



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, September 27, 2021
6:45 PM

Executive Conference Room
Third Floor – City Hall

WORKSESSION WILL BEGIN AT 6:45 P.M. OR IMMEDIATELY UPON CONCLUSION OF THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Special Use Permit for a CBD Store use on Lot 7R1A, Block 2, Andy Felps Addition, located at 4209 Colleyville Boulevard, Suite B, Case ZC21-024
- 2b** Presentation and discussion of a zoning change from PUD-C Planned Unit Development-Commercial district to PUD-C Planned Unit Development-Commercial district, specifically for a senior living facility, for Lots 1 & 2, Block A, Heritage Farms, located at 913 Cheek-Sparger Road and 3808 Wayne Drive, Case ZC21-025
- 2c** Presentation and discussion of a Minor Plat with a Plat Waiver for Street Frontage for Tract 2LL, Abstract 1248, Thomas J Polson Survey, located at 4813 Ford Court, Case PC21-015
- 2d** Presentation and discussion of a zoning change from AG Agricultural district to R-40 Single Family Residential district for Tract 2F01, Abstract 1692, Joseph White Survey, located at 6113 Hunter Lane, Case ZC21-026
- 2e** Presentation and discussion of a Minor Plat with a Plat Waiver for Lot Width for Tract 2F01, Abstract 1692, Joseph White Survey, located at 6113 Hunter Lane, Case PC21-016

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards Friday, September 24, 2021 by 5:00 p.m.

Dakari Hill
Planning Technician

A quorum of the Colleyville City Council may be in attendance 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 Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2a

Agenda Date 9/27/2021

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for a CBD Store use on Lot 7R1A, Block 2, Andy Felps Addition, located at 4209 Colleyville Boulevard, Suite B, Case ZC21-024

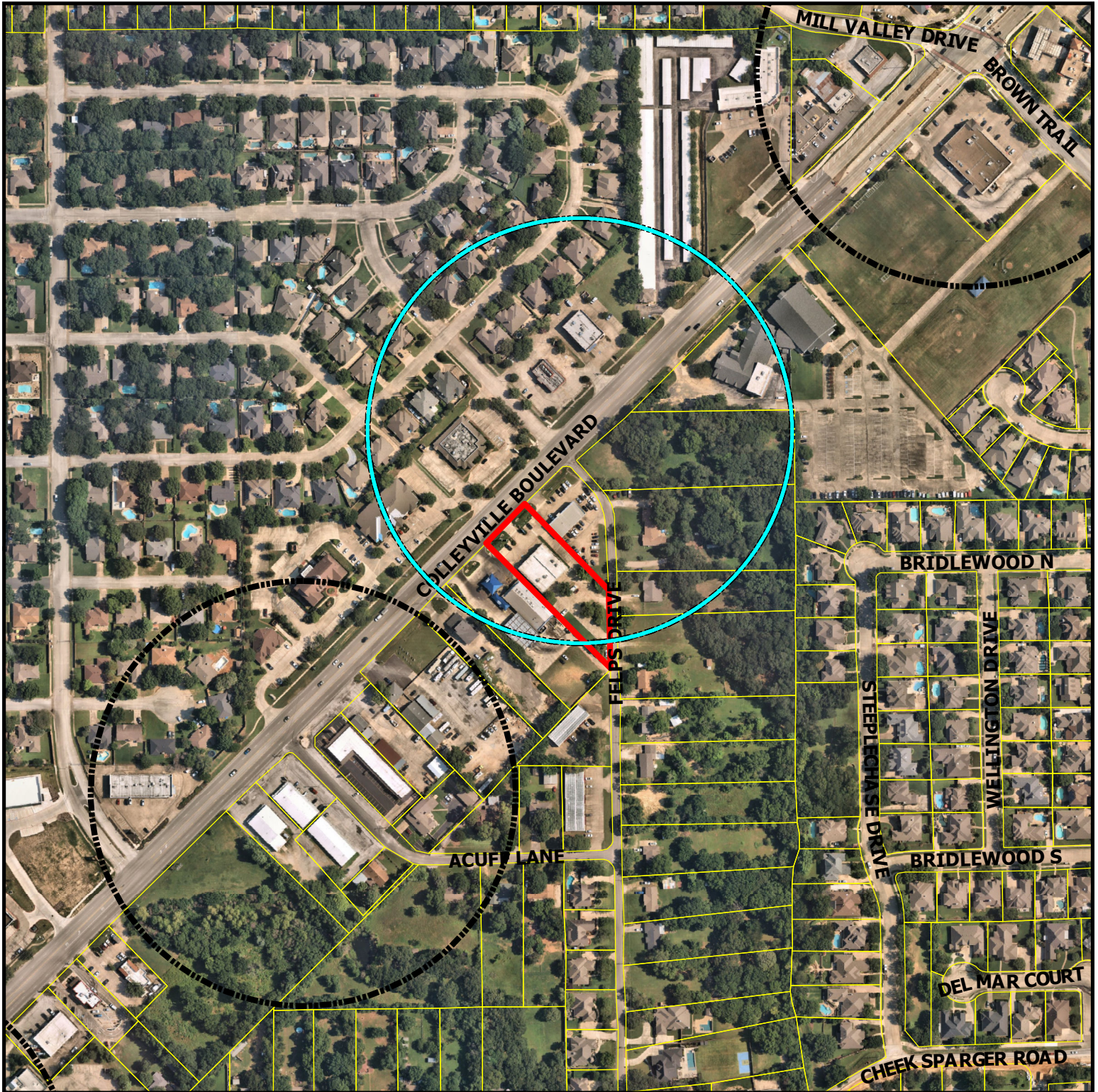
Explanation

Kushal Bastakoti, the applicant, has submitted a request for a SUP for a CBD Store on Lot 7R1A, Block 2, Andy Felps Addition, being approximately 0.841 acres, and zoned CC-3 Highway Commercial District. The purpose is to allow for CBD retail at the business of Earth & Roots CBD.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives

Aerial Map



ZC21-024

4209 Colleyville Boulevard, Suite B

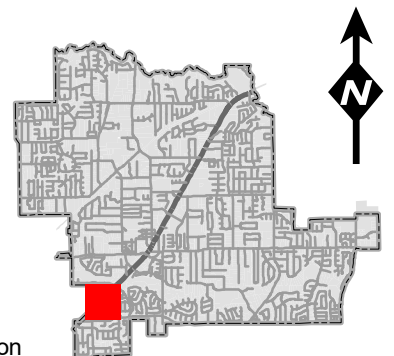
DISCLAIMER:

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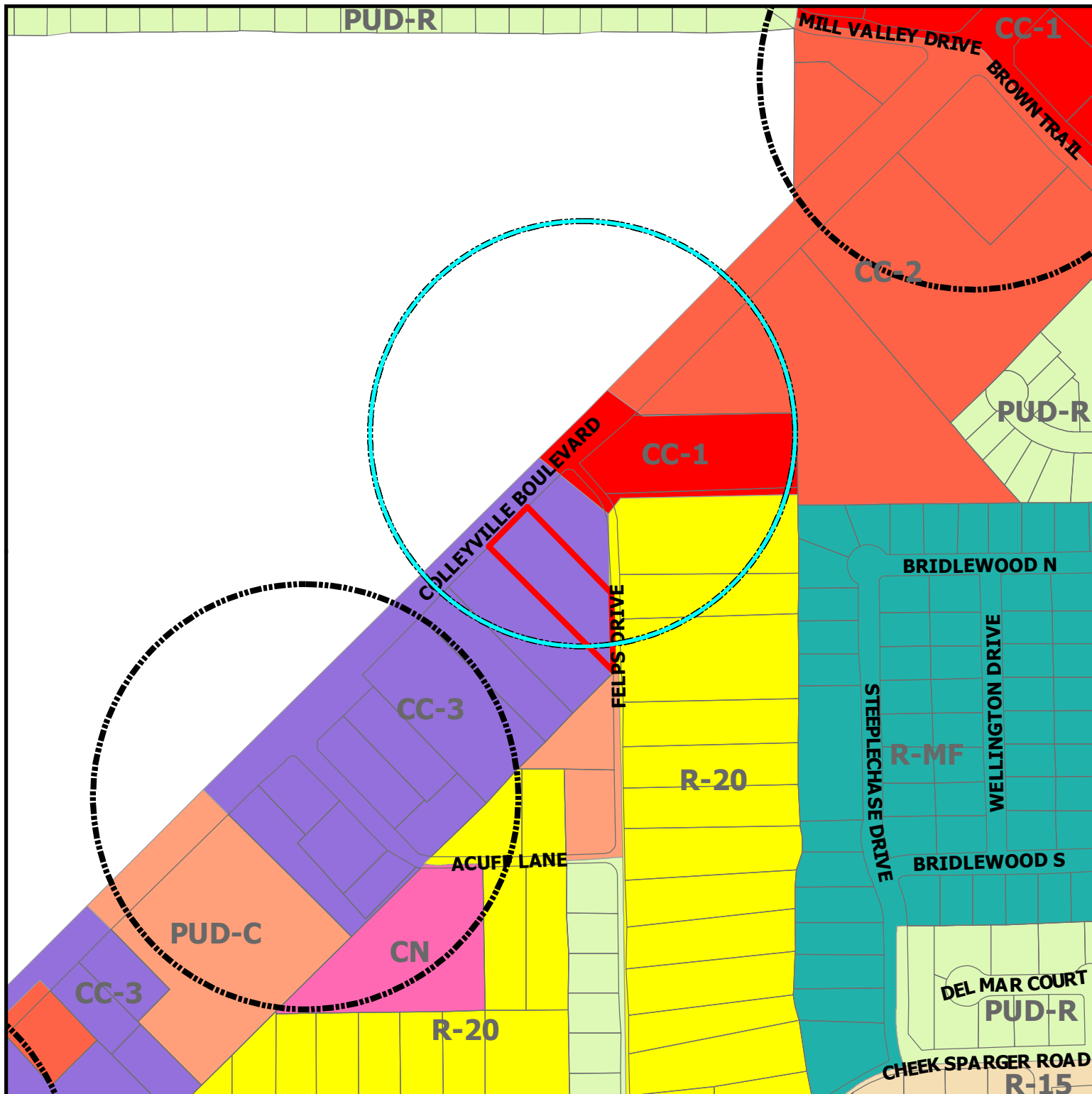


Subject Property

Sales Tax Preferred Intersection



Zoning Map



ZC21-024

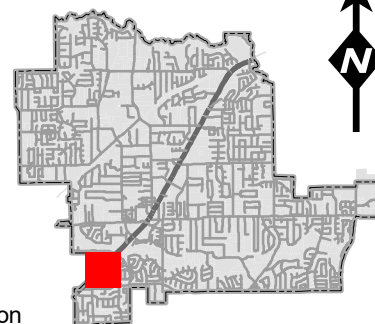
4209 Colleyville Boulevard, Suite B

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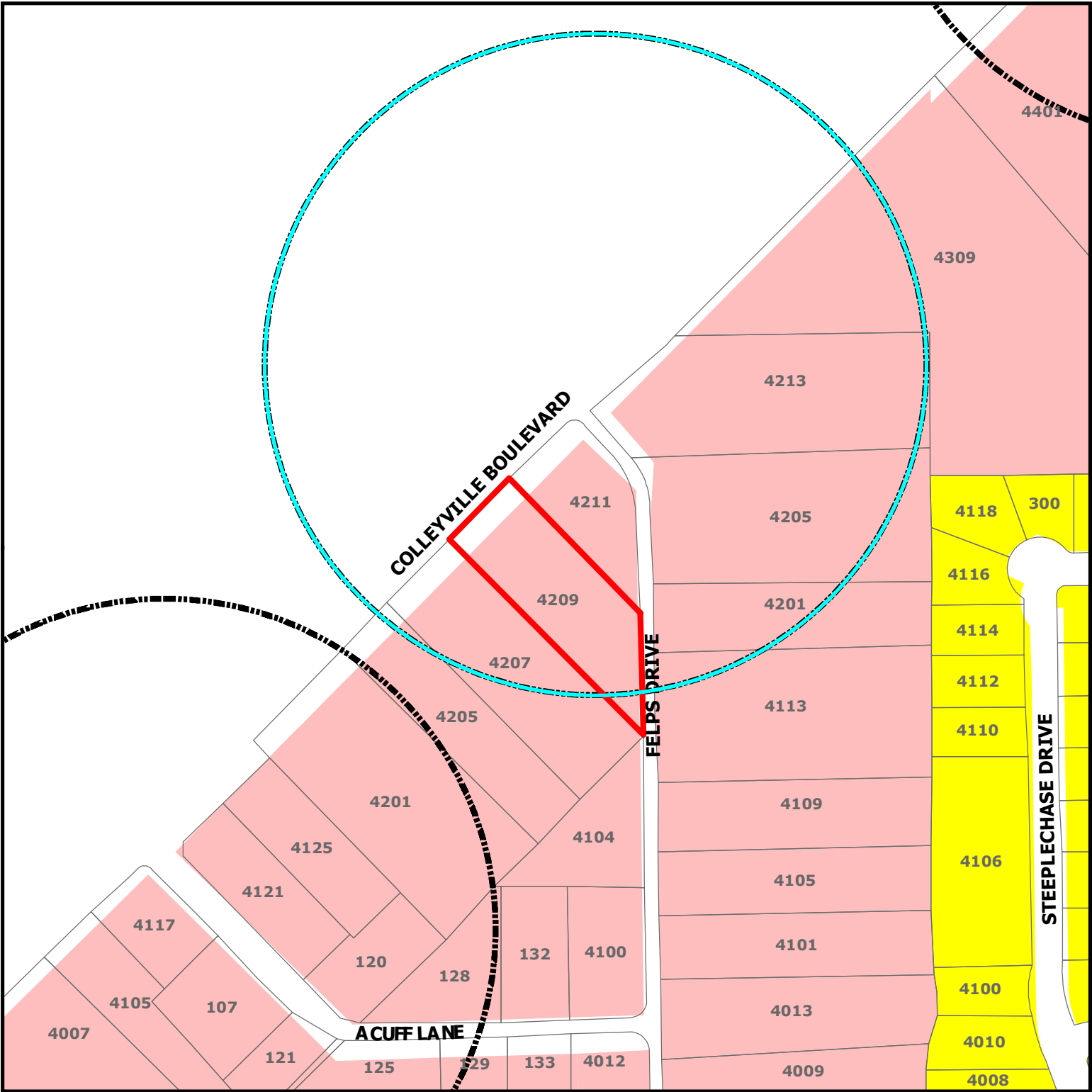


Subject Property

Sales Tax Preferred Intersection



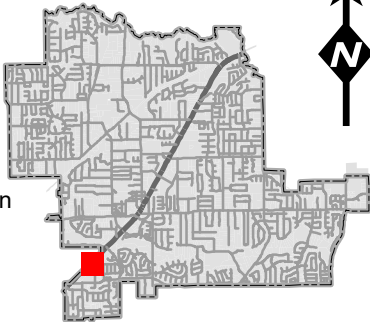
Future Land Use Map



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ZC21-024
4209 Colleyville Boulevard, Suite B

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



Concept Deck

Earth & Roots CBD Collective

Earth & Roots is a modern, high end CBD retail build. Providing high quality wellness products and services direct to consumers is what we do.

We source only organic and natural products and are priced competitively with our product line with our owned warehouse backing.



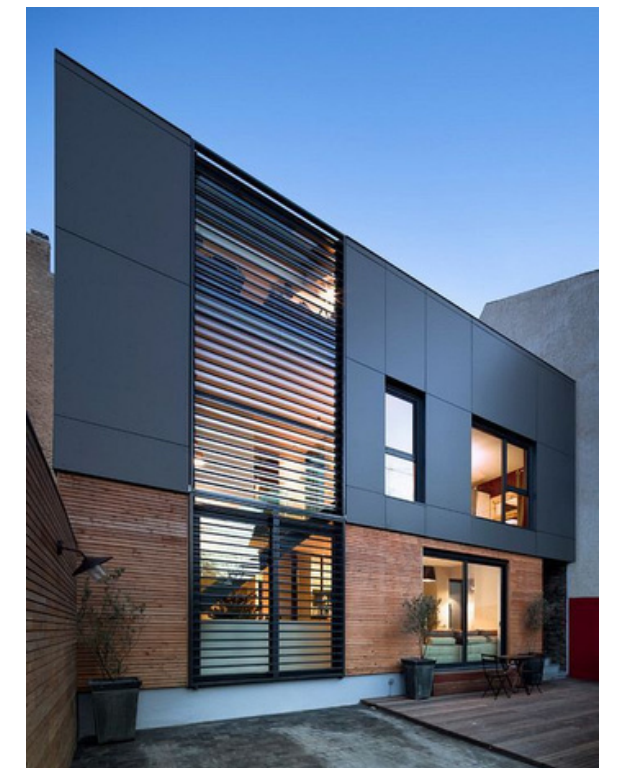
Concept - Look and feel

Exterior

Industrial Modern Collective

Smooth wood look on exterior

Glass windows, casing, shelves:
transparent, modern



Concept - Look and feel Interior

Industrial Modern

A drop of New York style



Zone 1 - Browsing

Cozy environment to browse,
look around

Our representatives are
around to answer any
questions, and provide
accurate information for
buyers.

Products are in the cart sections,
and along glass displays

Lounge area to sit and talk with friends

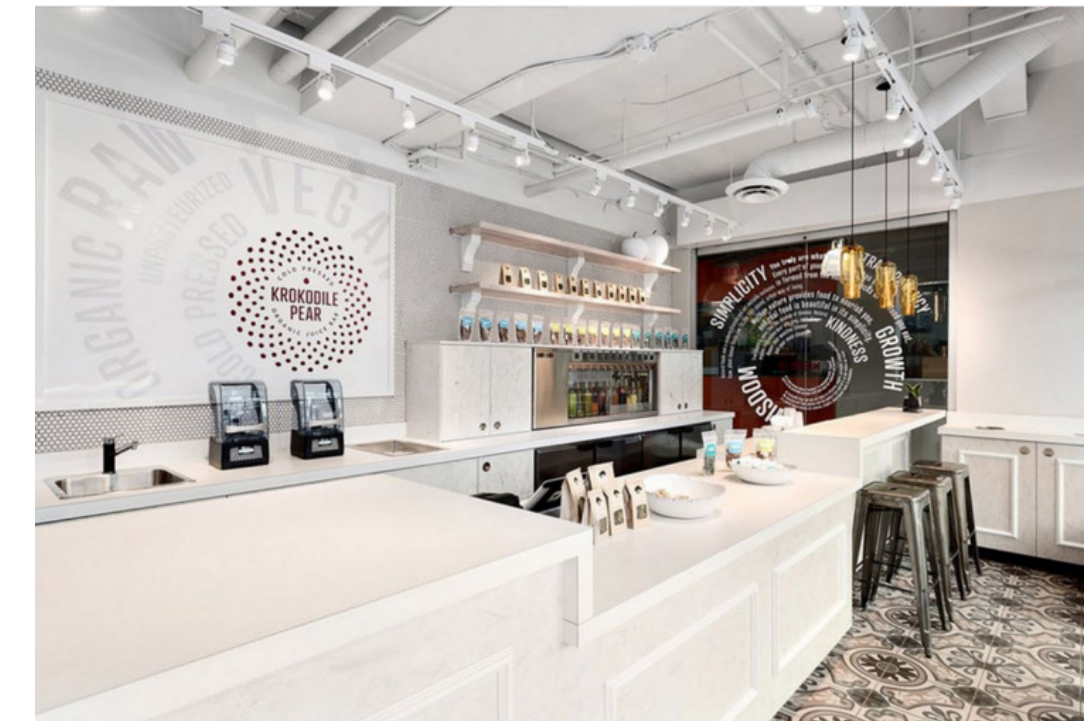
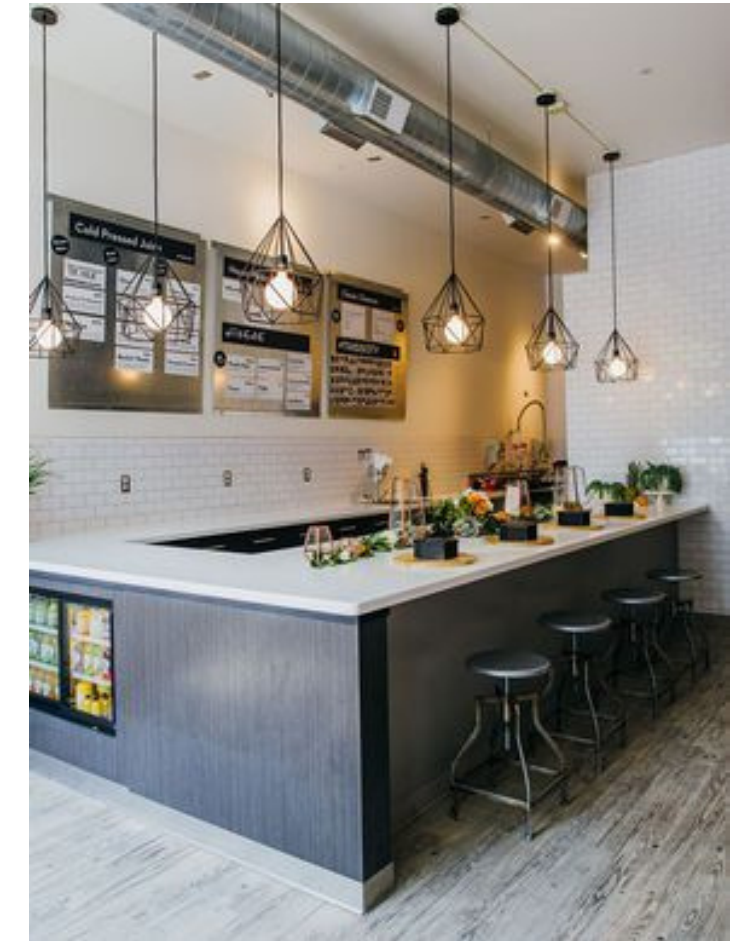


Zone 2 - Counter Seating

Sit at the counter with our products,
or try our CBD smoothies

Healthy juices, at a clean, comfy
counter bar

Glass shelves with modern lighting
to emphasize our brand look and
enhance customer experience.



