



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, January 24, 2022
6:15 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion 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, TABLED FROM THE JANUARY 10, 2022 PLANNING AND ZONING COMMISSION MEETING
- 2b** Presentation and discussion of a zoning change from PUD-C Planned Unit Development-Commercial district to PUD-C Planned Unit Development-Commercial district, specifically for a restaurant with drive-in or drive-thru service, for Tract 2C03, Abstract 206, BBB & C RY Survey, located at 4917 Colleyville Boulevard, Case ZC22-001

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards January 21, 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 Worksession Agenda Briefing

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

Agenda Number 2a

Agenda Date 1/24/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion 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, TABLED FROM THE JANUARY 10, 2022 PLANNING AND ZONING COMMISSION MEETING

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.

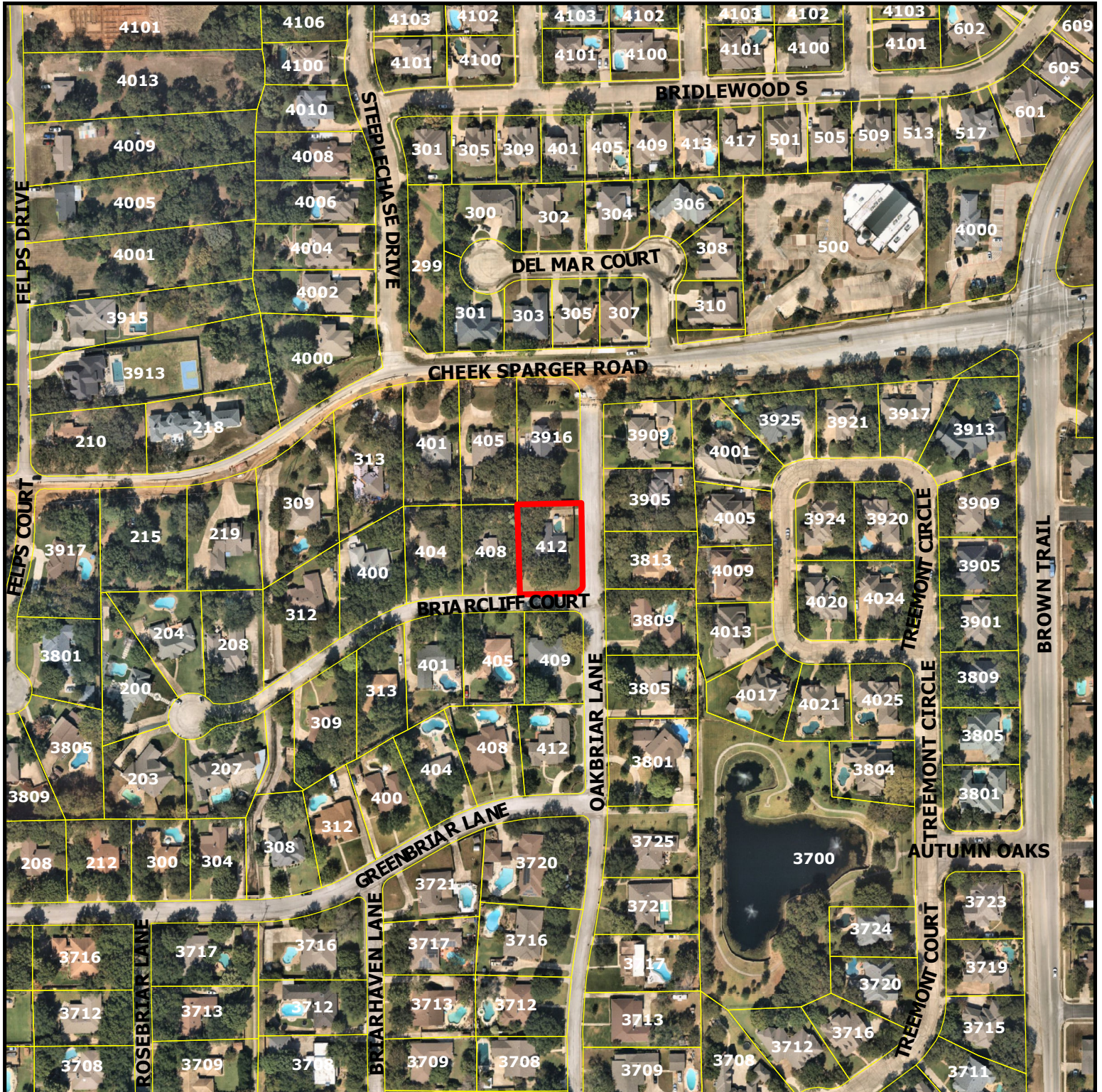
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published 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.

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

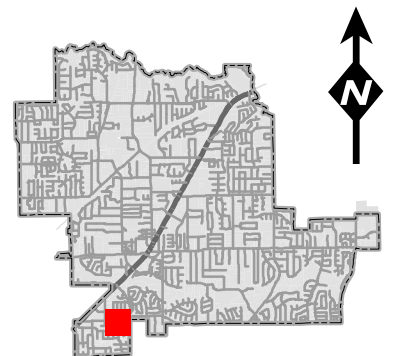
412 Briarcliff Court

DISCLAIMER:

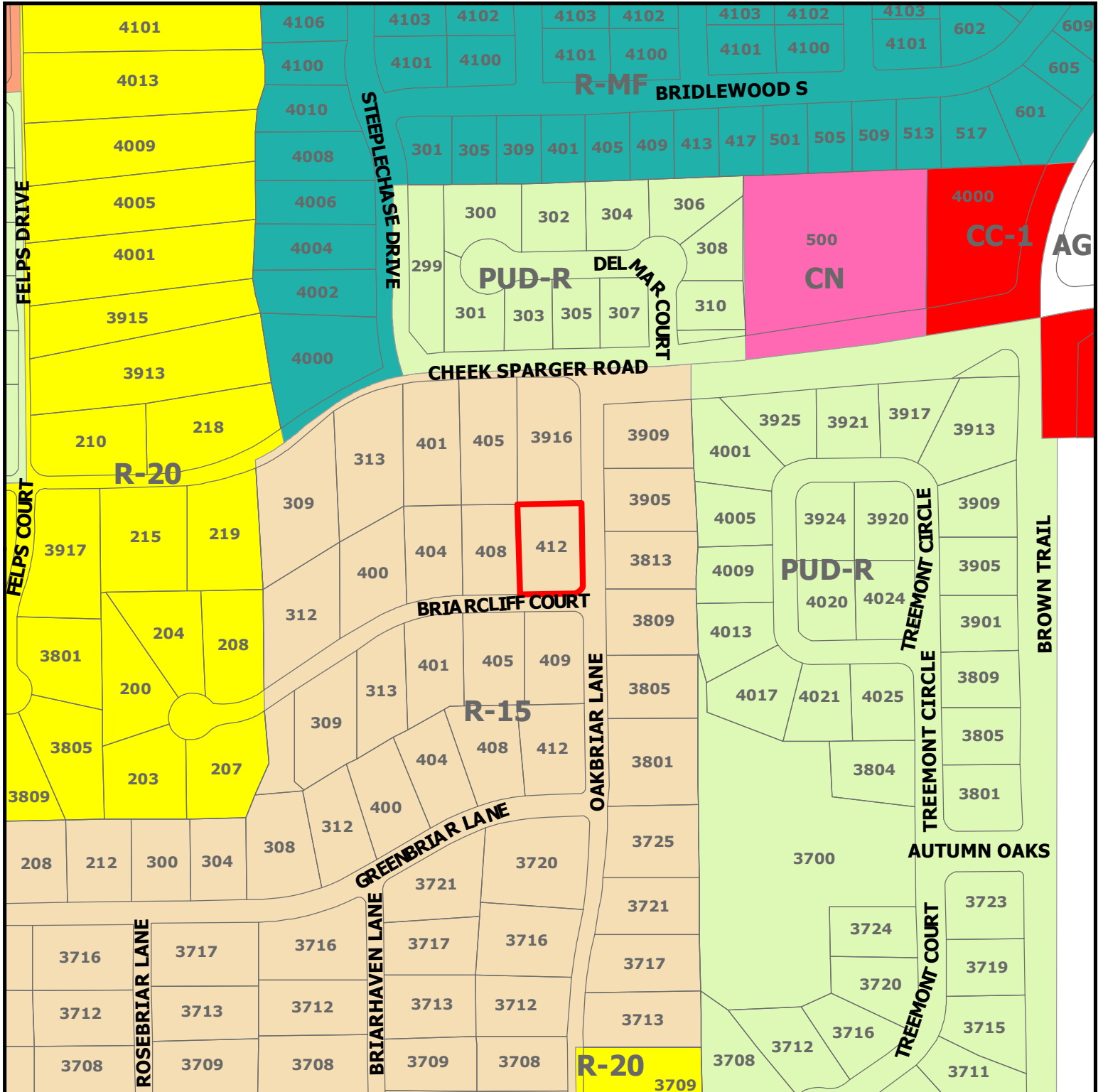
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



ZC21-036

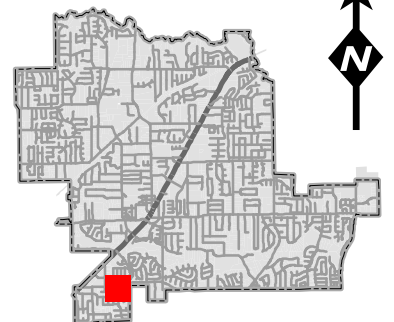
412 Briarcliff Court

DISCLAIMER:

