



City of Colleyville City Council Agenda

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

Tuesday, July 6, 2021

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

CALL TO ORDER

- WS-1** Discussion of updates to City fees/charges
- WS-2** Fleet replacement plan for FY2022
- WS-3** Presentation of the draft 5-Year CIP
- WS-4** Discussion of Roberts Road
- WS-5** Discussion of the July 6, 2021, City Council regular agenda items

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

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

Section 551.071 - Legal - Consultation with attorney regarding contemplated and/or pending litigation, including: 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 551.074 - Personnel - Deliberate the appointment, employment, evaluation, and duties of the Regional Municipal Court Judge

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 Mike Dawson, First United Methodist Church**PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt****2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-21-4628****3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS****Announcements of civic and charitable events****Presentation of calendar events and updates****Announcements of awards and recognition**

Presentation of the Distinguished Budget Presentation Award - Mayor Richard Newton and Finance Director Kyle Lester

4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-21-4629

4a Approval of the minutes of the regular City Council meeting of June 15, 2021

4b Approval of the renewal for medical insurance and award of dental insurance to BlueCross BlueShield of Texas, and authorize the City Manager to execute the agreements

4c Approval to amend the FY21 Contractual Agreement between the City of Colleyville and the Colleyville Chamber of Commerce to provide for additional event sponsorships and IT support services

5. WITHDRAWN CASES

5a Consideration of a zoning change from AG Agricultural zoning district to R-40 Single Family Residential zoning district on a portion of Tracts 2D & 2D3, Abstract 233, D R Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC21-012

5b Consideration of a Special Use Permit (SUP) for an Accessory Dwelling larger than permitted on Tract 2D & 2D3, Abstract 233, D R Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC21-014

5c Consideration of a zoning change from R-20 Single Family Residential district and R-30 Single Family Residential district to AG Agricultural district for Lot 1, Block 1, Dotti Addition, located at 1310 Tinker Road, Case ZC21-016

- 5d** Consideration of a Replat for Lot 1R and Lot 3, Block 1, Dotti Addition, being Lot 1, Block 1, Dotti Addition, located at 1310 Tinker Road, Case PC21-011

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

6a Ordinance O-21-2164

Consideration of a zoning change from AG Agricultural district to R-40 Single Family Residential district for Tract 1L, Abstract 1619, S. C. H. Witten Survey, located at 2005 Hall-Johnson Road, Case ZC21-015

6b Ordinance O-21-2165

Request to appeal the decision of the Planning and Zoning Commission regarding the consideration of a zoning change from the R--20 Single Family Residential district and R-40 Single Family Residential district to the RE Single Family 'Estate' Residential district for Lot 3, Block 3, Highland Acres Addition, located at 401 Timberline Drive South, Case ZC21-013

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

7a Ordinance O-21-2159

WITHDRAWN BY APPLICANT JUNE 28, 2021 - 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

7b Ordinance O-21-2163

Consideration of a zoning change from PUD-C Planned Unit Development-Commercial zoning district to RE Single-Family 'Estate' Residential zoning district on Lot 1A & 2A, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case ZC21-010

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

8c Resolution R-21-4626

Consideration of a Replat for Lot 1R, Block 1, Village Court, being Lot A1 & A2, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case PC21-008

9. CITIZEN COMMENTS**10. REPORTS**

Library Board Minutes - April 12, 2021

Planning and Zoning Commission Worksession Minutes - April 26, 2021

Planning and Zoning Commission Minutes - May 10, 2021

Planning and Zoning Commission Worksession Minutes - May 24, 2021

11. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, JULY 6, 2021 - READING AND PUBLIC HEARING - RESOLUTION R-21-4630**12. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, July 2, 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

Agenda Date 7/6/2021

Type Worksession

Department Finance

Title

Discussion of updates to City fees/charges

Explanation

Staff is proposing the following fee/charge changes for fiscal year 2022:

- Increasing the business center office rental rate from \$600 a month to \$700 a month
- Adding a building board of appeals (per Code ZBA) charge of \$250 per appeal
- Adding a pickleball court rental charge of \$3.00 per 1.5 hours per person

Additionally, water/wastewater impact fees are required to be received once every five years. At the conclusion of this review, the Capital Improvement Advisory Committee will have a recommendation and a resolution for City Council to consider in December of this calendar year.

Attachments

1. 2022 Recommended Fee Changes
2. Exhibit A Fees FY2022 redline

Discussion of Recommended Changes to Fees and Charges

City Council Worksession
July 6, 2021

Colleyville Business Center

Business Center



- Office: ~~\$600/mo.~~ \$700/mo.; 20% discount for meeting room; 24-hour access
- Work Stations: \$225/mo.; 20% discount for meeting room; 24-hour access
- Day Pass: \$25/day
- Vault Meeting Room: \$20/hour, 2-hour min.; 2-4 people
- Board Room: \$50/hour, 2-hour min.; 12 people; flat screen TV w/hookups
- Virtual Office: \$99/mo.; business address/mail; 20% discount meeting room; 2-days/mo.; work station
- Facility: \$750/evening, 6-9 p.m.; Mon.-Thurs.; set up/tear down
- Mailbox: \$50/mo.; business address/mail

COMING SPRING 2020

Colleyville Business Center

Growing Business Locally

To better facilitate economic development within Colleyville, the City has established the Colleyville Business Center (CBC) at 5005 Colleyville Blvd.

The City of Colleyville recognizes the important role economic development plays in diversifying the property tax base. A healthy commercial tax base is essential in maintaining balance to fund public services and education.



"Economic development that meets Colleyville's quality and excellence standards will help diversify and offset the residential tax base as Colleyville builds out."
Richard Newton, Mayor



The CBC will occupy the former Wachovia Bank building on SH26, a vacant structure that would have remained without tenants if not for City involvement due to existing lease constraints.



Commercial Development • Collaboration • Connectivity

Community Development

Community Development



Building Board of
Appeals (Per Code
ZBA): \$250.00

*For appealing a decision
of the Building Official or
to present alternative
materials and/or methods
for construction to be
evaluated by the board

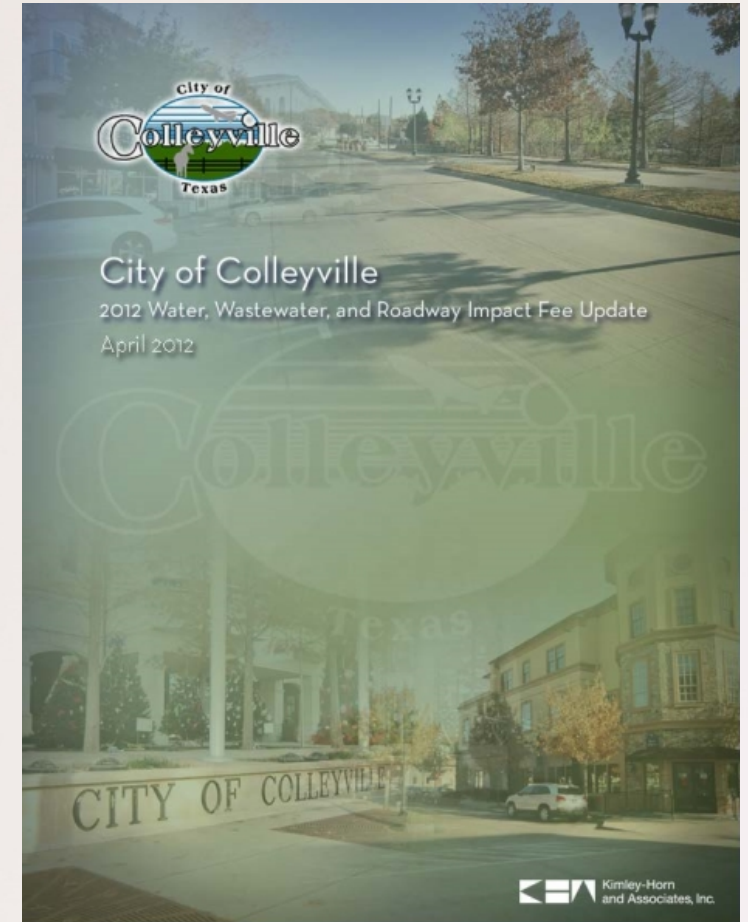


Utilities

Impact Fee Update



February 2020	Council approved a Professional Services Agreement with Kimley-Horn and Associates Inc. for the Water, Wastewater, and Roadway Fee Update
August 2021	Staff presents Impact Fee update to council
September 2021	CIAC Committee Worksession
November 2021	Council update on Land Use Assumptions, Capital Projects, and Impact Fees; Establish public hearing date for amending Impact Fee Ordinance
November 2021	CIAC submit written comments to council
December 2021	Council amend Impact Fee Ordinance



Example of fees for New Residential Home	Water Meter Size	Water Impact Fee	Wastewater Impact Fee	Roadway Impact Fee
	5/8"x3/4" Meter	\$2,491	\$643	\$4,941
	1" Meter	\$6,227	\$1,608	\$4,941

Parks and Recreation

Parks and Recreation



Pickleball court rental

- \$3.00 per 1.5 hours per person



Questions and Discussion

Sec. 2-26. - Fees and charges for city services.

(a) The following fees will be in effect in all city departments:

Notary fee (non-city related business): As prescribed by V.T.C.A., Government Code § 406.024.

(b) City secretary services:

Records request research, per hour \$15.00

Document certification (per transaction) 8.00

The city will charge fees for public information per Texas Government Code, Chapter 552 in accordance with the Administrative Code, Title I, Part 3, Chapter 70.

(c) Financial services:

New utility account processing \$2.00

Confidentiality of utility records request processing 2.00

Parking violation court cost fee 5.00

Failure to appear warrant fee 25.00

Broken/damaged/cut lock or tie 25.00

(d) Police services:

Accident reports \$6.00

Fingerprinting—First card 10.00

Fingerprinting—Each additional card 5.00

Conduct letters:

For original 10.00

For each additional 5.00

Miscellaneous police reports 2.00

Press release of police report 1.00

(e) Animal services:

Daily care of impounded animals, per day \$10.00

Each additional impounded animal, same owner, per day 10.00

Removal and disposal of live unwanted pets 30.00

Animal impound fee (second impounding) 50.00

Animal impound fee (third impounding) 75.00

Animal impound fee (fourth impounding) 150.00

Animal impound fee (fifth and greater impoundings) 150.00

Removal of individually trapped animals (private trap, if inappropriate for animal or incompatible with use of syringe pole for euthanasia) 30.00

(f) Fire prevention:

Fire alarm systems and Access Control Systems:

Plans review (new, alteration, or relocation) \$70.00

Inspection of system once in place:

Number of Devices	Fee
1 to 10	75.00
11 to 25	100.00
26 to 100	200.00
101 to 200	275.00
201 to 500	500.00
Per device for each over 500	1.00

Fire sprinkler systems—Above ground:

Plans review (new, alteration, or relocation) 150.00

Inspection of system once in place:

<i>Number of heads</i>	<i>Fee</i>
1 to 19 heads	75.00
20 to 100 Heads	100.00
101 to 300 Heads	200.00
301 to 1,000 Heads	400.00
Per head for each over 1,000 heads	1.00

Fire sprinkler systems—Underground:

Fire Sprinkler System (Relocation or modification) three sets of detailed plans

- a. Inspection is required before ditch is covered
- b. 2 hour/200 lb. test is required 50.00

Licensing inspections:

Hospitals 100.00

Nursing/long term care homes 75.00

Day care/mothers' day out 50.00

Foster and adoptive homes 10.00

Home inspection—Insurance 50.00

Permits and miscellaneous fees:

Fixed fire protection system (new, alteration, or relocation) three sets of detailed plans 50.00

Security gates (required three sets of detail plans) plus \$25.00 per required sign 50.00

Storage of flammable or combustible liquids at construction sites 50.00

Installation of compressed natural gas (CNG) container or stations 50.00

Removal, relocation of compressed natural gas (CNG) container or station 50.00

Installation of liquid petroleum gas (LPG) container 50.00

Removal, relocation of liquid petroleum gas (LPG) container 50.00

Installation of liquefied natural gas (LNG) container or station 50.00

Removal, relocation of liquefied natural gas (LNG) container or station 50.00

Spray booths (new) three sets of detailed plans 50.00

Spray booths (modification or relocation) three sets of detailed plans 50.00

Carnivals and fairs—Site plan and layout of vendors required 50.00

Fireworks display—Site inspection is required 100.00

Flammable and combustible liquids:

- a. Repair or modify a pipeline 100.00
- b. Product removal from underground storage tank 50.00
- c. Status change in product facilities 50.00
- d. Change type of contents in liquid tank(s) 50.00

Occupant load increase 50.00

Pyrotechnical special effects 100.00

Tents (any size) 50.00

Impervious Coverage Permit \$100.00

- (g) Response related to natural gas leaks and hazardous materials releases: Recovery of expenses related to natural gas leaks and hazardous materials releases caused by contractors or carriers which require an on scene response where city staff are unavailable for other emergencies for one hour or more and incidents involving negligence related to drug and/or alcohol impairment will be billed for public safety services if the incident involved any criminal offense greater than a Class C misdemeanor will be as follows:

Employee costs—Actual employee salary costs during the incident.

Emergency vehicle use fees:

Ambulance—To 210 HP, per hour \$ 41.00

Police car—Patrolling, per mile 0.63

Police car—Stationary, per hour 18.00

Fire truck—1500 GPM, per hour 95.00

Fire truck—2000 GPM, per hour 105.00

Ladder truck—At least 75 feet, per hour 145.00

- (h) Development fees—Planning and zoning services:

Preliminary plat, Final plat, or Replat \$500.00

plus, per lot 7.50

Minor plat 250.00

Amending plat 250.00

Rezoning application 500.00

plus, per acre 5.00

PUD application 750.00

plus, per acre 5.00

Amendment to existing PUD to add, delete, or change a special condition to an existing PUD ordinance 450.00

SUP application 500.00

plus, per acre 5.00

SUP residential accessory building 250.00

SUP residential carport 250.00

SUP alcoholic beverage sales 500.00

ZBA variance and appeal application 250.00

Sign board appeal 250.00

Tree mitigation appeal 250.00

Building Board of Appeals 250.00

Site plan application review 250.00

Landscape plan application review 250.00

Zoning verification letter 50.00

(i) Development fees:

Permanent sign permits 75.00

Temporary sign permits 50.00

exception: grand opening 0.00

Sign recovery fee 25.00

Network Provider Fees

Small cell application fee (this penalty shall not exceed and is capped by statutory limits)	\$500.00 (1-5 network notes); \$100.00 (each additional network node); \$1,000.00 per pole
Small cell user fees (this penalty shall not exceed and is capped by statutory limits)	\$270.00 annually for each network node
Transport facility monthly user fee (this fee shall not exceed and is capped by statutory limits)	\$28 multiplied by the number of the network provider's network nodes located in the public right-of-way for which the installed transport facilities provide backhaul, until the time the network provider's payment to the city exceeds its monthly aggregate per month compensation to the city

(j) Development fees—Plan review, inspection, and permit fees:

Permit fees. The schedule of permit fees shall be in accordance with the fee schedule below:

Calculating construction values. The construction values used for calculating permit fees shall not be less than the most recent building valuation data published by the International Code Council. Said permit fees shall be adjusted on an annual basis for permit applications received on or after the 1st day of June

using the most recent edition of the building valuation data. The regional modifier of 0.93 shall be applied to the building valuation data used for calculating construction values.

COMMERCIAL PERMIT FEE SCHEDULE	
Total Valuation	Fee
\$1.00 to \$500.00	\$50.00
\$501.00 to \$2,000.00	\$50.00 for the first \$500.00 + \$4.00 per each added \$100.00
\$2001.00 to \$25,000.00	\$75.00 for the first \$2,000.00 + \$16.00 per each added \$1,000.00
\$25,001.00 to \$50,000.00	\$500.00 for the first \$25,000.00 + \$13.50 per each added \$1,000.00
\$50,001.00 to \$100,000.00	\$750.00 for the first \$50,000.00 + \$8.25 per each added \$1,000.00
\$100,001.00 to \$500,000.00	\$1,250.00 for the first \$100,000.00 + \$6.25 per each added \$1,000.00
\$500,001.00 to \$1,000,000.00	\$4,000.00 for the first \$500,000.00 + \$5.50 per each added \$1,000.00
\$1,000,001 and up	\$7,500.00 for the first \$1,000,000.00 + \$5.00 per each added \$1,000.00

Residential Building Permit Fees. (Fee for a Residential building permit includes Building Permit, Building e-Permit, Plumbing Permit, and Mechanical Permit)

1. New Residential: (One-and-Two Family Dwellings and Additions).....\$1.00/sf area under roof
2. Alteration/Remodel and Accessory Structures: (Area within previously permitted space and detached structures).....\$0.80/sf protect area

Inspection charges. Permit fees shall include the cost of all required inspections.

Reinspection fees. If the code official is required to make a reinspection, the following fees shall apply: (1) The first reinspection fee shall be \$75.00; (2) The second, and any subsequent, reinspection fee shall be \$125.00. Failure to pay such charges as provided in this code may result in the forfeiture of the right of such contractor to obtain other permits until such charges are paid.

Fees due. All building permit fees shall be due when the permit is issued.

Fee refunds. The code official shall be authorized the refunding of fees as follows:

- (1) The full amount of any fee paid hereunder that was erroneously paid or collected.

- (2) Not more than 90 percent of the permit fee when no work has been done under a permit issued in accordance with this code.
- (3) Not more than 90 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The code official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

Sport court (concrete, nets, fencing, lighting) \$100.00

Lot grading and drainage compliance fee 125.00

New residence plan review 350.00

Residential addition and remodel plan review 150.00

Commercial plan review fee 65% of building permit fee

Swimming pool plan review fee 50.00

Water well drilling permit 50.00

Irrigation system permit 75.00

Fence permit 75.00

Masonry screening fence permit 125.00

Retaining wall 125.00

Swimming pool permit 300.00

Spas, Hot Tubs, or Fountains 200.00

Re-roofing permit (one square or more) 50.00

Grading and earthwork permit 75.00

Curb cut permit 55.00

Driveway approach permit 75.00

Temporary construction trailer 100.00

Temporary event permit 100.00

Temporary use permit 100.00

Temporary use permit—Portable storage structure 25.00

Used/obsolete street sign purchase fee (per sign) 25.00

Certificate of Occupancy or re-occupancy 100.00

Temporary certificate of occupancy 250.00 (per month)

Contractor registration fee 100.00 (per 12 month period)

Construction concealment fee (for work performed without inspections) 350.00

Special inspection fee 100.00/hour (min. 2 hours)

Additional plan review 50.00 per plan review

Water heater replacement 75.00

HVAC equipment replacement 75.00

Building E-Permit..... \$75.00

Mechanical Permit..... \$75.00

Plumbing Permit..... \$75.00

Performing Work w/o – MEP, Irrigation, Fence, Roof, Sign, Well..... \$250.00

Homestead Exemption 50% Discount – (Owner acting as GC, except NSF permits)

Application for Encroachment and Joint Use Agreement:

Document Length	Fee
1 to 10 pages	120
11 to 20 pages	160
21 to 30 pages	200
Over 30 pages	240

Weed mowing administrative fee 120.00

Weed mowing violation notification letter fee (second and all following notification letters within current calendar year) 50.00

Weed mowing fee, per acre 175.00

Demolition fee 50.00

Brush abatement fee:

Actual expenses incurred, not to exceed the estimated value of the affected property.

Sidewalk waiver request general waiver request to a Land Development Code or Code of Ordinances requirement 250.00

(k) Charges related to oil and gas wells:

Gas and oil well permit fee (per well bore) \$10,000.00

Gas well special use permit fee (per pad site) 15,000.00

Seismic survey permit 250.00

Pipeline permit 2,500.00

- (l) Public infrastructure plan review and inspection: Prior to the commencement of any public infrastructure improvements associated with private development, the developer shall pay the city a plan review and inspection fee as follows:

Engineering plan review fee—Two percent of the actual cost of the public improvements

Engineering inspection fee—Three percent of the actual cost of the public improvements

Construction materials testing fee—One percent of the actual cost of the public improvements

For each additional review after the second submittal \$250.00

Inspections performed outside of regular business hours for the construction of public infrastructure projects 50.00 per hour

- (m) Recreation:

City sponsored activities—The fee for the city park and recreation sponsored recreation and athletic activities not covered elsewhere shall be calculated for respective activity based upon the estimated costs of conducting such activity (including such items as materials, instructors, umpires, scorekeeper, trophies and other direct program costs) plus an administrative fee, or shall be as stipulated by nationally or statewide recognized athletic organizations.

Nonresident programming fee \$5.00 per class/course

Recreation Instructor Compensation:

- Indoor Recreation Program Instructors – 70% of total fees collected (instructor) and 30% of total fees collected (City)
- Outdoor Recreation Program Instructors – 80% of total fees collected (instructor) and 20% of total fees collected (City)

Senior center annual membership required for participation in all activities:

Colleyville resident Free

Non-Colleyville resident 10.00

Senior center membership card replacement fee:

Colleyville resident 2.00

Non-Colleyville resident 2.00

- (n) Parks:

Youth sports associations:

Athletic field use fees:

Colleyville residents (per participant/per season/per association) \$5.00

Non-Colleyville residents (per participant/per season/per association) 5.00

Non-Colleyville resident Fee: A fee of \$20.00 shall be charged to each non-resident, per participation in each organized sports association per season.

Field rental fees:

Field		No lights/with lights	Time
Reagan Park	Resident	35.00/50.00	Per 2 hours
	Nonresident	60.00/100.00	Per 2 hours
City Park	Resident	50.00/80.00	Per 2 hours
	Nonresident	100.00/180.00	Per 2 hours
Pleasant Run Park (Game Field)	Resident	50.00/80.00	Per 2 hours
	Nonresident	125.00/175.00	Per 2 hours
Pleasant Run Park (Practice Field)	Resident	35.00/50.00	Per 2 hours
	Nonresident	60.00/100.00	Per 2 hours

Rental fees:

Park pavilion rental per hour (no minimum):

Colleyville residents \$20.00

Non-Colleyville residents 30.00

Tennis court rental-Per person (per one and one-half hour increment): \$ 3.00

Pickleball court rental – per person (per one and one-half hour increment)\$ 3.00

McPherson Park group pavilion rental per hour (no minimum):

Colleyville residents 40.00

Non-Colleyville residents 70.00

Wedding event in a park without amenities 100.00

Senior Center: rooms available include the Blue Bonnet Room, Computer Room, and Cowboy Room.

Rental Fee 5.00

Deposit (refundable) 50.00

Webb House:

Monday through Thursday, 8am – 10pm
 Colleyville resident\$30.00/hr; 3-hour minimum
 Non-Colleyville resident\$60.00/hr; 3-hour minimum

Friday through Sunday, 8am – 10pm
 Colleyville resident\$40.00/hr; 3-hour minimum
 Non-Colleyville resident\$90.00/hr; 3-hour minimum

Deposit (refundable)\$200.00

(o) Colleyville center fees and charges:

Non-Resident and Business—Standard Rates

Room	* Weekday rate	Prime weekend Fri/Sat/Sun
	Four-hour block of time, except for entire building rental which is ten hours	Ten-hour rental
Small conference room	\$200.00	Entire building rental only
North hall	\$375.00	Entire building rental only
South hall	\$375.00	Entire building rental only
North & South Hall Combined	\$700.00	Entire building rental only
Entire building	\$2,100.00 weekday	Friday and Sunday \$2,500.00 Prime Saturday \$3,000.00
Bluebonnet Courtyard	\$300.00 Available as add-on when renting North & South Hall Combined	Included in rental fee
Garden plaza (Including chairs)	\$300.00	\$300.00

Décor Fee	\$300	\$300
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Sanitation Fee \$50-75 per rental contract

* Includes tables, chairs, and all add-ons listed in the video, audio, and room set sections of the administrative fee schedule.

Colleyville Resident/Business—With 20% Discount

Room	* Weekday rate	Prime weekend Fri/Sat/Sun
	Four-hour block of time, except for entire building rental which is ten hours	Ten-hour rental
Small conference room	\$160.00	Entire building rental only
North hall	\$300.00	Entire building rental only
South hall	\$300.00	Entire building rental only
North & South Hall Combined	\$560.00	Entire building rental only
Entire building	\$1,680.00 weekday	\$1,680 Friday and Sunday \$2,000 Prime Saturday
Bluebonnet Courtyard	\$300.00 Available as add-on when renting North & South Hall Combined	Included in rental fee
Garden plaza (including chairs)	\$300.00	\$300.00

* Includes tables, chairs, and all add-ons listed in the video, audio, and room set sections of the administrative fee schedule.

Colleyville Based Non-Profit and Civic Organizations

Room	* Weekday rate	Prime weekend Fri/Sat/Sun
	Four-hour block of time, except for entire building rental which is eight hours	Eight-hour rental
Small conference room	\$90.00	Entire building rental only
North hall	\$120.00	Entire building rental only
South hall	\$120.00	Entire building rental only
North & South Hall Combined	\$210.00	Entire building rental only
Entire building	\$450.00 weekday	50% discount Friday and Sunday \$1,050.00 20% discount prime Saturday \$2,000.00
Bluebonnet Courtyard	Included in full building or North & South Hall Combined rental fee	
Garden plaza (including chairs)	\$450.00	\$450.00

Administrative Fees		
	Non-profit	Standard
Video		
LCD Projector per hour (portable and ceiling mount)	\$65.00 with weekday max \$150.00	\$65.00

LCD 220" rear screen HD projector per hour	\$75.00 with weekday max \$200.00	\$75.00
Rolling video cart with electrical and extension	\$2.00	\$10.00
Stage front drop screen	\$10.00	\$40.00
White board/flip chart with easel	\$20.00	\$20.00
Easel	\$15.00	\$15.00
Audio		
Baby grand piano	\$100.00	\$100.00
Stage lighting and sound board	\$200.00 + AV tech	\$200.00 + AV tech
Podium with microphone	\$20.00	\$35.00
Corded microphone on stand—One free with N/S hall	\$15.00	\$15.00
Wireless microphone (hand held or lapel)	\$25.00	\$50.00
Colored up lights	\$200.00	\$200.00
Room set		
Linens (per linen) weekdays only	\$10.00	\$10.00
Draped and skirted registration table	\$15.00	\$15.00
Room change after final set (per table and chair set)	\$20.00	\$20.00
Catering		
Kitchen Use/Food Service (when food is brought in) - flat fee based upon set up or attendance whichever is greater	\$1.00 per person weekday or weekend (\$300.00 max)	\$1.00 per person weekday \$2.00 per person weekends (\$300.00 minimum)

Deluxe coffee service with condiments	15 cup carafe—\$15.00	15 cup carafe—\$15.00
Water/soda service	\$1.00 per bottle	\$1.00 per bottle
Miscellaneous		
Copies 1—50—\$0.25 first copy, \$0.10 thereafter	\$0.25/\$0.10	\$0.25/\$0.10
Deposits		
Entire building	\$500.00	\$1,000.00
Grand hall	\$300.00	\$300.00
Half hall (North or South)	\$200.00	\$200.00
Conference room	\$50.00	\$50.00

Miscellaneous Fees/Policies

Cancellation Policy—Any cancellation of a Friday, Saturday, or Sunday entire building rental or combined north/south hall booking shall result in lessee forfeiting one-half of the deposit. If the cancellation is received 180 to 120 calendar days prior to the event, the lessee will forfeit all of the deposit. If the cancellation is received less than 120 calendar days prior to the event, the lessee will forfeit all monies paid to the Colleyville Center.

Colleyville Center deposit forfeiture—Up to \$1,000.00 will be retained from lessee deposit for failure to leave the premises (building and grounds) in as good or better condition than it was prior to being leased or for failure to pay outstanding balance of other fees.

AV surcharge—All rented audio visual equipment brought into the building by another vendor incurs a 15 percent charge of the Colleyville Center fee for same equipment.

Non-profit donations—Any not for profit organization that donates over \$50,000.00 to the Colleyville Center does not incur equipment fees. Supply and service fees are not included in this waiver. If a not for profit organization donates a single piece of equipment, it becomes Colleyville Center property and use of that equipment by that organization does not incur equipment fees.

Discount for using local businesses—If a client uses three or more Colleyville businesses during their event, the center will provide complimentary colored up-lighting (\$200.00 value).

Additional rental hours—If a client requests to extend a rental of the entire building beyond their eight hour rental, additional hours will be available for an additional \$250.00 per hour, within the business hours of the center. The additional hours must be requested in advance. Fees will not be pro-rated for increments of time less than one hour.

Late fees—The Colleyville Center closes at 12:00 a.m. (midnight) on Friday and Saturday and 11:00 p.m. Sunday through Thursday. Should a client remain on the premises after the building is closed, a fee

will be assessed at the rate of \$1,000.00 per hour until such time the building is vacated. Fees will not be pro-rated for increments of time less than one hour.

Colleyville Center rental hours—The Colleyville Center is available for rental from 8:00 a.m. to 11:00 p.m. Monday through Thursday, 8:00 a.m. to midnight on Friday, 11:00 a.m. to midnight on Saturday, and 11:00 a.m. to 11:00 p.m. on Sunday. Weekday rental rates apply Monday through 4:00 p.m. on Friday. Prime weekend rates apply 4:00 p.m. Friday through 11:00 p.m. Sunday. For holiday closures, the Colleyville Center may follow the schedule for City offices.

(p) Library:

**Colleyville Public Library
Circulating Materials Restrictions**

Materials	Loan period	Limits *	Fees/fines **	Renewal limits ***
Fiction books	21 days	No limit	\$0.25 per day	5
Non-fiction books	21 days	No limit	\$0.25 per day	5
Best sellers	7 or 14 days	No limit	\$0.25 per day	5
Magazines	7 days	No limit	\$0.25 per day	5
Feature-length DVDs (60 min.+)	7 days	10	\$1.00 per day	5
Educational/DVDs	7 days	10	\$0.25 per day	5
Children's DVDs (under 60 min.)	7 days	10	\$0.25 per day	5
Compact discs	7 days	10	\$0.25 per day	5
J Kits	21 days	No limit	\$0.25 per day	5

Books on compact disc	21 days	No limit	\$0.25 per day	5
J Holiday books	7 days	Varies by holiday	\$0.25 per day	0 during holiday
STEAM kit	1 week [7 days]	1 per household, adult cardholder only	\$1.00/day	0

* No limit until a maximum of 40 items is reached. A total of 40 items per card.

** Overdue fines threshold is \$5.00.

*** Renewals are allowed when materials are not on reserve for another patron.

**Colleyville Public Library
Materials Replacement and Processing Fees**

Item	Cost	Processing fee
Library card	\$2.00	\$0.00
Book	Cost of item	5.00
Paperback book	Cost of item	5.00
Board book	Cost of item	2.00
Magazine	Cost of item	2.00
Compact disc	Cost of item	5.00
Lost compact disc outer insert	0.00	5.00
Book on CD	Cost of item	5.00
Lost/damaged single book on CD disc	Cost of single CD	1.00
DVD	Cost of item	5.00

Lost DVD outer insert	0.00	5.00
Audio-visual material containers	Cost of item	5.00
Kit bags	Cost of item	2.00
Bar codes/RFID tags	\$1.00	0.00
STEAM Kit, STEAM Kit Case, STEAM Kit Piece(s)	Cost of item(s)	

Print card 0.50

Color copies (per page) \$0.50

Black and white copies (per page) 0.10

Fax—Incoming (per page) 1.00

Fax—Outgoing (per page)

Local 1.00

Long distance 2.00

Non-resident fees:

Non-resident card (non-TexShare, non-reciprocal borrowing participating home library) 25.00

Non-resident card (without home library) 25.00

Interlibrary loan materials not picked up 2.00

(q) Utilities (other than base/CIP/T.R.A. rates)

Meter damage fee – cost of the meter or meter repairs

Fire hydrant meter deposit - \$2,500

Damaged double-check assembly - \$300

Lost/missing hydra-storz cap - \$200

Damaged register - \$100

Damaged ball valve - \$75

Damaged chain or lock - \$50

Backflow test - \$50/test

Fire hydrant meter reading - \$25

Colleyville Business Center

Item	Cost	Notes
Work Stations	\$225 / month	20% discount for meeting room; 24-hour access with month
Day Pass	\$25 / day	
Office	\$600 \$700 / month	20% discount meeting room; 24-hour access with month
Vault Meeting Room	\$20 / hour (2 hour minimum)	2 – 4 people
Board Room	\$50 / hour (2 hour minimum)	12 people; flat screen TV with hookups
Virtual Office	\$99 / month	Business address / mail; 20% discount meeting room; 2 days per month; work station
Facility	\$750 / evening, 6 – 9 p.m. (Mon. – Thurs.)	Set up and tear down
Mailbox	\$50 / month	Business address / mail

(O-14-1945, § 2(Exh. A), 12-16-2014; Ord. No. O-15-1969, § 3, 9-15-2015; Ord. No. O-16-1991, § 2, 9-20-2016; Ord. No. O-17-2022, § 1, 8-15-17; Ord. No. O-17-2030, § 2 (exh. A), 9-19-17; Ord. No. O-18-2072, § 1, 1-15-19)

Editor's note— Ord. No. O-17-2030, § 2(Exh. A), adopted September 19, 2017, repealed the former § 2-26, and enacted a new § 2-26 as set out herein. The former § 2-26 pertained to similar subject matter. See Code Comparative Table for complete derivation.



City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-2
Type Worksession
Department City Manager

Agenda Date 7/6/2021

Title

Fleet replacement plan for FY2022

Explanation

This agenda item provides for a presentation and discussion of the City's fleet replacement plan for FY2022, as well as a recap of FY2021 activity. Representatives from Enterprise Fleet Management will be present to review the information.

Attachments

1. Colleyville Year Two Review

DALLAS



2020 VISION

City of Colleyville: EFM Partnership Overview



2021 INDUSTRY UPDATE

MATERIAL SHORTAGE

Microchips, metal, plastic resins, foam, rubber

LEAD TIMES

Averaging 1-2 months additional lead time than normal conditions



CANCELLED UNITS

Fleet: 6,000 vehicle cancellations (last year 400)

Rental: 100,000 vehicles cancelled (out of 300,000 on order)

EARLY CUT-OFFS

117 out of 223 models cut off early

Manufacturer cut-off announcements are with minimal notice

2020 FY EFM Partnership Overview

TOTAL FLEET	Oct-20	Oct-20	Oct-20
	Year 1 Plan	Projection at council meeting	Year 1 Actual
Accumulative Quantity of Leased Vehicles	37	37	37
Replacement By Year	37	37	37
Equity in Owned Vehicles to Replace **	\$ (280,800)	\$ (243,200)	\$ (300,516)
Capitalized Cost of Vehicles including Aftermarket	\$ 1,252,134	\$ 1,159,202	\$ 1,175,335
Management Fee	\$ 13,680	\$ 9,200	\$ 5,673
Equity at Term			
Net Cash After Equity (Total Cost to City)	\$ 985,014	\$ 925,202	\$ 880,492

- Conclusion: Ended FY 20 even better than original projection!
- Net impact to city was \$104k savings!

2021 FY EFM Partnership Overview

- Purchases: All 15 vehicles ordered
 - YTD 4 total deliveries
 - Expect the remaining 11 to delivery close to end of FY 21
- Vehicle Sales: In process
 - 6 vehicles in the process of selling.
 - Vehicle sales should be complete in FY 21 but Equity from FY21 replacements may run into FY 22
- Management Fee
 - Vehicles delivered throughout year (fee charged monthly per vehicle)



2022 FY Replacement Budget

- Purchase 11 and sell 13 total vehicles
 - 1 Engineering- ½ ton truck
 - * 1 Water- F550 dump truck
 - * 1 Drainage Services- F750 dump truck
 - * 1 Water – F750 dump truck
 - 1 Fire Dept – Tahoe
 - 4 Police Patrol Tahoes
 - 1 Police Chief Tahoe
 - 1 Building Services – Transit 250
- Approval via consent resolution at ____ Council meeting
- * Added to the replacement plan as EFM can purchase dump trucks!

TOTAL FLEET	Oct-22
	Year 3
Accumulative Quantity of Leased Vehicles	63
Replacement By Year	11
Equity in Owned Vehicles to Replace **	\$ (112,510)
Capitalized Cost of Vehicles including Aftermarket	\$ 751,739
Management Fee	\$ 3,960
Equity at Term	
Net Cash After Equity (Total Cost to City)	\$ 643,189

EFM Partnership Plan: Updated

- Savings pick up as age of fleet decreases.
- Expected to sell vehicles every 3-5 year and lower overall cost.
 - EFM to evaluate the market and adjust annually
- Expected to lower fleet age from 10-12 years to 4-5 year, ensuring latest safety features present on vehicles

TOTAL FLEET	Oct-20	Oct-21	Oct-22	Oct-23	Oct-24	Oct-25
	Year 1 *	Year 2	Year 3	Year 4	Year 5	Year 6
Accumulative Quantity of Leased Vehicles	37	52	63	75	75	75
Replacement By Year	37	15	11	12	34	15
Equity in Owned Vehicles to Replace **	\$ (300,516)	\$ (124,500)	\$ (112,510)	\$ (136,000)		\$ -
Capitalized Cost of Vehicles including Aftermarket	\$ 1,175,335	\$ 574,225	\$ 751,739	\$ 385,047	\$ 1,112,377	\$ 574,225
Management Fee	\$ 5,673	\$ 15,320	\$ 22,680	\$ 27,000	\$ 27,000	\$ 27,000
Equity at Term				\$ (34,700)	\$ (534,000)	\$ (220,000)
Net Cash After Equity (Total Cost to City)	\$ 880,492	\$ 465,045	\$ 661,909	\$ 241,347	\$ 605,377	\$ 381,225

Operating Expense Savings

- FY19 vs FY20 Fuel spend is down \$4k with a larger fleet
- Fuel Spend heavily impacted by current price per gallon
- Maintenance savings will continue ramping up as EFM replaces entire fleet by 4th year.



Next Steps

- Council Approval of FY22 Plan on July 20th Agenda
 - Allows for best opportunity for vehicles to be produced ordering as soon as able.
- EFM to order all vehicles as manufacturers begin accepting them.





City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-3

Agenda Date 7/6/2021

Type Worksession

Department Public Works

Title

Presentation of the draft 5-Year CIP

Explanation

Staff will present the proposed Fiscal Year 2022-2026 Capital Improvement Program and answer questions of the City Council.

Attachments

1. FY22 CIP Presentation

Capital Improvement Program (CIP) Presentation and Discussion

City Council Worksession

July 6, 2021

What is a CIP?

Capital Improvement Program (CIP)

- A short-range, rolling plan, usually three to five years out, which identifies capital projects and provides a planning schedule, including funding options

The Benefits of a CIP Include:

- Provides the link between the strategic plans and the City's annual budget
- Supports the City's long term goals and vision
- Focuses on preserving the City's infrastructure while ensuring the efficient use of public funds

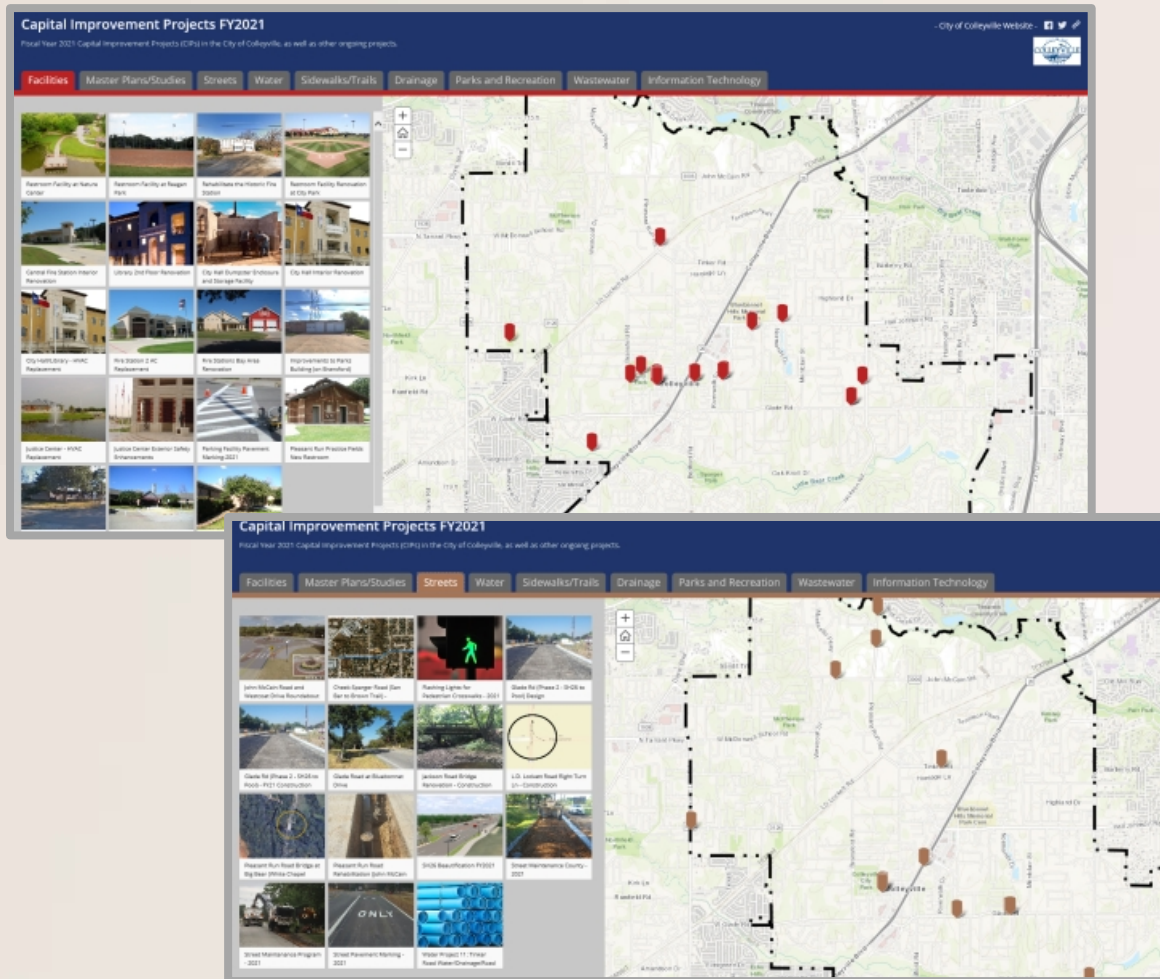
Several factors are considered when projects are considered for funding in the Capital Improvement Program

- Condition of asset (PCI for Streets)
- Risk management
- Long term vision (Master Thoroughfare Plan)
- Available funding sources
- Use of asset (Average Daily Traffic for Streets)
- Classification of asset (Local or Non-local Street)
- Considerations of the benefit of the project
- All projects receive final approval by City Council

Interactive Map



Capital Improvement Projects Interactive Map



- The City of Colleyville Website has an interactive map which provides detailed information regarding each of the current capital projects
- The map will be updated to include the proposed FY2022 projects once adopted

www.colleyville.com

Department Highlights FY21 - Facilities



Parks Facility Renovation

Budget
\$380,000
Final Contract Cost
\$313,290



Colleyville Center Roof Replacement

Colleyville Center
Contract Award
\$245,033
Final Contract Cost
\$183,483



City Hall/Library HVAC

Contract Award
\$334,377.90
Final Contract Cost
\$304,527.90

Justice Center Roof Replacement

Justice Center
Contract Award
\$486,067
Final Contract Cost
\$470,167



Justice Center HVAC

Contract Award
\$391,045
Final Contract Cost
\$358,315



Service Center Renovation

Contract Award
\$915,832.61

Department Highlights FY21 - Parks and Recreation

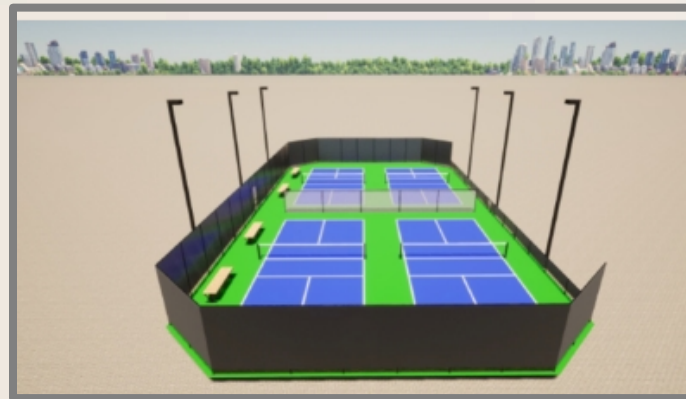
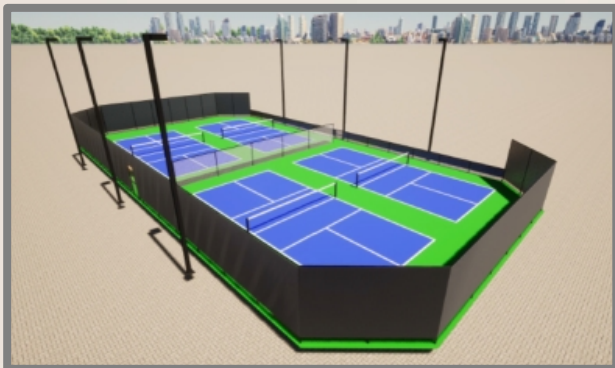


**Parks House Demo
and Site Prep**
Budget Amount
\$20,000



**Pleasant Run
(Practice) Park
Restroom**
Contract Amount
\$306,671

**City Park
Pickleball Courts**
Contract Amount
\$200,000



Department Highlights FY21 – Sidewalks/Trails



**John McCain Road Trail
and Misc. Sidewalk
Connections**
Contract Amount
\$935,249.50



Nature Center Trail
Project is Under Design
Public Input Stage

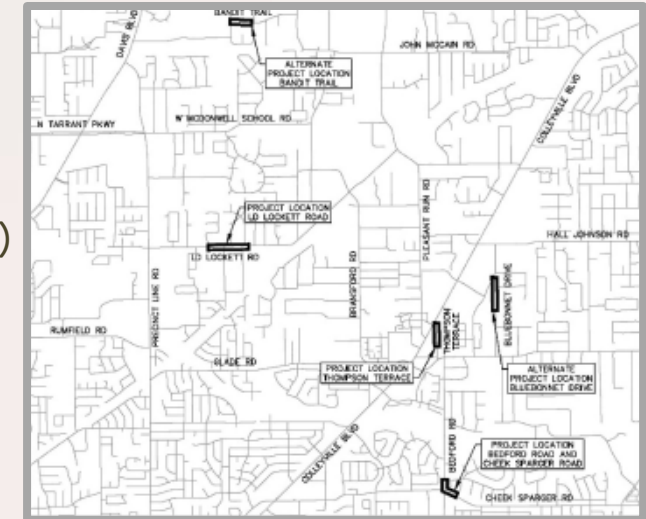


Bedford Road Trail
Project is Under Design
Trail will Provide
Connection from Glade
Road to Sparger Park

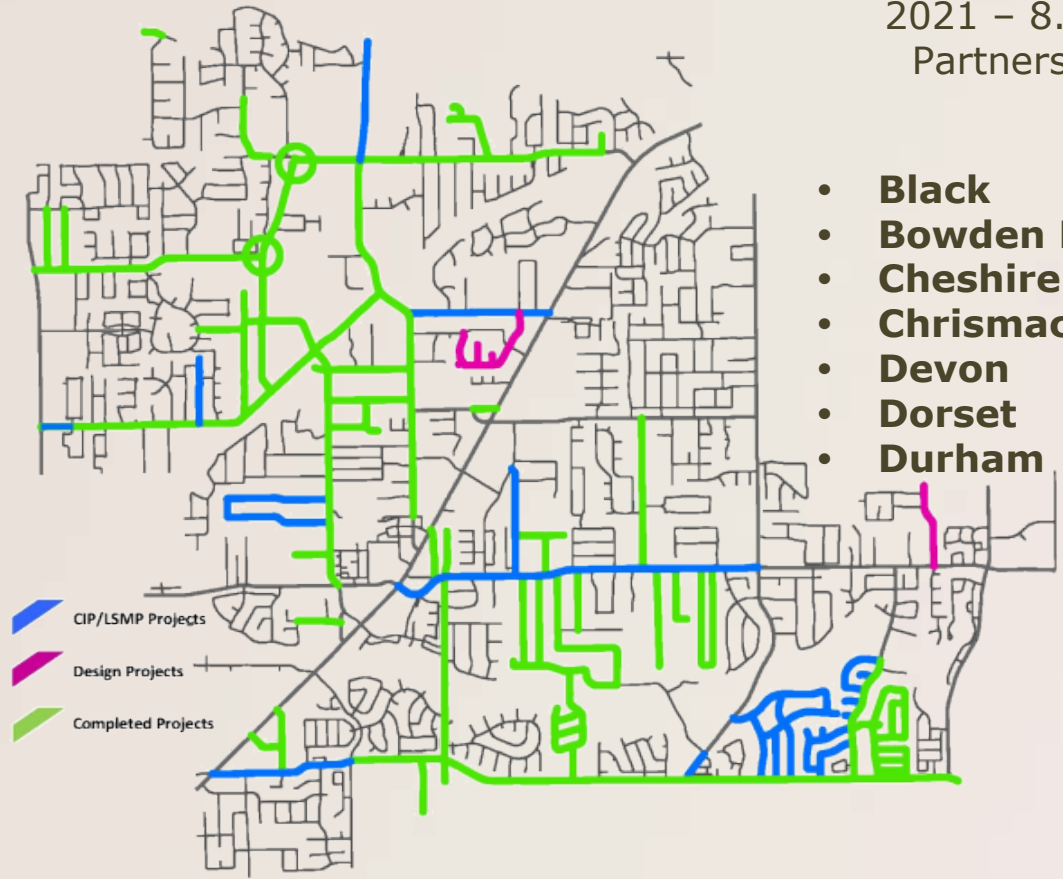
Bransford Trail
Project is Under Design
Trail will be from
Field Street to
Shelton Drive

Sidewalk Connectivity

John McCain (completed; two sections)
Lavaca (completed)
LD Lockett
Thompson Terrace
Bluebonnet
Cheek-Sparger/Bedford



Department Highlights FY21 - Streets



Local Street Maintenance Project 2021 – 8.77 Lane Miles Resurfaced Partnership with Tarrant County \$904,900

- Black
- Bowden Hill
- Cheshire
- Chrismac
- Devon
- Dorset
- Durham
- John McCain W
- Langley Hill
- Lexington
- Martin
- Pembroke
- Scarborough
- Warwick
- York



**McDonwell
School Road at
Westcoat
Roundabout**
Contract Award
\$1,452,805
Contract Cost
\$1,342,547



**John McCain
Road at Westcoat
Roundabout**
Contract Award
\$1,142,907
Contract Cost
\$1,080,257



Glade Road PH2
Contract Award
\$14,273,642

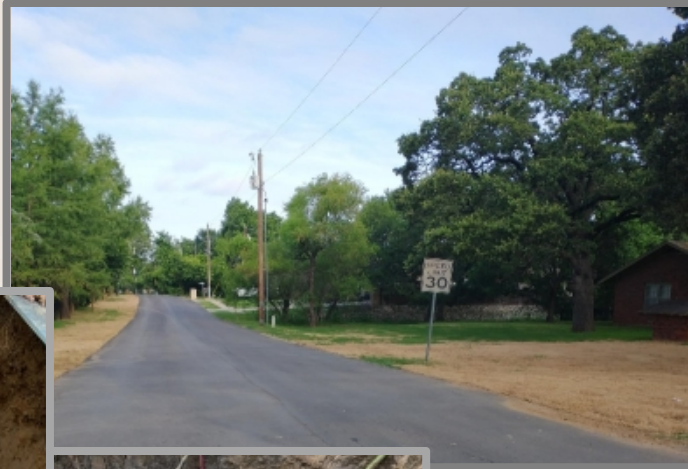
**Average Network PCI
82.7**
Based on the 2017
Pavement Management
Report

**Average Network PCI
85.4**
Projection Based on a
Weighted Average – does
not include deterioration

Department Highlights FY21 – Public Works Water



Water Project 10: Black Drive and Rustic Oaks Area Contract Award \$454,644



Pleasant Run Waterline and Roadway Improvements Contract Award \$3,228,303.66



Water Towers Renovation Contract Award \$1,674,410 Final Contract Cost \$1,583,229



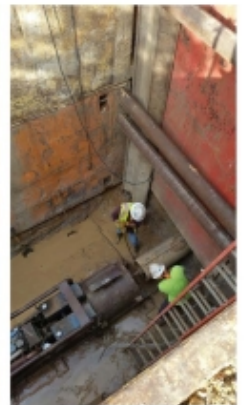
The Proposed Five Year CIP

The Proposed Fiscal Year 2022-2026 Capital Improvement Program

- The program identifies planned projects for the next five years, based on funding availability, and a schedule for completion
- The CIP provides an opportunity to consider all of the City's capital needs in the coming years and determine the priority of each, as well as whether available funding resources are sufficient to support those expenditures



Fiscal Year 2022 – 2026
CAPITAL
IMPROVEMENT
PROGRAM
Adopted by Resolution No.



FY22 Projects



Drainage	CIP Amount
Drainage Improvements FY2022	\$100,000
Drainage Total	\$100,000



Note: Some projects listed are multi-year and/or multi-fund projects

Facilities	CIP Amount
Central Fire Station Interior Renovation	\$125,000
City Hall and Library Exterior Cleaning and Painting	\$300,000
Fire Station 3 Renovation	\$250,000
Historic Fire Station Renovation	\$100,000
Justice Center Exterior Cleaning and Sealing	\$350,000
Justice Center Exterior Safety Enhancements	\$450,000
Parking Facility Pavement Marking-2022	\$50,000
Senior Center Renovations	\$3,065,000
Sparger Park Restroom Facility Renovation	\$75,000
Facilities Total	\$4,765,000

Information Technology	CIP Amount
Fiber Optic	\$300,000
Information Technology Total	\$300,000

FY22 Projects



Master Plans/Studies	CIP Amount
Lift Stations Condition Assessment	\$75,000
Pavement Condition Assessment	\$75,000
Water Project 3: Elevated Storage Tank-Study	\$50,000
Master Plans/Studies Total	\$200,000



Parks and Recreation	CIP Amount
City Park Event Fence	\$30,000
City Park New Amenity	\$700,000
*Colleyville Gateways	TBD
Fire Stations 2 and 3 Landscape Improvements	\$50,000
Justice Center Pond Beautification	\$250,000
Overland Park Amenity Phase II	\$150,000
Park Beautification-2022	\$50,000
Park Signage/Branding Program-2022	\$50,000
Parkway Tree Removal and Replacement-2022	\$75,000
Senior Center Monument Sign and Landscape	\$60,000
Parks and Recreation Total	\$1,415,000

* Bid Opening June 29th – Worksession in near future with options

FY22 Projects



Sidewalks/Trails	CIP Amount
Annual Small Segment Sidewalk/Trail Construction FY2022	\$550,000
Bransford Rd Trail (Field St to Cotton Belt Trail)-Construction	\$900,000
Miscellaneous Concrete Rehabilitation-2022	\$400,000
Nature Center Trail-Construction	\$1,000,000
Sidewalks/Trails Total	\$2,850,000



Streets	CIP Amount
Bluebonnet Drive Rehabilitation	\$90,000
Cheek-Sparger Road (San Bar to Brown Trail) - Design	\$26,000
Flashing Lights for Pedestrian Crosswalks-2022	\$75,000
Glade Road (Phase 2 - SH26 to Pool) - FY22 Construction	\$6,000,000
Glade Road at Bluebonnet Drive	\$1,900,000
John McCain Bridge Expansion	\$200,000
Roberts Road - Construction	\$3,000,000
Water Project 11: Tinker Road Water/Drainage/Road Reconstruction	\$2,700,000
Street Maintenance County-2022	\$400,000
Street Maintenance Program-2022	\$500,000
Street Pavement Marking-2022	\$100,000
Streets Total	\$14,991,000

FY22 Projects



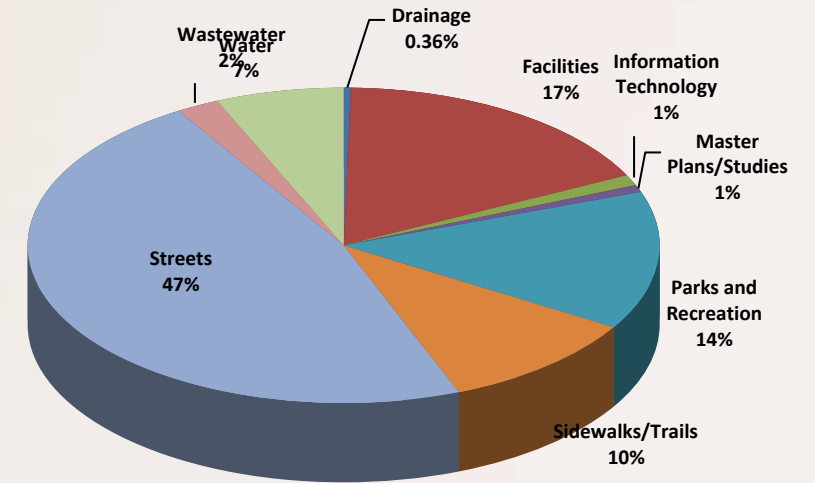
Wastewater	CIP Amount
WW Project 10: Rehabilitation of Priority 2 Manholes	\$150,000
WW Project 5: Quails Path WW Renewal and Road Rehabilitation	\$450,000
Wastewater Total	\$600,000

Water	CIP Amount
Equipment Replacement	\$426,570
L.D. Lockett Pump Station Emergency Generator	\$483,969
Pleasant Run Road Water System Interconnection	\$300,000
Water Project 18: Pecan Park Estates-Design	\$200,000
Woodbriar and Quail Crest Water/WW - PH I Design	\$395,000
Water Total	\$1,805,539

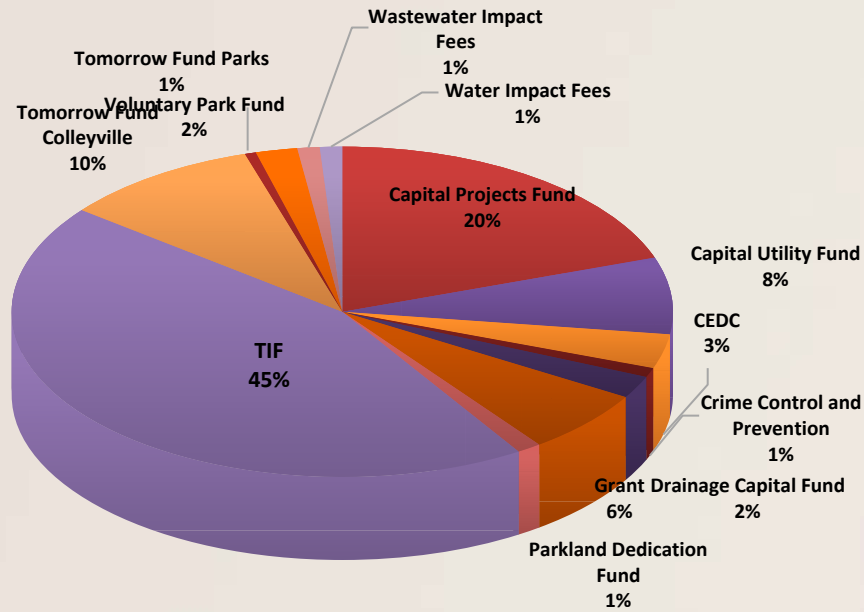


Program Project Categories

Project Category	2022	2023	2024	2025	2026	Total
Drainage	\$100,000	\$800,000	\$300,000	\$400,000	\$300,000	\$1,900,000
Facilities	\$4,765,000	\$2,225,000	\$1,550,000	\$200,000	\$50,000	\$8,790,000
Information Technology	\$300,000	—	—	\$100,000	—	\$400,000
Master Plans/Studies	\$200,000	—	—	—	—	\$200,000
Parks and Recreation	\$3,915,000	\$5,655,000	\$1,300,000	\$525,000	\$32,000	\$11,720,000
Sidewalks/Trails	\$2,850,000	\$1,000,000	\$2,725,000	\$1,850,000	\$2,950,000	\$11,375,000
Streets	\$12,991,000	\$2,922,302	\$3,250,000	\$1,750,000	\$1,000,000	\$21,913,302
Wastewater	\$600,000	\$300,000	—	—	—	\$900,000
Water	\$1,805,539	\$2,075,000	\$3,550,000	\$3,150,000	\$4,250,000	\$14,830,539
Total	\$27,526,539	\$14,977,302	\$12,675,000	\$7,975,000	\$8,825,000	\$72,028,841



Where does the money come from?



Funding Source	2022	2023	2024	2025	2026	Total
Capital Projects Fund	\$5,415,000	\$3,050,000	\$6,600,000	\$3,275,000	\$2,425,000	\$20,765,000
Capital Utility Fund	\$2,067,562	\$2,250,000	\$3,550,000	\$2,900,000	\$1,700,000	\$12,467,562
CEDC	\$925,000	\$375,000	\$1,075,000	\$300,000	\$300,000	\$2,975,000
Crime Control and Prevention	\$250,000	—	—	—	—	\$250,000
Drainage Capital Fund	\$600,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,800,000
Grant	\$1,712,977	\$1,222,302	—	—	—	\$2,935,279
Parkland Dedication Fund	\$329,500	\$180,000	—	\$100,000	—	\$609,500
TIF	\$12,251,000	\$6,300,000	\$900,000	\$750,000	\$2,000,000	\$22,201,000
Tomorrow Fund Colleyville	\$2,665,000	—	—	—	—	\$2,665,000
Tomorrow Fund Parks	\$150,000	\$700,000	—	—	—	\$850,000
Voluntary Library Fund	—	—	—	\$100,000	—	\$100,000
Voluntary Park Fund	\$560,500	\$600,000	\$250,000	—	\$250,000	\$1,660,500
Wastewater Impact Fees	\$300,000	—	—	—	—	\$300,000
Water Impact Fees	\$300,000	—	—	\$250,000	\$1,900,000	\$2,450,000
Total	\$27,526,539	\$14,977,302	\$12,675,000	\$7,975,000	\$8,875,000	\$72,028,841

CIP Design: Program/Department Categories



The Capital Improvement Program is organized by the following categories:

Drainage: Drainage improvements are developed to optimize the performance and maintainability of the existing system.

Public Facilities: Includes all municipal buildings.

Master Plans/Studies: Master Plans are developed to provide a road map for future facilities to be installed and/or updated generally within a 20-year timeframe.

Parks and Recreation: The Parks Master Plan is intended to establish goals, objectives, policies, and standards to help guide the future development of the City's parks, recreation, and open space system. Parks improvements are identified by the priorities established through the various boards, committee, and maintenance needs.

Sidewalks/Trails: Sidewalk improvements encompass the installation of new sidewalk segments, removal of obstructions along existing segments, and improvements to access ramps to ensure compliance with accessibility standards. Projects are selected using several means including the Trails Master Plan.

CIP Design: Program/Department Categories



Streets: The Street Capital Improvement Strategy is driven by its mission to provide a safe and reliable street system for effective movement of people, goods and services. Sub-categories within streets include the following:

- **Bridges**
- **Intersection Improvements**
- **Pavement Markings**
- **Reconstruction**
- **Rehabilitation**
- **School and Neighborhood Safety**
- **Street Lighting**

Wastewater: Various projects were identified in the 2014 Water and Wastewater Master Plan.

Water: Various projects were identified in the 2014 Water and Wastewater Master Plan.

The Capital Improvement Program identifies funding sources

Many of these sources have a specific purpose:

- Capital Projects Fund
- Capital Utility Fund
- CEDC (Parks, Trails, and Libraries)
- Crime Control and Prevention
- Drainage Capital Fund
- Grants
- Parkland Dedication Fund
- Roadway Impact Fees
- Tax Increment Fund (TIF)
- Tomorrow Funds (City and Parks)
- Voluntary Library Fund
- Voluntary Park Fund
- Wastewater Impact Fees
- Water Impact Fees

Questions and Discussion



City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-4

Agenda Date 7/6/2021

Type Worksession

Department Public Works

Title

Discussion of Roberts Road

Explanation

This item will provide an update on the Roberts Road project and seek Council guidance on the potential for modifying the existing scope.

Attachments

1. WS-4 Roberts Rd Worksession

Roberts Road Presentation and Discussion

City Council Worksession

July 6, 2021

WS-4 Roberts Road



Current Project Scope

- Roberts Road is identified in the 2015 Master Thoroughfare Plan as a Minor Collector (30'-36' wide). The project scope includes the following:
 - Full reconstruction and minimal widening (25' wide concrete pavement) of Roberts Road from Glade Road going north to the Colleyville City Limit.
 - Curb and gutter along the entire east portion of the roadway, as well as some areas along the west portion. The entire roadway will be curb and gutter.
 - Two right turn lanes on Roberts Road (southbound) and Glade Road (westbound).
 - New storm drain lines.
 - Water and wastewater lines replacement/upgrade.
 - Emergency water interconnect meter and vault.
- Construction plans at 100%.
- ROW acquired.
- Two ILAs approved with Grapevine (interconnect and intersection).
- Franchise utilities currently relocating.

WS-4 Roberts Road

Looking north from Glade Road



Looking north at Curve



- The existing width of the two-lane road varies from 20.5 feet to 23.5 feet.
- The current road configuration includes a mixture of asphalt and concrete pavement sections.

Looking north at Fox Meadows



Looking north at Birch Avenue



WS-4 Roberts Road



Staff is seeking City Council direction on whether to implement a maintenance strategy now, and preserve expansion option for the future as directed for Tinker Road...

- Mill and overlay the entire asphalt length of Roberts Road; base repairs where needed
- No new curbs
- No right turn lanes at Roberts Road and Glade Road
- Stub the 10-inch water line for the future emergency interconnect between Grapevine and Colleyville

Or, stay the course with current project scope?

WS-4 Roberts Road



Council opted a similar approach to Tinker Road

→ Replicate John McCain, not Pleasant Run

Strategies when applied to Roberts Road: \$1M ~ 10 years vs. \$3M ~20 years



John McCain

Road resurfaced

Extensive base repair

Completed in a few months



Pleasant Run

New road surface

Complete reconstruction

Multi-year construction project

Questions and Discussion



City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-5

Agenda Date 7/6/2021

Type Worksession

Department City Secretary

Title

Discussion of the July 6, 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 7/6/2021

Type Executive Session

Department City Secretary

Title

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

Section 551.071 - Legal - Consultation with attorney regarding contemplated and/or pending litigation, including: 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 551.074 - Personnel - Deliberate the appointment, employment, evaluation, and duties of the Regional Municipal Court Judge

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-21-4628

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

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

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

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

Agenda Date 7/6/2021

Number 3

Type Announcements, Proclamations, and Presentations

Department Finance

Title

Presentation of the Distinguished Budget Presentation Award - Mayor Richard Newton and Finance Director Kyle Lester

RESOLUTION R-21-4629

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

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

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

- Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:
- a. Approval of the minutes of the Regular City Council meeting of June 15, 2021
 - b. Approval of the renewal for medical insurance and award of dental insurance to BlueCross BlueShield of Texas, and authorize the City Manager to execute the agreements
 - c. Approval to amend the FY21 Contractual Agreement between the City of Colleyville and the Colleyville Chamber of Commerce to provide for additional event sponsorship and IT support services

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF __ AYES, __ NAYS, __ ABSTENTIONS ON THIS THE 6TH DAY OF JULY 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, June 15, 2021

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, June 15, 2021, at 5:05 p.m.

