



# **City of Colleyville Planning and Zoning Commission Agenda**

City Hall  
100 Main Street  
Colleyville, Texas 76034  
817. 503.1000  
[www.colleyville.com](http://www.colleyville.com)

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Monday, February 14, 2022

City Council Chambers

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**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 GROVES  
PLEDGE OF ALLEGIANCE**

**1. APPROVAL OF MINUTES**

- 1a** Planning and Zoning Commission Meeting Minutes - January 10, 2022  
Planning and Zoning Commission Worksession Minutes - January 24, 2022

**2. PUBLIC HEARING AGENDA ITEMS**

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

**3. CITIZEN COMMENTS**

**4. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards February 11, 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  
100 Main Street  
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|                                                  |                              |               |
|--------------------------------------------------|------------------------------|---------------|
| <b>Agenda Number</b> 1a                          | <b>Agenda Date</b> 2/14/2022 | <b>Number</b> |
| <b>Type</b> Approval of Minutes                  |                              |               |
| <b>Department</b> Planning and Zoning Commission |                              |               |

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## Title

Planning and Zoning Commission Meeting Minutes - January 10, 2022  
Planning and Zoning Commission Worksession Minutes - January 24, 2022

## Explanation

Approval of minutes from the Planning and Zoning Commission Meeting on January 10, 2022 and the Planning and Zoning Commission Worksession on January 24, 2022.

## Recommendation

Approve

## Attachments

1. January 10, 2022 P&Z Minutes
2. January 24, 2022 P&Z Minutes



# City of Colleyville Planning and Zoning Commission Minutes

City Hall  
100 Main Street  
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Monday, January 10, 2022

Executive Conference Room

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## CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on January 10, 2022, at 6:15 p.m.

### Roll Call

**Present:** David Groves, Lawrence Williamson, Claudia Bevill, and George Bond (Sayeda Syed arrived after Roll Call)

**Absent:** Tim Raine

**Staff Present:** Ben Bryner, Jacquelyn Reyff, 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.

Tim Mallad, Forefront Living, and Kristi Cavrich, Greystone Communities, gave a presentation regarding Agenda Item 2c. The presentation addressed concerns from a previous meeting, specifically entrance fees and the nonprofit business model.

Commissioner Syed arrived at 6:50 p.m.

Chair Bevill adjourned the Planning and Zoning Commission Meeting at 6:51 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 January 10, 2022, at 7:02 p.m.

### Roll Call

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



**Absent:** Tim Raine

**Staff Present:** Ben Bryner, Jacquelyn Reyff, and Dakari Hill

**Also Present:** Attorney, Nicole Corr

## **1. APPROVAL OF MINUTES**

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

**Commissioner Williamson made a motion to approve the December 13, 2021 Planning and Zoning Commission Meeting Minutes.  
Commissioner Groves seconded the motion.**

**The motion was carried by the following vote:**

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

## **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

**Commissioner Syed made a motion to remove Case ZC21-030 from the table.  
Commissioner Bond seconded the motion.**

**The motion was carried by the following vote:**

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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Lacy Pepperman, 2525 TX-360, Euless, TX, came forward and briefed the Commission.

Ms. Pepperman answered questions of the Commission regarding the operation of the proposed business.

Staff answered questions of the Commission regarding the business's proximity to similar businesses and the proposed business operating independently within another business.

The public hearing was open at 7:15 p.m.

With no one wishing to speak, the public hearing was closed at 7:16 p.m.

**Commissioner Groves made a motion to approve Case ZC21-030. Commissioner Williamson seconded the motion.**

**The motion was carried by the following vote:**

**Aye: 5 – Groves, Williamson, Syed, Bevill, and Bond**

**Nay: 0**

**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, WITHDRAWN BY APPLICANT

**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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Bradley Nichols, 505 Tumbleweed Trail, Colleyville, TX came forward and briefed the Commission.

Mr. Nichols answered questions of the Commission regarding whether the lot coverage overage was present when the home was purchased.

Staff answered questions of the Commission regarding the legal nonconforming status of the property.

The public hearing was open at 7:27 p.m.

Charlie Koenig, 434 Eventide Way, Colleyville, TX came forward and spoke in opposition of this case. Mr. Koenig expressed concerns pertaining to size of the accessory building in relation to the proximity of his home.

Cynthia Koenig, 434 Eventide Way, Colleyville, TX came forward and spoke in opposition of this case. Mrs. Koenig expressed that approving the case would

set a bad precedent.

Christopher Nice, 416 Eventide Way, Colleyville, TX came forward and spoke in opposition of this case. Mr. Nice expressed that compliance with the Land Development Code should be paramount in this case.

Neil Tanner, 513 Tumbleweed Trail, Colleyville, TX came forward and spoke in support of this case. Mr. Tanner expressed the accessory building is not blocking the view of the neighbors in opposition.

Staff answered questions of the Commission regarding setbacks for detached accessory structures.

Mr. Nichols came forward and stated that increasing the height of the fence would address the concerns of his neighbors.

Commissioner Williamson stated that the biggest issue is that a Special Use Permit was not requested prior to the undertaking of the project.

Commissioner Groves stated that granting the request may set a bad precedent of not asking for a Special Use Permit until a project is complete.

Commissioner Bevill stated that approving the case would be difficult due to the amount of opposition and the discrepancy in lot coverage overage.

With no one wishing to speak, the public hearing was closed at 7:51 p.m.

**Commissioner Syed made a motion to deny Case ZC21-035.  
Commissioner Groves seconded the motion.**

**The motion was carried by the following vote:**

**Aye: 4 – Groves, Syed, Bevill, and Bond**

**Nay: 1 – Williamson**

**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

**Commissioner Syed made a motion to table Case ZC21-036.  
Commissioner Bond seconded the motion.**

**The motion was carried by the following vote:**

**Aye: 5 – Groves, Williamson, Syed, Bevill, and Bond**

**Nay: 0**

- 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

Jacquelyn Reyff presented the item and briefed the Commission.

An associate of the applicant, Tim Mallad, 12467 Merit Drive, Dallas, TX, came forward and briefed the Commission.

An associate of the applicant, Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, TX came forward and briefed the commission.

An associate of the applicant, Russell Jones, 229 East John Carpenter Freeway, Irving, TX came forward and briefed the commission.

The public hearing was open at 8:16 p.m.

Jason Finch, 3721 Woodmont Court, Bedford, TX came forward and spoke in opposition of this case. Mr. Finch expressed concerns regarding the height of the facility, its nonprofit status, drainage, and impervious coverage.

Bob Straub, 902 Inwood Lane, Colleyville, TX came forward and spoke in support of this case. Mr. Straub expressed that the facility's nonprofit status is not a sufficient enough reason for denial, the benefit of the facility to an aging population, and the value the facility would bring to the community.

Kathy Hadley, 204 Timberline North, Colleyville, TX came forward and spoke in opposition of this case. Ms. Hadley expressed that research needed to be done on the company administering the project and that a nonprofit would not be beneficial to the community.

With no one wishing to speak, the public hearing was closed at 8:32 p.m.

Mr. Hudson came forward and addressed concerns regarding drainage.

Mr. Mallad came forward and addressed concerns of impact fees, roundabout contribution, and a long-term contribution to the community.

Staff answered questions of the Commission regarding the difference in the current case and the case that was denied in October.

**Commissioner Syed made a motion to adjourn for an Executive Session.**

**Commissioner Groves seconded the motion.**

**The motion was carried by the following vote:**

**Aye: 5 – Groves, Williamson, Syed, Bevill, and Bond**

**Nay: 0**

**The Commission adjourned into an Executive Session at 8:43 p.m.**

**The Commission adjourned again from the Executive Session at 8:53 p.m.**

**Commissioner Groves made a motion to deny Case ZC21-037. Commissioner Syed seconded the motion.**

**The motion was carried by the following vote:**

**Aye: 5 – Groves, Williamson, Syed, Bevill, and Bond**

**Nay: 0**

## **5. CITIZEN COMMENTS**

Bob Straub, 902 Inwood Lane, Colleyville, TX came forward and questioned the denial of Case ZC21-037.

Kathy Hadley, 204 Timberline North, Colleyville, TX came forward and expressed the need for the City to pursue development that financially benefited Colleyville.

## **6. AJOURNMENT**

The meeting adjourned at 9:04 p.m.

The minutes were written and prepared by:



Dakari Hill  
Planning Technician

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



# City of Colleyville Planning and Zoning Commission Minutes

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Monday, January 24, 2022

Executive Conference Room

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## CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on January 24, 2022, at 6:16 p.m.

### Roll Call

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

**Absent:** N/A

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

## 2. WORKSESSION AGENDA ITEMS

- 2 a** 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the street side yard setback, a potential variance that may run with the case, and potential conditions on approval of the case.

- 2b** Presentation and discussion of a zoning change from PUD-C Planned Unit Development-Commercial district to 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding whether the proposed business is drive-thru only, signage, and products that will be sold.

**3. AJOURMENT**

The meeting adjourned at 6:45 p.m.

The minutes were written and prepared by:

A handwritten signature in black ink, appearing to be 'DH' or 'Dakari Hill', is written on a light blue rectangular background.

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  
100 Main Street  
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|                                                  |                              |               |
|--------------------------------------------------|------------------------------|---------------|
| <b>Agenda Number</b> 2a                          | <b>Agenda Date</b> 2/14/2022 | <b>Number</b> |
| <b>Type</b> Public Hearing Agenda Items          |                              |               |
| <b>Department</b> Planning and Zoning Commission |                              |               |

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## 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, 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.

## Recommendation

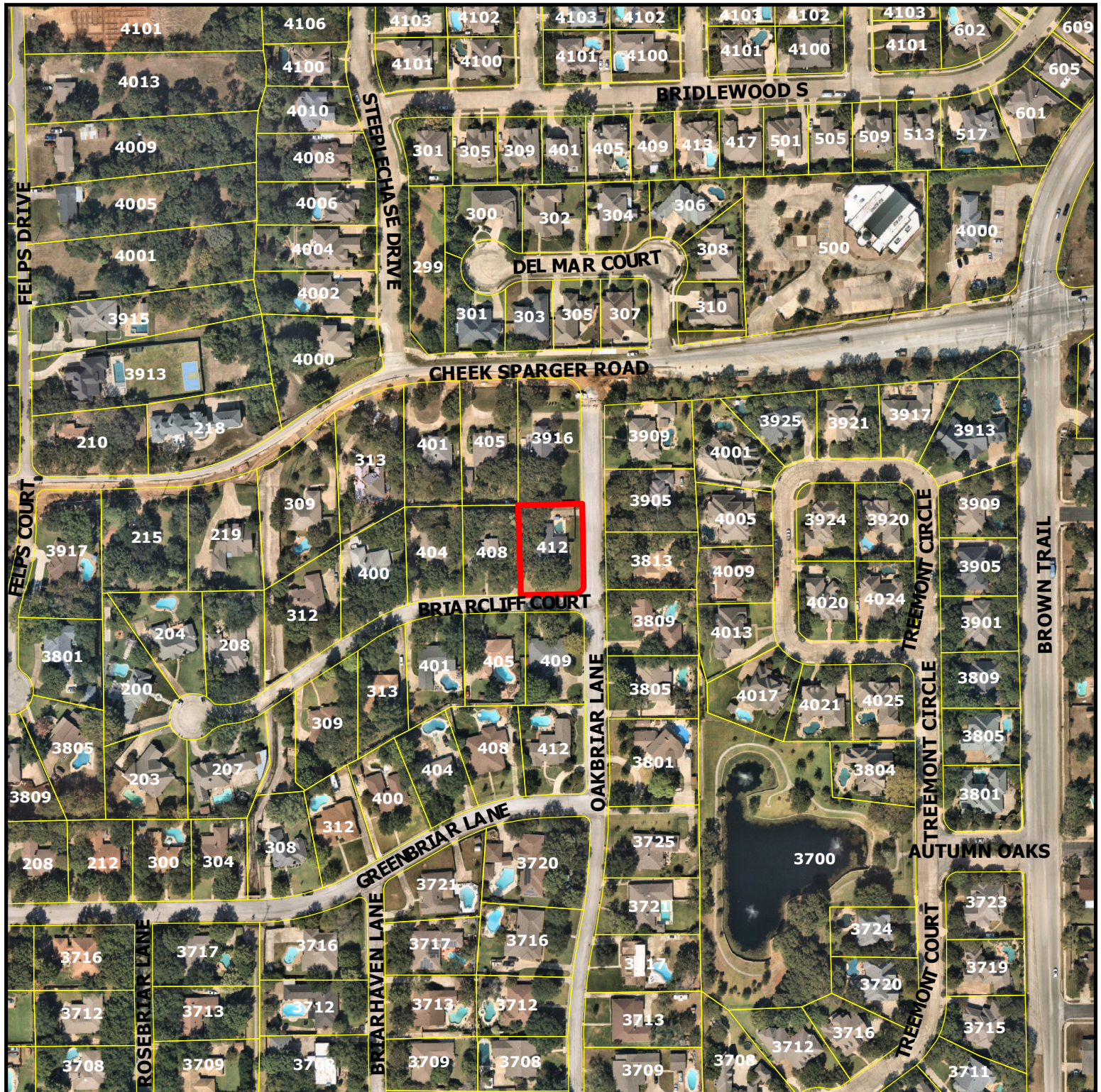
Denial

**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

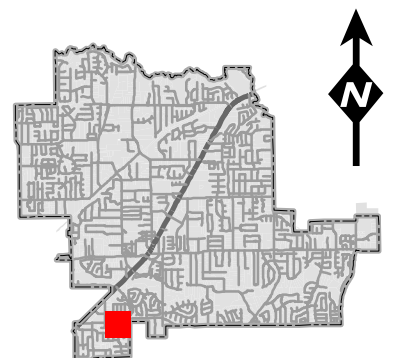
## 412 Briarcliff Court

DISCLAIMER:

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.