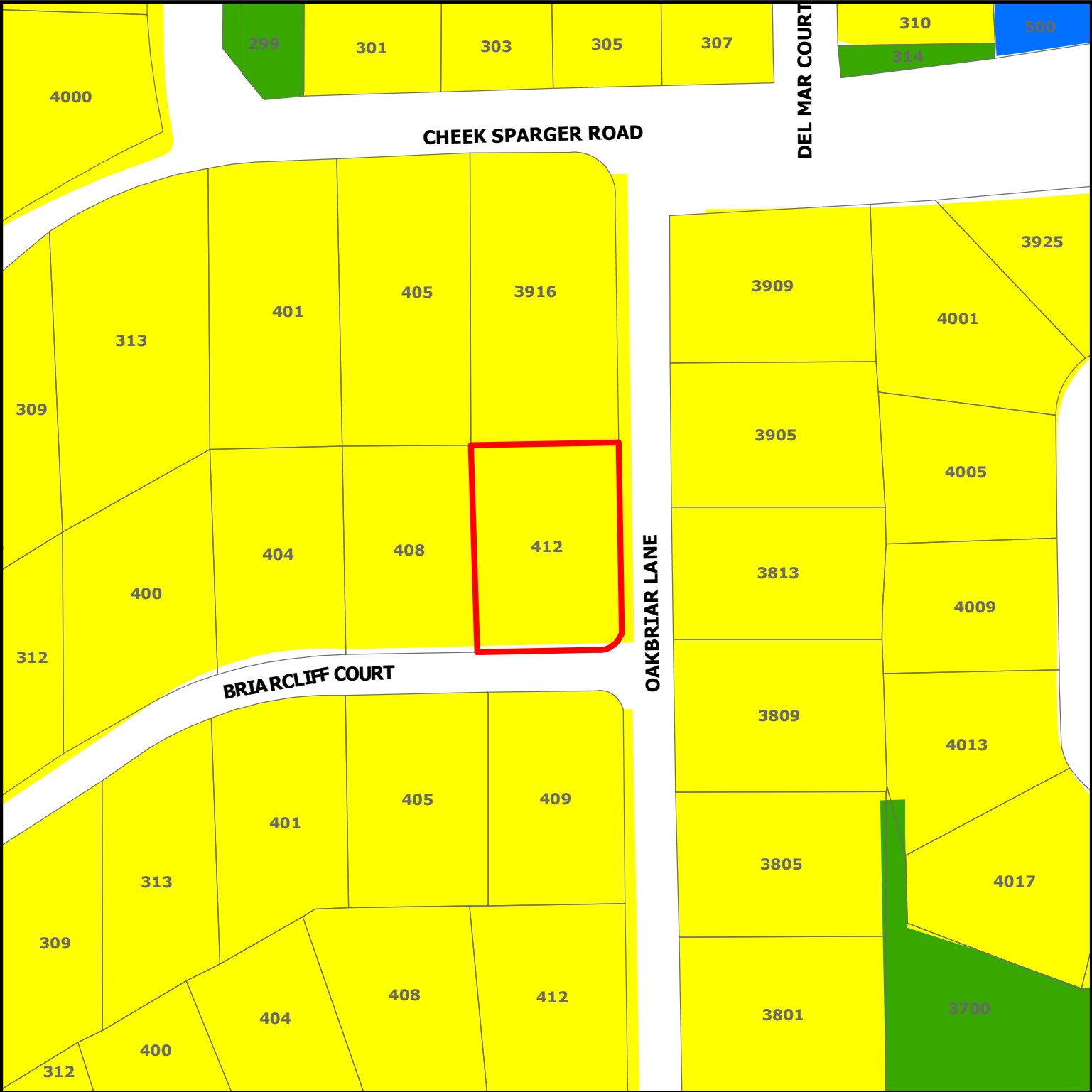
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Subject Property



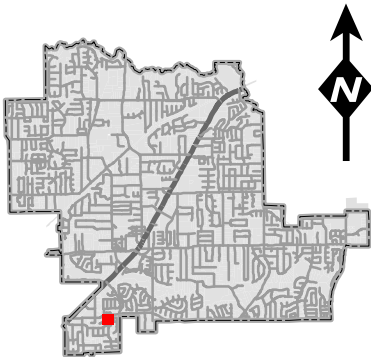
Future Land Use Map



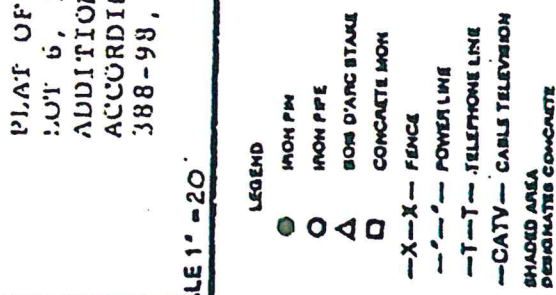
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ZC21-036 412 Briarcliff Court

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



LOT 5



SCALE 1" = 20'

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

LEGEND

- IRON PIM
- IRON PIPE
- △ BOM D'ARC STAKE
- CONCRETE MON
- X-X- FENCE
- '-'- POWER LINE
- T-T- TELEPHONE LINE
- CATV- CABLE TELEVISION

SHADED AREA
DESIGNATES CONCRETE



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

43-915

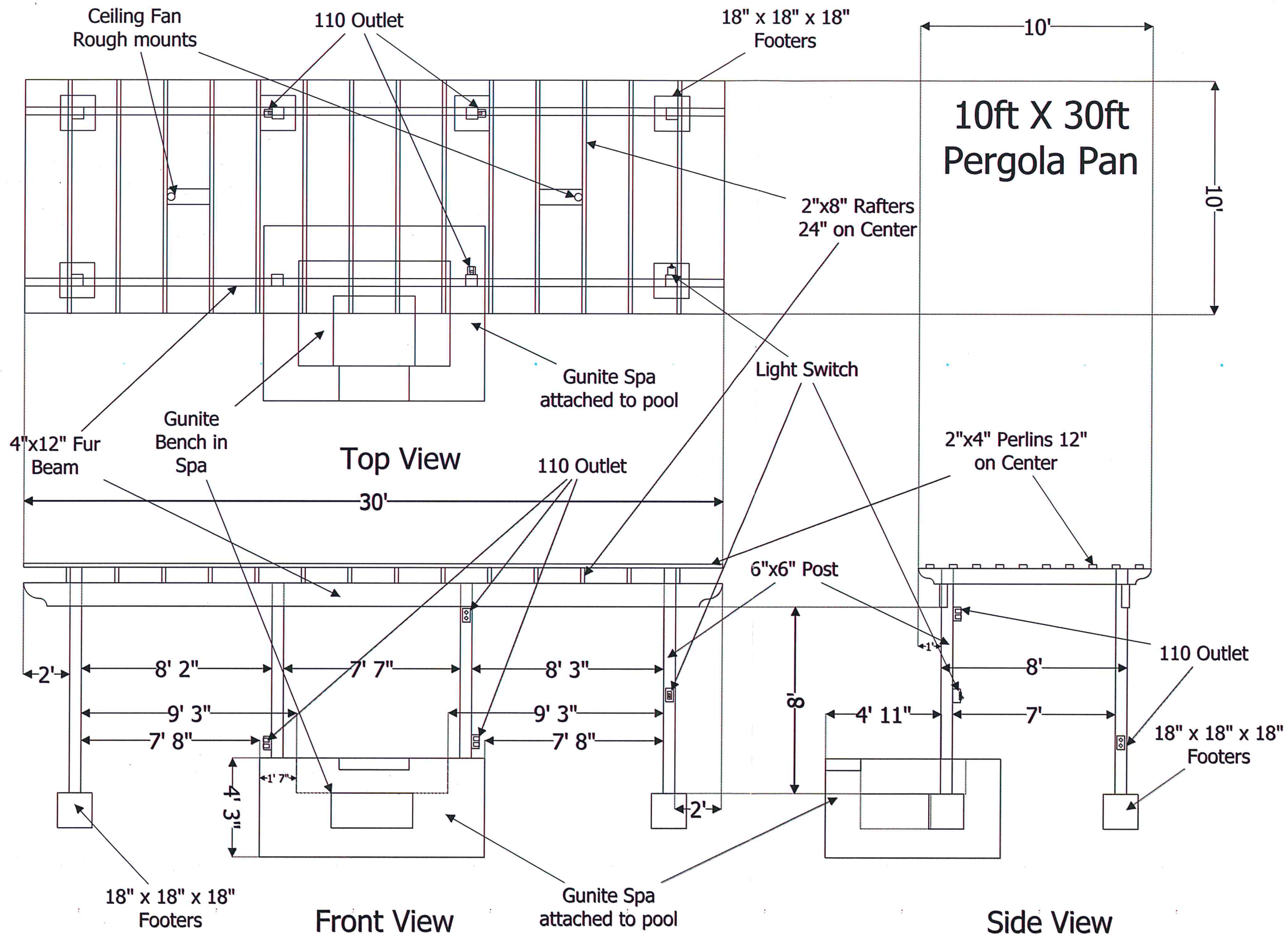
DATE 115-06-93

Charles K. Smith

1. CHAPTER 8, BOOKS 13, REGISTERED PROFESSIONAL LAND SURVEYOR, HERBERT CANTLEY THAT THIS SURVEY WAS MADE TO THE GRANT OF A RIGHT OF WAY AND EASEMENT, AND CORRECTLY SHOWS THE BOUNDARY LINES, DIRECTIONS AND KIND OF THE LAND INDICATED THEREON. THE LOCATION OF ALL IMPROVEMENTS, THE LOCATION OF THE RIGHT-OF-WAYS, EASEMENTS AND OTHER MATTERS OF RECORD WHICH AFFECT THE PROPERTY. THE UNDERSIGNED FURTHER CERTIFIES THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTCOMES IN THE BOUNDARY LINE, CONFLICTS, ENCUMBRANCES, OR OTHER MATTERS OF RECORD, EASEMENTS, EASEMENTS OR RIGHT-OF-WAYS, EXCEPT AS SHOWN HEREON.

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

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



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.

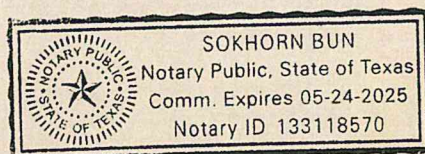
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed it.

WITNESS my hand and official seal.

