



City of Colleyville City Council Agenda

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

Tuesday, April 6, 2021

**WORKSESSION
5:30 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

CALL TO ORDER

- WS-1** Discussion of the Public Works Service Center renovation
- WS-2** Discussion of adoption of new Building Codes (2018 International Codes and the 2020 National Electric Code, along with the regional amendments)
- WS-3** Discussion of setting a date for the City Council Priorities Worksession
- WS-4** Discussion of the April 6, 2021, 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, and 62 Main Street LLC, Tap Realty, LLC, vs Neighborhood Management, Inc. ET AL

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

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

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

INVOCATION: Pastor Paul Daniels, Colleyville Covenant**PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt**

- 2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-21-4602**
- 3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**
Announcements of civic and charitable events
Presentation of calendar events and updates
Announcements of awards and recognition
- 4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-21-4603**
 - 4a** Approval of the minutes of the regular City Council meeting of March 23, 2021
 - 4b** Approval of a Professional Services Agreement with Garver, LLC, in an amount not to exceed \$394,196.00, for the design of Quail Crest and Woodbriar Estates Water and Wastewater Improvements Project, and authorizing the City Manager to execute the agreement
 - 4c** Approval of the sale of property, seized items, found items, obsolete, and non-serviceable equipment
 - 4d** Approval of rejecting all bid(s) for the Colleyville Gateways Project
- 5. ORDINANCE(S): FIRST READING AND PUBLIC HEARING**
 - 5a Ordinance O-21-2158**
Consideration of a zoning change from R-40 Single Family Residential zoning district to PUD-C Planned Unit Development-Commercial zoning district on Lots B1A & B2A, Reagan Estates West, City Boundary Split, located at 7720 Precinct Line Road, Case ZC21-002
 - 5b Ordinance O-21-2159**
Consideration of a zoning change from PUD-C Planned Unit Development-Commercial zoning district to PUD-C Planned Unit Development-Commercial zoning district on Tract 2C03, Abstract 206, BBB & C RY Survey, located at 4917 Colleyville Boulevard, Case ZC21-003

6. RESOLUTION(S): READING AND PUBLIC HEARING**6a Resolution R-21-4604**

Consideration of a replat for Lot 15R, Village at Colleyville, being Lots 15, 16, and 25, Village at Colleyville, located at 94 & 86 Main Street and 89 Veranda Lane, Case PC2-002

7. TABLED RESOLUTION(S): READING AND PUBLIC HEARING**7a Resolution R-21-4574**

Consideration of a request to abandon a previously dedicated right-of-way (ROW) area on Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case GC20-007

7b Resolution R-21-4575

Consideration of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case PC20-006

8. CITIZEN COMMENTS**9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, APRIL 6, 2021 - READING AND PUBLIC HEARING - RESOLUTION R-21-4605****10. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, April 1, 2021* by 5:00 p.m.

Christine Loven, TRMC
City Secretary

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

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

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



City of Colleyville City Council Agenda Briefing

City Hall
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Agenda Number WS-1
Type Worksession
Department Engineering

Agenda Date 4/6/2021

Title

Discussion of the Public Works Service Center renovation

Explanation

This item will provide for discussion of the potential renovation of the Public Works Service Center.

Attachments

1. Presentation

Public Works Service Center Renovation Presentation

City Council Worksession
April 6, 2021

Purpose



To provide the City Council with an overview of the Public Works Service Center Renovation Project

PROJECT HIGHLIGHTS – CIP Budget - \$500,000

Project first identified in the 2020 Capital Improvement Program for fiscal year 2021

Exterior – Install new stone veneer walls and metal awnings to front elevation, replace/enlarge new and existing windows, new monument sign and parking canopy;

Interior – Reconfigure office space for efficiency, install new HVAC system and ductwork, update existing electrical wiring and light fixtures, replace plumbing fixtures, install new doors, hardware, and flooring



Background



- Existing facility built in 1987
- Current building is not consistent with the City's high quality expectations.



Existing Interior Conditions



Existing electrical wiring in telephone room



Existing HVAC System



Windows are not energy efficient and have water penetration issues



Inefficient use of space

Existing Exterior Conditions



Existing Exterior Conditions

- Exterior of Building Requires Sealing to Prevent Water Penetration
- Windows are Small, Not Energy Efficient, and Allow Water Penetration
- Various Buildings with Limited Storage Capacity
- No Protective Cover for Vehicles or Equipment
- Dirt/Gravel Yard Surface



Proposed Exterior Front Elevation



The Front Elevation would include:

- Stone Wall Veneers
- Metal Awnings
- Window Replacement
- Monument Sign
- Landscape
- Canopy for City Vehicles



Proposed Interior Renovation

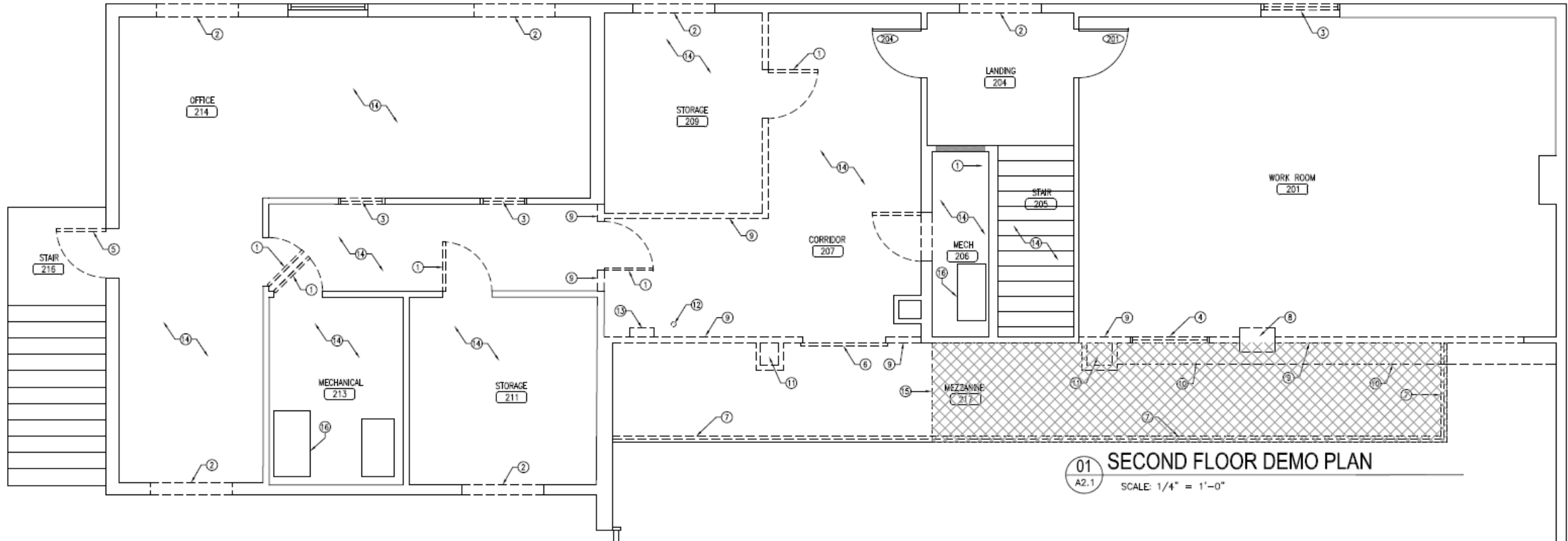


Proposed Interior Renovation Include the Following

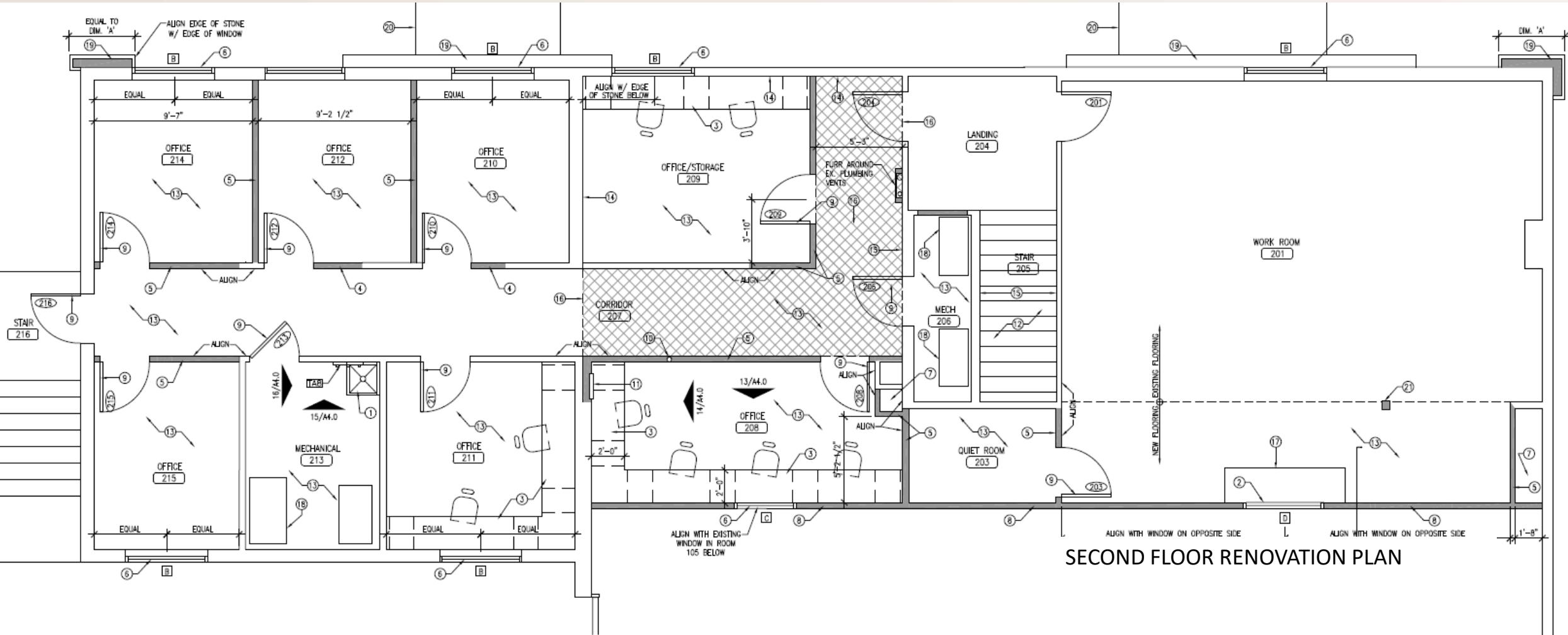
- Increase Efficiency of Office Space
 - Demolition of some existing walls
 - Frame and finish new partition walls
 - Install new workstations and casework
- Replace Heating and Air Conditioning System
 - Existing system has separate units, including window units, that are inefficient and waste energy
- Install/move existing electrical wiring and lighting fixtures
 - Existing electrical system must be brought up to current building codes
 - New emergency efficient lighting fixtures will be installed
- Install new plumbing fixtures
 - Update restrooms with new plumbing fixtures
- Finish details for reconfigured space
 - Painting and retexturing walls and ceilings
 - New flooring
 - New doors and hardware;



Proposed Interior Renovation



Proposed Interior Renovation



Questions and Discussion



City of Colleyville City Council Agenda Briefing

City Hall
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Agenda Number WS-2

Agenda Date 4/6/2021

Type Worksession

Department Community Development

Title

Discussion of adoption of new Building Codes (2018 International Codes and the 2020 National Electric Code, along with the regional amendments)

Explanation

Several City departments, primarily Community Development and Fire, are proposing that it is in the best interest of the City to adopt the 2018 International Codes (I-Codes) and the 2020 National Electric Code along with the regional amendments.

The 2018 I-Codes, along with the 2020 National Electric Code, are submitted for consideration of adoption to replace the current 2012 I-Codes and 2014 National Electric Code.

The updated codes are proposed to replace the existing codes for Building (Commercial), Residential, Fire, Energy, Plumbing, Fuel Gas, Mechanical, and Electrical. New first-time adoptions are proposed for Swimming Pools and for Existing Buildings.

Attachments

1. 2018 Code Adoption presentation
2. 2018 I-Code Adoption

Adoption of the 2018 International Codes



COUNCIL WORK SESSION DISCUSSION ITEM

- Consideration for adoption of the 2018 International Codes and the 2020 National Electric Code
- Adoption includes regional amendments
- New Swimming Pool and Spa Code
- New Existing Building Code
- Property Maintenance Code not included

Adoption of the 2018 International Codes



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

Adoption of the 2018 International Codes



CURRENT CODES AND RECENT EDITIONS

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

Adoption of the 2018 International Codes



BACKGROUND

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

Adoption of the 2018 International Codes



REASONS FOR ADOPTING UPDATED CODES

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

Adoption of the 2018 International Codes



REGIONAL CODE AMENDMENTS

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

Adoption of the 2018 International Codes



NORTH TEXAS CITIES ADOPTION OF THE 2018 I-CODES

• Bedford	Plano	Allen
• Roanoke	Lewisville	Frisco
• Flower Mound	Benbrook	Addison
• Keller	University Park	Mansfield
• NRH	Carrollton	Celina
• Southlake	Farmers Branch	The Colony

Adoption of the 2018 International Codes



EXAMPLES OF MAJOR CODE CHANGES

Commercial (IBC)

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

Residential (IRC)

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

Adoption of the 2018 International Codes



EXAMPLES OF MAJOR CODE CHANGES

Plumbing Code (IPC)

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

Fuel Gas Code (IFGC)

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

Mechanical Code (IMC)

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

Adoption of the 2018 International Codes



EXAMPLES OF MAJOR CODE CHANGES

Fire Code (IFC)

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

Energy Code (IECC)

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

National Electric Code (NEC)

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

Adoption of the 2018 International Codes



NEW 2018 CODES FOR ADOPTION

Swimming Pool and Spa Code (ISPSC)

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

Existing Building Code (IEBC)

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

Adoption of the 2018 International Codes



Code Adoption Steering Committee

- Meeting was conducted in March
- Purpose and importance for code adoptions
- Vetting of codes by other municipalities
- Action plan for preparation of codes and ordinance
- Challenges with perceptions of code changes
- Limitations for communicating code changes
- Promoting new codes – Swimming Pool and Existing Building
- Recommendation to move forward with adoption of 2018 I-Codes and amendments

Discussion



Several City departments, primarily Community Development and Fire, are proposing that it is in the best interest of the City to adopt the 2018 International Codes (I-Codes) and the 2020 National Electric Code along with the regional amendments.

The 2018 I-Codes, along with the 2020 National Electric Code, are submitted for consideration of adoption to replace the current 2012 I-Codes and 2014 National Electric Code. The codes are updated every three years. Since 1991, Colleyville has adopted new codes three times with the 1991, 2003, and 2012 editions. The updated codes are proposed to replace the existing codes for Building (Commercial), Residential, Fire, Energy, Plumbing, Fuel Gas, Mechanical, and Electrical. New first-time adoptions are proposed for Swimming Pools and for Existing Buildings.

Of interest are the code changes between editions, which are voluminous and mostly benign. Most changes involve edits to definitions, phrases, or added sentences. Substantial code changes are few, are vetted by code development committees, and voted on by International Code Council members that include code officials, manufacturers, home builders, contractors, and other construction industry officials.

The 2018 I-Codes have been published for three years now and have been adopted by area cities including Bedford, Flower Mound, Keller, North Richland Hills, Southlake and Roanoke. Other north Texas cities that have already adopted the 2018's include Allen, Addison, Frisco, Benbrook, The Colony, Mansfield, Garland, Celina, Plano, University Park, Lewisville, Carrollton, Farmers Branch, and others.

The 2018 I-Codes have already been vetted by all of the municipalities listed above as there has not been any controversial issues brought forth during regular meetings over the years with north Texas building officials or inspectors. Contractors who work in Colleyville may have already done projects under the 2018 I-Codes in other cities, so the impact to Colleyville homeowners and businesses should be negligible overall. The codes are vetted every three years by advisory boards consisting of code officials, homebuilders, third party raters, manufacturers, and construction industry reps who review the code changes and vote to retain or amend the revisions.

The primary reasons for adopting the 2018 I-Codes include maintaining the City's approval rating with the Insurance Services Office, provides sustainability of the built environment, and promotion of health, safety, and welfare of the general public.

A code adoption steering committee has met to coordinate strategies for the implementation and advocacy of adopting the updated codes. The committee has affirmed the necessity and the responsibility to the Colleyville businesses and homeowners to advocate for progressive action through responsible code adoption. The consensus of the committee is to proceed with adopting the 2018 I-Codes along with the regional amendments.



City of Colleyville City Council Agenda Briefing

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Agenda Number WS-3
Type Worksession
Department City Manager

Agenda Date 4/6/2021

Title

Discussion of setting a date for the City Council Priorities Worksession

Explanation

This item provides an opportunity to select a date to conduct the City Council Priorities Worksession.

Attachments



City of Colleyville City Council Agenda Briefing

City Hall
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Agenda Number WS-4

Agenda Date 4/6/2021

Type Worksession

Department City Secretary

Title

Discussion of the April 6, 2021, City Council regular agenda items



City of Colleyville City Council Agenda Briefing

City Hall
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Agenda Number 1

Agenda Date 4/6/2021

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, and 62 Main Street LLC, Tap Realty, LLC, vs Neighborhood Management, Inc. ET AL

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Attachments

RESOLUTION R-21-4602

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF APRIL 6, 2021**

WHEREAS, following discussion in Executive Session, and in full accordance with the requirements of the Open Meetings Act, the City Council determines that the following action is in the best interests of the health, safety and welfare of the public.

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 6th DAY OF APRIL 2021.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

RESOLUTION R-21-4603

**APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF APRIL 6, 2021**

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

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

- Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:
- a. Approval of the minutes of the Regular City Council meeting of March 23, 2021
 - b. Approval of a Professional Services Agreement with Graver, LLC, in an amount not to exceed \$394,196.00, for the design of the Quail Crest and Woodbriar Estates Water and Wastewater Improvements Project, and authorizing the City Manager to execute the agreement
 - c. Approval of the sale of property, seized items, found items, obsolete and non-serviceable equipment
 - d. Approval of rejecting all bids for the Colleyville Gateways Project

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 6TH DAY OF APRIL 2021.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Minutes - Draft

City Hall
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Tuesday, March 23, 2021

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, March 23, 2021, at 5:30 p.m.

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

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

Mayor Newton welcomed everyone and noted we are back to normal operations as the COVID numbers are down, and he will address this later this evening. He noted anyone wishing to wear a mask should do so.

WS-1 Discussion of the Senior Center renovation

Parks and Recreation Director Lisa Escobedo began this item by stating renovation of the Senior Center was recommended in the 2018 Parks, Recreation, and Open Space Master Plan. Following an additional citizen survey, City Council Worksessions, and tours of local facilities, City Council directed staff to begin preparation of a renovation of the Senior Center, which would be multi-generational. Director Escobedo then introduced Kevin Armstrong, Mick Massey, and Melissa King of Barker Rinker Seacat Architecture who will be leading this project and helping to guide the City through a design and renovation of the Senior Center.

Mr. Massey, project planner and Mr. Armstrong, project manager, presented this item and reviewed the organization's objectives and processes, Colleyville demographic research and the mission, vision, and goals for the Senior Center improvements. The budget, a project schedule, and facility analysis, opportunities for inside and outside renovations and the outside park area were presented and generally discussed.

Mayor Newton stated the presentation was great and he feels each point was presented well. He said the City must have a good quality place for seniors as the top priority and add the multi-generational aspects.

WS-2 Presentation from Community Waste Disposal (CWD) 2020 Review

Mayor Newton began by advising there has been an increase in complaints regarding the service from CWD. Mayor Newton read highlights from some of the complaints received by the City Council. Mayor Newton then provided a bullet point list of items the City has asked CWD to address and provide a response. CWD representatives Greg Roemer, President, Nicole Roemer, Municipal Coordinator, and Paul Hansen, General Manager were present and answered questions of the City Council.

Mr. Hansen discussed how routes are run in the City, the increase in debris, and the company's personnel challenges. Through discussion, it was decided CWD would provide a remediation plan to the City and provide updates. Mr. Hansen stated a new truck is arriving within the week and will be assigned to Colleyville and a new supervisor has been hired, but will not begin until mid-April, finally, routes will continue to be evaluated to place the appropriate crews on the routes.

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

City Council chose the date of April 26, 2021 at 5:00 p.m. for the Joint City Council and Planning and Zoning Commission meeting.

WS-4 Discussion of the March 23, 2021, City Council regular agenda items

Mayor Newton noted items 8a and 8b would remain tabled for this meeting.

Mayor Newton reviewed the applications and appointments to be made later on this agenda to the Colleyville Center Advisory Committee and Parks and Recreation Advisory Board.

Mayor Newton also asked City Council to speak with citizens to encourage applying for the Planning and Zoning Commission, as there is a current vacancy.

Mayor Newton closed the Worksession at 6:39 p.m. and called the Executive Session to order at 6:39 p.m.

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

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

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

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

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There was no action taken and Mayor Newton adjourned the Executive Session at 7:22 p.m.

Mayor Newton called the regular meeting of the City Council to order at 7:30 p.m. and called the roll.

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

INVOCATION: Bryan Brown
The Church of Jesus Christ of Latter-day Saints

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-21-4594

This resolution was not needed.

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

Mayor Newton and Councilmembers made the following announcements:

COVID Update: Colleyville city facilities are now open with no limitations based on Colleyville and Tarrant County hospital data. Employees and visitors may continue to make their own personal decision as to wearing masks. Colleyville and Tarrant County COVID numbers continue on a downward trend. The County has Colleyville at around 100 active cases. We have the City at 74 active cases with the 14-day roll off. Both numbers are close to each other and look good in terms of active cases in our community. Tarrant County hospital beds occupied by COVID patients continue to decline, now at 5%. The trauma service area E COVID hospitalization percentage is down to 4.4%. Tarrant County hospital bed availability is at 26%, and ventilator availability is at 70%. Adult ICU occupancy in Tarrant County is 86%. All great numbers.

The City continues to participate actively in the administering of vaccines. Our Fire Department has provided 713 vaccinations to Colleyville residents, including many homebound seniors. We continue to apply to receive additional vaccines for our residents. We also continue to provide staffing and administrative support for the Hurst Conference Center vaccination site. Colleyville leads all Tarrant County cities with 33.4% of our population having been vaccinated.

Vaccination Effort Update: For nearly three weeks, our Fire Department has used our Central Fire Station as a vaccination center for Colleyville residents. To date, our team personally contacted 1,516 Colleyville residents provided to us by the County Health Department. We expect to complete the County Health Department list of all Colleyville residents, over 65 or with pre-existing medical condition, registered for vaccination. Our staff continues to order additional vaccine supply on a weekly basis. At this time, no supply has been awarded for this week. I cannot say enough about the exceptional leadership of our Fire Department. Chief Cantrell, Captain Phillips, and the entire team are to be complimented for this extra-ordinary effort on behalf of our citizens.

Sales Tax Continues to Exceed Budget Expectations: The Texas Comptroller's Office has posted the most recent sales tax allocation information for March, representing all receipts from purchases made in January of this year. This is also the fourth collection for FY21, marking the start of the second quarter of our sales tax receipts. Our most recent collection came in at 1.8% over the same month in FY20. In terms of dollars, this represents a total YTD gain of \$205,719 over last year and exceeds FY21 budget estimated collections by \$314,000. It bears noting that this month marks the 10th consecutive month in which Colleyville has posted

sales tax gains over the previous year. Later this evening Finance Director Kyle Lester will discuss sales tax collections as part of his monthly financial report.

Colleyville Chamber of Commerce to Host City Slickers Event March 27:

The Colleyville Chamber of Commerce will hold their annual City Slickers fundraiser next week (3/27) at the Colleyville Center. Doors open at 6:00 pm with the silent auction open at 6:30 pm. For ticket information, contact the Chamber office at 817-488-7148.

Car Show (3rd Annual) Scheduled for April 24: Mark your calendar for the 3rd Annual Colleyville Car Show. Whether you are a car collector or enthusiast, please join us on Saturday, April 24, from 9 a.m. to noon for this fun family event at City Hall. All cars — customs, classics, trucks, antiques, hot rods, imports — are welcome. If you would like to enter, register your vehicle by April 21 for a guaranteed spot. There is no fee to register and registration information can be found at Colleyville.com/CarShow or call Ronni Orr at 817-503-1113.

Colleyville \$35 Gift Card – Cupid Cash Update: This week we saw a large number of gift card redemptions as the program closed March 15. Currently, 8,135 cards have been redeemed with a value of \$284,725. Of those redeemed, 1,922 are from our local heroes: 528 First Responders, 200 Healthcare, and 1,194 Educators

Plaza Concert - Springtime in America: This Sunday, March 28, the City of Colleyville will host the Fort Worth Symphony Brass musicians consisting of three trumpets, a French horn, trombone, and tuba. They will perform their spring concert program. The event will be held in the Plaza at City Hall. The event will begin at 4:00 p.m. Night Owl Coffee returns to provide free refreshments for all. This is a FREE concert.

The City Council recognized Kathy Hadley was attending the meeting and it is her birthday.

Texas Coalition for Affordable Power (TCAP) plaque presentation commemorating Colleyville as a founding member of TCAP and in appreciation of our support and membership for the last 20 years

Margaret Somereve, Executive Director of TCAP, presented the City with a plaque in recognition of the City being a founding member. Ms. Somereve gave a brief history of TCAP and the City's involvement to date.

4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-21-4595

- 4a** Approval of the minutes of the Special City Council meeting of March 2, 2021

4b Approval of the minutes of the Regular City Council meeting of March 2, 2021

Mayor Newton read Resolution R-21-4595 in its entirety.

There was no discussion.

Mayor Newton opened the public hearing at 8:06 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 8:06.

Mayor Pro Tem Lindamood made a motion to approve Resolution R-21-4595, seconded by Councilmember Dodson.

The motion to approve passed by the following vote:

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

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - February 2021

Finance Director Kyle Lester presented the financial report for February. He noted through February, the General Fund has collected 74% of budgeted revenue, spent 43% of its budgeted expenditures, and the surplus will decline steadily throughout the remainder of the fiscal year as we spend down that balance. Director Lester noted the \$8.1 million surplus is significantly higher than the previous year, due partially to revenue increases and later invoicing from Keller for the Police Jail/Dispatch contract.

The City has received the fourth collection of the fiscal year from January's sales, and it brought in a more modest, 1.8% increase over January of last year, lowering our total YTD increase from 8.9% over FY20 to 7.4% over FY20.

Director Lester reviewed the utility, drainage, and hotel, and debt funds and reminded Council all bonded debt is on track to be paid off by FY27.

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

6a Ordinance O-21-2156

Consideration of a zoning change from PUD-R Planned Unit Development-Residential zoning district to AG Agricultural zoning district on Lot 1R, Block A, Eubank Addition, located at 311 W. Glade Road, Case ZC21-001

Mayor Newton read the caption of Ordinance O-21-2156.

Community Development Director Ben Bryner presented this item noting there are no updates since the previous meeting and the request is to rezone from the PUD-R Planned Unit Development - Residential district to the AG Agricultural district, with no new lots proposed.

Mayor Newton said this was discussed last meeting and the applicant gave a great history lesson on the ownership of the land by his family. Mayor Newton said this was an appropriate zoning change and a rare one since it is a zoning to agriculture use. There were no questions.

Mayor Newton opened the public hearing at 8:24 p.m.

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

There were no other speakers and Mayor Newton closed the public hearing at 8:25 p.m.

Councilmember Rigney made a motion to approve Ordinance O-21-2156, seconded by Councilmember Nakamura.

The motion to approve passed by the following vote:

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

6b Ordinance O-21-2157

Consideration 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

Mayor Newton read the caption of Ordinance O-21-2157.

Community Development Director Ben Bryner presented this item noting Council had met in three worksessions to review and direct amendments to Chapter 3. He then reviewed each change.

Mayor Newton said the City Council worked diligently on reviewing these updates at several worksessions. There were no additional questions from the Council.

Mayor Newton opened the public hearing at 8:33 p.m.

Kathy Hadley, 204 Timberline Drive N., spoke with concerns for allowing vehicles in back lots where others have to see it.

There were no others wishing to speak and public hearing was closed at 8:38 p.m.

Councilmember Kelley made a motion to approve Ordinance O-21-2157, seconded by Councilmember Dodson.

The motion to approve passed by the following vote:

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

7. RESOLUTION(S): READING AND PUBLIC HEARING

7a Resolution R-21-4596

Approval of a resolution accepting the annual audit for Fiscal Year ended September 30, 2020

Mayor Newton read Resolution R-21-4596 in its entirety.

Finance Director Kyle Lester introduced Jennifer Ripka, partner, Weaver and Tidwell, the City's auditing firm who gave a high-level overview of the audit. Ms. Ripka stated the City received an unmodified audit opinion (Independent Auditor's Report), which is the most favorable audit opinion an entity can receive. Ms. Ripka noted there were no adjustments or deficiencies, and the City was compliant with the Single Audit regarding Coronavirus aid, which means the City complied with the Treasury Department and internal controls.

The Mayor and City Council thanked Ms. Ripka for the good work and exceptional recap of the City's financial status. Ms. Ripka thanked the City Council and stated Karen Hines, Kyle Lester, and their staff are good to work with and do a great job.

Mayor Newton opened the public hearing at 8:50 p.m. There was no one wishing to speak and the public hearing was closed at 8:50 p.m.

Councilmember Wheat made a motion to approve Resolution R-21-4596, seconded by Councilmember Dodson.

The motion to approve passed by the following vote:

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

7b Resolution R-21-4597

Approval of a Communications Facility License Agreement with Verizon Wireless on the Hall-Johnson Road water tower

Mayor Newton read Resolution R-21-4597 in its entirety.

Assistant City Manager Adrienne Lothery presented this item noting the City Council had requested Verizon provide options which could potentially disguise the antenna from view. The options were presented and Mr. Troy Williams, Verizon Representative, was present to review the options and answer questions.

Mayor Newton stated he still has concerns regarding the look and future of allowing the antenna. Mayor Pro Tem Lindamood stated he agrees with Mayor Newton.

The City Council and Mr. Williams discussed locations of other styles and locations of towers.

Mayor Newton opened the public hearing at 9:10 p.m.

Kurt Meyer, 4108 Briar Ridge Drive, spoke in opposition to this item.

There were no others wishing to speak and the public hearing was closed at 9:11 p.m.

Mayor Newton made a motion to deny Resolution R-21-4597, seconded by Councilmember Rigney.

The motion to deny was passed by the following vote:

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

Nays: 2 – Councilmembers Nakamura and Wheat.

7c Resolution R-21-4598

A resolution recommending certain transportation projects for consideration and inclusion in the Tarrant County 2021 Bond Package

Mayor Newton read Resolution R-21-4598 in its entirety.

Assistant City Manager Adrienne Lothery presented this item stating the City was asked to submit potential projects to be included in the Tarrant County Bond Election to be conducted in November 2021. Manager Lothery noted with the assistance of Public Works Director Ray Silva-Reyes, a list of proposed projects was sent to City Council for review. The result is 13 projects the City is submitting for your consideration. All of the projects leverage local resources, and address local and regional mobility, congestion, safety, and improved connectivity. Manager Lothery stated six projects partner with neighboring cities, six are roadway projects, five are trail projects, one is a roundabout, and one is for design of a low water crossing.

There was general discussion regarding Tarrant County will decide which projects are included, the committees and scoring process, and categories. Councilmember Wheat noted Tarrant County's intent is to conduct the bond election without raising taxes to pay for the bond.

Mayor Newton opened the public hearing at 9:22 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 9:22 p.m.

Councilmember Dodson made a motion to approve Resolution R-21-4598, seconded by Councilmember Kelley.

The motion to approve passed by the following vote:

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

7d Resolution R-21-4599

Appointing members to the Colleyville Center Advisory Committee

Mayor Newton read Resolution R-21-4599 in its entirety.

There was no discussion.

Mayor Newton opened the public hearing at 9:24 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 9:24 p.m.

Councilmember Nakamura made a motion to approve Resolution R-21-4599, appointing Paul Vigiletti and Jeremy Tallo, to the Colleyville Center Advisory Committee, with a term expiring March 2023, seconded by Mayor Pro Tem Lindamood.

The motion to approve passed by the following vote:

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

7e Resolution R-21-4600

Appointing members to the Parks and Recreation Advisory Board

Mayor Newton read Resolution R-21-4600 in its entirety.

There was no discussion.

Mayor Newton opened the public hearing at 9:25 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 9:25 p.m.

Councilmember Rigney made a motion to approve Resolution R-21-4600, appointing Rich Hendler, Place 1; John Hillebrand, Place 3; Amy Ackermann, Place 5; and Eric Presson, Place 7, to Parks and Recreation Advisory Board, with a term expiring March 2023, seconded by Councilmember Kelley.

The motion to approve passed by the following vote:

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

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

The resolutions remained tabled, however, City Manager Jerry Ducay stated the City, and applicants are focusing on questions related to the pond and the land lots, which tie into the pond. He noted further engineering is required and the City is reaching out. An update will be provided once the City hears from the other parties.

8a Resolution R-21-4574

Consideration of a request to abandon a previously dedicated right-of-way (ROW) area on Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case GC20-007

8b Resolution R-21-4575

Consideration of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case PC20-006

9. CITIZEN COMMENTS

Kathy Hadley, 204 Timberline Drive, N., spoke in favor of the work performance of CWD and recommended citizens compost leaves and give grace to all. She thanked the City Council and the City for all they do.

Sayed Syed, 6705 Sapphire Circle North, spoke regarding specific times CWD has not provided service or provided poor service.

10. REPORTS

Sign Board of Appeals Minutes - October 08, 2019

Parks and Recreation Advisory Board Minutes - January 4, 2021

Planning and Zoning Commission Minutes - February 8, 2021

There was no discussion of this item.

11. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, MARCH 23, 2021 - READING AND PUBLIC HEARING - RESOLUTION R-21-4601

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 9:45 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 6TH DAY OF APRIL 2021.

Minutes taken and prepared by:

*Christine Loven, TRMC
City Secretary*



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4b
Type Resolution
Department Engineering

Agenda Date 4/6/2021

Number

Title

Approval of a Professional Services Agreement with Garver, LLC, in an amount not to exceed \$394,196.00, for the design of Quail Crest and Woodbriar Estates Water and Wastewater Improvements Project, and authorizing the City Manager to execute the agreement

Strategic Plan

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

Explanation

Reading and Public Hearing

On September 15, 2020, City Council approved the 2021-2025 Capital Improvement Program (CIP) by Resolution R-20-4535, which included the design of Water Project 6: Woodbriar Estates and Wastewater Project 1: Woodbriar and Quail Crest Subdivision. Several streets from Wastewater Project 1 overlap with Water Project 6. Due to the overlap of neighborhood streets and in an effort to limit frequency of disruptions in the area, staff elected to combine Water Project 6 with portions of Wastewater Project 1 into one project: Quail Crest and Woodbriar Estates Water and Wastewater Improvements.

The project consists of approximately 4,055 linear feet (LF) of water line improvements and approximately 6,995 LF of wastewater line improvements. The diameter of the existing water lines range from 4" to 6" and are proposed to be upsized to an 8" water line. The diameter of the existing wastewater lines range from 6" to 8" with several locations consisting of clay pipe and are proposed to be upsized to an 8" wastewater line. Several of the streets within the project were identified on the Local Street Maintenance Program (LSMP); therefore, the project also includes an asphalt mill and overlay for a majority of the streets and a full depth rehabilitation for Quail Run Street.

The City recently completed a Request for Qualifications process for professional engineering services. This process resulted in a total of 53 submittals from various Professional Engineering Firms. Based on a review of the 53 submitted Statements of Qualifications, an interview with the firm, as well as their familiarity with the 2014 Water/Wastewater Master Plan, staff is recommending the use of Garver, LLC for this project. If approved, Garver, LLC will design the Quail Crest and Woodbriar Estates

Water and Wastewater Improvements Project and prepare the engineering drawings for construction of this project.

The proposed engineering design proposal is comprised of basic services, in the amount of \$359,926.00 and special services in the amount of \$34,270.00, which are billed on an as-needed basis, for a total design cost of \$394,196.00. With this project, the Engineering Department has altered its strategy and has increased the design scope. Our intention is to eliminate as many unknowns as possible that may occur at the time of construction, which we believe will decrease the construction contingency amount needed for this project. The Engineer's Opinion of Probable Construction Cost (OPCC) for this project is \$3,228,732.54.

Financial Impact

Funding for the professional services agreement for the Quail Crest and Woodbriar Estates Water and Wastewater Improvements Project is available in the Capital Utility Fund.

Recommendation

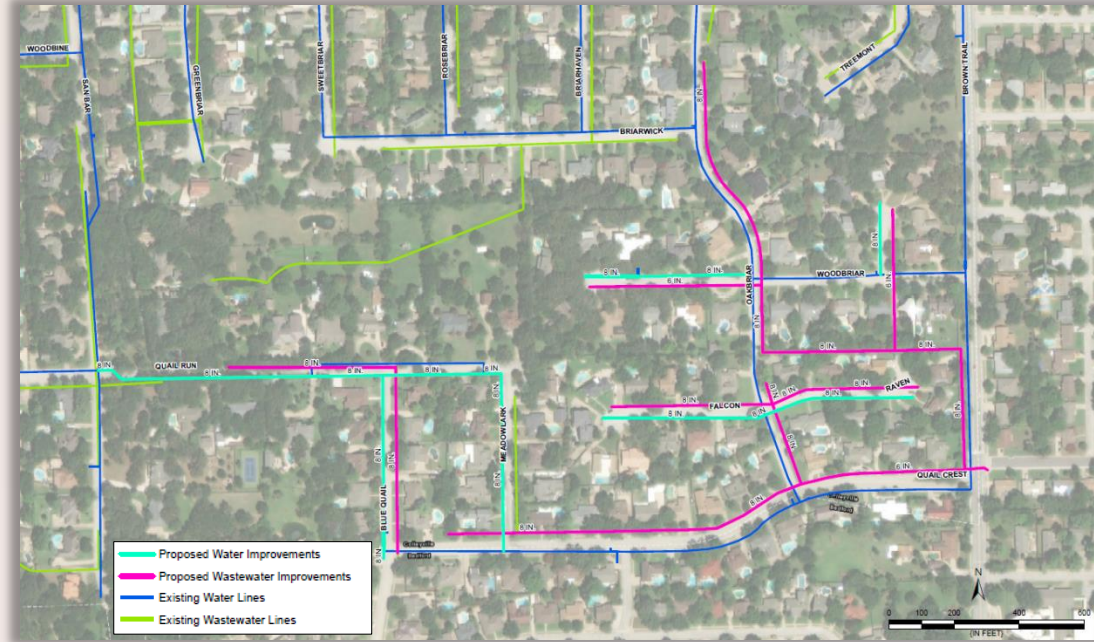
Approve

Attachments

1. Quail Crest and Woodbriar Estates W&WW Presentation
2. 2021.04.06 PSA with Garver LLC for wastewater improvements
3. Resolution R-20-4535

4b. Quail Crest and Woodbriar Estates W&WW Improvements

- Approval of professional services agreement with Garver, LLC, in an amount not to exceed \$394,196.00, for the design of the Quail Crest and Woodbriar Estates Water and Wastewater Improvements Project, and authorizing the City Manager to execute the agreement.



PROFESSIONAL SERVICES AGREEMENT

Quail Crest and Woodbriar Estates Water and Wastewater Improvements

This Professional Services Agreement (“Agreement”) is made by and between the City of Colleyville (“City”), and Garver, LLC (“Professional”) (each a “Party” and collectively the “Parties”), acting by and through their respective authorized representatives.

RECITALS

WHEREAS, City desires Professional to perform certain work and services set forth in Section 1, Scope of Services and

WHEREAS, Professional has expressed a willingness to perform said work and services, hereinafter referred to only as "services", specified in said Scope of Services, and enumerated under Section 1, of this Agreement;

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

Section 1. Scope of Services

Upon issuance of a written Notice to Proceed by City, Professional agrees to provide to City the professional services for the Quail Crest and Woodbriar Estates Water and Wastewater Improvements (“Project”), as set forth in the Scope of Services attached hereto as Exhibit “A” and incorporated herein by reference (the “Scope of Services”).

Section 2. Term of Agreement

The term of this Agreement shall begin on the last date of execution hereof (the “Effective Date”) and shall continue until Professional completes the services required herein to the satisfaction of City, unless sooner terminated as provided in Section 8, below.

Section 3. Professional Obligations

A. Professional shall devote such time as reasonably necessary for the satisfactory performance of the work under this Agreement. Should City require additional services not included under this Agreement, Professional shall make reasonable effort to provide such additional services in accordance with the fee schedule set forth in Exhibit “A”, attached hereto and incorporated herein by reference, and within the time schedule prescribed by City; and without decreasing the effectiveness of the performance of services required under this Agreement.

B. To the extent reasonably necessary for Professional to perform the services under this Agreement, Professional shall be authorized to engage the services of any agents, assistants, persons, or corporations that Professional may deem proper to aid or assist in the performance of the services under this Agreement with the prior written approval of City. The cost of such

personnel and assistance shall be a reimbursable expense to Professional only if authorized in writing in advance by City.

C. Professional shall furnish and pay for all labor, tools, materials, equipment, supplies, transportation and management necessary to perform all services set forth in the Scope of Services.

Section 4. Payment

A. City agrees to pay Professional for all services authorized in writing and properly performed by Professional in accordance with the payment schedule set forth in Exhibit "A," attached hereto and incorporated herein by reference, subject to additions or deletions for changes or extras agreed upon in writing. All payments to Professional by City shall be based on detailed monthly invoices submitted by Professional for work performed and accepted by City, less any previous payments. Payment will be due within 30 days of the City's receipt of an approved invoice.

B. City reserves the right to delay, without penalty, any payment to Professional when, in the opinion of City, Professional has not made satisfactory progress on the Project as described in the Scope of Services.

C. The total compensation to Professional shall be as specified in payment schedule set forth in Exhibit "A", which shall not exceed THREE HUNDRED AND NINETY-FOUR THOUSAND ONE HUNDRED AND NINETY-SIX AND NO/100 DOLLARS (\$394,196). City may deduct from any amounts due or to become due to Professional any sum or sums owing by Professional to City. In the event of any breach by Professional of any provision or obligation of this Agreement, or in the event of the assertion by other parties of any claim or lien against City, or City's premises, arising out of Professional's performance of this Agreement, City shall have the right to retain out of any payments due or to become due to Professional an amount sufficient to completely protect City from any and all loss, damage or expense therefrom, until the breach, claim or lien has been satisfactorily remedied or adjusted by Professional.

Section 5. Responsibilities

A. Professional shall be responsible for the professional quality, technical accuracy, and the coordination of all designs, drawings, specifications, plans and other services furnished by Professional under this Agreement in accordance with the reasonable and sound practices ordinarily used by members of Professional's profession practicing under similar conditions, time, and locale. Professional shall, without an increase in existing authorized fees hereunder, correct or revise any errors or deficiencies in the design, drawings, specifications, plans and other services.

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

to City caused by Professional's negligent performance of any of the services furnished under this Agreement.

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

Section 6. Time for Performance

A. Professional shall perform all services as provided for under this Agreement in a proper, efficient, timely, and professional manner in accordance with City's requirements.

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

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

Section 7. Documents

A. All surveys, studies, proposals, applications, drawings, plans, specifications and other documents, including those in electronic form, prepared by Professional and its consultants, subcontractors, agents, representatives, and/or employees in connection with this Agreement ("Project Documents") are intended for the use and benefit of City. Professional and its consultants, subcontractors, agents, representatives, and/or employees shall be deemed the authors of their respective part of the Project Documents. Notwithstanding, upon payment by City as required by this Agreement, City shall own, have, keep and retain all rights, title and interest in and to all Project Documents, including all ownership, common law, statutory, and other reserved rights, including copyrights (except copyrights held by the Professional) in and to all Project Documents, whether in draft form or final form, which are produced at City's request and in furtherance of this Agreement. City shall have full authority to authorize contractor(s), subcontractors, sub-subcontractors, City consultants, and material or equipment suppliers to reproduce applicable portions of the Project Documents to and for use in their execution of the work or for any other purpose. All materials and reports prepared by Professional in connection with this Agreement are "works for hire" and shall be the property of City upon payment of Professional as provided in this Agreement. City shall have the right to publish, disclose, distribute and otherwise use Project Documents in accordance with the Engineering Practice Act of the State of Texas (Texas Occupation Code, Chapter 1001, as amended) and/or Texas Occupations Code, Chapter 1051, as amended. Professional shall, upon completion of the services and full payment for Professional's services by the City, or earlier termination and appropriate compensation as provided by this Agreement, provide City with reproductions of all materials, reports, and exhibits prepared by Professional pursuant to this Agreement in a TIFF, JPEG or PDF format, and a DXF format in current version of AutoCAD with NAD-83 coordinate format of all such instruments of service to the City.

B. All instruments of service (including plans, specifications, drawings, reports, designs, computations, computer programs, computer code, software, estimates, surveys, other data or work items, etc.) prepared under this Agreement shall be submitted for approval of City. All instruments of service shall be professionally sealed as may be required by law or by City.

C. Acceptance and approval of the Project Documents by City shall not constitute nor be deemed a release of the responsibility and liability of Professional, its employees, associates, agents and consultants for the accuracy or competency of their designs, working drawings and specifications, or other documents and work; nor shall such approval be deemed to be an assumption of such responsibility by City for any defect in the designs, working drawings and specifications, or other documents prepared by Professional, its employees, contractor, agents and consultants.

Section 8. Termination

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

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

C. Termination for Force Majeure. To the extent either Party of this agreement shall be wholly or partially prevented from the performance of the term specified, or of any obligation or duty placed on such party by reason of or through work strikes, stoppage of labor, riot, fire, flood, acts of war, insurrection, court judgment, act of God, or other specific cause reasonably beyond the parties control and not attributable to its malfeasance, neglect or nonfeasance. In such event, the time for performance of such obligation or duty shall be suspended until such disability to perform is removed.

Section 9. Insurance

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

- (i) A commercial general liability policy of insurance for bodily injury, death and property damage insuring against all claims, demands or actions relating to the Professional's performance of services pursuant to this

Agreement with a minimum combined single limit of not less than \$1,000,000.00 per occurrence for injury to persons (including death), and for property damage;

- (ii) An automobile liability insurance policy covering any vehicles owned and/or operated by Professional, its officers, agents, and employees, and used in the performance of this Agreement with policy limits of not less than \$500,000.00 combined single limit and aggregate for bodily injury and property damage;
- (iii) Statutory Worker's Compensation Insurance at the statutory limits and Employers' Liability covering all of Professional's employees involved in the provision of services under this Agreement with policy limit of not less than \$500,000.00; and
- (iv) Professional Liability covering negligent acts, errors and omissions in the performance of professional services with policy limit of not less than \$1,000,000.00 per claim and \$1,000,000.00 in the aggregate.

B. All insurance and certificate(s) of insurance shall contain the following provisions:

- (i) To the extent of Professional's indemnity obligations herein, Name the City, its officers, and employees as additional insureds as to all applicable coverage (not including the Workers Compensation Insurance and Professional Liability);
- (ii) Provide for at least thirty (30) days prior written notice to the City for cancellation or non-renewal of the insurance or reduction in coverage limits; and
- (iii) Provide for a waiver of subrogation against the City for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance (not including the Professional Liability Insurance).

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

D. A certificate of insurance evidencing the required insurance and all endorsements shall be delivered to City prior to commencement of services.

Section 12. Indemnification.

CITY SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVICES OF PROFESSIONAL PURSUANT TO THIS AGREEMENT.

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

Section 13. Assignment

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

Section 14. Applicable Laws

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

Section 15. Default of Professional

In the event, Professional fails to comply or becomes disabled and unable to comply with the provisions of this Agreement as to the quality or character of the service or time of performance,

and the failure is not corrected within ten (10) days after written notice by City to Professional, City may, at its sole discretion without prejudice to any other right or remedy:

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

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

Section 16. Adjustments in Services

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

Section 17. Execution becomes Effective

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

Section 18. Agreement Amendments

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

Section 19. Severability.

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

Section 20. Independent Contractor.

It is understood and agreed by and between the Parties that Professional in satisfying the conditions of this Agreement, is acting independently, and that City assumes no responsibility or liabilities to any third party in connection with Professional's actions. All services to be performed by Professional pursuant to this Agreement shall be in the capacity of an independent contractor,

and not as an agent or employee of City. Professional shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement. There is no intended third party beneficiary to this Agreement.

Section 21. Right-Of-Access.

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

Section 22. Notice.

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

If to City: Jerry Ducay, City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 75077

With copy to: Whitt L. Wyatt
City Attorney's Office
100 Main Street, 3rd Floor
Colleyville, Texas 76034

If to Professional: Lance Klement, PE
North Texas Team Leader - Water Team
Garver, LLC
14160 N. Dallas Parkway, Suite 850
Dallas, Texas 75254

Section 23. Counterparts.

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

constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the Parties.

Section 24. Exhibits.

The exhibits attached hereto are incorporated herein and made a part hereof for all purposes.

Section 25. Survival of Obligations.

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

Section 26. Authorization.

Each Party represents that it has full capacity and authority to grant all rights and assume all obligations granted and assumed under this Agreement.

Section 27. Successors and Assigns.

Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the Parties to it and their respective heirs, executors, administrators, legal representatives, successors and assigns.

Section 28. Recitals.

The recitals to this Agreement are incorporated herein.

Section 29. Audits and Records.

Professional agrees that during the term hereof the City and its representatives may, during normal business hours and as often as deemed necessary, inspect, audit, examine and reproduce any and all of Professional's records relating to the services provided pursuant to this Agreement for a period of one year following the date of completion of services as determined by the City or date of termination if sooner.

Section 30. Conflicts of Interests.

Professional represents that no official or employee of the City has any direct or indirect pecuniary interest in this Agreement.

Section 31. Hazardous Materials.

Professional shall report the presence and location of any hazardous materials it notices or which an engineer of similar skill and experience should have noticed to the City.

EXECUTED on April 6, 2021.

CITY OF COLLEYVILLE, TEXAS

By: _____
Jerry Ducay, City Manager

APPROVED AS TO FORM:

By:  _____
Whitt L. Wyatt, City Attorney
Staff:NF:Date:03/12/2021

EXECUTED on _____.

GARVER, LLC

By: _____
Lance Klement, PE
North Texas Team Leader - Water Team

EXHIBIT “A”
Quail Crest and Woodbriar Estates Water and Wastewater Improvements
SCOPE OF SERVICES

(attached)

APPENDIX A – SCOPE OF SERVICES

1. General

Generally, the scope of services includes surveying, design, bidding services, and construction support services for the water, wastewater, and paving improvements as detailed in the following table:

Street Name	Water Improvements (LF)	Wastewater Improvements (LF)	Ex. Diameter (IN)	Proposed Diameter (IN)	Pavement Improvements
Quail Run St.	1,250		6	8	New Subgrade/Asphalt
Woodbriar Ct.	495		6	8	Mill & Overlay
Blue Quail Ln.	565		6	8	Mill & Overlay
Meadowlark Ln.	550		6	8	Mill & Overlay
Falcon Ct.	540		4	8	Mill & Overlay
Raven Ct.	430		4	8	Mill & Overlay
Briarbrook Ct.	225		4	8	Mill & Overlay
Quail Run St.		515	6	8	New Subgrade/Asphalt
Blue Quail Ln.		575	6	8	Mill & Overlay
Quail Crest Dr.		1,675	6	8	Mill & Overlay
Falcon Ct.		500	6	8	Mill & Overlay
Raven Ct.		455	6	8	Mill & Overlay
Oakbriar Ln.		335	8	8	Mill & Overlay
Brown Trail		385	8	8	Mill & Overlay
Alley N. of Raven Ct.		645	8	8	Mill & Overlay
Briarbrook Ct.		435	6	8	Mill & Overlay
Oakbriar Ln.		945	6	8	Mill & Overlay
Woodbriar Ct.		530	6	8	Mill & Overlay
Total	4,055	6,995			

Basic Services

2. General Items and Design Management

- 2.1. Kick-off Meeting – Conduct one (1) meeting with the City to confirm the goals, schedule, and deliverables for the Project. Meeting minutes will be prepared and distributed by ENGINEER.
- 2.2. Research and Data Collection - Meet with City engineering staff and obtain design criteria, pertinent utility plans, street plans, plats and right-of-way maps, existing easement information, and other information available for the project area. Conduct an on-site review and walk through. Review all relevant record drawings.
- 2.3. 60% Design Review Meeting – Conduct one (1) 3-hour workshop with the City to present and review the 60% design deliverable, discuss review comments, and confirm design path forward. Meeting minutes will be prepared and distributed by ENGINEER.
- 2.4. Miscellaneous Site Visits – Perform up to two (2) site visit to confirm location and site conditions for the planned improvements.

- 2.5. Team Management and Document Control – Manage all efforts of the project team, individual team members, and sub-consultants and maintain appropriate records and documentation of project decisions, modifications, activities, communication, correspondence, and schedules.
- 2.6. Quality Control - At the major milestones a Principal or Senior Engineer will conduct a review of the design. The QA/QC review will follow the ENGINEER's guidelines and procedures that have been established to assure the application of industry design practices.

3. Permitting

- 3.1. TCEQ – This task includes submittal of the 90% milestone design documents to TCEQ for regulatory compliance review and comments. Coordinate and develop responses to regulatory review comments as directed by the City.

4. Surveys

- 4.1. Prepare right-of-entry (ROE) letters using the City's template for each affected property to perform necessary surveys. If property owners do not respond to the initial letter, send a follow-up request letter via certified U.S. Mail, return receipt requested. Furnish the return receipt to the City as evidence of its compliance with this paragraph.
- 4.2. Establish project control using Global Positioning System (GPS) methodology. Horizontal values will be based on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone (4202) and tied into the City of Colleyville GPS network. The vertical values will be based on City of Colleyville benchmarks.
- 4.3. Research current property owners and obtain copies of subdivision plats, ownership deeds, and existing easements within the project area.
- 4.4. Locate existing property corners and right-of-way corners to establish property lines and street rights-of-way.
- 4.5. Topographic survey up to 5 feet passed the existing right-of-way lines (or up to existing fence lines along right-of-way) to include pavement edges, curb and gutter, driveways, culverts, fences and gates, signs, mailboxes, tops and toes of slopes, spot elevations, trees six (6) inches and greater, surface locations of utilities and flowline elevations of sanitary and storm sewer manholes where accessible, and other surface features. Topographic survey where the alignment is located on private property will be a 40-foot width.
- 4.6. Request a Texas 811 (Digtess) Ticket and survey the locations of utilities as marked by others.
- 4.7. Provide a digital design survey drawing in Civil3D (.dwg) format showing visible surface features located, an ASCII point file, and a copy of field notes and field sketches.

5. Geotechnical Investigation

- 5.1. Drill, classify, and perform pertinent tests on soils at three (3) locations. All borings will be to a minimum depth of 10 feet below existing grade. Observe groundwater seepage during drilling and at completion of drilling and obtain a 24-hour water level reading.

- 5.2. Prepare a preliminary report containing a description of the field exploration and laboratory testing, summary of test results, discussion of subsurface soil and groundwater conditions, general discussion of the site geology, asphalt pavement thickness and subgrade improvement recommendations, and general construction considerations.

6. Conceptual Design – 30%

- 6.1. The Prepare conceptual water and wastewater line layout plan and profile sheets (1":20'). Conceptual plans will show:
- The proposed horizontal locations of the water and wastewater lines
 - Conceptual profiles for the wastewater lines and water lines over 12" in diameter
 - Existing utilities
 - Existing features (right-of-way, easements, curb, fire hydrants, trees, sidewalk, meters, valves, utility boxes, manholes, inlets, storm drain and any other features determined from the design survey).
 - No other sheets, details, specs, or OPCC will be provided as part of this submittal.

Deliverables

The following will be submitted to the City:

- Five (5) half size (11"x17") copies and a digital copy in PDF format of the Conceptual Design (30%) plans

7. Preliminary Design – 60%

- 7.1. 60% Plans – Prepare alignment plan and profile drawings (1":20'). These plans will be to a 60% level and will include proposed pipeline and manhole locations, property ownership, trenchless construction identified, and spacing to existing infrastructure. Wastewater lines and water line 12" in diameter or above will have associated profiles. The following is the estimated sheet list:
1. Cover sheet (Assume 1 sheet)
 2. Location/Key map (Assume 1 sheet)
 3. General notes, legend, abbreviations (Assume 3 sheets)
 4. Project control sheet (Assume 1 sheet)
 5. Plan and profile sheets (Assume 27 sheets)
 6. Pavement improvement sheets (Assume 4 sheets)
 7. Civil detail sheets (Assume 8 sheets)

Estimated total number of sheets: 45

- 7.2. 60% Specifications – Prepare a specification index and preliminary technical specifications. No front-end specifications are included in this submittal. The following is an estimated list of technical specifications to be provided as part of the 60% Submittal:
- 7.3. 60% OPCC – Prepare an estimate of construction quantities and develop an AACE Class 3 preliminary opinion of probable construction cost (OPCC).

Deliverables

The following will be submitted to the City:

- Five (5) half size (11"x17") copies and a digital copy in PDF format of the Preliminary Design (60%) plans
- Five (8.5"x11") copies and a digital copy in PDF format of the Preliminary Design (60%) specifications
- AACE Class 3 OPCC
- 30% City comment spreadsheet with comment responses.

8. **Final Design - 100%**

- 8.1. 100% Plans – Following approval of the preliminary design plans, ENGINEER will prepare final design plans (100%) for all sheets.
- 8.2. 100% Specifications – Following approval of the draft final specifications, ENGINEER will prepare final design specifications (100%). These specifications will include all technical specification and the front-end documents including proposal forms, notice to bidders, bid forms, and bond forms.
- 8.3. 100% OPCC – Prepare an estimate of construction quantities and develop an AACE Class 1 opinion of probable construction cost (OPCC).
- 8.4. 100% Comment Incorporation – Incorporate comments received on the 100% submittal and prepare bid ready documents.

Deliverables

The following will be submitted to the City:

- Five (5) half size (11"x17") copies and a digital copy in PDF format of the Final Design (100%) plans
- Five (8.5"x11") copies and a digital copy in PDF format of the Final Design (100%) specifications.
- AACE Class 1 OPCC
- 60% City comment spreadsheet with comment responses.

9. **Bidding Services**

The bidding period for bidders is anticipated to extend for a 60-day duration. During the bidding phase of the project, ENGINEER will:

- 9.1. Post advertisement for bids, construction contract documents, and any associated information to an online plan room (Civcast) for download by prospective bidders. The City will coordinate publishing the invitation to bid in the newspaper.
- 9.2. Support the Contract Documents by preparing up to two (2) addenda as appropriate.
- 9.3. Prepare agenda and facilitate one (1) pre-bid meeting.
- 9.4. Prepare a pre-bid meeting memorandum. Following City authorization, post the pre-bid meeting memorandum with attendance record on the online plan room.
- 9.5. Attend the bid opening, prepare bid tabulation, evaluate bids and recommend award.
- 9.6. Prepare conformed documents and deliver to the City:

- Two (2) full size (22"x34") sets of plans
- Four (4) half sized (11"x17") sets of plans
- Six (6) specification books
- Digital copies in PDF

10. Construction Phase Services

During the construction phase of work, ENGINEER will accomplish the following for one construction contract:

- 10.1. Attend one (1) preconstruction meeting. City will prepare the meeting agenda and prepare and distribute the meeting minutes. Assume meetings held in-person at the City's office.
- 10.2. Conduct up to two (2) site visits to the construction site to consult with the City and contractor concerning and resolving field issues.
- 10.3. Evaluate and respond up to fifteen (15) construction material submittals and shop drawings. Each submittal and shop drawing review includes the original submittal and shop drawing review and an assumption of one (1) resubmittal review. Additional submittal and shop drawing reviews will be considered Extra Work. Corrections or comments made by ENGINEER on the shop drawings during this review will not relieve the Contractor from compliance with requirements of the Contract Documents. The check will only be for review of general conformance with the design concept of the project and general compliance with the information given in the contract documents. The Contractor will be responsible for confirming and correlating all quantities and dimensions, selecting fabrication processes and techniques of construction, coordinating his work with that of all other trades, and performing his work in a safe and satisfactory manner. ENGINEER's review shall not constitute approval of safety precautions or constitute approval of construction means, methods, techniques, sequences, procedures, or assembly of various components. When certification of performance characteristics of materials, systems or equipment is required by the Contract Documents, either directly or implied for a complete and workable system, ENGINEER shall be entitled to rely upon such submittal or implied certification to establish that the materials, systems or equipment will meet the performance criteria required by the Contract Documents.
- 10.4. Issue instructions to the Contractor on behalf of the City and issue necessary clarifications (respond to RFIs) regarding the construction contract documents. If ENGINEER is requested to respond to additional RFIs, it will be considered Extra Work.
- 10.5. Provide documentation and assist the City in processing of up to two (2) change orders, including applications for extension of construction time. Evaluate the cost and scheduling proposed by the contractor and support the City in negotiation with the Contractor.
- 10.6. Participate in final project walkthrough, prepare punch list, review final project closing documents, and review and sign final pay request.
- 10.7. Prepare and furnish record drawings based on Contractor as-built redlines. Submit digital file in PDF and AutoCad formats, of the record drawings to the City.
- 10.8. The proposed fee for Construction Phase Services is based on a 360-calendar-day construction contract performance time. If the construction time extends beyond the time established in this agreement, and the City wants ENGINEER to continue the applicable Construction Phase Services, the City will pay ENGINEER an additional fee agreed to by the City and ENGINEER.

Special Services

11. Easement Document Preparation

- 11.1. Prepare up to five (5) parcel maps and descriptions for permanent utility and temporary construction easements, signed and sealed by a Registered Professional Land Surveyor. This work includes researching and obtaining title work for parcels. This assumes one document will be prepared for each parcel including both types of easement.

12. Subsurface Utility Engineering (SUE)

- 12.1. Perform up to eight (8) subsurface utility engineering (SUE) quality level A test holes in general accordance with the recommended practices and procedures described in American Society of Civil Engineers (ASCE) Publication CI/ASCE 38-02 (Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data). The quality level A field findings will be surveyed and delivered in the form of a CAD base file.
- 12.2. Perform subsurface utility engineering (SUE) quality level B in general accordance with the recommended practices and procedures described in American Society of Civil Engineers (ASCE) Publication CI/ASCE 38-02 (Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data). Utilize geophysical prospecting equipment to designate the horizontal position of existing underground utilities that are within the existing corridor. This level of work includes acquiring as-built documentation from utility companies and making contact with their representatives. This scope of services includes up to five (5) days of field work to be identified during the design phase. The quality level B field findings will be surveyed and delivered in the form of a CAD base file.

13. Extra Work

The following items are not included under this agreement but will be considered as extra work:

- A. Redesign for the Owner's convenience or due to changed conditions after previous alternate direction and/or approval.
- B. Tree survey by a certified arborist
- C. Storm drainage design for street improvements
- D. Profiling of street improvements
- E. Submittals or deliverables in addition to those listed herein.
- F. Design of any utilities relocation other than the water and wastewater segments listed.
- G. Preparation of a Storm Water Pollution Prevention Plan (SWPPP). The construction contract documents will require the Contractor to prepare, maintain, and submit a SWPPP.
- H. Construction Inspection
- I. Construction materials testing.
- J. Environmental Handling and Documentation, including wetlands identification or mitigation plans or other work related to environmentally or historically (culturally) significant items.

Extra Work will be as directed by the Owner in writing for an addition fee as agreed upon by the Owner and Garver.

14. Schedule

Garver shall begin work under this Agreement within ten (10) days of a Notice to Proceed and shall complete the work in accordance with the schedule below:

Phase Description	Calendar Days
Survey	60 days from Notice to Proceed
Conceptual Design – 30%	60 days from receipt of survey
Preliminary Design – 60%	90 days from approval of Conceptual Design
Final Design – 100%	90 days from approval of Preliminary Design
Bidding Services	60 days
Construction Phase Services	360 days from construction NTP

RESOLUTION R-20-4535

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF SEPTEMBER 15, 2020

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

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

- Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:
- a. Approval of the minutes of the regular City Council meeting of September 1, 2020
 - b. Approval of the continuance of the Grounds Maintenance Mowing Contract with Whitmore and Sons, Inc., in an amount not to exceed \$206,623.40, and authorize the City Manager to execute same, and any associated change orders, in an amount not to exceed 25 percent of the contract price
 - c. Approval of the FY2021 fleet replacement schedule
 - d. Adoption of the Fiscal Year 2021 to 2025 Capital Improvement Program (CIP)
 - e. Approval to purchase a replacement Harben Sewer Jet truck from Patterson Equipment, through the Texas Local Government Purchasing Cooperative (BuyBoard) in an amount not to exceed \$117,287.00, and authorizing the City Manager to execute the contract
 - f. Approval to extend an ongoing annual partnership agreement with Autobahn Motor Cars to sponsor the loan of a vehicle to the Colleyville Police Department for the expressed use of the Colleyville Heritage High School Resource Officer
 - g. Approval of Amendment No. 1 of the Interlocal Agreement for Combined Animal Control and Shelter Services for the cities of Keller, Southlake, and Colleyville to add the city of Roanoke as a contracting partner

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

AND IT IS SO RESOLVED.

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

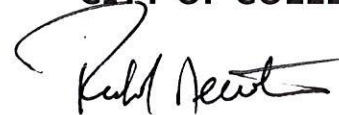
Mayor Richard Newton	<u>Aye</u>	Mayor Pro Tem Bobby Lindamood	<u>Aye</u>
Place 1, Tammy Nakamura	<u>Aye</u>	Place 3, Kathy Wheat	<u>Aye</u>
Place 4, George Dodson	<u>Aye</u>	Place 5, Chuck Kelley	<u>Aye</u>
Place 6, Callie Rigney	<u>Aye</u>		

ATTEST:



Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE



Richard Newton
Mayor

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

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

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

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

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

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

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

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

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

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

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

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

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

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



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4c
Type Resolution
Department Engineering

Agenda Date 4/6/2021

Number

Title

Approval of the sale of property, seized items, found items, obsolete, and non-serviceable equipment

Strategic Plan

2.4 Demonstrate stewardship of public resources

Explanation

Reading and Public Hearing

The City's purchasing manual requires the City Council to authorize the disposal of salvage items and obsolete, non-serviceable vehicles and equipment before property can be removed from inventory and disposed of by public auction or other approved means.

The attached Sale/Disposal List provides an itemized equipment list of items, which should not be reassigned or re-purposed, have been replaced due to age, and are no longer serviceable; abandoned/found property, for which owners were not located, or property seized by the Colleyville Police Department.

In May 2010, City Council approved attached Resolution R-10-3230, which authorized a professional services agreement with Rene Bates Auctioneers of McKinney, Texas, to conduct City auctions in an online format. Rene Bates has performed multiple auctions in the past 11 years for the City of Colleyville, with little to no issues. Rene Bates charges a fee of 7.5 percent of the gross auction sales for their services.

The five year history of proceeds from the auctions are as follows:

Year	Proceeds
2015	\$ 39,228.52
2016	\$106,109.05
2017	\$ 49,195.84
2018	\$ 14,061.94
2019	\$ 21,622.80

Financial Impact

The financial impact of the auction will be determined by the gross proceeds of the auction less a 7.5 percent fee charged by the auctioneer.