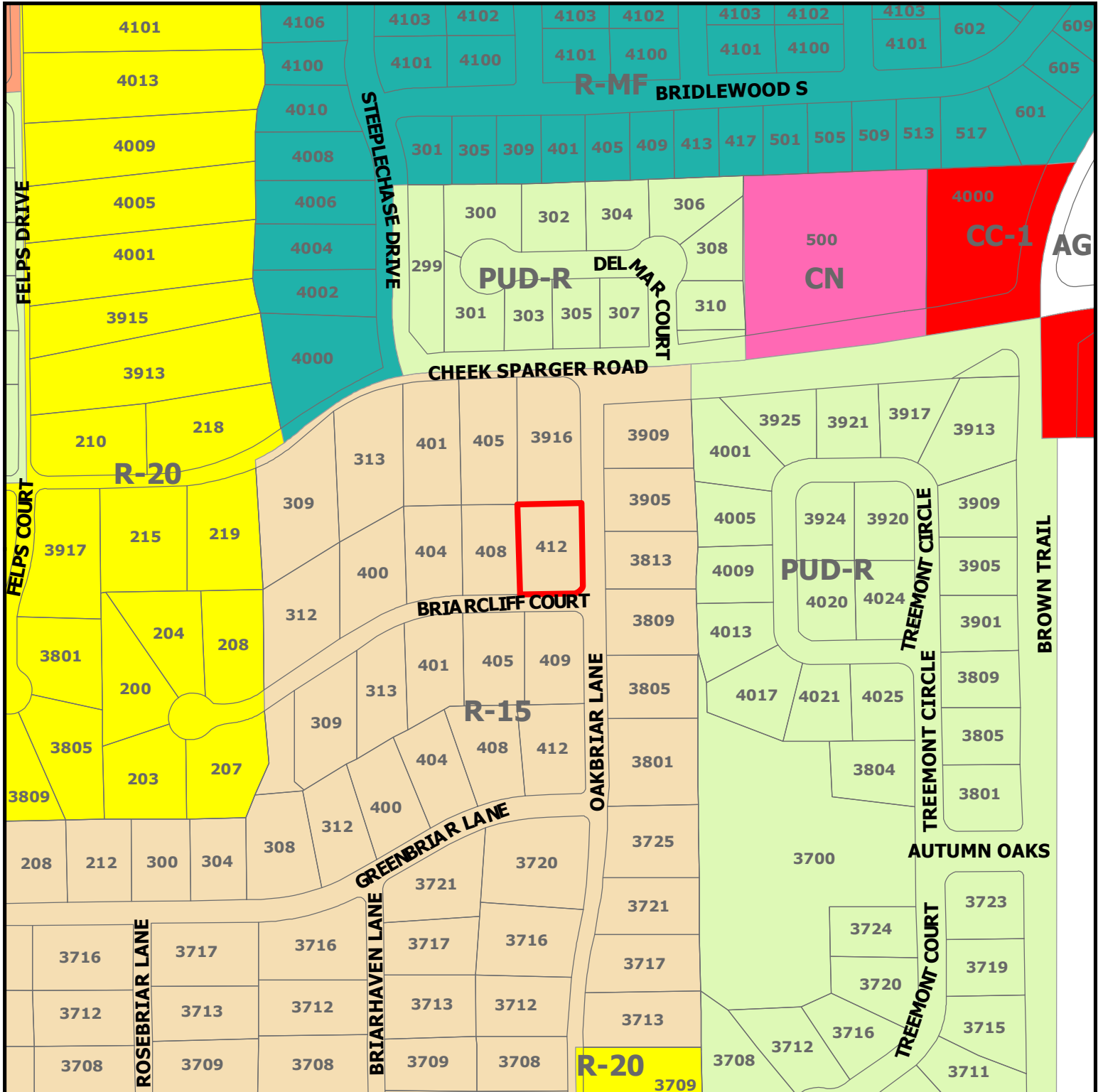


Subject Property





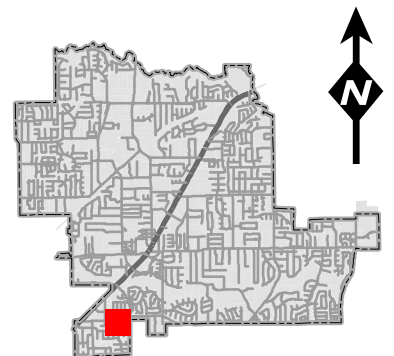
# Zoning Map



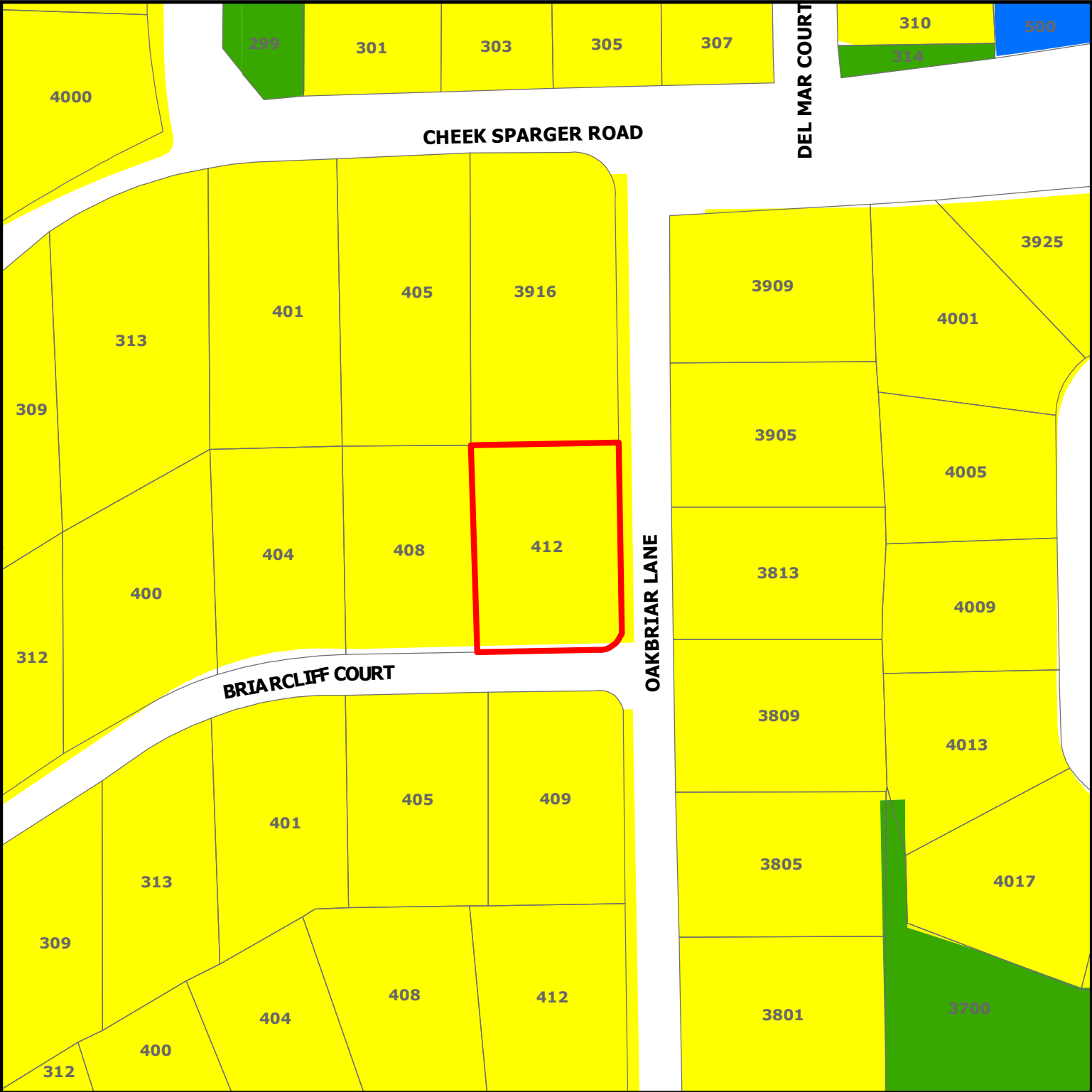
**ZC21-036**  
**412 Briarcliff Court**

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 Subject Property



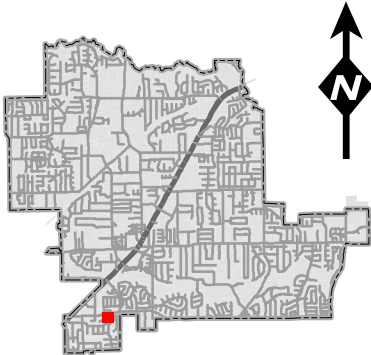
# Future Land Use Map



**ZC21-036**

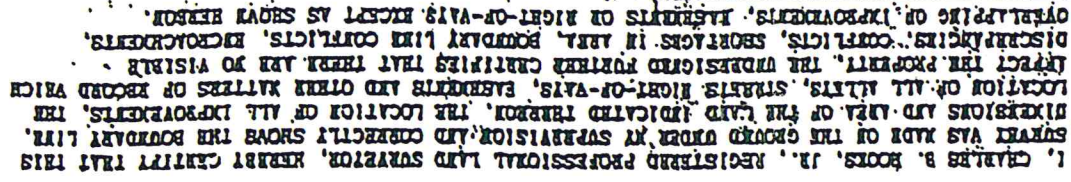
**412 Briarcliff Court**

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



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LOT 5



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

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

LOT 6  
BLOCK 9  
14,993.9 S.F.

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

1/2 1RF

100

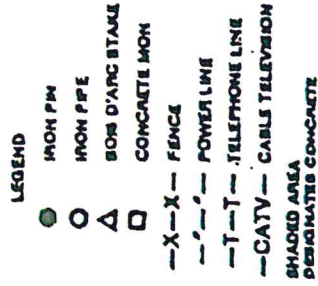
412 BRIARCLIFF LANE

50' R.O.W. - 31' ASPHALT

PLATE 10F.

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;

SCALE 1" = 20'



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

**834-3477**

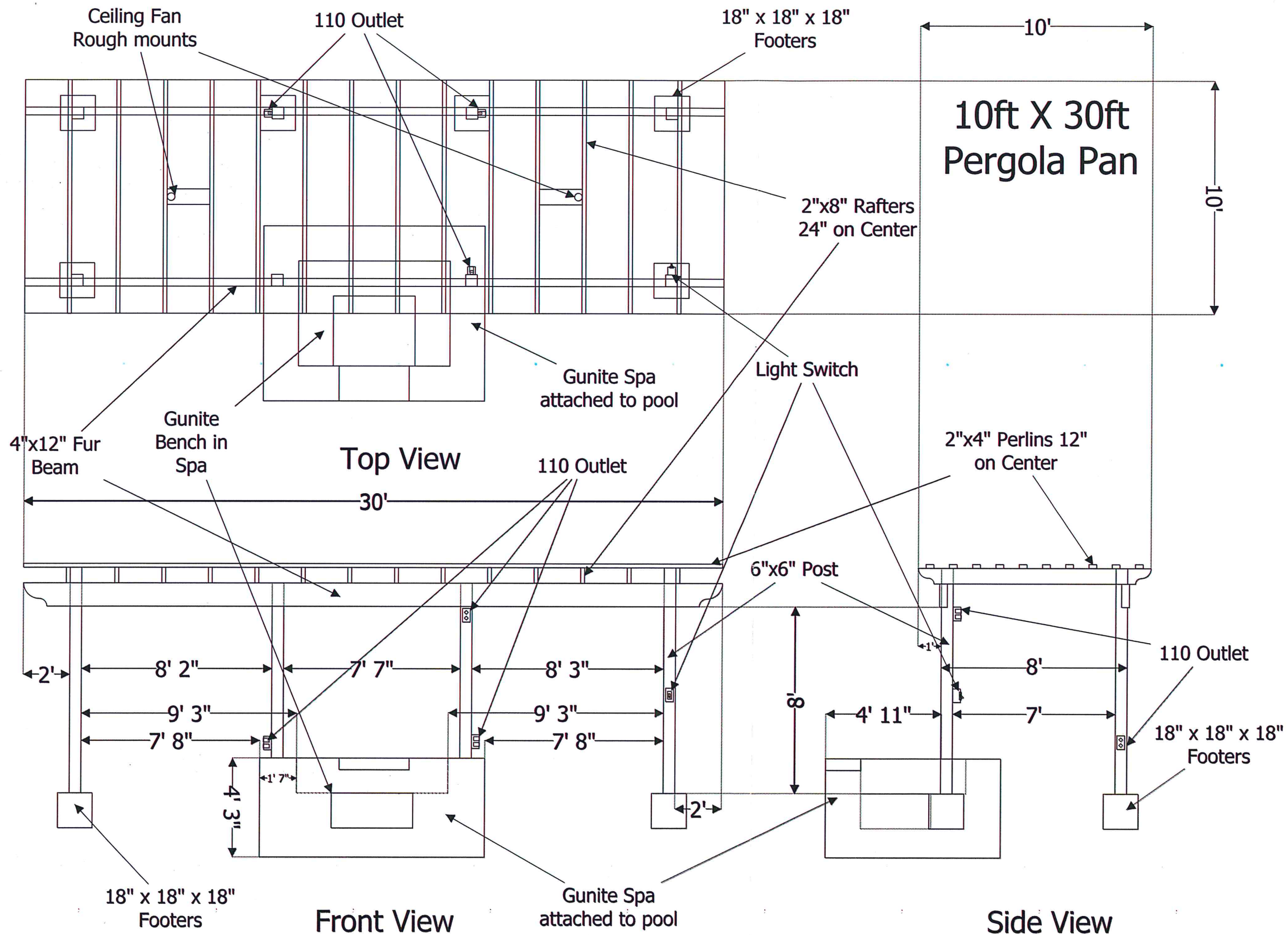
43-915

DATE 115-06-93









|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Length:           | 30ft                                                |
| Width:            | 10ft                                                |
| With PolyGal Y/N: | Yes                                                 |
| Electrical:       | 1 - Switch, 3 - 110 Outlets, 2 - Fan Rough          |
| Material:         | Fur Beams and Post, with Cedar rafters and Perlins. |
|                   | Ready Seal Stain                                    |

|                    |                        |
|--------------------|------------------------|
| Customer Name:     | Shelly Horton          |
| Address:           | 412 Briarcliff         |
| City:              | Colleyville            |
| State/Zip:         | Texas                  |
| Phone:             |                        |
| Cell:              | (817)845-3537          |
| Email:             | Shellyhorton@gmail.com |
| Alternate Contact: |                        |
| Job #:             |                        |

|                    |                         |
|--------------------|-------------------------|
| Designer:          | Mitch Chapman           |
| Address:           | 669 Airport Fwy         |
| City:              | Hurst                   |
| State/Zip:         | Texas                   |
| Phone:             |                         |
| Cell:              | (817)948-9257           |
| Email:             | mitch@dfwcustompool.com |
| Alternate Contact: |                         |
| 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](mailto: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.