Notary's Signature

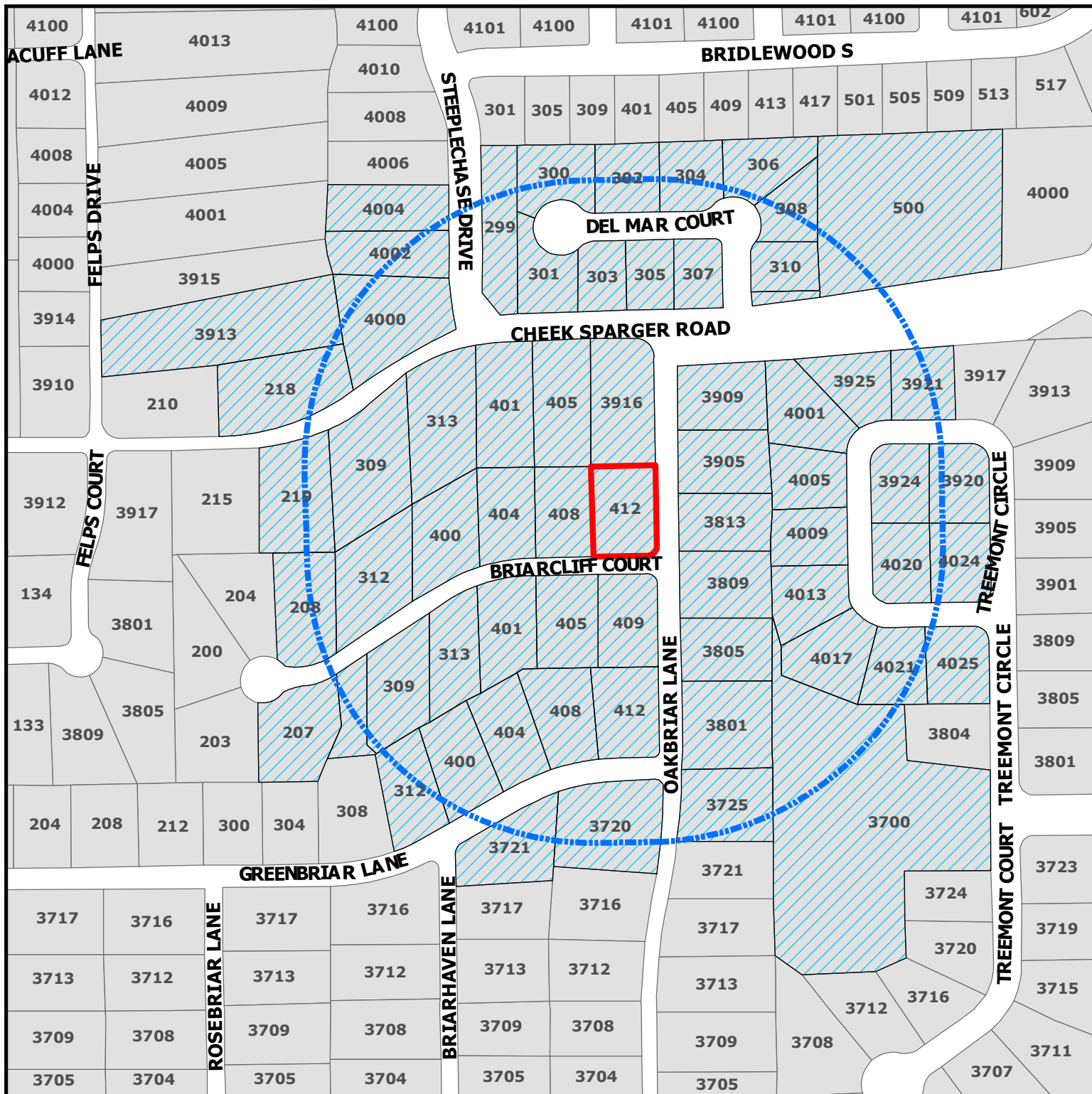
Notary's Name (print)

My commission expires: 05-24-25



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

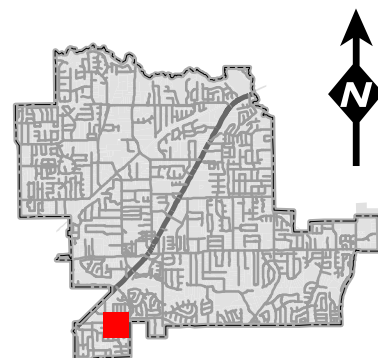
Notification Map



ZC21-036
412 Briarcliff Court

DISCLAIMER:
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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, 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

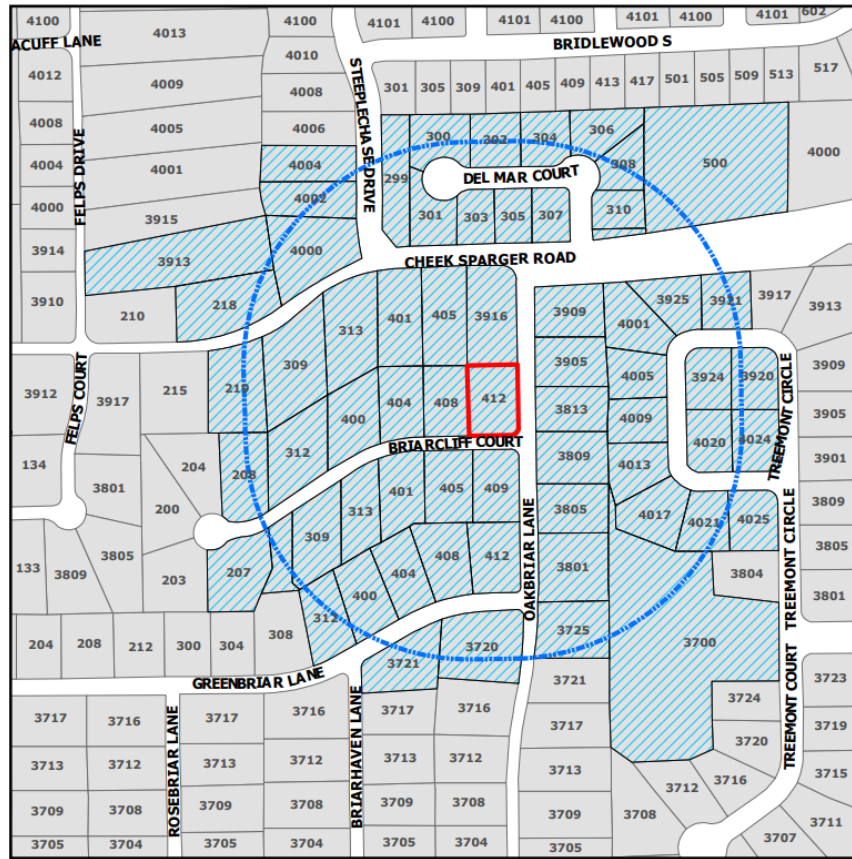
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

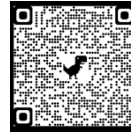
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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 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.

Respectfully,
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 2nd day of March 2022.

The second reading and public hearing being conducted on the 22nd day of March 2022.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 22nd DAY OF MARCH 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

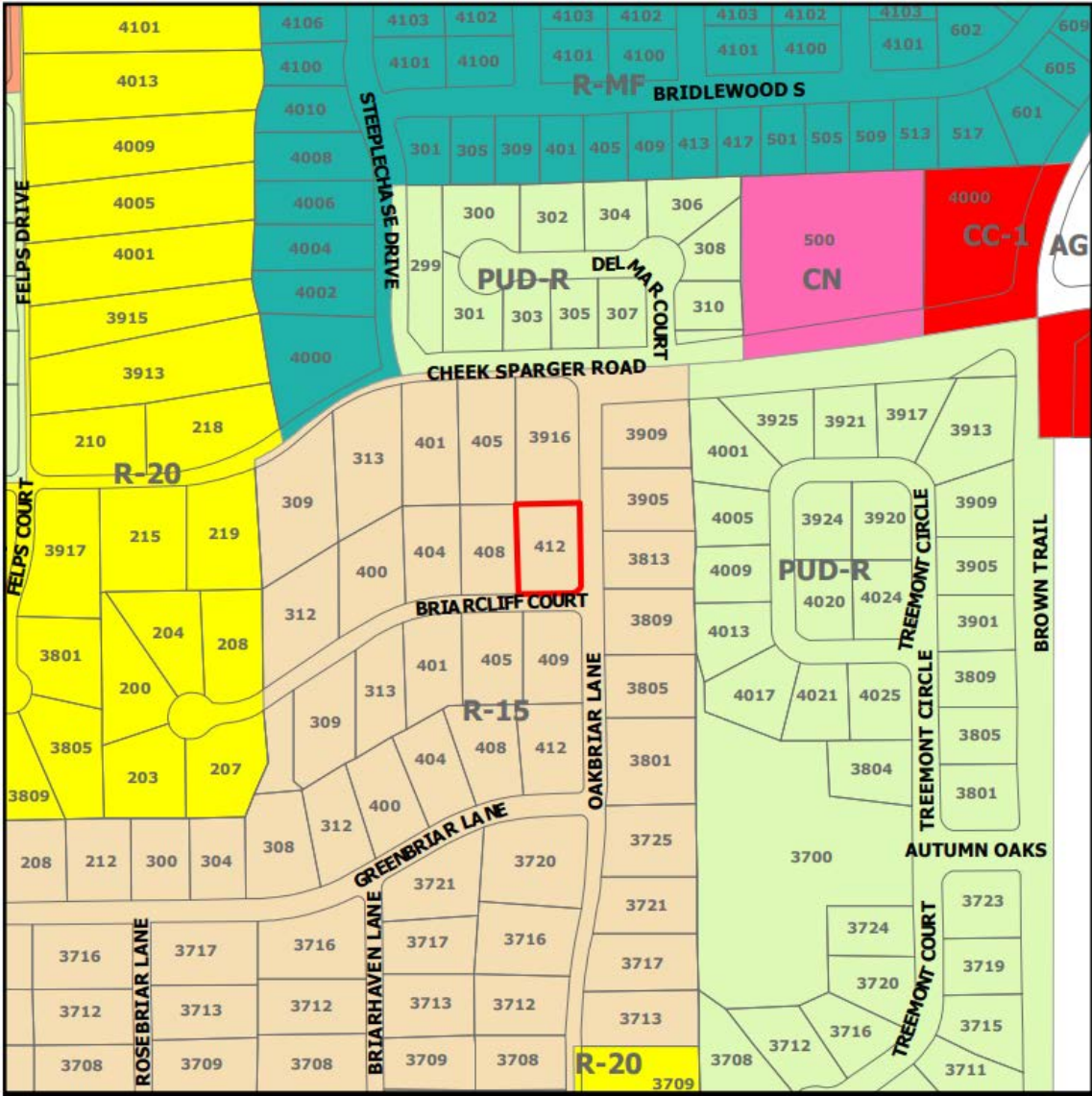
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



