



City of Colleyville City Council Agenda

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

Tuesday, April 20, 2021

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

CALL TO ORDER

- WS-1** Discussion of the City Hall and Library interior renovation
- WS-2** Discussion of renovation of the Senior Center
- WS-3** Discussion of the April 20, 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 Lanre Sobo, Glory House**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-21-4606****3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS****Announcements of civic and charitable events****Presentation of calendar events and updates****Announcements of awards and recognition**

Proclamation in recognition of April as Child Abuse Prevention Month - Mayor Richard Newton and Katia Gonzalez, Director of Community Engagement, Alliance for Children

Proclamation in recognition of Arbor Day in Colleyville - Mayor Richard Newton and Parks and Recreation Director Lisa Escobedo

4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-21-4607

4a Approval of the minutes of the regular City Council meeting of April 6, 2021

4b Approval of a Construction Services Agreement with Stripe-A-Zone, Inc. for the FY 2021 Miscellaneous Pavement Marking Contract, in an amount not to exceed \$150,000.00, and authorizing the City Manager to execute the agreement

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - March 2021

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

6b 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

7. RESOLUTION(S): READING AND PUBLIC HEARING**7a Resolution R-21-4608**

Denial of Oncor Electric Delivery Company LLC's application for approval of a Distribution Cost Recovery Factor (DCRF) seeking to increase electric distribution rates within the City

8. TABLED RESOLUTION(S): READING AND PUBLIC HEARING**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**10. REPORTS**

Colleyville Library Board Minutes - February 8, 2021
Planning and Zoning Commission Minutes - March 8, 2021

11. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, APRIL 20, 2021 - READING AND PUBLIC HEARING - RESOLUTION R-21-4609**12. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, April 16, 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
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number WS-1
Type Worksession
Department Engineering

Agenda Date 4/20/2021

Title

Discussion of the City Hall and Library interior renovation

Explanation

This item will provide Council with an overview of the City Hall and Library Interior Renovation Project and determine if any members are interested in participating in the design process.

Attachments

1. Presentation

City Hall and Library Interior Renovation

City Council Worksession
April 20, 2021

Purpose



To provide the City Council with an overview of the City Hall and Library Interior Renovation project and determine if any members would be interested in participating in the design process.

Project first identified in the 2018 Capital Improvement Program for fiscal year 2021

PROJECT HIGHLIGHTS

City Hall – Replace carpet, VCT, and ceramic tile; install new seating in the Council Chambers for ADA accommodations

Library – Replace carpet on the 2nd floor

BUDGET

City Hall \$400,000

Library \$125,000

Background



- City Hall and Library Facility Constructed in 2003
- City did not have a preventative maintenance program until after 2012 when a Facilities Manager position was created
- Starting in 2014 facility items were added to the 5 year CIP

Year	Facility	Project
2014	City Hall/Library	Clean and Seal Exterior Stone
2016	Colleyville Center	HVAC Replacement
	Justice Center	Roof Repairs
	Senior Center	General Repairs
2018	Fire Station 3	Folding Bay Doors
	Library	First Floor Renovations
2019	Central Fire Station	Exterior and Roof Repairs
	City Hall	Automatic Doors
	City Hall	Backup Emergency Generator
	Fire Station 3	Exterior Repairs
2020	Colleyville Center	Roof Replacement
	Justice Center	Roof Replacement
2021	Central Fire Station	Interior Renovation
	City Hall/Library	HVAC Replacement
	City Hall/Library	Interior Renovation (Library 2 nd floor carpet)
	Fire Station 2	HVAC Replacement
	Fire Stations (All)	Bay Renovations
	Justice Center	HVAC Replacement
	Justice Center	Exterior Safety Enhancements

Facility Management Objectives



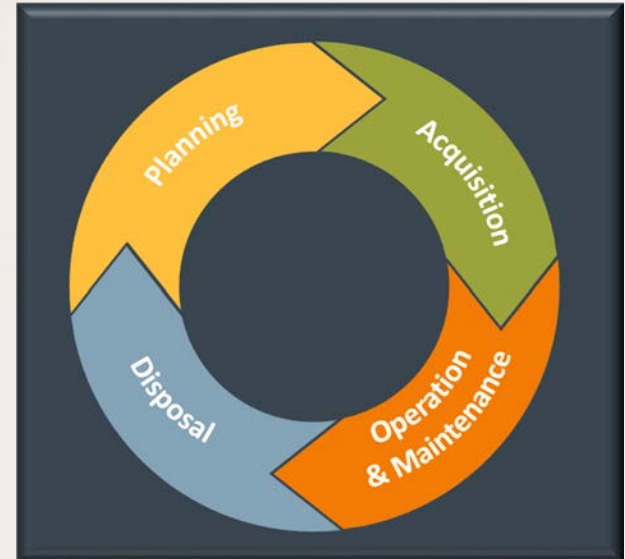
The City has a robust preventative maintenance program to sustain the condition and functionality of our physical assets to meet the following objectives:

- Preserve taxpayers' investments;
- Ensure facilities function as they were intended and operate at peak efficiency;
- Prevent failures of building systems that would interrupt occupants' activities and the delivery of public services;
- Sustain a safe and healthful environment by keeping buildings and their components in good repair and structurally sound;
- Provide maintenance in ways that are cost-effective

Asset Life Cycle Management



- Asset life cycle management is an effective tool to aid in budget forecasting by anticipating future costs in order to make informed decisions
- Key Stages in the Life Cycle:
 - Planning
 - Acquisition
 - Operation and Maintenance
 - Useful Life
 - An asset's condition of service
 - Asset's intended use
 - Disposal or Renewal



Useful Life of an Asset

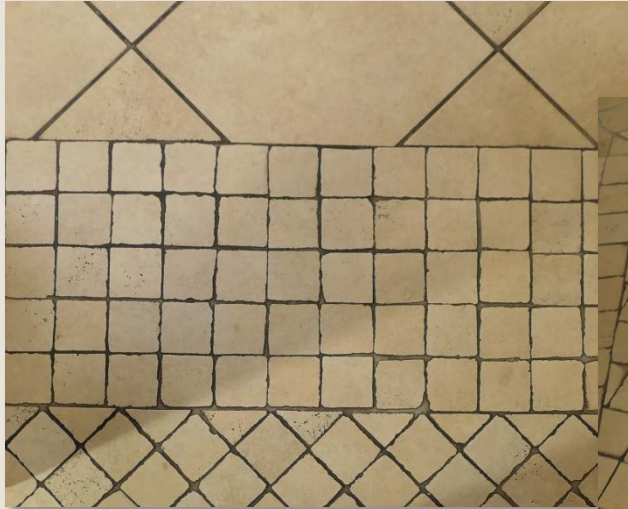


As assets age, their condition degrades which can ultimately impact service delivery.

- Average life span for the various flooring options being considered for replacement:

Flooring Type	Useful Life	Maintenance
Carpet	7-10 years	Vacuum daily; deep water extraction shampoo bi-annually or as needed
Vinyl Composite Tile (VCT)	15-20 years	Spray, buff weekly; strip and wax annually
Ceramic Tile	20 years	Lightly scrub and clean annually; deep scrub, clean, and seal every 5 years

Condition Assessment



STAINED AND
UNCLEANABLE GROUT



WORN TILE FINISH



WORN SHEET VINYL
WITH CURLING SEAMS

Condition Assessment



FRAYING CARPET SEAMS



DENSELY PACKED
CARPET PILE



SCUFFED AND
SCRATCHED MILLWORK

Condition Assessment



CURLING TILE JOINTS



FADED WOOD STAINED TRIM
AND WINDOW SILLS



SCRATCHED AND DAMAGED
DOORS AND TRIM

Condition Assessment



DETERIORATING STONE
TILE



SCRATCHED FLOORING TILE



WORN AND FLAKING FLOOR
COATING

Condition Assessment



UNSTABLE HANDRAIL



SCRATCHED AND PEELING
FLOORING TILE



STAINED AND DISCOLORED
FLOORING

Condition Assessment



SCRATCHED AND FADED
ARM RESTS



WORN CUSHIONS AND
RETRACTION SPRINGS

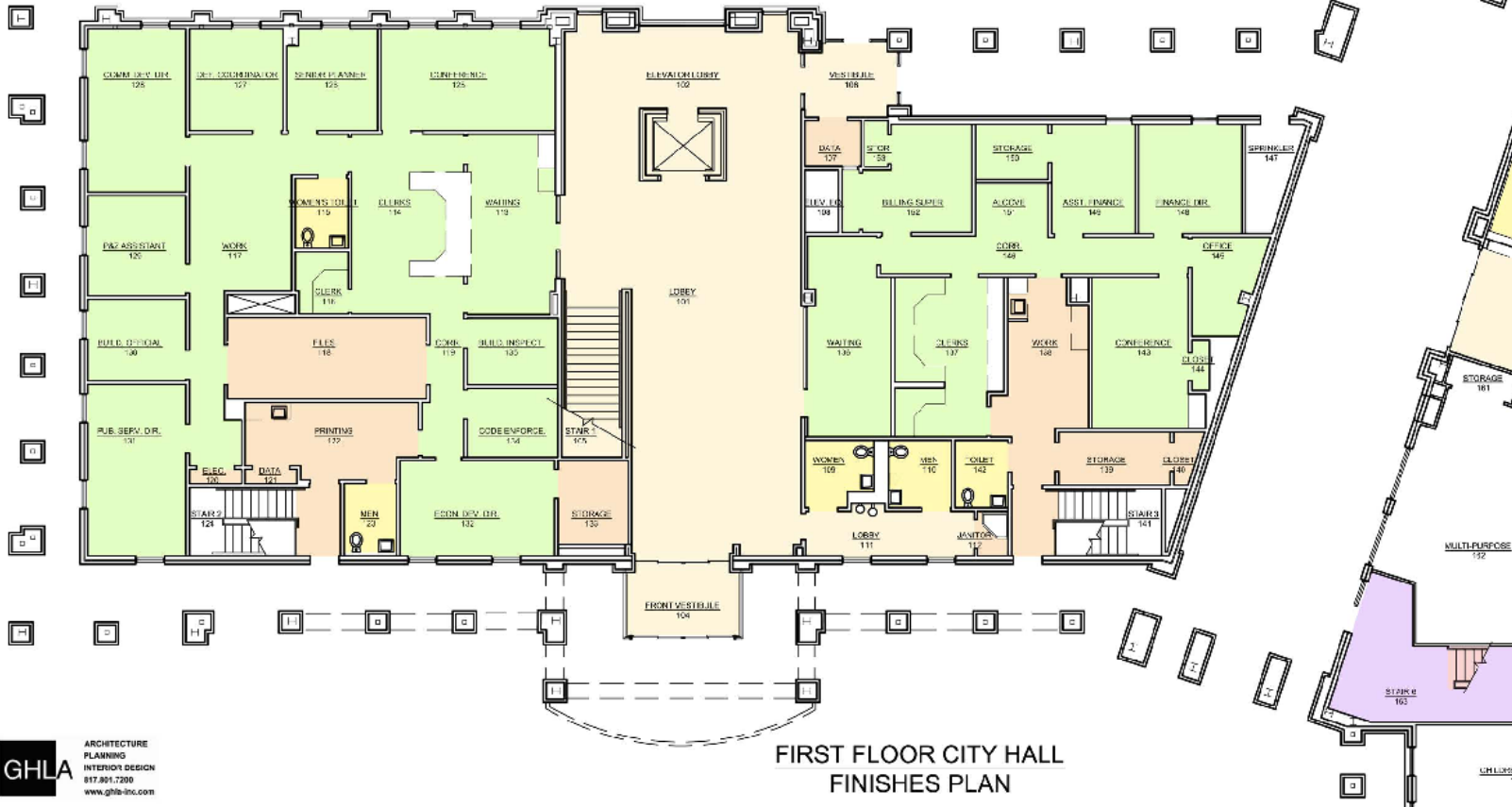


ADD ACCESSIBLE SEATING

1. REPAIR CHIPS AND STONE WITH RES'N FILLER
2. REPAIR FLOOR AND LEVEL. REFER TO DETAIL X/A.X.X
3. REPLACE STAIR HANDRAIL SE DETAIL X/A.X.X
4. PROVIDE NEW GRANITE TOPS TO BE INSTALLED OVER EXISTING WOOD - REFER TO DETAIL X/A.X.X
5. REMOVE FIXED SEATS, REPLACE CARPET FLOORING AND REINSTALL SEATS IN SAME LOCATIONS

	CARPET 1		EXISTING STONE TO REMAIN
	CARPET 2		PORCELAIN TILE
	CARPET 3		LUXURY VINYL TILE
	CARPET 4		RUBBER
	CARPET 5		EPOXY

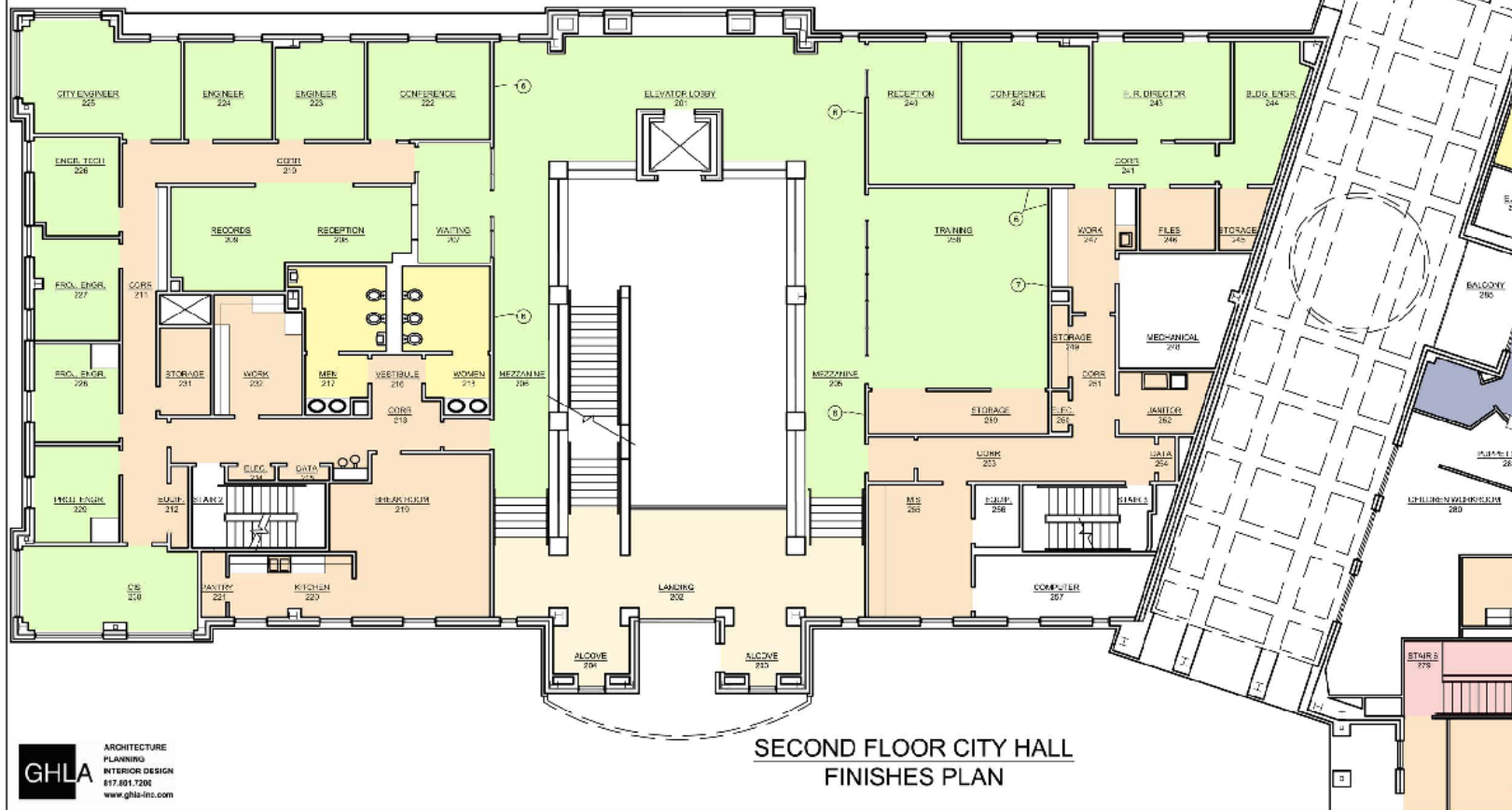
3571 SF	CARPET 1
	CARPET 2
246 SF	PORCELAIN TILE
897 SF	LUXURY VINYL TILE
	RUBBER
	EPOXY



1. REPAIR CHIPS AND STONE WITH RESIN FILLER
2. REPAIR FLOOR AND LEVEL. REFER TO DETAIL X/A.X.X
3. REPLACE STAIR HANDRAIL SEE DETAIL X/A.X.X
4. PROVIDE NEW GRANITE TOPS TO BE INSTALLED OVER EXISTING WOOD - REFER TO DETAIL X/A.X.X
5. REMOVE FIXED SEATS, REPLACE CARPET FLOORING AND REINSTALL SEATS IN SAME LOCATIONS

- 6: REMOVE VWC AND PAINT WALLS
7: REMOVE WHITE BOARD AND PAINT WALLS. REPLACE WITH NEW 4' X 8' WHITE BOARD

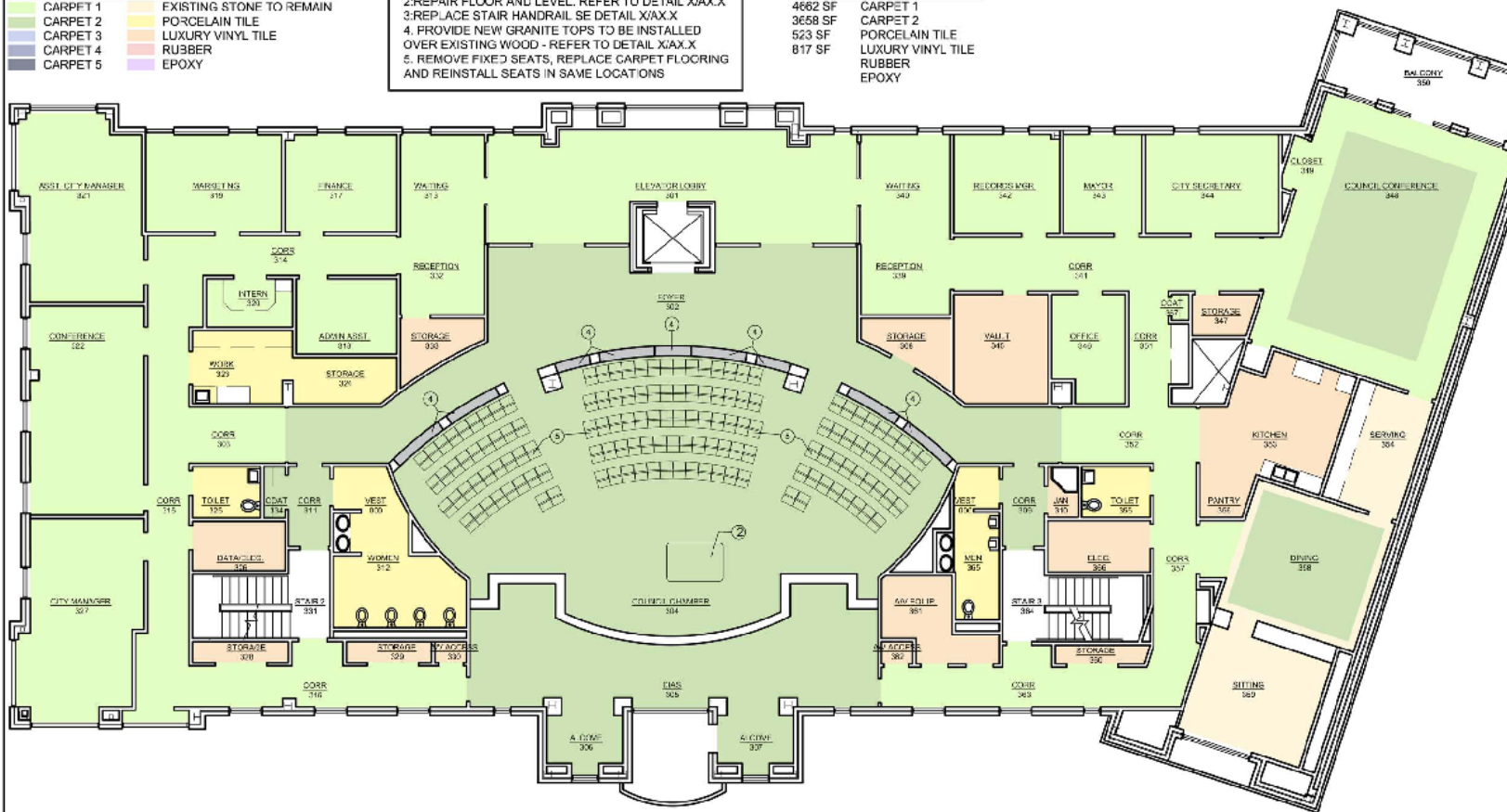
4266 SF	CARPET 1
	CARPET 2
264 SF	PORCELAIN TILE
1593 SF	LUXURY VINYL TILE
	RUBBER
	EPOXY

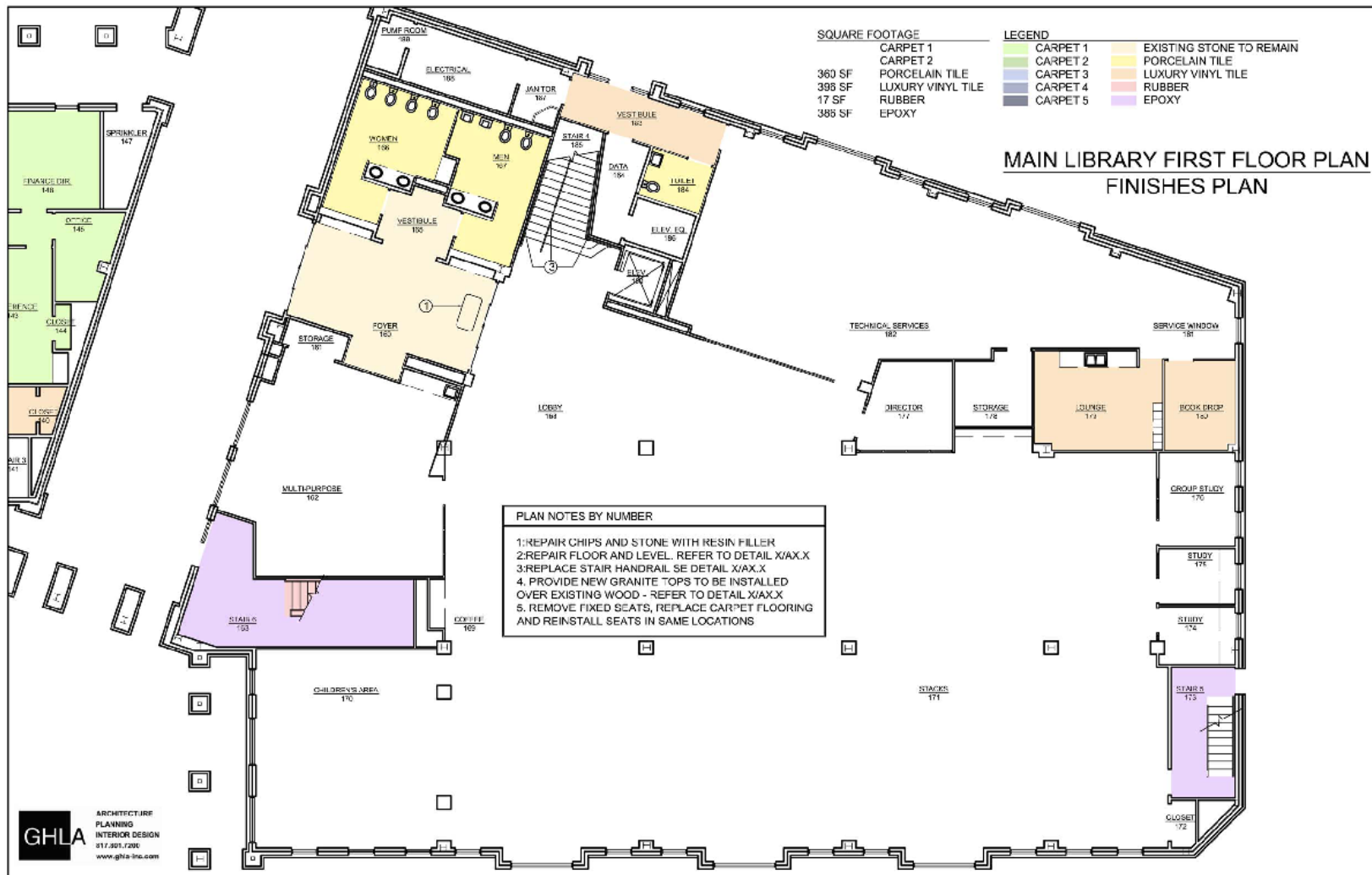


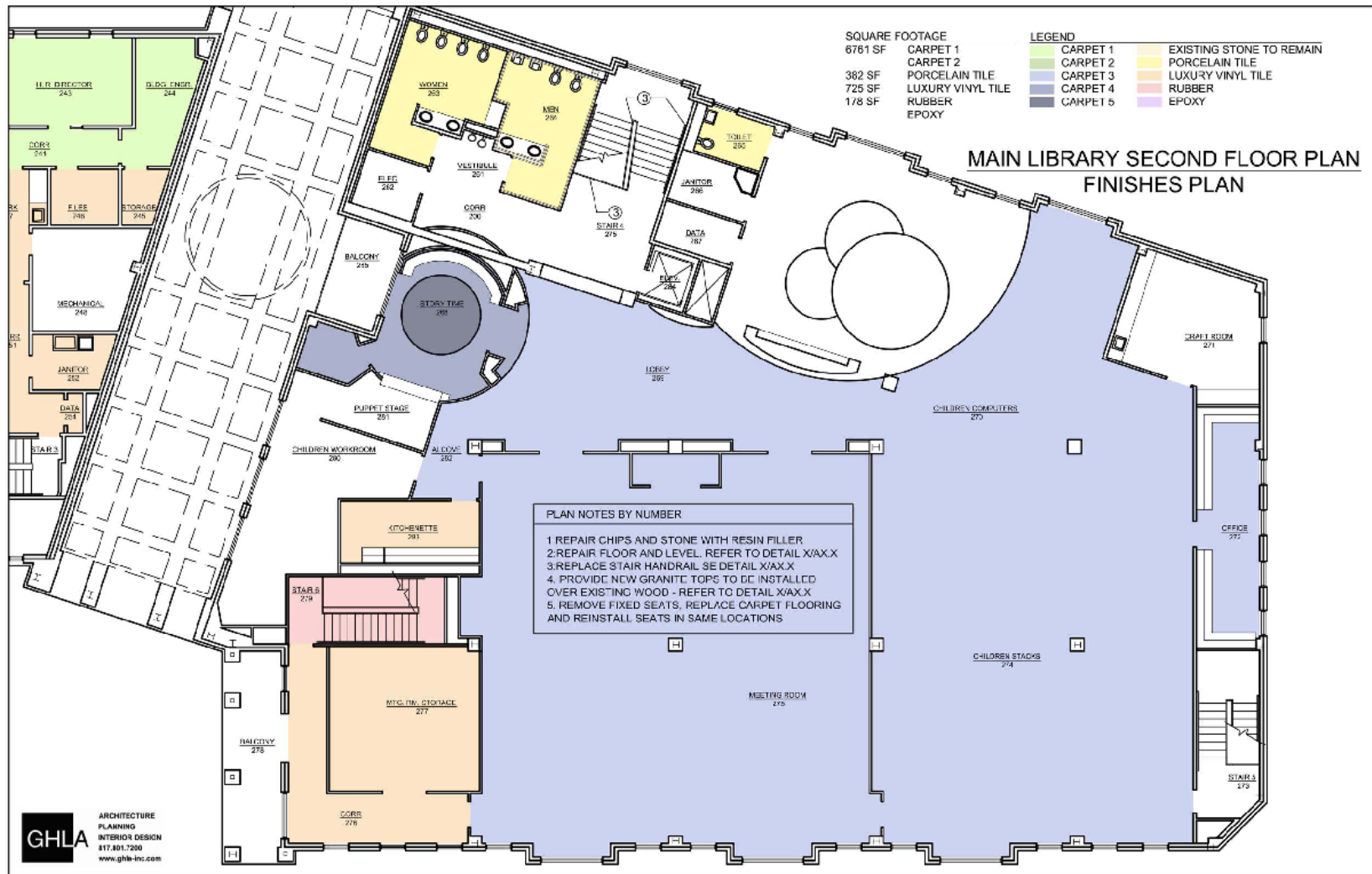
1. REPAIR CHIPS AND STONE WITH RESIN FILLER
2. REPAIR FLOOR AND LEVEL. REFER TO DETAIL X/A.X.X
3. REPLACE STAIR HANDRAIL SE DETAIL X/A.X.X
4. PROVIDE NEW GRANITE TOPS TO BE INSTALLED OVER EXISTING WOOD - REFER TO DETAIL X/A.X.X
5. REMOVE FIXED SEATS, REPLACE CARPET FLOORING AND REINSTALL SEATS IN SAME LOCATIONS

CARPET 1	EXISTING STONE TO REMAIN
CARPET 2	PORCELAIN TILE
CARPET 3	LUXURY VINYL TILE
CARPET 4	RUBBER
CARPET 5	EPOXY

4662 SF	CARPET 1
3658 SF	CARPET 2
523 SF	PORCELAIN TILE
817 SF	LUXURY VINYL TILE
	RUBBER
	EPOXY







Cost Estimate



CITY HALL - LEVEL 1

MATERIAL	SQ. FT.	LABOR & MATERIAL COST
CARPET/VINYL BASE	3571	\$54,605
PORCELAIN TILE	246	\$2,829
LUXURY VINYL TILE	897	INC. W/ CARPET
FURNITURE MOVING		\$5,357
TOTAL		\$62,791

CITY HALL - LEVEL 2

MATERIAL	SQ. FT.	LABOR & MATERIAL COST
CARPET/VINYL BASE	4266	\$87,218
PORCELAIN TILE	264	\$3,036
LUXURY VINYL TILE	1777	INC. W/ CARPET
PAINTING/WALLS		\$6,848
FURNITURE MOVING		\$6,399
TOTAL		\$103,501

CITY HALL - LEVEL 3

MATERIAL	SQ. FT.	LABOR & MATERIAL
CARPET '1' /VINYL BASE	4662	\$106,624
CARPET '2' /VINYL BASE	3658	INC. W/ CARPET '1'
PORCELAIN TILE	523	\$6,015
LUXURY VINYL TILE	817	INC. W/ CARPET
GRANITE	62	\$7,544
FURNITURE MOVING		\$12,480
MOTORIZED BLIND MOTORS		\$8,500
COUNCIL CHAMBER FIXED SEATING		\$55,000
TOTAL		\$196,163

LIBRARY - LEVEL 1

MATERIAL	SQ. FT.	LABOR & MATERIAL
PORCELAIN TILE	360	\$4,140
LUXURY VINYL TILE	396	\$6,549
EPOXY FLOORING	441	\$4,410
RAILINGS		\$12,000
TOTAL		\$27,099

LIBRARY - LEVEL 2

MATERIAL	SQ. FT.	LABOR & MATERIAL
CARPET/VINYL BASE	6761	\$119,780
PORCELAIN TILE	382	\$4,393
LUXURY VINYL TILE	725	INC. W/ CARPET
RUBBER FLOORING	178	INC. W/ CARPET
MOVING LIBRARY STACKS		INC. W/ CARPET
TOTAL		\$124,173

TOTALS

SUBTOTAL	\$513,727
CONTRACTOR EXPENSES - OVERHEAD, PROFIT, BONDS	\$82,196
TOTAL COST ESTIMATE	\$595,923

AUDITORIUM SEATING REPLACEMENT

NEW AUDITORIUM CHAIRS WITH ARMRESTS	
INSTALLATION	
TOTAL COST ESTIMATE	\$53,400

Questions and Discussion



City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-2

Agenda Date 4/20/2021

Type Worksession

Department Parks and Recreation

Title

Discussion of renovation of the Senior Center

Explanation

This agenda item is a follow-up presentation on the renovation of the Senior Center project.

Attachments

1. 2021.04.20 CSCI Concept Update



**COLLEYVILLE SENIOR CENTER IMPROVEMENTS
CITY COUNCIL WORK SESSION
WORKSHOP TWO MEETING**

APRIL 20, 2021



**BARKER
RINKER
SEAGAT**
ARCHITECTURE

COLLEYVILLE SENIOR CENTER IMPROVEMENTS – WORKSHOP TWO
CITY COUNCIL WORK SESSION

APRIL 20, 2021

OBJECTIVE:

RENOVATE BUILDING AND MASTER PLAN FUTURE SITE ENHANCEMENTS

Workshop Two Agenda

Confirm schedule

Confirm project budget

Consider space opportunities & renovation options

Consider main entry exterior appearance

Consider park master plan feature priorities

INTRODUCTIONS

PRINCIPAL/PROJECT
MANAGER



KEVIN
ARMSTRONG

PROJECT PLANNER



MICK
MASSEY

DESIGN MANAGER

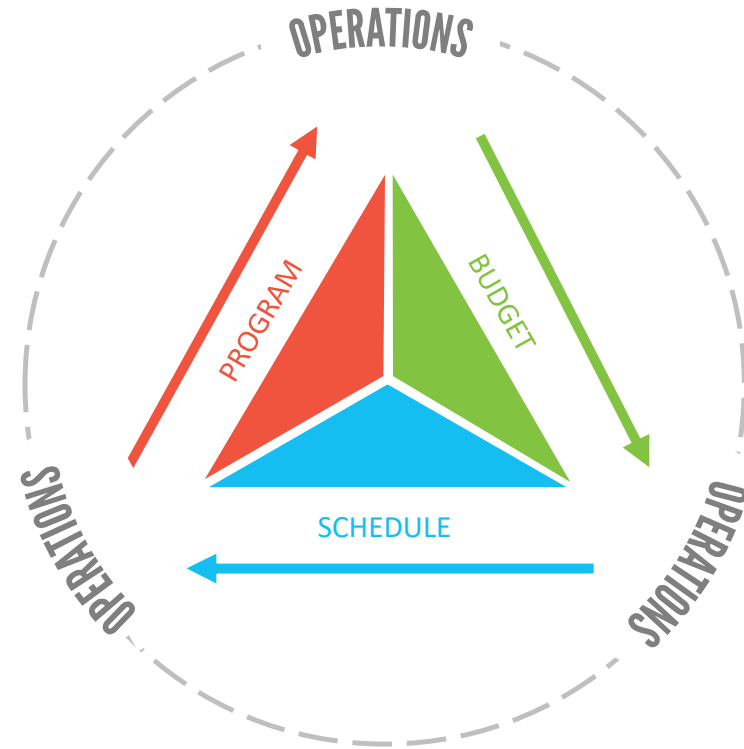


MELISSA
KING

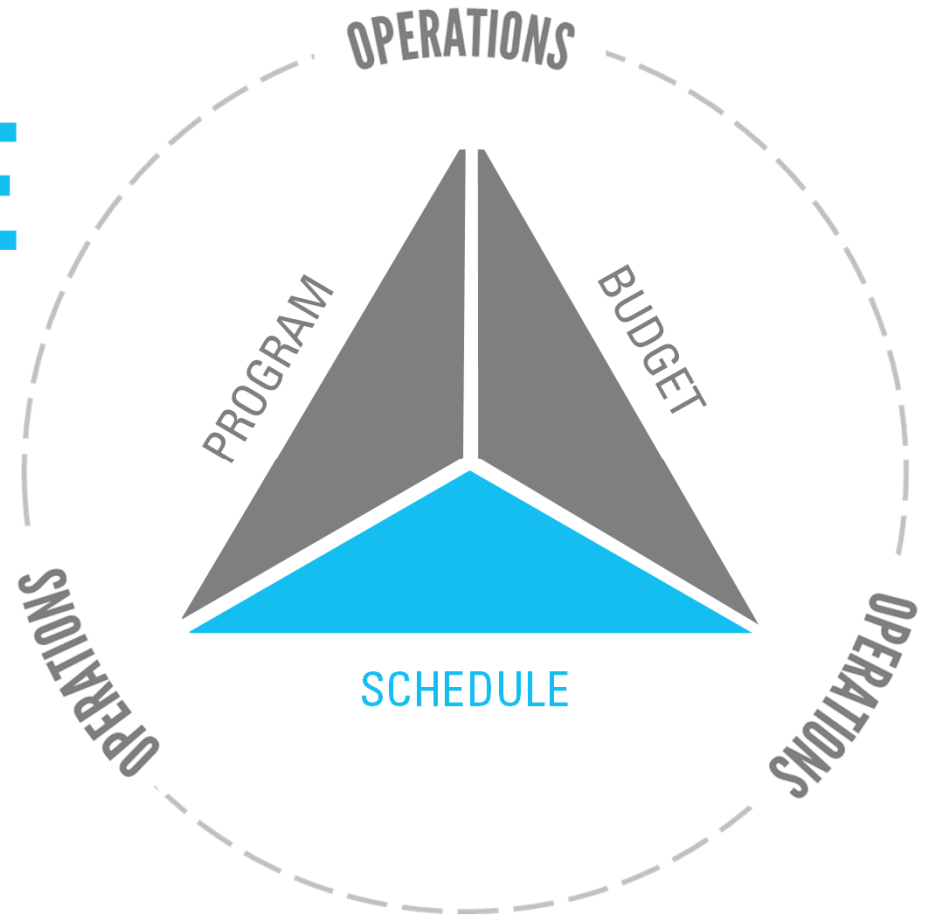


A PROVEN PROCESS

TO GET THE BEST RESULTS!

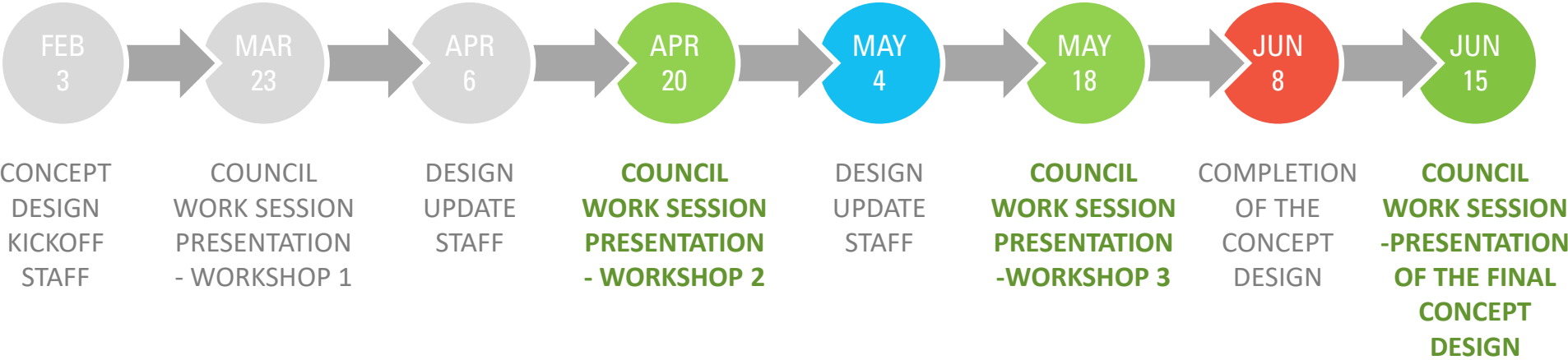


PROJECT SCHEDULE



CSCI – CONCEPT DESIGN PROJECT SCHEDULE

MILESTONE DATES



PROJECT BUDGET

\$ 4.0 M

RENOVATION PROJECT BUDGET



COST ESTIMATION

HARD COSTS

Means Estimating Guide

City Cost Indexes

2014

DIVISION	Denver			Adjust Factor	Dallas		
	Material	Installation	Total		Material	Installation	Total
Site Construction	93.7	101.2	99.0	95%	107.7		
Concrete forms	98.5	77.7	80.5	85%	97.5		
Concrete reinforcement	101.2	82.7	92.0	83%	99.1		
C-I-P concrete	99.6	82.6	92.5	86%	96.4		
Concrete	102.4	80.6	91.7	87%	99.6		
Masonry	85.4	76.5	80.9	88%	101.9		
Metals					00.6		
Wood & P					02.3		
Thermal &					12.1		
Doors & V					03.9		
Plaster &					06.7		
Ceilings					03.4		
Flooring					07.8		
Wall Fini					05.5		
Finishes					00.4		
Division 1					00.0		
Mechanic					00.0		
Electrical					05.7		
Weighted					00.1		

Space	Estimated Denver Value/ Cost Density	Indexed Cost to Dallas Construction Midpoint
	January 1, 2014	Jan-18
Office Space	\$ 155	\$ 185 Office Space
Office Storage	\$ 108	\$ 129 Office Storage
Lobby	\$ 201	\$ 239 Lobby
Public Toilets	\$ 216	\$ 257 Public Toilets
Community Room	\$ 195	\$ 232 Community Room
Classroom	\$ 173	\$ 206 Classroom
Locker Rooms	\$ 244	\$ 291 Locker Rooms
Weights and Fitness	\$ 184	\$ 219 Weights and Fitness
Athletic Storage	\$ 107	\$ 127 Athletic Storage
Walk/ Jog Track	\$ 103	\$ 123 Walk/ Jog Track
Gymnasium	\$ 190	\$ 226 Gymnasium
Natorium	\$ 231	\$ 275 Natatorium
Lap Pool Water	\$ 217	\$ 259 Lap Pool Water
Leisure Pool Water	\$ 217	\$ 259 Leisure Pool Water
Wet Storage	\$ 119	\$ 142 Wet Storage
Ice Enclosure/ Field House	\$ 108	\$ 129 Ice Enclosure/ Field House
Ice Rink	\$ 108	\$ 129 Ice Rink
Ice Support	\$ 152	\$ 181 Ice Support
Spectator Seating	\$ 157	\$ 187 Spectator Seating
Library Spaces	\$ 195	\$ 232 Library Spaces
Theater	\$ 325	\$ 387 Theater
Kitchen	\$ 195	\$ 232 Kitchen

COST ESCALATION



SOFT COSTS

CHOICES THAT LAST A LIFETIME

- LIFE-CYCLE COST
- DURABILITY
- AESTHETICS

GOOD

BETTER

BEST



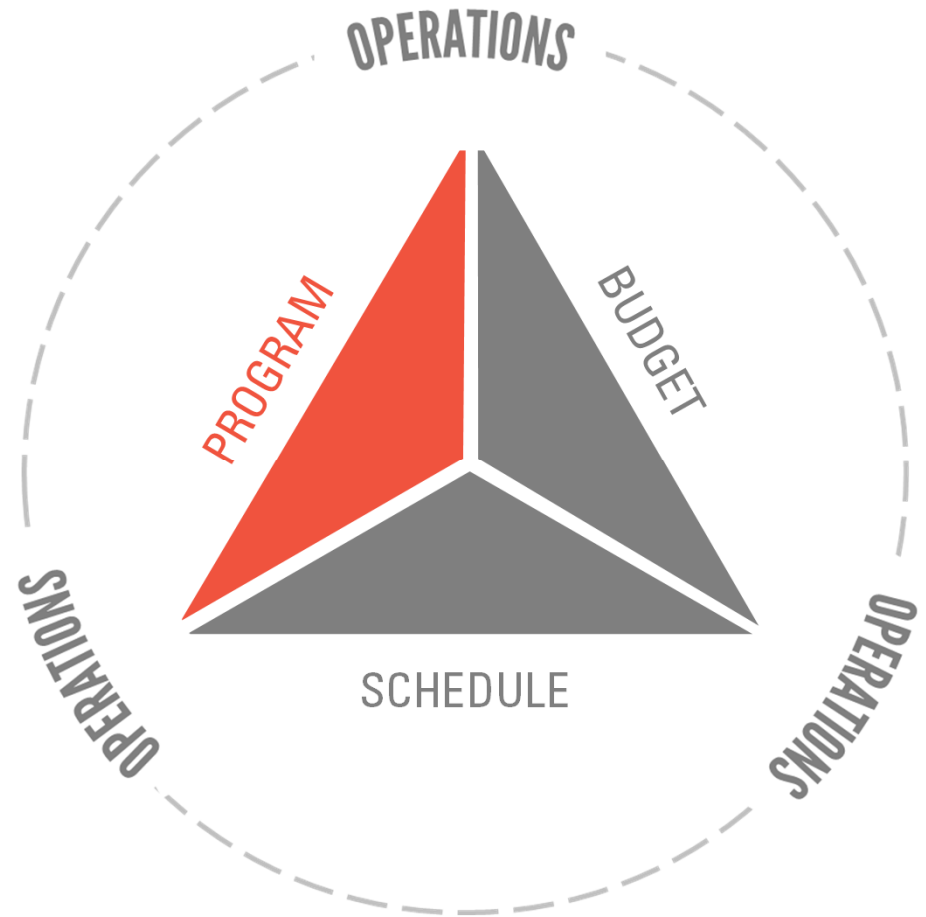
TOTAL PROJECT BUDGET

Construction	\$ 2.9 M	Includes cost escalation to mid point of construction September 2022
Soft Costs	\$ 1.1 M	Contingencies, A&E Fees, Permit Fees, Furniture Fixtures & Equipment
Total Project Budget	\$ 4.0 M	



PROJECT SPACE & SITE OPPORTUNITIES

- BUILDING RENOVATION OPTIONS & INITIAL COST OPINIONS
- SITE MASTER PLAN MAGNITUDE OF COSTS CONSIDERATIONS



Considerations for Review

- Existing Area ~ 11,200 SF
- Visibility from Glade Road
- Main Entry / Drop-off
- Parking
- Pedestrian Access
- Park Access
- Site Features
- Stormwater Management



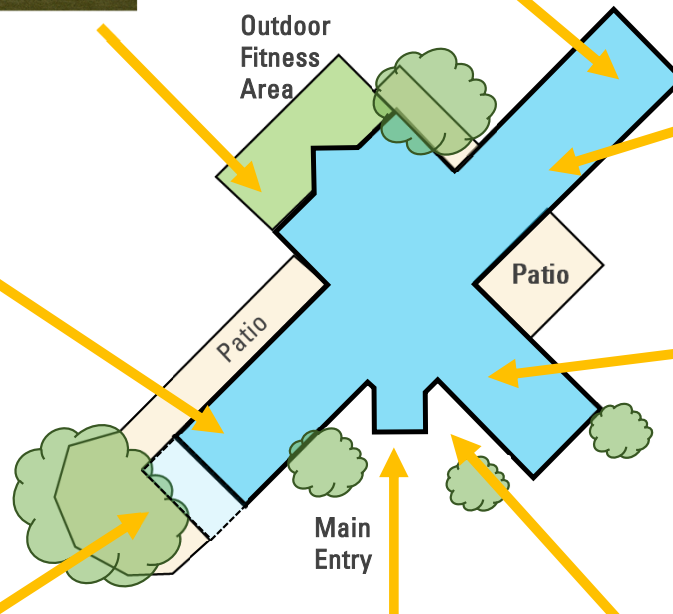
EXISTING CONDITIONS



View from Glade Road



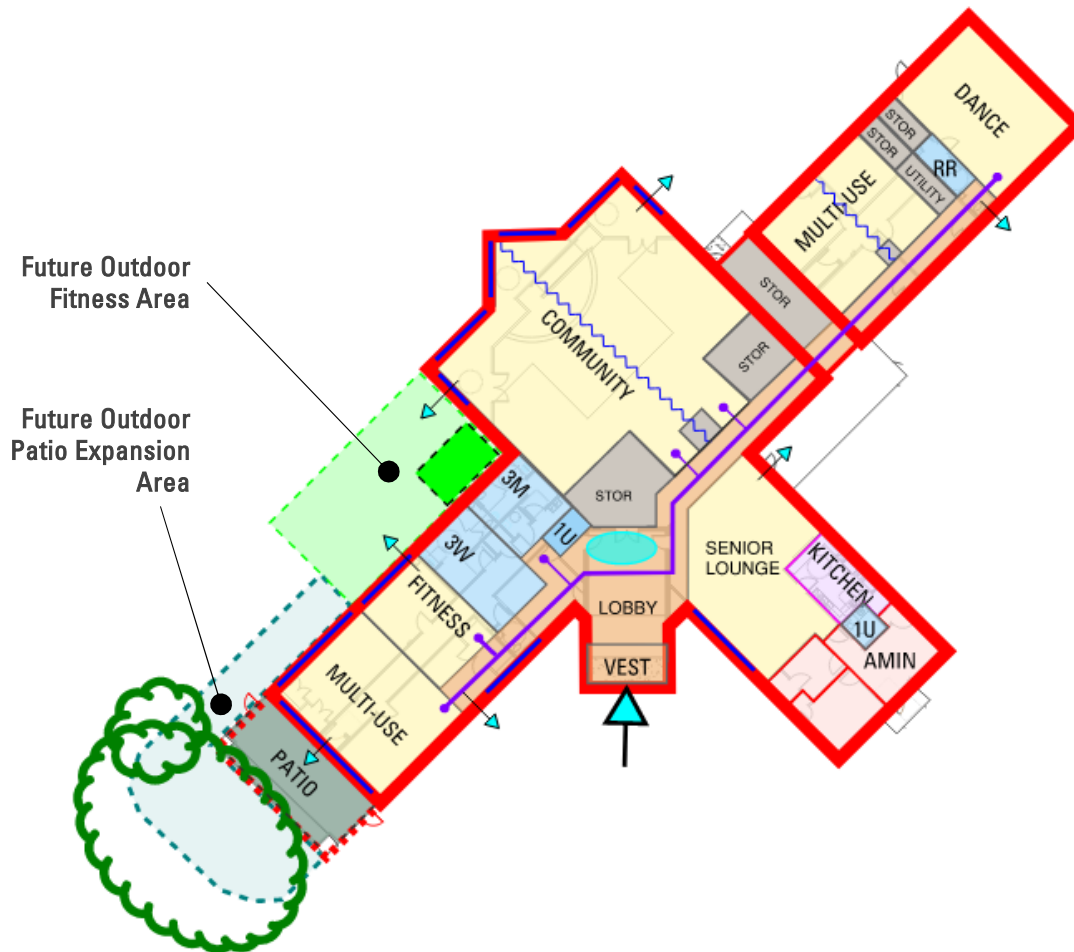
BUILDING RENOVATION PROJECT SPACE OPPORTUNITIES



- Updated Entry
- Lounge
- Gathering
- Open Fitness
- Multi-use Fitness
- Outdoor Fitness
- Classrooms
- Outdoor Shade

BUILDING RENOVATION RECOMMENDATION – WALLS IN

Utilizes existing building envelope with minor addition to connect annex to main building only to achieve the goal of improving the building while staying within budget.



AREA - 11,500 SF

\$2.8M – BUILDING RENO. CONST. COST

\$100K – SITE CONST. COST

\$2.9M – TOTAL CONST. COST

\$1.1M – SOFT COSTS

\$4.0M – TOTAL PROJECT COST

BUILDING RENOVATION – MAIN ENTRANCE APPEARANCE OPTIONS

Utilizes existing building envelope with minor addition to connect annex to main building only to achieve the goal of improving the building while staying within budget.

Exterior Concept A1



Exterior Concept A2



BUILDING RENOVATION – MAIN ENTRANCE APPEARANCE OPTIONS

Utilizes existing building envelope with minor addition to connect annex to main building only to achieve the goal of improving the building while staying within budget.

Exterior Concept B1



Exterior Concept B2



BUILDING RENOVATION POSSIBILITIES + \$250K ADD ALTERNATE – FRONT ENTRANCE

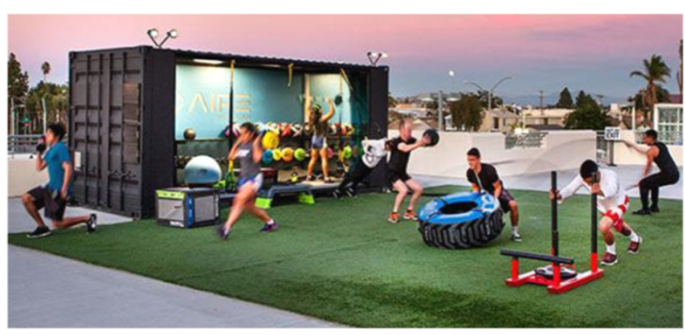
Additional space on either side of main entry to provide better functionality and improved interior connections to adjacent spaces.

Exterior Concept C1



Exterior Concept C2





CONSIDER OUTDOOR FUTURE OPPORTUNITIES MAGNITUDE OF COST IN 2021

Pavilion ~\$ 400K

- Small Splash Playground ~\$ 500K
- Trees & Beautification ~\$ 150K
- Playground with Shade Structure ~\$ 750K
- Outdoor Fitness ~\$ 70K
- Small Monument Sign + landscape ~\$ 70K



WHICH OPTIONS SHOULD BE **PRIORITIZED** FOR FUTURE PARK ENHANCEMENTS?

CONSIDER

OUTDOOR FUTURE OPPORTUNITIES MAGNITUDE OF COST IN 2021

Pavilion ~\$ 400K

- Small Splash Playground ~\$ 500K
- Trees & Beautification ~\$ 150K
- Playground with Shade Structure ~\$ 750K
- Outdoor Fitness ~\$ 70K
- Small Monument Sign + landscape ~\$ 70K

NEXT STEPS – WORKSHOP THREE - MAY 18, 2021

- **Commit** to a preferred project program, budget, and schedule.
- **Commit** to which exterior appearance is preferred.
- **Commit** to the priorities for future park enhancements.



City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-3

Agenda Date 4/20/2021

Type Worksession

Department City Secretary

Title

Discussion of the April 20, 2021, City Council regular agenda items



City of Colleyville City Council Agenda Briefing

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

Agenda Number 1

Agenda Date 4/20/2021

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

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

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

Attachments

RESOLUTION R-21-4606

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF APRIL 20, 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 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



City of Colleyville City Council Agenda Briefing

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

Agenda Number 3

Agenda Date 4/20/2021

Type Announcements, Proclamations, and Presentations

Department Parks and Recreation

Title

Proclamation in recognition of April as Child Abuse Prevention Month - Mayor Richard Newton and Katia Gonzalez, Director of Community Engagement, Alliance for Children

Proclamation in recognition of Arbor Day in Colleyville - Mayor Richard Newton and Parks and Recreation Director Lisa Escobedo

Attachments

1. Child Abuse Prevention Proclamation
2. Arbor Day Proclamation

Proclamation

CITY OF

Colleyville,
Texas

WHEREAS: children are our future and greatest resource; and

WHEREAS, every child deserves a nurturing family and safe environment to grow into a healthy, productive member of the community; and

WHEREAS, child abuse is one of our nation's most serious public health problems and threatens the safety of our community; and

WHEREAS, in Tarrant County, 6,203 children were confirmed as victims of child abuse or neglect in 2020; and

WHEREAS, Alliance for Children provided trauma-informed services to 2,125 children in 2020; and

WHEREAS, finding solutions to prevent child abuse is a community responsibility and depends on the involvement of all citizens; and

WHEREAS, effective child abuse prevention, investigation and treatment programs succeed because of partnerships among public and private agencies, schools, religious organizations, medical services, and the business community.

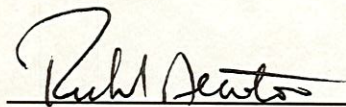
NOW, THEREFORE, I, RICHARD NEWTON, MAYOR OF THE CITY OF COLLEYVILLE, TEXAS, on behalf of the Colleyville City Council and the citizens of Colleyville, do hereby proclaim April 2020 to be

CHILD ABUSE PREVENTION MONTH

and urge all citizens to work together to help reduce child abuse and neglect significantly in the years to come.

IN WITNESS WHEREOF, I do hereby set my hand and seal of the City of Colleyville, Texas, affixed this 20th day of April 2021.





Mayor



Proclamation

CITY OF

Colleyville,
Texas

WHEREAS: The City of Colleyville is committed to the citizens of Colleyville working together to improve the community and the environment by planting trees and teaching others about environmental stewardship; and

WHEREAS, the City of Colleyville is proud of its natural resources and neighborhoods and seeks to protect and improve our community through the action of citizens, schools, governments, and businesses working together; and

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees. This holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, trees reduce the erosion of precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen, and provide habitat for wildlife and Arbor Day is observed throughout the world and has become a day dedicated to the beauty, usefulness and preservation of trees; and

WHEREAS, the City of Colleyville is celebrating their 23rd year of being designated a Tree City USA community.

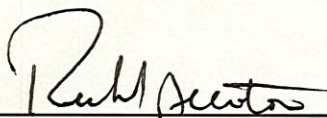
NOW, THEREFORE, I, RICHARD NEWTON, MAYOR OF THE CITY OF COLLEYVILLE, TEXAS, on behalf of the Colleyville City Council do hereby proclaim April 24, 2021 as the

OFFICIAL ARBOR DAY IN COLLEYVILLE

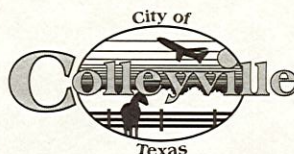
and call upon our citizens to promote responsible environmental stewardship and help us renew our commitment to building a better world today and for future generations.

IN WITNESS WHEREOF, I do hereby set my hand and seal of the City of Colleyville, Texas, affixed this 20th day of April, 2021.





Mayor



RESOLUTION R-21-4607

**APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF APRIL 20, 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 April 6, 2021
 - b. Approval of a Construction Services Agreement with Strip-A-Zone, Inc. for the FY 2021 Miscellaneous Pavement Marking Contract, in an amount not to exceed \$150,000.00, and authorizing the City Manager to execute the agreement

AND IT IS SO RESOLVED.

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



City of Colleyville City Council Minutes - Draft

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

Tuesday, April 6, 2021

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, April 6, 2021, at 5:31 p.m.

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

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

WS-1 Discussion of the Public Works Service Center renovation

Public Works Director Ray Silva-Reyes presented this item, noting the facility was built in 1987 and is not consistent with the City's high quality expectations, nor is the facility able to be utilized efficiently. The highlights of the presentation included renderings of the interior and exterior renovations. Director Silva-Reyes stated if approved, the \$500,000 project is budgeted in the CIP. Renovation will include installation of new stone veneer walls and metal awnings, new and replacement windows, a new monument sign and parking canopy, reconfiguration of office space for efficiency, installation of a new HVAC system and ductwork, updated electrical wiring and light fixtures, replacement of plumbing fixtures, installation of new doors, hardware, and flooring.

Mayor Pro Tem Lindamood suggested Director Silva-Reyes look at overlaying the asphalt in the parking lot and add a canopy for City vehicles to be parked. City Manager Jerry Ducay suggested adding more trees at the corner of the building.

Director Silva-Reyes thanked the Council and stated they will move forward and bring a final authorization to the Council on a future agenda.

WS-2 Discussion of adoption of new Building Codes (2018 International Codes and the 2020 National Electric Code, along with the regional amendments)

Building Official Eddie Wilson presented this item noting the discussion was for consideration of adopting the 2018 International Codes and the 2020 National Electric Code and regional amendments. He noted the Swimming Pool and Spa Code and Existing Building Code are new and the Property Maintenance Code is not included in the recommendation for adoption.

Official Wilson gave a high-level review of the 2018 International Codes and Regional Code Amendments and the process by which the International Codes are adopted. He noted building and construction codes have been implemented since 1928 and the three major code groups merged to publish a single set of codes in 2000, which are the International Codes. The International Code Council (ICC) annually receives proposed code changes submitted by any person or group, code changes are ratified by a majority vote at the ICC code hearings and new codes, with thousands of changes, are published every three years. Changes may be minor – definitions clarification or listings of new building materials or major changes such as fire sprinkler protection or requiring specific clearance charts and ventilation revisions.

