



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, October 11, 2021

City Council Chambers

**PRE COMMISSION MEETING
6:15 P.M.
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

**LEGAL BRIEFING BY CITY ATTORNEY REGARDING PLANNING, ZONING,
PLATTING, AND LAND USE**

**REVIEW OF REGULAR AGENDA ITEMS AND DISCUSSION OF PREVIOUS
MEETING MINUTES**

**DISCUSSION OF ITEMS TO BE PLACED ON FUTURE AGENDAS AND
UPDATES ON DEVELOPMENT TRENDS, PROGRESS AND CITY COUNCIL
ACTIONS ON PAST AGENDA ITEMS**

**EXECUTIVE SESSION – In accordance with Texas Government Code
Chapter 551, Subchapter D, Section 551.071 – Legal – Consultation with
attorney on legal issues raised by public hearing or action items on the
agenda**

**7:00 P.M. - REGULAR MEETING
CALL TO ORDER AND ROLL
INVOCATION: COMMISSIONER SYED
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes - September 13, 2021
Planning and Zoning Commission Worksession Minutes - September 27, 2021

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration 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** Consideration 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** Consideration 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** Consideration 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** Consideration 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. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards October 8, 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 Agenda Briefing

City Hall
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Agenda Number 1a	Agenda Date 10/11/2021	Number
Type Approval of Minutes		
Department Planning and Zoning Commission		

Title

Planning and Zoning Commission Meeting Minutes - September 13, 2021
Planning and Zoning Commission Worksession Minutes - September 27, 2021

Explanation

Approval of minutes from the Planning and Zoning Commission Meeting on September 13, 2021 and the Planning and Zoning Worksession on September 27, 2021.

Recommendation

Attachments

1. September 13, 2021 P&Z Minutes
2. September 27, 2021 P&Z Minutes



City of Colleyville Planning and Zoning Commission Minutes

City Hall
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Monday, September 13, 2021

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Commission Meeting was called to order by Chair Bevill on September 13, 2021, at 6:16 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Tim Raine, Matt Koch, Claudia Bevill, and George Bond

Absent: N/A

Staff Present: Ben Bryner, Jacquelyn Reyff, Eddie Tangadunrat, and Dakari Hill.
Attorney: Nicole Corr

Also Present: Brian Adams and Ryan Panno (Applicants)

There was general discussion amongst Staff and the Commission regarding items to be presented this evening at the regular meeting.

Chair Bevill adjourned the Planning and Zoning Commission Worksession Meeting at 6:37 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on September 13, 2021, at 7:00 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Matt Koch, Claudia Bevill, and George Bond

Absent: N/A

Staff Present: Ben Bryner, Jacquelyn Reyff, Eddie Tangadunrat, and Dakari Hill.
Attorney: Nicole Corr

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes – August 10, 2021
Planning and Zoning Commission Worksession Minutes – August 23, 2021

Commissioner Groves made a motion to approve the August 10, 2021 Planning and Zoning Commission Meeting Minutes and the August 23, 2021 Planning and Zoning Commission Worksession Minutes. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Williamson, Syed, Raine, Koch, Bevill, and Bond
Nay: 0**

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of an amendment to the PUD-R Planned Unit Development-Residential district, specifically to amend the regulations for garage door building materials, for Lots 1-12, Block 1, The Villas at Windsor Steele, located at 5101-5145 Roberts Road, Case ZC21-018

Jacquelyn Reyff presented the item and briefed the Commission.

The applicants, Brian Adams and Ryan Panno, 809 Shelby Drive, came forward and briefed the Commission.

Mr. Adams and Mr. Panno answered questions of the Commission regarding responsiveness to constituent concerns, knowledge of submittal guidelines, and steps taken to mitigate the glare of the glass doors.

The public hearing was open at 7:13 p.m.

Jordan McLain, 5017 Auburndale Avenue, came forward and spoke in opposition to the case, Mr. McLain expressed concerns regarding the reflection of the glass doors causing a glare in his home.

With no one wishing to speak, the public hearing was closed at 7:15 p.m.

Mr. Adams and Mr. Panno answered questions of the Commission regarding steps that could be taken to mitigate the glare, the size of the glass panels, and the pricing of the glass panels.

Staff answered questions of the Commission regarding the responsibility of replacing the glass panels if damaged and violations that can result from violation of a Planned Unit Development.

Mr. Adams and Mr. Panno answered questions of the Commission regarding the timeline of the project, the impact of tabling the case on their timeline, and the amount of time it takes to install one door.

Staff answered questions of the Commission regarding possible amendments to the wording of the Planned Unit Development.

Commissioner Raine made a motion to approve Case ZC21-018. Commissioner Bond seconded the motion.

The motion was carried by the following vote:

Aye: 6 –Groves, Williamson, Raine, Koch, Bevill, and Bond

Nay: 1 – Syed

2b Consideration of a Special Use Permit for a Massage Therapy use on Lot 7R1A, Block 2, Andy Felps Addition, located at 4209 Colleyville Boulevard, Suite C, Case ZC21-019

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant's Certified Public Accountant came forward and briefed the Commission.

Staff answered questions of the Commission regarding when a Certificate of Occupancy is typically rendered and the contingency of a Special Use Permit on a Certificate of Occupancy.

The applicant's Certified Public Accountant and the applicant's daughter, Guanyutong Nie, answered questions of the Commission regarding when the applicant took over operations, current operations, and licenses needed for massage therapy and reflexology.

The public hearing was open at 7:56 p.m.

With no one wishing to speak, the public hearing was closed at 7:56 p.m.

The applicant's Certified Public Accountant and Ms. Nie answered questions of the Commission regarding massage therapy being practiced currently, independent therapist potentially coming into the business, and ongoing practices without approval.

Commissioner Groves made a motion to adjourn for an Executive Session.

Commissioner Koch seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Groves, Williamson, Syed, Raine, Koch, Bevill, and Bond

Nay: 0

The Commission adjourned into an Executive Session at 8:16 p.m.

The Commission adjourned again from the Executive Session at 8:37 p.m.

Commissioner Williamson made a motion to approve Case ZC21-019 with certain conditions.

With lack of a second, the motion died.

Commissioner Groves made a motion to deny Case ZC21-019.

Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Williamson, Syed, Raine, Bevill, and Bond

Nay: 1 – Koch

2c Consideration of a zoning change from R-20 Single Family Residential and RE Single Family 'Estate' Residential zoning districts to R-40 Single Family Residential zoning district for Lot 2R, Block 1, Mockingbird Hill Addition, located at 6250 Pool Road, Case ZC21-020

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Lance Bishop, 6250 Pool Road, came forward and briefed the Commission.

Mr. Bishop answered questions of the Commission regarding potentially eliminating an existing shed if the addition of the accessory dwelling to the shed resulted in a violation of the Land Development Code.

The public hearing was open at 8:49 p.m.

With no one wishing to speak, the public hearing was closed at 8:49 p.m.

Commissioner Koch made a motion to approve Case ZC21-020. Commissioner Bond seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Williamson, Syed, Raine, Koch, Bevill, and Bond
Nay: 0**

2d Consideration of a Special Use Permit for an Accessory Dwelling on Lot 2R, Block 1, S. Mockingbird Hill Addition, located at 6250 Pool Road, Case ZC21-021

Jacquelyn Reff presented the item and briefed the Commission.

The applicant, Lance Bishop, 6250 Pool Road, came forward and briefed the Commission.

Mr. Bishop answered questions of the Commission regarding the accessory dwelling being connected to the existing garage.

The public hearing was open at 8:55 p.m.

With no one wishing to speak, the public hearing was closed at 8:55 p.m.

Staff answered questions of the Commission regarding Special Use Permits following property owners or staying with properties.

Commissioner Syed made a motion to approve Case ZC21-021. Commissioner Raine seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Syed, Raine, Koch, Bevill, and Bond
Nay: 0**

2e Consideration of an amendment to the PUD-C Planned Unit Development-Commercial district, specifically to allow for showrooms, to include a Hot Tub and Sauna Showroom, as a permitted use, for Lot 1, Block 1, Metrovest Addition, located at 6100 Colleyville Boulevard, Suite 100, Case ZC21-023

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Garrett Turner, 9700 Sand Trap Drive, came forward and briefed the Commission.

Mr. Turner answered questions of the Commission regarding the number of operational hot tubs at the storefront, the water holding capacity of the hot tubs, and the point of sale for online sales.

The public hearing was open at 9:04 p.m.

Ernest Hedgcoth, 6012 Ponderosa Court, came forward and spoke in opposition to the case. Mr. Hedgcoth expressed concerns regarding lack of information of traffic intensity as a result of the business.

With no one wishing to speak, the public hearing was closed at 9:09 p.m.

Commissioner Williamson made a motion to approve Case ZC21-023. Commissioner Groves seconded the motion

The motion was carried by the following vote:

**Aye: 7 – Groves, Williamson, Syed, Raine, Koch, Bevill, and Bond
Nay: 0**

3. CITIZEN COMMENTS

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

4. ADJOURNMENT

The meeting adjourned at 9:11 p.m.

The minutes were written and prepared by:



Dakari Hill
Planning Technician

The meeting minutes were approved on _____, _____ by a vote of _____.



City of Colleyville Planning and Zoning Commission Minutes

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Monday, September 27, 2021

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on September 27, 2021, at 7:52 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Tim Raine, and Claudia Bevill

Absent: Matt Koch and George Bond

Staff Present: Ben Bryner, Jacquelyn Reyff, Robert McKeown, and Dakari Hill

2. WORKSESSION AGENDA ITMES

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the sale of additional products and whether the company had stores elsewhere.

- 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

Jacquelyn Reyff and presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the nonprofit status of the establishment and the designated emergency responders for the property.

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding emergency vehicle access through the easement and the property's connection to the City's water system.

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the difference in the property's lot width and the required lot width for R-40 zoning.

- 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

Chairwoman Bevill presented the information to the other members of the Commission. Staff addressed questions of the Commission regarding the difference in the property's lot width and the required lot width for R-40 zoning.

3. ADJOURMENT

The meeting adjourned at 8:26 p.m.

The minutes were written and prepared by:



Dakari Hill
Planning Technician

The meeting minutes were approved on _____, ____ by a vote of ____.



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
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Agenda Number 2a	Agenda Date 10/11/2021	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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, of Earth and Roots CBD, has submitted a request for a Special Use Permit (SUP) to allow for a CBD Store use at 4209 Colleyville Boulevard, Suite B. A CBD store is allowed in the CC-3 Highway Commercial district with the approval of an SUP.

Existing Conditions/Background: The subject property is zoned CC-3 and generally located on the east side of Colleyville Boulevard, north of Cheek Sparger Road near the intersection of Felps Drive. The subject property is a platted lot and is developed with a multi-tenant commercial building. Suite B is currently vacant.

Proposed Special Use Permit:

Request – The applicant is requesting approval of an SUP to allow for a CBD store use at this location.

Ordinance – Land Development Code, Chapter 3, Section 3.24.B Schedule of Permitted Principal Uses: A CBD Store in the CC-2 and CC-3 non-residential zoning districts is required to obtain an SUP.

Analysis: The applicant is requesting the SUP for a CBD store use. The hours of operation will be 9:00 am to 9:00 pm. The percentage of CBD products to be sold is between 40% - 60%. Approval of an SUP at this location for this user should not adversely impact surrounding uses or the character of the neighborhood.

Plat Status: The property is platted as Lot 7R1A, Block 2, of the Andy Felps Addition.

DRC Review: The DRC reviewed the request during their September 20, 2021 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north and south are zoned CC-3 Highway Commercial, and developed with a mixture of retail and automotive uses. The property to the east is zoned R-20 Single Family Residential and is improved with single-family uses. The property to the west is located in the City of Hurst and developed with a commercial building.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, identifies the subject property as "Colleyville Boulevard Corridor" and located within a Sales Tax Preferred Intersection.

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

Staff Recommendation: Staff is neutral on this request.

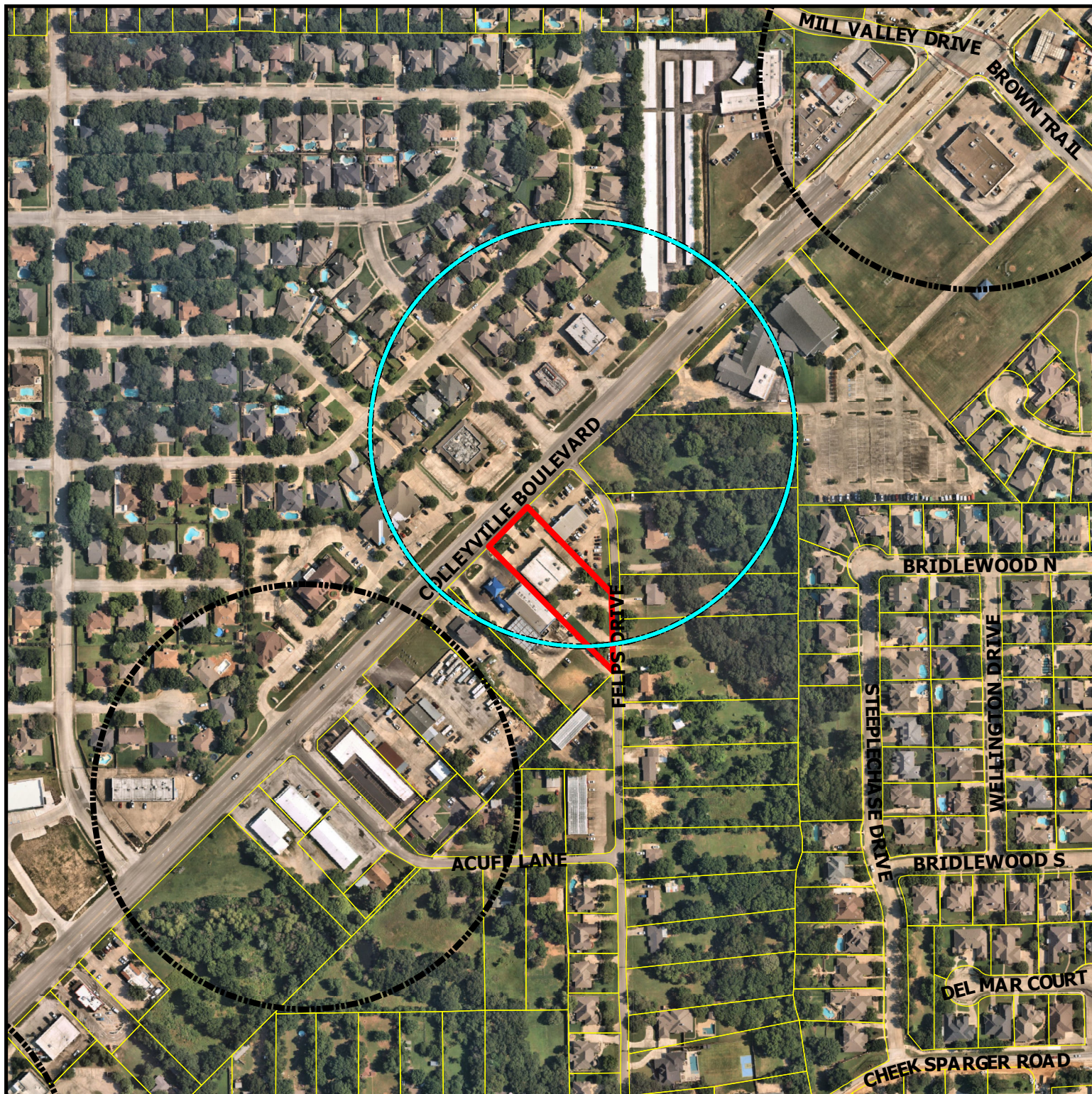
Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Notification Map
6. Property Owner Notification
7. Notify List
8. Draft Ordinance

Aerial Map



ZC21-024

4209 Colleyville Boulevard, Suite B

DISCLAIMER:

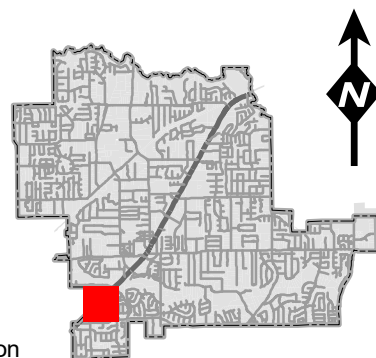
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



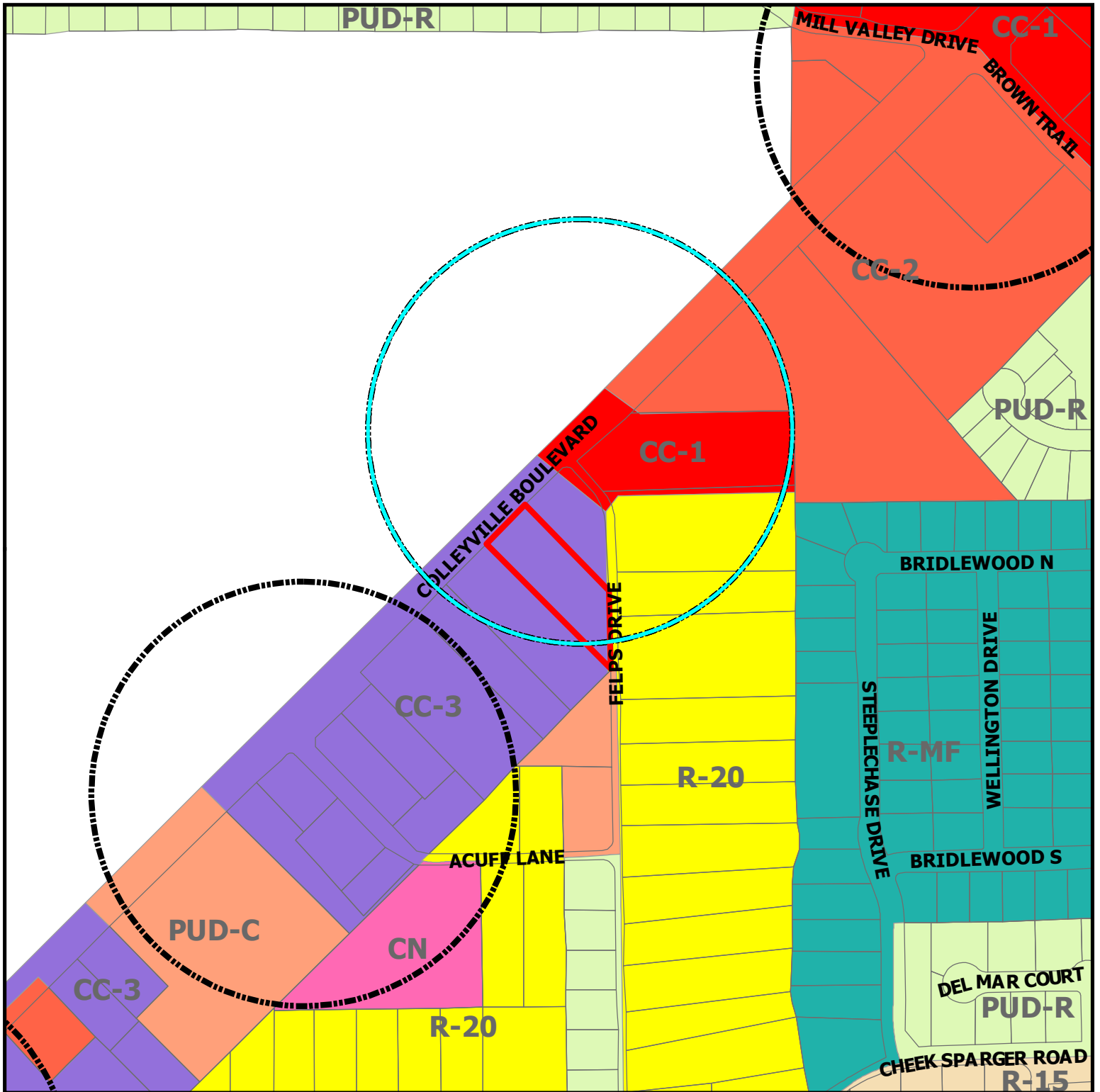
Subject Property



Sales Tax Preferred Intersection



Zoning Map



ZC21-024

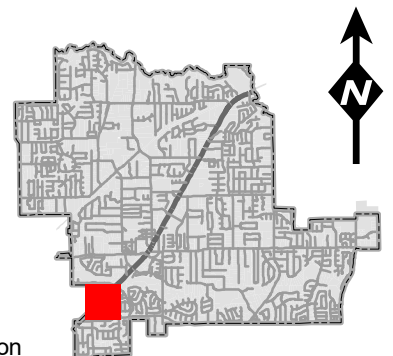
4209 Colleyville Boulevard, Suite B

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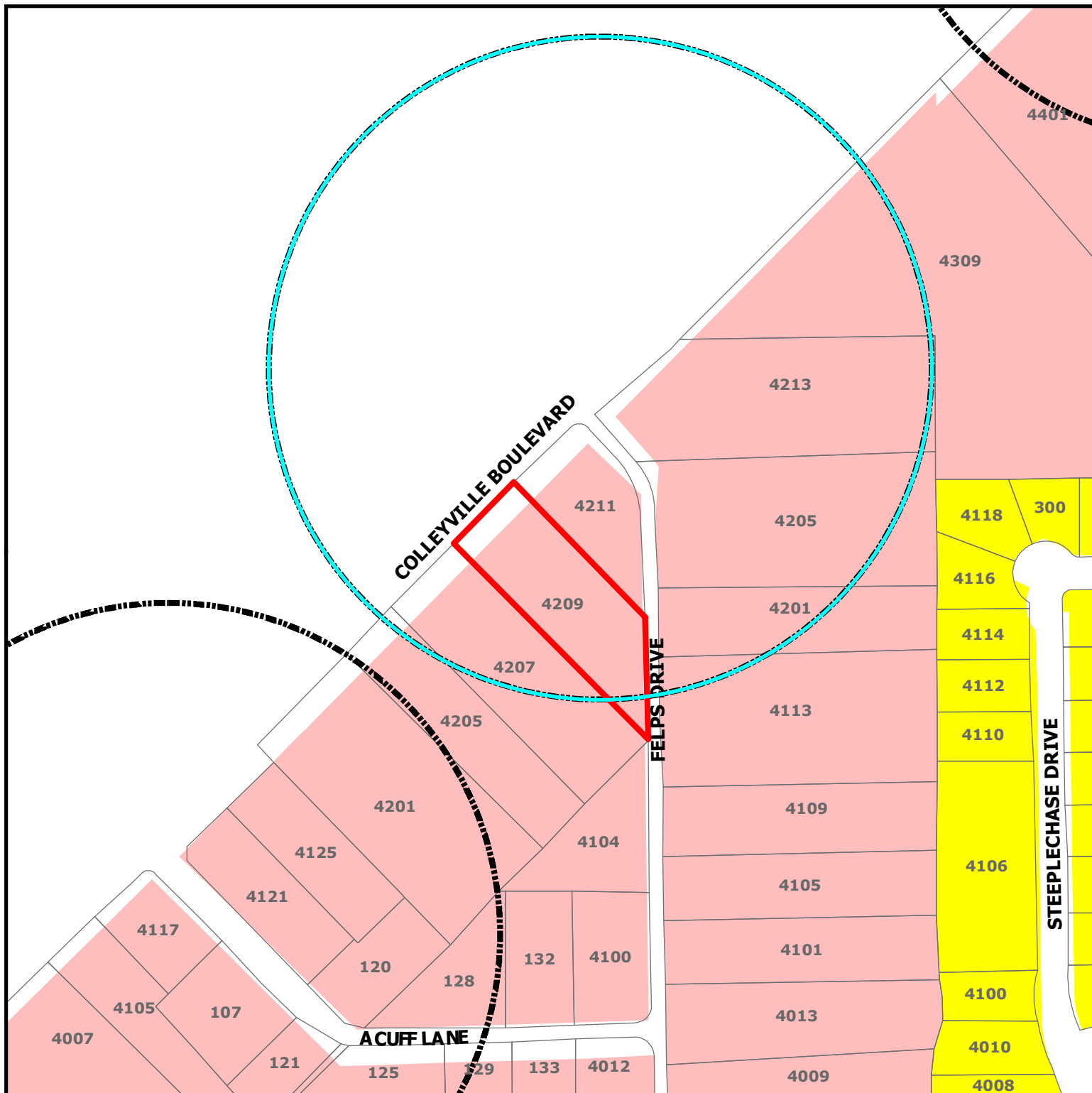


Subject Property

Sales Tax Preferred Intersection



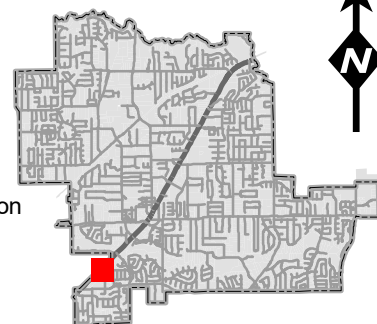
Future Land Use Map



ZC21-024

4209 Colleyville Boulevard, Suite B

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



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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.



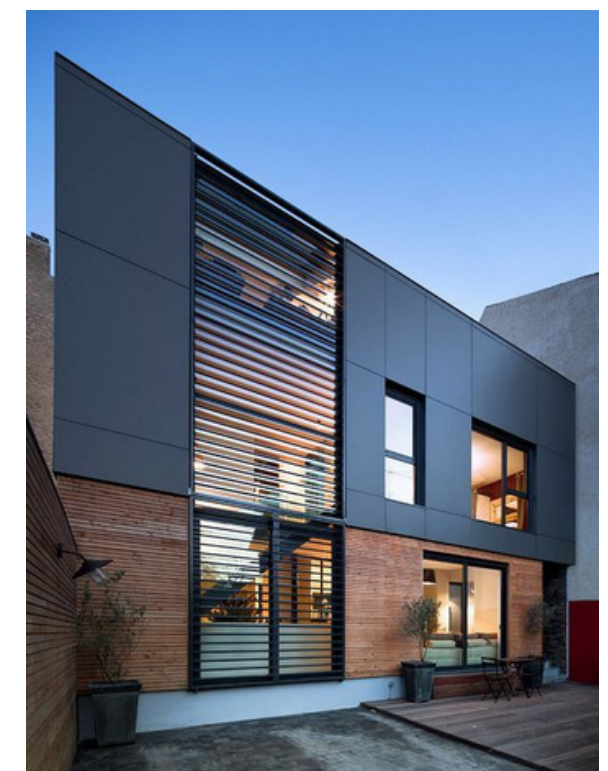
Concept - Look and feel

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

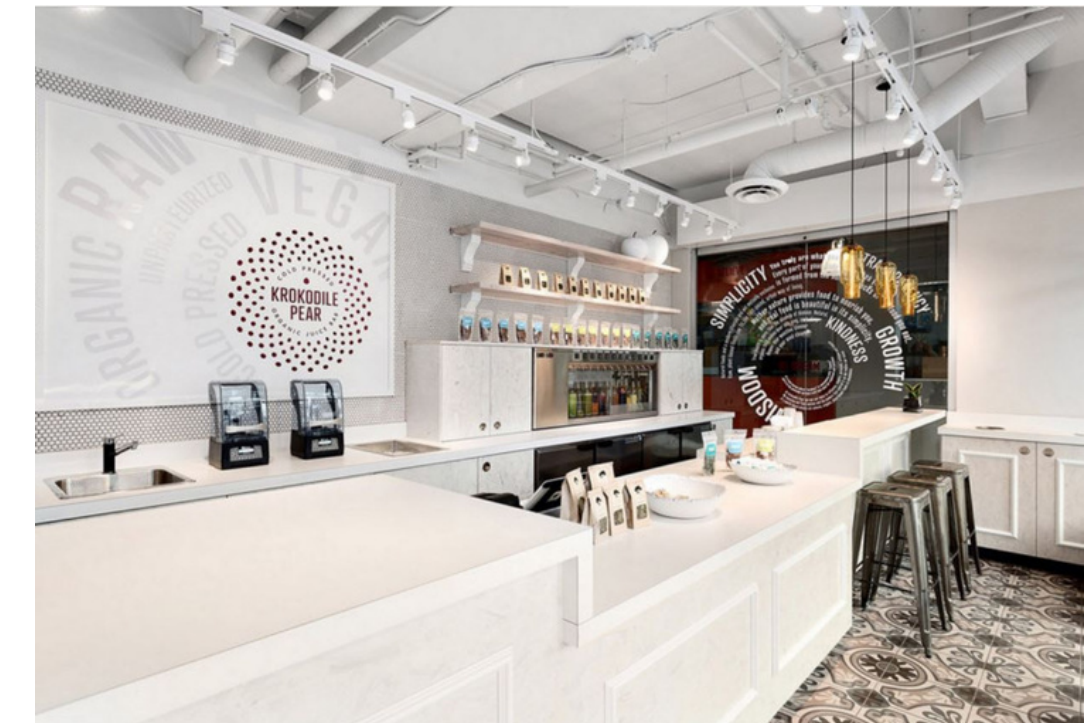
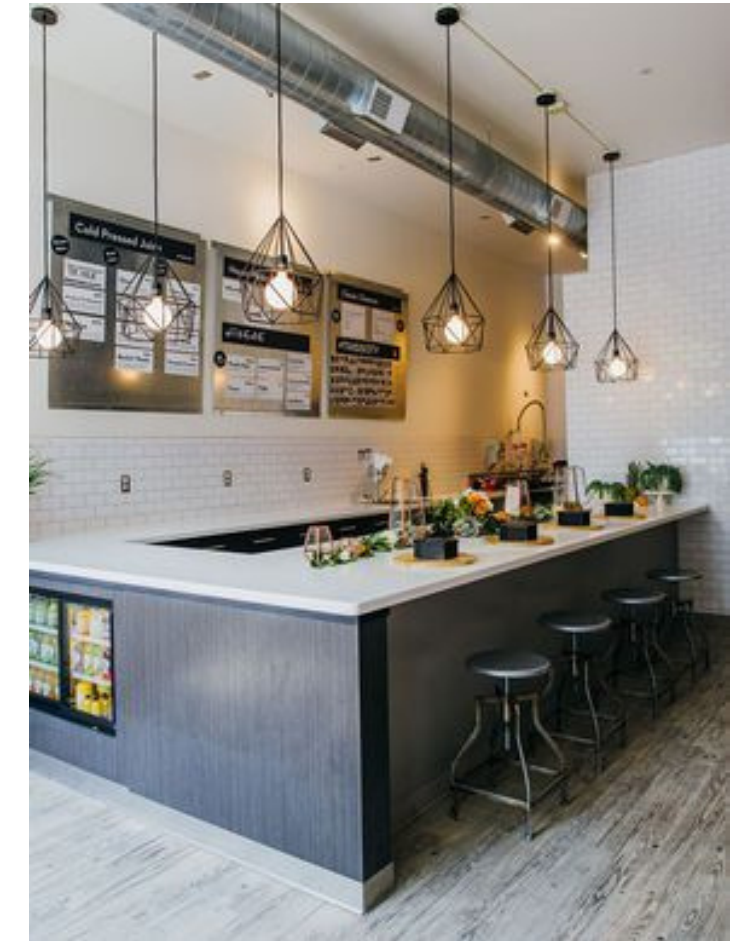


Zone 2 - Counter Seating

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

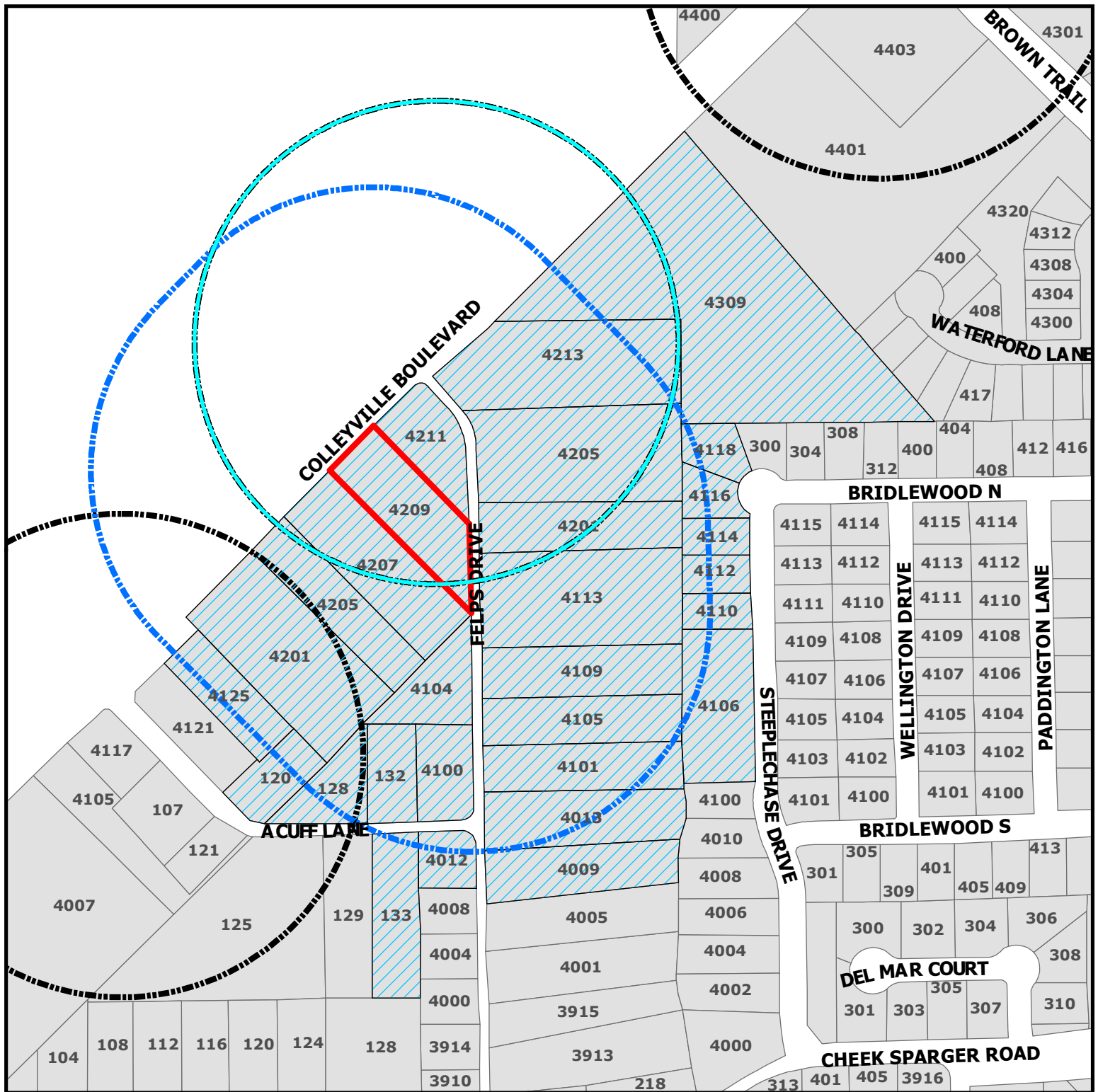
Compliments a fresh smoothie bar, enhances sense of freshness and hygiene.

Modern strip lighting, mixed with neutral color pendants

Eucalyptus plants to add to sense of freshness.



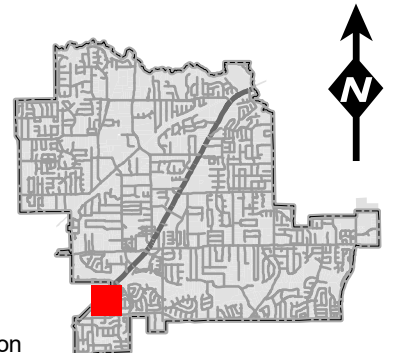
Notification Map



ZC21-024

4209 Colleyville Boulevard, Suite B

-  Subject Property
-  500ft Buffer
-  Properties within 500ft
-  Sales Tax Preferred Intersection



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NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Addr»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, October 11, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, November 2, 2021 & Tuesday, November 16, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a CBD Store. The purpose is to allow for a CBD retail store for a new business, Earth & Roots CBD.

Zoning Case: ZC21-024

Applicant: Kushal Bastakoti

Owner: James Ramsey

Location: 4209 Colleyville Blvd, Suite B

Property Description: Lot 7R1A, Block 2, Andy Felps Addition

Present Zoning: CC-3 Highway Commercial

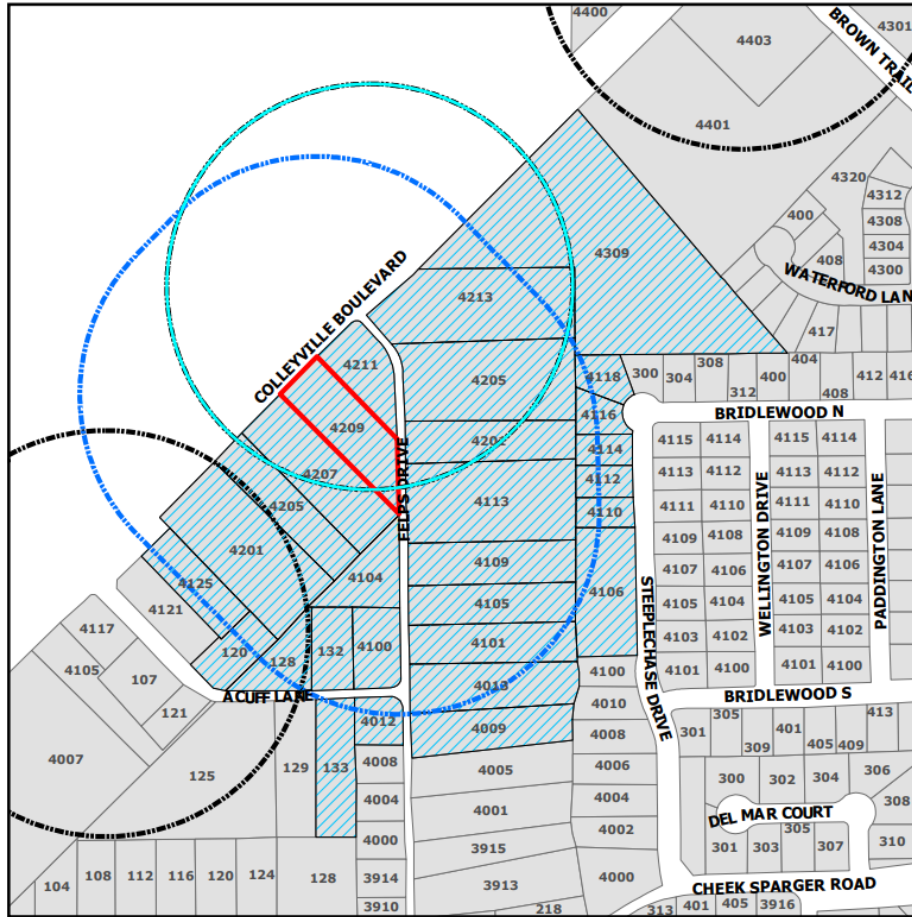
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

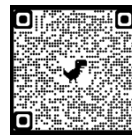
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner_Name	Owner_Addr	Owner_City
AUTO WASH DEPOT CENTERS	2400 E COMMERCIAL BLVD STE 901	FORT LAUDERDALE, FL
CHOATE, JOHN P	4112 STEEPLECHASE DR	COLLEYVILLE, TX
DUONG, TRANG	10268 CHARISSGLEN CIR	LITTLETON, CO
HINKLE-MORRISON, MICHAEL	4012 FELPS DR	COLLEYVILLE, TX
MANDATO, DAVID A	4109 FELPS DR	COLLEYVILLE, TX
WILKS, EARLEEN FAY	132 ACUFF LN	COLLEYVILLE, TX
HOELSCHER, KEVIN	4116 STEEPLECHASE DR	COLLEYVILLE, TX
ROMINE, LAQUITA JOY	4113 FELPS DR	COLLEYVILLE, TX
RAI, RAMINDERPAL	4201 FELPS DR	COLLEYVILLE, TX
FRENCH, JAMES E	PO BOX 550	TIOGA, TX
HOMEOWNERS OF BRIDLEWOOD	PO BOX 1142	COLLEYVILLE, TX
4209 COLLEYVILLE BLVD LLC	PO BOX 602	COLLEYVILLE, TX
LAWSON, DAVID S	4114 STEEPLECHASE DR	COLLEYVILLE, TX
4FD PROPERTIES LLC	4100 FELPS DR STE A	COLLEYVILLE, TX
4205 COLLEYVILLE LLC	PO BOX 92565	SOUTHLAKE, TX
BENCHMARK AMERICAN HOMES	9001 GLENDARA DR	NORTH RICHLAND HILLS, TX
LAPRELLE, CHAD	133 ACUFF LN	COLLEYVILLE, TX
CALLAHAN, JIMMY	PO BOX 430	YANTIS, TX
ACHA, CHRISTINE	7656 RIDGELINE DR	DUBLIN, CA
BOTEJU, PRABATH S	501 THORN WOOD DR	EULESS, TX
KNIGHT, STEVEN	4205 FELPS DR	COLLEYVILLE, TX
EKDREN TRUST	4110 STEEPLECHASE DR	COLLEYVILLE, TX
MIDBELT PROPERTIES LP	2722 FAIRMOUNT ST	DALLAS, TX
WIEGMANN, PAULA L	4118 STEEPLECHASE DR	COLLEYVILLE, TX
BRATTON, BILLY W	4009 FELPS DR	COLLEYVILLE, TX
FIRST ASSEMBLY OF GOD CH	PO BOX 98	COLLEYVILLE, TX
CORPORATION, ALARDIN	1721 WOODHILL LN	BEDFORD, TX
LATT PROPERTIES INC	3701 CLIFFWOOD DR	COLLEYVILLE, TX
CROMBIE, PHILLIP EST	128 ACUFF LN	COLLEYVILLE, TX
BRIDLEWOOD ESTATES	4110 Coachman	COLLEYVILLE, TX
TIFFANY PARK	1264 Harwood Road	BEDFORD, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-21-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.841 ACRES, BEING LOT 7R1A, BLOCK 2, OF THE ANDY FELPS ADDITION, LOCATED AT 4209 COLLEYVILLE BOULEVARD, SUITE B, BY AUTHORIZING A SPECIAL USE PERMIT FOR A CBD STORE USE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for a CBD store for the business known as Earth and Roots CBD, Case No. ZC21-024; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a CBD store on 0.841 acres, being Lot 7R1A, Block 2, of the Andy Felps Addition, located at 4209 Colleyville Boulevard, Suite B, for the business known as Earth and Roots CBD, as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to a CBD store.
- b. The name of the business authorized for a CBD store by this Special Use Permit shall be called "Earth and Roots CBD".
- c. The hours of operation shall be 9 am to 9 pm.
- d. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- e. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of November 2021.

The second reading and public hearing being conducted on the 16th day of November 2021.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS
ON THIS THE 16TH DAY OF NOVEMBER 2021.

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

ATTEST:

CITY OF COLLEYVILLE

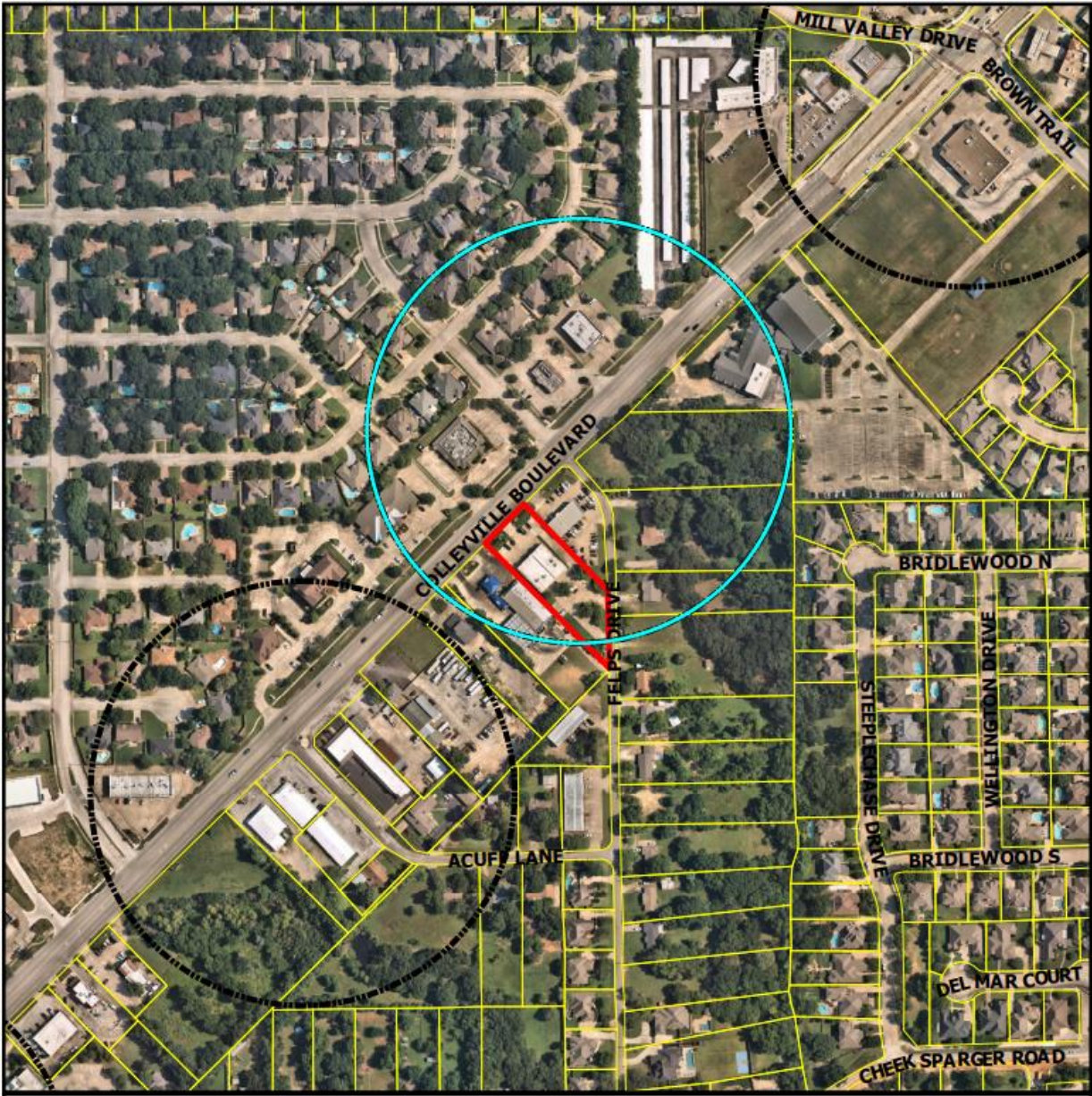
Christine Loven, TRMC
City Secretary

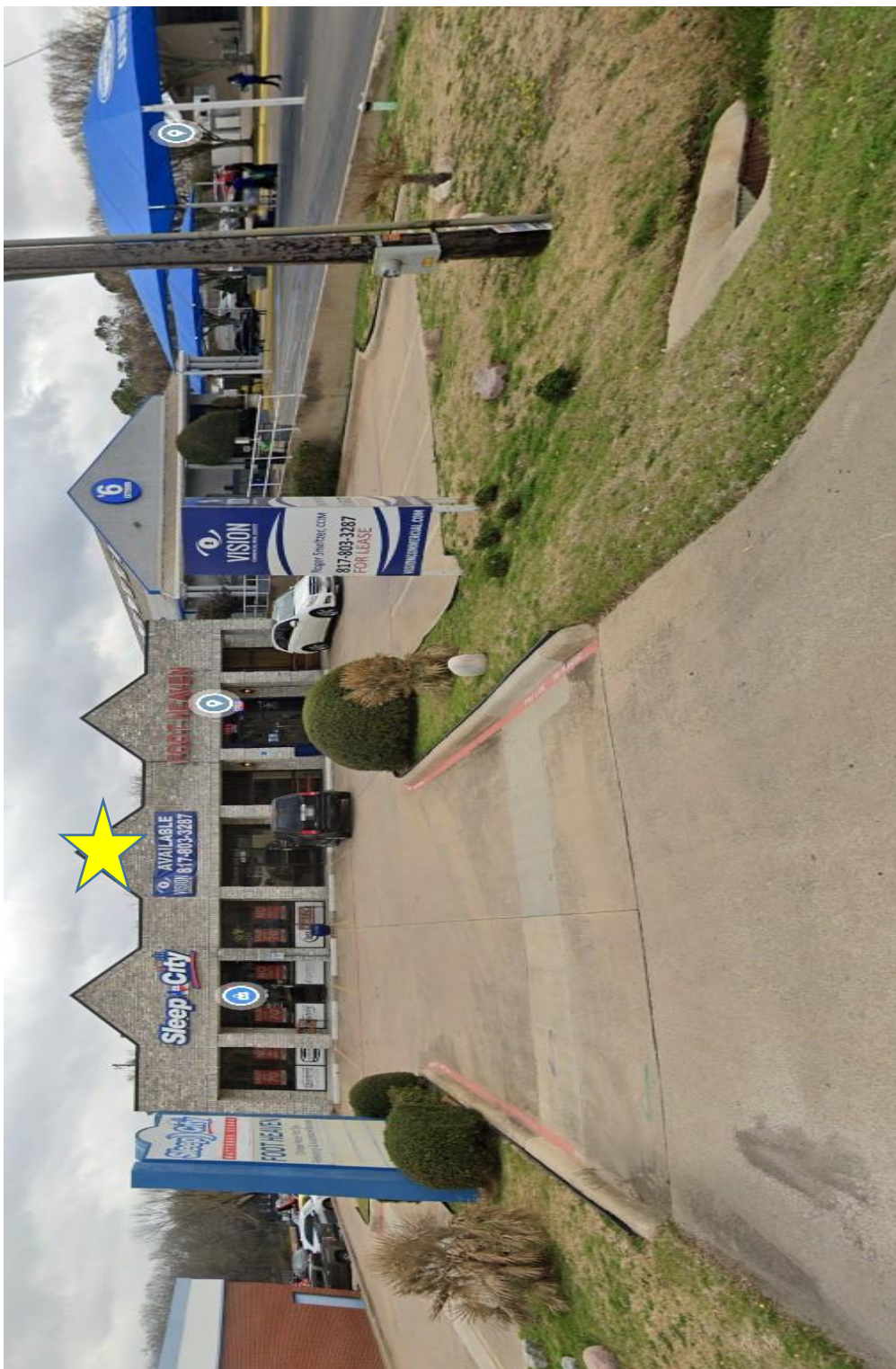
Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map







City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2b	Agenda Date 10/11/2021	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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 to rezone the 18.45 acre property located at 913 Cheek Sparger Road, 3808 Wayne Drive, and 3900 Bedford Court from PUD-C Planned Unit Development-Commercial to a new PUD-C Planned Unit Development-Commercial district to replace the existing ordinance. The purpose is to rezone in order to allow for the development and operation of a new senior living community on the property.

Existing Conditions/Background: The subject property is platted as Lots 1, 2, and 3, Block A, of the Heritage Farms Addition and is currently undeveloped. The applicant proposes to develop the property into a Senior Living Community. The current zoning was approved in 2012 and allows for a senior living community, but it never developed.

Proposed Zoning Change:

Request – The request is to rezone from the PUD -C Planned Unit Development Commercial to the PUD-C Planned Unit Development - Commercial district to replace the existing ordinance. The request is to construct a senior living community development that is restricted to individuals 55 years old and above.

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

Analysis – The subject property, with the proposed new configuration and a decrease in the number of units, necessitates the change in zoning and request for a new PUD-C

Planned Unit Development-Commercial district. This property has zoning, which was approved in 2012, for a senior living community. At that time, the total unit count was 281 units to include 162 independent units, 74 assisted living units, and 45 memory support units. The average independent living units were between 625 (square feet) – 1,200 s.f. The height of the buildings were approved up to 2 ½ stories. Total project size was 321,500 s.f. with 282 parking spaces. The buildings were also not connected to each other and there was a retail building to be constructed along Cheek Sparger Road.

Per the proposed PUD, this project is requested to significantly vary from the 2012 ordinance. The request includes 186 independent living units, 44 assisted living units, and 30 memory care units. This is a reduction in the total unit count from 281 units to 260 units. The average independent unit size has increased to 825 s.f. – 1,100 s.f. The height of the buildings is proposed to be two stories except for a 3-story spine in the independent living building. The total project size is reduced to 313,800 s.f. with parking spaces in Phase 1 of 296 and Phase II of 84 for a total of 380 spaces. The exterior walls of the buildings shall be a minimum of 50 percent masonry material. The buildings are connected and there is no retail building proposed. This development would provide 50 percent common open space.