Designer: Mitch Chapman	Customer Name: Shelly Horton	Length: 28ft
A/C: Hurst	City: Colleyville	Depth: 3.5ft - 5ft - 4ft
State/city: Texas	State/city: Texas	Width: 14ft
Phone:	Cell: (817)948-9257	Perimeter: Pool 84 ft n/a Spa 26 n/a
Email: mitch@midwestswimspool.com	Alt Email: Shelly@horton@gmail.com	Square Footage: Pool=392 Sqm=42
License #: _____	Job # : _____	Capacity: 1,436 Gallons Total
Alternate Contact: _____	Alternate Contact: _____	Material: See Material Selections Page
		Water Features: 4 Deck Jet with
		Feature Pump (A/E/R)
		P/I Client has their

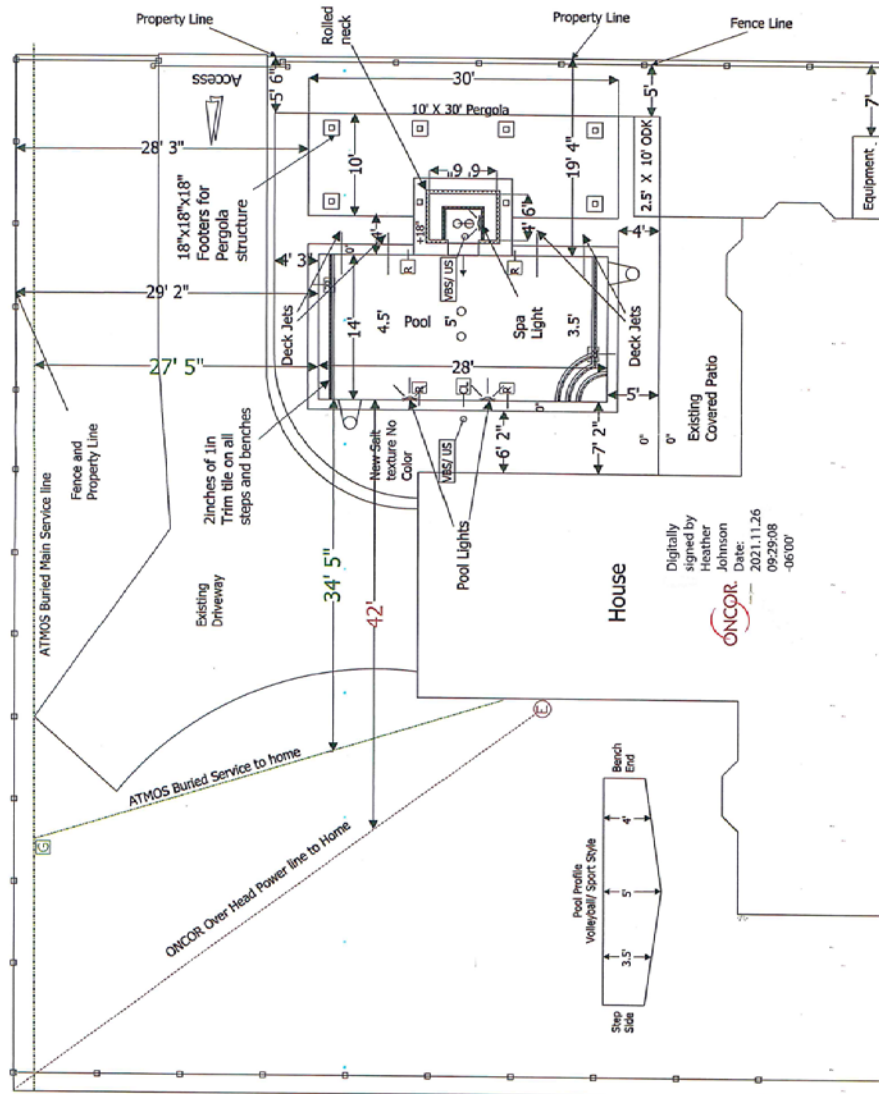
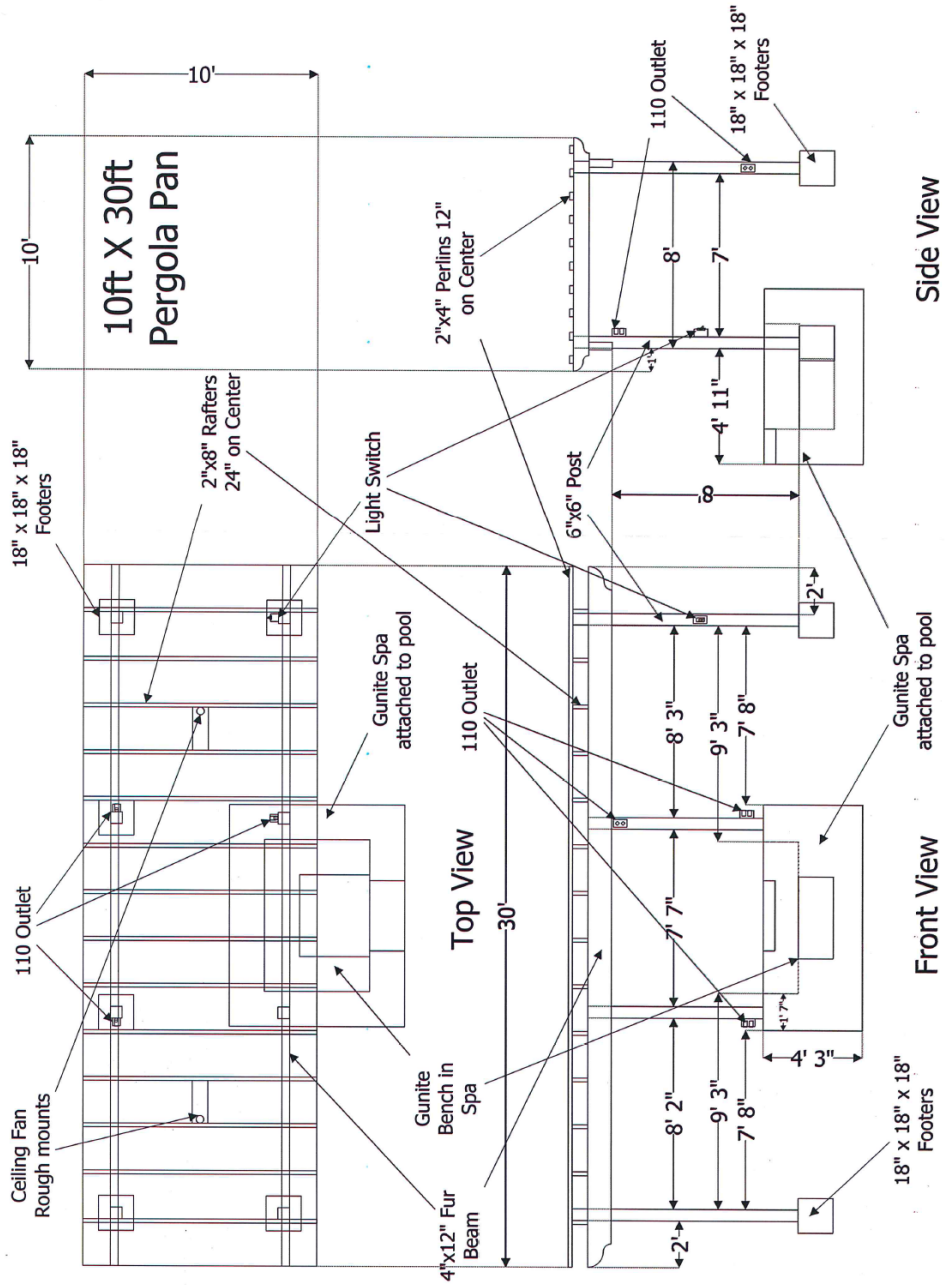


Exhibit "C" – Elevation



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





City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2b

Agenda Date 1/24/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a zoning change from PUD-C Planned Unit Development-Commercial district to PUD-C Planned Unit Development-Commercial district, specifically for a restaurant with drive-in or drive-thru service, for Tract 2C03, Abstract 206, BBB & C RY Survey, located at 4917 Colleyville Boulevard, Case ZC22-001