There was discussion regarding all the changes, who approves the changes, the length of time to review changes, and if the changes are, appropriate for the City. Councilmember Dodson stated he would like to see more details on the changes, which have been made. Councilmembers Kathy Wheat, Callie Rigney, and Mayor Pro Tem Lindamood also expressed interest in reviewing the changes. Following further discussion, City Manager Jerry Ducay suggested staff prepare an executive summary report of the changes in each of the Codes and present same to Council in August for adoption in September. Following further discussion, it was decided, there will be two Councilmembers who participate in the review, and assist with the executive summary.

WS-3 Discussion of setting a date for the City Council Priorities Work Session

The date of May 19, 2021 at 5:00 p.m. was selected for the City Council Priorities Work Session.

WS-4 Discussion of the April 6, 2021, City Council regular agenda items

Mayor Newton stated there has been some progress on the Old Grove Addition however; the resolutions will remain tabled.

Community Development Director Ben Bryner noted there is a new exhibit for the Precinct Line item Ordinance O-21-2159, and Colleyville Boulevard item Ordinance O-21-2159, both of which are first reading ordinances on this agenda.

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

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, 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

There was no action taken and Mayor Newton adjourned the Executive Session at 7:23 p.m.

Mayor Newton called the regular meeting of the City Council to order at 7:31 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: 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

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

The Mayor and City Council made the following announcements:

COVID Update: Both Tarrant County and Colleyville COVID data remain in a downward trend. Tarrant County has Colleyville at 80 positive cases. Tarrant County hospital beds occupied by COVID patients remains low at 3%, and the TSA Region E hospitalization percentage also remains low at 3.38%. This means that 97% of all hospital beds in Tarrant County are available for use for anything other than COVID. Currently, 68% of total hospital beds are occupied by NON-COVID patients and 29% are currently unused! In addition, 75% total ventilators in Tarrant County are unused and 16% of adult ICU beds are unused, which is very good.

In terms of vaccines, 43% of Colleyville residents have received at least one dose, which continues to lead the County. Fire Chief Cantrell will provide an update later on the Colleyville vaccine effort.

Voting – Voting for local elections – City (Place 5 and 6), GCISD school board (place 1 and 2), and Tarrant County College board of directors District 2. Early voting is from April 19 to April 27, and Election Day is May 1. You can vote at City Hall or any other location in Tarrant County.

Vaccination Effort Update: The Colleyville Fire Department continues to take the lead on vaccinations for Colleyville residents. This week, the department is expected to receive 1,170 doses of the Pfizer vaccine for distribution to our community. We have asked Tarrant County for any Colleyville residents awaiting vaccination. Once that list is completed, we will begin scheduling appointments with any Colleyville resident wishing to be vaccinated.

Chamber of Commerce Opens Nomination Process for Community Heroes Awards – The Colleyville Chamber of Commerce is now accepting nominations for 2021 Awards Banquet: Heroes Among Us. Nominations may be made by any community or chamber member.

Award Categories Include Citizen of the Year; Leadership Award; Youth of the Year, awarded to a student in GCISD or a Colleyville resident who attends private school in ninth through twelfth grade; Business of the Year; Corporation of the Year; Member of the Year; New Member of the Year; Jack Oswald Ambassador of the Year; and Outstanding Service Organization. Nominations are due April 19, 2021. For information, contact the Colleyville Chamber of Commerce at 817-488-7148 or Email: info@colleyvillechamber.org.

CWD Initiates Service Improvement Plan: In response to concerns raised during our last city council worksession, our garbage collection contractor CWD has added additional equipment and collection personnel to increase collection capacity across Colleyville. Additionally, Michael Brooks (682-772-8847) was hired as the new Residential Manager/Assistant General Manager. Mr. Brooks brings 20

years of waste collection leadership experience. We expect to see improved service. The new process will be reviewed quarterly to determine need for further adjustment of resource allocation. If any resident has concerns about trash collection, please call the City Manager's office at 817-503-1111.

Cupid's Cash Gift Cards Update: As of this week, 9205 cards have been redeemed with a value of \$322,175. Of those redeemed, 2210 are from our local heroes: 592 First Responders; 233 Healthcare; and 1385 Educators.

Plaza Adds New Concerts! – On Friday, April 16, The Texas Trouble band will provide their Honky Tonk Country Western set at our Plaza. They are a non-stop, high-energy cover band featuring hits from Willie Nelson, Merle Haggard, Waylon Jennings, Ray Price, and more!

On Sunday May 2, the Fort Worth Symphony Orchestra's String ensemble will perform their spring concert program. This event will begin at 4:00 PM. Nightowl Coffee returns to provide free refreshments for all.

Friday, June 11, The Texas Bluesmen will be on the Plaza! They are the #1 requested Blues Brothers Tribute band in Texas and put on a concert you will not soon forget! They will also be bringing their Blues mobile so make sure you get a photo after the show!

All concerts, as with all City events, are free of charge. For more information, go to Colleyville.com/events.

Colleyville City Fair Shaping Up: Colleyville's first annual Colleyville City Fair is scheduled for Saturday, May 22 from 5:30-9:30 p.m. at City Park. Rumor has it Chief Miller and Chief Cantrell will be manning the dunk tank raising money for charity. The event will include a petting zoo, kid's games, face painting, pony rides, a patriotic-themed musical performance, and fireworks.

Stars & Guitars Scheduled for June 25 – Country music legend Jo Dee Messina will be our featured artist at our annual Stars & Guitars event! This year's concert will take place at City Park on Friday, June 25. Some of Jo Dee's hits include: Heads Carolina, Tails California; Bring on the Rain; Bye Bye; I'm Alright; Lesson in Leavin'; Burn; Because You Love Me; and That's the Way. The show will conclude with a spectacular fireworks display.

Glade Road Update: The Glade Road project continues to require single lane closures between Montclair and Bedford Road. Starting next week, westbound through-traffic will be detoured at Pool Road – only allowing local traffic – to reduce the traffic impact on local residents. We thank our residents for their patience as we complete this exciting roadway improvement.

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

Mayor Newton read Resolution R-21-4603 in its entirety.

Public Works Director Ray Silva-Reyes presented items 4b and 4c and answered questions of the City Council. He stated approval of item 4b would provide for 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.

Regarding item 4b Councilmember Dodson asked if this project is more expensive than previous water and wastewater line upgrades. Director Silva-Reyes stated the pricing is standard but the project requires more design services. Mayor Pro Tem asked if any of the current eight-inch pipe that is being replaced with new eight-inch pipe is clay or steel. Director Silva-Reyes stated yes, there are some of both, which is why it is being replaced.

Regarding item 4c, Mayor Pro Tem Lindamood asked if the light bars in the auction could be sold to the public. Director Silva-Reyes stated he will check into this and if they cannot be sold to the public, he will ensure they are not included in the listing.

Assistant City Manager Adrienne Lothery stated the City advertised the project beginning in January 2021, however only one sealed bid was received and publicly read aloud on March 25, 2021. She noted this item asks City Council to reject the bid as the one received bid exceeds the architectural design estimate by \$4,850,476.

David Newman, Stan Cowan, and Aaron Duncan, representatives of MESA, the City's design group were present. Mr. Duncan provided a summary of the cost projections and noted there were 400 line items in the bid packet. Upon review of the received bid, there were over 50% of items bid at or under the projection. The \$3.2 million over the projections is primarily comprised of costs for stone paving, lighting, seeded mulch, and tower construction. Mr. Duncan stated this analysis would allow MESA to contact suppliers of those four major components and provide some direction and re-evaluation.

Mayor Newton stated the project came in way over projections with only one bid; it did not meet expectations, and is unacceptable. We will have to back up, see what adjustments we will have to make, and go from there.

Mayor Newton opened and closed the public hearing at 8:05 p.m., as there were no speakers.

Councilmember Nakamura made a motion to approve Resolution R-21-4603, seconded by Councilmember Rigney.

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. 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

Mayor Newton read the caption of Ordinance O-21-2158.

Community Development Director Ben Bryner presented this request to rezone from R-40 Single Family Residential to PUD-C Planned Unit Development – Commercial district on property, which has a boundary split with the cities of Colleyville and Hurst. Director Bryner stated the applicant is seeking to change zoning to the PUD-C district to allow 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. He provided a review of the uses, the exhibits for the entire property, and variance requests.

There was lengthy discussion regarding a masonry wall on the north side, the lack of landscaping on the Colleyville side of the property, the back drive width, and reasonable use of an overhead door, parking, and uses.

Mayor Newton asked applicant Roman Figueroa to come forward to address the Council's questions. Mayor Newton read a list of uses approved in the CC-1 zoning and asked Mr. Figueroa why he was seeking those uses. Mr. Figueroa stated he wanted to attract small businesses and felt he needed the variety. Mayor Newton asked him if he had potential applicants and if so what type of businesses. Mr. Figueroa stated potential businesses are a gym, beauty salon, small landscaping companies, and a dance company. Mayor Newton stated he asked the question because a PUD is very specific, and there would be nothing else allowed.

Mayor Newton stated the fencing and landscaping must be addressed and he is directing staff and the City Attorney to exclude outside storage, add hours of operation, and he suggested 7:00 a.m. – 7:00 p.m.

Mr. Figueroa stated he would add more uses. Mayor Newton stated it cannot be done after the Ordinance is approved and dependent of the uses requested, the City Council might push back. Regarding the fence on the north side, Mr. Figueroa stated the area is a green scape and asked Council to view the lot and consider requiring the fence only if or when the property along the north side sells as residential. He also stated the back drive and overhead door is not intended as a pull through building, its use would allow loading and unloading of larger items without having to go through the building to the front.

Mayor Newton asked Director Bryner if Colleyville codes are matching Hurst's requirements. Director Bryner stated he would obtain their expectations. Mayor Newton stated the size of the back building may need to be addressed also.

Mr. Rick Figuero, the applicant's son, asked if he and Mr. Figuero would have an opportunity to review these changes before the Council votes. Mayor Newton assured him staff would meet with them.

Mayor Newton opened and closed the public hearing at 9:05 p.m., as there were no speakers. This was a first reading; therefore, no action was taken.

Mayor Newton called a recess at 9:05 p.m. and reconvened at 9:12 p.m.

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

Mayor Newton read the caption of Ordinance O-21-2159.

Community Development Director Ben Bryner presented this item, which is a request to rezone from Planned Unit Development – Commercial district to PUD-C Planned Unit Development – Commercial district to allow for an 845 s.f. drive-thru coffee shop with an outside 1,020 s.f. covered patio.

There was discussion regarding the variances being requested, the landscape plan, and the difficulty in development of the site.

Mayor Newton asked the applicant to come forward. Brendon Hollier, Hollier Properties, 6342 Lake Shore Drive, Dallas, landlord of the property, thanked the Council for the opportunity to present this item. Mr. Hollier stated it is not easy to develop the site as it is obviously small. He noted he believes this use fits very well and will be a successful business.

Danny Giesbrecht, 216 San Jacinto, Aledo, Director of Construction, 151 Coffee, answered questions of the City Council.

Mayor Newton asked Mr. Giesbrecht if he constructs all 151 Coffee buildings and if he is a contractor. He stated yes he constructs the building and he is not a contractor, he works directly for the owner.

Mayor Newton stated he likes the 151 Coffee and is familiar with two other locations. There was general discussion regarding the service and anticipated volume.

Mayor Newton stated there are a lot of variances being requested and asked Mr. Giesbrecht how the proposed store is different from others, and provided a picture of two of their other stores. Mr. Giesbrecht stated one store was in a remodeled Taco Bueno building and the other location was a built structure, but does not meet Colleyville standards.

There was discussion regarding the flat roof, color, and the sign location(s) on the building. Mr. Giesbrecht will discuss possible building design options with possible participation from the City, with the owner and City staff and be prepared to discuss those at the next meeting.

Mayor Newton opened and closed the public hearing at 9:50 p.m., as there were no speakers. This was a first reading; therefore, no action was taken.

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

Mayor Newton read Resolution R-21-4604 in its entirety.

Community Development Director Ben Bryner presented this item and noted the replat is for the property, which is the Plaza in front of City Hall.

Mayor Newton stated this was self-explanatory and there were no questions.

Mayor Newton opened and closed the public hearing at 9:53 p.m., as there were no speakers.

Councilmember Kelley made a motion to approve Resolution R-21-4604, seconded by Councilmember Wheat.

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. TABLED RESOLUTION(S): READING AND PUBLIC HEARING

These resolutions remained tabled.

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

Laura Leeman, 512 Bridlewood North, spoke in appreciation of amenities in the City, noting the Nature Center, the lights at City Hall, and the small town feel. Ms. Leeman then addressed concerns she has regarding on-line conversations

regarding the election and sought clarification regarding electioneering, use of public property, and the appearance of a use of public funds by candidates.

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

This resolution was not needed.

10. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the meeting without objection by the City Council at 10:16 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 20TH 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 4/20/2021

Number

Title

Approval of a Construction Services Agreement with Stripe-A-Zone, Inc. for the FY 2021 Miscellaneous Pavement Marking Contract, in an amount not to exceed \$150,000.00, and authorizing the City Manager to execute the agreement

Strategic Plan

3.1 Upgrade the condition of major roads and neighborhood streets

Explanation

Reading and Public Hearing

On September 15, 2020, the City Council approved Resolution R-20-4535, approving the FY 2021-2025 Capital Improvement Program (CIP) including FY 2021 Pavement Markings Project. The approved CIP includes \$100,000.00 for Pavement Marking Rehabilitation and \$50,000.00 for Parking Lot Striping. The Street Pavement Marking Program targets the rehabilitation of existing pavement markings throughout the street system such as lane lines, railroad crossings, crosswalks, and school zones.

The FY 2021 Miscellaneous Pavement Marking Project was advertised for bid in August 2020 and the City received one sealed bid from Winters and White. The contract was awarded at the October 20, 2020 City Council meeting. After numerous discussions with the contractor post-contract award, it became apparent that Winters and White does not have the equipment or resources to perform the work and the contract has not been executed.

In order to complete the FY 2021 Miscellaneous Pavement Marking Project before the end of the fiscal year on September 30, 2021, staff recommends engaging a new contractor to complete this work. Stripe-A-Zone, Inc. is able to start the project by June 2021 and complete the pavement marking work before the end of September.

On May 14, 2013, City Council approved Resolution R-13-3627 authorizing the City of Colleyville to utilize contracts awarded by the City of Grand Prairie, as allowed under Section 271, Subchapter F, of the Texas Local Government Code. Staff seeks City Council approval to utilize a contract currently held by the City of Grand Prairie for pavement marking with Stripe-A-Zone, Inc. The City has utilized this vendor to apply pavement markings in Colleyville in prior fiscal years, and staff is pleased with the work they perform.

Financial Impact

Funding is available in the Capital Projects Fund.

Recommendation

Approve

Attachments

1. Construction Services Agreement
2. R-20-4535 CIP
3. R-13-3627 ILA Grand Prairie
4. City of Grand Prairie Stripe-A-Zone Contract

CONSTRUCTION SERVICES AGREEMENT
FY2021 Miscellaneous Pavement Marking Project

This **CONSTRUCTION SERVICES AGREEMENT** ("Agreement") is made as of the Effective Date by and between **Stripe-A-Zone, Inc.**, a Texas Corporation, hereinafter called "CONTRACTOR", and the **City of Colleyville, Texas**, hereinafter called "CITY".

RECITALS

WHEREAS, CITY desires CONTRACTOR to perform certain work and services set forth in Section 1 (the "Scope of Services"), and

WHEREAS, CONTRACTOR has expressed a willingness to perform said work and services, hereinafter referred to only as "services", specified in the Contract Documents, and enumerated under Section 1, of this Agreement;

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

Section 1. Scope of Services

Upon issuance of a written Notice to Proceed by CITY, CONTRACTOR agrees to provide to CITY the necessary services, labor, materials, equipment and supplies related to the Colleyville FY2021 Miscellaneous Pavement Marking Project (the "Project"), such services being more fully described herein and pursuant to the plans and specifications identified in the Contract Documents.

Section 2. Term of Agreement

The Term of this Agreement shall begin on the last date of execution hereof (the "Effective Date") and shall continue until September 30, 2021 ("Term"), at which time all of the work requested by City under this Agreement shall be completed, unless the parties extend the Term of this Agreement by mutual written agreement executed prior to expiration of the Term. Notwithstanding the foregoing, this Agreement may be sooner terminated as provided in Section 9, below.

Section 3. Contract Documents

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

- 1) This project specific Agreement, including all exhibits and addenda hereto;
- 2) CITY'S Specifications and Contract Documents for the Project contained in the City of Grand Prairie's Invitation for Bid # 16113 ("Bid Packet");
- 3) The current amendment to price agreement between CONTRACTOR and the City of Grand Prairie dated July 28, 2020, (the parties agree that the prices contained therein shall not be increased during the Term of this Agreement);
- 4) CITY'S written notice(s) to proceed to the CONTRACTOR;
- 5) Properly authorized change orders;
- 6) CONTRACTOR's Bid Proposal ("Proposal" and/or "Response"); and
- 7) Any other materials distributed by the CITY that relate to the Project.

In the event there exists a conflict between any term, provision and/or interpretation of the Contract Documents, the documents shall take precedent and control in the order listed above in this Section. If discrepancies are found that may impact construction of the Project, it shall be the Contractor's obligation to

seek clarification as to which requirements or provisions control before undertaking any work on that component of the project. Should the Contractor fail or refuse to seek a clarification of such conflicting or inconsistent requirements or provisions prior to any work on that component of the project, the Contractor shall be solely responsible for the costs and expenses - including additional time - necessary to cure, repair and/or correct that component of the Project.

Section 4. Contractor Obligations

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

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

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

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

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

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

Section 5. Payment

A. CITY agrees to pay CONTRACTOR for all services authorized in writing and properly performed by CONTRACTOR in a total amount not to exceed ONE HUNDRED AND FIFTY THOUSAND AND NO/100 DOLLARS (\$150,000) ("Contract Price"), subject to additions or deletions for changes or extras agreed upon in writing. Unless otherwise provided herein, payment to CONTRACTOR shall be monthly based on the CONTRACTOR'S monthly progress report and detailed monthly itemized statement for services that shows the names of the CONTRACTOR'S employees, agents, contractors performing the services, the time worked, the actual services performed, and the rates charged for such services, in a form reasonably acceptable to CITY. CITY shall pay such monthly statements within thirty (30) days after receipt and CITY verification of the services.

B. CITY may deduct from any amounts due or to become due to CONTRACTOR any sum or sums owing by CONTRACTOR to CITY. In the event of any breach by CONTRACTOR of any provision or obligation of this Agreement, or in the event of the assertion by other parties of any claim or lien against CITY, or the CITY'S premises, arising out of CONTRACTOR's performance of this Agreement, CITY shall have the right to retain out of any payments due or to become due to CONTRACTOR an amount sufficient to completely protect the CITY from any and all loss, damage or expense therefrom, until the breach, claim or lien has been satisfactorily remedied or adjusted by CONTRACTOR.

C. CITY may, on account of subsequently discovered evidence, withhold the whole or part of any payment to such extent as may be necessary to protect itself from loss on account of:

- (1) Defective work not remedied;
- (2) Claims filed or reasonable evidence indicating possible filing of claims;
- (3) Failure of CONTRACTOR to make payments promptly to subcontractors or for material or labor which CITY may pay as an agent for the CONTRACTOR; or
- (4) Damages to another contractor or subcontractor.

When the above grounds are removed, or CONTRACTOR provides a surety bond satisfactory to CITY which will protect CITY in the amount withheld because of said grounds, CITY will release the amounts withheld.

Section 6. Responsibilities

A. CONTRACTOR shall be responsible for the professional quality, technical accuracy, and the coordination of all materials, construction, installation and other services furnished by CONTRACTOR under this Agreement. CONTRACTOR shall, without additional compensation, correct or revise any errors or deficiencies in the installation and construction of the Project components to conform as shown in the Project drawings and specifications.

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

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

Section 7. Time for Performance

A. CONTRACTOR shall perform all services as provided for under this Agreement in a proper, efficient, timely, and professional manner in accordance with CITY'S requirements. CONTRACTOR shall complete all work related to the Project on or before August 16, 2021.

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

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

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

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

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

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

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

Section 8. Ownership of Project; Bill of Sale

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

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

Section 9. Termination

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

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

Section 10. Insurance

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

- (1) a comprehensive general liability policy of insurance for bodily injury, death and property damage insuring against all claims, demands or actions relating to the CONTRACTOR's performance of services pursuant to this Agreement with a minimum combined single limit of not less than \$2,000,000.00 per occurrence and \$4,000,000.00 aggregate for injury to persons (including death), and for property damage; and
- (2) a policy of automobile liability insurance covering any vehicles owned and/or operated by CONTRACTOR, its officers, agents, and employees, and used in the performance of

this Agreement with policy limits of not less than \$500,000.00 combined single limit and aggregate for bodily injury and property damage; and

- (3) statutory Worker's Compensation Insurance at the statutory limits and Employers Liability covering all of CONTRACTOR's employees involved in the provision of services under this Agreement with policy limit of not less than \$500,000.00.

B. All insurance and certificate(s) of insurance shall:

- (1) provide for at least thirty (30) days prior written notice to CITY for cancellation or non-renewal of the insurance; and
- (2) name CITY, its officers, and employees as additional insureds as to all applicable coverage with the exception of Workers Compensation Insurance; and
- (3) provide for a waiver of subrogation against CITY for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance.

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

D. A certificate of insurance evidencing the required insurance and all endorsements shall be submitted prior to commencement of services. Contractor shall provide written notice to CITY of any material change of or to the insurance required herein.

Section 11. Indemnification.

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

REQUIRED TO BE MAINTAINED BY CONTRACTOR UNDER THIS AGREEMENT. THIS PROVISION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

Section 12. Assignment

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

Section 13. Applicable Laws

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

Section 14. Default of CONTRACTOR

In the event CONTRACTOR fails to comply or becomes disabled and unable to comply with the provisions of this Agreement as to the quality or character of the service or time of performance, and the failure is not corrected within ten (10) days after written notice by CITY to CONTRACTOR, CITY may, at its sole discretion without prejudice to any other right or remedy:

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

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

Section 15. Adjustments in Services

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

Section 16. Execution Becomes Effective

This Agreement will be effective upon signing of the Agreement by authorized representatives of CONTRACTOR and CITY.

Section 17. Agreement Amendments

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

Section 18. Severability.

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

Section 19. Independent Contractor.

In satisfying the conditions of and providing the services under this Agreement, CONTRACTOR is acting independently, and CITY assumes no responsibility or liabilities to any third party in connection with CONTRACTOR's actions. All services to be performed by CONTRACTOR pursuant to this Agreement shall be in the capacity of an independent contractor and not as an agent or employee of CITY. CONTRACTOR shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement. There is no intended third-party beneficiary to this Agreement.

Section 20. Right-Of-Access.

CITY will obtain and/or furnish right-of-access on any project site for CONTRACTOR to perform any required studies, surveys, tests or other necessary investigations in relation to the Scope of Services. CONTRACTOR will take reasonable precautions to minimize damage to the personal or real property in the performance of such surveys, tests, studies and investigations.

Section 21. Notice.

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

If to CITY:	City Manager Attn: Jerry Ducay City of Colleyville 100 Main St Colleyville, Texas 76034
With copy to:	Whitt L. Wyatt, City Attorney c/o City Secretary 100 Main Street, 3 rd Floor Colleyville, Texas 76034
If to CONTRACTOR:	Stripe-A-Zone, Inc. Attn: John Johnson VP of Finance 2714 Sherman Street Grand Prairie, Texas 75051-1082

Section 22. Counterparts

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

same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the parties hereto.

Section 23. Recitals; Exhibits.

All recitals and exhibits attached hereto are incorporated and made a part hereof for all purposes.

Section 24. Survival of Obligations.

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

Section 25. Sales and Use Taxes

CONTRACTOR understands and acknowledges that CITY is a governmental entity and exempt from the payment of sales and use taxes for certain materials and equipment conveyed to City as part of this Project or otherwise incorporated into the Project. CITY agrees to provide CONTRACTOR such documentation as may otherwise be required by state law to allow CONTRACTOR to avoid payment of sales and uses taxes for materials and equipment with respect to the Project to the extent allowed by law.

Signature page to follow

EXECUTED on _____, 2021.

CITY OF COLLEYVILLE, TEXAS

By: _____
Jerry Ducay, City Manager

ATTEST:

Christine Loven, City Secretary

APPROVED AS TO FORM:



Whitt L. Wyatt, City Attorney
Staff:EM:Date:March 30, 2021:v4.2019

EXECUTED on _____, 2021.

CONTRACTOR
Stripe-A-Zone, Inc.

By: _____
John Johnson
VP of Finance

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.

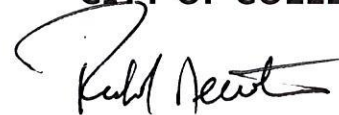
Mayor Richard Newton	<u>Aye</u>	Mayor Pro Tem Bobby Lindamood	<u>Aye</u>
Place 1, Tammy Nakamura	<u>Aye</u>	Place 3, Kathy Wheat	<u>Aye</u>
Place 4, George Dodson	<u>Aye</u>	Place 5, Chuck Kelley	<u>Aye</u>
Place 6, Callie Rigney	<u>Aye</u>		

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.

RESOLUTION R-13-3627

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF MAY 14, 2013

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

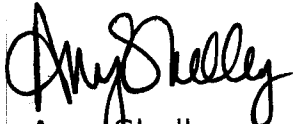
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS:

- 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 May 7, 2013
 - b. Appointment of a Contracting Party Representative and Alternate Contracting Party Representative to represent the City of Colleyville at the Trinity River Authority's Tarrant County Water Supply Project Customer City meetings
 - c. Appointment of a Contracting Party Representative and Alternate Contracting Party Representative to the Advisory Committee of the Trinity River Authority's Central Regional Wastewater System
 - d. Approval of a contract with Pattillo, Brown, & Hill, L.L.P. for auditing services for fiscal year ending September 30, 2013 in the amount of \$43,725
 - e. Approval of a Colleyville Garden Club donation of three wind sculptures and associated costs with a value of \$9,700
 - f. Approval to purchase one patrol vehicle and all related equipment from Caldwell Country Chevrolet and one unmarked police vehicle and all related equipment from Philpott Ford, in an amount not to exceed \$70,000
 - g. Approval of an Interlocal Agreement with the City of Grand Prairie for cooperative purchasing of goods and services
 - h. Approval of a preliminary plat on 6.4 acres on Tract 3B, of Abstract 1543, of the George W. Teeter Survey located at 1301 Glade Road, Case PC13-003

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF 1 AYES, 0 NAYS, AND 0
ABSTENTIONS ON THIS THE 14TH DAY OF MAY 2013.

ATTEST:


Amy Shelley
City Secretary

CITY OF COLLEYVILLE


David Kelly
Mayor

Dept: * Purchasing

Contract ID: 6471 R2

For: Public Works

Bid Number: 16113

Contact Name: Angi Mize

Contact Phone: * 8262

Contact Email: * amize@gptx.org

Vendor Name: Stripe-a-Zone, Inc.

Vendor Email: david@stripe-a-zone.com

Project Name: Pavement Marking Services (2016)

Summary final renewal

Permanent Retention *

☐ Yes

☒ No

Contract Amount

\$ 474,933.00

Total Contract Amount over all terms

\$ 2,322,915.00

Account #

Work Order #

Implementation Date

8/17/2020

Termination Date

8/16/2021

Council Approval Date

8/16/2016

Contract Approvals

Department Manager:

Kathleen Mercer

Date 7/17/2020

City Attorney Signature

Megan Mahan

Date 7/17/2020

City Manager Signature

Bill Crotley

Date 7/28/2020

City Secretary Signature

HL Galicia

Date 7/28/2020

AMENDMENT TO PRICE AGREEMENT
CITY OF GRAND PRAIRIE

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

THIS AMENDMENT is made and entered into this date by and between the **CITY OF GRAND PRAIRIE**, a Texas municipal corporation (hereinafter referred to as the "CITY", and **STRIPE-A-ZONE** (hereinafter referred to as "VENDOR").

WHEREAS, the CITY and VENDOR have entered into a price agreement to provide pavement marking services per bid award resulting from vendor's response to RFB #16113, submitted by David Sargent on July 20, 2016; and

WHEREAS, the above referenced agreement was for an initial term of one year with the option to renew for four additional one year periods, totaling \$2,322,915.00 if all extensions were exercised. This Contract was effective as of August 17, 2016, and was to terminate at midnight on August 16, 2017, unless the parties mutually agreed in writing to extend the term of the Contract through an allowable renewal option, or, unless otherwise terminated as provided in provided in paragraph XVI of the original contract; and

WHEREAS, Change Order #1 was executed on September 28, 2016 increasing the contract to \$474,933.00 annually for added provisions for TYI and TYII 4" yellow BRK; and

WHEREAS, the first of four available renewal options was executed on July 13, 2016 and extended the term of the contract through August 16, 2018; the second of four available renewal options was executed on July 19, 2018 and extended the term of the contract through August 16, 2019; and the third of four available renewal options was executed on August 20, 2019 and extended the term of the contract through August 16, 2020; and

NOW, THEREFORE, for and in consideration of the mutual acts and covenants set out herein, the CITY and VENDOR agree as follows:

1. The parties mutually agree to extend the term of the contract and execute the final of the four available renewal options and extend the contract expiration to midnight on August 16, 2021 at which time all of the work called for under this Contract must be completed unless the parties mutually agree in writing to extend the term of the Contract through an additional allowable renewal option, or, unless otherwise terminated as provided in provided in paragraph XVI of the original contract; and
2. The estimated annual amount to be paid to VENDOR under such contract shall remain the sum of \$474,933.00, to reflect the contract renewal; and

3. VENDOR shall obtain and shall continue to maintain at no cost to the CITY, in full force and effect during the term of this Contract, a comprehensive liability insurance policy with a company licensed to do business in the State of Texas and rated not less than "A" in the current Best Key Rating Guide, which shall include bodily injury, death, automobile liability, worker's compensation, and property damage coverage, in accordance with any CITY ordinance or directive. The minimum limits for this coverage shall be \$1,000,000.00 per occurrence / \$2,000,000 aggregate for general liability and for property damage, and \$1,000,000 combined single limit for automobile liability unless modified in accordance with any ordinance or directive. Insurance obtained by VENDOR shall be primary and noncontributory, and CITY shall be named as an additional insured under the general liability and automobile policies. A provision shall be incorporated in the policies whereby CITY shall be given at least thirty (30) days prior notice of any material change in coverage or of cancellation of such policies, and Vendor shall provide the City with a copy of any such notice of material change in coverage or cancellation of any such policies, within three (3) business days of its receipt of such a notice. For purposes of this section, a material change in coverage includes, but is not limited to, a reduction in coverage below the amounts required under this agreement. VENDOR shall provide a waiver of subrogation in favor of the CITY on all coverages, and represents that it has taken all actions necessary under the policy or policies for the City to have the status of additional insured and to effectuate any required waiver of subrogation. VENDOR shall furnish the CITY with original copies of the policies or certificates evidencing such coverage prior to commencement of any work under this Contract; and
4. This shall constitute an Authorization for extension of price agreement as set out in the agreement between the parties, and an amendment to such contract. All of the terms and conditions of the original contract shall remain in full force and effect, as amended hereto, unless set out otherwise herein.

5. NOTICES

All notices, requests, or other communications (excluding invoices) hereunder must be in writing and transmitted via overnight courier, email, hand delivery, or certified or registered mail, postage prepaid and return receipt requested to the CITY and VENDOR as follows:

CITY:

City of Grand Prairie
ATTN: Dane Stovall Manager | Public Works Streets
1821 SH 161, Grand Prairie, TX 75052
PO Box 534045, Grand Prairie, TX 75053-4045
Phone 972-237-8256 | Email dstovall@gptx.org

VENDOR:

Stripe-A-Zone
ATTN: David Sargent, President
2714 W. Sherman St., Grand Prairie, TX, 75050
Phone 972-647-2714 | Email david@stripe-a-zone.com

Any notice required or desired to be given to either party hereto shall be deemed to be delivered: (i) on the date of delivery, if hand delivered or emailed; (ii) one (1) day after sending, if sent by overnight courier; or (iii) three (3) days after the same is deposited in an official depository under the regular care and custody of the United States Postal Service located within the confines of the United States of America and sent by registered or certified mail, return receipt requested, and addressed to such party at the address hereinafter specified. Either party hereto may change such party's address for notice to another address within the United States of America, but until written notice of such change is actually received by the other party, the last address of such party designated for notice shall remain such party's address for notice.

EXECUTED this the _____ day of _____, 2019.

7/28/2020

CITY OF GRAND PRAIRIE, TEXAS

STRIPE-A-ZONE Inc.

By:

Bill Colley

Deputy City Manager

By:

Printed

Name: *DAVID SARGENT*

Title:

PRESIDENT

ATTEST:

Mona Lisa DiMaggio

For

Cathy E. DiMaggio, City Secretary

APPROVED AS TO FORM:

Megan Mahan

Megan Mahan, City Attorney

ACORD™

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/27/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER USI Southwest Dallas /CL 2711 N Haskell Ave Suite 2000 Dallas, TX 75204 214 443-3100	CONTACT NAME: Pamela King PHONE (A/C, No, Ext): 214 443-3251 FAX (A/C, No): 214 443-3900 E-MAIL ADDRESS: pamela.king@usi.com														
INSURED Stripe-A-Zone, Inc. 2714 Sherman Street Grand Prairie, TX 75051	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Zurich American Insurance Company</td> <td>16535</td> </tr> <tr> <td>INSURER B : American Guarantee & Liability Ins Co.</td> <td>26247</td> </tr> <tr> <td>INSURER C : Travelers Lloyds Insurance Company</td> <td>41262</td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Zurich American Insurance Company	16535	INSURER B : American Guarantee & Liability Ins Co.	26247	INSURER C : Travelers Lloyds Insurance Company	41262	INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : Zurich American Insurance Company	16535														
INSURER B : American Guarantee & Liability Ins Co.	26247														
INSURER C : Travelers Lloyds Insurance Company	41262														
INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ PD Ded: 5,000 GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:			GLO106419002	11/01/2019	11/01/2020	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
A	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			BAP106419302	11/01/2019	11/01/2020	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$0			AUC106434002	11/01/2019	11/01/2020	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☒ Y ☒ N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	WC106419202	11/01/2019	11/01/2020	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
C	Rented/Leased Eqp			6600528B319	11/01/2019	11/01/2020	\$250,000 \$2,500 Deductible

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The General Liability policy contains a blanket additional insured endorsement that provides additional insured and primary and non-contributory status for ongoing and completed operations only when there is a written contract between the named insured and the certificate holder that requires such status.

The Auto policy contains a blanket additional insured endorsement that provides blanket additional insured status only when there is a written contract between the named insured and the certificate holder that (See Attached Descriptions)

CERTIFICATE HOLDER

CANCELLATION

City of Grand Prairie
 Attn: Purchasing Manager
 326 W. Main Street
 Grand Prairie, TX 75050-0000

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Anthony J. Davis

© 1988-2015 ACORD CORPORATION. All rights reserved.

DESCRIPTIONS (Continued from Page 1)

requires such status.

The Auto policy contains a primary and non-contributory endorsement that provides primary and non contributory status only when there is a written contract between the named insured and the certificate holder that requires such status.

The General Liability policy contains a blanket waiver of subrogation endorsement that provides waiver of subrogation only when there is a written contract between the named insured and the certificate holder that requires such status.

The Auto policy contains a blanket waiver of subrogation endorsement that provides waiver of subrogation only when there is a written contract between the named insured and the certificate holder that requires such status.

The Workers Compensation policy contains a blanket waiver of subrogation endorsement that provides waiver of subrogation only when there is a written contract between the named insured and the certificate holder that requires such status.

Project: Pavement Markings RFB #16113



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5a

Agenda Date 4/20/2021

Number

Type Report

Department Finance

Title

Monthly Financial Report - March 2021

Explanation

General Fund

Through March, the General Fund has collected 79% of its budgeted revenue and spent 49% of its budgeted expenditures. Our cash flow is looking stronger than in previous years, led by higher revenue and lower spending in contractual costs due to later billing from Keller for our Police Jail/Dispatch contract. The Fund's surplus of almost \$7.9 million stronger than last year, although it is expected to decline steadily throughout the remainder of the fiscal year. As with last year, the distribution of the second round of CARES Act funding will be deposited in the General Fund, which will skew our cash flow trajectory.

Sales tax revenue

Colleyville received its fifth collection of the fiscal year from February's sales, and it brought in a large, 18.3% increase over February of last year. This increases our total YTD growth from 7.4% over FY20 to 9.1% over FY20, and makes for a total dollar gain of just under \$300,000. From a budgetary perspective, we are still 11.7% ahead of where we projected to be at the start of the year. It bears noting that this was the highest collection Colleyville has seen from February's receipts.

Utility Fund

Through the sixth month of the fiscal year, the Utility Fund has collected 40% of its budgeted revenue and spent 38% of its budgeted expenditures. Our surplus of \$412,000 is weaker than we saw last year but still well in positive territory, as we would expect. This year, higher costs from the Trinity River Authority are the largest contributor to the slightly lower position. However, if we net out the pass-through cost of water/sewer services from the T.R.A., which the City does not control, spending for the City's direct costs are tracking a little under budget for this period.

Drainage Fund

To date, the Drainage Utility Fund has received 52% of its budgeted revenue and

spent 56% of its budgeted expenditures. This fund's cash flow is tracking lower than last year due primarily to increased payroll costs from a position that was reallocated to this fund as well as overtime costs and temp help. Our current surplus of \$48,332 represents a \$30,000 increase from last month, as February tends to be the lowest cash-flow period for this fund. Drainage fee revenues tend to average at 1.2% higher than the previous fiscal year, although at this point we're seeing about 1% growth for FY21.

Hotel Fund

The Hotel Fund began the year outperforming expectations due mostly to lower spending than anticipated for the first quarter. Half of this fund is dedicated to personnel costs, whereas the other half is dedicated to improvements, event supplies, and promoting the City via events, economic development, and direct advertising. Our revenue only comes in once each quarter, and typically amounts to around \$60,000 every payment. However, COVID appears to still be taking its toll on this industry, as our first quarter payment took a large hit. March receipts do indicate that this revenue is making a slight comeback, though. Our current fund balance is sitting at \$233,000 as of the end of this month. Given the large balance here, the fund can take another lackluster year. However, staff will keep a close eye in case costs need to be reallocated.

Debt Service Fund

Similar to our General Fund's property tax collections, the Debt Service fund has received a substantial portion of its property taxes this year. Cash-flow for this fund is very predictable, as most revenues are recognized in December/January and debt service payments occur twice annually. As of February's figures, the fund is running a surplus of about \$111,000. The majority of the fund's expenditures have been spent, with the remaining budget dedicated to a pumper lease and an ambulance lease. With Colleyville's current debt service schedule, all bonded debt is on track to be paid off by FY27.

Attachments

1. March 2021 - Monthly Financial Report Presentation
2. March 2021 MFR



Agenda Item - Items not for council action

Monthly Financial Report March 2021

City Council Meeting
April 20, 2021

General Fund

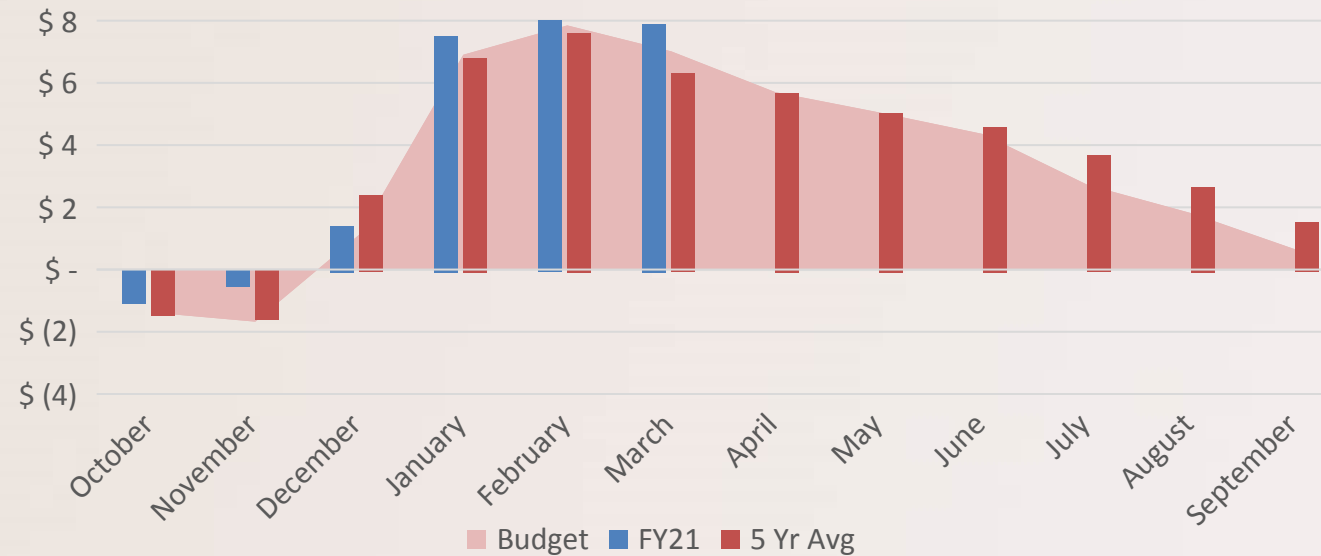


General Fund

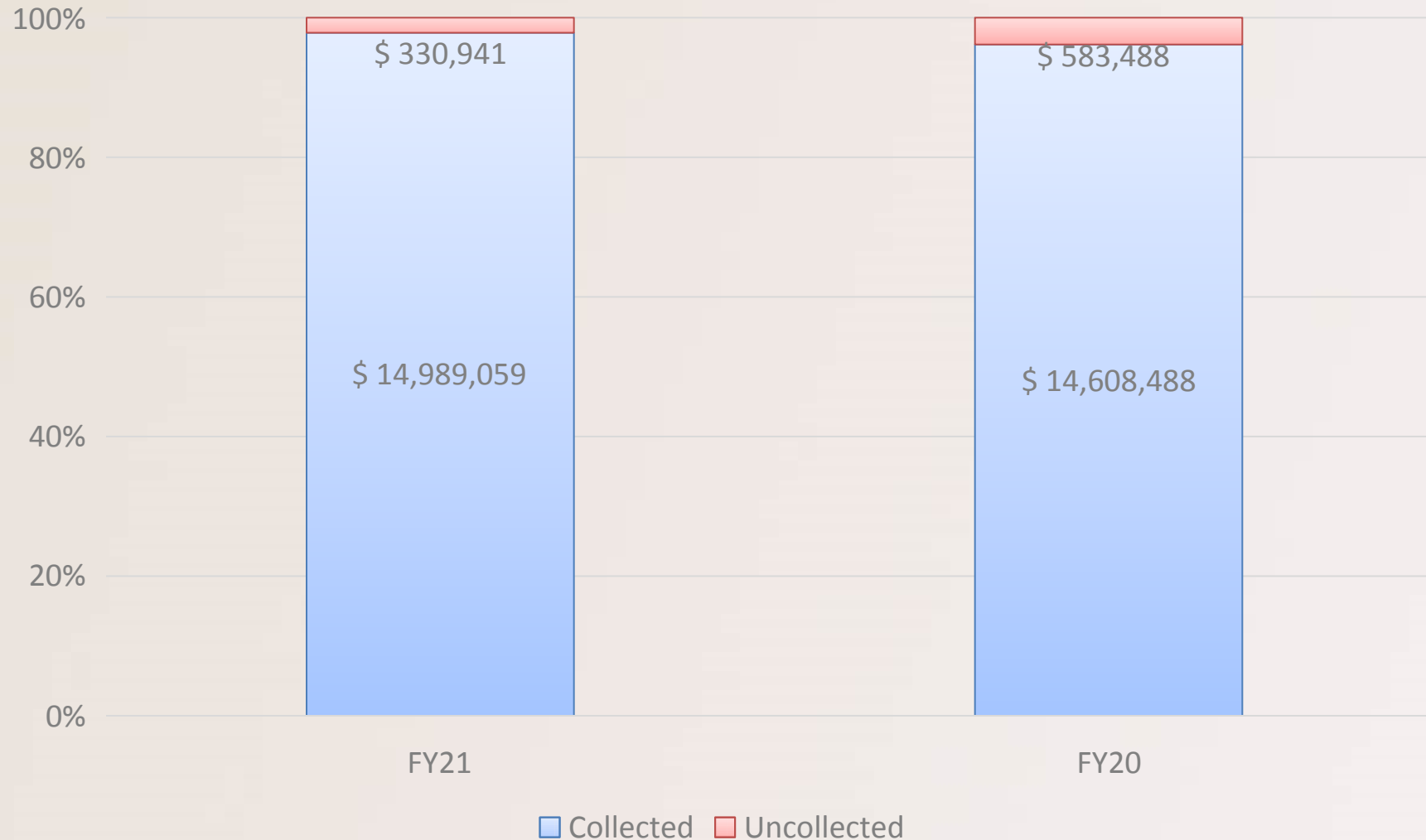
	FY21 Budget		FY21 YTD		% of Budget	FY20 YTD		FY20% of Budget
Revenues	\$	25,124,381	\$	19,958,402	79%	\$	19,713,185	80%
Expenditures	\$	24,476,396	\$	12,071,737	49%	\$	12,266,184	51%
	\$	647,985	\$	7,886,665		\$	7,447,002	

*50% of the year is completed

General Fund Cash Flow



Property Tax Highlight

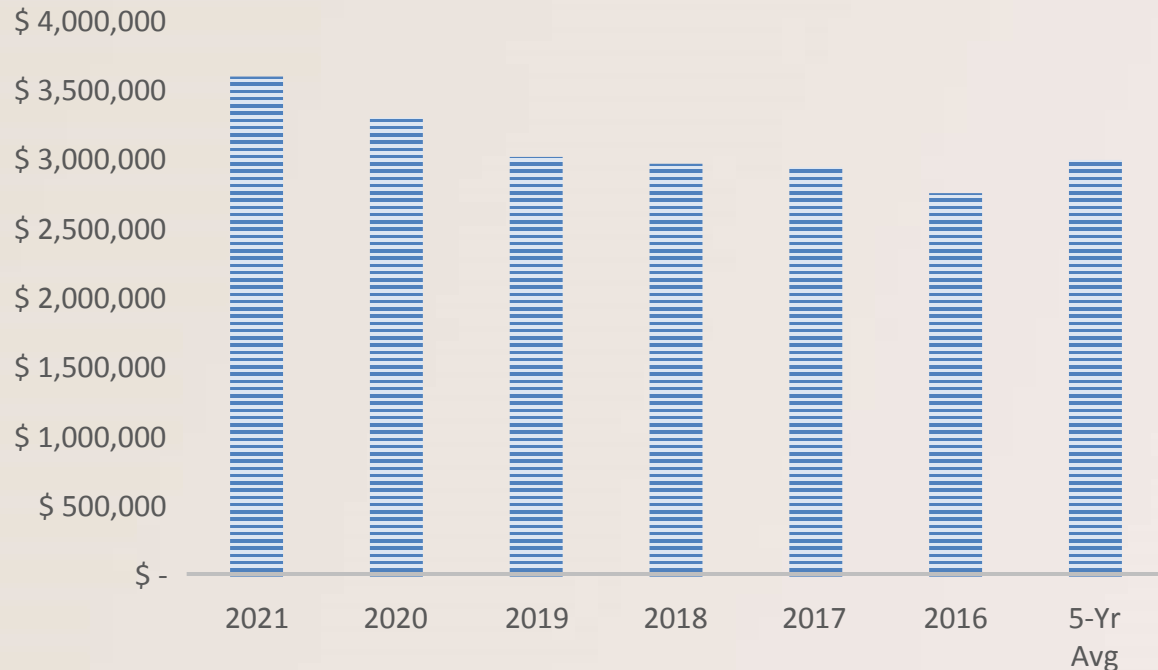


Sales Tax Highlight



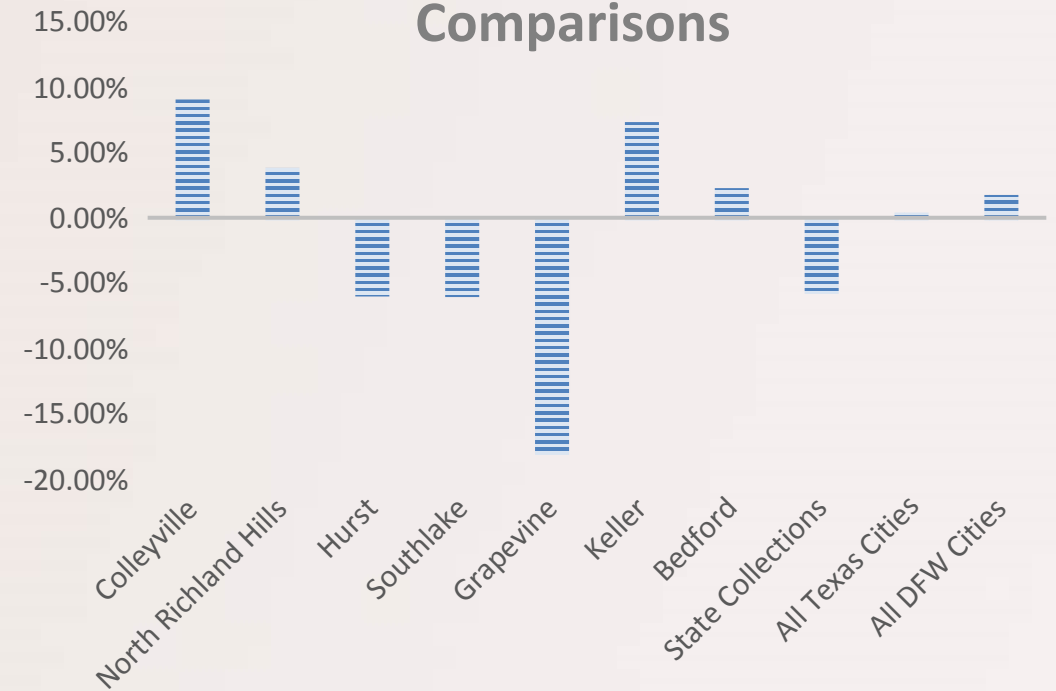
FY21 YTD Receipts compared to Previous Years

Thru February Sales Tax Receipts (Comparison)

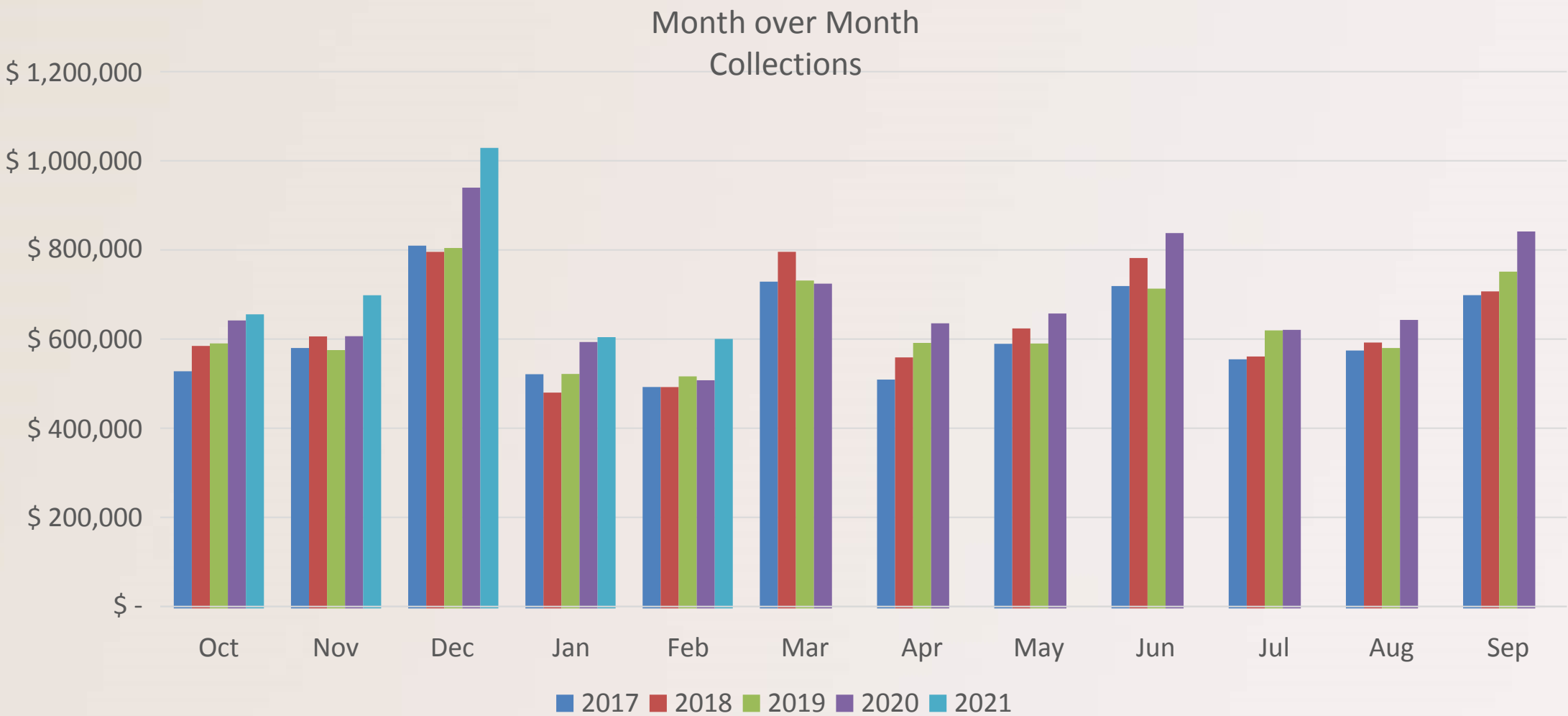


City/State Comparisons

City/State Comparisons



Sales Tax Highlight

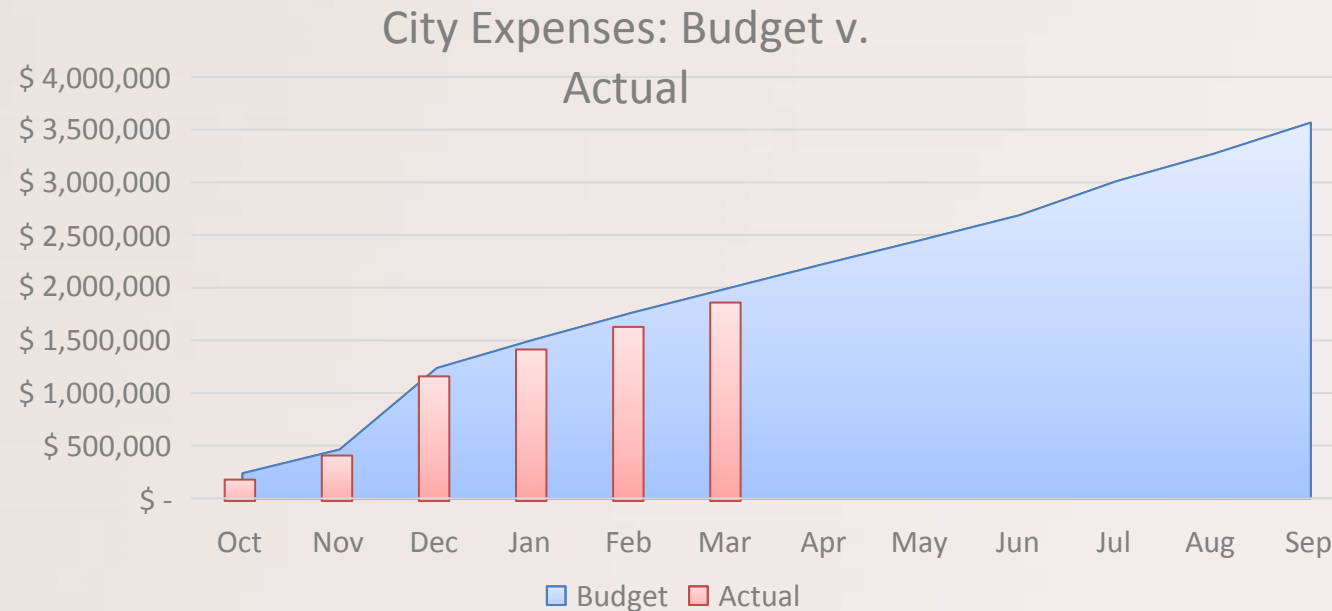


Utility Fund



Utility Fund					
	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20 % of Budget
Revenues	\$ 17,958,382	\$ 7,181,350	40%	\$ 6,786,773	39%
Expenditures	\$ 17,925,757	\$ 6,768,523	38%	\$ 5,986,611	34%
	\$ 32,625	\$ 412,827		\$ 800,163	

*50% of the year is completed



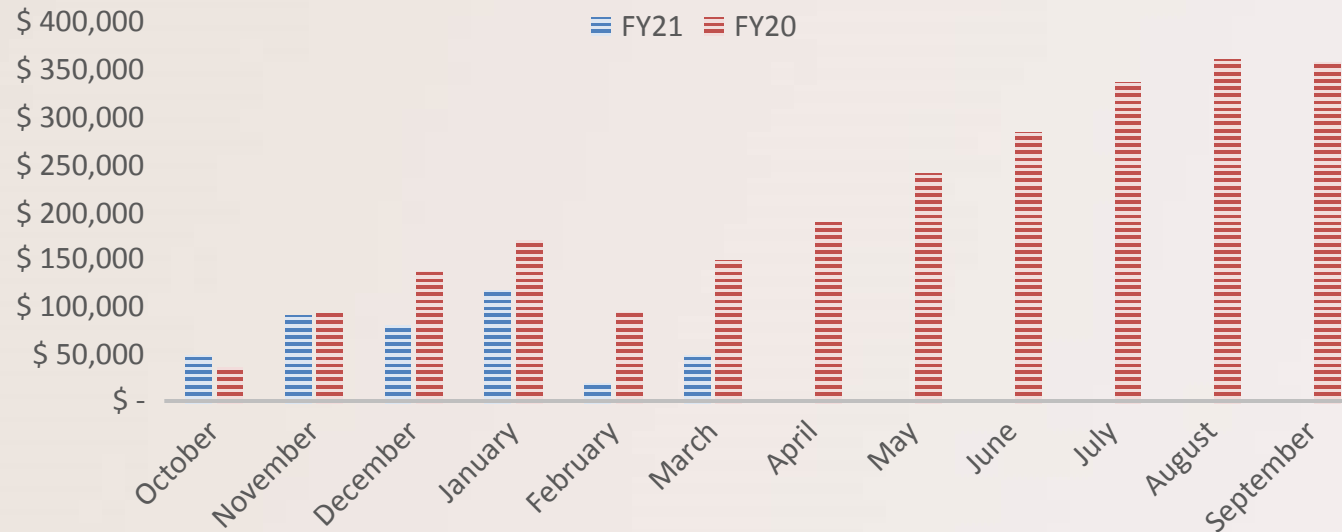
Drainage Fund



Drainage Fund					
	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20 % of Budget
Revenues	\$ 978,508	\$ 504,161	52%	\$ 512,064	52%
Expenditures	\$ 810,202	\$ 455,829	56%	\$ 363,906	46%
	\$ 168,306	\$ 48,332		\$ 148,158	

*50% of the year is completed

FY21 vs. FY20 Cash Flow



Hotel Fund

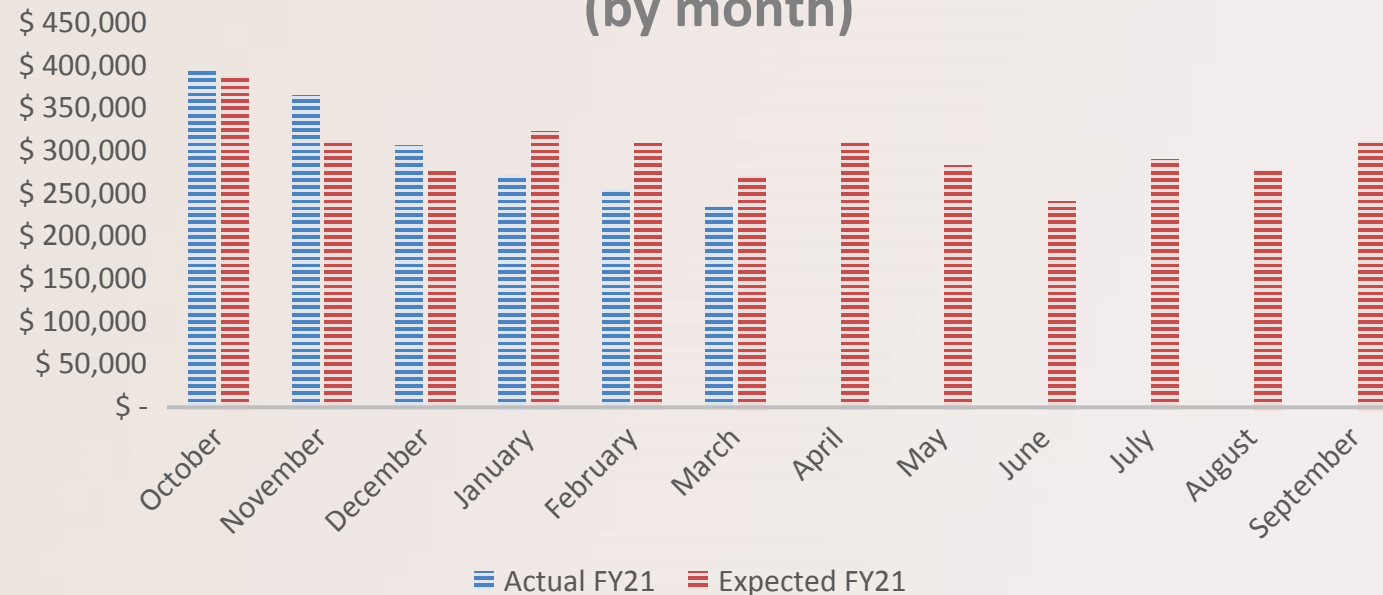


Hotel Fund

	FY21 Budget		FY21 YTD		% of Budget	FY20 YTD	
Revenues	\$	237,500	\$	15,964	7%	\$	59,815
Expenditures	\$	327,176	\$	181,753	56%	\$	51,056
	\$	(89,676)	\$	(165,790)		\$	8,759

*50% of the year
is completed

Expected Fund Balance vs. Actual Fund Balance (by month)

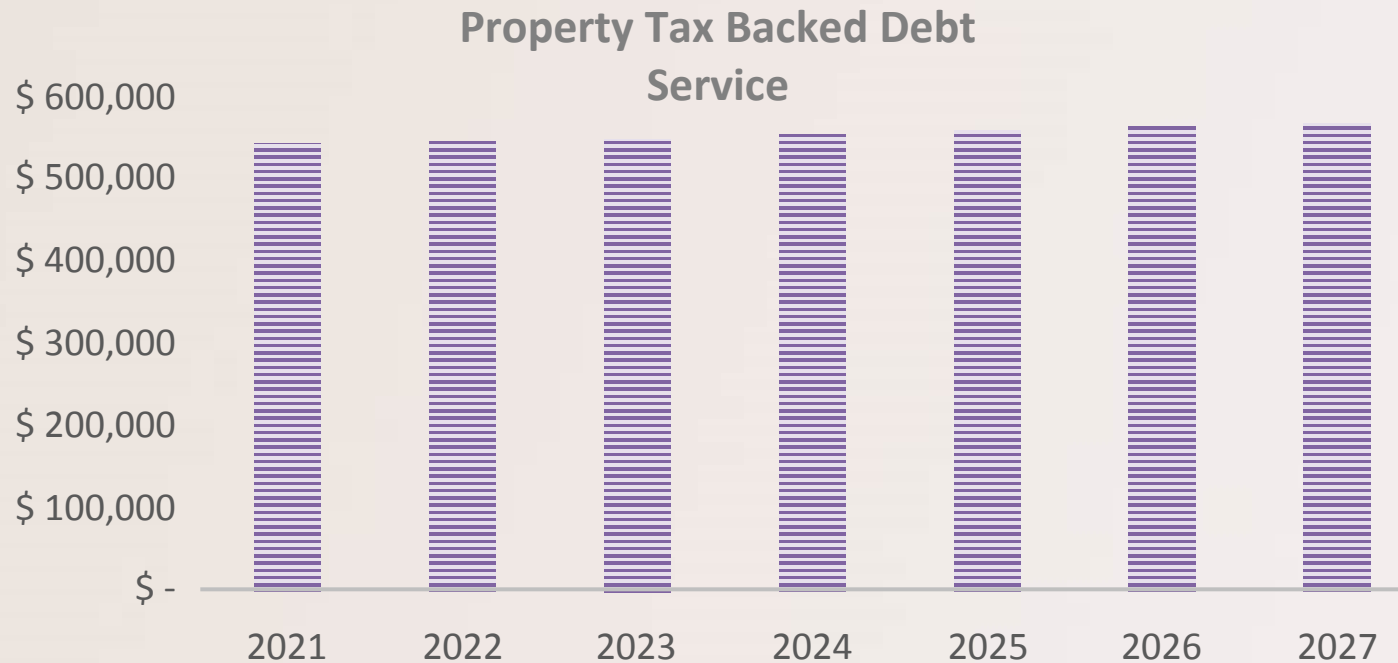


Debt Service Fund



Debt Service Fund							
	FY21 Budget		FY21 YTD		% of Budget	FY20 YTD	FY20 % of Budget
Revenues	\$	782,500	\$	772,843	99%	\$ 1,484,189	106%
Expenditures	\$	819,423	\$	661,708	81%	\$ 1,148,210	82%
	\$	(36,923)	\$	111,135		\$ 335,979	

*50% of the year is completed



Monthly Financial Report - March 2021

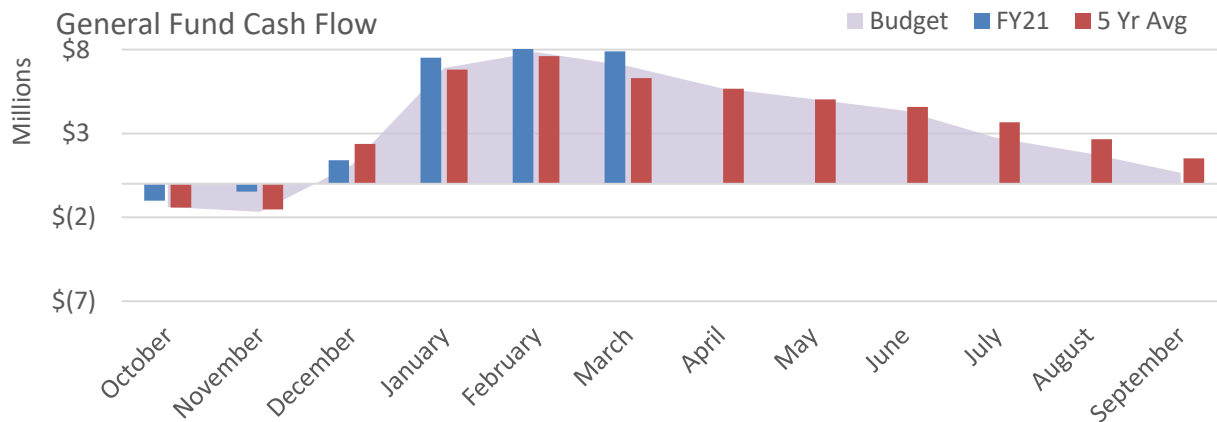
% of year Completed 50%

General Fund

% of Budget Spent 49%

	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget
Revenues	\$ 25,124,381	\$ 19,958,402	79%	\$ 19,713,185	80%
Expenditures	\$ 24,476,396	\$ 12,071,737	49%	\$ 12,266,184	51%
	\$ 647,985	\$ 7,886,665		\$ 7,447,002	

Through March, the General Fund has collected 79% of its budgeted revenue and spent 49% of its budgeted expenditures. Our cash flow here is looking stronger than in previous years, led by higher revenue and lower spending in contractual costs due to later billing from Keller for our Police Jail/Dispatch contract. The Fund's surplus of almost \$7.9 million is stronger than last year, although it is expected decline steadily throughout the remainder of the fiscal year. As with last year, the distribution of the second round of CARES Act funding will be deposited in the General Fund, which will skew our cashflow trajectory.



