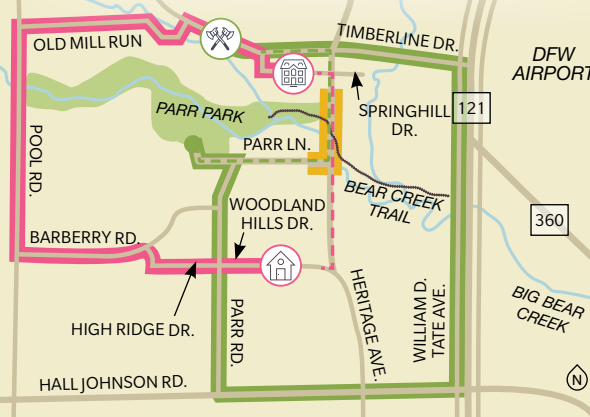


# THE DEBATE OVER THE HERITAGE AVENUE BRIDGE

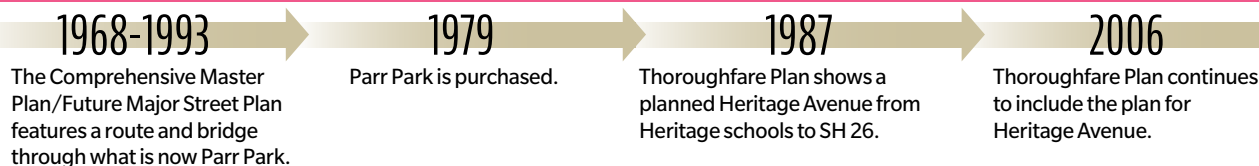
Leading up to the Aug. 10 meeting where Grapevine City Council announced what bond projects would be placed on the November ballot, residents in Grapevine were divided on whether the Heritage Avenue bridge should be on the ballot. Those for it stated the bridge would increase emergency response times. Those against the bridge argued it would take away a portion of a trail system. Ultimately, the council decided not to put the bridge and several other transportation projects on the ballot.

## MAP KEY

- Timberline neighborhood to Woodland Hills neighborhood route • 8-9 minutes
- Timberline neighborhood to Woodland Hills neighborhood route with bridge • 3-4 minutes
- Timberline neighborhood
- Woodland Hills neighborhood
- Fire Station 3 to Parr Park route • 8-9 minutes
- Fire Station 3 to Parr Park route with bridge • 2-3 minutes
- Fire Station 3
- Proposed Heritage Avenue Bridge project



## HISTORY OF THE HERITAGE AVENUE BRIDGE



SOURCE: CITY OF GRAPEVINE/COMMUNITY IMPACT NEWSPAPER

## Grapevine bridge, road projects scrapped from bond

BY **SHERELLE BLACK**

One group's effort to preserve trail systems and wildlife in Parr Park and another's effort to increase emergency response times and mobility has been a topic of controversy since Grapevine City Council announced

in June that construction of a Heritage Avenue bridge could potentially be part of a proposed bond package.

Grapevine residents have been divided on whether the City Council should include the \$8.1 million project that would connect the northern

and southern ends of Heritage Avenue on the Nov. 7 ballot.

The debate came to a head Aug. 10 when Grapevine City Council announced which bond projects were going to be listed on the November

CONTINUED ON 18

## Colleyville Council defers Glade Road phases 3 and 4

BY **SHERELLE BLACK**

When the city of Colleyville's new five-year Capital Improvement Plan emerges in September, residents will see Glade Road phases 3 and 4 are no longer in the city's short-term plans.

At the June 6 City Council meeting, members unanimously passed a resolution that eliminates phases 3 and 4—from Pool Road to Heritage Avenue and from River Bend Drive to Bransford Road, respectively—from a design contract.

Under the current five-year CIP, Phase 3 was set to begin construction in 2019, and Phase 4 was to begin in 2023. Phase 3 plans consist of reconstructing the road to include left-turn lanes as well as an additional west-bound lane from Heritage to Roberts

Road. Phase 4 plans include new pavement and new left-turn lanes. Both phases include a trail on the north side of the road and a sidewalk on the south.

Mayor Richard Newton said the decision to halt all activity pertaining to Glade's phases 3 and 4 was made so the city could focus on other transportation projects. He said phases 3 and 4 do not seem necessary at this time, especially when taking into account the amount of money it

CONTINUED ON 20



**6** IMPACTS  
Now Open, Coming Soon & more



**10** TRANSPORTATION  
Update on the SH 26 Phase 2 project



**15** LOADED BRUSHES  
Business mixes painting with drinks

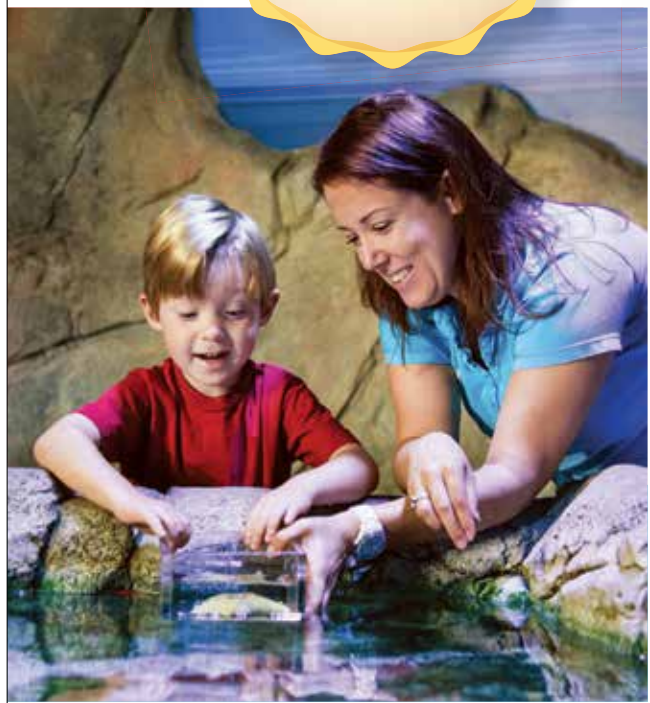


**16** TAVERNA ROSSA  
Restaurant offers Tex-Italian dishes



**17** PEOPLE  
Q&A with Colleyville's city manager

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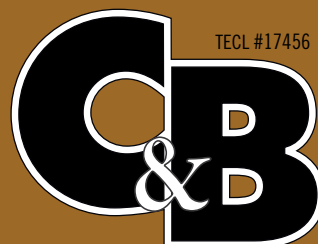
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**ABOUT US**

John and Jennifer Garrett began *Community Impact Newspaper* in 2005 in Pflugerville, Texas. The company's mission is to build communities of informed citizens and thriving businesses through the collaboration of a passionate team.

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## Hot off the press to answer your heated questions

Did you know your *Community Impact Newspaper* is printed at our very own facility near Austin? And this August it is in your hands just as summer typically reaches its peak temperatures.

In this edition we outline the projects that will be included in this November's bond election for the city of Grapevine (see Page 18). Although some items have received more attention than others, such as the proposed Heritage Avenue bridge construction, we want you to know details for all the projects and the impacts—pun intended—each will have. As always, when it comes to our content we strive to bring you the facts in an

informative way so you can make the best decision for you and your family come Election Day, Nov. 7.

We also bring you other news you have been asking for, such as information on the SH 26 construction in Colleyville. This project has been undergoing some noticeable changes since last fall, and we hope we answer any questions you have.

Don't forget that you can contact us to ask about how local government works or events going on in the area at gcsfeed back@communityimpact.com. And if you wish to contact me directly, drop me a line at aerwin@communityimpact.com.

We love to hear from our readers!



*Ana Erwin*

Ana Erwin  
**GENERAL MANAGER**  
aerwin@communityimpact.com

## ASK THE EDITOR



*Sherelle Black*

Sherelle Black  
**EDITOR**  
sblack@communityimpact.com

Do you have a question about how local government works or something going on in town? Send it to gcsnews@communityimpact.com.

### When is the Colleyville Area Chamber of Commerce getting a president?

Last October, Connie Hanner, who served as the president of the Colleyville Area Chamber of Commerce, left to take another position.

Since that time the chamber has been under the leadership of Erin Pedersen, who is serving as interim president. Pedersen previously served as the chamber's program manager.

Pedersen said the chamber is working with a consultant to work through assessments to determine the needs of the chamber and the type of leadership the chamber requires in order to serve those needs best.

She said the evaluation process will continue throughout the year with a decision on how to fill the leadership position made early next year.

Pedersen said the chamber could make the decision to structure differently and not hire a president but rather have co-directors or an executive director.

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## IMPACTS

Businesses that have recently opened, are coming soon, relocating or expanding.



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### NOW OPEN

**1 Marshall's** opened Aug. 3 at 2235 E. Southlake Blvd., Southlake. The chain is one of the nation's leading discounted family retailers. Shoppers can find brand-name and designer clothing for men, women and children as well as footwear, accessories and home merchandise. 817-329-1883. [www.marshalls.com](http://www.marshalls.com)

**2 Pet Supermarket** opened in July at 5611 Colleyville Blvd., Colleyville. The retailer offers food, treats and toys for dogs, cats, birds, reptiles and small animals. In-store vaccinations are also offered.