Concept - Lighting, Furniture

Bright, Neutral light mixed with a slight soft light

Compliments a fresh smoothie bar, enhances sense of freshness and hygiene.

Modern strip lighting, mixed with neutral color pendants

Eucalyptus plants to add to sense of freshness.





City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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Agenda Number 2b

Agenda Date 9/27/2021

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a zoning change from PUD-C Planned Unit Development-Commercial district to PUD-C Planned Unit Development-Commercial district, specifically for a senior living facility, for Lots 1 & 2, Block A, Heritage Farms, located at 913 Cheek-Sparger Road and 3808 Wayne Drive, Case ZC21-025

Explanation

Steven Ailey, the applicant, has submitted a request for a Zoning Change for Lot 1, Block A, Heritage Farms, approximately 18.45 acres, and zoned PUD-C Planned Unit Development-Commercial. The request is to create a PUD-C Planned Unit Development-Commercial ordinance specifically for an Assisted Living Facility.

The proposed project is a not-for-profit retirement community totaling 313,800 square feet with a total of 260 units: 186 independent living, 44 assisted living, and 30 memory support units. The facility is primarily a 2-story building with a 3-story element in the middle of the independent living area. The average size of the units is 1,100 square feet. The previously approved retail and office area has been removed.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Project Timeline
5. Aerial View
6. Acre ALTA Survey
7. Acre ALTA Survey Legal Description
8. Tree Survey
9. Site Plan Illustration 1
10. Site Plan Illustration 2
11. Site Plan
12. Three Floor Site Plan
13. Conceptual Detention Pond Layout
14. Elevation Illustration
15. Elevations 1

16. Elevations 2
17. Elevations 3
18. Cross Sections Illustration
19. Trip Generation Memo
20. Economic Development Data
21. Comparison Matrix 1
22. Comparison Matrix 2
23. Draft PUD

Aerial Map



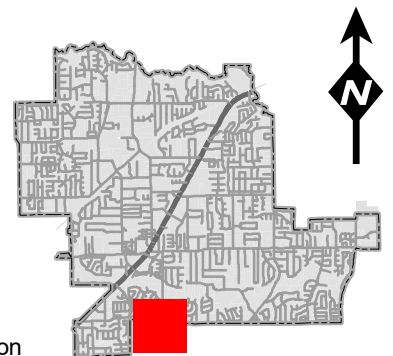
ZC21-025
913 Cheek-Sparger Road

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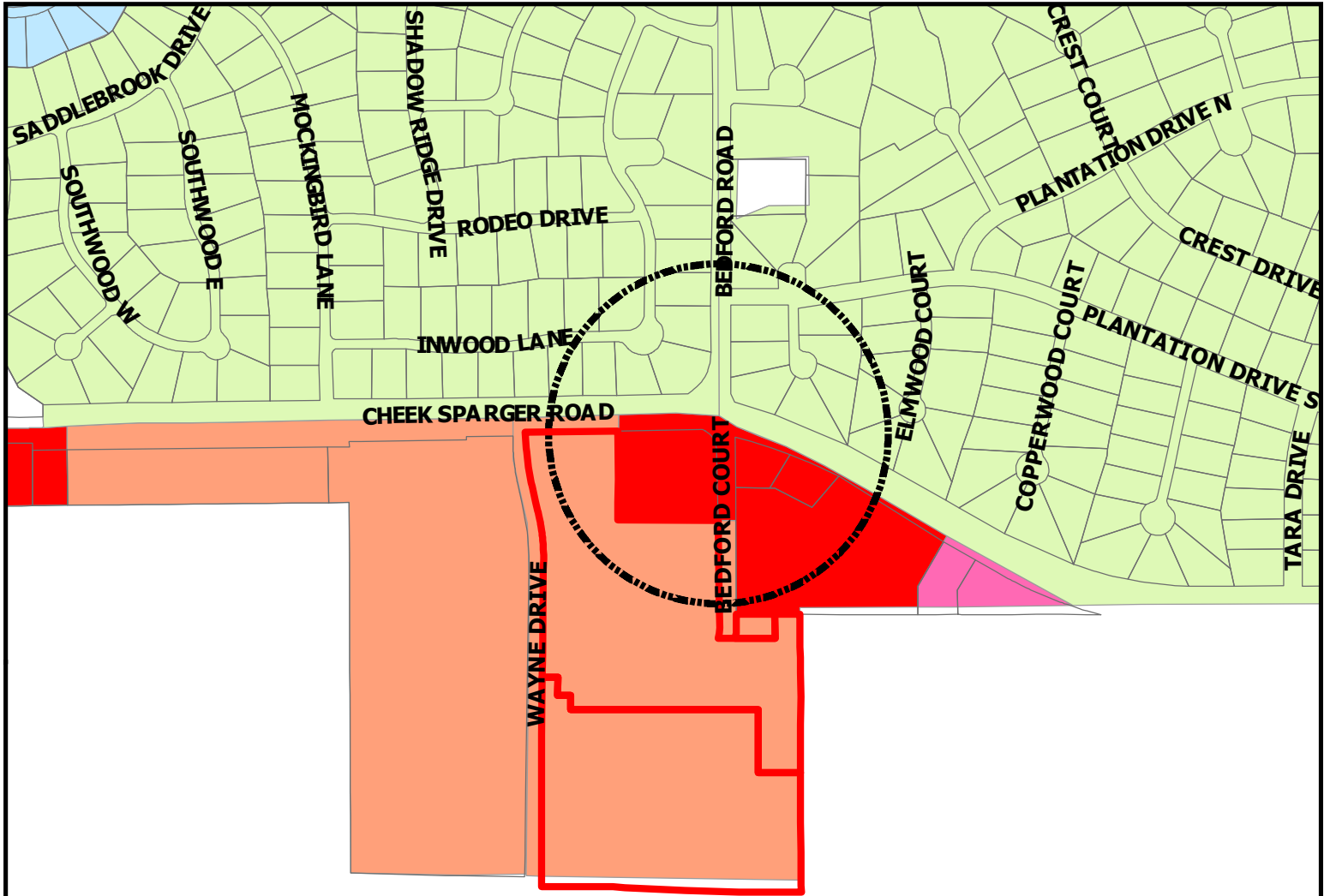


Subject Property

Sales Tax Preferred Intersection



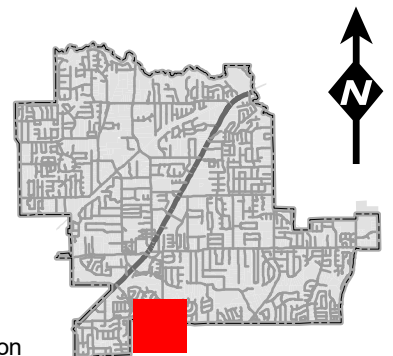
Zoning Map



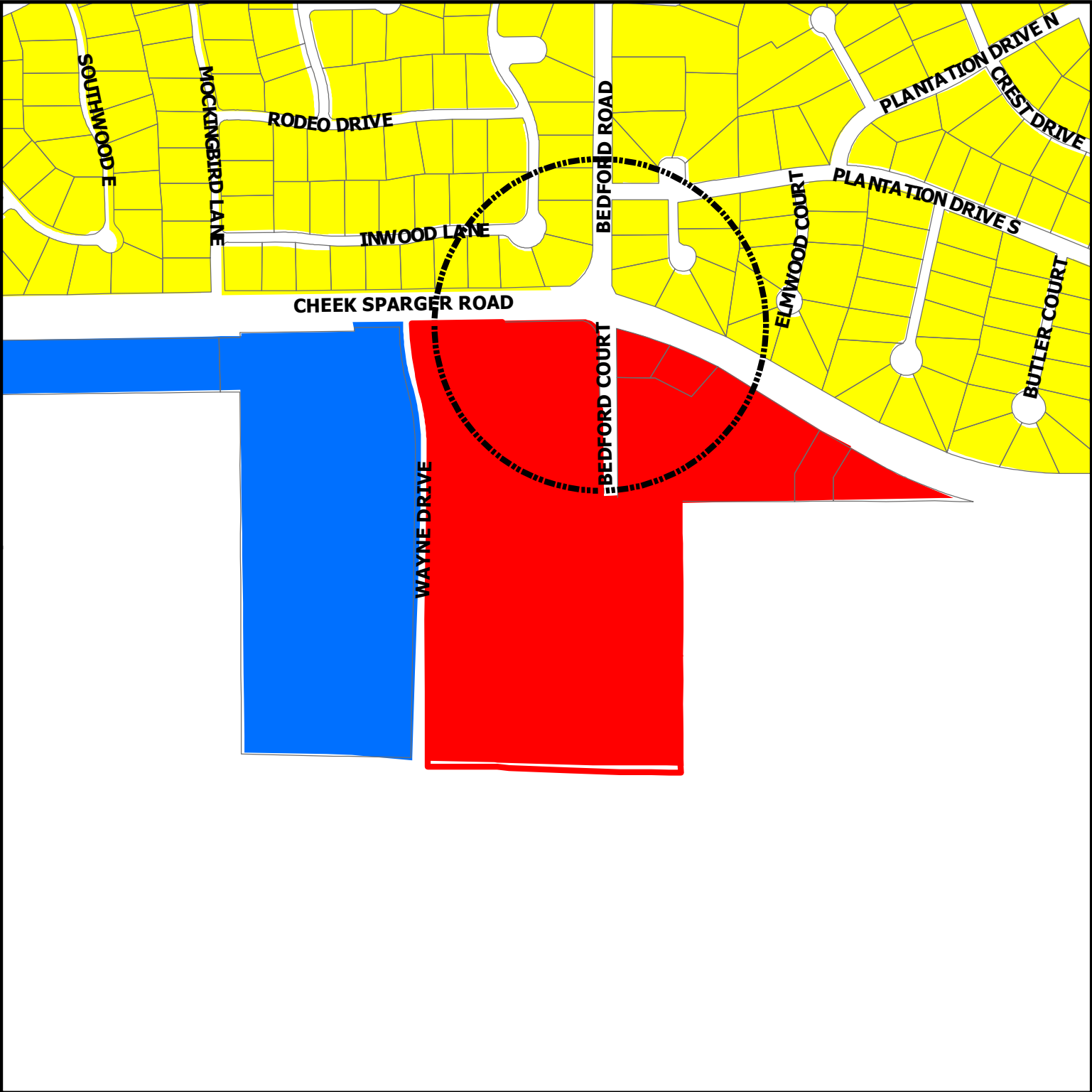
ZC21-025
913 Cheek-Sparger Road

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-  Subject Property
-  Sales Tax Preferred Intersection



Future Land Use Map



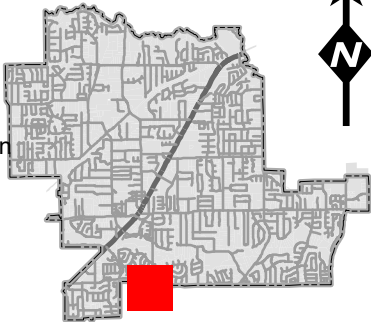
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ZC21-025
913 Cheek Sparger Road



Subject Property
Sales Tax Preferred Intersection

- Residential
- Commercial
- Institutional



FOREFRONT LIVING COLLEYVILLE

ANTICIPATED PROJECT TIMELINE

Quarter 4 – 2021

- Commence design and engineering
- Zoning approvals

Quarter 1 – 2022

- Continue design work

Quarter 3 – 2022

- Commence sales and marketing

Quarter 4 – 2023

- Financing and commence construction

Quarter 2 – 2025

- Complete construction, first occupancy

FOREFRONT LIVING COLLEYVILLE

EXISTING CONDITIONS



B1 - Curve (Right)
Radius - 105.00' Arc - 31.31'
Ch. - S 07°48'28" W 31.19'
B2 - N 00°44'05" W 70.01'
B3 - N 89°53'51" E 77.00'
B4 - Curve (Left)
Radius - 834.76' Arc - 205.87'
Ch. - N 06°31'36" W 205.35'
B5 - N 13°35'31" W 29.90'
B6 - Curve (Right)
Radius - 646.64' Arc - 142.40'
Ch. - N 07°04'42" W 142.11'
B7 - N 00°46'12" W 25.00'

Cheek Sparger Road

Asphalt - 85' R.O.W. per Plat

[Record - N 89°12'18" E 245.29']
N 89°11'03" E 245.19'

Lot 1-R, Block 1
SOUTHGATE
PC. A. SI. 3400
SCF RC Funding, LLC
D2820052

Lot 1, Block A
913 Cheek Sparger Road

18.450 Acres
D21846956
All of Lot 1, Block A
913 Cheek Sparger Road
All of Lot 2, Block A
3808 Wayne Drive

Lot 2, Block A
3808 Wayne Drive

TARA III ADDITION
V. 388-192, P. 86
H. Baerg
D20725298

Lot 3, Block A
HERITAGE FARMS
D21400098
D21770336
N 89°53'51" E 169.63'

ALTA/NSPS Survey Description

BEING all of Lot 1 & Lot 2, Block A, HERITAGE FARMS, an addition to the City of Colleyville and the City of Bedford, Tarrant County, Texas, according to the plat as recorded in D21400098, Plat Records, Tarrant County, Texas; being a portion of those certain tracts of land conveyed to Beal Denton Partners, LP in D21846956, Real Property Records, Tarrant County, Texas; being further described by metes and bounds as follows:

BEGINNING at a found 5/8" iron rod at the northwest corner of said Lot 1, same being the intersection of the east right of way line of Wayne Drive with the south right of way line of Cheek Sparger Road, for the northwest and beginning corner of this tract.

THENCE N 89°11'03" E 245.19 feet along the south right of way line of said Cheek Sparger Road to a found 3/4" iron rod at the northwest corner of the right of way dedication of Lot 1-R, Block 1, SOUTHGATE, according to the plat as recorded in Plat Cabinet A, Slide 3400, P.R.T.C.T., for the northerly northeast corner of this tract.

THENCE along the west & south lines of said SOUTHGATE as follows:

S 00°36'05" W 275.00 feet to a found 5/8" iron rod with plastic cap, for an ell corner of this tract.

N 88°58'05" E 301.30 feet to a found "X" cut in concrete in the west right of way line of Bedford Court, for a corner of this tract.

THENCE along the west right of way lines of said Bedford Court as follows:

S 00°44'05" E at 257.25 feet pass a found 1/2" iron rod with plastic cap, at the northwest corner of a 0.088 acre right of way dedication, continuing 320.83 feet to a found 5/8" iron rod with plastic cap, for a corner of this tract.

Southwesterly along the arc of a curve to the right, having a radius of 105.00 feet, an arc length of 31.31 feet, and whose chord bears S 07°48'28" W 31.19 feet to a set 1/2" iron rod with orange plastic cap stamped "TEXAS SURVEYING INC.", for a corner of this tract.

THENCE N 89°53'51" E for 51.42 feet along the south line of said right of way dedication and continuing along the south line of Lot 3, Block A, HERITAGE FARMS for a total distance of 169.63 feet to a found 5/8" iron rod with plastic cap, for an ell corner of this tract.

THENCE N 00°44'05" W 70.01 feet along the east line of said Lot 3, Block A to a found 5/8" iron rod with plastic cap, in the south line of TARA III ADDITION, according to the plat as recorded in Volume 388-192, Page 86, P.R.T.C.T., for a corner of this tract.

THENCE N 89°53'51" E 77.00 feet along the south line of said Lot 1, same being the intersection of the east right of way line of Wayne Drive with the south right of way line of Cheek Sparger Road, for the northwest and beginning corner of this tract.

THENCE S 00°28'47" E 829.69 feet along the west line of said Block 12 to a found 1/2" iron rod in the north line of BEDFORD HEIGHTS, according to the plat as recorded in Volume 388-69, Page 43, P.R.T.C.T., for the southeast corner of this tract.

THENCE N 88°04'30" W 761.55 feet along the north line of said BEDFORD HEIGHTS to a found 5/8" iron rod, in the east right of way line of said Wayne Drive, for the southwest corner of this tract.

THENCE along the east right of way line of said Wayne Drive as follows:

N 00°47'50" E 952.40 feet to a found 1/2" iron rod, for a corner of this tract.

Northwesterly along the arc of a curve to the left, having a radius of 834.76 feet, an arc length of 205.87 feet, and whose chord bears N 06°31'36" W 205.35 feet to a found 5/8" iron rod, for a corner of this tract.

N 13°35'31" W 29.90 feet to a found 5/8" iron rod, for a corner of this tract.

Northwesterly along the arc of a curve to the right, having a radius of 646.64 feet, an arc length of 142.40 feet, and whose chord bears N 07°04'42" W 142.11 feet to a found 5/8" iron rod, for a corner of this tract.

N 00°46'12" W 25.00 feet to the POINT OF BEGINNING and containing 18.450 acres of land.

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect Surface Adjusted, N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, using Texas Department of Transportation Surface Adjustment Factor of 1.00012.

SURVEYORS CERTIFICATE TO:
Old Republic National Title Insurance Company and its underwriters, Ron Jenette, Trustee, as trustee of the Aldersgate Trust, a Texas trust, its successors and assigns and affiliates

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2016. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. Items 2, 3, 4, 6, 8, 11, 13, 16, & 18 from Table A were addressed during the course of this survey. In addition, that the above described property was surveyed on the ground by me or under my direct supervision; visible conflicts, encroachments, and overlaps are as shown on this plat or map attached hereto; the area and boundary were determined with respect to recorded references as shown; and the information presented is true & correct to the best of my knowledge. This survey is not intended to express or imply warranty or guarantee of ownership and this survey is subject to all applicable copyright laws from the date of this survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this survey in blue ink.

Patrick Carter, Registered Professional Land Surveyor No. 5691
Texas Surveying, Inc. - Aledo Branch
208 S. Front Street, Aledo TX 76008
aledo@txsurveying.com - 817-441-5263(LAND)
ANO3498 - April 8, 2019



The property described on this survey DOES NOT lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency (FEMA); said property is located within an area having a Zone Designation: Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain, by FEMA, on Flood Insurance Rate Map No. 4843X0202K, with a date of identification of September 25, 2009, for Community Panel No. 480590, in Tarrant County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

Subject to the Restrictions recorded in V. 388-29, P. 141; V. 388-42, P. 69; & D21400098, P.R.T.C.T., & D2103286, P.R.T.C.T..

Subject to the Right of Way Easement as recorded in V. 4038, P. 100, P.R.T.C.T. (Not shown as description is ambiguous)

The following Easement(s) and/or Document(s) do(es) not affect this tract: V. 1349, P. 87; V. 1866, P. 526; V. 1866, P. 528; V. 2698, P. 456; V. 3584, P. 295; & V. 6976, P. 141; C.F. No. D213247637, P.R.T.C.T..

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, Texas Railroad Commission Public GIS Viewer, Texas Utility Location Services (Texas811) and the surveyor's professional opinion.

The property has direct physical access to Wayne Drive, Bedford Court, & Cheek Sparger Road, a dedicated public street or highway. The property described hereon is the same as the property described in Old Republic National Title Insurance Company Commitment No. 5150012860 with an effective date of March 11, 2019 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property.

The following statements were correct during the course of this survey of the property:
1. There is no observed evidence of current earth moving work, building construction or building additions at the Property.
2. There was no evidence of wetlands markers on the property as of the date of this survey.
3. There are no apparent proposed changes in street right of way lines affecting the Property.
4. There was no observed evidence of recent street or sidewalk construction or repairs affecting the Property.
5. The improvements lie wholly within the boundaries of the Property, except as shown.
6. No part of the improvements encroaches on or overhangs any easement, right-of-way or land of others, except as shown.
7. No adjoining structure encroaches on the property or any dominant apparent easement.

Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

- Legend:
- Property Boundary & Corner
 - Adjoiner Boundary
 - Lot Boundary
 - IR.F. - Iron Rod Found
 - CL.R.F. - Capped Iron Rod Found
 - CL.R.S. - Capped Iron Rod Set
 - Concrete Surface
 - Asphalt Surface
 - Rock and/or Gravel Surface
 - Building and/or Structure
 - Fence Line
 - Semi-Permanent Utility Marks
 - Gas, Water, Sanitary Sewer
 - Electric, Telecom

ALEDO BRANCH - 817-441-5263(LAND)
TEXAS SURVEYING INC.
FIRM NO. 10194122 - ALEDO@TXSURVEYING.COM

ALTA/NSPS Survey Description

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THENCE N 89°53'51" E for 51.42 feet along the south line of said right of way dedication and continuing along the south line of Lot 3, Block A, HERITAGE FARMS for a total distance of 169.63 feet to a found 5/8" iron rod with plastic cap, for an ell corner of this tract.