General Fund Highlights

Revenue (FY21/FY20)

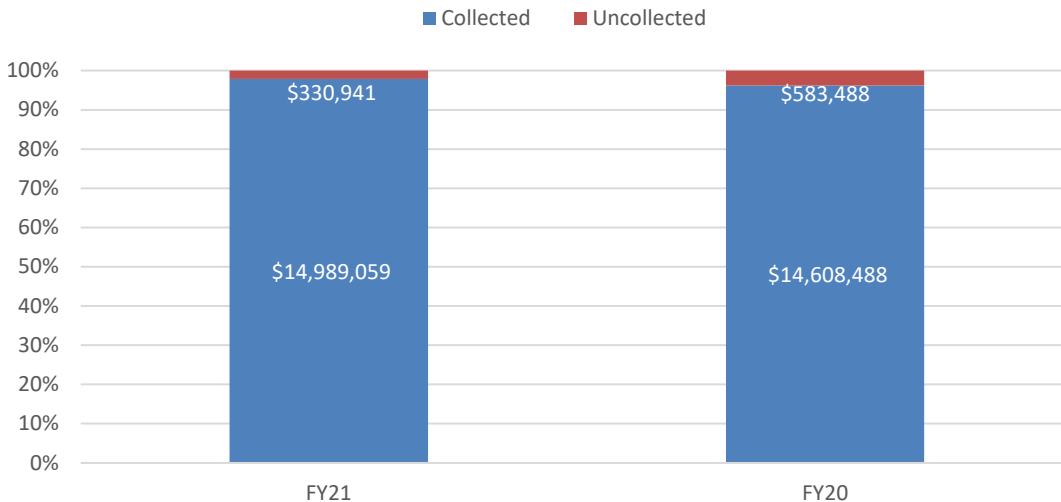
Property Tax	+ \$381k	Sales Tax	+ \$109k	Franchise Tax	-\$133k
Licenses	+ \$23k	Other Revenue	-\$135k	Total Rev	+ \$245k

Expenditures (FY21/FY20)

Personnel	-\$71k	Contractual	-\$162k	Supplies	-\$7k
Capital	+ \$45k	Transfers	\$ 0k	Total Exp	-\$194k

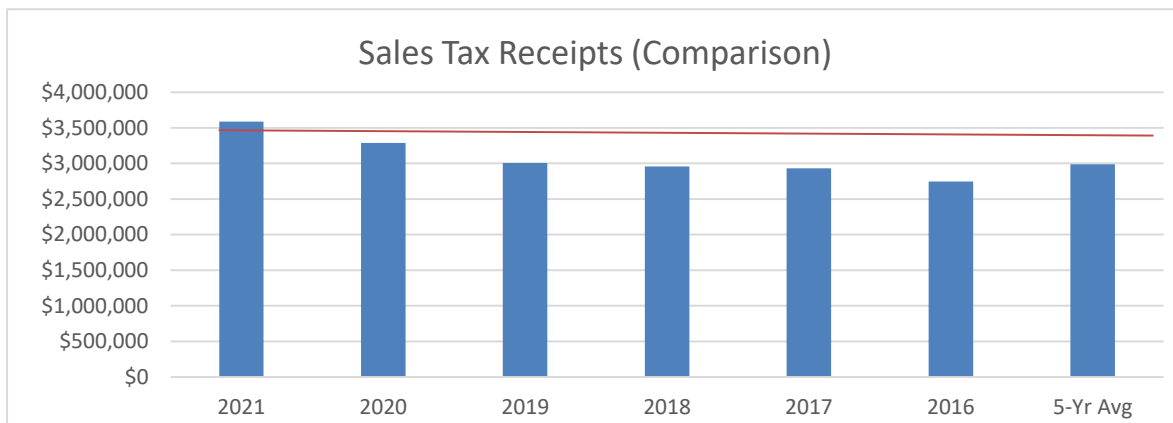
Monthly Financial Report - March 2021

Revenue Highlight: Property Tax



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

Revenue Highlight: Sales Tax



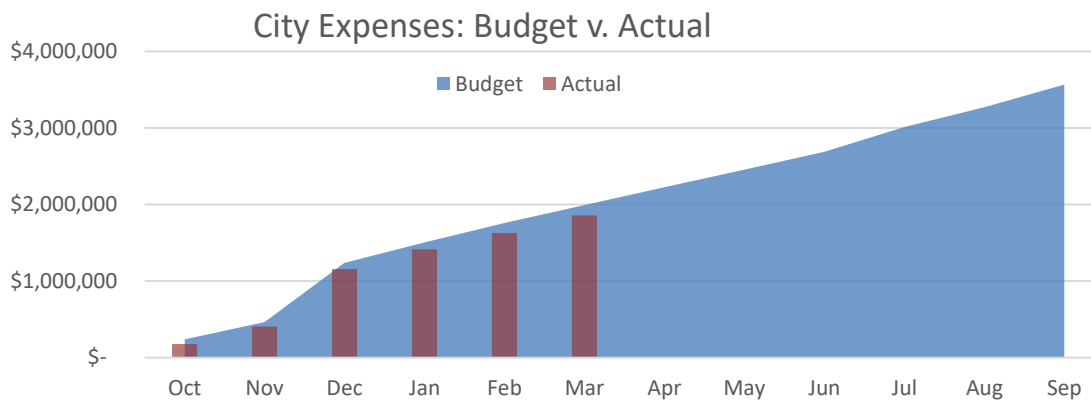
FY21/Budget	FY21/FY20	
↑ 11.9%	↑ 9.1%	↑

Colleyville received its fifth collection of the fiscal year from February's sales, and it brought in a large, 18.3% increase over February of last year. This increases our total YTD growth to from 7.4% over FY20 to 9.1% over FY20, and makes for a total dollar gain of just under \$300,000. From a budgetary perspective, we are still 11.7% ahead of where we projected to be at the start of the year. It bears noting that this was the highest collection Colleyville has seen from February's receipts.

Monthly Financial Report - March 2021

		% of year Completed		50%	
Water/Sewer Utility Fund		% of Budget Spent		38%	
	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget
Revenues	\$ 17,958,382	\$ 7,181,350	40%	\$ 6,786,773	39%
Expenditures	\$ 17,925,757	\$ 6,768,523	38%	\$ 5,986,611	34%
	\$ 32,625	\$ 412,827		\$ 800,163	

Through the sixth month of the fiscal year, the Utility Fund has collected 40% of its budgeted revenue and spent 38% of its budgeted expenditures. Our surplus of \$412,000 is a weaker than we saw last year but still well in positive territory, as we would expect. Higher costs from the Trinity River Authority this year are the largest contributor to the slightly lower position. However, if we net out the pass-through cost of water/sewer services from the T.R.A., which the City does not control, spending for the City's direct costs are tracking a little under budget for this period.



Utility Operation Highlights

Avg Customer Count

FY21/FY20



0.5%

YTD Rainfall (Inches)

FY21/FY20

-3.4

Expenditures (FY21/FY20)

Mostly TRA costs ↓

Personnel	+ \$82k	Contractual	+ \$601k	Supplies	+ \$13k
Capital	+ \$54k	Transfers	+ \$32k	Total Exp	+ \$782k

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

Monthly Financial Report - March 2021

% of year Completed

50%

Drainage Utility Fund

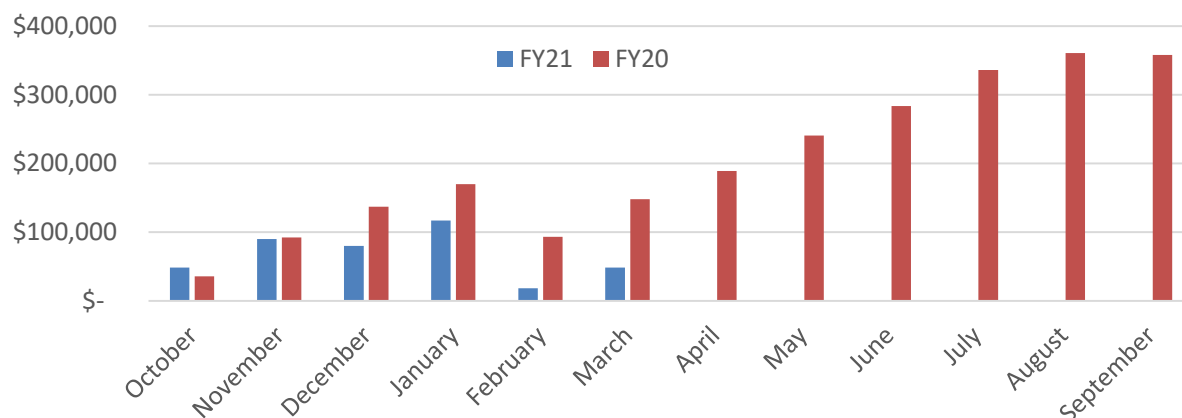
% of Budget Spent

56%

	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget
Revenues	\$ 978,508	\$ 504,161	52%	\$ 512,064	52%
Expenditures	\$ 810,202	\$ 455,829	56%	\$ 363,906	46%
	\$ 168,306	\$ 48,332		\$ 148,158	

To date, the Drainage Utility Fund has received 52% of its budgeted revenue and spent 56% of its budgeted expenditures. This fund's cash flow is tracking lower than last year due primarily to increased payroll costs from a position that was reallocated to this fund as well as overtime costs and temp help. Our current surplus of \$48,332 represents a \$30,000 increase from last month, as February tends to be the lowest cash-flow period for this fund. Drainage fee revenues tend to average at 1.2% higher than the previous fiscal year, although at this point we're seeing about 1% growth for FY21.

FY21 vs. FY20 Cash Flow



Drainage Fund Operation Highlights

Revenue - Drainage Fees

FY21/FY20 0.9%

FY21/5-Yr Avg 2.9%

Expenditures (FY21/FY20)

Personnel	+ \$69k
Supplies	+ \$16k
Debt Service	-\$2k

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

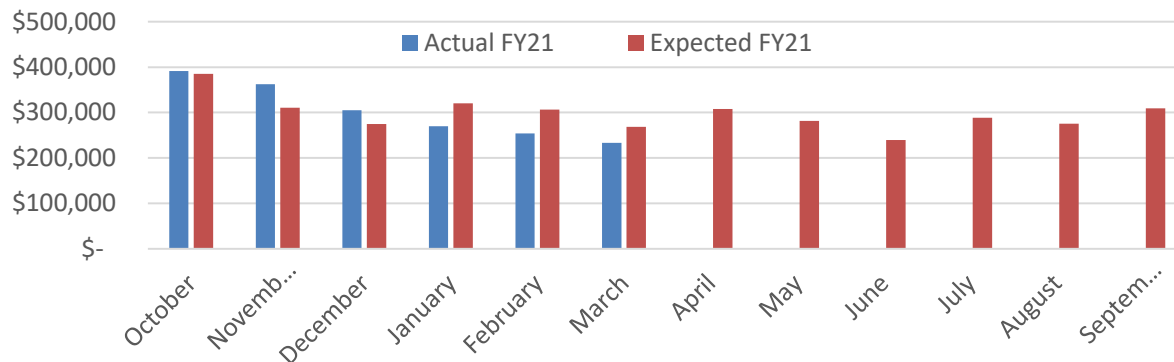
Contractual	+ \$9k
Capital/Xfers	\$00k
Total Exp.	+ \$92k

Monthly Financial Report - March 2021

					% of year Completed	50%
					% of Budget Spent	56%
Hotel Tax Fund						
	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget	
Revenues	\$ 237,500	\$ 15,964	7%	\$ 59,815		
Expenditures*	\$ 327,176	\$ 181,753	56%	\$ 51,056		
	\$ (89,676)	\$ (165,790)		\$ 8,759		

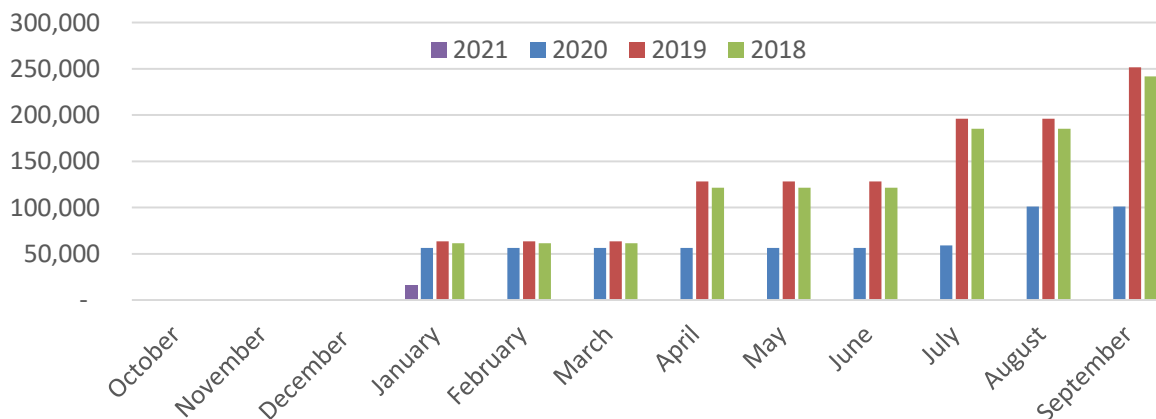
The Hotel Fund began the year outperforming expectations due mostly to lower spending than anticipated for the first quarter. Half of this fund is dedicated to personnel costs, whereas the other half is dedicated to improvements, event supplies, and promoting the City via events, economic development, and direct advertising. Our revenue only comes in once each quarter, and typically amounts to around \$60,000 every payment. However, COVID appears to still be taking its toll on this industry, as our first quarter payment took a large hit. March receipts do indicate that this revenue is making a slight comeback, though. Our current fund balance is sitting at \$233,000 as of the end of this month. Given the large balance here, the fund can take another lackluster year.

Expected Fund Balance vs. Actual Fund Balance (by month)



Hotel Tax Performance

FY20 Revenue vs. History

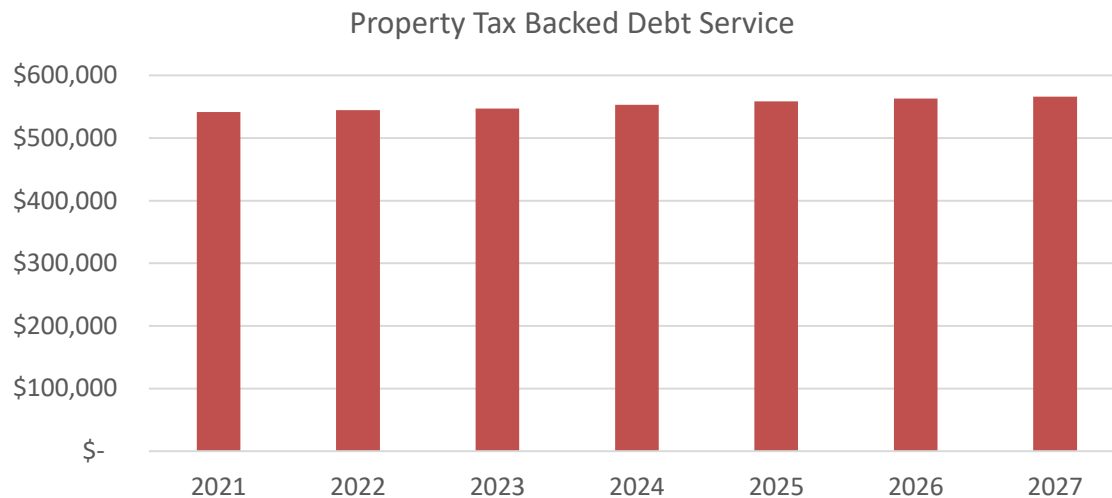


Monthly Financial Report - March 2021

				% of year Completed	50%
Debt Service Fund				% of Budget Spent	81%
	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget
Revenues	\$ 782,500	\$ 772,843	99%	\$ 1,484,189	106%
Expenditures*	\$ 819,423	\$ 661,708	81%	\$ 1,148,210	82%
	\$ (36,923)	\$ 111,135		\$ 335,979	

Similar to our General Fund's property tax collections, the Debt Service fund has received a substantial portion of its property taxes this year. Cash-flow for this fund is very predictable, as most revenues are recognized in December/January and debt service payments occur twice annually. As of March's figures, the fund is running a surplus of about \$111,000. The majority of the fund's expenditures have been spent, with the remaining budget dedicated to a pumper lease and an ambulance lease. With Colleyville's current debt service schedule, all bonded debt is on track to be paid off by FY27.

*Please note that staff has planned to rely on \$37k of excess fund balance to pay for this year's costs.



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

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



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6a

Agenda Date 4/20/2021

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

Second Reading and Public Hearing

The applicant was present to speak on the project. The City Council discussion focused on the following items: a masonry wall along the north property line; buffering and landscaping along the north property line and possible increased landscaping adjacent to the buildings; clarifying that no auto repair or auto body repair would be permitted; clarifying that no equipment would be stored outside; adding a regulation that the front building would need to meet the front setback if the building is removed or remodeled more than 50%; and reducing the hours of operation (e.g. 7 a.m. to 7 p.m.). The applicant has submitted an updated use list, photos of the existing landscaping along the north property lines, and photos of a similar business park. The applicant is preparing a revised site plan exhibit to address the screening and buffering to present at the second reading.

The applicant is requesting that the following uses be allowed in addition to the previously requested uses: Trade or Business School; Dog Grooming; Locksmiths; Roller or Ice Skating Rinks; Auto Alarm/Stereo/Window Tinting Stores; Auto Upholstery Shops/Detailing; Appliance Repair Shops; Printing and Publishing - Commercial; and Research and Development Labs.

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. Colleyville Uses
2. Colleyville Additional land uses
3. Existing Vegetation Along North Property Line
4. Similar Industrial Business Park Photos
5. Aerial Map
6. Zoning Map
7. Future Land Use Map
8. Statement of Planning Objectives
9. Zoning Exhibit
10. Site Plan
11. Statement of Planning Objectives - Buildings
12. Building Elevations
13. Propose Building Style by Applicant
14. Buildings Constructed by Metcon
15. Landscape and Tree Preservation Plan
16. Drainage Plan
17. Irrigation Plan
18. Photometric Plan
19. Notification Map
20. Notification List
21. Property Owner Notification
22. Ordinance O-21-2158

ordinances to the City's preceding zoning ordinance and Land Development Code, including accompanying plans and supporting documents, shall remain in full force and effect with respect to this Chapter and shall not be made to comply with the provisions of this Chapter. Where a prior ordinance fails to provide specific information regarding minimum lot sizes, lot width, lot depth, set backs, building heights and maximum lot coverage, the requirements contained in Section 3.24.G shall prevail.

Section 3.24 Schedule of Permitted Uses

- A. General Requirement and Symbols Used – Land and buildings may be used in accordance with Table 3.24.C, *Schedule of Permitted Principal Uses* and the additional requirements of this section. The following symbols are used in Table 3.24.C, *Schedule of Permitted Principal Uses*:
1. *Permitted Uses* – A "P" in a cell indicates that the use is allowed by right as the principal use in the applicable zoning district in accordance with Table 3.24.C, *Schedule of Permitted Principal Uses*.
 2. *Specific Uses* – An "S" in a cell indicates that the use may be allowed with the approval by the City Council of a Special Use Permit following the applicable review and approval procedures.
 3. *Prohibited Uses* – An empty cell indicates that the land use is prohibited in the applicable zoning district, unless otherwise allowed with the approval by the City Council of an ordinance establishing a Planned Unit Development District, or authorized by a Special Use Permit, or in conformance with the provisions contained in Section 3.6.B-*Classification of New and Unlisted Uses*.

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards or Section Ref.	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
A. RESIDENTIAL ACCOMODATION USES																	
Single Family Detached Dwelling	P	P	P	P	P	P	P	P	P							6	3
Duplex – Attached Dwelling							P	S								6	2
Townhome – Attached Dwellings								S								6	4
Multi-family – Attached Dwellings								S								6	4
HUD Code Manufactured Housing									P							6	2
Assisted Living Facilities	PUD only																17
Bed and Breakfast Lodging	S	S	S	S	S	S	S	S								1,6	18
Private (HOA) Recreational Facilities		P	P	P	P	P	P	P	P								5
B. ACCESSORY USES																	
Accessory Building	P	P	P	P	P	P	P	P	P							Sec. 3.27	n.a.
Carport	S	S	S	S	S	S	S	S	S							Sec. 3.27.C	n.a.
Home Occupations Uses	P	P	P	P	P	P	P	P	P							6	n.a.
Accessory Dwelling	P	P	S	S											S	11	1
C. AGRICULTURAL USES																	
Commercial equestrian boarding stable and school	P	S															25
Crop Farming	P	P															n.a.
Livestock raising and breeding	P	P														8	n.a.
Private horse stables for domestic use	P	P	P	S	S												n.a.
Roadside produce stands (year round)	S	S															n.a.
D. UTILITY USES																	
Electrical Substations	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		21
Public Utility Supply and Storage Yards	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		24

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
Telecommunications Towers	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	2	21
Water Pumping Stations	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		24
Wind Driven Generators	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	14	n.a.
E. PUBLIC AND INSTITUTIONAL USES																	
Colleges or Universities										S	S	S	S	S	S		12
Community Centers or Recreation Centers	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P		5
Government Buildings, Offices and Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		8
Fire Stations / Police Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		16
Golf Courses – Public Owned	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		22
Government Maintenance Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		25
Libraries										P	P	P	P	P	P		9
Museums										P	P	P	P	P	P		8
Post Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		10
Parks and Open Space Areas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		25
Public Maintenance and Storage Buildings	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		25
Private Schools – Elementary and Secondary	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		13
Private Schools – High School	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		14
Public Schools – Elementary and Secondary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		13
Public Schools – High School	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		14
Religious Institutions	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		18
F. OFFICE USES																	
Accountant’s Offices										P	P	P	P	P	S		8
Advertising Agencies										P	P	P	P	P	S		8

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
Attorney Offices										P	P	P	P	P	S		8
Chiropractic Clinics										P	P	P	P	P	S		8
Emergency Clinic (24 hrs.)												S	P	P	S	7	6
Engineering, Architect's, and Surveyor's Offices										P	P	P	P	P	S		8
General Business Offices not elsewhere listed										P	P	P	P	P	S		8
Insurance Agencies										P	P	P	P	P	S		8
Management and Public Relations Services Offices										P	P	P	P	P	S		8
Optometrist Office										P	P	P	P	P	S		8
Psychologist Offices										P	P	P	P	P	S		8
Physician's or Dentist's Offices										P	P	P	P	P	S	4	7
Real Estate Agency Offices										P	P	P	P	P	S		8
Security Broker Offices										P	P	P	P	P	S		8
Telemarketing Offices												P	P	P	S		5
Title Abstract Offices										P	P	P	P	P	S		8
Trade or Business Schools													S	S	P		15
Travel Agency / Airline Ticket Offices										P	P	P	P	P	S		8
G. RETAIL AND SERVICE USES																	
Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premises Consumption												S	S	S		9	n.a.
Alcoholic Beverage Sales – On-premises Consumption												S	S	S		9	n.a.
Package Store Sales – Off-premises Consumption												S	S	S		9	n.a.
Alcohol or Drug Treatment Center										S	S	S	S	S	S		24
Antique Stores												P	P	P			7

Table 3.24.B- - Schedule of Permitted Principal Uses

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

Table 3.24.B - Schedule of Permitted Principal Uses

Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
Florist Shops											P	P	P	P			7
Food Catering													S	S	P		8
Funeral Homes												S	S	S			24
Furniture and Appliance Stores												P	P	P			9
General Retail Store (not listed elsewhere)												S	S	S			7
Grocery Stores												P	P	P		12	7
Hardware, electrical & plumbing w/o outside display											P	P	P	P			
Hardware , electrical & plumbing with outside display													S	P	P		
Hospitals												S	S	S			24
Hotels and Motels												S	P	P			19
Home Decoration Stores											P	P	P	P			7
Jewelry Stores											P	P	P	P			7
Locksmiths											S		S	S	P		8
Massage Therapy (Licensed and Unlicensed)												S	S	S		16	7
Mailing and Shipping Stores											P	P	P	P	P		7
Meat or Fish Market												P	P	P			7
Nurseries and Greenhouses with outside display													S	P	P		16
Pawn Shops															S		7
Pet Stores												P	P	P			7
Pharmacy											S	P	P	P			7
Photography Studios										P	P	P	P	P	P		8
Purchasing and/or resale of precious metals including jewelry, gem stones, gold, silver, and platinum and not licensed as a Pawn Shop by the State of Texas															S		7
Restaurants, Cafes and Cafeterias												P	P	P			5

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Restaurants with drive-in or drive-thru service													P	P			5	
Second hand goods shop												S	S	S			7	
Self-service Laundries											S	S	S	S			7	
Short Term Loans (Title/Payday)															S		7	
Sporting Goods Store												P	P	P				
Shoe Repair Shops												P	P	P			8	
Tailor and Alteration Shops											P	P	P	P			8	
Veterinarian Clinic with indoor and/or outdoor kennels													S	S	S	3, 4	8	
Video Rental and Sales Stores												P	P	P			7	
Wedding Chapels												S	S	S	S		24	
H. RECREATIONAL AND ENTERTAINMENT USES																		
Adult Entertainment Establishments	See section 22-5 Code of Ordinances																5	
Amusement Centers (indoors)												P	P	P	S		7	
Archery and Firearms Ranges														S	S	5	24	
Billiard Parlors												S	S	S		13	23	
Commercial Recreation (outdoor)	S										S	S	S	S	S		24	
Fitness Centers											S	P	P	P	P		7	
Golf Courses – Privately Owned	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P		22	
Golf Driving Ranges											S	S	S	S	S		22	
Miniature Golf Courses												S	S	S			20	
Roller or Ice Skating Rinks												S	S	S			24	
Theaters												P	P	P	S		18	
I. AUTOMOTIVE AND TRANSPORTATION USES																		
Airports and Heliports	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		24	

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Auto Alarm / Stereo / Window Tinting Stores													S	S	P	10	7	
Auto Lube Shops													S	S	P	10	9	
Automotive and Motor Vehicle Sales													S	S	S	10	8	
Auto Parts and Accessory Stores												P	P	P	P	10	7	
Auto, Truck or Trailer Rental													S	S	S	10	8	
Auto Upholstery Shops / DETAILING														S	P	10	9	
Auto Parking Lots and Garages (free standing)										S	S	S	S	S	S		n.a.	
Auto Repair Shop													S	S	S	10	9	
Boat and Water-craft Sales and Service													S	S	S	10	8	
Bus or Passenger Train Stations												S	S	S	S		24	
Car Wash (self-service and automatic)														S	S		9	
Commuter Transit Stations												S	S	S	S		24	
Gasoline Service Stations														S	S	10	7	
LPG / CNG Dispensing Stations														S	S		24	
Motorcycle Sales and Service														S	S	10	8	
Paint and Body Shops														S	S	10	9	
Park and Ride Facilities												S	S	S	S		24	
Railroad or Motor Freight Terminals															S		24	
Recreational Vehicle Sales and Service														S	S	10	8	
Tire and Battery Stores													S	S	S	10	7	
Truck and Heavy Equipment Sales and Service														S	S	10	8	
Vehicle Storage Yards or Facilities												S	S	S	S		24	
J. HEAVY COMMERCIAL, INDUSTRIAL & MANUFACTURING USES																		

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Appliance Repair Shops														S	S		8	
Building Material Sales with outside storage														S	S		7	
Commercial Laundry														S	S		24	
Contractor Office with storage yard														S	S		24	
Contractor Office without storage yard	✓											✓		P	P		8	
Electronic Assembly or Manufacturing															P		25	
Exterminator Shop														S	S		24	
Food Packaging and Manufacturing															S		24	
Furniture and Cabinet Manufacturing															P		25	
Office Showroom															P		25	
Oil and Gas Extraction	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	See Ch. 3.1	24	
Plumbing, HVAC and Electrical Trades Shops	✓											✓		P	P		8	
Printing and Publishing - Commercial	✓											✓			P		8	
Research and Development Labs	✓											✓			P		8	
Scientific Instrument Assembly and Manufacturing															P		8	
Self-Storage Facilities (mini-warehouse)															S		24	
Upholstery and Furniture Repair Shops	✓											✓		P	P		8	
Warehouse and Distribution Facilities															S		24	
Wood, Paper or Leather Products															P		25	
Manufacturing not elsewhere listed															S		24	
Welding or Machine Shop															P		25	
Wholesale Store/Supply															P		25	
Wholesale Store/Supply with outdoor storage															S		24	

PUD-C Additional Uses Not Listed

Pool service providers
Bakery shops
Audio - Visual - Sales and services
Trade Schools for Health, Welding, Medical Assistants, Medical coding and billing, Cyber security and others.
Health Studios
Yoga Studios
School Supplies / Books Stores
Document shredding services
Computer / Phones / Electronic Sales and Services.
Floor supplies and Installation Services (Tile, Carpeting, etc)
Home Door Supply and Repair Services.
Residential and Commercial Glass Supply and Repair Services
Painting Contractors / Residential and Commercial
Framing and Carpentry Services
Physical Therapy Services
Reprographic Supplies and Services.
Sign Shops
Auto detailing
House Remodeling Services
Roofing Contractor Offices and Show Room
Irrigation Supply Services
Art Education and Studio
House Cleaning Services
Holiday Lighting Services
Health Supply Sales and Services
Non Profits Home Offices
Discount Retailers
Internet Sales and Services
Home Security Supply and Services
Home Lighting Installation Services
Cloud Computer Services.
Software Development (Apps) Entrepreneurs. Think (Pay Pal)
Internet Game developers
Cyber \$ Mining
Last Mile Supply Chain Services
Metal Art Shop
Whole Sales Supply and Services
Overhead Door Supply and services
Professional Services (Some examples may be a longer list)

- Consulting
- Accounting / Tax
- Real Estate

PUD-C Additional Uses Not Listed

- Engineering
- Surveying
- Financial Advisory
- Audit

Ghost Kitchens

Home inspector Services

Plumbing Contractors

A/C Contractors and sales.

We can probably identify at least twice this list. The main concept of the City Line Business Park will be to offer Flexible Space to small business that need that kind of space.

We understand that the City does NOT WANT business like the following at this location:

Massage Parlors

Body and Fender

Auto Repair or Body and Fender Shops

No outside storage

And I am sure that there are many others.

We will work with the City to insure that the Business Park is a positive asset and something that they would recommend to potential new small businesses that want to be in the City.



































POLK DESIGN BUILD GROUP

CONCRETE COUNTING - COUNT

MATTRESS BY APPOINTMENT

TEK NEK TOYS

1904

Tek Nek Toys	GSS, INC
COOKIES CRUMBS & CRUST	Barse & Company
SERVICE FUSION, INC.	ACCUTEST LABORATORIES
SMART PARTS CRAFTS	Consolidated Consulting Group
MATTRESS BY APPOINTMENT	POLK DESIGN BUILD GROUP
LEASING INFO: 817 605 9922	



1900

Beautiful Image	USHEALTH ADVISORS
Texas Beauty Institute	
MEYER'S POOL CARE	BLUDOOR STUDIOS
	ARMFLAGS/SUPPORT HOSE STORE
LEASING INFO: 817.605.9922	

AEROTECHNICAL SYSTEMS





100

101

102

103

PARKING



FIRE LANE - NO PARKING









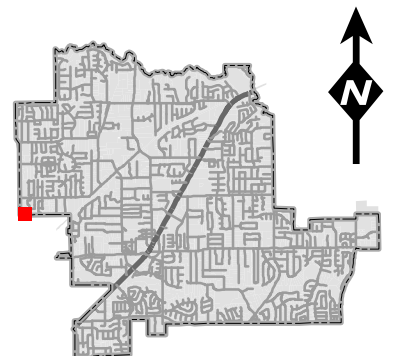
1900
Beautiful Image
Texas Beauty Institute
MEYER'S POOL CARE
USHEALTH ADVISORS
BLUDOOR STUDIOS
ARMFLAGS/SUPPORT HOSE STORE
LEASING INFO 817.605.9922

Aerial Map



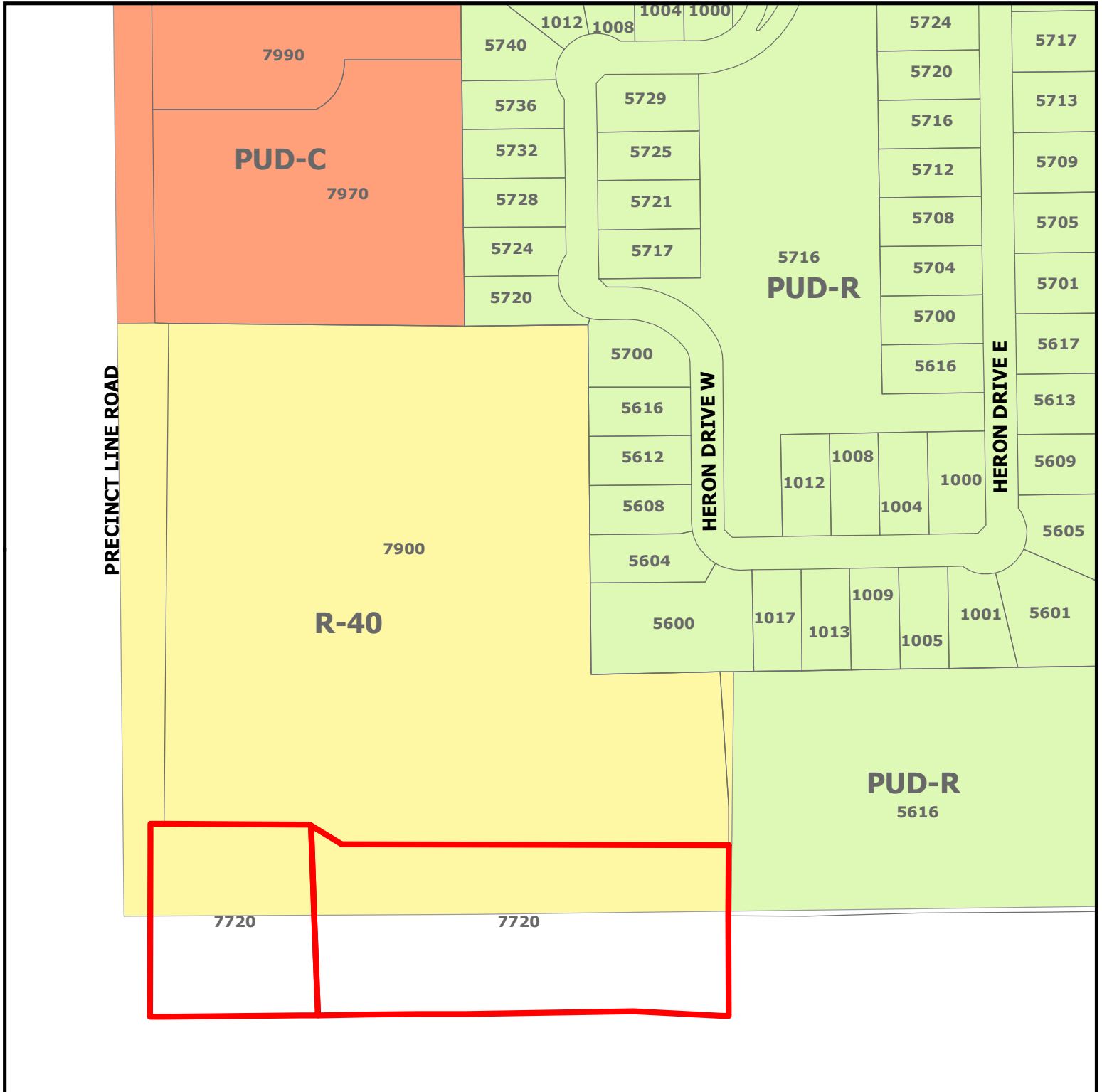
ZC21-002
7720 Precinct Line Road

 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.

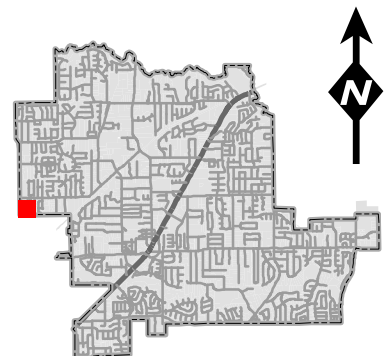
Zoning Map



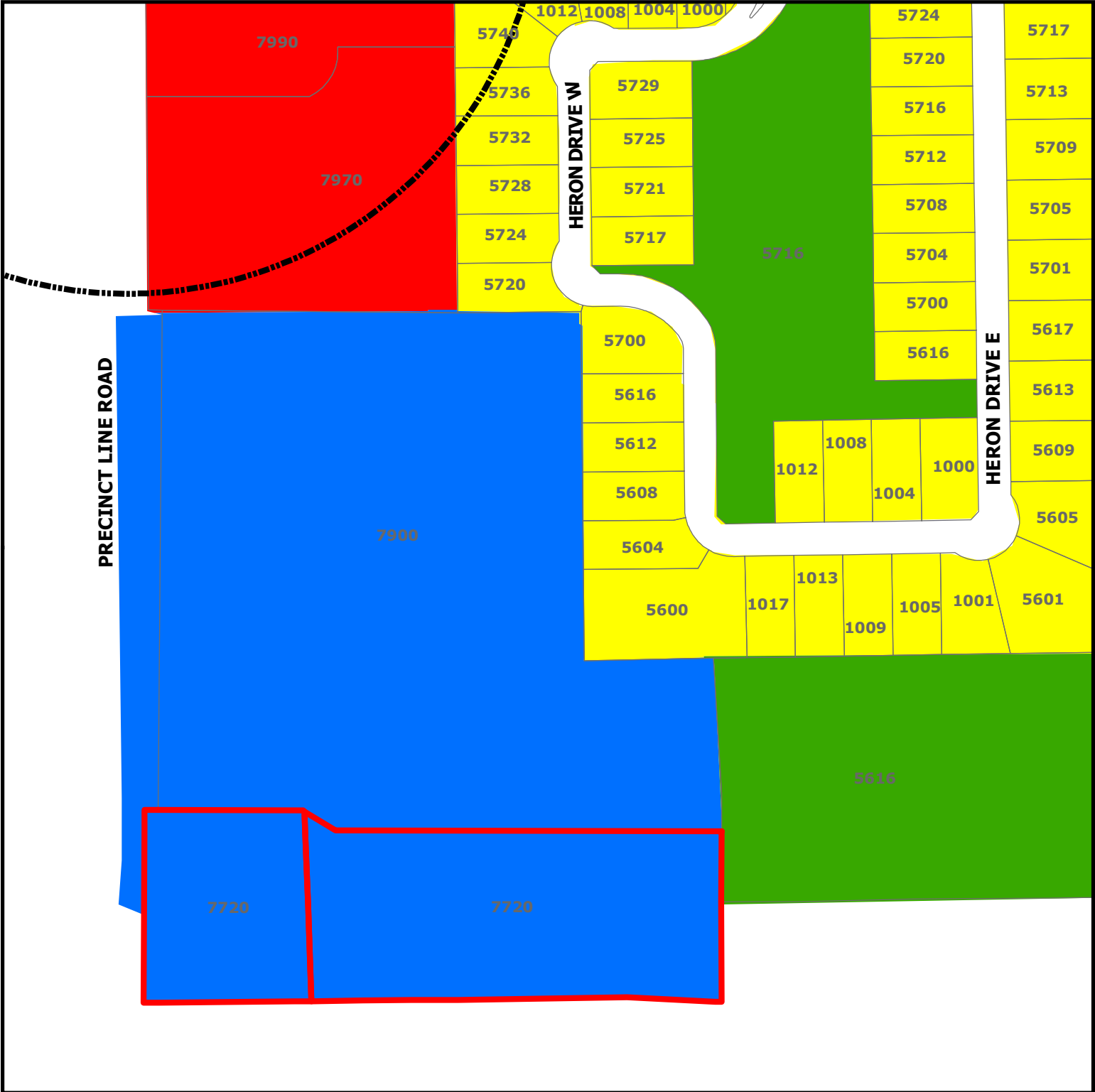
ZC21-002
7720 Precinct Line Road

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

 Subject Property



Future Land Use Map

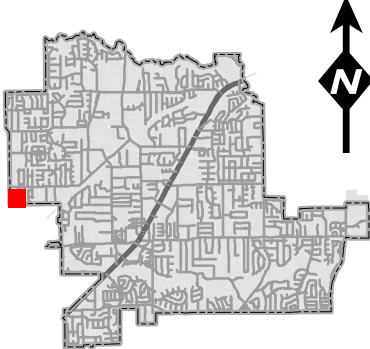


ZC21-002

7720 Precinct Line Road

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

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



Statement of Planning Objectives 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 "

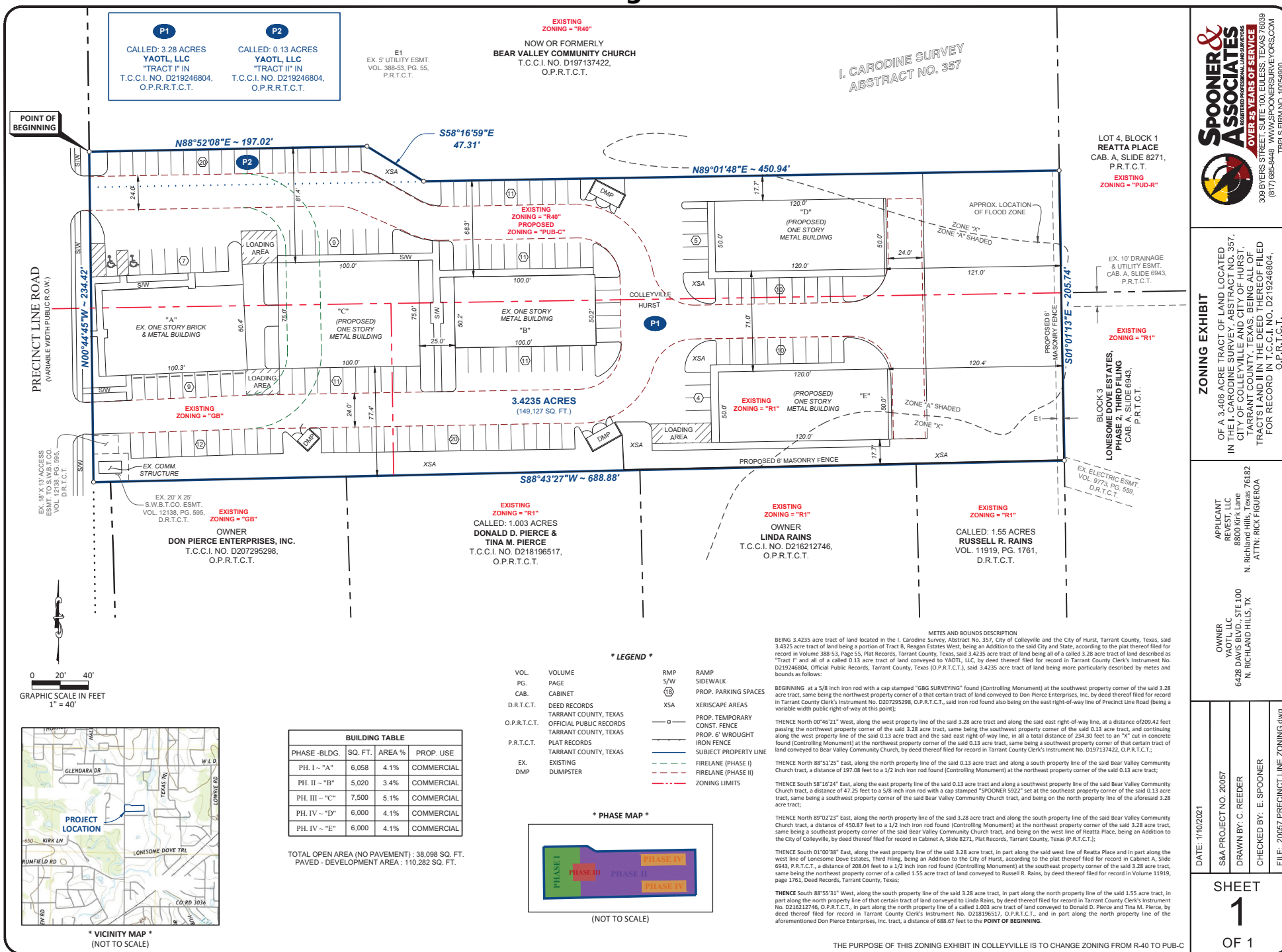
**Statement of Planning Objectives
City Line Business Park**

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



Site Plan

LEGAL DESCRIPTION

TRACT:
Being a tract of land situated in the 1st, Cordova Survey, Acreage No. 357, City of Mount Terrant County, Texas, and being a part of Tract #60 of Glenn Barthelemy and Wife, an Addition to the City of Mount Terrant County, Texas, according to maps recorded in Volume 89, Page 148, Deeds, Records, Terrant County, Texas, said being a part of said tract of land conveyed to George Timmerman and Son by James W. Timmerman, Clerk of said County, Texas, under Volume 2816, Page 755, Deed Records, Terrant County, Texas, less that tract of land conveyed to the State of Texas by deed recorded in Volume 1933, Page 1487, Deed Records, Terrant County, Texas, and Glenn and Sharon Timmerman, heirs of George Timmerman, by deed recorded in Volume 3029A, Page 1487, Deed Records, Terrant County, Texas, less that tract conveyed to the State of Texas by deed recorded in 1933, Page 1483, Deed Records, Terrant County, Texas, and the remainder here 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 Subdiv., Phase 2, Third Flt., an Addition to the City of Munsie, Tarrant County, Texas, according to the map recorded in Exhibit A, Sile 6843, Map Records, Tarrant County, Texas;

5885S South 88 degrees 43 minutes 27 seconds West, along the North line of said Right tract, a distance of 1.00000 feet to a 1/2 inch iron rod with a yellow cap stamped "CS9 Survey" set at the Northwest corner of a tract of land conveyed to Donald Florence McFarland, Inc., by Deed recorded in Instrument No. 02073395238, Caddo Parish Records, Torrance County, Texas, said point being on the East right-of-way line of Preston Line Road (120 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:

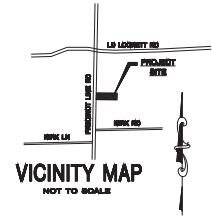
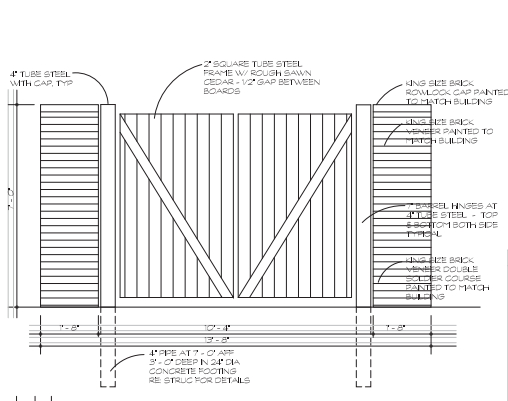
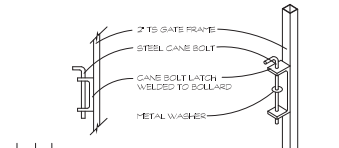
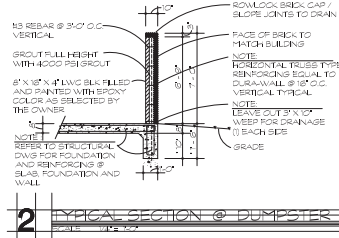
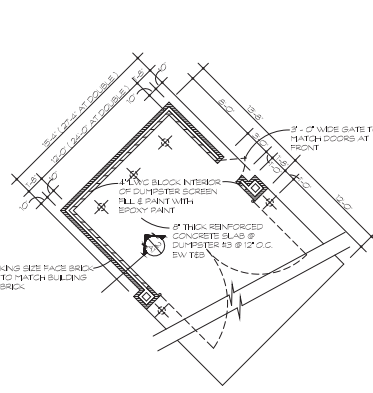
THENCE traversing along said Bear Valley Community Church as follows:

North 88 degrees 52 minutes 08 seconds East, a distance of 187.02 feet to a S/S 1 inch iron rod found for corner;

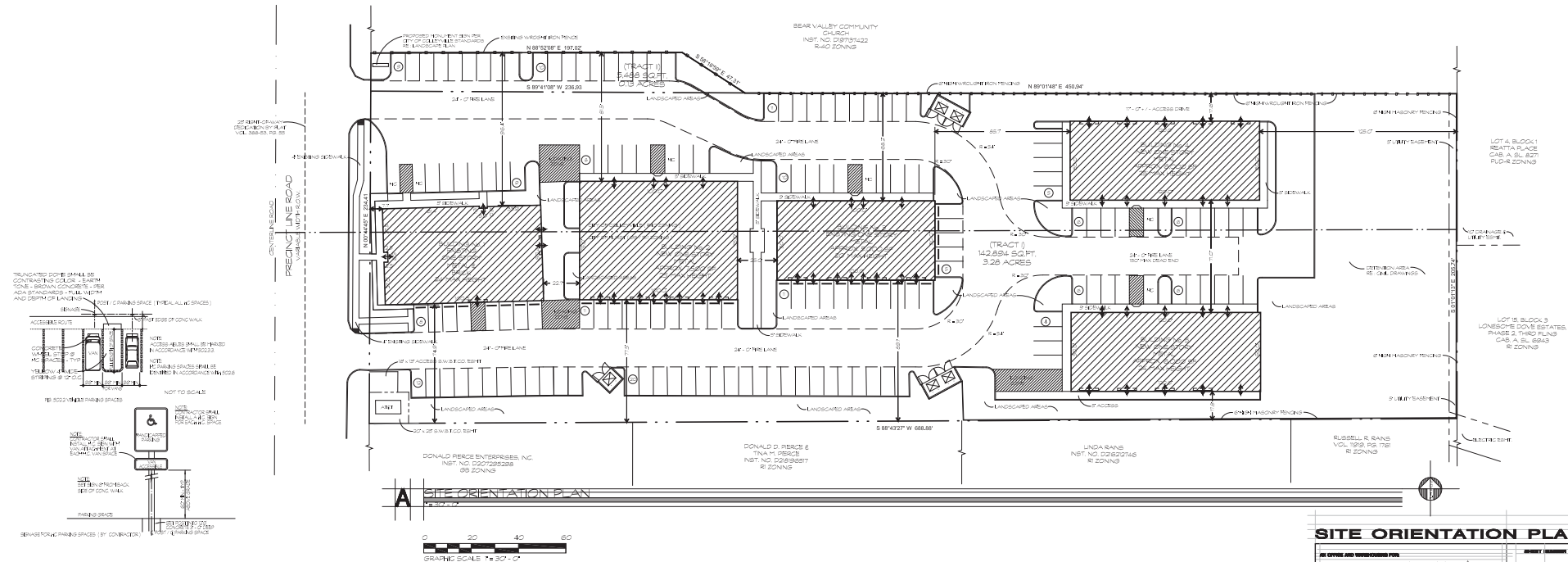
South 58 degrees 16 minutes 50 seconds East, a distance of 47.31 feet to a point in corner of the most Southern Southwest corner of said Bear Valley Community Church tract, said point being on the North line of a tract of land conveyed to Garry Tennyson and wife, Sharon K. Tennyson by Deed recorded in Volume 9816, Page 735, Deed Records, Tarrant County, Texas.

PtENCE South 89 degrees 01 minutes 48 seconds West, along said North line of Terryson tract, a distance of 236.93 feet to a point for corner on the aforementioned East ditch-way line of the Predator Line Road.