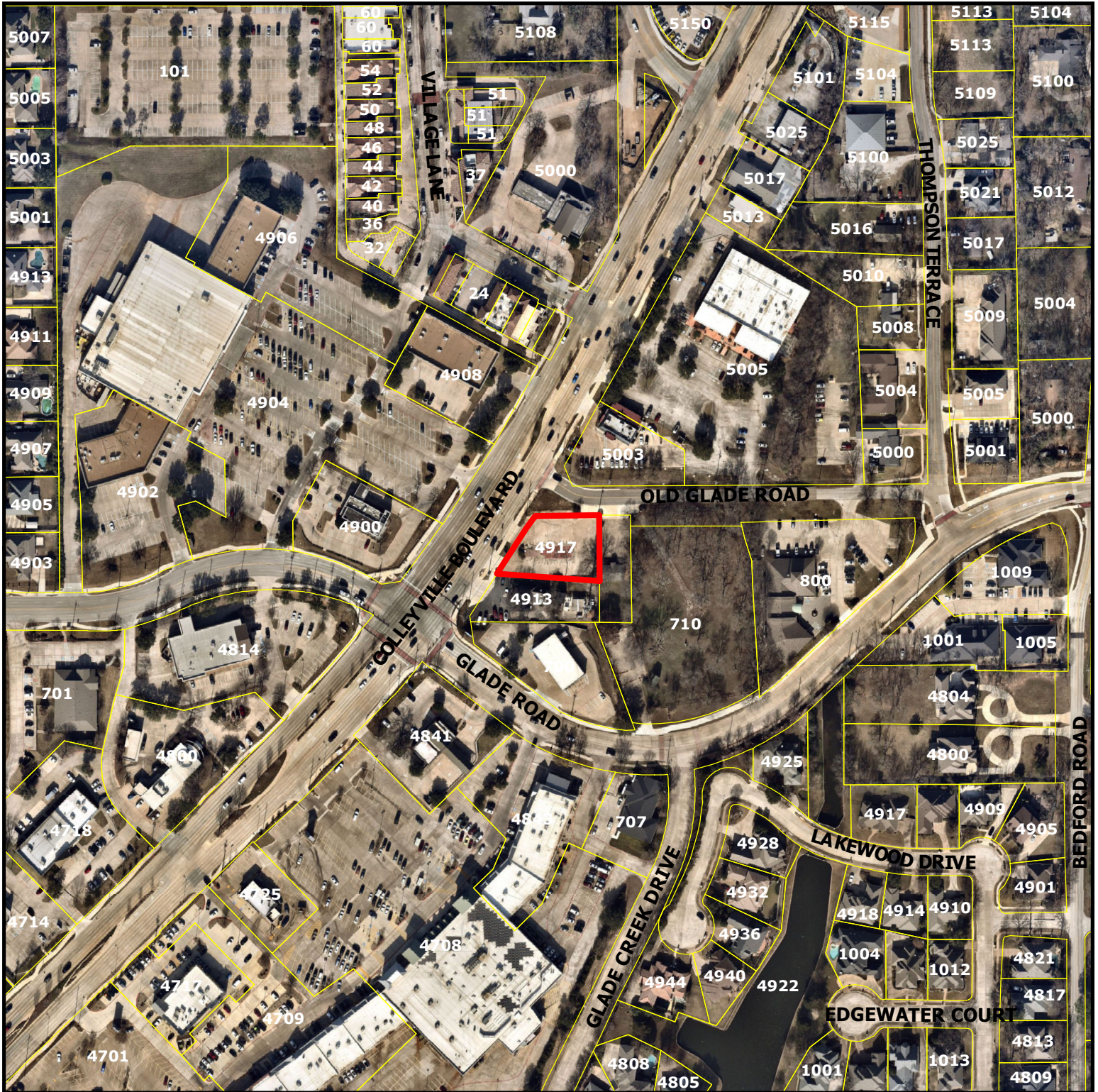
Explanation

Brady Shackelford, the applicant, has submitted a request to rezone from Planned Unit Development - Commercial (PUD-C) to a new PUD-C district, being Abstract 206, Tract 2C03, BBB & C RY Survey, being 0.46 acres, and located at 4917 Colleyville Boulevard. The purpose is for a new drive-thru restaurant building for HTeaO Colleyville. They specialize in iced teas and have a small retail component that includes clothing items, insulated cups, and accessory gear.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Final Survey
5. Site Plan
6. Equipment Plan
7. Exterior Elevations
8. Architectural Rendering
9. Economic Development Information

Aerial Map



ZC22-001

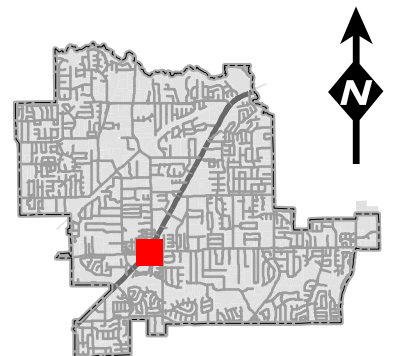
4917 Colleyville Boulevard

DISCLAIMER:

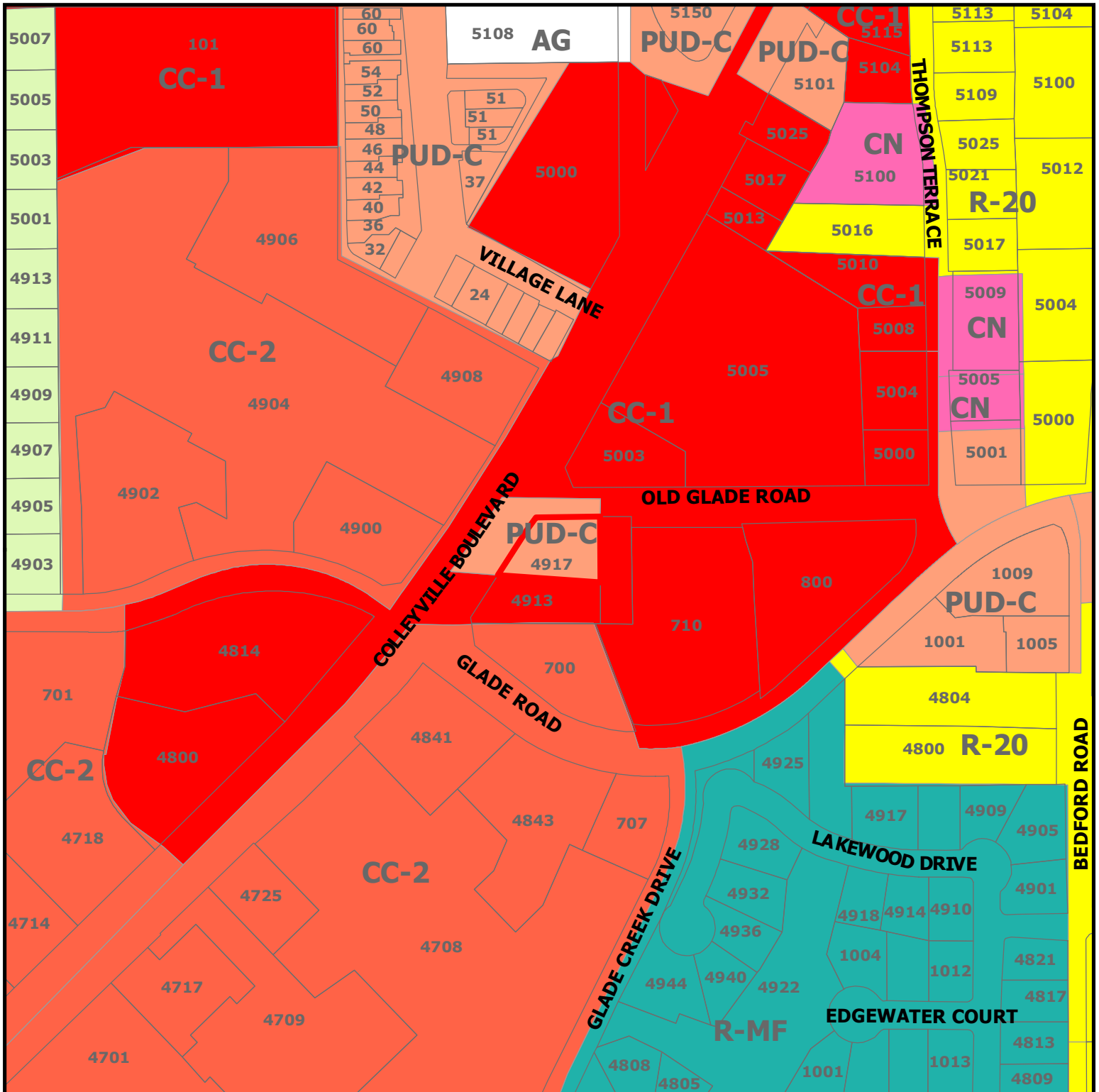
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



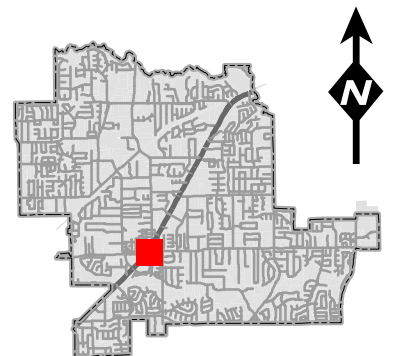
Zoning Map



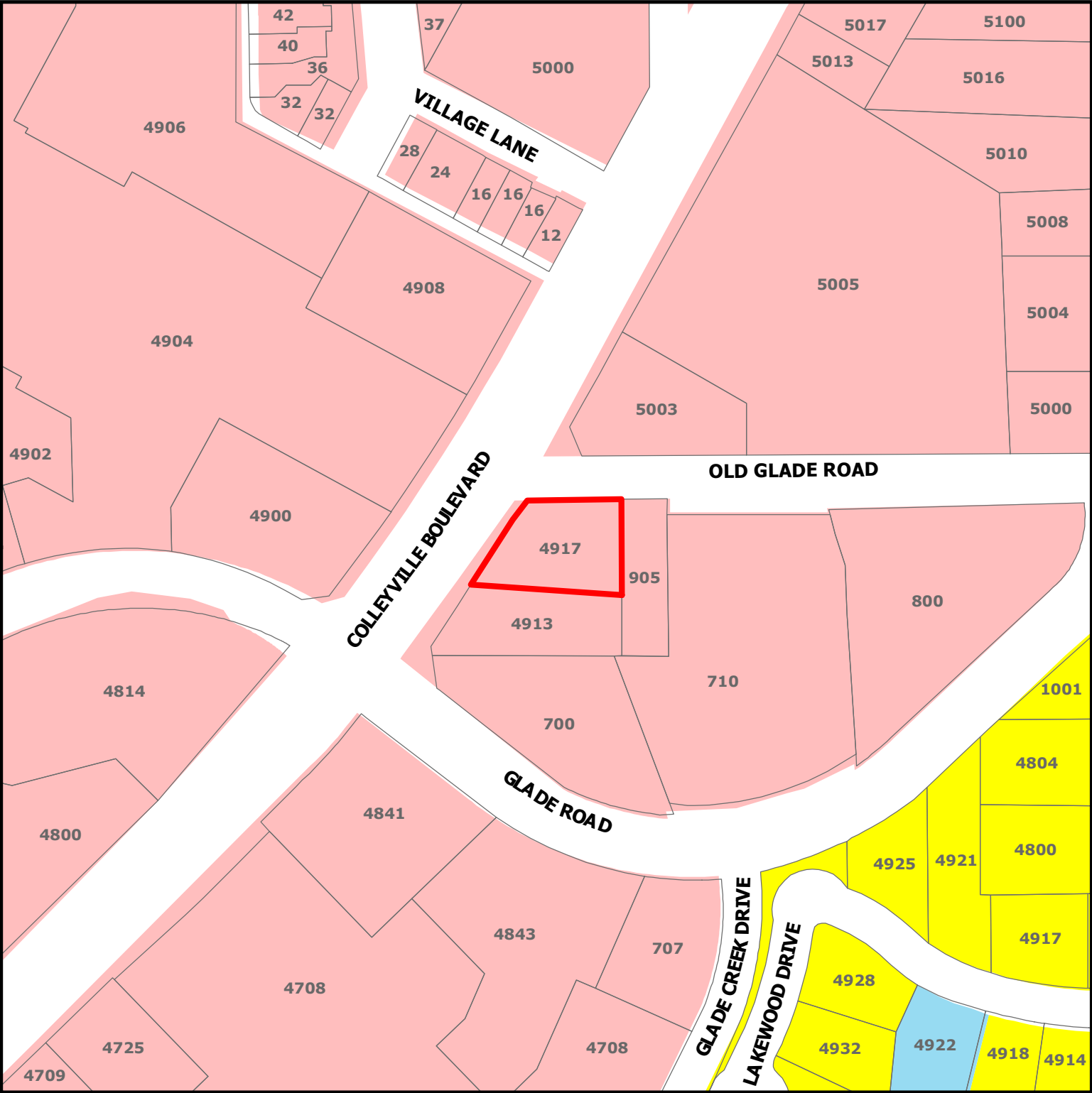
ZC22-001
4917 Colleyville Boulevard

DISCLAIMER:
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 Subject Property