Regarding public improvements, the current PUD-C district requires the developer to improve the intersection of Cheek Sparger Road and Bedford Road/Bedford Court with a roundabout. The applicant is still committed to the requirement but is evaluating the level of participation with the improvement. The applicant will also add a right-turn-only lane to northbound Wayne Drive where it intersects Cheek Sparger Road. A City/Developer Agreement (CDA) shall be accepted prior to any application by the developer and City Council. Additionally, the developer is proposing a Payment in Lieu of Taxes, or PILOT, payment to the City to offset the increase in Emergency Medical Costs from this project.

The Land Development Code only allows the proposed senior living community with a Planned Unit Development - Commercial zoning.

Plat Status: The subject property is platted as Lots 1, 2, and 3, Block A, of the Heritage Farms Addition

DRC Review: This request was reviewed during the September 20, 2021 DRC meeting and determined the application may be scheduled for the next available Planning and Zoning Commission meeting. The DRC provided a substantial number of comments, which included information related to the masonry screening wall elevation, covered parking elevation, Emergency Medical Calls in terms of the new unit count, architecture of the buildings, etc. The applicant has provided much of the information requested by the DRC.

Drainage: Preliminary drainage information has been provided.

Surrounding Development: Property to the south and east is located in the City of Bedford and has developed with single family homes. Property to the north has CC-1 Village Retail zoning and PUD-R Planned Unit Residential zoning and has developed with commercial uses south of Cheek Sparger Road and residential uses with single family homes north of Cheek Sparger Road. The property to the west has PUD-C Planned Unit Commercial zoning and has been developed as Colleyville Covenant Christian Academy.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, designates the subject property and most of the property near this location along Cheek Sparger is planned for future commercial use. The addition of the senior living community meets the intent of the comprehensive plan. The proposed rezoning request does comply with the commercial land use designation stated in the comprehensive plan.

Fees: Impact Fees are required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit, if applicable.

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

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

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations and Independent School Districts within 1,000 feet of the subject property. Notice was published in the Fort Worth Star-Telegram as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends approval of the zoning change request based on the following findings: The proposed use conforms to the Future Land Use Plan and stated goals described in the Destination Colleyville Plan. The proposed project reduces the number of units while maintaining 50% of pervious cover.

Recommendation

Approve

Attachments

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

5. Aerial View
6. Draft PUD
7. Site Plan
8. Site Plan Illustration 1
9. Site Plan Illustration 2
10. Three Floor Site Plan
11. Elevation Illustration
12. Elevations 1
13. Elevations 2
14. Elevations 3
15. Elevation Exhibits
16. Cross Sections Illustration
17. Covered Parking and Masonry Screening Exhibits
18. Precast 8' Masonry Fence Details
19. Forefront Compactor-Generator Enclosure Details
20. Comparison Matrix 2
21. Comparison Matrix 1
22. Project Timeline
23. Economic Development Data
24. EMS Information
25. Acre ALTA Survey
26. Preliminary Drainage Analysis
27. Detention Pond Layout
28. Tree Survey
29. Forefront Living Tree Preservation 9-30-2021
30. Notification Map
31. Property Owner Notification
32. Notify List
33. Draft Ordinance

Aerial Map



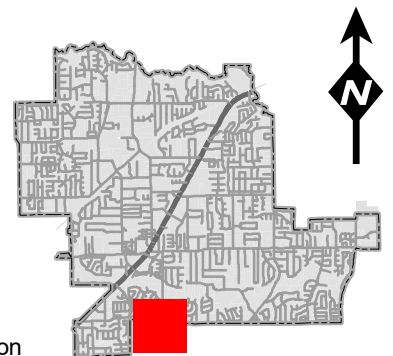
ZC21-025
913 Cheek-Sparger Road

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

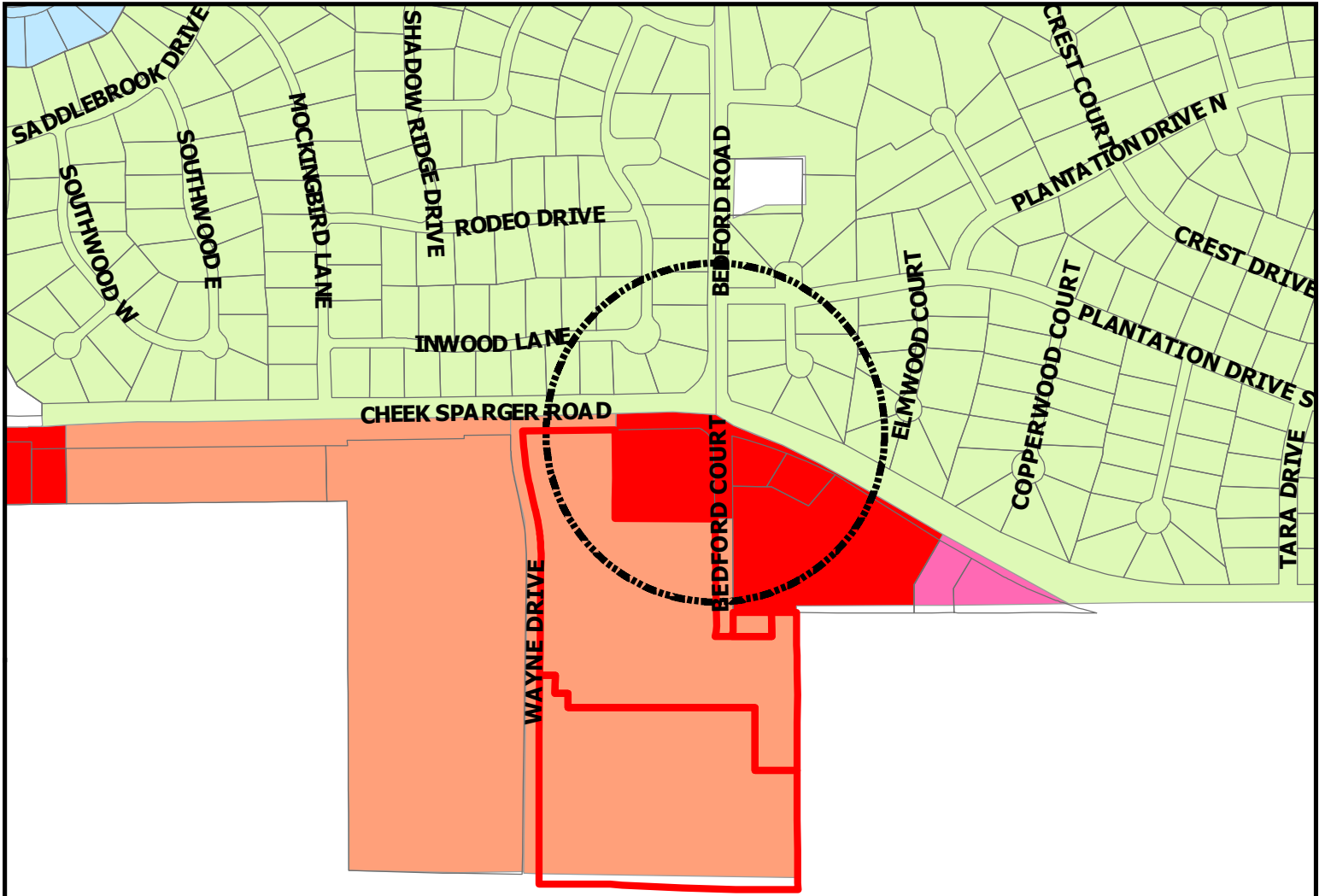


Subject Property

Sales Tax Preferred Intersection



Zoning Map



ZC21-025
913 Cheek-Sparger Road

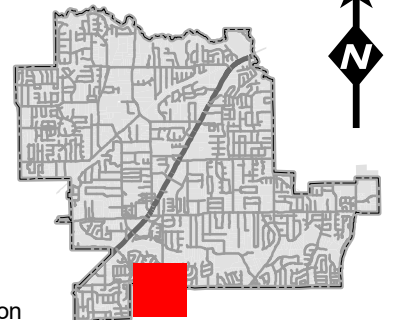
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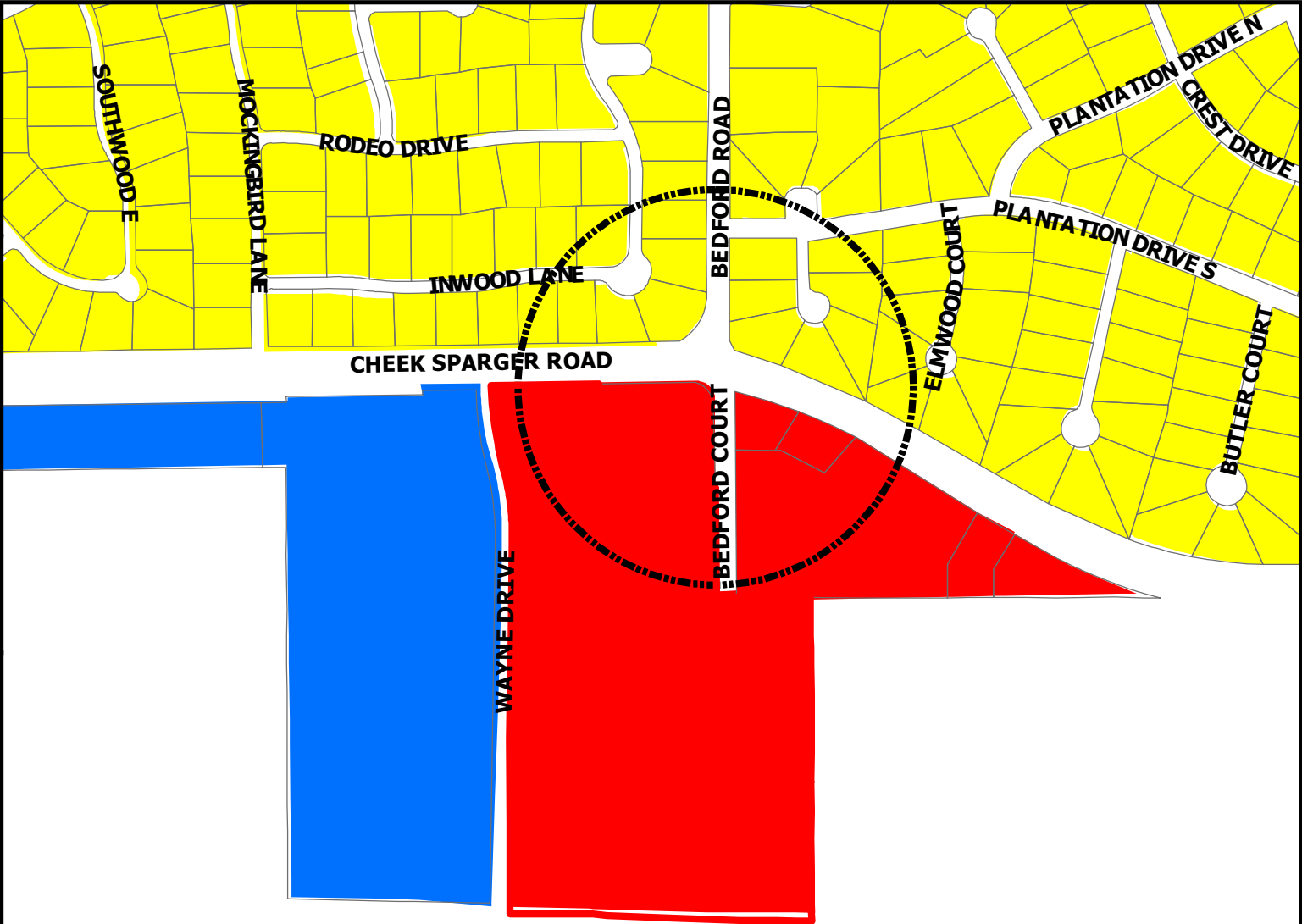


Subject Property

Sales Tax Preferred Intersection



Future Land Use Map



ZC21-025

913 Cheek Sparger Road



Subject Property

Sales Tax Preferred Intersection



Residential



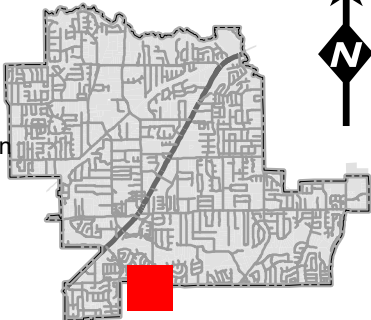
Commercial



Institutional

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Statement of Planning Objectives

The Forefront Living Colleyville Senior Community will provide a master planned, life care retirement community with three levels of service: independent living (IL), assisted living (AL), and memory support (MS).

The project is designed to be compatible with the surrounding land uses and will be in conformance with the intent parameters of the existing PUD zoning.

The previous retail/office component has been eliminated to reduce the intensity of the use and to decrease traffic volumes. Additionally, the previously detached buildings will now be connected, which will allow for improved internal resident circulation and for more efficient delivery of services.

The site plan layout will provide over 50% open space and will protect existing trees or plant replacement trees, when necessary. The existing on-site drainage will be improved by engineering drainage detention areas to regulate the off-site drainage flowing through the site. This design will provide quality outdoor spaces for the residents and their families.

FOREFRONT LIVING COLLEYVILLE

EXISTING CONDITIONS



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

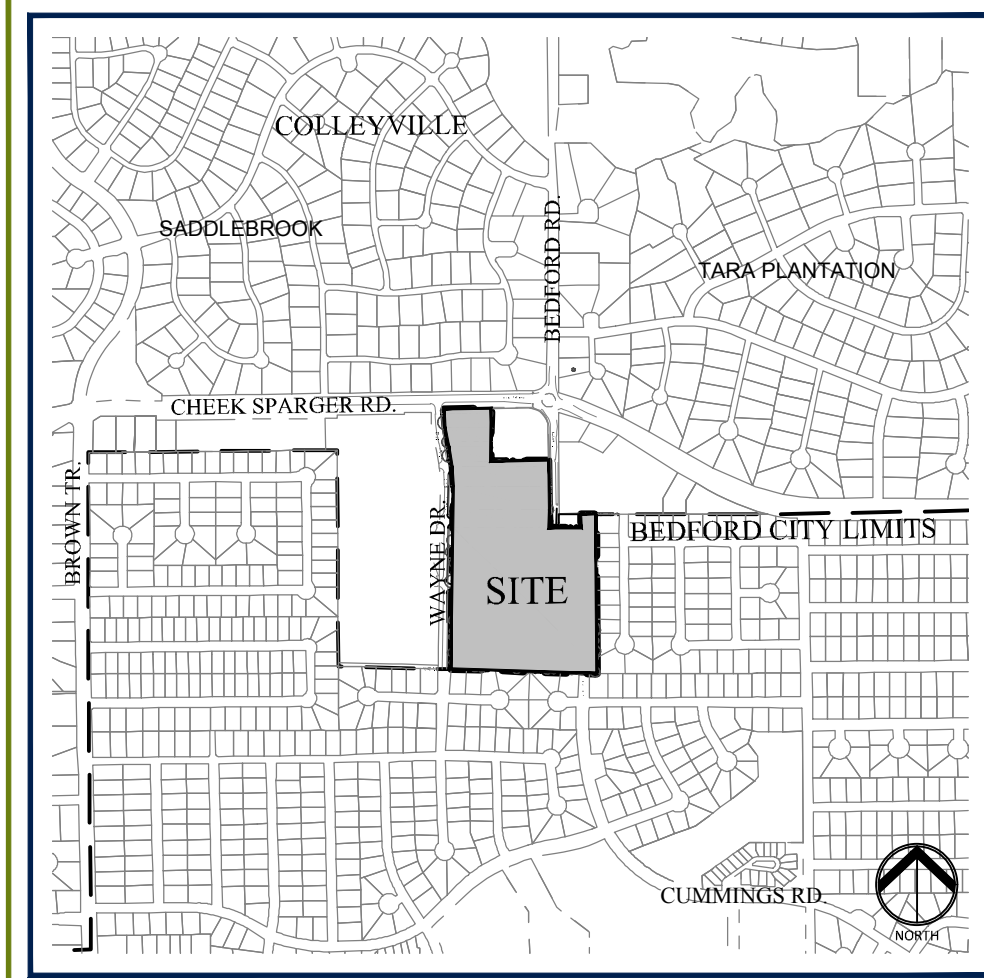
- a. All monument signs shall meet the minimum requirements of the Land Development Code.

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.



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
 - PROPOSED TREE

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

COLLEYVILLE CITY LIMITS
BEDFORD CITY LIMITS

SINGLE FAMILY
RESIDENTIAL

ZONED
R9

CUMMINGS DR.

DETENTION
AREA
5.32 AC.

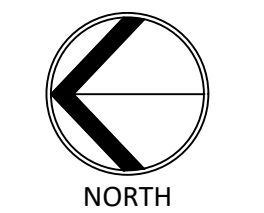
8' MASONRY FENCE

BEDFORD HEIGHTS
SINGLE FAMILY RESIDENTIAL

ZONED
PUD

COVENANT CHRISTIAN ACADEMY
PRIVATE SCHOOL

ZONED
PUD-C



MASTER PLAN
for
FOREFRONT LIVING
SENIOR COMMUNITY
October 1, 2021

PUD Site Plan for Senior Living PUD
Zoning Amendment

NOTES:

- 18.45 acres platted as Heritage Farms, Block A, Lot 1.
- No FEMA 100 Year Floodplain on this property or on the Cheek Sparger right of way.
- 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.

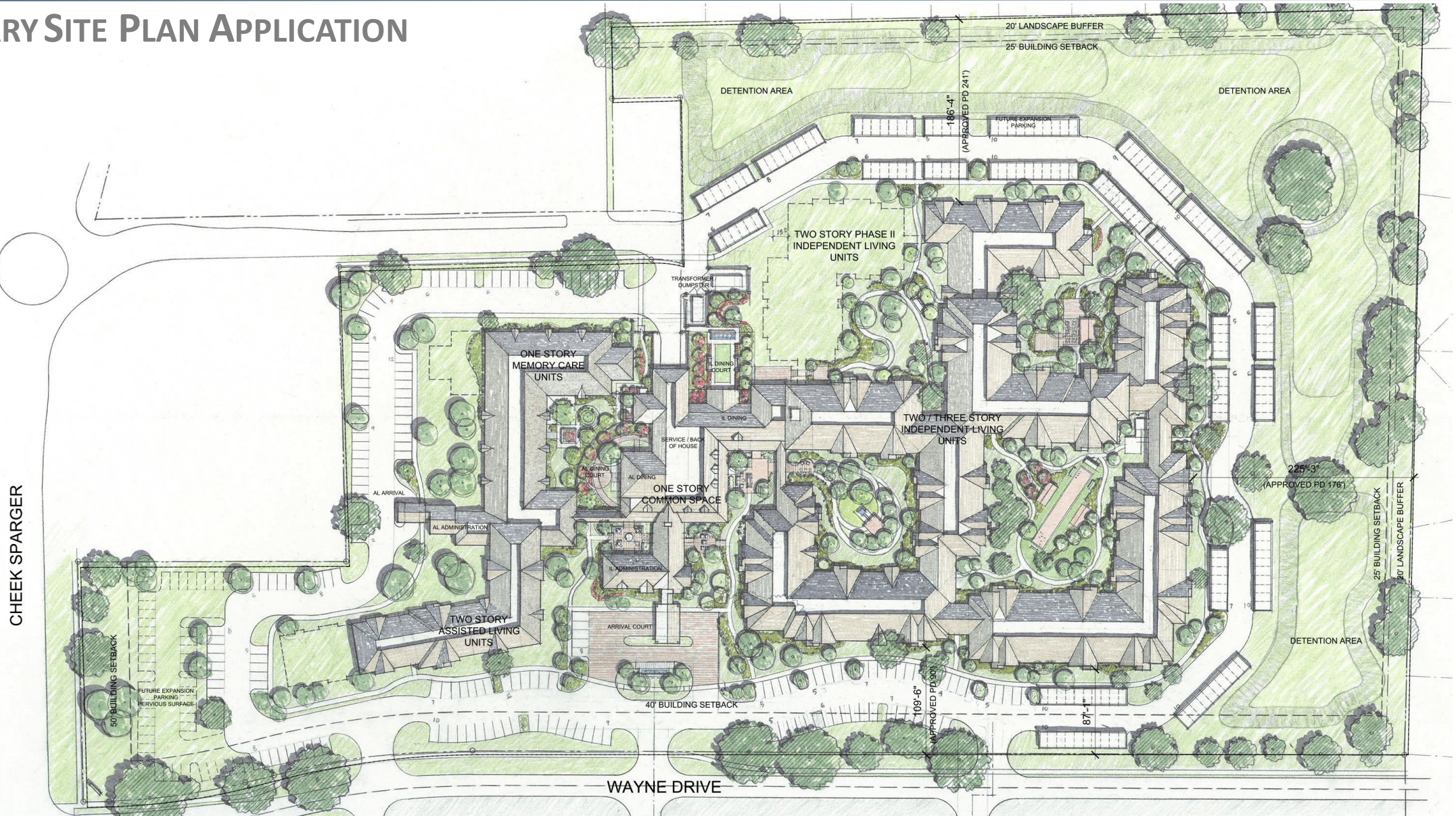
OWNER:
Forefront Living
12467 Merit Drive
Dallas, TX 75251

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: 817.255.1121
TX REG. F-1114

FOREFRONT LIVING COLLEYVILLE

PRELIMINARY SITE PLAN APPLICATION



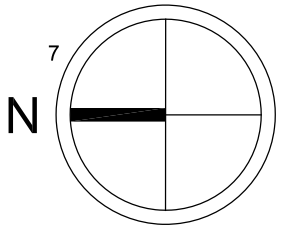
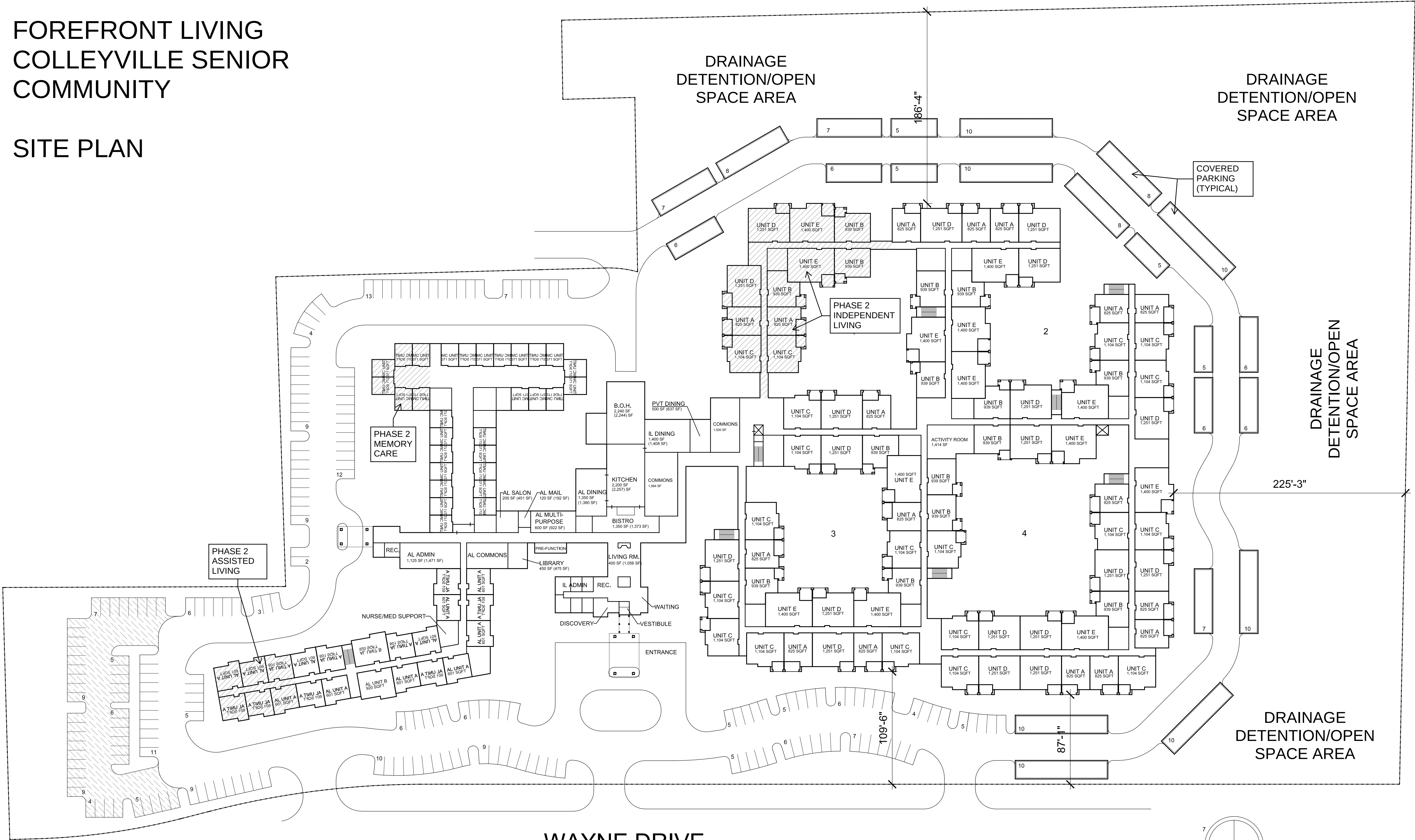


FOREFRONT LIVING
COLLEYVILLE SENIOR
COMMUNITY

SITE PLAN

CHEEK SPARGER

FIRST FLOOR
1"=50'-0"



CHEEK SPARGER

FOREFRONT LIVING
COLLEYVILLE SENIOR
COMMUNITY

SITE PLAN

SECOND FLOOR
1"=50'-0"

WAYNE DRIVE

BEDFORD

BEDFORD



FOREFRONT LIVING
COLLEYVILLE SENIOR
COMMUNITY

SITE PLAN

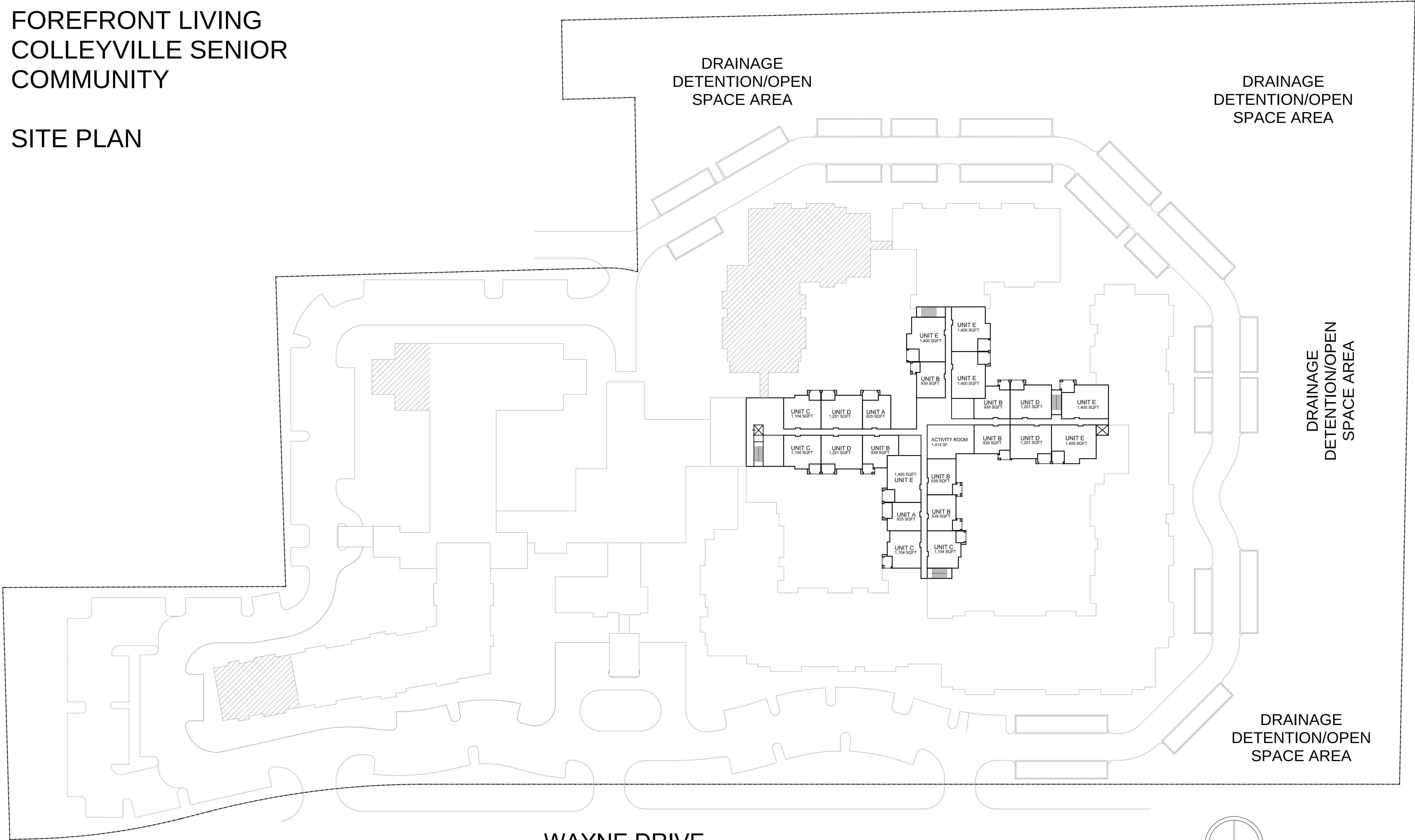
CHEEK SPARGER

THIRD FLOOR
1"=50'-0"

WAYNE DRIVE

BEDFORD

BEDFORD



FOREFRONT LIVING COLLEYVILLE

PRELIMINARY ELEVATION



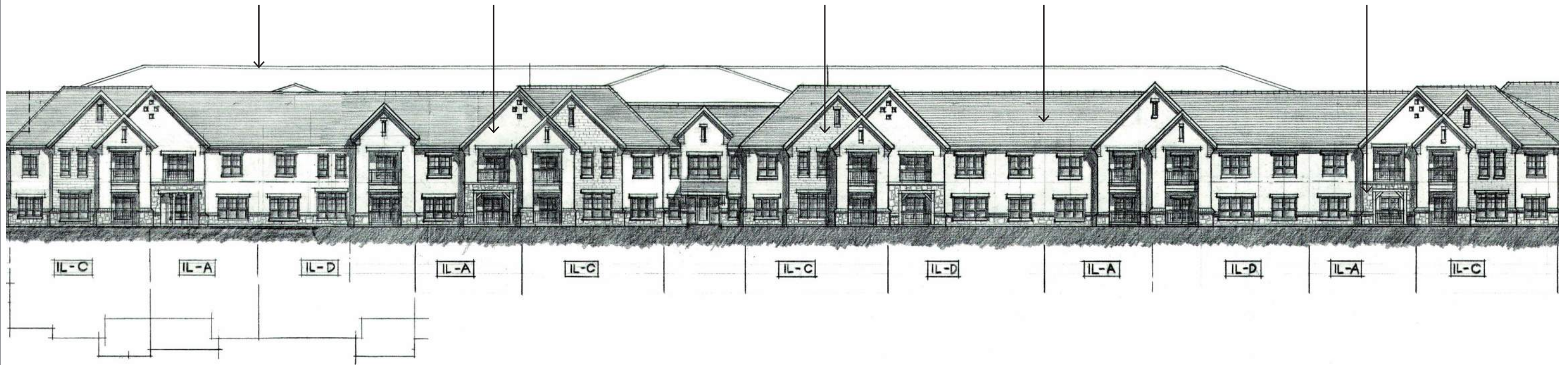
3-STORY ROOF BEYOND

STUCCO

PAINTED BRICK

ASPHALT SHINGLE ROOF

ASHLAR STONE



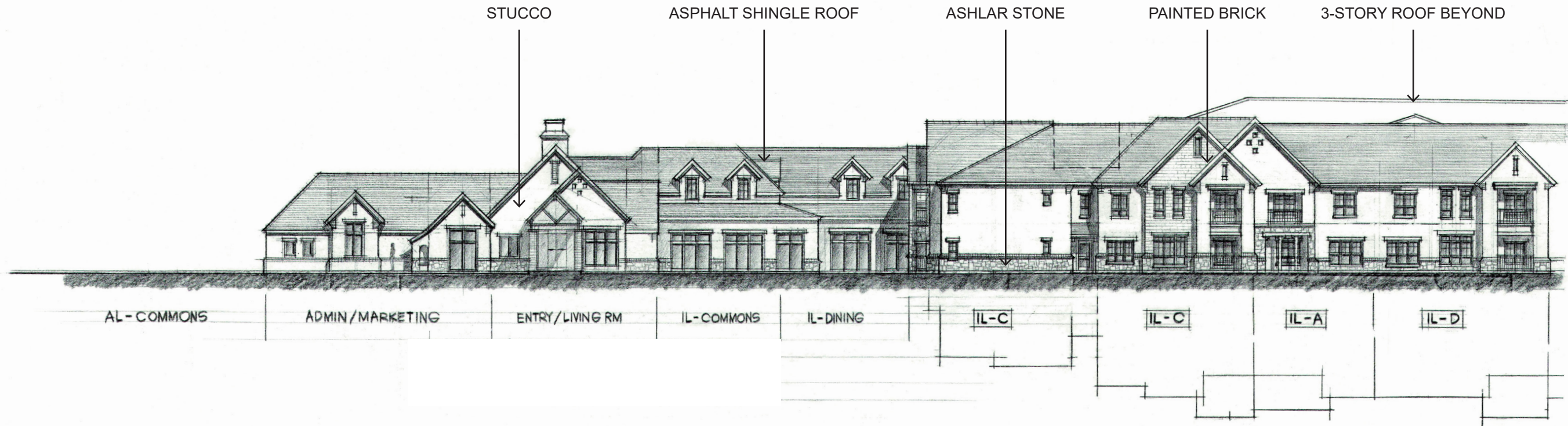
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FFL Senior Living Colleyville
Colleyville, Texas

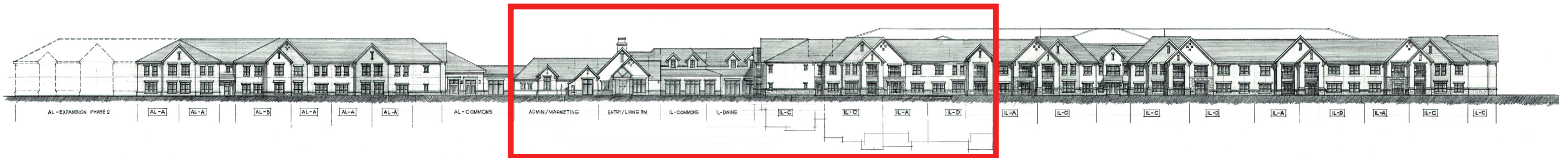


independent living - conceptual elevation

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

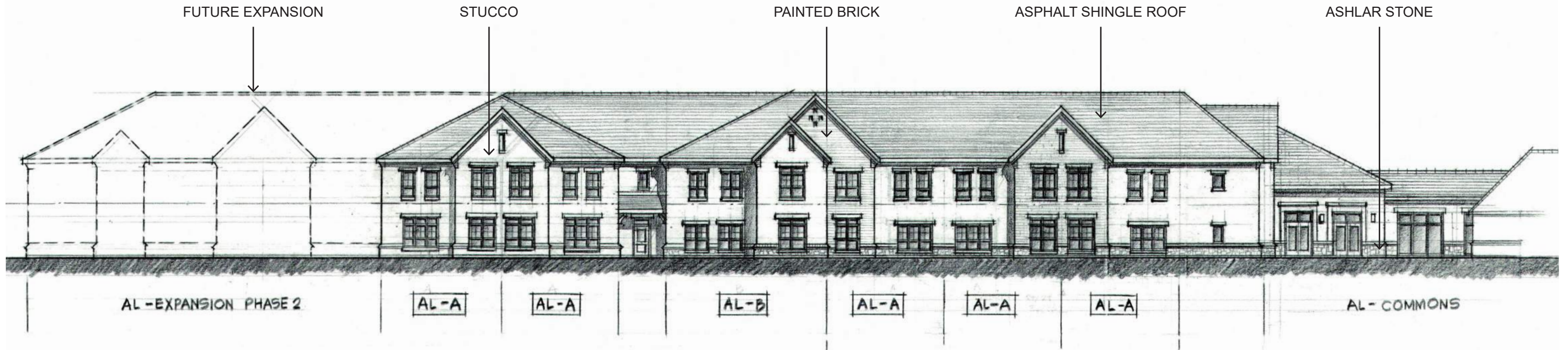


Scale: 3/64"=1'-0"



entry/community commons - conceptual elevation

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



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



assisted living - conceptual elevation

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



Independent Living - Rendered Elevation



Assisted Living - Rendered Elevation

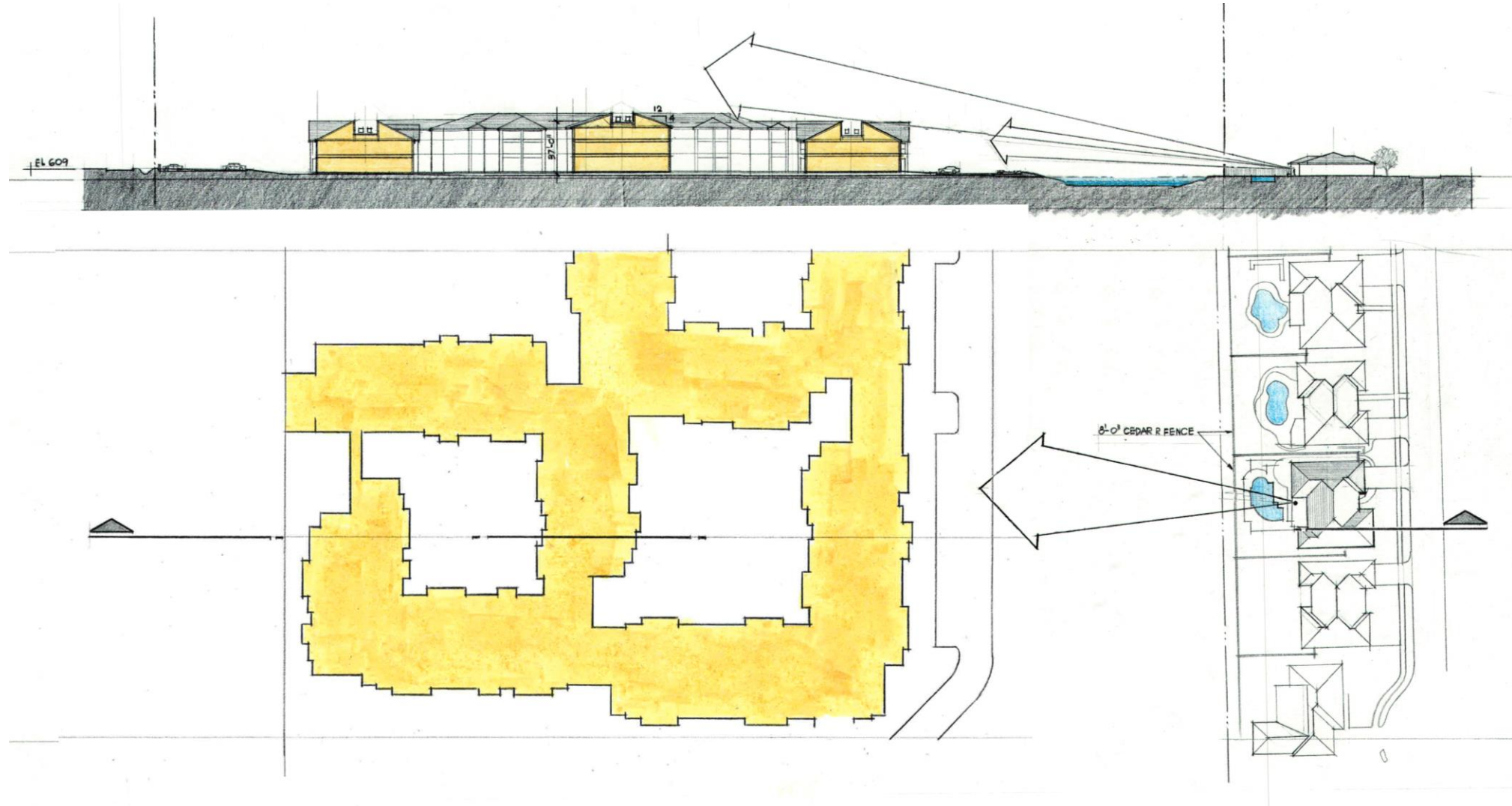
FFL Senior Living Colleyville
Colleyville, Texas



Commons - Rendered Elevation

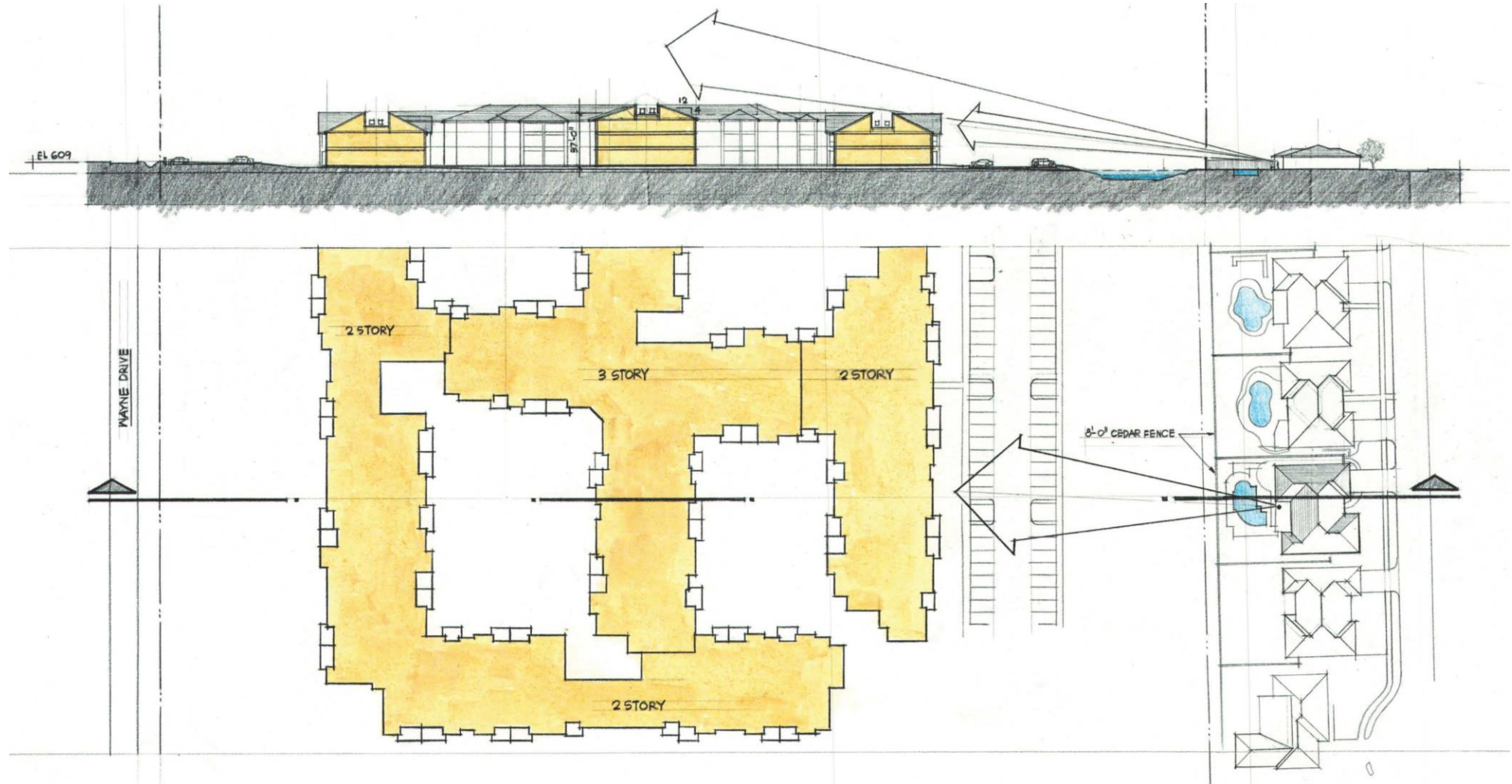
FOREFRONT LIVING COLLEYVILLE

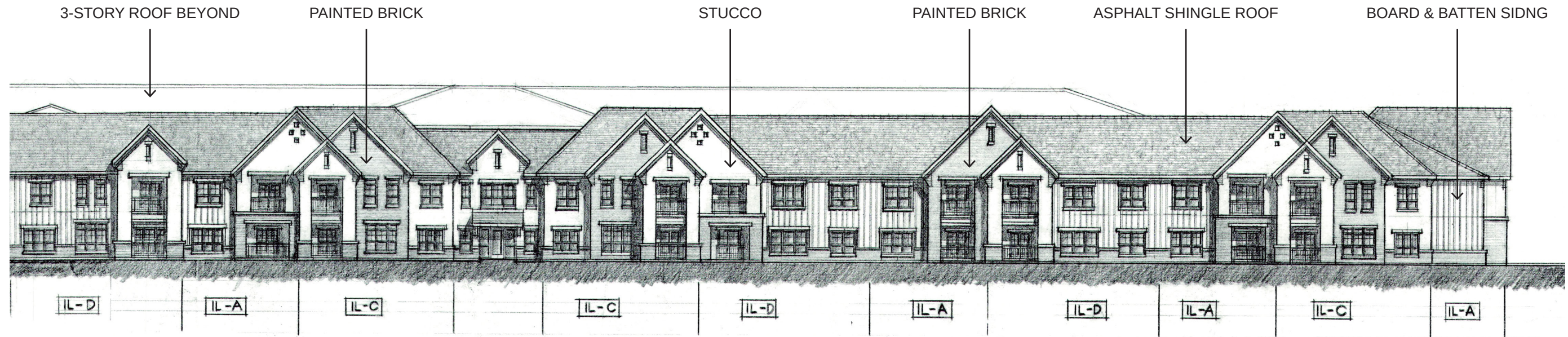
PRELIMINARY SITE SECTION LOOKING EAST



FOREFRONT LIVING COLLEYVILLE

PRELIMINARY SITE SECTION LOOKING NORTH

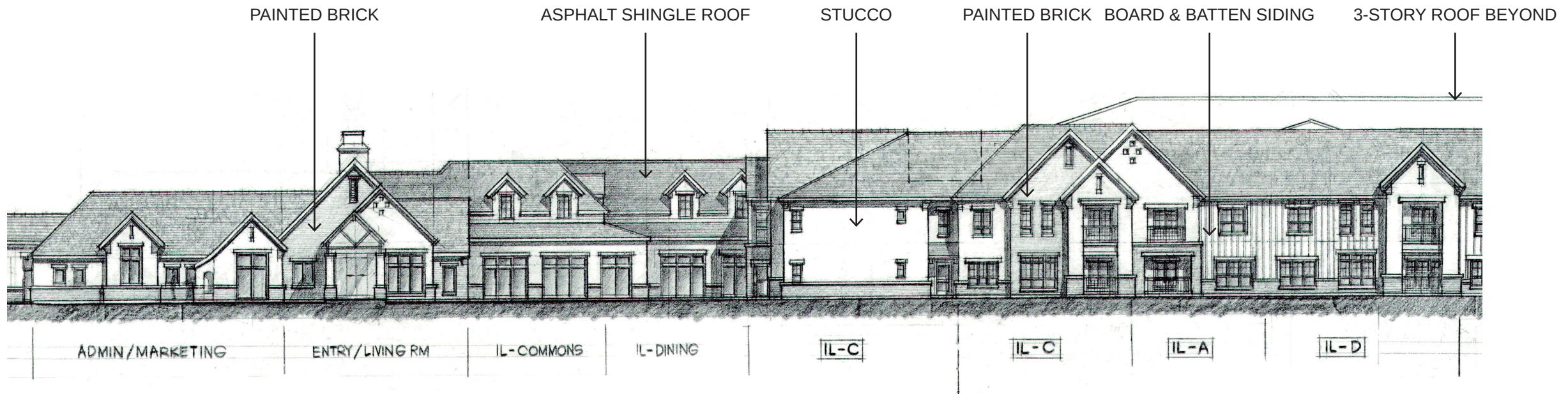




Scale: 3/64"=1'-0"



Independent Living - Conceptual Elevation
Scale: 1/64"=1'-0"

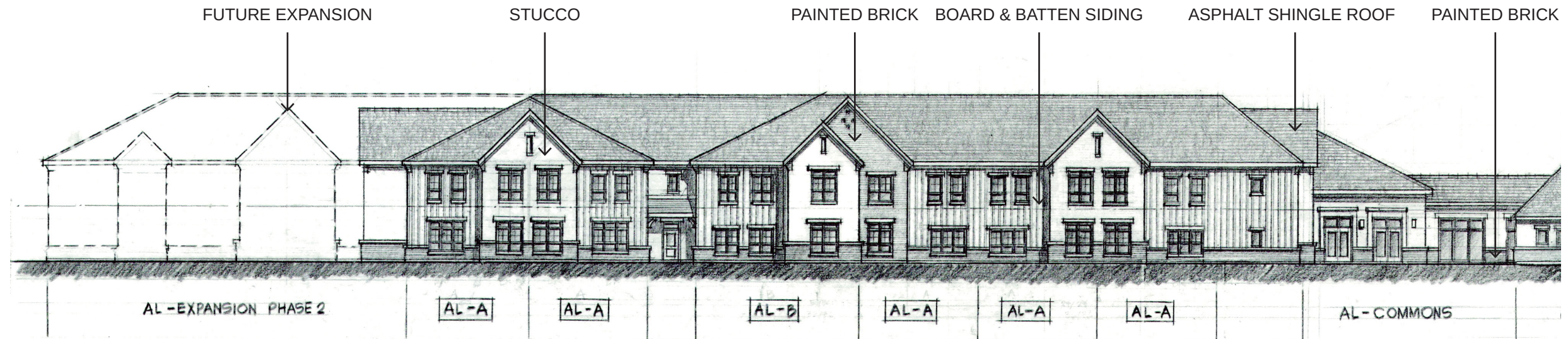


Scale: 3/64"=1'-0"