PtENCE North 00 degrees 44 minutes 45 seconds West, along said East ditch-way line of 24.98 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 - GARAGE
PROPOSED LAND USE	COMMERCIAL 7.25' - 25'
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	76%
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)



5	HANDICAP PARKING / SIGNAGE
	NTS

SITE ORIENTATION PLAN

AN OFFICE AND TRUCK/CRANE FOR CITY LINE BUSINESS PARK 7000 / 1000 FREEDOM LANE SW MURFREESBORO, TENN. 37055 FOR: DELTA CAPITAL 4000 KINGS LANE NORTH RICHLAND HILLS, TEXAS 76180 P.O. BOX 5200-0004 P.O. BOX 5200-0007	INVENTORY / REMARKS A1 1 OF 8
---	--

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 :

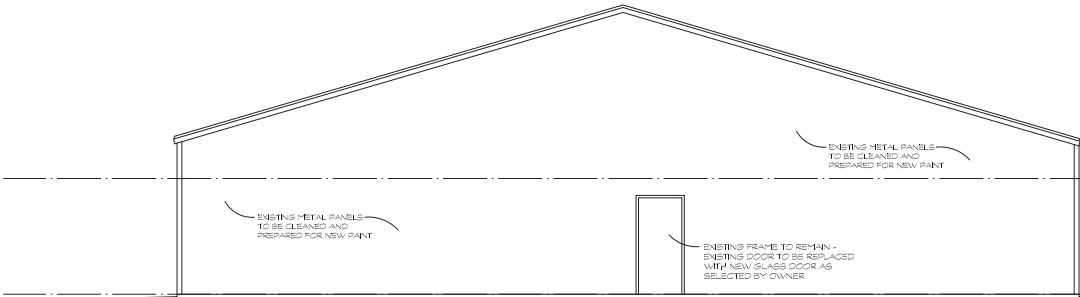
CITYLINE BUSINESS PARK

7720 PRECINCT LINE RD

COLLEYVILLE, TEXAS

FEBRUARY 28, 2021

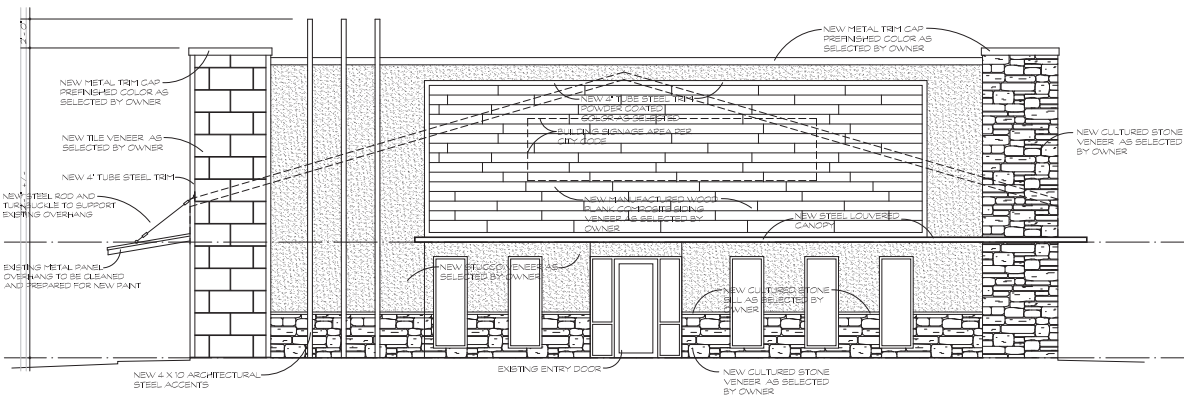
Building Elevations



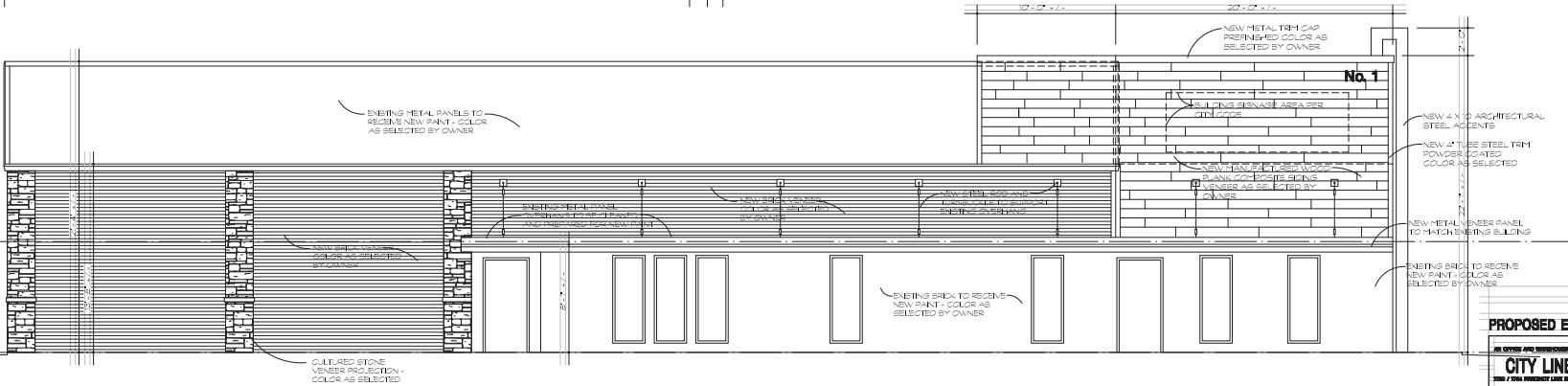
A EAST EXTERIOR ELEVATION



1 PROPOSED RENDERING



B WEST EXTERIOR ELEVATION



C NORTH EXTERIOR ELEVATION (SOUTH ELEVATION SIMILAR)

PROPOSED EXTERIOR ELEVATIONS - BUILDING No. 1

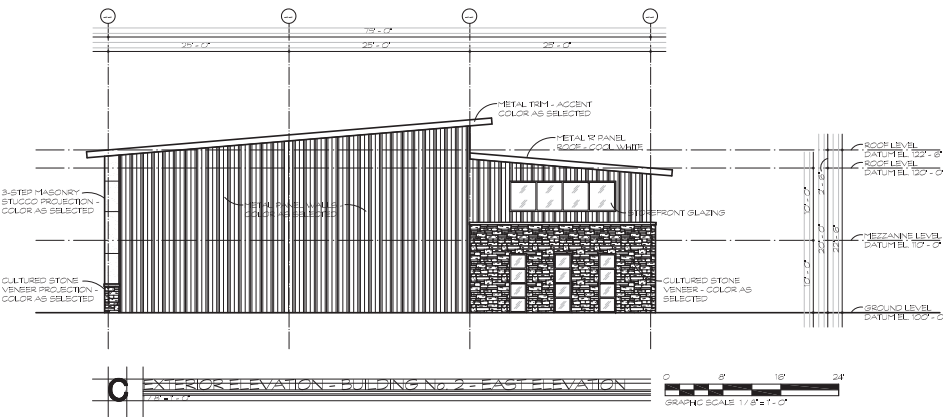
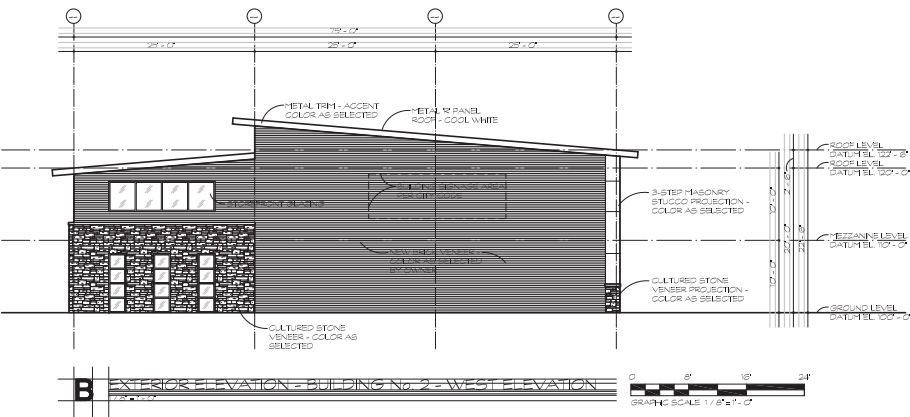
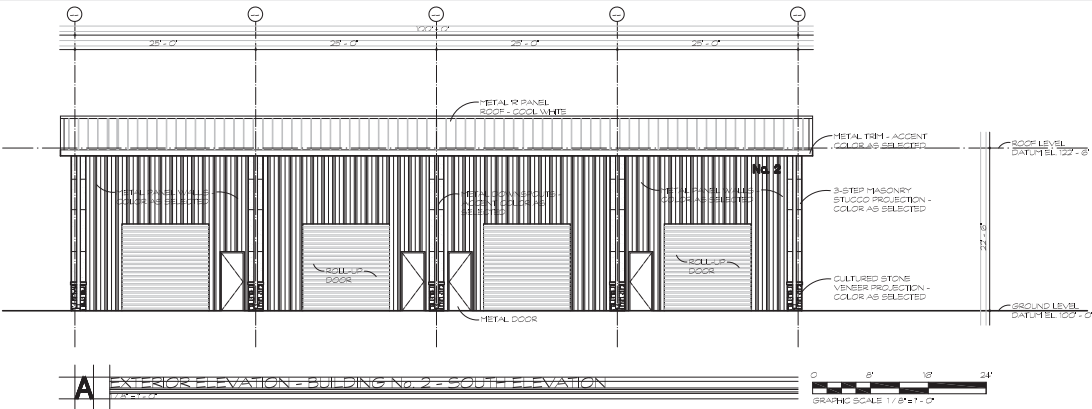
ALL ELEVATIONS AND DIMENSIONS FOR
CITY LINE BUSINESS PARK
3000 / 3000 PROJECT LINE DR
COLLEENVILLE, TENNESSEE
FOR: **DELTA CAPITAL**
BRAND COMMERCIAL
NORTH HICKORY HILLS, TENNESSEE
P.O. BOX 1000000

ARCHITECT FIRM

A2

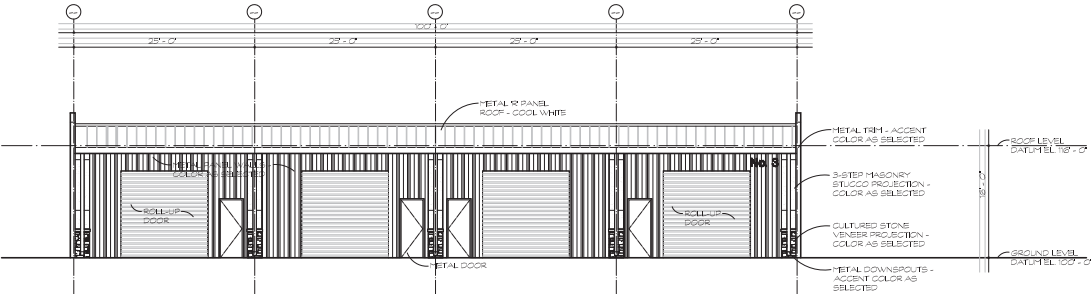
1/1/2024 10:00 AM 10:00 AM 10:00 AM

Building Elevations

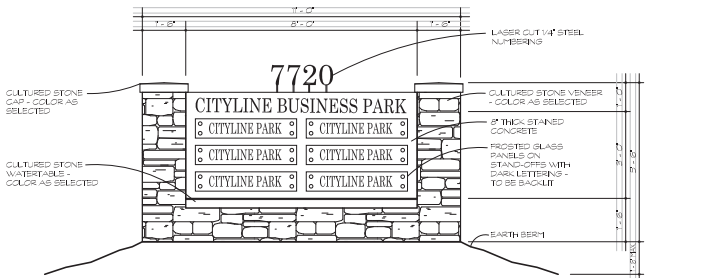


EXTERIOR ELEVATIONS - BUILDING No. 2	
ALL COPIES AND REVISIONS FOR: CITY LINE BUSINESS PARK 3000 / 3000 PROJECT LINE 00 COLLEGEVILLE, TEXAS	PROJECT NUMBER: A3
FOR: DELTA CAPITAL BRANDY LORINE DUNN NORTH RICHLAND HILLS, TEXAS 76180 TEL: 817-450-0000	

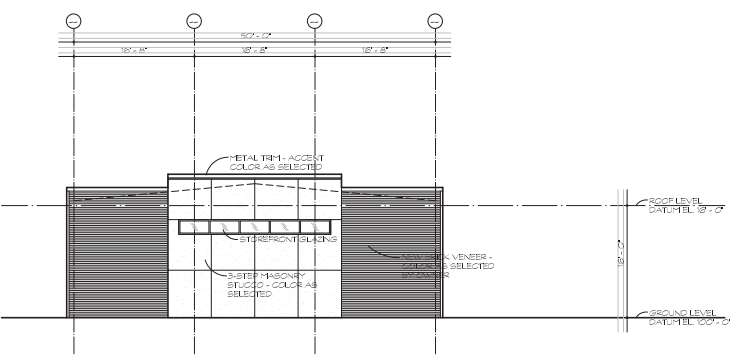
Building Elevations



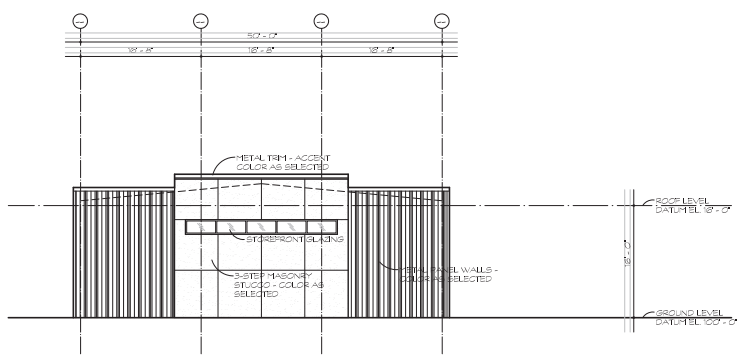
A EXTERIOR ELEVATION - BUILDING No. 3 - SOUTH ELEVATION
P25-17-22



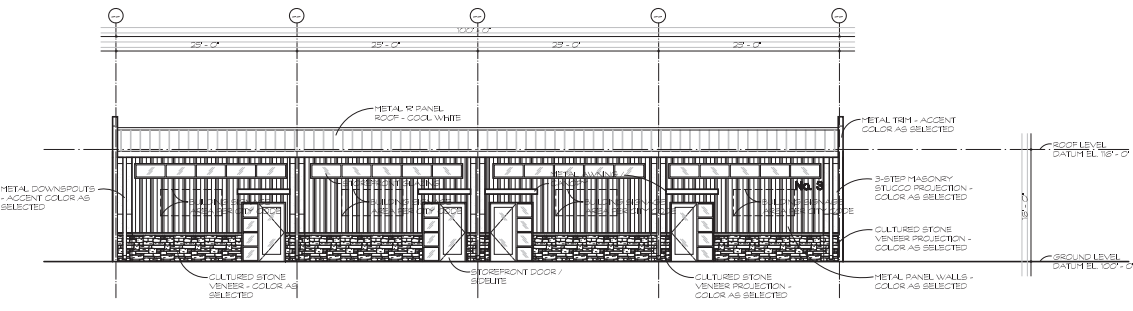
1 DOUBLE SIDED MONUMENT SIGN
P25-17-22



B EXTERIOR ELEVATION - BUILDING No. 3 - WEST ELEVATION
P25-17-22

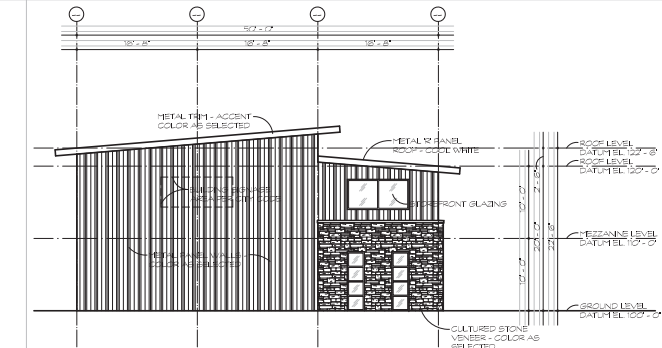


C EXTERIOR ELEVATION - BUILDING No. 3 - EAST ELEVATION
P25-17-22

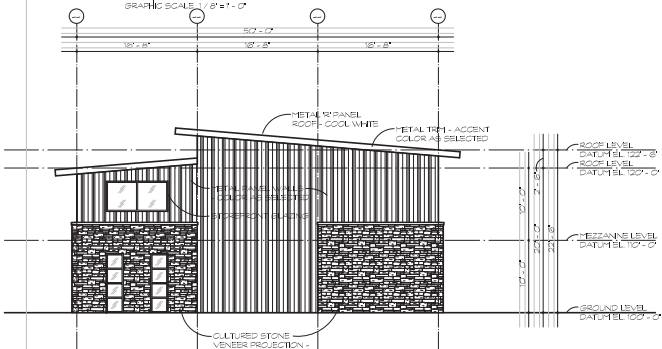


D EXTERIOR ELEVATION - BUILDING No. 3 - NORTH ELEVATION
P25-17-22

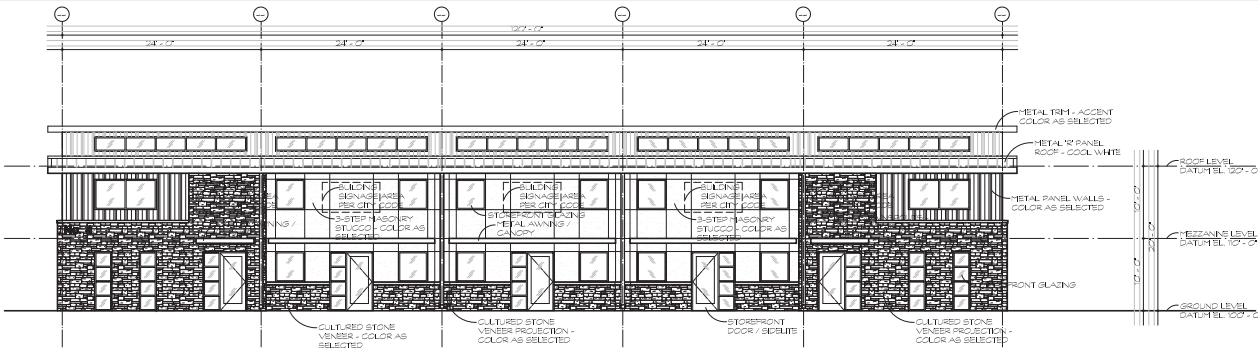
Building Elevations



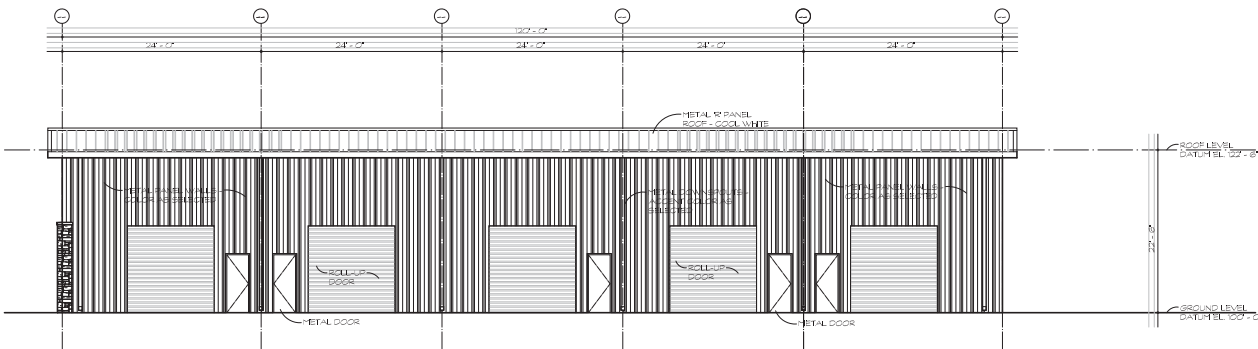
C EXTERIOR ELEVATION - BUILDINGS 4 & 5 - WEST ELEVATION



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

FOR OFFICE AND UNDERGROUND PARK		PROJECT NUMBER
CITY LINE BUSINESS PARK		A5
3000 / 3000 PROJECT LINE IN		
FOR: DELTA CAPITAL		
BRAND VISION: DELTA		
NORTH ROCKLAND HILLS, TEXAS 78060		
TEL: 281-450-0000		

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

[illegible]

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.

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

**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. Swafford, P.L.A. Texas No. 1240, dated 01/28/2021.

REVISIONS		
NO.	DESCRIPTION	DATE

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



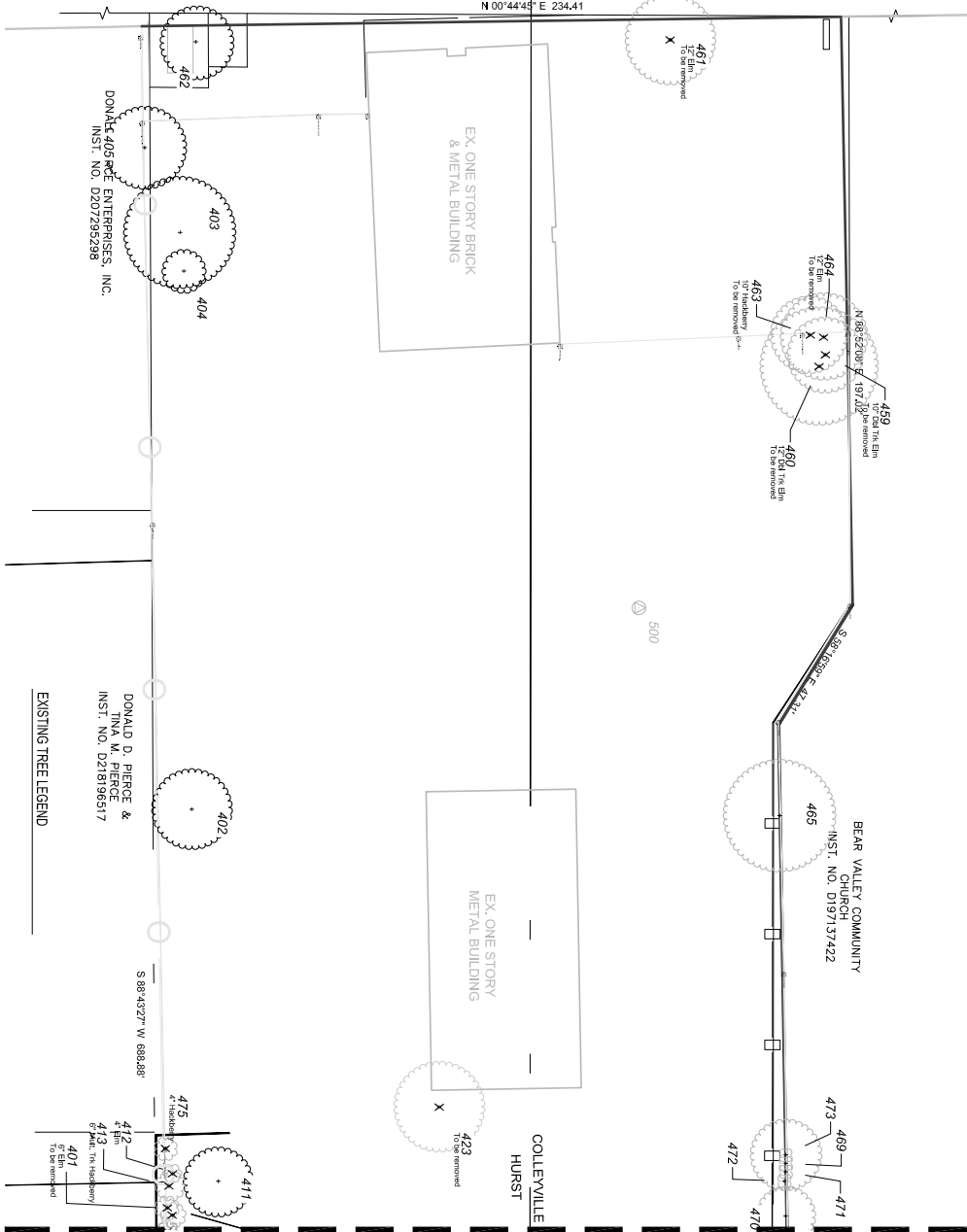
SCALE: 1" = 20'

Landscape and Tree Preservation Plan

PRECINCT LINE ROAD

VARIABLE WIDTH R.O.W.

N 00°44'45" E 234.41'

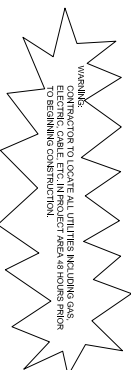


EXISTING TREE LEGEND

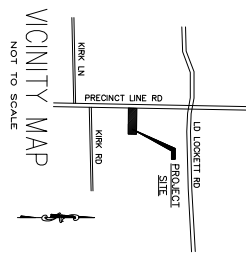
- GENERAL NOTES:
1. SEE SHEET LND-03 FOR FORESTRY DETAILS.
 2. SEE SHEETS LND-04 & LND-05 FOR LANDSCAPE PLANS.
 3. SEE SHEET LND-08 LANDSCAPE DETAILS.

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), with tree number and Name)
Denotes Existing tree to remain (O).



EXISTING TREES TO BE REMOVED			
NO.	DESCRIPTION	DATE	
401	Hackberry	10/1/2021	
402	Hackberry	10/1/2021	
403	Hackberry	10/1/2021	
404	Hackberry	10/1/2021	
405	Hackberry	10/1/2021	
406	Hackberry	10/1/2021	
408	Hackberry	10/1/2021	
409	Hackberry	10/1/2021	
410	Hackberry	10/1/2021	
411	Hackberry	10/1/2021	
412	Hackberry	10/1/2021	
423	Hackberry	10/1/2021	
425	Hackberry	10/1/2021	
431	Hackberry	10/1/2021	
432	Hackberry	10/1/2021	
433	Hackberry	10/1/2021	
434	Hackberry	10/1/2021	
435	Hackberry	10/1/2021	
436	Hackberry	10/1/2021	
437	Hackberry	10/1/2021	
438	Hackberry	10/1/2021	
439	Hackberry	10/1/2021	
440	Hackberry	10/1/2021	
441	Hackberry	10/1/2021	
442	Hackberry	10/1/2021	
443	Hackberry	10/1/2021	
444	Hackberry	10/1/2021	
445	Hackberry	10/1/2021	
446	Hackberry	10/1/2021	
447	Hackberry	10/1/2021	
448	Hackberry	10/1/2021	
449	Hackberry	10/1/2021	
450	Hackberry	10/1/2021	
451	Hackberry	10/1/2021	
452	Hackberry	10/1/2021	
453	Hackberry	10/1/2021	
454	Hackberry	10/1/2021	
455	Hackberry	10/1/2021	
456	Hackberry	10/1/2021	
457	Hackberry	10/1/2021	
458	Hackberry	10/1/2021	
459	Hackberry	10/1/2021	
460	Hackberry	10/1/2021	
461	Hackberry	10/1/2021	
462	Hackberry	10/1/2021	
463	Hackberry	10/1/2021	
464	Hackberry	10/1/2021	
465	Hackberry	10/1/2021	
466	Hackberry	10/1/2021	
467	Hackberry	10/1/2021	
468	Hackberry	10/1/2021	
469	Hackberry	10/1/2021	
470	Hackberry	10/1/2021	
471	Hackberry	10/1/2021	
472	Hackberry	10/1/2021	
473	Hackberry	10/1/2021	
474	Hackberry	10/1/2021	
475	Hackberry	10/1/2021	
476	Hackberry	10/1/2021	
477	Hackberry	10/1/2021	
478	Hackberry	10/1/2021	
479	Hackberry	10/1/2021	
480	Hackberry	10/1/2021	
481	Hackberry	10/1/2021	
482	Hackberry	10/1/2021	
483	Hackberry	10/1/2021	
484	Hackberry	10/1/2021	
485	Hackberry	10/1/2021	
486	Hackberry	10/1/2021	
487	Hackberry	10/1/2021	
488	Hackberry	10/1/2021	
489	Hackberry	10/1/2021	
490	Hackberry	10/1/2021	
491	Hackberry	10/1/2021	
492	Hackberry	10/1/2021	
493	Hackberry	10/1/2021	
494	Hackberry	10/1/2021	
495	Hackberry	10/1/2021	
496	Hackberry	10/1/2021	
497	Hackberry	10/1/2021	
498	Hackberry	10/1/2021	
499	Hackberry	10/1/2021	
500	Hackberry	10/1/2021	

REVISIONS

NO.	DESCRIPTION	DATE
1	Initial Design	10/1/2021
2	Revised Design	10/1/2021
3	Final Design	10/1/2021

NOTES

1. SEE SHEET LND-03 FOR FORESTRY DETAILS.

2. SEE SHEETS LND-04 & LND-05 FOR LANDSCAPE PLANS.

3. SEE SHEET LND-08 LANDSCAPE DETAILS.

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

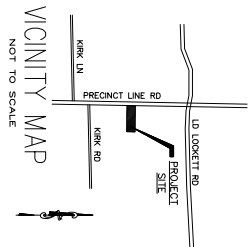
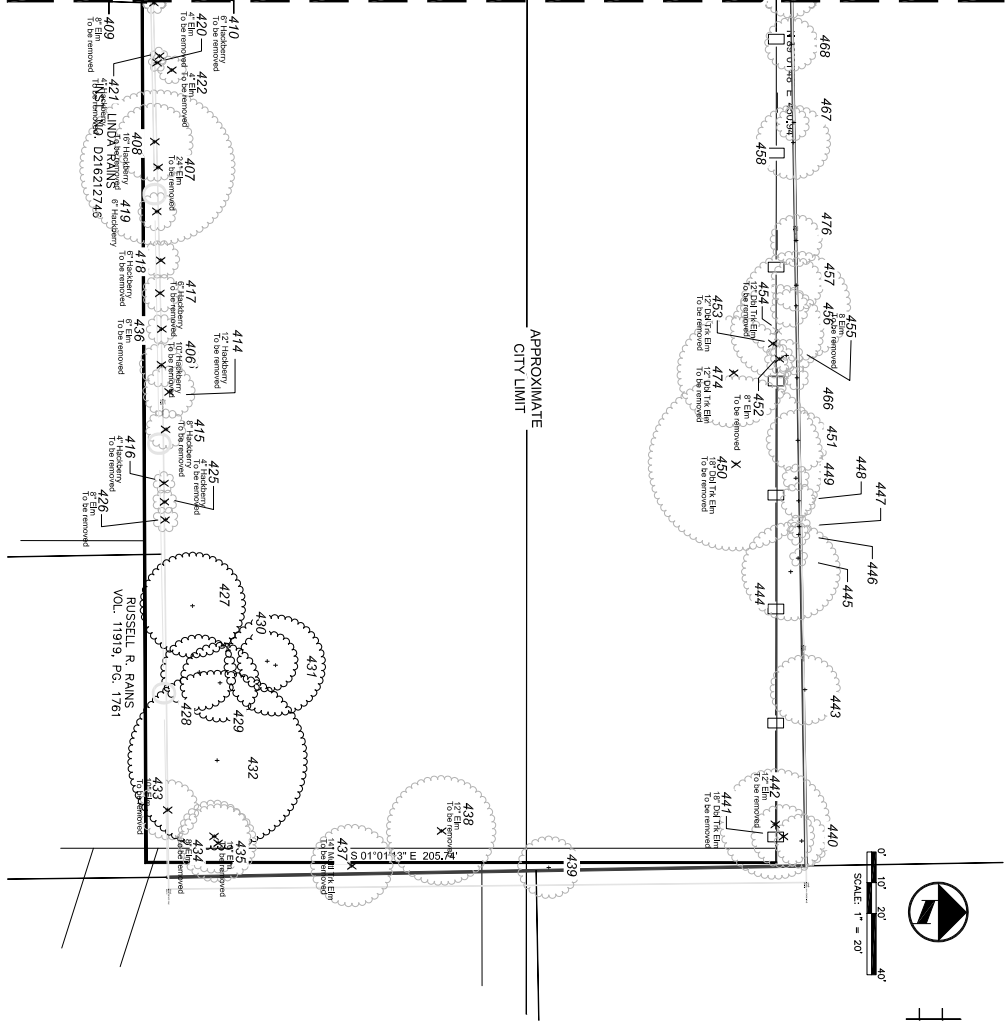
SCALE: 1" = 20'



CONTACT NUMBERS:
ONCOR ELECTRIC COMPANY: 800-344-6377
LONE STAR GAS: 1-800-668-8344
AT 811: 1-800-344-6377

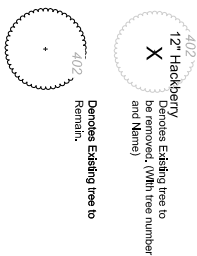


- GENERAL NOTES:**
1. SEE SHEET LND-03 FOR FORESTRY DETAILS.
 2. SEE SHEETS LND-04 & LND-05 FOR LANDSCAPE PLANS.
 3. SEE SHEET LND-06 LANDSCAPE DETAILS.



CITYLINE BUSINESS PARK FORESTRY CALCULATIONS

Calculation	Square Feet	Acres
Net Urban Forestry Area		
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	120,977.95	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%)	60,388.47	1.39
F. Additional 5% preservation if required	0.00	0.00
G. Total required canopy coverage for site	60,388.47	1.39
Preservation/Retention of Existing Canopy		
H. Preserve a minimum of 50% existing tree canopy area	36,451.16	0.83
I. Preservation requirement (50%)	13,225.88	0.30
J. Additional 5% of existing preservation	0.00	0.00
K. Total required canopy coverage for site	3,677.30	0.08
L. Removal of trees 3" or less in diameter (DBH) (2013) = 307.5-68896.54'	3,112.18	0.72
M. Total preservation requirement - 50% plus 5% Heritage canopy area removal	7,955.35	0.18
N. Area of existing canopy preserved	29,076.9	0.67
O. Total preservation credit		
New Tree Planting		
P. Total required canopy coverage for site	60,388.47	1.39
Q. Large canopy trees (DBH > 20") @ 2000 sq ft per tree	60,000.00	1.38
R. Medium canopy trees (DBH 10-20") @ 1000 sq ft per tree	10,000.00	0.23
S. Small canopy trees (DBH 6-10") @ 500 sq ft per tree	70,000.00	1.61
T. Total New Tree Planting Canopy Area		
Fulfillment of Requirements		
W. Total required canopy coverage for site	60,388.47	1.39
X. Total canopy coverage provided for site	70,000.00	1.54
Y. Gross deficit in total canopy	9,611.53	0.22



**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. Sheldford, RLA/Texas No. 1240, date 01/29/2021

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

COLLEEVILLE,

TEXAS



LANDSCAPE - IRRIGATION - WATER MANAGEMENT

7101 BRYANT IRVIN RD, #33229
FORT WORTH, TX 76132
817.332-7913
WWW.LTDESIGN.COM

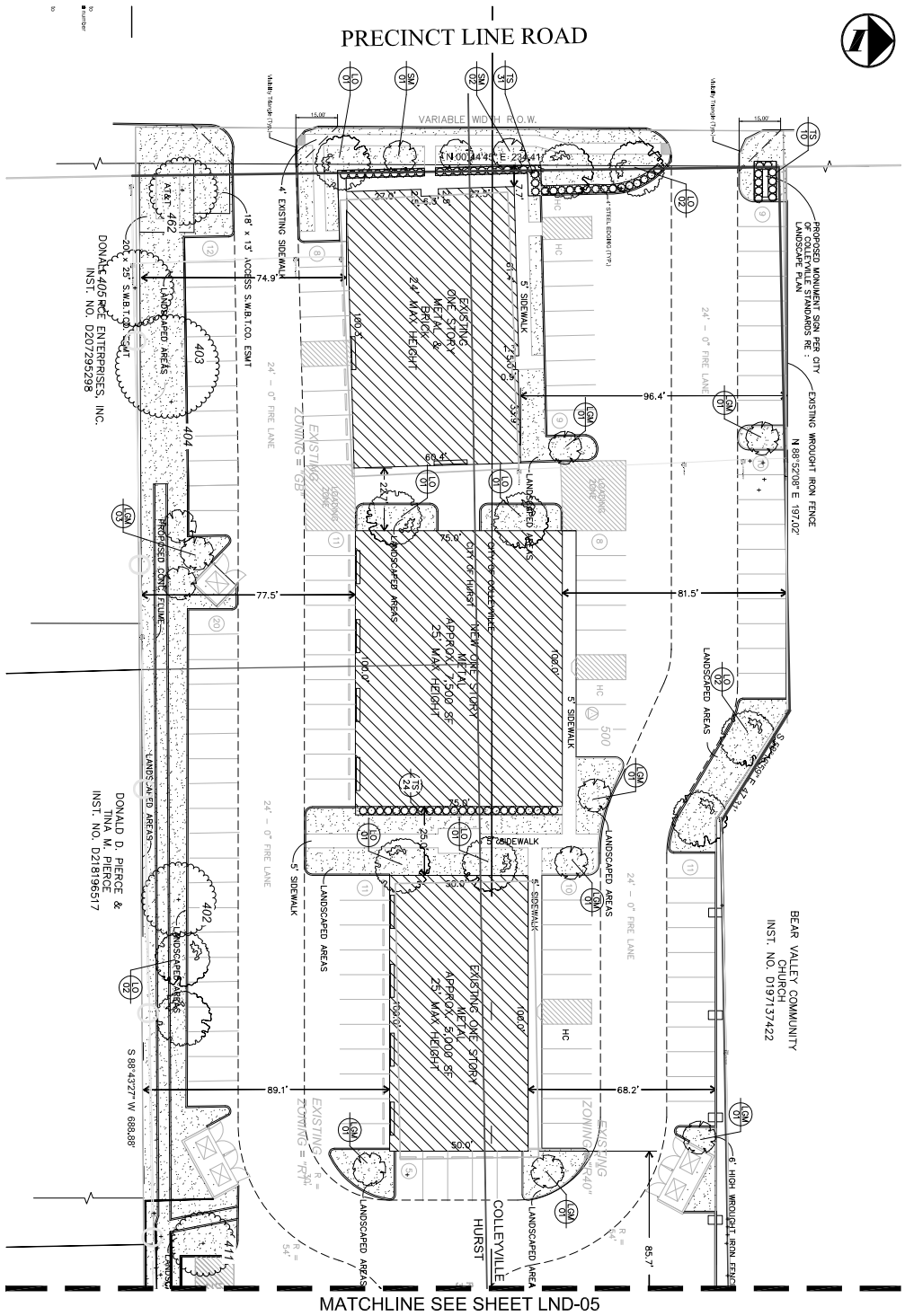
SHEET NO.
LND-02
OF
SHEETS

DATE: 01/29/21
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT NAME: [Project Name]

NO.	REVISIONS	DATE

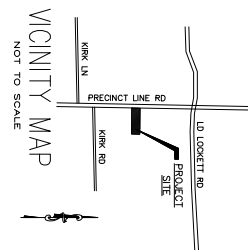
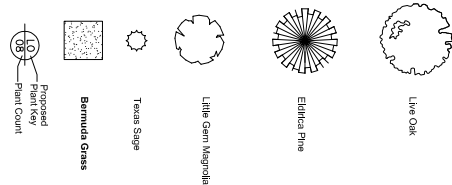
Copyright © 2021 L.T. Design Group, Inc. All rights reserved.

Landscape and Tree Preservation Plan



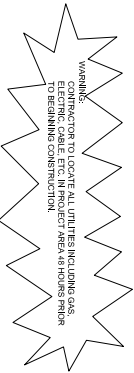
MATCHLINE SEE SHEET LND-05

PLANT LIST



ISSUED FOR REVIEW AND BID
NOT FOR CONSTRUCTION
This document is prepared for the purpose of review only. It is not to be used for construction. The user assumes all liability for any errors or omissions. The user agrees to hold the designer harmless for any claims, damages, or expenses, including reasonable attorneys' fees, arising from the use of this document. The user agrees to indemnify and hold the designer harmless for any claims, damages, or expenses, including reasonable attorneys' fees, arising from the use of this document. The user agrees to hold the designer harmless for any claims, damages, or expenses, including reasonable attorneys' fees, arising from the use of this document.

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 &
TIMA 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

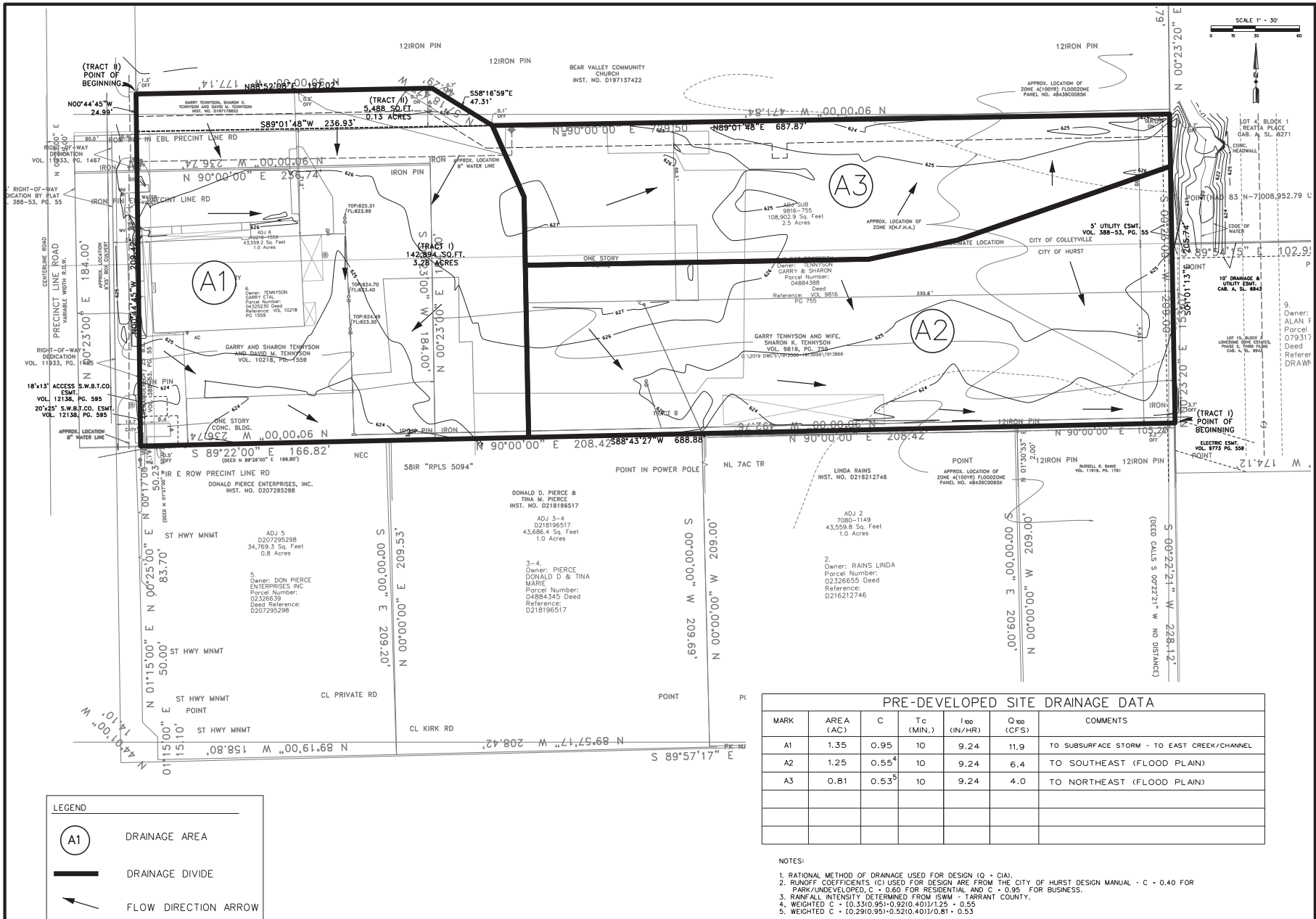
SHEET NO.
LND-04
OF
SHEETS

NO.	DESCRIPTION	DATE
1	REVISIONS	
2		
3		
4		
5		
6		
7		
8		
9		
10		

NO.	DESCRIPTION	DATE
1	REVISIONS	
2		
3		
4		
5		
6		
7		
8		
9		
10		

Copyright © 2017 LT Design Group, Fort Worth, TX

Drainage Plan



HAMILTON DUFFY, PC
 CONSULTING
 CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
 3011 W. HURST BLVD., SUITE 100
 HURST, TEXAS 76053
 PHONE: 817-298-8400
 www.hamiltonduffy.com

PRE-DEVELOPED DRAINAGE AREA MAP

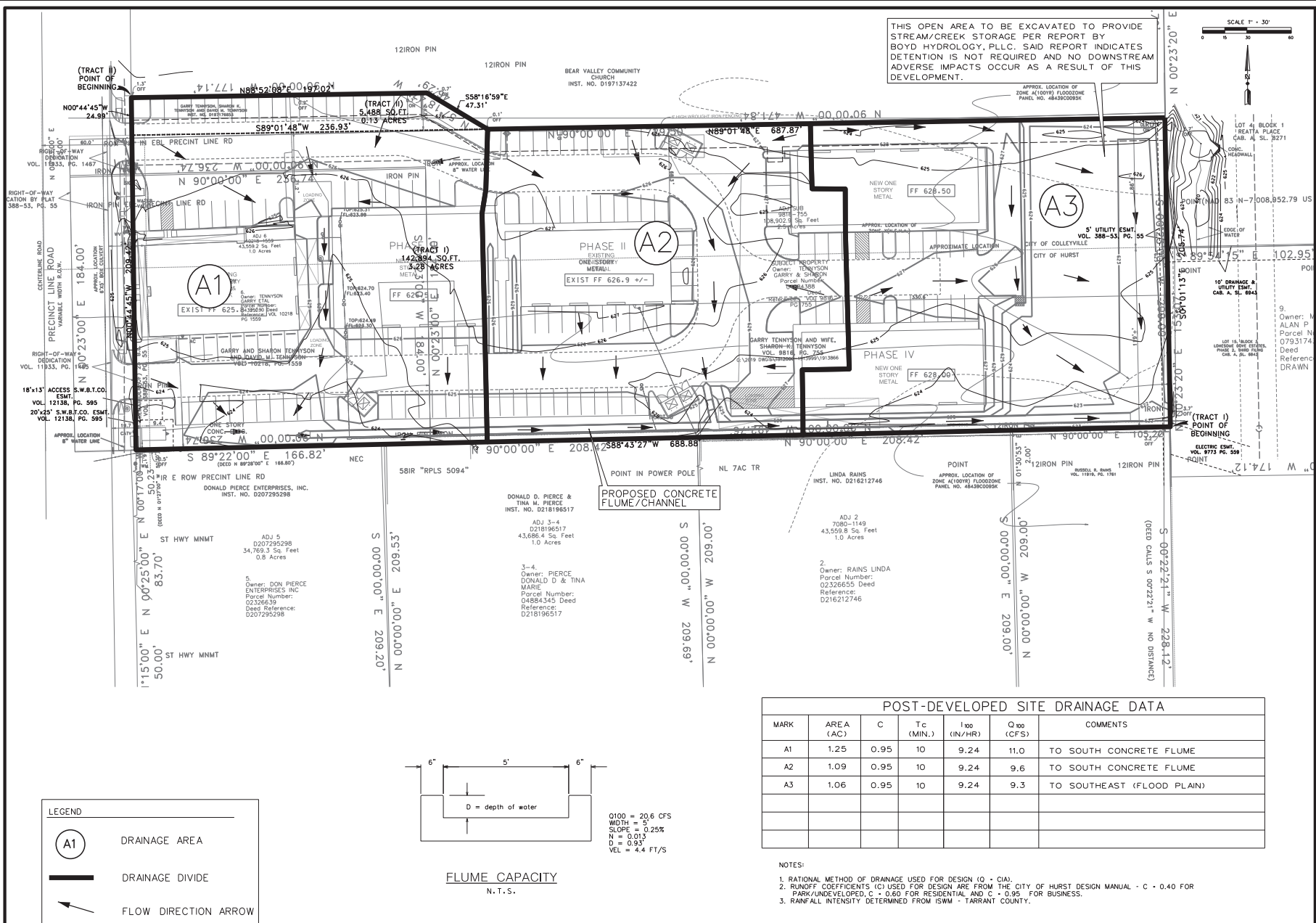
7720 PRECINCT LINE ROAD
 CITY OF COLLEYVILLE, TEXAS

PRELIMINARY FOR REVIEW ONLY
 THESE DOCUMENTS ARE FOR DESIGN REVIEW PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSES. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. NO WARRANTY IS MADE BY THE ENGINEER.

NO. 1
 DATE: 1/6/2021
 DESIGNED: J.A.B.
 CHECKED: J.A.B.
 APPROVED: K.M.H.

SHEET
 C1.01

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
FOR REVIEW ONLY

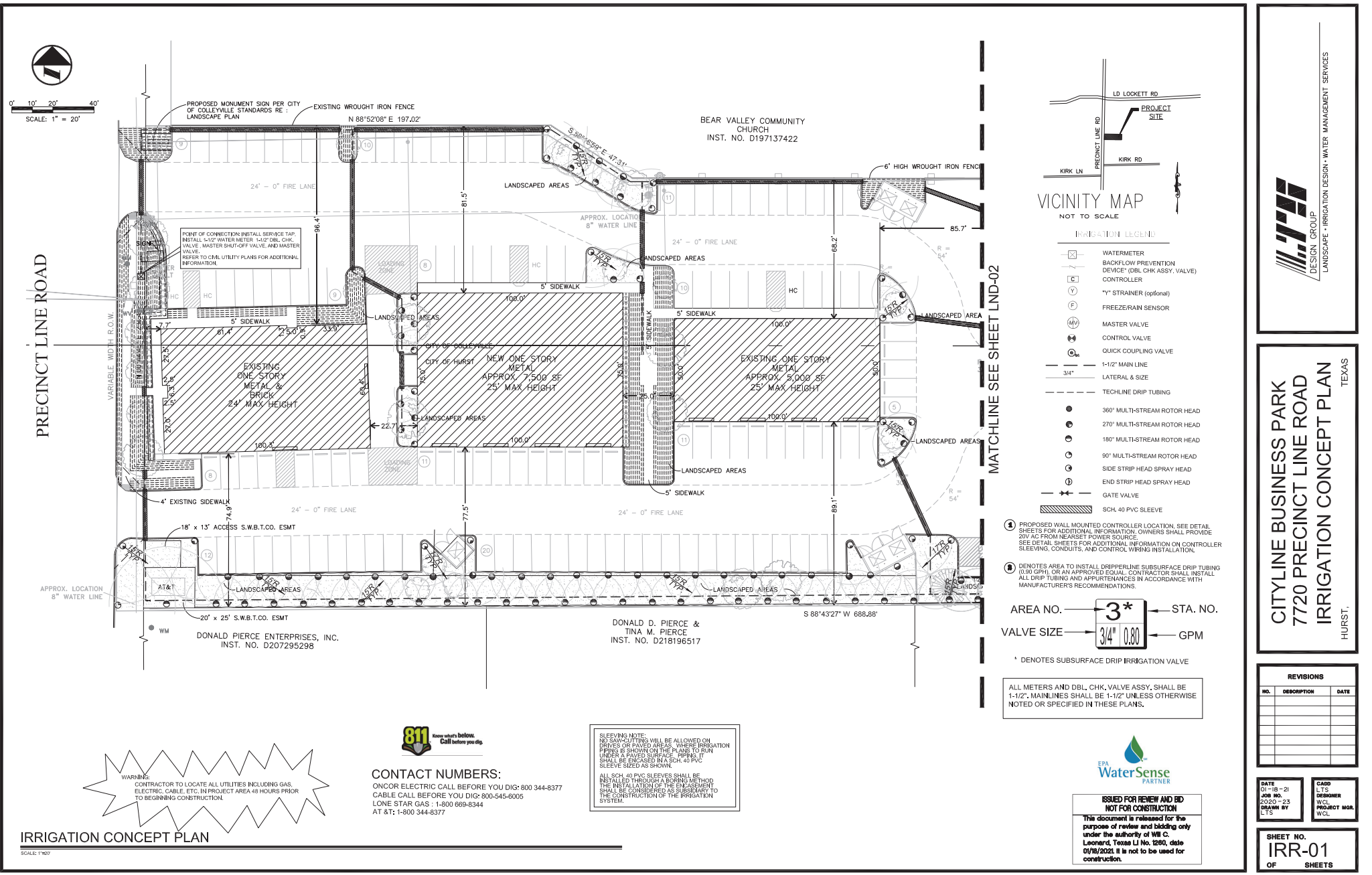
THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THEY WERE

PE NO.	DATE

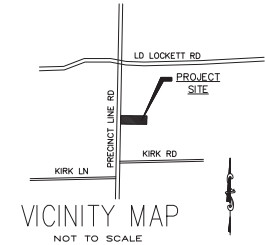
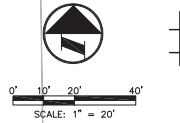
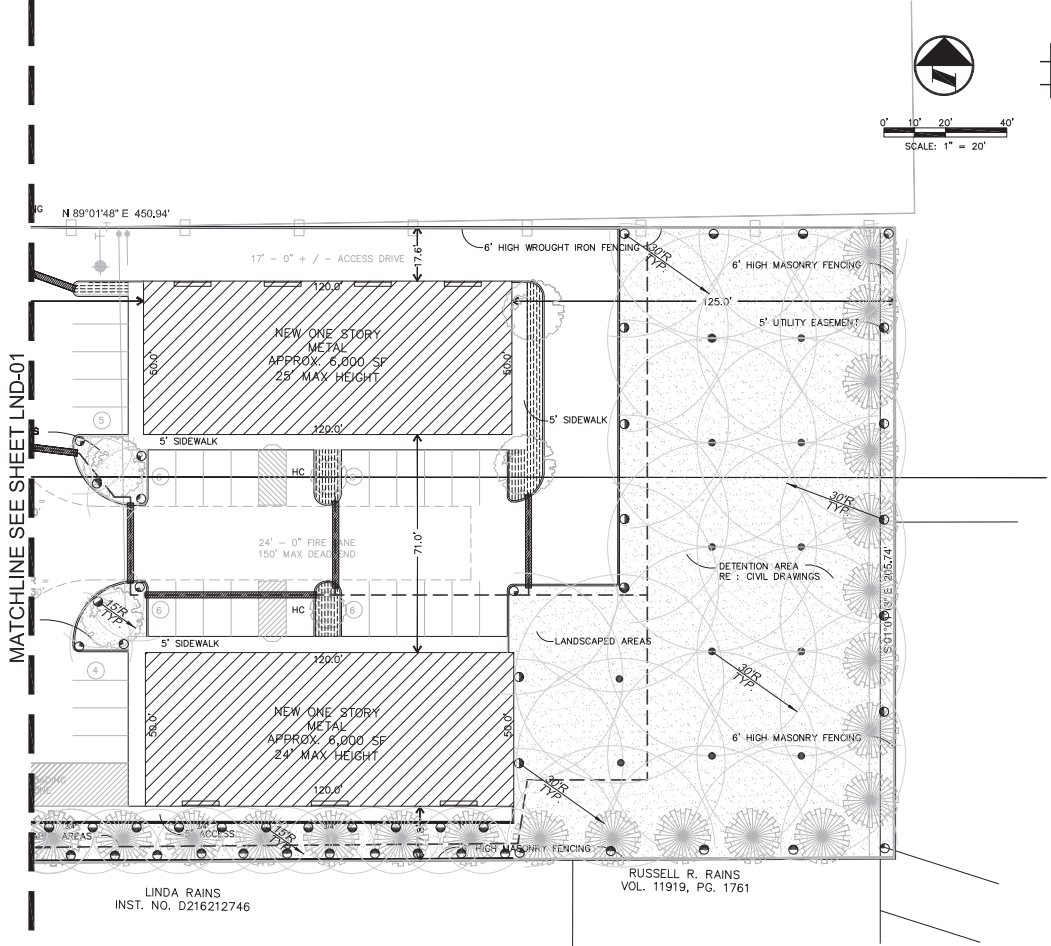
NO.	REVISION	DATE	JOB
		1/6/2021	351-002
		DATE	
		DESIGNED	J.B.E.
		CHECKED	J.B.E.
		CHECKED	K.M.H.

C1.02

Irrigation Plan



Irrigation Plan

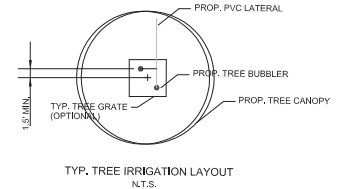


MP ROTATOR 2000 SERIES ROTOR HEAD DATA*			
RADIUS	NOZZLE	GPM	PRESSURE
15' R 360° W/ STD. TRAJ.	15A-360°-F	1.12	25 PSI
15' R 270° W/ STD. TRAJ.	15A-270°-TQ	0.84	25 PSI
15' R 210° W/ STD. TRAJ.	15A-210°-H	0.65	25 PSI
15' R 180° W/ STD. TRAJ.	15A-180°-H	0.55	25 PSI
15' R 90° W/ STD. TRAJ.	15A-90°-Q	0.27	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:

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

IRRIGATION CONCEPT PLAN

SCALE: 1"=20'



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 LI No. 1280, date 01/18/2021. It is not to be used for construction.

DESIGN GROUP
LANDSCAPE • IRRIGATION DESIGN • WATER MANAGEMENT SERVICES

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

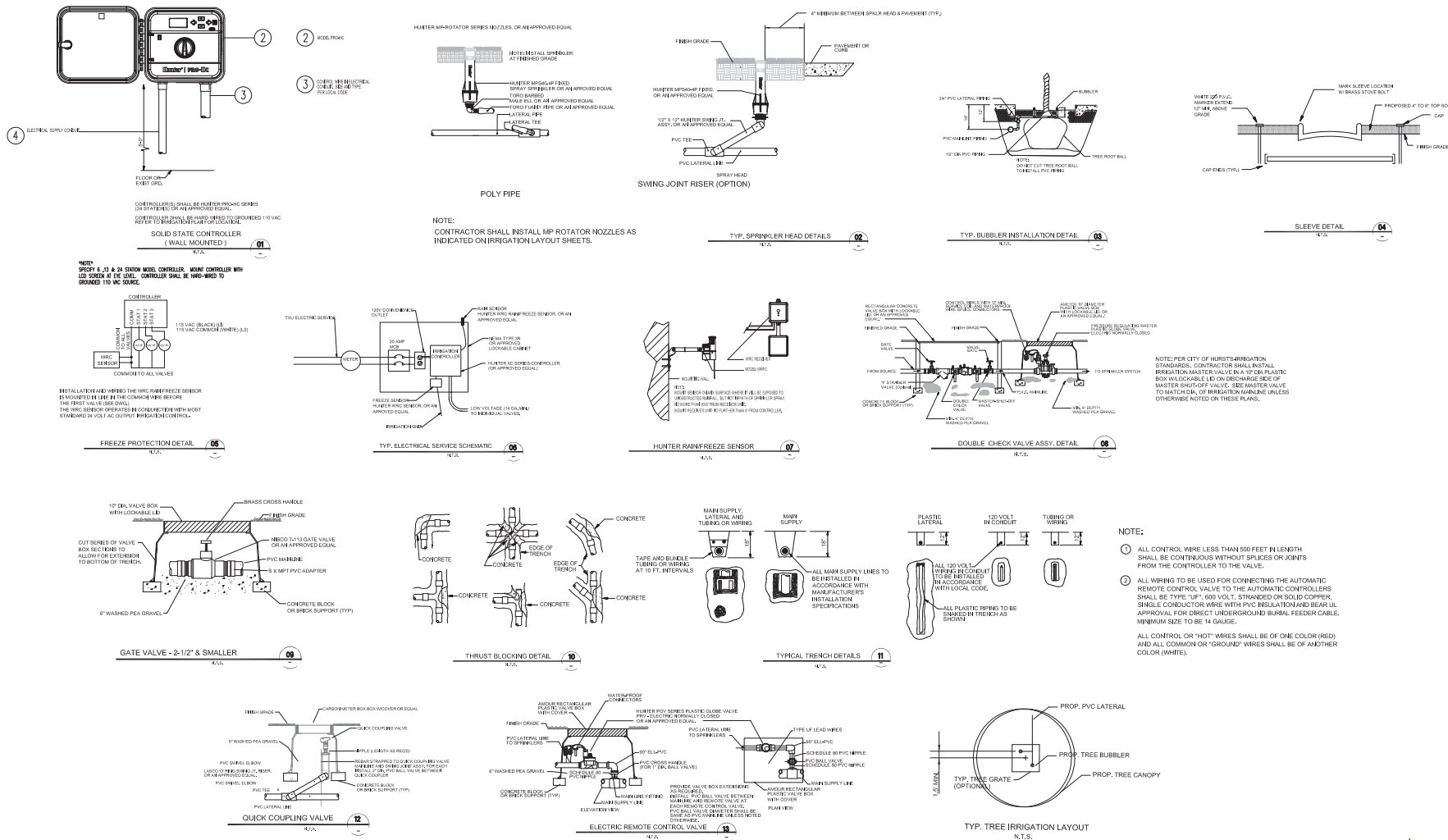
REVISIONS		
NO.	DESCRIPTION	DATE

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

SHEET NO.
IRR-02
OF SHEETS

COPYRIGHT © 2021 LEONARD TECHNICAL SERVICES, INC.