Recommendation

Approve

Attachments

1. FY21 Disposal List
2. 1295 Form
3. Resolution R-10-3230

City of Colleyville
March 2021
Item Disposal List

Department	Photo Name/Item Number	QTY	Description of Item	Model	Serial Number	Location	Contact	Contact Phone	Contact Email
Colleyville Center	CC-1; CC-2; CC-3	1	Gas Cook-top	LC2BCT-1	G01221505048	Colleyville Center	Pablo Lara Reyes	817-503-1330	plara@colleyvile.com
Community Development	CD-1	2	Lateral File Cabinet (4 Drawers, Legal-Letter size hanging files) Light Grey	HON 500 or 600 Series	2203	Community Development	Araceli Botello	817-503-1051	abotello@colleyville.com
Community Development	CD-2	1	Vertical Filing Cabinet (Drawers, Letter size hanging files) Dark Metal	HON 510 Series	2504	Community Development	Araceli Botello	817-503-1051	abotello@colleyville.com
Community Development	CD-3	1	Large Scale Scanner (36", color scan with USB interface)	Vitar HD3630 - KK67E	DR20083	Community Development	Araceli Botello	817-503-1051	abotello@colleyville.com
Community Development	CD-4	1	Pedestal Rolling File Cabinet (8 drawers) Light Grev - Metal	NA	NA	Community Development	Araceli Botello	817-503-1051	abotello@colleyville.com
Fire	FD-1	20	1 3/4" red North American fire hose	-	-	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-2	1	Brown, two drawer filing cabinet	-	-	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-3	1	Viking Stove - 4 burners with griddle	-	-	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-4	1	4.5 hp shop vacuum Hangup PRO	-	-	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-5	1	Viking Stove - 6 burners	-	-	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-6	7	Gray, four drawer filing cabinet	-	-	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-7	1	10 ft aluminum attic ladder	-	-	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-8	26	Brown office chairs	-	-	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-9	1	Air compressor for SCBA fill station	-	-	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-10	1	Air bottles and rack for SCBA fill station	-	-	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-11	1	Door hardware in a box	-	-	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-12	1	Random assortment of hose adapters	-	-	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-13	2	1 - 10'x10' canopy, unknown size on other	-	-	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-14	4	4 electric garage door motors	-	-	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-15	1	Craftsman Gas powered leaf blower	358.794774	11242N500910	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-16	1	Gas powered Honda generator	EM6500SXK1A	-	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-17	1	Tall kitchen table with four matching chairs	-	-	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-18a; FD-18b	1	Standard size, blue ping-pong table with paddles and net	-	-	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-19a; FD-19b; FD-19c	1	Precor home gym	S3.15	-	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-20	1	Green pry bar with z-hook	-	-	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-21	1	One blue rolling office chair	-	-	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-22	1	6-shelve shelving unit with lockable doors	-	-	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-23	Lot of 1	Scoop shovels (4); Spaded shovels (3); Flat shovel (1); Metal Rake (1)	-	-	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-24	1	One SKED load	-	-	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-25	1	6.75hp/149cc Toro lawnmower with bag	-	4133320058	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-26	5	5 cases of collapsable traffic cones - 4 cones per case	-	-	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-27	Lot of 1	Trash Hooks (2); 12' Z-hook (1); 12' Rubbish hook (1)	-	-	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-28	1	Landice Treamill	L7	L7-36782	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com
Fire	FD-29	1	Wide, beige filing cabinet with lock	-	-	1900 Hall-Johnson	Matthew Blankenship	817-503-1450	mblankenship@colleyville.com

City of Colleyville
March 2021
Item Disposal List

Department	Photo Name/Item Number	QTY	Description of Item	Model	Serial Number	Location	Contact	Contact Phone	Contact Email
ISM	ISM-1	Lot of 1	Asus Monitor VE247 (1); UPS 1000VA (1); UPS APC ES550 (1); Cisco Phone CP6945-C-K9 (1); Cisco Switch 2900 Series (1); Fujitsu Scanner Fi-6110 (1); Receipt Printer Epson M235A (1); Dell Monitor E178FPc (1); Router Cisco Sys 1721 (1); Canon Printer K10060 (1); Switch- Belkin Omniview SE Plus (1); Dell Monitor KB212-B (1); Dell Docking Station PR02X (2); Dell Docking Station K070A (2); Video Camera RCA CC540 (1); Wifi Box Cisco - AIR CAP26021AK9 (1); Dell Speaker E221915 (1); Canon Camera DS126071 (1); Dell Optiplex 3040 (4); Dell Optiplex 3020 (9); Signature Pad TOPAZ (1); Printer HP Laserjet 3030 (1); Ceiling Subwoofers JBL 26CT (6); LCD Projector Dukane ImagePro 8955H-RJ (1); Barco Clickshare R9861006BNA (1); HDTV Tuner Contemporary Research 232-ATSC+1 (1); Computer Power Plugs 10 Amps, 125 Volts (39); APC UPS Backup SMC 1500 (1)	-	-	Pump Station - 7500 Overland Trail	Donald Capen	817.503.1088	dcapen@colleyville.com
ISM	ISM-2	Lot of 1	Toshiba Satellite 15-S1271 (1); Toshiba Satellite 2805-S201 (1); Dell laptop E5250 (6); Dell laptop E6430 (1); Dell laptop Inspiron (1); Dell laptop Inspiron 1300 (1); Dell laptop E5570 (1); IBM Thinkpad(1); Cisco Phone CP-6945-C-K9 (10); Cisco Switch 2960-S Series PoE+ (1); UPS APC ES-350 (1); HP Laserjet 3050 (1); Acer Monitor H243H (1); Samsung Monitor 2220WM (1); ASUS Monitor VH236 (1); Microsoft Monitor 1027 (1); Cable CAT 6 E151955-A (1); Cable Arm Kit OYF1JW (1); UPS APC 750 (1); UPS 1000-R-8IP (1); Dell Keyboards KB2D-B (1); Printer HP Laserjet 1150 (1)	-	-	Pump Station - 7500 Overland Trail	Donald Capen	817-503-1088	dcapen@colleyville.com
ISM	ISM-3	Lot of 1	Cisco Phone CP-3945-C-K9 (2); Cisco Switch 2960-X-Series (1); Dell Optiplex 780 (2); Monitor Acer Veriton (1); Dell Precision T7600 (1); Cable Box Motorola CATV-Converter (4); VGA cable (4); Patch Cable (4); Power Cable (4); AC Adapter Dell DA730PE1-00 (1); AC Adapter Dell AA900PM111 (1); AC Adapter Dell PPP009H (1); AC Adapter LA65NM130 (1); UPS Model 750-VA Mid-Atlantic (1); Printer HP Laserjet 1100 (1); Dell SFF 3020 PC's (11); Printer HP Laserjet Pro 300 MFP 375 (1); Mouse Gyration (1); Cable DVI/DISPLAY (3); AC Adapters DVE/ NETGEAR (2); Switch cable DIP cable (1); DVD Player LG UH12NS29 (1); Docking Station K17A (2); USB NETGEAR (1); Adapters DVI to VGA (7); Adapters DVI to HDMI (1); Docking Station Targus ACP 70USZ (1); Dell Optiplex 790 (1); Dell Optiplex 3010 (1)	-	-	Pump Station - 7500 Overland Trail	Donald Capen	817-503-1088	dcapen@colleyville.com

City of Colleyville
March 2021
Item Disposal List

Department	Photo Name/Item Number	QTY	Description of Item	Model	Serial Number	Location	Contact	Contact Phone	Contact Email
ISM	ISM-4	Lot of 1	Dell Docking Station WD19DC (3); Cisco Phone Adapter ATA187 (1); Dell Docking Station K09A (1); Creston DM Controller (1); Dell Docking Station K17A (2); Cable Box Motorola (1); Dell Keyboard (33); Dell Mice (18); Cisco Phone CP-6945-C-K9 (10); UPS 1000VA (1); UPS TrippLite BC350 (1); Cisco Switch 2960-X-Series (1); Dell Monitor E196FPf (1); Dell Monitor E177FPc (1); Acer Monitor V243H (1); Targus Docking Station ACP82US7 (1); Power Cables (23); Printer HP Laserjet 3050 (1); Dell SFF 3020 PC's (12)	-	-	Pump Station - 7500 Overland Trail	Donald Capen	817-503-1088	dcapen@colleyville.com
ISM	ISM-5	Lot of 1	UPS -APC SUA2200RM2U (1); XBOX Console 1439 (1); UPS -APC SUA1000RM2U (1); UPS -APC SUA750RM2U (1); Dell Laptop 7389 (3); Dell Laptop 5570 (2); Dell Laptop 5580 (1); VGA CABLES (7); DVI CABLES (5); DELL AC Power adapter DA03010-6521 (4); DELL AC Power adapter LA24PM160 (1); DELL AC Power adapter CN-OWRHKW48661 (1); DELL AC Power adapter DA130PE1-00 (9); DELL AC Power adapter LA65NS2-01 (21); DELL AC Power adapter LA45NMB` (15); DELL AC Power adapter GA240PE1-00 (4); EDAC AC ADPATER EA11013M-195 (4); Microsoft AC Adapter OD1300531R62 (6); Microsoft Keyboard 4000 KU 0462 (1); Dell Keyboard KB212 (3); Cisco Phone CP-6945 (5); Dell Speaker AS501 (1); Dell Speaker E-22195 (2); Netgear Switch GS605 (1); Toughbook CF-31 (3); Dell mouse MS111-P (11); Dell mouse MOA8BO (2); KOSS headphones (1); Universal Charger CHG0178 (1); Microsoft Power cables R35737 (9); Docking Station Dell K09A (11); Docking Station Dell PRO3X (5); Docking Station D3100 (1); Docking Station D100 (1); Docking Station K17A (1); Docking Station Targus ACp7108X (2); Docking Station Targus DOCK180 (6); Laptop Panasonic TB CF-31 (5); Monitor PLANAR E-178851 (5)	-	-	Pump Station - 7500 Overland Trail	Donald Capen	817-503-1088	dcapen@colleyville.com
ISM	ISM-6	Lot of 1	Phihong POE Adapter (2); Crestron Media System DPMS-300 (2); Panasonic Camera AW-HE60 (7); Crestron Touchpad (4); Crestron Control Processor CP3N (1); DM computer center DM-TX-201-C (5); DM computer center DM-RMC- Scaler-C (4); Switch NetGear Prosafe 16 (1); WIRELESS A/V transmitter NEWTECH-SDI (1); Streamer/Recorder AJA H-264 (2); Audio Network Interface SHURE - ANI4OUT (1); VGA Splitter MSV-102 (1); Controller Panel Crestron X17-13991 (2); Remote Camera Controller Panasonic AW-RP50 (12); Monitor ASUS VH242 (1); Monitor Samsung S24C450D (13); Monitor TYCO E987071 (3); Power Plugs (10amps) 125Volts (41)	-	-	Pump Station - 7500 Overland Trail	Donald Capen	817-503-1088	dcapen@colleyville.com

City of Colleyville
March 2021
Item Disposal List

Department	Photo Name/Item Number	QTY	Description of Item	Model	Serial Number	Location	Contact	Contact Phone	Contact Email
ISM	ISM-7	Lot of 1	Server Hard Drives HP Proliant 460 series G7 Blades (7); Monitor Planar 1503NT (4); Monitor Tyco ET2239L (2); Monitor Asus 24 inch (1); Monitor Samsung S24CD (13); HDMI Cables 25 Feet Long (4); Ceiling Speakers JBL 26CT Subwoofers (6)	-	-	Pump Station - 7500 Overland Trail	Donald Capen	817-503-1088	dcapen@colleyville.com
ISM	ISM-8	Lot of 1	PC (Mini) Dell Optiplex 3040 (11); PC (Mini) Dell Optiplex 3046 (3); PC (Mini) Dell Optiplex 3050 (1); PC (Large) Dell Optiplex 3020 (1); Power Supplies Power Chords (9); Laptop Dell Latitude 7389 (5); Laptop Dell Latitude 3190 (1); Laptop Dell Latitude E5570 (1); Laptop Dell XPS (1); Monitor Stands Dell (6); Keyboards Dell (8); Monitors Dell 24 inch (2); Power Supplies for amplifier Renkus-Heinz PSU Replacement (4); IP Phone Cisco (1); Wall Camera Wolfvision Eye-14 (1); Small Switch Cisco Catalyst 3560 (1); USB Recorder Denon Pro Network (1); Touchpad Microsoft (4); Touchpad Apple iPad (2); Touchpad Verizon (1)	-	-	Pump Station - 7500 Overland Trail	Donald Capen	817-503-1088	dcapen@colleyville.com
ISM	ISM-9a; ISM-9b	2	Mounting Racks - Servers	-	-	Pump Station - 7500 Overland Trail	Donald Capen	817-503-1088	dcapen@colleyville.com
ISM	ISM-10a; ISM-10b	2	Projector Drop Down Screens - Ceiling (10 Feet)	-	-	Pump Station - 7500 Overland Trail	Donald Capen	817-503-1088	dcapen@colleyville.com
ISM	ISM-11a; ISM-11b	2	LCD TV - Samsung 46inch UN46HE6000F	amsung 46inch UN46HE60	-	Pump Station - 7500 Overland Trail	Donald Capen	817-503-1088	dcapen@colleyville.com
ISM	ISM-12	1	LCD TV - Sharp LCD 70inch LC-70LE732	arp LCD 70inch LC-70LE7	-	Pump Station - 7500 Overland Trail	Donald Capen	817-503-1088	dcapen@colleyville.com
ISM	ISM-13	1	LCD TV - LG 55inch 55LH400C	LG 55inch 55LH400C	-	Pump Station - 7500 Overland Trail	Donald Capen	817-503-1088	dcapen@colleyville.com
ISM	ISM-14	1	Scrap Metal - Small pile	-	-	Pump Station - 7500 Overland Trail	Donald Capen	817-503-1088	dcapen@colleyville.com
Police	PD-1	1	Lot of 4 push bumbers for Chevy Tahoe from 2013 model	-	-	Colleyville Police Department	Tinsman	817-503-1223	ctinsman@colleyville.com
Police	PD-2	1	Tomar Lightbar for parts, Worked when taken out of service, missing some light heads		-	Colleyville Police Department	Tinsman	817-503-1223	ctinsman@colleyville.com
Police	PD-3	1	Lot of misc police lights - 6 Tomar slim lights (4 red/blue, 2 blue), 4 wheln M2 lights Red/White and Whelen Mirror lights for 2013 model Tahoe	Tomar/Whelen	-	Colleyville Police Department	Tinsman	817-503-1223	ctinsman@colleyville.com
Police	PD-4	1	stainless steel sink	-	-	Colleyville Police Department	Tinsman	817-503-1223	ctinsman@colleyville.com
Police	PD-5	1	Lot of 4 Headlight and taillight flashers for Ford Taurus 2020 Police package. NEW in bag Whelen Solid state headlight flasher (4) and Whelen Solid state Brake light flasher (4)	Whelen	-	Colleyville Police Department	Tinsman	817-503-1223	ctinsman@colleyville.com
Police-CID	PD-6a; PD-6b	1	Women's Coach Wallet	-	-	Colleyville Police Department	Gurule	817-503-1257	kgurule@colleyville.com
Police-CID	PD-7a; PD-7b	1	Men's Coach Wallet	-	-	Colleyville Police Department	Gurule	817-503-1257	kgurule@colleyville.com
Police-CID	PD-8a; PD-8b	1	Jenn Air Range Cooktop size 48 inches, fuel-gas, height 7.5 inches, width 47.63 inches, depth 27.13 inches, griddle,stacked power burner, 3 BTU Burners, 4 sealed burners, cast iron grates *call if you want to view it before bidding*	JGCP548WP02	D80407875	Colleyville Police Department	Gurule	817-503-1257	kgurule@colleyville.com
Police-CID	PD-9a; PD-9b; PD-	1	Goyard Saint Louis Women's Tote & Wallet			Colleyville Police Department	Gurule	817-503-1257	kgurule@colleyville.com
Police-CID	PD-10a; PD-10b	1	1 pair of pearl like earrings with small clear stone			Colleyville Police Department	Gurule	817-503-1257	kgurule@colleyville.com

City of Colleyville
March 2021
Item Disposal List

Department	Photo Name/Item Number	QTY	Description of Item	Model	Serial Number	Location	Contact	Contact Phone	Contact Email
Public Works - Engineering	ENG-1	2	4 drawer lateral file cabinet	n/a	n/a	McPherson Water Tower	Elizabeth Morris	817-503-1090	eamorris@colleyville.com
Public Works - Engineering	ENG-2	3	Fixed shelf lateral file cabinet with six shelves	n/a	n/a	City Hall - Public Works Engineering	Elizabeth Morris	817-503-1090	eamorris@colleyville.com
Public Works - Engineering	ENG-3a; ENG-3b	1	Plan Table with two (2) plan racks that hold 12 sets of plans each	n/a	n/a	City Hall - Public Works Engineering	Elizabeth Morris	817-503-1090	eamorris@colleyville.com
Public Works	PW-1a; PW-1b; PW-1c; PW-1d;	1	Caterpillar 916 Wheel Loader	916	GN0800	Service Center	Dana Underwood	817-503-1373	dunderwood@colleyville.com
Public Works	PW-2a; PW-2b; PW-2c; PW-2d;	1	Gradall XL 3300 Hydraulic Escavator Material Handler	XL3300	3300000699	Service Center	Dana Underwood	817-503-1373	dunderwood@colleyville.com

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

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

Rene Bates Auctioneers, Inc
McKinney, TX United States

Certificate Number:
2021-718580

Date Filed:
02/22/2021

Date Acknowledged:
02/22/2021

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

City of Colleyville, Texas

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

COC-2021-001
Online Auction Services

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

5 Check only if there is NO Interested Party.**6 UNSWORN DECLARATION**

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

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

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

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
(month) (year)

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

OFFICE USE ONLY CERTIFICATION OF FILING

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

Rene Bates Auctioneers, Inc
McKinney, TX United States

Certificate Number:

2021-718580

Date Filed:

02/22/2021

Date Acknowledged:

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

City of Colleyville, Texas

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

COC-2021-001

Online Auction Services

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

5 Check only if there is NO Interested Party.



6 UNSWORN DECLARATION

My name is Sheryl Bates, and my date of birth is 7-30-1961.

My address is 4660 CR 1006 (street), McKinney (city), TX (state), 75071 (zip code), Collin (country).

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

Executed in Collin County, State of TX, on the 22 day of February, 2021.
(month) (year)

[Signature]

Signature of authorized agent of contracting business entity
(Declarant)

RESOLUTION R-10-3230

**A RESOLUTION APPROVING COUNCIL ACTION
UNDER CONSENT ITEMS AT THE REGULAR CITY
COUNCIL MEETING OF MAY 18, 2010**

WHEREAS, 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 Council action under Consent Items as follows are hereby adopted:

- a. Approval of the minutes of the regular City Council meeting of May 4, 2010
- b. Approval of a professional services agreement with Rene Bates Auctioneers for auction services, and authorize the City Manager to sign the agreement
- c. Acceptance of a grant award, in the amount of \$53,550, from the Department of Homeland Security Assistance to Firefighters Grant Program, for the purchase of exhaust removal equipment for all fire apparatus
- d. Approval of a donation of \$14,000 from the Colleyville Soccer Association for Pleasant Run Park signage

AND IT IS SO RESOLVED.

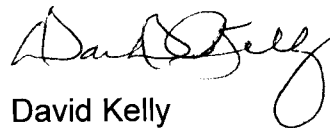
APPROVED BY A VOTE OF 7 AYES, 0 NAYS AND 0 ABSTENTIONS
ON THIS THE 18th DAY OF May 2010.

ATTEST:



Cynthia Singleton, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE



David Kelly
Mayor



City of Colleyville

Agenda Briefing

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

File Number: **File Type:** Resolution **Status:** Consent Agenda
Version: 1 **Agenda Date:** 05/18/2010 **Controlling Body:** City Council
Requester: Fire Department **Agenda No.:** 8b **Final Action:**
File Name: Approval of a professional services agreement with Rene Bates Auctioneers, for auction services, and authorize the City Manager to sign the agreement
Attachments: Professional Services Agreement - Contract For Online Auctioneering Services.pdf

History of Legislative File

Version:	Date:	Acting Body:	Action Text:
1	05/18/2010	City Council	

Title

Approval of a professional services agreement with Rene Bates Auctioneers, for auction services, and authorize the City Manager to sign the agreement

Explanation

Reading and Public Hearing

Periodically, outdated or retired City equipment is accumulated and by law must be disposed of through a public auction process. In the past, staff has utilized an auction clearing house in Keller, which required all equipment be moved to a designated location for the auction and then picked up if it did not sell. Staff is recommending an agreement with Rene Bates Auctioneers to move City auctions to an online format that will provide a greater sales base for used equipment and a minimal commitment of staff time to conduct City auctions. Under this agreement, staff will provide information and photographs of all equipment to Rene Bates who will conduct a two week online auction, collect all payments, issue receipts, arrange for equipment pick up, and provide payment via wire transfer directly to the City's depository. This process will improve the efficiency of City auctions and provide greater exposure of available items for sale. In addition, the online auctioneer charges 7.5% of the net proceeds as compared to 10% charged by the previous auctioneer.

Financial Impact

The service fee charged for each auction is 7.5% of the net proceeds from the auction. Proceeds from the last three auctions, net of auctioneer fees, are as follows:

February 12, 2004 - \$11,599.74
December 15, 2005 - \$24,503.00
January 15, 2009 - \$30,064.52

Recommendation

Approval

PROFESSIONAL SERVICES AGREEMENT/CONTRACT FOR ONLINE AUCTIONEERING SERVICES

Rene' Bates Auctioneers, Inc. (hereinafter referred to as RBAI) proposes to conduct Online Auctions for the City of Colleyville, Texas on an as needed basis under the following terms and conditions:

Rene' Bates Auctioneers, Inc.'s Responsibilities:

1. Conduct online auctions for the City of Colleyville, Texas at their request.
2. Set starting prices for each online auction item or coordinate with your designee to set starting prices for each online auction item, if so desired.
3. Post all online auction information on www.renebates.com.
4. Conduct and monitor auction items for approximately two weeks prior to the closing date of each online auction conducted.
5. Advertise your online auction, as necessary, through our normal channels such as, but not limited to, newspapers, trade journals and print brochures.
6. Generate and send a minimum of two email blast notices to our entire database when your auction has been posted.
7. Invoice all successful bidders once your auction has closed.
8. Collect all auction proceeds including any applicable sales tax from successful bidder.
9. Generate paid receipts to buyer with a copy to your approved distribution list.
10. Balance all auction payments received with actual sales results.
11. Remit all monies, less commission and sales tax, to the City of Colleyville, Texas via wire transfer to the City's designated account no later than end of business on the 10th business day following the close of the auction.
12. Remit all sales tax collected to the State of Texas.
13. Maintain all documentation for exemptions, resale certificates and export certifications for sales tax for the State of Texas.
14. Maintain records of all your auctions.

The City of Colleyville, Texas' Responsibilities:

1. Provide list of all items to be sold and gather information on all auction items and take digital photographs of each auction item and send to RBAI.
2. Have contact person (Fleet Manager or designee) complete Vehicle Information Sheet on all vehicles and heavy equipment and forward to RBAI.
3. Conduct onsite viewing of all auction items before the closing of each online auction for bidders to come and physically inspect auction items.
4. Contact local news media for Public Service Announcement informing bidders of upcoming online auction and handle all legal advertising as required by the City of Colleyville, Texas. Provide link from your website to www.renebates.com to direct potential buyers to your auction.

5. Transfer all titles to successful buyers after the City of Colleyville, Texas has received an electronic "PAID" receipt from Rene' Bates Auctioneers, Inc.
6. Oversee removal and checkout of all paid auction items.

Rene' Bates Auctioneers, Inc. proposes to conduct Online Auctions for the City of Colleyville, Texas for 7.5% of all fleet vehicles and heavy equipment and 7.5% of all miscellaneous items. These auctions will be conducted on an as needed basis for the City of Colleyville, Texas.

Sheryl Bates, President
Rene' Bates Auctioneers, Inc.

Date:

By:
City of Colleyville, Texas

Date:



**RENÉ BATES
AUCTIONEERS, INC.**

4660 CR 1006 • McKinney, Texas 75071-6614 • 972/548-9636 • Fax: (972) 542-5495
www.renebates.com



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4d
Type Resolution
Department Engineering

Agenda Date 4/6/2021

Number

Title

Approval of rejecting all bid(s) for the Colleyville Gateways Project

Strategic Plan

5.1 Create and sustain an identifiable Colleyville brand

Explanation

Reading and Public Hearing

On September 15, 2020, the City Council approved the Fiscal Year 2021- 2025 Capital Improvement Program (CIP) including the Colleyville Gateways Project by Resolution R-20-4535.

Public notification of the invitation for bids was advertised in the *Fort Worth Star-Telegram* on January 17, 24, 31, February 7, 14, 21, 2021. The notice to bidders and bid packet were posted on CivCast for free downloading and distributed to the Dodge Lead Center, BlueBook Building and Construction Network, and Construct Connect, which includes ISqFt, CMD, CDC, and Bid Clerk. Additionally, staff directly notified a list of local contractors who may be interested in the bid opportunity. The project had 130 plan holders, of which were one architect, two engineers, 46 general contractors, one government agency, ten manufacturers, ten other, one owner, seven plan rooms, 36 sub-contractors, and 16 suppliers.

The City received one sealed bid, which was opened and publicly read aloud on March 25, 2021.

The base bid amount of \$11,410,971.00 submitted by The Fain Group far exceeds the architectural design estimate of \$6,560,493 and the budget allocation. As a result, it is respectfully requested Council approve the rejection of all bids submitted.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Bid Tab

Bid Tab - Colleyville Gateways

Item	Description	Unit	Quantity	The Fain Group, Inc.	Total
Base Bid					
TOTAL BASE BID - ALL PROJECT AREAS, EXCLUDING ALTERNATES					
The Bidder proposes to perform all the work required					
(excluding alternates) by the contractual document for the					
1	amount of:	LS	1	\$11,410,971.00	\$11,410,971.00
Sub Totals					\$11,410,971.00
Grand Total					\$11,410,971.00



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5a

Agenda Date 4/6/2021

Number Ordinance O-21-2158

Type Ordinance

Department Community Development

Title

Consideration of a zoning change from R-40 Single Family Residential zoning district to PUD-C Planned Unit Development-Commercial zoning district on Lots B1A & B2A, Reagan Estates West, City Boundary Split, located at 7720 Precinct Line Road, Case ZC21-002

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

First Reading and Public Hearing

Roman Figueroa, the applicant, has submitted a request to rezone from R-40 Single Family Residential to PUD-C Planned Unit Development – Commercial district for the property known as Lots B1A & B2A, Regan Estates West (City Boundary Split with the City of Hurst), being approximately 3.42 acres, and addressed as 7720 Precinct Line Road. The purpose is to allow for the development and construction of a total of five commercial, office showroom buildings (approximately 30,500 s.f. total).

Existing Conditions/Background: The subject property is located along Precinct Line Road north of the intersection of Glade Road. The property is split between the cities of Colleyville and Hurst. It was formerly used as a utility company's business, which included outside storage. The proposed five total buildings are requested to be used as office, office showroom, and retail.

Proposed Amendment:

Request – The applicant requests to change zoning to the PUD-C district to allow for the five total buildings to operate with a base zoning of CC-1 Village Retail to allow for flexibility in uses while also balancing the layout and design of the small business park. In addition, several ML Light Manufacturing uses are included to provide the applicant with the flexibility in finding tenants looking for office showroom and similar uses.

Analysis -The property was previously used as a utility contractor storage business, which included outside storage. The requested PUD-C would allow for a total of five buildings (two existing and three new) totaling 30,500 s.f. and a complete redevelopment of the property. The property is split between both the cities of

Colleyville and Hurst and the applicant is working through both city zoning processes concurrently. The property has two existing buildings, Building 1 and Building 3. Buildings 2, 4, and 5 will be built in future phases.

Updates to the plans include the following:

A new landscaping plan has been provided.

The masonry screening fence to be 8' when adjacent to residential.

The dumpster enclosure to be 8' in height.

Building #1 the north and south elevations now include brick.

Building #2 the north elevation is now 100% brick and stone.

Building #3 the north elevation is now brick and stucco.

Provided examples of elevations of buildings from projects in other communities.

The following regulations from the proposed PUD-C ordinance are proposed and would differ from the requirements of the Land Development Code.

- Permitted uses being subject to the CC-1 Village Retail uses
- Additional ML Light Manufacturing uses to include Contractor Office without storage yard; Office Showroom; Plumbing, HVAC, and Electrical Trade Shops; Upholstery; Auto Detailing; and Furniture Repair Shops. According to the applicant, this allows for the flexibility in finding tenants.
- No overnight parking allowed for larger vehicles, trailers, and overnight equipment.
- A "drive-thru" use will require a Special Use Permit
- The exterior building material design includes a combination of metal, stucco and stone per the building elevation drawings submitted. The Land Development Code requires 90% brick or stone.
- The buildings do not comply with the required articulation requirements required in the design of new commercial buildings.
- Building 1 is an existing building on the site and has a 7.7 foot setback from the front property line which does not meet the required front setback of 40 feet.
- Building 4 on the site plan is proposed to be 17.7 feet from the north property line which does not meet the required 25 feet setback adjacent to residentially zoned property.
- The minimum landscape area between the front building and the street is 5.5%, reduced from the required 10% the overall site area.
- The location of the monument sign is proposed to be approximately 7 feet from the north property line which does not meet the required 30 foot setback from

the side property line.

Plat Status: The property is identified as Lots B1A & B2A, Regan Estates West Addition. A formal plat to combine the lots into one larger lot will be submitted in the near future.

DRC Review: The Development Review Committee reviewed the request at their January 19, 2021 meeting and the following comments were provided to the applicant:

1. Provide the total open area and paved/development lot coverage; should equal 100%.
2. Provide an elevation rendering of the 6' (northern boundary) and an 8' masonry screening wall (as required on the eastern and southern boundary). The PUD request can be for a 6' and not an 8' masonry screening fence. However, the City Council may prefer an 8' masonry screening wall along the eastern and southern boundaries due to residential adjacency.
3. Replace PUB-R with PUD-R where appropriate.
4. The articulation requirement per Chapter 6 of the Land Development Code is not met and can only be allowed per the approved PUD-C exhibits by City Council.
5. The land uses will be listed in the PUD-C will accommodate commercial offices and office showrooms.
6. What would the hours of operation be for the businesses?
7. The dumpster enclosure gate is proposed to be cedar material and not the solid metal as per the Chapter 3 of the Land Development Code.
8. Shade the landscape/pervious areas to delineate from the impervious; show dimensions for the 30' radii for the fire lane; and dimension easements.
9. There's not enough space from the north property line to the existing building #3 for parking, fire lane, and sidewalk 65' is needed.
10. The drive approaches do not comply for fire/emergency access. Label the paved surfaces to be used; parking space dimensions (min. 9'X18'), see comment '9' above.
11. The sign location does not comply.

12. Building #1 does not meet the front setback.

13. The sidewalk needs to extend to the limits of the property along Precinct Line Road.

Engineering Comments

1. Site Plan, City of Colleyville Engineering needs verification of acceptance by the City of Hurst of the no detention drainage plan.

2. Final Platting, Plat needs review. Must submit and obtain approval for construction of engineered public improvements. Pay all development and inspection fees, obtain all required bonds and insurance and schedule a preconstruction meeting with the City of Colleyville staff prior to construction. All public improvements must be completed and accepted prior to filing of final plat.

Second Submittal Review February 1, 2021

1. The articulation requirement per Chapter 6 of the Land Development Code is not met and can only be allowed per the approved PUD-C exhibits by City Council.
2. The PUD request can be for a 6' and not an 8' masonry screening fence. However, the City Council may prefer an 8' masonry screening wall along the eastern and southern boundaries due to residential adjacency.
3. The sign location does not comply.
4. Building #1(A) does not meet the front setback.
5. Building #4D is located 17.7 feet from the property line to the north not the required 25 feet.
6. The minimum landscape area between the front building (Building A) and the street to be reduced from the 10% of the overall site area.
7. Revise the landscape area calculation on sheet LND-06. The building footprint areas are not subtracted from the overall site for calculation of the minimum 20% of the landscape area.

Drainage: For the Site Plan, the City of Colleyville Engineering will need verification of acceptance by the City of Hurst of the no detention drainage plan.

Surrounding Development: The property to the north is zoned R-40 Single Family Residential and is improved with a church. Sport practice fields are directly adjacent to the subject property. The property to the south is located in the City of Hurst and is improved as both commercial and residential. Property to the west is located in the City of North Richland Hills and improved with a single family home. The property to the east is in the City of Hurst and improved with single family homes and a detention pond for the Heron Pond Subdivision in the City of Colleyville.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*,

identifies the subject property for Institutional development. The proposed change to the PUD-C ordinance does conflict with this designation.

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 a PUD-C zoning change. The proposed ordinance recognizes the challenges of the site along with the attempt to balance the proposed use of the property. If the ordinance is approved, then the site could be improved and meet the City of Colleyville's development regulations and the Comprehensive Plan. Staff identified the areas which were not in compliance with the Land Development Code.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their March 8, 2021 meeting by a vote of 6-0.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Site Plan
7. Statement of Planning Objectives - Buildings
8. Building Elevations
9. Propose Building Style by Applicant
10. Buildings Constructed by Metcon
11. Landscape and Tree Preservation Plan
12. Drainage Plan
13. Irrigation Plan
14. Photometric Plan
15. Notification Map
16. Notification List
17. Property Owner Notification
18. Ordinance O-21-2158

Aerial Map

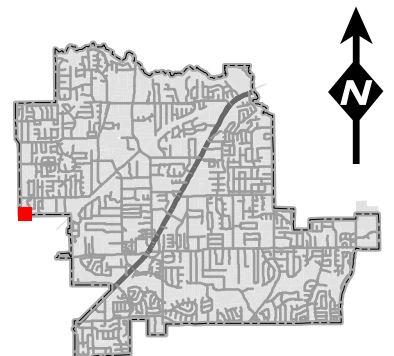


ZC21-002

7720 Precinct Line Road



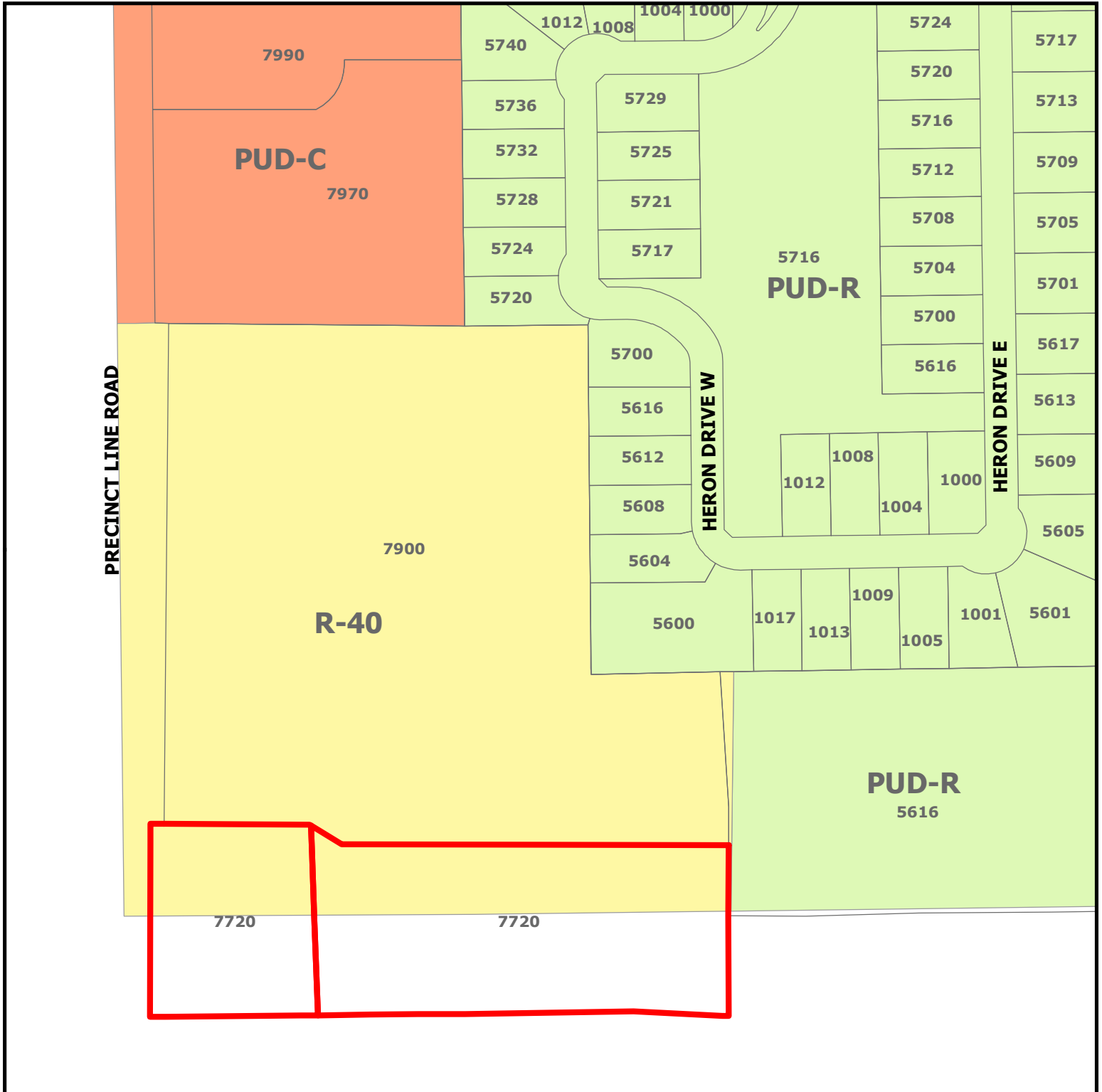
Subject Property



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.

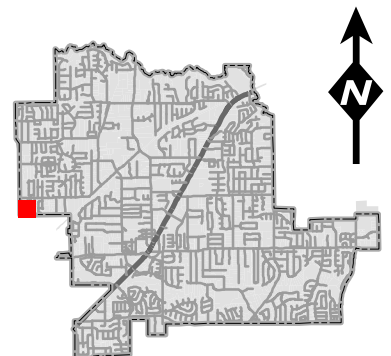
Zoning Map



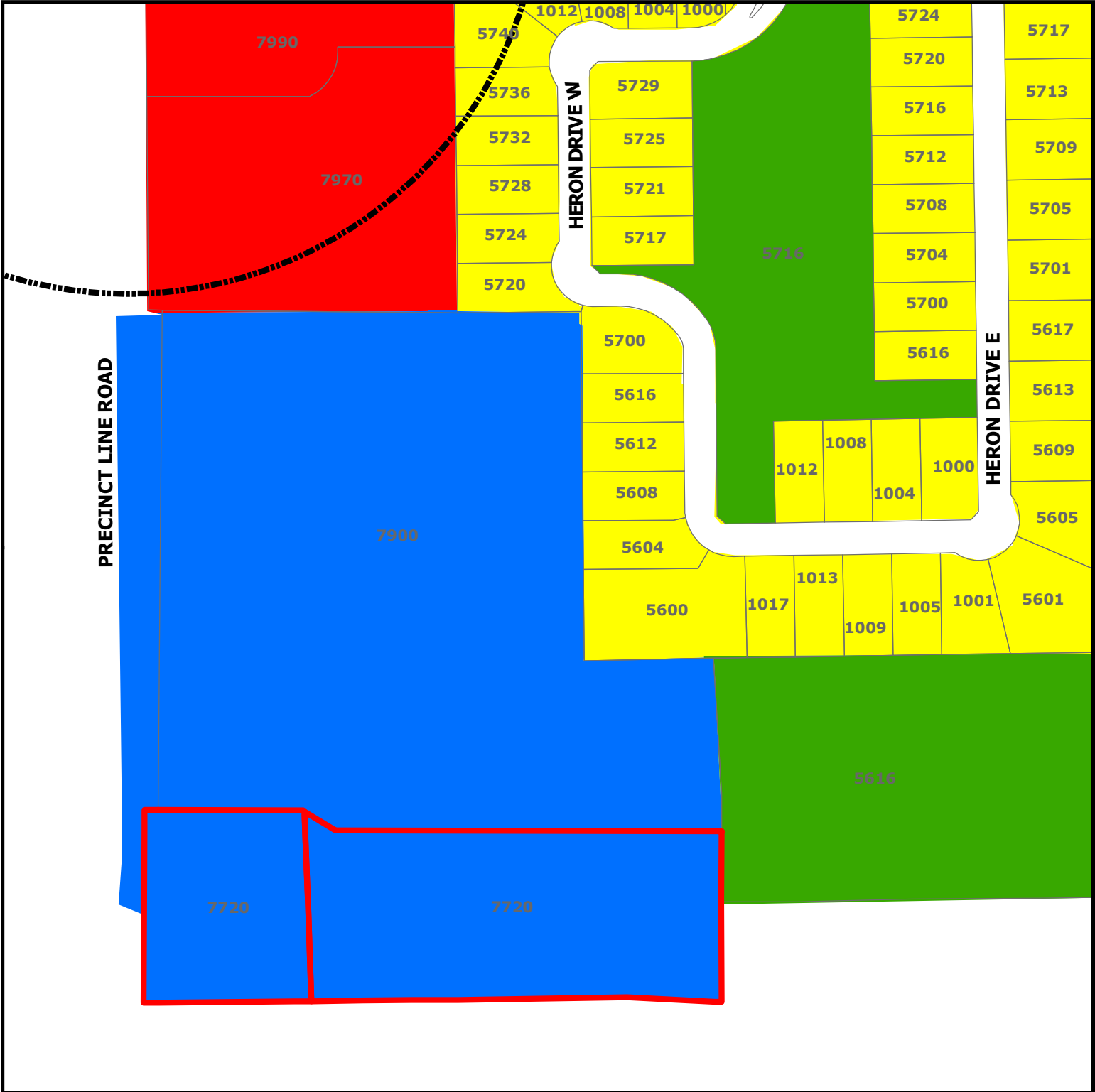
ZC21-002 7720 Precinct Line Road

DISCLAIMER:
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 Subject Property



Future Land Use Map

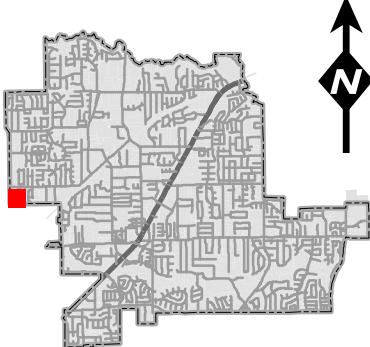


ZC21-002

7720 Precinct Line Road

-  Subject Property
-  Sales Tax Preferred Intersection
-  Residential
-  Commercial
-  Institutional
-  Open Space; Parks

DISCLAIMER:
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Statement of Planning Objectives City Line Business Park

Statement of Planning Objectives:

The Owner and Developer, YAOTL LLC, dba, 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 envisions a Business Park that will offer the local Entrepreneurial community a clean space and an environment that will promote innovation and collaborative work. The COVID-19 epidemic has caused significant changes in the way people work and the space that they require. We believe that the City Line Business Park can provide the flexible space that the entrepreneur will need.

The Developer believes that there is a strong need in the area for such a project because of the location and a thriving Entrepreneurial community that is growing in the the local region. This community requires Flex space, (Office and open space combined), to meet their business needs. City Line Office Park will offer the Entrepreneurial Community within a radius of eight miles of the location with suites of Flex, suites / space ranging from approximately 1250 square feet up to 7500 square feet. There will be a total of five buildings with approximately 31000 total 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 Entrepreneurs that will occupy the space, to include, publishing, logistics, electrical, interior designers, and electronics businesses, along with gyms, retail, health, and beauty types of businesses and many others. The 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 approval from the City of Colleyville for the Total Development / Site Plan that generally describes the layout of the existing and future buildings. Once approved we would immediately begin the construction of the water and sewer facilities and the development of the grading and drainage plan for the entire site. Concurrently we would be applying for a construction permit for the exterior rehab work for the buildings that are referred to as "Building A " and Building " B " on the plans.

We anticipate that the rehab of Building " A and B" along with the applicable site work and supporting infrastructure can be completed by mid 2021. There is also a possibility that the demand may develop to begin construction of Building " C " sometime in 2021. The remainder of the development of the Business Park, would be determined by the demand for buildings " D & E "

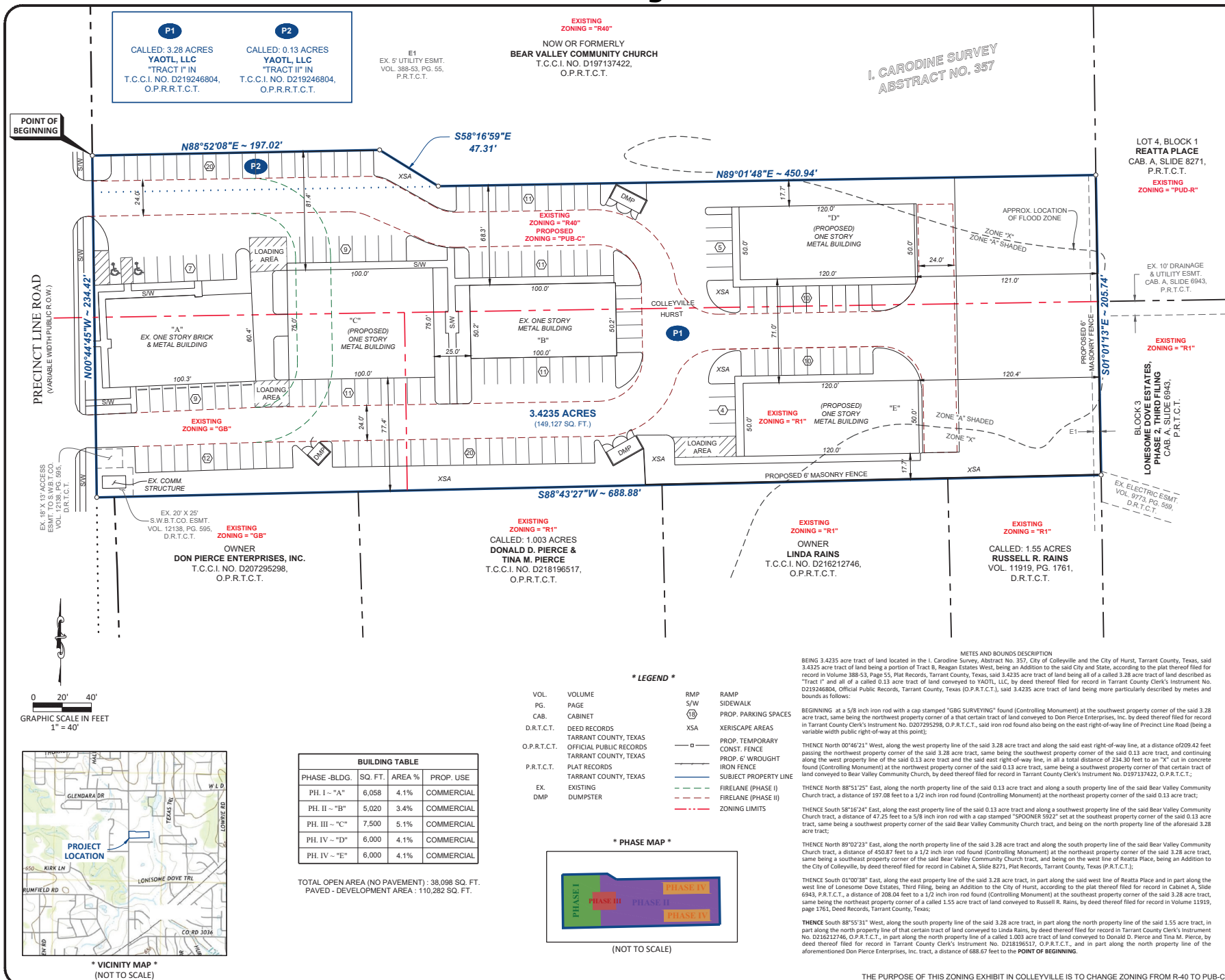
**Statement of Planning Objectives
City Line Business Park**

Economic Development Information :

Building	Square Feet	Sales / S.F.	Sales / Year
A	6000	Unknown	Unknown
B	5000	Unknown	Unknown
C	7500	Unknown	Unknown
D	6000	Unknown	Unknown
E	6000	Unknown	Unknown
Estimated Ad valorem Taxes for all buildings	\$40,000		

Traffic Impact Analysis : Not Applicable

Zoning Exhibit



**SPOONER &
ASSOCIATES**
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TDCR'S E-FIRM NO. 10054900

ZONING EXHIBIT

OF A 3.406 ACRE TRACT OF LAND LOCATED
 WITHIN THE I. CARODINE SURVEY, ABSTRACT NO. 357,
 CITY OF COLLEYVILLE AND CITY OF HURST,
 TARRANT COUNTY, TEXAS, BEING ALL OF
 PARCELS I AND II IN THE DEED THEREOF FILED
 FOR RECORD IN T.C.C.I. NO. D219246804,
 O.P.R.I.C.T.

OWNER
YAOTI, LLC
6428 DAVIS BLVD., STE 100
N. RICHLAND HILLS, TX

APPLICANT
REVEST, LLC
8800 Kirk Lane
N. Richland Hills, Texas 76182
ATTN: RICK FIGUEROA

DATE: 1/10/2021
S&A PROJECT NO. 20057
DRAWN BY: C. REEDER
CHECKED BY: E. SPOONER
FILE: 20057 PRECINCT LINE ZONING.dwg

SHEET
1
OF 1

THE PURPOSE OF THIS ZONING EXHIBIT IN COLLEYVILLE IS TO CHANGE ZONING FROM R-40 TO PUB-C

Site Plan

LEGAL DESCRIPTION

TRACT 1:
Being a tract of land situated in the 1st Condo. Survey, Acreage No. 357, City of Hurst, Tarrant County, Texas, and being a part of Tract #6 of the Glenn Barthes West, an Addition to the City of Hurst, Tarrant County, Texas, according to the map and plat of said Tract #6, as shown on the Record Map of Tarrant County, Texas, and being a part of a larger tract of land owned by Royce E. Barthes and William A. Barthes, Jr., as shown on the Record Map of Tarrant County, Texas, Volume 2816, Page 755, Deed Records, Tarrant County, Texas, less that tract of land conveyed to the State of Texas by Deed recorded in Volume 1933, Page 1437, Deed Records, Tarrant County, Texas, and Glenn and Sharon Thompson, as shown on the Record Map of Tarrant County, Texas, Volume 2929, Page 1438, Deed Records, Tarrant County, Texas, less that tract conveyed to the State of Texas by Deed recorded in 1933, Page 1433, Deed Records, Tarrant County, Texas, and the remainder being more particularly described together by map and sound as follows:

BEGINNING at a 1/2 inch iron rod found at the Northeast corner of a tract of land conveyed to Russell R. Rahn by Deed recorded in Volume 1919, Page 758, Deed Records, Tarrant County, Texas, said point being on the West line of Lot 15, Block 3 of Lakeside Drive Estates, Phase 2, Third Flt., an Addition to the City of Munsie, Tarrant County, Texas, according to the map recorded in Exhibit A, Sile 6943, Map Records, Tarrant County, Texas;

THENCE South 88 degrees 43 minutes 27 seconds West, along the North line of said Rite tract, a distance of 688.88 feet to a 1/2 inch iron nail with a yellow cap stamped "C&G Surveying" set at the Northwest corner of a tract of land conveyed to Donald R. Hensley, Inc., by Deed recorded in Instrument No. 02077892283, Childs Public Records, Tarrant County, Texas, said point being on the East right-of-way line of Preston Line Road (20 feet right-of-way).

THENCE North 00 degrees 44 minutes 45 seconds West, a distance of 203.42 feet to a point for corner of the Southwest corner of a tract of land conveyed to Gorm Termon, Sharon K. Termon and Gail P. Termon by Deed recorded in Instrument No. D1876655, Gail P. Termon, Termon County, Texas, from which an "X" found for a witness of the common Northwest corner of said Termon tract and the most Western Southwest corner of a tract of land conveyed to Bear Valley Community Church by Deed recorded in Instrument No. D1873422, Gail P. Termon, Termon County, Texas, has a bearing and distance of North 00 degrees 44 minutes 45 seconds West, 24.99' feet.

THENCE North 88 degrees 01 minutes 48 seconds East, along the South line of said Tennyson tract, a distance of 637.87 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 Repto Race, an Addition to the City of Murch, Tarrant County, Texas, according to the map recorded in Cockett A. 816 827, Map Records, Tarrant County, Texas.

THENCE South 01 degree 07 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 342,894 square feet or 3.28 acres of land.

TRACT 1

Being a tract of land situated in the E. Coradine Survey, Acrefoot No. 357, City of Murrat, Tarrant County, Texas, and being part of Tract "A" of Reagon Estates West, an Addition to the City of Murrat, Tarrant County, Texas, according to the map recorded in Volume 288-53, Page 55, Map Records, Tarrant County, Texas, being that same tract of land conveyed to Gerry Tarmann, Sharon K. Tarmann and David M. Tarmann by Deed recorded in Instrument No. D197176553, (City of Murrat) Records, Tarrant County, Texas, and the remainder being more particularly described together by metes and bounds as follows:

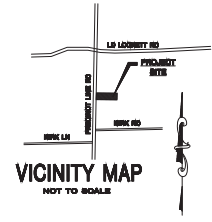
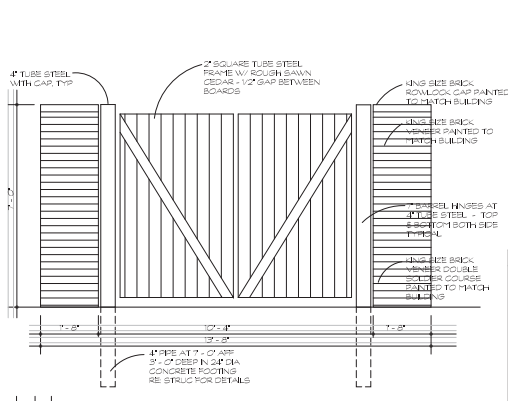
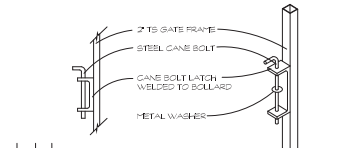
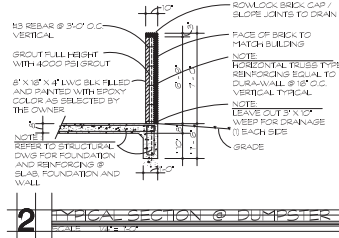
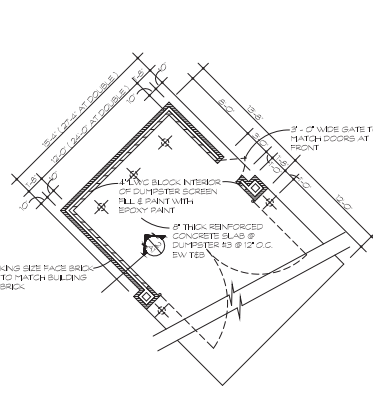
THENCE traversing along said Bear Valley Community Church as follows:

North 88 degrees 52 minutes 08 seconds East, a distance of 187.02 feet to a 5/8 inch iron rod found far corner;

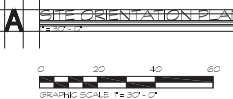
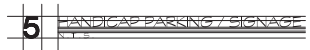
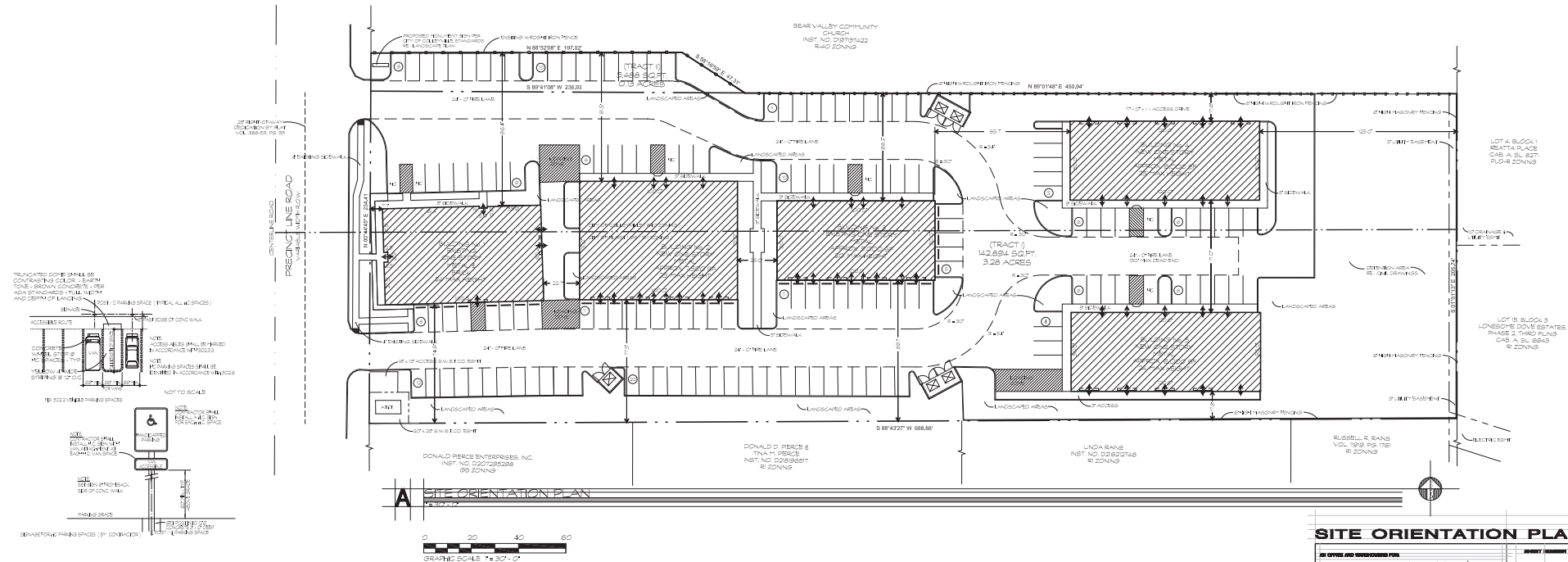
South 58 degrees 16 minutes 50 seconds East, a distance of 47.31 feet to a point for corner at the most Southern Southwest corner of said Bear Valley Community Church tract, said point being on the North line of a tract of land conveyed to Garry Tennyson and wife, Sharon K. Tennyson by Deed recorded in Volume 8836, Page 735, Deed Records, Tarrant County, Texas.

THE NCE South 82 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 Predator Line Road.

THE NCE North 00 degrees 44 minutes 45 seconds West, along said East right-of-way line of 24.88 feet to the POINT OF BEGINNING and containing 5.488 square feet or 0.13 of an acre of land.



SITE DATA SUMMARY CHART	
ZONING	R40
CURRENT LAND USE	R40 - COMMERCIAL
PROPOSED LAND USE	COMMERCIAL - 7,920 SQ. FT.
TOTAL LOT AREA	3.405 ACRES (146,582 SQ. FT.)
BUILDING AREA	30,850 SQ. FT.
BUILDING HEIGHT	28' MAX.
PAVED SURFACE AREA	75,990 SQ. FT.
PAVING & BUILDING AREA	106,840 SQ. FT.
PERCENT OF LOT COVERAGE	73.6%
REQUIRED PARKING	
- WAREHOUSE (1,300 SF)	
- TOTAL PARKING REQUIRED:	102 SPACES
- TOTAL PARKING PROVIDED:	187 SPACES (6 HANDICAP)
LANDSCAPE AREA REQUIRED	28,676 SQ. FT. (20% LOT AREA)
LANDSCAPE AREA PROVIDED	40,892 SQ. FT. (27.5% LOT AREA)



Colleyville Architect Drawings

Overall Concept:

The Business Park will be home for various types of businesses that will include trade professionals, as such, we want to have a concept that has traces of the industrial look. The park is not conceived as a pure retail type of business park.

We have reviewed the drawings we submitted and have made modifications to address the P&Z concerns on the Exterior look of buildings 1 through 5.

The following are the modifications that we have made on the revised drawings:

Building #1. (Existing)

We have added articulation consistent with the existing building structure on the North and South Elevations. This articulation is covered with stucco and rock finish. Please note that all the surface under the suspended awning on the North elevation is covered with brick.

The West elevation remains as we had previously submitted. It gives the building a modern and attractive look for the Business Park.

A question here is that the Code may not apply because it is an existing building and the cost of the modification will not be more than 50 % of the existing value.

Building #2. (New)

We have added articulation on the South Elevation consisting of five bump outs that are veneered with stucco and a rock Wayne's coat on the bottom. The articulation wraps around the east and west corners. It should be noted that the East, West and South elevations are not fully visible from Precinct Line Road.

Building #3. (Existing)

We have added articulation five features on the North Elevation this will enhance the look that is most prominent to the public. The East and West elevations have a very large area finished in stucco. We have added articulation five features on the South elevation. The articulation is covered with stucco and rock finish. Please note that the East, West and South elevations are not fully visible from Precinct Line Rd.

Buildings #4 and #5.

Please note that the North and South Elevations of these two buildings that will be their primary elevations are very attractively designed and have a minimum of exposed metal paneling.

We have added more rock coverage on the West Elevations even though these parts of the building will not be viewed from Precinct Line

The remaining elevations of these two buildings will not be visible from Precinct Line Rd.

Conclusion

We feel that the additional articulation on these buildings will provide an attractive place to do business for entrepreneurs. It is not a typical retail space offering. This is " Flex Space " and as such has features for office and warehouse that will allow future Tenants to conduct their

Colleyville Architect Drawings

business with accessibility of overhead doors. The doors will not be a visible distraction because they will be finished in the same color as the adjacent panels of the buildings.

We feel that the proposed exterior design and finish of the existing and new buildings meet the spirit of the Colleyville Building code requirements and are consistent with recent new construction along Highway 26

Building Elevations



EXTERIOR RENOVATION FOR :

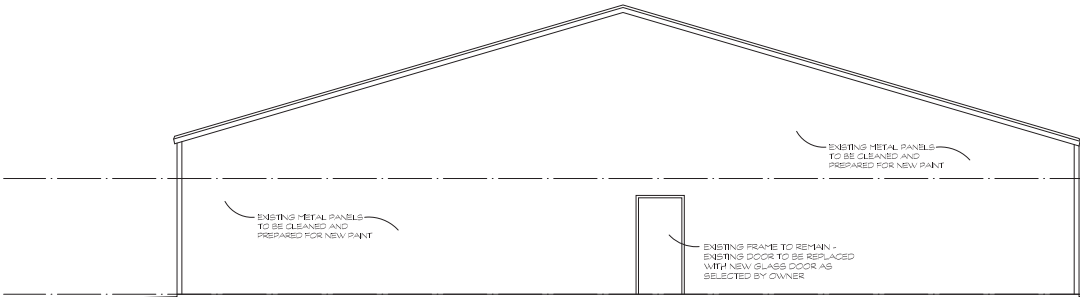
CITYLINE BUSINESS PARK

7720 PRECINCT LINE RD

COLLEYVILLE, TEXAS

FEBRUARY 28, 2021

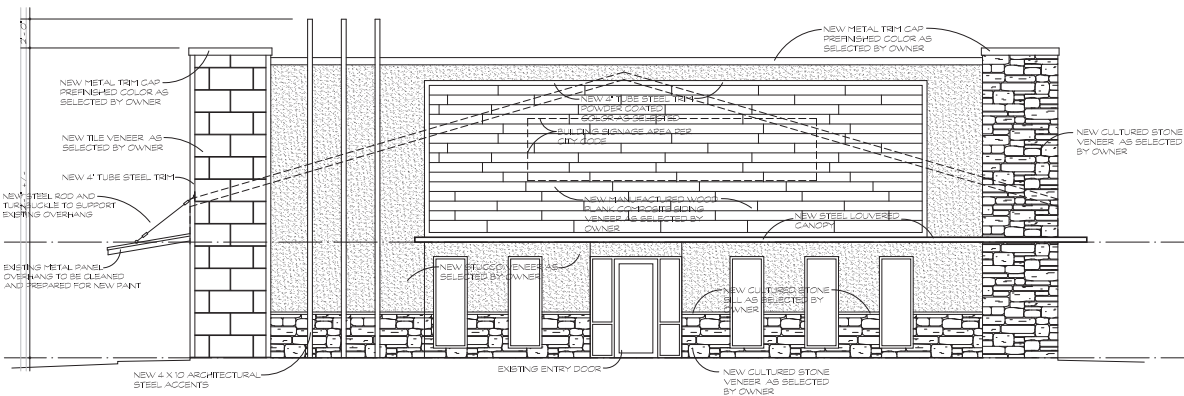
Building Elevations



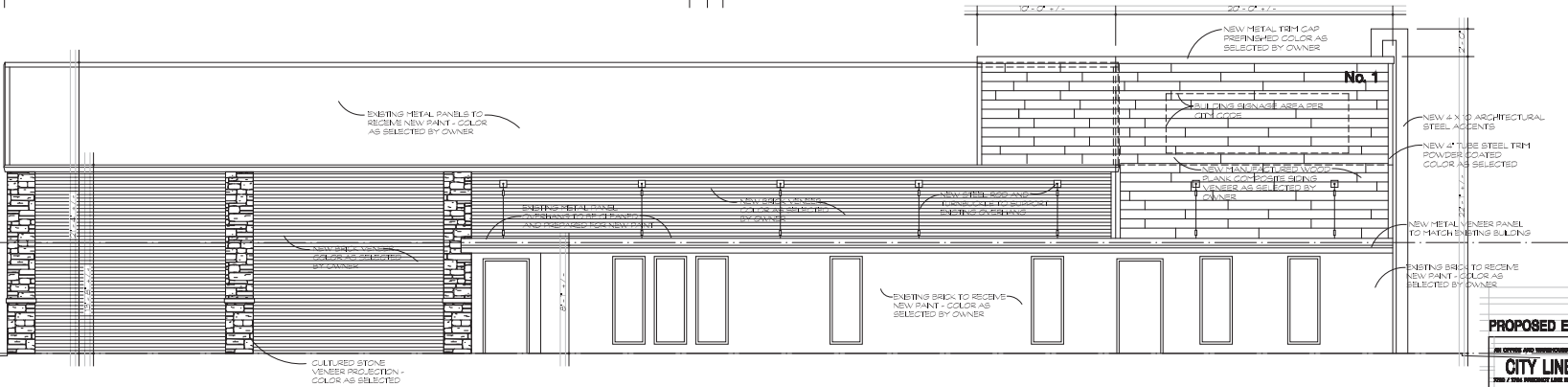
A EAST EXTERIOR ELEVATION



1 PROPOSED RENDERING



B WEST EXTERIOR ELEVATION



C NORTH EXTERIOR ELEVATION (SOUTH ELEVATION SIMILAR)

PROPOSED EXTERIOR ELEVATIONS - BUILDING No. 1

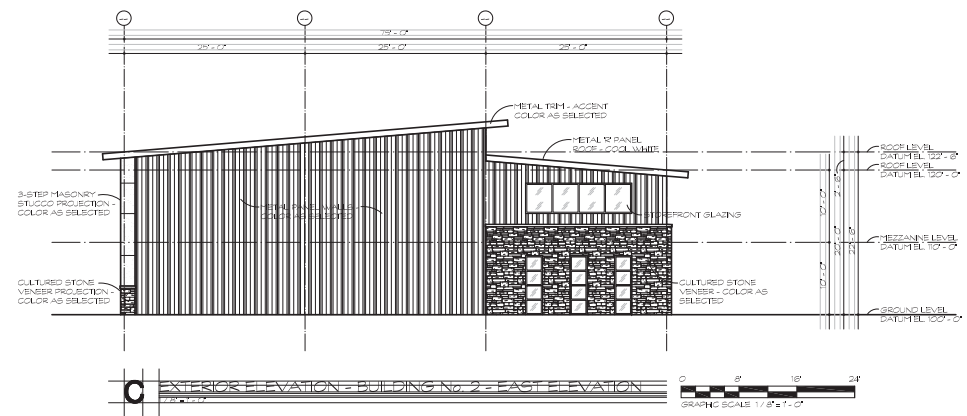
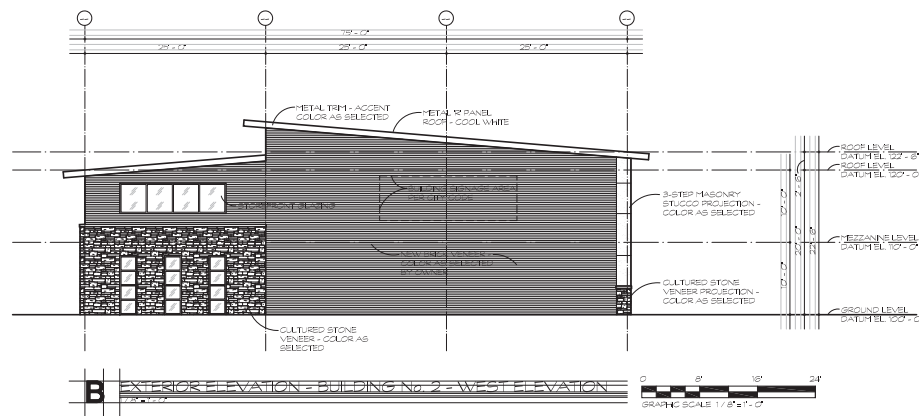
DELIVERED AND UNRECORDED FOR
CITY LINE BUSINESS PARK
3000 / 3000 PROJECT LINE 00
COLLEENVILLE, TENNESSEE
FOR: **DELTA CAPITAL**
BRAND COMMERCIAL
NORTH HICKORY HILLS, TENNESSEE
P.O. BOX 1000000

PROJECT NUMBER

A2

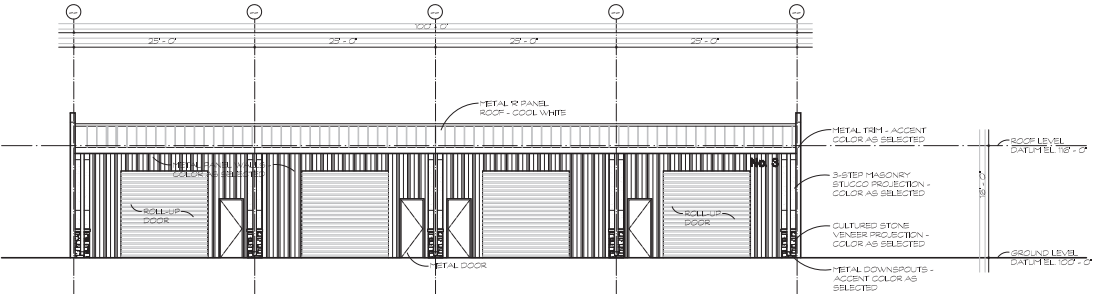
1/1/2024 10:00 AM 10:00 AM 10:00 AM

Architectural drawing of the exterior elevation of Building No. 2, South Elevation. The drawing shows a long, low building with a flat roof. The facade is composed of vertical panels and doors. From left to right, there is a 'METAL PANEL' section, followed by a 'METAL 12 PANEL ROOF - COOL WHITE' section. Below the roof, there are four 'METAL DOOR' sections, each with a 'SCULPT DOOR' below it. The building is flanked by '3-STEP MASONRY STUCCO PROJECTION - COLOR AS SELECTED' on the left and 'CLUTTERED STONE MASONRY PROJECTION - COLOR AS SELECTED' on the right. The drawing includes a scale bar (0 to 24 feet) and a north arrow. The title 'EXTERIOR ELEVATION - BUILDING No. 2 - SOUTH ELEVATION' is at the bottom.

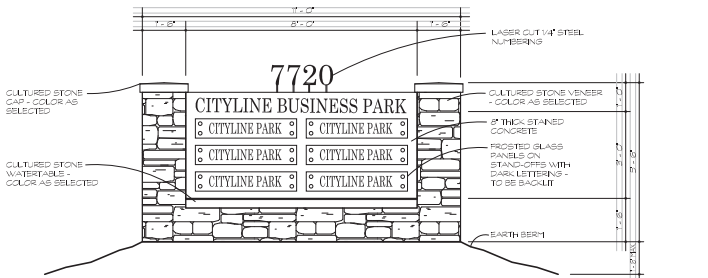


A3

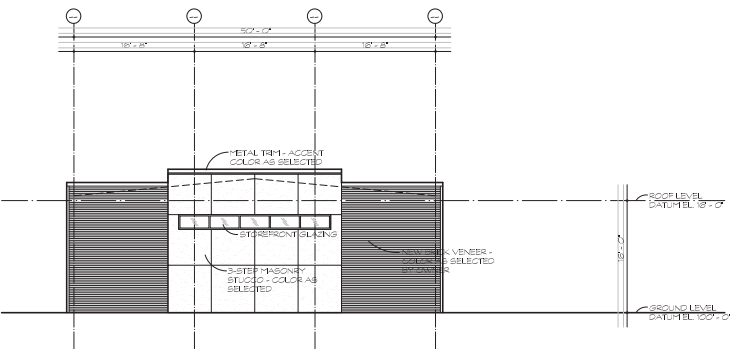
Building Elevations



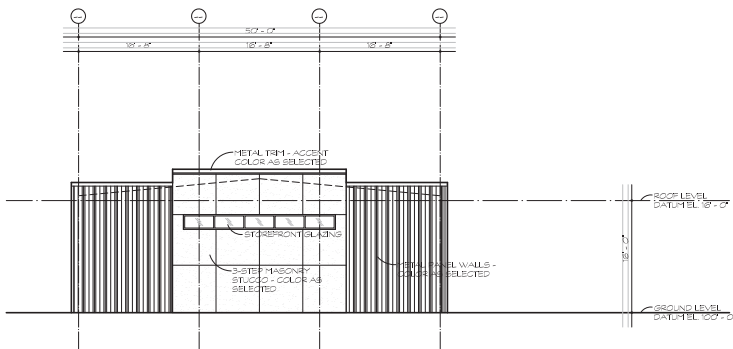
A EXTERIOR ELEVATION - BUILDING No. 3 - SOUTH ELEVATION



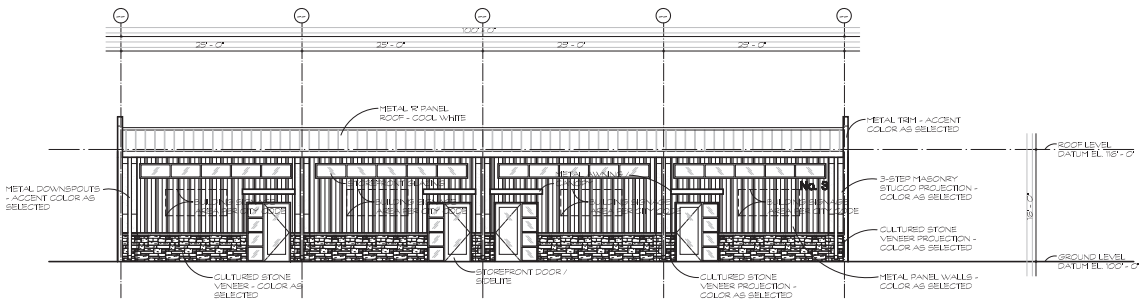
1 DOUBLE SIDED MONUMENT SIGN



B EXTERIOR ELEVATION - BUILDING No. 3 - WEST ELEVATION



C EXTERIOR ELEVATION - BUILDING No. 3 - EAST ELEVATION



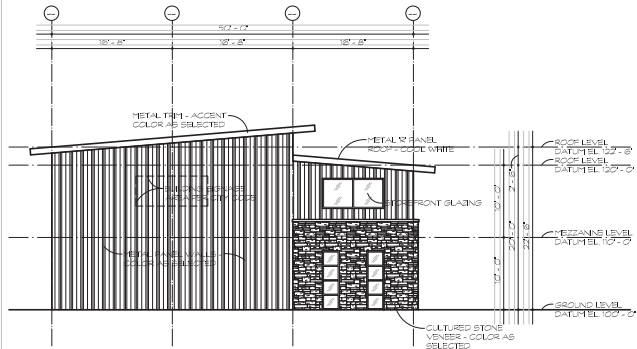
D EXTERIOR ELEVATION - BUILDING No. 3 - NORTH ELEVATION

EXTERIOR ELEVATIONS - BUILDING No. 3

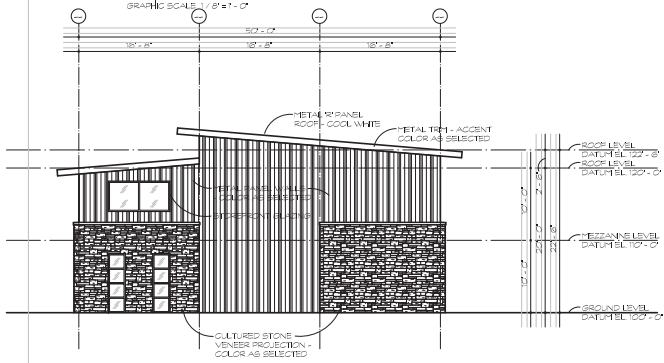
FOR OFFICE AND VENDOR USE ONLY
CITY LINE BUSINESS PARK
7700 / 7701 BUSINESS PARK DR
COLUMBIA, MISSOURI
FOR: **DELTA CAPITAL**
BRAND VISION CON
NORTH HAVEN, ILLINOIS
TEL: 314-455-0000

PROJECT NUMBER
A4

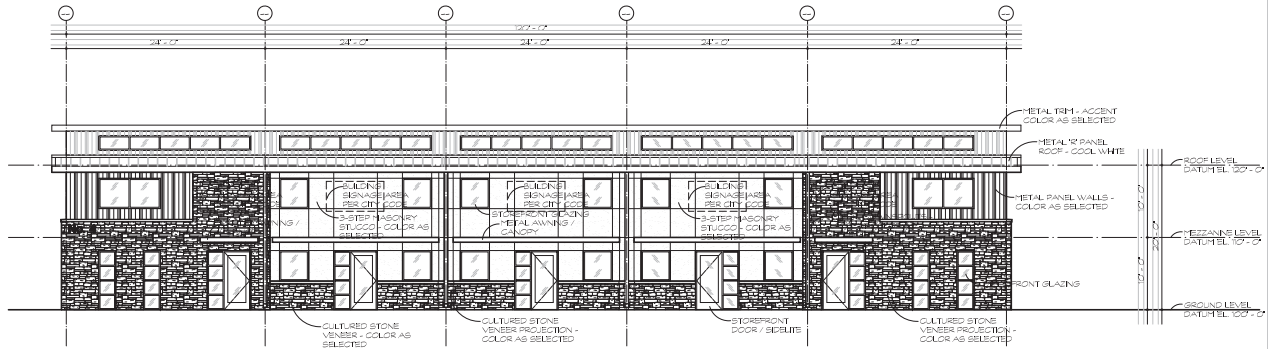
Building Elevations



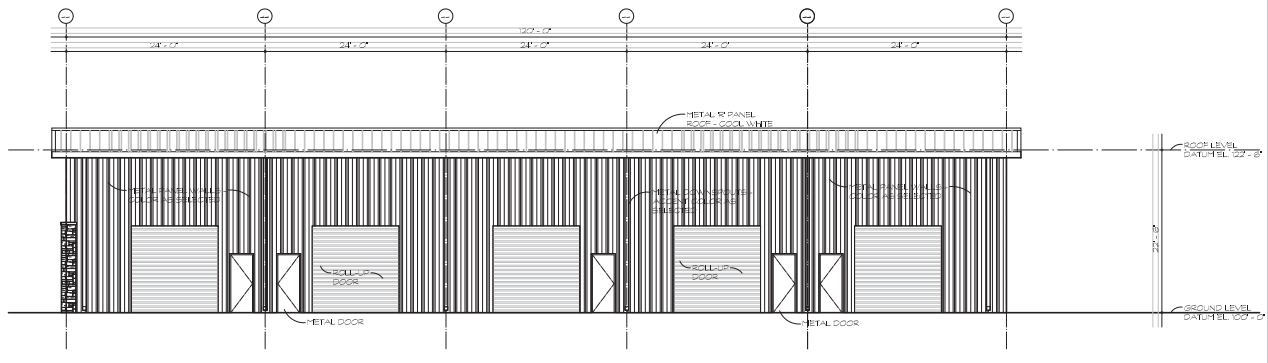
C EXTERIOR ELEVATION - BUILDINGS 4 & 5 - WEST ELEVATION
1/8" = 1'-0"



D EXTERIOR ELEVATION - BUILDINGS 4 & 5 - EAST ELEVATION



A EXTERIOR ELEVATION - BUILDINGS 4 & 5 - SOUTH ELEVATION



B EXTERIOR ELEVATION - BUILDINGS 4 & 5 - NORTH ELEVATION



EXTERIOR ELEVATIONS - BUILDINGS 4 & 5

AN OFFICE AND WORKSPACE FOR		MOBILITY / FLEXIBILITY
CITY LINE BUSINESS PARK		A5
7200 / 7201 FREEDOM LANE SW	COLLEEVILLE, MISSOURI	
FOR: DELTA CAPITAL 8800 KORMIC DR. NORTH RICHLAND HILLS, TEXAS 76180 PH. 817-225-0504 FX. 817-221-2857		

A5

Propose Building Style by Applicant



Propose Building Style by Applicant



Propose Building Style by Applicant



Propose Building Style by Applicant



Buildings Constructed by Metcon



Buildings Constructed by Metcon



Buildings Constructed by Metcon



Buildings Constructed by Metcon



Buildings Constructed by Metcon



Buildings Constructed by Metcon



Buildings Constructed by Metcon



Buildings Constructed by Metcon



SCALE: N.T.S.

