



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, January 10, 2022

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 BOND
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes - December 13,
2021

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Special Use Permit for a Massage Therapy use on a portion of Lot 18, Village at Colleyville Condos, located at 97 Village Lane, Suite 100, Case ZC21-030, TABLED FROM THE DECEMBER 13, 2021 PLANNING AND ZONING COMMISSION MEETING
- 2b** Consideration of a Special Use Permit for an accessory building to be closer than permitted on Lot 6, Block 1, The Overlook at Big Bear Creek, located at 405 Forest Meadow Drive, Case ZC21-032, TABLED FROM THE DECEMBER 13, 2021 PLANNING AND ZONING COMMISSION MEETING
- 2c** 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 ZC21-037
- 2d** Consideration of a Special Use Permit for an accessory building to exceed the permitted lot coverage on Lot 6, Block 1, Western Trails Colleyville, located at 505 Tumbleweed Trail, Case ZC21-035
- 2e** Consideration of a Special Use Permit for an accessory building to encroach into the Street Side Yard Setback on Lot 6, Block 9, Woodbriar Estates Addition, located at 412 Briarcliff Court, Case ZC21-036

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards January 7, 2022 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 1/10/2022	Number
Type Approval of Minutes		
Department Planning and Zoning Commission		

Title

Planning and Zoning Commission Meeting Minutes - December 13, 2021

Explanation

Approval of minutes from the Planning and Zoning Commission Meeting on December 13, 2021.

Recommendation

Approve

Attachments

1. December 13, 2021 P&Z Minutes



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, December 13, 2021

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on December 13, 2021, at 6:19 p.m.

Roll Call

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

Absent: George Bond

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

Also Present: Attorney, Nicole Corr

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 Meeting at 6:47 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 December 13, 2021, at 7:00 p.m.

Roll Call

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

Absent: George Bond

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

Also Present: Attorney, Nicole Corr

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes – November 8, 2021
Planning and Zoning Commission Worksession Minutes – November 22, 2021

Commissioner Williamson made a motion to approve the November 8, 2021 Planning and Zoning Commission Meeting Minutes and the November 22, 2021 Planning and Zoning Commission Worksession Minutes.

Commissioner Groves seconded the motion

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Syed, Raine, and Bevill

Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Replat with a Plat Waiver for Lot Area, Lot Width, and Side Yard Setback for Lot 1, Block 1, Panno Brothers Addition, being Lot 7C, 7D1, and 7D1B, Block 1, Pleasant Oaks Estates Addition, located at 808 Beverly Drive, Case PC21-017

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Ryan Panno, 809 Shelton Drive, Colleyville, TX, came forward and briefed the Commission.

The public hearing was open at 7:10 p.m.

With no one wishing to speak, the public hearing was closed at 7:11 p.m.

Mr. Panno came forward and answered questions of the Commission regarding the disparity in lot area for R-40 Single Family Residential zoning, surrounding similar properties, and issues with rezoning to R-30 Single Family Residential.

Commissioner Raine made a motion to approve Case PC21-017. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

Aye: 5 –Groves, Williamson, Syed, Raine, and Bevill

Nay: 0

- 2b** Consideration of a Special Use Permit for a Residential Carport on Lot 31, Block 1, Wescoat Place Addition, located at 5916 LD Lockett Road, Case ZC21-029

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Corey Van Trease, 479 Porter Road, Bartonville, TX came forward and briefed the Commission.

The public hearing was open at 7:41 p.m.

With no one wishing to speak, the public hearing was closed at 7:41 p.m.

Mr. Van Trease came forward and answered questions of the Commission regarding the carport's location in relation to the property line, drainage hardships remedied by the carport, and the carport's potential impact on the property's easements.

Staff answered questions of the Commission regarding the carport's location in relation to the property line and approval of the request with the contingency that the carport meets the required five foot setback.

**Commissioner Syed made a motion to approve Case ZC21-029 with the contingency that the carport complies with the five foot setback specified by the Land Development Code.
Commissioner Raine seconded the motion.**

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Syed, Raine, and Bevill

Nay: 0

- 2c** Consideration of a Special Use Permit for a Massage Therapy use on a portion of Lot 18, Village at Colleyville Condos, located at 97 Village Lane, Suite 100, Case ZC21-030

**Commissioner Syed made a motion to take Case ZC21-030.
Commissioner Groves seconded the motion.**

The motion was carried by the following vote:

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

Nay: 0

- 2d** Consideration of a zoning change from AG Agricultural to R-40 Single Family Residential zoning district for Lot 1, Block 1, Howard Place Addition, located at 6113 Bransford Road, Case ZC21-031

Jacquelyn Reyff presented the item and briefed the Commission.

An associate of the applicant, Mark Assaad, 5000 Thompson Terrace, Colleyville, TX, came forward and briefed the Commission.

The public hearing was open at 7:55 p.m.

With no one wishing to speak, the public hearing was closed at 7:55 p.m.

**Commissioner Raine made a motion to approve Case ZC21-031.
Commissioner Syed seconded the motion.**

The motion was carried by the following vote:

**Aye: 5 – Groves, Williamson, Syed, Raine, and Bevill
Nay: 0**

- 2e** Consideration of a Special Use Permit for an accessory building to be closer than permitted on Lot 6, Block 1, The Overlook at Big Bear Creek, located at 405 Forest Meadow Drive, Case ZC21-032

Jacquelyn Reyff presented the item and briefed the Commission.

The applicants, Paul and Kathleen Socket, 405 Forest Meadow Drive, Colleyville, TX, came forward and briefed the Commission.

Mr. and Mrs. Socket answered questions of the Commission regarding communication issues with the contractor of the project, the possibility of altering the roof line of the structure to meet regulations, and communication between themselves and the owners of the neighboring property.

Commissioner Groves made a comment regarding sticking with precedent on cases similar to this one.

Staff made a comment regarding the Special Use Permit being unnecessary if the structure was brought into compliance with the Land Development Code.

The public hearing was open at 8:17 p.m.

With no one wishing to speak, the public hearing was closed at 8:18 p.m.

Commissioner Syed made a motion to table Case ZC21-032. Commissioner Williamson seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Syed, Raine, and Bevill

Nay: 0

2f Consideration of a Special Use Permit for Alcoholic Beverage Sales for On-Premise Consumption on a portion of Lot 48, Village at Colleyville Condos, located at 16 Village Lane, Suite 150, Case ZC21-033, WITHDRAWN BY APPLICANT

2g Consideration of a zoning change from AG Agricultural to R-40 Single Family Residential zoning district for Tract 1, Abstract 798, Joseph H. Harrell Survey, located at 715 Murphy Road, Case ZC21-034

Jacquelyn Reyff presented the item and briefed the Commission.

An associate of the applicant, Mark Assaad, 5000 Thompson Terrace, Colleyville, TX, came forward and briefed the Commission.

Mr. Assaad answered questions of the Commission regarding the zoning of adjacent properties.

The public hearing was open at 8:22 p.m.

Rob Scalabrino, 28 Village Lane, Colleyville, TX came forward and spoke in support of the case. Mr. Scalabrino expressed that he purchased the property in order to build his family's home.

Mary Weddle, 6724 Zermatt Court, Colleyville, TX came forward and spoke in opposition of this case. Mrs. Weddle expressed concerns off the removal of fencing potentially raising privacy issues for her residence.

With no one wishing to speak, the public hearing was closed at 8:25 p.m.

Mr. Assaad came forward and answered questions of the Commission regarding the location of the fencing.

Commissioner Bevill made a comment regarding the fencing concerns being addressed at a later time.

Commissioner Syed made a motion to approve Case ZC21-034. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Syed, Raine, and Bevill

Nay: 0

5. CITIZEN COMMENTS

With no one wishing to speak, the public hearing was closed at 8:28 p.m.

6. AJOURNMENT

The meeting adjourned at 8:28 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 1/10/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Special Use Permit for a Massage Therapy use on a portion of Lot 18, Village at Colleyville Condos, located at 97 Village Lane, Suite 100, Case ZC21-030, TABLED FROM THE DECEMBER 13, 2021 PLANNING AND ZONING COMMISSION MEETING

Explanation

TABLED FROM DECEMBER 13, 2021 PLANNING AND ZONING COMMISSION MEETING

Lacy Pepperman, of Bodymendz, has submitted a request for a Special Use Permit (SUP) to allow for a Massage Therapy use at 97 Village Lane, Suite 100. Massage Therapy is allowed in the PUD-C Planned Unit Development - Commercial district for The Village with approval of an SUP.

Existing Conditions/Background: The subject property is zoned PUD-C and is located within the Village at Colleyville on the west side of Pleasant Run Road, near the intersection of Village Lane and Veranda Lane. The subject property is a platted lot and is currently developed with a multi-tenant commercial building. A day spa business currently occupies Suite 100 and they would like to incorporate massage therapy into their other services.

Proposed Special Use Permit:

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

Ordinance – Land Development Code, Chapter 3, Section 3.24.C Special Land Use Standards:

16. Massage Therapy – Any building, room, place, or establishment with a Massage Therapy use shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a Massage Therapy use has imposed other requirements necessary in the particular case to protect the public interests:

- a. Shall be located not less than 300 feet from another Massage Therapy establishment.

b. Approval of an application to locate a Massage Therapy establishment shall be deemed a temporary permit. Said permit shall be in effect as long as the current tenant, at the time the approval was granted, operates within the location and may operate in perpetuity until such time as a new Certificate of Occupancy (C/O) is required. A new C/O is required for a change in the existing occupancy classification or use or occupant or business name or business owner.

Legal-nonconforming Uses or Buildings: Massage therapy businesses legally in existence after the effective adoption date of the applicable amended provisions for massage therapy may operate in perpetuity until such time as a new Certificate of Occupancy (C/O) is required. A new C/O is required for a change in the existing occupancy classification or use or occupant or business name or business owner. Before issuance of a new Certificate of Occupancy, a Special Use Permit must be approved.

Analysis: The applicant is requesting the SUP for this location so the business may also offer massage therapy as a service. The hours of operation will be Monday-Saturday 10:00 am to 6:00 pm. 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 18, of the Village at Colleyville Condos.

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

Drainage: NA

Surrounding Development: The properties to the north, south, east and west are zoned PUD-C Planned Unit Development – Commercial and are developed as a mixed use of office, retail and residential uses.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, identifies the subject property as "Colleyville Boulevard Corridor".

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 recommends approval of the Special Use Permit (SUP) contingent on approval of the Certificate of Occupancy to authorize a Massage Therapy use for Bodymendz at 97 Village Lane, Suite 100. The proposed business should not adversely affect surrounding uses.

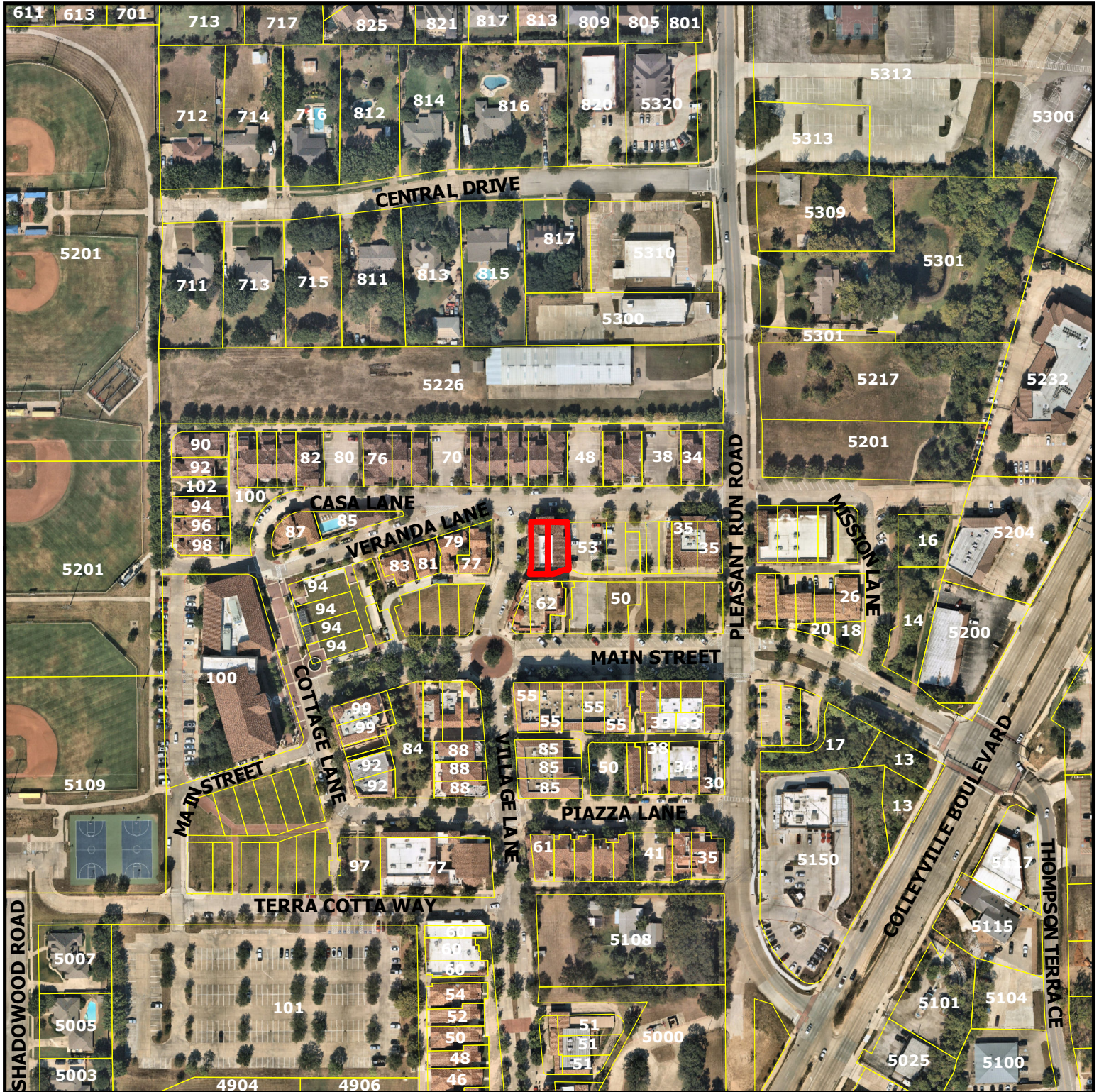
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Floor Plan
6. Notification Map
7. Notification Letter
8. Notification List
9. Letter of Opposition 1
10. Letter of Opposition 2
11. Draft Ordinance

Aerial Map



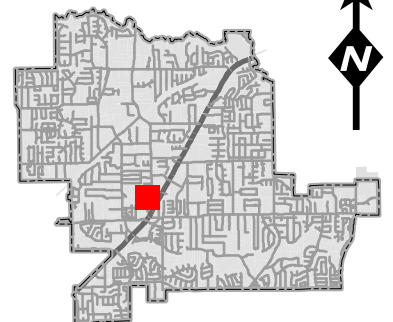
ZC21-030

97 Village Lane

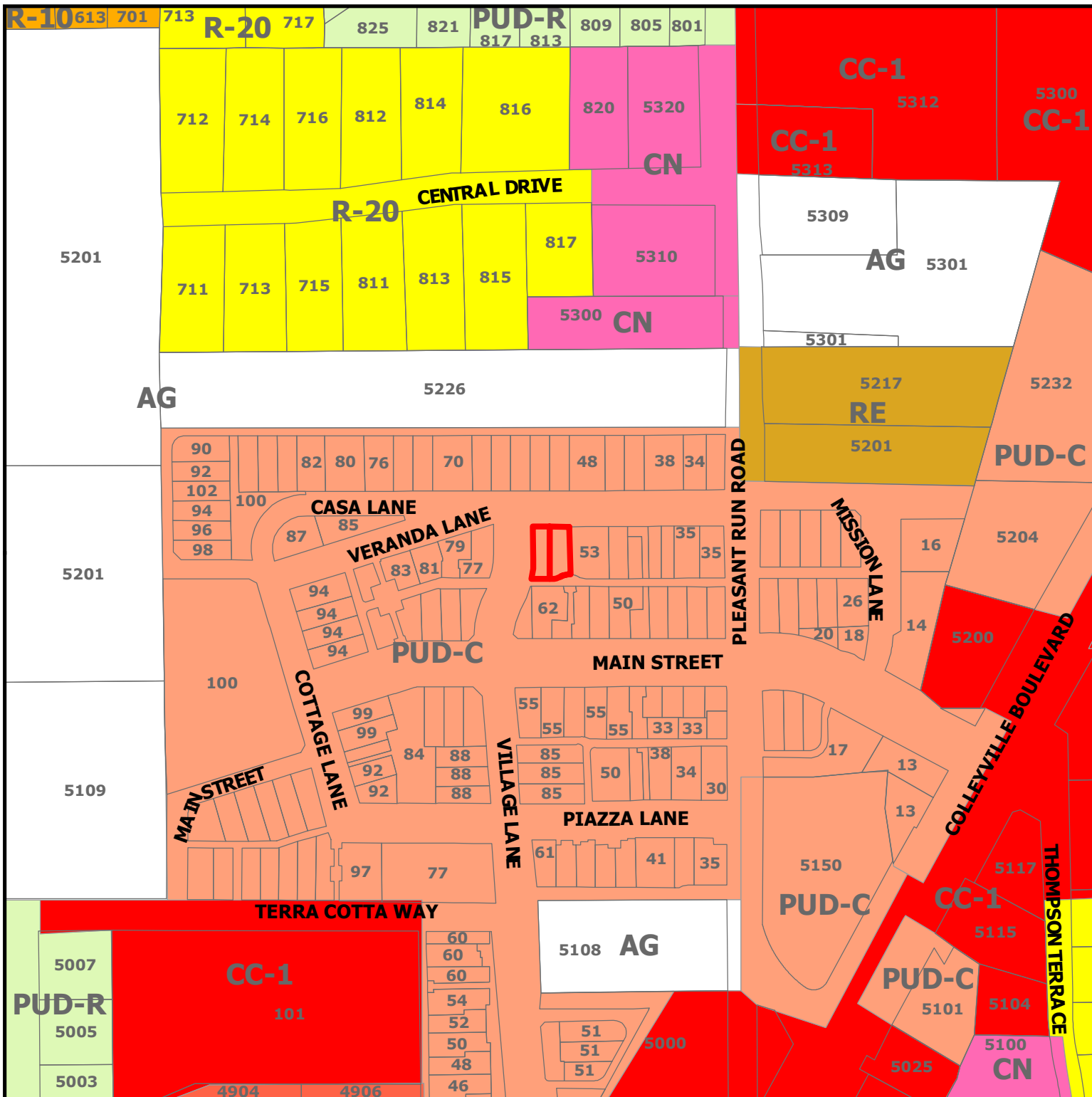
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Subject Property



Zoning Map



ZC21-030

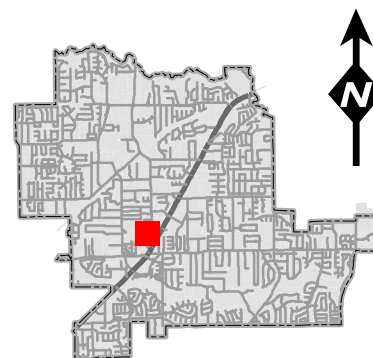
97 Village Lane

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Subject Property



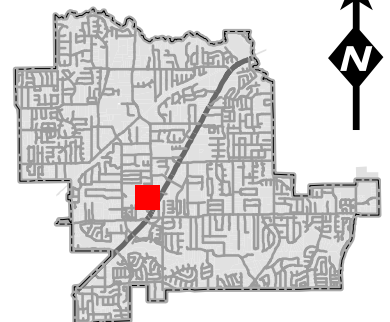
Future Land Use Map



ZC21-030

97 Village Lane

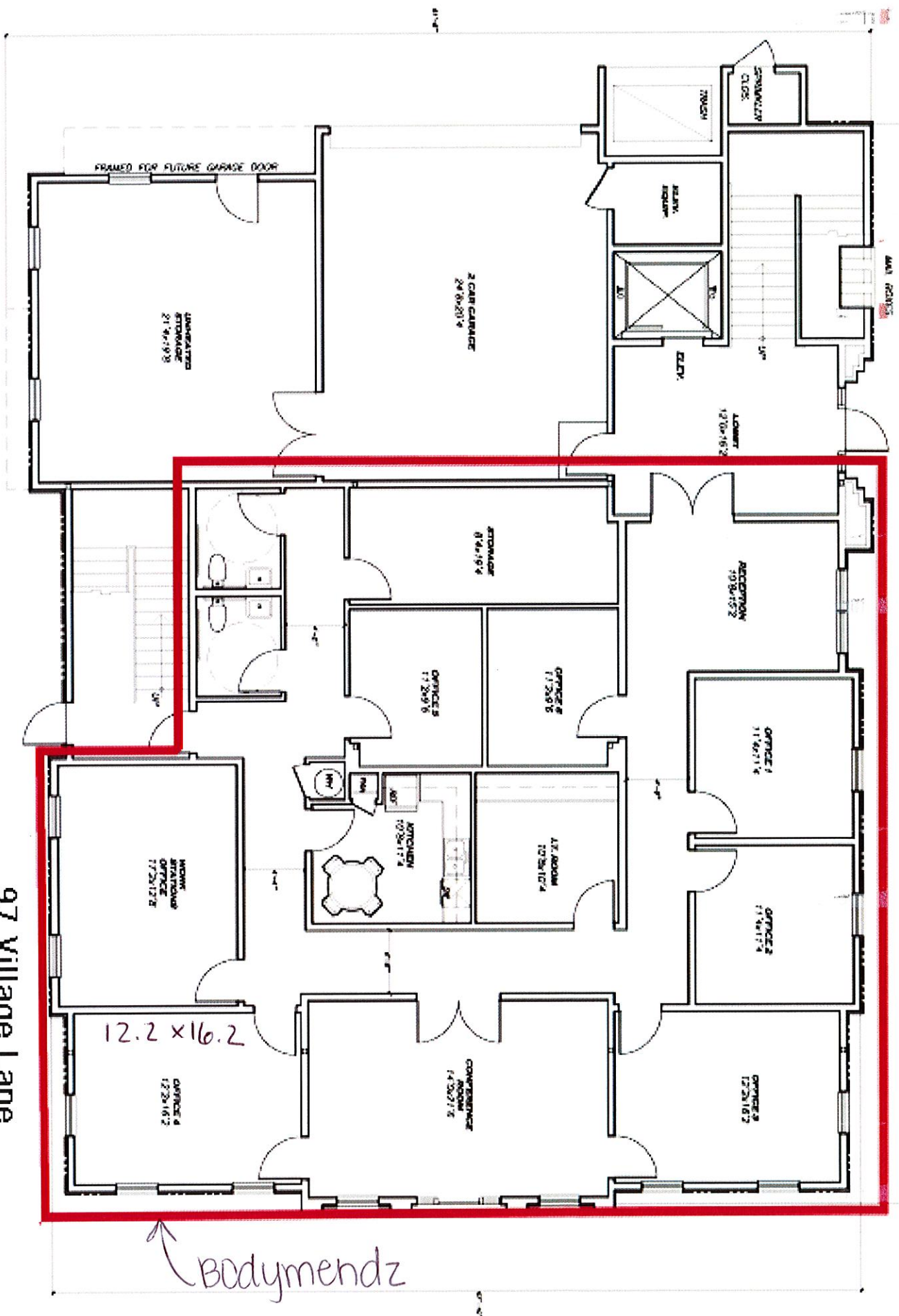
- Subject Property
- Residential
- Colleyville Blvd Corridor
- Open Space; Parks



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Bodymendz Business Plan

Bodymendz is a company that offers massage services ranging from relaxing massage to deep tissue massage. Bodymendz offers first time client specials as well as memberships and packages. The company is owned and operated by Lacy Pepperman, Licensed Massage Therapist #MT129058. The business is located at Spa on the Square at 97 Village Lane Suite 100 Colleyville, TX 76034 and Lacy rents one of the rooms within the spa. The business hours are 10am to 6pm Monday through Saturday. Lacy uses Square to create appointments, accept payment, and organize her schedule. She uses paper client intake forms and keeps records in a locked cabinet in her room. Lacy works as an independent contractor at this time for her company and does have insurance for her business. Lacy has been working in the massage industry for 4 years and was previously working for Fusion Whole Body Recovery in Colleyville for about 2 years and Massage Envy in Weatherford for 2 years.



FIRST FLOOR PLAN

97 Village Lane
Suite 100 3,152 S.F.

Notification Map



ZC21-030

97 Village Lane

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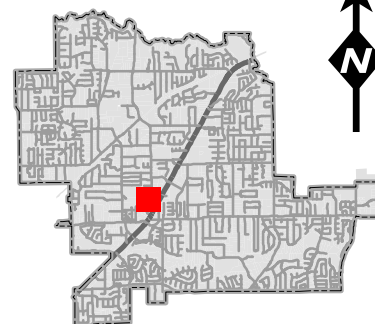
Subject Property



500ft Buffer



Properties within 500ft





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, December 13, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, January 4, 2022 & Tuesday, January 18, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a Massage Therapy use. The purpose is to allow for massage therapy services as part of a new business, Bodymendz.

Zoning Case: ZC21-030

Applicant: Lacy Pepperman

Owner: Sabrina Prewitt

Location: 97 Village Lane, Suite 100

Property Description: Lot 18, Village at Colleyville Condos

Present Zoning: PUD-C Planned Unit Development-Commercial

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

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

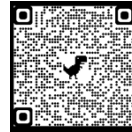
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner_Name	Owner_Addr	Owner_City
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
LAKE, WILLIAM D	51 PIAZZA LN	COLLEYVILLE, TX
55 MAIN HOLDINGS LLC	PO BOX 92323	SOUTHLAKE, TX
TAMLYN PROPERTIES LLC	90 CASA LN # 10	COLLEYVILLE, TX
ANDREW LIVING TRUST	64 VERANDA LN	COLLEYVILLE, TX
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
DALEY FAMILY TRUST	37 PIAZZA LN	COLLEYVILLE, TX
GROFFMAN, STEVEN	815 CENTRAL DR	COLLEYVILLE, TX
COLLEYVILLE REALTY HOLDINGS	92 PIAZZA LN STE 100	COLLEYVILLE, TX
HAMM, DAVID A	6109 EQUESTRIAN CT	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
DAVIS, RHONDA	300 CHARISMATIC DR	MIDLAND, TX
BOES, MARK	67761 S 311 WAY	WAGONER, OK
TRINITY COLLEYVILLE RE LLC	88 VILLAGE LN STE 150	COLLEYVILLE, TX
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
76 MAIN VOC LLC	1303 BELLEFONTE LN	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
76 MAIN VOC LLC	1303 BELLEFONTE LN	COLLEYVILLE, TX
DULANEY, BOB	98 CASA LN	COLLEYVILLE, TX
NEW, JOE	61 PIAZZA LN	COLLEYVILLE, TX
WILLIAMS, DAVID H	75 MAIN ST # 200	COLLEYVILLE, TX
55 MAIN HOLDINGS LLC	PO BOX 92323	SOUTHLAKE, TX
HOLTSHOUSER LONDON LIVING TRUS	74 CASA LN	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
ZAKHARY, ADEL	42 VERANDA LN STE 110	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
REDEEMED CHRISTIAN CHURCH OF G	PO BOX 391	COLLEYVILLE, TX
VOLLMER, JAMES A	81 VERANDA LN UNIT 310	COLLEYVILLE, TX
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX
QUAKE ENTERPRISES LLC	85 VILLAGE LN STE 150	COLLEYVILLE, TX
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
GIFFORD, T	33 MAIN ST #260	COLLEYVILLE, TX
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
DREILING PROPERTIES LP	125 CALVERLEY PL	KELLER, TX
SCRUGGS, ALBERT	86 CASA LN	COLLEYVILLE, TX
RRSN COLLEYVILLE REALTY LLC	12498 RIVERHILL RD	FRISCO, TX
PARKER, JAMES	46 PIAZZA LN	COLLEYVILLE, TX
BAJRAM & RUZDI INVESTMENTS LLC	4701 MILL CREEK RD	COLLEYVILLE, TX
GILLILAND, DOUGLAS H	9285 HUNTINGTON SQ # 100	NORTH RICHLAND HILLS, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 1567	ALLEN, TX
BURDETTE, DONNA E	77 VERANDA LN	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
FRUSHER, DONALD	35 PIAZZA LN # 38110	COLLEYVILLE, TX
ALLEN, KEVIN	55 PIAZZA LN # 210	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
ROGERS, J ANDREW	201 MAIN ST STE 2500	FORT WORTH, TX

SCHMIDT, JUDITH	96 CASA LN	COLLEYVILLE, TX
GUNNIP, MATTHEW	87 CASA LN UNIT 210	COLLEYVILLE, TX
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX
BANKS, JAMES	715 CENTRAL DR	COLLEYVILLE, TX
KREIDER, LORRAINE	79 VERANDA LN	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
TURNER, LORI	62 VERANDA LN	COLLEYVILLE, TX
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX
76 MAIN VOC LLC	1303 BELLEFONTE LN	COLLEYVILLE, TX
DUNAGAN, KETRINA	57 PIAZZA LN # 310	COLLEYVILLE, TX
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX
RILEY, WILLIAM	94 CASA LN	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
NIEWOLNY, DEAN	38 PIAZZA LN CONDO 37-3-10	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX
NORWOOD, TODD	6404 CUTTER RIDGE CT	COLLEYVILLE, TX
YOUNG, CLINT	811 CENTRAL DR	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
TRINITY COLLEVILLE RE LLC	88 VILLAGE LN STE 150	COLLEYVILLE, TX
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX
55 MAIN HOLDINGS LLC	PO BOX 92323	SOUTHLAKE, TX
62 MAIN STREET LLC	62 MAIN ST STE 300	COLLEYVILLE, TX
62 MAIN STREET LLC	62 MAIN ST STE 300	COLLEYVILLE, TX
D & V WALKER PROPERTIES LLC	5501 NORMANDY DR	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
55 MAIN HOLDINGS LLC	PO BOX 92323	SOUTHLAKE, TX
BETHEL METHODIST CHURCH OF NOR	5310 PLEASANT RUN RD	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
TRINITY COLLEVILLE RE LLC	88 VILLAGE LN STE 150	COLLEYVILLE, TX
76 MAIN VOC LLC	1303 BELLEFONTE LN	COLLEYVILLE, TX
SHERWOOD, LESLIE	84 CASA LN	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
G & B COLLEYVILLE LLC	75 MAIN ST STE 100	COLLEYVILLE, TX
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
BELL, WILLIAM M	60 VERANDA LN # 210	COLLEYVILLE, TX
PREWITT LEASING INC	97 VILLAGE LN STE 300	COLLEYVILLE, TX
GBC CAPITAL LLC	PO BOX 121	COLLEYVILLE, TX
PITTS, REX A	66 VERANDA LN	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
BROOKS, ADAM	83 VERANDA LN	COLLEYVILLE, TX
ZAVODNICK, TODD	76 CASA LN # 310	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
FADDEN, MARK	59 PIAZZA LN	COLLEYVILLE, TX

AMDE VENTURES LLC	116247 S LOUISVILLE AVE	TULSA, OK
FULCRUM COMMERCIAL PROPERTIES	5725 HIGH POINT RD	BENBROOK, TX
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
ATWOOD, STEVE	34 PIAZZA LN # 37	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
RRSN COLLEYVILLE REALTY LLC	12498 RIVERHILL RD	FRISCO, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
GABLE, MICHAEL	813 CENTRAL DR	COLLEYVILLE, TX
FARRAR, NANCY KAREN	33 MAIN ST STE 200	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	COLLEYVILLE, TX
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
TURNER, CHRISTINE	713 CENTRAL DR	COLLEYVILLE, TX
FIGUEROA FAMILY REVOCABLE TRUS	817 CENTRAL DR	COLLEYVILLE, TX
KSW HOLDING MANSFIELD LP	2606 LILLIAN MILLER PKWY	DENTON, TX
AMDE VENTURES LLC	116247 S LOUISVILLE AVE	TULSA, OK
REALTY CAPITAL VILLAGE #1 LP	909 LAKE CAROLYN PKWY	IRVING, TX
COLLEYVILLE REALTY HOLDINGS	92 PIAZZA LN STE 100	COLLEYVILLE, TX
G & B COLLEYVILLE LLC	75 MAIN ST STE 100	COLLEYVILLE, TX
PREWITT LEASING INC	97 VILLAGE LN STE 300	COLLEYVILLE, TX
WADLEY FAMILY HOLDING INC	33 MAIN ST 160	COLLEYVILLE, TX
BROWN FABIO, RITA	33 MAIN #220	COLLEYVILLE, TX
TMAAC LLC	4109 BROWN TRL	COLLEYVILLE, TX
REED, JANET LEE	33 MAIN ST UNIT 250	COLLEYVILLE, TX
PILGRIM, DEBBIE K	33 MAIN ST # 240	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
COLLEYVILLE HEIGHTS	816 Regina Court	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

Dakari Hill

From: Jackie Reyff
Sent: Monday, December 6, 2021 9:50 AM
To: Ben Bryner; Dakari Hill
Subject: FW: Re zoning

Ben and Dakari,

A formal request of opposition for Case ZC21-030.

If you have any further questions, I may be reached by phone or email.

Jackie
Jacquelyn Reyff, AICP
Principal Planner

817.503.1056
Integrity ~ Communication ~ Excellence ~ Transparency

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

-----Original Message-----

From: Toni Cardini <[REDACTED]>
Sent: Monday, December 6, 2021 9:34 AM
To: Jackie Reyff <JReyff@colleyville.com>
Subject: Re zoning

I oppose Re zoning in the village for another massage business. We have two now.

Thanks

Toni Cardini
Sent from my iPad

Dakari Hill

From: Jackie Reyff
Sent: Monday, December 6, 2021 9:50 AM
To: Ben Bryner; Dakari Hill
Subject: FW: Oppose Zoning Case ZC21-030

A second opposition for Case ZC21-030.

If you have any further questions, I may be reached by phone or email.

Jackie

Jacquelyn Reyff, AICP
Principal Planner



817.503.1056

Integrity ~ Communication ~ Excellence ~ Transparency



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

From: [REDACTED] <[REDACTED]>
Sent: Monday, December 6, 2021 9:38 AM
To: Jackie Reyff <JReyff@colleyville.com>
Subject: Oppose Zoning Case ZC21-030

Thank you for providing more information regarding the Special Use Permit for massage therapy use at 97 Village Lane, Suite 100, Colleyville. We have two spas in The Village that provide massages and there are two more within a mile of The Village. There have been problems with massage therapy businesses in other areas and I do not want a third one in the Village.

Please do not allow another one in The Village of Colleyville.

Thank you,

Nancy Farrar
33 Main Street, #200
Colleyville, TX 76034
817-919-1441

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.120 ACRES, BEING LOT 18, OF THE VILLAGE AT COLLEYVILLE CONDOS, LOCATED AT 97 VILLAGE LANE, SUITE 100, BY AUTHORIZING A SPECIAL USE PERMIT FOR A MASSAGE THERAPY USE FOR THE BUSINESS KNOWN AS BODYMENDZ; 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 Massage Therapy for the business known as Bodymendz, Case No. ZC21-030; 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 Massage Therapy on 0.120 acres, being Lot 18, of the Village of Colleyville Condos, located at 97 Village Lane, Suite 100, for the business known as Bodymendz, 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 Massage Therapy.
- b. The name of the business authorized for Massage Therapy by this Special Use Permit shall be called "Bodymendz".
- c. The hours of operation are Monday–Saturday 10:00 am to 6:00 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 1st day of February

The second reading and public hearing being conducted on the 15th day of February 2022.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS
ON THIS THE 15TH DAY OF FEBRUARY 2022.

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

[illegible]





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 1/10/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Special Use Permit for an accessory building to be closer than permitted on Lot 6, Block 1, The Overlook at Big Bear Creek, located at 405 Forest Meadow Drive, Case ZC21-032, TABLED FROM THE DECEMBER 13, 2021 PLANNING AND ZONING COMMISSION MEETING

Explanation

Update: The structure has been modified. The roof overhang has been removed and no longer encroaches into the side yard setback. The only outstanding item is the verification if the height of the structure is over 8 feet in height and, if so, then a Special Use Permit would be required. Staff has been in contact with the applicant and their contractor and has requested the height to verify compliance.

Paul and Kathleen Socket, the owners, have submitted a request for a Special Use Permit (SUP) for an accessory building to encroach into the required side yard setback on Lot 6, Block 1, of The Overlook at Big Bear Creek, being approximately 0.602 acres, and zoned PUD-R Planned Unit Development – Residential district. The purpose is to allow for an existing patio cover to remain.

Existing Conditions/Background: The subject property, 405 Forest Meadow Drive, has PUD-R zoning and is located on the south side of Forest Meadow Drive west of the intersection with Pleasant Run Road. The subject property has an existing single family home. The request is for an existing 265 s.f. patio cover to remain approximately 1 foot from the side property line.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a 265 s.f. patio cover to remain approximately 1 foot away from the side property line.

Ordinance – Section 3.27 Accessory Buildings and Residential Carport Regulations of the Land Development Code establishes the maximum size and number of accessory buildings to be permitted by staff on a residential lot:

2. Maximum Size and Number of Buildings:

- a. The maximum number of accessory buildings allowed per lot shall be three (3)

buildings. In addition, the combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot. Exemption: Lots containing a minimum of 80,000 square feet shall be exempt from the requirement for the maximum number of accessory buildings.

3. Setbacks:

d. Detached accessory buildings – A detached accessory building shall comply with the setback lines established for the applicable zoning district, unless the accessory building is located totally behind the rear of the principal building, then it shall not be placed closer than five (5) feet to any side or rear lot line.

6. Special Use Permit Provision: Any request for a building permit for an accessory building which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code. The applicant is requesting to allow for an existing 265 s.f. patio cover built without a building permit to remain in its current location. The structure currently sits within 1 foot from the property line. Specifically, the overhang of the roof structure is encroaching within the required 5 ft. side yard setback. The placement of the structure also places it over a 30' active storm drain.

Analysis: Any request for an accessory building encroaching into the required side yard setback shall only be authorized after approval of a Special Use Permit by the City Council.

Plat Status: The property is platted as Lot 6, Block 1 in the Overlook at Big Bear Creek.

DRC Review: The DRC met on November 22nd and offered the applicant the following comments:

1. The patio cover was not a permitted structure. It is encroaching on a 30' active storm drain easement and in the future may need to be removed. In addition, the required setback for the structure is deficient.

Drainage: NA

Surrounding Development: The properties to the north, east, and west are zoned PUD-R Planned Unit Development – Residential and contain single-family residential development. The property to the south is zoned AG Agricultural and is a gas well site.

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

Staff Recommendation: Staff recommends denial of the patio cover due to technical non-compliance with the Land Development Code. The Land Development Code allows for an accessory building which does not meet the Land Development Code criteria to seek an SUP.

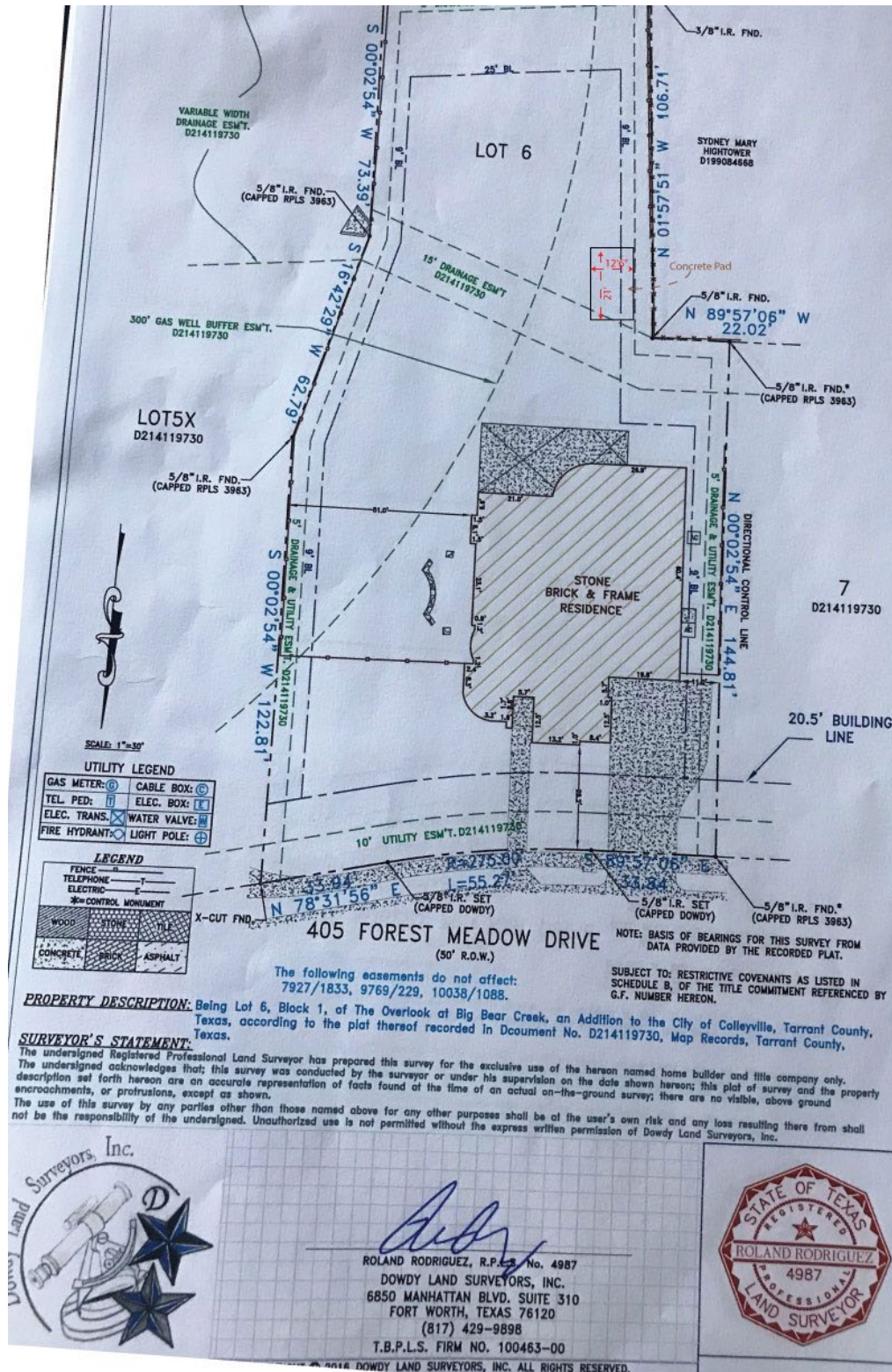
Recommendation

Denial

Attachments

1. Updated Exhibits for Patio Cover
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Patio Cover Exhibit
6. Fire Pit Exhibit
7. Notification Map
8. Notification Letter
9. Notification List
10. Draft Ordinance

405 Forest Meadow Drive – Concrete Slab & Patio Cover Permit Application Detail



405 Forest Meadow Drive – Concrete Slab & Patio Cover
Permit Application Detail

Statement of Work

Remodel existing patio cover roof to clear easement.