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

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

WS-1 Presentation of the final concept for the Senior Center Renovation Project

Parks and Recreation Director Lisa Escobedo introduced Mick Massey and Melissa King, Barker Rinker Seacat Architecture (BRS) who reviewed the final concept design and provided building material and color samples. Mr. Massey introduced Chris Nichols who is new to the project. Mr. Nichols reviewed the milestones, budget, and project schedule moving forward.

Mayor Newton asked Mr. Nichols if the project schedule could be accelerated. Mr. Nichols stated they will move forward as quickly as possible and will continue to provide the City Council with the progress.

WS-2 Presentation and discussion of health insurance renewal

Human Resources Director Jesse Perez provided an overview of the process used to seek requests for proposals on the City's benefits. He noted HUB International is the City's insurance brokerage firm and explained the health and dental insurance was up for renewal this year. Director Perez introduced Andrew Weegar, Consultant, HUB International, who reviewed the results of the requests for proposal and the recommendation for renewal with Blue Cross and Blue Shield of Texas (BCBSTX).

Mr. Weegar stated the objectives of the RFP required alignment with the City's objectives, demonstration of superior member service and claims processing; an ability to proactively meet the City's service needs; a willingness, experience and capability to effectively administer the programs; ability to provide support during the implementation process; and options to manage costs.

Mr. Weegar stated plan performance is a large part of the renewal process and a loss ratio at or above 85% generally equals a very high cost increase. At the time of the RFP the City's loss ratio was 91.1% compared to 88% during the 2019-2020 renewal RFP. Mr. Weegar reviewed the rates and services of those who responded to the request for quote and explained the evaluation process.

The final recommendation presented by Mr. Weegar was renewal with BCBSTX for the 2021/2022 plan year with a -0.3% decrease to rates with no plan design changes. Mr. Weegar stated based on the City's loss ratio over the last twelve months (89%), HUB's internal projections called for a +12% increase to premiums. Originally, the City received a +9.5% increase and HUB negotiated the increase to +3%. Further, BCBSTX agreed to provide the City a \$79,849 administrative credit which reduced their best and final offer to -0.3%. BCBSTX did not propose any plan design changes.

Mr. Weegar also noted HUB reviewed alternative plan designs which included changes to deductibles, out of pocket maximums, and copays, however there was not enough cost savings to warrant a change at this time. Additionally, vendors who quoted with the RFP were not able to match current benefit designs. HUB believes there would be a negative impact to member's benefits, prescriptions, and network access if the City moved vendors this year.

Councilmember Dodson asked if employees are aware of Good RX, a free program for reduced prescriptions. Mr. Weegar stated the plan would be discussed with employees during open enrollment.

Mayor Pro Tem Lindamood stated Cigna should be looked at based on their proposal.

Mayor Newton asked Mr. Weegar why BCBSTX agreed to the negotiated rate when our loss ratio was high. Mr. Weegar stated HUB reviewed the loss ratio and proved the losses were not catastrophic which means the claims would end and would not be reoccurring.

Mayor Newton asked Mr. Weegar about the City offering retiree health benefits as the population has exceeded 25,000. Mr. Weegar said the Government Code states the benefit has to be offered, but not funded. He stated 80% of cities do not fund retiree health insurance.

WS-3 Discussion of the City Hall and Library flooring and maintenance project with committee recommendations

Public Works Director Ray Silva-Reyes provided a recap of the City Hall and Library interior renovation project and noted Mayor Newton, and Councilmembers Wheat and Rigney served on a Design Committee with Assistant City Manager Adrienne Lothery and Director Silva-Reyes and made the final selections which are being

presented. Director Silva-Reyes then introduced Gaylen Laing, President, GHLA, the architecture firm engaged by the City. Mr. Laing provided samples of the selected tile, carpet, marble, porcelain, and paint which will be used, and provided renderings for each area. Mr. Laing also stated the costs have remained stable.

Councilmember Nakamura asked what the time frame of the project was and Director Silva-Reyes stated the project will be bid for eight weeks and plans an August start date.

WS-4 Review of preliminary budget numbers

Finance Director Kyle Lester reviewed the last four years of significant budgeting efforts from FY2018 to present.

Director Lester stated the goal of the FY2022 budget is to maximize use of sales tax funds, continue annual compensation increases, and keep health insurance effectively flat with FY21.

In reviewing the preliminary numbers, Director Lester stated the projection provides for the no new revenue rate, no health insurance increases, expansion of the HRA program, and funding the pool for merit increases at 3.5%.

Director Lester reviewed all funds, as they are currently and projected, noting all projections are very conservative and there will be some adjustments as City Council and staff finalize the budget which will be adopted in September.

In reviewing the debt service fund, Director Lester noted the general obligation debt will be paid off in FY2028 and staff will continue to evaluate the debt strategy to ensure alignment with identified needs.

There was discussion regarding the number of days of fund balance, the CIP, the debt service funds and the request by GRACE for an increase to the agency agreement.

WS-5 Discussion of the June 15, 2021, City Council regular agenda items

Mayor Newton stated agenda items 7a, 9a, and 9b will remain tabled.

Mayor Newton adjourned the Worksession at 6:27 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 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 551.074 - Personnel - Deliberate the appointment, employment, evaluation, and duties of the City Manager

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 7:39 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 Patrick Webb, Colleyville Presbyterian

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-21-4624

Mayor Newton read Resolution R-21-4624 in its entirety.

Mayor Newton explained the City Council evaluates the City Manager annually. This resolution provides for a salary increase for the City Manager because the City

Council unanimously gave a glowing performance evaluation. Mayor Newton said he could go on and on about the accomplishments of the City Manager, but stated two or the most recent examples of how he runs the City effectively included the City remaining open during the pandemic with staff working and the response to the February freeze. Mayor Newton also noted the no new tax rate has been in place for three years, and the FY22 budget is expected to also provide for the no new tax rate.

Mayor Pro Tem Lindamood and the City Council added their appreciation for the work of the City Manager and his ability to get things done. Mayor Newton stated all of this success has been due to the City Manager and the staff he put together.

Mayor Newton opened the public hearing and closed the public hearing at 7:48 p.m. as there was no one present wishing to speak.

Councilmember Rigney made a motion to approve Resolution R-21-4624, seconded by Councilmember Dodson.

The motion to approve passed by the following vote:

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

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Announcements of civic and charitable events

Presentation of calendar events and updates

Announcements of awards and recognition

Mayor Newton and the City Council made the following announcements:

\$35 Patriotic Gift Cards - The next gift card program has begun! \$35 Patriotic gift cards are being mailed to each Colleyville household for use at local participating businesses. Cards are valid through July 31. Once in hand, the gift card can be presented at participating Colleyville businesses for payment of services. Gift cards have also been mailed to homes in neighboring cities within a one-mile radius of Colleyville shopping centers. \$50 Colleyville Cares gift cards also return this summer to show our appreciation for military families and their service. Colleyville families with an immediate family member actively serving in the military can contact the City at 817.503.1111 to receive a Colleyville Cares gift card. The City will also work in partnership with the Ministerial Alliance in distributing Cares gift cards to families in need.

Stars and Guitars Just Two Weeks Away - Colleyville's Annual Stars & Guitars Celebration is almost here! Join us Friday, June 25 for this FREE concert and fireworks show. Parking lots, food trucks, and South Lawn attractions (face

painting, caricature artists, petting zoo, etc.) open at 5 p.m. Jo Dee Messina will take the stage at 7:45 p.m. so bring your blanket or lawn chairs to stake out your FREE spot on the baseball fields. Stick around for the largest fireworks show Colleyville has ever seen starting at 9:30 p.m. For more event details, updates, and an event map, visit Colleyville.com/StarsAndGuitars.

Library Summer Reading Event - Wacky Chad - Stunt Comedian - Summer family programs continue at the Library, this time with Wacky Chad, Stunt Comedian. Bring a blanket or chairs to the Plaza on Thursday, June 17 at 6:30 p.m. and enjoy a free, family-friendly performance that is extraordinarily random, super impressive, and hilariously funny. Wacky Chad's award winning pogo stick skills and antics got him on America's Got Talent and a performance at the Super Bowl! Wearing his trademark orange, Wacky Chad will reach neck-straining heights on his unicycle and defy gravity on an air-powered pogo stick. Prepare to be wowed!

Sales Tax Up Again! - The City's most recent sales tax collection came in at a solid 9.1% over the same month in FY20, putting our YTD growth at 15.7%. In terms of dollars, this represents a total YTD gain of \$732,000 over last year. The City received modest audit collections of about \$5,000, so the majority of the 9.1% growth reflects actual economic activity for this period. Through April of this year, the City has received a total of \$5,380,508 in sales tax.

License Plate Readers Help Nab Another Suspected Criminal - Colleyville officers were recently notified by the City's License Plate Reader system that a stolen vehicle was entering the City. Officers quickly located the vehicle and attempted to conduct a felony traffic stop on Colleyville Boulevard. Once the vehicle stopped, the driver opened the vehicle door and took off running away from the officers. Our officers gave chase on foot and apprehended the suspect about 100 yards from the car in the pouring rain. During a search of the suspect's property, officers found methamphetamine, Xanax, many stolen credit cards, and a large sum of cash. The vehicle was confirmed stolen earlier that morning out of a neighboring city. The suspect was arrested and charged with Unauthorized Use of a Motor Vehicle, Possession of Controlled Substance, Credit Card Abuse, and Evading Arrest. Using technology to proactively take this criminal off the street likely prevented a crime in our City!

Pet Reminders - As the weather gets nicer, more and more people like to get outdoors with their four-legged friends to enjoy some fresh air. To ensure everyone has a pleasant time around town, we want to remind dog owners of a couple of things. All dogs must be controlled on a leash by an able-bodied person, at all times, whenever the dog is on public property. This includes all parks, sidewalks, streets, and school grounds. This is to ensure the safety of our residents, their pets, and area wildlife. We also ask that residents be considerate of others and their community by picking up after their pet.

Fire Department Secures Grant - The Fire Department was notified this week that FEMA is funding the additional \$65,562 for the purchase of the SCBA's (air packs). They have already paid Colleyville 75% of the cost, this is the remaining 25%. The department applied for the grant and continued to push for full cost replacement. This is in line with the City's strategy to pursue grant opportunities to save taxpayer funds. Great job Fire Department!

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-21-4625

- 4a** Approval of the minutes of the regular City Council meeting of June 1, 2021
- 4b** Approval of a Professional Services Agreement with Barker Rinker Seacat Architecture for project design services in connection with the Colleyville Senior Center Improvements Project, in a total amount not to exceed \$499,310.00, and authorizing the City Manager to execute the agreement
- 4c** Approval of the First Amendment to the Construction Services Agreement with The Fain Group, Inc. for the SH26 Beautification Project, providing for an additional \$268,428.00 to the current project budget, in an amount not to exceed \$6,010,468.30, and authorizing the City Manager to execute the amendment
- 4d** Approval of a Construction Services Agreement with JM Management LLC, dba JM Construction Solutions for the Colleyville Service Center Renovation Project, in an amount not to exceed \$552,092.61 and a contingency amount not to exceed \$50,000.00, and authorizing the City Manager to execute the contract
- 4e** Approval of a Construction Services Agreement with CMC Development & Construction Corporation for the Colleyville Center Interior Renovation/Repair Project, in an amount not to exceed \$170,000.00 and a contingency amount not to exceed \$10,000.00, and authorizing the City Manager to execute the contract

Mayor Newton read Resolution R-21-4625 in its entirety.

Parks and Recreation Director Lisa Escobedo presented item 4b noting renovation of the Colleyville Senior Center was identified as a priority in the 2018 Parks Master Plan and was included in the City's Capital Improvement Program. Barker Rinker Seacat Architecture (BRS) was engaged to develop several conceptual designs for what the renovation would entail, both inside and out. Following consideration of several conceptual designs over the last several months, a final conceptual design was presented to City Council at today's June 15, 2021 Worksession. Director Escobedo stated approval of this item provides for approval

of design services, development of construction documents, and a complete bid package for the renovation of the Colleyville Senior Center.

There was general discussion regarding the cost of the project and the professional agreement with BRS for the design concept. Mayor Newton noted this project is a culmination of over a year's worth of research and community involvement.

Public Works Director Ray Silva-Reyes presented item 4c noting during the worksessions for the corridor beautification, the construction limits discussed were from the Gateway Tower at John McCain to the Gateway Tower at Little Bear Creek. Director Silva-Reyes stated the original scope did not include the two median islands south of Little Bear Creek, which are part of the SH26 TxDOT Roadway Project. Staff realized leaving these two medians unimproved would not be consistent with the level of expectation from our citizenry. Approval of this item would provide for the First Amendment to the Construction Services Agreement to furnish and install site and landscape improvements on the two median islands south of Little Bear Creek.

Councilmember Dodson asked Director Silva-Reyes if the City was sure these medians were not included in the original agreement. Director Silva-Reyes stated yes, it is correct the medians were not included. There was general discussion regarding the location and number of trees left to plant along the corridor.

Public Works Director Ray Silva-Reyes presented item 4d, approving an amount not to exceed \$552,092.61 and a contingency amount not to exceed \$50,000.00 for renovations are the Service Center. Director Silva-Reyes explained the \$602,092 would provide for installing new stone veneer walls and metal awnings to the building's front elevation, repairs and repainting of all exterior walls, replacing/enlarging/installing new and existing windows, and the construction of a new monument sign. Interior renovations include demolition of some existing walls and finishes, framing and finishing of new partition walls and ceilings, painting and retexturing walls and ceilings, new flooring, installing new doors and hardware, new workstations and casework, new plumbing fixtures, new HVAC systems and ductwork, and installing/moving new and existing electrical wiring and lighting fixtures. He stated the alternates, parking canopies and resurfacing of the asphalt, were not included due to the base bid exceeding the original September 15, 2020, budget amount of \$500,000.

Mayor Pro Tem Lindamood stated he would like to see the parking canopies and lot resurfacing done. He noted the City makes a large investment in vehicles and personnel and completing both projects would help to protect both investments.

There was discussion regarding both alternates being added to the project for a total amount of \$915,832.61.

Item 4e was presented by Colleyville Center Manager Leslie Hill. Manager Hill stated on February 15, 2021, the Colleyville Center fire suppression pipes froze as a result of the freezing temperatures associated with the winter storm. The pipe break released several hundred gallons of water across the Center audio video room, stairwells, entry lobby, and Grand Ballroom. The water damage buckled the flooring on the north side of the Grand Ballroom, and seeped into the lobby sheetrock and the excessive moisture resulted in mold. If approved this item would provide for all repairs and renovation at Colleyville Center. Manager Hill noted the expense is offset by funds from the insurance claim.

Mayor Newton opened and closed the public hearing at 8:27 p.m. as there was no one present wishing to speak.

Councilmember Nakamura made a motion to approve Resolution R-21-4625, amending 4d to include the add alternates for parking canopies and asphalt in an amount not to exceed \$915,832.61, which includes a contingency amount not to exceed \$50,000.00, 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.

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - May 2021

Finance Director Kyle Lester presented the May 2021 Financial Report. He reported through May, the General Fund has collected 88% of budgeted revenue and spent 64% of budgeted expenditures. General Fund cash flow remains stronger than in previous years, led by higher revenue from sales and property taxes. Franchise tax revenue and interest income are the only weaker spots in the revenue profile, due to legislation passed during the last legislative session as well as a weak fixed income market. Director Lester stated the interest income and franchise tax revenue would be accounted for in the FY22 budget, although growth in other revenue has more than offset this loss. Director Lester stated the Fund's surplus of \$6.5 million is stronger than last year, and will decline steadily through September.

Director Lester stated Council was aware this month's sales tax collection was a big anomaly for everyone. Texas cities in the aggregate saw average increases of 30%. Colleyville's total increase over March of last year came to 51.8%, putting the City ahead of FY20 by \$673,000. Director Lester said there was a positive audit collection adding to this, but even netting audit collection out, there is a 40% gain.

Director Lester recapped the remaining funds: utility, drainage, hotel, and debt service, which are all healthy.

Mayor Newton called a recess at 8:37 p.m. and reconvened at 8:43 p.m.

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

6a Ordinance O-21-2163

Consideration of a zoning change from PUD-C Planned Unit Development-Commercial zoning district to RE Single-Family 'Estate' Residential zoning district on Lot 1A & 2A, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case ZC21-010

Mayor Newton read the caption of Ordinance O-21-2163.

Community Development Director Ben Bryner presented this item noting this is a request to rezone from the PUD-C Planned Unit Development - Commercial district to the RE Single-Family 'Estate' Residential district for one new single-family home. He noted this property is located in The Villages and the current size of the property does comply with all the minimum standards of the RE zoning district.

Mayor Newton stated RE allows for fencing around the property. He asked Director Bryner where the fencing could be placed according to the current zoning regulations. Director Bryner responded fencing is not related to the zoning, but to the size of the lot. For lots which are 40,000 square feet and larger, it does allow for fences to be up to the property lines, including the front property lines, which in this case means on the street side, however, the maximum opaqueness must be 25%, meaning it has to be an open design. Mayor Newton clarified due to the size of the lot the fencing could go to the property line but had to be a maximum 25% opaqueness. City Manager Jerry Ducay noted on this property the fence could go right to the sidewalk.

Mayor Newton stated he has been thinking about this a lot and noted he was speaking to the applicant to explain his thoughts. Mayor Newton stated this is a very unusual case in that the property is zoned commercial and you want to put a residential estate there amongst the commercial. We all love the residential estate, but this creates some unusual and special circumstances for the City Council. As I mentioned last time, because of the layout of all of this, the right of way is right at the sidewalk, so having a fence right there is questionable about how this would look. Also, RE carries with it the right to have several things. As mentioned last time, you have the right to another structure, which is fine, but you have the right to have animals, some may think that is okay or not, but I would not choose to take that away from RE. Mayor Newton continued by saying this type of zoning is procedurally not something the Council can just start sticking conditions on. For planned unit development residential zoning, we can place

conditions that make sense. Mayor Newton stated he is trying to explain the quandary the Council is in and how it can be addressed. We could place some requirements on this and place notes on the plat, but the question remains, even if you agree with everything, can it be challenged in court by a new owner. Mayor Newton said he is struggling because he wants to place some conditions if approved.

The applicant asked permission to address the Mayor and Council and Mayor Newton agreed. Tammy Spicer, 90 Casa Lane, stated she has lived in The Villages for the past six years and she does not want to build something that will detract from the City. She stated she has had the same discussions regarding where to locate the fence, has considered options such as having a knee wall, somewhat like a planter on that side. Ms. Spicer said she hears the concerns of the Council and they are valid, and she has no interest in building eight-foot walls around the property to make it look like a compound. Ms. Spicer stated she did not know how to go about ensuring this and convincing Council of her sincerity.

Mayor Newton stated he has learned a City Council meeting format is not conducive to working through items such as this, there needs to be more time and consideration given. He stated he was not at a point where he could approve this tonight because it will take more thinking and time. Ms. Spicer stated she did not have time because if it is not approved she will have to cancel her contract or close on the property in two days. She said she is willing to work with the City, she will hire an architectural engineer to work with planning, to have a product everyone agrees on, but she does not have two weeks. Mayor Newton asked if the contract was contingent on zoning. Ms. Spicer replied yes. Mayor Newton said he is just not comfortable with approving this. Ms. Spicer asked Mayor Newton if they could write something into the ordinance as they did at the last meeting so they can approve the item. Mayor Newton stated in the case Ms. Spicer observed, there had been months and months of previous citizen and Council action to get to the point of approval and this is not the case with this zoning, and he is not comfortable with an approval tonight. Ms. Spicer stated she has an option of closing on the property in two days, it already has a residential use and she could build a three-story monstrosity that covers the entire lot and the fence can go up against the sidewalk, so that option remains. She stated she would be in compliance with all the ordinances, but that is not her intent and that would be a really horrible product for the City. Ms. Spicer stated she wants to stay close to living by her mother, preferably in The Villages, so if that is her only option; it is one she would have to seriously consider.

Mayor Newton adjourned to Executive Session at 8:56 p.m. Executive Session was adjourned at 9:11 p.m. and the meeting was reconvened at 9:13 p.m.

Mayor Newton addressed Ms. Spicer and stated she had raised a good and legitimate point regarding the rights within the current zoning. Mayor Newton stated the Council has work to do to understand what the rights within the current

zoning are and to do so will have to have legal counsel's advice. Mayor Newton stated they are going to table this item.

Mayor Newton opened and closed the public hearing at 9:14 p.m. as there was no one present wishing to speak.

Mayor Newton made a motion to table Ordinance O-21-2163, seconded by Councilmember Kelley.

The motion to table passed by the following vote:

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

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

7a 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

This item remained tabled.

8. RESOLUTION(S): READING AND PUBLIC HEARING

8a Resolution R-21-4626

Consideration of a Replat for Lot 1R, Block 1, Village Court, being Lot A1 & A2, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case PC21-008

Mayor Newton made a motion to table Resolution R-21-4626 as Ordinance O-21-2163 which is associated with this replat request was tabled, seconded by Mayor Pro Tem Lindamood.

The motion to table passed by the following vote:

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

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

9a 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

9b 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

Both Resolution R-21-4574 and Resolution R-21-4575 remained tabled.

10. CITIZEN COMMENTS

There was no one present wishing to speak.

11. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, JUNE 15, 2021 - READING AND PUBLIC HEARING - RESOLUTION R-21-4627

This resolution was not needed.

12. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the meeting without objection by the City Council at 9:21 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTION ON THIS THE 6TH DAY OF JULY 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

Agenda Date 7/6/2021

Number Resolution R-21-4629

Type Resolution

Department Human Resources

Title

Approval of the renewal for medical insurance and award of dental insurance to BlueCross BlueShield of Texas, and authorize the City Manager to execute the agreements

Strategic Plan

2.2 Recruit and retain a highly-qualified workforce

2.4 Demonstrate stewardship of public resources

Explanation

Reading and Public Hearing

In April of each year, the City evaluates employee health insurance for the upcoming fiscal year to ensure it is remaining competitive on insurance plans and premiums. This year, staff instructed the City's benefits broker, HUB International, to seek competitive proposals using the City's current plan designs. Only medical and dental insurance were bid as the other benefits were in a rate guarantee.

During the June 15, 2021 City Council Worksession, City staff presented and discussed with City Council the employee health insurance bid results and provided the recommendations for Fiscal Year 2022 (FY22).

Medical Insurance: The initial bid from BCBSTX was +9.5 percent increase (or \$233,371) to current premiums. After negotiations, BCBSTX presented the City with a best and final offer of +3.0 percent increase (or \$73,782) which also included an option to package dental insurance and a +3.0 percent administrative credit. Overall, the final offer from BCBSTX resulted in a -0.3 percent decrease (or -\$7,049).

Dental Insurance: For dental insurance, BCBSTX presented the City with a -2.0 percent decrease (\$2,967) on current dental premiums. Packaging both the medical and dental insurance helped to achieve a lower rate on the medical.

Summary

The City's annual insurance renewal process provides an opportunity for the City to strategically evaluate available options for all lines of coverage and optimize its benefit offerings to employees. The City's insurance broker, HUB International, works closely with staff to formulate the most beneficial and cost-effective recommendations that are then brought forward to the City Council for consideration.

For the upcoming year, the recommendation is to renew medical and dental insurance with BlueCross BlueShield of Texas.

Cost Impact for Benefits:

Plan	Cost Diff	Recommendations
Medical	-\$7,049	Renew with BCBSTX with the same plan designs with +3.0 percent increase and a +3.0 percent administrative credit.
Dental	-\$2,967	Renew with BCBSTX with same plan design with a -2.0 percent decrease.
Cost Change FY22	-\$10,016	Cost to the City

If the recommendations are approved, the total budgetary impact to the City would be a decrease of \$10,016 for FY22.

Financial Impact

Impact to FY22 budget is a decrease of \$10,016.

Recommendation

Approve

Attachments

1. Health insurance renewal presentation
2. CIQ - BlueCross BlueShield of Texas
3. Form 1295 - BlueCross BlueShield of Texas

FY2022 BENEFITS RENEWAL

Total Cost Change to the City FY22



Plan	Cost Diff	Recommendations
Medical	-\$7,049	Renew with BCBSTX with the same plan designs with a +3.0 percent increase and a +3.0 percent administrative credit.
Dental	-\$2,967	Renew with BCBSTX with the same plan design with a -2.0 percent decrease.
Cost Change FY22	-\$10,016	Cost to the City

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

Blue Cross and Blue Shield of Texas (BCBSTX), a Division of Health Care Service Corporation (HCSC), a Mutual Legal Reserve Company *SEE BELOW

- 2** ☒ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

Tammy Nakamura

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☒ Yes

☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes

☒ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

In completing the Conflict of Interest Questionnaire, BCBSTX conducted a reasonable review to complete this questionnaire and determined that Council Member Tammy Nakamura has a spouse (Dr. Y. Anthony Nakamura, M.D.) who also currently has, or recently had, a business relationship with BCBSTX as a healthcare provider that may have resulted in Dr. Nakamura receiving payments for healthcare services rendered to BCBSTX members in excess of \$2,500 during the preceding 12 months. No actual or potential conflict exists as a result of this relationship.

- 6** ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7  May 6, 2021

Signature of vendor doing business with the governmental entity

Date

Jason Motter, Vice President, Sales and Account Management North Texas Region

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed;
or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

OFFICE USE ONLY CERTIFICATION OF FILING

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

Blue Cross and Blue Shield of Texas, a Division of HCSC, a Mutual Legal Reserve Company
Richardson, TX United States

Certificate Number:
2021-744743

Date Filed:
04/28/2021

Date Acknowledged:

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

City of Colleyville EBT

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

RFP #HR-2021-01

Medical/Rx and Dental Request for Proposal

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

5 Check only if there is NO Interested Party.



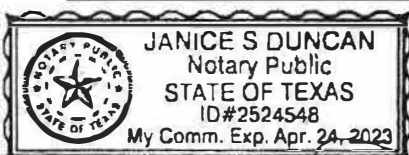
6 UNSWORN DECLARATION

My name is Jason Motter, and my date of birth is 2/10/1970

My address is 1001 East Lookout Drive, Richardson, Texas, 75082, USA
(street) (city) (state) (zip code) (country)

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

Executed in Collin County, State of Texas, on the 29th day of April, 2021.
(month) (year)




Signature of authorized agent of contracting business entity
(Declarant)



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4c

Agenda Date 7/6/2021

Number Resolution R-21-4629

Type Resolution

Department City Manager

Title

Approval to amend the FY21 Contractual Agreement between the City of Colleyville and the Colleyville Chamber of Commerce to provide for additional event sponsorships and IT support services

Strategic Plan

1.2 Develop future community leaders

5.4 Actively seek public/private partnerships

Explanation

Reading and Public Hearing

This item seeks approval to amend the attached Contractual Agreement between the City of Colleyville and Colleyville Chamber of Commerce. The proposed changes to the attached agreement are highlighted and provide for the City to provide to the Chamber, IT support (valued at \$166 per employee monthly) including: 24X7 support onsite; Microsoft Office Plus Suite; on premise email with webmail; managed print devices; virtual faxing; storage file services/back-up reporting; secure FTP services; email archive services; secure remote VPN for offsite hours; new employee onsite setups; and video/editing promotional team marketing. In return, the Chamber proposes to increase the number of events conducted at Colleyville Center.

Financial Impact

If approved, the increased service will be provided for the last three months of FY21 and a new FY22 agreement will be approved within the City's budget process.

Recommendation

Approve

Attachments

1. Chamber Agreement Amendment presentation
2. Agreement - City-Chamber - Amended

Colleyville Chamber of Commerce Technology Services Proposal

Presented by:

**Richard Newton
Mayor**

Service Comparison



Current Services (Chamber)

- Support Contract Offsite support
- Office 365
- Microsoft Office Suite
- Share point Service
- Secure Internet/Network/Wireless*
- Cisco Phone Service and Voice mail*
- Desktop support (when needed)*

Colleyville ISM Service Options

- 24X7 Support onsite
- Microsoft Office Plus Suite
- On-premise Email w/webmail
- Managed Print Services
- Virtual Faxing
- Storage File Services/Back-up reporting
- Secure FTP Services
- Email Archive Services
- Secure Remote VPN for offsite hours
- New Employee onsite setups
- Video/editing promotional team

* Currently provided by City of Colleyville

Hardware Comparison



Current PC/Laptops (Chamber)

- Hardware warranty and quality service
- Consumer vs. Business class
- Resources CPU/Memory
- Software update status
- New vs. Refurbished

Colleyville Laptops/Equipment (City)

- Business Pro warranty through 2023
- Business class laptop
- I5 CPU – 32 Gb Memory
- Refreshed Chamber centric computer images
- Managed software updates
- (Nightly) Maintenance
- Dell Latitude 5300 2019

Colleyville Technology Services



Current Cost of Services (Chamber)

- Chamber-Offsite IT Services
- \$6,000 annual real dollars
 - Estimated \$125 per employee monthly

Proposed Cost of Services (City)

- Colleyville-ISM Onsite IT services
- \$7,968 estimated value provided by city
 - Estimated \$166 per employee monthly
- Proposed \$6,000 in kind annual event sponsorships to city from Chamber

Agency Agreement Changes

Duties of the City (excerpt from agreement with changes in yellow)

The City will provide the Chamber with the following:

- The City agrees to pay \$5,300 to the Chamber upon the execution of this agreement by both parties
- The City Agrees to provide IT support (valued at \$166 per employee monthly) including: 24X7 support onsite; Microsoft Office Plus Suite; on premise email w/webmail; managed print devices; virtual faxing; storage file services/back-up reporting; secure FTP services; email archive services; secure remote VPN for offsite hours; new employee onsite setups; and video/editing promotional team marketing.
- The City agrees to provide an in-kind sponsorship for the use of the Colleyville Center for five (5) monthly membership luncheons, as scheduled below, at no cost to the Chamber.

Agency Agreement Changes



Duties of the Chamber (excerpt from agreement with changes in yellow)

The Chamber will provide the City with the following:

– One-year membership	\$ 450.00
– (6) tkts for each of the (12) monthly member luncheons (\$25 ea.)	\$ 1,800.00
– (2) additional tkts to one monthly membership luncheon (\$25 ea.)	\$ 50.00
– Awards Spotlight Sponsor (4 tickets) at the Annual Awards Banquet	\$ 1,500.00
– Sapphire & Spotlight Sponsor (4 tickets) at the Emp Women event	\$ 1,500.00
– Six Annual event sponsorships (IT services in-kind offset)	<u>\$ 6,000.00</u>
Total	\$ 11,300.00

Summary and Implementation

Summary of Program Benefits

- Chamber eliminates poor offsite IT services (saving \$6,000 annually)
 - Service and responsiveness improves
 - Reliability of equipment improves
- City gains in-kind donation of event sponsorships (value added \$6,000)
- Colleyville Business Center unifies technology maintenance under one system
- Use of City hardware easier to integrate

Timeline for Implementation

- Program could be up and running in July 2021 – will be on first Council meeting agenda
- Equipment/hardware could be available October 1, 2021

Colleyville Chamber of Commerce Technology Services Proposal

Q & A

CONTRACTUAL AGREEMENT

Amended 7/6/21

CITY OF COLLEYVILLE AND COLLEYVILLE CHAMBER OF COMMERCE

This agreement is by and between the City of Colleyville (hereinafter referred to as the "City"), and the Colleyville Chamber of Commerce (hereinafter referred to as the "Chamber").

The City is a Charter municipality in the State of Texas.

The Chamber is a non-profit organization offering the resources, programs, and experience to promote and support local businesses and business owners in the city of Colleyville.

In consideration of the premises and the mutual promises contained in this agreement, the parties agree as follows:

Engagement... upon and subject to the terms and conditions of this agreement, the City hereby engages the Chamber, and the Chamber agrees to be engaged by the City, to perform the services provided below.

Term... the term of this agreement shall begin on the date that it is executed by both parties and shall terminate on September 30, 2021.

Termination... either party may terminate this agreement by notice in writing to the other party in the event that the other party fails to perform its obligations and duties hereunder and the other party fails to cure such non-performance within ten (10) days from the date of receiving said notice.

Duties of the Chamber.

The Chamber will provide the City with the following:

• One-year membership	\$ 450.00
• (6) tickets for each of the (12) monthly membership luncheons (\$25 ea.)	\$ 1,800.00
• (2) additional tickets to one monthly membership luncheon (\$25 ea.)	\$ 50.00
• Awards Spotlight Sponsor (4 tickets) at the Annual Awards Banquet	\$ 1,500.00
• Sapphire AND Spotlight Sponsorship (4 tickets) at the Empowering Women Luncheon	\$ 1,500.00
• Six Annual event sponsorships	\$ 6,000.00
Total	\$ 5,300.00

Reporting Requirements:

- A copy of the Chamber's most recently approved by-laws
- An annual report of services for the period beginning October 1, 2020 and ending September 30, 2021 including the nature of services provided, the total number of clients served, and the number of Colleyville citizens served

2. Duties of the City.

The City will provide the Chamber with the following:

- The City agrees to pay \$5,300 to the Chamber upon the execution of this agreement by both parties
- The City Agrees to provide IT support (valued at \$166 per employee monthly) including: 24X7 support onsite; Microsoft Office Plus Suite; on premise email w/webmail; managed print devices; virtual faxing;

storage file services/back-up reporting; secure FTP services; email archive services; secure remote VPN for offsite hours; new employee onsite setups; and video/editing promotional team marketing.

- The City agrees to provide an in-kind sponsorship for the use of the Colleyville Center for five (5) monthly membership luncheons, as scheduled below, at no cost to the Chamber.
 - Thursday, November 5, 2020 First Responders
 - Thursday, December 3, 2020 Holiday
 - Thursday, February 4, 2021 State of the City
 - Thursday, March 4, 2021 GCISD
 - Thursday, June 3, 2021 Veterans Celebration

“No cost to the Chamber” will include A/V, facility rental, and catering fees, however, all other fees are applicable as outlined in the Colleyville Center rental agreement. Chamber understands all room set up and A/V requirements are due to Colleyville Center 48 hours prior to event date. Chamber will be charged a standard hourly rate of \$250 when resets/changes are requested day of event. A Colleyville-based sales tax generating business must be used to cater the luncheons in order to have the A/V and facility rental fees waived.

Amendments. This agreement may be modified by written amendment executed by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this agreement in Colleyville, Texas, this the 31st day of August 2020.

Colleyville Chamber of Commerce

City of Colleyville

Chelsea Rose
Chamber President

Jerry Duway
City Manager



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5a	Agenda Date 7/6/2021	Number
-------------------------	-----------------------------	---------------

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a zoning change from AG Agricultural zoning district to R-40 Single Family Residential zoning district on a portion of Tracts 2D & 2D3, Abstract 233, D R Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC21-012

Explanation

The applicant has withdrawn the application for Case ZC21-012 on June 29, 2021.

Attachments

1. Withdrawl Letter

From: [Ben Bryner](#)
To: [Christine Loven](#); [Jerry Ducay](#); [Mark Wood](#)
Cc: [Jackie Reyff](#); [Dakari Hill](#)
Subject: FW: Cases to Withdraw
Date: Tuesday, June 29, 2021 11:57:25 AM
Attachments: [image001.png](#)

FYI...

From: Al Dossani <al@dossaniparadise.com>
Sent: Tuesday, June 29, 2021 11:54 AM
To: Ben Bryner <BBryner@colleyville.com>
Subject: RE: Cases to Withdraw

Hi Ben, as per our conversation yesterday we are requesting to withdraw the cases ZC21-012 & ZC21-014. We will be proceeding soon with better option. Thank you so much for your help.

Thank You,
Al Dossani
President & CEO



520 E. Northwest Highway Suite 100
Grapevine, TX, 76051
Office: 817-442-1159
Email: Al@DossaniParadise.com
Website: www.DossaniParadise.com

"It's the little things that make the big things possible. Only close attention to the fine details of any operation makes the operation first class."
-J. Willard Marriott Sr.

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From: Ben Bryner <BBryner@colleyville.com>
Sent: Monday, June 28, 2021 4:51 PM
To: Al Dossani <al@dossaniparadise.com>
Subject: Cases to Withdraw

Mr. Dossani,

The cases to request to withdraw are ZC21-012 & ZC21-014.

Thanks,

Ben

Ben Bryner, AICP

Community Development Director



817.503.1052

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ATTENTION ALL PUBLIC OFFICIALS: A "Reply to All" of this e-mail could lead to violations of the Texas Open Meeting Act. Please reply only to the sender.



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5b	Agenda Date 7/6/2021	Number
-------------------------	-----------------------------	---------------

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Special Use Permit (SUP) for an Accessory Dwelling larger than permitted on Tract 2D & 2D3, Abstract 233, D R Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC21-014

Explanation

The applicant has withdrawn the application for Case ZC21-014 on June 29, 2021.

Attachments

1. Withdrawl Request

From: [Ben Bryner](#)
To: [Christine Loven](#); [Jerry Ducay](#); [Mark Wood](#)
Cc: [Jackie Reyff](#); [Dakari Hill](#)
Subject: FW: Cases to Withdraw
Date: Tuesday, June 29, 2021 11:57:25 AM
Attachments: [image001.png](#)

FYI...

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Thank You,
Al Dossani
President & CEO



520 E. Northwest Highway Suite 100
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Office: 817-442-1159
Email: Al@DossaniParadise.com
Website: www.DossaniParadise.com

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Ben

Ben Bryner, AICP

Community Development Director



817.503.1052

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City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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Agenda Number	Agenda Date	Number
5c	7/6/2021	
Type Public Hearing Agenda Items		
Department Community Development		
Title		
Consideration of a zoning change from R-20 Single Family Residential district and R-30 Single Family Residential district to AG Agricultural district for Lot 1, Block 1, Dotti Addition, located at 1310 Tinker Road, Case ZC21-016		

Explanation

The applicant has withdrawn the application for Case ZC21-016 on June 28, 2021.

Attachments

1. Withdrawl Request

From:
To: [Jackie Reyff](#)
Cc: [Ben Bryner](#); [Araceli Botello](#); [Larry Wright](#);
Subject: Re: DRC 2nd Submittal Comments PC21-011 1310 Tinker Rd.
Date: Monday, June 28, 2021 4:40:17 PM

Jackie,

We request to withdraw Cases ZC21-016 and PC21-011 from the City Council Agenda on July 6, 2021.

Thanks!

-Gasten Schoonover



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5d	Agenda Date 7/6/2021	Number
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Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Replat for Lot 1R and Lot 3, Block 1, Dotti Addition, being Lot 1, Block 1, Dotti Addition, located at 1310 Tinker Road, Case PC21-011

Explanation

The applicant has withdrawn the application for Case PC21-011 on June 28, 2021.

Attachments

1. Withdrawl Request

From:
To: [Jackie Reyff](#)
Cc: [Ben Bryner](#); [Araceli Botello](#); [Larry Wright](#);
Subject: Re: DRC 2nd Submittal Comments PC21-011 1310 Tinker Rd.
Date: Monday, June 28, 2021 4:40:17 PM

Jackie,

We request to withdraw Cases ZC21-016 and PC21-011 from the City Council Agenda on July 6, 2021.

Thanks!

-Gasten Schoonover



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6a

Agenda Date 7/6/2021

Number Ordinance O-21-2164

Type Ordinance

Department Community Development

Title

Consideration of a zoning change from AG Agricultural district to R-40 Single Family Residential district for Tract 1L, Abstract 1619, S. C. H. Witten Survey, located at 2005 Hall-Johnson Road, Case ZC21-015

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading and Public Hearing

Mark Paine, the applicant, has submitted a request for a zoning change on Tract 1L, Abstract 1619, S.C.H. Witten Survey, being approximately 1.74 acres, and zoned AG Agricultural. The purpose is to rezone from the AG Agricultural district to the R-40 Single Family Residential district for one new single-family home. There are no new lots proposed.

Existing Conditions/Background: The subject property, 2005 Hall-Johnson Road, is located along Hall-Johnson Road on the south side of the street and west of Highland Hills Lane and Montclair Drive. The lot would conform to the R-40 district standards. The lot currently is not improved.

Proposed Zoning: *Request* – The applicant requests to rezone the property from AG to R-40 district. The minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size	40,000 square feet	76,099 s.f.
Minimum Lot Width	150 feet	189 ft.
Minimum Lot Depth	150 feet	360 ft.
Front Building Line	40 feet	
Side Building Line	15 feet	
Rear Building Line	25 feet	

Max. Lot Coverage 20%

Max. Impervious Coverage 50%

Analysis: The current size of the property does comply with all the minimum standards of the R-40 Single Family Residential zoning. The property is also going through the Minor Plat process at the same time as zoning.

Plat Status: The property is unplatted as Tract 1L, Abstract 1619, S.C.H. Witten Survey.

DRC Review: The DRC reviewed the request during their May 24, 2021 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The property to the north is zoned R-20 Single Family Residential and is improved with a single-family home and accessory buildings. The properties located to the south and east are zoned R-20 and are improved with single-family homes. Property to the west is improved with zoned R-30 and improved with a single-family home and an accessory dwelling.

Comprehensive Plan: The City's Comprehensive Plan, *Destination Colleyville*, identifies the subject property as residential and the proposed development does not conflict with any portion of the comprehensive plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

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

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their June 14, 2021 meeting by a vote of 6-0.

Financial Impact

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

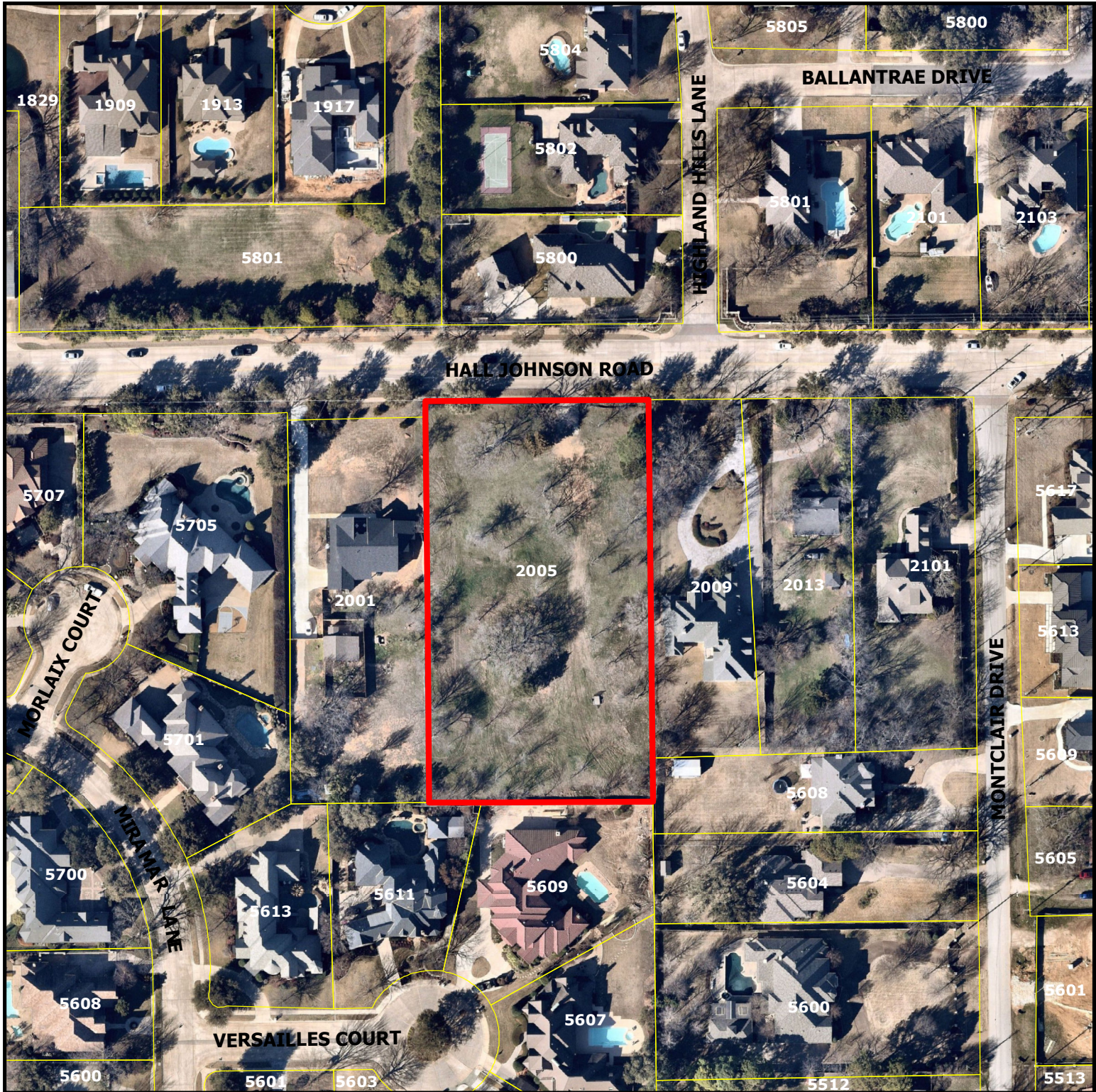
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Zoning Exhibit
5. Notification Map
6. Notification List
7. Property Owner Notification
8. Ordinance O-21-2164

Aerial Map



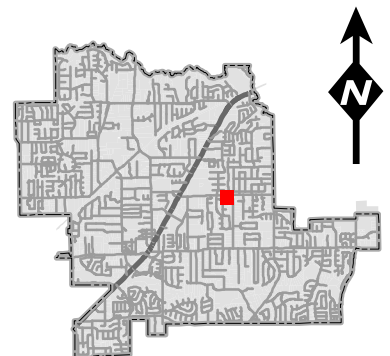
ZC21-015
2005 Hall Johnson Road

DISCLAIMER:

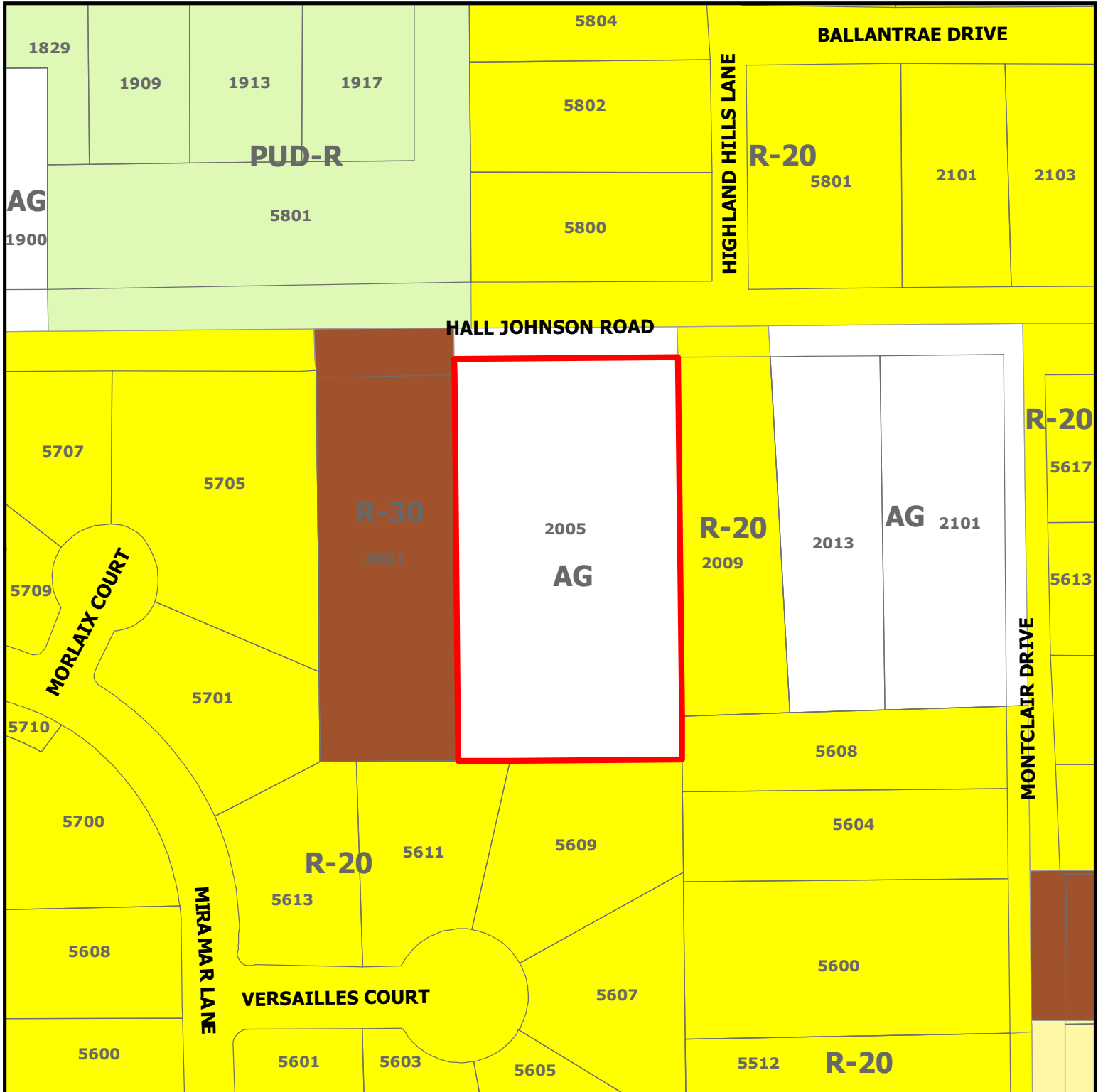
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



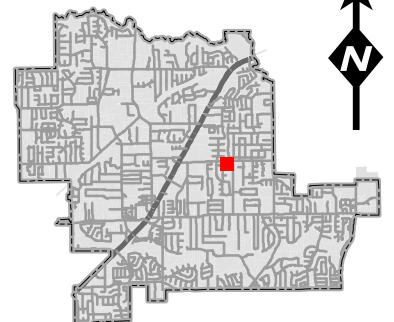
Zoning Map



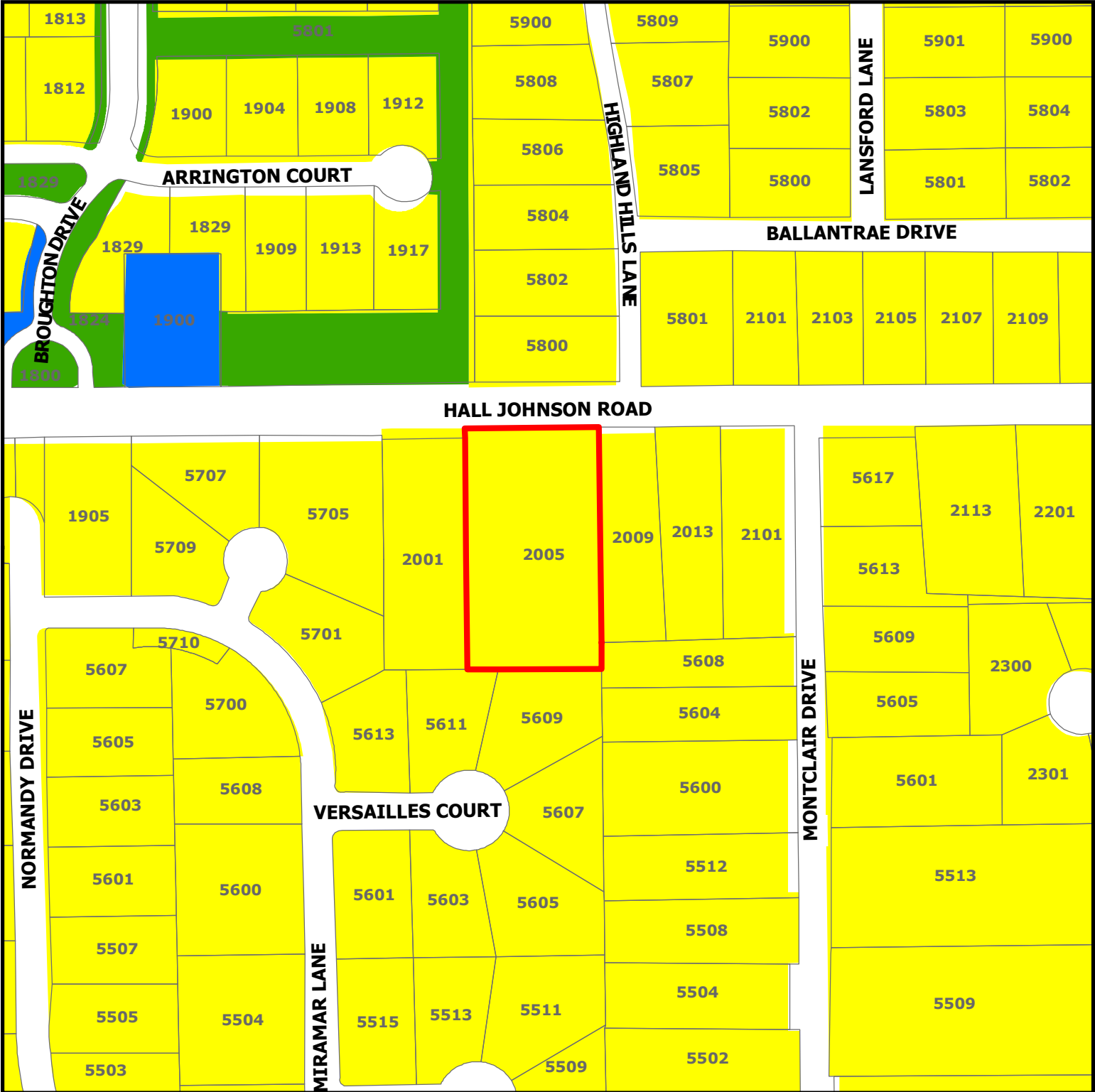
ZC21-015
2005 Hall Johnson Road

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 Subject Property



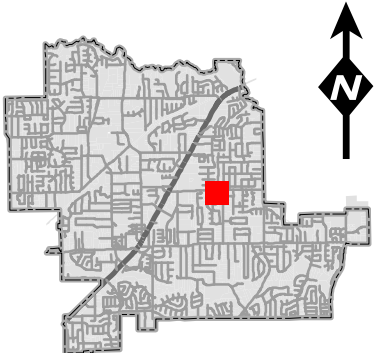
Future Land Use Map



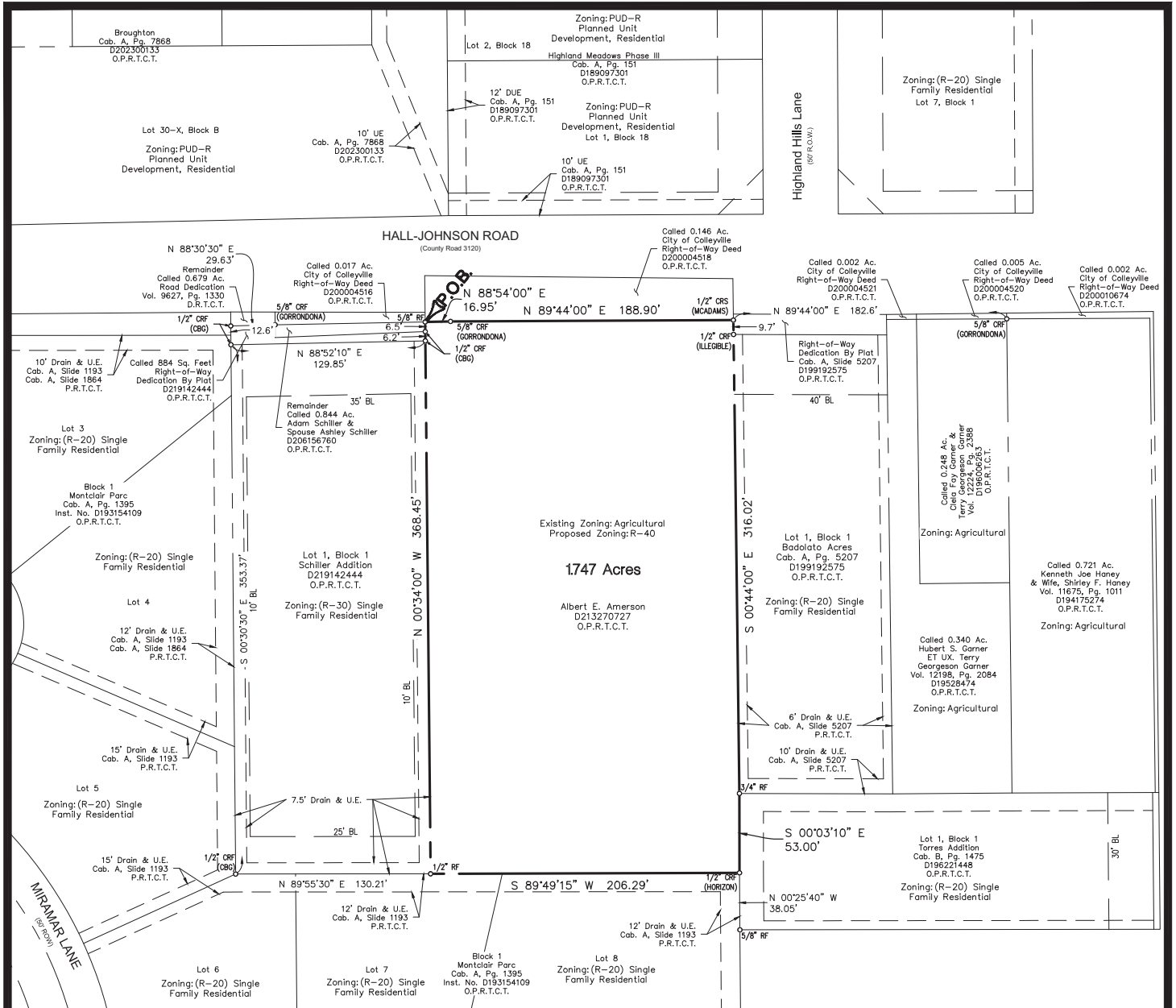
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ZC21-015 2005 Hall Johnson Road

- Subject Property
- Residential
- Institutional
- Open Space; Parks



Zoning Exhibit



THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 5078 5/17/21

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PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 5078 5/17/21

ZONING EXHIBIT

1.747 Acres

in the

S. C. H. WITTEN SURVEY, ABSTRACT NO. 1619

CITY OF COLLEYVILLE

TARRANT COUNTY, TEXAS

ZONING EXHIBIT FOR ZONING CHANGE

REQUEST FROM: AG TO: R-40



McADAMS

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

TBPE: 19762 TBPLS: 1019444
www.gacon.com
www.mcadamsco.com

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: SP DATE: 05/12/2021 SCALE: 1" = 100' JOB. NO. **AMERSON**
2021310377

- NOTES:
1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
 2. Original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
 3. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. McAdams, and the Surveyor shall not be liable for any unauthorized use hereof.
 4. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.



A horizontal number line with three tick marks. The first tick mark on the left is labeled '0'. The second tick mark in the middle is labeled '100'. The third tick mark on the right is labeled '200'.

SCALE: 1"=100'

Zoning Exhibit

Legal Description

1.747 Acres

Being all that certain lot, tract or parcel of land situated in the S. C. H. Witten Survey, Abstract Number 1619, City of Colleyville, Tarrant County, Texas, and being all of that certain tract of land described in deed in favor of Albert E. Amerson recorded in Instrument Number D219270727 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" rebar found at the northeast corner of said Amerson tract, being the on the south line of Hall-Johnson Road as evidenced by that certain called 0.146 acre tract of land described in right-of-way deed in favor of the City of Colleyville recorded in Instrument Number D200004518 of the Official Public Records of Tarrant County, Texas, being the southwest corner said 0.146 acre tract and being the southeast corner of that certain called 0.017 acre tract of land described in right-of-way deed in favor of the City of Colleyville recorded in Instrument Number D200004516 of the Official Public Records of Tarrant County, Texas, and being the northeast corner of that certain called 0.844 acre tract of land described in deed in favor of Adam Schiller and spouse, Ashley Schiller recorded in Instrument Number D206156760 of the Official Public Records of Tarrant County, Texas, from which a 5/8" capped rebar found (GORRONDONA) at the southwest corner of said 0.017 acre tract and the northwest corner of said 0.844 acre tract bears S 88°54'00" W, 100.2 feet;

THENCE N 88°54'00" E, 16.95 feet with the south line of said 0.146 acre tract, the south line of said Hall-Johnson Road and the north line of said Amerson tract to a 5/8" capped rebar found (GORRONDONA) at an angle point;

THENCE N 89°44'00" E, 188.90 feet continuing with the south line of said 0.146 acre tract, the south line of said Hall-Johnson Road and the north line of said Amerson tract to a 1/2" capped rebar set (MCADAMS) at the northeast corner of said Amerson tract, being the southeast corner of said 0.146 acre tract, and being on the west line of a right-of-way dedication shown on the plat of Badolato Acres, an addition to the City of Colleyville, according to the plat thereof recorded in Cabinet A, Page 5207 (Instrument Number D199192575) of the Official Public Records of Tarrant County, Texas, from which a 5/8" capped rebar found (GORRONDONA) at the southeast corner of that certain called 0.005 acre tract of land described in right-of-way deed in favor of the City of Colleyville recorded in Instrument Number D200004520 of the Official Public Records of Tarrant County, Texas, bears N 89°44'00" E, 182.6 feet;

THENCE S 00°44'00" E, with the east line of said Amerson tract and the west line of said Badolato Acres, passing at 9.7 feet a 1/2" capped rebar found (ILLEGIBLE) at the southwest corner of said right-of-way dedication and the northwest corner of Lot 1, Block 1 of said Badolato Acres, continuing with the west line thereof a total distance of 316.02 feet to a 3/4" rebar found at the southwest corner Badolato Acres, being the northwest corner of Lot 1, Block 1, Torres Addition, an addition to the City of Colleyville, according to the plat thereof recorded in Cabinet B, Page 1475 (Instrument Number D196221448) of the Official Public Records of Tarrant County, Texas;

THENCE S 00°03'10" E, 53.00 feet continuing with the east line of said Amerson tract and the west line of said Lot 1, Block 1, Torres Addition to a 1/2" capped rebar found (HORIZON) at the southeast corner of said Amerson tract, being the northeast corner of Lot 8, Block 1, Montclair Parc, an addition to the

Zoning Exhibit

City of Colleyville, according to the plat thereof recorded in Cabinet A, Page 1395 (Instrument Number D1963154109) of the Official Public Records of Tarrant County, Texas;

THENCE S 89°49'15" W, 206.29 feet with the south line of said Amerson tract and the north line of said Lot 8, passing the northwest corner thereof and the northeast corner of Lot 7, Block A, Montclair Parc to a 1/2" rebar found at the southwest corner of said Amerson tract, being the southeast corner of said 0.844 acre tract and the southeast corner of Lot 1, Block 1, Schiller Addition, an addition to the City of Colleyville, according to the plat thereof recorded in Instrument Number D219142444 of the Official Public Records of Tarrant County, Texas, from which a 1/2" capped rebar found at the southwest corner of said 0.844 acre tract and the southwest corner of said Lot 1, Block 1, Schiller Addition bears S 89°55'30" W, 130.2 feet;

THENCE N 00°34'00" W, with the west line of said Amerson tract, the east line of said 0.844 acre tract and the east line of said Lot 1, Block 1, Schiller Addition, passing at 355.76 feet a 1/2" capped rebar found (CBG) at the northeast corner of said Lot 1, Block 1, Schiller Addition, being the southeast corner of a called 884 square feet right-of-way dedication shown on said Schiller Addition plat, continuing with the east line thereof, passing at 362.0 feet a 1/2" capped rebar found (CBG) at the northeast corner of said Schiller Addition, continuing a total distance of 368.45 feet to the POINT OF BEGINNING and containing approximately 1.747 acres of land.

Bearings based on Texas Coordinate System, North Central Zone (4202), NAD 83.

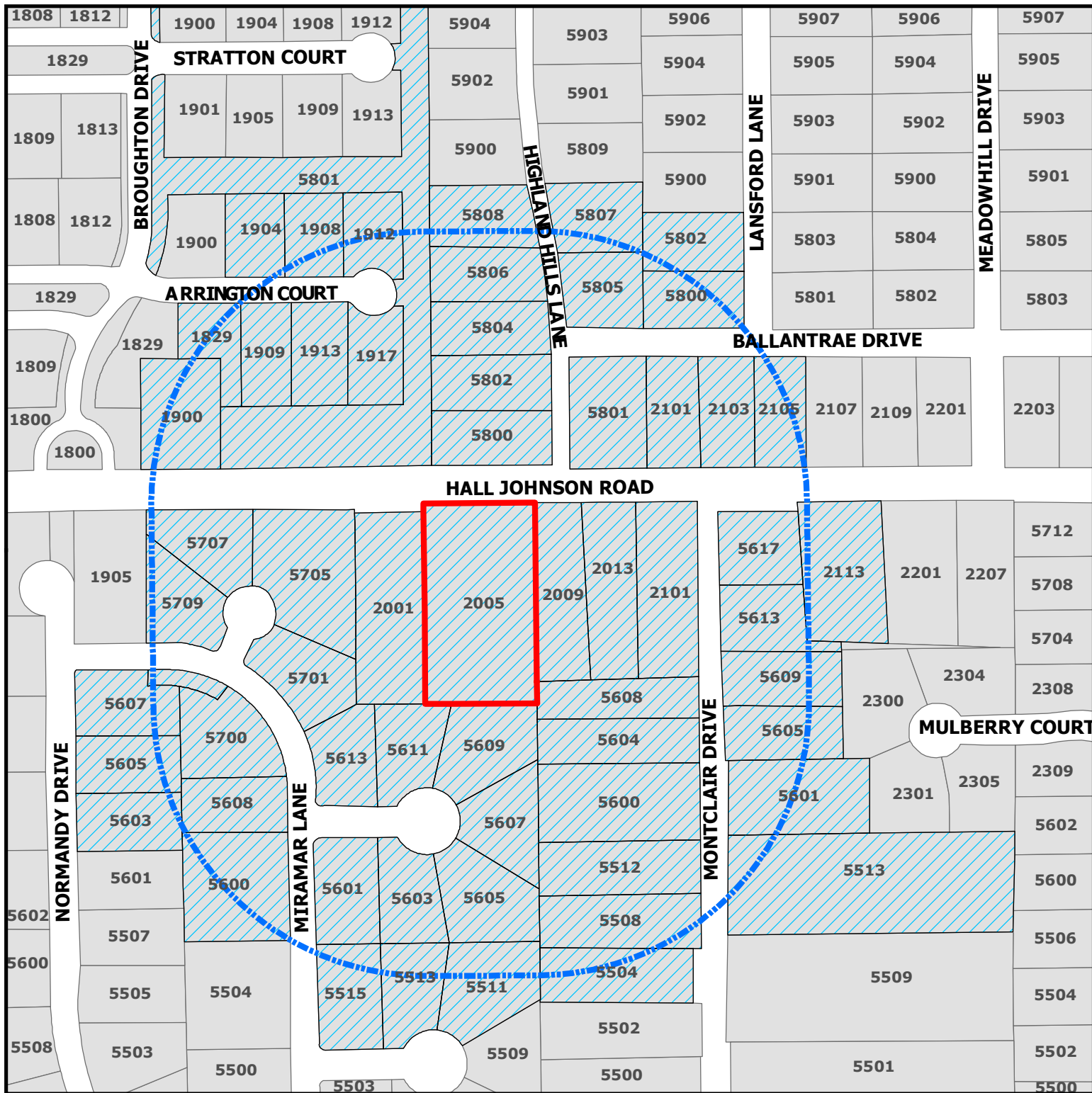
Field work performed during the month of May, 2021.