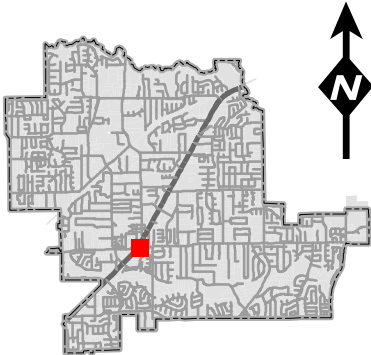
Future Land Use Map



ZC22-001

4917 Colleyville Boulevard

-  Subject Property
-  Residential
-  Colleyville Blvd Corridor
-  Water Body



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EXISTING PROPERTY CONDITIONS

LOT AREA	20,254 SQ.FT. or 0.46 ACRES
MARKED PARKING PROVIDED:	
STANDARD	24 SPACES
HANDICAP	0 SPACES
TOTAL	24 SPACES

EXCEPTIONS TO THE TITLE COMMITMENT

This survey is made relying on information provided by Stewart Title Guaranty Company with an Effective date of October 16, 2019 and an issued date of October 24, 2019, in connection with the transaction described in GF# 19000220017.

Exception No.	DESCRIPTION OF EASEMENT	Applies to Subject tract	Shown Graphically on Attached Survey Plat
10d	Non-access or limited access highway disclosed by deed to the State of Texas, filed 12/04/2006, recorded in Clerk's File No. D206379370, Real Property Records, Tarrant County, Texas.	YES	YES

LEGEND

— — — — —	EXISTING EDGE ASPHALT PAVING	— — — — —	EXISTING OVERHEAD POWER LINE
— — — — —	EXISTING CHAINLINK FENCE	— — — — —	EXISTING WOOD FENCE
— — — — —	EXISTING BARBED WIRE FENCE	— — — — —	EXISTING WROUGHT IRON FENCE
— — — — —	GUY WIRE	●	POWER POLE
○	1/2" IRON ROD FOUND	●	WM—WATER VALVE
○	1/2" IRON ROD SET	●	WM—WATER METER
○	1" IRON PIPE FOUND	●	ICV—IRRIGATION CONTROL VALVE
□	FENCE POST CORNER	●	BOL—BOLLARD
⊠	"X" FOUND	●	SANITARY SEWER MANHOLE
CM	CONTROLLING MONUMENT	●	STORM SEWER MANHOLE
▲	UNDERGROUND ELECTRIC	●	TELEPHONE MANHOLE
△	OVERHEAD ELECTRIC	●	WATER MANHOLE
■	BRICK COLUMN	●	
▨	COVERED PORCH, DECK OR CARPORT	●	
●	FIRE HYDRANT	●	
○	L.P. LIGHT POLE	●	
V	VAULT	●	
T	TRANSFORMER	●	
GI	GRATE INLET	●	

VICINITY MAP



NOT TO SCALE

PROPERTY DESCRIPTION

Being a tract of land situated in the BBB & CRR Co. Survey, Abstract No. 206, City of Colleyville, Tarrant County, Texas, said being that same tract of land conveyed to LG Colleyville, LLC, a Texas limited liability company, by General Warranty Deed recorded in Instrument No. D213219661, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found at the Northwest corner of a tract of land conveyed to Nelda E. Thompson by Deed recorded in Instrument No. D215060780, Official Public Records, Tarrant County, Texas, said point being on the South right-of-way line of Glade Road (variable width right-of-way):

THENCE South 00 degrees 11 minutes 15 seconds West, along the West line of said Thompson tract, a distance of 140.10 feet to a 1/2 iron rod found at the Northeast corner of Lot 3, Block 3 of Village Park Addition, an Addition to the City of Colleyville, Tarrant County, Texas, according to the map recorded in Volume A, Page 1264, Deed Records, Tarrant County, Texas;

THENCE North 82 degrees 08 minutes 00 seconds West, along the North line of said Lot 3, Block 3, a distance of 193.44 feet to a concrete monument found for corner on the Southeast right-of-way line of Colleyville Boulevard (variable width right-of-way);

THENCE leaving said Northeast line of Lot 3, Block 3 and traversing along said Southeast right-of-way line of Colleyville Boulevard as follows:

North 32 degrees 16 minutes 24 seconds East, a distance of 90.68 feet to an "X" found for corner at the beginning of a curve to the left, having a radius of 2,928.79 feet, a delta of 00 degrees 51 minutes 16 seconds, and a chord bearing and distance of North 32 degrees 27 minutes 11 seconds East, 43.68 feet;

Northeasterly along said curve to the left, an arc length of 43.68 feet to a concrete monument found at the intersection of said Southeast right-of-way line of Colleyville Boulevard and the aforementioned South right-of-way line of Glade Road;

THENCE North 89 degrees 57 minutes 17 seconds East, along said South right-of-way line of Glade Road, a distance of 120.22 feet to the POINT OF BEGINNING and containing 20,254 square feet or 0.46 of an acre of land.

GENERAL NOTES

- Bearings are based on the Deed recorded in Instrument No. D213219661, Official Public Records, Tarrant County, Texas.
- The location of each easement, right of way, servitude, and other matters affecting the subject property and listed in the title insurance commitment dated October 16, 2019, issued by Stewart Title Guaranty Company with respect to the subject property has been shown on the survey, together with appropriate recording references, to the extent such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.
- The survey correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property and any other matters situated on the subject property.
- Except as shown on the survey, there are no visible easements or rights-of-way.
- Except as shown on the survey, there are no observed above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
- That the subject property has access to and from Colleyville Boulevard and Glade Road, both duly dedicated and accepted public street or highway.
- The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
- The record description of the subject property forms a mathematically closed figure.
- Said described property is located within an area having a Zone Designation X by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 48439C0095K, with a date of Identification of 09/25/2009, Community No. 480590, in Tarrant County, State of Texas which is the current Flood Insurance Rate Map for the community in which the subject property is located.
- There are no observed evidence of current earth moving work, building construction or building additions.
- The surveyor is not aware of any proposed changes in street right of way lines.
- The boundary lines of the Property are contiguous with the boundary lines of all adjoining streets or rights-of-way.

SURVEYOR'S CERTIFICATE

To: Palio Partners, LLC and Stewart Title Guaranty Company in connection to transaction GF# 19000220017:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11, 13, 14, 16 and 17 of Table A thereof. The field work was completed on September 23rd, 2019.

Executed this 25th day of September, 2019

Bryan Connolly
Bryan Connolly, RPLS NO. 5513



REVISIONS		
DATE	BY	NOTES
10/08/19	MC	TITLE
10/25/19	MC	TITLE

C.B.G. Surveying Texas, LLC
12025 Shiloh Rd, Suite 230
Dallas, Texas 75228
P 214-349-9485 F 214-349-2216
Firm No. 10168800
www.cbainctx.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=20'	09/25/19	1918620		MC

ALTA/NSPS LAND TITLE SURVEY

BBB & CRR CO. SURVEY, ABSTRACT NO. 206

CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

4917 COLLEYVILLE BOULEVARD



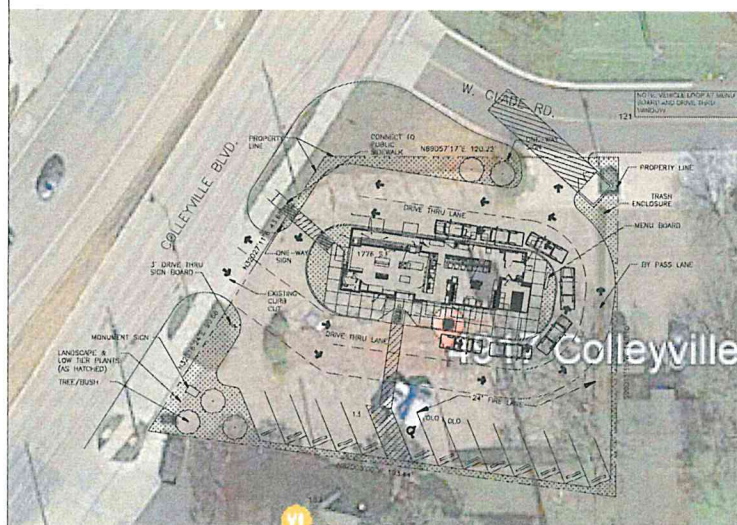
HTea0 - Colleyville
4917 Colleyville Blvd.,
Colleyville, Texas 76034

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION
Lincoln P. Roe
01.15.23

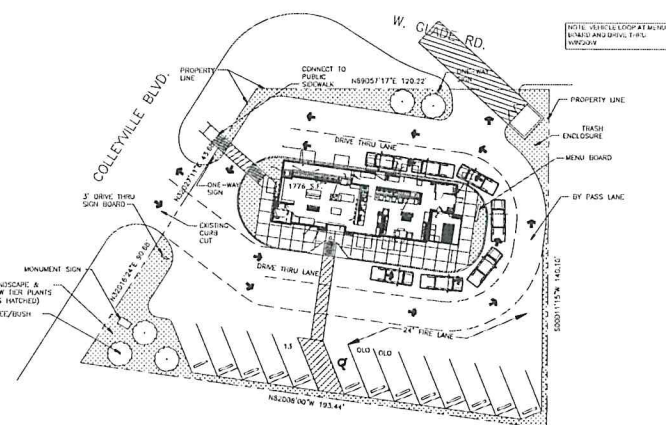
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PRELIMINARY REVIEW