Entry/Community Commons - Conceptual Elevation

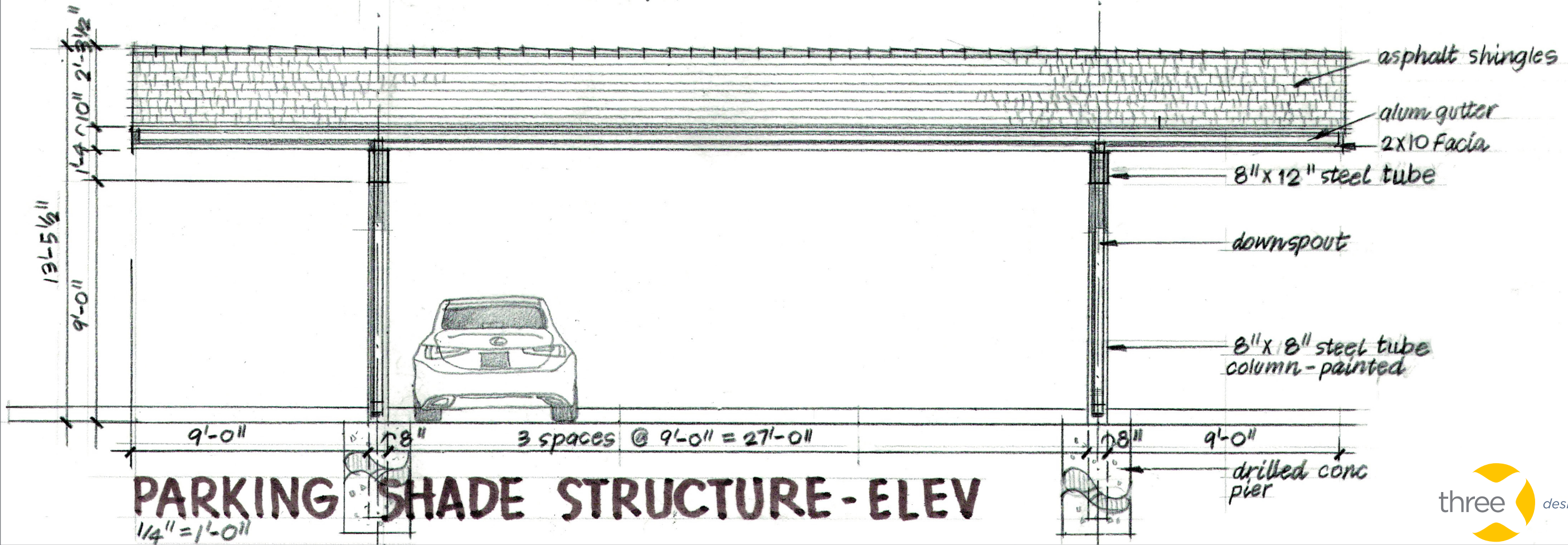
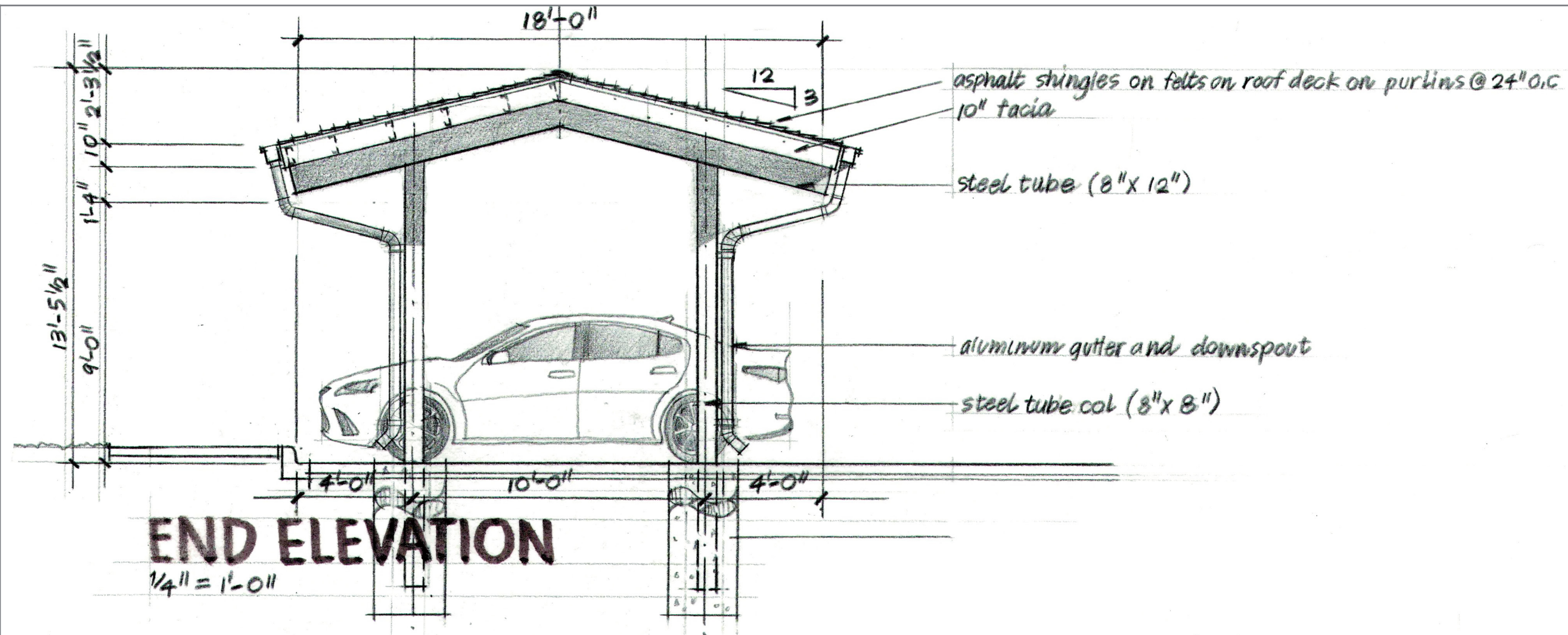
Scale: 1/64"=1'-0"



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

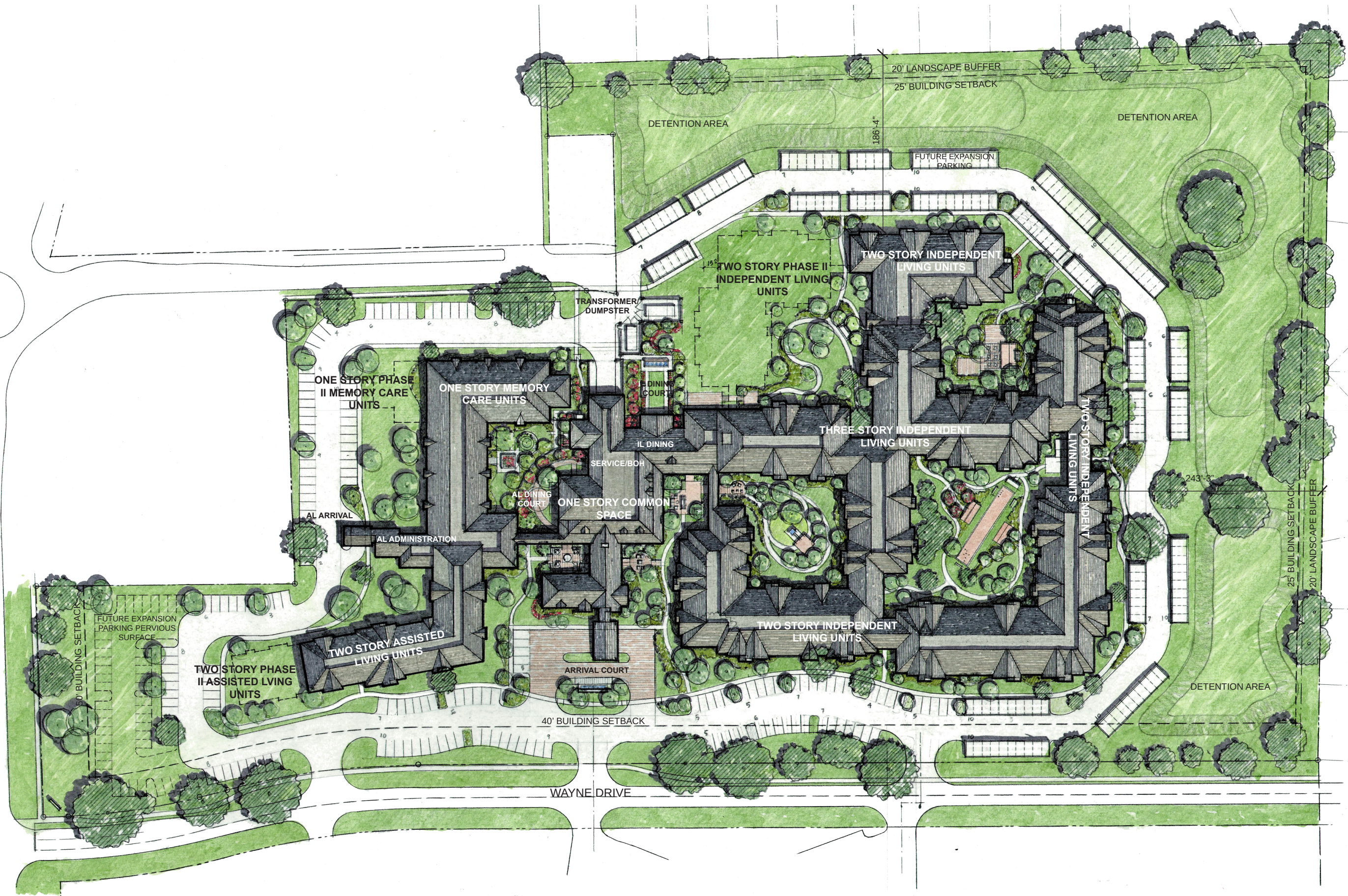


Assisted Living - Conceptual Elevation
Scale: 1/64"=1'-0"





CHEEK SPARGER





© three 2021
oct 4, 2021

FFL Senior Living Colleyville

Colleyville, Texas



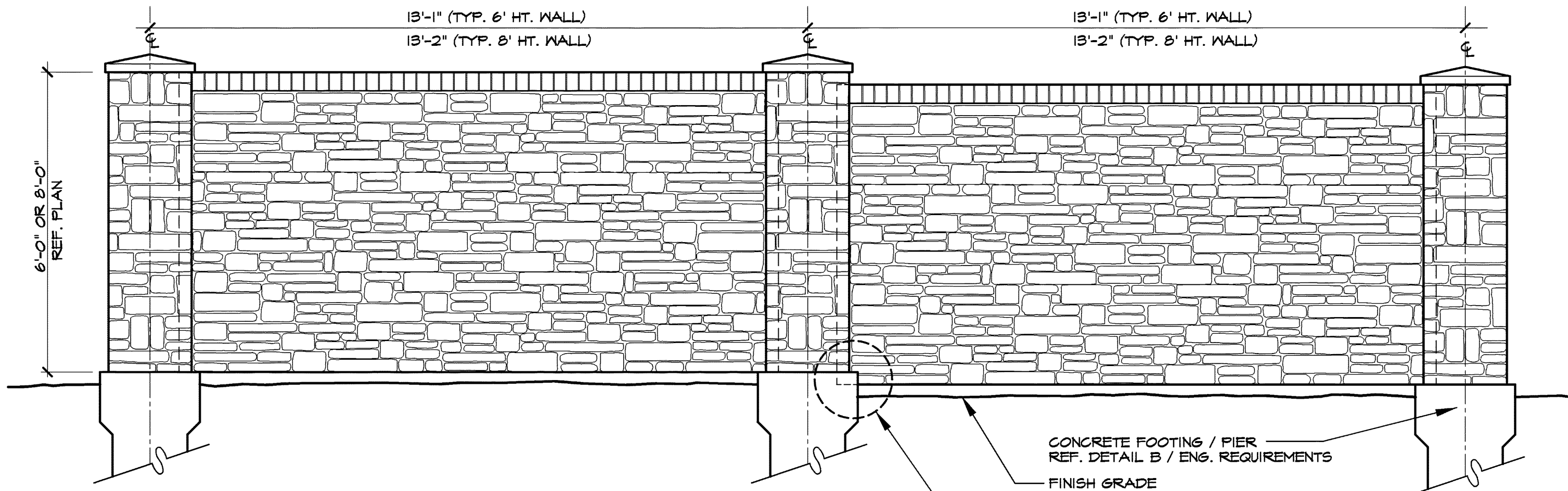
Inspirational Images



Independent Living - Rendered Elevation



Assisted Living - Rendered Elevation



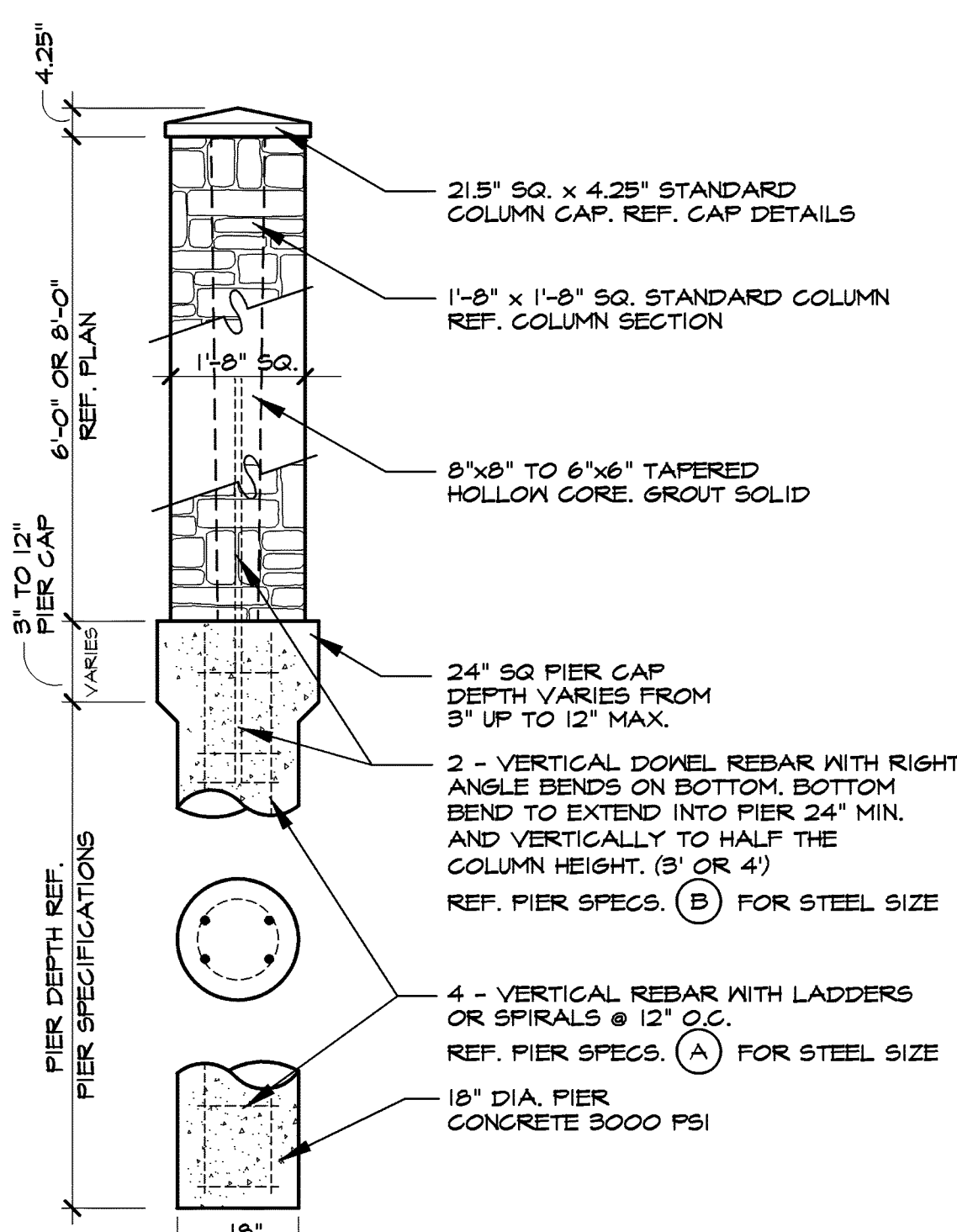
A SCREEN WALL ELEVATION
SCALE: 1/2" = 1'-0"

GEOTECHNICAL INFORMATION:

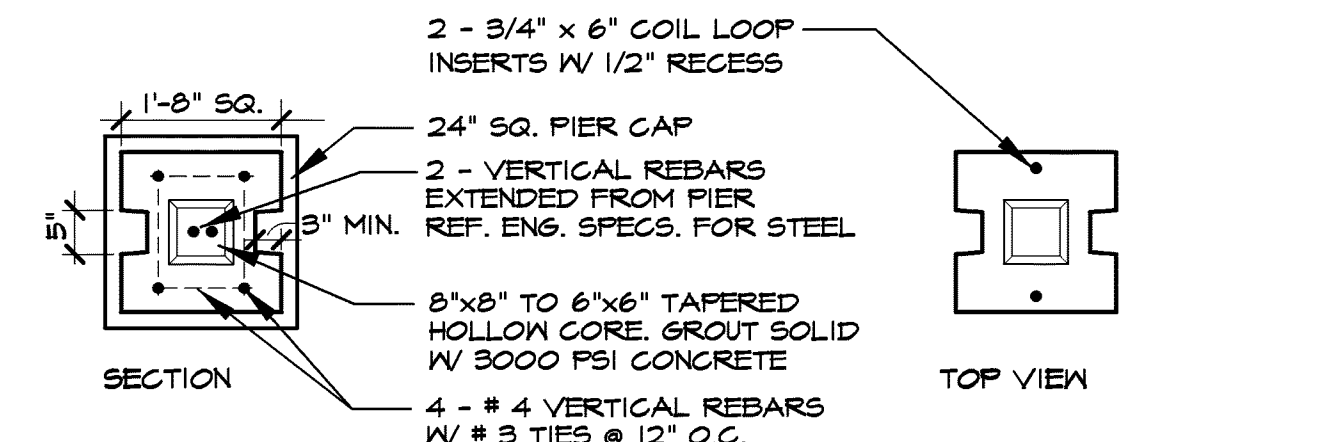
TEST PREPARED BY: _____
REPORT NUMBER: _____
DATE PREPARED: _____

PIER SPECIFICATIONS:

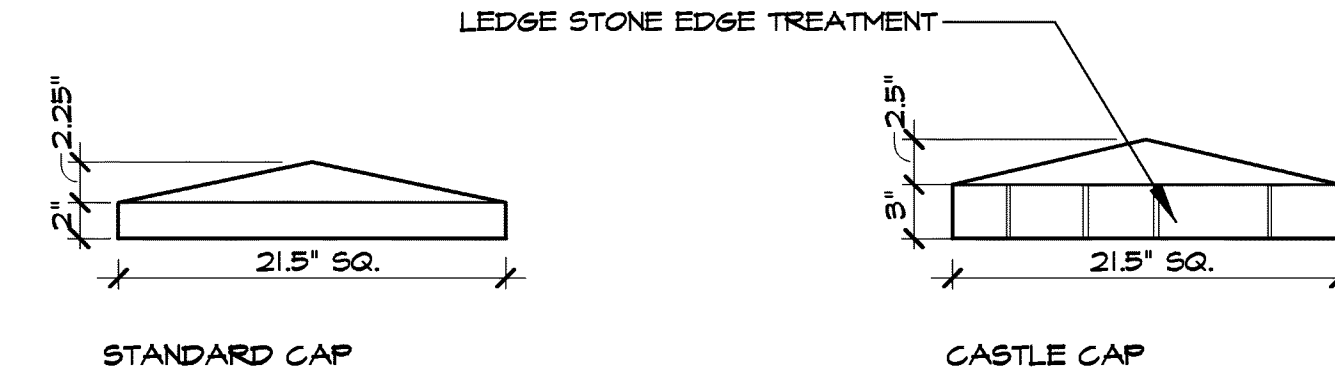
- 18" DIAMETER PIER _____ FT. DEEP OR 2' INTO BEDROCK WHICH EVER COMES FIRST
CONCRETE 3000 PSI @ 28 DAYS, STEEL 60 KSI
- (A) (4) # _____ VERTICAL REBAR
_____ SPIRALS OR LADDERS @ 12" O.C.
- (B) (2) # _____ VERTICAL DOWEL - 24" INTO PIER W/ RIGHT ANGLES, 36" MIN. INTO 6' COLUMN, 48" MIN INTO 8' COLUMN



B COLUMN SECTION / ELEVATION
SCALE: 1/2" = 1'-0"



C TYPICAL COLUMN SECTION / TOP COIL LOOP INSERT
SCALE: 1/2" = 1'-0"



D TYPICAL COLUMN CAPS
SCALE: N.T.S.

SPECIFICATIONS AND NOTES:

GENERAL NOTES:

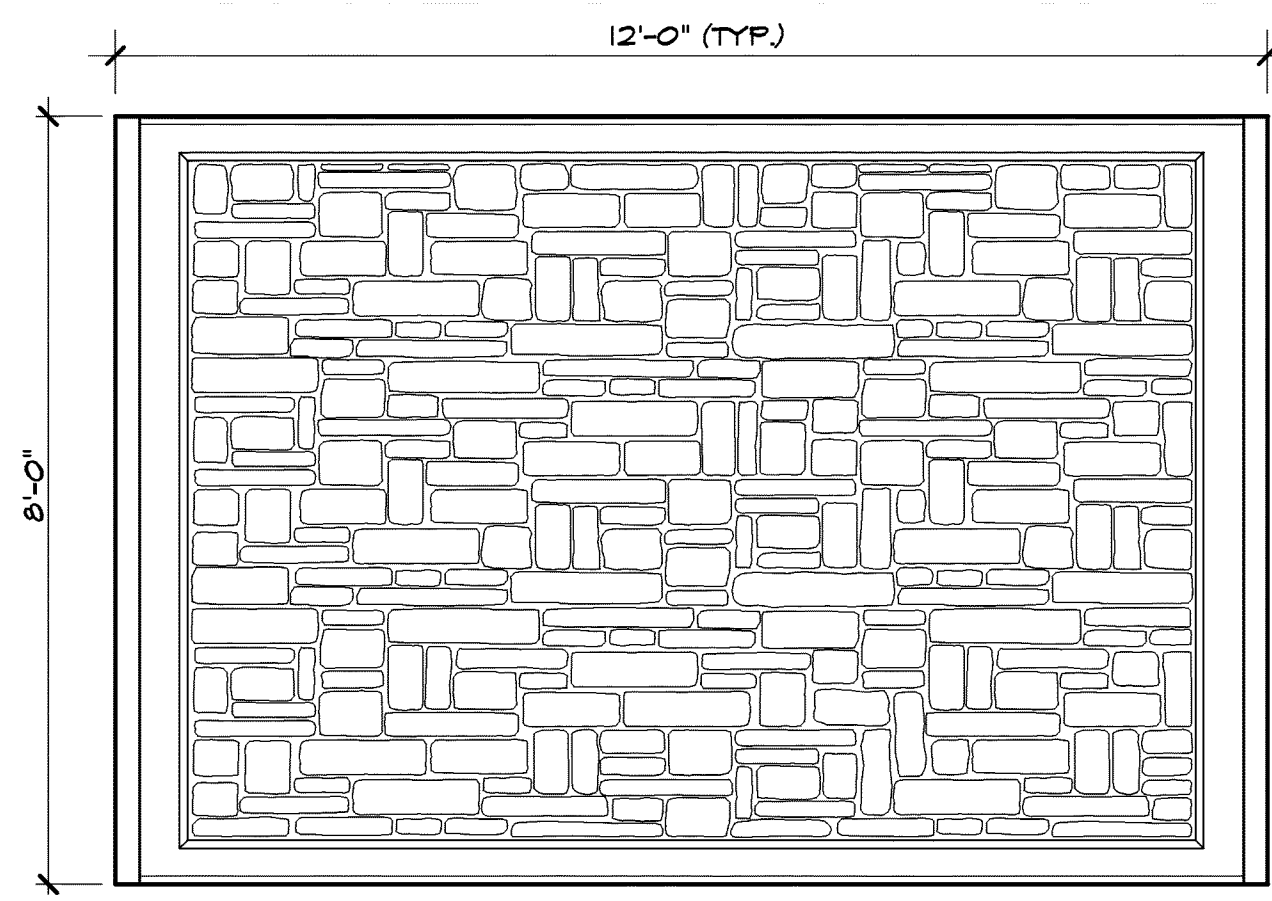
- PRODUCT TO BE MANUFACTURED BY HAWK CONSTRUCTION.
- SCREENING WALL IS TO BE CONSTRUCTED ENTIRELY ON THE PROJECT PROPERTY.
- COLOR: TO ACHIEVE THE FINAL EFFECT OF REAL STONE, VERTI-CRETE WALLS ARE COLORED WITH A WATER-BASED ACRYLIC STRUCTURAL CONCRETE PAINT DESIGNED FOR SUPERIOR PENETRATION. THE PAINT IS SPECIFICALLY FORMULATED TO ENSURE MOISTURE PROOFING, COLOR STABILITY, AND ULTRAVIOLET RESISTANCE.

CONCRETE:

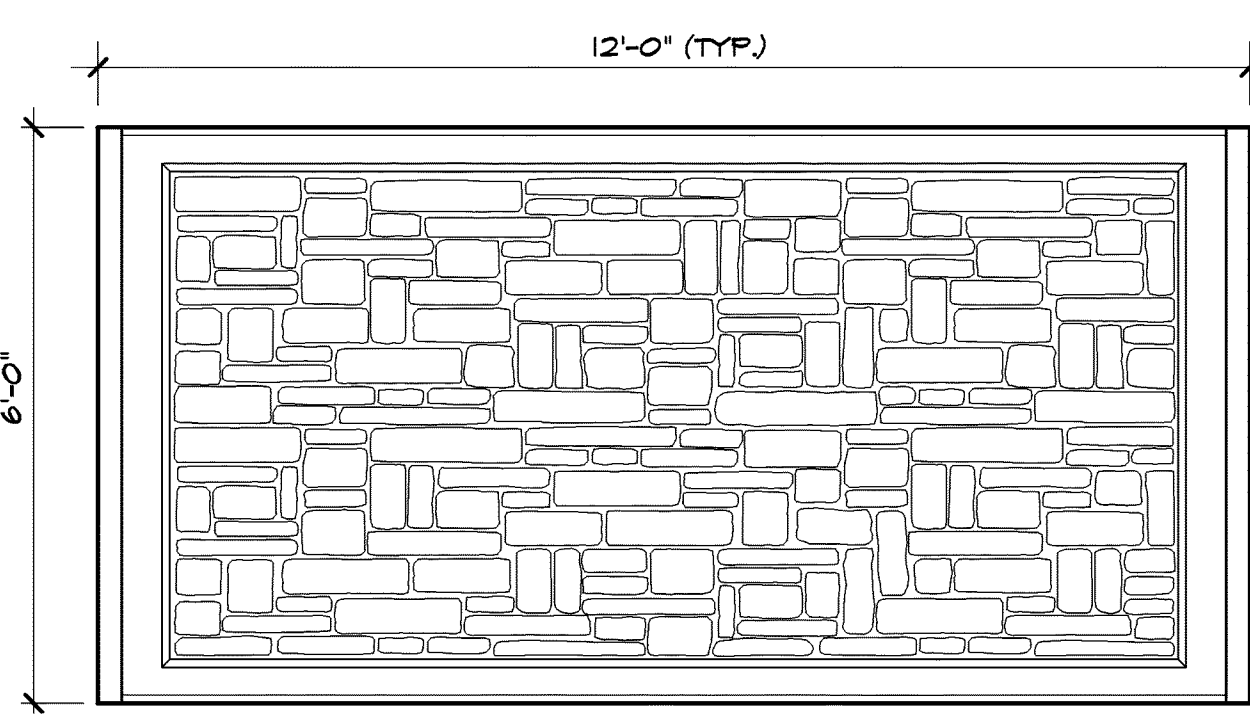
- CONCRETE MATERIALS:
 - CONCRETE SHALL BE NORMAL WEIGHT CONCRETE HAVING SAND AND GRAVEL OR CRUSHED STONE AGGREGATE. MIXED WITH ASTM-C150, TYPE I OR III PORTLAND CEMENT TO MEET THE MINIMUM COMPRESSIVE STRENGTH AS FOLLOWS:
 - PANELS & POST: 4000 PSI @ 28 DAYS.
 - FOOTINGS & PIERS: 3000 PSI @ 28 DAYS.
 - WATER USED FOR CONCRETE SHALL BE CLEAN WATER AND FREE FROM CONTAMINANTS SUCH AS OILS, ACIDS, ALKALITES, ORGANICS OR OTHER HARMFUL SUBSTANCES.
 - ALL CONCRETE PERMANENTLY EXPOSED TO THE WEATHER SHALL CONTAIN AN AIR-ENTRAINING ADMIXTURE RESULTING IN 3 TO 6 PERCENT ENTRAINED AIR OR AS RECOMMENDED BY THE MANUFACTURER OR SPECIFIED BY THE CONTRACTOR.
- CONCRETE WORKMANSHIP:
 - FRESH POURED CONCRETE SHALL BE TAMPED INTO PLACE USING STEEL RAMMER, SLICING TOOLS, OR MECHANICAL VIBRATOR, UNTIL CONCRETE IS THOROUGHLY COMPACT AND WITHOUT VOID.
 - EXCAVATION FOR FOOTING SHALL BE ON UNDISTURBED SOIL OR TO THE DEPTH NOTED ON THE DRAWINGS. LEAVE THE BOTTOM BEARING SURFACE CLEAN AND SMOOTH. IF THE FOOTING EXCAVATIONS ARE MADE DEEPER THAN INTENDED, ONLY CONCRETE SHALL BE USED FOR FILL. REMOVE ALL LOOSE MATERIAL FROM EXCAVATIONS PRIOR TO CONCRETE POUR.

REINFORCEMENT:

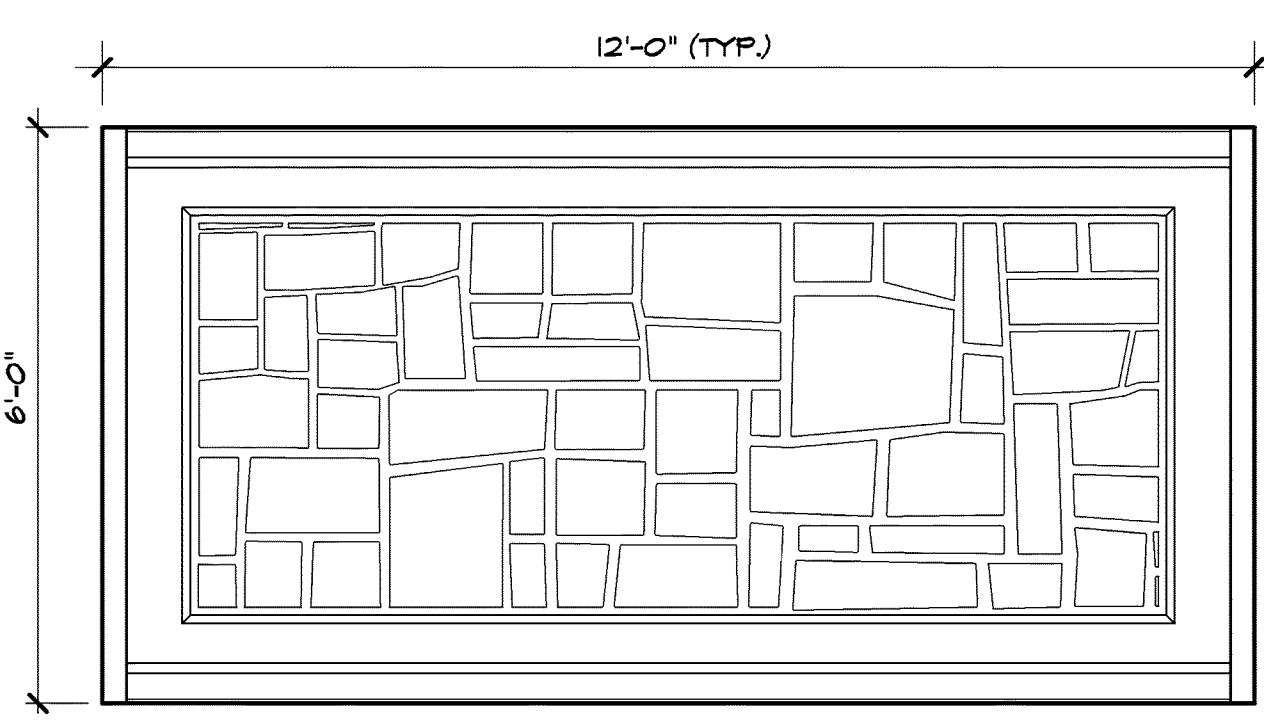
- REINFORCING MATERIALS:
 - DEFORMED TYPE BARS SHALL CONFORM TO ASTM-A 615, GRADE 60 PLACED AS SHOWN ON THE DRAWINGS.
 - STEEL REINFORCING WIRE SHALL MEET U.S. STEEL WIRE GAUGE, ASTM-A 82. $f_y = 60,000$ PSI MIN.
 - ALL TIES AND STIRRUPS SHALL CONFORM TO THE REQUIREMENTS OF ASTM-A 615, GRADE 40.
- REINFORCING WORKMANSHIP:
 - REINFORCEMENT STEEL SHALL BE FABRICATED IN ACCORDANCE WITH THE CRSI STANDARD DETAIL. REINFORCING BARS SHALL BE COLD BENT ONLY. USE OF HEAT TO BEND REINFORCEMENT STEEL SHALL BE CAUSE FOR REJECTION.
 - REINFORCEMENT STEEL BARS AND WIRE FABRIC SHALL BE THOROUGHLY CLEANED BEFORE PLACEMENT AND SHALL BE ACCURATELY POSITIONED AND SECURED IN PLACE. NO BRICKS, PIPES OR POROUS MATERIALS MAY BE USED TO SUPPORT THE STEEL OFF THE GROUND.
 - INSTALL ALL REINFORCEMENT WITH THE FOLLOWING CLEARANCE BETWEEN REINFORCING STEEL AND FACE OF CONCRETE:
 - FOOTING, PIER OR BEAM BOTTOM (3")
 - EARTH FORMED PIER OR BEAM SIDE (2")
 - FORMED FOOTING, PIER OR BEAM SIDES, EXPOSED (1")
 - PRECAST PANELS EXPOSED TO WEATHER (3/4")
 - PRECAST POSTS EXPOSED TO WEATHER (1 1/4")
 - SPLICES WITHIN CONTINUOUS UNSCHEDULED REINFORCING STEEL SHALL HAVE A MINIMUM LAP OF 30 BAR DIAMETERS.



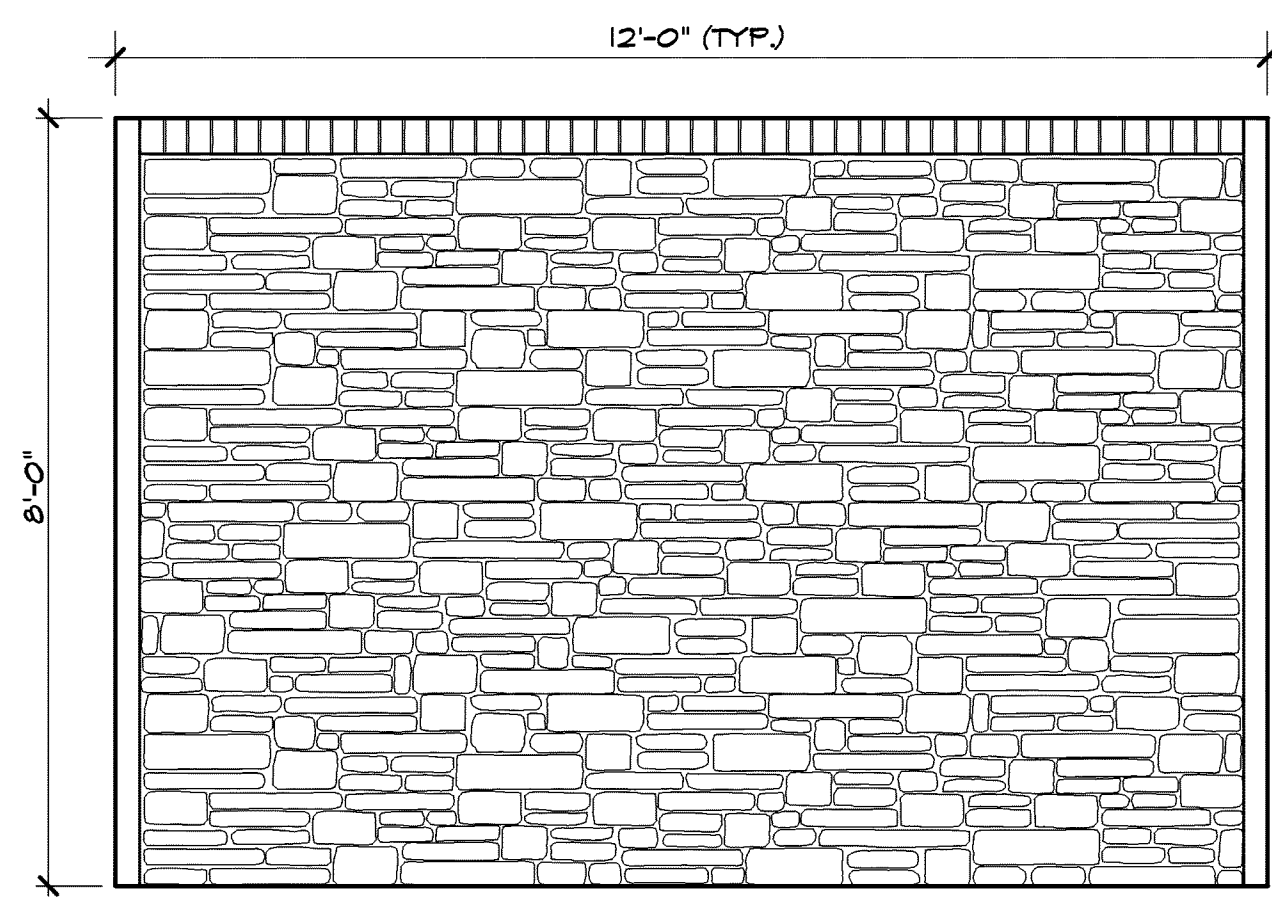
E ASHLAR 8'-0" WALL PANEL
SCALE: 1/2" = 1'-0"



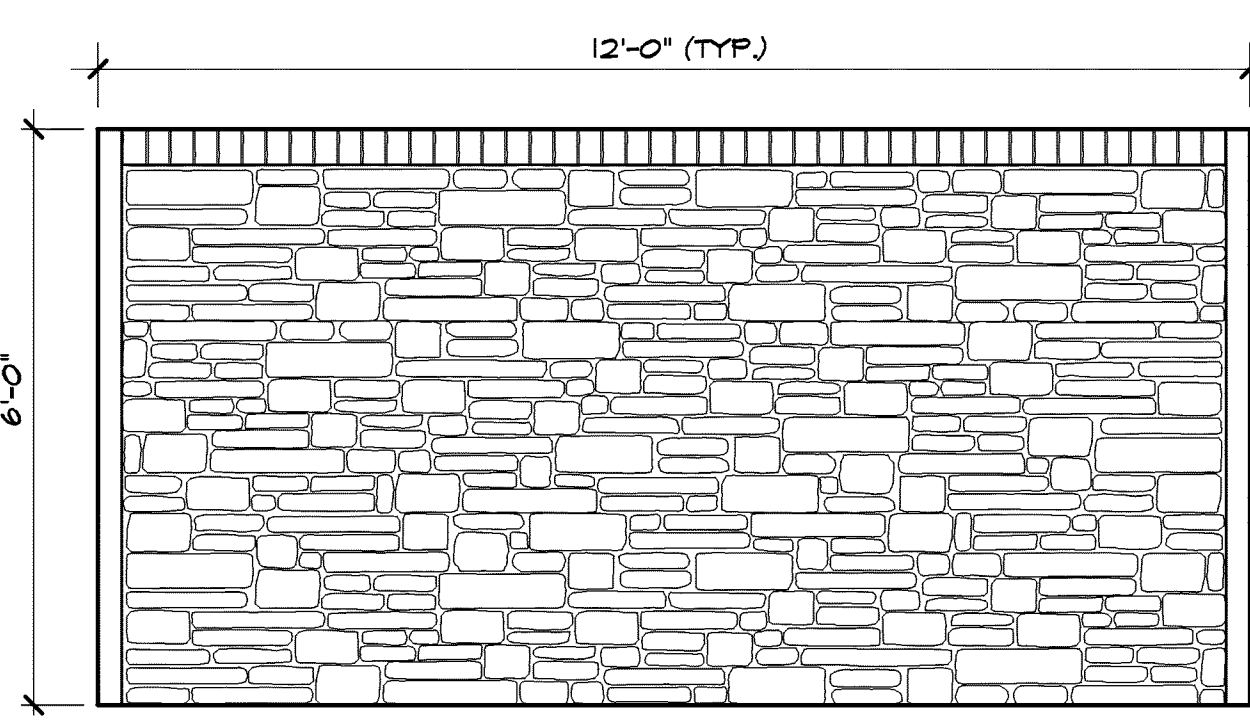
F ASHLAR 6'-0" WALL PANEL
SCALE: 1/2" = 1'-0"



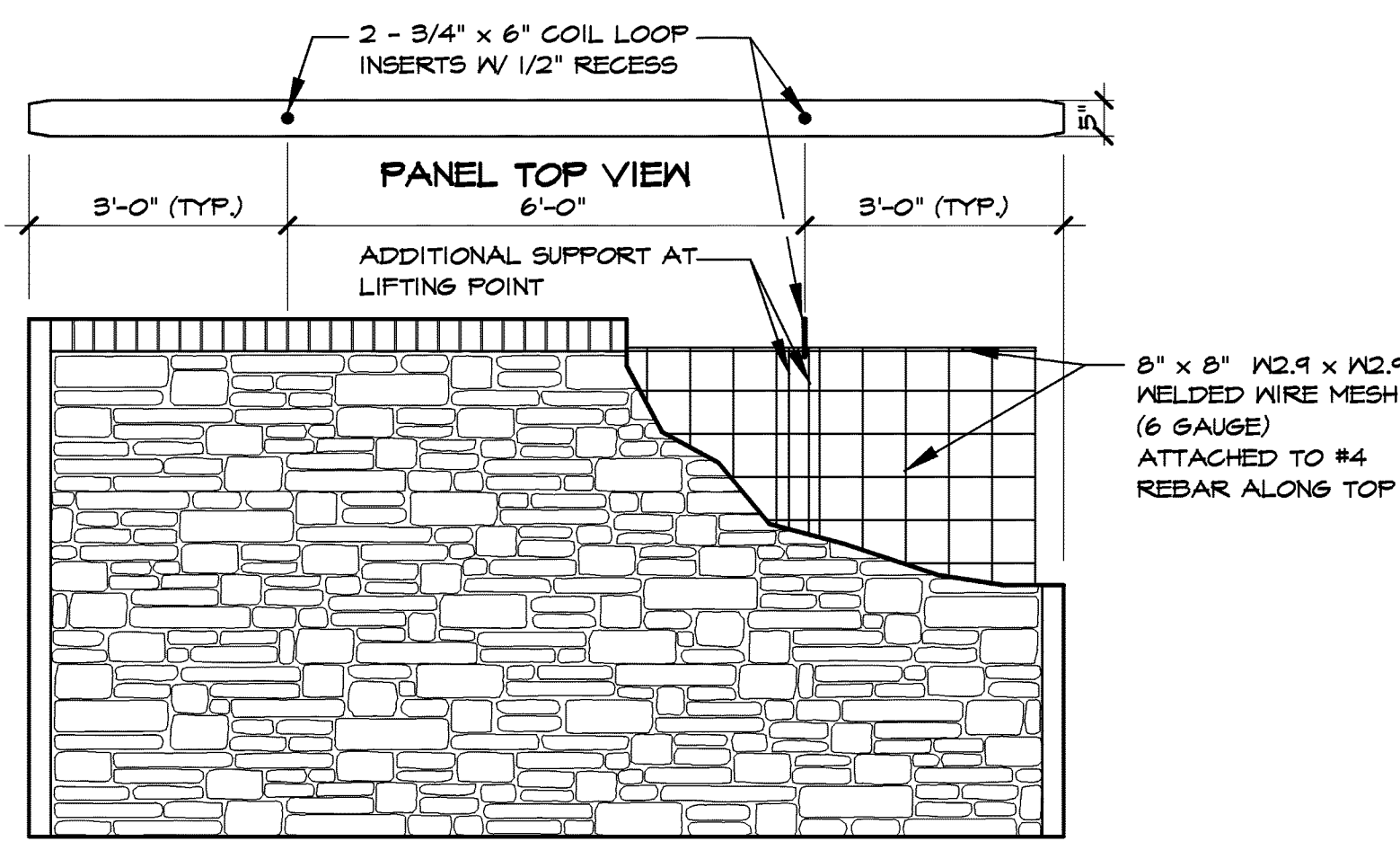
G DRY STACK 6'-0" WALL PANEL
SCALE: 1/2" = 1'-0"



H LEDGE STONE 8'-0" WALL PANEL
SCALE: 1/2" = 1'-0"



I LEDGE STONE 6'-0" WALL PANEL
SCALE: 1/2" = 1'-0"



J TYPICAL WALL PANEL DETAIL
SCALE: 1/2" = 1'-0"

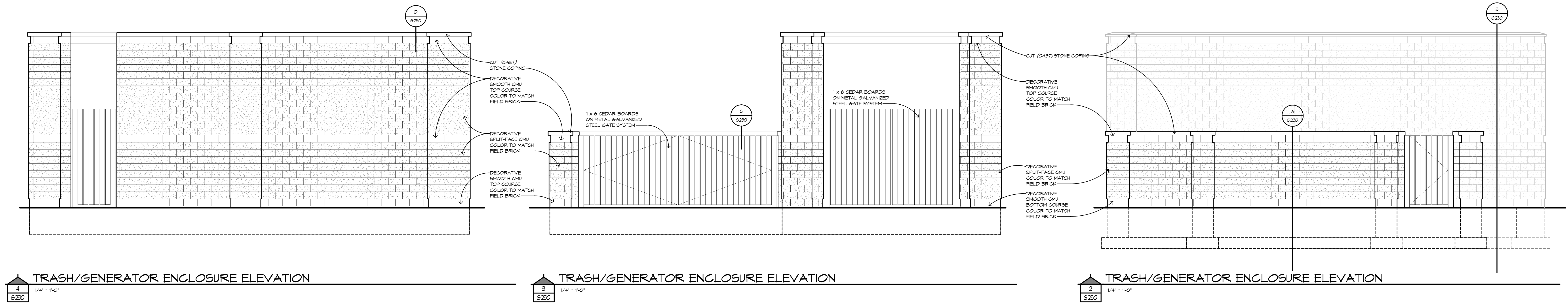
HAWK CONSTRUCTION
5002 HIGHWAY 380 PRINCETON, TEXAS 75407
VOICE: 972-547-8652 FAX: 972-542-0201
WEB SITE: WWW.HAWKCONST.COM

**FOREFRONT LIVING
SENIOR COMMUNITY
COLLEYVILLE**

Project:

VERTI - CRETE
PRECAST
SCREEN WALLS DETAILS

Sheet Number:
S1.0



4
6230
1/4" = 1'-0"

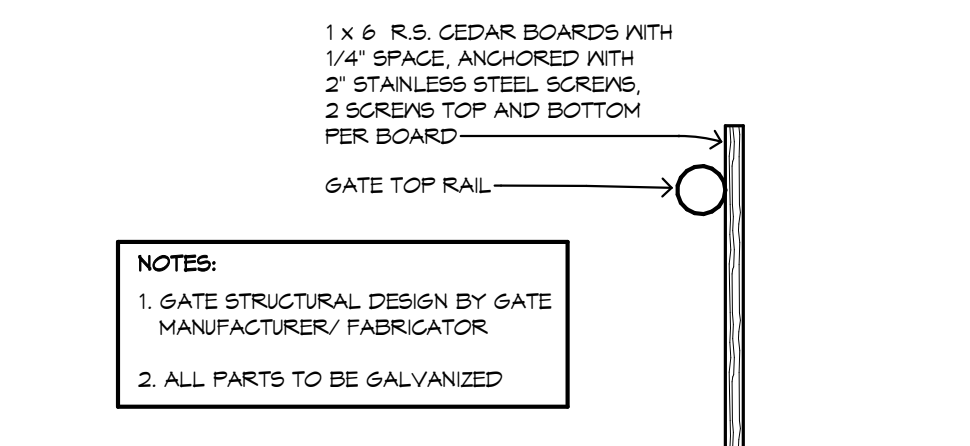
TRASH/GENERATOR ENCLOSURE ELEVATION

3
6230
1/4" = 1'-0"

TRASH/GENERATOR ENCLOSURE ELEVATION

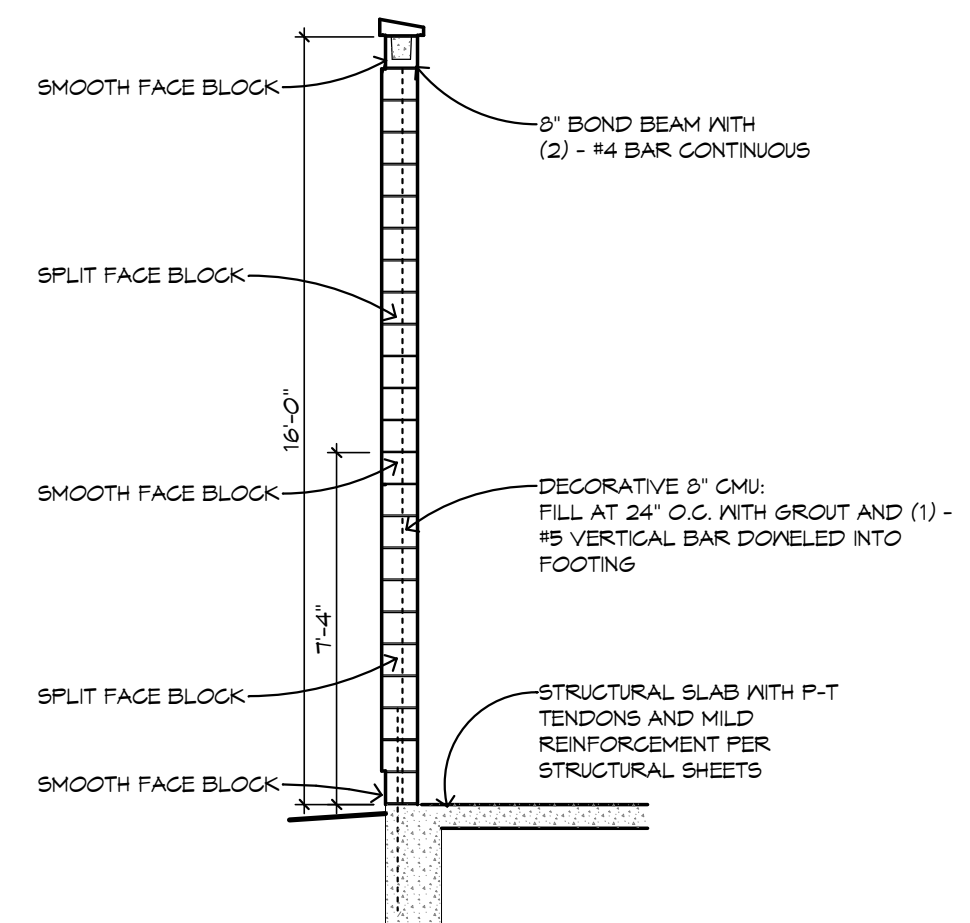
2
6230
1/4" = 1'-0"

TRASH/GENERATOR ENCLOSURE ELEVATION



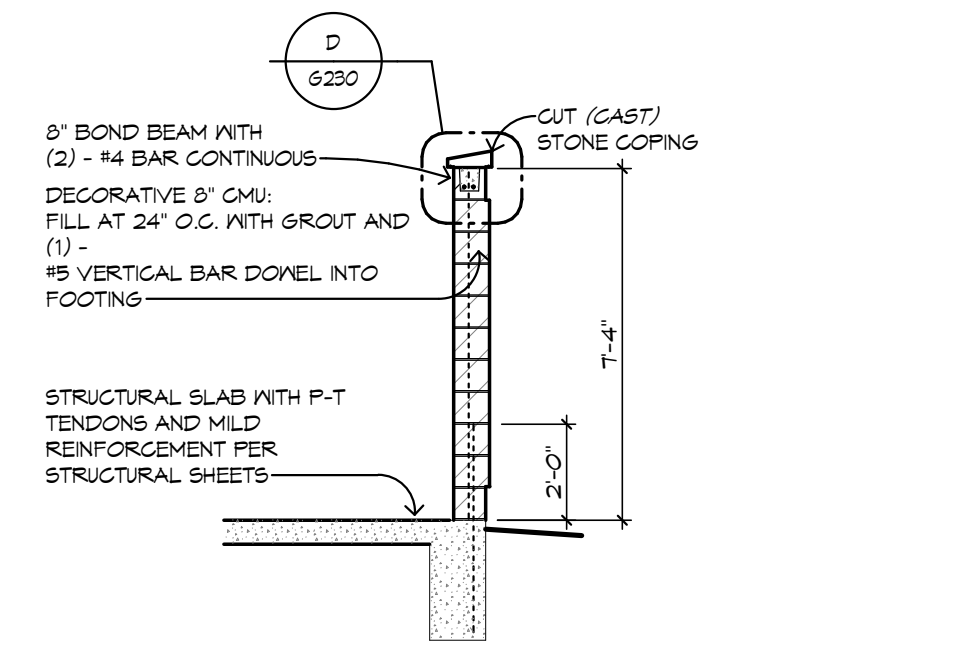
C
6230
1 1/2" = 1'-0"