Irrigation Plan



IRRIGATION DETAILS

SCALE: MTS

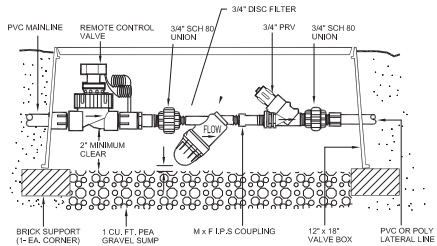
REVISIONS		
NO.	DESCRIPTION	DATE

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

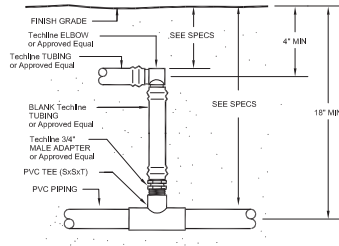
SHEET NO.
1RR-03
OF SHEETS

COPYRIGHT © 2001 LEONARD TECHNICAL SERVICES, INC.

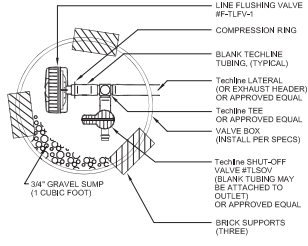
Irrigation Plan



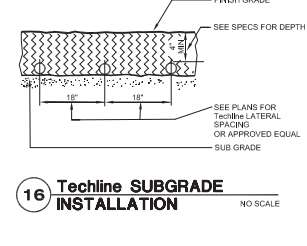
13 REMOTE CONTROL VALVE W/ 3/4" PRV & 3/4" DISC FILTER
SECTION - NO SCALE



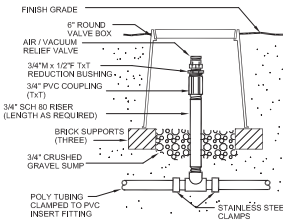
14 START CONNECTION (PVC TO ELBOW)
SECTION - NO SCALE



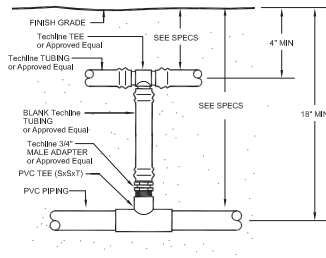
15 LINE FLUSHING VALVE W/ SHUT-OFF VALVE
SECTION - NO SCALE



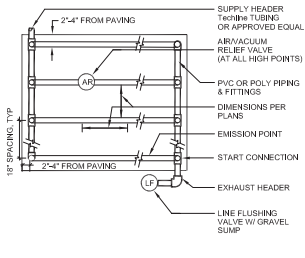
16 Techline SUBGRADE INSTALLATION
NO SCALE



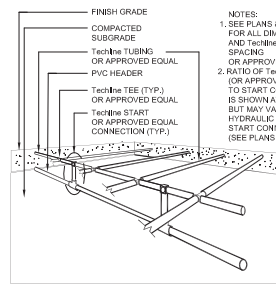
17 AIR/VACUUM RELIEF (PLUMBED TO POLY)
SECTION - NO SCALE



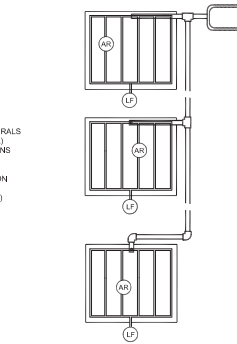
18 START CONNECTION (PVC TO TEE)
SECTION - NO SCALE



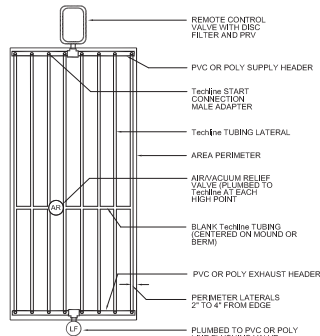
19 Techline TUBING & ACCESSORIES SAMPLE LAYOUT
SECTION - NO SCALE



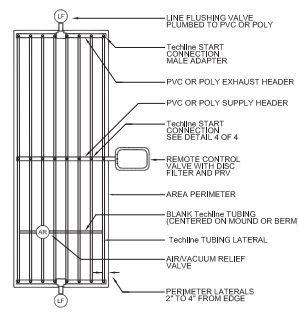
20 Techline SUB-HEADER INSTALLATION
NO SCALE



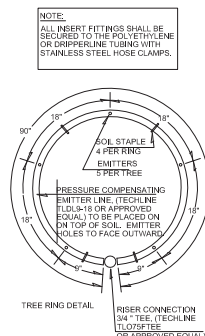
21 TECHLINE ISLAND LAYOUT
SECTION - NO SCALE



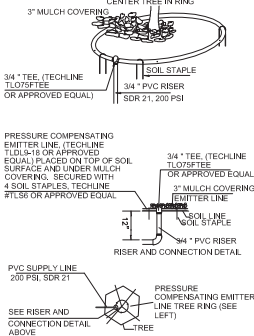
22 TECHLINE CENTER FEED LAYOUT
SECTION - NO SCALE



23 TECHLINE END FEED LAYOUT
SECTION - NO SCALE



24 DRIP TREE RING DETAIL
SECTION - NO SCALE



25 PRESSURE OPERATION INDICATOR STAKE
SECTION - NO SCALE

DRIP IRRIGATION DETAILS

SCALE: N.T.S.

- NOTES:
1. SEE SHEET 1 FOR IRRIGATION LEGEND AND QUANTITIES.
 2. SEE SHEETS 2 THRU 16 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 L.J. No. 1260, date 01/15/2021. It is not to be used for construction.

REVISIONS		
NO.	DESCRIPTION	DATE

DATE: 01-18-21
JOB NO.: 2020-23
DRAWN BY: LTS

CADD: LTS
DESIGNER: WCL
PROJECT MGR.: WCL

SHEET NO.
IRR-04
OF SHEETS

COPYRIGHT © 2021 LEONARD TECHNICAL, DALLAS, TEXAS

DESIGN GROUP
LANDSCAPE-IRRIGATION-WATER MANAGEMENT
7101 BRYANT IRVIN RD., #33229
FORT WORTH, TX 76132
TEL: 817.335.3333
WWW.LTSDSIGN.COM

CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
DRIIP IRRIGATION DETAILS
TEXAS
HURST.

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

- #### 11. IRRIGATION CONTROLLER:

12. PRODUCT:

13. PVC PIPE AND FITTING ASSEMBLY:

- NOTES:

- 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.

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

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

[illegible]

DATE
01-18-21
JOB NO.
2020-23
DRAWN BY
LTS

**CADD
LTS
DESIGNER
WCL
PROJECT MGR.
WCL**

SHEET NO.
IRR-05
OF SHEETS

IRRIGATION GENERAL NOTES

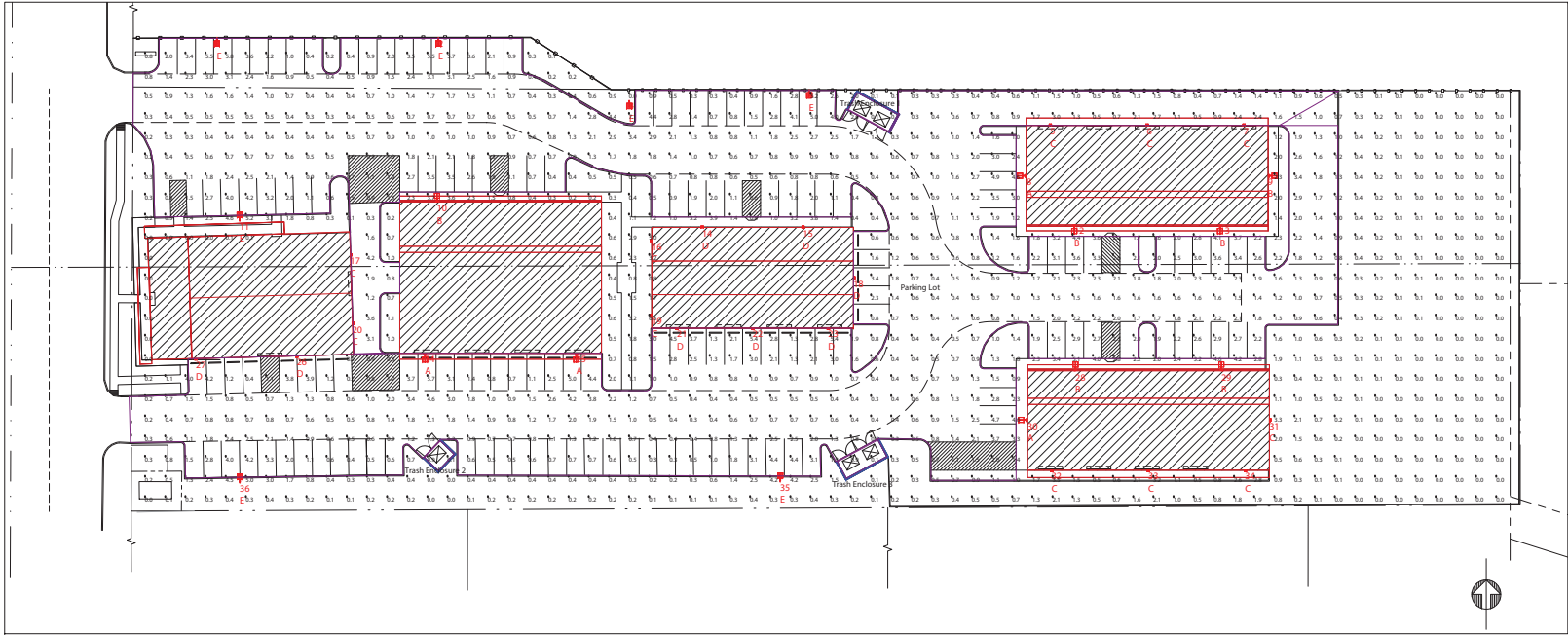
SCALE: N.T.S.



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

This document is released for the purpose of review and bidding only under the authority of WILCO. Leonard, Texas L.J. No. 1260, date 01/15/2021. It is not to be used for construction.

Photometric Plan



Scale: 1 inch= 30 Ft.

Prepared For:
Burrus & Matthews - Irving
2221 Vancor 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
Version A

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

Filename: Cityline Business Park Layout 00588111.dwg

[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						

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.

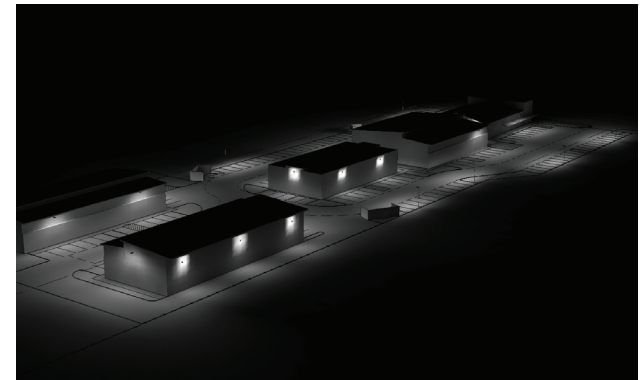
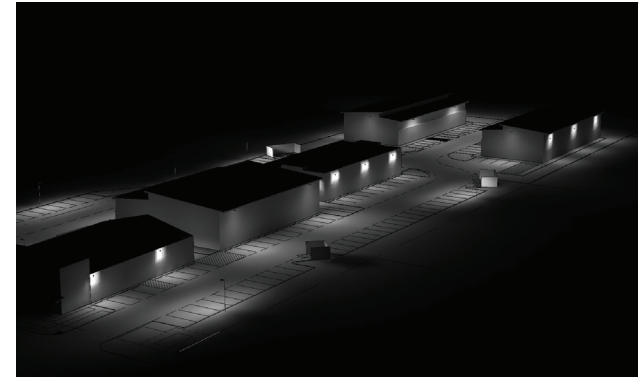
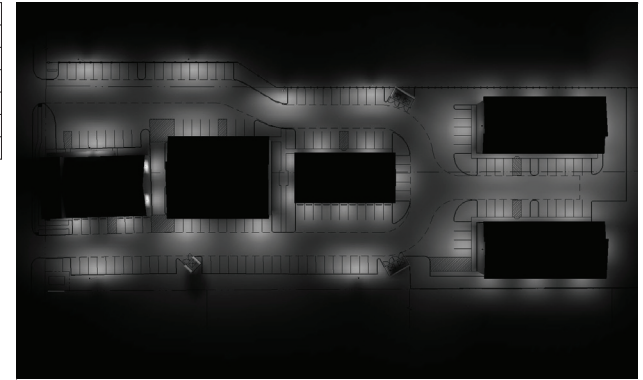
* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* 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.

[illegible]

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:

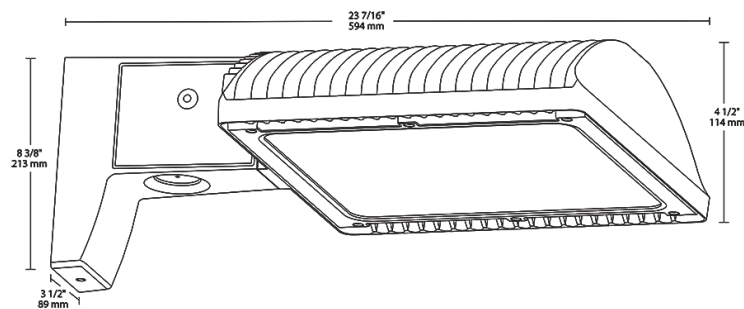
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

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	Blank = Pole mount	Blank = 5000K (Cool)	Blank = Bronze	Blank = 120-277V	Blank = No Option	Blank = Standard
		78 = 78W		(Cool)		/480 = 480V	/LC = Lightcloud® Controller	
	3T = Type III	105 = 105W	SF = Slipfitter	N = 4000K (Neutral)	RG = Roadway Gray	/BL = Bi-Level	/PCS = 120V Swivel Photocell	USA = BAA Compliant
		125 = 125W		Y = 3000K (Warm)	W = White	/D10 = 0-10V Dimming	/PCS2 = 277V Swivel Photocell	
	2T = Type II	150 = 150W			K = Black	/480/D10 = 480V, 0-10V Dimming	/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

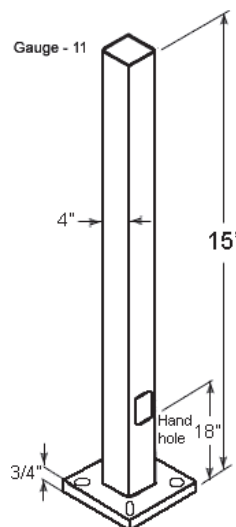
Terms of Sale:

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:**

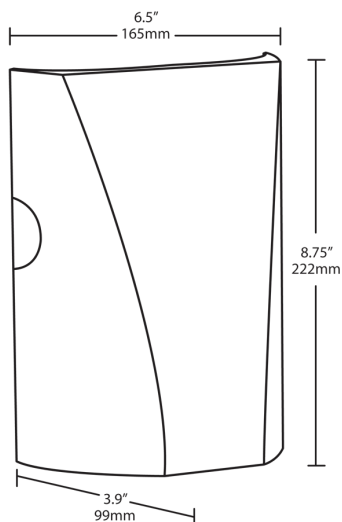
Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 120V: 0.14A, 208V: 0.08A, 240V: 0.07A, 277V: 0.06A

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

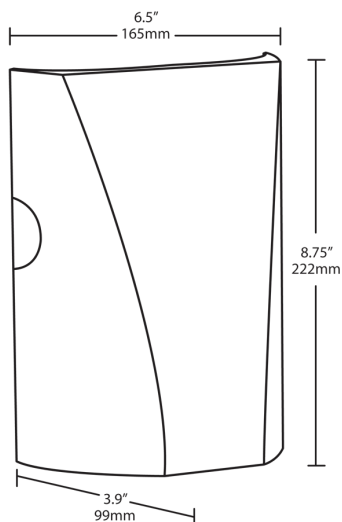
THD:

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:

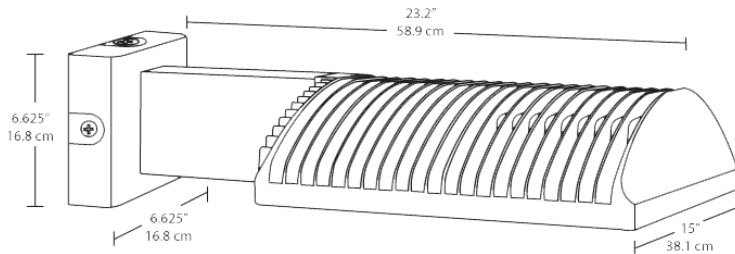
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

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

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:

Equivalent to 250W Metal Halide

Buy American Act Compliance:

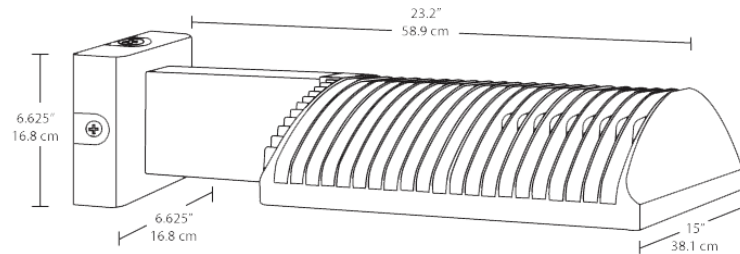
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B0 U0 G1

Dimensions



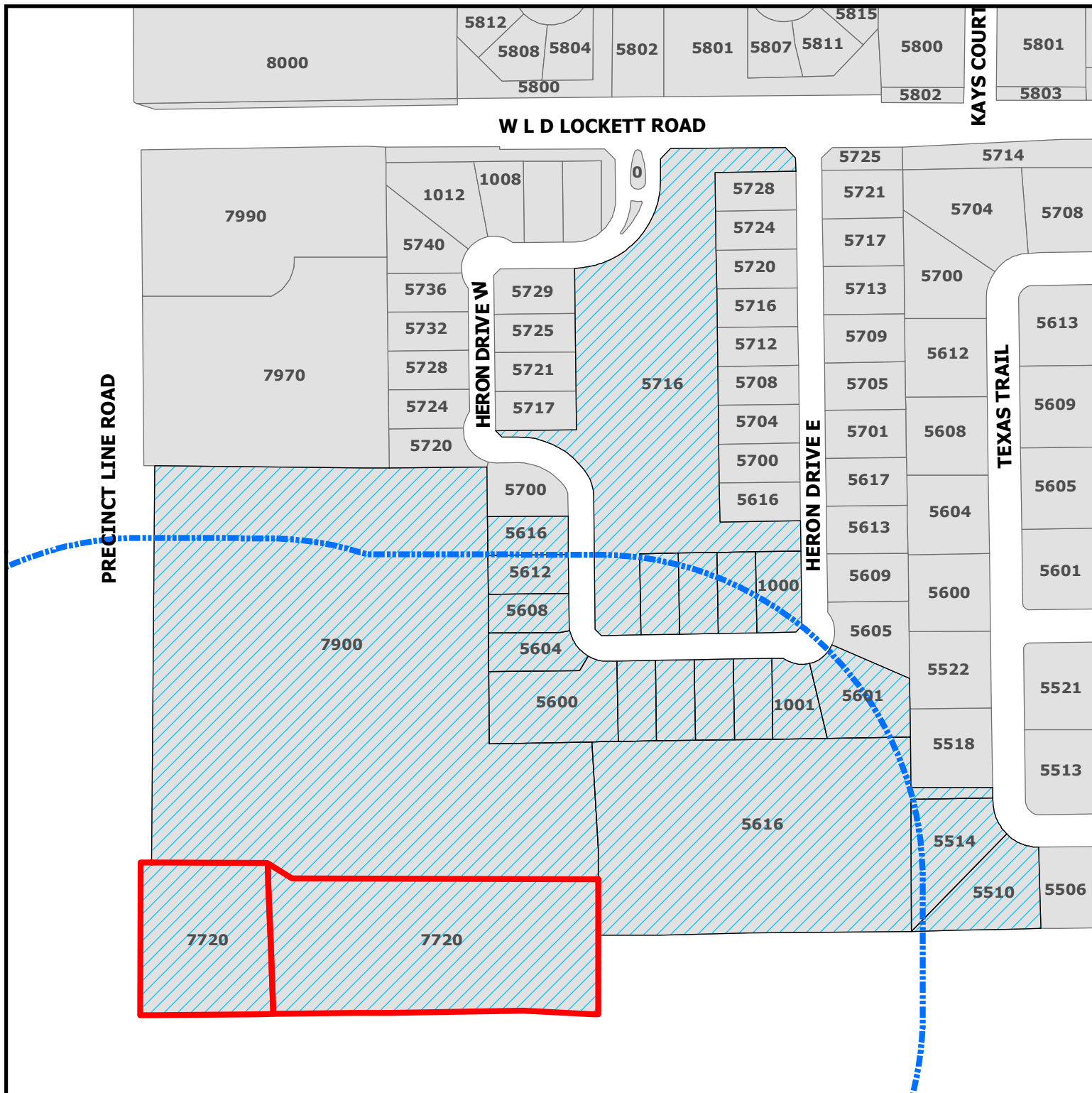
Features

- 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	4T	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

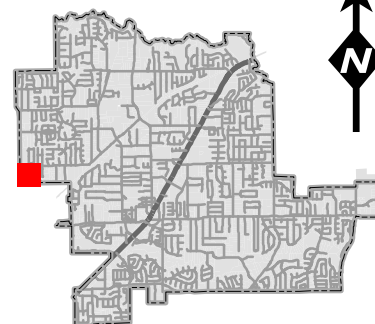
Notification Map



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

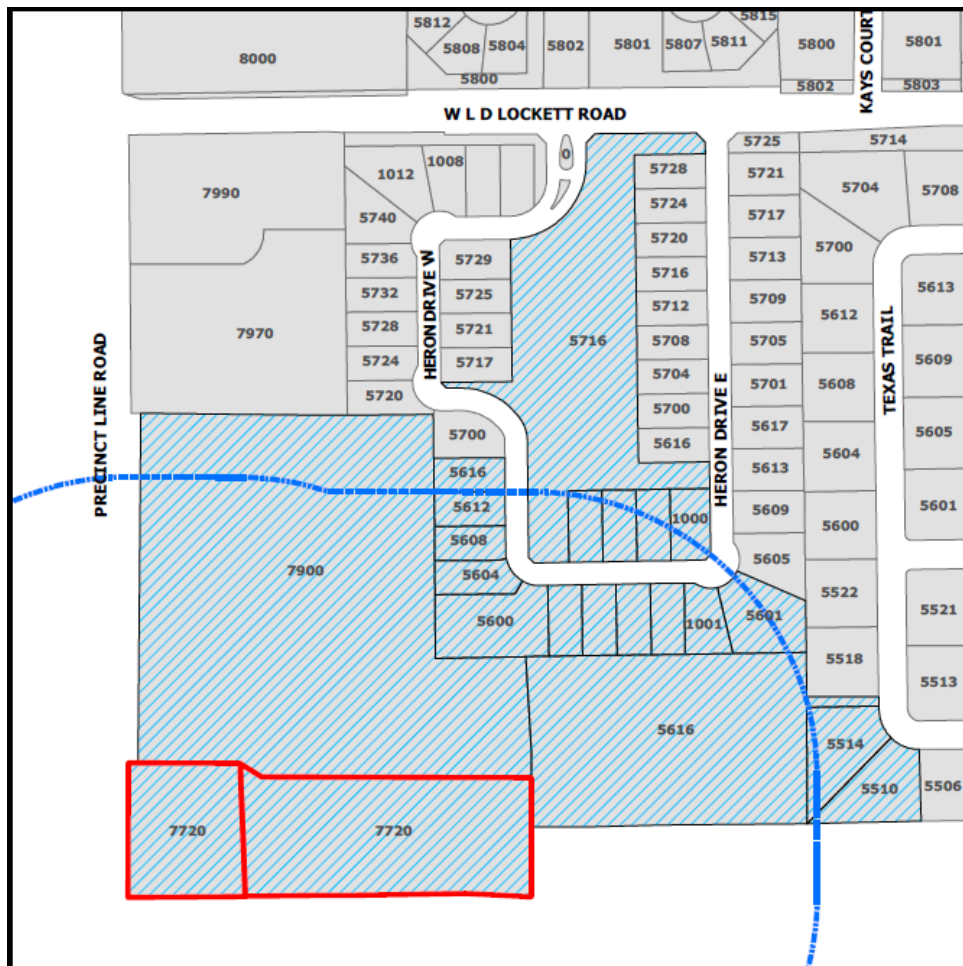
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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, 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; 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 of commercial office and showroom space, consisting of a maximum five (5) buildings and 30,500 total square feet, located on lots B1A & B2A,

Reagan Estates West, City Boundary Split, located at 7720 Precinct Line Road (the "Property").

2. DEVELOPMENT PLAN

- a. The development of the Property shall be generally consistent with the Statement of Planning Objectives attached hereto as Exhibit "B", and the Conceptual Site Plan and Site Orientation Plan attached hereto as Exhibit "C".

3. PERMITTED USES

- a. The permitted uses for the Property shall be those listed for the CC-1 Village Retail zoning district. The following additional uses shall further be permitted for this PUD-C in the manner provided below:

[DRAFT]

Use	SUP Required
Trade or Business School	
Dog Grooming	
Locksmith	
Self-Service Laundry	
Auto Alarm / Stereo / Window Tint	
Auto Upholstery Shops	
Appliance Repair Shops	
Research and Development Labs	

- b. Notwithstanding Section 3(a) above, the following uses are expressly prohibited:

[DRAFT]

Use
Auto Repair Shop
Auto Body Repair

- c. No outdoor overnight parking shall be allowed for larger vehicles, including any commercial vehicle with a manufactured capacity rated over one (1) ton, box trucks, tow trucks, recreational vehicles, off-highway vehicles, and/or trailers.

- d. No outdoor overnight storage of supplies, equipment, materials, or similar personal property of any kind shall be allowed. The foregoing includes, without limitation, any vehicle described in Section 3(c) above.
- e. No drive-thru use shall be permitted on the Property without a specific use permit (SUP) issued by the City.
- f. No building located on the Property shall be open to the public for business on any day of the week between 7:00 p.m. and 7:00a.m.; provided, the owner of the Property may request to modify the foregoing business hours by applying for a specific use permit (SUP).

4. BUILDING DESIGN

- a. The buildings shall be constructed and maintained in general conformance with the elevations, materials, and articulation as depicted in Exhibit "D".
- b. The required front building line setback for Building A (#1) is reduced to approximately 7.7' to accommodate the existing building as depicted in Exhibit "D".
- c. The required 25' setback from the property line to the north of Building D (#4) is reduced to approximately 17.7' to accommodate construction of Building D in conformance with this ordinance.
- d. The setback waivers set forth in Sections 4(b) and 4(c) above shall only apply solely to the current proposed remodel Building A and initial construction of Building D. Should either building be structurally altered, remodeled, repaired, removed, damaged, or destroyed to an extent greater than fifty (50) percent of the building's current taxable value as determined by the Tarrant Appraisal District, the setback waiver provided herein shall terminate and the building shall be required to comply with all applicable setback standards in the City's Land Development Code.
- e. In the event a building is damaged or destroyed by fire or other natural disaster, the building may be re-established to the extent that existed before the time of damage, and within the pre-existing structure boundaries, provided that such repairs, restoration or

reconstruction begin within 12 months of the date of such damage.

5. LANDSCAPING

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

6. FENCING AND BUFFER YARDS

- a. There shall be a masonry screening fence at minimum of 8' in height erected and maintained along the east and south property lines, as depicted in Exhibit "C".
- b. Buffering shall be erected and properly maintained along the entire north property line of the Property consistent with Exhibit "___".

7. SIGNAGE

- a. One monument sign shall be permitted on the Property. The monument sign shall comply with Chapter 7 of the City's Land Development Code, except as otherwise provided herein. The required 30' side property line setback for the monument sign shall be reduced to approximately 7' and the sign shall be located in conformance with Exhibit "C".

Sec. 2. THAT the Property shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein. All requirements of the Land Development Code shall be met, except as expressly amended herein.

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 5, Chuck Kelley _____
Place 3, Kathy Wheat _____	Place 6, Callie Rigney _____
Place 4, George Dodson _____	

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Zoning Exhibit

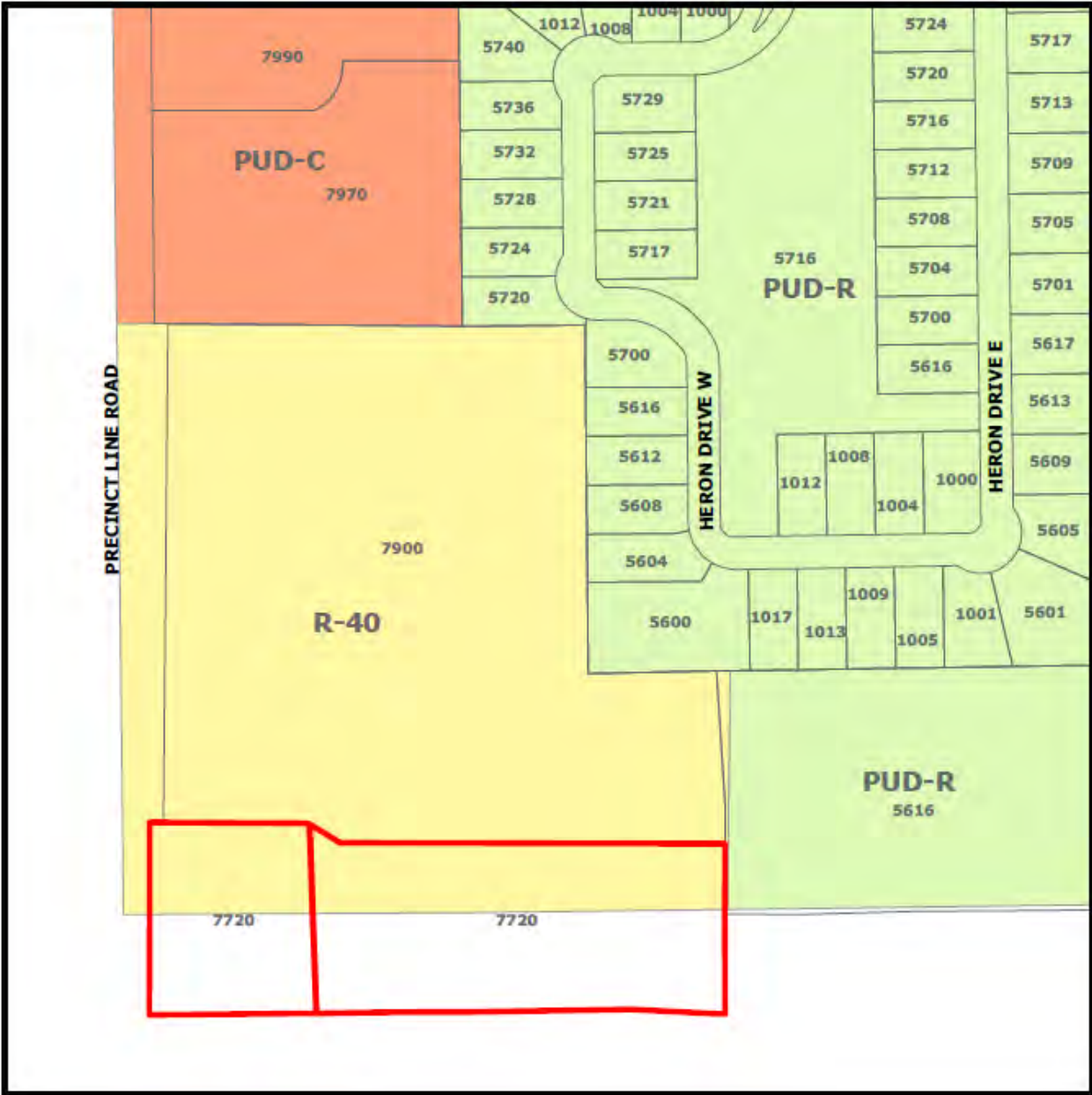


Exhibit “B” – Statement of Program Objectives

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]

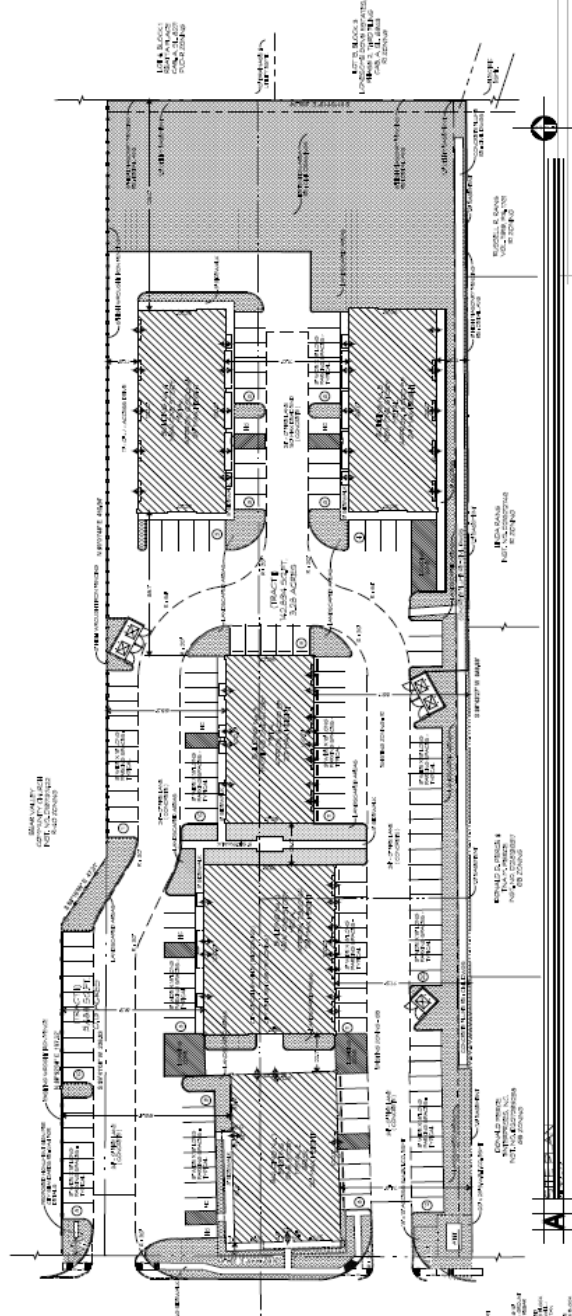
[illegible]

TABLE 1 Rank of the United Fruit, Cereales Surveys, August 1961, No. 207. On a 10-point Likert Scale, 1 means the least and 10 the most important. The word "A" after the rank of United Fruit, Cereales Surveys, means that the survey was ranked first. The word "B" after the rank of United Fruit, Cereales Surveys, means that the survey was ranked second. The word "C" after the rank of United Fruit, Cereales Surveys, means that the survey was ranked third. The word "D" after the rank of United Fruit, Cereales Surveys, means that the survey was ranked fourth. The word "E" after the rank of United Fruit, Cereales Surveys, means that the survey was ranked fifth. The word "F" after the rank of United Fruit, Cereales Surveys, means that the survey was ranked sixth. The word "G" after the rank of United Fruit, Cereales Surveys, means that the survey was ranked seventh. The word "H" after the rank of United Fruit, Cereales Surveys, means that the survey was ranked eighth. The word "I" after the rank of United Fruit, Cereales Surveys, means that the survey was ranked ninth. The word "J" after the rank of United Fruit, Cereales Surveys, means that the survey was ranked tenth.

[illegible][illegible][illegible]

Figure 1: Schematic diagram of the experimental setup. A subject is seated at a table, viewing a video screen. A camera is positioned above the screen. A light source is positioned to the left of the screen. A subject is seated at a table, viewing a video screen. A camera is positioned above the screen. A light source is positioned to the left of the screen. A subject is seated at a table, viewing a video screen. A camera is positioned above the screen. A light source is positioned to the left of the screen.

5



SITE PLAN

CITY LINE BUSINESS PARK

A1

FORD DELTA CAPITAL

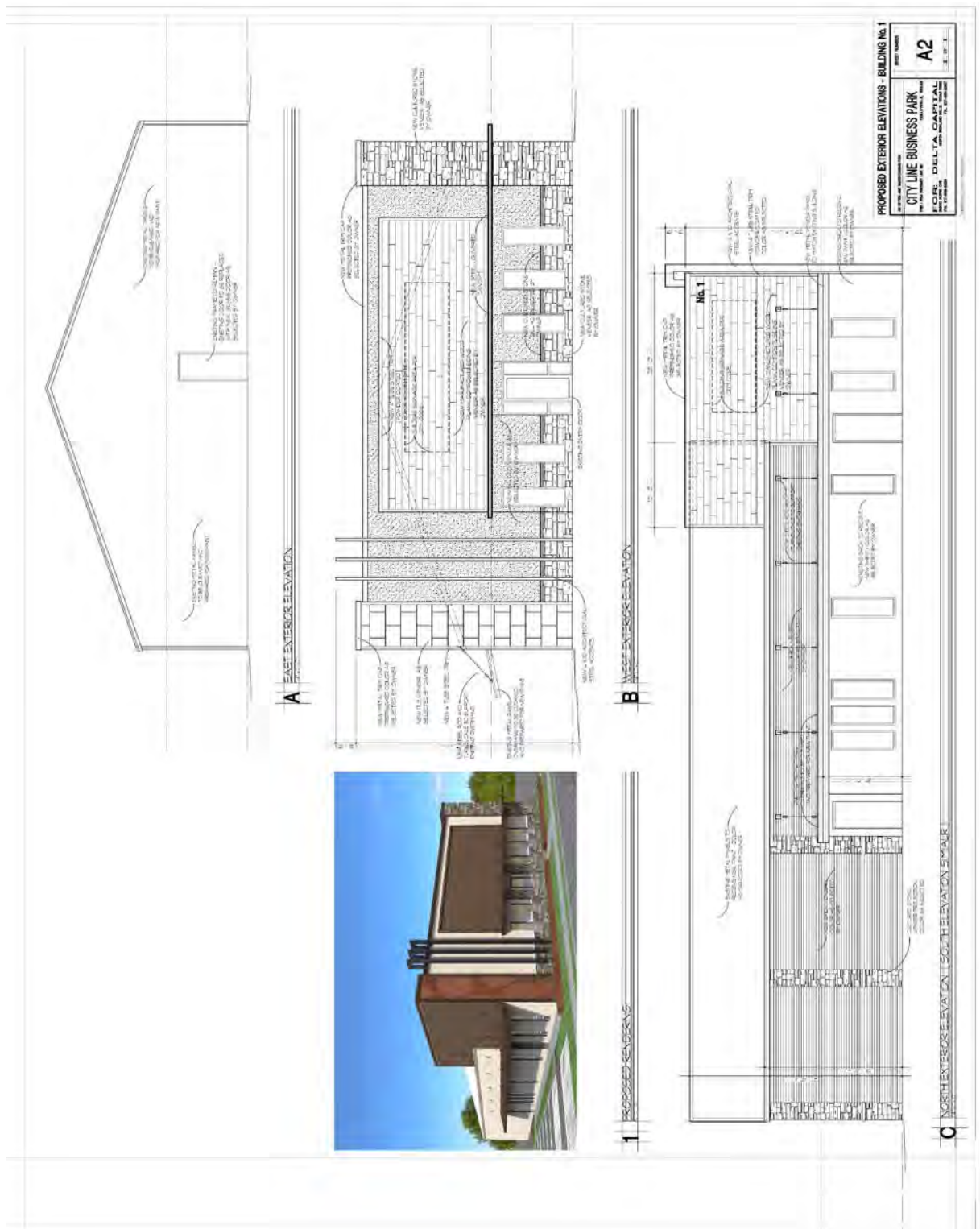
6000 W. 10TH AVE.

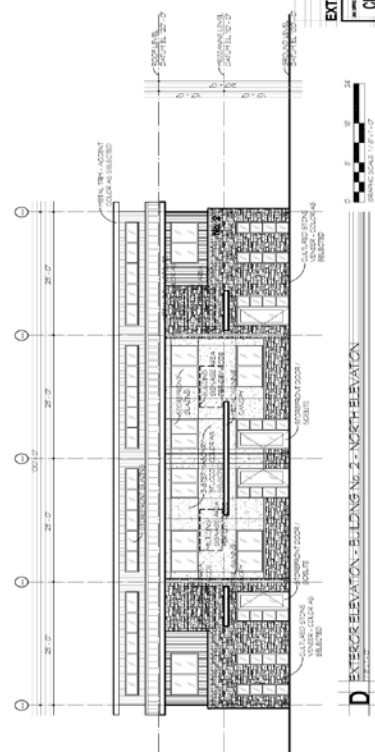
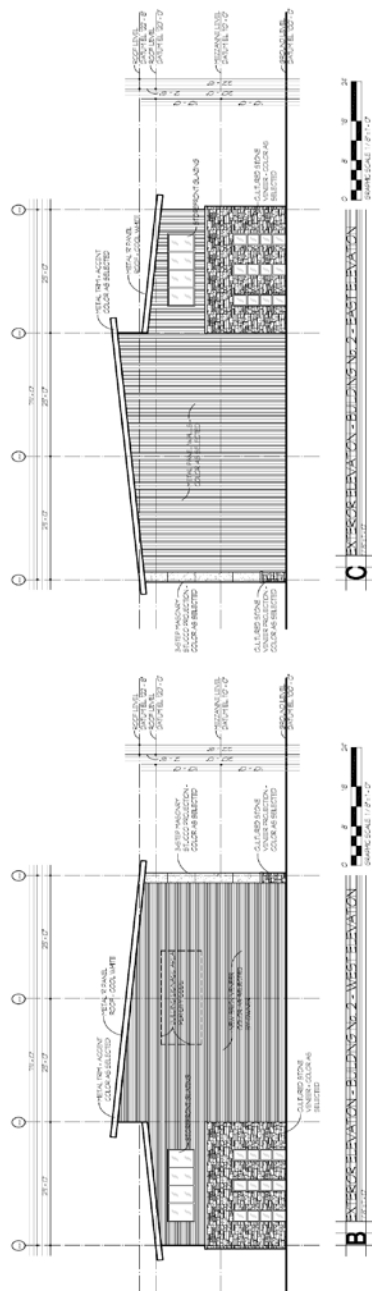
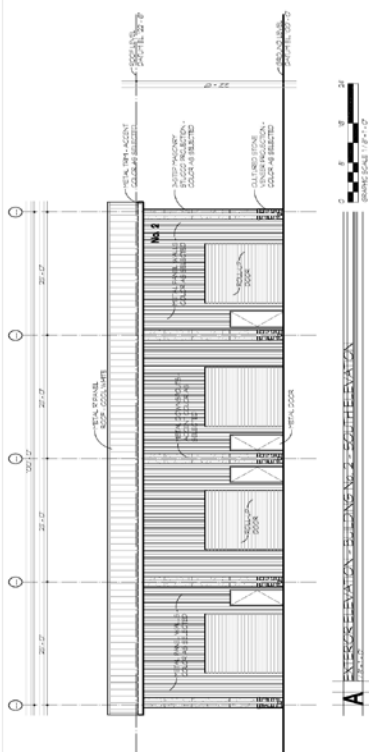
WILSONVILLE, OR 97158

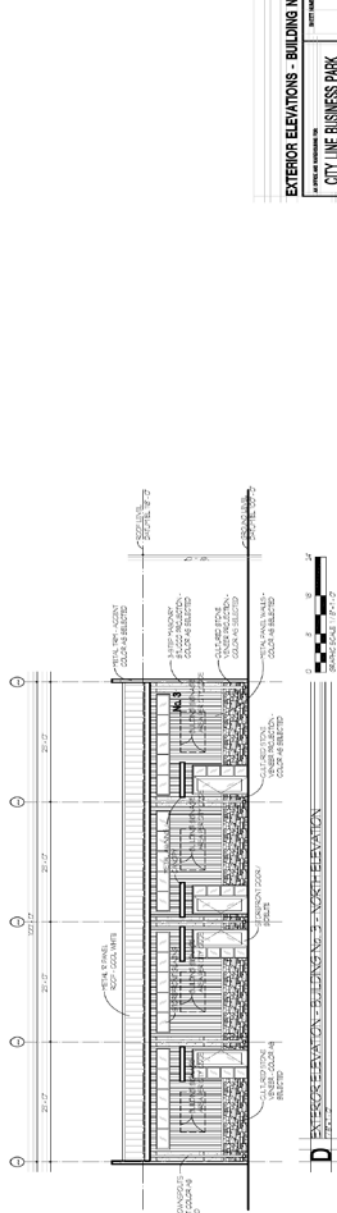
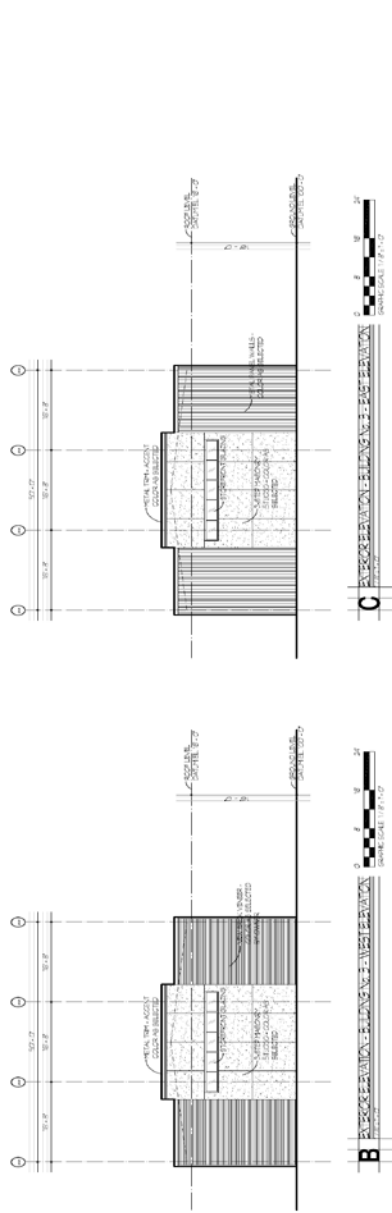
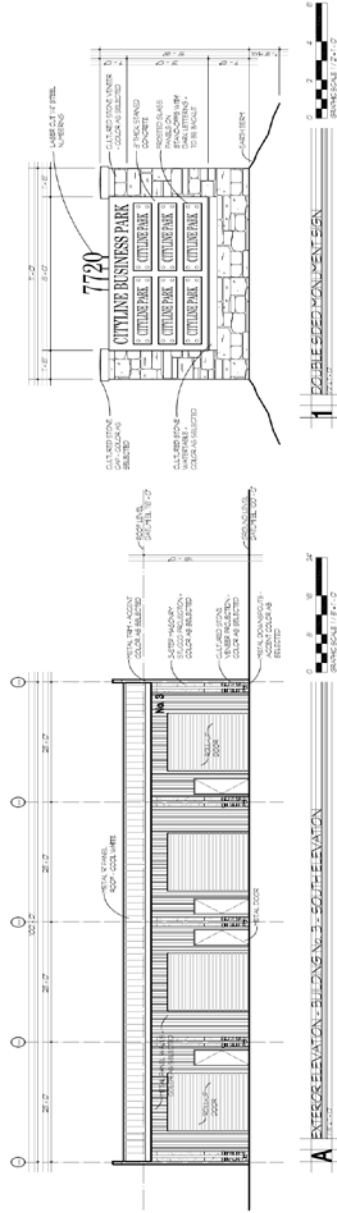
PLANNED BY:

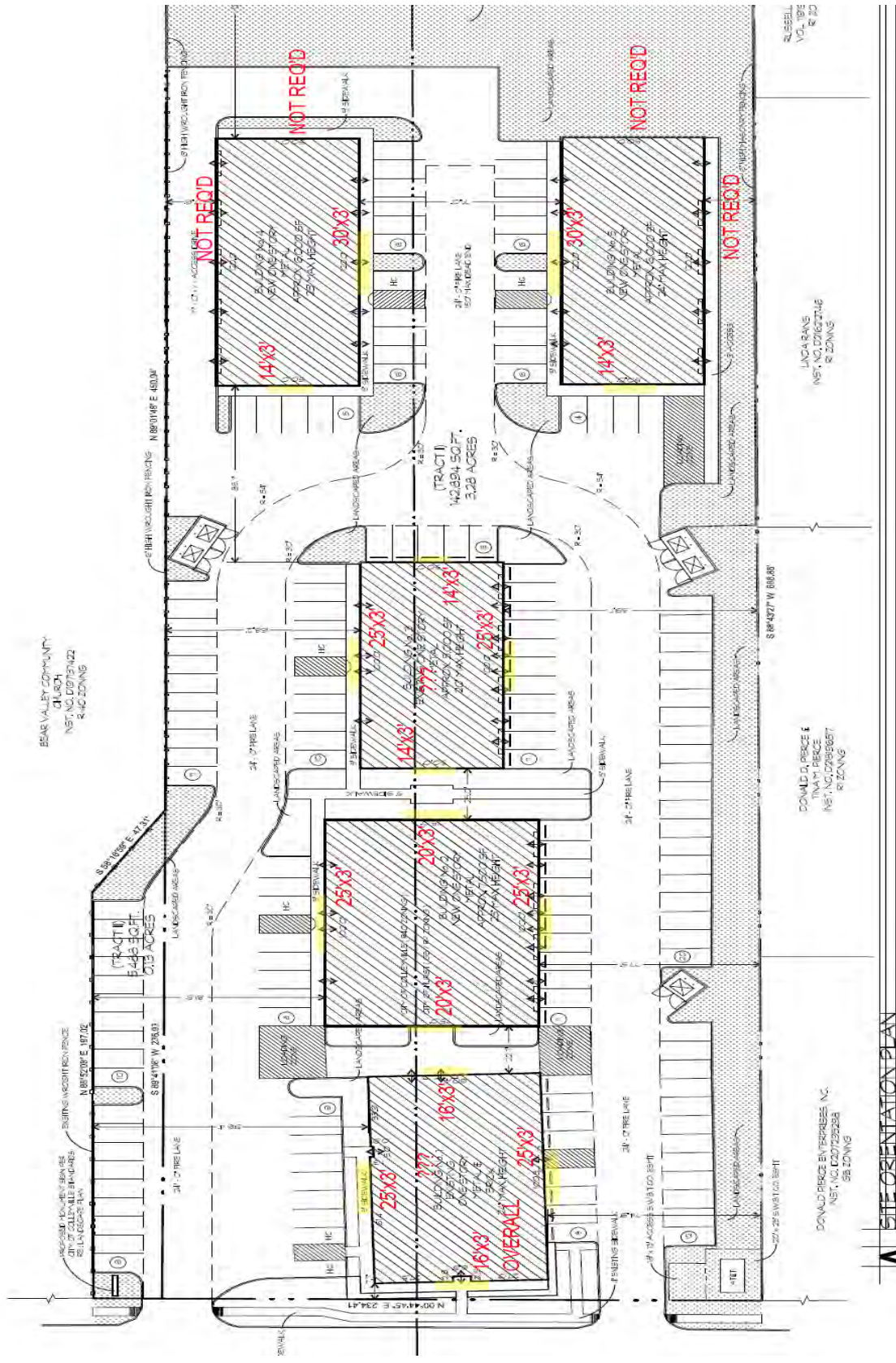
FOR INFORMATION ONLY - NOT TO SCALE

Exhibit "D" – Building Elevations & Articulation









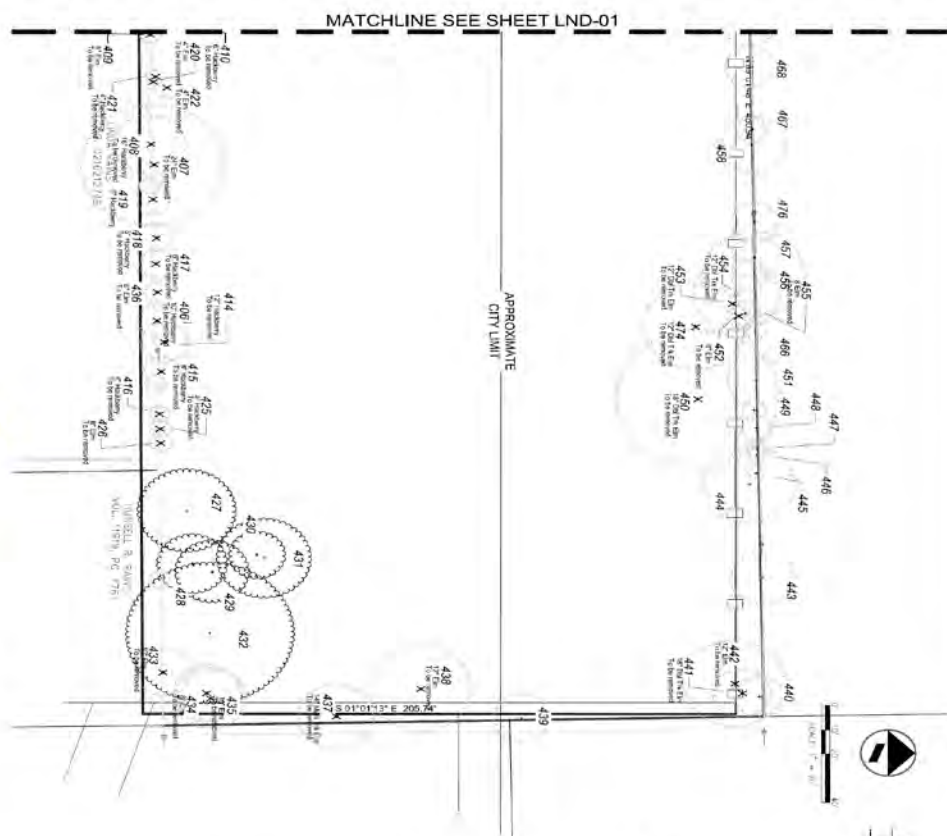
[illegible]

FORESTRY PLAN

CONNECTION TO CITYLINE AT THE BUSINESS PARK
TO BE MAINTAINED BY THE CITY OF COLLEGEVILLE
TO BE MAINTAINED BY THE CITY OF COLLEGEVILLE

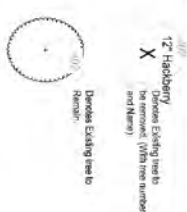
CONTACT NUMBERS:
ON-OR-ELECTRIC CALL BEFORE YOU DIG 800-344-8277
FOR ALL OTHERS CALL 800-344-8277
AT 711-3800-344-8277

GENERAL NOTES:
1. SEE SHEET LND-01 FOR FORESTRY DETAILS.
2. SEE SHEET LND-02 FOR LANDSCAPE PLAN.
3. SEE SHEET LND-03 FOR LANDSCAPE PLAN.



CITYLINE BUSINESS PARK FORESTRY CALCULATIONS

Item	Description	Quantity	Unit	Notes
Required Tree Canopy Area				
A	Area of existing canopy to be preserved	10,000	Sq. Ft.	
B	Area of existing canopy to be removed	10,000	Sq. Ft.	
C	Area of existing canopy to be replaced	10,000	Sq. Ft.	
D	Area of existing canopy to be replaced	10,000	Sq. Ft.	
E	Area of existing canopy to be replaced	10,000	Sq. Ft.	
F	Area of existing canopy to be replaced	10,000	Sq. Ft.	
G	Area of existing canopy to be replaced	10,000	Sq. Ft.	
H	Area of existing canopy to be replaced	10,000	Sq. Ft.	
I	Area of existing canopy to be replaced	10,000	Sq. Ft.	
J	Area of existing canopy to be replaced	10,000	Sq. Ft.	
K	Area of existing canopy to be replaced	10,000	Sq. Ft.	
L	Area of existing canopy to be replaced	10,000	Sq. Ft.	
M	Area of existing canopy to be replaced	10,000	Sq. Ft.	
N	Area of existing canopy to be replaced	10,000	Sq. Ft.	
O	Area of existing canopy to be replaced	10,000	Sq. Ft.	
P	Area of existing canopy to be replaced	10,000	Sq. Ft.	
Q	Area of existing canopy to be replaced	10,000	Sq. Ft.	
R	Area of existing canopy to be replaced	10,000	Sq. Ft.	
S	Area of existing canopy to be replaced	10,000	Sq. Ft.	
T	Area of existing canopy to be replaced	10,000	Sq. Ft.	
U	Area of existing canopy to be replaced	10,000	Sq. Ft.	
V	Area of existing canopy to be replaced	10,000	Sq. Ft.	
W	Area of existing canopy to be replaced	10,000	Sq. Ft.	
X	Area of existing canopy to be replaced	10,000	Sq. Ft.	
Y	Area of existing canopy to be replaced	10,000	Sq. Ft.	
Z	Area of existing canopy to be replaced	10,000	Sq. Ft.	



NOT FOR CONSTRUCTION
This document is prepared for the purpose of
review and bidding only, under the authority of
Mark H. Shalton, P.E., Texas No. 250, dated
01/29/2021

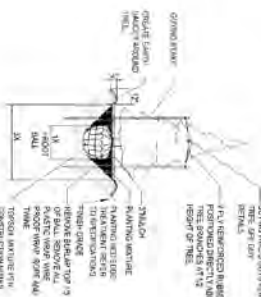
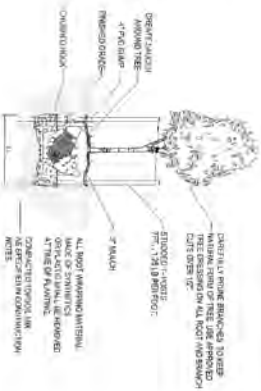
LND-02
OF
SHEETS

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

COLLEGEVILLE, TEXAS

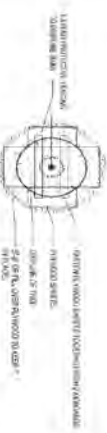
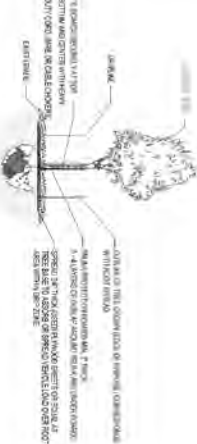
LTD DESIGN GROUP
LANDSCAPE - IRRIGATION - WATER MANAGEMENT

7101 BRYANT IRVIN RD, #33229
FORT WORTH, TX 76134
817-335-1515
WWW.LTDESIGN.COM

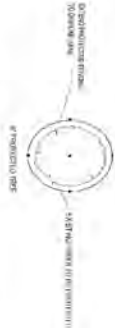
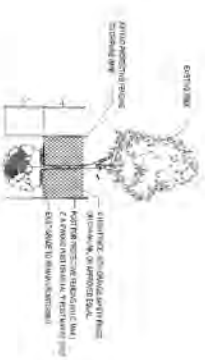


A TREE PLANTING DETAIL, SECTION/ELEVATION

- SPECIFICATIONS:**
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE EXISTING TREE DURING THE CONSTRUCTION OF THE PROJECT.
 2. SOAKING PITS OR TIE RINGS TO PROTECT THE TREE DURING THE CONSTRUCTION OF THE PROJECT SHALL BE INSTALLED PRIOR TO PLANTING THE TREE.
 3. A WATER HOLE SHALL BE PROVIDED FOR THE TREE DURING THE CONSTRUCTION OF THE PROJECT.
 4. ALL TREE PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF COLLEGEVILLE'S TREE PROTECTION ORDINANCE.