Patio Cover with Overhang
Prior to Roof Remodel

405 Forest Meadow Drive – Concrete Slab & Patio Cover
Permit Application Detail



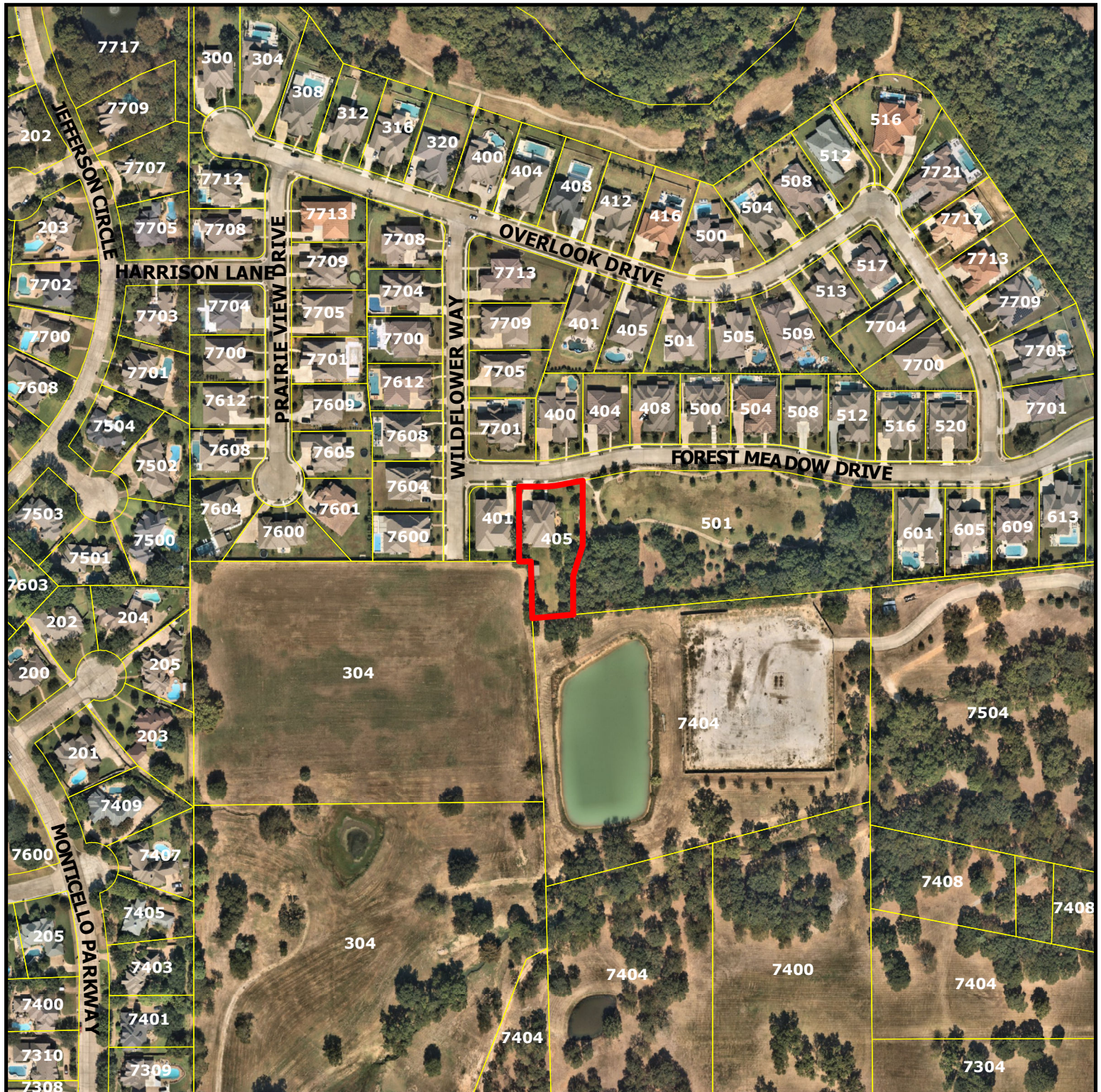
Remodeled Roofline to Clear Easement

405 Forest Meadow Drive – Concrete Slab & Patio Cover
Permit Application Detail



Slab Setback 5' 2"

Aerial Map



ZC21-032

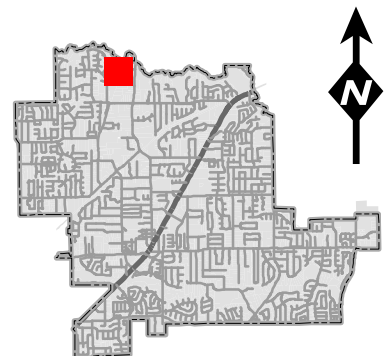
405 Forest Meadow Drive

DISCLAIMER:

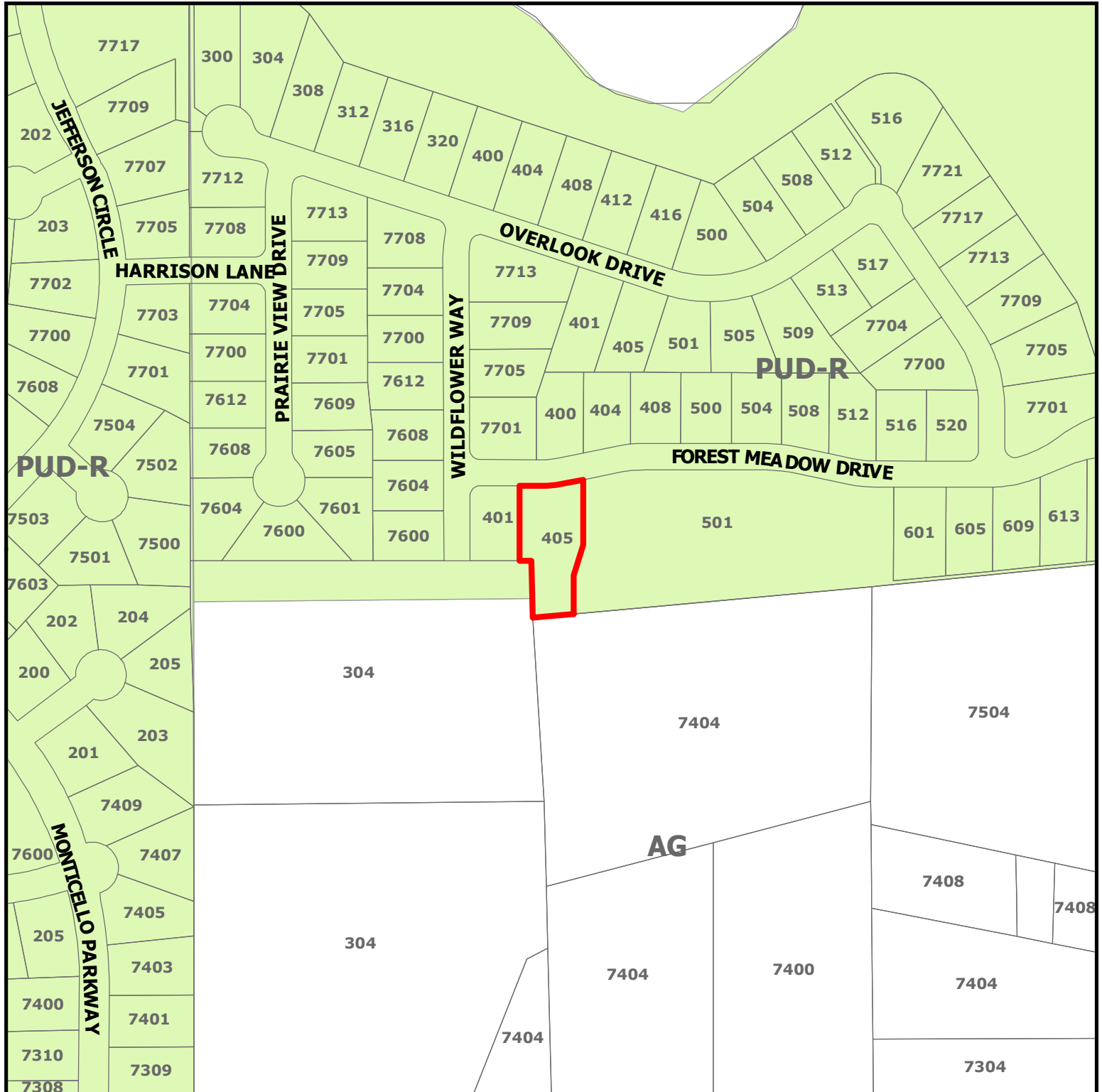
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



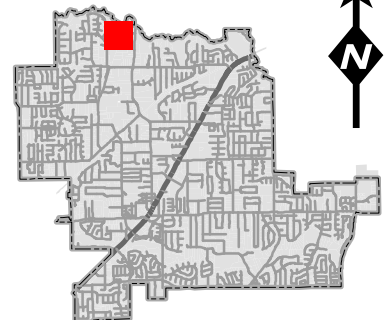
ZC21-032

405 Forest Meadow Drive

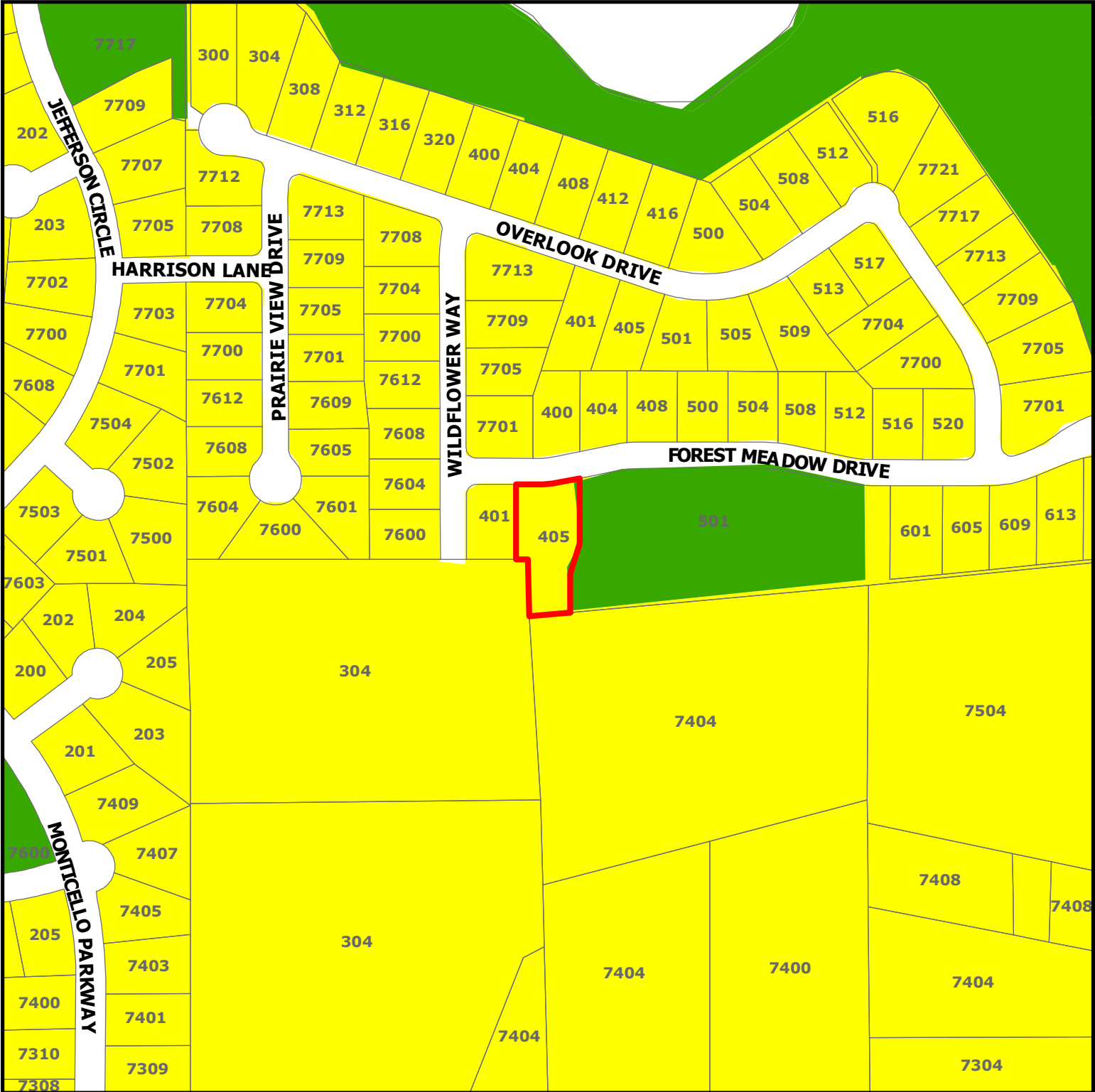
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Subject Property



Future Land Use Map

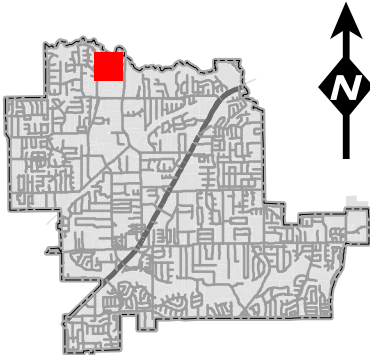


ZC21-032

405 Forest Meadow Drive

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-  Subject Property
-  Residential
-  Open Space; Parks



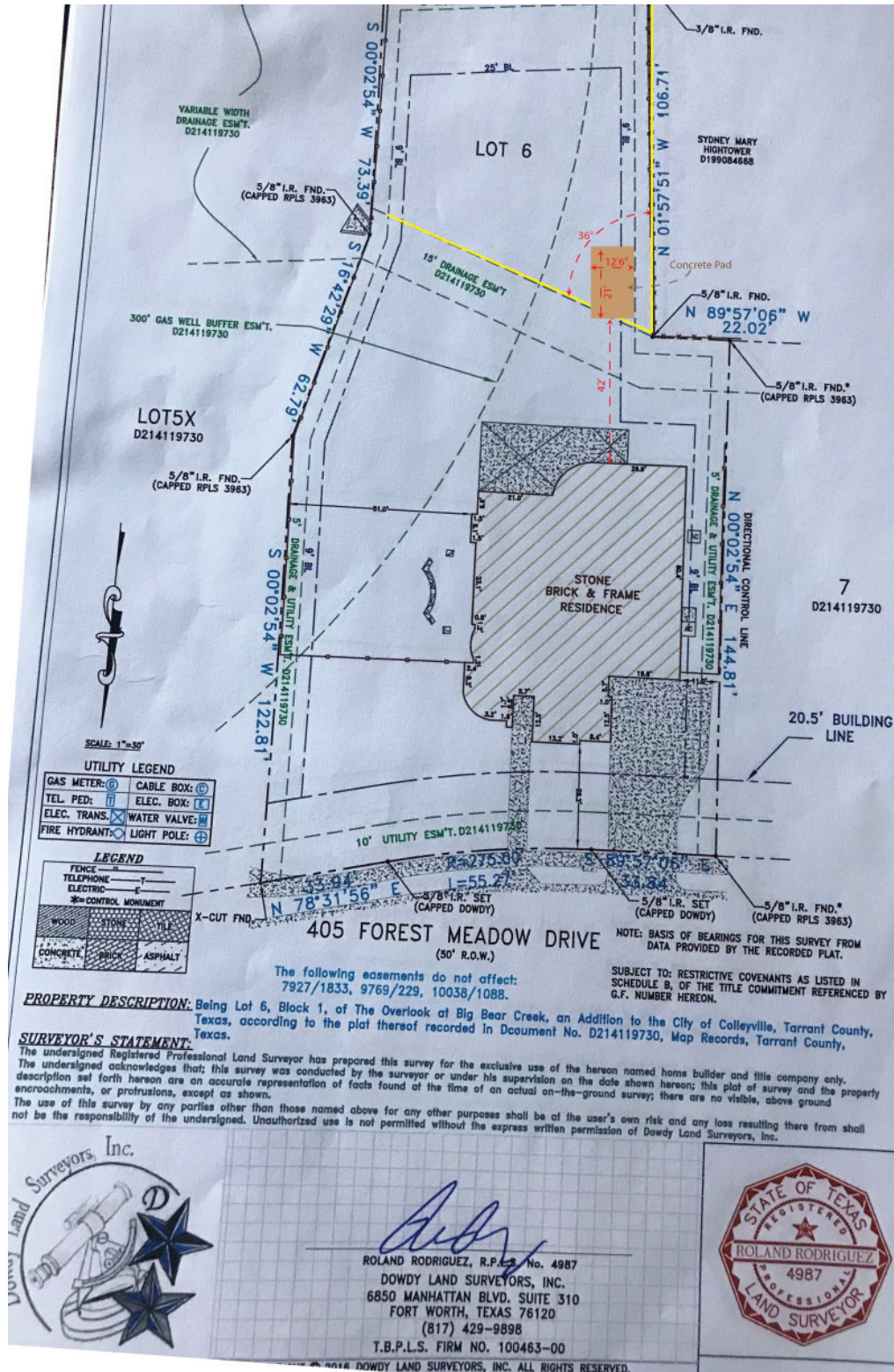
405 Forest Meadow Drive – Concrete Slab & Patio Cover
Permit Application Detail

Statement of Planning Objectives

Drainage Easement

- A 15' drainage easement exists which contains a buried storm water conduit. Performance of this easement would not be affected by surface-level accessory building or flatwork construction.
- Restraining any surface level development would impair the use of valuable outdoor living opportunities.
- No special privileges would result from allowing construction of patio cover and/or firepit accessories.
- No nonconforming factors are influencing a variance to the drainage easement.

405 Forest Meadow Drive – Concrete Slab & Patio Cover Permit Application Detail



Position of existing slab & patio cover

405 Forest Meadow Drive – Concrete Slab & Patio Cover
Permit Application Detail



Yard & Patio Cover

405 Forest Meadow Drive – Concrete Slab & Patio Cover
Permit Application Detail



Property Marker

405 Forest Meadow Drive – Concrete Slab & Patio Cover
Permit Application Detail



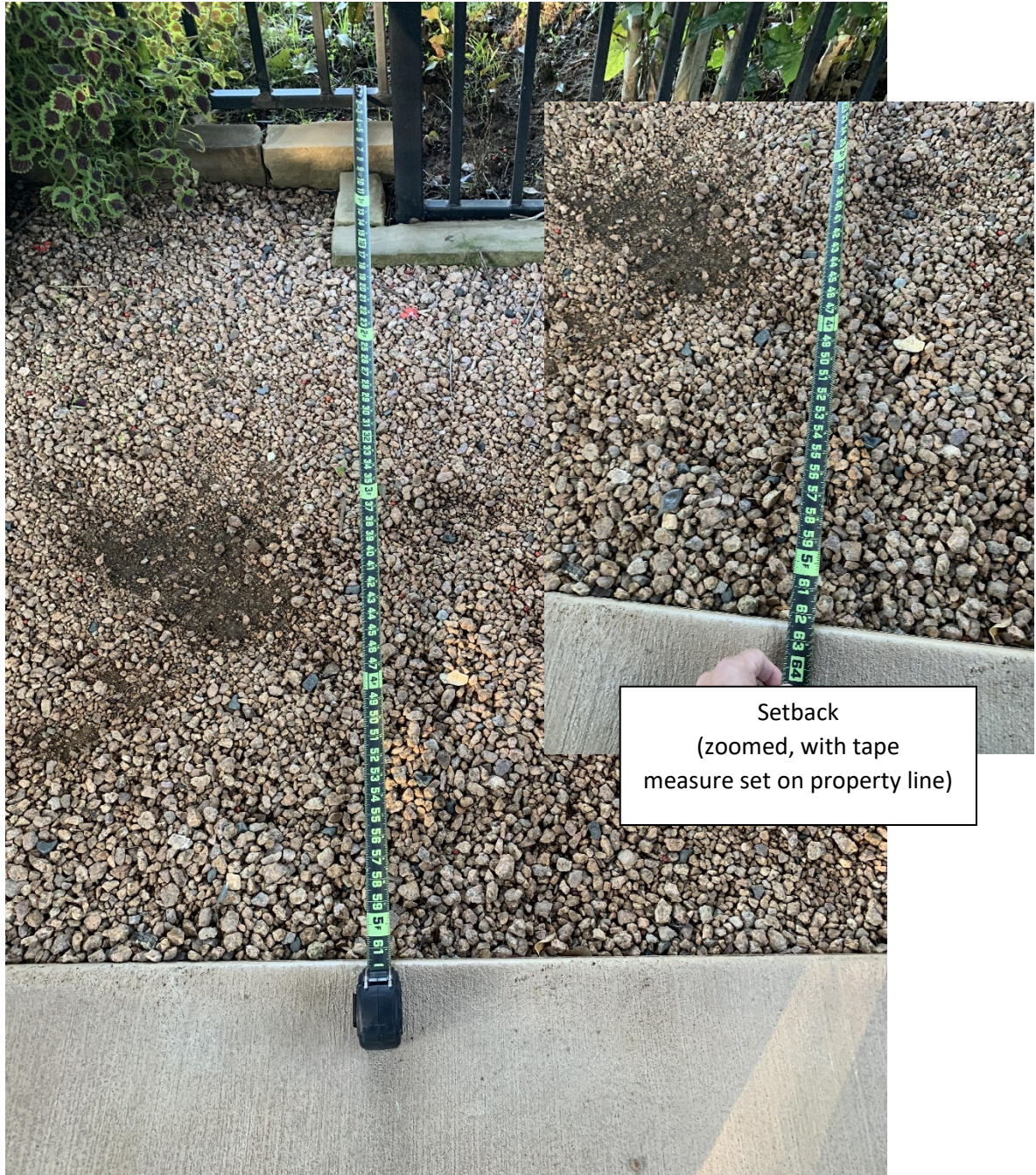
Fence Line

405 Forest Meadow Drive – Concrete Slab & Patio Cover
Permit Application Detail



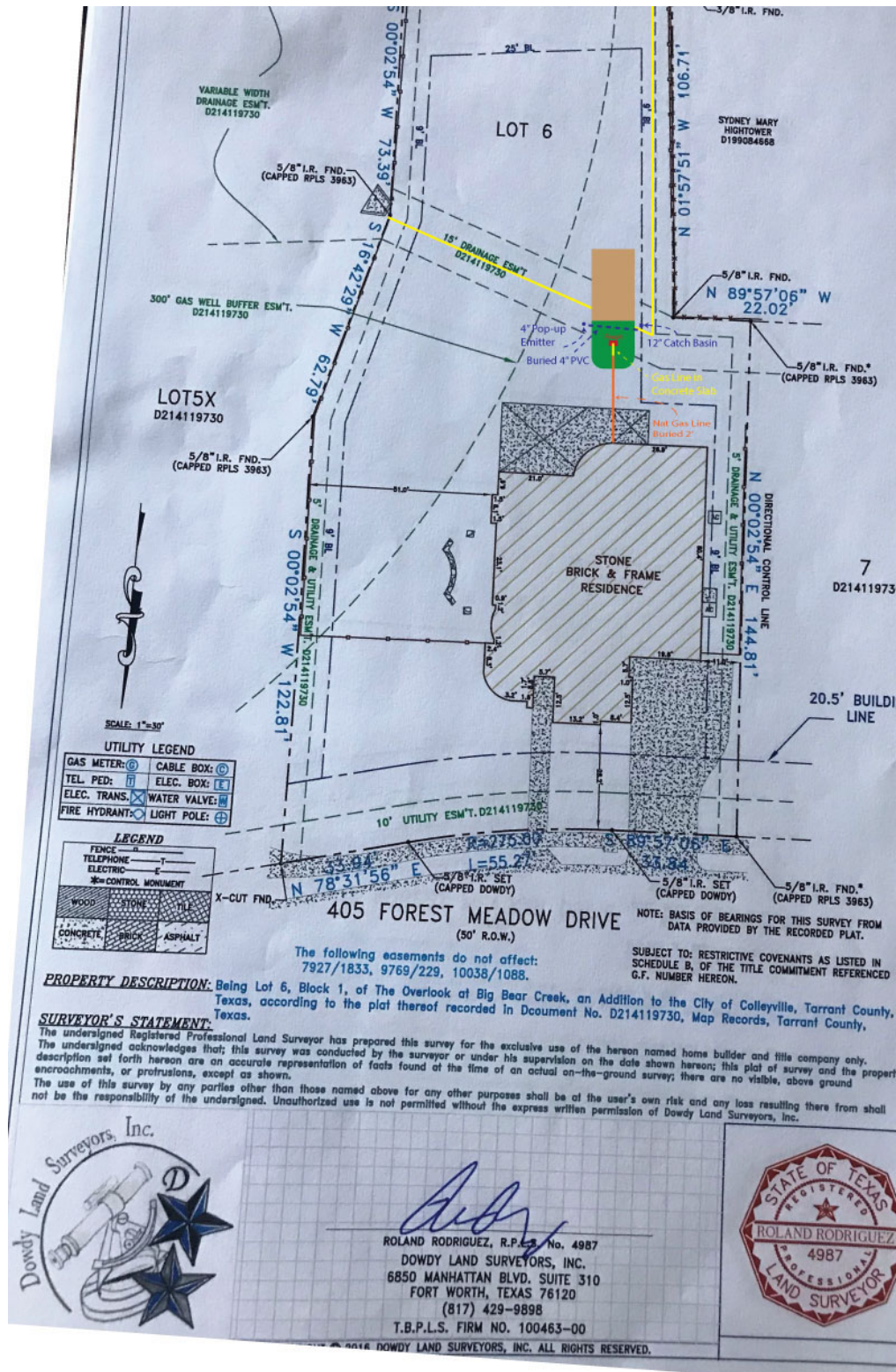
Fence Line

405 Forest Meadow Drive – Concrete Slab & Patio Cover
Permit Application Detail



Slab Setback 5' 2"

405 Forest Meadow Dr– Concrete Slab & Firepit Permit Application Detail



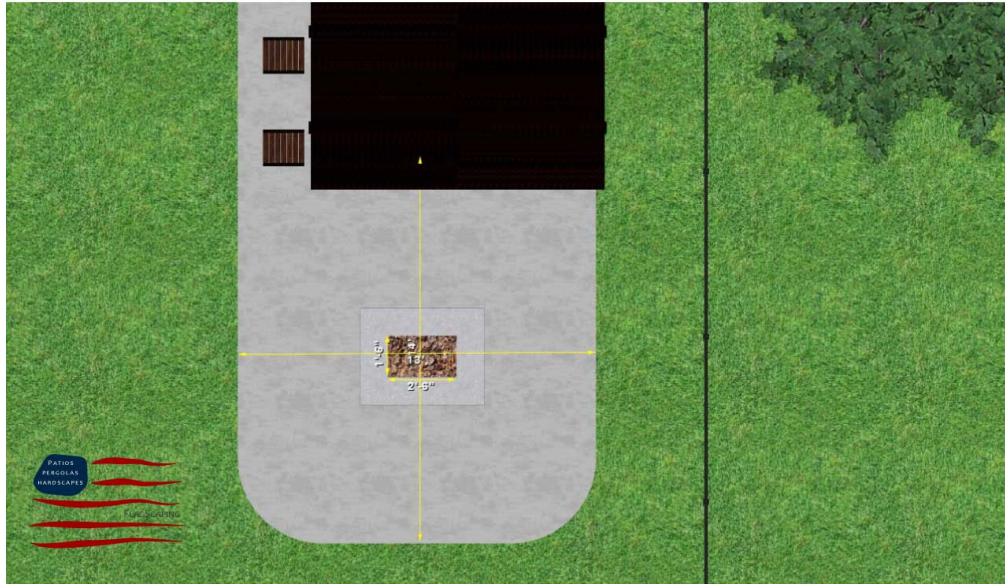
Firepit & Gas Line Placement w/
Drainage under Slab

405 Forest Meadow Dr– Concrete Slab & Firepit
Permit Application Detail



Slab & Firepit Placement

405 Forest Meadow Dr– Concrete Slab & Firepit
Permit Application Detail

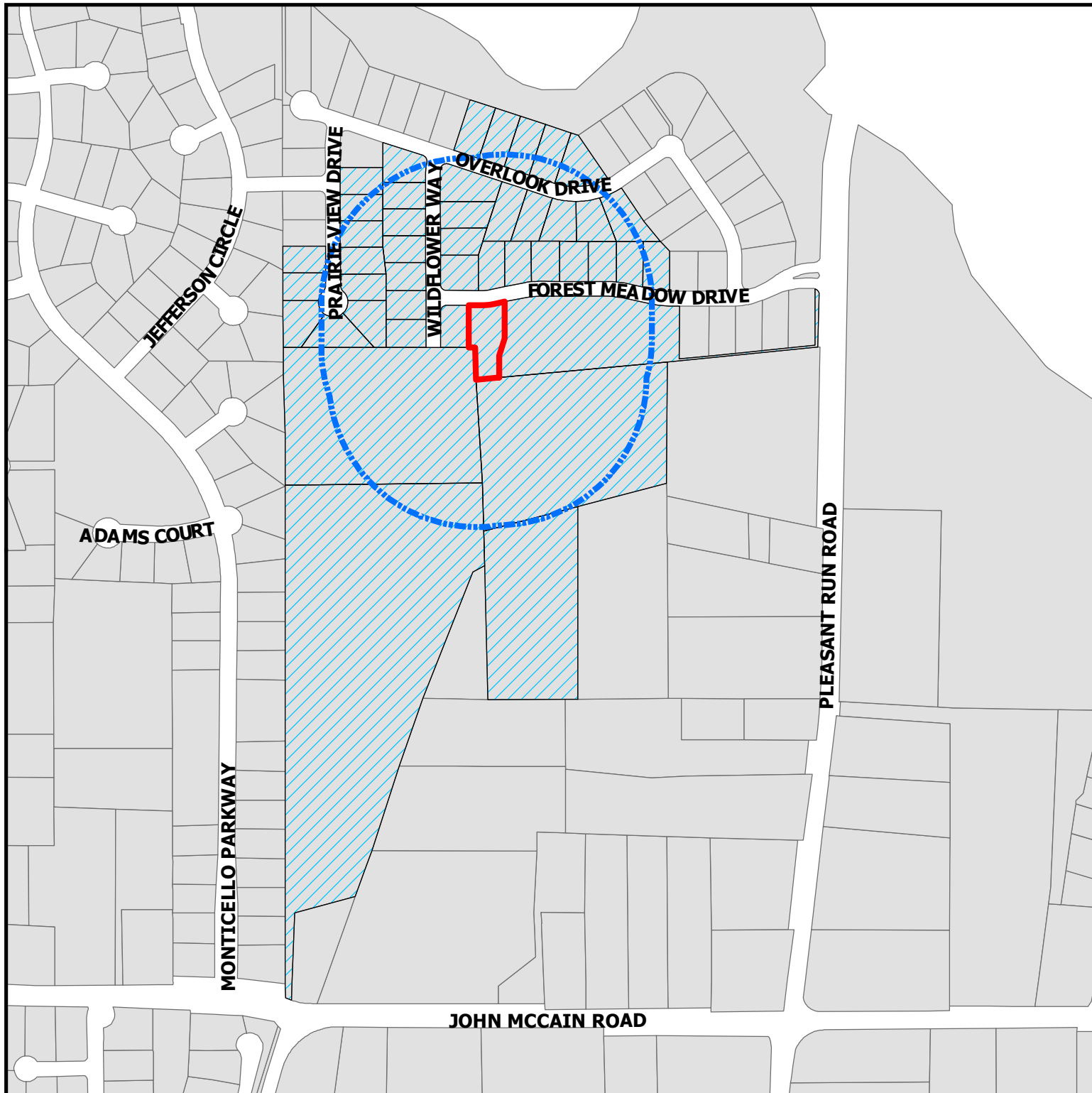


Top-down



Perspective

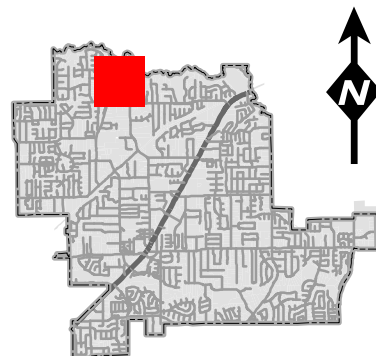
Notification Map



ZC21-032
405 Forest Meadow Drive

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, December 13, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, January 4, 2022 & Tuesday, January 18, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for an Accessory Building to be closer than allowed to a property line. The purpose of the request is to allow for the existing accessory building to be closer than the required 5 ft. to the side property line.

Zoning Case: ZC21-032

Applicants: Paul & Kathleen Socket

Owners: Paul & Kathleen Socket

Location: 405 Forest Meadow Drive

Property Description: Lot 6, Block 1, The Overlook at Big Bear Creek

Present Zoning: PUD-R Planned Unit Development-Residential

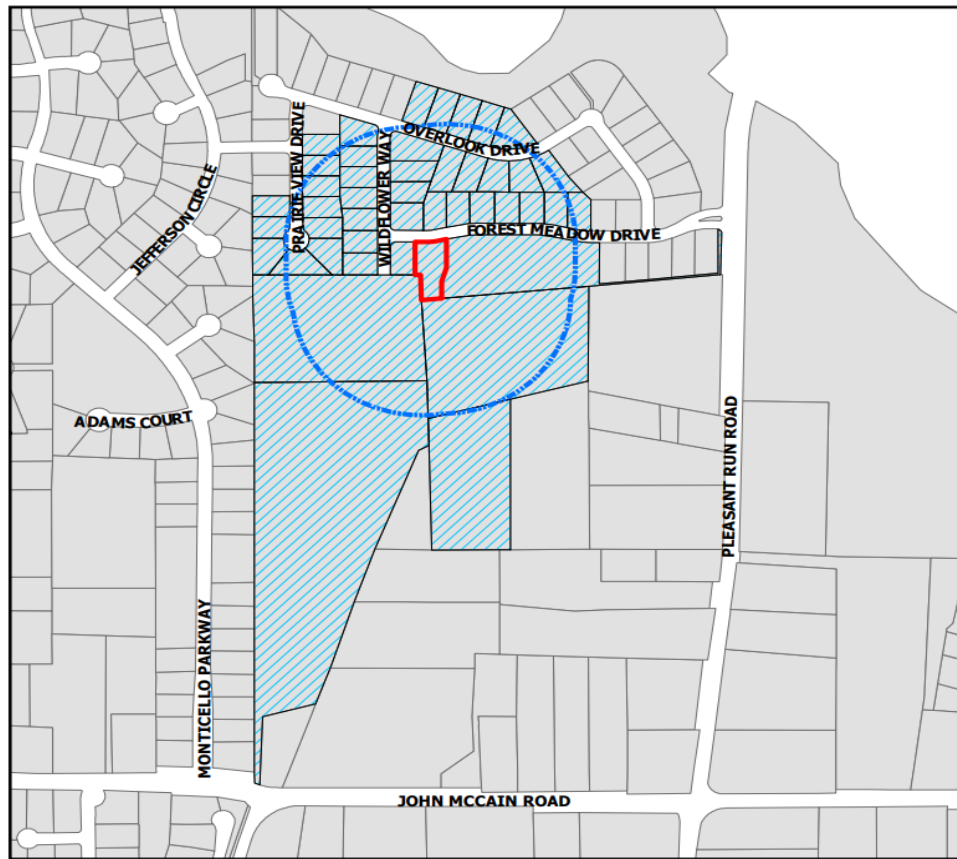
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

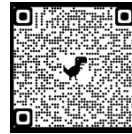
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

NOTICE OF PUBLIC HEARING

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



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



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

A handwritten signature in black ink that reads "Jacquelyn Reyff".

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
STEWART, BETTY	412 OVERLOOK DR	COLLEYVILLE, TX
SESSION, NANCY	PO BOX 1376	COLLEYVILLE, TX
CUNNINGHAM ELMA JEAN	7612 PRAIRIE VIEW DR	COLLEYVILLE, TX
THORNTON, PATSY RUTH	7705 PRAIRIE VIEW DR	COLLEYVILLE, TX
TRINITY CHRISTIAN CENTER	2442 MICHELLE DR	TUSTIN, CA
SHORI, BALRAJ	400 FOREST MEADOW DR	COLLEYVILLE, TX
MINHAS, NAVEEN	508 FOREST MEADOW DR	COLLEYVILLE, TX
ZALDIVAR, ISRAEL	7600 WILDFLOWER WAY	COLLEYVILLE, TX
CARR, SARA	7608 PRAIRIE VIEW DR	COLLEYVILLE, TX
SAVANNAH LIVING TRUST	7604 PRAIRIE VIEW DR	COLLEYVILLE, TX
BHAIDANI, HUSSAIN	500 OVERLOOK DR	COLLEYVILLE, TX
GOERNER, DONALD	7709 WILDFLOWER WAY	COLLEYVILLE, TX
SIMPSON, KATHERINE	7709 PRAIRIE VIEW DR	COLLEYVILLE, TX
FLOYD, JULIE	7704 WILDFLOWER WAY	COLLEYVILLE, TX
HENRY, GARY	505 OVERLOOK DR	COLLEYVILLE, TX
COUNTS, ALYSSA	501 OVERLOOK DR	COLLEYVILLE, TX
2018 M.S. AFSHINPOUR-KHALEDI R	404 FOREST MEADOW DR	COLLEYVILLE, TX
NIYOGI, PARTHA	7604 WILDFLOWER WAY	COLLEYVILLE, TX
NAJAFI, POONEH	7705 WILDFLOWER WAY	COLLEYVILLE, TX
STECKLEIN, BERNARD	500 FOREST MEADOW DR	COLLEYVILLE, TX
BROWDER, KRAG	416 OVERLOOK DR	COLLEYVILLE, TX
PICHON, ALLEN	7600 PRAIRIE VIEW DR	COLLEYVILLE, TX
PANERI, MICHAEL	512 FOREST MEADOW DR	COLLEYVILLE, TX
TRINITY CHRIS CTR SANTA ANA	2442 MICHELLE DR	TUSTIN, CA
DOAN, VU	7701 PRAIRIE VIEW DR	COLLEYVILLE, TX
JOSEPH, JUBY A	7601 PRAIRIE VIEW DR	COLLEYVILLE, TX
SOCKET, PAUL	405 FOREST MEADOW DR	COLLEYVILLE, TX
MANLEY GRANDCHILDRENS TRUST	401 FOREST MEADOW CIR	COLLEYVILLE, TX
MCCARTHY, GERARD	504 FOREST MEADOW DR	COLLEYVILLE, TX
SCHAULIN, RICHARD	408 FOREST MEADOW DR	COLLEYVILLE, TX
KINDRICK, STEPHEN	401 OVERLOOK DR	COLLEYVILLE, TX
STONE, KENT D	7612 WILDFLOWER WAY	COLLEYVILLE, TX
THORNHILL, RICHARD	404 OVERLOOK DR	COLLEYVILLE, TX
GILL FAMILY TRUST	7708 WILDFLOWER WAY	COLLEYVILLE, TX
BISHOP, JEFFREY	405 OVERLOOK DR	COLLEYVILLE, TX
CONRAD, RONNIE L	408 OVERLOOK DR	COLLEYVILLE, TX
DEVINE, VICKI	509 OVERLOOK DR	COLLEYVILLE, TX
EVANS, MICHAEL	7609 PRAIRIE VIEW DR	COLLEYVILLE, TX
NGUYEN FAMILY REVOCABLE LIVING	7701 WILDFLOWER WAY	COLLEYVILLE, TX
TRINITY CHRISTIAN CENTER OF SA	304 JOHN MCCAIN RD	COLLEYVILLE, TX
TRINITY CHRISTIAN CENTER OF SA	304 JOHN MCCAIN RD	COLLEYVILLE, TX
THE OVERLOOK RESIDENTIAL COMMU	2557 SW GRAPEVINE PKWY SUITE 1	GRAPEVINE, TX
HASHEESH, ABDUL	7700 WILDFLOWER WAY	COLLEYVILLE, TX
MOODY, DEBBIE	7608 WILDFLOWER WAY	COLLEYVILLE, TX
JONES, KENNETH	7713 WILDFLOWER WAY	COLLEYVILLE, TX
MONTICELLO ADDITION-COLLEYVLE	P.O. BOX 254	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.602 ACRES, BEING LOT 6, BLOCK 1, OF THE OVERLOOK AT BEAR CREEK, LOCATED AT 405 FOREST MEADOW DRIVE, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING TO BE CLOSER THAN PERMITTED TO A PROPERTY LINE; 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 an accessory building to be closer than permitted to a property line, Case No. ZC20-032; 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 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 authorizing a Special Use Permit for an accessory building to be closer than permitted to a property line on lot on 0.602 acres, being Lot 6, Block 1, of The

Overlook at Big Bear Creek, located at 405 Forest Meadow Drive, as depicted on the attached as Exhibit "A".

Sec. 3. 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. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. The Special Use Permit shall apply to the existing 265 s.f. accessory building to be closer than permitted to the side yard setback.

b. The accessory building shall be generally consistent with the site plan and building plans as depicted on the attached Exhibit "B".

c. The accessory building shall be generally consistent with the building elevations and floor plan as depicted on the attached Exhibit "C".

d. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 5. 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. 6. 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. 7. 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. 8. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of February 2022.

The second reading and public hearing being conducted on the 15th day of February 2022.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 15TH DAY OF FEBRUARY 2022.

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

The map displays a residential subdivision with the following streets and lot numbers:

- Streets:** JEFFERSON CIRCLE, HARRISON LANE, PRAIRIE VIEW DRIVE, WILDFLOWER WAY, OVERLOOK DRIVE, FOREST MEADOW DRIVE, MONTICELLO PARKWAY.
- Lot Numbers:** 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 9

Exhibit "B" – Site Plan

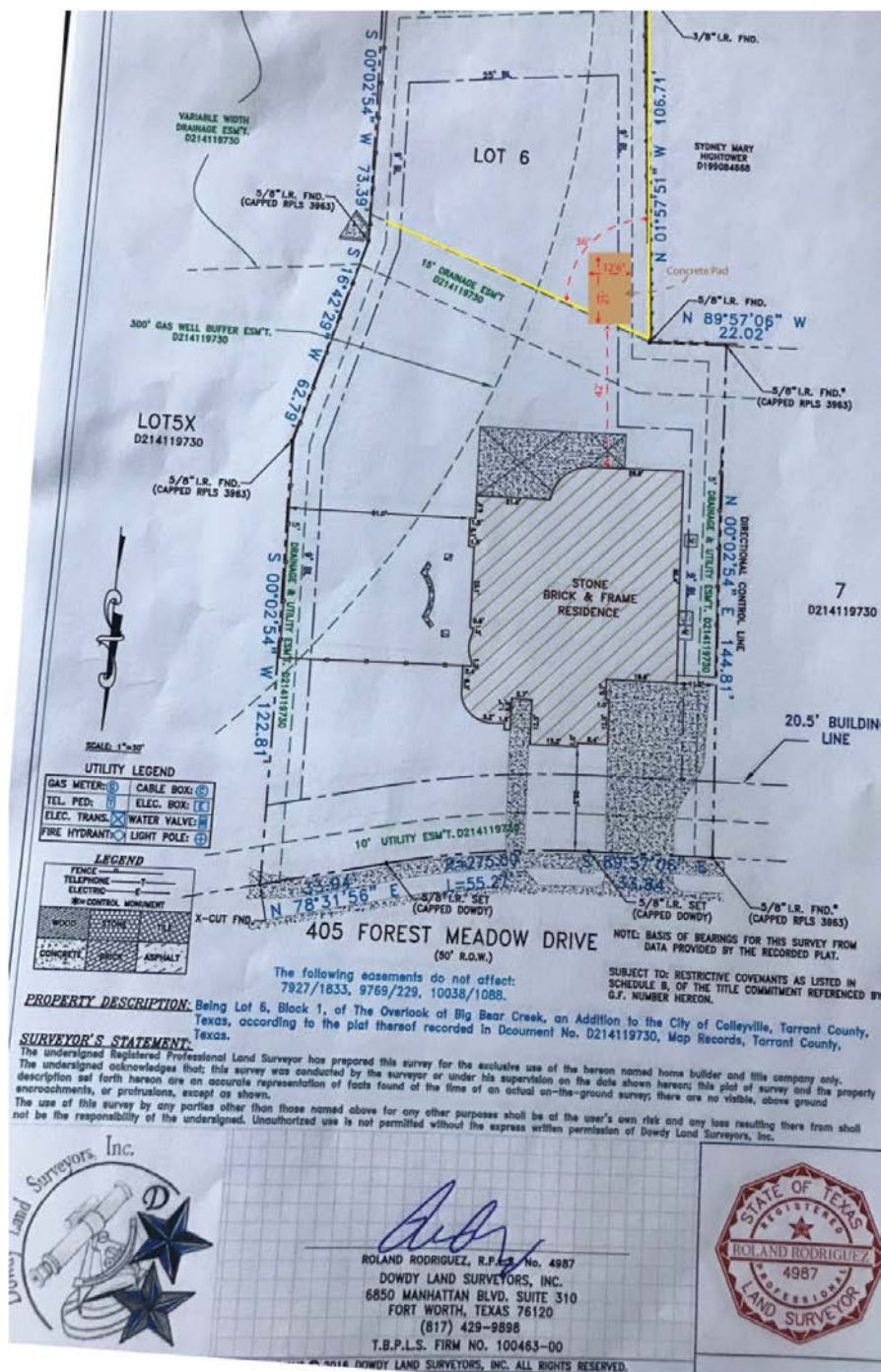


Exhibit "C" – Elevation



Remodeled Roofline to Clear Easement



Fence Line



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 1/10/2022	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 ZC21-037

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 for 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 requesting to significantly vary from the 2012 ordinance. The request includes 164 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 238 units. The average independent unit size is increased to 885 s.f. – 1,950 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 350,000 s.f. with parking spaces in Phase 1 of 322 and Phase II of 45 for a total of 367 spaces. The exterior walls of the buildings shall be a minimum of 50 percent masonry materials. 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 applications 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 December 20, 2021 DRC meeting and determined the application may be scheduled for the next available Planning and Zoning Commission meeting on January 10, 2022.

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. Property to the west has PUD-C Planned Unit Commercial zoning as has 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 is neutral on the request. The following items should be considered as part of the consideration:

- 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.
- Staff recognizes further discussion needed on outstanding agreements.

Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Proposed PUD Ordinance Text

5. Master Plan
6. Conceptual Site Plan
7. Rendered Elevations
8. Conceptual Elevations
9. Masonry Fence Plan
10. Trash Compactor and Generator Plan
11. Project Comparison Matrix
12. EMS Call Worksheet
13. Drainage Plan
14. Tree Preservation Plan
15. Trip Generation Memo
16. Notification Map
17. Notification Letter
18. Notification List
19. Letter of Opposition
20. Letter of Support
21. Draft Ordinance

Aerial Map

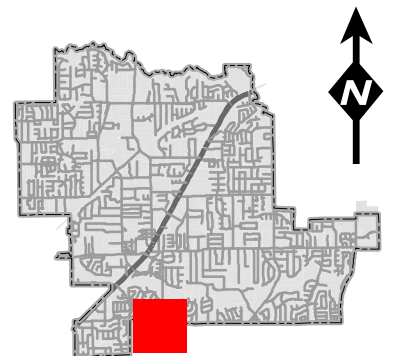


ZC21-037
913 Cheek-Sparger Road

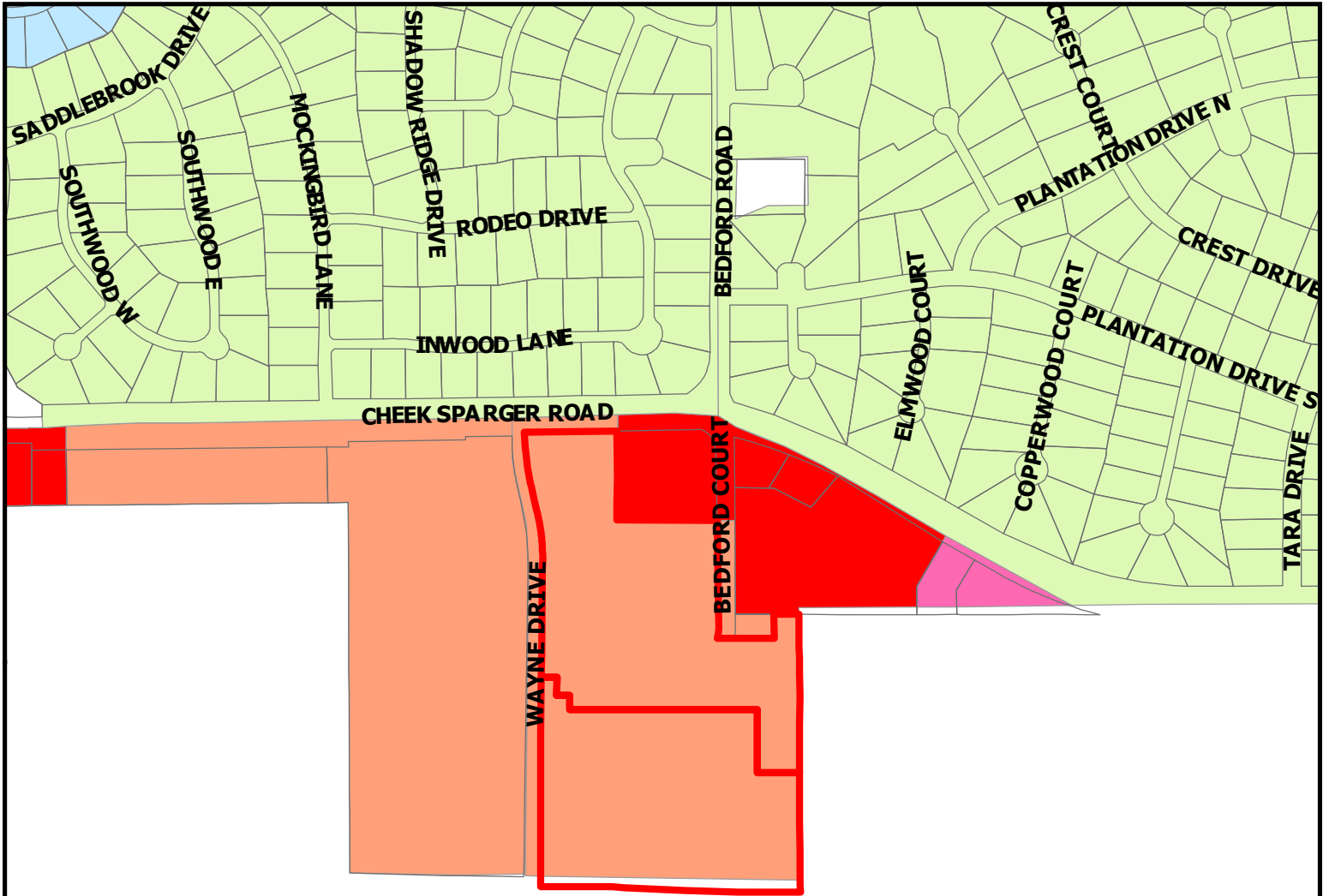
DISCLAIMER:
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Subject Property



Zoning Map



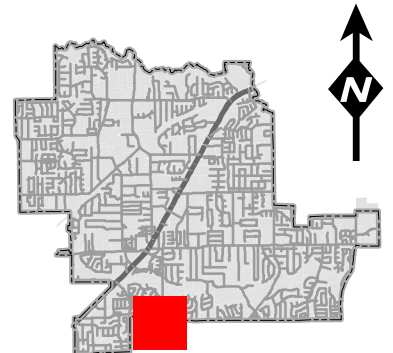
ZC21-037
913 Cheek-Sparger Road

DISCLAIMER:

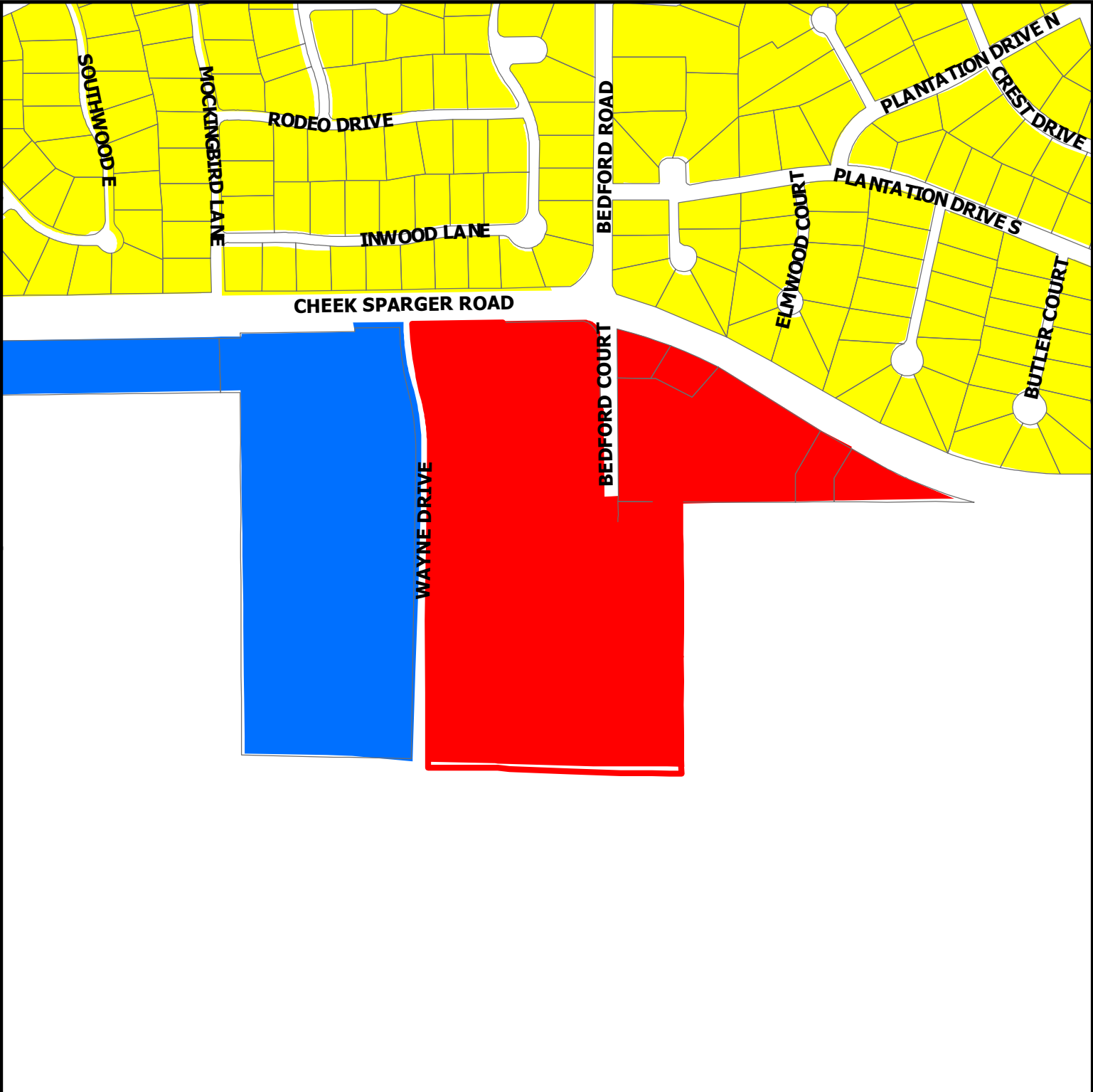
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Subject Property



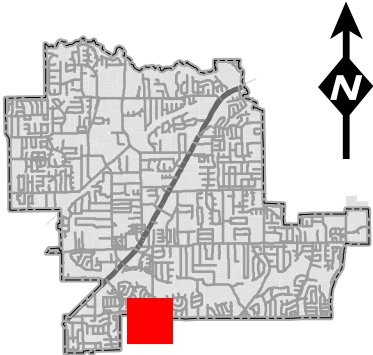
Future Land Use Map



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ZC21-037
913 Cheek-Sparger Road

-  Subject Property
-  Residential
-  Commercial
-  Institutional



December 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 164 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

December 13, 2021

this PUD-C.