LANDSCAPE PLAN



OT	KEY	BDI, ILM, NAME	COMMON NAME	SPECIFICATIONS
16 A	LO	Orange plastic	Blue Pile	4' dia. string trim, arched blade, Control Drive, 16, 16-27 20-29
16 A	GP	Grey plastic	Black Pile	4' dia. string trim, arched blade, Control Drive, 16, 16-27 20-29
16 A	LOI	Orange plastic 1/8" dia	Blue Saw Hognath	4' dia. string trim, arched blade, Control Drive, 16, 16-27 20-29
16 A	TS	Uncoated, stainless, Compact	Teak Slog	3' dia. Control drive, 30" O.C.
ORNAMENTAL GRASSES AND GRASS COVER				
•	•	•	•	•
MEDICINAL ROOT PLANTS				
3, 28, 37	•	Brown bark root	•	300 seedlings, Sando 12500
3, 28, 37	•	Red bark root	•	300 seedlings, Sando 12500
27, 27	•	Uncoated 1/8" dia	•	300 seedlings, Sando 12500
30, 37	•	3" Saw Pile	•	300 seedlings, Sando 12500

811
Know what's below.
Call before you dig.

GENERAL NOTES:

1. SEE SHEETS LND-01 & LND-02 FOR FORESTRY PLANS.
2. SEE SHEET LND-03 FOR FORESTRY DETAILS.
3. SEE SHEET LND-06 LANDSCAPE DETAILS.

**ISSUED FOR REVIEW AND BID
NOT FOR CONSTRUCTION**

This document is released for the purpose of review and bidding only, under the authority of Mark H. Stefford, P.L.A. Texas No. 1240, dated 01/29/2021.

[illegible]

CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
LANDSCAPE PLAN

COLLEYVILLE,

TEXAS



LANDSCAPE - IRRIGATION - WATER MANAGEMENT

7101 BRYANT IRVIN RD, #33229
FORT WORTH, TX 76132
817 332-7913
WWW.LTSDESIGN.COM



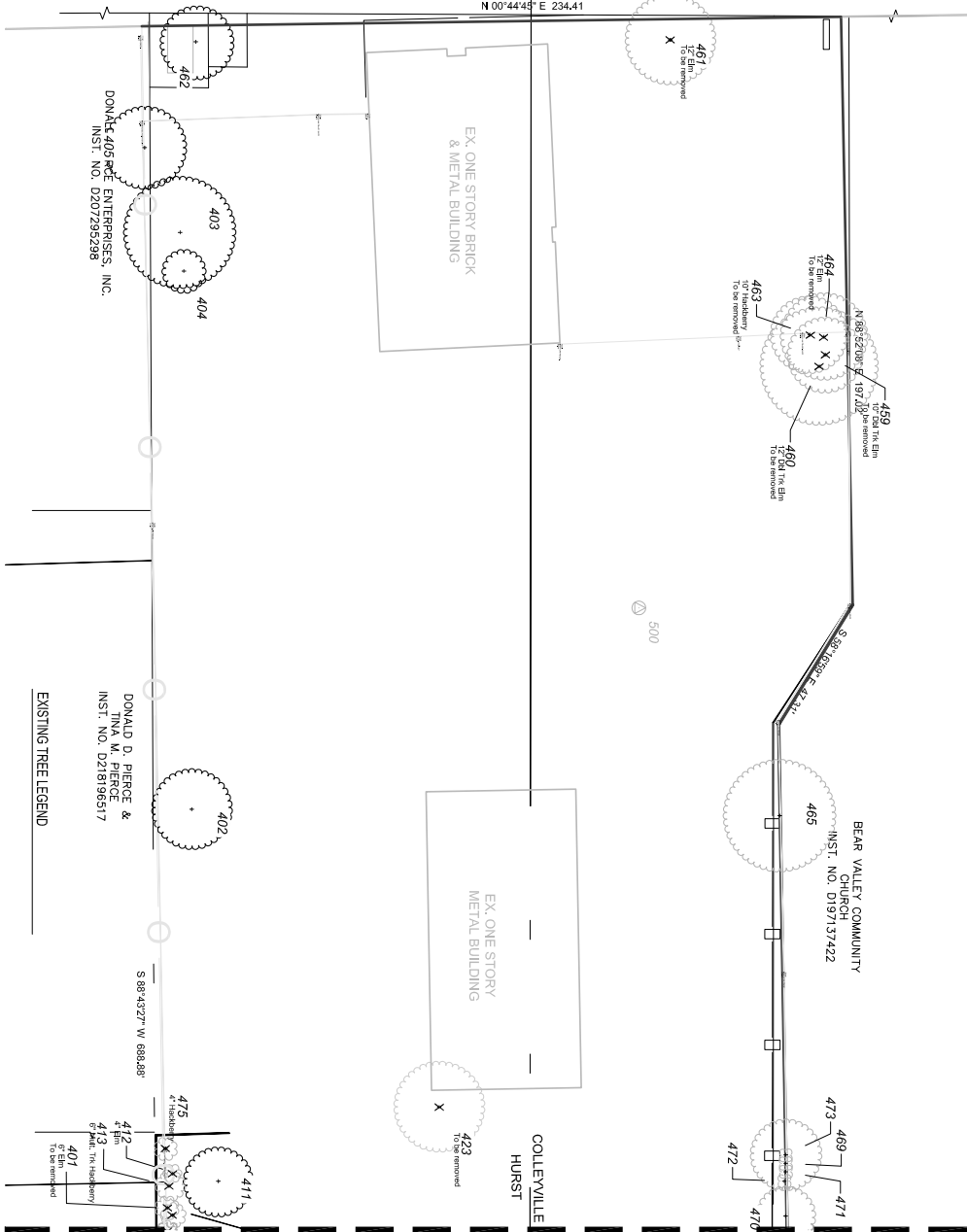
SCALE: 1" = 20'

Landscape and Tree Preservation Plan

PRECINCT LINE ROAD

VARIABLE WIDTH R.O.W.

N 00°44'45" E 234.41

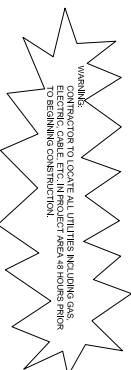


EXISTING TREE LEGEND

- GENERAL NOTES:
1. SEE SHEET LND-03 FOR FORESTRY DETAILS.
 2. SEE SHEET LND-04 & LND-05 FOR LANDSCAPE PLANS.
 3. SEE SHEET LND-08 LANDSCAPE DETAILS.

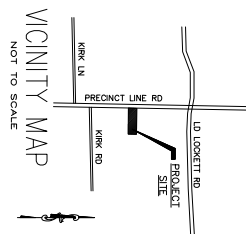
CONTACT NUMBERS:
ONCOR ELECTRIC CALL BEFORE YOU DIG- 800 344-8377
CABLE CALL BEFORE YOU DIG- 800-545-5005
LOVE STAR GAS : 1-800 668-8344
AT 811 : 1-800 344-8377

FORESTRY PLAN



402 Hackberry
Denotes Existing tree to be removed (X), (O) tree number and Name)
Denotes Existing tree to remain.

MATCHLINE SEE SHEET LND-02



EXISTING TREES TO BE REMOVED			
NO.	DESCRIPTION	DATE	
401	Hackberry	10/15/2011	
402	Hackberry	10/15/2011	
403	Hackberry	10/15/2011	
404	Hackberry	10/15/2011	
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500	Hackberry	10/15/2011	

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW AND NOT FOR CONSTRUCTION	10/15/2011

NOT FOR CONSTRUCTION

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CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
FORESTRY PLAN
COLLEYVILLE, TEXAS

DESIGN GROUP
LANDSCAPE • IRRIGATION DESIGN • WATER MANAGEMENT SERVICES

Landscape and Tree Preservation Plan

MATCHLINE SEE SHEET LND-01

FORESTRY PLAN

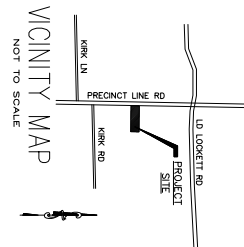
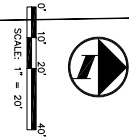
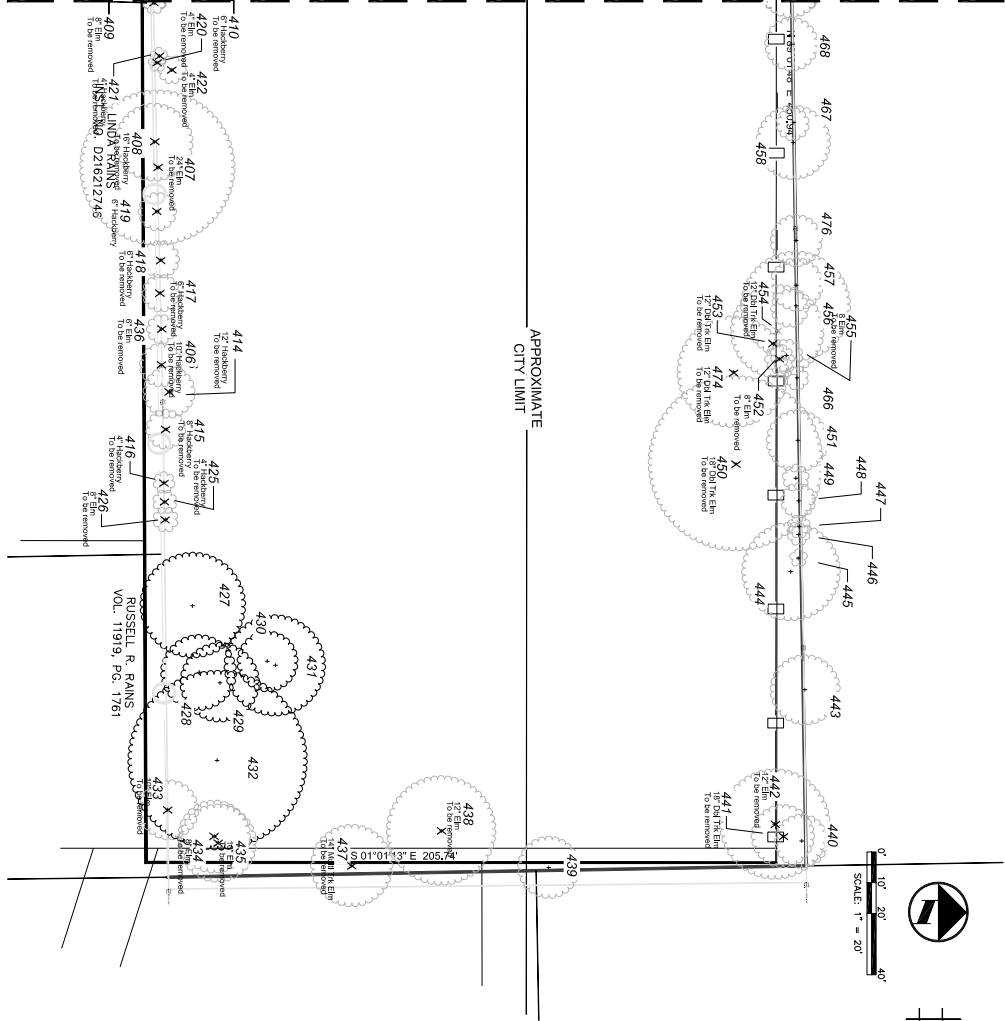
SCALE: 1" = 20'



CONTACT NUMBERS:
ONCOR ELECTRIC COMPANY: 800-344-6377
CABLE CALL BEFORE YOU DIG: 800-546-5065
LONE STAR GAS: 1-800-668-5344
AT 811: 1-800-344-6377

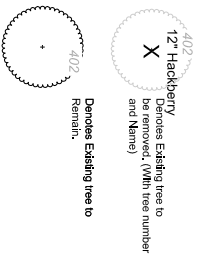


- GENERAL NOTES:**
1. SEE SHEET LND-03 FOR FORESTRY DETAILS.
 2. SEE SHEETS LND-04 & LND-05 FOR LANDSCAPE PLANS.
 3. SEE SHEET LND-06 LANDSCAPE DETAILS.



CITYLINE BUSINESS PARK FORESTRY CALCULATIONS

Net Urban Forestry Area		Calculation	Square Feet	Acres
A	Gross area of property	→	151,566.7	3.47
B	Building envelope area	→	30,578.2	0.70
C	Regulated utility easements and other deductible area	→	0.00	0.00
D	Net Urban Forestry Area	(A-B)	120,988.5	2.77
Required Tree Canopy Area				
Minimum Canopy Coverage Requirement:				
50% of protected tree canopy outside the commercial envelope				
E	Net residential Commercial area (50%)	(D x 50%)	60,384.7	1.39
F	Additional 5% preservation if required	(E x .05)	0.00	0.00
G	Total required canopy coverage for site	(E + F)	60,384.7	1.39
Preservation/Retention of Existing Canopy				
H	Preserve a minimum of 50% existing tree canopy area	→	36,451.6	0.83
I	Preservation requirement (50%)	(H x .5)	13,225.8	0.30
J	Additional 5% of existing preservation	(I x .05)	0.00	0.00
K	Total required canopy coverage for site	(I + J)	13,225.8	0.30
L	Removal of trees 3" or less in diameter (DBH) (DBH > 3" = 3.14 x DBH ² / 4 = Area)	(K - H)	3,677.30	0.08
M	Total preservation requirement - 50% plus 5% Heritage canopy area removal	(K - L)	3,112.18	0.07
N	Area of existing canopy preserved	(M + N)	7,955.35	0.18
O	Total preservation credit	(M + N)	29,076.9	0.67
New Tree Planting				
P	Total required canopy coverage for site	(G)	60,384.7	1.39
Q	Large canopy trees @ 2000 sq ft per tree	(Q x 2000)	60,000.00	1.38
R	Medium canopy trees @ 1000 sq ft per tree	(R x 1000)	10,000.00	0.23
S	Small canopy trees @ 500 sq ft per tree	(S x 500)	20,000.00	0.45
T	Total New Tree Planting Canopy Area	(Q + R + S)	90,000.00	2.06
Fulfillment of Requirements				
W	Total required canopy coverage for site	(G)	60,384.7	1.39
X	Total canopy coverage provided for site	(O + T)	70,000.00	1.59
Y	Gross deficit in total canopy	(X - W)	9,615.3	0.22



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**CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
FORESTRY PLAN**

COLLEEVILLE, TEXAS

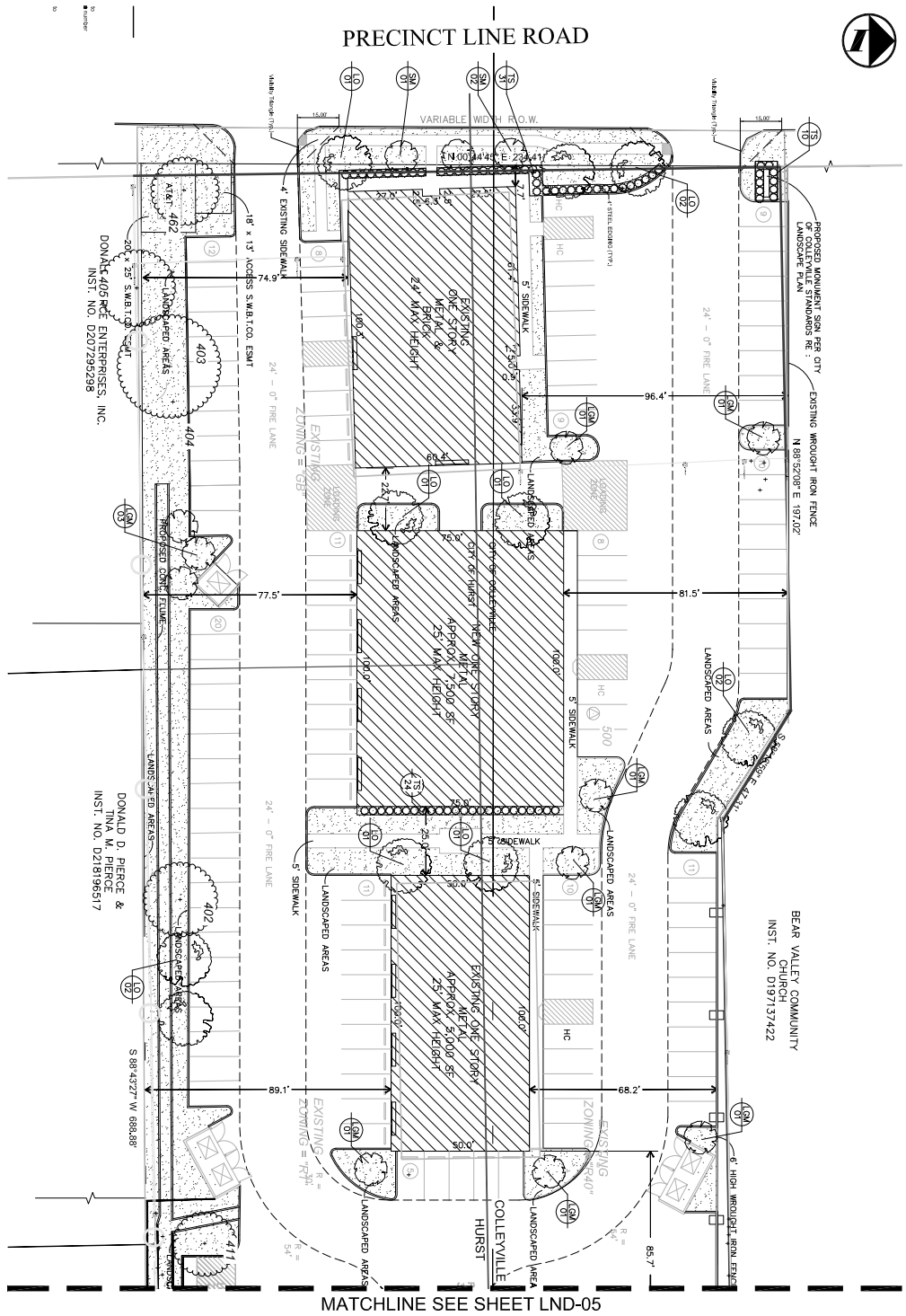
LT DESIGN GROUP
LANDSCAPE - IRRIGATION - WATER MANAGEMENT
7101 BRYANT IRVIN RD, #33229
FORT WORTH, TX 76132
817.332-7913
WWW.LTSDSIGN.COM

**SHEET NO.
LND-02
OF
SHEETS**

**DATE: 01/29/21
BY: MHS
CHECKED: MHS
PROJECT: CITYLINE BUSINESS PARK
W.C.**

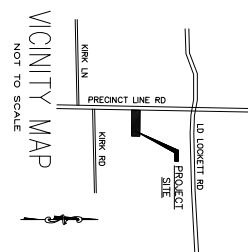
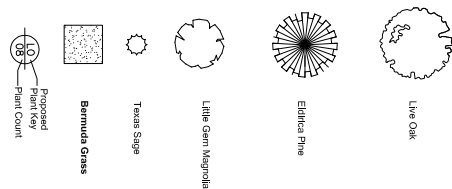
NO.	REVISIONS	DATE

Landscape and Tree Preservation Plan



MATCHLINE SEE SHEET LND-05

PLANT LIST



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LANDSCAPE PLAN



WARNING:
CONTRACTOR TO LOCATE ALL UTILITIES INCLUDING GAS, ELECTRIC, CABLE, ETC. IN PROJECT AREA 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

CONTACT NUMBERS:
ONCOR ELECTRIC CALL BEFORE YOU DIG- 800-344-8377
CABLE CALL BEFORE YOU DIG- 800-544-6005
LOVE STAR GAS- 1-800-888-5344
AT 817-1400-344-8377



- GENERAL NOTES**
1. SEE SHEETS LND-01 & LND-02 FOR FORESTRY PLANS.
 2. SEE SHEET LND-03 FOR FORESTRY DETAILS.
 3. SEE SHEET LND-06 LANDSCAPE DETAILS.

DONALD D. PIERCE &
TINA M. PIERCE
INST. NO. D218196517

DONALD D. PIERCE ENTERPRISES, INC.
INST. NO. D207295298

S 88°43'27" W 688.88'

EXISTING ZONING = 170'

EXISTING ZONING = 170'

EXISTING ZONING = 170'

CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
LANDSCAPE PLAN

COLLEYVILLE, TEXAS

LT DESIGN GROUP
LANDSCAPE-IRRIGATION-WATER MANAGEMENT
7101 BRYANT IRVIN RD, #33229
FORT WORTH, TX 76132
817-332-7913
WWW.LTSDSGROUP.COM

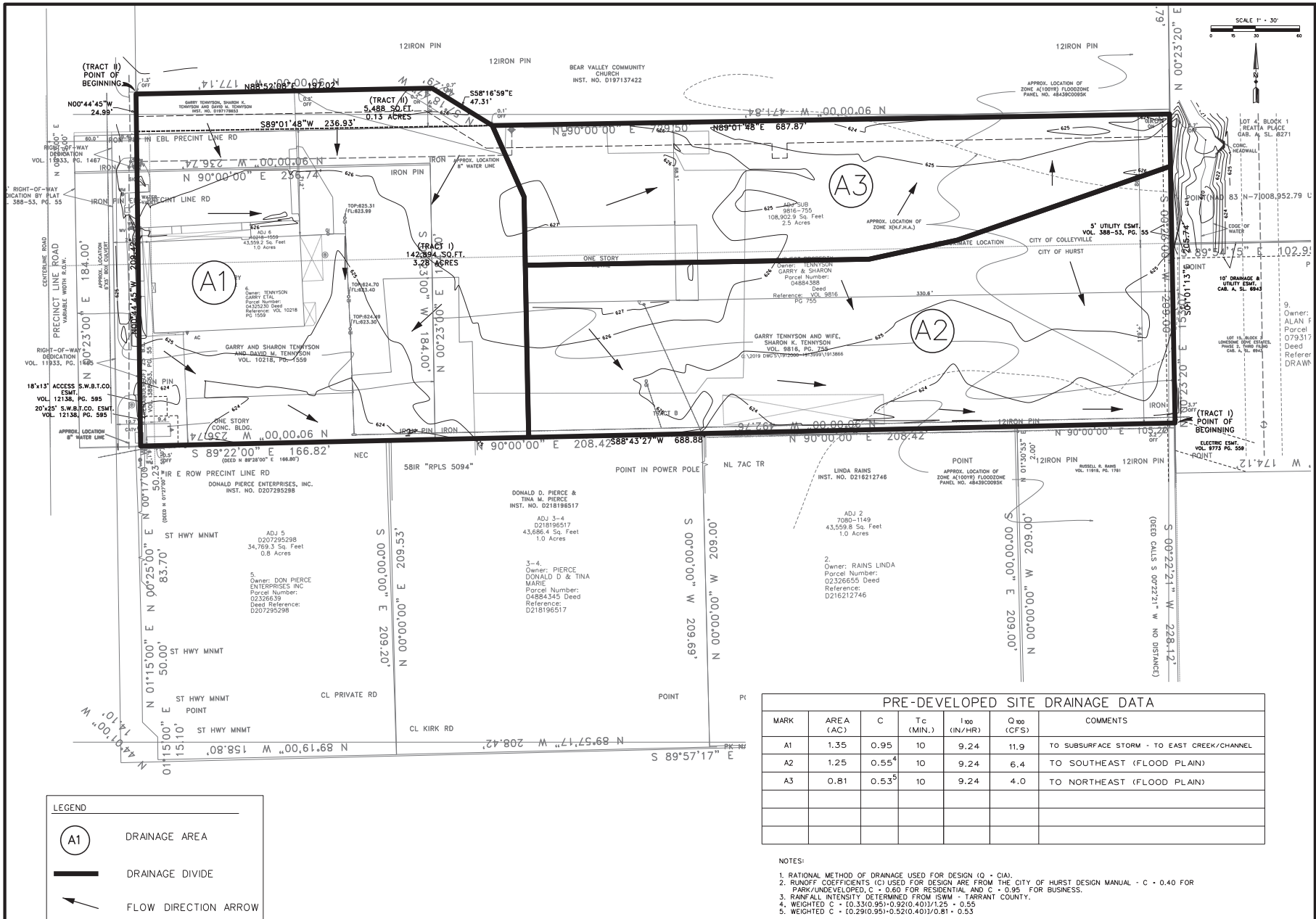
SHEET NO.
LND-04
OF
SHEETS

NO.	REVISIONS	DATE
1	1. SEE SHEETS LND-01 & LND-02 FOR FORESTRY PLANS.	
2	2. SEE SHEET LND-03 FOR FORESTRY DETAILS.	
3	3. SEE SHEET LND-06 LANDSCAPE DETAILS.	

NO.	REVISIONS	DATE
1	1. SEE SHEETS LND-01 & LND-02 FOR FORESTRY PLANS.	
2	2. SEE SHEET LND-03 FOR FORESTRY DETAILS.	
3	3. SEE SHEET LND-06 LANDSCAPE DETAILS.	

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Drainage Plan



HAMILTON DUFFY, PC
 CONSULTING
 CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
 1000 WEST 10TH STREET
 SUITE 100
 FORT WORTH, TEXAS 76102
 PHONE: 817-338-8400
 WWW.HAMILTONDUFFY.COM

7720 PRECINCT LINE ROAD
 CITY OF COLLEYVILLE, TEXAS
 PRE-DEVELOPED DRAINAGE AREA MAP

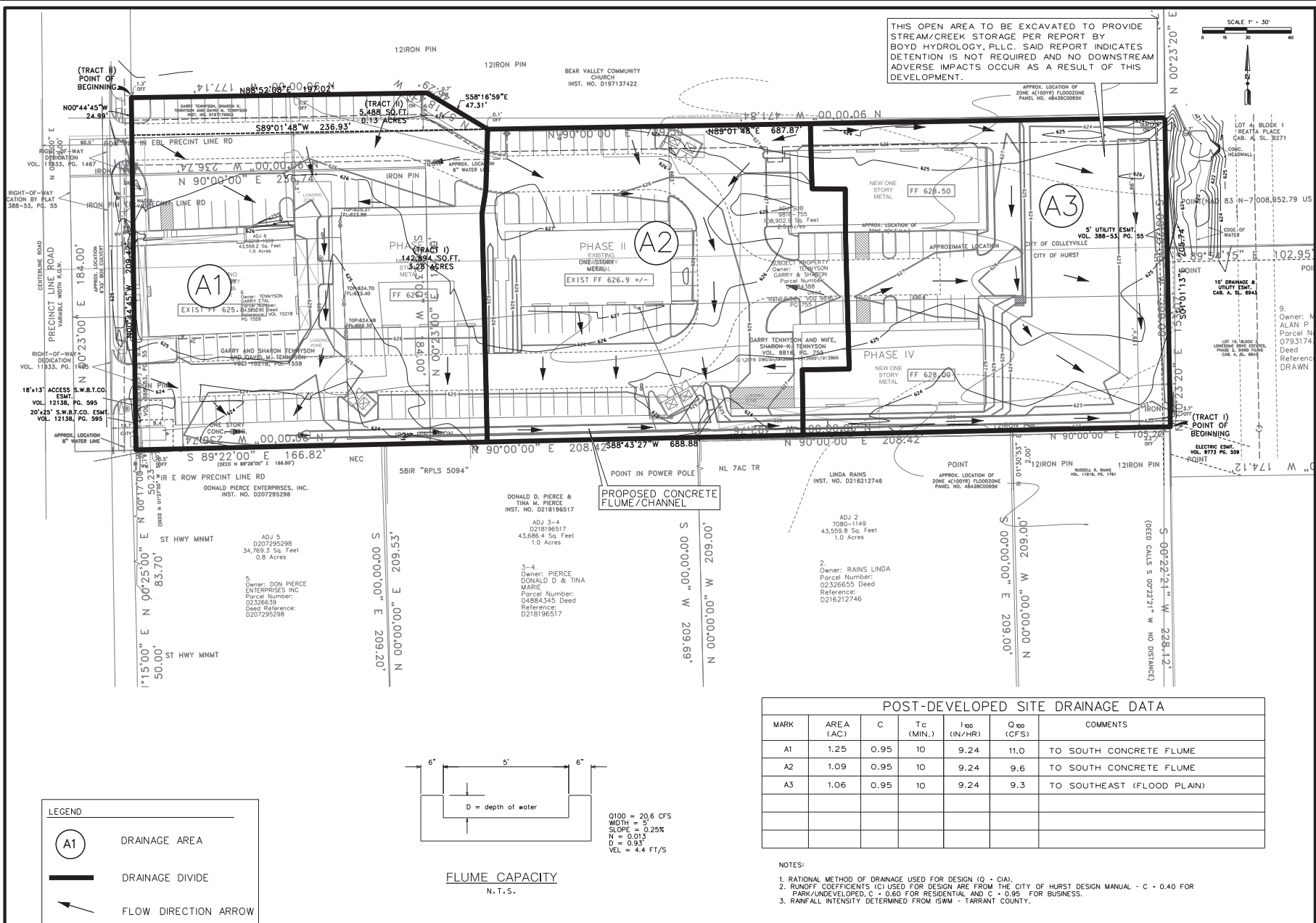
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DATE: 1/6/2021
 DESIGNED: J.A.B.
 CHECKED: J.A.B.
 IN CHARGE: K.M.H.

SHEET
C1.01

9. Owner: ALAN F. Parcel: 079317
 Deed: Refer to DRAWN

Drainage Plan



**HAMILTON
DUFFY, PC**
CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERS • PLANNERS • CONSTRUCTION MANAGERS

POST-DEVELOPED DRAINAGE AREA MAP

7720 PRECINCT LINE ROAD

CITY OF COLLEYVILLE, TEXAS

PRELIMINARY
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PE NO.	DATE
--------	------

POST-DEVELOPED SITE DRAINAGE DATA						
MARK	AREA (AC)	C	Tc (MIN.)	I ₁₀₀ (IN/HR)	Q ₁₀₀ (CFS)	COMMENTS
A1	1.25	0.95	10	9.24	11.0	TO SOUTH CONCRETE FLUME
A2	1.09	0.95	10	9.24	9.6	TO SOUTH CONCRETE FLUME
A3	1.06	0.95	10	9.24	9.3	TO SOUTHEAST (FLOOD PLAIN)

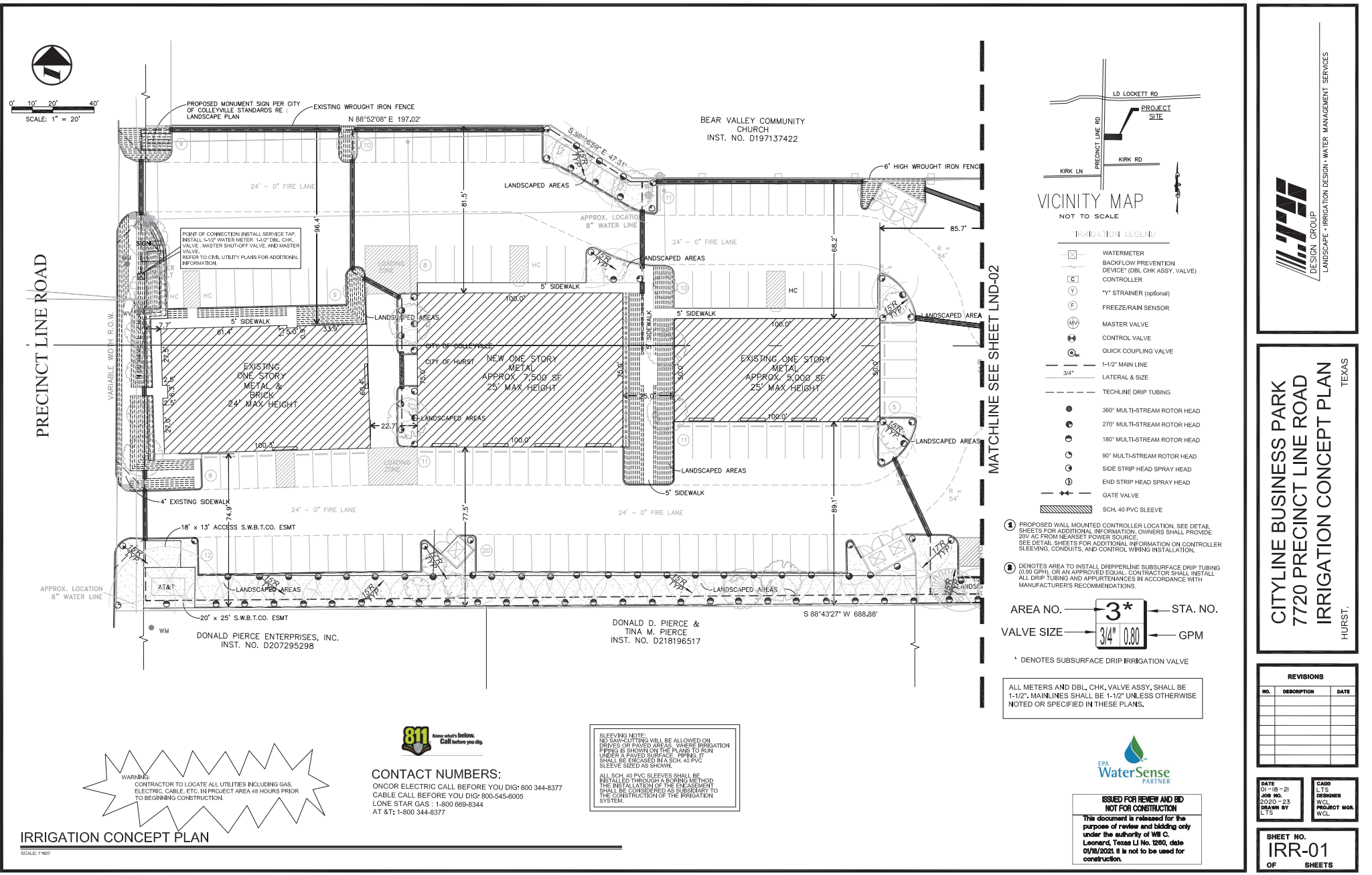
NOTES:

1. RATIONAL METHOD OF DRAINAGE USED FOR DESIGN (Q - CIA).
2. RUNOFF COEFFICIENTS (C) USED FOR DESIGN ARE FROM THE CITY OF HURST DESIGN MANUAL - C = 0.40 FOR PARK/UNDEVELOPED, C = 0.60 FOR RESIDENTIAL AND C = 0.95 FOR BUSINESS.
3. RAINFALL INTENSITY DETERMINED FROM ISWM - TARRANT COUNTY.

SHEET

C1.02

Irrigation Plan



DESIGN GROUP
LANDSCAPE • IRRIGATION DESIGN • WATER MANAGEMENT SERVICES

CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
IRRIGATION CONCEPT PLAN
TEXAS
HURST.

REVISIONS		
NO.	DESCRIPTION	DATE

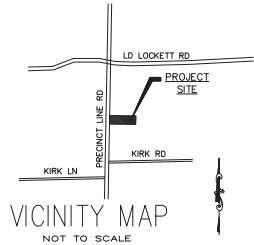
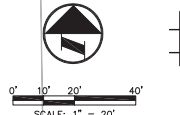
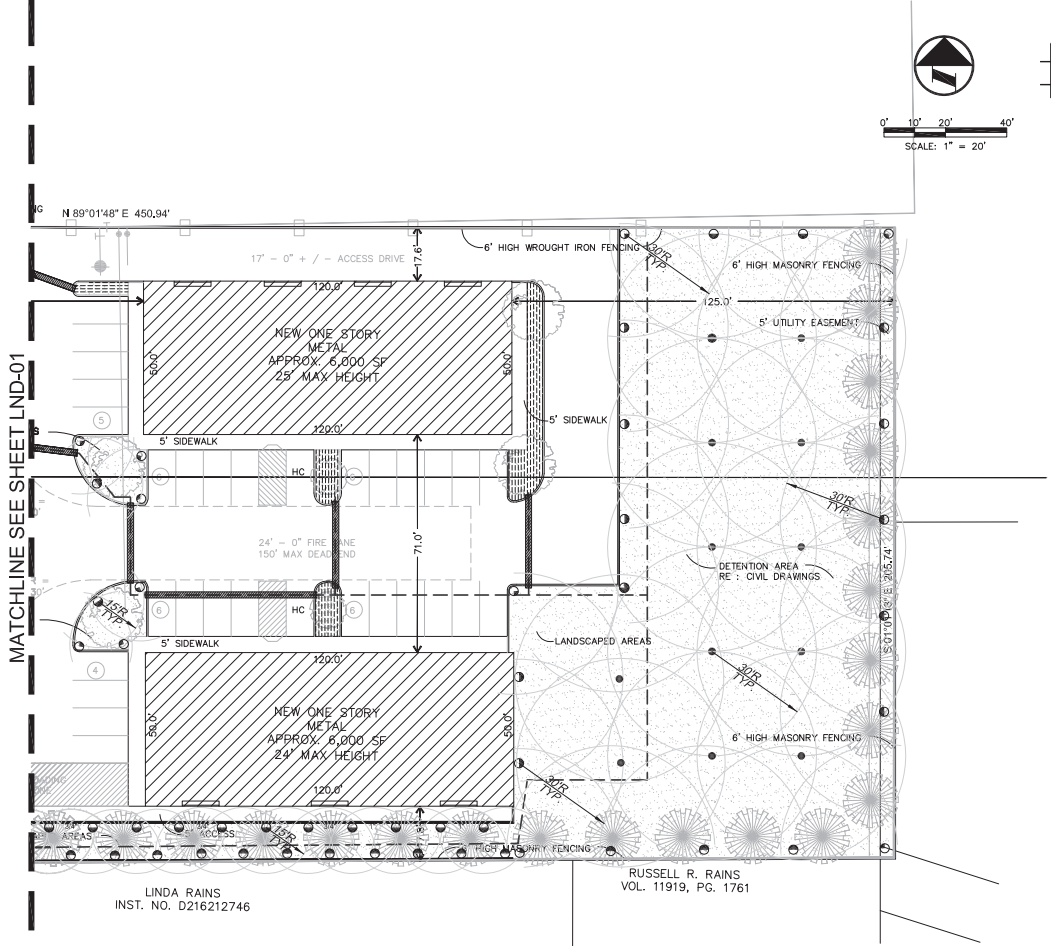
DATE: 01-18-21
JOB NO.: 2020-23
DRAWN BY: L.T.S.

CADD: L.T.S.
DRAWER: WCL
PROJECT MGR.: WCL

SHEET NO. IRR-01
OF SHEETS

CONTRACTOR © 2020 LONE STAR TECHNICAL SERVICES, INC.

Irrigation Plan

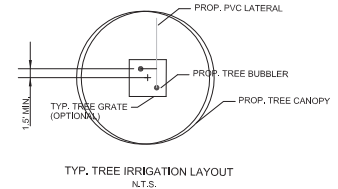


MP ROTATOR 2000 SERIES ROTOR HEAD DATA*			
RADIUS	NOZZLE	GPM	PRESSURE
15' R 360° W/ STD. TRAJ.	15A-360°-F	1.12	25 PSI
15' R 270° W/ STD. TRAJ.	15A-270°-TQ	0.84	25 PSI
15' R 210° W/ STD. TRAJ.	15A-210°-H	0.65	25 PSI
15' R 180° W/ STD. TRAJ.	15A-180°-H	0.55	25 PSI
15' R 90° W/ STD. TRAJ.	15A-90°-Q	0.27	25 PSI
5' X 30' SST W/ STD. TRAJ.	MPSS530	0.41	30 PSI
5' X 15' SST W/ STD. TRAJ.	MPSS515	0.21	30 PSI
5' X 15' MPL W/ STD. TRAJ.	MPLS515	0.22	30 PSI

MP ROTATOR 3000 SERIES ROTOR HEAD DATA			
RADIUS	NOZZLE	GPM	PRESSURE
30' R 360° W/ STD. TRAJ.	30° - 360°	3.64	40 PSI
30' R 270° W/ STD. TRAJ.	30° - 270°	2.73	40 PSI
30' R 210° W/ STD. TRAJ.	30° - 210°	2.12	40 PSI
30' R 180° W/ STD. TRAJ.	30° - 180°	1.82	40 PSI
30' R 90° W/ STD. TRAJ.	30° - 90°	0.86	40 PSI

HUNTER BUBBLER HEAD DATA			
RADIUS	NOZZLE	GPM	PRESSURE
FLOOD BUBBLER*	PCB-10	1.00	30 PSI

*INSTALL 17' R MP ROTATOR STREAM NOZZLES IN ALL AREAS REQUIRING 17' R STREAM NOZZLES. ADJUST COVERAGE PATTERN FOR 17' R STREAM NOZZLES AS NECESSARY FOR PROPER COVERAGE AND TO MINIMIZE OVERSPRAY ONTO PAVED AREAS.



SPECIAL NOTE !!!!

IRRIGATION CONTRACTOR SHALL INSTALL PIPING AND ALL RELATED APPURTENANCES AS NECESSARY TO PROVIDE IRRIGATION FOR ALL PROPOSED TREES. REFER TO IRRIGATION DETAIL SHEET IRR-03 FOR ADDITIONAL INFORMATION. (APPROX. 6 STATIONS)

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

CONTACT NUMBERS:

ONCOR ELECTRIC CALL BEFORE YOU DIG: 800 344-8377

CABLE CALL BEFORE YOU DIG: 800-545-6005

LONE STAR GAS : 1-800 669-8344

AT & T: 1-800 344-8377

WARNING:

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IRRIGATION CONCEPT PLAN

SCALE: 1"=20'



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DESIGN GROUP
LANDSCAPE • IRRIGATION DESIGN • WATER MANAGEMENT SERVICES

CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
IRRIGATION CONCEPT PLAN
TEXAS

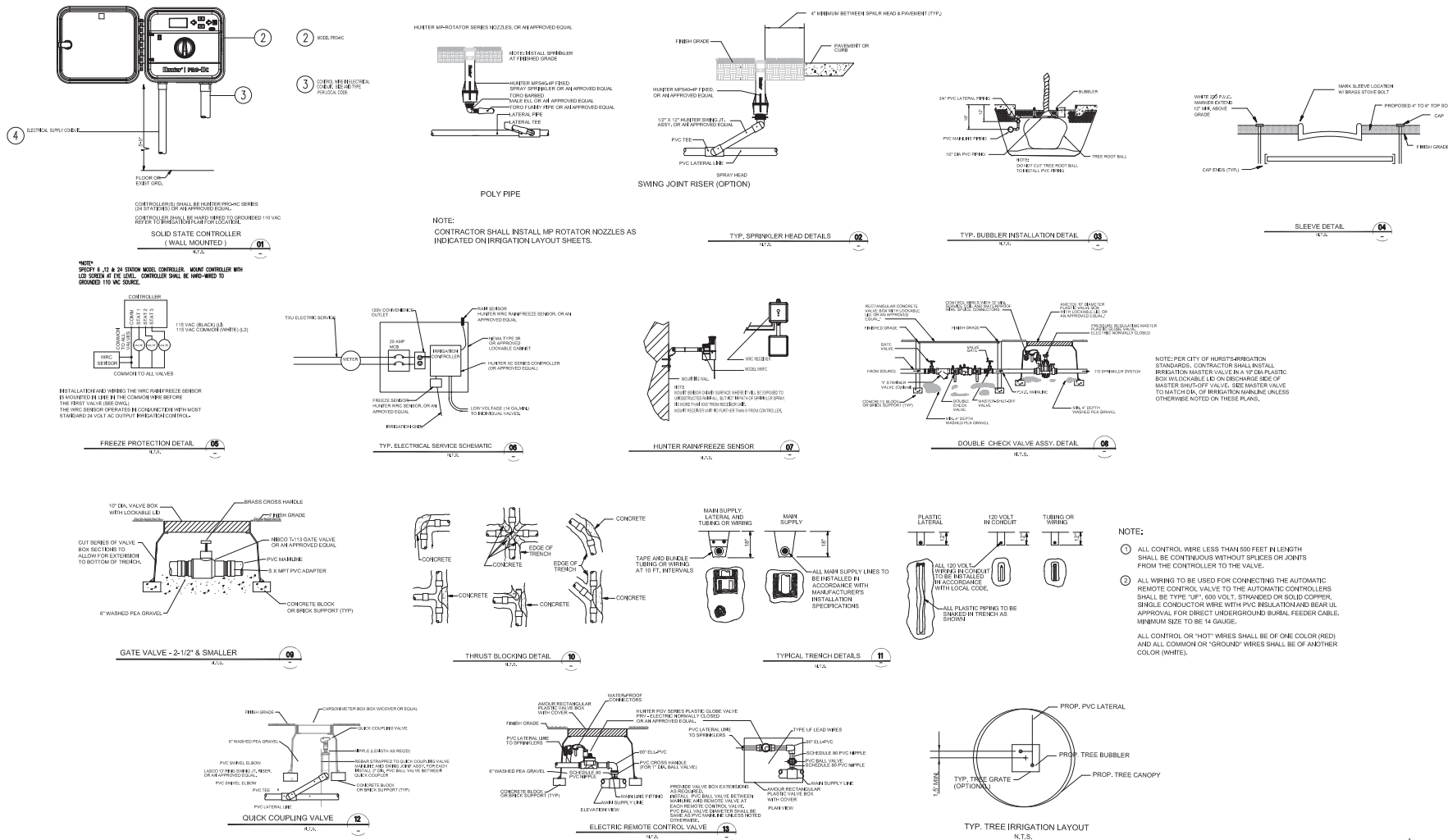
REVISIONS		
NO.	DESCRIPTION	DATE

DATE 01-18-21	CADD LTS
JOB NO. 2020-23	DESIGNER WCL
DRAWN BY LTS	PROJECT MGR. WCL

SHEET NO.
IRR-02
OF SHEETS

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Irrigation Plan



IRRIGATION DETAILS

SCALE: MTS

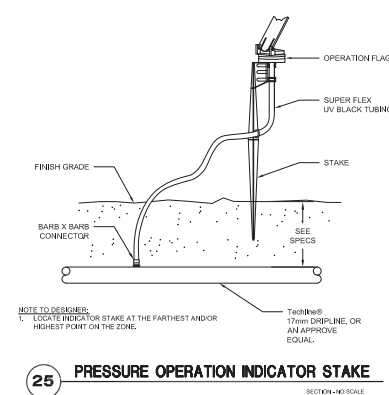
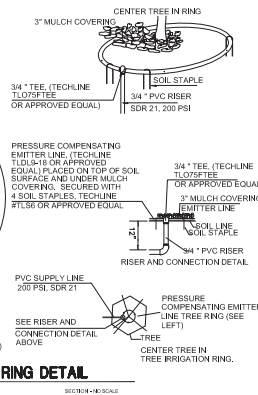
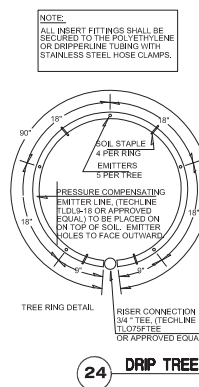
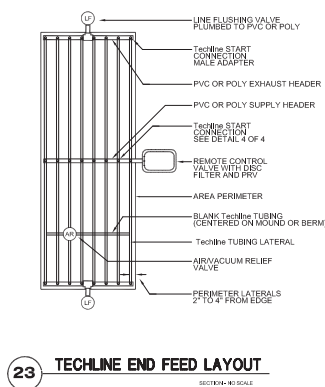
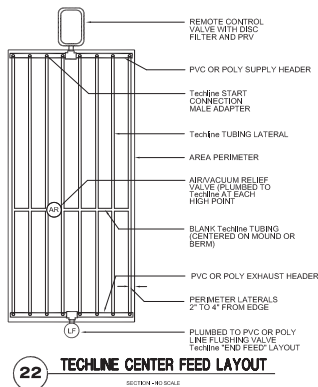
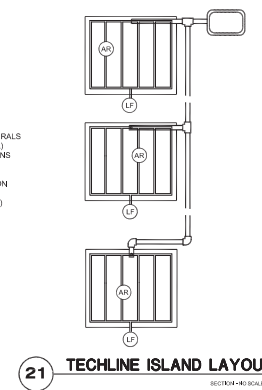
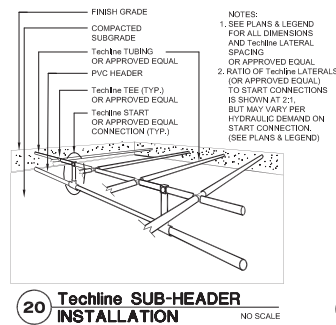
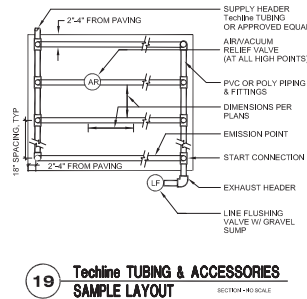
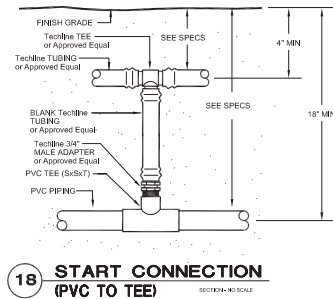
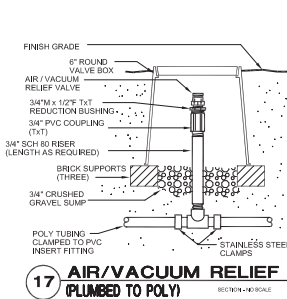
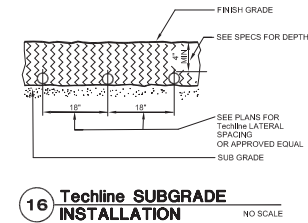
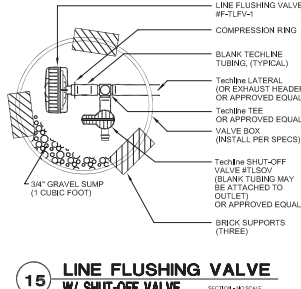
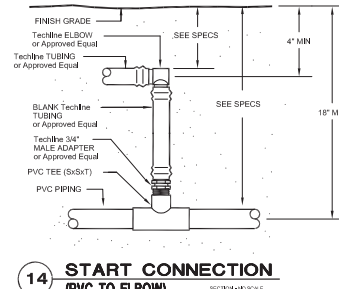
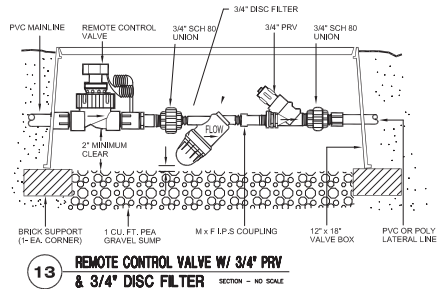
REVISIONS		
NO.	DESCRIPTION	DATE

DATE 01-18-21	CADD LTS
JOB NO. 2020-23	DESIGNER WCL
DRAWN BY LTS	PROJECT MGR. WCL

SHEET NO.
1RR-03
OF SHEETS

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Irrigation Plan



DRIP IRRIGATION DETAILS

SCALE: N.T.S.

- NOTES:
1. SEE SHEET 1 FOR IRRIGATION LEGEND AND QUANTITIES.
 2. SEE SHEETS 2 THRU 15 FOR IRRIGATION PLANS.
 3. SEE SHEET 16 FOR IRRIGATION DETAILS.
 4. SEE SHEET 18 FOR GENERAL IRRIGATION NOTES.



**ISSUED FOR REVIEW AND BID
NOT FOR CONSTRUCTION**

This document is released for the purpose of review and bidding only under the authority of Will C. Leonard, Texas Lj No. 1260, date 01/18/2021. It is not to be used for construction.

[illegible]

DATE 01-18-21	CADD LTS
JOB NO. 2020-23	DESIGNER WCL
DRAWN BY LTS	PROJECT MGR. WCL

SHEET NO.
IRR-04
OF SHEETS

DESIGN GROUP
LANDSCAPE • IRRIGATION • WATER MANAGEMENT

7101 BRYANT IRVIN RD, #33229
FORT WORTH, TX 76132
817-332-2293
WWW.LTSDSIGN.COM

CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
DRIP IRRIGATION DETAILS
HURST, TEXAS

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SUBSURFACE IRRIGATION GENERAL NOTES

- ## 14. SOIL STAPLES

15. VALVE AND VALVE BOX PLACEMENT

16. ELECTRIC REMOTE CONTROL VALVES

17. FINAL ADJUSTMENT

- ## 18. GUARANTEE AND MAINTENANCE

- ### 13. PVC PIPE AND FITTING ASSEMBLY:

- NOTES:

1. SEE SHEET 1 FOR IRRIGATION LEGEND AND QUANTITIES.
2. SEE SHEETS 2 THRU 15 FOR IRRIGATION PLANS.
3. SEE SHEET 16 FOR IRRIGATION DETAILS.
4. SEE SHEET 17 FOR SUBSURFACE DRIP IRRIGATION DETAILS.

THE MISPLACEMENT, ADDITION OR OMISSION ON ANY LETTER, WORD, PUNCTUATION MARK, OR DRAWING SYMBOL IS NOT TO DAMAGE THE TRUE SPIRIT, INTENT OR MEANING OF THESE PLANS AND SPECIFICATIONS, A LICENSED IRRIGATOR OR LICENSED IRRIGATION TECHNICIAN SHALL BE ON-SITE AT ALL TIMES DURING IRRIGATION SYSTEM INSTALLATION.

CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
IRRIGATION GENERAL NOTES
COLLEYVILLE, TEXAS

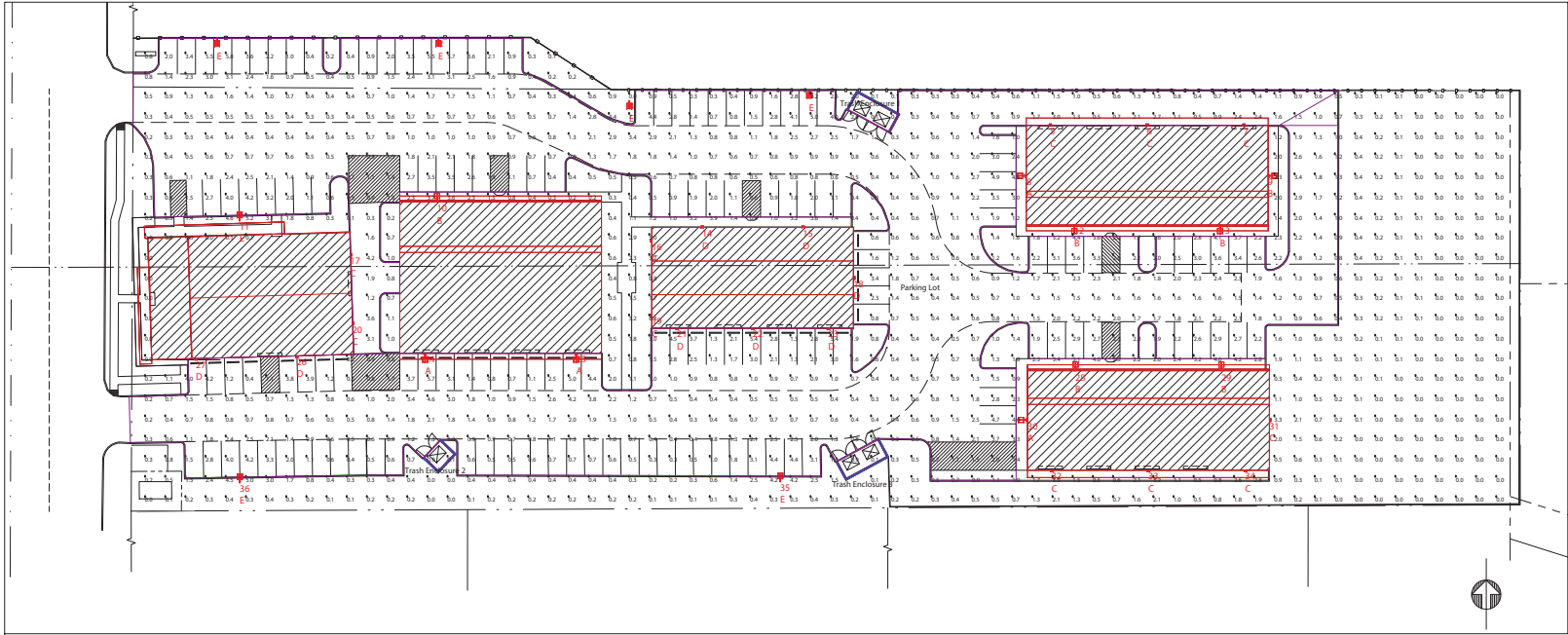
REVISIONS		
NO.	DESCRIPTION	DATE

DATE 01-18-21	CADD LTS
JOB NO.	DESIGNER
020-23	WCL
DRAWN BY	PROJECT MGR.
LTS	WCL

SHEET NO.
IRR-05
OF SHEETS

SCALE: N.T.S.

Photometric Plan



Scale: 1 inch= 30 Ft.

Prepared For:
Burrus & Matthews - Irving
2221 Vanco Drive
Irving, TX 75061
Tel: 972-438-8881

RAB®
170 Ludlow Avenue, Northvale, NJ 07647
888 722-1000 • rablighting.com

Job Name:
Cityline Business Park
Hurst, TX
Lighting Layout

Scale: as noted	PROJECT # 168358
Date: 2/19/2021	CASE # 00588111

[illegible]

Photometric Plan

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
Site	Illuminance	Fc	1.16	7.1	0.0	N.A.	N.A.	readings taken at 0'-0" AFG	10	10	Horizontal
Parking Lot	Illuminance	Fc	1.50	5.8	0.2	7.50	29.00	statistical area			
Trash Enclosure 1	Illuminance	Fc	0.40	0.7	0.1	4.00	7.00	statistical area			
Trash Enclosure 2	Illuminance	Fc	0.50	0.9	0.1	5.00	9.00	statistical area			
Trash Enclosure 3	Illuminance	Fc	0.50	0.9	0.1	5.00	9.00	statistical area			

Luminaire Schedule							
All quotes/orders generated from this layout must be forwarded to the Local Rep Agency							
Symbol	Qty	Tag	Label	Arrangement	LLF	Description	BUG Rating
	4	A	WPLED4T50N	SINGLE	1.000	WALL MOUNT (TYPE IV)	B1-U0-G2
	6	B	WPLED3T50N	SINGLE	1.000	WALL MOUNT (TYPE III)	B1-U0-G2
	11	C	SLIM12N D10	SINGLE	1.000	WALL MOUNT	B1-U0-G0
	8	D	SLIM18N D10	SINGLE	1.000	WALL MOUNT	B1-U0-G0
	7	E	ALED3T50N	SINGLE	1.000	POLE MOUNT (TYPE III)	B1-U0-G2

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	E	115.742	299.015	15	270	0
2	E	225.513	299.015	15	270	0
3	E	409.416	273.323	15	270	0
4	E	320.155	268.018	15	270	0
5	C	529.005	257.212	16	90	0
6	C	577.005	257.212	16	90	0
7	C	625.005	257.212	16	90	0
8	A	514.91	232.054	21	180	0
9	B	639.101	232.054	20	0	0
10	B	224.872	221.136	17.5	90	0
11	E	126.938	211.367	15	90	0
12	B	540.848	205.614	17.5	270	0
13	B	613.163	205.614	17.5	270	0
14	D	356.365	206.602	15	90	0
15	D	406.365	206.6	15	90	0
16	C	331.192	199.94	12	180	0
17	C	182.064	192.829	12	1.528	0
18	D	431.615	181.44	16.5	0	0
19	C	331.191	162.94	12	180	0
20	C	183.105	158.829	12	1.528	0
21	D	343.865	156.273	15	269.993	0
22	D	381.365	156.273	15	269.993	0
23	D	418.865	156.282	15	270	0
24	A	218.872	141.895	20	270	0
25	A	293.872	141.897	20	270	0
26	D	155.283	142.54	12.5	270	0
27	D	105.283	141.199	12.5	270	0
28	B	541.456	137.444	17.5	90	0
29	B	613.796	137.444	17.5	90	0
30	A	515.513	111.015	21	180	0
31	C	637.876	111.015	16	0	0
32	C	529.626	85.855	16	270	0
33	C	577.626	85.855	16	270	0
34	C	625.626	85.855	16	270	0
35	E	395.018	82.029	15	90	0
36	E	127.031	81.508	15	90	0
Total Quantity: 36						

Luminaire Tag Summary	
Tag	Qty
A	4
B	6
C	11
D	8
E	7

NOTES:

* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) is included to calculate the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

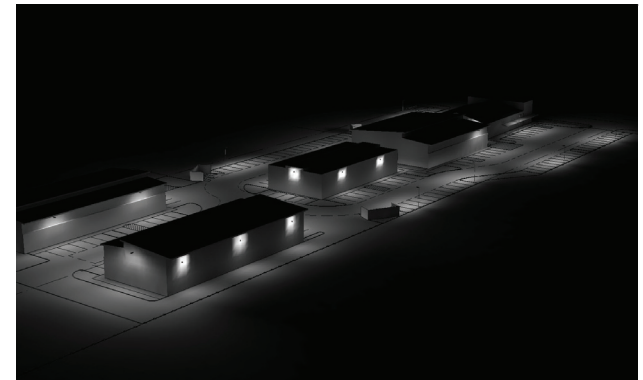
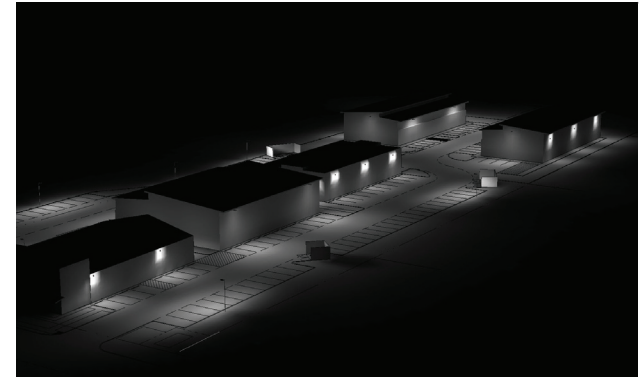
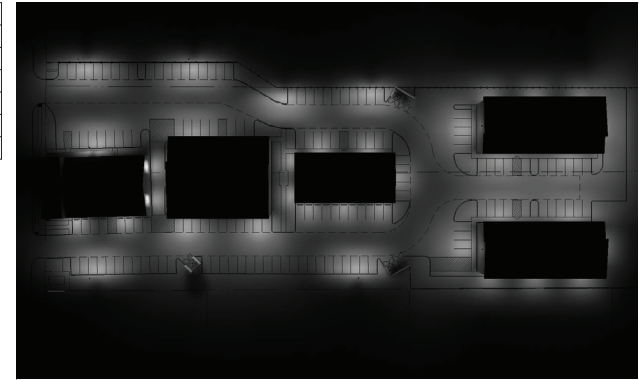
* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* It is the Owner's responsibility to confirm the suitability of the existing or proposed poles and bases to support the proposed fixtures, based on the weight and EPA of the proposed fixtures and the owner's site soil conditions and wind zone. It is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.

* The landscape material shown hereon is conceptual, and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB Lighting design model. RAB is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer requests into photometric studies.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.



The following Analysis, although timely, suffers from a major limitation. The Simulation Cupping Study, reported by the authors, was a laboratory study. The authors did not report the actual cupping conditions used to obtain the parameters and information used by the software. These design parameters and information provided by the user to the software are not reported. The authors did not report the actual cupping conditions used to obtain the parameters and information used by the software. These design parameters and information provided by the user to the software are not reported. The authors did not report the actual cupping conditions used to obtain the parameters and information used by the software. These design parameters and information provided by the user to the software are not reported.

Scale: as noted	PROJECT # 168358
Date: 2/19/2021	CASE # 00588111

Filename: Cityline Business Park Layout 00588111A.AGI
 Drawn By: KD, Sullivan, LC

Job Name:
Cityline Business Park
Hurst, TX
Lighting Layout
Version A

Prepared For:
Burnus & Matthews - Irving
2221 Vanco Drive
Irving, TX 75061
Tel: 972-438-8881

RAB®
170 Ludlow Avenue, Northvale, NJ 07647
888 722-1000 • rablighting.com



Color: Bronze

Weight: 32.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.46A
208V	0.27A
240V	0.23A
277V	0.20A
Input Watts	54.5W

LED Info

Watts	50W
Color Temp	4000K (Neutral)
Color Accuracy	72 CRI
L70 Lifespan	100,000 Hours
Lumens	6,617
Efficacy	121.4 lm/W

Technical Specifications**Compliance****UL Listed:**

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000178V

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

Performance**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction**IES Classification:**

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments

Effective Projected Area:

EPA = 0.75

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Technical Specifications (continued)

Construction

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

THD:

6.1% at 120V, 9.4% at 277V

Power Factor:

99.6% at 120V, 96% at 277V

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

Other

Patents:

The ALED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

BAA Compliance:

Click [here](#) for BAA compliance.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:

Replaces 200W Metal Halide

Buy American Act Compliance:

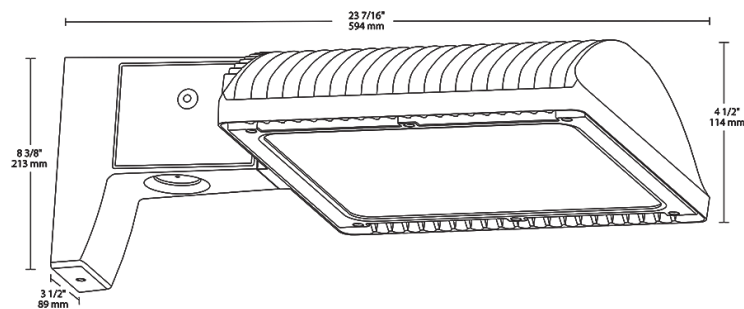
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B0 U0 G1

Dimensions



Features

66% energy cost savings vs. HID

100,000-hour LED lifespan

5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	3T	50		N				
	4T = Type IV	50 = 50W 78 = 78W	Blank = Pole mount	Blank = 5000K (Cool)	Blank = Bronze	Blank = 120-277V	Blank = No Option	Blank = Standard
	3T = Type III	105 = 105W	SF = Slipfitter	N = 4000K (Neutral)	RG = Roadway Gray	/480 = 480V	/LC = Lightcloud® Controller	USA = BAA Compliant
	2T = Type II	125 = 125W 150 = 150W		Y = 3000K (Warm)	W = White K = Black	/BL = Bi-Level /D10 = 0-10V Dimming /480/D10 = 480V, 0-10V Dimming	/PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCT = 120-277V Twistlock Photocell /PCS4 = 480V Swivel Photocell /PCT4 = 480V Twistlock Photocell /WS2 = Multi-Level Motion Sensor 20 ft. /WS4 = Multi-Level Motion Sensor 40 ft.	



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 105.8 lbs

Project:

Type:

Prepared By:

Date:

Technical Specifications

Compliance

CSA Listed:

Suitable for wet locations

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage

Color:

Bronze powder coating

Height:

15 FT

Weight:

106 lbs

Gauge:

11

Wall Thickness:

1/8"

Shaft Size:

4"

Hand Hole Dimensions:

3" x 5"

Bolt Circle:

8 1/2"

Base Dimension:

8"

Technical Specifications (continued)

Construction

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available [online](#).

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge

Max EPA's/Max Weights:

70MPH 17.4 ft./450 lb.
 80MPH 12.5 ft./440 lb.
 90MPH 9.0 ft./440 lb.
 100MPH 6.6 ft./440 lb.
 110MPH 4.8 ft./435 lb.
 120MPH 3.4 ft./435 lb.
 130MPH 2.3 ft./435 lb.
 140MPH 1.4 ft./430 lb.
 150MPH 0.8 ft./420 lb

Other

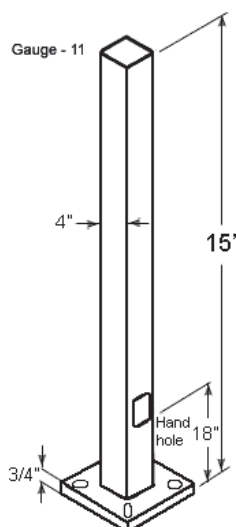
Terms of Sale:

Pole Terms of Sale is available [online](#).

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Pole caps, base covers & bolts are sold separately
- Custom manufactured for each application



12, 18 and 26 Watt SLIM wall packs are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.12A
208V	0.08A
240V	0.07A
277V	0.06A
Input Watts	14.1W

LED Info

Watts	12W
Color Temp	4000K (Neutral)
Color Accuracy	74 CRI
L70 Lifespan	100,000 Hours
Lumens	1,818
Efficacy	128.9 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:

SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. DLC Product Code: PR03RC5Q

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Precision die-cast aluminum housing

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:

Up to 8 ft

Lens:

Tempered glass lens

Reflector:

Specular thermoplastic

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Technical Specifications (continued)**Construction****Green Technology:**

Mercury and UV free. RoHS-compliant components.