GATE DETAIL



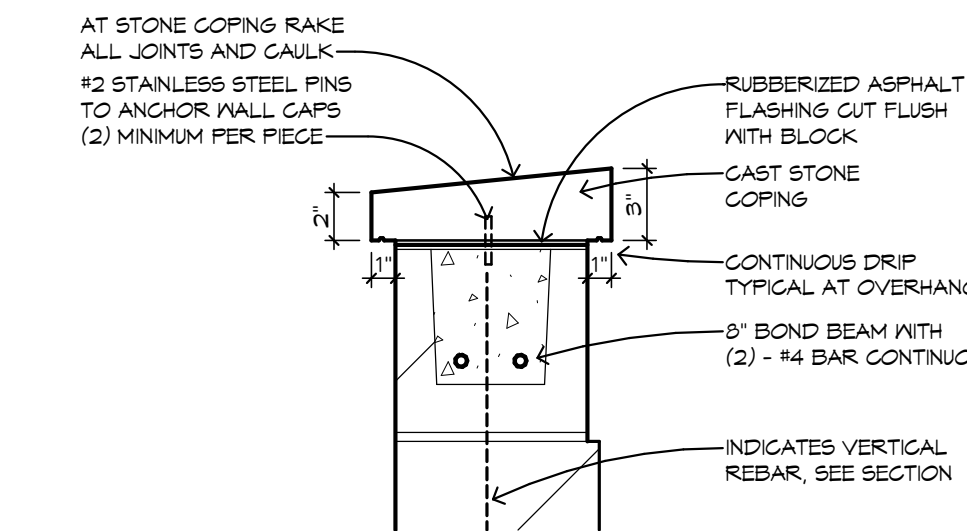
B
6230
1/4" = 1'-0"

SECTION @ GENERATOR



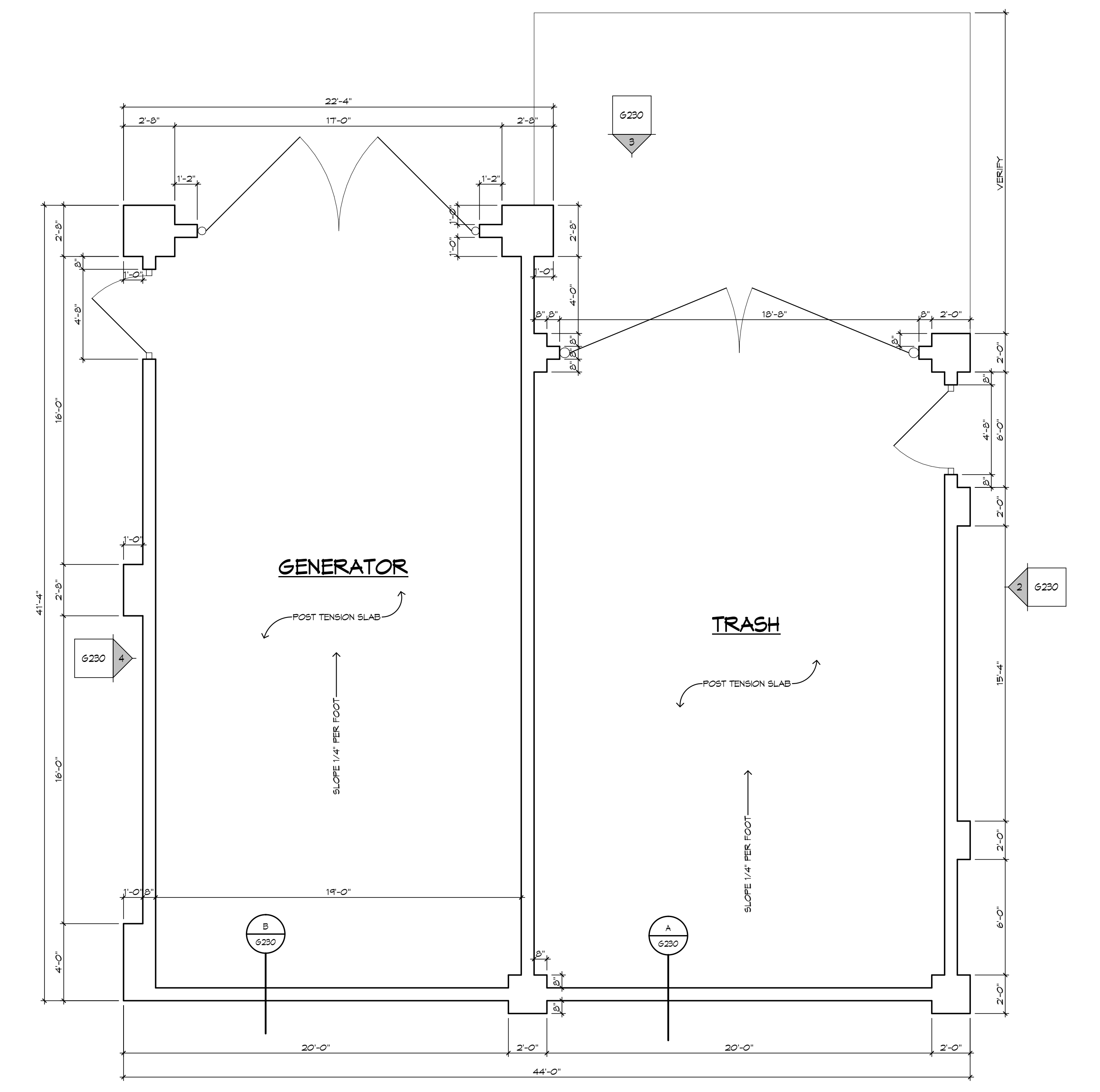
A
6230
1/4" = 1'-0"

SECTION @ TRASH



D
6230
1 1/2" = 1'-0"

COPING DETAIL



1
6230
1/4" = 1'-0"

GENERATOR / TRASH ENCLOSURE

FOREFRONT LIVING SENIOR COMMUNITY COLLEYVILLE

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)

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 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 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

<u>Community</u>	<u>Location</u>	<u>Total Unit Count</u>	<u>Independent Living Units (% of Total Units)</u>	<u>Annual EMS Counts</u>	<u>Monthly EMS Counts</u>	<u>Annual EMS Counts per Unit</u>
The Barrington at Carmel	Carmel, IN	271	141 (52%)	168	14.00	0.62
Aberdeen Heights	Kirkwood, MO	326	243 (75%)	208	17.33	0.64
Edgewater	West Des Moines, IA	239	151 (63%)	160	13.30	0.67
Terraces of Boise	Boise, ID	273	161 (59%)	62	5.17	0.23
The Terraces at Bonita Springs	Bonita Springs, FL	251	144 (57%)	95	7.90	0.38
The Stayton at Museum Way	Ft. Worth, TX	296	189 (64%)	151	12.58	0.51
MRC Mirador	Corpus Christi, TX	228	125 (55%)	84	7.00	0.37
Legacy at Willow Bend	Plano, TX	233	106 (45%)	159	13.21	0.68
MRC Crestview	Bryan, TX	205	91 (44%)	183	15.25	0.89
MRC The Crossings	League City, TX	224	116 (52%)	30	2.50	0.13
Santa Marta	Olathe, KS	280	162 (58%)	177	14.75	0.63
El Castillo	Santa Fe	176	116 (65%)	110	9.17	0.63
MRC Pine Crest	Lufkin, TX	232	119 (51%)	103	8.58	0.44
Community Averages		249	143 (57%)	130	10.83	0.52
Forefront Living Colleyville - Projected (Unit Adjusted Range)	Colleyville	260	186 (72%)	34.8 - 232.1	2.9 - 19.3	.13 - .89
Forefront Living Colleyville - Projected (Based Upon Annual Averages)	Colleyville	260	186 (72%)	136	11.31	0.52
Forefront Living Colleyville- Projected (Based Upon Median Values)	Colleyville	260	186 (72%)	161	13.43	0.62

Low End of Range (annual)	34.8
High End of Range (annual)	232.1
Low End of Range (Monthly)	2.9
High End of Range (Monthly)	19.3

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, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 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. 4843X0202Q, 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., & D21032326, 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:
- There is no observed evidence of current earth moving work, building construction or building additions at the Property.
 - There was no evidence of wetlands markers on the property as of the date of this survey.
 - There are no apparent proposed changes in street right of way lines affecting the Property.
 - There was no observed evidence of recent street or sidewalk construction or repairs affecting the Property.
 - The improvements lie wholly within the boundaries of the Property, except as shown.
 - No part of the improvements encroaches on or overhangs any easement, right-of-way or land of others, except as shown.
 - 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



Preliminary Drainage Analysis
FOR
Forefront Living Senior Community
(18.5-acre tract)
LOCATED ON
913 Cheek-Sparger Road
IN THE
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS



PREPARED FOR:

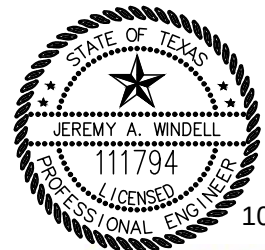
Forefront Living Colleyville Community
12467 Merit Drive
Dallas, TX 75251

PREPARED BY:



550 Bailey Avenue, Suite 400, Fort Worth, Texas 76107
Phone 817.335.1121, Fax 817.335.7437r

October 1, 2021



10/01/21

Jeremy A. Windell

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Background

Dunaway Associates L.P. (Dunaway) performed this preliminary drainage analysis to assess hydrologic and hydraulic impacts of the proposed senior living development at 913 Cheek-Sparger Road, between Wayne Dr. and Bedford Ct. in Colleyville, TX for Forefront Living and Greystone Communities. The analysis examines drainage runoff for pre-project and post-project conditions to evaluate the need for runoff mitigation and/or detention storage in compliance with the City of Colleyville Land Development Code, and according to standard engineering analysis procedures.

Hydrology

The approximately 18.5-acre tract is undeveloped, partially treed, and contains a small pond, drainage swales, and a drainage channel. The site receives public overland runoff from the cities of Bedford and Colleyville to a common discharge point (DP-2) which drains to a system of 2 parallel 66" RCP pipes that ultimately outfall north of Cheek-Sparger Road into an existing drainage channel.

According to the Land Development Code, a unit hydrograph calculation is required for drainage areas larger than 100 acres. Dunaway utilized the Bentley PondPack drainage modeling software to perform the Soil Conservation Service (SCS) method calculations.

The SCS method uses the Time of Concentration (T_c) to estimate the time required for water to flow from the most hydraulically remote point of the basin to the design point of interest. Section 1.2.4 of the NCTCOG Integrated Storm Water Management Technical Manual was referenced to calculate the travel times through the 5 different components for this analysis: sheet flow, shallow concentrated flow, street flow, pipe flow, and channel flow, Table 1.

Table 1. Time of Concentration Results Summary.

Summary of Time of Concentration (T_c)		
Area ID	Existing	Proposed
	TOC (min)	TOC (min)
A-1	15.0	15.0
A-2	18.0	15.0
A-3	-	15.0
A-3	-	15.0
O-1	19.4	0.0
O-2	18.3	0.0
O-3	13.2	0.0
O-4	24.9	0.0
O-5	10.4	0.0

Individual T_c calculations are provided in the Appendix.

The curve number (CN) is used to represent the runoff potential of a given area using the SCS method. The CN is determined by land use and the type of hydrologic soil group. A land use zoning map for the cities of Bedford and Colleyville is included in the Appendix. Based on the aerial for the offsite areas, all off-site areas are assumed to be fully developed in the existing and proposed condition. Composite CN's were calculated for each drainage area since more than one soil type existed within these areas. Each CN value used in this analysis was obtained from Table 1.9 in the NCTCOG Integrated Storm Water Management Technical Manual. CN calculation results are shown in Table 2 while the full calculations and hydrologic soil group map are included in the Appendix.

Table 2. Curve Number Summary

Summary of Existing and Proposed Curve Numbers					
Basin No.	Existing	Proposed	Existing	Proposed	Percent Increase
	Size (AC)	Size (AC)	Curve No.	Curve No.	%
A-1	5.2	4.15	67.0	86.7	
A-2	16.3	8.38	77.7	84.5	
A-3	-	5.74	-	79.7	
A-4	-	3.23	-	84.9	
A (Site) Total	21.5	21.5	75.1	85.2	13.5%
O-1	32.1	0.00	83.7	0.0	0.0%
O-2	37.5	0.00	80.8	0.0	0.0%
O-3	33.1	0.00	84.0	0.0	0.0%
DP-1 Total	124.2	124.2	81.4	83.2	2.2%
O-4	51.2	0.00	81.1	0.0	0.0%
O-5	2.2	0.00	92.0	0.0	0.0%
DP-2 Total	177.6	177.6	814	82.7	1.5%

Hydraulics

The SCS analysis was utilized to assess the existing downstream infrastructure and determine whether storm mitigation would be required. Through field inspection, DP-2 is a junction box/headwall structure with a 66" RCP entering from the west, a 66" orifice opening in the southern wall, a 66" RCP entering from the south, and two 66" RCPs exiting to the north. The double barrel 66" RCP lines discharge to the channel on the north side of Cheek-Sparger Road. Based on the existing entrance and exit flowline grades, a slope of 0.6%, with a Manning's roughness of 0.013 for concrete, and a full flow capacity of **520.2 cfs** was calculated.

In the current undeveloped condition, this system does not have the capacity to handle the public runoff draining to DP-2. The confluence of the existing public runoff to DP-2 creates a tail

water situation on the site. This tailwater condition causes water to overtop Bedford Court and drain into the curb inlet to the northeast.

A comparison between the pre- and post-development models demonstrates that a pond will be required to bring the post-development flows to match the existing flow condition at DP-2. Table 3 summarizes the results for the routing through the site un-detained.

Table 3. PondPack Routing Summary

SCS Method - PondPack Routing Results Summary										
	Existing Storm Event				Proposed Storm Event				Change	
Label	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)	Hydrograph Volume (ac-ft)	Peak Flow (ft ³ /s)
DP 2	100	105.126	724	1306.73	100	106.595	729	1155.26	1.469	-151.47
DP 2	50	84.361	724	1058.1	50	85.751	729.6	925.3	1.39	-132.8
DP 2	25	67.793	724	856.59	25	69.088	730.8	716.8	1.295	-139.79
DP 2	10	51.589	724.2	656.24	10	52.755	733.2	477.03	1.166	-179.21
DP 2	5	48.673	724.2	619.78	5	49.81	733.8	433.38	1.137	-186.4
DP 2	2	24.137	25.137	26.137	2	24.887	730.4	159.93	0.75	133.793

Conclusions

Confirmation of the data at DP-2 shows that in the existing condition, anything stronger than a 5-year storm event causes the tailwater condition to occur and overtop Bedford Court. In the existing 100-year event, the flow rate at DP-2 prior to the subject property development is more than double the available capacity of the downstream receiving system.

The proposed site development results in a 1.8% increase in runoff in the 100 yr storm event. This increase in runoff will require an approximately 2-acre-ft pond to detain the 100-year storm event runoff back to conditions prior to the subject property's development. However, this analysis also demonstrates that the existing downstream system of 66" diameter pipes is currently undersized for the existing public off-site runoff. A series of detention ponds have been analyzed with project that results in a reduction in flows at DP-2 in the 100, 50, 25, 10, 5, and 2 year storm events. These ponds result in approximately 13 ac-ft of additional storage being added to the system. This results the aforementioned reductions in flow to the downstream system. These reductions in flow would still not alleviate the undersizing of the existing public system. It should also be noted that due to the amount of offsite flow being routed through these ponds, the design criteria of full drainage of detention ponds within 3 hours is not feasible. These ponds have also not been sized to provide 2 feet of sedimentation storage for all of the offsite drainage passing through.

The final sizing of the proposed detention ponds will be done during final engineering design such that the development does not result in the release of additional runoff from the site than what is currently being discharged in the existing condition.

Appendices

Existing Drainage Area Map

Proposed Drainage Area Map

NRCS Web Soil Survey Map

Time of Concentration Tables

City of Bedford Land Use

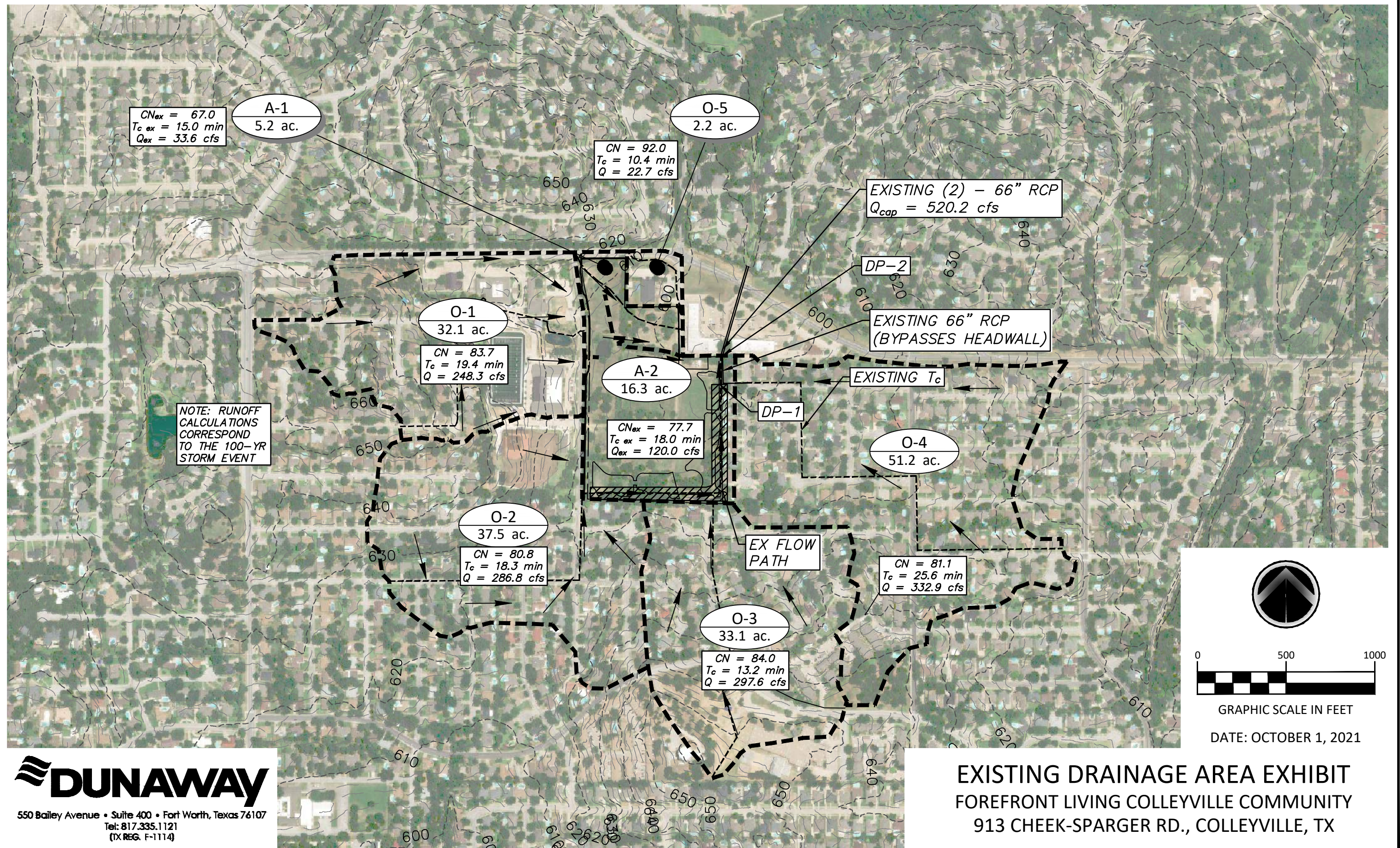
City of Colleyville Land Use

Curve Numbers

PondPack Results

66" RCP Existing Pipe Output

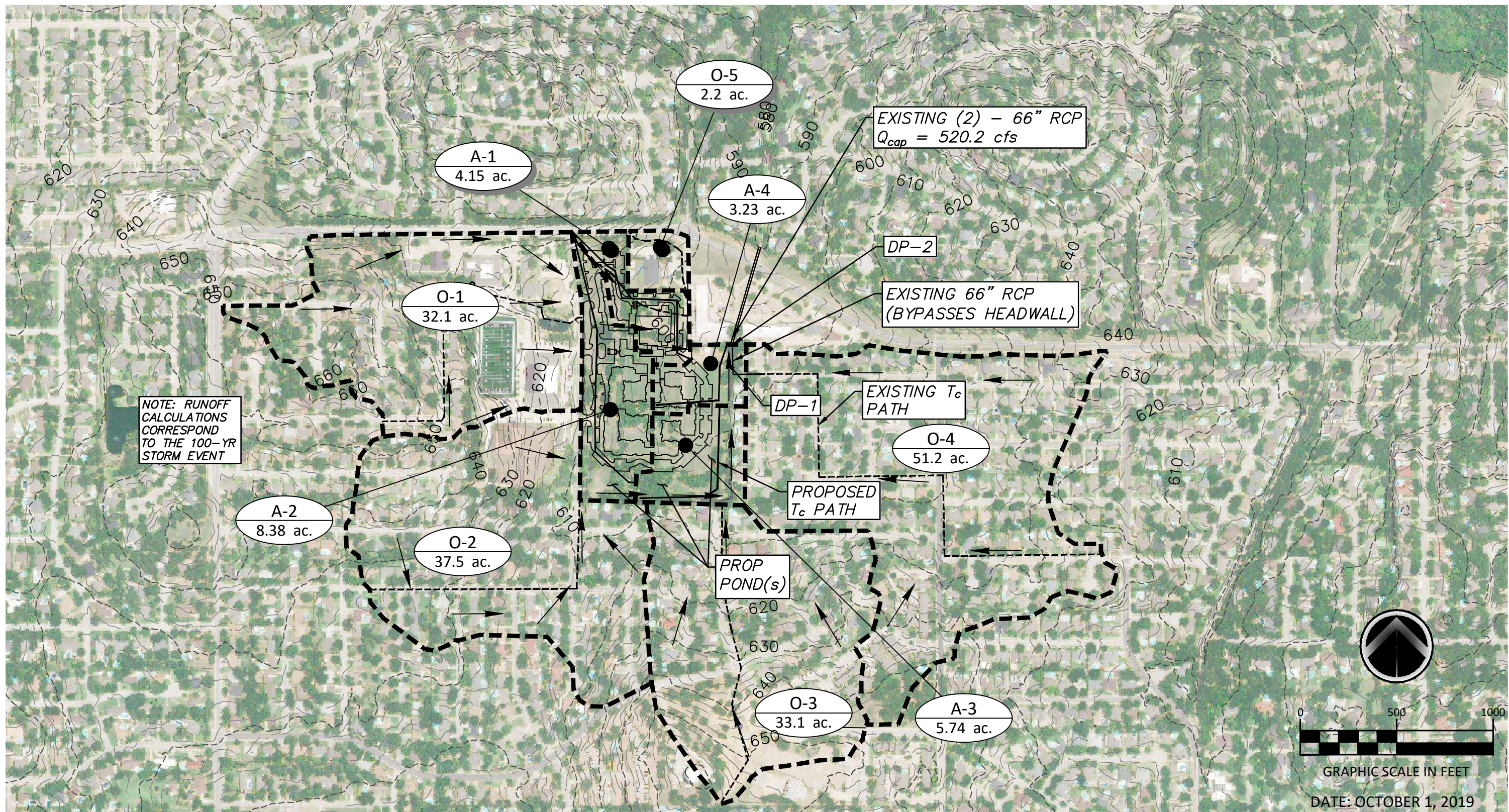
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DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-11114)

EXISTING DRAINAGE AREA EXHIBIT
FOREFRONT LIVING COLLEYVILLE COMMUNITY
913 CHEEK-SPARGER RD., COLLEYVILLE, TX

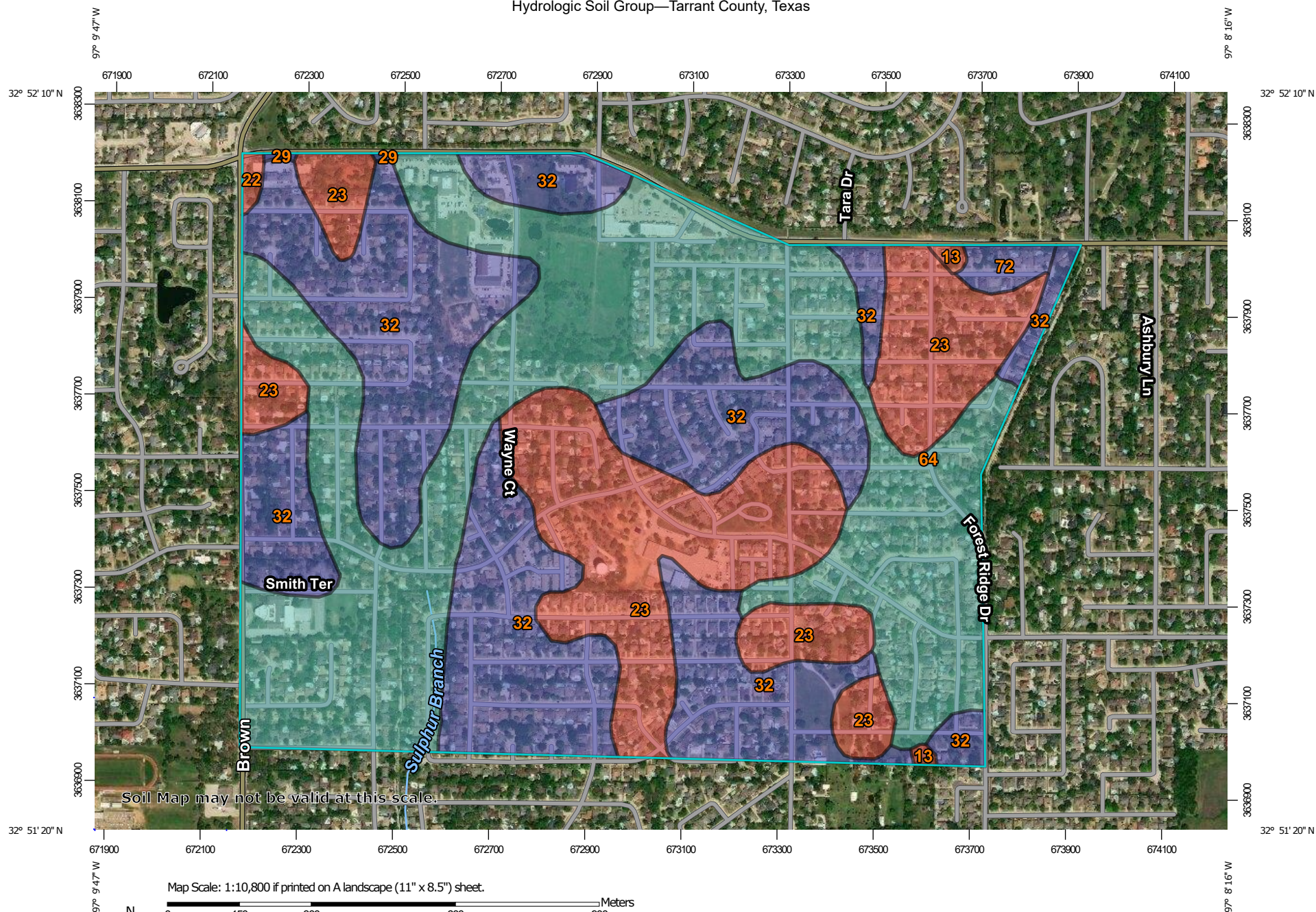
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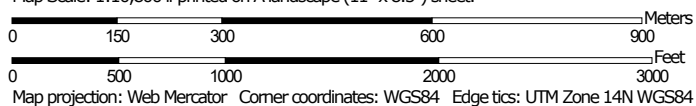
DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-11114)

PROPOSED DRAINAGE AREA EXHIBIT
FOREFRONT LIVING COLLEYVILLE COMMUNITY
913 CHEEK-SPARGER RD., COLLEYVILLE, TX

Hydrologic Soil Group—Tarrant County, Texas



Map Scale: 1:10,800 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

7/15/2019
Page 1 of 5

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Lines

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Points

-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available

Water Features

-  Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tarrant County, Texas
Survey Area Data: Version 16, Sep 16, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 29, 2016—Nov 29, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
13	Birome-Aubrey-Urban land complex, 5 to 15 percent slopes	D	1.2	0.3%
22	Crosstell fine sandy loam, 3 to 8 percent slopes	D	1.1	0.2%
23	Crosstell-Urban land complex, 1 to 5 percent slopes	D	104.7	22.7%
29	Gasil fine sandy loam, 1 to 3 percent slopes	B	0.4	0.1%
32	Gasil-Urban land complex, 1 to 8 percent slopes	B	172.7	37.4%
64	Rader-Urban land complex, 0 to 3 percent slopes	C	177.1	38.4%
72	Silstid-Urban land complex, 1 to 5 percent slopes	B	3.9	0.8%
Totals for Area of Interest			461.1	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

Component Percent Cutoff: 0

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

Summary of Existing and Proposed Time of Concentration (Tc)

Area ID	Existing TOC (min)	Proposed TOC (min)	
A-1	15.0	15.0	<<<Minimum of 15 min for Residential
A-2	18.0	15.0	<<<Minimum of 15 min for Residential
A-3	-	15.0	<<<Minimum of 15 min for Residential
A-4	-	15.0	<<<Minimum of 15 min for Residential
O-1	19.4	0.0	
O-2	18.3	0.0	
O-3	13.2	0.0	
O-4	24.9	0.0	
O-5	10.4	0.0	

Existing Time of Concentration Calculations

AREA:	EX A1
LENGTH (ft):	785.0
TC (min):	12.6
LAG TIME (min):	7.5

SHEET FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
0 - 100	100	0.150	0.0281	3.36	0.20	8.35	8.35

SHALLOW FLOW COMPONENT

(STA)	UNPAVED OR PAVED	LENGTH (FEET)	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
100 - 785	UNPAVED	685	0.0281	2.70	4.22	4.22

Existing Time of Concentration Calculations

AREA:	EX A2
LENGTH (ft):	1490.0
TC (min):	18.0
LAG TIME (min):	10.8

SHEET FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
0 - 100	100	0.150	0.0080	3.36	0.12	13.79	13.79

CHANNEL FLOW COMPONENT

(STA)	LENGTH (FEET)	BOTTOM WIDTH (FEET)	TOP WIDTH (FEET)	DEPTH (FEET)	SS (H:V)	N	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)
100 - 609	509	5	10	5.0	2.00	0.050	0.0080	5.22	1.62
609 - 1490	881	5	10	5.0	0.50	0.050	0.0120	5.72	2.57

Proposed Time of Concentration Calculations

AREA:	O-1
LENGTH (ft):	1363.00
TC (min):	19.4
LAG TIME (min):	11.7

SHEET FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
0 - 100	100	0.150	0.0080	3.36	0.12	13.79	13.79

STREET FLOW COMPONENT

(STA)	LENGTH (FEET)	CROWN (FT/FT)	DEPTH (FEET)	N	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
100 - 727	627	0.02	0.50	0.017	0.0325	7.48	1.40	1.40

PIPE FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	MIN PIPE DIA (INCHES)	VELOCITY* (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINS)
727 - 1048	321.0	0.013	0.0080	5.78	2.50	2.14	
1048 - 1193	145.0	0.013	0.0012	23.97	2.50	0.97	
1193 - 1363	170.0	0.013	0.0232	2.60	2.50	1.13	4.24

*Minimum Self Cleaning Velocity

Proposed Time of Concentration Calculations

AREA:	O-3
LENGTH (ft):	1600.00
TC (min):	13.2
LAG TIME (min):	7.9

SHEET FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
0 - 100	100	0.150	0.0320	3.36	0.21	7.92	7.92

SHALLOW FLOW COMPONENT

(STA)	UNPAVED OR PAVED	LENGTH (FEET)	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
100 - 250	UNPAVED	150	0.0320	2.89	0.87	3.34
250 - 552	UNPAVED	302	0.0400	3.23	1.56	
552 - 746	PAVED	194	0.0300	3.52	0.92	

STREET FLOW COMPONENT

(STA)	LENGTH (FEET)	CROWN (FT/FT)	DEPTH (FEET)	N	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
746 - 1600	854	0.02	0.50	0.017	0.0325	7.48	1.90	1.90

Proposed Time of Concentration Calculations

AREA:	O-4
LENGTH (ft):	2707.00
TC (min):	24.9
LAG TIME (min):	15.0

SHEET FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
0-100	100	0.150	0.0145	3.36	0.15	10.87	10.87

STREET FLOW COMPONENT

(STA)	LENGTH (FEET)	CROWN (FT/FT)	DEPTH (FEET)	N	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
100 - 816	716	0.02	0.50	0.017	0.0125	4.64	2.57	
816 - 1236	420	0.02	0.50	0.017	0.0100	4.15	1.69	4.26

PIPE FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	MIN PIPE DIA (INCHES)	VELOCITY* (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINS)
1236 - 1643	407.0	0.013	0.0090	5.29	2.50	2.71	
1643 - 2707	1064.0	0.013	0.0060	7.17	2.50	7.09	9.81

*Minimum Self-Cleaning Design Pipe Velocity

Proposed Time of Concentration Calculations

AREA:	O-5
LENGTH (ft):	567.00
TC (min):	10.4
LAG TIME (min):	6.2

SHEET FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
0 - 100	100	0.150	0.0600	3.36	0.27	6.16	6.16

SHALLOW FLOW COMPONENT

(STA)	UNPAVED OR PAVED	LENGTH (FEET)	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
100 - 567	UNPAVED	467	0.0130	1.84	4.23	4.23

Proposed Time of Concentration Calculations

AREA:	PROP A1	<< Minimum is 15 Minutes
LENGTH (ft):	1050.00	
TC (min):	13.1	
LAG TIME (min):	7.9	

SHEET FLOW COMPONENT							TOTAL TRAVEL TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)		
0 - 100	100	0.150	0.0200	3.36	0.17	9.56	9.56	
STREET FLOW COMPONENT								TOTAL TRAVEL TIME (MINUTES)
(STA)	LENGTH (FEET)	CROWN (FT/FT)	DEPTH (FEET)	N	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	
100-900	800	0.02	0.50	0.017	0.0100	4.15	3.21	
PIPE FLOW COMPONENT								TOTAL TRAVEL TIME (MINS)
(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	MIN PIPE DIA (INCHES)	VELOCITY* (FT/SEC)	TRAV. TIME (MINUTES)		
900-1050	150.0	0.013	0.0040	55.31	7.97	0.31	0.31	

*Design Pipe Velocity

Proposed Time of Concentration Calculations

AREA:	PROP A2	<< Minimum is 15 Minutes
LENGTH (ft):	1400.00	
TC (min):	13.1	
LAG TIME (min):	7.9	

SHEET FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
0 - 100	100	0.150	0.0200	3.36	0.17	9.56	9.56

STREET FLOW COMPONENT

(STA)	LENGTH (FEET)	CROWN (FT/FT)	DEPTH (FEET)	N	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
100-500	400	0.02	0.50	0.017	0.0050	2.93	2.28	2.28

PIPE FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	MIN PIPE DIA (INCHES)	VELOCITY* (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINS)
500-1400	900.0	0.013	0.0030	126.78	12.00	1.25	1.25

*Design Pipe Velocity

Proposed Time of Concentration Calculations

AREA:	PROP A3
LENGTH (ft):	800.00
TC (min):	13.8
LAG TIME (min):	8.3

<< Minimum is 15 Minutes

SHEET FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
0 - 100	100	0.150	0.0200	3.36	0.17	9.56	9.56

SHALLOW FLOW COMPONENT

(STA)	UNPAVED OR PAVED	LENGTH (FEET)	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
100-400	UNPAVED	400	0.0200	2.28	2.92	2.92

STREET FLOW COMPONENT

(STA)	LENGTH (FEET)	CROWN (FT/FT)	DEPTH (FEET)	N	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
100-500	200	0.02	0.50	0.017	0.0050	2.93	1.14	1.14

PIPE FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	MIN PIPE DIA (INCHES)	VELOCITY* (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINS)
100-200	100.0	0.013	0.0020	171.84	12.00	0.14	0.14

*Design Pipe Velocity

Proposed Time of Concentration Calculations

AREA:	PROP A4
LENGTH (ft):	600.00
TC (min):	11.1
LAG TIME (min):	6.7

<< Minimum is 15 Minutes

SHEET FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
0 - 100	100	0.150	0.0200	3.36	0.17	9.56	9.56

SHALLOW FLOW COMPONENT

(STA)	UNPAVED OR PAVED	LENGTH (FEET)	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
100-200	PAVED	100	0.0200	2.87	0.58	0.58

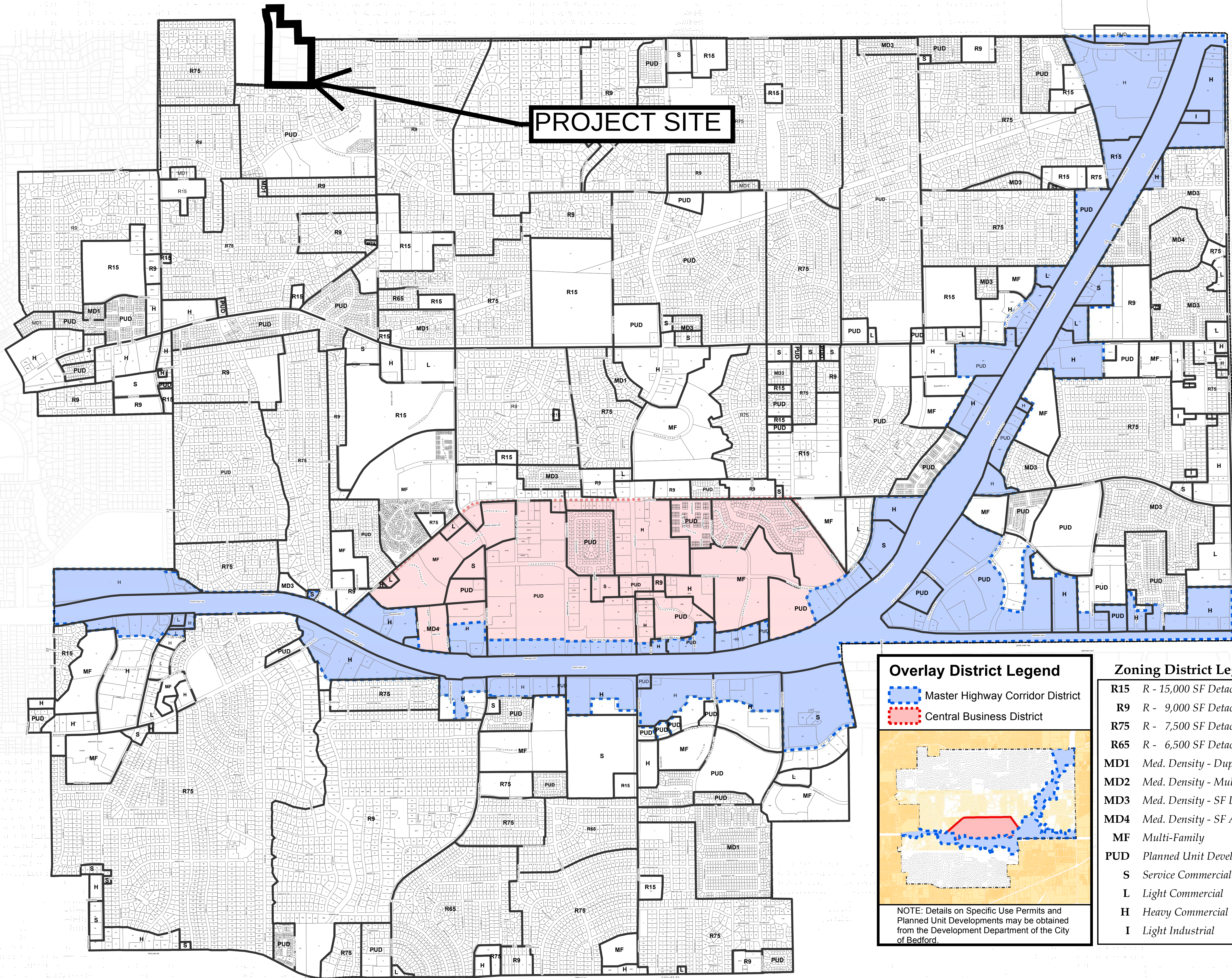
STREET FLOW COMPONENT

(STA)	LENGTH (FEET)	CROWN (FT/FT)	DEPTH (FEET)	N	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
200-500	300	0.02	0.50	0.017	0.0206	5.96	0.84	0.84

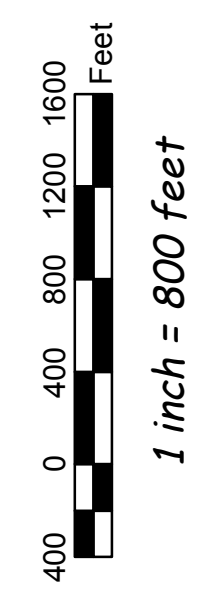
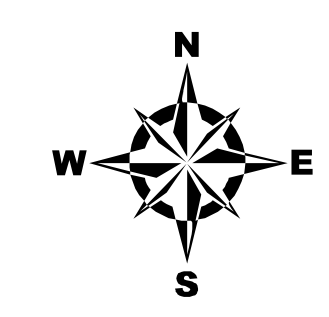
PIPE FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	MIN PIPE DIA (INCHES)	VELOCITY* (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINS)
500-600	100.0	0.013	0.0100	51.39	12.00	0.14	0.14

*Design Pipe Velocity



PROJECT SITE



* NOTE: This data is to be used for graphical representation only. The accuracy is not to be taken/ used as data produced for engineering purposes or by a Registered Professional Land Surveyor for the State of Texas. For this level of detail, supervision and certification of the produced data by a Registered Professional Land Surveyor for the State of Texas would have to be performed. The City of Bedford assumes no responsibility for the accuracy of said data.

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OFFICIAL ZONING MAP

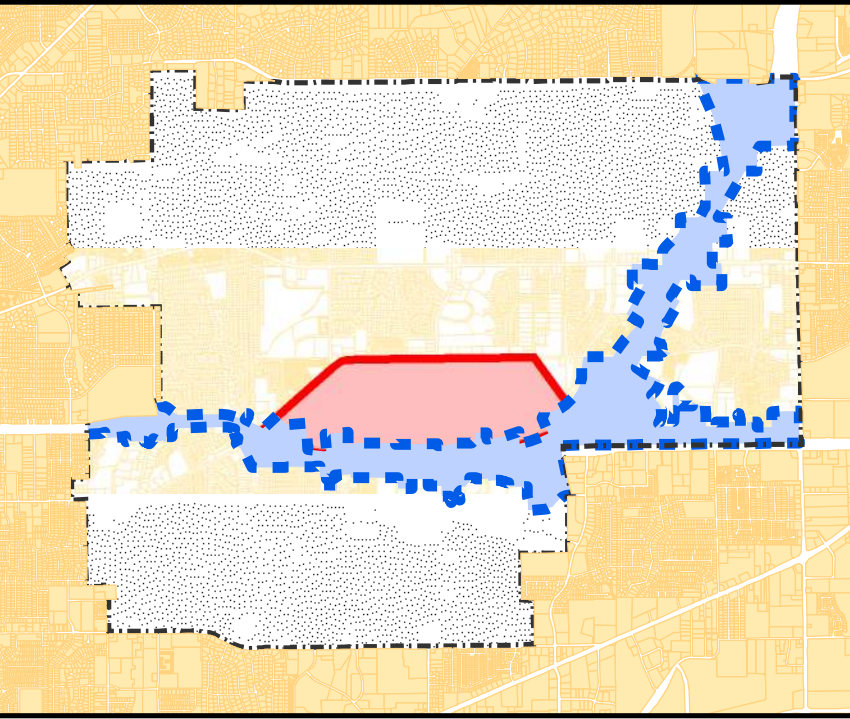
Revised: 8-2016

GIS Division

Development Department

Overlay District Legend

- Master Highway Corridor District
- Central Business District

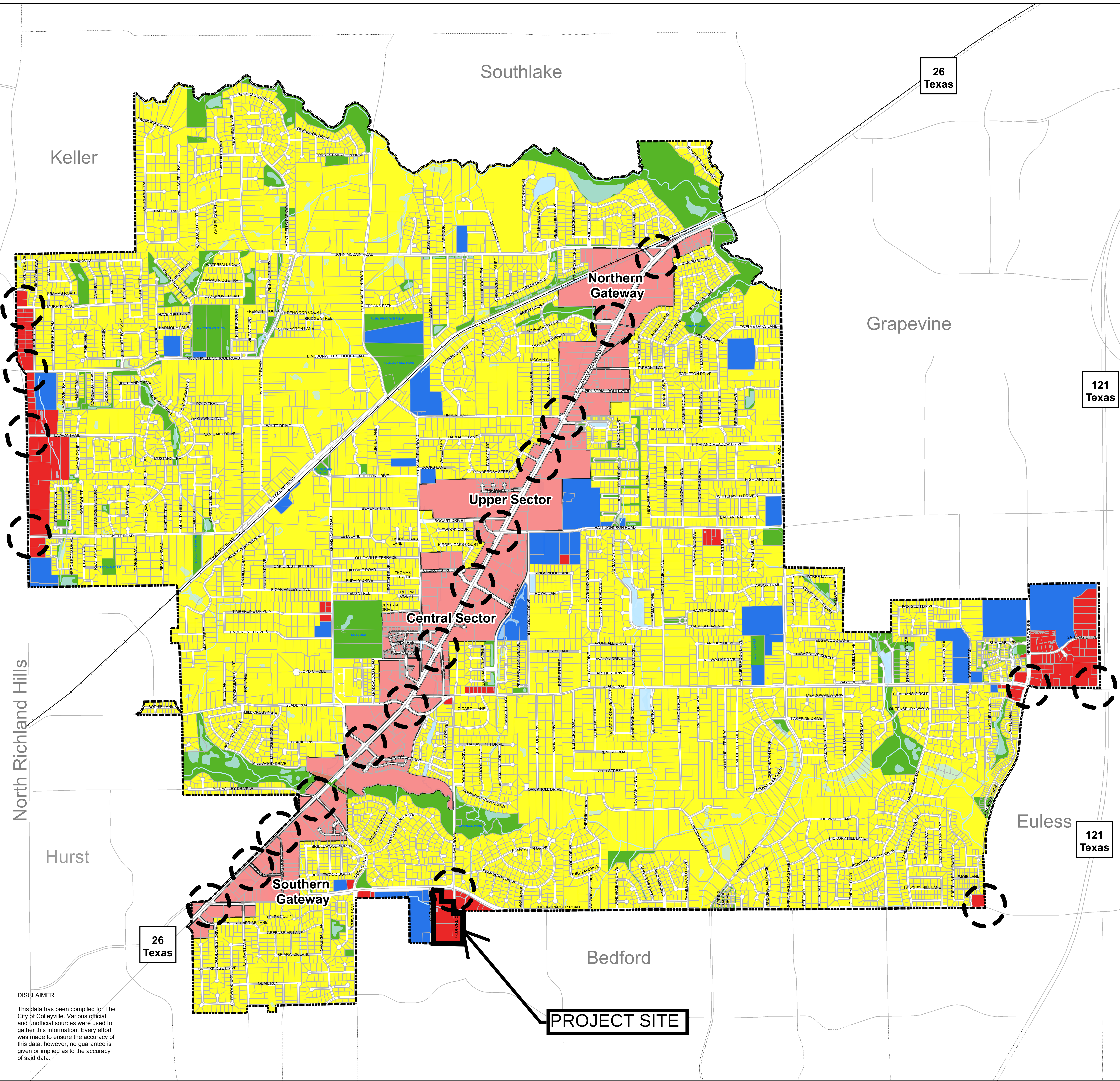


NOTE: Details on Specific Use Permits and Planned Unit Developments may be obtained from the Development Department of the City of Bedford.

