clearing of existing right-of-ways, and similar maintenance activities). Regulated construction activity is defined in terms of small and large construction activity.

Small Construction Activity is construction activity that results in land disturbance of equal to or greater than one (1) acre and less than five (5) acres of land. Small construction activity also includes the disturbance of less than one (1) acre of total land area that is part of a larger common plan of development or sale if the larger common plan will ultimately disturb equal to or greater than one (1) and less than five (5) acres of land.

Large Construction Activity is construction activity that results in land disturbance of equal to or greater than five (5) acres of land. Large construction activity also includes the disturbance of less than five (5) acres of total land area that is part of a larger common plan of development or sale if the larger common plan will ultimately disturb equal to or greater than five (5) acres of land.

Construction Site Operator – The entity or entities associated with a small or large construction project that meet(s) either of the following two criteria:

- (a) The entity or entities that have operational control over construction plans and specifications (including approval of revisions) to the extent necessary to meet the requirements and conditions of this general permit; or
- (b) The entity or entities that have day-to-day operational control of those activities at a construction site that are necessary to ensure compliance with a stormwater pollution prevention plan (SWP3) for the site or other permit conditions (for example they are authorized to direct workers at a site to carry out activities required by the SWP3 or comply with other permit conditions).

Control Measure – Any BMP or other method used to prevent or reduce the discharge of pollutants to water in the state.

Conveyance – Curbs, gutters, man-made channels and ditches, drains, pipes, and other constructed features designed or used for flood control or to otherwise transport stormwater runoff.

Contaminated – Containing a harmful quantity of any substance.

Director – The Director of Public Works for the City of Colleyville, or his/her duly authorized representative, except in the case of public works construction projects that are administered, performed, contracted, or funded (in whole or in part) by the City. In the case of such City public works

projects, the term "Director" shall mean the Director of the City Department that is administering, performing, or contracting for the construction project, or his/her duly authorized representative.

Discharged – Any addition or introduction of any pollutant, Stormwater, or any other substance whatsoever into the municipal separate storm sewer system (MS4) or into waters of the United States.

Discharger – Any person who causes, allows, permits, or is otherwise responsible for a discharge, including, without limitation, any operator of a construction site or industrial facility.

Domestic Sewage – Human excrement, gray water (from home clothes washing, bathing, showers, dishwashing, and food preparation), other wastewater from household drains, and waterborne waste normally discharged from the sanitary conveniences of dwellings (including apartment houses and hotels), office buildings, factories, and institutions, that is free from industrial waste.

Environmental Protection Agency or EPA – The United States Environmental Protection Agency, the regional office thereof, any federal department, agency, or commission that may succeed to the authority of the EPA, and any duly authorized official of EPA or such successor agency.

Facility – Any building, structure, installation, process, or activity from which there is or may be a discharge of a pollutant.

Fertilizer – A solid or non-solid substance or compound that contains an essential plant nutrient element in a form available to plants and is used primarily for its essential plant nutrient element content in promoting or stimulating growth of a plant or improving the quality of a crop, or a mixture of two or more fertilizers. The term does not include the excreta of an animal, plant remains, or a mixture of those substances, for which no claim of essential plant nutrients is made.

Final Stabilization – A construction site where any of the following conditions are met:

- (a) All soil disturbing activities at the site have been completed and a uniform (for example, evenly distributed, without large bare areas) perennial vegetative cover with a density of 70 percent of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or equivalent permanent stabilization measures (such as the use of riprap, gabions, or geotextiles) have been employed.

- (b) For individual lots in a residential construction site by either:
 - (1) The homebuilder completing final stabilization as specified in condition (a) above; or
 - (2) The homebuilder establishing temporary stabilization for an individual lot prior to the time of transfer of the ownership of the home to the buyer and after informing the homeowner of the need for, and benefits of, final stabilization.
- (c) For construction activities on land used for agricultural purposes (for example pipelines across crop or range land), final stabilization may be accomplished by returning the disturbed land to its preconstruction agricultural use. Areas disturbed that were not previously used for agricultural activities, such as buffer strips immediately adjacent to a surface water and areas which are not being returned to their preconstruction agricultural use must meet the final stabilization conditions of condition (a) above.
- (d) In arid, semi-arid, and drought-stricken areas only, all soil disturbing activities at the site have been completed and both of the following criteria have been met:
 - (1) Temporary erosion control measures (e.g., degradable rolled erosion control product) are selected, designed, and installed along with an appropriate seed base to provide erosion control for at least three years without active maintenance by the operator, and
 - (2) The temporary erosion control measures are selected, designed, and installed to achieve 70 percent vegetative coverage within three years.

Fire Department – The Fire Department of the City of Colleyville, or any duly authorized representative thereof.

Fire Protection Water – Any water, and any substances or materials contained therein, used by any person other than the Fire Department to control or extinguish a fire.

Garbage – Putrescible animal and vegetable waste materials from the handling, preparation, cooking, or consumption of food, including waste materials from markets, storage facilities, and the handling and sale of produce and other food products.

Harmful Quantity – The amount of any substance that will cause pollution of water in the State.

Household Hazardous Waste (HHW) – Material generated in a household (including single and multiple residences, hotels and motels, bunk houses, ranger stations, crew quarters, camp grounds, picnic grounds, and day use recreational areas) by a consumer which, except for the exclusion provided in 40 CFR § 261.4(b) (1), would be classified as a hazardous waste under 40 CFR Part 261.

Hazardous Substance – Any substance listed in Table 302.4 of 40 CFR Part 302.

Hazardous Waste – Substance identified or listed as a hazardous waste by the EPA pursuant to 40 CFR Part 261.

Hazardous Waste Treatment, Disposal, and Recovery Facility – Shall mean all contiguous land, structures, other appurtenances and improvements on the land used for the treatment, disposal, or recovery of hazardous waste.

Herbicide – A substance or mixture of substances used to destroy a plant or to inhibit plant growth.

Hyperchlorinated Water – Water resulting from hyperchlorination of waterlines or vessels, with a chlorine concentration greater than 10 milligrams per liter (mg/L).

Illicit Connection – Any man-made conveyance connecting an illicit discharge directly to a municipal separate storm sewer.

Illicit Discharge – Any discharge to a municipal separate storm sewer that is not entirely composed of stormwater, except discharges pursuant to this general permit or a separate authorization and discharges resulting from emergency fire fighting activities.

Indicator Pollutant – An easily measured pollutant, that may or may not impact water quality that indicates the presence of other stormwater pollutants.

Industrial Activity – Any of the ten (10) categories of industrial activities included in the definition of “stormwater discharges associated with industrial activity” as defined in 40 Code of Federal Regulations (CFR) §122.26(b)(14)(i)-(ix) and (xi).

Industrial Waste – Any waterborne liquid or solid substance that results from any process of industry, manufacturing, mining, production, trade, or business.

Landfilling – The deposition of soil and other inert materials on the land to raise its grade and/or smooth its features.

Licensed Professional Engineer or PE – A person who has been duly licensed and registered by the State Board of Registration for Professional Engineers to engage in the practice of engineering in the State of Texas.

Motor Vehicle Fluid – Any vehicle crankcase oil, antifreeze, transmission fluid, brake fluid, differential lubricant, gasoline, diesel fuel, gasoline/alcohol blend, and any other fluid used in a motor vehicle.

Municipal Landfill – An area of land or an excavation in which municipal solid waste is placed for permanent disposal, and which is not a land treatment facility, a surface impoundment, an injection well, or a pile (as these terms are defined in regulations promulgated by the Texas Commission on Environmental Quality)

Municipal Separate Storm Sewer System or MS4 – The system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains) owned and operated by the City and designed or used for collecting or conveying Stormwater, and which is not used for collecting or conveying sewage.

Municipal Solid Waste – Solid waste resulting from or incidental to municipal, community, commercial, institutional, or recreational activities, and includes garbage, rubbish, ashes, street cleanings, dead animals, abandoned automobiles, and other solid waste other than industrial waste.

Nonpoint Source – Any source of any discharge of a pollutant that is not a "point source."

Notice of Intent (NOI) – The Notice of Intent that is required by either the Baseline Industrial General Permit, the Construction General Permit or the Multi- Sector General Permit.

Notice of Termination or (NOT) – The Notice of Termination that is required by either the Baseline Industrial General Permit, the Construction General Permit or the Multi-Sector General Permit.

Oil – Any kind of oil in any form, including, but not limited to, petroleum, fuel oil, or crude oil, or any fraction thereof which is liquid at standard conditions of temperature and pressure, or sludge, oil refuse, or oil mixed with waste.

Operator – The person or persons who, either individually or taken together, meet either of the following two criteria: (1) they have operational control over the facility specifications (including the ability to make modifications in specifications); or (2) they have the day-to-day operational control over those activities at the facility necessary to ensure compliance with pollution prevention requirements and any permit conditions.

Owner – The person who owns a facility or part of a facility.

Person – Any individual, partnership, co-partnership, firm, company, corporation, association, joint-stock company, trust, estate, governmental entity, or any other legal entity; or their legal representatives, agents, or assigns. This definition includes all federal, state, and local governmental entities.

Pesticide – A substance or mixture of substances intended to prevent, destroy, repel, or mitigate any pest, or any substance or mixture of substances intended for use as a plant regulator, defoliant, or desiccant (as these terms are defined in Section 76.001 of the Texas Agriculture Code).

Petroleum Product – A product that is obtained from distilling and processing crude oil and that is capable of being used as a fuel for the propulsion of a motor vehicle or aircraft, including motor gasoline, gasohol, other alcohol blended fuels, aviation gasoline, kerosene, distillate fuel oil, and # 1 and #2 diesel.

Petroleum Storage Tank (PST) – Any one or combination of above ground or underground storage tanks that contain petroleum products and any connecting underground pipes.

Point Source – Shall mean any discernible, confined, and discrete conveyance, including but not limited to, any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, landfill leachate collection system, vessel or other floating craft from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture or agricultural Stormwater runoff.

Pollutant – Dredged spoil, solid waste, incinerator residue, sewage, garbage, sewage sludge, munitions, chemical waste, biological materials, radioactive materials, wrecked or discarded equipment, rock, sand, cellar dirt, and industrial, municipal, and agricultural waste discharged into water. The term "pollutant" does not include tail water or runoff water from irrigation or rainwater runoff from cultivated or uncultivated range land, pastureland, and farm land.

Pollutant(s) of Concern –Includes biochemical oxygen demand (BOD), sediment or a parameter that addresses sediment (such as total suspended solids (TSS), turbidity or siltation), pathogens, oil and grease, and any pollutant that has been identified as a cause of impairment of any water body that will receive a discharge from an MS4. (Definition from 40 CFR § 122.32(e)(3)).

Pollution – The alteration of the physical, thermal, chemical, or biological quality of, or the contamination of, any water in the State that renders the water harmful, detrimental, or injurious to humans, animal life, vegetation, or property, or to the public health, safety, or welfare, or impairs the usefulness or the public enjoyment of the water for any lawful or reasonable purpose.

Public Works Construction Project – Any construction performed or funded in whole or part, separately or collectively, by the federal, state, county, or local government, including the City of Colleyville.

Qualified Personnel – Persons who possess the appropriate competence, skills, and ability (as demonstrated by sufficient education, training, experience, and/or, when applicable, any required certification or licensing) to perform a specific activity in a timely and complete manner consistent with the applicable regulatory requirements and generally-accepted industry standards for such activity. Operator is responsible for providing qualifications to the Director and the Director has the authority to approve or deny the qualifications of personnel.

Release – Any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing, directly or indirectly, into the municipal separate storm sewer system (MS4) or the waters of the United States.

Rubbish – Nonputrescible solid wastes that consist of (a) combustible waste materials, including paper, rags, cartons, wood, excelsior, furniture, rubber, plastics, yard trimmings, leaves, and similar materials; and (b) noncombustible waste materials, including glass, crockery, tin cans, aluminum cans, metal furniture, and similar materials that do not burn at ordinary incinerator temperatures (1600 to 1800 degrees Fahrenheit).

Sanitary Sewer (or Sewer) – Shall mean the system of pipes, conduits, and other conveyances which carry industrial waste and domestic sewage from residential dwellings, commercial buildings, industrial and manufacturing facilities, and institutions, whether treated or untreated, to the sewage treatment plant utilized by the City (and to which Stormwater, surface water, and groundwater are not intentionally admitted).

Septic Tank Waste – Any domestic sewage from holding tanks such as vessels, chemical toilets, campers, trailers, and septic tanks.

Service Station – Any retail establishment engaged in the business of selling fuel for motor vehicles that is dispensed from stationary storage tanks.

Sewage or Sanitary Sewage – The domestic sewage and/or industrial waste that is discharged into the City sanitary sewer system and passes through the sanitary sewer system to the sewage treatment plant utilized by the City for treatment.

Site – The land or water area where any facility or activity is physically located or conducted, including adjacent land used in connection with the facility or activity.

Solid Waste – Any garbage, rubbish, refuse, sludge from a waste treatment plant, water supply treatment plant, or air pollution control facility, and other discarded material, including, solid, liquid, semi-solid, or contained gaseous material resulting from industrial, municipal, commercial, mining, and agricultural operations, and from community and institutional activities.

State – The State of Texas.

Stormwater and Stormwater Runoff – Rainfall runoff, snow melt runoff, and surface runoff and drainage.

Stormwater Associated with Construction Activity – Stormwater runoff from an area where there is either large construction or small construction activity

Stormwater Discharge Associated with Industrial Activity – The discharge from any conveyance which is used for collecting and conveying Stormwater and which is directly related to manufacturing, processing, or raw materials storage areas at an industrial plant which is within one of the categories of facilities listed in 40 CFR part 122, and which is not excluded from EPA's definition of the same term.

Stormwater Pollution Prevention Plan (SWPPP) – A plan required by either the Construction General Permit, the Baseline Industrial General Permit, or the Multi-Sector General Permit and which describes and ensures the implementation of practices that are to be used to reduce the pollutants in Stormwater discharges associated with construction or other industrial activity at the facility.

Structural Control (or Practice) - A pollution prevention practice that requires the construction of a device, or the use of a device, to capture or prevent pollution in stormwater runoff. Structural controls and practices may include but are not limited to: wet ponds, bioretention, infiltration basins, stormwater wetlands, silt fences, earthen dikes, drainage swales, vegetative lined ditches, vegetative filter strips, sediment traps, check dams, subsurface drains, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, and temporary or permanent sediment basins.

Surface Water in the State - Any groundwater, percolating or otherwise, lakes, bays, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, wetlands, marshes, inlets, canals, the Gulf of Mexico, inside the territorial limits of the State, and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, navigable or nonnavigable, and including the beds and banks of all water courses and bodies of surface water, that are wholly or partially inside or bordering the state or subject to the jurisdiction of the state..

Texas Pollutant Discharge Elimination System (TPDES) - Regulatory program to control discharges of pollutants to surface waters. Texas assumed the National Pollutant Discharge Elimination system (NPDES) from EPA Sept. 14, 1998

Uncontaminated - Not containing a harmful quantity of any substance.

Used Oil or Used Motor Oil - Any oil that has been refined from crude oil or a synthetic oil that, as a result of use, storage, or handling, has become unsuitable for its original purpose because of impurities or the loss of original properties but that may be suitable for further use and is recyclable in compliance with State and federal law.

Wastewater - Any water or other liquid, other than uncontaminated Stormwater, discharged from a facility.

Water Quality Standard - The designation of a body or segment of surface water in the State for desirable uses and the narrative and numerical criteria deemed by the State to be necessary to protect those uses, as specified in Chapter 307 of Title 31 of the Texas Administrative Code.

Waters of the United States - All waters which are currently used, were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide; all interstate waters, including interstate wetlands; all other waters the

use, degradation, or destruction of which would affect or could affect interstate or foreign commerce; all impoundments of waters otherwise defined as waters of the United States under this definition; all tributaries of waters identified in this definition; all wetlands adjacent to waters identified in this definition; and any waters within the federal definition of "waters of the United States" at 40 CFR § 122.2; but not including any waste treatment systems, treatment ponds, or lagoons designed to meet the requirements of the federal Clean Water Act.

Wetland – An area that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Yard Waste – Leaves, grass clippings, yard and garden debris, and brush that results from landscaping maintenance and land-clearing operations.

Sec. 44-44. General prohibition; exceptions.

- (a) No person shall introduce or cause to be introduced into the municipal separate storm sewer system (MS4) any discharge that is not composed entirely of Stormwater.
- (b) It is an affirmative defense to any enforcement action for violation of Section 42-44(a), above, upon presentation of evidence by the discharger, that the discharge was composed entirely of one or more of the following categories of discharges:
 - (1) A discharge authorized by, and in full compliance with, an NPDES permit (other than the NPDES permit for discharges from the MS4);
 - (2) A discharge or flow resulting from firefighting by the Fire Department;
 - (3) A discharge or flow of fire protection water that does not contain oil or hazardous substances or materials that the Fire Code in this Code of Ordinances requires to be contained and treated prior to discharge, in which case treatment adequate to remove harmful quantities of pollutants must have occurred prior to discharge;
 - (4) Agricultural Stormwater runoff;
 - (5) A discharge or flow from water line flushing, but not including a discharge from water line disinfection by superchlorination or other means unless it contains no

harmful quantity of chlorine or any other chemical used in line disinfection;

- (6) A discharge or flow from lawn watering, landscape irrigation, or other irrigation water;
 - (7) A discharge or flow from a diverted stream flow or natural spring;
 - (8) A discharge or flow from uncontaminated pumped groundwater or rising groundwater;
 - (9) Discharge from a dechlorinated pool;
 - (10) Uncontaminated groundwater infiltration (as defined in 40 CFR §35.2005(20)) to the MS4;
 - (11) Uncontaminated discharge or flow from a foundation drain, crawl space pump, or footing drain;
 - (12) A discharge or flow from a potable water source not containing any harmful substance or material from the cleaning or draining of a storage tank or other container;
 - (13) A discharge or flow from individual residential car washing (external surfaces only);
 - (14) A discharge or flow from a riparian habitat or wetland;
 - (15) A discharge or flow from water used in street washing that is not contaminated with any soap, detergent, degreaser, solvent, emulsifier, dispersant, or any other harmful cleaning substance, and the temperature of which has not been elevated by induced heating;
- (c) No affirmative defense shall be available under Section 30-174(B), above, if the discharge or flow in question has been determined by the Director to be a source of a pollutant or pollutants to the waters of the United States or to the MS4, written notice of such determination has been provided to the discharger, and the discharge has occurred more than 15 calendar days beyond such notice. The correctness of the Director's determination that a discharge is a source of a pollutant or pollutants may be reviewed in any administrative or judicial enforcement proceeding.
- (d) The burden of proof that a discharge was composed entirely of one or more of the categories in Section 42-44(b), above, and that it was not a source of a pollutant or pollutants to the waters of the United States or to the MS4 is upon the person or entity responsible for the discharge.

Sec. 40-45. Specific prohibitions and requirements.

- (a) The specific prohibitions and requirements in this Section are not inclusive of all the discharges prohibited by the general prohibition in Section 42-44.
- (b) No person shall introduce or cause to be introduced into the MS4 any discharge that causes or contributes to causing the City to violate a water quality standard, the City's TCEQ permit, or any state-issued discharge permit for discharges from its MS4.
- (c) No person shall dump, spill, leak, pump, pour, emit, empty, discharge, leach, dispose, or otherwise introduce or cause, allow, or permit to be introduced any of the following substances into the MS4:
 - (1) Any used motor oil, antifreeze, or any other motor vehicle fluid;
 - (2) Any industrial waste;
 - (3) Any hazardous waste, including household hazardous waste;
 - (4) Any domestic sewage or septic tank waste, grease trap waste, or grit trap waste;
 - (5) Any garbage, rubbish, yard waste, or other floatable material;
 - (6) Any wastewater from a commercial carwash facility; from any vehicle washing, cleaning, or maintenance at any new or used automobile or other vehicle dealership, rental agency, body shop, repair shop, or maintenance facility; or from any washing, cleaning, or maintenance of any business or commercial or public service vehicle, including a truck, bus, or heavy equipment;
 - (7) Any wastewater from the washing, cleaning, deicing, or other maintenance of aircraft;
 - (8) Any wastewater from a commercial mobile power washer or from the washing or other cleaning of a building exterior that contains any soap, detergent, degreaser, solvent, or any other harmful cleaning substance, or that is at a temperature that has been elevated by induced heating;
 - (9) Any wastewater from commercial floor, rug, or carpet cleaning;
 - (10) Any wastewater from the washdown or other cleaning of pavement that contains any harmful quantity of soap,

detergent, solvent, degreaser, emulsifier, dispersant, or any other harmful cleaning substance, or that is at a temperature that has been elevated by induced heating; or any wastewater from the washdown or other cleaning of any pavement where any spill, leak, or other release of oil, motor fuel, or other petroleum or hazardous substance has occurred, unless all harmful quantities of such released material have been previously removed;

- (11) Any effluent from a cooling tower, condenser, compressor, emissions scrubber, emissions filter, or the blowdown from a boiler;
- (12) Any ready-mixed concrete, mortar, ceramic, or asphalt base material or hydromulch material, or any wastewater or substance from the cleaning of any vehicle or equipment containing, or used in transporting or applying, such material;
- (13) Any runoff or washdown water from any animal pen, kennel, or fowl or livestock containment area;
- (14) Any filter backwash from a swimming pool;
- (15) Any discharge from water line disinfection by superchlorination or other means if it contains any harmful quantity of chlorine or any other chemical used in line disinfection;
- (16) Any fire protection water containing oil or hazardous substances or materials that the Fire Code in this Code of Ordinances requires to be contained and treated prior to discharge, unless treatment adequate to remove pollutants occurs prior to discharge. This prohibition does not apply to discharges or flow from firefighting by the Fire Department;
- (17) Any wastewater from a water curtain in a spray room used for painting vehicles or equipment;
- (18) Any contaminated runoff from a vehicle salvage yard or any other facility classified as Standard Industrial Classification 5015 or 5093;
- (19) Any substance or material that will damage, block, or clog the MS4;
- (20) Any release from a petroleum storage tank (PST), or any leachate or runoff from soil contaminated by a leaking PST, or any discharge of pumped, confined, or treated wastewater from the remediation of any such PST release.

- (d) No person shall introduce or cause to be introduced into the MS4 any harmful quantity of sediment, silt, earth, soil, or other material associated with clearing, grading, excavation, landfilling, or other construction activities (including any placement, movement, removal, or disposal of soil, rock, or other earth materials) in excess of what could be retained on site or captured by employing sediment and erosion control measures to the maximum extent practicable.
- (e) No person shall connect an interior floor drain or any other source of wastewater, domestic or industrial, to the MS4, or allow such a connection to continue.
- (f) Regulation of Pesticides, Herbicides, and Fertilizers
 - (1) No person shall use or cause to be used any pesticide or herbicide contrary to any directions for use on any labeling required by state or federal statute or regulation.
 - (2) No person shall use or cause to be used any pesticide, herbicide, or fertilizer in any manner that the person knows, or reasonably should know, is likely to cause, or does cause, a harmful quantity of the pesticide, herbicide, or fertilizer to enter the MS4 or waters of the United States.
 - (3) No person shall dispose of, discard, store, or transport a pesticide, herbicide, or fertilizer, or a pesticide, herbicide, or fertilizer container, in a manner that the person knows, or reasonably should know, is likely to cause, or does cause, a harmful quantity of the pesticide, herbicide, or fertilizer to enter the MS4 or waters of the United States.
 - (4) If provided with a display notice containing the provisions of this Section 42-45(f), pertaining to the regulation of pesticides, herbicides, and fertilizers (or a reasonable description thereof), and the information that any user of the product may obtain further information from the Director, any person selling pesticides, herbicides, or fertilizers at retail or wholesale shall post the notice prominently where it may be read by purchasers of the product.
- (g) Used Oil Regulation
 - (1) No person shall:
 - a. Discharge used oil into the MS4 or a sewer, drainage system, septic tank, surface water, groundwater, or water course;
 - b. Knowingly mix or commingle used oil with solid waste that is to be disposed of in a landfill or knowingly

- directly dispose of used oil on land or in a landfill;
- c. Apply used oil to a road or land for dust suppression, weed abatement, or other similar use that introduces used oil into the environment.
- (2) All businesses that change motor oil for the public, municipal waste landfills, and fire stations are encouraged to serve as public used oil collection centers as provided by state statute in Section 371.024 of the Texas Health & Safety Code.
 - (3) A retail dealer who annually sells directly to the public more than 500 gallons of oil in containers for use off-premises shall post in a prominent place a sign provided by the City or by the state informing the public that improper disposal of used oil is prohibited by law. The sign shall prominently display the toll-free telephone number of the state used oil information center. If a sign is provided by the City, it shall also prominently display the City telephone number where information concerning the proper disposal of used oil may be obtained.
- (h) No person shall introduce or cause to be introduced into the sanitary sewer system any discharge of Stormwater, polluted or unpolluted, or any discharge that causes or contributes to causing the City of Colleyville to violate a water quality standard, its agreements associated with the regional sewage treatment plants or any state issued permit.

Sec. 42-46. Goal for erosion and sediment control at construction sites.

Grading, erosion control practices, sediment control practices, and waterway crossings shall meet the design criteria set forth in the most recent version of the City of Colleyville Land Development Code and shall be adequate to prevent transportation of sediment from the site to the satisfaction of the City of Colleyville.

Sec. 42-47. General requirements for Stormwater discharges from construction activities.

- (a) All operators of construction sites shall use best management practices to control and reduce the discharge, to the MS4 and to waters of the United States, of sediment, silt, earth, soil, and other material associated with clearing, grading, excavation, landfilling, and other construction activities to the maximum extent

practicable. Any best management practices capable of installation and/or implementation prior to commencement of construction (for example, structural measures) shall be installed and/or implemented prior to commencement of construction at the site or in compliance with a schedule for installation and/or implementation in an applicable SWPPP. The best management practices used at construction sites may include, but not be limited to, the following measures:

- (1) Ensuring that existing vegetation is preserved where feasible and that disturbed portions of the site are stabilized as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased.
- (2) Stabilization of disturbed areas must, at a minimum, be initiated immediately whenever any clearing, grading, excavating or other earth disturbing activities have permanently ceased on any portion of the site, or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days. Stabilization must be completed as soon as practicable, but no more than 14 calendar days after the initiation of soil stabilization measures.
- (3) Use of structural practices to divert flows from exposed soils, store flows, or otherwise limit runoff and the discharge of pollutants from the site to the extent feasible;
- (4) Minimization of the tracking of sediments off-site by vehicles, the generation of dust, and the escape of other windblown waste from the site;
- (5) Prevention of the discharge of building materials, including cement, lime, concrete, asphalt and mortar, to the MS4 or waters of the United States;
- (6) Measures to prevent and contain spills of paints, solvents, fuels, septic waste, and other hazardous chemicals and pollutants associated with construction, and to assure proper cleanup and disposal of any such spills in compliance with state, federal, and local requirements;
- (7) Implementation of proper waste disposal and waste management techniques, including covering waste materials, minimizing ground contact with hazardous chemicals and trash, and installing and maintaining covered

receptacles for rubbish and garbage to assure that such waste materials are not blown or carried by rainfall runoff from the site;

- (8) Timely maintenance of vegetation, erosion and sediment control measures, and other best management practices to maintain them in good and effective operating condition; and
 - (9) Installation of structural measures during the construction process to control pollutants in Stormwater discharges that will occur after construction operations have been completed. Structural measures should be placed on upland soils to the degree attainable. Such installed structural measures may include, but not be limited to, the following: Stormwater detention structures (including wet ponds); Stormwater retention structures; flow attenuation by use of open vegetative swales and natural depressions; other velocity dissipation devices; infiltration of runoff on site; and sequential systems which combine several practices. Operators of construction sites are only responsible for the installation and maintenance of Stormwater management measures prior to final stabilization of the site, and are not responsible for maintenance after Stormwater discharges associated with construction activity have terminated.
- (b) Qualified personnel (provided by the operator of the construction site) shall inspect disturbed areas of any construction site that have not been finally stabilized, areas used for storage of materials that are exposed to precipitation, structural control measures, and locations where vehicles enter or exit the site, at least once every seven calendar days and within 24 hours of the end of a storm that is 0.5 inches or greater. All erosion and sediment control measures and other identified best management practices shall be observed in order to ensure that they are operating correctly and are effective in preventing significant impacts to receiving waters and the MS4. Based on the results of the inspection, best management practices shall be modified as appropriate, and as soon as is practicable.
 - (c) Any owner of a site of construction activity, whether or not he/she is an operator, is jointly and individually responsible for compliance with the requirements in this Section 42-47.
 - (d) Any contractor or subcontractor on a site of construction activity, who is not an owner or operator, but who is responsible under his/her contract or subcontract, for implementing a best management practices control measure, is jointly and individually responsible for

any willful or negligent failure on his/her part to adequately implement that control measure.

Sec. 42-48. Management plan submittal and review for Stormwater discharges from construction activity.

- (a) Unless within one or more of the exceptions specified in Section 42-48(f), below, all operators of sites of construction activity, including clearing, grading, excavation, and landfilling activities, shall prepare and submit the following documents to the Director at least fifteen (15) calendar days prior to the commencement of construction activities (unless, pursuant to Section 42-48(b) below, the Director expressly allows construction to be commenced within a shorter period of time following the document submittal)
 - (1) An identifying notice containing the following information:
 - a. The name, address, and telephone number of each operator of the construction activity;
 - b. The name, address, and telephone number of each owner of the construction site;
 - c. The location of the construction site, by street address and legal description; and
 - d. A description of the nature of the construction project.
 - (2) Plans and specifications illustrating and describing the best management practices required by Section 42-47(a), above, that will be implemented at the construction site. Such plans and specifications shall be prepared, signed, and sealed by a Licensed Professional Engineer, except in instances of land clearing or landfilling disturbing less than 12,000 square feet of land without any existing plans or present intention of erecting a building or other structure on the site.
- (b) The Director may allow construction to be commenced within fewer than fifteen (15) calendar days following submittal of the documents required by Section 42-48(a), above, if he/she expressly determines that:
 - (1) The required identifying notice and management plans and specifications are complete and satisfactory;
 - (2) The Director has been afforded adequate time and opportunity to review the management plans and specifications; and

- (3) The management practices described in the plans and observed upon any site inspection conducted are adequate to control and reduce the discharge of sediment, silt, earth, soil, and other materials associated with construction activities to the maximum extent practicable.
- (c) If, upon the Director's review of the management plans and specifications required by Section 42-48(a), above (or any modified plans required by Section 42-48(e), below) and any site inspection that the Director may conduct, the Director determines that the management practices described in the plans or observed upon the site inspection are not adequate to control and reduce the discharge of sediment, silt, earth, soil, and other materials associated with construction activities to the maximum extent practicable, the Director may issue an order prohibiting the commencement, or the continuation, of any construction activity at the site. Any order issued by the Director under the authority of this Paragraph may be in the form of a Compliance Order under Section 42-57, an Emergency Cease and Desist Order under Section 42-59, or a Stop Work Order under Section 42-60.
- (d) The City may deny approval of any building permit, grading permit, or any other City approval necessary to commence or continue construction, or to assume occupancy, on the grounds that the management practices described in the plans or observed upon a site inspection by the Director are determined not to control and reduce the discharge of sediment, silt, earth, soil, and other materials associated with construction activities to the maximum extent practicable.
- (e) Whenever the management practices at a construction site are modified (as a result of change in the construction project, in order to implement more effective management practices, in response to an order or request from the City, or for any other reason), a written description of such modifications of the management practices, signed and sealed by a Professional Engineer, shall be submitted to the Director as soon as possible, but in no case later than seven (7) calendar days following the change in the management practices.
- (f) The requirements of this Section 42-48 shall not apply to any of the following activities:
 - (1) Any construction activity that results in the disturbance of one or more acres of total land area, or that is part of a common plan of development or sale within which one or more acres of total land area are disturbed, and any other construction activity for which an NPDES permit is required

for Stormwater discharges associated with that construction activity. (In such circumstances, the requirements of Section 42-49 apply in lieu of this Section.)

- (2) Any public works construction project that is administered, performed, contracted, or funded (in whole or in part) by the City.
- (3) Any construction activity, not a part of a larger plan of development of one acres or more, related to the construction, alteration, or addition to a single-family, duplex or four-plex residential structure, or an accessory use to any such structure, where one (1) primary structure is constructed per legal block and the construction activity does not result in the disturbance of more than 12,000 square feet of total land area.
- (4) Any construction incident to repair or maintenance of a utility line (such as for telecommunications, electricity, water, sewer, and natural gas). (Construction incident to the laying of new utility lines or replacement of existing lines is not exempted from Section 42-48 by this paragraph).
- (5) Interior alteration of an existing building when the alteration does not increase the square footage, area, or height of the building.
- (6) Construction of a fence, but no exemption is granted by this subparagraph for construction of a retaining wall or a fence that may significantly obstruct or change the direction of flow of water.
- (7) Any construction activity that the Director expressly finds not to cause, or threaten to cause, any discharge of any harmful quantity of any material associated with construction activity into the MS4 or to any other Waters of the United States.

Sec. 42-49. One-acre or more disturbances from construction activity.

All operators of sites of construction activity, including clearing, grading, excavation, and landfilling activities, that result in the disturbance of five (5) or more acres of total land area, or that are part of a common plan of development or sale within which five or more acres of total land area are disturbed, or who are required to obtain an NPDES permit for

Stormwater discharges associated with construction activity, shall comply with the following requirements (in addition to those in Section 42-47):

- (1) Any operator who intends to obtain coverage for Stormwater discharges from a construction site under the NPDES General Permit for Stormwater Discharges From Construction Sites (the "Construction General Permit") shall submit a signed copy of its Notice of Intent (NOI) to the Director of Public Works, and to any other responsible City departmental Director, at least fifteen (15) calendar days prior to the commencement of construction activities. If the construction activity is already underway upon the effective date of this article, the NOI shall be submitted within thirty (30) calendar days after the effective date of this article. For Stormwater discharges from construction sites where the operator changes, an NOI shall be submitted at least two (2) calendar days prior to when the new operator commences work at the site.
- (2) A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared and implemented prior to the beginning of construction activities in accordance with the requirements of the Construction General Permit or any individual NPDES permit issued for Stormwater discharges from the construction site, and with any additional requirement imposed by or under this article and any other city ordinance.
- (3) The SWPPP shall be prepared, and signed by a qualified professional if between one and five acres. If more than five acres, a licensed Professional Engineer shall prepare the SWPPP. The signature of the qualified Professional shall constitute his/her attestation that the SWPPP fully complies with the requirements of the Construction General Permit, or with any applicable individual NPDES permit issued for Stormwater discharges from the construction site, and with any additional requirement imposed by or under this article. The SWPPP shall contain the name, title, and business address of the qualified Professional signing it, and the date that he/she did so.
- (4) The SWPPP shall be updated and modified as appropriate and as required by the Construction General Permit and this article. Any update or modification to the SWPPP

shall be prepared, signed, and sealed by a Licensed Professional Engineer.

- (5) The SWPPP shall be prepared and submitted to the Director at least fifteen (15) calendar days prior to the commencement of construction activities. If the construction activity is already underway upon the effective date of this article, the SWPPP shall be submitted within thirty (30) calendar days after the effective date of this article.
- (6) A copy of any SWPPP that is required by Section 42-49(2) shall be submitted to the City in conjunction with any application for a building permit, grading permit, site development plan approval, and any other City approval necessary to commence or continue construction at the site.
- (7) If, upon the Director's review of the SWPPP (or any modification to the SWPPP) and any site inspection that the Director may conduct, the Director determines that the SWPPP does not comply with the requirements of the Construction General Permit, any individual NPDES permit issued for Stormwater discharge from the construction site, or any additional requirement imposed by or under this article, the Director may issue an order prohibiting the commencement, or the continuation, of any construction activity at the site. Also, if at any time the Director determines that the SWPPP is not being fully implemented, the Director may similarly issue an order prohibiting the continuation of any construction activity at the site. Any order issued by the Director under the authority of this paragraph may be in the form of a Compliance Order under Section 42-57, an Emergency Cease and Desist Order under Section 42-59, or a Stop Work Order under Section 42-60.
- (8) Upon review of the SWPPP and any site inspection that is conducted, the City may deny approval of any building permit, grading permit, or any other City approval necessary to commence or continue construction, or to assume occupancy, on the grounds that the SWPPP does not comply with the requirements of the Construction General Permit, any individual or group NPDES permit issued for Stormwater discharge from the construction site, or any additional requirement imposed by or under

this article. Also, if at any time the City determines that the SWPPP is not being fully implemented, the City may similarly deny approval of any building permit, grading permit, or any other City approval necessary to commence or continue construction, or to assume occupancy, at the site.

- (9) All contractors and subcontractors identified in an SWPPP shall sign a copy of the following certification statement before conducting any professional service identified in the SWPPP:

"I certify under penalty of law that I understand the terms and conditions of the National Pollutant Discharge Elimination System (NPDES) permit that authorizes the Stormwater discharges associated with industrial activity from the construction site identified as part of this certification."

The certification must include the name and title of the person providing the signature; the name, address, and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification is made.

- (10) The SWPPP, with the Licensed Professional Engineer's signature, seal, and date affixed, and the certifications of contractors and subcontractors required by Section 42-49(1), above, and with any modifications attached, shall be retained at the construction site from the date of commencement of construction through the date of final stabilization.
- (11) The operator shall make a copy of the SWPPP and any modification thereto available to the Director and any other authorized City inspector at the construction site upon request (as well as to EPA and State inspectors).
- (12) The Director may notify the operator at any time that the SWPPP does not meet the requirements of the Construction General Permit, any applicable individual NPDES permit issued for Stormwater discharges from the construction site, or any additional requirement imposed by or under this article. Such notification shall identify those provisions of the permit or Ordinance which are not being met by the SWPPP, and identify which provisions of the SWPPP require modifications in order to meet such requirements. Within

seven (7) calendar days of such notification from the Director (or as otherwise provided by the Director), the operator shall make the required changes to the SWPPP and shall submit to the Director a written certification that the requested modifications have been made.

- (13) The operator shall modify the SWPPP whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the MS4 or to the waters of the United States, and which has not otherwise been addressed in the SWPPP, or if the SWPPP proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objective of controlling pollutants in Stormwater discharges associated with construction activity. In addition, the SWPPP shall be modified to identify any new contractor and/or subcontractor that will implement a measure in the SWPPP. All modifications to the SWPPP signed and sealed by a Professional Engineer shall be submitted to the Director within seven (7) calendar days of a change, determination of ineffectiveness (self or City inspection), or effective date of changes in contractor and/or subcontractor.
- (14) Qualified personnel (provided by the operator of the construction site) shall inspect disturbed areas of the construction site that have not been finally stabilized, areas used for storage of materials that are exposed to precipitation, structural control measures, and locations where vehicles enter or exit the site, at least once every seven (7) calendar days and within twenty-four (24) hours of the end of the storm that is 0.5 inches or greater. Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the SWPPP shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters or the MS4. Locations where vehicles enter or exit the site shall be inspected for evidence of off-site sediment tracking.
- (15) Based on the results of the inspections required by Section 42-49(14), above, the site description and/or the pollution

prevention measures identified in the SWPPP shall be modified as appropriate, but in no case later than seven (7) calendar days following the inspection. Such modifications shall provide for timely implementation of any changes to the SWPPP within seven (7) calendar days following the inspection. All modifications to the SWPPP shall be submitted to the Director within seven (7) calendar days of the date of inspection.

- (16) A report summarizing the scope of any inspection required by Section 42-49(14), above, and the name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with Section 42-49(15), above, shall be made and retained as part of the SWPPP for at least three years from the date that the site is finally stabilized. Such report shall identify any incidence of noncompliance. Where a report does not identify any incidence of noncompliance, the report shall contain a certification that the facility is in compliance with the SWPPP, the facility's NPDES permit, and this article. The report shall be certified and signed by the person responsible for making it.
- (17) The operator shall retain copies of any SWPPP and all reports required by this article or by the NPDES permit for the site, and records of all data used to complete the NOI, for a period of at least three years from the date that the site is finally stabilized.
- (18) Where a site has been finally stabilized and all Stormwater discharges from construction activities that are authorized by this article and by the NPDES permit for those construction activities are eliminated, or where the operator of all Stormwater discharges at a facility changes, the operator of the construction site shall submit to the Director of Public Works, and to any other responsible City departmental Director, a Notice of Termination (NOT) that includes the information required for Notices of Termination by the Construction General Permit.
- (19) Upon final stabilization of the construction site, the owner (or the duly authorized representative thereof) shall submit to the responsible Director written certification by a Licensed Professional Engineer that the site has been finally stabilized. (See definition of final stabilization in this article.)

The City may withhold an occupancy or use permit for any premises constructed on the site until such certification of final stabilization has been filed and the responsible Director has determined, following any appropriate inspection, that final stabilization has, in fact, occurred and that any required permanent structural controls have been completed.

Sec. 42-50. Right of entry: inspection and sampling.

The Director, or his/her authorized representative, shall have the right to enter the premises of any person discharging Stormwater to the municipal separate storm sewer system (MS4) or to waters of the United States to determine if the discharger is complying with all requirements of this article, and with any state or federal discharge permit, limitation, or requirement. Dischargers shall allow the Director ready access to all parts of the premises for the purposes of inspection, sampling, records examination and copying, and for the performance of any additional duties. Dischargers shall make available to the Director, upon request, any SWPPP's, modifications thereto, self- inspection reports, monitoring records, compliance evaluations, Notices of Intent, and any other records, reports, and other documents related to compliance with this article and with any state or federal discharge permit.

- (1) Where a discharger has security measures in force which require proper identification and clearance before entry into its premises, the discharger shall make necessary arrangements with *its* security guards so that, upon presentation of suitable identification, the Director or his authorized representative(s) will be permitted to enter without delay for the purposes of performing his/her responsibilities.
- (2) The Director shall have the right to set up on the discharger's property, or require installation of, such devices as are necessary to conduct sampling and/or metering of the discharger's operations.
- (3) The Director may require any discharger to the MS4 or waters of the United States to conduct specified sampling, testing, analysis, and other monitoring of its Stormwater discharges, and may specify the frequency and parameters of any such required monitoring.

The Director may require the discharger to install monitoring equipment as necessary at the discharger's expense. The

facility's sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the discharger at its own expense. All devices used to measure Stormwater flow and quality shall be calibrated to ensure their accuracy.

- (4) Any temporary or permanent obstruction to safe and easy access to the facility to be inspected and/or sampled shall be promptly removed by the discharger at the written or verbal request of the Director and shall not be replaced. The costs of clearing such access shall be borne by the discharger.
- (5) Unreasonable delays in allowing the Director access to the discharger's premises shall be a violation of this article.

Sec. 42-51. Search warrants.

If the Director, or his/her authorized representative, has been refused access to any part of the premises from which Stormwater is discharged, and he/she is able to demonstrate probable cause to believe that there may be a violation of this article or any state or federal discharge permit, limitation, or requirement, or that there is a need to inspect and/or sample as part of a routine inspection and sampling program of the City designed to verify compliance with this article or any order issued hereunder, or to protect the overall public health, safety, and welfare of the community, then the Director may seek issuance of a search warrant from any court of competent jurisdiction. For purposes of this Section, the Director of Community Development, Director of Public Works, the City Engineer, the Director of Parks and Recreation, and the duly authorized representatives of these City departmental Directors are declared to be "health officers," as that term is used in the Texas Code of Criminal Procedure, Article 18.05.

Sec. 42-52. Reports of violations.

- (a) All citizens are encouraged to report any spills, releases, illicit connections, other instances of anyone discharging pollutants into the MS4 or waters of the United States, and any other violation of this article of which they become aware, to the Director, his/her delegate, or any person designated by the City Manager to receive such citizen reports. Such citizen reports may be made by telephone, in writing, or in person. A written record of each citizen report to the City will be prepared and kept on file for a period of three (3) years, and a copy of the City's record of the report will be furnished to the reporting citizen upon request. Also upon request, the City Engineer or other responsible City official will inform the reporting citizen of any action undertaken by the City in response to the citizen's report.

- (b) The Operator and the Owner of any commercial or industrial activity shall report any spills, releases, illicit connections, or other instances where pollutants are discharged into the MS4 or waters of the United States and any other violation of this article for which they are responsible to the Director, his/her delegate, or any person designated by the City Manager to receive such reports.
- (c) The Operator and the Owner of any commercial or industrial activity shall report all incidents enumerated in Section 42-53(c), above, in accordance with the following:
 - (1) A hazardous and/or toxic material spill or release shall be immediately reported to the Colleyville Fire Department.
 - (2) Other instances where pollutants are discharged into the MS4 or waters of the United States by spill, release, illicit connections or other means shall be reported to the Environmental Specialist within the Department of Public Works.
- (d) Both the Operator and the Owner of any commercial or industrial activity which has resulted in a spill or release of hazardous/toxic materials or a substance of a polluting nature is responsible for proper notification of the incident to the appropriate county, state, and federal agency. The reporting of a spill/release to the City of Colleyville does not release the Owner or Operator from reporting to appropriate county, state and federal officials. Thus, dependent on the type of release and the nature of the emergency caused thereby (i.e., life threatening or no), the following agencies, in addition to the Environmental Specialist within the Department of Public Works, are specified to be notified:
 - (1) Hazardous Materials Response Team, City of Colleyville Fire Department;
 - (2) City of Colleyville Police Department;
 - (3) City of Colleyville Operations Superintendent;
 - (4) Texas Commission on Environmental Quality; and
 - (5) U.S. Environmental Protection Agency.

Sec. 42-53. Warning notice.

When the Director finds that any person has violated, or continues to violate, any provision of this article, or any order issued hereunder, the Director may serve upon that person a written Warning Notice, specifying the particular violation believed to have occurred and

requesting the discharger to immediately investigate the matter and to seek a resolution whereby any offending discharge will cease. Investigation and/or resolution of the matter in response to the Warning Notice in no way relieves the alleged violator of liability for any violations occurring before or after receipt of the Warning Notice. Nothing in this Section shall limit the authority of the Director to take any action, including emergency action or any other enforcement action, without first issuing a Warning Notice.

Sec. 42-54. Notification of violation.

When the Director finds that any person has violated, or continues to violate, any provision of this article, or any order issued hereunder, the Director may serve upon that person a written Notice of Violation. Within ten (10) calendar days of the receipt of this notice, an explanation of the violation and a plan for the satisfactory correction and prevention of reoccurrence thereof, to include specific required actions, shall be submitted by the alleged violator to the Director. If the alleged violator denies that any violation occurred and/or contends that no corrective action is necessary, an explanation of the basis of any such denial or contention shall be submitted to the Director within ten (10) calendar days of receipt of the notice. Submission of an explanation and/or plan in no way relieves the alleged violator of liability for any violations occurring before or after receipt of the Notice of Violation. Nothing in this Section shall limit the authority of the Director to take any action, including emergency action or any other enforcement action, without first issuing a Notice of Violation. The Director may enter into Consent Orders, assurances of voluntary compliance, or other similar documents establishing an agreement with any person responsible for noncompliance with any provision in this article or any order issued hereunder. Such documents may include specific action to be taken by the person to correct the noncompliance within a time period specified by the document. Such documents shall have the same force and effect as the administrative orders issued pursuant to Sections 42-57, 42-48, and 42-59 of this article and shall be judicially enforceable.

Sec. 42-55. Show cause hearing.

The Director may order any person who has violated, or continues to violate, any provision of this article, or any order issued hereunder, to appear before the Director and show cause why a proposed enforcement action should not be taken. Notice shall be served on the alleged violator specifying the time and place for the hearing, the proposed enforcement action, the reasons for such action, and a request that the alleged violator show cause why the proposed enforcement action should not be

taken. The notice of the hearing shall be served personally or by registered or certified mail (return receipt requested) at least ten (10) calendar days prior to the hearing. Such notice may be served on any authorized representative of the alleged violator. The hearing shall be conducted pursuant to the rights and procedures specified in Section 42-61 of this article. A show cause hearing shall not be a bar against, or prerequisite for, taking any other action against the alleged violator.

Sec. 42-56. Compliance orders.

When the Director finds that any person has violated, continues to violate, or threatens to violate, any provision of this article, or any order issued hereunder, the Director may issue an order to the violator directing that the violator come into compliance within a specified time limit, prior to commencement or continuance of operation, or immediately. Compliance orders also may contain other requirements to address the noncompliance, including additional self-monitoring, and management practices designed to minimize the amount of pollutants discharged to the MS4 and waters of the United States. A compliance order may not extend the deadline for compliance established by a state or federal standard or requirement, nor does a compliance order relieve the person of liability for any violation, including any continuing violation. Issuance of a compliance order shall not be a bar against, or a prerequisite for, taking any other action against the violator.

Sect. 42-57. Remediation, abatement, and restoration orders.

When the Director finds that a person has violated, or continues to violate, any provision of this article, or any order issued hereunder, and that such violation has adversely affected the MS4, or the waters of the United States, the Director may issue an order to the violator directing him/her to undertake and implement any appropriate action to remediate and/or abate any adverse effects of the violation upon the MS4, or the waters of the United States, and/or to restore any part of the MS4, or the waters of the United States. Such remedial, abatement, and restoration action may include, but not be limited to: monitoring, assessment, and evaluation of the adverse effects and determination of the appropriate remedial, abatement, and/or restoration action; confinement, removal, cleanup, treatment, and disposal of any discharged or released pollution or contamination; prevention, minimization, and/or mitigation of any damage to the public health, welfare, or the environment that may result from the violation; restoration or replacement of City property or natural resources damaged by the violation. The order may direct that the remediation, abatement, and/or restoration be accomplished on a specified compliance schedule and/or be completed within a specified period of time. An order

issued under this Section does not relieve the violator of liability for any violation, including any continuing violation. Issuance of an order under this Section shall not be a bar against, or a prerequisite for, taking any other action against any responsible party.

Sec. 42-58. Emergency cease and desist orders.

When the Director finds that any person has violated, continues to violate, or threatens to violate, any provision of this article, or any order issued hereunder, or that the person's past violations are likely to recur, and that the person's violation(s), or threatened violation(s), have caused or contributed to an actual or threatened discharge to the MS4 or waters of the United States which reasonably appears to present an imminent or substantial endangerment to the health or welfare of persons or to the environment, the Director may issue an order to the violator directing it immediately to cease and desist all such violations and directing the violator to:

- (1) Immediately comply with all requirements of this article; and
- (2) Take such appropriate preventive action as may be needed to properly address a continuing or threatened violation, including immediately halting operations and/or terminating the discharge.

Any person notified of an emergency order directed to it under this Section shall immediately comply and stop or eliminate its endangering discharge. In the event of a discharger's failure to immediately comply voluntarily with the emergency order, the Director may take such steps as deemed necessary to prevent or minimize harm to the MS4 or waters of the United States, including immediate termination of a facility's water supply, sewer connection, or other municipal utility services. The Director may allow the person to commence or recommence its discharge when it has demonstrated to the satisfaction of the Director that the period of endangerment has passed, unless further termination proceedings are initiated against the cease and desist order shall not be a bar against, or a prerequisite for, taking discharger under this article. A person that is responsible, in whole or in part, for any discharge presenting endangerment shall submit a detailed written statement, describing the causes of the harmful discharge and the measures taken to prevent any future occurrence, to the Director within ten (10) calendar days of receipt of the emergency order. Issuance of an emergency any other action against the violator.

Sec. 42-59. Stop work orders.

Whenever the Director finds that any operator of a construction site has violated, threatens to violate, or continues to violate, any provision of Sections 42-46 through 42-59 of this article, or any order issued hereunder, the Director may issue a Stop Work Order to the operator, and require that a copy of the Stop Work Order be posted at the construction site and distributed to all City departments and divisions whose decisions affect any activity at the site. Unless express written exception is made by the Director, the Stop Work Order shall prohibit any further construction activity, or any commencement of construction activity, at the site and shall bar any further inspection or approval by the City associated with a building permit, grading permit, or any other City approval necessary to commence or continue construction or to assume occupancy at the site. Issuance of a Stop Work Order shall not be a bar against, or a prerequisite for, taking any other action against the violator.

Sec. 42-60. Reconsideration and hearing.

- (a) Any person subject to a Compliance Order under Section 42-57, a Remediation, Abatement, or Restoration Order under Section 42-58, an Emergency Cease and Desist Order under Section 42-59, or a Stop Work Order under Section 42-60 of this article may petition the Director to reconsider the basis for his/her order within fifteen (15) calendar days of the affected person's notice of issuance of such an order.
- (b) Failure to submit a timely written petition for reconsideration shall be deemed to be a waiver of any further right to administrative reconsideration or review of the order.
- (c) In its petition, the petitioning party must indicate the provisions of the order objected to, the reasons for the objection(s), any facts that are contested, the evidence that supports the petitioner's view of the facts, any alternative terms of an order that the petitioner would accept, and whether the petitioning party requests a hearing on its petition.
- (d) The effect of any Compliance Order under Section 42-57, Remediation, Abatement, or Restoration Order under Section 42-58, and any Stop Work Order under Section 42-60 shall be stayed pending the Director's reconsideration of the petition, and any hearing thereon, unless the Director expressly makes a written determination to the contrary. The effectiveness of any Emergency Cease and Desist Order under Section 42-59 shall not be stayed pending the Director's

reconsideration, or any hearing thereon, unless the Director expressly and in writing stays his/her emergency order.

- (e) Within thirty (30) calendar days of the submittal of a petition for reconsideration, the Director shall either (1) grant the petition and withdraw or modify the order accordingly; (2) deny the petition without a hearing, if no material issue of fact is raised; or (3) if a hearing has been requested and a material issue of fact has been raised, set a hearing on the petition.
- (f) Written notice of any hearing set by the Director pursuant to Section 42-61(e) above shall be served on the petitioning party personally or by registered or certified mail (return receipt requested) at least ten (10) calendar days prior to the hearing. Such notice may be served on any authorized representative of the petitioning party.
- (g) The Director may himself/herself conduct the hearing and take evidence, or he/she may designate any employee of the City or any specially-designated attorney or engineer to:
 - (1) issue in the name of the City notices of hearing requesting the attendance and testimony of witnesses and the production of evidence relevant to any matter involved in the hearing;
 - (2) take evidence;
 - (3) transmit a report of the evidence and hearing, including transcripts and other evidence, together with recommendations to the Director for action thereon.
- (h) At any hearing held pursuant to this Section, testimony taken shall be under oath and recorded. Any party is entitled to present his/her case or defense by oral or documentary evidence and to conduct such cross-examination as may be required for a full and true disclosure of the facts. A transcript will be made available to any party to the hearing upon payment of the usual charges thereof.
- (i) After the Director has reviewed the evidence, he/she shall either (1) grant the petition; (2) deny the petition; or (3) grant the petition in part and deny it in part. The Director may modify his/her order as is appropriate based upon the evidence and arguments presented at the hearing and his/her action on the petition. Further orders and directives as are necessary and appropriate may be issued.

Sec. 42-61. Appeal.

Any person who remains adversely affected by the Director's order after petitioning for reconsideration pursuant to Section 42-61, or who is subject to an order of the Director issued following a Show Cause Hearing under Section 42-46, may challenge the final action of the Director in an appropriate court of competent jurisdiction.

Sec. 42-62. Civil remedies.

- (a) Whenever it appears that a person has violated, or continues to violate, any provision of this article that relates to:
 - (1) the preservation of public safety relating to the materials or methods used in construction of any structure or improvement of real property;
 - (2) the preservation of public health or to the fire safety of a building or other structure or improvement;
 - (3) the establishment of criteria for land subdivision or construction of buildings, including street design;
 - (4) dangerously damaged or deteriorated structures or improvements;
 - (5) conditions caused by accumulations of refuse, vegetation, or other matter that creates breeding and living places for insects and rodents; or
 - (6) point source effluent limitations or the discharge of a pollutant, other than from a nonpoint source, into the MS4, the City may invoke Sections 54.012 - 54.017 of the Texas Local Government Code and petition the State district court or the county court at law of Tarrant County, through the City Attorney, for either the injunctive relief specified in Section 42-63(b) or the civil penalties specified in Section 42-63(c) below, or both the specified injunctive relief and civil penalties.
- (b) Pursuant to Section 54.016 of the Texas Local Government Code, the City may obtain against the owner or the operator of a facility a temporary or permanent injunction, as appropriate, that:
 - (1) prohibits any conduct that violates any provision of this article that relates to any matter specified in Sections 42-63(a)(1)-(6), above; or

- (2) compels the specific performance of any action that is necessary for compliance with any provision of this article that relates to any matter specified in Section 42-63(a)(1)-(6), above.
- (c) Pursuant to Section 54.017 of the Texas Local Government Code, the City may recover a civil penalty of not more than \$1,000 per day for each violation of any provision of this article that relates to any matter specified in Sections 42-63(a)(1)-(5) above, and a civil penalty of not more than \$5,000 per day for each violation of any provision of this article that relates to any matter specified in Section 42-63(a)(6) above, if the City proves that:
 - (1) the defendant was actually notified of the provisions of the article; and
 - (2) after the defendant received notice of the article provisions, the defendant committed acts in violation of the article or failed to take action necessary for compliance with the article.