LED Characteristics**LED:**

Multi-chip, long-life LED

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Performance**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Other**Equivalency:**

Equivalent to 70W Metal Halide

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

HID Replacement Range:

Replaces 70W Metal Halide

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical**BUG Rating:**

B1 U1 G0

Electrical**Driver:**

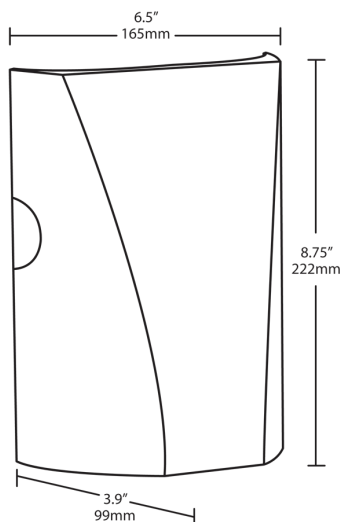
Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 120V: 0.14A, 208V: 0.08A, 240V: 0.07A, 277V: 0.06A

THD:

8.5% at 120V, 18.1% at 277V

Power Factor:

98.2% at 120V, 84.3% at 277V

Dimensions**Features**

- Full cutoff, fully shielded LED wall pack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
SLIM	12	N		/D10	
12 = 12W Blank = 5000K (Cool) Blank = Bronze Blank = Standard (120-277V) Blank = No Option					
18 = 18W N = 4000K (Neutral) W = White /D10 = Dimmable /PC = 120V Button					
26 = 26W Y = 3000K (Warm) /PC2 = 277V Button /LC = Lightcloud® Controller					



12, 18 and 26 Watt SLIM wall packs are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.18A
208V	0.11A
240V	0.09A
277V	0.08A
Input Watts	21W

LED Info

Watts	18W
Color Temp	4000K (Neutral)
Color Accuracy	74 CRI
L70 Lifespan	100,000 Hours
Lumens	2,507
Efficacy	119.4 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:

SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. DLC Product Code: PKURTMUN

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Precision die-cast aluminum housing

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:

Up to 14 ft

Lens:

Tempered glass lens

Reflector:

Specular thermoplastic

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Technical Specifications (continued)

Construction

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LED:

Multi-chip, long-life LED

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Other

Equivalency:

Equivalent to 100W Metal Halide

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

HID Replacement Range:

Replaces 100W Metal Halide

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U1 G0

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 120V: 0.19A, 208V: 0.11A, 240V: 0.10A, 277V: 0.08A

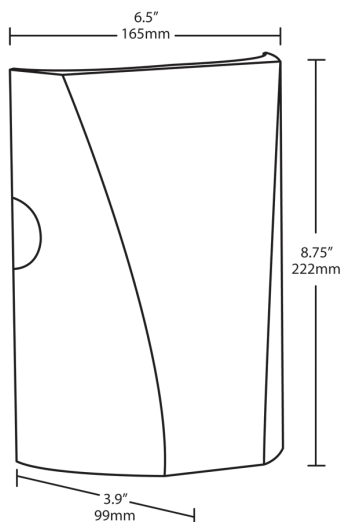
THD:

5% at 120V, 11.3% at 277V

Power Factor:

99.6% at 120V, 91.4% at 277V

Dimensions



Features

- Full cutoff, fully shielded LED wall pack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
SLIM	18	N		/D10	
12 = 12W Blank = 5000K (Cool) Blank = Bronze Blank = Standard (120-277V) Blank = No Option					
18 = 18W N = 4000K (Neutral) W = White /D10 = Dimmable /PC = 120V Button					
26 = 26W Y = 3000K (Warm) /PC2 = 277V Button /LC = Lightcloud® Controller					



Color: Bronze

Weight: 34.8 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.46A
208V	0.27A
240V	0.23A
277V	0.20A
Input Watts	54.5W

LED Info

Watts	50W
Color Temp	4000K (Neutral)
Color Accuracy	72 CRI
L70 Lifespan	100,000 Hours
Lumens	6,617
Efficacy	121.4 lm/W

Technical Specifications**Compliance****UL Listed:**

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P00001793

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Performance**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction**IES Classification:**

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Technical Specifications (continued)

Construction

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

THD:

6.1% at 120V, 9.4% at 277V

Power Factor:

99.6% at 120V, 96% at 277V

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

Other

Patents:

The WPLED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:

Replaces 200W Metal Halide

Buy American Act Compliance:

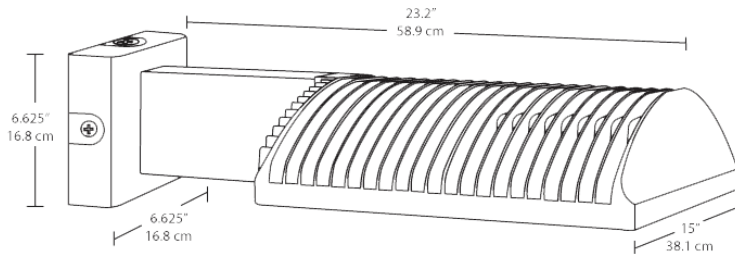
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B0 U0 G1

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 400W MH
- 100 up to 277 Volts
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Color Temp	Mounting	Finish	Driver Options	Other Options
WPLED	3T	50	N				
	4T = Type IV 3T = Type III 2T = Type II	50 = 50W 78 = 78W 105 = 105W 125 = 125W 150 = 150W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Arm FX = Flat Mount	Blank = Bronze W = White	Blank = Standard /480 = 480V /BL = Bi-Level /D10 = 0-10V Dimming /480/D10 = 480V 0-10V Dimming	Blank = Standard /PC = 120V Photocell /PC2 = 277V Photocell /PCT = 120-277V Twistlock Photocell /PCT4 = 480V Twistlock Photocell /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCS4 = 480V Swivel Photocell /WS = Multi-Level Motion Sensor /WS2 = Multi-Level Motion Sensor (20 ft. mt. ht.) /WS4 = Multi-Level Motion Sensor (40 ft. mt. ht.) /LC = Lightcloud Controller



Color: Bronze

Weight: 34.8 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.46A
208V	0.27A
240V	0.23A
277V	0.20A
Input Watts	54.74W

LED Info

Watts	50W
Color Temp	4000K (Neutral)
Color Accuracy	72 CRI
L70 Lifespan	100,000 Hours
Lumens	7,256
Efficacy	132.6 lm/W

Technical Specifications**Compliance****UL Listed:**

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P00001796

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Performance**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction**IES Classification:**

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Technical Specifications (continued)

Construction

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

THD:

6.1% at 120V, 9.4% at 277V

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6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

Other

Patents:

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Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:

Equivalent to 250W Metal Halide

Buy American Act Compliance:

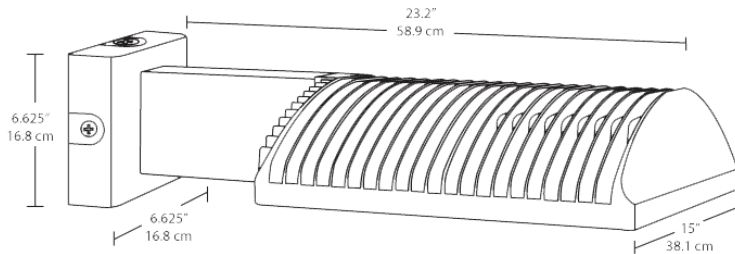
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Optical

BUG Rating:

B0 U0 G1

Dimensions



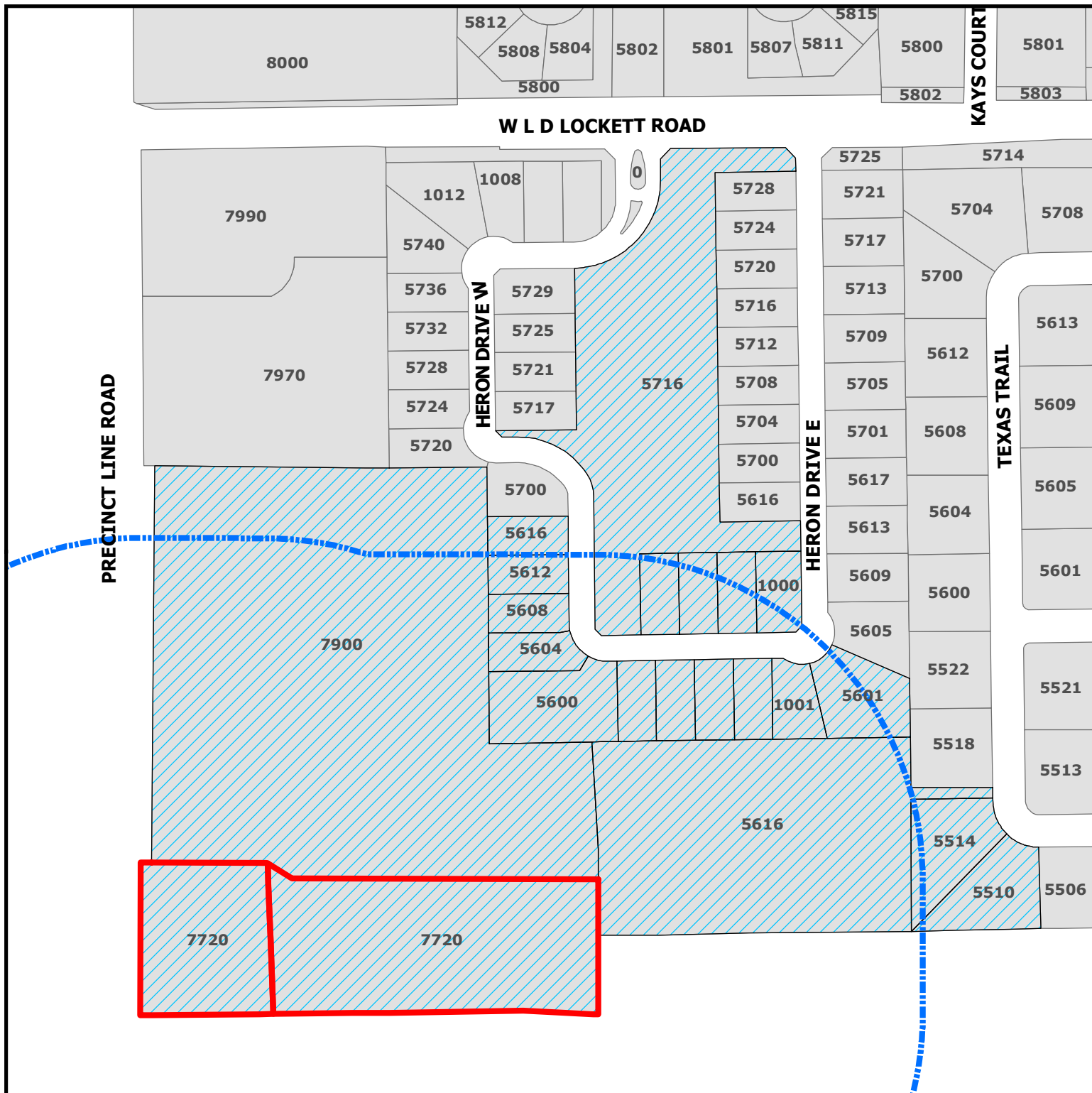
Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 400W MH
- 100 up to 277 Volts
- 5-Year, No-Compromise Warranty

Ordering Matrix

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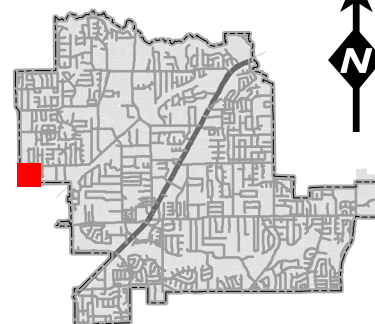
Notification Map



ZC21-002 7720 Precinct Line Road

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

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
ALEMAN, KARLA M	1000 HERON DR E	COLLEYVILLE, TX	76034	1000 HERON DR E
LEWIS FAMILY REVOCABLE TRUST	1001 HERON DR E	COLLEYVILLE, TX	76034	1001 HERON DR E
ADAMS, SUSAN	5604 HERON DR W	COLLEYVILLE, TX	76034	5604 HERON DR W
COLLEYVILLE HERON POND HOA	1723 E SOUTHLAKE BLVD STE 120	SOUTHLAKE, TX	76092	5600 HERON DR W
WANG, HUALIAN	5616 HERON DR W	COLLEYVILLE, TX	76034	5616 HERON DR W
PAM BAY LIVING TRUST	1005 HERON DR E	COLLEYVILLE, TX	76034	1005 HERON DR E
LOCKARD, DANIEL	1004 HERON DR E	COLLEYVILLE, TX	76034	1004 HERON DR E
J DANIEL & BECKY S SMITH REVOC	5612 HERON DR W	COLLEYVILLE, TX	76034	5612 HERON DR W
HAMILTON-CRAWFORD, JANICE	1009 HERON DR	COLLEYVILLE, TX	76034	1009 HERON DR E
STEELE, CHARLES	1017 HERON DR E	COLLEYVILLE, TX	76034	1017 HERON DR E
BEAR VALLEY COMMUNITY CHURCH	7900 PRECINCT LINE RD	COLLEYVILLE, TX	76034	7900 PRECINCT LINE RD
YAOTL INC	6428 DAVIS BLVD STE 100	NORTH RICHLAND HILLS, TX	76182	7720 PRECINCT LINE RD
GRAVLEY, ARTHUR	5601 HERON DR E	COLLEYVILLE, TX	76034	5601 HERON DR E
COLLEYVILLE HERON POND HOA	1723 E SOUTHLAKE BLVD STE 120	SOUTHLAKE, TX	76092	5716 HERON DR W
KUNTZ, ROBIN	1008 HERON DR E	COLLEYVILLE, TX	76034	1008 HERON DR E
YAOTL INC	6428 DAVIS BLVD STE 100	NORTH RICHLAND HILLS, TX	76182	7720 PRECINCT LINE RD
TELLEZ, KATHLEEN	1012 HERON DR	COLLEYVILLE, TX	76034	1012 HERON DR E
WILLIAMS FAMILY TRUST	5514 TEXAS TRL	COLLEYVILLE, TX	76034	5514 TEXAS TR
REATA PLACE HMOWNERS ASSOC	5506 TEXAS TR	COLLEYVILLE, TX	76034	5616 TEXAS TR
WHITEHAIR LIVING TRUST	5510 TEXAS TRL	COLLEYVILLE, TX	76034	5510 TEXAS TR
ANTONY, MATHEW	5608 HERON DR W	COLLEYVILLE, TX	76034	5608 HERON DR W
KOH LIVING TRUST	1013 HERON DR E	COLLEYVILLE, TX	76034	1013 HERON DR E
CITY OF HURST	1505 PRECINCT LINE ROAD	HURST, TX	76054	COURTESY NOTICE
REATA PLACE	5700 TEXAS TRAIL	COLLEYVILLE, TX	76034	COURTESY NOTICE
HERON POND	5712 HERON DRIVE E	COLLEYVILLE, TX	76034	COURTESY NOTICE
KELLER ISD	350 KELLER PKWY	KELLER, TX	76248	STATE REQUIRED
FIGUEROA, ROMAN	6428 DAVIS BLVD STE 100	NORTH RICHLAND HILLS, TX	76182	APPLICANT

Public hearing notices were mailed on January 22, 2021



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, February 8, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, March 2, 2021 & Tuesday, March 23, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from R-40 Single Family Residential zoning district to PUD-C Planned Unit Development-Commercial zoning district. The purpose is to rezone the property in order to allow for the development and construction of commercial office, retail, & showroom buildings.

Zoning Case: ZC21-002

Applicant: Roman Figueroa

Owner: YOATL

Location: 7720 Precinct Line Road

Property Description: Lots B1A & B2A, Reagan Estates West, City Boundary Split

Present Zoning: R-40 Single Family Residential

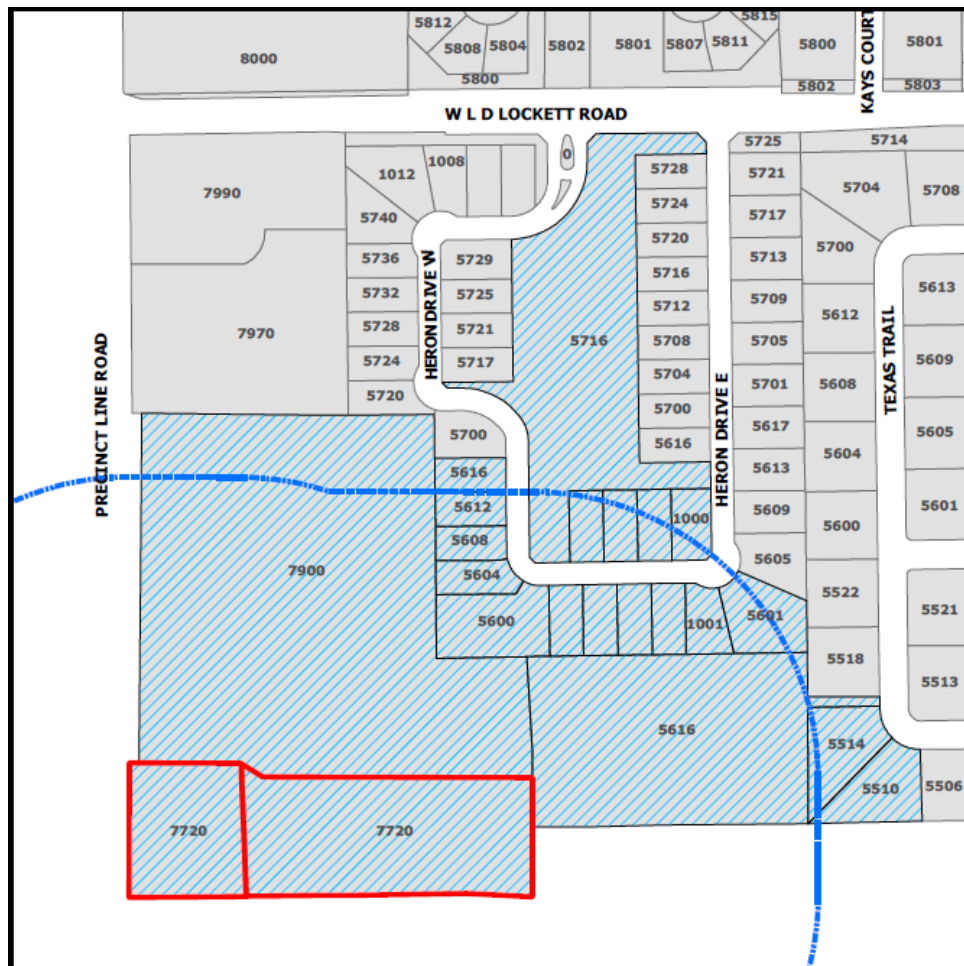
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

ORDINANCE O-21-2158

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING THE OFFICIAL ZONING MAP BY REZONING FROM R-40 SINGLE FAMILY RESIDENTIAL DISTRICT TO PUD-C PLANNED UNIT DEVELOPMENT – COMMERCIAL DISTRICT ON LOTS B1A & B2A, REAGAN ESTATES WEST, CITY BOUNDARY SPLIT, LOCATED AT 7720 PRECINCT LINE ROAD; 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 change the zoning from R-40 Single Family Residential to PUD-C Planned Unit Development – Commercial, Case No. ZC21-002; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to 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 this Ordinance shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-C is to allow for the development and construction of commercial office and showroom buildings for 5 buildings to total 30,500 SF.

2. DEVELOPMENT PLAN

- a. The Ordinance shall be generally consistent with the Statement of Planning Objectives, Exhibit "B".
- b. The development shall be generally consistent with the conceptual site plan, site orientation plan, Exhibit "C".

3. PERMITTED USES

- a. The proposed development is subject to CC-1 Village Retail zoning district and the associated regulations contained in the Land Development Code, except as amended by this Ordinance.
- b. The following ML uses shall be allowed per this ordinance: Contractor Office without storage yard; Office Showroom; Plumbing, HVAC, and Electrical Trade Shops; Upholstery; Auto Detailing; and Furniture Repair Shops.
- c. No outdoor overnight parking allowed for larger vehicles, trailers, and overnight equipment.
- d. Any drive-thru use will be required to obtain a Special Use Permit.
- e. There shall be no outside storage allowed per this PUD to include RV's, boats, materials, etc.
- f. No commercial truck rentals shall be allowed per this PUD.

4. BUILDING DESIGN

- a. The buildings shall be generally consistent with the elevations, materials, and articulation as depicted in Exhibit "D".
- b. Building A, #1 does not meet the front setback of 40 feet and is setback 7.7 feet.
- c. Building D, #4 is located 17.7 feet from the property line to the north not the required 25 feet.

5. LANDSCAPING

- a. The minimum landscape area between the front building (Building A) and the street is reduced from the 10% to approximately 5.5% of the overall site area as per Exhibit "E".

6. FENCING AND BUFFER YARDS

- a. The masonry screening fence located along the east and south property lines to be 8 feet in height as per Exhibit "C".

7. SIGNAGE

- a. The location of the monument sign shall vary from the required 30' side property line to be approximately 7 feet and be located per Exhibit "C".

- 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 6th day of April 2021.

The second reading and public hearing being conducted on the 20th day of April 2021.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 20th DAY OF APRIL 2021.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Zoning Exhibit

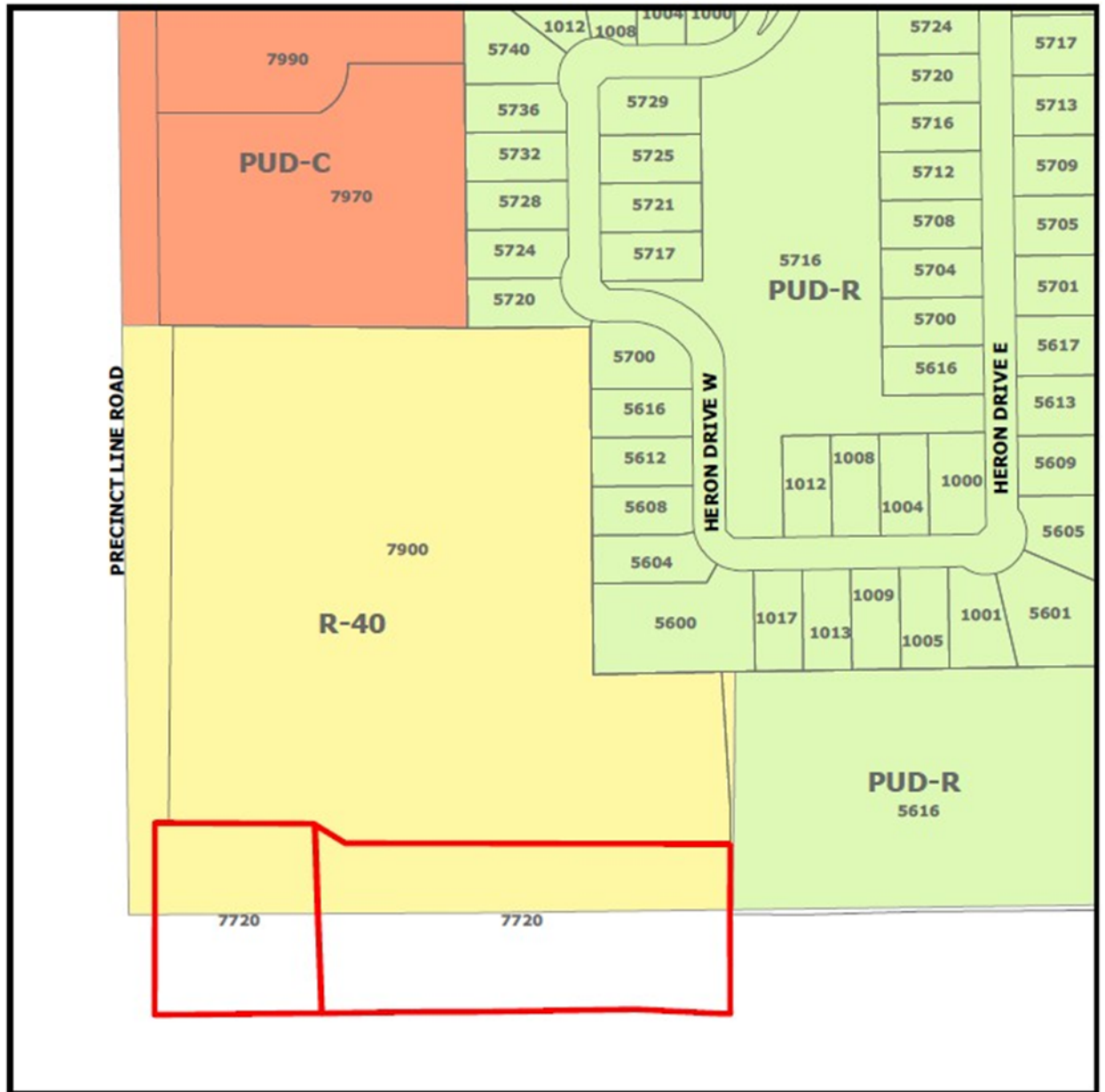


Exhibit “B” – Statement of Program Objectives

Statement of Planning Objectives City Line Business Park

Statement of Planning Objectives:

The Owner and Developer, YAOTL LLC, dba, 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 envisions a Business Park that will offer the local Entrepreneurial community a clean space and an environment that will promote innovation and collaborative work. The COVID-19 epidemic has caused significant changes in the way people work and the space that they require. We believe that the City Line Business Park can provide the flexible space that the entrepreneur will need.

The Developer believes that there is a strong need in the area for such a project because of the location and a thriving Entrepreneurial community that is growing in the the local region. This community requires Flex space, (Office and open space combined), to meet their business needs. City Line Office Park will offer the Entrepreneurial Community within a radius of eight miles of the location with suites of Flex, suites / space ranging from approximately 1250 square feet up to 7500 square feet. There will be a total of five buildings with approximately 31000 total 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 Entrepreneurs that will occupy the space, to include, publishing, logistics, electrical, interior designers, and electronics businesses, along with gyms, retail, health, and beauty types of businesses and many others. The 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 :

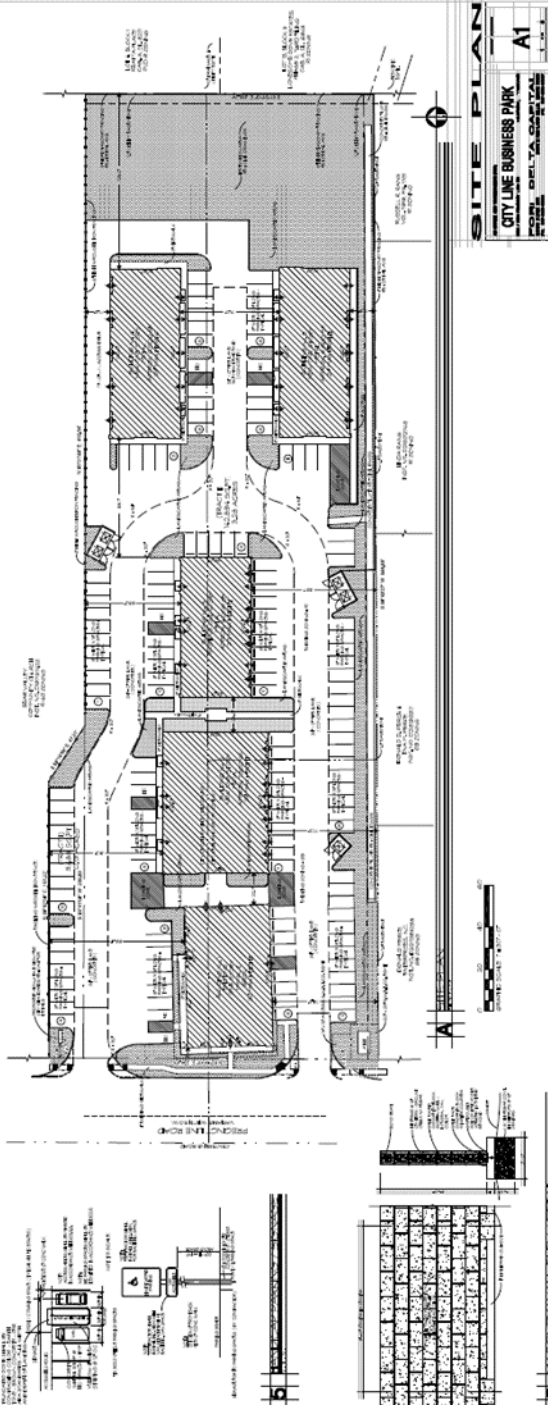
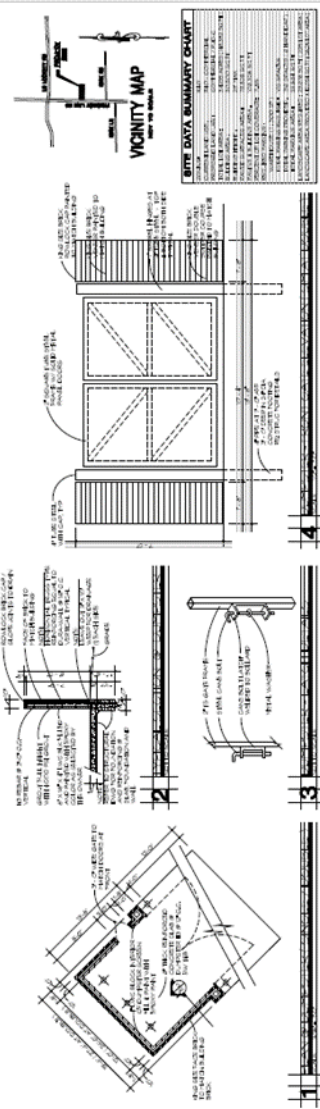
Delta is requesting approval from the City of Colleyville for the Total Development / Site Plan that generally describes the layout of the existing and future buildings. Once approved we would immediately begin the construction of the water and sewer facilities and the development of the grading and drainage plan for the entire site. Concurrently we would be applying for a construction permit for the exterior rehab work for the buildings that are referred to as “Building A “ and Building “ B “ on the plans.

We anticipate that the rehab of Building “ A and B” along with the applicable site work and supporting infrastructure can be completed by mid 2021. There is also a possibility that the demand may develop to begin construction of Building “ C “ sometime in 2021. The remainder of the development of the Business Park, would be determined by the demand for buildings “ D & E “

[illegible]

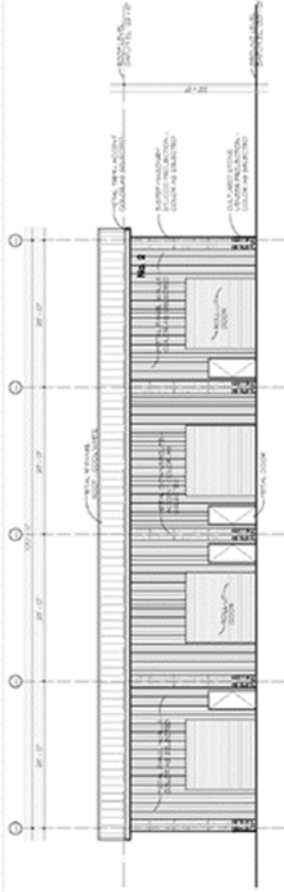
DATA SHEET:

1. PROJECT NAME: CITY LINE BUSINESS PARK
 2. PROJECT LOCATION: 10000 N. 10TH AVE., SUITE 100, DENVER, CO 80231
 3. PROJECT OWNER: CITY OF DENVER
 4. PROJECT DESCRIPTION: A 100,000 sq. ft. office building with a parking lot and a landscaped area.
 5. PROJECT STATUS: In Progress
 6. PROJECT START DATE: 10/1/2010
 7. PROJECT END DATE: 10/1/2012
 8. PROJECT BUDGET: \$1,000,000
 9. PROJECT COST: \$800,000
 10. PROJECT PROFIT: \$200,000
 11. PROJECT RISK: Low
 12. PROJECT COMPLEXITY: Medium
 13. PROJECT SCOPE: 100,000 sq. ft. office building, parking lot, and landscaped area.
 14. PROJECT DELIVERABLES: 100,000 sq. ft. office building, parking lot, and landscaped area.
 15. PROJECT MILESTONES: 10/1/2010 - Project Start, 10/1/2011 - Project Completion, 10/1/2012 - Project End.

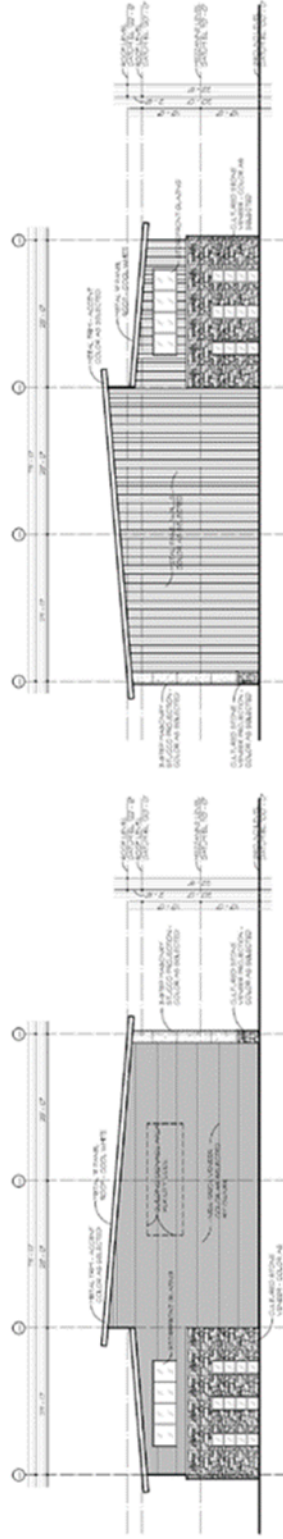


SITE PLAN
 CITY LINE BUSINESS PARK
 10000 N. 10TH AVE., SUITE 100, DENVER, CO 80231
 10/1/2010 - 10/1/2012

[illegible]

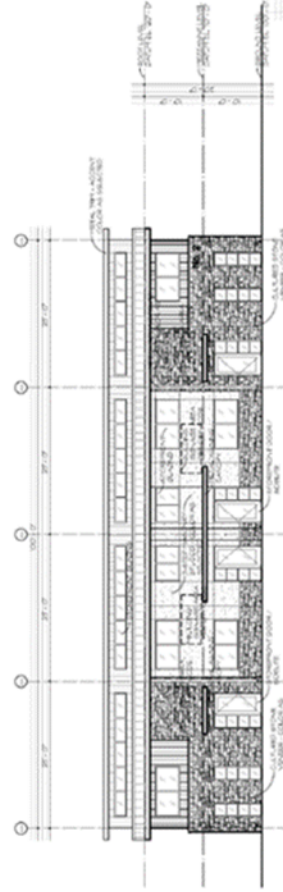


A EXTERIOR ELEVATION - BUILDING NO. 2 - SOUTH ELEVATION



B EXTERIOR ELEVATION - BUILDING NO. 2 - WEST ELEVATION

C EXTERIOR ELEVATION - BUILDING NO. 2 - EAST ELEVATION

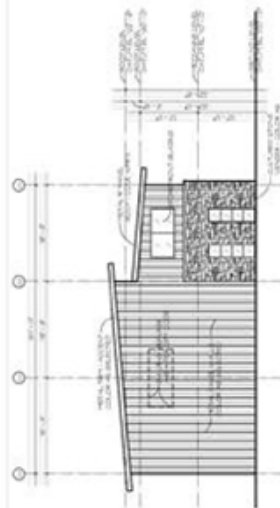


D EXTERIOR ELEVATION - BUILDING NO. 2 - NORTH ELEVATION

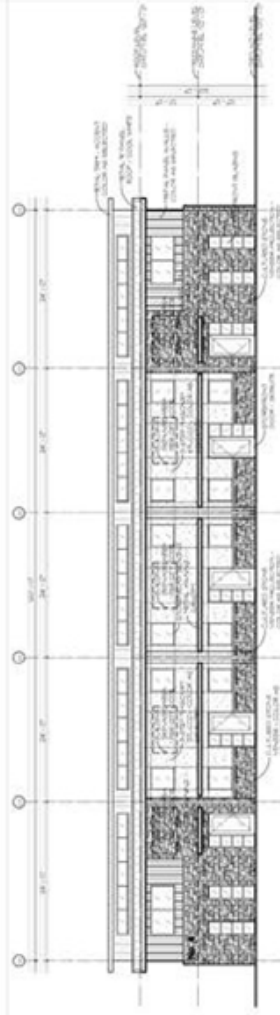
EXTERIOR ELEVATIONS - BUILDING NO. 2

CITY LINE BUSINESS PARK
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 BELLEVUE, WA 98004
 OWNER: DELTA CAPITAL
 ARCHITECT: J. B. B.

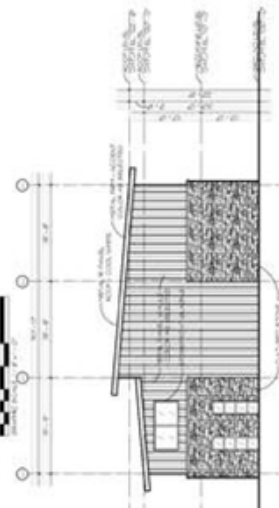
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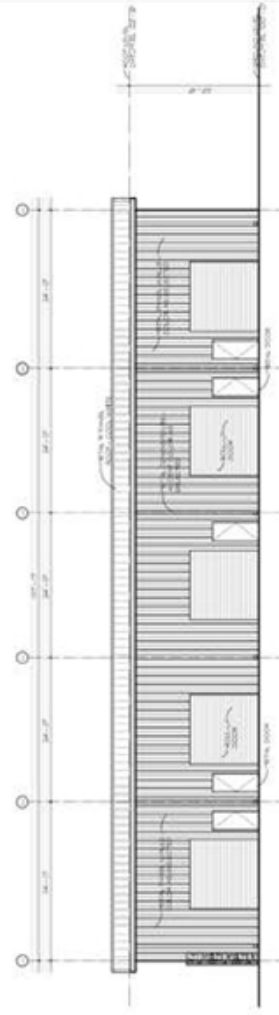
C EXTERIOR ELEVATION - BUILDING 4 WEST ELEVATION



A EXTERIOR ELEVATION - BUILDING 5 SOUTH ELEVATION

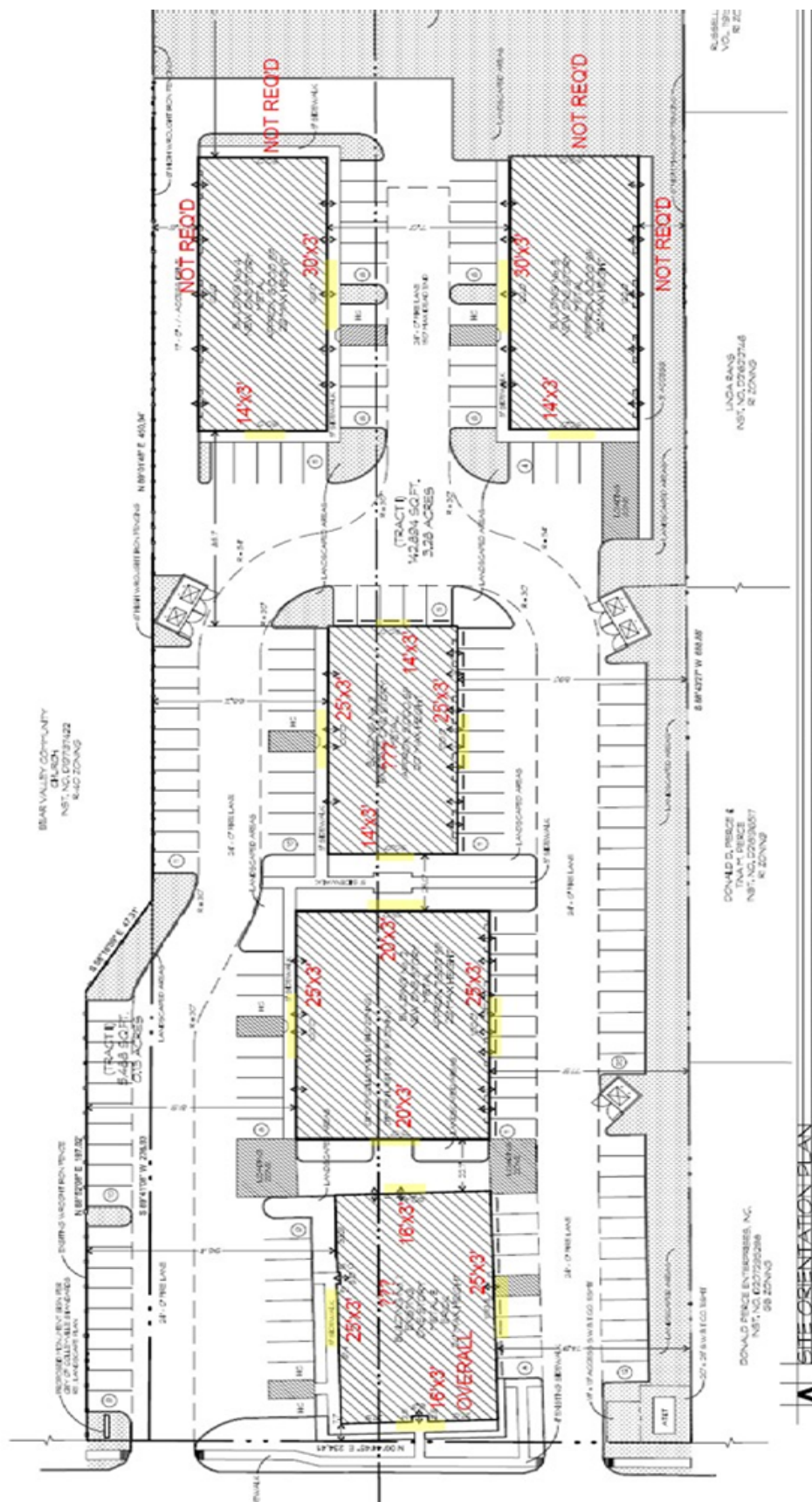


D EXTERIOR ELEVATION - BUILDING 5 EAST ELEVATION



B EXTERIOR ELEVATION - BUILDING 5 NORTH ELEVATION





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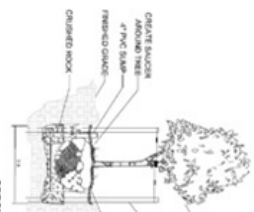
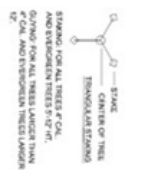
12" Hackberry
X
Denotes Existing tree to be removed. (With tree number and Name)

Denotes Existing tree to Remain.

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GENERAL NOTES:
1. SEE SHEET LND-03 FOR FORESTRY DETAILS.
2. SEE SHEETS LND-4 AND-5 FOR LANDSCAPE PLAN.
3. SEE SHEET LND-06 FOR LANDSCAPE DETAILS.

LTS
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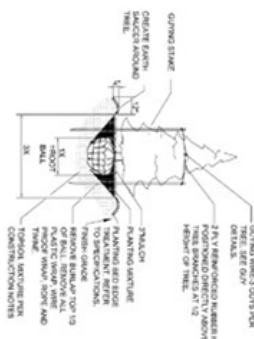


SPECIFICATIONS:

1. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS.
2. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS.
3. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS.
4. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS.

A TREE PLANTING DETAIL-SECTION/ELEVATION

N.T.S.

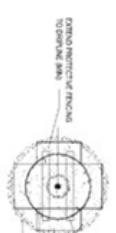
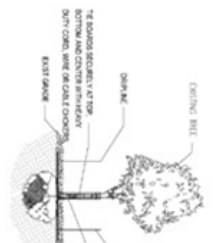


SPECIFICATIONS:

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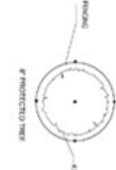
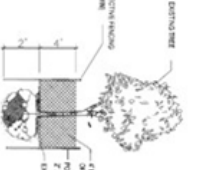
TREE REMOVAL / MITIGATION NOTES

1. TREES SHALL BE REMOVED IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS.
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12. TREES SHALL BE REMOVED IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS.



B TREE PROTECTION - PLYWOOD

N.T.S.



C TREE PROTECTION DETAIL-ELEVATION

N.T.S.

FORESTRY DETAILS

DATE: 11-11-11

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1. SEE SHEET LND-01 FOR FORESTRY PLANS.
2. SEE SHEET LND-02 FOR LANDSCAPE PLANS.
3. SEE SHEET LND-03 FOR LANDSCAPE DETAILS.

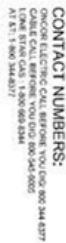
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CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
FORESTRY DETAILS
 COLLEYVILLE, TEXAS

LDL DESIGN GROUP
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SHEET NO. LND-03
 OF 3 SHEETS

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GENERAL NOTES:
1. SEE SHEETS LND-01 & LND-02 FOR POSTERIOR PLANS.
2. SEE SHEET LND-03 FOR FORESTRY DETAILS.
3. SEE SHEET LND-09 LANDSCAPE DETAILS.

VICINITY MAP
NOT TO SCALE

REVISIONS		
NO.	REVISION	DATE

SHEET NO.
LND-04
OF
SHEETS

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CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
LANDSCAPE PLAN

COLLEYVILLE,

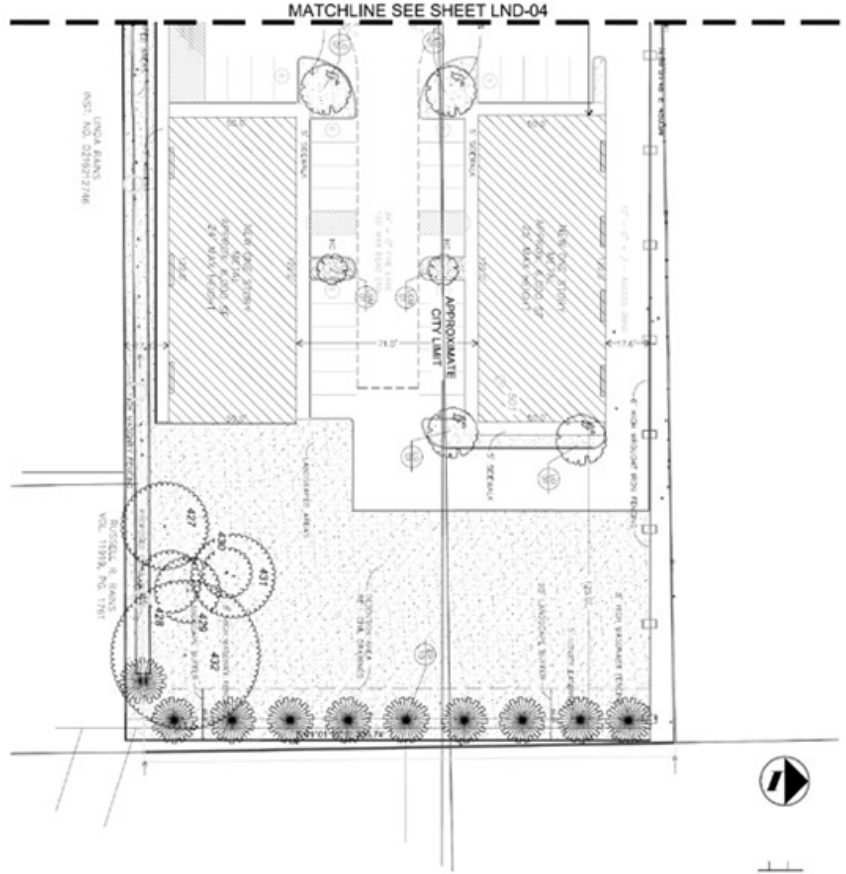
TEXAS



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LANDSCAPE PLAN

Sheet 1 of 2



MATCHLINE SEE SHEET LND-04

LANDSCAPE PLAN
PROJECT NO. 2020072146

RUSSELL & RANKS
VOL. 1197A, PG. 1748



CONTACT NUMBERS:

CONCRETE & ERECTING CALL BEFORE YOU DIG 800-244-8377
CITY OF FORT WORTH 817-332-7913
LONE STAR GAS 1-800-669-7344
AT 817-800-244-8377

1. SEE SHEET LND-01 FOR LANDSCAPE PLAN.
2. SEE SHEET LND-02 FOR FERTILITY DETAIL.
3. SEE SHEET LND-03 FOR LANDSCAPE DETAIL.

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PLANT LIST	NO.	SYM.	COMMON NAME	REMARKS
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CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
LANDSCAPE PLAN

COLLEYVILLE, TEXAS



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SHEET NO. LND-05

OF 2

DATE: 11/11/2020

BY: L&R DESIGN GROUP

FOR: CITYLINE BUSINESS PARK

PROJECT NO. 2020072146

SCALE: 1" = 10'

NOT TO SCALE

SEE SHEET LND-04

SEE SHEET LND-03

SEE SHEET LND-02

SEE SHEET LND-01

SEE SHEET LND-00

SEE SHEET LND-00

SEE SHEET LND-00

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2015/06/17	2015/06/17
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tools and professional skills. We do not think

- [illegible]

100

5 THE CHARTER SHALL MAINTAIN ALL LABORERS NOT IN ACCORDANCE WITH THE LABORERS' SPECIFIC

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[illegible]

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LND-06
OS S-04715



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5b

Agenda Date 4/6/2021

Number Ordinance O-21-2159

Type Ordinance

Department Community Development

Title

Consideration of a zoning change from PUD-C Planned Unit Development-Commercial zoning district to PUD-C Planned Unit Development-Commercial zoning district on Tract 2C03, Abstract 206, BBB & C RY Survey, located at 4917 Colleyville Boulevard, Case ZC21-003

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

First Reading & Public Hearing

Robbie Killingsworth, the applicant, has submitted a request to rezone from Planned Unit Development – Commercial district to PUD-C Planned Unit Development – Commercial district for the property known as Tract 2C03, Abstract 206, BBB & C RY Survey, being approximately 0.46 acres, and addressed as 4917 Colleyville Boulevard. The purpose is to allow for a 845 s.f. drive-thru coffee shop with 1,020 s.f. of outside covered patio.

Existing Conditions/Background: The subject property is currently an unplatted 0.46 acre tract known as Tract 2C03, Abstract 206, in the BBB & C RY Survey. The current zoning of CC-1 Village Retail allows for retail commercial uses. The applicant proposes to develop the property into a restaurant (coffee shop) with a drive-thru along Colleyville Boulevard, which is not allowed in the CC-1 district.

Purpose: The purpose of a Planned Unit Development (PUD) is to provide for greater flexibility and discretion in the approval of residential, non-residential and mixed use developments by encouraging creative, efficient and aesthetically desirable residential and commercial projects that are superior to what could be accomplished in other zoning districts. This may be through the use of increased open spaces and greenbelts or by providing enhanced amenities or features within the development that will be of special benefit to the property owners or to the community.

Proposed PUD-C Ordinance:

Request – The applicant requests to change zoning to the PUD-C district to allow for a 845 s.f. drive-thru coffee shop with a covered patio seating area of 1,020 s.f. for a total lot coverage of 1,856 s.f.

Analysis: The subject property complies with most of the minimum physical requirements described for the requested PUD-C designation. This request fits into a recent trend of commercial development along Colleyville Boulevard. Approval of this PUD would mean an approval of the drive-thru restaurant use for this property.

The following regulations from the proposed PUD-C ordinance are proposed and would differ from the requirements of the Land Development Code.

- Permitted uses being subject to the CC-1 Village Retail uses
- Allowance for a drive-thru restaurant for 151 Coffee
- There is a required 20' of landscaping along Colleyville Boulevard. The applicant is requesting no landscaping as a condition of the PUD Ordinance.
- The proposed red color is not a neutral color and will be recognized as a condition of the PUD Ordinance.
- The horizontal and vertical articulation of all elevations vary from the requirements of Chapter 6. The building is non-compliant on all elevations.
- The outdoor seating area is considered in calculating the required number of parking spaces and makes the parking requirement 19 parking spaces; 15 proposed parking spaces are recognized as a condition of the PUD Ordinance.
- The maximum impervious coverage to vary from the CC-1 Village Shopping Center district requirement of 80% to 96.27% and be recognized as a condition of the PUD Ordinance.

Plat Status: The property is unplatted and is recognized as Tract 2C03, Abstract 206, BBB & C RY Survey. A formal plat will be required prior to building permits being issued.

DRC Review: The Development Review Committee reviewed the request at their February 18, 2021 meeting and the following comments were provided to the applicant:

1. Provide a Statement of Planning Objectives.
2. Provide a Development Schedule.
3. Provide Economic Development Information per the Zoning Application.
4. Provide a landscaping plan for review.
5. There is a required 20' of landscaping along Colleyville Boulevard. It is 10' wide and this will be a condition of the PUD Ordinance.
6. Provide an elevation of the dumpster enclosure.

7. Additional site data is required: existing zoning is PUD-C; percentage of landscape area and non-landscape area; and percentage of lot coverage.
8. Provide the percentage of materials for the elevations. Chapter 6 of the Land Development Code requires 90% of the materials to be brick, native stone, cast stone.
9. The post for the covered patio is required to be clad in brick.
10. The proposed red color is not a neutral color and will be recognized as a condition of the PUD Ordinance.
11. The horizontal and vertical articulation of all elevations are required to meet Chapter 6 of the Land Development Code.
12. Provide information on lighting of the site.
13. Rename W. Glade Road to Old Glade Road.

Engineering Comments

At the time of platting, common access easements to the adjacent properties will be required for future development of off highway traffic circulation; site plan should be developed in a manor to facilitate this future traffic flow.

Fire Marshal Comments

1. Due to the Colleyville Boulevard Drive approach gone, a 24 ft. clear fire lane is required throughout the site. Traffic may not stack into the fire lane. The radius on the submittal is in conflict with the Land Development Code. If approved, the fire lanes are required to meet the LDC Standards. This includes existing concrete that does not meet the LDC standards.
2. Future comments may be needed when building plans are submitted for permitting.

Urban Forestry/Landscaping Comments

1. Please provide a Landscape Plan meeting Chapters 4 and 5 of the City's Land Development Code.
2. Without seeing a plan, there are a few items to address.
 - a. There is a required 20 ft. buffer inside the property line along Colleyville Boulevard. You cannot count the green space in the street right-of-way. Currently, you show zero buffer except a small area in the south corner.
 - b. You will need 15-20% open space/landscape area, which doesn't look like it will

be met.

c. Any item not being met will need to be spelled out in the PUD language for consideration and approval by Planning and Zoning and City Council. The suggestion is getting as close as you can.

Second Submittal Review February 26, 2021

1. There is a required 20' of landscaping along Colleyville Boulevard. It is 10' wide and this will be a condition of the PUD Ordinance.
2. The proposed red color is not a neutral color and will be recognized as a condition of the PUD Ordinance.
3. The horizontal and vertical articulation of all elevations are required to meet Chapter 6 of the Land Development Code and will be recognized as a condition of the PUD Ordinance.
4. The outdoor seating area being attached to the building and makes the parking requirement 19 parking spaces; 15 proposed parking spaces to be recognized as a condition of the PUD Ordinance.
5. Verify the height of the dumpster enclosure is 8' in height.

Engineering Comments

At the time of platting, common access easements to the adjacent properties will be required for future development of off highway traffic circulation; site plan should be developed in a manner to facilitate this future traffic flow.

Fire Marshal Comments

1. Turning Radius – Fire lanes shall have a minimum inside turning radius of thirty (30) feet and a minimum outside turning radius of fifty (50) feet.
2. Construction Specifications – Fire lanes shall be constructed of seven (7) inch concrete with #3 rebar on eighteen (18) inch centers on chairs over a modified subgrade as per the Geotechnical Soils Report; or seven (7) inch asphalt over a modified subgrade as per the Geotechnical Soils Report. The construction shall be capable of supporting a minimum of 75,000 pounds gross vehicle weight.

Urban Forestry/Landscaping Comments

1. Provide a landscaping plan for review.

Drainage: The lot currently has 100% impervious coverage and the changes proposed therefore do not affect the existing impact to adjacent properties.

Surrounding Development: Property immediately to the north has CC-1 Village Retail zoning and has developed with a commercial use. Property to the south has CC-1 Village Retail zoning and has developed with a restaurant use. Property to the west has CC-2 Shopping Center zoning and has developed primarily with commercial uses. Property to the east has CC-1 Village Retail zoning and has mostly developed with commercial uses.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, designates the subject property and the property along Colleyville Boulevard as part of the Colleyville Boulevard Corridor for future commercial use. The Land Development Code only allows a restaurant with a drive-thru in the CC-2 Shopping Center zoning district. The proposed rezoning request complies with the commercial land use designation stated in 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 a PUD-C zoning change. The proposed ordinance recognizes the challenges of the site along with the use of a drive-thru restaurant fitting into the Colleyville Boulevard Corridor. Staff attempted to identify the areas where not in compliance with the Land Development Code.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request as presented at their March 8, 2021 meeting by a vote of 6-0.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan
5. Building Elevations
6. Drainage Plan

7. Notification Map
8. Notification List
9. Property Owner Notification
10. Ordinance O-21-2159

Aerial Map

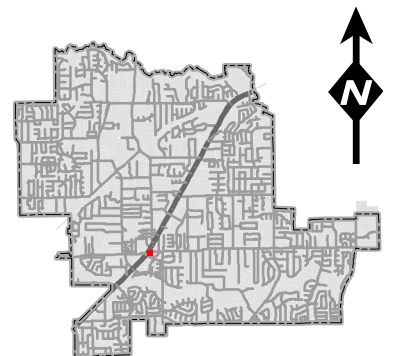


ZC21-003
4917 Colleyville Blvd

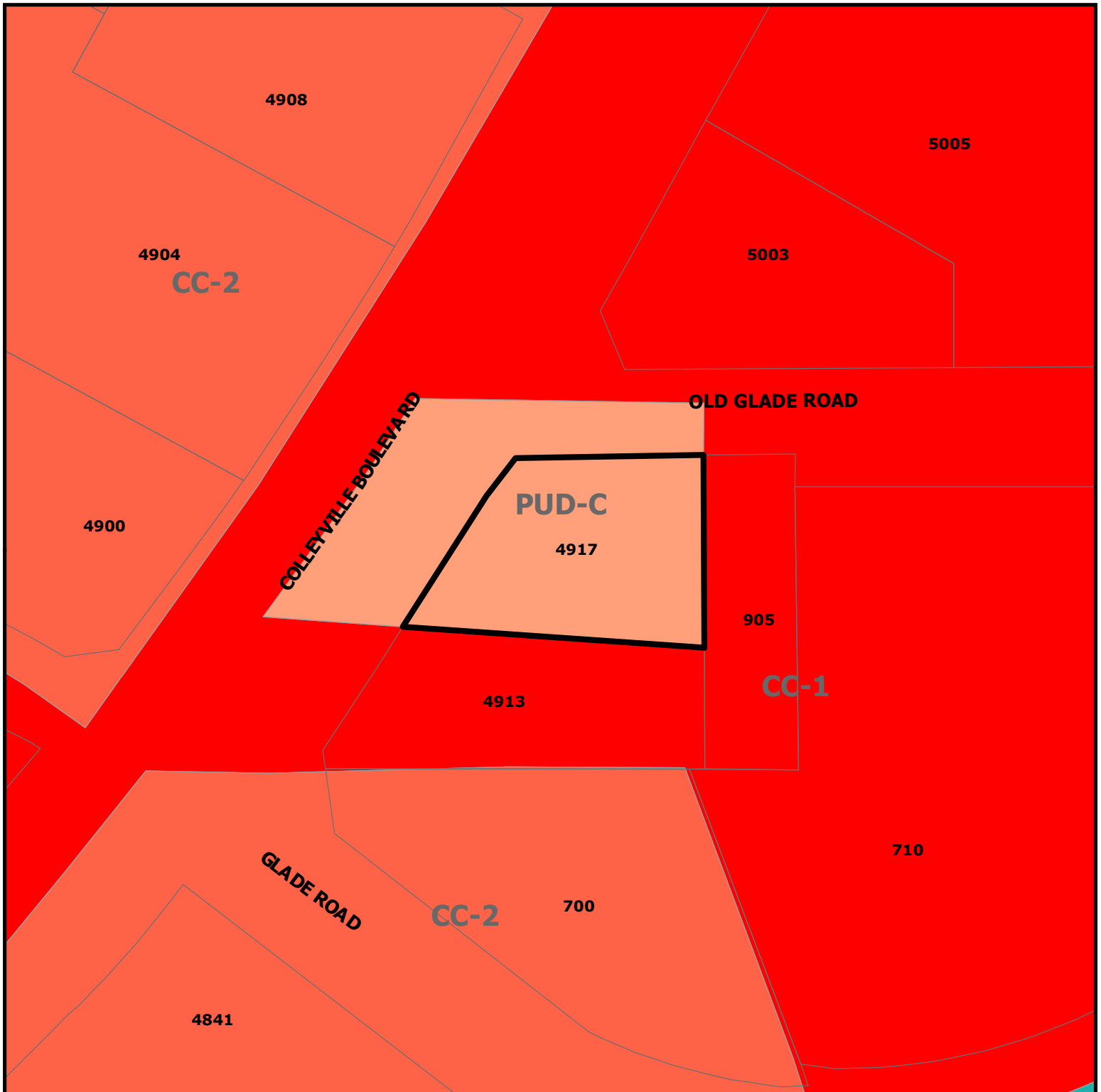
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Subject Property



Zoning Map



ZC21-003
4917 Colleyville Blvd

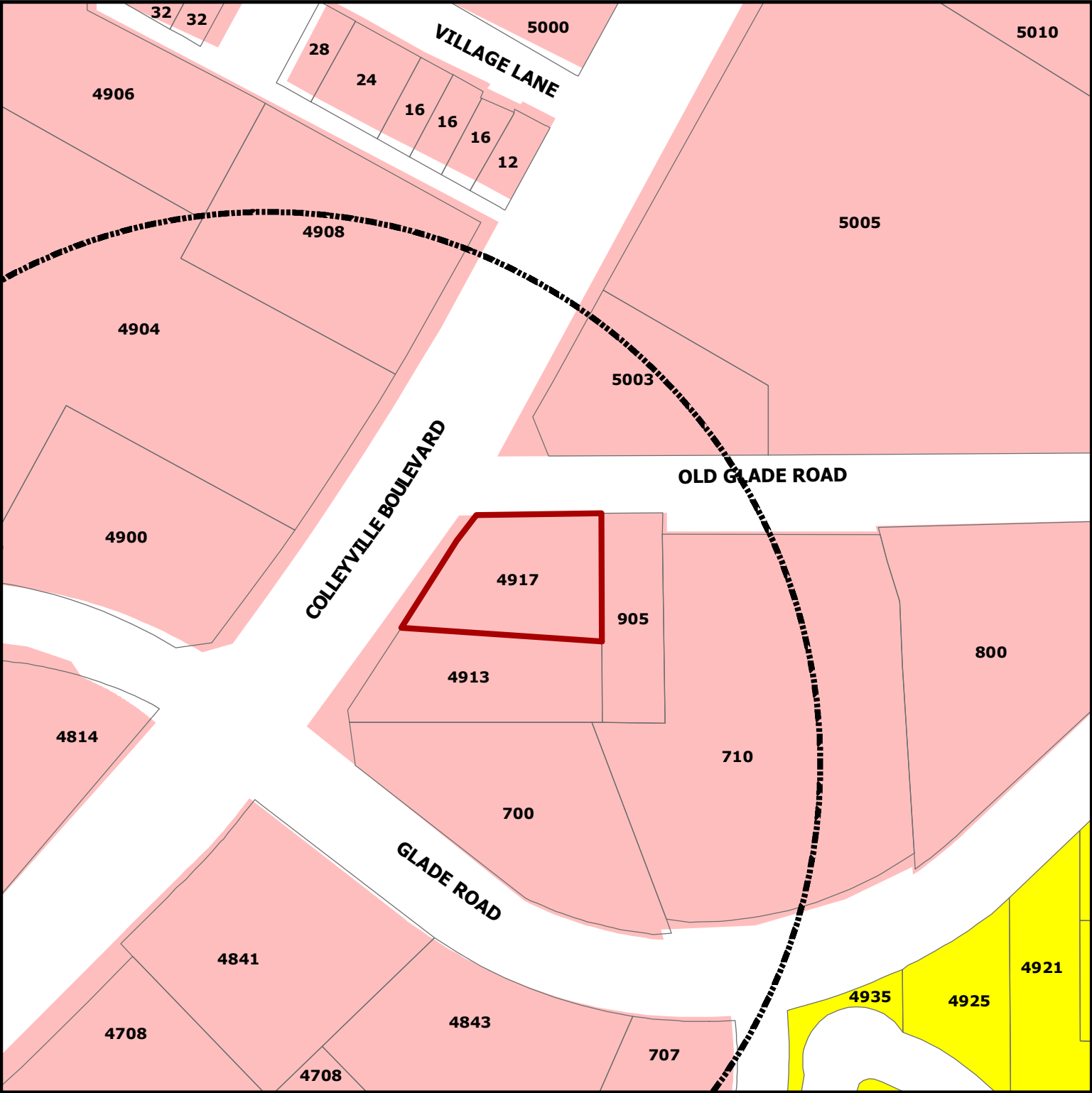
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Subject Property



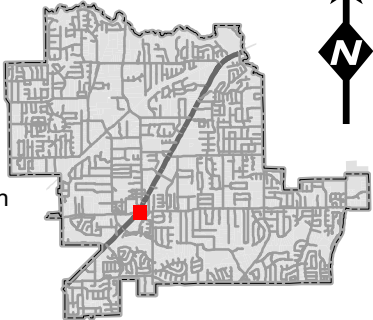
Future Land Use Map

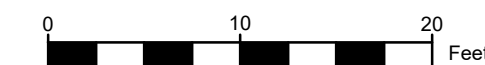


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ZC21-003
4917 Colleyville Blvd

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





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 ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES THAT 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 DATA SUMMARY TABLE	
NUMBER OF LOTS:	1
GROSS SITE ACREAGE:	0.46 ACRES OR 20,254 S.F.
EXISTING ZONING:	PUD-C
PROPOSED USE:	DRIVE THRU RESTAURANT
PROPOSED BUILDING AREA:	845 S.F.
PROPOSED NUMBER OF STORIES:	1
LOT COVERAGE:	4.17%
FLOOR AREA RATIO:	0.04
PROPOSED BUILDING HEIGHT:	20'-3"
REGULAR PARKING REQUIRED: (1 SP PER 100 S.F.)	9 PARKING SPACES
REGULAR PARKING PROVIDED:	14 PARKING SPACES
HANDICAP PARKING REQUIRED:	1 (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	1 (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	15 PARKING SPACES
IMPERVIOUS AREA:	19,499 S.F. OR 96.27%
PERVIOUS AREA:	755 S.F. OR 3.73%

LOT 3, BLOCK 3
VILLAGE PARK ADDITION
VOL. A, PG. 1264

DON NOBLIT &
BARBARA NOBLIT
INST. NO. D203049124

[illegible]

SITE PLAN 151 COFFEE COLLEYVILLE BOULEVARD AND OLD GLADE ROAD CITY OF COLLEYVILLE TARRANT COUNTY			
			
T: 469.331.8566 F: 469.213.7145 E: info@triangle-engr.com W: triangle-engr.com O: 1784 W. McDermott Drive, Suite 110, Allen, TX 75010			
Planning		Civil Engineering	
P.E.	DES.	DATE	SCALE
KP	GH	02-05-21	SEE SCALE BAR
		PROJECT NO.	024-21
		SHEET NO.	
		TX. P.E. FIRM #11525 C-3.0	

EXTERIOR MATERIAL LEGEND:

CODE	ITEM	COLOR:	MANUFACTURER:	REMARKS:
E-1	STOREFRONT GLAZING	ALUMIMUM		CLEAR ANODIZED ALUMIMUM STOREFRONT W/ INSULATED GLAZING
E-2	4x16 HORIZONTAL BRICK	INTERSTATE ARCTIC WHITE	BLACKSON BRICK	
E-3	4x16 VERTICAL BRICK	INTERSTATE MIDNIGHT BLACK	BLACKSON BRICK	
E-4	METAL ROOF	GALVALUME	MUELLER	R PANEL METAL ROOF
E-5	METAL AWNING	BRITE RED	ARCHFAB	MATCH MBCI BRITE RED
E-6	METAL ROOF	GALVALUME	MUELLER	MSL STANDING SEAM ROOF
E-7	4x16 HORIZONTAL BRICK	INTERSTATE MIDNIGHT BLACK	BLACKSON BRICK	
E-8	TRIM	BRITE RED	HARDI TRIM	MATCH MBCI BRITE RED



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL CALCULATION
BRICK VENEER = 694 SQ. FT. = 100%



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL CALCULATION
BRICK VENEER = 407 SQ. FT. = 100%

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION



151 COFFEE
COLLEYVILLE BLVD. & W. GLADE RD.
COLLEYVILLE, TEXAS

Revisions:

File Name: 21045- A3.1
Project No: 21045
Date: 02/25/21
Drawn By: DBL
Checked By: JWF

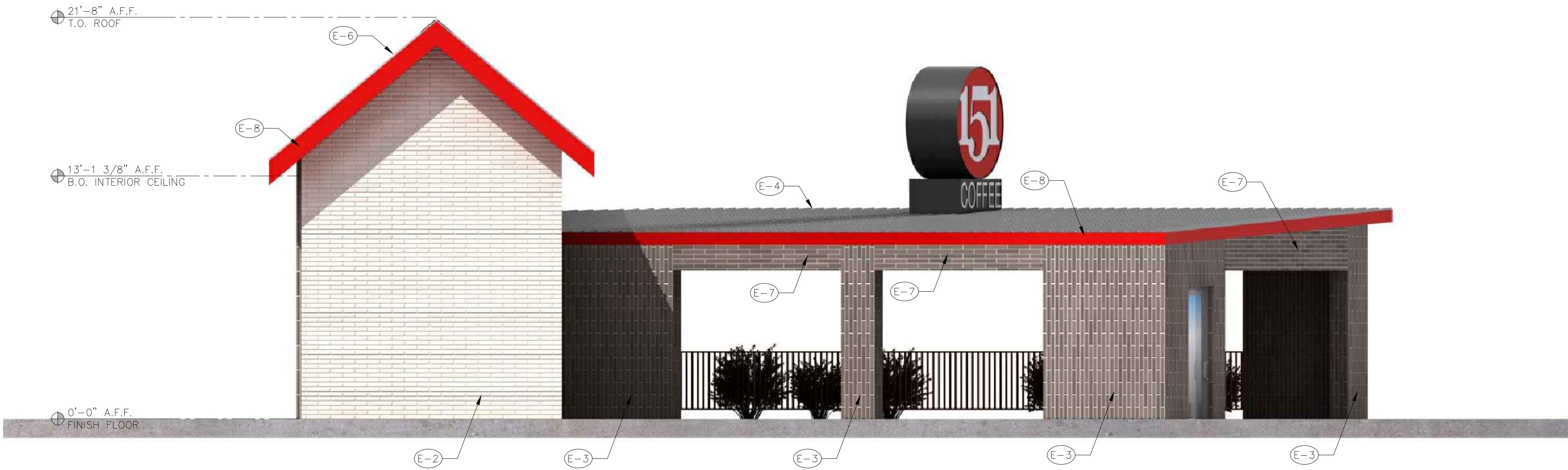
SHEET
A3.1
EXTERIOR
ELEVATIONS

EXTERIOR MATERIAL LEGEND:				
CODE	ITEM	COLOR:	MANUFACTURER:	REMARKS:
E-1	STOREFRONT GLAZING	ALUMIMUM		CLEAR ANODIZED ALUMIMUM STOREFRONT W/ INSULATED GLAZING
E-2	4x16 HORIZONTAL BRICK	INTERSTATE ARCTIC WHITE	BLACKSON BRICK	
E-3	4x16 VERTICAL BRICK	INTERSTATE MIDNIGHT BLACK	BLACKSON BRICK	
E-4	METAL ROOF	GALVALUME	MUELLER	R PANEL METAL ROOF
E-5	METAL AWNING	BRITE RED	ARCHFAB	MATCH MBCI BRITE RED
E-6	METAL ROOF	GALVALUME	MUELLER	MSL STANDING SEAM ROOF
E-7	4x16 HORIZONTAL BRICK	INTERSTATE MIDNIGHT BLACK	BLACKSON BRICK	
E-8	TRIM	BRITE RED	HARDI TRIM	MATCH MBCI BRITE RED



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL CALCULATION
BRICK VENEER = 690 SQ. FT. = 100%



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL CALCULATION
BRICK VENEER = 423 SQ. FT. = 100%

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION



151 COFFEE
COLLEYVILLE BLVD. & W. GLADE RD.
COLLEYVILLE, TEXAS

Revisions:

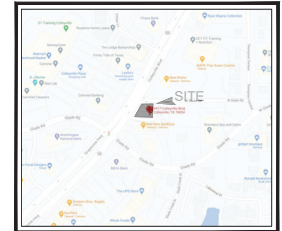
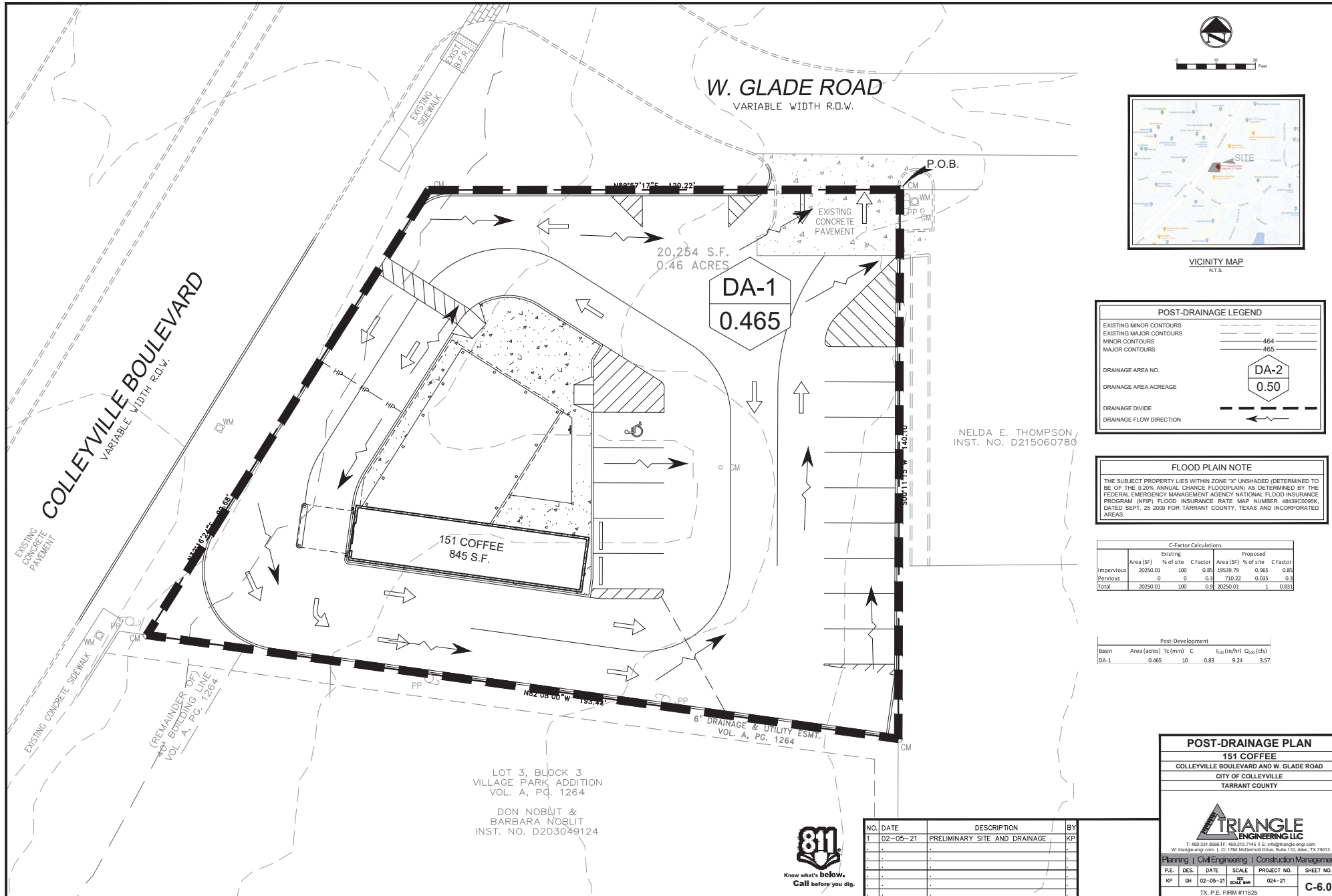
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Project No: 21045
Date: 02/25/21
Drawn By: DBL
Checked By: JWF

SHEET

A3.2

EXTERIOR
ELEVATIONS

Drainage Plan



VICINITY MAP
N.T.S.