817-918-9049. [www.petsupermarket.com](http://www.petsupermarket.com)

**3 Fort Worth Brain & Spine Institute LLP** opened in July at 1050 E. SH 114, Ste. 110, Southlake. The medical office provides comprehensive neurological care, including cranial, spinal and peripheral nerve conditions utilizing techniques such as neurovascular surgery, complex spinal fusions and minimally invasive spinal surgery. 817-878-5333. <http://fwbsi.com>

**4 Amazon Pop-Up** opened July 1 inside Grapevine Mills, 3000 Grapevine Mills Parkway, Grapevine. Shoppers can experience the range of Amazon.com's tech devices and get expert help. Customers can

test and purchase Amazon devices, such as Kindle e-readers, Amazon Fire TV, Fire tablets and Amazon Echo, as well as other brands. The kiosk is located between H&M and Rainforest Café. 972-724-4900. [www.grapevinemills.com](http://www.grapevinemills.com)

**5 Park Place Dealerships** opened **Jaguar Land Rover DFW** on July 1 at 1300 E. SH 114, Grapevine. Park Place moved its Jaguar dealership from Plano to Grapevine and added the Land Rover brand to its portfolio. Jaguar Land Rover DFW is a two-story, LEED-certified facility. 833-629-6587. [www.parkplace.com](http://www.parkplace.com)

**6 Lionheart Children's Academy**

opened Aug. 14 inside 121 Church, 2701 Ira E. Woods Ave., Grapevine. The academy, which accepts children ages 6 weeks-12 years old, is a nonprofit Christian organization focused on early childhood education. It offers before- and after-school care. 682-503-1000. [www.lionheartkid.org](http://www.lionheartkid.org)

**7 Princess Day Spa** opened Aug. 4 at 2805 E. Grapevine Mills Circle, Ste. 124, Grapevine. The business offers a range of therapeutic services designed for girls. Services include manicures, princess etiquette lessons, arts and crafts, mini massages and games. 469-464-4495. [www.princessdayspa.rocks](http://www.princessdayspa.rocks)

**8 Fit Body Boot Camp** opened Aug. 12 at 2360 E. SH 114, Southlake. The boot camp is led by an experienced certified personal trainer and is designed to be fun, supportive and challenging while burning maximum fat in minimum time. 817-752-9112. [www.fitbodybootcamp.com/southlakefitnessbootcamp](http://www.fitbodybootcamp.com/southlakefitnessbootcamp)

### COMING SOON

**9 A Waffle House** will be constructed at 2805 Bass Pro Drive, Grapevine. The restaurant will feature breakfast food, such as eggs, bacon, biscuits and sausage, as well as dinner items, such as burgers, salads and steaks. A Waffle House representative said the restaurant has no opening date yet, and it would probably be next year before construction started. <https://wafflehouse.com>

**10 Eat, Fit, Go** will open this year at 2600 E. Southlake Blvd., Ste. 160, Southlake. The business will offer fresh, high-protein meals prepared with all-natural ingredients that are low in sodium and allergy friendly. <https://eatfitgo.com>

**11 Pandora** will open before the end of the year in Southlake Town Square on Grand Avenue East between Evereve and Sundance. In a 1,195-square-foot space, shoppers will be able to find their favorite keepsake pieces from the jewelry shop, which designs, manufactures and markets hand-finished and contemporary jewelry. [www.pandora.net/en-us](http://www.pandora.net/en-us)

**12 Blank Slate Therapy** will open Aug. 21 at 185 S. Kimball Ave., Ste. 120, Southlake.

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## RELOCATION — MASON & DIXIE

A



COURTESY MASON & DIXIE

**Mason & Dixie** opened its new location July 9 at 603 S. Main St., Ste. 303, Grapevine. The restaurant, which relocated from 1641 W. Northwest Highway, Grapevine, serves soups, grilled cheese sandwiches, salads, sandwiches and desserts. It also offers coffee. 817-707-2111. [www.facebook.com/masonanddixie](http://www.facebook.com/masonanddixie)

5



COURTESY PARK PLACE DEALERSHIPS

8



COURTESY FIT BODY BOOT CAMP

10



COURTESY EAT.FIT.GO

15



COURTESY FAVOR

The business will offer individual counseling, couples therapy, child counseling, adolescent therapy and family counseling. 214-618-0588. [www.blankslatetherapy.com](http://www.blankslatetherapy.com)

COMPILED BY **SHERELLE BLACK**  
News or questions about Grapevine,  
Colleyville or Southlake?  
Email us at [gcsnews@communityimpact.com](mailto:gcsnews@communityimpact.com).

## IN THE NEWS

**15** Austin-based delivery app **Favor** announced July 10 its expansion of its services to Grapevine, Colleyville and Southlake. With this expansion, the DFW market is Favor's largest metro area, making up 40 percent of the app's total delivery area coverage. <https://favordelivery.com>

## ANNIVERSARIES

**14** Stephen Sewell with **Farmers Insurance** is celebrating one year of business in August at 2615 E. Southlake Blvd., Ste. 160, Southlake. The company offers insurance for automobiles, homes, businesses, rental properties, recreational and life. 817-873-8010. <https://agents.farmers.com/tx/southlake/stephen-sewell>

## CLOSINGS

**16** On June 11, San Francisco-based Gym-boree Corp. filed for Chapter 11 bankruptcy. As a result of the bankruptcy, the **Crazy 8** store located in Southlake Town Square at 116 State St., Southlake, will be closing. The store plans to be open at least through September. 817-310-1062. [www.crazy8.com](http://www.crazy8.com)

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## LOCAL EVENTS

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AUG. 24

### Tony Dorsett to headline celebrity bowling event

Main Event teams up with the ALS Association Texas Chapter and the Bowling Proprietors Association of America to host the ALS Celebrity Bowling Classic. The event features bowling, laser tag, games, food and drinks. Former Dallas Cowboys player Tony Dorsett hosts the event and is joined by his former teammates Ed "Too Tall" Jones and Randy White. 6 p.m. \$100 (spectator ticket and sponsor-a-patient attendee), \$1,000 (lane sponsorship). Main Event, 407 W. SH 114, Grapevine. 817-714-0088. [www.alsbowlingclassic.com](http://www.alsbowlingclassic.com)

COURTESY MAIN EVENT

## COMING UP

**Aug. 26 | Soap-making workshop**  
[www.grapevinetexasusa.com/nash-farm](http://www.grapevinetexasusa.com/nash-farm)

**Aug. 26-27 | Depression Glass Show and Sale**  
[www.meyershows.com](http://www.meyershows.com)

**Sept. 9 | Fossil Fest**  
<https://gograpevine.com>

**Sept. 9 | Doggie Dive-In**  
<https://gograpevine.com>

SEPT. 4

### Labor Day holiday changes trash schedule

Trash and recycling collection services are suspended Sept. 4 for the city of Southlake. Monday collections will be picked up on Tuesday, and Tuesday collections will be picked up on Wednesday. The cities of Grapevine and Colleyville's trash and recycling services are unaffected by the holiday. [www.cityofsouthlake.com](http://www.cityofsouthlake.com)

SEPT. 9

### Kids Matter's 1-mile, 5K runs to benefit children

Guests can participate in a 1-mile family fun run or a 5K run. Music, local vendor booths and a children's obstacle course are featured. Money raised benefits Kids Matter's programs. 8 a.m. (fun run), 8:30 a.m. (5K). \$15 (fun run), \$30 (5K). Bicentennial Park, 450 W. Southlake Blvd., Southlake. 817-488-7679. [www.kidsmatterinternational.org](http://www.kidsmatterinternational.org)



AUG. 25

### Grapevine chamber hosts its 4th annual casino night

The fourth annual casino night features poker, roulette, three-card poker, blackjack, craps and bingo as well as food and a cash bar. 7 p.m. \$50 (includes \$1,000 in chips). Austin Ranch at Hilton DFW Lakes, 2009 Anderson Gibson Road, Grapevine. 817-481-1522. [www.grapevinechamber.org](http://www.grapevinechamber.org)

SEPT. 9

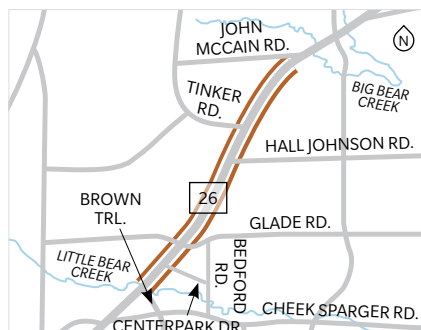
### Annual Italian CarFest to kick off GrapeFest

Approximately 80 vehicles are featured, from Fiats and Alfa Romeos to Lamborghinis and Ferraris, at the Italian CarFest 2017, an annual prelude to the 31st Annual GrapeFest. Guests can also tour Nash Farm for free from 11 a.m.-1 p.m. 10 a.m.-3:30 p.m. Free. Nash Farm, 626 Ball St., Grapevine. 817-410-3185. [www.italiancarfest.org](http://www.italiancarfest.org)

See a full list of events at [communityimpact.com/events](http://communityimpact.com/events).



## RECENT UPDATES

**SH 26 Phase 2**

On the SH 26 project in Colleyville, motorists can expect to see construction activity continue south of Centerpark Drive, including bridge work at the Little Bear Creek bridge and work on the east side of SH 26 near Brown Trail and Centerpark. Construction activity throughout the rest of the project will include work at various locations on the west side of SH 26 between Centerpark and John McCain Road. Lane closures throughout the project limits are possible from 9 a.m.-3 p.m., weather permitting, and SH 26 could be reduced to one lane at times. The project consists of the widening of SH 26 from four lanes to six lanes with raised-curb medians with-left turn bays, continuous sidewalks and improved signals.

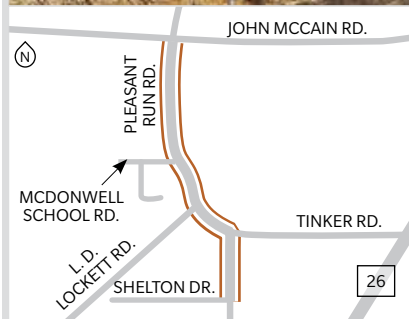
**Timeline:** November 2016-19

**Cost:** \$38.2 million

**Funding source:** Texas Department of Transportation



COURTESY CITY OF COLLEYVILLE

**Pleasant Run Road reconstruction**

The city of Colleyville has begun reconstructing Pleasant Run Road from Shelton Drive to John McCain Road. The project consists of rebuilding the road with the addition of ribbon curb and trails, upsizing of the existing water line, the addition of a sanitary sewer and improvements to the drainage system along the corridor. Pleasant Run Road from L.D. Lockett Road to John McCain

will be closed to southbound traffic.

**Timeline:** July 2017-spring 2018

**Cost:** \$4.9 million

**Funding source:** city of Colleyville

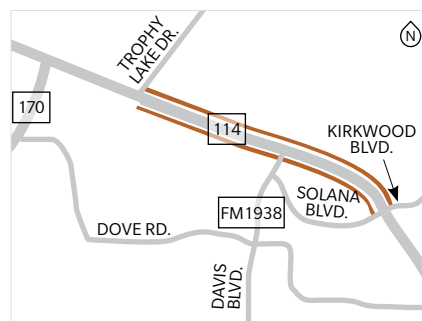
**SH 121 expansion**

In August crews are continuing concrete pavement work on the southbound main lanes at the south end of the project near SH 121. Crews are also resuming concrete paving operations from Grapevine Mills Boulevard/Sandy Lake bridge to the south project limits of the northbound side. The project is expanding SH 121 from four lanes to 10 lanes between FM 2499 in Grapevine and the Sam Rayburn Tollway in Lewisville.