THENCE N 00°44'05" W 70.01 feet along the east line of said Lot 3, Block A to a found 5/8" iron rod with plastic cap, in the south line of TARA III ADDITION, according to the plat as recorded in Volume 388-192, Page 86, P.R.T.C.T., for a corner of this tract.

THENCE N 89°53'51" E 77.00 feet along the south line of said TARA III to a set 1/2" iron rod with orange plastic cap stamped "TEXAS SURVEYING INC", at the apparent northwest corner of Block 12, BEDFORD PLACE, SECTION 18, according to the plat as recorded in Volume 388-136, Page 11, P.R.T.C.T., for the northeast corner of this tract.

THENCE S 00°28'47" E 829.69 feet along the west line of said Block 12 to a found 1/2" iron rod in the north line of BEDFORD HEIGHTS, according to the plat as recorded in Volume 388-69, Page 43, P.R.T.C.T., for the southeast corner of this tract.

THENCE N 88°04'30" W 761.55 feet along the north line of said BEDFORD HEIGHTS to a found 5/8" iron rod, in the east right of way line of said Wayne Drive, for the southwest corner of this tract.

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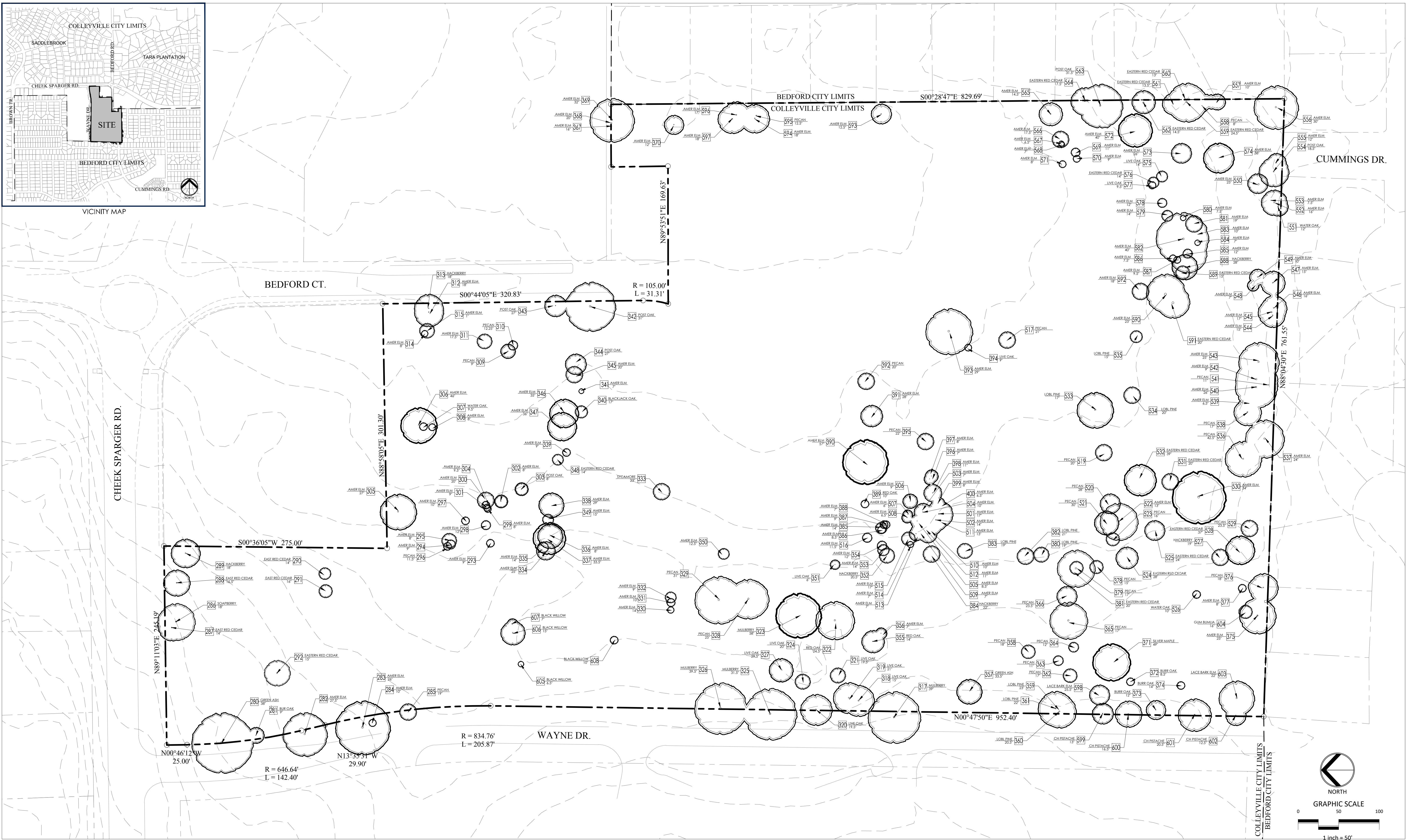
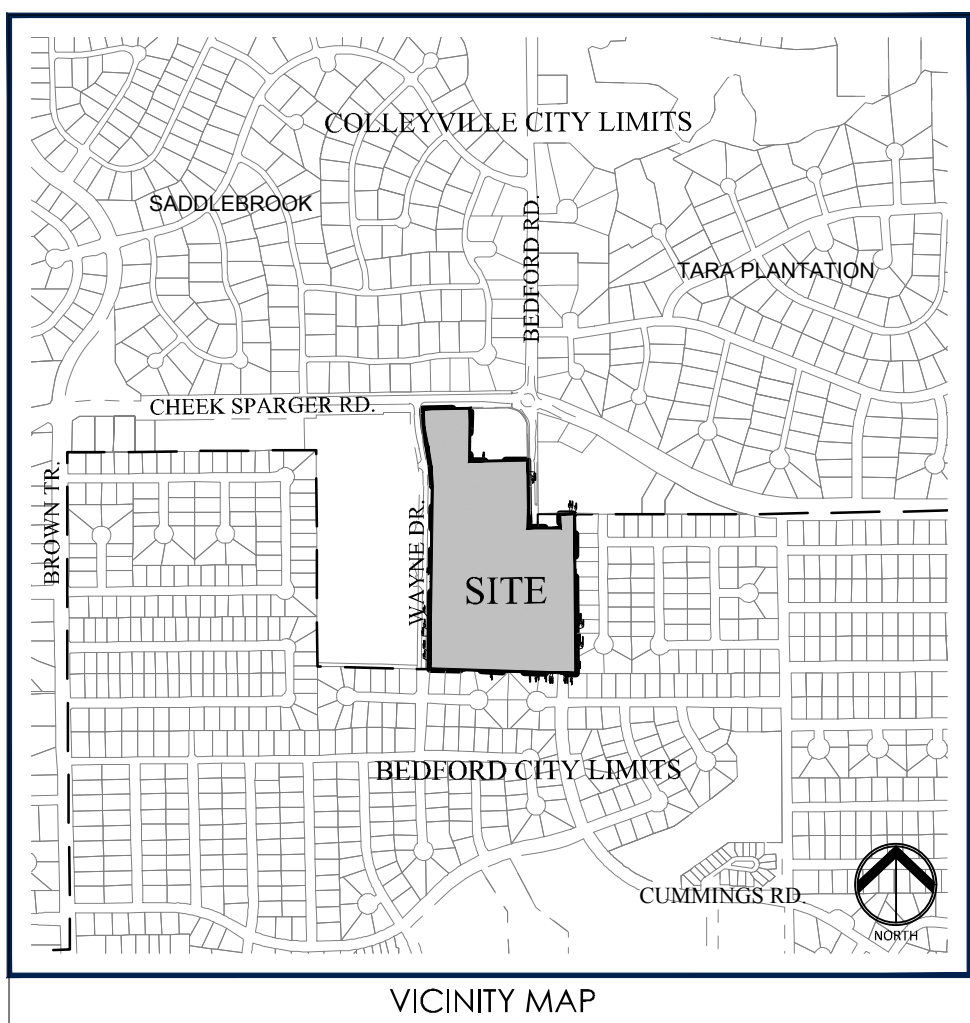
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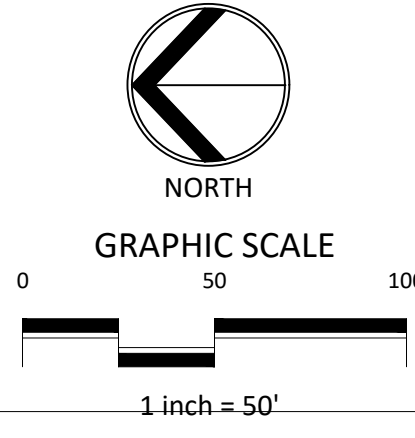
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LEGEND

- PROPERTY LINE
- PRELIM TOPO
- EXISTING TREE

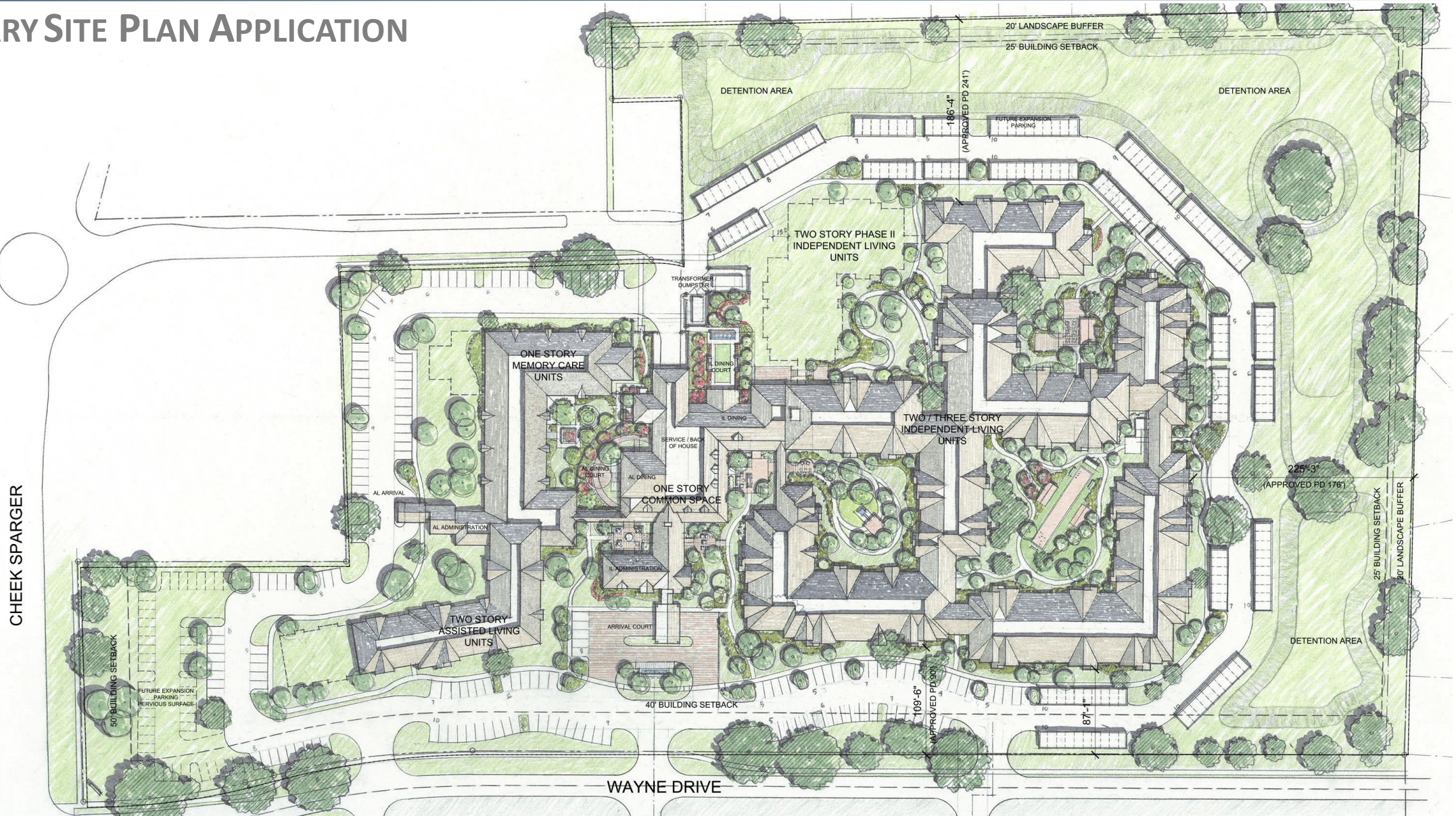


TREE SURVEY
SEPTEMBER 13, 2021

ENGINEER/PLANNER:
DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.333.1121
(TX REG. F-1114)

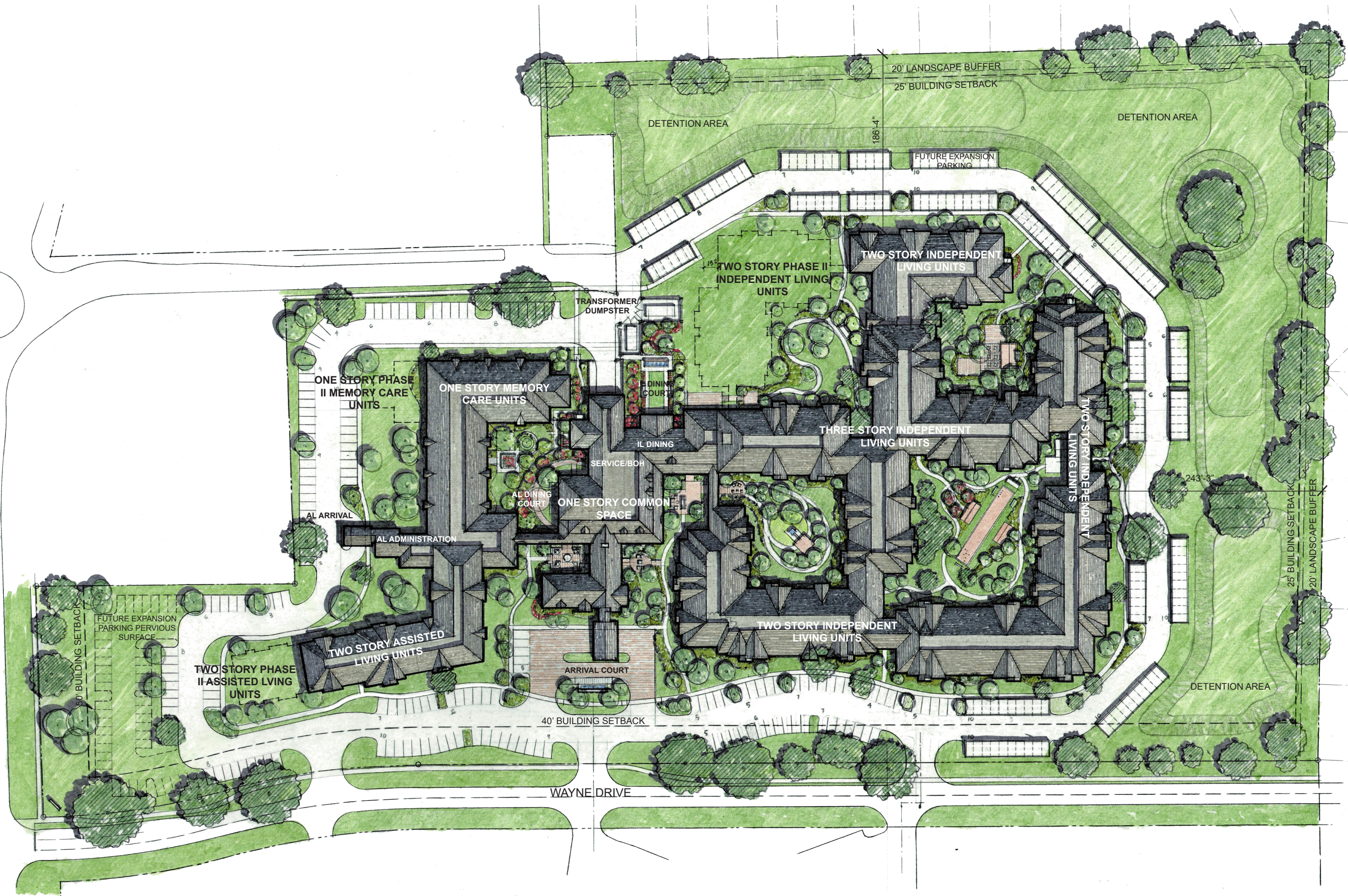
FOREFRONT LIVING COLLEYVILLE

PRELIMINARY SITE PLAN APPLICATION



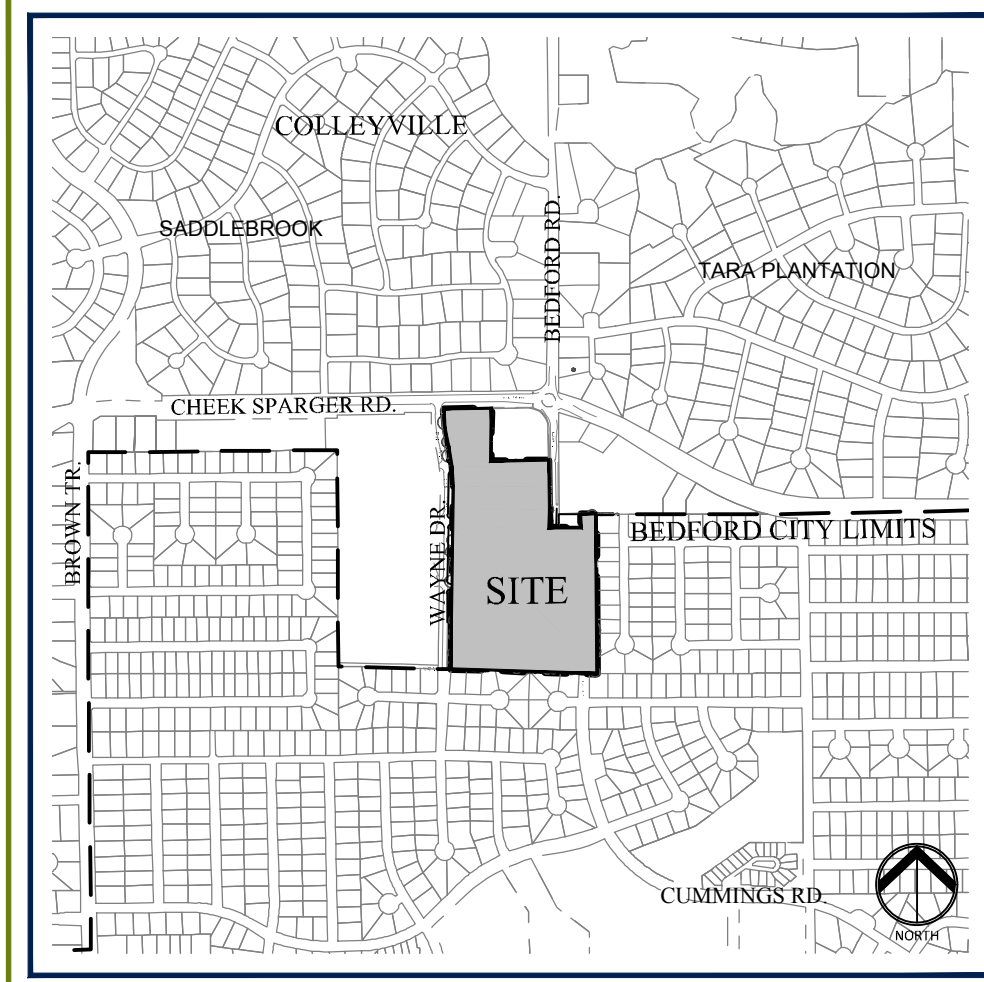


CHEEK SPARGER



FFL Senior Living Colleyville
Colleyville, Texas

© three 2021
sep 20, 2021



TARA PLANTATION
SINGLE FAMILY
RESIDENTIAL

ZONED
PUD-R

BEDFORD CT.

KID'S KAMPUS
PRE-SCHOOL / PRE-K

ZONED
CC-1

SADDLEBROOK
SINGLE FAMILY
RESIDENTIAL

ZONED
PUD-R

- LEGEND**
- OPEN SPACE / LANDSCAPE AREA
 - 26' EMERGENCY ACCESS
 - SECOND STORY
 - THIRD STORY
 - FUTURE PHASE
 - EXISTING TREE PROPOSED TO REMAIN

Site Summary		
Site Area	18.45 AC.	803,682 SF.
Building Footprint	194,307 SF.	24.2%
Paved Surfaces (Parking & Drive)	3.16 AC.	137,689 SF.
Open Space (Includes Detention)	9.23 AC.	50.0%
Detention Area	5.32 AC.	28.7%
Independent Living Units	186 Units	261,358 SF.
Assisted Living Units	44 Units	35,416 SF.
Memory Support Units	30 Units	19,827 SF.
Total Senior Living Units	260 Units	316,601 SF.
Common Area & Back of House		39,025 SF.
Total Building Sf.		355,626 SF.
Required Parking Spaces	208	
Covered Parking Spaces	186	
Surface Parking Spaces	144	
Total Parking Spaces	330	122 Extra

TARA VILLAGE RETAIL &
OFFICE SHOPPING CENTER

ZONED
CC-1

SINGLE FAMILY
RESIDENTIAL

ZONED
R9

CUMMINGS DR.