POST-DRAINAGE LEGEND

EXISTING MINOR CONTOURS	---
EXISTING MAJOR CONTOURS	---
MINOR CONTOURS	464
MAJOR CONTOURS	465
DRAINAGE AREA NO.	DA-2
DRAINAGE AREA ACREAGE	0.50
DRAINAGE DIVIDE	---
DRAINAGE FLOW DIRECTION	---

FLOOD PLAIN NOTE

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" UNSHADED (DETERMINED TO BE OF THE 0.20% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM (NFIP). FLOOD INSURANCE RATE MAP NUMBER: 48439C0095K, DATED SEPT. 25 2009 FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS.

C-Factor Calculations						
	Existing			Proposed		
	Area (SF)	% of site	C Factor	Area (SF)	% of site	C Factor
Impervious	20250.01	100	0.85	19539.79	0.965	0.85
Pervious	0	0	0.3	710.22	0.035	0.3
Total	20250.01	100	0.9	20250.01	1	0.831

Post-Development					
Basin	Area (acres)	Tc (min)	C	I ₃₀ (in/hr)	Q ₁₀₀ (cfs)
DA-1	0.465	30	0.83	9.24	3.57

POST-DRAINAGE PLAN

151 COFFEE
COLLEYVILLE BOULEVARD AND W. GLADE ROAD
CITY OF COLLEYVILLE
TARRANT COUNTY



T: 469.331.8556 F: 469.213.7145 E: info@triangleeng.com
W: triangle-eng.com | 1784 McDermott Drive, Suite 110, Allen, TX 75013

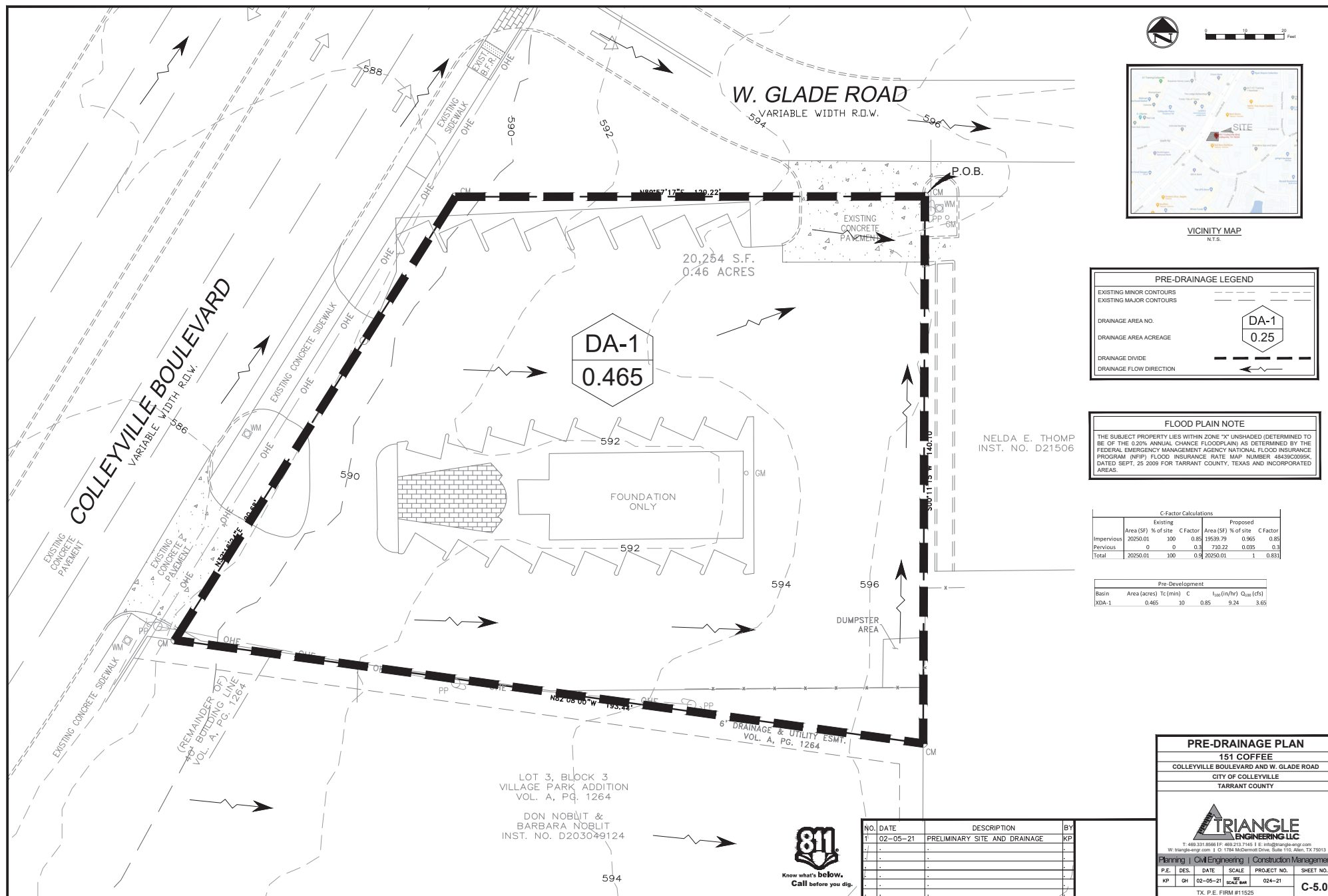
Planning | Civil Engineering | Construction Management

P.E. DES. DATE SCALE PROJECT NO. SHEET NO.

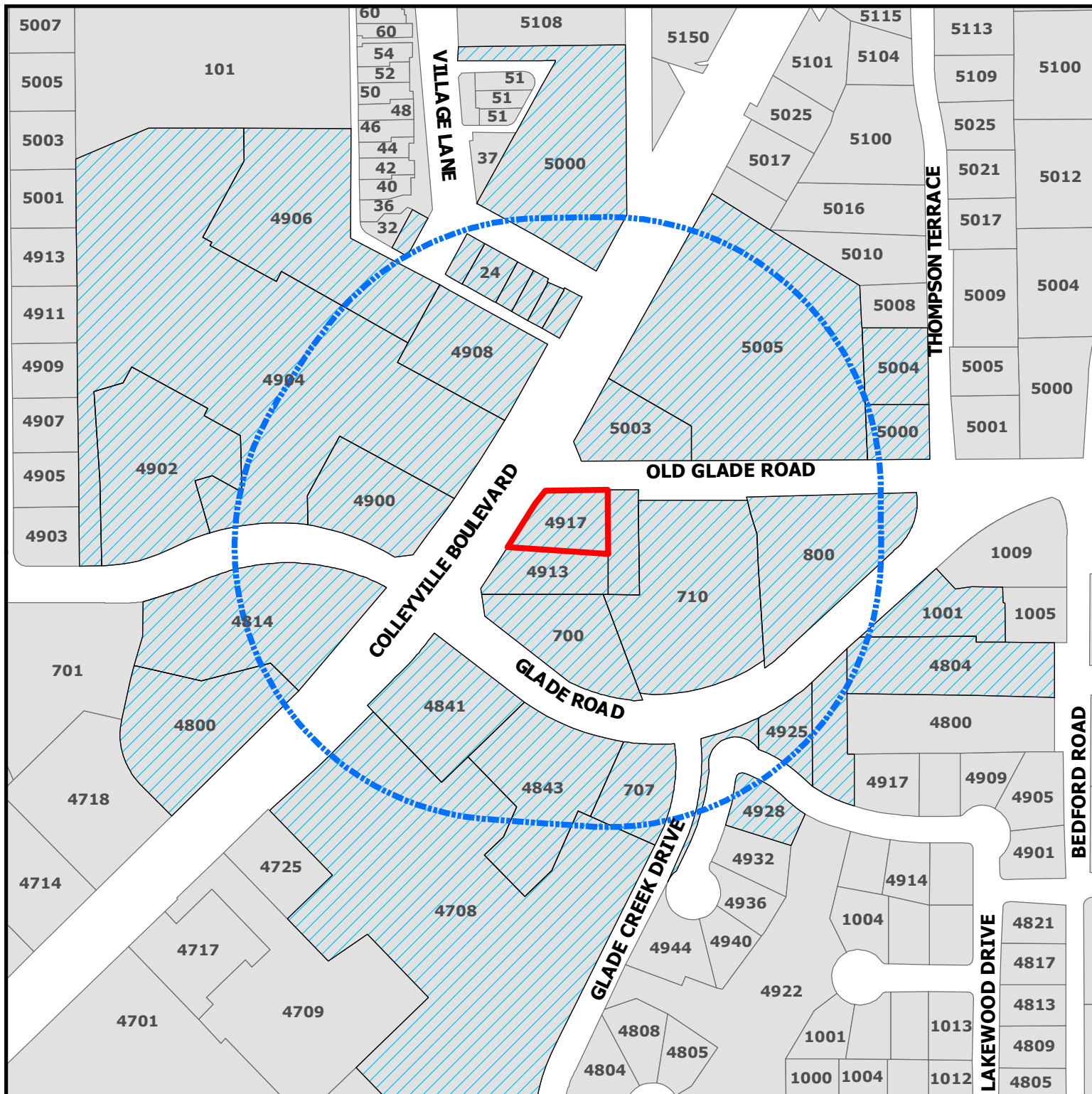
KP GH 02-05-21 024-21 C-6.0

TX, P.E. FIRM #11525

Drainage Plan



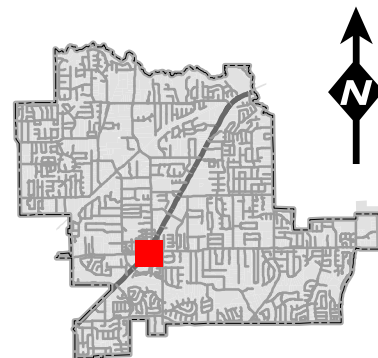
Notification Map



ZC21-003
4917 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
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
HOA - LAKEWOOD ESTATES	6707 BRENTWOOD STR RD	FORT WORTH, TX	76112	4921 LAKEWOOD DR
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4900 COLLEYVILLE BLVD
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4908 COLLEYVILLE BLVD
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4906 COLLEYVILLE BLVD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	12 VILLAGE LN
O'BRIEN, PETE	609 CHEEK SPARGER RD STE 120	COLLEYVILLE, TX	76034	5004 THOMPSON TERR
				1001 GLADE RD
Y2KITCHEN PROPERTIES LLC	4500 DARTMOORE LN	COLLEYVILLE, TX	76034	5003 COLLEYVILLE BLVD
JPMORGAN CHASE BANK	PO BOX 2558	HOUSTON, TX	77252	5000 COLLEYVILLE BLVD
BONEY, TRAVIS	4925 LAKEWOOD DR	COLLEYVILLE, TX	76034	4925 LAKEWOOD DR
				4800 COLLEYVILLE BLVD
COCANOUGH ASSET NO 3 LTD	6851 NE LOOP 820 STE 200	NORTH RICHLAND HILLS, TX	76180	5005 COLLEYVILLE BLVD
Y2KITCHEN PROPERTIES LLC	5003 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	710 GLADE RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	24 VILLAGE LN
ESCOBAR, ROSA	4804 BEDFORD RD	COLLEYVILLE, TX	76034	4804 BEDFORD RD
THOMPSON, JOHN E	5017 MONTCLAIR DR	COLLEYVILLE, TX	76034	905 OLD GLADE RD
NOBLIT, DON	PO BOX 820895	FORT WORTH, TX	76182	4913 COLLEYVILLE BLVD
DELGADO, MARK ETAL	5000 THOMPSON TERR	COLLEYVILLE, TX	76034	5000 THOMPSON TERR
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
HOA - LAKEWOOD ESTATES	12700 PARK CTRL DR STE 600	DALLAS, TX	75251	4935 LAKEWOOD DR
WAL-MART REAL ESTATE BUS TRUST	PO BOX 8050	BENTONVILLE, AR	72716	4904 COLLEYVILLE BLVD
BOWDEN, WILLIAM	4928 LAKEWOOD DR	COLLEYVILLE, TX	76034	4928 LAKEWOOD DR
NOBEL SOURCE COMPANY LLC	640 S HILL ST STE 341	LOS ANGELES, CA	90014	800 GLADE RD
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
PP COLLEYVILLE I LLC	8350 N CENTRAL EXPWY STE 1313	DALLAS, TX	75206	4917 COLLEYVILLE BLVD
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4902 COLLEYVILLE BLVD
HEA21 LLC	6406 CUTTER RIDGE CT	COLLEYVILLE, TX	76034	28 VILLAGE LN
ZELL THREE INC	1190 EXPLORER ST	DUNCANVILLE, TX	75137	700 GLADE RD
WORTHINGTON NATIONAL BANK	500W MAIN ST	FORT WORTH, TX	76102	4814 COLLEYVILLE BLVD
FAIRWAY INDEPENDENT MORTGAGE	4750 S BILTMORE LN	MADISON, WI	53718	32 VILLAGE LN
KRG COLLEYVILLE LLC	30 S MERIDIAN ST STE 1100	INDIANAPOLIS, IN	46204	4708 GLADE CREEK DR
COMPASS BANCSHARES INC	PO BOX 10566	BIRMINGHAM, AL	35296	4841 COLLEYVILLE BLVD
HERITAGE PERSONAL TRAINING INC	1208 CREST DR	COLLEYVILLE, TX	76034	707 GLADE RD
KRG COLLEYVILLE LLC	30 S MERIDIAN ST STE 1100	INDIANAPOLIS, IN	46204	4843 GLADE CREEK DR
LAKEWOOD ESTATES	213 MILL CROSSING WEST	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
KILLINGSWORTH, ROBBIE	4055 INTERNATIONAL PLAZA, SUITE 100	FORT WORTH, TX	76109	APPLICANT

Public hearing notices were mailed on February 19, 2021



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, March 8, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, April 6, 2021 & Tuesday, April 20, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from PUD-C Planned Unit Development-Commercial zoning district to PUD-C Planned Unit Development-Commercial zoning district. The purpose of the request is to change the zoning from PUD-C for car rental to PUD-C zoning that allows for construction of the drive-through coffee shop, 151 Coffee.

Zoning Case: ZC21-003

Applicant: Robbie Killingsworth

Owner: Brendon Hollier

Location: 4917 Colleyville Boulevard

Property Description: Tract 2C03, Abstract 206, BBB & C RY Survey

Present Zoning: PUD-C Planned Unit Development-Commercial

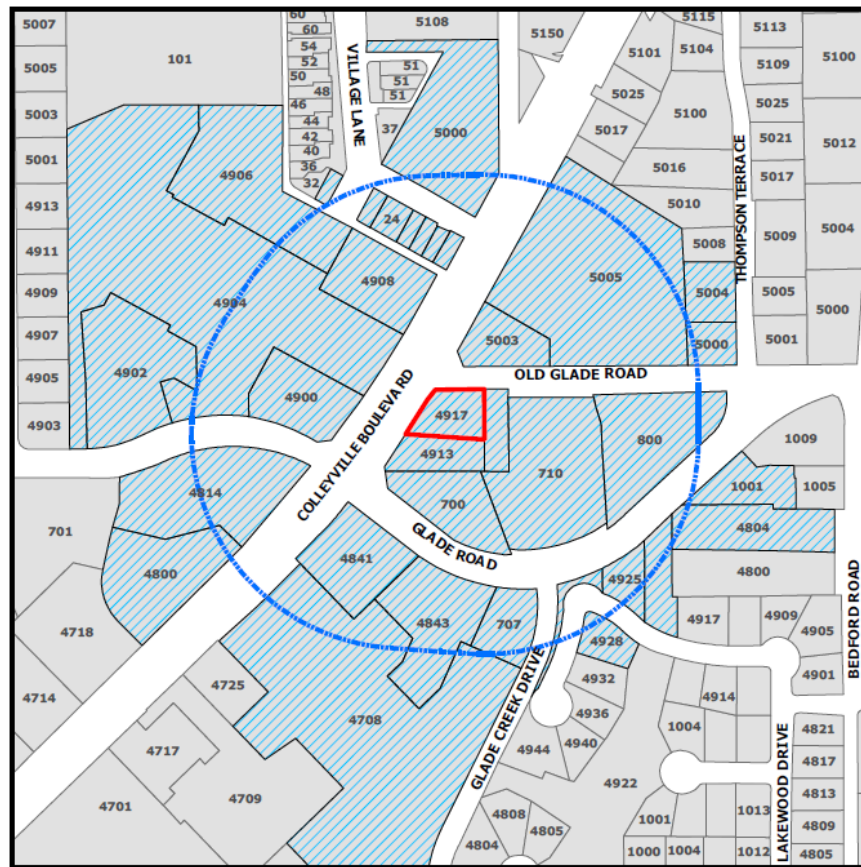
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyst

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-21-2159

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING THE OFFICIAL ZONING MAP BY REZONING FROM PUD-C PLANNED UNIT DEVELOPMENT – COMMERCIAL TO PUD-C PLANNED UNIT DEVELOPMENT – COMMERCIAL DISTRICT ON TRACT 2C03, ABSTRACT 206, BBB & C RY SURVEY LOCATED AT 4917 COLLEYVILLE BOULEVARD; 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 change the zoning from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development – Commercial, Case No. ZC21- 003; 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 this ordinance shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-C is to allow for the development and construction of an 865 s.f. drive-thru

restaurant (151 Coffee) with a covered patio seating area of 1,020 s.f.

2. DEVELOPMENT PLAN

- a. The ordinance shall be generally consistent with the Statement of Planning Objectives, Exhibit "B".
- b. The development shall be generally consistent with the site plan, Exhibit "C".

3. PERMITTED USES

- a. The proposed development is subject to CC-1 Village Retail zoning district and the associated regulations contained in the Land Development Code, except as amended by this ordinance.
- b. A drive-thru restaurant for 151 Coffee shall be allowed.

4. PARKING & LOT COVERAGE

- a. The number of parking spaces to be 15 and not the required 19 spaces.
- b. The maximum impervious lot coverage to be 96.27%.

5. BUILDING DESIGN

- a. The buildings shall be generally consistent with the elevations, materials, and articulation as depicted in Exhibit "D".
- b. The building does not meet the articulation requirements due to the restriction of the lot size.
- c. A waiver of the exterior surface color to allow for the roof of the structure to be red.

6. LANDSCAPING

- a. No landscaping area along Colleyville Boulevard shall be required. A waiver of the required 20' landscaping buffering along Colleyville Boulevard is granted.

- b. A reduction of the required pervious area is approved down to approximately 3%. A waiver of the 15-20% open space/landscape area.

- Sec. 2. 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. 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 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. 5. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of April 2021.

The second reading and public hearing being conducted on the 20th day of April 2021.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 20th DAY OF APRIL 2021.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Zoning Exhibit



Exhibit “B” – Statement of Program Objectives

STATEMENT OF PLANNING OBJECTIVES:

The objective of the proposed Zoning Change and Site & Landscape Plan request for Tract 2C03, Abstract 206, BBB & C RY Survey, is to change the zoning from PUD-C for car rental (Enterprise) to PUD-C zoning that allows for construction of the drive-through coffee shop, 151 Coffee. Due to the size of the lot, this project will require certain variances to move forward.

The lot currently sits abandoned, covered in concrete, and in a state of disrepair. Our vision is to transform this parcel into a friendly, inviting place and make it the home of 151 Coffee in Colleyville. Our building design includes a drive-through and a covered patio area. This covered patio area will serve as a walk-up order area and also have a few tables/chairs to sit at while you wait for your drinks to be made.

We are requesting the following variances:

1. Due to the size of the lot, we are restricted in our building design. Because of this, we are requesting a variance for the building articulation to allow for adequate flow of drive-through traffic around the building.
2. Due to the size of the lot, we are not able to maintain the 20’ of landscaping along Colleyville Blvd. We are requesting a variance to waive the 20’ landscaping requirement.
3. Due to the size of the lot, we are not able to meet the 15-20% open space/landscape area. We are requesting a variance to waive this requirement.
4. Our company color is red. Because of this we are requesting a variance to allow for a red roof.

We are excited to bring 151 Coffee to the Colleyville!

DEVELOPMENT SCHEDULE:

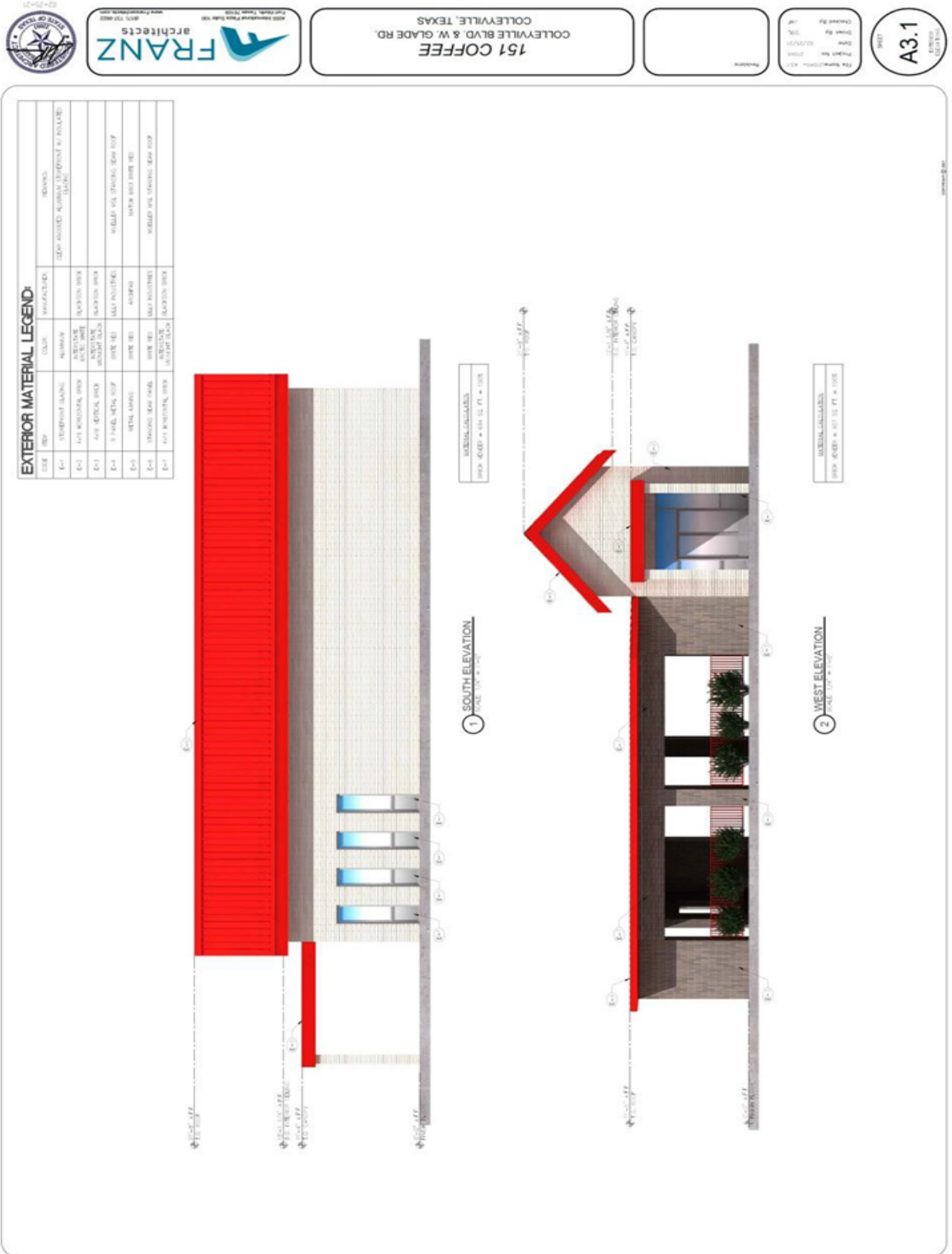
Upon approval from the City of Colleyville, we would immediately begin developing the project. We anticipate a 120-day construction period.

ECONOMIC DEVELOPMENT INFORMATION:

Total Building Square Feet	845 sqft
Estimated Sales Per Square Foot	\$2,011
Estimated Sales Per Year	\$1,700,000

[illegible]

Exhibit "D" – Building Elevations





151 COFFEE
COLLEYSVILLE BLVD. & W. GLADE RD.
COLLEYSVILLE, TEXAS

1515000000

Project No.	202001
Client	1515000000
Scale	1/8" = 1'-0"
Sheet	1515000000

SHEET
A3.2
1515000000

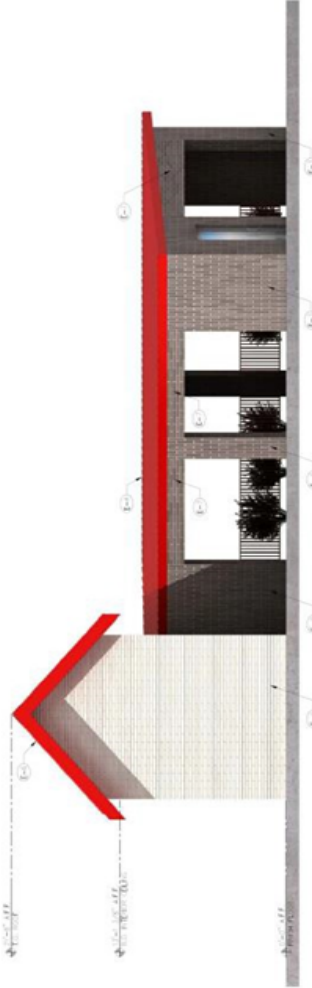
EXTERIOR MATERIAL LEGEND:

CODE	ITEM	COLOR	DESCRIPTION	REMARKS
E-1	CONCRETE MASONRY	ALUMINUM	ALUMINUM	(LEFT ANGLE) ALUMINUM (RIGHT ANGLE) ALUMINUM
E-2	CONCRETE MASONRY	ALUMINUM	ALUMINUM	
E-3	CONCRETE MASONRY	ALUMINUM	ALUMINUM	
E-4	CONCRETE MASONRY	ALUMINUM	ALUMINUM	
E-5	CONCRETE MASONRY	ALUMINUM	ALUMINUM	
E-6	CONCRETE MASONRY	ALUMINUM	ALUMINUM	
E-7	CONCRETE MASONRY	ALUMINUM	ALUMINUM	



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND
ITEM: E-100 = 100 TO 100 FT = 1000



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND
ITEM: E-100 = 100 TO 100 FT = 1000

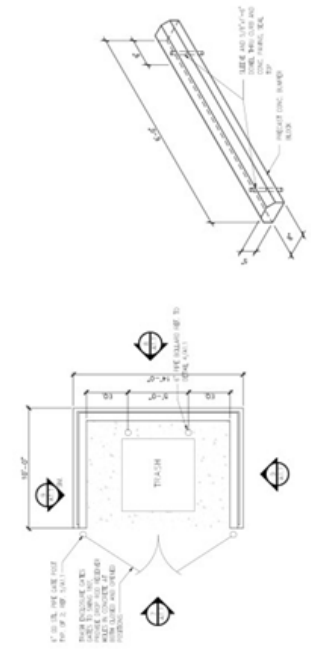


151 COFFEE
COLLEYVILLE BLVD & W GAGE RD.
COLLEYVILLE, TEXAS

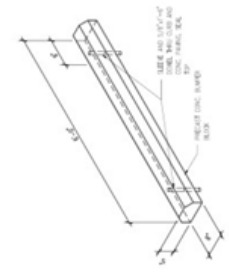
Revisions

Checked By	10/1
Drawn By	10/1
Date	10/1/2019
Project No.	151-001
File Name	151-001.dwg

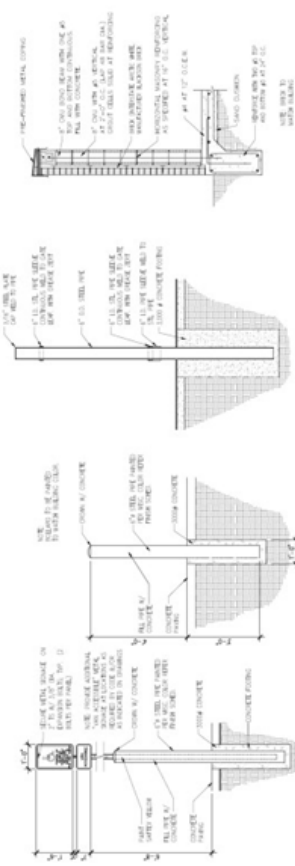
SHEET
A1.0
SEE PLAN



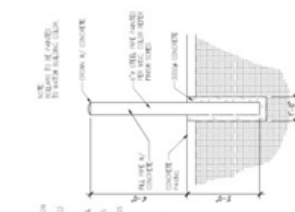
1 TRASH ENCLOSURE PLAN
SCALE: 1/8" = 1'-0"



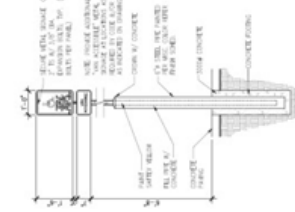
2 PRECAST PARKING BUMPER
SCALE: 1/8" = 1'-0"



3 H.C. SIGN DETAIL
SCALE: 1/8" = 1'-0"



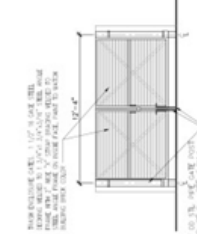
4 BOLLARD DETAIL
SCALE: 1/8" = 1'-0"



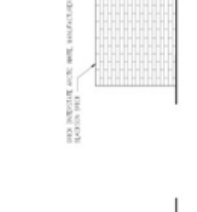
5 GATE POST
SCALE: 1/8" = 1'-0"



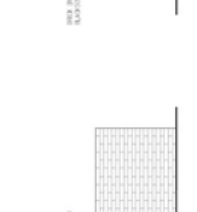
6 SECTION
SCALE: 1/8" = 1'-0"



7 ELEVATION
SCALE: 1/8" = 1'-0"



8 ELEVATION
SCALE: 1/8" = 1'-0"



9 ELEVATION
SCALE: 1/8" = 1'-0"



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6a

Agenda Date 4/6/2021

Number Resolution R-21-4604

Type Resolution

Department Community Development

Title

Consideration of a replat for Lot 15R, Village at Colleyville, being Lots 15, 16, and 25, Village at Colleyville, located at 94 & 86 Main Street and 89 Veranda Lane, Case PC2-002

Strategic Plan

5.3 Provide attractive facilities for leisure and recreation

Explanation

Reading and Public Hearing

The City of Colleyville, the applicant, has submitted a request for a replat for Lot 15R, Village at Colleyville, being Lots 15, 16, and 25, of the Village at Colleyville, being approximately 0.7852 acres, and zoned PUD-C Planned Unit Development - Commercial district. The purpose is to reconfigure multiple properties into one single lot for the City's new plaza. No new lots are proposed.

Existing Conditions/Background: The subject properties, 94 and 85 Main Street and 89 Veranda Lane, reside on the east side of City Hall and the City Library between Veranda Lane and Main Street.

Lot Dimensions and Setbacks: As submitted, the proposed plat meets the requirements of the PUD-C zoning and for plats as described in the Land Development Code.

Surrounding Development: The surrounding area consists of properties zoned PUD-C Planned Unit Development - Commercial district to the north, south, east, and west and are improved with a combination of single family homes, condominiums, commercial businesses, the City Library, and City Hall.

Analysis: The proposed lots are where the City's new plaza has been constructed. The replat is a final step in having the individual lots combined into one lot. There is also right-of-way to be abandoned through a separate process and in a separate case, which goes to the City Council and will be considered during the same meeting as the replat.

Plat Status: The property is currently platted as Lots 15, 16, and 25, of the Village at Colleyville.

DRC Review: The DRC met on February 18th and offered a few minor comments. The plat has been resubmitted with all requested changes being made.

Staff Recommendation: Staff recommends approval of the replat.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the Replat at their March 8, 2021 meeting by a vote of 6-0.

Financial Impact

The approval and filing of the Replat is the final action item related to the development of the new plaza and was included in the budget for the project.

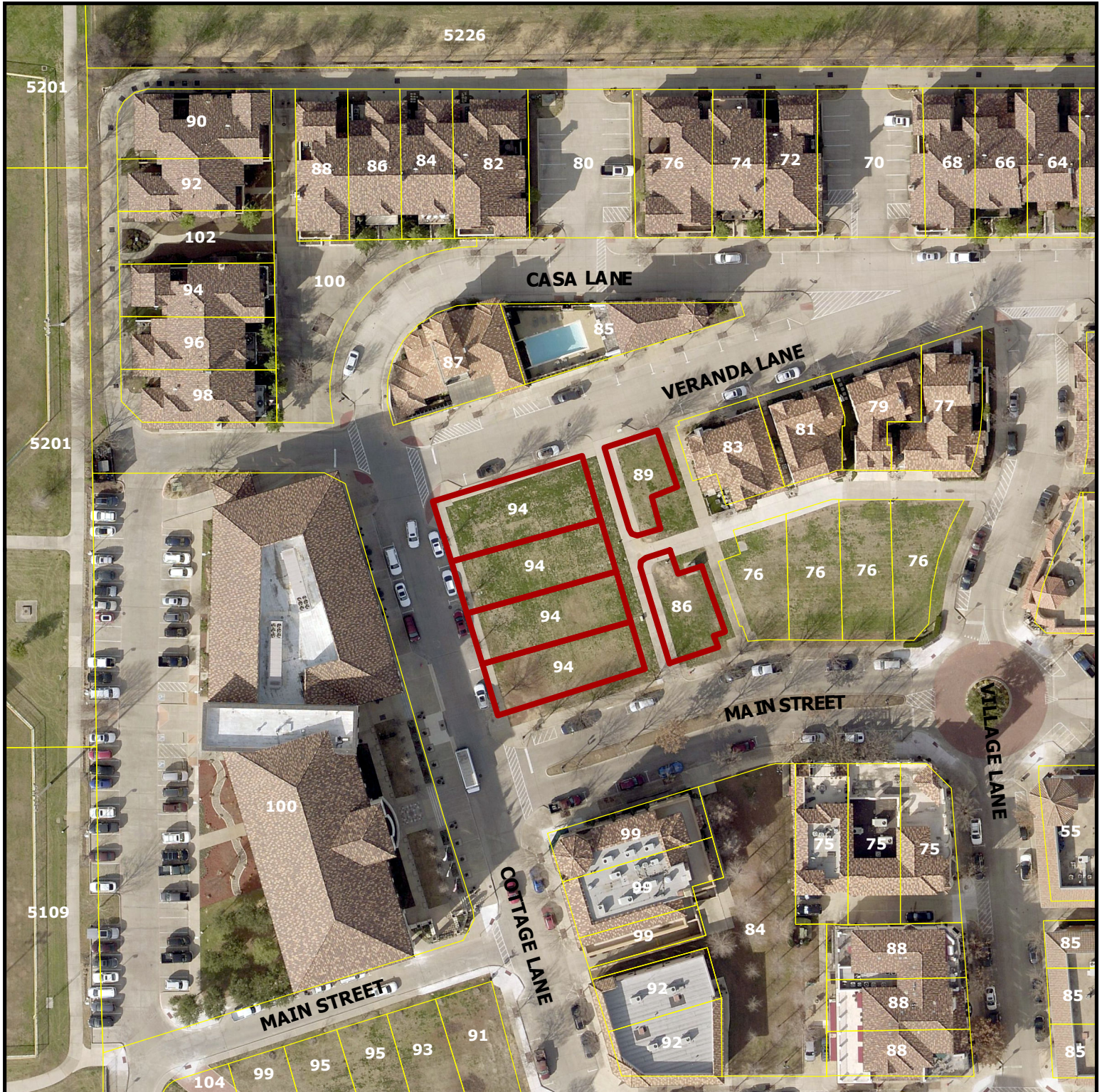
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Notification Map
6. Notification List
7. Property Owner Notification
8. Resolution R-21-4604

Aerial Map

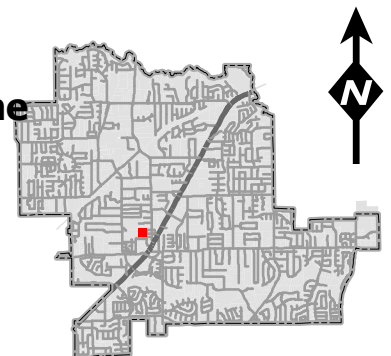


PC21-002

98 & 86 Main Street and 89 Veranda Lane

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

 Subject Property



Zoning Map



PC21-002

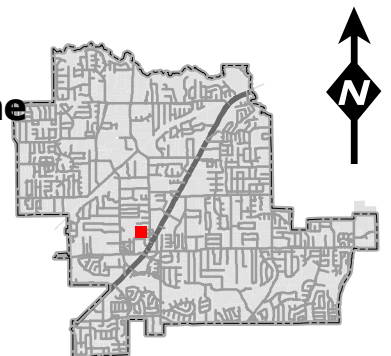
98 & 86 Main Street and 89 Veranda Lane

DISCLAIMER:

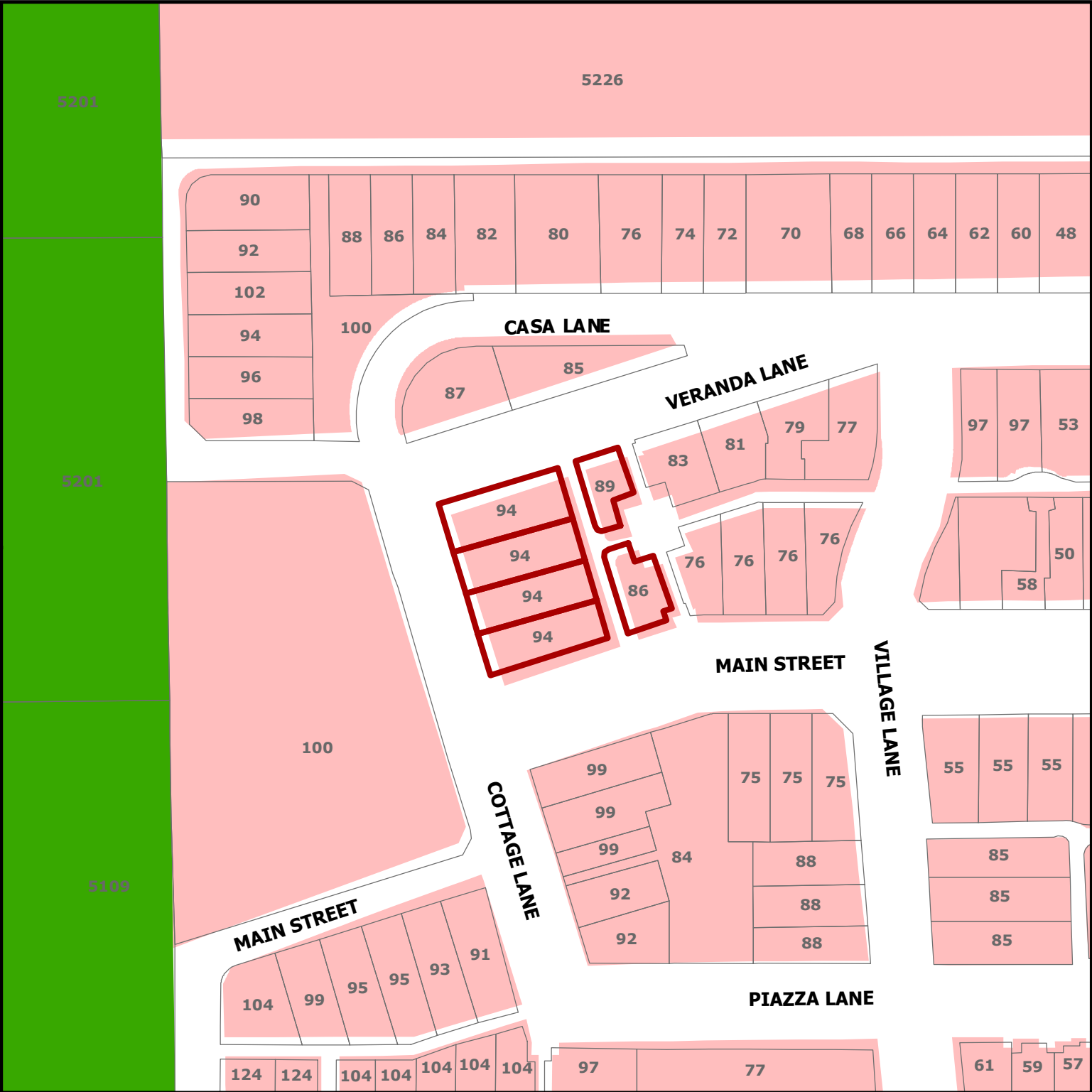
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Subject Property



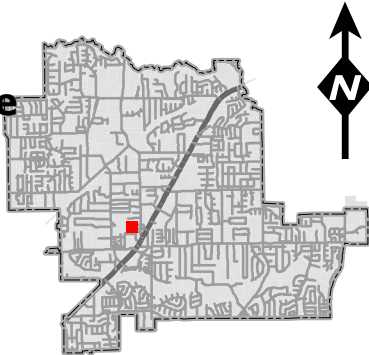
Future Land Use Map



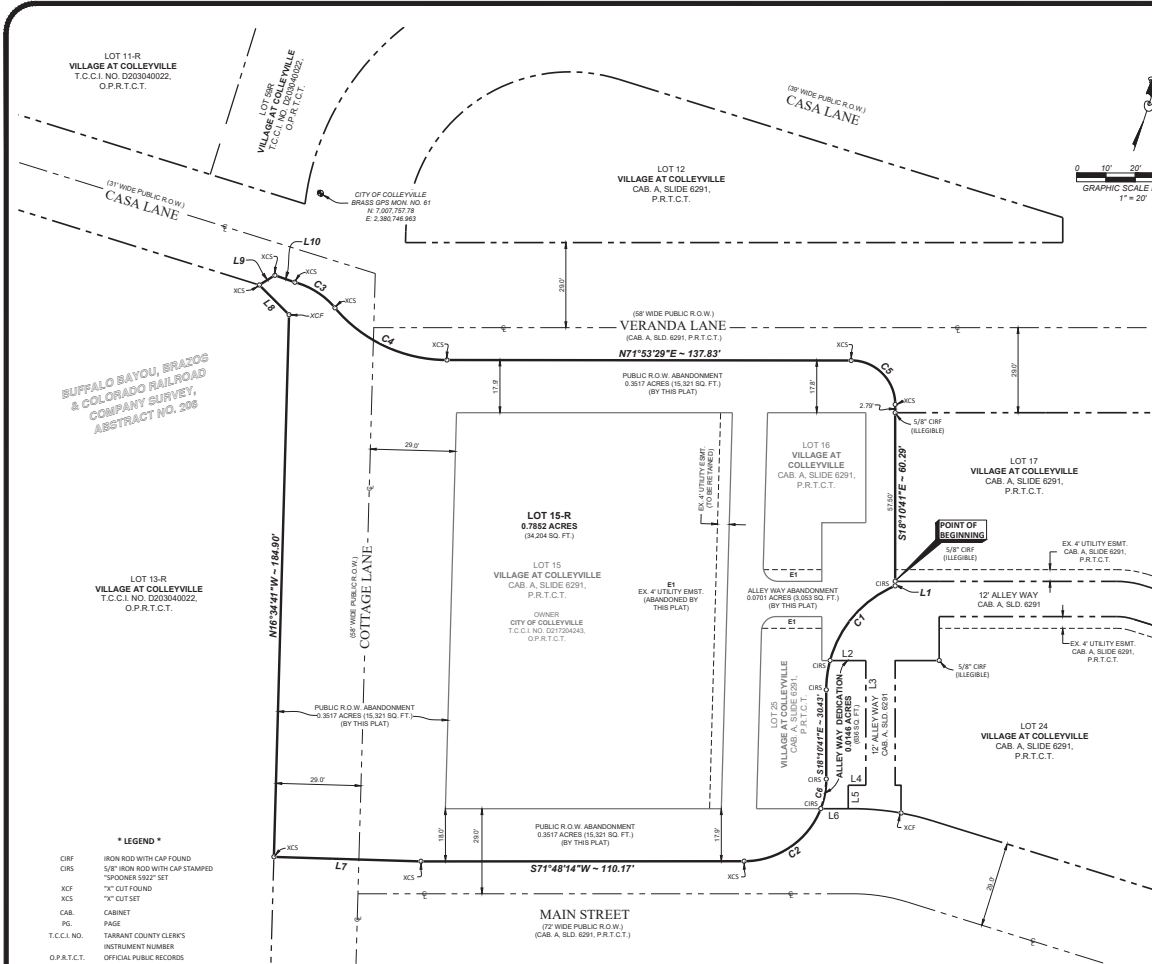
PC21-002
98 & 86 Main Street and 89 Veranda Lane

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- Subject Property
- Colleyville Blvd Corridor
- Open Space; Parks

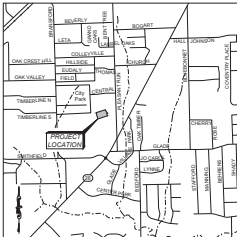


Plat Exhibit



BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY, ABSTRACT NO. 206

- * LEGEND *
- CRF IRON ROD WITH CAP FOUND
- CRS 5/8" IRON ROD WITH CAP STAMPED
- "SPOONER 5922" SET
- KCF "X" CUT FOUND
- KCS "X" CUT SET
- CAB CABINET
- PS PAGE
- T.C.C.I. NO. TARRANT COUNTY CLERK'S INSTRUMENT NUMBER
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- P.A.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- ESMT. EASEMENT



* VICINITY MAP * (NOT TO SCALE)

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	38.50'	34.95'	S22°53'50"W	33.79'
C2	28.00'	33.87'	N37°21'11"E	31.68'
C3	27.00'	16.44'	N75°43'56"W	16.19'
C4	50.00'	43.49'	S83°11'32"E	42.13'
C5	15.00'	23.54'	N63°08'36"W	21.20'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S18°10'41"E	1.54'
L2	N71°49'19"E	12.18'
L3	N18°10'41"W	42.50'
L4	N71°49'19"E	6.00'
L5	N18°10'41"W	8.00'
L6	S71°48'14"W	9.37'
L7	S73°34'13"W	50.19'
L8	N63°08'36"W	14.36'
L9	N52°12'13"E	6.32'
L10	S88°46'37"E	7.21'

- * GENERAL NOTES *
- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at the City of Colleyville GPS Benchmark No. 61, using a combined scale factor of 1.0004483285. 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 outside the 0.2% annual chance floodplain) as shown on Map No. 48439C0090K; map revised September 25, 2008, for Tarrant County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- Unless shown otherwise hereon, all lot corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5922".
- Selling a portion of this addition by metes and bounds description, without a replat being approved by the City of Colleyville, is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

OWNER:
THE CITY OF COLLEYVILLE
200 MAIN STREET
COLLEYVILLE, TEXAS 76004
(817) 501-1000
ATTN: RAY SILVA-REYES

ENGINEER:
FREESE & NICHOLS
4055 INTERNATIONAL PLAZA, SUITE 200
FORT WORTH, TEXAS 76106
(817) 735-7300
ATTN: DAVID RETZSCH, P.L.A., A.S.L.A.

SURVEYOR:
SPOONER & ASSOCIATES
COLLEYVILLE, TEXAS
1000 WEST STREET, SUITE 100, COLLEYVILLE, TEXAS 76004
(817) 854-4648 WWW.SPOONERANDASSOCIATES.COM
TIF@SPOONERANDASSOCIATES.COM

STATE OF TEXAS §
COUNTY OF DENTON §
WHEREAS THE CITY OF COLLEYVILLE is the sole owner of a 0.7998 acre tract of land located in the Buffalo Bayou, Brazos & Colorado Railroad Company Survey, Abstract No. 206, City of Colleyville, Tarrant County, Texas, said 0.7998 acre tract of land being all of LOTS 15, 16 and 25, VILLAGE OF COLLEYVILLE, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet A, Slide 6291, Plat Records, Tarrant County, Texas (P.A.T.C.T.) said 0.7998 acre tract of land also being all of that certain tract of land conveyed to the CITY OF COLLEYVILLE, by deed thereof filed for record in Tarrant County Clerk's instrument No. 0217204243, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 0.7998 acre tract of land being more particularly described by metes and bounds as follows:
BEGINNING at a 5/8 inch iron rod with an illegible cap found at the southwest lot corner of Lot 17, of said plat of Village at Colleyville;
THENCE, South 18°10'41" East, 1.54 feet to an iron rod with cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the beginning of a non-tangent curve to the left;
THENCE along the said curve to the left having a radius of 38.50 feet, an arc length of 45.07, across a chord which bears South 15°21'24" West and a chord length of 42.54 to an iron rod set on the north lot line of said Lot 25 same being a south line of an existing alleyway as shown on and delineated by said plat of Village at Colleyville;
THENCE along the easterly lot lines of said Lot 25 and the said alleyway the following bearings and distances:
North 71°49'19" East, 12.18 feet;
South 18°10'41" East, 42.50 feet;
South 71°49'19" West, 6.00 feet;
South 18°10'41" East, 8.00 feet to the north right-of-way line of Main Street, being a 72 feet wide public right-of-way as shown on and delineated by said plat of Village at Colleyville;
THENCE, South 71°49'19" West, along the south lot line of said Lot 25 and along the said north right-of-way line of Main Street, 9.37 feet to an iron rod set at the beginning of a non-tangent curve to the right;
THENCE departing the said lot line, departing the said right-of-way line and over and across the public right-of-way of Main Street the following courses and distances:
Along the said curve to the right having a radius of 28.00 feet, an arc length of 33.67, across a chord which bears South 37°21'11" West and a chord length of 31.68 to an "X" scribed in concrete set;
South 71°48'14" West, 110.17 feet to an "X" scribed in concrete set;
South 72°34'13" West, 50.15 feet to an "X" scribed in concrete set on the east lot line of Lot 13-R, Village at Colleyville, being an Addition to the City of Colleyville, Tarrant County, Texas by plat thereof filed for record in Ins. No. 020040022 (O.P.R.T.C.T.) said "X" set being on the west right-of-way line of Cottage Lane, being a 58 feet wide public right-of-way conveyed by said plat of Village at Colleyville (Cab. A, Slide 6291).
THENCE, North 16°34'41" West, along the east lot line of said Lot 13-R and along the said west right-of-way line of Cottage Lane, 184.90 feet to an "X" scribed in concrete found at a northeast lot corner of said Lot 13-R, said "X" found being at the south end of a right-of-way corner clip located at the southwest intersection of the said west right-of-way line of Cottage Lane with the south right-of-way line of Veranda Lane, being a 58 feet wide public right-of-way as shown on and delineated by said plat of Village at Colleyville (Cab. A, Slide 6291).
THENCE, North 63°10'41" West, along the northeast property line of said Lot 13-R and along the said right-of-way corner clip, 14.34 feet to a "X" scribed in concrete set;
THENCE, departing the said lot line and over and across the said right-of-way line of Veranda Lane the following courses and distances:
North 39°52'13" East, 6.25 feet to a "X" scribed in concrete set;
South 88°46'37" East, 7.21 feet to a "X" scribed in concrete set at the beginning of a non-tangent curve to the right;
along the said curve to the right having a radius of 27.00 feet, an arc length of 16.44, across a chord which bears South 75°43'06" East and a chord length of 16.19 to a "X" scribed in concrete at the beginning of a reverse curve to the left;
along the said reverse curve to the left having a radius of 50.00 feet, an arc length of 43.49, across a chord which bears South 83°11'32" East and a chord length of 42.13 to a "X" scribed in concrete set;
North 71°51'29" East, 137.83 feet to the beginning of a curve to the right;
along the said curve to the right having a radius of 15.00 feet, an arc length of 23.54, across a chord which bears South 63°08'36" East and a chord length of 21.20;
THENCE, South 18°10'41" East, at a distance of 2.79 feet passing a 5/8" iron rod with an illegible cap found at the northwest lot corner of said Lot 17, continuing along the west lot line of said Lot 17 in a total distance of 60.29 feet to the point of beginning containing 0.7998 acres (34,840 square feet) of land more or less.

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:
THAT We, The City of Colleyville, do hereby adopt this plat designating the hereinbefore described property as VILLAGE AT COLLEYVILLE, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, right-of-ways, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on or using the same, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting and patrolling without the necessity at any time of procuring the permission of anyone. This plat approved subject to all planning ordinances, rules and regulations of the City of Colleyville, Texas.
Witness our hands this _____ day of _____, 2020.
THE CITY OF COLLEYVILLE
Duly Authorized Agent of the City of Colleyville, Texas

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/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this _____ day of _____, 2020.
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT §
THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby state that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.
Surveyed on the ground during the month of October, 2019.

Eric S. Spooner, R.P.L.S. Date
Texas Registration No. 5922
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/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this _____ day of _____, 2020.
Notary Public, State of Texas

CITY COUNCIL APPROVAL
Whereas the City Council of the City of Colleyville, Texas voted affirmatively on this the _____ day of _____, 2020, to approve this Plat:

Mayor, City of Colleyville

Attest: City Secretary

REPLAT
LOT 15R
VILLAGE AT COLLEYVILLE
BEING A REPLAT OF A 0.6590 ACRE TRACT OF LAND LOCATED IN THE BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY, ABSTRACT NO. 206, CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, SAID 0.6590 ACRE TRACT OF LAND BEING ALL OF LOTS 15, 16, AND 25, VILLAGE AT COLLEYVILLE, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN CABINET A, SLIDE 6291, PLAT RECORDS, TARRANT COUNTY, TEXAS.
1 LOT - 0.7852 ACRES (34,204 SQ. FT.)
JANUARY 2020
SHEET 2 OF 2

Notification Map



PC21-002

98 & 86 Main Street and 89 Veranda Lane

DISCLAIMER:

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



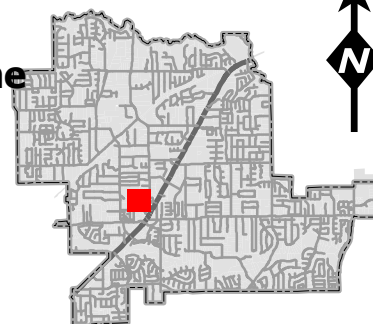
Subject Property



500ft Buffer



Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	58 MAIN ST
LAKE, WILLIAM D	6814 TULIP LN	DALLAS, TX	75230	53 PIAZZA LN # 111
55 MAIN HOLDINGS LLC	PO BOX 92323	SOUTHLAKE, TX	76092	55 MAIN ST
TAMLYN PROPERTIES LLC	90 CASA LN # 10	COLLEYVILLE, TX	76034	88 CASA LN # 412
GADE, MATTHEW	64 VERANDA LN UNIT 410	COLLEYVILLE, TX	76034	64 VERANDA LN # 411
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	50 MAIN ST
GROFFMAN, STEVEN	815 CENTRAL DR	COLLEYVILLE, TX	76034	815 CENTRAL DR
COLLEYVILLE REALTY HOLDINGS	92 PIAZZA LN STE 100	COLLEYVILLE, TX	76034	92 PIAZZA LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	43 VERANDA LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	99 MAIN ST # 29
POWELL, MICKEY	82 CASA LN	COLLEYVILLE, TX	76034	82 CASA LN # 111
				94 MAIN ST
HANDLEY, RICHARD	88 VILLAGE LN #200	COLLEYVILLE, TX	76034	88 VILLAGE LN # 28 610
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
76 MAIN VOC LLC	1303 BELLEFONTE LN	COLLEYVILLE, TX	76034	76 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	42 PIAZZA LN
76 MAIN VOC LLC	1303 BELLEFONTE LN	COLLEYVILLE, TX	76034	76 MAIN ST
GOODMAN, BENJAMIN	98 CASA LN STE 310	COLLEYVILLE, TX	76034	98 CASA LN # 312
NEW, JOE	61 PIAZZA LN	COLLEYVILLE, TX	76034	61 PIAZZA LN # 510
WILLIAMS, DAVID H	75 MAIN ST # 200	COLLEYVILLE, TX	76034	75 MAIN ST # 28 310
55 MAIN HOLDINGS LLC	PO BOX 92323	SOUTHLAKE, TX	76092	55 MAIN ST
HOLTSHOUSER LONDON LIVING TRUS	74 CASA LN	COLLEYVILLE, TX	76034	74 CASA LN # 212
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	80 CASA LN
ZAKHARY, ADEL	42 VERANDA LN STE 110	COLLEYVILLE, TX	76034	42 VERANDA LN # 111
REDEEMED CHRISTIAN CHURCH OF G	PO BOX 391	COLLEYVILLE, TX	76034	5300 PLEASANT RUN RD
				94 MAIN ST
VOLLMER, JAMES A	81 VERANDA LN UNIT 310	COLLEYVILLE, TX	76034	81 VERANDA LN
REALTY CAPITAL VILLAGE #1 LP	909 LAKE CAROLYN PKWY # 150	IRVING, TX	75039	85 VILLAGE LN
ANTHONY & VIVIAN MCNOSKY REVOC	5108 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5108 PLEASANT RUN RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	35 VERANDA LN # 312
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	50 MAIN ST
DREILING PROPERTIES LP	125 CALVERLEY PL	KELLER, TX	76248	72 CASA LN # 112
SCRUGGS, ALBERT	86 CASA LN	COLLEYVILLE, TX	76034	86 CASA LN # 312
RRSN COLLEYVILLE REALTY LLC	12498 RIVERHILL RD	FRISCO, TX	75033	99 MAIN ST
NEWLIN, TAMRA	6115 NE CLACKAMAS ST	PORTLAND, OR	97213	46 PIAZZA LN # 36 110
				94 MAIN ST
55 MAIN HOLDINGS LLC	PO BOX 92323	SOUTHLAKE, TX	76092	55 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	PO BOX 1567	ALLEN, TX	75013	85 VERANDA LN # 110
BURDETTE, DONNA E	77 VERANDA LN	COLLEYVILLE, TX	76034	77 VERANDA LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	47 VERANDA LN # 210
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	48 VERANDA LN
ROBBINS, PHILLIP	55 PIAZZAL LN #210	COLLEYVILLE, TX	76034	55 PIAZZA LN # 212
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	101 TERRA COTTA WAY
				86 MAIN ST
SCHMIDT, JUDITH	96 CASA LN	COLLEYVILLE, TX	76034	96 CASA LN # 210
GUNNIP, MATTHEW	87 CASA LN UNIT 210	COLLEYVILLE, TX	76034	87 CASA LN
BANKS, JAMES	715 CENTRAL DR	COLLEYVILLE, TX	76034	715 CENTRAL DR
HALEY, JASON B	711 CENTRAL DR	COLLEYVILLE, TX	76034	711 CENTRAL DR
KREIDER, LORRAINE	79 VERANDA LN	COLLEYVILLE, TX	76034	79 VERANDA LN
				94 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	84 PIAZZA LN
TURNER, LORI	62 VERANDA LN	COLLEYVILLE, TX	76034	62 VERANDA LN # 311
76 MAIN VOC LLC	1303 BELLEFONTE LN	COLLEYVILLE, TX	76034	76 MAIN ST
DUNAGAN, KETRINA	57 PIAZZA LN # 310	COLLEYVILLE, TX	76034	57 PIAZZA LN # 310
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5201 BRANSFORD RD
RILEY, WILLIAM	94 CASA LN	COLLEYVILLE, TX	76034	94 CASA LN # 112
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	38 VERANDA LN
KRAFTHOEFER, ASHLEY	38 PIAZZA LN	COLLEYVILLE, TX	76034	38 PIAZZA LN # 37 310
NORWOOD, TODD	6404 CUTTER RIDGE CT	COLLEYVILLE, TX	76034	68 VERANDA LN # 611
YOUNG, CLINT	811 CENTRAL DR	COLLEYVILLE, TX	76034	811 CENTRAL DR
JACOBS, KERRY K	PO BOX 7399	BRECKENRIDGE, CO	80424	92 CASA LN # 211
O'BRIEN, PETER	88 VILLAGE LN #28 411	COLLEYVILLE, TX	76034	88 VILLAGE LN # 28 410
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	53 VERANDA LN
55 MAIN HOLDINGS LLC	PO BOX 92323	SOUTHLAKE, TX	76092	55 MAIN ST
D & V WALKER PROPERTIES LLC	5501 NORMANDY DR	COLLEYVILLE, TX	76034	5226 PLEASANT RUN RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	35 VERANDA LN # 411
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
BROOKS, FRANCES B	55 MAIN ST STE 350	COLLEYVILLE, TX	76034	55 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	70 CASA LN
TRINITY COLLEVILLE RE LLC	88 VILLAGE LN STE 150	COLLEYVILLE, TX	76034	88 VILLAGE LN # 28 510
76 MAIN VOC LLC	1303 BELLEFONTE LN	COLLEYVILLE, TX	76034	76 MAIN ST
SHERWOOD, LESLIE	84 CASA LN	COLLEYVILLE, TX	76034	84 CASA LN # 210
G & B COLLEYVILLE LLC	75 MAIN ST STE 100	COLLEYVILLE, TX	76034	75 MAIN ST # 28 112
				89 VERANDA LN # 111
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	42 MAIN ST
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	50 MAIN ST
BELL, WILLIAM M	5900 E LANCASTER AVE	FORT WORTH, TX	76112	60 VERANDA LN # 210
PREWITT LEASING INC	97 VILLAGE LN STE 300	COLLEYVILLE, TX	76034	97 VILLAGE LN # 211
GBC CAPITAL LLC	PO BOX 121	COLLEYVILLE, TX	76034	44 VERANDA LN
PITTS, REX A	66 VERANDA LN	COLLEYVILLE, TX	76034	66 VERANDA LN # 510
SPICER TAMARA REVOCABLE TRUST	90 CASA LN UNIT 110	COLLEYVILLE, TX	76034	90 CASA LN # 112
BROOKS, ADAM	83 VERANDA LN	COLLEYVILLE, TX	76034	83 VERANDA LN
ZAVODNICK, TODD	76 CASA LN # 310	COLLEYVILLE, TX	76034	76 CASA LN # 310
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	47 VERANDA LN # 112
FADDEN, MARK	59 PIAZZA LN	COLLEYVILLE, TX	76034	59 PIAZZA LN # 411
AMDE VENTURES LLC	116247 S LOUISVILLE AVE	TULSA, OK	74137	35 VERANDA LN # 211
REALTY CAPITAL VILLAGE #1 LP	909 LAKE CAROLYN PKWY # 150	IRVING, TX	75039	85 VILLAGE LN
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
BENNETT, RENA-MARIE	34 PIAZZA LN # 37	COLLEYVILLE, TX	76034	34 PIAZZA LN # 37
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	100 CASA LN
RRSN COLLEYVILLE REALTY LLC	12498 RIVERHILL RD	FRISCO, TX	75033	99 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	50 PIAZZA LN
GABLE, MICHAEL	813 CENTRAL DR	COLLEYVILLE, TX	76034	813 CENTRAL DR
NGUYEN, DIEM THUY	510 QUEENSBURY TURN	SOUTHLAKE, TX	76092	33 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	102 CASA LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5201 BRANSFORD RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	43 MAIN ST
TURNER, CHRISTINE	713 CENTRAL DR	COLLEYVILLE, TX	76034	713 CENTRAL DR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	104 TERRA COTTA WAY
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	104 TERRA COTTA WAY
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	104 TERRA COTTA WAY
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	104 TERRA COTTA WAY
KSW HOLDING MANSFIELD LP	2606 LILLIAN MILLER PKWY	DENTON, TX	76210	77 PIAZZA LN
REALTY CAPITAL VILLAGE #1 LP	909 LAKE CAROLYN PKWY # 150	IRVING, TX	75039	85 VILLAGE LN
COLLEYVILLE REALTY HOLDINGS	92 PIAZZA LN STE 100	COLLEYVILLE, TX	76034	92 PIAZZA LN
G & B COLLEYVILLE LLC	75 MAIN ST STE 100	COLLEYVILLE, TX	76034	75 MAIN ST # 28 211
PREWITT LEASING INC	97 VILLAGE LN STE 300	COLLEYVILLE, TX	76034	97 VILLAGE LN # 112
SALA LIFE TRUST	700 LAKE CARILLON LN	SOUTHLAKE, TX	76092	33 MAIN ST
BROWN FABIO, RITA	33 MAIN #220	COLLEYVILLE, TX	76034	33 MAIN ST
CARDINI, ANTOINETTE	33 MAIN ST 230	COLLEYVILLE, TX	76034	33 MAIN ST
PILGRIM, DEBBIE K	33 MAIN ST # 240	COLLEYVILLE, TX	76034	33 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5109 BRANSFORD RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	36 VILLAGE LN
SC COLLEYVILLE-60 VILLAGE LANE	505 PECAN ST STE 101	FORT WORTH, TX	76102	60 VILLAGE LN # 212
SC COLLEYVILLE-60 VILLAGE LANE	505 PECAN ST STE 101	FORT WORTH, TX	76102	60 VILLAGE LN # 111
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	100 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	104 TERRA COTTA WAY
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	97 PIAZZA LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	91 COTTAGE LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	95 COTTAGE LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	104 TERRA COTTA WAY
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	93 COTTAGE LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	124 TERRA COTTA WAY # 212
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	95 COTTAGE LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	124 TERRA COTTA WAY # 110
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	99 COTTAGE LN
COLLEYVILLE HEIGHTS	816 REGINA COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
COLLEYVILLE, CITY OF	100 MAIN ST	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, March 8, 2021 at 7:00 p.m.

City Council Meetings: Tuesday, April 6, 2021 at 7:30 p.m.

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Replat for Lot 15R, Village at Colleyville, being Lots 15, 16, and 25, Village at Colleyville. The Purpose to plat the properties into two single-family residential lots. The purpose of the Replat is to reconfigure 6 properties into a single lot for the City's Village Plaza. The Right-of-way is proposed to be abandoned as part of the Village at Colleyville Plat.

Zoning Case: PC21-002

Applicant: Eric Spooner

Owner: City of Colleyville

Location: 94 & 86 Main Street and 89 Veranda Lane

Property Description: Lots 15, 16, and 25, Village at Colleyville

Present Zoning: PUD-C Planned Unit Development-Commercial

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

RESOLUTION R-21-4604

**A RESOLUTION APPROVING A REPLAT FOR LOT 15R,
VILLAGE AT COLLEYVILLE**

WHEREAS, the Planning and Zoning Commission recommended approval of the replat for Lot 15R, of the Village at Colleyville, on March 8, 2021.

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

Sec. 1. THAT the replat, for Lot 15R, Village at Colleyville on approximately 0.7852 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _____AYES, _____NAYS, AND _____ABSTENTIONS ON
THIS THE 6th DAY OF APRIL 2021.

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

[illegible]



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7a

Agenda Date 4/6/2021

Number Resolution R-21-4574

Type Resolution

Department Community Development

Title

Consideration of a request to abandon a previously dedicated right-of-way (ROW) area on Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case GC20-007

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

Mike Boswell, of Toll Brothers Land Development, has submitted a request for a right-of-way abandonment at 103 & 105 Old Grove and 7189 Cast Iron Forest Trail known as Lots 1 & 2, Block 1, of the Neidholt Addition, being a 15 foot right-of-way area dedicated with the plat.

Existing Conditions/Background: The subject property is currently zoned PUD-R Planned Unit Development – Residential district and is associated with Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block 1, Old Grove Addition. The property is generally located east of Cast Iron Forest Trail and southwest of John McCain Road as it turns north.

Analysis: Presently there exists an approximately fifteen foot wide (15') public right-of-way (ROW) running diagonally across proposed Lot 1 identified in the applicant's proposed replat. The applicant has requested that the entire ROW be abandoned so that they may replat the existing lots to allow for the residential development of proposed Lot 1 (concurrently filed as PC-20-006).

Background: This ROW was dedicated to the City via a plat filed in 1978 subdividing the land immediately south of the ROW into residential lots. The purpose of the original dedication was, at least in part, to provide the necessary public access for the residential lots identified on the 1978 plat as well as the surrounding residential properties. The location of the ROW provides access to the John McCain Boulevard, which remains to this day a major collector street serving the surrounding area. It is currently unknown what type of access or road, if any, was developed along this ROW following the 1978 dedication; however, there are presently no developed public

facilities within the ROW.

Authority: The City Council is responsible for any action to abandon the ROW pursuant to state law and the City's Charter. Accordingly, the City Council may approve or deny the applicant's request; or, alternatively, the City Council may condition the approval on the applicant relocating the ROW (if feasible) to an agreed location to preserve the City's public access across the property. Any action on this item requires a simple majority vote of the City Council and would not constitute action on the applicant's concurrent replat case.

Required Action: If the City Council desires to abandon the ROW, the method for doing so would be by resolution or ordinance, which must contain a legal description of the ROW to be abandoned and be filed in the real property records for Tarrant County. The applicant's final plat will be required to reference the filed resolution or ordinance abandoning the ROW. Conversely, action to deny applicant's request will result in the ROW remaining on the property.

Plat Status: The property is a platted as Lots 1 & 2, Block 1, of the Neidholt Addition and Lot 2X, Block 1, of the Old Grove Addition. The Neidholt plat dedicated a 15 foot right-of-way area.

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.

Drainage: NA

Surrounding Development: The properties to the north, south are west are zoned PUD-R and developed with single family residences. The property to the east is zoned R-30 and is improved with a single family residence.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates the subject property for residential use.

Staff Recommendation: Staff is neutral on this request.

Financial Impact

There is no financial impact to the City.