**Timeline:** March 2014-September 2017

**Cost:** \$58.8 million

**Funding sources:** TxDOT, North Central Texas Council of Governments, federal funds

**SH 114 widening**

As of August all lanes are open on SH 114 between Kirkwood Boulevard in Southlake and Trophy Lake Drive in Trophy Club. Crews are working on finishing the SH 170 overpass and starting the sound wall. The project is expected to be complete six months early. The project adds one lane in each direction, widening the freeway from four to six lanes while also constructing main lanes and an overpass at Parrish Lane for SH 170.

**Timeline:** October 2017-summer 2017

**Cost:** \$24.9 million

**Funding sources:** TxDOT

All information on this page was updated as of 8/3/17. News or questions about these or other local transportation projects? Email us at [gcsnews@communityimpact.com](mailto:gcsnews@communityimpact.com).



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# SH 26 businesses start to see dip in sales

## Colleyville transportation project causing concerns for owners

BY **SHERELLE BLACK**

On July 25, Von Husbands, owner of Red Barn Bar-B-Que in Colleyville, said he experienced the worst day in revenue he has had since the business opened 13 years ago at the corner of SH 26 and Glade Road.

Husbands said he attributes the decline in sales to the construction happening on SH 26.

“Ever since the orange barrels went up, I have seen a decline,” he said. “Overall it’s hurt business about 20-25 percent. On some days, depending on what they are doing on the project, it can be worse than that.”

The SH 26 Phase 2 project, which expands the roadway from John McCain Road to Brown Trail, began in November and is expected to be complete in 2019.

With around 400 businesses either having direct or indirect entry access points from the construction area, the Texas Department of Transportation project is along one of the city’s busiest shopping stretches.

Colleyville SH 26 Project Coordinator James Hubbard estimates 90 percent of the city’s businesses are located along SH 26.

### ECONOMIC IMPACT

With the closure of Bellismo and Taco Casa on SH 26 this summer, some residents are wondering if that is a sign of more to come and how it will affect economic development and sales tax revenue.

City Manager Jerry Ducay said he does not anticipate any sales tax revenue growth and has budgeted a flat sales tax revenue growth from last fiscal year.

Compared to last year’s sales tax revenue the city has seen steady sales tax revenue growth except for the last three months where the city saw a decline in sales tax revenue.

However, Ducay said he believes the city will continue to attract businesses despite ongoing road construction.

“I think most developers live well into the future, and most of their project entitlement processes can take a year or two years,” he said. “Most of the development community, in my opinion, will look at SH 26 over the next 12 to 14 months because they have to start the site selection

now so that they can go through the entitlement process and finish their site development and construction in conjunction with the construction.”

And for existing businesses, Val Lopez, TxDOT public information officer, said the department will help businesses in any way it can.

“In regards to impact to businesses, TxDOT works very hard to minimize impact to them during construction,” he said. “While we cannot offer financial aid, to the best of our ability we avoid lane closures during peak driving times and/or conduct closures at night. We also schedule construction in such a way that access to a business is never completely closed. It is very much a balancing act between pursuing a project as quickly as possible while continuing reasonable access to businesses, with motorist and pedestrian safety above all else.”

Although some businesses have closed since construction, others have opened along SH 26, such as Pet Supermarket, Brazos Running Co., Tune Up The Manly Salon and ATI Physical Therapy.

### VISIBILITY ISSUE

Husbands said he believes

businesses are struggling because motorists are having a hard time seeing the businesses among the road barriers, construction cones and other signage.

“I’ve talked to the city on multiple occasions to try and get them to relax some of their sign ordinances to where we can put up banners encouraging people to come in; not necessarily to put up a banner to offer a special of sorts but to put a banner that says we are still here. They aren’t doing anything to help the matter, so me and several others are pretty frustrated about that.”

Parul Desai, owner of Milwaukee Joe’s, said summer is typically the busiest time of the year for the ice cream business, but because of construction her customer base is dwindling as well. She said Milwaukee Joe’s, which fronts Main Street, has been impacted by visibility issues especially with the intersection of Main and SH 26 closed due to construction.

“The signs are so small that people cannot see how to get in here,” she said. “People are so used to using Main Street to get here.”

Desai said she also been frustrated with communication.

“Nobody from the city or TxDOT stopped by to let me know Main Street was closing,” she said. “I only found out it was closing due to a sign. And the worst part about it is I still don’t

know when Main Street is going to open back up.”

### COMMUNICATION EFFORTS

Prior to SH 26 Phase 2 starting, Hubbard created a community outreach plan that included the city’s plan to communicate with businesses and residents.

“One of the ways [city staffs does] that is really [by serving] as a liaison between TxDOT and the businesses,” he said.

Since construction began, Hubbard has made changes to the plan, including adding text message alerts and putting updates on Facebook.

As of late July, 732 residents have signed up for text message alerts.

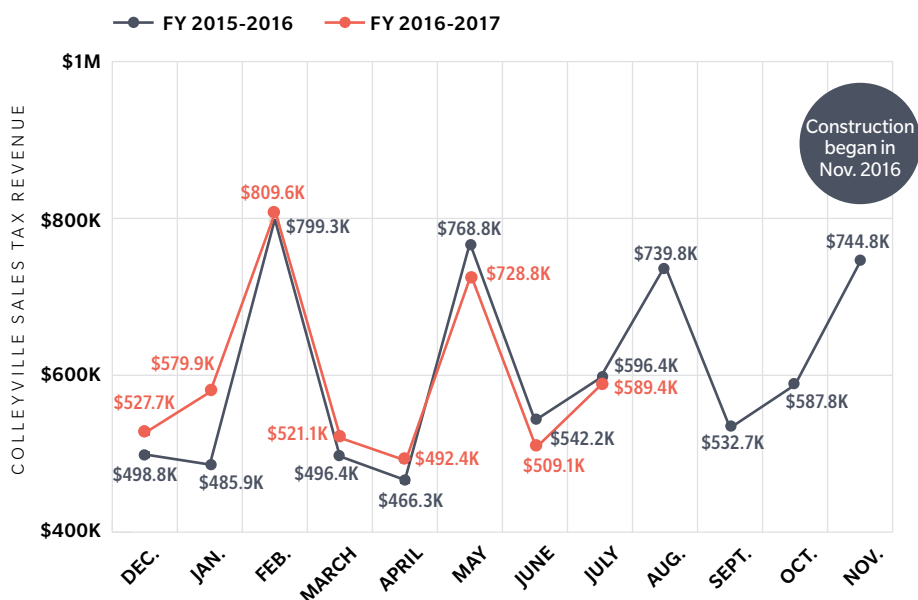
## 5 WAYS TO RECEIVE UPDATES

The city of Colleyville has come up with several ways to communicate with residents and businesses about the SH 26 project.

- 1 Sign up for the newsletter
- 2 Visit [www.SH26project.com](http://www.SH26project.com)
- 3 Sign up for text updates by texting ROADS to 48421
- 4 Go to [www.Colleyville.com](http://www.Colleyville.com) and click on road projects list and map
- 5 Visit the city’s Facebook page

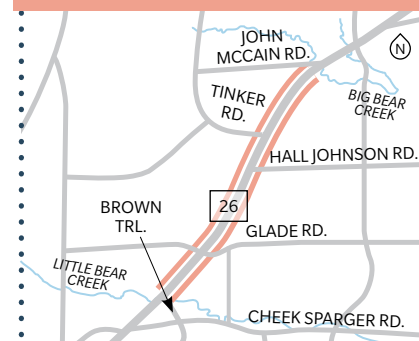
## SALES TAX REVENUE

City staff has estimated sales tax revenue for fiscal year 2016-17 to grow at a flat rate compared to last fiscal year.

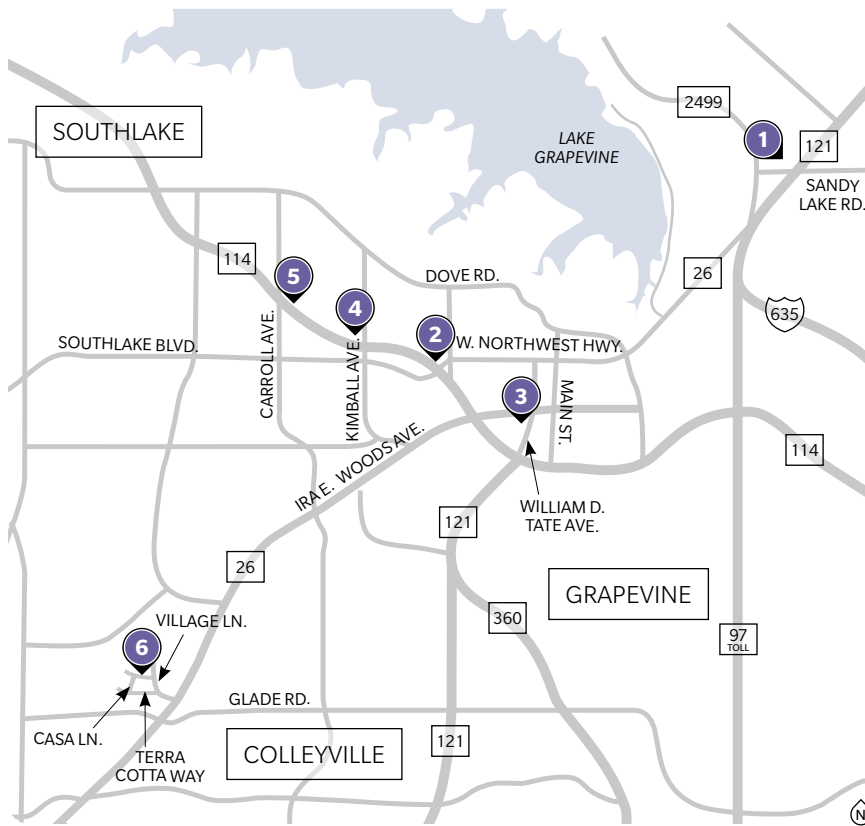


SOURCE: CITY OF COLLEYVILLE/COMMUNITY IMPACT NEWSPAPER

## SH 26 PROJECT







Developers are turning dirt throughout Grapevine, Colleyville and Southlake. Some projects are for office or hospitality use, and some are large community recreational projects. The following are development highlights of different commercial and recreational projects that are under construction.