Zoning District Legend

- R15** R - 15,000 SF Detached
- R9** R - 9,000 SF Detached
- R75** R - 7,500 SF Detached
- R65** R - 6,500 SF Detached
- MD1** Med. Density - Duplex
- MD2** Med. Density - Multiplex
- MD3** Med. Density - SF Detached
- MD4** Med. Density - SF Attached
- MF** Multi-Family
- PUD** Planned Unit Development
- S** Service Commercial
- L** Light Commercial
- H** Heavy Commercial
- I** Light Industrial

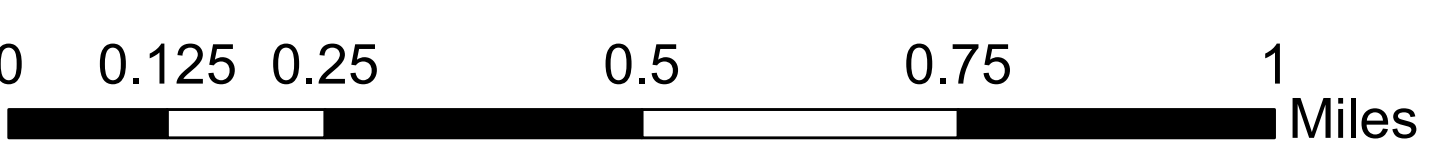
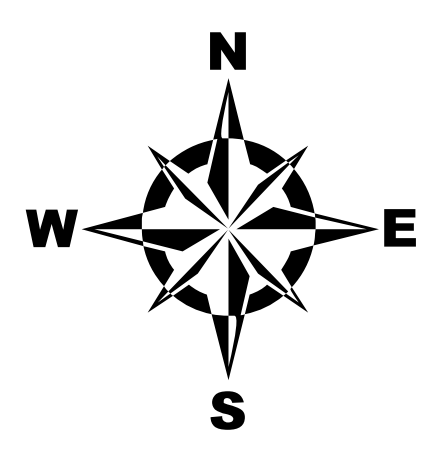
City of Colleyville Future Land Use Map



- RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- PARKS/OPEN SPACE
- COLLEYVILLE BOULEVARD CORRIDOR

- SALES TAX PREFERRED INTERSECTION
- COLLEYVILLE CITY LIMITS
- ROADS
- RAILROADS
- WATER BODIES AND CREEKS
- PARCELS

Approved by City Council
December 15, 2015
Ordinance O-15-1972



Adopted Date: December 15, 2015

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

DISCLAIMER
This data has been compiled for The City of Colleyville. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

Summary of Existing and Proposed Curve Numbers

Basin No.	Existing Size (AC)	Proposed Size (AC)	Existing Curve No.	Proposed Curve No.	Percent Increase %
A1	5.20	4.15	67.0	86.7	
A2	16.30	8.38	77.7	88.3	
A3	-	5.74	-	79.7	
A4	-	3.23	-	84.9	
A (SITE)Totals	21.5	21.5	75.1	85.2	13.5%
O-1	32.1	32.10	83.7	83.7	
O-2	37.5	37.50	80.8	80.8	
O-3	33.1	33.10	84.0	84.0	
DP-1 Totals	124.2	124.2	81.4	83.2	2.2%
O-4	51.2	51.20	81.1	81.1	
O-5	2.2	2.20	92.0	92.0	
DP-2 Totals	177.6	177.6	81.4	82.7	1.5%

Total Area of Basin:	EX A-1	5.2	AC
Average CN No:	67.0		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
62.4%	3.24	Good Condition	B	61	197.9328
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
	0.00	Good Condition (Grass Cover >75%)	B	61	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	B	98	0
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
	0.00	Commercial and Business	B	92	0
	0.00	Industrial	B	88	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
	0.00	1/4 Acre (10,890 SF)	B	75	0
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	C	88	0
	0.00	With Conservation Treatment	C	78	0
		Pasture or Range Land:			0
	0.00	Poor Condition	C	86	0
33.2%	1.73	Good Condition	C	74	127.7536
		Meadow:			0
	0.00	Good Condition	C	71	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	C	77	0
	0.00	Good Cover	C	70	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0
	0.00	Good Condition (Grass Cover >75%)	C	74	0
		Impervious Areas:			0
4.4%	0.23	Paved; curbs and storm drains (Excluding ROW)	C	98	22.539608
	0.00	Paved; Open Ditches (including ROW)	C	92	0
	0.00	Gravel (Including ROW)	C	89	0
	0.00	Dirt (Including ROW)	C	87	0
		Urban Districts:			0
	0.00	Commercial and Business	C	94	0
	0.00	Industrial	C	91	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0
	0.00	1/4 Acre (10,890 SF)	C	83	0
	0.00	1/3 Acre (14,520 SF)	C	81	0
	0.00	1/2 Acre (21,780 SF)	C	80	0
	0.00	1 Acre (43,560 SF)	C	79	0
	0.00	2 Acres (87,120 SF)	C	77	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	C	91	0

100.0%

Average CN Value = 67.0

Total Area of Basin:	EX A2	16.3	AC
Average CN No:	77.7		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
6.5%	1.06	Good Condition	B	61	64.6295
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
	0.00	Good Condition (Grass Cover >75%)	B	61	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	B	98	0
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
	0.00	Commercial and Business	B	92	0
	0.00	Industrial	B	88	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
	0.00	1/4 Acre (10,890 SF)	B	75	0
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	C	88	0
	0.00	With Conservation Treatment	C	78	0
		Pasture or Range Land:			0
37.5%	6.11	Poor Condition	C	86	525.675
56.0%	9.13	Good Condition	C	74	675.472
		Meadow:			0
	0.00	Good Condition	C	71	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	C	77	0
	0.00	Good Cover	C	70	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0
	0.00	Good Condition (Grass Cover >75%)	C	74	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	C	98	0
	0.00	Paved; Open Ditches (including ROW)	C	92	0
	0.00	Gravel (Including ROW)	C	89	0
	0.00	Dirt (Including ROW)	C	87	0
		Urban Districts:			0
	0.00	Commercial and Business	C	94	0
	0.00	Industrial	C	91	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0
	0.00	1/4 Acre (10,890 SF)	C	83	0
	0.00	1/3 Acre (14,520 SF)	C	81	0
	0.00	1/2 Acre (21,780 SF)	C	80	0
	0.00	1 Acre (43,560 SF)	C	79	0
	0.00	2 Acres (87,120 SF)	C	77	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	C	91	0

100.0%

Average CN Value = 77.7

Total Area of Basin:	O-1	32.1	AC
Average CN No:	83.7		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
	0.00	Good Condition	B	61	0
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
	0.00	Good Condition (Grass Cover >75%)	B	61	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	B	98	0
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
	0.00	Commercial and Business	B	92	0
18.9%	6.07	Industrial	B	88	534.1583808
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
36.3%	11.66	1/4 Acre (10,890 SF)	B	75	874.404
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	C	88	0
	0.00	With Conservation Treatment	C	78	0
		Pasture or Range Land:			0
	0.00	Poor Condition	C	86	0
	0.00	Good Condition	C	74	0
		Meadow:			0
	0.00	Good Condition	C	71	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	C	77	0
	0.00	Good Cover	C	70	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0
	0.00	Good Condition (Grass Cover >75%)	C	74	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	C	98	0
	0.00	Paved; Open Ditches (including ROW)	C	92	0
	0.00	Gravel (Including ROW)	C	89	0
	0.86	Dirt (Including ROW)	C	87	74.82
		Urban Districts:			0
	0.00	Commercial and Business	C	94	0
23.0%	7.39	Industrial	C	91	672.466431
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0
3.5%	1.11	1/4 Acre (10,890 SF)	C	83	92.104851
	0.00	1/3 Acre (14,520 SF)	C	81	0
	0.00	1/2 Acre (21,780 SF)	C	80	0
	0.00	1 Acre (43,560 SF)	C	79	0
	0.00	2 Acres (87,120 SF)	C	77	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	C	91	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	D	91	0
	0.00	With Conservation Treatment	D	81	0
		Pasture or Range Land:			0
	0.00	Poor Condition	D	89	0
	0.00	Good Condition	D	80	0
		Meadow:			0
	0.00	Good Condition	D	78	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	D	83	0
	0.00	Good Cover	D	77	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	D	89	0
	0.00	Fair Condition (Grass Cover 50-75%)	D	84	0
	0.00	Good Condition (Grass Cover >75%)	D	80	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	D	98	0
	0.00	Paved; Open Ditches (including ROW)	D	93	0
	0.00	Gravel (Including ROW)	D	91	0
	0.00	Dirt (Including ROW)	D	89	0
		Urban Districts:			0
	0.00	Commercial and Business	D	95	0
	0.00	Industrial	D	93	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	D	92	0
18.3%	5.88	1/4 Acre (10,890 SF)	D	87	511.538859
	0.00	1/3 Acre (14,520 SF)	D	86	0
	0.00	1/2 Acre (21,780 SF)	D	85	0
	0.00	1 Acre (43,560 SF)	D	84	0
	0.00	2 Acres (87,120 SF)	D	82	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	D	94	0

100.0%

Average CN Value = 83.7

Total Area of Basin:	O-2	37.5	AC
Average CN No:	80.8		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
	0.00	Good Condition	B	61	0
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
	0.00	Good Condition (Grass Cover >75%)	B	61	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	B	98	0
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
	0.00	Commercial and Business	B	92	0
11.8%	4.41	Industrial	B	88	387.75
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
45.3%	16.97	1/4 Acre (10,890 SF)	B	75	1272.88125
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	C	88	0
	0.00	With Conservation Treatment	C	78	0
		Pasture or Range Land:			0
	0.00	Poor Condition	C	86	0
	0.00	Good Condition	C	74	0
		Meadow:			0
	0.00	Good Condition	C	71	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	C	77	0
	0.00	Good Cover	C	70	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0
	0.00	Good Condition (Grass Cover >75%)	C	74	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	C	98	0
	0.00	Paved; Open Ditches (including ROW)	C	92	0
	0.00	Gravel (Including ROW)	C	89	0
	0.00	Dirt (Including ROW)	C	87	0
		Urban Districts:			0
	0.00	Commercial and Business	C	94	0
2.4%	0.92	Industrial	C	91	83.36055
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0
24.6%	9.21	1/4 Acre (10,890 SF)	C	83	764.43
	0.00	1/3 Acre (14,520 SF)	C	81	0
	0.00	1/2 Acre (21,780 SF)	C	80	0
	0.00	1 Acre (43,560 SF)	C	79	0
	0.00	2 Acres (87,120 SF)	C	77	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	C	91	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	D	91	0
	0.00	With Conservation Treatment	D	81	0
		Pasture or Range Land:			0
	0.00	Poor Condition	D	89	0
	0.00	Good Condition	D	80	0
		Meadow:			0
	0.00	Good Condition	D	78	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	D	83	0
	0.00	Good Cover	D	77	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	D	89	0
	0.00	Fair Condition (Grass Cover 50-75%)	D	84	0
	0.00	Good Condition (Grass Cover >75%)	D	80	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	D	98	0
	0.00	Paved; Open Ditches (including ROW)	D	93	0
	0.00	Gravel (Including ROW)	D	91	0
	0.00	Dirt (Including ROW)	D	89	0
		Urban Districts:			0
	0.00	Commercial and Business	D	95	0
	0.00	Industrial	D	93	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	D	92	0
15.9%	5.98	1/4 Acre (10,890 SF)	D	87	520.23825
	0.00	1/3 Acre (14,520 SF)	D	86	0
	0.00	1/2 Acre (21,780 SF)	D	85	0
	0.00	1 Acre (43,560 SF)	D	84	0
	0.00	2 Acres (87,120 SF)	D	82	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	D	94	0

100.0%

Average CN Value = 80.8

Total Area of Basin:	O-3	33.1	AC
Average CN No:	84.0		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
	0.00	Good Condition	B	61	0
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
	0.00	Good Condition (Grass Cover >75%)	B	61	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	B	98	0
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
	0.00	Commercial and Business	B	92	0
	0.00	Industrial	B	88	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
35.4%	11.72	1/4 Acre (10,890 SF)	B	75	878.805
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	C	88	0
	0.00	With Conservation Treatment	C	78	0
		Pasture or Range Land:			0
	0.00	Poor Condition	C	86	0
	0.00	Good Condition	C	74	0
		Meadow:			0
	0.00	Good Condition	C	71	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	C	77	0
	0.00	Good Cover	C	70	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0
	0.00	Good Condition (Grass Cover >75%)	C	74	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	C	98	0
	0.00	Paved; Open Ditches (including ROW)	C	92	0
	0.00	Gravel (Including ROW)	C	89	0
	0.00	Dirt (Including ROW)	C	87	0
		Urban Districts:			0
	0.00	Commercial and Business	C	94	0
	0.00	Industrial	C	91	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0
8.9%	2.95	1/4 Acre (10,890 SF)	C	83	244.866849
	0.00	1/3 Acre (14,520 SF)	C	81	0
	0.00	1/2 Acre (21,780 SF)	C	80	0
	0.00	1 Acre (43,560 SF)	C	79	0
	0.00	2 Acres (87,120 SF)	C	77	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	C	91	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	D	91	0
	0.00	With Conservation Treatment	D	81	0
		Pasture or Range Land:			0
	0.00	Poor Condition	D	89	0
	0.00	Good Condition	D	80	0
		Meadow:			0
	0.00	Good Condition	D	78	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	D	83	0
	0.00	Good Cover	D	77	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	D	89	0
	0.00	Fair Condition (Grass Cover 50-75%)	D	84	0
	0.00	Good Condition (Grass Cover >75%)	D	80	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	D	98	0
	0.00	Paved; Open Ditches (including ROW)	D	93	0
	0.00	Gravel (Including ROW)	D	91	0
	0.00	Dirt (Including ROW)	D	89	0
		Urban Districts:			0
	0.00	Commercial and Business	D	95	0
26.3%	8.71	Industrial	D	93	809.5929
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	D	92	0
29.4%	9.73	1/4 Acre (10,890 SF)	D	87	846.574206
	0.00	1/3 Acre (14,520 SF)	D	86	0
	0.00	1/2 Acre (21,780 SF)	D	85	0
	0.00	1 Acre (43,560 SF)	D	84	0
	0.00	2 Acres (87,120 SF)	D	82	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	D	94	0

100.0%

Average CN Value = 84.0

Total Area of Basin:	O-4	51.2	AC
Average CN No:	81.1		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
	0.00	Good Condition	B	61	0
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
	0.00	Good Condition (Grass Cover >75%)	B	61	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	B	98	0
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
	0.00	Commercial and Business	B	92	0
	0.00	Industrial	B	88	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
34.9%	17.87	1/4 Acre (10,890 SF)	B	75	1340.16
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	C	88	0
	0.00	With Conservation Treatment	C	78	0
		Pasture or Range Land:			0
	0.00	Poor Condition	C	86	0
	0.00	Good Condition	C	74	0
		Meadow:			0
	0.00	Good Condition	C	71	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	C	77	0
	0.00	Good Cover	C	70	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0
	0.00	Good Condition (Grass Cover >75%)	C	74	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	C	98	0
	0.00	Paved; Open Ditches (including ROW)	C	92	0
	0.00	Gravel (Including ROW)	C	89	0
	0.00	Dirt (Including ROW)	C	87	0
		Urban Districts:			0
	0.00	Commercial and Business	C	94	0
	0.00	Industrial	C	91	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0
52.3%	26.78	1/4 Acre (10,890 SF)	C	83	2222.96576
	0.00	1/3 Acre (14,520 SF)	C	81	0
	0.00	1/2 Acre (21,780 SF)	C	80	0
	0.00	1 Acre (43,560 SF)	C	79	0
	0.00	2 Acres (87,120 SF)	C	77	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	C	91	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	D	91	0
	0.00	With Conservation Treatment	D	81	0
		Pasture or Range Land:			0
	0.00	Poor Condition	D	89	0
	0.00	Good Condition	D	80	0
		Meadow:			0
	0.00	Good Condition	D	78	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	D	83	0
	0.00	Good Cover	D	77	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	D	89	0
	0.00	Fair Condition (Grass Cover 50-75%)	D	84	0
	0.00	Good Condition (Grass Cover >75%)	D	80	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	D	98	0
	0.00	Paved; Open Ditches (including ROW)	D	93	0
	0.00	Gravel (Including ROW)	D	91	0
	0.00	Dirt (Including ROW)	D	89	0
		Urban Districts:			0
	0.00	Commercial and Business	D	95	0
	0.00	Industrial	D	93	0
		Residential Districts			0
6.7%	3.43	1/8 Acre (5445 SF) or Less (Townhouse)	D	92	315.549696
6.1%	3.14	1/4 Acre (10,890 SF)	D	87	273.143808
	0.00	1/3 Acre (14,520 SF)	D	86	0
	0.00	1/2 Acre (21,780 SF)	D	85	0
	0.00	1 Acre (43,560 SF)	D	84	0
	0.00	2 Acres (87,120 SF)	D	82	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	D	94	0

100.0%

Average CN Value = 81.1

Total Area of Basin:	O-5	2.2	AC
Average CN No:	92.0		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
	0.00	Good Condition	B	61	0
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
	0.00	Good Condition (Grass Cover >75%)	B	61	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	B	98	0
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
100.0%	2.20	Commercial and Business	B	92	202.4
	0.00	Industrial	B	88	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
	0.00	1/4 Acre (10,890 SF)	B	75	0
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0

100.0%

Average CN Value = 92.0

Total Area of Basin:	PROP A1	4.15	AC
Average CN No:	86.7		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
	0.00	Good Condition	B	61	0
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
22.5%	0.93	Good Condition (Grass Cover >75%)	B	61	56.95875
		Impervious Areas:			0
15.6%	0.65	Paved; curbs and storm drains (Excluding ROW)	B	98	63.32319
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
13.5%	0.56	Commercial and Business	B	92	51.543
	0.00	Industrial	B	88	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
	0.00	1/4 Acre (10,890 SF)	B	75	0
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	C	88	0
	0.00	With Conservation Treatment	C	78	0
		Pasture or Range Land:			0
	0.00	Poor Condition	C	86	0
	0.00	Good Condition	C	74	0
		Meadow:			0
	0.00	Good Condition	C	71	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	C	77	0
	0.00	Good Cover	C	70	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0
2.8%	0.11	Good Condition (Grass Cover >75%)	C	74	8.47596
		Impervious Areas:			0
8.7%	0.36	Paved; curbs and storm drains (Excluding ROW)	C	98	35.3829
	0.00	Paved; Open Ditches (including ROW)	C	92	0
	0.00	Gravel (Including ROW)	C	89	0
	0.00	Dirt (Including ROW)	C	87	0
		Urban Districts:			0
37.0%	1.54	Commercial and Business	C	94	144.337
	0.00	Industrial	C	91	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0
	0.00	1/4 Acre (10,890 SF)	C	83	0
	0.00	1/3 Acre (14,520 SF)	C	81	0
	0.00	1/2 Acre (21,780 SF)	C	80	0
	0.00	1 Acre (43,560 SF)	C	79	0
	0.00	2 Acres (87,120 SF)	C	77	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	C	91	0

100.0% 4.15

Average CN Value = 86.7

Total Area of Basin:	PROP A2	8.38	AC
Average CN No:	88.3		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value	
		Cultivated Land:			0	
	0.00	Without conservation Treatment	B	81	0	
	0.00	With Conservation Treatment	B	71	0	
		Pasture or Range Land:			0	
	0.00	Poor Condition	B	79	0	
	0.00	Good Condition	B	61	0	
		Meadow:			0	
	0.00	Good Condition	B	58	0	
		Wood or Forest Land:			0	
	0.00	Thin Stand, Poor Cover	B	66	0	
	0.00	Good Cover	B	55	0	
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0	
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0	
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0	
6.8%	0.57	Good Condition (Grass Cover >75%)	B	61	34.76024	0.573
		Impervious Areas:			0	
9.8%	0.82	Paved; curbs and storm drains (Excluding ROW)	B	98	80.48152	0.82259
	0.00	Paved; Open Ditches (including ROW)	B	89	0	
	0.00	Gravel (Including ROW)	B	85	0	
	0.00	Dirt (Including ROW)	B	82	0	
		Urban Districts:			0	
6.6%	0.55	Commercial and Business	B	92	50.88336	0.54841
	0.00	Industrial	B	88	0	
		Residential Districts			0	
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0	
	0.00	1/4 Acre (10,890 SF)	B	75	0	
	0.00	1/3 Acre (14,520 SF)	B	72	0	
	0.00	1/2 Acre (21,780 SF)	B	70	0	
	0.00	1 Acre (43,560 SF)	B	68	0	
	0.00	2 Acres (87,120 SF)	B	65	0	
		Developing Urban Areas and Newly Graded Areas			0	
	0.00	(Previous Areas Only, No vegetation)	B	86	0	
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value	
		Cultivated Land:			0	
	0.00	Without conservation Treatment	C	88	0	
	0.00	With Conservation Treatment	C	78	0	
		Pasture or Range Land:			0	
	0.00	Poor Condition	C	86	0	
	0.00	Good Condition	C	74	0	
		Meadow:			0	
	0.00	Good Condition	C	71	0	
		Wood or Forest Land:			0	
	0.00	Thin Stand, Poor Cover	C	77	0	
	0.00	Good Cover	C	70	0	
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0	
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0	
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0	
21.0%	1.76	Good Condition (Grass Cover >75%)	C	74	130.2252	1.755
		Impervious Areas:			0	
12.6%	1.06	Paved; curbs and storm drains (Excluding ROW)	C	98	103.47624	1.057
	0.00	Paved; Open Ditches (including ROW)	C	92	0	
	0.00	Gravel (Including ROW)	C	89	0	
	0.00	Dirt (Including ROW)	C	87	0	
		Urban Districts:			0	
43.2%	3.62	Commercial and Business	C	94	340.29504	3.621626
	0.00	Industrial	C	91	0	
		Residential Districts			0	
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0	
	0.00	1/4 Acre (10,890 SF)	C	83	0	
	0.00	1/3 Acre (14,520 SF)	C	81	0	
	0.00	1/2 Acre (21,780 SF)	C	80	0	
	0.00	1 Acre (43,560 SF)	C	79	0	
	0.00	2 Acres (87,120 SF)	C	77	0	
		Developing Urban Areas and Newly Graded Areas			0	
	0.00	(Previous Areas Only, No vegetation)	C	91	0	

100.0%

Average CN Value = 88.3

Assumptions for Senior Living:

1. 50% green space.
2. 25% paved areas.
3. 25% residential building areas.

Total Area of Basin:	PROP A2	5.74	AC
Average CN No:	79.7		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
	0.00	Good Condition	B	61	0
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
	0.00	Good Condition (Grass Cover >75%)	B	61	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	B	98	0
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
	0.00	Commercial and Business	B	92	0
	0.00	Industrial	B	88	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
	0.00	1/4 Acre (10,890 SF)	B	75	0
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	C	88	0
	0.00	With Conservation Treatment	C	78	0
		Pasture or Range Land:			0
	0.00	Poor Condition	C	86	0
	0.00	Good Condition	C	74	0
		Meadow:			0
	0.00	Good Condition	C	71	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	C	77	0
	0.00	Good Cover	C	70	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0
73.5%	4.22	Good Condition (Grass Cover >75%)	C	74	312.1986
		Impervious Areas:			0
10.4%	0.60	Paved; curbs and storm drains (Excluding ROW)	C	98	58.50208
	0.00	Paved; Open Ditches (including ROW)	C	92	0
	0.00	Gravel (Including ROW)	C	89	0
	0.00	Dirt (Including ROW)	C	87	0
		Urban Districts:			0
16.1%	0.92	Commercial and Business	C	94	86.86916
	0.00	Industrial	C	91	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0
	0.00	1/4 Acre (10,890 SF)	C	83	0
	0.00	1/3 Acre (14,520 SF)	C	81	0
	0.00	1/2 Acre (21,780 SF)	C	80	0
	0.00	1 Acre (43,560 SF)	C	79	0
	0.00	2 Acres (87,120 SF)	C	77	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	C	91	0

100.0%

Average CN Value = 79.7

Assumptions for Senior Living:

1. 50% green space.
2. 25% paved areas.
3. 25% residential building areas.

Total Area of Basin:	PROP A1	3.23	AC
Average CN No:	84.9		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
	0.00	Good Condition	B	61	0
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
	0.00	Good Condition (Grass Cover >75%)	B	61	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	B	98	0
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
	0.00	Commercial and Business	B	92	0
	0.00	Industrial	B	88	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
	0.00	1/4 Acre (10,890 SF)	B	75	0
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	C	88	0
	0.00	With Conservation Treatment	C	78	0
		Pasture or Range Land:			0
	0.00	Poor Condition	C	86	0
	0.00	Good Condition	C	74	0
		Meadow:			0
	0.00	Good Condition	C	71	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	C	77	0
	0.00	Good Cover	C	70	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0
47.5%	1.53	Good Condition (Grass Cover >75%)	C	74	113.5345
		Impervious Areas:			0
10.1%	0.33	Paved; curbs and storm drains (Excluding ROW)	C	98	31.97054
	0.00	Paved; Open Ditches (including ROW)	C	92	0
	0.00	Gravel (Including ROW)	C	89	0
	0.00	Dirt (Including ROW)	C	87	0
		Urban Districts:			0
42.4%	1.37	Commercial and Business	C	94	128.73488
	0.00	Industrial	C	91	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0
	0.00	1/4 Acre (10,890 SF)	C	83	0
	0.00	1/3 Acre (14,520 SF)	C	81	0
	0.00	1/2 Acre (21,780 SF)	C	80	0
	0.00	1 Acre (43,560 SF)	C	79	0
	0.00	2 Acres (87,120 SF)	C	77	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	C	91	0

100.0%

Average CN Value = 84.9

Existing 100-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Pre-Development 100-year	100	2.292	722	33.6
A-2	Pre-Development 100-year	100	9.015	724.8	120.04
DP 2	Pre-Development 100-year	100	105.126	724	1,306.73
O-1	Pre-Development 100-year	100	19.75	724.2	248.16
O-2	Pre-Development 100-year	100	21.95	724.6	286.78
O-3	Pre-Development 100-year	100	20.485	722	287.23
O-4	Pre-Development 100-year	100	30.091	727.2	337.9
O-5	Pre-Development 100-year	100	1.542	722	20.54

Existing 50-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Pre-Development 50-year	50	1.751	722	25.66
A-2	Pre-Development 50-year	50	7.149	724.8	96.08
DP 2	Pre-Development 50-year	50	84.361	724	1,058.10
O-1	Pre-Development 50-year	50	15.947	724.2	202.42
O-2	Pre-Development 50-year	50	17.573	724.6	231.95
O-3	Pre-Development 50-year	50	16.555	722	234.73
O-4	Pre-Development 50-year	50	24.112	727.2	272.99
O-5	Pre-Development 50-year	50	1.274	722	17.15

Post Development 100-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Post-Development 100-year	100	2.684	722	37.09
A-2	Post-Development 100-year	100	5.557	722	76.04
A-3	Post-Development 100-year	100	3.296	722	47.08
A-4	Post-Development 100-year	100	2.029	722	28.32
DP 1	Post-Development 100-year	100	72.287	729.8	789.23
DP 2	Post-Development 100-year	100	106.595	729	1,155.26
O-1	Post-Development 100-year	100	19.75	724.2	248.16
O-2	Post-Development 100-year	100	21.95	724.6	286.78
O-3	Post-Development 100-year	100	20.485	722	287.23
O-4	Post-Development 100-year	100	30.087	727	332.78
O-5	Post-Development 100-year	100	1.542	722	20.54
Pond 1 (IN)	Post-Development 100-year	100	72.303	728.8	792.29
Pond 1 (OUT)	Post-Development 100-year	100	72.287	729.8	789.23
Pond 2 (IN)	Post-Development 100-year	100	72.464	726	826.22
Pond 2 (OUT)	Post-Development 100-year	100	72.303	728.8	792.29
Pond 3 (IN)	Post-Development 100-year	100	50.157	725.4	596.56
Pond 3 (OUT)	Post-Development 100-year	100	49.95	728.8	567
Pond 4 (IN)	Post-Development 100-year	100	47.257	724.2	607.35
Pond 4 (OUT)	Post-Development 100-year	100	46.861	725.4	553.39

Post Development 50-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Post-Development 50-year	50	2.186	722	30.55
A-2	Post-Development 50-year	50	4.545	722	62.91
A-3	Post-Development 50-year	50	2.63	722	37.93
A-4	Post-Development 50-year	50	1.644	722	23.21
DP 1	Post-Development 50-year	50	58.189	730.4	631.62
DP 2	Post-Development 50-year	50	85.751	729.6	925.3
O-1	Post-Development 50-year	50	15.947	724.2	202.42
O-2	Post-Development 50-year	50	17.573	724.6	231.95
O-3	Post-Development 50-year	50	16.555	722	234.73
O-4	Post-Development 50-year	50	24.108	727	268.71
O-5	Post-Development 50-year	50	1.274	722	17.15
Pond 1 (IN)	Post-Development 50-year	50	58.202	729.2	634.92
Pond 1 (OUT)	Post-Development 50-year	50	58.189	730.4	631.62
Pond 2 (IN)	Post-Development 50-year	50	58.324	726	665.83
Pond 2 (OUT)	Post-Development 50-year	50	58.202	729.2	634.92
Pond 3 (IN)	Post-Development 50-year	50	40.303	726.6	483.7
Pond 3 (OUT)	Post-Development 50-year	50	40.125	729	458.22
Pond 4 (IN)	Post-Development 50-year	50	38.066	724.2	494.27
Pond 4 (OUT)	Post-Development 50-year	50	37.673	727	451.5

Change (Post-Pre)		
Label	Hydrograph Volume (ac-ft)	Peak Flow (ft ³ /s)
DP-2	1.469	-151.47

Change (Post-Pre)		
Label	Hydrograph Volume (ac-ft)	Peak Flow (ft ³ /s)
DP-2	1.39	-132.80

Existing 25-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Pre-Development 25-year	25	1.332	722	19.42
A-2	Pre-Development 25-year	25	5.669	724.8	76.74
DP 2	Pre-Development 25-year	25	67.793	724	856.59
O-1	Pre-Development 25-year	25	12.902	724.2	165.21
O-2	Pre-Development 25-year	25	14.084	724.6	187.49
O-3	Pre-Development 25-year	25	13.407	722	192
O-4	Pre-Development 25-year	25	19.342	727.2	220.39
O-5	Pre-Development 25-year	25	1.057	722	14.38

Existing 10-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Pre-Development 10-year	10	0.938	724	13.56
A-2	Pre-Development 10-year	10	4.234	724.8	57.64
DP 2	Pre-Development 10-year	10	51.589	724.2	656.24
O-1	Pre-Development 10-year	10	9.909	724.2	128
O-2	Pre-Development 10-year	10	10.675	724.6	143.26
O-3	Pre-Development 10-year	10	10.311	722	149.21
O-4	Pre-Development 10-year	10	14.681	727.2	168.11
O-5	Pre-Development 10-year	10	0.841	722	11.59

Post Development 25-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Post-Development 25-year	25	1.785	722	25.22
A-2	Post-Development 25-year	25	3.73	722	52.21
A-3	Post-Development 25-year	25	2.1	722	30.52
A-4	Post-Development 25-year	25	1.335	722	19.04
DP 1	Post-Development 25-year	25	46.912	731.8	487.29
DP 2	Post-Development 25-year	25	69.088	730.8	716.8
O-1	Post-Development 25-year	25	12.902	724.2	165.21
O-2	Post-Development 25-year	25	14.084	724.6	187.49
O-3	Post-Development 25-year	25	13.407	722	192
O-4	Post-Development 25-year	25	19.34	727	216.79
O-5	Post-Development 25-year	25	1.057	722	14.38
Pond 1 (IN)	Post-Development 25-year	25	46.923	730.6	492.08
Pond 1 (OUT)	Post-Development 25-year	25	46.912	731.8	487.29
Pond 2 (IN)	Post-Development 25-year	25	47.013	727.2	527.17
Pond 2 (OUT)	Post-Development 25-year	25	46.923	730.6	492.08
Pond 3 (IN)	Post-Development 25-year	25	32.426	727.2	383.08
Pond 3 (OUT)	Post-Development 25-year	25	32.271	729.4	366.72
Pond 4 (IN)	Post-Development 25-year	25	30.716	724.2	402.4
Pond 4 (OUT)	Post-Development 25-year	25	30.326	727.4	357.79

Post Development 10-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Post-Development 10-year	10	1.389	722	19.87
A-2	Post-Development 10-year	10	2.923	722	41.44
A-3	Post-Development 10-year	10	1.584	722	23.17
A-4	Post-Development 10-year	10	1.031	722	14.87
DP 1	Post-Development 10-year	10	35.851	734.4	316.43
DP 2	Post-Development 10-year	10	52.755	733.2	477.03
O-1	Post-Development 10-year	10	9.909	724.2	128
O-2	Post-Development 10-year	10	10.675	724.6	143.26
O-3	Post-Development 10-year	10	10.311	722	149.21
O-4	Post-Development 10-year	10	14.678	727.2	165.23
O-5	Post-Development 10-year	10	0.841	722	11.59
Pond 1 (IN)	Post-Development 10-year	10	35.859	733.4	319.09
Pond 1 (OUT)	Post-Development 10-year	10	35.851	734.4	316.43
Pond 2 (IN)	Post-Development 10-year	10	35.916	729.2	353.24
Pond 2 (OUT)	Post-Development 10-year	10	35.859	733.4	319.09
Pond 3 (IN)	Post-Development 10-year	10	24.704	724	292.76
Pond 3 (OUT)	Post-Development 10-year	10	24.574	731.4	248.87
Pond 4 (IN)	Post-Development 10-year	10	23.507	724.2	310.7
Pond 4 (OUT)	Post-Development 10-year	10	23.12	724	269.97

Change (Post-Pre)		
Label	Hydrograph Volume (ac-ft)	Peak Flow (ft ³ /s)
DP-2	1.295	-139.79

Change (Post-Pre)		
Label	Hydrograph Volume (ac-ft)	Peak Flow (ft ³ /s)
DP-2	1.166	-179.21

Existing 5-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Pre-Development 5-year	5	0.87	724	12.53
A-2	Pre-Development 5-year	5	3.978	724.8	54.18
DP 2	Pre-Development 5-year	5	48.673	724.2	619.78
O-1	Pre-Development 5-year	5	9.368	724.2	121.2
O-2	Pre-Development 5-year	5	10.062	724.6	135.2
O-3	Pre-Development 5-year	5	9.751	722	141.38
O-4	Pre-Development 5-year	5	13.842	727.2	158.59
O-5	Pre-Development 5-year	5	0.801	722	11.08

Existing 2-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Pre-Development 2-year	2	0.333	724	4.38
A-2	Pre-Development 2-year	2	1.855	724.8	25
DP 2	Pre-Development 2-year	2	24.137	724.4	307.02
O-1	Pre-Development 2-year	2	4.778	724.4	62.21
O-2	Pre-Development 2-year	2	4.921	724.6	66.16
O-3	Pre-Development 2-year	2	4.995	722	73.25
O-4	Pre-Development 2-year	2	6.798	727.2	77.2
O-5	Pre-Development 2-year	2	0.458	722	6.52

Post Development 5-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Post-Development 5-year	5	1.317	722	18.89
A-2	Post-Development 5-year	5	2.776	722	39.45
A-3	Post-Development 5-year	5	1.491	722	21.83
A-4	Post-Development 5-year	5	0.976	722	14.1
DP 1	Post-Development 5-year	5	33.855	735.2	284.14
DP 2	Post-Development 5-year	5	49.81	733.8	433.38
O-1	Post-Development 5-year	5	9.368	724.2	121.2
O-2	Post-Development 5-year	5	10.062	724.6	135.2
O-3	Post-Development 5-year	5	9.751	722	141.38
O-4	Post-Development 5-year	5	13.84	727.2	155.86
O-5	Post-Development 5-year	5	0.801	722	11.08
Pond 1 (IN)	Post-Development 5-year	5	33.864	734.2	285.47
Pond 1 (OUT)	Post-Development 5-year	5	33.855	735.2	284.14
Pond 2 (IN)	Post-Development 5-year	5	33.913	728.8	323.48
Pond 2 (OUT)	Post-Development 5-year	5	33.864	734.2	285.47
Pond 3 (IN)	Post-Development 5-year	5	23.311	724.8	279.59
Pond 3 (OUT)	Post-Development 5-year	5	23.186	732	224.81
Pond 4 (IN)	Post-Development 5-year	5	22.207	724.2	293.95
Pond 4 (OUT)	Post-Development 5-year	5	21.82	724.8	258.76

Post Development 2-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Post-Development 2-year	2	0.701	722	10.24
A-2	Post-Development 2-year	2	1.509	722	21.96
A-3	Post-Development 2-year	2	0.717	722	10.44
A-4	Post-Development 2-year	2	0.506	722	7.42
DP 1	Post-Development 2-year	2	16.935	733.6	75.68
DP 2	Post-Development 2-year	2	24.887	730.4	159.93
O-1	Post-Development 2-year	2	4.778	724.4	62.21
O-2	Post-Development 2-year	2	4.921	724.6	66.16
O-3	Post-Development 2-year	2	4.995	722	73.25
O-4	Post-Development 2-year	2	6.796	727.2	75.7
O-5	Post-Development 2-year	2	0.458	722	6.52
Pond 1 (IN)	Post-Development 2-year	2	16.939	731.8	76.2
Pond 1 (OUT)	Post-Development 2-year	2	16.935	733.6	75.68
Pond 2 (IN)	Post-Development 2-year	2	16.965	724	105.37
Pond 2 (OUT)	Post-Development 2-year	2	16.939	731.8	76.2
Pond 3 (IN)	Post-Development 2-year	2	11.543	728.6	75.89
Pond 3 (OUT)	Post-Development 2-year	2	11.464	755.8	34.27
Pond 4 (IN)	Post-Development 2-year	2	11.207	724.4	149.35
Pond 4 (OUT)	Post-Development 2-year	2	10.825	729.6	68.07

Change (Post-Pre)		
Label	Hydrograph Volume (ac-ft)	Peak Flow (ft ³ /s)
DP-2	1.137	-186.40

Change (Post-Pre)		
Label	Hydrograph Volume (ac-ft)	Peak Flow (ft ³ /s)
DP-2	0.75	-147.09

Single 66" Existing RCP

Project Description

Friction Method	Manning Formula
Solve For	Full Flow Capacity

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.60000	%
Normal Depth	5.50	ft
Diameter	5.50	ft
Discharge	260.10	ft ³ /s

Results

Discharge	260.10	ft ³ /s
Normal Depth	5.50	ft
Flow Area	23.76	ft ²
Wetted Perimeter	17.28	ft
Hydraulic Radius	1.38	ft
Top Width	0.00	ft
Critical Depth	4.49	ft
Percent Full	100.0	%
Critical Slope	0.00604	ft/ft
Velocity	10.95	ft/s
Velocity Head	1.86	ft
Specific Energy	7.36	ft
Froude Number	0.00	
Maximum Discharge	279.79	ft ³ /s
Discharge Full	260.10	ft ³ /s
Slope Full	0.00600	ft/ft
Flow Type	SubCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

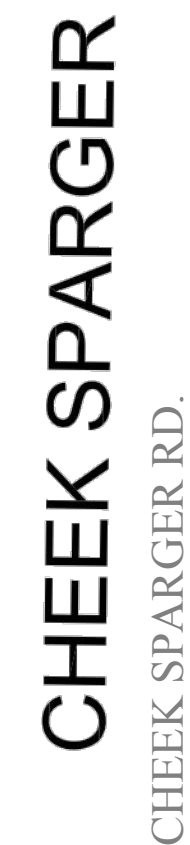
GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%

Single 66" Existing RCP

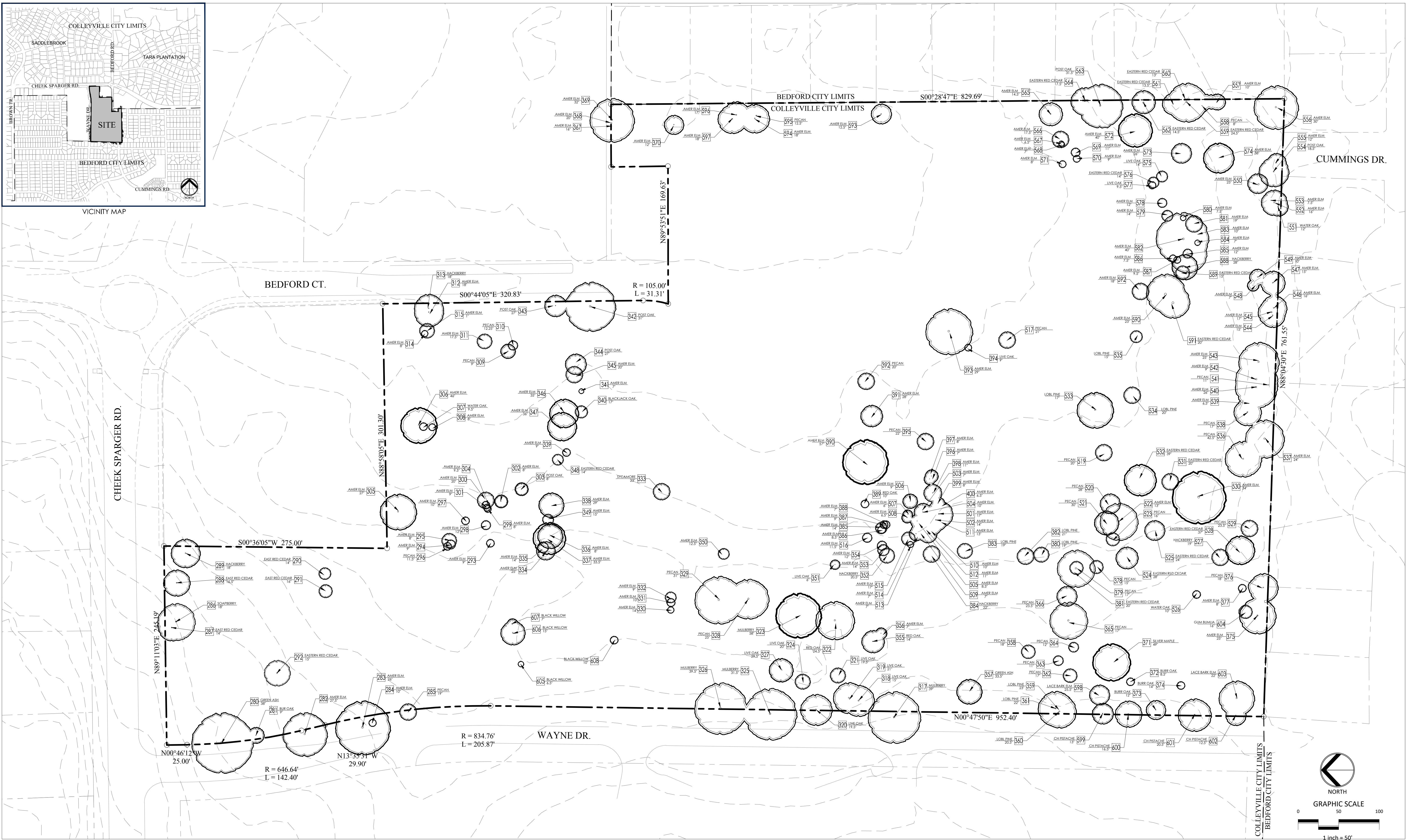
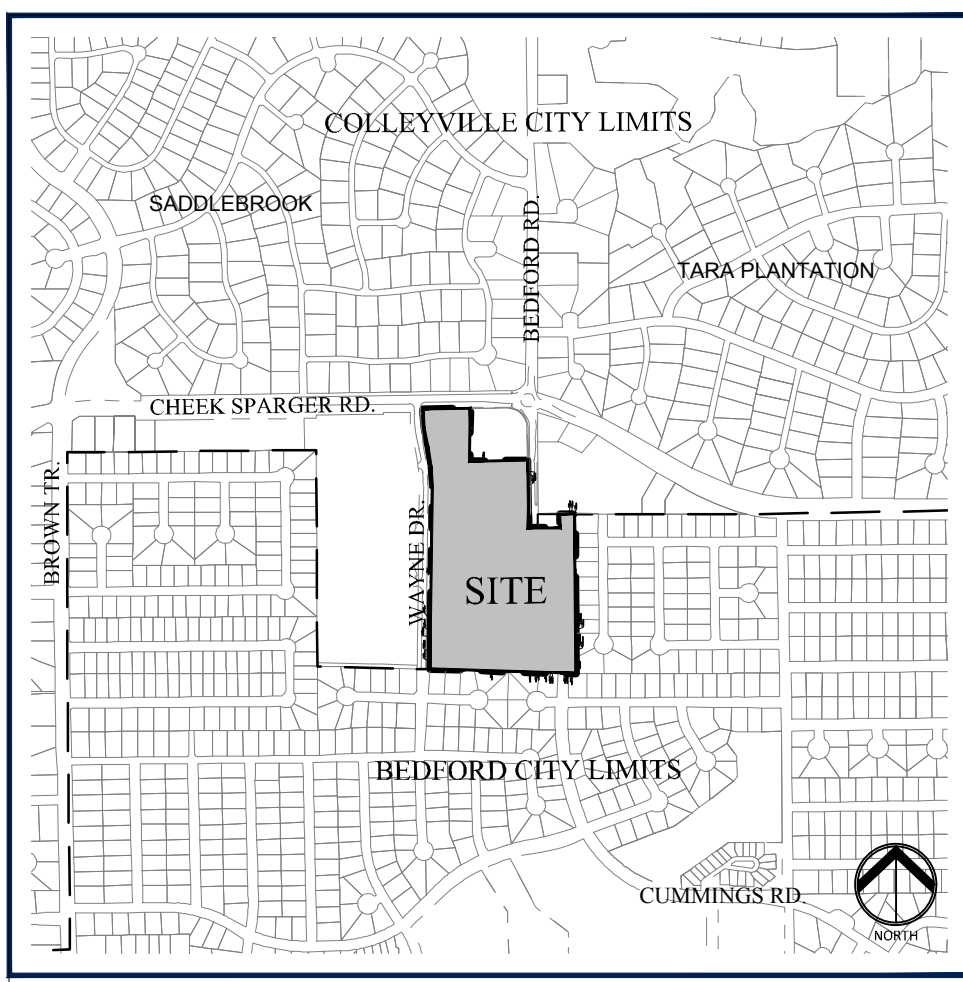
GVF Output Data

Normal Depth Over Rise	100.00	%
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	5.50	ft
Critical Depth	4.49	ft
Channel Slope	0.60000	%
Critical Slope	0.00604	ft/ft



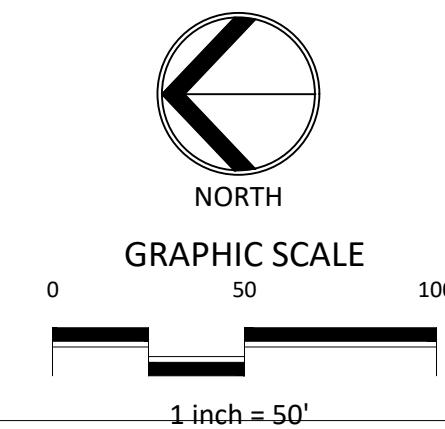
DUNAWAY

COLLEYVILLE SENIOR LIVING CENTER
CHEEK SPARGER RD, COLLEYVILLE TX



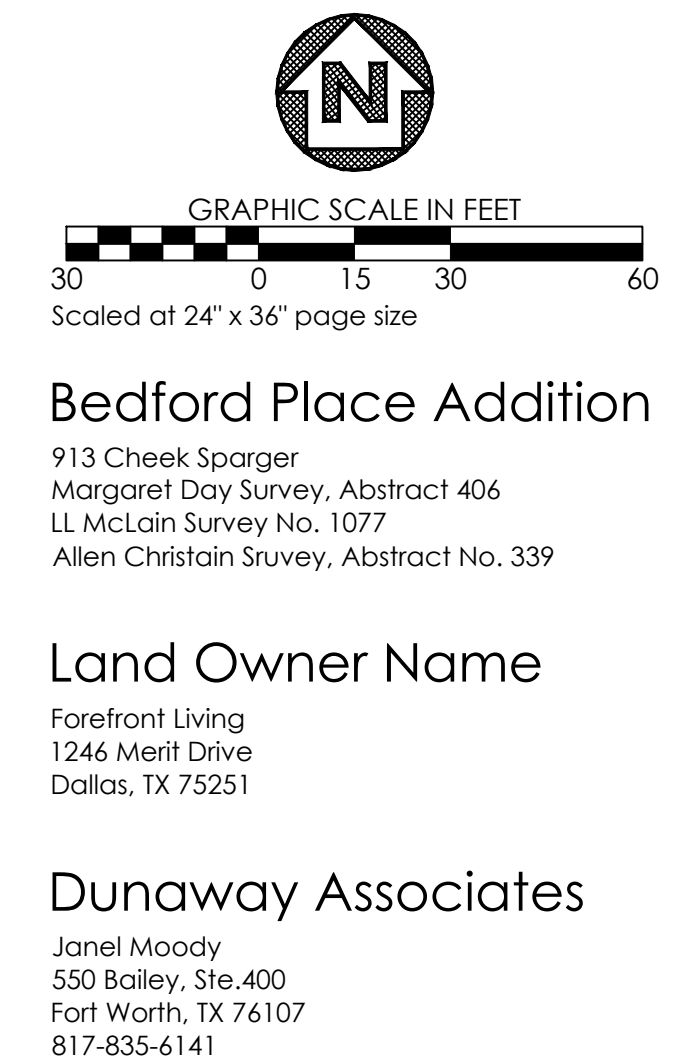
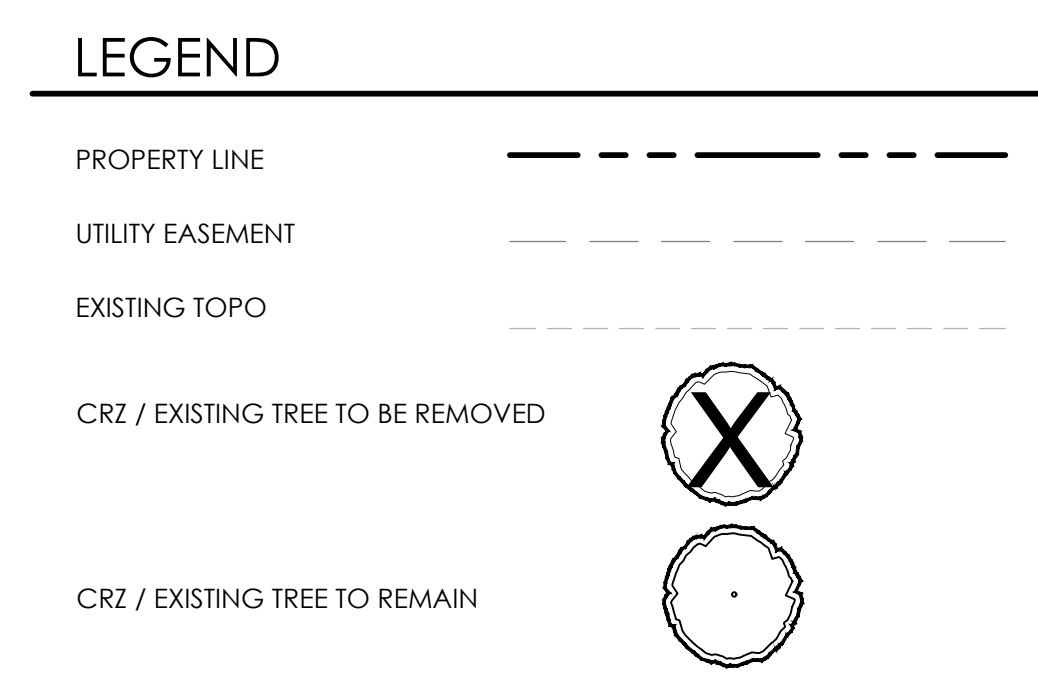
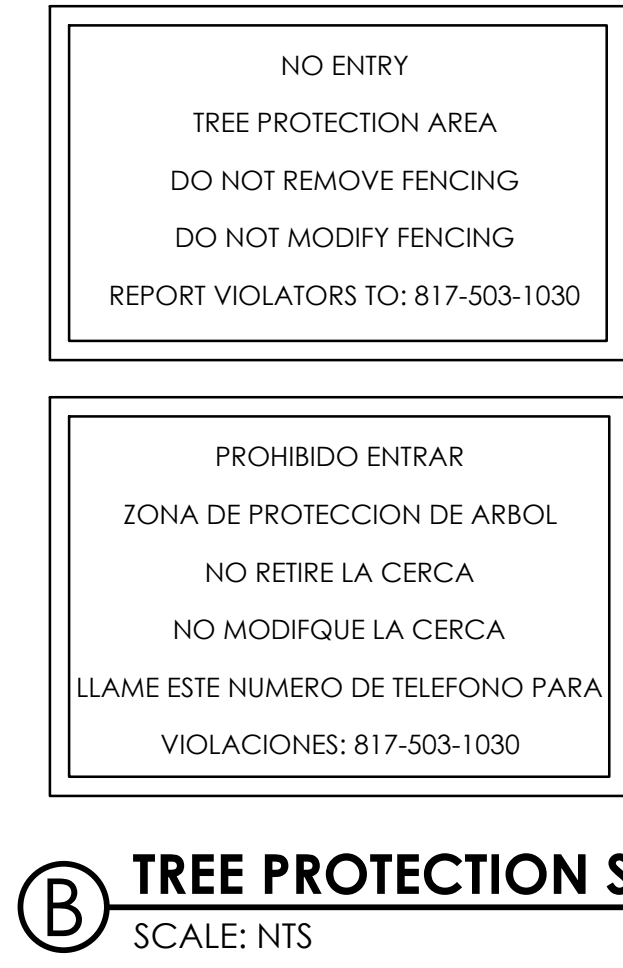
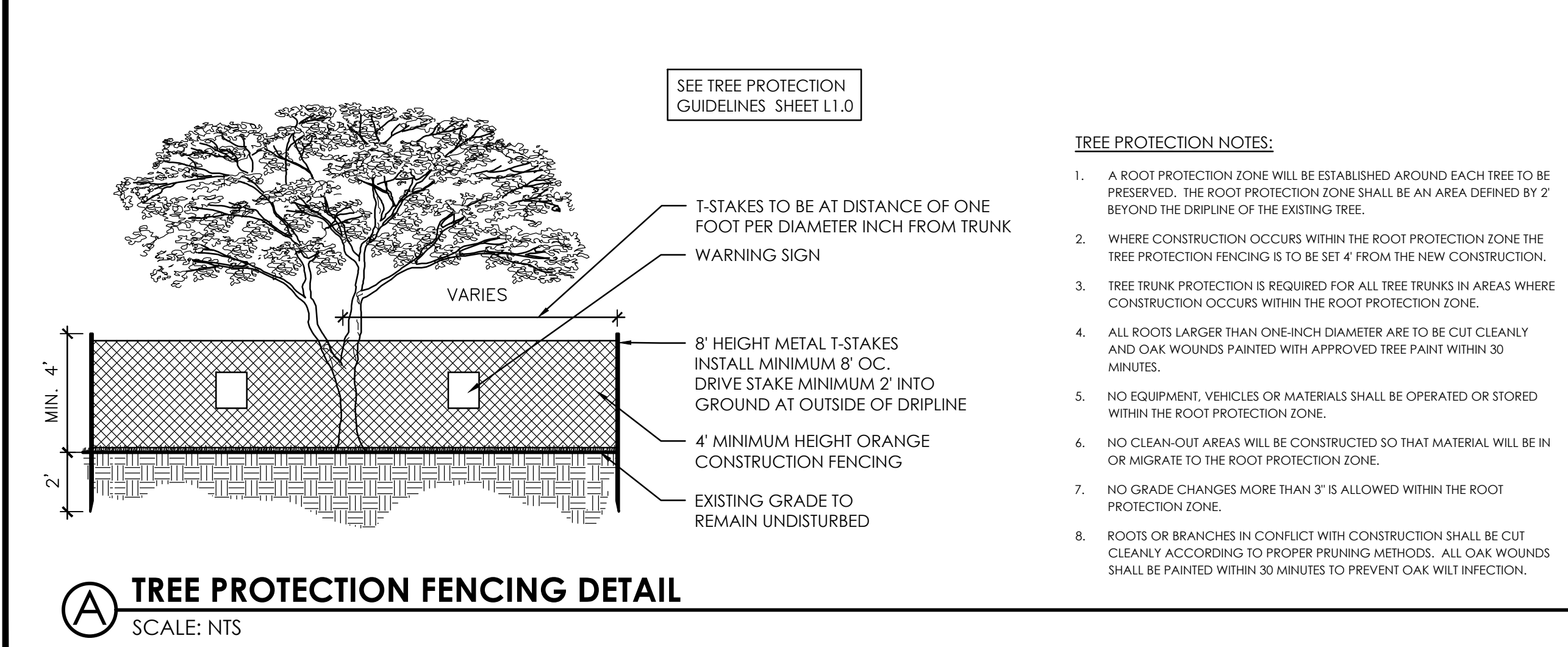
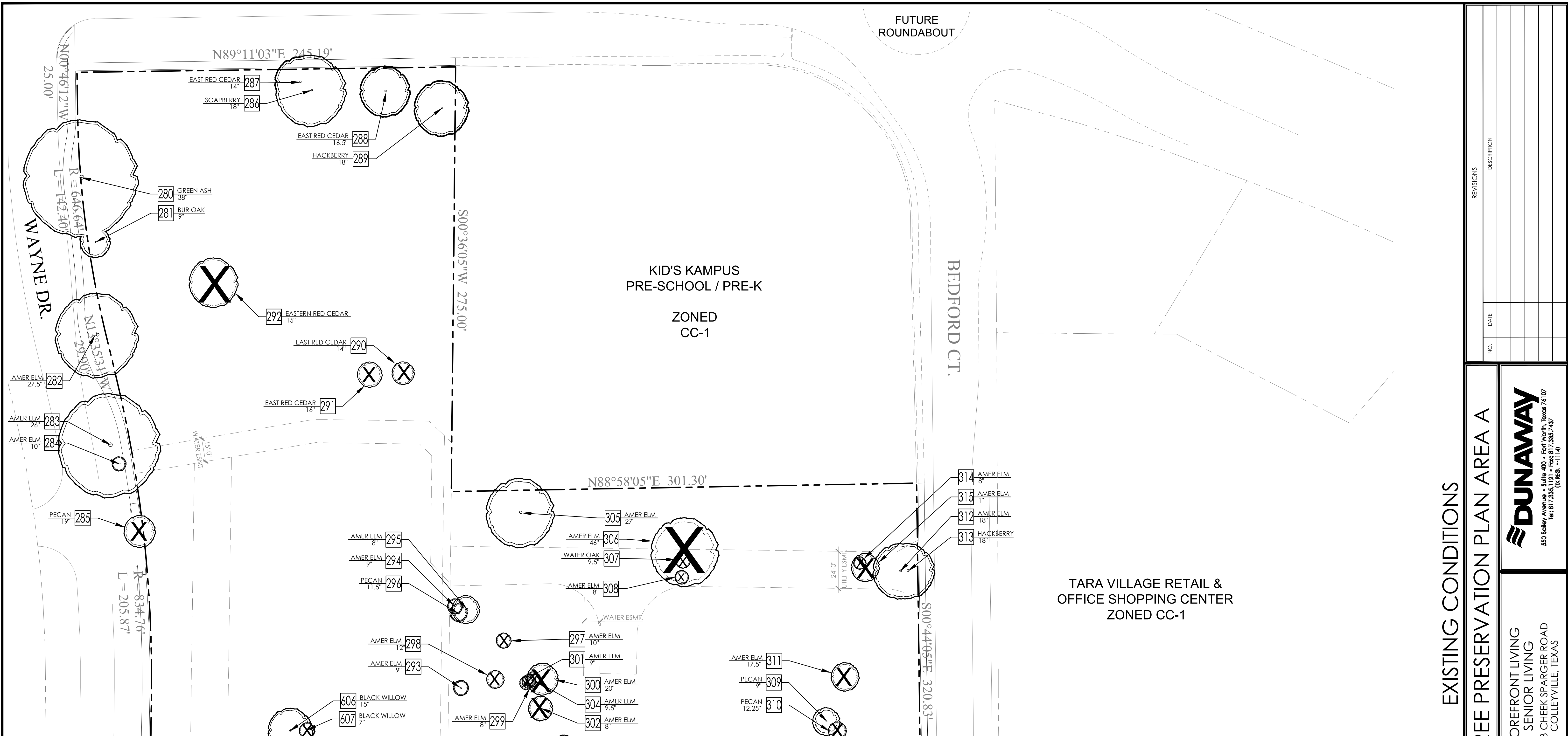
LEGEND

- 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)



EXISTING CONDITIONS

TREE PRESERVATION PLAN AREA A

FOREFRONT LIVING
SENIOR LIVING
913 CHEEK SPARGER ROAD
COLLEYVILLE, TEXAS

REVISIONS

NO.	DATE	DESCRIPTION

JOB NO.