Recommendation

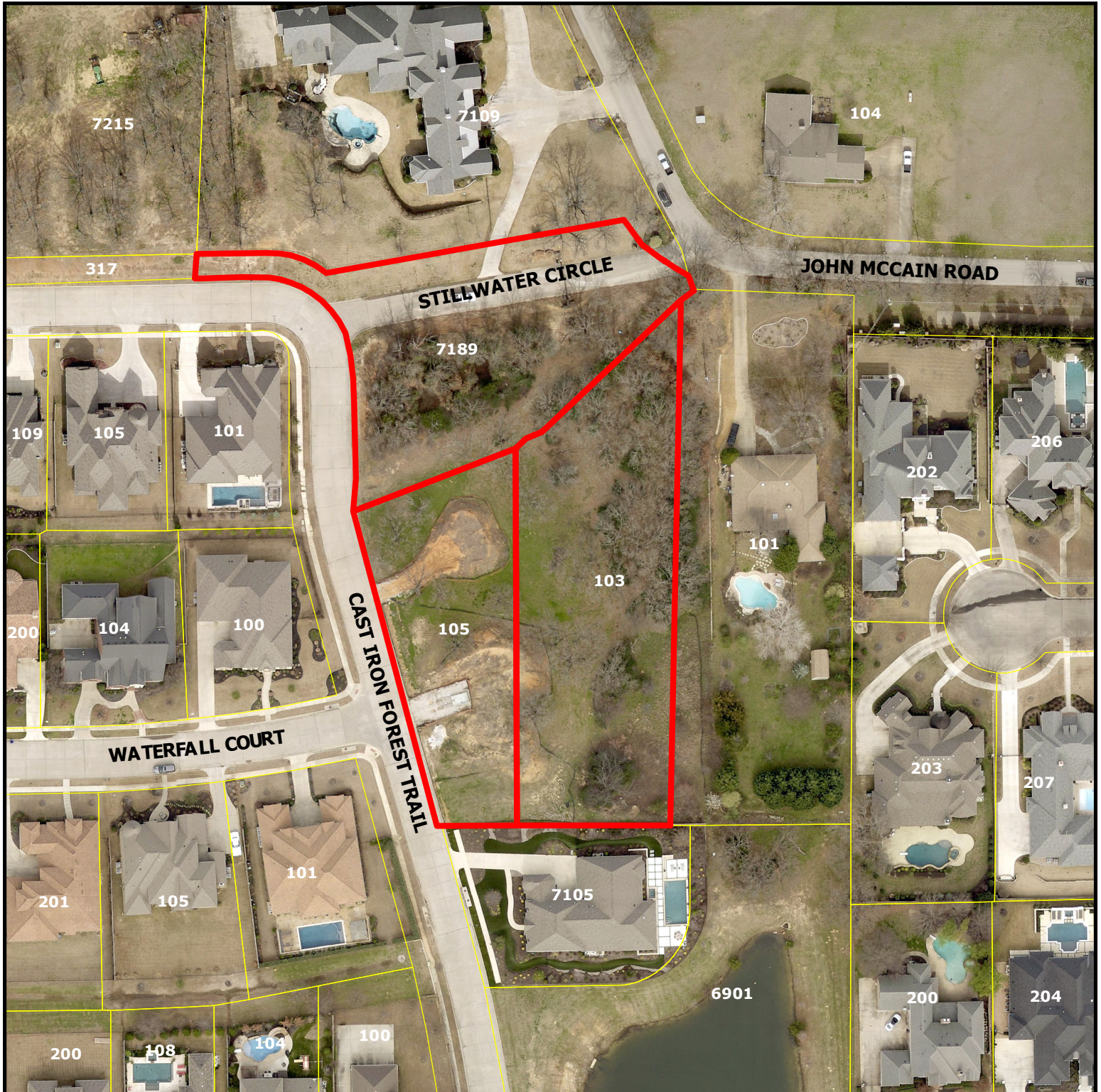
None

Attachments

1. Aerial Map
2. Zoning Map

3. Future Land Use Map
4. Planning Objectives
5. Neidholt Addition
6. Old Grove FINAL PLAT
7. Replat Exhibit
8. Resolution R-21-4574

Aerial Map



PC20-006

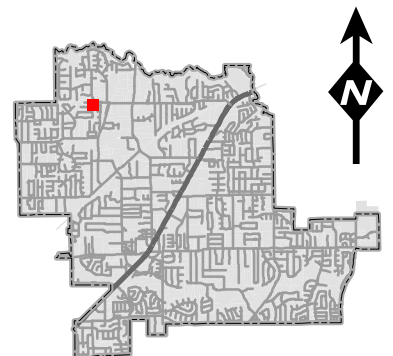
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest
Trl**

DISCLAIMER:

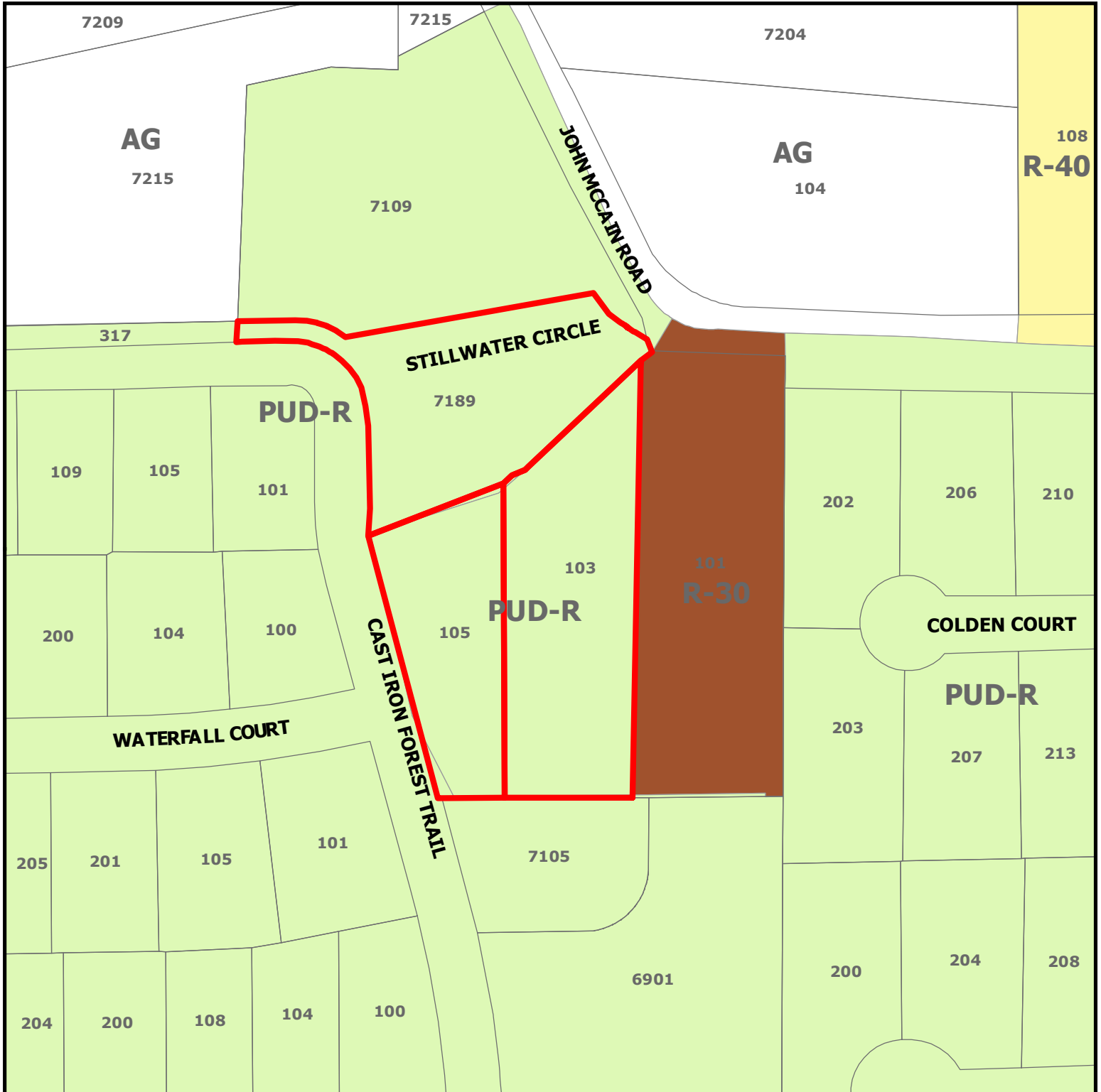
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Subject Property



Zoning Map



PC20-006

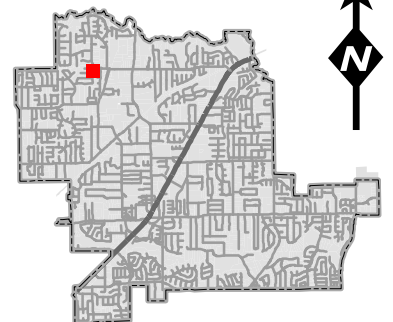
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

DISCLAIMER:

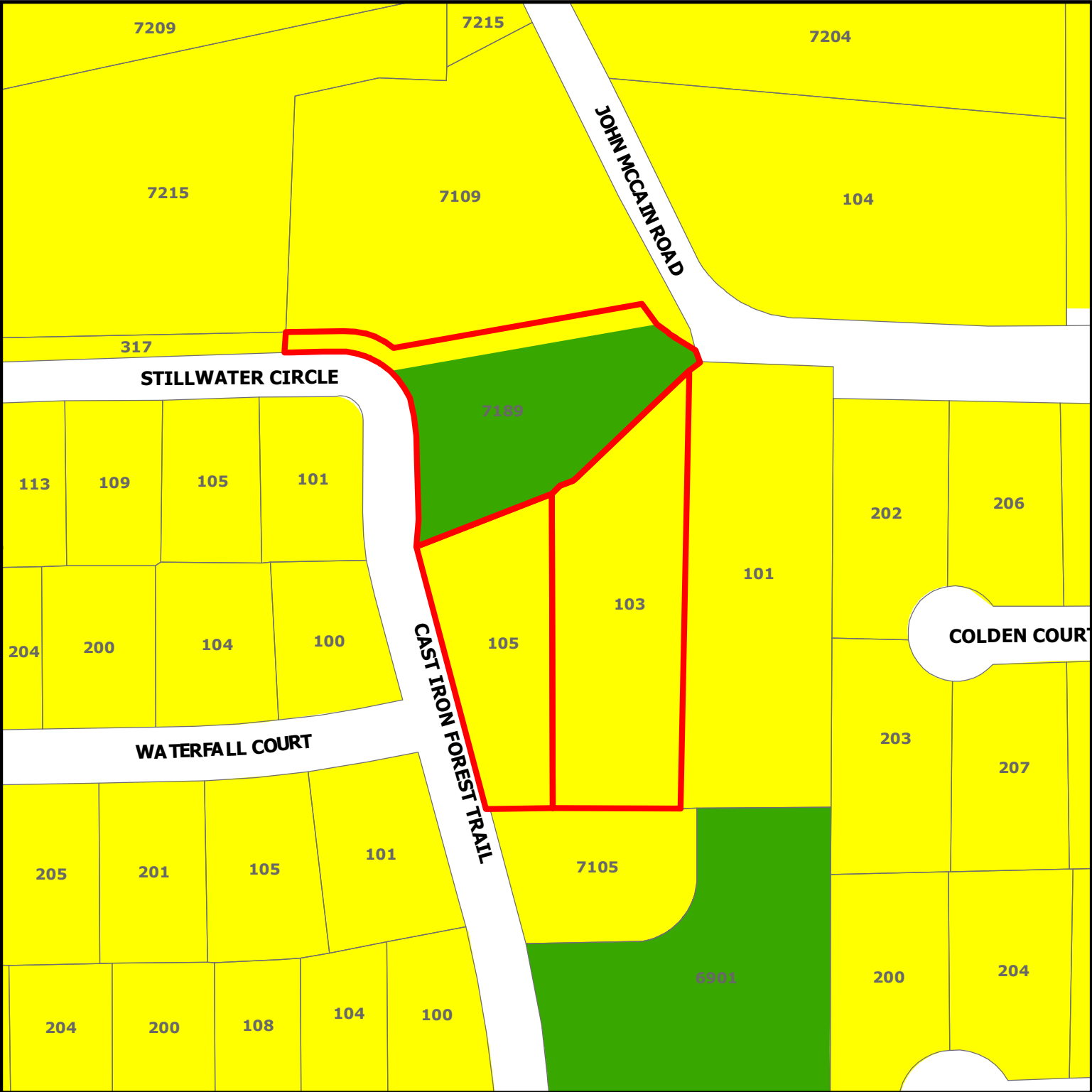
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Subject Property



Future Land Use Map

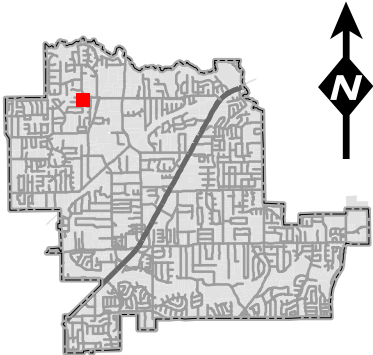


PC20-006

**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

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-  Subject Property
-  Residential
-  Open Space; Parks



Toll Brothers®

LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

November 09, 2020

City of Colleyville
c/o Ben Bryner, AICP
100 Main Street
Colleyville, Texas 76034

VIA ELECTRONIC MAIL DELIVERY

Re: Old Grove Phase 2 – Statement of Planning Objectives

Ben:

Below is the Statement of Planning Objectives concerning the plat submission for the replat.

What is clear from a review of the old Niedholt Plat is the right of way dedication did not and does not meet the current standards found in the City of Colleyville Land Development Code (i.e. standard right-of-way width, intersection separation, etc.), Tarrant County Central Appraisal District continues to assess property taxes for the property to Toll Dallas TX, LLC, and no public improvements were constructed in the right-of-way.

According to the City Attorney, staff has reviewed city files and found no indication that the City did or did not formally accept the right-of-way following its dedication for the road easement in the original 1978 plat. There is also no evidence of the City abandoning the ROW since dedication.

Based on the foregoing, and that the right of way dedication in question was by way of the Niedholt Addition final plat (Volume 388-123, Page 64), the proper means of addressing the removal of the platted right of way is to replat Lots 1 and 2, Block 1 of the Neidholt Addition and Lot 2X, Block E of the Old Grove Addition (Cabinet A, Page 9807). The proposed replat of Old Grove Addition Phase II, which will remained tabled on the agenda this evening, addresses this issue and is consistent with the zoning (Ordinance O-04-1475) and in conformance with the current City of Colleyville Land Development Code.

If you have questions or require additional information, please do not hesitate to contact me directly by email at mboswell@tollbrothers.com or by mobile at (972) 672-5228.

Sincerely and respectfully,



Mike Boswell
Toll Brothers

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS: COUNTY OF TARRANT: That I, LARRY NEIDHOLT, being the owner of the following described property in wit:

ALL that certain tract or parcel of land out of the D. J. Reddo Survey, 4-232, Colleyville, Tarrant County, Texas and being described by notes and bounds as follows:

BEGINNING at a steel rod in the Northeastly right of way line of County Road 2000 (McCaig Road), by dist call 121.69 feet East and 30.11 feet South 37 degrees 14 minutes East of the Northwest corner of the S. P. Williams Survey;

THENCE South 83 degrees 56 minutes 48 seconds East along the Southerly right of way line of said McCaig Road 105.49 feet to a steel rod;

THENCE South 0 degrees 41 minutes 20 seconds West with fence line, 407.49 feet to a steel rod;

THENCE North 89 degrees 24 minutes 20 seconds West with fence line 299.56 feet to a steel rod;

THENCE North 14 degrees 35 minutes 25 seconds West with fence line, 248.22 feet to a steel rod;

THENCE North 62 degrees 01 minute 10 seconds East 132.1 feet to a steel rod;

THENCE North 51 degrees 30 minutes 50 seconds East 182.5 feet to the place of beginning and containing 2.73 acres of land.

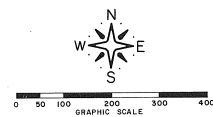
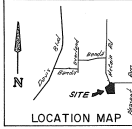
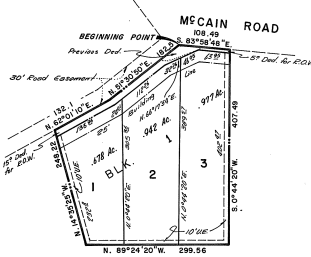
and hereby adopt the attached plat as my plan to subdivide the same to be known as LOTS 1, 2, & 3, BLOCK 1, NEIDHOLT ADDITION, City of Colleyville, Tarrant County, Texas, and the street dedications, easements and building lines are to be as shown on attached plat.

Larry Neidholt
LARRY NEIDHOLT

STATE OF TEXAS:
COUNTY OF TARRANT:

Before me, the undersigned, a Notary Public in and for said County and State on this day personally appeared LARRY NEIDHOLT, 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 purposes and consideration therein expressed.

Given under my hand and Seal of Office this the 24th day of September, 1978.
David C. Moak
Notary Public in and for TARRANT COUNTY, TEXAS



Plot Showing
NEIDHOLT ADDITION
Colleyville,
TARRANT COUNTY, TEXAS.
(Being Part of the D. J. REDDO Survey,
Abl. 232)

OWNER-
LARRY R. NEIDHOLT
300 E. REDBRO
HURST, TEXAS
262-2805

APPROVED BY THE PLANNING AND
ZONING COMMISSION FOR THE CITY
OF COLLEYVILLE, TEXAS:
David C. Moak
CHAIRMAN
SECRETARY
DATE *Sept. 23 1978*

Notes:
Occupancy of any tract is prohibited until a septic tank with a capacity of not less than 1,000 gallons and with a drain field of not less than 100 feet per bedrock, or lesser length as authorized prior to recording of this plat, has been installed on each tract and has been inspected and approved by the health officer having jurisdiction.

Notes:
Occupancy of any tract is prohibited until water, satisfactory for human consumption is available from a source on the land, a community source, or a public utility source in an adequate and sufficient supply for daily use and operation of a septic tank and system approved by health officer having jurisdiction.

I DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND STEEL RODS ARE LOCATED ON ALL PROPERTY CORNERS.

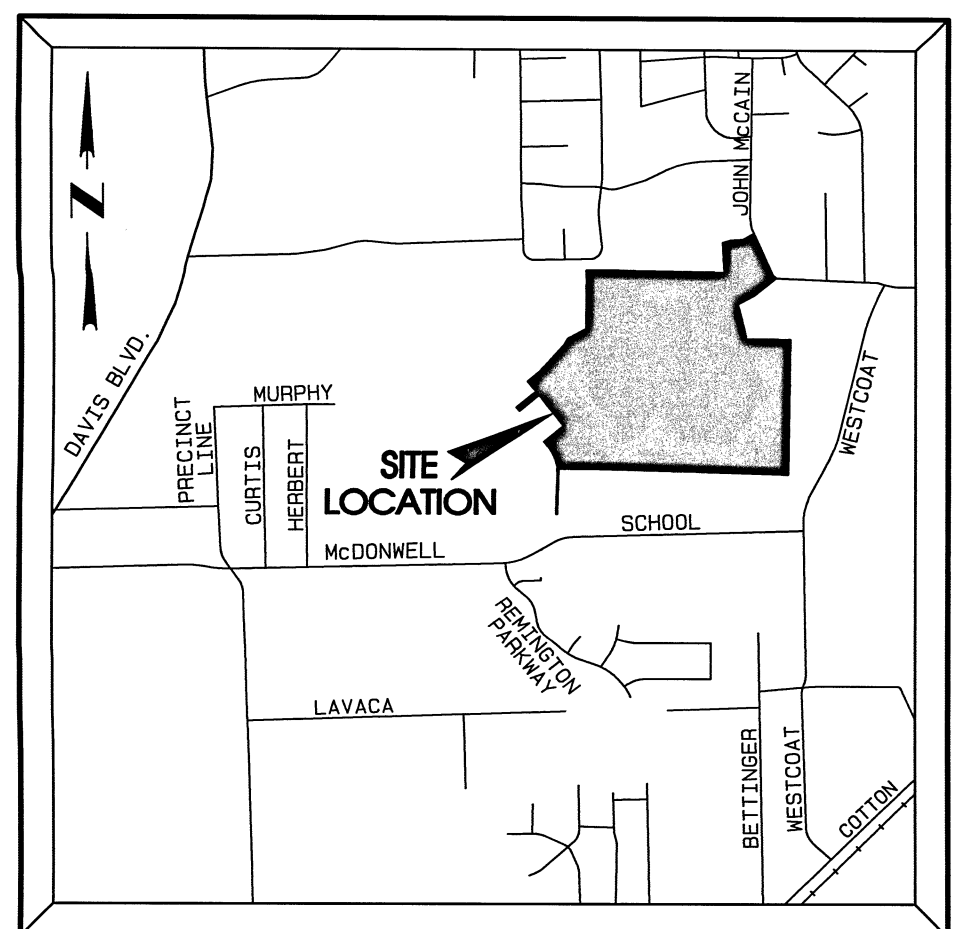
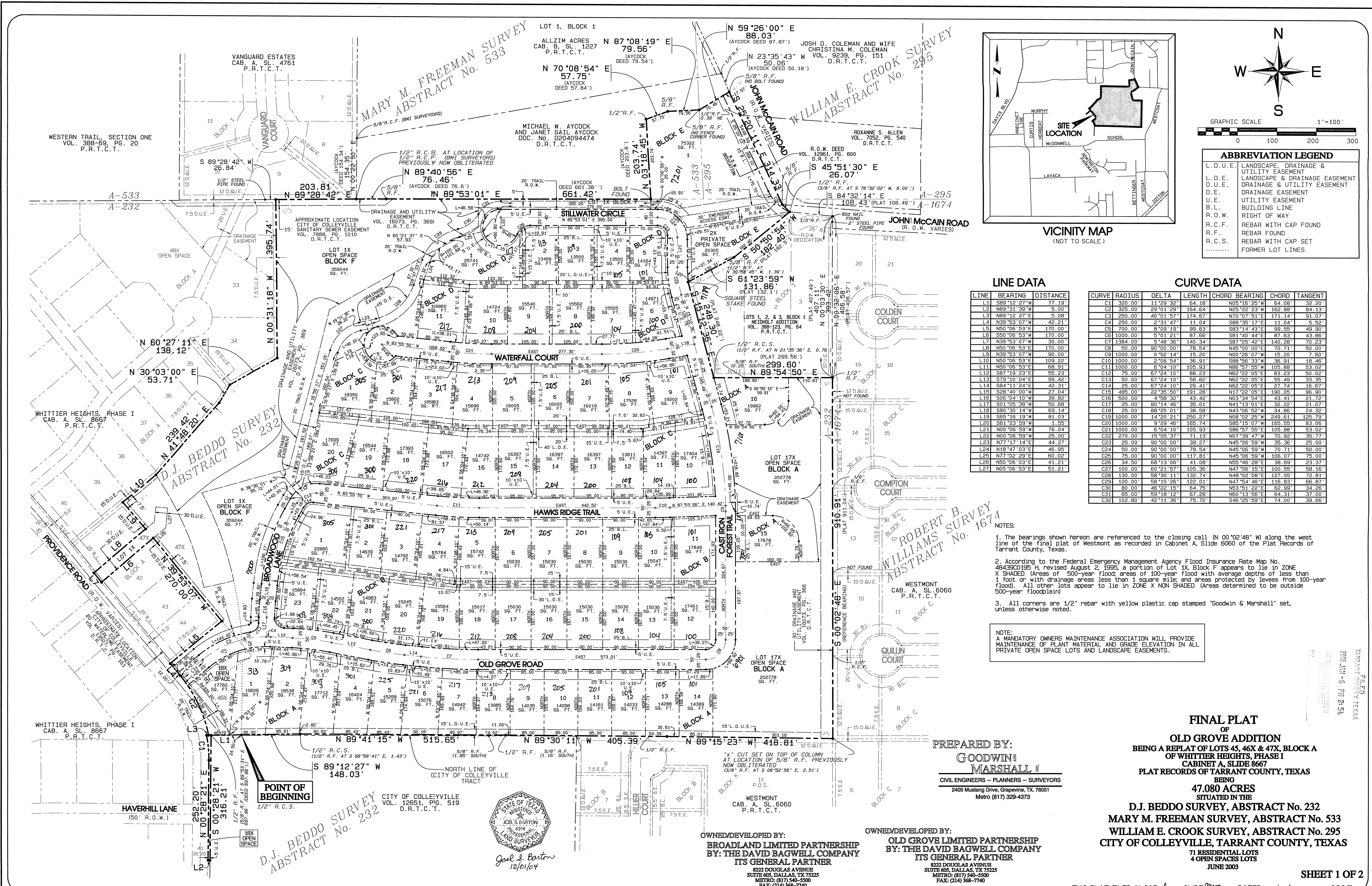
David C. Moak
DAVID C. MOAK R.F.S. 156

SCALE: 1"=100'
LEGEND:
● FOUND STEEL ROD
○ SET STEEL ROD
○ FOUND PINE
○ FOUND ONE DRAIN STAKE
--- POWER OR TELEPHONE LINE
--- FENCE



David C. Moak
RAHSTREAD PUBLIC SURVEYOR
P. O. BOX 1034
HURST, TEXAS
Date *9-25-78* 78-981

NEIDHOLT ADDN.



GRAPHIC SCALE 1"=100'

0 100 200 300

ABBREVIATION LEGEND

L.D.U.E.	LANDSCAPE, DRAINAGE & UTILITY EASEMENT
L.D.E.	LANDSCAPE & DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
R.O.W.	RIGHT OF WAY
R.C.F.	REBAR WITH CAP FOUND
R.F.	REBAR FOUND
R.C.S.	REBAR WITH CAP SET
.....	FORMER LOT LINES

LINE DATA

LINE	BEARING	DISTANCE
L1	S89°12'27"W	77.49'
L2	N89°31'39"W	5.00'
L3	N89°12'27"E	5.00'
L4	N39°53'07"W	42.21'
L5	N50°08'53"E	170.00'
L6	S50°08'53"W	170.00'
L7	N39°53'07"E	30.00'
L8	N50°08'53"E	170.00'
L9	N39°53'07"W	90.00'
L10	N50°08'53"E	109.22'
L11	N50°08'53"E	68.31'
L12	S87°19'23"E	55.23'
L13	S79°10'04"E	99.42'
L14	S84°11'24"E	42.31'
L15	S28°40'00"W	27.04'
L16	S06°04'10"W	39.82'
L17	S01°05'38"W	50.68'
L18	S80°30'14"W	69.14'
L19	S65°16'19"W	81.03'
L20	S61°23'59"W	1.55'
L21	N00°08'59"W	76.04'
L22	N00°08'59"W	25.00'
L23	N77°17'14"E	44.27'
L24	N18°47'03"E	46.95'
L25	N77°02'29"E	60.02'
L26	N50°08'03"E	41.21'
L27	N05°06'53"E	51.21'

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT
C1	320.00'	11°29'32"	64.18'	N05°16'25"W	64.08'	32.20'
C2	325.00'	29°01'29"	164.64'	N85°22'23"W	162.88'	84.13'
C3	250.00'	40°01'57"	174.67'	N70°07'51"E	171.14'	91.07'
C4	250.00'	2°31'47"	11.04'	S88°36'17"E	11.04'	5.62'
C5	700.00'	8°09'19"	99.63'	S83°14'43"E	99.55'	49.90'
C6	1000.00'	5°01'21"	87.66'	S81°40'44"E	87.63'	43.86'
C7	1384.00'	5°48'36"	140.34'	S87°05'42"E	140.28'	70.23'
C8	50.00'	90°00'00"	78.54'	N45°00'00"E	70.71'	50.00'
C9	1000.00'	0°52'14"	15.20'	N00°26'07"W	15.20'	7.60'
C10	1000.00'	0°06'54"	36.91'	S89°56'33"W	36.91'	18.46'
C11	1000.00'	6°04'10"	105.93'	N85°57'55"W	105.88'	53.02'
C12	75.00'	67°24'10"	88.23'	N62°22'05"E	83.23'	50.02'
C13	50.00'	67°24'10"	58.82'	N62°22'05"E	55.49'	33.35'
C14	25.00'	67°24'10"	29.41'	N62°22'05"E	27.74'	16.67'
C15	485.00'	22°35'50"	191.28'	N17°22'05"E	190.05'	96.90'
C16	500.00'	4°58'32"	43.42'	N03°34'54"E	43.41'	21.72'
C17	25.00'	80°14'46"	35.01'	N41°13'01"E	32.22'	21.07'
C18	25.00'	88°25'01"	38.58'	N43°06'52"W	34.86'	24.32'
C19	1000.00'	14°20'21"	250.27'	N08°02'25"W	249.61'	125.79'
C20	1000.00'	9°29'46"	165.74'	S85°15'07"W	165.55'	83.06'
C21	1000.00'	6°04'10"	105.93'	S85°57'55"E	105.88'	53.02'
C22	270.00'	15°05'37"	71.13'	N07°39'47"W	70.92'	35.77'
C23	25.00'	90°00'00"	39.27'	N45°06'59"W	35.36'	25.00'
C24	50.00'	90°00'00"	78.54'	N45°06'59"W	70.71'	50.00'
C25	75.00'	90°00'00"	117.81'	N45°06'59"W	105.07'	75.00'
C26	34.50'	68°13'06"	41.08'	N55°46'28"E	38.69'	23.37'
C27	100.00'	60°21'57"	105.36'	N47°06'15"E	100.55'	58.16'
C28	130.00'	58°30'11"	132.74'	N48°02'08"E	127.05'	72.81'
C29	120.00'	58°15'26"	122.01'	N47°54'46"E	116.83'	68.67'
C30	80.00'	46°22'16"	64.75'	N53°51'22"E	62.99'	34.26'
C31	65.00'	59°18'12"	67.28'	N60°13'56"E	64.31'	37.00'
C32	102.80'	42°11'36"	75.70'	S46°25'59"E	74.00'	39.66'

NOTES:

- The bearings shown herein are referenced to the closing call (N 00°02'48" W) along the west line of the final plat of Westmont as recorded in Cabinet A, Slide 6060 of the Plat Records of Tarrant County, Texas.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48439C0195 H, revised August 2, 1995, a portion of Lot 1X, Block F appears to lie in ZONE X SHADED (Areas of 500-year flood areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 100-year flood). All other lots appear to lie in ZONE X NON SHADED (Areas determined to be outside 500-year floodplain).
- All corners are 1/2" rebar with yellow plastic cap stamped "Goodwin & Marshall" set, unless otherwise noted.

NOTE:
A MANDATORY OWNERS MAINTENANCE ASSOCIATION WILL PROVIDE
MAINTENANCE OF PLANT MATERIAL AND GRADE ELEVATION IN ALL
PRIVATE OPEN SPACE LOTS AND LANDSCAPE EASEMENTS.

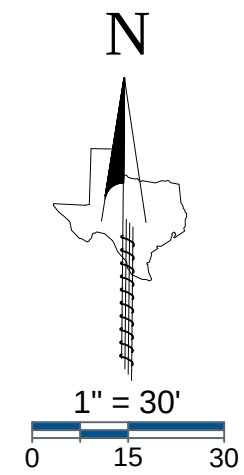
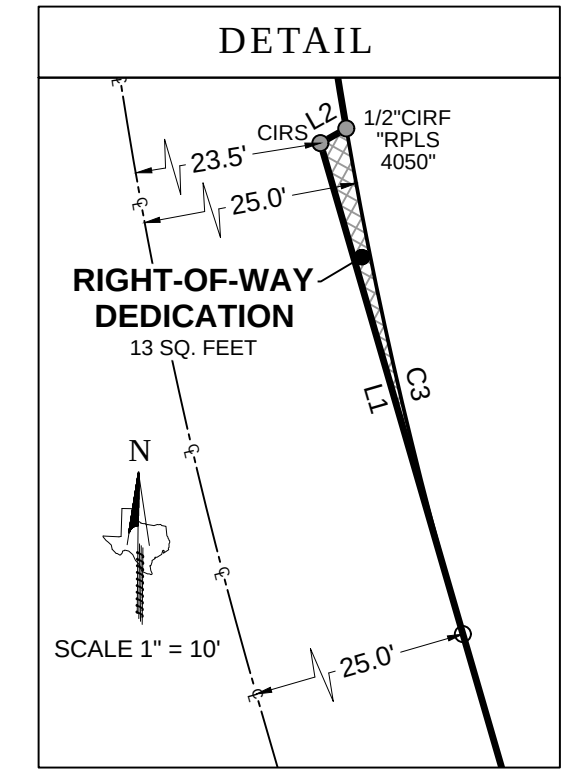
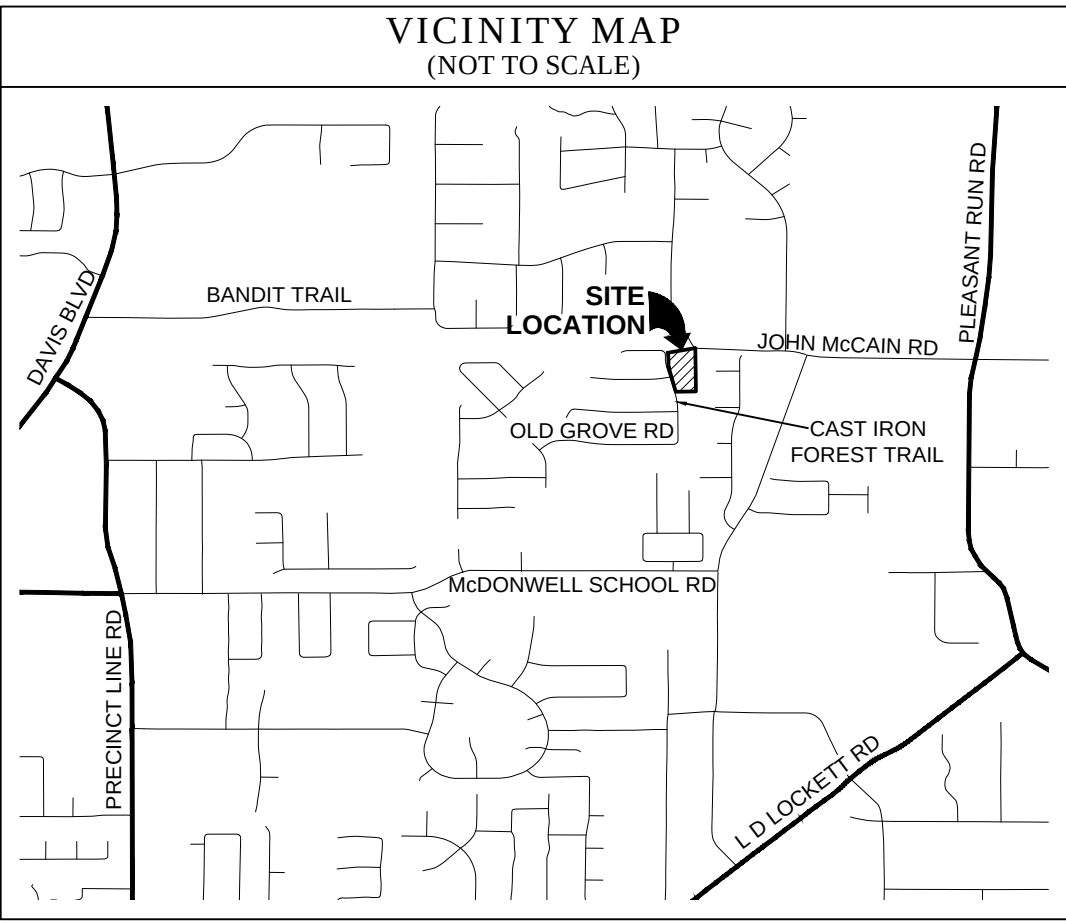
PREPARED BY:

GOODWIN & MARSHALL, INC.
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, TX 76061
Metro (817) 329-4373

OWNED/DEVELOPED BY:
BROADLAND LIMITED PARTNERSHIP
BY: THE DAVID BAGWELL COMPANY
ITS GENERAL PARTNER
8222 DOUGLAS AVENUE
SUITE 605, DALLAS, TX 75225
METRO: (817) 540-5500
FAX: (214) 368-7740

OWNED/DEVELOPED BY:
OLD GROVE LIMITED PARTNERSHIP
BY: THE DAVID BAGWELL COMPANY
ITS GENERAL PARTNER
8222 DOUGLAS AVENUE
SUITE 605, DALLAS, TX 75225
METRO: (817) 540-5500
FAX: (214) 368-7740

FINAL PLAT
OF
OLD GROVE ADDITION
BEING A REPLAT OF LOTS 45, 46 & 47, BLOCK A
OF WHITTIER HEIGHTS, PHASE I
CABINET A, SLIDE 8667
PLAT RECORDS OF TARRANT COUNTY, TEXAS
BEING
47.080 ACRES
SITUATED IN THE
D.J. BEDDO SURVEY, ABSTRACT No. 232
MARY M. FREEMAN SURVEY, ABSTRACT No. 533
WILLIAM E. CROOK SURVEY, ABSTRACT No. 295
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
71 RESIDENTIAL LOTS
4 OPEN SPACE LOTS
JUNE 2003



GENERAL NOTES

- The purpose of this plat is to reconfigure former Lots 1 & 2 of the Neidholt Addition to face Cast Iron Forest Trail instead of John McCain Road.
- This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 as shown on Map Number 48439C0095K.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
- DRAINAGE EASEMENT RESTRICTION:** No construction of filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of property affected by such construction becoming a party to the request. Where construction is permitted. All finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.
- UTILITY EASEMENTS:** Any public utility, including the City of Colleyville, shall have the right to move and keep removed all part of any building, fence, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the utility easements shown on the plat, and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said utility easement of the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- The maintenance of all drainage and utility easements located on private property are the responsibility of the owner.
- Open Space Lot 3X, Block A, to be maintained by HOA.

LEGEND

PG = PAGE
VOL = VOLUME
CAB = CABINET
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
DOC. NO. = DOCUMENT NUMBER
D.R.D.C.T. = DEED RECORDS,
DENTON COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS,
DENTON COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°10'52" W	26.62'
L2	N 60°22'47" E	1.55'
L3	S 80°18'51" W	30.68'
L4	N 27°26'57" W	30.45'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.35'	245.00'	8°44'07"	N 05°27'39" W	37.32'
C2	29.38'	75.00'	22°26'39"	N 12°19'05" W	29.19'
C3	27.04'	244.70'	6°19'50"	S 12°58'57" E	27.02'

PLANNING AND ZONING COMMISSION APPROVAL

Whereas, the Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2020 to approve this plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas, the City Council of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2020 to approve this plat.

Mayor, City of Colleyville

Attest: City Secretary

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **TOLL DALLAS TX, LLC**, is the owner of a 2.20 acre tract of land out of the D.J. Beddo Survey, Abstract Number 232, City of Colleyville, Tarrant County, Texas, being all of Lot 2X, Block E of Old Grove Addition, a subdivision of record in Cabinet A, Page 9807 of the Plat Records of Tarrant County, Texas, all of Lots 1 and 2, Block 1, and a portion of a Right-of-Way Dedication of Neidholt Addition, a subdivision of record in Volume 388-123, Page 64 of said Plat Records, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found in the East Right-of-Way line of Cast Iron Forest Road (Variable Width R.O.W.) being the Northwest corner of Lot 16, Block A of Old Grove Addition, also being the Southwest corner of Lot 1, Block 1 of Neidholt Addition;

THENCE, N16°10'52"W, along the East Right-of-Way line of Cast Iron Forest Road being the West line of Lot 1, Block 1 of Neidholt Addition in part, also being the West line of the Right-of-Way Dedication of Neidholt Addition a distance of 248.30 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of the Right-of-Way Dedication of Neidholt Addition;

THENCE, N60°22'47"E, along the East Right-of-Way line of Cast Iron Forest Road being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 1.55 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 4050" found at the Southwest corner of Lot 2X, Block E of Old Grove Addition, also being the beginning of a non-tangent curve to the right;

THENCE, leaving the North line of the Right-of-Way dedication of Neidholt Addition along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the right, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.19 feet, a delta angle of 22°26'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition;

THENCE, N01°05'15"W, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, a distance of 71.04 feet to a 1/2" iron rod at the beginning of a non-tangent curve to the left;

THENCE, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the left, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.19 feet, a delta angle of 22°26'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition;

THENCE, N80°18'50"E, along the South line of Lot 1, Block E of Old Grove Addition being the North line of Lot 2X, Block E of Old Grove Addition, a distance of 267.95 feet to a 1/2" iron rod found in the Southwest Right-of-Way line of John McCain Road (Variable Width Right-of-Way) being the Southeast corner of Lot 1, Block E of Old Grove Addition, also being the East corner of Lot 2X, Block E of Old Grove Addition, also being a point in the North line of the Right-of-Way Dedication of Neidholt Addition;

THENCE, S85°34'15"E, along the Southwest Right-of-Way line of John McCain Road, being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 2.63 feet to a 1/2" iron rod with green cap stamped "EAGLE SURVEYING" set at the Northeast corner hereof;

THENCE, S00°51'07"E, leaving the South Right-of-Way line of John McCain Road, over and across the Right-of-Way dedication of Neidholt Addition in part, passing the Northwest corner of Lot 3, Block 1 of Neidholt Addition, being the Northeast corner of Lot 2, Block 1 of Neidholt Addition, continuing along the West line of Lot 3, Block 1 of Neidholt Addition, being the East line of Lot 2, Block 1 of Neidholt Addition, a distance of 417.47 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Lot 17X, Block A of Old Grove Addition being the Southwest corner of Lot 3, Block 1 of Neidholt Addition, also being the Southeast corner of Lot 2, Block 1 of Neidholt Addition;

THENCE, S89°00'13"W, along the South lines of Lots 2 and 1, Block 1 of Neidholt Addition, being the North line of Lot 17X, Block A of Old Grove Addition in part, also being the North line of Lot 16, Block A of Old Grove Addition in part, a distance of 194.02 feet to the **POINT OF BEGINNING** and containing an area of 2.20 Acres, or (95815 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **TOLL DALLAS TX, LLC**, does hereby adopt this plat, designating herein described property as **OLD GROVE ADDITION, PHASE II** an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

OWNER: **TOLL DALLAS TX, LLC**, a Texas limited liability company

BY: _____
Authorized Agent Date

NAME: _____
Print name

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2020.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Colleyville, Tarrant County, 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

Matthew Raabe, R.P.L.S. # 6402

Date

REPLAT OLD GROVE ADDITION, PHASE II LOTS 1-3X, BLOCK 1 2.20 ACRES

A REPLAT OF LOTS 1 & 2, BLOCK 1 OF NEIDHOLT ADDITION
RECORDED IN VOLUME 388-123, PAGE 64, P.R.T.C.T.
AND LOT 2X, BLOCK E OF OLD GROVE ADDITION
RECORDED IN CABINET A, PAGE 9807, P.R.T.C.T.,
D.J. BEDDO SURVEY, ABSTRACT NO. 232,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Project	1912.003-01		EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	08/17/2020		
Drafter	TAR		

SURVEYOR
Eagle Surveying, LLC
210 S. Elm Street, Suite 104
Denton, TX 76201
(940) 222-3009

ENGINEER
Pape-Dawson Engineers, Inc.
One Ridgmar Centre
6500 West Fwy, Suite 700
Fort Worth, TX 76116
(817) 870-3668

OWNER
Toll Dallas TX, LLC
2557 Grapevine Parkway, Suite 100
Grapevine, TX 76051
(817) 329-8770

RESOLUTION R-21-4574

**A RESOLUTION APPROVING ABANDONMENT
OF A 15 FOOT RIGHT-OF-WAY**

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

Sec. 1. THAT the abandonment of a 15 foot right-of-way on Lots 1 & 2, Block 1, of the Neidholt Addition, and associated with a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition on approximately 2.20 acres as shown and described per the attached as Exhibits "A" & "B", is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 23rd DAY OF MARCH 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

REPLAT
OLD GROVE ADDITION, PHASE II
LOTS 1-3X, BLOCK 1
2.20 ACRES



Exhibit "B" – Statement of Planning Objectives

Toll Brothers LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

November 09, 2020

City of Colleyville
c/o Ben Bryner, AICP
100 Main Street
Colleyville, Texas 76034

VIA ELECTRONIC MAIL DELIVERY

Re: Old Grove Phase 2 – Statement of Planning Objectives

Ben:

Below is the Statement of Planning Objectives concerning the plat submission for the replat.

What is clear from a review of the old Niedholt Plat is the right of way dedication did not and does not meet the current standards found in the City of Colleyville Land Development Code (i.e. standard right-of-way width, intersection separation, etc.), Tarrant County Central Appraisal District continues to assess property taxes for the property to Toll Dallas TX, LLC, and no public improvements were constructed in the right-of-way.

According to the City Attorney, staff has reviewed city files and found no indication that the City did or did not formally accept the right-of-way following its dedication for the road easement in the original 1978 plat. There is also no evidence of the City abandoning the ROW since dedication.

Based on the foregoing, and that the right of way dedication in question was by way of the Niedhold Addition final plat (Volume 388-123, Page 64), the proper means of addressing the removal of the platted right of way is to replat Lots 1 and 2, Block 1 of the Neidholt Addition and Lot 2X, Block E of the Old Grove Addition (Cabinet A, Page 9807). The proposed replat of Old Grove Addition Phase II, which will remained tabled on the agenda this evening, addresses this issue and is consistent with the zoning (Ordinance O-04-1475) and in conformance with the current City of Colleyville Land Development Code.

If you have questions or require additional information, please do not hesitate to contact me directly by email at mboswell@tollbrothers.com or by mobile at (972) 672-5228.

Sincerely and respectfully,



Mike Boswell
Toll Brothers



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7b

Agenda Date 4/6/2021

Number Resolution R-21-4575

Type Resolution

Department Community Development

Title

Consideration of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case PC20-006

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

Matt Maly, the applicant, requests approval of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition on approximately 2.20 acres, located at 105 & 103 John McCain Road and 7189 Cast Iron Forest Trail. The applicant proposes to combine and redevelop 2 lots, an old right-of-way area, and an open space lot into 2 single-family residential lots and an open space lot. The old right-of-way area is requested to be abandoned separately.

Existing Conditions/Background: The subject property is currently zoned PUD-R Planned Unit Development – Residential district and is a combination of Lots 1 & 2, Block 1, Neidholt Addition, an old right-of-way area, and Lot 2X, Block E, Old Grove Addition. The property is generally located east of Cast Iron Forest Trail and southwest of John McCain Road as it turns north. The property is currently undeveloped. The plat up for consideration proposes to combine and redevelop the property for future residential development on two lots and an open space lot.

Lot Dimensions and Setbacks:

Per Ordinance O-04-1475, Lot Requirements and Setbacks, the PUD zoning regulations require the following standards:

Minimum Lot Area: 13,000 square feet

Average Lot Area: 16,000 square feet

Minimum Lot Width: 90 feet

Minimum Lot Depth: 120 feet

Minimum Front Yard Setback: 25 feet

Minimum Side Yard Setbacks: 10 feet

Minimum Rear Yard Setback: 25 feet

As submitted, the proposed plat meets all of the requirements of the PUD-R zoning and the Land Development Code.

Surrounding Development: The properties to the north, south, and west are zoned PUD-R Planned Unit Development – Residential district and primarily developed with single family homes. The property to the east is zoned R-30 Single Family Residential district and developed with a single family home. There is a large retention/detention pond adjacent to the south.

Analysis: The property is located at the northeast side of the Old Grove neighborhood. The PUD-R zoning approved in 2004 originally planned for four lots. The proposal has reduced the lot number to two lots for single family residential development.

The proposed Replat also includes a small open space lot adjacent to an existing Emergency Access Easement and drive lane.

Finally, an old right-of-way area is currently unused with no improvements existing. The applicant has requested that the right-of-way area be abandoned. This request is reviewed by the City Council and is scheduled on the same agenda as this plat item.

DRC Comments-Drainage and Engineering: The current drainage does not meet City of Colleyville standards. The proposed design reroutes storm water onto drainage easements where it never previously flowed through and was not designed to convey. The proposed improvement does not analyze existing flows within those drainage easements and therefore is not sized correctly. The proposed improvements would also be built in part over an existing City of Colleyville improved underground storm drain system, thereby making maintenance on said system impossible without having to remove the proposed improvements. Any proposed improvements must provide access to the existing underground system or upgrade the underground system.

Engineering Comments per September 4, 2020 DRC Submittal:

The supporting drainage documents from Westmont (September 2000) and Old Grove (March 2004) do not prove the existence of the channel section "C" between lots 101 John McCain and 203 Colden Court. In the construction of Westmont (2000), I agree

that the plans show the channel section "C" with a capacity of 54.4 CFS. However when the same developer came in and developed Old Grove 2004, they piped the water underground that the channel was designed to convey. The underground system was installed in the same location as the channel. The 2004 plans didn't require the re-establishment of the channel. Therefore, it is very likely that the channel no longer exists or has a reduced capacity. LIDAR topography does not support it conclusively nor does the later plan set. If they intend to use the channels from Westmont (2000), they will need to show that the channel still exists or provide construction plans for its reinstallation. Also at the bend of their system to the north, they need to show how their design doesn't impede the additional flow shown in the Westmont 2000 flow in channel section "B" from the south which may or may not exist as well.

Currently the plans are still incomplete due to the assumptions that are being made.

Engineering Comments per October 12, 2020 DRC Submittal:

The grading and drainage plans substantially conform with the requirements of the Land Development Code (LDC). As this is a small 2 parcel plat the increase in runoff is relatively small and easily accommodated through their design and detention pond.

Their design reroutes the discharge onto Old Grove Addition Block A Lot 17X open space which is an HOA maintained Common Space Lot, which was platted in its entirety as a drainage easement. Does this designation as a drainage easement allow adjacent developers to reroute water onto this property at their discretion? This property never previously received this flow. The existing topography and natural drainage had the water crossing property at 101 John McCain Rd. Staff needs a legal interpretation of Texas Water Code 11.086.

Public works had also requested an additional Access Easement across the northern edge Lot 3X in consideration for the right-of-way abandonment of right-of-way dedication vol. 388-123, PG 64 P.R.T.C.T requested on Lots 1 and 3X. Although there is an existing 29' Trail Easement at the northeast corner of these lots, to facilitate construction due to grade issues on the south side of Old Grove Addition Block E lot 1 the City has requested an additional 10' Access easement across the north edge of Lot 3X.

Finally of consideration, these lots have come before Planning and Zoning and City Council for consideration in the past. Although the first statement is based on the LDC, the legal issues and the will of Planning and Zoning and City Council from those previous meetings need to be reviewed by those bodies relative to the drainage design prior to re-platting.

Engineering Comments per November 16, 2020 DRC Submittal

The Development Review Committee offers the following comments specific to

Drainage/Engineering:

1. There are no comments regarding the ROW abandonment.
2. There are concerns with the existing plan for drainage at this time. There is an underground storm pipe that exists along the western property line of 203 Colden Ct. At minimum, this needs to be maintained. The following scenario is expected (with appropriate engineering data):
 1. Redesign & upsize the current underground storm drain pipe to accommodate the additional flow of the two proposed lots. With the upsizing of the pipe, evaluate the possibility of routing the flow from the two proposed lots to the existing pond. If possible, this potentially would satisfy citizen and Council concerns.
 2. If the pond does not allow for accepting the additional water, the water is then expected to be taken underground prior to the location where the flow leaves the HOA property onto the 203 Colden Ct. drainage easement.

Although a drainage easement exists on the lot addressed as 203 Colden Ct., this drainage easement was put into place in 2000 when Westmont Subdivision was built and the property to the west, now Old Grove Subdivision, was undeveloped. In 2004 the same developer came in developing Old Gove and moved the water in the drainage easement underground. Although a small amount of the original 54.4 CFS coming off Old Grove still flows overland and causes issues at 203 Colden Ct., the overland flow was greatly reduced. The property owner's home was completed in 2014. Therefore they have never seen or been accustomed to the proposed overland flows in this drainage easement. Since the majority of the flow in this easement has been underground for the past 16 or so years, I believe that the flows for 103 and 105 John McCain should respect that precedent and also be taken underground at the location where the flow leaves the HOA property onto the 203 Colden Ct. drainage easement.

Although the drainage flow has been reduced to the pre-developed rate, it has, however, been concentrated further south than pre-developed flows. And some of the over land flowed onto 202 Colden Ct. before flowing south back to the inlet at the north west corner of 203 Colden Ct. This reroute of water in the associated drainage flume represent an adverse displacement on the owners of 203 Colden Ct.

The current underground storm drain pipe that connects the Old Grove HOA Pond to the Colden Ct. storm drain is at capacity and would require redesign and upsizing to accommodate the additional flow. For this reason, routing the flow through the HOA pond may not be practical. However, if the underground pipe was upsized it might allow the flow to be routed through the pond. I have had discussions with some of the engineers involved and City Council members. The engineers have claimed that the pond system is undersized. I have not seen their calculations and therefore have not

reviewed the calculations to prove or disprove that contention. Until I can review these calculations, we are just taking them at their word. I also have heard that City Council wants this storm water routed through the existing pond system. I feel I need to review all possible solutions before I can make further recommendations.

Fees: Park Land Dedication fees are required in the amount of \$1,802 per residential lot. Park Land Dedication fees are due prior to filing the plat for record. Impact Fees are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit.

Tree Preservation: Any subdivision of the subject property must comply with Chapter 5 (Tree Preservation) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

Public Notification: Staff mailed notices to all property owners within 500 feet of the subject property. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. The City has received three letters of opposition by adjacent property owners.

Staff Recommendation: Staff recommends denial. The proposed Replat does not meet the technical requirements of the Land Development Code.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended denial of the Replat at their December 14, 2020 meeting by a vote of 4-0.

Financial Impact

There is no financial impact to the City.

Recommendation

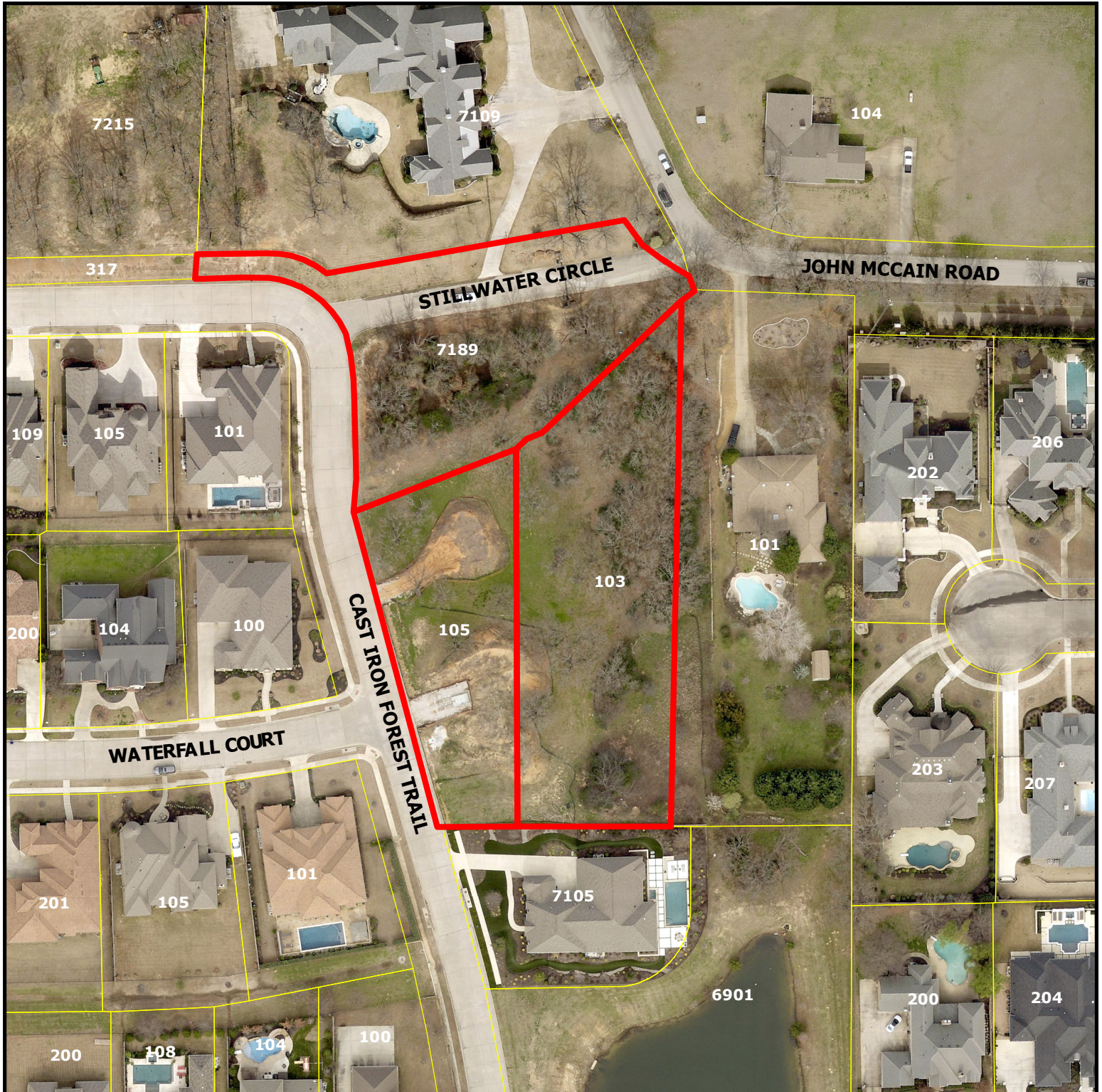
Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Grading Plan with Aerial
6. Civil Plans

7. Tree Mitigation Plans
8. Notification Map
9. Notification List
10. Property Owner Notification
11. Letters of Opposition
12. Resolution R-21-4575

Aerial Map



PC20-006

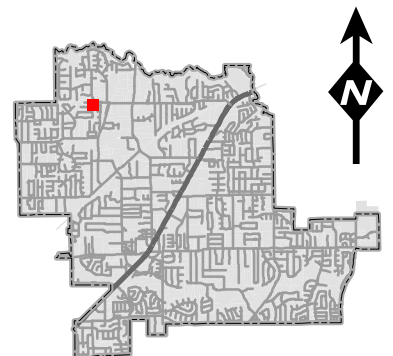
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest
Trl**

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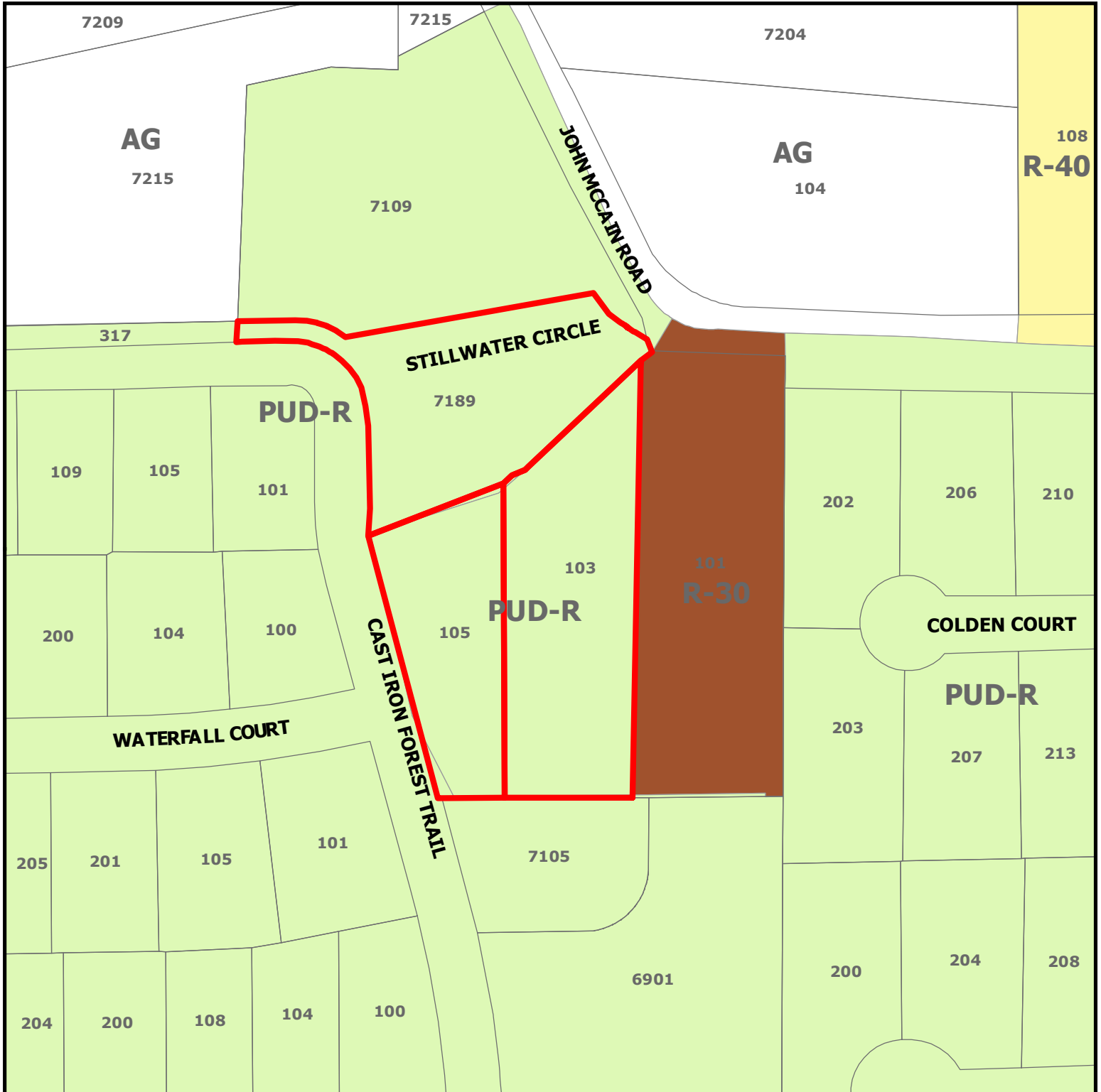
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Subject Property



Zoning Map



PC20-006

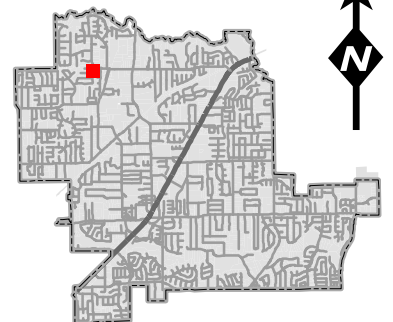
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

DISCLAIMER:

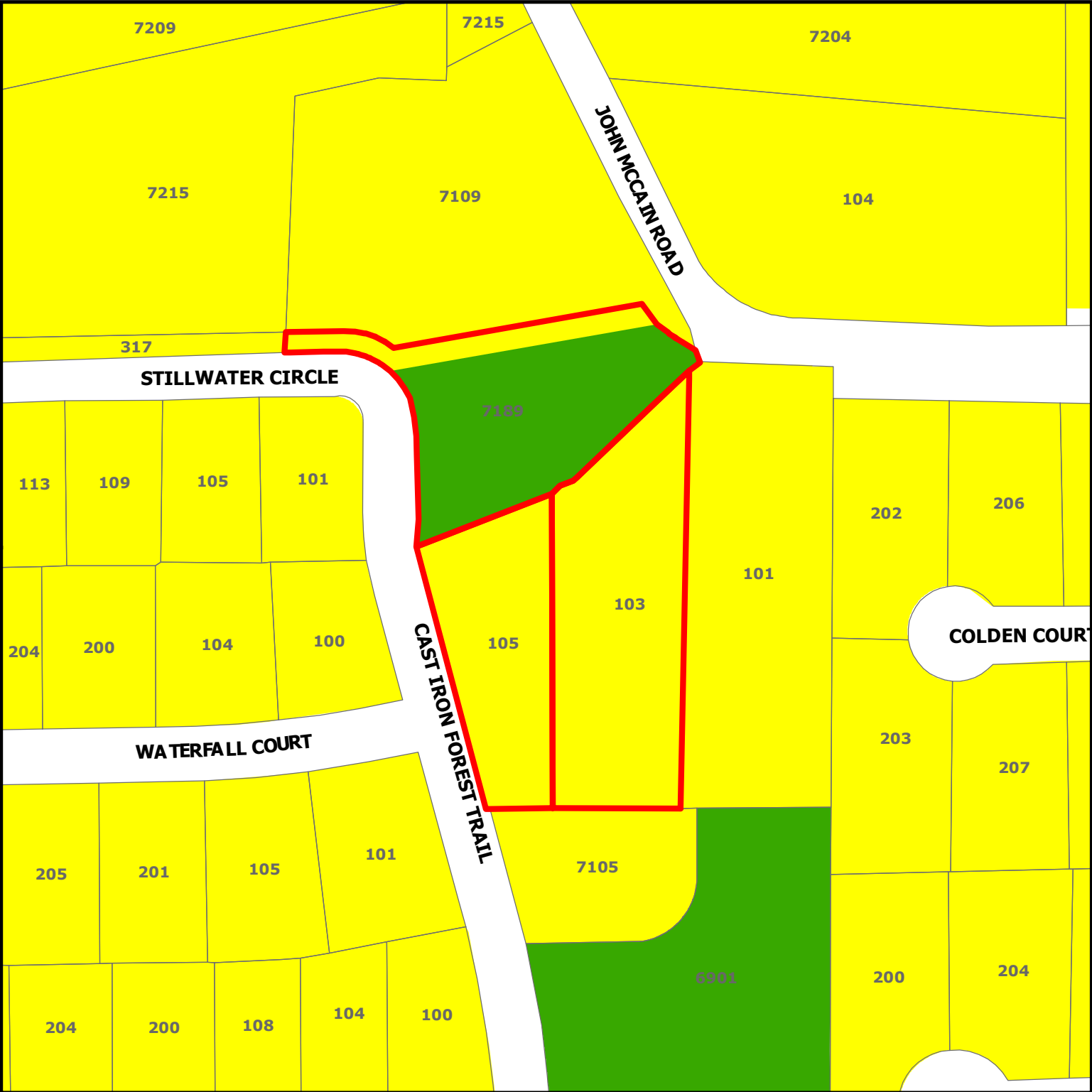
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Subject Property



Future Land Use Map

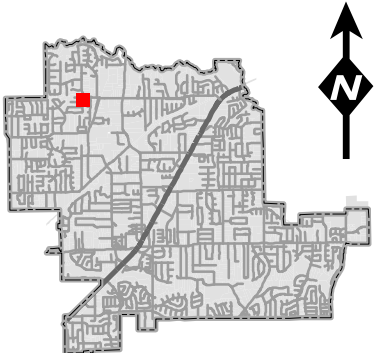


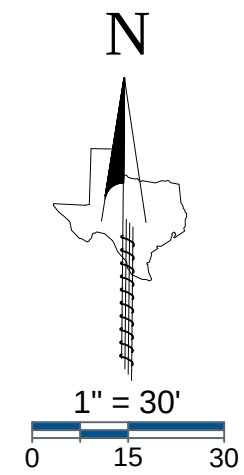
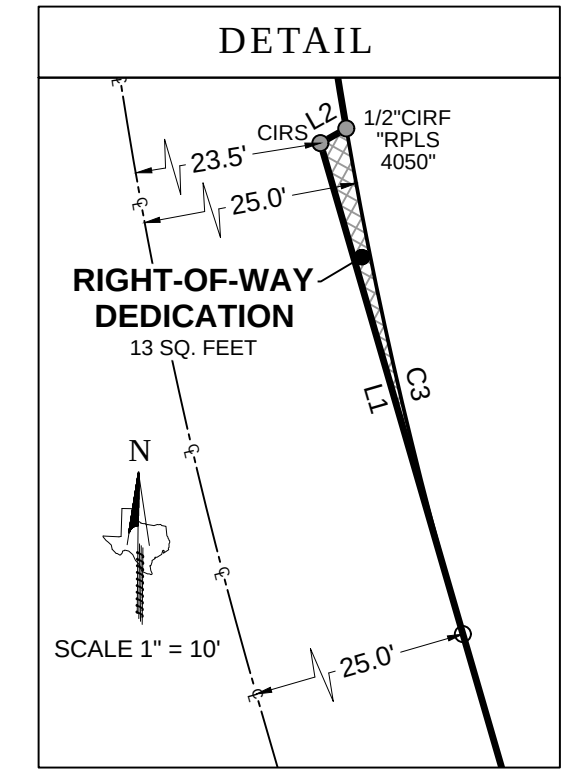
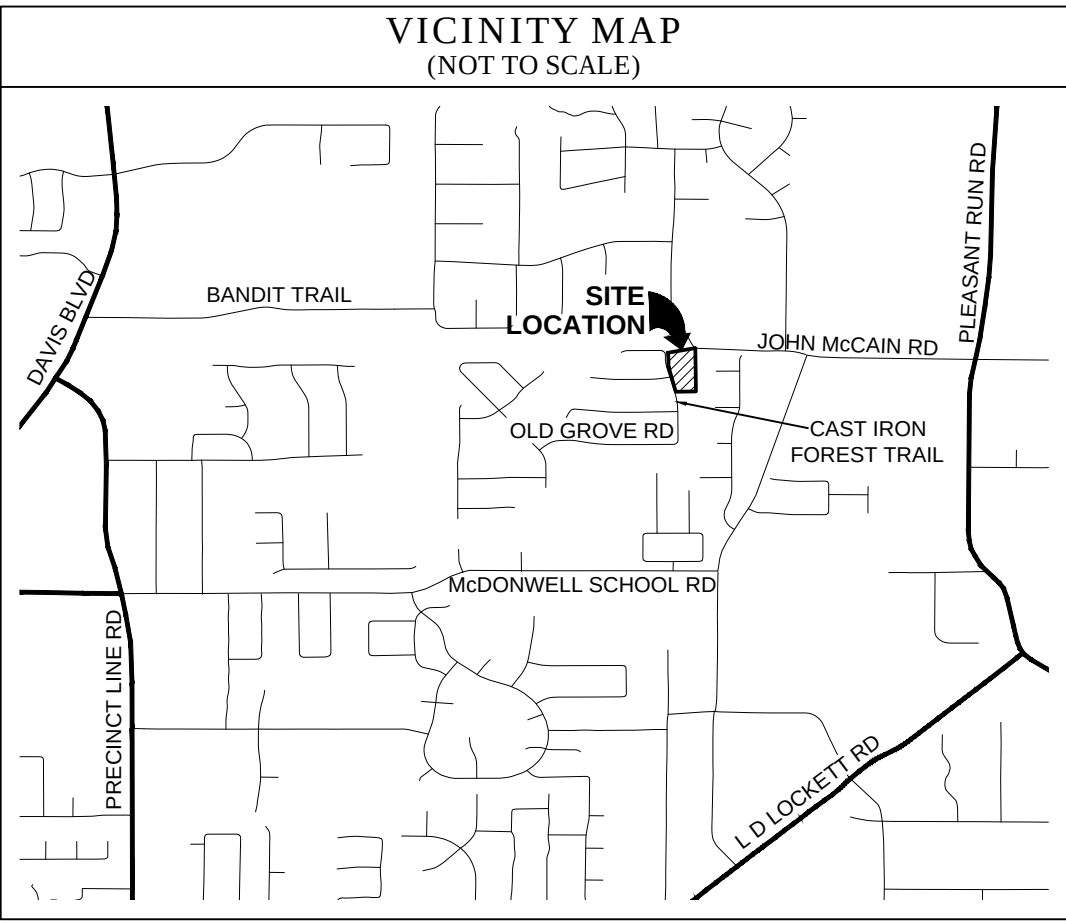
PC20-006

**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

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-  Subject Property
-  Residential
-  Open Space; Parks





GENERAL NOTES

- The purpose of this plat is to reconfigure former Lots 1 & 2 of the Neidholt Addition to face Cast Iron Forest Trail instead of John McCain Road.
- This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 as shown on Map Number 48439C0095K.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
- DRAINAGE EASEMENT RESTRICTION:** No construction of filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of property affected by such construction becoming a party to the request. Where construction is permitted. All finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.
- UTILITY EASEMENTS:** Any public utility, including the City of Colleyville, shall have the right to move and keep removed all part of any building, fence, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the utility easements shown on the plat, and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said utility easement of the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- The maintenance of all drainage and utility easements located on private property are the responsibility of the owner.
- Open Space Lot 3X, Block A, to be maintained by HOA.

LEGEND

PG = PAGE
VOL = VOLUME
CAB = CABINET
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
DOC. NO. = DOCUMENT NUMBER
D.R.D.C.T. = DEED RECORDS,
DENTON COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS,
DENTON COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°10'52" W	26.62'
L2	N 60°22'47" E	1.55'
L3	S 80°18'51" W	30.68'
L4	N 27°26'57" W	30.45'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.35'	245.00'	8°44'07"	N 05°27'39" W	37.32'
C2	29.38'	75.00'	22°26'39"	N 12°19'05" W	29.19'
C3	27.04'	244.70'	6°19'50"	S 12°58'57" E	27.02'

PLANNING AND ZONING COMMISSION APPROVAL

Whereas, the Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2020 to approve this plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas, the City Council of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2020 to approve this plat.