**1** Ground is expected to break on a **Stand Rock Hospitality** project in 2018. The \$330 million project will feature guest suites, indoor and outdoor water amenities, a 20,000-square-foot family entertainment center and timeshare hotel condominium units. The water park and resort will be located on the Palmeiro Tract, a 185-acre tract of land located north of Grapevine Mills in Grapevine. The project will be built in two phases. Phase 1 is expected to take around 15 months to complete.

**2** A **Perry's Steakhouse & Grill** is under construction at 2400 W. SH 114, Grapevine. The restaurant is expected to open in the fall. The restaurant will have seating for a total of 449 people—365 interior seats and 84 patio seats. The family-owned and -operated restaurant's menu items include filet mignon, prime rib eye, grilled salmon, pecan-crusted gulf red snapper and steamed lobster tail as well as soups and salads. Dessert items include creme brulee, rocky road bread pudding, bananas Foster, and a milk chocolate peanut butter candy bar.

**3** The new **Grapevine Public Safety Building** is set to be officially open in September. The building, located at 1007 Ira E. Woods Ave., Grapevine, will house the police department, municipal court, fire department administration, information technology department and logistics. This multilevel facility will feature three different buildings on one campus totaling approximately 104,000 square feet. A ribbon cutting is set for Sept. 5 at 10:30 a.m.

**4** Southlake's second Class A office building, **The Offices at Kimball Park**, broke ground in July 2016. The building, located at the northwest corner of SH 114 and Kimball Avenue, received a temporary certificate of occupancy in early August. Tenants Keller Williams Realty DFW Southlake and Liberty Mutual moved into the building in early August as well. The four-story building's tenants include Executive Medicine, Independence Title, Medici Development Partners, Liberty Mutual and Keller Williams Realty DFW Southlake so far.

**5** A 253-room **Westin Southlake** will break ground in early 2018. Construction is slated to take 18-20 months. The hotel will be located on 6.83 acres at 1200 SH 114. When complete, the four-star hospitality building will be a conference center and full-service hotel. Amenities include a restaurant that serves breakfast, lunch and dinner; in-room service; a pool; a fitness center; and boutique retail spaces.

**6** On June 21 the **city of Colleyville** purchased 0.987 acres between Casa Lane and Terra Cotta Way for \$800,000. City staff said purchasing the land allows the city to have a role in the future of the space right next to Colleyville City Hall and the Colleyville Public Library. Currently the property is being used to host and enhance the city's special events, including the recent Summer Reading Grand Finale. The city does have the ability to exercise the property for an economic development purpose.





## RaceTrac gas station defeated with 5-2 Colleyville City Council vote Aug. 1

**COLLEYVILLE** With a 5-2 vote Aug. 1, Colleyville City Council denied a specific use permit that would have allowed a RaceTrac at 7015 Colleyville Blvd.

The gas station, which was denied by the Colleyville Planning & Zoning Commission on June 12, required a supermajority vote, or six votes, from council for it to be approved. Council members Nancy Coplen and Mike Taylor voted for the gas station.

Council members voting in opposition said the gas station is not compliant with the vision the city's comprehensive plan has for that area, and therefore they were against it.

"I am not opposed to RaceTrac in Colleyville," Council Member Tammy Nakamura said. "I would love to have RaceTrac in Colleyville; I hope that they will go somewhere in Colleyville. I'm just not voting for it in this area."

However, Taylor disagreed and thought the gas station would work at that location.

"It is a prime location for this type of facility," Taylor said. "It's not a suitability issue. As to the comprehensive plan ... I've heard since 1998 that we are going to wait for something better [to put at that location]. There is no perfect plan; there is no perfect project; there is no perfect economic development. ... This is one of those that citizens will use. And the great thing about it is that it exposes that property."

At the meeting there were several residents who spoke in favor of the

gas station.

"I know that we gave \$90,000 away last year to keep businesses here," resident Mike Sexton said. "Any business that we get to come in is going to cost us money [through incentives.] This is the only business that I know of that's not going to cost taxpayers' dollars. They just want to be here that bad."

There were also some residents who were opposed to the gas station who stated it would be harmful for the environment and bring more traffic.



Plans for a RaceTrac gas station at 7015 Colleyville Blvd. were denied by Colleyville City Council on Aug. 1.

### NUMBER TO KNOW

**727** At the July 24 Grapevine-Colleyville ISD board meeting, results from random drug tests during the 2016-17 school year were given. Out of 727 students tested, there were 11 students who tested positive for illegal substances and 33 who tested positive for legal substances. Marijuana was the No. 1 illegal substance used.

### MEETING HIGHLIGHTS

**CARROLL ISD** At the July 17 Carroll ISD board meeting, trustees approved several projects from the May bond package to begin this summer. Projects include replacing air conditioning and heating units at Rockenbaugh Elementary School and repairing a plumbing problem at Walnut Grove Elementary School.

**SOUTHLAKE** Carol Borges was appointed to city secretary by Southlake City Council at its Aug. 1 meeting. Borges previously worked as the deputy city secretary for Southlake. She has been with the city for 11 months.

### MEETINGS

**Colleyville City Council** meets at 7:30 p.m. the first and third Tuesday of each month  
[www.colleyville.com](http://www.colleyville.com)

**Grapevine City Council** meets at 7:30 p.m. the first and third Tuesday of each month  
[www.grapevinetexas.gov](http://www.grapevinetexas.gov)

**Southlake City Council** meets at 5:30 p.m. the first and third Tuesday of each month  
[www.cityofsouthlake.com](http://www.cityofsouthlake.com)

**Grapevine-Colleyville ISD** meets at 7 p.m. the fourth Monday of each month  
[www.gcisd-k12.org](http://www.gcisd-k12.org)

**Carroll ISD** meets at 5:30 p.m. the first and third Monday of each month  
[www.southlakecarroll.edu](http://www.southlakecarroll.edu)

For instant coverage of these meetings, follow us on Twitter:  
**@impactnews\_gcs**

## Elementary students residing in Creekside at Colleyville rezoned to O.C. Taylor

**GRAPEVINE-COLLEYVILLE ISD** At the July 24 board of trustees meeting, Grapevine-Colleyville ISD trustees approved attendance zone changes.

In anticipation of growth in the southern sector of the school district from new housing developments, trustees decided to rezone elementary students in the Creekside at Colleyville neighborhood from Heritage Elementary School to O.C. Taylor.

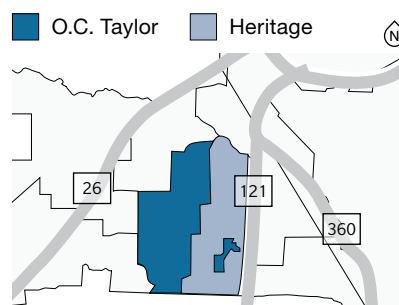
Trustees said this will potentially add 80 students to O.C. Taylor within the next five years.

With this change, students in the neighborhood currently attending Heritage have a choice to attend Heritage or O.C. Taylor, but all new students moving into the area would attend O.C. Taylor.

Also, students residing in The Gatehouse who have been attending Heritage will now be attending Grapevine Elementary School.

Gatehouse students registered for the 2017-18 school year by June 2 will be allowed to remain at Heritage, but new families would attend GES.

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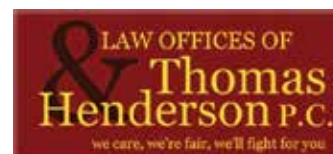
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# State agencies depend on sunset legislation to stay alive

Following the regular session of the 85th Texas Legislature, Gov. Greg Abbott listed 20 priorities for the current special meeting of lawmakers.

But one item stood above the rest: sunset legislation. Here is an overview of the sunset legislation, the No. 1 priority for lawmakers this summer.

## WHAT IS IT?

This legislation extends the life of five state agencies until Sept. 1, 2019. Without an extension passed this special session, the Texas Medical Board, the Texas State Board of Social Worker Examiners, the Texas State Board of Examiners of Marriage and Family Therapists, the Texas State Board of Examiners of Psychologists and the Texas State Board of Examiners of Professional Counselors would cease to exist.

Even if approved, the five agencies would again go through the sunset review process during the 86th legislative session in the first half of 2019.

## WHY SHOULD I CARE?

According to a Senate analysis, the five agencies combine to regulate more than 200,000 Texas jobs. Without the Texas Medical Board, for example, no new doctors could be licensed. This could create

undue pressure in certain areas of the state that are already experiencing doctor shortages.

## HOW DID WE GET HERE?

In the final days of the regular session, the Freedom Caucus, a conservative group of House lawmakers, blocked the passage of a "sunset safety net" House bill before an important deadline. This narrowed the path for the bill to advance—depending on compliance by the Senate.

Lt. Gov. Dan Patrick, the Senate president, used this bill as a bargaining chip to encourage the House to pass his priorities, including rollback tax rate limits and bathroom usage regulation. When the House failed to meet his demands, Patrick refused to pass the sunset bill, pushing Abbott to call a special session.

## WHAT IS NEXT?

Both the Senate and House have passed sunset bills—one that extends the life of agencies and one that extends funding. At press time, the House has passed the Senate bills out of committee and scheduled the bills for debate on the House floor.



Gov. Greg Abbott

## NUMBER OF SPECIAL SESSION ISSUES

20

Texas Gov. Greg Abbott unveiled his special session "wish list" prior to convening lawmakers, and two issues have since been expanded. Lawmakers may pass other bills, he said, once the sunset legislation is approved.

1. Sunset legislation to keep five state agencies alive

2. A teacher pay raise of \$1,000

3. Giving school administrators flexibility in teacher hiring and retention (Abbott expanded this issue to include funding for teacher retirement funds.)

4. Commission to study state school finance reform (Abbott expanded this issue to include school finance formula reform.)