5. BUILDINGS

- a. Building elevations shall be consistent with the elevations shown on Exhibit "E".
- 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 330 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

December 13, 2021

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, COMPACTOR AND GENERATOR ENCLOSURES

a. Any dumpsters, compactors or generators located in the development shall be enclosed in a structure that 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

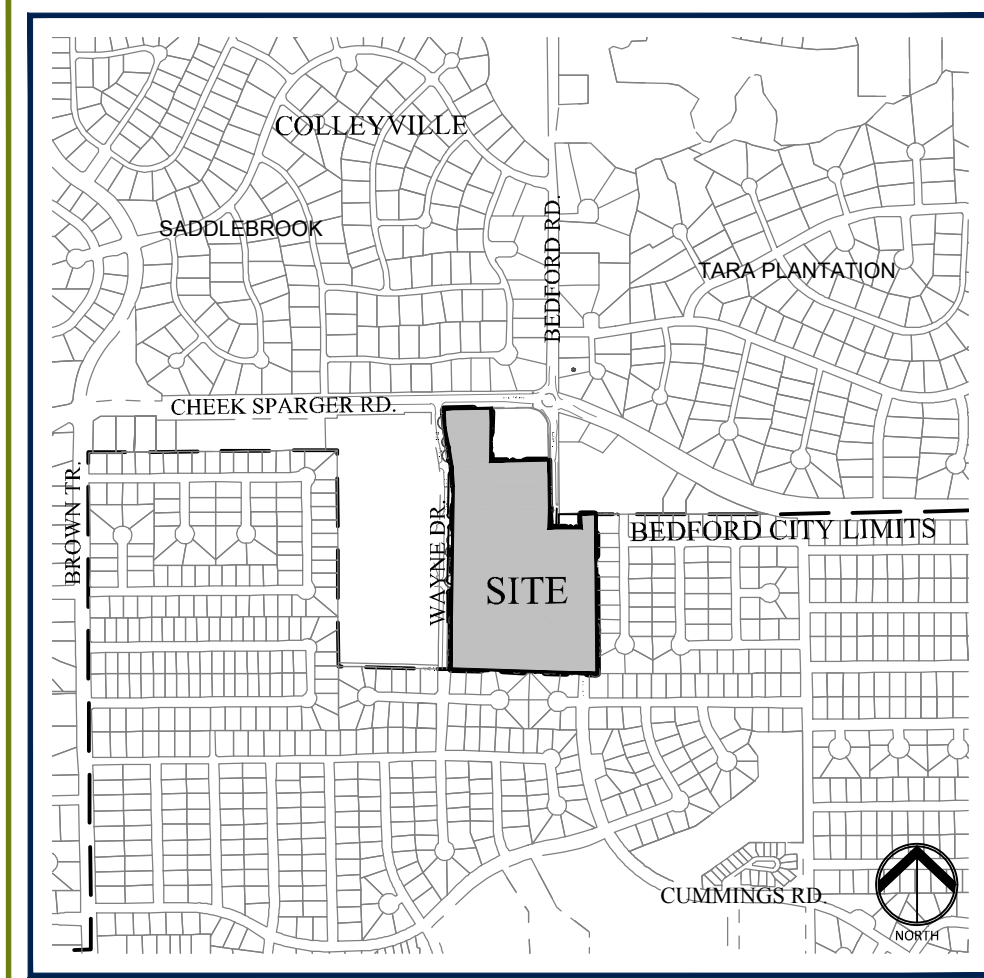
a. In lieu of constructing any required perimeter street improvements, the developer shall construct the following roadway improvements: a right-turn only lane to northbound Wayne Drive where it intersects Cheek-Sparger Road.

b. Additionally, the developer shall pay a one-time Special Roadway Impact Fee to the City which shall be utilized by the City for the construction of a roundabout at the intersection of Cheek – Sparger Road and Bedford Road/Court.

c. Given the requirements of Section “b” 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:

December 13, 2021

- (1) City shall be responsible for all of the design, contracting, construction, right-of-way acquisition, landscaping and ongoing maintenance for the roundabout at the intersection of Cheek Sparger and Bedford Road/Court.
- (2) Establish the total amount of the Special Roadway Impact Fee to be paid from the developer to the City.
- (3) Timing of the payment of the Special Roadway Impact Fee to the City for the roundabout shall be at the issuance or receipt of the building permit.
- (4) City shall complete the roundabout improvements within 3 years of the payment of the Special Roadway Impact Fee.
- (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	164 Units	272,859 SF.
Assisted Living Units	44 Units	36,981 SF.
Memory Support Units	30 Units	14,405 SF.
Total Senior Living Units	260 Units	316,601 SF.
Common Area & Back of House		32,783 SF.
Total Building Sf.		357,028 SF.
Required Parking Spaces	208	
Covered Parking Spaces	144	
Surface Parking Spaces	158	
Garage Parking Spaces	20	
Future Parking Spaces	45	
Total Parking Spaces	367	122 Extra

TARA VILLAGE RETAIL &
OFFICE SHOPPING CENTER

ZONED
CC-1

SINGLE FAMILY
RESIDENTIAL

ZONED
R9

CUMMINGS DR.

DETENTION
AREA
5.32 AC.

8' MASONRY FENCE

BEDFORD HEIGHTS
SINGLE FAMILY RESIDENTIAL

ZONED
PUD

COVERED
PARKING, TYP.

DETENTION
AREA

COVENANT CHRISTIAN ACADEMY
PRIVATE SCHOOL

ZONED
PUD-C

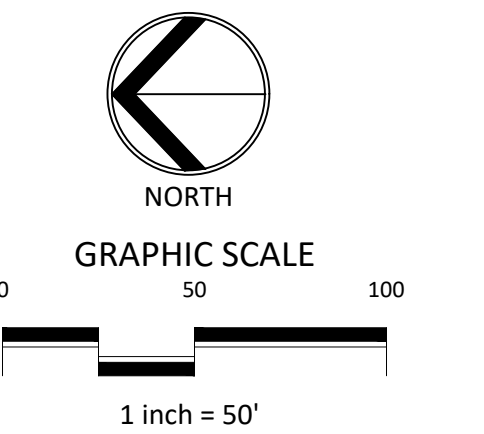
NOTES:

- 18.45 acres platted as Heritage Farms, Block A, Lot 1.
- No FEMA 100 Year Floodplain on 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

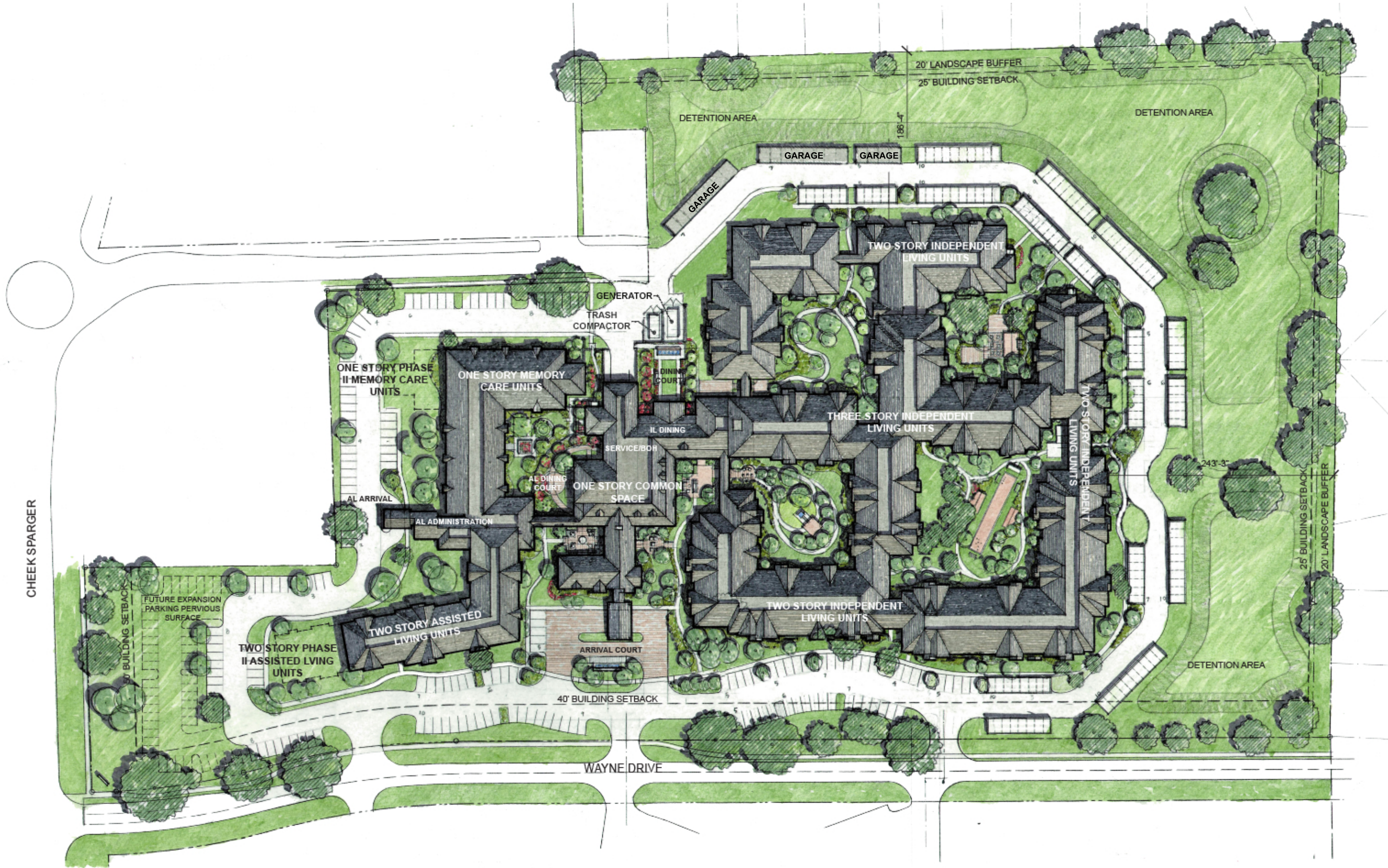
DEVELOPER:
Greystone Communities
225 E. John Carpenter Frwy, Ste 700
Irving, TX 75062

ENGINEER/PLANNER:
DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.256.1121
TX REG. F-1114



MASTER PLAN
for
FOREFRONT LIVING
SENIOR COMMUNITY
November 12, 2021

PUD Site Plan for Senior Living PUD
Zoning Amendment



site plan - conceptual
Scale: 1"=100'-0"





Independent Living - Rendered Elevation

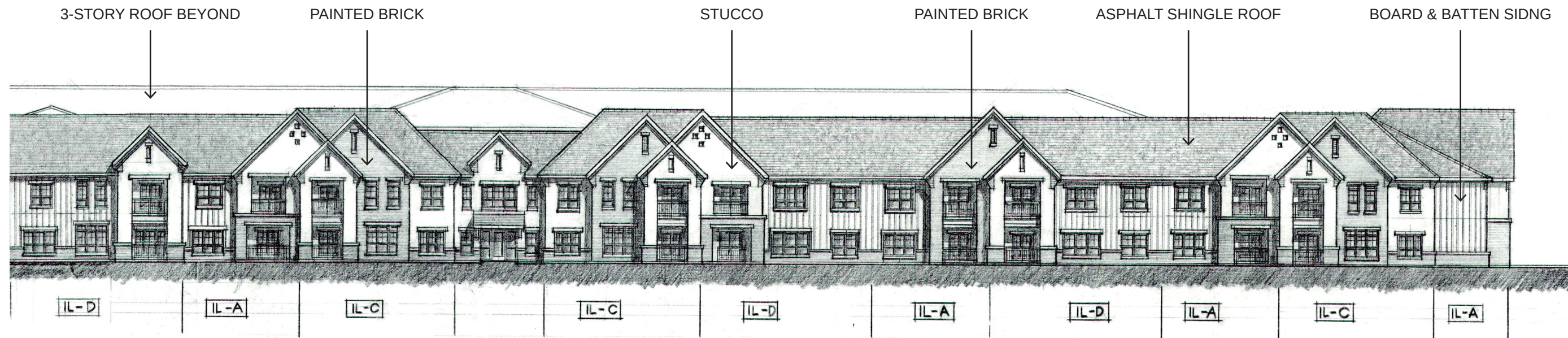


Assisted Living - Rendered Elevation

FFL Senior Living Colleyville
Colleyville, Texas



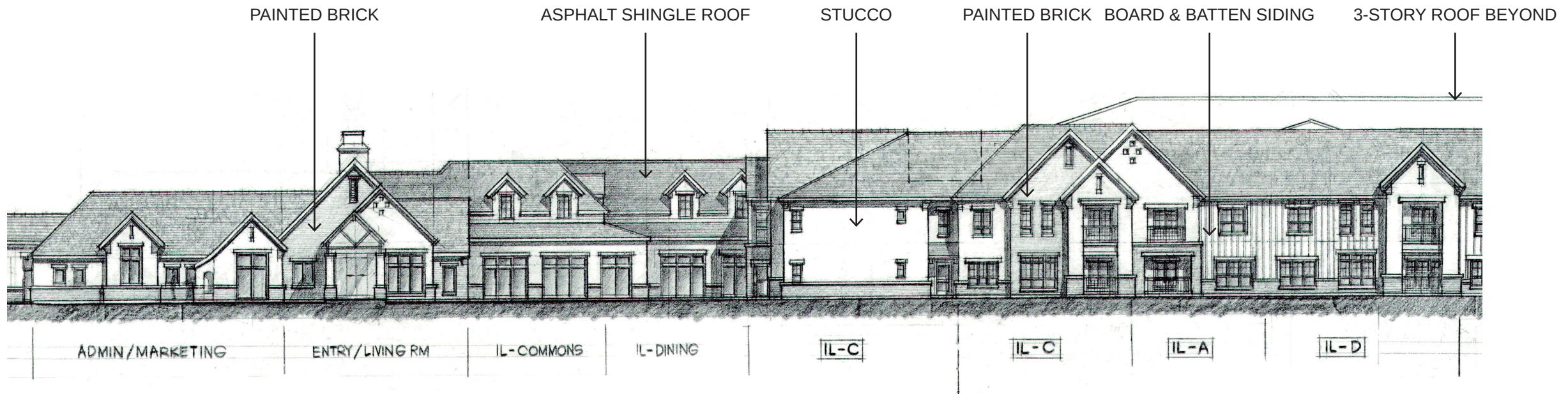
Commons - Rendered Elevation



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



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

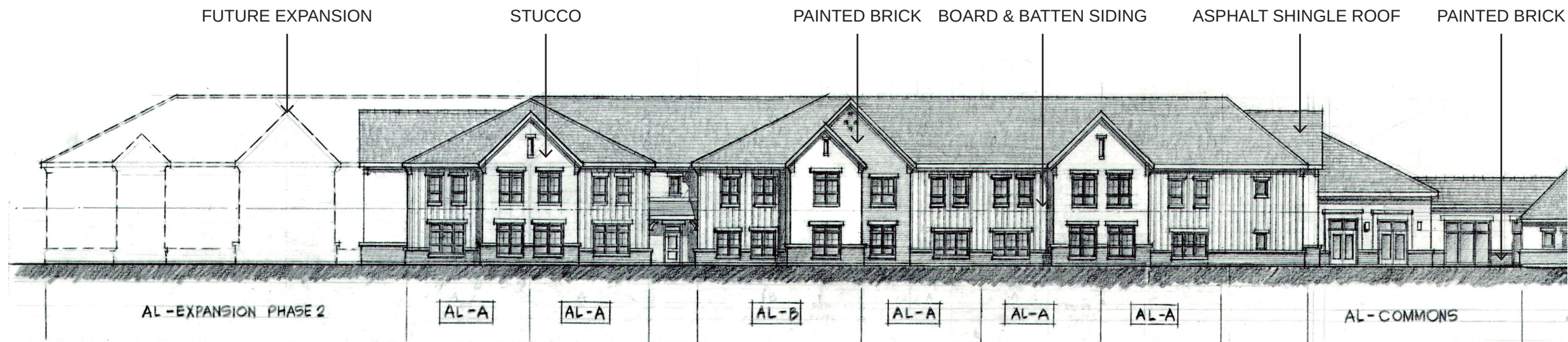


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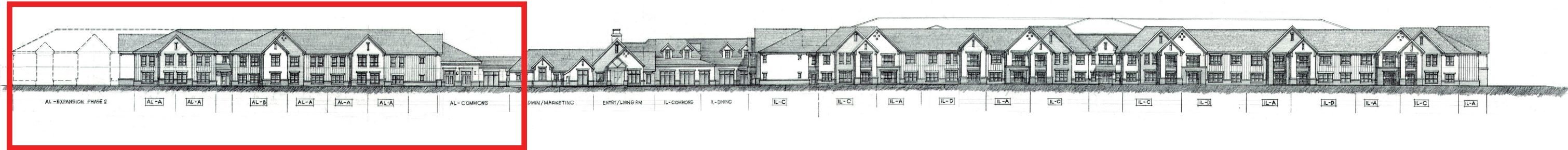


Entry/Community Commons - Conceptual Elevation

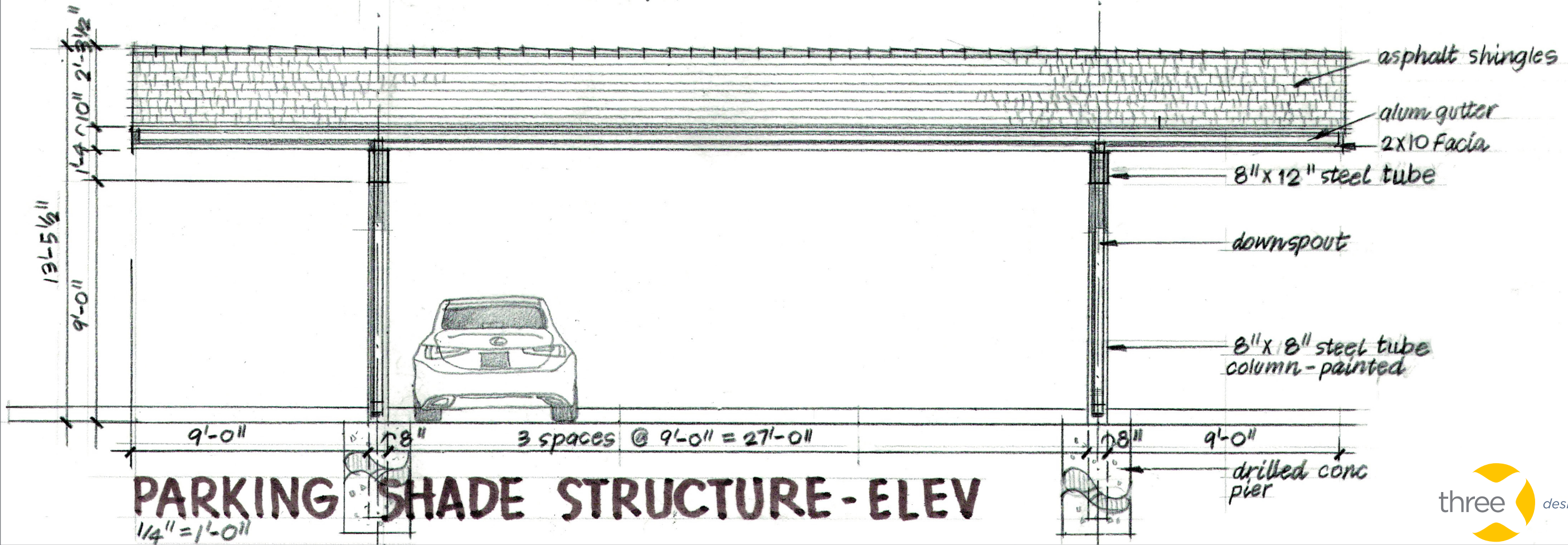
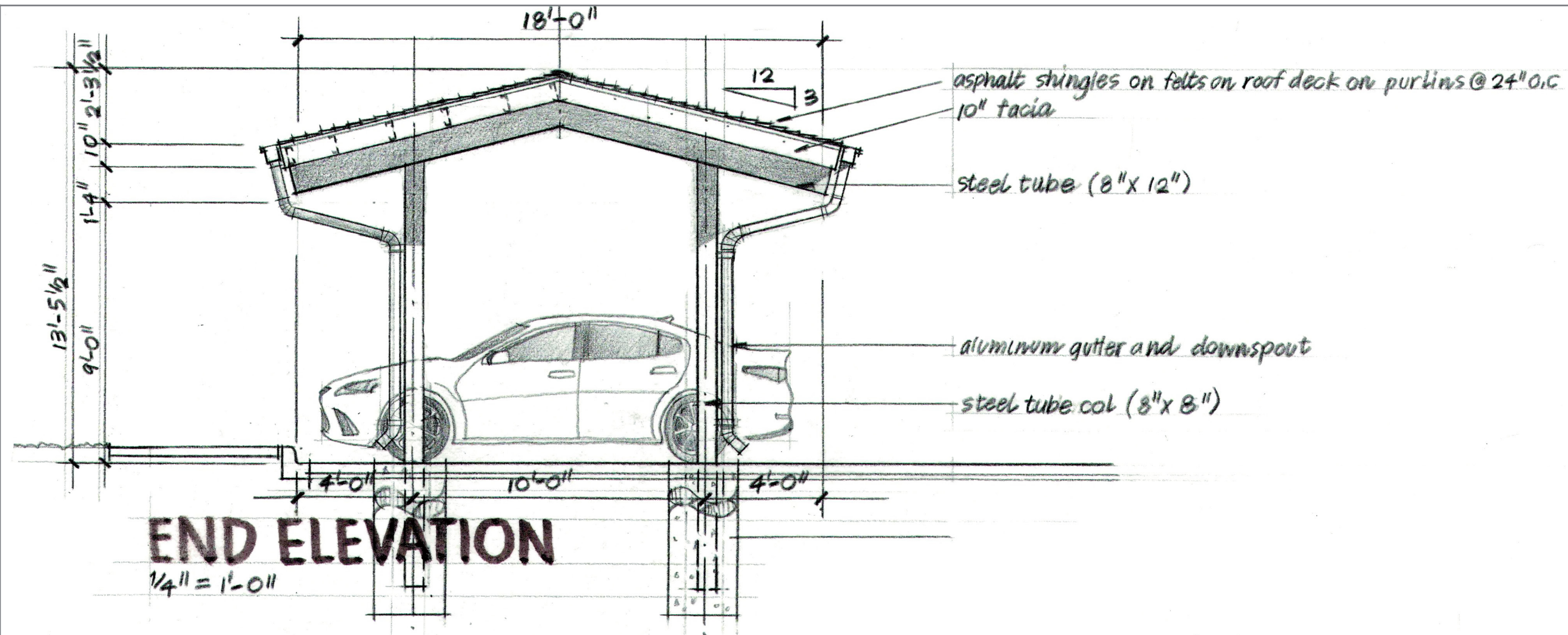
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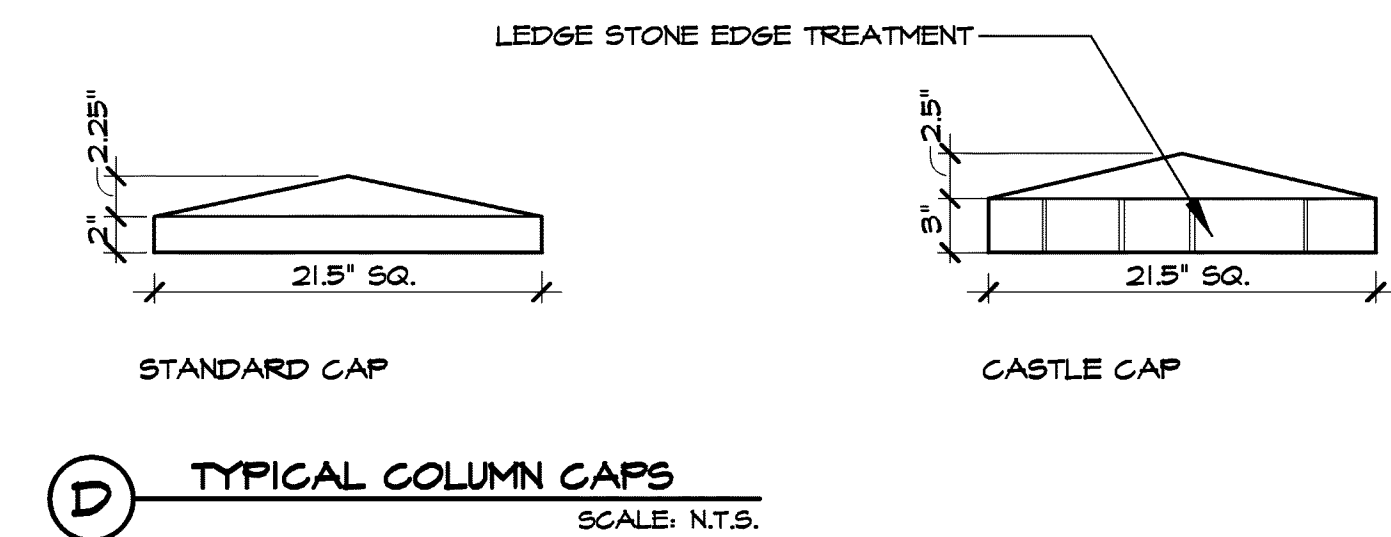
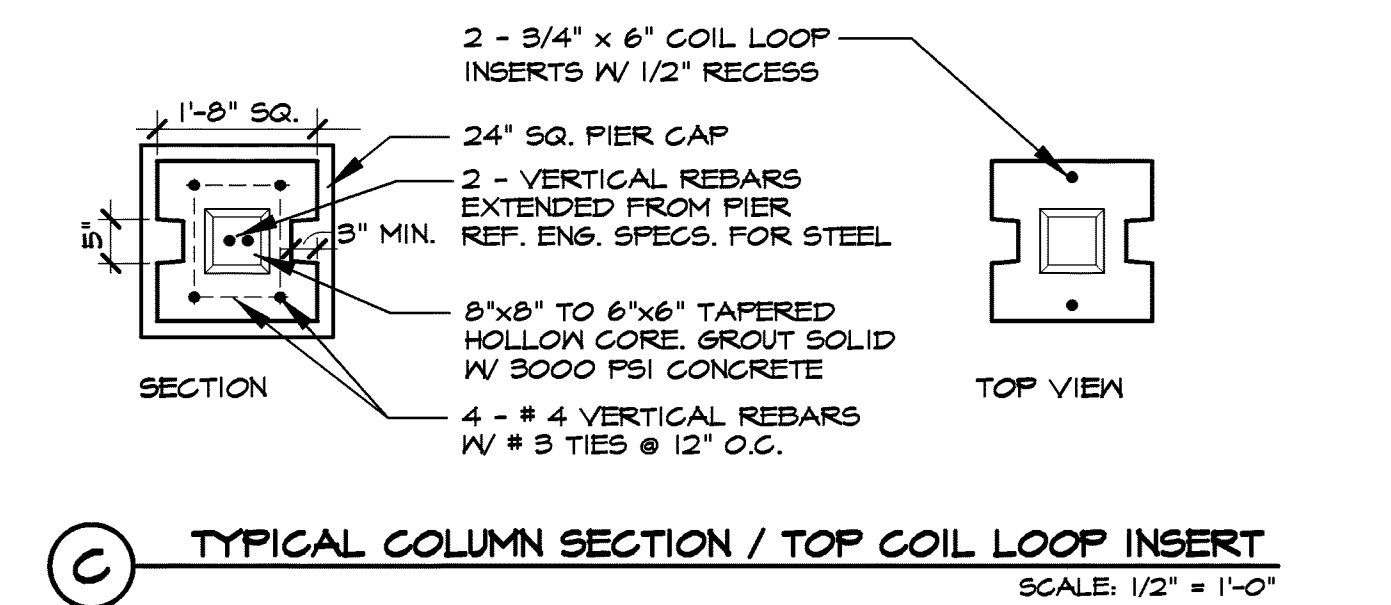
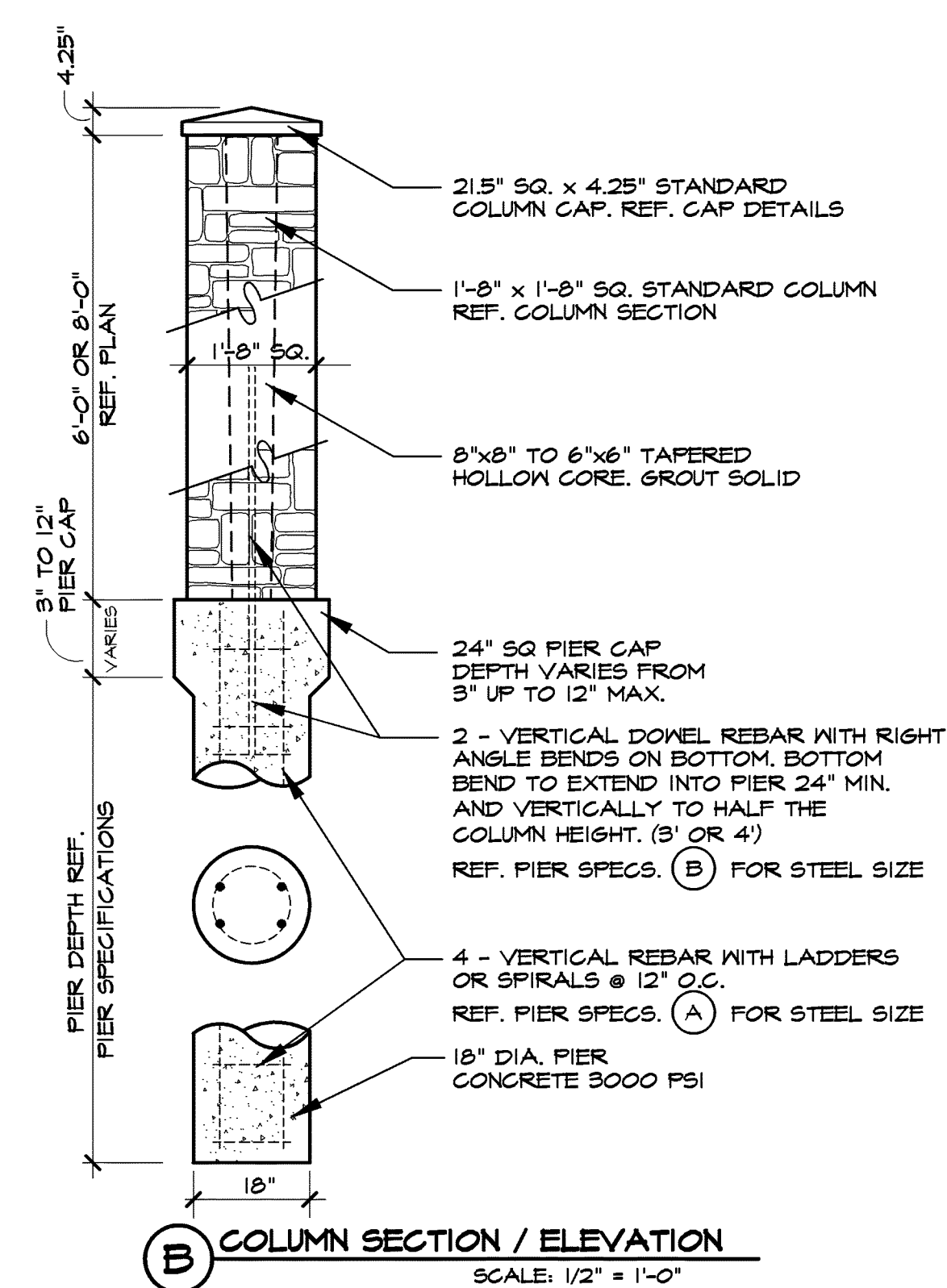
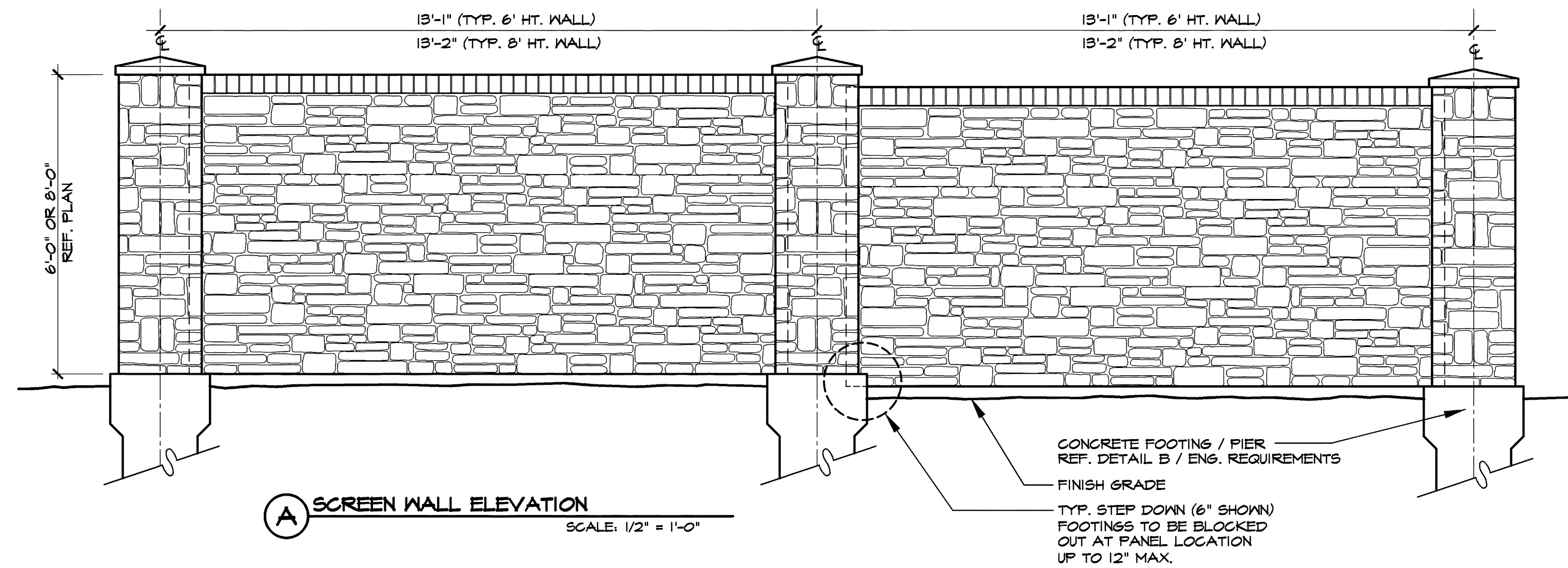


Scale: 3/64"=1'-0"



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





GEOTECHNICAL INFORMATION:

TEST PREPARED BY: _____

REPORT NUMBER: _____

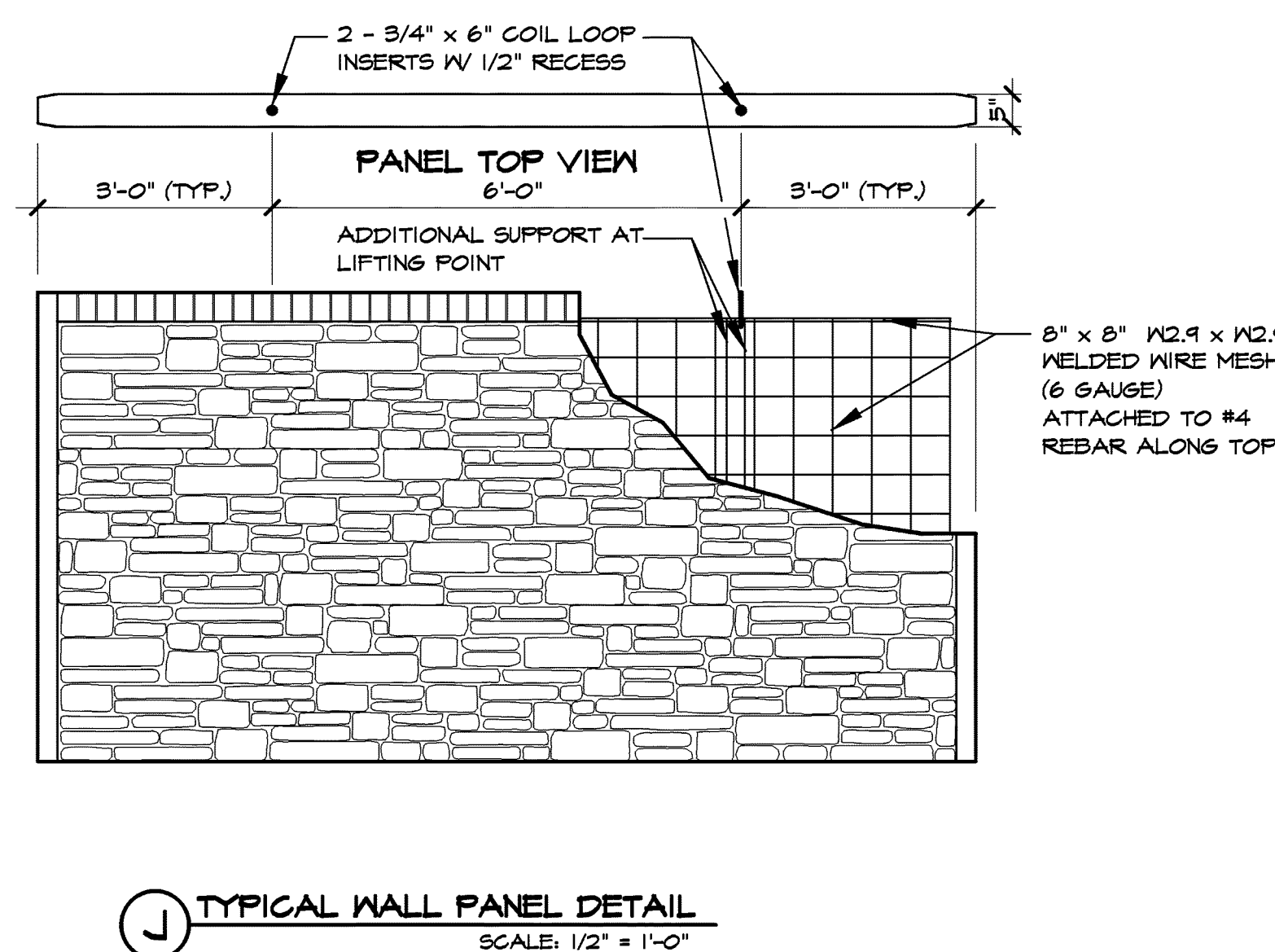
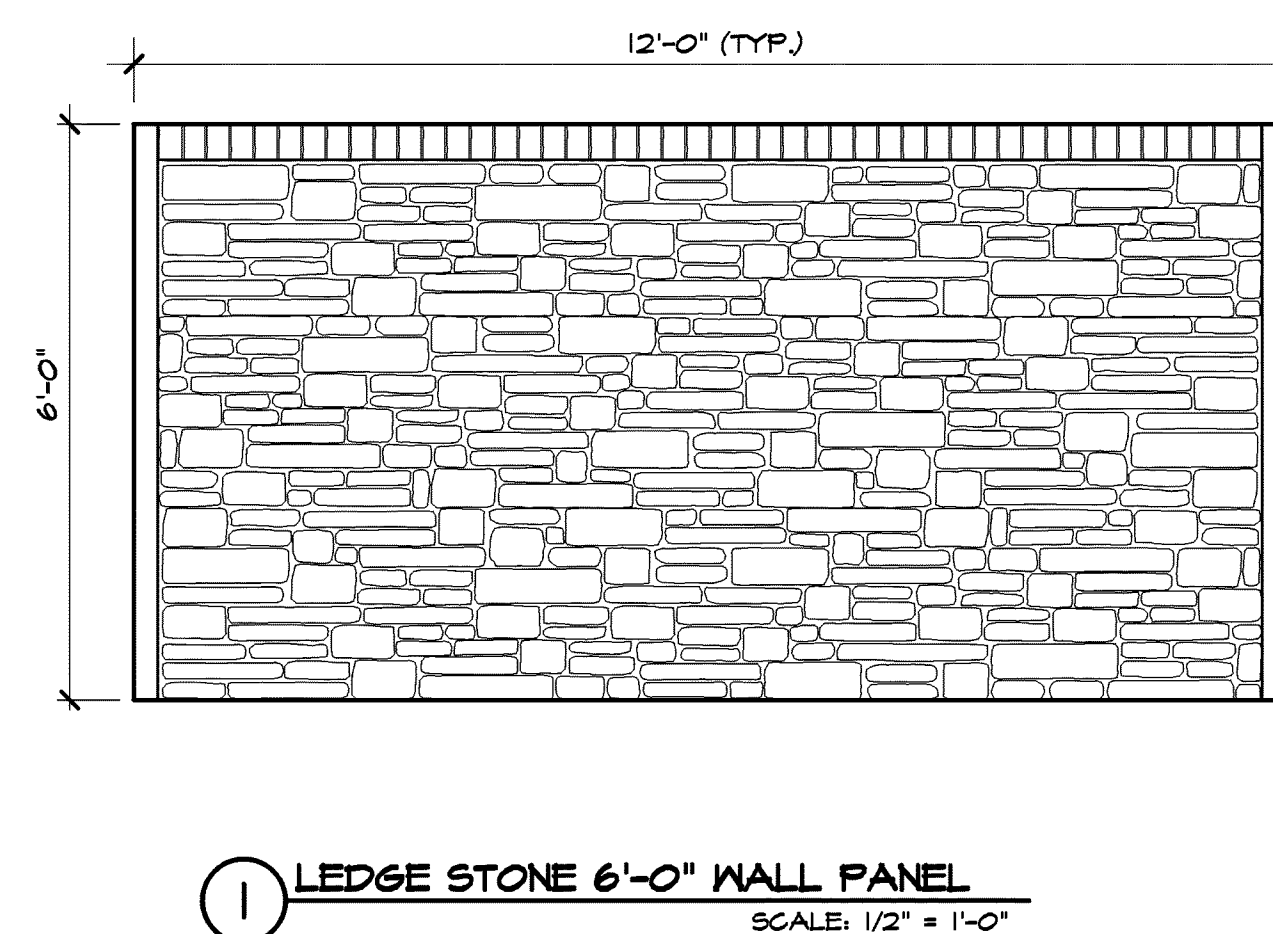
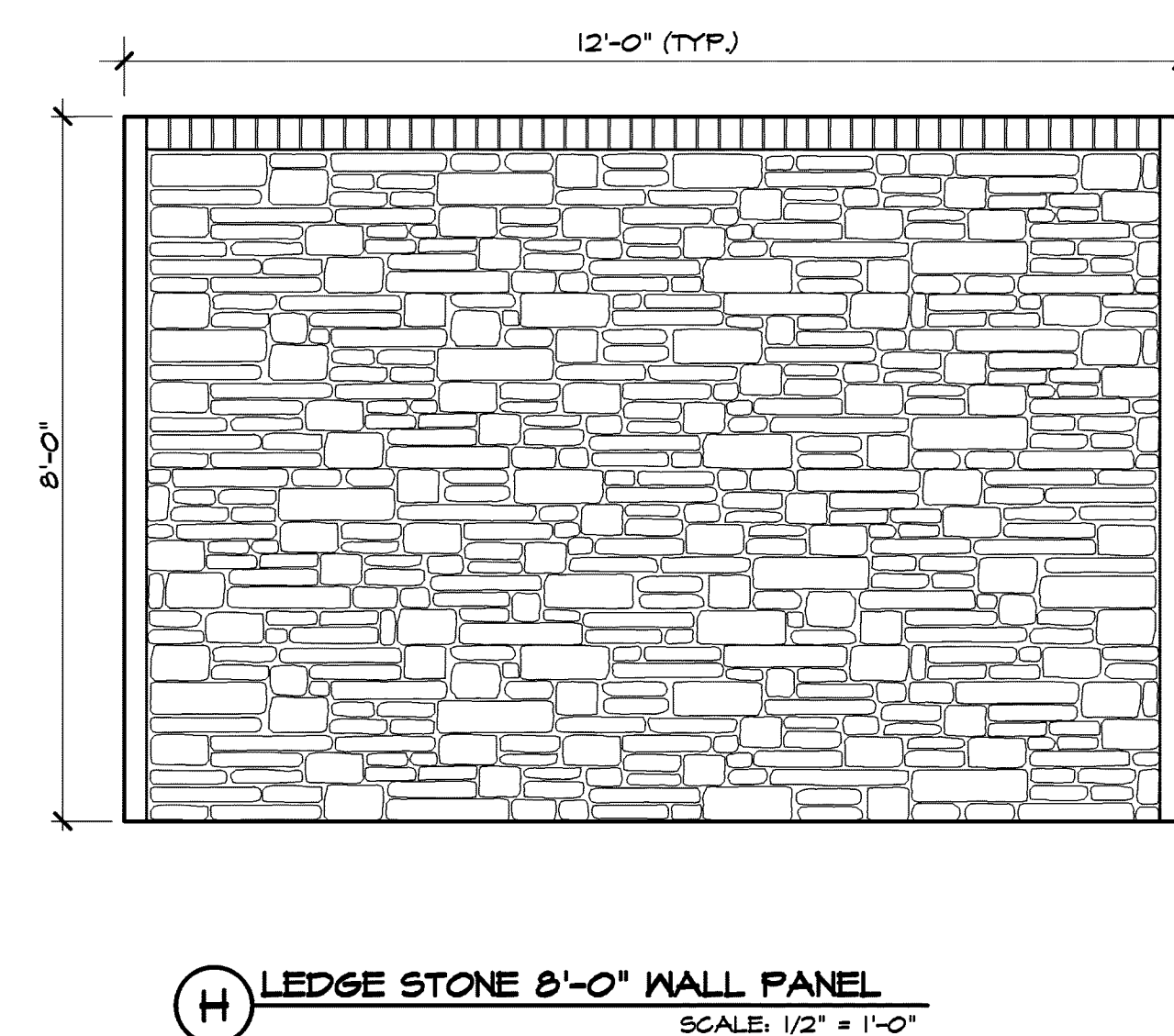
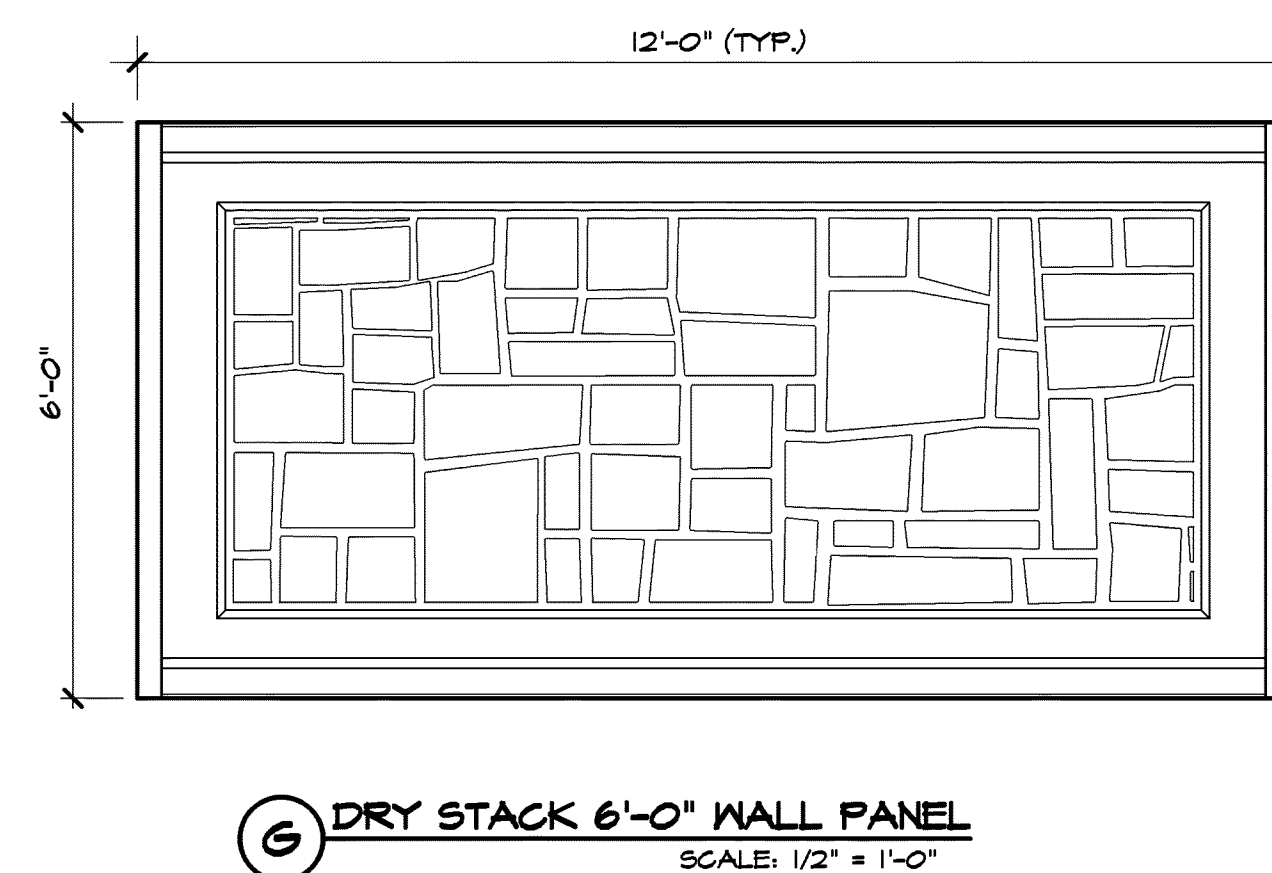
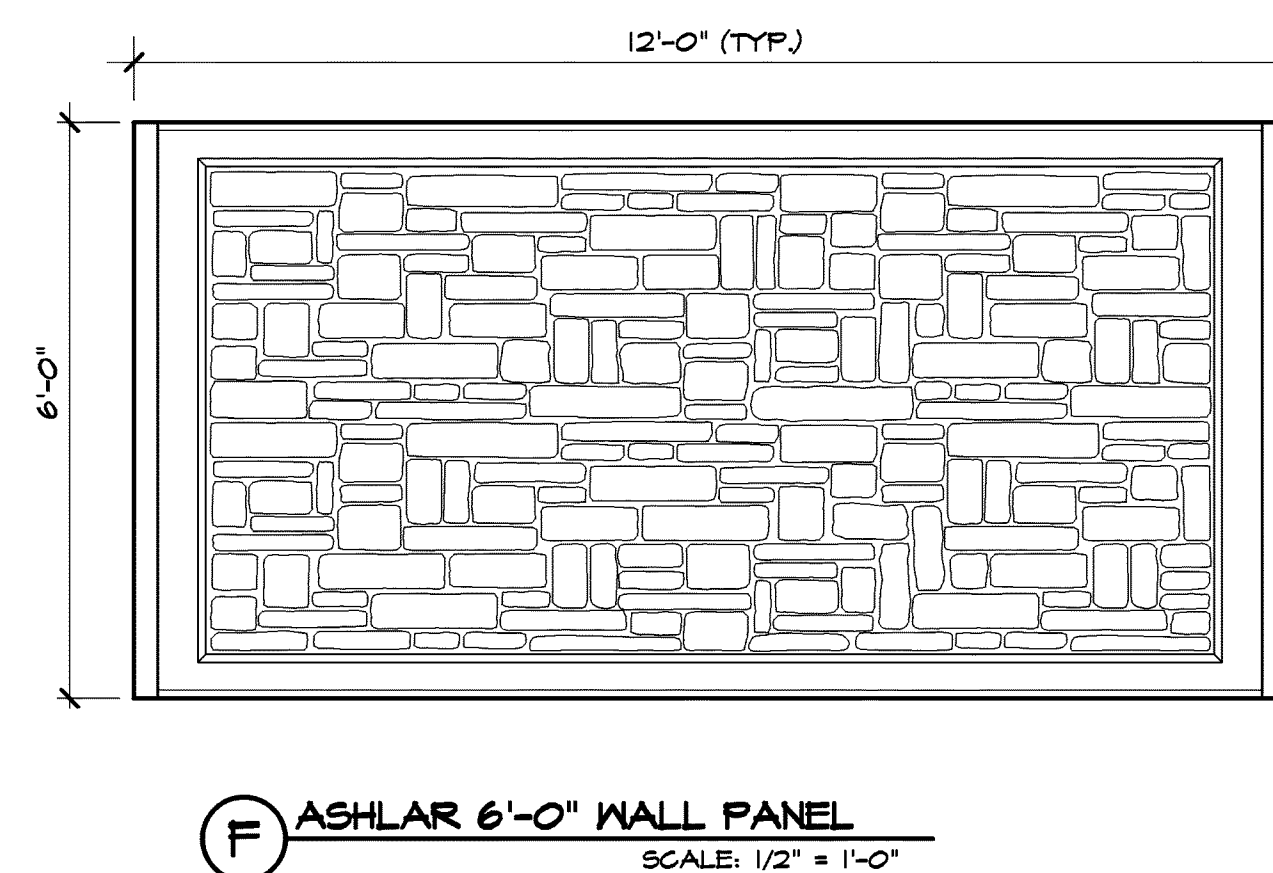
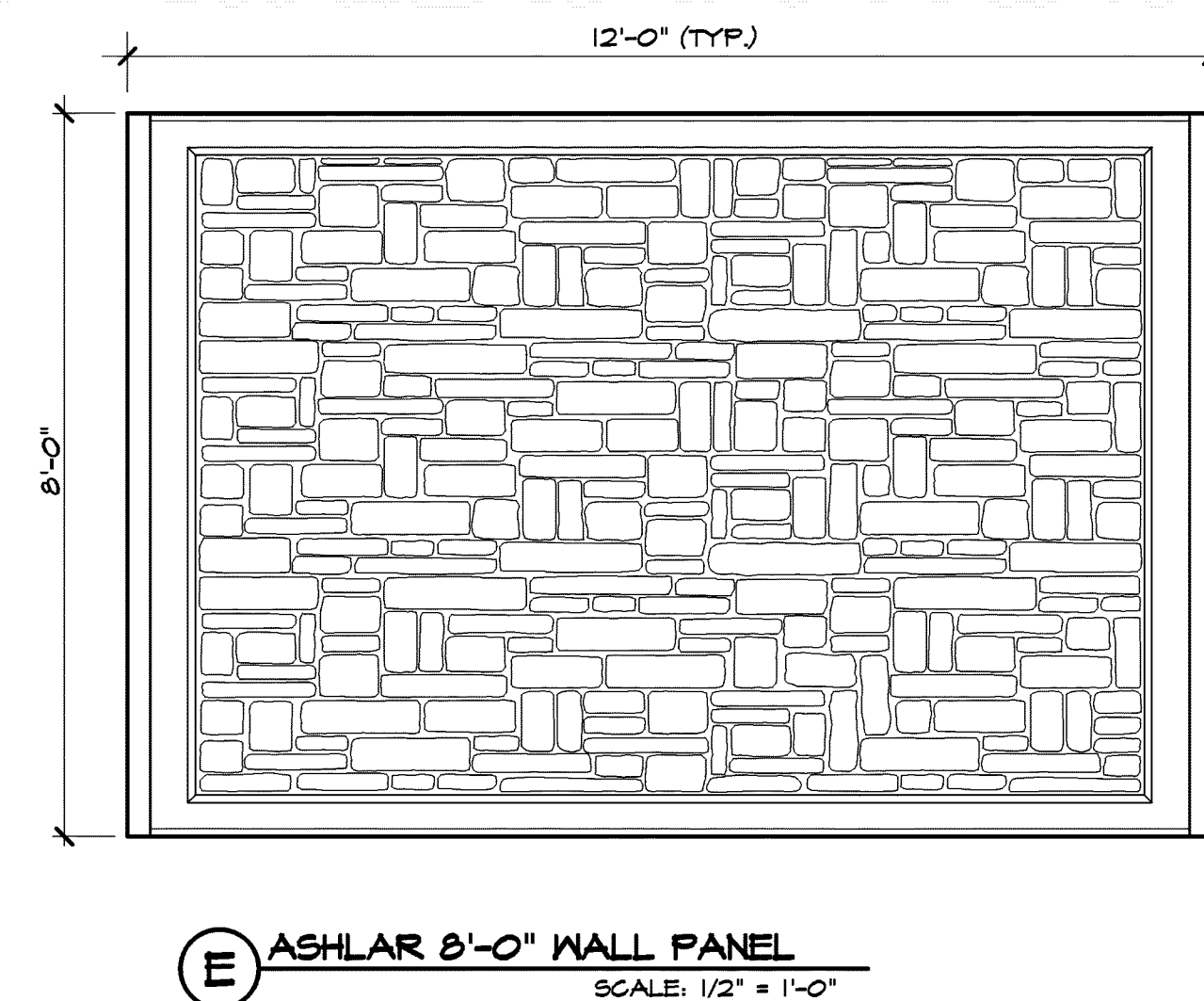
DATE PREPARED: _____