DETENTION
AREA
5.32 AC.

8' MASONRY FENCE

BEDFORD HEIGHTS
SINGLE FAMILY RESIDENTIAL

ZONED
PUD

COVENANT CHRISTIAN ACADEMY
PRIVATE SCHOOL

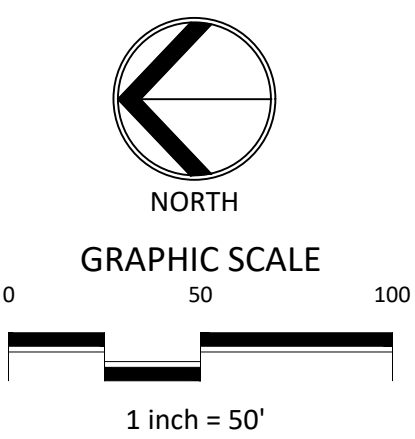
ZONED
PUD-C

- NOTES:**
- 18.45 acres platted as Heritage Farms, Block A, Lot 1.
 - No FEMA 100 Year Floodplain on property.
 - Parking Spaces are 9' x 18'.
 - Detailed landscaping and planting plans will be prepared with final construction plans for many open space/landscape areas. This includes foundation plantings, courtyard areas and along Wayne Drive to screen parking.

OWNER:
Forefront Living
12467 Merit Drive
Dallas, TX 75251

DEVELOPER:
Greystone Communities
225 E. John Carpenter Frwy, Ste 700
Irving, TX 75062

ENGINEER/PLANNER:
DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.255.1191
TX REG. F-1114



MASTER PLAN
for
**FOREFRONT LIVING
SENIOR COMMUNITY**
September 15, 2021

PUD Site Plan for Senior Living PUD
Zoning Amendment

SITE PLAN

BEDFORD

DRAINAGE
DETENTION/OPEN
SPACE AREA

DRAINAGE
DETENTION/OPEN
SPACE AREA

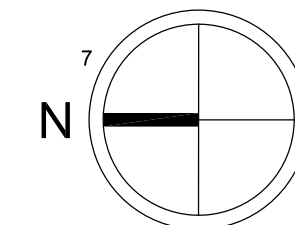
DRAINAGE
DETENTION/OPEN
SPACE AREA

DRAINAGE
DETENTION/OPEN
SPACE AREA

BEDFORD

CHEEK SPARGER

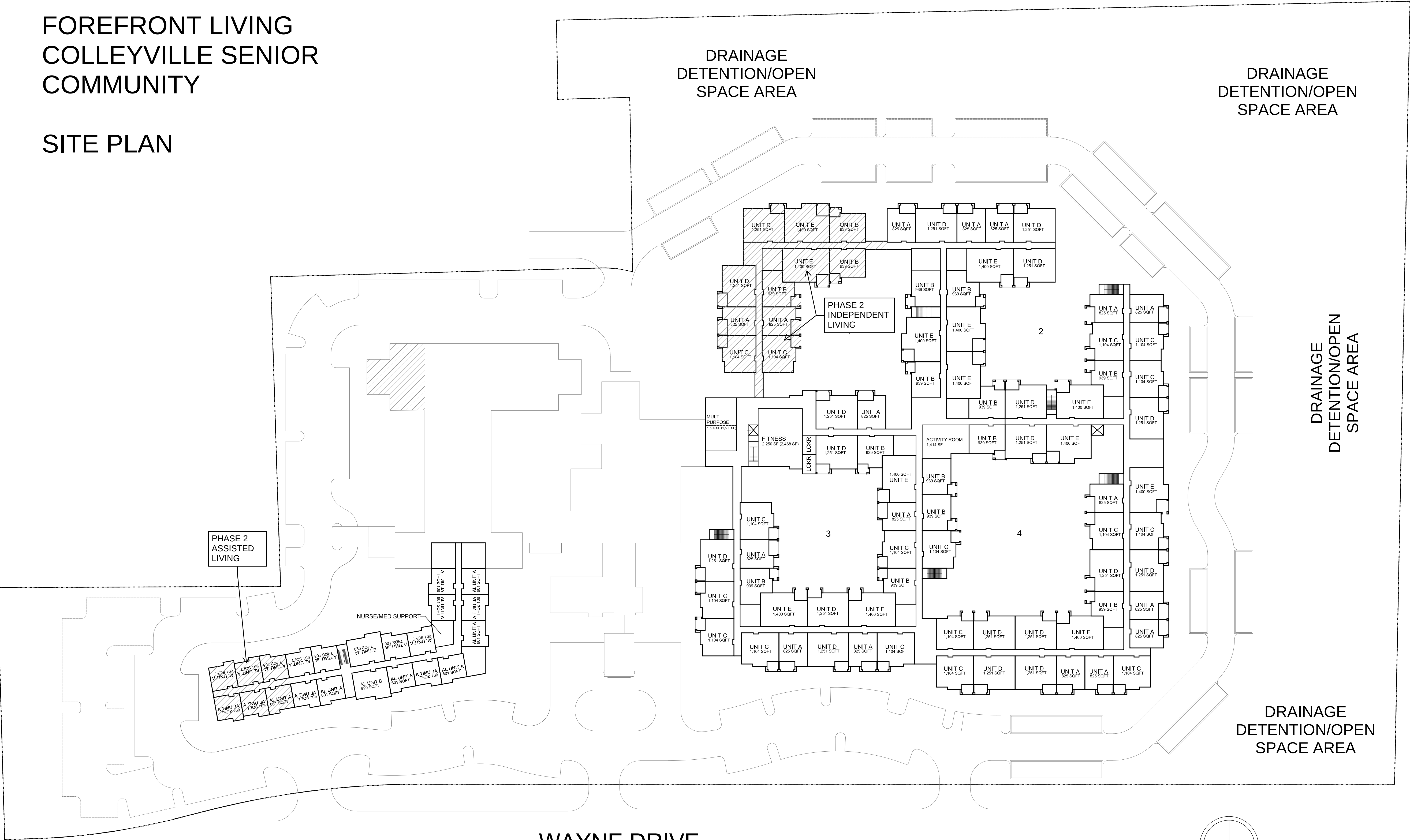
FIRST FLOOR

$$1'' = 50' - 0''$$


CHEEK SPARGER

FOREFRONT LIVING
COLLEYVILLE SENIOR
COMMUNITY

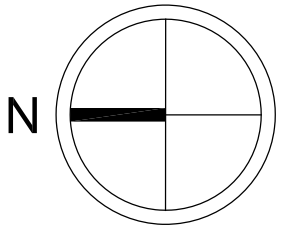
SITE PLAN



SECOND FLOOR

1"=50'-0"

WAYNE DRIVE



FOREFRONT LIVING
COLLEYVILLE SENIOR
COMMUNITY

SITE PLAN

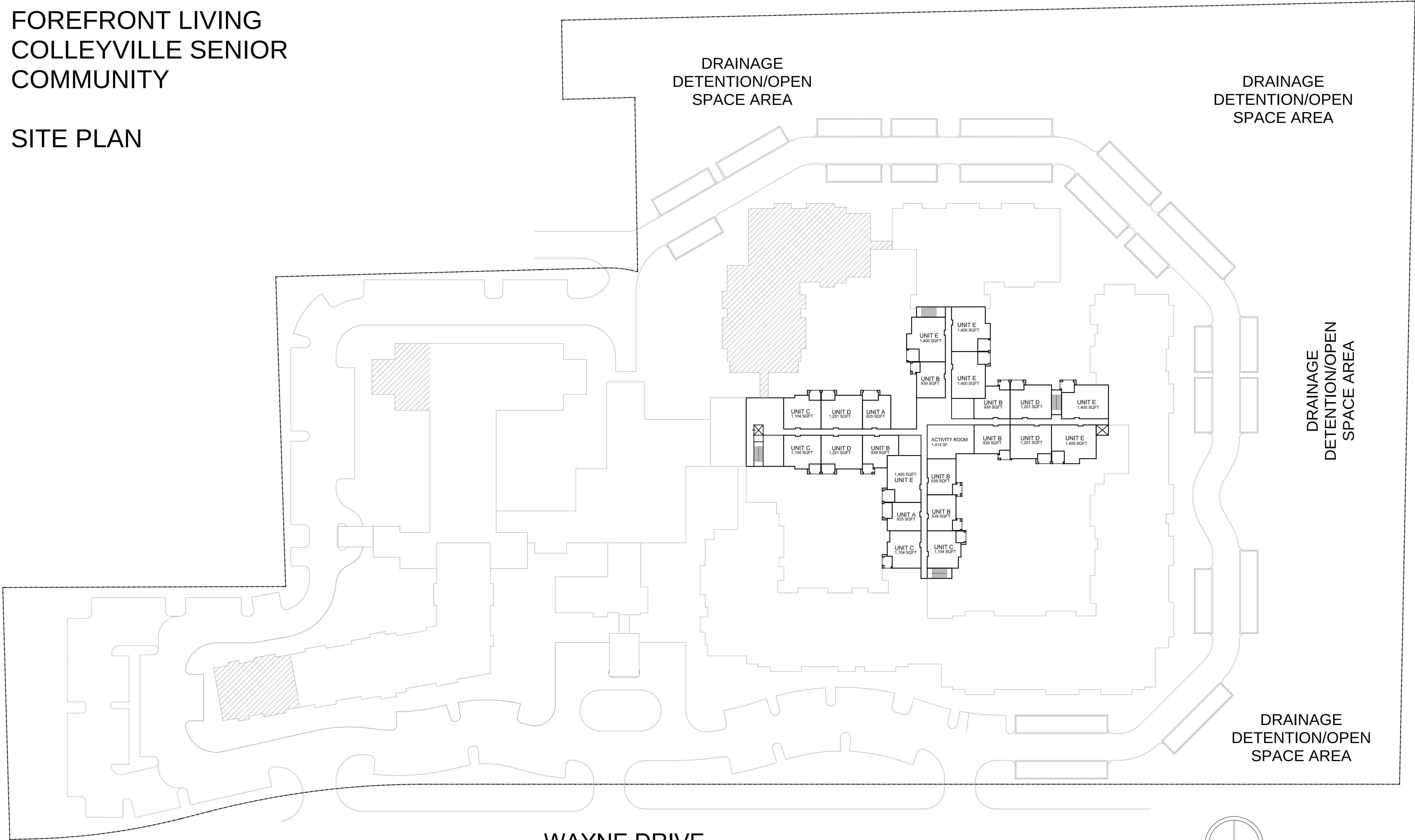
CHEEK SPARGER

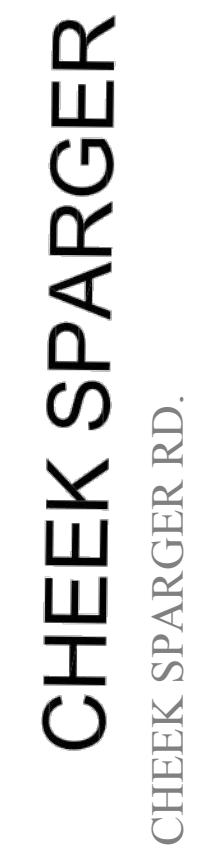
THIRD FLOOR
1"=50'-0"

WAYNE DRIVE

BEDFORD

BEDFORD





 **DUNAWAY**

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
{TX REG. F-11114}

CHEEK SPARGER RD, COLLEYVILLE TX

FOREFRONT LIVING COLLEYVILLE



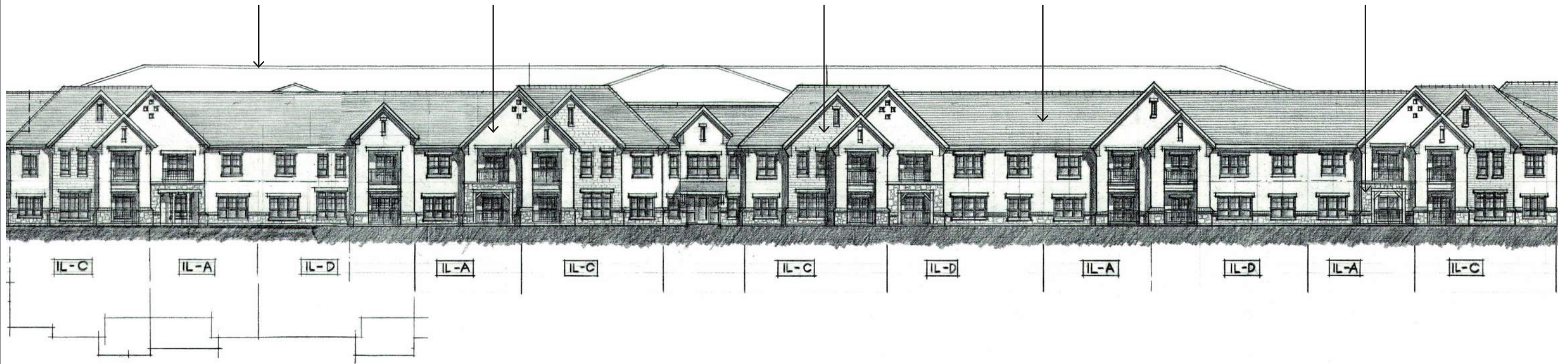
3-STORY ROOF BEYOND

STUCCO

PAINTED BRICK

ASPHALT SHINGLE ROOF

ASHLAR STONE



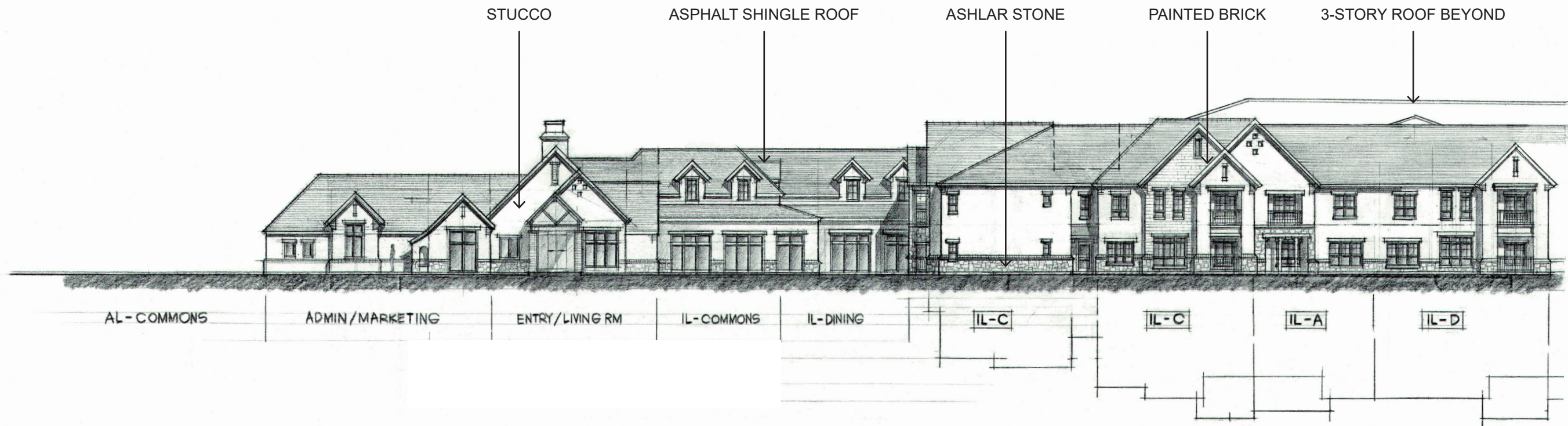
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FFL Senior Living Colleyville
Colleyville, Texas

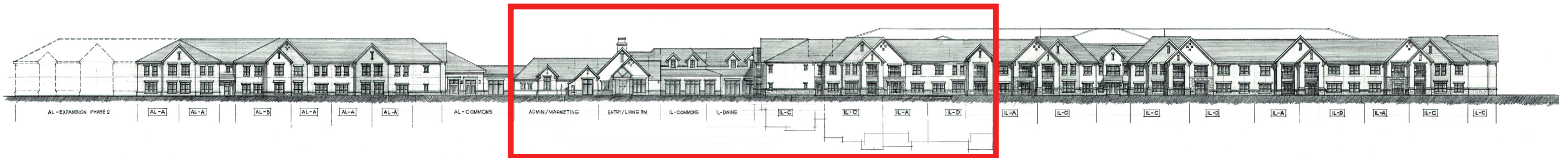


independent living - conceptual elevation

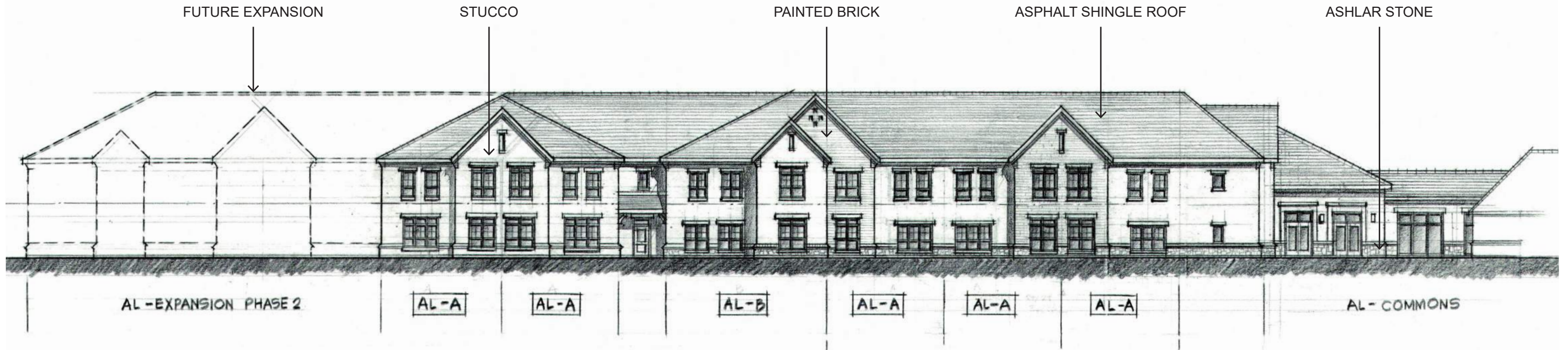
Scale: 1/64"=1'-0"



Scale: 3/64"=1'-0"



entry/community commons - conceptual elevation
Scale: 1/64"=1'-0"



Scale: 3/64"=1'-0"

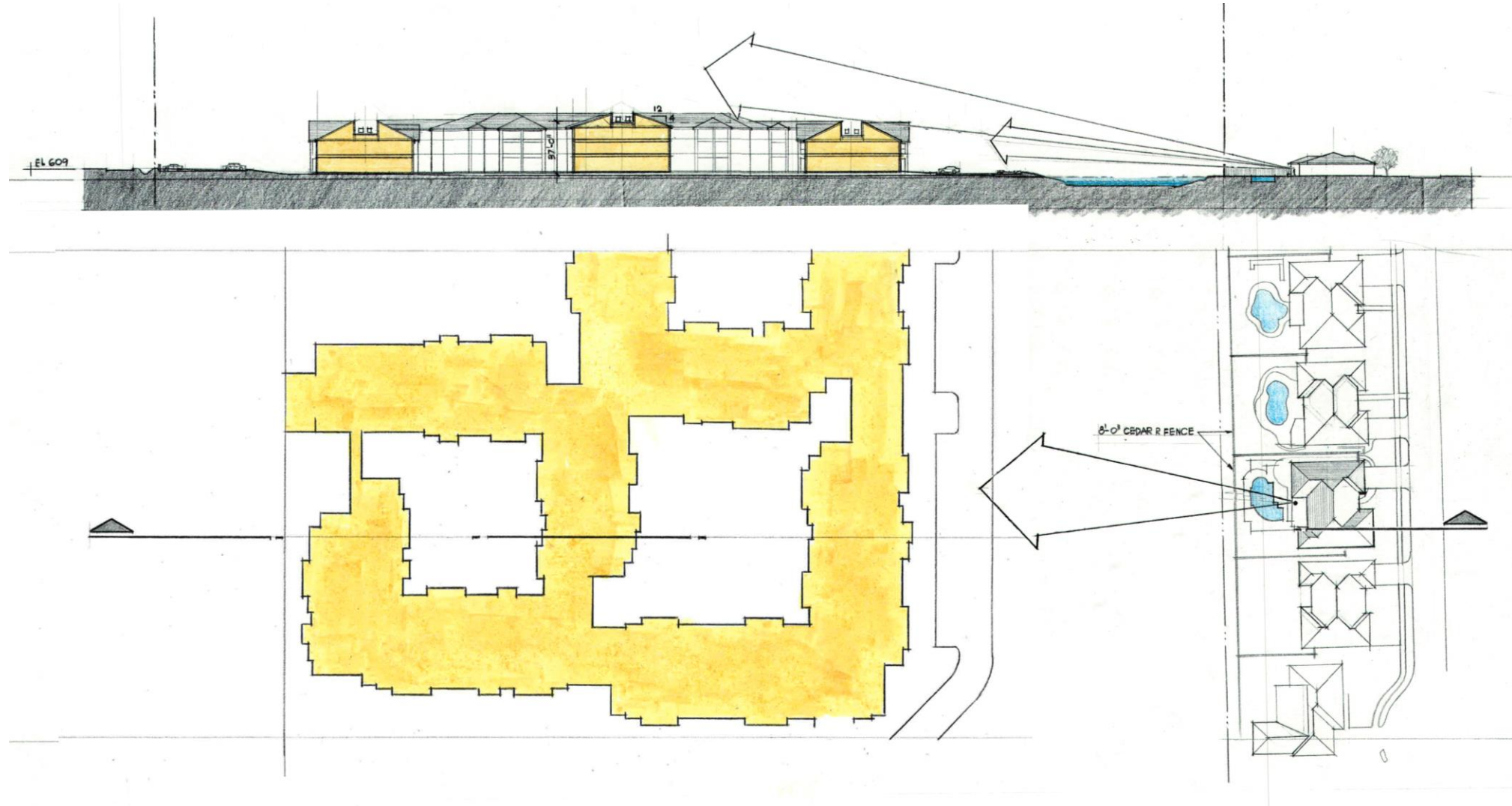


assisted living - conceptual elevation

Scale: 1/64"=1'-0"