7160

DESIGNED BY:

DRAWN BY:

JMM

CHECKED BY:

MEA

DATE:

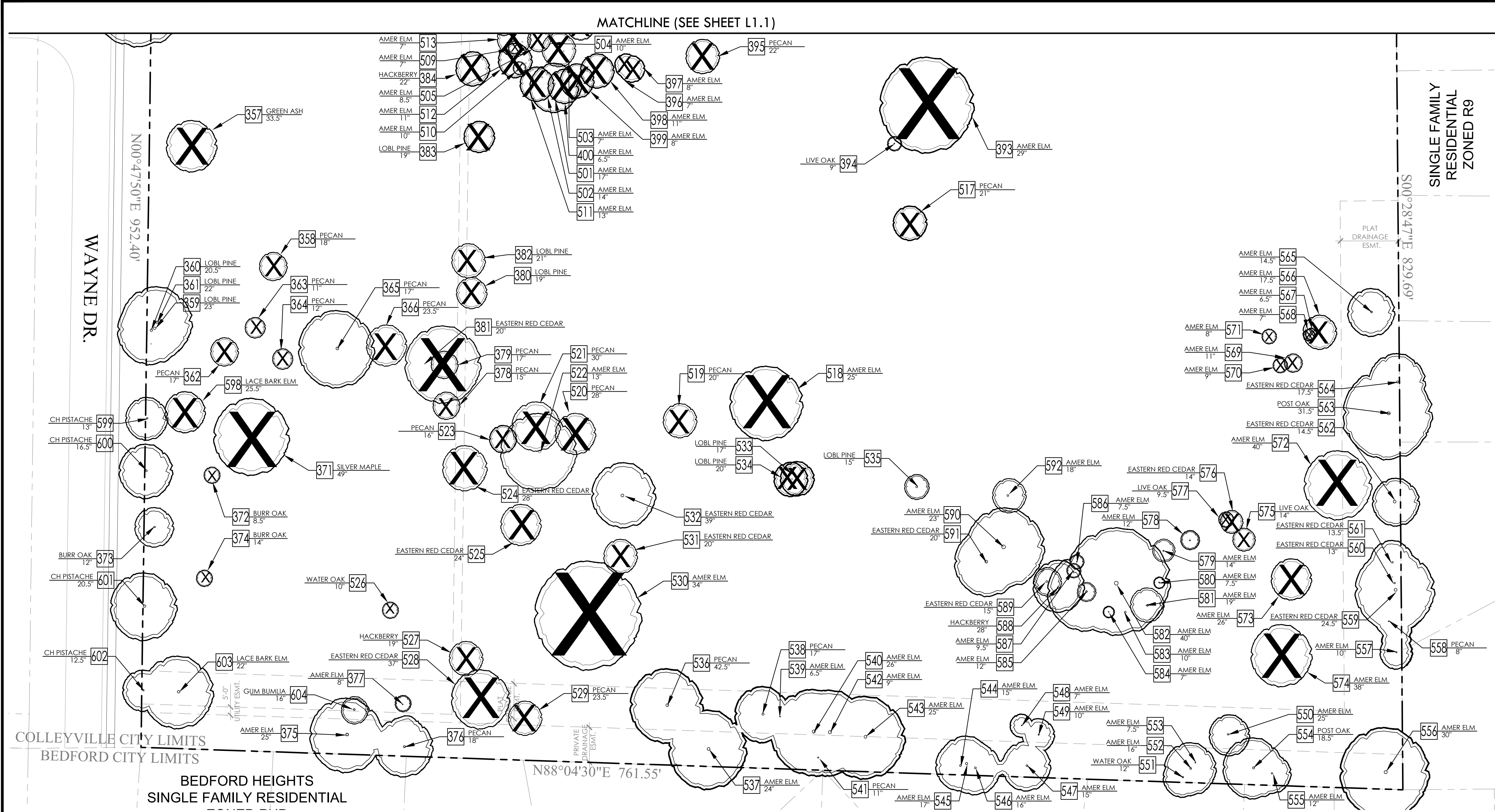
OCTOBER 1, 2021

SHEET:

L1.0

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
(TX REG. #1114)

FILENAME: Tree Protection.dwg
PLOTTER: HP DesignJet T1100e
PLOT DATE: Thursday, September 30, 2021
PLOT TIME: 1:16:27 AM



SINGLE FAMILY
RESIDENTIAL
ZONED R9

S00°28'47"E 829.69'

WAYNE DR.

N00°47'50"E 952.40'

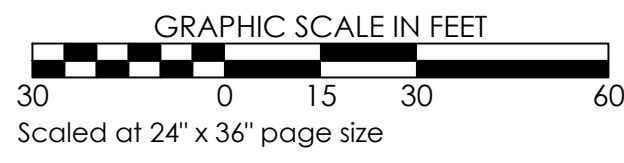
COLLEYVILLE CITY LIMITS
BEDFORD CITY LIMITS

BEDFORD HEIGHTS
SINGLE FAMILY RESIDENTIAL

N88°04'30"E 761.55'

LEGEND

- PROPERTY LINE
- UTILITY EASEMENT
- EXISTING TOPO
- CRZ / EXISTING TREE TO BE REMOVED
- CRZ / EXISTING TREE TO REMAIN



Bedford Place Addition
913 Cheek Sparger
Margaret Day Survey, Abstract 406
LL McLain Survey No. 1077
Allen Christain Survey, Abstract No. 339

Land Owner Name

Forefront Living
1246 Merit Drive
Dallas, TX 75251

Dunaway Associates

Janel Moody
550 Bailey, Ste.400
Fort Worth, TX 76107
817-835-6141

EXISTING CONDITIONS

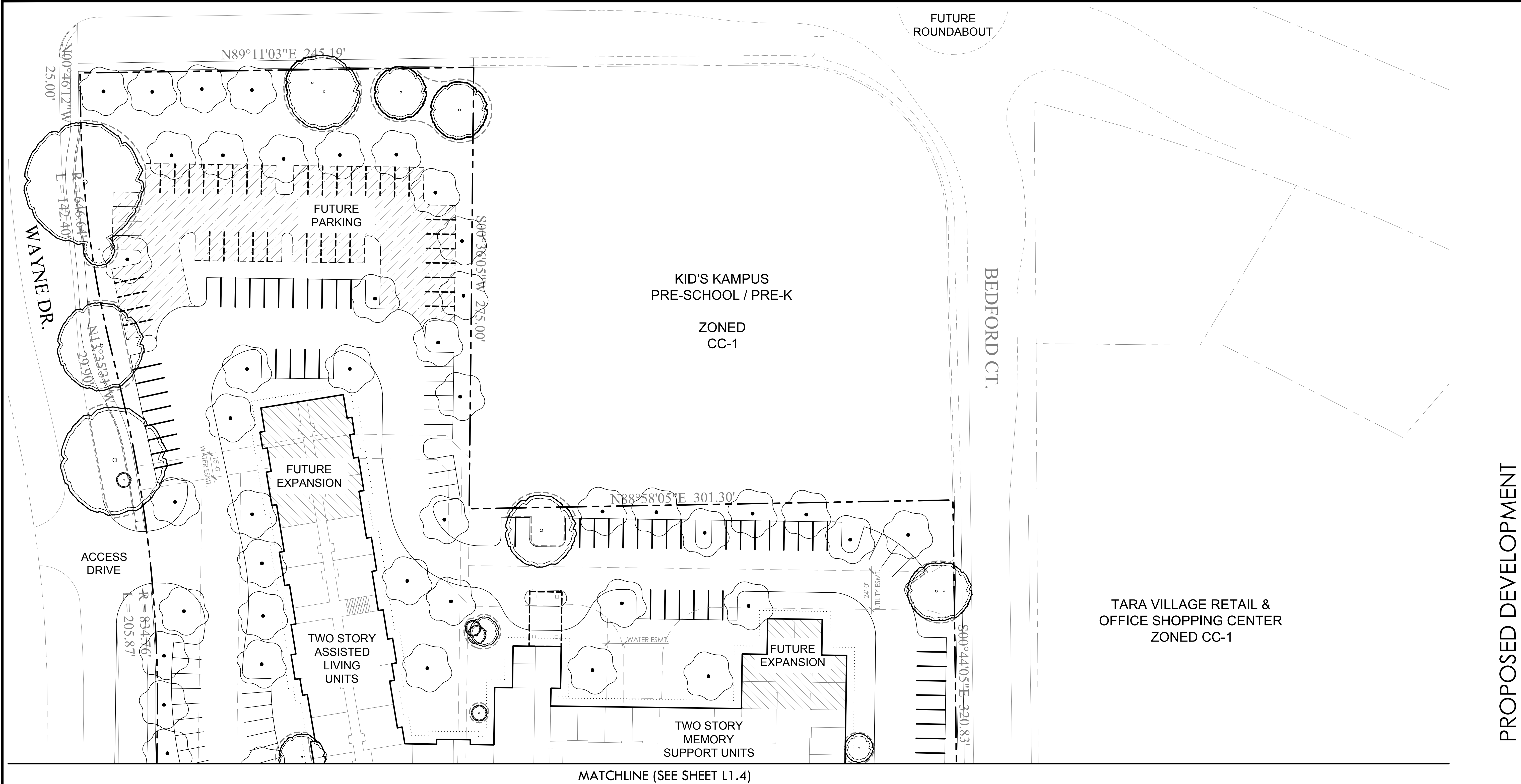
TREE PRESERVATION PLAN AREA C

FOREFRONT LIVING
SENIOR LIVING
913 CHEEK SPARGER ROAD
COLLEYVILLE, TEXAS

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
(TX REG. P-1114)

REVISIONS		DESCRIPTION	
NO.	DATE		

JOB NO.	7160
DESIGNED BY:	
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	OCTOBER 1, 2021
SHEET:	

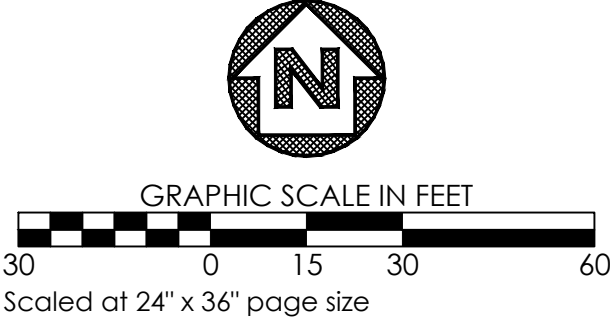


PLANT SCHEDULE

LARGE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL.	CONT.	HEIGHT	SPREAD
	PLT	129	PROPOSED LARGE TREE	PROPOSED LARGE TREE	3"	65 GAL	12'-14'	5'-7'

LEGEND

PROPERTY LINE	
UTILITY EASEMENTS	
EXISTING TOPO	
COM. BUILDING ENVELOPE EXEMPT AREA	
EXISTING TREE TO REMAIN	
TREE PROTECTION FENCING REF. L1.0 FOR DETAIL	
PROPOSED LARGE TREE	



Bedford Place Addition
913 Cheek Sparger
Margaret Day Survey, Abstract 406
LL McLain Survey No. 1077
Allen Christain Survey, Abstract No. 339

Land Owner Name
Forefront Living
1246 Merit Drive
Dallas, TX 75251

Dunaway Associates
Janel Moody
550 Bailey, Ste.400
Fort Worth, TX 76107
817-835-6141

PROPOSED DEVELOPMENT

TREE PRESERVATION PLAN AREA A

FOREFRONT LIVING
SENIOR LIVING
913 CHEEK SPARGER ROAD
COLLEYVILLE, TEXAS

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
(TX REG. P-1114)

NO.	DATE	REVISIONS	DESCRIPTION

JOB NO. 7160

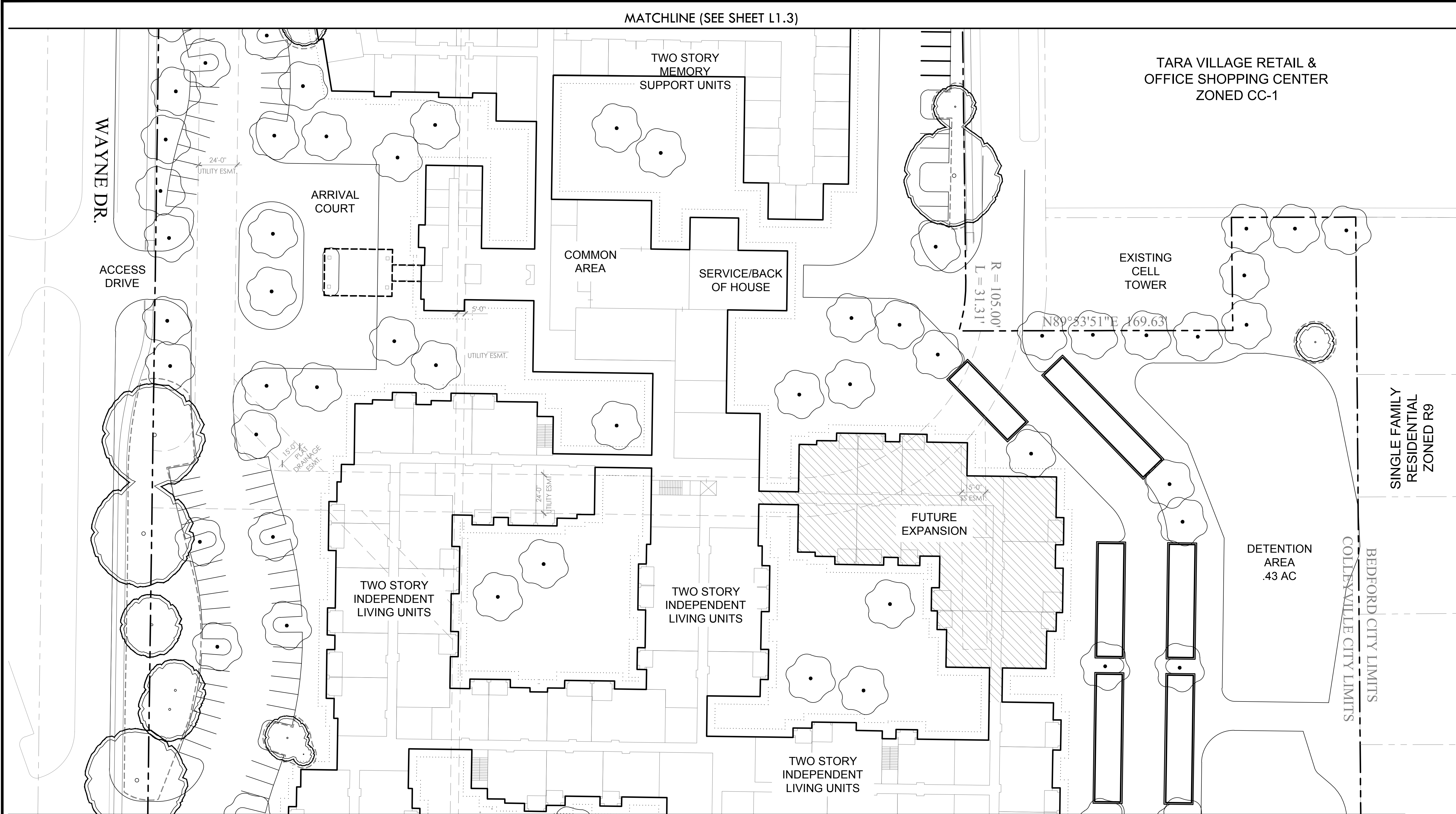
DESIGNED BY:

DRAWN BY: JMM

CHECKED BY: MEA

DATE: OCTOBER 1, 2021

SHEET: L2.0



PLANT SCHEDULE

LARGE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL.	CONT.	HEIGHT	SPREAD
	PLT	129	PROPOSED LARGE TREE	PROPOSED LARGE TREE	3"	65 GAL	12'-14'	5'-7'

LEGEND

PROPERTY LINE	
UTILITY EASEMENTS	
EXISTING TOPO	
COM. BUILDING ENVELOPE EXEMPT AREA	
EXISTING TREE TO REMAIN	
TREE PROTECTION FENCING REF. L1.0 FOR DETAIL	
PROPOSED LARGE TREE	

GRAPHIC SCALE IN FEET
30 0 15 30 60
Scaled at 24" x 36" page size

Bedford Place Addition
913 Cheek Sparger
Margaret Day Survey, Abstract 406
L.L. McClain Survey No. 1077
Allen Christain Survey, Abstract No. 339

Land Owner Name
Forefront Living
1246 Merit Drive
Dallas, TX 75251

Dunaway Associates
Janel Moody
550 Bailey, Ste.400
Fort Worth, TX 76107
817-835-6141

PROPOSED DEVELOPMENT
TREE PRESERVATION PLAN AREA B

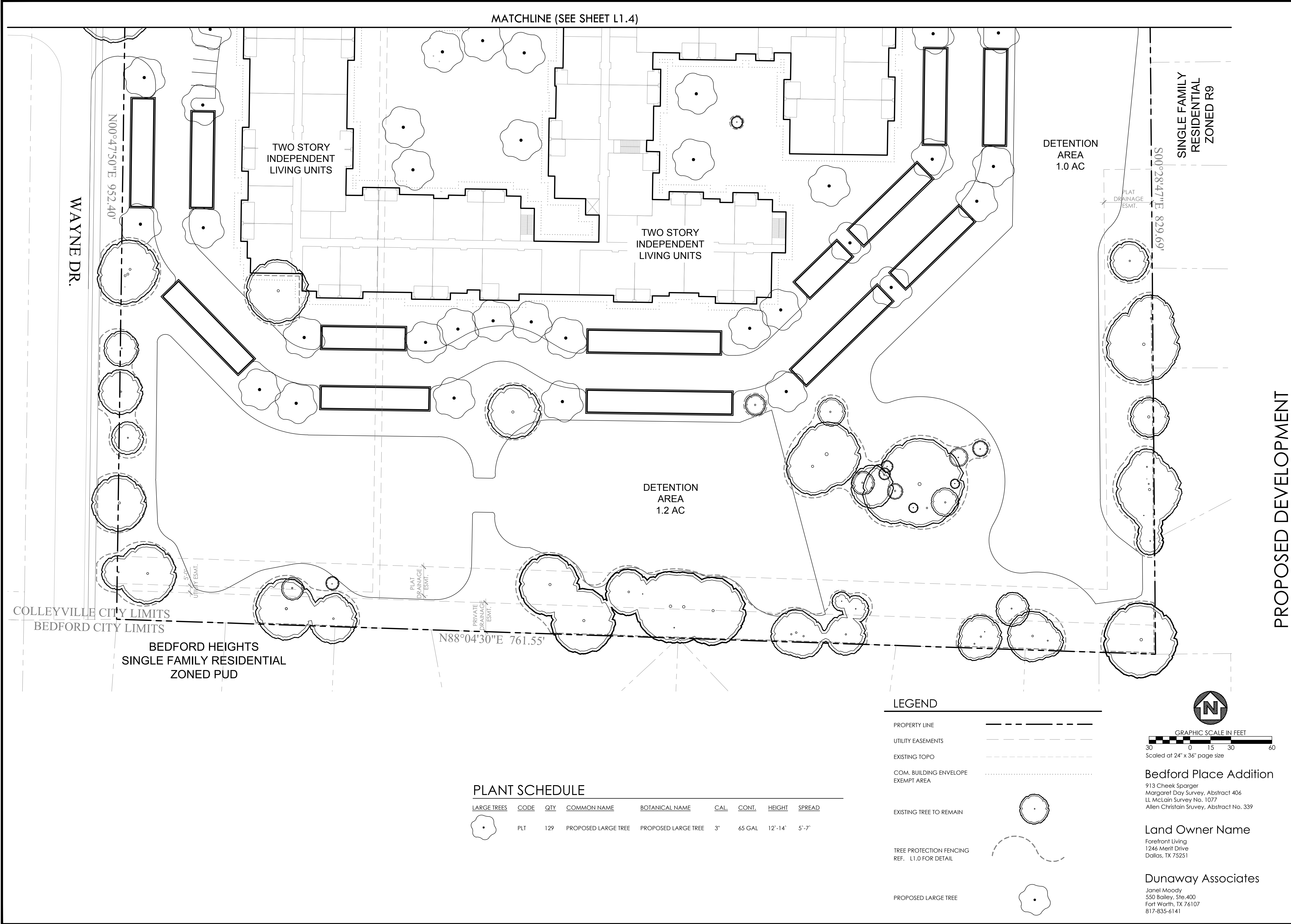
FOREFRONT LIVING
SENIOR LIVING
913 CHEEK SPARGER ROAD
COLLEYVILLE, TEXAS

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
(TX REG. #1114)

REVISIONS		NO.	DATE	DESCRIPTION

JOB NO.	7160
DESIGNED BY:	MEA
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	OCTOBER 1, 2021
SHEET:	L2.1

FILENAME: Tree Preservation.dwg
PLOT DATE: Thursday, September 30, 2021
PLOT TIME: 1:32:13 AM



TAG NUMBER	CALIPER INCHES	CANOPY SF	SPECIES	EXCLUSIONS	REMOVE/PRESERVE
1280	38	4534.2	Green Ash / HERITAGE		PRESERVE
1281	9	254.3	Burr Oak		PRESERVE
1282	27.5	2374.6	American Elm / HERITAGE	OFFSITE	PRESERVE
1283	26	2122.6	American Elm / HERITAGE	OFFSITE	PRESERVE
1284	10	314.0	American Elm	OFFSITE	PRESERVE
1285	19	1133.5	Pecan	OFFSITE	REMOVE
1286	18	1017.4	Soapberry		PRESERVE
1287	14	615.4	Eastern Red Cedar		PRESERVE
1288	16.5	854.9	Eastern Red Cedar		PRESERVE
1289	18	1017.4	Hackberry	NON-PROTECTED	PRESERVE
1290	14	615.4	Eastern Red Cedar		REMOVE
1291	16	803.8	Eastern Red Cedar		REMOVE
1292	15	706.5	Eastern Red Cedar		REMOVE
1293	9	254.3	American Elm		PRESERVE
1294	11.5	415.3	American Elm		PRESERVE
1295	9	254.3	American Elm		PRESERVE
1296	18.5	1074.7	American Elm		PRESERVE
1297	10	314.0	American Elm	CBE	REMOVE
1298	12	452.2	American Elm	CBE	REMOVE
1299	8	201.0	American Elm	CBE	REMOVE
1300	9.5	283.4	American Elm	CBE	REMOVE
1301	9	254.3	American Elm	CBE	REMOVE
1302	8	201.0	American Elm	CBE	REMOVE
1303	8	201.0	Post Oak	CBE	REMOVE
1304	20	1256.0	American Elm	CBE	REMOVE
1305	27	2289.1	American Elm / HERITAGE		PRESERVE
1306	46	6644.2	American Elm, multi / HERITAGE	EXEMPT-CT	REMOVE
1307	9.5	283.4	Water Oak		REMOVE
1308	8	201.0	American Elm		REMOVE
1309	9	254.3	Pecan		PRESERVE
1310	12.5	490.6	Pecan		REMOVE
1311	17.5	961.6	American Elm		REMOVE
1312	18	1017.4	American Elm		PRESERVE
1313	18	1017.4	Hackberry	NON-PROTECTED	PRESERVE
1314	8	201.0	American Elm		REMOVE
1315	17	907.5	American Elm, multi		REMOVE
1317	39	4775.9	Mulberry / HERITAGE	OFFSITE	PRESERVE
1318	15	706.5	Live Oak		PRESERVE
1319	21	1384.7	Live Oak		PRESERVE
1320	19.5	1194.0	Live Oak		PRESERVE
1321	19.5	1194.0	Live Oak		REMOVE
1322	24.5	1884.8	Red Oak	CBE	REMOVE
1323	58	10563.0	Mulberry / HERITAGE	EXEMPT-CT/CBE	REMOVE
1324	20	1256.0	Live Oak		REMOVE
1325	31.5	3115.7	Mulberry / HERITAGE	OFFSITE	PRESERVE
1326	39.5	4899.2	Mulberry, multi / HERITAGE		PRESERVE
1327	29.5	2732.6	Live Oak, multi / HERITAGE		REMOVE
1328	25	1962.5	Pecan / HERITAGE	CBE	REMOVE
1329	31	3017.5	Pecan / HERITAGE	CBE	REMOVE
1330	9	254.3	American Elm		REMOVE
1331	10	314.0	American Elm		REMOVE
1332	14	615.4	American Elm		REMOVE
1333	23	1661.1	Sycamore	CBE	REMOVE
1334	25	1962.5	American Elm / HERITAGE	CBE	REMOVE
1335	14	615.4	American Elm	CBE	REMOVE
1336	8	201.0	American Elm	CBE	REMOVE
1337	33.5	3523.9	American Elm / HERITAGE	CBE	REMOVE
1338	29	2640.7	American Elm / HERITAGE	CBE	REMOVE
1339	9	254.3	American Elm	CBE	REMOVE
1340	17	907.5	Blackjack Oak / HERITAGE	CBE	REMOVE
1341	7	153.9	American Elm	CBE	REMOVE
1342	31	3017.5	Post Oak / HERITAGE		PRESERVE
1343	27	2289.1	Post Oak		PRESERVE
1344	27	2289.1	Post Oak, multi / HERITAGE	CBE	REMOVE
1345	20	1256.0	American Elm	CBE	REMOVE
1346	35	3846.5	American Elm / HERITAGE	CBE	REMOVE
1347	36	4069.4	American Elm / HERITAGE	CBE	REMOVE
1348	14	615.4	Eastern Red Cedar		REMOVE
1349	15	706.5	American Elm		REMOVE
1350	12.5	490.6	American Elm	CBE	REMOVE
1351	6	113.0	Live Oak	CBE	REMOVE
1352	20.5	1319.6	Hackberry, multi	NON-PROTECTED	REMOVE
1353	14	615.4	American Elm	CBE	REMOVE
1354	12	452.2	American Elm	CBE	REMOVE
1355	14	615.4	Red Oak		PRESERVE
1356	7	153.9	American Elm		PRESERVE
1357	33.5	3523.9	Green Ash		REMOVE
1358	18	1017.4	Pecan		REMOVE
1359	23	1661.1	Loblolly Pine		PRESERVE
1360	20.5	1319.6	Loblolly Pine		PRESERVE
1361	22	1519.8	Loblolly Pine		PRESERVE
1362	17	907.5	Pecan		REMOVE
1363	11	379.9	Pecan		REMOVE
1364	12	452.2	Pecan		REMOVE
1365	17	907.5	Pecan, multi		PRESERVE
1366	23.5	1734.1	Pecan, multi	CBE	REMOVE
1367	16	803.8	American Elm		REMOVE
1368	20	1256.0	American Elm		REMOVE
1369	32	3215.4	American Elm / HERITAGE		REMOVE
1370	12	452.2	American Elm		PRESERVE
1371	49	7539.1	Silver Maple, multi / HERITAGE	EXEMPT-CT	REMOVE
1372	8.5	226.9	Burr Oak		REMOVE
1373	12	452.2	Burr Oak		PRESERVE
1374	10	314.0	Burr Oak		REMOVE
1375	25	1962.5	American Elm / HERITAGE		PRESERVE
1376	18	1017.4	Pecan		PRESERVE
1377	8	201.0	American Elm		PRESERVE
1378	15	706.5	Pecan, multi		REMOVE
1379	17	907.5	Pecan	CBE	REMOVE

TAG NUMBER	CALIPER INCHES	CANOPY	SPECIES	EXCLUSIONS	REMOVE/PRESERVE
1380	19	1133.5	Loblolly Pine	CBE	REMOVE
1381	20	1256.0	Eastern Red Cedar	CBE	REMOVE
1382	21	1384.7	Loblolly Pine	CBE	REMOVE
1383	19	1133.5	Loblolly Pine		REMOVE
1384	22	1519.8	Hackberry		REMOVE
1385	14	615.4	American Elm	CBE	REMOVE
1386	8.5	226.9	American Elm	CBE	REMOVE
1387	9	254.3	American Elm	CBE	REMOVE
1388	7	153.9	American Elm	CBE	REMOVE
1389	10.5	346.2	Red Oak	CBE	REMOVE
1390	57	10201.9	American Elm, multi / HERITAGE	EXEMPT-CT/CBE	REMOVE
1391	28	2461.8	American Elm / HERITAGE	CBE	REMOVE
1392	20	1256.0	Pecan, multi	CBE	REMOVE
1393	29	2640.7	American Elm, multi / HERITAGE		REMOVE
1394	9	254.3	Live Oak		PRESERVE
1395	22	1519.8	Pecan	CBE	REMOVE
1396	7	153.9	American Elm		REMOVE
1397	8	201.0	American Elm		REMOVE
1398	11	379.9	American Elm		REMOVE
1399	8	201.0	American Elm		REMOVE
1400	6.5	132.7	American Elm		REMOVE
1501	17	907.5	American Elm		REMOVE
1502	14	615.4	American Elm		REMOVE
1503	7	153.9	American Elm		REMOVE
1504	10	314.0	American Elm		REMOVE
1505	8.5	226.9	American Elm		REMOVE
1506	9	254.3	American Elm	CBE	REMOVE
1507	6	113.0	American Elm	CBE	REMOVE
1508	6.5	132.7	American Elm	CBE	REMOVE
1509	7	153.9	American Elm		REMOVE
1510	10	314.0	American Elm, multi		REMOVE
1511	13	530.7	American Elm		REMOVE
1512	11	379.9	American Elm		REMOVE
1513	7	153.9	American Elm		REMOVE
1514	7	153.9	American Elm	PRESERVE	
1515	17	907.5	American Elm, multi	PRESERVE	
1516	11.5	415.3	American Elm, multi	CBE	REMOVE
1517	21	1384.7	Pecan	CBE	REMOVE
1518	25	1962.5	American Elm / HERITAGE		PRESERVE
1519	20	1256.0	Pecan, multi		REMOVE
1520	28	2461.8	Pecan / HERITAGE		REMOVE
1521	30	2826.0	Pecan / HERITAGE		REMOVE
1522	13	530.7	American Elm		REMOVE
1523	16	803.8	Pecan		REMOVE
1524	28	2461.8	Eastern Red Cedar / HERITAGE		REMOVE
1525	24	1808.6	Eastern Red Cedar		REMOVE
1526	10	314.0	Water Oak		REMOVE
1527	19	1133.5	Hackberry	NON-PROTECTED	REMOVE
1528	37	4298.7	Eastern Red Cedar, multi / HERITAGE		REMOVE
1529	23.5	1734.1	Pecan	EXEMPT-CT	REMOVE
1530	34	3629.8	American Elm, multi / HERITAGE		REMOVE
1531	20	1256.0	Eastern Red Cedar		REMOVE
1532	39	4775.9	Eastern Red Cedar, multi / HERITAGE		PRESERVE
1533	17	907.5	Loblolly Pine		REMOVE
1534	20	1256.0	Loblolly Pine		REMOVE
1535	15	706.5	Loblolly Pine		REMOVE
1536	42.5	5671.6	Pecan, multi / HERITAGE		PRESERVE
1537	24	1808.6	American Elm		PRESERVE
1538	17	907.5	Pecan		PRESERVE
1539	6.5	132.7	American Elm		PRESERVE
1540	26	2122.6	American Elm / HERITAGE		PRESERVE
1541	11	379.9	Pecan		PRESERVE
1542	9	254.3	American Elm		PRESERVE
1543	25	1962.5	American Elm, multi / HERITAGE		PRESERVE
1544	15	706.5	American Elm		PRESERVE
1545	17	907.5	American Elm		PRESERVE
1546	16	803.8	American Elm		PRESERVE
1547	15	706.5	American Elm		PRESERVE
1548	7	153.9	American Elm		PRESERVE
1549	10	314.0	American Elm		PRESERVE
1550	25	1962.5	American Elm / HERITAGE		PRESERVE
1551	12	452.2	Water Oak		PRESERVE
1552	16	803.8	American Elm		PRESERVE
1553	7.5	176.6	American Elm		PRESERVE
1554	18.5	1074.7	Post Oak / HERITAGE		PRESERVE
1555	12	452.2	American Elm		PRESERVE
1556	30	2826.0	American Elm / HERITAGE		PRESERVE
1557	10	314.0	American Elm		PRESERVE
1558	8	201.0	Pecan, multi		PRESERVE
1559	24.5	1884.8	Eastern Red Cedar		PRESERVE
1560	13	530.7	Eastern Red Cedar		PRESERVE
1561	13.5	572.3	Eastern Red Cedar		PRESERVE
1562	14.5	660.2	Eastern Red Cedar		PRESERVE
1563	31.5	3115.7	Post Oak, multi / HERITAGE		PRESERVE
1564	17.5	961.6	Eastern Red Cedar		PRESERVE
1565	14.5	660.2	American Elm, multi		PRESERVE
1566	17.5	961.6	American Elm		REMOVE
1567	6.5	132.7	American Elm		REMOVE
1568	7	153.9	American Elm		REMOVE
1569	11	379.9	American Elm		REMOVE
1570	9	254.3	American Elm		REMOVE
1571	8	201.0	American Elm		REMOVE
1572	40	5024.0	American Elm / HERITAGE		REMOVE
1573	26	2122.6	American Elm / HERITAGE		REMOVE
1574	38	4534.2	American Elm / HERITAGE		REMOVE
1575	14	615.4	Live Oak		REMOVE
1576	14	615.4	Eastern Red Cedar		REMOVE
1577	9.5	283.4	Live Oak		REMOVE
1578	12	452.2	American Elm		PRESERVE

TAG NUMBER	CALIPER INCHES	CANOPY	SPECIES	EXCLUSIONS	REMOVE/PRESERVE
1579	14	615.4	American Elm		PRESERVE
1580	7.5	176.6	American Elm		PRESERVE
1581	19	1133.5	American Elm		PRESERVE
1582	40	5024.0	American Elm, multi / HERITAGE	EXEMPT-CT	PRESERVE
1583	10	314.0	American Elm		PRESERVE
1584	7	153.9	American Elm		PRESERVE
1585	12	452.2	American Elm		PRESERVE
1586	7.5	176.6	American Elm		PRESERVE
1587	9.5	283.4	American Elm, multi		PRESERVE
1588	28	2461.8	Hackberry, multi / HERITAGE	NON-PROTECTED	PRESERVE
1589	15	706.5	Eastern Red Cedar		PRESERVE
1590	23	1661.1	American Elm, multi		PRESERVE
1591	20	1256.0	Eastern Red Cedar		PRESERVE
1592	18	1017.4	American Elm, multi		PRESERVE
1593	12.5	490.6	American Elm, multi		REMOVE
1594	18	1017.4	American Elm		REMOVE
1595	12.5	490.6	Pecan		REMOVE
1596	17	907.5	American Elm		REMOVE
1597	18	1017.4	American Elm		REMOVE
1598	25.5	2041.8	Lace Bark Elm / HERITAGE	EXEMPT-CT	REMOVE
1599	13	530.7	Chinese Pistache		PRESERVE
1600	16.5	854.9	Chinese Pistache		PRESERVE
1601	20.5	1319.6	Chinese Pistache		PRESERVE
1602	12.5	490.6	Chinese Pistache, multi		PRESERVE
1603	22	1519.8	Lace Bark Elm, multi		PRESERVE
1604	16	803.8	Gum Bumelia		PRESERVE
1605	6.5	132.7	Black Willow		REMOVE
1606	15	706.5	Black Willow, multi	CBE	PRESERVE
1607	7	153.9	Black Willow		PRESERVE
1608	10	314.0	Black Willow, multi		REMOVE

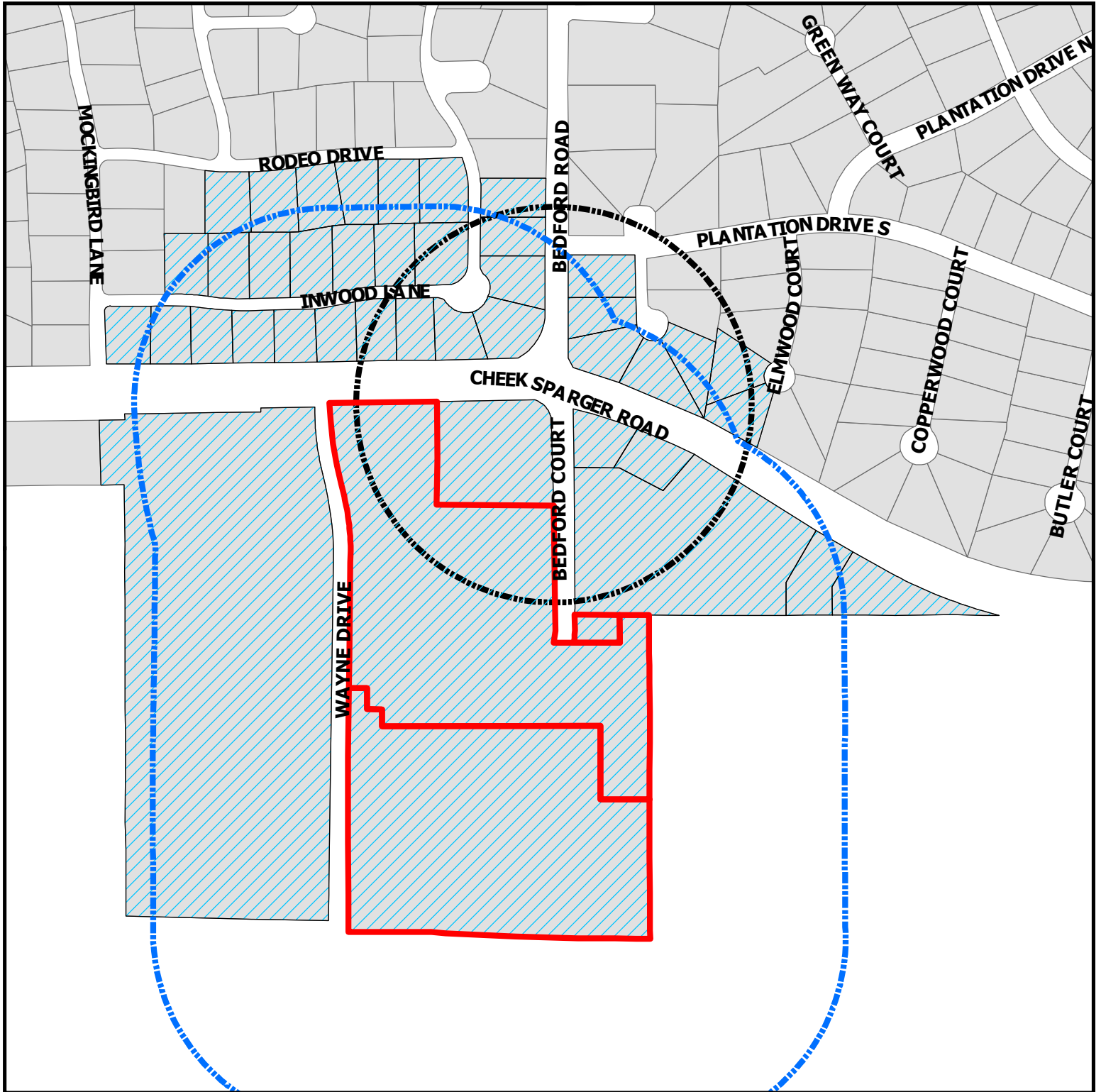
TREE DATA SUMMARY	
TOTAL TREE QUANTITY (NON-EXEMPT)	162
TOTAL TREE DIAMETER INCHES (NON-EXEMPT)	2686
TOTAL TREE CANOPY SF (NON-EXEMPT)	170123.6

TOTAL PRESERVATION	93313.0
TOTAL HERITAGE REMOVED	58330.2

TREE DATA

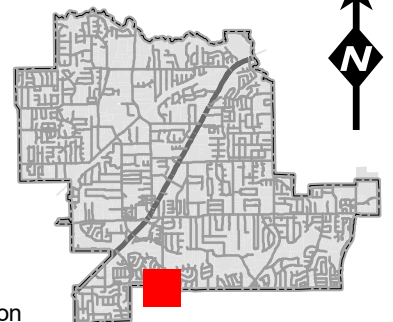
Preservation Summary	Square Feet
Total SF Canopy of Non-Exempt Trees	170,124
Required 50% Preservation	85,062
Provided Preservation	93,313
Required Mitigation Planting (Heritage Trees 58,330 sf)	291,650
Site Canopy Summary	
Gross Area of Lot	803,625
Building Area	241,081
Net Area of Lot	562,544
Required Tree Coverage (50%)	281,272
Preserved Tree Canopy	93,313
Canopy Required	187,959
Tree Planting for Canopy	94 Trees
Planting Summary	
Trees Required for Mitigation of Heritage Trees (291650 sf.)	146 Trees
Trees Required for Canopy	94 Trees
Remaining Trees Required for Mitigation (146 Trees - 94 Trees)	52 Trees
Total Tree Required (52 Mitigation Trees + 94 Trees)	146 Trees
Total Trees Provided (-17)	129 Trees
Mitigation Fees for 17 Trees, \$100 per inch	

Notification Map



ZC21-025 913 Cheek-Sparger Road

-  Subject Property
-  500ft Buffer
-  Properties within 500ft
-  Sales Tax Preferred Intersection



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



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Addr»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, October 11, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, November 2, 2021 & Tuesday, November 16, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a change of zoning from a PUD-C Planned Unit Development-Commercial district to a PUD-C Planned Unit Development-Commercial district, specifically for a Senior Living Facility. The request is for a new Senior Living Facility.

Zoning Case: ZC21-025

Applicant: Steven Ailey

Owner: Robert Beall

Location: 913 Cheek-Sparger Road at Wayne Drive (Southeast Corner)

Property Description: Lot 1, Block A, Heritage Farms

Present Zoning: Planned Unit Development-Commercial

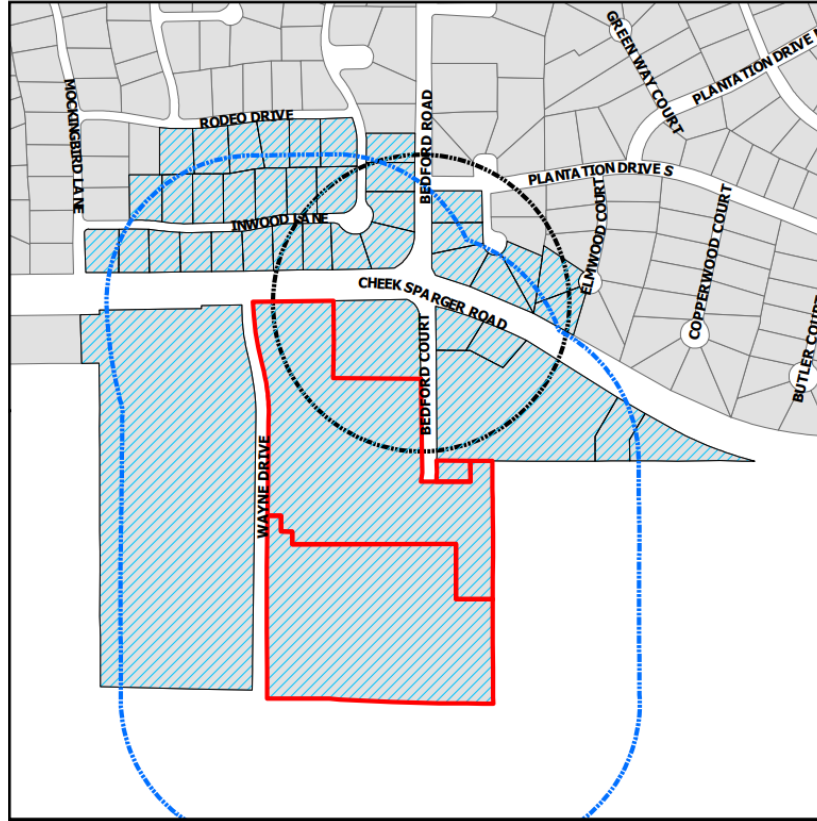
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

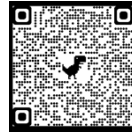
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

NOTICE OF PUBLIC HEARING

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



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner_Name	Owner_Addr	Owner_City
FLICK, WILLIAM	900 INWOOD LN	COLLEYVILLE, TX
FOY, STEPHEN	1009 INWOOD LN	COLLEYVILLE, TX
KELLY, DAVID	905 INWOOD LN	COLLEYVILLE, TX
BLOWEN, JACQUELINE A	714 CARDINAL LN #2	BOONE, NC
RINGO, CASEY K	3906 ELMWOOD CT	COLLEYVILLE, TX
BOWEN, WILLIAM M	1001 RODEO DR	COLLEYVILLE, TX
STRAUB, ROBERT C	902 INWOOD LN	COLLEYVILLE, TX
BAERG, HAROLD J	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA
HUGGINS, SAMUEL E	4000 PLANTATION CT	COLLEYVILLE, TX
GRIFFITH, JAMES C	4002 PLANTATION CT	COLLEYVILLE, TX
ANDREWS, CHARLEY	PO BOX 1853	COLLEYVILLE, TX
BAERG, HAL	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA
FALKENSTEIN, LOUANN	1002 INWOOD LN	COLLEYVILLE, TX
CHERRY, LARRY	903 RODEO DR	COLLEYVILLE, TX
NASH, ROBERT G	905 RODEO DR	COLLEYVILLE, TX
JACKSON, WILLIAM D	1003 INWOOD LN	COLLEYVILLE, TX
ALVAREZ, DAVID	4004 PLANTATION CT	COLLEYVILLE, TX
MECK, TYLER	4001 MOCKINGBIRD LN	COLLEYVILLE, TX
RAWLINGS, RICHARD	4005 INWOOD LN	COLLEYVILLE, TX
COPP, MICHAEL K	803 INWOOD LN	COLLEYVILLE, TX
MCDONALD, RICHARD A	904 INWOOD LN	COLLEYVILLE, TX
ALLEN, SAM H	901 RODEO DR	COLLEYVILLE, TX
REID, TERRY BRYANT	907 INWOOD LN	COLLEYVILLE, TX
WOLLIN, MARK	907 RODEO DR	COLLEYVILLE, TX
IOVINELLI, LUCI	4006 PLANTATION CT	COLLEYVILLE, TX
BELL, MICHAEL E	1001 INWOOD LN	COLLEYVILLE, TX
MILLER, RAY	3904 ELMWOOD CT	COLLEYVILLE, TX
BAERG, HAL	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX
DAY, CHRISTOPHER	802 INWOOD LN	COLLEYVILLE, TX
SHIPP, SANDRA L	901 INWOOD LN	COLLEYVILLE, TX
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX
COVER-TEK INC	551 SILICON DR STE 100	SOUTHLAKE, TX
SANDIFER, COLLIN	906 INWOOD LN	COLLEYVILLE, TX
COVENANT CHRISTIAN ACADEMY	901 CHEEK SPARGER RD	COLLEYVILLE, TX
BERG, ROBERT E	4003 INWOOD LN	COLLEYVILLE, TX
CHATELAIN, GARY M	1007 INWOOD LN	COLLEYVILLE, TX
SALEEM, NAZEER A	1000 INWOOD LN	COLLEYVILLE, TX
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX
ALLRED, SHANE	1005 INWOOD LN	COLLEYVILLE, TX
SCF RC FUNDING IV LLC	902 CARNEGIE CENTER BLVD STE 5	PRINCETON, NJ
JONES, GREGORY	903 INWOOD LN	COLLEYVILLE, TX
MYERS, DAVID W	7017 OAK HILLS CT	NORTH RICHLAND HILLS, TX
TARA PLANTATION ADDITION	P.O. Box 565	COLLEYVILLE, TX
SADDLEBROOK ADDITION	P.O. Box 382	COLLEYVILLE, TX
HURST EULESS BEDFORD ISD	1849 CENTRAL DR	BEDFORD, TX

ORDINANCE O-21-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 18.45 ACRES ON LOTS 1, 2, & 3, BLOCK A, OF THE HERITAGE FARMS ADDITION, LOCATED AT 913 CHEEK SPARGER ROAD, 3808 WAYNE DRIVE, AND 3900 BEDFORD COURT FROM THE PUD-C PLANNED UNIT DEVELOPMENT - COMMERCIAL DISTRICT TO THE PUD-C PLANNED UNIT DEVELOPMENT - COMMERCIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC21-025; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and

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

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices

by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 18.45 acres on Lots 1, 2, & 3, Block A, of the Heritage Farms Addition, located at 913 Cheek Sparger Road, 3808 Wayne Drive, and 3900 Bedford Court from PUD-C Planned Unit Development - Commercial zoning district to the PUD-C Planned Unit Development – Commercial zoning district, as depicted in the attached Exhibit “A” and Exhibit “B”.
- Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-C is to allow for the construction of a Senior Living Community on 18.45 acres.
- b. This facility 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 issuance of a Certificate of Occupancy for this property.
- c. This development shall be generally consistent with the Statement of Planning Objectives, Exhibit “B”.