Mayor, City of Colleyville

Attest: City Secretary

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **TOLL DALLAS TX, LLC**, is the owner of a 2.20 acre tract of land out of the D.J. Beddo Survey, Abstract Number 232, City of Colleyville, Tarrant County, Texas, being all of Lot 2X, Block E of Old Grove Addition, a subdivision of record in Cabinet A, Page 9807 of the Plat Records of Tarrant County, Texas, all of Lots 1 and 2, Block 1, and a portion of a Right-of-Way Dedication of Neidholt Addition, a subdivision of record in Volume 388-123, Page 64 of said Plat Records, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found in the East Right-of-Way line of Cast Iron Forest Road (Variable Width R.O.W.) being the Northwest corner of Lot 16, Block A of Old Grove Addition, also being the Southwest corner of Lot 1, Block 1 of Neidholt Addition;

THENCE, N16°10'52"W, along the East Right-of-Way line of Cast Iron Forest Road being the West line of Lot 1, Block 1 of Neidholt Addition in part, also being the West line of the Right-of-Way Dedication of Neidholt Addition a distance of 248.30 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of the Right-of-Way Dedication of Neidholt Addition;

THENCE, N60°22'47"E, along the East Right-of-Way line of Cast Iron Forest Road being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 1.55 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 4050" found at the Southwest corner of Lot 2X, Block E of Old Grove Addition, also being the beginning of a non-tangent curve to the right;

THENCE, leaving the North line of the Right-of-Way dedication of Neidholt Addition along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the right, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.19 feet, a delta angle of 22°26'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition;

THENCE, N01°05'15"W, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, a distance of 71.04 feet to a 1/2" iron rod at the beginning of a non-tangent curve to the left;

THENCE, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the left, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.19 feet, a delta angle of 22°26'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition;

THENCE, N80°18'50"E, along the South line of Lot 1, Block E of Old Grove Addition being the North line of Lot 2X, Block E of Old Grove Addition, a distance of 267.95 feet to a 1/2" iron rod found in the Southwest Right-of-Way line of John McCain Road (Variable Width Right-of-Way) being the Southeast corner of Lot 1, Block E of Old Grove Addition, also being the East corner of Lot 2X, Block E of Old Grove Addition, also being a point in the North line of the Right-of-Way Dedication of Neidholt Addition;

THENCE, S85°34'15"E, along the Southwest Right-of-Way line of John McCain Road, being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 2.63 feet to a 1/2" iron rod with green cap stamped "EAGLE SURVEYING" set at the Northeast corner hereof;

THENCE, S00°51'07"E, leaving the South Right-of-Way line of John McCain Road, over and across the Right-of-Way dedication of Neidholt Addition in part, passing the Northwest corner of Lot 3, Block 1 of Neidholt Addition, being the Northeast corner of Lot 2, Block 1 of Neidholt Addition, continuing along the West line of Lot 3, Block 1 of Neidholt Addition, being the East line of Lot 2, Block 1 of Neidholt Addition, a distance of 417.47 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Lot 17X, Block A of Old Grove Addition being the Southwest corner of Lot 3, Block 1 of Neidholt Addition, also being the Southeast corner of Lot 2, Block 1 of Neidholt Addition;

THENCE, S89°00'13"W, along the South lines of Lots 2 and 1, Block 1 of Neidholt Addition, being the North line of Lot 17X, Block A of Old Grove Addition in part, also being the North line of Lot 16, Block A of Old Grove Addition in part, a distance of 194.02 feet to the **POINT OF BEGINNING** and containing an area of 2.20 Acres, or (95815 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **TOLL DALLAS TX, LLC**, does hereby adopt this plat, designating herein described property as **OLD GROVE ADDITION, PHASE II** an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

OWNER: **TOLL DALLAS TX, LLC**, a Texas limited liability company

BY: _____
Authorized Agent Date

NAME: _____
Print name

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2020.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Colleyville, Tarrant County, 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

Matthew Raabe, R.P.L.S. # 6402

Date

REPLAT OLD GROVE ADDITION, PHASE II LOTS 1-3X, BLOCK 1 2.20 ACRES

A REPLAT OF LOTS 1 & 2, BLOCK 1 OF NEIDHOLT ADDITION
RECORDED IN VOLUME 388-123, PAGE 64, P.R.T.C.T.
AND LOT 2X, BLOCK E OF OLD GROVE ADDITION
RECORDED IN CABINET A, PAGE 9807, P.R.T.C.T.,
D.J. BEDDO SURVEY, ABSTRACT NO. 232,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Project

1912.003-01

Date

08/17/2020

Drafter

TAR



EAGLE SURVEYING, LLC

210 S. Elm Street, Suite: 104

Denton, TX 76201

(940) 222-3009

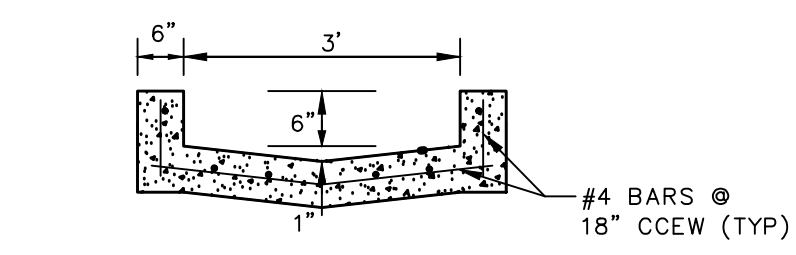
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
210 S. Elm Street, Suite 104
Denton, TX 76201
(940) 222-3009

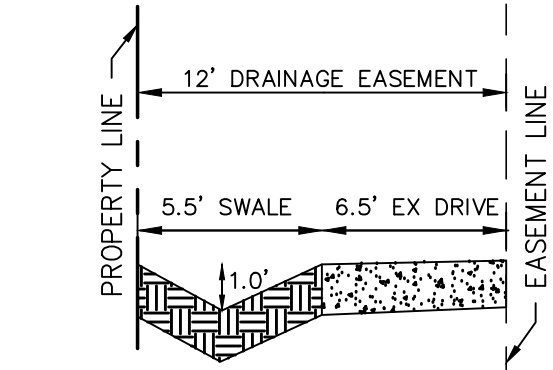
ENGINEER
Pape-Dawson Engineers, Inc.
One Ridgmar Centre
6500 West Fwy, Suite 700
Fort Worth, TX 76116
(817) 870-3668

OWNER
Toll Dallas TX, LLC
2557 Grapevine Parkway, Suite 100
Grapevine, TX 76051
(817) 329-8770

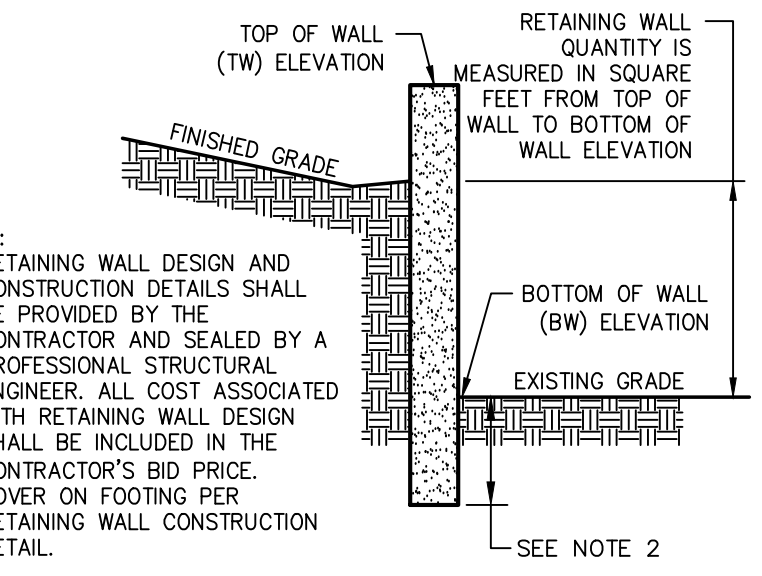
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FLUME DETAIL (SECTION A-A)
NOT-TO-SCALE



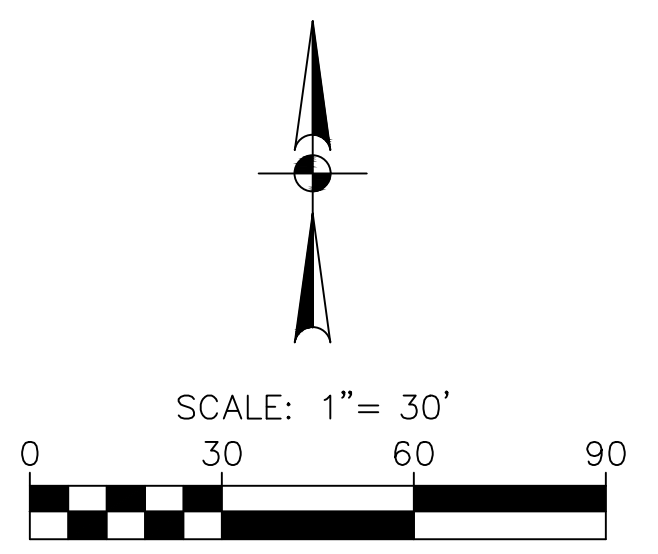
EARTHEN SWALE DETAIL (SECTION C-C)
NOT-TO-SCALE



RETAINING WALL GRADING DETAIL
NOT-TO-SCALE

UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- FLOW ARROW
- FINISHED PAD
- FLOW LINE
- TOP OF WALL
- BOTTOM OF WALL
- SWALE FLOW LINE
- PROPOSED RETAINING WALL

GRADING NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
- WALL INFORMATION SHOWN ON PLANS IS TO BE USED FOR HEIGHT AND LOCATION PURPOSES ONLY. ACTUAL WALL AND SLOPE STABILITY DESIGN BY OTHERS. ALL CONSTRUCTION ON SLOPES EXCEEDING 4:1 SHALL REQUIRE GEOTECHNICAL DESIGN FOR SLOPE AND SOIL STABILITY.
- *ALL CLAY SOIL USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95% AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698. THE COMPACTED MOISTURE CONTENT OF THE CLAYS DURING PLACEMENT SHOULD BE AT LEAST OPTIMUM AND NOT EXCEEDING FIVE (5) PERCENTAGE POINTS ABOVE OPTIMUM.
- *LIMESTONE OR OTHER ROCK-LIKE MATERIALS USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698/ THE COMPACTED MOISTURE CONTENT DURING PLACEMENT SHOULD BE WITHIN PLUS OR MINUS THREE (3) PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. NO ROCK LARGER THAN SIX INCHES IN ITS GREATEST DIMENSION SHALL BE USED IN FILL WHEN THE FILL IS PLACED UNDER PADS, STREETS OR ANY OTHER AREAS THAT WILL HAVE ANY TYPE OF STRUCTURES.
- COMPACTION SHOULD BE ACCOMPLISHED BY PLACING THE FILL IN SIX INCH THICK LOOSE LIFTS AND COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. PARTICLE SIZES USED IN FILL SHALL BE LESS THAN SIX (6) INCHES DIAMETER.
- GRADING CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OFF-SITE OF ALL EXCAVATED AND CLEARED MATERIAL, WHICH SOILS LAB DECLARES UNSUITABLE FOR USE ON-SITE.
- CONTRACTOR TO SLOPE THE ADJACENT GROUND AWAY FROM BUILDING PAD TO ACHIEVE POSITIVE SURFACE DRAINAGE.
- INITIAL SITE GRADING SHALL BE COMPLETED TO A TOLERANCE OF PLUS OR MINUS ONE TENTH OF ONE FOOT IN STREETS AND PLUS OR MINUS THREE TENTHS OF ONE FOOT FOR THE BUILDING PADS. FINAL BUILDING PAD GRADING, TO BE DONE UPON COMPLETION OF PAVING AND UTILITY FACILITIES, SHALL BE PROVIDED TO A TOLERANCE OF PLUS OR MINUS TWO TENTHS OF ONE FOOT AT ALL FOUR CORNERS AND CENTER OF BUILDING PAD, IN ALL SWALES, AND LOT CORNERS.
- CONTRACTOR SHALL REPLACE ANY EROSION CONTROL MATERIALS AT THE END OF EACH WORK DAY IF SAID MATERIALS WERE REMOVED DURING THE DAY FOR EASE OF CONSTRUCTION OR ACCESS.
- NO PART OF ANY RETAINING WALL SHALL BE WITHIN CITY RIGHT-OF-WAY, OR CITY PROPERTY (I.E. PARK) INCLUDING FOOTING.
- REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY SAM ENGINEERING AND TESTING, L.P., PROJECT NO. 141GXK12, DATED AUGUST 21, 2012 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.
- * APPLIES TO ALL AREAS OUTSIDE OF PUBLIC R.O.W. ONLY. REFER TO PAVING GENERAL CONSTRUCTION NOTES FOR DENSITY/MOISTURE REQUIREMENTS IN R.O.W.

DATE

REVISION

NO.

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW L. MALY, P.E. #120494 OCTOBER 12, 2020. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

PAPE-DAWSON ENGINEERS

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FW, STE 700 | FORT WORTH, TX 76116 | 817.970.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION 4470

OLD GROVE - GRADING AND DRAINAGE

SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL

COLLEYVILLE, TEXAS

GRADING PLAN

JOB NO. 61233-01

DESIGNED MLM

DRAWN MLM

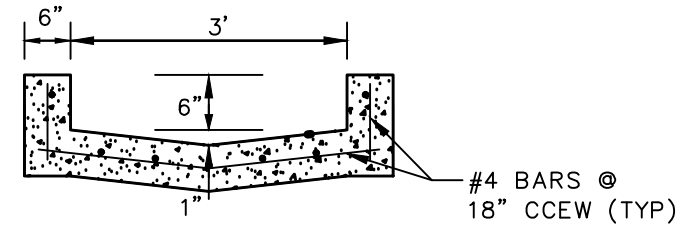
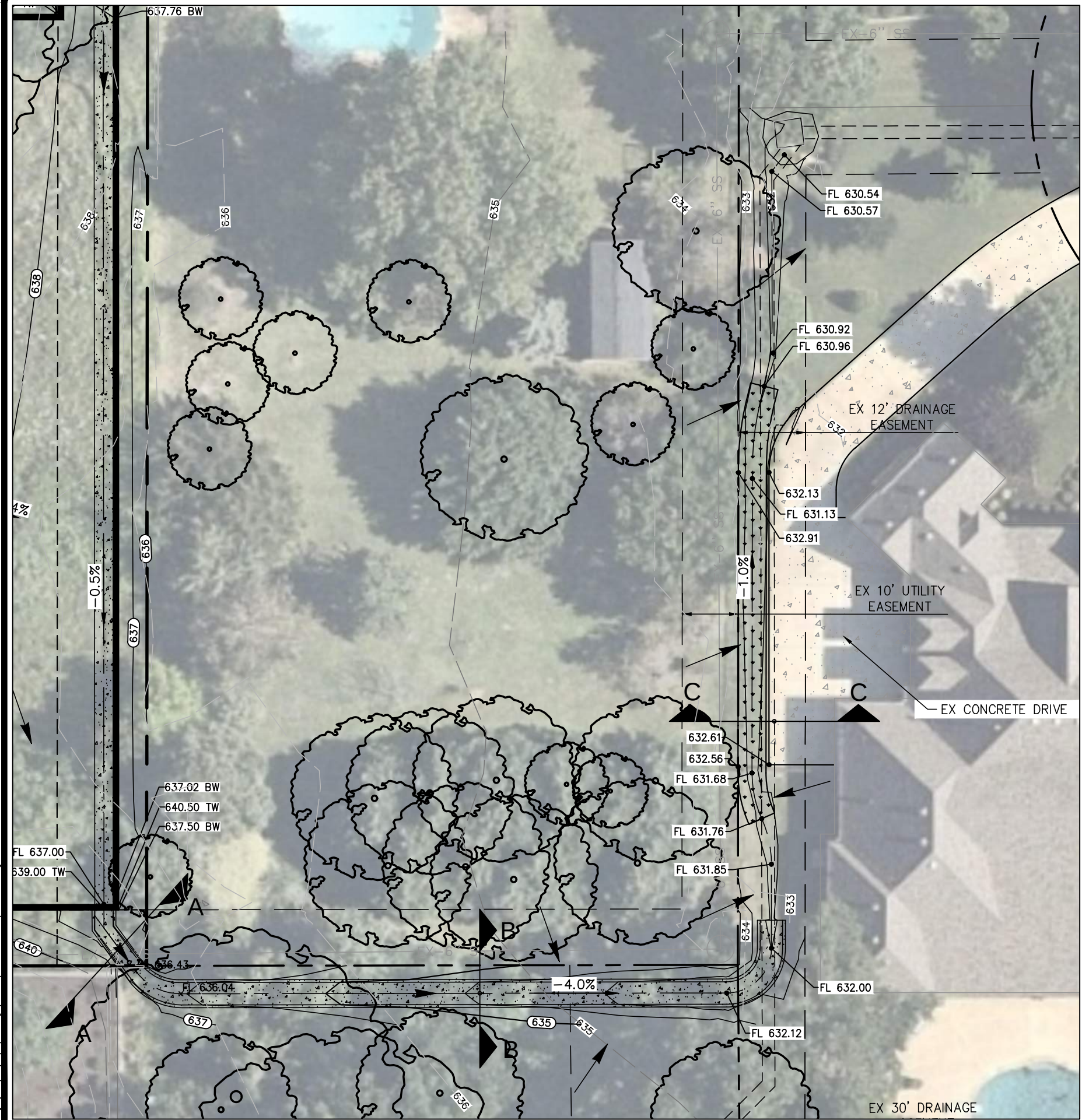
CHECKED CB

DATE OCTOBER 2020

SHEET C4.0

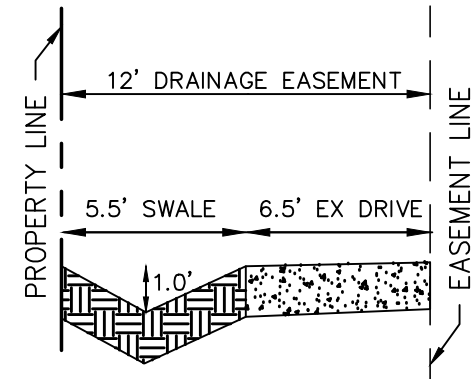
CONSTRUCTION DOCUMENTS

Date: Oct 12, 2020, 7:30am User: ID: mmody
File: S:\projects\61233\33\01\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\GR-6123301.dwg



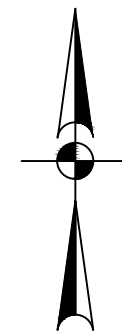
ALL CONCRETE UTILIZED SHALL HAVE A MINIMUM
COMPRESSIVE STRENGTH 4,000 PSI AT 28 DAYS
VERIFIED BY TESTING LABORATORY

FLUME DETAIL (SECTION A-A)
NOT-TO-SCALE



EARTHEN SWALE TO BE CONSTRUCTED WITH
LONGITUDINAL SLOPE OF 1% (MINIMUM) AND 4H:1V
SIDE SLOPE. SWALE ADJACENT TO EXISTING DRIVE
SHALL INSTALL GRASS-CRETE WHERE SIDE SLOPES
ARE 2H:1V (MAXIMUM).

EARTHEN SWALE DETAIL (SECTION C-C)
NOT-TO-SCALE



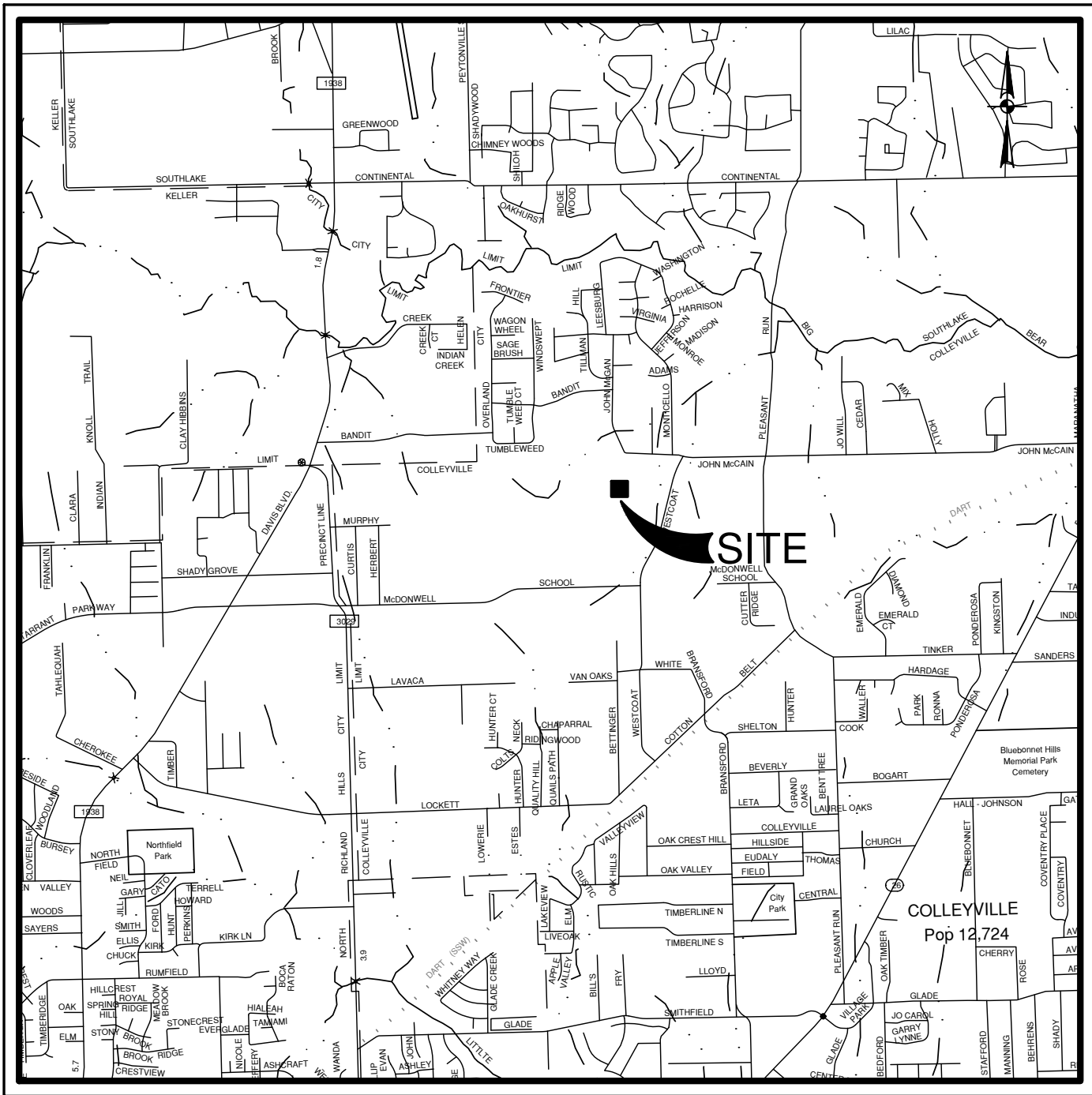
SCALE: 1" = 20'



OLD GROVE - GRADING AND DRAINAGE

COLLEYVILLE, TARRANT COUNTY, TEXAS

CIVIL CONSTRUCTION PLANS



LOCATION MAP
NOT-TO-SCALE

TOLL DALLAS TX, LLC
2555 SW GRAPEVINE PKWY, STE 100
GRAPEVINE, TEXAS 76051

OCTOBER 2020

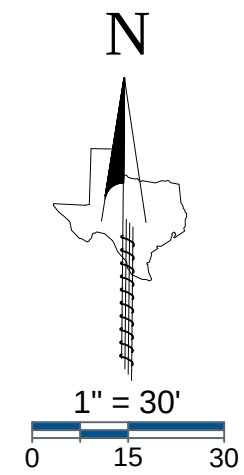
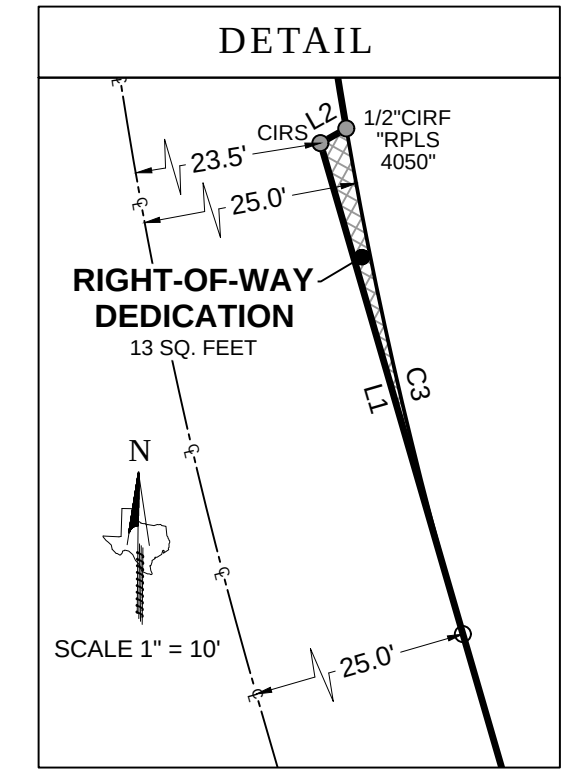
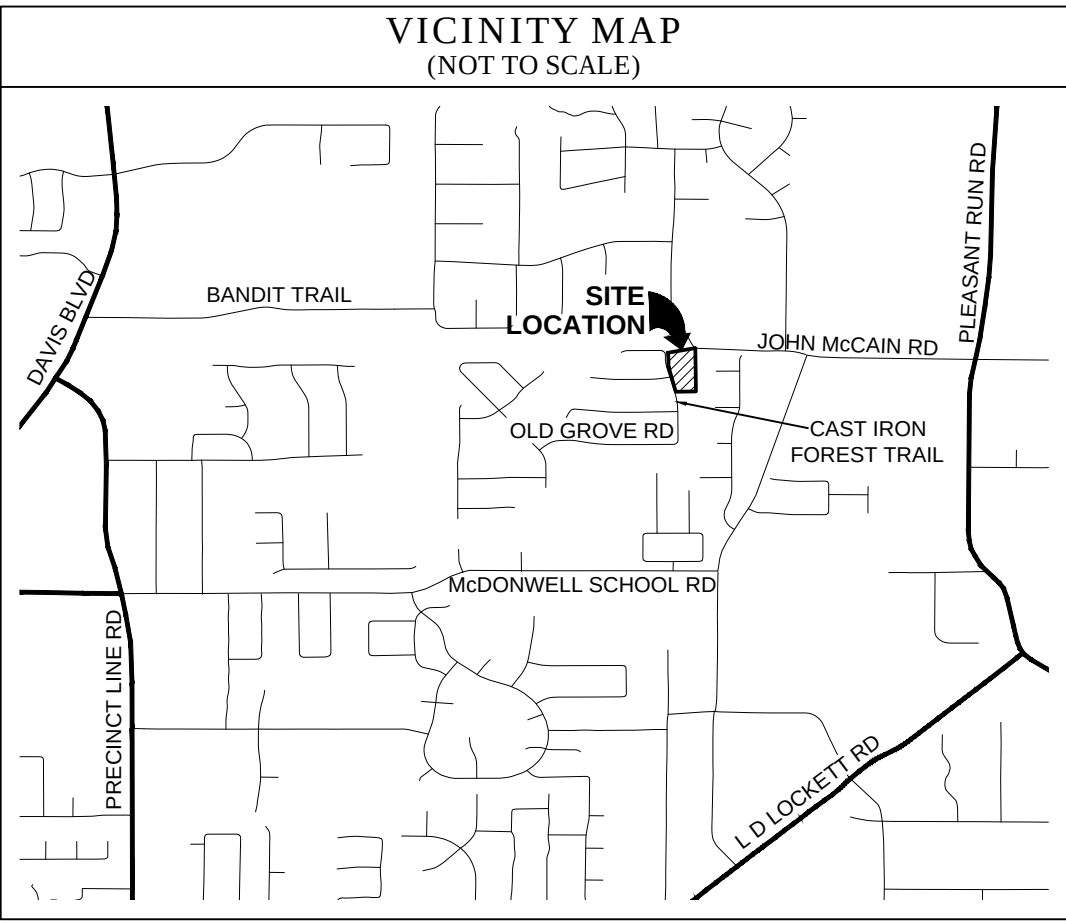


FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

SHEET INDEX

Sheet Description	Sheet No.
COVER SHEET	C0.0
FINAL PLAN	C1.0
GENERAL NOTES	C2.0
SITE & UTILITY PLAN	C3.0
GRADING PLAN	C4.0
EXISTING DRAINAGE AREA MAP	C5.0
PROPOSED DRAINAGE AREA MAP	C5.1
DRAINAGE & DETENTION PLAN	C5.2
DRAINAGE & DETENTION CALCULATIONS	C5.3
EROSION CONTROL PLAN	C6.0
CONSTRUCTION DETAILS	C7.0

THIS DOCUMENT IS
RELEASED FOR
"REVIEW PURPOSES"
UNDER THE
AUTHORIZATION OF
MATTHEW L. MALY,
P.E. #120494
OCTOBER 12, 2020.
IT IS NOT FOR
CONSTRUCTION OR
PERMIT PURPOSES.



GENERAL NOTES

- The purpose of this plat is to reconfigure former Lots 1 & 2 of the Neidholt Addition to face Cast Iron Forest Trail instead of John McCain Road.
- This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 as shown on Map Number 48439C0095K.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
- DRAINAGE EASEMENT RESTRICTION:** No construction of filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of property affected by such construction becoming a party to the request. Where construction is permitted. All finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.
- UTILITY EASEMENTS:** Any public utility, including the City of Colleyville, shall have the right to move and keep removed all part of any building, fence, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the utility easements shown on the plat, and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said utility easement of the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- The maintenance of all drainage and utility easements located on private property are the responsibility of the owner.
- Open Space Lot 3X, Block A, to be maintained by HOA.

LEGEND

PG = PAGE
VOL = VOLUME
CAB = CABINET
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
DOC. NO. = DOCUMENT NUMBER
D.R.D.C.T. = DEED RECORDS,
DENTON COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS,
DENTON COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°10'52" W	26.62'
L2	N 60°22'47" E	1.55'
L3	S 80°18'51" W	30.68'
L4	N 27°26'57" W	30.45'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.35'	245.00'	8°44'07"	N 05°27'39" W	37.32'
C2	29.38'	75.00'	22°26'39"	N 12°19'05" W	29.19'
C3	27.04'	244.70'	6°19'50"	S 12°58'57" E	27.02'

PLANNING AND ZONING COMMISSION APPROVAL

Whereas, the Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2020 to approve this plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas, the City Council of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2020 to approve this plat.

Mayor, City of Colleyville

Attest: City Secretary

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **TOLL DALLAS TX, LLC**, is the owner of a 2.20 acre tract of land out of the D.J. Beddo Survey, Abstract Number 232, City of Colleyville, Tarrant County, Texas, being all of Lot 2X, Block E of Old Grove Addition, a subdivision of record in Cabinet A, Page 9807 of the Plat Records of Tarrant County, Texas, all of Lots 1 and 2, Block 1, and a portion of a Right-of-Way Dedication of Neidholt Addition, a subdivision of record in Volume 388-123, Page 64 of said Plat Records, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found in the East Right-of-Way line of Cast Iron Forest Road (Variable Width R.O.W.) being the Northwest corner of Lot 16, Block A of Old Grove Addition, also being the Southwest corner of Lot 1, Block 1 of Neidholt Addition;

THENCE, N16°10'52"W, along the East Right-of-Way line of Cast Iron Forest Road being the West line of Lot 1, Block 1 of Neidholt Addition in part, also being the West line of the Right-of-Way Dedication of Neidholt Addition a distance of 248.30 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of the Right-of-Way Dedication of Neidholt Addition;

THENCE, N60°22'47"E, along the East Right-of-Way line of Cast Iron Forest Road being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 1.55 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 4050" found at the Southwest corner of Lot 2X, Block E of Old Grove Addition, also being the beginning of a non-tangent curve to the right;

THENCE, leaving the North line of the Right-of-Way dedication of Neidholt Addition along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the right, having a radius of 75.00 feet, a chord bearing of N05°27'39"W, a chord length of 37.32 feet, a delta angle of 08°44'07", an arc length of 37.35 feet to a 1/2" iron rod with yellow plastic cap stamped "BEASLEY" found;

THENCE, N01°05'15"W, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, a distance of 71.04 feet to a 1/2" iron rod at the beginning of a non-tangent curve to the left;

THENCE, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the left, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.19 feet, a delta angle of 22°26'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition;

THENCE, N80°18'50"E, along the South line of Lot 1, Block E of Old Grove Addition being the North line of Lot 2X, Block E of Old Grove Addition, a distance of 267.95 feet to a 1/2" iron rod found in the Southwest Right-of-Way line of John McCain Road (Variable Width Right-of-Way) being the Southeast corner of Lot 1, Block E of Old Grove Addition, also being the East corner of Lot 2X, Block E of Old Grove Addition, also being a point in the North line of the Right-of-Way Dedication of Neidholt Addition;

THENCE, S85°34'15"E, along the Southwest Right-of-Way line of John McCain Road, being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 2.63 feet to a 1/2" iron rod with green cap stamped "EAGLE SURVEYING" set at the Northeast corner hereof;

THENCE, S00°51'07"E, leaving the South Right-of-Way line of John McCain Road, over and across the Right-of-Way dedication of Neidholt Addition in part, passing the Northwest corner of Lot 3, Block 1 of Neidholt Addition, being the Northeast corner of Lot 2, Block 1 of Neidholt Addition, continuing along the West line of Lot 3, Block 1 of Neidholt Addition, being the East line of Lot 2, Block 1 of Neidholt Addition, a distance of 417.47 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Lot 17X, Block A of Old Grove Addition being the Southwest corner of Lot 3, Block 1 of Neidholt Addition, also being the Southeast corner of Lot 2, Block 1 of Neidholt Addition;

THENCE, S89°00'13"W, along the South lines of Lots 2 and 1, Block 1 of Neidholt Addition, being the North line of Lot 17X, Block A of Old Grove Addition in part, also being the North line of Lot 16, Block A of Old Grove Addition in part, a distance of 194.02 feet to the **POINT OF BEGINNING** and containing an area of 2.20 Acres, or (95815 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **TOLL DALLAS TX, LLC**, does hereby adopt this plat, designating herein described property as **OLD GROVE ADDITION, PHASE II** an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

OWNER: **TOLL DALLAS TX, LLC**, a Texas limited liability company

BY: _____
Authorized Agent _____ Date _____

NAME: _____
Print name _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2020.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Colleyville, Tarrant County, 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
Matthew Raabe, R.P.L.S. # 6402 _____
Date _____

REPLAT OLD GROVE ADDITION, PHASE II LOTS 1-3X, BLOCK 1 2.20 ACRES

A REPLAT OF LOTS 1 & 2, BLOCK 1 OF NEIDHOLT ADDITION
RECORDED IN VOLUME 388-123, PAGE 64, P.R.T.C.T.
AND LOT 2X, BLOCK E OF OLD GROVE ADDITION
RECORDED IN CABINET A, PAGE 9807, P.R.T.C.T.,
D.J. BEDDO SURVEY, ABSTRACT NO. 232,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Date: Oct 12, 2020, 12:11pm User: D: mmaly
File: S:\projects\612133\01\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\CH-61213301.dwg

GENERAL CONSTRUCTION NOTES

1.

ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF COLLEYVILLE AND GOVERNED BY THE CITY OF COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014), TEXAS DEPARTMENT OF TRANSPORTATION TEXAS STANDARD SPECIFICATION 1993 EDITION, AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION.
2.

A COPY OF THE COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014) CAN BE OBTAINED FROM THE FOLLOWING CITY WEBSITE:
WWW.COLLEYVILLE.COM/PUBLICWORKS/ENGINEERINGDIVISION/CONSTRUCTIONSTANDARDSANDDETAILS
3.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF COLLEYVILLE STANDARDS WHERE THEY DIFFER FROM NCTCOG STANDARDS.
4.

WORK PERFORMED IN THE STATE HIGHWAY RIGHT-OF-WAY, AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TXDOT FOR REVIEW.
5.

A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT. CONTACT NUMBER 817-503-1366.
6.

THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

UNDERGROUND FACILITY OWNER

811 (214) 869-8352

AT&T (214) 745-2964

AT&T TEXAS (CALL DIGTESS) (800) 344-8377

ATMOS ENERGY (817) 359-1313

CHARTER COMMUNICATIONS (817) 822-8745

CITY OF COLLEYVILLE (817) 748-8082

DIGTESS (LINE LOCATES) (800) 344-8377

8LEVEL (3) COMMUNICATIONS (877) 366-8344

ONCOR ELECTRIC DELIVERY (817) 215-6688

ONE SOURCE COMMUNICATIONS (817) 692-6042

TRI COUNTY ELECTRIC (817) 431-1541

VERIZON ENGINEERING (972) 578-3354

7.

WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE INSPECTOR AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.

8.

ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.

9.

THIS ITEM SHALL GOVERN THE CONTROL MEASURES NECESSARY TO PREVENT AND CONTROL SOIL EROSION, SEDIMENTATION, AND WATER POLLUTION WHICH MAY DEGRADE RECEIVING WATERS INCLUDING RIVERS, STREAMS, LAKES, RESERVOIRS, GROUND WATER, AND WETLANDS. THE CONTROL MEASURES CONTAINED HEREIN SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION CONTRACT AND COORDINATED WITH ANY PERMANENT OR TEMPORARY POLLUTION CONTROL FEATURES SPECIFIED ELSEWHERE ON THE PLANS AND IN THE SPECIFICATIONS TO ASSURE EFFECTIVE AND CONTINUOUS WATER POLLUTION CONTROL THROUGHOUT THE CONSTRUCTION AND POST CONSTRUCTION PERIODS. THESE CONTROL MEASURES SHALL NOT BE USED AS A SUBSTITUTE FOR THE PERMANENT POLLUTION CONTROL MEASURES UNLESS OTHERWISE DIRECTED BY THE CITY IN WRITING. THE CONTROLS MAY INCLUDE SILT FENCES, STRAW BALE DIKES, ROCK BERMS, DIVERSION DIKES, INTERCEPTOR SWALES, SEDIMENT TRAPS, AND BASINS, PIPE SLOPE DRAINS, INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCES, SEEDING, MULCHING, SOIL RETENTION BLANKETS OR OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER POLLUTION CONTROL.

10.

THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, SPRINKLER SYSTEMS, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

11.

ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
12.

RECORD DRAWINGS: THE CONTRACTOR SHALL KEEP ONE (1) RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE DRAWINGS SHALL BE AVAILABLE TO THE ENGINEER AND THE CITY AND SHALL BE DELIVERED TO THE CITY UPON COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF FINAL PAYMENT AND/OR INITIAL ACCEPTANCE LETTER.

13.

THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

14.

THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES. WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE OR AS DIRECTED BY THE CITY ENGINEER.

15.

THE CONTRACTOR SHALL KEEP RECORDS FOR RECORD DRAWINGS AND SHALL SUBMIT MARKUPS TO THE CITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALKTHROUGH INSPECTION.

16.

PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM THE GENERAL CONTRACTOR, SUB-CONTRACTORS, THE DESIGN ENGINEER, AND THE CITY OF COLLEYVILLE STAFF.

17.

ALL CONSTRUCTION MUST ADHERE TO THE CITY OF COLLEYVILLE TREE PRESERVATION ORDINANCE
- WATER IMPROVEMENTS
1.

THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES.

2.

WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE.

3.

ALL WATER METERS UP TO 2" IN DIAMETER SHALL BE INSTALLED BY CITY PERSONNEL. ALL WATER METERS EXCEEDING 2" DIAMETER SHALL BE INSPECTED AND ACCEPTED BY CITY A OF COLLEYVILLE REPRESENTATIVE.

4.

FIRE HYDRANTS SHALL BE LOCATED THREE TO EIGHT FEET BEHIND THE BACK OF CURB AS SHOWN IN THE DETAILS. THIS WILL ALSO INCLUDE SPLASH PADS WHICH ARE CONSIDERED SUBSIDIARY TO THE FIRE HYDRANT PLACEMENT.

5.

ALL WATER LINES 4" THRU 12" SHALL BE CLASS 150(DR18) AND CONFORM TO AWWA C-900 DR-18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH NCTCOG STD. SPECS. (SEE C1.7)WATER MAINS TO HAVE A MINIMUM OF 42" COVER TO THE TOP OF PIPE.

6.

SERVICE LINE CONNECTORS, UNDER 2" SHALL BE CLASS K SOFT COPPER AND CONNECTED WITH COMPRESSION FITTINGS. ALL TAPS AND SERVICES SHALL BE CONSTRUCTED AS 1" OR LARGER. ¾" TAPS AND SERVICE LINES ARE PROHIBITED.

7.

WATER SERVICES SHALL BE BACKFILLED IN GRANULAR SAND AS PER DETAILS.

8.

WATER SERVICES SHOULD BE LOCATED AT THE PROPERTY LINE. EACH LOCATION IS TO BE STAMPED ON THE CURB WITH 2" HIGH LETTER "W".

9.

WATER METER BOXES WILL BE INSTALLED AFTER PAVING ACTIVITIES HAVE BEEN COMPLETED.

10.

CURB STOPS SHOULD BE TESTED FOR LEAKAGE AND FULL FLOW WHEN SYSTEM IS PRESSURE TESTED.

11.

ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A 6" GATE VALVE AND BOX SHALL BE INSTALLED AS PER THE DETAILS. HYDRANTS WILL BE SHALL BE PAINTED KEMULSTER RED PRIOR TO ACCEPTANCE BY THE CITY. THE CONTRACTOR SHALL PUT 2 COATS OF PAINT OR UNTIL APPROVED BY THE CITY.

12.

ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR. THE PAVING CONTRACTOR SHALL ADJUST WATER VALVE ASSEMBLY TO FINAL GRADE AND PLACE A MONOLITHICALLY. (CONCRETE PAD IN HMAC) NO BLOCK OUTS WILL BE ALLOWED.

13.

FIRE HYDRANTS SHALL BE EQUIPPED WITH 4-1/2" STORZ ADAPTER FOR CONNECTION WITH 5" HOSE.

14.

WHEN A WATER LINE IS BORED, THE CASING SHALL BE CAPPED AND VALVES ADDED ON EITHER SIDE.

15.

ALL FITTINGS AND BENDS SHALL HAVE MEGA LUG RETAINER GLANDS IN ADDITION TO STANDARD THRUST BLOCKING AS REQUIRED BY STANDARD DETAILS.

16.

FOR VALVES WITH OPERATING NUTS 6" BELOW GROUND SHALL BE INSTALLED WITH A 1AND1/4" SOLID STEM EXTENSION (DETAIL W-1).
- SANITARY SEWER IMPROVEMENTS
1.

SANITARY SEWER PVC PIPE SHALL BE SDR 35 IF DEPTH OF LINE IS 10' OR LESS AND SDR 26 IF DEPTH OF LINE IS GREATER THAN 10'.

2.

PIPE SHALL HAVE CL. B (S-8) EMBEDMENT, OR BETTER. BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.

3.

AFTER COMPLETION OF ALL TESTING (I.E. MANDREL & AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE VIDEOTAPE TO PW INSPECTIONS.

4.

A 2" HIGH LETTER "S" SHALL BE STAMPED ON THE CURB TO MARK THE LOCATION OF THE SEWER SERVICES. THE SERVICE SHOULD BE LOCATED IN THE CENTER OF EACH LOT.

5.

CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.

6.

RIM ELEVATIONS OF THE PROPOSED SANITARY SEWER MANHOLES IN STREETS ARE TO BE CONSTRUCTED BY UTILITY CONTRACTOR AND ADJUSTED BY PAVING CONTRACTOR TO FINISHED GRADE AT TIME OF PAVING. BLOCK OUTS ARE NOT ALLOWED.

7.

MANHOLES 10' IN DEPTH OR LESS SHALL BE 4FT IN DIAMETER. 10 FT. PLUS OR DROP MANHOLES SHALL BE 5FT. IN DIAMETER.

8.

ALL DROP MANHOLES SHALL BE INSIDE DROPS AS PER DETAIL S-4.

9.

ALL TRENCHES SHALL BE COMPACTION TESTED AT THE RATE OF ONE TEST PER 300 L.F. OF TRENCH PER LIFT. LIFTS SHALL BE NO GREATER THAN 12" LOOSE. TESTS SHALL BE STAGGERED SO THAT TESTS OF ADJACENT LIFTS ARE NOT DIRECTLY OVER THE PREVIOUS LIFT. IF THE DISTANCE BETWEEN MANHOLES EXCEEDS 300 L.F., A MINIMUM OF 2 TESTS PER LIFT SHALL BE TAKEN OR AS DIRECTED BY THE CITY. THE PAVING CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE CITY OF COLLEYVILLE HAS APPROVED ALL TRENCH WORK.

10.

ALL MANHOLES SHALL BE VACUUMED TESTED.

11.

ANY SERVICE TIE-IN TO AN EXISTING MANHOLE MUST BE CORED.

12.

CLEAN-OUTS TO BE PROVIDED ON ALL SERVICES AND LOCATED AT THE PROPERTY/ROW LINE.
- STORM DRAINAGE IMPROVEMENTS
1.

ALL STORM SEWER AND CULVERT PIPE AND FITTINGS SHALL BE ASTM C76, CLASS III, IV, V REINFORCED CONCRETE PIPE (RCP), INSTALLED WITH A BELL AND A SPIGOT AND JOINTED WITH RAM NECK.

2.

BACKFILL SHALL BE ¾ TO 1" ROCK, 6" MINIMUM FOR THE BEDDING (MORE IF GROUND WATER IS ENCOUNTERED), AND ROCK PLACED UP TO THE CENTER OR SPRING LINE OF THE PIPE. TRENCH SHALL BE EXCAVATED WIDE ENOUGH TO GET A MECHANICAL TAMPER BESIDE THE PIPE TO ACHIEVE 95% DENSITY.

3.

AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE PUBLIC WORKS DEPARTMENT INSPECTIONS.

4.

INSTALL A BENCHMARK ON A DRAINAGE STRUCTURE WITHIN OR NEAR THE SITE. A LETTER INCLUDING THE LOCATION AND ELEVATION OF THE BENCHMARK MUST BE SUBMITTED TO PUBLIC WORKS PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT AS WELL AS IN THE GIS ASSETS FORM.

5.

ALL STORM SEWER PIPES LARGER THAN 36" MUST BE WIPED WITH NON-SHRINK GROUT AFTER INSPECTION AND APPROVAL.

6.

NO PRE-CAST INLETS ARE ALLOWED.
- OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
GENERAL NOTES
- JOB NO.

61233-01

DESIGNED

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MLM

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DATE

OCTOBER 2020

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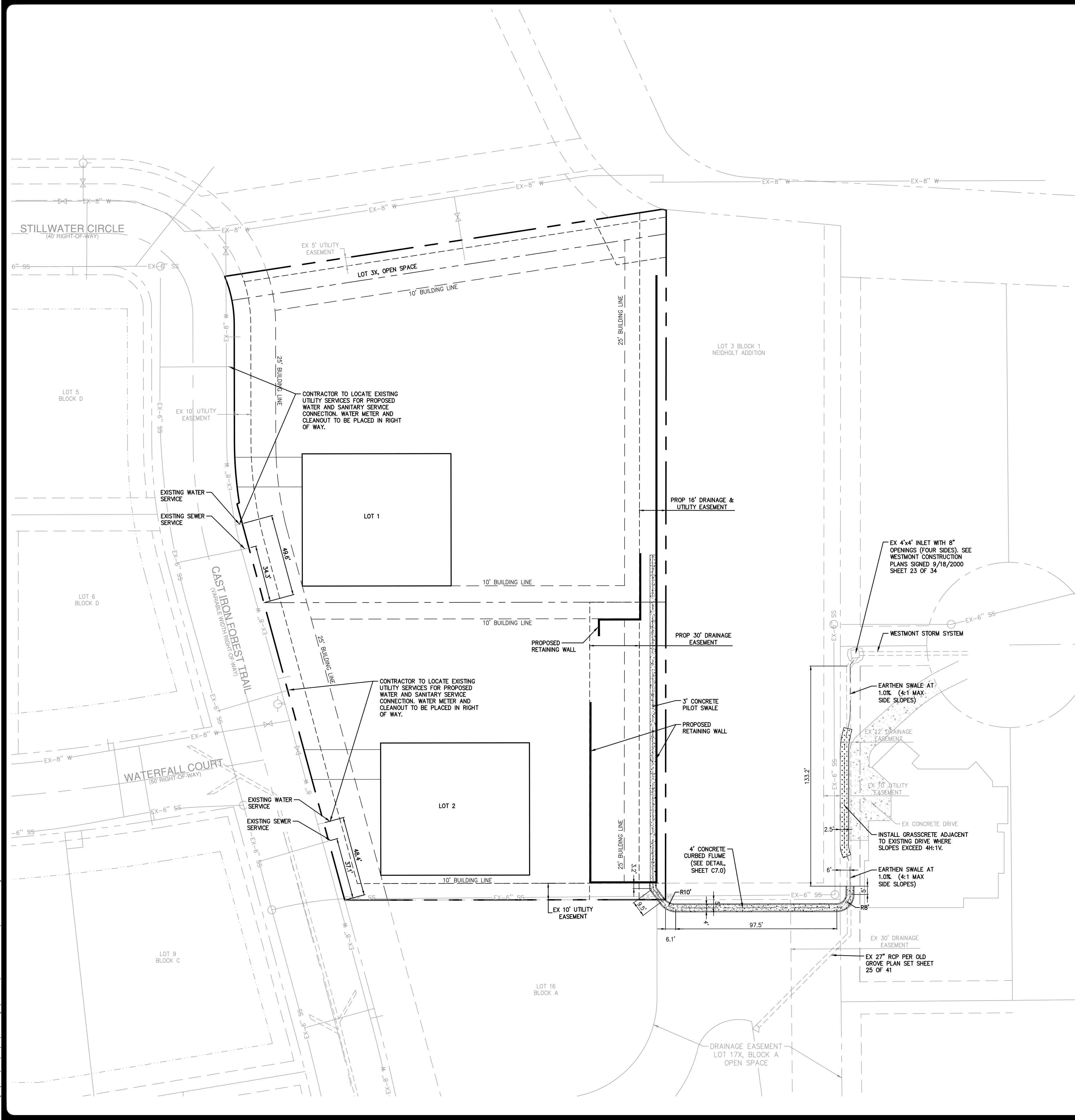
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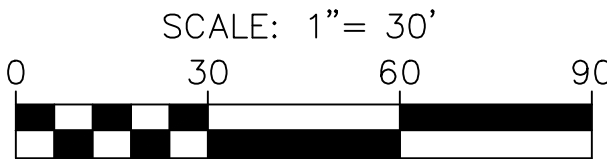
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UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



LEGEND

EX-W	EXISTING WATER LINE
EX-GV	EXISTING GATE VALVE
EX-FH	EXISTING FIRE HYDRANT
EX-SS	EXISTING SANITARY SEWER LINE
EX-SM	EXISTING SANITARY SEWER MANHOLE

NOTES

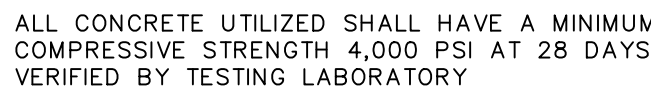
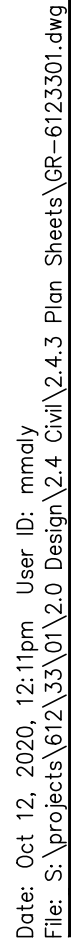
1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND WILL BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
3. THIS PLAN REFLECTS NO CONSTRUCTION OF PUBLIC WORKS OR SANITARY SEWER INFRASTRUCTURE. CONTRACTOR TO LOCATE EXISTING WATER AND SANITARY SEWER STUBS BUILT AS PART OF OLD GROVE PHASE 1. PREPARED BY GODWIN MARSHALL, DATED 3/21/2004.

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
SITE & UTILITY PLAN

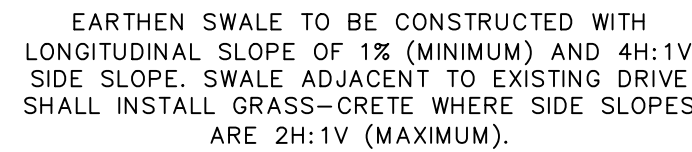
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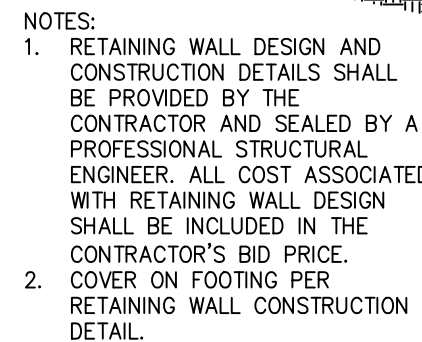
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FLUME DETAIL (SECTION A-A)
NOT-TO-SCALE



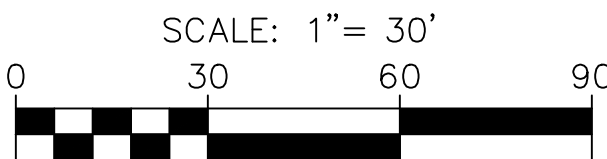
EARTHEN SWALE DETAIL (SECTION C-C)
NOT-TO-SCALE



RETAINING WALL GRADING DETAIL

NOT-TO-SCALE

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	PROPOSED CONTOUR
	EXISTING CONTOUR
	FLOW ARROW
	FINISHED PAD
	FLOW LINE
	TOP OF WALL
	BOTTOM OF WALL
	SWALE FLOW LINE
	PROPOSED RETAINING WALL

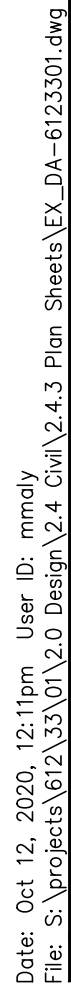
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PROVISIONS OUTLINED IN F.H.A. DATA SHEET 79G AND/OR THE SPECIFICATIONS PREPARED BY THE SOILS ENGINEER.

1. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
 2. ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
 3. WELL INFORMATION SHOWN ON PLANS IS TO BE USED FOR HEIGHT AND LOCATION. SURFACES ARE AS ACTUAL. WALL AND SLOPE STABILITY DESIGN BY OTHERS. ALL CONSTRUCTION ON SLOPES EXCEEDING 4:1 SHALL REQUIRE GEOTECHNICAL DESIGN FOR SLOPE AND SOIL STABILITY.
 4. *ALL CLAY SOIL USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95% AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698. THE COMPACTED MOISTURE CONTENT OF THE CLAYS DURING PLACEMENT SHOULD BE AT LEAST OPTIMUM AND NOT EXCEEDING FIVE (5) PERCENTAGE POINTS ABOVE OPTIMUM.
 5. *LIMESTONE OR OTHER ROCK-LIKE MATERIALS USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698/ THE COMPACTED MOISTURE CONTENT DURING PLACEMENT SHOULD BE WITHIN PLUS OR MINUS THREE (3) PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. NO ROCK LARGER THAN SIX INCHES IN ITS GREATEST DIMENSION SHALL BE USED IN ALL WHEN THE FILL IS PLACED UNDER PADS, STREETS OR ANY OTHER AREAS THAT WILL HAVE ANY TYPE OF STRUCTURES.
 6. COMPACTION SHOULD BE ACCOMPLISHED BY PLACING THE FILL IN SIX INCHES THICK LIFTS AND COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. PARTICLE SIZES USED IN FILL SHALL BE LESS THAN SIX (6) INCHES DIAMETER.
 7. GRADING CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OFF-SITE OF ALL EXCAVATED AND CLEARED MATERIAL, WHICH SOILS LAB DECLARES UNSUITABLE FOR USE ON-SITE.
 8. CONTRACTOR TO SLOPE THE ADJACENT GROUND AWAY FROM BUILDING PAD TO ACHIEVE POSITIVE SURFACE DRAINAGE.
 9. INITIAL SITE GRADING SHALL BE COMPLETED TO A TOLERANCE OF PLUS OR MINUS ONE TENTH OF ONE FOOT IN STREETS AND PLUS OR MINUS THREE TENTHS OF ONE FOOT FOR THE OTHER AREAS. FINAL BUILDING PAD GRADING, TO BE DONE UPON COMPLETION OF PAVING AND UTILITY FACILITIES, SHALL BE PROVIDED TO A TOLERANCE OF PLUS OR MINUS TWO TENTHS OF ONE FOOT AT ALL FOUR CORNERS AND CENTER OF BUILDING PAD, IN ALL SWALES, AND LOT CORNERS.
 10. CONTRACTOR SHALL REPLACE ANY EROSION CONTROL MATERIALS AT THE END OF EACH WORK DAY IF SAID MATERIALS WERE REMOVED DURING THE DAY FOR EASE OF CONSTRUCTION OR ACCESS.
 11. NO PART OF ANY RETAINING WALL SHALL BE WITHIN CITY RIGHT-OF-WAY, OR CITY PROPERTY (I.E. PARK) INCLUDING FOOTING.
 12. REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY SAM ENGINEERING AND TESTING, L.P., PROJECT NO. 141GX8K12, DATED AUGUST 21, 2012 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.
- * APPLIES TO ALL AREAS OUTSIDE OF PUBLIC R.O.W. ONLY. REFER TO PAVING GENERAL CONSTRUCTION NOTES FOR DENSITY/MOISTURE REQUIREMENTS IN R.O.W.

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OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
GRADING PLAN

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET C4.0



THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



-
- 700--- EXISTING CONTOUR
 - - - - - EXISTING DRAINAGE AREA
 → EXISTING DRAINAGE FLOW DIRECTION
 --- EXISTING STORM DRAIN

NOTES

1. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
2. DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.

PRE-DEVELOPMENT DRAINAGE AREA CALCULATIONS																	
Area No.	Area (ac)	Runoff Coeff.	CA	Tc (min)	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q5 (cfs)	I10 (in/hr)	Q10 (cfs)	I25 (in/hr)	Q25 (cfs)	I50 (in/hr)	Q50 (cfs)	I100 (in/hr)	Q100 (cfs)	Notes
Onsite																	
1	0.38	0.30	0.11	15	3.90	0.44	4.86	0.55	5.53	0.63	6.46	0.74	7.20	0.82	7.98	0.91	Sheet flow to existing bar ditch
2	1.77	0.30	0.53	15	3.90	2.07	4.86	2.58	5.53	2.94	6.46	3.43	7.20	3.82	7.98	4.24	Sheet flow to Design Point A
3	0.05	0.30	0.02	15	3.90	0.06	4.86	0.07	5.53	0.08	6.46	0.10	7.20	0.11	7.98	0.12	Sheet flow to Cast Iron Forest Trail
Offsite																	
O1	0.42	0.30	0.13	15	3.90	0.49	4.86	0.61	5.53	0.70	6.46	0.81	7.20	0.91	7.98	1.00	Sheet flow to Design Point A
O2	0.41	0.60	0.25	15	3.90	0.96	4.86	1.20	5.53	1.36	6.46	1.59	7.20	1.77	7.98	1.96	Sheet flow to Design Point A

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VE - GRADING AND DRAINAGE

WATER CIRCLE AND CAST IRON FOREST TRAIL

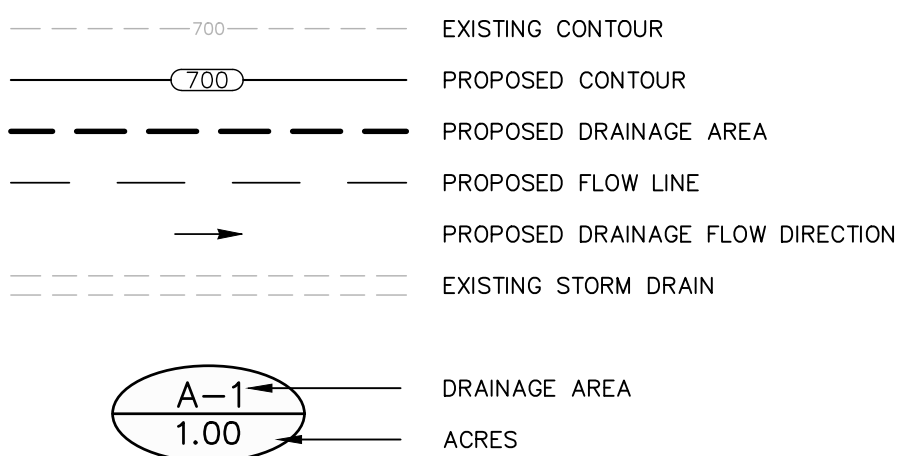
COLLEYVILLE, TEXAS

EXISTING DRAINAGE AREA MAP

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2. DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.

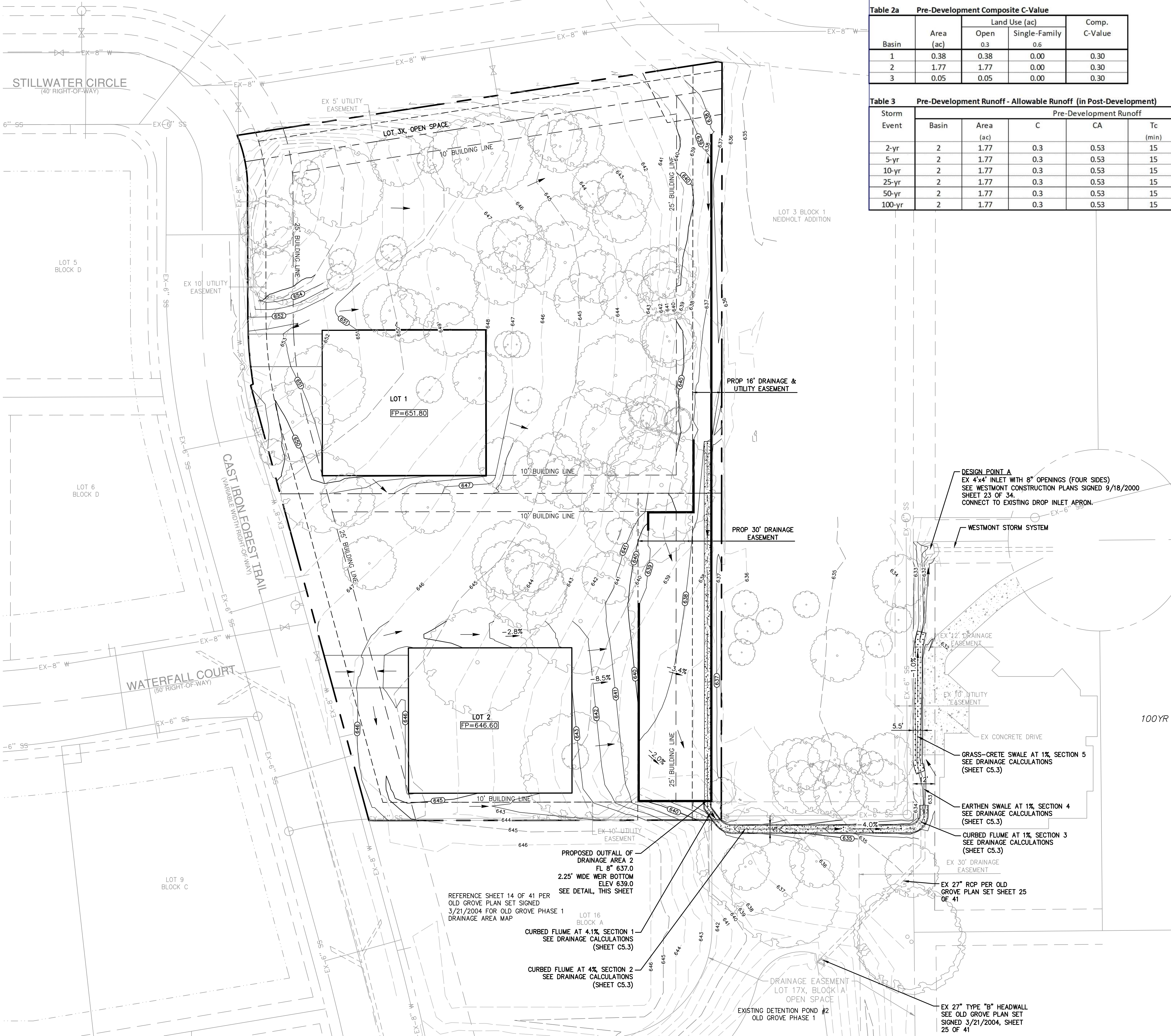
**Designed in accordance with Section 14-170.M.1 and Section 14-170.O.1, of the City of Colleyville's Land Development Code, to convey developed flow (detained on-site to 4.23 cfs equivalent to existing conditions) to the permanent structure identified at Design Point A.

DOVE - GRADING AND DRAINAGE
WATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
PROPOSED DRAINAGE AREA MAP

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DESIGNED MLM
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DATE OCTOBER 2020
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Old Grove - Phase II at Cast Iron Forest Trail
Modified Rational Detention Pond

Table 1 Pre-Development Time of Concentration

Basin	Total Time (min)
1	15
2	15
3	15

Table 2a Pre-Development Composite C-Value

Basin	Area (ac)	Land Use (ac)		Comp. C-Value
		Open	Single-Family	
1	0.38	0.38	0.00	0.30
2	1.77	1.77	0.00	0.30
3	0.05	0.05	0.00	0.30

Table 2b Post-Development Composite C-Value

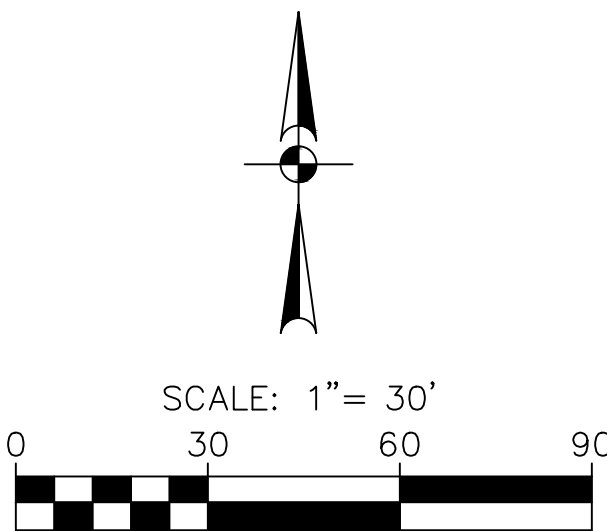
Basin	Area (ac)	Land Use (ac)		Comp. C-Value
		Open	Single-Family	
1	0.38	0.38	0.00	0.30
2	1.78	0.00	1.78	0.60
3	0.04	0.04	0.00	0.30

Table 3 Pre-Development Runoff - Allowable Runoff (in Post-Development)

Storm Event	Basin	Area (ac)	Pre-Development Runoff				
			C	CA	Tc (min)	I (in/hr)	Qa (cfs)
2-yr	2	1.77	0.3	0.53	15	3.90	2.07
5-yr	2	1.77	0.3	0.53	15	4.86	2.58
10-yr	2	1.77	0.3	0.53	15	5.53	2.94
25-yr	2	1.77	0.3	0.53	15	6.46	3.43
50-yr	2	1.77	0.3	0.53	15	7.20	3.82
100-yr	2	1.77	0.3	0.53	15	7.98	4.24

UTILITY NOTE

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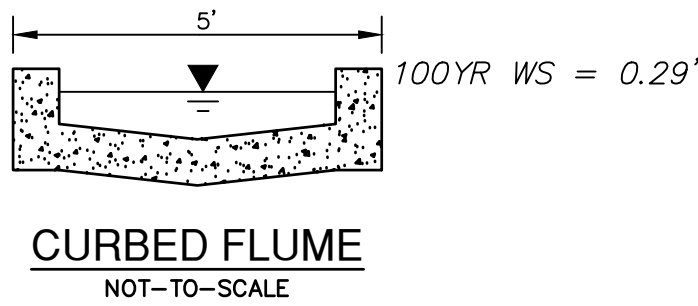


LEGEND

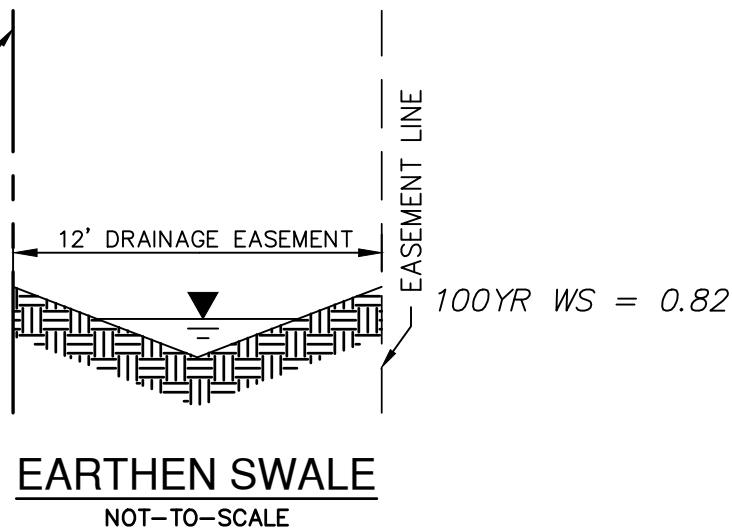
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FLOW LINE
- PROPOSED DRAINAGE FLOW DIRECTION
- EXISTING STORM DRAIN
- DRAINAGE AREA A-1 1.00 ACRES

NOTES

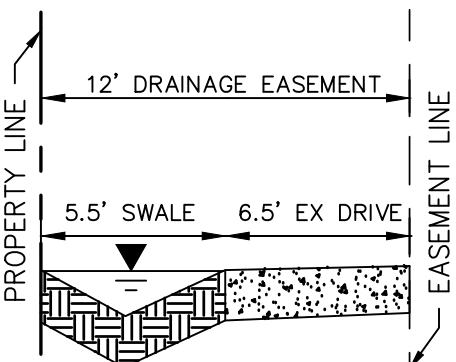
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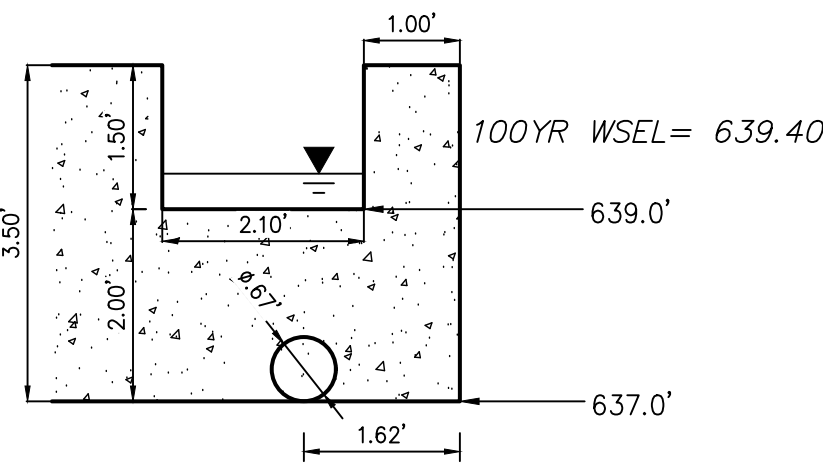
CURBED FLUME
NOT-TO-SCALE



EARTHEN SWALE
NOT-TO-SCALE

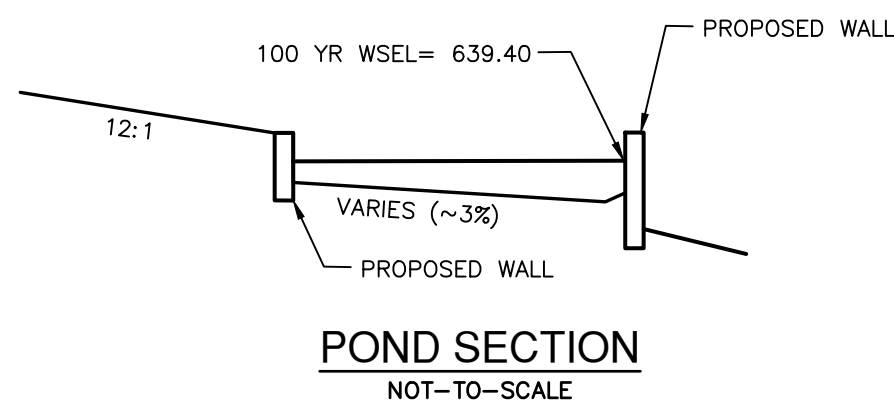


GRASS-CRETE SWALE
NOT-TO-SCALE



ALL CONCRETE UTILIZED SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH 4,000 PSI AT 28 DAYS VERIFIED BY TESTING LABORATORY

OUTFALL STRUCTURE DETAIL
NOT-TO-SCALE



POND SECTION
NOT-TO-SCALE

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OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
DRAINAGE & DETENTION PLAN

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET **C5.2**

**Old Grove - Phase II at Cast Iron Forest Trail
Modified Rational Detention Pond**

Table 4 Post-Development Required Detention Volume (Vreq)

Storm Event	Basin	Area (ac)	Tc (min)	C	Qa (cfs)	Td (min)	Vprelim (cu ft)	P180 (in)	Ptd (in)	Vreq (cu ft)	Vreq (ac-ft)
2-yr	2	1.78	15	0.6	2.07	28.75	2,337	2.19	1.29	4,000	0.09
5-yr	2	1.78	15	0.6	2.58	32.98	3,172	2.95	1.76	5,300	0.12
10-yr	2	1.78	15	0.6	2.94	34.85	3,750	3.46	2.07	6,300	0.14
25-yr	2	1.78	15	0.6	3.43	36.30	4,519	4.19	2.49	7,600	0.17
50-yr	2	1.78	15	0.6	3.82	37.35	5,147	4.77	2.83	8,700	0.20
100-yr	2	1.78	15	0.6	4.24	38.55	5,837	5.44	3.22	9,800	0.22

Detention calculations in Table 4 from Section 1.5.2 of Hydrology iSWM Manual.