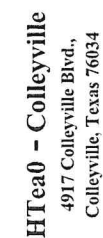
A1.00
ARCHITECT
SITE PLAN
OPTION 2



2 AERIAL SITE PLAN
1" = 20'-0"



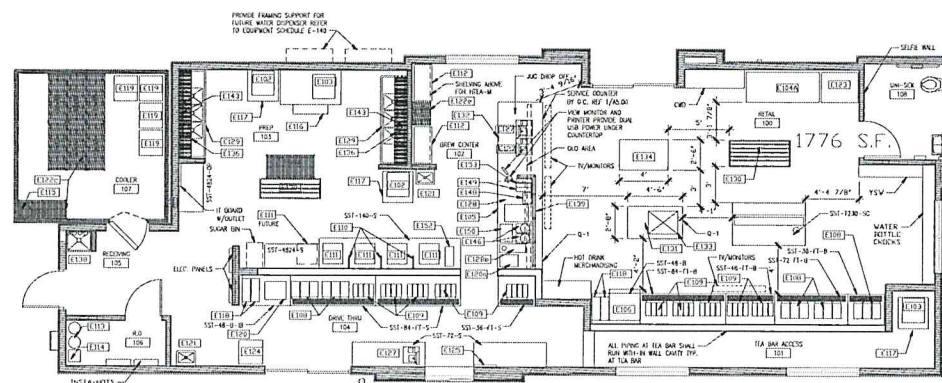
1 SITE PLAN
1" = 20'-0"



NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION
James P. Rice
011222

[illegible]

A2.10 EQUIPMENT PLAN

[illegible]

1 EQUIPMENT PLAN
1/4" = 1'-0"



EQUIPMENT SCHEDULE

ITEM	QTY	DESCRIPTION	W/O	MODEL	VOL	PHASE	AMPS	HP	CONNECTION TYPE	PLUMBING				ENGINEERING			NOTES	PROVIDED BY	INSTALLED BY
										CM	EM	DM	GM	H	W	D			
E 101	0	MIX IN COOLER	US COOLER	CRK001	240	1	9	3/4"	NEAR BY HEAT EXCHANGER	---	---	---	---	7.5	11.8	11.8	WEATHER PROOF USED IN PLUMBING WITHIN 25 FEET OF UNIT. PROVIDE PROTECTED FLOOR.	OWNER	GENERAL CONTRACTOR
E 101A	0	MIX IN ENHANCING COOL	ROHM	ADT5500K	100	1	2.0	---	NEAR 1/2" MOTOR SWITCH AT COIL WITH WEATHER PROOF COVER	---	---	---	---	---	---	---	SEE NOTE 2	OWNER	GENERAL CONTRACTOR
E 101B	0	MIX IN LIGHTING & CONTROL	US COOLER	CUSTOM	100	1	2.0	---	ONE 120V CIRCUIT FOR COOLER LIGHTS AND CONTROLS	---	---	---	---	---	---	---	---	OWNER	GENERAL CONTRACTOR
E 102	2	ICE MASHING WATER	SCOTTMAN	W3200-22	200-240	1	30	---	USUAL FLOOR MASH 3/4" DISCONNECT	1/4"	---	---	---	27"	22.5"	24"	C.C. TO VERIFY NUMBER OF POWER CONNECTIONS NEEDED FOR REMOTE UNIT WITH MANUFACTURE. SEE NOTE 1	OWNER	GENERAL CONTRACTOR
E 103	2	ICE CRUSH MACHINE	SCOTTMAN	W3200-21	115	1	15	---	NEAR 5-1/2"	1/4"	---	---	---	23"	30"	24"	C.C. TO VERIFY NUMBER OF POWER CONNECTIONS NEEDED FOR REMOTE UNIT WITH MANUFACTURE. SEE NOTE 1	OWNER	GENERAL CONTRACTOR
E 104	1	HEAT AIR CIRCULATOR SYSTEM	TRUO AIR	TRUO-1000-10	220	1	18	---	NEAR 6-1/2"	---	---	---	---	40.1/2"	30.1/2"	28.1/2"	C.C. TO VERIFY NUMBER OF POWER CONNECTIONS NEEDED FOR REMOTE UNIT WITH MANUFACTURE. SEE NOTE 1	OWNER	GENERAL CONTRACTOR
E 104A	0	HEAT AIR CIRCULATOR SYSTEM	TRUO AIR	TRUO-1000-10	115	1	18	---	NEAR 6-1/2"	---	---	---	---	40.1/2"	30.1/2"	28.1/2"	C.C. TO VERIFY NUMBER OF POWER CONNECTIONS NEEDED FOR REMOTE UNIT WITH MANUFACTURE. SEE NOTE 1	OWNER	GENERAL CONTRACTOR
E 105	1	3AT UNDERCOUNTER REFRIGERATOR	TRUO	3AT-600-4P-HC-11000	115	1	6.0	1/4"	NEAR 5-1/2"	---	---	---	---	31.7/8"	55"	27.1/2"	C.C. TO VERIFY SIZE AND LOCATION OF CONDENSATE DRAIN IF REQUIRED AT NOTE 1. NOT FOR TOTAL. LOW PROFILE CONDENSATE DRAIN. INITIAL AND LOGICATE SIZE. LOCATION OF REFRIGERATOR MACHINE. MAKE THE LINE WITH MANUFACTURE. REFER TO C.C.	OWNER	GENERAL CONTRACTOR
E 106	0	CONDENSATE PUMP (12) LOOK 2.5' DIA SET OF 4	TRUO	LOW PROFILE CONDENSATE PUMP	---	---	---	---	---	---	---	---	---	---	---	---	---	OWNER	GENERAL CONTRACTOR
E 106A	1	ICE DISPENSER	WATVUE	ETD500	100	1	2.0	---	NEAR 5-1/2"	---	---	---	---	34.0"	30"	31.1/2"	C.C. TO VERIFY NUMBER OF POWER CONNECTIONS NEEDED FOR REMOTE UNIT WITH MANUFACTURE. SEE NOTE 1. MODEL NUMBER 5-150. 5-150 OR 5-200 TO BE SELECTED BASED ON FIELD	OWNER	GENERAL CONTRACTOR
E 107	0	ICE COVER LIFT SET	SCOTTMAN	IRK40	100	1	9	---	HEATED UNIT	---	---	---	---	27.5"	20.5"	19.5"	---	OWNER	GENERAL CONTRACTOR
E 108	3	REVERSE DISPENSER 3.00L	GRANITE	440-3	100	1	9	---	NEAR 5-1/2"	---	---	---	---	27.5"	20.5"	19.5"	---	OWNER	GENERAL CONTRACTOR
E 109	12	REVERSE DISPENSER 4.00L	GRANITE	440-3	100	1	9	---	NEAR 5-1/2"	---	---	---	---	27.5"	20.5"	19.5"	---	OWNER	GENERAL CONTRACTOR
E 110	3	MILK AND FILL TAP	ICE MASTER	ICE MASTER	---	---	---	---	---	---	---	---	---	---	---	---	---	OWNER	GENERAL CONTRACTOR
E 111	4	REVERSE DISPENSER UNIT	ETD	ETD-111-100-10	200-240	1	30	---	HEAT MASH PROTECT COND SET AND LOOK 1/2" TO 1/4"	1/4"	---	---	---	26.1/4"	18.3/4"	20.3/4"	REFER TO PLUMBING DRAWING AND PROVIDE THE SET	OWNER	GENERAL CONTRACTOR
E 112	2	MILK AND FILL STATION	OWNER	---	100	1	10	---	NEAR 5-1/2"	---	---	---	---	26.1/4"	18.3/4"	20.3/4"	C.C. PROVIDE REGULATOR REFER TO MEP AND CONDENSATE WITH MANUFACTURE. INFRASTRUCTURE FOR 3 FUTURE UNITS.	OWNER	GENERAL CONTRACTOR
E 113	1	MILK DISPENSER SYSTEM	WOL	WOL-100	100-240	1	30	---	NEAR 5-1/2"	---	---	---	---	26.1/4"	18.3/4"	20.3/4"	---	OWNER	GENERAL CONTRACTOR
E 114	1	REVERSE DISPENSER SYSTEM	GRANITE	440-3	100	1	12	3/4"	NEAR 5-1/2"	---	---	---	---	26.1/4"	18.3/4"	20.3/4"	---	OWNER	GENERAL CONTRACTOR
E 115	1	MILK PRESSURE BOOST PUMP	GRANITE	440-3	100	1	12	3/4"	NEAR 5-1/2"	---	---	---	---	26.1/4"	18.3/4"	20.3/4"	---	OWNER	GENERAL CONTRACTOR
E 116	1	MILK AND FILL TAP	ICE MASTER	ICE MASTER	---	---	---	---	---	---	---	---	---	---	---	---	---	OWNER	GENERAL CONTRACTOR
E 117	1	MILK AND FILL TAP	ICE MASTER	ICE MASTER	---	---	---	---	---	---	---	---	---	---	---	---	---	OWNER	GENERAL CONTRACTOR
E 118	1	MILK AND FILL TAP	ICE MASTER	ICE MASTER	---	---	---	---	---	---	---	---	---	---	---	---	---	OWNER	GENERAL CONTRACTOR
E 119	1	MILK AND FILL TAP	ICE MASTER	ICE MASTER	---	---	---	---	---	---	---	---	---	---	---	---	---	OWNER	GENERAL CONTRACTOR
E 120	1	MILK AND FILL TAP	ICE MASTER	ICE MASTER	---	---	---	---	---	---	---	---	---	---	---	---	---	OWNER	GENERAL CONTRACTOR
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E 122	1	MILK AND FILL TAP	ICE MASTER	ICE MASTER	---	---	---	---	---	---	---	---	---	---	---	---	---	OWNER	GENERAL CONTRACTOR
E 123	1	MILK AND FILL TAP	ICE MASTER	ICE MASTER	---	---	---	---	---	---	---	---	---	---	---	---	---	OWNER	GENERAL CONTRACTOR
E 124	1	MILK AND FILL TAP	ICE MASTER	ICE MASTER	---	---	---	---	---	---	---	---	---	---	---	---	---	OWNER	GENERAL CONTRACTOR
E 125	1	MILK AND FILL TAP	ICE MASTER	ICE MASTER	---	---	---	---	---	---	---	---	---	---	---	---	---	OWNER	GENERAL CONTRACTOR
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E 153	1	MILK AND FILL TAP	ICE MASTER	ICE MASTER	---	---	---	---	---	---	---	---	---	---	---	---	---	OWNER	GENERAL CONTRACTOR
E 154	1	MILK AND FILL TAP	ICE MASTER	ICE MASTER	---	---	---	---	---	---	---	---	---	---	---	---	---	OWNER	GENERAL CONTRACTOR



2 JUC FILLER FAUCET
COORDINATE WITH PLUMBING DRAWINGS



1 JUC FILLER FAUCET
COORDINATE WITH PLUMBING DRAWINGS

NOTES:
1. ROUTE PIPING IN WALL.
2. ROUTE PIPING IN PVC PIPE AND PUMP TYPE - COORDINATE WITH PLUMBING DRAWINGS.
3. ROUTE PIPING UP TO WALL AND PUMP - COORDINATE WITH PLUMBING DRAWINGS.
4. ROUTE PIPING AND RETENTION LINES FOR ICE MASHING REMOTE CONDENSATE UP THRU ROOF - PROVIDE ROOF MANUFACTURE'S STANDING ROOF PENETRATION DETAIL AT EACH LOCATION.
5. PROVIDE 3/4" PIPING IN WALL TO ROUTE DISCONNECT FROM STAINLESS STEEL, DRAIN, DRAINAGE AND ICE MASHING TO FLOOR SINK.