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



SPECIFICATIONS AND NOTES:

GENERAL NOTES:

1. PRODUCT TO BE MANUFACTURED BY HANK CONSTRUCTION.
2. SCREENING WALL IS TO BE CONSTRUCTED ENTIRELY ON THE PROJECT PROPERTY.
3. 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:

1. CONCRETE MATERIALS:
 - A. 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.
 - B. WATER USED FOR CONCRETE SHALL BE CLEAN WATER AND FREE FROM CONTAMINANTS SUCH AS OILS, ACIDS, ALKALITES, ORGANICS OR OTHER HARMFUL SUBSTANCES.
 - C. 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.
2. CONCRETE WORKMANSHIP:
 - A. FRESH POURED CONCRETE SHALL BE TAMPED INTO PLACE USING STEEL RAMMER, SLICING TOOLS, OR MECHANICAL VIBRATOR, UNTIL CONCRETE IS THOROUGHLY COMPACT AND WITHOUT VOID.
 - B. 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:

1. REINFORCING MATERIALS:
 - A. DEFORMED TYPE BARS SHALL CONFORM TO ASTM-A 615, GRADE 60 PLACED AS SHOWN ON THE DRAWINGS.
 - B. STEEL REINFORCING WIRE SHALL MEET U.S. STEEL WIRE GAUGE, ASTM-A 82. $R_y = 60,000$ PSI MIN.
 - C. ALL TIES AND STIRRUPS SHALL CONFORM TO THE REQUIREMENTS OF ASTM-A 615, GRADE 40.
2. REINFORCING WORKMANSHIP:
 - A. 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.
 - B. 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.
 - C. INSTALL ALL REINFORCEMENT WITH THE FOLLOWING CLEARANCE BETWEEN REINFORCING STEEL AND FACE OF CONCRETE:
 1. FOOTING, PIER OR BEAM BOTTOM (3")
 2. EARTH FORMED PIER OR BEAM SIDE (2")
 3. FORMED FOOTING, PIER OR BEAM SIDES, EXPOSED (1")
 4. PRECAST PANELS EXPOSED TO WEATHER (3/4")
 5. PRECAST POSTS EXPOSED TO WEATHER (1 1/4")
 - D. SPLICES WITHIN CONTINUOUS UNSCHEDULED REINFORCING STEEL SHALL HAVE A MINIMUM LAP OF 30 BAR DIAMETERS.

HAWK CONSTRUCTION
5002 HIGHWAY 380 PRINCETON, TEXAS 75407
VOICE: 972-547-6652 FAX: 972-542-0201
WEB SITE: WWW.HAWKCONST.COM

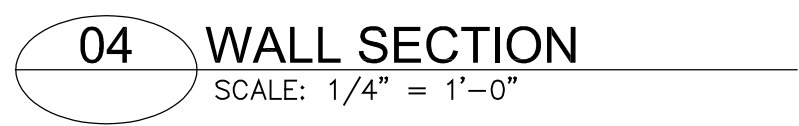
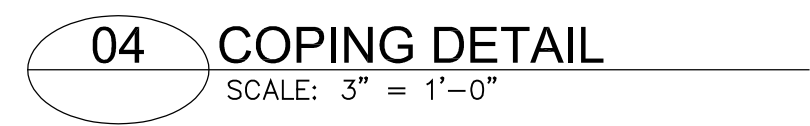
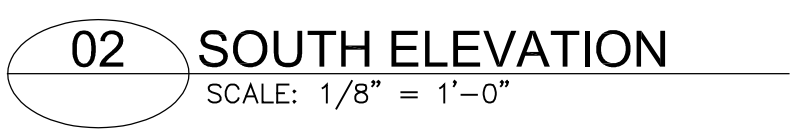
**FOREFRONT LIVING
SENIOR COMMUNITY
COLLEYVILLE**

Project:

VERTI - CRETE

PRECAST SCREEN WALLS DETAILS

Sheet Number:
S1.0



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	238 Units
Independent Living units	162	164
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 and averages)	625 SF - 1,200 SF 903 SF average	885 SF – 1,950 SF 1,243 SF average
Number of stories	2 1/2	2 with 3 story IL spine*
Total project size	321,500 SF	350,000 (Phase I)
Distance from building to East property line	237'	186'
Distance from building to South property line	175'	243'
Total parking spaces	282 (330 max including retail/office)	367 (Phase I: 322, Phase II: 45)

*Same finish floor elevation as existing PD

Forefront Living EMS Call Worksheet

<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	238	164 (69%)	31.9 - 212.5	2.7 - 17.7	.13 - .89
Forefront Living Colleyville - Projected (Based Upon Annual Averages)	Colleyville	238	164 (69%)	124	10.36	0.52
Forefront Living Colleyville- Projected (Based Upon Median Values)	Colleyville	238	164 (69%)	148	12.30	0.62

Low End of Range (annual)	31.9
High End of Range (annual)	212.5
Low End of Range (Monthly)	2.7
High End of Range (Monthly)	17.7
	0.133928571
	0.892682927

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:

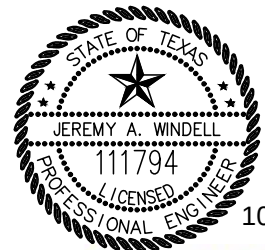
Forefront Living Colleyville Community
12467 Merit Drive
Dallas, TX 75251

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

Table of Contents

Background..... 2

Hydrology 2

Hydraulics 3

Conclusions 4

Appendices..... 6

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.

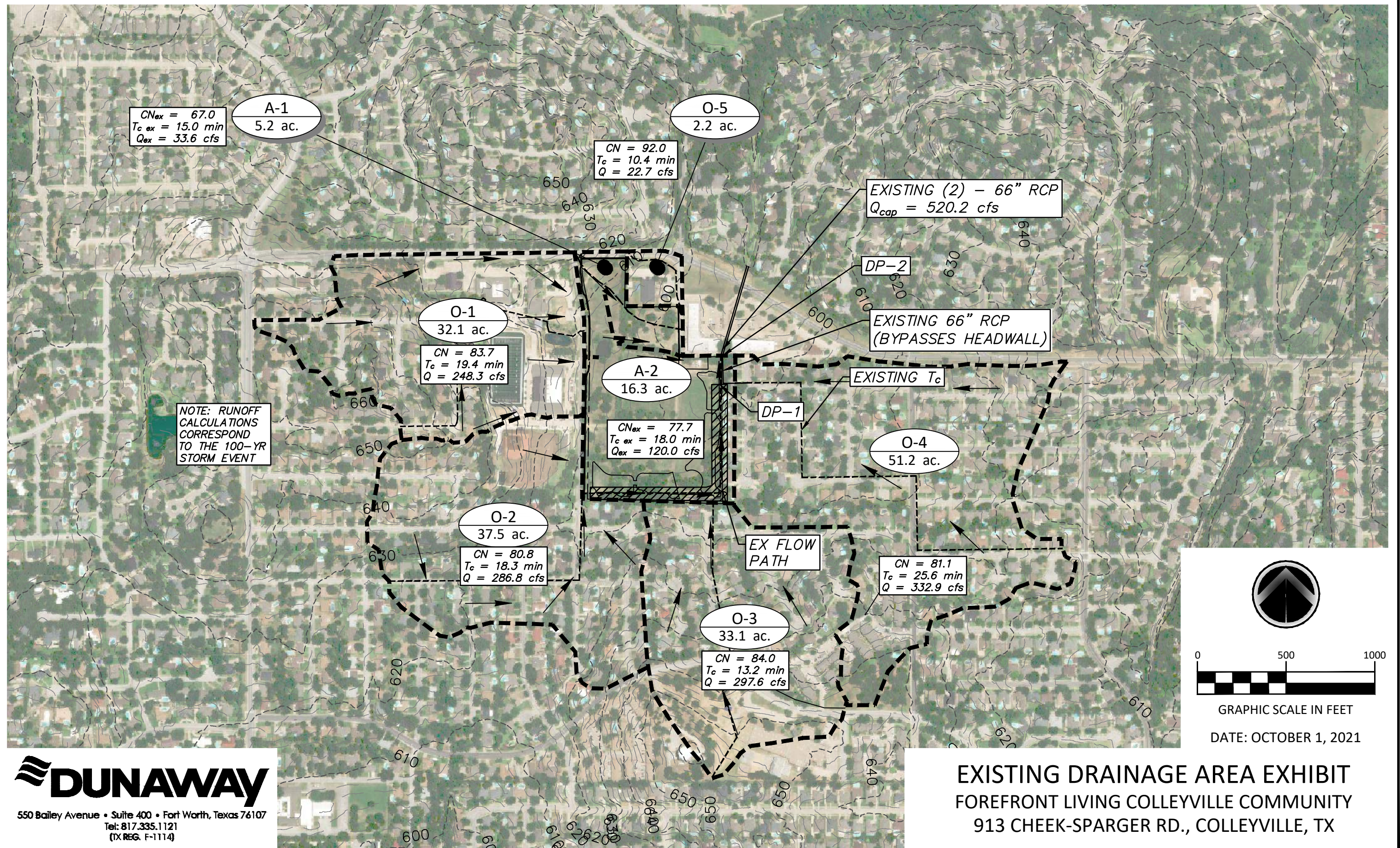
The proposed site development results in a 1.8% increase in runoff in the 100 yr storm event. This increase in runoff will require an approximately 2-acre-ft pond to detain the 100-year storm event runoff back to conditions prior to the subject property's development. However, this analysis also demonstrates 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

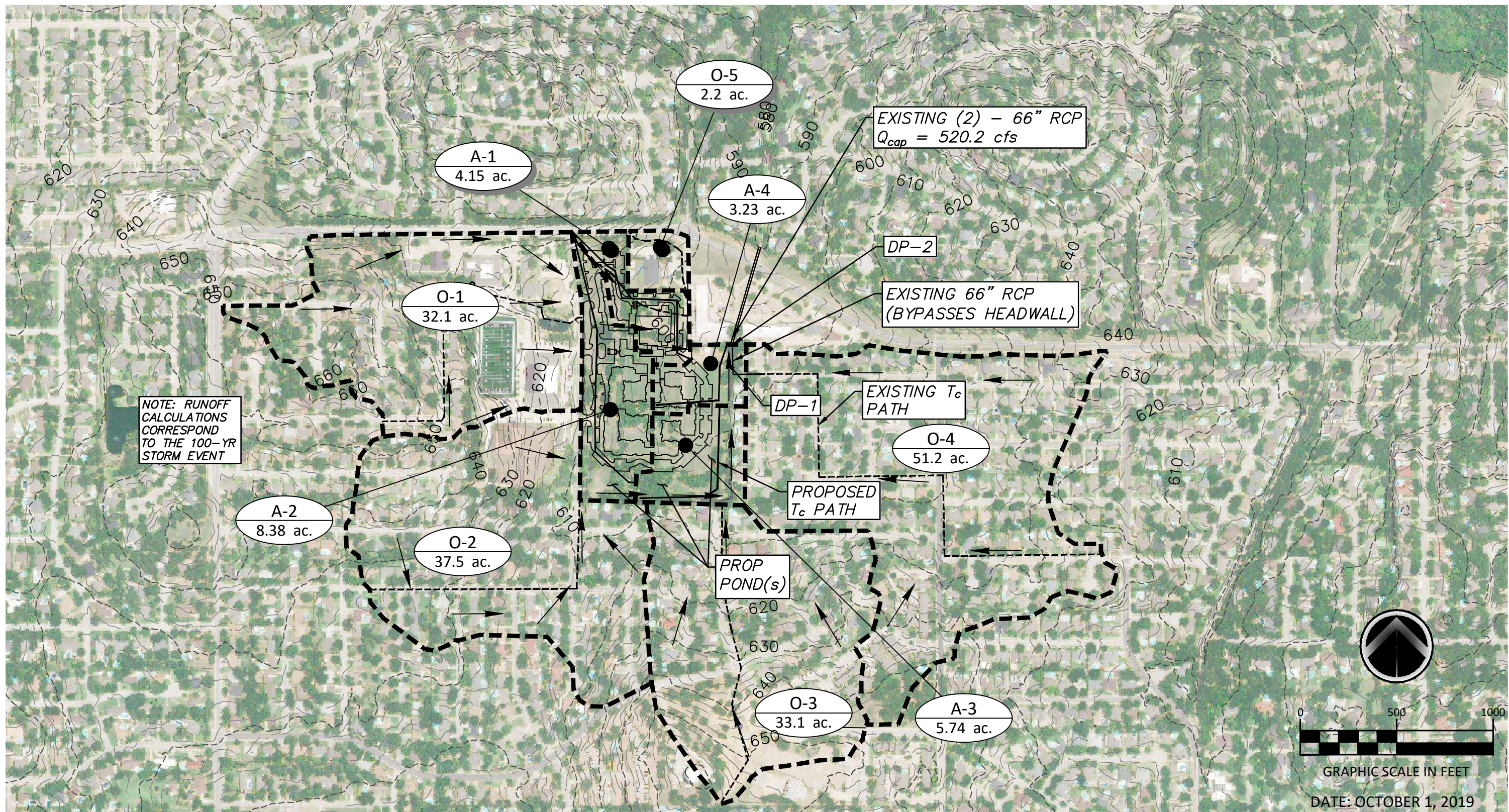
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DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-11114)

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

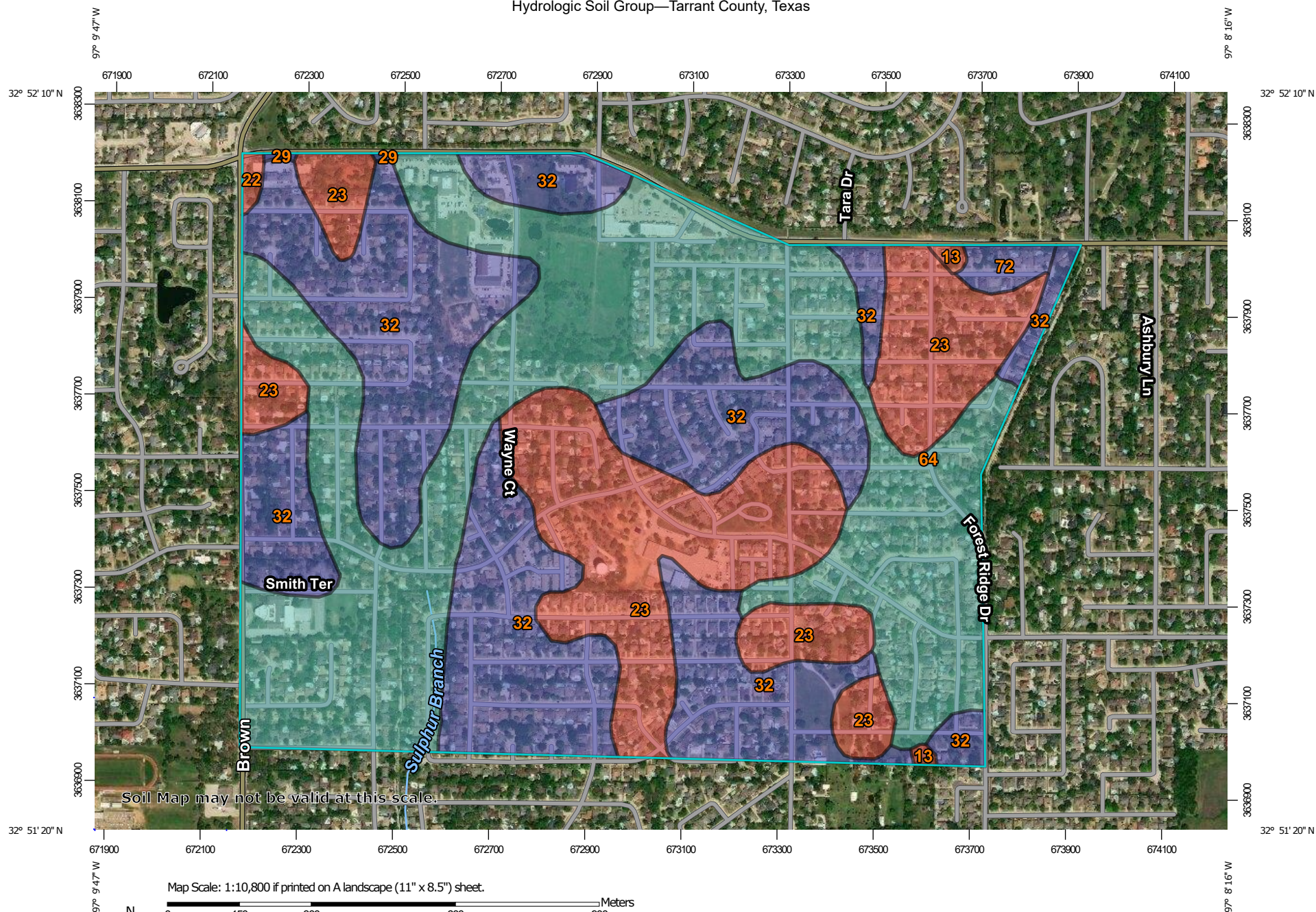
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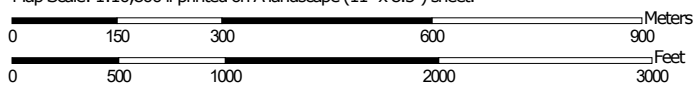
DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-11114)

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)	TOTAL TRAVEL TIME (MINUTES)
0 - 100	100	0.150	0.0080	3.36	0.12	13.79	13.79	
							13.79	
(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

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

<u>SHALLOW FLOW COMPONENT</u>						TOTAL TRAVEL TIME (MINUTES)
(STA)	UNPAVED OR PAVED	LENGTH (FEET)	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. 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	

<u>STREET FLOW COMPONENT</u>								TOTAL TRAVEL TIME (MINUTES)
(STA)	LENGTH (FEET)	CROWN (FT/FT)	DEPTH (FEET)	N	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. 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	<< Minimum is 15 Minutes
LENGTH (ft):	800.00	
TC (min):	13.8	
LAG TIME (min):	8.3	

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

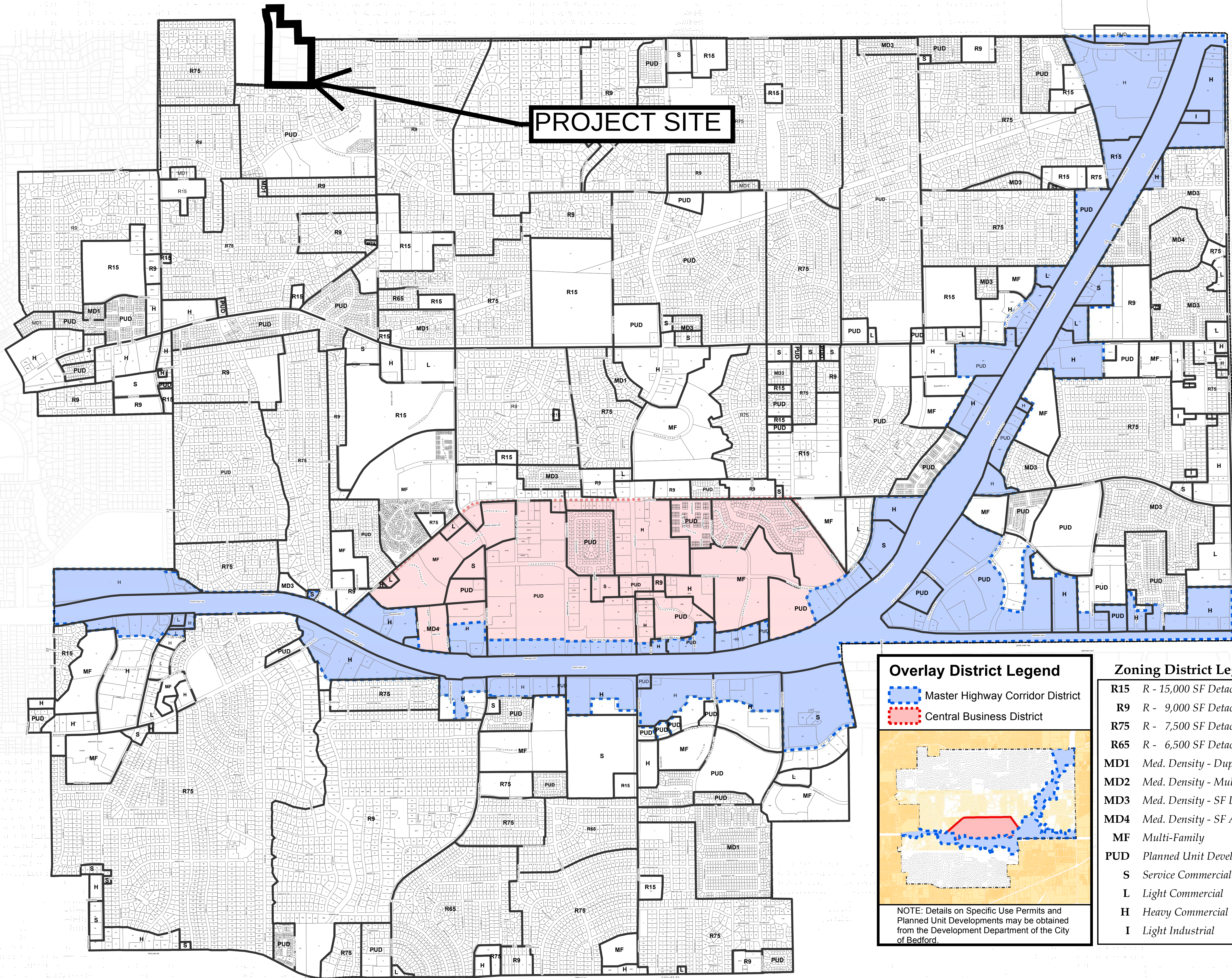
STREET FLOW COMPONENT

(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

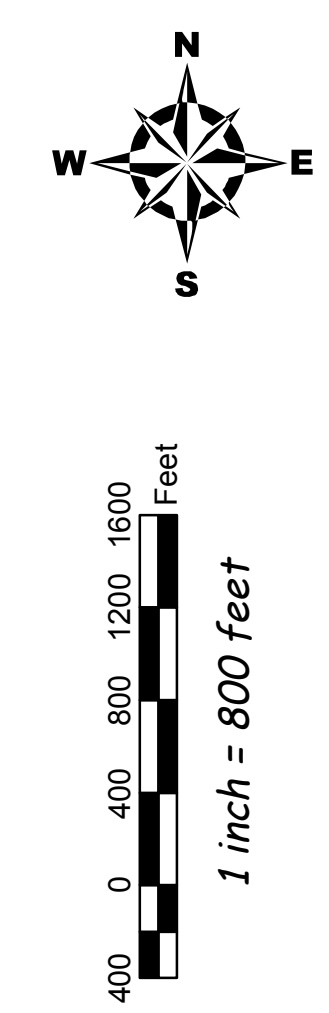
PIPE FLOW COMPONENT

(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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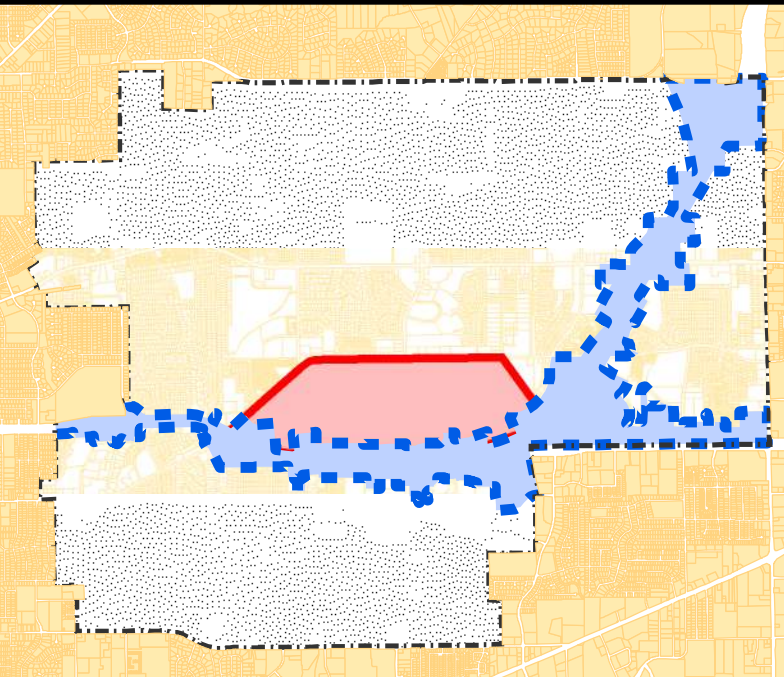
OFFICIAL ZONING MAP

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

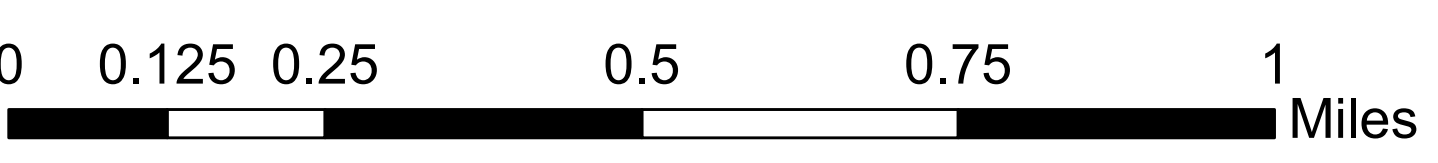
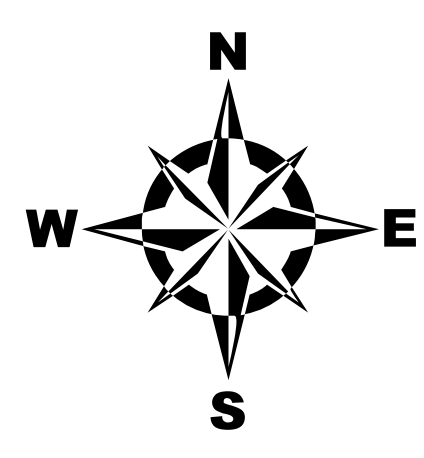
R15	R - 15,000 SF Detached
R9	R - 9,000 SF Detached
R75	R - 7,500 SF Detached
R65	R - 6,500 SF Detached
MD1	Med. Density - Duplex
MD2	Med. Density - Multiplex
MD3	Med. Density - SF Detached
MD4	Med. Density - SF Attached
MF	Multi-Family
PUD	Planned Unit Development
S	Service Commercial
L	Light Commercial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

City of Colleyville Future Land Use Map

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

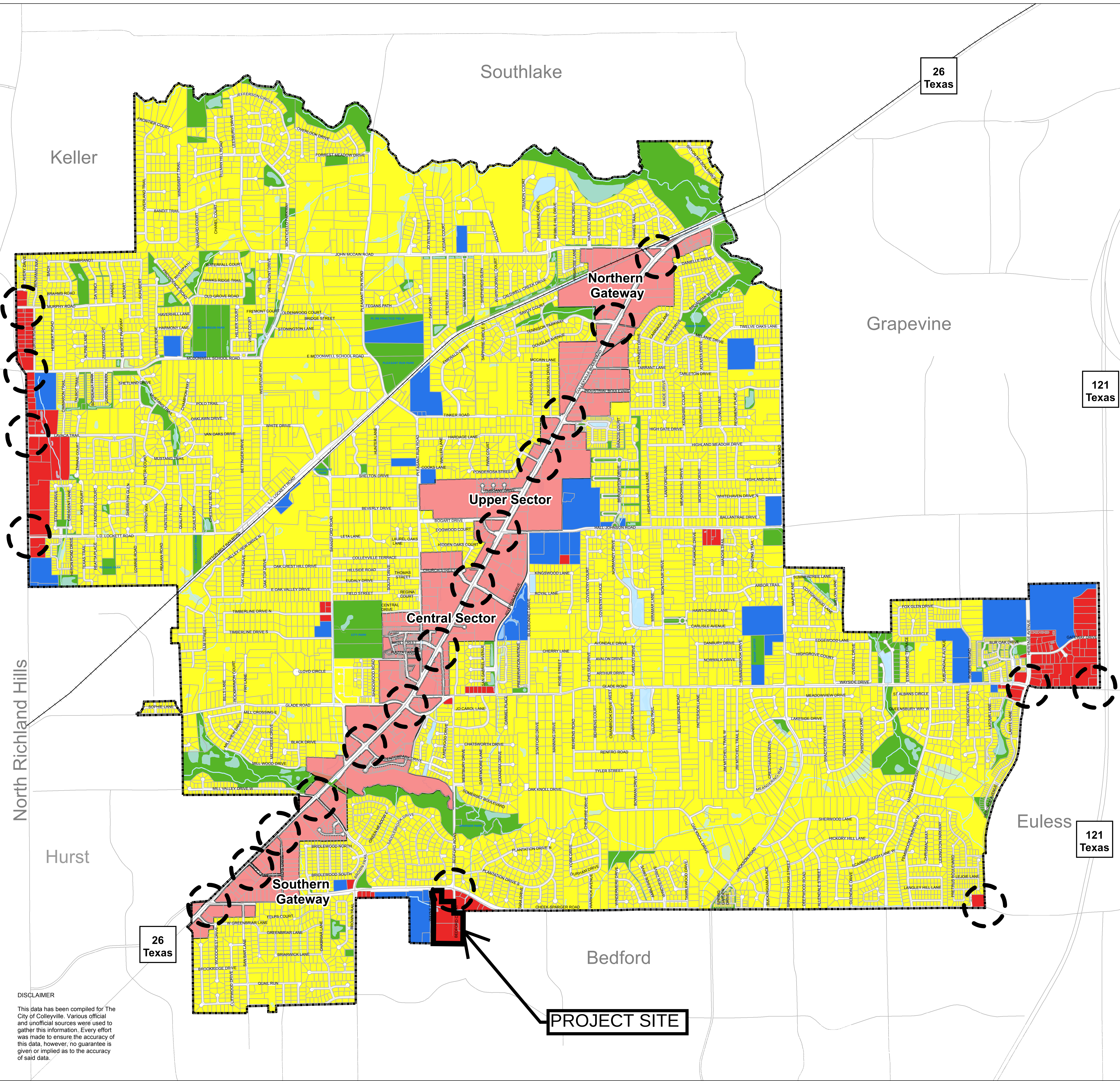
- SALES TAX PREFERRED INTERSECTION
- COLLEYVILLE CITY LIMITS
- ROADS
- RAILROADS
- WATER BODIES AND CREEKS
- PARCELS

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	

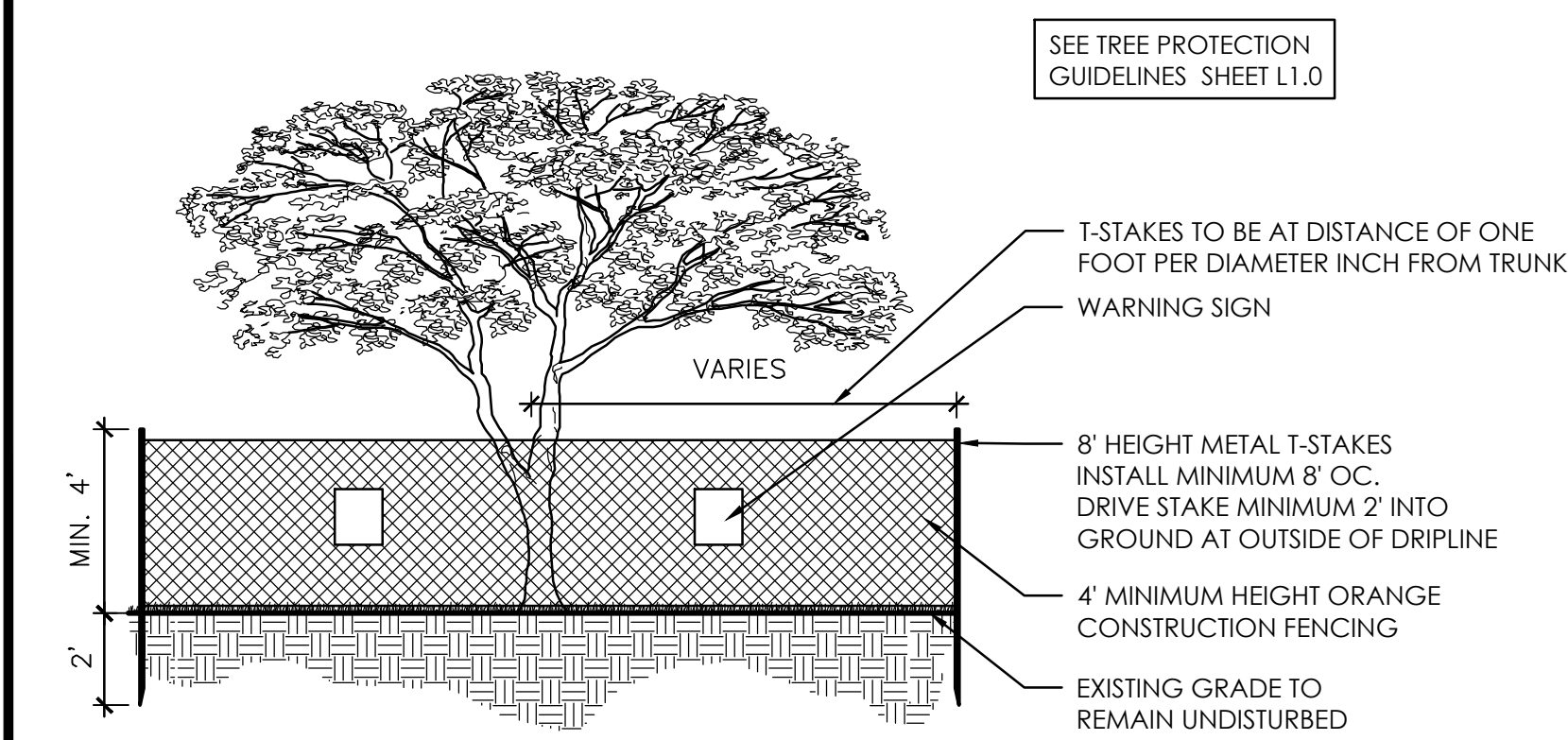
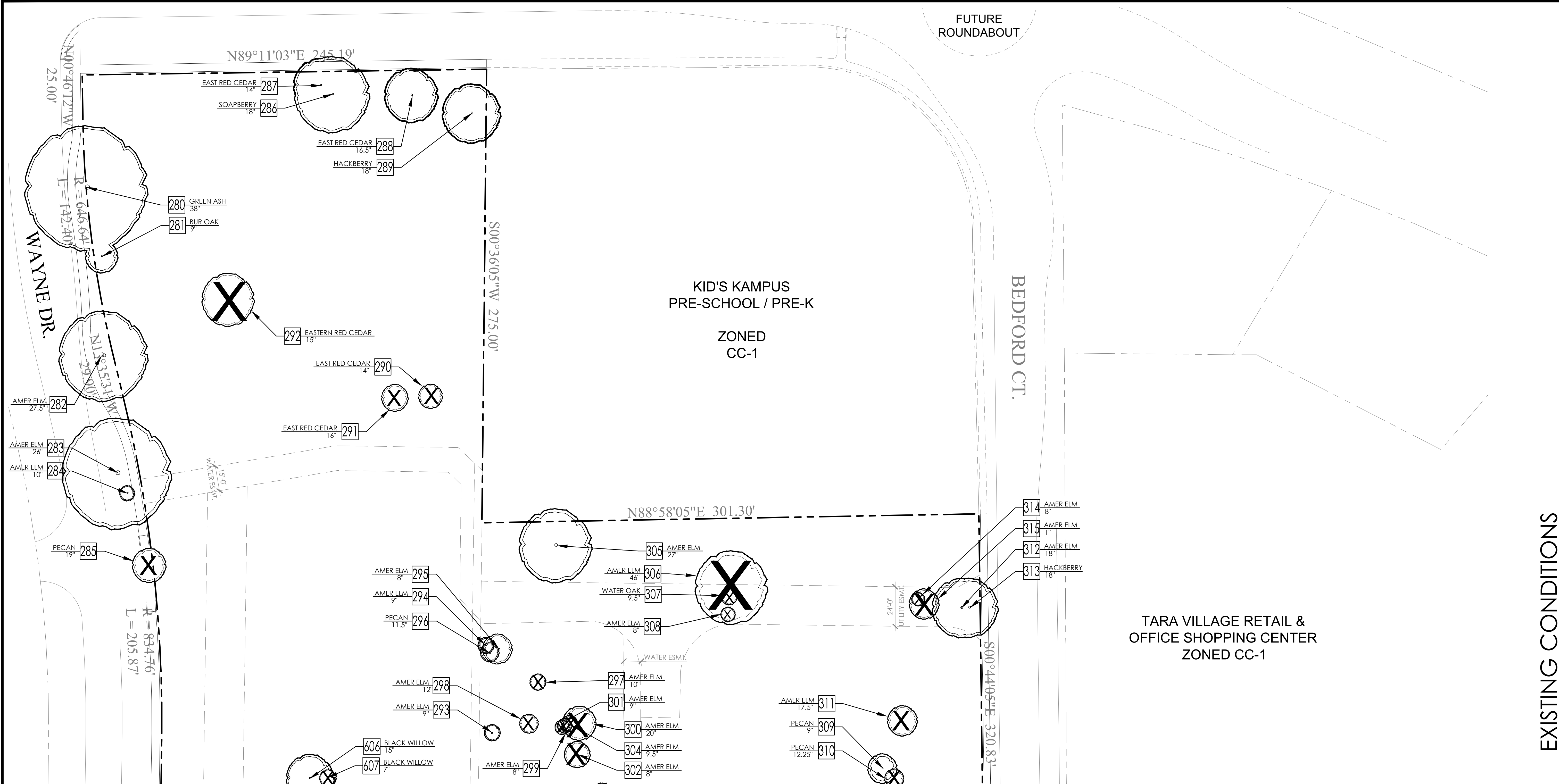
GVF Output Data

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



A TREE PROTECTION FENCING DETAIL
SCALE: NTS

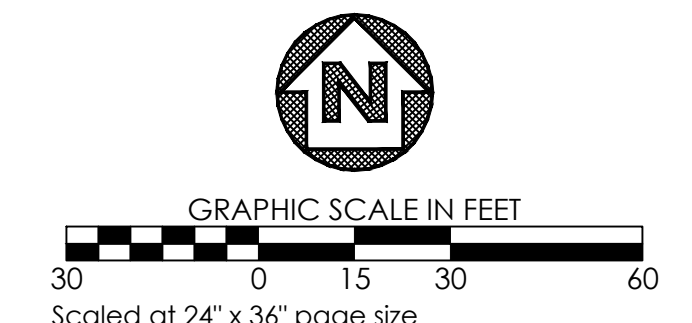
- TREE PROTECTION NOTES:**
1. A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE TO BE PRESERVED. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY 2' BEYOND THE DRIPLINE OF THE EXISTING TREE.
 2. WHERE CONSTRUCTION OCCURS WITHIN THE ROOT PROTECTION ZONE THE TREE PROTECTION FENCING IS TO BE SET 4' FROM THE NEW CONSTRUCTION.
 3. TREE TRUNK PROTECTION IS REQUIRED FOR ALL TREE TRUNKS IN AREAS WHERE CONSTRUCTION OCCURS WITHIN THE ROOT PROTECTION ZONE.
 4. ALL ROOTS LARGER THAN ONE-INCH DIAMETER ARE TO BE CUT CLEANLY AND OAK WOUNDS PAINTED WITH APPROVED TREE PAINT WITHIN 30 MINUTES.
 5. NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE.
 6. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
 7. NO GRADE CHANGES MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
 8. ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL OAK WOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION.