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078 5/17/21

Notification Map



ZC21-015

2005 Hall Johnson Road

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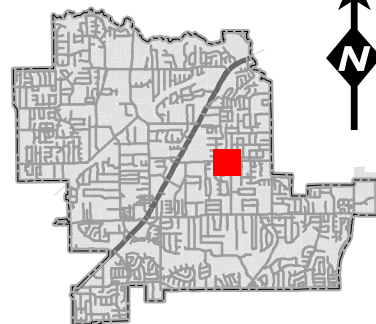
Subject Property



500ft Buffer



Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
ALLEN, WALTRAUD	5600 MIRAMAR LN	COLLEYVILLE, TX	76034	5600 MIRAMAR LN
AMERSON, ALBERT	2005 HALL JOHNSON RD	COLLEYVILLE, TX	76034	2005 HALL JOHNSON RD
APPEGATE, JOHN R	5607 VERSAILLES CT	COLLEYVILLE, TX	76034	5607 VERSAILLES CT
APPLING, KYLE A	5801 HIGHLAND HILLS LN	COLLEYVILLE, TX	76034	5801 HIGHLAND HILLS LN
BONHARD, JENNIFER	5807 HIGHLAND HILLS LN	COLLEYVILLE, TX	76034	5807 HIGHLAND HILLS LN
BOUGHTON MAINTENANCE ASSOCIATI	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 ARRINGTON GREEN
BOUGHTON MAINTENANCE ASSOCIATI	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	5801 BURNHAM CIR
BREWSTER, KEITH W	5508 MONTCLAIR DR	COLLEYVILLE, TX	76034	5508 MONTCLAIR DR
BROCCO, CARLOS E	5613 VERSAILLES CT	COLLEYVILLE, TX	76034	5613 VERSAILLES CT
BROWN, BRYAN	5804 HIGHLAND HILLS LN	COLLEYVILLE, TX	76034	5804 HIGHLAND HILLS LN
BUI, CHRIS	1913 ARRINGTON CT	COLLEYVILLE, TX	76034	1913 ARRINGTON CT
BURNS, SHERRY E	2113 HALL JOHNSON RD	COLLEYVILLE, TX	76034	2113 HALL JOHNSON RD
CALDWELL, JASON SCOTT	1917 ARRINGTON CT	COLLEYVILLE, TX	76034	1917 ARRINGTON CT
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	1900 HALL JOHNSON RD
COLLYER, BRIAN C	5611 VERSAILLES CT	COLLEYVILLE, TX	76034	5611 VERSAILLES CT
COX, LAETITIA	PO BOX 1785	COLLEYVILLE, TX	76034	5512 MONTCLAIR DR
DACY, TIMOTHY	5705 MORLAIX CT	COLLEYVILLE, TX	76034	5705 MORLAIX CT
DUNHAM, KELLEN	5707 MORLAIX CT	COLLEYVILLE, TX	76034	5707 MORLAIX CT
DWYER, JOHN	5511 CLERMONT CT	COLLEYVILLE, TX	76034	5511 CLERMONT CT
ELNOUR, ELWALEED	5609 VERSAILLES CT	COLLEYVILLE, TX	76034	5609 VERSAILLES CT
ENTY, DON	5513 MONTCLAIR DR	COLLEYVILLE, TX	76034	5513 MONTCLAIR DR
FORD, SAM	5806 HIGHLAND HILLS LN	COLLEYVILLE, TX	76034	5806 HIGHLAND HILLS LN
GARNER, HUBERT S	2013 HALL JOHNSON RD	COLLEYVILLE, TX	76034	2013 HALL JOHNSON RD
GARON, REJANA F	5808 HIGHLAND HILLS LN	COLLEYVILLE, TX	76034	5808 HIGHLAND HILLS LN
GENTILE, FRANK	2105 BALLANTRAE DR	COLLEYVILLE, TX	76034	2105 BALLANTRAE DR
GHALIBAF, AMIR A	5700 MIRAMAR LN	COLLEYVILLE, TX	76034	5700 MIRAMAR LN
GOWDER, AMY	5709 MORLAIX CT	COLLEYVILLE, TX	76034	5709 MORLAIX CT
HANEY, KENNETH J	2101 HALL JOHNSON RD	COLLEYVILLE, TX	76034	2101 HALL JOHNSON RD
HARTENBOWER, JOHN G	5802 LANSFORD LN	COLLEYVILLE, TX	76034	5802 LANSFORD LN
HEMRIC, MICHAEL	5603 VERSAILLES CT	COLLEYVILLE, TX	76034	5603 VERSAILLES CT
HEPPENSTALL FAMILY TRUST	5701 MORLAIX CT	COLLEYVILLE, TX	76034	5701 MORLAIX CT
HOLLISTER, MARK	5617 MONTCLAIR DR	COLLEYVILLE, TX	76034	5617 MONTCLAIR DR
JACKSON NANCY FAMILY TRUST	5605 MONTCLAIR DR	COLLEYVILLE, TX	76034	5605 MONTCLAIR DR
KARAM, FAHMI W	5515 CLERMONT CT	COLLEYVILLE, TX	76034	5515 CLERMONT CT
KHARRAZI, VAHID	1909 ARRINGTON CT	COLLEYVILLE, TX	76034	1909 ARRINGTON CT
KUNNEMAN, DALE	5605 NORMANDY DR	COLLEYVILLE, TX	76034	5605 NORMANDY DR
LAWTON, JACINDA	1904 ARRINGTON CT	COLLEYVILLE, TX	76034	1904 ARRINGTON CT
LUGGER, JERRY	5504 MONTCLAIR DR	COLLEYVILLE, TX	76034	5504 MONTCLAIR DR
MCCORMICK, ERICA	704 WINDSWEPT CT	GRAPEVINE, TX	76051	5601 MONTCLAIR DR
MCMASTER, JOSEPH	1912 ARRINGTON CT	COLLEYVILLE, TX	76034	1912 ARRINGTON CT
MCWITHEY, MICHAEL D	5607 NORMANDY DR	COLLEYVILLE, TX	76034	5607 NORMANDY DR
MIDDLETON, JOHN	5800 HIGHLAND HILLS LN	COLLEYVILLE, TX	76034	5800 HIGHLAND HILLS LN
MONTCLAIR PARC INC	1108 W PIONEER PKWY	ARLINGTON, TX	76013	5710 MIRAMAR LN
NGUYEN, BANG K	5608 MIRAMAR LN	COLLEYVILLE, TX	76034	5608 MIRAMAR LN
PATTERSON, BURTON	5600 MONTCLAIR DR	COLLEYVILLE, TX	76034	5600 MONTCLAIR DR
PHILABAUM, RAYMOND E	2101 BALLANTRAE DR	COLLEYVILLE, TX	76034	2101 BALLANTRAE DR
ROWLEY, CHRIS C	2103 BALLANTRAE DR	COLLEYVILLE, TX	76034	2103 BALLANTRAE DR
SCHILLER, ADAM	2001 HALL JOHNSON RD	COLLEYVILLE, TX	76034	2001 HALL JOHNSON RD
SCHOFIELD, LYLE	5805 HIGHLAND HILLS LN	COLLEYVILLE, TX	76034	5805 HIGHLAND HILLS LN
SHARIF, SARDAR	5613 MONTCLAIR DR	COLLEYVILLE, TX	76034	5613 MONTCLAIR DR
SMITH, JUSTIN	5605 VERSAILLES CT	COLLEYVILLE, TX	76034	5605 VERSAILLES CT
THE J&P CAMPBELL REVOCABLE TRU	5513 CLERMONT CT	COLLEYVILLE, TX	76034	5513 CLERMONT CT
TORRES, ARNOLD	5608 MONTCLAIR DR	COLLEYVILLE, TX	76034	5608 MONTCLAIR DR
VOLOSEN, MIRCEA	5604 MONTCLAIR DR	COLLEYVILLE, TX	76034	5604 MONTCLAIR DR
WALL, KEVIN	5609 MONTCLAIR DR	COLLEYVILLE, TX	76034	5609 MONTCLAIR DR
WALTERS, COURTNEY	5802 HIGHLAND HILLS LN	COLLEYVILLE, TX	76034	5802 HIGHLAND HILLS LN
WEAKS DONALD LEO	1908 ARRINGTON CT	COLLEYVILLE, TX	76034	1908 ARRINGTON CT
WEINBERG, VICKIE	5603 NORMANDY DR	COLLEYVILLE, TX	76034	5603 NORMANDY DR
WOELKE, VERNON	5800 LANSFORD LN	COLLEYVILLE, TX	76034	5800 LANSFORD LN
YEE AMY REVOCABLE TRUST	5601 VERSAILLES CT	COLLEYVILLE, TX	76034	5601 VERSAILLES CT
				2009 HALL JOHNSON RD
ARBOR ESTATES II	5506 SYCAMORE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
STONE CREST ESTATES	P.O. BOX 332	COLLEYVILLE, TX	76034	COURTESY NOTICE
BROUGHTON	1821 GROSVENOR GREEN	COLLEYVILLE, TX	76034	COURTESY NOTICE
HIGHLAND MEADOWS ADDN	2101 HIGH GATE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
MONTCLAIR PARC ADDITION	1108 W. PIONEER PARKWAY	ARLINGTON, TX	76013	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
PAINE, MARK	201 COUNTRY VIEW	ROANOKE, TX	76262	APPLICANT

Public hearing notices were mailed on May 28, 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, June 14, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, July 6, 2021 & Tuesday, July 20, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from AG Agricultural district to R-40 Single Family Residential district. The request is to rezone the property in order to allow for the construction of a new home. A Minor Plat has been submitted to plat the property as one lot. No new lots proposed.

Zoning Case: ZC21-015

Applicant: Mark Paine

Owner: Albert & Stacy Amerson

Location: 2005 Hall Johnson Road

Property Description: Tract 1L, Abstract 1619, S C H Witten Survey

Present Zoning: AG Agricultural

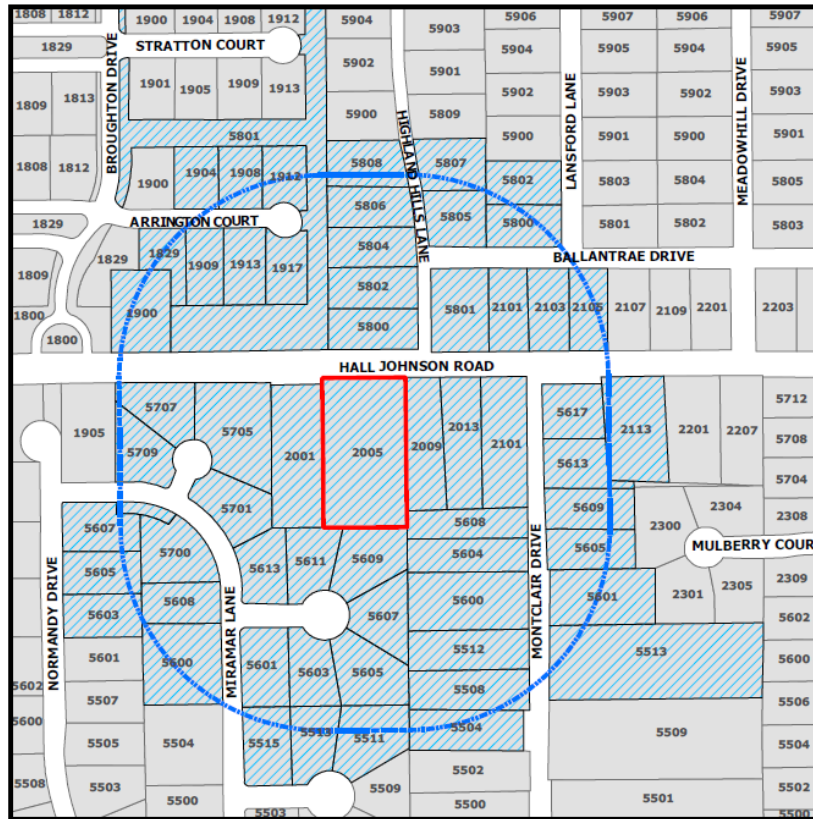
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

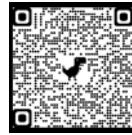
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

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 Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



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-21-2164

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 1.74 ACRES BEING, TRACT 1L, ABSTRACT 1619, S.C.H. WITTEN SURVEY, LOCATED AT 2005 HALL-JOHNSON ROAD, FROM THE AG AGRICULTURAL TO THE R-40 SINGLE-FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning of the property from AG Agricultural to R-40 Single Family Residential district for Case No. ZC21-015; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and State law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning from AG Agricultural to R-40 Single-Family Residential district on 1.74 acres, being Tract 1L Abstract 1619, S.C.H. Witten Survey, located at 2005 Hall-Johnson Road as depicted on the attached as Exhibit "A".

- Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 3. THAT the above described tract of land shall be subject to the following conditions:
1. As depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

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

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

PASSED AND APPROVED BY A VOTE OF ___ AYES, ___ NAYS, AND ___ ABSTENTIONS ON THIS THE 20TH DAY OF JULY 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
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Christine Loven, TRMC City Secretary	Richard Newton Mayor
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APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A"- Zoning Map

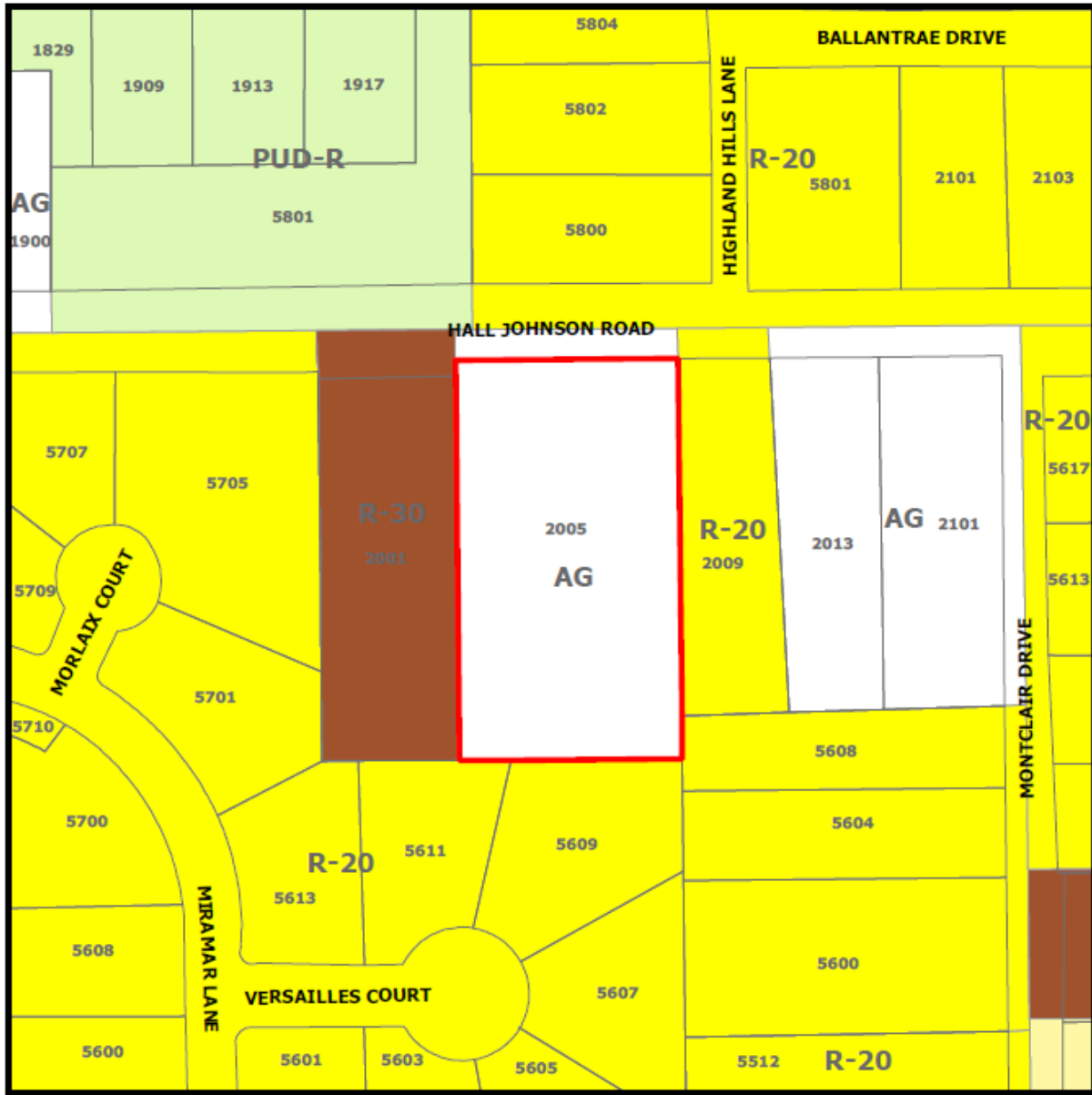
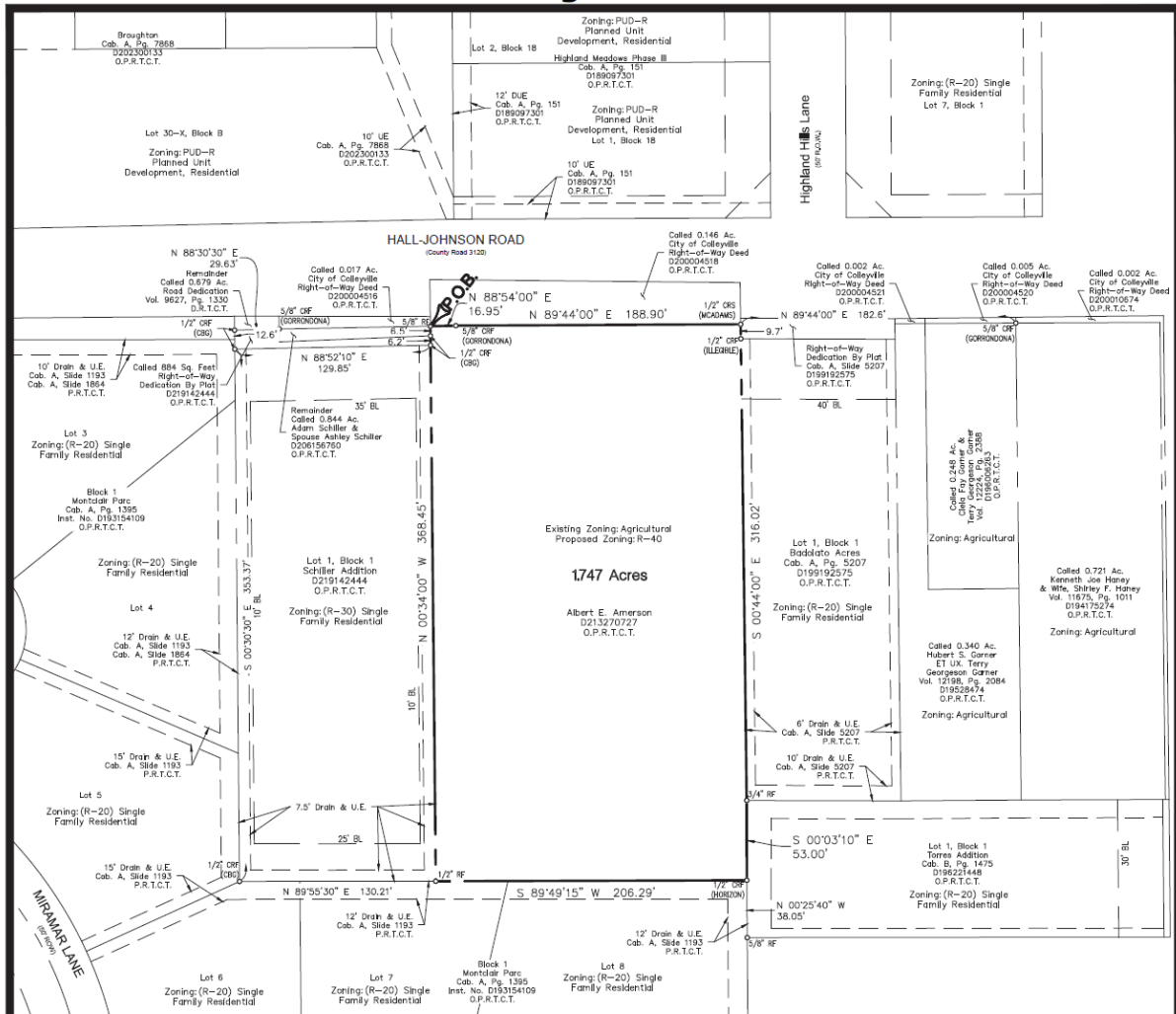


Exhibit "B"- Zoning Exhibit



NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
3. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. McAdams, and the Surveyor shall not be liable for any unauthorized use hereof.
4. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.



0 100 200

SCALE: 1"=100'

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 5078 5/17/21

ZONING EXHIBIT

1747 Acres

in the

S. C. H. WITTEN SURVEY, ABSTRACT NO. 1619

CITY OF COLLEYVILLE

TARRANT COUNTY, TEXAS

ZONING EXHIBIT FOR ZONING CHANGE

REQUEST FROM: AG TO: R-40



The John R. McAdams
Company, Inc.
111 Wilshire Drive
Lewisville, Texas 75057
972.435.8712
201 Country View Drive
Roanoke, Texas 75262
940.245.1012
TBP# 19762 TBP#S 10194440
www.jrmc.com

DRAWN BY: SP DATE: 05/12/2021 SCALE: 1" = 100' JOB. NO. **AMERSON 2021310377**



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6b

Agenda Date 7/6/2021

Number Ordinance O-21-2165

Type Ordinance

Department Community Development

Title

Request to appeal the decision of the Planning and Zoning Commission regarding the consideration of a zoning change from the R-20 Single Family Residential district and R-40 Single Family Residential district to the RE Single Family 'Estate' Residential district for Lot 3, Block 3, Highland Acres Addition, located at 401 Timberline Drive South, Case ZC21-013

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading and Public Hearing

Jerry Tinkis, the applicant, has submitted a request for a zoning change on Lot 3, Block 3, Highland Acres Addition, being approximately 1.39 acres, and zoned R-20 and R-40 Single Family Residential. The purpose is to rezone from the R-20 and R-40 districts to the RE Single Family 'Estate' Residential district. The purpose is to allow for the keeping of livestock.

Existing Conditions/Background: The subject property, 401 Timberline Drive South, resides on the south side of Timberline Drive South west of the intersection with Bransford Road. The subject property has R-20 and R-40 zoning and is currently developed with a single-family home and two accessory buildings.

Proposed Zoning: Request – The applicant requests to rezone the property from R-20 and R-40 to RE zoning. The minimum standards for the RE zoning district are as follows:

Minimum Lot Size	80,000 square feet	60,548 s.f.
Minimum Lot Width	200 feet	Approx. 168 ft.
Minimum Lot Depth	300 feet	Approx. 310 ft.
Front Building Line	40 feet	
Side Building Line	25 feet	

Rear Building Line	40 feet
Max. Lot Coverage	20%
Max. Impervious Coverage	50%

Analysis: The current size of the property does not comply with all the minimum standards of the RE Single Family 'Estate' Residential district zoning. The minimum lot size is 60,548 s.f. Additionally, the lot width is below the required minimum lot width by 31 feet. The desire of the applicant is for the property to be able to allow for livestock. The applicant contends that he has raised livestock on the property for many years.

Land Development Code - Chapter 3- Section 3.9 RE Single Family 'Estate' Residential District, E. Permitted Accessory Uses

12. Private stables for the keeping of grazing animals, provided:

1. Significant ground accumulations of manure shall be collected and properly disposed of so as not to create offensive odors, fly breeding, or in any way become a health hazard or nuisance to humans or animals;
2. Fences for pens, corrals or similar enclosures shall be of sufficient height and strength to properly retain the grazing animal(s) on the premises; and
3. The minimum space area of the lot upon which such grazing animal(s) may be kept, including pens, corrals, and stables, shall not be less than 15,000 square feet per each grazing animal over five hundred (500) pounds and not less than five thousand (5,000) square feet for any other grazing animal.

Plat Status: The property is platted as Lot 3, Block 3, Highland Acres Addition.

DRC Review: The DRC reviewed the request during their May 24, 2021 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The property to the east and west are zoned R-20 and R-40 and the property to the west is improved with a single-family residential home. The property to the east is currently not improved with any structures. The properties to the north are zoned R-20 Single Family Residential district and are improved with single-family residences. The properties to the south are zoned R-40 Single Family Residential district and are improved with single-family residences.

Comprehensive Plan: The City's Comprehensive Plan, *Destination Colleyville*, identifies the subject property for single-family residential development. The proposed

RE zoning does not conflict with any portion of the comprehensive plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends denial of the request due to it not meeting the technical requirements of the Land Development Code.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended denial of the request at their June 14, 2021 meeting by a vote of 6-0. When the Planning and Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

Financial Impact

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

Recommendation

Denial

Attachments

1. Request to Appeal
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Notification Map
6. Notification List
7. Letters of Opposition
8. Letters of Support
9. Property Owner Notification
10. Ordinance O-21-2165

From: [J.W. Tinkis](#)
To: [Jackie Reyff](#)
Cc: [Ben Bryner](#)
Subject: Re: Land Development Code - Appeal
Date: Monday, June 21, 2021 3:43:30 PM

We are appealing the planning and zoning denial decision on the property at 401 Timberline drive South of the r-20/r-40 rezoning to residential estate RE decision. Thank you,
Gwen and Jerry Tinkis

Aerial Map



ZC21-013

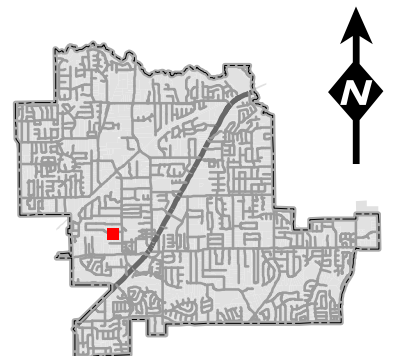
401 Timberline Drive South

DISCLAIMER:

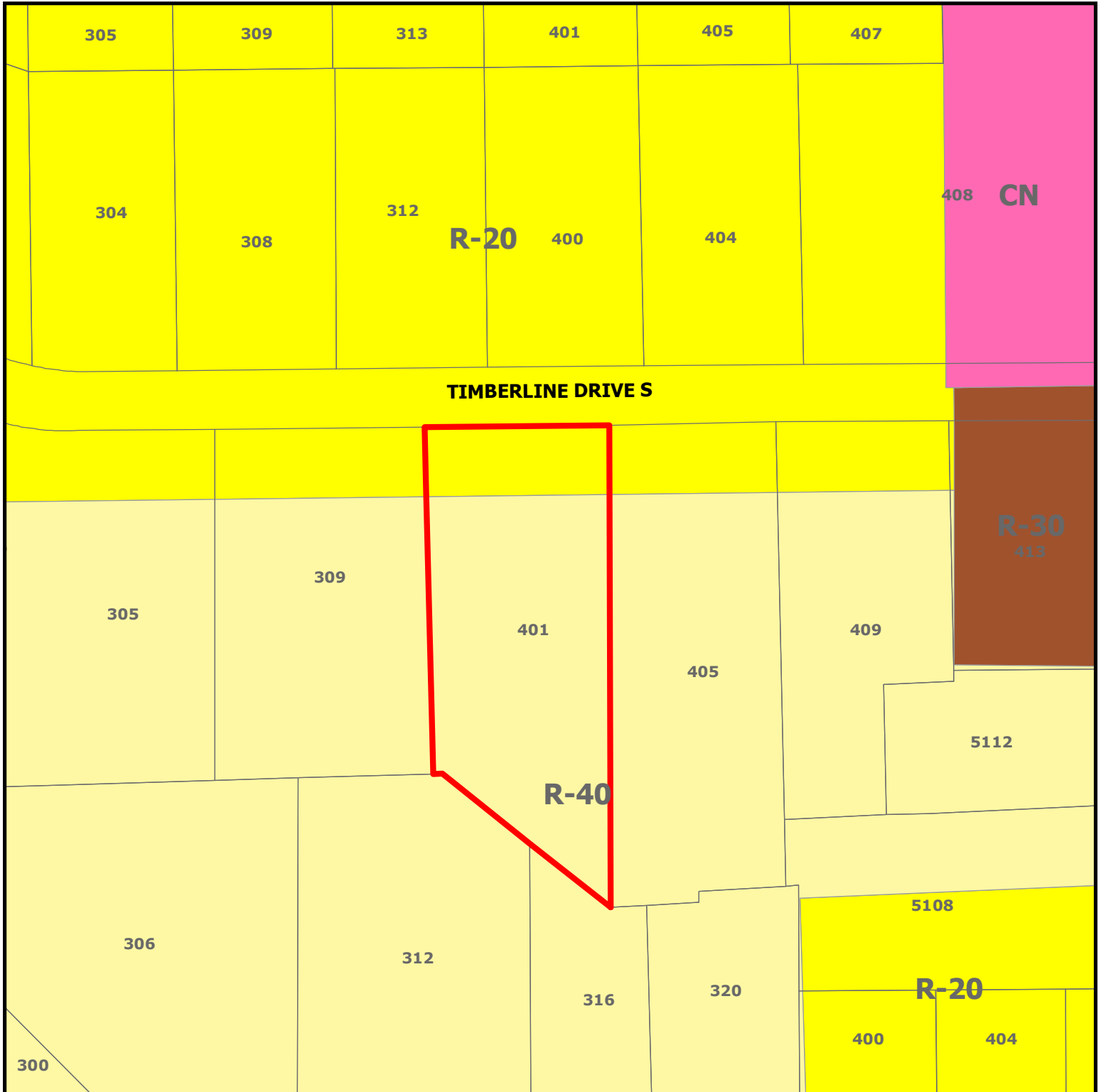
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



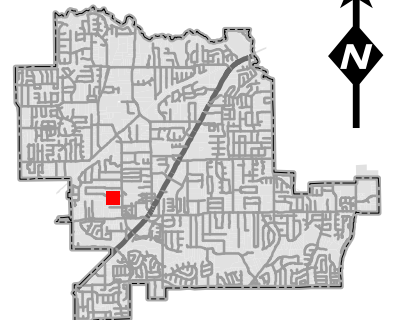
ZC21-013
401 Timberline Drive South

DISCLAIMER:

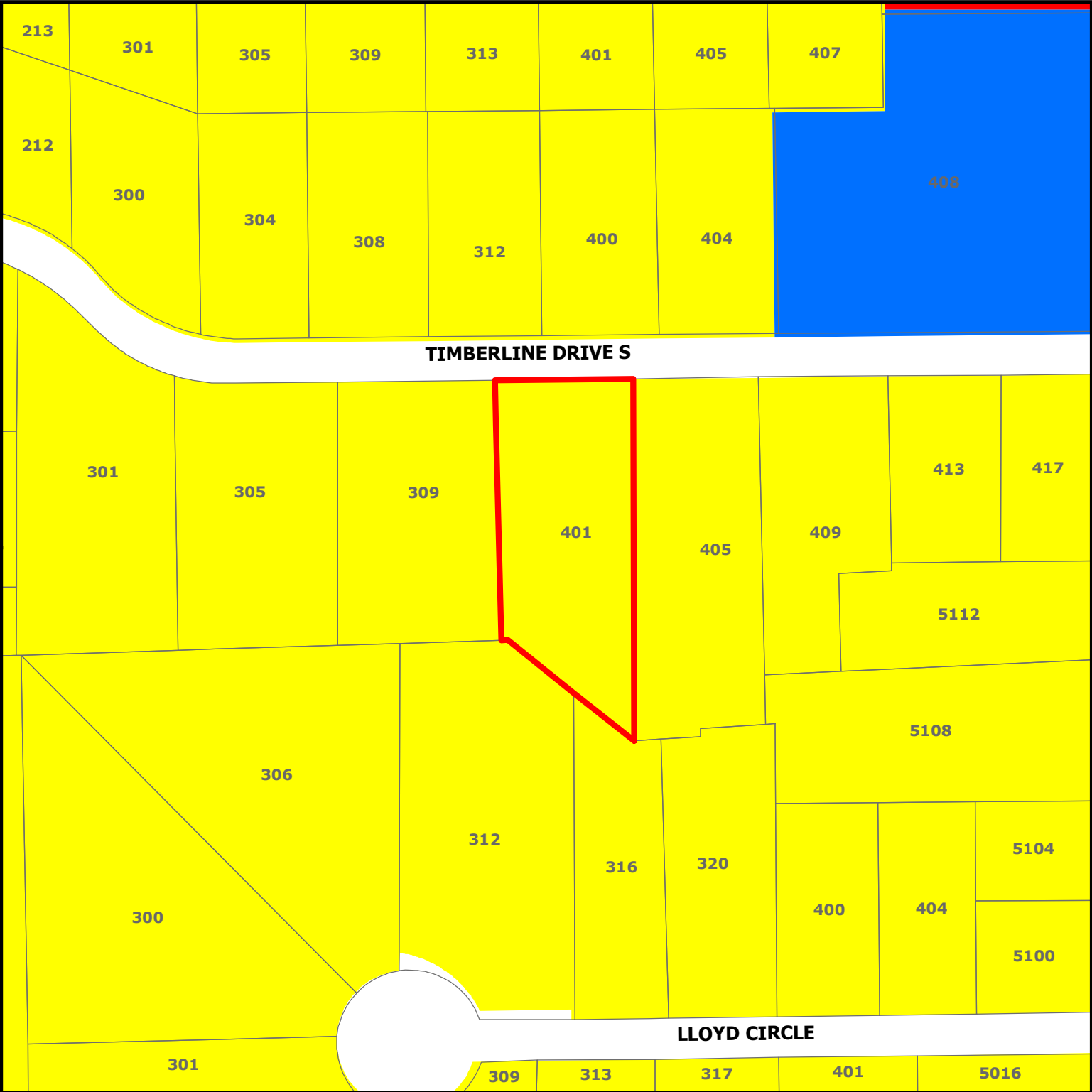
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Subject Property



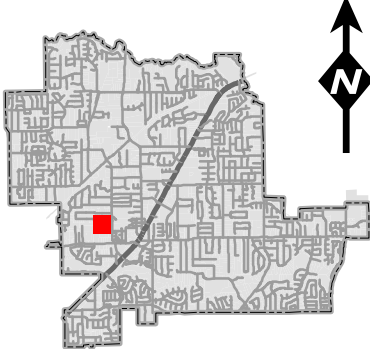
Future Land Use Map



ZC21-013

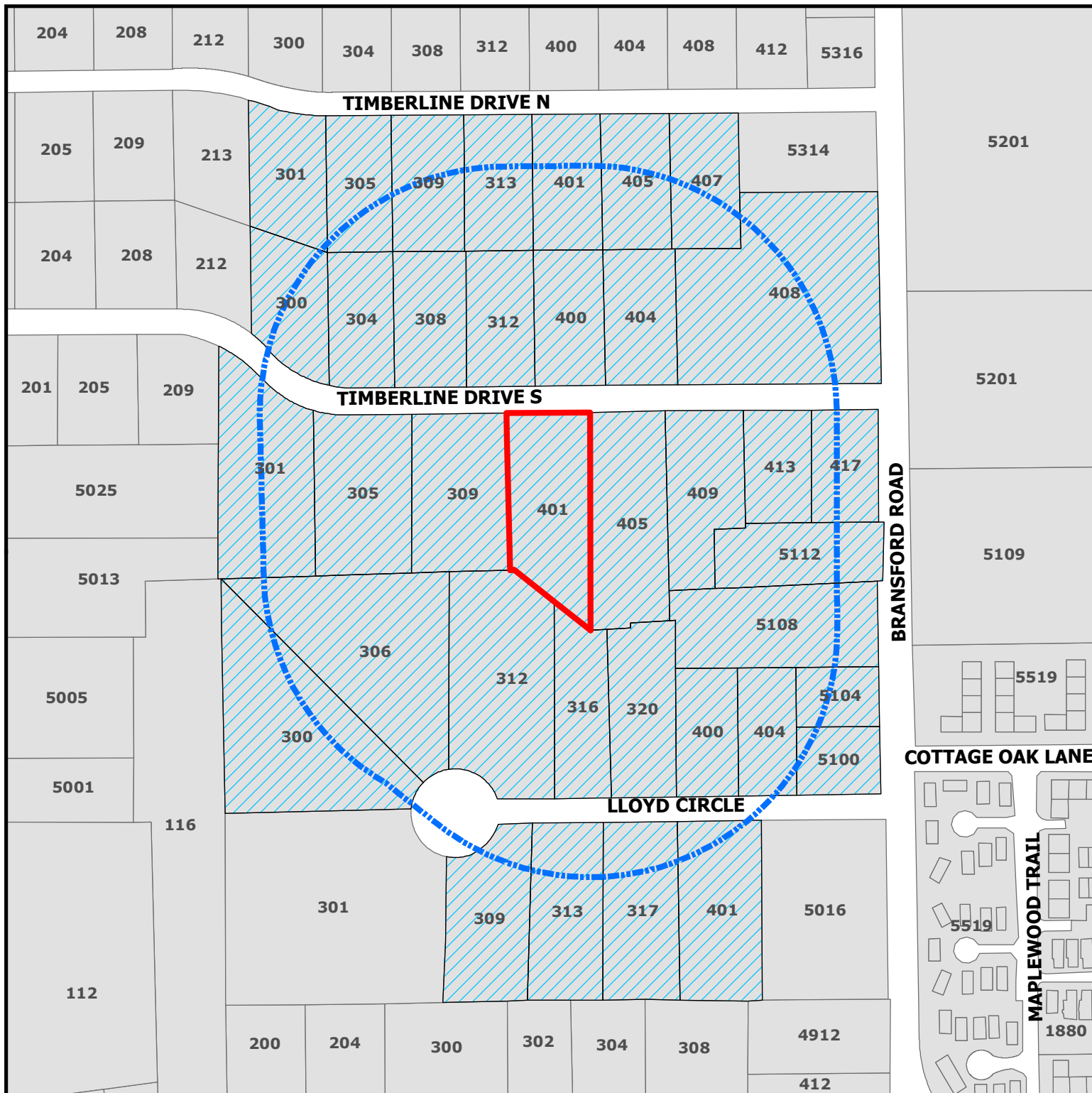
401 Timberline Drive South

-  Subject Property
-  Residential
-  Commercial
-  Institutional



DISCLAIMER:
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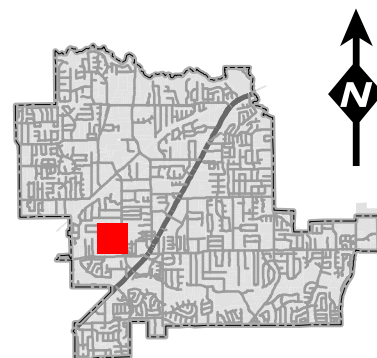
Notification Map



ZC21-013 401 Timberline Drive South

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
APPEL, GREG	404 LLOYD CIR	COLLEYVILLE, TX	76034	404 LLOYD CIR
BETHARDS, CHARLES A	405 TIMBERLINE DR	COLLEYVILLE, TX	76034	405 TIMBERLINE DR N
BRANSFORD ROAD LLC	PO BOX 574	COLLEYVILLE, TX	76034	5100 BRANSFORD RD
BRODYWIN REVOCABLE TRUST	320 LLOYD CIR	COLLEYVILLE, TX	76034	320 LLOYD CIR
CALLAWAY, BARBARA LYNN	305 TIMBERLINE DR N	COLLEYVILLE, TX	76034	305 TIMBERLINE DR N
CHURCH OF JESUS CHRIST OF LDS	50 E NORTH TEMPLE RM 22	SALT LAKE CITY, UT	84150	408 TIMBERLINE DR S
COHEN, RICHARD S	401 LLOYD CIR	COLLEYVILLE, TX	76034	401 LLOYD CIR
DAVIS, JOSHUA	4843 COLLEYVILLE BLVD STE 251-	COLLEYVILLE, TX	76034	405 TIMBERLINE DR S
DUBOIS, LEAH	309 TIMBERLINE DR S	COLLEYVILLE, TX	76034	309 TIMBERLINE DR S
EL-ATTRACHE, LISA	312 LLOYD CIR	COLLEYVILLE, TX	76034	312 LLOYD CIR
FRYE, GREGORY	313 TIMBERLINE DR N	COLLEYVILLE, TX	76034	313 TIMBERLINE DR N
GODOI, CARLOS	306 LLOYD CIR	COLLEYVILLE, TX	76034	306 LLOYD CIR
GOODLIN, DAVID P	400 TIMBERLINE DR S	COLLEYVILLE, TX	76034	400 TIMBERLINE DR S
HILLIARD, ETHEL	5112 BRANSFORD RD	COLLEYVILLE, TX	76034	5112 BRANSFORD RD
HIRDLER, JOHN T	316 LLOYD CIR	COLLEYVILLE, TX	76034	316 LLOYD CIR
KNAUS, EDWARD	313 LLOYD CIR	COLLEYVILLE, TX	76034	313 LLOYD CIR
LARKIN, LINDA J	308 TIMBERLINE DR S	COLLEYVILLE, TX	76034	308 TIMBERLINE DR S
LILLIE M PARKER LIVING TRUST	4700 MANNING DR	COLLEYVILLE, TX	76034	304 TIMBERLINE DR S
MCCURDY, JOHN ANTHONY	400 LLOYD CIR	COLLEYVILLE, TX	76034	400 LLOYD CIR
MCILVEENE, KRISTAL D	312 TIMBERLINE DR S	COLLEYVILLE, TX	76034	312 TIMBERLINE DR S
MUCHMORE, DAVID	309 LLOYD CIR	COLLEYVILLE, TX	76034	309 LLOYD CIR
MUNGUIA, ANTONIO C	300 TIMBERLINE DR S	COLLEYVILLE, TX	76034	300 TIMBERLINE DR S
ORTH, MATTHEW D	413 TIMBERLINE DR S	COLLEYVILLE, TX	76034	413 TIMBERLINE DR S
PEARSON, JOHN	317 LLOYD CIR	COLLEYVILLE, TX	76034	317 LLOYD CIR
PRATT, STEPHEN	5104 BRANSFORD RD	COLLEYVILLE, TX	76034	5104 BRANSFORD RD
RODRIGUEZ, JOYCE	301 TIMBERLINE DR N	COLLEYVILLE, TX	76034	301 TIMBERLINE DR N
SIKES, CRAIG D	417 TIMBERLINE DR S	COLLEYVILLE, TX	76034	417 TIMBERLINE DR S
SINISI, DENISE	309 TIMBERLINE DR N	COLLEYVILLE, TX	76034	309 TIMBERLINE DR N
STROMAN, DAVID	5108 BRANSFORD RD	COLLEYVILLE, TX	76034	5108 BRANSFORD RD
THE SWINDELL LIVING TRUST	401 TIMBERLINE DR N	COLLEYVILLE, TX	76034	401 TIMBERLINE DR N
TINKIS, JERRY W	401 TIMBERLINE DR S	COLLEYVILLE, TX	76034	401 TIMBERLINE DR S
VAZQUEZ, CELIA	407 TIMBERLINE DR N	COLLEYVILLE, TX	76034	407 TIMBERLINE DR N
WALLACE, DAVID JAY	305 TIMBERLINE DR S	COLLEYVILLE, TX	76034	305 TIMBERLINE DR S
WALLIS, CAYNE	404 TIMBERLINE DR S	COLLEYVILLE, TX	76034	404 TIMBERLINE DR S
WELLS, MELINDA A	301 TIMBERLINE DR S	COLLEYVILLE, TX	76034	301 TIMBERLINE DR S
WROLSON, DANIEL	300 LLOYD CIR	COLLEYVILLE, TX	76034	300 LLOYD CIR
ZRB LIVING TRUST	409 TIMBERLINE DR S	COLLEYVILLE, TX	76034	409 TIMBERLINE DR S
SHADOWOOD TRAIL CONDOMINIUMS	4113 GATEWAY DRIVE #100	COLLEYVILLE, TX	76034	COURTESY NOTICE
BRAEMAR ADDITION	2909 CLAIREMONT LANE	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
TINKIS, JERRY W	401 TIMBERLINE DR S	COLLEYVILLE, TX	76034	APPLICANT

Public notices were mailed on May 28, 2021

Letter of Opposition

From:
To: [Jackie Reyff](#)
Subject: Zoning change request
Date: Tuesday, June 1, 2021 3:42:02 PM

ATTN: Jackie

Concerning the zoning change request at 401 Timberline Dr S in Colleyville, my wife and I are vehemently opposed to any changes that would allow cattle and any business related to raising cattle in our neighborhood. I live right across the street and can attest to the unsightly property that already exists there. Allowing cattle to remain will only make the issue worse. These people already have broken-down vehicles strewn across their unkempt front yard and now that they are raising cattle the amount of new machinery makes for quite an eye-sore. The increase in biting flies and the aroma from the cow droppings has made our lives even more unbearable in the hot summer months. No, I would not agree to allow an exemption if the current situation at 401 Timberline Dr S remains in place.

Thank you for your consideration,

David Goodlin
400 Timberline Dr S
Colleyville, TX 76034

Letter of Opposition

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

Re: Case PC21-011 (Tinkus Replat) and Case ZC21-013 (Tinkus Zoning Change).

We want to express our opposition to the Replat and Zoning change for the property located at 401 Timberline Dr. South. The requested changes are not compatible with the present character of the neighborhood and the lifestyle of its property owners. The property at 401 Timberline Dr S. is habitually “cluttered” and has been used to keep a small herd of longhorn cattle for a number of years. At times, the smell of manure is noticeable, as-well-as an increase in the fly population. Consequently, the property already appears to be in violation of Section E, item 12 “Private Stables” under the requested RE designation. We simply cannot endorse a request to change the zoning to RE that would only perpetuate an existing nuisance and the unsightly clutter.

Sincerely,

Kenneth Owens & Linda Larkin (Spouses)
308 Timberline Dr S.
Colleyville, TX 76034

June 13, 2021

To whom it may concern:

We would like to express our opposition to the zoning changes concerning case PC21-001 (Tinkus Replat) and Case ZC21-013 (Tinkus Zoning Change). Due to safety concerns we cannot endorse this request. We also feel that any repeat would compromise the values of existing homes and lifestyles in the immediate area.

Ryan Lynch 304 Timberline Dr.

Gabriela Munguia 300 Timberline Dr

MARK & CONNIE SINGLETARY 209 TIMBERLINE DR. S.

Ken Owens & Linda Larkin, 308 Timberline Dr. S.

Jason Hunt 309 Timberline Dr. N.

Leah & Michael Dubois 309 Timberline Dr. S

June 13, 2021

To whom it may concern:

We would like to express our opposition to the zoning changes concerning case PC21-001 (Tinkus Replat) and Case ZC21-013 (Tinkus Zoning Change). Due to safety concerns we cannot endorse this request. We also feel that any repeat would compromise the values of existing homes and lifestyles in the immediate area.

Sib and Melinda Palyet 409 TIMBERLINES
COLUMBUS
R.L. Williams 5712 BRANFORD
Colleyville TX 76034
Mr. [Signature] 313 Lloyd Cir
Colleyville TX 76034
John McCasby 400 LLOYD
COLUMBUS 76034

Letter of Support

From: [Karen Wilson](#)
To: [Jackie Reyff](#)
Subject: Case #ZC21-013
Date: Wednesday, June 9, 2021 12:00:18 PM

Hi Jackie,

Please record my support in favor of the re-zoning request to allow the longhorns to remain at 401 Timberline Dr. South. They have been a majestic and peaceful part of the scenery and of particular enjoyment to my family for our 11 years of residency on Timberline Dr. They are well cared for and maintained by their owners and add to the diversity and value of the City of Colleyville.

Thank you,
Karen Wilson
100 Timberline Dr S

Karen Wilson, TX. BROKER, GRI; SRES
CERTIFIED NEW HOME SPECIALIST
Iphone: 817-994-8700

ECO CONSCIOUS REAL ESTATE
one habitat at a time™

COLLEYVILLE, TX 76034

Letter of Support

From: [Dj Wallace](#)
To: [Jackie Reyff](#)
Subject: Case # ZC21-013, The Longhorns
Date: Friday, June 11, 2021 12:53:07 PM

Jackie, My name is David Wallace and I live at 305 Timberline Dr. South, Colleyville, Texas just one house down from the home that has the Longhorns on it. I would like to state that just like the logo or seal of The City of Colleyville shows Livestock on it and many of my neighbors have livestock on there properties, I think in the Spirit of our City it should be allowable for them to have the Longhorns on the property and to the best of my knowledge i have heard that it has help one or more of the kid to earn money to help in there college endeavors through the High school FFA program.

Thanks
David Wallace and Trish Paulson

From:

[Jackie Reyff](#)

Subject:

Case # ZC21-013

Date:

Friday, June 11, 2021 8:15:27 PM

Daniel and Lisa Collins would like to voice our support of the zoning change in case ZC21-013. Regards, The Collins Family



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, June 14, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, July 6, 2021 & Tuesday, July 20, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from the R-20 Single Family Residential district and R-40 Single Family Residential district to the RE Single Family 'Estate' Residential district. The request is to rezone in order to allow for the Keeping of Livestock, specifically Long Horn Cattle. The owner intends to have other types of livestock as well.

Zoning Case: ZC21-013

Applicant: Jerry Tinkis

Owner: Jerry and Gwen Tinkis

Location: 401 Timberline Drive South

Property Description: Lot 3, Block 3, Highland Acres Addition

Present Zoning: R-20 Single Family Residential and R-40 Single Family Residential

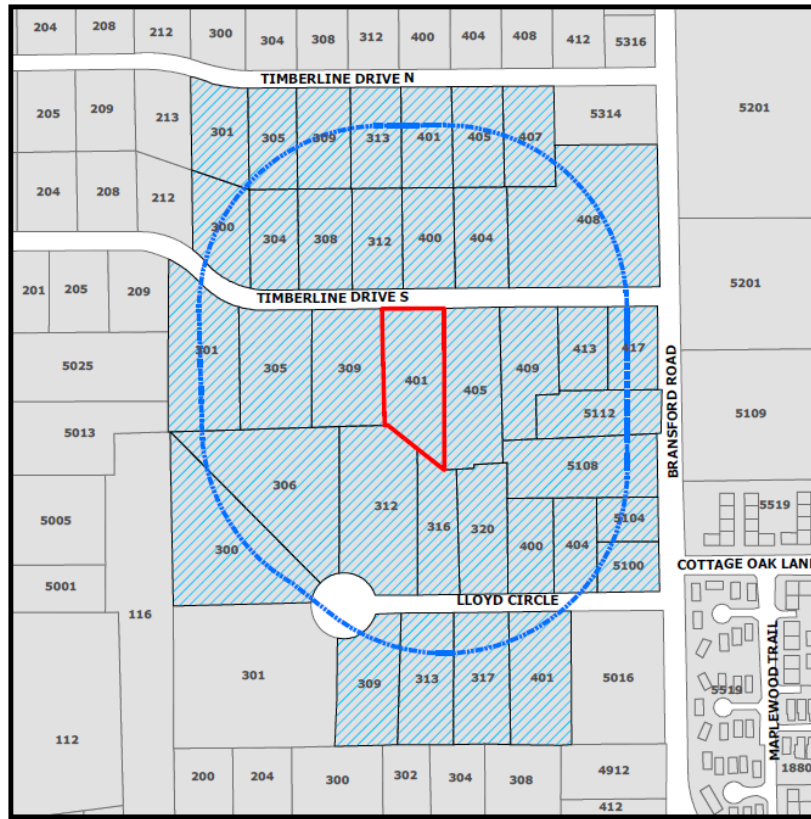
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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 Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



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-21-2165

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 1.39 ACRES BEING, LOT 3, BLOCK 3, IN THE HIGHLAND ACRES ADDITION, LOCATED AT 401 TIMBERLINE DRIVE SOUTH, FROM THE R-20 AND R-40 SINGLE FAMILY RESIDENTIAL DISTRICTS TO THE RE SINGLE FAMILY 'ESTATE' RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning of the property from R-20 & R-40 Single Family Residential to RE Single Family 'Estate' Residential district for Case No. ZC21-013; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and State law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning from R-20 and R-40 Residential districts to RE Single Family 'Estate' Residential district on 1.39 acres, being Lot 3, Block 3, of the Highland Acres Addition, located at 401 Timberline Drive South, as depicted on the attached as

- Exhibit "A".
- Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 3. THAT the above described tract of land shall be subject to the following conditions:
1. As depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

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

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

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____
ABSTENTIONS ON THIS THE 20TH DAY OF JULY 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 Map

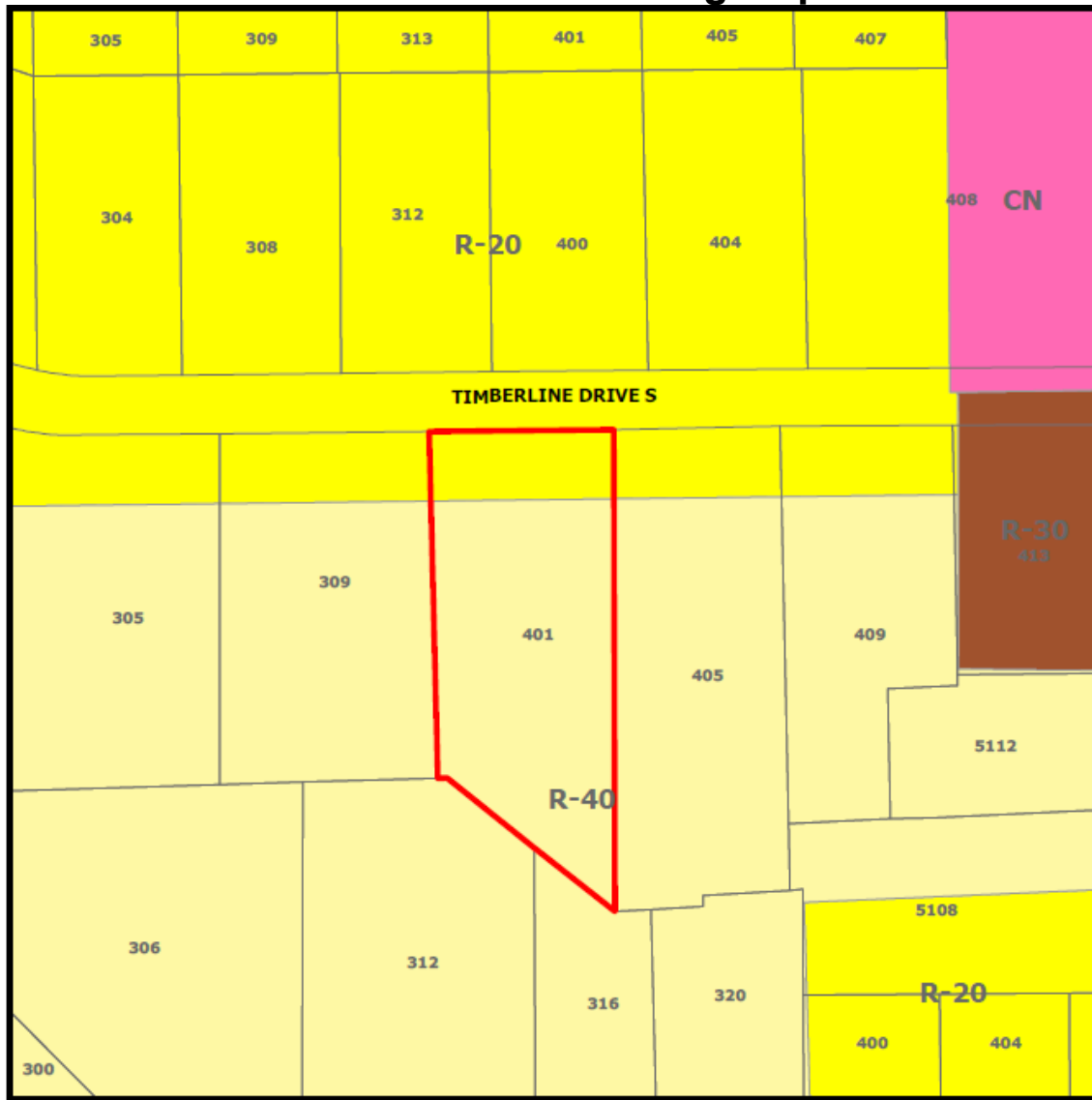
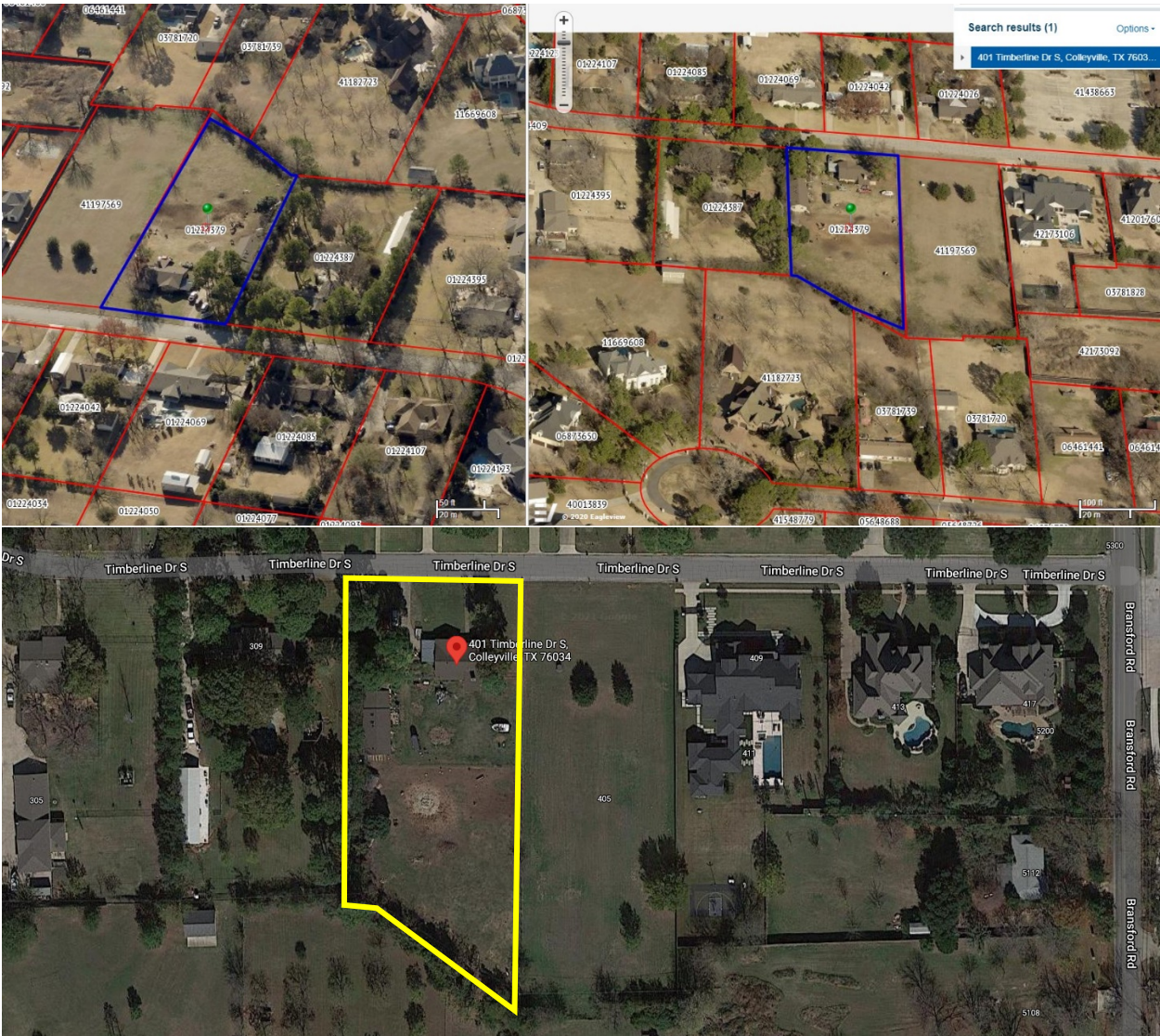


Exhibit “B”- Zoning Exhibit





City of Colleyville City Council Agenda Briefing

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

Agenda Number 7a

Agenda Date 7/6/2021

Number Ordinance O-21-2159

Type Ordinance

Department Community Development

Title

WITHDRAWN BY APPLICANT JUNE 28, 2021 - 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

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

UPDATE: The applicant withdrew this request on June 28, 2021.

Second Reading and Public Hearing

The item was tabled at the April 20, 2021 meeting to the May 4, 2022 meeting to allow the applicant time to make adjustments to the proposed request.

The applicant was present at the 1st reading 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 manor to facilitate this future traffic flow.

Fire Marshal Comments

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

Urban Forestry/Landscaping Comments

1. Please provide a Landscape Plan meeting Chapters 4 and 5 of the City's Land Development Code.
2. Without seeing a plan, there are a few items to address.
 - a. There is a required 20 ft. buffer inside the property line along Colleyville Boulevard. You cannot count the green space in the street right-of-way. Currently, you show zero buffer except a small area in the south corner.
 - b. You will need 15-20% open space/landscape area, which doesn't look like it will be met.
 - c. Any item not being met will need to be spelled out in the PUD language for consideration and approval by Planning and Zoning and City Council. The suggestion is getting as close as you can.