Sec. 42-63. Criminal penalties.

- (a) Any person who has violated any provision of this article, or any order issued hereunder, shall be strictly liable for such violation, regardless of the presence or absence of a culpable mental state, and shall, upon conviction, be subject to a fine of not more than \$2000 per violation, per day.
- (b) Any person who has knowingly made any false statement, representation, or certification in any application, record, report, plan, or other documentation filed, or required to be maintained, pursuant to this article, or any order issued hereunder, or who has falsified, tampered with, or knowingly rendered inaccurate any monitoring device or method required under this article shall, upon conviction, be subject to a fine of not more than \$2000 per violation, per day.

In determining the amount of any fine imposed hereunder, the court shall take into account all relevant circumstances, including, but not limited to, the extent of harm caused by the violation, the magnitude and duration of the violation, any economic benefit gained through the violation, corrective actions by the violator, the compliance history of the violator, the knowledge, intent, negligence, or other state of mind of the violator, and any other factor as justice requires.

Sec. 42-64. Civil suit under the Texas Water Code.

Whenever it appears that a violation or threat of violation of any provision of Section 26.121 of the Texas Water Code, or any rule, permit, or order of the Texas Commission on Environmental Quality, has occurred or is occurring within the jurisdiction of the City of Colleyville, exclusive of its extraterritorial jurisdiction, the City, in the same manner as the Texas Commission on Environmental Quality, may have a suit instituted in a state district court through its City Attorney for the injunctive relief or civil penalties or both authorized in Sections 7.031 and 7.032 of the Texas Water Code, against the person who committed or is committing or threatening to commit the violation. This power is exercised pursuant to Section 7.351 of the Texas Water Code. In any suit brought by the City under this Section 42-65, the Texas Commission on Environmental Quality is a necessary and indispensable party.

Sec. 42-65. Remedies nonexclusive.

The remedies provided for in this article are not exclusive of any other remedies that the City may have under state or federal law or other City ordinances. The City may take any, all, or any combination of these actions against a violator. The City is empowered to take more than one enforcement action against any violator. These actions may be taken concurrently.

Sec. 42-66. Performance and maintenance bonds.

The Director may, by written notice, order any owner or operator of a source of Stormwater discharge associated with construction or industrial activity to file a satisfactory bond, payable to the City, in a sum not to exceed a value determined by the Director to be necessary to achieve consistent compliance with this article, any order issued hereunder, any required Best Management Practice, and/or any SWPPP provision, and/or to achieve final stabilization of the site. The City may deny approval of any building permit, grading permit, subdivision plat, site development plan, or any other City permit or approval necessary to commence or continue construction or any industrial activity at the site, or to assume occupancy, until such a performance or maintenance bond has been filed.

Sec. 42-67. Liability insurance.

The Director may, by written notice, order any owner or operator of a source of Stormwater discharge associated with construction or industrial activity to submit proof that it has obtained liability insurance, or other financial assurance, in an amount greater than or equal to a

value determined by the Director, that is sufficient to remediate, restore, and abate any damage to the MS4, the waters of the United States, or any other aspect of the environment that is caused by the discharge.

Sec. 42-68. Nuisance.

A violation of any provision of this article, or any order issued hereunder, is hereby declared a public nuisance and shall be corrected or abated as directed by the Director. Any person(s) creating a public nuisance shall further be subject to the provisions of the Chapter 42, Article II, of the Code of the City of Colleyville.

ARTICLE IV – POST CONSTRUCTION STORMWATER MANAGEMENT

Sec. 42-69. Findings of Fact

The City finds that construction activities and land development alter the hydrologic characteristics of the land by increasing impervious surface area and, in some cases, change the terrain. These alterations increase stormwater runoff volume and accelerate the rate of flow, which may lead to erosion. In addition, impervious surfaces harbor water pollutants, which are carried to local water bodies via runoff.

Sec. 42-70. Purpose

The City finds that proper management of post-construction stormwater runoff will minimize damage to public and private property and infrastructure, safeguard the public health, safety, environment, and general welfare, and protect water resources. This purpose is accomplished via the following actions:

- (1) Establishing minimum post-construction stormwater management standards to minimize stormwater runoff volumes and regulate subsequent quality; and,
- (2) Identifying the long-term responsibility for maintenance of permanent BMPs and setting forth plans to ensure continued functionality.

Sec. 42-71. Definitions

Unless a provision explicitly states otherwise, the following terms and phrases, as used in this article, shall have the following meanings:

Best Management Practice (BMP) – Schedule of activities, prohibitions of practices, maintenance procedures, structural controls, local ordinances, and other management practices to prevent or reduce the discharge of pollutants. BMPs also include treatment practices, operating procedures, and practices to control runoff, spills or leaks, waste disposal, or drainage

from raw materials storage areas. A list of BMPs is included in the City's drainage criteria.

Maintenance Agreement – A formal contract between a local government and a property owner to guarantee long-term maintenance of stormwater management practices.

Operations and Maintenance Plan – A legally recorded document that acts as a property deed restriction and which provides for the long-term maintenance of stormwater management practices.

Owner – The deed holder of the land upon which the stormwater facility resides, to be determined by the most recently approved city tax roll

Permanent BMP – All practices and facilities employed to meet and maintain stormwater runoff quantity and quality requirements after site development has been completed

Post-construction [or Post-Development]: activities and operations performed after the Notice of Termination for a development or redevelopment project has been filed and approved

Stormwater Facility – Any physical facility built to control stormwater runoff in compliance with the City's criteria.

Sec. 42-72. Minimum Stormwater Control Standards

All permanent BMPs must be designed, installed, implemented and maintained to meet the criteria and specifications of the City's criteria. Stormwater runoff quantity and quality after development or redevelopment of the property shall not exceed pre-development conditions, to the greatest extent practicable. A downstream assessment shall be performed per the City's Drainage Criteria.

Sec. 42-73. Operations and Maintenance Plan

(a) Operations and Maintenance Plan Requirements. Operations and Maintenance Plans shall be prepared and sealed by a licensed professional. The Operations and Maintenance Plan must clearly identify the person(s) responsible for operation and maintenance of temporary and permanent BMPs to ensure proper and continuous function. The Operations and Maintenance Plan and records of all maintenance tasks as performed shall be retained on site. The Operations and Maintenance Plan shall include, but is not limited to:

- (1) Identification of person(s) or position title responsible for all tasks in the plan;
 - a. Adherence to the Operations and Maintenance plan is the responsibility of the individual property owner or of

the Homeowner's Association (HOA) if the facility is part of a subdivision.

- (2) Inspection requirements;
 - a. Self-inspection: The maintenance plan shall require self-inspection of the stormwater management facilities, according to the inspection form located in the City's criteria. Self-inspection forms must be completed and submitted to the Public Works Director or his/her designee on an annual basis.
 - b. City inspection: The City reserves the right to inspect all stormwater facilities for compliance with maintenance guidelines on an as-needed basis.
- (3) Maintenance requirements;
 - a. Description of maintenance tasks and anticipated frequency, including both routine and non-routine maintenance.
 - i. Routine maintenance:
 - 1. Vegetation Management
 - 2. Debris Removal
 - 3. Mechanical Equipment Check
 - ii. Non-routine maintenance:
 - 1. Bank Stabilization
 - 2. Sediment Removal
 - 3. Structural Repair and Replacement
 - b. Testing and disposal of sediments; and
 - c. All specifications and maintenance requirements of proprietary devices.
- (4) Execution of maintenance easements dedicated to the City to allow for safe access for inspections and maintenance; and
- (5) Estimated lifespan of permanent BMPs and appropriate replacement schedule.

Activities outlined in the Operations and Maintenance Plan shall adhere to all design criteria and other policies regarding the operation and maintenance of stormwater facilities for the City. Inspection and Maintenance requirements may be altered or increased if the City deems it necessary to maintain the proper function of the stormwater facility.

- (b) Filing of Operations and Maintenance Plan. All permanent BMPs, including the Operations and Maintenance Plan and the locations of any required maintenance easements, are to be submitted with the site plan for approval by Engineering Division. The Operations and Maintenance Plan and execution of maintenance easements must be completed and approved prior to the final acceptance of the project. Once approved, the Operations and Maintenance Plan, along with any maintenance easements, must be filed with the County Deed Office of Tarrant County. The Operations and Maintenance Plan is to be permanently linked to the deed of the land, regardless of changes in ownership. The owner of the property holds the ultimate responsibility for ensuring that this plan is properly filed and followed throughout the lifespan of the permanent BMPs.
- (c) Transfer of Ownership. Cleaning and repair of permanent BMPs should be completed before transfer of ownership.

Sec. 42-74. - Recourse for Noncompliance

- (a) Inspection Violations. If the owner fails to submit completed inspection forms to the City of Colleyville within the time frame specified for the property, the City will issue a letter requesting that the inspections be completed within thirty (30) days from the postmarked date. If the inspection has not been completed at this time, the city may levy a fine not to exceed \$200 per incident/per day.
- (b) Maintenance Violations. If City inspection personnel discover malfunctioning or improperly maintained stormwater facilities, or facilities that have become a danger to public safety, the owner of the property will receive a notice detailing the violation. The notice of violation shall contain:
 - (1) The name and address of the owner;
 - (2) The address (when available) or description of the structure or land upon which the violation is occurring;
 - (3) A statement specifying the nature of the violation;
 - (4) A description of the remedial measures necessary to bring the facility into compliance with the City's stormwater facility BMPs;
 - (5) A statement of the penalties that may be assessed according to this ordinance; and
 - (6) A statement that the violation may be appealed via within 15 days of service of the Notice of Violation.

If the issue has not been resolved within sixty (60) days of the postmarked date, the City may issue a citation and levy a fine not to exceed *\$200 per incident/per day*. If the owner is nonresponsive or lacks means to perform the necessary repairs or maintenance, the City may conduct the work and assess the cost of the work to the owner; this cost will become a lien on the property until paid.

Secs. 42-75-42-79. – Reserved.

- Sec. 2. THAT All provisions contained in ordinances of the City in conflict with the provisions of this ordinance shall be, and the same are hereby, repealed; provided, however, that all other provisions of said ordinances not in conflict herewith shall remain in full force and effect.
- Sec. 3. 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. 4. THAT, except as otherwise provided in this ordinance, any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in Section 1-6 of Ordinances of the City of Colleyville, as previously amended.
- Sec. 5. THAT the penalties set forth in this ordinance shall be cumulative and not exclusive of any other rights or remedies the city may have, including the right to seek injunctive relief for any and all violations of this ordinance when authorized by law.
- Sec. 6. THAT All rights and remedies of the City of Colleyville are expressly saved as to any and all violations of any other ordinances affecting Stormwater pollution control which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.
- Sec. 7. THAT this ordinance shall 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 15th day of December 2020.

A second reading and public hearing was conducted on the 7th Day of January 2021.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 5th DAY OF JANUARY 2021.

Mayor Richard Newton
Place 1, Tammy Nakamura
Place 3, Kathy Wheat
Place 4, George Dodson

Mayor Pro Tem Bobby Lindamood
Place 5, Chuck Kelley
Place 6, Callie Rigney

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney



City of Colleyville City Council Agenda Briefing

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

Agenda Number 9a

Agenda Date 12/15/2020

Number Ordinance O-20-2127

Type Ordinance

Department Community Development

Title

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

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

Second Reading & Public Hearing

The item was removed from the table and presentation made to the Council. Remaining questions/concerns include: noise from adjacent parking lot, building articulation, moving the trash enclosure, and the traffic (drop off & pick up) pattern. The item was tabled to the November 17, 2020 City Council meeting.

The City has not received any noise complaints stemming from Crème de la Crème.

UPDATE 10/30/2020: The applicant has provided revised plans with the following changes: 1) shortened the fire lane to accommodate all playgrounds in front of the building; 2) Revised the building plans to relocate the entrance to the north façade and to add a tower feature in the front corner; 3) added additional landscaping along the rear property line and to the front of the building; and 4) designed the playground fencing to include masonry columns where visible from the main drive within the development.

Additionally, notices (letters, emails, & phone calls) were provided to the adjacent property owners who have attended previous meetings making them aware of the intent to remove the item from the table for discussion and possible action.

This item remained tabled at the September 1, 2020, September 15, 2020, October 6, 2020, and October 20, 2020 meetings.

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. Revised Site Exhibits
2. KIDDIE ACADEMY PRESENTATION November 2 2020 - 10.27.2020
3. Aerial Map
4. Zoning Map
5. Future Land Use Map
6. Statement of Planning Objectives
7. Business Plan
8. Previous Site Plan
9. Site Plan - Revised
10. Building Elevations
11. Tree Preservation and Landscape Plan
12. Drainage and Grading Plan
13. Photometric Plan
14. Kiddie Academy Sound Study Summary
15. Notification Map
16. Notification List
17. Property Owner Notification
18. Letters of Opposition
19. Ordinance O-20-2127



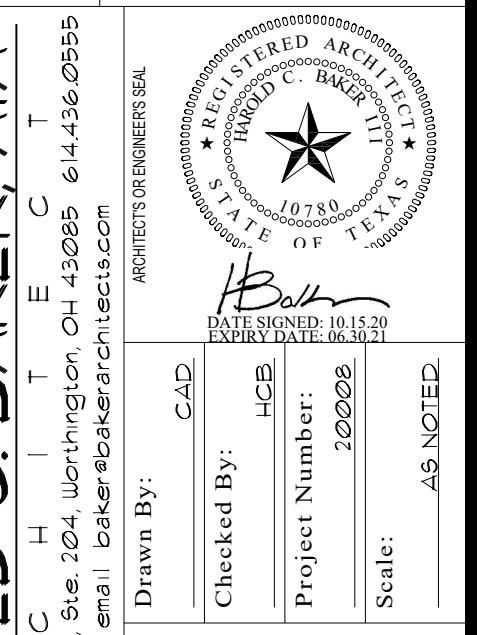
TECHNICAL (AUTOCAD) FILES INCLUDING
INTEGRATED STRUCTURAL FILES.
CONTRACTOR'S DESIGN AND ELECTRICAL
NOT BE MADE AVAILABLE FOR USE BY
ANY OTHER PARTY WITHOUT THE CONTRACTOR'S
GENERAL CONTRACTOR/SUBCONTRACTORS
PERMIT FOR THE FIRE PROTECTION
CONSTRUCTION WITH A PAYMENT OF \$500 /
SET.

CONTRACTORS SHALL REVIEW ALL
DRAWINGS AND SPECIFICATIONS
FOR CONFLICTS. CONTRACTORS ARE
RESPONSIBLE FOR COMPLETE REVIEW ITEMS
AND CORRECTIONS TO BE SUBMITTED
THROUGHOUT THE SET OF DRAWINGS. NO
"PUNCHES" FOR MISSED ITEMS IN
THE SET MAY BE SUBMITTED. THE
CONTRACTORS SHALL PROMPTLY NOTIFY THE
OWNER OF ANY DISCREPANCIES OR
INCONSISTENCY OR ERROR WHICH THEY
OBSERVE UPON EXAMINATION OF THE
DRAWINGS. REVISIONS TO THE LOCAL
EDITIONS, DO NOT SCALE DRAWINGS, USE
ENDINGS PROVIDED ON DRAWINGS.

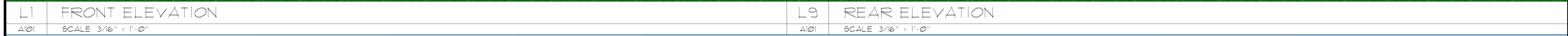
A DOCUMENT IS RELEASED FOR THE SOLE
USE OF THE CONTRACTOR. AFTER 48 HOURS,
UNDER THE AUTHORITY OF HAROLD
DAKES UNTIL 06/27/2020, IT IS NOT
TO BE USED FOR ANY OTHER PRODUCTION
WORKER UNLESS PERMITS ARE ISSUED.

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KIDDIE  **ACADEMYSM**
EDUCATIONAL CHILD CARE
 6412 & 6416 Colleyville Boulevard
 Colleyville, TX 76034



613 High Street
A
R
A200
EXTERIOR ELEVATIONS
RENDERING



A1	LEGEND
A101	SCALE NTS

KIDDIE
ACADEMY®
EDUCATIONAL CHILD CARE

SOUND STUDY

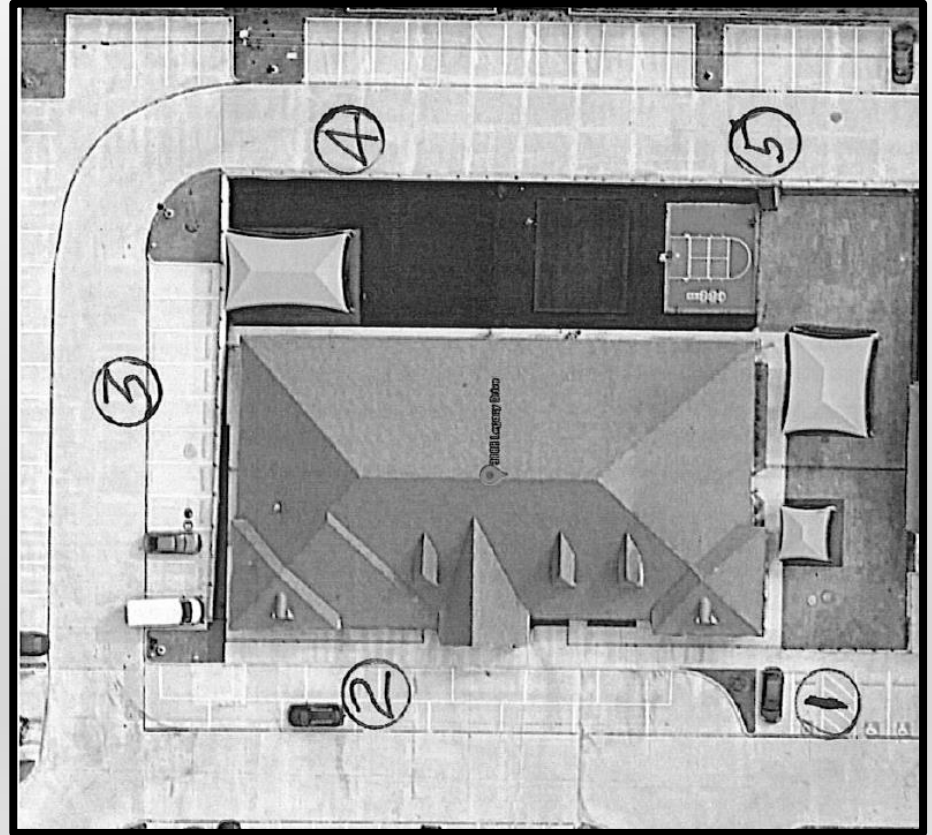
SOUND STUDY RESULTS

Comparison of an existing Kiddie Academy in Frisco, TX and the future Colleyville, TX Kiddie Academy location.

Building size and site design are similar between locations.

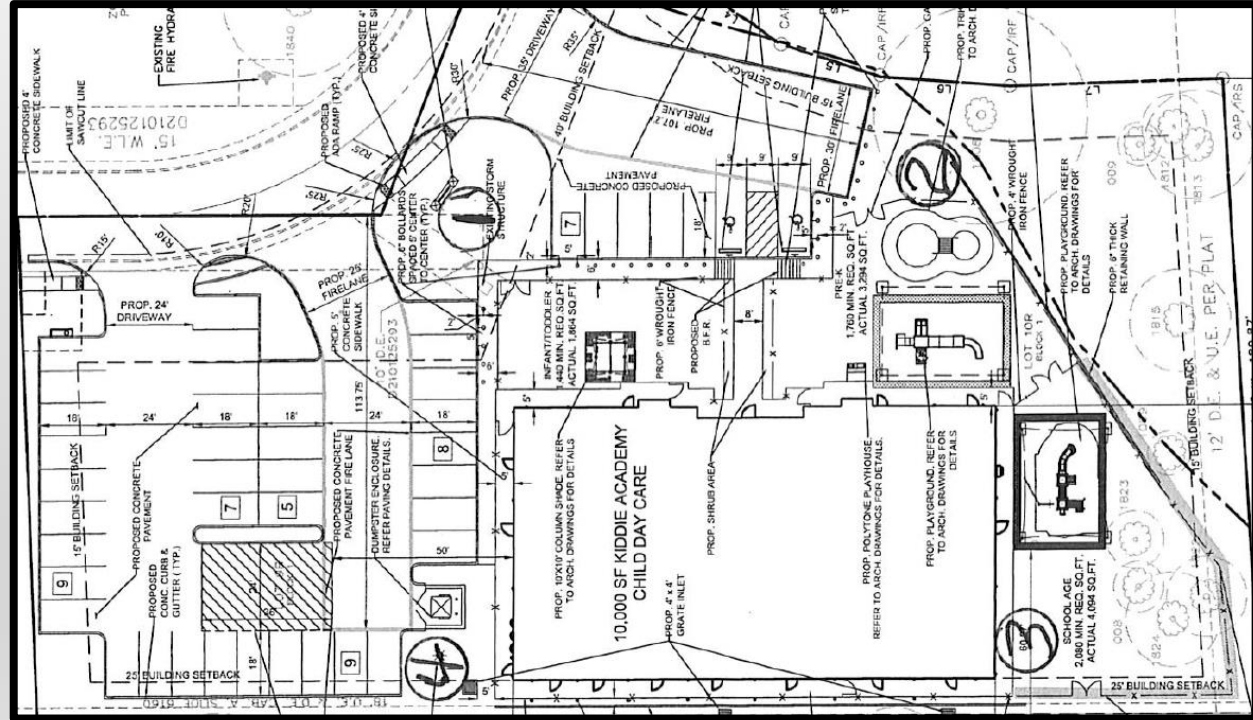
SOUND STUDY RESULTS

- 5 areas around the Frisco building were tested.
- Children were on all three playgrounds during the test period.
- Sound levels at the Frisco and Colleyville sites are similar.



SOUND STUDY RESULTS

- 5 areas around the future building were tested.
- Sound levels at the Frisco and Colleyville sites are similar even though no current building exists in Colleyville.
- From the study engineer – “we would not anticipate any objectionable source increase from the Colleyville facility operation to the west of the planned building”.
- From the study engineer – “the existence of new building between the adjacent houses and Colleyville Road may block or reduce that road noise”.



SITE PLAN AND BUILDING REVISIONS

[illegible][illegible]

- **Front of the building is on the north side.**
- **Playgrounds are now on the east side of the building.**
- **Dumpster is moved per neighbor's request.**
- **Tower is added on the NE corner of the building to match buildings within the area.**
- **Additional landscape added at the NE corner, monument sign, and around the dumpster to enhance the visual quality of the project.**

PREVIOUS BUILDING ELEVATION

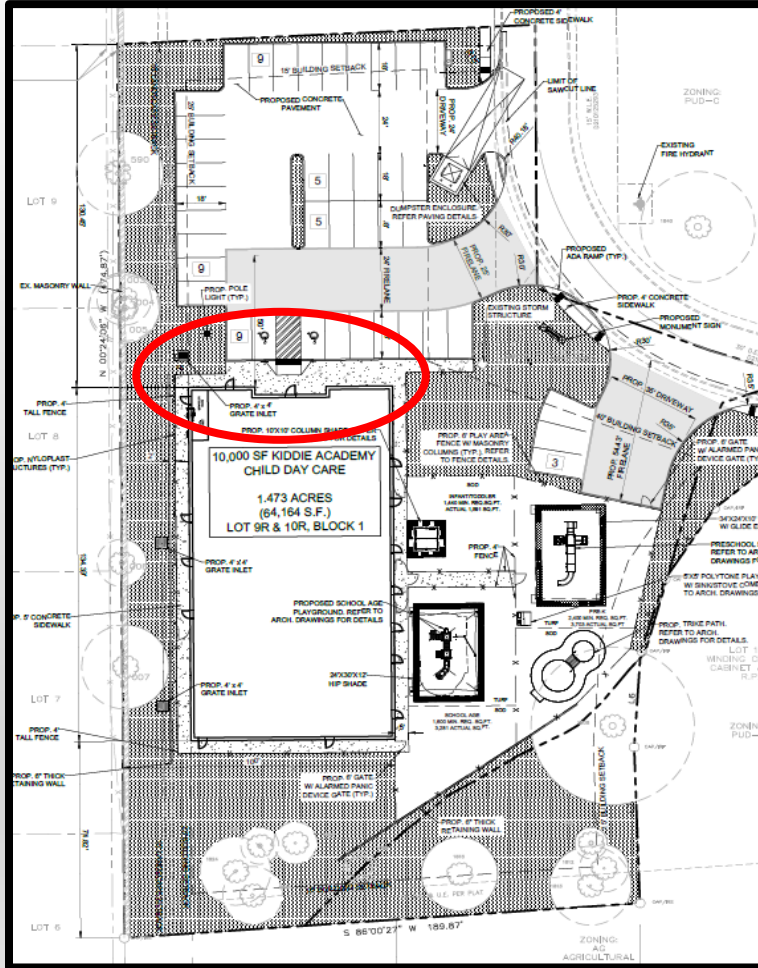


REVISED BUILDING ELEVATION



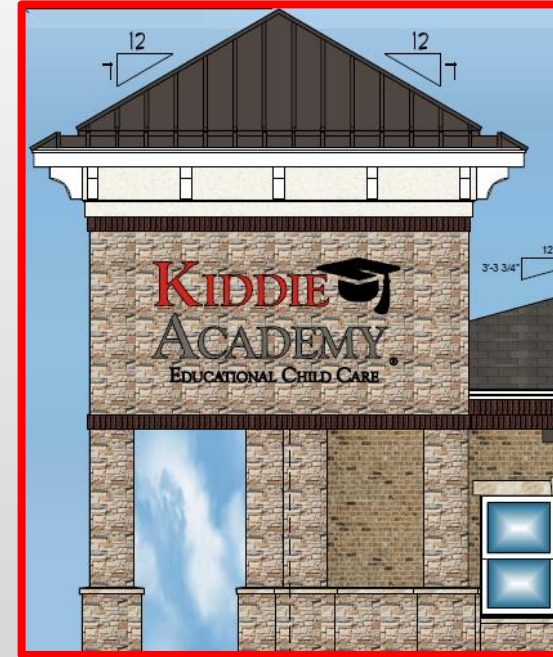
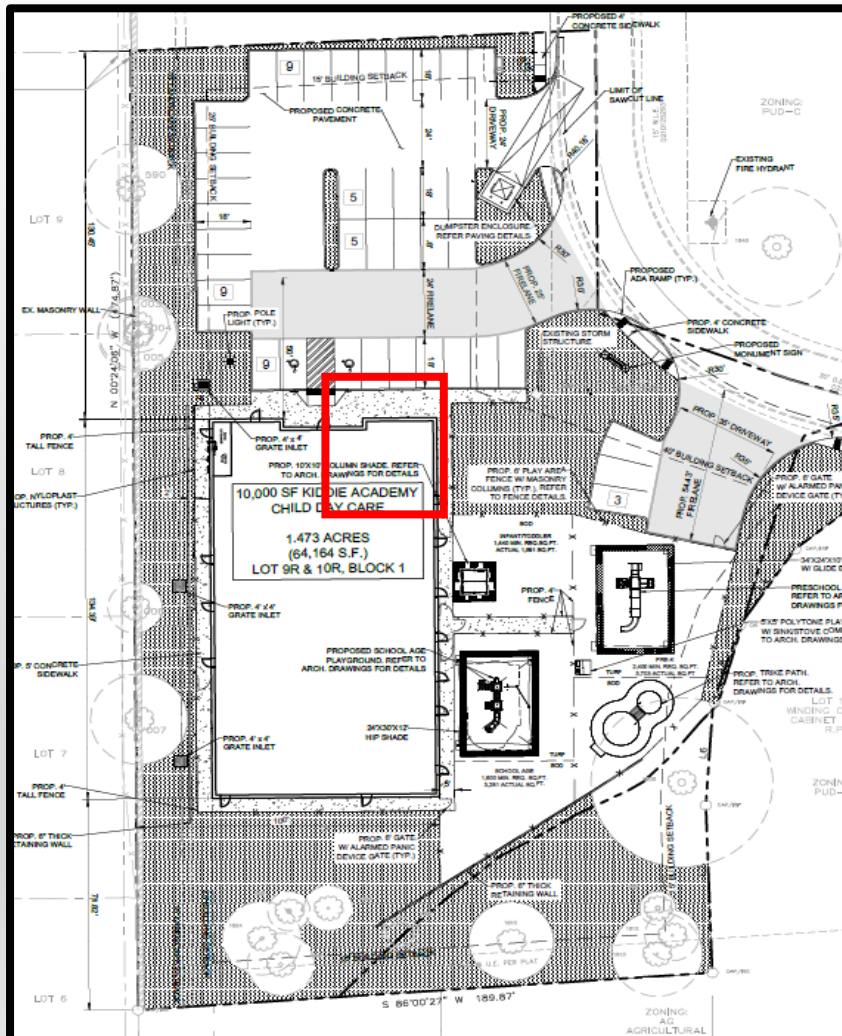
- Elevation materials changed as requested to enhance the quality of the building.
- Brick and rock utilized versus stucco. Similar to an existing development across Highway 26.
- Corner tower added on the NE corner to match buildings within the area.

REVISED SITE PLAN CHANGES



- Front of the building is on the north side.

REVISED SITE PLAN CHANGES

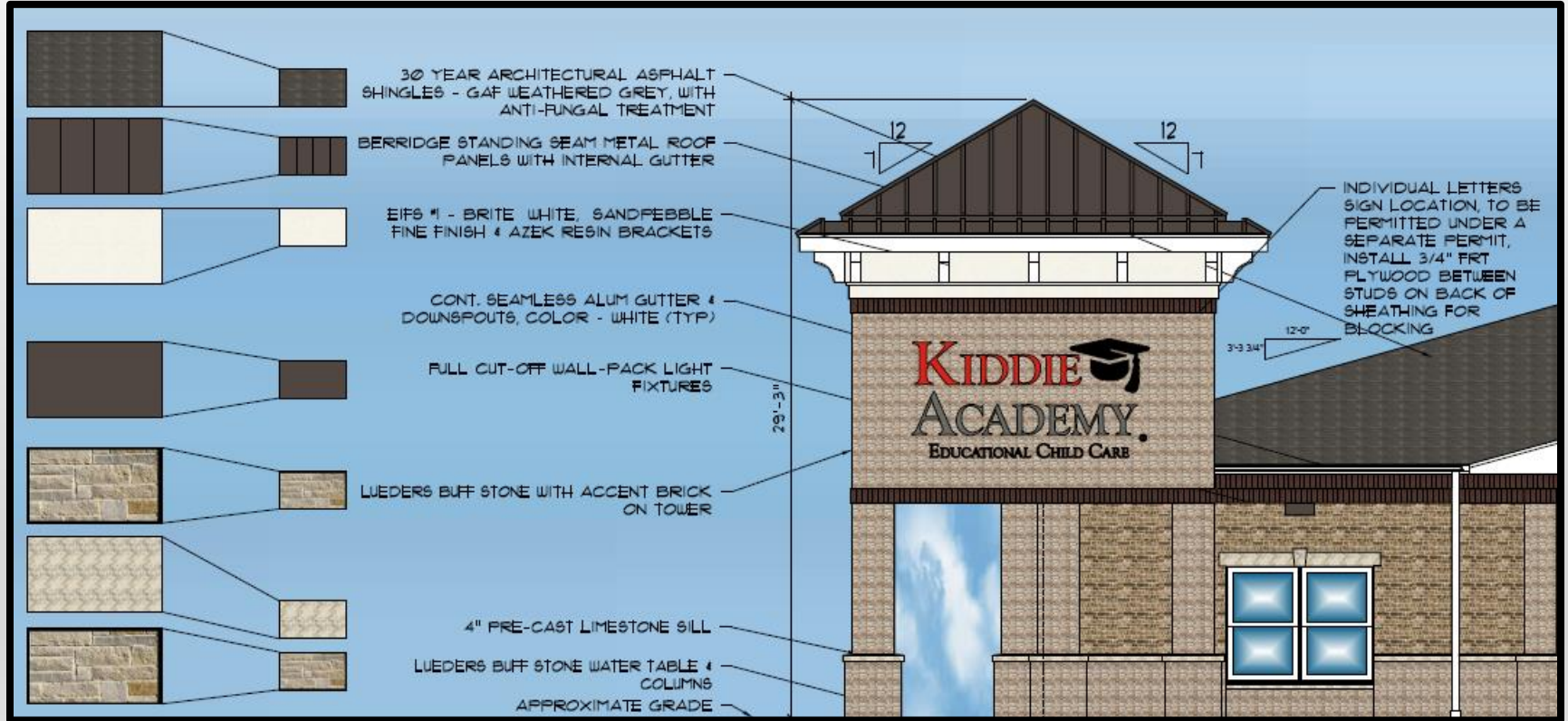


- Tower is added on the NE corner of the building to match buildings within the area.

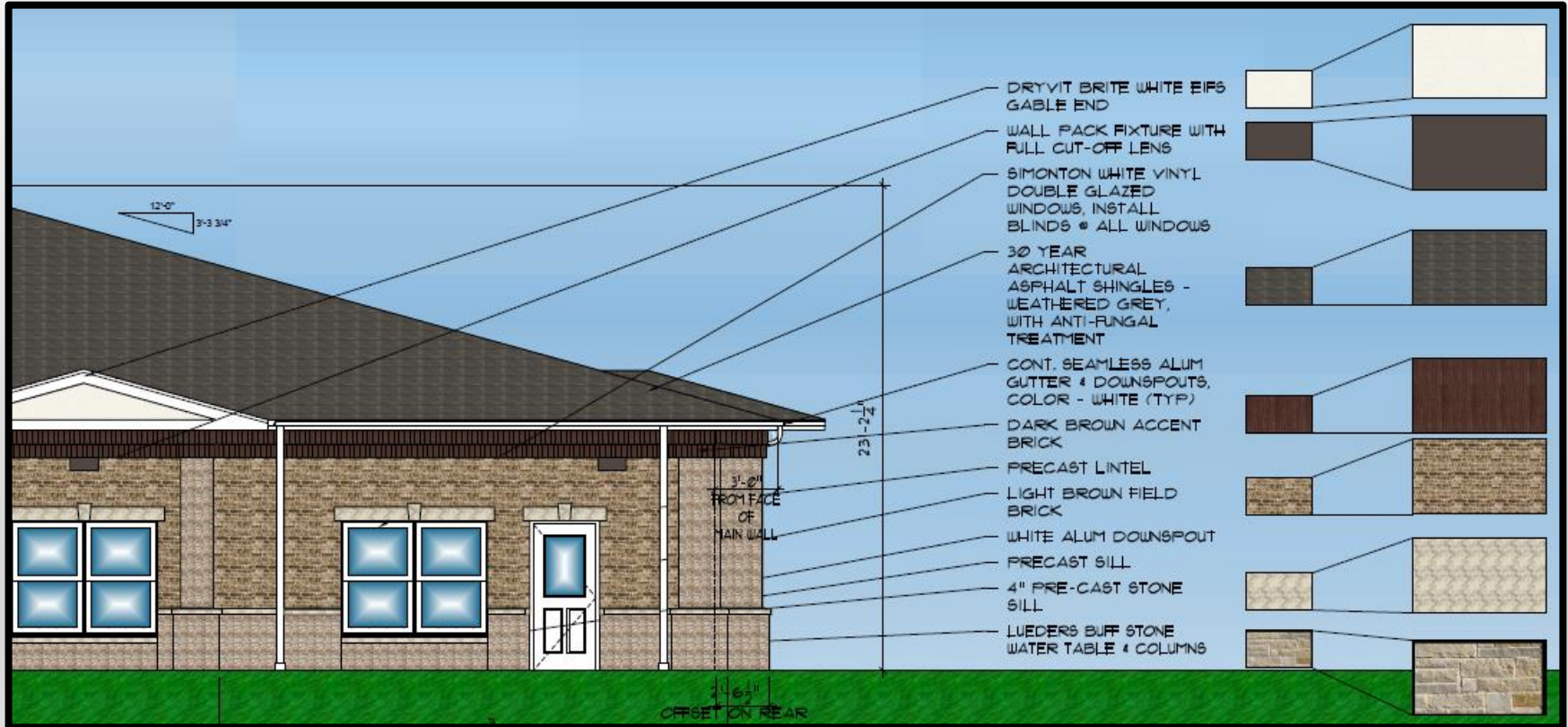
REVISED BUILDING ELEVATION



REVISED BUILDING ELEVATION



REVISED BUILDING ELEVATION



The site plan illustrates the proposed layout for a 10,000 SF Kiddie Academy Child Day Care facility. The main building is a rectangular structure with a central entrance and several smaller rooms. To the left of the building is a large parking area with 10 spaces. To the right is a playground area with a central structure and surrounding play equipment. The site is bounded by Lot 9 to the north, Lot 8 to the east, Lot 7 to the south, and Lot 6 to the west. The plan includes various annotations for proposed features such as concrete sidewalks, ramps, and landscaping. A red circle highlights the central area of the site, encompassing the building and the adjacent parking and playground areas. The plan also shows the location of existing utilities, including a fire hydrant and a storm structure. The overall site area is 1.473 acres (64,164 S.F.).

- **Playgrounds are now on the east side the building, not in front or back of the building. Further away from the neighbor's homes.**

SHADE STRUCTURES & PLAYGROUND EQUIPMENT EAST SIDE OF THE BUILDING

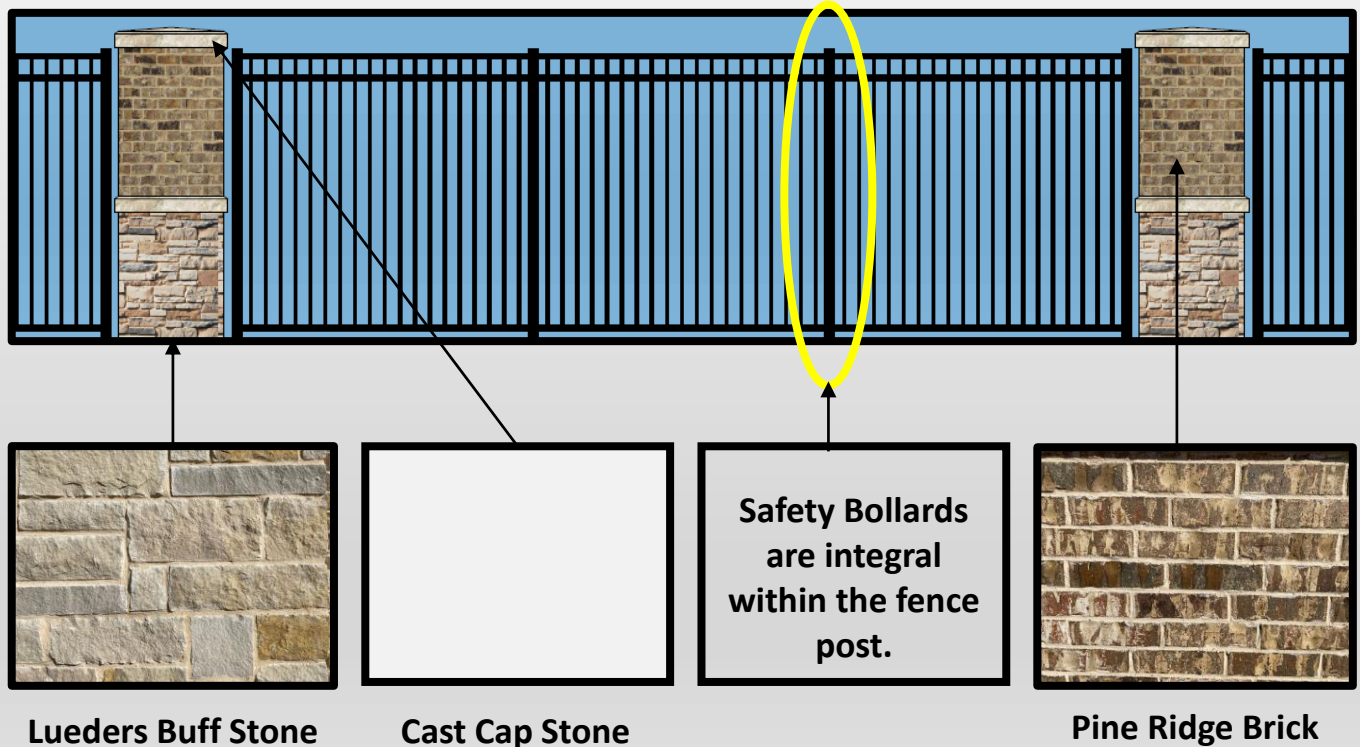


- Shade structures are now on the east side of the building – not in front or back of the building.
- Color to be determined and coordinated with the city.

PROPOSED FENCING WITH COLUMNS

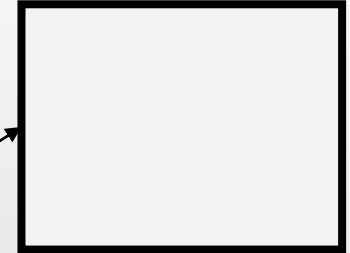
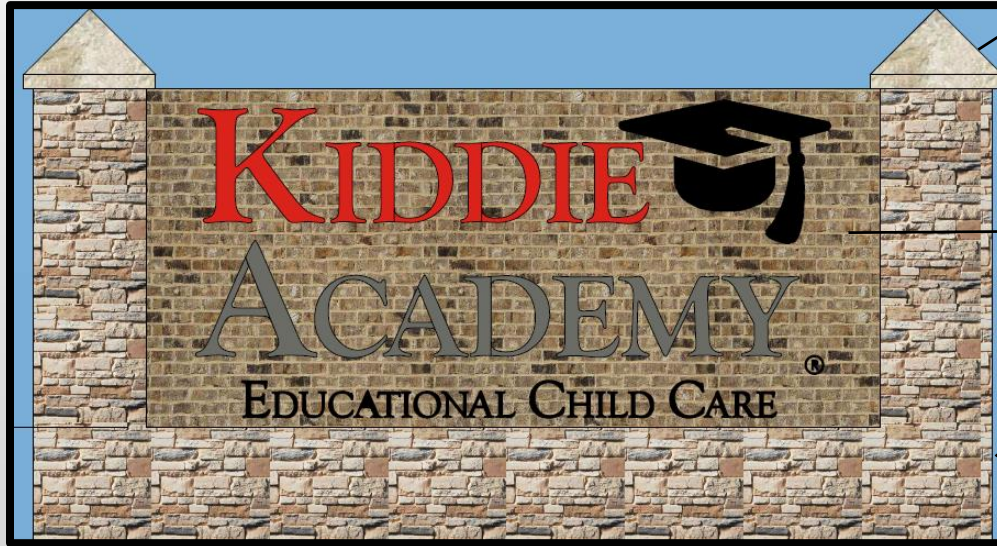
- City requested upgraded fence with masonry columns to match the building elevations. Stone base with brick upper tier column.

- Fence sections are 12' to 18' between columns depending on site location.



PROPOSED MONUMENT SIGN

- Proposed monument sign with masonry columns to match the building elevations. Stone base with brick inset.
- Sign to incorporate individual letters, not a panel system.
- Size to be determined



Cast Cap Stone



Pine Ridge Brick

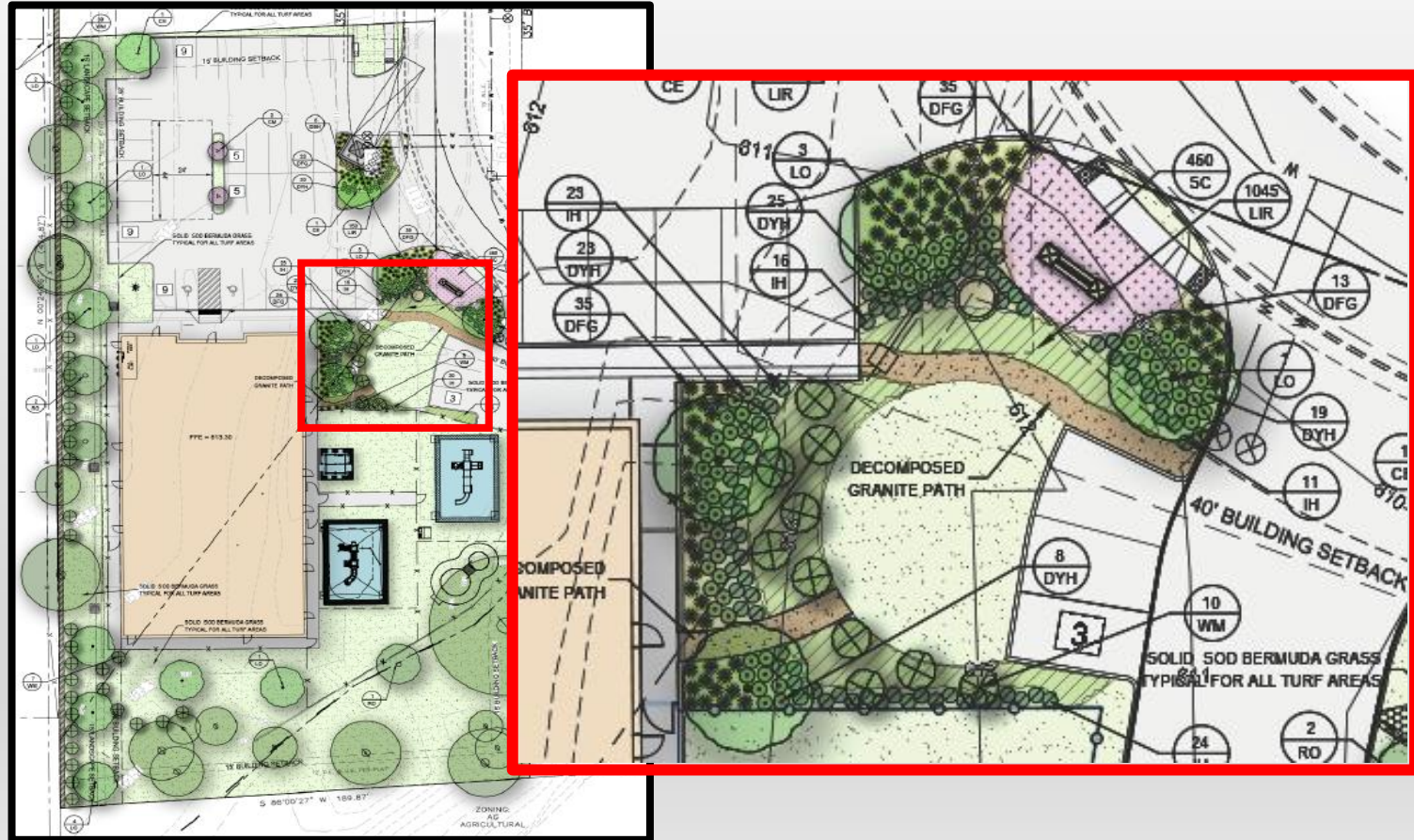


Lueders Buff Stone



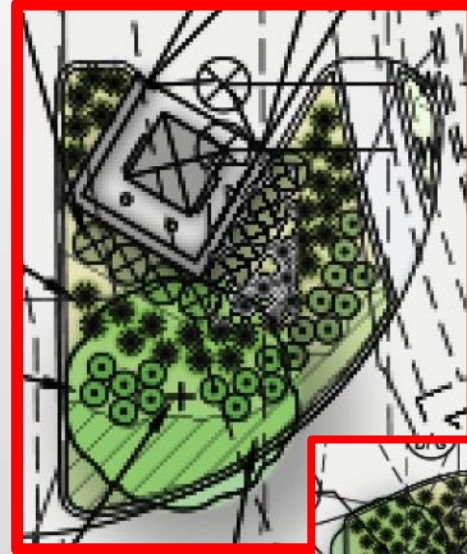
UPGRADED LANDSCAPE CALL OUTS

- **Substantial landscape plantings and granite pathway added to the NE corner of the building.**



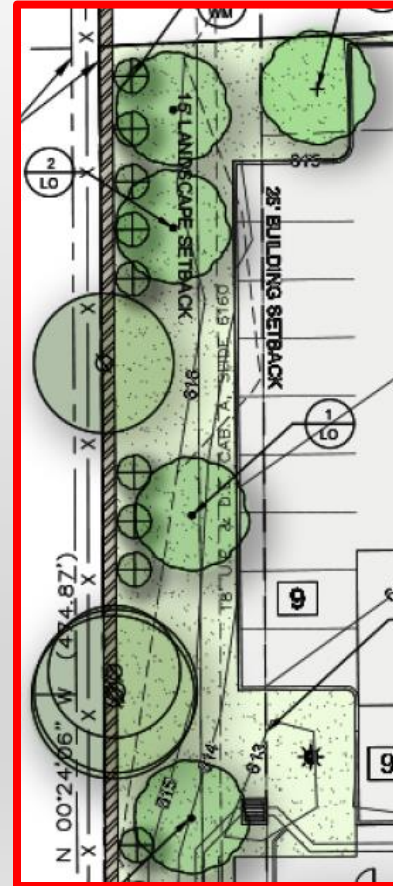
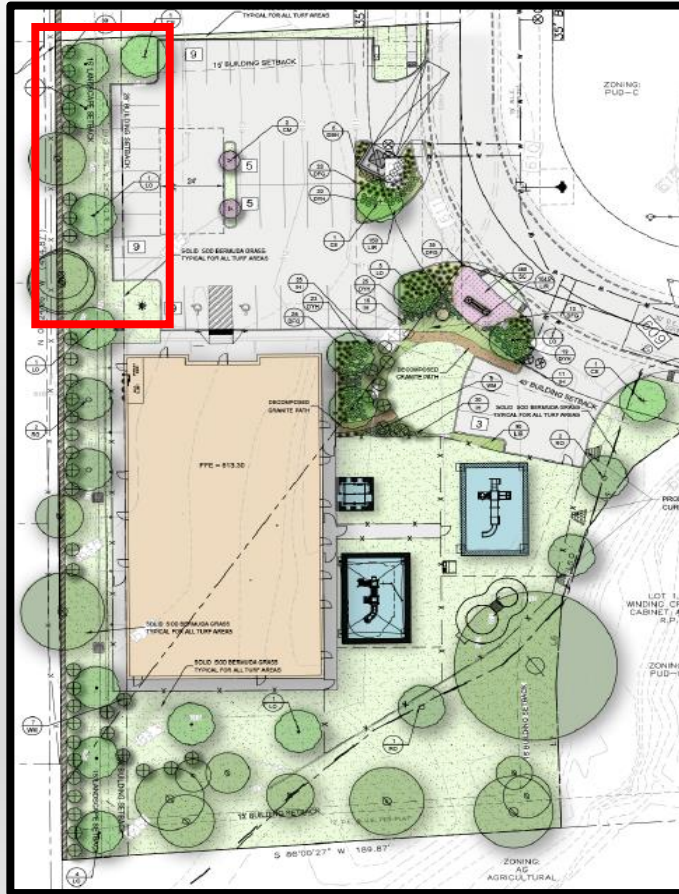
[illegible]

Additional landscaping added around the monument sign and dumpster depot.



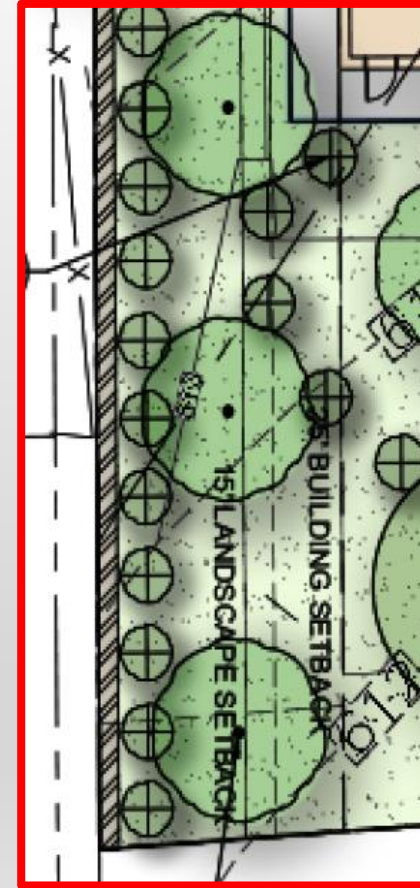
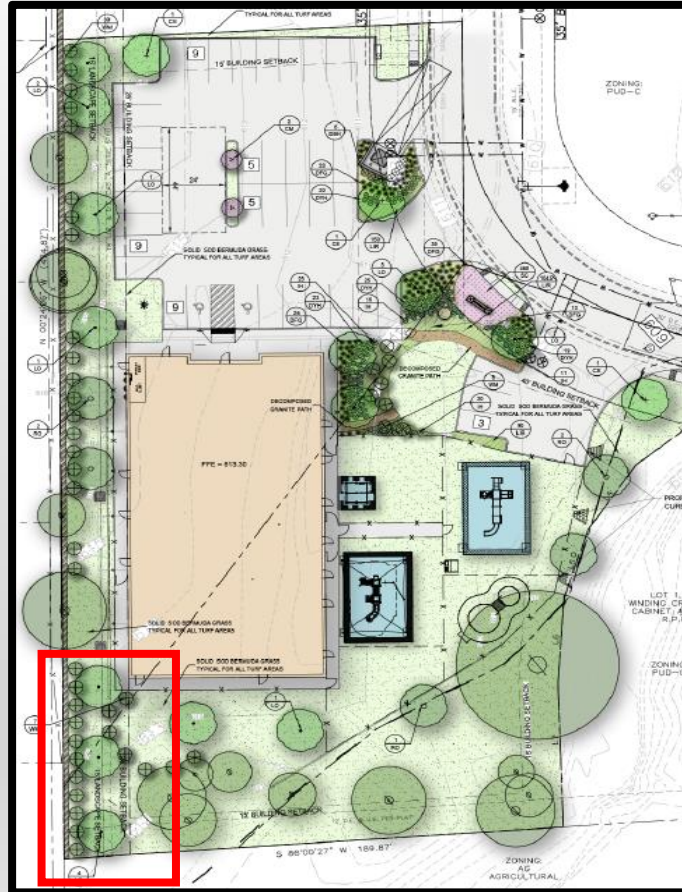
UPGRADED LANDSCAPE CALL OUTS

- Additional trees added on the northwest fence area per neighbor's request.



UPGRADED LANDSCAPE CALL OUTS

- Additional trees and shrubs added on the southwest fence area to add additional visual quality to the property.

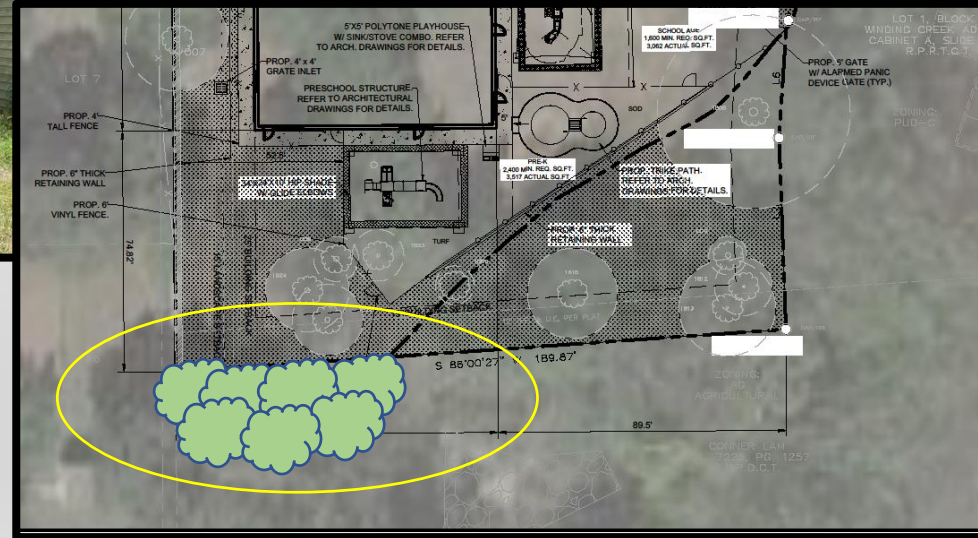


SOUTH & SOUTHWEST PROPERTY EXISTING TREES & BRUSH

Existing trees and brush help to divide the neighbor's property from the preschool and will maintain the natural environment.