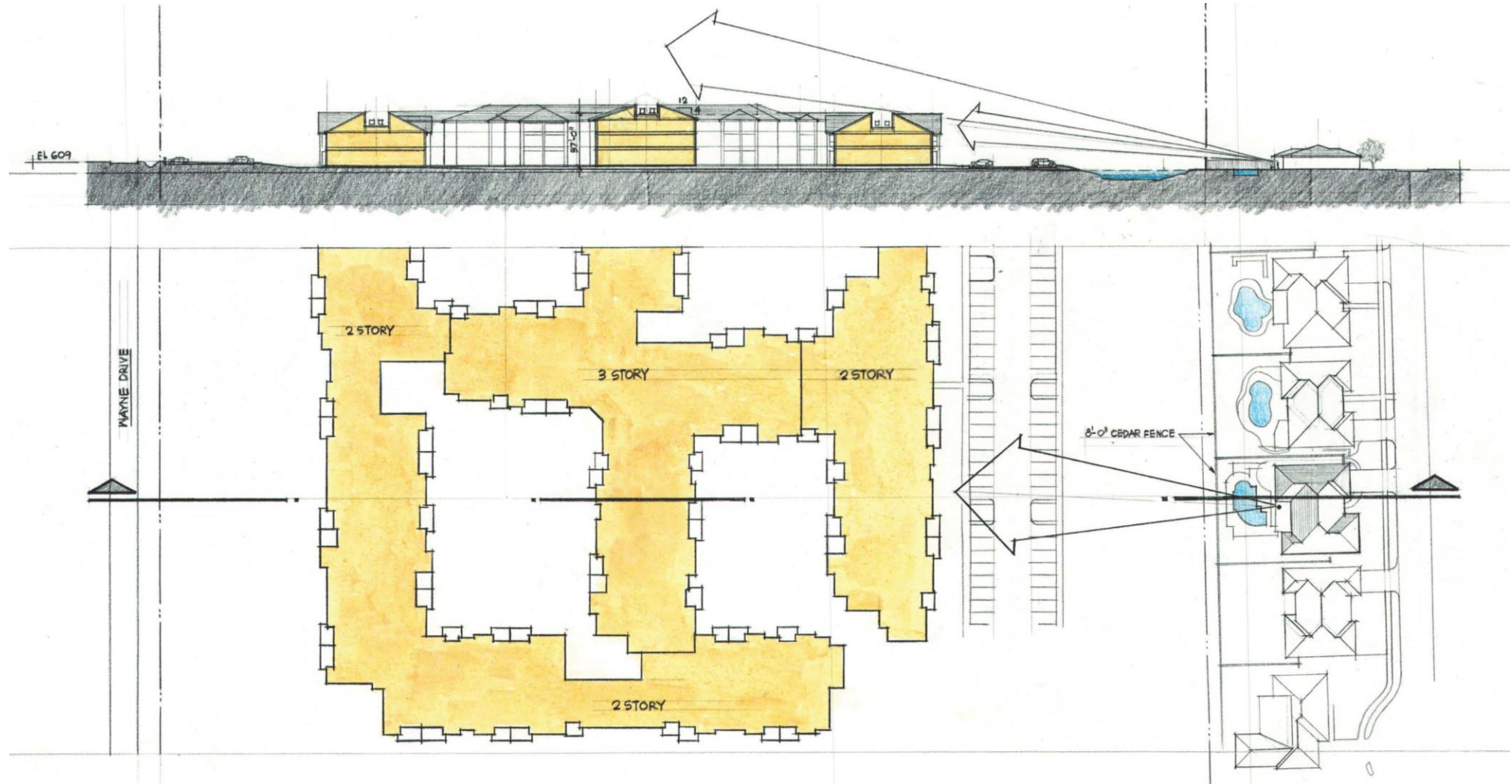
FOREFRONT LIVING COLLEYVILLE

PRELIMINARY SITE SECTION LOOKING EAST



FOREFRONT LIVING COLLEYVILLE

PRELIMINARY SITE SECTION LOOKING NORTH



MEMO

To: Larry Wright, PE
City Engineer
City of Colleyville

From: Donald J. Szczesny, PE, PTOE
Senior Discipline Lead | Associate
Dunaway Associates, LLC

Date: September 9, 2021

Re: Trip Generation for Forefront Colleyville Senior Living Facility – Additional Update

Project: B007160.001



Introduction

This trip generation memo is being provided to the City of Colleyville as an additional update to the previously submitted TIS for the Forefront Colleyville Senior Living Facility. The previous trip generation memo was approved by the City of Colleyville, but the proposed development did not progress past the due diligence phase and the proposed development was stopped due to financial issues. The proposed facility is planned along the east side of Wayne Drive, southeast of the Wayne Drive and Cheek-Sparger Road intersection in Colleyville, Texas. The purpose of this study is to once again document the anticipated change in site traffic that will occur with the proposed site plan modifications shown in the **Attachment**. The proposed modifications to the development will not change the developments land use but will only include a change in the number and size of the units constructed for the proposed senior living facility. To determine the potential impacts of the new site plan, Dunaway performed a before/after trip generation comparison of the old and new site plans utilizing the Institute of Transportation Engineers *Trip Generation*, 10th Edition.

Previous Site Plan Trip Generation

The previous site plan included 281 units (a mixture of Independent, Assisted, and Memory Care) at an average of 903 SF per unit. A trip generation analysis was performed for the ITE land use 254 (Assisted Living Facility) using both occupied beds and KSF units to determine the worst-case scenario. A comparison of the trip generation for the previous site plan can be found in **Table 1**. The trip generation calculations are included as an **Attachment**.

Table 1. Summary of Previous Site Plan Trip Generation

Description/ITE Code	Qty.	Daily	AM		PM	
			Enter	Exit	Enter	Exit
Assisted Living 254	281 Occ. Beds	1,163	34	16	41	41
Assisted Living 254	253.7 KSF	1,063	77	22	37	85
Note: The worst case for the previous site uses KSF for ITE Assisted Living (254).						

Proposed Site Plan Trip Generation

The modified site plan includes 260 units at an average of 1,218 SF per unit. As with the previous site plan, this is a mixture of Independent, Assisted, and Memory Care units. For the trip generation comparison, the Assisted Living (254) land use code was used. The trip generation for the proposed site plan can be found in **Table 2**.

Table 2. Summary of Proposed Site Plan Trip Generation

Description/ITE Code	Qty.	Daily	AM		PM	
			Enter	Exit	Enter	Exit
Assisted Living 254	260 Occ. Beds	1,076	32	15	38	38
Assisted Living 254	316.6 KSF	1,327	96	27	46	106
Note: The worst case for the proposed site uses KSF for ITE Assisted Living (254).						

Trip Generation Comparison (Before / After Analysis)

To capture the potential impact of the proposed development, the critical trip generation for the previous site plan and updated site plan were compared to determine the net change in trips generated by the site due to the proposed site plan modification. As seen in **Table 3**, the proposed changes to the site plan will cause a net increase in trips generated throughout the roadway network. The increase in trips due to the proposed development equates to 264 daily, 24 during the AM peak hour, and 30 during the PM peak hour.

Table 3. Trip Generation Comparison

Description/ITE Code	Qty.	Daily	AM		PM	
			Enter	Exit	Enter	Exit
Previous Site Plan						
Assisted Living 254	253.7 KSF	1,063	77	22	37	85
Proposed Site Plan						
Assisted Living 254	316.6 KSF	1,327	96	27	46	106
Delta (Proposed - Previous)		+264	+19	+5	+9	+21
Note: The proposed modifications will result in a net increase in generated trips from the previous site plan.						

Conclusion

Based on the results of the analysis, the new proposed site plan will slightly increase the number of trips generated by the site during the AM and PM peak hours. It is Dunaway's recommendation to allow the proposed changes from the previously approved site plan.

DJS/djs

G:\Production\4000\0071007160\001\Civil\Traffic\21-0909 Forefront Colleyville Senior Living Facility - Update.docx

Attachments:

Forefront Colleyville Senior Living Concept
 Trip Generation Calculations



Colleyville (Scheme A) (3 Story IL Scheme)
Project Information
Unit Mix (164 IL / 32 AL / 24 MC)
August 17th, 2021

Unit Total			
PROGRAM DETAILS			
Unit Type	Phase 1 (# of Units)	Phase 2 (# of Units)	Phase 1&2 (# of Units)
IL	164	48	212
AL	32	12	44
MC	24	6	30
Total	220	66	286

IL Residences					
FLOOR BY FLOOR UNIT LAYOUT					
Unit Type	Unit Amenities	Level 1 (Phase 1)	Level 2 (Phase 1)	Level 1 (Phase 2)	Level 2 (Phase 2)
IL-A	1 Bed / 1.5 Bath	14	12	6	6
IL-B	1 Bed / 2 Bath	12	12	8	8
IL-C	2 Bed / 2 Bath	17	15	6	6
IL-D	2 Bed / 2 Bath	16	16	8	8
IL-E	2 Bed / 2 Bath	11	11	6	6
Total		70	66	34	34

AL Residences					
FLOOR BY FLOOR UNIT LAYOUT					
Unit Type	Unit Amenities	Level 1 (Phase 1)	Level 2 (Phase 1)	Level 1 (Phase 2)	Level 2 (Phase 2)
AL-A	1 Bed / 1 Bath	14	14	6	6
AL-B	2 Bed / 2 Bath	2	2	0	0
Total		16	16	6	6

Parking-Total	
Total	412

Building Footprint			
	Area (SF) (Phase 1)	Area (%)	Area (SF) (Phase 1+2)
Building Footprint	165,569		208,346
Paving Area	150,624		150,624
Total Property Area	803,624	100%	803,624
Total Non-Pervious Area	321,472	40%	364,296
Total Pervious Area	482,152	60%	439,375

*Does not include future undesigned landscape flatwork

Gross Square Footage (Air Conditioned Space)							
	Floor 1 (SF) (Phase 1)	Floor 2 (SF) (Phase 1)	Floor 3 (SF) (Phase 1)	Gross (SF) (Phase 1)	Floor 1 (SF) (Phase 2)	Floor 2 (SF) (Phase 2)	Gross (SF) (Phase 2)
IL Building	94,596	92,123	38,721	225,440	32,435	32,435	64,870
AL Building	12,931	14,231	0	27,162	4,127	4,127	8,254
MC Building	16,865	0	0	16,865	2,962	0	2,962
IL Commons Area	16,867	7,416	0	23,973	0	0	0
AL Commons Area	10,861	0	0	10,861	0	0	0
Back of House	4,502	0	0	4,502	0	0	0
Total Square Footage	156,212	113,770	39,721	309,703	39,524	36,562	76,086

- Phase 1
- Phase 2 - 48 IL, 12 AL, 6 MC

CHEEK SPARGER

PERVIOUS EVENT
PARKING

STAFF
ENTRANCE
(1 STORY)

AL/MC
ENTRANCE
(1 STORY)

PHASE II
AL
(2 STORIES)

PHASE I
ASSISTED LIVING
(2 STORIES)

PHASE II
MC
(1 STORY)

PHASE I
MEMORY CARE
(1 STORY)

IL COMMONS
(1 STORY)

IL ENTRANCE

SERVICE
COURT

PHASE II
IL
(2 STORIES)

PHASE I
INDEPENDENT LIVING RESIDENCE
(3 STORIES)

PHASE I
INDEPENDENT LIVING RESIDENCE
(2 STORIES)

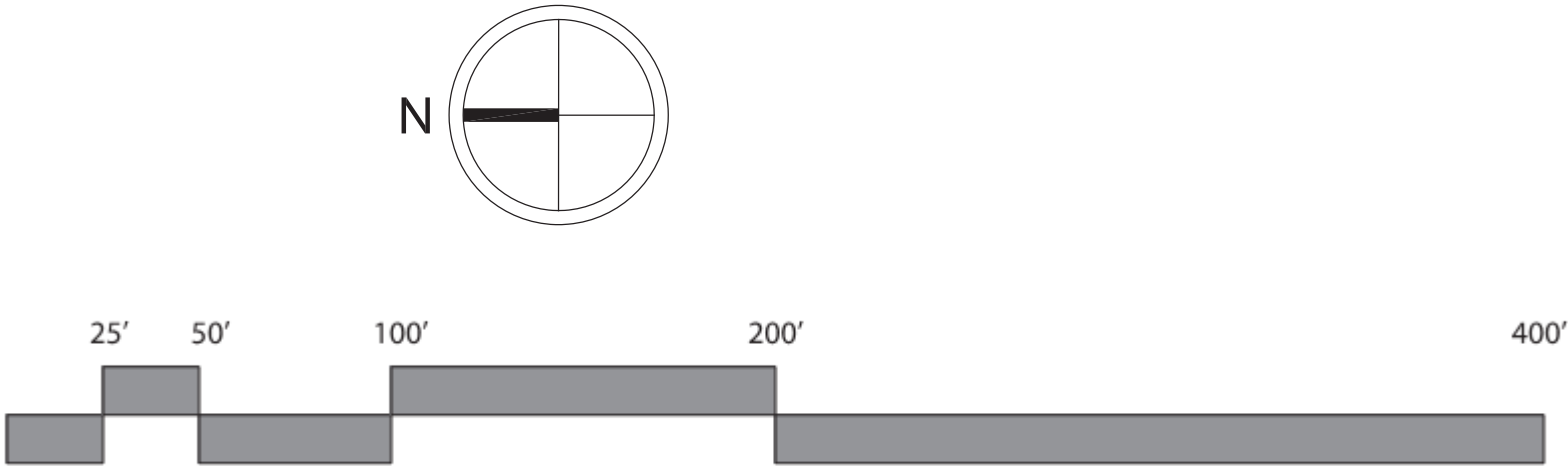
109'-6"
(APPROVED PD 90°)

WAYNE DRIVE

BEDFORD

BEDFORD

Scheme A





Colleyville (Scheme A) (3 Story IL Scheme)
Project Information
Unit Mix (164 IL / 32 AL / 24 MC)
September 1st, 2021

Independent Living Residences							
PROGRAM DETAILS							
Unit Type	Unit Amenities	# of Units (program)	Phase 1 (# of Units)	Phase 2 (# of Units)	Program Area (SF)	Phase 1 (SF)	Phase 2 (SF)
IL-A	1 Bed / 1.5 Bath	32	32	4	825	26,400	3,300
IL-B	1 Bed / 2 Bath	30	30	6	939	28,170	5,634
IL-C	2 Bed / 2 Bath	36	36	4	1,104	39,744	4,416
IL-D	2 Bed / 2 Bath	38	38	4	1,251	47,538	5,004
IL-E	2 Bed / 2 Bath	28	28	4	1,400	39,200	5,600
Total		164	164	22		181,052	23,954

AL Residences							
PROGRAM DETAILS							
Unit Type	Unit Amenities	# of Units (program)	Phase 1 (# of Units)	Phase 2 (# of Units)	Program Area (SF)	Phase 1 (SF)	Phase 2 (SF)
AL-A	1 Bed / 1 Bath	28	28	12	601	16,828	7,212
AL-B	2 Bed / 2 Bath	4	4	0	920	3,680	0
Total		32	32	12		20,508	7,212

MC Residences							
PROGRAM DETAILS							
Unit Type	Unit Amenities	# of Units (program)	Phase 1 (# of Units)	Phase 2 (# of Units)	Program Area (SF)	Phase 1 (SF)	Phase 1 (SF)
MC	1 Bed / 1 Bath	24	24	6	371	8,904	2,226
Total		24	24	6		8,904	2,226

Unit Total			
PROGRAM DETAILS			
Unit Type	Phase 1 (# of Units)	Phase 2 (# of Units)	Phase 1 & 2 (# of Units)
IL	164	22	186
AL	32	12	44
MC	24	6	30
Total	220	40	260

IL Residences							
FLOOR BY FLOOR UNIT LAYOUT							
Unit Type	Unit Amenities	Level 1 (Phase 1)	Level 2 (Phase 1)	Level 3 (Phase 1)		Level 1 (Phase 2)	Level 2 (Phase 2)
IL-A	1 Bed / 1.5 Bath	15	15	2		2	2
IL-B	1 Bed / 2 Bath	12	12	6		4	4
IL-C	2 Bed / 2 Bath	17	15	4		2	2
IL-D	2 Bed / 2 Bath	17	17	4		3	3
IL-E	2 Bed / 2 Bath	11	11	6		3	3
Total		72	70	22		14	14

AL Residences						
FLOOR BY FLOOR UNIT LAYOUT						
Unit Type	Unit Amenities	Level 1 (Phase 1)	Level 2 (Phase 1)		Level 1 (Phase 2)	Level 2 (Phase 2)
AL-A	1 Bed / 1 Bath	14	14		6	6
AL-B	2 Bed / 2 Bath	2	2		0	0
Total		16	16		6	6

Parking Total	
Total	256

Building Footprint					
	Area (SF) (Phase 1)	Area (%)		Area (SF) (Phase 1&2)	Area (%)
Building Footprint	170,417			194,307	
Paving Area	131,432			131,432	
Total Property Area	803,624	100%		803,624	100%
Total Non-Pervious Area	301,849	38%		325,739	41%
Total Pervious Area	501,775	62%		477,885	59%

*Does not include future undesigned landscape flatwork

Gross Square Footage (Air Conditioned Space)										
	Floor 1 (SF) (Phase 1)	Floor 2 (SF) (Phase 1)	Floor 3 (SF) (Phase 1)	Gross (SF) (Phase 1)		Floor 1 (SF) (Phase 2)	Floor 2 (SF) (Phase 2)	Gross (SF) (Phase 2)		Gross (SF) (Phase 1+2)
IL Building	99,147	96,710	34,897	230,754		15,302	15,302	30,604		261,358
AL Building	12,931	14,231	0	27,162		4,127	4,127	8,254		35,416
MC Building	16,865	0	0	16,865		2,962	0	2,962		19,827
IL Commons Area	16,426	7,416	0	23,842		0	0	0		23,842
AL Commons Area	10,681	0	0	10,681		0	0	0		10,681
Back of House	4,502	0	0	4,502		0	0	0		4,502
Total Square Footage	160,552	118,357	34,897	313,806		22,391	19,429	41,820		355,626

Instructions: Enter Expected Unit Volumes into Column 'M'

Weekend Trip Generation													SYNCHRO INPUT 1	SYNCHRO INPUT 2		SYNCHRO INPUT 1	SYNCHRO INPUT 2													
	Description/ITE Code	Units	ITE Vehicle Trip Generation Rates								Units	Expected Units	Total Generated Trips					Unadjusted Volume		Pass-By Volume		Unadjusted Volume		Pass-By Volume		New Volume Added		New Volume Added		
			(Peak Hour of Adjacent Street)				(Peak Hour of Generator)						Daily	AM Hour	PM Hour	AM Pass-By	PM Pass-By	Unadjusted Volume		Pass-By Volume		Unadjusted Volume		Pass-By Volume		New Volume Added		New Volume Added		
			Weekday	AM	PM	AM Pass-By	PM Pass-By	AM In	AM Out	PM In								PM Out	Independent Variable	AM In	AM Out	AM In	AM Out	PM In	PM Out	PM In	PM Out	AM In	AM Out	PM In
	Assisted Living 254 (Before)	Occ. Beds	4.14	0.18	0.29			68%	32%	50%	50%	Occ. Beds	281.0	1,163	51	81	0	0	34	16	0	0	41	41	0	0	34	16	41	41
Assisted Living 254 (Before)	KSF ²	4.19	0.39	0.48			78%	22%	30%	70%	KSF2	253.7	1,063	99	122	0	0	77	22	0	0	37	85	0	0	77	22	37	85	
Assisted Living 254 (After)	Occ. Beds	4.14	0.18	0.29			68%	32%	50%	50%	Occ. Beds	286.0	1,184	51	83	0	0	35	16	0	0	41	41	0	0	35	16	41	41	
Assisted Living 254 (After)	KSF ²	4.19	0.39	0.48			78%	22%	30%	70%	KSF2	346.5	1,452	135	166	0	0	105	30	0	0	50	116	0	0	105	30	50	116	
Comparison (After - Before)																														
Assisted Living 254 (After)	Occ. Beds	4.14	0.18	0.29			68%	32%	50%	50%	Occ. Beds	5.0	21	1	1	0	0	1	0	0	0	1	1	0	0	1	0	1	1	
Assisted Living 254 (After)	KSF ²	4.19	0.39	0.48			78%	22%	30%	70%	KSF2	92.8	389	36	45	0	0	28	8	0	0	13	31	0	0	28	8	13	31	

(Peak hour of Adjacent Street)

***The Total Pass-By Trips will be Distributed: 50% IN / 50 % OUT**

NA = Not Available **KSF²** = Units of 1,000 square feet
DU = Dwelling Unit **Fuel Position** = the number of vehicles that could be fueled simultaneously
Occ.Room = Occupied Room

**Forefront Economic
Development Information**
Colleyville Senior
Living Community
September 13, 2021

Total Square Footage 313,800 SF (Phase 1 Subject to Final Design)

Estimated Sales Per Square Foot Not Applicable.