Second Submittal Review February 26, 2021

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

Engineering Comments

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

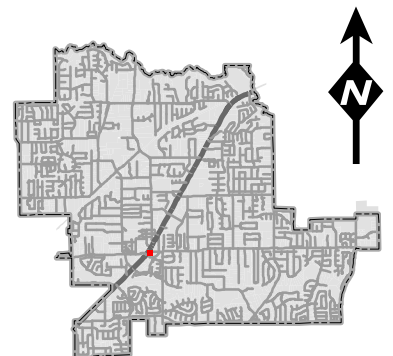


ZC21-003
4917 Colleyville Blvd

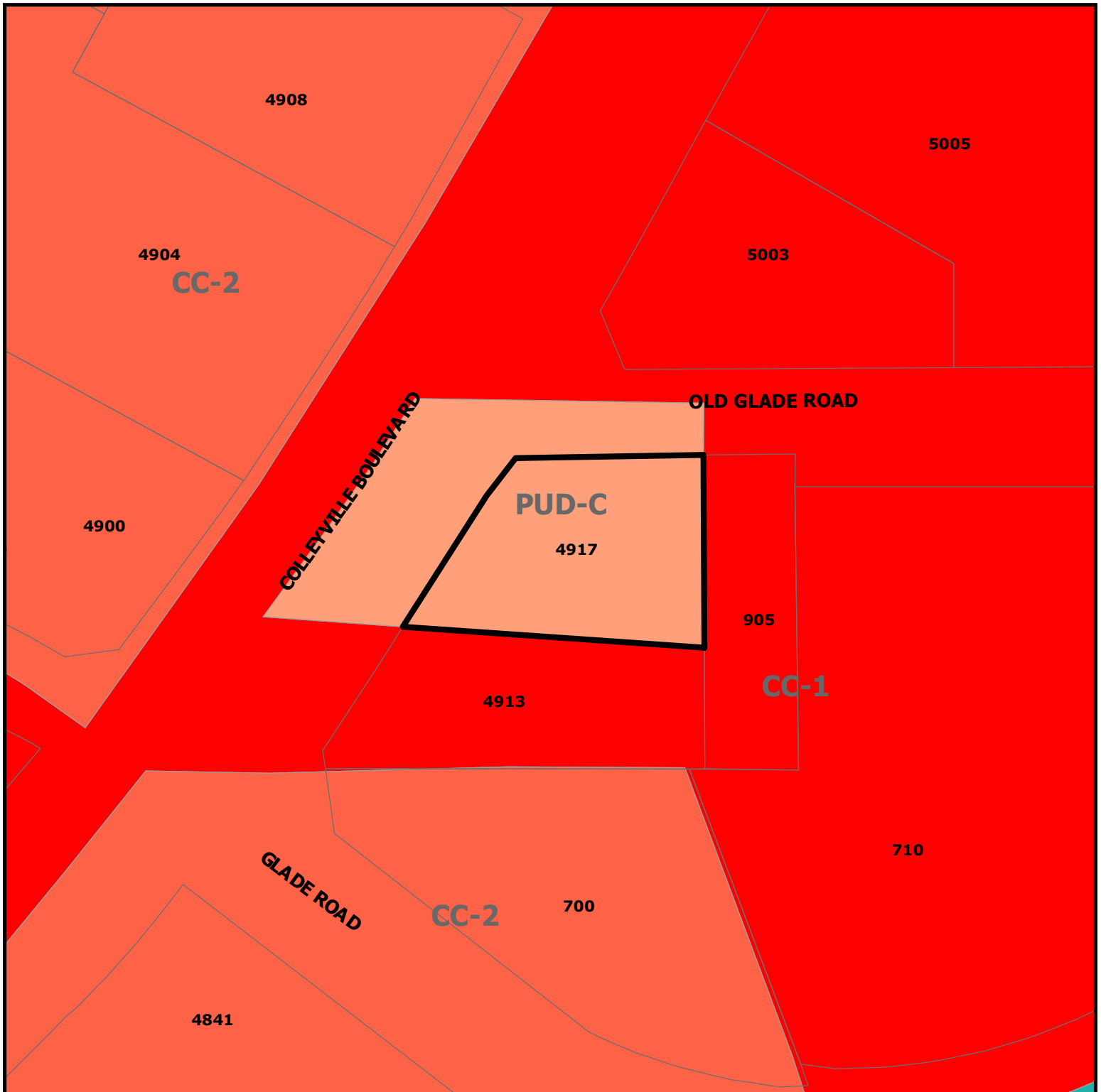
DISCLAIMER:
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Subject Property



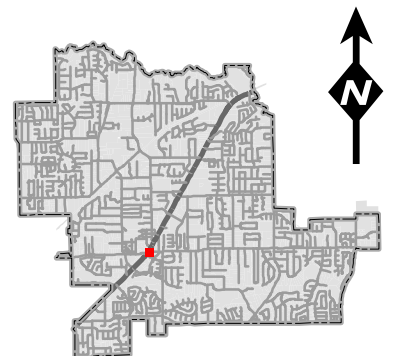
Zoning Map



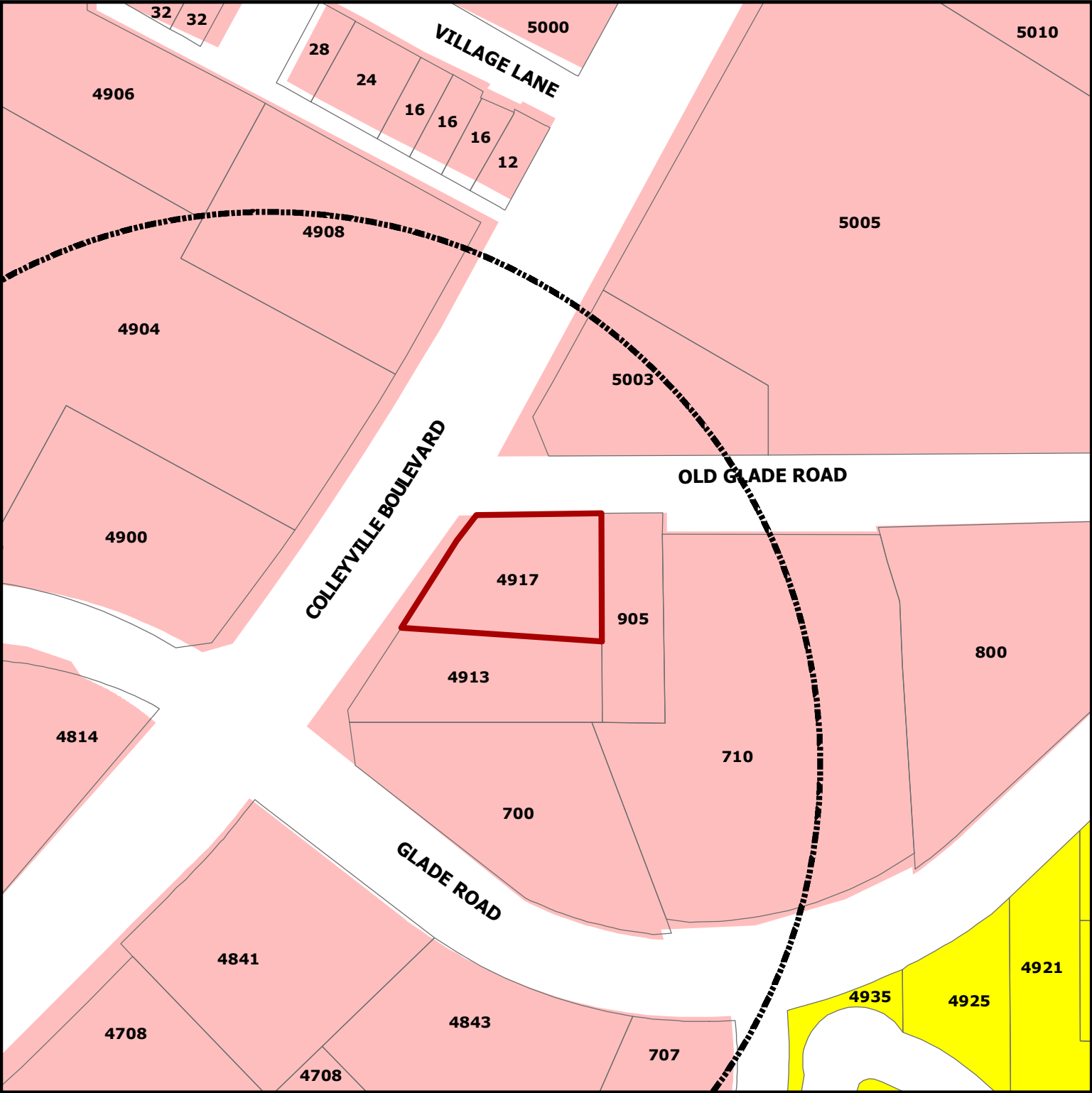
ZC21-003
4917 Colleyville Blvd

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 Subject Property



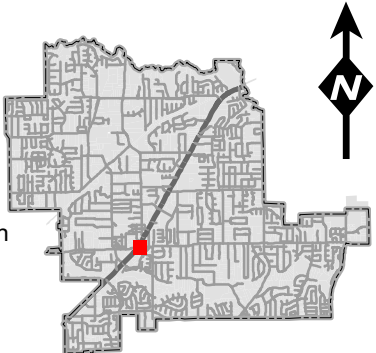
Future Land Use Map



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ZC21-003
4917 Colleyville Blvd

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





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 ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES THAT ARE DAMAGED. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

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

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

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

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

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

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

02-03-21	SCALE BAR
TX, P.E. FIRM #11525	

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

DON NOBLIT &
BARBARA NOBLIT
INST. NO. D203049124

[illegible]

BY

DATE

P

TRIANGLE
ENGINEERING LLC

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					

EXTERIOR MATERIAL LEGEND:

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



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

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



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

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

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



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

Revisions:

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

SHEET
A3.1
EXTERIOR
ELEVATIONS

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



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

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



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

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

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



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

Revisions:

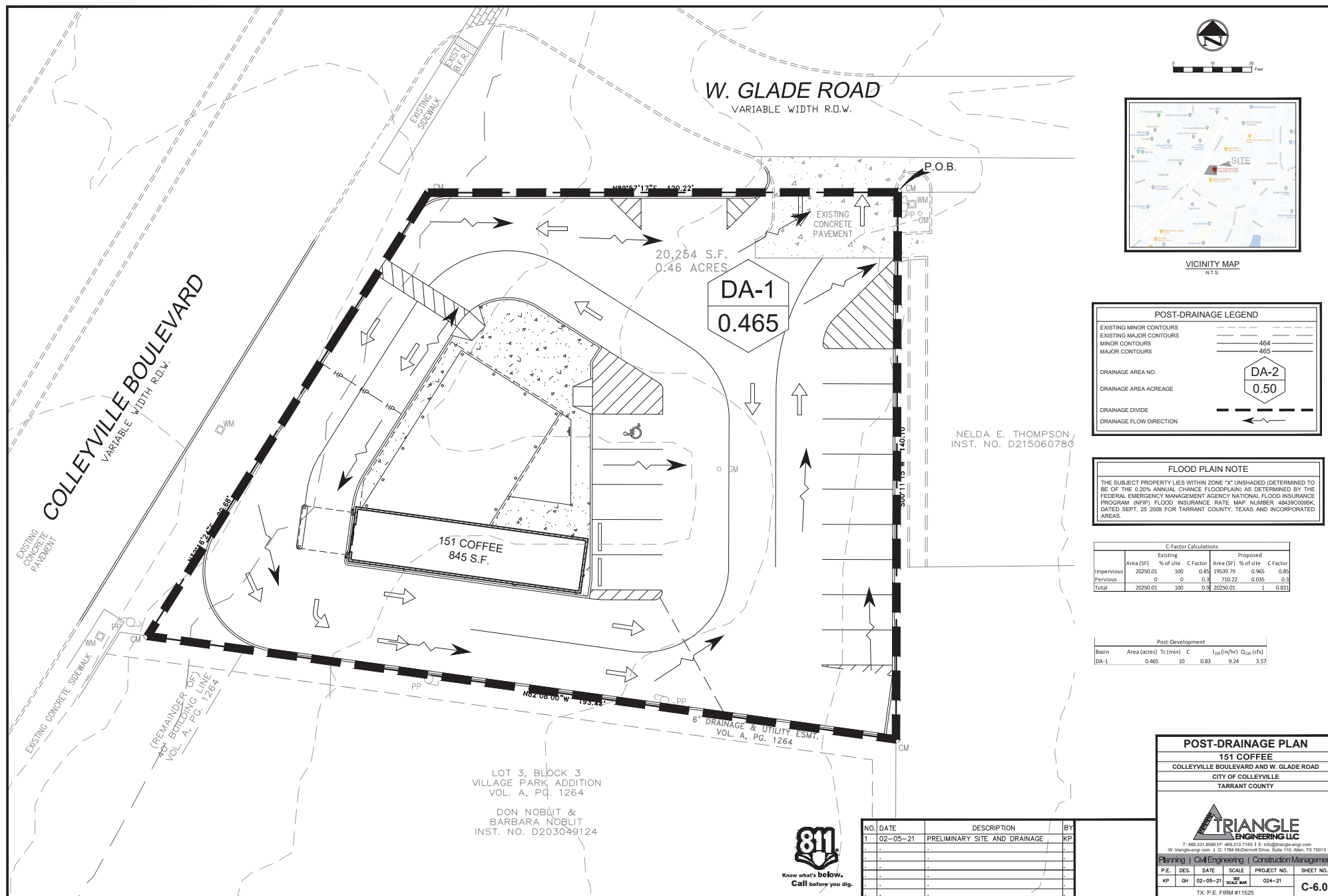
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Project No: 21045
Date: 02/25/21
Drawn By: DBL
Checked By: JWF

SHEET

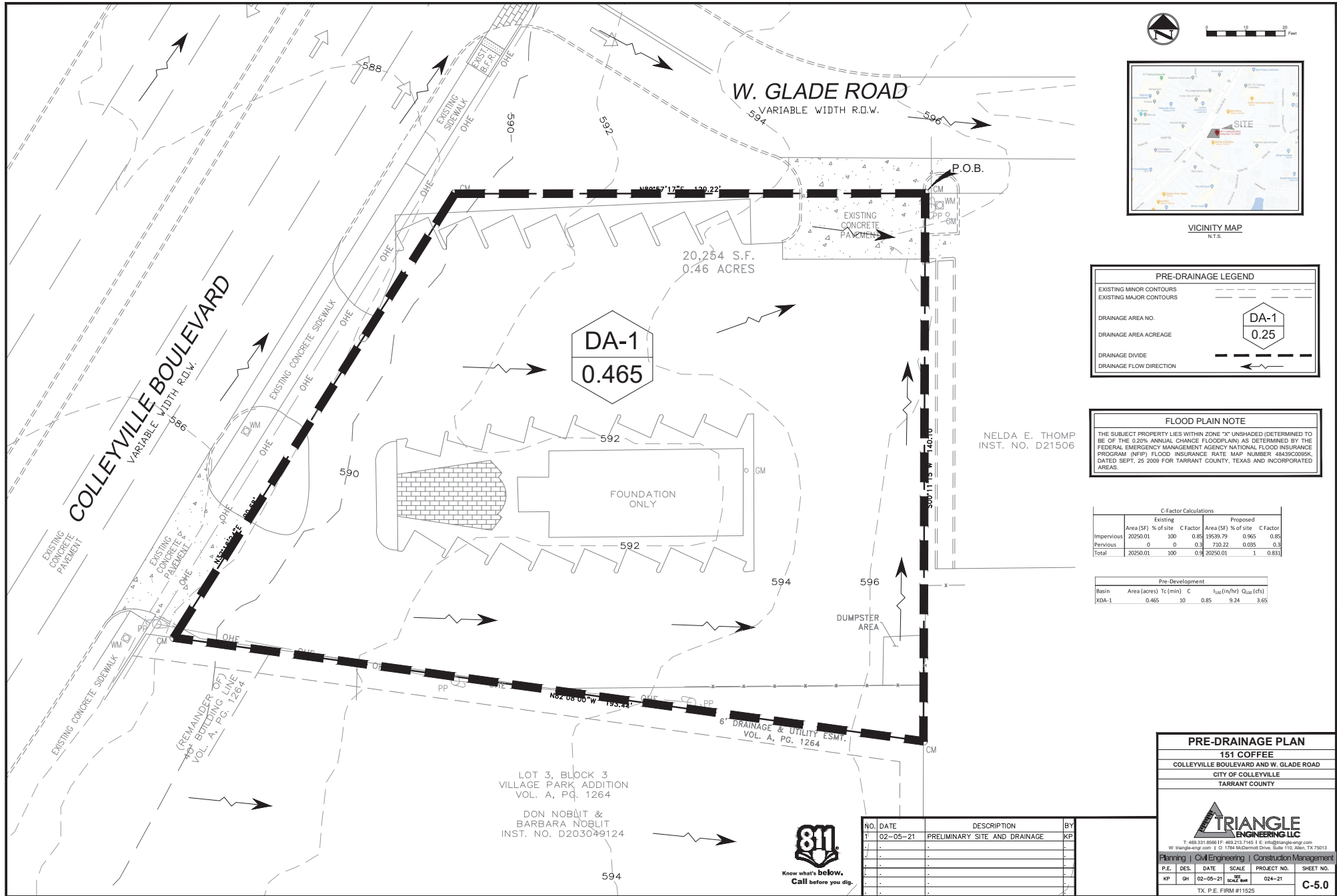
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EXTERIOR
ELEVATIONS

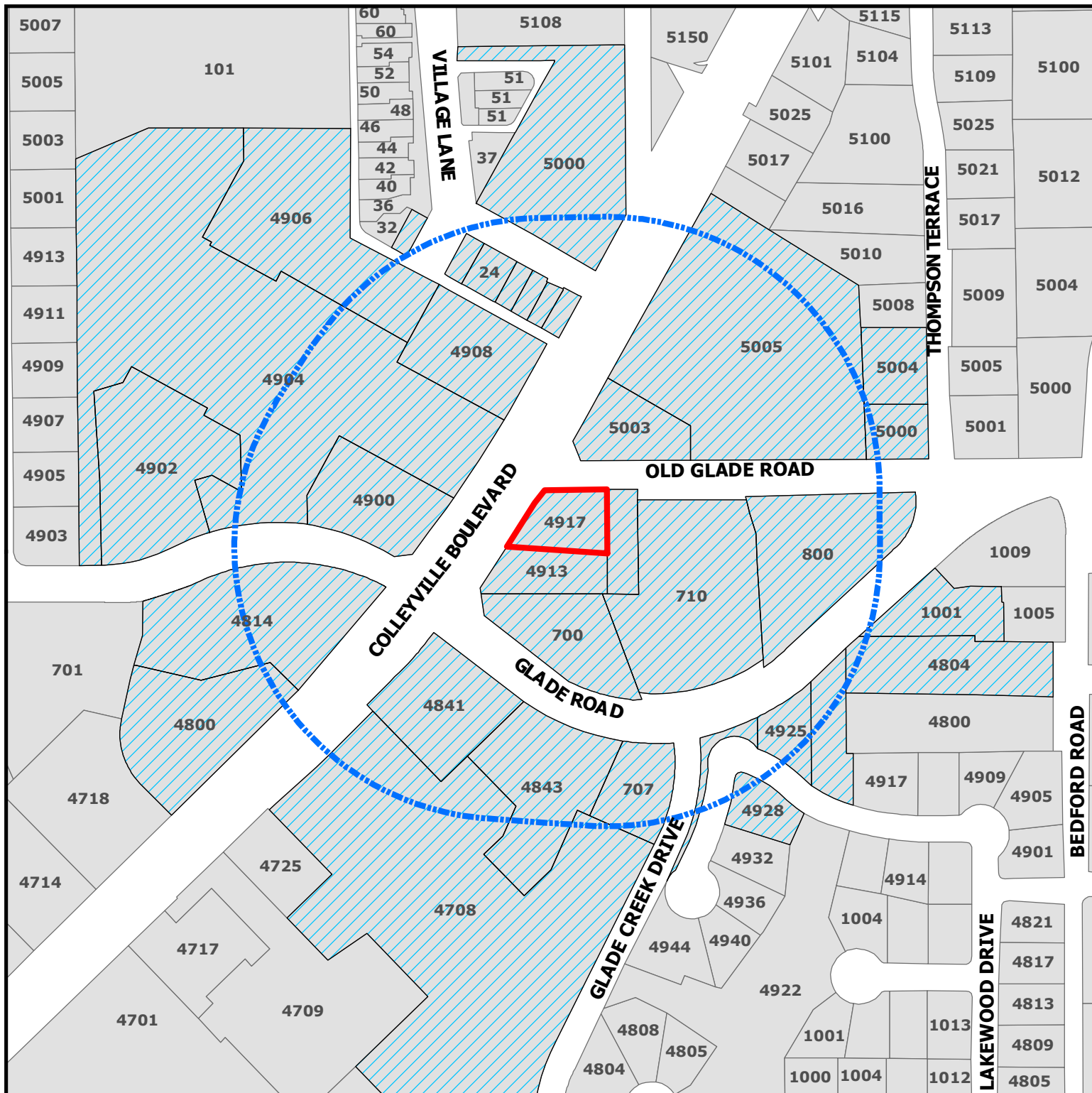
Drainage Plan



Drainage Plan



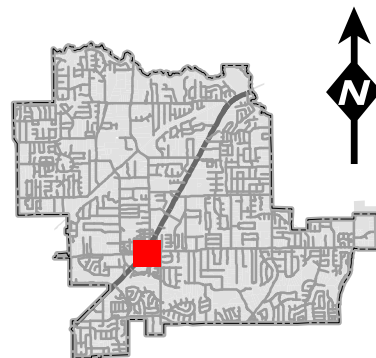
Notification Map



ZC21-003
4917 Colleyville Blvd

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



Notification List

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

Public hearing notices were mailed on February 19, 2021



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

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

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

Zoning Case: ZC21-003

Applicant: Robbie Killingsworth

Owner: Brendon Hollier

Location: 4917 Colleyville Boulevard

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

Present Zoning: PUD-C Planned Unit Development-Commercial

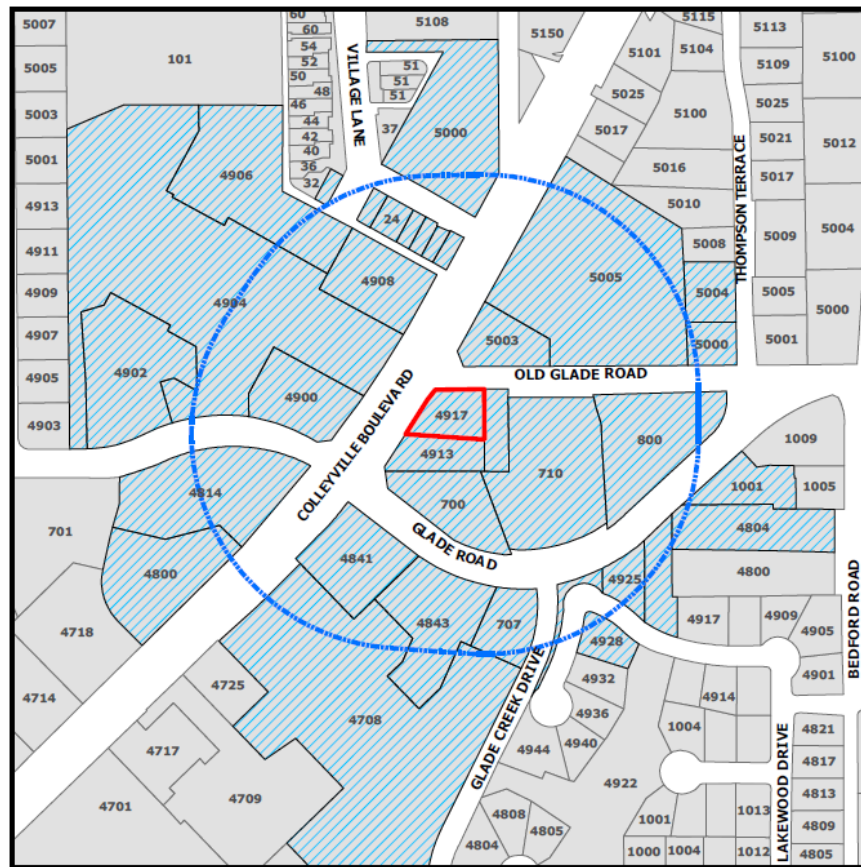
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyst

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-21-2159

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY REZONING FROM PUD-C PLANNED UNIT DEVELOPMENT - COMMERCIAL TO PUD-C PLANNED UNIT DEVELOPMENT – COMMERCIAL DISTRICT ON TRACT 2C03, ABSTRACT 206, BBB & C RY SURVEY LOCATED AT 4917 COLLEYVILLE BOULEVARD; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application to change the zoning from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development – Commercial 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 overly 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 4th day of May 2021.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 4th DAY OF MAY 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]

Exhibit "D" – Building Elevations

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



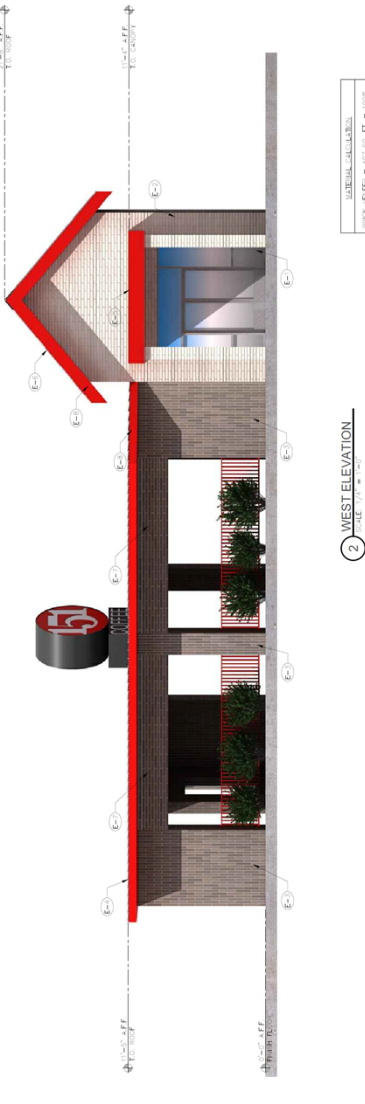
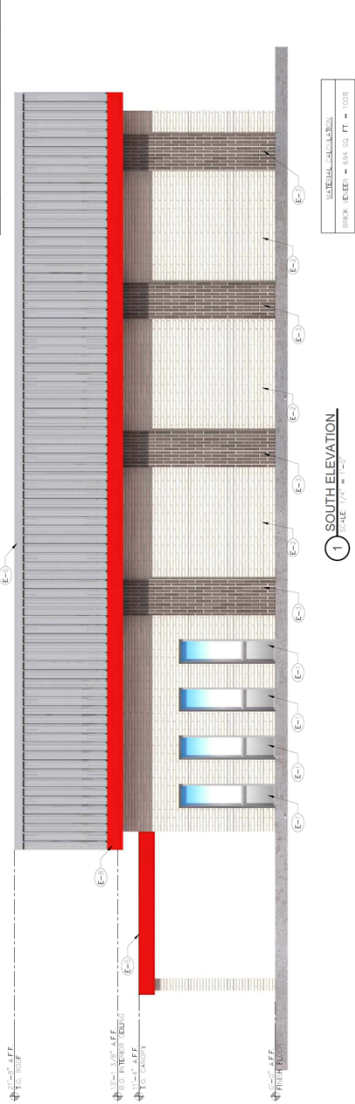
151 COFFEE
COLLEYVILLE BLVD. & W. GLADE RD.
COLLEYVILLE, TEXAS



Checked By: JLF
Date: 02/25/21
Project No: 21043
File Name: 21043 - A3.1

SHEET
A3.1
EXTERIOR
ELEVATIONS

EXTERIOR MATERIAL LEGEND:			
CODE	ITEM	COLOR	REMARKS
E-1	STREET FACING	ALUMINUM	LEGH ANODIZED ALUMINUM THERMALLY FINISHED
E-2	400 HORIZONTAL SIPS	INTERLACE	CLAYTON SIPS
E-3	400 VERTICAL SIPS	INTERLACE	CLAYTON SIPS
E-4	400 METAL ROOF	INTERLACE	CLAYTON SIPS
E-5	METAL ROOF	INTERLACE	CLAYTON SIPS
E-6	METAL ROOF	INTERLACE	CLAYTON SIPS
E-7	400 HORIZONTAL SIPS	INTERLACE	CLAYTON SIPS
E-8	TRIM	WHITE	CLAYTON SIPS



PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
CONSTRUCTION

FRANZ
architects

4000 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 797-9922
www.franzarchitects.com

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

Revisions

Rev Number: A.1.1
Date: 02/05/21
Drawn By: JHL

SHEET
A3.2
EXTENSION
151-151

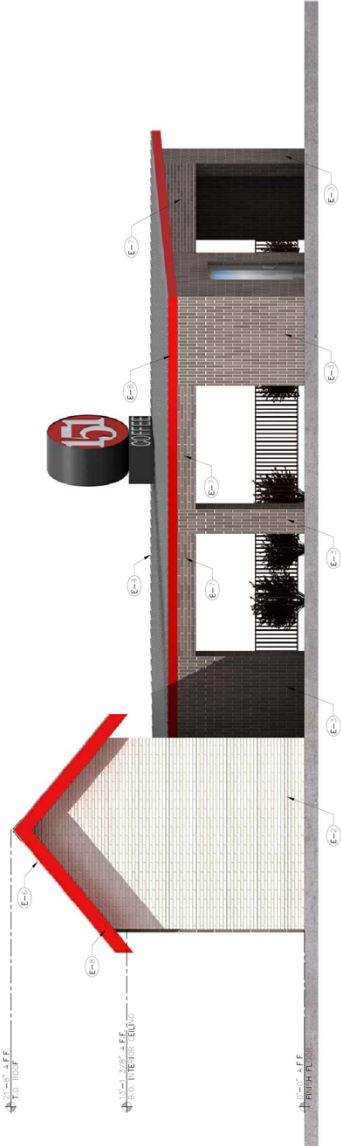
EXTERIOR MATERIAL LEGEND:

CODE	ITEM	COLOR	MANUFACTURER	REMARKS
E-1	STEEL ROOF CLADDING	ALUMINUM	ALUMINUM	CLEAR ANODIZED ALUMINUM STEEP ROOF / INSULATE CLADDING
E-2	600 HORIZONTAL BRICK	ANTIQUE WHITE	BLACKSTONE BRICK	
E-3	600 VERTICAL BRICK	INTERSTATE	BLACKSTONE BRICK	
E-4	METAL ROOF	GALVALUME	VALLEY	8 PANEL METAL ROOF
E-5	METAL AWNING	WHITE ED	ARCHER	W/ 600 HORIZONTAL BRICK
E-6	METAL ROOF	GALVALUME	VALLEY	W/ 600 HORIZONTAL BRICK
E-7	600 HORIZONTAL BRICK	ANTIQUE WHITE	BLACKSTONE BRICK	
E-8	TRIM	WHITE ED	MADE TRIM	W/ 600 HORIZONTAL BRICK



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

MATERIAL CALCULATION
BRICK: 6000' = 600 SQ. FT. = 100%



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

MATERIAL CALCULATION
BRICK: 6000' = 600 SQ. FT. = 100%

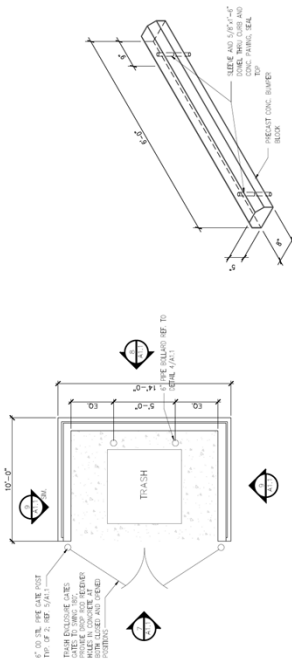


151 COFFEE
COLLEVILLE BLVD. & W. GLADE RD.
COLLEVILLE, TEXAS

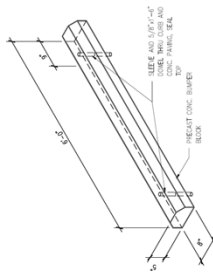
151 COFFEE
COLLEVILLE BLVD. & W. GLADE RD.
COLLEVILLE, TEXAS

Checked By: JMF
Drawn By: JMF
Date: 03/29/21
Project No: 151-01

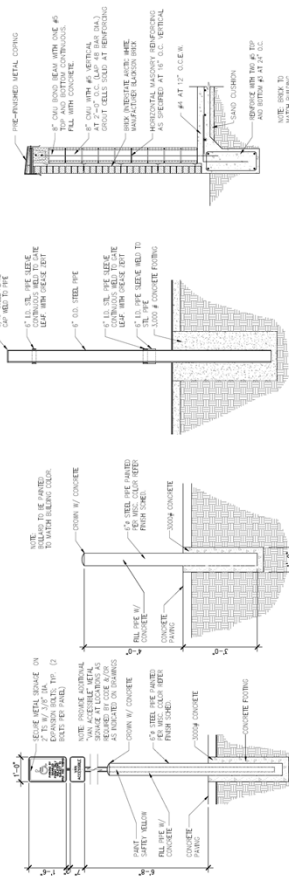
A1.0
SITE PLAN



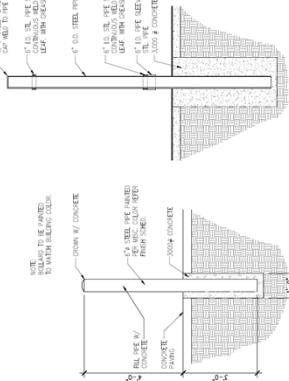
1 TRASH ENCLOSURE PLAN
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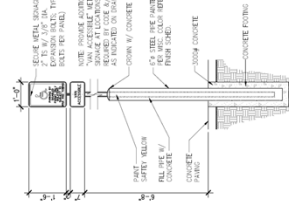
2 PRECAST PARKING BUMPER
SCALE: 1/2" = 1'-0"



3 H.C. SIGN DETAIL
SCALE: 1/2" = 1'-0"



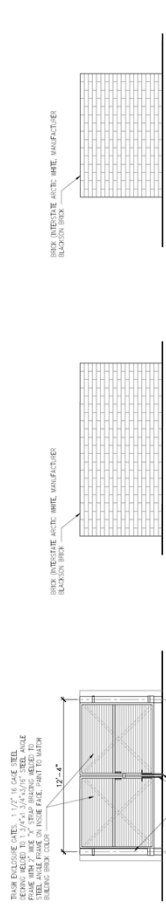
4 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



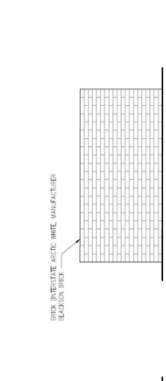
5 GATE POST
SCALE: 1/2" = 1'-0"



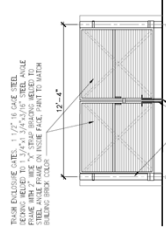
6 SECTION
SCALE: 1/2" = 1'-0"



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



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



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



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7b

Agenda Date 7/6/2021

Number Ordinance O-21-2163

Type Ordinance

Department Community Development

Title

Consideration of a zoning change from PUD-C Planned Unit Development-Commercial zoning district to RE Single-Family 'Estate' Residential zoning district on Lot 1A & 2A, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case ZC21-010

Strategic Plan

4.1 Protect our City's semi-rural residential character

Explanation

Second Reading and Public Hearing

The applicant was present at the first reading and answered questions from the City Council.

First Reading and Public Hearing

Tamara Spicer, the applicant, has submitted a request for a zoning change on Lots 1A & 2A, Block 1, Village Court, being approximately 1.93 acres, and zoned PUD-C Planned Unit Development - Commercial. The purpose is to rezone from the PUD-C Planned Unit Development - Commercial district to the RE Single-Family 'Estate' Residential district for one new single-family home. There are no new lots proposed.

Existing Conditions/Background: The subject property is located along Pleasant Run Road on the east side of the street and north of Veranda Lane. The proposed combination of the two lots would conform to the RE district standards. The lots currently are not improved, but have flood plain located within their eastern portions.

Proposed Zoning:

Request – The applicant requests to rezone the property from PUD-C to RE district. The minimum standards for the RE zoning district are as follows:

Minimum Lot Size	80,000 square feet	84,148 s.f.
Minimum Lot Width	200 feet	219.95 ft.
Minimum Lot Depth	300 feet	346 ft.
Front Building Line	40 feet	

Side Building Line	25 feet
Rear Building Line	40 feet
Max. Lot Coverage	20%
Max. Impervious Coverage	50%

Analysis: The current size of the property does comply with all the minimum standards of the RE zoning district.

Plat Status: The property is platted as Lots 1A & 2A, Block 1, Village Court.

DRC Review: The DRC reviewed the request during their March 22, 2021 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The property to the north is zoned AG Agricultural and is improved with a single-family home and accessory buildings. The properties located to the south and east are located in The Village and are improved with commercial and residential uses in a mixed-use setting. Properties to the west are located in The Village and improved with single-family attached uses and AG Agricultural improved with a metal building.

Comprehensive Plan: The City's Comprehensive Plan, *Destination Colleyville*, identifies the subject property within the Colleyville Boulevard Corridor.

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 is neutral on this request.

Planning and Zoning Commission Request: The Planning and Zoning Commission recommended approval of the request at their May 10, 2021 meeting by a vote of 4-1.

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. Zoning Exhibit
5. Existing PUD-C Ordinance (O-04-1441)
6. Notification Map
7. Notification List
8. Property Owner Notification
9. Ordinance O-21-2163

Aerial Map

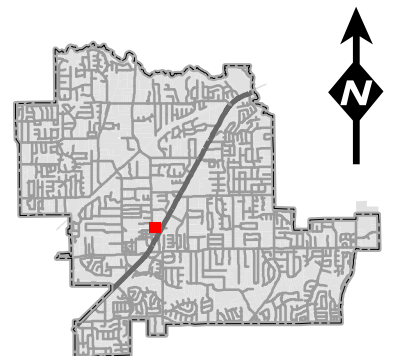


ZC21-010

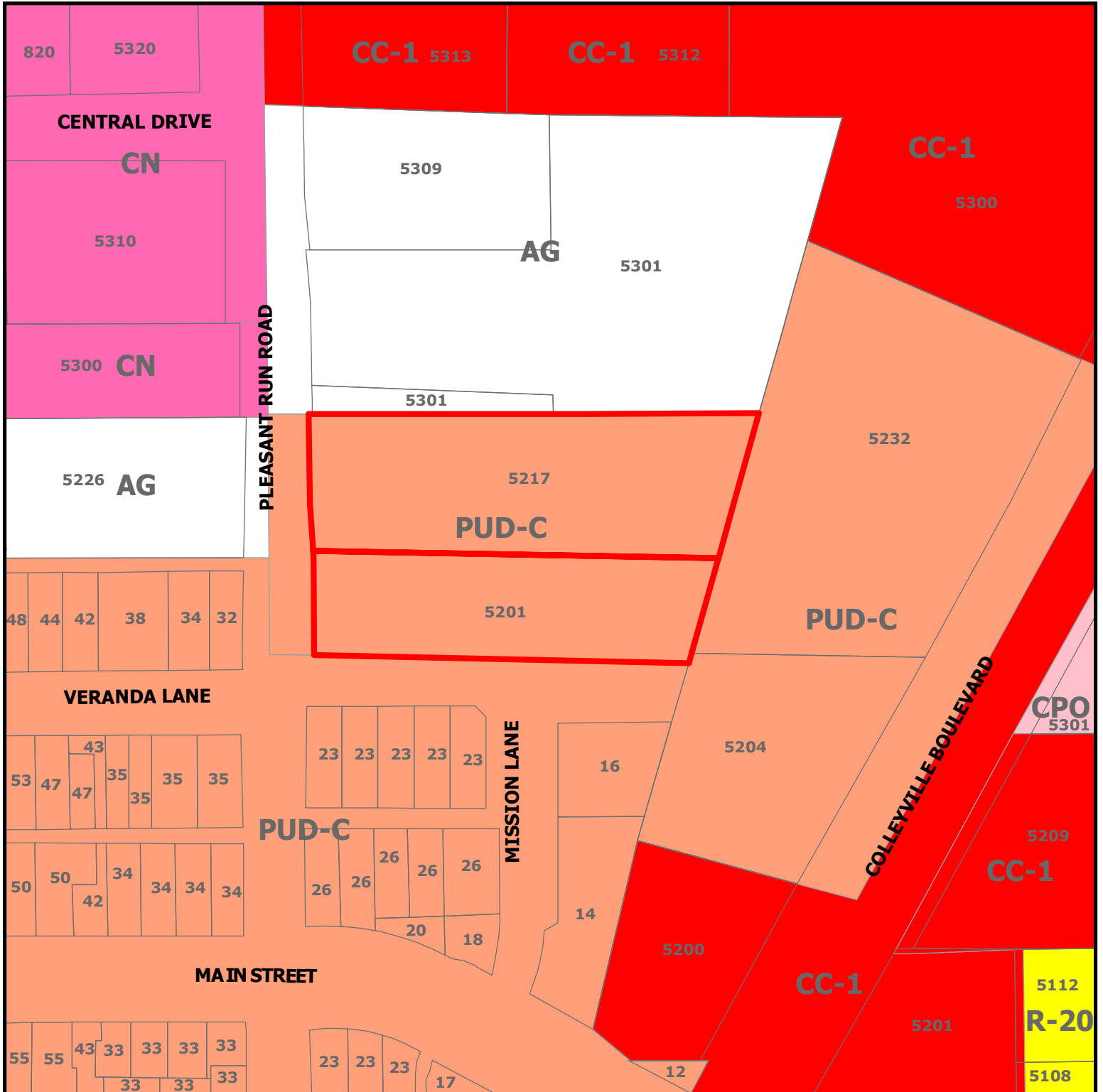
5217 and 5201 Pleasant Run Road

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

 Subject Property



Zoning Map



ZC21-010

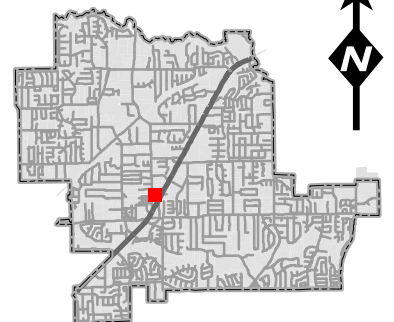
5217 and 5201 Pleasant Run Road

DISCLAIMER:

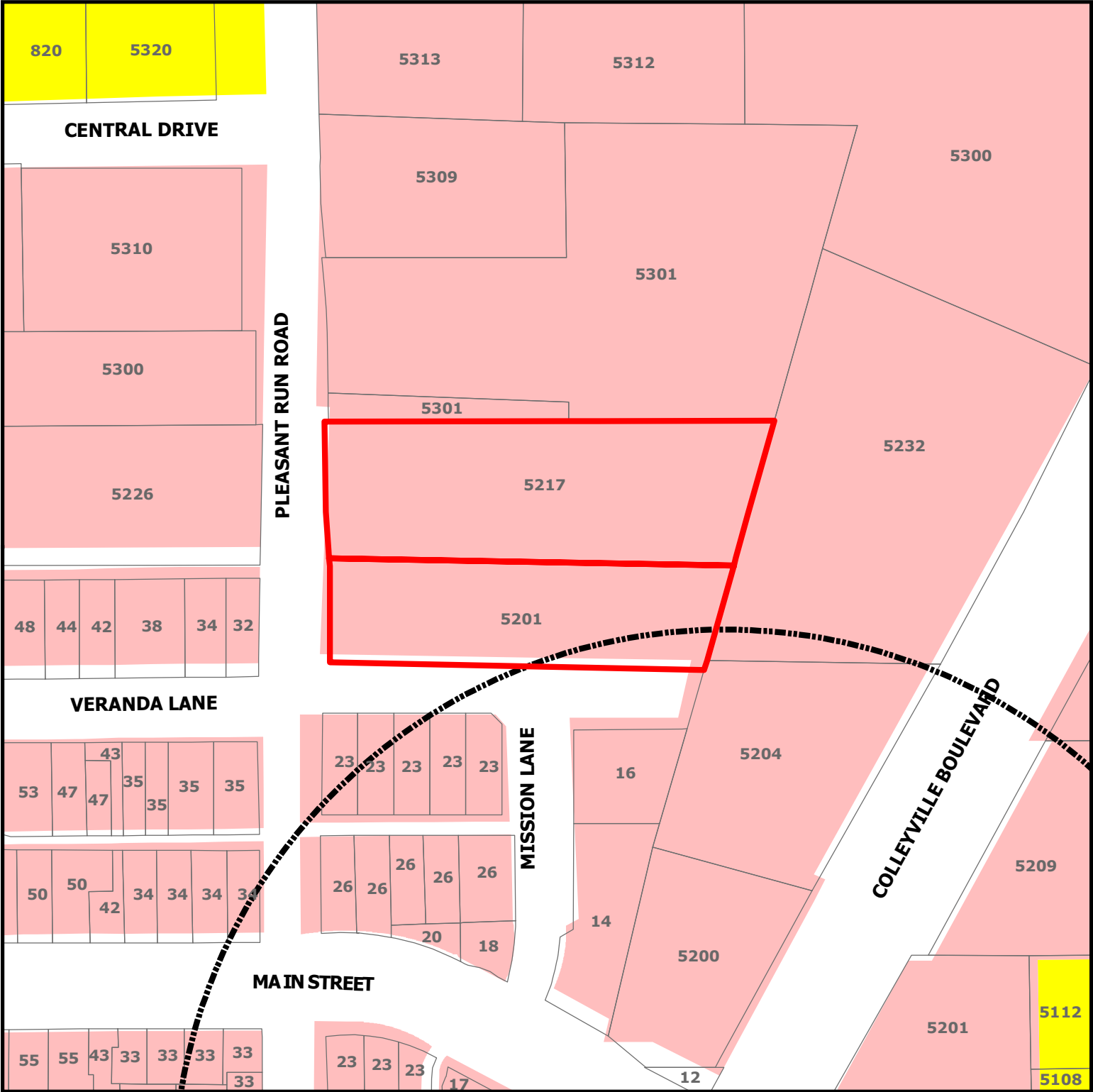
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Subject Property



Future Land Use Map

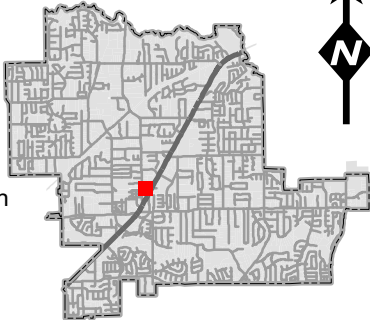


ZC21-010

5217 and 5201 Pleasant Run Road

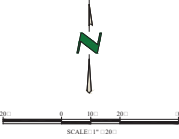
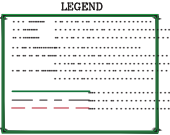
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- Subject Property
- Sales Tax Preferred Intersection
- Residential
- Colleyville Blvd Corridor



Zoning Exhibit

- SURVEYOR'S NOTES:
- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone, 2002 North American Datum, of 1:1.3 NAD 83, U.S. Foot to International scale factor.
 - This property lies in Saded Zone X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, as no. 113-C00-SK, dated September 25, 2007, via scaled area location and graphic bearing.
 - Notice: Selling a portion of this addition by lot and bounds is a violation of City subdivision ordinance and state licensing statutes and is subject to fines and adding of utilities and building certificates.
 - The purpose of this plat is to combine the previously platted lots into one.



ZONING EXHIBIT FOR ZONING CHANGE
REQUEST FROM PUD-C TO RE

ZONING EXHIBIT
VILLAGE COURT
LOTS 1 AND 2, BLOCK 1
BEING ALL OF LOTS 1 AND 2, BLOCK 1,
VILLAGE COURT AS RECORDED IN
CABINET A, SLIDE 10532 IN THE PLAT
RECORDS OF, TARRANT COUNTY, TEXAS
IN THE J.M. LOONEY SURVEY, A-652
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

OWNER/DEVELOPER
JAMES P. BARNES
P.O. BOX 122
COLLEYVILLE, TEXAS 76032
ENGINEER / SURVEYOR
STRAND AE
10003 TECHNOLOGY BLVD.
DALLAS, TEXAS 75220
9/2/20-20/



Zoning Exhibit

ZONING EXHIBIT

Lots 1 and 2, Block 1, Village Court
J.M. Looney Survey, Abstract No. 652
City of Colleyville, Tarrant County, Texas

PROPERTY DESCRIPTION:

WHEREAS, South Bowie Investment Partners, LP, is the owner of all that certain 1.93 acres tract of land, by the Deed recorded in Document Number D215006002 in the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), which is known as all of Lots 1 & 2, Block 1, Amended Plat of Village Court, as recorded in Cabinet A, Slide 10532 in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), in the J.M. Looney Survey, Abstract Number-652, City of Colleyville, Tarrant County, Texas and more particularly described by the metes and bounds as follows:

BEGINNING at a 1/2" iron rod with a cap stamped "MILLER 5665" found for the southeast corner of the herein described tract, common to the southwest corner of Lot 2, Block 1, Village Front Door Addition recorded in Cabinet A, Slide 12698 P.R.T.C.T., being a point in the North line of Lot 1, of said Block 1, Village Front Door Addition;

THENCE North 88° 38' 37" West - 346.16' along the North line of said Village Front Door Addition and with the North line of Veranda Lane (Variable Width Right-Of-Way) and along the South line of the herein described tract to an "X" cut in concrete for the southwest corner of the herein described tract, which is at the intersection of the East line Pleasant Run Road (Variable Width Right-Of-Way), and the North line of Veranda Lane;

THENCE North 00° 53' 39" West - 219.95' with the East right-of-way line of said Pleasant Run Road, to an "X" cut in concrete for the northwest corner of the herein described tract, common to a point in the South line of a tract of land conveyed to Jean Andrew and Alton Foster by the Deed recorded in Document Number D19927039 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.);

THENCE South 88° 38' 37" East - 220.00' along the South line of said Jean Andrew and Alton Foster tract, to a 1/2" iron rod with a cap stamped "VOGT 1928" found for a point for corner of the herein described tract, common to the southern most southwest corner of a tract of land conveyed to Kaylynn Forest Eart by the Deed recorded in Volume 11546, Page 2304 D.R.T.C.T.;

THENCE North 88° 50' 00" East - 194.54' along the South line of said Kaylynn Forest Eart tract, to an "X" found for the northeast corner of the herein described tract, being a point in the West line of said Lot 2, Block 1, Village Front Door Addition;

THENCE South 15° 58' 23" West along the West line of said Lot 2, Block 1, Village Front Door Addition, passing at 122.56' an "X" found and continuing for a total distance of 235.98', to the POINT OF BEGINNING and containing 1.93 acres of land.

RPLS No. 6459

ZONING EXHIBIT

VILLAGE COURT

LOTS 1 AND 2, BLOCK 1

BEING ALL OF LOTS 1 AND 2, BLOCK 1,
VILLAGE COURT AS RECORDED IN
CABINET A, SLIDE 10532 IN THE PLAT
RECORDS OF, TARRANT COUNTY, TEXAS
IN THE J.M. LOONEY SURVEY, A-652
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

-- MARCH 2021--

ORDINANCE O-04-1441

AN ORDINANCE AMENDING CHAPTER 3, LAND USE OF THE LAND DEVELOPMENT CODE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING OF LOT G AND A PORTION OF LOTS F AND H, E.M. THOMPSON SUBDIVISION, FROM THE CC1 VILLAGE RETAIL DISTRICT TO THE PUD-C PLANNED UNIT DEVELOPMENT COMMERCIAL DISTRICT; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application for a zoning district change was filed by Tom Miller on December 15, 2003, under Case Number Z-04-002; and

WHEREAS, the City of Colleyville has complied with the notification requirements of the Texas Local Government Code and the Colleyville Land Development Code; and

WHEREAS, the Planning and Zoning Commission has held a public hearing and made a recommendation on the proposed zoning amendment; and

WHEREAS, the City Council has determined that the proposed zoning amendment is in the best interests of the City of Colleyville.

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

- Sec. 1. THAT the Master Plan, the Land Development Code of the City of Colleyville, Texas, and the Official Zoning Map are hereby amended insofar as they relate to certain land located in Colleyville, Texas, as shown on the Zoning Map attached as Exhibit "A", and described by metes and bounds description attached as Exhibit "B", by changing the zoning of said property from the CC1 Village Retail district to the PUD-C Planned Unit Development Commercial district, as shown on the attached Exhibit "C", including any other conditions and restrictions imposed and approved by the City Council, which are incorporated herein.
- Sec. 2. THAT this Planned Unit Development – Commercial shall be subdivided into two sub-areas, as shown on the conceptual site plan attached as Exhibit "C". The conditions contained in this ordinance shall apply to both sub-areas, unless otherwise stated in this ordinance.
- Sec. 3. THAT this Planned Unit Development - Commercial shall be subject to the following conditions:

1. GENERAL

- A. The purpose of this planned unit development is to encourage mixed-use, compact development that is sensitive to the environmental characteristics of the land and facilitates the efficient use of services. This planned unit development diversifies and integrates residential and commercial land uses within close proximity to each other and promotes long-term economic sustainability for the City.
- B. This property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

2. LAND USES

- A. Permitted Uses in Sub-Area 1 – The uses allowed only in the CC1 Village Retail zoning district shall be allowed within Sub-Area 1 of this planned unit development.
- B. Permitted Uses in Sub-Area 2 – The following permitted uses shall be allowed within Sub-Area 2 of this planned unit development:
 - (1) *Single-family Residences*: Residential units may be either detached or attached, but not more than one residence shall be located per building site. A building site may have one ancillary residential structure. The habitable area of the ancillary structure shall not exceed 600 square feet.
 - (2) *Retail*: Retail specialty shops including, but not limited to, the sale of clothing, gifts, antiques, flowers and plants, books, jewelry, music, electronic equipment, computers and software, tobacco and related supplies, crafts, toys, cameras, souvenirs, greeting cards, artwork, furniture, hardware, sporting goods, house and garden supplies, office supplies, leather goods and periodicals.
 - (3) *Service*: Personal service shops including, but not limited to, travel agency, banks, airline ticket office, tailor, barber, beauty salon, spa, health club, shoe repair, food catering, dry cleaners, studios for dance, art, music, photography, radio, and television, or similar service uses.
 - (4) *Food and Lodging*: Small hotels, bed and breakfast inns, restaurants, cafes, coffee shops, bakeries, butchers, fish markets, delicatessens, ice cream parlors, cookie stores, grocery stores, drug stores, bagel or doughnut shops, and soda fountain shops.

(5) *Entertainment*: Entertainment venues including movie theatres, provided the total number of all movie screens does not exceed four; playhouses, comedy clubs, and jazz/music clubs.

(6) *Office*: Business offices including, but not limited to, software design firms, business consulting, security and commodity brokerage, general business offices, real estate sales, insurance sales, advertising, mailing and stenographic services, professional offices for lawyers, engineers, architects, doctors, dentists, psychiatrists, accountants, investment advisors, orthodontists, or other office related businesses.

(7) *Educational*: Private schools, and day-care centers.

(8) *Mixed-use*: buildings or structures containing any combination of single-family residences and other uses listed herein.

(9) Parking lots.

(10) Accessory buildings or uses as defined herein.

(11) Outside sales on the sidewalk of art, antiques, fruit, vegetables, flowers, plants, gifts and souvenirs.

(12) Outdoor seating areas for food, lodging or entertainment uses.

C. Permitted Uses with a Special Use Permit in Sub-Area 2 – The following uses may be permitted upon approval of a Special Use Permit as provided in the Land Development Code:

(1) Outside sales of cooked food and other items not listed under Permitted Uses.

(2) Automobile Sales, provided no more than two new vehicles are displayed outside in a public parking lot.

(3) Television and appliance repair service shop.

(4) Club, lodge or other fraternal organizations.

D. Prohibited Uses in Sub-Area 1 and Sub-Area 2 – The following uses shall be prohibited within this planned unit development:

(1) Drive-through commercial uses where patrons remain in automobiles.

(2) Vending machines, except within buildings.

(3) Retail uses containing more than 30,000 square feet of floor area per certificate of occupancy.

- (4) Industrial and manufacturing businesses that create noise, vibration or obnoxious odors.
- (5) Kennels.
- (6) Terminals or depots for large-scale storage or distribution of goods.
- (7) Scrap yards for the processing or storage of waste materials.
- (8) Automotive repair businesses.
- (9) Telemarketing office with over 20 employees.
- (10) Uses not listed herein shall be considered by following the procedures outlined in the Colleyville Land Development Code for new and unlisted uses.

3. PLATTING AND SITE PLANS

- A. Prior to the issuance of any development permits within this PUD-C and as a condition to the development of the subject property, the developer shall obtain approval of a final plat of the property in accordance with the procedures and requirements of the Colleyville Land Development Code.
- B. Prior to the issuance of any building permits within this PUD-C and as a condition to the development of the subject property, the developer shall obtain approval of a site plan in accordance with the requirements of the Colleyville Land Development Code.

4. LOT REQUIREMENTS AND SETBACKS

- A. Sub-Area 1 of this planned unit development shall be subject to the lot requirements and setbacks contained in the CC1 Village Retail zoning district of the Colleyville Land Development Code.
- B. Sub-Area 2 of this planned unit development shall be subject to the lot requirements and setbacks contained in the following table:

General Lot Criteria		
<i>Lot Dimensions</i>	Min. Area	2,600 s.f.
	Max. Area	5 acres
	Min. Lot Coverage	30%
	Max. Lot Coverage	90%
<i>Setbacks</i>	Front	0' min – 15' max.
	Side	0' min – 15' max.
	Rear – Main Bldg.	4' min.
	Rear – Accy. Bldg.	4'

	The one-half story above third floor shall not exceed 400 s.f.
--	--

5. GENERAL DEVELOPMENT STANDARDS

- A. Sidewalks – The developer shall construct a five (5) foot wide sidewalk adjacent to Pleasant Run Road, unless funds are escrowed with the City for future construction of these improvements.
- B. Garages/Accessory Buildings – The walls of the buildings shall be 100% masonry, constructed of similar materials as the building on the same building site and shall cover no more than 20% of the building site area, and they may be connected to the main building by an enclosed walkway. These buildings shall comply with all other requirements in this ordinance.
- C. Building Exteriors – The exposed exterior walls of each building must contain 100% masonry. For purpose of this ordinance, masonry shall consist of any combination of brick, stone, faux-stone, stucco or faux-stucco.
- D. Landscaping
- (1) Sub-Area 1 shall comply with the requirements of Chapter 4 Landscaping and Buffering of the Colleyville Land Development Code.
- (2) Sub-Area 2 shall be exempt from *Chapter 4 Landscaping and Buffering* of the Colleyville Land Development Code. The owners of each building site shall be required to install and maintain a 24" wide planting area (at least 8 feet long) in the setback between their building and the sidewalk. The owners of the ground floor levels of these buildings shall be required to plant, irrigate and maintain flowers, vines or shrubs in those areas. All sidewalks six feet or wider in the project shall have tree planter islands spaced every thirty to thirty-five feet. Approved trees shall include Shumard Red Oaks, Sweet Gums, Burr Oaks, Live Oaks, Bald Cypress, Loblolly Pines, Cedar Elms and Chinese Pistachio. In addition, any roof terraces shall contain at least two irrigated, potted shrubs or trees. Building site owners shall plant and maintain one approved tree in their backyard.
- E. Roofing – If a flat roof is constructed, all sides of the building shall have a mansard or built-up parapet wall roof at least four feet (4') in height, which shall simulate the look of a pitched roof from street

level. If a roof terrace is constructed, then railings may be used which must be constructed of wrought iron or masonry balustrades.

- F. Balconies – Balcony railings must be constructed of wrought iron or masonry balustrades.
- G. Building Design Requirements – Buildings within this planned unit development shall be subject to the requirements of Chapter 6 Building Design of the Colleyville Land Development Code.
- H. Exterior Building Lighting – Buildings may be lit with wall washer type lights, natural gas lamps, or low wattage decorative electric lamps.
- I. HVAC Systems – All air-conditioning condenser units must be hidden from street view or placed on the roof.
- J. Backyard Walls – Walls shall be constructed of 100% masonry materials or ornamental iron fencing. Any gates must be constructed of ornamental iron.
- K. Awnings – Buildings with commercial uses on the ground level shall install awnings over all windows on the ground level that front public sidewalks.
- L. Sidewalk Amenities – Other than the trees and other landscaping, the following amenities may be included in the sidewalk areas: bicycle racks, benches, bulletin boards, drinking fountains, underground electric outlets for sidewalk vendors, chess and checkers tables, and water fountains.
- M. Street Lights - The street lights may be either gas or electric and shall be installed on the sidewalks and be of a style which compliments that architectural style of the project's buildings.
- N. Dumpster Screening – All freestanding dumpsters shall be screened on all four sides with an opaque closure measuring to a height at least six (6) inches above the top of the dumpster. A dumpster located in an alley on the perimeter of the project shall be screened from view on all sides with an opaque enclosure or building niche measuring at least six (6) inches above the top of the dumpster. The building niche shall be constructed of material that matches the building.
- O. Limitation on Late Night Hours of Operation – Businesses located

within this planned unit development shall close not later than 12:00 a.m. on weekdays and Sundays, and 2:00 a.m. on Fridays and Saturdays.

6. ENCROACHMENTS AND USE OF PUBLIC RIGHT-OF-WAY

Due to the unique nature of this planned unit development, the encroachments of buildings and architectural features into the public right-of-way and certain uses within the public right-of-way, stated herein in Section 6, shall be allowed within this planned unit development and shall be exceptions to the requirements of the Land Development Code. All encroachments, including temporary structures, must maintain a forty-eight (48") inch pedestrian right-of-way and comply with all other ADA regulations. In addition, any encroachments shall ensure a twenty-four (24") inch sight line.

- A. Encroachments Below Grade - Approval by the Director of Public Services of a Right-of-way Permit is required for any building encroachments below grade. No encroachments shall exceed eighteen (18") inches.
- B. Encroachments Of Architectural Features Above Grade - Approval by the Building Inspection Department is required for any encroachment of architectural features above grade, provided such encroachments comply with the standards contained in the following table and local building and fire codes:

Right-of-way Encroachment Standards	
Type of Encroachment	Maximum Allowable Encroachment
Bay Windows	18 inches with max. 7 foot length, 3 feet min. spacing & one bay window per 15 feet of site frontage
Awnings & canopies	80% of sidewalk width, 8 feet clearance over pedestrian area & 14 feet clearance over vehicle area
Signs	66% of sidewalk width, 8 feet clearance over pedestrian area & 14 feet clearance over vehicle area
Lights	If the light encroaches 12 inches or less, it may be mounted at any height on the building façade. From 8 feet to 11 feet above grade, one additional inch of encroachment shall be required for each inch of clearance above 8 feet, not to exceed 48 inches of encroachment. Encroachments over 12 inches require 8 feet clearance over pedestrian areas & 14 feet clearance over vehicle areas, and shall not encroach beyond 48 inches
Eaves, cornices and balconies	From 8 feet to 15 feet above grade, one inch of encroachment for each inch of clearance above 8 feet not to exceed 48 inches of encroachment. Encroachments 15 feet or more above grade shall have 8 feet of clearance over pedestrian area & 14 feet clearance over vehicle area and shall not encroach beyond 6 feet

- C. Temporary Structures In Public Right-Of-Way – The temporary use of sidewalk areas located within a public right-of-way shall be allowed for the following types of temporary structures: planter boxes, benches, sandwich board signs, retail merchandise, and four

(4) tables with chairs. Use of the public right-of-way for retail merchandise shall be limited to business hours.

- D. Outdoor Eating Areas On Public Sidewalks – The use of a public sidewalk as an outdoor eating area containing more than four tables shall be permitted only with approval of a Special Use Permit by the City Council.

7. ADVERTISING SIGNS

- A. Buildings in Sub-Area 1 shall be subject to the requirements of Chapter 7 Sign Regulations of the Colleyville Land Development Code.

- B. Buildings in Sub-Area 2 may contain the types of signs listed below. Signs shall not be internally lit. Signs may be front-lit with lights that do not create an unreasonable glare on adjacent buildings.

(1) Wall Signs – The size of a wall sign shall be limited to the size of the building wall it is attached to: either 10 percent of the wall area or 1.5 square feet for each linear foot of the building's wall, whichever is less.

(2) Projecting Signs – Projecting signs may not exceed twenty (20) square feet in size, with a clearance of at least eight feet above ground level.

(3) Awning Signs – Individual letters on awning signs shall not exceed twelve (12) inches in height.

(4) Window Signs – Food and Lodging and Entertainment uses may use internally lit window signs (made of decorative neon) inside of their businesses. Any business shall be limited to a maximum of two window signs. Internally lit box signs shall not be permitted.

(5) Grand Opening Signs – When a certificate of occupancy has been issued for a new business and within one (1) year thereafter, one (1) Grand Opening Sign permit shall be allowed to advertise the new business. On-site signs may include either a banner or pennant, which may be in addition to any other legal sign allowed by the Land Development Code. Height and area of such signs shall be limited to the applicable regulations for the sign classification. In addition to the on-site Grand Opening Sign, a temporary sign may be placed off-premises with the permission of the property owner. The permit holder shall be the responsible party for compliance with the Grand Opening Sign Permit regulations. A Grand Opening Sign permit shall not be valid for more than sixty (60) days. No permit fee shall be required for a Grand Opening Sign permit. After the

expiration of the initial sixty (60) day period, a business may request sixty (60) day extensions during the one (1) year period, subject to approval of the City Council.

(6) Sandwich Board Signs – One (1) temporary Sandwich Board sign shall be allowed per business, provided such sign does not exceed forty-eight inches (48") high and thirty-six inches (36") wide and is located in front of the business site. Sandwich Board Signs may be placed in front of another business site with the approval of that business owner. For the purpose of this regulation, Sandwich Board signs shall include easels and podiums.

8. PARKING REQUIREMENTS

The parking requirements for this planned unit development shall be as follows:

- A. Parking spaces shall consist of a combination of parking spaces provided on the street, on each building site, within a parking garage or in an open parking lot.
- B. Residential Uses – The parking requirements for residential units shall be as follows:
 - (1) *Ground Floor* – When a primary residence is located on the ground floor, two (2) parking spaces shall be provided on the same building site as the dwelling unit and one additional on-site parking space if the building site contains an ancillary residential unit.
 - (2) *Upper Floor* – When a primary residence is located on an upper floor, two (2) parking spaces shall be provided either on the same building site as the residence or in a parking lot or parking garage located within 400 feet of the residence. Said parking spaces shall not have been used in calculating parking needs for any other residence or use within the planned unit development.
- C. Non-Residential Uses – The parking requirements for non-residential uses shall be at a ratio of one (1) parking space per 400 square feet of floor area. Parking spaces shall either be located on the building site, in a parking lot, or in a parking garage. Said parking lot or parking garage shall be located within 400 feet of the use requiring the parking space. Said parking spaces shall not have been used in calculating the parking needs for any other use within the planned unit development.
- D. Parking Space Records Retention – When off-site parking spaces are provided to satisfy the parking requirements of this ordinance, the City of Colleyville Community Development Department shall maintain records of the number of parking spaces used in calculating

parking needs for each building site and no building permit shall be issued for a structure for which adequate parking is not included with the building permit application.

9. SUPPLEMENTARY REQUIREMENTS

- A. Park Land Dedication Fees – Payment of park land dedication fees at the rate applicable at the time of building permit shall be due and payable when a building permit is issued for each non-residential structure or primary single-family dwelling unit.
- B. Impact Fees – Payment of impact fees at the rate applicable at the time of building permit shall be due and payable when a building permit is issued for each non-residential structure or primary single-family dwelling unit.

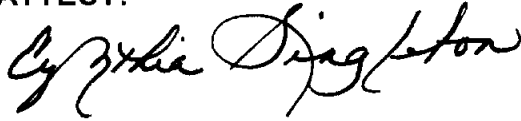
- Sec. 4. THAT any person, firm or corporation violating any of the provisions of this ordinance as read together with the Land Development Code of the City of Colleyville shall be guilty of a misdemeanor and upon conviction thereof shall be fined a sum not to exceed Two Thousand Dollars (\$2,000.00). Each and every day such violation continues shall constitute a separate offense and shall be punishable as such.
- Sec. 5. THAT the Land Development Code of the City of Colleyville, Texas, shall remain in full force and effect, except where amended by this ordinance.
- Sec. 6. THAT, the City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternate method of publication provided by law.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of February 2004.

The second reading and public hearing being conducted on the 17th day of February 2004.