These materials will not be removed.

Aerial photo at the bottom is the southern portion of the lot. Shows tremendous existing vegetation.



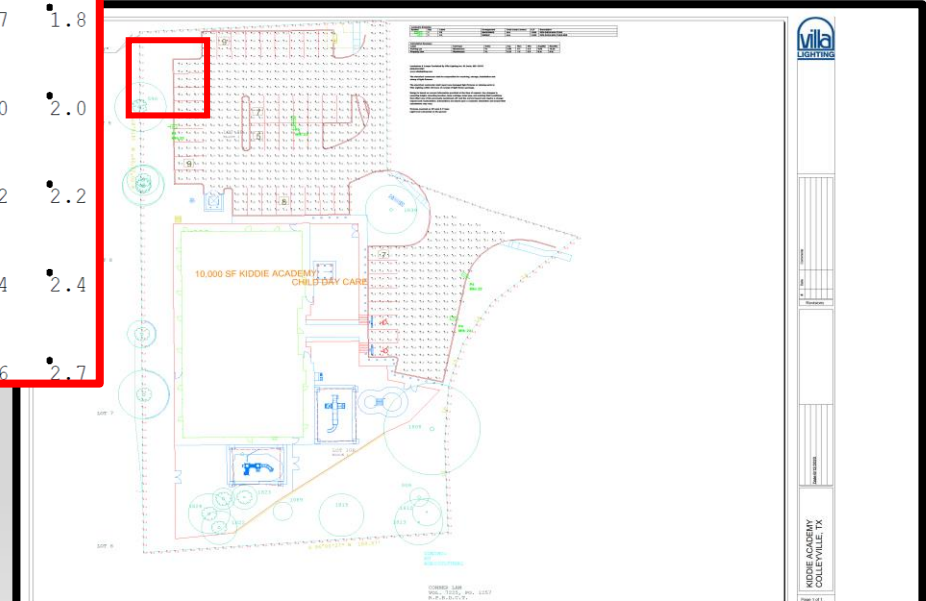
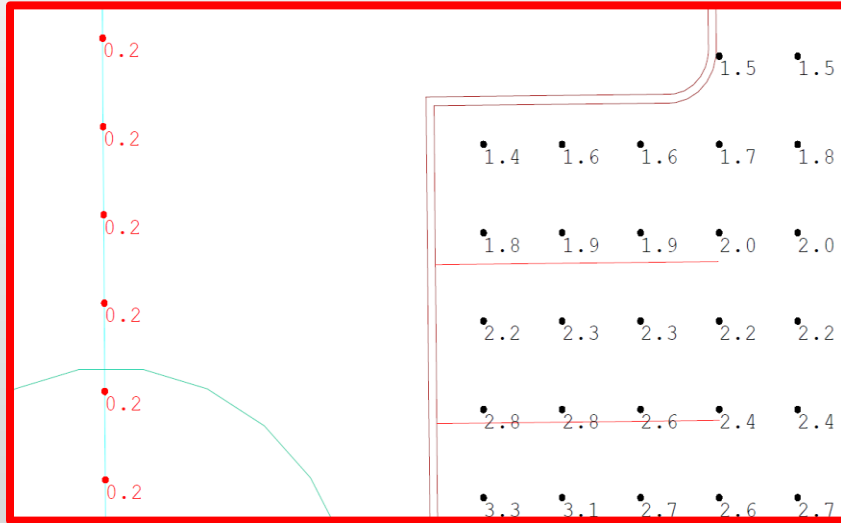
SOLID VINYL FENCING ON SOUTH & SOUTHWEST CORNER OF PROPERTY

- Solid vinyl fencing provided on the south and southeast corner of the playground to help reduce potential noise.
- This could be used on the south property line instead.



PHOTOMETRICS PLAN

- Lighting at the property line is minimal at 0.2-foot candles versus city code of 0.5-foot candles.



QUESTIONS & COMMENTS

Aerial Map



ZC20-015

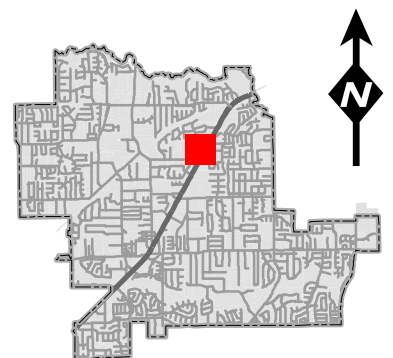
6412-6416 Colleyville Blvd

DISCLAIMER:

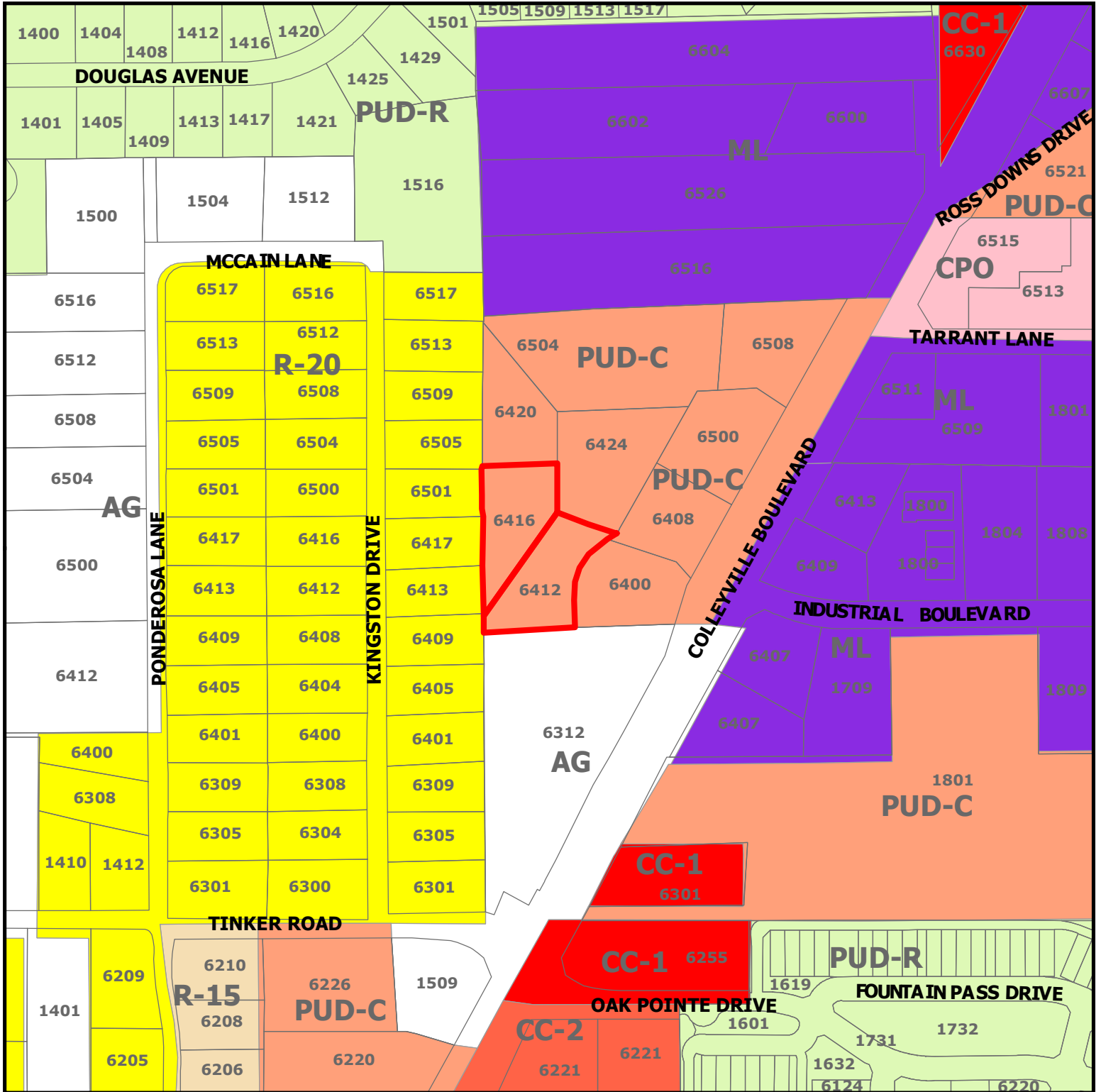
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Subject Property



Zoning Map



ZC20-015

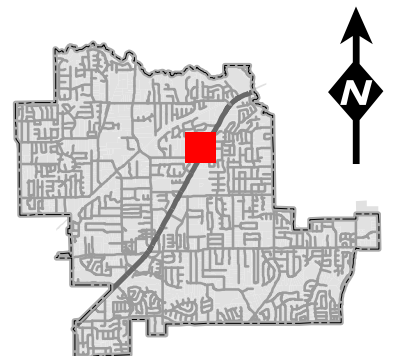
6412-6416 Colleyville Blvd

DISCLAIMER:

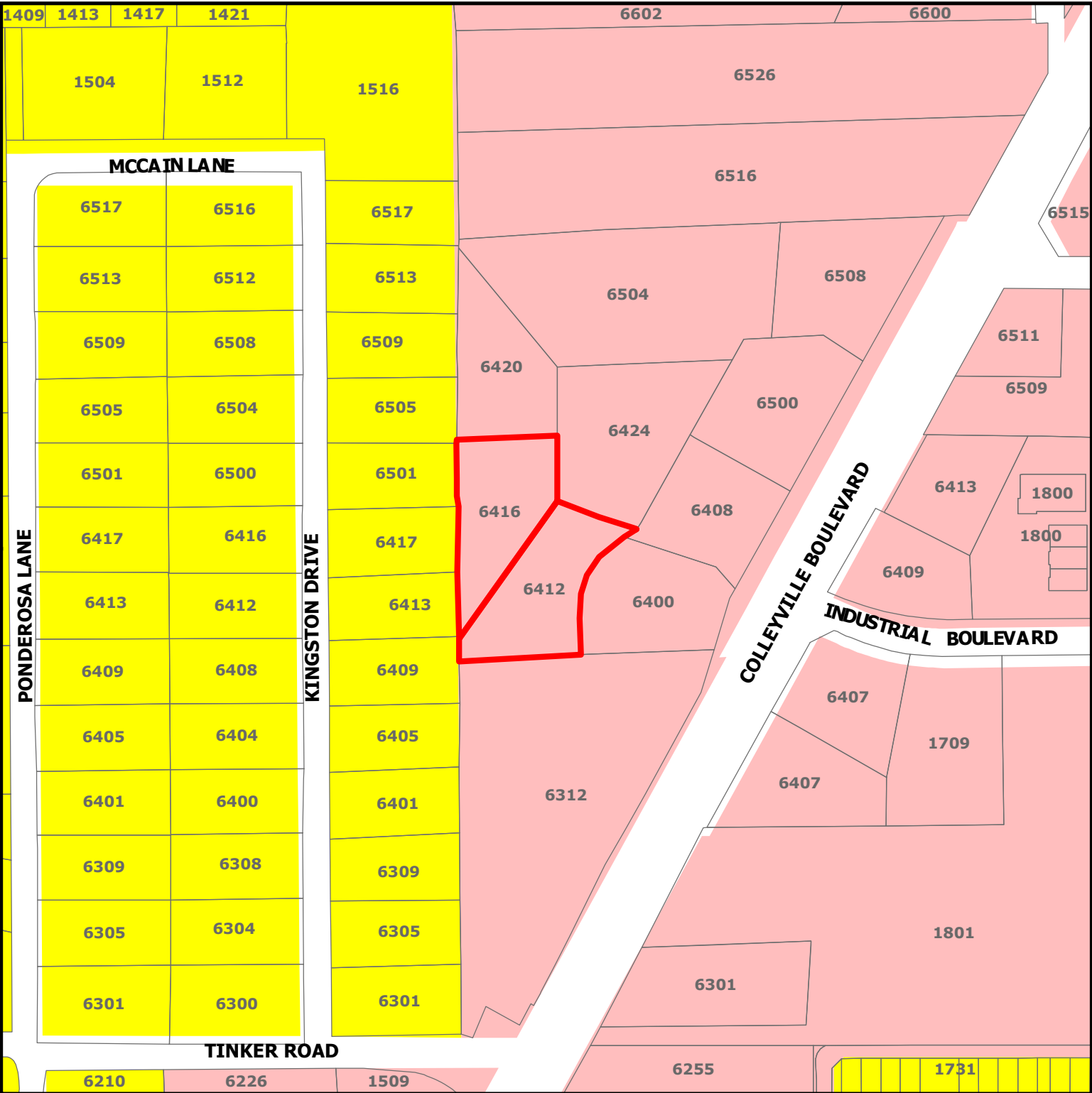
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Subject Property



Future Land Use Map

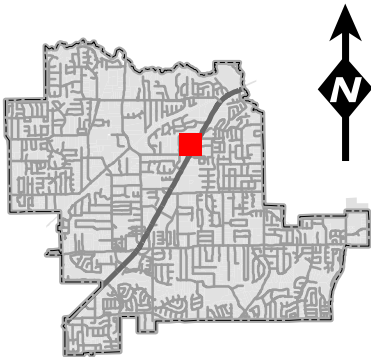


ZC20-015

6412-6416 Colleyville Blvd

DISCLAIMER:
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-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



Statement of Planning Objectives



T: 469.331.8566 | F: 469.359.6709 | W: triangle-engr.com | O: 1784 W McDermott Drive, Suite 110, Allen, TX 75013

State of Planning Objectives

The purpose of the special use permit application is to request for Kiddle Academy Day Care service on Lot 9R & 10R, Block 1, WindingCreek Addition. Kiddle Academy is an educational child care provider that focuses on learning, creativity, compassion, and character. Shaping and inspiring children for the future always have been a critical part of the Kiddle Academy vision. The Kiddle Academy cares for, educates, and encourages its children to do more and be more.

The provided site plan complies with the city of Colleyville ordinance. The proposed use is compatible with the surrounding zoning because it will add a convenient and aesthetically pleasing mix of neighborhood services. Adequate vehicular and pedestrian circulation has been providing throughout the site. Proper fire safety accommodations have been provided. Off-street parking for the Kiddle Academy has presented at one space per faculty plus one space per 5 children. Stacking will not be an issue as parents will be required to park in a parking space and enter the building to sign children in and out. The proposed landscape has been shown to meet screening requirements and enhance the overall site aesthetics.

Development Schedule

The Kiddle Academy anticipates estimated to start construction on August 2020. The grand opening day projected on August 2021.

Bussiness Plan

PROPOSED KIDDIE ACADEMY® OF COLLEYVILLE



05/05/2020

Bussiness Plan

Kiddie Academy of Colleyville TX

OPERATIONAL INFORMATION

Days of Operation:	Monday thru Friday
Hours of Operation:	6:30 AM - 6:30 PM
Holiday Closings:	6 Major Holidays
Square Footage:	10,000 sq/ft

Bussiness Plan

OUTDOOR PLAY AREA

- Total playground square footage: **9,252** square feet
- Play area divided into a minimum of three separate play areas for safety.
- Infant/toddler area approximately: **1,864** square feet
- Pre-school play area approximately: **3,294** square feet, and
- School age play area approximately **4,094** square feet
- Children will have outdoor play twice a day.
- Outdoor play schedules will rotate in accordance with program scheduling (see below). This proposed play schedule is provided for illustrative purposes only and is subject to change based upon age groups.

Infant/Toddler Playground Schedule

- The largest infant/toddler group size at any given time would be **47** children allowing **80** square feet per child.

Morning

Staff/Child Ratio	Age Group	Time Schedule
1:4	Infant	10:00 - 10:30 AM
1:9 max	toddler	10:30 - 11:00 AM
1:11	2 years	11:00 - 11:30 AM

Afternoon

Staff/Child Ratio	Age Group	Time Schedule
1:4	Infant	3:00 - 3:30 PM
1:9 max	toddler	3:30 - 4:00 PM
1:11	2 years	4:00 - 4:30 PM

Pre-School and School Age Playground Schedule

- The largest group size at any given time would be **48** children allowing **80** square feet per child.

Morning

Staff/Child Ratio	Age Group	Time Schedule
1:15	3 years	9:30 - 10:00 AM
1:18	4 years	10:00 - 10:30 AM
1:22	5 years	10:30 - 11:00 AM

Afternoon

Staff/Child Ratio	Age Group	Time Schedule
1:15	3 years	3:00 - 3:30 PM
1:18	4 years	3:30 - 4:00 PM
1:22	5 years	4:00 - 4:30 PM

Bussiness Plan

TRAFFIC FLOW

CAPACITY

190

PARENT PARKING

DROP OFF AM

Time	Children Drop Off	Cumulative Children	Number of Cars	Time	Children Drop Off	Cumulative Children	Number of Cars
6:30 - 6:40	4	4	3	8:00 - 8:10	17	99	12
6:40 - 6:50	6	10	4	8:10 - 8:20	17	116	12
6:50 - 7:00	6	15	4	8:20 - 8:30	15	131	11
7:00 - 7:10	8	23	5	8:30 - 8:40	13	144	9
7:10 - 7:20	10	32	7	8:40 - 8:50	13	158	9
7:20 - 7:30	11	44	8	8:50 - 9:00	13	171	9
7:30 - 7:40	11	55	8	9:00 - 9:30	10	181	7
7:40 - 7:50	13	68	9	9:30 - 10:00	6	186	4
7:50 - 8:00	13	82	9	10:00 - 10:30	4	190	3

PICK-UP PM

Time	Children Pick up	Cumulative Children	Number of Cars	Time	Children Pick up	Cumulative Children	Number of Cars
3:00 - 3:10	2	188	1	4:40 - 5:00	13	110	9
3:10 - 3:20	4	184	3	5:00 - 5:10	15	95	11
3:20 - 3:30	4	181	3	5:10 - 5:20	15	80	11
3:30 - 3:40	5	176	3	5:20 - 5:30	17	63	12
3:40 - 3:50	5	171	3	5:30 - 5:40	17	46	12
3:50 - 4:00	6	165	4	5:40 - 5:50	17	29	12
4:00 - 4:10	8	158	5	5:50 - 6:00	11	17	8
4:10 - 4:20	10	148	7	6:00 - 6:10	8	9	5
4:20 - 4:30	11	137	8	6:10 - 6:20	6	4	3
4:30 - 4:40	13	124	9	6:20 - 6:30	4	0	3

PARENT AND STAFF PARKING

TOTAL (AM)

Time	# of Staff at Academy	Total Cars (Staff & Parents)*		Time	# of Staff at Academy	Total Cars (Staff & Parents)*
6:30 - 6:40	2	5		8:00 - 8:10	13	23
6:40 - 6:50	3	7		8:10 - 8:20	15	25
6:50 - 7:00	4	8		8:20 - 8:30	16	25
7:00 - 7:10	5	10		8:30 - 8:40	18	25
7:10 - 7:20	6	12		8:40 - 8:50	19	26
7:20 - 7:30	7	14		8:50 - 9:00	21	27
7:30 - 7:40	8	15		9:00 - 9:30	22	26
7:40 - 7:50	10	18		9:30 - 10:00	22	24
7:50 - 8:00	11	19		10:00 - 10:30	23	23

*Considers 15% of Staff do not park a car at the Academy

Mid-day	Total Projected Cars*
10:30 - 3:00	20

TOTAL (PM)

Time	# of Staff at Academy	Total Cars (Staff & Parents)*		Time	# of Staff at Academy	Total Cars (Staff & Parents)*
3:00 - 3:10	24	25		4:40 - 5:00	13	22
3:10 - 3:20	23	25		5:00 - 5:10	11	22
3:20 - 3:30	23	25		5:10 - 5:20	10	20
3:30 - 3:40	22	25		5:20 - 5:30	8	20
3:40 - 3:50	20	23		5:30 - 5:40	6	18
3:50 - 4:00	19	23		5:40 - 5:50	4	16
4:00 - 4:10	18	23		5:50 - 6:00	3	11
4:10 - 4:20	17	24		6:00 - 6:10	2	7
4:20 - 4:30	16	24		6:10 - 6:20	2	5
4:30 - 4:40	15	24		6:20 - 6:30	2	5

*Considers 15% of Staff do not park a car at the Academy

Bussiness Plan

TRAFFIC FLOW RESULTS

Drop off / Pick up Schedules of Children

- Approximately **115** parent cars are projected during peak drop off (7:00 – 9:00 AM) in intervals of 10 minutes.
- Approximately **104** parent cars are projected during peak pick up (4:00 – 6:00 PM) in intervals of 10 minutes.
- Approximately 1/3 of children enrolled in program are 2 sibling households.

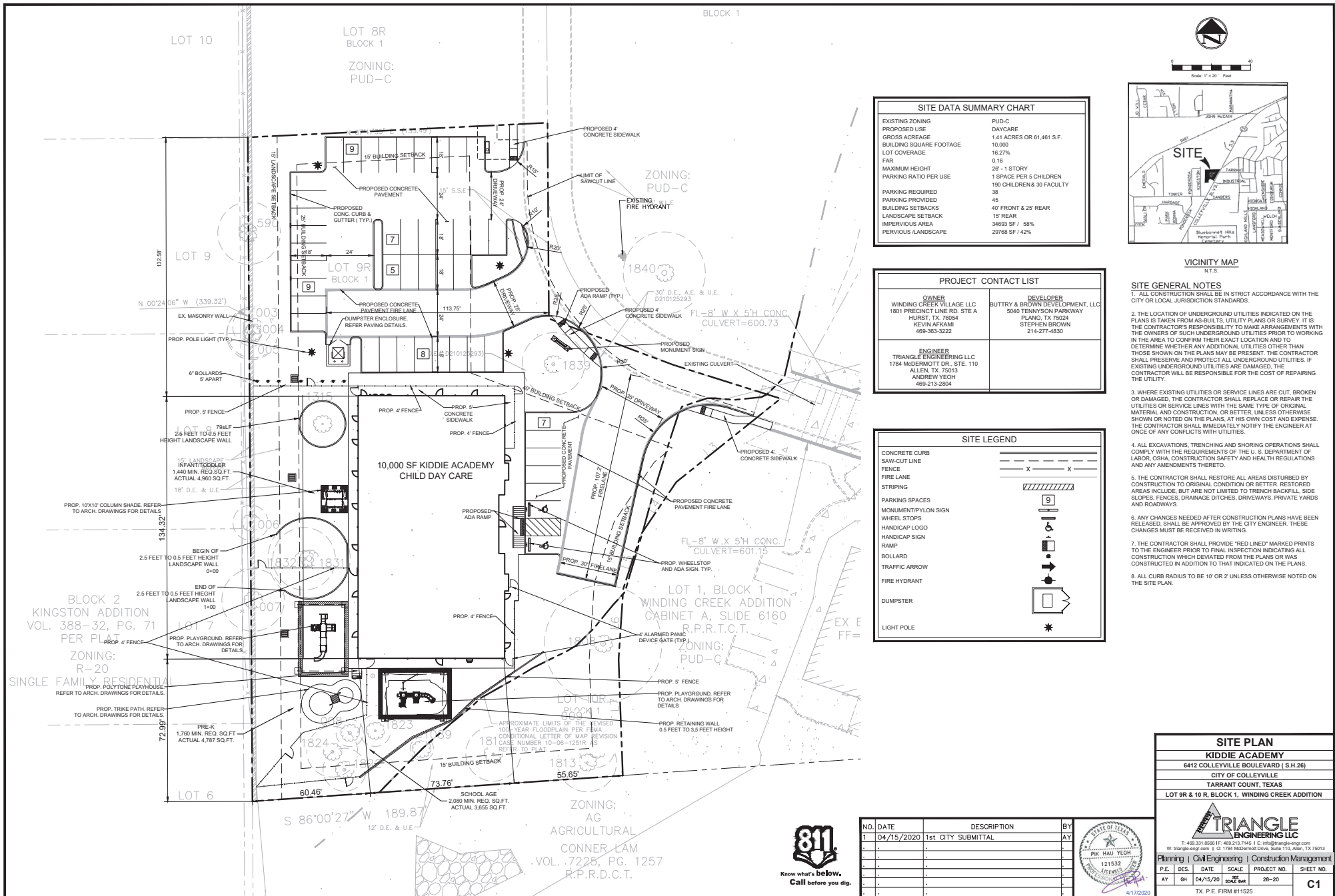
Staff Parking

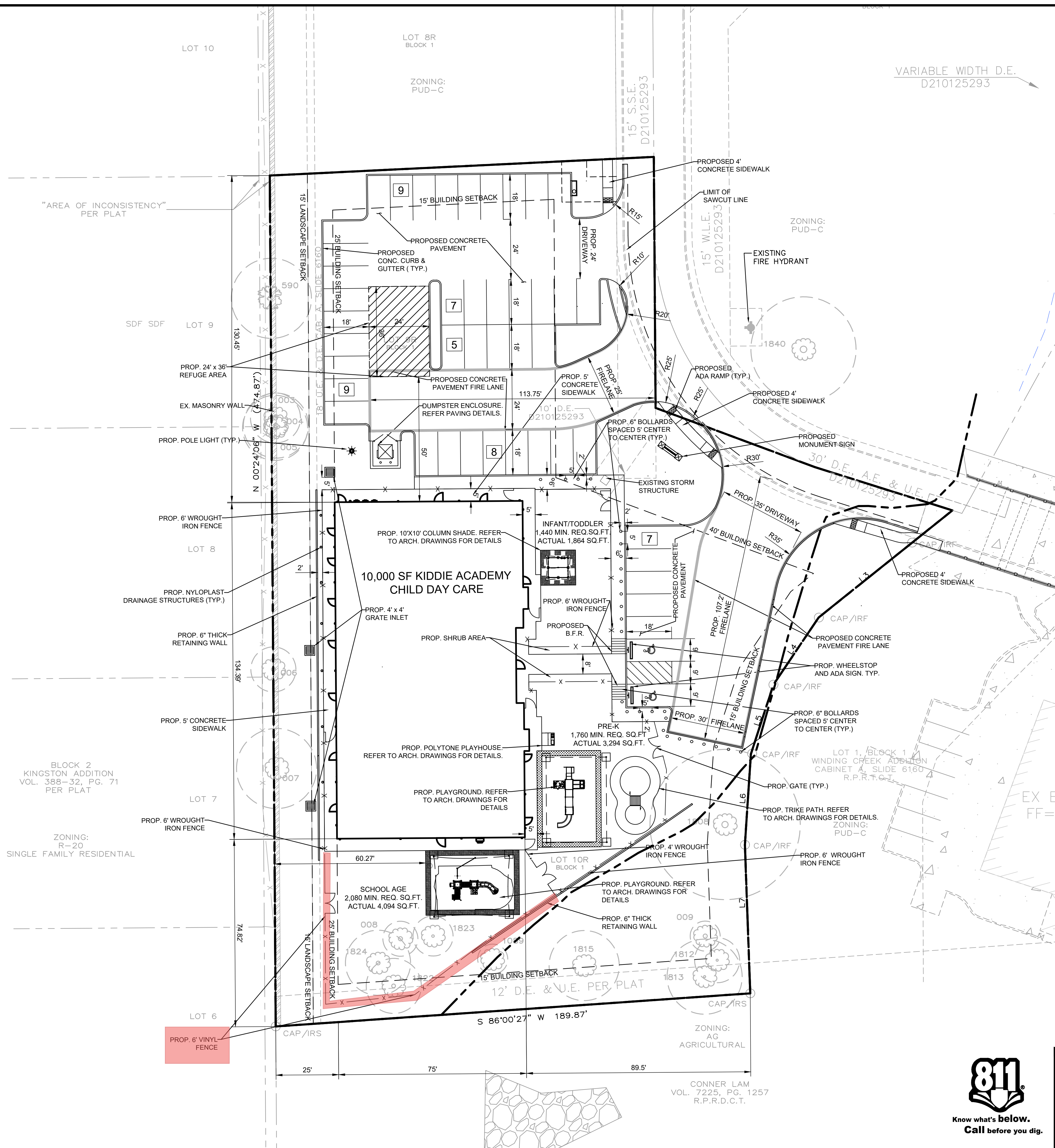
- A maximum of **17** teachers and two (2) administrators (part time food service personnel and director) are planned to maintain staff/child ratios and management of the academy throughout the day. This equates to a total of **19** staff members.
- Approximately 15% of staff is dropped off at the academy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

Total Projected Parking

- The projected total number of parent and staff cars for any period of time is **27**

Site Plan

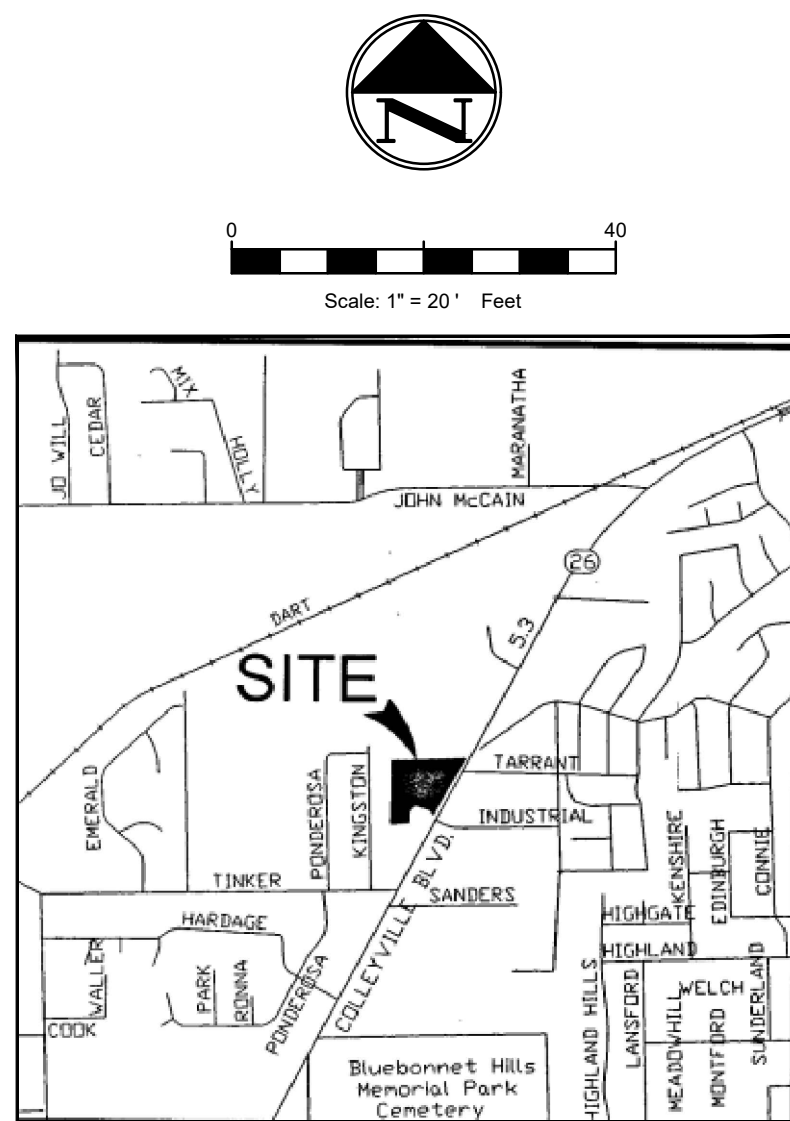




SITE DATA SUMMARY CHART	
EXISTING ZONING	PUD-C
PROPOSED USE	DAYCARE
GROSS ACREAGE	1.473 ACRES OR 64,164 S.F.
BUILDING SQUARE FOOTAGE	10,000
LOT COVERAGE	16.27%
FAR	0.16
MAXIMUM HEIGHT	26' - 1 STORY
PARKING RATIO PER USE	1 SPACE PER 5 CHILDREN
PARKING REQUIRED	190 CHILDREN
PARKING PROVIDED	38
BUILDING 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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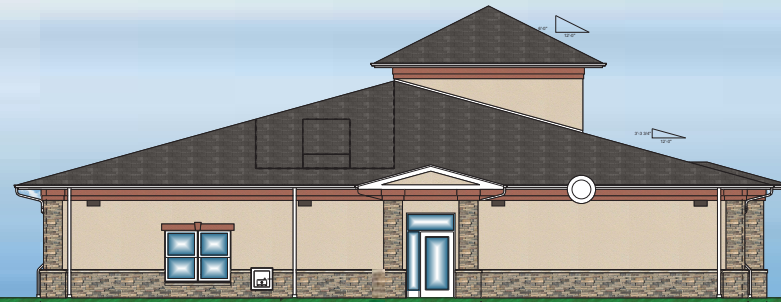


Building Elevations



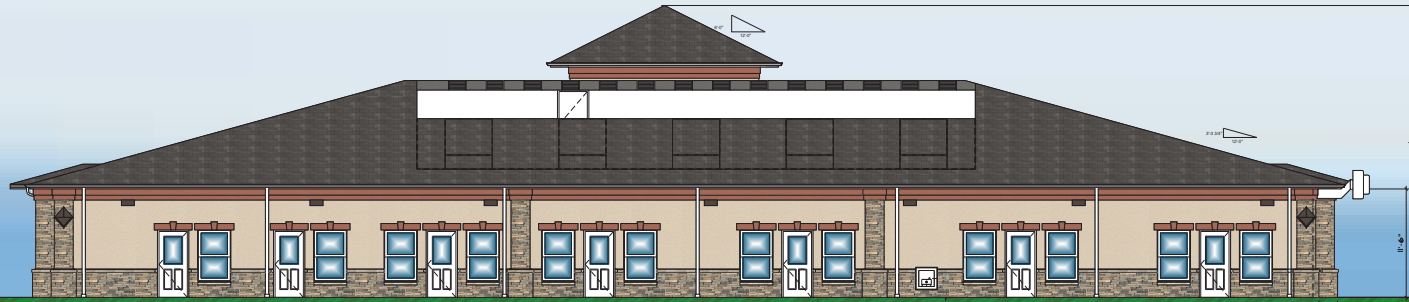
L1 RIGHT ELEVATION

A101 SCALE 3/16" = 1'-0"



L9 LEFT ELEVATION

A101 SCALE 3/16" = 1'-0"



G1 REAR ELEVATION (NOT SEEN FROM ROAD)

A101 SCALE 3/16" = 1'-0"



C1 FRONT ELEVATION

A101 SCALE 3/16" = 1'-0"

DARK BRONZE
FINISH WALL
PACKS

PRE-CAST
STONE SILL

STUCCO #1 - DRYVIT
#113 AMARILLO WHITE,
SANDPEBBLE FINE
FINISH

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

ASPHALT SHINGLE
ROOFING GAF -
WEATHERED WOOD

GUTTERS &
DOWNSPOUTS
WHITE

STONE WAINSCOTING
BORAL STONE -
DRYSTACK -
CHARDONNAY

DOORS & WINDOWS
- WHITE

A1 LEGEND

A101 SCALE NTS



DEVELOPER

BUTTRY & BROWN

DEVELOPMENT, LLC

5801 TENNYSON PARKWAY

SUITE 150

PLANO, TX 75024

714.236.4889

FRANCHISEE

MEP ENGINEER

STRUCTURAL ENGINEER

ARCHITECT

DATE

DESCRIPTION

REVISION

DATE

DESCRIPTION

REVISION

DATE

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REVISION

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KIDDIE ACADEMY
EDUCATIONAL CHILD CARE
6412 & 6416 Colleyville Boulevard
Colleyville, TX 76034

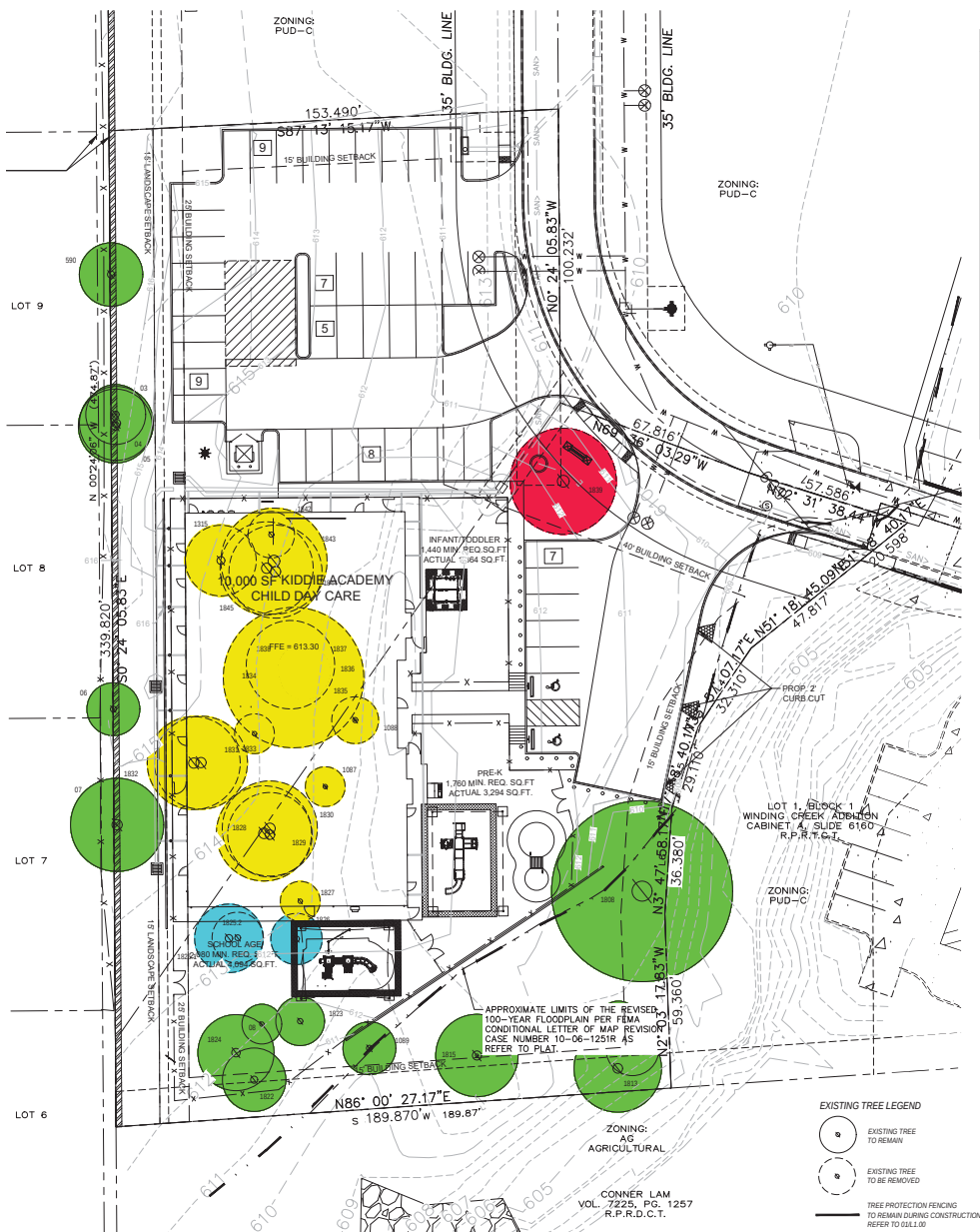


HAROLD C. BAKER, AIA
AIA No. 123456789
State of Texas
Architect
6412 & 6416 Colleyville Boulevard
Colleyville, TX 76034
714.236.4889

A200

EXTERIOR ELEVATIONS
RENDERING

Tree Preservation and Landscape Plan



EXISTING TREE CHART

NO.	DA (INCHES)	MITIGATION REQUIRED	SPECIES (COMMON NAME)	CANOPY COVERAGE	REMARKS
03	10	0	GUM BENGLA	314	TO REMAIN
05	13	0	POST OAK	324	TO REMAIN
06	13	0	POST OAK	334	TO REMAIN
07	14	0	POST OAK	344	TO REMAIN
08	9	0	BLACK OAK	804	TO REMAIN
08	7	0	AMERICAN Elm	113	TO REMAIN
09	6	0	OSAGE GRANGE (NON-PROTECTED)	113	TO REMAIN
590	15	0	AMERICAN Elm	104	TO REMAIN
1087	7	0	SLASH PINE	854	TO BE REMOVED (BUILDING PAD)
1088	8	0	BLACK OAK	204	TO BE REMOVED (BUILDING PAD)
1089	6	0	AMERICAN Elm	113	TO REMAIN
1115	15	0	ELM BENJAMIN	404	TO BE REMOVED (BUILDING PAD)
1207	15	0	POST OAK	267	TO REMAIN
1812	15	0	POST OAK	402	TO REMAIN
1813	15	0	POST OAK	707	TO REMAIN
1815	14	0	BLACK OAK	608	TO REMAIN
1822	10	9	POST OAK	380	TO REMAIN
1823	8.6	0	AMERICAN Elm	254	TO REMAIN
1824	14	0	AMERICAN Elm	531	TO REMAIN
1825.1	10	0	POST OAK	474	TO BE REMOVED
1825.6	6	0	BLACK OAK	264	TO BE REMOVED
1826	6	0	POST OAK	254	TO BE REMOVED
1827	7	0	POST OAK	154	TO BE REMOVED (BUILDING PAD)
1828	10	0	POST OAK	204	TO BE REMOVED (S.F. FROM BUILDING PAD)
1829	14	0	POST OAK	618	TO BE REMOVED (S.F. FROM BUILDING PAD)
1830	10	0	POST OAK	618	TO BE REMOVED (S.F. FROM BUILDING PAD)
1831	21	\$2100 VALUE	POST OAK	1388	TO BE REMOVED (BUILDING PAD)
1832	16	0	POST OAK	804	TO BE REMOVED (BUILDING PAD)
1833	14	0	HACHEROY (NON-PROTECTED)	804	TO BE REMOVED
1834	24	\$2400 VALUE	POST OAK	1832	TO BE REMOVED (BUILDING PAD)
1835	14	0	POST OAK	1032	TO BE REMOVED (BUILDING PAD)
1836	8	0	POST OAK	205	TO BE REMOVED (BUILDING PAD)
1837	8	0	POST OAK	205	TO BE REMOVED (BUILDING PAD)
1838	15	\$630	POST OAK	707	TO BE REMOVED (BUILDING PAD)
1839	16	0	POST OAK	804	TO REMAIN
1840	10	0	OSAGE GRANGE (NON-PROTECTED)	1032	TO BE REMOVED
1842	8	0	EASTERN RED CEDAR	205	TO BE REMOVED (S.F. FROM BUILDING PAD)
1843	14	\$2200 VALUE	POST OAK	1034	TO BE REMOVED (BUILDING PAD)
1844	18	\$1800 VALUE	POST OAK	2038	TO BE REMOVED (BUILDING PAD)
1845	16	\$620	POST OAK	804	TO BE REMOVED (S.F. FROM BUILDING PAD)

15,261 S.F. OF TREE CANOPY TO BE REMOVED
12,151 S.F. OF TREE CANOPY TO BE REMOVED ARE LOCATED ON / WITHIN 5 L.F. OF THE BUILDING PAD
921 S.F. OF TREE PROTECTED TREE CANOPY TO BE REMOVED FROM THE REMAINDER OF THE SITE
2,189 S.F. OF UNPROTECTED TREE CANOPY TO BE REMOVED FROM THE REMAINDER OF THE SITE

50% OF THE EXISTING TREE CANOPY THAT IS NOT LOCATED WITHIN THE BUILDING PAD MUST BE PRESERVED (10,909 S.F. OF CANOPY X .50= 5,454.5 S.F. OF TREE CANOPY PRESERVATION) 9,908 S.F. OF TREE CANOPY TO BE PRESERVED

19,615 S.F. OF HERITAGE TREE CANOPY IS WITH IN THE BUILDING PAD AND REQUIRE MITIGATION
10- 3" CALIPER LARGE CANOPY TREES ARE PROPOSED TO BE PLANTED ON SITE= 20,000 S.F.

TREE NUMBERS 1831 (\$2100 TREE VALUE), 1834 (\$2400 VALUE), AND 1843 (\$3200 TREE VALUE), AND 1844 (\$1800 VALUE) ARE TO BE PAID INTO THE CITY TREE FUND- \$9500.00

64 CALIPER INCHES OF MITIGATION IS REQUIRED ON LOT 9R AND 10R PER DEVELOPER AGREEMENTS
64 CALIPER INCHES TO BE PAID INTO THE CITY TREE FUND @ \$100.00 PER CALIPER INCH- \$6400.00

WE CAN ENHANCE THE QUALITY OF THE ENVIRONMENT BY STOPPING THE CHAIN OF POLLUTION

TREE PROTECTION STANDARDS

The following procedures shall be followed for all construction projects which involve activity that requires Urban Forestry Review, unless an alternative is deemed appropriate by the Administrative Official.

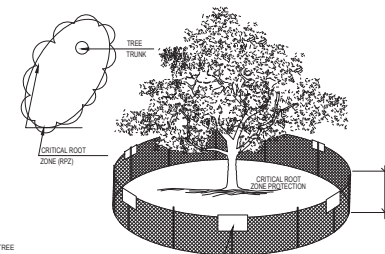
A. **Pre-Construction:** The ensuing procedures shall be followed prior to construction.

1. All **Preserved Trees** shall have protective fencing located at the tree's critical root zone. The protective fencing shall be comprised of orange vinyl construction fencing, with a minimum of four-foot (4') approximate height.
2. Lumber shall be placed vertically around the tree trunk and held in place with wires or other non-damaging device if and only if a tree is within the 150' limit of the construction of a building or other situation determined by the Administrative Official that would do damage to the tree.
3. In order to prevent damage to bare hanging limbs, anything that may be impacted by equipment shall be pruned according to ANSI A300 standards.
4. Each area of tree protection shall require temporary signage that indicates the area is a "Tree Protection Area" and to "Keep Out". A wording standard will be developed, and the Administrative Official will determine the signage to be used in English and Spanish and include the appropriate contact phone number with the City to report violations.
5. The **Tree Protection Zone (TPZ)** shall be established as follows:
 - a. During Construction, the following procedures shall be followed within the limits of the Critical Root Zone (CRZ) for Preserved Trees for any activity that is subject to the requirements of this chapter:
 1. No placement of materials intended for use in construction or waste materials accumulated due to excavation or demolition.
 2. No equipment may be cleared or other liquids deposited. This would include but not be limited to, paint, oil, solvents, asphalt, concrete, mortar or other materials.
 3. No signs, wires, or other attachments, other than those of a protective nature shall be attached to the trees.
 - b. No vehicular and construction equipment traffic or parking.
 - c. Underground utilities shall be bored underdressed trees' CRZ unless pre-approved by the Administrative Official.
6. Irrigation systems shall be designed to NOT provide watering within the critical root zone of any tree unless otherwise approved by the Administrative Official.
7. No digging, building, paving, or elevation changes.

EXISTING TREE LEGEND



• TREE PROTECTION FENCING
TO REMAIN DURING CONSTRUCTION
REFER TO 01/L/1.00

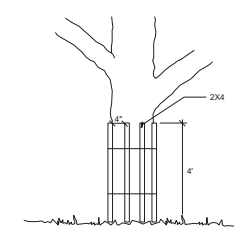


TEMPORARY SIGNAGE THAT INDICATES THIS
AREA IS A "TREE PROTECTION AREA. REFER
TO TREE PROTECTION STANDARDS FOR
INFORMATION THAT IS REQUIRED TO BE
ON SIGNS

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

01 TREE PROTECTION FENCE A

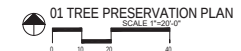
NOT TO SCALE



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

02 TREE PROTECTION FENCE B

NOT TO SCALE



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



06.12.2020

KIDDIE ACADEMY
COLLEYVILLE BLVD.
CITY OF COLLEYVILLE, TEXAS

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

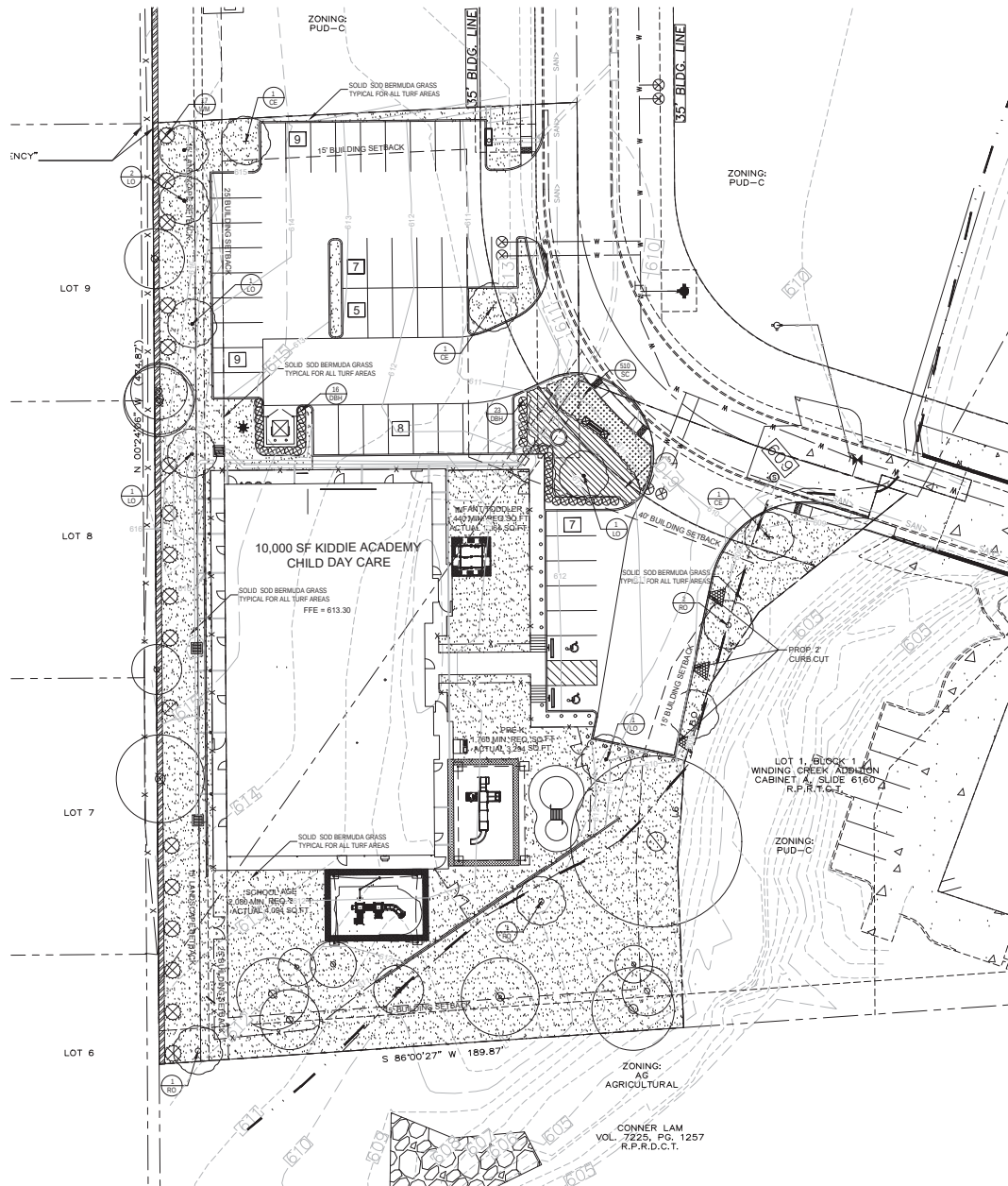
DATE:
06.12.2020

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 CLOS, 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%)

9,625 s.f. (30%)

Requirement:

(1) tree per 10 parking spaces

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

Required:

(3) canopy trees, 3" cal.

All spaces within 90 ft. of tree

Required:

(3) canopy trees, 3" cal.

All spaces within 90 ft. of a tree

Required:

15' wide landscape buffer

Wax Myrtle Shrubs 15' o.c.

Required:

15' wide landscape buffer

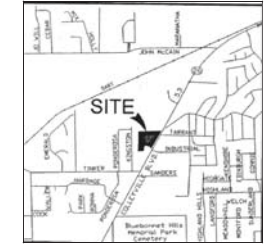
Wax Myrtle Shrubs 15' o.c.