Estimated Sales Per Year Not Applicable.

**Estimated Ad Valorem
Taxes Per Year** To be determined

PROJECT COMPARISON MATRIX

	Existing PD	Proposed PD
Land Size w/o cell tower	18.45 acres	18.45 acres
Ownership Type	For Profit	Nonprofit
Operational Model	Rental, Fee for Service	Entrance Fee, Continuing Care Retirement Community
Other Uses	Retail / Office Use	Retirement Community Only
Levels of Care	Independent Living, Assisted Living, and Memory Support	Independent Living, Assisted Living, and Memory Support
Total Unit Count	281 Units	260 Units
Independent Living Units	162	186 (Phase I: 164; Phase II: 22)
Assisted Living Units	74	44 (Phase I: 32; Phase II: 12)
Memory Support Units	45	30 (Phase I: 24; Phase II: 6)
Independent Living Unit Sizes (Range & Averages)	625 SF - 1,200 SF 903 SF Average	825 SF - 1,400 SF 1,100 SF Average
Maximum Number of Stories	2 1/2	2 with interior 3 story IL spine*
Total Project Size	321,500 SF	313,800 (Phase I)
Distance from Building to East Property Line	237'	186'
Distance from Building to South Property Line	175'	225'
Total Parking Spaces	282 (330 max including retail/office)	380 (Phase I: 296, Phase II: 84)

FOREFRONT LIVING COMPARISION MATRIX WITH
EXISTING PUD ZONING & 2019 PROPOSED PUD

	Existing PD	July 2019 Proposed PD	Proposed PD
Land Size w/o cell tower	18.45 acres	18.45 acres	18.45 acres
Ownership Type	For Profit	Not-for-Profit	Not-for-Profit
Operational Model	Rental, Fee for Service	Entrance Fee, Continuing Care Retirement Community	Entrance Fee, Continuing Care Retirement Community
Other Uses	Retail / Office Use	Retirement Community Only	Retirement Community Only
Levels of Care	Independent Living, Assisted Living, and Memory Support	Independent Living, Assisted Living, and Memory Support	Independent Living, Assisted Living, and Memory Support
Total Unit Count	281 Units	220 Units	260 Units
Independent Living Units	162	164	186 (Phase I: 164; Phase II: 22)
Assisted Living Units	74	32 (Phase I: 24; Phase II: 8)	44 (Phase I: 32; Phase II: 12)
Memory Support Units	45	24 (Phase I: 16; Phase II: 8)	30 (Phase I: 24; Phase II: 6)
Independent Living Unit Sizes (Range & Averages)	625 SF - 1,200 SF 903 SF Average	850 SF - 1,400 SF 1,100 SF Average	825 SF - 1,400 SF 1,100 SF Average
Maximum Number of Stories	2 1/2	2	2 with interior 3 story IL spine
Total Project Size	321,500 SF	311,300 SF (Phase I)	313,800 (Phase I)
Distance from Building to East Property Line	237'	101'	186'
Distance from Building to South Property Line	175'	114'	225'
Total Parking Spaces	282 (330 max)	404 (Phase I: 371; Phase II: 33)	380 (Phase I: 296; Phase II: 84)

Forefront Living Senior Community PUD Text

September 13, 2021

1. GENERAL

- a. The purpose of this Planned Unit Development is for the development of a senior housing community on the 18.45-acre tract located on the southeast corner of Cheek-Sparger Road and Wayne Drive with combination of independent living, assisted living, and memory care.
- b. This facility shall be licensed as a Type A and/or Type B Assisted Living Center by the Texas Department of Aging and Disability Services as required by the Assisted Living Facility Licensing Act. Proof of such licensing shall be required prior to the issuance of a Certificate of Occupancy for this property.
- c. This property is subject to all the regulations contained in the Land Development Code, except where amended by this Ordinance.

2. PERMITTED LAND USES

- a. Type "A" and Type "B" assisted living facilities are permitted with a maximum of 44 units for assisted living uses and a maximum of 30 beds for memory care uses, as depicted in Site Plan Exhibit "D".
- b. A maximum of 186 independent living units are permitted as depicted in Site Plan Exhibit "D".
- c. All residential units permitted by this PUD shall only be occupied by persons who are age 55 or older per the requirements of the United States Department of Housing and Urban Development.
- d. All accessory buildings and uses, customarily incidental to the above uses on the same lot within.

3. HOURS OF OPERATION

- a. Deliveries to the facility for food service and general delivery will be restricted to 7: 00 a.m. to 6:00 p.m. daily.

4. CONCEPTUAL PLAN AND PLATTING

- a. The development shall be generally consistent with Site Plan Exhibit "D", which shall not be considered the preliminary plat. Minor adjustments, such as building articulations, shall be permitted. Other modifications, which do not change the use or increase the density, may be approved administratively by the staff.
- b. The developer shall submit, and receive approval from the City of Colleyville, a replat in accordance with the requirements of the Land Development Code prior to development of this PUD-C.

5. BUILDINGS

- a. Building elevations shall be consistent with the elevations shown on Exhibit "E".

Forefront Living Senior Community PUD Text

September 13, 2021

- b. All buildings allowed for this development shall not exceed three stories in height and 45 feet.
- d. There shall be a 50-foot building setback along Cheek-Sparger Road. Otherwise all building setbacks shall comply with minimum requirements of the Land Development Code.
- e. The cumulative exterior walls of the buildings in this development shall be a minimum of 50 percent masonry. Masonry, for the purposes of this PUD, shall be defined as including: brick, stone, cast stone, simulated stone, faux stone, thin veneered thin-set stone, concrete block, and three coat plaster/stucco. Other wall surface materials may include cementitious siding or ACM (aluminum composite material) panels.
- f. All buildings shall, at a minimum, meet the provisions of Chapter 6-Building Design in the Land Development Code.

6. OPEN SPACE

- a. This development shall provide a minimum of 50 percent common open space, as shown on Site Plan Exhibit "D" and all open space areas shall be landscaped and maintained by the property owner. Open space may include detention or retention ponds.
- b. All landscaping shall comply with Chapter 4-Landscaping in the Land Development Code.

7. SIDEWALKS

- a. The sidewalk along Cheek-Sparger Road and Wayne Drive must be at least five (5) feet wide. The sidewalks must be installed when any new structures are built on the property.

8. PARKING AND ACCESS

- a. This development shall be allowed to have a minimum of 380 parking spaces.
- b. All parking shall be mutually accessible and available across all uses within this development.
- c. As depicted on Site Plan Exhibit "D", a 26-foot public access and fire lane easement shall be located within the development such that it connects Wayne Drive at the southern terminus of the Bedford Court right-of-way boundary. Said easement shall be included on the final plat for the subject property.

9. LIGHTING

- a. All lighting shall be directed away from adjacent residential properties. Illumination from light poles shall not exceed 0.5 foot-candles as measured from any portion of the property line.

10. FENCING

- a. An eight (8) foot precast concrete or masonry fence, with other materials allowed as necessary to protect trees or as needed regarding other considerations, shall be constructed along the south and east property lines adjacent to the existing residential uses located in the City of Bedford.
- b. Any decorative stone walls throughout the property shall be no more than 42 inches in height.

11. SIGNAGE

- a. All monument signs shall meet the minimum requirements of the Land Development Code.

12. DUMPSTER ENCLOSURE

- a. The dumpster enclosure shall be a minimum of eight (8) feet in height and composed of masonry materials.
- b. All requirements of the Land Development Code shall be met, except where amended herein.

13. PUBLIC IMPROVEMENTS

- a. In lieu of constructing any required perimeter street improvements, the developer shall construct the following roadway improvements: (1) add a right-turn only lane to northbound Wayne Drive where it intersects Cheek-Sparger Road; and (2) pay a traffic impact fee to be used toward the improvement of Cheek-Sparger Road, which may include the construction of a roundabout at Bedford Road/Bedford Court.
- b. Given the requirements of Section "a" above, prior to the acceptance of any plat applications as required by this ordinance, the developer shall submit a revised City/Developer Agreement (CDA) for an approval by the City Council that, at a minimum, addresses the following areas:
 - (1) Total estimated cost, of a northbound right-turn lane at the intersection of Wayne Drive and Cheek-Sparger Road as determined by a registered professional engineer in the State of Texas;
 - (2) Any existing escrowed funds for future roadway improvements to Wayne Drive, Cheek-Sparger Road and Bedford Road/Bedford Court paid by the developers of any properties within 2,000 feet of the subject property within the preceding 15 years are hereby eligible to be applied toward the roadway improvements described above provided a written affidavit is submitted to the City of Colleyville from the developer that paid said escrow approving the use of said escrow funds for the roadway improvements described above.
 - (5) Any change to the terms of this section shall require an amendment to this ordinance.



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2c

Agenda Date 9/27/2021

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Minor Plat with a Plat Waiver for Street Frontage for Tract 2LL, Abstract 1248, Thomas J Polson Survey, located at 4813 Ford Court, Case PC21-015

Explanation

Derek Tuttle, the applicant, has submitted a request for Minor Plat with a plat waiver for street frontage for Tract 2LL, Abstract 1248, Thomas J Polson Survey, being approximately 2.07 acres, and zoned R-40 Single Family Residential. The purpose is to construct a new home, upgrade the access easement, and add landscaping.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objective
5. Minor Plat
6. Site Plan

Aerial Map



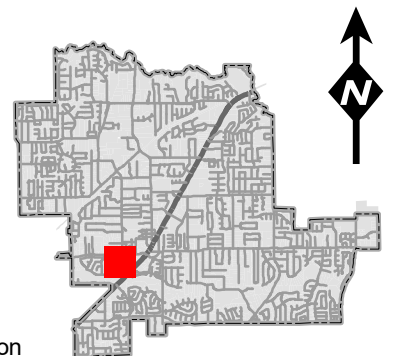
PC21-015
4813 Ford Court

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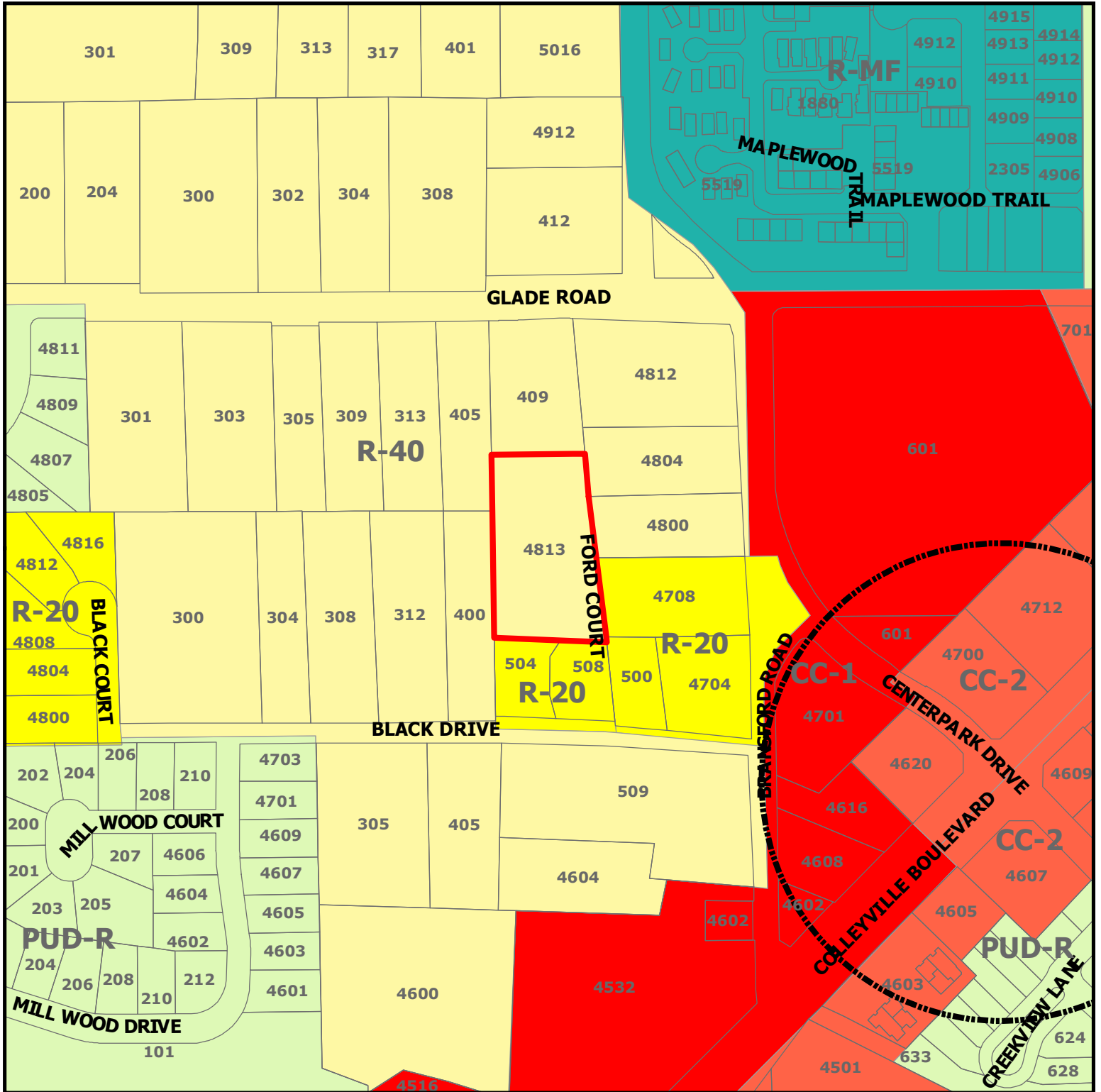


Subject Property

Sales Tax Preferred Intersection



Zoning Map



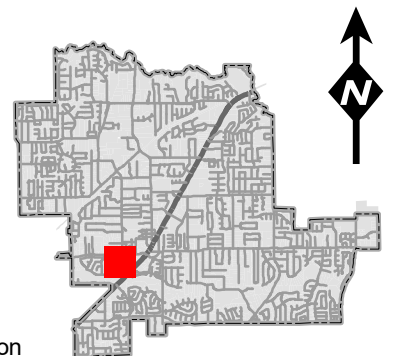
PC21-015
4813 Ford Court

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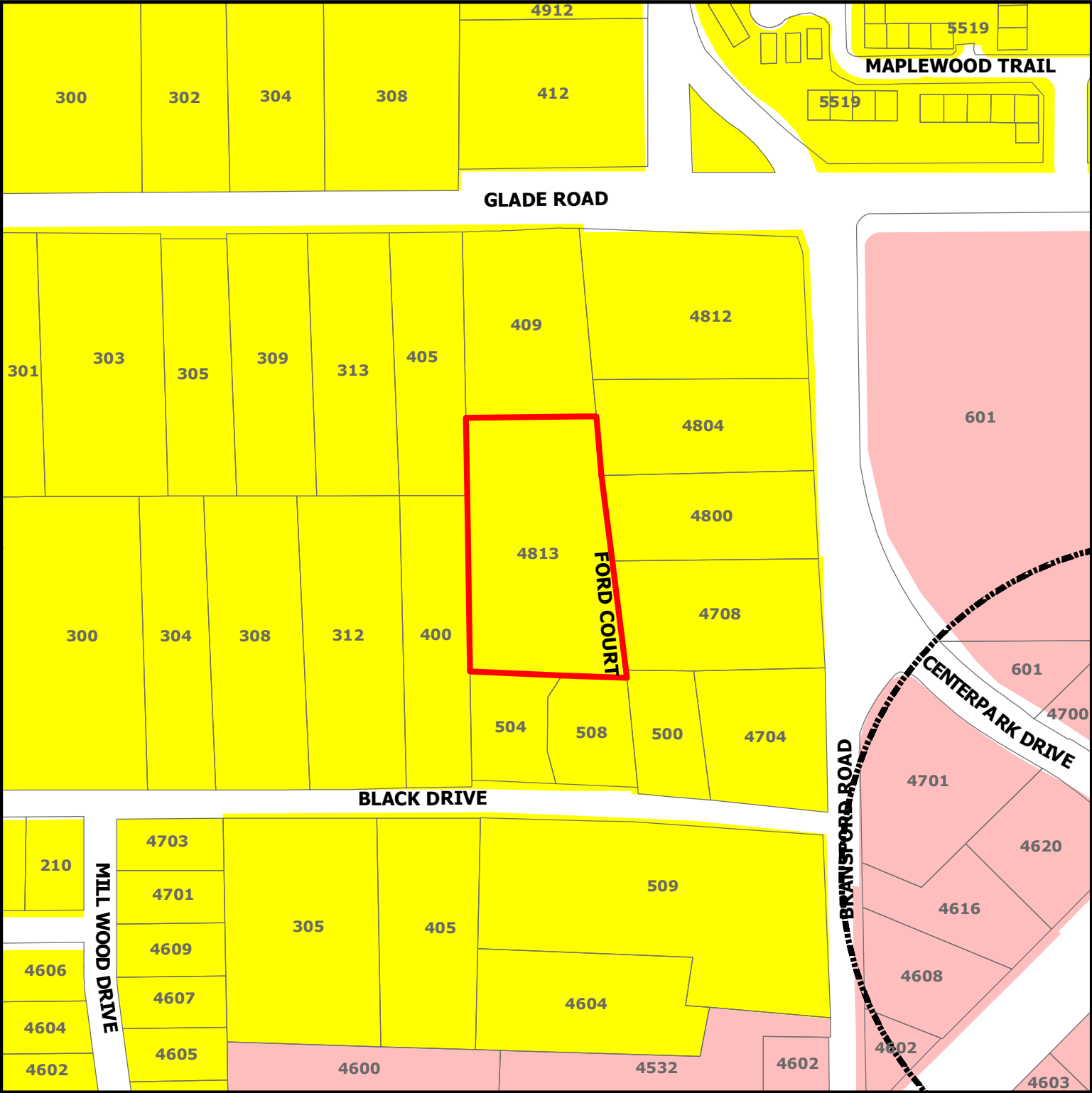


Subject Property

Sales Tax Preferred Intersection

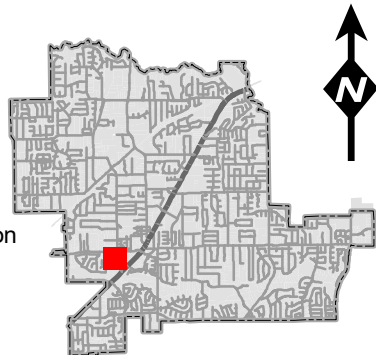


Future Land Use Map



PC21-015
4813 Ford Court

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



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13 September 2021

Statement of Planning Objective

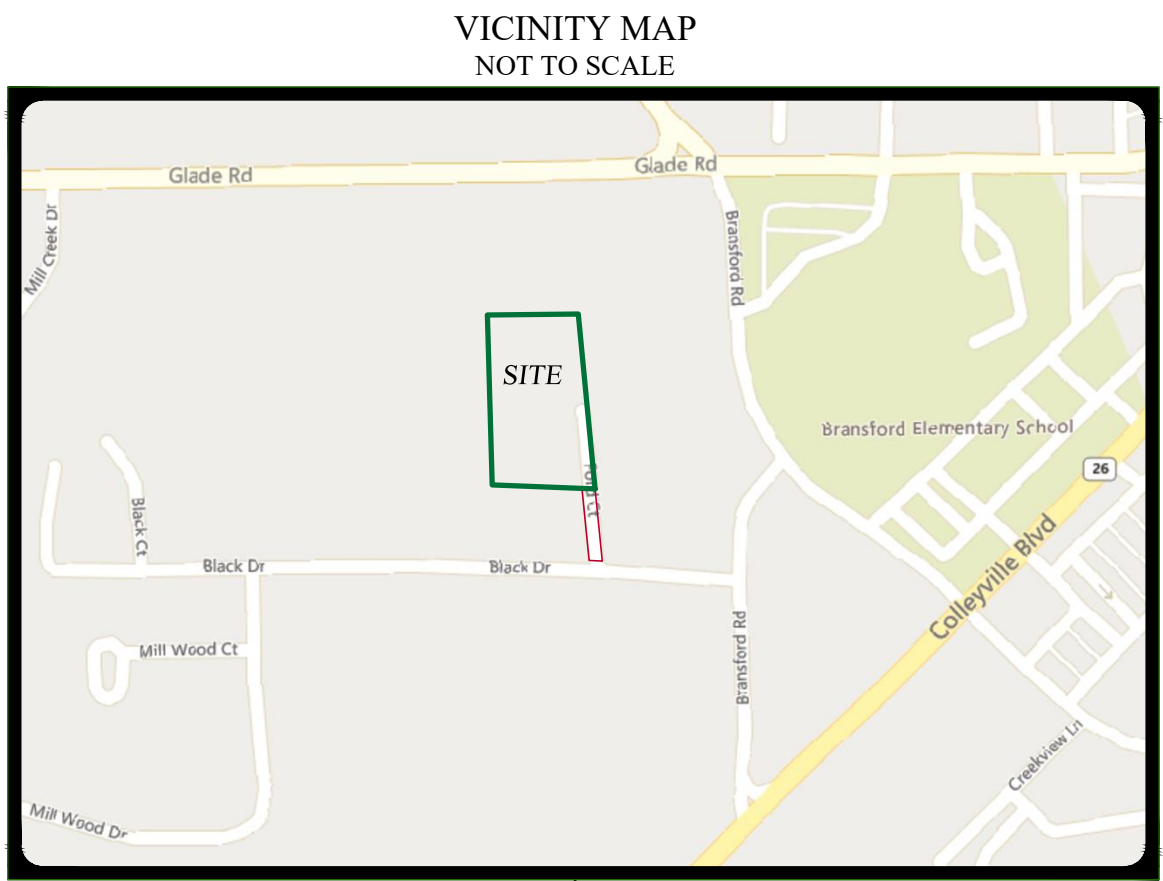
The current residence at 4813 Ford Court was built in 1977 and has an area of 2.07 acres. Currently, the property has zero frontage but does utilize an access easement with 508 Black Drive.