5. School choice for special-needs students

6. Rollback elections for property tax increases

7. Caps on state and local spending

8. Prevent cities from regulating what property owners do with trees on private land

9. Preventing local governments from changing rules midway through construction projects

10. Speeding up local government permitting processes

11. Municipal annexation reform

12. Preventing local entities from passing their own texting-while-driving bans

13. Restrictions on school bathroom use for transgender students

14. Prohibiting the use of taxpayer dollars to collect union dues

15. Prohibiting the use of taxpayer fund-

ing to subsidize health providers that also perform abortion

16. Requiring women to get separate insurance policies to cover non-emergency abortions

17. Increasing existing reporting requirements when complications arise during abortions

18. Strengthening patient protections relating to do-not-resuscitate orders

19. Cracking down on mail-in ballot fraud

20. Extending the state's maternal mortality task force

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## NEWS AND NOTES FROM THE CAPITOL



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Community Impact Newspaper is a media partner to the 2017 Texas Tribune Festival held Sept. 22-24 on The University of Texas at Austin campus. The event will include more than 250 industry leaders and lawmakers. Learn more at [texastribune.org/festival](http://texastribune.org/festival).

### The 'bathroom bill'

- On July 25, the Texas Senate approved Senate Bill 3, which would regulate bathroom use in schools and buildings overseen by local governments, including cities and counties, based on the sex listed on a person's birth certificate or other IDs issued by the Texas Department of Public Safety. Related legislation in the House has been referred to that chamber's State Affairs Committee.

### Education

- On Aug. 4, the Texas House approved bills that would put \$1.8 billion into public schools and help struggling rural school districts. On July 25, the Senate passed a bill that would create a commission to recommend improvements to the public school finance system. On Aug. 2, the House passed House Bill 20, which would take \$212 million from a state emergency savings fund to temporarily bolster the state-run health insurance program for retired teachers. In its own legislation on bolstering the insurance program, the Senate proposed using an accounting maneuver to borrow \$212 million from health care companies providing Medicaid. The Senate has also approved legislation to give teachers bonuses and subsidize private school tuition.

### Property tax reform

- On July 24, the Senate passed Senate Bill 1, which would allow for property tax rate elections if revenues would exceed 4 percent of what was taken in the year before. On Aug. 1, the House Ways & Means Committee approved a version of SB 1 that would require an election if entities plan to increase property tax revenues 6 percent.

### Abortion

- On Aug. 3, the House passed House Bill 215, which would require doctors to document how a minor obtained authorization to get an abortion. On July 28, the House passed House Bill 13, which would require physicians and health care facilities to report more details on abortion complications to the state—and would fine those that do not comply. Texas senators have also approved similar legislation. On July 26, the Senate approved Senate Bill 4, which would prohibit local and state government agencies from contracting with abortion providers and their affiliates.

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Election day: **Sept. 9**  
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A special election has been called to fill Place 6. The term expires in May 2020.

COMPILED BY **SHERELLE BLACK**

★ CHRISTOPHER ARCHER	★ STEPHEN LUHRS	★ SHAUNA NEWMAN
 <p><b>Experience:</b> Carroll ISD board president, Bob Jones Nature Center board of directors <b>Website:</b> <a href="http://www.archer4southlake.com">www.archer4southlake.com</a> <b>Top priorities:</b> strengthening the relationship between the district and council, fiscal conservativeness</p>	 <p><b>Experience:</b> Carroll Leadership Academy for Supporting Success <b>Website:</b> <a href="http://www.stephenluhrs4southlake.com">www.stephenluhrs4southlake.com</a> <b>Top priorities:</b> property taxes, traffic, retail and commerce development, Carroll ISD's legacy</p>	 <p><b>Experience:</b> Carroll ISD volunteer, Congregation Beth Israel volunteer <b>Website:</b> <a href="http://www.shaunaforsouthlake.com">www.shaunaforsouthlake.com</a> <b>Top priorities:</b> traffic, green spaces and parks, commercial growth and local control</p>
<b>Why are you running for council?</b>		
What inspired me to run for City Council was my desire and commitment to continue to give back to a community that has been so good to me and my family. I saw the opportunity to serve on City Council as a way to broaden the scope of my involvement beyond that of just Carroll ISD; however, [it] also gives me the ability to continue to work with CISD and continue the strong relationship between the city and the school district.	I have always had a desire to serve for the community I live in. The opportunity had never presented itself as we had to move a few times, and the last community we lived in was unincorporated so there was no city council or elected position offered. Southlake offers the chance to be involved on a municipal level, and with the open place on Council it just felt like the right time.	In the 13 years that my family and I have lived in Southlake, I have spent many hours working at the grass-roots level to help our school district and community maintain and improve its quality of life. The residents have inspired me with their dedication to making this community an incredible place to live and work. Continuing to work with the people of this city and applying the skills I have developed would be a privilege.
<b>What would you do to help alleviate traffic concerns in highly congested areas?</b>		
Obviously traffic and mobility is a major concern for Southlake as we, as well as our surrounding cities, grow and expand. It is an area which requires ongoing evaluation and, unfortunately, I do not believe has an easy answer. I do know that during my discussions and meetings with city staff, it is on the top of the priority list for the city manager and mayor.	I think that we have multiple opportunities to improve the traffic situation in Southlake. I feel that we could improve the ability to navigate Southlake by other means than cars. A start would be to have proper bike lanes along Southlake Boulevard/[FM] 1709 as well as sidewalks and crosswalks on the streets off of 1709. In initiating these changes we would alleviate quite a bit of congestion with parents transporting kids to and from all the time. I would also like to bring some sort of public transportation.	Acknowledgment that a certain segment of increased traffic is not in our local control is critical to consideration of future projects. Thoughtful consideration and planning must include: protection of our local roads, residential neighborhoods and school properties as our primary goal against the inevitable increased traffic produced by a surge in the daytime population to our city as well as rising numbers of people coming to Southlake as an entertainment destination.
<b>What makes you qualified for this position?</b>		
I am the best candidate because of my proven leadership and experience. I am the only candidate who has truly been involved in all aspects of our city and community. The experience and leadership I have shown as president of the Carroll ISD school board will be invaluable as I take the next step to serve on City Council.	I bring a fresh perspective to Southlake utilizing my experiences living in other communities. It is this perspective that allows me to have a new take on both current and old issues that Southlake is enduring. I believe my experience as an entrepreneur and in building companies is beneficial to helping to build and better a city like Southlake.	I have spent the last 13 years rolling up my sleeves to help our school district and community maintain and improve its quality of daily life. The path to my candidacy is nontraditional, perhaps unconventional. Working in the trenches for so many Southlake organizations with other community members has given me the opportunity to listen to, and learn about, their concerns, perspectives and visions for Southlake.



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Brandon McGee, Attorney

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## BUSINESS FEATURE

Melinda Tovar is the owner of Loaded Brushes in Colleyville.

# Loaded Brushes

## Independent studio helps customers explore art

BY ABIGAIL ALLEN

**T**he idea for locally-owned art studio Loaded Brushes came from Melinda Tovar's own love of art.

Tovar, who has worked as a graphic designer, a web designer and art director, said she wanted to give people a place to express themselves with a wine bar atmosphere. A personal experience she had coping with work stress through painting inspired her to open Loaded Brushes in Colleyville.

"I hadn't painted in years," Tovar said. "As I was painting, I wasn't thinking about everything else. I was just kind of enjoying my painting, and that was it. When I got to the point where I just needed something different, I remembered that."

She has seen that same calming effect occur at Loaded Brushes.

Sometimes people will come in right as their painting session starts, and they are clearly stressed, Tovar said.

"Ten minutes in, you see them start to loosen up," she said. "Halfway through the class, they're laughing, having a great time."

At Loaded Brushes, customers have the help of Tovar or another instructor to create their own works step by step. The group sessions, which run for two hours, have everyone working on the same painting. On Wednesdays and Thursdays, customers can choose whatever painting they like, and the instructors go around the studio helping the customers.

Although Loaded Brushes can repeat paintings, Tovar said, she prefers for the studio to have fresh ideas

available for its customers.

The studio has sessions Wednesday through Sunday. There are sessions on Friday and Saturday that are for adults only.

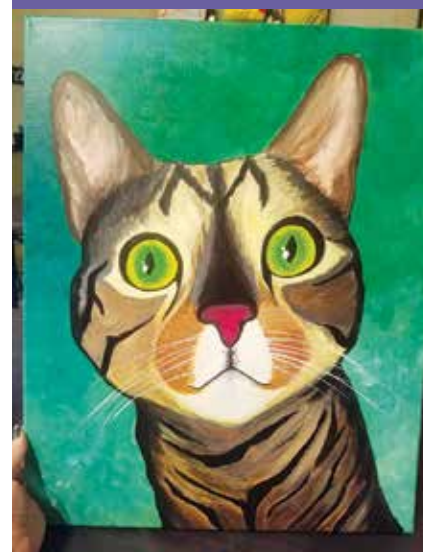
In addition to canvas painting, Loaded Brushes offers wine glass painting sessions and wood art.

Loaded Brushes is also available for private parties.

Tovar said she has hosted bachelorette parties and birthday parties and would love to host a small wedding reception, art shows and gender-reveal parties in her space.

The studio has a BYOB policy, which allows customers to bring alcohol to the adult sessions. Loaded Brushes sells soft drinks and other beverages as mixers or alternatives to alcohol.

## PAINT YOUR PET



COURTESY MELINDA TOVAR

For these paintings, attendees email a picture of their pet to Loaded Brushes before the session. The Loaded Brushes staff then sketches the pet on a canvas, which is waiting for the customers when they come in. Loaded Brushes can handle more than just cats and dogs. So far, there have been paintings of a pig and a longhorn. Tovar said she wants someone to paint a pet lizard.

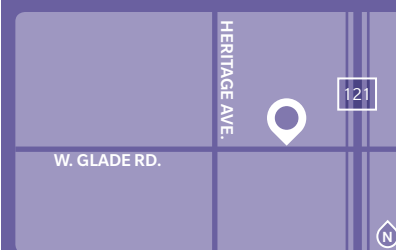
The customers get to choose whether they want to use realistic colors or more abstract colorization.

## Loaded Brushes

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## Taverna Rossa

Restaurant features Tex-Italian menu, extensive bar

**S**ince its opening a year and a half ago in Southlake, Taverna Rossa has intended to be the regular spot for the city's residents, operating partner Kristin Wisniewski said.

"It really needs to feel like it's everybody's favorite hangout," Wisniewski said.

She said the restaurant, which offers a happy hour, live music every weekend and 30 beers on tap, sees customers of many ages.