ATTEST:



Cynthia Singleton, TRMC
City Secretary

CITY OF COLLEYVILLE



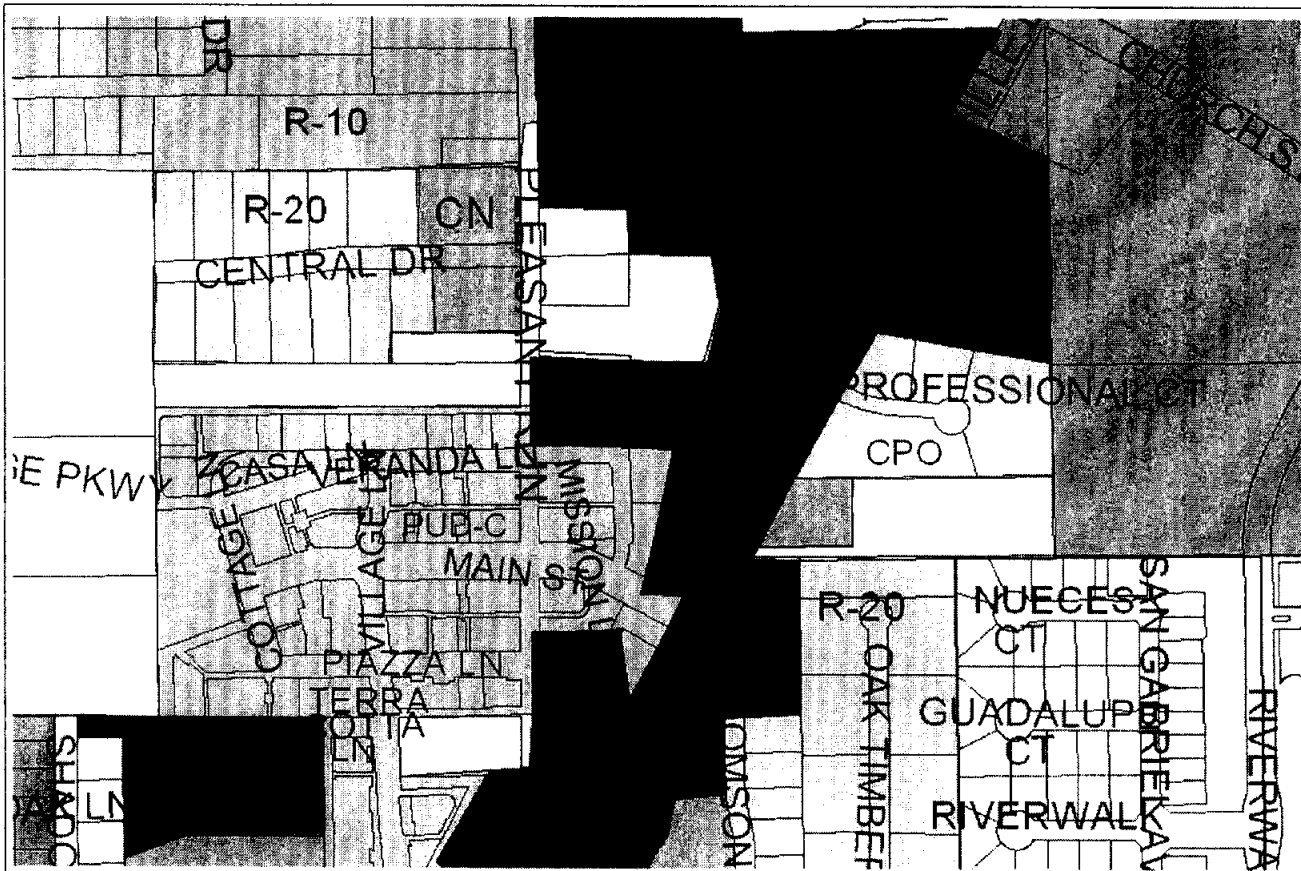
Joe Hocutt
Mayor

APPROVED AS TO FORM AND LEGALITY:



Ross T. Foster
City Attorney

Exhibit A – Zoning Map



Zoning Map - Z04002

Exhibit B – Metes and Bounds Description

Being Lot G and a portion of Lots F and H, E.M. Thompson Subdivision, in the City of Colleyville, Tarrant County, Texas, according to plat recorded in Volume 388-K, Page 197, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch steel rod set capped T. Vogt in the east right-of-way line of Pleasant Run Road, and being for the southwest corner of Lot G of said subdivision;

THENCE North 00 degrees 00 minutes 00 seconds West along said right-of-way line, at 120.0 feet the northwest corner of said Lot G, continuing along the west line of Lot H, said addition, for a total distance of 220.0 feet to a ½ inch steel rod found;

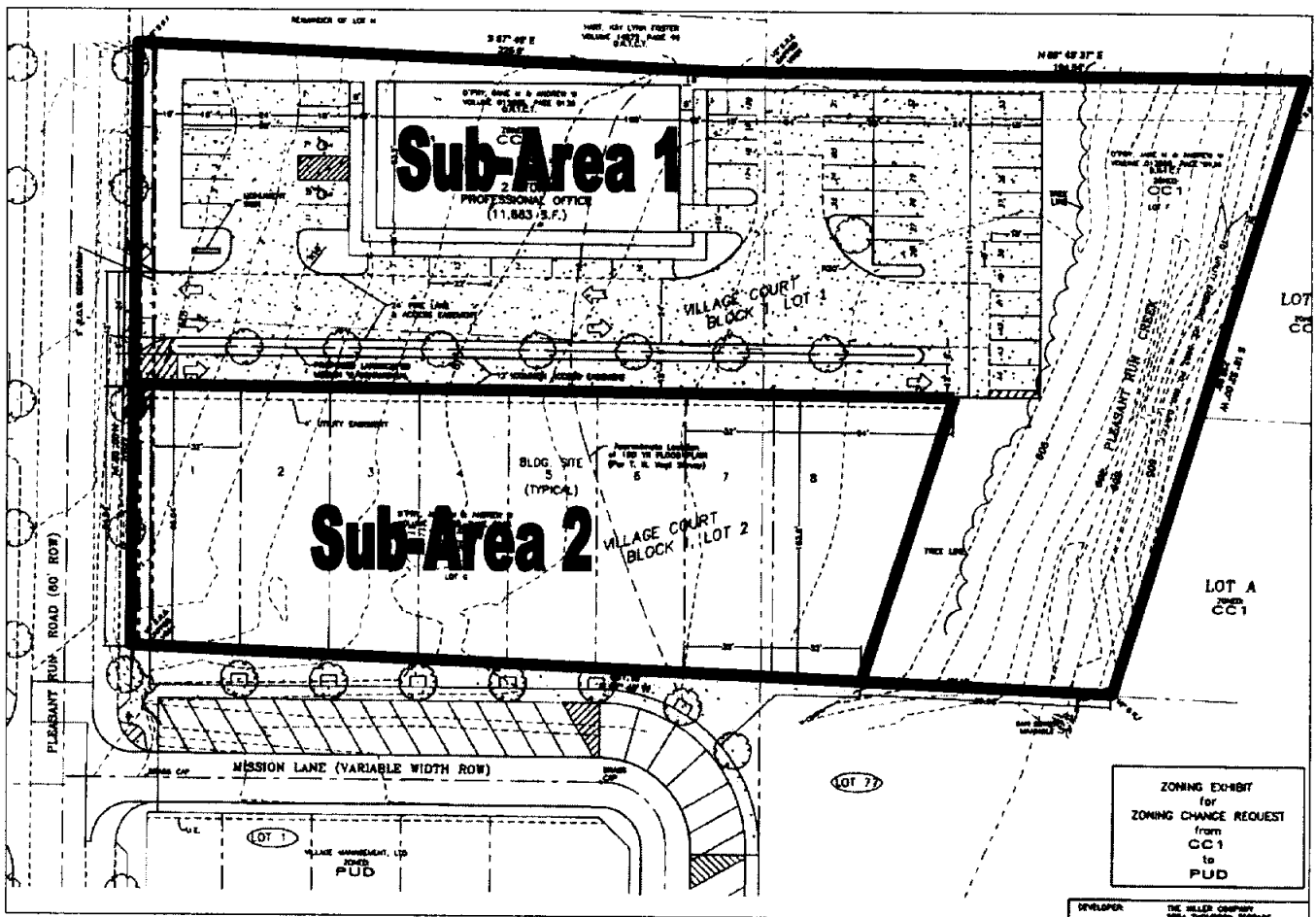
THENCE South 87 degrees 45 minutes East 225.0 feet to a ½ inch steel rod set capped T. Vogt for a corner in the east line of said Lot H and in the west line of said Lot F;

THENCE North 89 degrees 43 minutes 37 seconds East, 194.54 feet along the southerly line of a tract recorded in Volume 11546, Page 2304, Deed Records, Tarrant County, Texas, to a ½ inch steel rod set capped T. Vogt for corner in the easterly line of said Lot F;

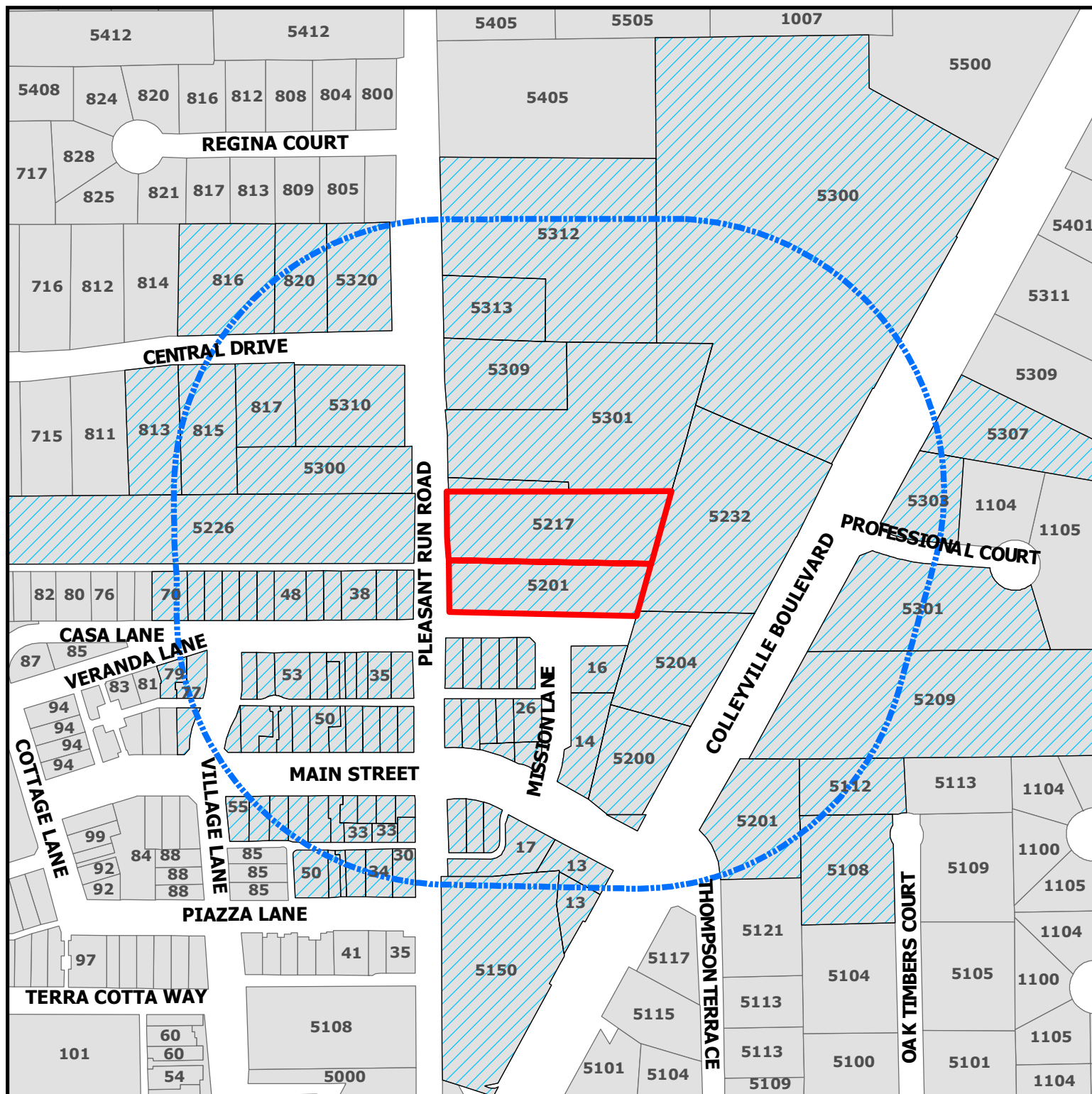
THENCE South 16 degrees 52 minutes West, 235.98 feet along the easterly line of said Lot F to a ½ inch steel rod found for the southeast corner of said Lot F;

THENCE North 87 degrees 45 minutes West, at 126.16 feet the southwest corner of Lot F, and the southeast corner of Lot G, continuing for a total distance of 351.16 feet to the **POINT OF BEGINNING** and containing 85,255 square feet of land, more or less.

Exhibit C – Conceptual Site Plan



Notification Map



ZC21-010

5217 and 5201 Pleasant Run 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.



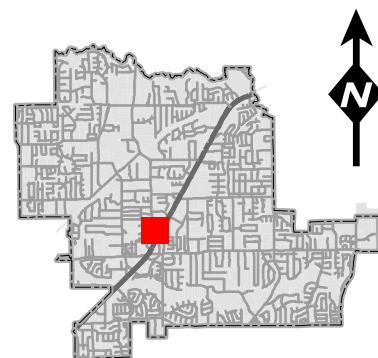
Subject Property



500ft Buffer



Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	58 MAIN ST
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
BURDETTE, MARK L	77 VERANDA LN	COLLEYVILLE, TX	76034	64 VERANDA LN # 411
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	50 MAIN ST
GROFFMAN, STEVEN	815 CENTRAL DR	COLLEYVILLE, TX	76034	815 CENTRAL DR
HAMM, DAVID A	6109 EQUESTRIAN CT	COLLEYVILLE, TX	76034	32 VERANDA LN # 112
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	43 VERANDA LN
BOES, MARK	34 VERNADA LN # 210	COLLEYVILLE, TX	76034	34 VERANDA LN # 211
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	42 PIAZZA LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	16 MAIN ST
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
ZAKHARY, ADEL	42 VERANDA LN STE 110	COLLEYVILLE, TX	76034	42 VERANDA LN # 111
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	17 MAIN ST
REDEEMED CHRISTIAN CHURCH OF G	PO BOX 391	COLLEYVILLE, TX	76034	5300 PLEASANT RUN RD
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5301 PLEASANT RUN RD
VILLAGE MONTICELLO PRNTS LTD	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	14 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	35 VERANDA LN # 312
GIFFORD, T	33 MAIN ST #260	COLLEYVILLE, TX	76034	33 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5209 COLLEYVILLE BLVD
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	50 MAIN ST
BOBBY MOORE FAMILY LP	6113 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	46 PIAZZA LN # 36 110
BAJRAM & RUZDI INVESTMENTS LLC	206 MILL WOOD DR	COLLEYVILLE, TX	76034	5150 COLLEYVILLE BLVD
GILLILAND, DOUGLAS H	9285 HUNTINGTON SQ # 100	NORTH RICHLAND HILLS, TX	76182	55 MAIN ST
BURDETTE, DONNA E	77 VERANDA LN	COLLEYVILLE, TX	76034	77 VERANDA LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	47 VERANDA LN # 210
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	48 VERANDA LN
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5312 COLLEYVILLE BLVD
LALA FAMILY TRUST	816 CENTRAL DR	COLLEYVILLE, TX	76034	816 CENTRAL DR
ROGERS, J ANDREW	201 MAIN ST STE 2500	FORT WORTH, TX	76102	30 PIAZZA LN
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX	76034	5201 PLEASANT RUN RD
DS & RS PROPERTIES LLC	2421 ARBOR GATE LN	COLLEYVILLE, TX	76034	5320 Pleasant Run RD
KREIDER, LORRAINE	79 VERANDA LN	COLLEYVILLE, TX	76034	79 VERANDA LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	23 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	13 MAIN ST
KIPTON ANDERSON INVESTMENTS LL	5303 COLLEYVILLE BLVD STE B	COLLEYVILLE, TX	76034	5303 COLLEYVILLE BLVD
SUNDER HOLDINGS LLC	11464 HARRY HINES BLVD	DALLAS, TX	75229	5201 COLLEYVILLE BLVD
FEAGAN, DENNIS JOHN	1303 BELLEFONTE LN	COLLEYVILLE, TX	76034	5309 PLEASANT RUN RD
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
TURNER, LORI	62 VERANDA LN	COLLEYVILLE, TX	76034	62 VERANDA LN # 311
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
VILLAGE JV LLC	610 DEFOREST CT	COPELL, TX	75019	76 MAIN ST
C & S SKY BLUE CORPORATION	2127 SERENE CT	KELLER, TX	76248	5307 COLLEYVILLE BLVD
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	38 VERANDA LN
KRAFTHOEFFER, ASHLEY	38 PIAZZA LN	COLLEYVILLE, TX	76034	38 PIAZZA LN # 37 310
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	20 MAIN ST
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
NORWOOD, TODD	6404 CUTTER RIDGE CT	COLLEYVILLE, TX	76034	68 VERANDA LN # 611
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	18 MAIN ST
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	53 VERANDA LN
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
LFA PROPERTIES LLC	7904 SHEFFIELD CT	NORTH RICHLAND HILLS, TX	76182	
D & V WALKER PROPERTIES LLC	5501 NORMANDY DR	COLLEYVILLE, TX	76034	5226 PLEASANT RUN RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	35 VERANDA LN # 411
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5313 PLEASANT RUN RD
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
CLARKE PRODUCTS INC	820 CENTRAL DR	COLLEYVILLE, TX	76034	820 CENTRAL DR
BETHEL METHODIST CHURCH OF NOR	5310 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5310 PLEASANT RUN RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	70 CASA LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	23 MAIN ST
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX	76034	5217 PLEASANT RUN RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	42 MAIN ST
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	50 MAIN ST
DDK REAL ESTATE INV LLC	7212 THAMES TRL	COLLEYVILLE, TX	76034	5204 COLLEYVILLE BLVD
BELL, WILLIAM M	60 VERANDA LN # 210	COLLEYVILLE, TX	76034	60 VERANDA LN # 210
PREWITT LEASING INC	97 VILLAGE LN STE 300	COLLEYVILLE, TX	76034	97 VILLAGE LN # 211
GBC CAPITAL LLC	PO BOX 121	COLLEYVILLE, TX	76034	44 VERANDA LN
PITTS, REX A	66 VERANDA LN	COLLEYVILLE, TX	76034	66 VERANDA LN # 510
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	23 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	13 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	47 VERANDA LN # 112
TCN INVESTMENTS III LLC	1861 BROWN BLVD # 744	ARLINGTON, TX	76006	35 VERANDA LN # 211
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
ATWOOD, STEVE	34 PIAZZA LN # 37	COLLEYVILLE, TX	76034	34 PIAZZA LN # 37
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	12 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	50 PIAZZA LN
BARNARD PARTNERS XIII LTD	PO BOX 127	COLLEYVILLE, TX	76034	5301 COLLEYVILLE BLVD
CAREW, PAT	2106 STONEHAVEN DR	COLLEYVILLE, TX	76034	5108 OAK TIMBERS CT
GABLE, MICHAEL	813 CENTRAL DR	COLLEYVILLE, TX	76034	813 CENTRAL DR
FARRAR, NANCY KAREN	33 MAIN ST STE 200	COLLEYVILLE, TX	76034	33 MAIN ST
BEAM REAL ESTATE LLC	14455 WEBB CHAPEL RD	FARMERS BRANCH, TX	75234	5200 COLLEYVILLE BLVD
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5301 PLEASANT RUN RD
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5300 COLLEYVILLE BLVD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	43 MAIN ST
FIGUEROA FAMILY REVOCABLE TRUS	817 CENTRAL DR	COLLEYVILLE, TX	76034	817 CENTRAL DR
COLLEYVILLE LOFTS VENTURE LLC	1430 BROADWAY 14TH FLR	NEW YORK, NY	10018	5232 COLLEYVILLE BLVD # 1
TCN INVESTMENTS III LLC	1861 BROWN BLVD # 744	ARLINGTON, TX	76006	35 VERANDA LN # 110
PREWITT LEASING INC	97 VILLAGE LN STE 300	COLLEYVILLE, TX	76034	97 VILLAGE LN # 112
WILLIAMS, ALFLOYD	33 MAIN ST 210	COLLEYVILLE, TX	76034	33 MAIN ST
XU, SHENG	2113 BRENTCOVE DR	GRAPEVINE, TX	76051	33 MAIN ST
TMAAC LLC	4109 BROWN TRL	COLLEYVILLE, TX	76034	33 MAIN ST
MCR VENTURES LLC	3716 BLOSSOM HEATH RD	DAYTON, OH	45419	33 MAIN ST
TULLY, SUSAN	33 MAIN ST # 240	COLLEYVILLE, TX	76034	33 MAIN ST
ISBELL, STEVE E	5112 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5112 OAK TIMBERS CT
COLLEYVILLE HEIGHTS	825 REGINA COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
RIVERWALK AT COLLEYVILLE	P.O. BOX 1031	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
SPICER, TAMARA L	90 CASA LANE	COLLEYVILLE, TX	76034	APPLICANT



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, April 12, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, May 4, 2021 & Tuesday, May 18, 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 RE Single Family ‘Estate’ Residential zoning district. The purpose of the request is to allow for the development of one (1) new single-family residential home. No new lots are proposed.

Zoning Case: ZC21-010

Applicant: Tamara L. Spicer

Owner: South Bowie Investment Partners, LP

Location: 5217 & 5201 Pleasant Run Road

Property Description: Lot A1 & A2, Block 1, Village Court

Present Zoning: PUD-C Planned Unit Development-Commercial

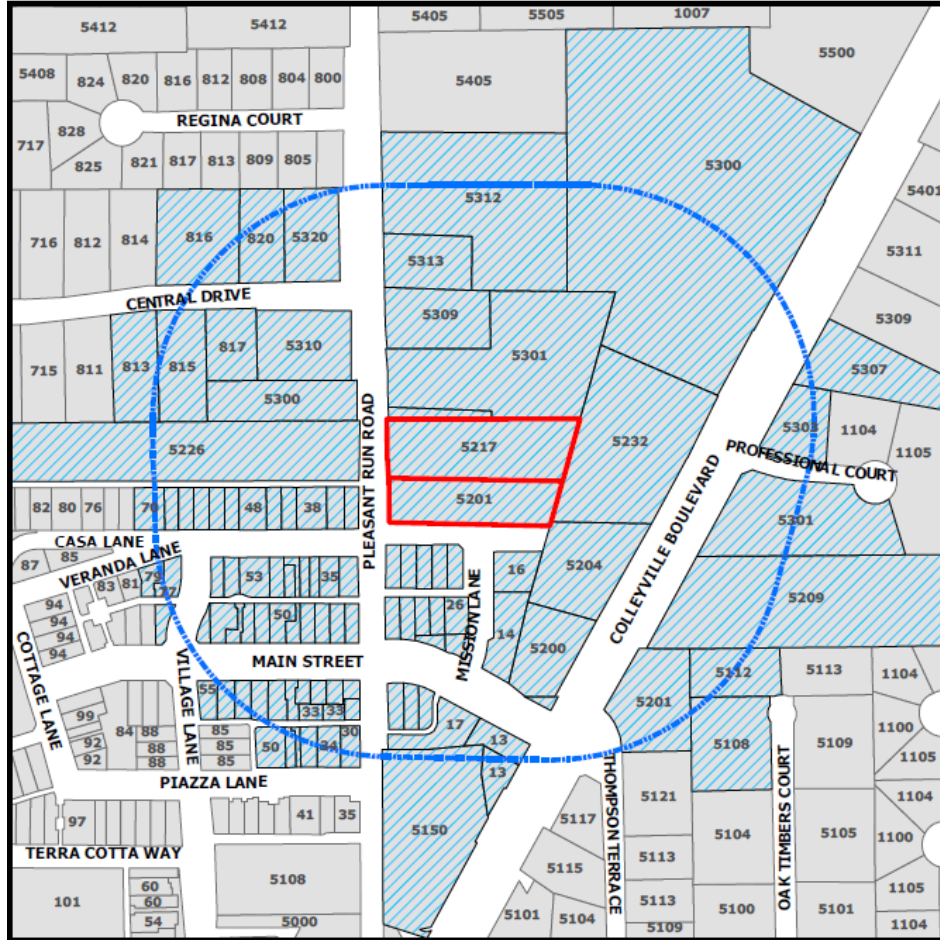
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

ORDINANCE O-21-2163

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 1.93 ACRES BEING, LOTS 1A & 2A, BLOCK 1, IN THE VILLAGE COURT ADDITION, LOCATED AT 5217 & 5201 PLEASANT RUN ROAD, FROM THE PUD-C PLANNED UNIT DEVELOPMENT – COMMERCIAL TO THE RE SINGLE-FAMILY 'ESTATE' RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning of the property from PUD-C Planned Unit Development - Commercial to RE Single Family 'Estate' Residential district for Case No. ZC21-010; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning from PUD-C Planned Unit Development – Commercial to RE Single-Family 'Estate' Residential district on 1.93 acres, being Lots 1A & 2A, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road as

depicted on the attached as Exhibit "A".

- Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 3. THAT the above described tract of land shall be subject to the following conditions:
1. As depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of June 2021.

The second reading and public hearing being conducted on the 15th day of June 2021.

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

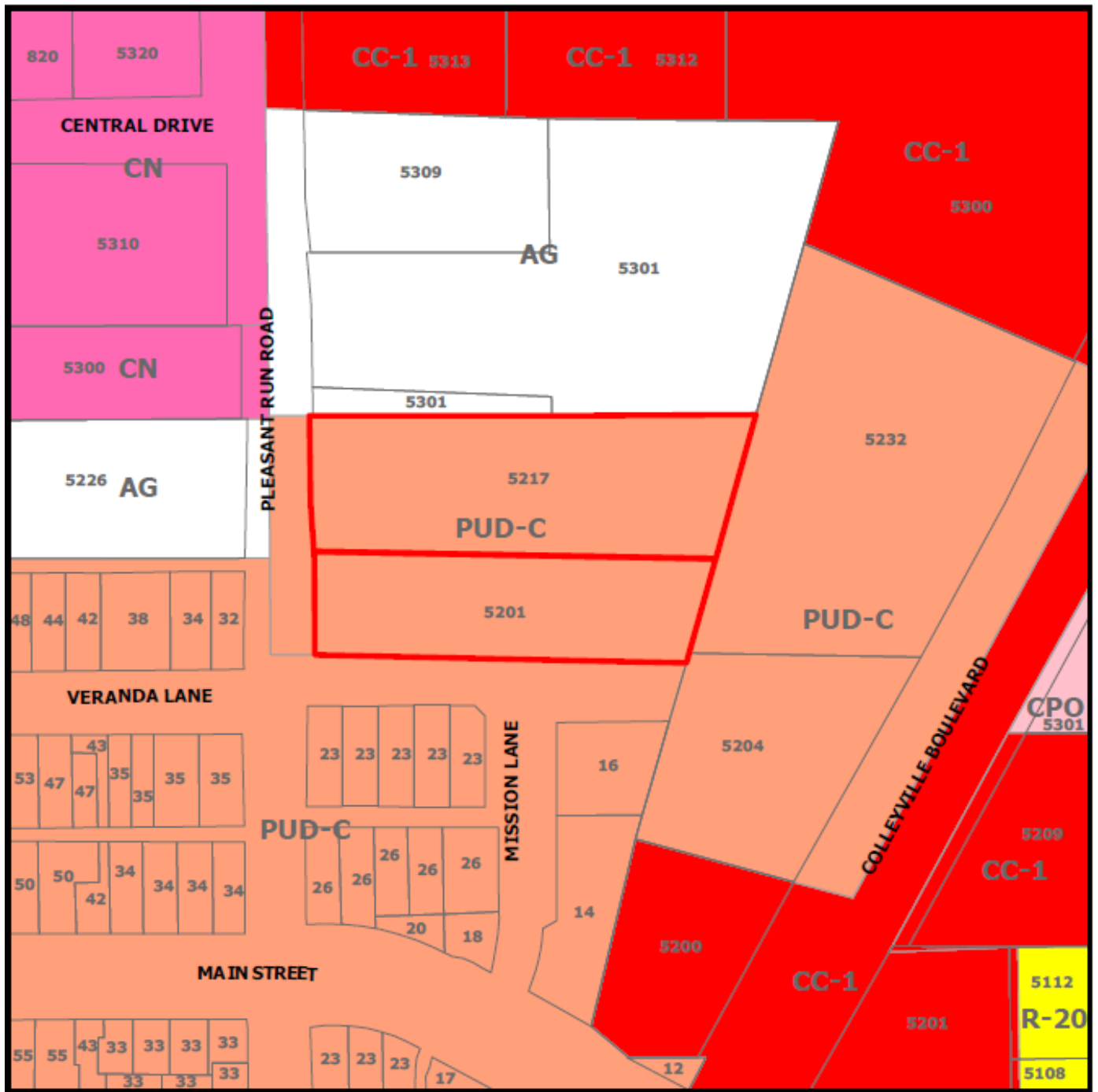
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A"- Zoning Map



[illegible]



City of Colleyville City Council Agenda Briefing

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

Agenda Number 8a

Agenda Date 7/6/2021

Number Resolution R-21-4574

Type Resolution

Department Community Development

Title

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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

Mike Boswell, of Toll Brothers Land Development, has submitted a request for a right-of-way abandonment at 103 & 105 Old Grove and 7189 Cast Iron Forest Trail known as Lots 1 & 2, Block 1, of the Neidholt Addition, being a 15 foot right-of-way area dedicated with the plat.

Existing Conditions/Background: The subject property is currently zoned PUD-R Planned Unit Development – Residential district and is associated with Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block 1, Old Grove Addition. The property is generally located east of Cast Iron Forest Trail and southwest of John McCain Road as it turns north.

Analysis: Presently there exists an approximately fifteen foot wide (15') public right-of-way (ROW) running diagonally across proposed Lot 1 identified in the applicant's proposed replat. The applicant has requested that the entire ROW be abandoned so that they may replat the existing lots to allow for the residential development of proposed Lot 1 (concurrently filed as PC-20-006).

Background: This ROW was dedicated to the City via a plat filed in 1978 subdividing the land immediately south of the ROW into residential lots. The purpose of the original dedication was, at least in part, to provide the necessary public access for the residential lots identified on the 1978 plat as well as the surrounding residential properties. The location of the ROW provides access to the John McCain Boulevard, which remains to this day a major collector street serving the surrounding area. It is currently unknown what type of access or road, if any, was developed along this ROW following the 1978 dedication; however, there are presently no developed public

facilities within the ROW.

Authority: The City Council is responsible for any action to abandon the ROW pursuant to state law and the City's Charter. Accordingly, the City Council may approve or deny the applicant's request; or, alternatively, the City Council may condition the approval on the applicant relocating the ROW (if feasible) to an agreed location to preserve the City's public access across the property. Any action on this item requires a simple majority vote of the City Council and would not constitute action on the applicant's concurrent replat case.

Required Action: If the City Council desires to abandon the ROW, the method for doing so would be by resolution or ordinance, which must contain a legal description of the ROW to be abandoned and be filed in the real property records for Tarrant County. The applicant's final plat will be required to reference the filed resolution or ordinance abandoning the ROW. Conversely, action to deny applicant's request will result in the ROW remaining on the property.

Plat Status: The property is a platted as Lots 1 & 2, Block 1, of the Neidholt Addition and Lot 2X, Block 1, of the Old Grove Addition. The Neidholt plat dedicated a 15 foot right-of-way area.

DRC Review: The DRC reviewed the request during their November 23, 2020 meeting and determined the application was complete and may be scheduled for the next available City Council meeting.

Drainage: NA

Surrounding Development: The properties to the north, south are west are zoned PUD-R and developed with single family residences. The property to the east is zoned R-30 and is improved with a single family residence.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates the subject property for residential use.

Staff Recommendation: Staff is neutral on this request.

Financial Impact

There is no financial impact to the City.

Recommendation

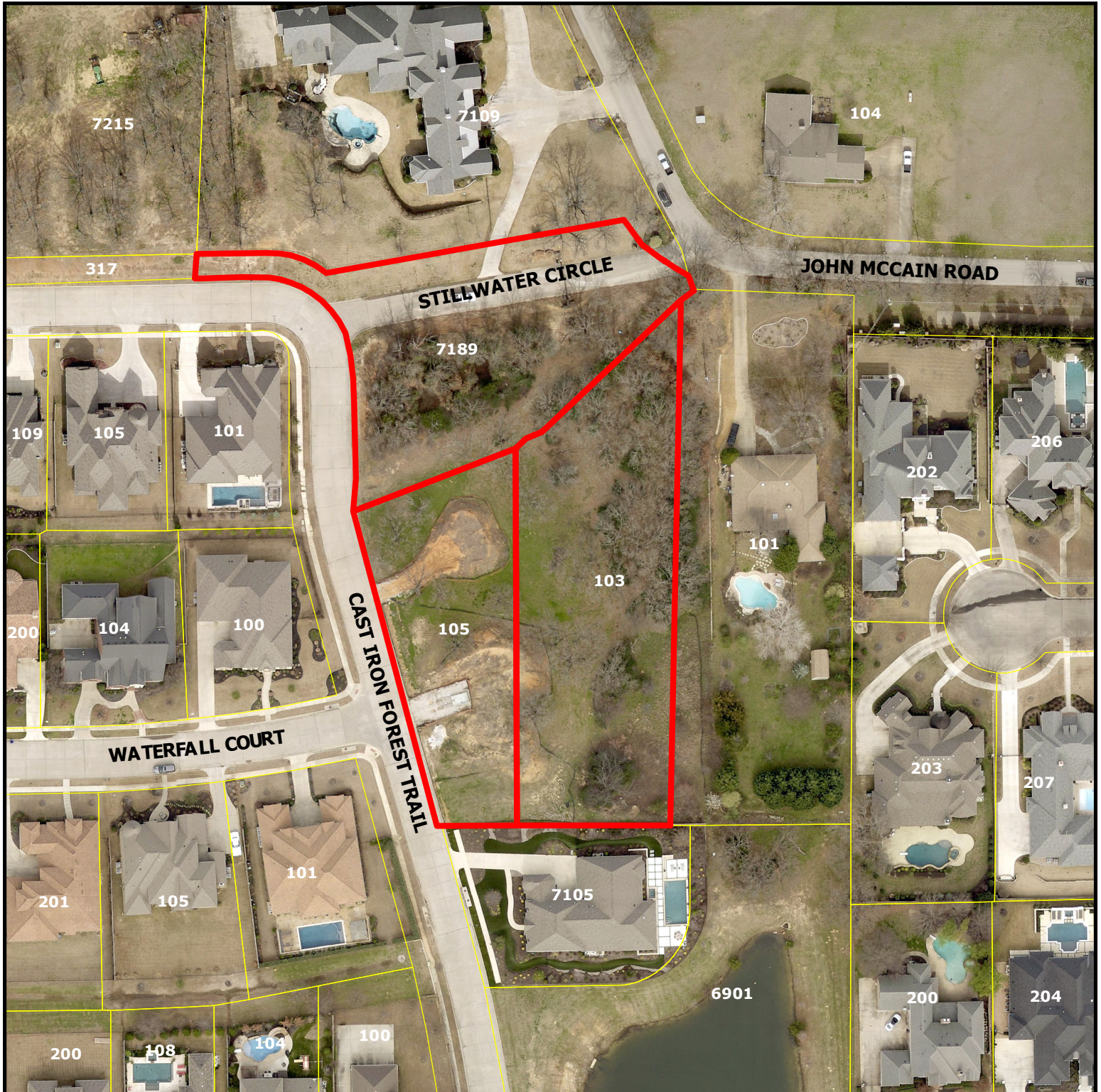
None

Attachments

1. Aerial Map
2. Zoning Map

3. Future Land Use Map
4. Planning Objectives
5. Neidholt Addition
6. Old Grove FINAL PLAT
7. Replat Exhibit
8. Resolution R-21-4574

Aerial Map



PC20-006

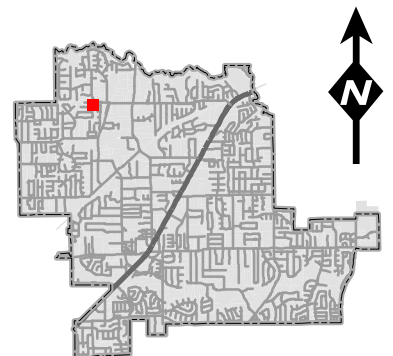
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest
Trl**

DISCLAIMER:

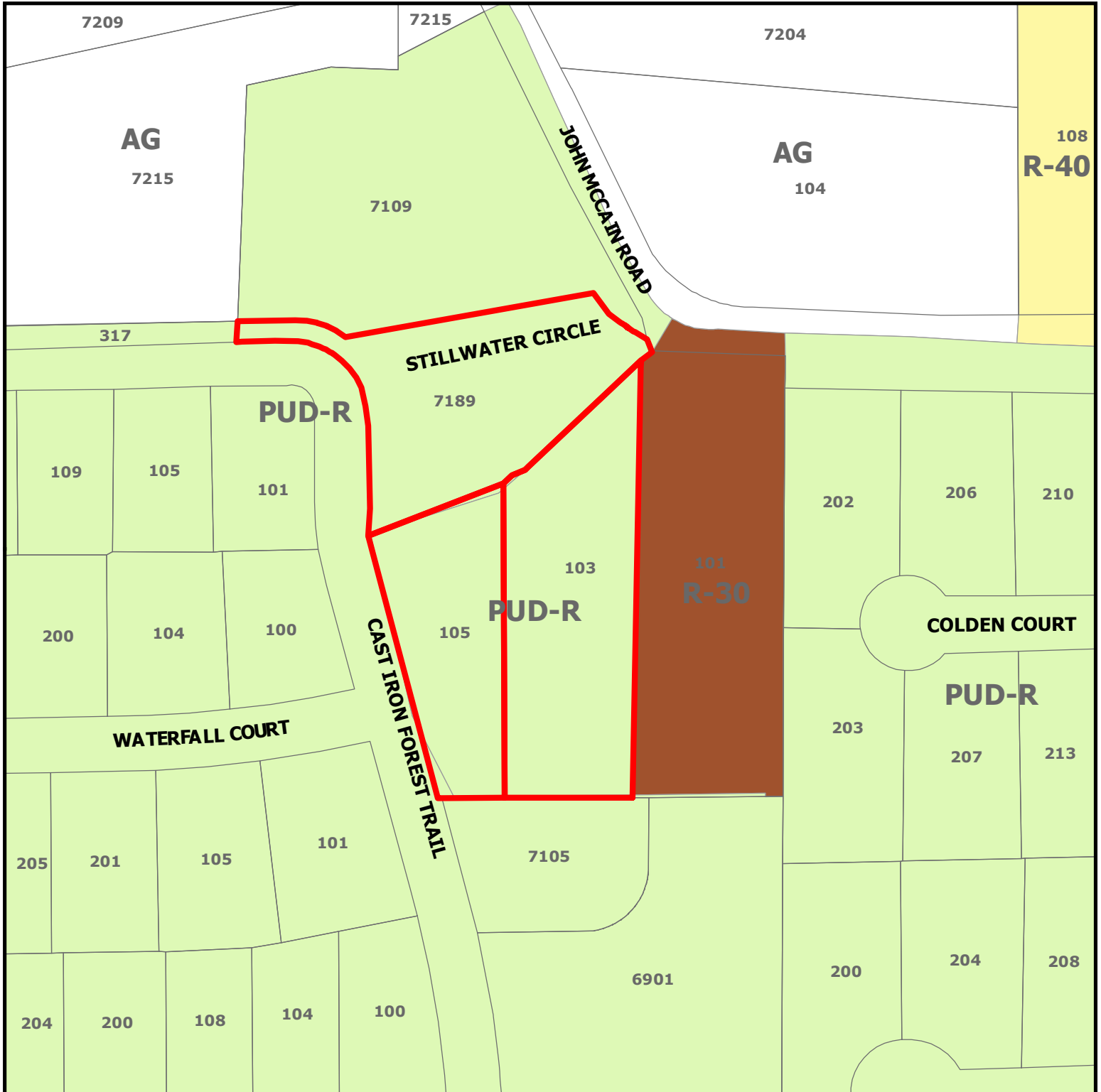
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



PC20-006

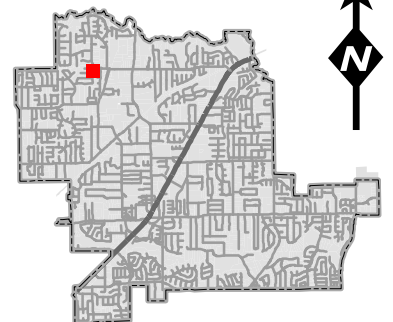
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

DISCLAIMER:

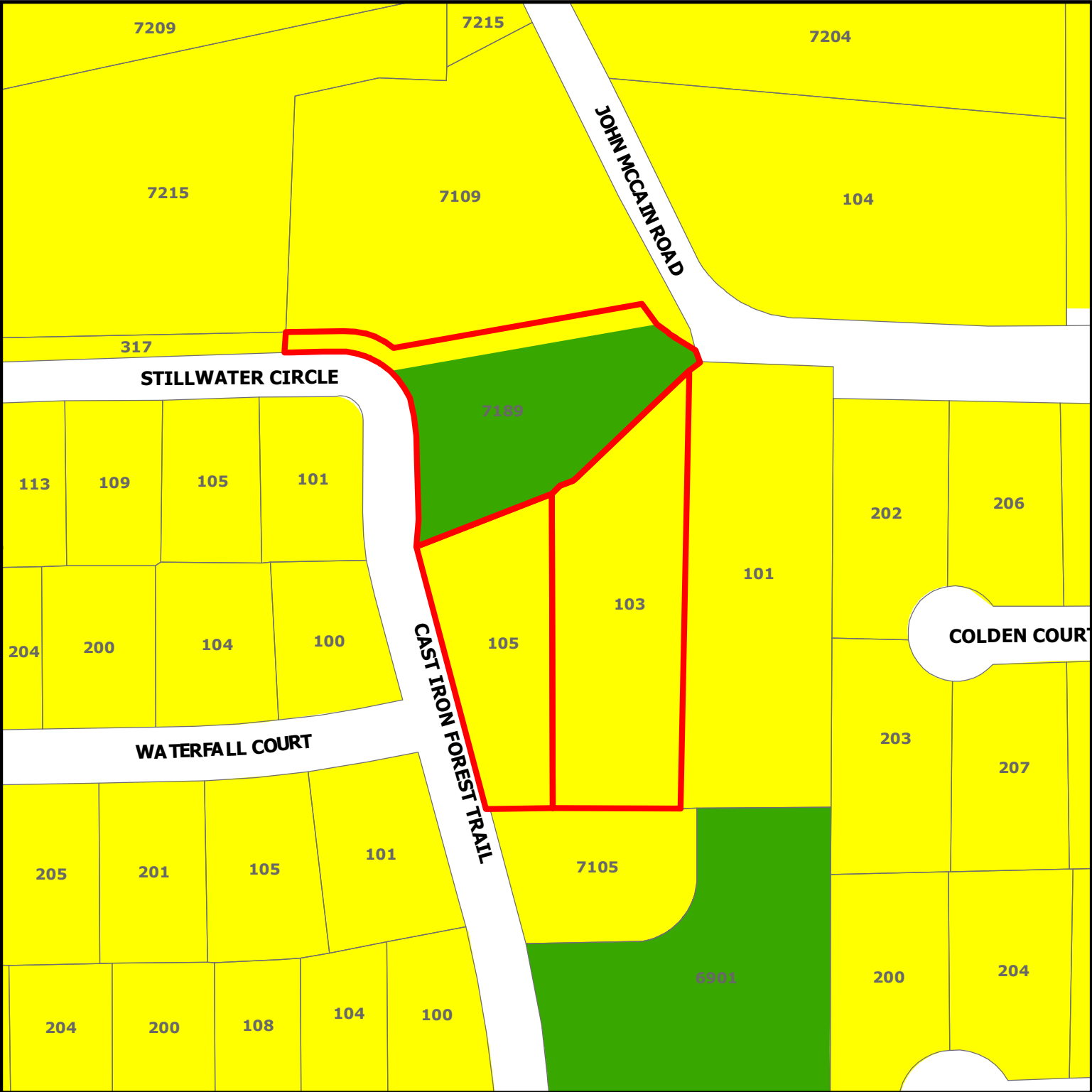
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Subject Property



Future Land Use Map

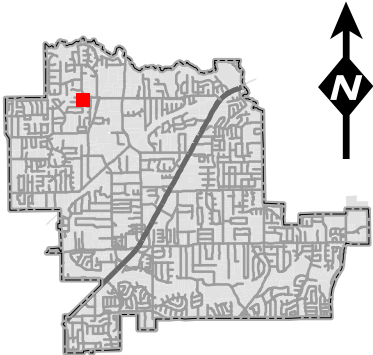


PC20-006

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

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-  Subject Property
-  Residential
-  Open Space; Parks



Toll Brothers®

LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

November 09, 2020

City of Colleyville
c/o Ben Bryner, AICP
100 Main Street
Colleyville, Texas 76034

VIA ELECTRONIC MAIL DELIVERY

Re: Old Grove Phase 2 – Statement of Planning Objectives

Ben:

Below is the Statement of Planning Objectives concerning the plat submission for the replat.

What is clear from a review of the old Niedholt Plat is the right of way dedication did not and does not meet the current standards found in the City of Colleyville Land Development Code (i.e. standard right-of-way width, intersection separation, etc.), Tarrant County Central Appraisal District continues to assess property taxes for the property to Toll Dallas TX, LLC, and no public improvements were constructed in the right-of-way.

According to the City Attorney, staff has reviewed city files and found no indication that the City did or did not formally accept the right-of-way following its dedication for the road easement in the original 1978 plat. There is also no evidence of the City abandoning the ROW since dedication.

Based on the foregoing, and that the right of way dedication in question was by way of the Niedholt Addition final plat (Volume 388-123, Page 64), the proper means of addressing the removal of the platted right of way is to replat Lots 1 and 2, Block 1 of the Neidholt Addition and Lot 2X, Block E of the Old Grove Addition (Cabinet A, Page 9807). The proposed replat of Old Grove Addition Phase II, which will remained tabled on the agenda this evening, addresses this issue and is consistent with the zoning (Ordinance O-04-1475) and in conformance with the current City of Colleyville Land Development Code.

If you have questions or require additional information, please do not hesitate to contact me directly by email at mboswell@tollbrothers.com or by mobile at (972) 672-5228.

Sincerely and respectfully,



Mike Boswell
Toll Brothers

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS: COUNTY OF TARRANT: That I, LARRY NEIDHOLT, being the owner of the following described property in wit:

ALL that certain tract or parcel of land out of the D. J. Reddo Survey, 4-232, Colleyville, Tarrant County, Texas and being described by metes and bounds as follows:

BEGINNING at a steel rod in the Northeastly right of way line of County Road 2000 (Mc Cain Road), by dist call 121.69 feet East and 30.11 feet South 37 degrees 14 minutes East of the Northwest corner of the S. P. Williams Survey;

THENCE South 83 degrees 56 minutes 48 seconds East along the Southerly right of way line of said McCain Road 105.49 feet to a steel rod;

THENCE South 0 degrees 44 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.

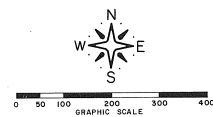
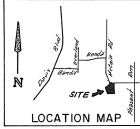
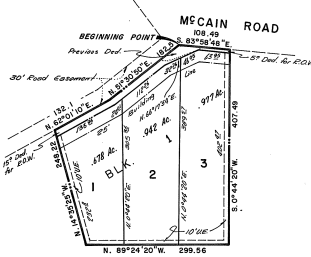
and hereby adopt the attached plat as my plan to subdivide the same to be known as LOTS 1, 2, & 3, BLOCK 1, NEIDHOLT ADDITION, City of Colleyville, Tarrant County, Texas, and the street dedications, easements and building lines are to be as shown on attached plat.

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 Sept. 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. REDBRO
HURST, TEXAS
262-2805

APPROVED BY THE PLANNING AND
ZONING COMMISSION FOR THE CITY
OF COLLEYVILLE, TEXAS:
David C. Moak
CHAIRMAN
SECRETARY
DATE *Sept. 23 1978*

Notes:
Occupancy of any tract is prohibited until a septic tank with a capacity of not less than 1,000 gallons and with a drain field of not less than 100 feet per bedrock, or lesser length as authorized prior to recording of this plat, has been installed on each tract and has been inspected and approved by the health officer having jurisdiction.

Notes:
Occupancy of any tract is prohibited until water, satisfactory for human consumption is available from a source on the land, a community source, or a public utility source in an adequate and sufficient supply for daily use and operation of a septic tank and system approved by health officer having jurisdiction.

I DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND STEEL RODS ARE LOCATED ON ALL PROPERTY CORNERS.

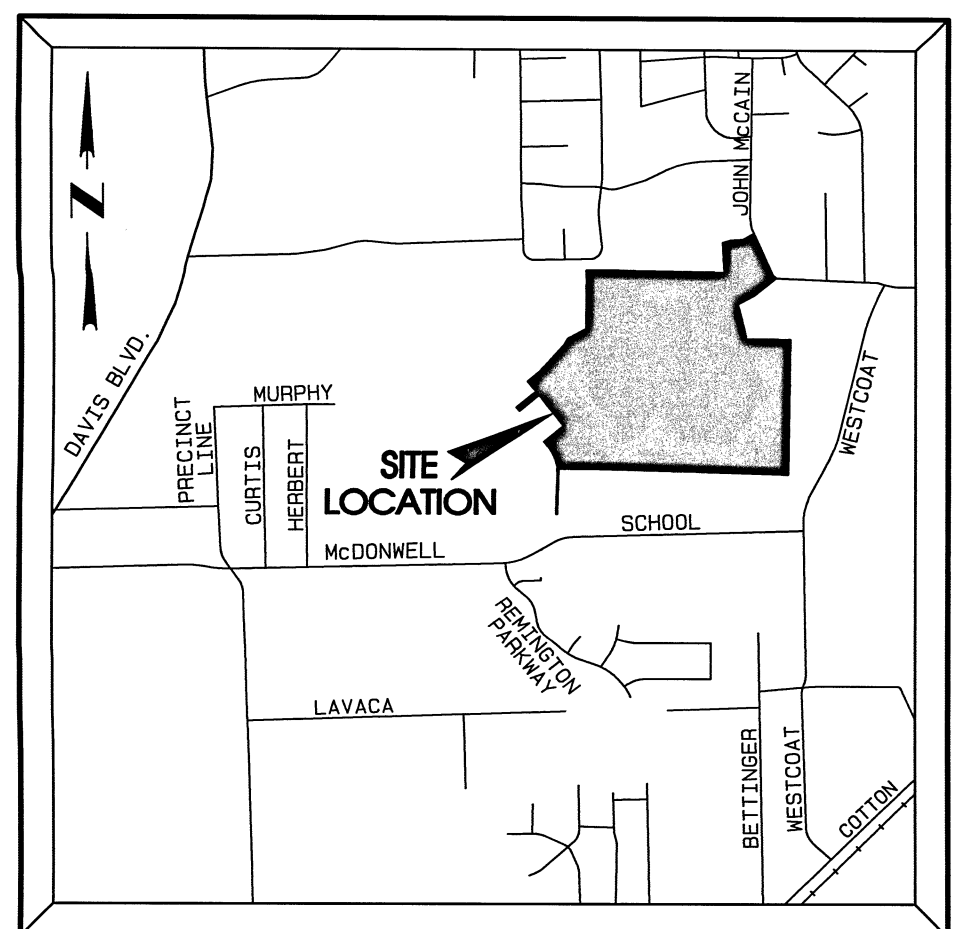
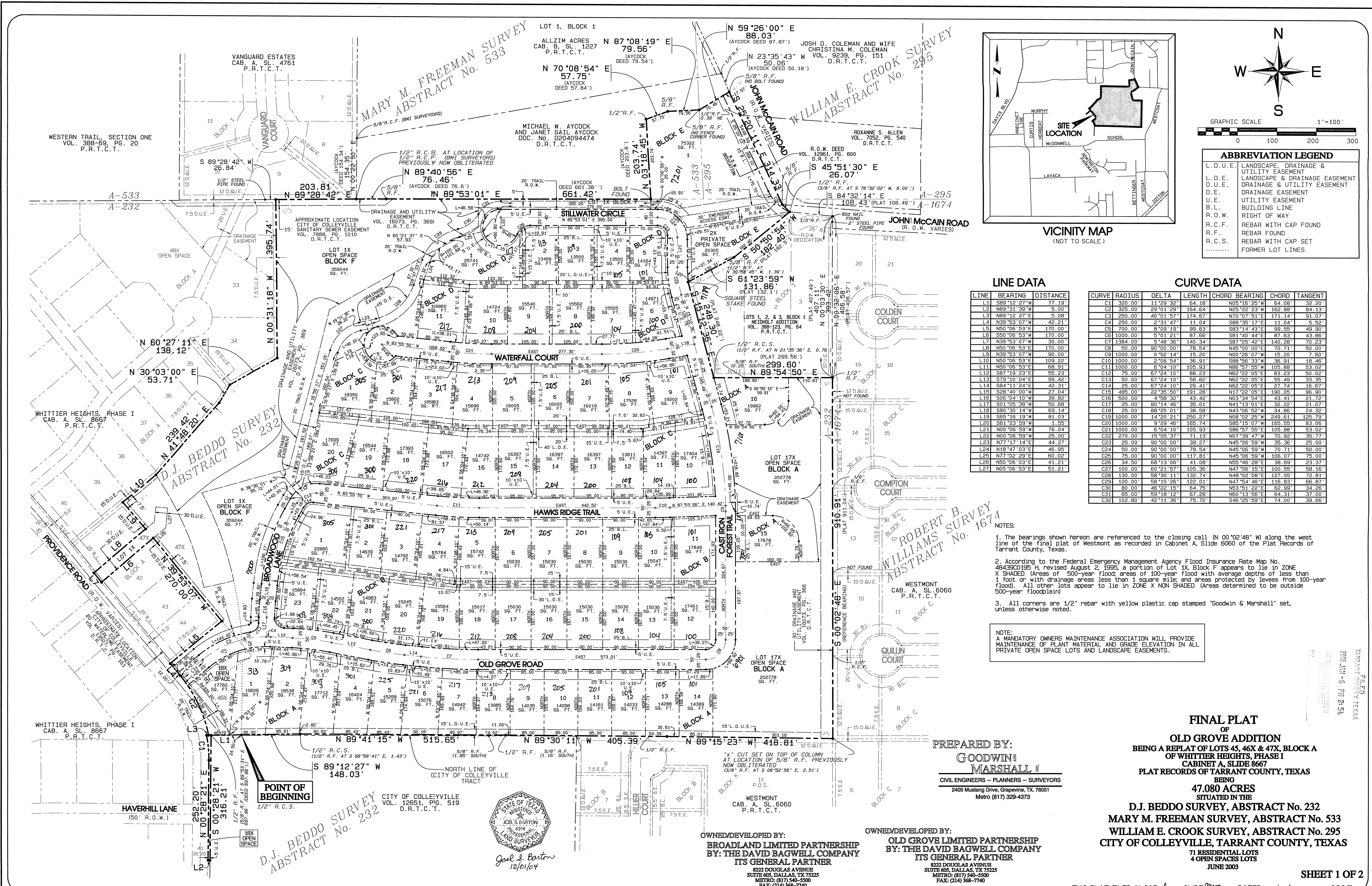
David C. Moak
DAVID C. MOAK R.F.S. 156

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



David C. Moak
RAHSTREAD PUBLIC SURVEYOR
P. O. BOX 1034
HURST, TEXAS
Date *9-25-78* 78-981

NEIDHOLT ADDN.



GRAPHIC SCALE 1"=100'

0 100 200 300

ABBREVIATION LEGEND

L.D.U.E.	LANDSCAPE, DRAINAGE & UTILITY EASEMENT
L.D.E.	LANDSCAPE & DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
R.O.W.	RIGHT OF WAY
R.C.F.	REBAR WITH CAP FOUND
R.F.	REBAR FOUND
R.C.S.	REBAR WITH CAP SET
.....	FORMER LOT LINES

LINE DATA

LINE	BEARING	DISTANCE
L1	S89°12'27"W	77.49'
L2	N89°31'39"W	5.00'
L3	N89°12'27"E	5.00'
L4	N39°53'07"W	42.21'
L5	N50°08'53"E	170.00'
L6	S50°08'53"W	170.00'
L7	N39°53'07"E	30.00'
L8	N50°08'53"E	170.00'
L9	N39°53'07"W	90.00'
L10	N50°08'53"E	109.22'
L11	N50°08'53"E	68.31'
L12	S87°19'23"E	55.23'
L13	S79°10'04"E	99.42'
L14	S84°11'24"E	42.31'
L15	S28°40'00"W	27.04'
L16	S06°04'10"W	39.82'
L17	S01°05'38"W	50.68'
L18	S80°30'14"W	69.14'
L19	S65°16'19"W	81.03'
L20	S61°23'59"W	1.55'
L21	N00°08'59"W	76.04'
L22	N00°08'59"W	25.00'
L23	N77°17'14"E	44.27'
L24	N18°47'03"E	46.95'
L25	N77°02'29"E	60.02'
L26	N50°08'03"E	41.21'
L27	N05°06'53"E	51.21'

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT
C1	320.00'	11°29'32"	64.18'	N05°16'25"W	64.08'	32.20'
C2	325.00'	29°01'29"	164.64'	N85°22'23"W	162.88'	84.13'
C3	250.00'	40°01'57"	174.67'	N70°07'51"E	171.14'	91.07'
C4	250.00'	2°31'47"	11.04'	S88°36'17"E	11.04'	5.62'
C5	700.00'	8°09'19"	99.63'	S83°14'43"E	99.55'	49.90'
C6	1000.00'	5°01'21"	87.66'	S81°40'44"E	87.63'	43.86'
C7	1384.00'	5°48'36"	140.34'	S87°05'42"E	140.28'	70.23'
C8	50.00'	90°00'00"	78.54'	N45°00'00"E	70.71'	50.00'
C9	1000.00'	0°52'14"	15.20'	N00°26'07"W	15.20'	7.60'
C10	1000.00'	0°06'54"	36.91'	S89°56'33"W	36.91'	18.46'
C11	1000.00'	6°04'10"	105.93'	N85°57'55"W	105.88'	53.02'
C12	75.00'	67°24'10"	88.23'	N62°22'05"E	83.23'	50.02'
C13	50.00'	67°24'10"	58.82'	N62°22'05"E	55.49'	33.35'
C14	25.00'	67°24'10"	29.41'	N62°22'05"E	27.74'	16.67'
C15	485.00'	22°35'50"	191.28'	N17°22'05"E	190.05'	96.90'
C16	500.00'	4°58'32"	43.42'	N03°34'54"E	43.41'	21.72'
C17	25.00'	80°14'46"	35.01'	N41°13'01"E	32.22'	21.07'
C18	25.00'	88°25'01"	38.58'	N43°06'52"W	34.86'	24.32'
C19	1000.00'	14°20'21"	250.27'	N08°02'25"W	249.61'	125.79'
C20	1000.00'	9°29'46"	165.74'	S85°15'07"W	165.55'	83.06'
C21	1000.00'	6°04'10"	105.93'	S85°57'55"E	105.88'	53.02'
C22	270.00'	15°05'37"	71.13'	N07°39'47"W	70.92'	35.77'
C23	25.00'	90°00'00"	39.27'	N45°06'59"W	35.36'	25.00'
C24	50.00'	90°00'00"	78.54'	N45°06'59"W	70.71'	50.00'
C25	75.00'	90°00'00"	117.81'	N45°06'59"W	105.07'	75.00'
C26	34.50'	68°13'06"	41.08'	N55°46'28"E	38.69'	23.37'
C27	100.00'	60°21'57"	105.36'	N47°06'15"E	100.55'	58.16'
C28	130.00'	58°30'11"	132.74'	N48°02'08"E	127.05'	72.81'
C29	120.00'	58°15'26"	122.01'	N47°54'46"E	116.83'	68.67'
C30	80.00'	46°22'16"	64.75'	N53°51'22"E	62.99'	34.26'
C31	65.00'	59°18'12"	67.28'	N60°13'56"E	64.31'	37.00'
C32	102.80'	42°11'36"	75.70'	S46°25'59"E	74.00'	39.66'

NOTES:

- The bearings shown herein are referenced to the closing call (N 00°02'48" W) along the west line of the final plat of Westmont as recorded in Cabinet A, Slide 6060 of the Plat Records of Tarrant County, Texas.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48439C0195 H, revised August 2, 1995, a portion of Lot 1X, Block F appears to lie in ZONE X SHADED (Areas of 500-year flood areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 100-year flood). All other lots appear to lie in ZONE X NON SHADED (Areas determined to be outside 500-year floodplain).
- All corners are 1/2" rebar with yellow plastic cap stamped "Goodwin & Marshall" set, unless otherwise noted.

NOTE:
A MANDATORY OWNERS MAINTENANCE ASSOCIATION WILL PROVIDE MAINTENANCE OF PLANT MATERIAL AND GRADE ELEVATION IN ALL PRIVATE OPEN SPACE LOTS AND LANDSCAPE EASEMENTS.

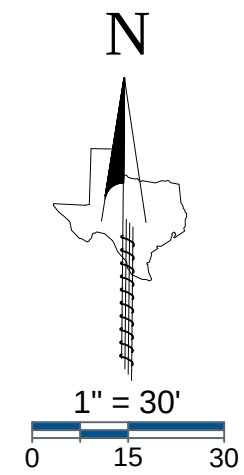
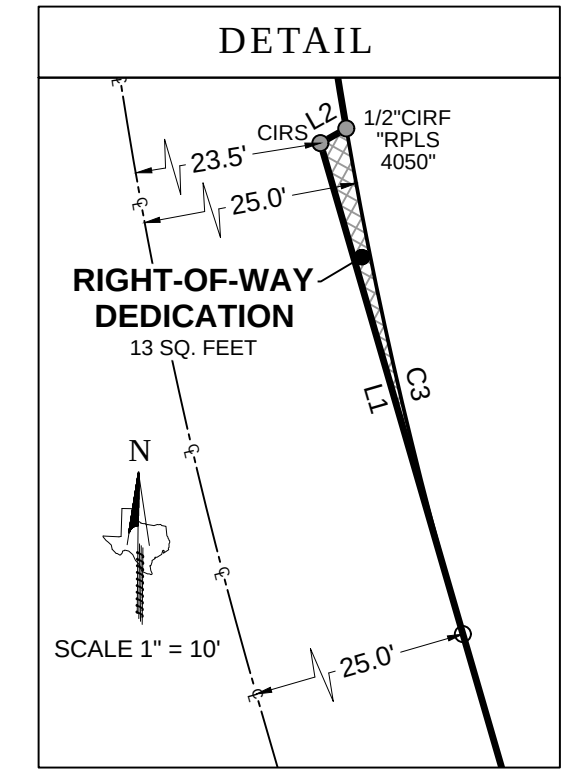
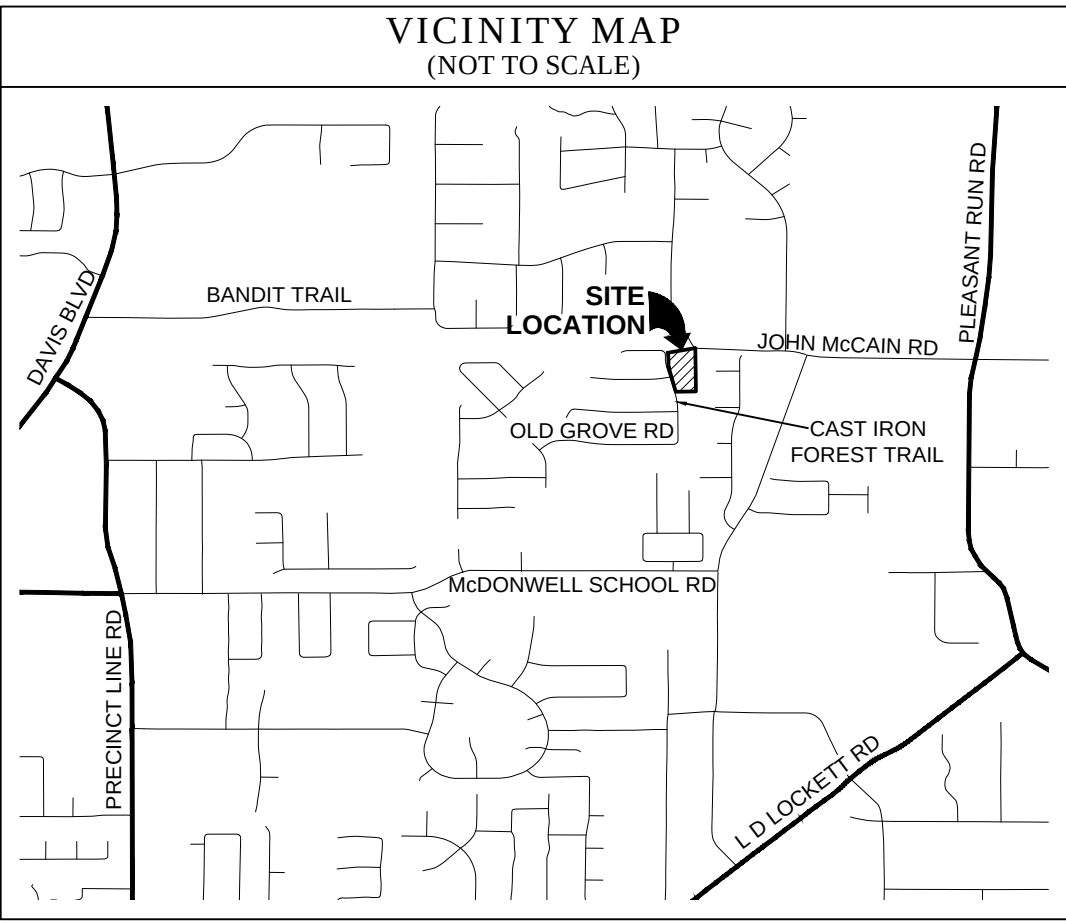
PREPARED BY:

GOODWIN & MARSHALL, INC.
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, TX 76061
Metro (817) 329-4373

OWNED/DEVELOPED BY:
BROADLAND LIMITED PARTNERSHIP
BY: THE DAVID BAGWELL COMPANY
ITS GENERAL PARTNER
8222 DOUGLAS AVENUE
SUITE 605, DALLAS, TX 75225
METRO: (817) 540-5500
FAX: (214) 368-7740

OWNED/DEVELOPED BY:
OLD GROVE LIMITED PARTNERSHIP
BY: THE DAVID BAGWELL COMPANY
ITS GENERAL PARTNER
8222 DOUGLAS AVENUE
SUITE 605, DALLAS, TX 75225
METRO: (817) 540-5500
FAX: (214) 368-7740

FINAL PLAT
OF
OLD GROVE ADDITION
BEING A REPLAT OF LOTS 45, 46 & 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: _____
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

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 7/6/2021

Number Resolution R-21-4575

Type Resolution

Department Community Development

Title

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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

Matt Maly, the applicant, requests approval of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition on approximately 2.20 acres, located at 105 & 103 John McCain Road and 7189 Cast Iron Forest Trail. The applicant proposes to combine and redevelop 2 lots, an old right-of-way area, and an open space lot into 2 single-family residential lots and an open space lot. The old right-of-way area is requested to be abandoned separately.

Existing Conditions/Background: The subject property is currently zoned PUD-R Planned Unit Development – Residential district and is a combination of Lots 1 & 2, Block 1, Neidholt Addition, an old right-of-way area, and Lot 2X, Block E, Old Grove Addition. The property is generally located east of Cast Iron Forest Trail and southwest of John McCain Road as it turns north. The property is currently undeveloped. The plat up for consideration proposes to combine and redevelop the property for future residential development on two lots and an open space lot.

Lot Dimensions and Setbacks:

Per Ordinance O-04-1475, Lot Requirements and Setbacks, the PUD zoning regulations require the following standards:

Minimum Lot Area: 13,000 square feet

Average Lot Area: 16,000 square feet

Minimum Lot Width: 90 feet

Minimum Lot Depth: 120 feet

Minimum Front Yard Setback: 25 feet

Minimum Side Yard Setbacks: 10 feet

Minimum Rear Yard Setback: 25 feet

As submitted, the proposed plat meets all of the requirements of the PUD-R zoning and the Land Development Code.

Surrounding Development: The properties to the north, south, and west are zoned PUD-R Planned Unit Development – Residential district and primarily developed with single family homes. The property to the east is zoned R-30 Single Family Residential district and developed with a single family home. There is a large retention/detention pond adjacent to the south.

Analysis: The property is located at the northeast side of the Old Grove neighborhood. The PUD-R zoning approved in 2004 originally planned for four lots. The proposal has reduced the lot number to two lots for single family residential development.

The proposed Replat also includes a small open space lot adjacent to an existing Emergency Access Easement and drive lane.

Finally, an old right-of-way area is currently unused with no improvements existing. The applicant has requested that the right-of-way area be abandoned. This request is reviewed by the City Council and is scheduled on the same agenda as this plat item.

DRC Comments-Drainage and Engineering: The current drainage does not meet City of Colleyville standards. The proposed design reroutes storm water onto drainage easements where it never previously flowed through and was not designed to convey. The proposed improvement does not analyze existing flows within those drainage easements and therefore is not sized correctly. The proposed improvements would also be built in part over an existing City of Colleyville improved underground storm drain system, thereby making maintenance on said system impossible without having to remove the proposed improvements. Any proposed improvements must provide access to the existing underground system or upgrade the underground system.

Engineering Comments per September 4, 2020 DRC Submittal:

The supporting drainage documents from Westmont (September 2000) and Old Grove (March 2004) do not prove the existence of the channel section "C" between lots 101 John McCain and 203 Colden Court. In the construction of Westmont (2000), I agree

that the plans show the channel section "C" with a capacity of 54.4 CFS. However when the same developer came in and developed Old Grove 2004, they piped the water underground that the channel was designed to convey. The underground system was installed in the same location as the channel. The 2004 plans didn't require the re-establishment of the channel. Therefore, it is very likely that the channel no longer exists or has a reduced capacity. LIDAR topography does not support it conclusively nor does the later plan set. If they intend to use the channels from Westmont (2000), they will need to show that the channel still exists or provide construction plans for its reinstallation. Also at the bend of their system to the north, they need to show how their design doesn't impede the additional flow shown in the Westmont 2000 flow in channel section "B" from the south which may or may not exist as well.

Currently the plans are still incomplete due to the assumptions that are being made.

Engineering Comments per October 12, 2020 DRC Submittal:

The grading and drainage plans substantially conform with the requirements of the Land Development Code (LDC). As this is a small 2 parcel plat the increase in runoff is relatively small and easily accommodated through their design and detention pond.

Their design reroutes the discharge onto Old Grove Addition Block A Lot 17X open space which is an HOA maintained Common Space Lot, which was platted in its entirety as a drainage easement. Does this designation as a drainage easement allow adjacent developers to reroute water onto this property at their discretion? This property never previously received this flow. The existing topography and natural drainage had the water crossing property at 101 John McCain Rd. Staff needs a legal interpretation of Texas Water Code 11.086.

Public works had also requested an additional Access Easement across the northern edge Lot 3X in consideration for the right-of-way abandonment of right-of-way dedication vol. 388-123, PG 64 P.R.T.C.T requested on Lots 1 and 3X. Although there is an existing 29' Trail Easement at the northeast corner of these lots, to facilitate construction due to grade issues on the south side of Old Grove Addition Block E lot 1 the City has requested an additional 10' Access easement across the north edge of Lot 3X.

Finally of consideration, these lots have come before Planning and Zoning and City Council for consideration in the past. Although the first statement is based on the LDC, the legal issues and the will of Planning and Zoning and City Council from those previous meetings need to be reviewed by those bodies relative to the drainage design prior to re-platting.