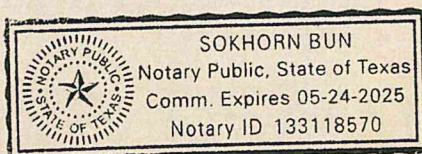
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed it.

WITNESS my hand and official seal.

Notary's Signature

Notary's Name (print)

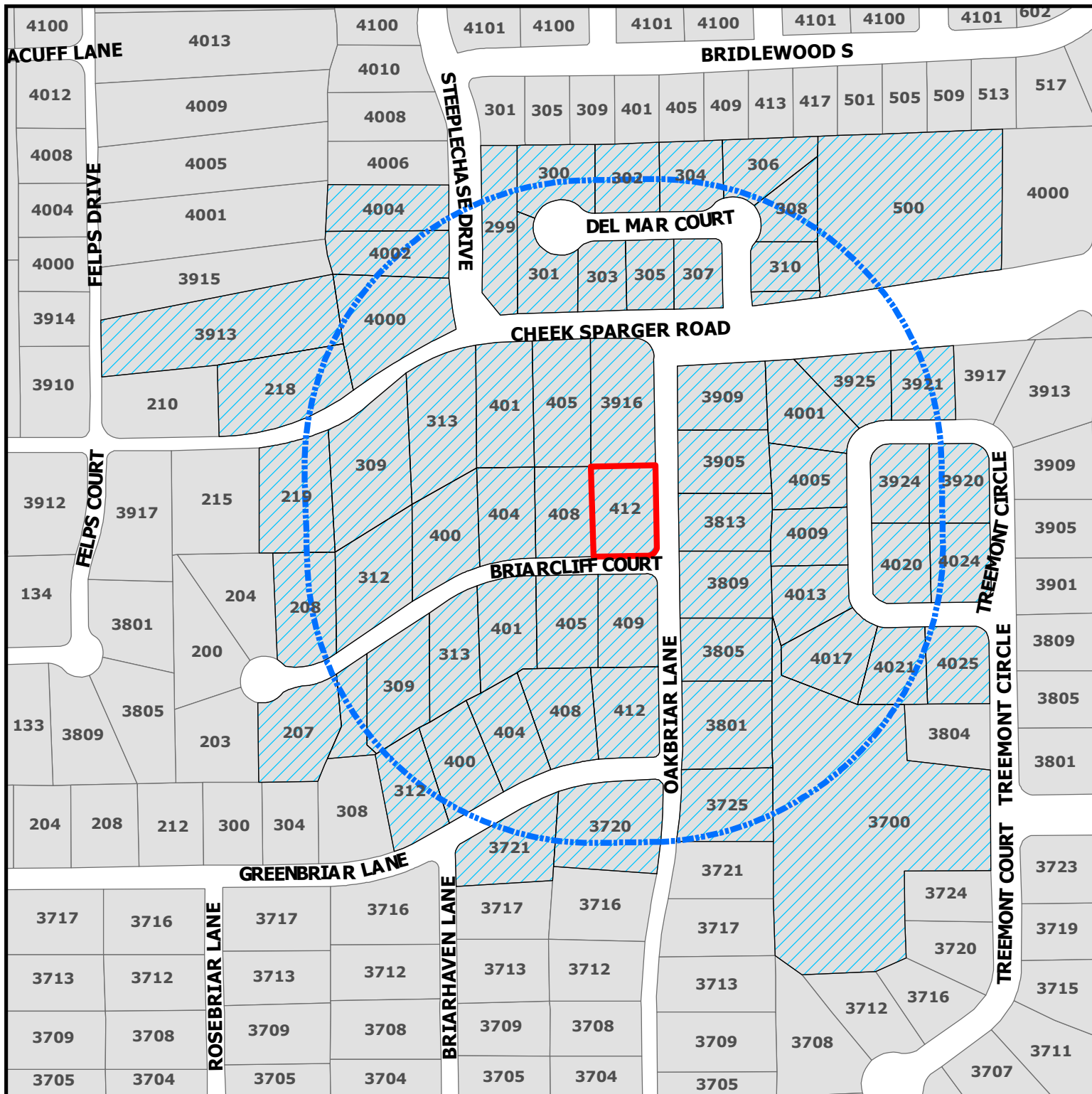
My commission expires: 05-24-25



EMAIL THIS FORM TO [buildinginspections@colleyville.com](mailto:buildinginspections@colleyville.com)  
DELIVERY AT BUILDING INSPECTIONS DEPT. - 100 Main Street - Colleyville, Texas 76034



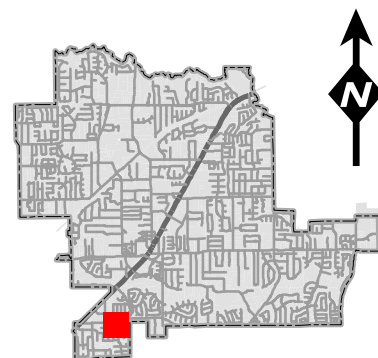
# Notification Map



**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.

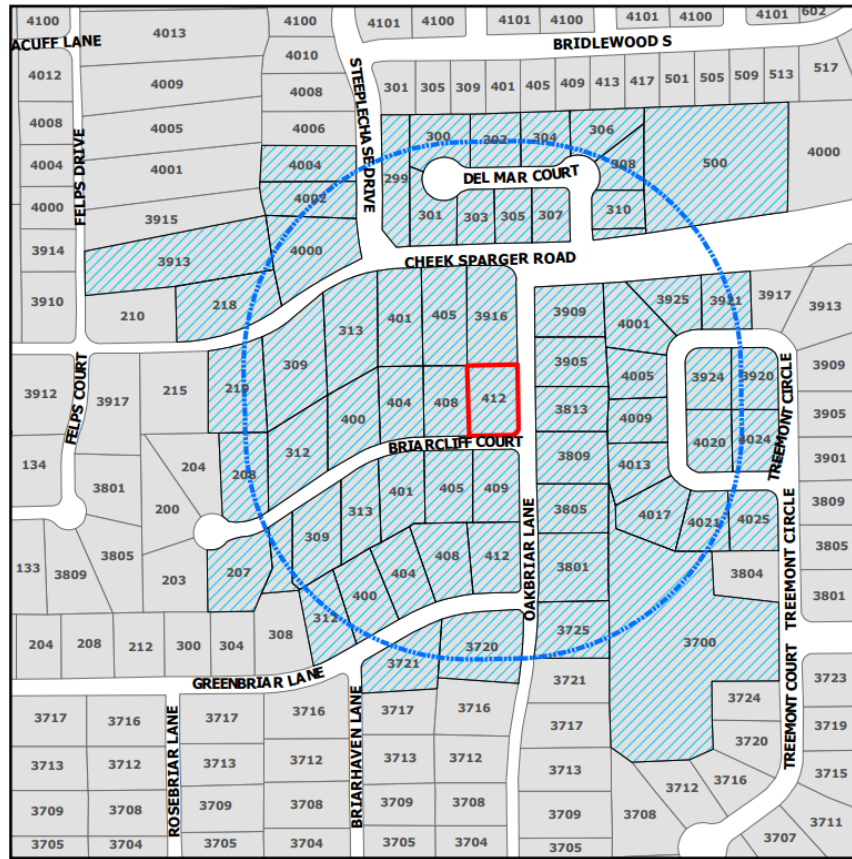
All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

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

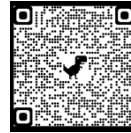
If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.



## 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](mailto: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](mailto: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 2<sup>nd</sup> day of March 2022.

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

PASSED AND APPROVED BY A VOTE OF \_\_\_\_ AYES, \_\_\_\_ NAYS, AND \_\_\_\_ ABSTENTIONS ON THIS THE 22<sup>nd</sup> 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:**

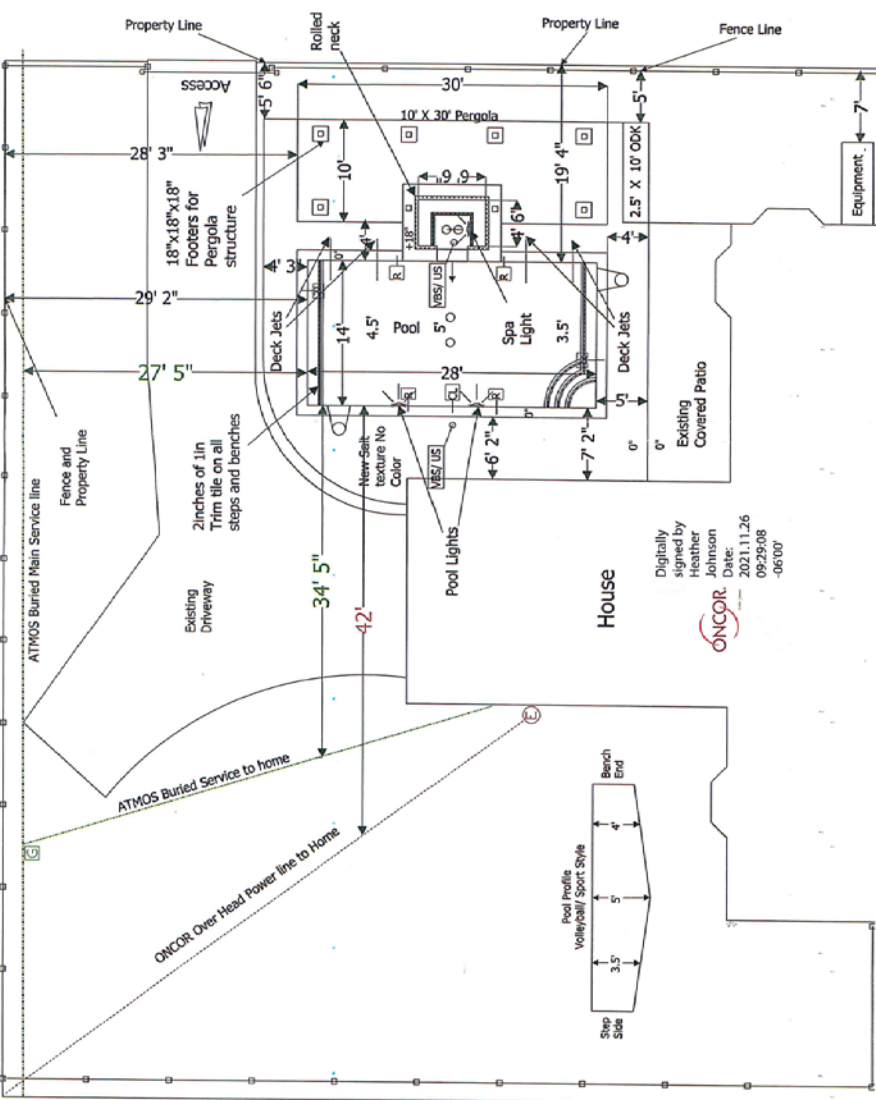
Whitt Wyatt  
City Attorney

The map displays a residential area with the following features:

- Zones:** R-20 (yellow), R-MF (light blue), PUD-R (light green), CN (pink), CC-1 (red), and R-15 (light orange).
- Streets:** Felps Drive, Felps Court, Cheek Sparger Road, Briarcliff Court, Oak Briar Lane, Green Briar Lane, Rose Briar Lane, Briar Haven Lane, Treemont Circle, and Brown Trail.
- Highlighted Parcel:** Parcel 412 is outlined in red and is located in the R-15 zone, bounded by Briarcliff Court to the north, Oak Briar Lane to the east, and Green Briar Lane to the south.
- Other Labels:** "STEEPLECHASE DRIVE" is written vertically along the western boundary of the R-MF area. "DEL MAR COURT" is written vertically along the eastern boundary of the PUD-R area. "TREEMONT CIRCLE" is written vertically along the eastern boundary of the PUD-R area. "AUTUMN OAKS" is written horizontally along the southern boundary of the PUD-R area.