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	3	Cedar Elm	Ulmus crassifolia	3" cal.	B&B, 12' ht., 5' spread min., 5' clear trunk
LO	6	Live Oak	Quercus virginiana	3" cal.	container, 12' ht., 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
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KIDDLE 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

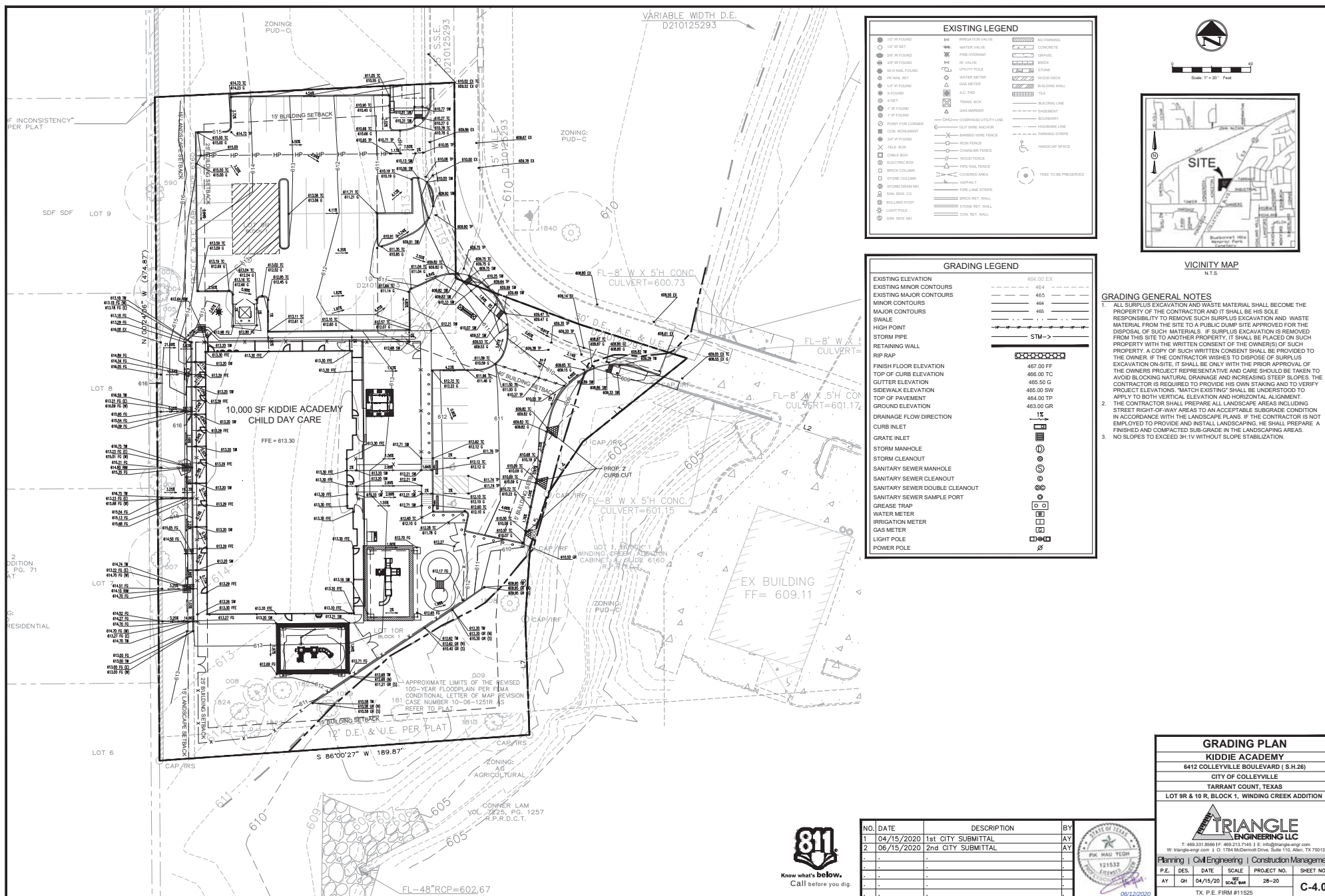
DATE:
06.12.2020

SHEET NAME:
LANDSCAPE PLAN

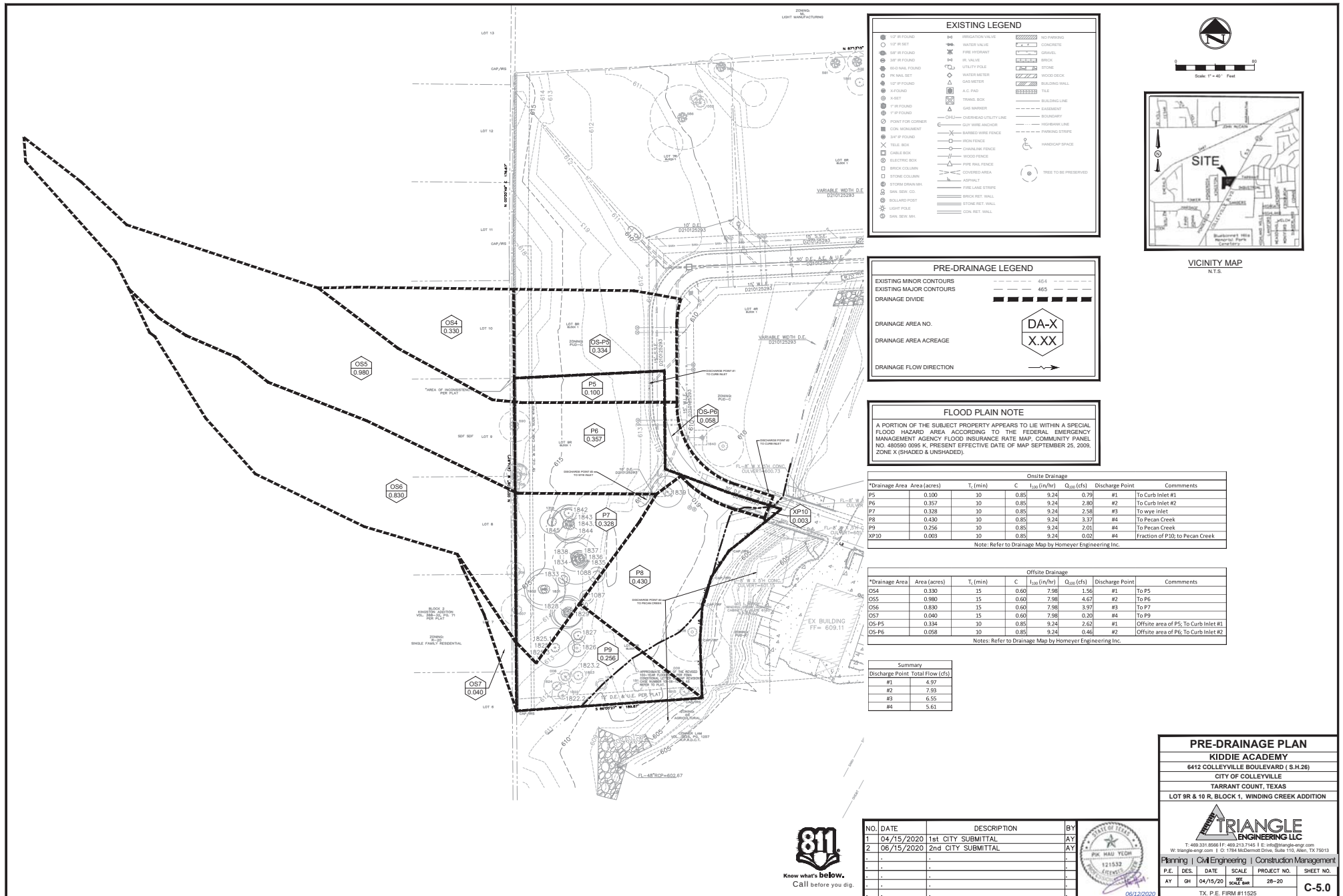
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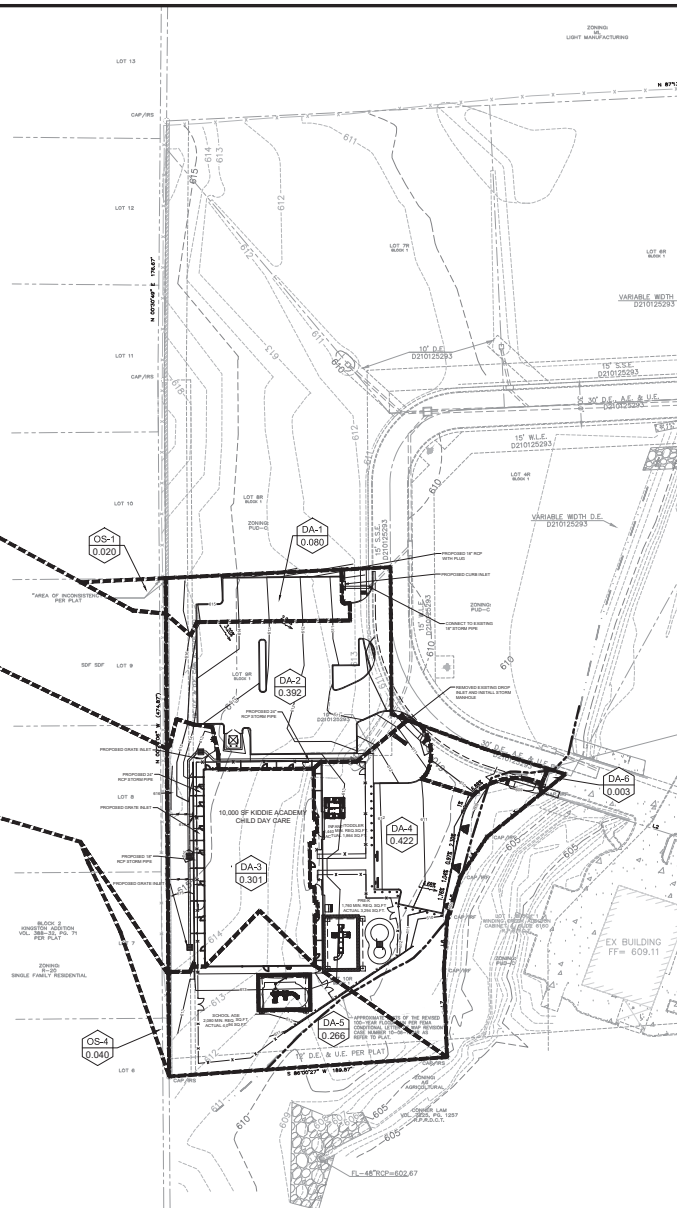
Drainage and Grading Plan



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		

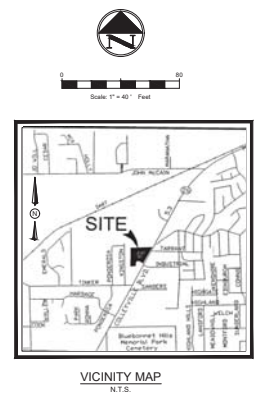
FLOOD PLAIN NOTE

A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480590 (SHADED K, PRESENT EFFECTIVE DATE OF MAP SEPTEMBER 25, 2009, ZONE X 0095 K UNSHADED).

Onsite Drainage						
Drainage Area	Area (acres)	T _r (min)	C	I ₁₀₀ (in/hr) Q ₁₀₀ (cfs)	Discharge	Comments
DA-1	0.080	10	0.85	9.24	0.63	#1 To curb inlet
DA-2	0.392	10	0.85	9.24	3.08	#2 To curb inlet
DA-3	0.301	10	0.85	9.24	2.36	#3 To wye inlet
DA-4	0.422	10	0.85	9.24	3.31	#4 To Pecan Creek
DA-5	0.266	10	0.85	9.24	2.09	#4 To Pecan Creek
DA-6	0.003	10	0.85	9.24	0.02	#4 To Pecan Creek

Offsite Drainage							
Drainage Area	Area (acres)	T _r (min)	C	I ₅₀₀ (in/hr)	Q ₅₀₀ (cfs)	Discharge	Comments
OS-1	0.020	15	0.6	7.98	0.10	#1	To DA-1
OS-2	0.98	15	0.6	7.98	4.69	#2	To DA-2
OS-3	0.83	15	0.6	7.98	3.97	#3	To DA-3
OS-4	0.04	15	0.6	7.98	0.19	#4	To DA-5

Summary			
Discharge	Pre-Drainage Total Flow (cfs)	Post-Drainage Total Flow (cfs)	Comments
#1	4.96	0.73	OK
#2	7.92	7.77	OK
#3	6.58	6.34	OK
#4	5.64	5.61	OK



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



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

Planning		Civil Engineering		Construction Management	
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	GH	04/15/20	SEE SCALE BAR	28-20	C-6.0
TX PE FIRM #11525					

Drainage and Grading Plan



PROPOSED DRAINAGE AREA MAP

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

LEGEND	
	DRAINAGE AREA NUMBER
	Q100 PROPOSED
	DRAINAGE AREA LIMITS
	EXISTING CONTOURS
	PROPOSED CONTOURS
	DIRECTION OF STORMWATER FLOW

BENCHMARK INFORMATION	
TBM #1 - ELEVATION: 608.88	"X" CUT ON CONCRETE APPROXIMATELY 65 FEET NORTH AND 51 WEST OF THE SOUTHERN MOST PROPERTY CORNER OF LOT 2R.
TBM #2 - ELEVATION: 606.29	(BM TO BE REMOVED DURING CONSTRUCTION)
"X" CUT ON CONCRETE APPROXIMATELY 281 FEET SOUTH AND 198 WEST OF THE EASTERN MOST PROPERTY CORNER OF LOT 3R.	

PROPOSED DRAINAGE CALCULATIONS						
DRAINAGE AREA	AREA ACRES	"c"	Tc (min)	"1-100" (in/hr)	"Q-100" (cfs)	COMMENTS
P1	1.11	0.85	10	9.24	8.69	TO PECAN CREEK
P2	0.15	0.85	10	9.24	1.16	TO OFF-SITE NORTH
P3	0.61	0.85	10	9.24	4.76	TO WYE INLET
P4	0.20	0.85	10	9.24	1.58	TO WYE INLET
P5	0.43	0.85	10	9.24	3.40	TO CURB INLET
P6	0.41	0.85	10	9.24	3.25	TO CURB INLET
P7	0.33	0.85	10	9.24	2.61	TO WYE INLET
P8	0.44	0.85	10	9.24	3.43	TO PECAN CREEK
P9	0.25	0.85	10	9.24	1.99	TO OFF-SITE SOUTH
P10	2.20	0.85	10	9.24	17.30	TO PECAN CREEK
P11	0.42	0.85	10	9.24	3.26	TO CURB INLET
P12	0.14	0.85	10	9.24	1.12	TO OS-10
OS1	0.14	0.60	15	7.98	0.68	TO P3
OS2	1.75	0.60	15	7.98	8.36	TO P4
OS3	0.60	0.60	15	7.98	2.87	TO P11
OS4	0.33	0.60	15	7.98	1.56	TO P5
OS5	0.98	0.60	15	7.98	4.67	TO P6
OS6	0.83	0.60	15	7.98	3.97	TO P7
OS7	0.04	0.60	15	7.98	0.20	TO P9
OS8	0.38	0.85	15	7.98	2.56	TO P10
OS9	0.04	0.85	10	9.24	0.31	TO P11
OS10	0.86	0.85	10	9.24	6.77	TO P1
TOTAL	12.63				84.49	

RESULTS:

PROPOSED CONDITIONS DO NOT INCREASE PEAK FLOWS. THE OFFSITE FLOW OF 1,500 CFS ARRIVES 22 MINUTES PAST OUR ONSITE FLOW DISCHARGE, AS SUCH, WATER SURFACE ELEVATIONS AND VELOCITIES DO NOT CHANGE, THUS WE ARE NOT ADVERSELY AFFECTING DOWN STREAM FLOWS. DETENTION IS NOT REQUIRED.

RECORD DRAWING

The record drawing herein reflects to the best of the design engineer's knowledge, the approximate location of the constructed improvements using information provided by the contractor.

Matthew Haskin, P.E. #10889
Date: 1/16/19



HOMMEYER ENGINEERING, INC.
1000 E. 10TH STREET
SUITE 200
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

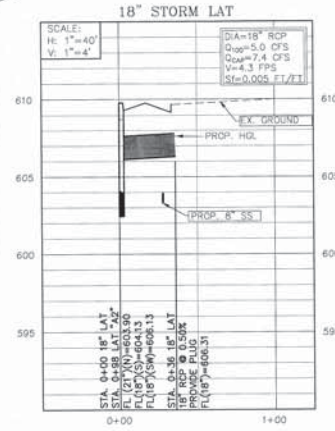
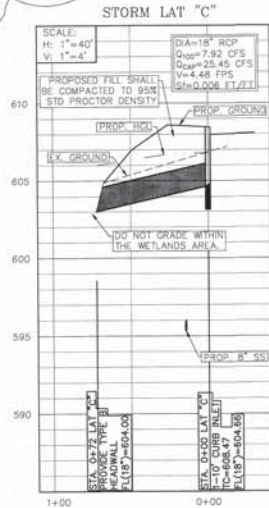
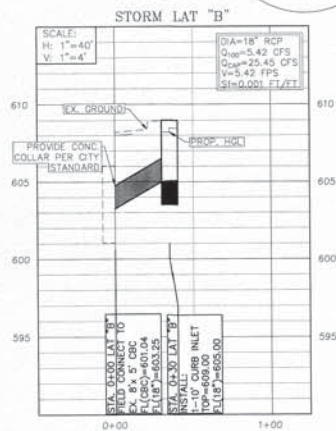
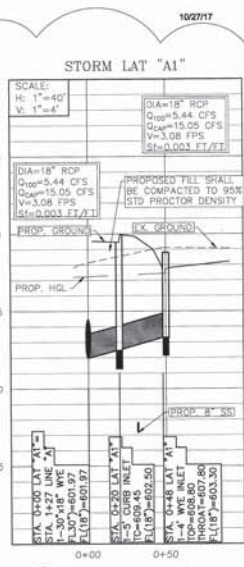
DATE: 03/04/2016

HEI #: 16-114

SHEET NO:

C7

Source: <https://www.irs.gov/efile/efiletrans.asp>; 10-19-2017 10:00:00 AM



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 Hoskin

Matthew Hoskin, P.E. #120889

Date: 1/11/19



HOMAYER
ENGINEERING, INC.
TYPE FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 • LEWISVILLE • TEXAS • 75029
972-906-9955 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 PROFILE

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

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

SHEET NO:
C10

LEGEND

IR.F.	IRON ROD FOUND	⊗	POWER POLE
IR.S.	IRON ROD SET	⊗	LIGHT POLE
"X"	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊗	SANITARY SEWER MANHOLE
AS	ASPHALT	⊗	FIRE HYDRANT
⊗	TELEPHONE MANHOLE	⊗	WATER METER
SS	PROP. SANITARY SEWER	— W —	PROP. WATER LINE
— SS —	EX. SANITARY SEWER	— W —	EX. WATER LINE

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
 "X" CUT ON CONCRETE APPROXIMATELY 281 FEET SOUTH AND 198 WEST OF THE EASTERN MOST PROPERTY CORNER OF LOT 3R.

LOT GRADING NOTES

INDIVIDUAL LOT OWNERS/BUILDERS ARE REQUIRED TO SUBMIT A DETAILED LOT GRADING PLAN THAT CONFORMS TO THE DRAINAGE PATTERNS SHOWN ON SHEET C7 IN THE APPROVED CIVIL CONSTRUCTION PLAN FOR THE DEVELOPMENT. THAT IS SIGNED AND SEALED BY A TEXAS REGISTERED PROFESSIONAL ENGINEER AND CITY ALIGNED WITH THEIR BUILDING PERMIT APPLICATION.

PRIVATE STORM DRAIN NOTES

THE STORM DRAIN SYSTEM FOR PRIVATE THEREFORE MAINTENANCE IS THE RESPONSIBILITY OF PROPERTY OWNER(S).

RECORD DRAWING

The record drawing herein reflects the final design of the project, as approved by the City of Dallas, Texas, and the Texas Department of Transportation. It is the responsibility of the contractor to ensure that the construction conforms to the record drawing.

Matthew H. Hester, P.E. #135889
 Date: 1/1/19



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

STORM
DRAINAGE PLAN

REVISION:
03/21/17 RAISED STORM
10/27/17 BRIDGE
Added Bridge, Revised Storm

DRAWN: JDH
DATE: 03/04/2016

SHEET NO:
C9

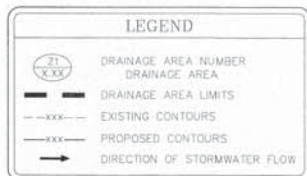


Drainage and Grading Plan



EXISTING DRAINAGE AREA MAP

THE OFF-SITE TOPOGRAPHIC INFORMATION FOR THE DRAINAGE AREA MAP WAS OBTAINED FROM THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS WEBSITE.



HYDROLOGIC PARAMETERS AND RESULTS

CURRENT OFFSITE CONDITIONS WERE USED FOR THE ANALYSIS. THE FOLLOWING IS THE GENERAL INPUT CRITERIA FOR THE HEC-HMS RESULT.

AREA: BASED UPON THE 2007, 2-FOOT CONTOURS, BASIN AREAS WERE DETERMINED. AREAS WERE BROKEN UP INTO POINTS OF INTEREST AND SIMILAR LAND USES.

TIME OF CONCENTRATION: TIME OF CONCENTRATION (TC) WAS DETERMINED USING THE NTCOG ISWM EQUATION (1.4). THE LAG TIME (LT) IS A FUNCTION OF THE TC (LT=0.6TC). HOWEVER, THE TC WAS CHECKED USING A MINIMUM TIME FOR EACH BASIN OF 25 MINUTES. SINCE THE DISTANCE WAS ONE AND ONE HALF BASINS, THE CONSERVATIVE SMALLER TIME OF 37 MINUTES WAS USED.

RUNOFF: CURVE NUMBERS (CN) ARE BASED UPON THE LAND USE AND REVIEW OF THE CURRENT 2015 AERIALS. CURVE NUMBER VALUES WERE TAKEN FROM ISWM TABLE 1.9 (RUNOFF CURVE NUMBERS). NUMBERS REFLECT A CONSERVATIVE ASSUMPTION THAT ALL OFFSITE LAND USE IS BUILT OUT PER THEIR LAND USE.

ABSTRACTION: INITIAL ABSTRACTION (IA) VALUES ARE BASED UPON THE FINAL WEIGHTED CN. ABSTRACTION VALUES ARE PROVIDED ON TABLE 1.11 OF THE ISWM MANUAL.

PRECIPITATION: RAINFALL USED THE SCS TYPE II DISTRIBUTION WITH A TOTAL DEPTH OF 9.12-INCHES (0.38 *24) PER ISWM TABLE 5.15. AN INTENSITY OF 0.38 (IN/HR) IS GIVEN FOR THE 100-YEAR 24-HOUR EVENT.

RESULTS: A FLOW OF 1,487 CFS WAS DETERMINED. HOWEVER, A FLOW OF 1,500 CFS WAS USED FOR HYDRAULIC ANALYSIS.

RAINFALL DISTRIBUTION

16-114

Basin Models

- ☒ Basin whole
- ☐ 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 9908 COLLEEVILLE, TEXAS 76010
P 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 COLLEEVILLE
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

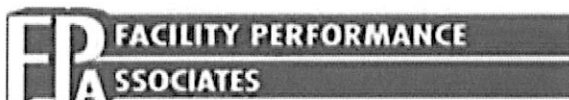
Managing Principal, CEO, LEED Fellow, WELL AP

1801 Royal Lane, Suite 400, Dallas, TX 75229

Phone: (972) 388-5559 ext 4626

Direct Ph (214) 217-4626

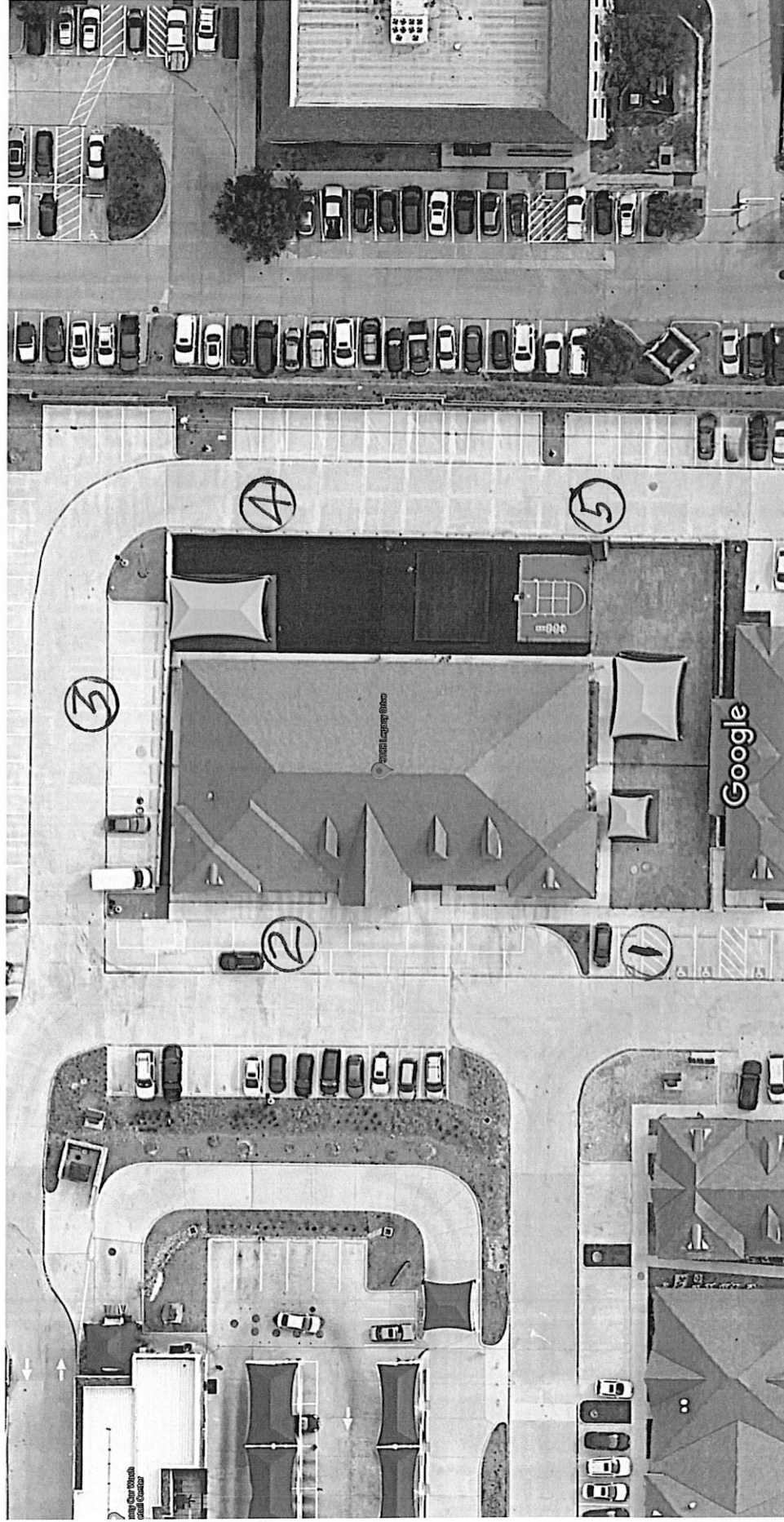
gjkettler@air-engineer.com



Expanding Our Services To Meet Your Project Needs

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Google Maps 3188 Legacy Dr



Map data ©2020, Map data ©2020 20 ft

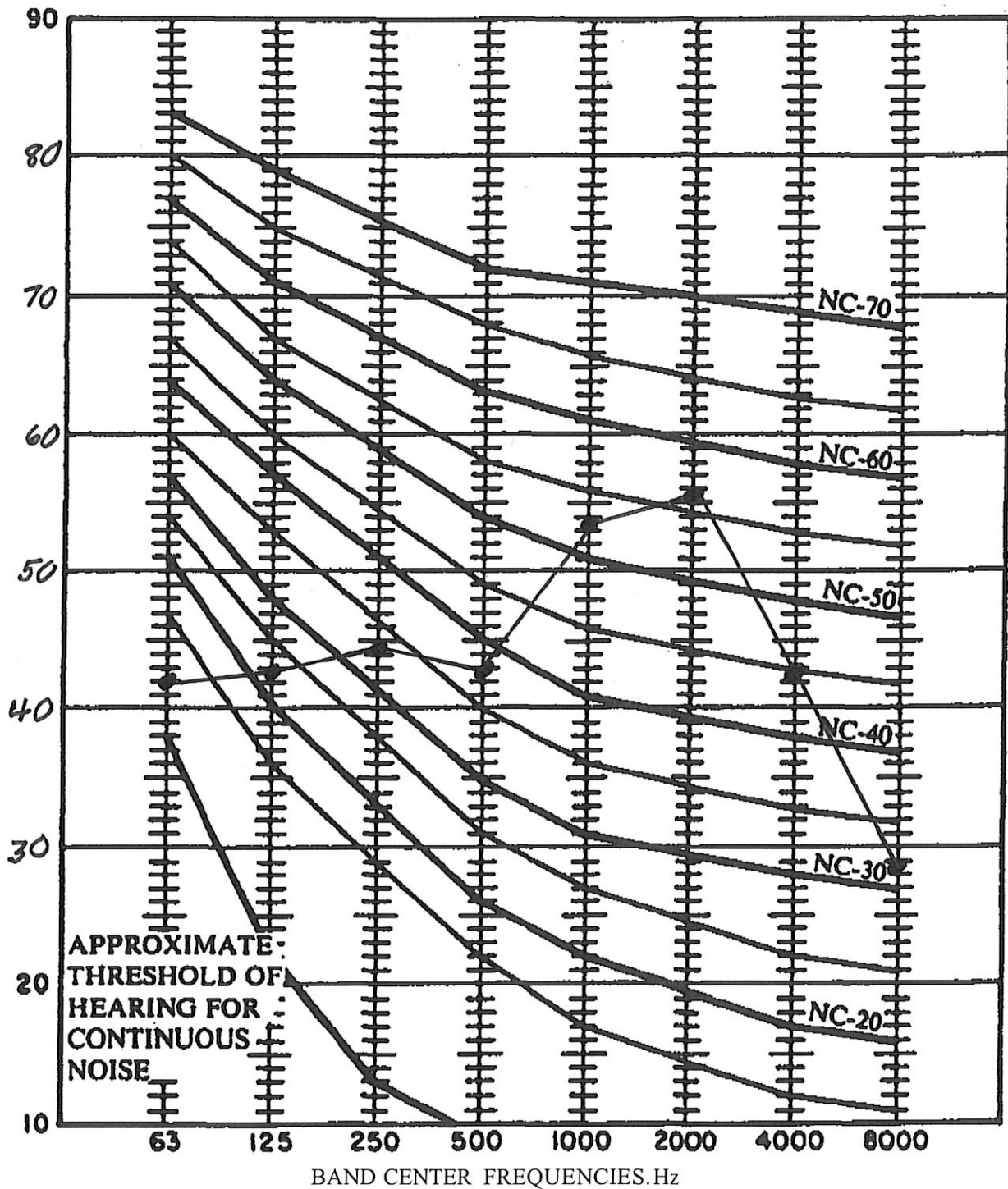
SOUND TESTING Octave Band Analysis

Project: Kiddie Academy			Address: 3188 Legacy Dr., Frisco, Tx		
Technician: Gerald J Kettler, PE					
Instrument: Quest 2700					
Date: August 19, 2020					
	Test 1				
Scale			Difference		
A	24.2				
B	45.2				
C	69.6				
Hertz	dbA Scale				
31.5	28.3				
63	41.8				
125	42.9				
250	44.4				
1000	53.4				
2000	55.7				
4000	42.2				
8000	28.5				
16000	23.2				
Instrument Location: 4 Feet above ground, hand held					

NOISE COEFFICIENT CHART

3188 Legacy Dr., Frisco, Texas

1



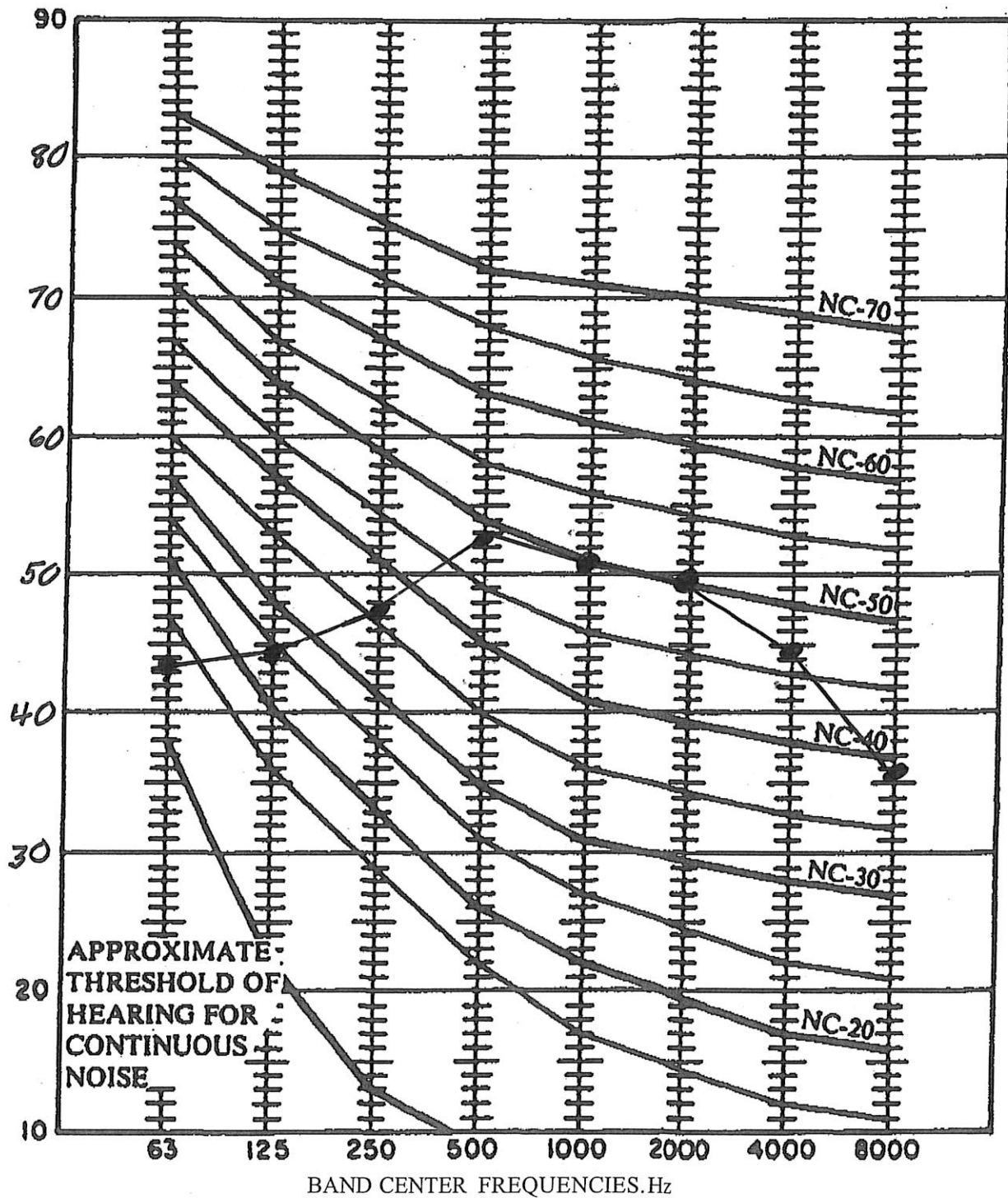
SOUND TESTING Octave Band Analysis

Project: Kiddie Academy			Address: 3188 Legacy Dr., Frisco, Tx		
Technician: Gerald J Kettler					
Instrument: Quest 2700					
Date: August 19, 2020					
	Test 2				
Scale			Difference		
A	56.4				
B	62.1				
C	71.1				
Hertz	dbA Scale				
31.5	27.2				
63	43.3				
125	44.8				
250	47.7				
500	52.8				
1000	50.1				
2000	49.8				
4000	44.8				
8000	35.8				
16000	21.9				
Instrument Location: 4 Feet above ground, hand held					

NOISE COEFFICIENT CHART

3188 Legacy Dr., Frisco, Texas

2



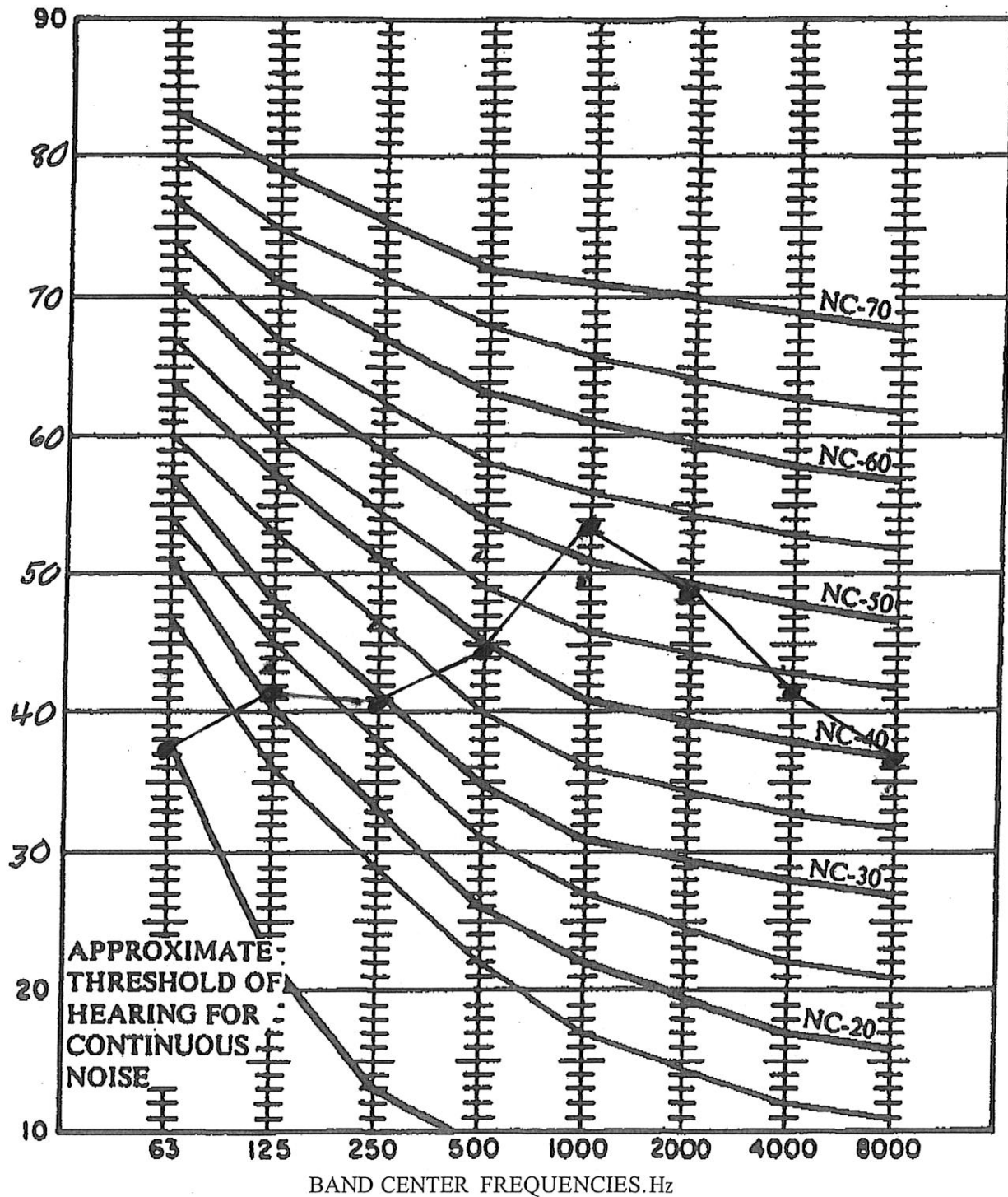
SOUND TESTING Octave Band Analysis

Project: Kiddie Academy			Address: 3188 Legacy Dr., Frisco, Tx		
Technician: Gerald J Kettler					
Instrument: Quest 2700					
Date: August 19, 2020					
	Test 3				
Scale			Difference		
A	54.2				
B	65.8				
C	67.7				
Hertz	dbA Scale				
31.5	28.7				
63	38.1				
125	41.8				
250	40.1				
500	44.6				
1000	53.4				
2000	48.2				
4000	41.4				
8000	36.4				
16000	24.6				
Instrument Location: 4 Feet above ground, hand held					

NOISE COEFFICIENT CHART

3188 Legacy Dr., Frisco, Texas

3



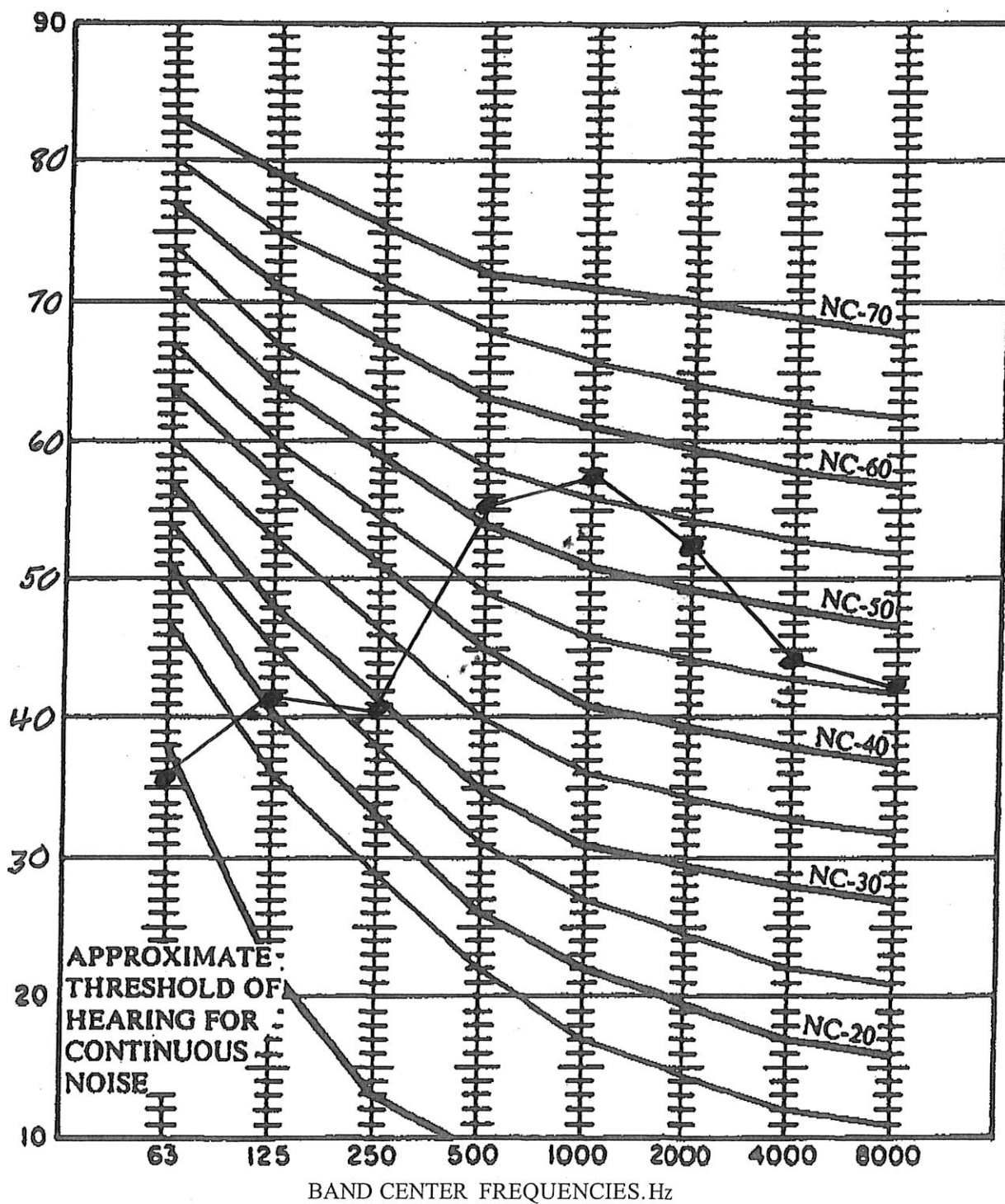
SOUND TESTING Octave Band Analysis

Project: Kiddie Academy			Address: 3188 Legacy Dr., Frisco, Tx		
Technician: Gerald J Kettler					
Instrument: Quest 2700					
Date: August 19, 2020					
	Test 4				
Scale			Difference		
A	57.6				
B	62.1				
C	65.4				
Hertz	dbA Scale				
31.5	23.4				
63	35.4				
125	41.1				
250	40.3				
500	55.3				
1000	57.6				
2000	52.3				
4000	44.2				
8000	42.9				
16000	23.8				
Instrument Location: 4 Feet above ground, hand held					

NOISE COEFFICIENT CHART

3188 Legacy Dr., Frisco, Texas

4



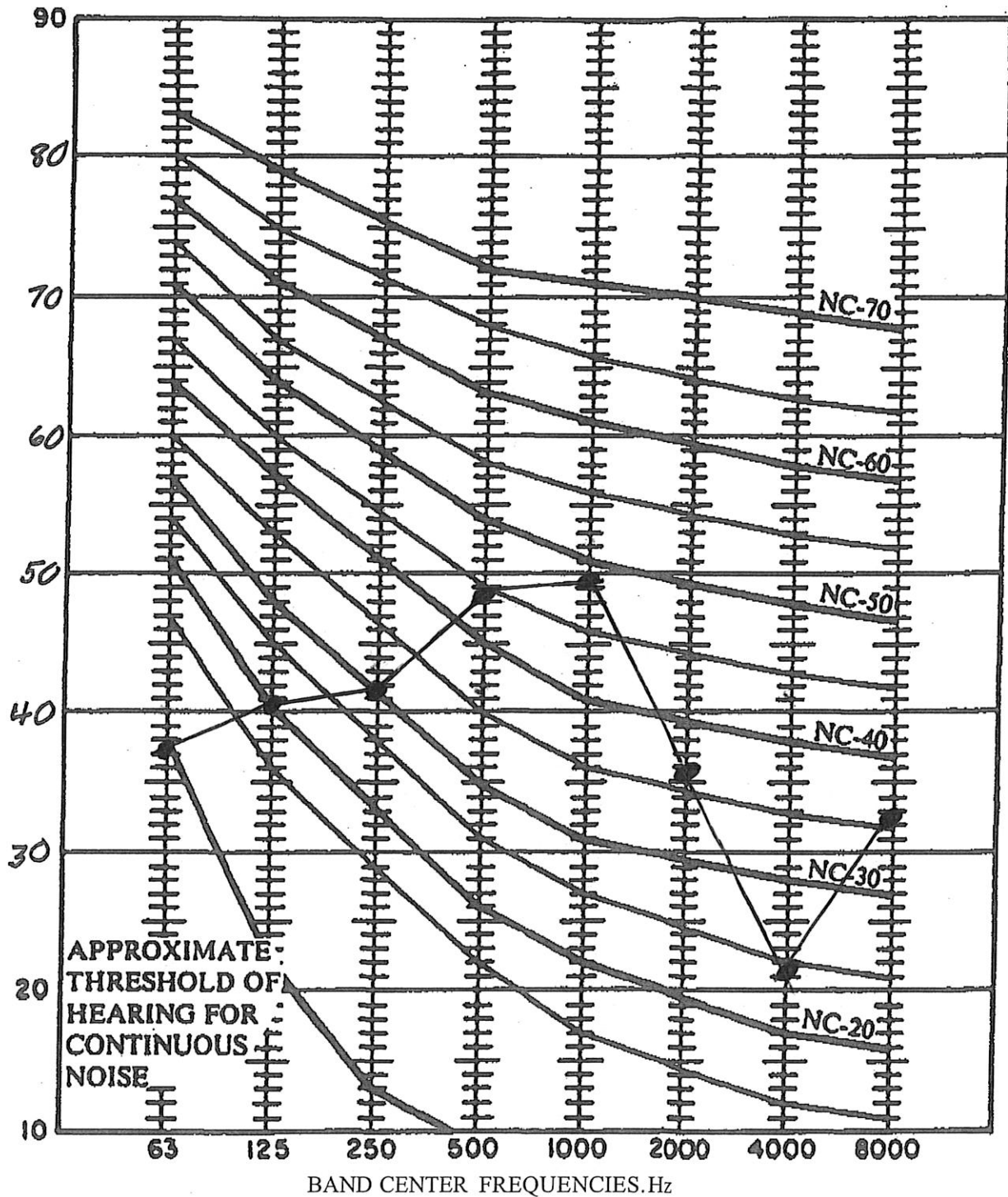
SOUND TESTING Octave Band Analysis

Project: Kiddie Academy			Address: 3188 Legacy Dr., Frisco, Tx		
Technician: Gerald J Kettler					
Instrument: Quest 2700					
Date: August 19, 2020					
	Test 5				
Scale			Difference		
A	59.4				
B	69.6				
C	83.1				
Hertz	dbA Scale				
31.5	30.2				
63	37.3				
125	40.7				
250	41.8				
500	48.9				
1000	49.7				
2000	35.4				
4000	21.2				
8000	32.2				
16000	38.4				
Instrument Location: 4 Feet above ground, hand held					

NOISE COEFFICIENT CHART

3188 Legacy Dr., Frisco, Texas

5

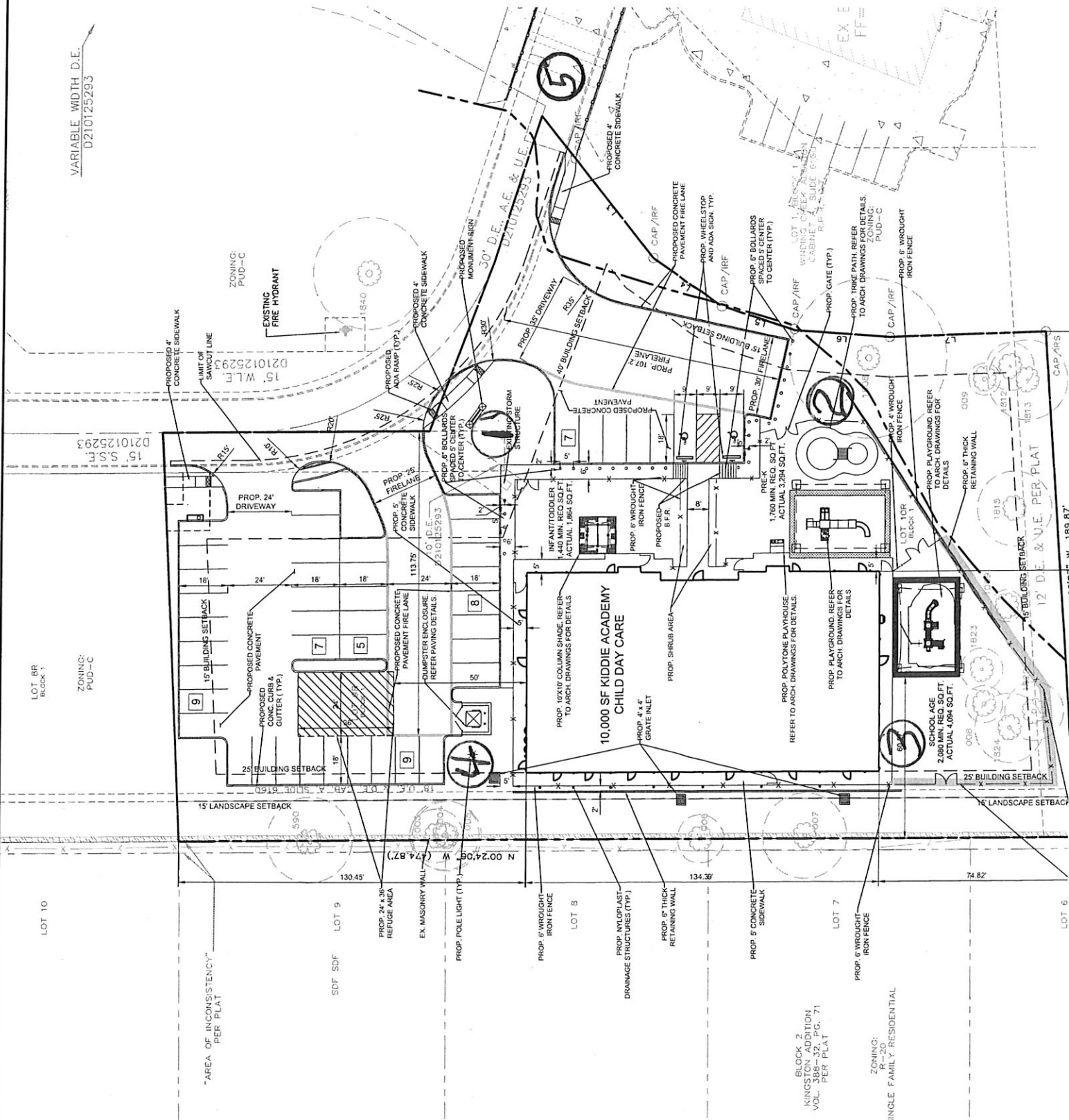


VARIABLE WIDTH D.E.
D210125293

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 468-363-3222
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