"[The type of customers we get] really ranges depending on the time of day that you catch," Wisniewski said. "Obviously lots of adults coming during happy hour as well as late night to enjoy the bar scene, but we have families throughout the day as well as early evening hours ... just coming in for family dinner. So we try and tailor our service to create that comfortable environment for any style of group."

The family-owned eatery is the

second of its kind with the first location in Plano. The owners, Preston Lancaster and Tony Smith, wanted to create a Tex-Italian concept.

An example of that idea is the TX Lasagna, which features Temptress Stout slow-braised brisket, marinara sauce, mozzarella, bechamel and locally sourced provolone. The brisket is tender and juicy and gives almost a barbecue feel to the pasta.

Wisniewski's personal favorite menu item is the Bee's Knees, which is a 13-inch stone-fired pizza that has a thin, crispy crust topped with a spicy red sauce, hot soppressata, fresh mozzarella, and basil and is drizzled with Texas honey.

Salad lovers can also find options at Taverna Rossa, including The Nutty Grape. This salad has a base of mixed greens topped with pistachios, prosciutto, red grapes, goat cheese and a pistachio-white balsamic dressing.

Customers can order any of the pizzas on a 10-inch gluten-free crust.

The bar features 30 craft beers on tap, roughly 10-12 of which are "staple beers," Wisniewski said.

"The rest of the taps constantly rotate in and out," she said. "We're typically going through anywhere from 28-30 kegs a week, so chances are if it's on, it might not be on tomorrow, just depending on how popular it is and what people are drinking."

Revolver High Brass Ale and Peticolas Golden Opportunity were popular enough that they became staple beers, she said.

Also featured at the bar are hand-selected spirits, such as Weller Antique 107.

Wisniewski said the liquor selection has changed since opening.

"It's become tailored to what our regulars have asked for, and that's a really, really cool process to be part of."

BY ABIGAIL ALLEN

**1:** The Bee's Knees (\$16) is topped with a spicy red sauce, mozzarella and basil.  
**2:** Kristin Wisniewski is the operating partner. **3:** The Nutty Grape Salad (\$5/\$11) comes with pistachios.

### LIVE MUSIC CALENDAR

Each month Taverna Rossa features a lineup of local artists. All music starts at about 9:30 p.m.

**Aug. 18** | Vic Duncan Band

**Aug. 19** | Chant Band

**Aug. 25** | Evening Wear Band

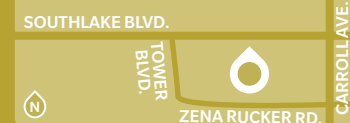
**Aug. 26** | Justin Mason Band

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## Jerry Ducay

### Colleyville city manager

**I**n June, Jerry Ducay became Colleyville's city manager, bringing more than 26 years of municipal government experience to the city. Ducay previously served as village administrator for the village of Frankfort, Illinois, an upscale community in Chicago's southwestern metropolitan area with a population of 22,000 residents. Ducay holds a doctorate in education from Olivet Nazarene University, a master of business administration from Governors State University and a bachelor's degree in economics from Illinois State University.

#### What attracted you to Colleyville?

My wife and I talked for years about relocating and where we would like to go. And one of the places we identified was Texas. So when the time came to start to look for employment opportunities, we looked at Texas, and we were fortunate to be able to come to the Dallas area and visit Colleyville. We loved the state in general, but we really love this area. And I remember what really set this area apart was one of the first times I was here when I was driving in the morning and I saw a crossing guard. As I was driving past the crossing guard he waved at me and smiled, and I thought, 'That's reflective of a spirit of community and not just a person doing their job.' They wanted to create a welcoming approach to the community and an environment that made people feel like they were somewhere special.

#### What do you foresee as some challenges?

I think, like with all communities, Colleyville is challenged with redevelopment. And the reason it is challenging is not because [the city is] not well-placed or doesn't have opportunities, but [it is challenging] because [Council has] a very high expectation of what they would like to see and what the residents expect. Therefore, [the city] needs to be very selective in encouraging and furthering redevelopment while at the same time preserving the quality and the essence of the community. And that is a challenge that is often difficult and requires a greater degree of attention. We are in this transitional phase where so much infrastructure is being improved that I think most residents appreciate the fact that it is underway and the investment is being made in the community, but they want it to pass. And the development community is the same way. The development community is going to begin to look at Colleyville as a destination. So [the city staff is] positioning ourselves right now to be the facilitator of that transition to begin the

process today in outlining how we want to see the community redeveloped.

#### Where do you think the line is drawn between waiting for those type of high-quality developments to come in and missing a development opportunity because it may have not been viewed as high-quality?

It's a very tough line to walk. And more often than not it requires a real desire to hold strong to the basic values you have, and that means on occasion you are going to miss an opportunity. But you have to be willing to forego a short-term opportunity for a longer-term objective. But you also have to be reasonable. There has to be some threshold that you say, after which, we need to re-evaluate our expectations, and if you try to reach a certain set of goals and aspirations and then are unable to reach those, you need to step back and re-evaluate your process and make sure those goals and aspirations are reasonable because if they are not, you will just be spending energy in the wrong direction.

#### Colleyville's first responders are underpaid when compared to surrounding cities. Are you going to have an aggressive plan for the city to get more revenue so that responders' salaries can be adjusted?

One of things that challenges every city is the allocation of resources. So Colleyville has done a good job in preparing themselves for the future. So we have two things that are both at work at the same time. One is the immediate need of operations and being able to fund these endeavors like salaries, and we've done some things to try and help achieve more of a reasonable base for some of our first responders, while at the same time making sure we have adequate funding for the capital needs. And that's one of the things we are working on right now ... is updating our five-year capital plan so that we not only have a plan for



Jerry Ducay is Colleyville's new city manager.

capital improvements in the community but that we have the money to pay for it. At the same time we just got done doing a compensation study that said how our employees' pay compare to other communities and what are we doing to bring [their salaries] in line. We did two things. ... One, we are going to put \$200,000 in our new budget, which will start in October, toward that adjustment, the bulk of which is going to go to police and fire. Second thing is we are allocating a percentage of future budgetary surpluses toward that endeavor so we can look at it again next year.

#### Do you have any changes you would like to implement as far as staff goes?

I've only been here for a month, but one that I wanted to begin instantly is implementing a serious emphasis on customer service and I believe that our staff understands that and endeavors to achieve that objective, but I want to take it to a new level. I want residents who call to be called back that day; I want residents to feel that we are truly here to provide service and that we are not just here to provide regulatory authority. My cell phone is on my business card; people are welcomed to call me; and I will respond as will our entire staff. I think that is an important element of community service. If residents feel that their issues are being heard, they will certainly understand there are some times you cannot give them the answer they want, but they deserve the respect of your time and attention and every effort to try and

help them with those issues. The second thing I would like to do is look more longer-term at capital planning and start to tie revenues and expenditures together beyond just the one-year budget. And the mechanisms in place right now are going to be helpful in that because there has been a lot of planning. There's a lot of good data, and it is just a matter of procedural issue to try and marry that all up so that we have a reasonable plan of action that goes beyond one or three years, maybe goes five or seven years. The last thing I want to do is beautify. And that's going to start with the city buildings. We need to lead by example, and our landscaping beds need to be appropriately done and maintained and our facilities need to look appropriate. So we're doing some enhancements in front of [City Hall]. We bought the property next door, and you'll see us do some work there so the library can do some wonderful communal events out there. We want to create an environment where there is a welcoming nature that is functional as well as beautiful.

#### Do you have any concerns about next fiscal year's sales tax revenue?

Yes; that's why staff has budgeted a flat sales tax revenue and no growth. But my concern is even more with the business owners than it is with the community. We want to see them thrive in our community, so we are working with them to try and come up with ways to help them better understand how they can manage through this construction.



## AN OVERVIEW OF THE GRAPEVINE BOND PACKAGE

OVERALL COST: **\$24.5 MILLION**  
TOTAL NUMBER OF PROJECTS: **4**

- New animal shelter
- Grapevine Golf Course renovation
- Two new fire stations



### EULESS-GRAPEVINE ROAD COST: \$1.18M

Two lanes of roadway would be constructed between Hughes Road and SH 360. The new roadway would provide added capacity and eliminate a current restriction between Hughes Road and SH 360.



### GRAPEVINE GOLF CLUBHOUSE & CONCOURSE RENOVATION COST: \$4.76M

The golf center would be transformed into a multipurpose facility that would include a banquet hall, meeting space, a restaurant as well as clubhouse, pro shop, locker room and associated amenities.

PROJECTED COMPLETION DATE: TO BE DETERMINED



### HERITAGE AVENUE EXTENSION COST: \$5.3M

A new four lane roadway would be constructed from Mustang Drive to SH 26. This project is on the city's thoroughfare plan and provides capacity improvements to the south central portion of Grapevine.

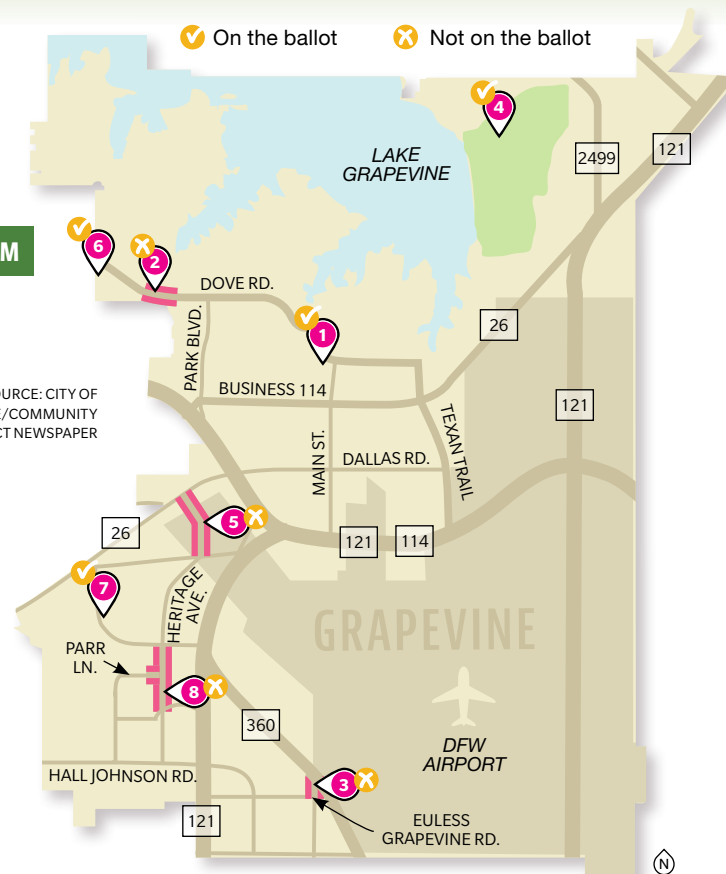


### DOVE ROAD RAISING COST: \$5M

At the present time, when the lake elevation reaches the spillway, Dove Road is flooded and closed. The roadway would be raised to be above the flood elevation of the lake.