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/E/R/T)                 | Pool Client has their           |

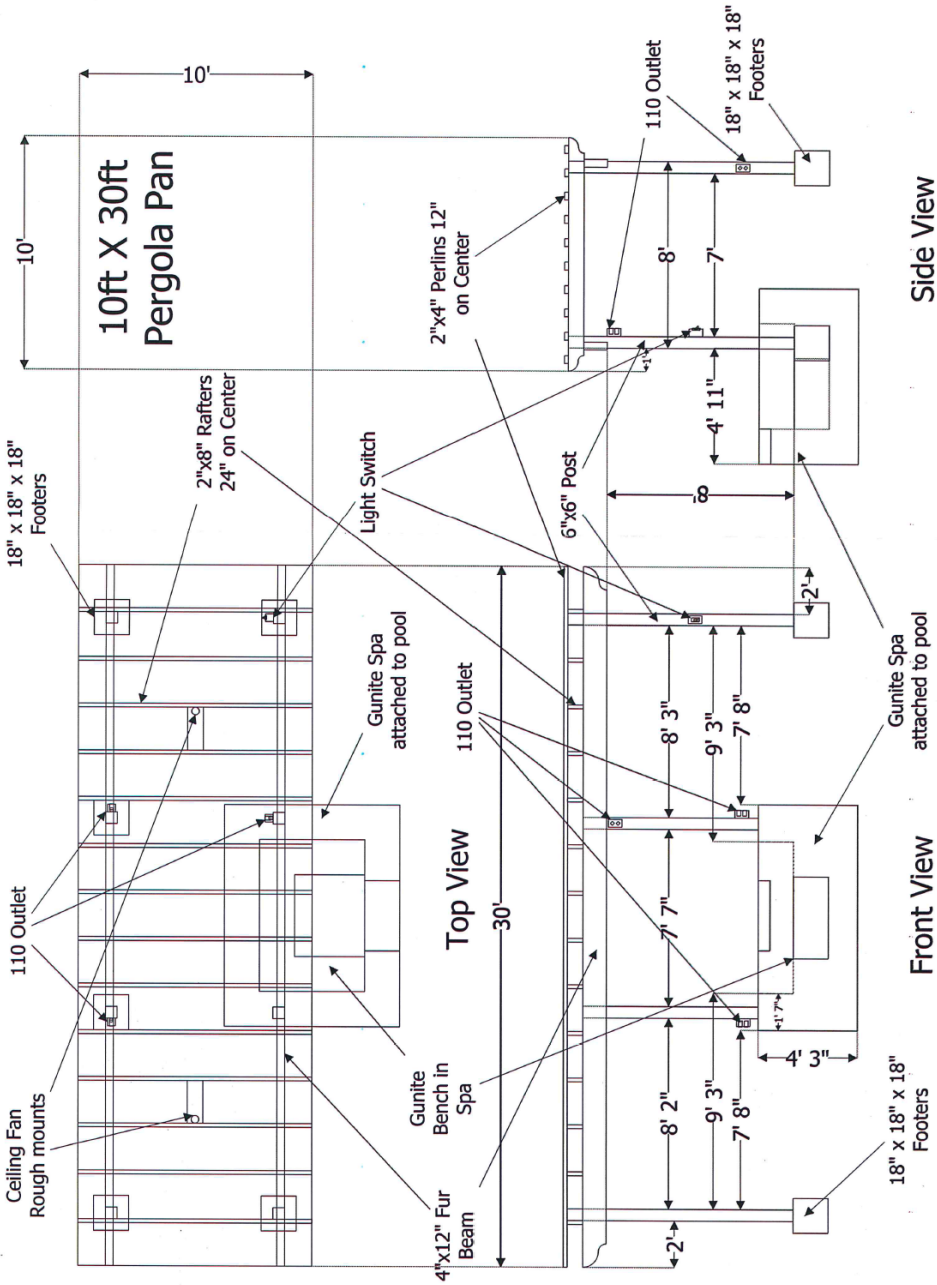


Digitally signed by Heather Johnson  
ONCOR Date: 2021.11.26 09:29:08 -0600

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) 945-3537          | Material: Fur Beams and Post, with Cedar rafters and Perlins. | Ready Seal Stain                         |









# City of Colleyville Planning and Zoning Commission Agenda Briefing

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

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|                                                  |                              |               |
|--------------------------------------------------|------------------------------|---------------|
| <b>Agenda Number</b> 2b                          | <b>Agenda Date</b> 2/14/2022 | <b>Number</b> |
| <b>Type</b> Public Hearing Agenda Items          |                              |               |
| <b>Department</b> Planning and Zoning Commission |                              |               |

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## 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 restaurant with drive-in or drive-thru service, for Tract 2C03, Abstract 206, BBB & CRY Survey, located at 4917 Colleyville Boulevard, Case ZC22-001

## Explanation

Brady Shackelford, the applicant, has submitted a request to rezone from PUD-C Planned Unit Development – Commercial district to PUD-C Planned Unit Development – Commercial district for the property known as Tract 2C03, Abstract 206, BBB & C RY Survey, being approximately 0.46 acres, and addressed as 4917 Colleyville Boulevard. The purpose is to allow for a 1,776 s.f. drive-thru iced tea shop.

**Existing Conditions/Background:** The subject property is currently an unplatted 0.46 acre tract known as Tract 2C03, Abstract 206, in the BBB & C RY Survey. The current zoning of PUD-C has the base zoning of CC-1 Village Retail that allows for retail uses as well as an auto rental use (Enterprise). The applicant proposes to develop the property into a restaurant (iced tea shop) with a drive-thru along Colleyville Boulevard, which is not allowed in the current PUD-C district.

**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.

## Proposed PUD-C Ordinance:

*Request* – The applicant requests to change zoning to the PUD-C district to allow for a 1,776 s.f. drive-thru iced tea shop.

**Analysis:** The subject property complies with most of the minimum physical requirements described for the requested PUD-C designation. This request fits into a recent trend of commercial development along Colleyville Boulevard. Approval of this PUD would mean an approval of the drive-thru restaurant use for this property.

The following regulations from the proposed PUD-C ordinance are proposed and would differ from the requirements of the Land Development Code.

- Permitted uses being subject to the CC-1 Village Retail uses
- Allowance for a drive-thru restaurant for HTeaOThere is a required 20' of landscaping along Colleyville Boulevard.
- The applicant is requesting minimal landscaping as a condition of the PUD Ordinance.
- The horizontal and vertical articulation of all elevations vary from the requirements of Chapter 6.
- 13 proposed parking spaces are proposed and recognized as a condition of the PUD Ordinance.
- The maximum impervious coverage to vary from the CC-1 Village Shopping Center district requirement of 80% to 86.34% and be recognized as a condition of the PUD Ordinance.

**Plat Status:** The property is unplatted and is recognized as Tract 2C03, Abstract 206, BBB & C RY Survey. A formal plat will be required prior to building permits being issued.

DRC Review: The Development Review Committee reviewed the request at their January 25, 2022 meeting and the following comments were provided to the applicant:

1. Provide a Statement of Planning Objectives.
2. Provide a separate landscaping plan for review or include the information on the site plan.
3. There is a required 20' of landscaping along Colleyville Boulevard. Please dimension the site plan so it may become a condition of the PUD Ordinance.
4. Include on the site plan the required number of parking spaces being 18 and the proposed being 13. This will be a condition of the PUD Ordinance.
5. Provide an elevation of the dumpster enclosure.
6. Additional site data is required. An excel spreadsheet has been submitted. The preference is for the Option 2 site plan. Please add to the site plan: existing zoning is PUD-C; percentage of landscape area and non-landscape area; and percentage of lot coverage. This will be a condition of the PUD Ordinance.
7. Provide the percentage of materials for the elevations. Chapter 6 of the Land Development Code requires 90% of the materials to be brick, native stone, cast stone. This will become a condition of the PUD Ordinance.
8. The horizontal and vertical articulation of all elevations are required to meet Chapter 6 of the Land Development Code.
9. Provide information on lighting of the site.
10. Rename W. Glade Road to Old Glade Road.
11. Shift the location of the dumpster enclosure so its opening faces south. This will provide better circulation within the site.
12. The property will need to be platted to apply for building permits.

**Fire Marshal Comments**

1. Future comments may be needed when building plans are submitted for permitting.
2. Fire lanes are 24 feet wide and traffic may not stack into marked fire lanes.

**Urban Forestry/Landscaping Comments**

1. Provide a landscape plan done by a Landscape Architect detailing each landscape requirement from Chapter 4 of our Lands Development Code and include Urban Forestry Calculations (required site canopy – new tree plantings) based on Chapter 5.
2. Show required 20ft landscape buffer along Colleyville Blvd.

**Second Submittal Review February 7, 2022****Fire Marshal Comments**

1. On page A1.00 show the firelane to 150 feet from Colleyville Boulevard and then no longer show it.
2. On page E1.00 remove the bollards shown.

**Urban Forestry/Landscaping Comments**

1. Site landscape area must be met. You can get 50% credit for landscaped ROW. Using your plan and estimating a 7ft wide existing sidewalk along the front I calculated 2,818 sqft of landscape ROW for a credit of 1,409 sqft. This brings your provided landscape area to 4,193, which is in regulation. Technically, even with credits, you need at least 15% landscape area on-property and you are at 13.7%, but in this case it is okay. Please add this information to the plan.
2. There is a required 20ft landscape buffer along Colleyville Blvd. It must be in the property. Also, since this is a corner lot, the buffer must wrap around along Old Glade Rd.
3. The monument sign is not within regulation for location. The monument is too close to the front and side property line. Provide dimensions from the front and side (south) property lines. If you want to keep the locations you will need to provide an exhibit/rendering of the monument (basically the documents that would be submitted with a sign permit) and it could be put into the PUD ordinance for consideration. Otherwise, update the site and landscape plans with dimensions and a location that is in regulation, which is 8ft to front property line and 30ft to side (south) property line.
4. Remove the "drive thru sign board" and replace with "traffic directional sign" from the plans or provide an exhibit and rendering with details on it.

**Drainage:** The lot currently has 100% impervious coverage and the changes proposed therefore do not affect the existing impact to adjacent properties.

**Surrounding Development:** Property immediately to the north has CC-1 Village Retail zoning and has developed with a commercial use. Property to the south has CC-1 Village Retail zoning and has developed with a restaurant use. Property to the west has CC-2 Shopping Center zoning and has developed primarily with commercial uses. Property to the east has CC-1 Village Retail zoning and has mostly developed with



commercial uses.

**Comprehensive Plan:** The City's comprehensive plan, Destination Colleyville, designates the subject property and the property along Colleyville Boulevard as part of the Colleyville Boulevard Corridor for future commercial use. The Land Development Code only allows a restaurant with a drive-thru in the CC-2 Shopping Center zoning district. The proposed rezoning request complies with the commercial land use designation stated in the comprehensive plan.

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

**Staff Recommendation:** Staff recommends approval of a PUD-C zoning change. The proposed ordinance recognizes the challenges of the site along with the use of a drive-thru restaurant fitting into the Colleyville Boulevard Corridor. Staff attempted to identify the areas where not in compliance with the Land Development Code.

## **Recommendation**

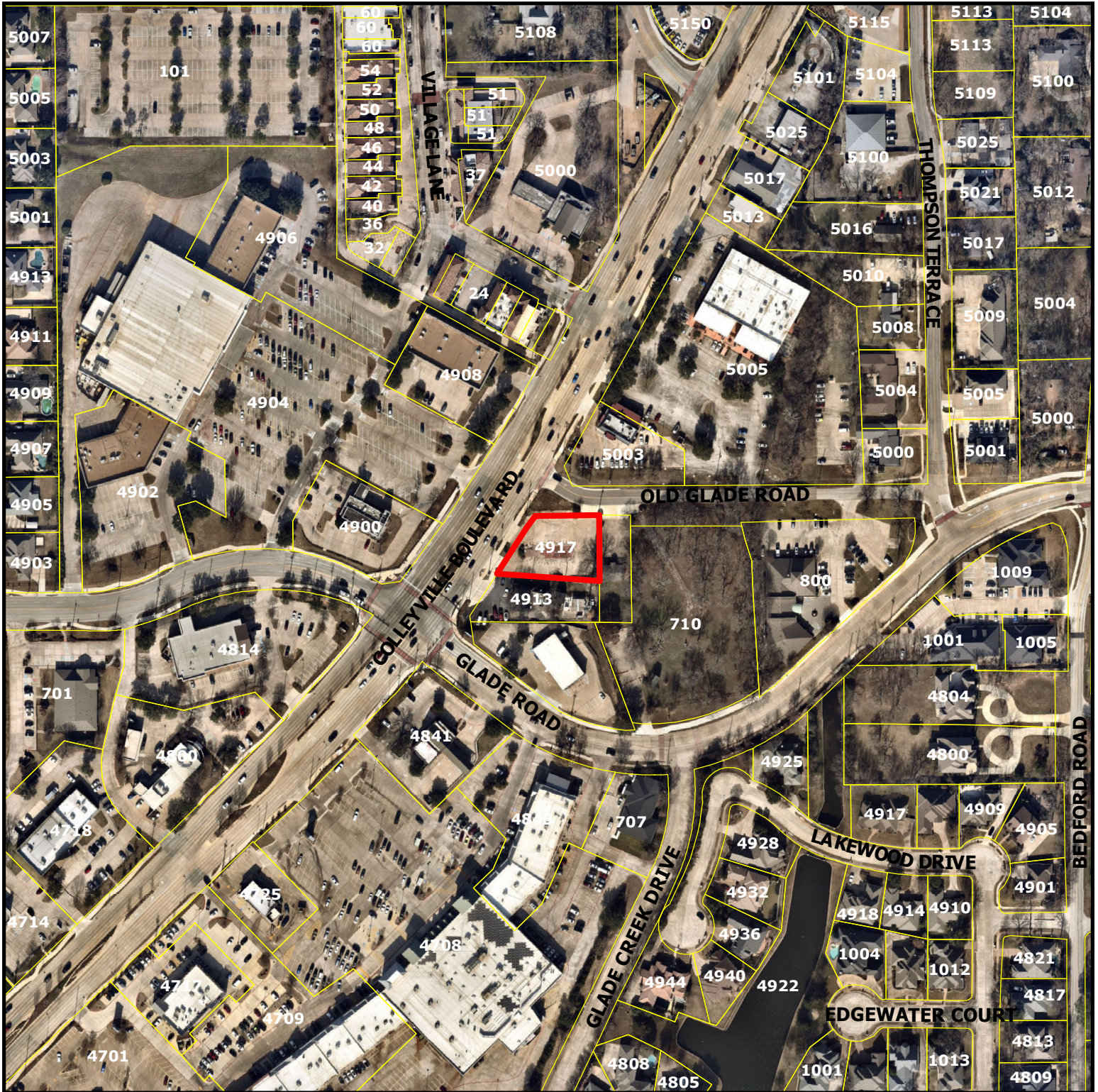
Approve

## **Attachments**

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Final Survey
5. Site Exhibits
6. Tree and Landscaping Exhibits
7. Architectural Rendering
8. Project Timeline
9. Schedule of Gross Area
10. Economic Development Information
11. Notification Map
12. Notification Letter
13. Notification List
14. Draft Ordinance