B TREE PROTECTION - PLYWOOD



C TREE PROTECTION DETAIL, ELEVATION

TREE REMOVAL / MITIGATION NOTES

1. TREES SHALL BE REMOVED IN ACCORDANCE WITH THE CITY OF COLLEGEVILLE'S TREE PROTECTION ORDINANCE.
2. TREES TO BE REMOVED SHALL BE IDENTIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
3. TREES TO BE REMOVED SHALL BE IDENTIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
4. TREES TO BE REMOVED SHALL BE IDENTIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
5. TREES TO BE REMOVED SHALL BE IDENTIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
6. TREES TO BE REMOVED SHALL BE IDENTIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
7. TREES TO BE REMOVED SHALL BE IDENTIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
8. TREES TO BE REMOVED SHALL BE IDENTIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
9. TREES TO BE REMOVED SHALL BE IDENTIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
10. TREES TO BE REMOVED SHALL BE IDENTIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
11. TREES TO BE REMOVED SHALL BE IDENTIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
12. TREES TO BE REMOVED SHALL BE IDENTIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

- GENERAL NOTES:**
1. SEE SHEETS LND-01 AND LND-02 FOR FORESTRY PLAN.
 2. SEE SHEETS LND-03 AND LND-04 FOR LANDSCAPE PLAN.
 3. SEE SHEET LND-05 FOR LANDSCAPE DETAILS.

DESIGNED BY: [Name]
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 07/20/2021

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

LLH DESIGN GROUP
 LANDSCAPE ARCHITECTS
 1111 W. 14TH STREET, SUITE 100
 FORT WORTH, TEXAS 76104
 WWW.LLHDESIGN.COM

SHEET NO. LND-03
 OF 04





City of Colleyville City Council Agenda Briefing

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

Agenda Number 6b

Agenda Date 4/20/2021

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

Second Reading and Public Hearing

The applicant was present to answer questions about the project. The City Council expressed concerns about the building design and the roof sign. The possibility of a monument sign within the Old Glade Road right-of-way was discussed.

First Reading and 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 manner 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 manor 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

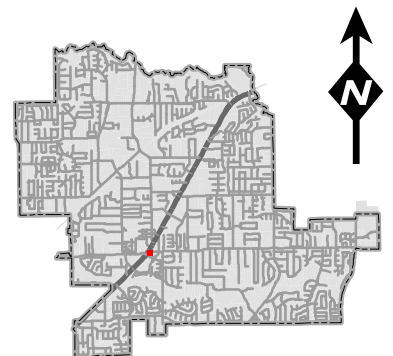


ZC21-003
4917 Colleyville Blvd

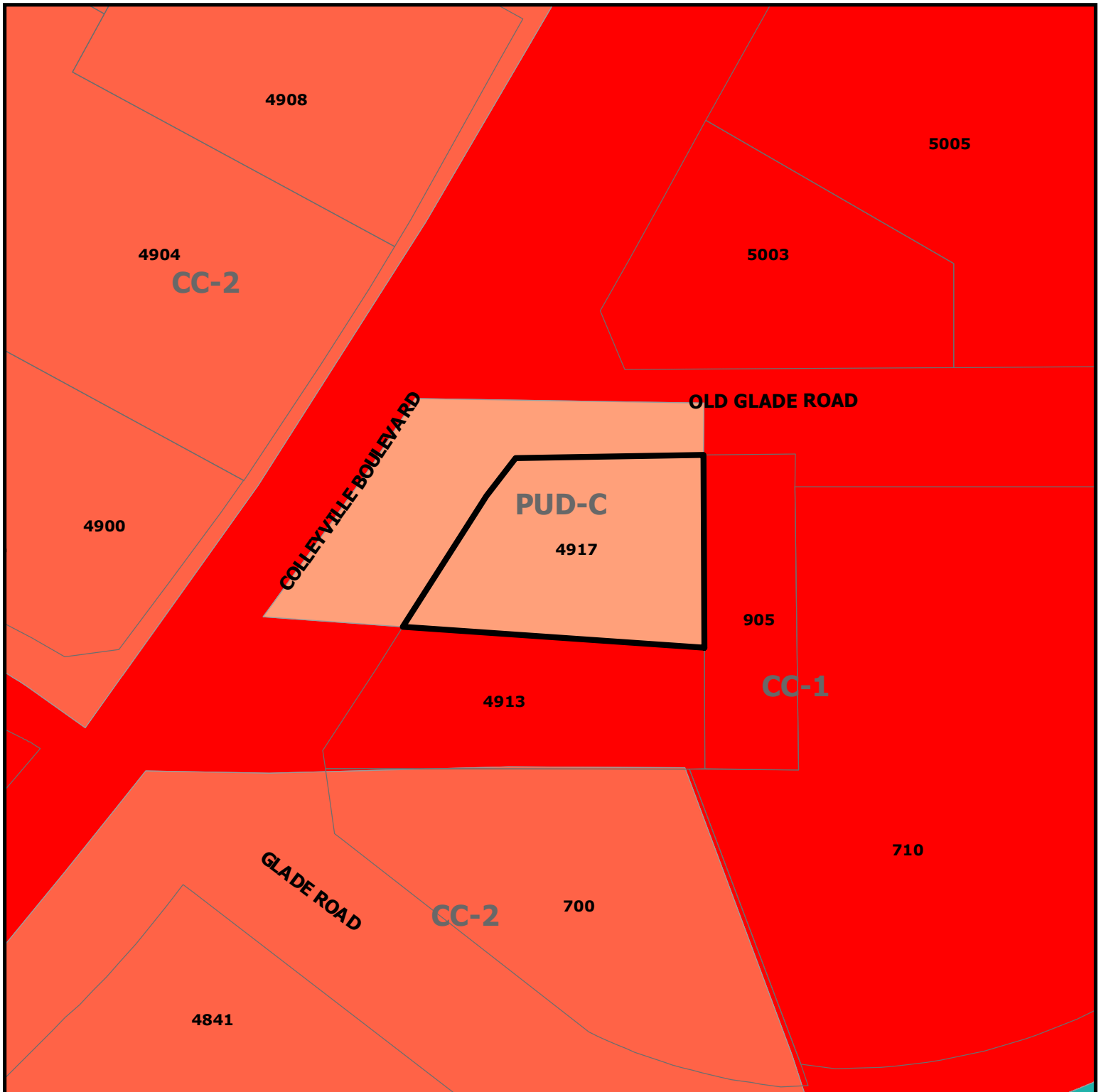
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



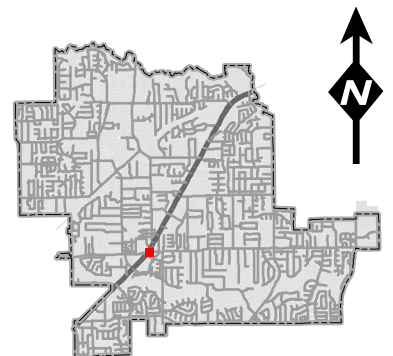
Zoning Map



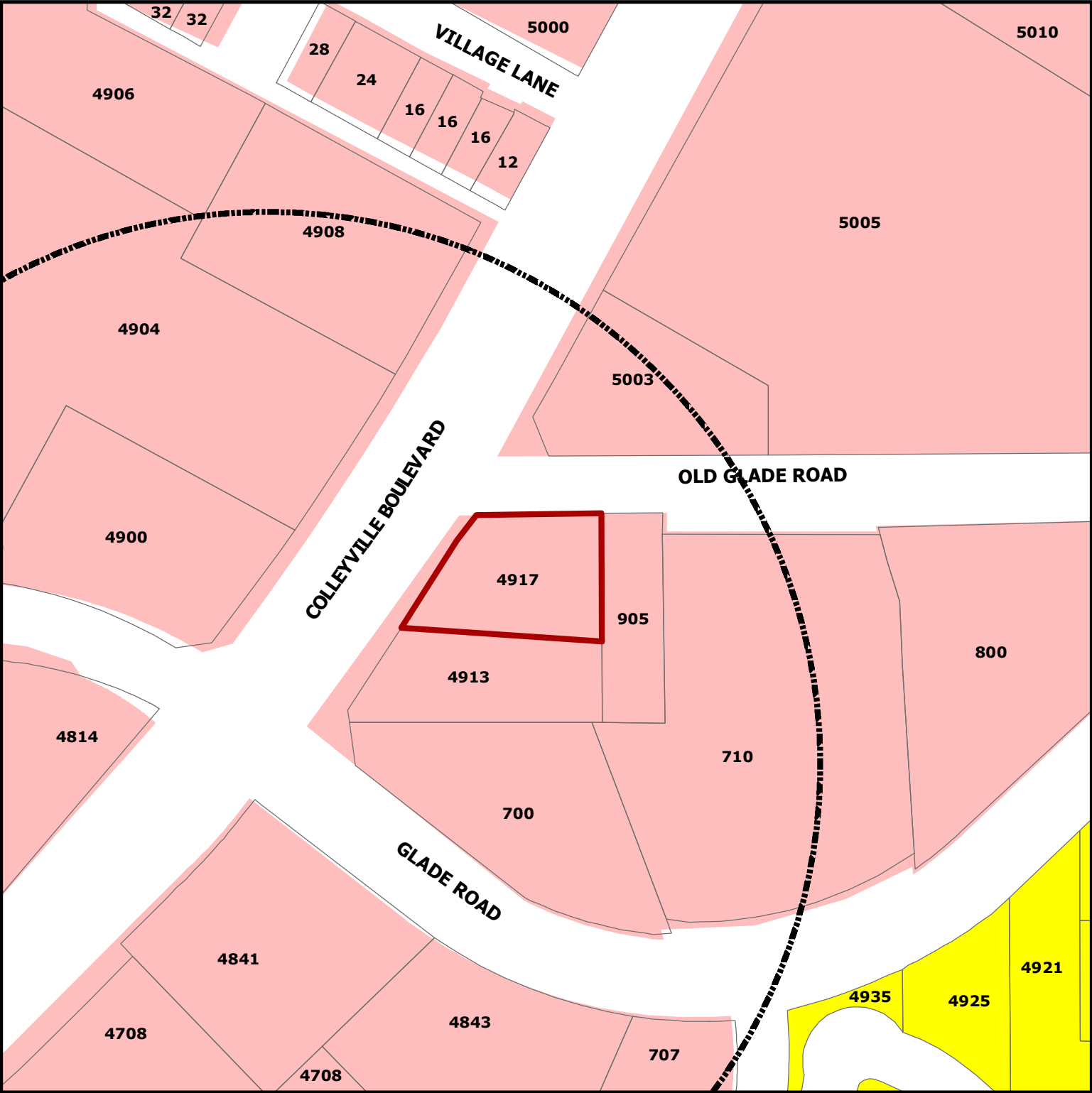
ZC21-003
4917 Colleyville Blvd

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

 Subject Property



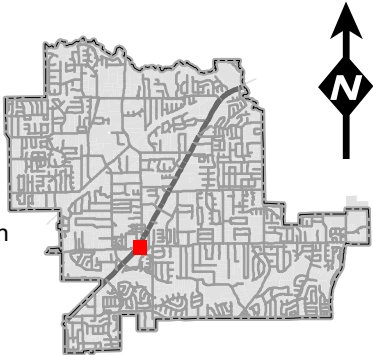
Future Land Use Map

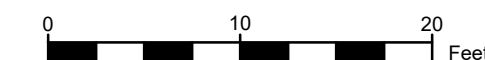


DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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

ZC21-003
4917 Colleyville Blvd

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





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

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.

2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.

4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.

5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

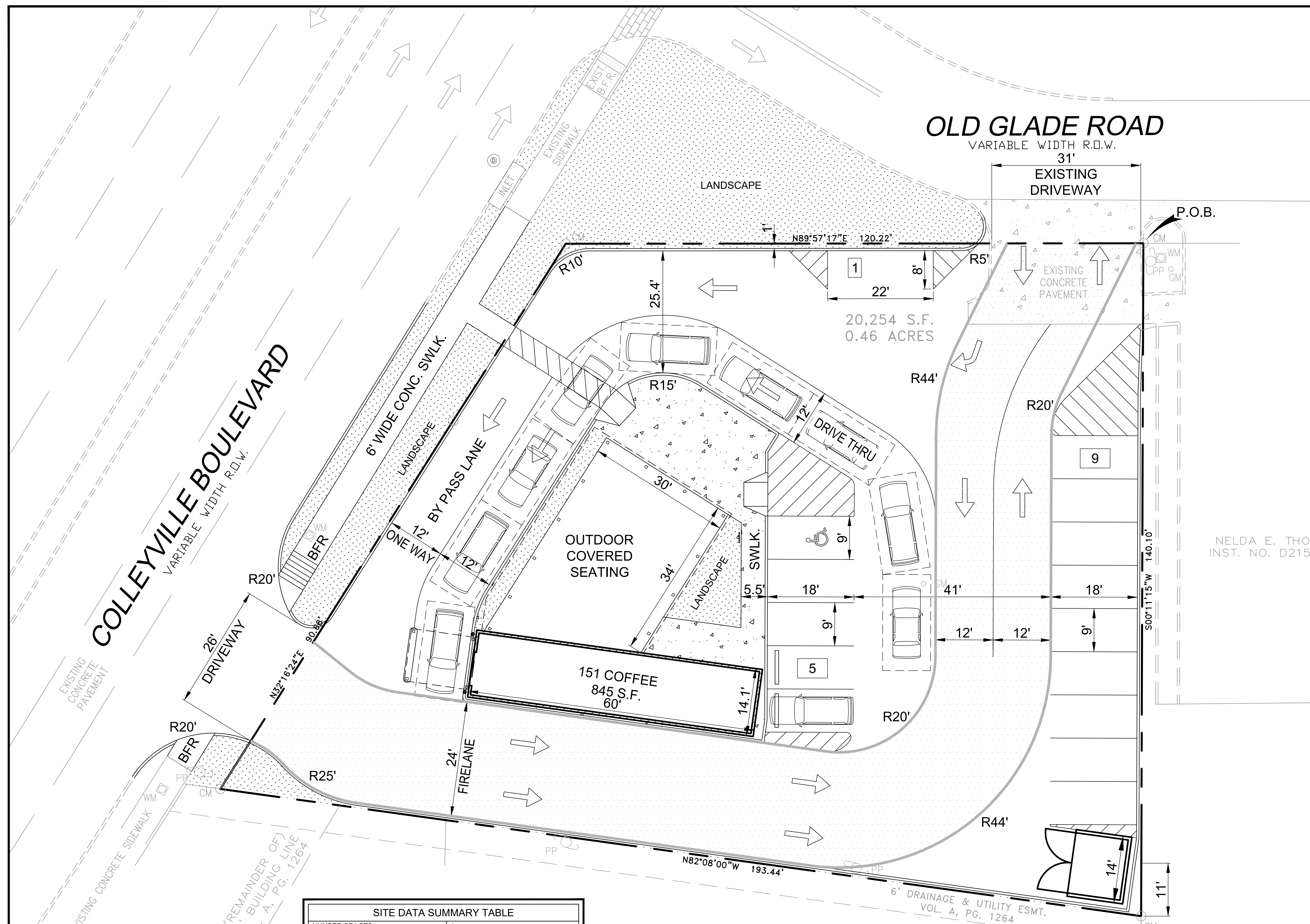
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.

7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

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

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 75013

Planning Civil Engineering Construction Management					
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	GH	02-05-21	SEE SCALE BAR	024-21	C-3.0
TX. P.E. FIRM #11525					



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



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

[illegible]

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%

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



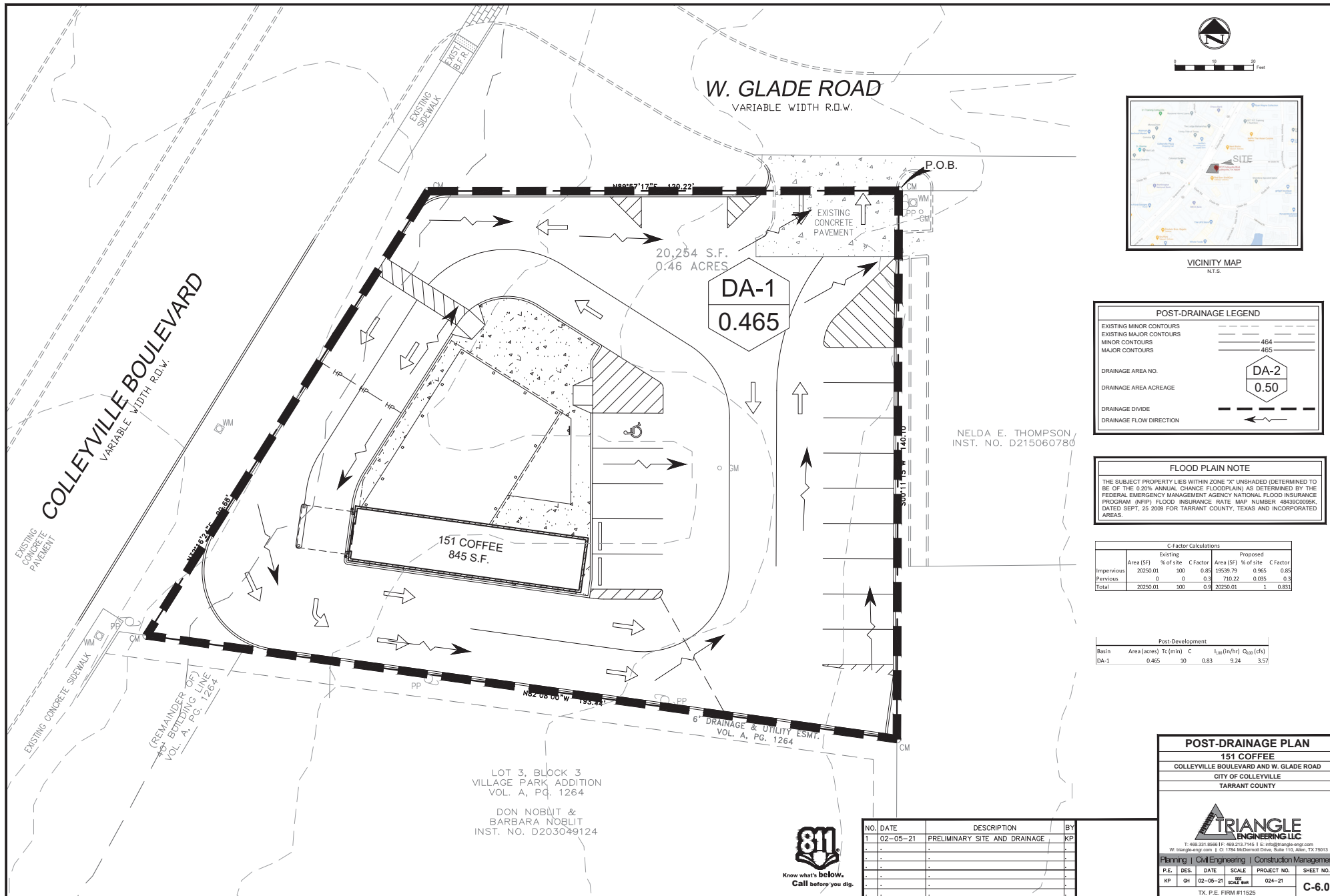
151 COFFEE
COLLEYVILLE BLVD. & W. GLADE RD.
COLLEYVILLE, TEXAS

Revisions:

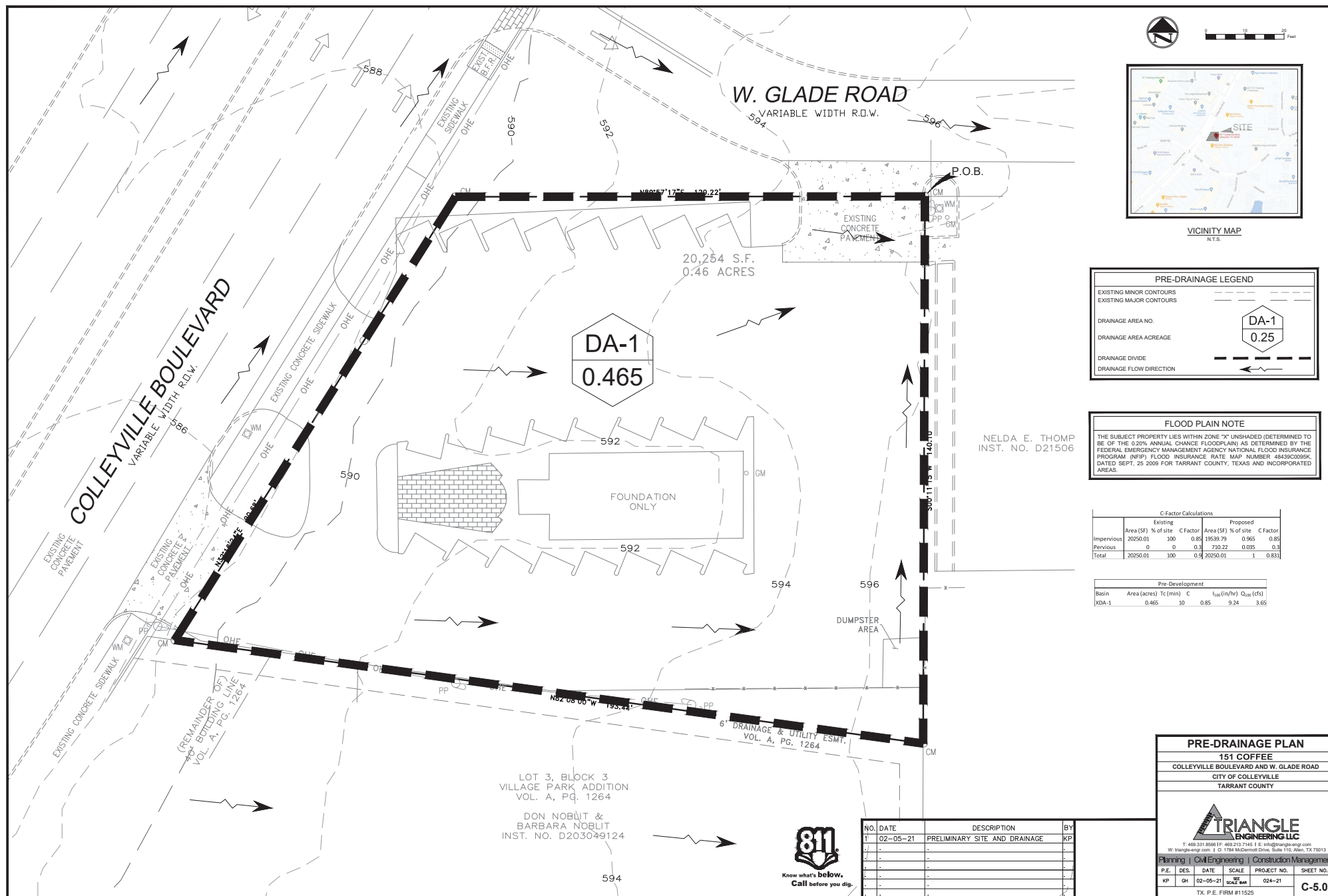
File Name: 21045- A3.2	Project No: 21045
Date: 02/25/21	Drawn By: DBL
Checked By: JWF	

SHEET
A3.2
EXTERIOR
ELEVATIONS

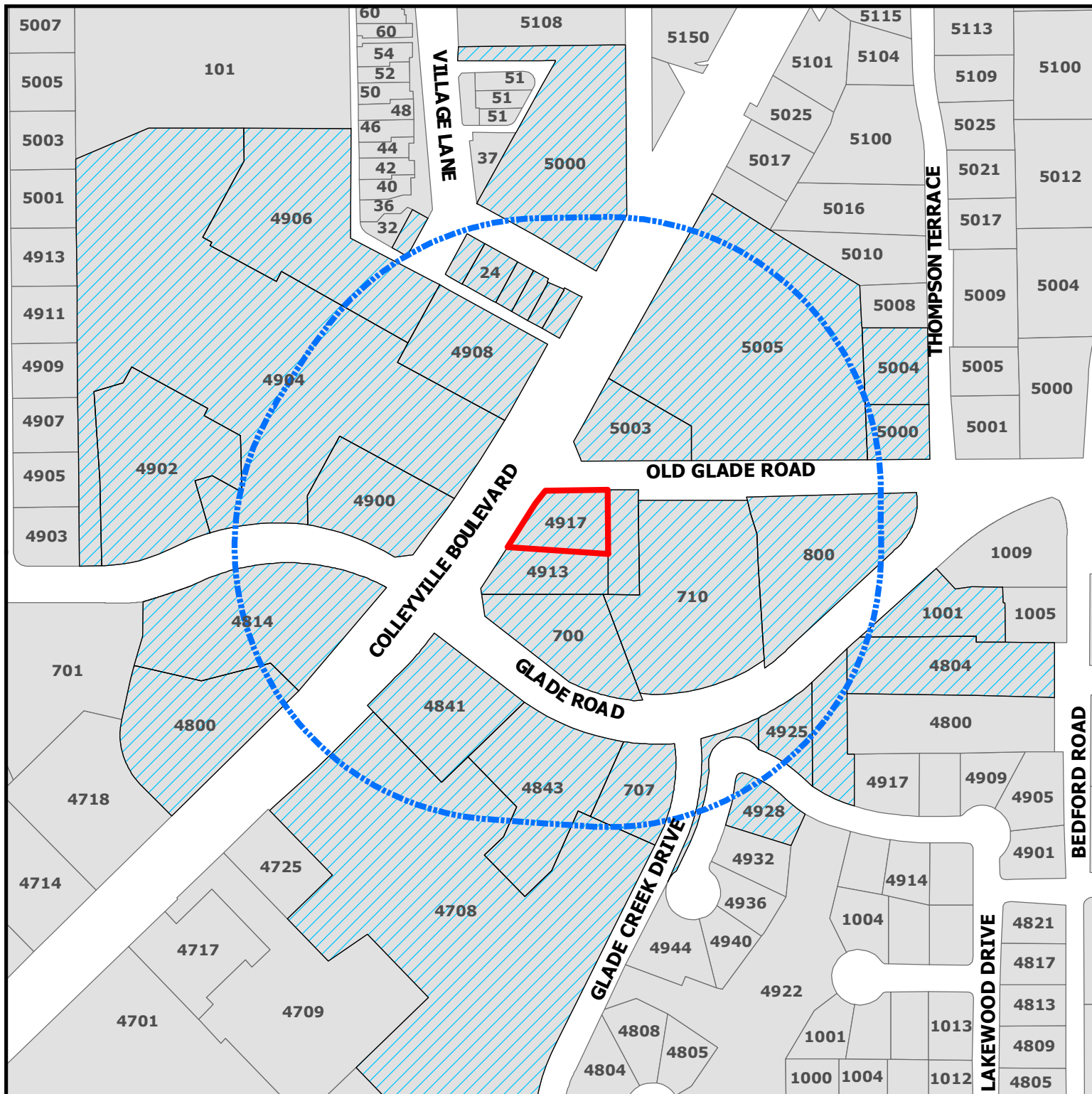
Drainage Plan



Drainage Plan



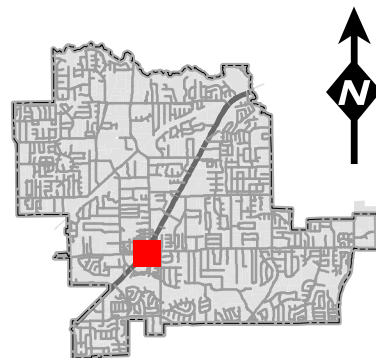
Notification Map



ZC21-003
4917 Colleyville Blvd

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

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
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

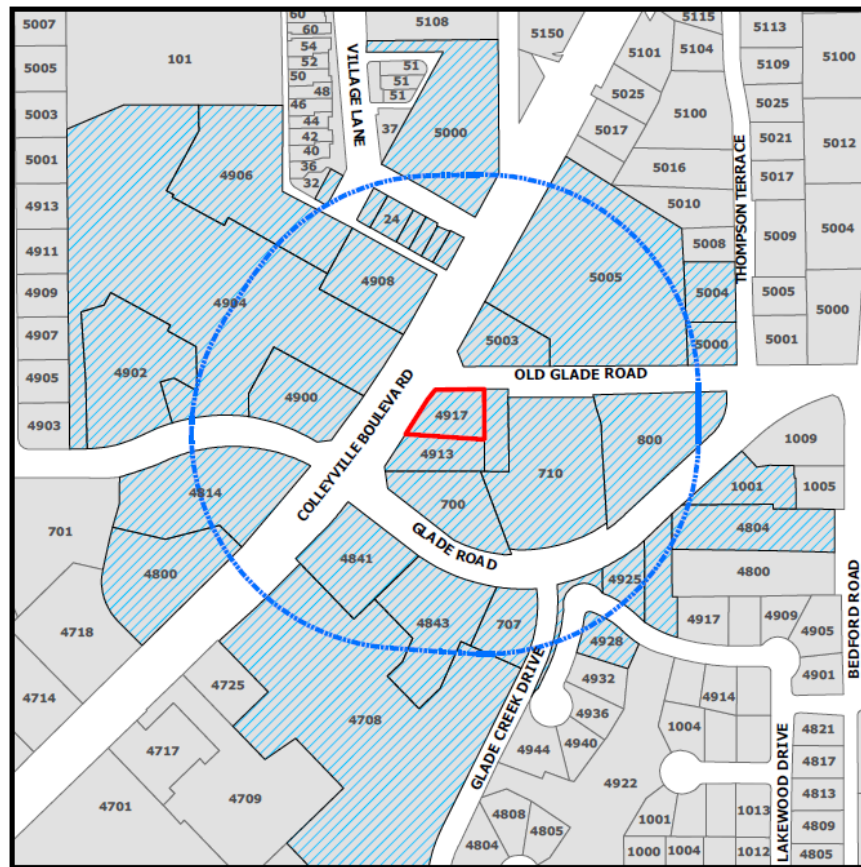
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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, 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; 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 Overlay District with CC-1 Village Retail base zoning, 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 the purpose of this ordinance is to amend the base zoning for the real property described as Tract 2C03, Abstract 206, BBB & C RY Survey, commonly known as 4917 Colleyville Boulevard (the "Property"), and to further provide for an PUD-C overlay district to allow the development and construction of an 865 s.f. drive-thru restaurant and coffee shop with a

covered patio seating area of 1,020 s.f. (the "Business") on the Property.

Sec. 2. THAT the zoning for the Property is hereby amended as follows:

1. GENERAL

- a. The Property shall have a base zoning classification of CC-1 Village Retail upon the effective date of this ordinance.
- b. The Property shall further be subject to a PUD-C overlay district (the "Overlay District") upon the effective date of this ordinance. The Overlay District shall be subject to all CC-1 Village Retail base zoning district regulations, except as expressly provided otherwise in this ordinance.
- c. Should the Overlay District terminate in the manner provided in this ordinance, the Property shall retain the zoning classification of CC1 Village Retail.

2. DEVELOPMENT OF THE PROPERTY

- a. The Property shall be developed solely as a drive-thru restaurant and coffee shop in the manner set forth herein, generally consistent with the Statement of Planning Objectives and Site Plan, which are attached hereto as Exhibit "B" and Exhibit "C", respectively.
- b. The buildings erected on the Property shall be consistent with the elevations, materials, and articulation as depicted in Exhibit "D", unless expressly provided otherwise in this ordinance.
- c. No sign shall be erected upon the roof of any building. The owner of the Property shall be permitted to erect a monument sign within the right-of-way (ROW) along Old Glade Road; provided, the owner executes a ROW encroachment agreement with the City and the sign is erected and maintained in compliance with Chapter 7 of the City's Land Development Code.
- d. The articulation requirements for the covered patio portion of the building shall be modified as follows:
[REDACTED] [TBD]

3. PUD-C OVERLAY DISTRICT REGULATIONS

The following PUD-C Overlay District regulations shall apply to the Property while the Overlay District is in effect:

- a. **Permitted Use.** The permitted uses for the Property shall be those listed for the CC-1 Village Retail base zoning district. All CC-1 Village Retail district regulations shall apply to the Overlay District except as expressly provided otherwise by this ordinance.
- b. **Business Name.** Business shall at all times be required to operate under the name "151 Coffee"; provided, the owner of the Business may request to change the name of the Business by applying for a specific use permit (SUP).
- c. **Drive Thru.** The Business shall be permitted to operate a drive thru restaurant.
- d. **Parking.** The minimum number of parking spaces is reduced to 15.
- e. **Impervious Coverage.** The maximum impervious lot coverage is 96.27%.
- f. **Landscaping.** No landscaping buffer area along Colleyville Boulevard shall be required. In addition, the required pervious area is reduced to approximately 3%.

4. TERMINATION OF THE PUD-C OVERLAY DISTRICT

- a. The PUD-C Overlay District is conditioned upon the development and operation of the Property in the manner provided herein. The PUD-C Overlay District Regulations provided in Section 2, subsection 3 above shall automatically expire upon any one or more of the following:
 - i. a building permit for development of the Business is not issued within 12 months of the effective date of this ordinance;
 - ii. following completion of construction, the Business ceases to operate for a period of 90 consecutive days;
 - iii. the Business operates under any name other than 151 Coffee, unless otherwise permitted by this ordinance; or
 - iv. there is a change in ownership of the Business.

Sec. 3. THAT the Property shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of

the City of Colleyville as heretofore amended, and as amended herein. All requirements of the Land Development Code shall be met, except as expressly amended herein.

- Sec. 4. THAT any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of 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 5, Chuck Kelley	_____
Place 3, Kathy Wheat	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Zoning 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]

A3.1

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL
OR
CONSTRUCTION



FRANZ
architects

1000 International Plaza, Suite 100
Fort Worth, Texas 76102
817.737.3002
www.franzarchitects.com

151 COFFEE

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

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

151 COFFEE

151 COFFEE

151 COFFEE

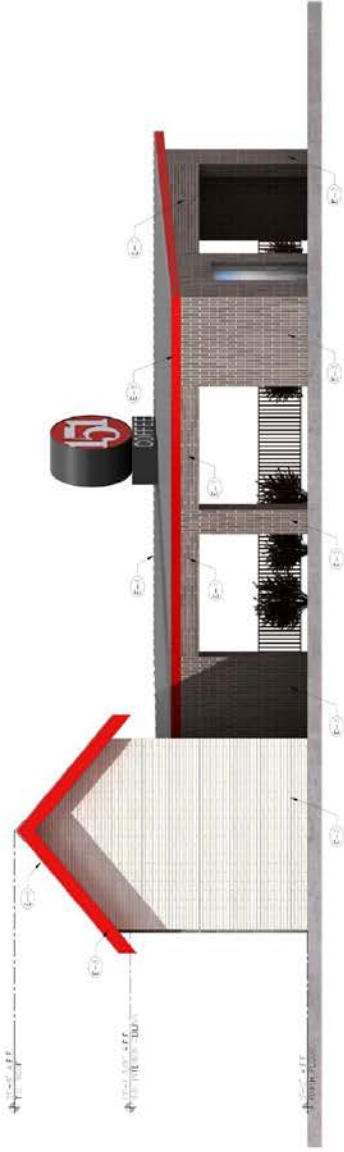
EXTERIOR MATERIAL LEGEND:

ITEM	FINISH	LOCATION	REMARKS
E-1	STAINLESS STEEL	ROOFING	UPPER PORTION OF ROOFING
E-2	STAINLESS STEEL	ROOFING	LOWER PORTION OF ROOFING
E-3	STAINLESS STEEL	ROOFING	ROOFING
E-4	STAINLESS STEEL	ROOFING	ROOFING
E-5	STAINLESS STEEL	ROOFING	ROOFING
E-6	STAINLESS STEEL	ROOFING	ROOFING
E-7	STAINLESS STEEL	ROOFING	ROOFING
E-8	STAINLESS STEEL	ROOFING	ROOFING



1 NORTH ELEVATION

151 COFFEE



2 EAST ELEVATION

151 COFFEE



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7a

Agenda Date 4/20/2021

Number Resolution R-21-4608

Type Resolution

Department City Manager

Title

Denial of Oncor Electric Delivery Company LLC's application for approval of a Distribution Cost Recovery Factor (DCRF) seeking to increase electric distribution rates within the City

Strategic Plan

2.1 Provide responsive, efficient city services

Explanation

Reading and Public Hearing

On April 8, 2021, Oncor Electric Delivery Company filed an Application for Approval to amend its Distribution Cost Recovery Factor (DCRF). This is Oncor's fourth such filing under a law adopted in 2011 allowing electric utilities to file limited issue, limited review rate cases. Oncor is seeking an increase in distribution revenues of \$97,826,277 by increasing distribution rates within each of the cities in their service area. This equals an approximate \$1.04 increase to the average residential customer's bill.

The attached resolution denies the DCRF application proposed by Oncor. The Public Utility Commission of Texas's rules allow cities 60 days to act on this application. The resolution also authorizes the City to join with the Steering Committee of Cities Served by Oncor (of which the City of Colleyville is a member) to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

Financial Impact

Approval of the attached resolution denying the DCRF application requires Oncor to continue charging its existing rates to customers within the City of Colleyville.

Recommendation

Approve

Attachments

1. Resolution R-21-4608

RESOLUTION R-21-4608

A RESOLUTION OF THE CITY OF COLLEYVILLE, TEXAS FINDING ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION FOR APPROVAL TO AMEND ITS DISTRIBUTION COST RECOVERY FACTOR TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; AUTHORIZING PARTICIPATION WITH ONCOR CITIES STEERING COMMITTEE; AUTHORIZING THE HIRING OF LEGAL COUNSEL AND CONSULTING SERVICES; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY

WHEREAS, the City of Colleyville, Texas ("City") is an electric utility customer of Oncor Electric Delivery Company LLC ("Oncor" or "Company"), and a regulatory authority with an interest in the rates and charges of Oncor; and

WHEREAS, the Oncor Cities Steering Committee ("OCSC") is a coalition of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area in matters before the Public Utility Commission ("Commission") and the courts; and

WHEREAS, on or about April 8, 2021 Oncor filed with the City an Application for Approval to Amend its Distribution Cost Recovery Factor ("DCRF"), PUC Docket No. 51996, seeking to increase electric distribution rates by approximately \$97.8 million annually; and

WHEREAS, as all electric utility customers residing in the City will be impacted by this ratemaking proceeding if granted, and as OCSC members accomplish more collectively than each city could do acting alone, the City will cooperate with OCSC in coordinating their review of Oncor's DCRF filing with designated attorneys and consultants, prepare a common response, negotiate with the Company, and direct any necessary litigation, to resolve issues in the Company's filing; and

WHEREAS, Cities' members and attorneys recommend members deny the DCRF.

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

- Sec. 1. THAT the City is authorized to participate with OCSC in PUC Docket No. 51996.
- Sec. 2. THAT subject to the right to terminate employment at any time, the City of Colleyville hereby authorizes the hiring of the law firm of Lloyd Gosselink Rochelle & Townsend, P.C. and consultants to negotiate with the Company, make recommendations to the City regarding reasonable rates, and to direct any necessary administrative proceedings or court litigation associated with an appeal of Oncor's DCRF application.
- Sec. 3. THAT the rates proposed by Oncor to be recovered through its DCRF charged to customers located within the City limits shall be denied and the Company shall continue to charge its existing rates to customers within the City.
- Sec. 4. THAT the City's reasonable rate case expenses shall be reimbursed in full by Oncor within 30 days of presentation of an invoice to Oncor.
- Sec. 5. THAT it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 20TH DAY OF APRIL 2021.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Agenda Briefing

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

Agenda Number 8a

Agenda Date 4/20/2021

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

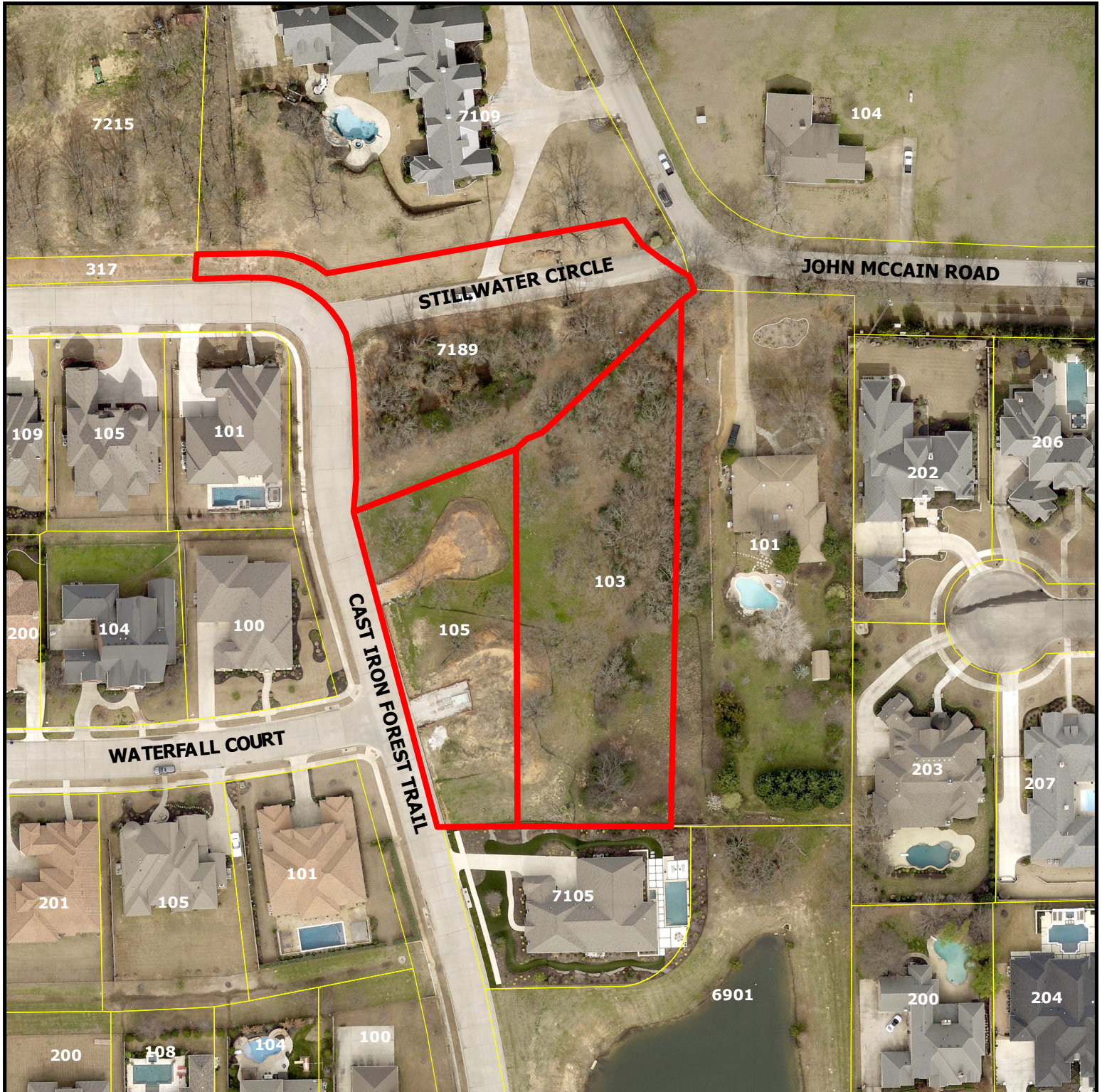
None

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

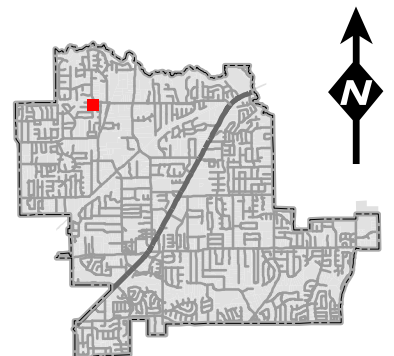
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest
Trl**

DISCLAIMER:

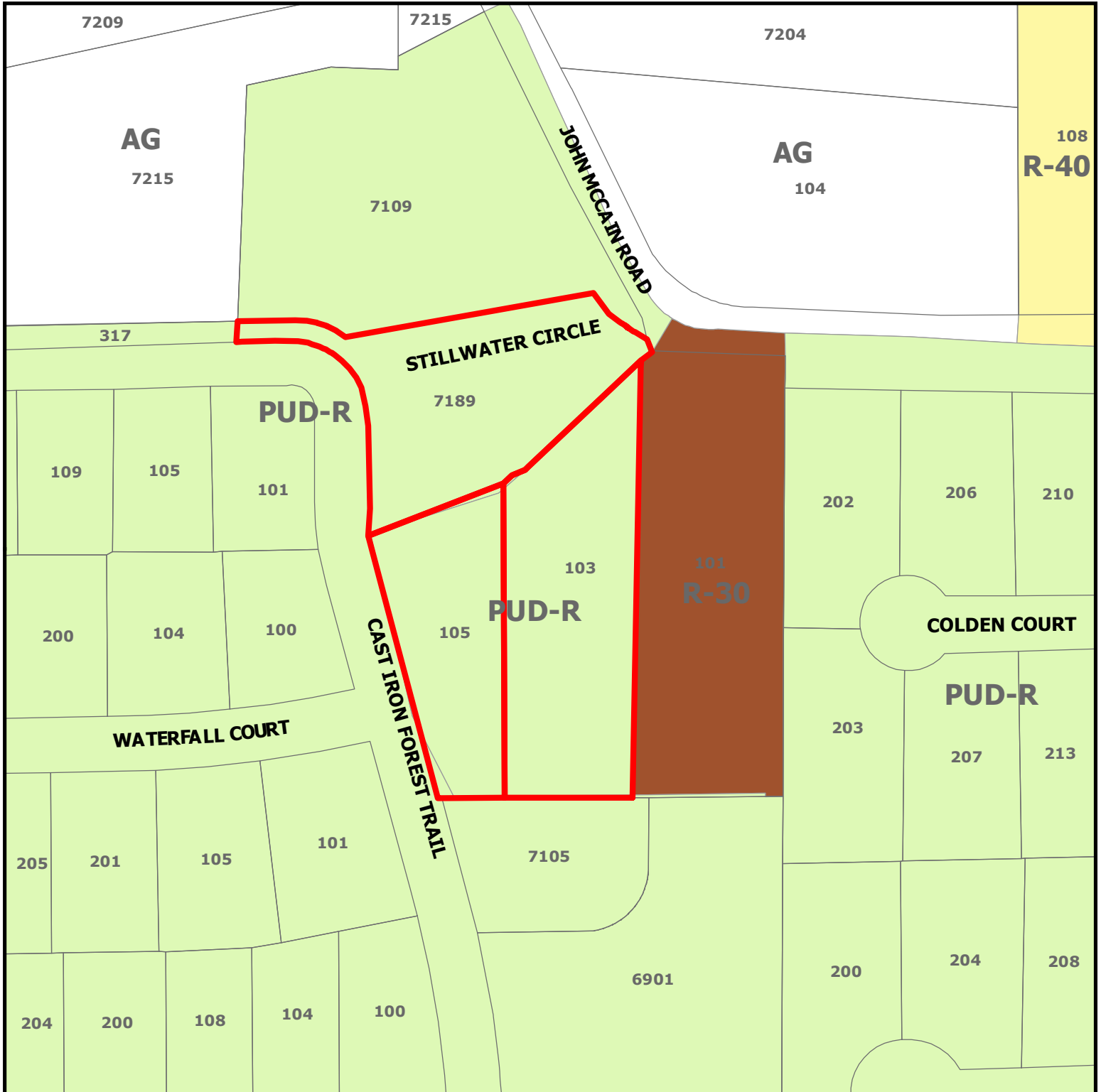
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



PC20-006

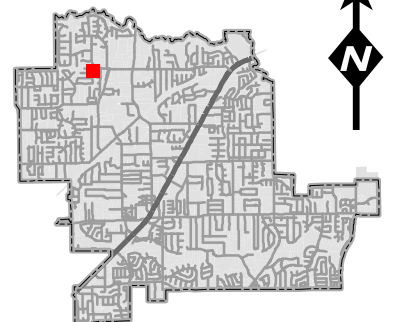
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

DISCLAIMER:

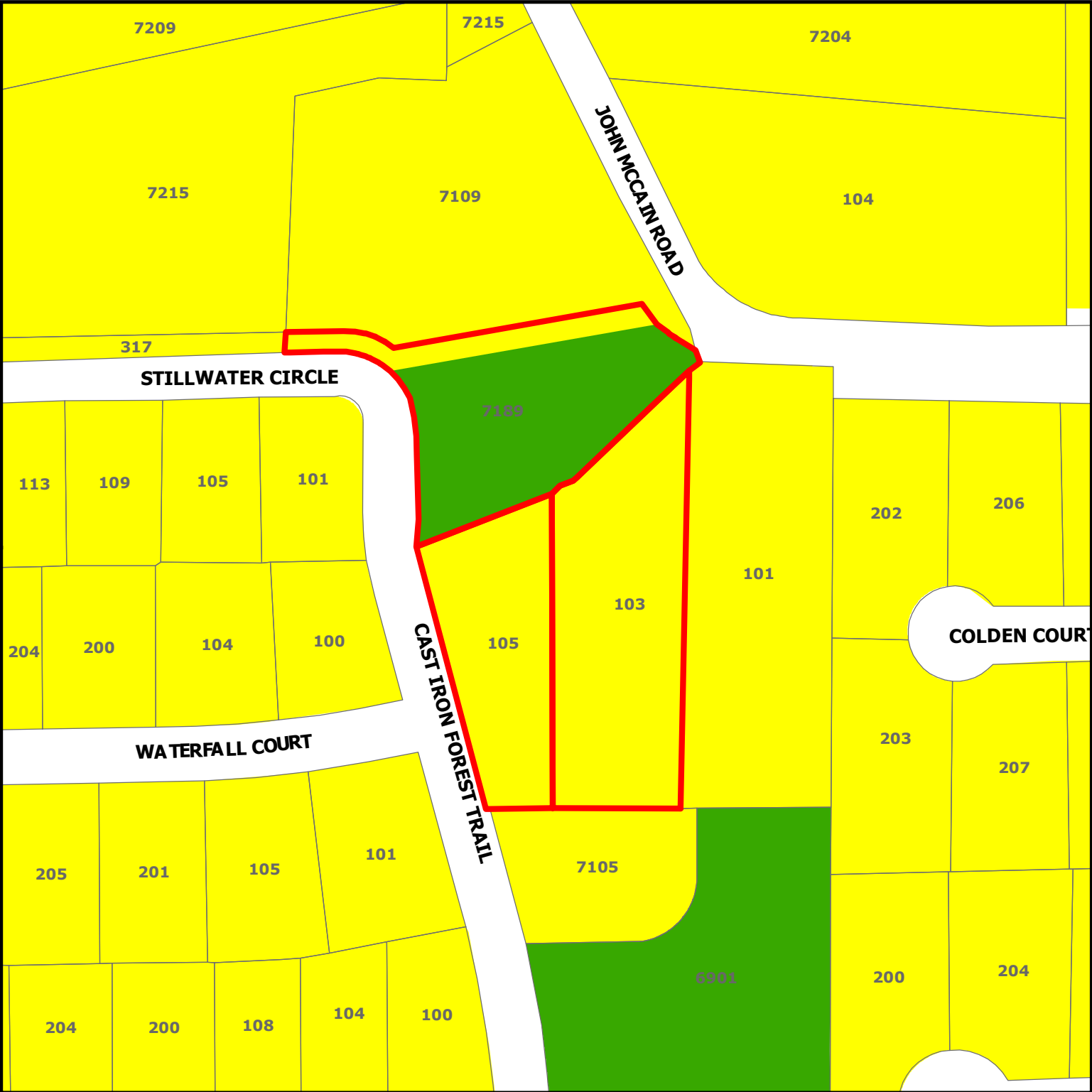
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Future Land Use Map

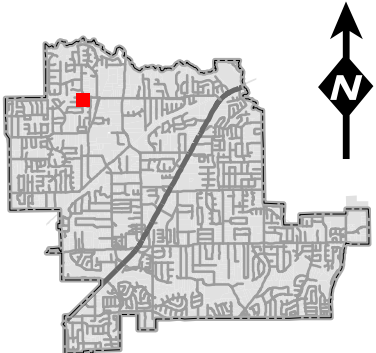


PC20-006

**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
-  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 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

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 (Mc Cain Road), by dent 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 McCain 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.

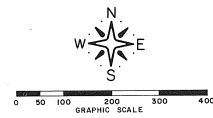
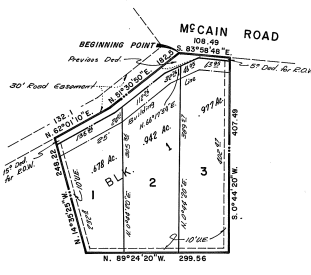
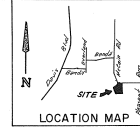
Larry Neidholt
LARRY NEIDHOLT

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,
Akb. 232)

OWNER-
LARRY R. NEIDHOLT
500 E. REDBUD
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.

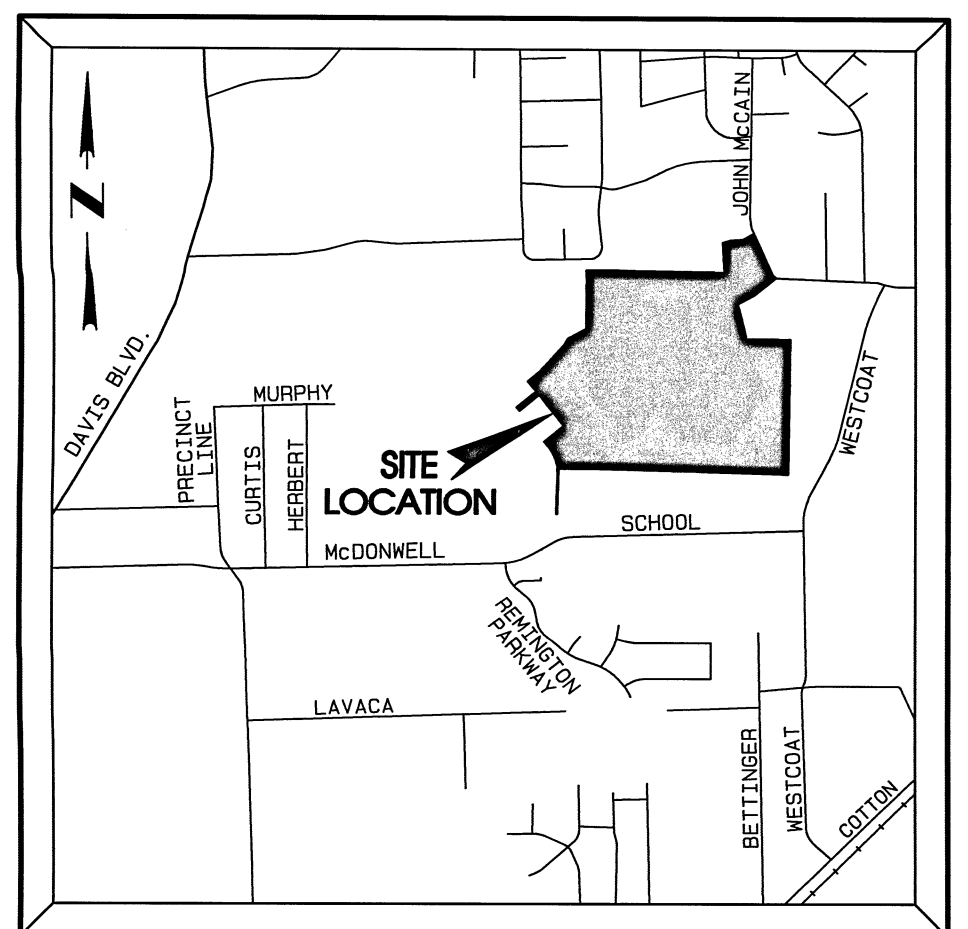
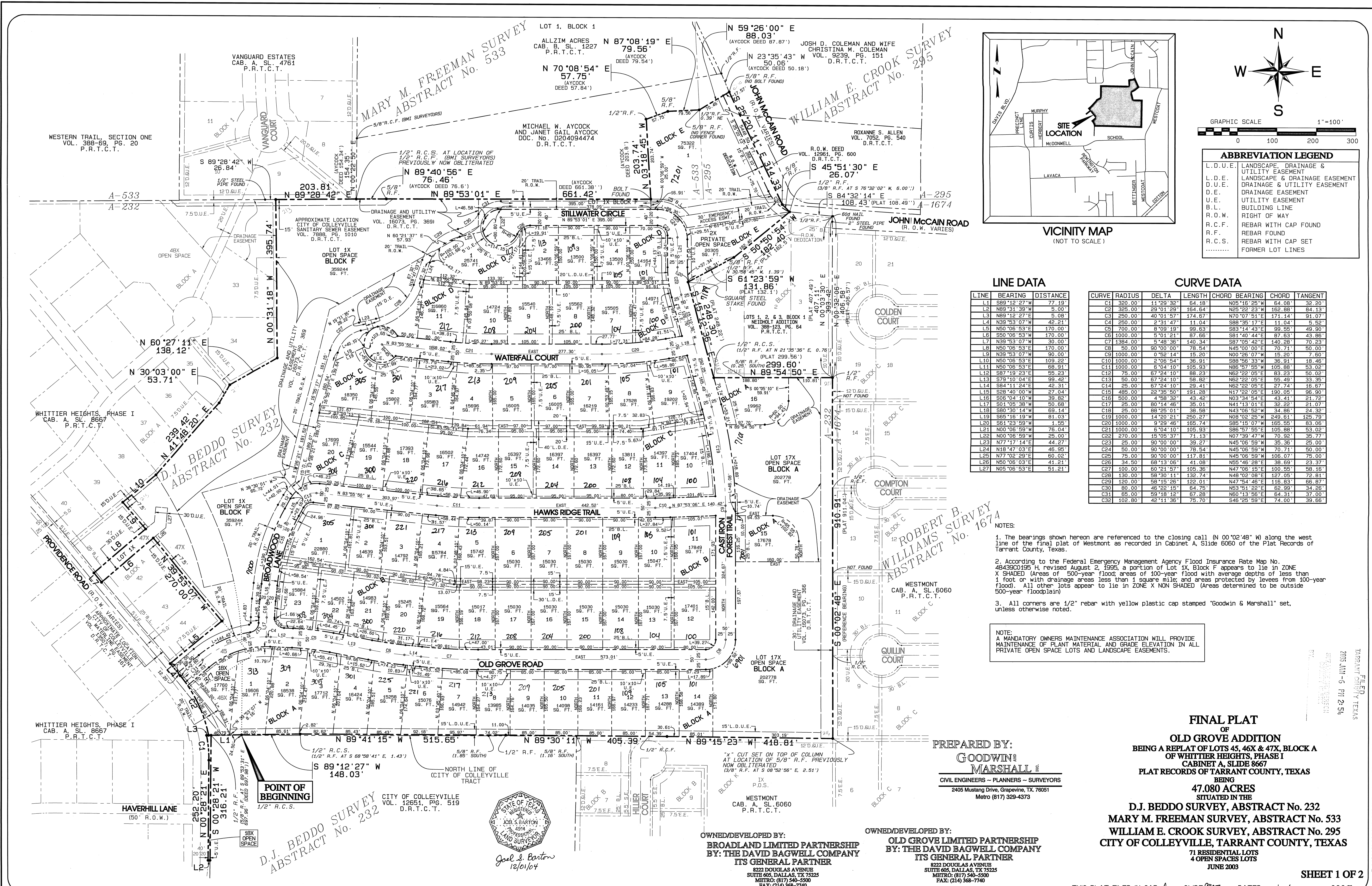
David C. Moak
DAVID C. MOAK R.F.S. 156

SCALE: 1"=100'
LEGEND:
● FOUND STEEL ROD
○ SET STEEL ROD
○ FOUND PINE
○ FOUND ONE DRAIN STAKE
--- POWER OR TELEPHONE LINE
--- FENCE



David C. Moak
RAHBREID 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'	N05°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'	N05°57'55"E	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.