The applicant's intent for the property is to demolish the existing home and detached garage and upgrade the land. The applicant plans on partnering with the owner of 508 Black Drive to upgrade the access easement road and add landscaping. The new single-family building will be a 4-bedroom, 4,406 SF home. The home will be placed at the rear of the lot which will allow room for a retention pond on site. The pond will be used for stormwater quality and quantity purposes. The pond will help mitigate existing lot to lot drainage issues and help reduce the flow of water at the discharge point. The applicant does have a signed drainage agreement letter with the owners of 4708 Bransford Rd. The land will include landscaping and a pedestrian path for the family around the property.

Sincerely,

Carlos Casas

Carlos Casas, PE
Senior Project Manager
Strand Systems Engineering



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 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.
- Street Frontage Waiver

STATE OF TEXAS §
COUNTY OF TARRANT §

This is to certify that I, TRAVIS E. CLEMENT, a Registered Professional Land Surveyor of the State of Texas, have platted 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 VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT
DATED 9/13/2021

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared TRAVIS E. CLEMENT, 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

DEDICATION CERTIFICATE:

WHEREAS, R. Derek Tuttle and, Cecilia Kathleen Tuttle, are the owners of a tract of land situated in the Thomas J. Poulson Survey, Abstract No. 1248, Tarrant County, Texas, being known as Tract 1, and being out of a 2.07 acre tract conveyed to them by Instrument No. D221123139 Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

Tract 1:

BEGINNING at a 1/2 inch iron rod stamped "MOAK" found for the Northwest corner of Lot 1 Block , Cimonetti Addition, Instrument No. D215175096, Public Records, Tarrant County, Texas, (P.R.T.C.T.);

THENCE North 01°34'49" West, a distance of 395.24 feet to a 1/2" iron rod found for the Southwest corner of Norris and Ann Ward Family Trust, Instrument No. D217045059, (D.R.T.C.T.);

THENCE North 89°26'37" East, a distance of 211.27 feet to an iron rod stamped "STRAND" set for the Southeast corner of said Ward Family Trust;

THENCE South 05°28'14" East, a distance of 408.39 feet to a 5/8 inch iron rod found for for a point for corner on the West line of Lot 1 Block 1, Nicol Addition, Volume 399-135, Page 19, (P.R.T.C.T.);

THENCE North 87°46'21" West, a distance of 239.47 feet to the POINT OF BEGINNING.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That we, R. Derek Tuttle and Cecilia Kathleen Tuttle, owners, do hereby adopt this plat designating the hereinbefore described property as Tuttle Addition and 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 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 thoe of procuring the permission of anyone. this plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hand this ____ day of _____, 20__.

R. Derek Tuttle

Cecilia Kathleen Tuttle

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared TRAVIS E. CLEMENT, 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

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared TRAVIS E. CLEMENT, 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

STAFF APPROVAL AUTHORITY:

This minor plat is approved in accordance with Section 212.0065 of the Texas Local Government Code and the City of Colleyville Subdivision Regulations.

DATE _____

Community Development Director

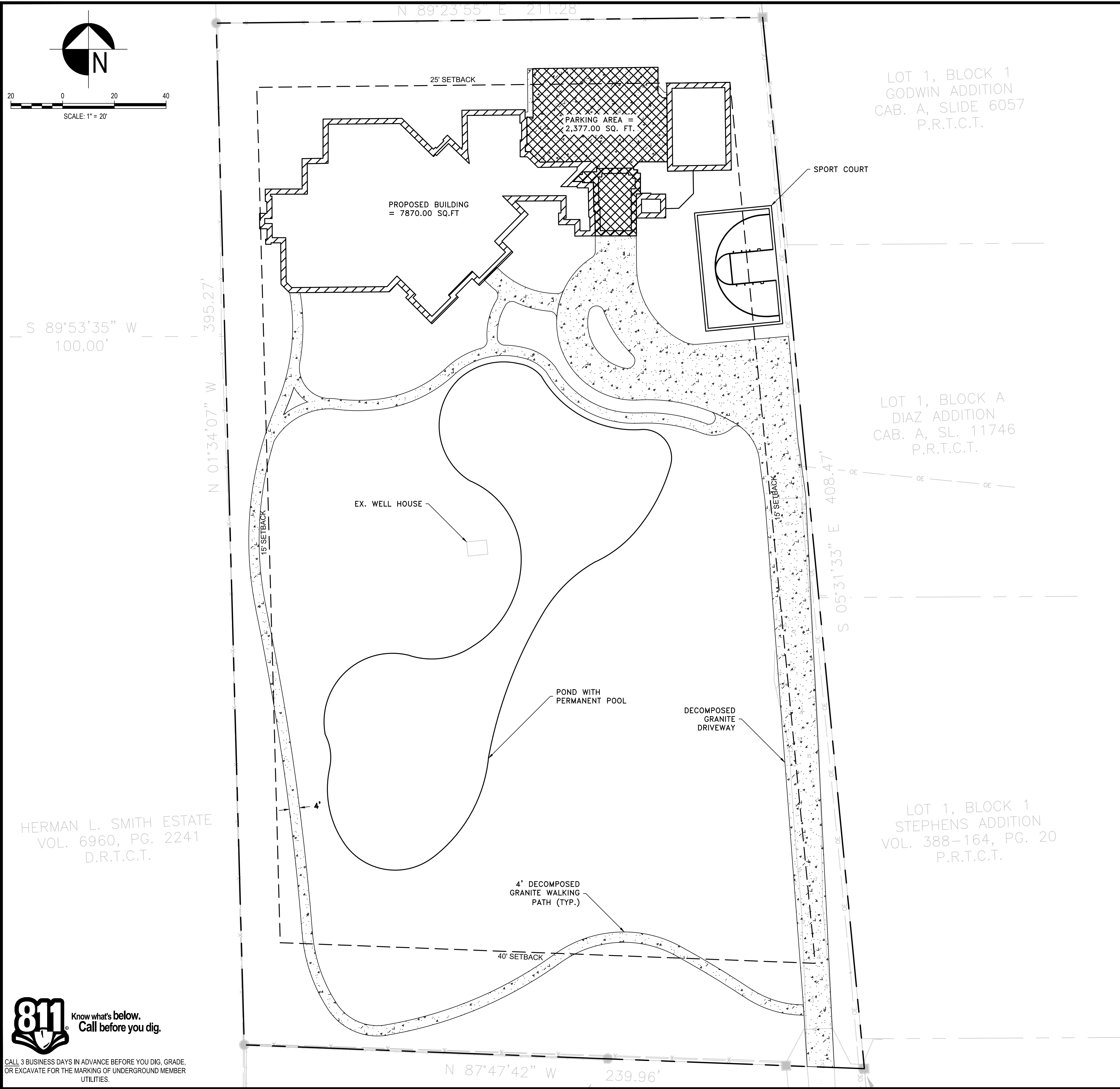
ENGINEER

STRAND AE
10003 Technology Blvd. West
Dallas, Tx. 75220
(972) 620-8204

OWNER

R. DEREK TUTTLE
10501 Sparkman Road
Dallas, Texas, 75220

MINOR PLAT
TUTTLE ADDITION
2.07 ACRES OUT OF THE
THOMAS J. POULSON SURVEY,
ABSTRACT NUMBER 1248



GENERAL NOTES:

- SEE SHEET C2.00 FOR EXISTING CONDITIONS AND UTILITIES NOTES
- SEE LANDSCAPE PLAN ON SHEET C8.00

CONSTRUCTION NOTES:

- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, LOCAL, AND OTHER APPLICABLE AGENCY REGULATIONS.
- CONTRACTOR SHALL HOLD ALL PERMITS IN HAND PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR MUST ACQUIRE COPIES OF ALL REQUIRED PERMITS, STAMPED APPROVED AGENCY PLANS, OS-SWPPP, AND OTHER REQUIRED DOCUMENTS TO KEEP ONSITE THROUGHOUT CONSTRUCTION FOR AGENCY INSPECTORS, THE OWNER, AND OTHER AUTHORIZED OFFICIALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, COMPLIANCE WITH OSHA REQUIREMENTS, SCOPE OF WORK, AND COMPLIANCE WITH ALL NECESSARY PERMITS.
- THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS AN SPECIFICATION INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET APPLICABLE AGENCY REQUIREMENTS AND PROVIDE A COMPLETED PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LINES, GRADES, AND CONSTRUCTION STAKING FOR THE PROJECT.
- THE CONTRACTOR SHALL ADVISE THE ENGINEER IF EXISTING GRADES THAT ARE TO REMAIN ARE IN CONFLICT WITH PROPOSED WORK, CAUSING LIMITATIONS IN DRAINAGE PERFORMANCE OR SIGNIFICANT CHANGES IN CONSTRUCTION LIMITS DEFINED WITH CUT OR FILL LIMITS AND SPECIFICALLY THAT WORK WHICH MAY RESULT IN ANY CONSTRUCTION TAKING PLACE OUTSIDE OF PROPOSED CONSTRUCTION LIMITS.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THEIR OWN TEMPORARY RESTROOM FACILITIES ONSITE FOR WORK CREW USE.
- THE CONTRACTOR SHALL COMPLY WITH THE GUIDELINES OF THE TCEQ BMP MANUAL DURING THE ENTIRE CONSTRUCTION PERIOD. SEDIMENT AND EROSION CONTROL PRACTICES SHALL INCLUDE, BUT NOT BE LIMITED TO , SILT FENCES, BERMS, INLET PROTECTION, ETC. AS NEEDED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

LEGEND:

PROPERTY LINE	---
BUILDING SETBACK	---
SANITARY SEWER	---
WATER	---
OVERHEAD ELECTRIC	---
GUY WIRE	---
WATER VALVE	---
SANITARY SEWER MANHOLE	---
SANITARY SEWER CLEANOUT	---
UTILITY POLE	---
TREE	---
GRAND TREE	---

CONTRACT INFORMATION	BY	DESCRIPTION	REV	DATE
CONTRACT NO.				
CONTRACTOR				
DATE				
CONTRACT NO.				
CONTRACTOR				
DATE				
CONTRACT NO.				
CONTRACTOR				
DATE				

The Professional Engineers and sealed to this sheet applies only to the material and items shown on this sheet. All drawings, statements or other documents not reflecting this seal and the signature of the engineer are void and the engineer assumes no responsibility for such plans, drawings, or documents not reflecting this seal.

CLIENT
POST TENSION
SERVICES OF TEXAS
OWNER: DEREK TUTTLE
10501 SPARKMAN ROAD
DALLAS, TX 75220

SITE AND LAYOUT PLAN
4813 FORD CT. - CIVIL ENGINEERING SERVICES
4813 FORD CT.
COLLEYVILLE, TX 76034

DATE: 8/23/2021
DR'N: KMS
CHK'D: CC

STRAND 2125447
STRAND
10003 TECHNOLOGY BLVD. WEST
DALLAS, TX 75220
972-620-8204
REGISTRATION NO. F-1629



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2d

Agenda Date 9/27/2021

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a zoning change from AG Agricultural district to R-40 Single Family Residential district for Tract 2F01, Abstract 1692, Joseph White Survey, located at 6113 Hunter Lane, Case ZC21-026

Explanation

John Jeffords, the applicant, has submitted a request for a Zoning change for Tract 2F01, Abstract 1692, Joseph White Survey, being approximately 0.992 acres, and zoned AG Agricultural. The request is to rezone the property from AG Agricultural to R-40 Single Family Residential district in order to allow for the construction of a new home.

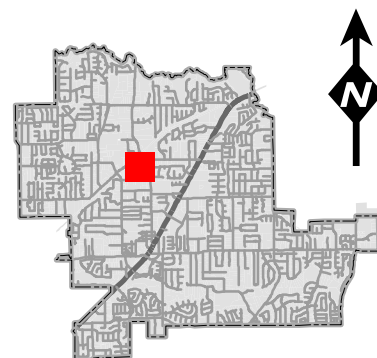
Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Minor Plat

Aerial Map



ZC21-026
6113 Hunter Lane



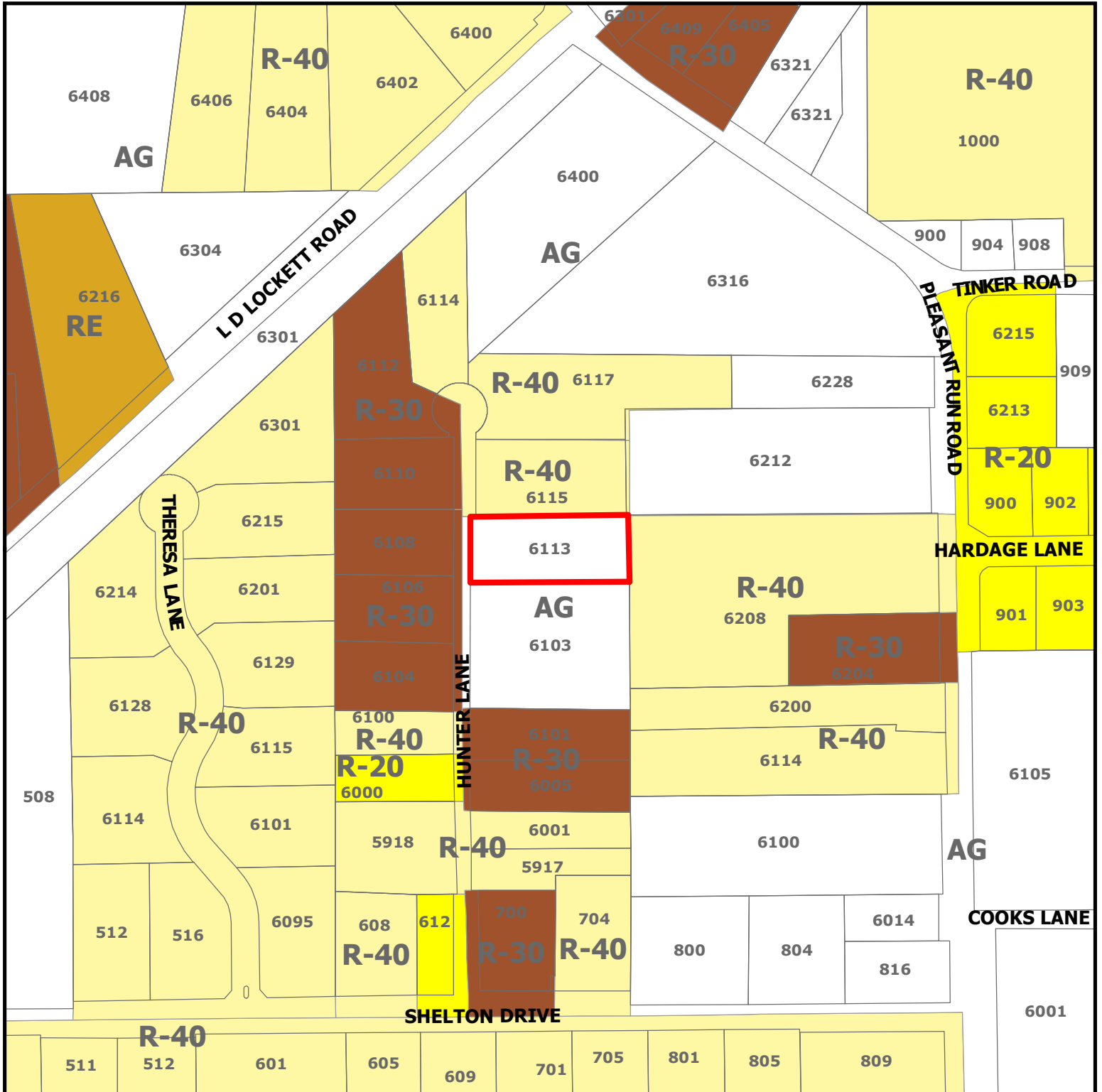
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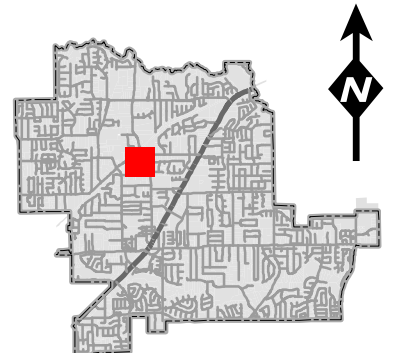


Subject Property

Zoning Map



ZC21-026
6113 Hunter Lane



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Subject Property

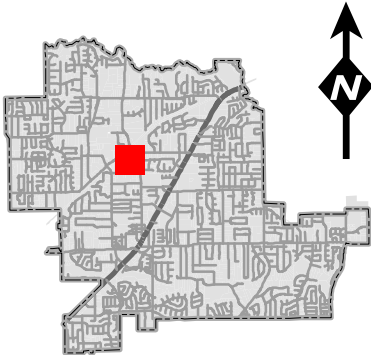
Future Land Use Map

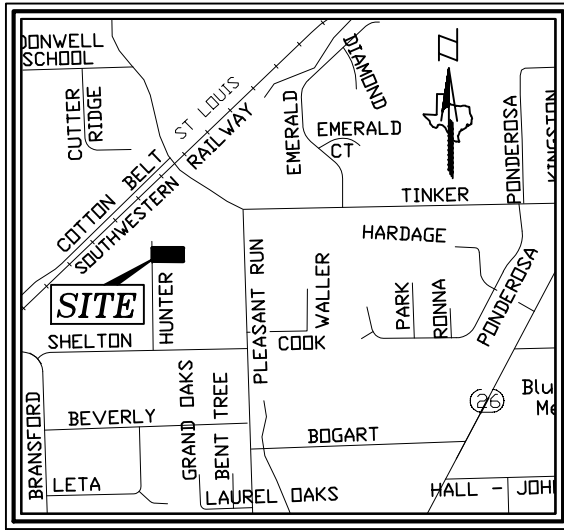


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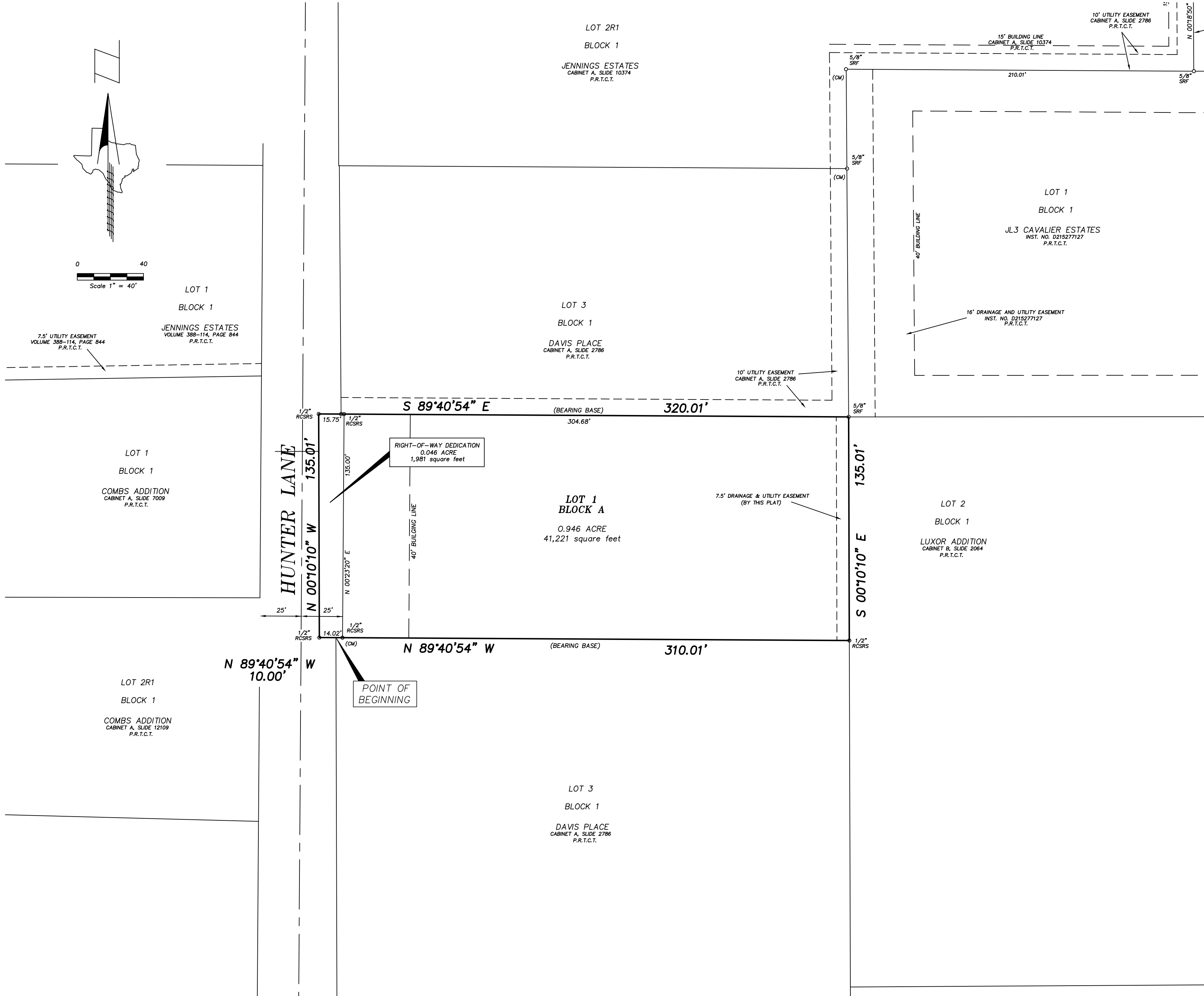
ZC21-026
6113 Hunter Lane

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





VICINITY MAP
SCALE 1" = 2000'



STATE OF TEXAS }
COUNTY OF TARRANT }

OWNERS CERTIFICATE

WHEREAS we Brian and Julie Chamblee are the owners of a 0.992 acre tract of land situated in the Joseph White Survey, Abstract No. 1692 in the City of Colleyville, Tarrant County, Texas as evidenced by the Deed dated July 28, 2021 and recorded in Document No. 0221217646 of the Deed Records of Tarrant County, Texas and being more fully described as follows:

BEGINNING at a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner at the northwest corner of Lot 3, in Block 1 of Davis Place an addition to the City of Colleyville as shown on the plat recorded in Cabinet A, at Slide 2786 of the Plat records of Tarrant County, Texas. Said steel rod being on the present east right-of-way line of Hunter Lane (a variable width right-of-way).