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Colleyville, Texas 76034

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05.12.22

PROJECT NUMBER	2108
DRAWN BY	SPS
CHECKED BY	SPS
DATE	05.12.22
BY	SPS
DATE	05.12.22

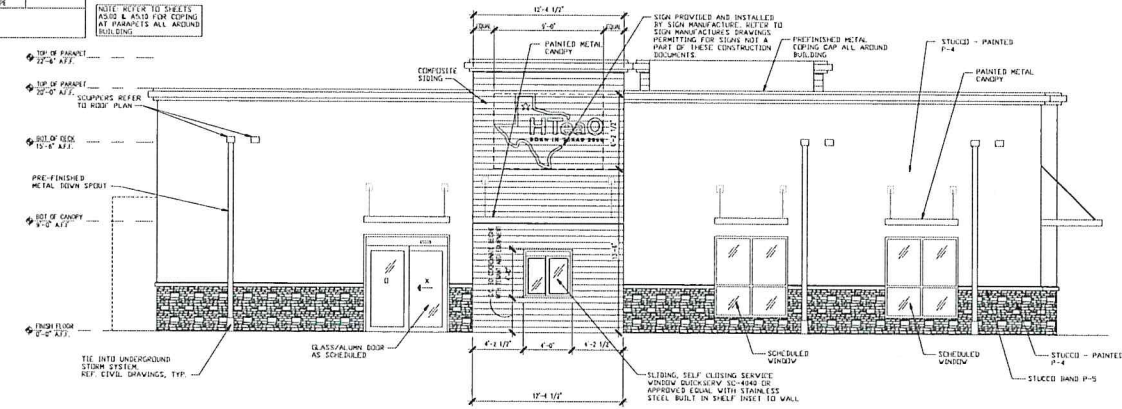
PRELIMINARY REVIEW

A2.11
EQUIPMENT
SCHEDULE

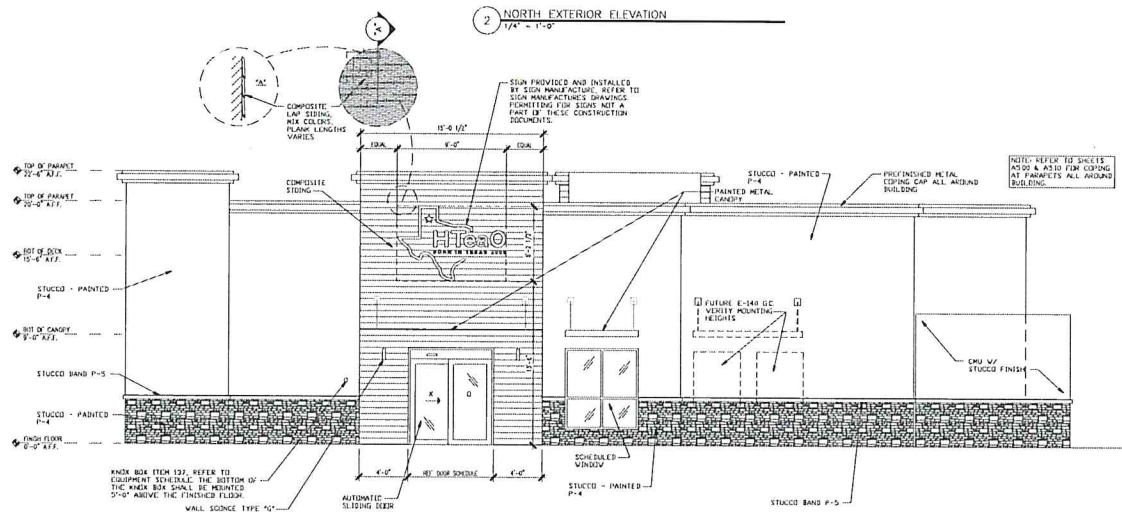
FINISH SCHEDULE		
ITEM DESCRIPTION	COLOR & FINISH	MANUFACTURER
P-3 PAINT BRNWL SHOWN IN L&S	SW 7004 - STEEL GRAY, SEMI-GLOSS FINISH	SHERRIN WILLIAMS
P-4 MAIN WALL COLOR (INCLUDES STUCCO & MASONRY)	SW 7002 (DARK) SMOOTH FINISH	SHERRIN WILLIAMS
P-5 STUCCO FINE SAND COLOR	SW 7003 (DARK) SMOOTH FINISH	SHERRIN WILLIAMS
P-6 METAL CANOPIES, PARAPET FIRM LEADER ROLES AND DOWNSPOUTS	PAINT BRNWL	SHERRIN WILLIAMS
CP-1 COMPOSITE SONG AT ENTRY (PARAPET)	LOOK PARTS OF FOLLOWING COLORS: 1. GRAYWAX BY 2. STAINLESS STEEL 3. SPANISH WALNUT 4. KNUXON CHOCOLATE CONCRETE AND TUFF BRANZLUM BE	NEW TECHNOLOGY

NOTES:
1) PAINT BRNWL SHOWN IN L&S
2) STUCCO EXTERIOR FINISH INSULATION SYSTEM (EIFS) COLORS: FREE STYLE/SMOOTH FINISH

NOTE: REFER TO SHEETS A301 & A302 FOR COPIING AT PARAPETS ALL AROUND BUILDINGS.



2 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"



1 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

NOTE:
REFER TO SHEET A302 FOR FINISHES SCHEDULE.



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signature of the
designer is prohibited.

PROJECT NUMBER	2108
DRAWN BY	EPS
CHECKED BY	SW
DATE	
NO.	
DATE	
NO.	
DATE	

PRELIMINARY REVIEW

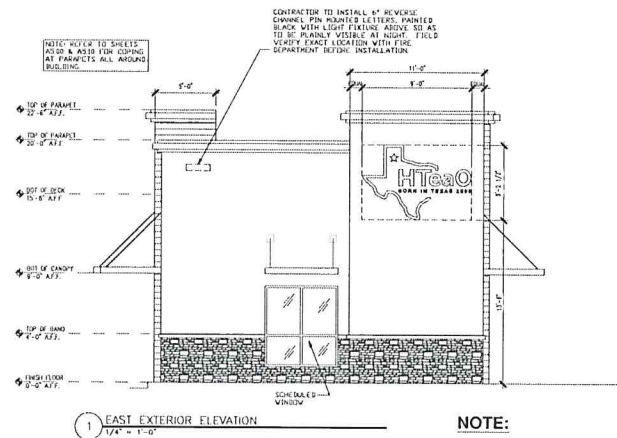
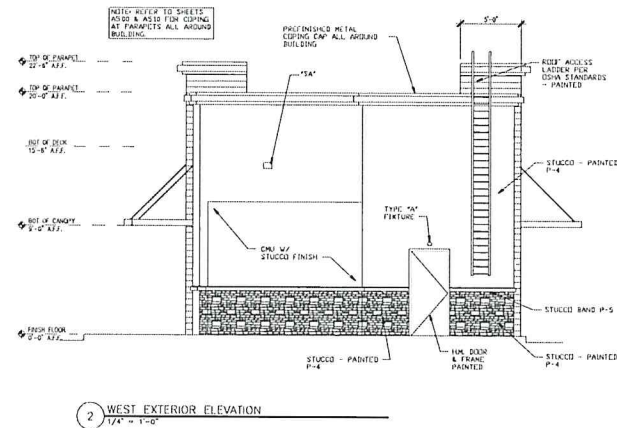
A3.00
EXTERIOR
ELEVATIONS

FINISH SCHEDULE		COLOR & FINISH	MANUFACTURER
P-2	POURING MASONRY & FRAMES	DR. GREY - STUCCO, SEMI-GLOSS FINISH	SHERWIN WILLIAMS
P-4	MAIN WALL COLOR (WALLS, STUCCO & MASONRY)	DRYBRUSH, SMOOTH FINISH	DRYBRUSH
P-5	STUCCO TRIM BAND COLOR	DRYBRUSH, SMOOTH FINISH	DRYBRUSH
P-6	TRIM, CORNICES, PARAPETS, TRIM, LEADER HOLES AND CORNERS	DRYBRUSH, SMOOTH FINISH	DRYBRUSH
CP-1	COMPOSITE SINK AT ENTRY (OPTIONAL)	EQUAL PARTS OF FOLLOWING COLORS: 1. BROWN 2. FUCHSIA 3. SPARKLE 4. HAZARD 5. CORNICE AND TRIM FINISH	NEW TYPHOON

NOTES:
1) FINISH BRAND: SHERWIN WILLIAMS
2) STUCCO EXTERIOR FINISH INSULATION SYSTEM (EIFS) COATING: FIVE STAR/STUCCO FINISH



3 SAMPLE FEATURE ARTICULATION
NO SCALE



NOTE:
REFER TO SHEET A2.20 FOR FINISHES SCHEDULE



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PROJECT NUMBER		2104
DRAWN BY		EPS
CHECKED BY		EPS
REVISIONS		
NO.	DESCRIPTION	DATE

PRELIMINARY REVIEW

A3.01
EXTERIOR
ELEVATIONS



Economic Development Information

HTeaO Colleyville

Total Sq Footage of Building	Estimated Sales/Sq Ft	Estimated Sales/Year	Estimated Ad Valorum Taxes/Year
1776 \$	628.13 \$	1,115,550.00 \$	2,900.07