# A BREAKDOWN OF THE PROPOSED BOND PROJECTS

Prior to the Aug. 10 meeting, Grapevine City Council was considering eight staff proposed projects to put on the upcoming election ballot. On Aug. 10, the council decided to not place any transportation projects on the ballot.



SOURCE: CITY OF GRAPEVINE/COMMUNITY IMPACT NEWSPAPER

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ballot. The council not only decided to remove the Heritage Avenue bridge project from the list, it also removed the other three transportation projects that were up for consideration as well.

The council agreed on a \$24.5 million bond package for the November ballot, which includes an animal shelter, two fire stations and renovation of the Grapevine Golf Course. Chief Financial Officer Greg Jordan said residents will not see an increase in taxes if the bond propositions pass.

Council Member Darlene Freed said the council would like to let the new public works director, Bryan Beck, look at the transportation projects before asking residents for bond funds.

"As we all know, we have had a lot of discussion and a lot of different views relative to one [project] in particular—Heritage [Avenue bridge]—and I know we got some good ideas about some options that may satisfy the citizens," she said. "I think we need to give him

some time to do the work."

Freed said although the transportation projects, which included extending Heritage Avenue from Mustang Road to SH 26; raising Dove Road; constructing Euless-Grapevine Road between Hughes Road and SH 360; and the Heritage Avenue bridge, were not placed on the ballot, they can still be done.

"I think it's important to remember that we don't have to have a bond election to do some of these things," she said. "Some of the things that we think are important—we have the resources to do that."

However, the Heritage Avenue bridge connection is not likely to be discussed again for potential funding. The council gave staff direction to remove it from the thoroughfare plan.

"The people have spoke," Mayor William D. Tate said. "You can't satisfy

everybody, but the large majority rules. I think it needs to be put to bed forever."

#### THE DEBATE OVER THE BRIDGE

A Heritage Avenue connection has been planned since 1968 when it first appeared in city documents.

The plans show a bridge, or connection, going through a heavily wooded flood plain along Bear Creek. The bridge was to be constructed as two lanes and would include connecting Parr Lane to Heritage Avenue.

In the months leading up to the council's Aug. 10 decision, Grapevine residents had formed two different groups—Heritage Bridge Busters, who are against the bridge, and Connect Grapevine, who are in favor.

Pippa Robe, a resident who lives in close proximity to where the bridge was proposed to have been built, was in opposition to the bridge.

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## 6 FIREHOUSE STATION 2 COST: \$7.99M

A new modern firehouse would be constructed at the corner of Dove Road and Kimball Avenue. It would contain a backup dispatch center for the city. The existing living quarters do not provide separate bathroom and shower areas for males and females. The new station would.

PROJECTED COMPLETION DATE: 2020

## 7 FIREHOUSE STATION 3 COST: \$7.93M

The firehouse would be located on Timberline Drive and include a modern self-contained breathing air compressor and accommodate future growth. The new firehouse would also ensure the facility is in compliance with all Americans with Disabilities Act requirements.

PROJECTED COMPLETION DATE: END OF 2019

## 8 HERITAGE AVENUE BRIDGE COST: \$8.1M

A two lane bridge would be constructed to connect Heritage Avenue. This project also connects Parr Lane to Heritage Avenue. This project is on the city's thoroughfare plan and provides capacity improvements to the south central portion of Grapevine.

"The way that a city develops changes over time," she said. "And the way [the city] builds out the roads changes, and to me, the city has made the very best use of that area given that it is a flood plain."

Robe, who helped organize the opposition group, said a majority of the opposition was against the bridge because of the effect it could have had on Parr Park and the nearby trails.

"We just built the Wall Farrar nature preserve and then we are going to have a road running right next to it. It just doesn't go together. Why would you invest in a nature preserve and then surround it by road?"

Robe said she would have been in favor of the project had it not been going through Parr Park.

"I think it sounds good and if it wasn't going through a nature preserve or in a well-used recreational area—if it was just going through a field somewhere—then that's fine," she said.

Paul Schaefer, a resident who is in favor of the bridge, said it would have increased mobility for those residents wanting to get from South Grapevine to North Grapevine.

"There's no direct northern route for me—it's either [SH] 121 or Pool Road—so either way [those living in South Grapevine] are having to go on a state highway just to get to the other portion of our city," he said.

Those in favor said the bridge

would have also helped emergency responders increase their response times and get to neighborhoods within the suggested national standard response time of four minutes.

Residents in opposition have argued there are other ways to improve emergency response times, such as adding an ambulance to Fire Station No. 4, which does not have an ambulance, or adding another fire station.

Fire Chief Darrell Brown said there is no quick fix to the problem besides the bridge, which would help improve emergency response times, particularly in the area near Parr Park.

"Just adding an ambulance isn't going to help," he said. "The only way to really combat the response time issue that we are dealing with is if the citizens voted to add the bridge, because then we know from Station 3 we can get to some areas that are right off Parr road in less than four minutes to help improve our response times."

### WHAT'S IN THE BOND?

The proposed bond package will be broken into three propositions.

One of the propositions is a new animal shelter, which would be built at the same location as the existing one.

The package also includes the relocation and the replacement of firehouses 2 and 3, which will be voted on in a single proposition.

The third proposition, If passed, would allow for Grapevine Golf Course's clubhouse and concourse to be completely renovated into a multi-purpose facility.

Grapevine's last bond election was held in 2013, when residents voted for a new public safety building as part of a \$68 million bond package that also included funding for the new REC of Grapevine. Prior to that bond, City Manager Bruno Rumbelow said the last bond was in 1998. Rumbelow said the 1998 bond was the last bond that included transportation projects.

"All the street projects have been completed for awhile—that were approved in 1998—and The REC is complete and the Public Safety Building will be complete in September, so we have the capacity financially to be able to do a bond issue without raising taxes because our debt [from 1998] has rolled off," he said. "It just makes sense to do one now."

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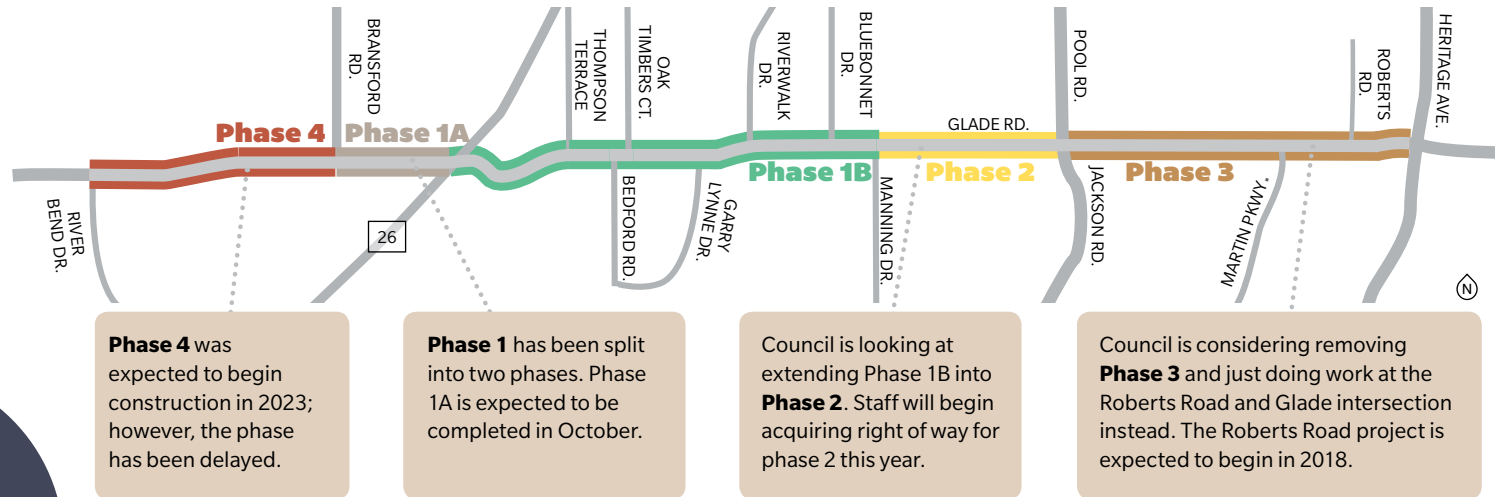
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# Updates to the Glade Road project

Source: city of Colleyville/Community Impact Newspaper

To address Glade Road's increasing traffic, the city began exploring ways to improve safety and capacity issues in 2012, and in 2014 a preliminary plan of potential improvements was created. Since the original plan, there has been a series of changes.



**Phase 4** was expected to begin construction in 2023; however, the phase has been delayed.

**Phase 1** has been split into two phases. Phase 1A is expected to be completed in October.

Council is looking at extending Phase 1B into **Phase 2**. Staff will begin acquiring right of way for phase 2 this year.

Council is considering removing **Phase 3** and just doing work at the Roberts Road and Glade intersection instead. The Roberts Road project is expected to begin in 2018.

## DID YOU KNOW?

The initial plan for Glade Road was expected to take **10 years** and cost **\$21M** to reconstruct.



**Feb. 19, 2013:** engineering services agreement is approved for concept design from Heritage Avenue to west city limits

**May 23, 2013:** initial public input meeting is held

**Nov. 18, 2013:** second public input meeting is held and concept designs presented



**May 9, 2015:** special election is held to approve or reject the petition that would require the city to get resident approval before beginning any work

2,320 for resolution    2,908 against resolution

**June 2, 2015:** Pre Council discussion is held and project is released to proceed with the design

'12

**July 2, 2012:** preliminary engineering study is authorized for Glade Road from Heritage Avenue to SH26

**Nov. 20, 2012:** results of preliminary engineering study are presented to City Council

'13

'14

**March 3, 2014:** recommended design is presented to City Council

**June 30, 2014:** council work session is held to discuss the project; council provides direction to proceed with the final design of the section between Bransford Road and Manning Drive

**July 15, 2014:** final design contract for the section between Bransford and Manning is approved

**Oct. 6, 2014:** petition containing more than 800 signatures is submitted to the city by residents who wanted to limit the scope of the Glade project

'15

CONTINUED FROM 1

would take for road reconstruction.