Table 5 **Elevation - Volume - Discharge Rating Curve**

Evolution (ft)	Area (ft ²)	Area (ac)	Volume (ac-ft)	Q (cfs)
637.0	0	0.00	0.00	0.00
637.5	1,215	0.03	0.01	0.69
638.0	3,753	0.09	0.04	1.37
638.5	5,800	0.13	0.09	1.82
639.0	6,458	0.15	0.16	2.17
639.5	7,897	0.18	0.24	4.78
640.0	9,635	0.22	0.34	9.25
640.5				

Table 6 **Outlet Structure**

Orifice	Diam (in)	8	# of Pipes		1
	Flow Line	637.00			
	Ke	0.6			
Weir1	Length (ft)	2.1	Bottom Elev	639.00	
	Height (ft)	1.50	Top Elev	640.50	
	Ke		Weir C	3.1	
Outfall	Diam (in)	8			
	Slope (ft/ft)	0.0100			
	Length (ft)	0.5			

Table 7 Proposed Detention Storage Volume

Storv Event	Qa (cfs)	Vreq		Design WSEL ¹ (ft)	Qout ² (cfs)	Qout / Qa	Vprovided ³	V / Vreq	Freeboard (ft)	Delta Qa-Qout (cfs)
		(cu ft)	(ac ft)							
2-yr	2.07	4,000	0.09	638.86	2.07	✓ 100.0%	0.14	✓153.4%	1.64	0.00
5-yr	2.58	5,300	0.12	639.08	2.58	✓ 100.0%	0.17	✓142.7%	1.42	0.00
10-yr	2.94	6,300	0.14	639.15	2.94	✓ 100.0%	0.18	✓127.8%	1.35	0.00
25-yr	3.43	7,600	0.17	639.24	3.43	✓ 100.0%	0.20	✓114.9%	1.26	0.00
50-yr	3.82	8,700	0.20	639.32	3.82	✓ 100.0%	0.21	✓106.6%	1.18	0.00
100-yr	4.24	9,800	0.22	639.40	4.23	✓ 100.0%	0.23	✓100.4%	1.10	0.00

Design Notes:

1. Design WSEL determined iteratively based on interpolation of Q_a against Q_{total} from Table 5.
2. Q_{out} calculated based on outlet structure hydraulic information in Table 6 and Design WSEL.
3. $V_{provided}$ determined by comparing Design WSEL against Elevation-Volume in Table 5.

Tarrant County

	Return Period							
	1	2	5	10	25	50	100	500
e	0.82169	0.81144	0.81423	0.79952	0.79381	0.78265	0.77982	0.69850
b	43.653	51.393	71.154	77.103	90.982	97.721	110.202	87.16
d	8	9	12	12	13	13	14	2
a	95.835	121.96	170.81	203.93	247.1	282.6	322.07	-
b	13.425	15.704	19.435	21.09	22.366	23.302	24.388	-

	e	b	d	a	b
1-yr	0.82169	43.653	8	95.835	13.425
2-yr	0.81144	51.393	9	121.96	15.704
5-yr	0.81423	71.154	12	170.81	19.435
10-yr	0.79952	77.103	12	203.93	21.09
25-yr	0.79381	90.982	13	247.1	22.366
50-yr	0.78265	97.721	13	282.6	23.302
100-yr	0.77982	110.202	14	322.07	24.388

Formulas from Section 1.5.2 of iSWM Criteria Manual:

$$T_d = \sqrt{\frac{2CAab}{Q_a}} \cdot b$$

$$V_{\text{preliminary}} = 60 [CAa - (2CabAQ_a)^{1/2} + (Q_a/2) (b-t_c)]$$

$$V_{\text{max}} = V_{\text{preliminary}} \cdot P_{180}/P_{td}$$

Curbed Flume Calculations

Label	Friction Method	Roughness Coefficient	Channel Slope (ft/ft)	Normal Depth (ft)	Bottom Width (ft)	Curb Height (in)	Discharge (ft³/s)	Flow Area (ft²)	Wetted Perimeter (ft)	Hydraulic Radius (ft)	Top Width (ft)	Critical Depth (ft)	Critical Slope (ft/ft)	Velocity (ft/s)	Velocity Head (ft)	Specific Energy (ft)	Froude Number	Flow Type
Section 1	Manning Formula	0.013	0.0411	0.2	3	6	4.23	0.59	3.39	0.17	3	0.4	0.00458	7.19	0.8	1	2.86	Supercritical
Section 2	Manning Formula	0.013	0.0400	0.19	4	6	5.23	0.74	4.37	0.17	4	0.38	0.00429	7.07	0.77	0.95	2.87	Supercritical
Section 3	Manning Formula	0.013	0.0100	0.29	4	6	5.23	1.15	4.57	0.25	4	0.38	0.00429	4.55	0.32	0.61	1.5	Supercritical

Earthen Swale Calculations

Label	Friction Method	Roughness Coefficient	Channel Slope (ft/ft)	Normal Depth (ft)	Left Side Slope (ft/ft)	Right Side Slope (ft/ft)	Discharge (ft³/s)	Flow Area (ft²)	Wetted Perimeter (ft)	Hydraulic Radius (ft)	Top Width (ft)	Critical Depth (ft)	Critical Slope (ft/ft)	Velocity (ft/s)	Velocity Head (ft)	Specific Energy (ft)	Froude Number	Flow Type
Section 4	Manning Formula	0.03	0.0100	0.82	4	4	7.2	2.69	6.76	0.4	6.56	0.73	0.01914	2.68	0.11	0.93	0.74	Subcritical
Section 5	Manning Formula	0.03	0.0100	0.99	2.5	2.5	7.2	2.44	5.32	0.46	4.94	0.88	0.01907	2.95	0.13	1.12	0.74	Subcritical

UTILITY NOTE

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TILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
DRAINAGE & DETENTION CALCULATIONS

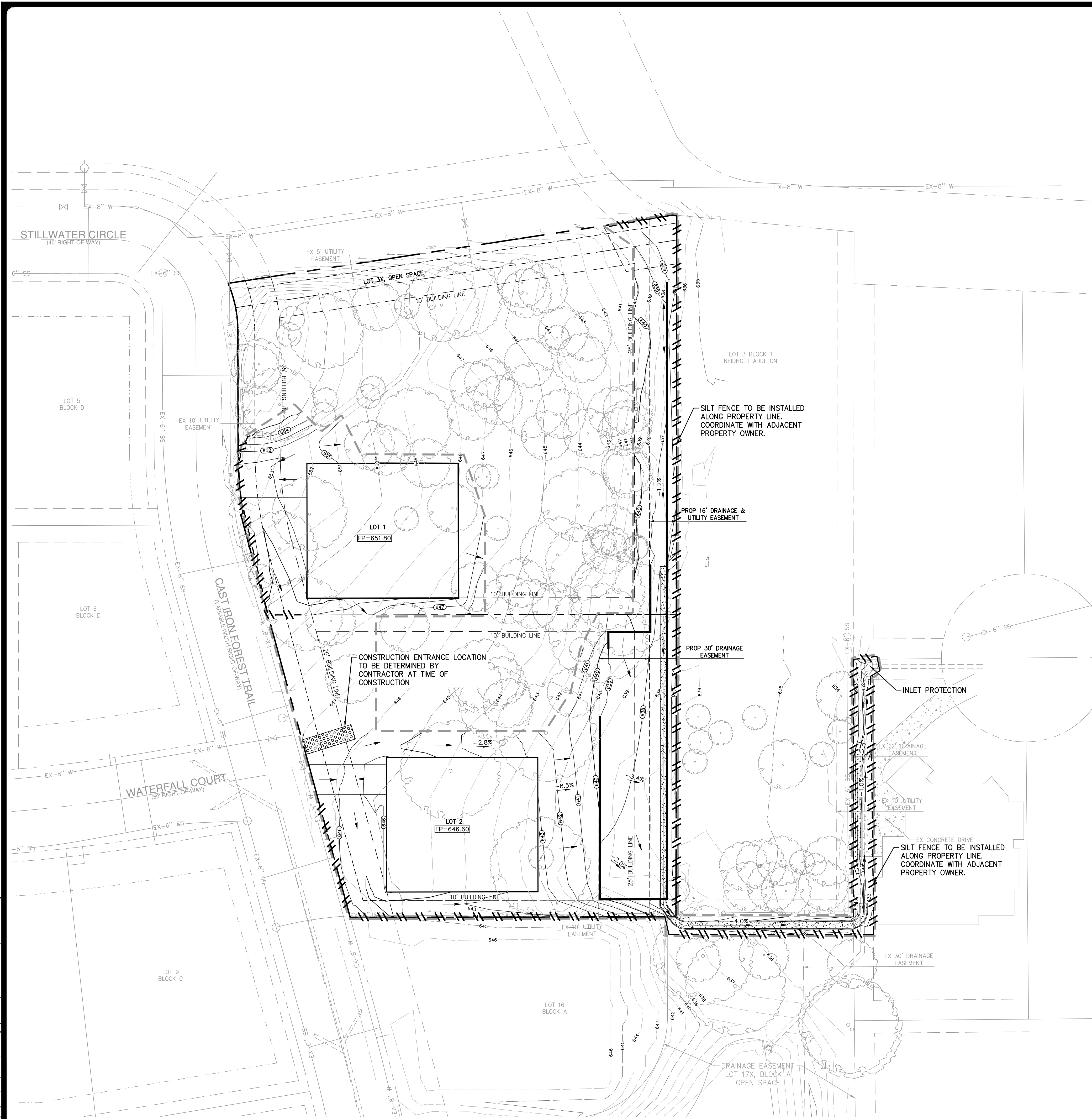
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CHECKED CB
DATE OCTOBER 2020

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UTILITY NOTE

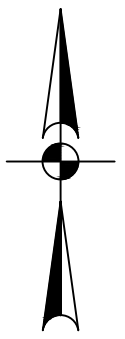
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NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- TREE PROTECTION TO BE INSTALLED PER TREE SURVEY PLAN PROVIDED BY STUDIO 13 DESIGN GROUP AND SEALED JANUARY 2018. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD OF ANY CHANGES OR FIELD OBSERVATIONS DIFFERING FROM THIS PLAN PRIOR TO CONSTRUCTION AND GRADING.

LEGEND

- 600--- EXISTING CONTOUR
- (67.8)--- PROPOSED CONTOUR
- FLOW ARROW
- //--- SILT FENCE
- //--- LIMITS OF DISTURBANCE
- ()--- TREE PROTECTION FENCE (SEE NOTE 2)
- ()--- STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)



SCALE: 1" = 30'



EROSION & SEDIMENT CONTROL NOTES

- CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY THE GOVERNING AUTHORITIES AND ALL PERIMETER EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
- THIS EROSION CONTROL PLAN IS A SUPPLEMENT TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY OTHERS. REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS.
- THE GENERAL CONTRACTOR, AS THE TCEQ DEFINES "OPERATOR," SHALL PERFORM ALL REQUIRED INSPECTIONS OF STORM WATER CONTROLS AND PRACTICES AT FREQUENCIES OUTLINED IN THE TPDES GENERAL PERMIT AND SHALL FILL OUT APPROPRIATE INSPECTION FORMS (AS PROVIDED IN THE SWPPP) UNLESS OTHERWISE DIRECTED BY THE OWNER.
- THE GENERAL CONTRACTOR (AND ALL SUBCONTRACTORS INVOLVED WITH ANY CONSTRUCTION ACTIVITIES RELATED TO EARTHWORK, EROSION CONTROL, ETC. OR WHICH UTILIZE POSSIBLE POLLUTANTS AS DEFINED IN THE TPDES GENERAL PERMIT) SHALL REVIEW AND ADHERE TO THE SWPPP FOR THE PROJECT, AS WELL AS ALL THE TCEQ REQUIREMENTS SET FORTH IN THE TPDES GENERAL PERMIT.
- ADDITIONAL EROSION CONTROL DEVICES AND/OR ADJUSTMENT OF LOCATIONS FOR EROSION CONTROL MAY BE IMPLEMENTED BY THE CONTRACTOR AT HIS DISCRETION AND/OR IN THE OPINION OF THE CITY INSPECTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER. THE ADDITION OR DELETION OF ANY EROSION CONTROL MEASURE MAY REQUIRE THAT THE SWPPP BE MODIFIED IN ACCORDANCE WITH THE TCEQ'S TPDES GENERAL PERMIT GUIDELINES.
 - EXCAVATION CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF SILT BARRIERS, CHECK DAMS, AND CONSTRUCTION ENTRANCE/EXIT.
 - UTILITY CONTRACTOR (WATER, SEWER & STORM DRAIN) TO BE RESPONSIBLE FOR INSTALLATION OF STAGE 1 AND STAGE 2 INLET PROTECTION.
 - OWNER TO BE RESPONSIBLE FOR SEEDING AND FINAL REMOVAL OF EROSION CONTROLS.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES ALREADY IN PLACE. CONTRACTOR SHALL REMOVE AND REPLACE EROSION CONTROL AS NEEDED FOR CONSTRUCTION OR ACCESS. ALL EROSION CONTROL MUST BE IN PLACE AT THE END OF EACH DAY.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE WHATEVER MEANS ARE NECESSARY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS, STORM DRAIN SYSTEMS, INLETS, AND ADJACENT PROPERTY FROM EROSION DEPOSITS. THE CONTRACTOR SHALL ASSUME LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT OF WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL PROCEDURES SHOWN AND NOTED IN THESE PLANS AND THE SWPPP.
- ALL EROSION CONTROL DEVICES TO BE INSPECTED, CLEANED, AND/OR REPLACED AFTER EACH STORM.
- USE OF ON-SITE FUEL STORAGE TANKS IS DISCOURAGED, HOWEVER, IF USED, THE PREVENTION OF HAZARDS TO THE GROUND WATER IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR UTILIZING SAID STORAGE. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 - HAZARDOUS WASTE MANAGEMENT.
- A CENTRALIZED PIT/WASH BASIN SHALL BE CONSTRUCTED ON-SITE FOR THE PURPOSE OF CONCRETE TRUCK WASHING. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 - CONCRETE WASTE MANAGEMENT.
- CONTRACTORS SHALL PARK, STORE EQUIPMENT AND MATERIALS AND SERVICE VEHICLES AT THE "PARKING AND STORAGE AREA". THE LOCATION OF SAID AREA IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
- CONSTRUCTION ENTRANCES ARE TO BE INSTALLED AT ALL POINTS WHERE EQUIPMENT ENTERS OR LEAVES THE SITE. THE LOCATION OF SAME IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
- EROSION CONTROLS TO REMAIN IN PLACE AND TO BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
- EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLET OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY MEASURES, INCLUDING FLOOD DAMAGE WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE AT THE CONCLUSION OF ANY PROJECT. ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREGDED OF ANY SEDIMENT GENERATED BY THE PROJECT AS A RESULT OF EROSION CONTROL MEASURES.
- ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN WASH WATER POLLUTANTS AND STORM RUNOFF DISCHARGED FROM THIS SITE.
- DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR AT LEAST 14 DAYS SHALL BE TEMPORARILY PLANTED AND/OR SEEDED AND WATERED.
- DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED AND AREAS WHERE FINAL GRADE HAS BEEN ACHIEVED SHALL BE PERMANENTLY PLANTED AND/OR SEEDED WITHIN 14 DAYS.
- PLANTING AND/OR SEEDING OF VEGETATED AREAS TO ACCOMPLISH STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE LANDSCAPING PLAN. AREAS BEYOND THE LIMITS OF THE LANDSCAPING PLAN (OR WHEN A LANDSCAPING PLAN DOES NOT EXIST) SHALL BE HYDROMULCHED WITH HIGHWAY MIX AND WATERED WITH TEMPORARY ABOVE GROUND IRRIGATION UNTIL THE VEGETATION IS ESTABLISHED.
- THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SILT IN ANY STORM SEWER INLETS AND PIPES, AND ALONG SILT FENCES, WITHIN 48 HOURS AFTER INSPECTIONS OF DEVICES REVEALS THE PRESENCE OF EXCESS SILTATION.
- SILT FENCES SHALL BE PLACED AROUND STOCKPILES USED ON THE SITE.
- THE CONTRACTOR SHALL MODIFY THIS PLAN TO SHOW LOCATIONS OF TEMPORARY WASHDOWN AREA, PORTABLE TOILETS, EQUIPMENT MAINTENANCE/REPAIR AREAS, STOCKPILE AREAS, FUEL STORAGE AREAS, ETC. AND POLLUTANT CONTROLS FOR EACH.

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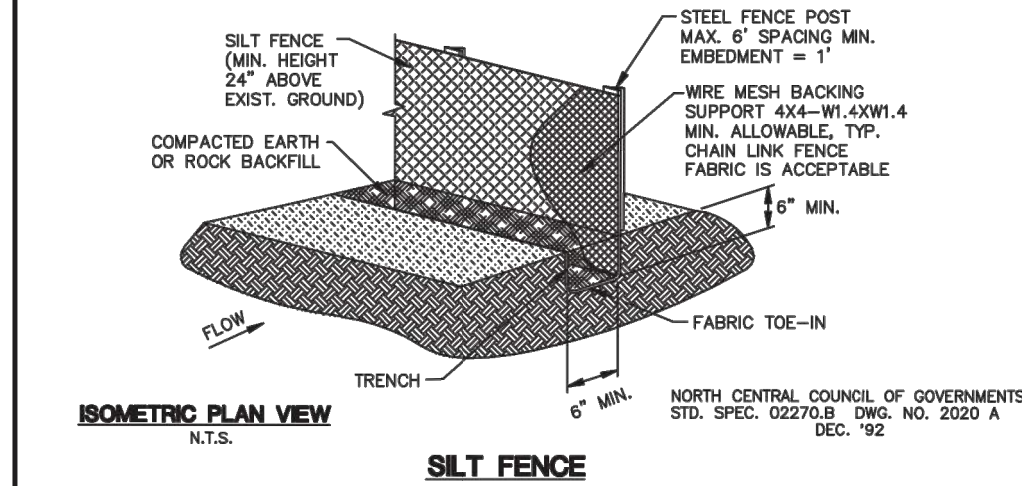
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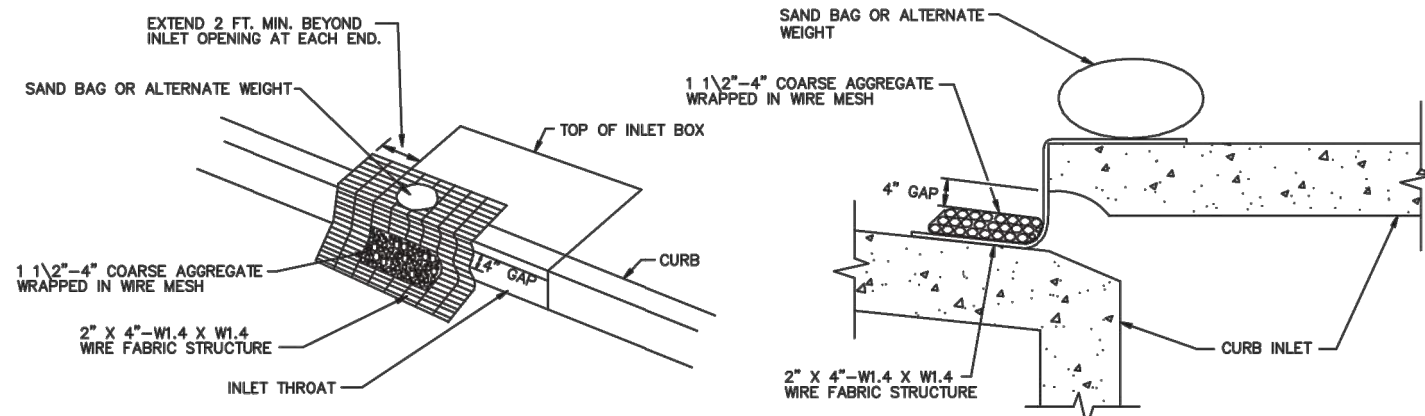
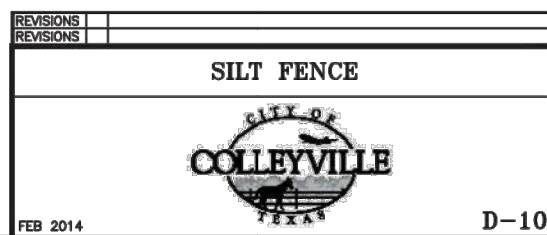
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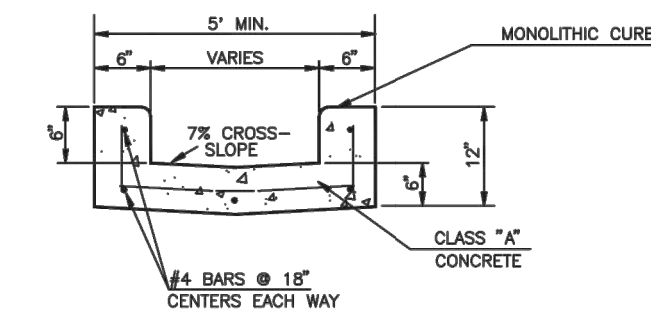
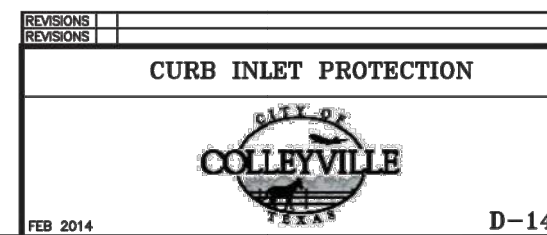


- SILT FENCE**
- GENERAL NOTES:
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
 2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN, (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
 3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
 4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
 5. INSPECTION SHALL BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
 7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

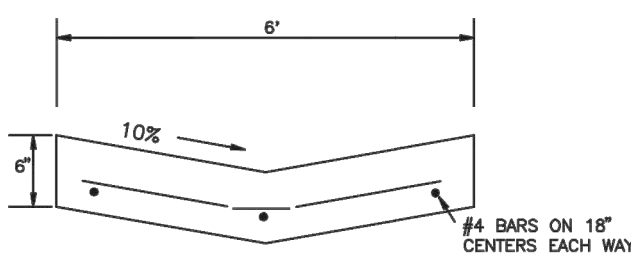
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STD. SPEC. 02270.B DWG. NO. 2020 A
DEC. '92



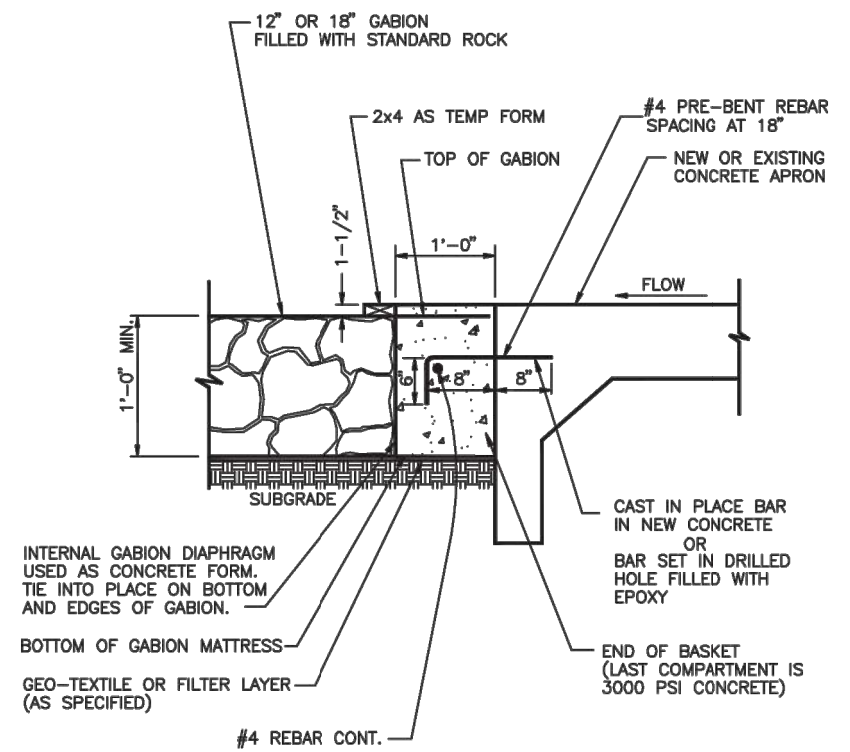
- CURB INLET PROTECTION DETAIL**
- NOT TO SCALE
- NOTES:
1. WIRE MESH BACKING MUST BE OF SUFFICIENT STRENGTH TO SUPPORT STONE FOR CURB INLETS, WITH WATER FULLY IMPOUNDED AGAINST IT.
 2. STONE IS 3"-5" IN SIZE AND CLEAN.
 3. FORM THE WIRE FABRIC STRUCTURE TO THE CONCRETE GUTTER AND AGAINST THE FACE OF CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN STONE WRAPPED IN WIRE MESH IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE STONES.
 4. THIS TYPE OF INLET PROTECTION MUST BE INSPECTED FREQUENTLY AND THE STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
 5. ASSURE THAT STORM FLOW DOES NOT BYPASS INLET BY INSTALLING TEMPORARY EARTH OR ASPHALT Dikes DIRECTING FLOW INTO INLET.
 6. CONSTRUCT SIMILAR TYPE STRUCTURE AT BACK OF PROPOSED CURB INLETS WITH OPEN BACKS.
 7. STONE WRAPPED IN WIRE MESH MUST BE SECURED TO THE WIRE BACKING WITH CLIPS OR HDG RINGS AT THIS LOCATION.
 8. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
 9. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORMWATER BEGINS TO OVERTOP THE CURB.
 10. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.



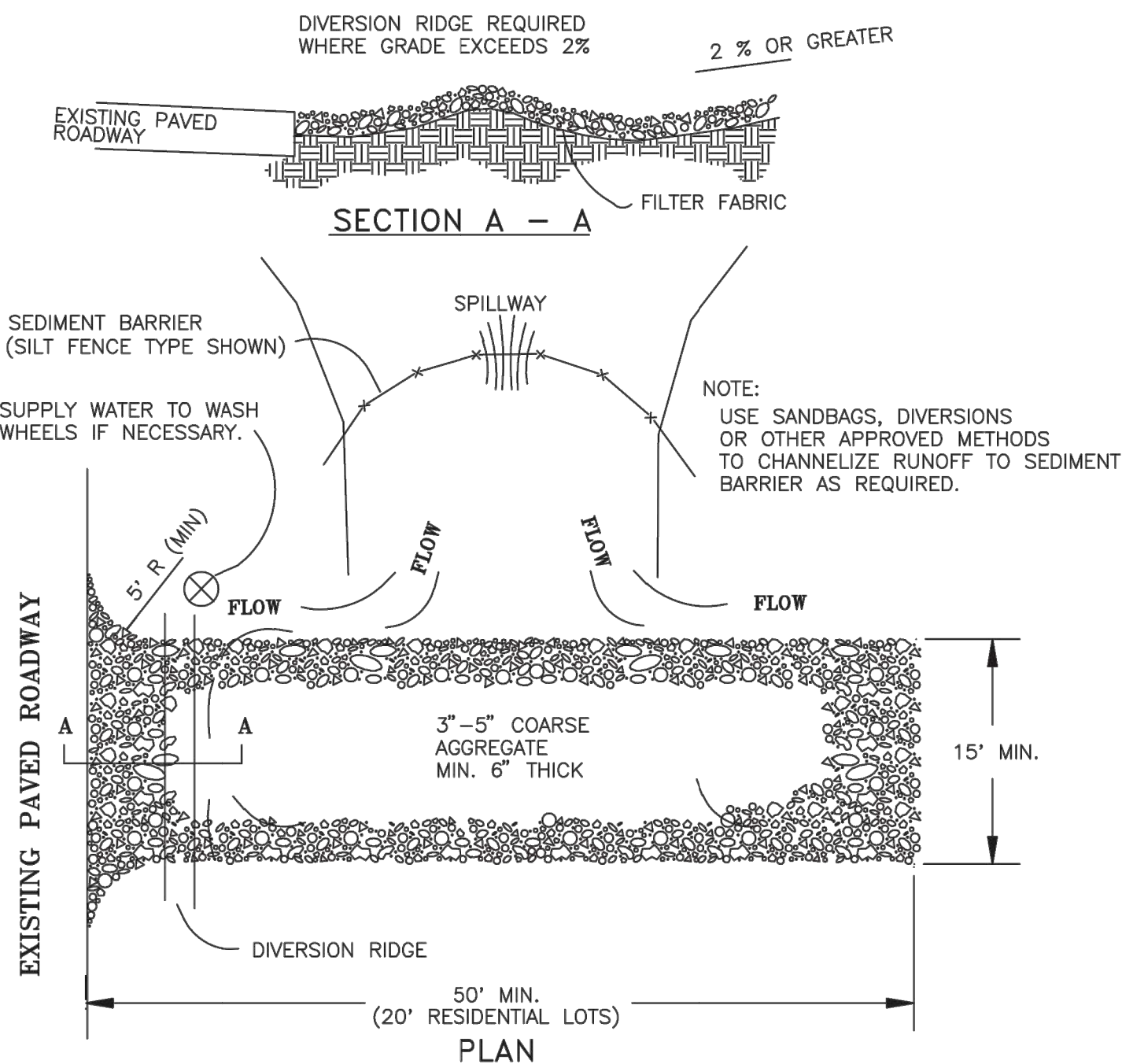
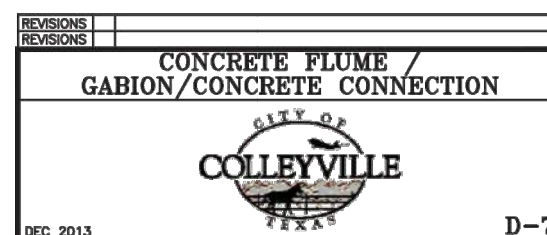
CONCRETE FLUME
NTS



CURBS MAY BE OMITTED AND USE THE VALLEY SECTION WHEN OVERFLOW IS 10 CFS OR LESS OR WHEN FLOW CAN BE CONTAINED WITHIN THE CONCRETE SECTION.



GABION MATTRESS TO CONCRETE ATTACHMENT DETAIL
NTS



TEMPORARY STONE CONSTRUCTION
ENTRANCE / EXIT
N.T.S.



UTILITY NOTE

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TEXAS BOARD OF PROFESSIONAL ENGINEERS FPM REGISTRATION 4470

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYSVILLE, TEXAS
CONSTRUCTION DETAILS

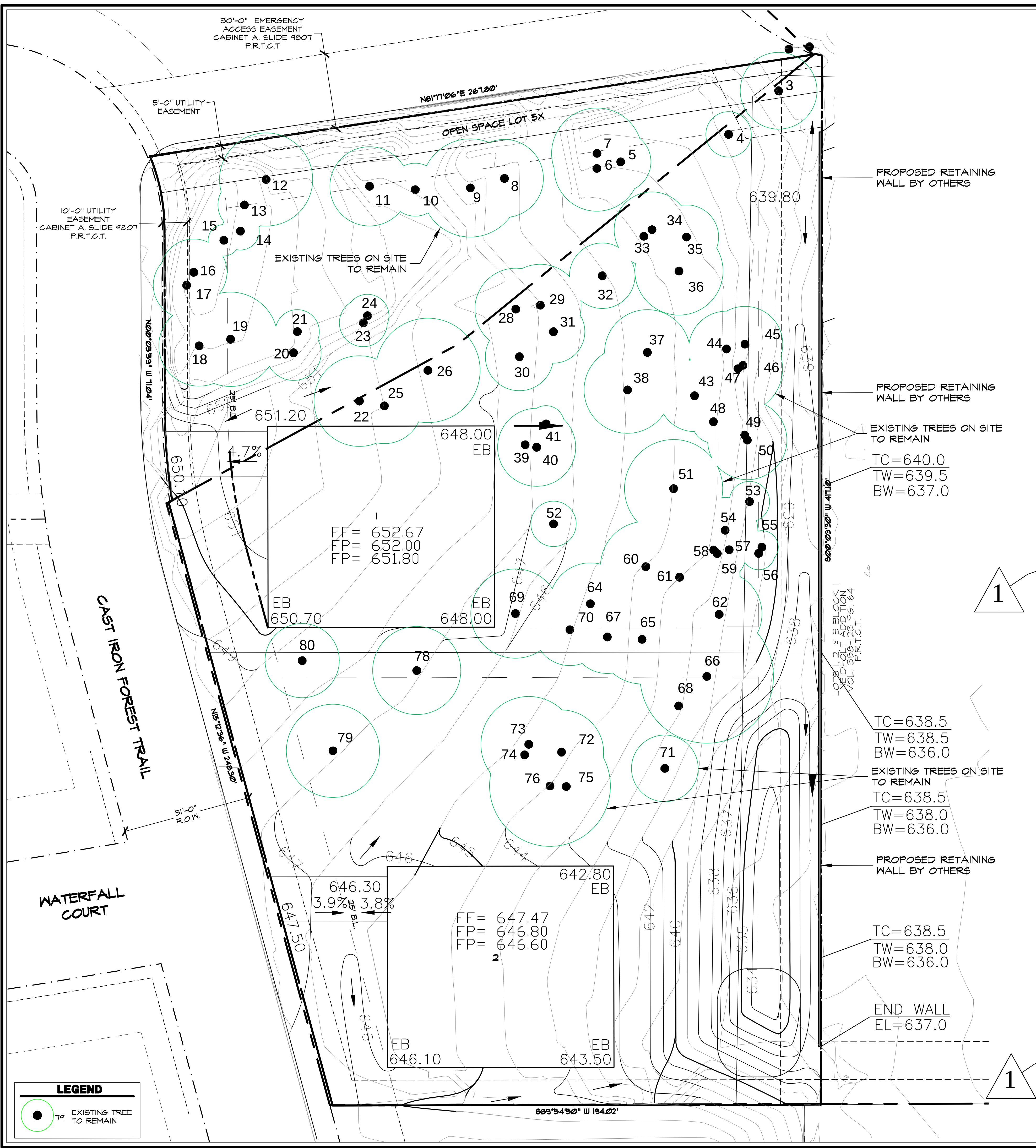
JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET C7.0

City Colleyville, Tarrant County, Texas

TR1 of 3

7/5/2018 12:05 PM

Drawing: \\Studio13main\Users\Shared\Folders\Shared\Projects\TBI013 - Old Grove\DWG\TBI013-TR.dwg Saved By: Matthew Save Time: 7/5/2018 12:05 PM
Plotted by: ##### Plot Date: 7/5/2018 3:16 PM



Old Grove, Ph. 2 Colleyville, Texas							
TR. NO.	SIZE	COMMON NAME	SCIENTIFIC NAME	STATUS	EXEMPT / NON- EXEMPT	REMOVE / REMAIN	LOCATION
1	0	Post Oak	Quercus Stellata	Poor - Unilateral - Cavity - Canopy Dieback	Exempt	Remain	Off Site - NE Corner
2	0	Post Oak	Quercus Stellata	Good Condition	Exempt	Remain	Off Site - NE Corner
3	15.25	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Open Space Lot 5X
4	9	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
5	12	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
6	17	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
7	18	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
8	15.5	Post Oak	Quercus Stellata	Wire in Trunk	Non-Exempt	Remain	Lot 1
9	19.5	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
10	10.5	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
11	15.75	Cedar Elm	Ulmus Crassifolia	Good Condition	Non-Exempt	Remain	Lot 1
12	18.5	Post Oak	Quercus Stellata	75% Dead - Canopy Dieback	Exempt	Remain	Lot 1
13	10.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
14	7.5	Post Oak	Quercus Stellata	Poor - Vines - Canopy Dieback	Exempt	Remain	Lot 1
15	6.25	Post Oak	Quercus Stellata	Poor - Vines	Non-Exempt	Remain	Lot 1
16	13.25	Post Oak	Quercus Stellata	Poor - Understory - Leaning	Non-Exempt	Remain	Lot 1
17	13.25	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 1
18	16	Post Oak	Quercus Stellata	OK	Exempt	Remain	Lot 1
19	18.75	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 1
20	11	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 1
21	8.75	Easter Red Cedar	Juniperus Virginiana	OK	Exempt	Remain	Lot 1
22	16	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
23	9.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
24	8.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
25	15	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
26	20.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
27	16	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1 - Building Pad
28	16.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
29	16.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
30	13.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
31	12.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
32	13	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
33	9	Easter Red Cedar	Juniperus Virginiana	Poor - Understory - Leaning	Exempt	Remain	Lot 1
34	15	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
35	12.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
36	17.5	Post Oak	Quercus Stellata	Slight Canopy Dieback	Non-Exempt	Remain	Lot 1
37	17	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
38	17.25	Post Oak	Quercus Stellata	OK - Vines	Non-Exempt	Remain	Lot 1
39	8.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
40	15.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
41	7.25	Gum Bumelia	Sideroxylon Lanuginosum	Understory	Non-Exempt	Remain	Lot 1
42	17.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1 - Building Pad
43	14.25	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
44	15	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
45	15	Post Oak	Quercus Stellata	Poor - Understory - Leaning - Cavity	Exempt	Remain	Lot 1
46	15.5	Post Oak	Quercus Stellata	Poor - Understory - Leaning	Exempt	Remain	Lot 1
47	17.75	Post Oak	Quercus Stellata	Poor - Canopy Dieback - Vines	Exempt	Remain	Lot 1
48	8.5	Mexican Plum	Prunus Mexicana	Understory	Exempt	Remain	Lot 1
49	14	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
50	15.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
51	19.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
52	9	Chinaberry	Melia Azedarach	Cavity	Exempt	Remain	Lot 1
53	8	Mexican Plum	Prunus Mexicana	Poor	Non-Exempt	Remain	Lot 1
54	13	Post Oak	Quercus Stellata	Canopy Dieback	Non-Exempt	Remain	Lot 1
55	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
56	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
57	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
58	9.5	Post Oak	Quercus Stellata	Understory	Non-Exempt	Remain	Lot 1
59	11.5	Post Oak	Quercus Stellata	Understory	Non-Exempt	Remain	Lot 1
60	18	Post Oak	Quercus Stellata	Poor - Cavity - Leaning	Exempt	Remain	Lot 1
61	24	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
62	17	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
63	24.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
64	25	Post Oak	Quercus Stellata	Poor - Cavity - Canopy Dieback	Exempt	Remain	Lot 1
65	17.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
66	26.5	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 2
67	14.5	Post Oak	Quercus Stellata	Poor - Cavity - Canopy Dieback	Exempt	Remain	Lot 1
68	10	Hackberry	Celtis Occidentalis	OK	Exempt	Remain	Lot 2
69	17.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
70	14.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
71	13.25	Chinaberry	Melia Azedarach	Canopy Dieback	Exempt	Remain	Lot 2
72	16.75	Post Oak	Quercus Stellata	Poor - Cavity - Leaning	Exempt	Remain	Lot 2
73	19	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 2
74	15.5	Post Oak	Quercus Stellata	Understory - Leaning	Exempt	Remain	Lot 2
75	12.75	Post Oak	Quercus Stellata	Understory - Leaning	Exempt	Remain	Lot 2
76	24	Post Oak	Quercus Stellata	Poor - Cavity	Exempt	Remain	Lot 2
77	33.5	Post Oak	Quercus Stellata	Poor - Canopy Dieback - Wind Damage	Exempt	Remain	Lot 2
78	17.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 2
79	18.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 2
80	14.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 2
81	22	Post Oak	Quercus Stellata	Poor - Dying - Cavity - Lightning Damage - Ants	Exempt	Remove	Lot 1
82	11.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
83	20.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
84	21.25	Post Oak	Quercus Stellata	Poor - Wind Damage	Exempt	Remove	Lot 1 - Building Pad
85	25.25	Post Oak	Quercus Stellata	Canopy Dieback - Ants	Exempt	Remove	Lot 2 - Building Pad
86	24	Pecan	Carya Illinoensis	OK	Non-Exempt	Remove	Lot 2 - Building Pad
87	9	Hackberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 2 - Building Pad

TREE SPECIES	NUMBER OF TREES ON SITE	TOTAL CALIPER INCHES (on-site)	NUMBER OF EXEMPT TREES REMOVED	CALIPER INCHES EXEMPT TO BE REMOVED	NUMBER OF NON-EXEMPT TREES REMOVED	CALIPER INCHES NON-EXEMPT TO BE REMOVED	REPLACEMENT TREES TO BE PLANTED (1" CALIPER)
Post Oak	71	1110	8	158.5	0	0	0
Blackjack Oak	0	0	0	0	0	0	0
Live Oak	0	0	0	0	0	0	0
Bald Cypress	0	0	0	0	0	0	0
Chinaberry	2	22.25	0	0	2	0	0
Persimmon	0	0	0	0	0	0	0
Cottonwood	0	0	0	0	0	0	0
Loblolly Pine	0	0	0	0	0	0	0
Mulberry	0	0	0	0	0	0	0
Gum Bumelia	1	7.25	0	0	1	24	8
Pecan	1	24	0	0	1	24	8
Easter Red Cedar	2	17.75	0	0	0	0	0
Cedar Elm	1	15.75	0	0	0	0	0
Lacebark Elm	0	0	0	0	0	0	0
Hackberry	7	62.5	1	9	0	0	0
American Elm	0	0	0	0	0	0	0
Total	85	1259.5	9	167.5	3	24	8

TREE SPECIES	NUMBER OF TREES ON SITE	TOTAL CANOPY COVERAGE SF (on-site)	NUMBER OF EXEMPT TREES REMOVED	SQUARE FEET EXEMPT TO BE REMOVED	NUMBER OF NON-EXEMPT TREES REMOVED	SQUARE FEET NON-EXEMPT TO BE REMOVED	NUMBER OF TREES SAVED/SQUARE FEET
Total	85	44,870	9	10,014	3	1,810	73 / 33,293
% of Total				22.3%		4.0%	74.3%

CANOPY COVERAGE

TOTAL EXISTING TREE CANOPY COVERAGE ON SITE - 46.8%

- TOTAL CANOPY COVERAGE 44,870sf
- TOTAL SITE 45,729sf

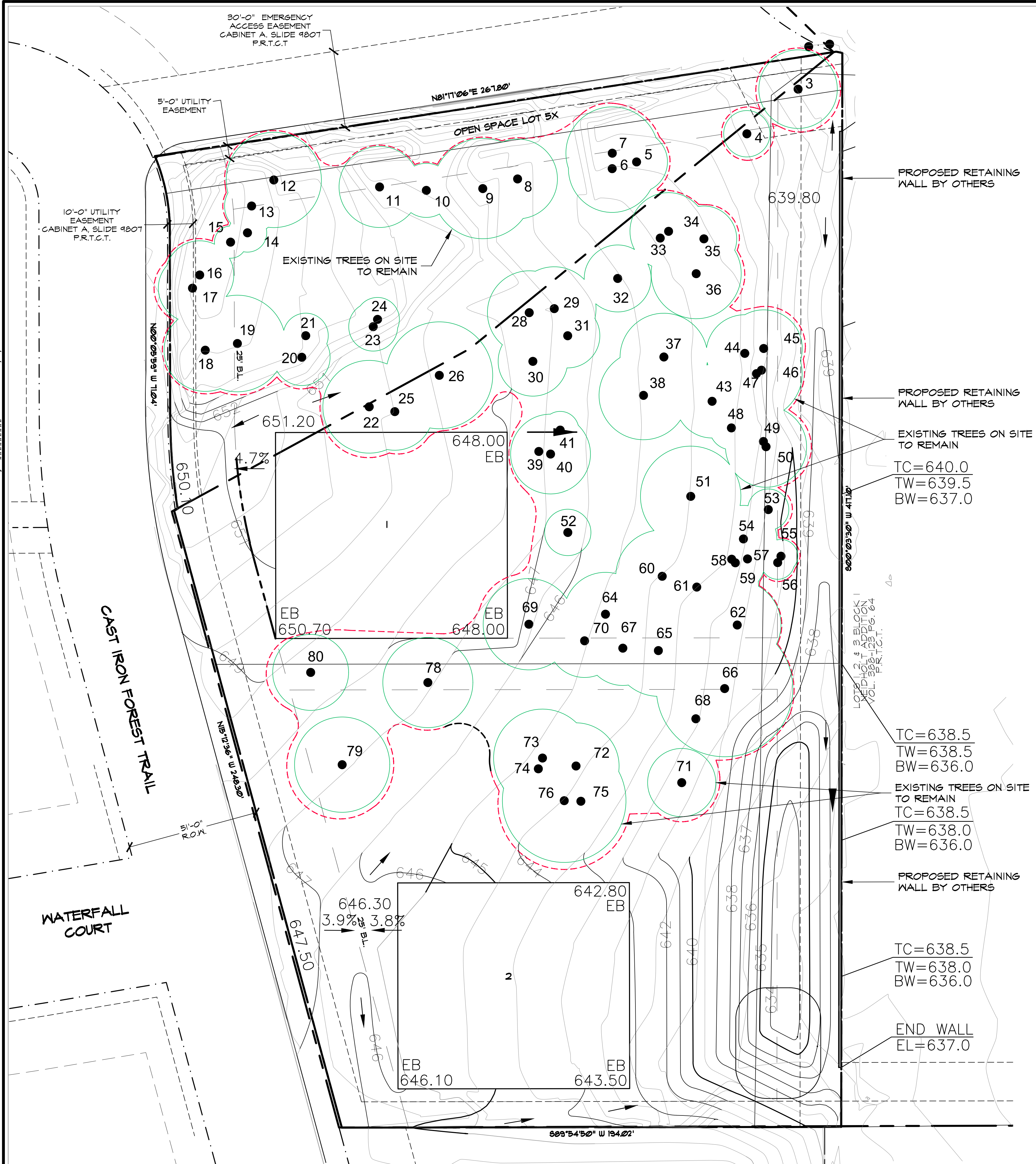
TOTAL TREE CANOPY COVERAGE REQUIRED TO BE PRESERVED - 50%

TOTAL TREE CANOPY BEING PRESERVED - 33,243sf 74.3%

EXISTING TREE COVERAGE PRESERVATION REQUIREMENTS

- TOTAL PROPERTY AREA = 45,729sf
- TOTAL CANOPY COVERAGE ON SITE = 44,870sf
46.8% CANOPY COVERAGE ON SITE
50% MIN. CANOPY COVERAGE TO BE PRESERVED
74.3% OF EXISTING CANOPY COVERAGE REMAINING

Drawing: \\Studio13\main\Users Shared\Folders\shared\Projects\TBI013 - Old Grove\DWG\TBI013-TR.dwg Saved By: Matthew Save Time: 7/5/2018 12:05 PM Plotted by: ##### Plot Date: 7/5/2018 2:59 PM

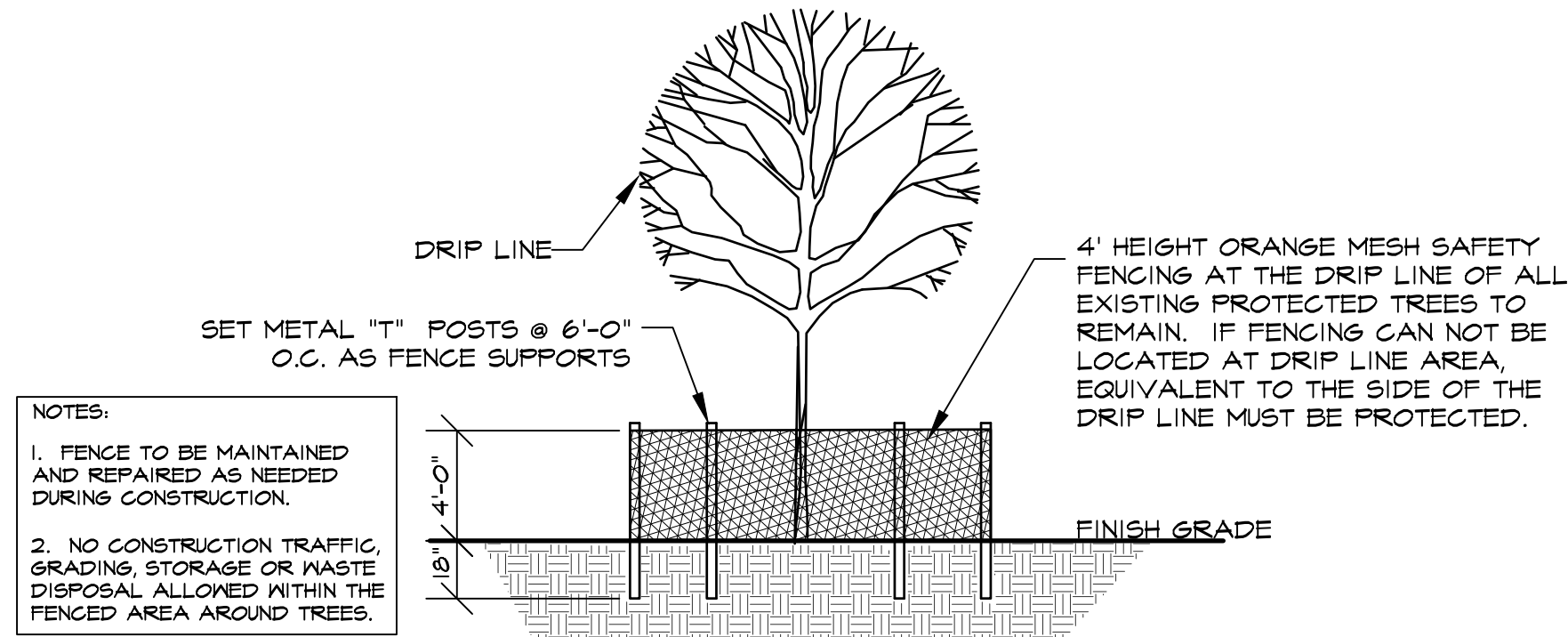


LEGEND

- EXISTING TREE TO REMAIN
- - - TREE PROTECTION FENCE

TREE PROTECTION NOTES

- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
- DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
- NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED.



1 TR3 PROTECTED TREES - TREE PROTECTION DETAIL
NOT TO SCALE

STUDIO 13 DESIGN GROUP
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

LEONARD W. REESE
JULY 10, 1971
January 10, 2018

NORTH

20 10 0 10 20

1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE SURVEY	
Tree Protection Plan	
Old Grove, Ph. 2	
City Colleyville, Tarrant County, Texas	

PLAN REVIEW REVISIONS		BY	DATE
REVISED PER CIVIL CHANGES		MRH	7-5-2018
#	1		
PROJECT			
TBI013			
SHEET			
TR3 of 3			

Notification Map



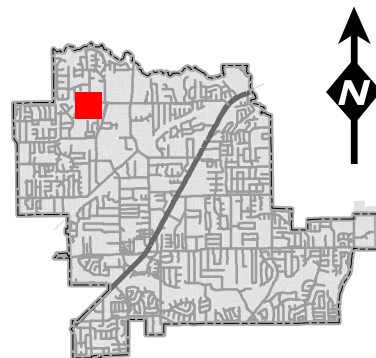
PC20-006

**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

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
AGNEW, GARRICK D	204 WATERFALL CT	COLLEYVILLE, TX	76034	204 WATERFALL CT
ALLEN, CARL E	2300 HENRY PKWY APT 209	FLOWER MOUND, TX	75022	200 COMPTON CT
ALLEN, LEROY	101 STILLWATER CIR	COLLEYVILLE, TX	76034	101 STILLWATER CIR
BARNES, IRWIN	200 WATERFALL CT	COLLEYVILLE, TX	76034	200 WATERFALL CT
BATTLES, BRANDON	101 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	101 JOHN MCCAIN RD
BOLTON, JONATHON	202 COLDEN CT	COLLEYVILLE, TX	76034	202 COLDEN CT
BROYLES, RANDY	7212 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7212 JOHN MCCAIN RD
BUTLER, PERRY L	208 WATERFALL CT	COLLEYVILLE, TX	76034	208 WATERFALL CT
BYRD, MICHAEL C	113 STILLWATER CIR	COLLEYVILLE, TX	76034	113 STILLWATER CIR
CARDONA, GLORIA J	213 COLDEN CT	COLLEYVILLE, TX	76034	213 COLDEN CT
CATALINA LONE STAR LLC	108 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7204 JOHN MCCAIN RD
CLARK, EDWARD D	104 WATERFALL CT	COLLEYVILLE, TX	76034	104 WATERFALL CT
COX, CLYDE	105 STILLWATER CIR	COLLEYVILLE, TX	76034	105 STILLWATER CIR
DAWSON FARMS LLC	406 PECAN DR	IRVING, TX	75060	7215 JOHN MCCAIN RD
DAWSON FARMS LLC	406 PECAN DR	IRVING, TX	75060	7215 JOHN MCCAIN RD
DAWSON FARMS LLC	3421 S BRIERY	IRVING, TX	75060	7209 JOHN MCCAIN RD
DECKER, RENNI	108 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	108 HAWKS RIDGE TR
ETTA, ANITA B	101 WATERFALL CT	COLLEYVILLE, TX	76034	101 WATERFALL CT
FANG EN LEE, JENNIFER	117 STILLWATER CIR	SOUTHLAKE, TX	76092	117 STILLWATER CIR
FREIG, JOSE	104 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	104 HAWKS RIDGE TR
GULAMHUSSAIN, DIDAR	200 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	200 HAWKS RIDGE TR
HA, THANH THUC	100 HAWKS RIDGE TR	COLLEYVILLE, TX	76034	100 HAWKS RIDGE TR
HIGHTOWER, ROXANNE S	104 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	104 JOHN MCCAIN RD
INMAN, MARGARET K	212 WATERFALL CT	COLLEYVILLE, TX	76034	212 WATERFALL CT
JOHNSON, MARK	203 COLDEN CT	COLLEYVILLE, TX	76034	203 COLDEN CT
KELLY, JOHN	105 WATERFALL CT	COLLEYVILLE, TX	76034	105 WATERFALL CT
KILPATRICK, JOHN	201 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	201 HAWKS RIDGE TR
LAW, JAMES	109 STILLWATER CIR	COLLEYVILLE, TX	76034	109 STILLWATER CIR
LOMME, FRED	208 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	208 HAWKS RIDGE TR
MCKENNA, DENISE	109 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	109 HAWKS RIDGE TR
MCKINNON JAMES S & VICKIE S MC	207 COLDEN CT	COLLEYVILLE, TX	76034	207 COLDEN CT
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	6901 CAST IRON FOREST TR
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	317 OLD GROVE RD
OSOWO, AYODELE	7001 CAST IRON FOREST TRL	COLLEYVILLE, TX	76034	7001 CAST IRON FOREST TR
OWEN, JOHN	201 WATERFALL CT	COLLEYVILLE, TX	76034	201 WATERFALL CT
PATEL, AJAY ARVIND	209 WATERFALL CT	COLLEYVILLE, TX	76034	209 WATERFALL CT
PINTO, EZEQUIEL	101 HAWKS RIDGE TR	COLLEYVILLE, TX	76034	101 HAWKS RIDGE TR
PINTO, LYNDA D ETAL	105 HAWKS RIDGE TR	COLLEYVILLE, TX	76034	105 HAWKS RIDGE TR
RAHMAN, EDWARD A	100 WATERFALL CT	COLLEYVILLE, TX	76034	100 WATERFALL CT
RAU, SUSAN	7105 CAST IRON FOREST TRL	COLLEYVILLE, TX	76034	7105 CAST IRON FOREST TR
REVOCABLE TRUST OF CLINT D JAY	201 COMPTON CT	COLLEYVILLE, TX	76034	201 COMPTON CT
RIACH, STEVEN E	7109 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7109 JOHN MCCAIN RD
RIEWE, KEITH	204 COMPTON CT	COLLEYVILLE, TX	76034	204 COMPTON CT
SANTEE, GREGORY N	208 COMPTON CT	COLLEYVILLE, TX	76034	208 COMPTON CT
SMITH, WILLIAM	205 WATERFALL CT	COLLEYVILLE, TX	76034	205 WATERFALL CT
TAYLOR, ROGER	210 COLDEN CT	COLLEYVILLE, TX	76034	210 COLDEN CT
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	105 JOHN MCCAIN RD
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	103 JOHN MCCAIN RD
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	7189 CAST IRON FOREST TR
VAN HORNE, EDWARD	108 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	108 JOHN MCCAIN RD
WHEAT, CARROL	206 COLDEN CT	COLLEYVILLE, TX	76034	206 COLDEN CT
WIRT, CARL BRITTON	205 COMPTON CT	COLLEYVILLE, TX	76034	205 COMPTON CT
YANG, YAN	204 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	204 HAWKS RIDGE TR
CHANEL COURT	7300 Chanel Court	COLLEYVILLE, TX	76034	COURTESY NOTICE
MONTICELLO ADDITION-COLLEYVLE	P.O. Box 254	COLLEYVILLE, TX	76034	COURTESY NOTICE
OLD GROVE ADDITION	P.O. Box 1481	COLLEYVILLE, TX	76034	COURTESY NOTICE
VANGUARD ESTATES ADDITION	7105 Vanguard Court	COLLEYVILLE, TX	76034	COURTESY NOTICE
WESTMONT ADDITION	5751 Kroger Drive	KELLER, TX	76244	COURTESY NOTICE
KELLER ISD	350 KELLER PKWY	KELLER, TX	76248	STATE REQUIRED
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
MALY, MATTHEW	6500 WEST FREEWAY, STE 700	FORT WORTH, TX	76116	APPLICANT

Public hearing notices were mailed on August 28, 2020



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, December 14, 2020 at 7:00 p.m.

City Council Meetings: Tuesday, January 5, 2021 at 7:30 p.m.

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition. The purpose is to plat the three properties into two single-family residential lots and one open space lot.

Zoning Case: PC20-006

Applicant: Matthew Maly

Owner: Toll Dallas TX LLC

Location: 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail

Property Description: Lot 1 & 2, Block 1, Newgren Addition and Lot 2X, Block E, Old Grove Addition

Present Zoning: PUD-R Planned Unit Development-Residential

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Letter of Opposition

Subject: FW: Case PC20-006 Replat 105 & 103 John McCain 7189 Cast Iron Forest Trail
Attachments: 203 Colden Ct email M.Maly.pdf

From: Jennifer Johnson

Sent: Wednesday, October 28, 2020 3:13 PM

To: Jackie Reyff; Larry Wright ; smathisencpa; ryan.moore; sbilqees; kimberlydraperholt; m.koch75; ckbevill; gbond; George Dodson ; Chuck Kelley ; Kathy Wheat

Cc: Susan Rau ; Ben Bryner ; Araceli Botello ; Beth Battles ; battles; rfreitag; annheape; tonyagross; Mark ICE: Johnson

Subject: Re: Case PC20-006 Replat 105 & 103 John McCain 7189 Cast Iron Forest Trail

As further follow up, please see below response from the Engineer supporting Toll Brothers. Their plan has this 3' wide, 6" deep concrete flume coming west across our property line, making a right angle turn North, and then dropping water into a 1' deep ditch. If all goes according to their estimates, we have 1.2" of excess depth. If the calculations are wrong, our home can be flooded.

Our gameroom and bedroom will be looking at a cement flume and 1' ditch, not to mention the damage done to the post oak roots during construction and enduring cement covering them.

Please do not approve this plan that threatens our home with flooding.

Jennifer

On Oct 27, 2020, at 6:07 PM, Jennifer Johnson <> wrote:

To the P&Z Board (including the two Council Liaisons, as well as Kathy who lives across the street and is familiar with the geography),

Mark and I live at 203 Colden Ct, our property is adjacent (east) of the Old Grove HOA property and the Battles property (backyard). Mark and I both spoke at the P&Z Meetings, and the City Council meeting when this was proposed in 2018. We were opposed then, and remained opposed.

In 2018 the proposal was similar to now, as was discussed at your Work Session last night. The retaining wall and detention pond appear unchanged. Two years ago, the water was to run into pipes East along the HOA property line, then North, down our property line (drainage easement). Now, after meeting with Mike Boswell, they are no longer running pipes, but want to have the water flow into a cement flume along the east HOA property line that ends with a "collar" at our property line, and from there, they would grade our lot North and down the property line, and install grasscrete to prevent erosion. We are VERY concerned that during a heavy, fast rainfall, the run-off water will be uncontained and has the potential to flash flood our home.

In addition to this new concern, our other concerns from two years ago remain unchanged:

We are very concerned about the proposed dry retention pond and the risk to the health of neighboring homeowners and their property if the dry retention pond is not maintained. We are all at the mercy of the homeowner to maintain the pond, with no recourse if they do not.

Letter of Opposition

Our other opposition to this plan is that there are large oak trees along both the HOA easement (East/West), and a 100 year old Post Oak in our backyard (below right photo) within the easement (North/South) and planned drainage area that will have roots damaged when the drainage pipes or cement flume are installed. During the 7 years we have owned our house, we have spent over \$3,000 treating our Post Oak. We don't think it can survive having a good portion of its' root structure damaged.

Thank you for your consideration.

Jennifer and Mark Johnson

Letter of Opposition

From: Matthew Maly
Subject: RE: 203 Colden Ct
Date: October 28, 2020 at 11:02 AM
To: Jennifer Johnson
Cc: Mark ICE: Johnson



Mike Boswell

M

Good morning Mr. and Mrs. Johnson,

I've attached an exhibit created from our design plans that highlights the areas from Lot 17X (Area O1 - light blue) and adjacent to your west (Area O2 - grey) as they drain to the inlet at the northwest corner of your property. The runoff anticipated, based on the City's design criteria, is 7.2cfs when including those two areas and the proposed pond's discharge. We sized the flume and grasscrete sections to accommodate that flow.

What it means is that you could expect 3.5" of water depth within the 6" flume section (1.6" excess depth) and approximately 1' of depth within the grasscrete swale adjacent to your driveway (1.2" of excess depth assuming 2.5H:1V side slopes). These are what we assume as peak flows and depths based on the City's design criteria where there is additional capacity in the flume and swale in both sections.

I'm happy to discuss further if the above explanation doesn't speak to your concern.

Thank you,

Matthew Maly, P.E. | Project Manager
Pape-Dawson Engineers, Inc.
TBPE Firm Registration #470

One Ridgmar Centre, 6500 West Fwy., Suite 700, Fort Worth, TX 76116
P: 817.870.3668 | E: MMaly
Fort Worth | San Antonio | Austin | Houston | Dallas

Visit our new website - www.pape-dawson.com

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

From: Jennifer Johnson
Sent: Tuesday, October 27, 2020 4:28 PM
To: Mike Boswell ; Matthew Maly
Cc: Mark ICE: Johnson
Subject: Re: 203 Colden Ct

Mike and Matt,

A couple of things after Mark and I have had time to process the discussion yesterday. We are very worried about the volume of water that could come down the HOA property and into our yard. If we have a fast heavy rain, the water may overwhelm the flume, the collar at the turn, or the grasscrete area, potentially causing water damage to our home. What info do you have on water volumes for those lots?

Also, I have reached out to our HOA to understand what the approval process is (if any) for modifying the grade and installation of the grasscrete. I have explained that it is a drainage easement. The HOA does not allow any modifications to our homes (except annual flowers) without their approval.

Thanks,
Jennifer

On Oct 26, 2020, at 6:17 PM, Mike Boswell
Thank you,

Mike Boswell
Director of Land Development

Toll Brothers, America's Luxury Home Builder®
2555 SW Grapevine Parkway, Suite 100, Grapevine, Texas 76051
Office: (817) 329-7973 | Cell: (972) 672-5228 | Fax: (817) 251-7309

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

Letter of Opposition

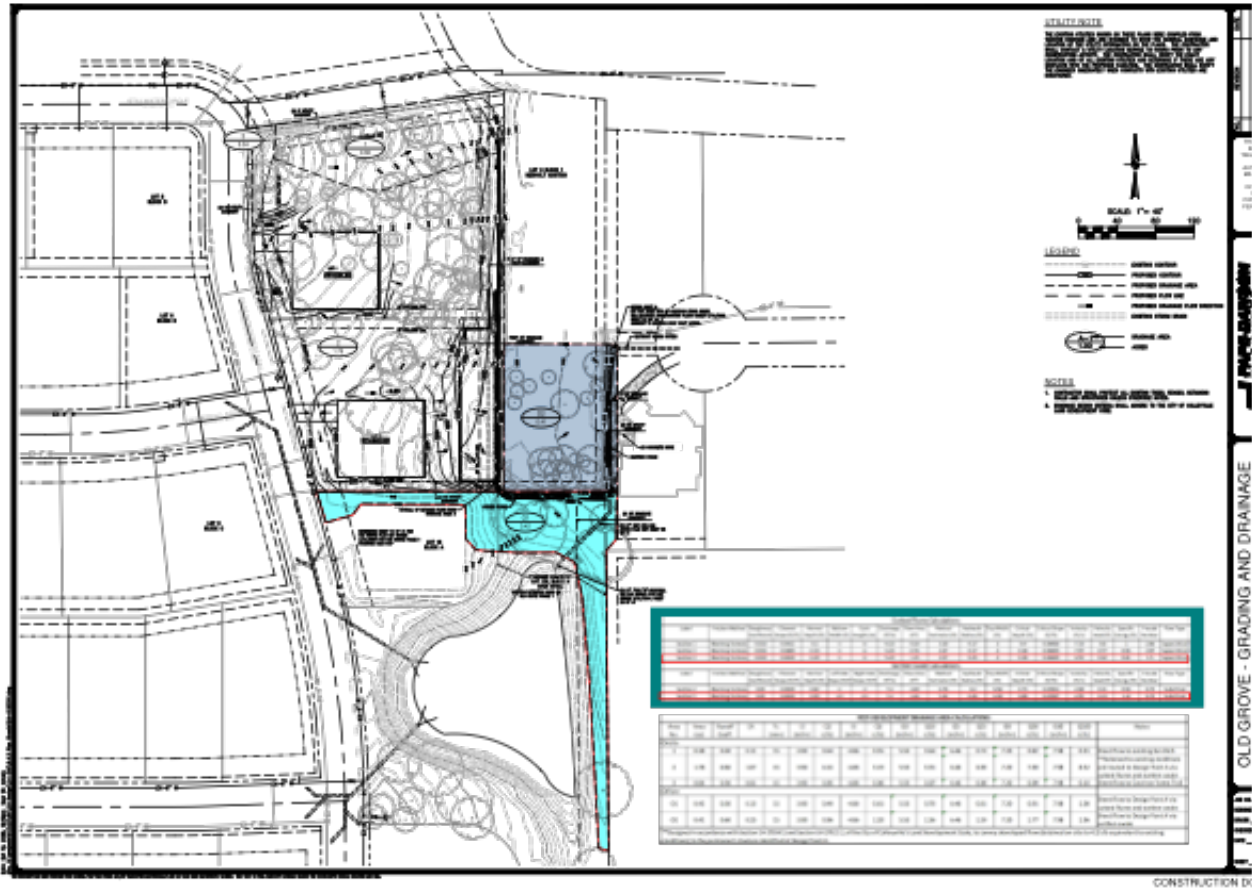
From: Jennifer Johnson
Sent: Monday, October 26, 2020 4:48 PM
To: Mike Boswell
Cc: Mark ICE: Johnson
Subject: 203 Colden Ct

EXTERNAL EMAIL : Use caution with links and attachments

Thanks for meeting with us today on the Battles property. I have copied Mark so that you have both our emails. Below are our cell #'s. Could you reply with your cell number?

Jennifer 817-919-4561
Mark 817-797-6917

Thanks,
Jennifer



Letter of Opposition

Subject: FW: Case PC20-006 Replat 105 & 103 John McCain 7189 Cast Iron Forest Trail

From: Susan Rau

Sent: Monday, November 2, 2020 2:47 PM

To: Jackie Reyff; jwjohnson114; Larry Wright; smathisencpa; ryan.moore; sbilqees; kimberlydraperholt; m.koch75; ckbevill; gbond; George Dodson; Chuck Kelley ; Kathy Wheat

Cc: Ben Bryner; Araceli Botello; ebattles; battles; rf Freitag; annheape; tonyagross; majohnson124; Susan Rau

Subject: Re: Case PC20-006 Replat 105 & 103 John McCain 7189 Cast Iron Forest Trail

Attn: Jackie Reyff, Principal Planner, City of Colleyville

My husband, Richard Freitag, and I live at 7105 Cast Iron Forest Trail. This email summarizes our concerns regarding the proposed re-plat of the property adjacent to our home. This case (PC20-006) is scheduled to be presented and considered by the Planning & Zoning Committee at its meeting on 11/9/2020.

We are in complete agreement with the points made by Jennifer & Mark Johnson, who live at 203 Colden Court. Copies of their emails dated 10/27/2020 and 10/28/2020 are included below. The Johnson's written objections followed an impromptu meeting that Toll Brothers requested with homeowners early last week. I attended along with the Brandon and Beth Battles and Jennifer Johnson. Mike Boswell from Toll Brothers and Matthew Maly from Pape-Dawson Engineering presented the proposal as we walked the area.

By way of background, Toll Brothers attempted to re-plat the subject properties in 2018-2019. Several P&Z and City Council meetings discussed the Toll Brothers proposal, but ultimately the City Council did not approve the drainage solutions proposed by Toll and its engineering consultants. The matter was tabled several times and ultimately withdrawn in 2019. Since then, Toll Brothers attempted to sell the land, then took it off the market and apparently has now decided to once again attempt to re-plat the land and build two homes.

As the Johnson's have noted in their emails, Toll Brothers' current proposal is substantially the same as it was two years ago, except that drainage would now run largely above ground. This may be problematic in terms of potential flooding, construction issues and ongoing maintenance--all of which are addressed in the Johnson's email.

We have three concerns about the latest Toll Brothers' proposal:

1. **The 2020 proposed drainage solution bypasses the large existing retention pond on Cast Iron Forest Trail.**
 1. At the final hearing before Toll withdrew its previous proposal, the City Council questioned various aspects of the engineering, grading and drainage. One key point was the Council's questions as to why the 2018 proposal refused to direct drainage into the existing large retention pond on Cast Iron Forest Trail. In response, Toll Brothers cited several deficiencies in the construction of the existing pond. To my knowledge, Toll Brothers has not made any changes or improvements to the existing pond in recent years.

Letter of Opposition

2. When we asked the Toll Brothers representative at last week's meeting why the latest proposal still does not direct the runoff to the large existing retention pond, Toll's answer was that they (Toll) consider the existing pond to be "defunct". This response was curious since Toll is currently building on another lot (109 Old Grove Road); the runoff from that lot will drain into the large existing pond. In fact, since taking over from David Bagwell (2014?), Toll has built in excess of 30 homes that drain into the large retention pond.
2. **The 2020 proposal includes a dry detention pond on a private lot in a PUD-R zoning tract.**
 1. As we understand it, the owner of "lot 2" would be responsible for the care and maintenance of the detention pond. Such ponds can easily become clogged with grass clippings, mulch, debris etc. Even simple acts like adding flower beds or playground equipment could alter the grading such that drainage is also affected. Unless or until the homeowner applied for a permit to build a pool or otherwise make major changes to its backyard, the only recourse that the HOA and City would have to enforce the maintenance of the pond is evidence of flooding, washouts or other damage to surrounding properties.
3. **The open channel construction being proposed is dangerous, unhealthy and unsightly.**
 1. The area behind our home and the Battles' property and alongside the Johnson's property is governed by the Old Grove HOA, and, possibly, by the Westmont HOA. This land borders the large retention pond and is available to residents to enjoy a walk, fishing or just gazing at the pond. It is also a refuge for birds and other wildlife. While there isn't tremendous foot traffic, the open construction is likely to breed mosquitos, become clogged with leaves, debris and otherwise make footing dangerous.
 2. In addition, access to the sanitary sewer line, underground utilities and the egress from the large retention pond may be impaired by the channel.

For these reasons, we object to the Toll Brothers plans as submitted and ask that the P&Z Committee and the City Council reject the current submission. Thank you in advance. Please contact me should you have any questions.

Best Regards,

Susan E. Rau & Richard Freitag
7105 Cast Iron Forest Trail
Colleyville TX 76034
908.962.3727 (cellular)

RESOLUTION R-21-4575

**A RESOLUTION DENYING A REPLAT FOR LOTS 1, 2, AND 3X,
BLOCK 1, OF THE OLD GROVE ADDITION, PHASE II**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat of Lots 1 & 2, Block 1, of the Neidholt Addition and Lot 2X, Block E, of the Old Grove Addition, Phase II September 14, 2020.

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

Sec. 1. THAT the Replat for Lots 1, 2, and 3X, Block 1, of the Old Grove Addition, Phase II on approximately 2.20 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 23RD DAY OF MARCH 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

[illegible]

RESOLUTION R-21-4605

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
APRIL 6, 2021**

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

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 6TH DAY OF APRIL 2021.

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