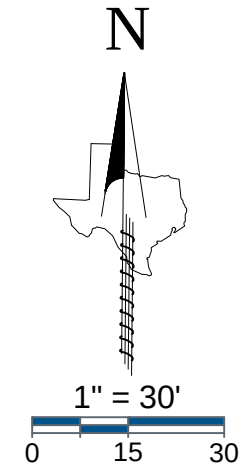
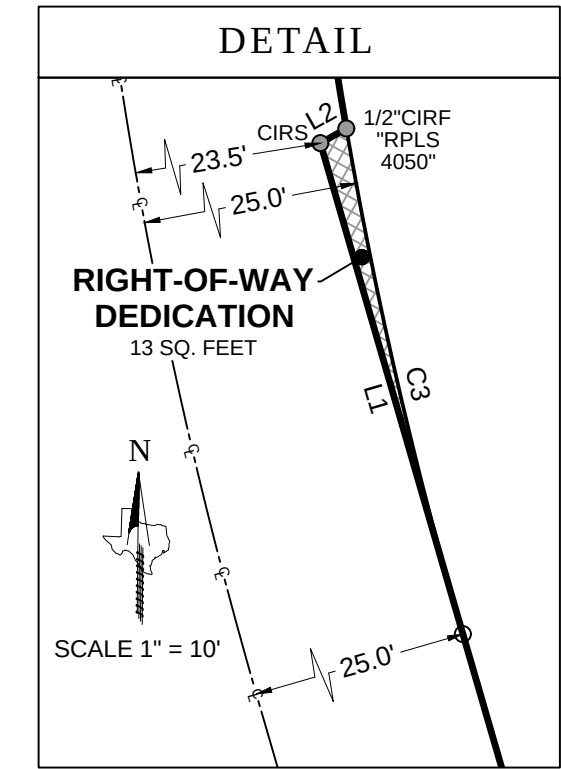
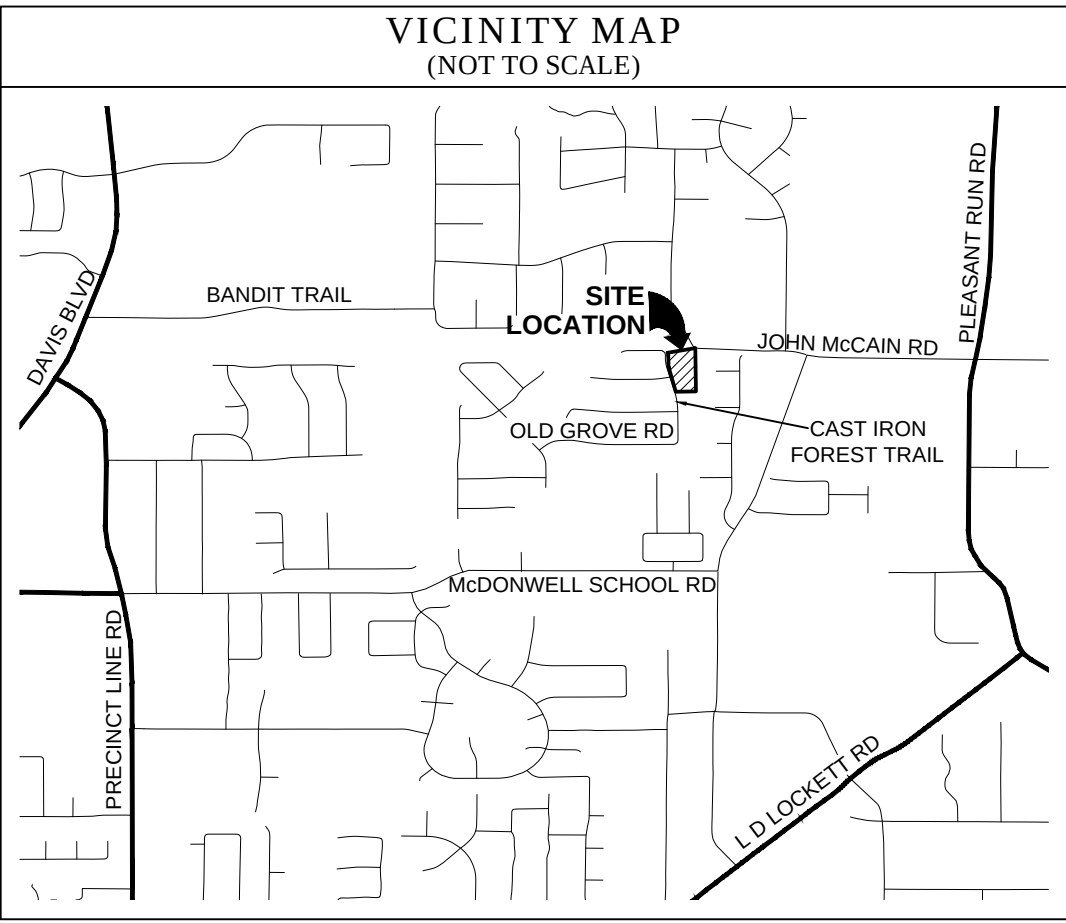
PREPARED BY:

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 & 47X, 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 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: _____ Date _____
Authorized Agent

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

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 8b

Agenda Date 4/20/2021

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

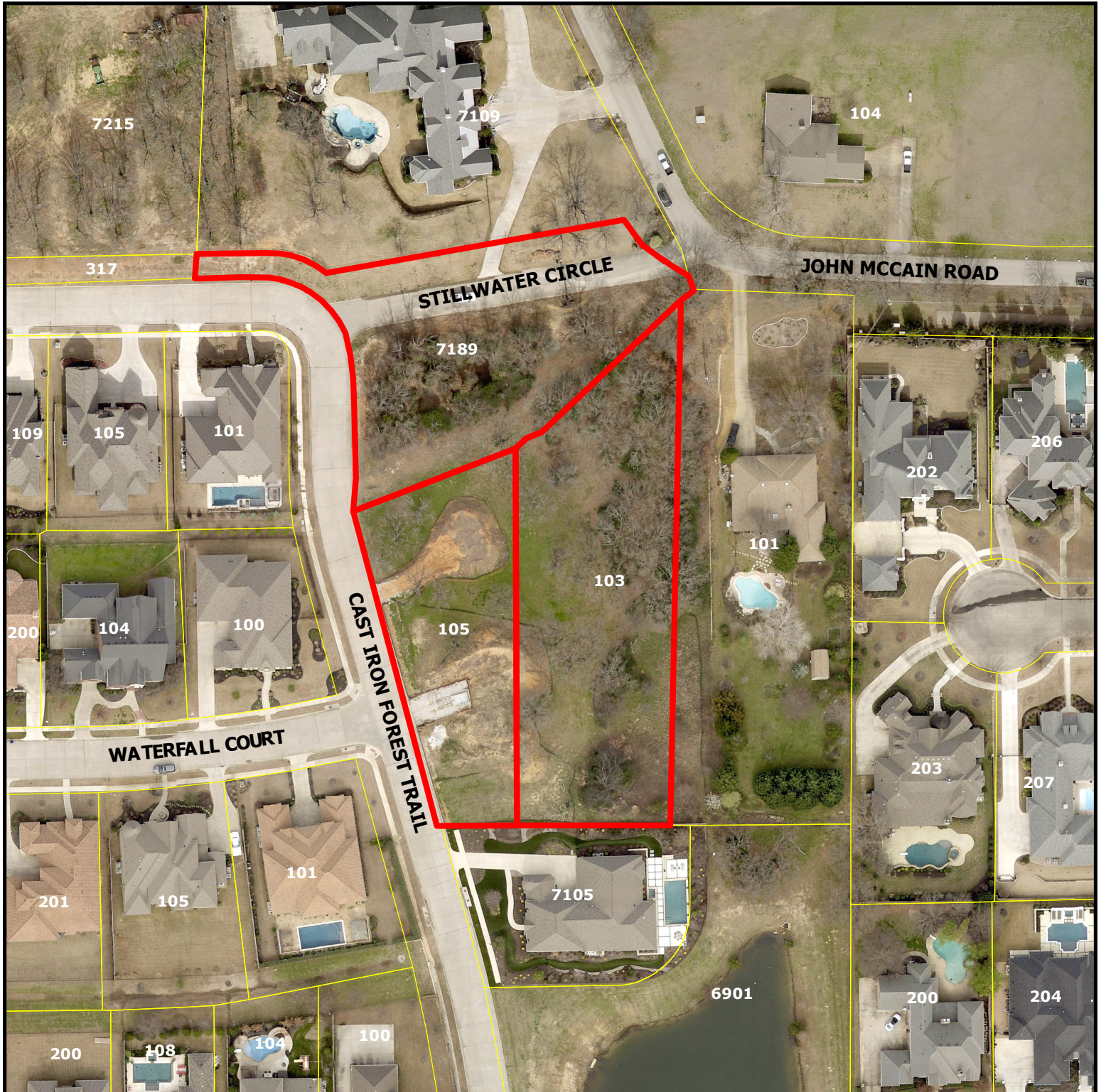
Denial

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

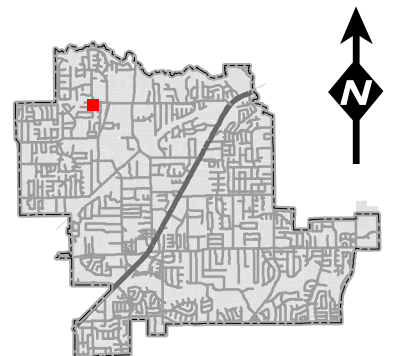
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest
Trl**

DISCLAIMER:

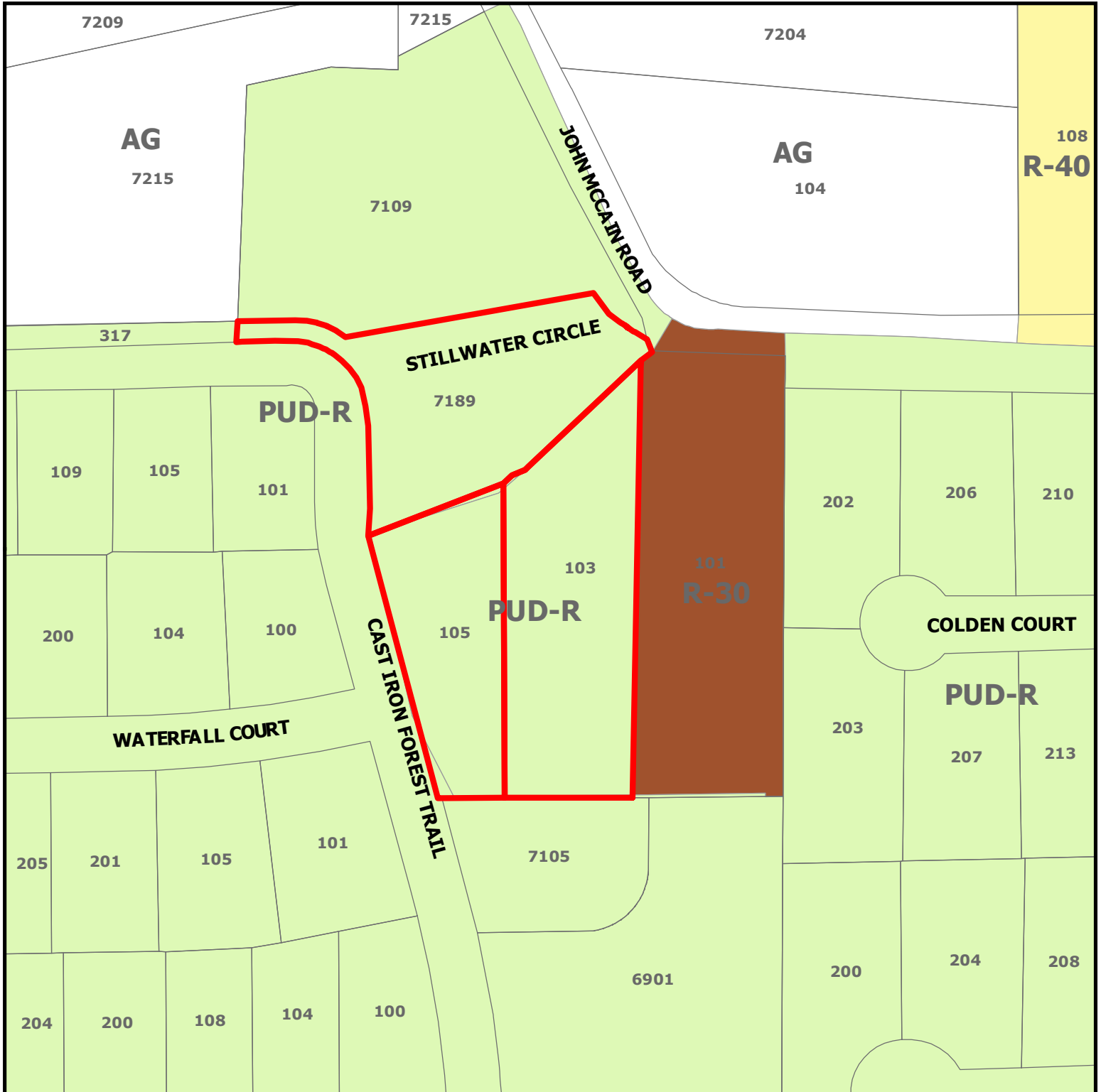
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



PC20-006

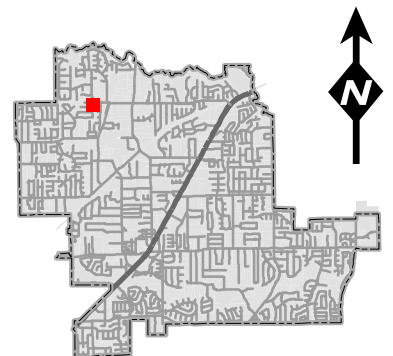
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

DISCLAIMER:

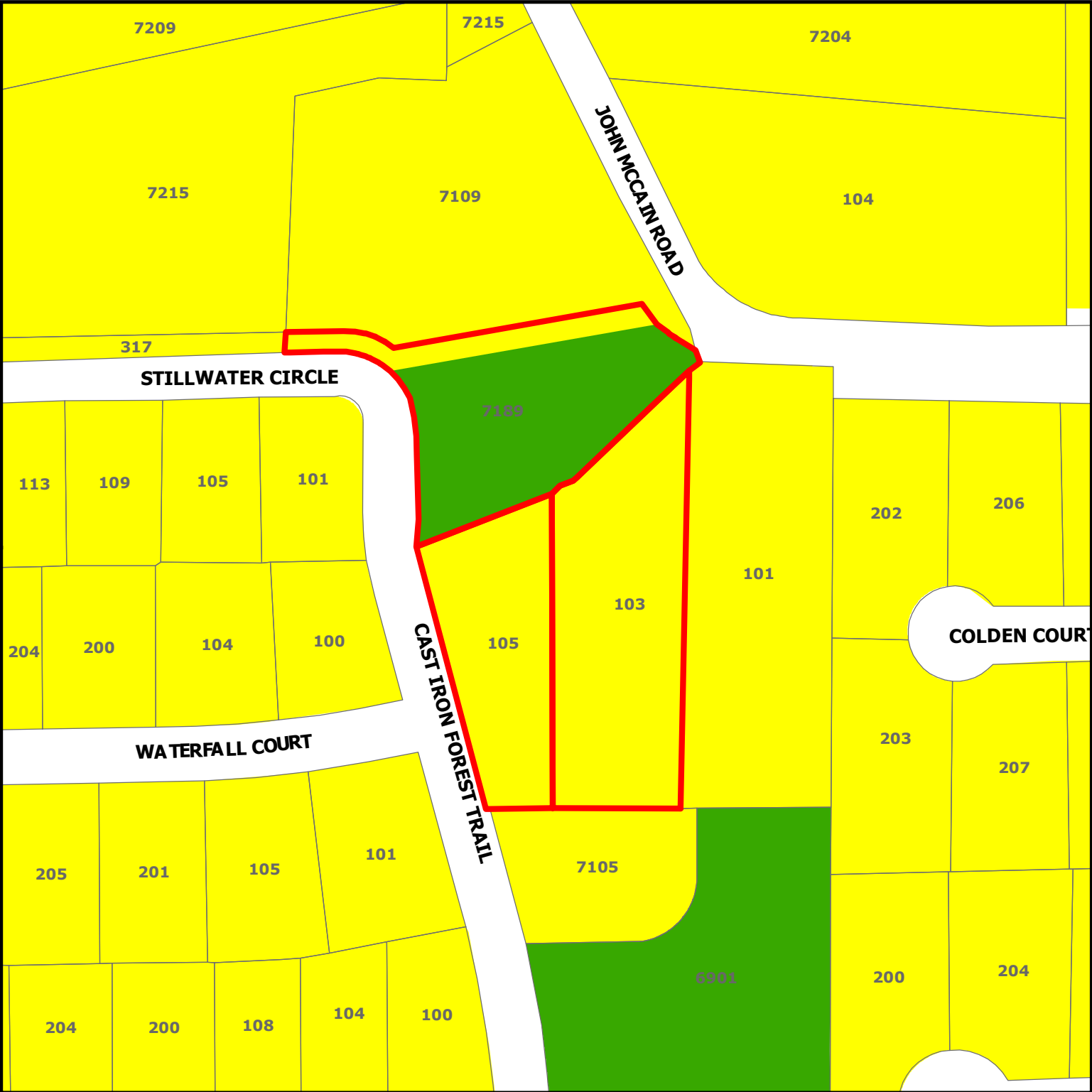
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Future Land Use Map

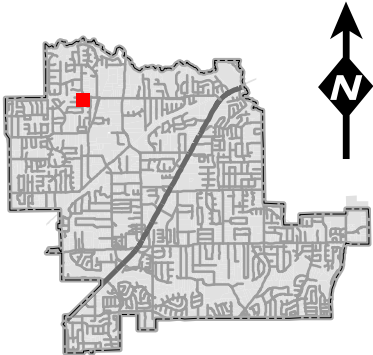


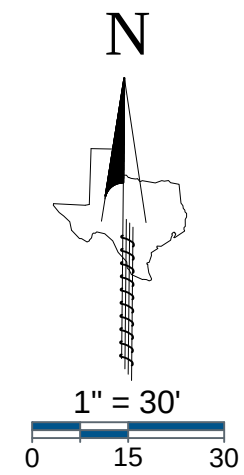
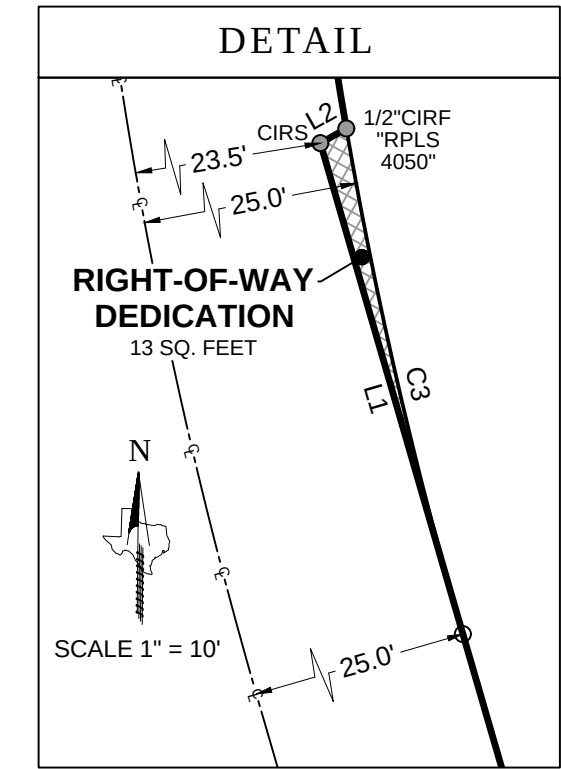
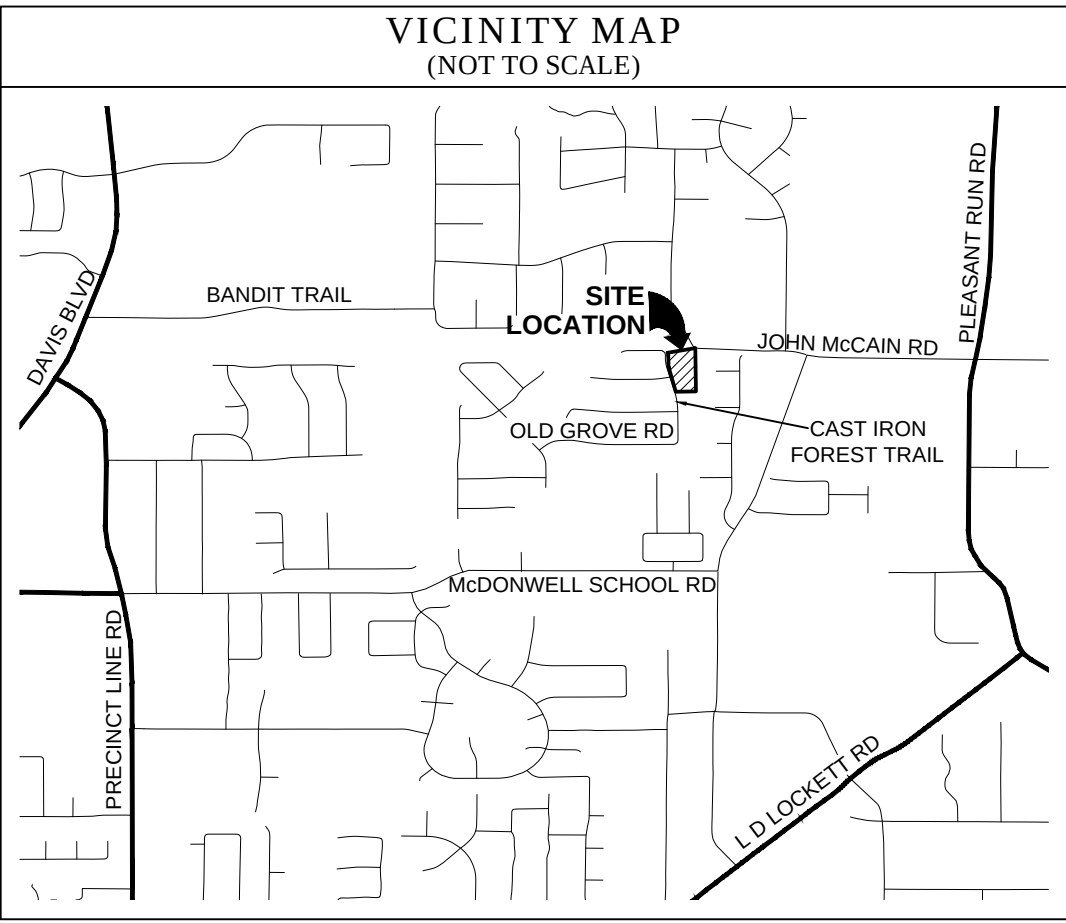
PC20-006

**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
-  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 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, 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, 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

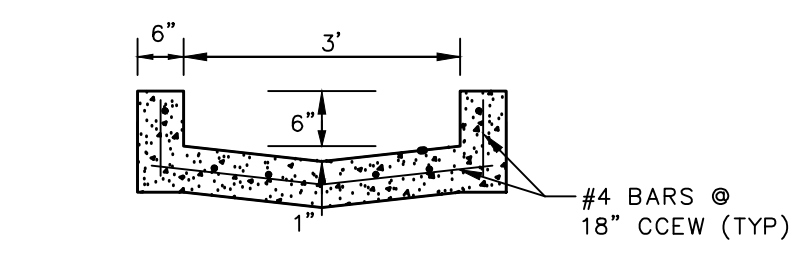
Toll Dallas TX, LLC

2557 Grapevine Parkway, Suite 100

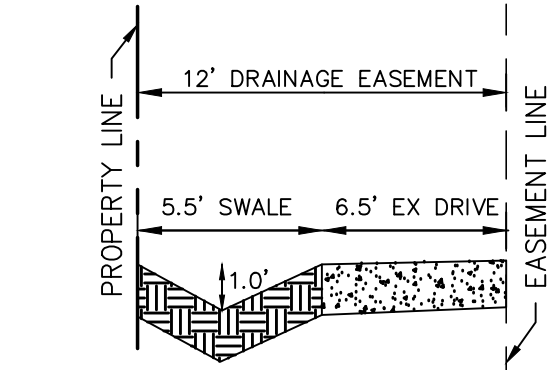
Grapevine, TX 76051

(817) 329-8770

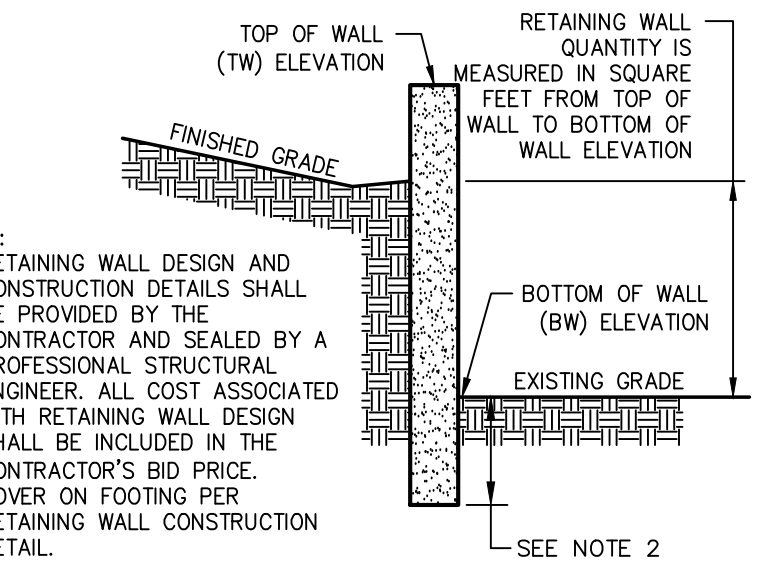
Date: Oct 12, 2020, 7:23am User ID: mmody
File: S:\projects\61233\01\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\CR-61233-01.dwg



FLUME DETAIL (SECTION A-A)
NOT-TO-SCALE



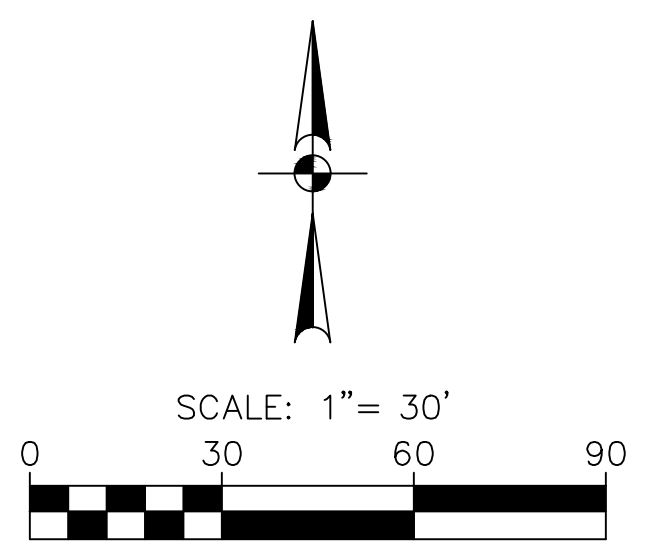
EARTHEN SWALE DETAIL (SECTION C-C)
NOT-TO-SCALE



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 #470

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

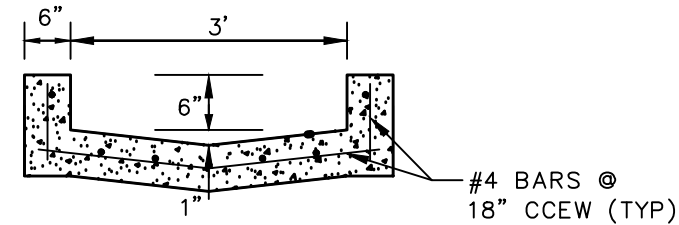
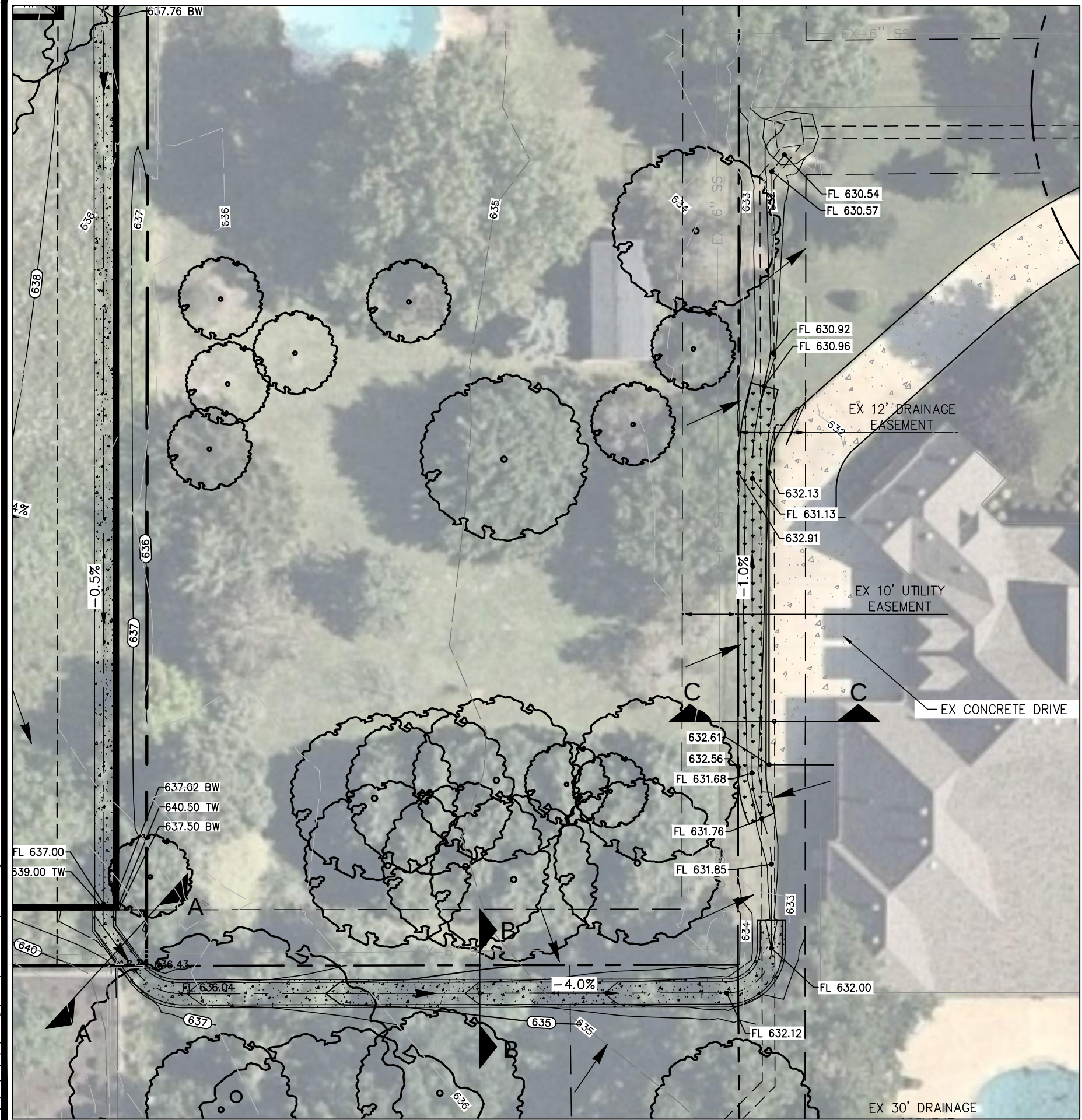
CHECKED CB

DATE OCTOBER 2020

SHEET C4.0

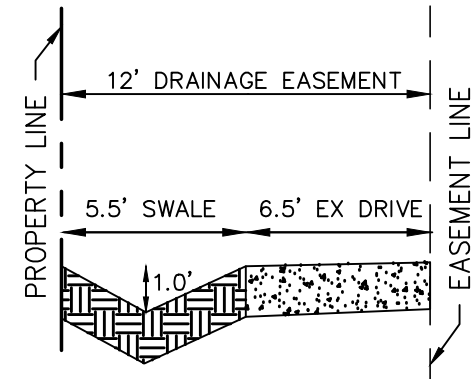
CONSTRUCTION DOCUMENTS

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



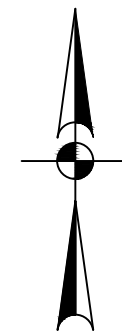
ALL CONCRETE UTILIZED SHALL HAVE A MINIMUM
COMPRESSIVE STRENGTH 4,000 PSI AT 28 DAYS
VERIFIED BY TESTING LABORATORY

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



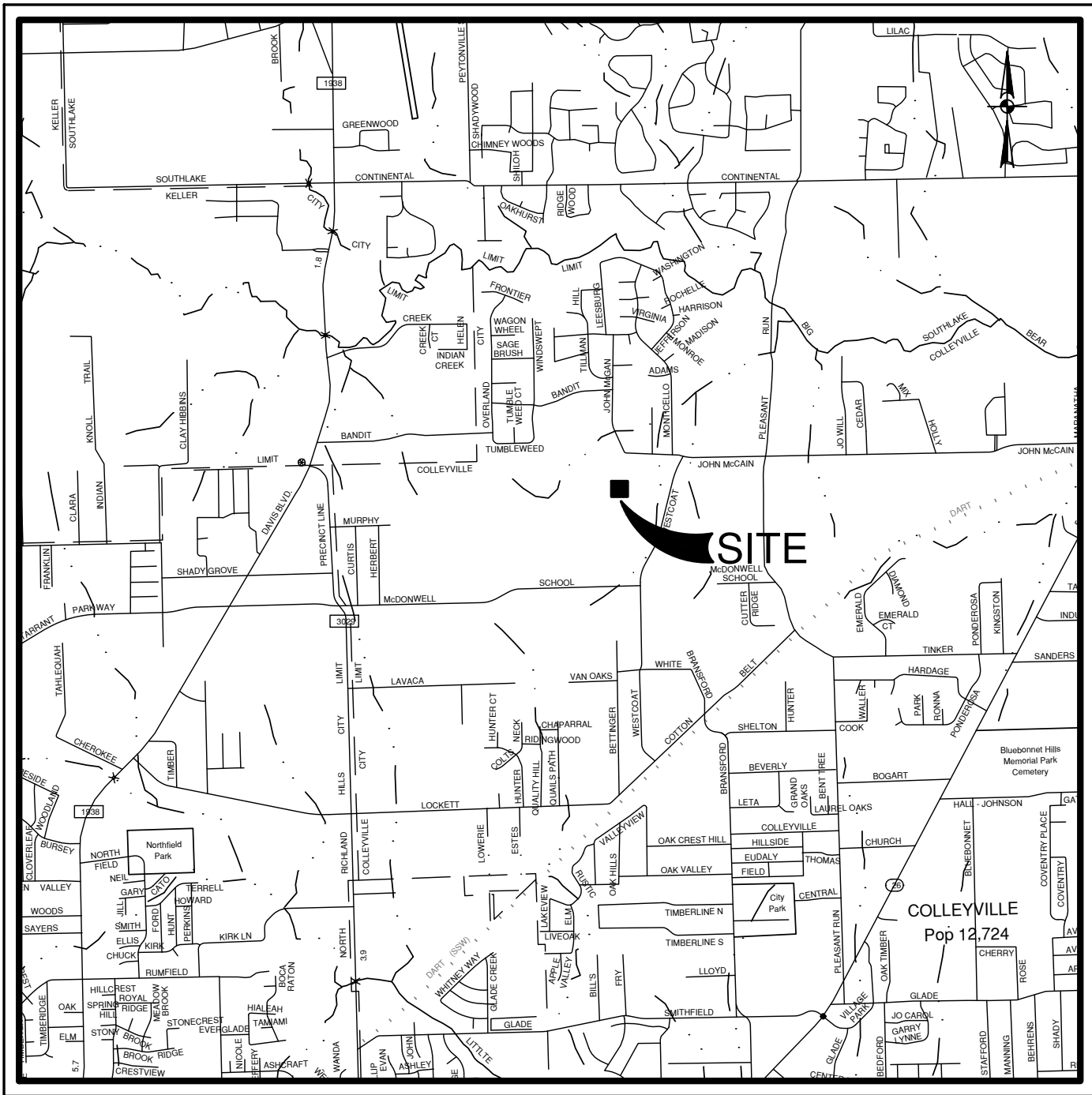
SCALE: 1" = 20'



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

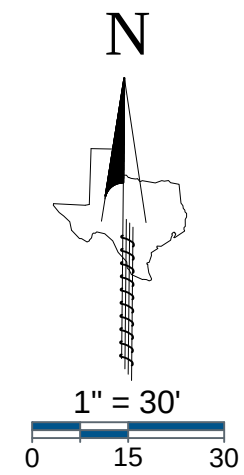
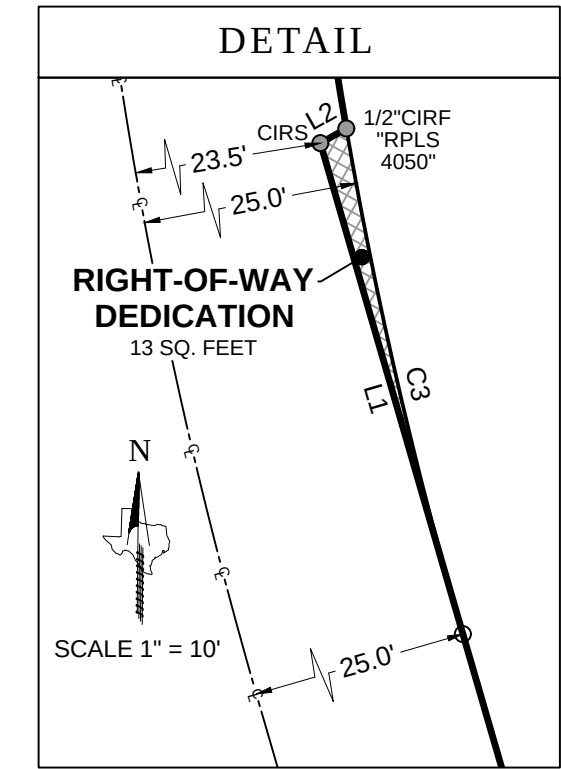
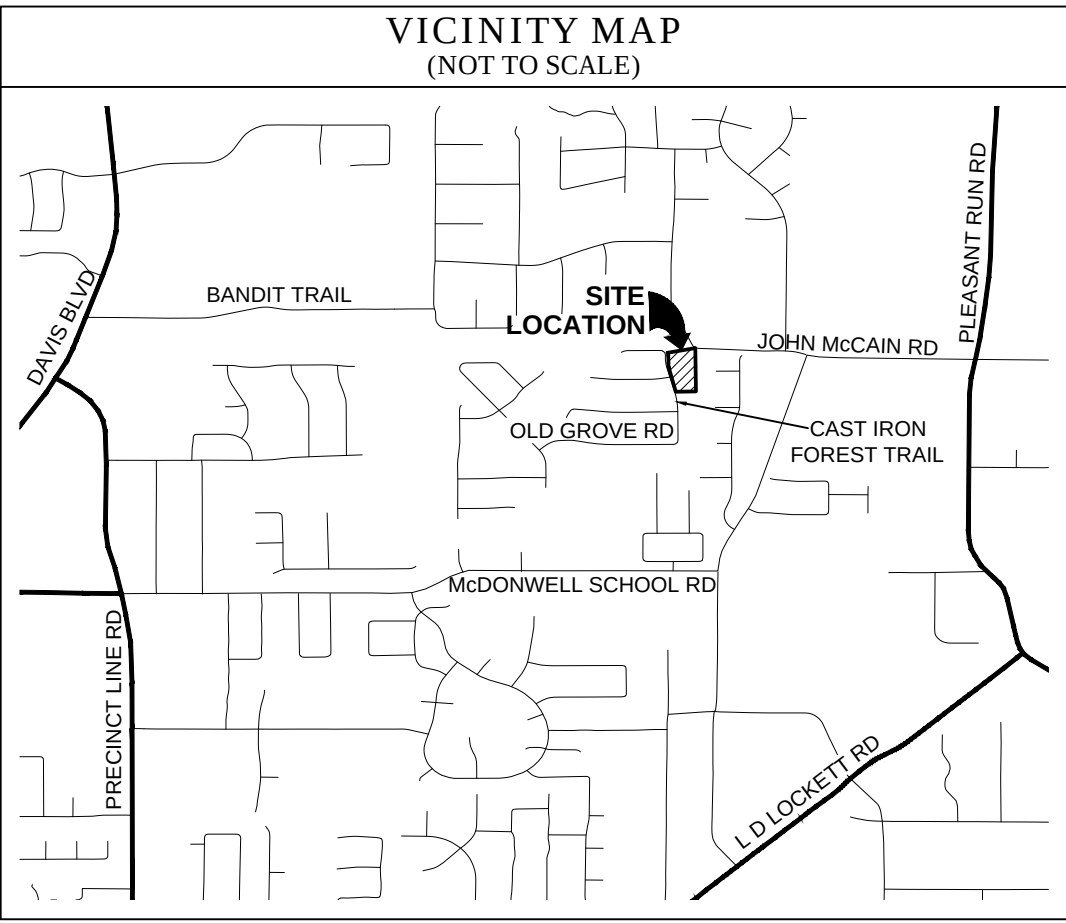


FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

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 245.00 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

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

Date: Oct 12, 2020, 12:11pm User ID: rmmay
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/CONSTRUCTIONSTANDARDSANDETAILS
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 DITGESS) (800) 344-8377

ATMOS ENERGY (817) 359-1313

CHARTER COMMUNICATIONS (817) 822-8745

CITY OF COLLEYVILLE (817) 748-8082

DITGESS (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

MLM

DRAWN

MLM

CHECKED

CB

DATE

OCTOBER 2020

SHEET

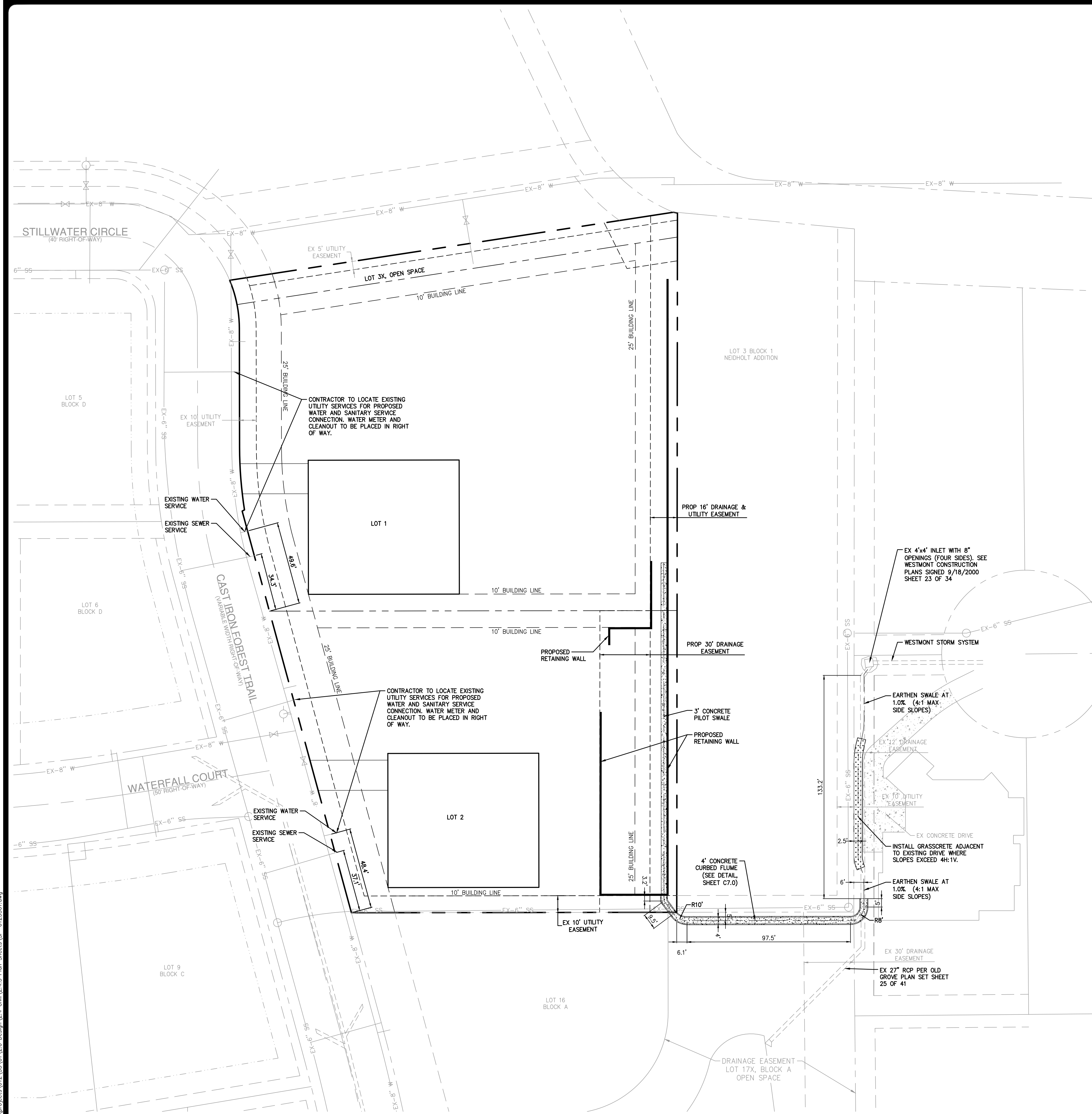
C2.0
- PAPE-DAWSON
ENGINEERS

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS

6800 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3688

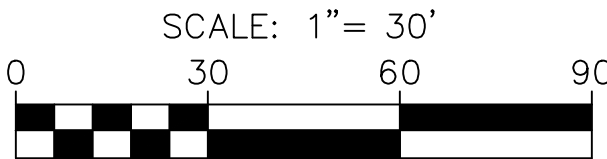
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #479
- | NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
- THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW L. MALY, P.E. #12084
OCTOBER 12, 2020.
IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.
- CONSTRUCTION DOCUMENTS

Date: Oct 12, 2020, 12:11pm User ID: rmmay
File: S:\projects\61233\01\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\CP-6123301.dwg



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

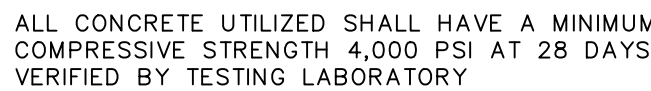
1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND WILL BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
3. THIS PLAN REFLECTS NO CONSTRUCTION OF PUBLIC WORKS OR SANITARY SEWER INFRASTRUCTURE. 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

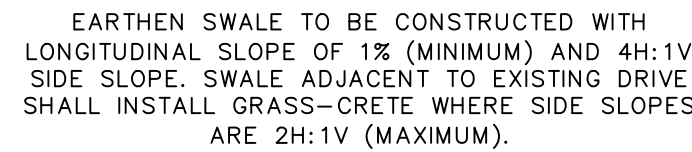
JOB NO.	61233-01
DESIGNED	MLM
DRAWN	MLM
CHECKED	CB
DATE	OCTOBER 2020
SHEET	C3.0

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.

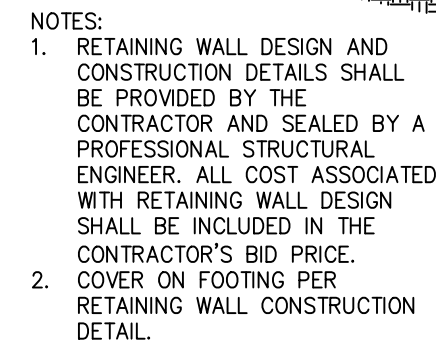
**PAPE-DAWSON
ENGINEERS**
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.970.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FPM REGISTRATION 4470



FLUME DETAIL (SECTION A-A)
NOT-TO-SCALE



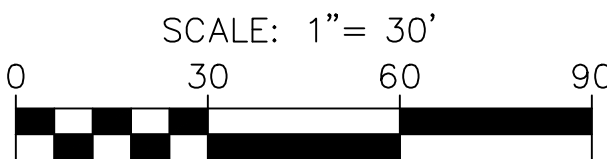
EARTHEN SWALE DETAIL (SECTION C-C)
NOT-TO-SCALE



RETAINING WALL GRADING DETAIL

NOT-TO-SCALE

- 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.



	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.

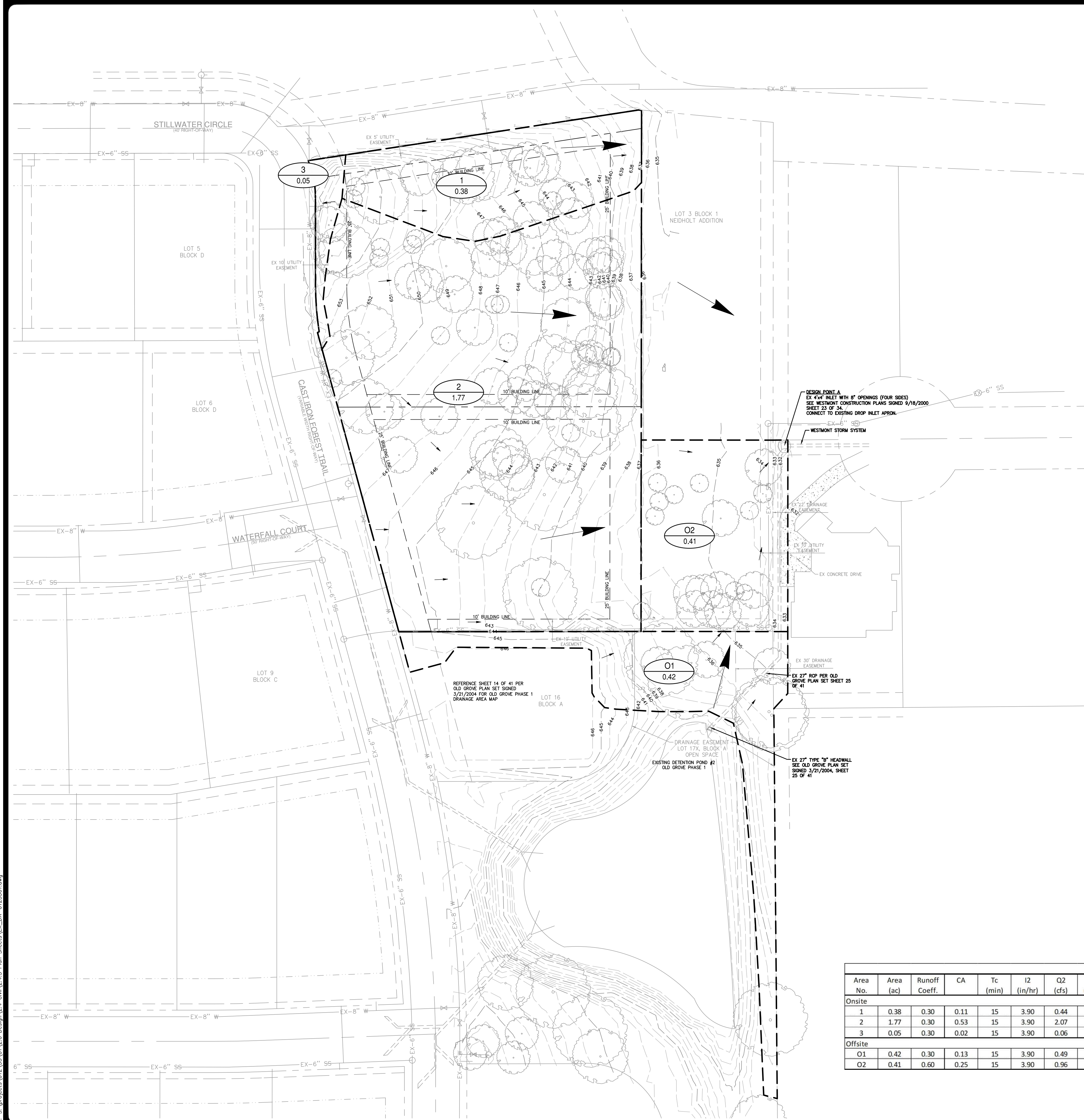
1. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
 2. ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
 3. WALL INFORMATION SHOWN ON PLANS IS TO BE USED FOR HEIGHT AND DRAINAGE PURPOSES ONLY. ACTUAL WALL AND SLOPE STABILITY DESIGN BY OTHERS. ALL CONSTRUCTION ON SLOPES EXCEEDING 4:1 SHALL REQUIRE GEOTECHNICAL DESIGN FOR SLOPE AND SOIL STABILITY.
 4. *EARTH 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. *LUMESTONE 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.
 6. COMPACTION SHOULD BE ACCOMPLISHED BY PLACING THE FILL IN SIX INCH THICK LISTS AND COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. PARTICLE SIZE 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 BUILDING PADS. FINAL GRADING AND GRADING SHALL 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 S&B ENGINEERING AND TESTING, L.P., PROJECT NO. 141CXBK12, 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.

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
5500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

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

Date: Oct 12, 2020, 12:11pm User: D: rmmjy
File: S:\Projects\61233\01\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\EX_DA-6123301.dwg



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.



SCALE: 1" = 40'



LEGEND

- EXISTING CONTOUR
- EXISTING DRAINAGE AREA
- EXISTING DRAINAGE FLOW DIRECTION
- EXISTING STORM DRAIN

A=1
1.00

DRAINAGE AREA
ACRES

NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.

PRE-DEVELOPMENT DRAINAGE AREA CALCULATIONS																	Notes
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)	
Onsite																	Sheet flow to existing bar ditch
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	
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	
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																	Sheet flow to Design Point A
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	
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

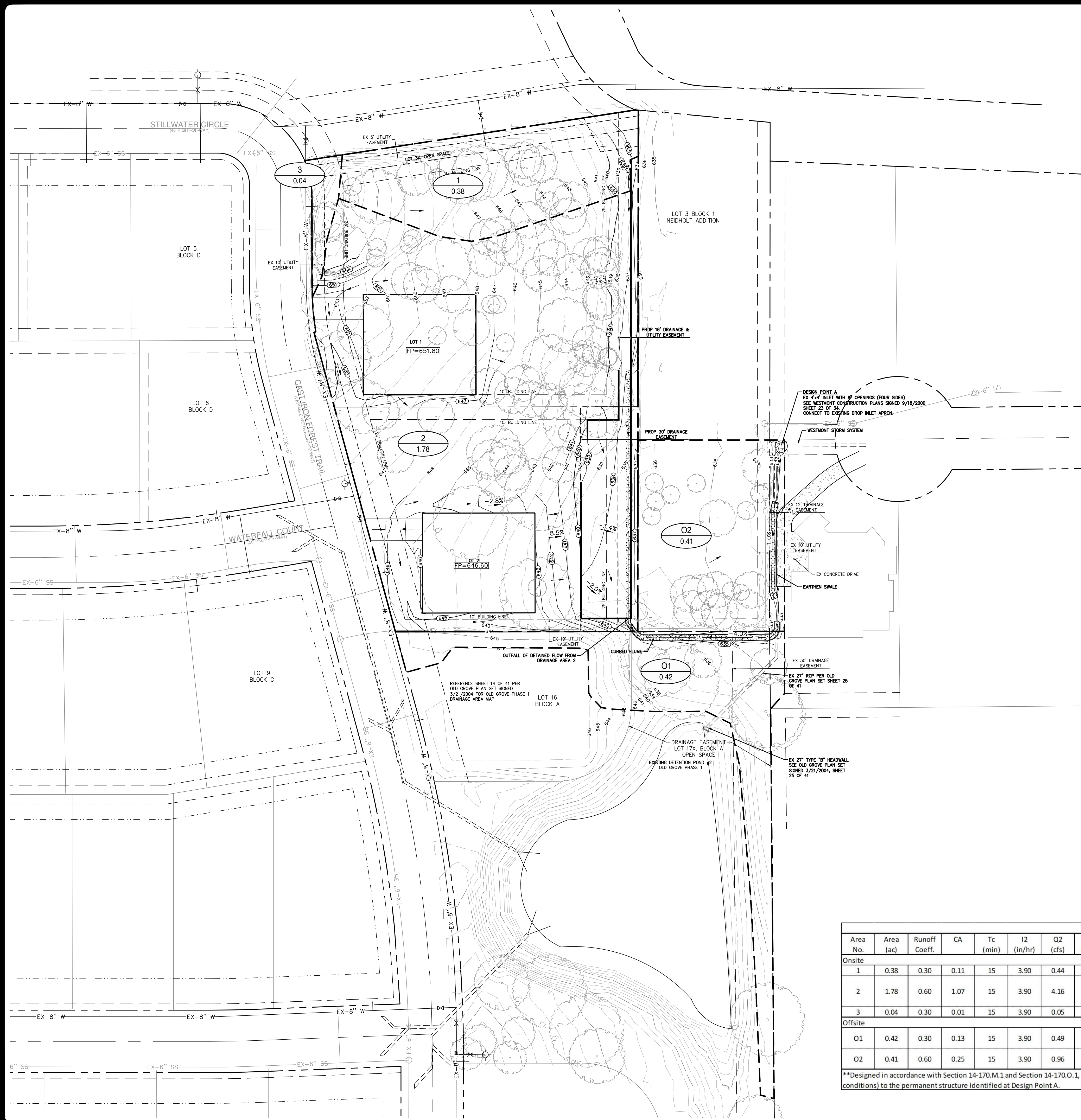
OLD GROVE - GRADING AND DRAINAGE SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL COLLEYVILLE, TEXAS EXISTING DRAINAGE AREA MAP

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET C5.0

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.

PAPE-DAWSON ENGINEERS
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6800 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.970.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

Date: Oct 12, 2020, 12:12pm User: D: mmaly
File: S:\Projects\61233\01\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\DA-6123301.dwg



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.



SCALE: 1" = 40'



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED DRAINAGE AREA
- PROPOSED FLOW LINE
- PROPOSED DRAINAGE FLOW DIRECTION
- EXISTING STORM DRAIN
- DRAINAGE AREA
- ACRES

NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.

POST-DEVELOPMENT DRAINAGE AREA CALCULATIONS																	Notes
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)	
Onsite																	Sheet flow to existing bar ditch **Detailed to existing conditions and routed to Design Point A via curbed flume and earthen swale Sheet flow to Cast Iron Forest Trail
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	
2	1.78	0.60	1.07	15	3.90	4.16	4.86	5.19	5.53	5.91	6.46	6.90	7.20	7.69	7.98	8.52	
3	0.04	0.30	0.01	15	3.90	0.05	4.86	0.06	5.53	0.07	6.46	0.08	7.20	0.09	7.98	0.10	
Offsite																	Sheet flow to Design Point A via curbed flume and earthen swale Sheet flow to Design Point A via earthen swale
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	
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	
**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.																	