Engineering Comments per November 16, 2020 DRC Submittal

The Development Review Committee offers the following comments specific to

Drainage/Engineering:

1. There are no comments regarding the ROW abandonment.
2. There are concerns with the existing plan for drainage at this time. There is an underground storm pipe that exists along the western property line of 203 Colden Ct. At minimum, this needs to be maintained. The following scenario is expected (with appropriate engineering data):
 1. Redesign & upsize the current underground storm drain pipe to accommodate the additional flow of the two proposed lots. With the upsizing of the pipe, evaluate the possibility of routing the flow from the two proposed lots to the existing pond. If possible, this potentially would satisfy citizen and Council concerns.
 2. If the pond does not allow for accepting the additional water, the water is then expected to be taken underground prior to the location where the flow leaves the HOA property onto the 203 Colden Ct. drainage easement.

Although a drainage easement exists on the lot addressed as 203 Colden Ct., this drainage easement was put into place in 2000 when Westmont Subdivision was built and the property to the west, now Old Grove Subdivision, was undeveloped. In 2004 the same developer came in developing Old Gove and moved the water in the drainage easement underground. Although a small amount of the original 54.4 CFS coming off Old Grove still flows overland and causes issues at 203 Colden Ct., the overland flow was greatly reduced. The property owner's home was completed in 2014. Therefore they have never seen or been accustomed to the proposed overland flows in this drainage easement. Since the majority of the flow in this easement has been underground for the past 16 or so years, I believe that the flows for 103 and 105 John McCain should respect that precedent and also be taken underground at the location where the flow leaves the HOA property onto the 203 Colden Ct. drainage easement.

Although the drainage flow has been reduced to the pre-developed rate, it has, however, been concentrated further south than pre-developed flows. And some of the over land flowed onto 202 Colden Ct. before flowing south back to the inlet at the north west corner of 203 Colden Ct. This reroute of water in the associated drainage flume represent an adverse displacement on the owners of 203 Colden Ct.

The current underground storm drain pipe that connects the Old Grove HOA Pond to the Colden Ct. storm drain is at capacity and would require redesign and upsizing to accommodate the additional flow. For this reason, routing the flow through the HOA pond may not be practical. However, if the underground pipe was upsized it might allow the flow to be routed through the pond. I have had discussions with some of the engineers involved and City Council members. The engineers have claimed that the pond system is undersized. I have not seen their calculations and therefore have not

reviewed the calculations to prove or disprove that contention. Until I can review these calculations, we are just taking them at their word. I also have heard that City Council wants this storm water routed through the existing pond system. I feel I need to review all possible solutions before I can make further recommendations.

Fees: Park Land Dedication fees are required in the amount of \$1,802 per residential lot. Park Land Dedication fees are due prior to filing the plat for record. Impact Fees are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit.

Tree Preservation: Any subdivision of the subject property must comply with Chapter 5 (Tree Preservation) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

Public Notification: Staff mailed notices to all property owners within 500 feet of the subject property. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. The City has received three letters of opposition by adjacent property owners.

Staff Recommendation: Staff recommends denial. The proposed Replat does not meet the technical requirements of the Land Development Code.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended denial of the Replat at their December 14, 2020 meeting by a vote of 4-0.

Financial Impact

There is no financial impact to the City.

Recommendation

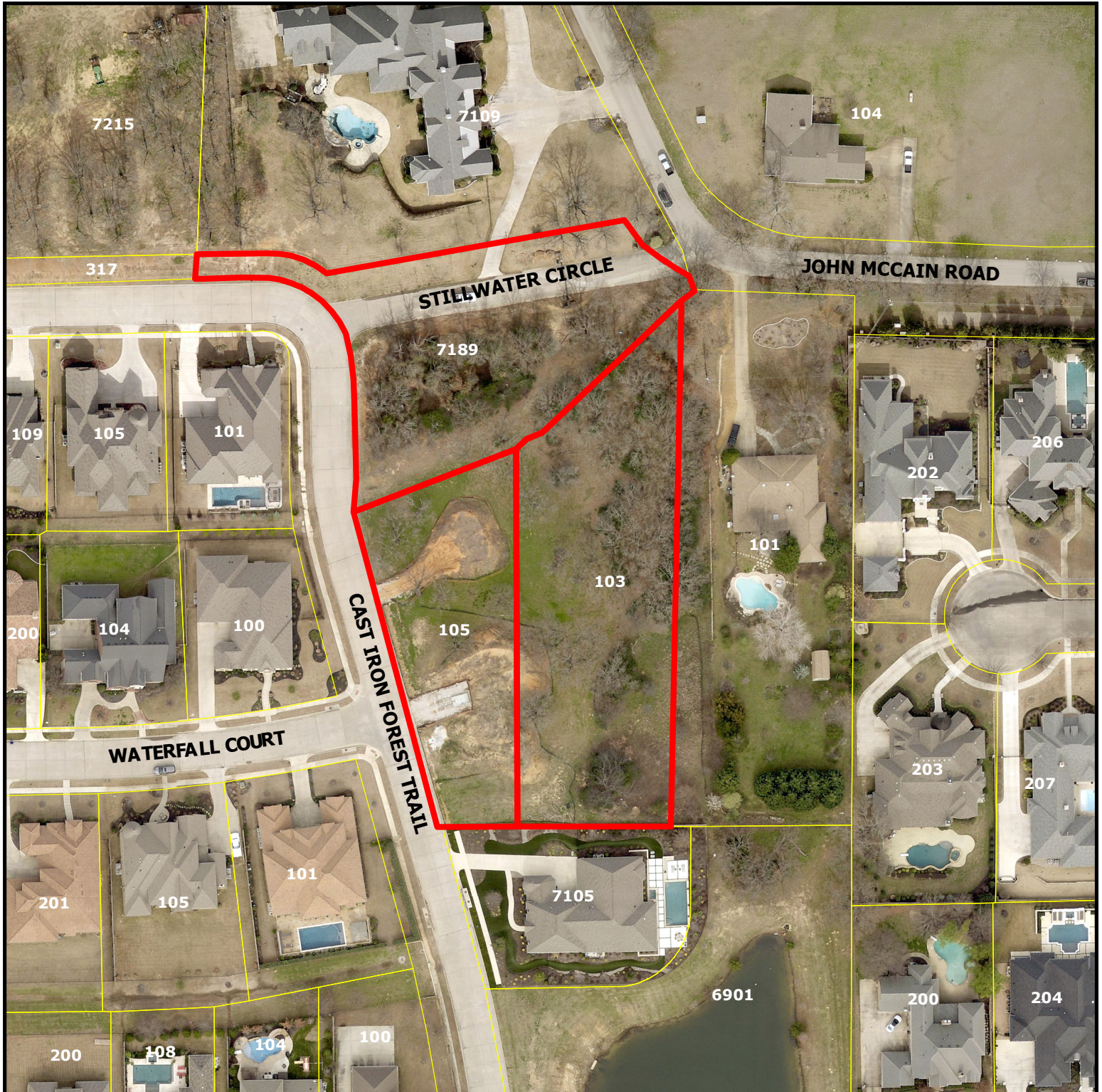
Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Grading Plan with Aerial
6. Civil Plans

7. Tree Mitigation Plans
8. Notification Map
9. Notification List
10. Property Owner Notification
11. Letters of Opposition
12. Resolution R-21-4575

Aerial Map



PC20-006

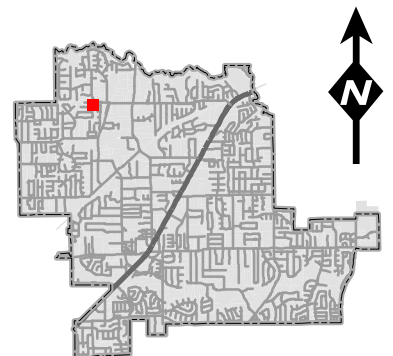
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest
Trl**

DISCLAIMER:

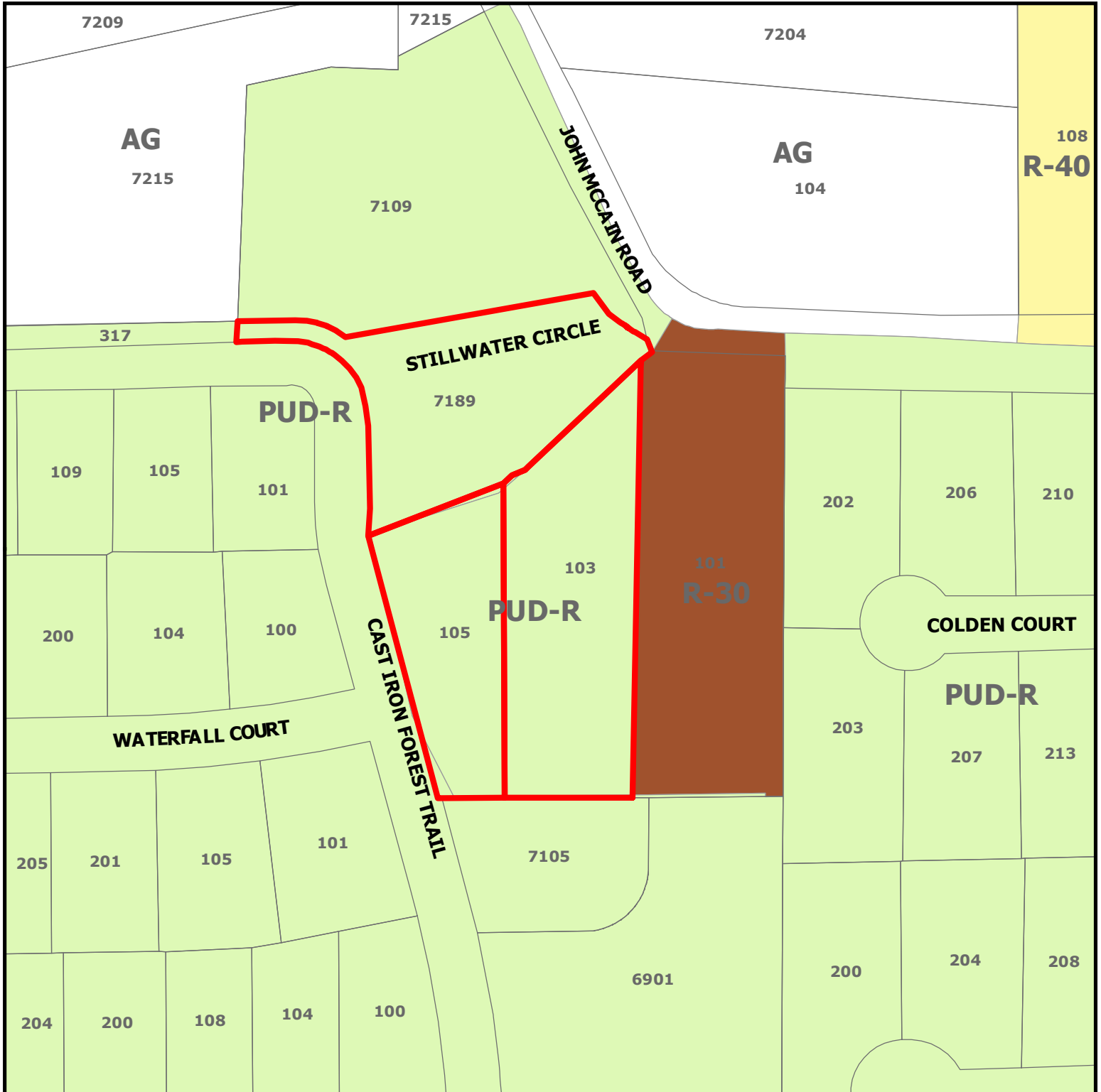
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



PC20-006

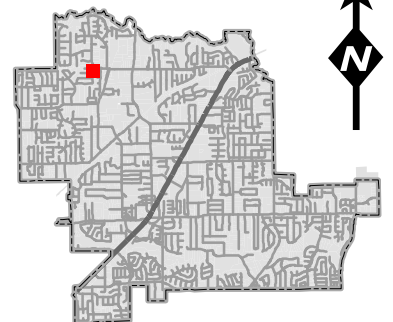
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

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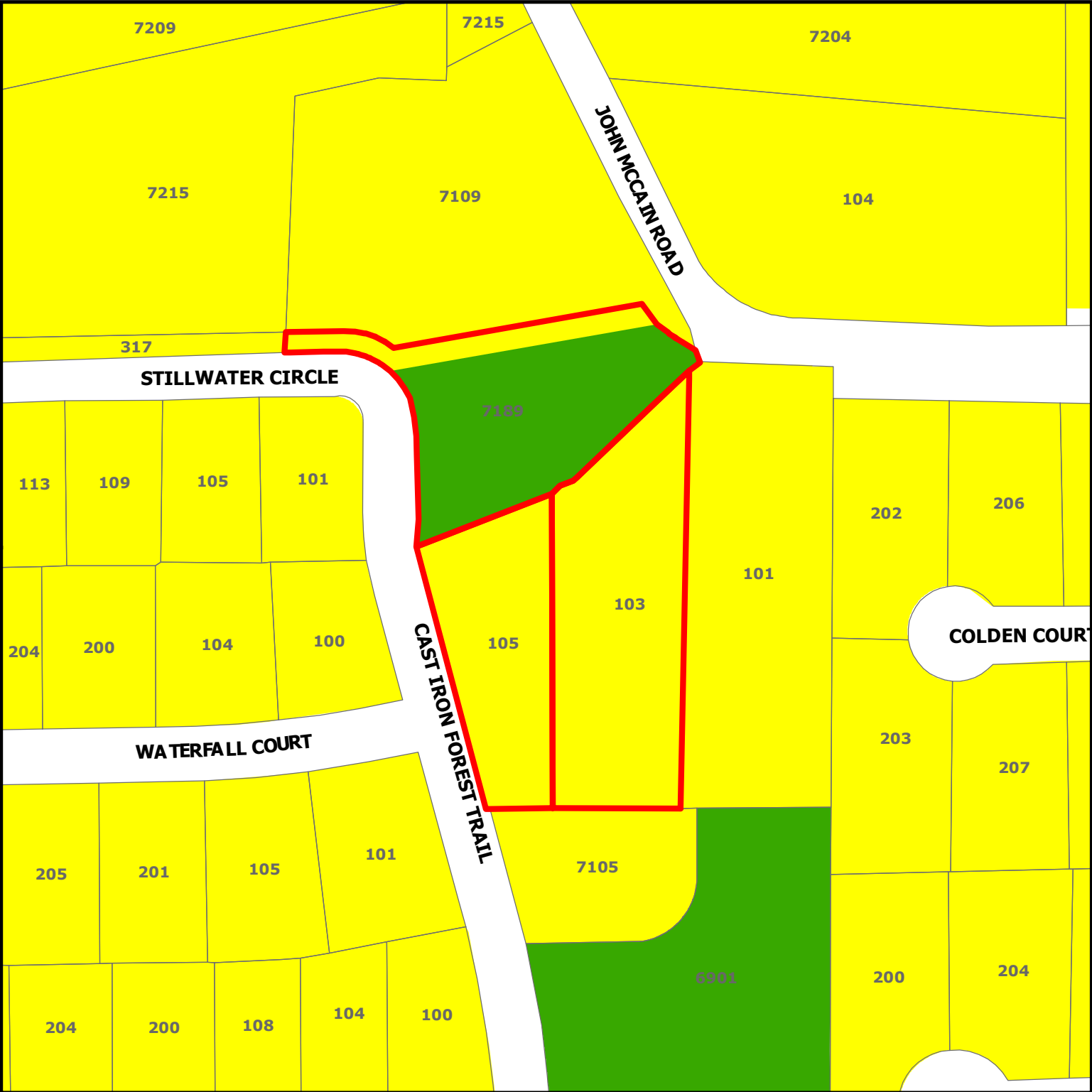
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Subject Property



Future Land Use Map

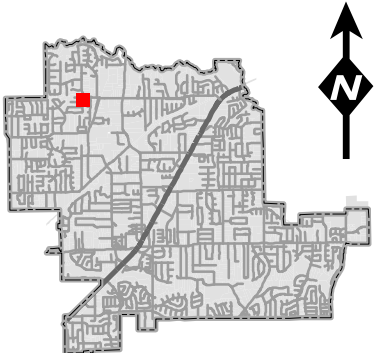


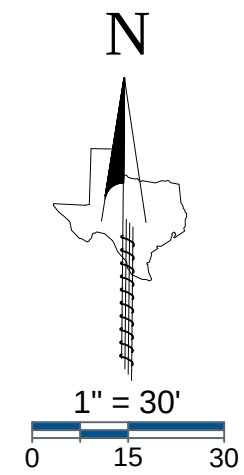
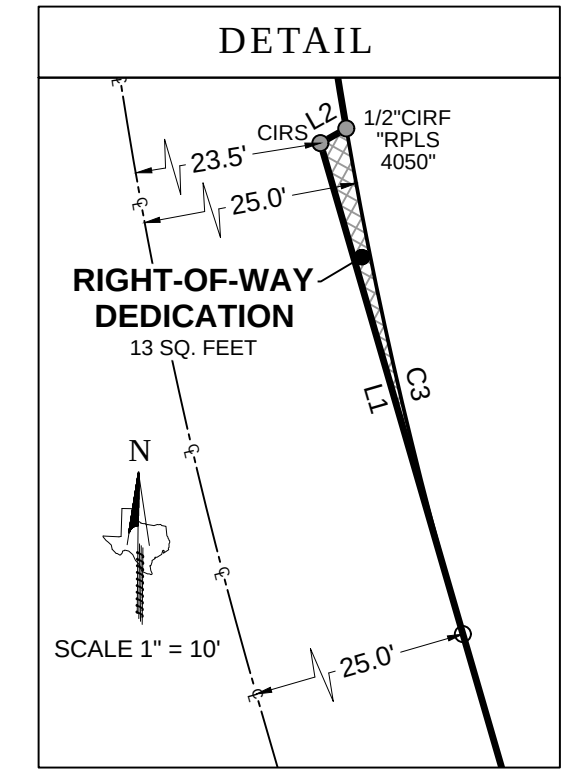
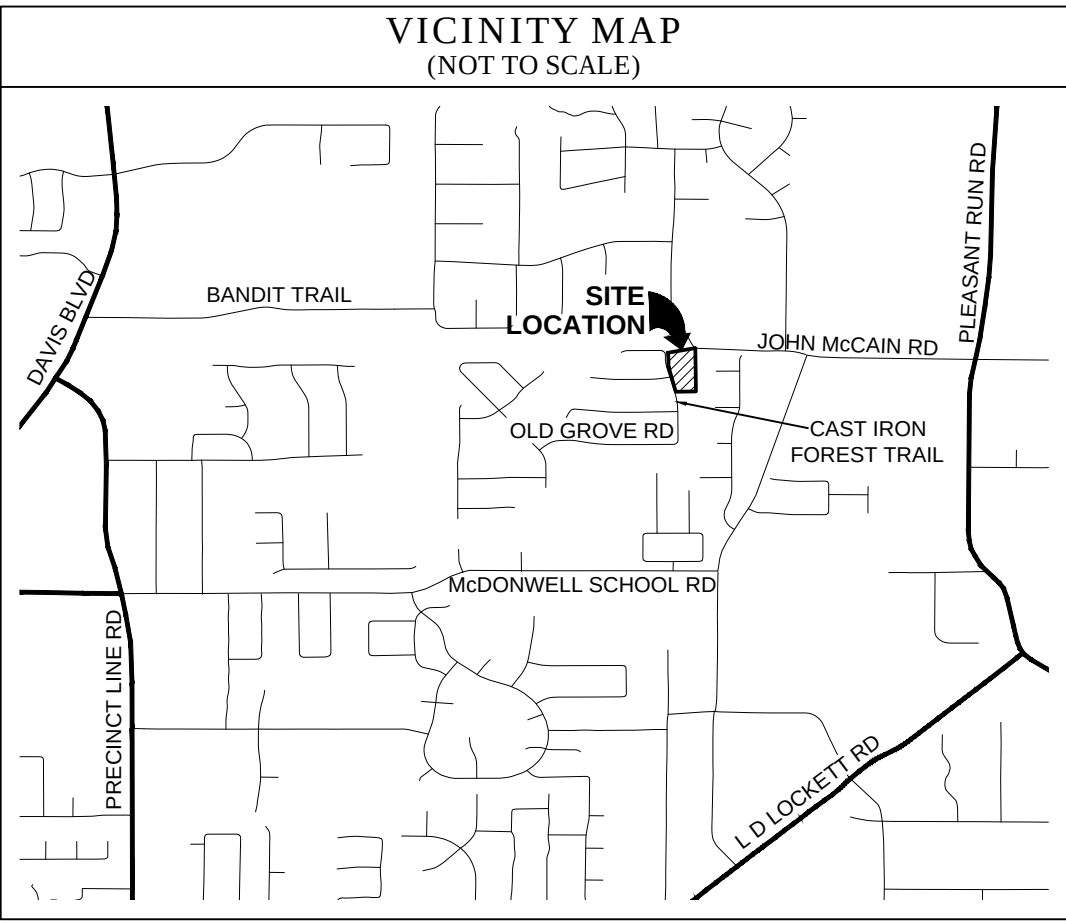
PC20-006

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

DISCLAIMER:
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-  Subject Property
-  Residential
-  Open Space; Parks





GENERAL NOTES

- The purpose of this plat is to reconfigure former Lots 1 & 2 of the Neidholt Addition to face Cast Iron Forest Trail instead of John McCain Road.
- This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 as shown on Map Number 48439C0095K.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
- DRAINAGE EASEMENT RESTRICTION:** No construction of filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of property affected by such construction becoming a party to the request. Where construction is permitted. All finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.
- UTILITY EASEMENTS:** Any public utility, including the City of Colleyville, shall have the right to move and keep removed all part of any building, fence, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the utility easements shown on the plat, and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said utility easement of the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- The maintenance of all drainage and utility easements located on private property are the responsibility of the owner.
- Open Space Lot 3X, Block A, to be maintained by HOA.

LEGEND

PG = PAGE
VOL = VOLUME
CAB = CABINET
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
DOC. NO. = DOCUMENT NUMBER
D.R.D.C.T. = DEED RECORDS,
DENTON COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS,
DENTON COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°10'52" W	26.62'
L2	N 60°22'47" E	1.55'
L3	S 80°18'51" W	30.68'
L4	N 27°26'57" W	30.45'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.35'	245.00'	8°44'07"	N 05°27'39" W	37.32'
C2	29.38'	75.00'	22°26'39"	N 12°19'05" W	29.19'
C3	27.04'	244.70'	6°19'50"	S 12°58'57" E	27.02'

PLANNING AND ZONING COMMISSION APPROVAL

Whereas, the Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2020 to approve this plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas, the City Council of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2020 to approve this plat.

Mayor, City of Colleyville

Attest: City Secretary

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **TOLL DALLAS TX, LLC**, is the owner of a 2.20 acre tract of land out of the D.J. Beddo Survey, Abstract Number 232, City of Colleyville, Tarrant County, Texas, being all of Lot 2X, Block E of Old Grove Addition, a subdivision of record in Cabinet A, Page 9807 of the Plat Records of Tarrant County, Texas, all of Lots 1 and 2, Block 1, and a portion of a Right-of-Way Dedication of Neidholt Addition, a subdivision of record in Volume 388-123, Page 64 of said Plat Records, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found in the East Right-of-Way line of Cast Iron Forest Road (Variable Width R.O.W.) being the Northwest corner of Lot 16, Block A of Old Grove Addition, also being the Southwest corner of Lot 1, Block 1 of Neidholt Addition;

THENCE, N16°10'52"W, along the East Right-of-Way line of Cast Iron Forest Road being the West line of Lot 1, Block 1 of Neidholt Addition in part, also being the West line of the Right-of-Way Dedication of Neidholt Addition a distance of 248.30 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of the Right-of-Way Dedication of Neidholt Addition;

THENCE, N60°22'47"E, along the East Right-of-Way line of Cast Iron Forest Road being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 1.55 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 4050" found at the Southwest corner of Lot 2X, Block E of Old Grove Addition, also being the beginning of a non-tangent curve to the right;

THENCE, leaving the North line of the Right-of-Way dedication of Neidholt Addition along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the right, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.19 feet, a delta angle of 22°26'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition;

THENCE, N01°05'15"W, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, a distance of 71.04 feet to a 1/2" iron rod at the beginning of a non-tangent curve to the left;

THENCE, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the left, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.19 feet, a delta angle of 22°26'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition;

THENCE, N80°18'50"E, along the South line of Lot 1, Block E of Old Grove Addition being the North line of Lot 2X, Block E of Old Grove Addition, a distance of 267.95 feet to a 1/2" iron rod found in the Southwest Right-of-Way line of John McCain Road (Variable Width Right-of-Way) being the Southeast corner of Lot 1, Block E of Old Grove Addition, also being the East corner of Lot 2X, Block E of Old Grove Addition, also being a point in the North line of the Right-of-Way Dedication of Neidholt Addition;

THENCE, S85°34'15"E, along the Southwest Right-of-Way line of John McCain Road, being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 2.63 feet to a 1/2" iron rod with green cap stamped "EAGLE SURVEYING" set at the Northeast corner hereof;

THENCE, S00°51'07"E, leaving the South Right-of-Way line of John McCain Road, over and across the Right-of-Way dedication of Neidholt Addition in part, passing the Northwest corner of Lot 3, Block 1 of Neidholt Addition, being the Northeast corner of Lot 2, Block 1 of Neidholt Addition, continuing along the West line of Lot 3, Block 1 of Neidholt Addition, being the East line of Lot 2, Block 1 of Neidholt Addition, a distance of 417.47 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Lot 17X, Block A of Old Grove Addition being the Southwest corner of Lot 3, Block 1 of Neidholt Addition, also being the Southeast corner of Lot 2, Block 1 of Neidholt Addition;

THENCE, S89°00'13"W, along the South lines of Lots 2 and 1, Block 1 of Neidholt Addition, being the North line of Lot 17X, Block A of Old Grove Addition in part, also being the North line of Lot 16, Block A of Old Grove Addition in part, a distance of 194.02 feet to the **POINT OF BEGINNING** and containing an area of 2.20 Acres, or (95815 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **TOLL DALLAS TX, LLC**, does hereby adopt this plat, designating herein described property as **OLD GROVE ADDITION, PHASE II** an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

OWNER: **TOLL DALLAS TX, LLC**, a Texas limited liability company

BY: _____
Authorized Agent Date

NAME: _____
Print name

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2020.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Colleyville, Tarrant County, Texas.

PRELIMINARY
this document shall not be recorded
for any purpose and shall not be
used or viewed or relied upon as a
final survey document

Matthew Raabe, R.P.L.S. # 6402

Date

REPLAT OLD GROVE ADDITION, PHASE II LOTS 1-3X, BLOCK 1 2.20 ACRES

A REPLAT OF LOTS 1 & 2, BLOCK 1 OF NEIDHOLT ADDITION
RECORDED IN VOLUME 388-123, PAGE 64, P.R.T.C.T.
AND LOT 2X, BLOCK E OF OLD GROVE ADDITION
RECORDED IN CABINET A, PAGE 9807, P.R.T.C.T.,
D.J. BEDDO SURVEY, ABSTRACT NO. 232,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Project

1912.003-01

Date

08/17/2020

Drafter

TAR



EAGLE SURVEYING, LLC

210 S. Elm Street, Suite: 104

Denton, TX 76201

(940) 222-3009

TX Firm #10194177

SURVEYOR

Eagle Surveying, LLC

210 S. Elm Street, Suite 104

Denton, TX 76201

(940) 222-3009

ENGINEER

Pape-Dawson Engineers, Inc.

One Ridgmar Centre

6500 West Fwy, Suite 700

Fort Worth, TX 76116

(817) 870-3668

OWNER

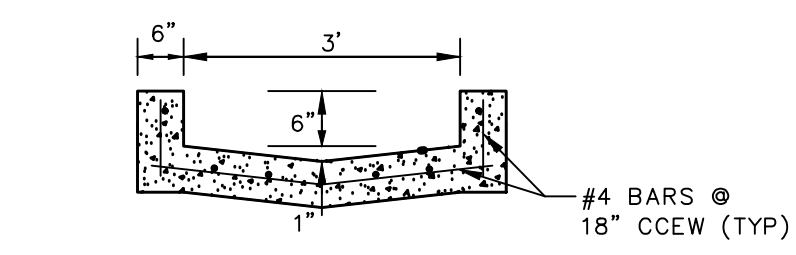
Toll Dallas TX, LLC

2557 Grapevine Parkway, Suite 100

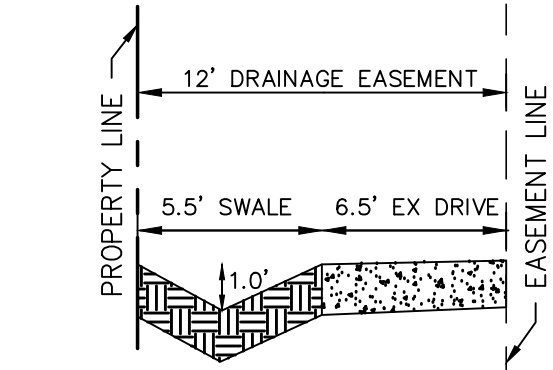
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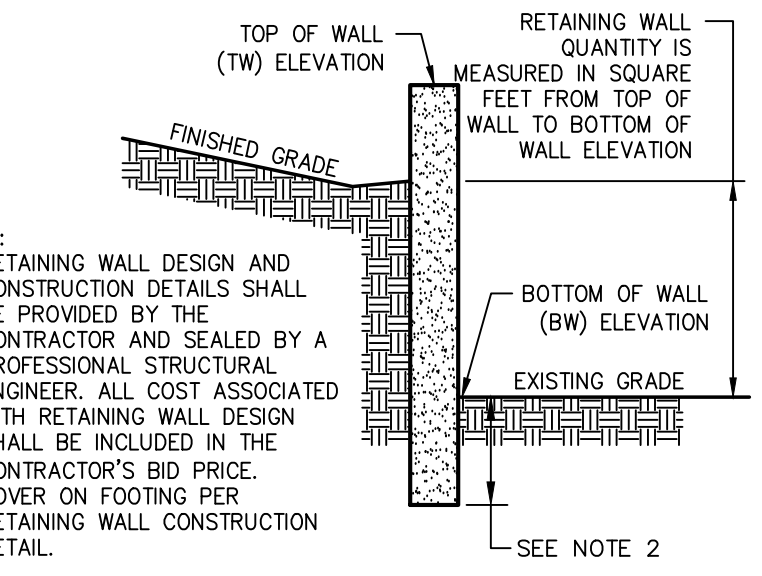
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FLUME DETAIL (SECTION A-A)
NOT-TO-SCALE



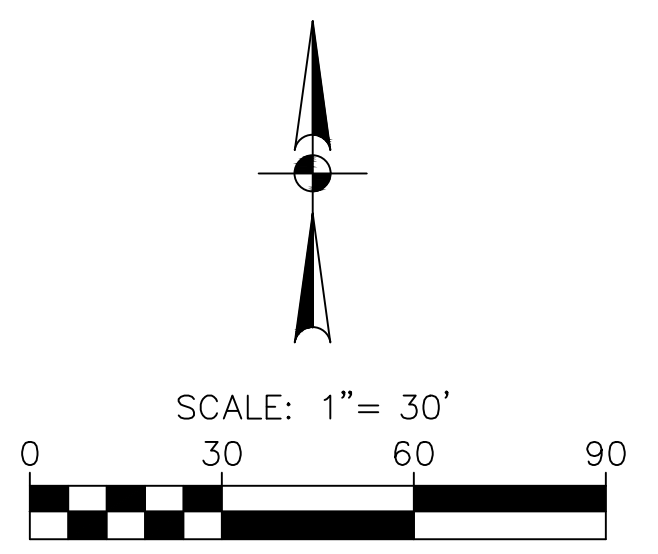
EARTHEN SWALE DETAIL (SECTION C-C)
NOT-TO-SCALE



RETAINING WALL GRADING DETAIL
NOT-TO-SCALE

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.

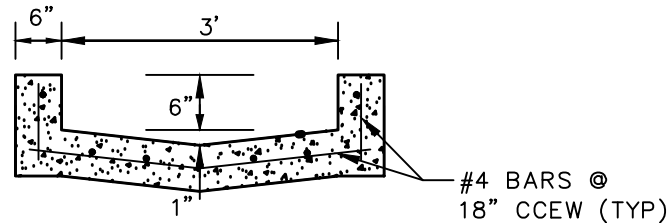
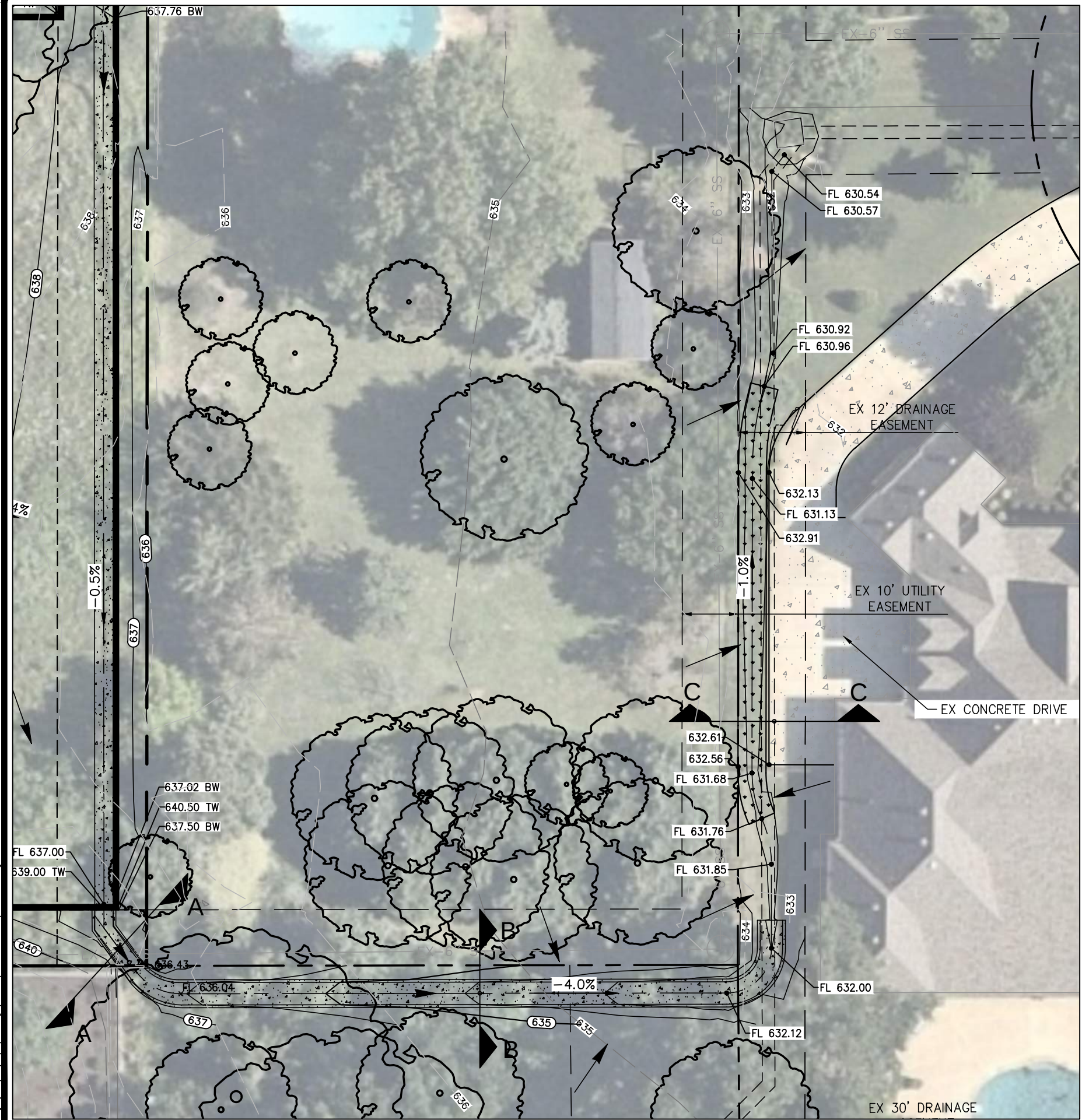
PAPE-DAWSON
ENGINEERS

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FW, STE 700 | FORT WORTH, TX 76116 | 817.970.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION 4470

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

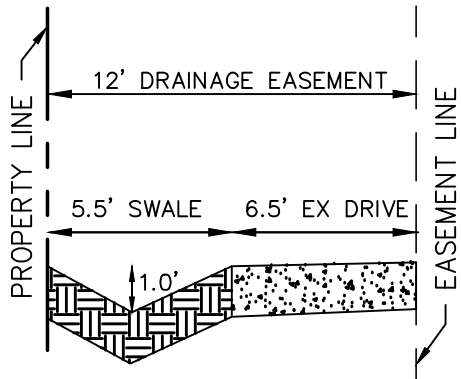
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CHECKED	CB
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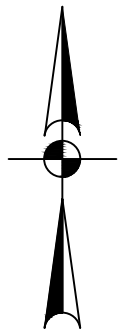
ALL CONCRETE UTILIZED SHALL HAVE A MINIMUM
COMPRESSIVE STRENGTH 4,000 PSI AT 28 DAYS
VERIFIED BY TESTING LABORATORY

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



EARTHEN SWALE TO BE CONSTRUCTED WITH
LONGITUDINAL SLOPE OF 1% (MINIMUM) AND 4H:1V
SIDE SLOPE. SWALE ADJACENT TO EXISTING DRIVE
SHALL INSTALL GRASS-CRETE WHERE SIDE SLOPES
ARE 2H:1V (MAXIMUM).

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



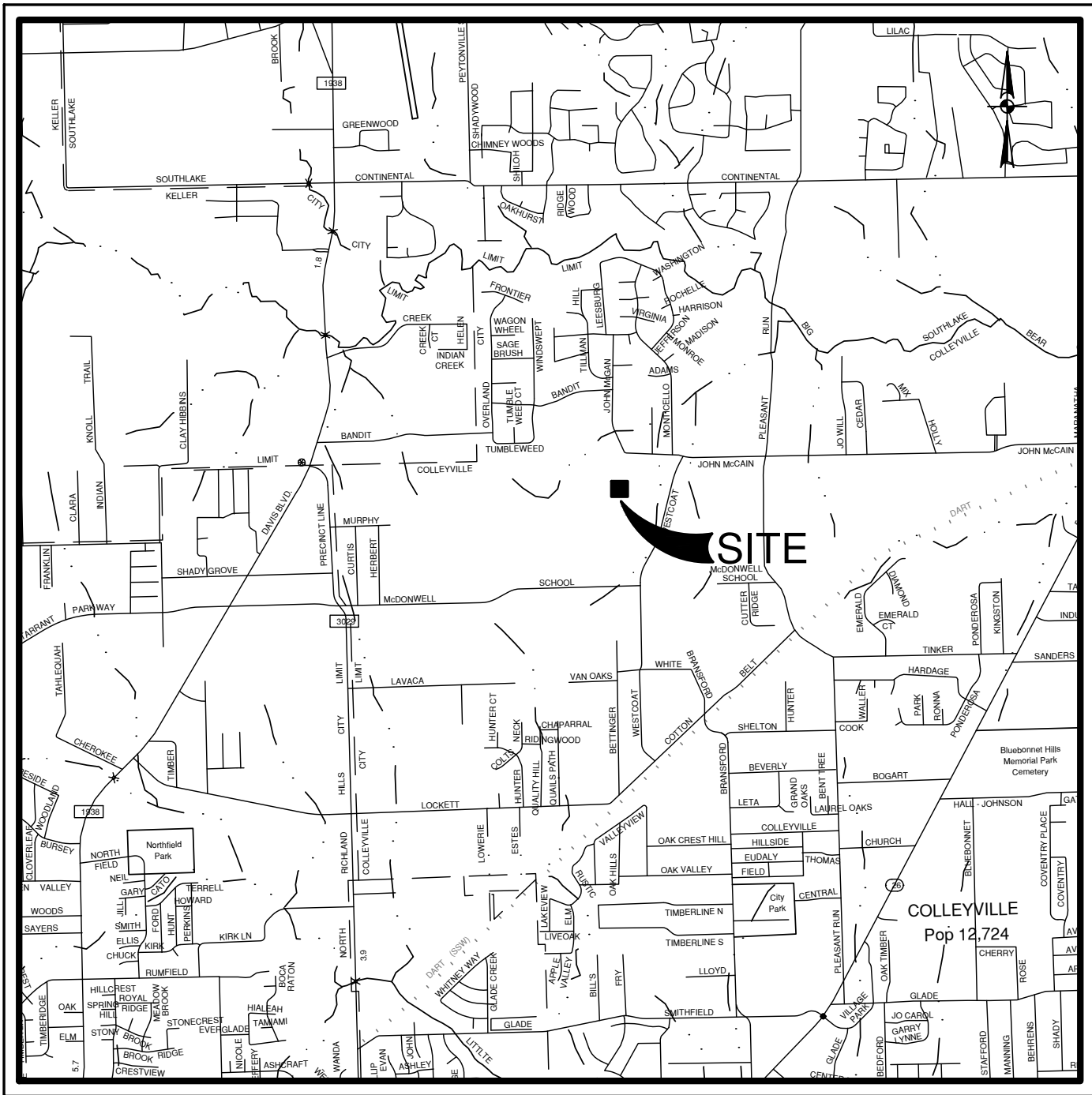
SCALE: 1" = 20'



OLD GROVE - GRADING AND DRAINAGE

COLLEYVILLE, TARRANT COUNTY, TEXAS

CIVIL CONSTRUCTION PLANS



LOCATION MAP
NOT-TO-SCALE

TOLL DALLAS TX, LLC
2555 SW GRAPEVINE PKWY, STE 100
GRAPEVINE, TEXAS 76051

OCTOBER 2020

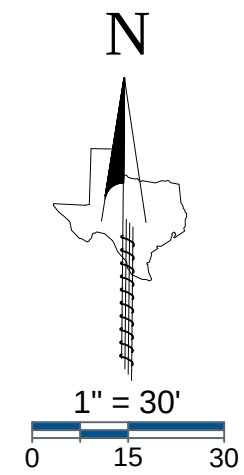
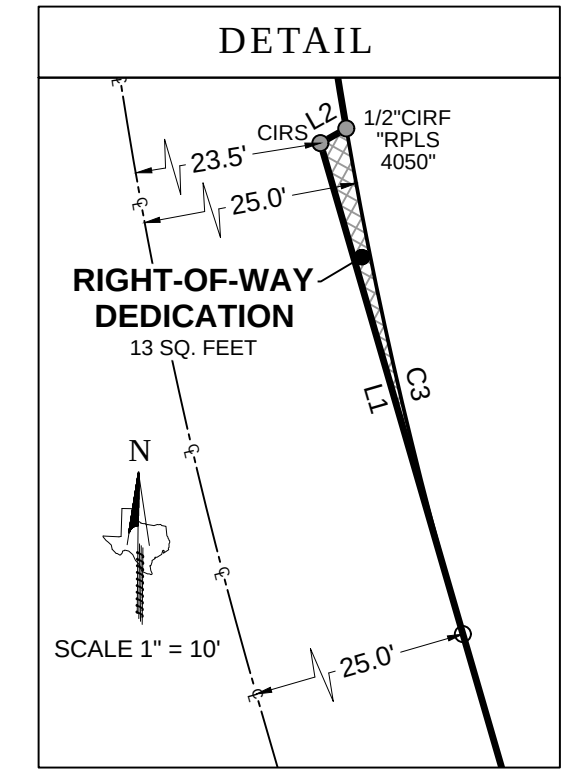
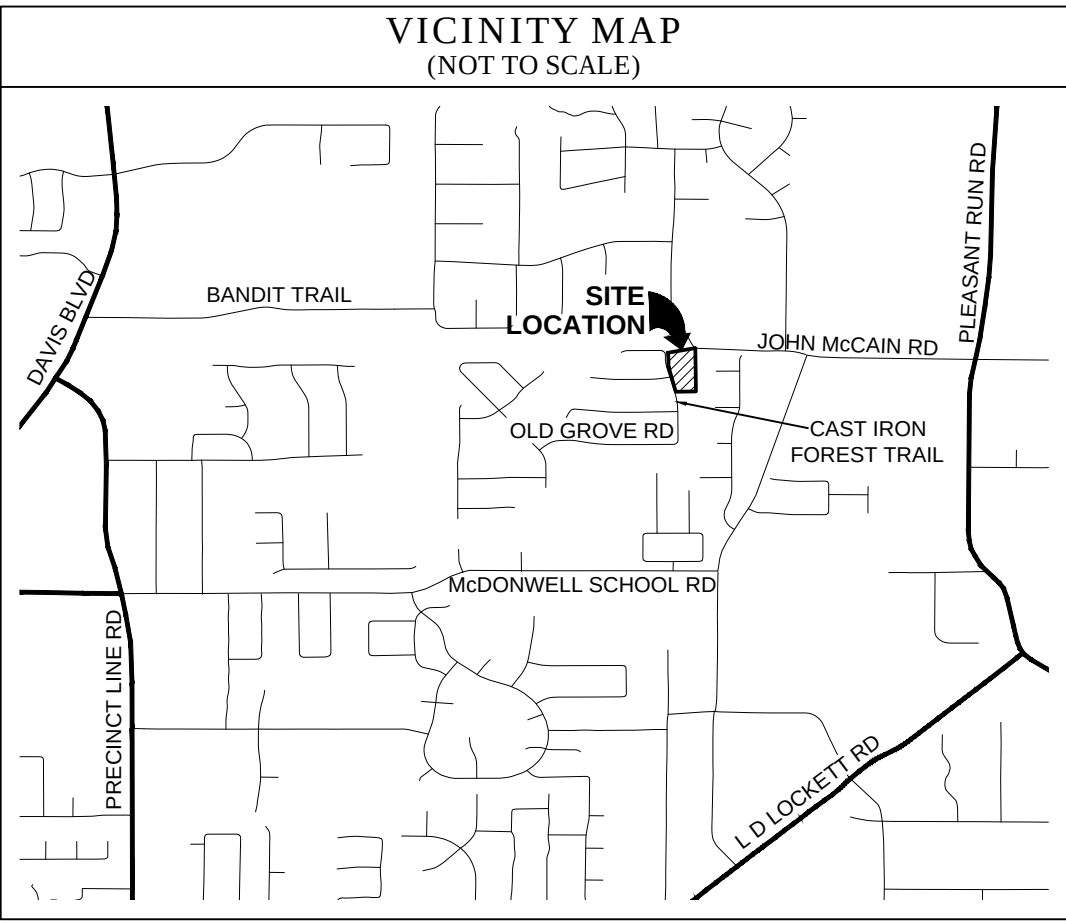


FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

SHEET INDEX

Sheet Description	Sheet No.
COVER SHEET	C0.0
FINAL PLAN	C1.0
GENERAL NOTES	C2.0
SITE & UTILITY PLAN	C3.0
GRADING PLAN	C4.0
EXISTING DRAINAGE AREA MAP	C5.0
PROPOSED DRAINAGE AREA MAP	C5.1
DRAINAGE & DETENTION PLAN	C5.2
DRAINAGE & DETENTION CALCULATIONS	C5.3
EROSION CONTROL PLAN	C6.0
CONSTRUCTION DETAILS	C7.0

THIS DOCUMENT IS
RELEASED FOR
"REVIEW PURPOSES"
UNDER THE
AUTHORIZATION OF
MATTHEW L. MALY,
P.E. #120494
OCTOBER 12, 2020.
IT IS NOT FOR
CONSTRUCTION OR
PERMIT PURPOSES.



GENERAL NOTES

- The purpose of this plat is to reconfigure former Lots 1 & 2 of the Neidholt Addition to face Cast Iron Forest Trail instead of John McCain Road.
- This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 as shown on Map Number 48439C0095K.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
- DRAINAGE EASEMENT RESTRICTION:** No construction of filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of property affected by such construction becoming a party to the request. Where construction is permitted. All finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.
- UTILITY EASEMENTS:** Any public utility, including the City of Colleyville, shall have the right to move and keep removed all part of any building, fence, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the utility easements shown on the plat, and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said utility easement of the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- The maintenance of all drainage and utility easements located on private property are the responsibility of the owner.
- Open Space Lot 3X, Block A, to be maintained by HOA.

LEGEND

PG = PAGE
VOL = VOLUME
CAB = CABINET
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
DOC. NO. = DOCUMENT NUMBER
D.R.D.C.T. = DEED RECORDS,
DENTON COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS,
DENTON COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°10'52" W	26.62'
L2	N 60°22'47" E	1.55'
L3	S 80°18'51" W	30.68'
L4	N 27°26'57" W	30.45'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.35'	245.00'	8°44'07"	N 05°27'39" W	37.32'
C2	29.38'	75.00'	22°26'39"	N 12°19'05" W	29.19'
C3	27.04'	244.70'	6°19'50"	S 12°58'57" E	27.02'

PLANNING AND ZONING COMMISSION APPROVAL

Whereas, the Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2020 to approve this plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas, the City Council of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2020 to approve this plat.

Mayor, City of Colleyville

Attest: City Secretary

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **TOLL DALLAS TX, LLC**, is the owner of a 2.20 acre tract of land out of the D.J. Beddo Survey, Abstract Number 232, City of Colleyville, Tarrant County, Texas, being all of Lot 2X, Block E of Old Grove Addition, a subdivision of record in Cabinet A, Page 9807 of the Plat Records of Tarrant County, Texas, all of Lots 1 and 2, Block 1, and a portion of a Right-of-Way Dedication of Neidholt Addition, a subdivision of record in Volume 388-123, Page 64 of said Plat Records, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found in the East Right-of-Way line of Cast Iron Forest Road (Variable Width R.O.W.) being the Northwest corner of Lot 16, Block A of Old Grove Addition, also being the Southwest corner of Lot 1, Block 1 of Neidholt Addition;

THENCE, N16°10'52"W, along the East Right-of-Way line of Cast Iron Forest Road being the West line of Lot 1, Block 1 of Neidholt Addition in part, also being the West line of the Right-of-Way Dedication of Neidholt Addition a distance of 248.30 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of the Right-of-Way Dedication of Neidholt Addition;

THENCE, N60°22'47"E, along the East Right-of-Way line of Cast Iron Forest Road being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 1.55 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 4050" found at the Southwest corner of Lot 2X, Block E of Old Grove Addition, also being the beginning of a non-tangent curve to the right;

THENCE, leaving the North line of the Right-of-Way dedication of Neidholt Addition along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the right, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.19 feet, a delta angle of 22°26'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition;

THENCE, N01°05'15"W, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, a distance of 71.04 feet to a 1/2" iron rod at the beginning of a non-tangent curve to the left;

THENCE, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the left, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.19 feet, a delta angle of 22°26'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition;

THENCE, N80°18'50"E, along the South line of Lot 1, Block E of Old Grove Addition being the North line of Lot 2X, Block E of Old Grove Addition, a distance of 267.95 feet to a 1/2" iron rod found in the Southwest Right-of-Way line of John McCain Road (Variable Width Right-of-Way) being the Southeast corner of Lot 1, Block E of Old Grove Addition, also being the East corner of Lot 2X, Block E of Old Grove Addition, also being a point in the North line of the Right-of-Way Dedication of Neidholt Addition;

THENCE, S85°34'15"E, along the Southwest Right-of-Way line of John McCain Road, being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 2.63 feet to a 1/2" iron rod with green cap stamped "EAGLE SURVEYING" set at the Northeast corner hereof;

THENCE, S00°51'07"E, leaving the South Right-of-Way line of John McCain Road, over and across the Right-of-Way dedication of Neidholt Addition in part, passing the Northwest corner of Lot 3, Block 1 of Neidholt Addition, being the Northeast corner of Lot 2, Block 1 of Neidholt Addition, continuing along the West line of Lot 3, Block 1 of Neidholt Addition, being the East line of Lot 2, Block 1 of Neidholt Addition, a distance of 417.47 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Lot 17X, Block A of Old Grove Addition being the Southwest corner of Lot 3, Block 1 of Neidholt Addition, also being the Southeast corner of Lot 2, Block 1 of Neidholt Addition;

THENCE, S89°00'13"W, along the South lines of Lots 2 and 1, Block 1 of Neidholt Addition, being the North line of Lot 17X, Block A of Old Grove Addition in part, also being the North line of Lot 16, Block A of Old Grove Addition in part, a distance of 194.02 feet to the **POINT OF BEGINNING** and containing an area of 2.20 Acres, or (95815 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **TOLL DALLAS TX, LLC**, does hereby adopt this plat, designating herein described property as **OLD GROVE ADDITION, PHASE II** an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

OWNER: **TOLL DALLAS TX, LLC**, a Texas limited liability company

BY: _____
Authorized Agent _____ Date _____

NAME: _____
Print name _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2020.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Colleyville, Tarrant County, Texas.

PRELIMINARY
this document shall not be recorded
for any purpose and shall not be
used or viewed or relied upon as a
final survey document

Matthew Raabe, R.P.L.S. # 6402

Date

REPLAT OLD GROVE ADDITION, PHASE II LOTS 1-3X, BLOCK 1 2.20 ACRES

A REPLAT OF LOTS 1 & 2, BLOCK 1 OF NEIDHOLT ADDITION
RECORDED IN VOLUME 388-123, PAGE 64, P.R.T.C.T.
AND LOT 2X, BLOCK E OF OLD GROVE ADDITION
RECORDED IN CABINET A, PAGE 9807, P.R.T.C.T.,
D.J. BEDDO SURVEY, ABSTRACT NO. 232,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Project

1912.003-01

Date

08/17/2020

Drafter

TAR



EAGLE SURVEYING, LLC

210 S. Elm Street, Suite: 104

Denton, TX 76201

(940) 222-3009

TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
210 S. Elm Street, Suite 104
Denton, TX 76201
(940) 222-3009

ENGINEER
Pape-Dawson Engineers, Inc.
One Ridgmar Centre
6500 West Fwy, Suite 700
Fort Worth, TX 76116
(817) 870-3668

OWNER
Toll Dallas TX, LLC
2557 Grapevine Parkway, Suite 100
Grapevine, TX 76051
(817) 329-8770

Date: Oct 12, 2020, 12:11pm User: D: mmaly
File: S:\projects\612133\01\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\CH-61213301.dwg

GENERAL CONSTRUCTION NOTES

1.

ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF COLLEYVILLE AND GOVERNED BY THE CITY OF COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014), TEXAS DEPARTMENT OF TRANSPORTATION TEXAS STANDARD SPECIFICATION 1993 EDITION, AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION.
2.

A COPY OF THE COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014) CAN BE OBTAINED FROM THE FOLLOWING CITY WEBSITE:
WWW.COLLEYVILLE.COM/PUBLICWORKS/ENGINEERINGDIVISION/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 DIGTESS) (800) 344-8377

ATMOS ENERGY (817) 359-1313

CHARTER COMMUNICATIONS (817) 822-8745

CITY OF COLLEYVILLE (817) 748-8082

DIGTESS (LINE LOCATES) (800) 344-8377

8LEVEL (3) COMMUNICATIONS (877) 366-8344

ONCOR ELECTRIC DELIVERY (817) 215-6688

ONE SOURCE COMMUNICATIONS (817) 692-6042

TRI COUNTY ELECTRIC (817) 431-1541

VERIZON ENGINEERING (972) 578-3354

7.

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

8.

ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.

9.

THIS ITEM SHALL GOVERN THE CONTROL MEASURES NECESSARY TO PREVENT AND CONTROL SOIL EROSION, SEDIMENTATION, AND WATER POLLUTION WHICH MAY DEGRADE RECEIVING WATERS INCLUDING RIVERS, STREAMS, LAKES, RESERVOIRS, GROUND WATER, AND WETLANDS. THE CONTROL MEASURES CONTAINED HEREIN SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION CONTRACT AND COORDINATED WITH ANY PERMANENT OR TEMPORARY POLLUTION CONTROL FEATURES SPECIFIED ELSEWHERE ON THE PLANS AND IN THE SPECIFICATIONS TO ASSURE EFFECTIVE AND CONTINUOUS WATER POLLUTION CONTROL THROUGHOUT THE CONSTRUCTION AND POST CONSTRUCTION PERIODS. THESE CONTROL MEASURES SHALL NOT BE USED AS A SUBSTITUTE FOR THE PERMANENT POLLUTION CONTROL MEASURES UNLESS OTHERWISE DIRECTED BY THE CITY IN WRITING. THE CONTROLS MAY INCLUDE SILT FENCES, STRAW BALE DIKES, ROCK BERMS, DIVERSION DIKES, INTERCEPTOR SWALES, SEDIMENT TRAPS, AND BASINS. PIPE SLOPE DRAINS, INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCES, SEEDING, MULCHING, SOIL RETENTION BLANKETS OR OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER POLLUTION CONTROL.

10.

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

11.

ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
12.

RECORD DRAWINGS: THE CONTRACTOR SHALL KEEP ONE (1) RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE DRAWINGS SHALL BE AVAILABLE TO THE ENGINEER AND THE CITY AND SHALL BE DELIVERED TO THE CITY UPON COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF FINAL PAYMENT AND/OR INITIAL ACCEPTANCE LETTER.

13.

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

14.

THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES. WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE OR AS DIRECTED BY THE CITY ENGINEER.

15.

THE CONTRACTOR SHALL KEEP RECORDS FOR RECORD DRAWINGS AND SHALL SUBMIT MARKUPS TO THE CITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALKTHROUGH INSPECTION.

16.

PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM THE GENERAL CONTRACTOR, SUB-CONTRACTORS, THE DESIGN ENGINEER, AND THE CITY OF COLLEYVILLE STAFF.

17.

ALL CONSTRUCTION MUST ADHERE TO THE CITY OF COLLEYVILLE TREE PRESERVATION ORDINANCE
- WATER IMPROVEMENTS
1.

THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES.

2.

WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE.

3.

ALL WATER METERS UP TO 2" IN DIAMETER SHALL BE INSTALLED BY CITY PERSONNEL. ALL WATER METERS EXCEEDING 2" DIAMETER SHALL BE INSPECTED AND ACCEPTED BY CITY A OF COLLEYVILLE REPRESENTATIVE.

4.

FIRE HYDRANTS SHALL BE LOCATED THREE TO EIGHT FEET BEHIND THE BACK OF CURB AS SHOWN IN THE DETAILS. THIS WILL ALSO INCLUDE SPLASH PADS WHICH ARE CONSIDERED SUBSIDIARY TO THE FIRE HYDRANT PLACEMENT.

5.

ALL WATER LINES 4" THRU 12" SHALL BE CLASS 150(DR18) AND CONFORM TO AWWA C-900 DR-18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH NCTCOG STD. SPECS. (SEE C1.7)WATER MAINS TO HAVE A MINIMUM OF 42" COVER TO THE TOP OF PIPE.

6.

SERVICE LINE CONNECTORS, UNDER 2" SHALL BE CLASS K SOFT COPPER AND CONNECTED WITH COMPRESSION FITTINGS. ALL TAPS AND SERVICES SHALL BE CONSTRUCTED AS 1" OR LARGER. ¾" TAPS AND SERVICE LINES ARE PROHIBITED.

7.

WATER SERVICES SHALL BE BACKFILLED IN GRANULAR SAND AS PER DETAILS.

8.

WATER SERVICES SHOULD BE LOCATED AT THE PROPERTY LINE. EACH LOCATION IS TO BE STAMPED ON THE CURB WITH 2" HIGH LETTER "W".

9.

WATER METER BOXES WILL BE INSTALLED AFTER PAVING ACTIVITIES HAVE BEEN COMPLETED.

10.

CURB STOPS SHOULD BE TESTED FOR LEAKAGE AND FULL FLOW WHEN SYSTEM IS PRESSURE TESTED.

11.

ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A 6" GATE VALVE AND BOX SHALL BE INSTALLED AS PER THE DETAILS. HYDRANTS WILL BE SHALL BE PAINTED KEMULSTER RED PRIOR TO ACCEPTANCE BY THE CITY. THE CONTRACTOR SHALL PUT 2 COATS OF PAINT OR UNTIL APPROVED BY THE CITY.

12.

ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR. THE PAVING CONTRACTOR SHALL ADJUST WATER VALVE ASSEMBLY TO FINAL GRADE AND PLACE A MONOLITHICALLY. (CONCRETE PAD IN HMAC) NO BLOCK OUTS WILL BE ALLOWED.

13.

FIRE HYDRANTS SHALL BE EQUIPPED WITH 4-1/2" STORZ ADAPTER FOR CONNECTION WITH 5" HOSE.

14.

WHEN A WATER LINE IS BORED, THE CASING SHALL BE CAPPED AND VALVES ADDED ON EITHER SIDE.

15.

ALL FITTINGS AND BENDS SHALL HAVE MEGA LUG RETAINER GLANDS IN ADDITION TO STANDARD THRUST BLOCKING AS REQUIRED BY STANDARD DETAILS.

16.

FOR VALVES WITH OPERATING NUTS 6" BELOW GROUND SHALL BE INSTALLED WITH A 1AND1/4" SOLID STEM EXTENSION (DETAIL W-1).
- SANITARY SEWER IMPROVEMENTS
1.

SANITARY SEWER PVC PIPE SHALL BE SDR 35 IF DEPTH OF LINE IS 10' OR LESS AND SDR 26 IF DEPTH OF LINE IS GREATER THAN 10'.

2.

PIPE SHALL HAVE CL. B (S-8) EMBEDMENT, OR BETTER. BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.

3.

AFTER COMPLETION OF ALL TESTING (I.E. MANDREL & AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE VIDEOTAPE TO PW INSPECTIONS.

4.

A 2" HIGH LETTER "S" SHALL BE STAMPED ON THE CURB TO MARK THE LOCATION OF THE SEWER SERVICES. THE SERVICE SHOULD BE LOCATED IN THE CENTER OF EACH LOT.

5.

CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.

6.

RIM ELEVATIONS OF THE PROPOSED SANITARY SEWER MANHOLES IN STREETS ARE TO BE CONSTRUCTED BY UTILITY CONTRACTOR AND ADJUSTED BY PAVING CONTRACTOR TO FINISHED GRADE AT TIME OF PAVING. BLOCK OUTS ARE NOT ALLOWED.

7.

MANHOLES 10' IN DEPTH OR LESS SHALL BE 4FT IN DIAMETER. 10 FT. PLUS OR DROP MANHOLES SHALL BE 5FT. IN DIAMETER.

8.

ALL DROP MANHOLES SHALL BE INSIDE DROPS AS PER DETAIL S-4.

9.

ALL TRENCHES SHALL BE COMPACTION TESTED AT THE RATE OF ONE TEST PER 300 L.F. OF TRENCH PER LIFT. LIFTS SHALL BE NO GREATER THAN 12" LOOSE. TESTS SHALL BE STAGGERED SO THAT TESTS OF ADJACENT LIFTS ARE NOT DIRECTLY OVER THE PREVIOUS LIFT. IF THE DISTANCE BETWEEN MANHOLES EXCEEDS 300 L.F., A MINIMUM OF 2 TESTS PER LIFT SHALL BE TAKEN OR AS DIRECTED BY THE CITY. THE PAVING CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE CITY OF COLLEYVILLE HAS APPROVED ALL TRENCH WORK.

10.

ALL MANHOLES SHALL BE VACUUMED TESTED.

11.

ANY SERVICE TIE-IN TO AN EXISTING MANHOLE MUST BE CORED.

12.

CLEAN-OUTS TO BE PROVIDED ON ALL SERVICES AND LOCATED AT THE PROPERTY/ROW LINE.
- STORM DRAINAGE IMPROVEMENTS
1.

ALL STORM SEWER AND CULVERT PIPE AND FITTINGS SHALL BE ASTM C76, CLASS III, IV, V REINFORCED CONCRETE PIPE (RCP), INSTALLED WITH A BELL AND A SPIGOT AND JOINTED WITH RAM NECK.

2.

BACKFILL SHALL BE ¾ TO 1" ROCK, 6" MINIMUM FOR THE BEDDING (MORE IF GROUND WATER IS ENCOUNTERED), AND ROCK PLACED UP TO THE CENTER OR SPRING LINE OF THE PIPE. TRENCH SHALL BE EXCAVATED WIDE ENOUGH TO GET A MECHANICAL TAMPER BESIDE THE PIPE TO ACHIEVE 95% DENSITY.

3.

AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE PUBLIC WORKS DEPARTMENT INSPECTIONS.

4.

INSTALL A BENCHMARK ON A DRAINAGE STRUCTURE WITHIN OR NEAR THE SITE. A LETTER INCLUDING THE LOCATION AND ELEVATION OF THE BENCHMARK MUST BE SUBMITTED TO PUBLIC WORKS PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT AS WELL AS IN THE GIS ASSETS FORM.

5.

ALL STORM SEWER PIPES LARGER THAN 36" MUST BE WIPED WITH NON-SHRINK GROUT AFTER INSPECTION AND APPROVAL.

6.

NO PRE-CAST INLETS ARE ALLOWED.
- OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
GENERAL NOTES
- JOB NO.