NO ENTRY
TREE PROTECTION AREA
DO NOT REMOVE FENCING
DO NOT MODIFY FENCING
REPORT VIOLATORS TO: 817-503-1030

PROHIBIDO ENTRAR
ZONA DE PROTECCION DE ARBOL
NO RETIRE LA CERCA
NO MODIFIQUE LA CERCA
LLAME ESTE NUMERO DE TELEFONO PARA VIOLACIONES: 817-503-1030

B TREE PROTECTION SIGNAGE
SCALE: NTS

- LEGEND**
- PROPERTY LINE ————
- UTILITY EASEMENT ————
- EXISTING TOPO ————
- CRZ / EXISTING TREE TO BE REMOVED (X)
- CRZ / EXISTING TREE TO REMAIN (•)



Bedford Place Addition
913 Cheek Sparger
Margaret Day Survey, Abstract 406
LL McClain Survey No. 1077
Allen Chstrain 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 A

FOREFRONT LIVING
SENIOR LIVING
913 CHEEK SPARGER ROAD
COLLEYVILLE, TEXAS

REVISIONS

NO.	DATE	DESCRIPTION

DUNAWAY

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

913 CHEEK SPARGER ROAD
COLLEYVILLE, TEXAS

JOB NO. 7160

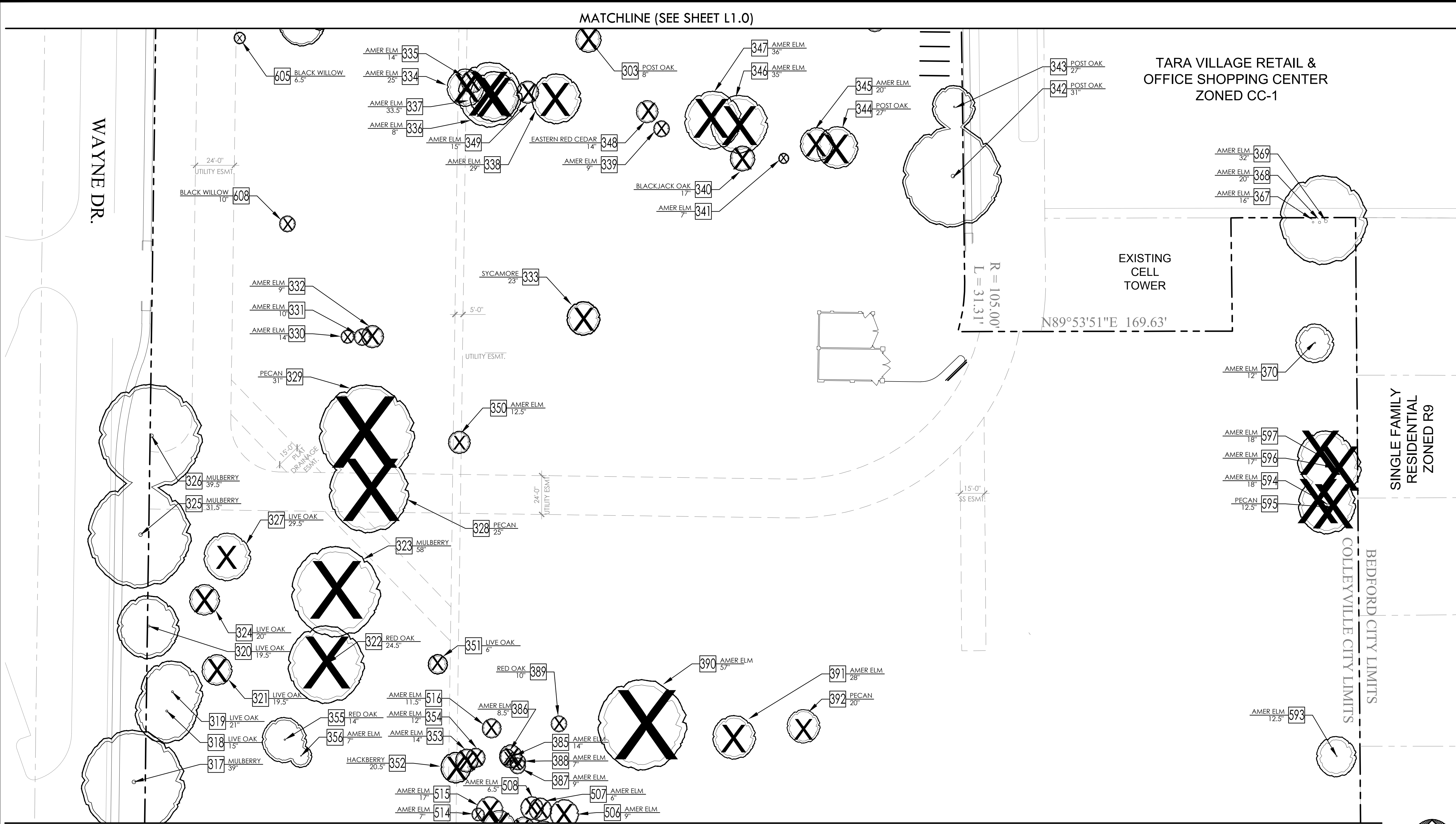
DESIGNED BY:

DRAWN BY: JMM

CHECKED BY: MEA

DATE: DECEMBER 22, 2021

SHEET: L1.0



CITY OF COLLEYVILLE TREE PROTECTION GUIDELINES

THE FOLLOWING PROCEDURES SHALL BE FOLLOWED FOR ALL CONSTRUCTION PROJECTS WHICH INVOLVE ACTIVITY THAT REQUIRES URBAN FORESTRY REVIEW, UNLESS AN ALTERNATIVE IS DEEMED APPROPRIATE BY THE ADMINISTRATIVE OFFICIAL.

A. PRE-CONSTRUCTION: THE ENSUING PROCEDURES SHALL BE FOLLOWED PRIOR TO CONSTRUCTION.

1. ALL PRESERVED TREES SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S CRITICAL ROOT ZONE. THE PROTECTIVE FENCING SHALL BE COMPRISED OF ORANGE VINYL CONSTRUCTION FENCING, WITH A MINIMUM OF FOUR-FOOT (4') APPROXIMATE HEIGHT.

2. LUMBER SHALL BE WRAPPED VERTICALLY AROUND THE TREE TRUNK AND HELD IN PLACE WITH WIRE OR ANY OTHER NON-DAMAGING METHOD IF A TREE IS WITHIN TEN (10) FEET OF THE CONSTRUCTION OF A BUILDING OR ANY OTHER SITUATION DETERMINED BY THE ADMINISTRATIVE OFFICIAL THAT WOULD POSE A PHYSICAL RISK TO THE TREE TRUNK.

3. IN ORDER TO PREVENT DAMAGE TO LOW HANGING LIMBS, ANYTHING THAT MAY BE IMPACTED BY EQUIPMENT SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS.

4. EACH AREA OF TREE PROTECTION SHALL REQUIRE TEMPORARY SIGNAGE THAT INDICATES THE AREA IS A "TREE PROTECTION AREA" AND TO "KEEP OUT". A WORDING STANDARD WILL BE DEVELOPED, UPDATED, AND MAINTAINED BY THE ADMINISTRATIVE OFFICIAL. THE WORDING SHALL BE IN ENGLISH AND SPANISH AND INCLUDE THE APPROPRIATE CONTACT PHONE NUMBER WITH THE CITY TO REPORT VIOLATIONS.

B. DURING CONSTRUCTION: THE FOLLOWING PROCEDURES SHALL BE FOLLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE (CRZ) OF ANY PRESERVED TREE FOR ANY ACTIVITY THAT IS SUBJECT TO THE REQUIREMENTS OF THIS CHAPTER.

1. NO PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION.

2. NO EQUIPMENT MAY BE CLEANED OR OTHER LIQUIDS DEPOSITED. THIS WOULD INCLUDE BUT NOT BE LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR OTHER MATERIALS.

3. NO SIGN, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO THE TREES.

4. NO VEHICULAR AND CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING.

5. UNDERGROUND UTILITIES SHALL BE BORED UNDERNEATH TREES' CRZ UNLESS PRE-APPROVED BY THE ADMINISTRATIVE OFFICIAL.

6. IRRIGATION SYSTEMS SHALL BE DESIGNED TO NOT REQUIRE TRENCHING ACROSS THE CRITICAL ROOT ZONE OF ANY TREE UNLESS OTHERWISE APPROVED BY THE ADMINISTRATIVE OFFICIAL.

7. NO DIGGING, BUILDING, PAVING, OR ELEVATION CHANGES.

LEGEND

PROPERTY LINE

UTILITY EASEMENT

EXISTING TOPO

CRZ / EXISTING TREE TO BE REMOVED

CRZ / EXISTING TREE TO REMAIN

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
LL McLain Survey No. 1077
Allen Christain Survey, Abstract No. 339

Land Owner Name

Forefront Living
1246 Merit Drive
Dallas, TX 75251

Dunaway Associates

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

EXISTING CONDITIONS

TREE PRESERVATION PLAN AREA B

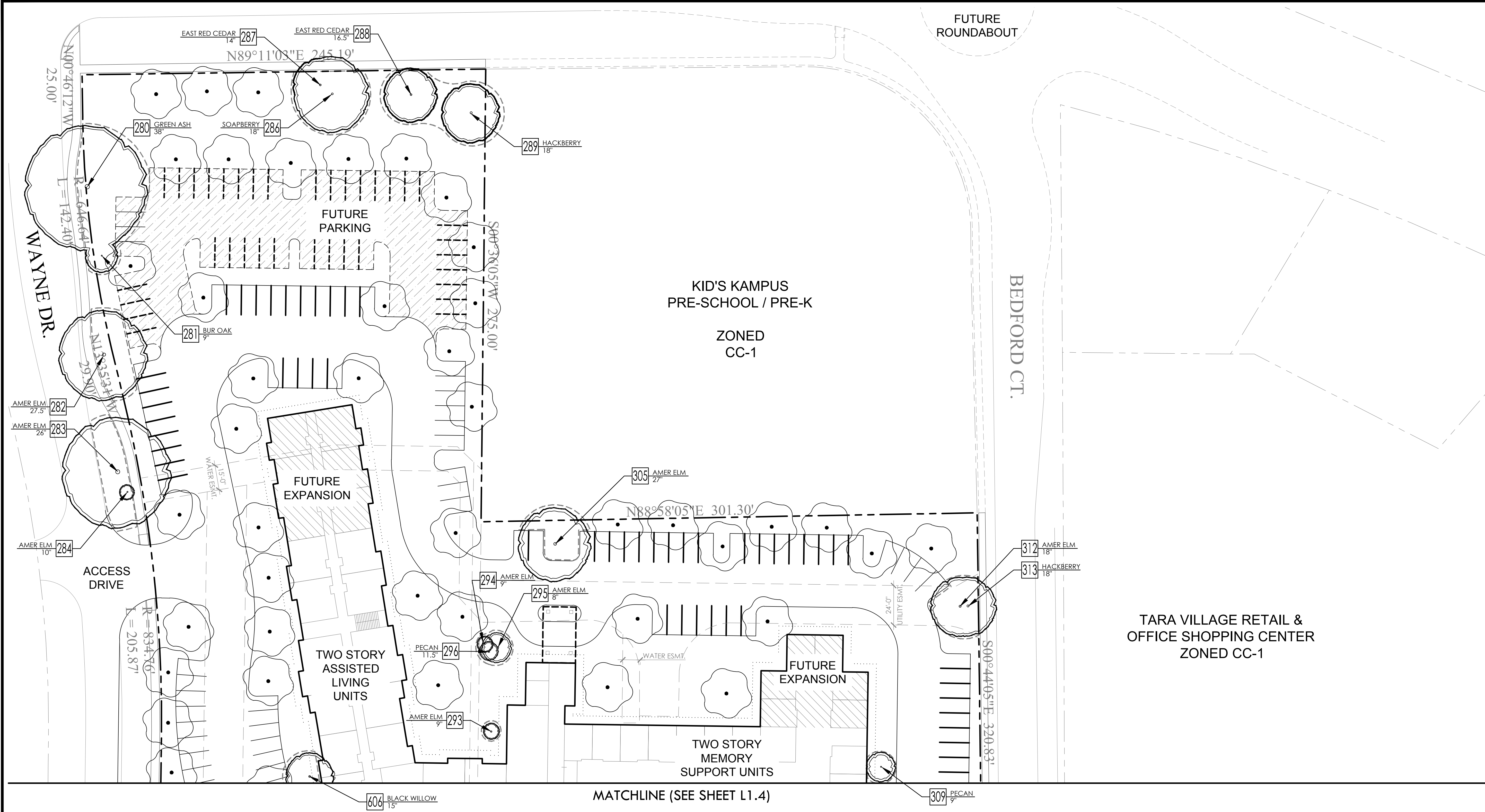
FOREFRONT LIVING
SENIOR LIVING
913 CHEEK SPARGER ROAD
COLLEYVILLE, TEXAS

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		

SHEET:
L1.1

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PLOT DATE: 12/22/2021
PLOT TIME: 1:25:20 PM

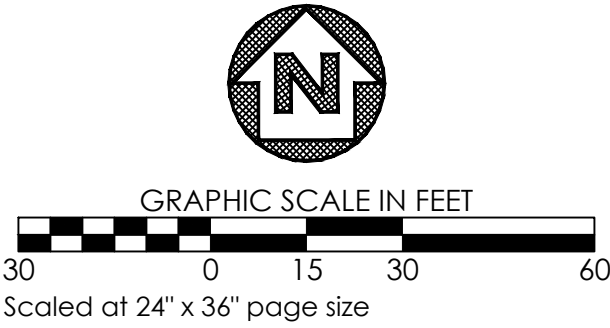


PLANT SCHEDULE

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
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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

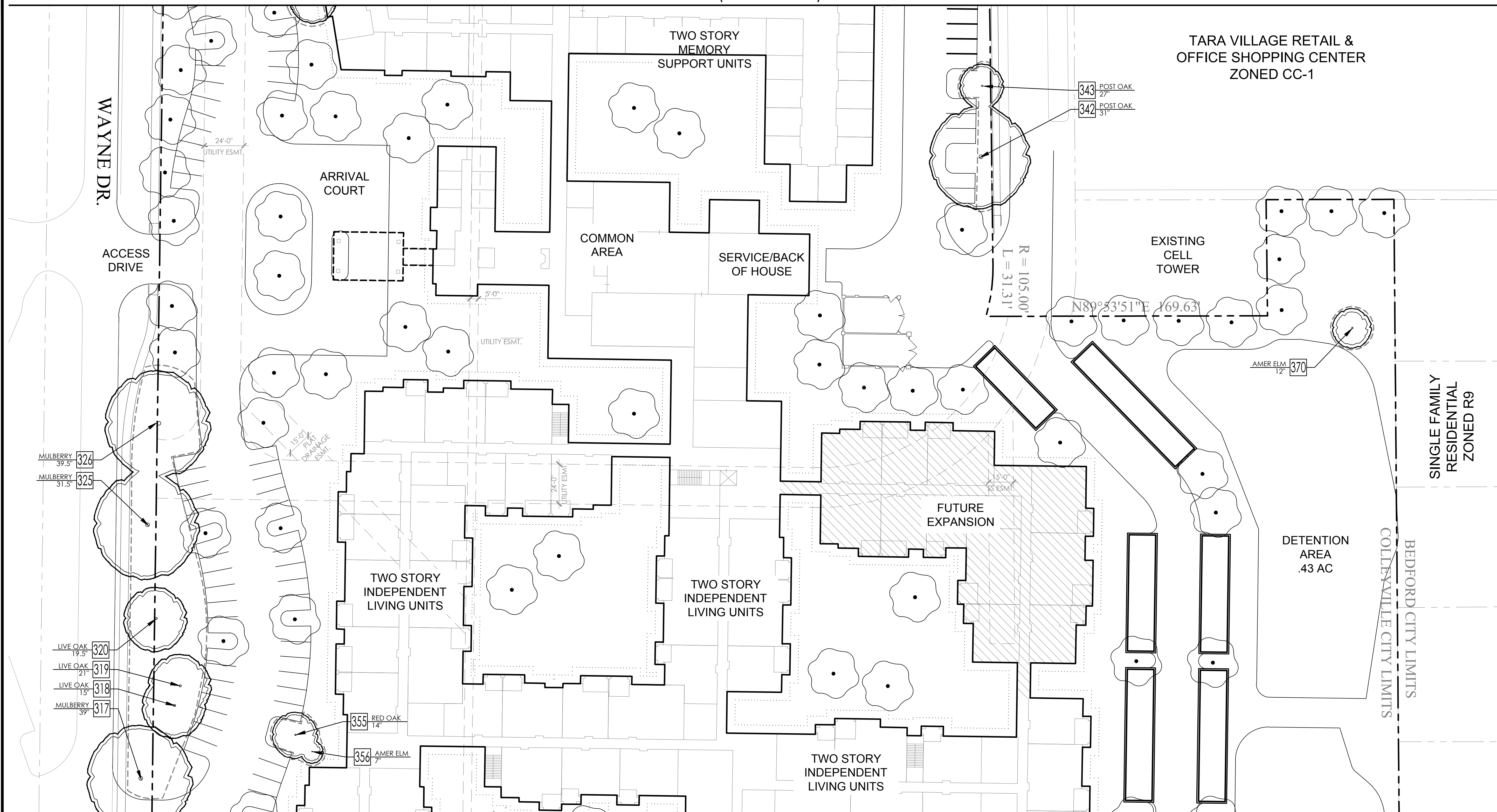
TREE PRESERVATION PLAN AREA A

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)

REVISIONS		NO.	DATE	DESCRIPTION

JOB NO.	7160
DESIGNED BY:	
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	DECEMBER 22, 2021
SHEET:	L2.0

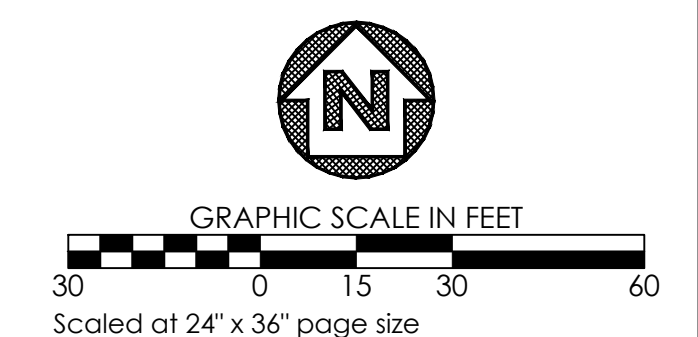


PLANT SCHEDULE

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

LEGEND

-



Bedford Place Addition

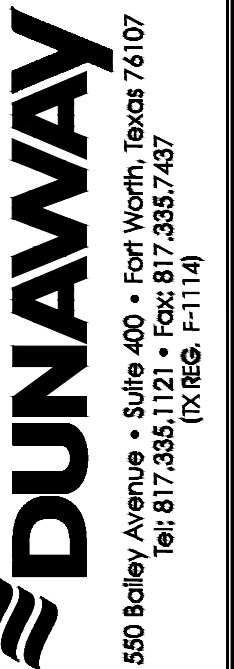
913 Cheek Sparger
Margaret Day Survey, Abstract 406
LL McLain Survey No. 1077
Allen Christain Survey, Abstract No. 339

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

[illegible]

TREE PRESERVATION PLAN AREA B

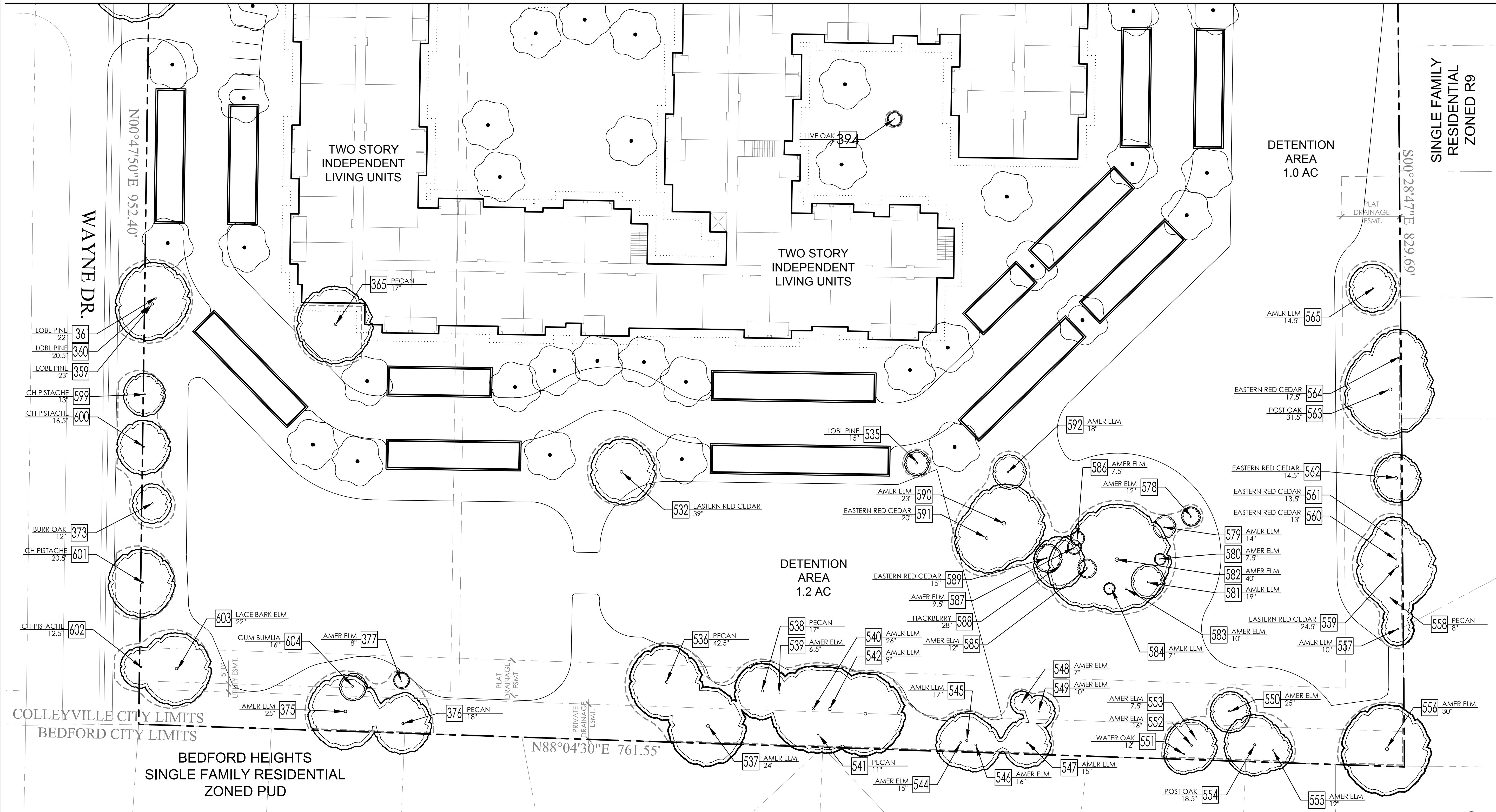


**FOREFRONT LIVING
SENIOR LIVING**
913 CHEEK SPARGER ROAD
COLLEYVILLE, TEXAS

DOB NO.	7160
DESIGNED BY:	MEA
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	DECEMBER 22, 2021

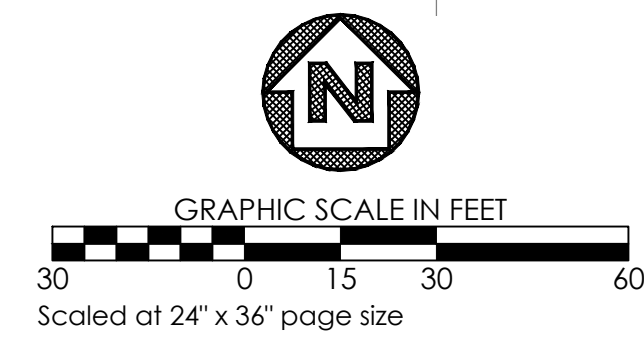
2.1

TREE PRESERVATION PLAN AREA C



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 Suvey, 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

PLANT SCHEDULE

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

FILENAME: Tree Survey.dwg
PLOTTER: Cpl Windows
PLOT DATE: 12/20/2021

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	Amerian 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	19	1384.7	Live Oak		PRESERVE
1320	21.5	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	1862.5	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	10200.9	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	EXEMPT-CT	REMOVE
1529	23.5	1734.1	Pecan		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)	2685
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	9

MEMO

To: Larry Wright, PE
City Engineer
City of Colleyville

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

Date: October 7, 2021

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

Project: B007160.001



Introduction

This trip generation memo is being provided to the City of Colleyville as a comparison of the assumed trip generation between the previously approved Heritage Farms PUD-C site plan and the proposed Forefront Colleyville Senior Living Facility, as shown in the **Attachment**. The proposed facility is planned along the east side of Wayne Drive, southeast of the Wayne Drive and Cheek-Sparger Road intersection in Colleyville, Texas. The proposed modifications to the development will change the development land use mix slightly, as the small commercial/retail building fronting along Cheek Sparger Road has been removed and replaced with a parking lot. The remainder of the development will continue as proposed (Assisted Living) but will include a change in the number and size of the units constructed for the proposed senior living facility. To determine the potential impacts of the new site plan, Dunaway performed a before/after trip generation comparison of the old and new site plans utilizing the Institute of Transportation Engineers *Trip Generation*, 10th Edition.

Previous Site Plan Trip Generation

The previous site plan included 281 units (a mixture of Independent, Assisted, and Memory Care) at an average of 903 SF per unit for a total of 253,700 SF. In addition to the senior living portion, a small building was proposed that included 9,500 SF of office/retail. For ITE land use 254 (Assisted Living Facility) both occupied beds and KSF was checked to determine the worst-case scenario. Based on the calculations, the assisted living facility generates more peak hour trips when KSF is used as the dependent variable. A comparison of the trip generation for the previous site plan can be found in **Table 1**. The trip generation calculations are included as an **Attachment**.

Table 1. Summary of Previous Site Plan Trip Generation

Description/ITE Code	Qty.	Daily	AM		PM	
			Enter	Exit	Enter	Exit
Small Office Building 712	4.75 KSF	77	8	2	4	8
Variety Store (Specialty Retail) 814	4.75 KSF	305	9	6	17	16
Assisted Living 254	253.7 KSF	1,063	77	22	37	85
Totals		1,445	94	30	58	109

Proposed Site Plan Trip Generation

The modified site plan includes 260 units at an average of 1,218 SF per unit for a total of 316,680 SF. As with the previous site plan, this is a mixture of Independent, Assisted, and Memory Care units. The trip generation for the proposed site plan can be found in **Table 2**.

Table 2. Summary of Proposed Site Plan Trip Generation

Description/ITE Code	Qty.	Daily	AM		PM	
			Enter	Exit	Enter	Exit
Assisted Living 254	316.6 KSF	1,327	96	27	46	106
Totals		1,327	96	27	46	106

Trip Generation Comparison (Before / After Analysis)

To capture the potential impact of the proposed development, the trip generation for the previous site plan and updated site plan were compared to determine the net change in trips generated by the site due to the proposed site plan modification. As seen in **Table 3**, the proposed changes to the site plan will cause a decrease in daily traffic by 118 vehicles. During the traditional peak hours, the site traffic is also expected to decrease. The total decrease in trips due to the proposed development equates to 1 during the AM peak hour, and 15 during the PM peak hour.

Table 3. Trip Generation Comparison

Description/ITE Code	Qty.	Daily	AM		PM	
			Enter	Exit	Enter	Exit
Previous Site Plan						
Small Office Building 712	4.75 KSF	77	8	2	4	8
Variety Store (Specialty Retail) 814	4.75 KSF	305	9	6	17	16
Assisted Living 254	253.7 KSF	1,063	77	22	37	85
Proposed Site Plan						
Assisted Living 254	316.6 KSF	1,327	96	27	46	106
Delta (Proposed - Previous)		-118	+2	-3	-12	-3

Conclusion

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

DJS/djs

G:\Production\4000\007100\7160\001\Civil\Traffic\21-1007 Forefront Colleyville Senior Living Facility - Update.docx

Attachments:

Forefront Colleyville Senior Living Concept
Trip Generation Calculations



ITE Trip Generation Rates - 10th Edition
Pass-by rates from ITE Trip Generation Handbook - 3rd Edition

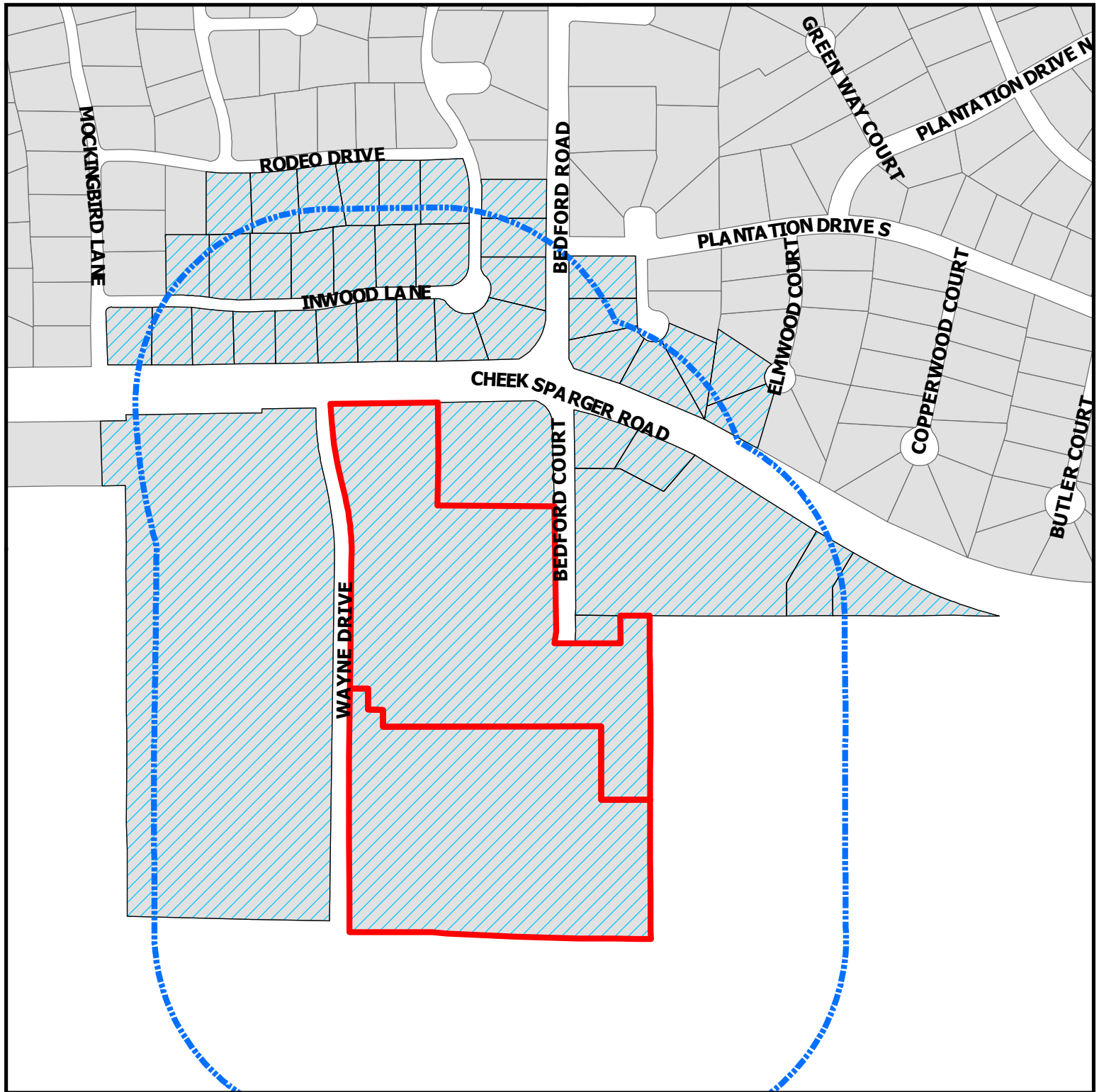
Instructions: Enter Expected Unit Volumes into Column 'M'

Previous Site Plan

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates										Expected Units	Total Generated Trips						Unadjusted Volume		Unadjusted Volume	
		(Peak Hour of Adjacent Street)					(Peak Hour of Generator)						Daily	AM Hour	PM Hour	AM Pass-By	PM Pass-By	AM In	AM Out	PM In	PM Out	
		Weekday	AM	PM	AM Pass-Bv	PM Pass-Bv	AM In	AM Out	PM In	PM Out												
Assisted Living 254	KSF ²	4.19	0.39	0.48			78%	22%	30%	70%	253.7	1,063	99	122	0	0	77	22	37	85		
Small Office Building 712	KSF ²	16.19	1.92	2.45			83%	17%	32%	68%	4.75	77	9	12	0	0	8	2	4	8		
Variety Store (Specialty Retail) 814	KSF ²	63.47	3.18	6.84		34%	57%	43%	52%	48%	4.75	301	15	32	0	11	9	6	17	16		
Assisted Living 254	KSF ²	4.19	0.39	0.48			78%	22%	30%	70%	316.6	1,327	123	152	0	0	96	27	46	106		

Proposed Site Plan

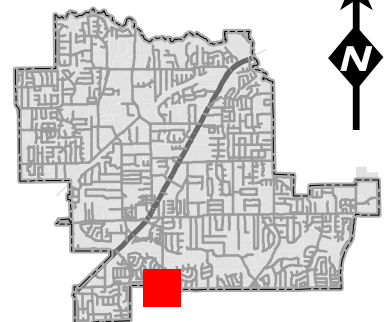
Notification Map



ZC21-037
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
-  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, January 10, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, February 1, 2022 & Tuesday, February 15, 2022 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 development on the currently vacant land.

Zoning Case: ZC21-037

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

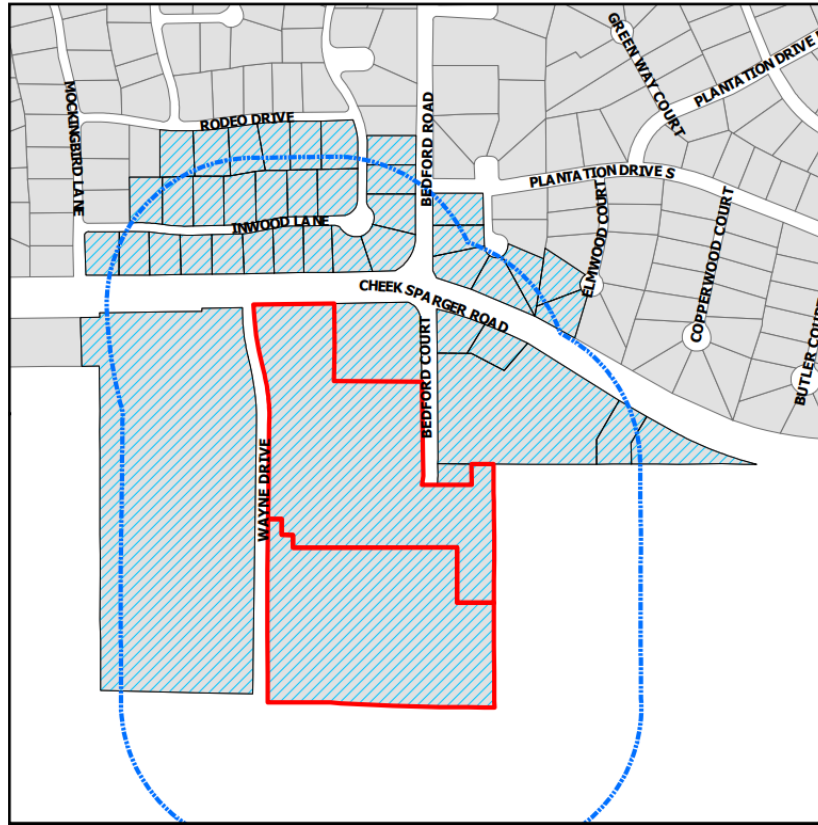
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

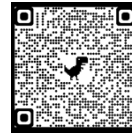
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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
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

LETTER OF OPPOSITION

To:
Community Development Department

City of Colleyville
100 Main Street
Colleyville, TX 76034

Re:
Zoning case ZC21-037

As a homeowner on Woodmont Court in Bedford, which borders the eastern edge of the proposed Senior Living Community, I am against the zoning change request by Greystone / Forefront Living. I have owned my property for over 30 years, so I was here in 2012 to object to the original rezoning of this property from residential / agriculture to commercial.

Despite objections, the City Council voted nine years ago to rezone this property to commercial, specifically for a Senior Center proposed by Heritage Farms, who did make some compromises on the original site plan. The compromises included the overall reduction of the project's scope by increasing the distance between the Senior Center and the surrounding residents' homes, as well as addressing the drainage flooding concerns. They also agreed to build a roundabout at Bedford and Cheek-Sparger Roads. The result is the approved site plan from 2012.

Heritage Farms abandoned the project several years ago, and now Greystone has applied for a Senior Center, but with changes. The significant changes that I oppose are:

- (1) the reduction of drainage / retention area to control flooding. It is significantly smaller than the approved plan from 2012, and there is no plan to enlarge the 40 year old culvert under the Tara Shopping Center. Currently, during a heavy rain, water approaches yards of Bedford homes adjacent to the planned development. Fortunately, the land for the planned development is serving as a floodplain with the grass absorbing water into the ground. However, with this new proposed development, the concrete/buildings/parking lots will replace the grassy plain, thereby worsening the existing drainage pattern. Flooding of homes on Woodmont Court, of Tara Shopping Center, of Little Bear Creek and the homes surrounding it in Tara Plantation will inevitably worsen, especially with more frequent projected severe storms. As it is, the Bedford Road gates are down anytime there is a heavy rain. The Colleyville City Council was so concerned about this flooding issue in 2012, they required the water retention area to be increased significantly from the original plan.

(2) the increased population density and therefore overcrowding . This will inevitably lead to a strain in resources, increased traffic, noise pollution, light pollution, all a contradiction to the low-density and uniquely open and rural character that the city of Colleyville prides itself in.

(3) the three-story apartment-style buildings at a significantly closer proximity to the Bedford properties. From my fence, it will be about 100 ft. to a building's edge, as opposed to the 250 ft. approved plan from 2012. The roads and carports will also be much closer.

Other Considerations:

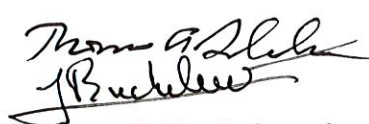
A Senior Living Center located next door to Covenant Christian Academy is not a reasonable fit.

a) significant increase of congestion on Cheek-Sparger and Bedford Road without addressing the need for a roundabout.

(b) The location would also be problematic/unpopular for the clients of the Senior Living Community due to the location of a 4G tower on the property, and the intense lighting and noise from the football, and baseball fields from Covenant Christian Academy.

In conclusion, the changes being proposed by Greystone / Forefront Living, resulting in the **complete destruction of a natural floodplain, and overcrowding this property with 3 story apartment style buildings**, would be detrimental to both Colleyville and Bedford.

Thank You,



12/30/21

Thomas A. Buckelew, Jocelyne S. Buckelew
3709 Woodmont Court
Bedford, TX 76021

902 Inwood Lane
Colleyville, TX 76034
January 5, 2022

TO: Colleyville Development Department
ATTN: Jacquelyn Reyff
Subject: Zoning Case ZC21-037 Retirement Community

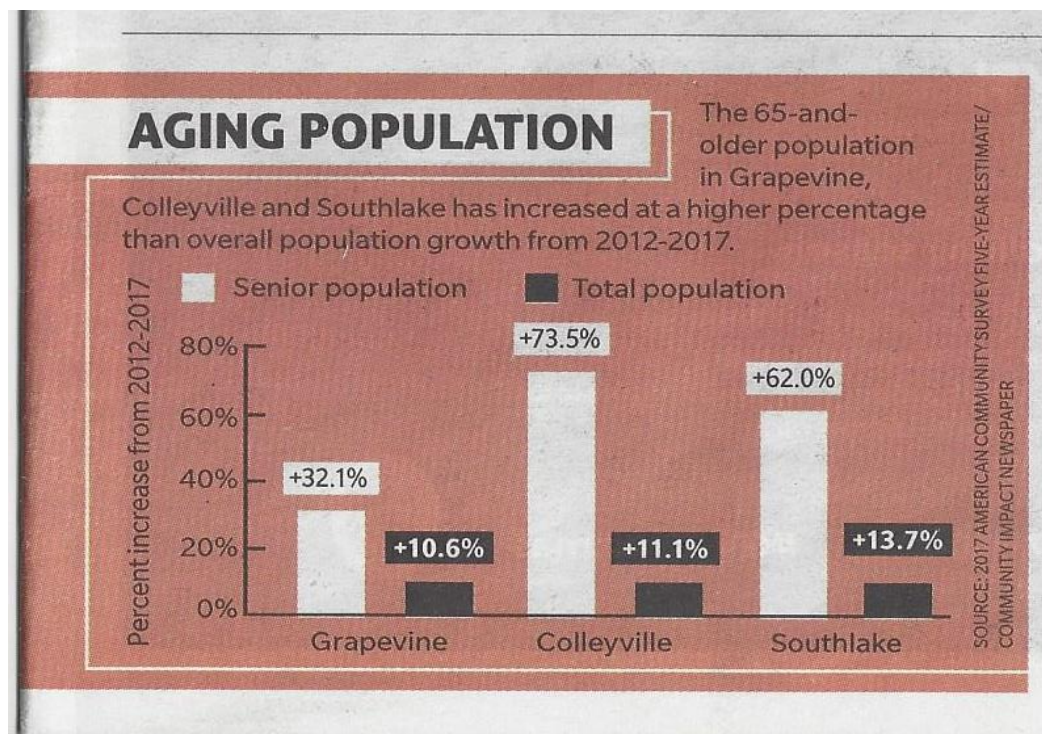
My name is Robert Straub. My wife and I live across the street from the subject zoning case in Saddlebrook where we built a home in 1989. As we are getting up in years, retirement communities like the one of this subject zoning request have become of interest to us. Downsizing from a larger two-story home to something on a single level without the challenges of taking care of a yard, a pool, etc. is something we are interested in. The continuing care aspect of the subject proposed development (while hopefully not in our future) is a positive aspect.

We have lived here for over 30 years and thoroughly enjoy the Colleyville community. We have close access to everything we need on most days: grocery stores, restaurants, pharmacies, doctors, a hardware store, our church and it is only a few minutes to other major retail establishments like Lowes, Home Depot, Kohls, etc. Unfortunately, the opportunities to downsize are limited and the access to a retirement facility like the one proposed are also limited unless we want to leave the Colleyville community.

While the proposed community is of interest to us, our ideal choice would be something akin to what is known as a "patio home" or a "villa". Something in the range of 1700-2100 square feet, single story, 3 bedrooms 2+ baths, 2 car garage and "modern amenities" in a \$350,000 to \$400,000 price range. I had hoped the various developers that have proposed developing the subject property over the years would have considered at least providing some units similar to what I have described with the ability, when appropriate/necessary, to move into a smaller residence, assisted living and/or memory care facilities.

At the last Panning and Zoning meeting when the developer presented his case for the subject property, it was rejected on what seemed to be soft issues: (1) it

was a non-profit so Colleyville would not receive any tax revenues and (2) the additional residences would add to the fire/EMT load. I am curious why the Baptist church was approved for their recent large expansion given it is also a non-profit. Also, Covenant Christian Academy (another non-profit) across the street from where we live, significantly expanded their facilities some years ago. What additional tax revenues were generated as a result of those developments? There is no reason to believe that residences of the subject proposed development would not spend time and money in Colleyville and hence generate revenue for the businesses there and hence tax revenues. Demographics of Colleyville suggest that the over 65 population has increased significantly (and will continue to do so) considerably more than the total population (see chart below). This demographic segment of the population also represents a significantly wealthier portion of the total population. Without attractive alternative home choices in Colleyville, this portion of the population will migrate to those communities that offer retirement/continuing care communities like that proposed by the developer and take their wealth with them.



I strongly urge the Planning and Zoning Commission give the developer every opportunity to add this significant amenity to the Colleyville community and enhance an already attractive place for people of all ages to live. If necessary, work with the developer to embellish the total package by sharing the costs of developing the roundabout at the intersection of Bedford and Cheek-Sparger Roads (it is desperately needed!).

Sincerely,

Robert C. Straub Jr. and Betty L. Straub

ORDINANCE O-22-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 - COMMERICAL 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. ZC21-037; 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 164 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 367 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: a right-turn only lane to northbound Wayne Drive where it intersects Cheek Sparger Road.
- b. Additionally, the developer shall pay a one-time Special Roadway Impact Fee to the City, which shall be utilized by the City for the construction of a roundabout at the intersection of Cheek – Sparger Road and Bedford Road/Court.
- c. Given the requirements of Section "b" 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) City shall be responsible for all of the design, contracting, construction, right-of-way acquisition, landscaping and ongoing maintenance for the roundabout at the intersection of Cheek Sparger and Bedford Road/Court.
 - (2) Establish the total amount of the Special Roadway Impact Fee to be paid from the developer to the City.
 - (3) Timing of the payment of the Special Roadway Impact Fee to the City for the roundabout shall be at the issuance or receipt of the building permit.
 - (4) City shall complete the roundabout improvements within 3 years of the payment of the Special Roadway Impact Fee.
 - (5) Any change to the terms of this section shall require an

amendment to this ordinance.

- 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 1st day of February 2021.

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

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 15th day of February 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:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map

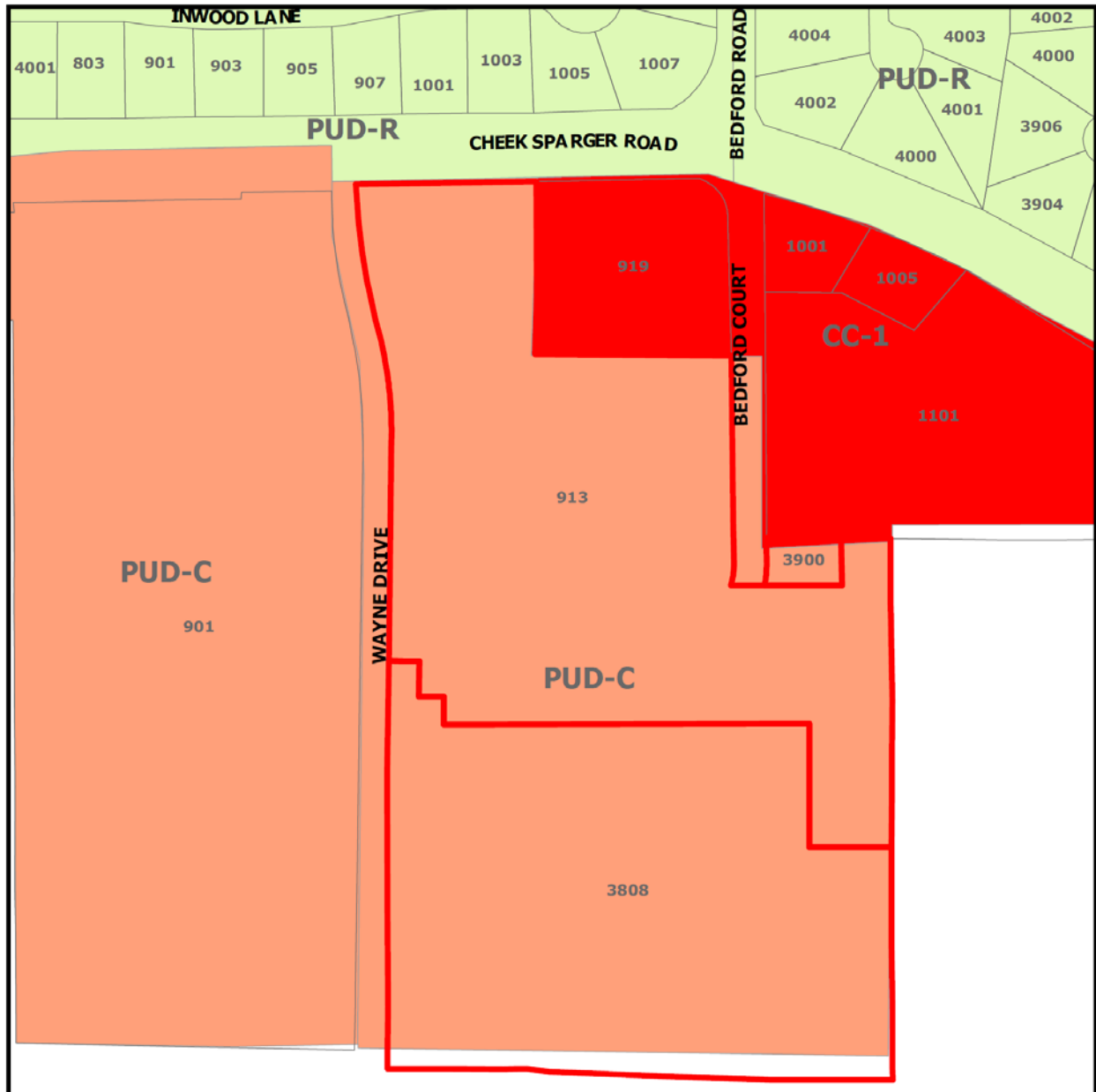


Exhibit “B” – Statement of Planning Objectives

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.