# Aerial Map



**ZC22-001**

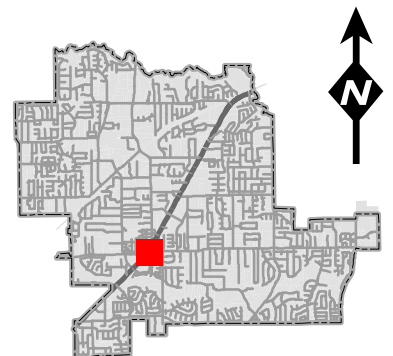
**4917 Colleyville Boulevard**

**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.

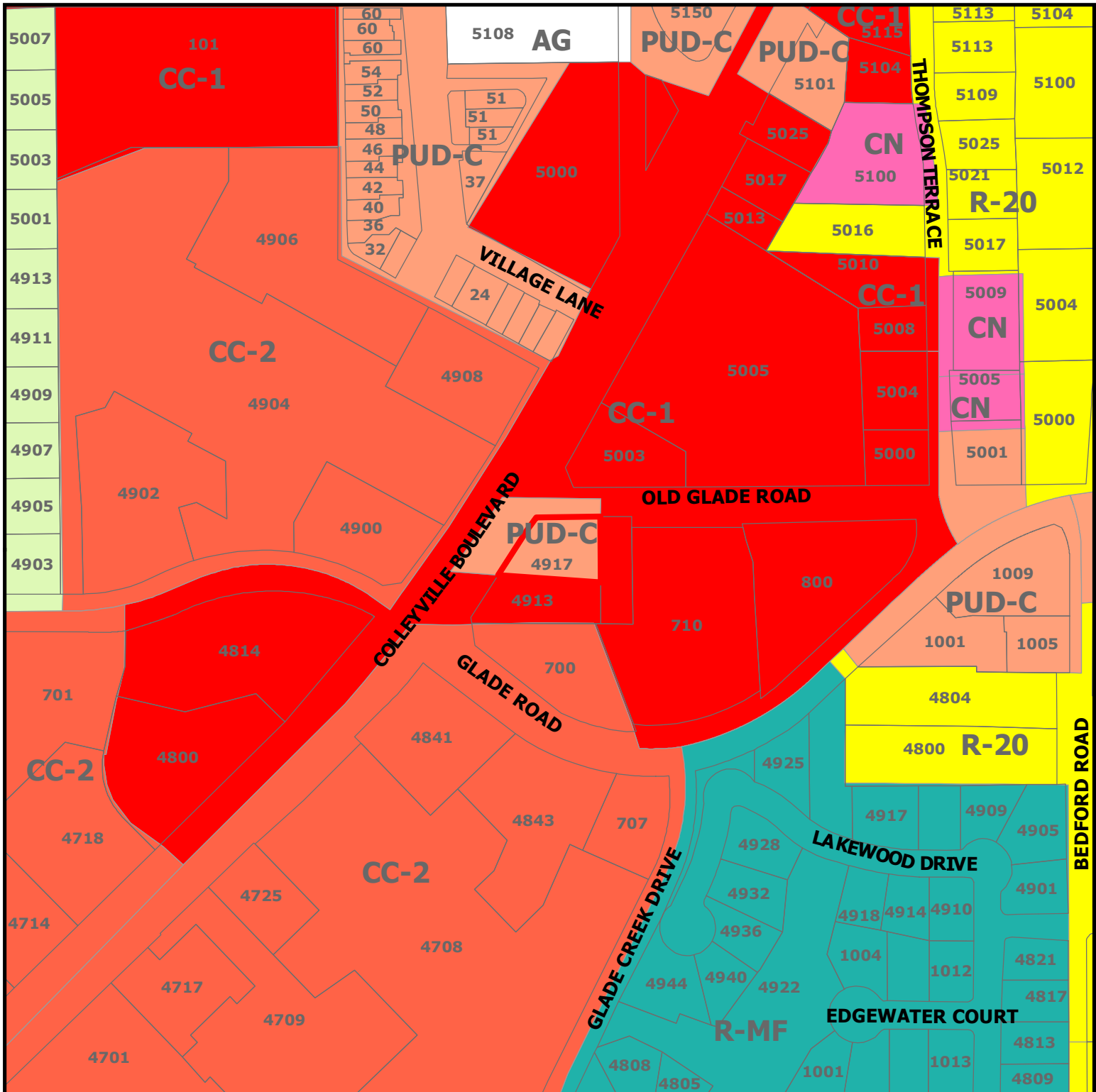


Subject Property





# Zoning Map



# ZC22-001

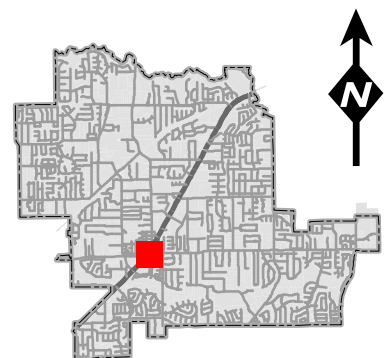
# 4917 Colleyville Boulevard

DISCLAIMER:

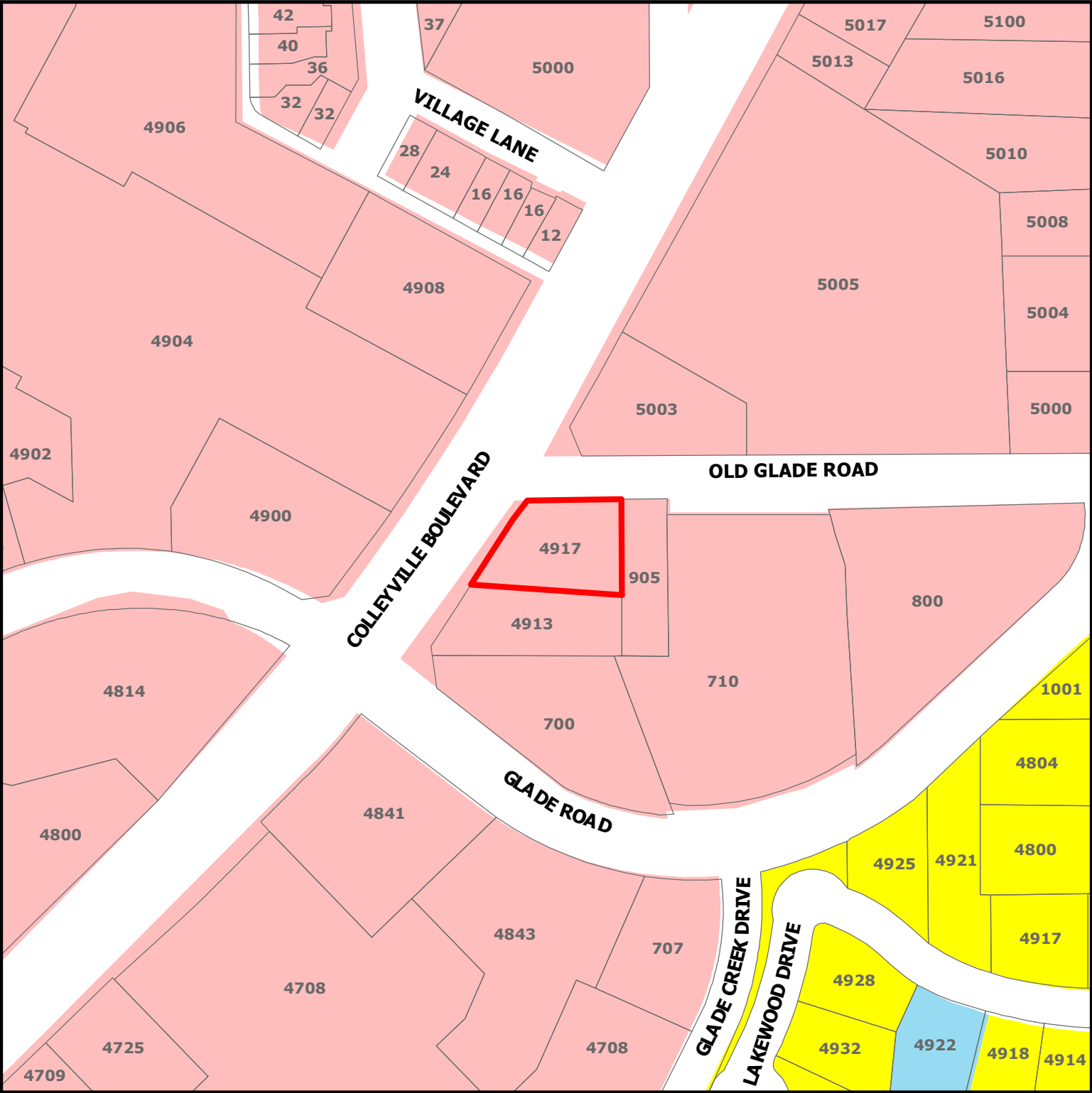
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Subject Property



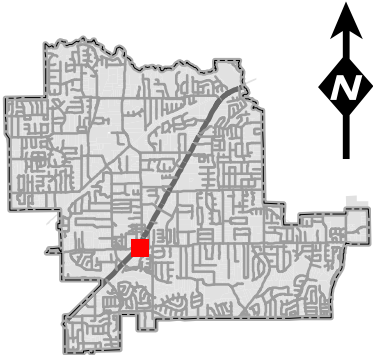
# Future Land Use Map



**ZC22-001**

**4917 Colleyville Boulevard**

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



**DISCLAIMER:**  
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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



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.

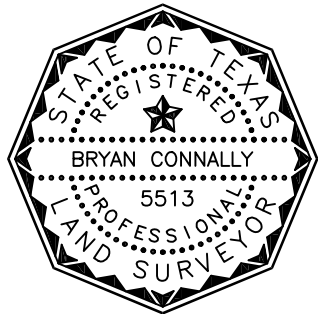
SURVEYOR'S CERTIFICATE

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](http://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



|                    |             |       |
|--------------------|-------------|-------|
| PROJECT NUMBER     |             | 21084 |
| REVISIONS          |             |       |
| No.                | Description | Date  |
|                    |             |       |
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| PRELIMINARY REVIEW |             |       |

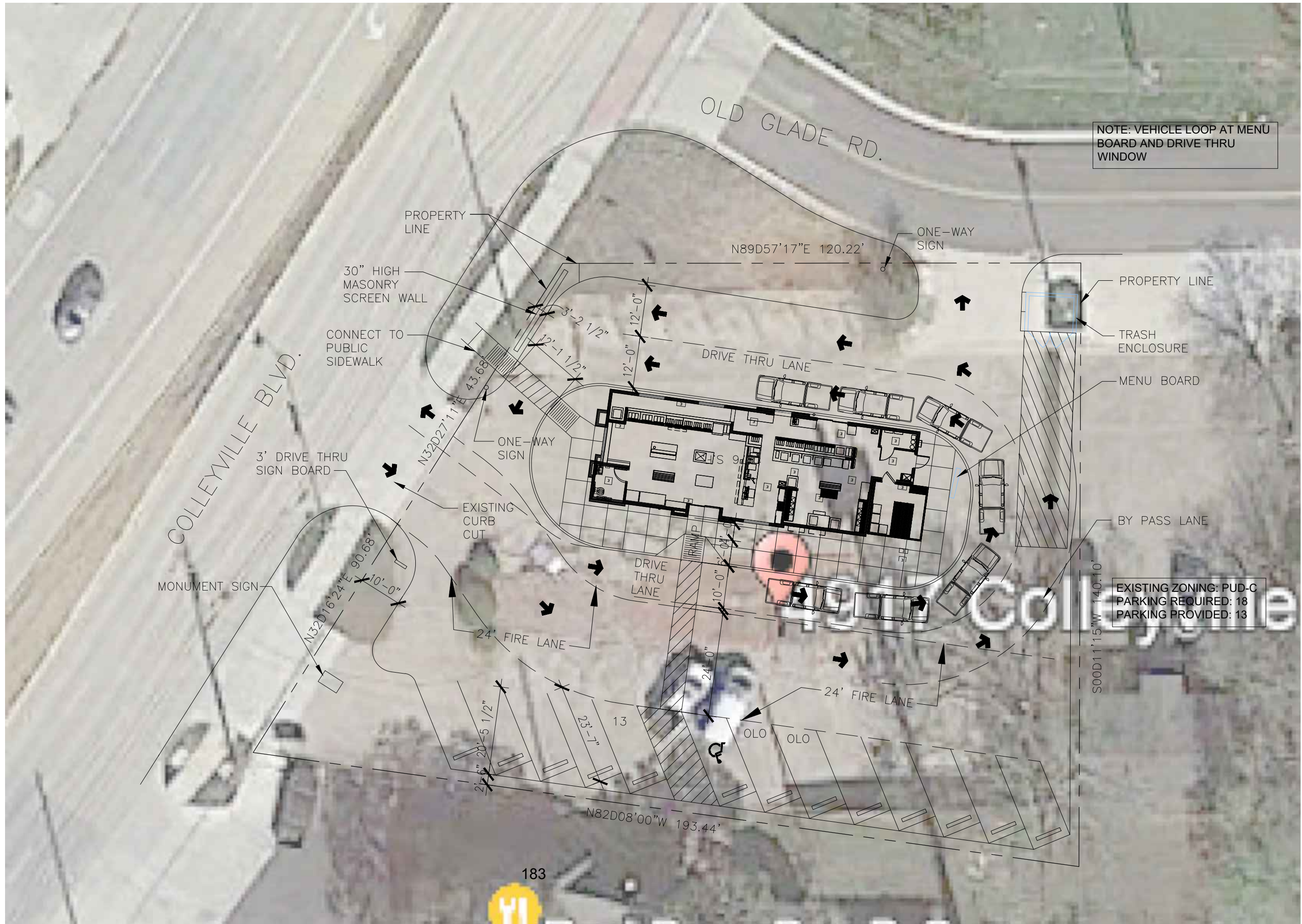
LOT COVER % TABLE

| Schedule of Gross Area                   |       |             |            |
|------------------------------------------|-------|-------------|------------|
| HTeaO Colleyville                        |       |             |            |
|                                          | Acres | Square Feet | Percentage |
| Building Square Feet                     |       | 1776        |            |
| Attached Walk in Cooler                  |       | 144         |            |
| Total Gross Area of Buildings            |       | 1920        | 9.48%      |
| Total Gross Area of Streets/Sidewalks    |       | 15570       | 76.87%     |
| Total Gross Area of Open/Landscape Space |       | 2766        | 13.66%     |
| Total Gross Area                         | 0.46  | 20256       | 100.00%    |

STATEMENT OF OBJECTIVE

HTea0 is a 1,776 square foot Retail Store that sells flavored tea, coffee, dry pre-packaged food, yeti cooler, pre-packaged bottled water and ice. There is no kitchen or fume hoods. No food will be cooked. There is no sit-down or wait service. There is no seating inside or outside the store. The store will be at 4917 Colleyville Blvd., Colleyville Texas 76034, Tarrant County.