61233-01

DESIGNED

MLM

DRAWN

MLM

CHECKED

CB

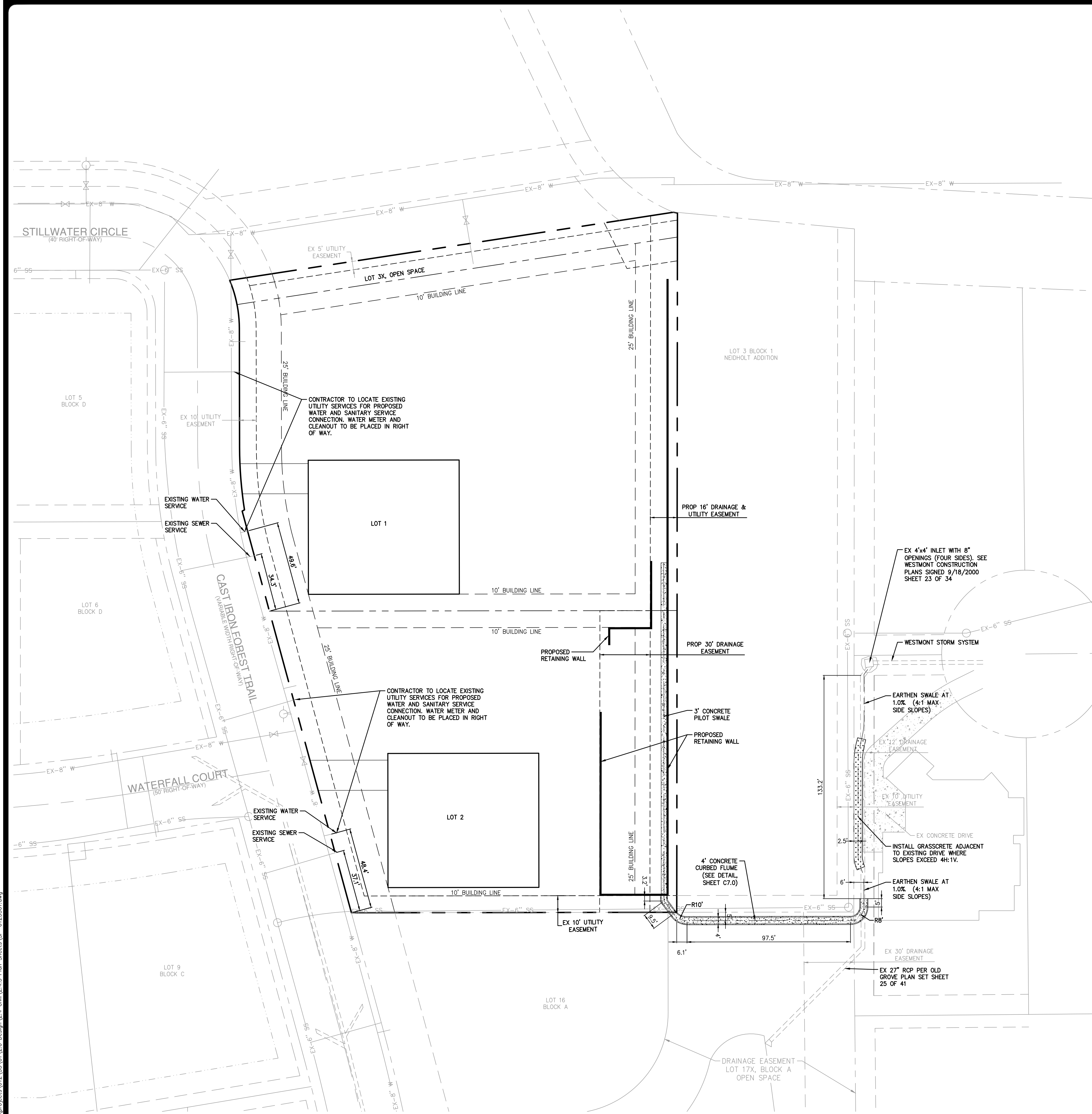
DATE

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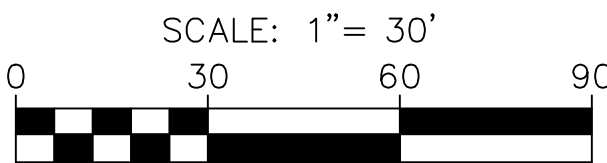
C2.0
- PAPE-DAWSON
ENGINEERS**
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- THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW L. MALY, P.E. #12084
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- CONSTRUCTION DOCUMENTS

Date: Oct 12, 2020, 12:11pm User ID: rmmay
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UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



LEGEND

EX-W	EXISTING WATER LINE
EX-GV	EXISTING GATE VALVE
EX-FH	EXISTING FIRE HYDRANT
EX-SS	EXISTING SANITARY SEWER LINE
EX-SM	EXISTING SANITARY SEWER MANHOLE

NOTES

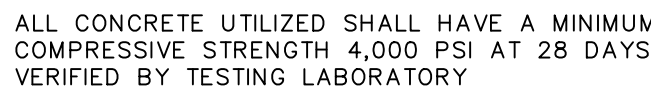
1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND WILL BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
3. THIS PLAN REFLECTS NO CONSTRUCTION OF PUBLIC WORKS OR SANITARY SEWER INFRASTRUCTURE. CONTRACTOR TO LOCATE EXISTING WATER AND SANITARY SEWER STUBS BUILT AS PART OF OLD GROVE PHASE 1. PREPARED BY GODWIN MARSHALL, DATED 3/21/2004.

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
SITE & UTILITY PLAN

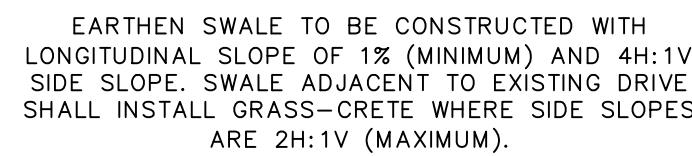
JOB NO.	61233-01
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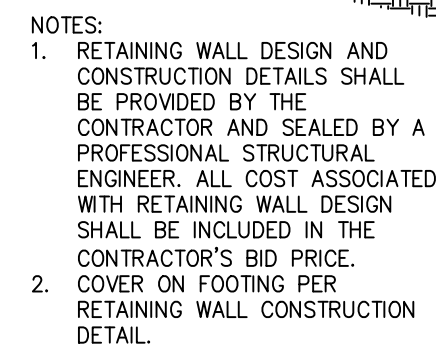
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FLUME DETAIL (SECTION A-A)
NOT-TO-SCALE



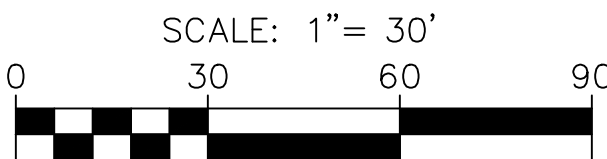
EARTHEN SWALE DETAIL (SECTION C-C)
NOT-TO-SCALE



RETAINING WALL GRADING DETAIL

NOT-TO-SCALE

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

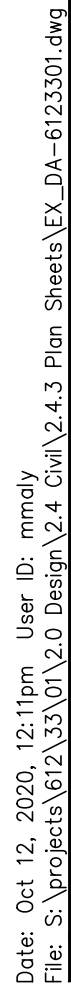
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PROVISIONS OUTLINED IN F.H.A. DATA SHEET 79G AND/OR THE SPECIFICATIONS PREPARED BY THE SOILS ENGINEER.

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, DATE AUGUST 21 2012 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.
- * APPLIES TO ALL AREAS OUTSIDE OF PUBLIC R.O.W. ONLY. REFER TO PAVING GENERAL CONSTRUCTION NOTES FOR DENSITY/MOISTURE REQUIREMENTS IN R.O.W.

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

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET C4.0



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- ## NOTES

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

PRE-DEVELOPMENT DRAINAGE AREA CALCULATIONS																	
Area No.	Area (ac)	Runoff Coeff.	CA	Tc (min)	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q5 (cfs)	I10 (in/hr)	Q10 (cfs)	I25 (in/hr)	Q25 (cfs)	I50 (in/hr)	Q50 (cfs)	I100 (in/hr)	Q100 (cfs)	Notes
Onsite																	
1	0.38	0.30	0.11	15	3.90	0.44	4.86	0.55	5.53	0.63	6.46	0.74	7.20	0.82	7.98	0.91	Sheet flow to existing bar ditch
2	1.77	0.30	0.53	15	3.90	2.07	4.86	2.58	5.53	2.94	6.46	3.43	7.20	3.82	7.98	4.24	Sheet flow to Design Point A
3	0.05	0.30	0.02	15	3.90	0.06	4.86	0.07	5.53	0.08	6.46	0.10	7.20	0.11	7.98	0.12	Sheet flow to Cast Iron Forest Trail
Offsite																	
O1	0.42	0.30	0.13	15	3.90	0.49	4.86	0.61	5.53	0.70	6.46	0.81	7.20	0.91	7.98	1.00	Sheet flow to Design Point A
O2	0.41	0.60	0.25	15	3.90	0.96	4.86	1.20	5.53	1.36	6.46	1.59	7.20	1.77	7.98	1.96	Sheet flow to Design Point A

PAPE-DAWSON
ENGINEERS

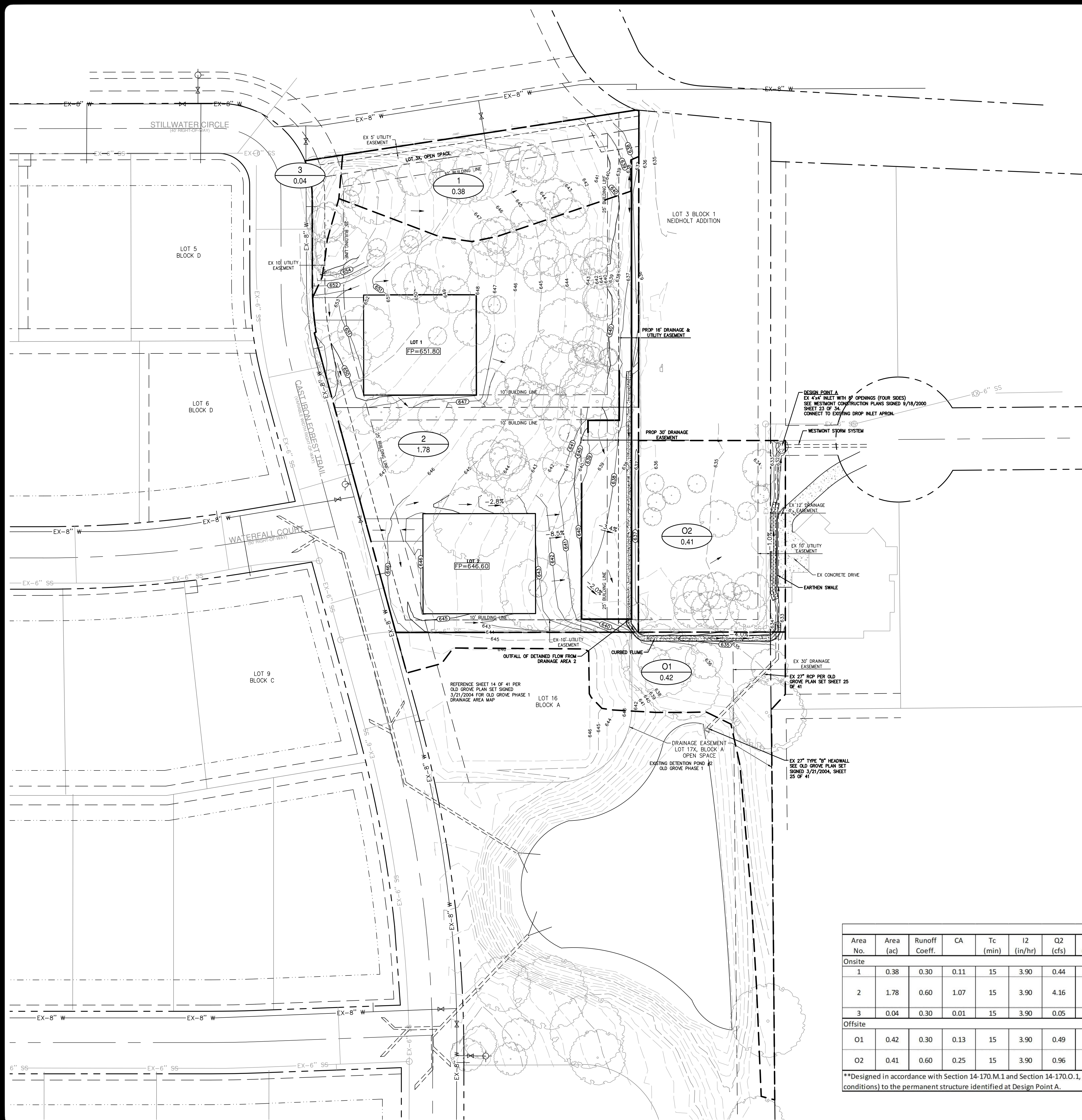
VE - GRADING AND DRAINAGE

WATER 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

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UTILITY NOTE

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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 **Detained 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.

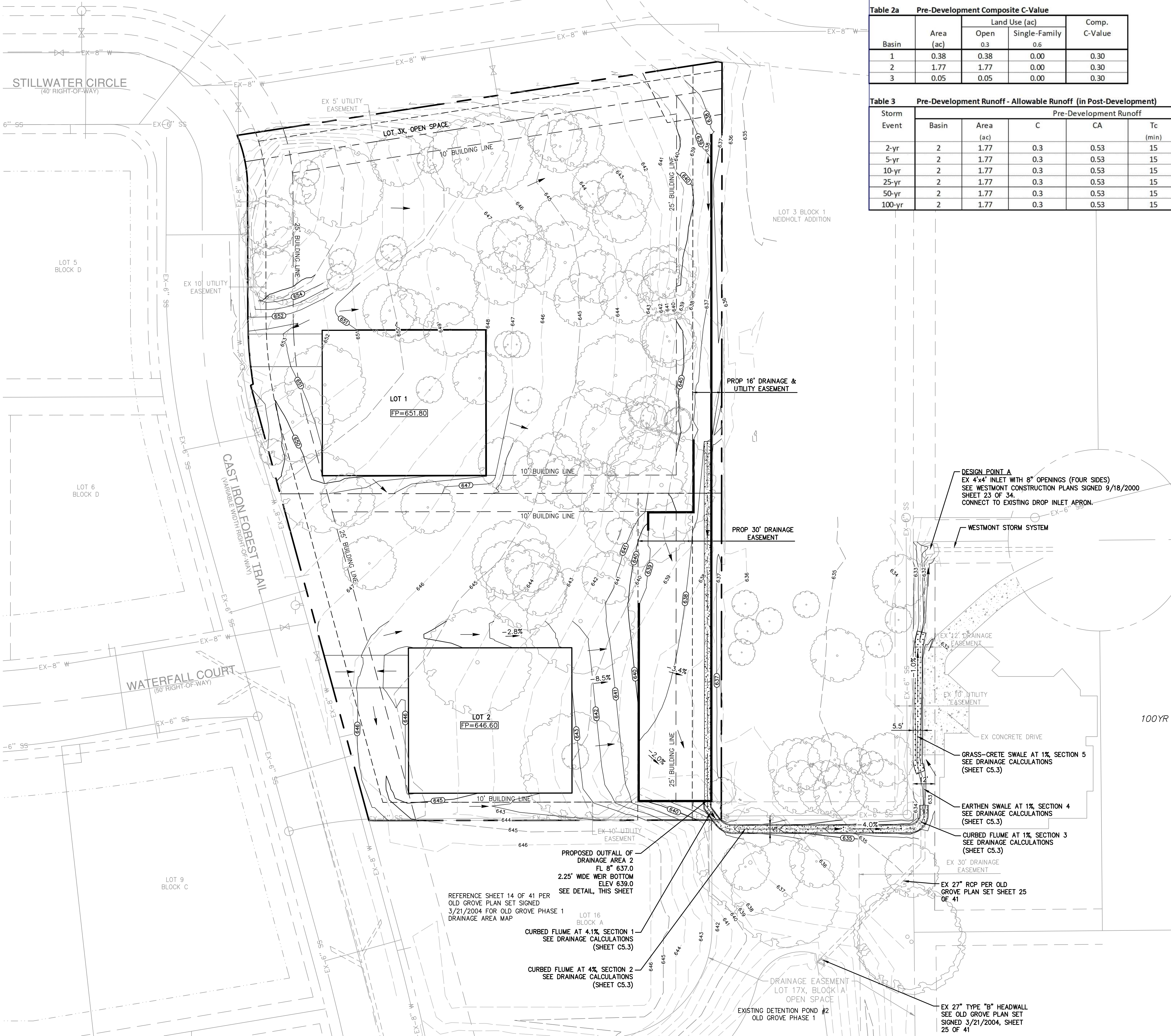
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OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
PROPOSED DRAINAGE AREA MAP

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
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Old Grove - Phase II at Cast Iron Forest Trail
Modified Rational Detention Pond

Table 1 Pre-Development Time of Concentration

Basin	Total Time (min)
1	15
2	15
3	15

Table 2a Pre-Development Composite C-Value

Basin	Area (ac)	Land Use (ac)		Comp. C-Value
		Open	Single-Family	
1	0.38	0.38	0.00	0.30
2	1.77	1.77	0.00	0.30
3	0.05	0.05	0.00	0.30

Table 2b Post-Development Composite C-Value

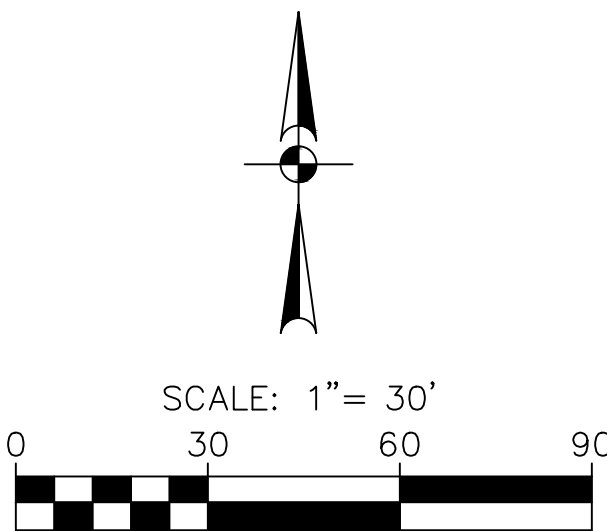
Basin	Area (ac)	Land Use (ac)		Comp. C-Value
		Open	Single-Family	
1	0.38	0.38	0.00	0.30
2	1.78	0.00	1.78	0.60
3	0.04	0.04	0.00	0.30

Table 3 Pre-Development Runoff - Allowable Runoff (in Post-Development)

Storm Event	Basin	Area (ac)	Pre-Development Runoff				
			C	CA	Tc (min)	I (in/hr)	Qa (cfs)
2-yr	2	1.77	0.3	0.53	15	3.90	2.07
5-yr	2	1.77	0.3	0.53	15	4.86	2.58
10-yr	2	1.77	0.3	0.53	15	5.53	2.94
25-yr	2	1.77	0.3	0.53	15	6.46	3.43
50-yr	2	1.77	0.3	0.53	15	7.20	3.82
100-yr	2	1.77	0.3	0.53	15	7.98	4.24

UTILITY NOTE

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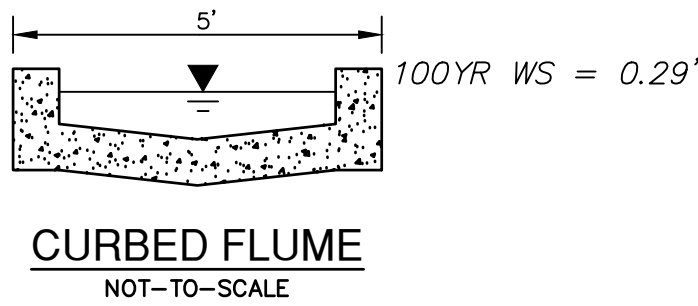


LEGEND

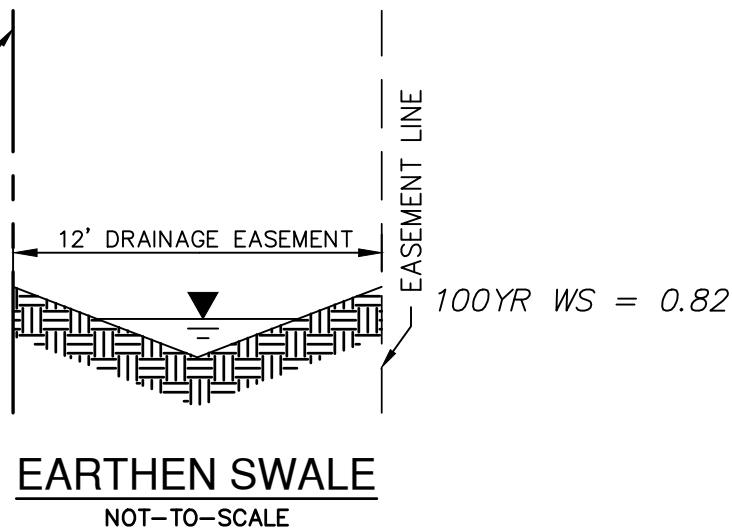
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FLOW LINE
- PROPOSED DRAINAGE FLOW DIRECTION
- EXISTING STORM DRAIN
- DRAINAGE AREA A-1 1.00 ACRES

NOTES

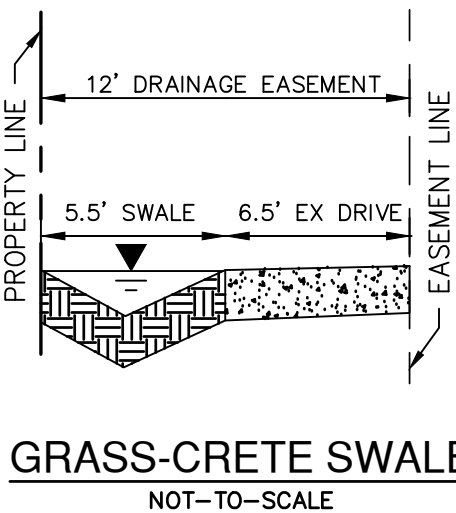
- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
- DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.



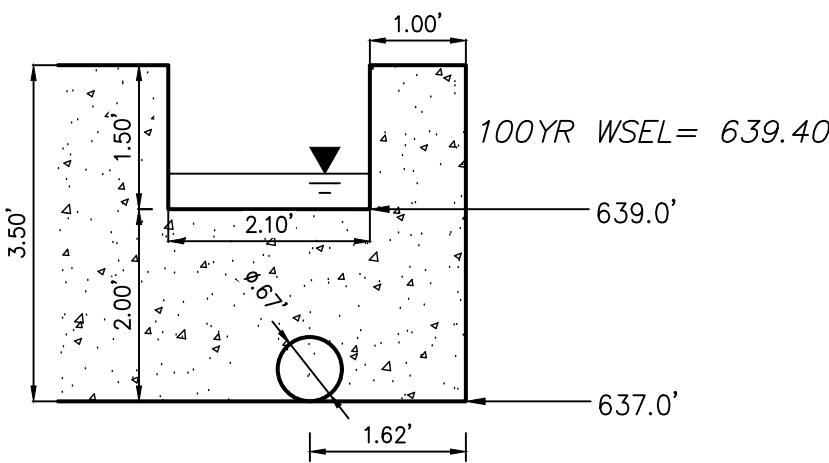
CURBED FLUME
NOT-TO-SCALE



EARTHEN SWALE
NOT-TO-SCALE

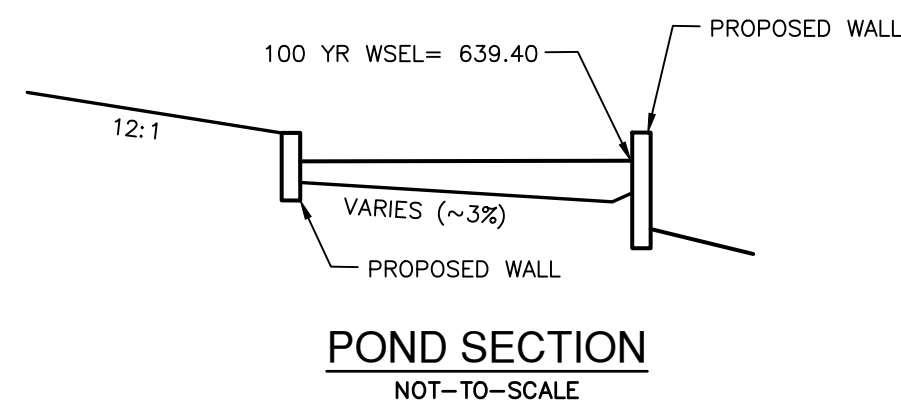


GRASS-CRETE SWALE
NOT-TO-SCALE



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

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TEXAS BOARD OF PROFESSIONAL ENGINEERS FPM REGISTRATION 4470

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

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET **C5.2**

**Old Grove - Phase II at Cast Iron Forest Trail
Modified Rational Detention Pond**

Table 4 Post-Development Required Detention Volume (Vreq)

Storm Event	Basin	Area (ac)	Tc (min)	C	Qa (cfs)	Td (min)	Vprelim (cu ft)	P180 (in)	Ptd	Vreq (cu ft)	Vreq (ac-ft)
2-yr	2	1.78	15	0.6	2.07	28.75	2,337	2.19	1.29	4,000	0.09
5-yr	2	1.78	15	0.6	2.58	32.98	3,172	2.95	1.76	5,300	0.12
10-yr	2	1.78	15	0.6	2.94	34.85	3,750	3.46	2.07	6,300	0.14
25-yr	2	1.78	15	0.6	3.43	36.30	4,519	4.19	2.49	7,600	0.17
50-yr	2	1.78	15	0.6	3.82	37.35	5,147	4.77	2.83	8,700	0.20
100-yr	2	1.78	15	0.6	4.24	38.55	5,837	5.44	3.22	9,800	0.22

Detention calculations in Table 4 from Section 1.5.2 of Hydrology iSWM Manual.

Table 5 **Elevation - Volume - Discharge Rating Curve**

Evolution (ft)	Area (ft ²)	Area (ac)	Volume (ac-ft)	Q (cfs)
637.0	0	0.00	0.00	0.00
637.5	1,215	0.03	0.01	0.69
638.0	3,753	0.09	0.04	1.37
638.5	5,800	0.13	0.09	1.82
639.0	6,458	0.15	0.16	2.17
639.5	7,897	0.18	0.24	4.78
640.0	9,635	0.22	0.34	9.25
640.5				

Table 6 Outlet Structure

Orifice	Diam (in)	8	# of Pipes		1
	Flow Line	637.00			
	Ke	0.6			
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	Qs (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:

1. Design WSEL determined iteratively based on interpolation of Q_a against Q_{total} from Table 5.
2. Q_{out} calculated based on outlet structure hydraulic information in Table 6 and Design WSEL.
3. $V_{provided}$ determined by comparing Design WSEL against Elevation-Volume in Table 5.

Tarrant County

	Return Period							
	1	2	5	10	25	50	100	500
e	0.82169	0.81144	0.81423	0.79952	0.79381	0.78265	0.77982	0.69850
b	43.653	51.393	71.154	77.103	90.982	97.721	110.202	87.16
d	8	9	12	12	13	13	14	2
a	95.835	121.96	170.81	203.93	247.1	282.6	322.07	-
b	13.425	15.704	19.435	21.09	22.366	23.302	24.388	-

	e	b	d	a	b
1-yr	0.82169	43.653	8	95.835	13.425
2-yr	0.81144	51.393	9	121.96	15.704
5-yr	0.81423	71.154	12	170.81	19.435
10-yr	0.79952	77.103	12	203.93	21.09
25-yr	0.79381	90.982	13	247.1	22.366
50-yr	0.78265	97.721	13	282.6	23.302
100-yr	0.77982	110.202	14	322.07	24.388

Formulas from Section 1.5.2 of iSWM Criteria Manual:

$$T_d = \sqrt{\frac{2CAab}{Q_a}} - b$$

$$V_{\text{preliminary}} = 60 [CAa - (2CabAQ_a)^{1/2} + (Q_a/2) (b-t_c)]$$

$$V_{\max} = V_{\text{preliminary}} * P_{180}/P_{td}$$

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.

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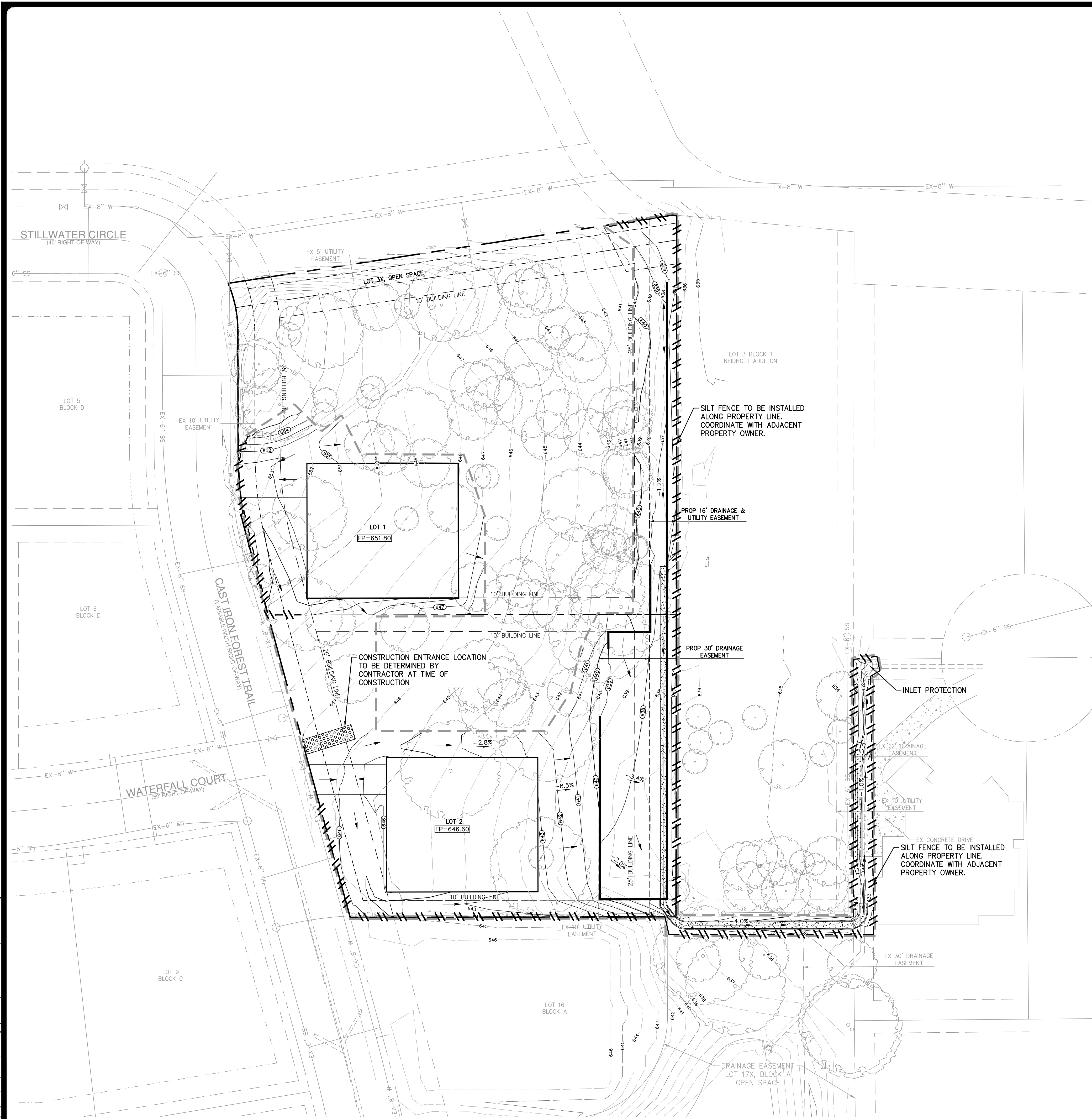
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ENGINEERS**

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
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UTILITY NOTE

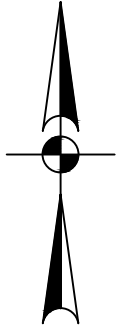
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NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- TREE PROTECTION TO BE INSTALLED PER TREE SURVEY PLAN PROVIDED BY STUDIO 13 DESIGN GROUP AND SEALED JANUARY 2018. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD OF ANY CHANGES OR FIELD OBSERVATIONS DIFFERING FROM THIS PLAN PRIOR TO CONSTRUCTION AND GRADING.

LEGEND

- 600--- EXISTING CONTOUR
- (67.8)— PROPOSED CONTOUR
- FLOW ARROW
- /—/—/— SILT FENCE
- — — — — LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE (SEE NOTE 2)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)



SCALE: 1" = 30'



EROSION & SEDIMENT CONTROL NOTES

- CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY THE GOVERNING AUTHORITIES AND ALL PERIMETER EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
- THIS EROSION CONTROL PLAN IS A SUPPLEMENT TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY OTHERS. REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS.
- THE GENERAL CONTRACTOR, AS THE TCEQ DEFINES "OPERATOR," SHALL PERFORM ALL REQUIRED INSPECTIONS OF STORM WATER CONTROLS AND PRACTICES AT FREQUENCIES OUTLINED IN THE TPDES GENERAL PERMIT AND SHALL FILL OUT APPROPRIATE INSPECTION FORMS (AS PROVIDED IN THE SWPPP) UNLESS OTHERWISE DIRECTED BY THE OWNER.
- THE GENERAL CONTRACTOR (AND ALL SUBCONTRACTORS INVOLVED WITH ANY CONSTRUCTION ACTIVITIES RELATED TO EARTHWORK, EROSION CONTROL, ETC. OR WHICH UTILIZE POSSIBLE POLLUTANTS AS DEFINED IN THE TPDES GENERAL PERMIT) SHALL REVIEW AND ADHERE TO THE SWPPP FOR THE PROJECT, AS WELL AS ALL THE TCEQ REQUIREMENTS SET FORTH IN THE TPDES GENERAL PERMIT.
- ADDITIONAL EROSION CONTROL DEVICES AND/OR ADJUSTMENT OF LOCATIONS FOR EROSION CONTROL MAY BE IMPLEMENTED BY THE CONTRACTOR AT HIS DISCRETION AND/OR IN THE OPINION OF THE CITY INSPECTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER. THE ADDITION OR DELETION OF ANY EROSION CONTROL MEASURE MAY REQUIRE THAT THE SWPPP BE MODIFIED IN ACCORDANCE WITH THE TCEQ'S TPDES GENERAL PERMIT GUIDELINES.
 - EXCAVATION CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF SILT BARRIERS, CHECK DAMS, AND CONSTRUCTION ENTRANCE/EXIT.
 - UTILITY CONTRACTOR (WATER, SEWER & STORM DRAIN) TO BE RESPONSIBLE FOR INSTALLATION OF STAGE 1 AND STAGE 2 INLET PROTECTION.
 - OWNER TO BE RESPONSIBLE FOR SEEDING AND FINAL REMOVAL OF EROSION CONTROLS.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES ALREADY IN PLACE. CONTRACTOR SHALL REMOVE AND REPLACE EROSION CONTROL AS NEEDED FOR CONSTRUCTION OR ACCESS. ALL EROSION CONTROL MUST BE IN PLACE AT THE END OF EACH DAY.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE WHATEVER MEANS ARE NECESSARY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS, STORM DRAIN SYSTEMS, INLETS, AND ADJACENT PROPERTY FROM EROSION DEPOSITS. THE CONTRACTOR SHALL ASSUME LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT OF WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL PROCEDURES SHOWN AND NOTED IN THESE PLANS AND THE SWPPP.
- ALL EROSION CONTROL DEVICES TO BE INSPECTED, CLEANED, AND/OR REPLACED AFTER EACH STORM.
- USE OF ON-SITE FUEL STORAGE TANKS IS DISCOURAGED, HOWEVER, IF USED, THE PREVENTION OF HAZARDS TO THE GROUND WATER IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR UTILIZING SAID STORAGE. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 - HAZARDOUS WASTE MANAGEMENT.
- A CENTRALIZED PIT/WASH BASIN SHALL BE CONSTRUCTED ON-SITE FOR THE PURPOSE OF CONCRETE TRUCK WASHING. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 - CONCRETE WASTE MANAGEMENT.
- CONTRACTORS SHALL PARK, STORE EQUIPMENT AND MATERIALS AND SERVICE VEHICLES AT THE "PARKING AND STORAGE AREA". THE LOCATION OF SAID AREA IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
- CONSTRUCTION ENTRANCES ARE TO BE INSTALLED AT ALL POINTS WHERE EQUIPMENT ENTERS OR LEAVES THE SITE. THE LOCATION OF SAME IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
- EROSION CONTROLS TO REMAIN IN PLACE AND TO BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
- EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLET OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY MEASURES, INCLUDING FLOOD DAMAGE WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE AT THE CONCLUSION OF ANY PROJECT. ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE 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.

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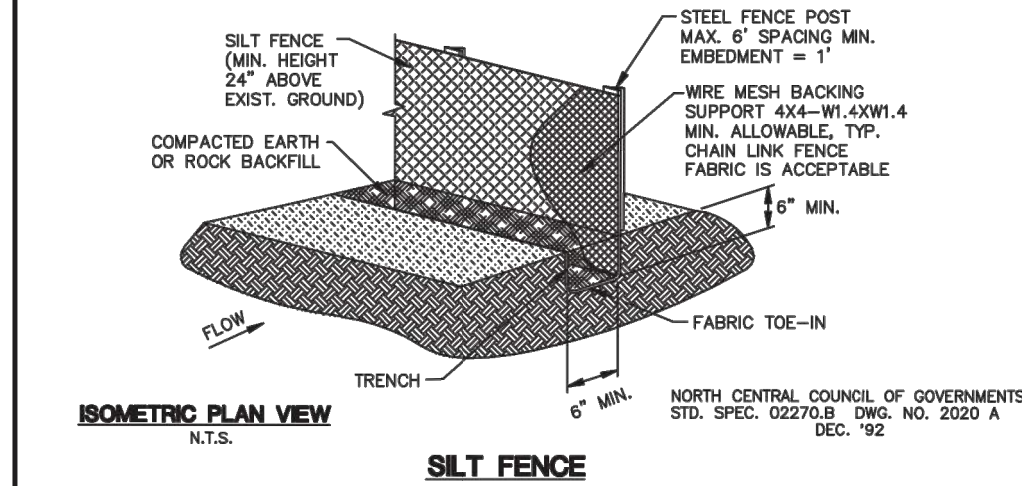
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OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
EROSION CONTROL PLAN

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
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DATE OCTOBER 2020
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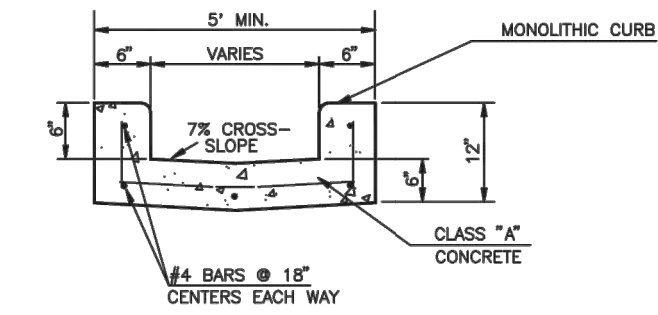
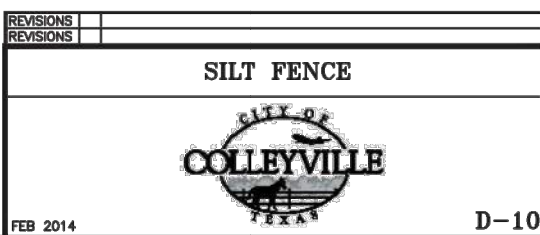
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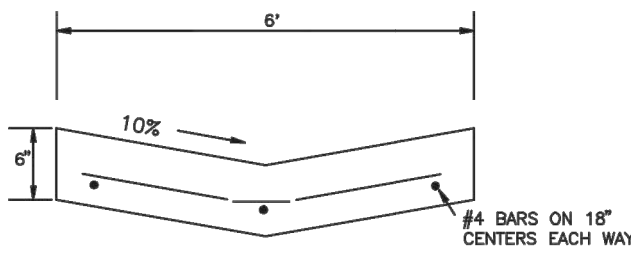


- SILT FENCE**
- GENERAL NOTES:
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
 2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN, (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
 3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
 4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
 5. INSPECTION SHALL BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
 7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

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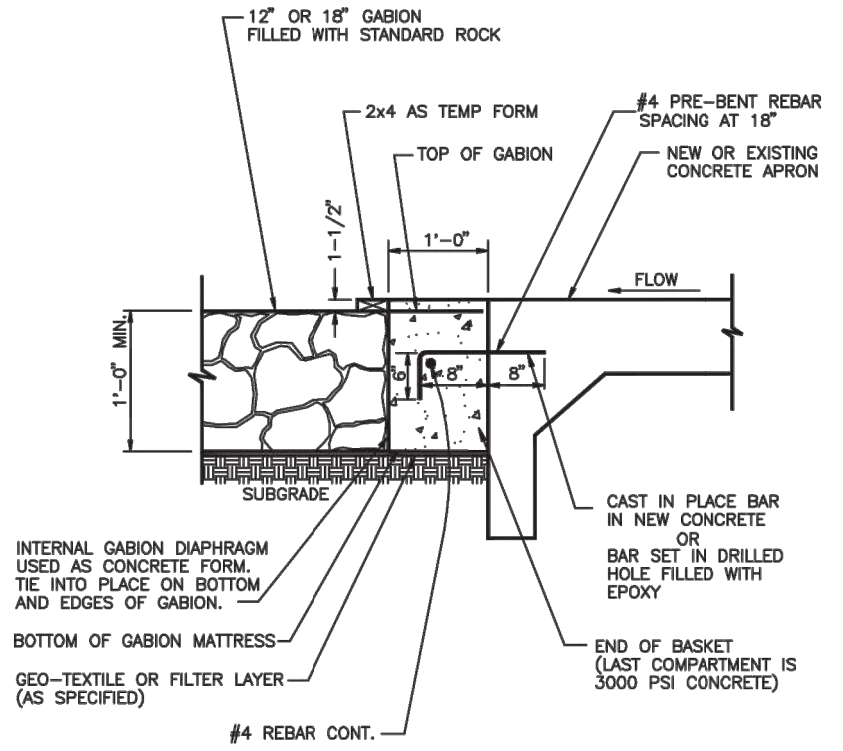


CONCRETE FLUME
N.T.S.

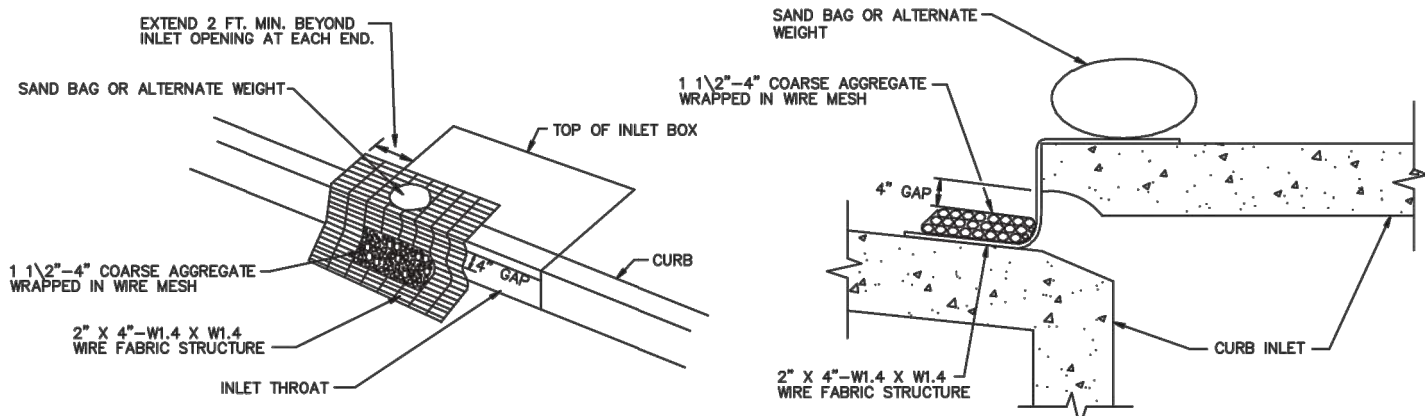
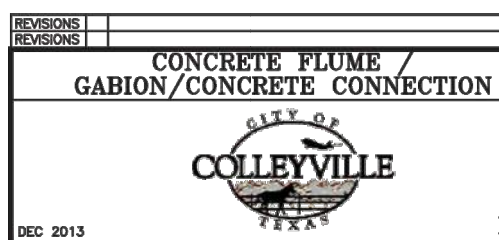


CURBS MAY BE OMITTED AND USE THE VALLEY SECTION WHEN OVERFLOW IS 10 CFS OR LESS OR WHEN FLOW CAN BE CONTAINED WITHIN THE CONCRETE SECTION.

ALTERNATE
N.T.S.

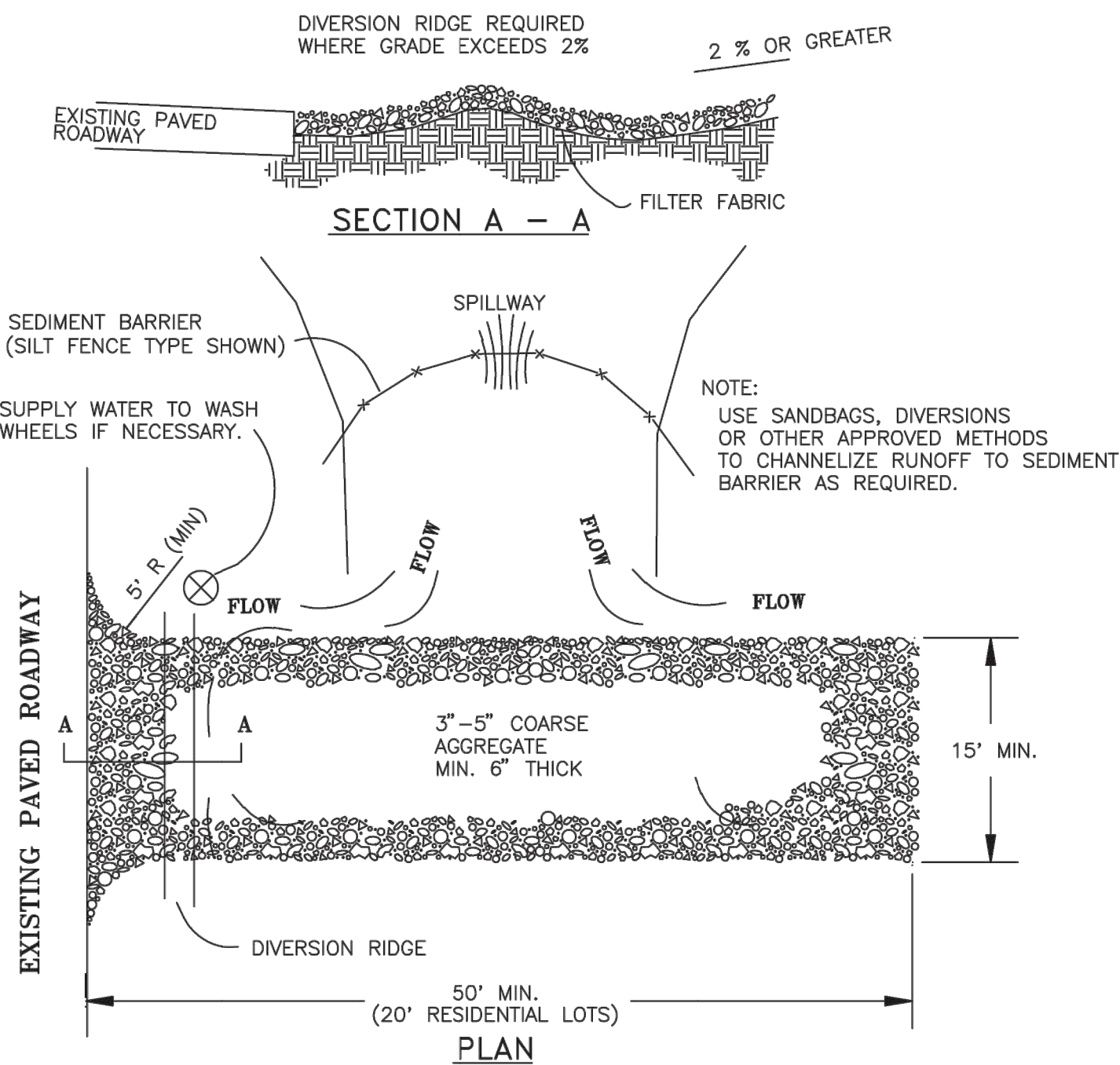
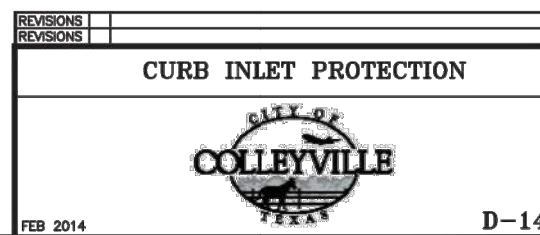


GABION MATTRESS TO CONCRETE ATTACHMENT DETAIL
N.T.S.

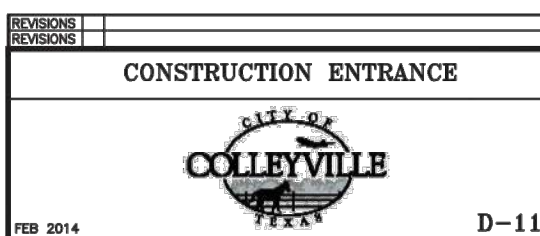


CURB INLET PROTECTION DETAIL
N.T.S.

- NOTES:
1. WIRE MESH BACKING MUST BE OF SUFFICIENT STRENGTH TO SUPPORT STONE FOR CURB INLETS, WITH WATER FULLY IMPOUNDED AGAINST IT.
 2. STONE IS 3"-5" IN SIZE AND CLEAN.
 3. FORM THE WIRE FABRIC STRUCTURE TO THE CONCRETE GUTTER AND AGAINST THE FACE OF CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN STONE WRAPPED IN WIRE MESH IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE STONES.
 4. THIS TYPE OF INLET PROTECTION MUST BE INSPECTED FREQUENTLY AND THE STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
 5. ASSURE THAT STORM FLOW DOES NOT BYPASS INLET BY INSTALLING TEMPORARY EARTH OR ASPHALT Dikes DIRECTING FLOW INTO INLET.
 6. CONSTRUCT SIMILAR TYPE STRUCTURE AT BACK OF PROPOSED CURB INLETS WITH OPEN BACKS.
 7. STONE WRAPPED IN WIRE MESH MUST BE SECURED TO THE WIRE BACKING WITH CLIPS OR HDG RINGS AT THIS LOCATION.
 8. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
 9. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORMWATER BEGINS TO OVERTOP THE CURB.
 10. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.



TEMPORARY STONE CONSTRUCTION
ENTRANCE / EXIT
N.T.S.



UTILITY NOTE

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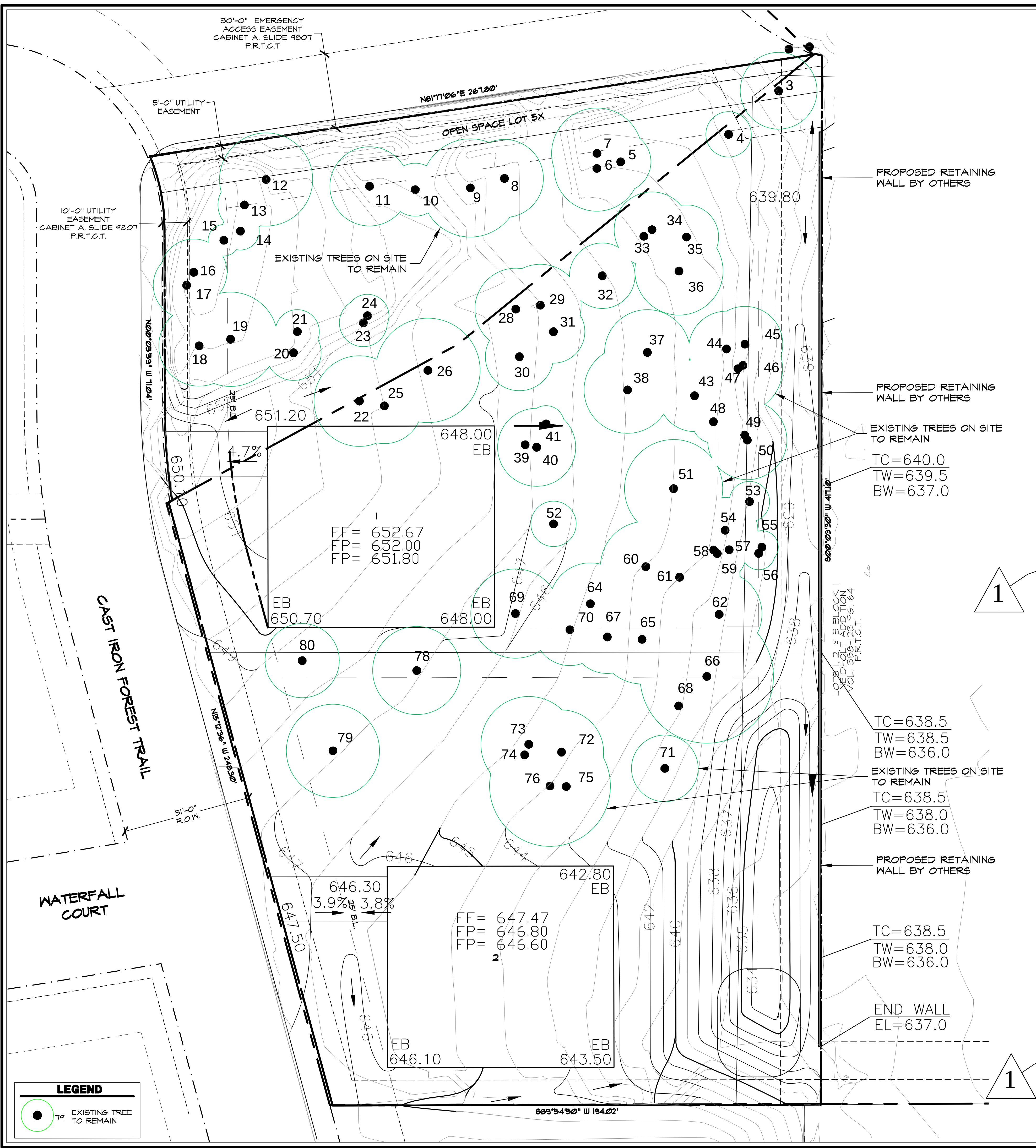
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OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
CONSTRUCTION DETAILS

JOB NO. 61233-01
DESIGNED MLM
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Old Grove, Ph. 2 Colleyville, Texas							
TR. NO.	SIZE	COMMON NAME	SCIENTIFIC NAME	STATUS	EXEMPT / NON-EXEMPT	REMOVE / REMAIN	LOCATION
1	0	Post Oak	Quercus Stellata	Poor - Unilateral - Cavity - Canopy Dieback	Exempt	Remain	Off Site - NE Corner
2	0	Post Oak	Quercus Stellata	Good Condition	Exempt	Remain	Off Site - NE Corner
3	15.25	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Open Space Lot 5X
4	9	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
5	12	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
6	17	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
7	18	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
8	15.5	Post Oak	Quercus Stellata	Wire in Trunk	Non-Exempt	Remain	Lot 1
9	19.5	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
10	10.5	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
11	15.75	Cedar Elm	Ulmus Crassifolia	Good Condition	Non-Exempt	Remain	Lot 1
12	18.5	Post Oak	Quercus Stellata	75% Dead - Canopy Dieback	Exempt	Remain	Lot 1
13	10.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
14	7.5	Post Oak	Quercus Stellata	Poor - Vines - Canopy Dieback	Exempt	Remain	Lot 1
15	6.25	Post Oak	Quercus Stellata	Poor - Vines	Non-Exempt	Remain	Lot 1
16	13.25	Post Oak	Quercus Stellata	Poor - Understory - Leaning	Non-Exempt	Remain	Lot 1
17	13.25	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 1
18	16	Post Oak	Quercus Stellata	OK	Exempt	Remain	Lot 1
19	18.75	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 1
20	11	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 1
21	8.75	Easter Red Cedar	Juniperus Virginiana	OK	Exempt	Remain	Lot 1
22	16	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
23	9.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
24	8.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
25	15	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
26	20.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
27	16	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1 - Building Pad
28	16.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
29	16.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
30	13.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
31	12.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
32	13	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
33	9	Easter Red Cedar	Juniperus Virginiana	Poor - Understory - Leaning	Exempt	Remain	Lot 1
34	15	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
35	12.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
36	17.5	Post Oak	Quercus Stellata	Slight Canopy Dieback	Non-Exempt	Remain	Lot 1
37	17	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
38	17.25	Post Oak	Quercus Stellata	OK - Vines	Non-Exempt	Remain	Lot 1
39	8.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
40	15.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
41	7.25	Gum Bumelia	Sideroxylon Lanuginosum	Understory	Non-Exempt	Remain	Lot 1
42	17.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1 - Building Pad
43	14.25	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
44	15	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
45	15	Post Oak	Quercus Stellata	Poor - Understory - Leaning - Cavity	Exempt	Remain	Lot 1
46	15.5	Post Oak	Quercus Stellata	Poor - Understory - Leaning	Exempt	Remain	Lot 1
47	17.75	Post Oak	Quercus Stellata	Poor - Canopy Dieback - Vines	Exempt	Remain	Lot 1
48	8.5	Mexican Plum	Prunus Mexicana	Understory	Exempt	Remain	Lot 1
49	14	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
50	15.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
51	19.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
52	9	Chinaberry	Melia Azedarach	Cavity	Exempt	Remain	Lot 1
53	8	Mexican Plum	Prunus Mexicana	Poor	Non-Exempt	Remain	Lot 1
54	13	Post Oak	Quercus Stellata	Canopy Dieback	Non-Exempt	Remain	Lot 1
55	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
56	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
57	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
58	9.5	Post Oak	Quercus Stellata	Understory	Non-Exempt	Remain	Lot 1
59	11.5	Post Oak	Quercus Stellata	Understory	Non-Exempt	Remain	Lot 1
60	18	Post Oak	Quercus Stellata	Poor - Cavity - Leaning	Exempt	Remain	Lot 1
61	24	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
62	17	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
63	24.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
64	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 Azedarach	Canopy Dieback	Exempt	Remain	Lot 2
72	16.75	Post Oak	Quercus Stellata	Poor - Cavity - Leaning	Exempt	Remain	Lot 2
73	19	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 2
74	15.5	Post Oak	Quercus Stellata	Understory - Leaning	Exempt	Remain	Lot 2
75	12.75	Post Oak	Quercus Stellata	Understory - Leaning	Exempt	Remain	Lot 2
76	24	Post Oak	Quercus Stellata	Poor - Cavity	Exempt	Remain	Lot 2
77	33.5	Post Oak	Quercus Stellata	Poor - Canopy Dieback - Wind Damage	Exempt	Remain	Lot 2
78	17.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 2
79	18.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 2
80	14.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 2
81	22	Post Oak	Quercus Stellata	Poor - Dying - Cavity - Lightning Damage - Ants	Exempt	Remove	Lot 1
82	11.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
83	20.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
84	21.25	Post Oak	Quercus Stellata	Poor - Wind Damage	Exempt	Remove	Lot 1 - Building Pad
85	25.25	Post Oak	Quercus Stellata	Canopy Dieback - Ants	Exempt	Remove	Lot 2 - Building Pad
86	24	Pecan	Carya linoensis	OK	Non-Exempt	Remove	Lot 2 - Building Pad
87	9	Hackberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 2 - Building Pad

TREE SPECIES	NUMBER OF TREES ON SITE	TOTAL CALIPER INCHES (on-site)	NUMBER OF EXEMPT TREES REMOVED	CALIPER INCHES EXEMPT TO BE REMOVED	NUMBER OF NON-EXEMPT TREES REMOVED	CALIPER INCHES NON-EXEMPT TO BE REMOVED	REPLACEMENT TREES TO BE PLANTED (1" CALIPER)
Post Oak	71	1110	8	158.5	0	0	0
Blackjack Oak	0	0	0	0	0	0	0
Live Oak	0	0	0	0	0	0	0
Bald Cypress	0	0	0	0	0	0	0
Chinaberry	2	22.25	0	0	2	0	0
Persimmon	0	0	0	0	0	0	0
Cottonwood	0	0	0	0	0	0	0
Loblolly Pine	0	0	0	0	0	0	0
Mulberry	0	0	0	0	0	0	0
Gum Bumelia	1	7.25	0	0	1	24	8
Pecan	1	24	0	0	1	24	8
Easter Red Cedar	2	17.75	0	0	0	0	0
Cedar Elm	1	15.75	0	0	0	0	0
Lacebark Elm	0	0	0	0	0	0	0
Hackberry	7	62.5	1	9	0	0	0
American Elm	0	0	0	0	0	0	0
Total	85	1259.5	9	167.5	3	24	8

TREE SPECIES	NUMBER OF TREES ON SITE	TOTAL CANOPY COVERAGE SF (on-site)	NUMBER OF EXEMPT TREES REMOVED	SQUARE FEET EXEMPT TO BE REMOVED	NUMBER OF NON-EXEMPT TREES REMOVED	SQUARE FEET NON-EXEMPT TO BE REMOVED	NUMBER OF TREES SAVED/SQUARE FEET
Total	85	44,870	9	10,014	3	1,810	73 / 33,293
% of Total				22.3%		4.0%	74.3%

CANOPY COVERAGE
TOTAL EXISTING TREE CANOPY COVERAGE ON SITE - 46.8%
- TOTAL CANOPY COVERAGE 44,870sf
- TOTAL SITE 45,729sf

TOTAL TREE CANOPY COVERAGE REQUIRED TO BE PRESERVED - 50%

TOTAL TREE CANOPY BEING PRESERVED - 33,243sf 74.3%

EXISTING TREE COVERAGE PRESERVATION REQUIREMENTS
- TOTAL PROPERTY AREA = 45,729sf
- TOTAL CANOPY COVERAGE ON SITE = 44,870sf
46.8% CANOPY COVERAGE ON SITE
50% MIN. CANOPY COVERAGE TO BE PRESERVED
74.3% OF EXISTING CANOPY COVERAGE REMAINING

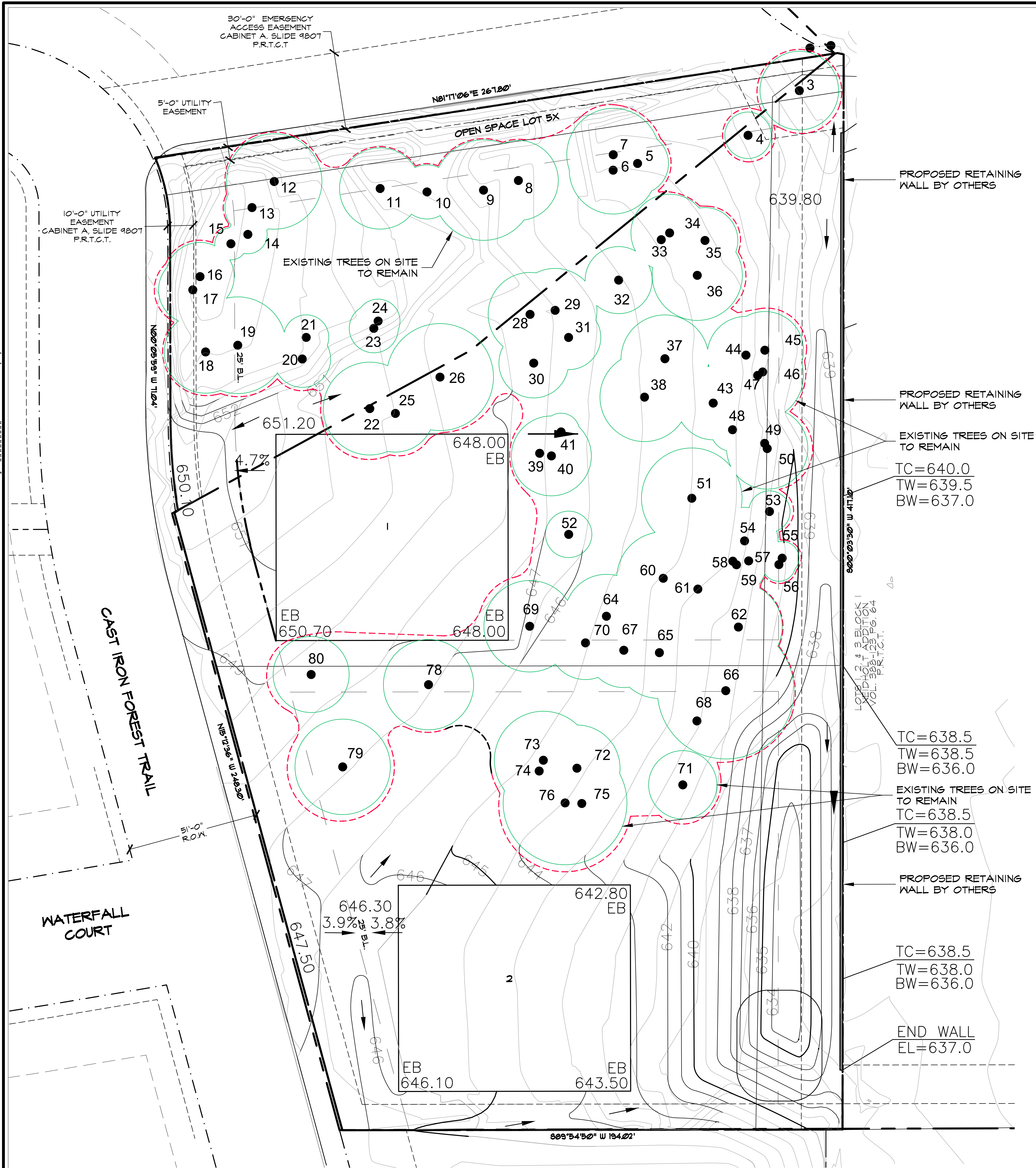
STUDIO 13 DESIGN GROUP
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

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

TREE SURVEY
Tree Mitigation Plan
Old Grove, Ph. 2
City Colleyville, Tarrant County, Texas

DATE	7-5-2018
BY	MH
PLAN REVIEW REVISIONS	
REVISED PER CIVIL CHANGES	
#	1
PROJECT	TBI013
SHEET	TR2 of 3

Drawing: \\Studio13main\Users Shared\Folders\shared\Projects\TBI013 - Old Grove\DWG\TBI013-TR.dwg Saved By: Matthew Save Time: 7/5/2018 12:05 PM
Plotted by: ##### Plot Date: 7/5/2018 2:59 PM

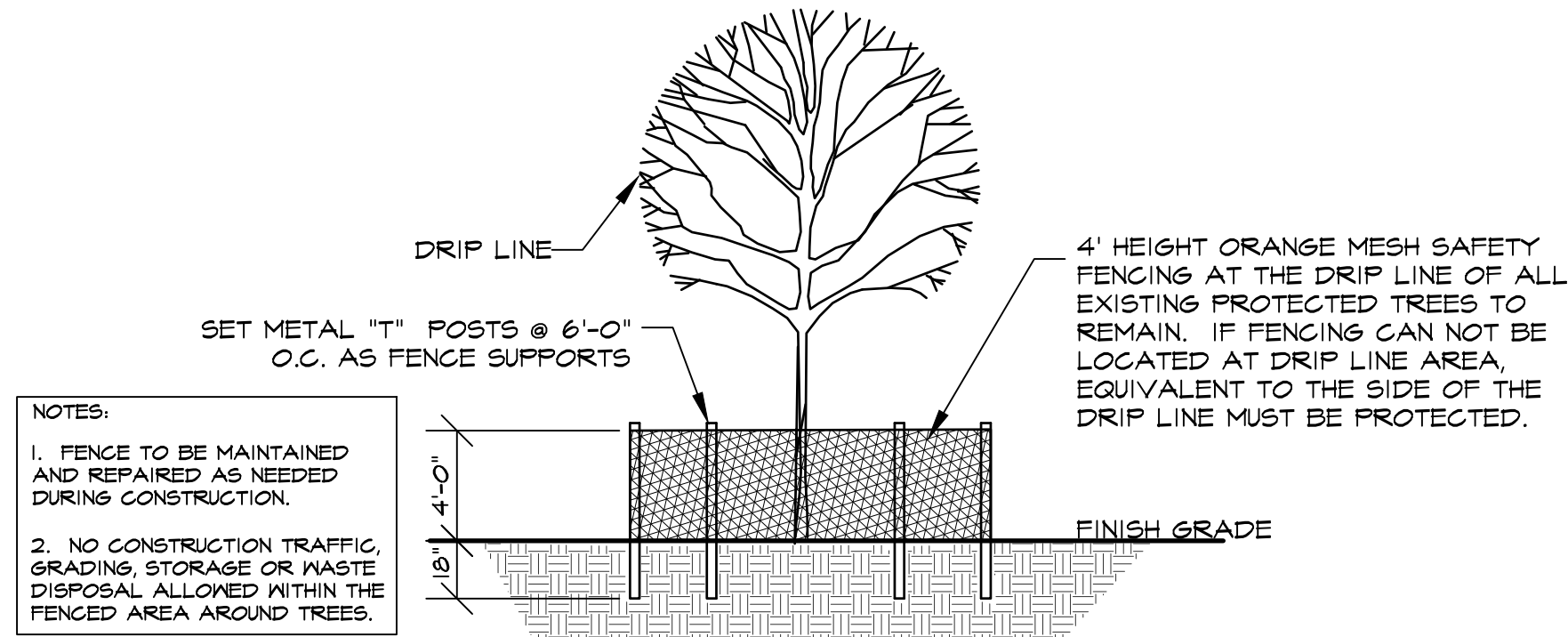


LEGEND

- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE

TREE PROTECTION NOTES

- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
- DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
- NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED.