THENCE continuing along the said east right-of-way of Hunter Lane the following:

North 89 deg. 40 min. 54 sec. West, a distance of 10.00 feet to a 1/2" steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

North 00 deg. 10 min. 10 sec. West, a distance of 135.01 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE South 89 deg. 40 min. 54 sec. East, at a distance of 135.01 feet to a 1/2-inch steel rod found for corner and being the northwest corner of Lot 2, in Block 1 of Luxor Addition an addition to the City of Colleyville as evidenced by the Plat recorded in Cabinet B, at Slide 064 of the Plat Records of Tarrant County, Texas;

THENCE South 00 deg. 10 min. 10 sec. East, a distance of 135.01 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner at the northeast corner of Lot 3, in Block 1 of previously mentioned Davis Place as recorded in Cabinet A, at Slide 2786 of the Plat Records of Tarrant County, Texas;

THENCE North 89 deg. 40 min. 54 sec. West, along the north line of said Lot 3, a distance of 310.01 feet to the POINT OF BEGINNING;

and containing 0.992 acre or 43,202 square feet of land more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That We, Brian & Julie Chamblee, (owners) do hereby adopt this plat designating the hereinbefore described property as CHAMBLEE ESTATES, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate in 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.

Witness our hands this _____ day of _____, 2021.

Brian Chamblee
(owner)

Julie Chamblee
(owner)

STATE OF TEXAS }
COUNTY OF TARRANT }

Before me, the undersigned Notary Public in and for said County, and State on this day personally appeared Brian Chamblee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2021.

Notary Public in and for Tarrant County.

Printed Name _____

My Commission expires: _____

STATE OF TEXAS }
COUNTY OF TARRANT }

Before me, the undersigned Notary Public in and for said County, and State on this day personally appeared Julie Chamblee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2021.

Notary Public in and for Tarrant County.

Printed Name _____

My Commission expires: _____

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael Dale Linke, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

Michael Dale Linke _____ Date _____
Registered Professional Land Surveyor No. 4508

Notes:

1) Basis of Bearings: Bearings as indicated hereon are based on the south line of Lot 2R, in Block 1 of Davis Place an addition to the City of Colleyville as shown on the Plat recorded in Cabinet A, at Slide 2786 of the Plat Records of Tarrant County, 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, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

MINOR PLAT
OF

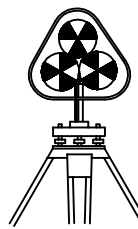
LOT 1, BLOCK A
CHAMBLEE ESTATES
0.992 ACRES

J. WHITE SURVEY ABSTRACT NO. 1692
TRACT 2F01
TARRANT COUNTY, TEXAS

CASE NO: _____

PREPARATION DATE: AUGUST 17, 2021
DATE OF LAST REVISION:

SURVEYOR:
PRISM SURVEYS, INC.
FIRM NO. 101325-00



COMMERCIAL, RESIDENTIAL,
BOUNDARY, TOPOGRAPHIC,
TITLE & CONSTRUCTION SURVEYS
3533 BELL DRIVE
HURST, TEXAS 76053
(817) 540-8048
(817) 283-1148 (FAX)
CONTACT: MR. MICHAEL LINKE
EMAIL: mike@prism-surveys.com

OWNER:

BRIAN & JULIE CHAMBLEE
5704 LAKE JACKSON DRIVE
FORT WORTH, TEXAS 76126
CONTACT: MR. BRIAN CHAMBLEE
EMAIL: abbcmt@gmail.com

DEVELOPER:

RENNAISSANCE HOMES DFW
PO BOX 1078
EULESS, TEXAS 76039
OFFICE: 512-658-5814
CONTACT: MR. JOHN JEFFORDS

Flood Statement
By graphic scaling only from the Flood Insurance Rate Maps for Tarrant County, Texas, and Incorporated Areas, no portion of this property is shown in a special flood hazard area. This property is shown in Zone X (unshaded). Map No. 48439C0095K, Map Date: September 25, 2009.

NOTES:

1) The purpose of this plat is to plat a previously unplatted tract into a platted lot for construction.



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2e

Agenda Date 9/27/2021

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Minor Plat with a Plat Waiver for Lot Width for Tract 2F01, Abstract 1692, Joseph White Survey, located at 6113 Hunter Lane, Case PC21-016

Explanation

John Jeffords, the applicant, has submitted a request for Minor plat with a plat waiver for lot width for Tract 2F01, Abstract 1692, Joseph White Survey, being approximately 0.992 acres, and zoned AG Agricultural. The purpose is to plat the property in order to allow for the construction of a new home.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Minor Plat

Aerial Map

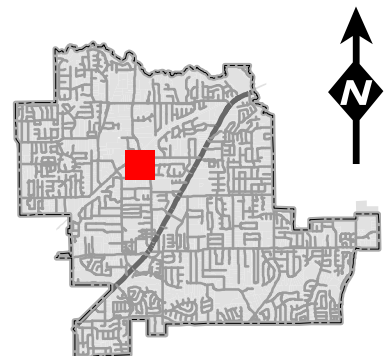


PC21-016
6113 Hunter Lane

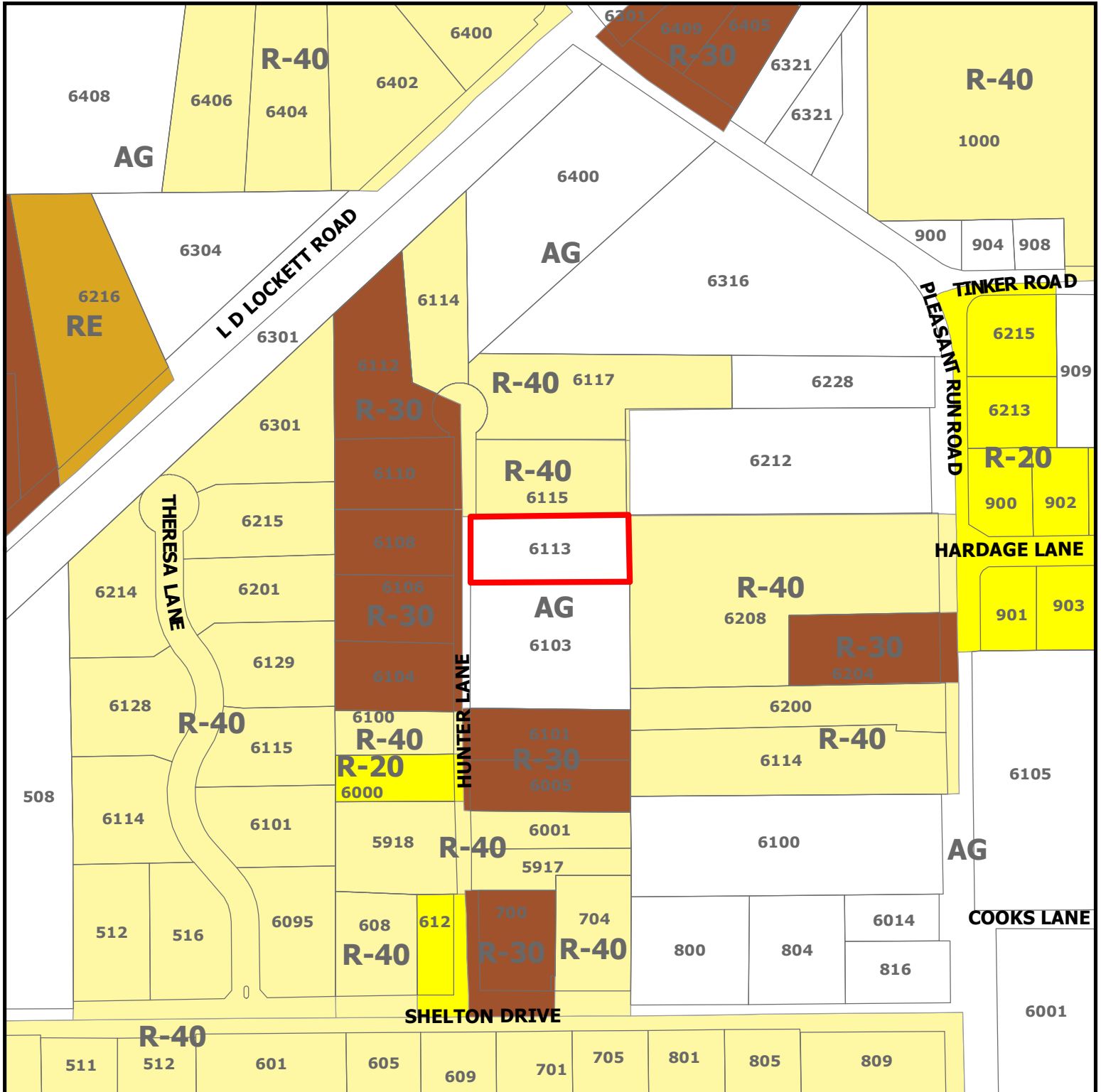
DISCLAIMER:
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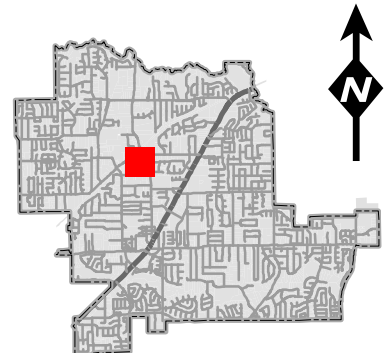
Subject Property



Zoning Map



PC21-016
6113 Hunter Lane



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 Subject Property

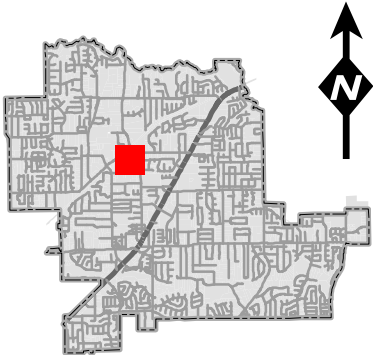
Future Land Use Map

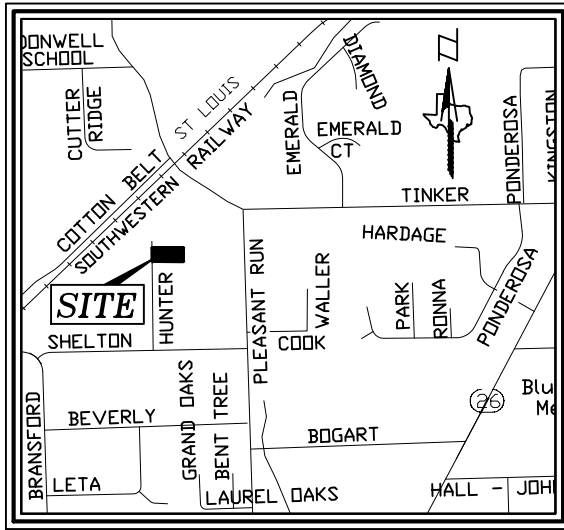


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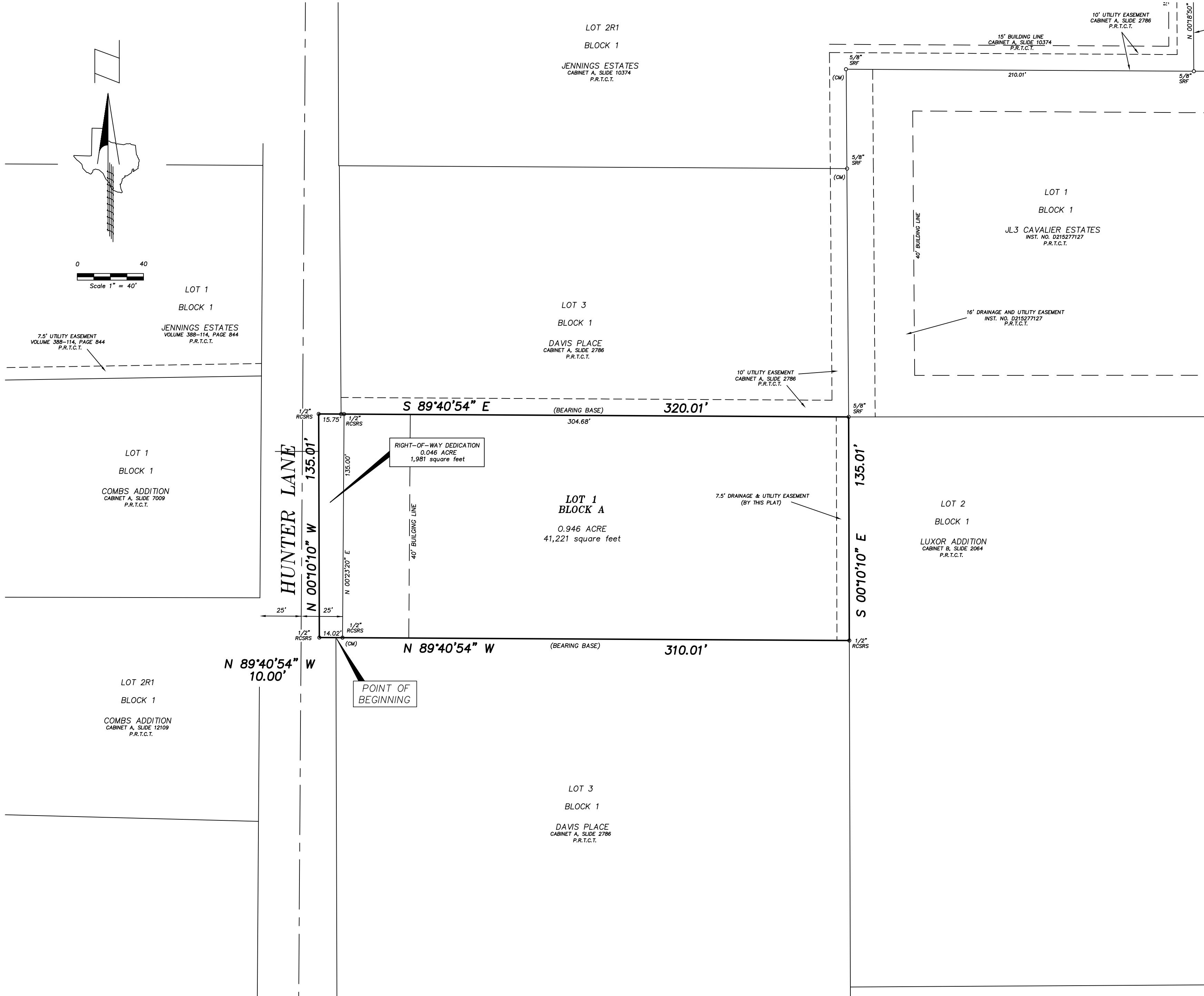
PC21-016
6113 Hunter Lane

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





VICINITY MAP
SCALE 1" = 2000'



STATE OF TEXAS }
COUNTY OF TARRANT }

OWNERS CERTIFICATE

WHEREAS we Brian and Julie Chamblee are the owners of a 0.992 acre tract of land situated in the Joseph White Survey, Abstract No. 1692 in the City of Colleyville, Tarrant County, Texas as evidenced by the Deed dated July 28, 2021 and recorded in Document No. 0221217646 of the Deed Records of Tarrant County, Texas and being more fully described as follows:

BEGINNING at a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner at the northwest corner of Lot 3, in Block 1 of Davis Place an addition to the City of Colleyville as shown on the plat recorded in Cabinet A, at Slide 2786 of the Plat records of Tarrant County, Texas. Said steel rod being on the present east right-of-way line of Hunter Lane (a variable width right-of-way).

THENCE continuing along the said east right-of-way of Hunter Lane the following:

North 89 deg. 40 min. 54 sec. West, a distance of 10.00 feet to a 1/2" steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

North 00 deg. 10 min. 10 sec. West, a distance of 135.01 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE South 89 deg. 40 min. 54 sec. East, at a distance of 135.01 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner at the northeast corner of Lot 3, in Block 1 of previously mentioned Davis Place as recorded in Cabinet A, at Slide 2786 of the Plat Records of Tarrant County, Texas;

THENCE South 00 deg. 10 min. 10 sec. East, a distance of 135.01 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner at the northeast corner of Lot 3, in Block 1 of previously mentioned Davis Place as recorded in Cabinet A, at Slide 2786 of the Plat Records of Tarrant County, Texas;

THENCE North 89 deg. 40 min. 54 sec. West, along the north line of said Lot 3, a distance of 310.01 feet to the POINT OF BEGINNING;

and containing 0.992 acre or 43,202 square feet of land more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That We, Brian & Julie Chamblee, (owners) do hereby adopt this plat designating the hereinbefore described property as CHAMBLEE ESTATES, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate in 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.

Witness our hands this _____ day of _____, 2021.

Brian Chamblee
(owner)

Julie Chamblee
(owner)

STATE OF TEXAS }
COUNTY OF TARRANT }

Before me, the undersigned Notary Public in and for said County, and State on this day personally appeared Brian Chamblee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2021.

Notary Public in and for Tarrant County.

Printed Name _____

My Commission expires: _____

STATE OF TEXAS }
COUNTY OF TARRANT }

Before me, the undersigned Notary Public in and for said County, and State on this day personally appeared Julie Chamblee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2021.

Notary Public in and for Tarrant County.

Printed Name _____

My Commission expires: _____

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael Dale Linke, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

Michael Dale Linke _____ Date _____
Registered Professional Land Surveyor No. 4508

Notes:

1) Basis of Bearings: Bearings as indicated hereon are based on the south line of Lot 2R, in Block 1 of Davis Place an addition to the City of Colleyville as shown on the Plat recorded in Cabinet A, at Slide 2786 of the Plat Records of Tarrant County, 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, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

MINOR PLAT
OF

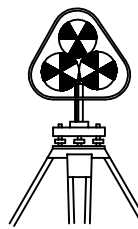
LOT 1, BLOCK A
CHAMBLEE ESTATES
0.992 ACRES

J. WHITE SURVEY ABSTRACT NO. 1692
TRACT 2F01
TARRANT COUNTY, TEXAS

CASE NO: _____

PREPARATION DATE: AUGUST 17, 2021
DATE OF LAST REVISION:

SURVEYOR:
PRISM SURVEYS, INC.
FIRM NO. 101325-00



COMMERCIAL, RESIDENTIAL,
BOUNDARY, TOPOGRAPHIC,
TITLE & CONSTRUCTION SURVEYS
3533 BELL DRIVE
HURST, TEXAS 76053
(817) 540-8048
(817) 283-1148 (FAX)
CONTACT: MR. MICHAEL LINKE
EMAIL: mike@prism-surveys.com

OWNER:

BRIAN & JULIE CHAMBLEE
5704 LAKE JACKSON DRIVE
FORT WORTH, TEXAS 76126
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