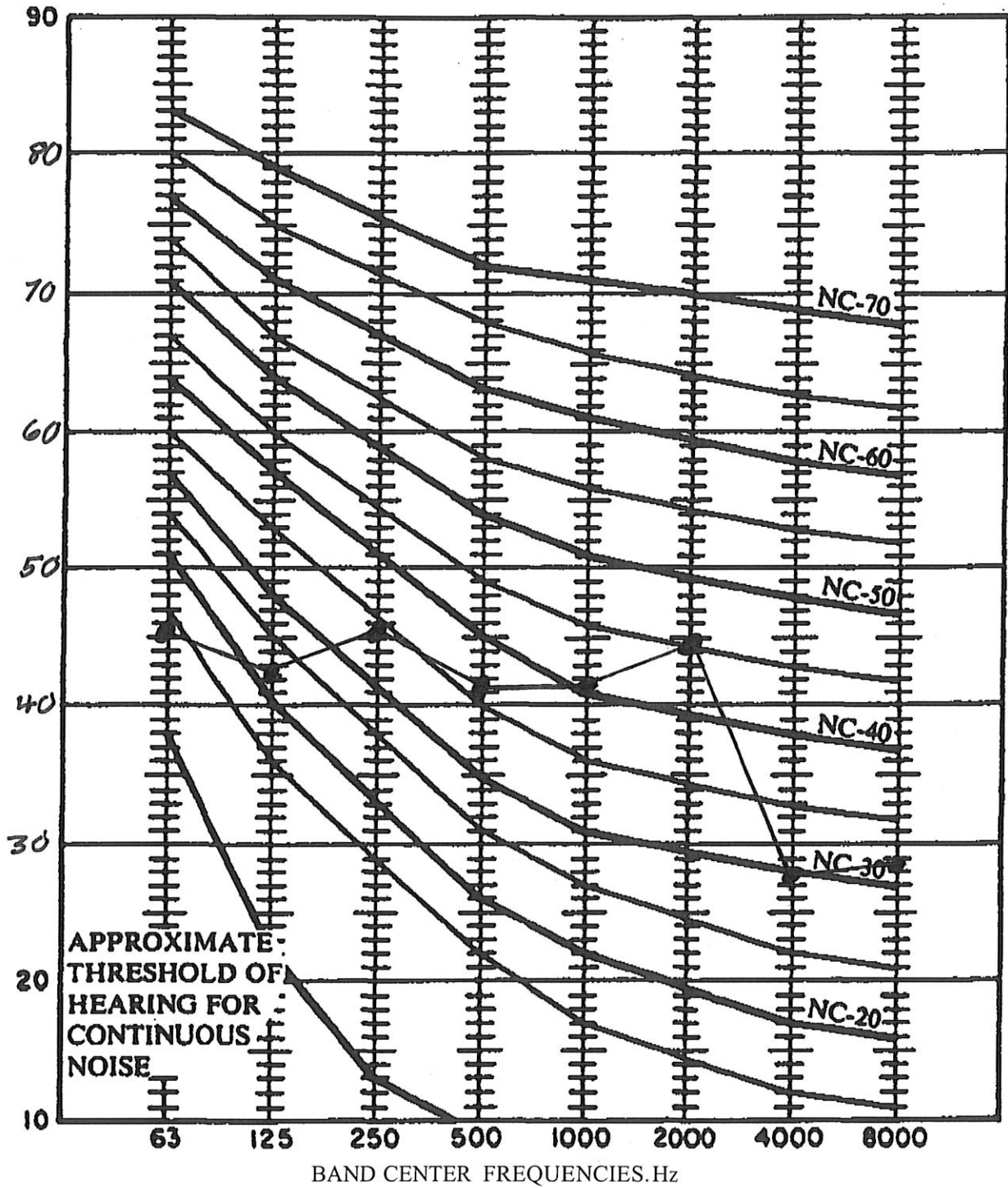
ZONING:
R-20
SINGLE FAMILY RESIDENTIAL

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



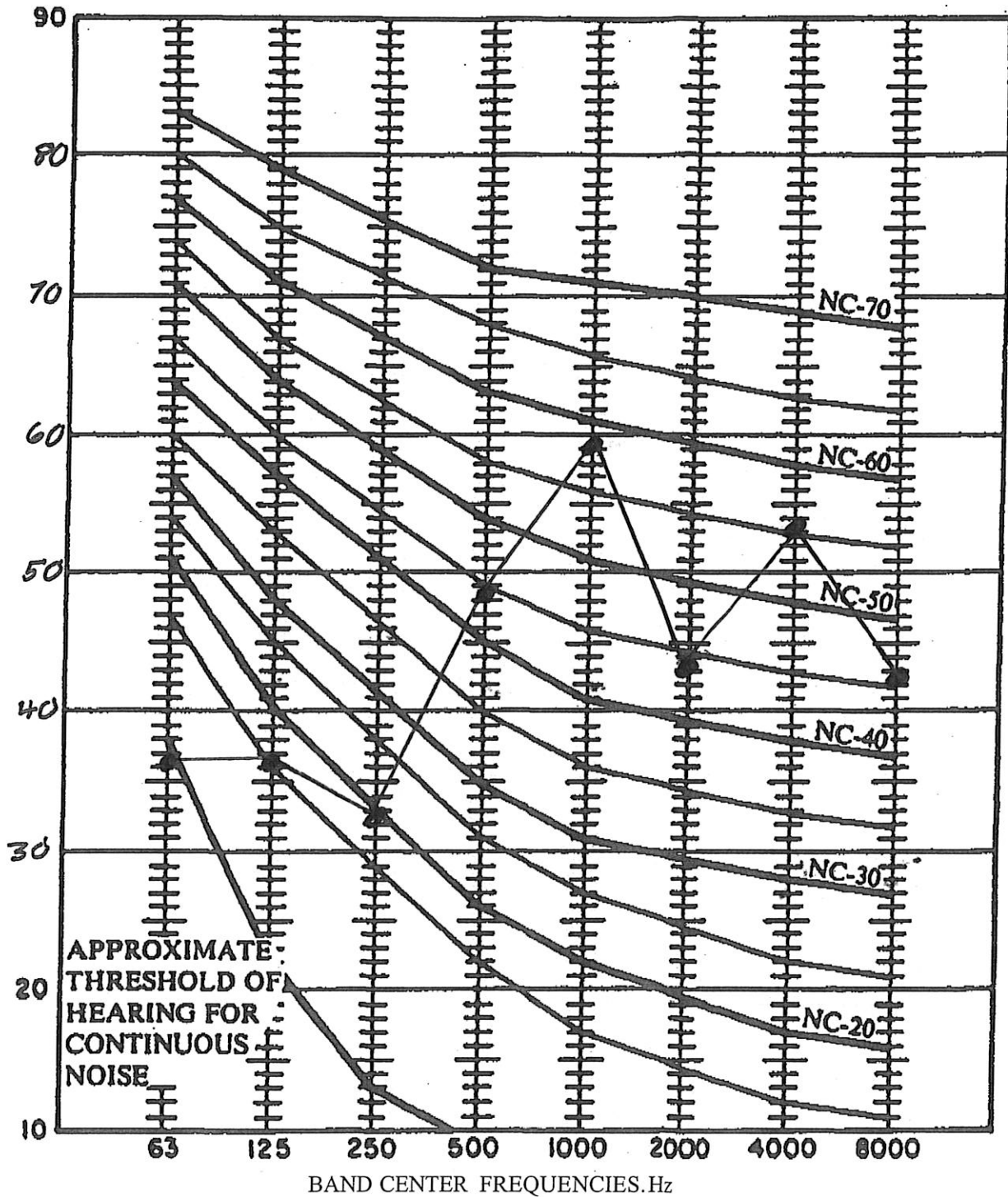
SOUND TESTING Octave Band Analysis

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



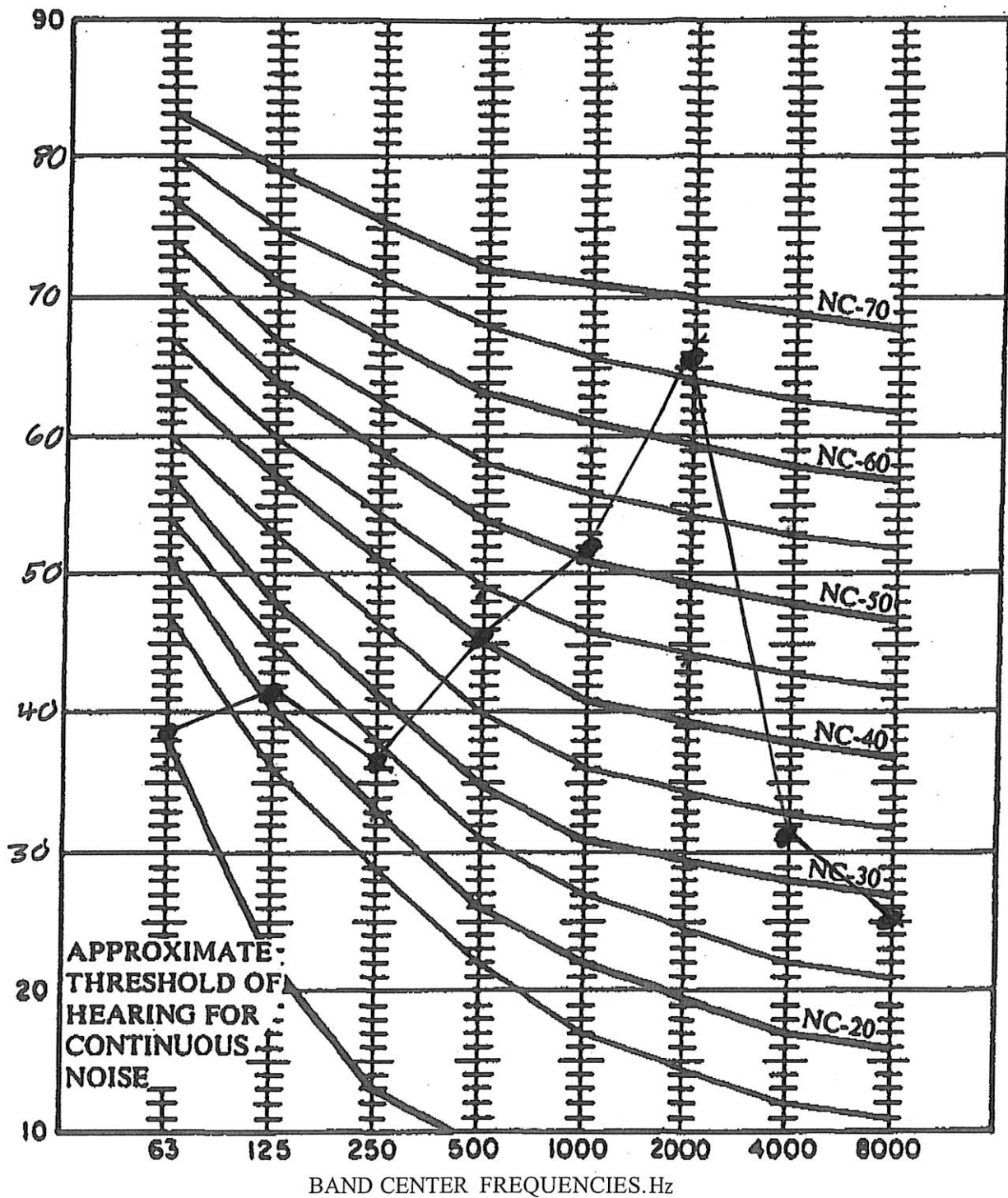
SOUND TESTING Octave Band Analysis

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



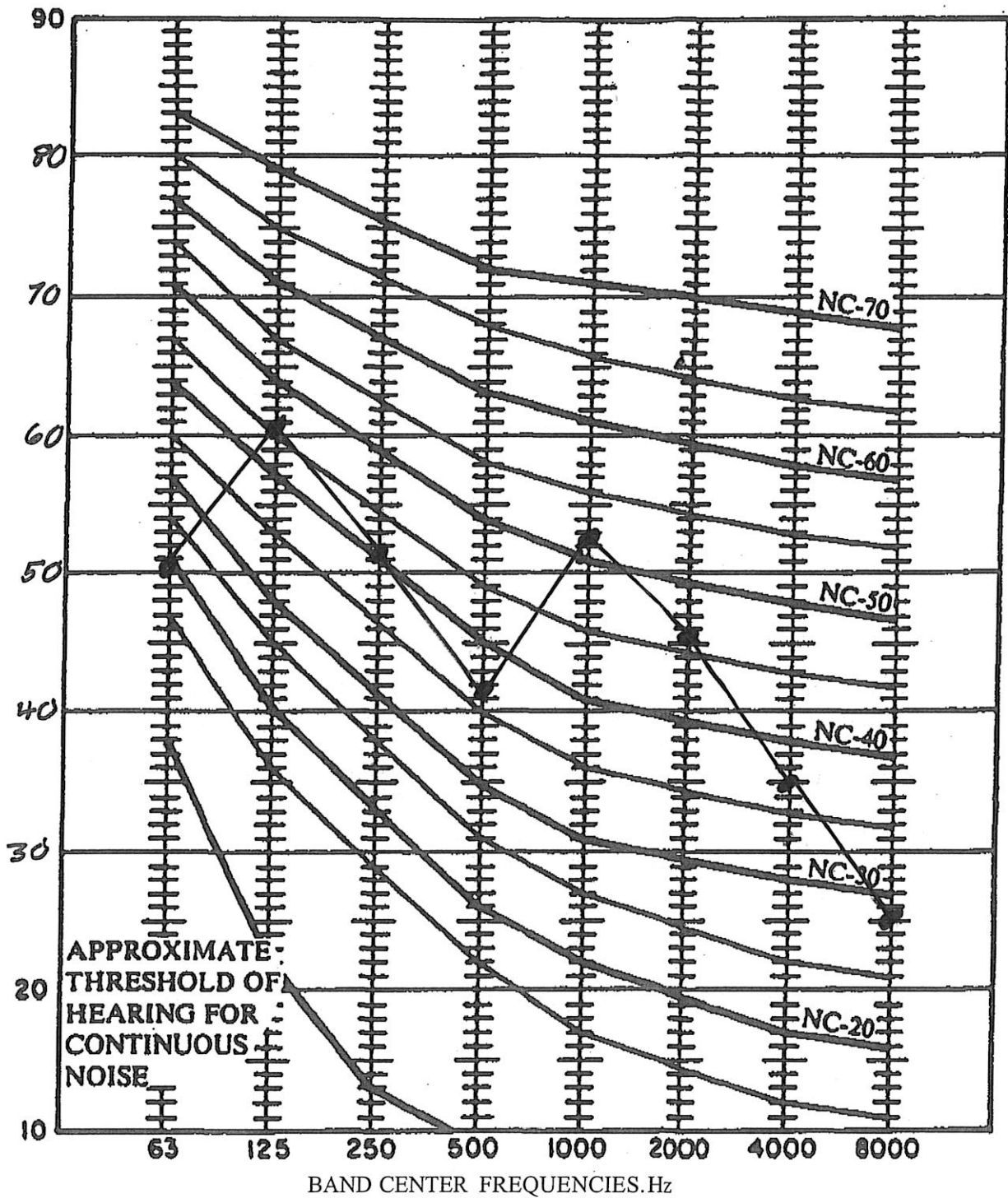
SOUND TESTING Octave Band Analysis

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



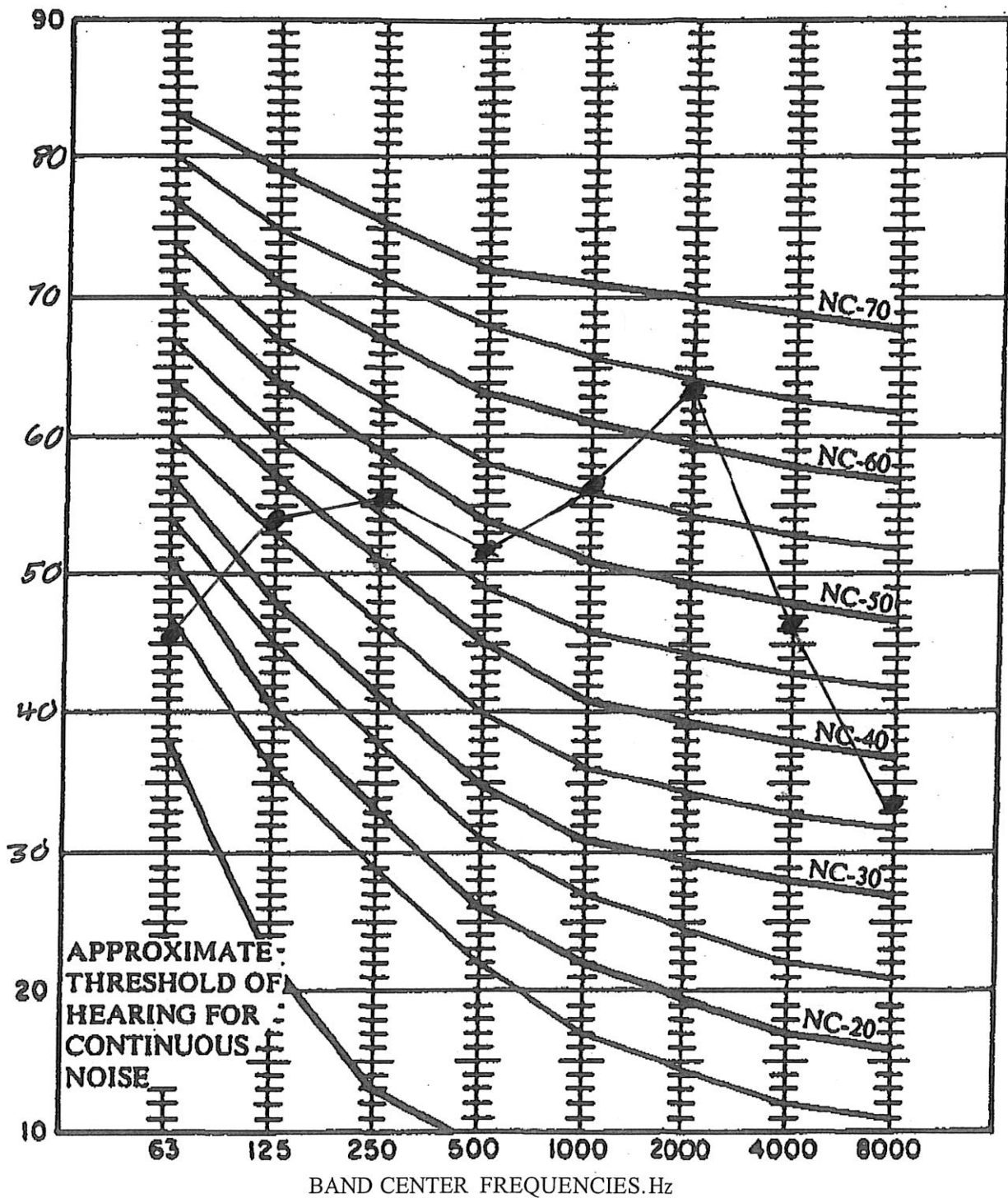
SOUND TESTING Octave Band Analysis

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					

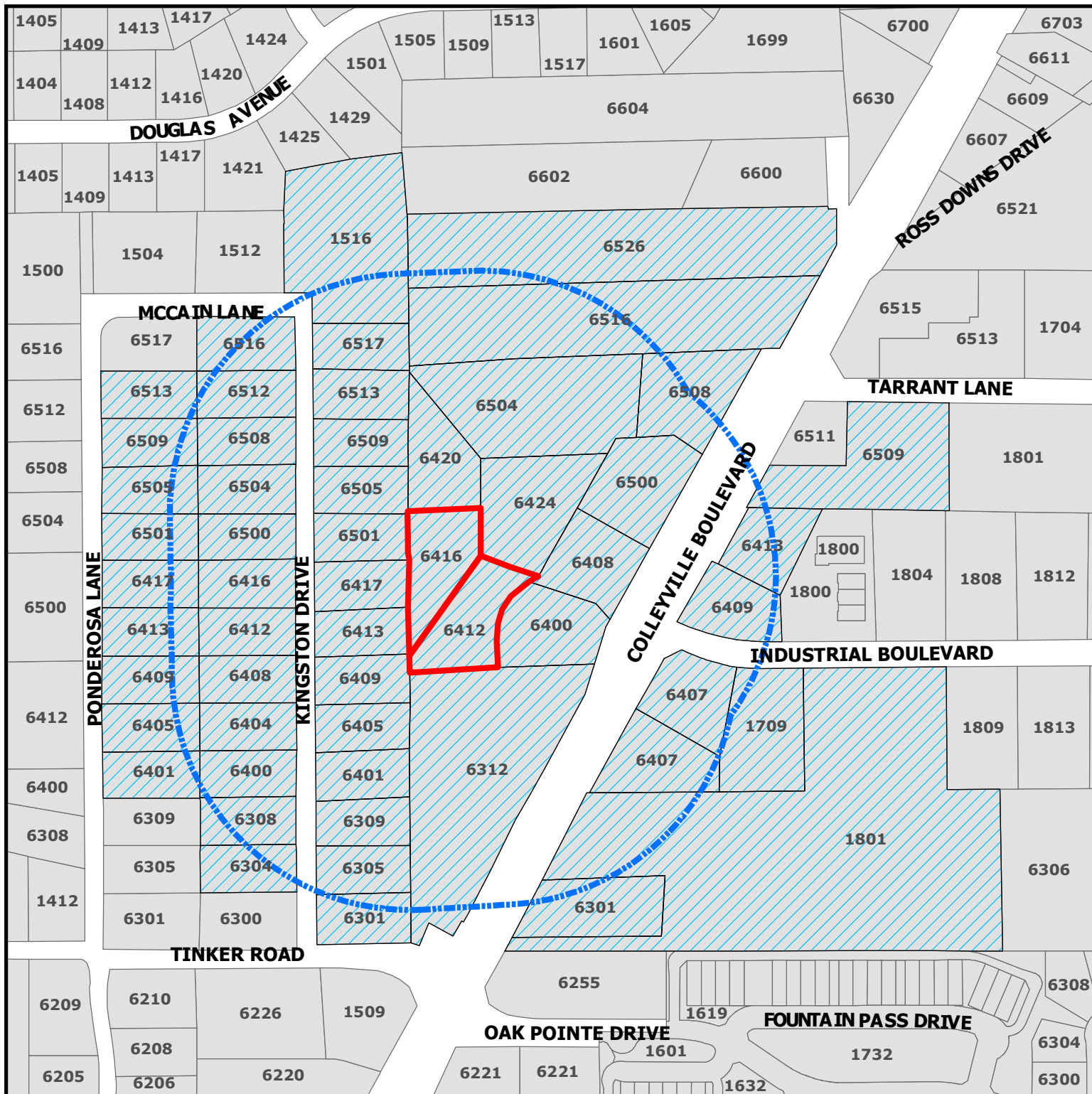
NOISE COEFFICIENT CHART

6412 Colleyville Road, Colleyville, Texas

5



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.



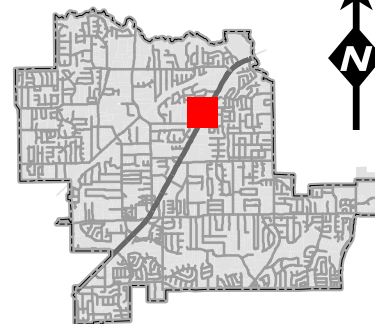
Subject Property



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

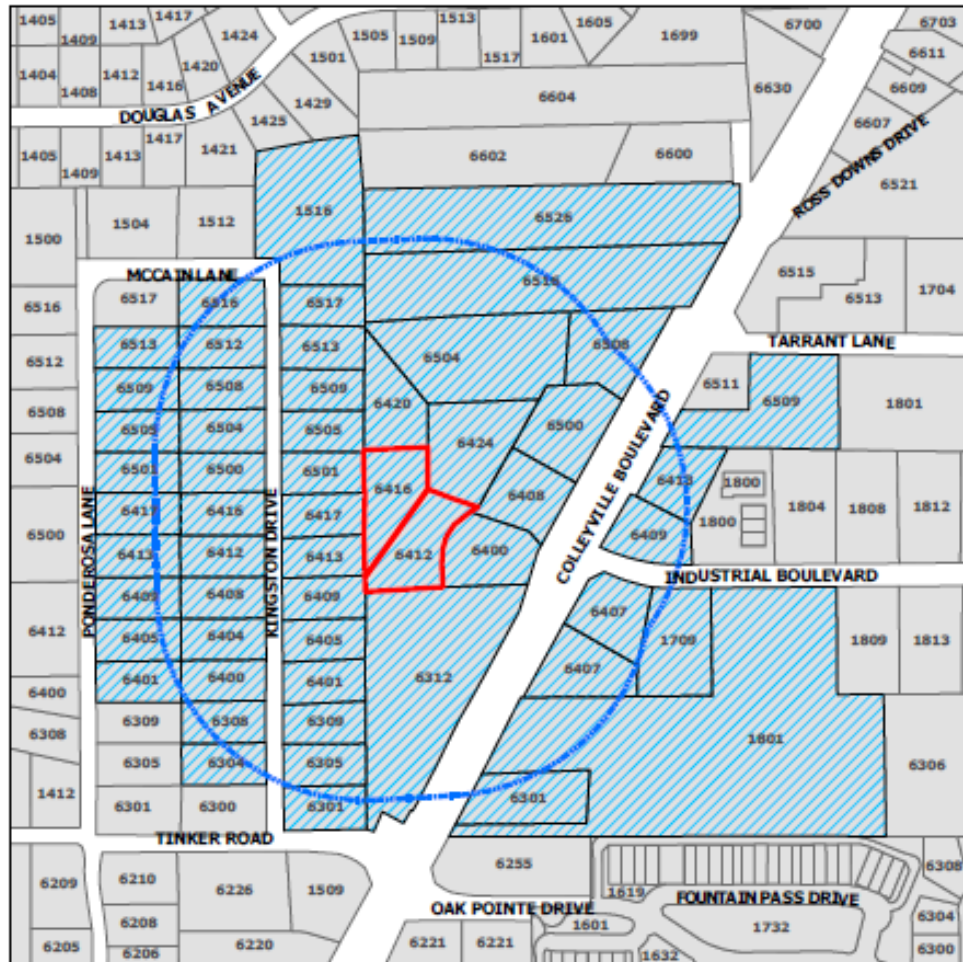
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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. ZC20-015; 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 all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a Day Care Center on Lots 9R & 10R, Block 1, of the Winding Creek Addition, located at 6412 and 6416 Colleyville Boulevard, as depicted on Exhibit "A", Exhibit "B", and Exhibit "C".

Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 4. 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 40 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. 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 4th day of August 2020.

The second reading and public hearing being conducted on the 2nd day of November 2020.

PASSED AND APPROVED BY A VOTE OF _____ AYES, _____ NAYS, AND _____ ABSTENTIONS ON THIS THE 2ND DAY OF NOVEMBER 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

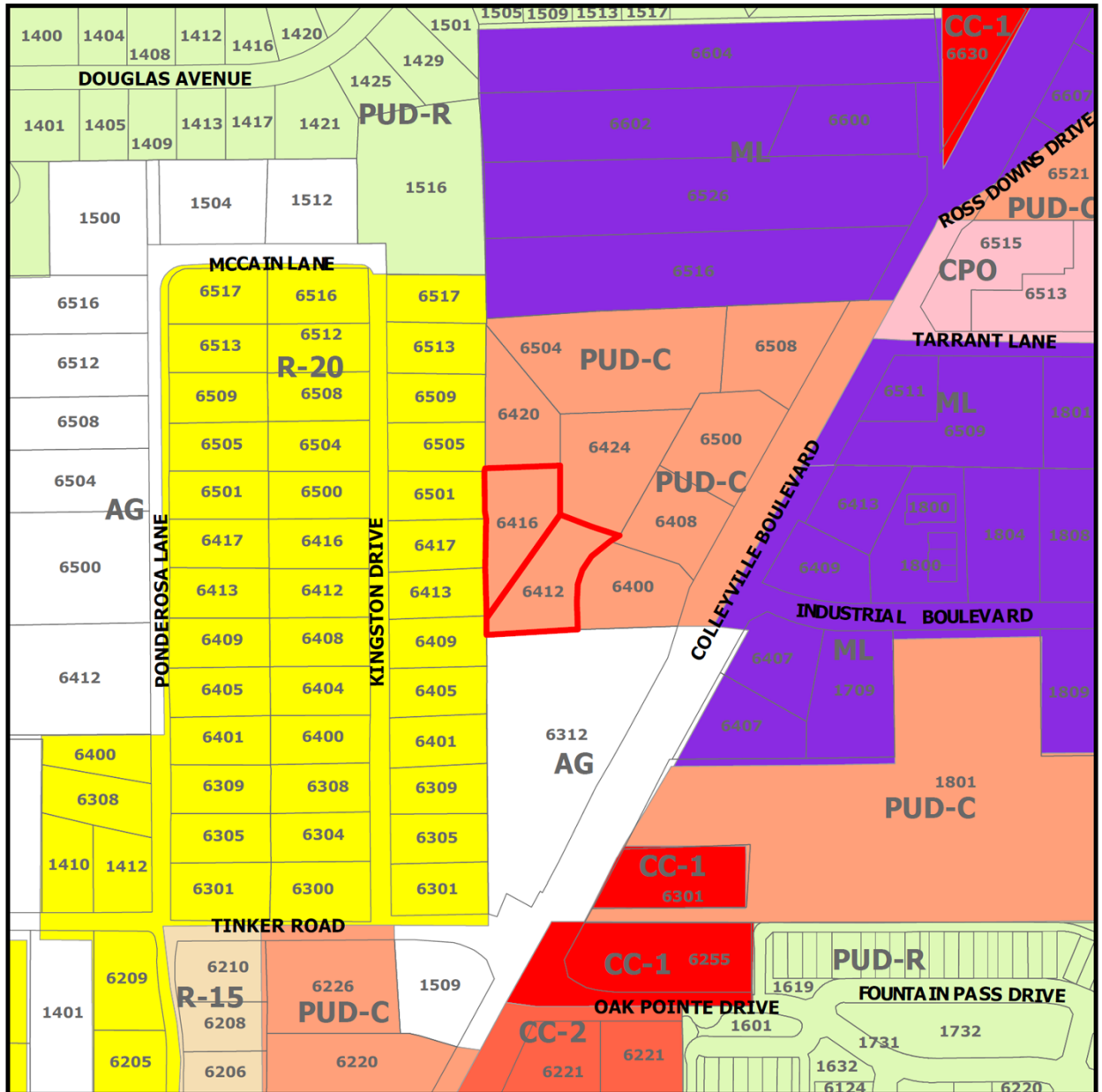


Exhibit "B" – Statement of Planning Objectives and Site Plan Exhibit



T: 469.331.8566 | F: 469.359.6709 | W: triangle-engr.com | O: 1784 W McDermott Drive, Suite 110, Allen, TX 75013

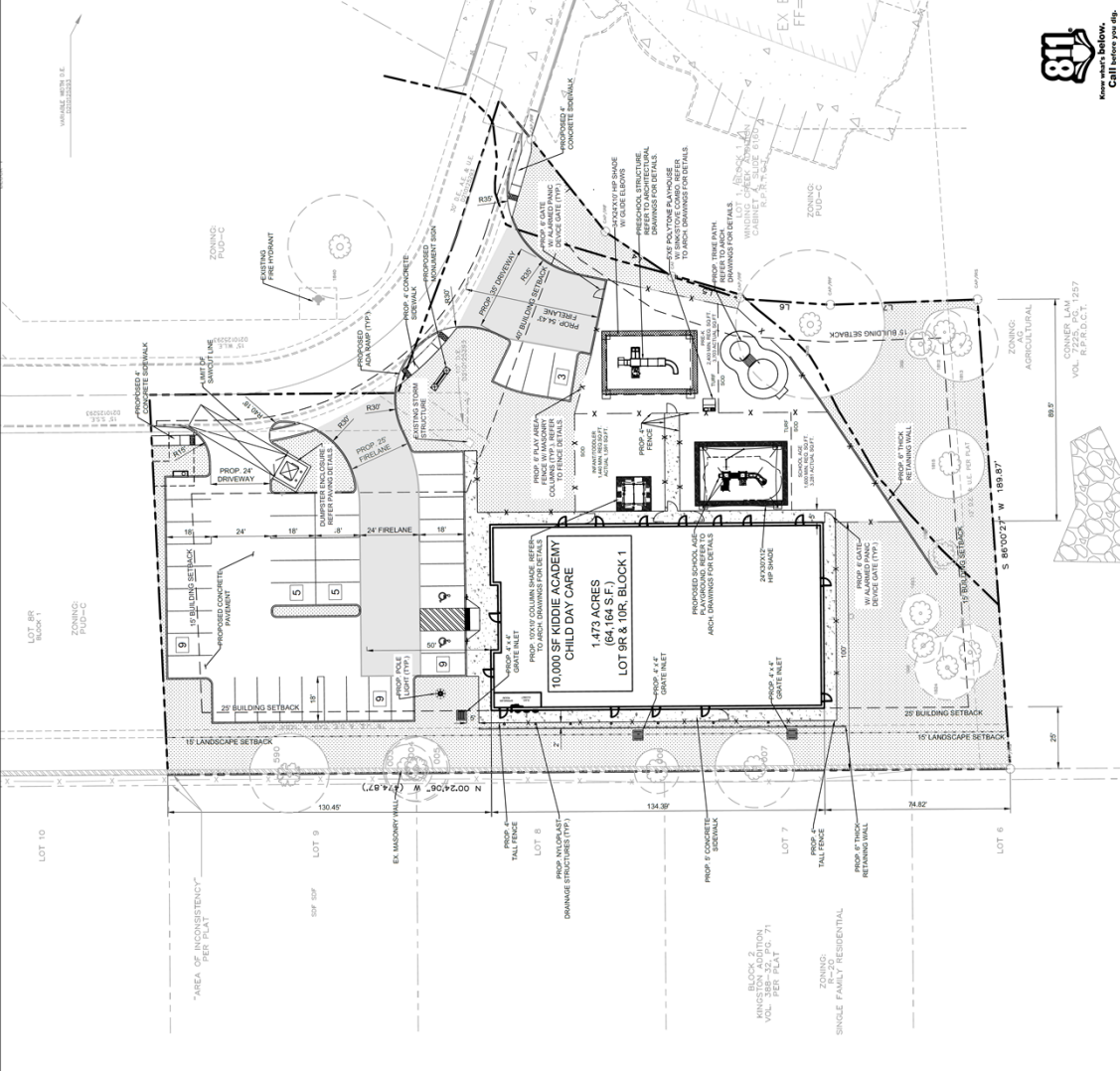
State of Planning Objectives

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.

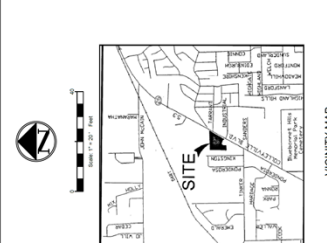
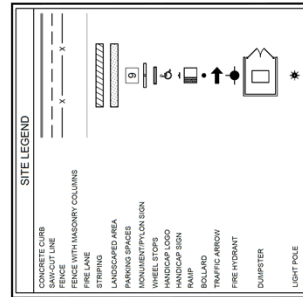
Development Schedule

The Kiddle Academy anticipates estimated to start construction on August 2020. The grand opening day projected on August 2021.



SITE DATA SUMMARY CHART	
EXISTING ZONING	PUD-C
PROPOSED USE	DAYCARE
PROPOSED LOT AREA	10,000 S.F.
BUILDING SQUARE FOOTAGE	10,000 S.F.
MAX. COVERAGE	5.5%
MAXIMUM HEIGHT	20' - 1 STORY
PARKING REQUIRED	17 CHILDREN
BUILDING SETBACKS	42' FRONT & 25' REAR
LANDSCAPE SETBACKS	42' SIDE SETBACK
PREVIOUS LANDSCAPE	20,562 S.F. 32%

PROJECT CONTACT LIST	
OWNER	BUFFALO DEVELOPERS, LLC
1000 PROJECT AREA, 110	1000 PROJECT AREA, 110
1000 PROJECT AREA, 110	1000 PROJECT AREA, 110
1000 PROJECT AREA, 110	1000 PROJECT AREA, 110
1000 PROJECT AREA, 110	1000 PROJECT AREA, 110
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SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF AUSTIN SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT RULES.

2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS BASED ON AVAILABLE RECORD DRAWINGS AND SURVEY DATA. THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPAIRING OR REPLACING ANY UNDERGROUND UTILITIES DAMAGED BY THE CONSTRUCTION.

3. THE CONTRACTOR SHALL PROVIDE RED LINED MANHOLE PRINTS TO THE CITY OF AUSTIN PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPAIRING OR REPLACING ANY MANHOLES DAMAGED BY THE CONSTRUCTION.

4. ALL EXCAVATION, TRENCHING AND BORING OPERATIONS SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF AUSTIN SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT RULES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPAIRING OR REPLACING ANY UNDERGROUND UTILITIES DAMAGED BY THE CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPAIRING OR REPLACING ANY UNDERGROUND UTILITIES DAMAGED BY THE CONSTRUCTION.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPAIRING OR REPLACING ANY UNDERGROUND UTILITIES DAMAGED BY THE CONSTRUCTION.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPAIRING OR REPLACING ANY UNDERGROUND UTILITIES DAMAGED BY THE CONSTRUCTION.

8. ALL CURB RADIUS TO BE 15' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

SITE PLAN	
KIDDIE ACADEMY	LOT 9R & 10R, BLOCK 1, WINDING CREEK ADDITION
6412 COLLEGE CITY OF COLLEVILLE	TARRANT COUNTY, TEXAS
LOT 9R & 10R, BLOCK 1, WINDING CREEK ADDITION	TARRANT COUNTY, TEXAS
LOT 9R & 10R, BLOCK 1, WINDING CREEK ADDITION	TARRANT COUNTY, TEXAS
LOT 9R & 10R, BLOCK 1, WINDING CREEK ADDITION	TARRANT COUNTY, TEXAS
LOT 9R & 10R, BLOCK 1, WINDING CREEK ADDITION	TARRANT COUNTY, TEXAS
LOT 9R & 10R, BLOCK 1, WINDING CREEK ADDITION	TARRANT COUNTY, TEXAS
LOT 9R & 10R, BLOCK 1, WINDING CREEK ADDITION	TARRANT COUNTY, TEXAS
LOT 9R & 10R, BLOCK 1, WINDING CREEK ADDITION	TARRANT COUNTY, TEXAS
LOT 9R & 10R, BLOCK 1, WINDING CREEK ADDITION	TARRANT COUNTY, TEXAS

NO.	DATE	DESCRIPTION
1	04/15/2020	1st CITY SUBMITTAL
2	06/15/2020	2nd CITY SUBMITTAL
3	10/26/2020	SITE PLAN REVISION
4	10/26/2020	SITE PLAN REVISION
5	10/26/2020	SITE PLAN REVISION
6	10/26/2020	SITE PLAN REVISION
7	10/26/2020	SITE PLAN REVISION
8	10/26/2020	SITE PLAN REVISION
9	10/26/2020	SITE PLAN REVISION
10	10/26/2020	SITE PLAN REVISION

811
Know what's below.
Call before you dig.

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1	04/15/2020	1st CITY SUBMITTAL
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8	10/26/2020	SITE PLAN REVISION
9	10/26/2020	SITE PLAN REVISION
10	10/26/2020	SITE PLAN REVISION

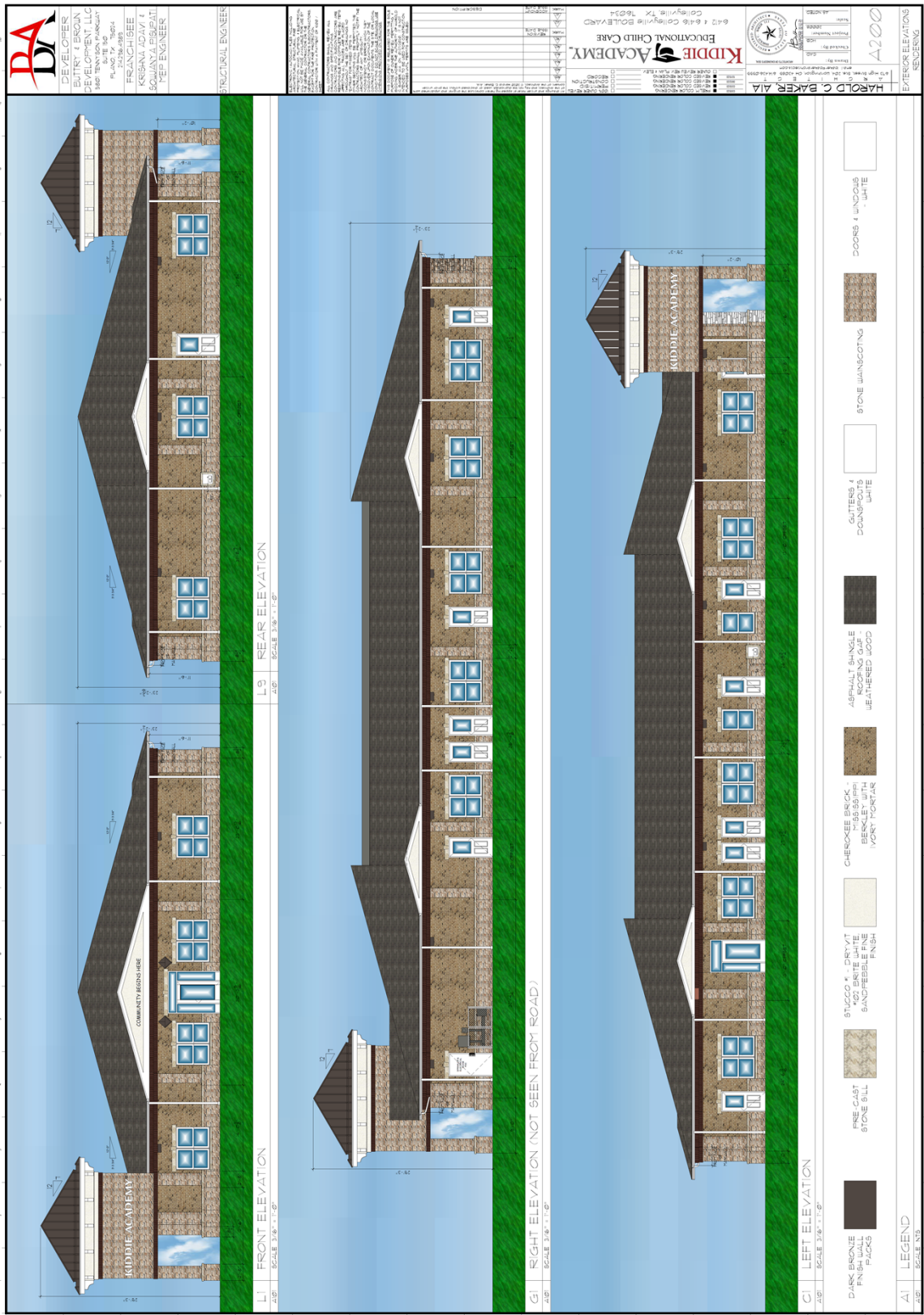
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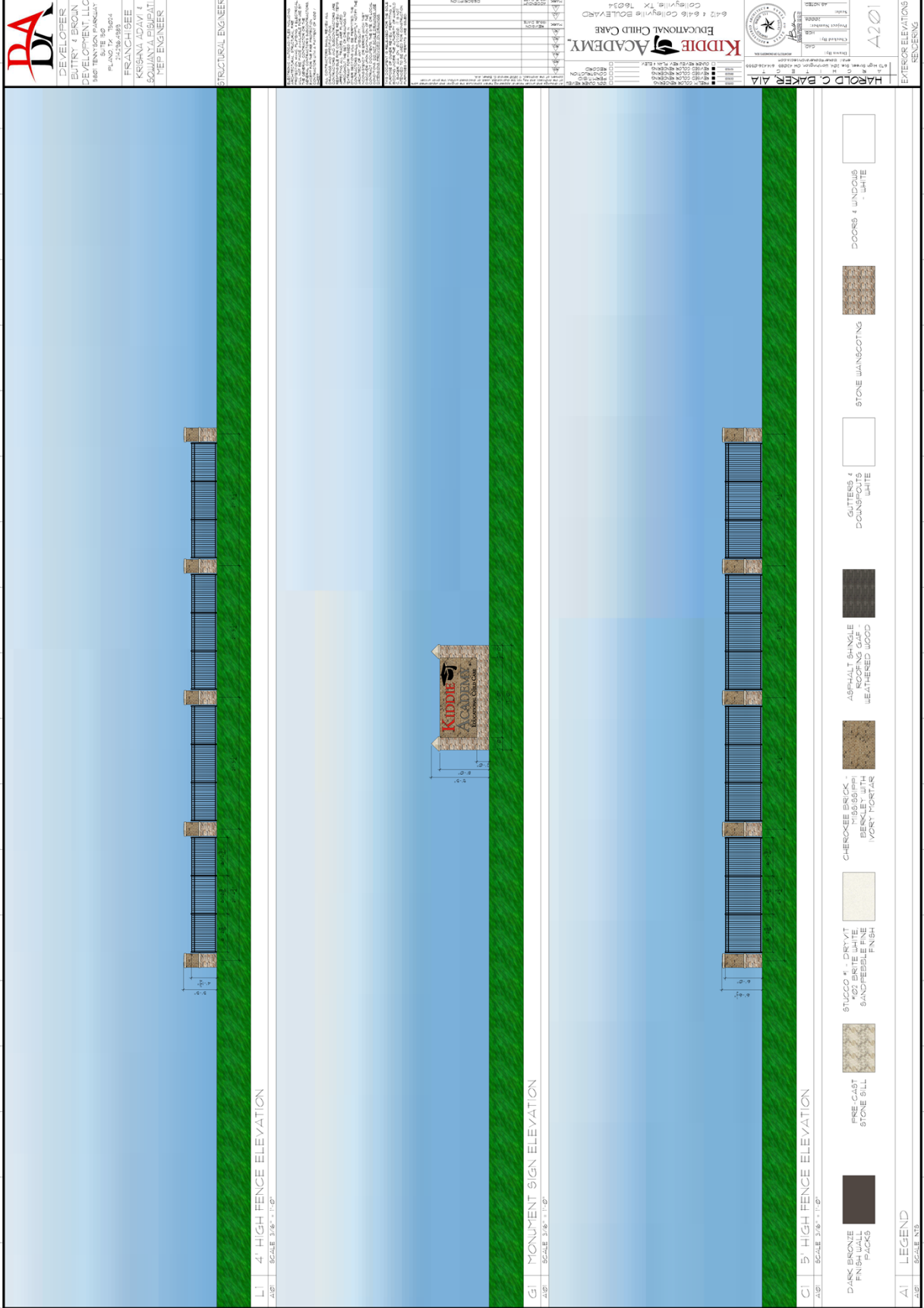
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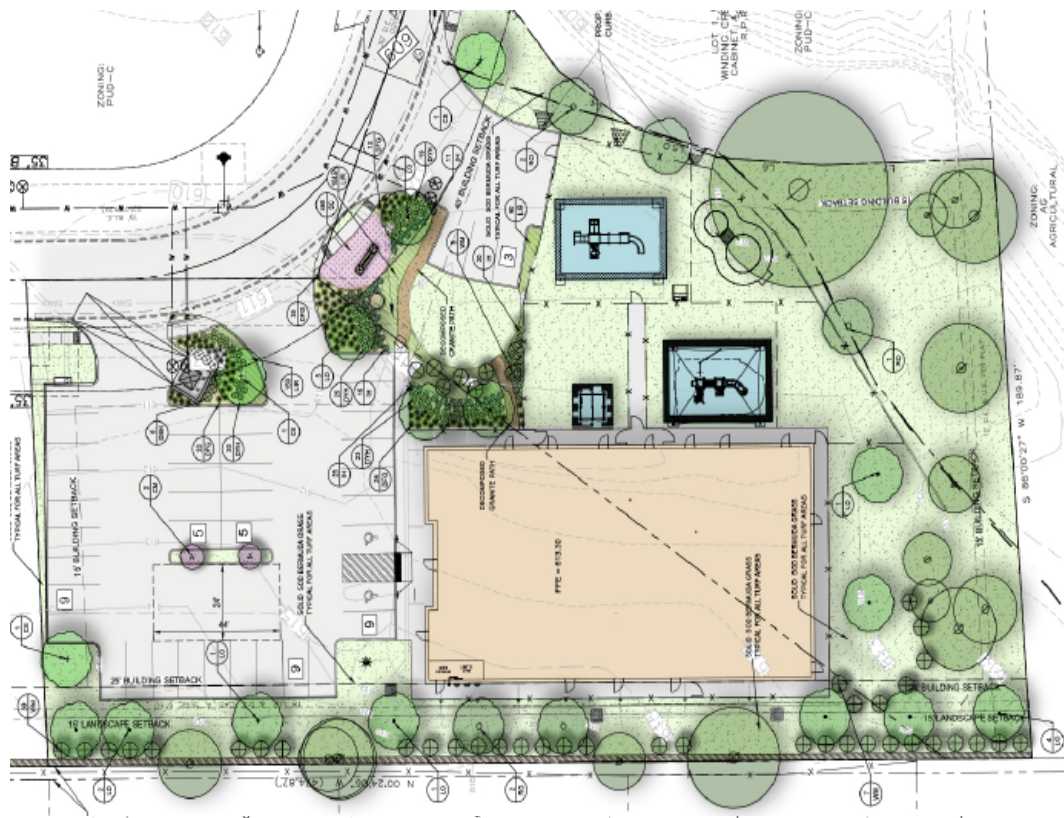
Exhibit "C" – Elevations Exhibit





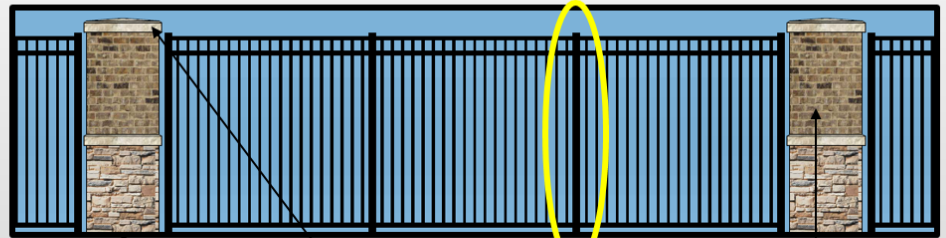


NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching.

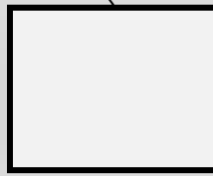


PROPOSED FENCING WITH COLUMNS

- City requested upgraded fence with masonry columns to match the building elevations. Stone base with brick upper tier column.
- Fence sections are 12' to 18' between columns depending on site location.



Lueders Buff Stone



Cast Cap Stone



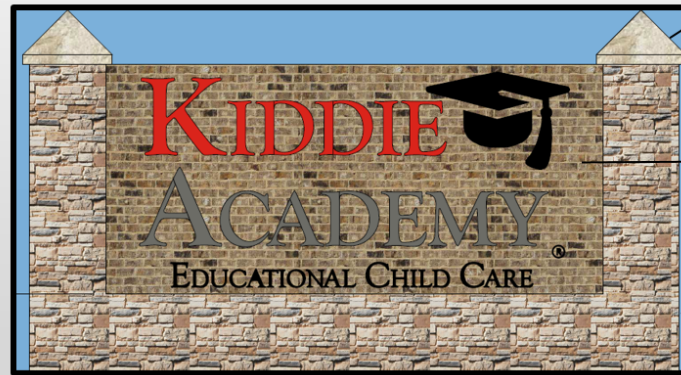
Safety Bollards
are integral
within the fence
post.



Pine Ridge Brick

PROPOSED MONUMENT SIGN

- Proposed monument sign with masonry columns to match the building elevations. Stone base with brick inset.
- Sign to incorporate individual letters, not a panel system.
- Size to be determined



Cast Cap Stone



Pine Ridge Brick



Lueders Buff Stone

SHADE STRUCTURES & PLAYGROUND EQUIPMENT EAST SIDE OF THE BUILDING



- Shade structures are now on the east side of the building – not in front or back of the building.
- Color to be determined and coordinated with the city.

SOLID VINYL FENCING ON SOUTH & SOUTHWEST CORNER OF PROPERTY

- Solid vinyl fencing provided on the south and southeast corner of the playground to help reduce potential noise.
- This could be used on the south property line instead.







City of Colleyville City Council Agenda Briefing

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

Agenda Number 9b

Agenda Date 12/15/2020

Number Ordinance O-20-2128

Type Ordinance

Department Community Development

Title

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

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

Second Reading & Public Hearing

The item was removed from the table and presentation made to the Council. Remaining questions/concerns include: noise from adjacent parking lot, building articulation, moving the trash enclosure, and the traffic (drop off & pick up) pattern. The item was tabled to the November 17, 2020 City Council meeting.

As a follow up to the discussion, the City looked into the Crème de la Crème facility specifically related to noise. The playground facilities are located at the back of this property. The City has not received any noise complaints stemming from Crème de la Crème.

UPDATE 10/30/2020: It is anticipated this item will be removed from the table if the City Council acts of the previous item, Ordinance O-20-2127. Notices (letters, emails, & phone calls) were provided to the adjacent property owners who have attended previous meetings making them aware of the intent to remove the item from the table for discussion and possible action.

This item remained tabled at the September 1, 2020, the September 15, 2020, the October 6, 2020, and the October 20, 2020 meetings.

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

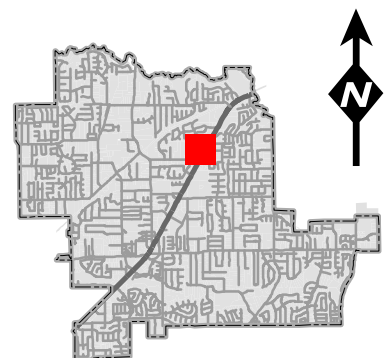
6412-6416 Colleyville Blvd

DISCLAIMER:

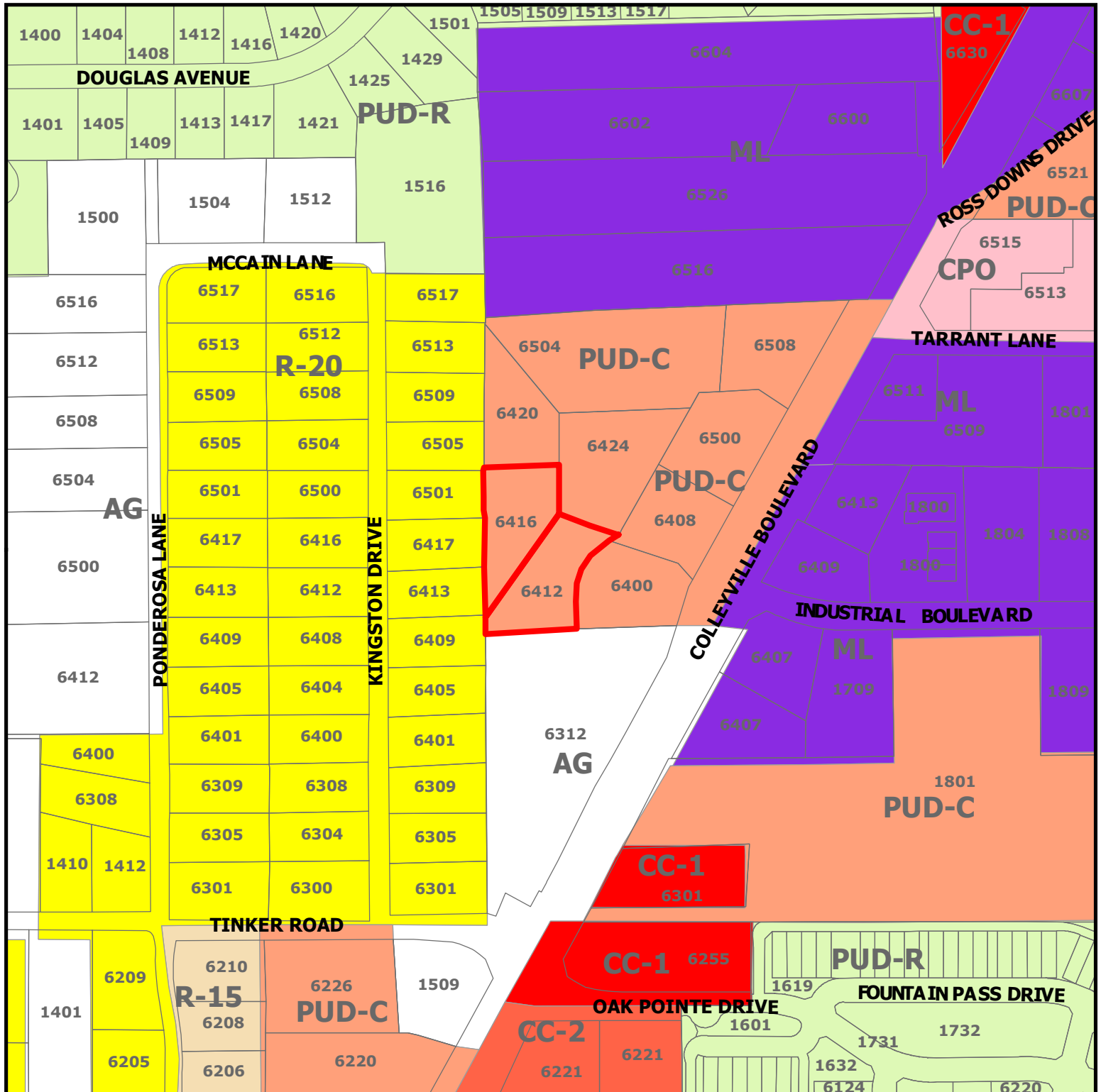
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Subject Property



Zoning Map



ZC20-012

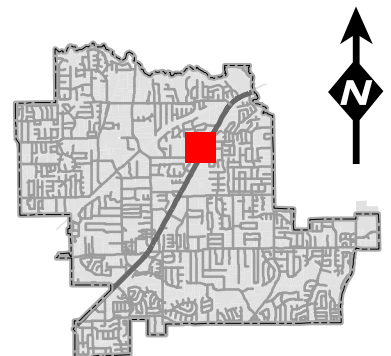
6412-6416 Colleyville Blvd

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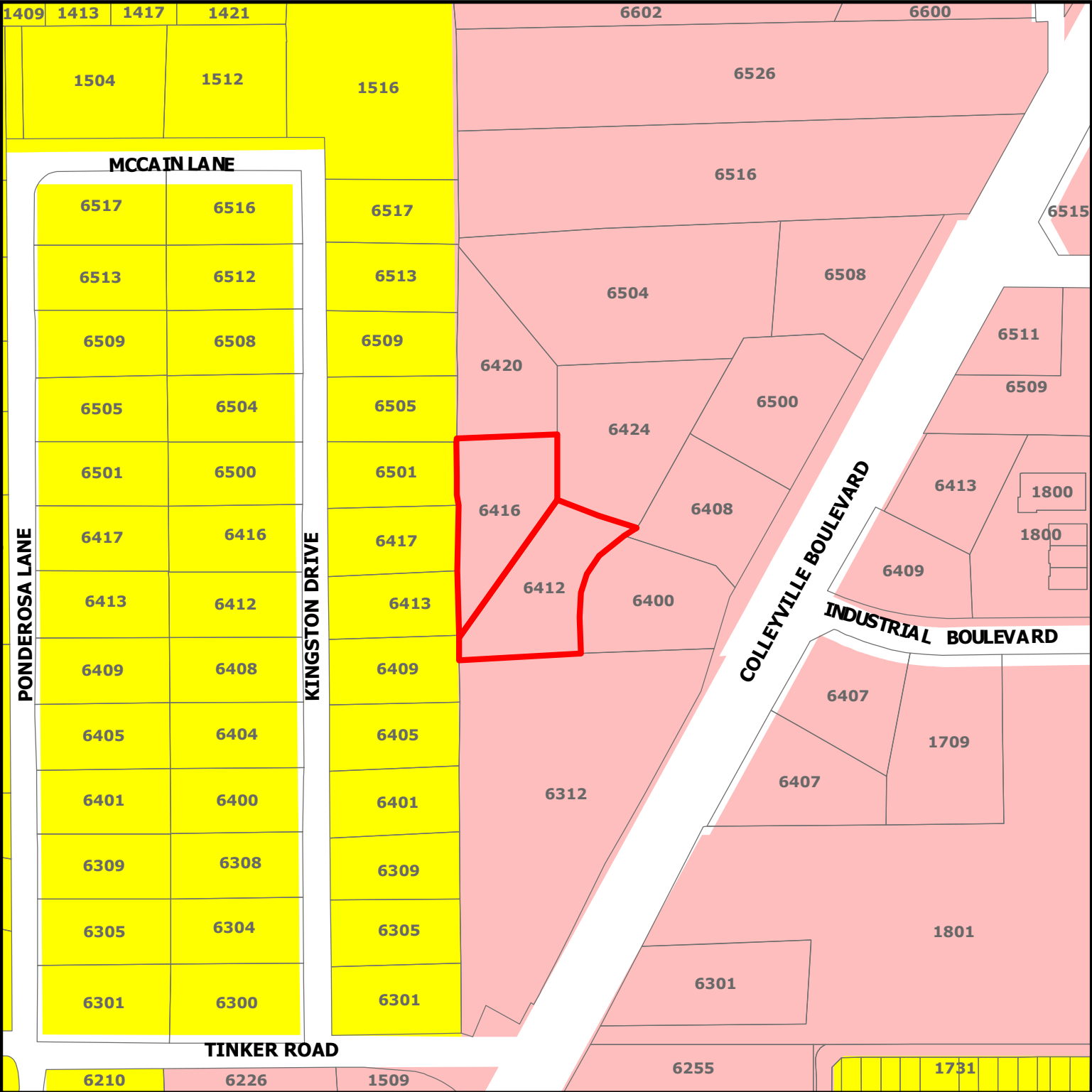
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Subject Property



Future Land Use Map

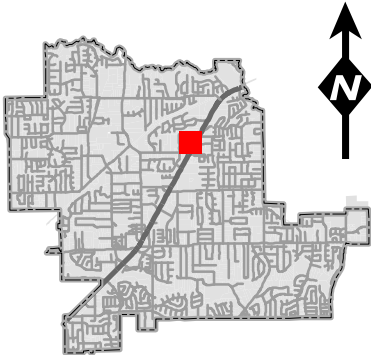


ZC20-012

6412-6416 Colleyville Blvd

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- Subject Property
- Residential
- Colleyville Blvd Corridor



Statement of Planning Objectives



T: 469.331.8566 | F: 469.359.6709 | W: triangle-engr.com | O: 1784 W McDermott Drive, Suite 110, Allen, TX 75013

State of Planning Objectives

The purpose of the special use permit application is to request for Kiddle Academy Day Care service on Lot 9R & 10R, Block 1, WindingCreek Addition. Kiddle Academy is an educational child care provider that focuses on learning, creativity, compassion, and character. Shaping and inspiring children for the future always have been a critical part of the Kiddle Academy vision. The Kiddle Academy cares for, educates, and encourages its children to do more and be more.