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

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

LEONARD W. REES
1971
January 10, 2018

NORTH

20 10 0 20

1" = 20' - 0"

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

One Inch

TREE SURVEY	
Tree Protection Plan	
Old Grove, Ph. 2	
City Colleyville, Tarrant County, Texas	
PLAN REVIEW REVISIONS	DATE
BY	7-5-2018
REVISOR PER CIVIL CHANGES	MMH
#	1
PROJECT	
TBI013	
SHEET	
TR3 of 3	

Notification Map



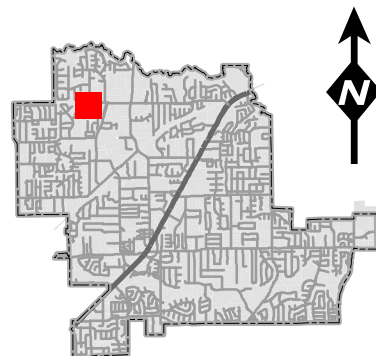
PC20-006

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

DISCLAIMER:

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

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
AGNEW, GARRICK D	204 WATERFALL CT	COLLEYVILLE, TX	76034	204 WATERFALL CT
ALLEN, CARL E	2300 HENRY PKWY APT 209	FLOWER MOUND, TX	75022	200 COMPTON CT
ALLEN, LEROY	101 STILLWATER CIR	COLLEYVILLE, TX	76034	101 STILLWATER CIR
BARNES, IRWIN	200 WATERFALL CT	COLLEYVILLE, TX	76034	200 WATERFALL CT
BATTLES, BRANDON	101 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	101 JOHN MCCAIN RD
BOLTON, JONATHON	202 COLDEN CT	COLLEYVILLE, TX	76034	202 COLDEN CT
BROYLES, RANDY	7212 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7212 JOHN MCCAIN RD
BUTLER, PERRY L	208 WATERFALL CT	COLLEYVILLE, TX	76034	208 WATERFALL CT
BYRD, MICHAEL C	113 STILLWATER CIR	COLLEYVILLE, TX	76034	113 STILLWATER CIR
CARDONA, GLORIA J	213 COLDEN CT	COLLEYVILLE, TX	76034	213 COLDEN CT
CATALINA LONE STAR LLC	108 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7204 JOHN MCCAIN RD
CLARK, EDWARD D	104 WATERFALL CT	COLLEYVILLE, TX	76034	104 WATERFALL CT
COX, CLYDE	105 STILLWATER CIR	COLLEYVILLE, TX	76034	105 STILLWATER CIR
DAWSON FARMS LLC	406 PECAN DR	IRVING, TX	75060	7215 JOHN MCCAIN RD
DAWSON FARMS LLC	406 PECAN DR	IRVING, TX	75060	7215 JOHN MCCAIN RD
DAWSON FARMS LLC	3421 S BRIERY	IRVING, TX	75060	7209 JOHN MCCAIN RD
DECKER, RENNI	108 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	108 HAWKS RIDGE TR
ETTA, ANITA B	101 WATERFALL CT	COLLEYVILLE, TX	76034	101 WATERFALL CT
FANG EN LEE, JENNIFER	117 STILLWATER CIR	SOUTHLAKE, TX	76092	117 STILLWATER CIR
FREIG, JOSE	104 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	104 HAWKS RIDGE TR
GULAMHUSSAIN, DIDAR	200 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	200 HAWKS RIDGE TR
HA, THANH THUC	100 HAWKS RIDGE TR	COLLEYVILLE, TX	76034	100 HAWKS RIDGE TR
HIGHTOWER, ROXANNE S	104 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	104 JOHN MCCAIN RD
INMAN, MARGARET K	212 WATERFALL CT	COLLEYVILLE, TX	76034	212 WATERFALL CT
JOHNSON, MARK	203 COLDEN CT	COLLEYVILLE, TX	76034	203 COLDEN CT
KELLY, JOHN	105 WATERFALL CT	COLLEYVILLE, TX	76034	105 WATERFALL CT
KILPATRICK, JOHN	201 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	201 HAWKS RIDGE TR
LAW, JAMES	109 STILLWATER CIR	COLLEYVILLE, TX	76034	109 STILLWATER CIR
LOMME, FRED	208 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	208 HAWKS RIDGE TR
MCKENNA, DENISE	109 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	109 HAWKS RIDGE TR
MCKINNON JAMES S & VICKIE S MC	207 COLDEN CT	COLLEYVILLE, TX	76034	207 COLDEN CT
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	6901 CAST IRON FOREST TR
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	317 OLD GROVE RD
OSOWO, AYODELE	7001 CAST IRON FOREST TRL	COLLEYVILLE, TX	76034	7001 CAST IRON FOREST TR
OWEN, JOHN	201 WATERFALL CT	COLLEYVILLE, TX	76034	201 WATERFALL CT
PATEL, AJAY ARVIND	209 WATERFALL CT	COLLEYVILLE, TX	76034	209 WATERFALL CT
PINTO, EZEQUIEL	101 HAWKS RIDGE TR	COLLEYVILLE, TX	76034	101 HAWKS RIDGE TR
PINTO, LYNDA D ETAL	105 HAWKS RIDGE TR	COLLEYVILLE, TX	76034	105 HAWKS RIDGE TR
RAHMAN, EDWARD A	100 WATERFALL CT	COLLEYVILLE, TX	76034	100 WATERFALL CT
RAU, SUSAN	7105 CAST IRON FOREST TRL	COLLEYVILLE, TX	76034	7105 CAST IRON FOREST TR
REVOCABLE TRUST OF CLINT D JAY	201 COMPTON CT	COLLEYVILLE, TX	76034	201 COMPTON CT
RIACH, STEVEN E	7109 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7109 JOHN MCCAIN RD
RIEWE, KEITH	204 COMPTON CT	COLLEYVILLE, TX	76034	204 COMPTON CT
SANTEE, GREGORY N	208 COMPTON CT	COLLEYVILLE, TX	76034	208 COMPTON CT
SMITH, WILLIAM	205 WATERFALL CT	COLLEYVILLE, TX	76034	205 WATERFALL CT
TAYLOR, ROGER	210 COLDEN CT	COLLEYVILLE, TX	76034	210 COLDEN CT
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	105 JOHN MCCAIN RD
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	103 JOHN MCCAIN RD
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	7189 CAST IRON FOREST TR
VAN HORNE, EDWARD	108 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	108 JOHN MCCAIN RD
WHEAT, CARROL	206 COLDEN CT	COLLEYVILLE, TX	76034	206 COLDEN CT
WIRT, CARL BRITTON	205 COMPTON CT	COLLEYVILLE, TX	76034	205 COMPTON CT
YANG, YAN	204 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	204 HAWKS RIDGE TR
CHANEL COURT	7300 Chanel Court	COLLEYVILLE, TX	76034	COURTESY NOTICE
MONTICELLO ADDITION-COLLEYVLE	P.O. Box 254	COLLEYVILLE, TX	76034	COURTESY NOTICE
OLD GROVE ADDITION	P.O. Box 1481	COLLEYVILLE, TX	76034	COURTESY NOTICE
VANGUARD ESTATES ADDITION	7105 Vanguard Court	COLLEYVILLE, TX	76034	COURTESY NOTICE
WESTMONT ADDITION	5751 Kroger Drive	KELLER, TX	76244	COURTESY NOTICE
KELLER ISD	350 KELLER PKWY	KELLER, TX	76248	STATE REQUIRED
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
MALY, MATTHEW	6500 WEST FREEWAY, STE 700	FORT WORTH, TX	76116	APPLICANT

Public hearing notices were mailed on August 28, 2020



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, December 14, 2020 at 7:00 p.m.

City Council Meetings: Tuesday, January 5, 2021 at 7:30 p.m.

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

Request: Consideration of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition. The purpose is to plat the three properties into two single-family residential lots and one open space lot.

Zoning Case: PC20-006

Applicant: Matthew Maly

Owner: Toll Dallas TX LLC

Location: 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail

Property Description: Lot 1 & 2, Block 1, Newgren Addition and Lot 2X, Block E, Old Grove Addition

Present Zoning: PUD-R Planned Unit Development-Residential

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Letter of Opposition

Subject: FW: Case PC20-006 Replat 105 & 103 John McCain 7189 Cast Iron Forest Trail
Attachments: 203 Colden Ct email M.Maly.pdf

From: Jennifer Johnson

Sent: Wednesday, October 28, 2020 3:13 PM

To: Jackie Reyff; Larry Wright ; smathisencpa; ryan.moore; sbilqees; kimberlydraperholt; m.koch75; ckbevill; gbond; George Dodson ; Chuck Kelley ; Kathy Wheat

Cc: Susan Rau ; Ben Bryner ; Araceli Botello ; Beth Battles ; battles; rfreitag; annheape; tonyagross; Mark ICE: Johnson

Subject: Re: Case PC20-006 Replat 105 & 103 John McCain 7189 Cast Iron Forest Trail

As further follow up, please see below response from the Engineer supporting Toll Brothers. Their plan has this 3' wide, 6" deep concrete flume coming west across our property line, making a right angle turn North, and then dropping water into a 1' deep ditch. If all goes according to their estimates, we have 1.2" of excess depth. If the calculations are wrong, our home can be flooded.

Our gameroom and bedroom will be looking at a cement flume and 1' ditch, not to mention the damage done to the post oak roots during construction and enduring cement covering them.

Please do not approve this plan that threatens our home with flooding.

Jennifer

On Oct 27, 2020, at 6:07 PM, Jennifer Johnson <> wrote:

To the P&Z Board (including the two Council Liaisons, as well as Kathy who lives across the street and is familiar with the geography),

Mark and I live at 203 Colden Ct, our property is adjacent (east) of the Old Grove HOA property and the Battles property (backyard). Mark and I both spoke at the P&Z Meetings, and the City Council meeting when this was proposed in 2018. We were opposed then, and remained opposed.

In 2018 the proposal was similar to now, as was discussed at your Work Session last night. The retaining wall and detention pond appear unchanged. Two years ago, the water was to run into pipes East along the HOA property line, then North, down our property line (drainage easement). Now, after meeting with Mike Boswell, they are no longer running pipes, but want to have the water flow into a cement flume along the east HOA property line that ends with a "collar" at our property line, and from there, they would grade our lot North and down the property line, and install grasscrete to prevent erosion. We are VERY concerned that during a heavy, fast rainfall, the run-off water will be uncontained and has the potential to flash flood our home.

In addition to this new concern, our other concerns from two years ago remain unchanged:

We are very concerned about the proposed dry retention pond and the risk to the health of neighboring homeowners and their property if the dry retention pond is not maintained. We are all at the mercy of the homeowner to maintain the pond, with no recourse if they do not.

Letter of Opposition

Our other opposition to this plan is that there are large oak trees along both the HOA easement (East/West), and a 100 year old Post Oak in our backyard (below right photo) within the easement (North/South) and planned drainage area that will have roots damaged when the drainage pipes or cement flume are installed. During the 7 years we have owned our house, we have spent over \$3,000 treating our Post Oak. We don't think it can survive having a good portion of its' root structure damaged.

Thank you for your consideration.

Jennifer and Mark Johnson

Letter of Opposition

From: Matthew Maly
Subject: RE: 203 Colden Ct
Date: October 28, 2020 at 11:02 AM
To: Jennifer Johnson
Cc: Mark ICE: Johnson



Mike Boswell

M

Good morning Mr. and Mrs. Johnson,

I've attached an exhibit created from our design plans that highlights the areas from Lot 17X (Area O1 - light blue) and adjacent to your west (Area O2 - grey) as they drain to the inlet at the northwest corner of your property. The runoff anticipated, based on the City's design criteria, is 7.2cfs when including those two areas and the proposed pond's discharge. We sized the flume and grasscrete sections to accommodate that flow.

What it means is that you could expect 3.5" of water depth within the 6" flume section (1.6" excess depth) and approximately 1' of depth within the grasscrete swale adjacent to your driveway (1.2" of excess depth assuming 2.5H:1V side slopes). These are what we assume as peak flows and depths based on the City's design criteria where there is additional capacity in the flume and swale in both sections.

I'm happy to discuss further if the above explanation doesn't speak to your concern.

Thank you,

Matthew Maly, P.E. | Project Manager
Pape-Dawson Engineers, Inc.
TBPE Firm Registration #470

One Ridgmar Centre, 6500 West Fwy., Suite 700, Fort Worth, TX 76116
P: 817.870.3668 | E: MMaly
Fort Worth | San Antonio | Austin | Houston | Dallas

Visit our new website - www.pape-dawson.com

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

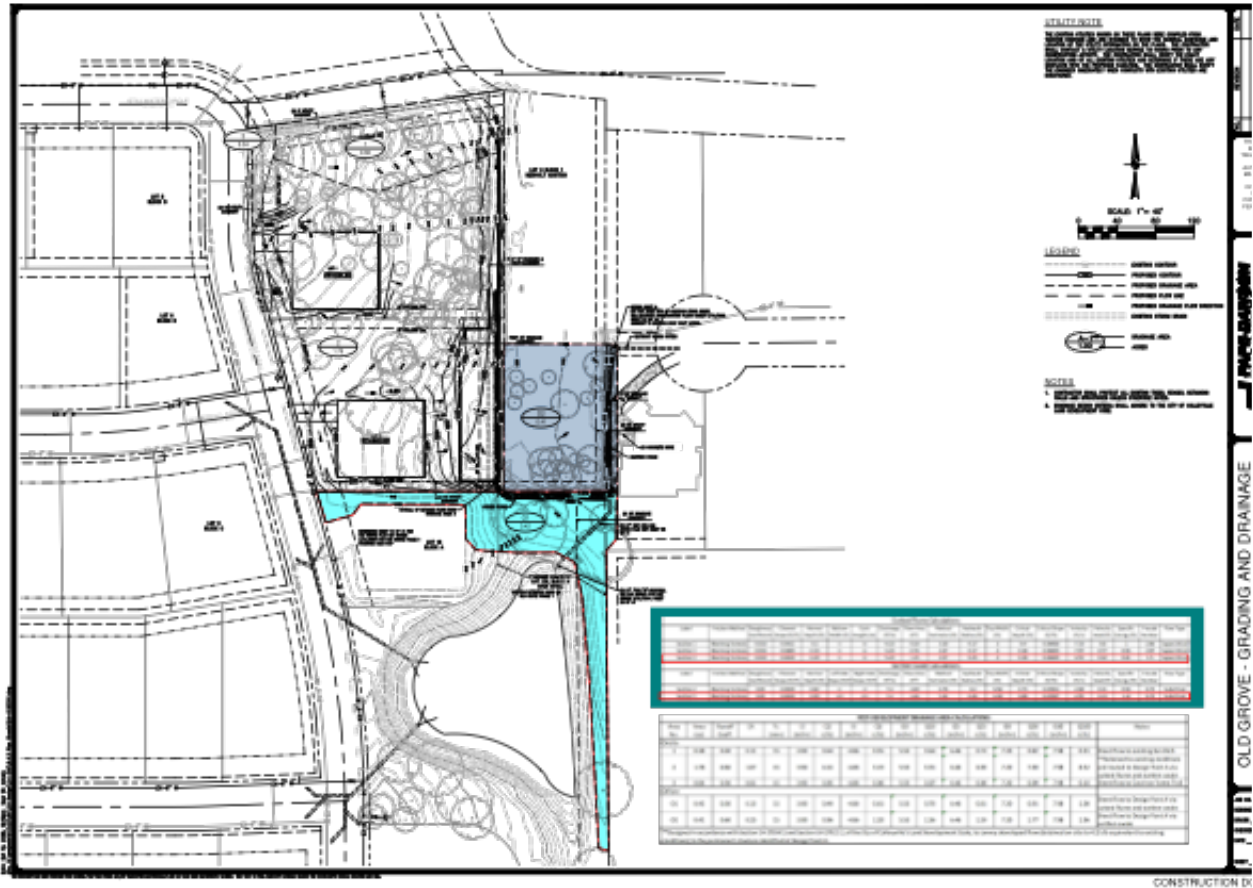
From: Jennifer Johnson
Sent: Monday, October 26, 2020 4:48 PM
To: Mike Boswell
Cc: Mark ICE: Johnson
Subject: 203 Colden Ct

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 8c

Agenda Date 7/6/2021

Number Resolution R-21-4626

Type Resolution

Department Community Development

Title

Consideration of a Replat for Lot 1R, Block 1, Village Court, being Lot A1 & A2, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case PC21-008

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

Tamara L. Spicer, the applicant, has submitted a request for a Replat for Lot 1R, Block 1, Village Court, being Lots 1A & 2A, Block 1, Village Court; being approximately 1.93 acres; and zoned RE Single-Family 'Estate' Residential. The purpose is to combine the two lots into one single residential lot and allow for the development of a new single-family home.

Existing Conditions/Background: The subject property is located along Pleasant Run Road on the east side of the street and north of Veranda Lane. The proposed combination of the two lots would conform to the RE district standards. The lots currently are not improved, but have flood plain located within their eastern portions.

Proposed Zoning:

Request – The applicant requests to rezone the properties from PUD-C to RE district. The minimum standards for the RE zoning district are as follows:

Minimum Lot Size	80,000 sf.	84,148 sf.
Minimum Lot Width	200 feet	219.95 feet
Minimum Lot Depth	300 feet	346 feet
Front Building Line	40 feet	
Side Building Line	25 feet	
Rear Building Line	40 feet	

Max. Lot Coverage 20%

Max. Impervious Coverage 50%

Surrounding Development: The property to the north is zoned AG Agricultural and is improved with a single-family home and accessory buildings. The properties located to the south and east are located in The Village and are improved with commercial and residential uses in a mixed-use setting. Properties to the west are located in The Village improved with single-family attached uses and AG Agricultural improved with a metal building.

Analysis: The proposed lot is compatible with the RE zoning district and meets the intent of the City's Comprehensive Master Plan.

Plat Status: The property is identified as Lots 1A & 2A, Block1, Village Court.

DRC Review: The DRC met on March 22nd and offered the following comments to the applicant:

1. Provide the distance to the centerline of Pleasant Run Road.
2. We need a 37.5 feet ROW from the Centerline of Pleasant Run Rd. Current right of way varies from 65.0 feet and 61.7 feet and for a Major Collector it needs to be 75 feet, therefore this owners fair share would be 37.5 feet from centerline.
3. Lot is over 200 feet deep from both frontages, so a 16 foot drainage and utility easement along the rear, or eastern property line is required by Land Development Code.
4. Floodway easements need to be updated based on current FEMA proposed mapping, contact FEMA Region 6 for new mapping and redefine Floodway easements with all required notes.
5. Provide information from the franchise utilities for the abandonment of easements.

The plat was revised and complies with the Land Development Code.

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 as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends approval of the replat contingent on approval of the requested zoning change.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the Replat at their May 10, 2021 meeting by a vote of 4-1.

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. Plat Exhibit
5. Notification Map
6. Notification List
7. Property Owner Notification
8. Resolution R-21-4626

Aerial Map

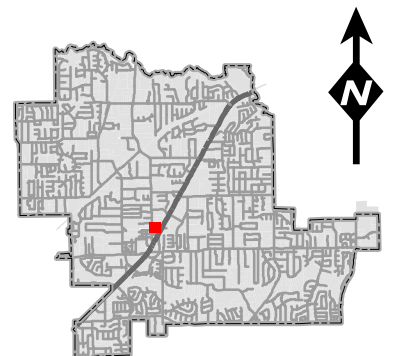


PC21-008

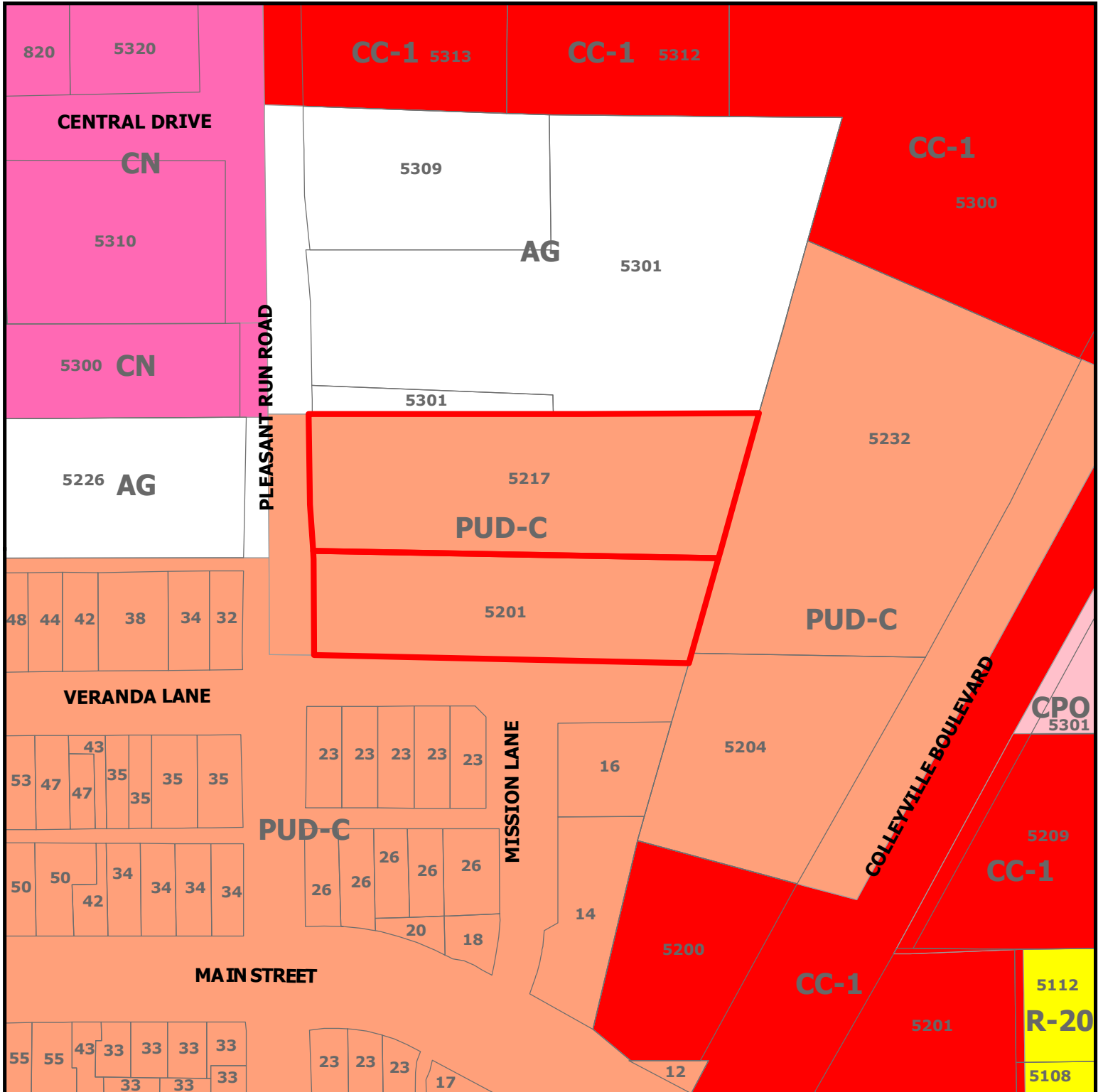
5217 and 5201 Pleasant Run Road

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 Subject Property



Zoning Map

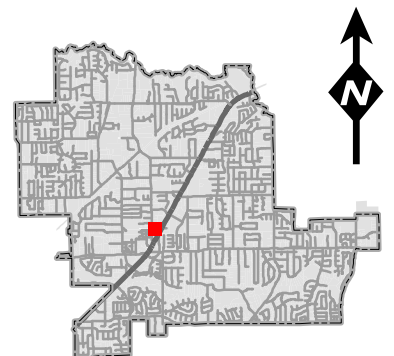


PC21-008

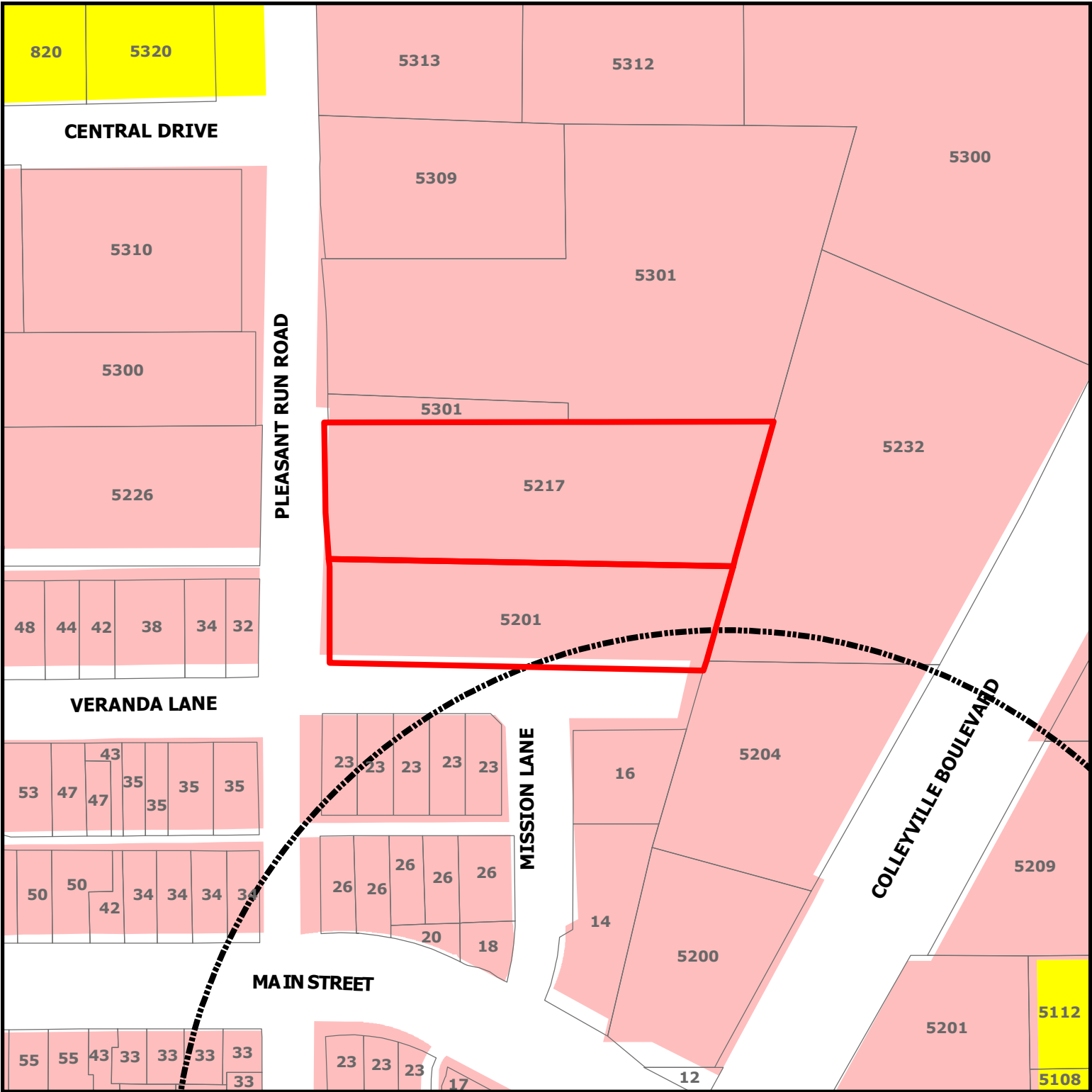
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 Subject Property



Future Land Use Map

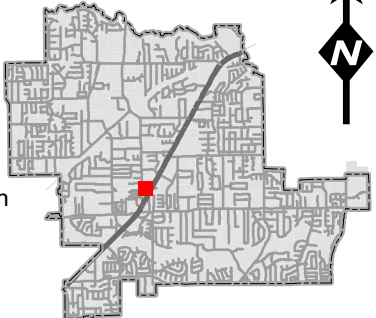


PC21-008

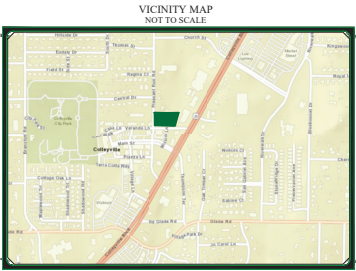
5217 and 5201 Pleasant Run Road

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

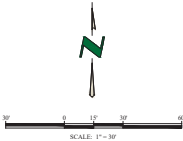


Plat Exhibit



SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with no combined scale factor.
- This property lies within Shaded Zone X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0095K, dated September 25, 2009, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to combine two previously platted lots into one.



STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, CRAIG D. BARTOSHI, a Registered Professional Land Surveyor of the State of Texas, have planned the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED AS A BASIS FOR ANY ACTION OR DOCUMENT DATED 3/1/2021

CRAIG D. BARTOSHI, R.P.L.S.
No. 6459

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared CRAIG D. BARTOSHI, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF XXXXXX §

WHEREAS, XXXXXXXXXXXXXXXXXXXX, is the owner of all that certain 1.93 acres tract of land, by the Deed recorded in Document Number XXXXXXXXXXXXXXXXXXXX in the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), which is known as all of Lots 1 & 2, Block 1, Amended Plat of Village Court, as recorded in Cabinet A, Slide 10532 in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), in the J.M. Looney Survey, Abstract Number 652, City of Colleyville, Tarrant County, Texas and more particularly described by the metes and bounds as follows:

BEGINNING at a 1/2" iron rod with a cap stamped "MILLER 5665" found for the southeast corner of the herein described tract, common to the southwest corner of Lot 2, Block 1, Village Front Door Addition recorded in Cabinet A, Slide 12698 P.R.T.C.T., being a point in the North line of Lot 1, of said Block 1, Village Front Door Addition;

THENCE North 88° 38' 37" West - 346.16' along the North line of said Village Front Door Addition and with the North line of Veranda Lane (Variable Width Right-Of-Way) and along the South line of the herein described tract to an "X" cut in concrete for the southwest corner of the herein described tract, which is at the intersection of the East line Pleasant Run Road (Variable Width Right-Of-Way), and the North line of Veranda Lane;

THENCE North 00° 53' 33" West - 219.95' with the East right-of-way line of said Pleasant Run Road, to an "X" cut in concrete for the northwest corner of the herein described tract, common to a point in the South line of a tract of land conveyed to Jean Andrew and Alton Foster by the Deed recorded in Document Number D19927039 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.);

THENCE South 88° 38' 37" East - 220.00' along the South line of said Jean Andrew and Alton Foster tract, to a 1/2" iron rod with a cap stamped "VOGT 1528" found for a point for corner of the herein described tract, common to the southern most southwest corner of a tract of land conveyed to Kaylynn Forest Eart by the Deed recorded in Volume 11546, Page 2304 D.R.T.C.T.;

THENCE North 88° 50' 00" East - 194.54' along the South line of said Kaylynn Forest Eart tract, to an "X" found for the northeast corner of the herein described tract, being a point in the West line of said Lot 2, Block 1, Village Front Door Addition;

THENCE South 15° 58' 23" West along the West line of said Lot 2, Block 1, Village Front Door Addition, passing at 122.50' an "X" found and continuing for a total distance of 235.95', to the POINT OF BEGINNING and containing 1.93 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That XXXXXXXXXXXX, the Owner, does hereby adopt this plat designating the herein before described property as LOT 1R, BLOCK 1, VILLAGE COURT, and, in addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate for simple to the public use forever any street, right-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, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness by our hands this _____ day of _____, 2021

By: _____

XXXXXXXX - Owner

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

PLANNING AND ZONING COMMISSION APPROVAL:

WHEREAS, The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2021,

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 _____, 2021, to approve this plat

Chairman, Planning and Zoning Commission

Attest Secretary, Planning and Zoning Commission

REPLAT
VILLAGE COURT
LOT 1R, BLOCK 1

A REPLAT OF LOTS 1 AND 2, BLOCK 1, VILLAGE COURT AS RECORDED IN CABINET A, SLIDE 10532 IN THE PLAT RECORDS OF, TARRANT COUNTY, TEXAS IN THE J.M. LOONEY SURVEY, A-652 CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

OWNER/DEVELOPER

SOUTH BOWIE
INVESTMENT PARTNERS, LP
P.O. BOX 126
COLLEYVILLE, TEXAS, 76034

ENGINEER / SURVEYOR

STRAND AE
10003 TECHNOLOGY BLVD.
DALLAS, TEXAS 75220
972-620-8204

— MARCH 2021 —

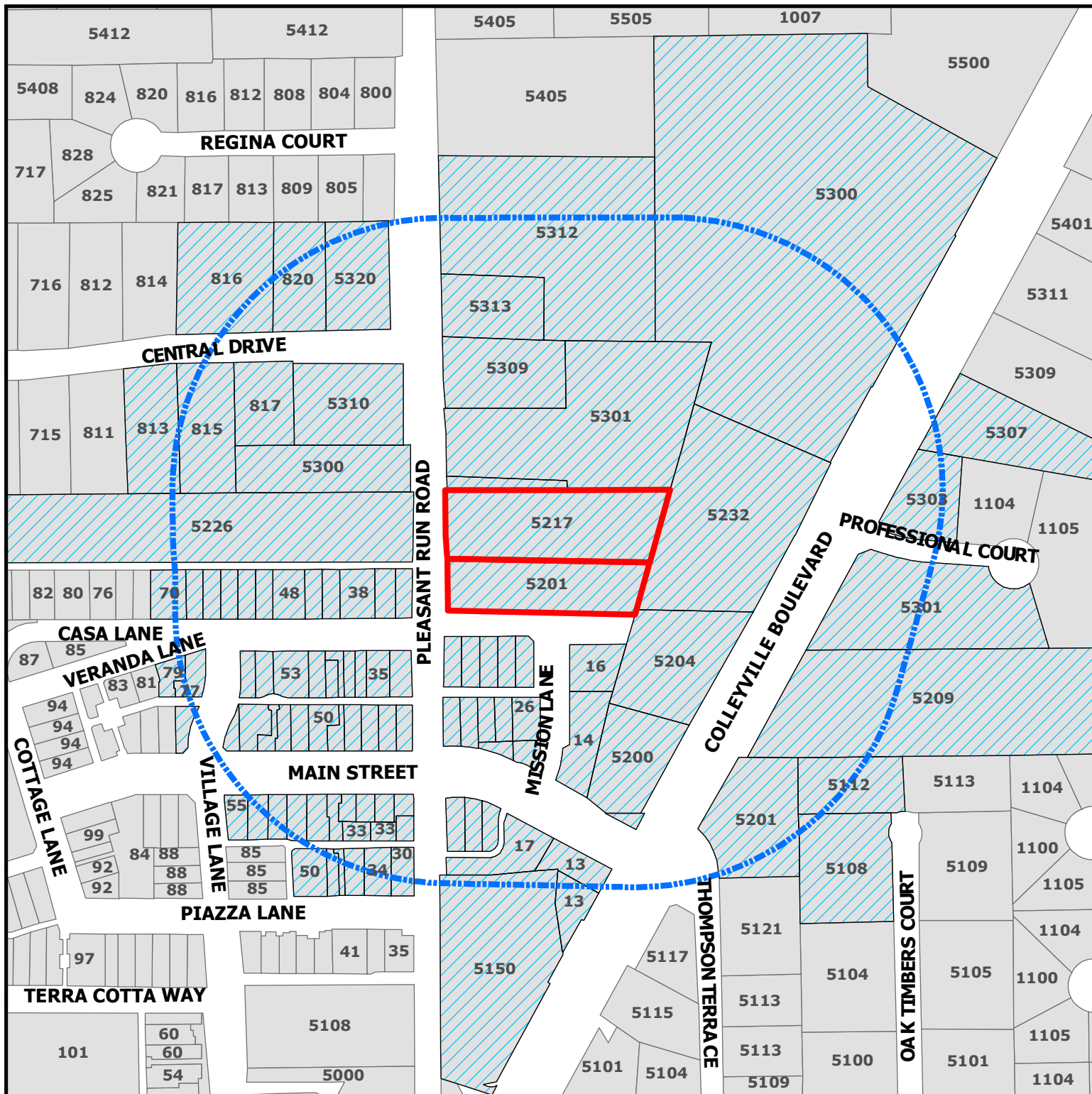
ZONED: RE-40

DRAWN BY: J.L.X. DATE: 03/02/2021 CHECKED BY: XXX JOB NO.: XXXXX

LEGEND

ROW	RIGHT-OF-WAY
CM	CONTROLLING MONUMENT
BM	BENCHMARK
50 FT.	SQUARE FEET
D.P.R.C.T.	DEED PUBLIC RECORDS
P.R.C.T.	PUBLIC RECORDS COLLIN COUNTY TEXAS
	COUNTY TEXAS
---	BOUNDARY
---	ADJACENT
---	EASEMENT

Notification Map

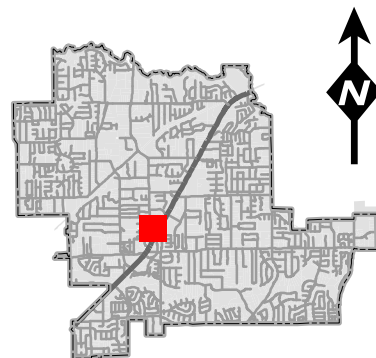


PC21-008

5217 and 5201 Pleasant Run Road

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	58 MAIN ST
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
BURDETTE, MARK L	77 VERANDA LN	COLLEYVILLE, TX	76034	64 VERANDA LN # 411
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	50 MAIN ST
GROFFMAN, STEVEN	815 CENTRAL DR	COLLEYVILLE, TX	76034	815 CENTRAL DR
HAMM, DAVID A	6109 EQUESTRIAN CT	COLLEYVILLE, TX	76034	32 VERANDA LN # 112
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	43 VERANDA LN
BOES, MARK	34 VERNADA LN # 210	COLLEYVILLE, TX	76034	34 VERANDA LN # 211
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	42 PIAZZA LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	16 MAIN ST
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
ZAKHARY, ADEL	42 VERANDA LN STE 110	COLLEYVILLE, TX	76034	42 VERANDA LN # 111
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	17 MAIN ST
REDEEMED CHRISTIAN CHURCH OF G	PO BOX 391	COLLEYVILLE, TX	76034	5300 PLEASANT RUN RD
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5301 PLEASANT RUN RD
VILLAGE MONTICELLO PRNTS LTD	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	14 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	35 VERANDA LN # 312
GIFFORD, T	33 MAIN ST #260	COLLEYVILLE, TX	76034	33 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5209 COLLEYVILLE BLVD
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	50 MAIN ST
BOBBY MOORE FAMILY LP	6113 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	46 PIAZZA LN # 36 110
BAJRAM & RUZDI INVESTMENTS LLC	206 MILL WOOD DR	COLLEYVILLE, TX	76034	5150 COLLEYVILLE BLVD
GILLILAND, DOUGLAS H	9285 HUNTINGTON SQ # 100	NORTH RICHLAND HILLS, TX	76182	55 MAIN ST
BURDETTE, DONNA E	77 VERANDA LN	COLLEYVILLE, TX	76034	77 VERANDA LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	47 VERANDA LN # 210
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	48 VERANDA LN
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5312 COLLEYVILLE BLVD
LALA FAMILY TRUST	816 CENTRAL DR	COLLEYVILLE, TX	76034	816 CENTRAL DR
ROGERS, J ANDREW	201 MAIN ST STE 2500	FORT WORTH, TX	76102	30 PIAZZA LN
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX	76034	5201 PLEASANT RUN RD
DS & RS PROPERTIES LLC	2421 ARBOR GATE LN	COLLEYVILLE, TX	76034	5320 Pleasant Run RD
KREIDER, LORRAINE	79 VERANDA LN	COLLEYVILLE, TX	76034	79 VERANDA LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	23 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	13 MAIN ST
KIPTON ANDERSON INVESTMENTS LL	5303 COLLEYVILLE BLVD STE B	COLLEYVILLE, TX	76034	5303 COLLEYVILLE BLVD
SUNDER HOLDINGS LLC	11464 HARRY HINES BLVD	DALLAS, TX	75229	5201 COLLEYVILLE BLVD
FEAGAN, DENNIS JOHN	1303 BELLEFONTE LN	COLLEYVILLE, TX	76034	5309 PLEASANT RUN RD
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
TURNER, LORI	62 VERANDA LN	COLLEYVILLE, TX	76034	62 VERANDA LN # 311
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
VILLAGE JV LLC	610 DEFOREST CT	COPELL, TX	75019	76 MAIN ST
C & S SKY BLUE CORPORATION	2127 SERENE CT	KELLER, TX	76248	5307 COLLEYVILLE BLVD
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	38 VERANDA LN
KRAFTHOEFFER, ASHLEY	38 PIAZZA LN	COLLEYVILLE, TX	76034	38 PIAZZA LN # 37 310
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	20 MAIN ST
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
NORWOOD, TODD	6404 CUTTER RIDGE CT	COLLEYVILLE, TX	76034	68 VERANDA LN # 611
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	18 MAIN ST
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	53 VERANDA LN
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
LFA PROPERTIES LLC	7904 SHEFFIELD CT	NORTH RICHLAND HILLS, TX	76182	
D & V WALKER PROPERTIES LLC	5501 NORMANDY DR	COLLEYVILLE, TX	76034	5226 PLEASANT RUN RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	35 VERANDA LN # 411
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5313 PLEASANT RUN RD
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
CLARKE PRODUCTS INC	820 CENTRAL DR	COLLEYVILLE, TX	76034	820 CENTRAL DR
BETHEL METHODIST CHURCH OF NOR	5310 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5310 PLEASANT RUN RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	70 CASA LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	23 MAIN ST
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX	76034	5217 PLEASANT RUN RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	42 MAIN ST
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	50 MAIN ST
DDK REAL ESTATE INV LLC	7212 THAMES TRL	COLLEYVILLE, TX	76034	5204 COLLEYVILLE BLVD
BELL, WILLIAM M	60 VERANDA LN # 210	COLLEYVILLE, TX	76034	60 VERANDA LN # 210
PREWITT LEASING INC	97 VILLAGE LN STE 300	COLLEYVILLE, TX	76034	97 VILLAGE LN # 211
GBC CAPITAL LLC	PO BOX 121	COLLEYVILLE, TX	76034	44 VERANDA LN
PITTS, REX A	66 VERANDA LN	COLLEYVILLE, TX	76034	66 VERANDA LN # 510
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	23 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	13 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	47 VERANDA LN # 112
TCN INVESTMENTS III LLC	1861 BROWN BLVD # 744	ARLINGTON, TX	76006	35 VERANDA LN # 211
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
ATWOOD, STEVE	34 PIAZZA LN # 37	COLLEYVILLE, TX	76034	34 PIAZZA LN # 37
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	12 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	50 PIAZZA LN
BARNARD PARTNERS XIII LTD	PO BOX 127	COLLEYVILLE, TX	76034	5301 COLLEYVILLE BLVD
CAREW, PAT	2106 STONEHAVEN DR	COLLEYVILLE, TX	76034	5108 OAK TIMBERS CT
GABLE, MICHAEL	813 CENTRAL DR	COLLEYVILLE, TX	76034	813 CENTRAL DR
FARRAR, NANCY KAREN	33 MAIN ST STE 200	COLLEYVILLE, TX	76034	33 MAIN ST
BEAM REAL ESTATE LLC	14455 WEBB CHAPEL RD	FARMERS BRANCH, TX	75234	5200 COLLEYVILLE BLVD
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5301 PLEASANT RUN RD
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5300 COLLEYVILLE BLVD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	43 MAIN ST
FIGUEROA FAMILY REVOCABLE TRUS	817 CENTRAL DR	COLLEYVILLE, TX	76034	817 CENTRAL DR
COLLEYVILLE LOFTS VENTURE LLC	1430 BROADWAY 14TH FLR	NEW YORK, NY	10018	5232 COLLEYVILLE BLVD # 1
TCN INVESTMENTS III LLC	1861 BROWN BLVD # 744	ARLINGTON, TX	76006	35 VERANDA LN # 110
PREWITT LEASING INC	97 VILLAGE LN STE 300	COLLEYVILLE, TX	76034	97 VILLAGE LN # 112
WILLIAMS, ALFLOYD	33 MAIN ST 210	COLLEYVILLE, TX	76034	33 MAIN ST
XU, SHENG	2113 BRENTCOVE DR	GRAPEVINE, TX	76051	33 MAIN ST
TMAAC LLC	4109 BROWN TRL	COLLEYVILLE, TX	76034	33 MAIN ST
MCR VENTURES LLC	3716 BLOSSOM HEATH RD	DAYTON, OH	45419	33 MAIN ST
TULLY, SUSAN	33 MAIN ST # 240	COLLEYVILLE, TX	76034	33 MAIN ST
ISBELL, STEVE E	5112 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5112 OAK TIMBERS CT
COLLEYVILLE HEIGHTS	825 REGINA COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
RIVERWALK AT COLLEYVILLE	P.O. BOX 1031	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
SPICER, TAMARA L	90 CASA LANE	COLLEYVILLE, TX	76034	APPLICANT



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, April 12, 2021 at 7:00 p.m.

City Council Meetings: Tuesday, May 4, 2021 at 7:30 p.m.

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

Request: Consideration of a Replat for Lot 1R, Block 1, Village Court, being Lots A1 & A2, Block 1, Village Court. The purpose is to combined the two properties into a one (1) single-family residential lot and allow for the development of a new home. No new lots are proposed.

Zoning Case: PC21-008

Applicant: Tamara L. Spicer

Owner: South Bowie Investment Partners, LP

Location: 5217 & 5201 Pleasant Run Road

Property Description: Lot A1 & A2, Block 1, Village Court

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.

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

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

RESOLUTION R-21-4626

**A RESOLUTION APPROVING A REPLAT FOR LOT 1R, BLOCK 1,
VILLAGE COURT**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat for Lot 1R, Block 1, Village Court, on May 10, 2021.

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

Sec. 1. THAT the Replat, for Lot 1R, Block 1, Village Court on approximately 1.93 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 15th DAY OF JUNE 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 9

Agenda Date 7/6/2021

Type Report

Department City Secretary

Title

Library Board Minutes - April 12, 2021

Planning and Zoning Commission Worksession Minutes - April 26, 2021

Planning and Zoning Commission Minutes - May 10, 2021

Planning and Zoning Commission Worksession Minutes - May 24, 2021

Attachments

1. Library Board Minutes - April 12, 2021
2. April 26, 2021 P&Z Minutes
3. May 10, 2021 P&Z Minutes
4. May 24, 2021 P&Z Minutes



City of Colleyville

Colleyville Library Board

MINUTES

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

Monday, April 12, 2021
6:00 p.m.

Colleyville Public Library
110 Main Street

1. CALL TO ORDER

Chair Gary McPherson called the meeting of the Colleyville Library Board to order at 6:05 p.m.

Present Board members: Chair Gary McPherson, Molly Skinner, Pat Jones, Joan Roberts, Cecilia Sublette, Tina Bond; Ex-Officio: Denise Light; City Staff: Library Director Mary Rodne, Library Events Coordinator Alyssa Ross

Absent Board members: Kay Newton, Joy Fulton Lee, Wanda Cotter

2. APPROVAL OF MINUTES

February 8, 2021

A motion was made by Molly Skinner and seconded by Pat Jones to approve the February 8, 2021 minutes. The motion was approved unanimously.

3. REGULAR AGENDA ITEMS

3a Presentation on Area Library COVID Survey

Director Rodne presented an overview of the survey of 47 area libraries. She noted that many libraries have changed policies since the Governor lifted COVID restrictions on March 10. Since that time, the Colleyville Public Library has stopped quarantining returned materials, opened to 100% capacity, and opened two of the three study rooms, with the third opening up soon. Adult Services has switched programs to hybrid, offering both in-person and virtual options. Youth Services will start holding in-person programs in the summer.

Chair McPherson noted that Colleyville has been lucky during COVID and has not had the tax erosion present in other communities. Director Rodne then noted that Library staff were all deemed essential workers, allowing them to continue working. It was noted that the Library had increased traffic at the drive-up window and through home delivery during the lock down.

3b Discussion of the Colleyville Public Library Long-Range Plan Update

Director Rodne provided an overview of the long-range plan required by the Texas State Library and Archives Commission, and noted that the current Colleyville Public Library Long-Range Plan 2016-2021 needed to be updated this year. Rodne explained that previous plans have included major renovations, including the expansion to the second floor and the reconfiguration of the first floor. Rodne added that major changes are not anticipated during this planning phase. One update, which Rodne does anticipate is the need to replace the two automated material returns, which are around 10 years old. It was explained that during the planning process, the Library Board would participate in focus groups to provide input regarding current and future library use. Additionally, it was discussed that Aaron Babcock with Hidell and Associates Architects will facilitate the planning process and prepare the final report of findings, as he had prepared the previous planning document, as well as the documents for the expansion to the second floor and the reconfiguration of the first floor. It was noted that he is familiar with the Library and community. Director Rodne hopes to have the new long-range plan completed by the end of 2021 or early 2022.

3c Discussion of Items for Future Agendas

The Board will need to schedule a meeting with Hidell and Associates Architects to discuss the long-range update planning process.

4. REPORTS**4a Librarian's Report****A. Monthly Statistics:**

Director Rodne provided an overview of the statistics and programs for the months of February through March 2021. Rodne explained that the Library will not have the Zinio platform for magazines due to a vendor merger, so that statistic will go away. It was noted that PressReader had replaced the Zinio magazine service.

Rodne added that the Library will begin accepting volunteers again and that volunteer training will start in April 2021.

B. Donations:

In February and March 2021, the Library received a total of \$12,095. In the month of February, donations included: a \$10,000 grant presented to the Colleyville Public Library Foundation from the Robert J. and Helen H. Glaser Family Foundation to support the Colleyville Public Library's 2021 Summer Reading Program. In the month of March, donations included: \$200 from Ann Maddux for audiobooks for adults, \$20 from Sarah Hodges for adult books, \$300 from Heath and Amy Dowell for the purchase

of youth books in honor of their children's birthdays, \$575 for the purchase of books in memory of Barbara Scott Wood, and \$1,000 from the Colleyville Lions Club Foundation for the purchase of large print books.

C. Programs:

Director Rodne provided an overview of the Library's program and events from February through March 2021. Adult Services held eight programs in February and March, with 66 total participants. The programs were a hybrid of in-person and virtual attendance. Youth Services held 36 programs, with 741 total participants. This included a new program, Yoga Storytime, which was held twice.

Rodne added that the Library had held several special activities for the recent holidays. On February 12 and 13, the Library gave out Valentine's Day Treats to 75 adults and 75 children who checked out materials. On March 31, the Youth Services staff held a come and go Easter Egg Hunt on the lawn of the Plaza, with 39 children in attendance.

Additionally, the Library launched a second StoryWalk® program for families to enjoy at The Plaza at Colleyville. It began on Monday, March 15, 2021, and will remain up through Friday, April 30, 2021. This time the activity features the book, "*Dandy*," by Ame Dyckman. With this event, the Library is collaborating with the City of Colleyville Parks Department to utilize all of the parks for a scavenger hunt. The community is invited to hunt for a Dandelion named Charlotte, one of the main characters in the book, at all of the City's parks. Charlotte is about four-feet tall. One Charlotte will be hidden at each of the 10 City of Colleyville parks. The response from the community has been positive. Rodne concluded that the Library plans to sponsor another StoryWalk® program and scavenger hunt in the fall.

It was noted that the Screen Free Fun kits continue to be popular and that one was distributed each month. In February, the kit was themed Puppy Love and in March, the kit was themed Spring Break. The kits were filled with activities and 150 of each were distributed.

Rodne reported that the Library had purchased twenty-five additional DVD Binge Boxes, bringing the collection total to 50.

Due to the severe winter weather in mid-February, Rodne reported that the Library served as a warming center beginning at 4:00 p.m., Monday, February 15, 2021, and remained open 24/7 through Thursday, February 18, 2021, when the warming center officially closed at 8:00 p.m. At times, over 100 people were in the building, many to charge devices. Several spent the night in the Library. Staff members from multiple departments helped run the building, and man the check-in table with temperature checks, as well as the coffee stations with food. Food and water were donated by local businesses and residents. During this time, the Library offered to bring food and provide

the weekly At-Home Delivery service to the Library's homebound residents, which was most appreciated by them that week.

Director Rodne provided an update on plans for the 2021 Glow Crazy with Reading Summer Program. Rodne noted that most of the programs will be transitioning back to in-person, with one virtual story time per week. Numbers will be limited to allow for proper distancing and programs will be held in the large meeting rooms. Popular programs might be held multiple times to allow for more to attend. Registration begins Monday, May 24, 2021. All the Summer Reading programs begin on June 7, 2021 and will continue through July 24, 2021.

Director Rodne added that there will not be a Summer Reading Program opening event this year, but hopes to hold a Summer Reading Finale event outside in The Plaza at Colleyville. There will be outdoor events every Thursday evening. Thus far, Wacky Chad, a pogo stick performer, the Rope Warrior, a jump rope performer, a BMX bike show, and a dog show have been booked. The Library will give out t-shirts again and they will glow in the dark to go with the theme. Adult programs will continue to be hybrid, with both in-person and virtual options. Friday Movies will be held inside with limited numbers for social distancing. The prize room will be a 'glow room'. Rodne added that Kay Newton and Joanne Caniano will help with decorations again, as they have done in past years. A variety of LED items including lights, pillars and arches have already been ordered.

Chair McPherson mentioned that a scavenger hunt for adults might be popular.

4b Friends of the Colleyville Public Library Report

Joan Roberts reported that the Friends were making plans to start taking donations again by appointment. It was noted that Mary Alice Rippe has been calling individual donors who expressed interest. The Used Book Sales have continued, although they have been slow with the decreased capacity. Joan Roberts added that the Friends are hopeful with increased foot traffic, sales will increase as well. Roberts added that there are no plans for the large spring book sale, but there might be a sale in the fall. Joan Roberts mentioned potentially doing small pop-up sales. Molly Skinner brought up the idea of selling age appropriate books at story times. The Friends had donated several boxes of children's books to the charity Young Life.

4c Colleyville Public Library Foundation Report

Denise Light reported that the Library Foundation Board does not meet again until May 10, 2021, so there was nothing to report.

5. ADJOURNMENT

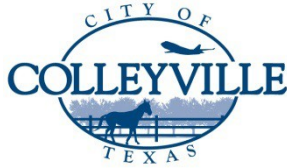
A motion was made by Pat Jones and seconded by Joan Roberts to adjourn the meeting of the Colleyville Library Board at 6:50 p.m. The motion was approved unanimously.

APPROVED BY A VOTE OF 7 AYES, 0 NAYS, AND 0 ABSTENTIONS ON THIS THE 14th DAY OF June 2021.

Minutes taken and prepared by:



Alyssa Ross
Library Community Events Coordinator



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, April 26, 2021

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on April 26, 2021, at 6:15 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Matt Koch, George Bond, and Claudia Bevill

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

Also Present: Council member George Dodson and Bobby Lindamood

Chair Bevill made a general announcement regarding the resignation by Commissioner Kimberly Holt from the Planning and Zoning Commission.

2. WORKSESSION AGENDA ITEMS

- 2 a** Presentation and discussion of a zoning change from AG Agricultural zoning district to the R-40 Single Family Residential zoning district on a portion of Tracts 2D & 2D3, Abstract 233, D R Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC21-012

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the existing structures on the property, property's history, drainage concerns, potential detention pond, street frontage, zoning, flag lot regulations, property elevation, contour map information, public safety access, water line access, time limits for development, number of car garage, access and egress, and public street regulations.

Commissioner Williamson question the applicant, Anward Dossani regarding providing a second driveway access for the proposed house in the rear. The applicant stated he is not opposed to the suggestion. Discussion continued regarding driveway access and property layout.

3. AJOURMENT

The meeting adjourned at 6:51 p.m.

The minutes were written and prepared by:



Araceli Botello

Planning Technician

The meeting minutes were approved on June 14, 2021 by a vote of 5-0 and 1 abstained.



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, May 10, 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 May 10, 2021, at 6:16 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Matt Koch, and Claudia Bevill

Absent: George Bond

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

Also Present: Council Member Chuck Kelley

Chair Bevill made a general announcement regarding the copies provided of the City of Colleyville Comprehensive Plan.

There was general discussion amongst Staff and the Commission regarding items to be presented this evening at the regular meeting.

Chair Bevill adjourned the Pre Commission Meeting at 6:45 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 May 10, 2021, at 7:04 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Matt Koch, and Claudia Bevill

Absent: George Bond

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

1 APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Minutes – March 22, 2021
Planning and Zoning Commission Minutes – April 12, 2021
Joint City Council and Planning and Zoning Commission Minutes – April 26, 2021

Commissioner Williamson made a motion to approve the March 22, 2021 Planning and Zoning Commission Minutes, April 12, 2021 Planning and Zoning Commission Minutes, and April 26, 2021 Joint City Council and Planning and Zoning Commission Minutes. Commissioner Groves seconded the motion

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Syed, Koch, and Bevill
Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Preliminary/Final Plat for Lots 1-12 & Lot A, Block 1, Eastpointe Terrace, being Lot 1, Miles Addition, located at 6480 Pool Road, Case PC21-004, TABLED FROM THE APRIL 12, 2021 PLANNING AND ZONING COMMISSION MEETING

Commissioner Bevill made a general announcement regarding the number of Commissioner present and the required 4 affirmative votes for an approval of an item.

Commissioner Bevill requested the item be removed from the table. Commissioner Syed made a motion to removed Case PC21-004 from the table. Commissioner Koch seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Syed, Koch, and Bevill
Nay: 0

Jacquelyn Reyff and Ben Bryner presented the item and briefed the

Commission.

The applicant, Samantha Renz, 420 Throckmorton, Suite 620, Fort Worth, Texas, came forward and briefed the Commission.

The public hearing was open at 7:12 p.m.

Keith Shelton, 6504 Glenhope Circle South, came forward and spoke in opposition to the case. Mr. Shelton addressed concerns regarding drainage, acceleration of water flow, future erosion problems, tree preservation, and communication with the developer.

Lana Shelton, 6504 Glenhope Circle South, came forward and spoke in opposition to the case. Mrs. Shelton addressed concerns regarding proposed number of homes and not contacted by the developer.

Sue Reed, 2512 Independence Road, came forward and spoke in opposition to the case. Ms. Reed addressed concerns regarding the history of the development, drainage, tree preservation, double frontage lots, and fencing.

Anthony Horton, 2612 Independence Road, came forward and spoke in opposition to the case. Mr. Horton addressed concerns regarding number of proposed lots, double frontage, proposed location of the street, fencing, parking, landscaping, and tree preservation.

Mary Ruocchio, 2516 Independence Road, came forward and spoke in opposition to the case. Mrs. Ruocchio addressed concerns regarding the width of the road, tree preservation, property value, and fencing material.

Richard Ruocchio, 2516 Independence Road, came forward and spoke in opposition to the case. Mr. Ruocchio addressed concerns regarding double frontage lots, property value, narrow landscape buffer, fencing, and tree preservation.

The following citizens did not wish to speak, but would like their opposition recorded:

Aleisha Gravit, 2608 Independence Road

With no one wishing to speak, the public hearing was closed at 7:42 p.m.

The developer, Jerry Baker, 8200 Boca Road, Fort Worth, came forward to address concerns brought forth by the citizens and answer questions of the Commission. Mr. Baker addressed code requirements, landscape buffer, tree preservation plan & waiver, fencing material, road width, drainage concerns,

topography, lot plan layout, concerns of the property owners to the north, fence location, and reduction in number of lots.

The applicant and engineer, Samantha Renz, came forward and answered questions of the Commissioners. Ms. Renz addressed drainage and detention pond. Discussion continued regarding drainage and tree preservation waiver.

Commissioner Syed questioned staff regarding a trigger for super majority vote due to opposition to the case. Staff responded the trigger for super majority vote only applies to zoning cases and not plat cases.

Commissioner Groves made a motion to deny Case PC21-004. Commissioner Koch seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Syed, Koch, Groves, Bevill

Nay: 1 – Williamson

2b Consideration of a zoning change from PUD-C Planned Unit DevelopmentCommercial zoning district to RE Single Family "Estate" Residential zoning district on Lot A1 & A2, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case ZC21-010, TABLED FROM THE APRIL 12, 2021 PLANNING AND ZONING COMMISSION MEETING

Commissioner Bevill requested the item be removed from the table. Commissioner Syed made a motion to removed Case ZC21-010 from the table. Commissioner Williamson seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Syed, Koch, and Bevill

Nay: 0

2c Consideration of a Replat for Lot 1R, Block 1, Village Court, being Lot A1 & A2, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case PC21-008, TABLED FROM THE APRIL 12, 2021 PLANNING AND ZONING COMMISSION MEETING

Commissioner Bevill requested the item be removed from the table. Commissioner Syed made a motion to removed Case PC21-008 from the table. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Syed, Koch, and Bevill
Nay: 0

Jacquelyn Reyff presented the Case ZC21-010 and briefed the Commission.

The applicant, Tamara Spicer, 90 Case Lane, came forward and briefed the Commission. Ms. Spicer answered questions of the Commission regarding the intent use of the property, the size of the home, owner of the property, and vacancy of the lot.

The public hearing was open at 8:15 p.m. With no one wishing to speak, the public hearing was closed at 8:15 p.m.

There was discussion amongst the Commission regarding the property's zoning and the history of the property.

Commissioner Syed questioned staff regarding utility easements and a well on the property. Staff responded that lots require utilities easements around the perimeter to accommodate any franchise utilities and public utilities are located in the right-of-way. Staff added that they are not aware of any wells on the property.

Commissioner Williamson made a motion to approve Case ZC21-010.
Commissioner Syed seconded the motion

The motion was carried by the following vote:

Aye: 4 – Syed, Williamson, Groves, and Bevill
Nay: 1 – Koch

Jacquelyn Reyff presented Case PC21-008 and briefed the Commission.

The public hearing was open at 8:21 p.m. With no one wishing to speak, the public hearing was closed at 8:21 p.m.

Commissioner Williamson made a motion to approve Case PC21-008.
Commissioner Groves seconded the motion

The motion was carried by the following vote:

Aye: 4 – Syed, Williamson, Groves, and Bevill
Nay: 1 - Koch

- 2d** Consideration of a Special Use Permit for a Massage Therapy use on Lot 1R1, Block 1, Foster Addition, located at 5200 Colleyville Boulevard, Suite C, Case ZC21-008, TABLED FROM THE APRIL 12, 2021 PLANNING AND ZONING COMMISSION MEETING

Commissioner Bevill noted the applicant has withdrawn the case for consideration and no further action is required by the Commission. No action was taken by the Commission.

- 2e** Consideration of a zoning change from AG Agricultural zoning district to R-40 Single Family Residential zoning district on a portion of Tracts 2D & 2D3, Abstract 233, D R Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC21-012

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Anward Dossani, 1809 Arrington Green, came forward and briefed the Commission.

The public hearing was open at 8:28 p.m.

Kathleen Hennessy, 5013 Stonebridge Drive, came forward and spoke in opposition to the case. Mrs. Hennessy addressed concerns regarding access and egress and drainage issues.

Armaan Dossani, 4300 Laffite Lane, came forward and spoke in support of the case. Mr. Dossani addressed his wish to live in proximity to his father, Anward Dossani.

Newy Scruggs, 86 Case Lane, came forward and spoke in support of the case. Mr. Scruggs spoke to Mr. Dossani's character and his contribution to the community.

Lainie Scruggs, 86 Case Lane, came forward and spoke in support of the case. Mrs. Scruggs spoke to Mr. Dossani's character and his contribution to the community.

Sophie Diaz, 6406 Cutter Ridge Court, came forward and spoke in support of the case. Mrs. Diaz spoke to contribution and quality Mr. Dossani would bring to the community.

With no one wishing to speak, the public hearing was closed at 8:48 p.m.

Commissioner Bevill asked Mr. Dossani to come forward and answer questions

of the Commission. Mr. Dossani addressed drainage concerns, engineering plans, street frontage for proposed rear lot, number of lots proposed, and density, consideration to table the case, flag lots, and road requirements.

Discussion continued regarding road requirements, street frontage, and accessory dwelling regulations.

Commissioner Groves questioned the applicant regarding consideration for Special Use Permit for the second home as an accessory dwelling in lieu of the street along the property. Mr. Dossani responded that he is not opposed to the idea. Discussion continued regarding accessory dwelling regulations, application process, and Commission's options regarding the case.

Commissioner Syed made a motion to table Case ZC21-012 to the June 14, 2021 Planning and Zoning Commission Meeting. Commissioner Williamson seconded the motion

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Syed, Koch, and Bevill

Nay: 0 -

3. CITIZEN COMMENTS

Kathleen Hennessy, 5013 Stonebridge Drive, came forward and spoke in regards to properties with large slopes that are present with plans without a retention pond will most likely be met with disfavor by surrounding property owners.

4. AJOURMENT

The meeting adjourned at 9:37 p.m.

The minutes were written and prepared by:



Araceli Botello

Planning Technician

The meeting minutes were approved on June 14, 2021 by a vote of 5-0 and 1 abstained.



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, May 24, 2021

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on April 26, 2021, at 6:15 p.m.

Roll Call

Present: Lawrence Williamson, Sayeda Syed, Matt Koch, George Bond, and Claudia Bevill

Absent: David Groves

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

2. WORKSESSION AGENDA ITEMS

- 2 a** Presentation and discussion of a zoning change from the R-20 Single Family Residential district and R-40 Single Family Residential district to the RE Single Family Residential Estate district for Lot 3, Block 3, Highland Acres Addition, located at 401 Timberline Drive South, Case ZC21-013

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the type and number of livestock intended to keep, keeping of livestock regulations, the size of the home, and the intent of the animals.

- 2 b** Presentation and discussion of a Special Use Permit for an Accessory Dwelling on Tract 2D & 2D3, Abstract 233, D R Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC21-014

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the changes in the site plan layout, the design and number of driveways, location of the detention pond, drainage concerns, applicant's intent, zoning request vs. Special Use Permit request, drainage improvements, and the proposed size

of the home.

- 2 c** Presentation and discussion of a zoning change from R-20 Single Family Residential district for Tract 1L, Abstract 1619, S. C. H. Witten Survey, located at 2005 Hall Johnson Road

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the plat request by the applicant.

- 2 d** Presentation and discussion of a zoning change from R-20 Single Family Residential district and R-30 Single Family Residential district to AG Agricultural district for Lot 1, Block 1, Dotti Addition, located at 1310 Tinker Road, Case ZC21-016, and

- 2 e** Presentation and discussion of a Replat for Lot 1R and Lot 3, Block 1, Dotti Addition, being Lot 1, Dotti Addition, located at 1310 Tinker Road, Case PC21-011

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the intended lot area for zoning change request, existing structures, access easements and driveway access, street frontage, plat waivers, gate access, and notification boundary, current zoning, and the applicant's intent.

3. AJOURMENT

The meeting adjourned at 6:48 p.m.

The minutes were written and prepared by:



Araceli Botello

Planning Technician

The meeting minutes were approved on June 14, 2021 by a vote of 5-0 and 1 abstained.

RESOLUTION R-21-4630

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
JULY 6, 2021**

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

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

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