The building includes the following spaces. Front of house consist of a retail area and a public restroom. The Back of house consist of a Point-of-Sale Counter, Brew area (this is the area where the tea is brewed), Coffee station (this is the are where the coffee is made), Prep area, Receiving area, RO Closet, Drive-thru area and a Walk-in-Cooler.

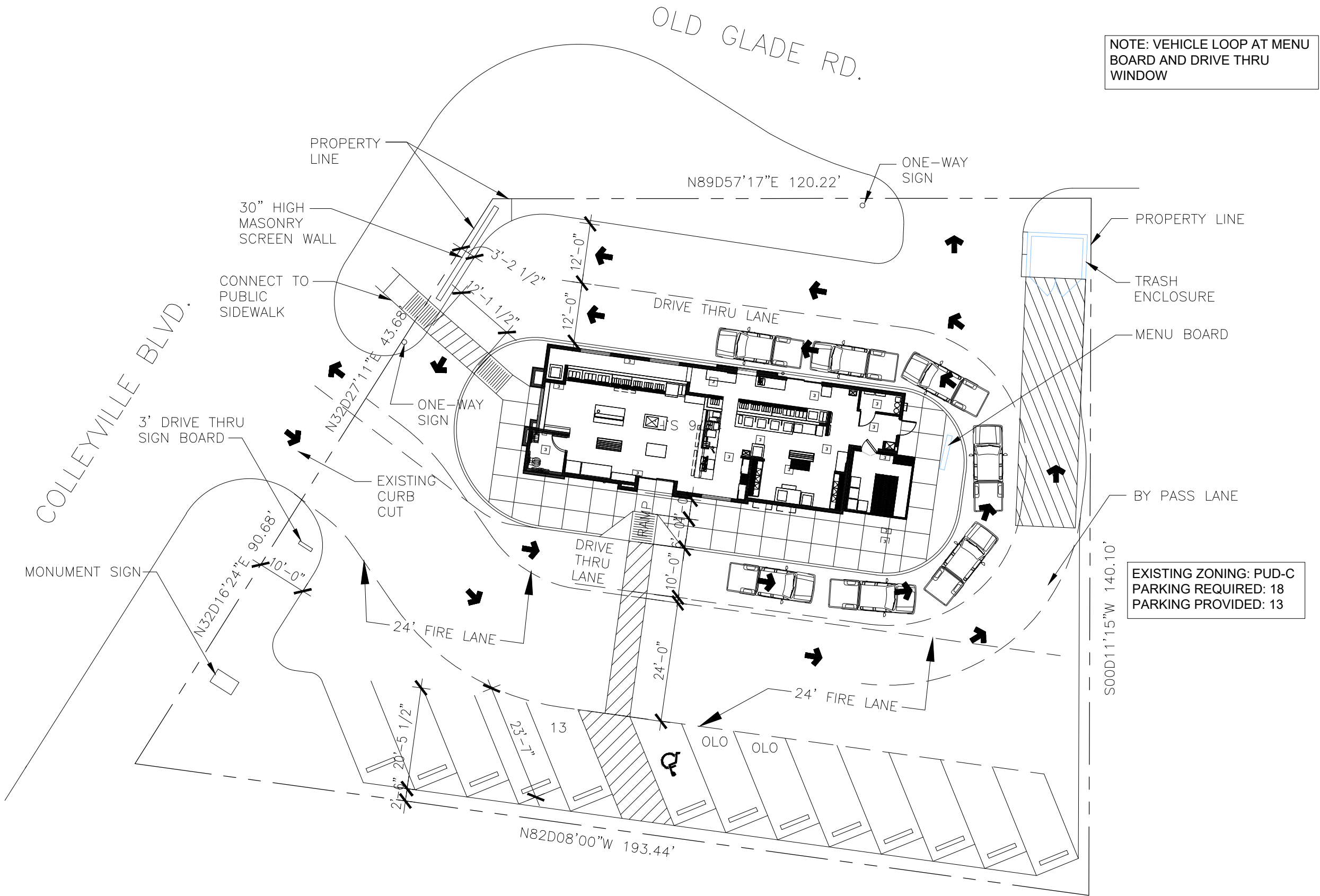


2

AERIAL SITE PLAN

1" = 20'-0"

N



1

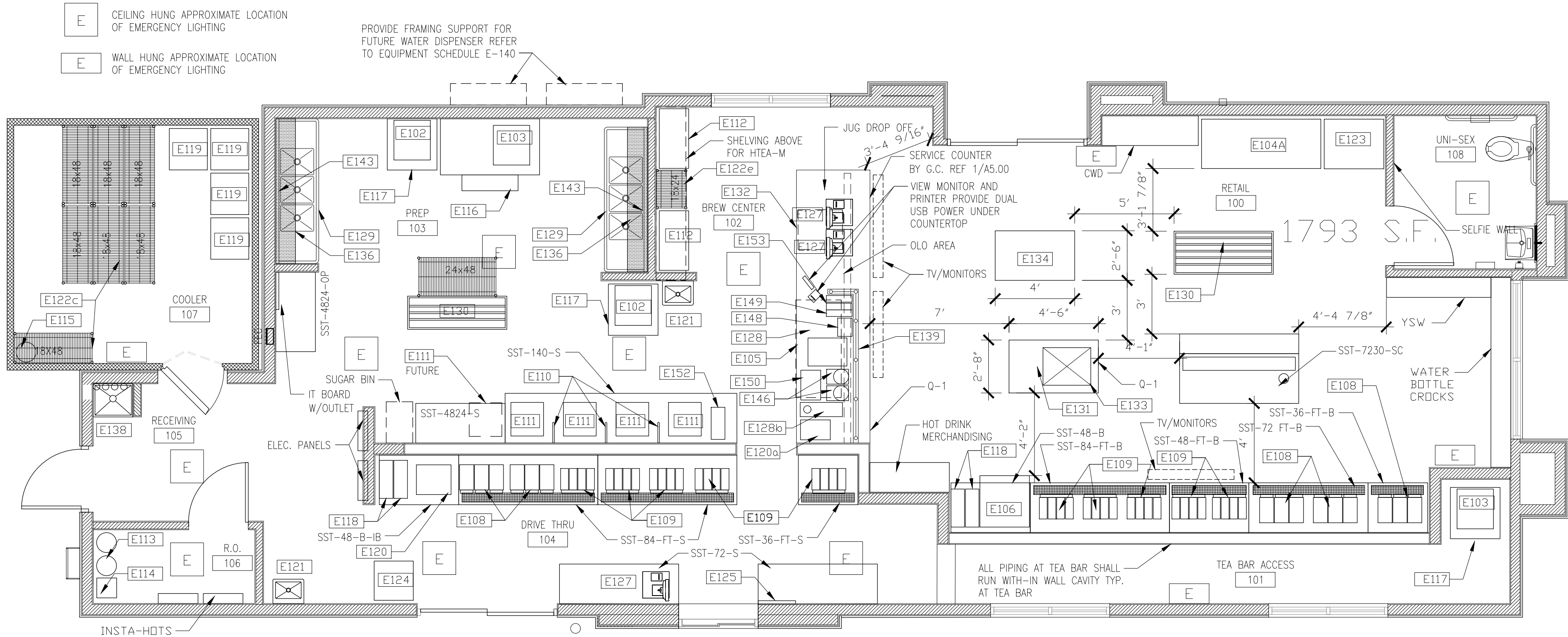
SITE PLAN

1" = 20'-0"

N



| STAINLESS STEEL TABLE SCHEDULE                                                                                                                                                                                                                                                                                                                                                           |          |                                             |                               |        |       |                                    |                                                         |             |                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------------------------------------------|-------------------------------|--------|-------|------------------------------------|---------------------------------------------------------|-------------|--------------------|
| MARK                                                                                                                                                                                                                                                                                                                                                                                     | QUANTITY | DESCRIPTION                                 | BASE TYPE                     | LENGTH | DEPTH | SPECIALTY ACCESSORIES              | COMMENT                                                 | PROVIDED BY | INSTALLED BY       |
| SST-72-S                                                                                                                                                                                                                                                                                                                                                                                 | 2        | STAINLESS STEEL WORK TABLE                  | WITH UNDERSHELF               | 72     | 24    |                                    |                                                         | OWNER       | GENERAL CONTRACTOR |
| SST-7230-SC                                                                                                                                                                                                                                                                                                                                                                              | 1        | STAINLESS STEEL WORK TABLE                  | ENCLOSED BASE / SLIDING DOORS | 72     | 30    |                                    | PROVIDE 6" DIAM HOLE FOR ACCESS TO TRASH, LOCATION TBD. | OWNER       | GENERAL CONTRACTOR |
| SST-36-FT-B                                                                                                                                                                                                                                                                                                                                                                              | 1        | STAINLESS STEEL WORK TABLE                  | ENCLOSED BASE / SLIDING DOORS | 36     | 30    | FULL LENGTH URN TROUGH             |                                                         | OWNER       | GENERAL CONTRACTOR |
| SST-48-FT-B                                                                                                                                                                                                                                                                                                                                                                              | 1        | STAINLESS STEEL WORK TABLE                  | ENCLOSED BASE / SLIDING DOORS | 48     | 30    | FULL LENGTH URN TROUGH             |                                                         | OWNER       | GENERAL CONTRACTOR |
| SST-72-FT-B                                                                                                                                                                                                                                                                                                                                                                              | 1        | STAINLESS STEEL WORK TABLE                  | ENCLOSED BASE / SLIDING DOORS | 72     | 30    | FULL LENGTH URN TROUGH             |                                                         | OWNER       | GENERAL CONTRACTOR |
| SST-84-FT-B                                                                                                                                                                                                                                                                                                                                                                              | 1        | STAINLESS STEEL WORK TABLE                  | ENCLOSED BASE / SLIDING DOORS | 84     | 30    | FULL LENGTH URN TROUGH             |                                                         | OWNER       | GENERAL CONTRACTOR |
| SST-36-FT-S                                                                                                                                                                                                                                                                                                                                                                              | 1        | STAINLESS STEEL WORK TABLE                  |                               | 36     | 30    | FULL LENGTH URN TROUGH ABOVE TABLE |                                                         | OWNER       | GENERAL CONTRACTOR |
| SST-84-FT-S                                                                                                                                                                                                                                                                                                                                                                              | 2        | STAINLESS STEEL WORK TABLE                  |                               | 84     | 30    | FULL LENGTH URN TROUGH ABOVE TABLE |                                                         | OWNER       | GENERAL CONTRACTOR |
| SST-4824-OP                                                                                                                                                                                                                                                                                                                                                                              | 1        | STAINLESS STEEL WORK TABLE - COMPUTER TABLE | OPEN BASE                     | 48     | 24    |                                    |                                                         | OWNER       | GENERAL CONTRACTOR |
| SST-4824-S                                                                                                                                                                                                                                                                                                                                                                               | 1        | STAINLESS STEEL WORK TABLE                  | WITH UNDERSHELF               | 48     | 24    |                                    |                                                         | OWNER       | GENERAL CONTRACTOR |
| SST-48-B-IB                                                                                                                                                                                                                                                                                                                                                                              | 1        | STAINLESS STEEL WORK TABLE W/ICE BIN CUTOUT | ENCLOSED BASE / SLIDING DOORS | 48     | 30    |                                    |                                                         | OWNER       | GENERAL CONTRACTOR |
| SST-48-B                                                                                                                                                                                                                                                                                                                                                                                 | 1        | STAINLESS STEEL WORK TABLE                  | ENCLOSED BASE / SLIDING DOORS | 48     | 30    |                                    |                                                         | OWNER       | GENERAL CONTRACTOR |
| SST-140-S                                                                                                                                                                                                                                                                                                                                                                                | 1        | STAINLESS STEEL WORK TABLE                  | WITH UNDERSHELF               | 140    | 30    |                                    |                                                         | OWNER       | GENERAL CONTRACTOR |
| NOTE:<br>STAINLESS STEEL TABLES SHALL BE PROVIDED BY EQUIPMENT SUPPLIER IN ACCORDANCE WITH STANDARD PRACTICE FOR THIS CUSTOMER. NOTIFY ARCHITECT IF ANY DISCREPANCY EXISTS BETWEEN THIS SCHEDULE AND TYPICAL HTea0 APPLICATIONS. STAINLESS STEEL TABLE SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW AND ALL DIMENSIONS SHALL BE FIELD VERIFIED BY G.C. PRIOR TO FABRICATION. |          |                                             |                               |        |       |                                    |                                                         |             |                    |