The provided site plan complies with the city of Colleyville ordinance. The proposed use is compatible with the surrounding zoning because it will add a convenient and aesthetically pleasing mix of neighborhood services. Adequate vehicular and pedestrian circulation has been providing throughout the site. Proper fire safety accommodations have been provided. Off-street parking for the Kiddle Academy has presented at one space per faculty plus one space per 5 children. Stacking will not be an issue as parents will be required to park in a parking space and enter the building to sign children in and out. The proposed landscape has been shown to meet screening requirements and enhance the overall site aesthetics.

Development Schedule

The Kiddle Academy anticipates estimated to start construction on August 2020. The grand opening day projected on August 2021.

Bussiness Plan

PROPOSED KIDDIE ACADEMY® OF COLLEYVILLE



05/05/2020

Bussiness Plan

Kiddie Academy of Colleyville TX

OPERATIONAL INFORMATION

Days of Operation:	Monday thru Friday
Hours of Operation:	6:30 AM - 6:30 PM
Holiday Closings:	6 Major Holidays
Square Footage:	10,000 sq/ft

Bussiness Plan

OUTDOOR PLAY AREA

- Total playground square footage: **9,252** square feet
- Play area divided into a minimum of three separate play areas for safety.
- Infant/toddler area approximately: **1,864** square feet
- Pre-school play area approximately: **3,294** square feet, and
- School age play area approximately **4,094** square feet
- Children will have outdoor play twice a day.
- Outdoor play schedules will rotate in accordance with program scheduling (see below). This proposed play schedule is provided for illustrative purposes only and is subject to change based upon age groups.

Infant/Toddler Playground Schedule

- The largest infant/toddler group size at any given time would be **47** children allowing **80** square feet per child.

Morning

Staff/Child Ratio	Age Group	Time Schedule
1:4	Infant	10:00 - 10:30 AM
1:9 max	toddler	10:30 - 11:00 AM
1:11	2 years	11:00 - 11:30 AM

Afternoon

Staff/Child Ratio	Age Group	Time Schedule
1:4	Infant	3:00 - 3:30 PM
1:9 max	toddler	3:30 - 4:00 PM
1:11	2 years	4:00 - 4:30 PM

Pre-School and School Age Playground Schedule

- The largest group size at any given time would be **48** children allowing **80** square feet per child.

Morning

Staff/Child Ratio	Age Group	Time Schedule
1:15	3 years	9:30 - 10:00 AM
1:18	4 years	10:00 - 10:30 AM
1:22	5 years	10:30 - 11:00 AM

Afternoon

Staff/Child Ratio	Age Group	Time Schedule
1:15	3 years	3:00 - 3:30 PM
1:18	4 years	3:30 - 4:00 PM
1:22	5 years	4:00 - 4:30 PM

Bussiness Plan

TRAFFIC FLOW

CAPACITY

190

PARENT PARKING

DROP OFF AM

Time	Children Drop Off	Cumulative Children	Number of Cars	Time	Children Drop Off	Cumulative Children	Number of Cars
6:30 - 6:40	4	4	3	8:00 - 8:10	17	99	12
6:40 - 6:50	6	10	4	8:10 - 8:20	17	116	12
6:50 - 7:00	6	15	4	8:20 - 8:30	15	131	11
7:00 - 7:10	8	23	5	8:30 - 8:40	13	144	9
7:10 - 7:20	10	32	7	8:40 - 8:50	13	158	9
7:20 - 7:30	11	44	8	8:50 - 9:00	13	171	9
7:30 - 7:40	11	55	8	9:00 - 9:30	10	181	7
7:40 - 7:50	13	68	9	9:30 - 10:00	6	186	4
7:50 - 8:00	13	82	9	10:00 - 10:30	4	190	3

PICK-UP PM

Time	Children Pick up	Cumulative Children	Number of Cars	Time	Children Pick up	Cumulative Children	Number of Cars
3:00 - 3:10	2	188	1	4:40 - 5:00	13	110	9
3:10 - 3:20	4	184	3	5:00 - 5:10	15	95	11
3:20 - 3:30	4	181	3	5:10 - 5:20	15	80	11
3:30 - 3:40	5	176	3	5:20 - 5:30	17	63	12
3:40 - 3:50	5	171	3	5:30 - 5:40	17	46	12
3:50 - 4:00	6	165	4	5:40 - 5:50	17	29	12
4:00 - 4:10	8	158	5	5:50 - 6:00	11	17	8
4:10 - 4:20	10	148	7	6:00 - 6:10	8	9	5
4:20 - 4:30	11	137	8	6:10 - 6:20	6	4	3
4:30 - 4:40	13	124	9	6:20 - 6:30	4	0	3

PARENT AND STAFF PARKING

TOTAL (AM)

Time	# of Staff at Academy	Total Cars (Staff & Parents)*		Time	# of Staff at Academy	Total Cars (Staff & Parents)*
6:30 - 6:40	2	5		8:00 - 8:10	13	23
6:40 - 6:50	3	7		8:10 - 8:20	15	25
6:50 - 7:00	4	8		8:20 - 8:30	16	25
7:00 - 7:10	5	10		8:30 - 8:40	18	25
7:10 - 7:20	6	12		8:40 - 8:50	19	26
7:20 - 7:30	7	14		8:50 - 9:00	21	27
7:30 - 7:40	8	15		9:00 - 9:30	22	26
7:40 - 7:50	10	18		9:30 - 10:00	22	24
7:50 - 8:00	11	19		10:00 - 10:30	23	23

*Considers 15% of Staff do not park a car at the Academy

Mid-day	Total Projected Cars*
10:30 - 3:00	20

TOTAL (PM)

Time	# of Staff at Academy	Total Cars (Staff & Parents)*		Time	# of Staff at Academy	Total Cars (Staff & Parents)*
3:00 - 3:10	24	25		4:40 - 5:00	13	22
3:10 - 3:20	23	25		5:00 - 5:10	11	22
3:20 - 3:30	23	25		5:10 - 5:20	10	20
3:30 - 3:40	22	25		5:20 - 5:30	8	20
3:40 - 3:50	20	23		5:30 - 5:40	6	18
3:50 - 4:00	19	23		5:40 - 5:50	4	16
4:00 - 4:10	18	23		5:50 - 6:00	3	11
4:10 - 4:20	17	24		6:00 - 6:10	2	7
4:20 - 4:30	16	24		6:10 - 6:20	2	5
4:30 - 4:40	15	24		6:20 - 6:30	2	5

*Considers 15% of Staff do not park a car at the Academy

Bussiness Plan

TRAFFIC FLOW RESULTS

Drop off / Pick up Schedules of Children

- Approximately **115** parent cars are projected during peak drop off (7:00 – 9:00 AM) in intervals of 10 minutes.
- Approximately **104** parent cars are projected during peak pick up (4:00 – 6:00 PM) in intervals of 10 minutes.
- Approximately 1/3 of children enrolled in program are 2 sibling households.

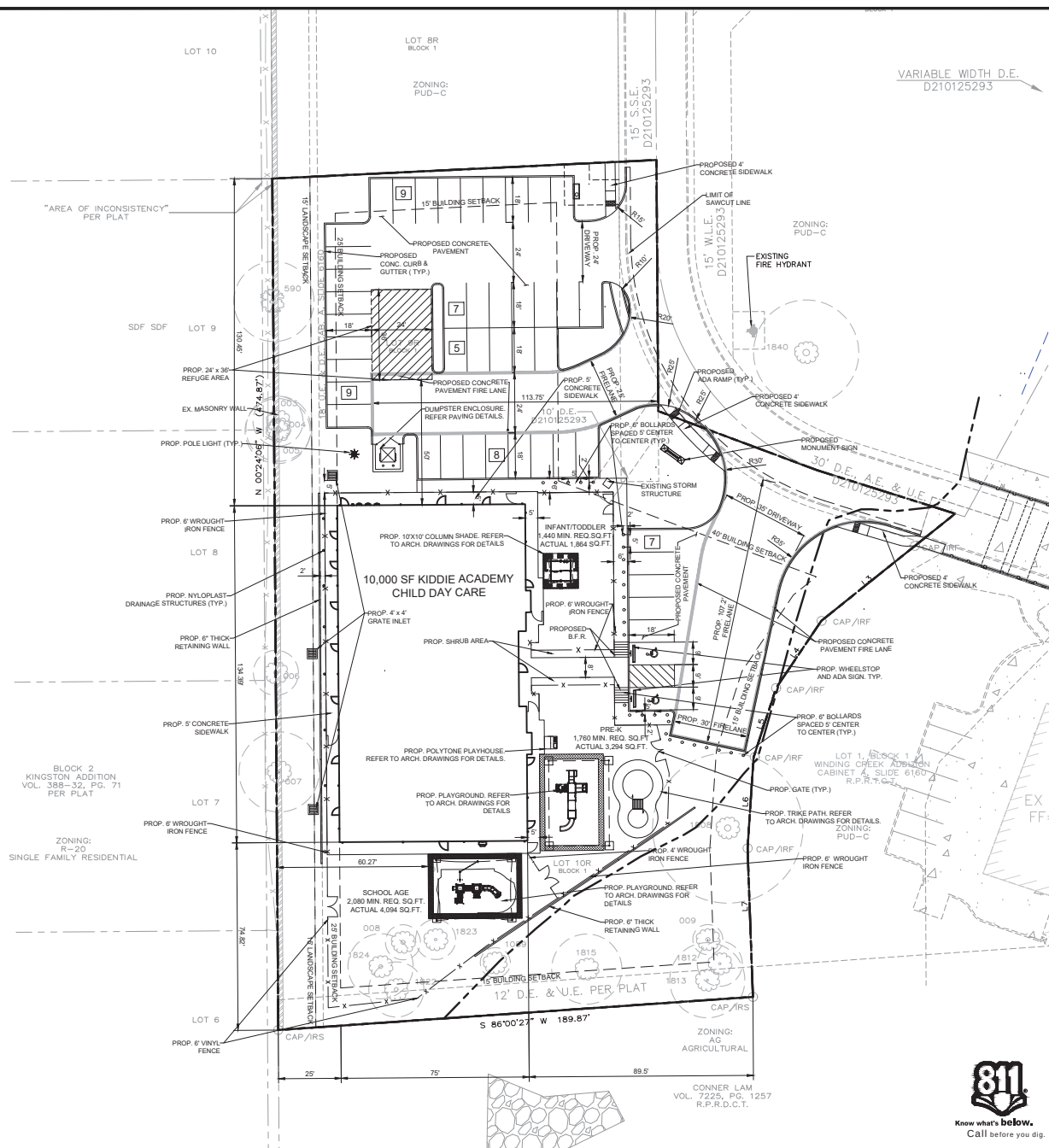
Staff Parking

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

Total Projected Parking

- The projected total number of parent and staff cars for any period of time is **27**

Site Plan



SITE DATA SUMMARY CHART	
EXISTING ZONING	PUD-C
PROPOSED USE	DAYCARE
GROSS ACRES	1.473 ACRES OR 64,164 S.F.
BUILDING SQUARE FOOTAGE	10,000
LOT COVERAGE	16.27%
FAR	0.16
MAXIMUM HEIGHT	26' - 1 STORY
PARKING RATIO PER USE	190 CHILDREN
PARKING REQUIRED	38
PARKING PROVIDED	45
BUILDING SETBACKS	40' FRONT & 25' REAR
LANDSCAPE SETBACK	15' REAR
IMPERVIOUS AREA	34.693 SF / 54%
PERVIOUS LANDSCAPE	29,471 SF / 46%

PROJECT CONTACT LIST	
OWNER WINDING CREEK VILLAGE LLC 1801 PRECINCT LINE RD. STE A HURST, TX. 76054 KEVIN AFKAMI 469-363-3222	DEVELOPER BUTTRY & BROWN DEVELOPMENT, L 5040 TENNYSON PARKWAY PLANO, TX. 75024 STEPHEN BROWN 214-277-4830
ENGINEER TRIANGLE ENGINEERING LLC 1784 MODERNOTT 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

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 CHANGES MUST BE RECEIVED IN WRITING.

7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

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

SITE PLAN

	KIDDIE ACADEMY
	6412 COLLEYVILLE BOULEVARD (S.H.26)

CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

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



TRIANGLE
ENGINEERING, INC.

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

AY	GH	04/15/20	SEE SCALE BAR	2B-20	C
TX. P.E. FIRM #11525					

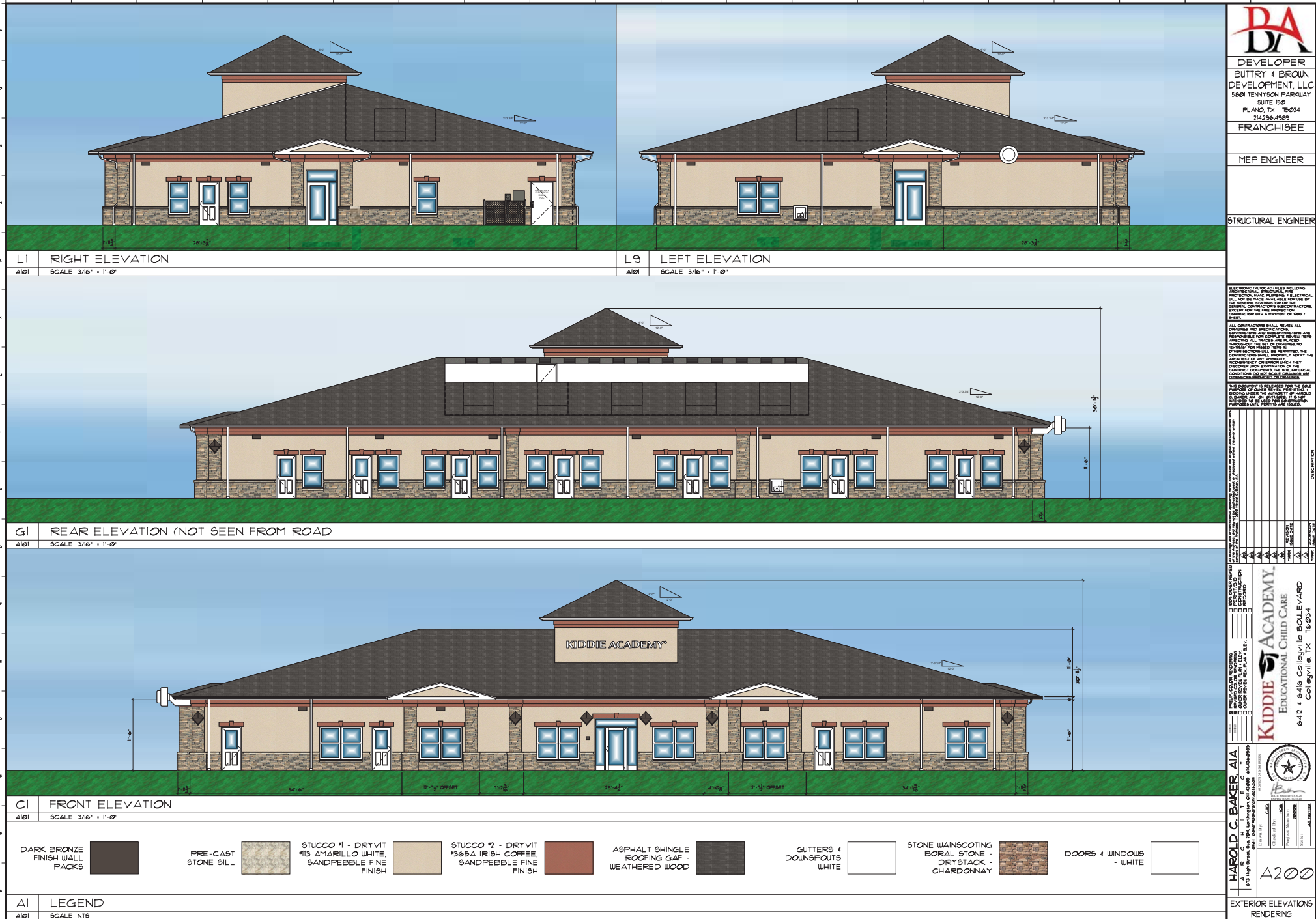


Know what's **below**.
Call before you dig

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



Building Elevations



DEVELOPER
BUTTRY & BROWN
DEVELOPMENT, LLC
5801 TENNYSON PARKWAY
SUITE 150
PLANO, TX 75024
714.236.4889
FRANCHISEE

MEP ENGINEER

STRUCTURAL ENGINEER

ELECTRICAL SYMBOLS INCLUDING
RESIDENTIAL SYMBOLS, THE
SYMBOLS ARE NOT BE USED
FOR THE GENERAL CONTRACTOR'S
DESIGN, THE GENERAL CONTRACTOR
SHOULD CONSULT WITH THE
ELECTRICAL ENGINEER FOR THE
CORRECT SYMBOLS TO BE USED
ON THE DRAWINGS.

ALL CONTRACTORS SHALL REVIEW ALL
CONTRACTS AND SPECIFICATIONS
AND SHALL BE RESPONSIBLE FOR
THEIR OWN WORK. THE CONTRACTOR
SHALL BE RESPONSIBLE FOR THE
CORRECTNESS OF THE WORK AND
THE CONTRACTOR SHALL BE
RESPONSIBLE FOR THE CORRECT
INSTALLATION OF THE WORK.
THE CONTRACTOR SHALL BE
RESPONSIBLE FOR THE CORRECT
INSTALLATION OF THE WORK.

THIS DOCUMENT IS ISSUED FOR THE
OWNER'S USE ONLY. IT IS NOT TO
BE USED FOR ANY OTHER PURPOSE.
IT IS THE OWNER'S RESPONSIBILITY
TO MAINTAIN THE DOCUMENT AND
TO PROVIDE IT TO THE CONTRACTOR
FOR THE CORRECT INSTALLATION
OF THE WORK.

NO.	REVISION	DATE	DESCRIPTION
1	ISSUED FOR PERMIT	01/15/2020	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT	01/15/2020	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT	01/15/2020	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT	01/15/2020	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT	01/15/2020	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT	01/15/2020	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT	01/15/2020	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT	01/15/2020	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT	01/15/2020	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT	01/15/2020	ISSUED FOR PERMIT

SEAL OF THE ARCHITECT
HAROLD C. BAKER, AIA
6412 1/2 COLLEYSVILLE BOULEVARD
COLLEYSVILLE, TX 76034

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE



DATE OF ISSUE
01/15/2020

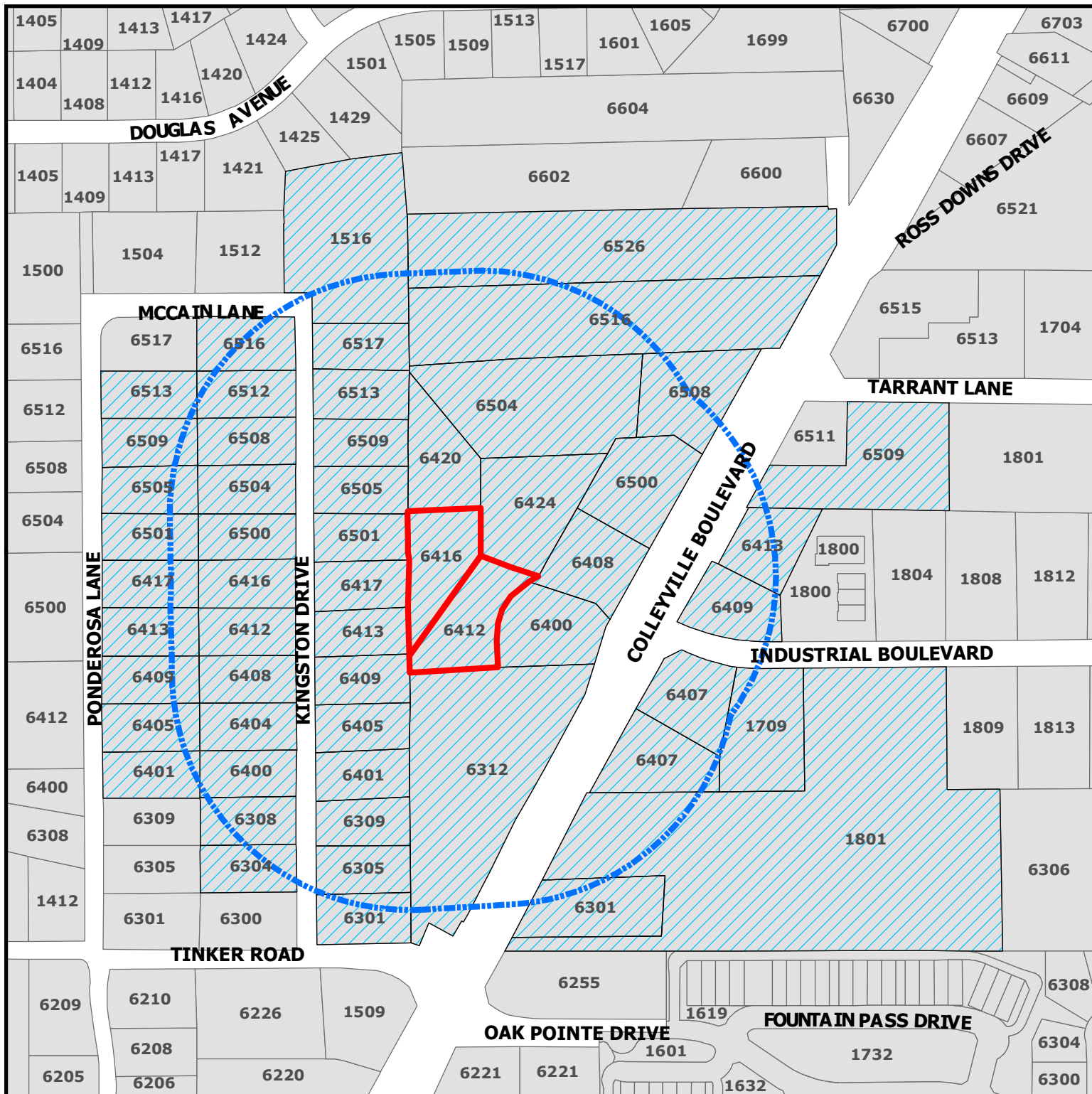
DATE OF REVISION
01/15/2020

DATE OF CANCELLATION
01/15/2020

DATE OF EXPIRATION
01/15/2020

A200
EXTERIOR ELEVATIONS
RENDERING

Notification Map



ZC20-012

6412-6416 Colleyville Blvd

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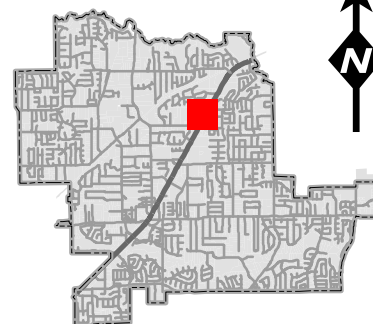
Subject Property



500ft Buffer



Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
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

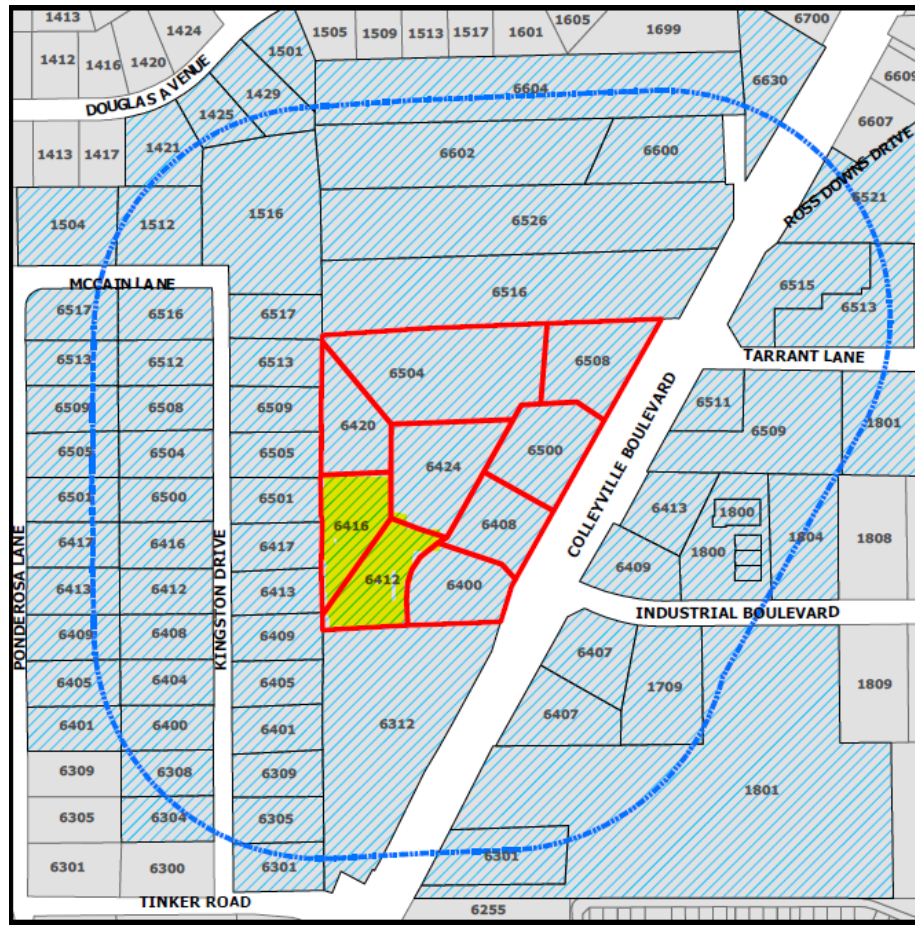
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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 OF THE CITY OF COLLEYVILLE, TEXAS, BY 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 2nd day of November 2020.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS
ON THIS THE 2ND DAY OF NOVEMBER 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 10a

Agenda Date 12/15/2020

Number Resolution R-20-4570

Type Ordinance

Department Community Development

Title

Consideration of a waiver request to allow for the use of a non-conforming building with a non-conforming use on Lots B1A & B2A, Reagan Estates West, City Boundary Split, located at 7720 & 7724 Precinct Line Road, Case GC20-006

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

Reading and Public Hearing

Roman Figueroa, of YAOTL, LLC, has submitted a request for a waiver for use of a non-conforming building with a non-conforming use at 7720 Precinct Line Road, being approximately 0.974 acres, known as Lots B1A & B2A, of the Regan Estates West Addition, and being zoned R-40 Single-Family Residential district.

Existing Conditions/Background: The subject property straddles the city limit line between Colleyville and Hurst. It is currently zoned R-40 Single-Family Residential Development district in Colleyville and is a combination of Lots B1A & B2A, of the Regan Estates West Addition. The property is located on the east side of Precinct Line Road and south of the intersection of L.D. Lockett Road and Precinct Line Road. The property is currently developed with two (2) non-conforming commercial buildings.

Ordinance: Section 3.7 – Non-conforming Uses, Lots and Buildings:

E. Non-conforming Uses of Buildings or of Buildings and Premises in Combination – If lawful use involving individual buildings with a replacement cost of one thousand dollars (\$1,000.00) or more, or of buildings and premises in combination, exist at the effective date of adoption or amendment of this Chapter that would not be allowed in a particular district under the terms of this Chapter, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

3. If no structural alterations are made, except as required by the City's building codes, any non-conforming use of a building, or building and premises, may, as a waiver, be changed to another non-conforming use provided that the City Council, either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district than the existing non-conforming use. In permitting such change, the

City Council may require appropriate conditions and safeguards in accord with the provisions of this Chapter.

Analysis: The applicant is requesting a waiver to allow for office showroom type uses in the existing front building. The previous use was a Utility Contractor and Service Yard which vacated the property approximately two years ago. The front façade of the building is currently being remodeled to upgrade the appearance.

The future plan is for a total of five buildings with suites ranging between 1,250 s.f. and 8,000 s.f. in size with a total of approximately 34,000 s.f. when fully developed. The proposed uses include contractor services, publishing, logistics, electrical contractors, electronics businesses, along with gyms, retail, health, and beauty businesses.

Staff and representatives from the City of Hurst met with the applicant in the fourth quarter of 2019. At that time, it was recommended the development go through a rezoning to a PUD-C Planned Unit Development – Commercial district. This would be followed by a site plan approval process to bring the zoning and site into compliance with the Land Development Code. Staff remained in contact with the applicant into the early part of 2020 when communication ceased.

The applicant was issued a building permit for façade work on the building fronting Precinct Line Road from the City of Hurst in September of 2020. This work is currently being performed. As part of the project, the applicant submitted plans to connect to the City of Colleyville's water and wastewater systems to accommodate the existing and future buildings. This reinitiated conversations with the applicant and the need for the zoning approval. The requested waiver would allow for use of the front building while the change of zoning is going through the review and possible approval by the City Council.

Plat Status: The property appears to be platted as Lots B1A & B2A, of the Regan Estates West Addition. Previous conversations indicated that a replat will be submitted to combine the properties into one lot. Verification of the plat status will be performed as part of the change of zoning procedure.

DRC Review: The DRC reviewed the request during their November 23, 2020 meeting and determined the application was complete and may be scheduled for the next available City Council meeting along with the these comments to the applicant:

1. A rezoning and eventual site plan for the project is recommended from the Development Review Committee, so the project can come into compliance with the Land Development Code.
2. This development cannot tie into City utilities without the approval of the waiver by City Council. Service needs to be provided by the prior utility (water and sewer)

provider until it is rezoned and a proper site plan is accepted by the Development Review Committee.

Drainage: NA

Surrounding Development: The property to the north is zoned R-40 Single-Family Residential district and developed with a religious use. The property to the northeast is zoned PUD-R Planned Unit Development – Residential and is developed with a neighborhood retention pond. The properties to the southeast and south are located in the City of Hurst.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for Institutional uses.

Staff Recommendation: Staff recommends denial of the waiver request. However, if approved, staff recommends submittal to rezone to an appropriate district in the near future.

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. Professional Team Contact Info.
6. Survey Exhibit
7. Civil Plans
8. Proposed Site Plan
9. Architectural Elevations of Future Buildings
10. Water and Sewer Plan
11. Subdivision Plat Draft 11-25-20
12. Resolution R-20-4570

Aerial Map

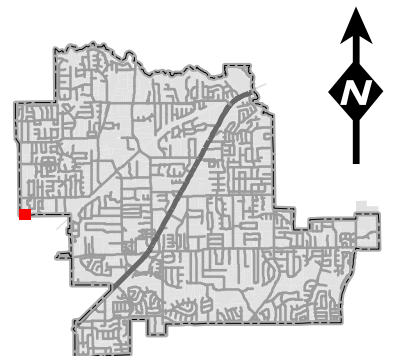


GC20-006
7720 Precinct Line Road

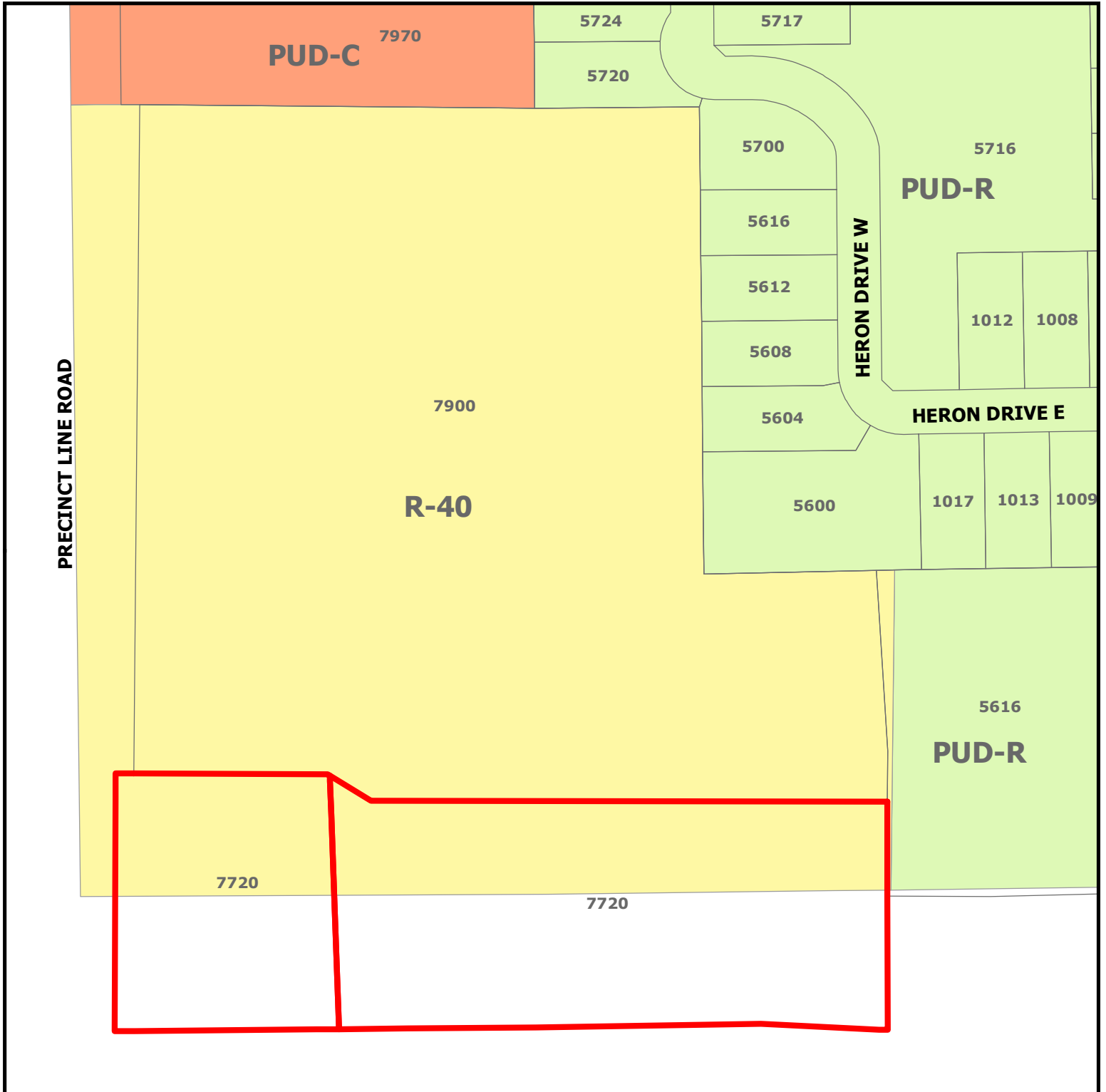
DISCLAIMER:
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Subject Property



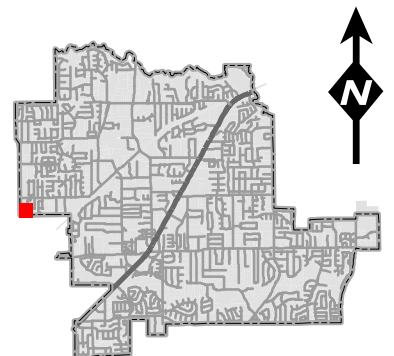
Zoning Map



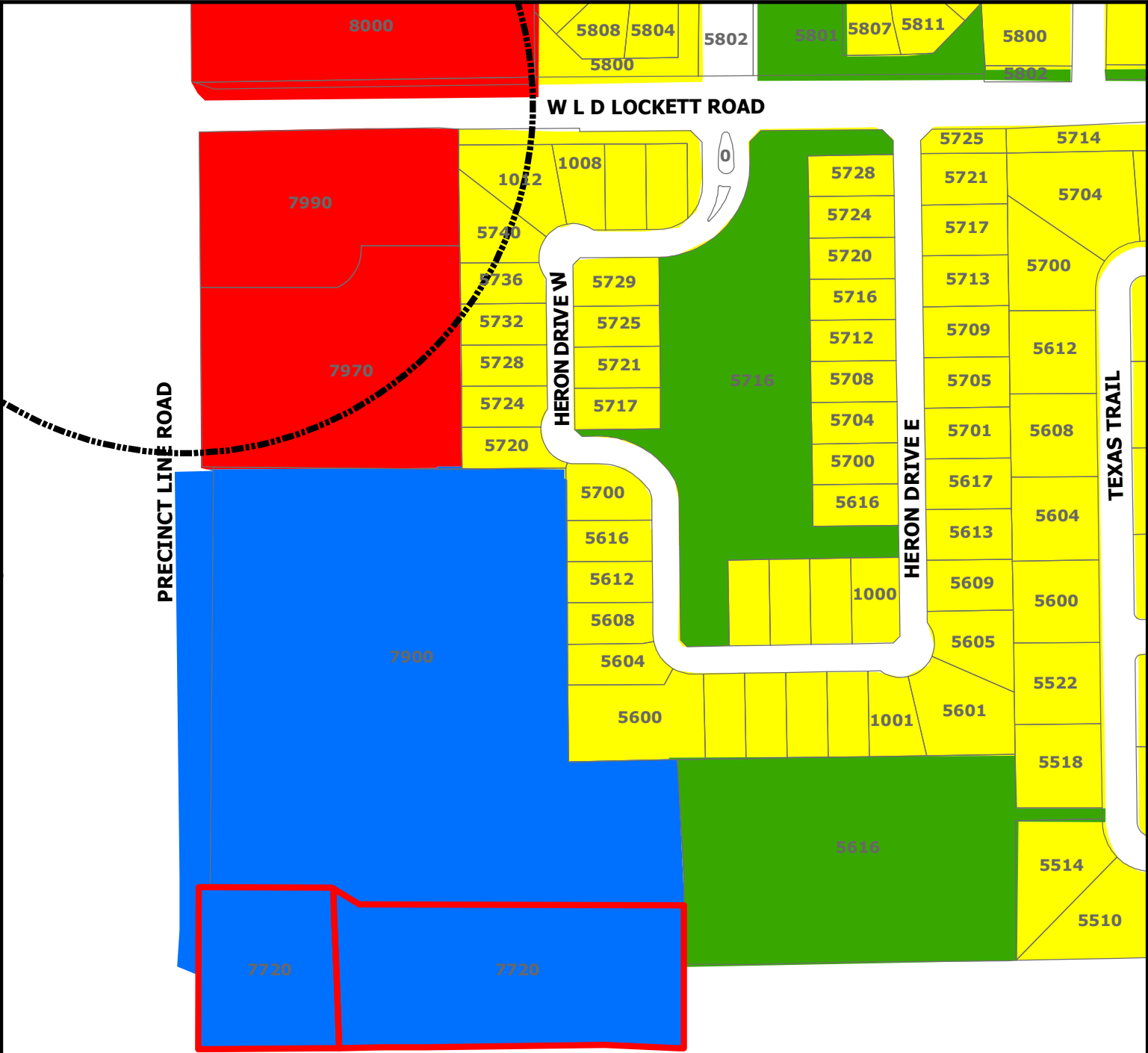
GC20-006
7720 Precinct Line Road

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 Subject Property



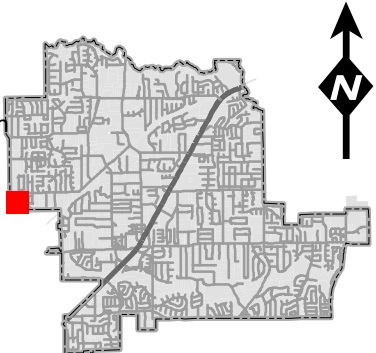
Future Land Use Map



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GC20-006
7720 Precinct Line Road
Subject Property
Sales Tax Preferred Intersection

-  Subject Property
-  Residential
-  Commercial
-  Institutional
-  Open Space; Parks



Statement of Planning Objectives City Line Business Park

Planning Objectives:

The Owner and Developer, YAOTL LLC, D.B.A., Delta Capital and Investments, proposes to develop the property into a new Business Park, named, City Line Business Park. To do so, Delta Capital is working with the Cities of Colleyville and Hurst to work through the Rezoning, and all Engineering Process to bring the property to present day Code and requirements. It will take a coordinated effort due to two existing buildings that are in fact located partially in the two municipalities of Colleyville and Hurst. Additionally, the water and sewage utilities serving the property will be reconstructed from Hurst to Colleyville to meet the project objectives.

The Developer believes that there is a strong need in the area for such a project because of its location and a thriving small business community that is growing in the the local region. This small business community require flex space, (Office and open space combined), to meet their business needs. City Line Office Park will offer the Small Business Community within a radius of three to five miles of the location with suites of Flex, (Office and open space), suites ranging from approximately 1250 square feet up to 8000 square feet. There are a total of five buildings with a total of approximately 34,000, square feet when fully developed. There would be no outside storage allowed in the business park.

It is anticipated that there is a large number of small business and entrepreneurs that will occupy the space, to include, publishing, logistics, electrical, and electronics businesses, along with gyms, retail, health, and beauty types of businesses and many others. The present Owner is excited about the project due to the numerous inquiries that have been received since the small sign was installed announcing the coming of the Business Park.

Development Schedule :

Delta is requesting a waiver from the City of Colleyville for the building that is referred to as "Building A ", on the plans for a non conforming use since the building is partially in Colleyville where the zoning is residential, the majority and rest of the building is on the Hurst side and is zoned General Business.

It is anticipated that as soon as we receive approval from Colleyville,(we have received approval from Hurst), we can accomplish this phase of the project by January 2021. The schedule would be to complete the exterior rehab work on the building and the utility work. At that point we would be ready to sign a lease with a prospective Tenant. From this point we would submit the plans for the finish out of the interior of the building to meet the Tenant's requirements to Colleyville and Hurst for their approval. We anticipate that it would be late January or February 2021 to complete the total project for the Phase I building.

The development work for the remainder of the project is in progress, and will be submitted to Colleyville and Hurst to accommodate their specific requirements as soon as possible. It is anticipated that the total Applications for Rezoning, Platting, and development for the entire property could be submitted by February of 2021, or sooner.

As soon as the approvals are received from Colleyville and Hurst for the total development we would immediately begin developing the site for the additional buildings that are planned. The second existing, Building - B would be the first to be completed sometime around June 2021. The remainder of the buildings would be built as the demand for them would materialize.

Economic Development Information :

Building " A " is 5900 SF, no information on sales / SF or sales / Year. Estimated ad valorem taxes is \$ 5000 dollars / Year.

City Line Business Park
Development Team

Owner:

YAOTL LLC, dba Delta capital and Investments
Address: 6428 Davis Blvd. Ste.100
North Richland Hills TX. 76182

Owner / Representative:

Roman J. Figueroa
959 Roxbury Way
Keller TX. 76248

General Contractor:

METCON INC.
6428 Davis Blvd.
North Richland Hills TX. 76182

Architect:

HBJ Architects
2225 E. Randoll Mill Rd. Ste 524
Arlington TX. 76011

Engineer:

Keith Hamilton, P.E.
Hamilton Duffy, P.C.
E.S. & C.M., Inc.
8241 Mid-Cities Blvd., #100
North Richland Hills, TX 76182

Surveyor:

Spooner and Associates
Registered Professional Land Surveyors
309 Byers St. Ste. 100, Euless TX. 76309

Land Scape Architect:

LTS Design group
7101 Bryant Irvin Rd. # 33229
Ft. Worth, TX. 76162

Survey Exhibit

7720 Precinct Line Road

TRACT I:

Being a tract of land situated in the I. Caradine Survey, Abstract No. 356, City of Hurst, Tarrant County, Texas, and being part of Tract "B" of Reagan Estates West, on Addition to the City of Hurst, Tarrant County, Texas, according to the map recorded in Volume 388-53, Page 55, Map Records, Tarrant County, Texas, said being a part of those tracts of land conveyed to Gary Tennyson and wife, Sharon K. Tennyson by Warranty Deed recorded in Volume 9816, Page 755, Deed Records, Tarrant County, Texas, less that tract of land conveyed to the State of Texas by Deed recorded in Volume 11833, Page 1487, Deed Records, Tarrant County, Texas, and Gary and Sharon Tennyson and David M. Tennyson by Warranty Deed recorded in Volume 10218, Page 1559, Tarrant County, Texas, less that tract of land conveyed to the State of Texas by Deed recorded in 11953, Page 1463, Deed Records, Tarrant County, Texas, and the remainders being more particularly described together by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Northeast corner of a tract of land conveyed to Russell R. Rains by Deed recorded in Volume 11919, Page 1781, Deed Records, Tarrant County, Texas, said point being on the West line of Lot 15, Block 3 of Lonesome Dove Estates, Phase 2, Third Filing, on Addition to the City of Hurst, Tarrant County, Texas, according to the map recorded in Cabinet A, Slide 8843, Map Records, Tarrant County, Texas;

THENCE South 88 degrees 43 minutes 27 seconds East, along the North line of said Rains tract, a distance of 688.88 feet to a 1/2 inch iron rod with a yellow cap stamped "CBO Surveying" set at the Northwest corner of a tract of land conveyed to Donald Pierce Enterprises, Inc., by Deed recorded in Instrument No. D207295288, Official Public Records, Tarrant County, Texas, said point being on the East right-of-way line of Precinct Line Road (120 foot right-of-way);

THENCE North 00 degrees 44 minutes 45 seconds West, a distance of 208.42 feet to a point for corner at the Southwest corner of a tract of land conveyed to Gary Tennyson, Sharon K. Tennyson and David M. Tennyson by Deed recorded in Instrument No. D197176653, Official Public Records, Tarrant County, Texas, from which on "X" found for witness at the common Northwest corner of said Tennyson tract and the most Western Southwest corner of a tract of land conveyed to Bear Valley Community Church by Deed recorded in Instrument No. D197137422, Official Public Records, Tarrant County, Texas, has a bearing and distance of North 00 degrees 44 minutes 45 seconds West, 24.99' feet;

THENCE North 89 degrees 01 minutes 48 seconds East, along the South line of said Tennyson tract, a distance of 687.87 feet to a 1/2 inch iron rod found at the Southeast corner of said Bear Valley Community Church tract, said point being on the West line of Lot 4, Block 1 of Raffle Place, an Addition to the City of Hurst, Tarrant County, Texas, according to the map recorded in Cabinet A, Slide 8271, Map Records, Tarrant County, Texas;

THENCE South 01 degrees 01 minutes 13 seconds East, along said West line of Lot 4, Block 1, a distance of 205.74 feet to the POINT OF BEGINNING and containing 142,894 square feet or 3.28 acres of land.

TRACT II:

Being a tract of land situated in the I. Caradine Survey, Abstract No. 357, City of Hurst, Tarrant County, Texas, and being part of Tract "B" of Reagan Estates West, on Addition to the City of Hurst, Tarrant County, Texas, according to the map recorded in Volume 388-53, Page 55, Map Records, Tarrant County, Texas, said being a part of those tracts of land conveyed to Gary Tennyson and wife, Sharon K. Tennyson by Warranty Deed recorded in Volume 9816, Page 755, Deed Records, Tarrant County, Texas, and the remainders being more particularly described together by metes and bounds as follows:

BEGINNING at an "X" found at the most Western Southwest corner of a tract of land conveyed to Bear Valley Community Church by Deed recorded in Instrument No. D197137422, Official Public Records, Tarrant County, Texas, said point being on the East right-of-way line of Precinct Line Road (120 foot right-of-way);

THENCE traversing along said Bear Valley Community Church as follows:

North 88 degrees 52 minutes 08 seconds East, a distance of 197.02 feet to a 5/8 inch iron rod found for corner;

South 58 degrees 16 minutes 50 seconds East, a distance of 47.31 feet to a point for corner at the most Southern Southwest corner of said Bear Valley Community Church tract, said point being on the North line of a tract of land conveyed to Gary Tennyson and wife, Sharon K. Tennyson by Deed recorded in Volume 9816, Page 755, Deed Records, Tarrant County, Texas;

THENCE South 89 degrees 01 minutes 48 seconds West, along said North line of Tennyson tract, a distance of 236.93 feet to a point for corner on the aforementioned East right-of-way line of Precinct Line Road;

THENCE North 00 degrees 44 minutes 45 seconds West, along said East right-of-way line of 24.99 feet to the POINT OF BEGINNING and containing 5,488 square feet or 0.13 of an acre of land.

EXCEPTIONS TO THE TITLE COMMITMENT

This survey is made relying on information provided by Fidelity National Title Insurance Company with an Effective date of July 10, 2019 and an Issued date of July 24, 2019, in connection with the transaction described in OF# FIDAL-21-90002119002730.

Exception No.	DESCRIPTION OF EASEMENT	Applies to Subject Tract	Shown Graphically on Attached Survey Plat
10f	Building line, easements and all other matters shown on the plat thereof recorded in Vol. 388-53, Pg. 55, Plat Records, Tarrant County, Texas: 1) Twenty-five foot building line 2) The fee utility easement	YES	YES
10e	Easement granted to Southwestern Bell Telephone Co., filed 10/17/1995, recorded in Volume 12136, Page 595, Real Property Records, Tarrant County, Texas.	YES	YES

SURVEYOR'S CERTIFICATE

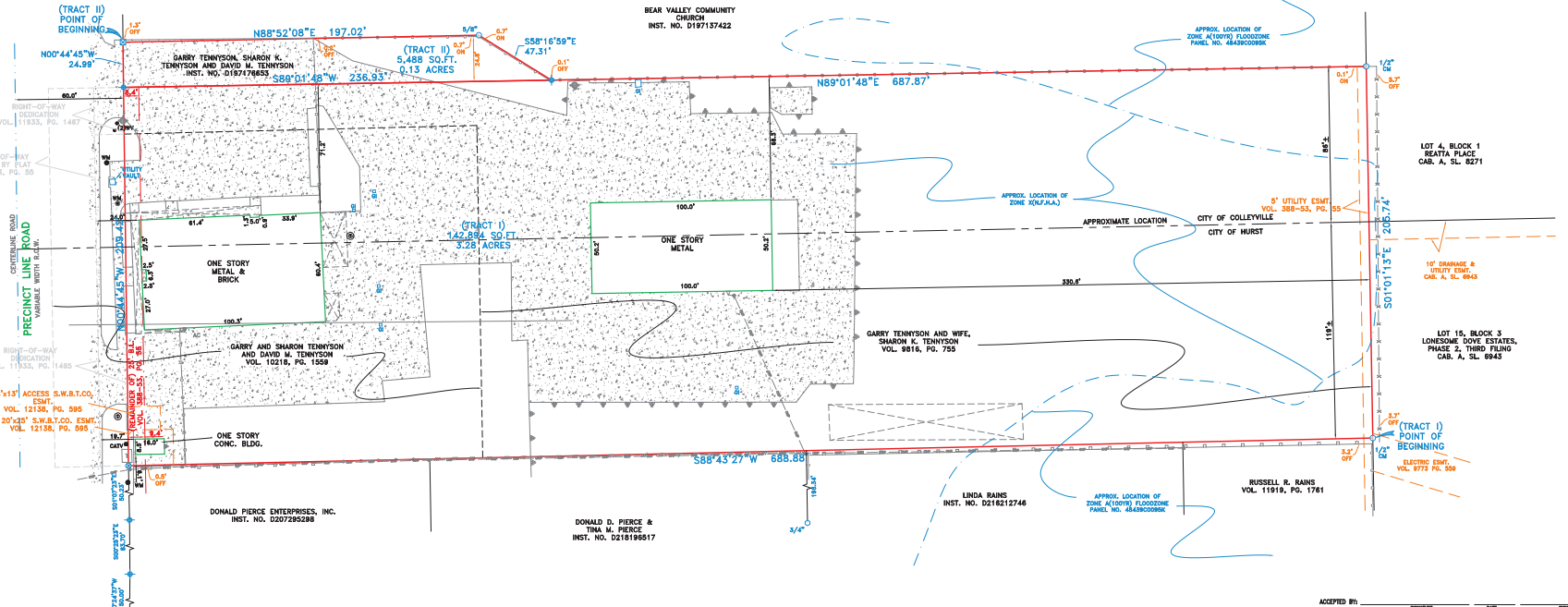
This survey is made relying on information provided by Fidelity National Title Insurance Company in connection with the transaction described in OF# FIDAL-21-90002119002730. The undersigned Registered Professional Land Surveyor (Bryan Connolly) hereby certifies to 2A07L, LLC and Fidelity National Title Insurance Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 7720 Precinct Line Road described together in Volume 9816, Page 755; Volume 10218, Page 1559, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and plotted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is located in Zone X-0.5(H.A.) and in a 100 Year Flood Plain or in an Identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48439C0095K, with a date of 09/25/2009) pursuant to the Flood Disaster Protection Act of 1973.