- d. The proposed development is subject to PUD-C Planned Unit Development – Commercial zoning district and all the associated regulations contained in the Land Development Code, except as amended by this Ordinance.

2. DEVELOPMENT PLAN

- a. The development shall be generally consistent with the Site Plan and Building Elevations attached in Exhibits “C”.

3. PERMITTED USES

- a. The Senior Living Community as depicted in the attached exhibits, shall be a permitted use.
- b. 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 “C”.
- c. A maximum of 186 multifamily independent living units are permitted as depicted in Site Plan Exhibit “C”.
- d. All residential units permitted by this PUD shall only be occupied by persons who are age 55 or older per requirements of the United States Department of Housing and Urban Development.
- e. All accessory buildings and uses, customarily incidental to the above uses on the same lot within.

4. 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.

5. Conceptual plan and Platting

- a. The development shall be generally consistent with Site Plan Exhibit “C”, 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 staff.

6. BUILDING DESIGN

- a. The Senior Living Community shall be generally consistent with the building elevations and specified material depicted in Exhibit "C".
- b. All buildings allowed for this development shall not exceed two stories and 45 feet in height except the 3 stories for independent living as shown on the site plan.
- c. The cumulative exterior walls of the buildings in this development shall be a minimum 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.
- d. Except as modified, all buildings shall, at a minimum, meet the provisions of Chapter 6-Building Design in the Land Development Code.

7. LANDSCAPING & OPEN SPACE

- a. The This development shall provide a minimum of 50 percent pervious cover area, as shown on Site Plan Exhibit "C" 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.

8. SIDEWALKS

- a. The sidewalk along Cheek Sparger Road must be at least five (5) feet wide. The sidewalk along Wayne Drive and Bedford Court must be at least four (4) feet wide. The sidewalk must be installed when any new structures are built on the property.

9. 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 "C", 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 any future plat of the property.

10. 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.

11. 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.
- c. The fence shall be generally consistent with Exhibit "D".

12. SIGNAGE

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

13. TRASH COMPACTOR AND EMERGENCY GENERATOR ENCLOSURE

- a. The trash compactor and emergency generator enclosure will be fully screened with a ten (10) foot high masonry screening wall with solid gates on the opening side. The enclosures shall be constructed of eight (8) inch concrete block walls with brick and stone veneers and a cast stone cap.
- b. All requirements of the Land Development Code shall be met, except where amended herein.

14. PARKING SHADE STRUCTURES

- a. The covered parking structures will have 3:12 sloped roofs with asphalt shingles to match the building. The structures will have a minimum nine (9) feet of clearance with 2" x 10" fascia and open ended gables.
- b. The parking shade structures shall be generally consistent with Exhibit "E".

15. PUBLIC IMPROVEMENTS

- a. In lieu of constructing any required perimeter street improvements, the developer shall construct the following roadway improvements: (1) 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; (2) add a right-turn only lane to northbound Wayne Drive where it intersects Cheek Sparger Road.
- 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 City/Developer Agreement (CDA) for 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 above provided a written affidavit is submitted to the City of Colleyville from the developer that paid 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.

c. Payment in Lieu of Taxes, PILOT Agreement for XX years to offset projected Emergency Medical Costs shall be:

- Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of November 2021.

The second reading and public hearing being conducted on the 16th day of November 2021.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas,
on this the 16th day of November 2021.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map

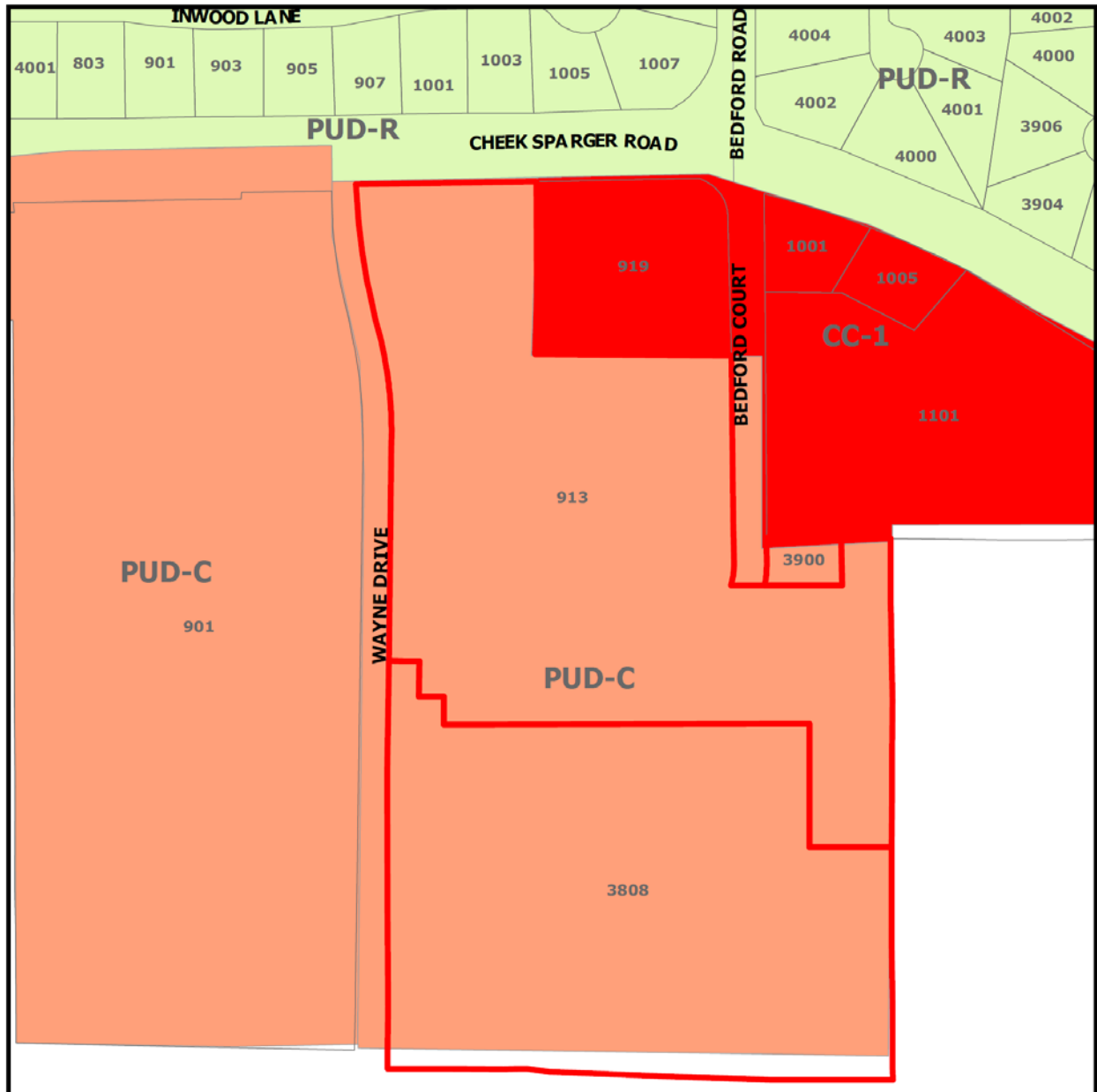


Exhibit “B” – Statement of Planning Objectives

The Forefront Living Colleyville Senior Community will provide a master planned, life care retirement community with three levels of service: independent living (IL), assisted living (AL), and memory support (MS).

The project is designed to be compatible with the surrounding land uses and will be in conformance with the intent parameters of the existing PUD zoning.

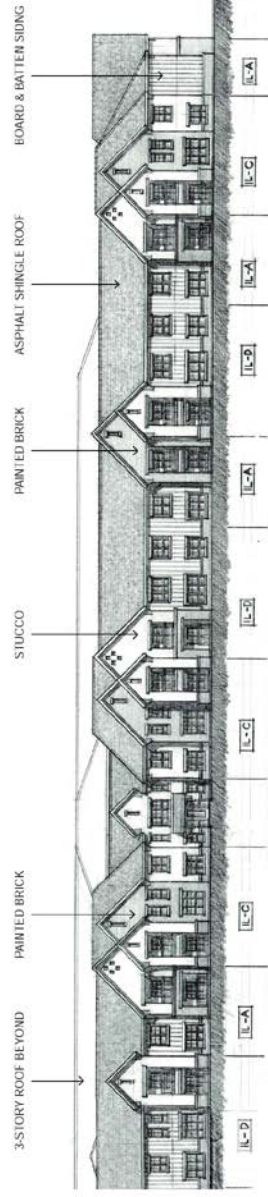
The previous retail/office component has been eliminated to reduce the intensity of the use and to decrease traffic volumes. Additionally, the previously detached buildings will now be connected, which will allow for improved internal resident circulation and for more efficient delivery of services.

The site plan layout will provide over 50% open space and will protect existing trees or plant replacement trees, when necessary. The existing on-site drainage will be improved by engineering drainage detention areas to regulate the off-site drainage flowing through the site. This design will provide quality outdoor spaces for the residents and their families.

[illegible]

FFL Senior Living Colleyville

Colleyville, Texas

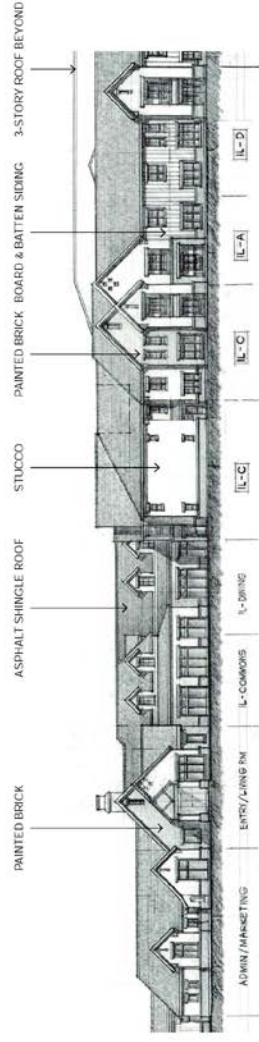


Scale: 3/64"=1'-0"



Independent Living - Conceptual Elevation

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



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



Entry/Community Commons - Conceptual Elevation
Scale: 1/64" = 1'-0"



Independent Living - Rendered Elevation

Assisted Living - Rendered Elevation



FFL Senior Living Colleyville
Colleyville, Texas

© three 2021
oct 4, 2021

HAWK CONSTRUCTION
5002 HIGHWAY 380 PRINCETON, TEXAS 75407
VOICE: 972-547-6655 FAX: 972-542-0201
WEB SITE: WWW.HAWKCONSTRUCT.COM

**FOREFRONT LIVING
SENIOR COMMUNITY
COLLEEVILLE**

Project:

VERTI - CRETE

Sheet Number
S1.0

SPECIFICATIONS AND NOTES:

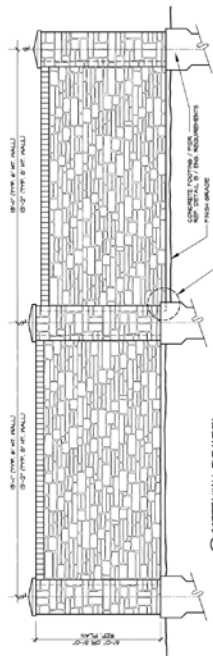
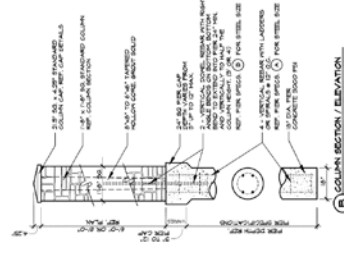
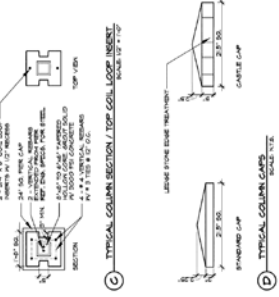
- GENERAL NOTES:**
1. PRODUCT TO BE MANUFACTURED BY MARK CONSTRUCTION.
 2. SCREENING PALL TO BE LONGESTED ENTIRELY ON THE PROJECT PROPERTY.
 3. PALLS TO ACHIEVE THE FINAL EFFECT OF REAL STONE, VENEER-GARTE
 4. COLLORS ARE COLORED WITH A WATER-BASED ACETALIC STRUCTURAL CONCRETE PAINT DESIGNED FOR SUPERIOR PENETRATION. THE PAINT
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CONCRETE

1. CONCRETE SHALL BE SUPPLIED FROM READY-MIXED CONCRETE PLANTS HAVING LABORATORY FACILITIES FOR TESTING OF CONCRETE.
2. ANTI-CORROSION TREATMENT SHALL BE PROVIDED ACCORDING TO THE REQUIREMENTS OF THE SPECIFICATIONS.
3. ALL CONCRETE SHALL BE CASTED IN PLACE.
4. ALL CONCRETE REINFORCEMENT SHALL BE PROVIDED TO THE REINFORCING BAR MANUFACTURER'S DESIGN.
5. ALL CONCRETE SHALL BE CASTED IN PLACE AND SHALL BE CURED BY SPRAYING WITH WATER AND COVERING WITH PLASTIC.
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REINFORCEMENT

1. REWORKING MATERIALS.
 - A. REWORKING THE BARS SHALL GOVERN TO ASTM A 618.
 - B. REWORKING THE STEEL SHALL GOVERN TO ASTM A 36.
 - C. STEEL REWORKING PER SHALL, THE STEEL, FINE GRADE, ASTM A 36, 1/2" X 5/8" PER INCH.
 - D. REWORKING THE STEEL SHALL GOVERN TO THE REQUIREMENTS OF ASTM A 36, GRADE 50.
2. REWORKING REINFORCEMENT.
 - A. REWORKING THE STEEL SHALL GOVERN TO ASTM A 618, GRADE 60.
 - B. REWORKING THE STEEL SHALL GOVERN TO ASTM A 36, GRADE 50.
 - C. REWORKING THE STEEL SHALL GOVERN TO ASTM A 618, GRADE 60.
 - D. REWORKING THE STEEL SHALL GOVERN TO ASTM A 36, GRADE 50.
 - E. REWORKING THE STEEL SHALL GOVERN TO ASTM A 618, GRADE 60.
 - F. REWORKING THE STEEL SHALL GOVERN TO ASTM A 36, GRADE 50.
 - G. REWORKING THE STEEL SHALL GOVERN TO ASTM A 618, GRADE 60.
 - H. REWORKING THE STEEL SHALL GOVERN TO ASTM A 36, GRADE 50.
 - I. REWORKING THE STEEL SHALL GOVERN TO ASTM A 618, GRADE 60.
 - J. REWORKING THE STEEL SHALL GOVERN TO ASTM A 36, GRADE 50.
 - K. REWORKING THE STEEL SHALL GOVERN TO ASTM A 618, GRADE 60.
 - L. REWORKING THE STEEL SHALL GOVERN TO ASTM A 36, GRADE 50.
 - M. REWORKING THE STEEL SHALL GOVERN TO ASTM A 618, GRADE 60.
 - N. REWORKING THE STEEL SHALL GOVERN TO ASTM A 36, GRADE 50.
 - O. REWORKING THE STEEL SHALL GOVERN TO ASTM A 618, GRADE 60.
 - P. REWORKING THE STEEL SHALL GOVERN TO ASTM A 36, GRADE 50.
 - Q. REWORKING THE STEEL SHALL GOVERN TO ASTM A 618, GRADE 60.
 - R. REWORKING THE STEEL SHALL GOVERN TO ASTM A 36, GRADE 50.
 - S. REWORKING THE STEEL SHALL GOVERN TO ASTM A 618, GRADE 60.
 - T. REWORKING THE STEEL SHALL GOVERN TO ASTM A 36, GRADE 50.
 - U. REWORKING THE STEEL SHALL GOVERN TO ASTM A 618, GRADE 60.
 - V. REWORKING THE STEEL SHALL GOVERN TO ASTM A 36, GRADE 50.
 - W. REWORKING THE STEEL SHALL GOVERN TO ASTM A 618, GRADE 60.
 - X. REWORKING THE STEEL SHALL GOVERN TO ASTM A 36, GRADE 50.
 - Y. REWORKING THE STEEL SHALL GOVERN TO ASTM A 618, GRADE 60.
 - Z. REWORKING THE STEEL SHALL GOVERN TO ASTM A 36, GRADE 50.



A SCREEN WALL ELEVATION
SCALE: 1/2" = 1'-0"

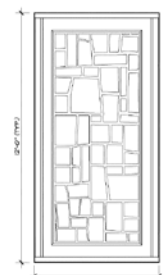
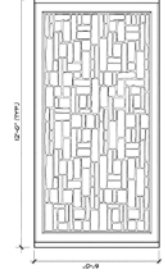
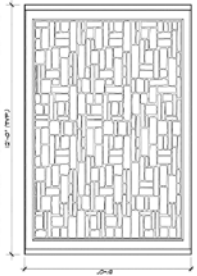
GEOTECHNICAL INFORMATION
 TEST PREPARED BY: _____
 REPORT NUMBER: _____
 DATE PREPARED: _____

PIER SPECIFICATIONS:

(A) SHAPEN FOR _____ FT. DEEP ON 2 INCH BROADEN,
WEIGH EVEN CORNER FIRST
CONCRETE 3000 PSI & 28 DAYS STEEL 60 KSI

(B) _____
(14) _____
* _____
* _____ SPINDALS ON LANCES & 2" D.C.

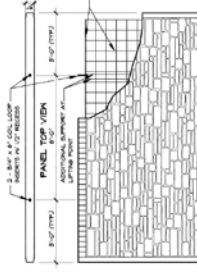
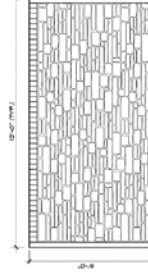
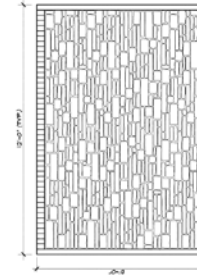
(C) _____
VERTICAL DOWEL - 3/4" IN DIA. PER IN. BARS ANALYZE
30 MIN. WELD & COUPLER, 40% MIN. WELD & COUPLER



E ASHLAR 8'-0" WALL PANEL
SCALE 1/2" = 1'-0"

F ANGULAR 6'-0" WALL PANEL
SCALE: 1/2" = 1'-0"

6 DRY STACK 6'-0" WALL PANEL
SCALE 1/2" = 1'-0"



H LEDGE STONE 6'-0" WALL PANEL
SCALE 1/2" = 1'-0"

① LEDGE STONE 6'-0" WALL PANEL
SCALE: 1/2" = 1'-0"

J TYPICAL WALL PANEL DETAIL
SCALE 1/2" = 1'-0"

[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2c	Agenda Date 10/11/2021	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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 a Minor Plat with Plat Waiver for Street Frontage for Lot 1, Block 1, Tuttle Addition, being Tract 2LL, Abstract 1248, Thomas J. Polson Survey; being approximately 2.07 acres; and zoned R-40 Single Family Residential. The purpose is to plat the lot for the development of a new single-family home.

Existing Conditions/Background: The subject property, 4813 Ford Court, is located north of Black Drive off a private drive called Ford Court. The property has existed since the 1970s in this configuration where access is off Ford Court, which is a private access easement. This property does not have any street frontage and is requesting a Plat Waiver.

Proposed Zoning:

Request – The applicant requests to plat the property with a Plat Waiver for Street Frontage. The minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size	40,000 sf.	93,218 sf.
Minimum Lot Width	150 feet	200 feet
Minimum Lot Depth	150 feet	394 feet
Front Building Line	40 feet	
Side Building Line	15 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

Surrounding Development: The properties to the north, east and west are zoned R-40 Single Family Residential and improved with single-family homes. The properties located to the south are zoned R-20 Single Family residential and are improved with single-family homes.

Analysis: The proposed lot is compatible with the R-40 zoning district. The Plat

Waiver for street frontage would allow the property to meet the intent of the City's Comprehensive Master Plan.

Plat Status: The property is currently unplatted.

DRC Review: The DRC met on September 20th and offered the following comments to the applicant:

1. Along the side lot lines provide 7.5' easements, a 16' easement along the rear property line, and 7.5' easement along the front property line.
2. Refer to the plat as Lot 1, Block 1, Tuttle Addition and include in the title block.
3. Include the lot area in acres and square feet on the plat.
4. Remove Staff Signature Block and replace with Planning and Zoning Commission and City Council Signature Blocks.
5. Provide a purpose statement.

DRC Comments 9.28.2021

1. Along the front property line provide a 7.5' easement.
2. Include the lot area in acres and square feet on the plat where the lot is located.

Tree Preservation: Any subdivision of the subject property must comply with Chapter 5 (Urban Forestry) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan. In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

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

Staff Recommendation: Staff recommends approval of the Minor Plat with Plat Waiver for Street Frontage.

Recommendation

Approve

Attachments

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

5. Minor Plat
6. Site Plan
7. Notification Map
8. Property Owner Notification
9. Notify List
10. Draft Resolution

Aerial Map



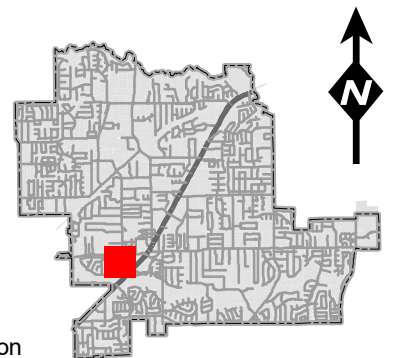
PC21-015
4813 Ford Court

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

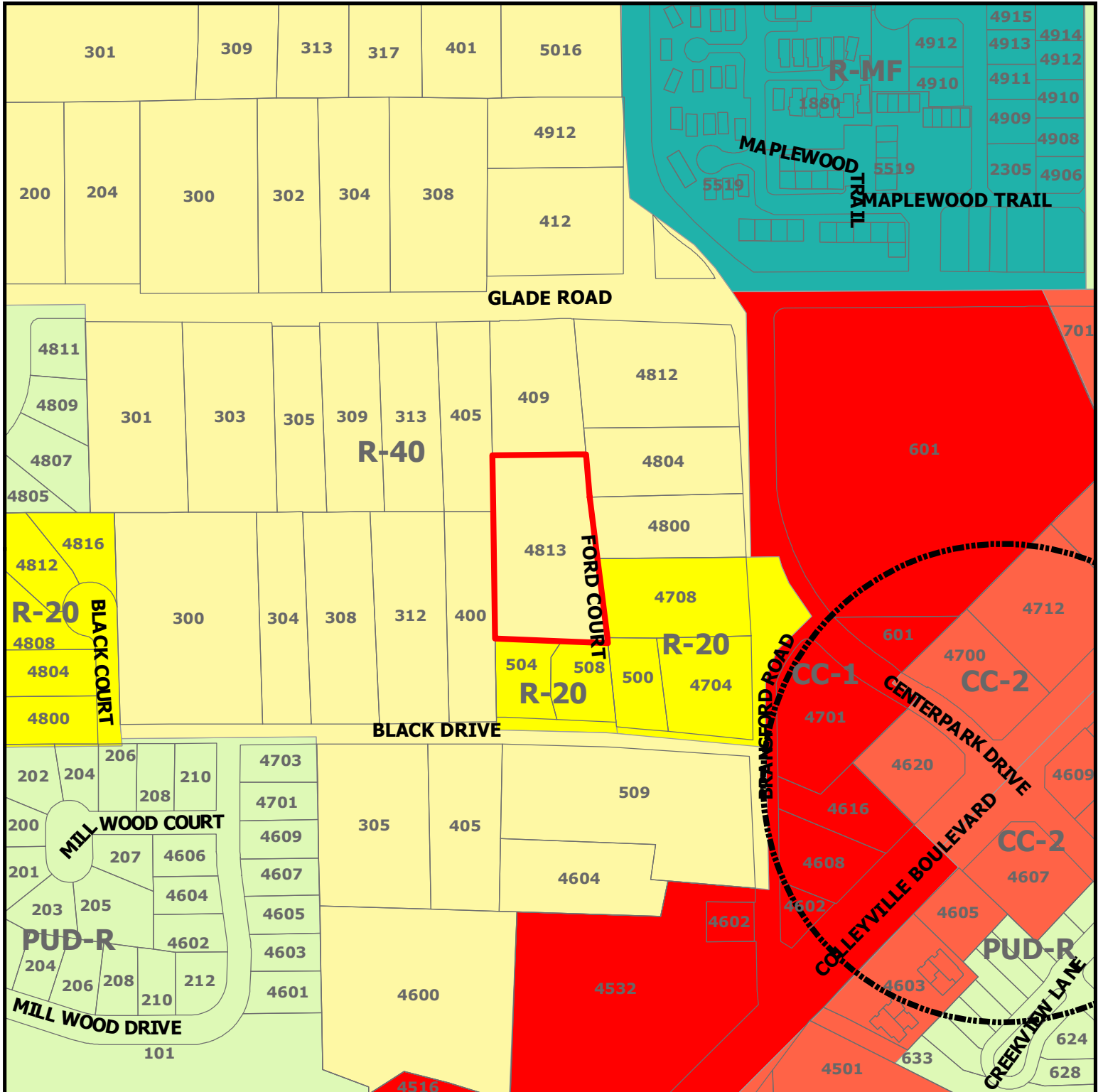


Subject Property

Sales Tax Preferred Intersection



Zoning Map



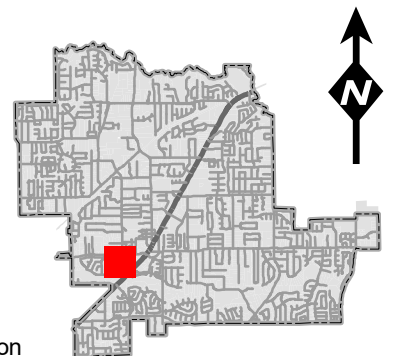
PC21-015
4813 Ford Court

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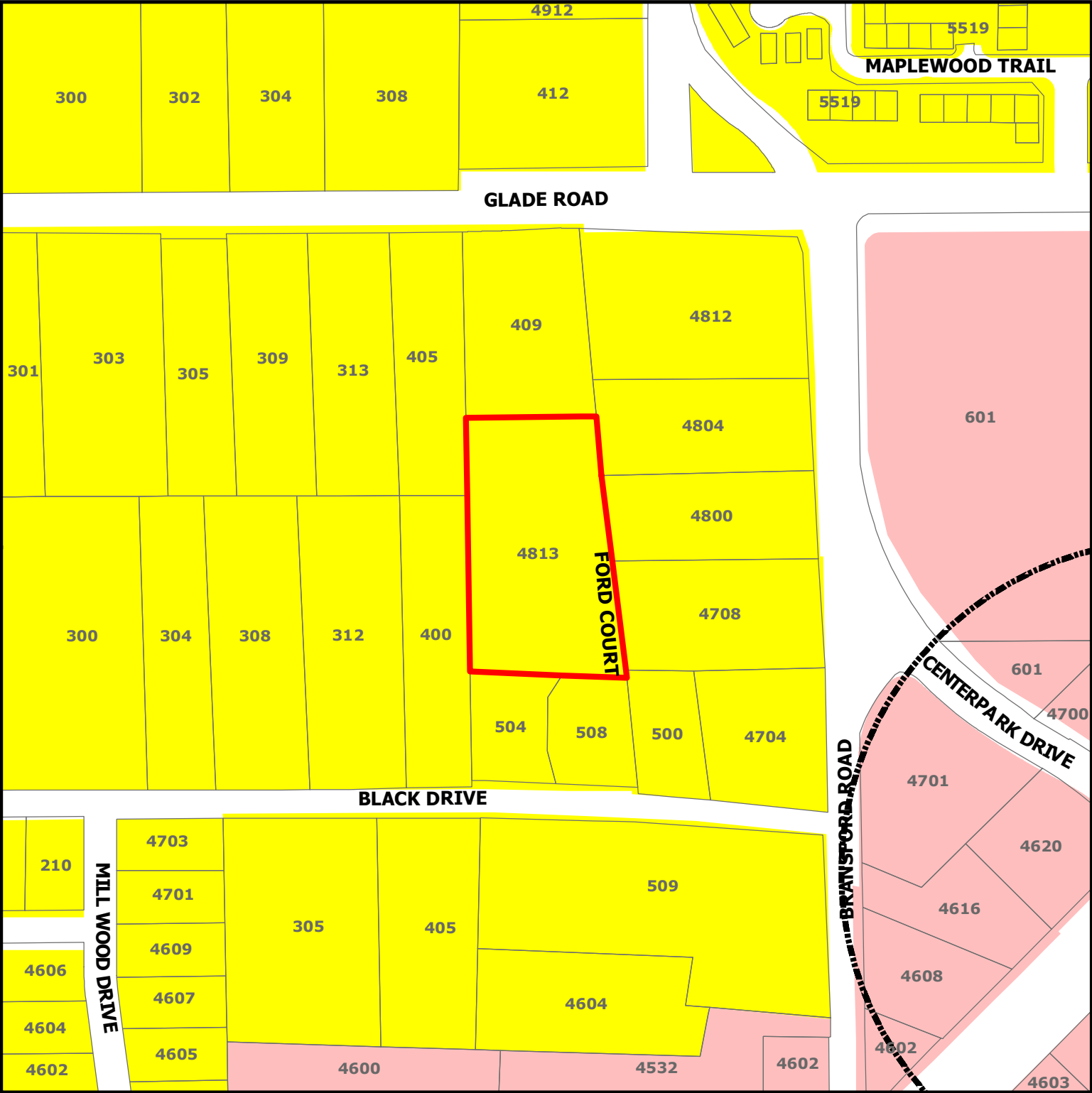


Subject Property

Sales Tax Preferred Intersection

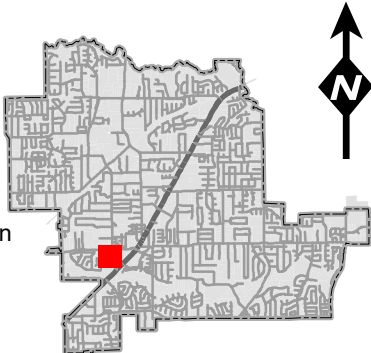


Future Land Use Map



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

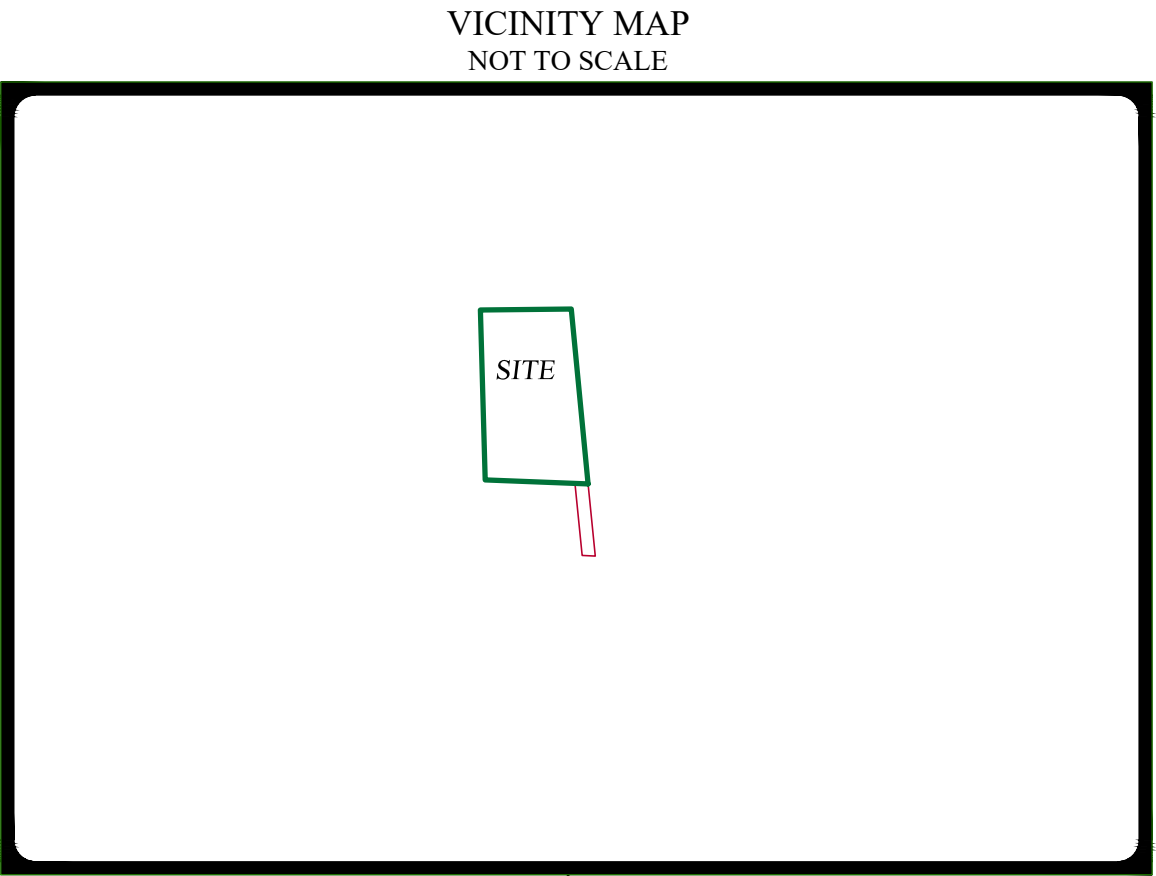
The current residence at 4813 Ford Court was built in 1977 and has an area of 2.07 acres. Currently, the property has zero frontage but does utilize an access easement with 508 Black Drive.

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 for 4813 Ford Court made part of this submittal.
- Purpose of this plat is to meet the city requirements for permitting.

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 9/24/2021

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 43,560 square foot or 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 1, 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 at the Northeast corner of Lot 2, Block 1, Cimonetti Addition, D21517096 (P.R.T.C.T.) and the Northeast corner of a 30 foot access easement to Lot 1, Block 1, Tuttle Addition

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 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 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 R. Derek Tuttle, 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 Cecilia Kathleen Tuttle, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20 ____.

Notary Public in and for the State of Texas

PLANNING AND ZONING COMMISSION APPROVAL:

WHEREAS The Planning and Zoning Commission of the City of Colleyville,

Texas voted affirmatively on this ____ day of

_____, 2021, to approve this Plat.

Chairman, Planning and Zoning Commission DATE

Attest: Secretary, Planning and Zoning Commission DATE

CITY COUNCIL APPROVAL:

WHEREAS The City Council of the City of Colleyville, Texas voted

affirmatively on this ____ day of _____, 2021, to approve this Plat.

Mayor, City of Colleyville DATE

Attest: City Secretary DATE

ENGINEER

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

OWNER

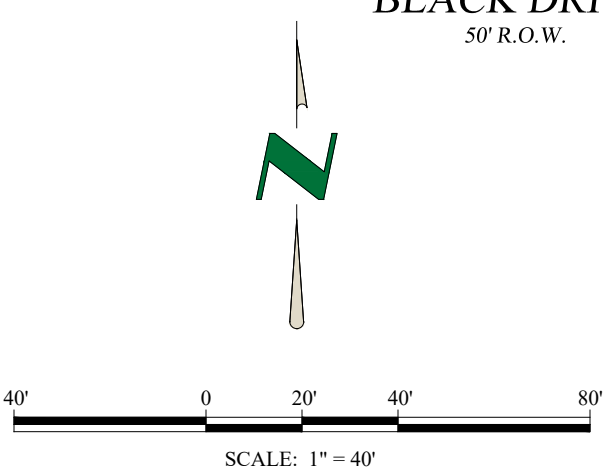
R. DEREK TUTTLE
10501 Sparkman Road
Dallas, Texas, 75220

MINOR PLAT
LOT 1, BLOCK 1
TUTTLE ADDITION

90,169.2 Sq.Ft. OR 2.07 ACRES OUT OF
THE THOMAS J. POULSON SURVEY,
ABSTRACT NUMBER 1248

DRAWN BY: LXN. DATE: 09/10/2021 CHECKED BY: M.J.K. JOB NO.: 2125447

LEGEND	
ROW -	RIGHT-OF-WAY
CM -	CONTROLLING MONUMENT
IRF -	IRON ROD FOUND
IPF -	IRON PIPE FOUND
IRS -	IRON ROD SET
D.R.T.C.T. -	DEED RECORDS TARRANT COUNTY TEXAS
P.R.T.C.T. -	PUBLIC RECORDS TARRANT COUNTY TEXAS
O.P.R.T.C.T. -	OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS
BOUNDARY	
ADJOINER	
EASEMENT	
BUILDING SETBACK	



PAUL DOUGLAS
ARRINGTON &
CANDY LYNN
ARRINGTON,
HUSBAND AND WIFE
INST. NO. D218096325
D.R.T.C.T.

HERMAN L. SMITH
ESTATE
VOL. 6960, PG. 2241
D.R.T.C.T.

NORRIS AND ANN WARD
FAMILY TRUST
INST. NO. D217045059
D.R.T.C.T.

LOT 1, BLOCK 1
GODWIN ADDITION
CAB. A, SL. 6057
P.R.T.C.T.

LOT 1, BLOCK 1
DIAZ ADDITION
CAB. A, SL. 11746
P.R.T.C.T.

LOT 1, BLOCK 1
TUTTLE ADDITION
207 ACRES, 90,169.2
SQUARE FEET

R. DEREK TUTTLE AND
CECILIA KATHLEEN
TUTTLE
INST. NO. D221123139
O.P.R.T.C.T.

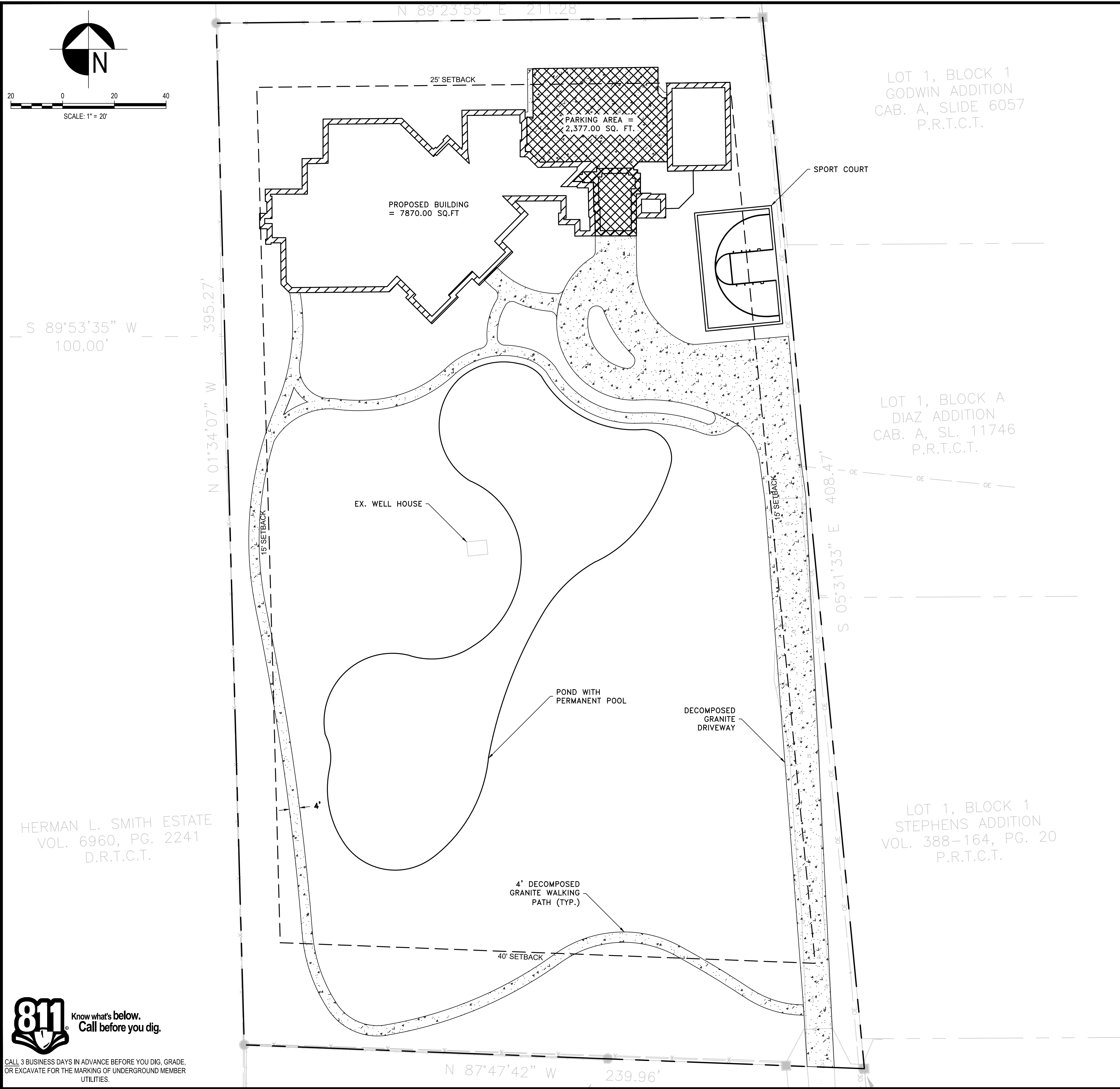
LOT 1, BLOCK 1
STEPHENS ADDITION
VOL. 388-164, PG. 20
P.R.T.C.T.

LOT 1, BLOCK 1
NICOL ADDITION
VOL. 388-135, PG. 19
P.R.T.C.T.

LOT 1, BLOCK 1
CIMONETTI ADDITION
INST. NO. D215175096
P.R.T.C.T.

LOT 2, BLOCK 1
CIMONETTI ADDITION
INST. NO. D215175096
P.R.T.C.T.

30' ACCESS EASEMENT PER
VOL. 6072, PG. 94 D.R.T.C.T.
(KNOWN AS FORD COURT)



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	⊙

EXISTING

The Professional Engineers and sealed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments 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

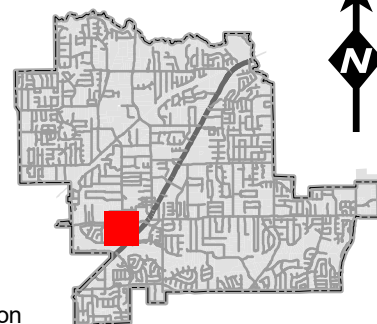
Notification Map



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PC21-015
4813 Ford Court

-  Subject Property
-  500ft Buffer
-  Properties within 500ft
-  Sales Tax Preferred Intersection





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, October 11, 2021 at 7:00 p.m.

City Council Meetings: Tuesday, November 2, 2021 at 7:30 p.m.

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

Request: Consideration of a Minor Plat with a plat waiver for street frontage for Tract 2LL, Abstract 1248, Thomas J Polson Survey. The purpose of the request is to allow for the construction of a new home, upgrade the access easement, and add landscaping.

Zoning Case: PC21-015

Applicant: Derek Tuttle

Owner: Derek Tuttle

Location: 4813 Ford Court

Property Description: Tract 2LL, Abstract 1248, Thomas J Polson Survey

Present Zoning: R-40 Single Family Residential

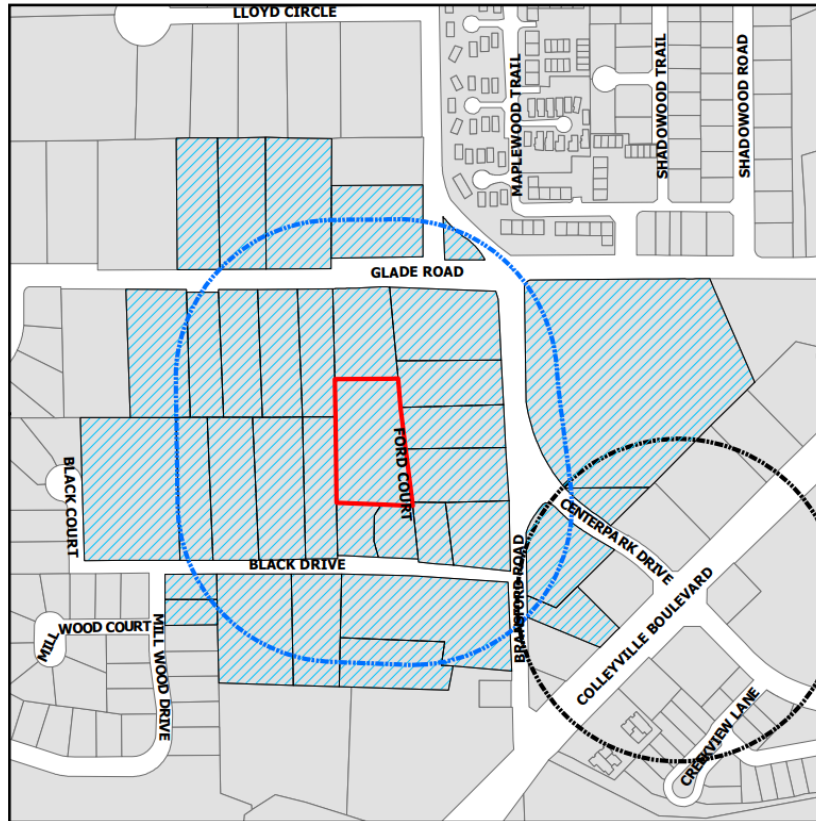
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All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments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

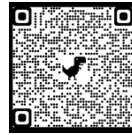
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

NOTICE OF PUBLIC HEARING

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



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
LEPARD-CAMPBELL, AMY	4800 BRANSFORD RD	COLLEYVILLE, TX
BARKER, TILLMON EARL	304 GLADE RD	COLLEYVILLE, TX
SMITH, BRANDY M	405 BLACK DR	COLLEYVILLE, TX
TRAN, TAI	4804 BRANSFORD RD	COLLEYVILLE, TX
KEELING, ALFRED	412 GLADE RD	COLLEYVILLE, TX
EDWARDS, CHARLES RAY	304 BLACK DR	COLLEYVILLE, TX
VAIL, BENJAMIN	4703 MILL WOOD DR	COLLEYVILLE, TX
LORD, LEYLA	312 BLACK DR	COLLEYVILLE, TX
EDWARDS, HELEN L	313 GLADE RD	COLLEYVILLE, TX
WHITTLE, STEVE D	309 GLADE RD	COLLEYVILLE, TX
ARRINGTON, PAUL	405 GLADE RD	COLLEYVILLE, TX
SMITH, HERMAN L EST	129 LITTLE RIVER RD	MABANK, TX
TUTTLE, R	4813 FORD CT	COLLEYVILLE, TX
MCNUTT, VALERIE	305 GLADE RD	COLLEYVILLE, TX
FODDRILL, KYLE	500 BLACK DR	COLLEYVILLE, TX
CHANDLER, BRIAN	6205 EMMAS CT	COLLEYVILLE, TX
BRANSFORD PROPERTY LLC	1900 BRUMLOW AVE	SOUTHLAKE, TX
PENNINGTON, LELAND	300 BLACK DR	COLLEYVILLE, TX
CAMPBELL, AMY	305 BLACK DR	COLLEYVILLE, TX
LAWLER LIVING TRUST	509 BLACK DR	COLLEYVILLE, TX
MOUSSA, MICHAEL R	142 ARBOR GLEN DR	EULESS, TX
CORSE, BRANDON	106 MILL CROSSING E	COLLEYVILLE, TX
LUNDSBERG, CHRISTIAN	308 BLACK DR	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE, ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX
RARE VENTURES 2 LLC	500 E MAIN ST	CROWLEY, TX
OLIVER, SUSAN M	4812 BRANSFORD RD	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE, ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX
MORRISON, VICTOR	4701 MILL WOOD DR	COLLEYVILLE, TX
NORRIS & ANN WARD FAMILY TRUST	409 GLADE RD	COLLEYVILLE, TX
KRIVSKY-BARTUSIAK INC	3220 CLEAR FORK DR	HURST, TX
STEPHENS, TERRY L	4708 BRANSFORD RD	COLLEYVILLE, TX
AHLERS, DOUGLAS	302 GLADE RD	COLLEYVILLE, TX
PETTIBON, MICHAEL D	504 BLACK DR	COLLEYVILLE, TX
WILLS, RONALD	500 BLACK DR	COLLEYVILLE, TX
SHADOWOOD TRAIL CONDOMINIUMS	4113 GATEWAY DRIVE #100	COLLEYVILLE, TX
CAMBRIDGE PLACE - COLLEYVILLE	821 CREEKVIEW LANE	COLLEYVILLE, TX
MILL CREEK ADDN-COLLEYVILLE		COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

RESOLUTION R-21-XXXX

A RESOLUTION APPROVING A REPLAT FOR LOT 1, BLOCK 1, TUTTLE ADDITION

WHEREAS, the Planning and Zoning Commission recommended approval of the Minor Plat with Plat Waiver for Street Frontage for Lot 1, Block A, Tuttle Addition, on October 11, 2021.

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

Sec. 1. THAT the Minor Plat with Plat Waiver for Street Frontage, for Lot 1, Block 1, Tuttle Addition on approximately 2.07 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 2nd DAY OF NOVEMBER 2021.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2d	Agenda Date 10/11/2021	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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 on Tract 2F01, Abstract 1692, Joseph White Survey, being approximately 0.992 acres, and zoned AG Agricultural. The purpose is to rezone from the AG Agricultural district to the R-40 Single Family Residential district. The purpose is to build a new single-family home.

Existing Conditions/Background: The subject property, 6113 Hunter Lane, is located along Hunter Lane on the east side of the street and north of Shelton Drive. The property has never been platted and there is an existing home, which will be demolished.

Proposed Zoning:

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

Minimum Lot Size	40,000 SF	41,221 sf.
Minimum Lot Width	150 feet	135 feet
Minimum Lot Depth	150 feet	310 feet
Front Building Line	40 feet	
Side Building Line	15 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

Analysis: The applicant is requesting a zoning change in order to build a new home on the property. The dimensional requirements of the lot are such that it meets most of the requirements of the R-40 zoning district. A Minor Plat is running concurrently which requires a Plat Waiver for the width of the proposed lot.

Plat Status: The property is currently unplatted.

DRC Review: The DRC met on September 17th and determined the case to be scheduled for the October 4, 2021 Planning and Zoning Commission.

Drainage: NA

Surrounding Development: The property to the north is zoned R-40 Single Family Residential and is improved with a single-family home and accessory building. The property located to the south is zoned AG Agricultural and improved with a single-family home. Property to the east is zoned R-40 and improved with a single-family home. The property to the west is zoned R-30 Single-family Residential and is improved with a single-family home and accessory building.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, identifies the subject property for single-family residential development. The proposed R-40 zoning does not conflict with any portion of the comprehensive plan.