TABLE OF AREA CALCULATIONS

Category	Area (sq. ft.)	Area (acres)
Total Site Area	1,000,000	23.0
Building Footprint	150,000	3.4
Parking Area	200,000	4.6
Landscaping Area	100,000	2.3
Other Areas	550,000	12.7

LEGEND

- OPEN SPACE / LANDSCAPE AREA
- 20' EMBANKMENT / ACCESS
- SECOND ELEVATION
- THIRD ELEVATION
- FUTURE PARKING
- EXISTING TREES PROPOSED TO REMAIN
- PROPOSED TREES

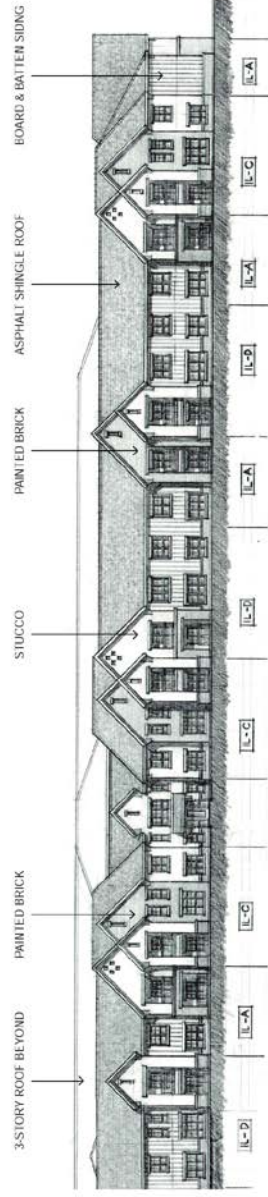
NOTES:

1. All areas shown are approximate and subject to change.
2. No FEMA 100 Year Floodplain on this property or on the Cheek Sparger right of way.
3. Parking spaces are 8' x 18'.
4. Detailed landscaping and planting plans will be prepared with final subdivision plans for every space within the site.

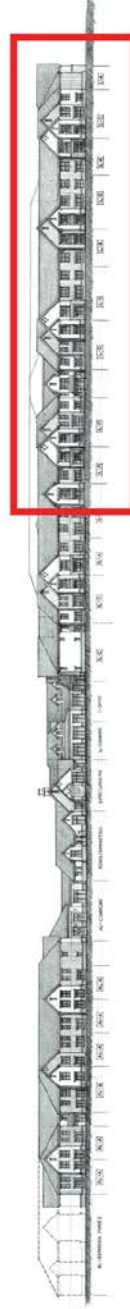
This includes final landscape plan, including trees and plantings to be planted.

FFL Senior Living Colleyville

Colleyville, Texas

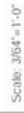


Scale: 3/64"=1'-0"



Independent Living - 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: 972-547-6652 FAX: 972-542-0201
WEB SITE: WWW.HAWKCONSTRUCT.COM

**FOREFRONT LIVING
SENIOR COMMUNITY
COLLEEVILLE**

Project:

VERTI - CRETE PRECAST SCREEN WALLS DETAILS

Sheet Number
S1.0

SPECIFICATIONS AND NOTES:

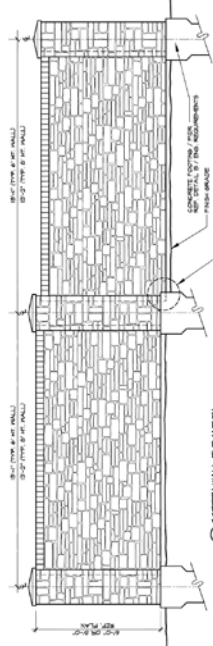
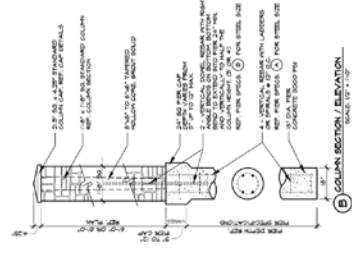
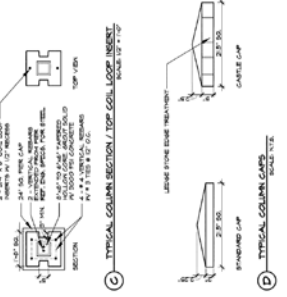
- GENERAL NOTES:**
1. PRODUCT TO BE MANUFACTURED BY MARK CONSTRUCTION.
 2. SCREENING PALL TO BE LONGESTED ENTIRELY ON THE PROJECT PROPERTY.
 3. PALLS TO ACHIEVE THE FINAL EFFECT OF REAL STONE, VENEER-GATE COLOR.
 4. COLLARS TO BE COLORED WITH A WATER-BASED ANTI-CLING STRUCTURAL CONCRETE PAINT DESIGNED FOR SUPERIOR PENETRATION. THE PAINT WILL PROVIDE PROTECTION AGAINST WEATHERING AND CORROSION, COLOR STABILITY, AND ULTIMATELY RESISTANCE.

CONCRETE

1. CONCRETE SHALL BE SUPPLIED FROM READY-MIXED CONCRETE PLANTS HAVING LABORATORY FACILITIES FOR TESTING OF CONCRETE. THE SUPPLIER SHALL BE RESPONSIBLE FOR THE PRODUCTION OF THE CONCRETE TO BE USED FOR THE PROJECT.
2. CONCRETE SHALL BE SUPPLIED TO THE PROJECT IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
3. CONCRETE SHALL BE SUPPLIED TO THE PROJECT IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
4. CONCRETE SHALL BE SUPPLIED TO THE PROJECT IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
5. CONCRETE SHALL BE SUPPLIED TO THE PROJECT IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
6. CONCRETE SHALL BE SUPPLIED TO THE PROJECT IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
7. CONCRETE SHALL BE SUPPLIED TO THE PROJECT IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
8. CONCRETE SHALL BE SUPPLIED TO THE PROJECT IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
9. CONCRETE SHALL BE SUPPLIED TO THE PROJECT IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
10. CONCRETE SHALL BE SUPPLIED TO THE PROJECT IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

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" X 10' SHALL.
 - 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:

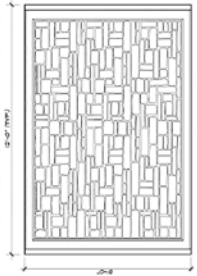
17. SHAPEN FOR _____ FT. DEEP ON 2 INCH BROADEN.
WEIGH EVEN CORNER FIRST.

CONCRETE 3000 PSI & 28 DAYS STEEL 60 KSI

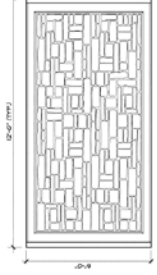
(14) _____ VERTICAL REBAR

_____ SPINDALS ON LANCES & 3" D.C.

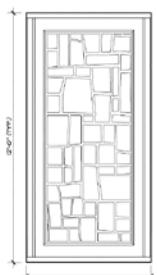
(15) _____ VERTICAL DOVER. - 34" IN DIAMETER IN REBAR ANALYZE
3" MIN. NETS & COUPLER 40% MIN NETS & COUPLER



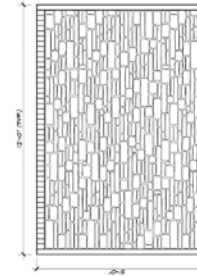
E ASHLAR 8'-0" WALL PANEL
SCALE: 1/2" = 1'-0"



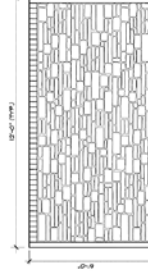
F ASHLAR 6'-0" WALL PANEL
SCALE 1/2" = 1'-0"



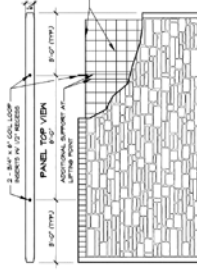
6 DRY STACK 6'-0" WALL PANELS
SCALE: 1/2" = 1'-0"



I LEDGE STONE 8'-0" WALL PANEL
SCALE 1/8" = 1'-0"

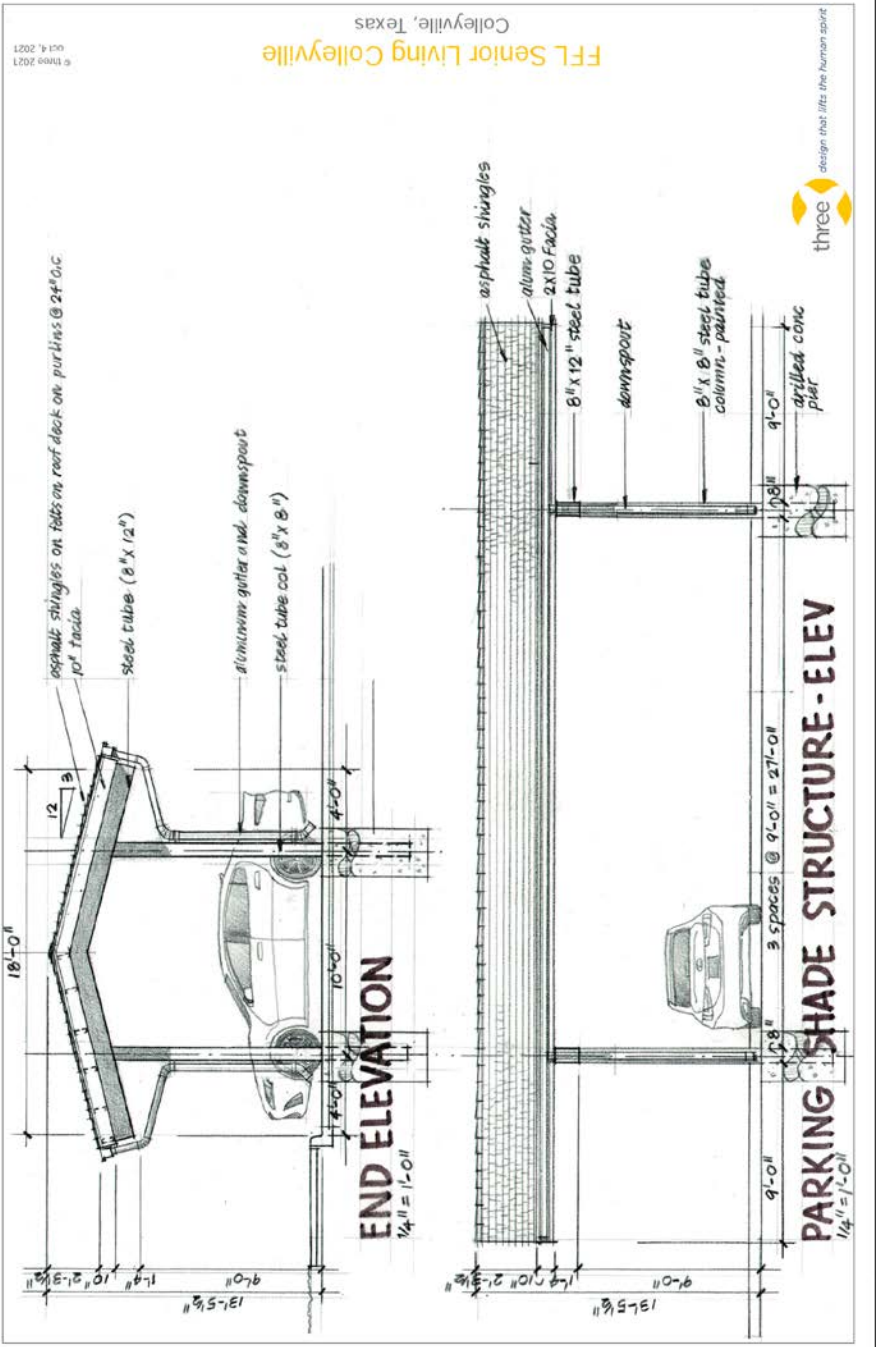


① LEDGE STONE 6'-0" WALL PANEL.



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

Exhibit "E" – Parking Shade Structure





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 1/10/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Special Use Permit for an accessory building to exceed the permitted lot coverage on Lot 6, Block 1, Western Trails Colleyville, located at 505 Tumbleweed Trail, Case ZC21-035

Explanation

Bradley Nichols, the owner, has submitted a request for a Special Use Permit (SUP) for an accessory building to exceed the lot coverage on Lot 6, Block 1, Western Trails Colleyville, being approximately 0.724 acres, and zoned R-20 Single Family Residential district. The purpose is to allow for an addition to an existing garage to remain.

Existing Conditions/Background: The subject property, 505 Tumbleweed Trail, has R-20 zoning and is located on the south side of Tumbleweed Trail south of the intersection with Bandit Trail. The subject property has an existing single family home. The request is for an existing 1,261 s.f. garage to have a 720 s.f. addition for a total of 1,981 s.f.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a 720 s.f. addition to an existing 1,261 s.f. garage to remain.

Ordinance – Section 3.27 Accessory Buildings and Residential Carport Regulations of the Land Development Code establishes the maximum size and number of accessory buildings to be permitted by staff on a residential lot:

"2. Maximum Size and Number of Buildings:

- a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot. Exemption: Lots containing a minimum of 80,000 square feet shall be exempt from the requirement for the maximum number of accessory buildings.

"6. Special Use Permit Provision: Any request for a building permit for an accessory building which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained

elsewhere in this Land Development Code.

The applicant is requesting to allow for an existing 1,261 s.f. garage to have an additional 720 s.f. that was added to remain. The structure's current lot coverage is 4.22%. The maximum allowed lot coverage for an accessory building is 4%. The additional expansion of 720 s.f. (1,981 s.f.) puts the lot coverage at 6.5%.

Analysis: Any request for an accessory building exceeding the allowable lot coverage shall only be authorized after approval of a Special Use Permit by the City Council.

Plat Status: The property is platted as Lot 6, Block 1 Western Trails Colleyville.

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

1. The existing garage was permitted, but is over the required lot coverage by .22%. The garage addition adds 2.3% lot coverage pushing the lot coverage for an accessory building to 6.5%. Staff's recommendation will be denial due to non-compliance with the Land Development Code.
2. Provide the height of the garage, both overall and at the eave.
3. Provide a floorplan, which includes the existing and the proposed addition to the garage.

On December 27, 2020 the applicant provided updated exhibits.

Drainage: NA

Surrounding Development: The properties to the north, east, and west are zoned R-20 Single Family Residential district and contain single-family residential development. The property to the south is zoned PUD-R Planned Unit Development – Residential and has single-family residential development.

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

Staff Recommendation: Staff recommends denial of the garage expansion due to technical non-compliance with the Land Development Code. The Land Development Code allows for an accessory building which does not meet the Land Development Code criteria to seek an SUP.

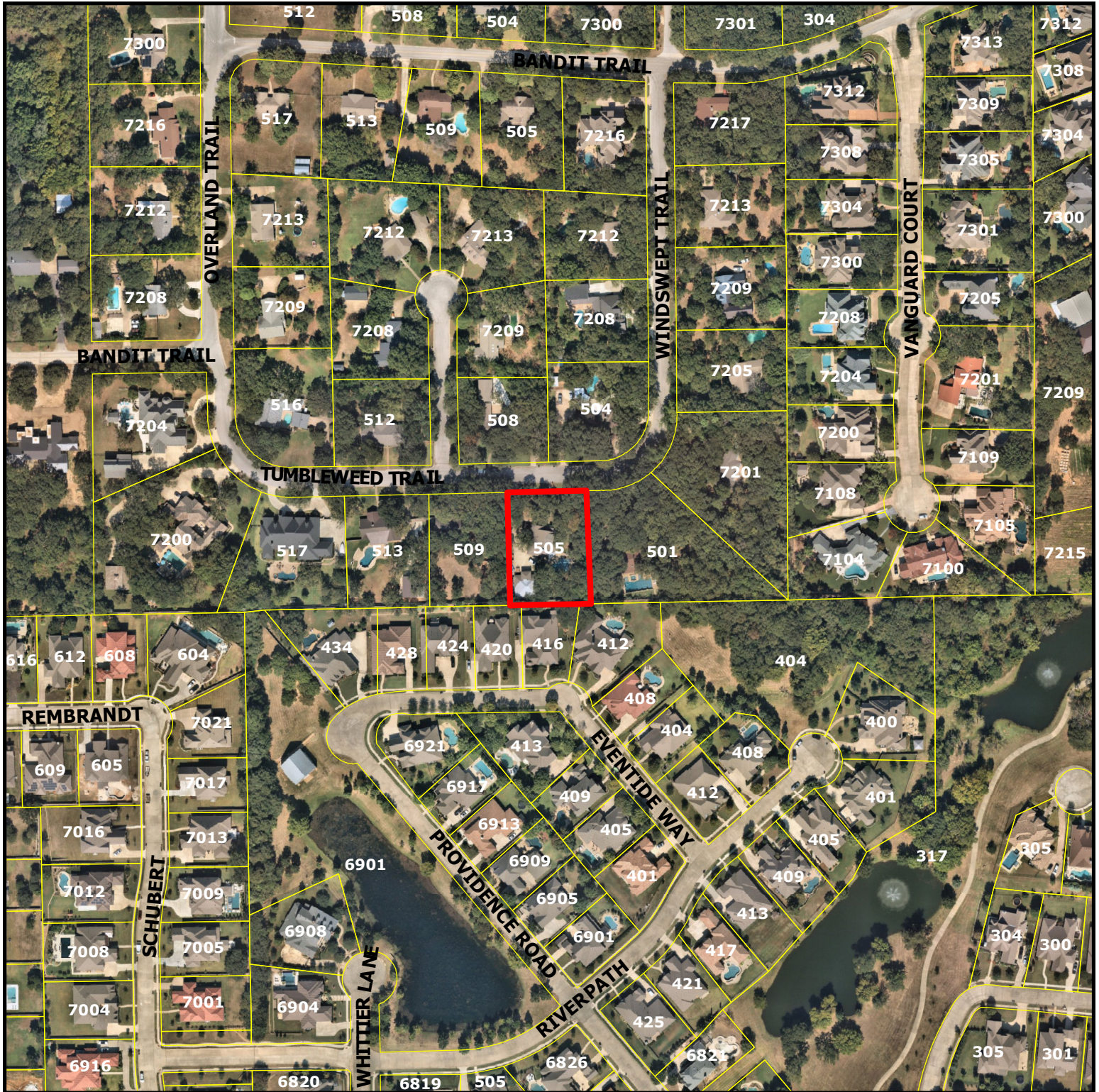
Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Plot Plan
6. Previous Aerial and Street View
7. Current Aerial and Street View
8. Floor Plan
9. Materials
10. Grading Plan
11. Framing Plan
12. Foundation Plan
13. Wall Brace
14. Notification Map
15. Notification Letter
16. Notification List
17. Letter of Opposition 1
18. Letter of Opposition 2
19. Draft Ordinance

Aerial Map



ZC21-035

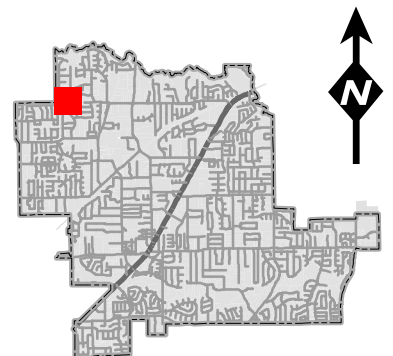
505 Tumbleweed Trail

DISCLAIMER:

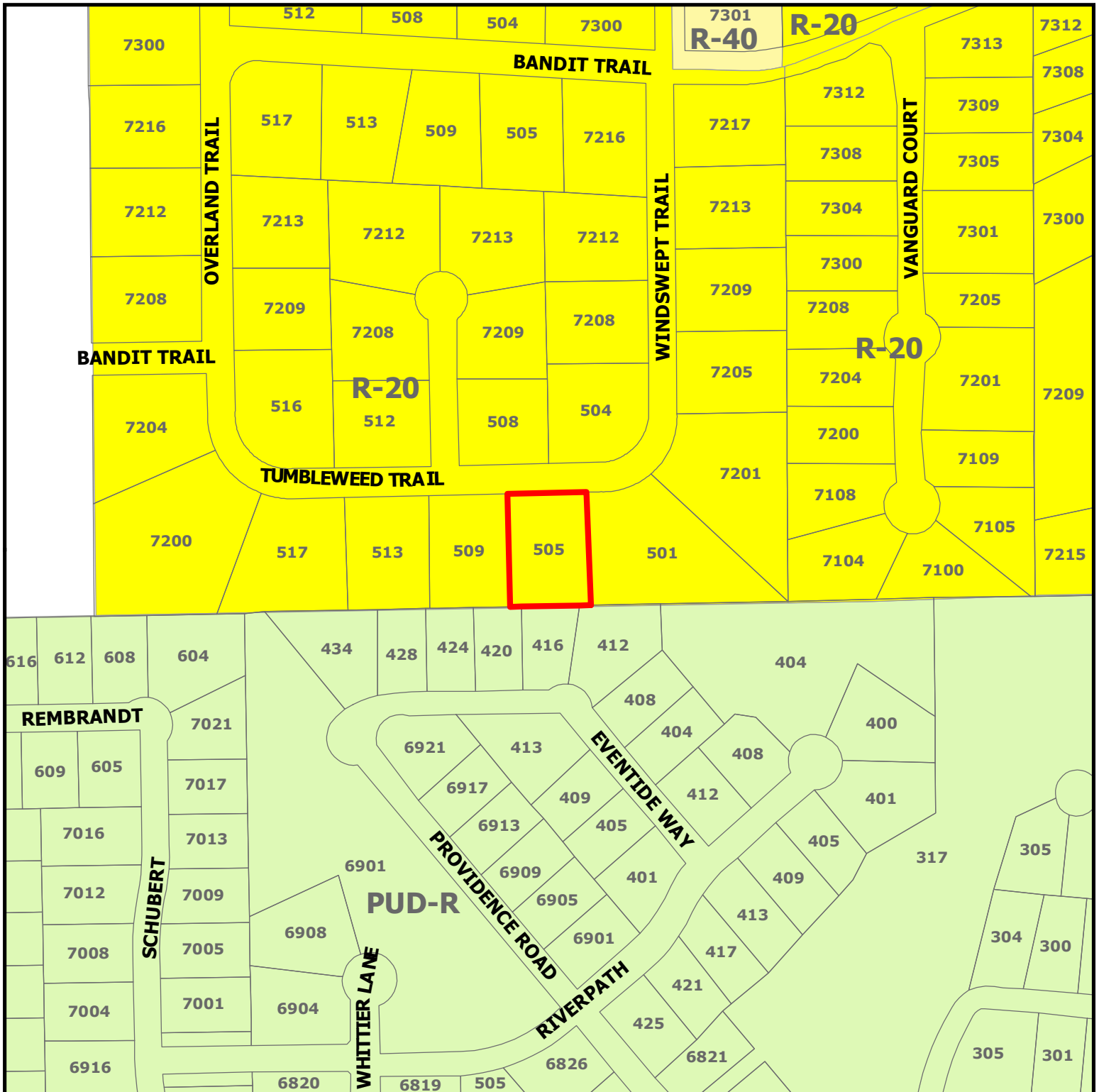
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



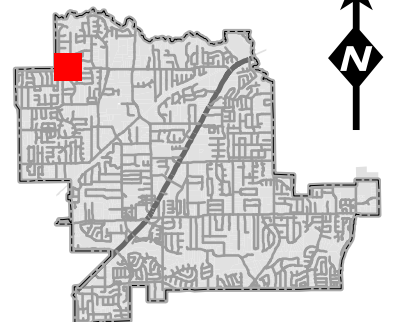
ZC21-035
505 Tumbleweed Trail

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Subject Property



Future Land Use Map

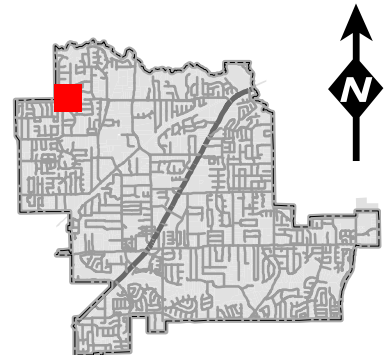
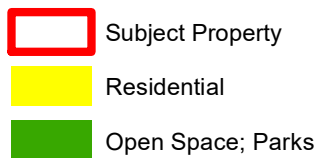


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ZC21-035

505 Tumbleweed Trail



505 Tumbleweed Garage Addition

11.30.2021

Overview - Statement of Planning Objectives

The Nichols Family is proposing an addition to the detached garage at 505 Tumbleweed Trail. The addition will extend the existing structure by 18 feet to the south. The addition will be a multi-functional space for storage, office and garage workspace. With work from home becoming the norm, our current main structure does not accommodate us both working from home within the same office.

Specifications

The Addition will be a total of 720sf open concept space covering 18x42 feet (9x10 service garage conversion included).

- Positioned 12 feet from South property line and 9.8 feet from West property line.
- Matching Stone masonry on East face, Tan Board & Batten on South and West face.
- Roofing material will be matching Pinnacle weathered wood HD shingles.
- (5) Skylights will be installed for natural light.
- 12ft. Folding glass door will be installed on the west side of the addition.
- (13) LED can lights, (10) outlets, (4) switches will be installed

Permitting Schedule

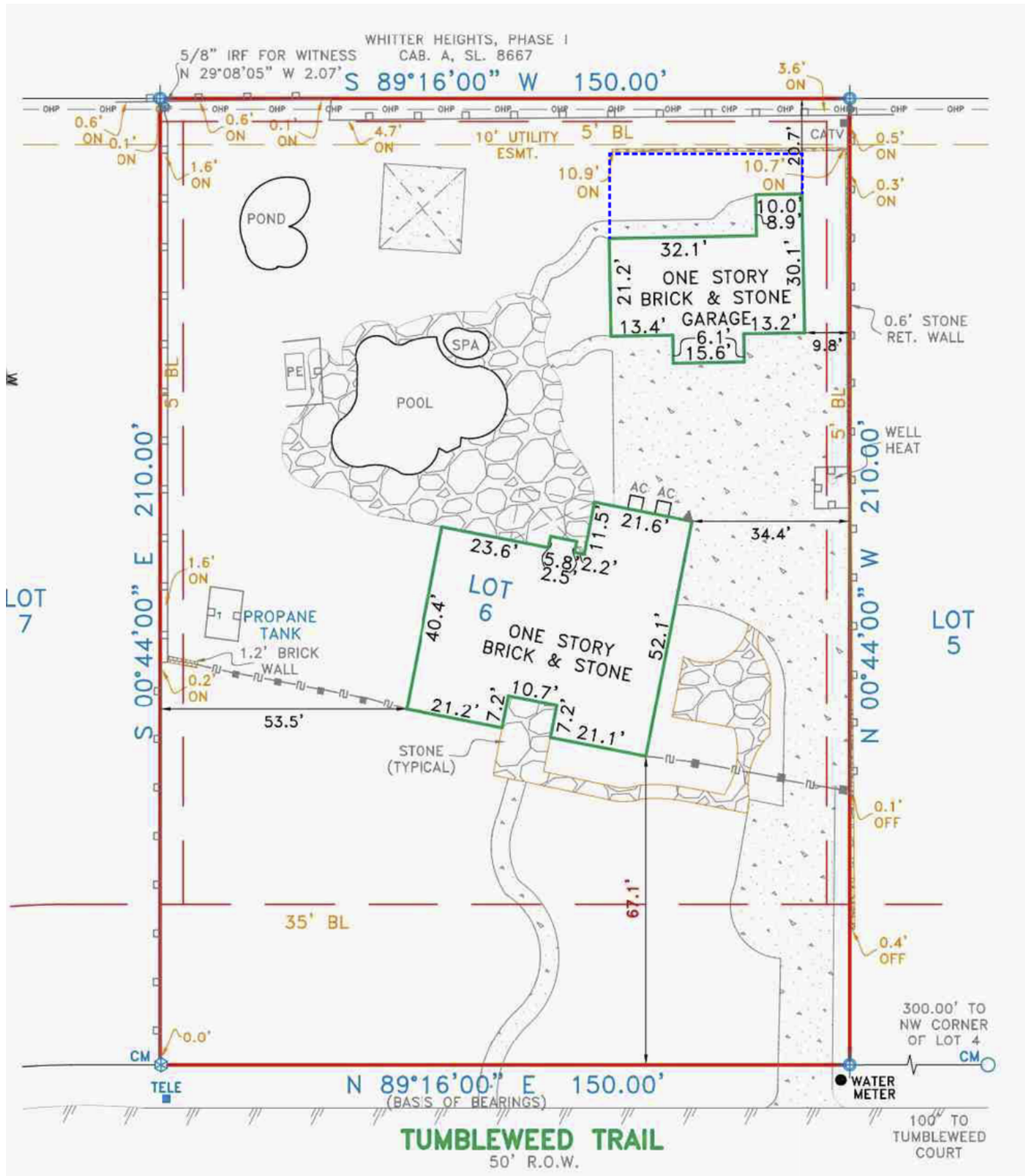
1. 12/13/2021: Submittal Cycle Deadline
2. 12/20/2021: DRC Date
3. 12/21/2021: Comments back to Homeowner
4. 12/31/2021: Latest Resubmittal
5. 12/31/2021: Legal Notice*
6. 01/10/2022: Planning and Zoning Commission
7. 02/01/2022: City Council 1
8. 02/15/2022: City Council 2

Building Schedule

1. 03/05/2022: Completion of Structure, Exterior siding and roofing (dry-in)
2. 03/12/2022: Completion of Electrical
3. 04/02/2022: Completion of Insulation, Drywall
4. 04/16/2022: Completion of exterior masonry, texture, paint, lighting installation
5. 04/30/2022: Completion of folding door, floor sealing
6. 05/14/2022: Completion of Trim and any remaining finish out items
7. 05/16/2022: Final Walk-through

Plot plan

- Existing Plat Plan with proposed addition marked in blue.



Drawings and Images

1. Previous Aerial and street view



2. Current Aerial and street view



This floor plan shows a proposed addition and existing structures. The plan includes the following areas and dimensions:

- Proposed Addition:** A rectangular area at the top of the plan, measuring 31'7" in width and 9'7" in depth. It includes a small rectangular extension measuring 2' by 8'.
- Existing Bath:** A central rectangular area measuring 7'7" in width and 7'9" in depth, featuring a gabled roof.
- Existing Service Garage:** A rectangular area on the right side, measuring 9'2" in width and 9'7" in depth, with a gabled roof.
- Existing Garage:** A large rectangular area at the bottom, measuring 13'4" in width and 14'9" in depth, with a gabled roof.

The plan also shows various structural elements such as walls, doors, and windows, as well as a north arrow pointing towards the top right.

Eaves: South, East and West Eaves are 8' (96"). North side of the addition connects to existing structure.

Roof Pitch: 6/12

Materials

1. Folding Door



2. Stone masonry



3. Shingles



CALL BEFORE YOU DIG

TEXAS ONE CALL SYSTEM (800-245-4545) MUST BE CONTACTED PRIOR TO ANY EXCAVATION OPERATION BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE TEXAS ONE CALL SYSTEM.

CAUTION - CONTRACTOR'S NOTE

THE CONTRACTOR SHALL LOCATE THE VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES IN THE AREA OF CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION AND SHALL NOT BE TAKEN AS EXACT OF COMPLETE. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION NEAR THE FACILITY.

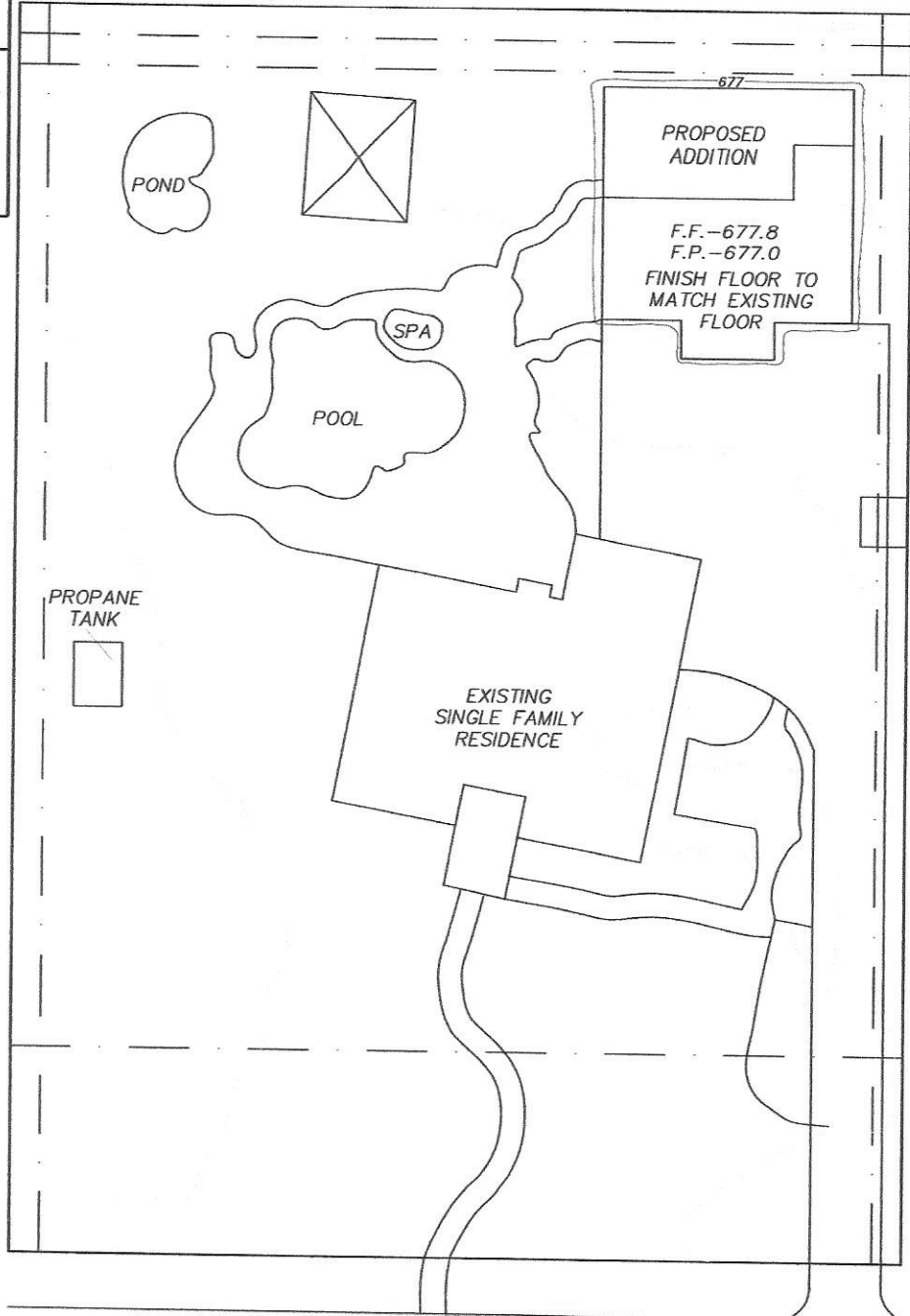
LEGEND

- PROPOSED DRAINAGE
- PROPOSED FENCE
- EXISTING FENCE
- ▨ CURLEX
- RETAINING WALL
- EXISTING GRADING
- 625'- PROPOSED GRADING

- L.E. - LANDSCAPE EASEMENT
- D.E. - DRAINAGE EASEMENT
- P.A.E. - PEDESTRIAN ACCESS EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- T.E. - TRANSFORMER EASEMENT
- U.E. - UTILITY EASEMENT
- W.M.E. - WALL MAINT. EASEMENT
- M.E. - MAINTENANCE EASEMENT
- B.E. - BUFFERING EASEMENT

SPOT ELEVATION KEY:

- 102.000.0 SPOT ELEVATION
- TP - TOP OF SWALE
- TW - TOP OF WALL
- BW - BOTTOM OF WALL



J.S. Barton
11/12/21
J.S.B. Engineer
F-20338



SCALE: 1" = 20'-0"

TUMBLEWEED TRAIL

ADDRESS: 505 TUMBLEWEED TR.

COLLEYVILLE, TX.

DRAWN BY: DDSG

DATE: 11-01-2021

DDS GROUP

GRADING PLAN

CODES AND SPECIFICATIONS:

BUILDING CODE: THE 2014 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE 2014 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC)

NOTE: SECTION R501.1.3 OF THE 2014 IRC PERMITS ENGINEERED DESIGN OF BRACE WALL LUMBER AND BRACED WALL PANELS IN ACCORDANCE WITH THE 2014 IRC, "ENGINEERED DESIGN".

ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE IS PERMITTED FOR ALL BUILDINGS, STRUCTURES, AND PARTS THEREOF, INCLUDED IN THE SCOPE OF THIS CODE.

WOOD DESIGN: 2014 EDITION OF THE NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION, ALLOWABLE STRESS DESIGN (ASD) OR LOAD AND RESISTANCE FACTOR DESIGN (LRFD)

DESIGN LOADS: LATEST EDITION OF THE ASCE STANDARD 7-02 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS

DESIGN LOADS (WOOD CONSTRUCTION):

GRAVITY DESIGN LOADS:

ROOF DEAD LOAD = 15 PSF

ROOF LIVE LOAD = 20 PSF

2ND STORY FLOOR DEAD LOAD = 25 PSF

2ND STORY FLOOR LIVE LOAD = 40 PSF

ATTIC FLOOR DEAD LOAD = 10 PSF

ATTIC FLOOR LIVE LOAD = 20 PSF

HORIZONTAL DESIGN LOAD:

WIND LOAD = 15 PSF BASIC WIND SPEED DESIGN: 3 SECOND GUST WIND

SPEED OF 90 MPH: 3 SECOND GUST WIND

EXPOSURE B: AT 33 FEET ABOVE GROUND,

GRAVITY LOAD DESIGN:

THE FIRST STORY AND SECOND STORY WALLS WILL BE CONSTRUCTED WITH 2X4 STUDS. THE SECOND LEVEL FLOOR SYSTEM WILL BE CONSTRUCTED WITH DIMENSIONAL LUMBER (2X12), JOISTS, ENGINEERED LUMBER, OR OPEN WEB FLOOR TRUSSES. THE ROOF FRAMING WILL BE FRAMED WITH DIMENSIONAL LUMBER (2X6, 2X8, 2X10, 2X12) OR ENGINEERED LUMBER.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION.

ALL PLATE CONNECTIONS TO CONCRETE:

ALL SILL PLATES SHALL BE TREATED.

SILL PLATES UNDER EXTERIOR WALLS SHALL BE INSTALLED WITH 1/2" DIA. J-BOLTS CAST INTO CONCRETE WITH 1" EMBEDMENT. BOLTS SHALL BE LOCATED NO MORE THAN 6" APART AND AT 6" O.C. MAX FROM PLATE ENDS.

BOLTS THAT CAN NOT BE CAST IN PLACE WITH THE CONCRETE SHALL BE RETROFITTED WITH THE USE OF TITEN BOLTS, OR EQUIVALENT 1/2" DIA. ALL THREAD ROD (ATN) WITH 1" MIN. EMBED AND SIMPSON HIGH STRENGTH SET EPOXY SYSTEM, OR EQUIVALENT.

SILL PLATES UNDER INTERIOR WALLS MAY BE FASTENED WITH POWER DRIVE HLT1 FASTENER, K-DRIVE, OR EQUIVALENT. LOCATE NO MORE THAN 4'-0" APART AND SPACED AT 4'-0" FROM EACH END, U/L.

CONSTRUCTION BRACING:

ALL WOOD FRAMING (STUD WALLS) SHALL BE PROPERLY BRACED DURING CONSTRUCTION. BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR.

FLOOR TRUSSES:

FABRICATED WOOD FLOOR TRUSSES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS. THE LOADS ARE SHOWN IN THE TRUSS SCHEDULE. THE TRUSSES ARE TO COMPLY WITH THE "NATIONAL DESIGN SPECIFICATIONS" BY THE NATIONAL WOOD PRODUCT ASSOCIATION FOR STRESS GRADED LUMBER AND ITS FASTENINGS, AND WITH THE "DESIGN SPECIFICATION FOR THE LIGHT METAL PLATE CONNECTED WOOD TRUSSES" BY THE TRUSS PLATE INSTITUTE.

STRUCTURAL TIMBER AND WOOD:

NOTE: THE FOLLOWING SPECIFICATIONS ARE FOR ALL STRUCTURAL WOOD FRAMING ON THIS PROJECT.

SOUTHERN PINE SAWN LUMBER

ITEM: FOUNDATION SILL PLATES, SIZE: 2X4, GRADE: NO. 2 TREATED, COMPRESSION F: 965 PSI

ITEM: COI-MAX, SIZE: 2X4, GRADE: NO. 2 TREATED, COMPRESSION F: 1492 PSI

ITEM: STUDS @ 16" O.C., SIZE: 2X4, GRADE: NO. 2, COMPRESSION F: 869 PSI

ITEM: TOP PLATE, 2ND STORY BILL, PURLIN CLEAT, SIZE: 2X4, GRADE: NO. 2, COMPRESSION F: 1100 PSI

ITEM: HEADER, CEILING BEAM, CEILING JOIST, POST PURLIN RAFTER, SIZE: 2X6, GRADE: NO. 2, COMPRESSION F: 1000 PSI

ITEM: HEADER, CEILING BEAM, ROOF BEAM, SIZE: 2X6, GRADE: NO. 2, COMPRESSION F: 825 PSI

ITEM: HEADER, CEILING BEAM, ROOF BEAM, SIZE: 2X10, GRADE: NO. 2, COMPRESSION F: 920 PSI

ITEM: HEADER, CEILING BEAM, ROOF BEAM, SIZE: 2X12, GRADE: NO. 2, COMPRESSION F: 750 PSI

ITEM: LAMINATED VENEER LUMBER (LVL), SIZE: 2X4, GRADE: NO. 2, COMPRESSION F: 1100 PSI

ITEM: LAMINATED VENEER LUMBER (LVL), SIZE: 2X6, GRADE: NO. 2, COMPRESSION F: 1000 PSI

ITEM: LAMINATED VENEER LUMBER (LVL), SIZE: 2X8, GRADE: NO. 2, COMPRESSION F: 825 PSI

ITEM: LAMINATED VENEER LUMBER (LVL), SIZE: 2X10, GRADE: NO. 2, COMPRESSION F: 920 PSI

ITEM: LAMINATED VENEER LUMBER (LVL), SIZE: 2X12, GRADE: NO. 2, COMPRESSION F: 750 PSI

ITEM: LAMINATED VENEER LUMBER (LVL), SIZE: 2X4, GRADE: NO. 2, COMPRESSION F: 1100 PSI

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ITEM: LAMINATED VENEER LUMBER (LVL), SIZE: 2X10, GRADE: NO. 2, COMPRESSION F: 920 PSI

ITEM: LAMINATED VENEER LUMBER (LVL), SIZE: 2X12, GRADE: NO. 2, COMPRESSION F: 750 PSI

ITEM: LAMINATED VENEER LUMBER (LVL), SIZE: 2X4, GRADE: NO. 2, COMPRESSION F: 1100 PSI

ITEM: LAMINATED VENEER LUMBER (LVL), SIZE: 2X6, GRADE: NO. 2, COMPRESSION F: 1000 PSI

ITEM: LAMINATED VENEER LUMBER (LVL), SIZE: 2X8, GRADE: NO. 2, COMPRESSION F: 825 PSI

ITEM: LAMINATED VENEER LUMBER (LVL), SIZE: 2X10, GRADE: NO. 2, COMPRESSION F: 920 PSI

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ITEM: LAMINATED VENEER LUMBER (LVL



[Signature]
11/14/21

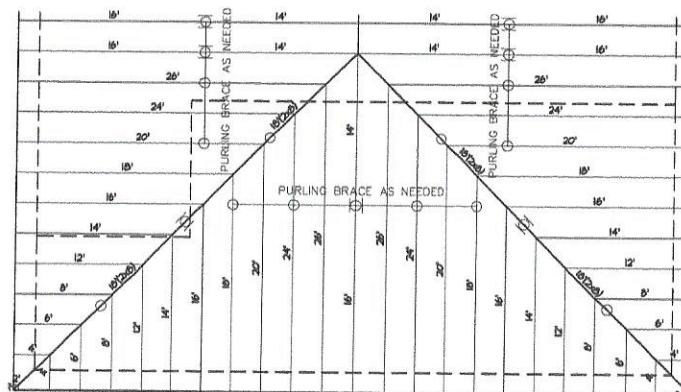
NOTE:
RAFTERS ARE 2X8 SYP
No. 2 @ 24" O.C.,
U.N.O.

PURLINS ARE 2X6 SYP
No. 2 W/ SUPPORTS
AT 6'-0" O.C. U.N.O.

RIDGE BEAMS ARE
2X10 SYP No. 2
U.N.O.

HP AND VALLEY
BEAMS ARE 2X6 SYP
No. 2 U.N.O.

UPL = UNDER POINT LOAD
UWA = UNDER WALL ABOVE
T.T.R. = TIED TO RAFTERS
LAS = LIMITED ATTIC STORAGE
APPROVED LAS = 
BRACE LOAD SUPPORT = 
BRACE = 



1 ROOF RAFTER PLAN
SCALE: 3/32" = 1'-0" W/ 11X17 - 1/4" = 1'-0" W/ 22X34

JSB ENGINEER (F-20338)
19285 HORSESHOE DR.
NEVADA, TX. 75173
(214) 843-6223
JSBENGINEERTX@GMAIL.COM

DESIGNER:
S.B.

PROJECT #:

505 TUBLEWEED TRAIL FRAMING PLAN

ELEVATION:
A

SHEET NUMBER:
R3

GENERAL NOTES

1. CONCRETE SHALL BE NORMAL WEIGHT, TRANSIT MIXED AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS INDICATED OTHERWISE.
2. CONCRETE SHALL BE IN ACCORDANCE WITH ACI-318 ACI-301 AND ASTM C94.
3. WATER CONTENT SHALL BE CONTROLLED AND MINIMIZED IN ACCORDANCE WITH ACI AS REFERENCED ABOVE.
4. ALL CONVENTIONAL REINFORCING BARS SHALL BE GRADE 60 IN ACCORDANCE WITH ASTM A615.
5. WHERE REBAR IS USED FOR EXPOSED GRADE BEAMS OR TOP AND BOTTOM REINFORCING, PROVIDE MATCHING "L" BARS WITH EACH LEG EQUAL TO 40 BAR DIAMETERS OR GRATER.
6. CONSTRUCTION JOINTS ARE PROHIBITED UNLESS INDICATED OTHERWISE.
7. FOUNDATION SHALL BE PLACED MONOLITHICALLY TO AVOID "COLD JOINTS." I.E. PLACEMENT SHALL PROCEED FROM START TO FINISH IN A MONOLITHIC FASHION. WHERE COLD JOINTS ARE UNAVOIDABLE DUE TO DELAYS, CONTRACTOR SHALL CONSOLIDATE CONCRETE BY VIBRATING THROUGH COLD JOINT BOUNDARY. IF LONG DELAY IS ANTICIPATED, CONTRACTOR SHALL FORM BULKHEAD OR OTHERWISE CREATE A VERTICAL CONTROL SURFACE FOR INSERTION OF #4 DEFORMED DOWELS AT 18" O.C. IN SLAB AND (2) #5 DEFORMED DOWELS TOP AND BOTTOM OF BEAMS. DOWELS SHALL BE 18" LONG.

SITE PREPARATION NOTES

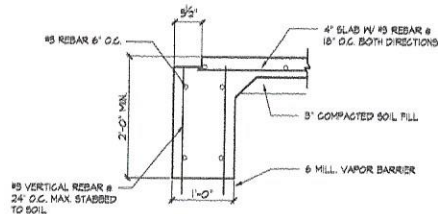
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION TO AVOID DAMAGE TO UNDERGROUND UTILITIES. CONTRACTOR SHALL INFORM UTILITY OWNERS IN ADVANCE TO ENABLE THEM TO IDENTIFY AND LOCATE, REROUTE OR TO MAKE OTHER ADJUSTMENTS IN ORDER FOR WORK TO PROCEED WITH MINIMAL DELAYS.
2. FOUNDATION EXCAVATION SHOULD BE PROPERLY MONITORED TO ENSURE UNDESIRABLE (LOOSE) MATERIALS ARE REMOVED.
3. EXPOSED SOILS SHOULD BE PROTECTED AGAINST RAIN AND EXCESSIVE DRYING.
4. SELECT FILL MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH THE PROJECT.