**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.

PAPE-DAWSON ENGINEERS
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.970.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
PROPOSED DRAINAGE AREA MAP

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET C5.1

Date: Oct 12, 2020, 12:12pm User ID: mmaly
File: S:\Projects\61233\01\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\DR-61233-1.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



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

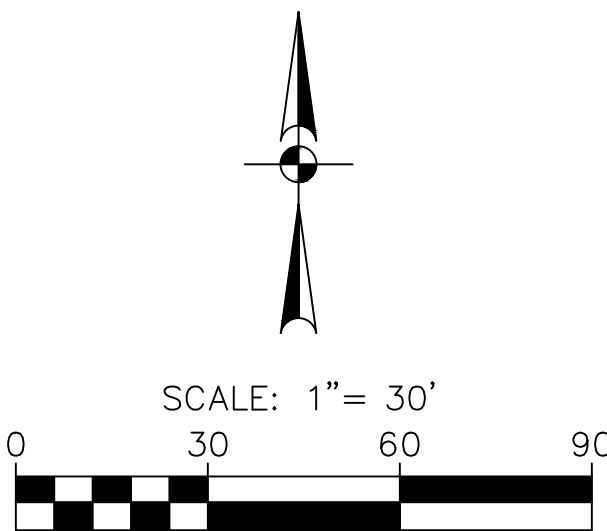
Basin	Area (ac)	Land Use (ac)		Comp. C-Value
		Open	Single-Family	
1	0.38	0.38	0.00	0.30
2	1.78	0.00	1.78	0.60
3	0.04	0.04	0.00	0.30

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

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.

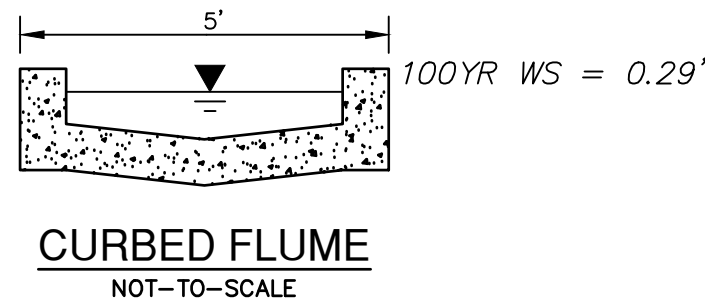


LEGEND

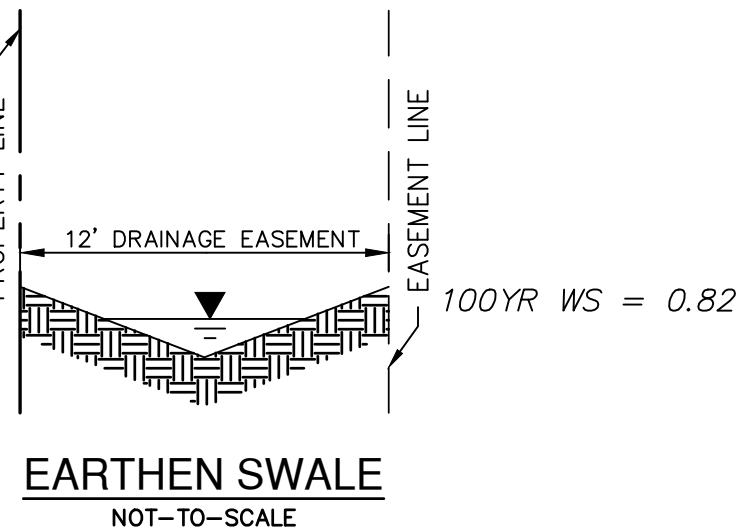
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FLOW LINE
- PROPOSED DRAINAGE FLOW DIRECTION
- EXISTING STORM DRAIN
- DRAINAGE AREA A-1 1.00 ACRES

NOTES

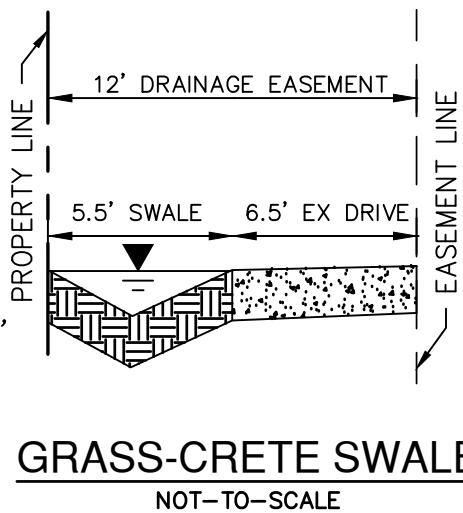
- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
- DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.



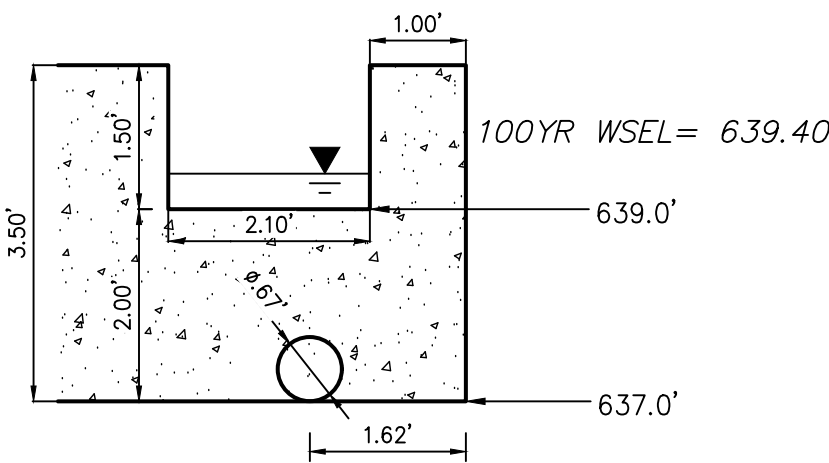
CURBED FLUME
NOT-TO-SCALE



EARTHEN SWALE
NOT-TO-SCALE

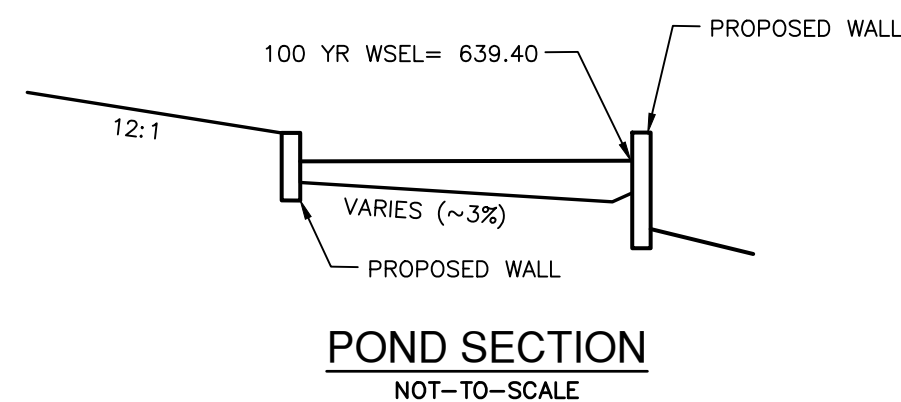


GRASS-CRETE SWALE
NOT-TO-SCALE



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

PAPE-DAWSON
ENGINEERS

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6800 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.970.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FPM REGISTRATION 4470

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**

Date: Oct 12, 2020, 12:12pm User ID: rmmly
File: S:\Projects\612133\01\02 Design\2-4.3 Deten. Sheets\DR-61213301.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

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

Elevation (ft)	Area (ft2)	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 Ke	637.00		
Weir 1	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

Storm Event	Qa (cfs)	Vreq		Design WSEL ¹ (ft)	Qout ² (cfs)	Qout / Qa	Vprovided ³ (ac-ft)	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:

- Design WSEL determined iteratively based on interpolation of Qa against Qtotal from Table 5.
- Qout calculated based on outlet structure hydraulic information in Table 6 and Design WSEL.
- Vprovided determined by comparing Design WSEL against Elevation-Volume in Table 5.

Tarrant County								
	Return Period							
	1	2	5	10	25	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

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.

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.

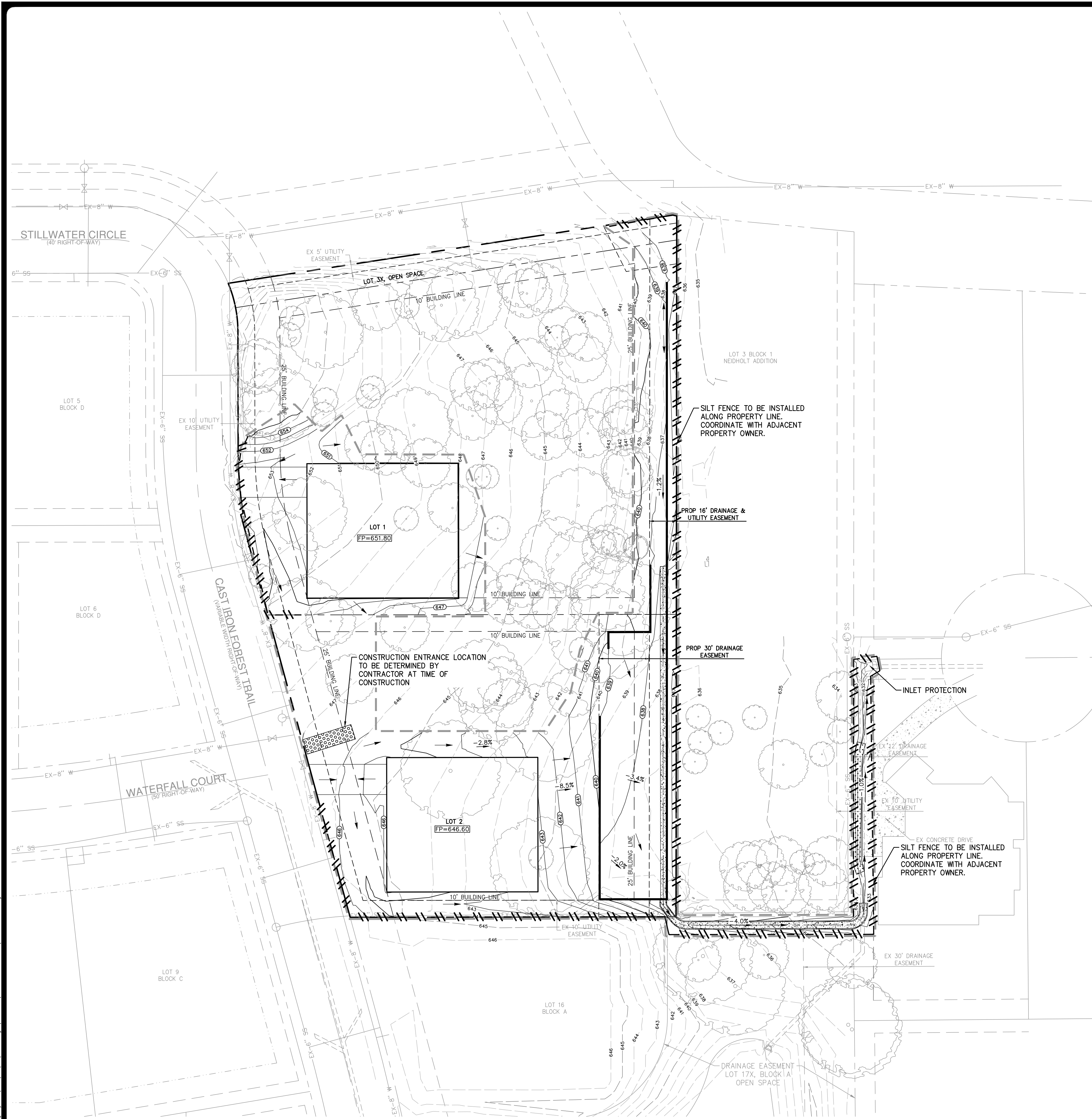
PAPE-DAWSON ENGINEERS
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6800 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.970.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FPM REGISTRATION 4470

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
DRAINAGE & DETENTION CALCULATIONS

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET C5.3

Date: Oct 12, 2020, 12:12pm User ID: mmaly
File: S:\Projects\61233\01\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\EC-6123301.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



UTILITY NOTE

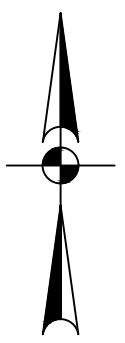
THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL 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.

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
- 678--- 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

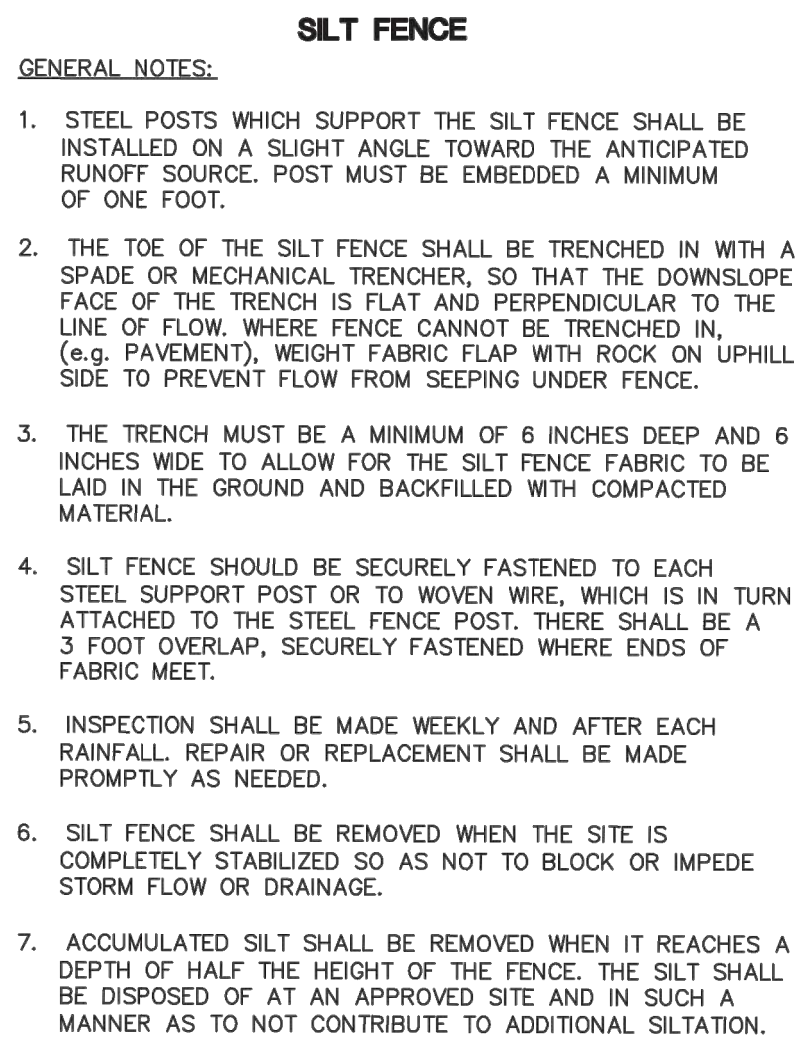
- CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY THE GOVERNING AUTHORITIES AND ALL PERIMETER EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
- THIS EROSION CONTROL PLAN IS A SUPPLEMENT TO 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 DREGGED 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.

PAPE-DAWSON
ENGINEERS

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6800 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.970.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FPM REGISTRATION #470

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
EROSION CONTROL PLAN

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET **C6.0**



REVISIONS	
REVISIONS	
SILT FENCE	
	
FEB 2014	D-10



REVISIONS		
REVISIONS		

**CONCRETE FLUME /
GABION/CONCRETE CONNECTION**



 CITY OF
COLLEYVILLE
 TEXAS

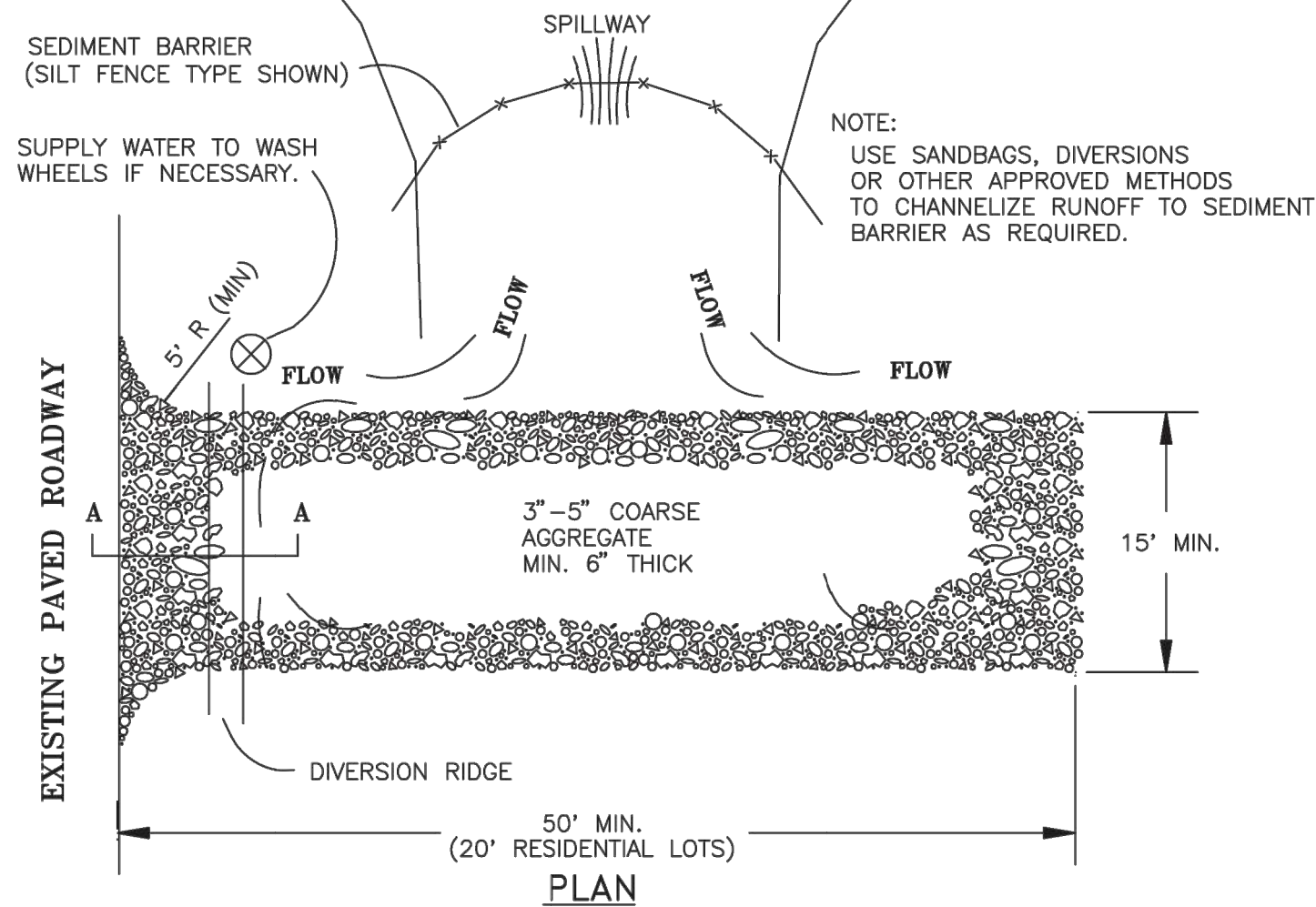
DEC. 2013



NOT TO SCALE

1. WIRE MESH BACKING MUST BE OF SUFFICIENT STRENGTH TO SUPPORT STONE FOR CURB INLETS, WITH WATER FLOW CAPABLE AGAINST IT.
2. STONE IS 3"-5" IN SIZE AND CLEAN.
3. FORM THE WIRE FABRIC STRUCTURE TO THE CONCRETE CUTTER AND AGAINST THE FACE OF CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN STONE WRAPPED IN WIRE MESH MANUALLY 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 DIPS TO PREVENT FLOW INTO INLET.
6. CONSTRUCT SIMILAR TYPE STRUCTURE AT BACK OF PROPOSED CURB INLETS WITH OPEN BACKING.
7. STONE WRAPPED IN WIRE MESH MUST BE SECURED TO THE WIRE BACKING WITH CLIPS OR DAILY RINGS AT THIS LOCATION.
8. HOLE INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2'.
9. CONSTRUCTION SHALL INCLUDE 2' DEPTH 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.

CURB INLET PROTECTION



N.T.S.

CONSTRUCTION ENTRANCE



D-11

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.

[illegible]

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**

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
CONSTRUCTION DETAILS

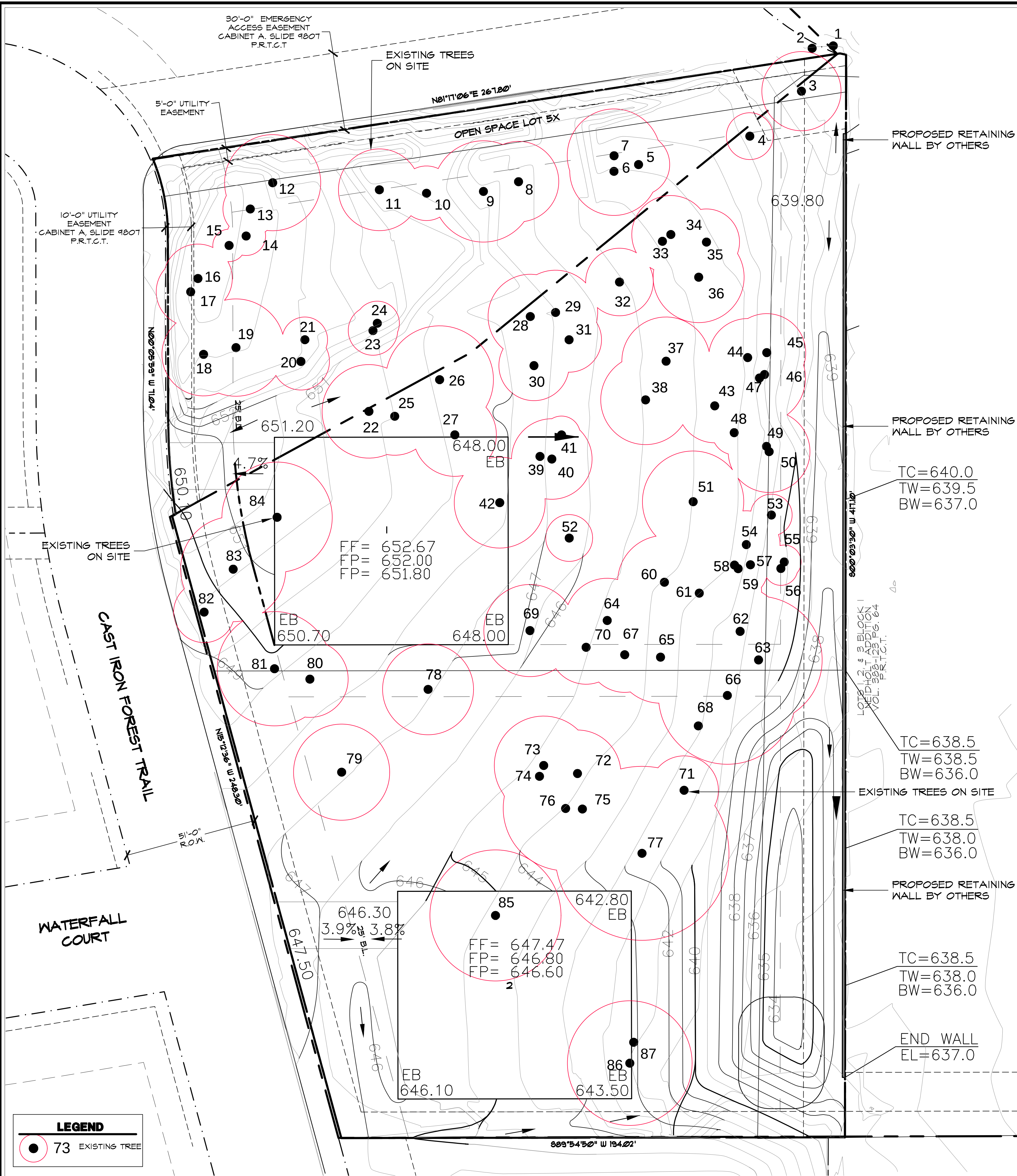
JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET C7.0

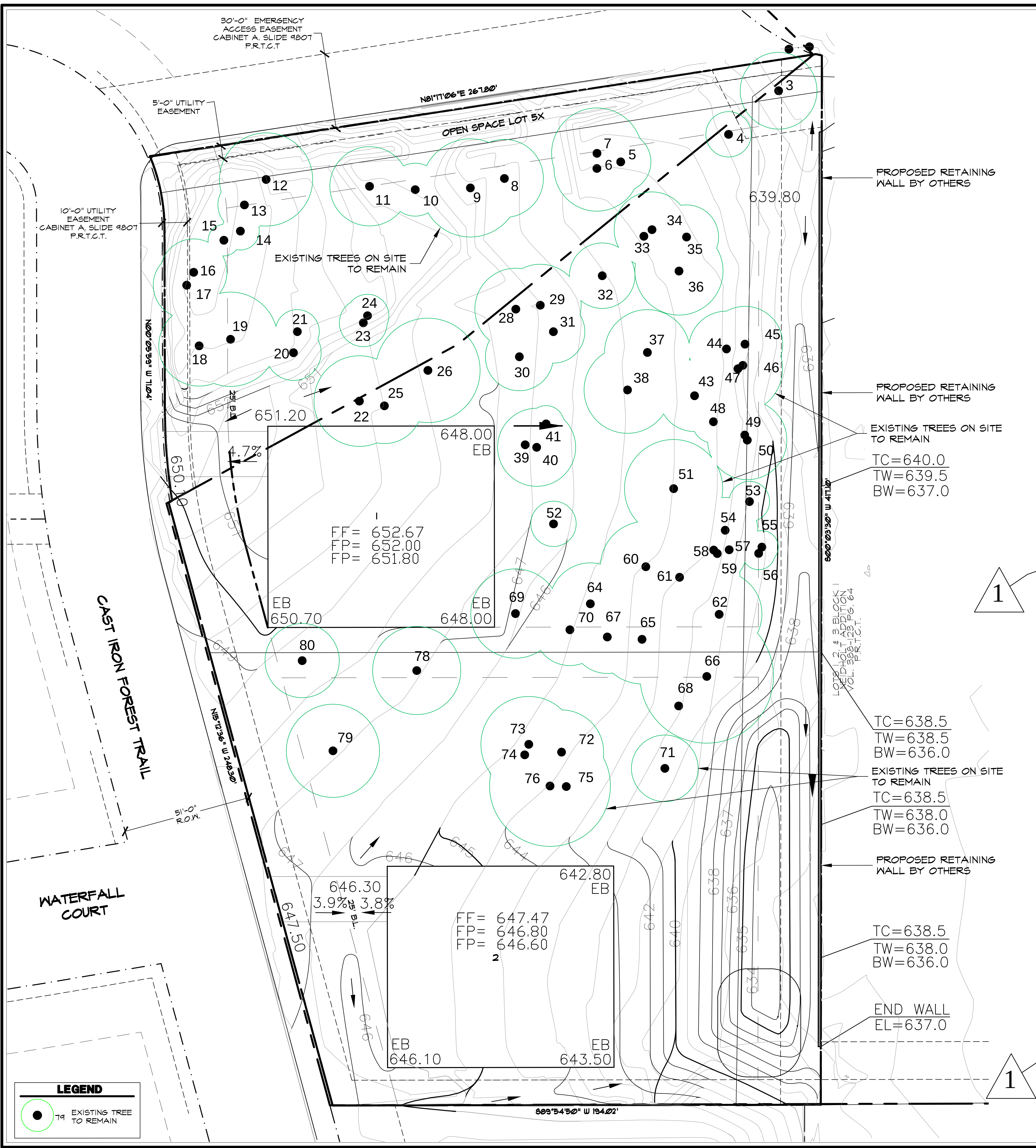
Date: Oct 12, 2020, 12:12pm User ID: mmaly
File: S:\projects\612\33\01\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\EC-6123301.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD-COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

CONSTRUCTION DOCUMENTS

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 3:08 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	Good Condition	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 Languinosum	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 Azederach	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	5.5	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	24	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
63	24.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
64	26.25	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	25.5	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 Azederach	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 - Lighting 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 (3" 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	0	0	0
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 95,729sf

TOTAL TREE CANOPY COVERAGE
REQUIRED TO BE PRESERVED - 50%

TOTAL TREE CANOPY BEING
PRESERVED - 33,293sf 74.3%

EXISTING TREE COVERAGE PRESERVATION REQUIREMENTS

THE FUTURE OF COVERAGE PRESERVATION

- TOTAL PROPERTY AREA = 95,729SF
- TOTAL CANOPY COVERAGE ON SITE = 44,870SF

46.8% CANOPY COVERAGE ON SITE

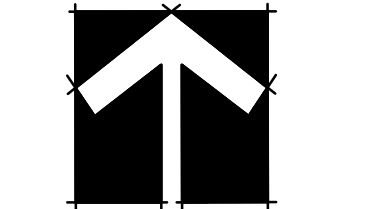
50% MIN. CANOPY COVERAGE TO BE PRESERVED

74.3% OF EXISTING CANOPY COVERAGE REMAINING

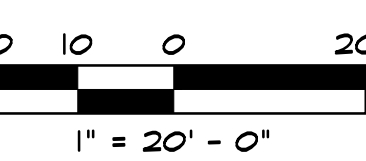


Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



NORTH



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

A horizontal scale bar with a bracket above it, labeled "One Inch".

TREE SURVEY

Tree Mitigation Plan

Old Grove, Ph. 2

City Colleyville, Tarrant County, Texas

#	F L A W REVIEW REVISIONS	DI	DATE
1	REVISED PER CIVIL CHANGES	MRH	7-5-2018

PROJECT

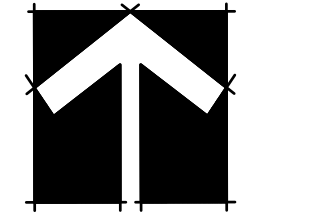
TBI013

SHEET

TR 2 of 3



January 10, 2018



NORTH

$$1'' = 20' - 0''$$

is one inch on original
wing. If not one inch on this
set, adjust scale as necessary.

e Inch

TREE SURVEY

Free Protection Plan

Old Grove, Ph. 2
City Colleyville, Tarrant County, Texas

[illegible]

PROJECT

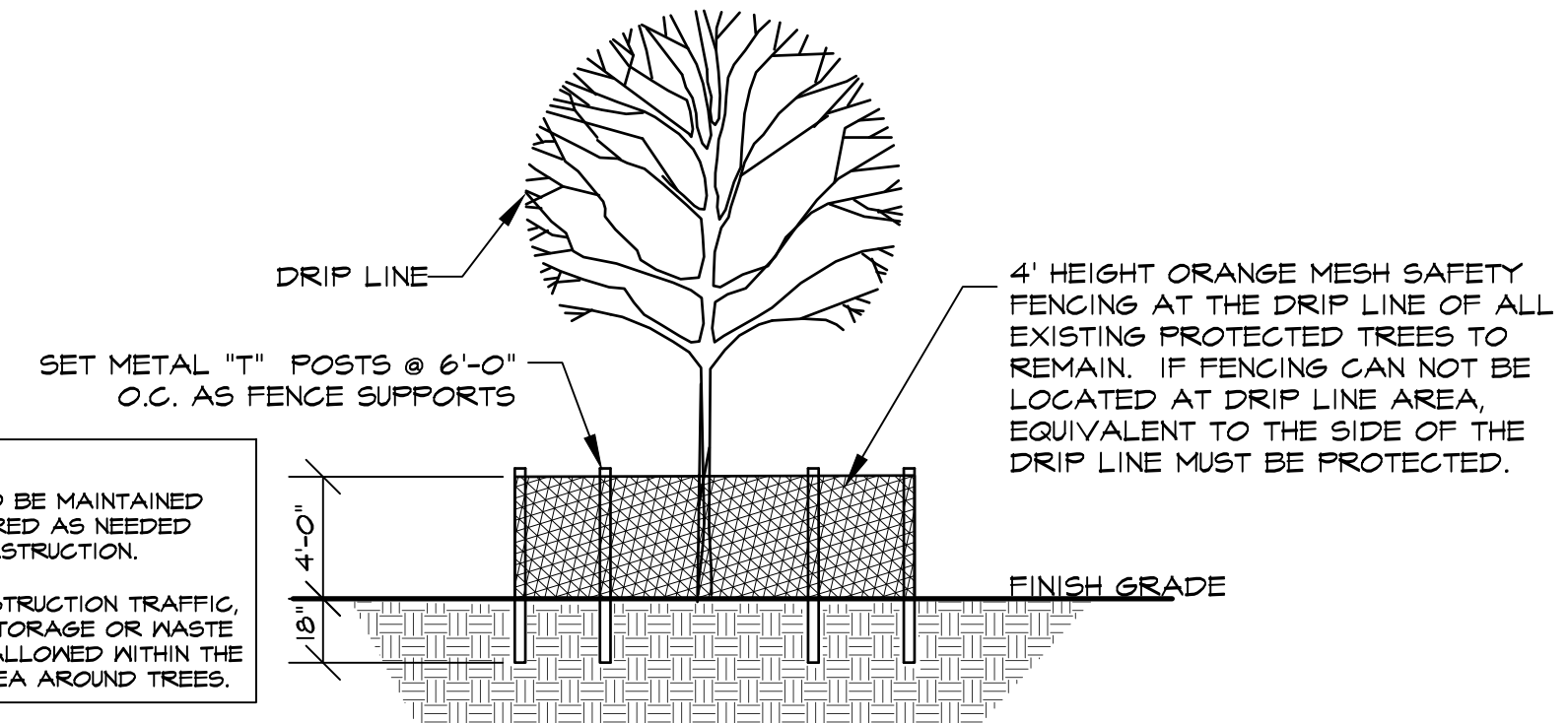
FBI013

SHEET

R3 of 3

TREE PROTECTION NOTES

1. 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.
2. 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.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
4. 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.
5. NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED



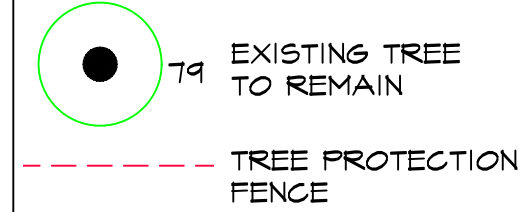
NOTES:

1. FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION.
2. NO CONSTRUCTION TRAFFIC, GRADING, STORAGE OR WASTE DISPOSAL ALLOWED WITHIN THE FENCED AREA AROUND TREES.

1 TR3 PROTECTED TREES - TREE PROTECTION DETAIL NOT TO SCALE

NOT TO SCALE

LEGEND

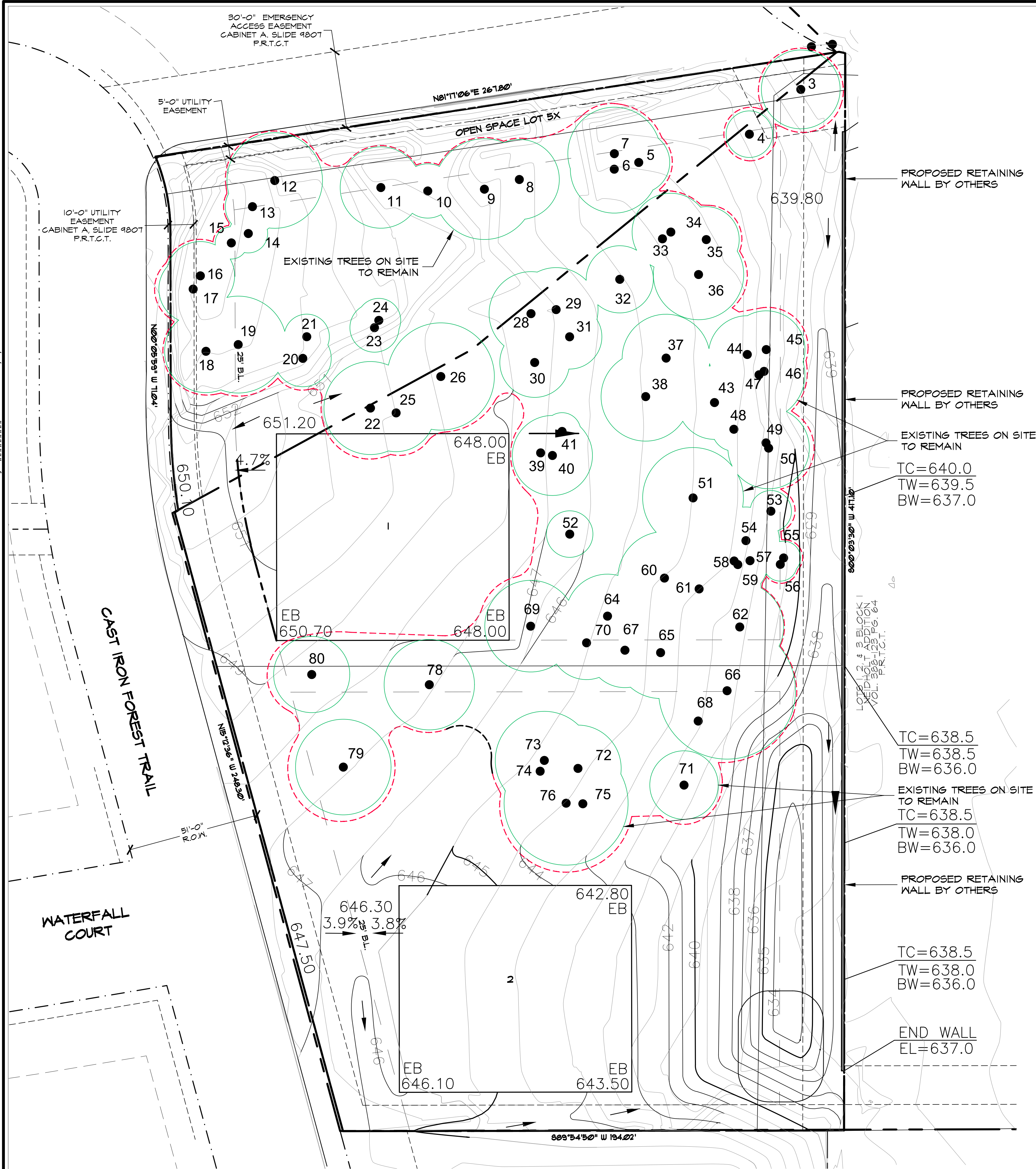


79 EXISTING TREE
TO REMAIN

--- TREE PROTECTION
FENCE

Plotted by: ##### Plot Date: 7/5/2018 2:59 PM

7/5/2018 12:05 PM



Notification Map



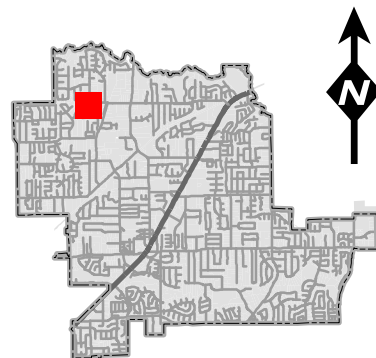
PC20-006

**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

CONFIDENTIALITY NOTICE

This electronic mail transmission may be confidential, may be privileged, and should be read or retained only by the intended recipient.

If you have received this transmission in error, please immediately notify the sender and delete it from your system.

-----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

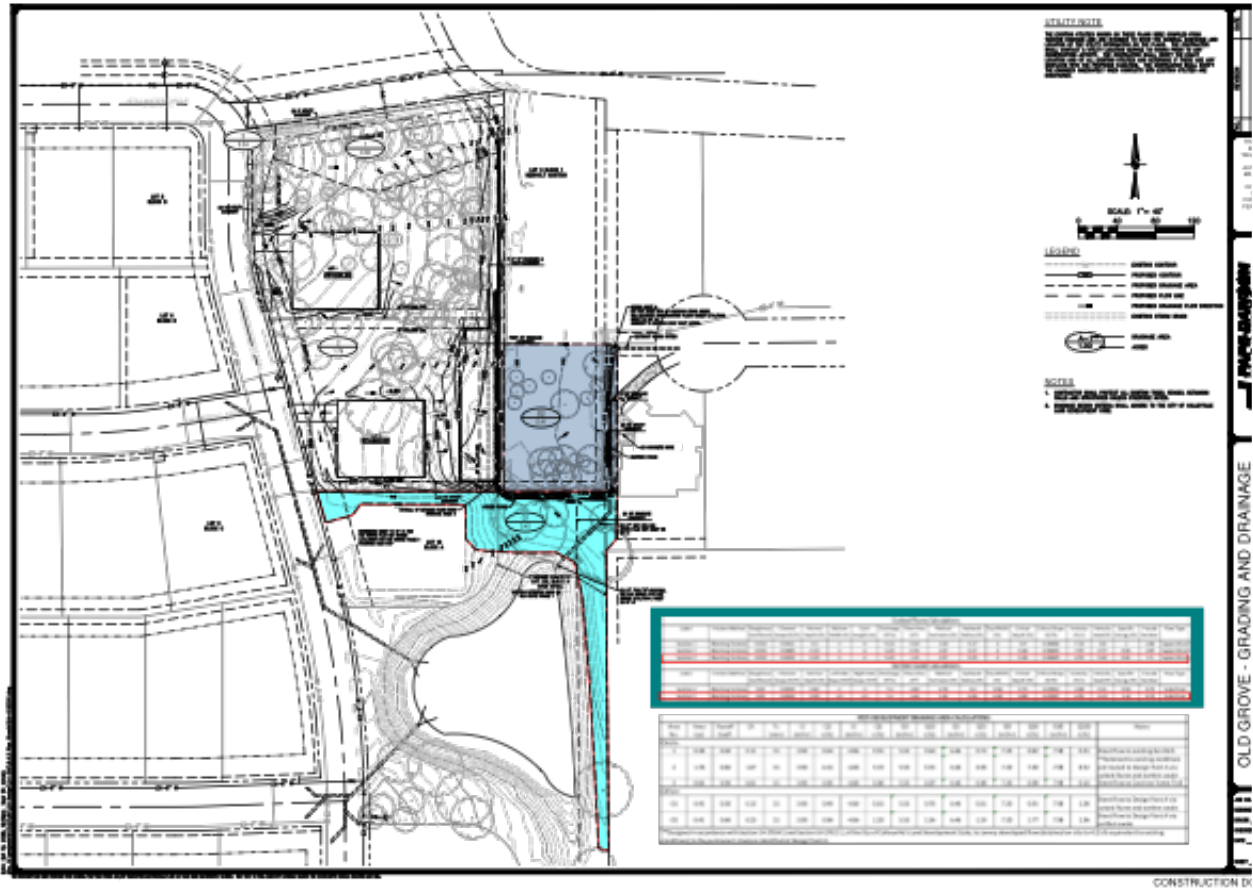
From: Jennifer Johnson
Sent: Monday, October 26, 2020 4:48 PM
To: Mike Boswell
Cc: Mark ICE: Johnson
Subject: 203 Colden Ct

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]



City of Colleyville City Council Agenda Briefing

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

Agenda Number 10

Agenda Date 4/20/2021

Type Report

Department City Secretary

Title

Colleyville Library Board Minutes - February 8, 2021

Planning and Zoning Commission Minutes - March 8, 2021

Attachments

1. Library Board Minutes - February 8, 2021
2. Planning and Zoning Commission Minutes - March 8, 2021



City of Colleyville

Colleyville Library Board MINUTES

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

Monday, February 8, 2021
6:00 p.m.

Colleyville Public Library
110 Main Street

1. CALL TO ORDER

The meeting was held via WebEx. Chair Gary McPherson called the meeting of the Colleyville Library Board to order at 6:04 p.m.

Present Board members: Chair Gary McPherson, Molly Skinner, Pat Jones, Joan Roberts, Kay Newton, Joy Fulton Lee, Wanda Cotter, Tina Bond; Ex-Officio: Denise Light; City Staff: Library Director Mary Rodne, Library Administrative Secretary Maria Hoefke

Absent Board members: Cecilia Sublette

2. APPROVAL OF MINUTES

December 14, 2020

A motion was made by Molly Skinner and seconded by Joan Roberts to approve the December 14, 2020 minutes. The motion was approved unanimously.

3. REGULAR AGENDA ITEMS

3a Introduction of new Colleyville Board Members

Chair Gary McPherson welcomed all board members and requested new members Tina Bond and Denise Light to introduce themselves and provide background information as this was their first meeting with the Library Board.

3b Discussion of Items for Future Agendas

During the last Board meeting, Chair McPherson asked for a board discussion regarding funding sources for the Library. Director Rodne said an explanation of the budget would be held at an upcoming meeting as preparations of the new budget year begins in March and April. Rodne stated that City Financial Officer Kyle Lester would provide a financial write-up for the Library Board.

Chair McPherson asked for a short report on what other area libraries are doing as

far as openings/closings. Board member Roberts asked what other libraries are doing as far as other program ideas such as virtual trivia and chess games. Director Rodne said she will also look at nationally known libraries to see what they have been doing.

Additionally the Library's long-range plan expires at the end of 2021. Director Rodne is working with the Library's architect, Aaron Babcock on updating the long-range plan. Work on that will begin towards the end of summer in determining goals. The last time the long-range plan was complete, a survey was executed and a brainstorming session was held with the Library Board. The culmination of the existing long-range plan was the completion of the Library's spatial reorganization plan.

Chair McPherson asked if it was possible to have a socially distanced, in-person meeting at the Library. Rodne said she would look into if that was possible.

4. REPORTS

4a Librarian's Report

A. Monthly Statistics:

Director Rodne provided an overview of the statistics and programs for the months of December 2020 through January 2021.

B. Donations:

Rodne reported that during the month of December the Library received a \$100 donation for any material purchase; \$250 in anonymous donations for eBooks and \$2,105 in donations for In Memory Of a patron who passed away. Items will be purchased base on their interest. In January the Library received no donations.

C. Programs:

Director Rodne provided an overview of the Library's program and events from December through January.

The Library remains at 50 percent capacity with no meeting rooms are open as well as no computers or printer available to the public. There are some study tables available in the Library.

Registration began January 11 for the Winter/Spring programs. The programs will run from January 18 through April 10. The Winter brochure may be found online and 200 cardholders have signed up for Story Time programs as well as the Winter Reading Program, Hibernate with a Good Book.

The inaugural StoryWalk® Project has completed its two-month run with 200 residents completing activity sheets. Rodne said more people participated, but did not turn in sheets. The Library is preparing to launch a new StoryWalk® Project in March.

The Library's Make and Take Kits are very popular with about 180 kits distributed.

The Library has also distributed Screen Free Fun Kits in December and February, with over 100 kits distributed each. In March and April, the Library will continue with the monthly themed kits.

The Library is handing out Valentine's Day treats with a Valentine's Day card on Friday, February 12 and Saturday, February 13, to patrons who check out items from the Library.

The City has given the Library \$35 Gift Cards to give to participants of the Winter/Spring Programs who have participated in at least three classes and have checked out items for three weeks of the Winter Reading Program.

The Library this week has launched its annual Materials Availability Survey. It is typically in paper form, but this year it is online and accessible through a QR code. Participants are eligible to receive a \$35 Gift Card as well if they provide their contact information.

The Library launched its Binge Box program in February. It is a new circulating collection which features a variety of themed DVD's in sets of four, five or six. To launch the program, each Binge Box checked out receives a popcorn container with a bag of popcorn and theatre-sized box of candy.

All staffing positions are now filled in the Library.

In addition to Press Reader, which the Library launched in November, the Library has added NewsBank, another digital service that includes the Fort Worth Star Telegram family of news.

The Library's Summer Reading Program theme will be Glow Crazy with Reading. Rodne said this year's prize room will feature a glow-in-the-dark theme as well as themed prizes.

4b Friends of the Colleyville Public Library Report

Joan Roberts stated the Friends of the Library is seeing some sales from the Used Book sale area. The Friends have not yet made the move to accept donations at this

time despite some donations continuing to trickle in. The Friends are unsure whether they will have their May 1 book sale.

4c Colleyville Public Library Foundation Report

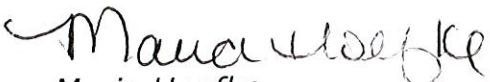
Foundation President Denise Light stated that the group will be asking the City's help in updating their Foundation webpage for more public interaction. Light also said the Glaser Foundation will once again donate \$10,000 for the Library's Summer Reading Program. Light said the Foundation will be presenting that donation to Rodne in the next couple of days. Director Rodne said the Glaser's made a donation to launch the library's collection in 2003 and since 2004 have given \$10,000 for the Summer Reading Program.

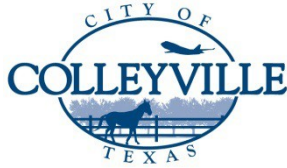
5. ADJOURNMENT

A motion was made by Pat Jones and seconded by Kay Newton to adjourn the meeting of the Colleyville Library Board at 6:33 p.m. The motion was approved unanimously.

APPROVED BY A VOTE OF 6 AYES, 0 NAYS, AND 0 ABSTENTIONS ON THIS THE 12th DAY OF April 2021.

Minutes taken and prepared by:


Maria Hoefke
Administrative Secretary



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, March 8, 2021

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Pre Commission Meeting was called to order by Chair Bevill on March 8, 2021, at 6:16 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Matt Koch, Kimberly Holt-Gunderson, and Claudia Bevill

Absent: George Bond

Staff Present: Ben Bryner, Jacquelyn Reyff, Robert McKeown, Larry Wright, Nicole Corr, and Araceli Botello

Also Present: Council Members Chuck Kelly

There was general discussion amongst staff and the Commission about agenda items to be presented at the regular meeting.

Chair Bevill adjourned the Pre Commission Meeting at 6:36 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on March 8, 2021, at 7:00 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Matt Koch, Kimberly Holt-Gunderson, and Claudia Bevill

Absent: George Bond

Staff Present: Ben Bryner, Jacquelyn Reyff, Robert McKeown, Larry Wright, Nicole Corr, and Araceli Botello

Also Present: Council Members Chuck Kelly

1 APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Minutes – February 8, 2021
Planning and Zoning Commission Minutes – February 22, 2021

Commissioner Holt-Gunderson made a motion to approve the February 8, 2021 and February 22, 2021 Planning and Zoning Commission Minutes. Commissioner Groves seconded the motion

The motion was carried by the following vote:

**Aye: 6 – Groves, Williamson, Syed, Koch, Holt-Gunderson, and Bevill
Nay: 0**

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a zoning change from CC-1 Village Retail zoning district and R-20 Single Family Residential zoning district to PUD-C Planned Unit Development-Commercial zoning district on a portion of Lots 2A & 3A and Lot 12, Block 1, Thompson Terraces, located at 5017 Colleyville Boulevard and 5016 Thompson Terrace, Case ZC20-032, TABLED FROM THE FEBRUARY 8, 2021 PLANNING AND ZONING COMMISSION MEETING

Chair Bevill requested a motion to remove item from table.

Commissioner Koch made a motion to remove Case ZC20-032 from the table. Commissioner Williamson seconded the motion

The motion was carried by the following vote:

**Aye: 6 – Groves, Williamson, Syed, Koch, Holt-Gunderson, and Bevill
Nay: 0**

There was general discussion amongst staff and the Commission regarding the applicant's request to table the case due unresolved comments related to flood plain, staff will notice surrounding property owners when applicant is ready to present, the request is to be table indefinitely and until further notice from the applicant.

Commissioner Groves made a motion to table Case ZC20-032

indefinitely. Commissioner Syed seconded the motion

The motion was carried by the following vote:

**Aye: 6 – Groves, Williamson, Syed, Koch, Holt-Gunderson, and Bevill
Nay: 0**

- 2b** Consideration of a Replat for Lot 12R, Block 1, Thompson Terraces, being a portion of Lots 2A & 3A and Lot 12, Block 1, Thompson Terraces, located at 5017 Colleyville Boulevard and 5016 Thompson Terrace, Case PC20-012, TABLED FROM THE FEBRUARY 8, 2021 PLANNING AND ZONING COMMISSION MEETING

Chair Bevill requested a motion to remove item from table.

Commissioner Holt-Gunderson made a motion to remove Case PC20-012 from the table. Commissioner Syed seconded the motion

The motion was carried by the following vote:

**Aye: 6 – Groves, Williamson, Syed, Koch, Holt-Gunderson, and Bevill
Nay: 0**

Chair Bevill note the case is similar to Case ZC20-032 in regards the applicant's request to table the case due unresolved comments related to flood plain, staff will notice surrounding property owners when applicant is ready to present, the request is to be table indefinitely and until further notice from the applicant.

Commissioner Williamson made a motion to table Case PC20-012 indefinitely. Commissioner Groves seconded the motion

The motion was carried by the following vote:

**Aye: 6 – Groves, Williamson, Syed, Koch, Holt-Gunderson, and Bevill
Nay: 0**

- 2c** Consideration of a zoning change from R-40 Single Family Residential district to PUD-C Planned Unit Development-Commercial district on Lots B1A & B2A, Reagan Estates West, located at 7720 Precinct Line Road, Case ZC21-002, TABLED FROM THE FEBRUARY 8, 2021 PLANNING AND ZONING COMMISSION MEETING

Chair Bevill requested a motion to remove item from table.

Commissioner Williamson made a motion to remove Case ZC21-002 from the table. Commissioner Syed seconded the motion

The motion was carried by the following vote:

**Aye: 6 – Groves, Williamson, Syed, Koch, Holt-Gunderson, and Bevill
Nay: 0**

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

The applicant, Roman Figueroa, 959 Roxbury Way, Keller, Texas, came forward and briefed the Commission.

The public hearing was open at 7:19 p.m. With no one wishing to speak, the public hearing was closed at 7:19 p.m.

There was general discussion amongst staff and the Commission regarding the general requirements of the PUD-C zoning, landscaping, monument sign placement, building design, setback reductions, fence regulations and placement, property's current zoning and future zoning, and masonry wall requirements.

The applicant, Roman Figueroa, 959 Roxbury Way, Keller, Texas, came forward and answered questions of the Commission regarding masonry wall placement, agreement regarding masonry wall for potential future residential zoning, future development, zoning, overhead doors, large vehicle regulations, type of proposed uses, distance from north edge building to the fence, length of a pick-up truck, turn radius, project status with City of Hurst.

Commissioner Syed requested the City Engineer, Larry Wright come forward and brief the Commission on the progress with the City of Hurst regarding the case. Mr. Wright came forward and informed the Commission that no communication has been received from the City of Hurst regarding the approval of the drainage. Mr. Wright added that he is awaiting for a drainage approval letter from the City of Hurst in order to move forward with reviewing and approving the drainage as well.

There was general discussion among staff and the Commission regarding utilities and the city that will provide these services, trash collection, trash regulations, city limit sign, sale tax, property tax, business tax, and masonry fence.

The applicants, Roman Figueroa and Rick Figueroa, 959 Roxbury Way, Keller,

Texas, came forward and answered questions of the Commission regarding the total expense in placing a masonry fence, tree preservation, and parking.

Commissioner Groves made a motion to approve Case ZC21-002. Commissioner Williamson seconded the motion

The motion was carried by the following vote:

**Aye: 6 – Groves, Williamson, Syed, Koch, Holt-Gunderson, and Bevill
Nay: 0 –**

2d Consideration of a zoning change 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

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

The applicant, Danny Giesbrecht, came forward and briefed the Commission. Mr. Giesbrecht answered question of the Commission regarding drive access, traffic flow, landscaping, fencing, parking spaces, business experience, roof sign, hours of operation, and restrooms.

The public hearing was open at 8:17 p.m. With no one wishing to speak, the public hearing was closed at 8:17 p.m.

Commissioner Holt-Gunderson made a motion to approve Case ZC21-003. Commissioner Groves seconded the motion

The motion was carried by the following vote:

**Aye: 6 – Groves, Williamson, Syed, Koch, Holt-Gunderson, and Bevill
Nay: 0 –**

2e Consideration of a Special Use Permit for Portable Storage Structure on Lot 3, Block 1, Colleyville Industrial Park, located at 1800 Industrial Boulevard, Case ZC210-004

Jacquelyn Reyff presented the item and briefed the Commission.

The applicants, Alex Garcia and Paul Mody, 1800 Industrial Boulevard, came forward and briefed the Commission. Mr. Garcia and Mr. Mody addressed questions of the Commission regarding the time frame the container has sit on the property, type of business, purpose use of the container, content in the

container, ownership of the property and container, knowledge of permit requirements, location of the container, alternative options for the storage of the container, business name, and the required process for the propose use.

There was general discussion amongst staff and the Commission about the options the Commission has regarding the case.

The public hearing was open at 8:38 p.m. With no one wishing to speak, the public hearing was closed at 8:39 p.m.

There was general discussion amongst the Commission regarding the number of businesses on the subject property, proposed use and location of the container, and the recommendation of denial without prejudice.

Commissioner Koch made a motion to deny Case ZC21-004 without prejudice. Commissioner Syed seconded the motion

The motion was carried by the following vote:

**Aye: 6 – Groves, Williamson, Syed, Koch, Holt-Gunderson, and Bevill
Nay: 0 –**

2f Consideration of a Special Use Permit for Carport on Lot 11, Block 3, Stafford Heights, located at 1600 Oak Knoll Drive, Case ZC21-005

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Aaron Higareda, 1911 Diamond Cluster, Carrollton, TX, came forward and briefed the Commission. Mr. Higareda addressed question of the Commission regarding the ownership of the property, the projects being worked on the property, knowledge of permit process, number of covered parking structures.

The owners, Dr. Pierre Lavedan and Dr. Anna Lavedan, 1600 Oak Knoll Drive, came forward and briefed the Commission. Dr. Lavedan present a video of her father walking to and from the car in the garage and answered questions of the Commission regarding the number of covered parking in the property, purpose of the carport, number and type of vehicles, and number of children and ages living in the home.

The public hearing was open at 9:03 p.m.

Pooch Amy, 1601 Oak Knoll Drive, came forward and spoke in support of the case. Mr. Amy addressed the material of the carport and the carport aligning with the house and the aesthetics of the property.

The applicant, Aaron Higareda, 1911 Diamond Cluster, Carrollton, TX, came forward and addressed question of the Commission regarding the roof material for the carport.

With no one wishing to speak, the public hearing was closed at 9:05 p.m.

The following are citizens not wishing to speak on the case, but would like their support noted on record:

Mare' Amy – 1601 Oak Knoll Drive

There was general discussion amongst the Commission regarding setting a precedence by approving the request, types of hardships for variance request, the applicant seeking an alternative option, and the applicant not seeking a permit for the carport.

Commissioner Koch made a motion to deny Case ZC21-005. Commissioner Holt-Gunderson seconded the motion

The motion was carried by the following vote:

**Aye: 6 – Groves, Williamson, Syed, Koch, Holt-Gunderson, and Bevill
Nay: 0 –**

2g Consideration of a Replat for Lot 15R, Village at Colleyville, being Lots 15, 16, 25, Village at Colleyville, located at 94 & 86 Main Street and 89 Veranda Lane, Case PC21-002

Jacquelyn Reyff presented the item and briefed the Commission. Staff answered questions of the Commission regarding the applicant for the case and the information presented to the Commission.

The public hearing was open at 9:11 p.m. With no one wishing to speak, the public hearing was closed at 9:12 p.m.

Commissioner Williamson made a motion to approve Case PC21-002. Commissioner Holt-Gunderson seconded the motion

The motion was carried by the following vote:

**Aye: 6 – Groves, Williamson, Syed, Koch, Holt-Gunderson, and Bevill
Nay: 0 –**

3. CITIZEN COMMENTS

There were no citizens wishing to speak.

4. AJOURMENT

The meeting adjourned at 9:14 p.m.

The minutes were written and prepared by:



Araceli Botello
Planning Technician

The meeting minutes were approved on April 12, 2021 by a vote of 6-0.

RESOLUTION R-21-4609

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