The Surveyor expressly understands and agrees that YAGT, LLC and Fidelity National Title Insurance Company are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 23rd day of July, 2019

Bryan Connolly
Registered Professional Land Surveyor No. 5513



NOTES:
BEARINGS BASED ON TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (2011)

DATE	BY	NOTES
07/29/19	MC	COMMENTS
08/06/19	MC	TITLE
09/04/19	R.G.	COMMENTS

REVISIONS	DATE	BY	NOTES
1	07/29/19	MC	COMMENTS
2	08/06/19	MC	TITLE
3	09/04/19	R.G.	COMMENTS

CONTROL POINT	DESCRIPTION	REMARKS
1	IRON ROD FOUND	FE - FUEL EQUIPMENT
2	1/2" IRON ROD SET	FE - FUEL EQUIPMENT
3	1" IRON PIPE FOUND	FE - FUEL EQUIPMENT
4	POINT FOR CORNER	FE - FUEL EQUIPMENT
5	"X" FOUND / SET	FE - FUEL EQUIPMENT

LEGEND	SYMBOL	DESCRIPTION
1	IRON ROD FOUND	FE - FUEL EQUIPMENT
2	1/2" IRON ROD SET	FE - FUEL EQUIPMENT
3	1" IRON PIPE FOUND	FE - FUEL EQUIPMENT
4	POINT FOR CORNER	FE - FUEL EQUIPMENT
5	"X" FOUND / SET	FE - FUEL EQUIPMENT

SYMBOL	DESCRIPTION	REMARKS
1	IRON ROD FOUND	FE - FUEL EQUIPMENT
2	1/2" IRON ROD SET	FE - FUEL EQUIPMENT
3	1" IRON PIPE FOUND	FE - FUEL EQUIPMENT
4	POINT FOR CORNER	FE - FUEL EQUIPMENT
5	"X" FOUND / SET	FE - FUEL EQUIPMENT

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=30'	07/23/19	1013868	SEE CERT	MC

TEXAS LAND TITLE SURVEY

I. CARADINE SURVEY, ABSTRACT NO. 356
CITY OF HURST, TARRANT COUNTY, TEXAS

7720 PRECINCT LINE ROAD

Civil Plans - Renovation



EXTERIOR RENOVATION FOR :

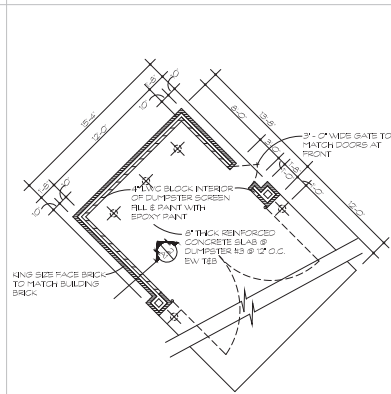
CITYLINE BUSINESS PARK

7720 PRECINCT LINE RD

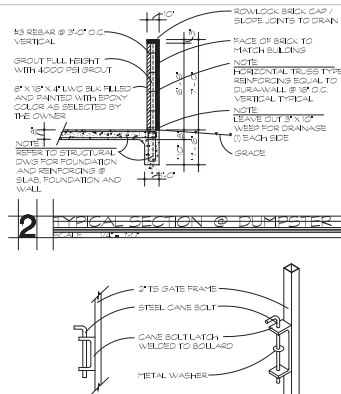
COLLEYVILLE, TEXAS

NOVEMBER 10, 2020

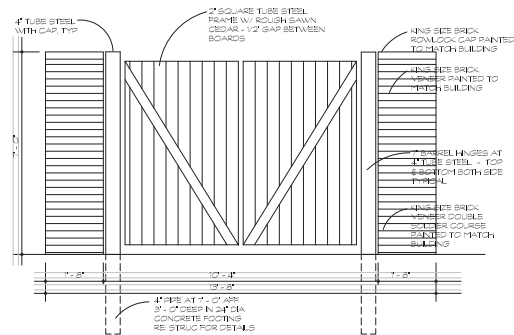
Civil Plans - Renovation



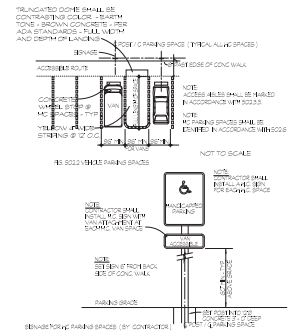
1 PLAN @ DUMPSTER



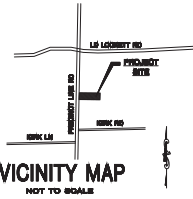
3 DUMPSTER - LATCH DETAILS



4 DUMPSTER - FRONT GATE ELEVATION



5	HANDICAP PARKING / SIGNAGE
	NTS



LOT COVERAGE :

LOT SIZE: APPROX. 38,982 SF
(18,515 SF IN COLLEYVILLE, 20,467 SF IN HURST)
BUILDING AREA: 5,900 SF
PERCENTAGE OF LOT COVERED
BY BUILDINGS: APPROX. 15.1 PERCENT

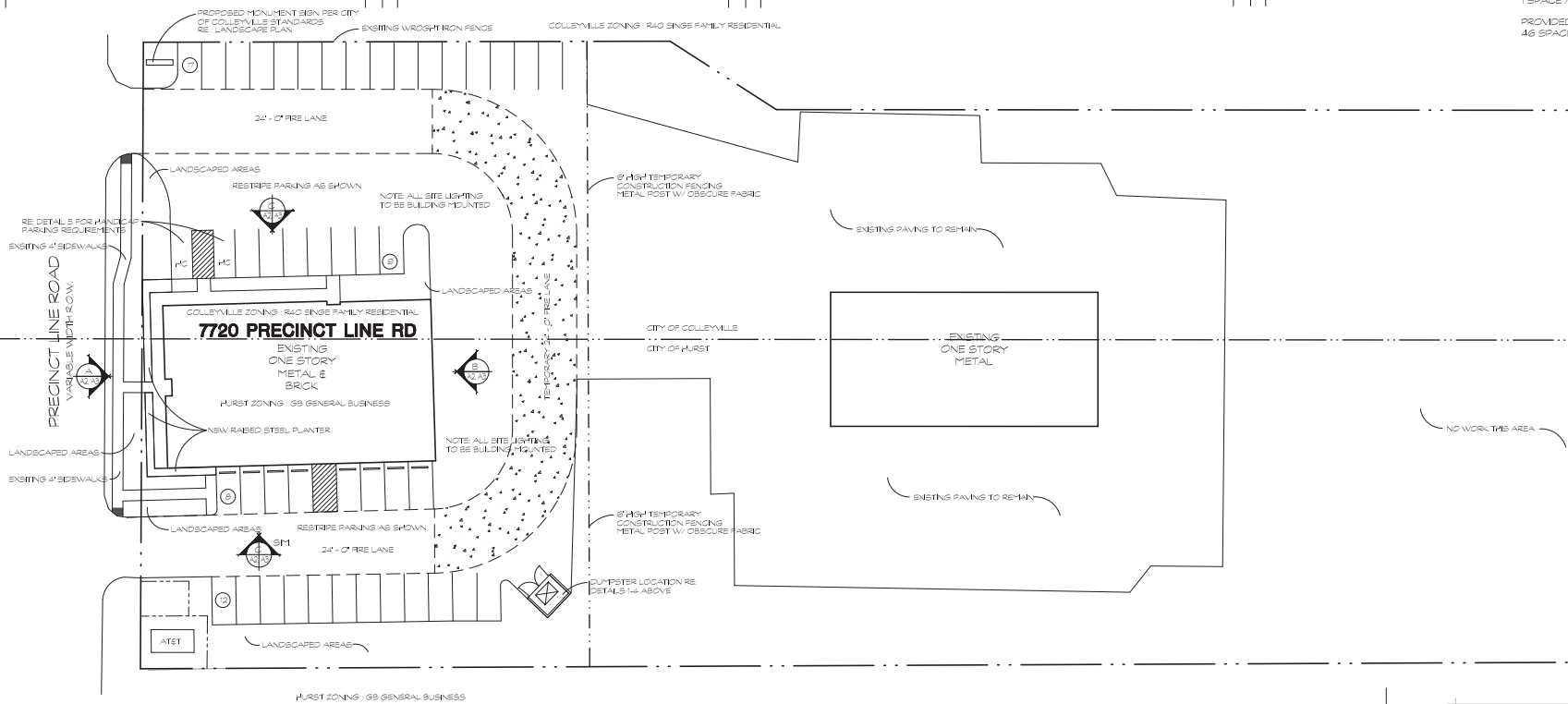
LANDSCAPE / GREEN AREA COVERAGE:

LOT SIZE: APPROX. 38,985 SF
LANDSCAPED AREA: 8,015 SF
PERCENTAGE OF LANDSCAPING:
APPROX. 20.5 PERCENT

PARKING RECAP - PHASE I:

PER EXISTING CODE :
1 SPACE / 250 SF = 25 SPACES REQUIRED

PROVIDED :
46 SPACES (2 HC) = 131 SF / 1 SPACE



A SITE ORIENTATION PLAN - PHASE I



SITE ORIENTATION PLAN

AN OFFICE AND WAREHOUSE FOR
CITY LINE BUSINESS PARK, BUILDING No. 1
7200 FREEDOM LANE SW GALLUP, NM 87301

FOR: DELTA CAPITAL
8000 FORK DR. NORTH RICHLAND HILLS, TEXAS 76180
P.O. BOX-2884 P.O. BOX-2884

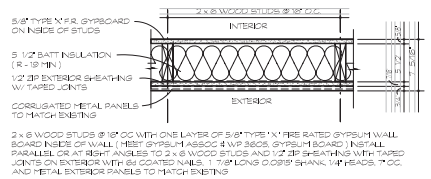
ADDENDUM 150-20-040-0000

NO-COST | ELIMINATE

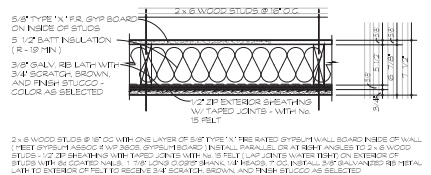
A1

1 CP 8

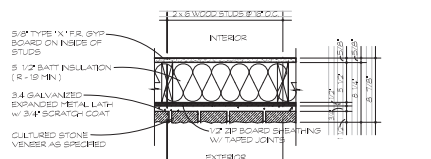
Civil Plans - Renovation



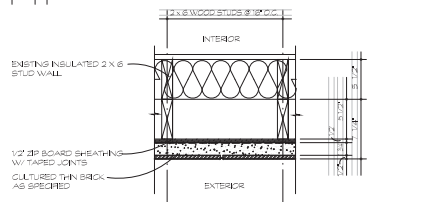
1 EXTERIOR WALL TYPE - METAL PANELS
SCALE 1/2" = 1'-0"



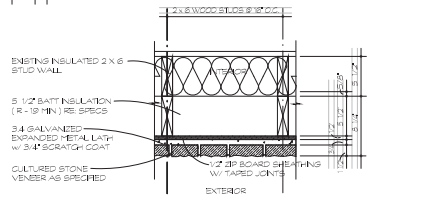
2 EXTERIOR WALL TYPE - STUCCO FINISH
SC-1112.120



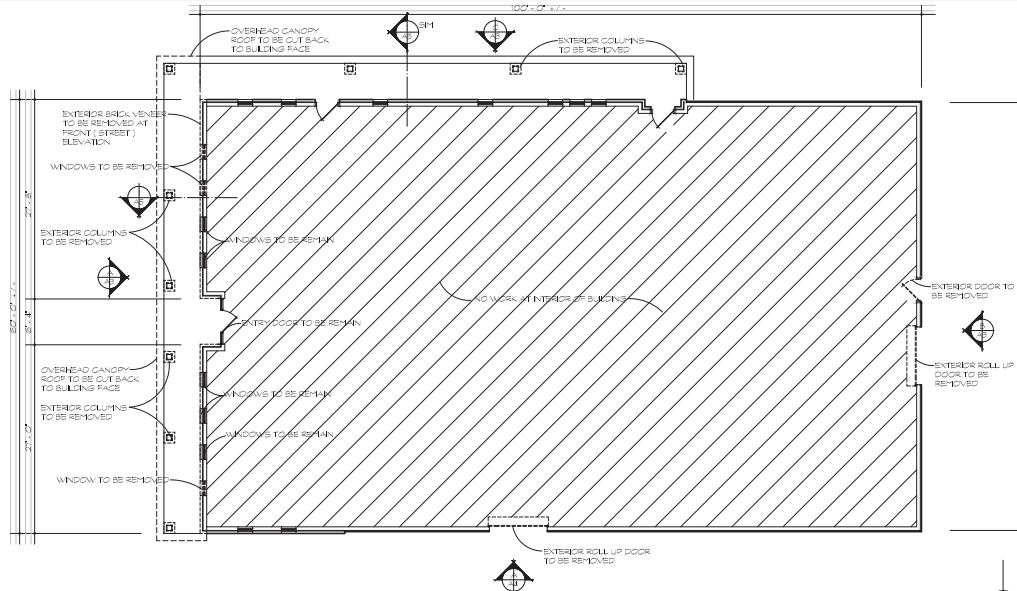
3 EXTERIOR WALL TYPE - STONE VENEER



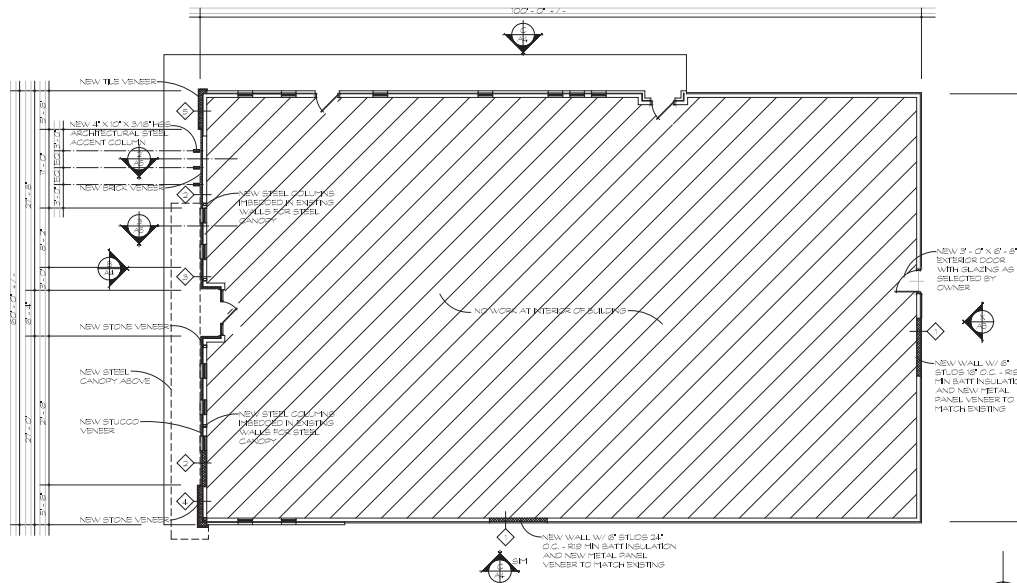
4 EXTERIOR WALL TYPE - TILE VENEER (OVER EXISTING WALL)



5	EXTERIOR WALL TYPE - STONE VENER (OVER EXISTING WALL) STONE VZ = 1.0'
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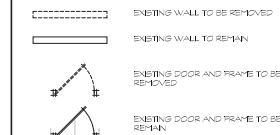


A DEMOLITION FLOOR PLAN
1/8" = 1'-0"



B PROPOSED FLOOR PLAN

DEMOLITION PLAN LEGEND



NOTE: THE EXISTING FLOOR PLANS / DOCUMENTS / DIMENSIONING IS COMPILED FROM OWNER PROVIDED DOCUMENTATION. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO SUBMITTING A PROPOSAL FOR THIS SCOPE OF WORK. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING FULLY RESPONSIBLE FOR ALL CONDITIONS WHICH VARIES FROM THOSE SHOWN HEREIN.

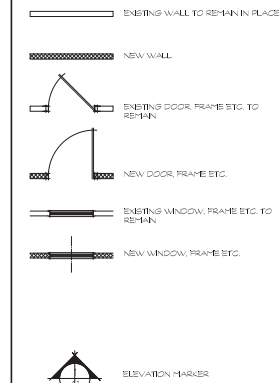
THIS DEMOLITION DOCUMENT, BY ITS NATURE, CANNOT REVEAL ALL CONDITIONS THAT EXIST ON SITE. SHOULD CONDITIONS BE FOUND VARY SUBSTANTIALLY FROM AS SHOWN HERE, THE CONTRACTOR SHALL NOTIFY THE OWNER / ARCHITECT IN WRITING OF ANY AND ALL CONDITIONS WHICH VARY FROM AS SHOWN, PRIOR TO SUBMITTAL OF A BID, AND SHALL AWAIT INSTRUCTION PRIOR TO PROCEEDING.

NOTE : THE CONTRACTOR SHALL PROTECT THE EXISTING STRUCTURE AND OTHER ELEMENTS THAT ARE NOT SCHEDULED TO BE REMOVED INCLUDING BUT NOT LIMITED TO THE FOLLOWING :

2. PROVIDE BRACKS AND SHORING
3. PREVENT MOVEMENT AND / OR SETTLEMENT OF THIS OR ADJACENT STRUCTURES, SPACES, TENANTS, ETC.

SALVAGEABLE ITEMS: CONTRACTOR TO VERIFY ALL ITEMS SCHEDULED TO BE REMOVED AND CONSULT WITH THE OWNER. DISPOSAL OF ANY AND ALL ITEMS THE OWNER DOES NOT WISH TO RETAIN. ALL ITEMS TO BE RETAINED BY THE OWNER SHALL BE TURNED OVER TO THE OWNER FOR STORAGE OF SUCH ITEM BY THE OWNER

PROPOSED FLOOR PLAN LEGEND



PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL BE FAMILIAR
 WITH THE PLANS INCLUDING ALL NOTES, THE STANDARD SPECIFICATIONS
 AND STANDARDS FOR CONSTRUCTION IN THE CITY OF KURST, AND OTHER
 APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER
 COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE
 CONTRACTOR TO BE FAMILIAR WITH ALL STANDARDS AND SPECIFICATIONS
 PERTAINING TO THESE WORK SHALL IN NO WAY RELIEVE THE
 CONTRACTOR OF RESPONSIBILITY OF PERFORMING THE WORK IN
 ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND
 SPECIFICATIONS. IN THE EVENT OF A CONFLICT BETWEEN AN ITEM SHOWN
 ON THESE PLANS INCLUDING ANY NOTES, CITY STANDARD SPECIFICATIONS
 OR ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT
 BEFORE PROCEEDING WITH ANY WORK RELATING TO THE CONFLICTING
 ITEM (S).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING AND REMAINING UTILITIES, BUILDINGS AND OTHER STRUCTURES THAT WILL REMAIN IN PLACE DURING THE CONSTRUCTION. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY INACCURACIES IN THE LOCATION, SIZE, GRADE OR FULL EXTENT OF THE EXISTING ABOVE - GROUND OR UNDERGROUND FACILITIES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL FACILITIES IN THE PATH OF CONSTRUCTION THAT MAY IMPROVE THE EFFICIENT COMPLETION OF THE WORK. AS SPECIFIED, UNLESS OTHERWISE DIRECTED, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SAID FACILITIES IN THEIR CONDITION PRIOR TO CONSTRUCTION, AT THE SOLE EXPENSE OF THE CONTRACTOR.

DEMOLITION / PROPOSED FLOOR PLANS

AN OFFICE AND TRAVEL/COMMERCIAL FIRM

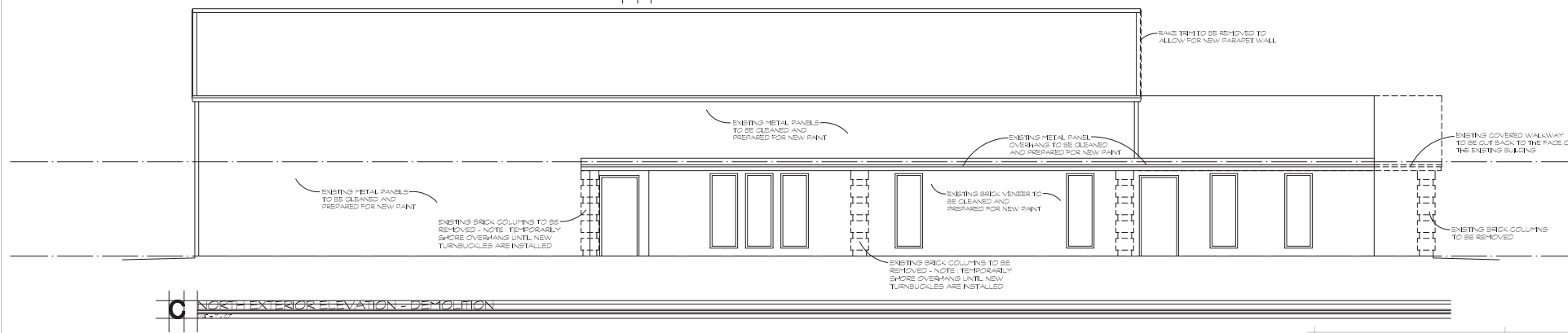
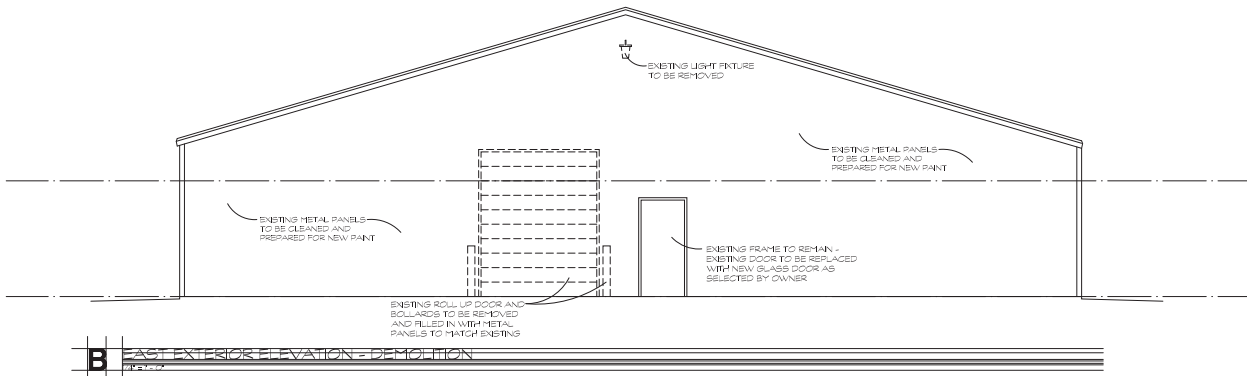
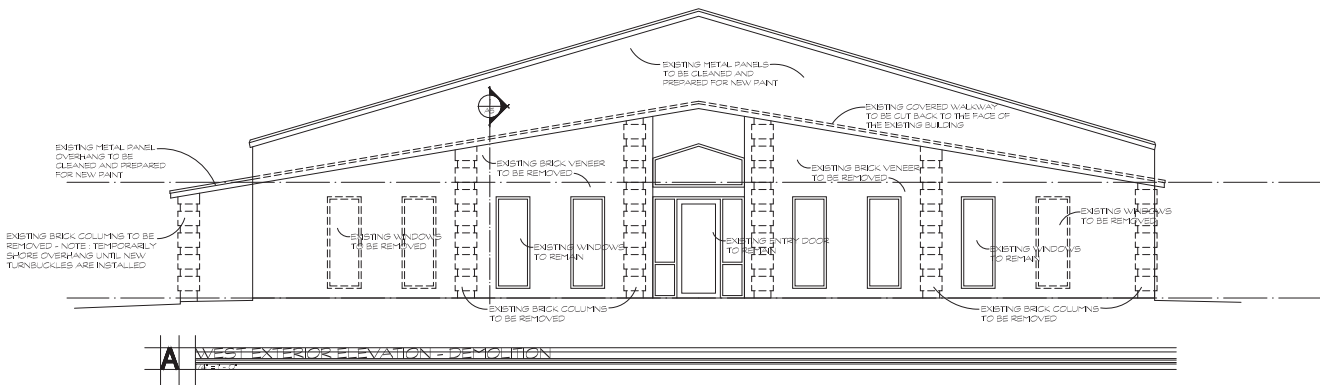
CITY LINE BUSINESS PARK, BUILDING No. 1

3030 FREEDOMWAY LANE 100 COLLETSVILLE, TENNESSEE 37016

FOR: DELTA CAPITAL
 10000 HICKORY HILLS, TENNESSEE 37016
 PLY. 615-385-0004 PLY. 615-385-0007

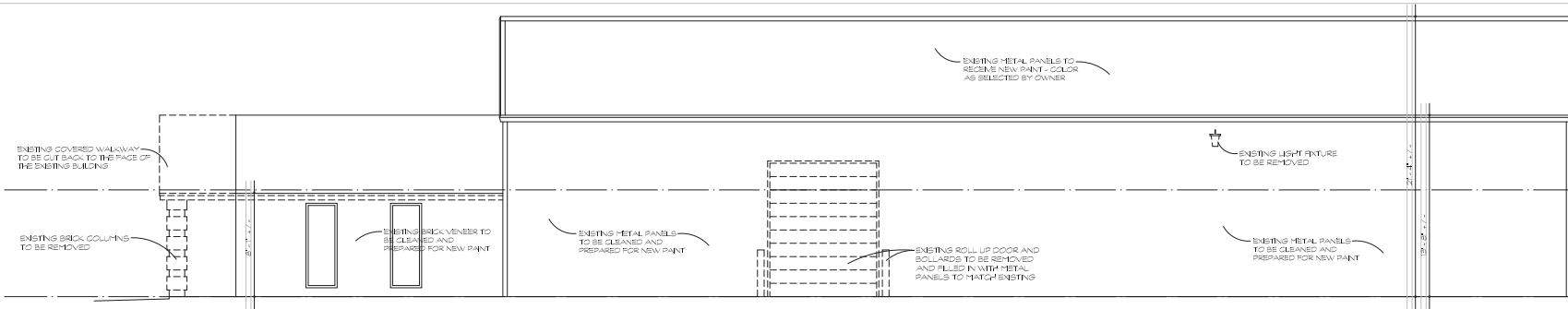
A2

Civil Plans - Renovation

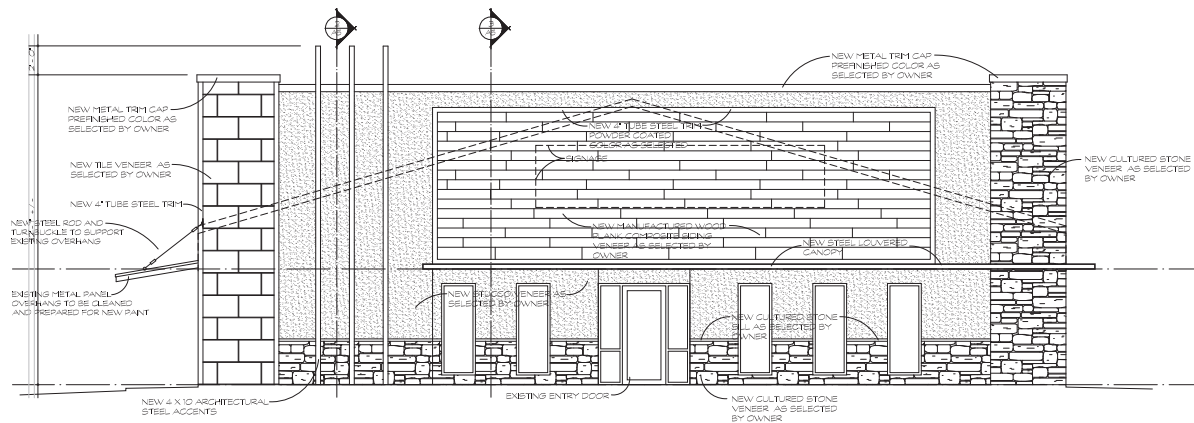


DEMOLITION EXTERIOR ELEVATIONS	
300 OFFICE AND UNDERGROUND PARK CITY LINE BUSINESS PARK, BUILDING No. 1 3000 PRESIDENT LANE SE CALIFORNIA, TEXAS 75001	PROJECT NUMBER A3
FOR: DELTA CAPITAL BRIDGE COUNTY, TEXAS 1701 NORTH ROCKLAND AVE., SUITE 200 FPO, TEXAS 75087-0001	DATE: 01/15/2024 BY: [Signature]

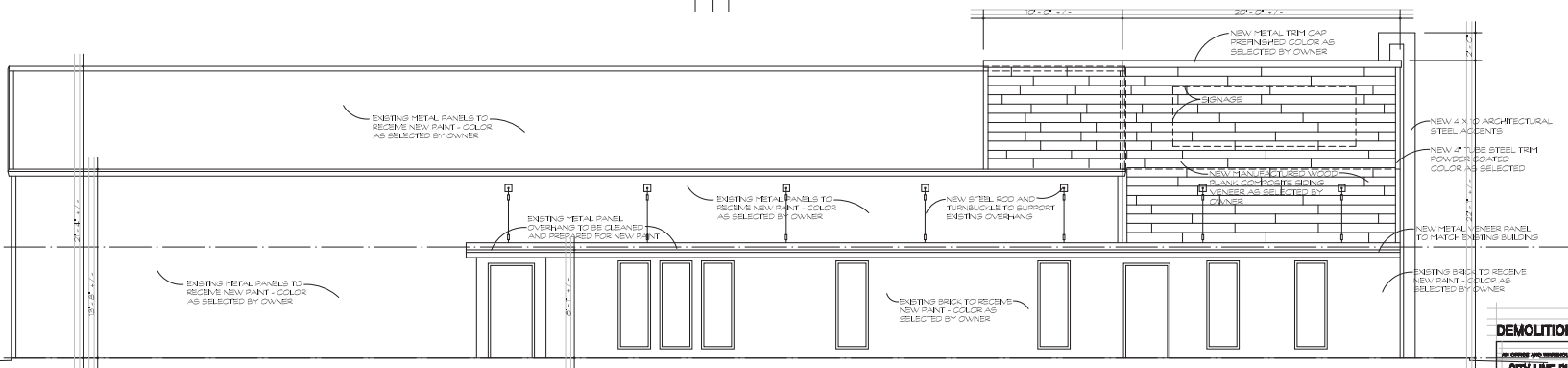
Civil Plans - Renovation



A SOUTH EXTERIOR ELEVATION - DEMOLITION



A WEST EXTERIOR ELEVATION - PROPOSED



C NORTH EXTERIOR ELEVATION - PROPOSED (SOUTH ELEVATION SIMILAR)

DEMOLITION / PROPOSED EXTERIOR ELEVATIONS

AN ORDER AND UNDERTAKING FOR

CITY LINE BUSINESS PARK BUILDING No. 1

27TH FORECASTY LANE RD. CHILLICOTHE, TENNESSEE 37621

FOR: DELTA CAPITAL

BRIDGE PLANT DIV. NORTH HIGHLAND HILLS, TEXAS 76156
 FYI: 817-293-2224 FYI: 817-293-2224

20-0000	20-0000
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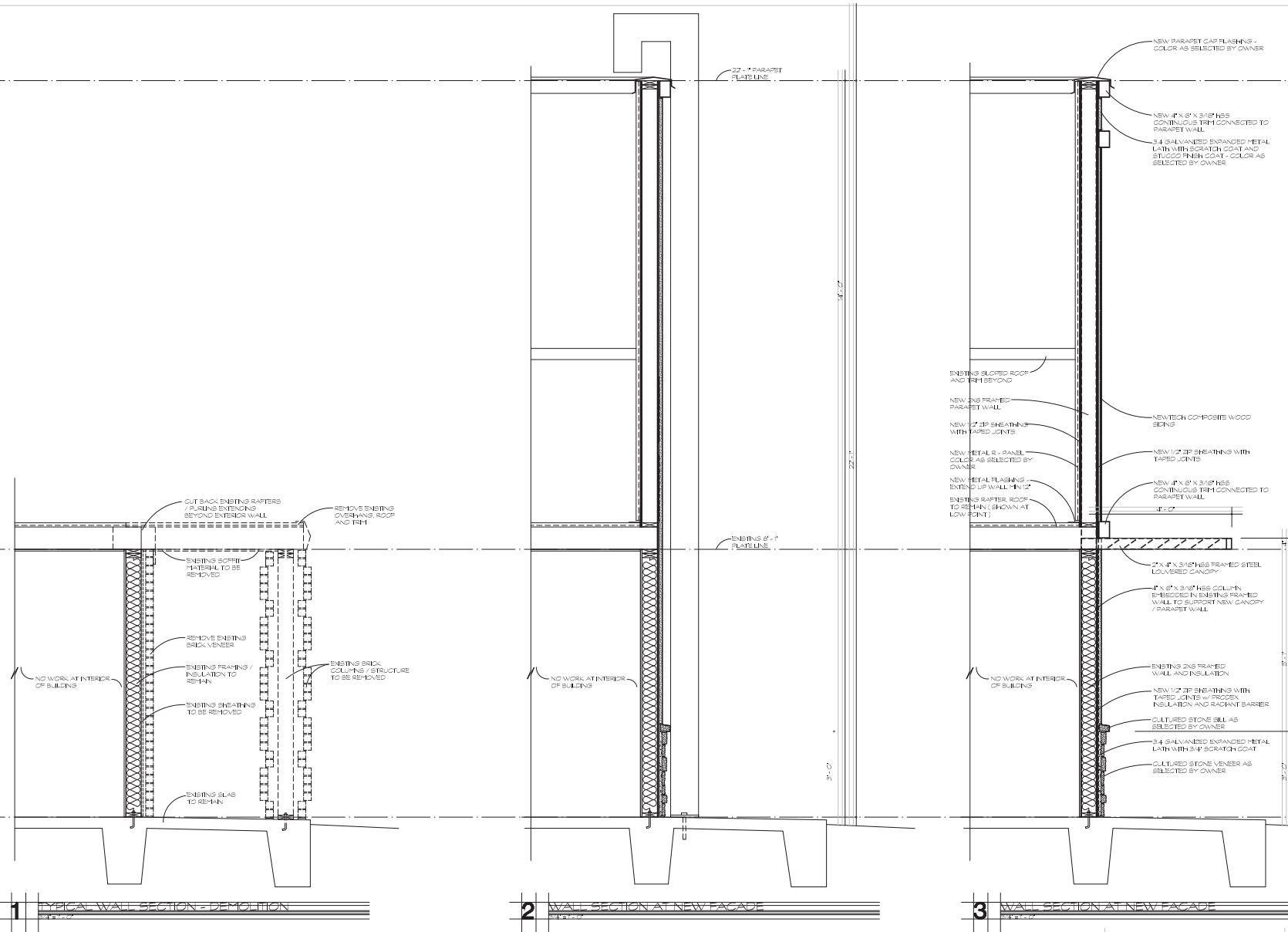
A4

A4

4 CP 8

44053.org 12/22/2006 03:50:52

Civil Plans - Renovation



WALL SECTIONS / DETAILS

ALL OFFERS AND REVISIONS FOR:

CITY LINE BUSINESS PARK, BUILDING No. 1

700 PROJECT LINE RD. CHICAGO, ILLINOIS 60606

FOR: **DELTA CAPITAL**

2000 PULASKI AVE., NORTH BLOOMING, ILLINOIS 60064

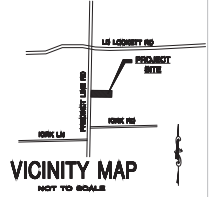
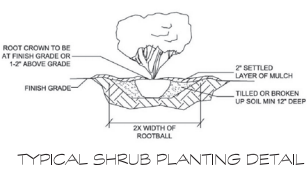
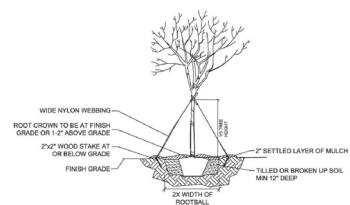
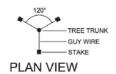
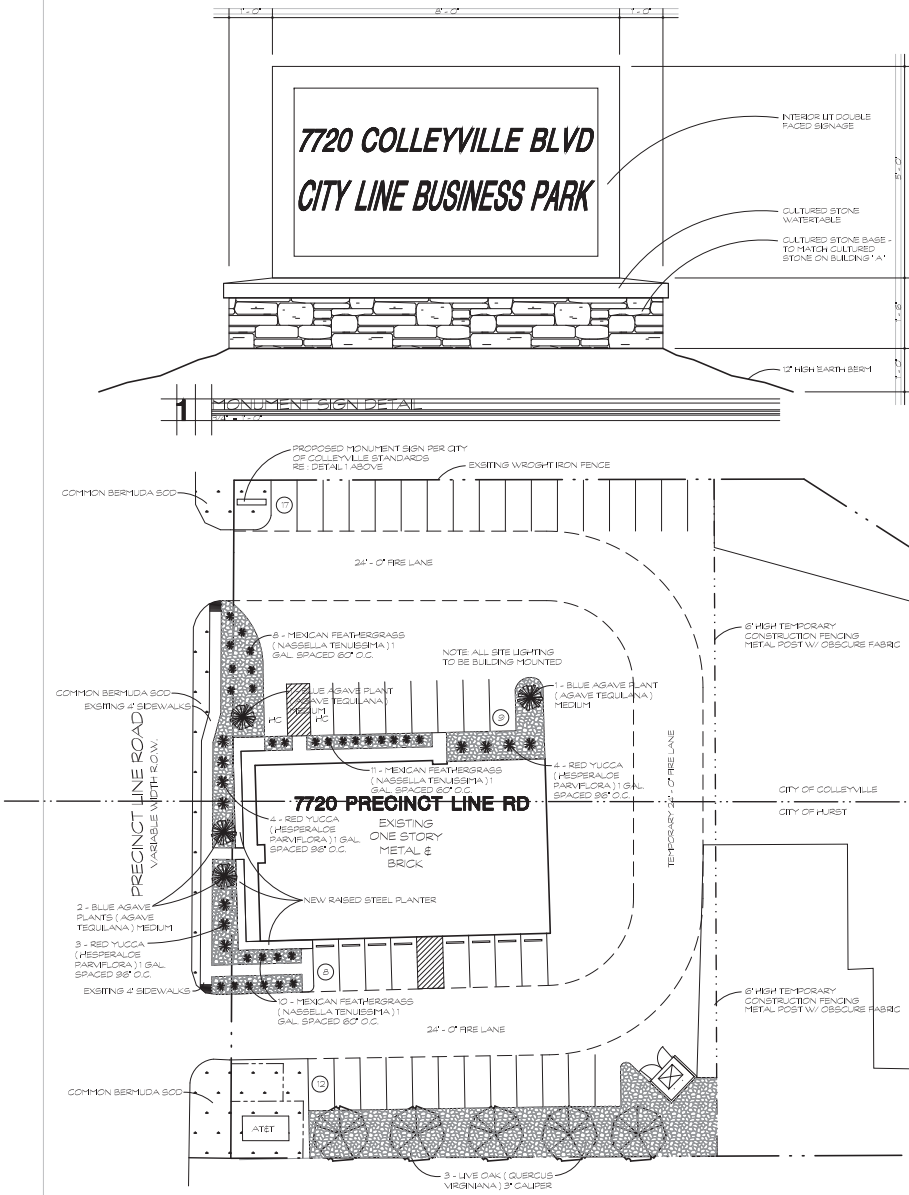
TEL: 847-460-0000 FAX: 847-460-0001

PROJECT NUMBER

A5

1 2 3

Civil Plans - Renovation



PLANTING LIST:

NUMBER	TYPE / SIZE	BOTANICAL NAME
3	LIVE OAK TREES (3" CALIPER MIN)	QUERCUS VIRGINIANA
4	BLUE AGAVE (MEDIUM)	AGAVE TEQUILANA
29	MEXICAN FEATHERGRASS (1 GAL)	NASSELLA TENUESPINA
11	RED YUCCA (1 GAL)	C. DACTYLON
AS NEEDED	COMMON BERMUDA SOD	

LOT COVERAGE:
LOT SIZE: APPROX. 38,982 SF
(18,515 SF IN COLLEYVILLE, 20,467 SF IN HURST)
BUILDING AREA: 5,900 SF
PERCENTAGE OF LOT COVERED BY BUILDINGS: APPROX. 15.1 PERCENT

LANDSCAPE / GREEN AREA COVERAGE:
LOT SIZE: APPROX. 38,985 SF
LANDSCAPED AREA: 8,015 SF
PERCENTAGE OF LANDSCAPING: APPROX. 20.5 PERCENT

PARKING RECAP - PHASE I:
PER EXISTING CODE:
1 SPACE / 250 SF = 25 SPACES REQUIRED

PROVIDED:
46 SPACES (2 HC) = 131 SF / 1 SPACE

A SITE ORIENTATION PLAN - PHASE I



LANDSCAPE LAYOUT PLAN

ALL OFFERS AND REVISIONS FOR:
CITY LINE BUSINESS PARK, BUILDING No. 1
7720 PRECINCT LINE RD. COLLEYVILLE, TEXAS 76030

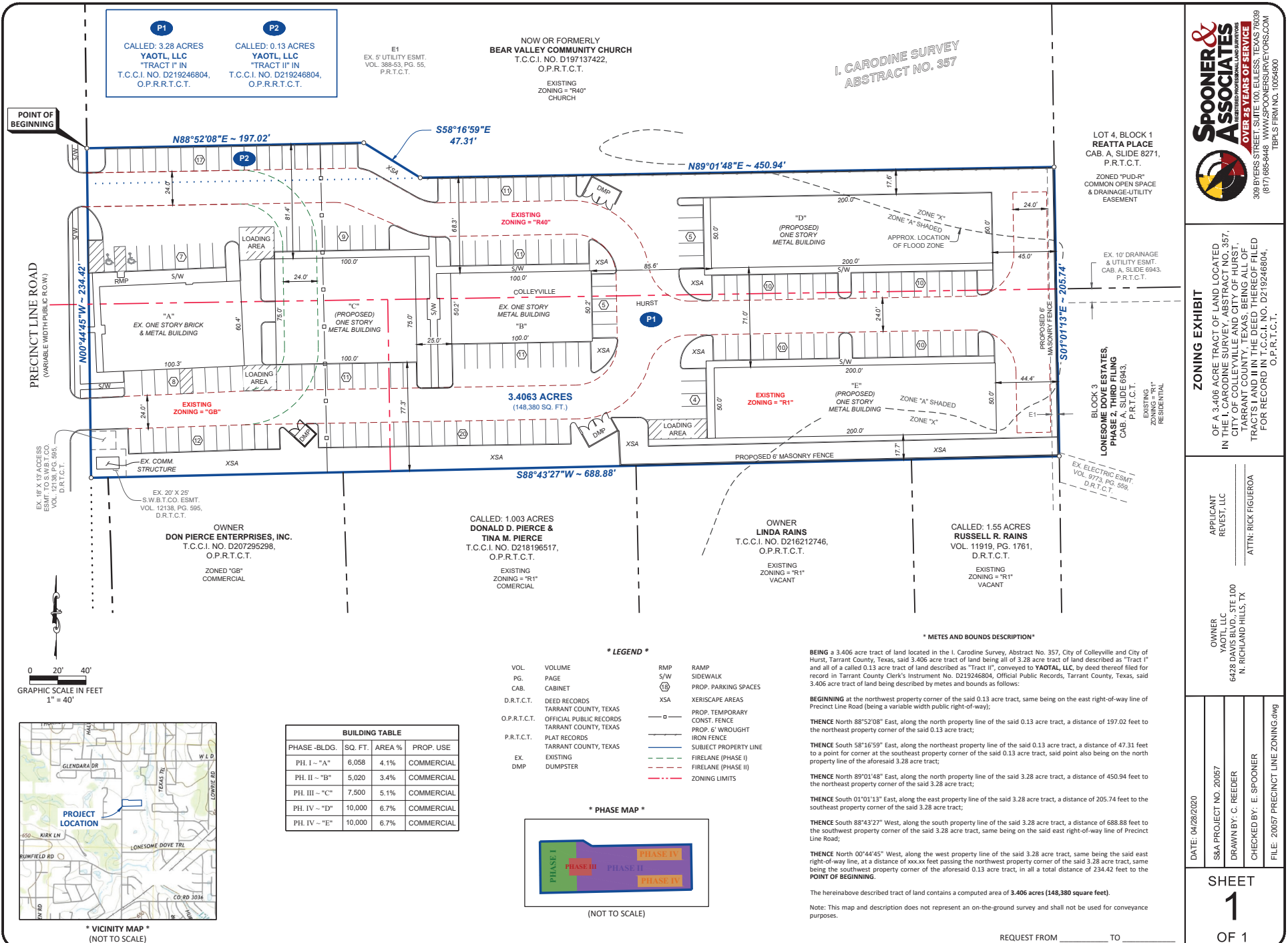
FOR: **DELTA CAPITAL**
SHAW FORD & SONS, INC. 800-444-4444
NORTH FORTLAND HALL, TEXAS 76080
TEL. 817-444-4444

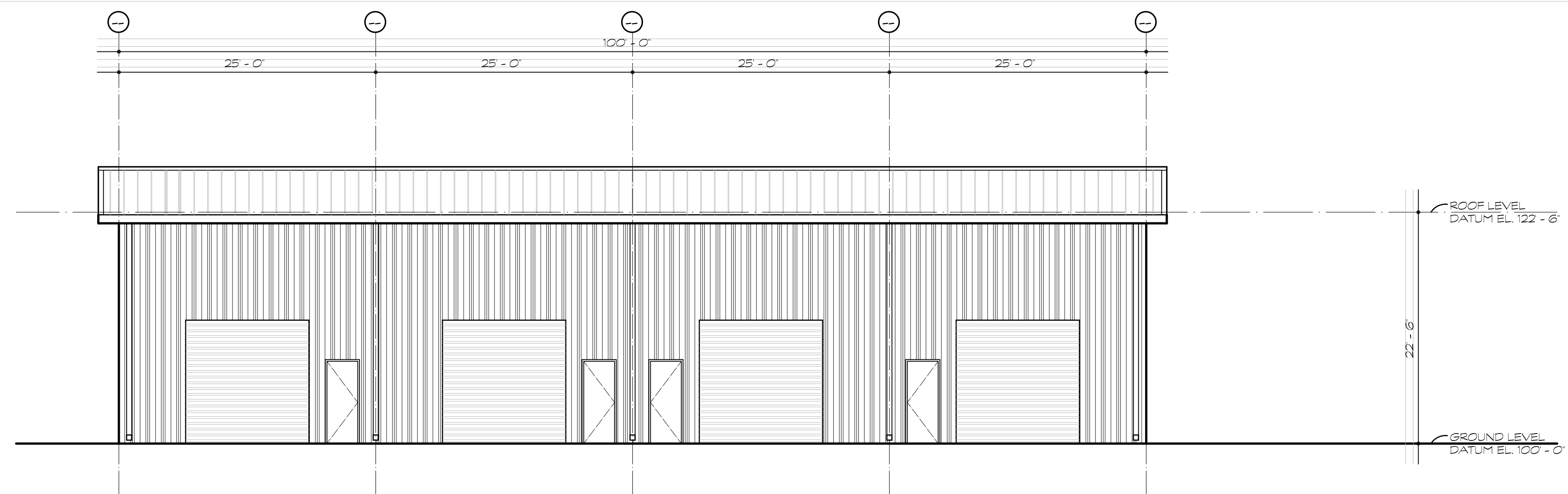
DESIGN: **DELTA CAPITAL**

DATE: 08/15/2011

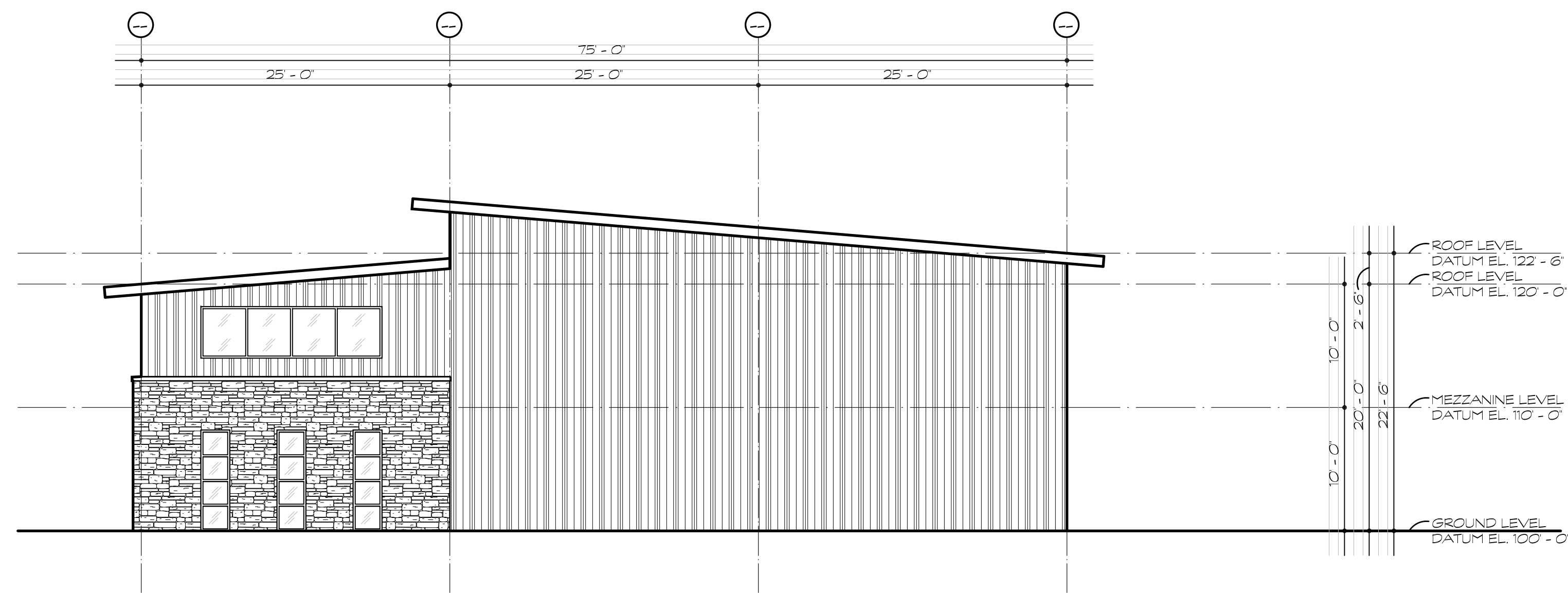
PROJECT NUMBER:
A6

Proposed Site Plan

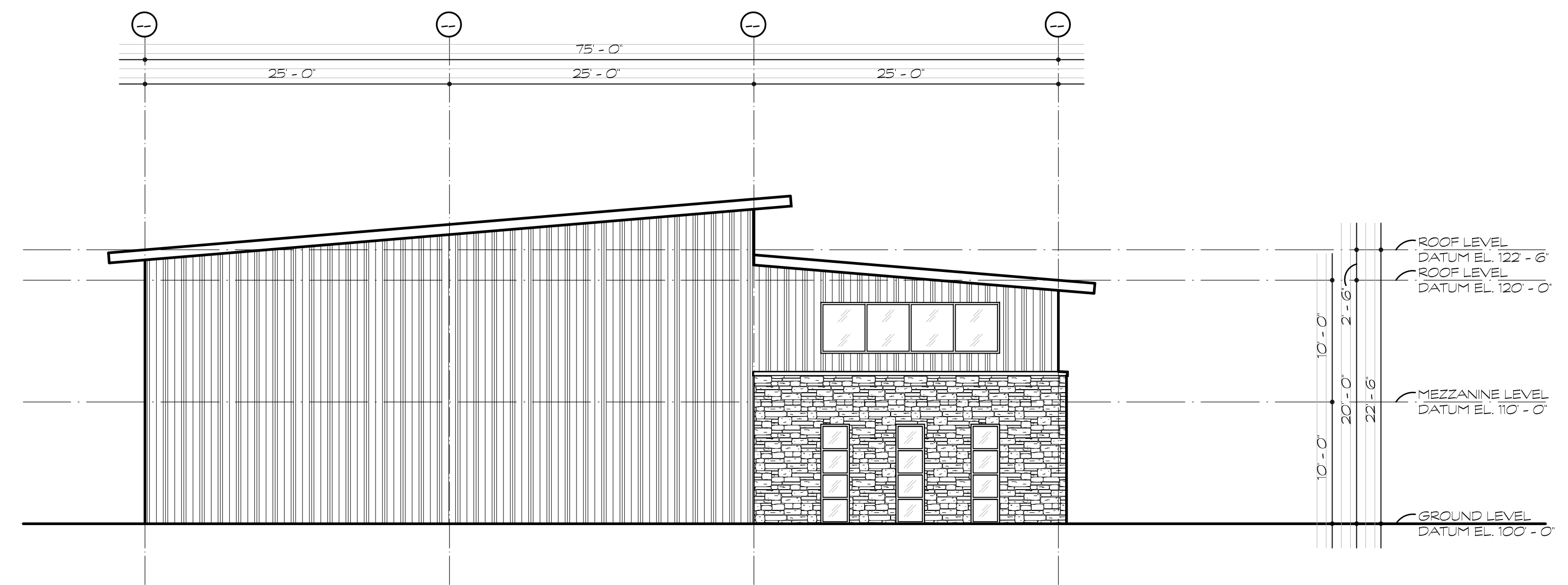
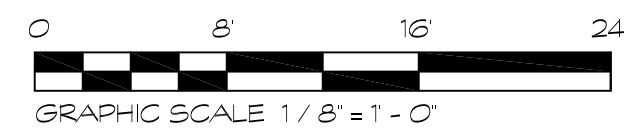




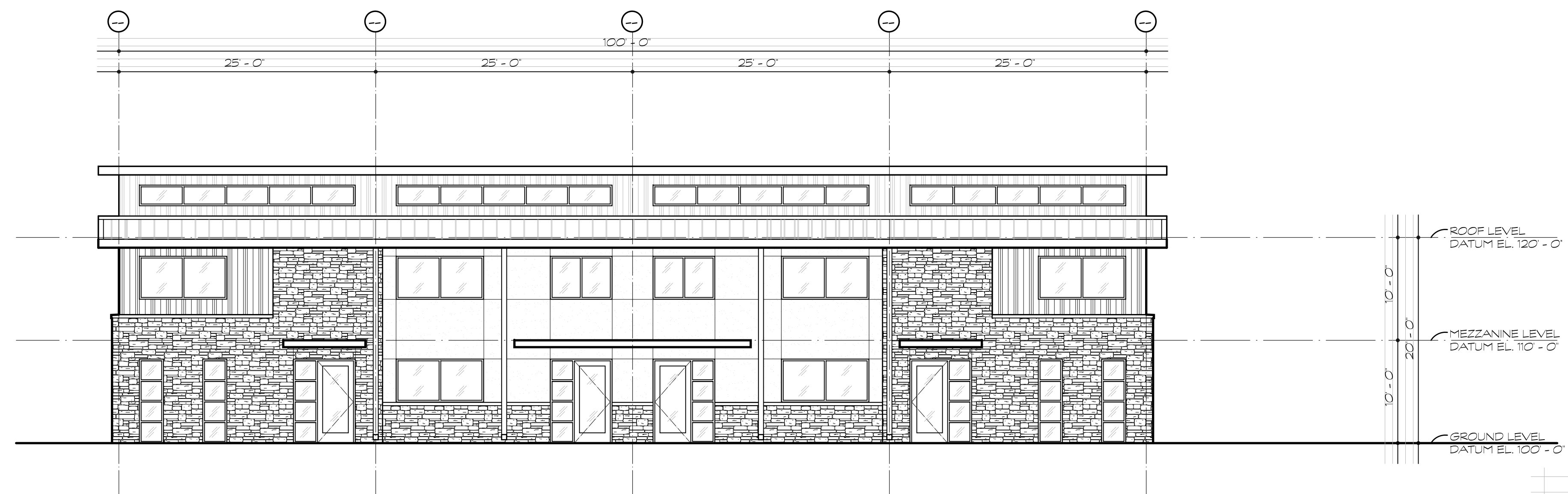
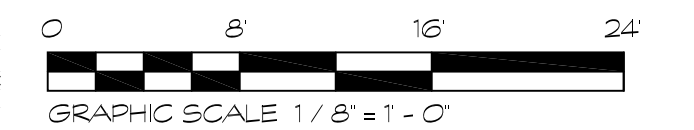
A EXTERIOR ELEVATION - PHASE IV - SOUTH ELEVATION
1/8"=1'-0"



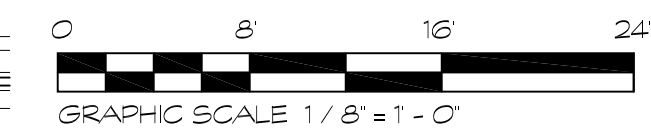
B EXTERIOR ELEVATION - PHASE IV - WEST ELEVATION
1/8"=1'-0"



C EXTERIOR ELEVATION - PHASE IV - EAST ELEVATION
1/8"=1'-0"



D EXTERIOR ELEVATION - PHASE IV - NORTH ELEVATION
1/8"=1'-0"



EXTERIOR ELEVATIONS - PHASE III

AN OFFICE AND WAREHOUSING FOR
CITY LINE BUSINESS PARK
7724 PRECINCT LINE RD. HURST, TEXAS
FOR: **DELTA CAPITAL**
8800 KIRK DR. NORTH RICHLAND HILLS, TEXAS 76180
PH. 817-608-6224 FX. 817-681-2387

SHEET NUMBER
A3
3 OF 4

Water and Sewer Plan

SITE CONSTRUCTION PLANS FOR WATER AND SANITARY SEWER TO SERVE 7720 PRECINCT LINE ROAD IN THE CITY OF COLLEYVILLE, TEXAS

AUGUST 2020



LOCATION MAP
(N.T.S.)

NOTES:

ALL CONSTRUCTION MUST COMPLY WITH THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE, CITY OF COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS, N.C.T.C.D.G. CONSTRUCTION STANDARDS, AND THE TxDOT BLUE BOOK.

ALL BARRIER FREE RAMPS ARE TO BE INSTALLED BY THE DEVELOPER AND IN CONFORMANCE WITH TxDOT PED 12-A.

ACCEPTABLE FIRE HYDRANT MANUFACTURER IS MUELLER CENTURION WITH A FOUR AND ONE HALF STEAMER TO A FIVE INCH STORZ CONNECTION. ALL HYDRANTS REQUIRE A BLUE REFLECTIVE MARKER PLACED ALONG CENTERLINE OF THE STREET.

ALL STREETS, STREET SIGNS, BLUE REFLECTIVE HYDRANT MARKERS, AND HYDRANTS MUST BE INSTALLED AND ACCEPTED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

INDEX OF SHEETS	
SHEET	DESCRIPTIONS
CIVIL ENGINEERING PLANS	
	COVER SHEET
C1.01	WATER PLAN
C1.02	SANITARY SEWER PLAN AND PROFILE
C1.03-5	CITY STANDARD DETAILS

Engineer:
Keith Hamilton, P.E.
Hamilton Duffy, P.C.
Texas Firm Reg. No. F-5260
8241 Mid-Cities Boulevard, Suite 100
N. Richland Hills, Tx 76182
Ph. 817.268.0408

PRELIMINARY
FOR REVIEW ONLY
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PREPARED BY, OR UNDER SUPERVISION OF,
KEITH M. HAMILTON 87384
PE NO. DATE

PROJECT NO. 351-002

WATER AND SANITARY SEWER
TO SERVE 7720 PRECINCT LINE ROAD

Water and Sewer Plan

CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCG) AND IN STRICT ACCORDANCE WITH THE CITY OF COLLEVILLE'S STANDARD DETAILS.

111 CRITICAL 111

LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

UTILITY RELOCATION NOTE:

IF ANY EXISTING UTILITY POLES, POWER POLES, GUY WIRES, TELEPHONE UTILITIES, ETC. ARE FOUND TO BE IN CONFLICT WITH THESE CONSTRUCTION PLANS, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY AND COORDINATE THE RELOCATION OF ANY AND/OR ALL SUCH UTILITIES (NO SPECIAL PAY).