CONSTRUCTIONS NOTES

1. SITE GRADING AND DRAINAGE AROUND FOUNDATION SHALL BE MAINTAINED AT ALL TIMES IN SUCH A MANNER THAT SURFACE OR GROUND WATER WILL NOT COLLECT AROUND FOUNDATION. ADEQUATE POSITIVE DRAINAGE SHALL BE PROVIDED AND MAINTAINED SLOPING AWAY FROM FOUNDATION A MINIMUM OF 2-5% (1/4 - 5/8 IN/FT) FOR A MINIMUM DISTANCE OF 5'-0" FROM FOUNDATION EDGE.
2. FINAL GRADES SHALL HAVE POSITIVE DRAINAGE SLOPING AWAY FROM FOUNDATION. A MINIMUM OF 8" CLEARANCE BETWEEN TOP OF SLAB AND/OR BRICK-LEDGE AND SOIL SURFACE SHALL BE MAINTAINED.
3. BEAM TRENCHES SHALL BE CLEAN AND FREE OF LOOSE SOIL AND DEBRIS. BEAM BOTTOMS MUST BE FOUNDED IN MINIMUM 12" UNDISTURBED SOIL OR PROPERLY COMPACTED FILL, UNLESS PIERS ARE SPECIFIED.
4. BEAM TRENCH BOTTOMS MAY BE ROUNDED BY TRENCH CUTTING DEVICE. AVERAGE BEAM WIDTH BELOW FOUNDATION SLAB MUST BE EQUAL TO OR GREATER THAN DESIGN BEAM WIDTH, "W", NOTED ON FOUNDATION PLAN.
5. AT CONTRACTOR'S OPTION, A SAND CUSHION OR THIN LAYER OF SELECT FILL MAY BE USED AS TOP LAYER FOR PAD. EXISTING SOILS MAY BE USED AS LONG AS THEY PRESENT NO HAZARD TO THE POLYETHYLENE VAPOR BARRIER.
6. A LAYER OF 6 MIL POLYETHYLENE WITH LAPPED JOINTS BETWEEN SAND/EXISTING MATERIAL AND SLAB SHALL BE PROVIDED UNLESS INDICATED OTHERWISE.
7. REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS TENDONS AND SPACED AT 4' MAXIMUM INTERVAL, AND TIED AT ALL INTERSECTIONS TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT.
8. WHERE DISCREPANCIES BETWEEN FOUNDATION DIMENSIONS AND ARCHITECTURAL PLANS ARE NOTED, ARCHITECTURAL PLANS SHALL CONTROL.
9. COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS FOR ALL OPENINGS, DROPS, INSERTS, SLOPES, BRICK-LEDGES AND RELATED ITEMS.
10. IF SOLID ROCK IS ENCOUNTERED DURING TRENCHING OF BEAMS, BEAM DEPTH MAY BE REDUCED, BUT MUST MAINTAIN A MINIMUM OF 12" SOIL COVER UPON FINAL GRADE.
11. PLUMBING LINES SHALL NOT BE LOCATED INSIDE BEAMS, EXCEPT AT OR NEAR PERPENDICULAR CONFIGURATION TO BEAMS.
12. SAND OR GRAVEL BEDDING MATERIAL FOR UTILITIES SHALL NOT BE USED WITHIN 5' OF FOUNDATION EDGE. A CLAY PLUG SHALL BE PROVIDED TO PREVENT WATER INFILTRATION UNDER SLAB.
13. WATER CUTOFF VALVES AND PIPE TRANSITIONS SHALL NOT BE INSTALLED WITHIN 5' OF FOUNDATION EDGE.
14. IRRIGATION SYSTEMS SHALL NOT SPRAY DIRECTLY ON FOUNDATION.
15. SIDEWALKS AND DRIVES SHALL BE GRADED TO SLOPE AWAY FROM FOUNDATION TO ELIMINATE AND PREVENT PONDING OF WATER.
16. TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER TO FOUNDATION THAN A HORIZONTAL DISTANCE EQUAL TO ROUGHLY ONE - HALF OF TREE OR SHRUB'S MATURE HEIGHT WITHOUT INSTALLATION OF PIERS OR ROOT BARRIER. IF IMPRACTICAL, A DEEPENED EXTERIOR BEAM SHALL BE PROVIDED A MINIMUM DEPTH OF 48" BELOW GRADE, FOR A PERPENDICULAR DISTANCE EQUAL TO ROUGHLY ONE HALF OF TREE OR SHRUBS MATURE HEIGHT.
17. LANDSCAPING SHALL NOT AFFECT FINAL GRADE. EXCAVATION OF SOILS ADJACENT TO FOUNDATION FOR PURPOSE OF LANDSCAPING ARE PROHIBITED. LANDSCAPING SHALL BE PLACED ON TOP OF FINAL GRADE. SOLID LANDSCAPE EDGING SHALL NOT BE USED.

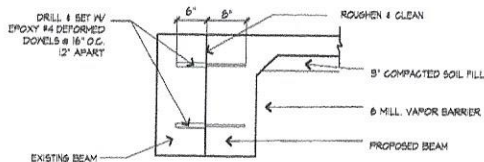
CONSTRUCTOR SHALL WATER PAD 72 HOURS CONTINUOUS PRIOR TO CONSTRUCTION OF FOUNDATION DURING UNUSUALLY DRY CONDITIONS.

1. SLAB THICKNESS = 4"
2. BEAM DEPTH = MIN. 24"
3. BEAM WIDTH = 12"



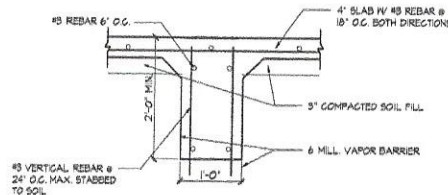
1 TYP. FOUND. DETAIL

SCALE: 1/2" = 1'-0" W/ 11X17 & 1" = 1'-0" W/ 24X34



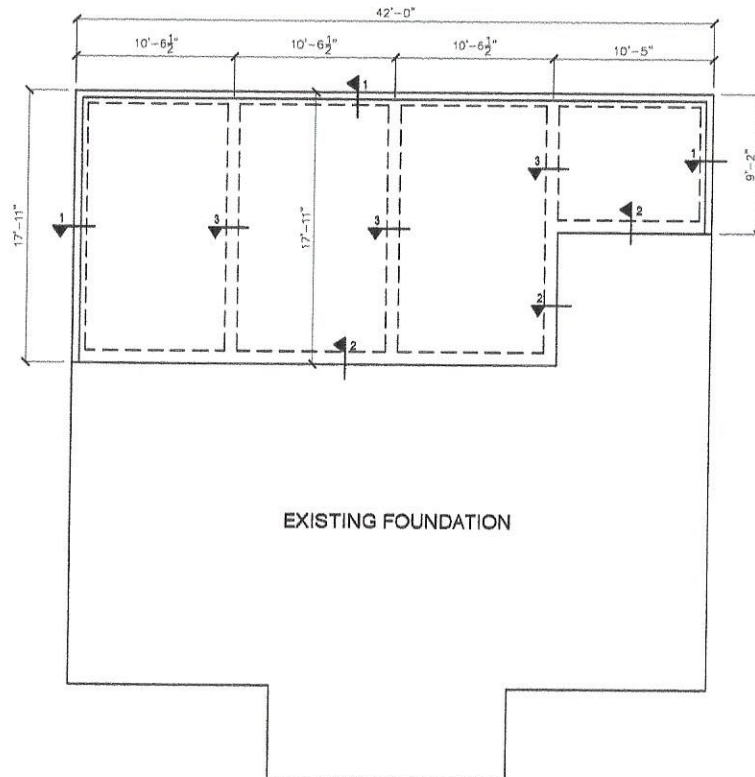
2 TYP. FOUND. DETAIL

SCALE: 1/2" = 1'-0" W/ 11X17 & 1" = 1'-0" W/ 24X34



3 TYP. FOUND. DETAIL

SCALE: 1/2" = 1'-0" W/ 11X17 & 1" = 1'-0" W/ 24X34



EXISTING FOUNDATION

5 PROPOSED SLAB

SCALE: 1/8" = 1'-0" W/ 11X17 & 1/4" = 1'-0" W/ 24X34



JSB ENGINEER (F-20338)
19285 HORSESHOE DR.
NEVADA, TX. 75173
(214) 843-6223
JSBENGINEERTX@GMAIL.COM

DESIGNER:
S.B.

PROJECT #:

505 TUMBLEWEED TR.
FOUNDATION PLAN

ELEVATION:

A

SHEET NUMBER:

S1

SYMBOL KEY	
	SIMPSON STRHD10 or HTTS HOLDOWN
	CS16 STRAPPING, 3' MINIMUM LENGTH ATTACHED TO STUDS BOTH FLOORS
	BRACED WALL PANEL - SEE DETAILS
	BRACED WALL LINE
	DASHED LINE INDICATES STRUCTURAL SHEATHING

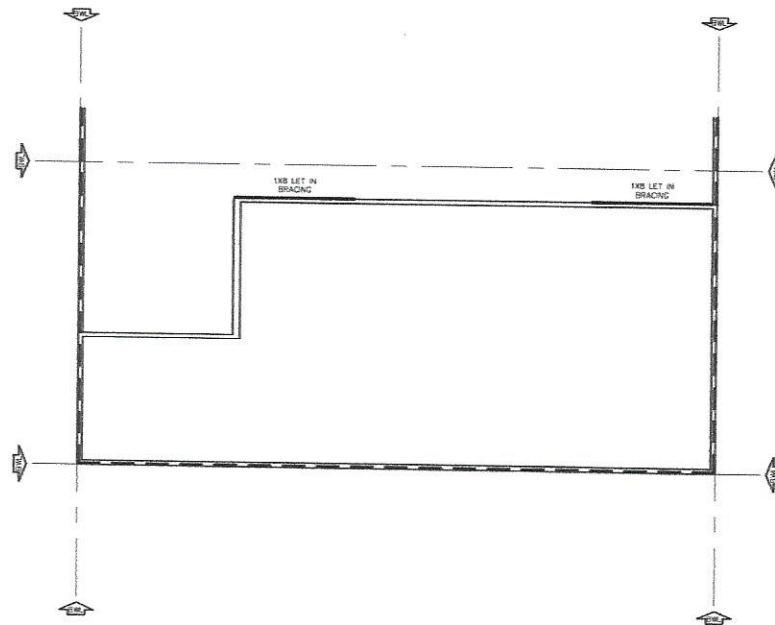
FASTENING FOR THERMO PLY		
MAXIMUM STUD SPACING	FASTENING TYPE	MAXIMUM FASTENER SPACING
16"	NO. 16 GAGE STAPLES 1" CROWN x 1 1/4" LEGS	3 - PANEL EDGES 6 - INTERMEDIATE SUPPORTS

NOTE:
 1) FOR TOP PLATE HEIGHTS EQUAL TO OR LESS THAN 12'-0" PROVIDE 2X4 CONTINUOUS STUDS @ 16" O.C. FOR TOP PLATE HEIGHTS ABOVE 12'-0" TO 17'-0", PROVIDE 2X6 CONTINUOUS STUDS @ 16" O.C.
 2) PROVIDE 2X6 @ 16" O.C. WALL STUDS SUPPORTING TWO FLOORS AND ROOF WITH MAX. 10' PLATE HEIGHT IN ACCORDANCE WITH TABLE R6-02.3.1 OF 2000, 2003, 2006, 2009, 2012 & 2018 I.R.C.

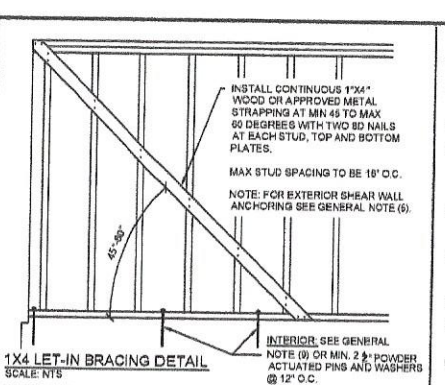
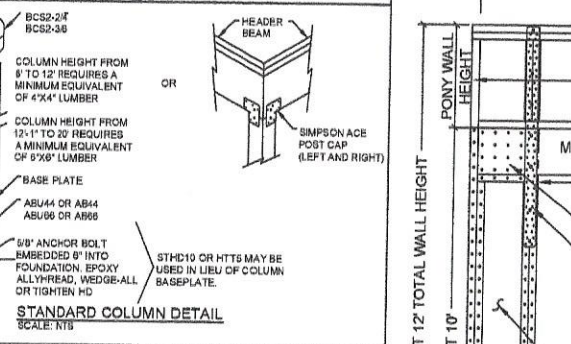
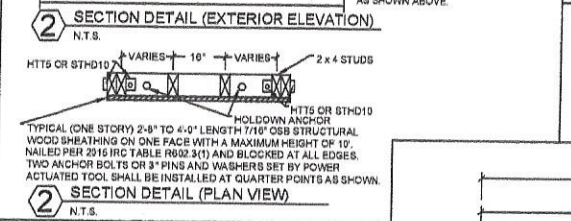
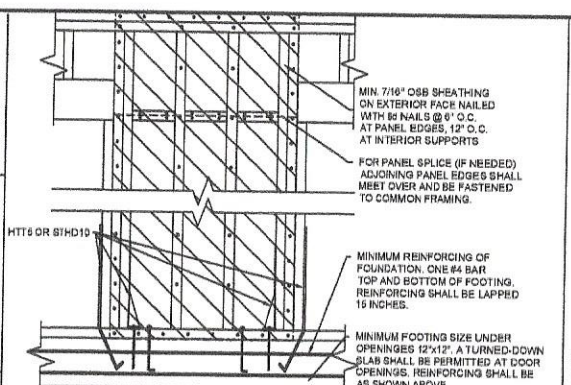
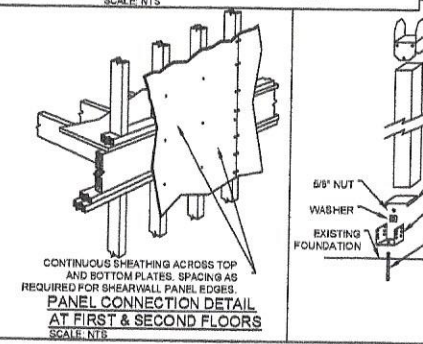
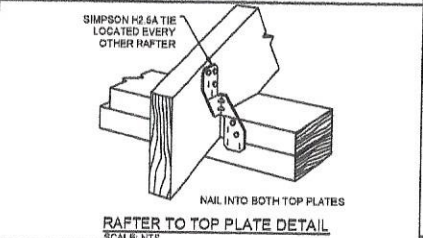
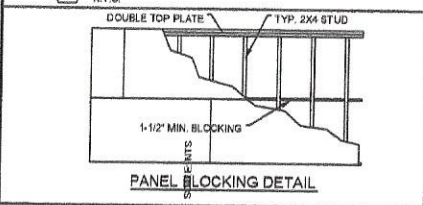
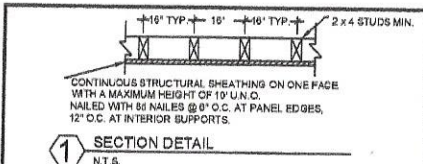
1. WALL BRACING PLAN DESIGN TO COMPLY W/ 2018 IRC.
2. DESIGN BASED ON 115 MPH WIND SPEED.



[Handwritten Signature]
 11/12/21

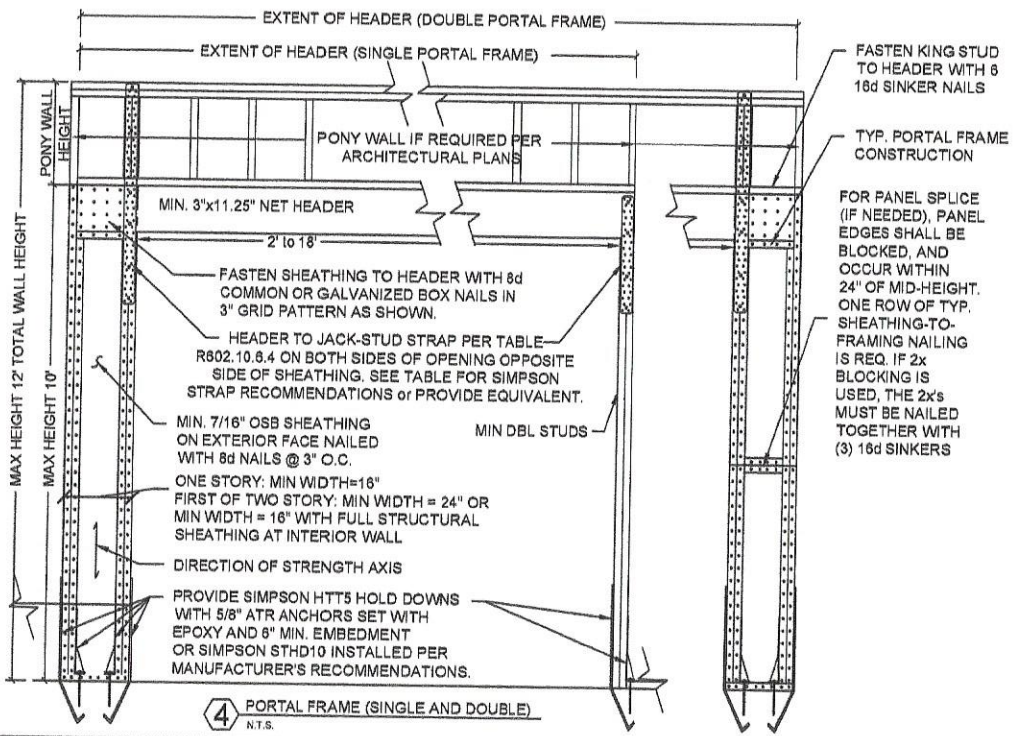


① FIRST FLOOR PLAN - SHEAR WALL PLAN
 SCALE: 1/8" = 1'-0"



STRUCTURAL SHEATHING
IS CONSIDERED ONE OF THE FOLLOWING:
• MIN 7/16" OSB
• RED THERMOPLY
• BLUE THERMOPLY

- GENERAL NOTES**
- REFERENCE ARCHITECTURAL DRAWINGS FOR STUD SIZES AND DIMENSIONS.
 - ALL RAFTERS, LEDGERS, STUDS, HEADERS AND SHEATHING SHALL BE NAILED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL BUILDING CODE TABLE R602.3(1), UNLESS OTHERWISE NOTED.
 - SHEAR WALL SEGMENTS SHALL BE CONTINUOUS FROM THE MUDDILL THROUGH THE DOUBLE TOP PLATE.
 - BRACE WALLS LESS THAN 2'-8" WIDTH DO NOT REQUIRE BOLTS & WASHERS BETWEEN THE 2 INSTALLED HOLD DOWN STRAPS (HTTS/STHD10). PROVIDE 1-ANCHOR BOLT CL OR 2-3" PINS AND WASHERS (SET @ 1/2 POINTS BY A POWDER ACTUATED TOOL) FOR BRACED WALLS FROM 2' TO 2'-8" OVERALL LENGTH.
 - MUDDILL AT ALL EXTERIOR WALLS SHALL BE ANCHORED TO THE FOUNDATION SLAB WITH 1/2" ANCHOR BOLTS EMBEDDED 7" INTO THE SLAB AND SPACED 5'-0" O.C. MAX. OR SIMPSON STRONG-TIE MASA MUDDILL ANCHORS @ 9'-0" O.C.
 - WHERE RAFTERS MEET THE TOP PLATE OF EXTERIOR WALLS, INSTALL SIMPSON STRONG-TIE H2.6 ANCHORS AT EVERY OTHER RAFTER. ANCHORS WITH 445 LB. CAPACITY OR GREATER MAY BE USED AS AN ALTERNATE.
 - ALL INTERIOR WALLS TO BE 12" SHEETROCK NAILED PER TABLE R602.3(1) OF THE 2018 IRC.
 - LET-IN BRACING MAY BE SUBSTITUTED WITH 4x8 STRUCTURAL SHEATHING (RED T-PLY OR OSB) FROM TOP TO BOTTOM PLATE OR C516 X-BRACING.
 - ALL INTERIOR BRACED WALLS MUST BE ANCHORED TO THE FOUNDATION USING SIMPSON TITEN HD 12" ANCHOR BOLTS OR APPROVED EQUAL.
 - INSTALL TITEN HD ANCHOR BOLTS AT MAXIMUM SIX FEET ON CENTER, WITH MINIMUM 2-3/4" EMBEDMENT INTO FOUNDATION. MINIMUM TWO BOLTS PER BRACED WALL SECTION, WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF BRACED WALL SECTION.
- NOTE: SIMPSON STHD10 OR HTTS CAN BE ROTATED 90°
- NOTE: ALL SIMPSON PRODUCTS MAY BE SUBSTITUTED WITH APPROVED EQUAL



11/12/21

JSB ENGINEER (F-20338)
19285 HORSESHOE DR.
NEVADA, TX 75793
(214) 843-6223
JSBENGINEERTY@GMAIL.COM

DESIGNER:
S.B.

PROJECT #:

505 TUBLEWEED TRAIL
WALL BRACE

ELEVATION:
A

SHEET NUMBER:
SH2

Notification Map



ZC21-035

505 Tumbleweed Trail

DISCLAIMER:

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



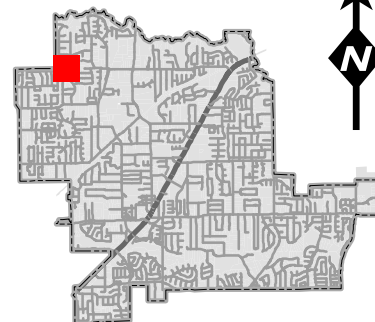
Subject Property



500ft Buffer



Properties within 500ft





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, January 10, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, February 1, 2022 & Tuesday, February 15, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for an Accessory Building to exceed the permitted lot coverage. The purpose is to allow for an addition to an existing detached garage which exceeds the 4% maximum lot coverage allowed for accessory buildings.

Zoning Case: ZC21-035

Applicant: Bradley Nichols

Owner: Bradley Nichols

Location: 505 Tumbleweed Trail

Property Description: Lot 6, Block 1, Western Trails Colleyville

Present Zoning: R-20 Single Family Residential

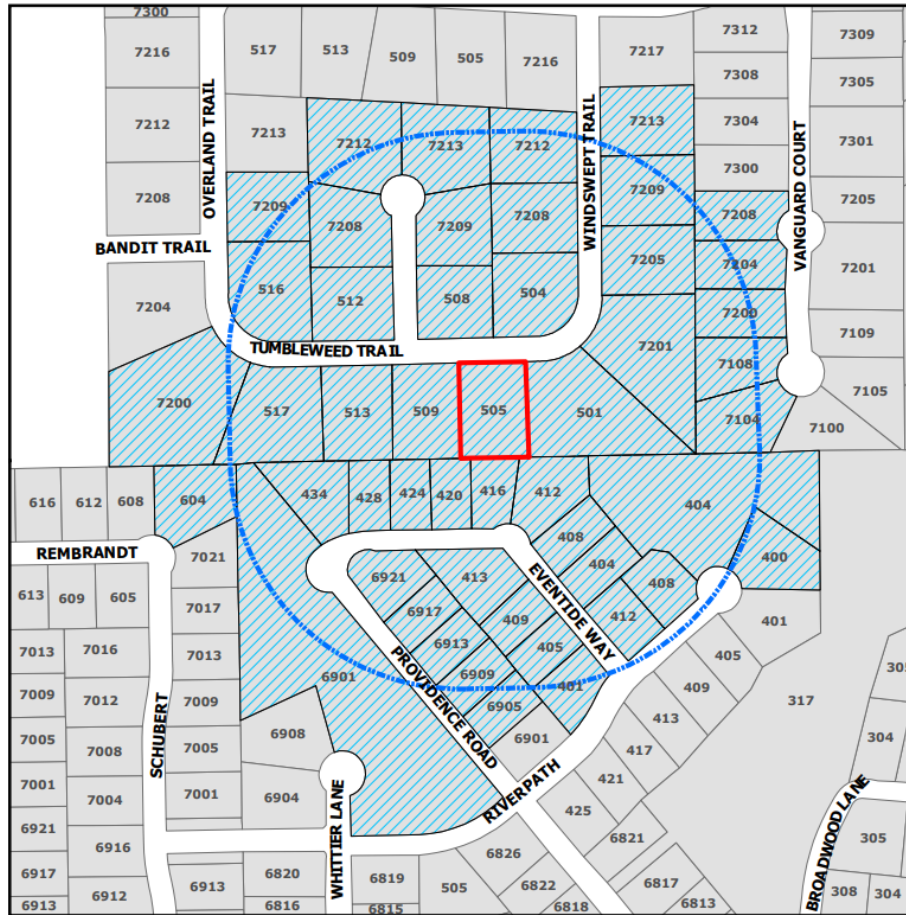
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

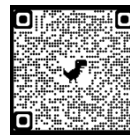
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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
GOODEN, JOHN L	7204 VANGUARD CT	COLLEYVILLE, TX
NGUYEN, DANNY	401 EVENTIDE WAY	COLLEYVILLE, TX
STEVENS, GREGORY	7104 VANGUARD CT	COLLEYVILLE, TX
RODRIGUEZ, ANTHONY	7213 WINDSWEPT TR	COLLEYVILLE, TX
TANNER, NEIL C	513 TUMBLEWEED TR	COLLEYVILLE, TX
KUO, TENGHSIANG	428 EVENTIDE WAY	COLLEYVILLE, TX
JACOBSON, STEVEN L	7108 VANGUARD CT	COLLEYVILLE, TX
MOORE LIVING TRUST, THE	6917 PROVIDENCE RD	COLLEYVILLE, TX
MYERS, FLOYD	400 RIVERPTH	COLLEYVILLE, TX
PARKER, RAYMON	508 TUMBLEWEED TRL	COLLEYVILLE, TX
HOWELL, HAROLD	404 EVENTIDE WAY	COLLEYVILLE, TX
RINGER, REBECCA	7208 WINDSWEPT TRL	COLLEYVILLE, TX
EAGLE EYE LIVING TRUST	408 EVENTIDE WAY	COLLEYVILLE, TX
MINNEHAN, BRETT	PO BOX 161774	FORT WORTH, TX
SCOTT, ANDREW	7212 TUMBLEWEED CT	COLLEYVILLE, TX
NICHOLS, JILL RENAE	505 TUMBLEWEED TRL	COLLEYVILLE, TX
FERRANDO, DREW C	413 EVENTIDE WAY	COLLEYVILLE, TX
TALBERT, MARK A	509 TUMBLEWEED TRL	COLLEYVILLE, TX
COCHRAN, DARREN	412 RIVERPATH	COLLEYVILLE, TX
STILWILL, CHARLES	7209 WINDSWEPT TRL	COLLEYVILLE, TX
VINTAGE 1986 LIVING TRUST	412 EVENTIDE WAY	COLLEYVILLE, TX
ALEXANDER, PHILIP DALE	512 TUMBLEWEED TR	COLLEYVILLE, TX
RILEY, CHERYL L	6921 PROVIDENCE RD	COLLEYVILLE, TX
MELENDEZ, HENRY	6208 LD LOCKETTE RD	COLLEYVILLE, TX
KONECNY, KERRY L	516 TUMBLEWEED TRL	COLLEYVILLE, TX
WESTBROOK, DARREL	424 EVENTIDE WAY	COLLEYVILLE, TX
CHEN, TAI WAI D	7205 WINDSWEPT TR	COLLEYVILLE, TX
HUTT, JULIE B	420 EVENTIDE WAY	COLLEYVILLE, TX
HIDALGO, REGENIA B	6905 PROVIDENCE RD	COLLEYVILLE, TX
NICE, CHRISTOPHER	416 EVENTIDE WAY	COLLEYVILLE, TX
HUDSON, SUSAN	7200 VANGUARD CT	COLLEYVILLE, TX
TA, TUONG TRAN	7208 VANGUARD CT	COLLEYVILLE, TX
KONECNY, KERRY	516 TUMBLEWEED TR	COLLEYVILLE, TX
DAVIS, MICHAEL	7212 WINDSWEPT TR	COLLEYVILLE, TX
CARROLL, ROGER T	409 EVENTIDE WAY	COLLEYVILLE, TX
GREWAL, BHUPINDER S	408 RIVERPATH	COLLEYVILLE, TX
TROUBLEFIELD, J A	405 EVENTIDE WAY	COLLEYVILLE, TX
BOWERS, TODD	504 TUMBLEWEED TR	COLLEYVILLE, TX
MARQUART REVOCABLE TRUST	501 TUMBLEWEED TR	COLLEYVILLE, TX
RAKOCZY, JOE	7208 TUMBLEWEED CT	COLLEYVILLE, TX
BRIGHT, WILLIAM R	7201 WINDSWEPT TR	COLLEYVILLE, TX
BROWN, CHRISTOPHER	7213 TUMBLEWEED CT	COLLEYVILLE, TX
WHITTIER HEIGHTS HOME OWNERS A	PO BOX 1823	COLLEYVILLE, TX
RODGERS, KERRY	7209 TUMBLEWEED CT	COLLEYVILLE, TX
WEBB, LESLIE KEITH	604 REMBRANT	COLLEYVILLE, TX
KOENIG, CHARLES	434 EVENTIDE WAY	COLLEYVILLE, TX
PREWITT, SABRINA M	97 VILLAGE LN STE 300	COLLEYVILLE, TX
WHITTIER HEIGHTS HOME OWNERS A	PO BOX 1823	COLLEYVILLE, TX
JUROSKA, WILLIAM K	517 TUMBLEWEED TRL	COLLEYVILLE, TX
OLD GROVE ADDITION	P.O. Box 1481	COLLEYVILLE, TX
CHANEL COURT	7300 CHANEL COURT	COLLEYVILLE, TX
VANGUARD ESTATES ADDITION	7205 VANGUARD COURT	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

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

January 3, 2022

Zoning Case ZC21-035

Attention Planning and Zoning Commission –

We are C.T. and Nancy Nice of 416 Eventide Way, Colleyville Texas 76034 and we live directly behind 505 Tumbleweed Trail and have been materially affected by the unpermitted construction that has been taking place behind us and now have an enormous eye-sore up against our fence overlooking our bedroom. We purchased our home in July of 2018 and did not see any possibility that the outbuildings on the lot behind us could get bigger and become intrusive.

The residents of 505 Tumbleweed Trail started building a two-story addition to what we assumed was their garage near our property on May 27, 2020. The size and scope of the project appeared large enough that it must have needed some type of City approval and when we called to inquire about it my wife spoke to Mr. Richard Clark on June 2, 2020. We were told that he was unaware of the project and that he would investigate. Mr. Clark then reached out and told us construction would stop until the proper plans were submitted for approval and permits issued. Unfortunately, the construction continued for several more days and they completed the framing of the second story that backs up to our fence. Eventually they stopped and covered up the framing because of Mr. Clark's involvement. Mr. Bradley Nichols told my wife, after Mr. Clark was involved, that he meant to come and see us about the construction, but it was too hard to get into Whittier Heights which is not a gated community and easily accessible from McDonwell-School Road. The structure has sat partially finished since then. Obviously, all of this would have been avoided had the proper procedures been followed.

To make matters worse we find out, after not getting the project properly permitted, that they want an exemption to allow for a larger accessory building than the deed restrictions permit. How can the residents be rewarded with an exemption when they failed to follow proper procedure and then after being told to stop and file a permit, they continued construction? If they had filed for a permit originally this matter would have been addressed in the proper order but since they only began to file after we notified the City of Colleyville, we absolutely protest them being permitted an exemption to build a structure larger than 4% of the lot coverage for accessory buildings and be allowed to have a 2-story accessory building that close to our fence. It should also be known that in the summer of 2020 these same residents put an upstairs addition on the main house which we doubt was permitted.

We can provide pictures and copies of texts between my wife and Mr. Clark should you need more information. This accessory building negatively affects our property value and since it appears to violate covenants then it should not be permitted especially since they failed to follow proper procedures. Since they tried to circumvent the system that protects all property owners in Colleyville this harm to us and

our neighbor's property should not be allowed and should be reduced to comply with the maximum lot coverage for accessory buildings.

Please contact us with further questions and we will attend the January 10, 2022, Planning and Zoning Commission Meeting if necessary and appropriate.

Sincerely –

C.T. and Nancy Nice
416 Eventide Way
Colleyville, TX 76034
C - 832.754.9809



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

Peter and Julie Hut
420 Eventide Way
Colleyville, TX 76034

RE: Zoning Case ZC21-035

December 23, 2021

Dear Planning and Zoning Commission

Thank you for the opportunity to participate in the referenced request for a Special Use Permit for the zoning case ZC21-035.

We are adamantly opposed to the granting of the request.

The property owners chose to construct a large structure directly abutting the property line fence without seeking any input from neighbors or seeking the proper permits from the city. The structure is large and clearly visible from our property per the pictures inserted below. We do not feel this structure should have been constructed and we do not support a Special Use Permit being granted to the property owners as a reward for not following required procedures.

We are also opposed to the Special Use Permit because the structure in question will likely be used for rental and increase the amount of noise from the property in question. This will adversely affect our property values and our ability to market our property in the future.

Furthermore, should any utility easement access be required for the Bandit Trail area, the utilities would likely pursue accessing our property line due to the presence of the large structure in the easement on the property of the owner seeking the Special Use Permit. We have already provided easement

access for a gas line to residents of Bandit Trail and do not feel further access from our property should be granted to facilitate their needs.

For these cumulative reasons, we are adamantly opposed to the City of Colleyville Planning and Zoning Commission granting a Special Use Permit for Zoning Case ZC21-035. Please note, we are within 200 feet of the subject property.

Thank you



Peter R. Hutt

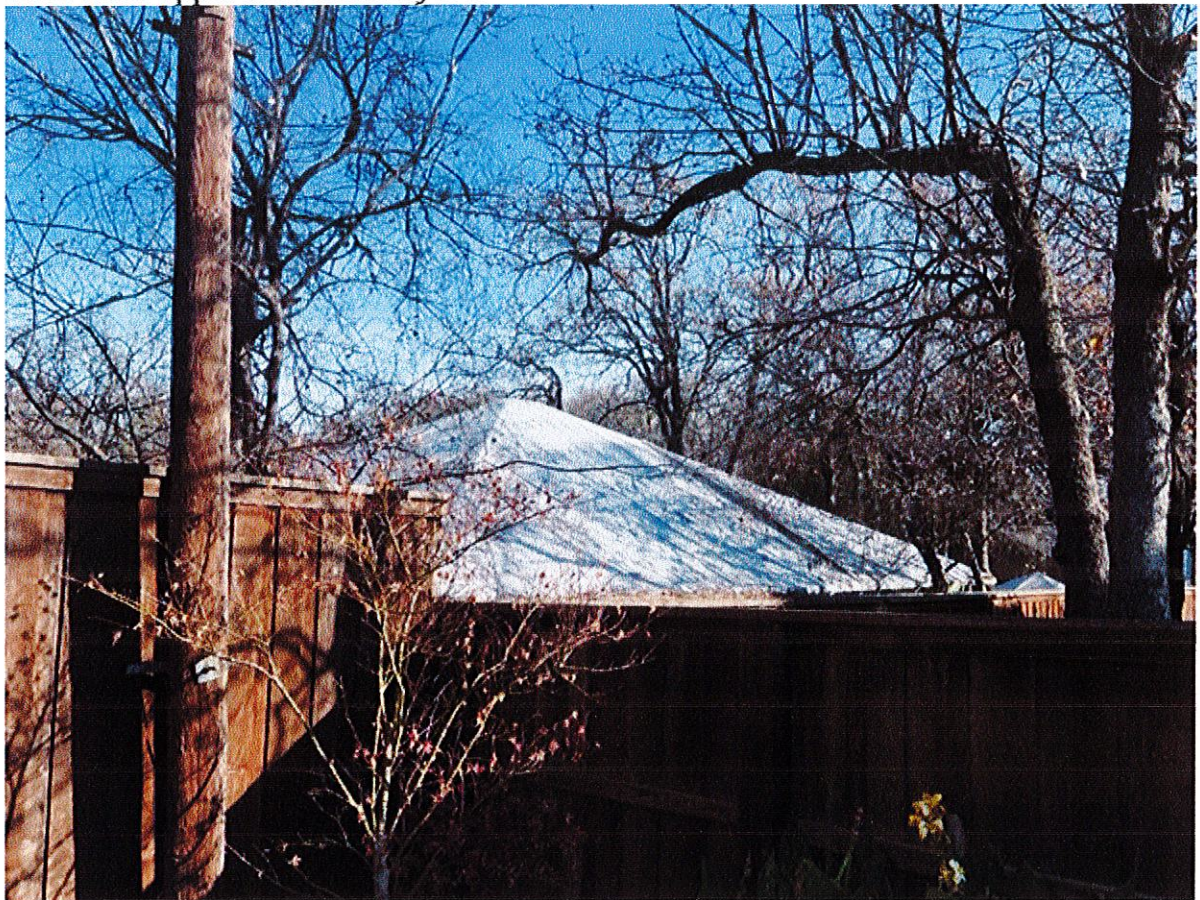


Julie B. Hutt

View from Master Bedroom:



View from upper area of back yard:



ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.724 ACRES, BEING LOT 6, BLOCK 1, OF WESTERN TRAILS COLLEYVILLE, LOCATED AT 505 TUMBLEWEED TRAIL, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING TO EXCEED THE PERMITTED LOT COVERAGE; 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 an accessory building to exceed the permitted lot coverage, Case No. ZC20-035; 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 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 authorizing a Special Use Permit for an accessory building to exceed the permitted lot coverage on 0.724 acres, being Lot 6, Block 1, of Western Trails

Colleyville, located at 505 Tumbleweed Trail, as depicted on the attached as Exhibit "A".

Sec. 3. 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. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. The Special Use Permit shall apply to the existing 1,261 s.f. 4.22% lot coverage for the accessory building (4.22% lot coverage) and the addition of 720 s.f. for a total lot coverage of 6.5%

b. The accessory building shall be generally consistent with the site plan and building plans as depicted on the attached Exhibit "B".

c. The accessory building shall be generally consistent with the building elevations and floor plan as depicted on the attached Exhibit "C".

d. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 5. 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. 6. 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. 7. 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. 8. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of February 2022.

The second reading and public hearing being conducted on the 15th day of February 2022.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 15TH DAY OF FEBRUARY 2022.

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

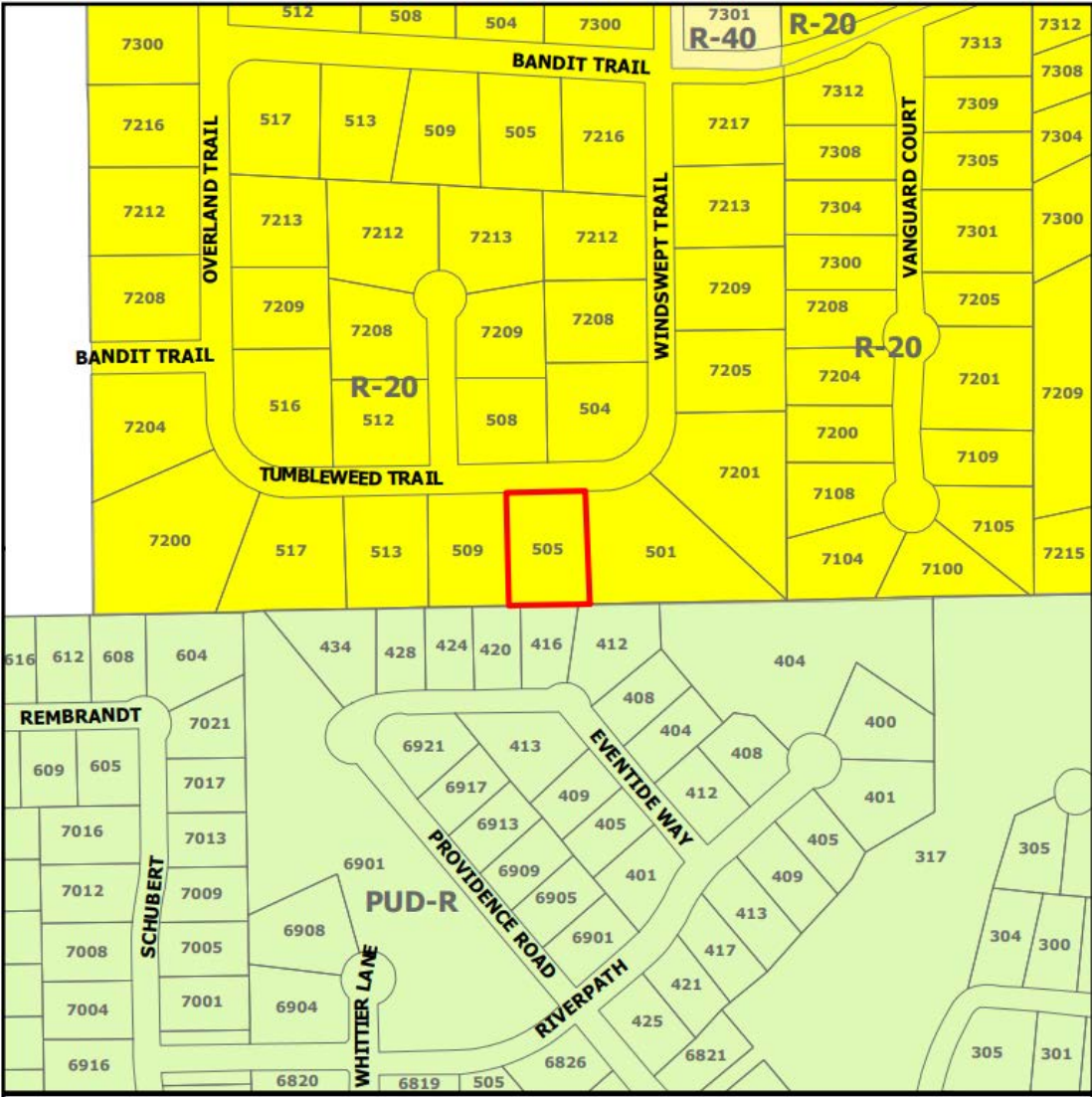


Exhibit "B" – Site Plan

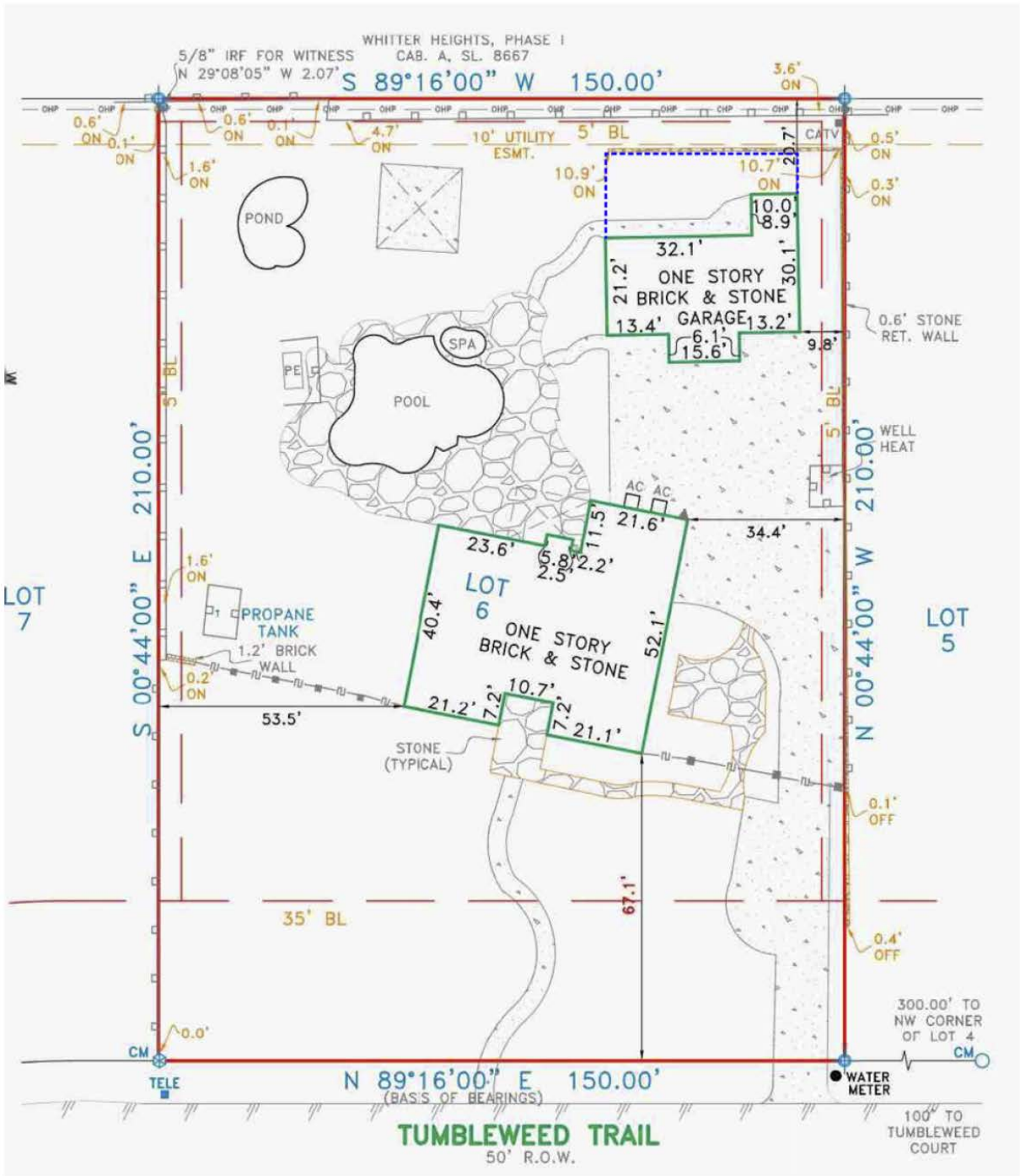


Exhibit "C" – Elevation







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 1/10/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Special Use Permit for an accessory building to encroach into the Street Side Yard Setback on Lot 6, Block 9, Woodbriar Estates Addition, located at 412 Briarcliff Court, Case ZC21-036

Explanation

Gene Kovach, the applicant, has submitted a request for a Special Use Permit (SUP) for an accessory building to encroach into the required street side yard setback on Lot 6, Block 9, of the Woodbriar Estates Addition, being approximately 0.382 acres, and zoned R-15 Single Family Residential district. The purpose is to allow a proposed patio cover to encroach into the required street side yard setback.

Existing Conditions/Background: The subject property, 412 Briarcliff Court, has R-15 zoning and is located on the north side of Briar Court west of the intersection with Oakbriar Lane. The subject property has an existing single family home. The request is for a new 300 s.f. patio cover to encroach into the street side yard setback.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a 300 s.f. patio cover to encroach into the required street side yard setback a distance of 5 feet from the property line.

Ordinance – Section 3.27 Accessory Buildings and Residential Carport Regulations of the Land Development Code establishes the maximum size and number of accessory buildings to be permitted by staff on a residential lot:

"2. Maximum Size and Number of Buildings:

- a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot. Exemption: Lots containing a minimum of 80,000 square feet shall be exempt from the requirement for the maximum number of accessory buildings.

"3. Setbacks:

- b. No accessory building shall be erected in any required yard, as defined in Chapter 2 – Definitions, except as set forth herein.

“6. Special Use Permit Provision: Any request for a building permit for an accessory building which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

The applicant is requesting to allow for a 300 s.f. patio cover to encroach into the required street side yard setback. There is a new pool being constructed in the location of a previous pool and the patio cover would serve as shade near the pool. The required setback is 30 feet. The proposed setback is 5 feet.

Analysis: Any request for an accessory building encroaching into the required street side yard setback shall only be authorized after approval of a Special Use Permit by the City Council.

Plat Status: The property is platted as Lot 6, Block 9 in the Woodbriar Estates Addition.

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

1. The pergola encroaches into the required street side yard setback. Staff will be recommending denial of the SUP request due to technical non-compliance with the Land Development Code.

Drainage: NA

Surrounding Development: The properties to the north, south, east, and west are zoned R-15 Single Family Residential and contain single-family residential development.

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

Staff Recommendation: Staff recommends denial of the patio cover due to technical non-compliance with the Land Development Code. The Land Development Code allows for an accessory building which does not meet the Land Development Code criteria to seek an SUP.