"I always said from day one I think that's too much money—the whole project was estimated to be \$21 million or \$22 million," he said. "I don't really want to spend that much money on the whole thing. We still have other priorities."

Newton said in his opinion, Phase 1, which runs from Bransford to Manning Drive, and Phase 2, which runs from Manning to Pool, are the parts of Glade that need to be fixed.

"Phase 1 and 2 is where the real problems are, and those are going to be completely resolved," he said. "And for Phase 3, if we could get the Roberts Road intersection fixed, then that would be good because that's the only issue—the rest of Phase 3 is in pretty good shape."

The reconstruction of Roberts from Glade to the Grapevine city limits remains in the CIP for a 2018 project, and Newton said the city is looking to potentially combine the intersection work with that project.

## 2015 ELECTION

To address Glade's increasing traffic, City Council began exploring ways to improve safety and capacity issues in 2012, and in 2014 city staff created a preliminary plan of potential improvements.

City Council and a group of residents began to clash over the road as more details on the project began to arise through a series of public forums and meetings that were held in 2013-14.

On Oct. 6, 2014, a group of residents led by Bobby Lindamood, who is now a council member, and Elizabeth Zeitlin submitted a petition that contained a resolution that, if passed, would give residents more control over the project.

If passed, the resolution, which was voted on by residents in a May 2015 election, would have allowed the city to reconstruct Glade, but only after getting approval from residents who live nearby before doing any work, such as adding turn lanes and roundabouts.

The resolution failed with 2,908 votes against it and 2,320 votes in favor.

## WHY THE DELAY?

Most of the council members said the decision to delay phases 3 and 4 of Glade is based on funding and project need.

Council Member George Dodson, who was elected in May, said it was an economically smart decision to remove phases 3 and 4 from the contract.

"I'm perfectly fine with the way things ended up," he said. "We canceled it because it just didn't make sense to have them go ahead and design it when it's going to take a good deal of time, and other things are going to happen [to the road] between now and the future when [Phase 3 and 4] happens. We would have to pay again for engineers to redesign it again."

Council Member Tammy Nakamura said it is not a matter of politics but a matter of economic feasibility.

"Everyone knows Glade Road has to be fixed," she said. "That should never be a question. It's just that I feel we should not spend all of our [Tax Increment Financing district] money on one road. We don't have a lot of money in

our TIF fund, and I feel like we should get as many roads fixed as possible. Phases 3 and 4 are not a top priority in Colleyville."

Council Member Mike Taylor, however, said he has an issue with deferring the Glade projects because he said he thinks the decision fails to honor the results of the May 2015 election.

Taylor said by residents voting down the resolution, it let the council know that a majority of residents approved of the scope of the project, which was to reconstruct the road from the western city limits to Heritage within the next 10 years.

"The ballot box was used, which to me is the highest authority in the city, and when you ask the citizens [for direction] I think you should honor that," Taylor said.

Taylor said he believes the decision to delay the last phases of the project is politically motivated.

Although Taylor voted in favor to eliminate phases 3 and 4 from the contract, he said he did so only because the rest of the council was in favor.



# A LOOK AT THE CURRENT CAPITAL IMPROVEMENT PLAN

Each year, Colleyville City Council approves a five-year capital improvement plan, or CIP, as part of its budget process. The project list, which contains road, facility and utility projects, is updated and reapproved each year. The latest plan includes several Glade Road projects. However, council has plans to remove phases 3 and 4 from next fiscal year's CIP.

✓ Still in the CIP

✗ Will not be in the next fiscal year's CIP

## 2017

## 2018

## 2019

- ✓ Glade Road Phase 2—right of way acquisitions
- ✗ Glade Road Phase 3—right of way acquisitions
- ✓ Glade Road maintenance from Stafford to Jim Mitchell
- ✓ Glade maintenance from western city limits to Bransford Road
- ✓ Design of Roberts Road project (Glade to Grapevine city limits)\*

\*Roberts Road has not been designed yet

- ✓ Glade Road Phase 2 construction begins
- ✓ Roberts construction begins

- ✗ Glade Road Phase 3 construction begins



**March 2017:** city plans to begin work from Bransford to SH 26 in summer

**May 2017:** City Council adopts designs for Phase 2

**June 2017:** Phase 1A construction begins

**June 2017:** council members decide not to fund design elements for Phase 3 and Phase 4

'16

'17

'18

**May 3, 2016:** right of way acquisition services contract is approved

**Aug. 24, 2016:** City Council agrees to design from Bransford to Manning

During the May 2016 election, Linda-mood, Newton and Nakamura ran for council, and all three won their races by wide margins against incumbents.

During their campaigns Nakamura, Lindamood and Newton promised to seek citizen feedback on practical alternatives to improve Glade without using eminent domain.

"You have a council majority that ran their campaigns on not building these [Glade Road projects], so as I understand from them they said they are sticking to their campaign promises," Taylor said. "Since they had promised people they would not build [Glade] at that cost and to that extent, they set out to change it and make it cheaper. They feel like their election [to council] negates the [Glade election]."

### WHAT'S NEXT FOR GLADE?

On Aug. 18, Phase 1A, which runs from Bransford to SH 26, will open to traffic. However, it will be October before the phase is complete, Public Works Director Jeremy Hutt said.

Hutt said Phase 1B, which runs from SH 26 to Manning, may not begin as

soon as Phase 1A is finished because the city is still in the process of acquiring right of way. Additionally, Hutt said council is considering extending Phase 1B into Phase 2.

"We are still acquiring right of way for Phase 1B, and we will begin the process of acquiring right of way for Phase 2 later this year," he said. "It will probably be next year before Phase 2 gets underway."

Hutt said he believes the entire Glade project will eventually be completed—just not anytime soon.

Hutt said the city can continue to maintain the street in its current configuration because the stretches of road in phases 3 and 4 does not currently pose a safety threat.

"I think what's important to realize is there are so many projects that need to get done between all the streets in Colleyville and all the other potential projects out there like Cheek-Sparger [Road], L.D. Lockett [Road] are just as important—it's just a matter of you can only do so many projects each year, and when you plan out five years they can't all fit," he said.

Tell us what you think.  
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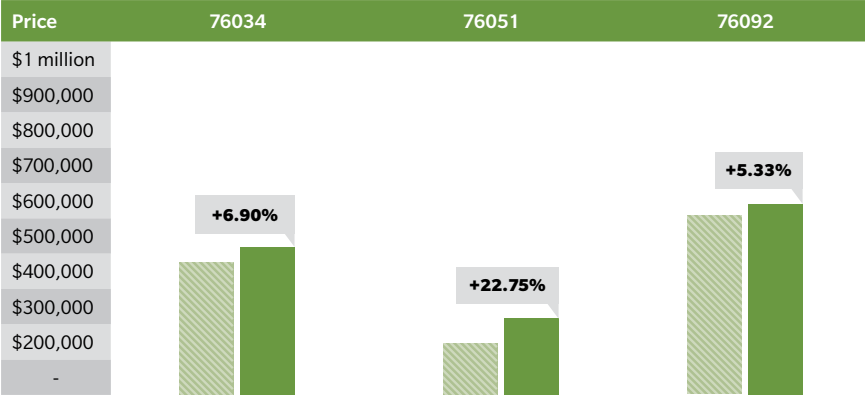
SOURCE: RECENT LISTINGS DATA PROVIDED BY KIMBERLY HOLT OF EBBY HALLIDAY REALTORS, COURTESY OF NORTH TEXAS REAL ESTATE INFORMATION SYSTEM (NTREIS)/COMMUNITY IMPACT NEWSPAPER

MARKET DATA

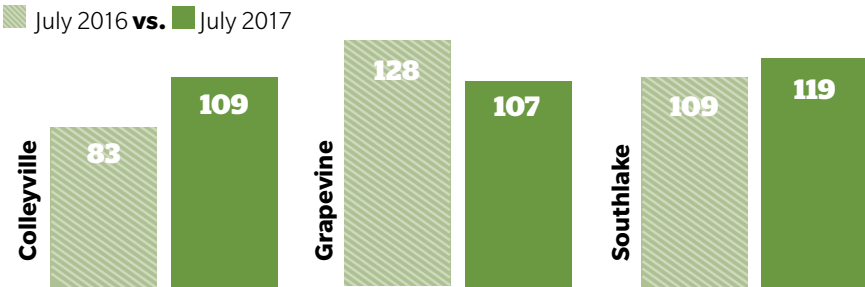
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Price range	Number of homes sold/Average days on the market		
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\$1 million +	6/11	-	17/38
\$700,000-\$999,999	18/46	1/22	15/57
\$500,000-\$699,999	17/62	8/17	18/19
\$400,000-\$499,999	15/31	5/14	8/18
\$300,000-\$399,999	3/21	-	1/17
\$200,000-\$299,999	1/9	6/21	-
\$150,000-\$199,999	-	-	-
\$149,999 or less	-	-	-

MEDIAN PRICE OF HOMES SOLD IN JULY 2016 VS. 2017



NEW LISTINGS IN GRAPEVINE, COLLEYVILLE AND SOUTHLAKE



Although every effort has been made to ensure the timeliness and accuracy of this data, *Community Impact Newspaper* assumes no liability for errors or omissions. Contact the property's agent or seller for the most current information.

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Judy Pie .....	26
Nothing Bundt Cakes .....	24
Peace Love & Little Donuts.....	24
Rockfish Seafood Grill .....	26
Wise Guys Pizzeria.....	23

### HOME & GARDEN

Cabinet Savie .....	25
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### PROFESSIONAL SERVICES

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Ambition Dance Productions .....	26
Kendra Roberts.....	26
Peek N Play.....	25
Rapid Refill .....	25
The Grapevine Dentist.....	27
The Posh Paw Resort.....	26
Triple R Locksmith.....	25

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