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

Staff Recommendation: Staff recommends approval of the Rezoning from AG Agricultural district to R-40 Single Family Residential district.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Minor Plat
5. Notification Map
6. Property Owner Notification
7. Notify List
8. Draft Ordinance

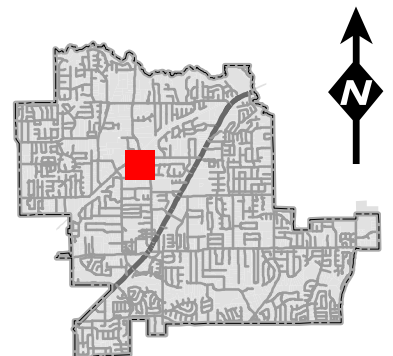
Aerial Map



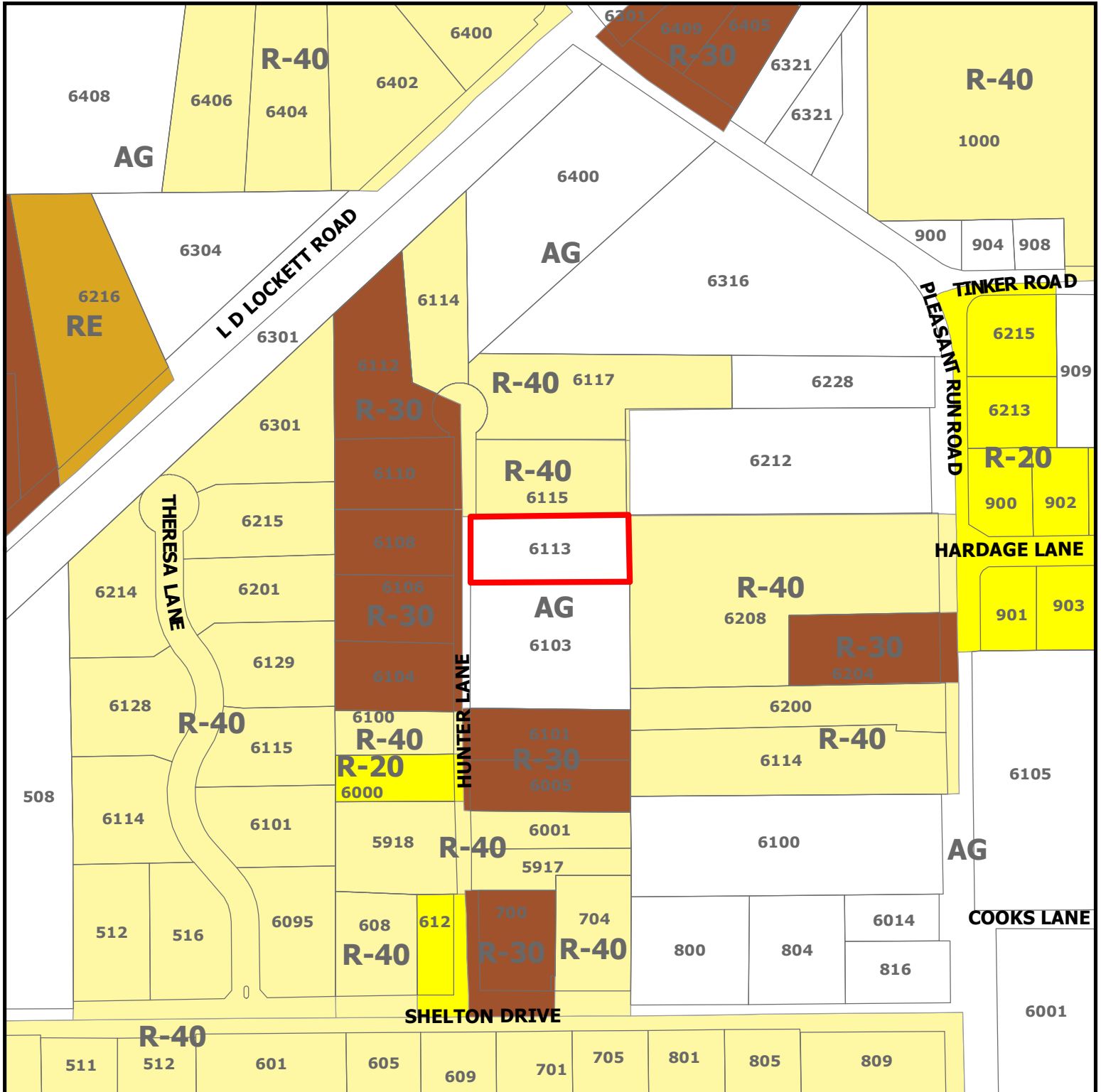
ZC21-026
6113 Hunter Lane

DISCLAIMER:
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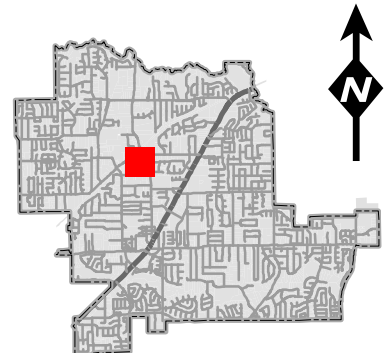
 Subject Property



Zoning Map



ZC21-026
6113 Hunter Lane



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 Subject Property

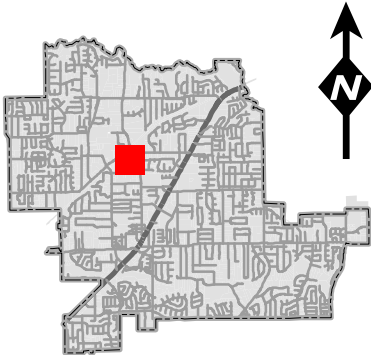
Future Land Use Map

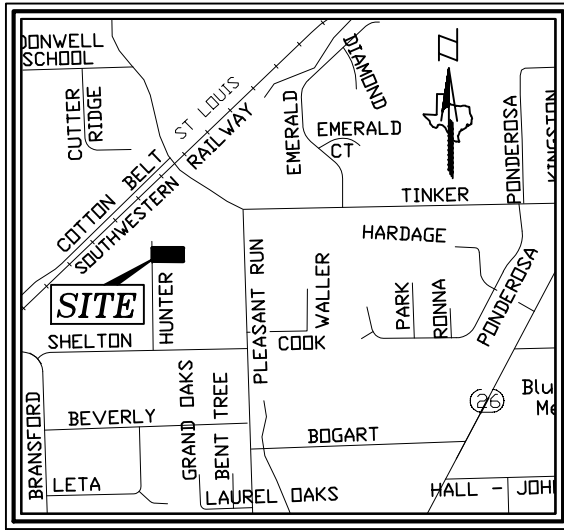


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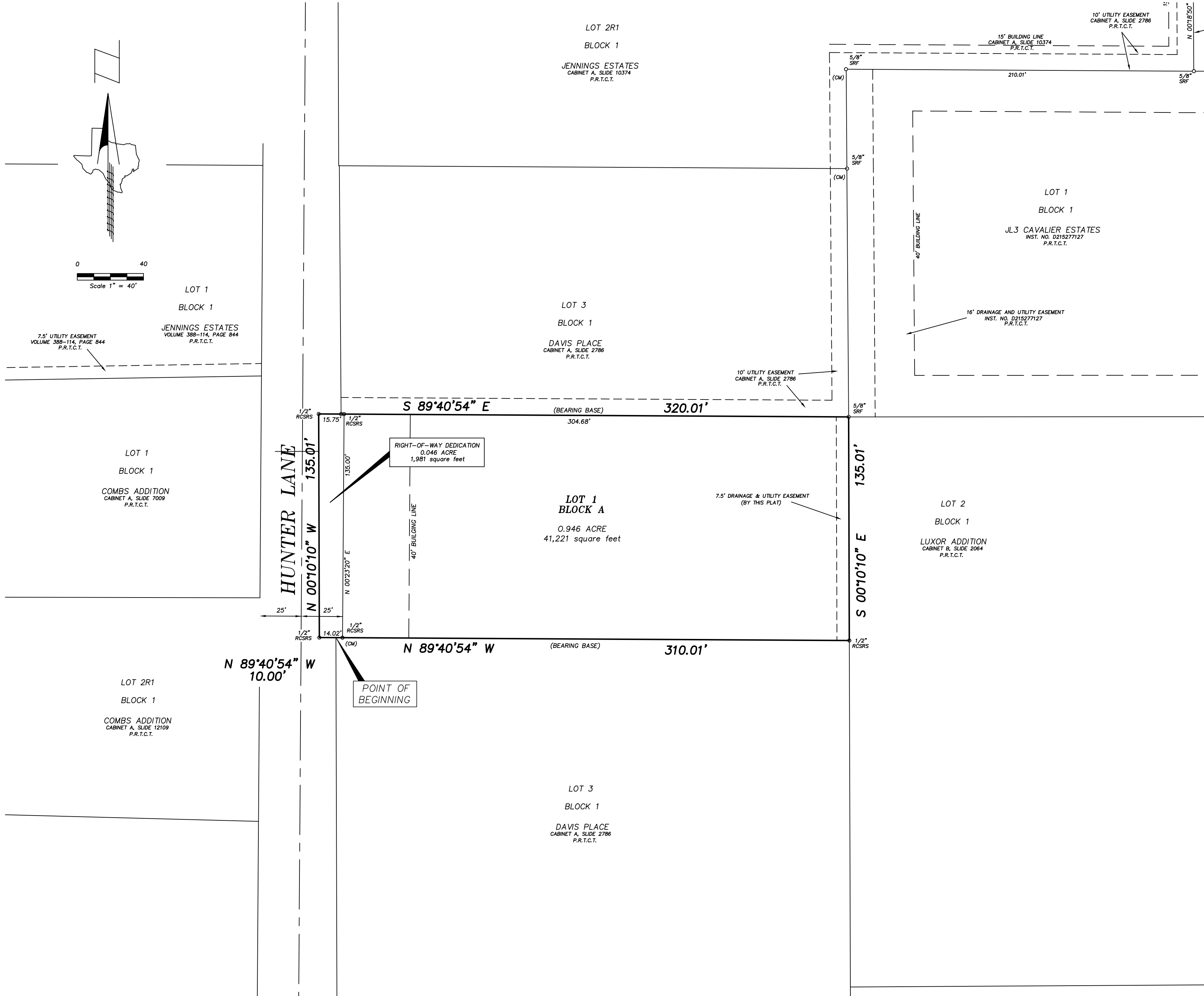
ZC21-026 6113 Hunter Lane

-  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

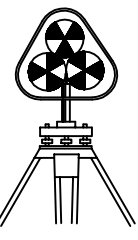
LOT 1, BLOCK A
CHAMBLEE ESTATES
0.992 ACRES

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:

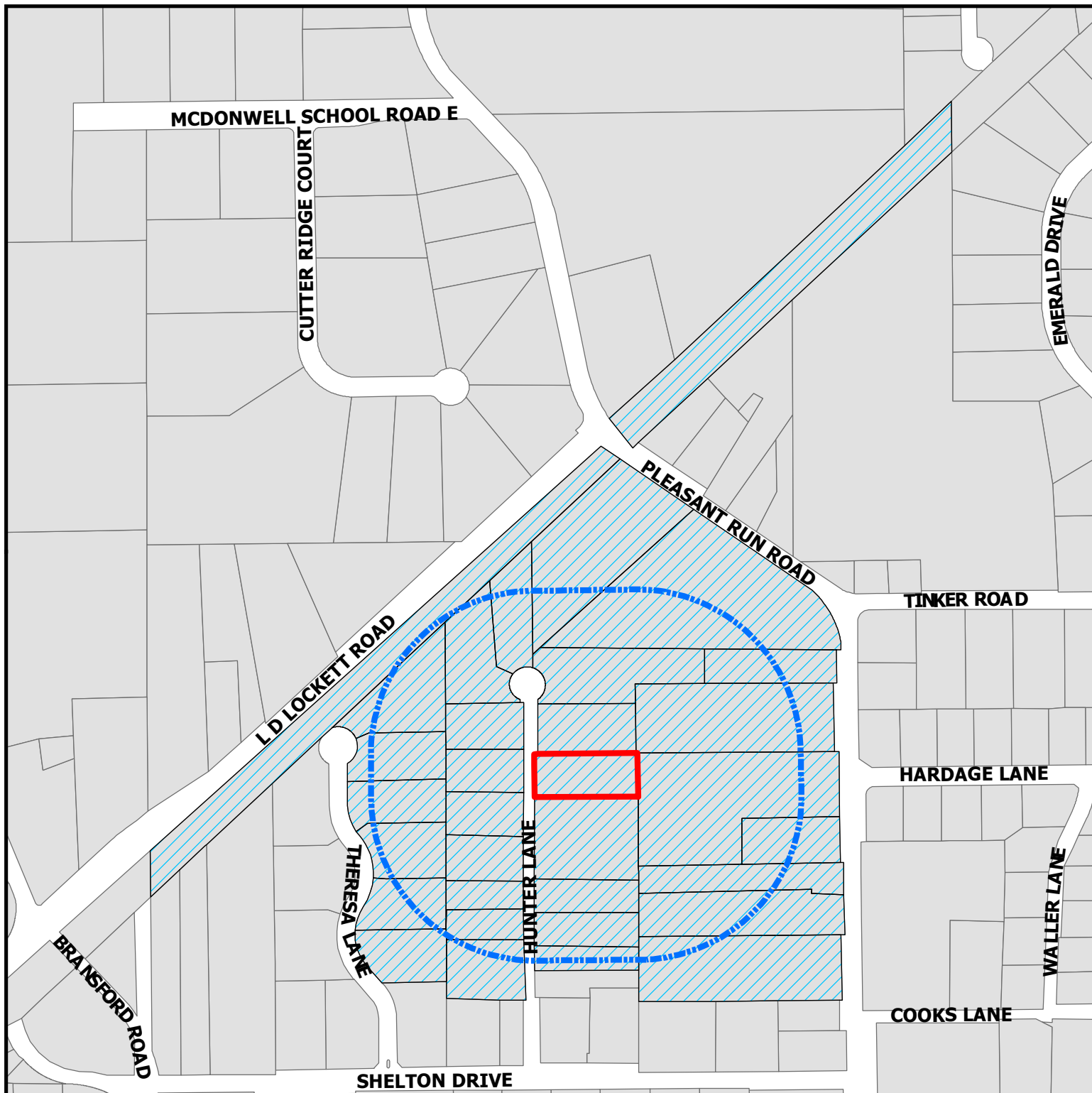
RENNAISSANCE HOMES DFW
PO BOX 1078
EULESS, TEXAS 76039
OFFICE: 512-658-5814
CONTACT: MR. JOHN JEFFORDS

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.

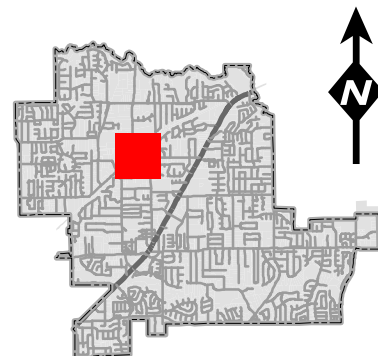
Notification Map



ZC21-026
6113 Hunter Lane

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





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«Owner Address»

«Owner City» «Owner Zip»

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

Request: Consideration of a zoning change from the AG Agricultural district to the R-40 Single Family Residential district. The request is to rezone the property to allow for the construction of a new home.

Zoning Case: ZC21-026

Applicant: John Jeffords

Owners: Brian and Julie Chamblee

Location: 6113 Hunter Lane

Property Description: Tract 2F01, Abstract 1692, Joseph White Survey

Present Zoning: AG Agricultural

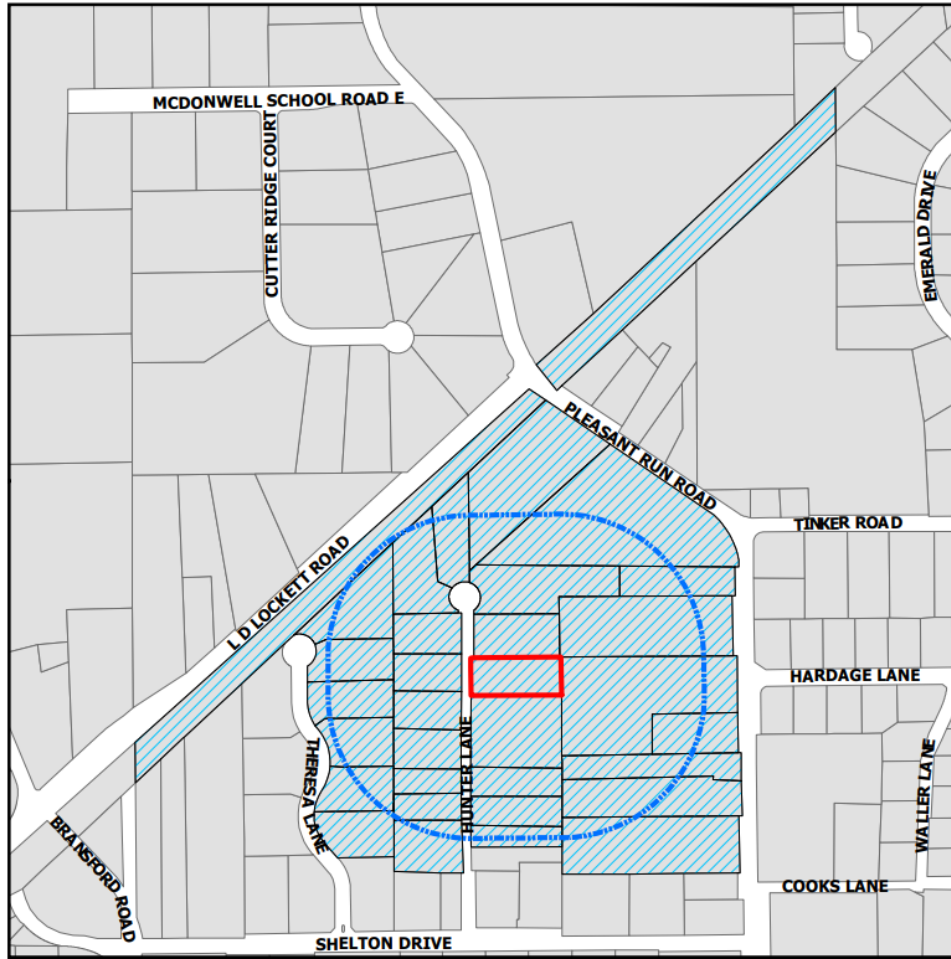
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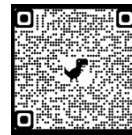
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
CONGREGATION BETH ISRAEL	PO BOX 397	COLLEYVILLE, TX
PINE, JAMES W	5918 HUNTER LN	COLLEYVILLE, TX
DAVIS, DONALD	6228 PLEASANT RUN RD	COLLEYVILLE, TX
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX
LOVE, KEVIN D	6000 HUNTER LN	COLLEYVILLE, TX
ROBARE, LISA	PO BOX 2802	GRAPEVINE, TX
KHUBCHANDANI, ZUBIN	6208 PLEASANT RUN RD	COLLEYVILLE, TX
EBNER, SEAN	6129 THERESA LN	COLLEYVILLE, TX
ARMOR CAPITAL LLC	2221 E CONTINENTAL BLVD # 140	SOUTHLAKE, TX
ARMOR CAPITAL LLC	2221 E CONTINENTAL BLVD # 140	SOUTHLAKE, TX
YOUNG, BRADLEY A	6100 HUNTER LN	COLLEYVILLE, TX
BAILEY, DANE	6106 HUNTER LN	COLLEYVILLE, TX
MENON, SUNEEL	6204 PLEASANT RUN RD	COLLEYVILLE, TX
CHAMBLEE, BRIAN	5704 LAKE JACKSON DR	FORT WORTH, TX
MOORE, JERRY D	6101 HUNTER LN	COLLEYVILLE, TX
JORDAN, JOHN D	6103 HUNTER LN	COLLEYVILLE, TX
DECOSTA, STEPHEN	6108 HUNTER LN	COLLEYVILLE, TX
STACY, MICHAEL	6104 HUNTER LN	COLLEYVILLE, TX
JACKSON, AUSTIN	6201 THERESA LN	COLLEYVILLE, TX
LAPSIWALA, SAMIR	6212 PLEASANT RUN RD	COLLEYVILLE, TX
DAVIS, GARY D	6400 PLEASANT RUN RD	COLLEYVILLE, TX
GIBSON, CLAYTON	6115 THERESA LN	COLLEYVILLE, TX
WALTERS, JOHN A	6215 THERESA LN	COLLEYVILLE, TX
JONES, MICHAEL	6110 HUNTER LN	COLLEYVILLE, TX
MCGREGOR, ROBERT M	6115 HUNTER LN	COLLEYVILLE, TX
SPRINGER, JACK D	6101 THERESA LN	COLLEYVILLE, TX
PANNO, THOMAS J	6114 HUNTER LN	COLLEYVILLE, TX
LE, TINH	6301 THERESA LN	COLLEYVILLE, TX
DAVIS, ULLIN D	6316 PLEASANT RUN RD	COLLEYVILLE, TX
PIPES, TODD	6117 HUNTER LN	COLLEYVILLE, TX
MADDEN, C L	6112 HUNTER LN	COLLEYVILLE, TX
FARAGHER, JACK	6005 HUNTER LN	COLLEYVILLE, TX
CUTTER RIDGE ESTATES ADDITION	6404 CUTTER RIDGE COURT	COLLEYVILLE, TX
ALIANNE ESTATES	6201 THERESA LANE	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-21-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.992 ACRES, BEING TRACT 2F01, ABSTRACT 1692, JOSEPH WHITE SURVEY, LOCATED AT 6113 HUNTER LANE, FROM THE AG AGRICULTURAL DISTRICT TO THE R-40 SINGLE FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a change in zoning on 0.992 acres, being Tract 2F01, Abstract 1692, Joseph White Survey, located at 6113 Hunter Lane, from AG Agricultural district to R-40 Single-Family Residential district under Case No. ZC21-026; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning on 0.992 acres, being Tract 2F01, Abstract 1692, Joseph White Survey, from AG Agricultural district to R-40 Single-Family Residential district as depicted on the attached as Exhibit "A".

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of November 2021.

The second reading and public hearing being conducted on the 16th day of November 2021.

PASSED AND APPROVED BY A VOTE OF ___ AYES, ___ NAYS, AND ___ ABSTENTIONS ON THIS THE 16TH DAY OF NOVEMBER 2021.

Mayor Richard Newton
Place 1, Tammy Nakamura
Place 3, Kathy Wheat
Place 4, George Dodson

____ Mayor Pro Tem Bobby Lindamood ____
____ Place 5, Chuck Kelley ____
____ Place 6, Callie Rigney ____

ATTEST:

CITY OF COLLEYVILLE

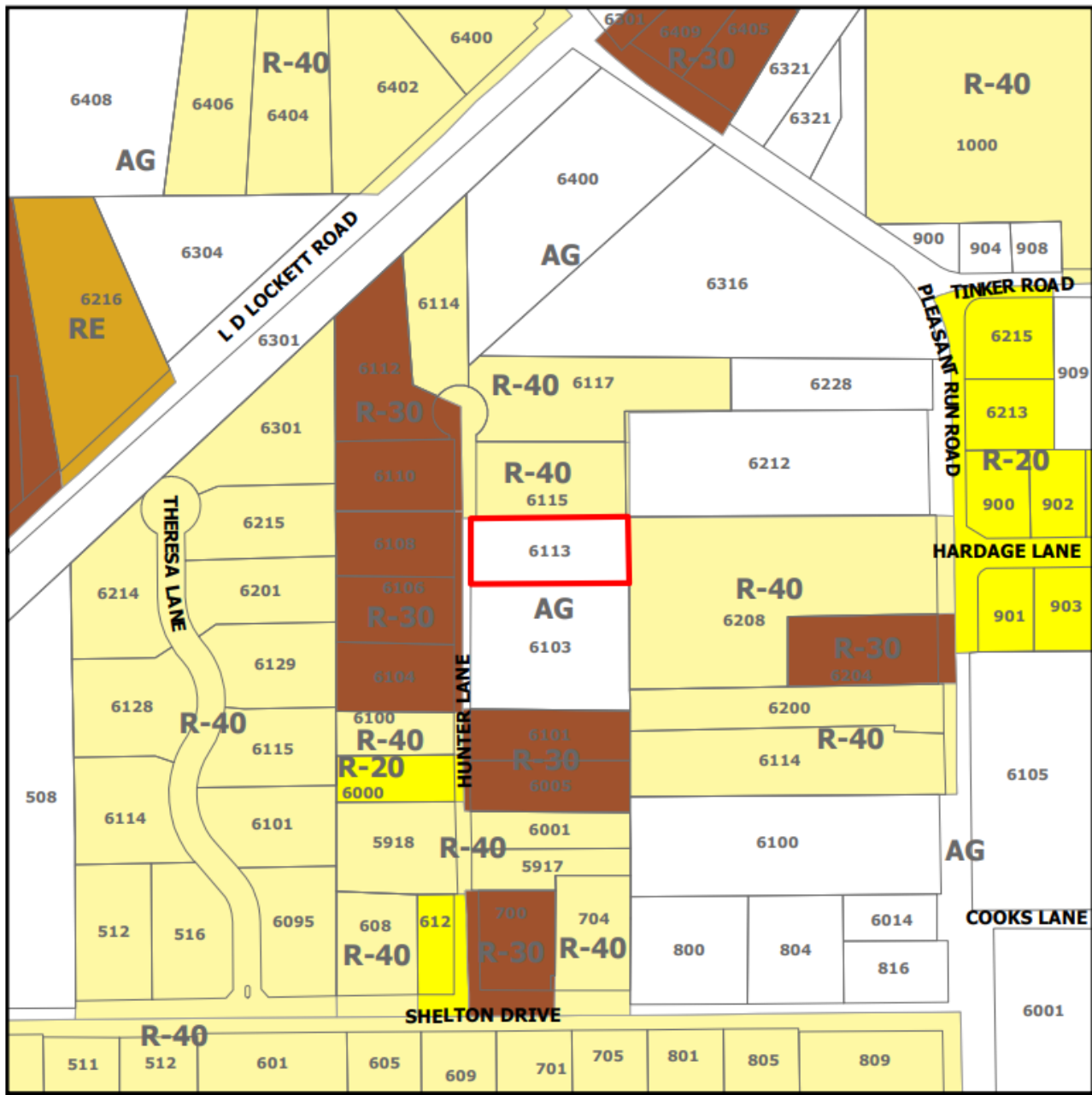
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map



[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2e	Agenda Date 10/11/2021	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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 a Minor Plat with Plat Waiver for Lot Width for Lot 1, Block A, Chamblee Estates; being 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 for a new single-family home to be constructed. There are no new lots proposed.

Existing Conditions/Background: The subject property, 6113 Hunter Lane, is located along Hunter Lane on the east side of the street and north of Shelton Drive. The property has never been platted and there is an existing home, which will be demolished.

Proposed Zoning:

Request – The applicant requests to rezone the property from AG Agricultural to the R-40 district and plat the property into one single family residential lot. The minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size	40,000 sf.	41,221 sf.
Minimum Lot Width	150 feet	135 feet
Minimum Lot Depth	150 feet	310 feet
Front Building Line	40 feet	
Side Building Line	15 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

Analysis: The proposed lot is compatible with the R-40 zoning district except for the lot width being 135 ft. and not the required 150 ft. A plat waiver for lot width will bring the lot into conformance with the Land Development Code and meets the intent of the City's Comprehensive Master Plan.

Plat Status: The property is unplatted.

DRC Review: The DRC met on September 17th and offered the following comments to the applicant:

1. Are there any permanent structures remaining? If so, then provide a separate document showing them.
2. Provide 7.5' easements along the side property lines and 16' along the rear property line.
3. Include a plat note stating: waiver for lot width.
4. Add a City Council signature approval block.

Surrounding Development: The property to the north is zoned R-40 Single Family Residential and is improved with a single-family home and accessory building. The property located to the south is zoned Ag Agricultural and improved with a single-family home. Property to the east is zoned R-40 and improved with a single-family home. The property to the west is zoned R-30 Single-family Residential and is improved with a single-family home and accessory building.

Tree Preservation: Any subdivision of the subject property must comply with Chapter 5 (Urban Forestry) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan. In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

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

Staff Recommendation: Staff recommends approval of the Minor Plat with a Plat Waiver for Lot Width.

Recommendation

Approve

Attachments

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

6. Property Owner Notification
7. Notify List
8. Draft Resolution

Aerial Map

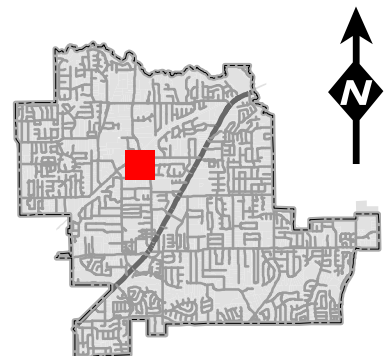


PC21-016
6113 Hunter Lane

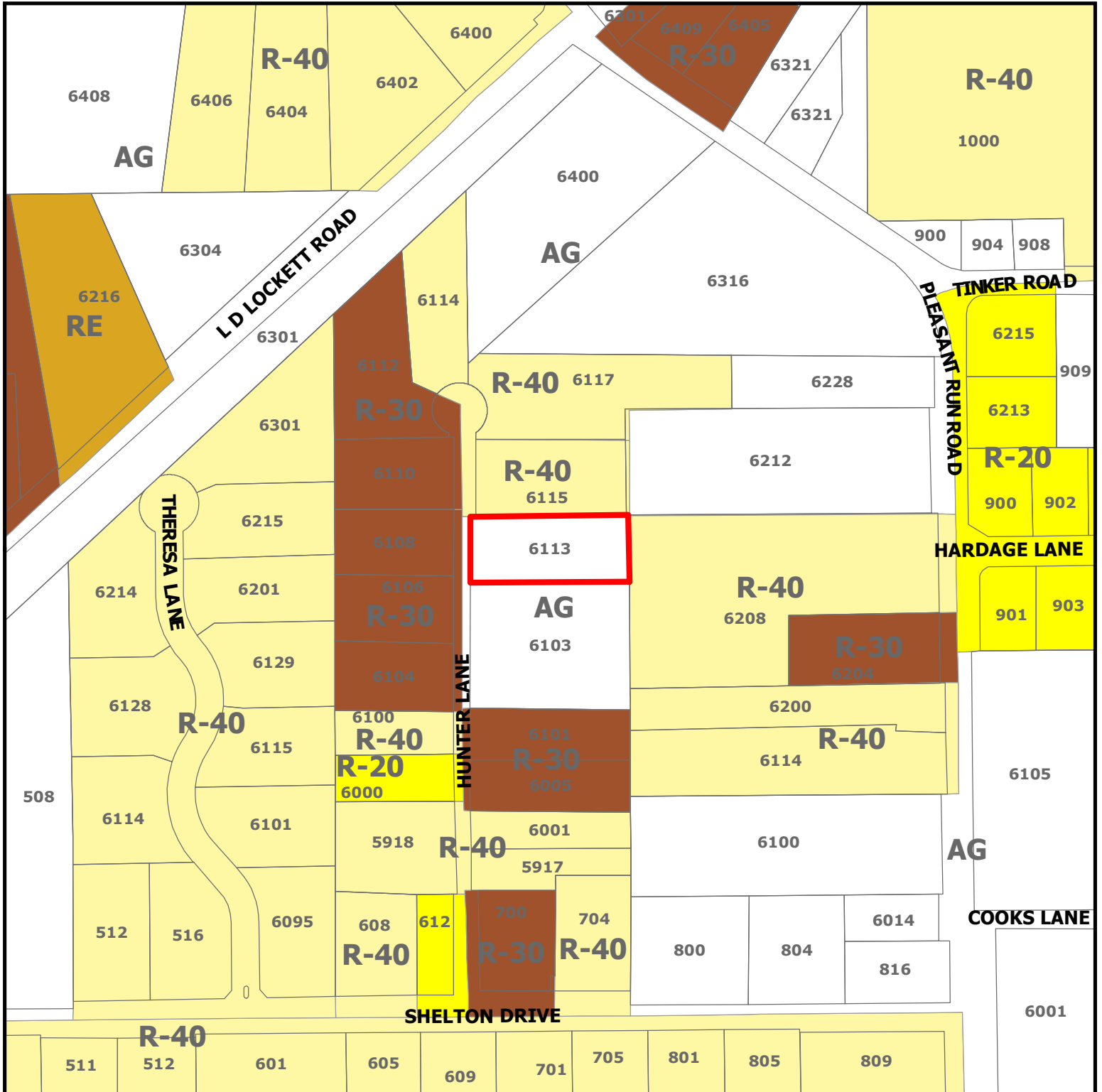
DISCLAIMER:
 This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



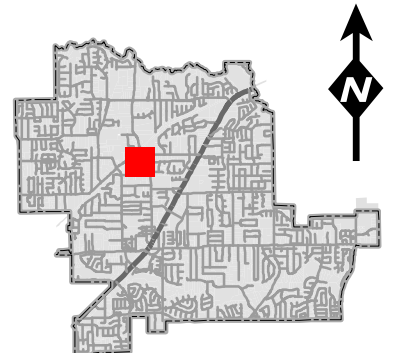
Subject Property



Zoning Map



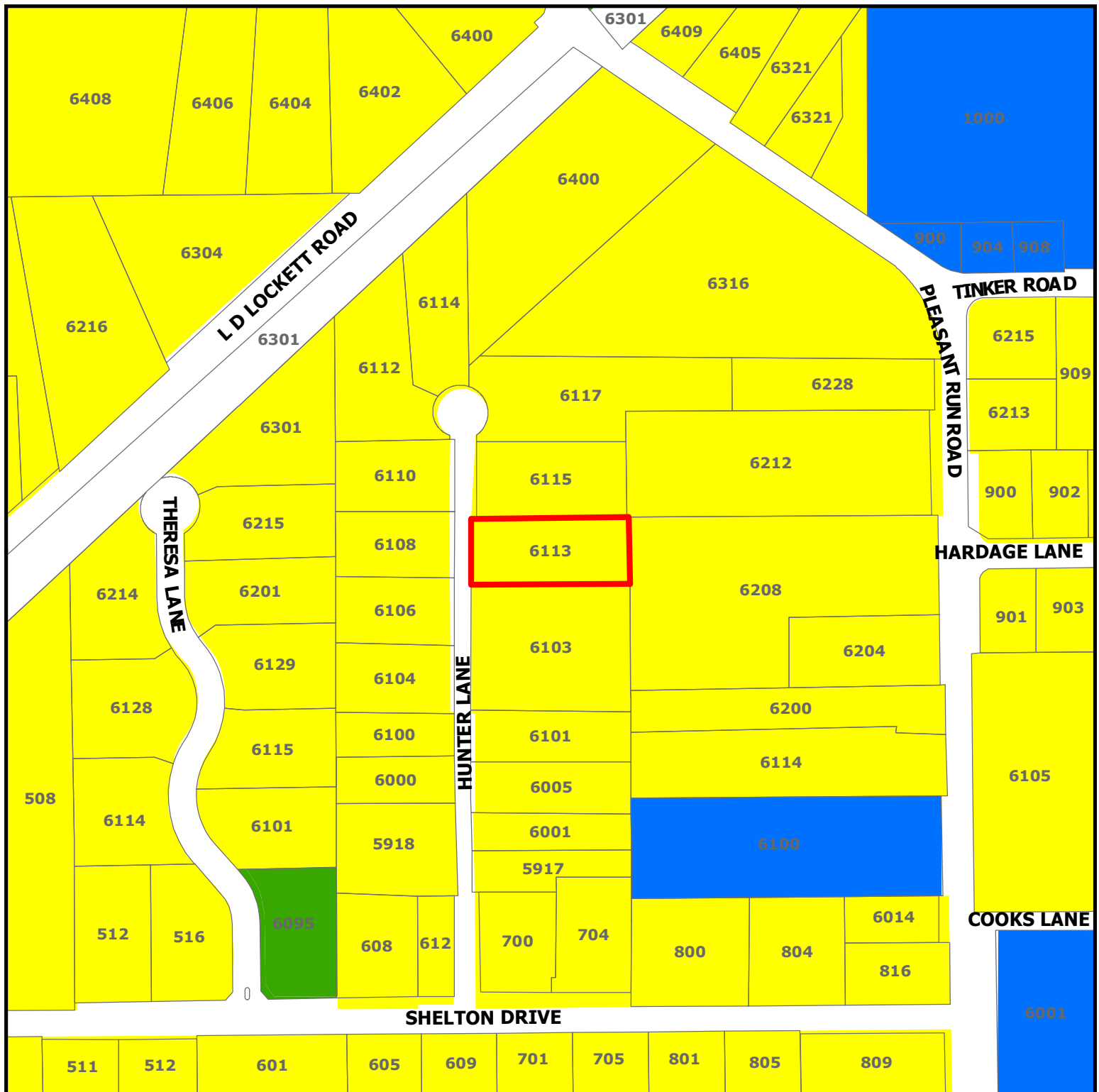
PC21-016
6113 Hunter Lane



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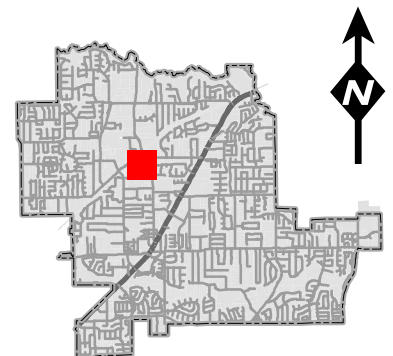
 Subject Property

Future Land Use Map



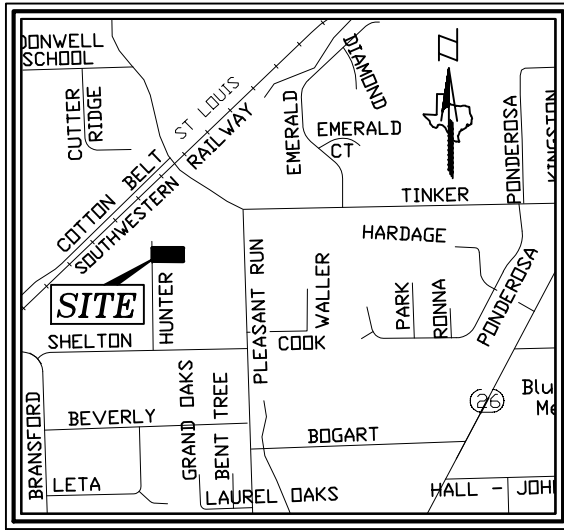
PC21-016
6113 Hunter Lane

-  Subject Property
 Residential
 Institutional
 Open Space; Parks

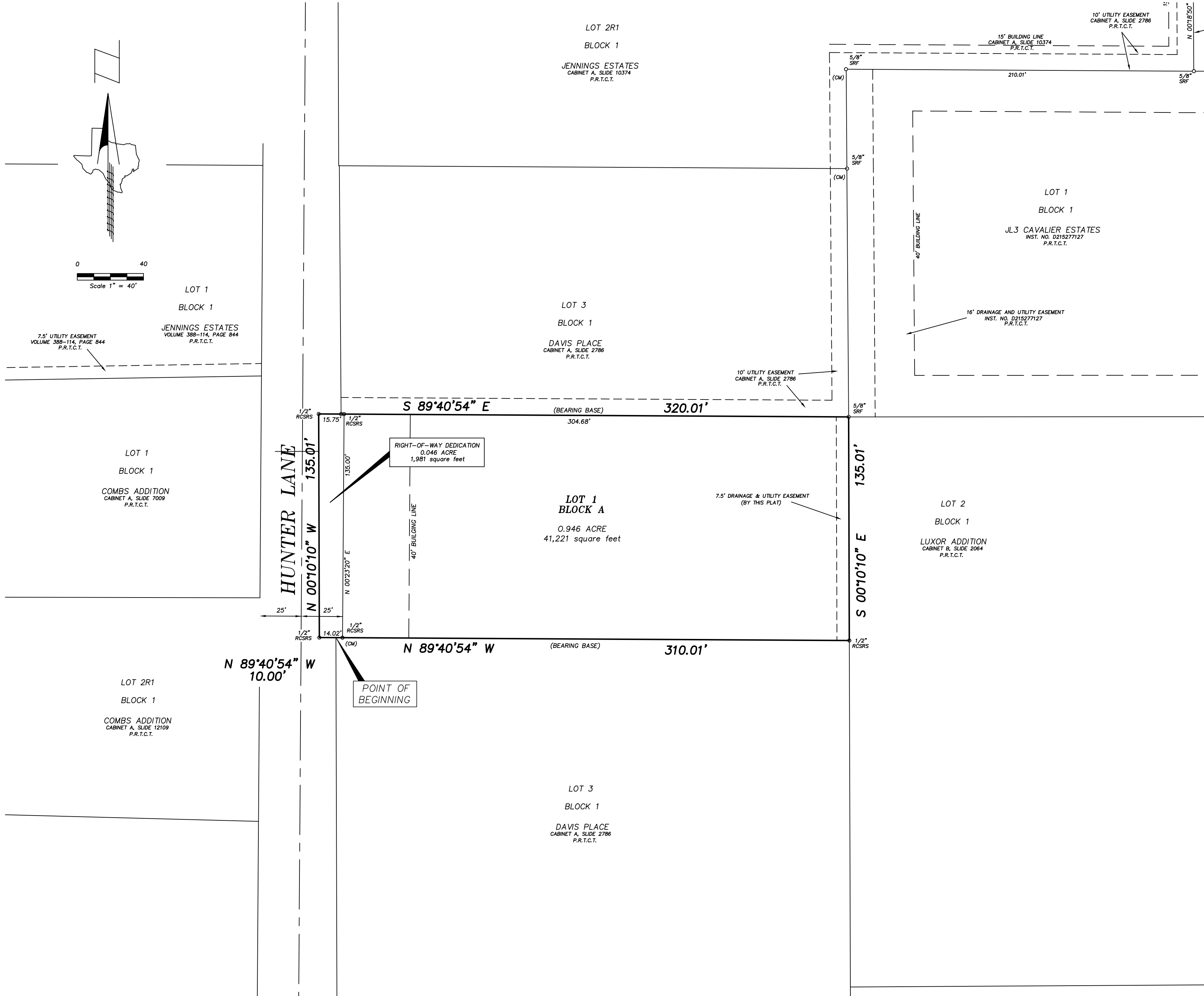


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VICINITY MAP
SCALE 1" = 2000'



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

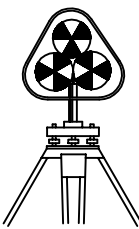
LOT 1, BLOCK A
CHAMBLEE ESTATES
0.992 ACRES

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:

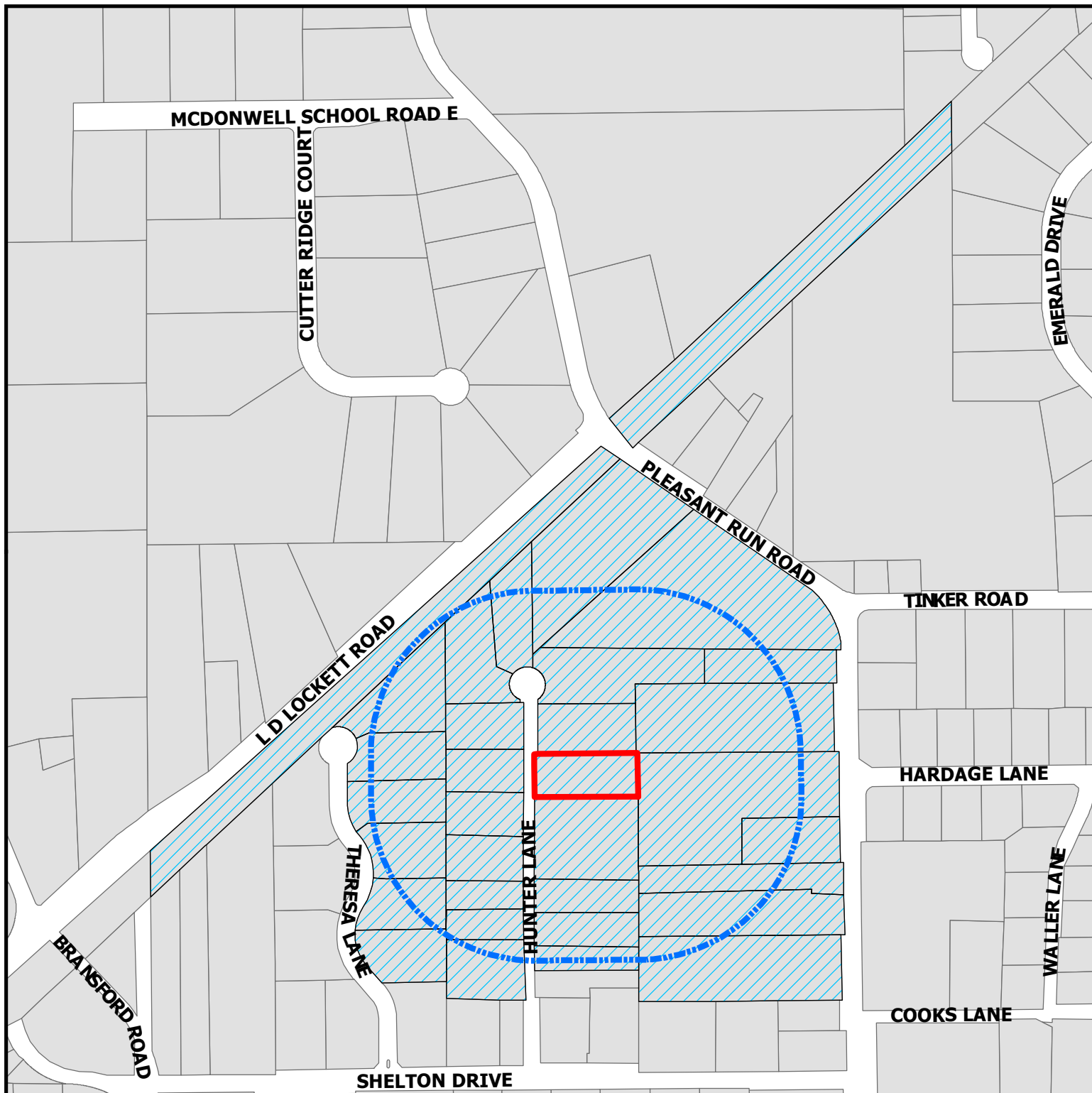
RENNAISSANCE HOMES DFW
PO BOX 1078
EULESS, TEXAS 76039
OFFICE: 512-658-5814
CONTACT: MR. JOHN JEFFORDS

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.

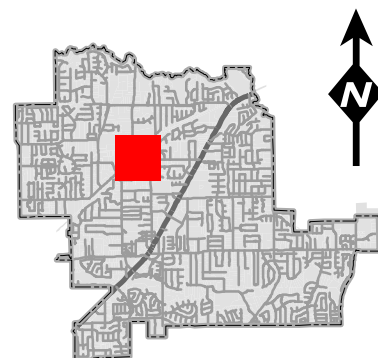
Notification Map



PC21-016
6113 Hunter Lane

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, October 11, 2021 at 7:00 p.m.

City Council Meetings: Tuesday, November 16, 2021 at 7:30 p.m.

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

Request: Consideration of a Minor Plat with a plat waiver for lot width for Tract 2F01, Abstract 1692, Joseph White Survey. The purpose of the request is to allow for the construction of a new home.

Zoning Case: PC21-016

Applicant: John Jeffords

Owners: Brian and Julie Chamblee

Location: 6113 Hunter Lane

Property Description: Tract 2F01, Abstract 1692, Joseph White Survey

Present Zoning: AG Agricultural

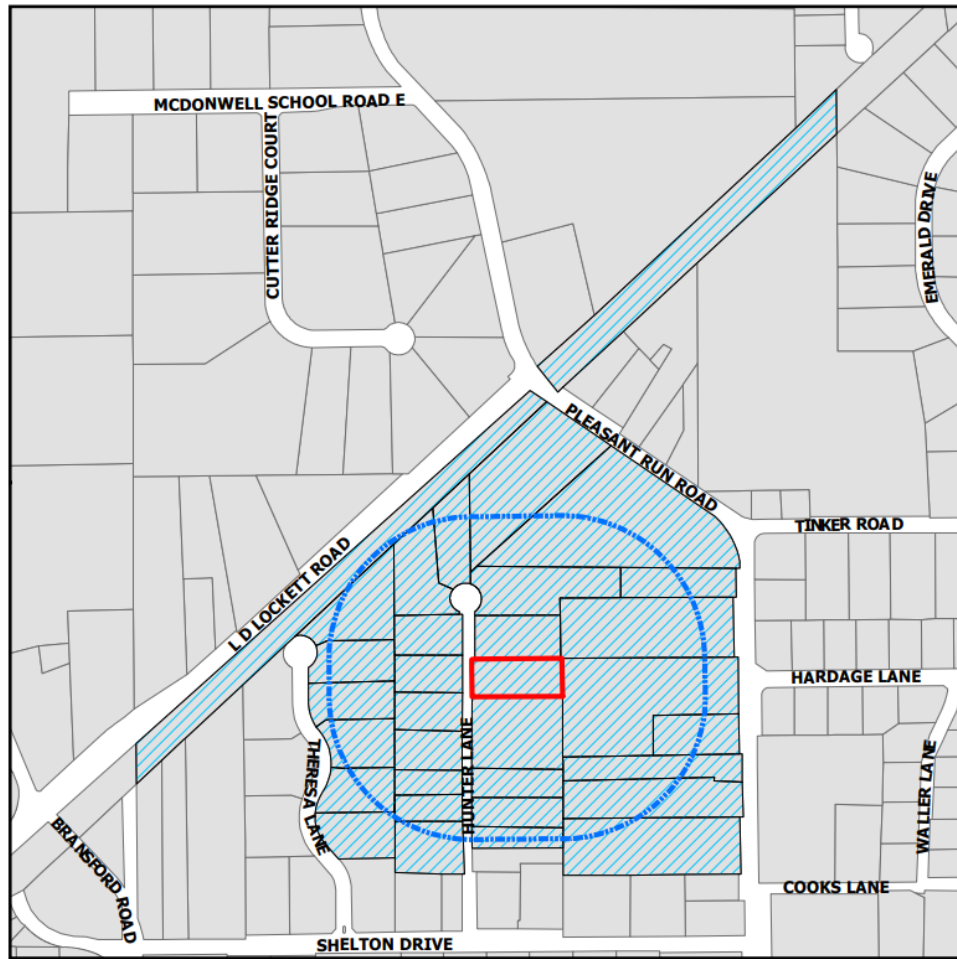
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

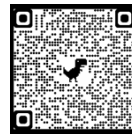
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
CONGREGATION BETH ISRAEL	PO BOX 397	COLLEYVILLE, TX
PINE, JAMES W	5918 HUNTER LN	COLLEYVILLE, TX
DAVIS, DONALD	6228 PLEASANT RUN RD	COLLEYVILLE, TX
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX
LOVE, KEVIN D	6000 HUNTER LN	COLLEYVILLE, TX
ROBARE, LISA	PO BOX 2802	GRAPEVINE, TX
KHUBCHANDANI, ZUBIN	6208 PLEASANT RUN RD	COLLEYVILLE, TX
EBNER, SEAN	6129 THERESA LN	COLLEYVILLE, TX
ARMOR CAPITAL LLC	2221 E CONTINENTAL BLVD # 140	SOUTHLAKE, TX
ARMOR CAPITAL LLC	2221 E CONTINENTAL BLVD # 140	SOUTHLAKE, TX
YOUNG, BRADLEY A	6100 HUNTER LN	COLLEYVILLE, TX
BAILEY, DANE	6106 HUNTER LN	COLLEYVILLE, TX
MENON, SUNEEL	6204 PLEASANT RUN RD	COLLEYVILLE, TX
CHAMBLEE, BRIAN	5704 LAKE JACKSON DR	FORT WORTH, TX
MOORE, JERRY D	6101 HUNTER LN	COLLEYVILLE, TX
JORDAN, JOHN D	6103 HUNTER LN	COLLEYVILLE, TX
DECOSTA, STEPHEN	6108 HUNTER LN	COLLEYVILLE, TX
STACY, MICHAEL	6104 HUNTER LN	COLLEYVILLE, TX
JACKSON, AUSTIN	6201 THERESA LN	COLLEYVILLE, TX
LAPSIWALA, SAMIR	6212 PLEASANT RUN RD	COLLEYVILLE, TX
DAVIS, GARY D	6400 PLEASANT RUN RD	COLLEYVILLE, TX
GIBSON, CLAYTON	6115 THERESA LN	COLLEYVILLE, TX
WALTERS, JOHN A	6215 THERESA LN	COLLEYVILLE, TX
JONES, MICHAEL	6110 HUNTER LN	COLLEYVILLE, TX
MCGREGOR, ROBERT M	6115 HUNTER LN	COLLEYVILLE, TX
SPRINGER, JACK D	6101 THERESA LN	COLLEYVILLE, TX
PANNO, THOMAS J	6114 HUNTER LN	COLLEYVILLE, TX
LE, TINH	6301 THERESA LN	COLLEYVILLE, TX
DAVIS, ULLIN D	6316 PLEASANT RUN RD	COLLEYVILLE, TX
PIPES, TODD	6117 HUNTER LN	COLLEYVILLE, TX
MADDEN, C L	6112 HUNTER LN	COLLEYVILLE, TX
FARAGHER, JACK	6005 HUNTER LN	COLLEYVILLE, TX
CUTTER RIDGE ESTATES ADDITION	6404 CUTTER RIDGE COURT	COLLEYVILLE, TX
ALIANNE ESTATES	6201 THERESA LANE	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

RESOLUTION R-21-XXXX

**A RESOLUTION APPROVING A MINOR PLAT WITH PLAT WAIVER FOR
LOT 1, BLOCK A, CHAMBLEE ESTATES**

WHEREAS, the Planning and Zoning Commission recommended approval of a Minor Plat with Plat Waiver for Lot Width for Lot 1, Block A, Village Court, on October 11, 2021.

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

Sec. 1. THAT the Minor Plat with Plat Waiver for Lot Width, for Lot 1, Block A, Chamblee Estates on approximately 0.946 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 16th DAY OF NOVEMBER 2021.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

Exhibit "A" - Plat Exhibit