ARENT GAP IN DEEDS

12121R PIN E ROW PRECINCT LINE RD

FURNISH AND INSTALL
8"x8" MJ TEE (CUT-IN)
1 - 8" GATE VALVE WITH BOX

PROPOSED SANITARY SEWER
(SEE PLAN AND PROFILE SHEET)

FURNISH AND INSTALL
8"x6" MJ TEE
1 - 6" GATE VALVE WITH BOX
1 - FIRE HYDRANT ASSEMBLY

FURNISH AND INSTALL
2-8"x30" MJ BENDS
TOP OF PIPE
= 621.50

FURNISH AND INSTALL
705 L.F. 8" DIA.
C-900, DR 18
PVC WATER PIPE

FURNISH AND INSTALL
8"x6" MJ TEE
1 - 8" GATE VALVE WITH BOX
1 - 6" GATE VALVE WITH BOX
125 L.F. 6" DIA. FIRE HYDRANT LEAD
1 - FIRE HYDRANT ASSEMBLY

REMOVE AND PLUG
EXISTING 2" FLUSH
VALVE

MAINTAIN 48" COVER OVER
TOP OF PIPE

FURNISH AND INSTALL
8"x8" MJ TEE (CUT-IN)
1 - 8" GATE VALVE WITH BOX

EXISTING 12" SANITARY SEWER

FURNISH AND INSTALL
202 L.F. 8" DIA. C-900, DR 18
PVC WATER PIPE
MAINTAIN 48" COVER

LOT 4, BLOCK 1
COMMON OPEN SPACE
& DRAINAGE & UTILITY EASEMENT

FURNISH AND INSTALL
8"x90" MJ BEND
TOP OF PIPE
= 620.00

FURNISH AND INSTALL
1 - 1" DOMESTIC SERVICE
1 - 1" DOMESTIC METER BOX
(CONNECT TO EXISTING
DOMESTIC SERVICE LINE)
(VERIFY LOCATION)

FURNISH AND INSTALL
1 - 1" DOMESTIC SERVICE
1 - 1" DOMESTIC METER BOX

FURNISH AND INSTALL
1 - 1" DOMESTIC SERVICE
1 - 1" DOMESTIC METER BOX

PROPOSED SANITARY SEWER
(SEE PLAN AND PROFILE SHEET)

FURNISH AND INSTALL
1 - 1" DOMESTIC SERVICE
1 - 1" DOMESTIC METER BOX

EXISTING CITY OF
HURST WATER SERVICE
(REMOVE EXISTING
METER AND PLUG
SERVICE LINE AT MAIN)

OWNER: MCKINNEY
ALAN R & KRISTEN
PARCEL NUMBER:
04884345 DEED
REFERENCE: D214085
DRAWN PER PLAT

HAMILTON
DUFFY, PC
CONSULTING

CITY & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD. - 1000 NORTH HICKORY HILLS, TX 76182
PHONE: 817.358.5900 FAX: 817.358.5901

7720 PRECINCT LINE ROAD

CITY OF COLLEVILLE, TEXAS

WATER PLAN

PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR DESIGN REVIEW
ONLY AND NOT FOR CONSTRUCTION.
NO PART OF THESE DOCUMENTS ARE
TO BE USED FOR ANY OTHER PURPOSE
WITHOUT THE WRITTEN PERMISSION OF
THE ENGINEER OF RECORD.

DATE: 9/2/2020
BY: J.B.E.
CHECKED: J.B.E.
DATE: 9/2/2020

351-102

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

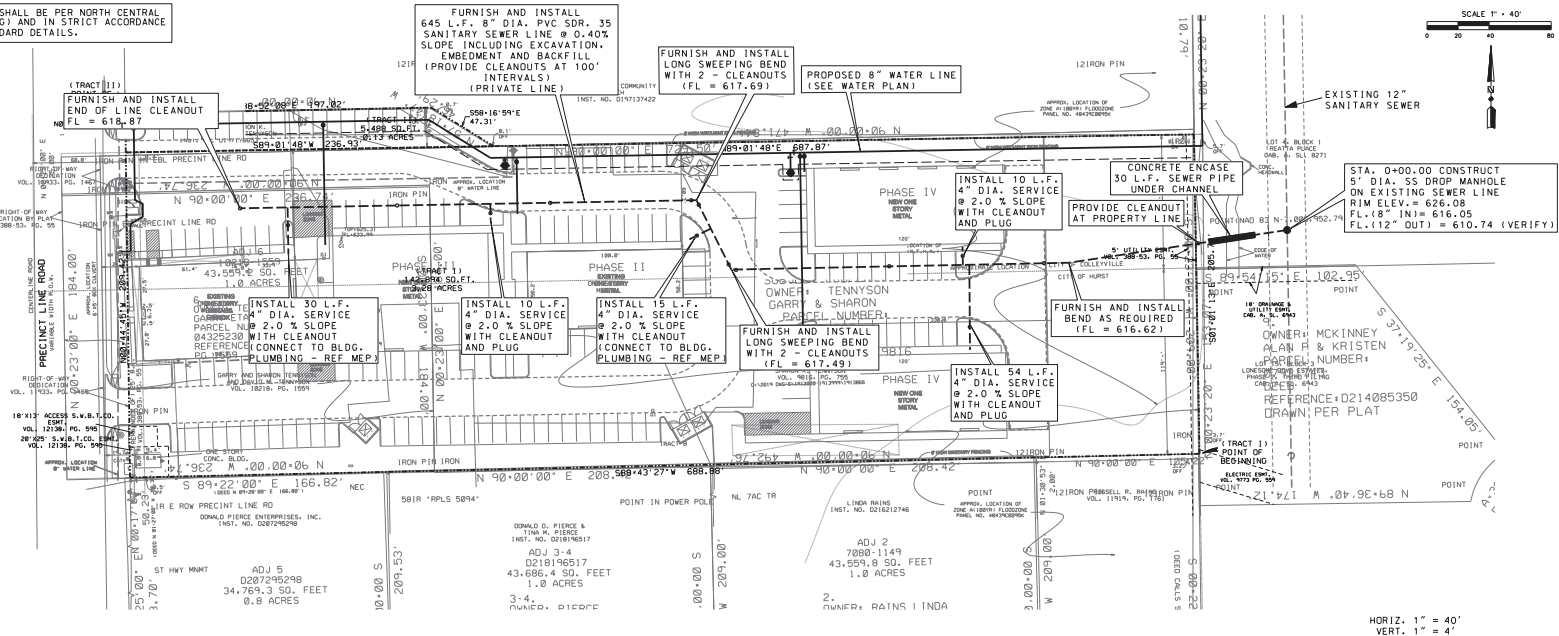
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BY

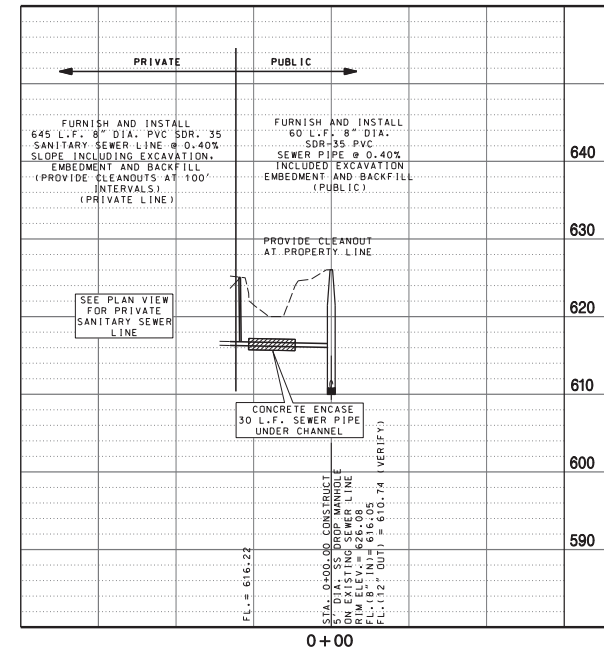
SHEET

C1.01

Water and Sewer Plan



HORIZ. 1" = 40'
VERT. 1" = 4'

 $0 + 00$

**HB HAMILTON
DUFFY, PC**
CONSULTING

CIVIL & ENVIRONMENTAL ENGINEERS • PLANNERS • CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD., #100 NORTH RIDGELAND HILLS, TX 76182
PHONE (817) 258-8408 WWW.HAMILTONDUFFY.COM

7720 PRECINCT LINE ROAD

CITY OF COLLEYVILLE, TEXAS

SANITARY SEWER PLAN AND PROFILE

PRELIMINARY FOR REVIEW ONLY		THOSE WITHIN ARE SUBJECT TO NEW FEDERAL AND STATE LAWS. IF BONDING OF REPEAT OFFENDERS, THEY WILL BE SUBJECT TO THE NEW LAWS OF THE STATE OF TEXAS.		JURY NO. DATE	
DATE	9/2/2020	DESIGNED	J.B.F.C.	KEITH M. HAMILTON	87384
		DRAWN	J.B.F.C.		
		CHECKED	K.M.H.		

Water and Sewer Plan

City of Colleyville General Notes

PUBLIC WORKS DEPARTMENT

GENERAL NOTES

- All construction shall be in strict accordance with the standards of the City of Colleyville and governed by the City of Colleyville Infrastructure Construction Provisions and Details (July 2014), Texas Department of Transportation Texas Standard Specifications 1993 Edition, and the North Central Texas Council of Governments' Standard Specifications for Public Works Construction latest edition.
- A copy of the Colleyville Infrastructure Construction Provisions and Details (July 2014) can be obtained from the following city website:
www.colleyville.com/public-works/engineering/visit/ConstructionStandardsDetails
- All materials and workmanship shall conform to the City of Colleyville Standards where they differ from NCTCOG standards.
- Work performed in the state highway right-of-way. An application and appropriate plans must be submitted directly to TADOT for review.
- A permit is required to cut a city street or work within the right-of-way. The permit is issued by the Public Works Department. Contact number 817-503-1366.
- The location of underground facilities indicated on the plans is taken from public records. It is the contractor's responsibility to make arrangements with the owner of each underground facility prior to working in the area to confirm their exact location and to determine whether any additional facilities other than those shown on the plans may be present. The contractor shall preserve and protect all underground facilities. Existing underground utilities are damaged, the contractor will be responsible for the cost of repairing the utility.

UNDERGROUND FACILITY OWNER 811 (214) 860-8352

AT&T	(214) 745-2964
AT&T Texas (cell DIGTESS)	(800) 344-8377
Ames Energy	(817) 359-1313
Charter Communications	(817) 822-8743
City of Colleyville	(817) 748-5082
DIGTESS (Line Locates)	(800) 344-8377
8Level (3) Communications	(877) 366-8344
Dacor Electric Delivery	(817) 692-6042
One Source Communications	(817) 431-1541
IRI County Electric	(972) 478-2254
Verizon Engineering	

- Where existing utilities or service lines are cut, broken or damaged, the Contractor shall replace or repair the utilities to 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 Inspector at once of any conflicts in grades and

Last updated: 3/2017

City of Colleyville General Notes

- alignment.
- All excavations, trenching and shoring operations shall comply with the requirements of the U.S. Department of Labor, OSHA, "Construction Safety and Health Regulations", Vol. 29, Subpart P, pp. 128 - 137, and any amendments thereto.
- This item shall govern the control measures necessary to prevent and control soil erosion, sedimentation, and water pollution which may degrade receiving waters including rivers, streams, lakes, reservoirs, ground water, and wetlands. The control measures contained herein shall be installed and maintained throughout the construction contract and coordinated with any permanent or temporary pollution control features specified elsewhere on the plans and in the specifications to assure effective and continuous water pollution control throughout the construction and post construction periods. These control measures shall not be used as a substitute for the permanent pollution control measures unless otherwise directed by the City in writing. The controls may include silt fences, straw bale dikes, rock berms, diversion dikes, intercepting ponds, sediment traps, and silt traps, slope staking, inlet protection, stabilized construction entrances, seeding, sodding, mulching, soil retention blankets or other structural or non-structural storm water pollution control.
- 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, spring/low systems, fences, culvert pipes, drainage ditches, driveways, private yards and roadways.
- Any changes needed after construction plans have been released, shall be approved by the City Engineer. These changes must be received in writing from the design engineer. The Director of Public Works shall approve any deviations from state regulations.
- Record Drawings: The Contractor shall keep one (1) record copy of all specifications, drawings, addenda, modifications, and shop drawings at the site in good order and annotated to show all changes made during the construction process. These drawings shall be available to the Engineer and the City and shall be delivered to the City upon completion of the project and prior to the release of final payment and/or initial acceptance letter.
- 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.
- The contractor must field verify existing service locations prior to installing new services. When installing a new water line, all existing services must be connected to the new line or as directed by the City Engineer.
- The contractor shall keep records for Record Drawings and shall submit markups to the city inspector prior to scheduling a final walkthrough inspection.
- Prior to construction, a pre-construction meeting shall be held with representatives from the general contractor, sub-contractors, the design Engineer, and the City of Colleyville staff.
- All construction must adhere to the City of Colleyville Tree Preservation Ordinance

Last updated: 5/2017

City of Colleyville General Notes

GENERAL NOTES - WATER IMPROVEMENTS

- The contractor must field verify existing service locations prior to installing new services.
- When installing a new water line, all existing services must be connected to the new line.
- All water meters up to 2" in diameter shall be installed by City Personnel. All water meters exceeding 2" in diameter shall be installed and accepted by City of Colleyville representatives.
- Fire hydrants shall be located three to eight feet behind the back of curb as shown in the details. This will also include splash pads which are considered subsidiary to the fire hydrant placement.
- All water lines 4" thru 12" shall be Class 150(DR18) and conform to AWWA C-300 DR-18 minimum, with NSF seal, pressure tested and disinfected in accordance with NCTCOG STD. SPEC'S. (see C1.7) Water mains to have a minimum of 42" cover to the top of pipe.
- Service line connectors, under 2" shall be Class K soft copper and connected with compression fittings. All taps and services shall be constructed as 1" or larger. 3/4" taps and service lines are prohibited.
- Water services shall be backfilled in granular sand as per details.
- Water services should be located at the property line. Each location is to be stamped on the curb with 2" high letter "W".
- Water meter boxes will be installed after paving activities have been completed.
- Curb stops should be tested for leakage and full flow when system is pressure tested.
- All fire hydrant assemblies to be equipped with a 6" gate valve and box shall be installed as per the details. Hydrants will be shall be painted Komblator Red prior to acceptance by the City. The contractor shall put 2 coats of paint or until approved by the City.
- Any water valves located within pavement areas shall be adjusted to final grade by the paving Contractor. The paving Contractor shall adjust water valve assembly to final grade and place a monolithically, concrete pad in HMAC No block outs will be allowed.
- Fire hydrants shall be equipped with 4-1/2" Street adapter for connection with 5" hose. When a water line is bored, the existing shall be capped and valves added on either side.
- All fittings and bends shall have Maple Log retainer glands in addition to standard thrust blocking as required by Standard Details.
- For valves with operating m/s below ground shall be installed with a 1and1/4" solid stem extension (Detail W-1).

City of Colleyville General Notes

GENERAL NOTES - SANITARY SEWER IMPROVEMENTS

- Sanitary sewer PVC pipe shall be SDR 35 if depth of line is 10' or less and SDR 26 if depth of line is greater than 10'.
- Pipe shall have CL B (S-8) embedment, or better. Backfill shall be select material compacted to 95% standard proctor density.
- After completion of all testing (i.e. manhole and any Contractor shall perform a Television inspection and provide videotape to PW Inspectors.
- A 2" high letter "S" shall be stamped on the curb to mark the location of the sewer services. The service should be located in the center of each lot.
- Contractor to place a 3/4" plywood false bottom in all sanitary sewer manholes before paving Contractor begins work.
- Rim elevations of the proposed sanitary sewer manholes in streets are to be constructed by utility contractor and adjusted by paving Contractor to finished grade at time of paving. Block outs are not allowed.
- Manholes 10' in depth or less shall be 4ft in diameter. 10 ft. plus or drop manholes shall be 5ft. in diameter.
- All Drop Manholes shall be inside drops as per detail S-4.
- All trenches shall be compacted tested at the rate of one test per 300 L.F. of trench per lift. Lifts shall be no greater than 12" loose. Tests shall be staggered so that tests of adjacent lifts are not directly over the previous lift. If the distance between manholes exceeds 200 L.F., a minimum of 2 tests per lift shall be taken or as directed by the City. The paving contractor shall not begin work until the City of Colleyville has approved all trench work.
- All manholes shall be vacuum tested.
- Any service lines to an existing manhole must be closed.
- Clean-outs to be provided on all services and located at the property/ROW line.

Last updated: 1/2009

City of Colleyville General Notes

GENERAL NOTES - PAVING IMPROVEMENTS

- All fill shall be compacted to a density of at least ninety-five (95%) percent standard proctor as per ASTM D 698 at or above optimum moisture content. Lifts shall be as specified per the soils lab recommendation and as approved by the City. All fill shall be tested as installed and certified by an approved soils laboratory.
- All secure, surface alternative design is submitted by bids, designed by the consultant matched as specified in Texas Highway Department requirements and approved by the City of Colleyville, and shall be constructed on a minimum of (8") inches of stabilized subgrade (line and/or cement) as soil tests indicate. Compaction shall be ninety-five (95%) percent density as per ASTM D designation 1180. Density tests shall be taken every 1,000 square yards or less, as required by City Inspector.

TABLE 1 - RECOMMENDED % AND QUANTITIES OF LIME/CEMENT					
Plasticity Index (PI)	Assumed Unit Dry Weight (pcf)	% Lime	Quantity of Lime (lbs/cy)	% Cement	Quantity of Cement (lbs/cy)
0 - 15	120	0	0	5	36*
16 - 24	116	3	71	5	35
25 - 35	112	4	27	5	34
36 - 45	100	5	30	6	35

- The sub-grade shall be proof rolled and observed by the construction inspector prior to and after sub-grade stabilization.
- Curb and gutter shall consist of steel reinforced concrete and shall be six (6") inches high and thirty (30") inches wide.
- The parkways and streets shall be rough cut to a plus or minus one-tenth (0.1') feet of their respective final grades.
- Construction of wheel chair ramps will be the responsibility of the paving Contractor at the time of public improvements.
- Individual water and sewer services and water valves shall have a suitable marker ("W" for water, "S" for sanitary sewer and "V" for valves) stamped on the face of the curbs, or if no curb is constructed, on the top of the pavement. The marks shall be a minimum of two (2") inches in height and width. Water services shall be located 10' upstream from the sanitary sewer service, with the sewer service at the center of the front of the lot.
- The Contractor shall proceed with paving no more than seventy-two (72) hours after density/ moisture tests have been taken and passed by the City's testing firm. In the event paving operations have not commenced within the seventy-two (72) hour limit, a retest shall be required at the Contractor's expense.
- Manhole rim elevations, clean-outs, valve boxes, fire hydrants, etc. shall be adjusted to finished grade by the paving contractor at the time of paving. No block outs allowed.
- The paving contractor shall be responsible for all "Permanent Survey Reference Monuments" as described in the subdivision ordinance including concrete monuments at all boundary corners. The paving

City of Colleyville General Notes

- contractor shall install a blue reflector in the street centerline at the location on each fire hydrant.
- HMAC Paving: Binder shall have no more than 15% RAP, all Surface mix shall be virgin. No RAS is allowed. Mix design shall be submitted to City prior for approval.
- Concrete Paving: No manufactured sand is allowed.
- All re-enforcing still shall be domestic and meet the TADot steel mill guide lines.

City of Colleyville General Notes

GENERAL NOTES - STORM DRAINAGE IMPROVEMENTS

- All storm sewer and culvert pipe and fittings shall be ASTM C76, Class III, IV, V reinforced concrete pipe (RCP), installed with a bell and a spigot and jointed with rnm rock. Backfill shall be 3/4" rock, 6" minimum for the bedding (more if ground water is encountered) and rock placed up to the center or spring line of the pipe. Trench shall be excavated wide enough to get a mechanical tamper beside the pipe to achieve 95% density.
- After completion of all storm sewer installation, the contractor shall perform a television inspection and provide a videotape to the Public Works Department Inspectors.
- Install a benchmark on a drainage structure within or near the site. A letter including the location and elevation of the benchmark must be submitted to Public Works prior to the final acceptance of the project as well as in the GIS Assets form.
- All storm sewer pipes larger than 36" must be wiped with non-shrink grout after inspection and approval.
- No pre-cast inlets are allowed.

HAMILTON
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CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8641 MID-CITIES BLVD., 11th FLOOR, RICHLAND HILLS, TX 76182
PHONE: (817) 503-8949 FAX: (817) 503-8948
WWW.HAMILTONDUFFY.COM

7720 PRECINCT LINE ROAD

CITY OF COLLEYVILLE, TEXAS

CITY GENERAL NOTES

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY. NO CONSTRUCTION SHALL BE BASED ON THESE DOCUMENTS WITHOUT WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE.
PREPARED BY: J.B. L. L. L.
CHECKED BY: K.M. L. L. L.
DATE: 8/10/2020

DATE: 8/10/2020
DESIGNED: J.B. L. L. L.
DRAWN: J.B. L. L. L.
CHECKED: K.M. L. L. L.

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CHECKED: K.M. L. L. L.

SHEET

C1.03

**HB HAMILTON
DUFFY, PC**
CONSULTING

CIVIL & ENVIRONMENTAL ENGINEERS • PLANNERS • CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD., #100 NORTH RICHLAND HILLS, TX 76182
PHONE 817/71 268-8408
WWW.HAMILTONDUFFY.COM

8241 MID-CITIES BLVD., #100 NORTH RICHLAND HILLS, TX 76182
PHONE (817) 268-8409 WWW.HAMILTONDUFFY.COM

CITY OF COLLEVILLE, TEXAS

CITY STANDARD DETAILS

THESE DOCUMENTS ARE FOR DESIGN REVIEW
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BIDDING OR DEEMT PURPOSES. THEY WERE

PREPARED BY, OR UNDER SUPERVISION OF:
EITH M. HAMILL TON 87384

4.3.8.6

J. B. E.

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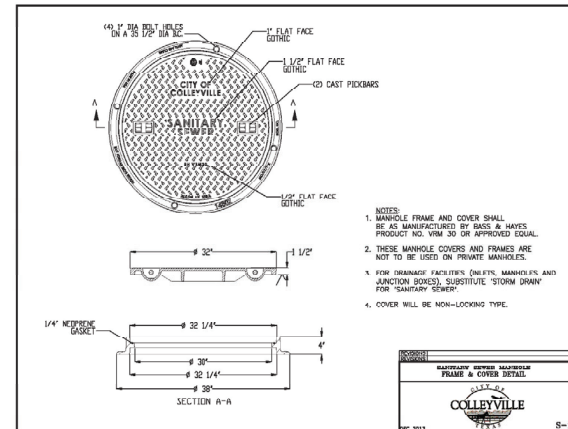
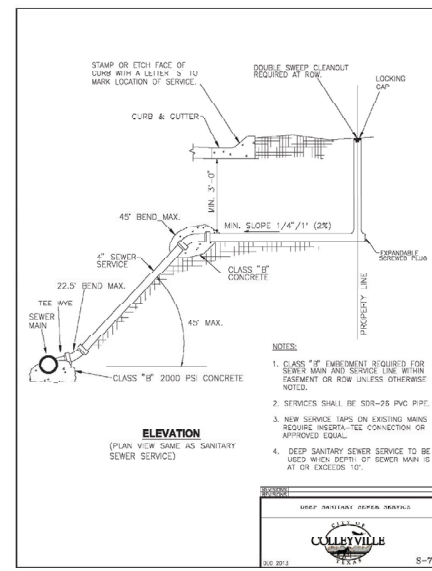
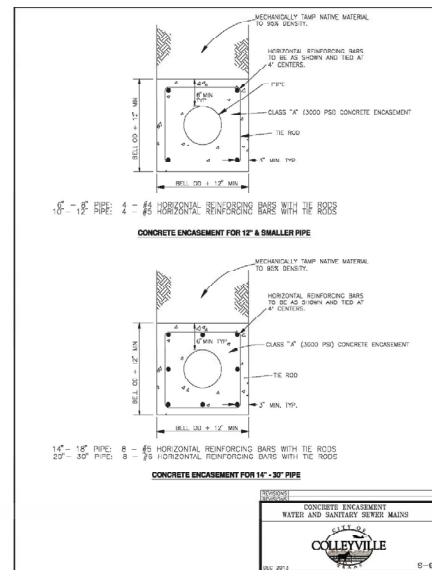
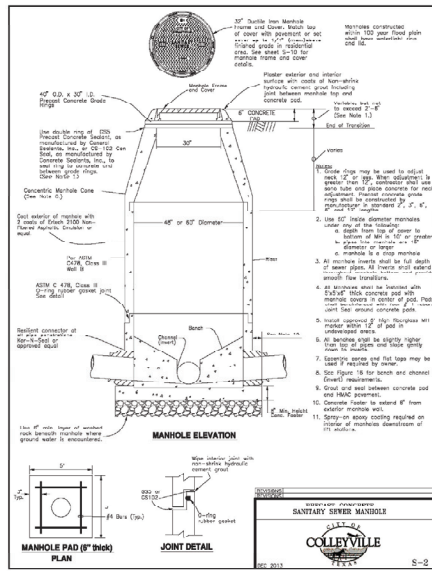
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04



**HB HAMILTON
DUFFY, PC**
CONSULTING

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M. HAMMON TON 87384

J.B.E.	J.B.E.
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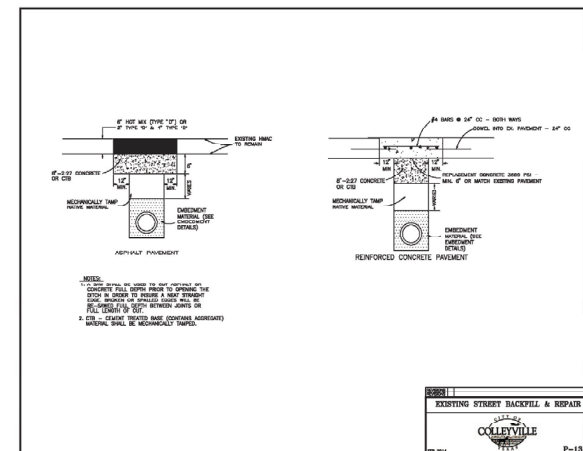
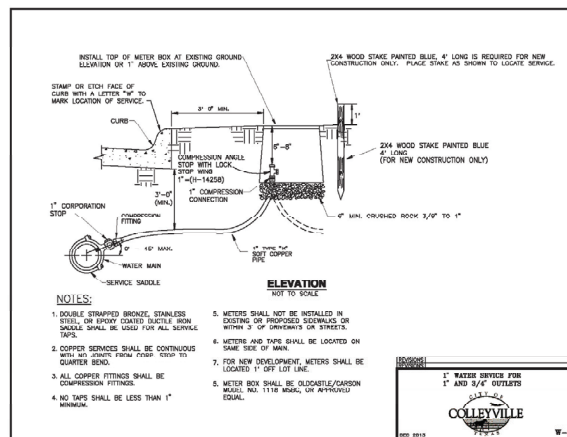
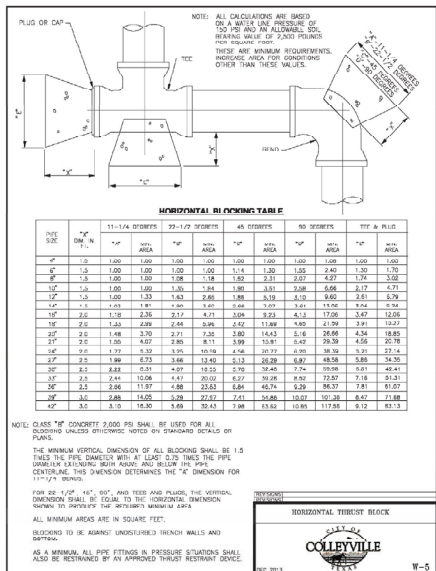
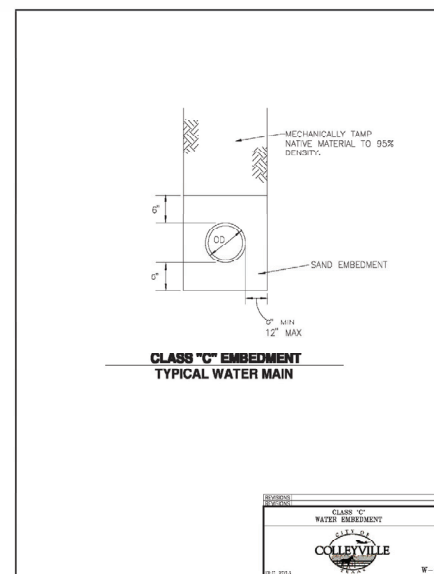
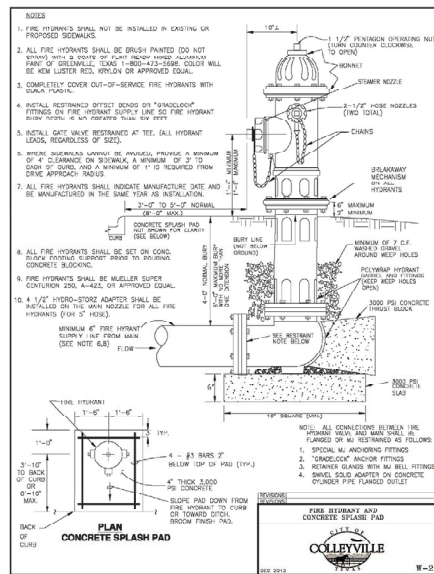
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PRECINCT LINE ROAD
(VARIABLE WIDTH PUBLIC ROW.)

POINT OF BEGINNING
5/8" CIRF "CBG SURVEYING" (CM)

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS YAOTL, LLC is the sole owner of a 3.4235 acre tract of land located in the I. Carodine Survey, Abstract No. 357, City of Colleyville and the City of Hurst, Tarrant County, Texas, said 3.4235 acre tract of land being all of a called 3.28 acre tract of land described as "Tract I" and all of a called 0.13 acre tract of land conveyed to YAOTL, LLC, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D219246804, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 3.4235 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "GBG SURVEYING" found (Controlling Monument) at the southwest property corner of the said 3.28 acre tract, same being the northwest property corner of a that certain tract of land conveyed to Don Pierce Enterprises, Inc. by deed thereof filed for record in Tarrant County Clerk's Instrument No. D207295298, O.P.R.T.C.T., said iron rod found also being on the east right-of-way line of Precinct Line Road (being a variable width public right-of-way at this point);

THENCE North 00°46'21" West, along the west property line of the said 3.28 acre tract and along the said east right-of-way line, at a distance of xx.xx feet passing the northwest property corner of the said 3.28 acre tract, same being the southwest property corner of the said 0.13 acre tract, and continuing along the west property line of the said 0.13 acre tract and the said east right-of-way line, in all a total distance of 234.30 feet to an "X" cut in concrete found (Controlling Monument) at the northwest property corner of the said 0.13 acre tract, same being a southwest property corner of that certain tract of land conveyed to Bear Valley Community Church, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D197137422, O.P.R.T.C.T.;

THENCE North 88°51'25" East, along the north property line of the said 0.13 acre tract and along a south property line of the said Bear Valley Community Church tract, a distance of 197.08 feet to a 1/2 inch iron rod found (Controlling Monument) at the northeast property corner of the said 0.13 acre tract;

THENCE South 58°16'24" East, along the east property line of the said 0.13 acre tract and along a southwest property line of the said Bear Valley Community Church tract, a distance of 47.25 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set at the southeast property corner of the said 0.13 acre tract, same being a southwest property corner of the said Bear Valley Community Church tract, and being on the north property line of the aforesaid 3.28 acre tract;

THENCE North 89°02'23" East, along the north property line of the said 3.28 acre tract and along the south property line of the said Bear Valley Community Church tract, a distance of 450.87 feet to a 1/2 inch iron rod found (Controlling Monument) at the northeast property corner of the said 3.28 acre tract, same being a southeast property corner of the said Bear Valley Community Church tract, and being on the west line of Reatta Place, being an Addition to the City of Colleyville, by deed thereof filed for record in Cabinet A, Slide 8271, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

THENCE South 01°00'38" East, along the east property line of the said 3.28 acre tract, in part along the said west line of Reatta Place and in part along the west line of Lonesome Dove Estates, Third Filing, being an Addition to the City of Hurst, according to the plat thereof filed for record in Cabinet A, Slide 6943, P.R.T.C.T., a distance of 208.04 feet to a 1/2 inch iron rod found (Controlling Monument) at the southeast property corner of the said 3.28 acre tract, same being the northeast property corner of a called 1.55 acre tract of land conveyed to Russell R. Rains, by deed thereof filed for record in Volume 11919, page 1761, Deed Records, Tarrant County, Texas;

THENCE South 88°55'31" West, along the south property line of the said 3.28 acre tract, in part along the north property line of the said 1.55 acre tract, in part along the north property line of that certain tract of land conveyed to Linda Rains, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D216212746, O.P.R.T.C.T., in part along the north property line of a called 1.003 acre tract of land conveyed to Donald D. Pierce and Tina M. Pierce, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D218196517, O.P.R.T.C.T., and in part along the north property line of the aforementioned Don Pierce Enterprises, Inc. tract, a distance of 688.67 feet to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT YAOTL, LLC acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove property as Lot 1, Block 1 FIGUEROA ADDITION an addition to the City of Hurst, Tarrant County, Texas, and does hereby dedicate to the public's use the easements and right-of-ways shown hereon.

Duly Authorized Agent Date

Printed Name and Title

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and i the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2020.

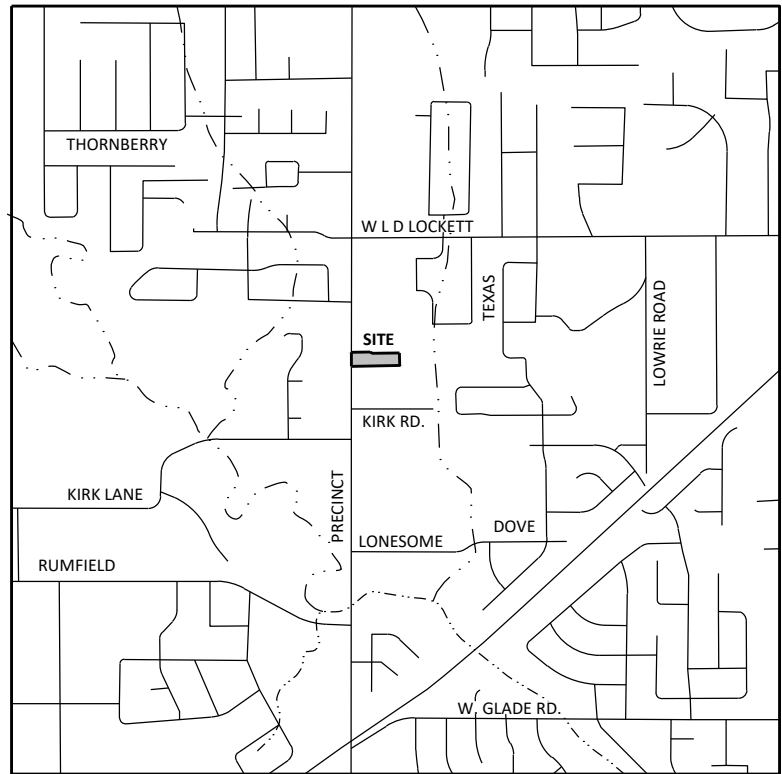
Notary Public, State of Texas

NOW OR FORMERLY
BEAR VALLEY COMMUNITY CHURCH
T.C.C.I. NO. D187137422,
O.P.R.T.C.T.

I. CARODINE SURVEY
ABSTRACT NO. 357

LOT 4, BLOCK 1
REATA PLACE
CAB. A, SLIDE 8271,
P.R.T.C.T.

0 15' 30' 60'
GRAPHIC SCALE IN FEET
1" = 30'



* VICINITY MAP *
(NOT TO SCALE)

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	54.00'	25.90'	N77°04'31"W	25.65'
C2	30.00'	14.39'	S77°04'28"E	14.25'
C3	54.00'	77.83'	N49°31'35"W	71.26'
C4	30.00'	43.24'	S49°31'44"E	39.59'
C5	30.00'	47.22'	N44°05'07"E	42.50'
C6	54.00'	67.97'	N53°06'41"E	63.57'
C7	30.00'	37.69'	S53°11'20"W	35.26'
C8	30.00'	47.02'	N45°54'53"W	42.36'
C9	30.00'	14.39'	N77°04'31"W	14.25'
C10	54.00'	25.90'	S77°04'28"E	25.65'
C11	30.00'	47.12'	N45°48'59"W	42.42'
C12	30.00'	47.12'	N44°10'37"E	42.42'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S58°16'24"E	47.25'
L2	S63°20'07"E	35.09'
L3	N01°00'38"W	45.48'
L4	N89°02'23"E	24.00'
L5	S01°00'38"E	43.86'
L6	N88°59'22"E	24.00'
L7	S63°20'07"E	35.09'
L8	S00°49'09"E	47.30'

E1
EX. 5" UTILITY ESMT.
VOL. 388-53, PG. 55,
P.R.T.C.T.

E2
EX. 18" X 13" ACCESS
ESMT. TO S.W.B.T.CO.
VOL. 12138, PG. 595,
D.R.T.C.T.

* GENERAL NOTES *

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at N: 0.0 and E: 0.0 using a combined scale factor of 1.00012000. All areas shown hereon are calculated based on surface measurements.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be inside the 0.2 % annual chance floodplain and inside the 1.0 % annual chance floodplain), and Zone "A Shaded" (areas determined to be inside the 1.0 % annual chance floodplain and regulatory floodway), as shown on Map No. 48439C0095K; map revised September 25, 2009, for Tarrant County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zones "X" and "A Shaded" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This plat was prepared without the benefit of a Commitment for Title Insurance prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that any other easements, covenants, restrictions, or other matters of record do or do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
- All property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" unless shown otherwise hereon.
- Selling a portion of a tract, platted lot, or platted addition by metes and bounds without an approved subdivision or re-subdivision by the local city could be a violation of city ordinance and state law.
- The purpose of this plat is create easements necessary for the further development of the subject property.

WHEREAS the Planning and Zoning Commission of the City of Hurst, Texas voted affirmatively on this the _____ day of _____, 2020, to approve this preliminary plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CASE NO. _____

PRELIMINARY PLAT OF

LOT 1, BLOCK A
FIGUEROA ADDITION

BEING A PRELIMINARY PLAT OF A 3.4235 ACRE TRACT OF LAND LOCATED IN THE I. CARODINE SURVEY, ABSTRACT NO. 357, CITY OF COLLEYVILLE & THE CITY OF HURST, TARRANT COUNTY, TEXAS, SAID 3.4235 ACRE TRACT OF LAND BEING ALL OF THOSE CERTAIN TRACTS OF AND DESCRIBED AS "TRACT 1 & II", CONVEYED TO YAOTL, LLC, BY DEED THEREOF FILED FOR RECORD IN TARRANT COUNTY CLERK'S INSTRUMENT NO. D219246804, O.P.R.T.C.T.

3.4235 1 LOT ~ ACRES
NOVEMBER ~ 2020

SHEET 1 OF 1

STATE OF TEXAS §

COUNTY OF TARRANT §

THAT I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the City of Hurst.

Surveyed on the ground October, 2020.

Eric S. Spooner, RPLS Date
Texas Registration No. 5922
TBPLS Firm No. 10054900

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and i the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 29th day of September 2020.

Notary Public, State of Texas

PRELIMINARY
This document shall not be
recorded for any purpose
and shall not be used or
viewed or relied upon as a
final survey document.
11-25-20

* LEGEND *

CIRF IRF XCF (CM) VOL. PG. T.C.C.I. NO. D.R.T.C.T. O.P.R.T.C.T. DRAIN. ESMT. EX. R.O.W. CAPPED IRON ROD FOUND IRON ROD FOUND "X" CUT FOUND CONTROLLING MONUMENT VOLUME PAGE TARRANT COUNTY CLERK'S INSTRUMENT NUMBER DEED RECORDS, TARRANT COUNTY, TEXAS OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS DRAINAGE EASEMENT EXISTING RIGHT-OF-WAY

SURVEYOR:



308 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 886-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 S&A No. 19043.p

RECORDED IN DOCUMENT NO. _____, DATE _____

OWNER:
YAOTL, LLC
8324 ODELL STREET
SUITE 1
NORTH RICHLAND HILLS, TEXAS 76182
PH: 817-507-9586
ATTN: Roman J. Figueroa

RESOLUTION R-20-4570

**A RESOLUTION APPROVING A WAIVER FOR USE OF A
NON-CONFORMING BUILDING WITH A NON-CONFORMING USE ON
LOTS B1A & B2A, REGAN ESTATES WEST, WITH A CITY BOUNDARY
SPLIT WITH THE CITY OF HURST**

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

Sec. 1. THAT the Waiver for use of a non-conforming building with a non-conforming use on Lots B1A & B2A, Block 2, of Regan Estates West, being approximately 0.974 acres, is hereby approved and as described & shown in the attached as Exhibits "A", "B", & "C".

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 15th DAY OF DECEMBER 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

Exhibit "A" – Site Plan Exhibit

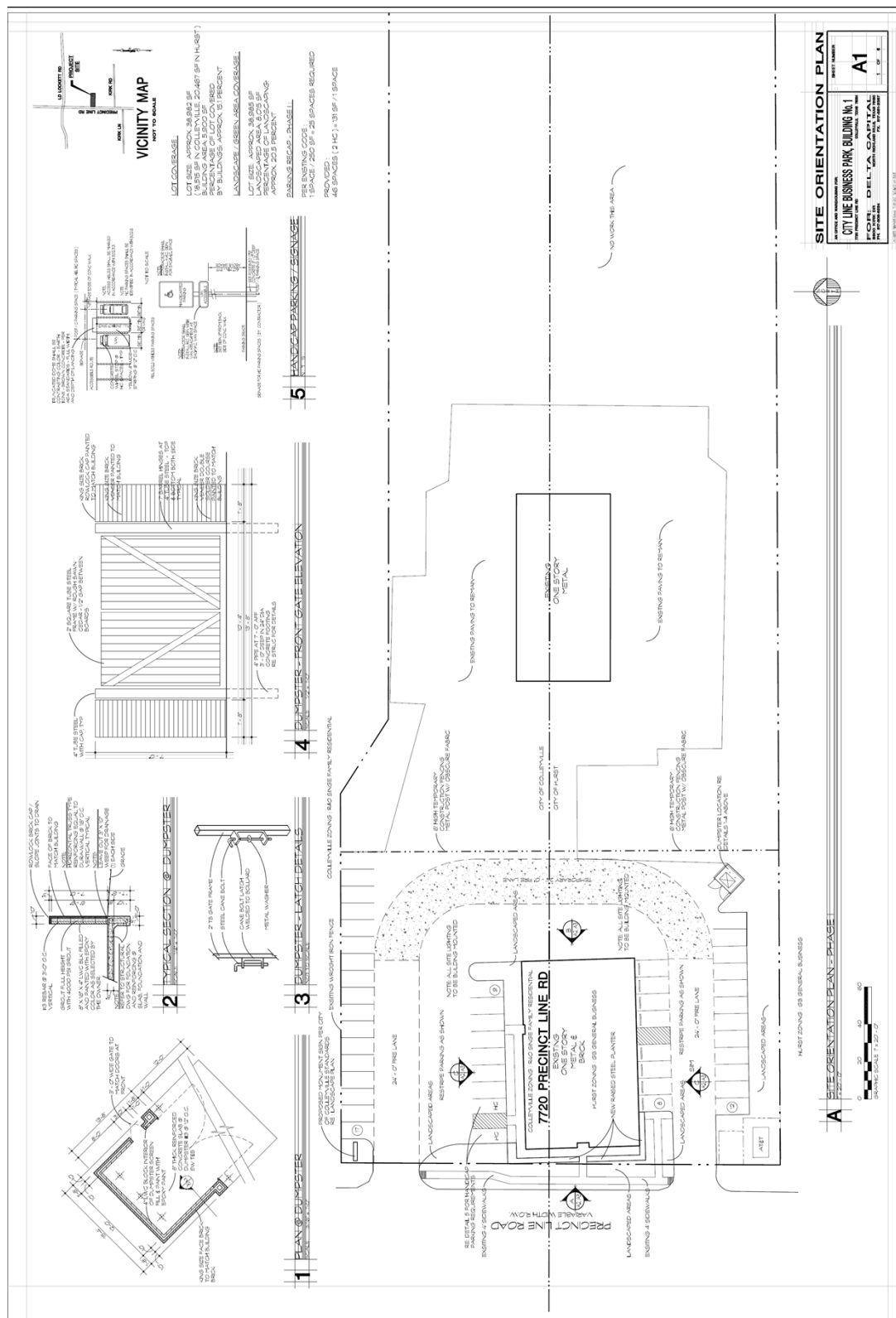


Exhibit "B" – Statement of Planning Objectives

Statement of Planning Objectives City Line Business Park

Planning Objectives:

The Owner and Developer, YAOTL LLC, D.B.A., Delta Capital and Investments, proposes to develop the property into a new Business Park, named, City Line Business Park. To do so, Delta Capital is working with the Cities of Colleyville and Hurst to work through the Rezoning, and all Engineering Process to bring the property to present day Code and requirements. It will take a coordinated effort due to two existing buildings that are in fact located partially in the two municipalities of Colleyville and Hurst. Additionally, the water and sewage utilities serving the property will be reconstructed from Hurst to Colleyville to meet the project objectives.

The Developer believes that there is a strong need in the area for such a project because of its location and a thriving small business community that is growing in the local region. This small business community require flex space, (Office and open space combined), to meet their business needs. City Line Office Park will offer the Small Business Community within a radius of three to five miles of the location with suites of Flex, (Office and open space), suites ranging from approximately 1250 square feet up to 8000 square feet. There are a total of five buildings with a total of approximately 34,000, square feet when fully developed. There would be no outside storage allowed in the business park.

It is anticipated that there is a large number of small business and entrepreneurs that will occupy the space, to include, publishing, logistics, electrical, and electronics businesses, along with gyms, retail, health, and beauty types of businesses and many others. The present Owner is excited about the project due to the numerous inquiries that have been received since the small sign was installed announcing the coming of the Business Park.

Development Schedule :

Delta is requesting a waiver from the City of Colleyville for the building that is referred to as "Building A ", on the plans for a non conforming use since the building is partially in Colleyville where the zoning is residential, the majority and rest of the building is on the Hurst side and is zoned General Business.

It is anticipated that as soon as we receive approval from Colleyville,(we have received approval from Hurst), we can accomplish this phase of the project by January 2021. The schedule would be to complete the exterior rehab work on the building and the utility work. At that point we would be ready to sign a lease with a prospective Tenant. From this point we would submit the plans for the finish out of the interior of the building to meet the Tenant's requirements to Colleyville and Hurst for their approval. We anticipate that it would be late January or February 2021 to complete the total project for the Phase I building.

The development work for the remainder of the project is in progress, and will be submitted to Colleyville and Hurst to accommodate their specific requirements as soon as possible. It is anticipated that the total Applications for Rezoning, Platting, and development for the entire property could be submitted by February of 2021, or sooner.

As soon as the approvals are received from Colleyville and Hurst for the total development we would immediately begin developing the site for the additional buildings that are planned. The second existing, Building - B would be the first to be completed sometime around June 2021. The remainder of the buildings would be built as the demand for them would materialize.

Economic Development Information :

Building " A " is 5900 SF, no information on sales / SF or sales / Year. Estimated ad valorem taxes is \$ 5000 dollars / Year.

Exhibit "C" – Additional Exhibits



EXTERIOR RENOVATION FOR :

CITYLINE BUSINESS PARK

7720 PRECINCT LINE RD

COLLEYVILLE, TEXAS

NOVEMBER 10, 2020

DEMOLITION PLAN LEGEND	
	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	EXISTING DOOR AND FRAME TO BE REMOVED
	EXISTING DOOR AND FRAME TO BE REMAIN

PROPOSED FLOOR PLAN LEGEND

▶

DEMOLITION / PROPOSED FLOOR PLANS

NO OFFICE AND REWORKING FOR

CITY LINE BUSINESS PARK, BUILDING No. 1

7500 PRESIDENT LANE IN

DALE PARK, TEXAS 75048

FOR: DELTA CAPITAL

10000 WEST 10TH AVE. SUITE 775

IRVING, TEXAS 75039-4834

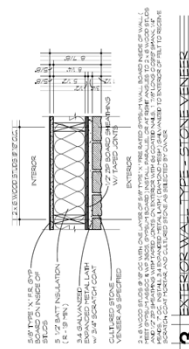
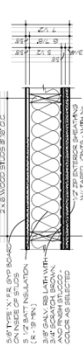
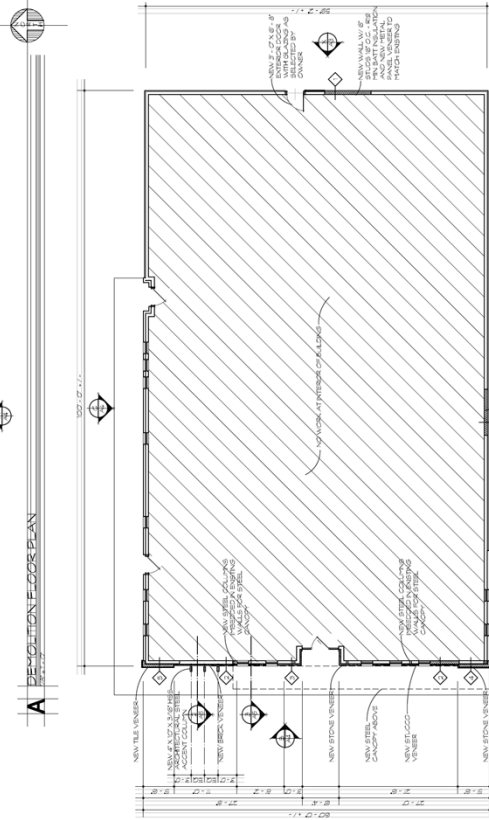
TEL. 972-461-2887

FAX 972-461-2887

A2

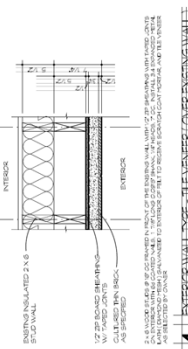
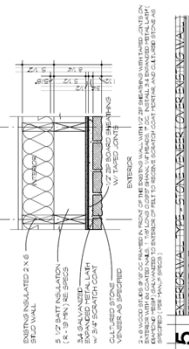
2 OF 6

PROJECT NUMBER



—12—

—13—

[illegible]



VICINITY MAP
NOT TO SCALE

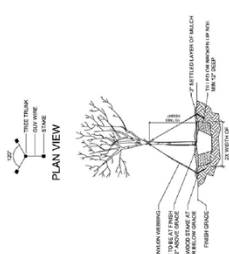
LOT COVERAGE
 LOT SIZE: APPROX. 39,983 SF
 BUILDING AREA: APPROX. 22,467 SF (N.H.S.F.)
 PERCENTAGE OF LOT COVERED BY BUILDING: APPROX. 56 PERCENT

LANDSCAPE / GREEN AREA COVERAGE
 LOT SIZE: APPROX. 39,983 SF
 LANDSCAPE AREA: APPROX. 17,516 SF
 PERCENTAGE OF LANDSCAPING: APPROX. 44 PERCENT

PARKING ESCAPE: RHASELL
 PER EXISTING CODE:
 1 SPACE / 250 SF + 25 SPACES REQUIRED
 PROVIDED:
 46 SPACES (2 HC), 18 SF / SPACE

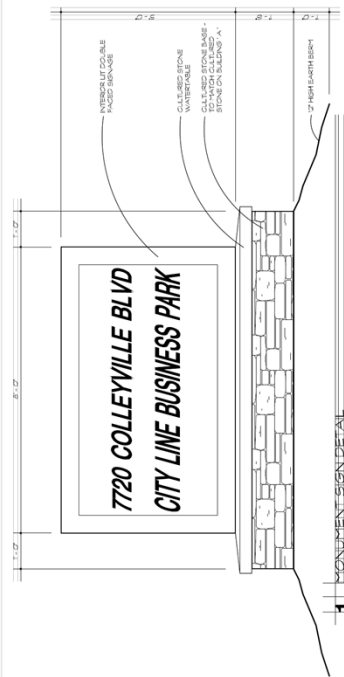


TYPICAL SHRUB PLANTING DETAIL

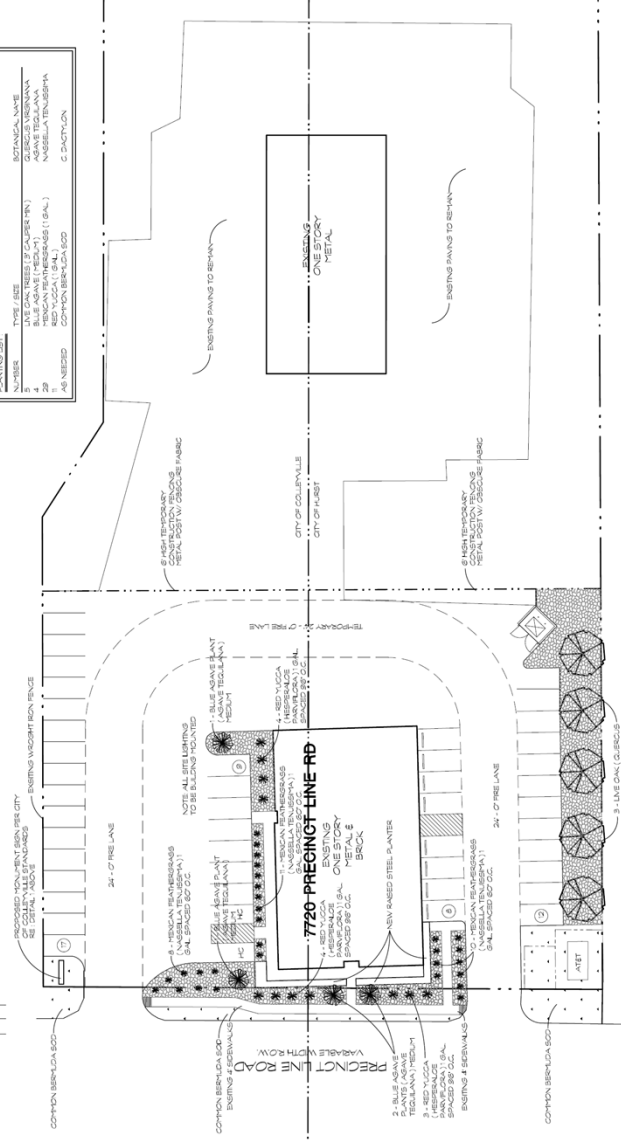


TYPICAL TREE PLANTING DETAIL

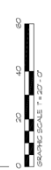
PLANTING LIST	TYPE / SIZE	BOTANICAL NAME
1	WIDE CAN TREES (2' CALIBER IN.)	GORGESIA VERONICA
2	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
3	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
4	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
5	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
6	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
7	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
8	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
9	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
10	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
11	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
12	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
13	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
14	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
15	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
16	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
17	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
18	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
19	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
20	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
21	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
22	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
23	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
24	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
25	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
26	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
27	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
28	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
29	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
30	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
31	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
32	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
33	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
34	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
35	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
36	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
37	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
38	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
39	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
40	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
41	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
42	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
43	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
44	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
45	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
46	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
47	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
48	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
49	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
50	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
51	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
52	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
53	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
54	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
55	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
56	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
57	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
58	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
59	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
60	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
61	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
62	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
63	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
64	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
65	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
66	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
67	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
68	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
69	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
70	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
71	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
72	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
73	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
74	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
75	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
76	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
77	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
78	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
79	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
80	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
81	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
82	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
83	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
84	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
85	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
86	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
87	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
88	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
89	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
90	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
91	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
92	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
93	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
94	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
95	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
96	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
97	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
98	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
99	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA
100	SHRUBS (4' - 6' CALIBER IN.)	LEUCOPHYLLA FLORENTINA



1 MONUMENT SIGN DETAIL



A SITE ORIENTATION PLAN - PHASE 1



LANDSCAPE LAYOUT PLAN

PROJECT NAME: CITY LINE BUSINESS PARK BUILDING No. 1

DATE: 10/10/2018

DESIGNER: DELTA CAPITAL

SCALE: 1\"/>

RESOLUTION R-20-4571

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
DECEMBER 15, 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 15TH DAY OF
DECEMBER 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