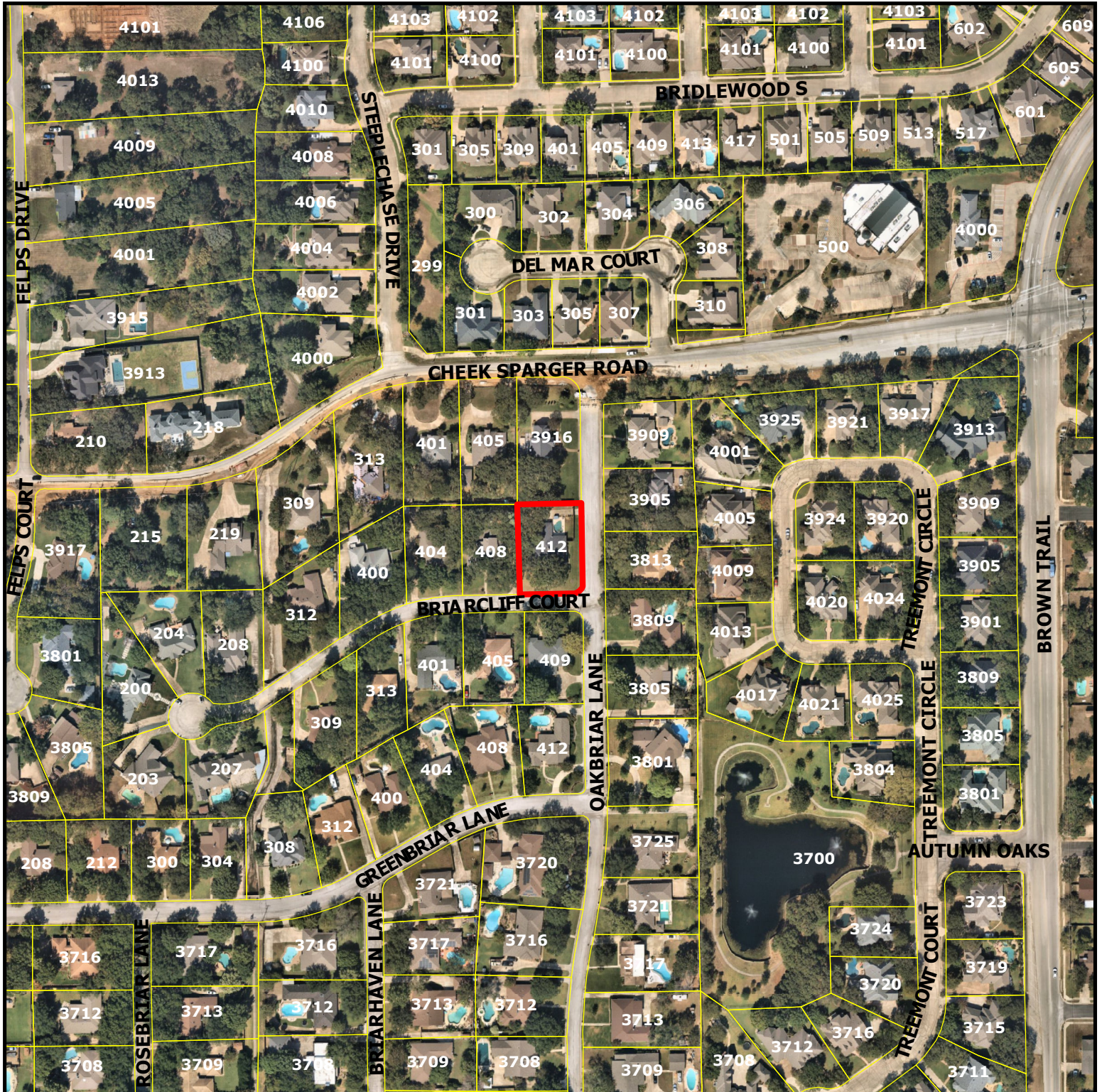
Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat
5. Site Plan
6. Pergola Design
7. ONCOR Approval Letter
8. Pool Barrier Certification
9. Notification Map
10. Notification Letter
11. Notification List
12. Letter of Opposition 1
13. Letter of Opposition 2
14. Draft Ordinance

Aerial Map



ZC21-036

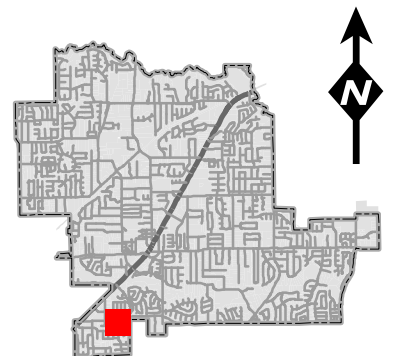
412 Briarcliff Court

DISCLAIMER:

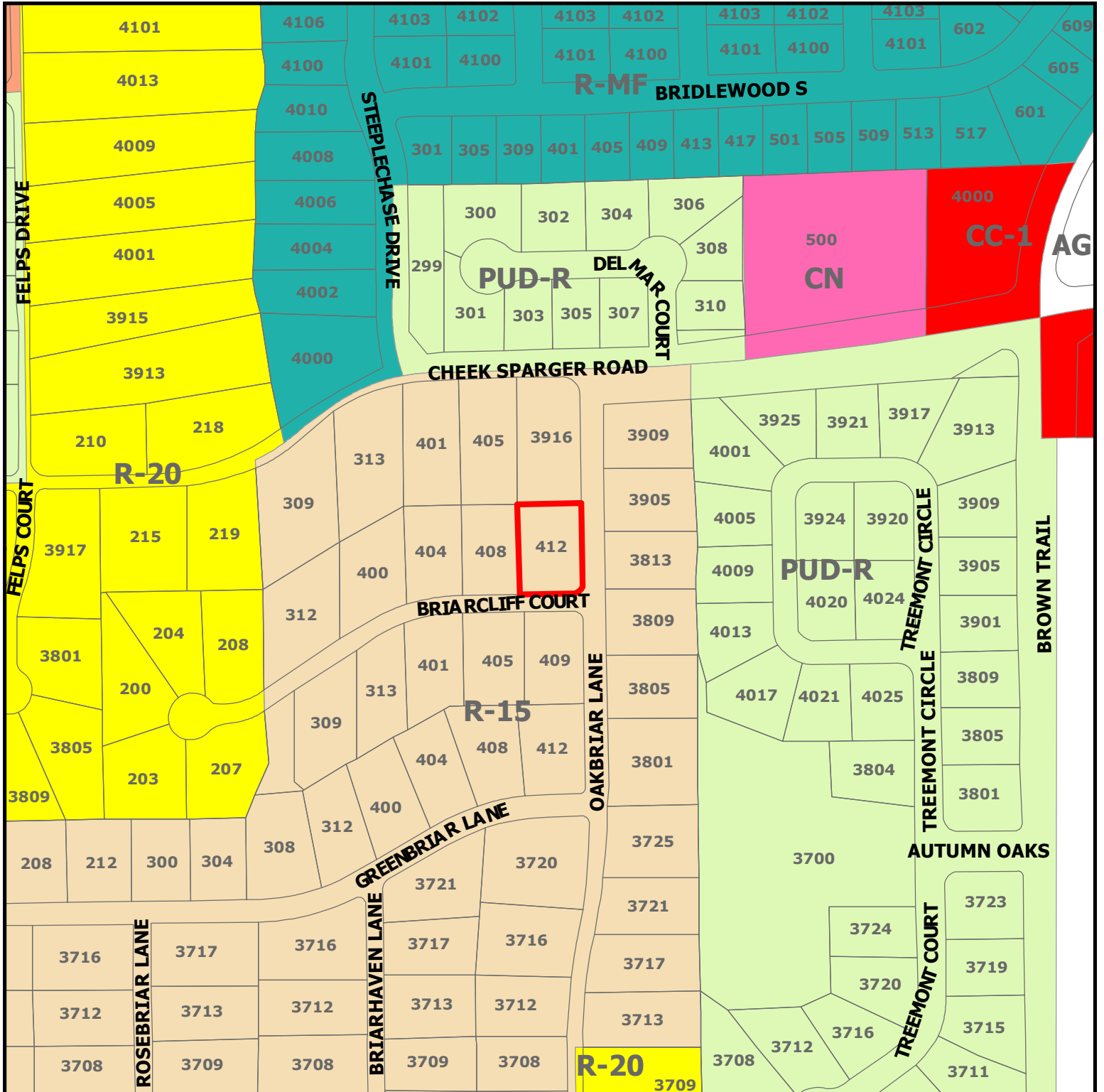
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Subject Property



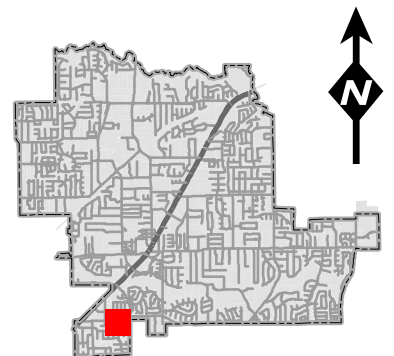
Zoning Map



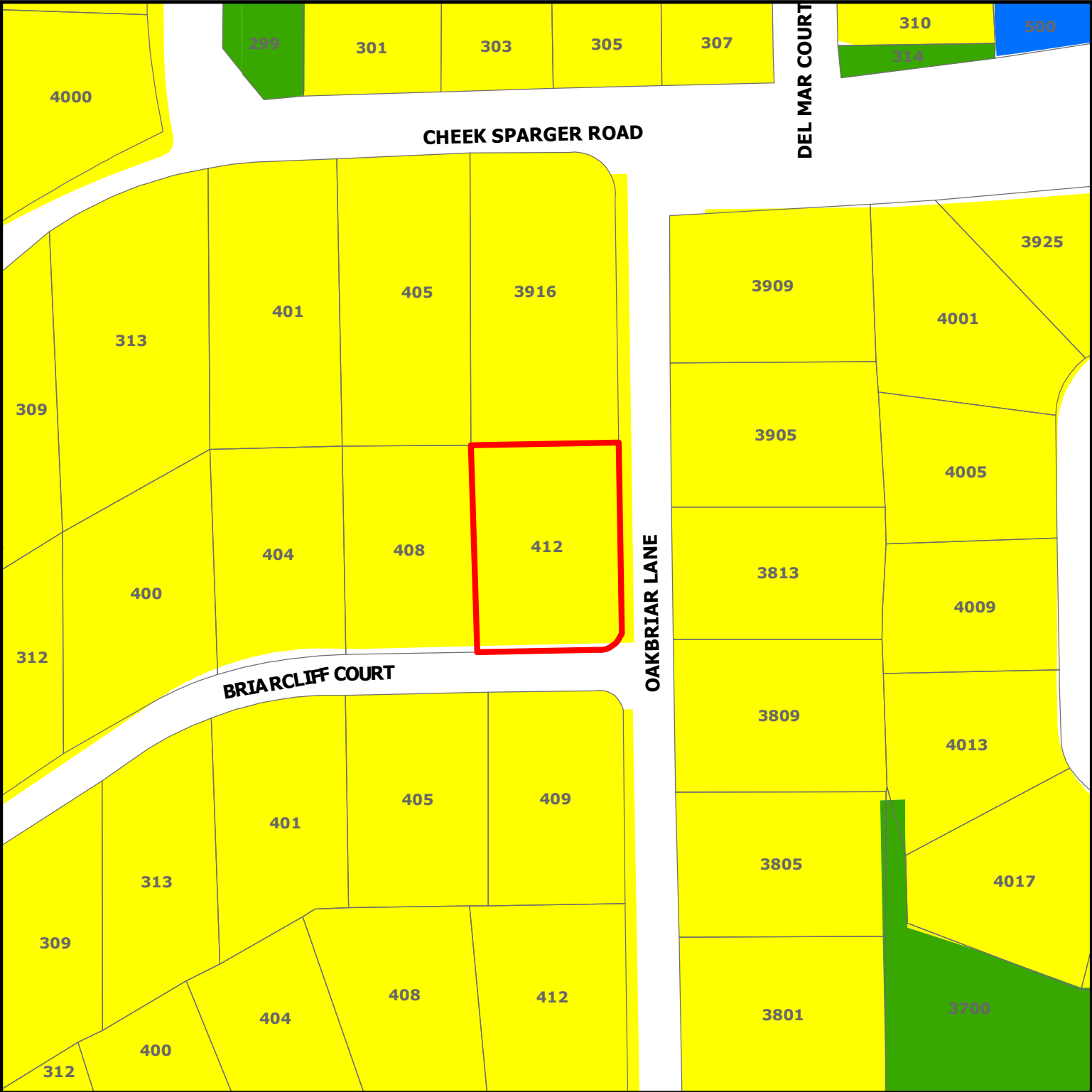
ZC21-036
412 Briarcliff Court

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 Subject Property



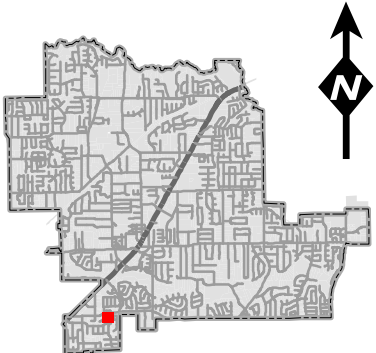
Future Land Use Map



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ZC21-036 412 Briarcliff Court

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

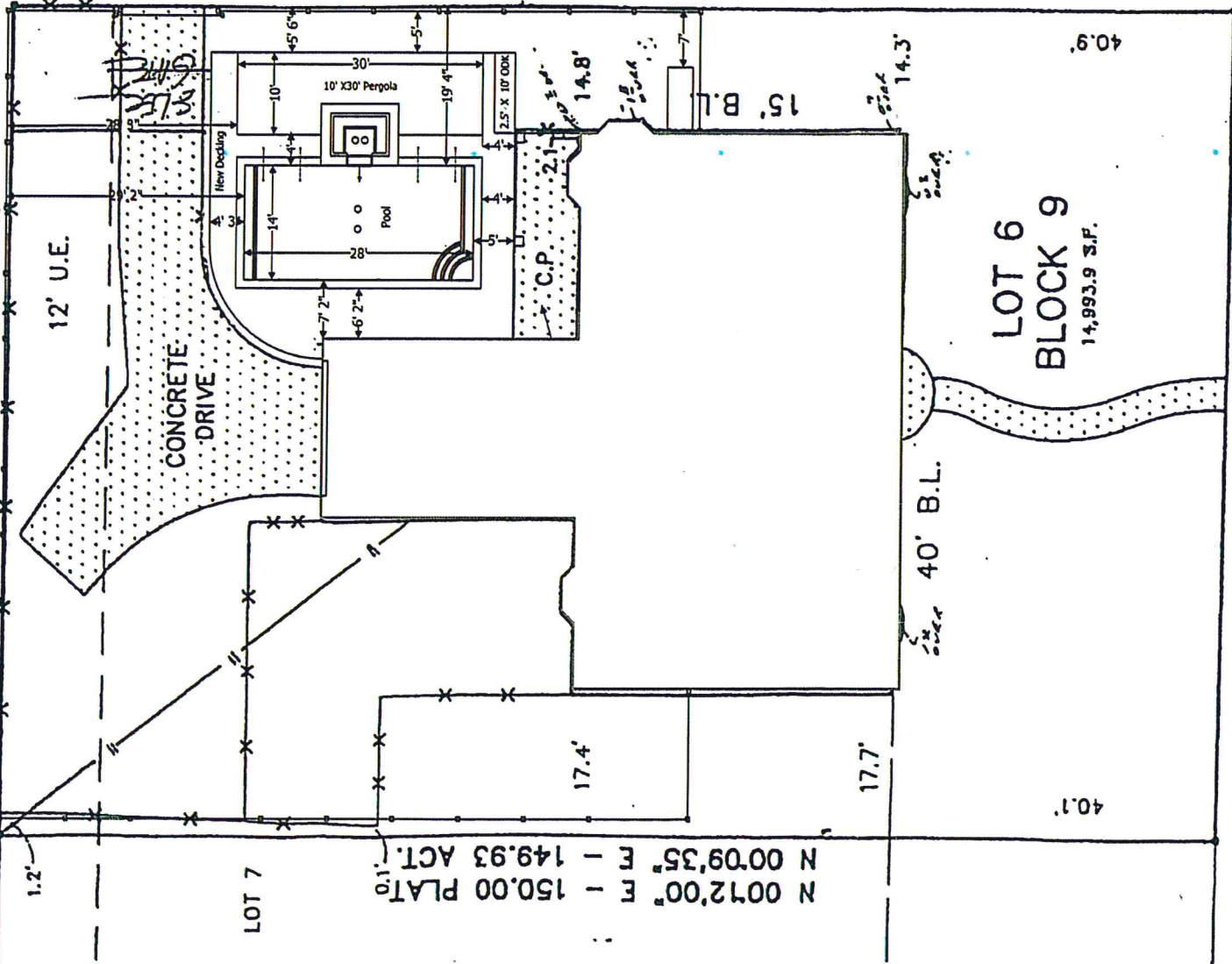


ACCORDING TO FINAL MAP PANEL 5 480590 00003, THE ABOVE LOT DOES NOT APPEAR TO BE WITHIN THE 100-YEAR FLOOD PLAIN AT THIS TIME. DATED 12-1-82

LOT 5

S 89°46'00" E - 100.00 PLAT
S 89°54'37" E - 100.05 ACT.

1/2" IRF



I, CHARLES B. HOOKS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, DIRECTIONS AND AREA OF THE LAND INDICATED THEREON. THE LOCATION OF ALL IMPROVEMENTS, THE LOCATION OF ALL ALLEYS, STREETS, RIGHT-OF-WAYS, EASEMENTS AND OTHER MATTERS OF RECORD WHICH AFFECT THE PROPERTY, THE UNDERSIGNED FURTHER CERTIFIES THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OR LAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS, EXCEPT AS SHOWN HEREON.

OAKBRIAR LANE
60' R.O.W. - ASPHALT PAVT.

S 00°12'00" W - 150.00 PLAT 149.97 ACT.

N 89°46'00" W - 100.00 PLAT
N 89°53'15" W - 99.94 ACT.

1/2" IRF

412 BRIARCLIFF LANE
50' R.O.W. - 31' ASPHALT

PLAT OF

LOT 6, IN BLOCK 9, OF WOODBRIAR ESTATES, SECTION THREE, AN ADDITION TO THE CITY OF CULLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 388-98, PAGE 40, MAP RECORDS, TARRANT COUNTY, TEXAS;

SCALE 1" = 20'

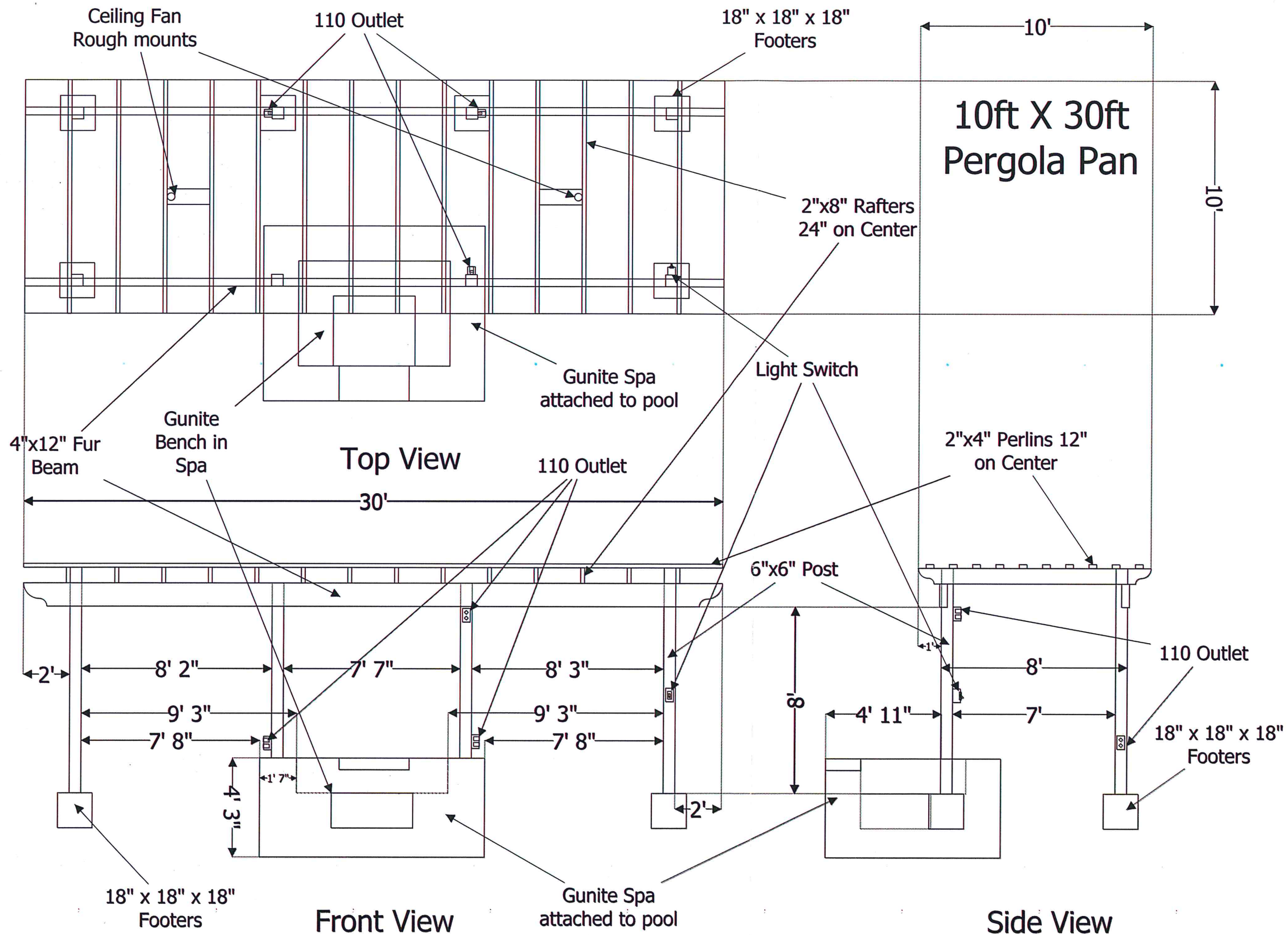
- LEGEND
- IRON PIN
- IRON PEE
- BOR D'ARC STAKE
- CONCRETE MON
- X-X- FENCE
- - - POWER LINE
- T-T- TELEPHONE LINE
- CATV- CABLE TELEVISION
- SHADED AREA DESIGNATES CONCRETE



LOYD BRANSOM SURVEYORS INC.
CHARLES B HOOKS JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
1028 NORTH SYLVANIA AVE.
FT. WORTH, TEXAS 76111
834-3477

Charles B. Hooks Jr.

43-915 DATE 11-5-06-93



Length: 30ft	Customer Name: Shelly Horton	Designer: Mitch Chapman
Width: 10ft	Address: 412 Briarcliff	Address: 669 Airport Fwy
With PolyGal Y/N: Yes	City: Colleyville	City: Hurst
Electrical: 1 - Switch, 3 - 110 Outlets, 2 - Fan Rough	State/Zip: Texas	State/Zip: Texas
Material: Fur Beams and Post, with Cedar rafters and Perlins.	Phone: (817)845-3537	Phone: (817)948-9257
Ready Seal Stain	Email: Shellydhorton@gmail.com	Email: mitch@dfwcustompool.com
	Alternate Contact:	Alternate Contact:
	Job #:	License #:



NEW POOL OR WATER FEATURE
APPROVAL REQUEST AND RELEASE
(Version 2018.1)



Dfw custom Pool LLC ("Company") requests approval from ONCOR Electric Delivery Company ("ONCOR") of Company's plans to construct a pool or water feature ("Project") at (Address) 412 Briarcliff Court /City → Colleyville, Tx 76034.

In order for ONCOR to properly evaluate the Project, Company must attach the following to this completed document:

- Three copies of Company's construction Plans, which include the location of (1) the pool or water feature (including all decking and walkways); (2) all underground electric facilities drawn to scale and clearly marked as either direct buries or in conduit, including primary, secondary, service and street light facilities (the "Underground Facilities"); (3) the electric meter; and (4) all overhead electric facilities within thirty feet of the water's edge ((1), (2), (3) and (4) may be referred to collectively as the "Facilities"); and
- A copy of the final survey for the property ("Survey") showing the location of all property lines and easements located on the property.

In exchange for ONCOR's review and requested approval of the Construction Plans, Company certifies that:

- (a) The Underground Facilities at the Property have been located through the Texas 811;
- (b) Company has accurately represented on the Construction Plans and the Survey the location of each of the Facilities located through 811, easements, and property lines located at the Property;
- (c) ONCOR can rely on the information set forth in the Construction Plans and the Survey in considering Company's request for approval of the Construction Plans;
- (d) Company will exercise extreme caution consistent with all industry accepted standards and practices when excavation around Facilities;
- (e) Company has requested ONCOR to approve the Construction Plans for the sole purpose of obtaining any necessary municipal approvals and to resolve potential conflicts with existing electric facilities; and
- (f) Except as set forth in (g)(1), below Company agrees to indemnify, protect, defend, and hold ONCOR harmless from and against any and all damages, claims, judgments, causes of action, suits, liability, or losses ("Claims") arising out of the construction of the Project or the representations made herein by Company, including Claims arising out of the activities set forth in (g)(2), below.
- (g) In the event ONCOR incorrectly identified the location of the Underground Facilities and such identifications were relied on by Company to prepare the Construction Plans: (1) Company shall not be responsible for the damage to the Underground Facilities; but (2) Company shall be responsible for applicable costs associated with any necessary re-route of the Facilities and all costs associated with relocation of the Project regardless of the cause or reasons for such re-route or relocation.

Dfw custom Pool LLC

(Company Name)

ONCOR Approved by: _____

Date: _____



Digitally signed
by Heather
Johnson
Date:
2021.11.26
09:28:41 -06'00'

By: Sign~ _____

Name: Print~ Eugene Kovach

Title: Owner

Phone: 817-368-2353

Date: 11-24-21

2182198594

(Texas 811 Confirmation Number)

(For electronic approval, Please send pool plans
in PDF format to: met.west@oncor.com)

Please allow 5 business days for approval and ensure the electric provider is Oncor before submitting pool plans.



POOL BARRIER CERTIFICATION

SITE ADDRESS 412 Briarcliff Ct

POOL CONTRACTOR DFW Custom Pool

This document requires that the **HOMEOWNER** certify that one (1) of the following protection methods has been installed. For new dwellings without a certificate of occupancy, the general contractor listed on the building permit shall sign the form.

I certify that one of the following protection devices has been installed at all doors with direct access to the pool:

☒ Doors with direct access to the pool shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed and labeled in accordance with UL 2017. The deactivation switch(s) shall be located at least 54 inches above the threshold of the door.

☐ Doors with direct access to the pool area shall be equipped with self-closing doors and self-latching devices. The latch must be at least 54 inches above the threshold of the door.

PRINT NAME: Shelly Horton

SIGNATURE: [Signature]

STATE OF Texas

COUNTY OF Collin

On this 29 day of 11, in the year 2021, before me Sokhorn Bun, Notary Public, personally appeared Shelly Horton.

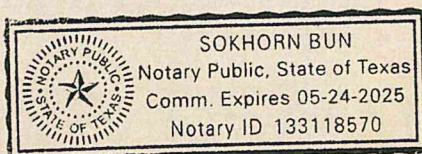
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed it.

WITNESS my hand and official seal.

Notary's Signature

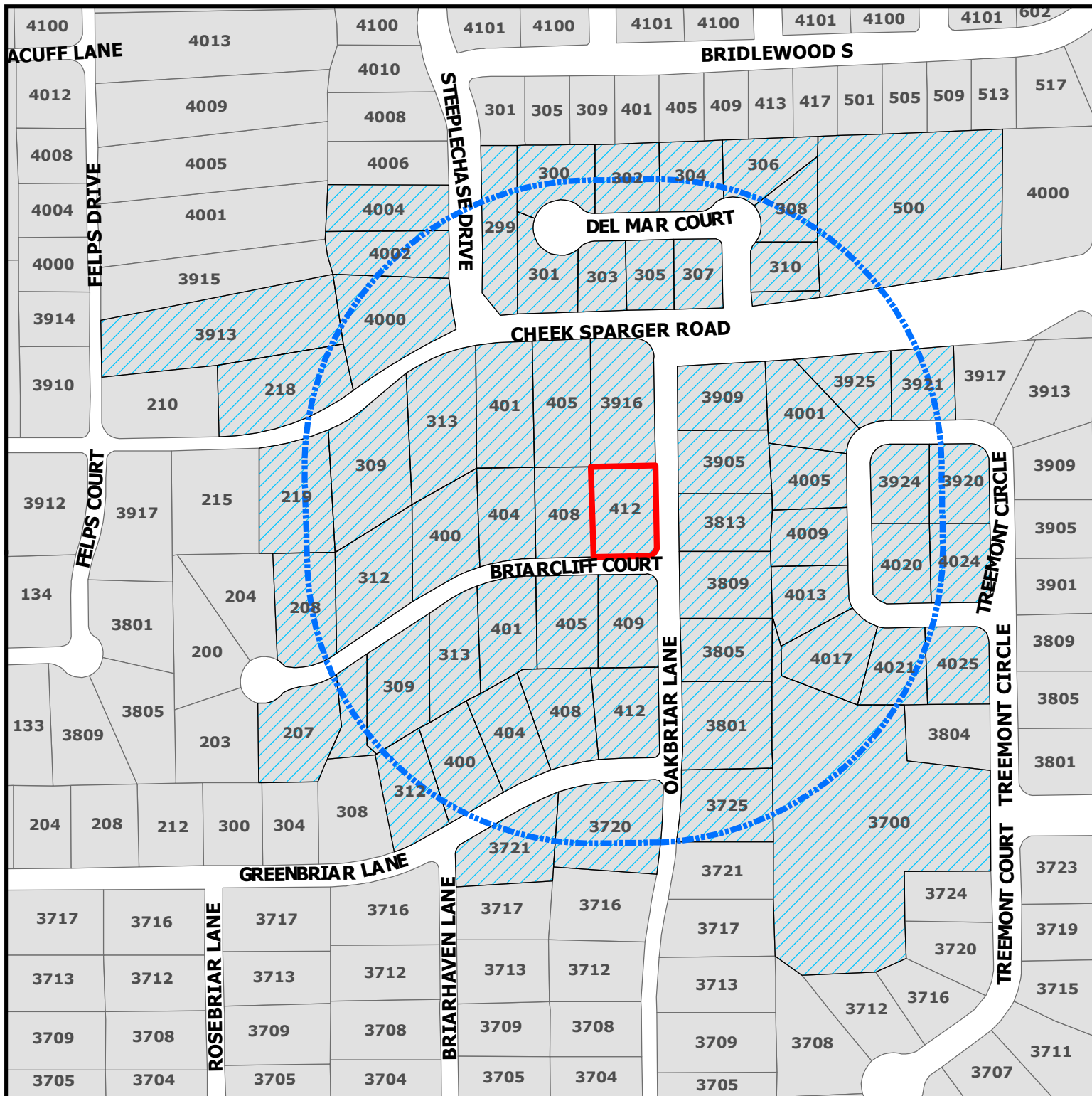
Notary's Name (print)

My commission expires: 05-24-25



EMAIL THIS FORM TO buildinginspections@colleyville.com
DELIVERY AT BUILDING INSPECTIONS DEPT. - 100 Main Street - Colleyville, Texas 76034

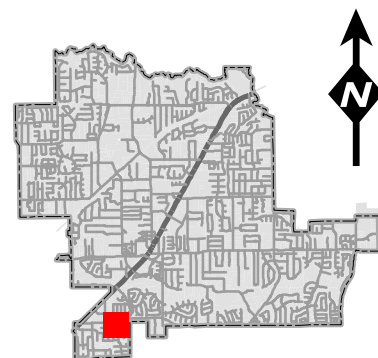
Notification Map



ZC21-036
412 Briarcliff 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
-  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, January 10, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, February 1, 2022 & Tuesday, February 15, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for an Accessory Building to be closer than allowed to a property line. The purpose of the request is to allow for an accessory building to encroach into the required 30 feet street side yard setback.

Zoning Case: ZC21-036

Applicant: Gene Kovach

Owner: Shelly Horton

Location: 412 Briarcliff Court

Property Description: Lot 6, Block 9, Woodbriar Estates Addition

Present Zoning: R-15 Single Family Residential

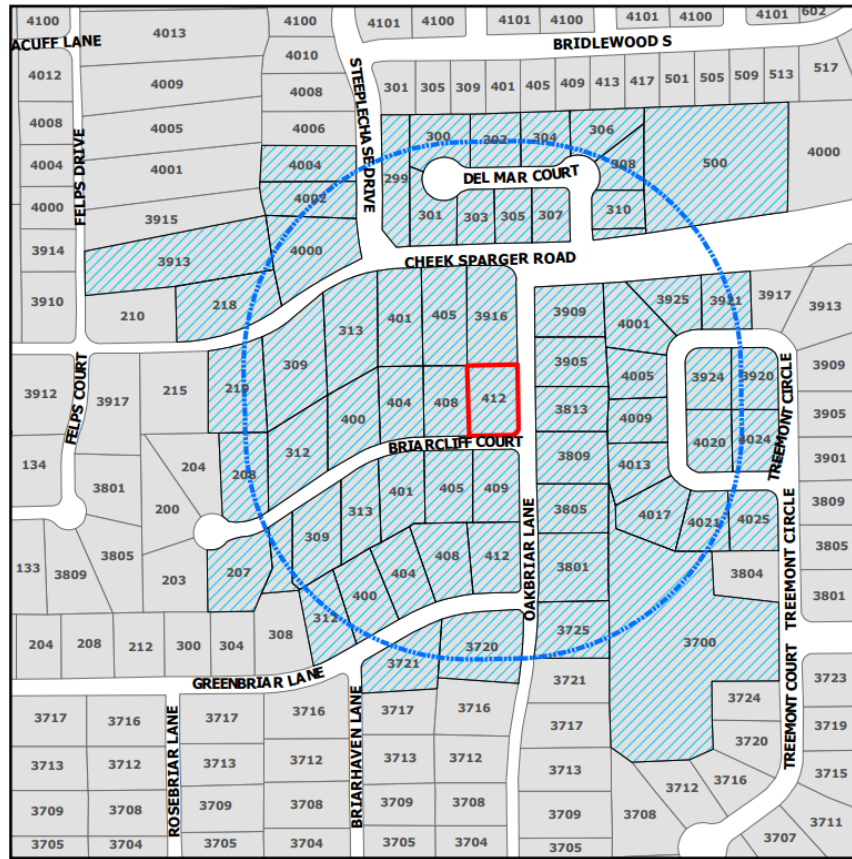
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

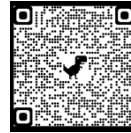
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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
GREENHAW, JOE E	4020 TREEMONT CIR	COLLEYVILLE, TX
SCHECHINGER, SHERRI	4025 TREEMONT CIR	COLLEYVILLE, TX
SEWELL, LILA J	310 DEL MAR CT	COLLEYVILLE, TX
CEKUTA, CHRISTOPHER	309 BRIARCLIFF CT	COLLEYVILLE, TX
VARDELL, WAYNE	4001 TREEMONT CIR	COLLEYVILLE, TX
JONES, DAN W	404 GREENBRIAR LN	COLLEYVILLE, TX
MATHIS, SABRA A	219 CHEEK SPARGER RD	COLLEYVILLE, TX
EVANS, JON R	313 BRIARCLIFF CT	COLLEYVILLE, TX
SAGMAN, MAZIN	303 DEL MAR CT	COLLEYVILLE, TX
ROWE, THOMAS	4004 STEEPLE CHASE DR	COLLEYVILLE, TX
ROMERO, MATTHEW	4009 TREEMONT CIR	COLLEYVILLE, TX
FREMAUX, EDWARD	4005 TREMONT CIR	COLLEYVILLE, TX
TRIMARCHI, MARK	4024 TREEMONT CIR	COLLEYVILLE, TX
THOMPSON, CHRISTI	401 CHEEK SPARGER RD	COLLEYVILLE, TX
HORTON, SHELLY	412 BRIARCLIFF CT	COLLEYVILLE, TX
BURNS, ROBERT H	4013 TREEMONT CIR	COLLEYVILLE, TX
SANDERS, GARY	3924 TREEMONT CIR	COLLEYVILLE, TX
KLAMT, LYNN RAY	312 BRIARCLIFF CT	COLLEYVILLE, TX
LOGAN, EVERETT	3909 OAKBRIAR LN	COLLEYVILLE, TX
BEAVER, JAMES A	3916 OAKBRIAR LN	COLLEYVILLE, TX
GORE, LINDA	PO BOX 1828	COLLEYVILLE, TX
SCHLECH FRANCES C REVOCABLE TR	305 DEL MAR CT	COLLEYVILLE, TX
ROBERTS, SHONNA K	3721 BRIARHAVEN LN	COLLEYVILLE, TX
CAMPBELL, CANDACE	3601 SAN BAR LN	COLLEYVILLE, TX
MIRIAM P BROYLES REVOCABLE TRU	8213 SANDHILL CRANE DR	FORT WORTH, TX
COSTON, ROGER A	4017 TREEMONT CIR	COLLEYVILLE, TX
ANDERSON, JOHN	3921 TREEMONT CIR	COLLEYVILLE, TX
LACEY, EDWARD	208 BRIARCLIFF CT	COLLEYVILLE, TX
POLK, LISA	3813 OAKBRIAR LN	COLLEYVILLE, TX
HINSON, DANA Y	412 GREENBRIAR LN	COLLEYVILLE, TX
BAUGUS, MITCHELL	401 BRIARCLIFF CT	COLLEYVILLE, TX
WALKER, RANCE LEE ANN	409 BRIARCLIFF CT	COLLEYVILLE, TX
BUDRI, AZIZ K	400 GREENBRIAR LN	COLLEYVILLE, TX
GIAMANCO, TIFFANY	301 DEL MAR CT	COLLEYVILLE, TX
CALDWELL, AL J	4021 TREEMONT CIR	COLLEYVILLE, TX
THE ROTH FAMILY LIVING TRUST	405 BRIARCLIFF CT	COLLEYVILLE, TX
NOEL, RUSSELL	3805 OAKBRIAR LN	COLLEYVILLE, TX
MARINO, ROBERT A	3725 OAKBRIAR LN	COLLEYVILLE, TX
HOPPER, NORMAN E	405 CHEEK SPARGER RD	COLLEYVILLE, TX
MOTLEY, TRAVIS	3913 FELPS DR	COLLEYVILLE, TX
NOWELL, KIMBERLY M.	3905 OAKBRIAR LN	COLLEYVILLE, TX
BOYD, JAMES M	408 BRIARCLIFF CT	COLLEYVILLE, TX
DE SARNO, ROGER B	302 DEL MAR CT	COLLEYVILLE, TX
NORTHEAST CONSTR CO INC	5137 DAVIS BLVD	NORTH RICHLAND HILLS, TX
KELLEY, J ROLAND	400 BRIARCLIFF CT	COLLEYVILLE, TX
VILLAS DEL MAR HOA INC	300 DEL MAR CT	COLLEYVILLE, TX
HEDGES, DAVID J	3801 OAKBRIAR LN	COLLEYVILLE, TX
TABORSKY, ANNA	408 GREENBRIAR LN	COLLEYVILLE, TX
THOMAS, STEVE R	312 GREENBRIAR LN	COLLEYVILLE, TX
DEANGELO, DANIEL	3920 TREEMONT CIR	COLLEYVILLE, TX
DIVER, MICHAEL	3809 OAKBRIAR LN	COLLEYVILLE, TX
NORDELL, RYAN M	4002 STEEPLECHASE DR	COLLEYVILLE, TX
SAUNDERS, JOHN	4104 TRAIL BEND CT	COLLEYVILLE, TX
HUGHEY, PAUL	309 CHEEK SPARGER RD	COLLEYVILLE, TX

WOOD OF COLLEYVILLE HOA	4025 TREEMONT CIR	COLLEYVILLE, TX
CHARTIER, MELISSA	218 CHEEK SPARGER RD	COLLEYVILLE, TX
MILLER, ROSS	404 BRIARCLIFF CT	COLLEYVILLE, TX
EASTABROOK, MICHAEL K	300 DEL MAR CT	COLLEYVILLE, TX
ALDERETE, WESLEY	3925 TREEMONT CIR	COLLEYVILLE, TX
SCHWEIKHARD, WILLIAM	4000 STEEPLECHASE DR	COLLEYVILLE, TX
GARMAN, DONALD J	3720 OAKBRIAR LN	COLLEYVILLE, TX
ISLAMIC ASSOC OF MID CITIES	500 CHEEK SPARGER	COLLEYVILLE, TX
VILLAS DEL MAR HOA INC	300 DEL MAR CT	COLLEYVILLE, TX
MARTIN, GLORIA M	306 DEL MAR CT	COLLEYVILLE, TX
LORIA, LEONARD P	304 DEL MAR CT	COLLEYVILLE, TX
WOODBRIAR ESTATES ADDITION	3700 SWEETBRIAR	COLLEYVILLE, TX
BRIDLEWOOD ESTATES	4110 COACHMAN	COLLEYVILLE, TX
WOODS OF COLLEYVILLE ADDN, THE	4024 TREEMONT CIRCLE	COLLEYVILLE, TX
WOODBRIAR NORTH ADDITION	3700 SWEETBRIAR	COLLEYVILLE, TX
HURST EULESS BEDFORD ISD	1849 CENTRAL DR	BEDFORD, TX



Weston Realty

December 30, 2021

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

From: Lynn R. Klamt
Subject: Zoning Case: ZC21-036

Dear Sir or Madam:

In response to the public hearing, Zoning case ZC21-036, this is my written protest to any "Accessory Building" being permitted to encroach on the main through street of Oakbriar Lane in Woodbriar Estates. This protest has nothing to do with the homeowner requesting the Special Use Permit as I have never met the homeowner of 412 Briarcliff Court or interacted with them in any way. However, over the years I have sold over 500 single family residences in subdivisions throughout the Metroplex and have rarely seen an exposed add on structure or "Accessory Building" improve the appearance or value of a street or neighborhood. This certainly would include a pergola which is typically considered a back yard structure not a side yard structure and which, in this case, encroaches approximately 5' on the required 30' property set back line from Oakbriar Ln. In addition, it is structure that has a very long span of **30' in length** and runs parallel to and overlooking Oakbriar Ln. An additional concern is that, due to a pergola's typical height, it will likely rise **2'-4' above the property's existing fence**. This placement and height unfortunately will cause it to loom over Oakbriar Ln. and puts it in the "first impression" line of sight when a homeowner, visitor or home buyer first enters Woodbriar Estates. I consider this a legitimate concern as Oakbriar Ln. and Woodbriar Ln are the 2 main entrances/exits in Woodbriar Estates. On a side note, there is also a 20'+- high steel pole that has been erected in this property's yard which may or may not have been approved by the City of Colleyville.

Finally, due to the encroachment upon the required setback from Oakbriar Ln, and depending upon the final height and location of any structure another concern could be the visibility available when approaching or exiting the intersection of Briarcliff Court and Oakbriar Ln.

Respectfully,

Lynn R. Klamt
312 Briarcliff Court
cell: 817-455-1234
email: playpassion@yahoo.com

An extra 5 feet of fence along Oakbriar this close to the main entrance of the subdivision could restrict visibility for traffic coming out of Briarcliff Ct.

Ann B. Kelley
400 Briarcliff Court
Colleyville, TX 76034-8607
January 5, 2022

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

Subject: Zoning Case: ZC21-036

In response to the public hearing, Zoning case ZC21-036, this is my written protest to any "Accessory Building" being permitted to encroach on the main through street of Oakbriar Lane in Woodbriar Estates. A concern is that, due to the typical height, it will likely rise **2'-4' above the property's existing fence.** This placement and height unfortunately will cause it to loom over Oakbriar Ln. and puts it in the "first impression" line of sight when a homeowner, visitor or home buyer first enters Woodbriar Estates. I consider this a legitimate concern as Oakbriar Ln. and Woodbriar Ln are the 2 main entrances/exits in Woodbriar Estates. Also I have noticed a 20'+- high steel pole that has been erected in this property's yard which may or may not have been approved by the City of Colleyville.

Finally, due to the encroachment upon the required setback from Oakbriar Ln, and depending upon the final height and location of any structure another concern I have could be the visibility available when approaching or exiting the intersection of Briarcliff Court and Oakbriar Ln. Wonder if the owner has thought about this? I am the 4th house, right side, on Briarcliff Court.

I firmly believe this change is NOT acceptable. We have lived at 400 Briarcliff Court for almost 44 years. **Thank YOU** and the City of Colleyville for keeping us informed and cared for.

Gratefully,
Ann B. Kelley
400 Briarcliff Court
Colleyville, TX 76034-8607
817-498-6611 rolann55@att.net

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.382 ACRES, BEING LOT 6, BLOCK 9, OF WOODBRIAR ESTATES ADDITION LOCATED AT 412 BRIARCLIFF COURT, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING TO ENCROACH INTO THE STREET SIDE YARD SETBACK ON A CORNER LOT; 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 an accessory building to encroach into the street side yard setback for a corner lot, Case No. ZC20-036; 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 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 authorizing a Special Use Permit to encroach into the street side yard setback for a corner

lot on lot on 0.724 acres, being Lot 6, Block 9, of Woodbriar Estates Addition, located at 412 Briarcliff Court, as depicted on the attached as Exhibit "A".

Sec. 3. 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. 4. 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 300 s.f. pergola to encroach into the street side yard setback.

b. The accessory building shall be generally consistent with the site plan and building plans as depicted on the attached Exhibit "B".

c. The accessory building shall be generally consistent with the building elevations and floor plan as depicted on the attached Exhibit "C".

d. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 5. 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. 6. 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. 7. 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. 8. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of February 2022.

The second reading and public hearing being conducted on the 15th day of February 2022.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 15TH DAY OF FEBRUARY 2022.

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 "B" – Site Plan

License #:	Job #:
Designer: Mitch Chapman	Alternate Contact:
Address: 669 Airport Fwy	Email: Shellythorton@gmail.com
City: Hurst	Phone: (817) 948-9257
State/Zip: Texas	State/Zip: Texas
City: Colleyville	City: Colleyville
Address: 412 Barcliff	Address: 412 Barcliff
Customer Name: Shelly Horton	Customer Name: Shelly Horton
Length: 28ft	Width: 14ft
Depth: 3.5ft - 5ft - 4ft	Perimeter: Pool 84ft
Square Footage: Pool=392 Spa=42	Capacity: 1436 Gallons Total
Material: See Material Selections Page	Water Features: 4 Deck Jet with
Feature Pump (A)ERT	FT Client has their

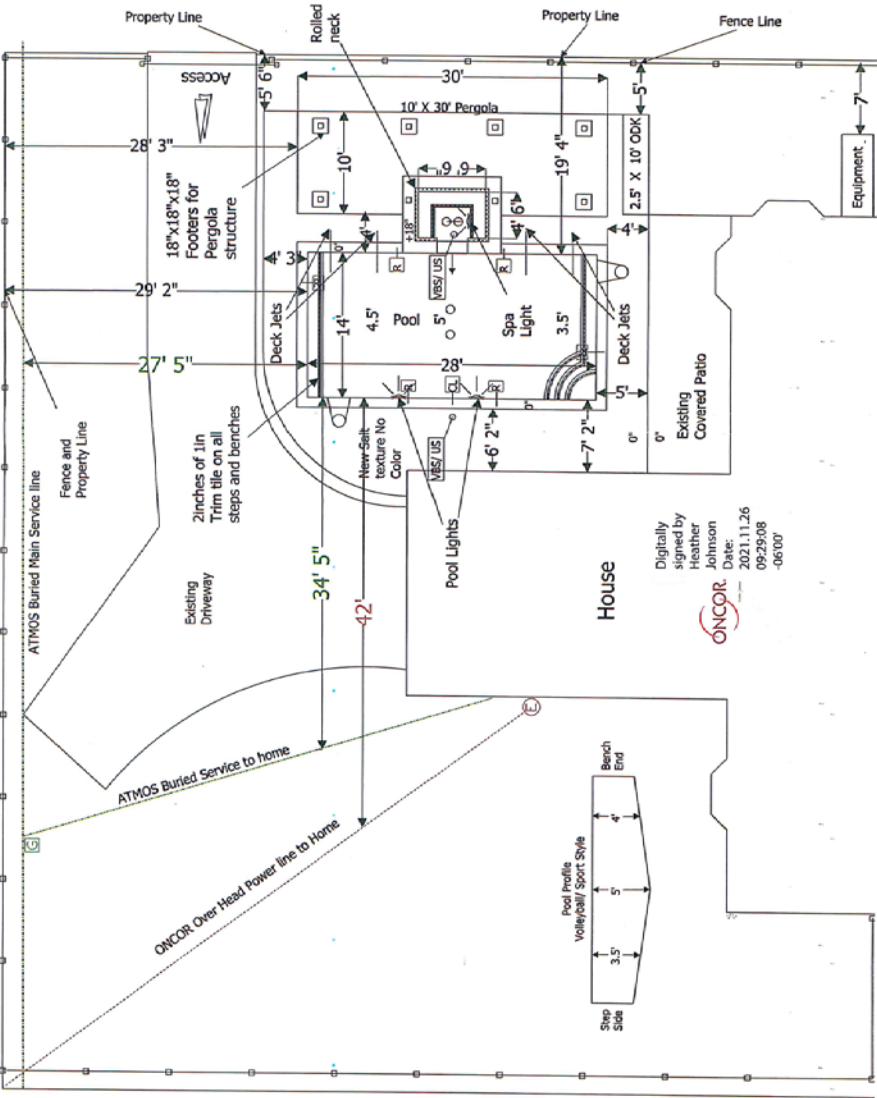


Exhibit "C" – Elevation



Designer: Mitch Chapman	Customer Name: Shelly Horton	Length: 30ft
City: Hurst	Address: 412 Briarcliff	Width: 10ft
State/Zip: Texas	City: Colleyville	With PolyGal Y/N: Yes
Phone: (817)948-9257	State/Zip: Texas	Electrical: 1 - Switch, 3 - 110 Outlets,
Email: mitch@dfwcustompool.com	Alternate Contact: Shelly Horton	2 - Fan Rough
Job #: (817)948-9257	Material: Fur Beams and Post, with Cedar rafters and Perlins.	Ready Seal Stain