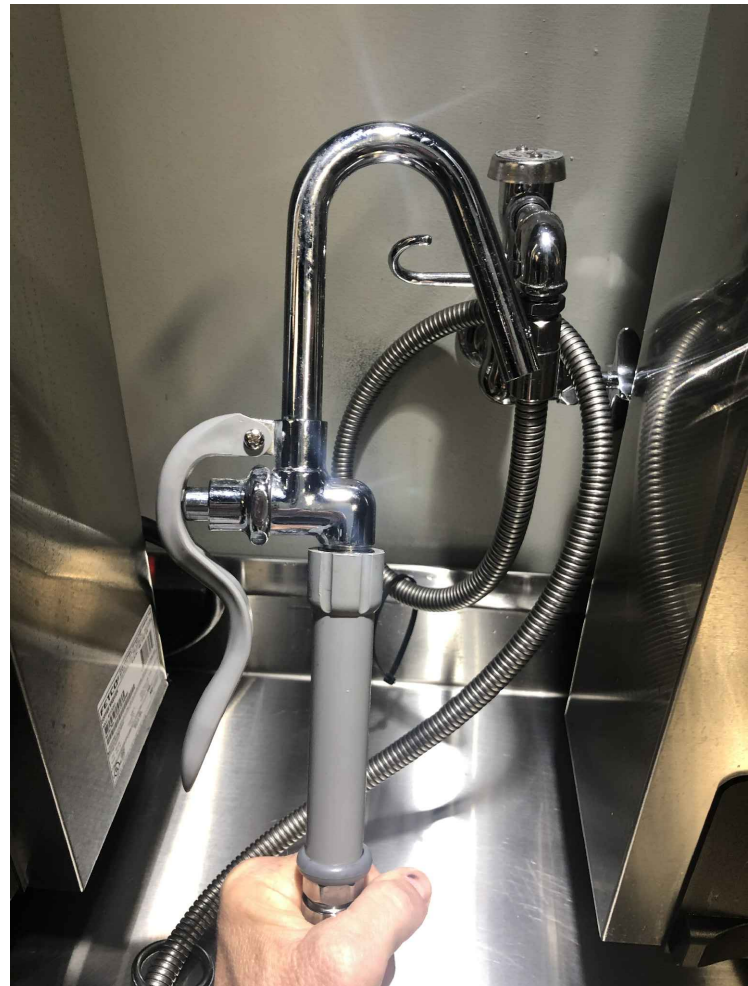
"NOT FOR REGULATORY  
APPROVAL, PERMITTING,  
OR CONSTRUCTION"  
*Limothy P. Rose*  
02.01.22

|                      |             |      |
|----------------------|-------------|------|
| PROJECT NUMBER 21084 |             |      |
| REVISIONS            |             |      |
| No.                  | Description | Date |
|                      |             |      |
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| PRELIMINARY REVIEW   |             |      |

A2.10

EQUIPMENT  
PLAN  
OPTION 2





2 JUG FILLER FAUCET  
COORDINATE WITH PLUMBING DRAWINGS



1 JUG FILLER FAUCET  
COORDINATE WITH PLUMBING DRAWINGS

EQUIPMENT SCHEDULE

| ITEM   | QTY  | DESCRIPTION                                                                                                                                                                                                            | MFG                    | MODEL                             | VOLTZ                | PHASE | AMPS          | HP    | CONNECTION TYPE                                                                                          | PLUMBING                                  |      |                                       |     | DIMENSIONS<br>(INCHES U.N.O.) |          |         | NOTES                                                                                                                                                                                                                                          | PROVIDED BY        | INSTALLED BY        |
|--------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------------------------------|----------------------|-------|---------------|-------|----------------------------------------------------------------------------------------------------------|-------------------------------------------|------|---------------------------------------|-----|-------------------------------|----------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------|
|        |      |                                                                                                                                                                                                                        |                        |                                   |                      |       |               |       |                                                                                                          | CW                                        | HW   | DRAIN                                 | GAS | H                             | W        | D       |                                                                                                                                                                                                                                                |                    |                     |
| E 101  | 1    | WALK IN COOLER                                                                                                                                                                                                         | US COOLER              | CRHCUS                            | 240                  | 1     | 9             | 2HP   | NEMA 3R HEAVY DUTY DISCONNECT<br>WHITE OAK – 20A MOCP – CONTRACTOR<br>TO VERIFY BASED ON FINAL SELECTION | --                                        | --   | --                                    | --  | 7.5'                          | 11.8'    | 11.8'   | WEATHER PROOF GFCI RECEPTACLE WITHIN 25 FEET OF UNIT. PROVIDE<br>INSULATED FLOOR.                                                                                                                                                              | OWNER              | GENERAL CONTRACTOR  |
| E 101a | 1    | WALK IN EVAPORATIVE COIL                                                                                                                                                                                               | BOHN                   | ADT156AEK                         | 120                  | 1     | 2.0           | --    | SINGLE POLE MOTOR SWITCH AT COIL<br>WITH WEATHER PROOF COVER.                                            | --                                        | --   | --                                    | --  | --                            | --       | --      | SEE NOTE 2                                                                                                                                                                                                                                     | OWNER              | GENERAL CONTRACTOR  |
| E 101b | 1    | WALK IN LIGHTING & CONTROL                                                                                                                                                                                             | US COOLER              | CUSTOM                            | 120                  | 1     | 2.0           | --    | ONE 120V CIRCUIT FOR COOLER LIGHTS<br>AND CONTROLS                                                       | --                                        | --   | --                                    | --  | --                            | --       | --      |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 102  | 2    | ICE NUGGET MAKER                                                                                                                                                                                                       | SCOTSMAN               | N1322R-32                         | 208-230              | 1     | 30            | --    | LOCAL FUSED NEMA 3R DISCONNECT                                                                           | 3/8"                                      | --   | 3/4"<br>INDIRECT                      | --  | 27"                           | 22.9"    | 24"     | G.C. TO VERIFY NUMBER OF POWER CONNECTIONS NEEDED FOR REMOTE<br>UNIT WITH MANUFACTURE. SEE NOTE 1                                                                                                                                              | OWNER              | GENERAL CONTRACTOR  |
| E 103  | 2    | ICE CUBE MACHINE                                                                                                                                                                                                       | SCOTSMAN               | EH330SL-1                         | 115                  | 1     | 15            | --    | NEMA 5-20P                                                                                               | 3/8"                                      | --   | 3/4"<br>INDIRECT                      | --  | 23"                           | 30"      | 24"     | G.C. TO VERIFY NUMBER OF POWER CONNECTIONS NEEDED FOR REMOTE<br>UNIT WITH MANUFACTURE. SEE NOTE 1                                                                                                                                              | OWNER              | GENERAL CONTRACTOR  |
| E 104a | 1    | VERT. AIR CURTAIN OPEN DISPLAY                                                                                                                                                                                         | TURBO AIR              | TOM-72EB-N                        | 220                  | 1     | 18            | --    | NEMA 6-20P                                                                                               | --                                        | --   | --                                    | --  | 81 1/8"                       | 72"      | 29 7/8" |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 104b | 0    | VERT. AIR CURTAIN OPEN DISPLAY                                                                                                                                                                                         | TURBO AIR              | TOM-50MW(B)-N                     | 115                  | 1     |               |       |                                                                                                          | --                                        | --   | --                                    | --  | 60 1/2"                       | 50 7/8"  | 28"     |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 105  | 1    | 59" UNDERCOUNTER<br>REFRIGERATOR                                                                                                                                                                                       | TRUE                   | TUC-60G-LP-HC-FGD001              | 115                  | 1     | 4.0           | 1/4HP | NEMA 5-15P                                                                                               | --                                        | --   | --                                    | --  | 31 7/8"                       | 59"      | 27 1/2" | G.C. TO VERIFY SIZE AND LOCATION OF CONDENSATE DRAIN IF REQUIRED<br>SEE NOTE 1 AND ITEM 105a. LOW PROFILE CASTERS. G.C. SHALL<br>INSTALL AND COORDINATE SIZE, LOCATION OF ESPRESSO MACHINE MILK<br>TUBE LINE WITH MANUFACTURES. REFER TO E128. | OWNER              | GENERAL CONTRACTOR  |
| E 105a | 1    | CASTERS FOR TRUE LOCK (2)<br>LOCK 2.5" DIAM SET OF 4                                                                                                                                                                   | TRUE                   | LOW PROFILE CASTERS               | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | --                            | --       | --      |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 106  | 1    | ICE DISPENSER                                                                                                                                                                                                          | MULTIPLYX              | 2705519                           | 120                  | 1     | 2.8           | --    | NEMA 5-20P                                                                                               | --                                        | --   | 3/4"                                  | --  | 34.88"<br>VERIFY              | 30"      | 31.13"  | G.C. TO VERIFY NUMBER OF POWER CONNECTIONS NEEDED FOR REMOTE<br>UNIT WITH MANUFACTURE. SEE NOTE 1. MODEL NUMBER S-150,<br>S-200, OR 2-250 TO BE SELECTED BASED ON NEED                                                                         | OWNER              | GENERAL CONTRACTOR  |
| E 107  | 4    | 40" COPPER LINE SET                                                                                                                                                                                                    | SCOTSMAN               | BTR40                             |                      |       |               |       | BRAZED ENDS                                                                                              |                                           |      |                                       |     |                               |          |         | LIQUID LINE DIAMETER: 3/8"; DISCHARGE LINE DIAMETER: 1/2"                                                                                                                                                                                      | OWNER              | GENERAL CONTRACTOR  |
| E 108  | 5    | BEVERAGE DISPENSER 3 BOWL                                                                                                                                                                                              | CRATHCO                | D35-3                             | 120                  | 1     | 9             | --    | NEMA 5-20P                                                                                               | --                                        | --   | --                                    | --  | 27.3"                         | 25.6"    | 15.9"   |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 109  | 12   | BEVERAGE DISPENSER 4 BOWL                                                                                                                                                                                              | CRATHCO                | E49-3                             | 120                  | 1     | 6             | --    | NEMA 5-20P                                                                                               | --                                        | --   | --                                    | --  | 25.5"                         | 20.5"    | 15"     |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 110  | 3    | KETTLE AND POT FILLER                                                                                                                                                                                                  | T&S BRASS              | B-0605                            |                      |       |               |       |                                                                                                          | 1/2"                                      |      |                                       |     |                               |          |         | REFER TO PLUMBING DRAWING AND PHOTOS THIS SHEET                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 111  | 4    | FETCO BREWING UNIT                                                                                                                                                                                                     | FETCO                  | CBS-2132XTS-1G<br>(E213251)       | 200-240              | 1     | REF<br>MANUF. | --    | HARD WIRED PROVIDE CORD SET AND<br>LOCAL DS AS NEEDED                                                    | 3/8"                                      | --   | REF<br>MANUF.                         | --  | 26 1/4"                       | 19 3/4"  | 20 3/8" | G.C. PROVIDE REGULATOR REFER TO MEP AND COORDINATE WITH<br>MANUFACTURE, INFRASTRUCTURE FOR 5 FUTURE UNITS.                                                                                                                                     | OWNER              | GENERAL CONTRACTOR  |
| E 112  | 2    | WATER JUG FILL STATIONS                                                                                                                                                                                                | OWNER                  | --                                | 120                  | 1     | 10            |       | NEMA 5-20P                                                                                               | 1/2" (2 EA)                               | --   | 1.5"                                  | --  | 65.5"                         | 35.4"    | 17.7"   |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 113  | 1    | WATER DISINFECTION SYSTEM                                                                                                                                                                                              | VIQUA                  | S80-PA                            | 100-240              | 1     | --            | --    | NEMA 5-20P                                                                                               | 3/4"                                      | --   | --                                    | --  | 35.5"                         | --       | --      |                                                                                                                                                                                                                                                | RO SUPPLIER        | RO SUPPLIER         |
| E 114  | 1    | REVERSE OSMOSIS SYSTEM                                                                                                                                                                                                 | CULLIGAN               | E1-1F                             | 115                  | 1     | 12            | 3/4HP | NEMA 5-20P PROVIDE CORD SET                                                                              | --                                        | --   | --                                    | --  | 37"                           | 10"      | 46.3"   | PIPING PROVIDED AND INSTALLED BY G.C. REF MEP                                                                                                                                                                                                  | RO SUPPLIER        | RO SUPPLIER         |
| E 115  | 1    | WATER PRESSURE BOOST PUMP                                                                                                                                                                                              | GRUNDFOS               | M03-35                            | 120                  | 1     | 12            | 3/4HP | HARDWIRE MOTOR RATED SWITCH                                                                              | 1"                                        | --   | --                                    | --  | --                            | --       | --      |                                                                                                                                                                                                                                                | RO SUPPLIER        | RO SUPPLIER         |
| E 116  | 1    | NUGGET ICE BINS                                                                                                                                                                                                        | SCOTSMAN               | BH1600BB-A                        | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | 1"                                    | --  | 62"                           | 60"      | 43.625" |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 117  | 3    | MODULAR ICE STORAGE BIN                                                                                                                                                                                                | SCOTSMAN               | B530P                             | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | 3/4"                                  | --  | 44"                           | 30"      | 45.5"   |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 118  | 4    | CUP DISPENSING CABINET                                                                                                                                                                                                 | SAN JAMAR              | C2804                             | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | 30 1/4"                       | 8 1/16"  | 24 3/8" |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 119  | 4    | RO STORAGE TANK                                                                                                                                                                                                        | AXIS                   | 140 GAL. 23" SQUARE               | --                   | --    | --            | --    | --                                                                                                       | 2"                                        | --   | 1"                                    | --  | 72.6"                         | 25.1"    | 23"     |                                                                                                                                                                                                                                                | RO SUPPLIER        | RO SUPPLIER         |
| E 120  | 1    | DROP-IN ICE BIN                                                                                                                                                                                                        | ADVANCE<br>TABCO       | D-24-IBL                          | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | 1"                                    | --  | 14"                           | 21"      | 18"     |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 120a | 1    | DROP-IN ICE BIN                                                                                                                                                                                                        | ADVANCE<br>TABCO       | D-12-IBL                          | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | 1"                                    | --  | 6"                            | 12"      | 18"     |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 121  | 2    | HAND SINK WITH SPLASH GUARDS<br>TO MEET ADA & HEALTH CODES                                                                                                                                                             | ADVANCE<br>TABCO       | 7-PS-EC-SP-1X                     | --                   | --    | --            | --    | --                                                                                                       | 1/2"                                      | 1/2" | 1 1/2"                                | --  | 13"                           | 17"      | 15.25"  | INSULATE EXPOSED PIPES PER TAS/ADA GUIDELINES                                                                                                                                                                                                  | OWNER              | GENERAL CONTRACTOR  |
| E 122a | 1    | 24"x48" WIRE RACK "METRO" SHELF                                                                                                                                                                                        | --                     | --                                | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | --                            | --       | --      |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 122b | 0    | 24"x36" WIRE RACK "METRO" SHELF                                                                                                                                                                                        | --                     | --                                | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | --                            | --       | --      |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 122c | 7    | 18"x48" WIRE RACK "METRO" SHELF                                                                                                                                                                                        | --                     | --                                | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | --                            | --       | --      |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 122d | 0    | 18"x48"x7" WIRE RACK "METRO"<br>SHELF, BLUE EPOXY                                                                                                                                                                      | --                     | --                                | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | --                            | --       | --      |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 122e | 1    | 18"x24" WIRE RACK "METRO" SHELF                                                                                                                                                                                        | --                     | --                                | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | --                            | --       | --      |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 123  | 1    | ICE COOLER                                                                                                                                                                                                             | LEER, INC              | LO30UAGE                          | 115                  | 1     | 15            | 1/3HP | NEMA 5-20P                                                                                               | --                                        | --   | --                                    | --  | 76.5"                         | 36"      | 30"     |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 124  | 1    | 24" REACH-IN COOLER                                                                                                                                                                                                    | TURBO AIR              | TGM-11L                           | 115                  | 1     | 2.2           | 1/4HP | NEMA 5-20P                                                                                               | --                                        | --   | --                                    | --  | 62 3/4"                       | 23 5/8"  | 23 3/8" |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 125  | 1    | KBS TOUCH SCREEN MONITOR                                                                                                                                                                                               | VIEWSONIC              | VSD-242                           | 115<br>(for adapter) | 1     | 4             | 1/4HP | PROVIDE 1" EMPTY CONDUIT FOR DATA<br>REF. ELECTRICAL PLAN FOR ROUTING                                    | --                                        | --   | --                                    | --  | 14"                           | 22.6"    | 1.9"    | WALL MOUNTED                                                                                                                                                                                                                                   | CNC                | CNC                 |
| E 126  | 1    | DRIVE-THRU MENU BOARD                                                                                                                                                                                                  | --                     | --                                | --                   | --    | --            | --    | PROVIDE (3) 1" EMPTY CONDUIT FOR<br>DATA REF. ELECTRICAL PLAN FOR<br>ROUTING.                            | --                                        | --   | --                                    | --  | --                            | --       | --      |                                                                                                                                                                                                                                                | OWNER – VENDOR     | SIGN COMPANY        |
| E 127  | 3    | P.O.S.                                                                                                                                                                                                                 | --                     | --                                | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | --                            | --       | --      | G.C. TO PROVIDE WALL OUTLETS WITH (2) TWO USB CHARGING PORTS,<br>(1) ONE AT EACH POS. REFER TO MEP DRAWINGS.                                                                                                                                   | CNC                | CNC                 |
| E 128  | 1    | ESPRESSO CAPPUCCINO<br>MACHINE                                                                                                                                                                                         | EVERSYS                | CAMEO CLASSIC C2m<br>Color: Earth | 208                  | 1     | 15/30         | --    | NEMA L6-30 TWIST                                                                                         | 3/8"                                      | --   | 1.25" I.D.                            | --  | 24.8"                         | 16.9"    | 23.6"   | REFER TO MANUFACTURER RECOMMENDATIONS FOR<br>WATER REQUIREMENTS. CORPORATE HAS APPROVED HIGH VOLUME<br>OPTION, PLEASE SEEK APPROVAL BEFORE ORDERING. DEDICATED<br>REVERSE OSMOSIS WATER (50 PPM)                                               | OWNER              | GENERAL CONTRACTOR  |
| E 128a | --   | ESPRESSO PARTS NSF<br>COUNTERTOP BAR & CAFE RINSER                                                                                                                                                                     | --                     | W17B-EPPRCT662                    | 120                  | 1     | 2.0           | --    | SINGLE POLE MOTOR SWITCH AT COIL<br>WITH WEATHER PROOF COVER.                                            | 3/8"                                      | --   | 1/2"                                  | --  | --                            | --       | --      | USED AT STORES WHERE RECESSED COUNTER RINSER CAN NOT BE<br>USED.                                                                                                                                                                               | OWNER              | GENERAL CONTRACTOR  |
| E 128b | 1    | 4.5" RECESSED STAINLESS STEEL<br>RINSER WITH DRIP TRAY AND<br>DRAIN                                                                                                                                                    | VEVOR                  | --                                | --                   | --    | --            | --    | --                                                                                                       | 1/2" TO<br>3/8" &<br>3/4"<br>ADAPTERS     | --   | 1/2" TO<br>3/8" &<br>3/4"<br>ADAPTERS | --  | .05"                          | 8.6"     | 25.7"   | GLASS WASHER FOR BAR, 25.7"x8.6" (652x218MM) IN SIZE, WITH<br>CUTOUT SIZE OF 24.2"x7.2" (615x182MM). RECOMMENDED WATER<br>PRESSURE 15-30 PSI                                                                                                   | OWNER              | GENERAL CONTRACTOR  |
| E 129  | 2    | 3-COMPARTMENT SINK STAINLESS STEEL SINK MODEL NO# FE-1620-18RL-X W/20" DRAIN BOARDS EACH END – NOMINAL LENGTH 10'-0"                                                                                                   |                        |                                   |                      |       |               |       |                                                                                                          |                                           |      |                                       |     |                               |          |         | REFER TO E 143 FOR FAUCET                                                                                                                                                                                                                      | GENERAL CONTRACTOR | GENERAL CONTRACTOR  |
| E 130  | 2    | ALUMINUM DUNNAGE RACK – 60"x20"x8" – FOCUS FOOD<br>SERVICE, MODEL #FADR60208                                                                                                                                           |                        |                                   |                      |       |               |       |                                                                                                          |                                           |      |                                       |     |                               |          |         |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 131  | 1    | BUFFET STYLE FOOD, DOUBLE SIDED, SNEEZE GUARDS ON BOTH SIDES, FOR FRUIT BAR CART, BLACK FRAME FINISH – FBC-2,<br>MANUFACTURE: CAL-MILL, MODEL #2027-36-13. BASE CABINET AND QUARTZ TOP BY OTHERS – ASSEMBLY BY G.C.    |                        |                                   |                      |       |               |       |                                                                                                          |                                           |      |                                       |     |                               |          |         |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 132  | 1    | DEPOSITORY SAFE – MESA MFL3020CC – 3.6 CU.FT.                                                                                                                                                                          |                        |                                   |                      |       |               |       |                                                                                                          |                                           |      |                                       |     | 30"                           | 20"      | 20"     | FIELD VERIFY EXACT LOCATION AND SIZE                                                                                                                                                                                                           | OWNER              | GENERAL CONTRACTOR  |
| E 133  | 1    | FRUIT BAR COUNTER                                                                                                                                                                                                      |                        |                                   |                      |       |               |       |                                                                                                          |                                           |      |                                       |     |                               |          |         |                                                                                                                                                                                                                                                | GENERAL CONTRACTOR | GENERAL CONTRACTOR  |
| E 134  | 1    | 4'-0" BRAND INC RETAIL ISLAND REFER TO SHEET A3.05                                                                                                                                                                     |                        |                                   |                      |       |               |       |                                                                                                          |                                           |      |                                       |     |                               |          |         |                                                                                                                                                                                                                                                | OWNER              | OWNER               |
| E 135  | 2    | HME VEHICLE DETECTOR LOOP SYSTEM – VOL100 – ONE LOOP FOR DRIVE THRU MENU BOARD, AND ONE LOOP TO COUNT TIME AT THE DRIVE THRU WINDOW                                                                                    |                        |                                   |                      |       |               |       |                                                                                                          |                                           |      |                                       |     |                               |          |         |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 136  | 2    | WALL MOUNTED STAINLESS STEEL SHELF, 10'-0" (LENGTH TO MATCH EXISTING 3 COMPARTMENT SINK G.C. TO FIELD VERIFY), HEIGHT TO BE FIELD VERIFIED, WIDTH 12"                                                                  |                        |                                   |                      |       |               |       |                                                                                                          |                                           |      |                                       |     |                               |          |         |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 137  | 1    | KNOX BOX – G.C. SHALL COORDINATE EXACT LOCATION, MANUFACTURE AND MODEL NUMBER OF UNIT WITH FIRE DEPARTMENT.                                                                                                            |                        |                                   |                      |       |               |       |                                                                                                          |                                           |      |                                       |     |                               |          |         |                                                                                                                                                                                                                                                | GENERAL CONTRACTOR | GENERAL CONTRACTOR  |
| E 138  | 1    | MOP SINK & RACK                                                                                                                                                                                                        |                        |                                   |                      |       |               |       |                                                                                                          |                                           |      |                                       |     |                               |          |         |                                                                                                                                                                                                                                                | GENERAL CONTRACTOR | GENERAL CONTRACTOR  |
| E 139  | 1    | SNEEZE GUARD – POLISHED STAINLESS 24" TOTAL HEIGHT ROUND POST SUPPORT SYS. INLCUDING NEW LOW WALL – FIELD VERIFY HEIGHT OF SNEEZE GUARD : C.R. LAURENCE. PP0818EBS, GLASS: 1/4" TEMPERED GLASS WITH<br>POLISHED EDGES. |                        |                                   |                      |       |               |       |                                                                                                          |                                           |      |                                       |     |                               |          |         |                                                                                                                                                                                                                                                | GENERAL CONTRACTOR | GENERAL CONTRACTOR  |
| E 140  | 0    | WATER VENDING MACHINE                                                                                                                                                                                                  | WATER VENDING<br>BY US | WV 3000 SDWM                      | 120                  | 1     | 3 TO 5        | --    | PER MANUFACTURE                                                                                          | 3/4" R.O.<br>AND 1/2"<br>TEE TO<br>VALVES | --   | 1 1/4"<br>RIBBED                      | --  | 46                            | 50       | 13      | FIELD VERIFY EXACT LOCATION OUT SIDE OF BUILDING ON EXTERIOR<br>WALL, COORDINATE WITH PLAN. PROVIDE R.O. WATER, MOUNT PER<br>MANUFACTURER REQUIREMENTS. G.C. SHALL PROVIDE INFRASTRUCTURE<br>FOR UNIT AS PART OF BASE BID.                     | OWNER              | GENERAL CONTRACTOR. |
| E 141  | 3    | ERC REMOTE CONDENSER                                                                                                                                                                                                   | SCOTSMAN               | ERC311-32                         | 208                  | 1     | 1.25          | 3 X 2 | NEMA 5-20P                                                                                               | --                                        | --   | --                                    | --  | 38.5"                         | 29.2"    | 29.5"   | MEP TO MATCH-UP TO CORRECT UNIT                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 142  | 1    | ECC REMOTE CONDENSER                                                                                                                                                                                                   | SCOTSMAN               | ECC1200-32                        | 208-230              | 1     | 30            | 3 X 2 | NEMA 5-20P                                                                                               | --                                        | --   | --                                    | --  | 39.75"                        | 39.1"    | 32.1"   | MEP TO MATCH-UP TO CORRECT UNIT                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 143  | 2    | 8" WALL MOUNT PRE-RINSE                                                                                                                                                                                                | KROWNE                 | 17-109WL                          | --                   | --    | --            | --    | --                                                                                                       | 1/2"                                      | --   | --                                    | --  | --                            | --       | --      |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 144  |      | NOT USED                                                                                                                                                                                                               |                        |                                   |                      |       |               |       |                                                                                                          |                                           |      |                                       |     |                               |          |         |                                                                                                                                                                                                                                                |                    |                     |
| E 145  | 0    | BABY CHANGING STATION                                                                                                                                                                                                  | KOALA KARE             | KB200                             | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | 22 1/4"                       | 35 3/16" | 4"      | HORIZONTAL WALL MOUNTED, WHITE GRANITE DS                                                                                                                                                                                                      | GENERAL CONTRACTOR | GENERAL CONTRACTOR  |
| E 146  | 2    | THERMAL DISPENSER 1.5 GAL D449                                                                                                                                                                                         | --                     | W438-L4D15                        | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | 24"                           | 9"       | 9"      |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 148  | 1    | 4 QT. 2 COMPARTMENT STAINLESS<br>STEEL CONDIMENT DISPENSER WITH<br>TWO PUMPS                                                                                                                                           | WINCO                  | PKTS-2D                           | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | 16"                           | 11"      | 8 3/4"  |                                                                                                                                                                                                                                                | OWNER              | OWNER               |
| E 149  | 2    | 4 TIER SYRUP RACK                                                                                                                                                                                                      | WINCO                  | PKTS-2D                           | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | 13"                           | 4"       | 15 1/2" |                                                                                                                                                                                                                                                | OWNER              | OWNER               |
| E 150  | 1    | RUBBER BAR MAT                                                                                                                                                                                                         | BONBON                 | --                                | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | --                            | 12"      | 18"     |                                                                                                                                                                                                                                                | OWNER              | OWNER               |
| E 151  | 2    | RUBBER BAR MAT                                                                                                                                                                                                         | TEBERY                 | --                                | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | --                            | 23"      | 3"      |                                                                                                                                                                                                                                                | OWNER              | OWNER               |
| E 152  | 1    | COFFEE BATCH GRINDER                                                                                                                                                                                                   | BUNN                   | G2-HD-BLK                         | 120                  | 1     | 11            | --    | NEMA 5-15P                                                                                               | --                                        | --   | --                                    | --  | 26.5"                         | 7.3"     | 16.8"   |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 153  | 1    | COFFEE CUP DISPENSER                                                                                                                                                                                                   | --                     | --                                | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | --                            | --       | --      |                                                                                                                                                                                                                                                | OWNER              | OWNER               |
| E 154  | 1 EA | VIEW MONITOR AND PRINTER                                                                                                                                                                                               | --                     | --                                | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | --                            | --       | --      | PROVIDE DUAL USB POWER UNDER COUNTERTOP                                                                                                                                                                                                        | CNC                | CNC                 |

- NOTES:
- ROUTE PIPING IN WALL
  - ROUTE PIPING IN PVC PIPE AND PAINT PIPE – COLOR TO BE DETERMINED
  - ROUTE PIPING UP TIGHT TO WALL AND PAINT – COLOR TO BE DETERMINED
  - ROUTE POWER AND REFRIGERANT LINES FOR ICE MAKERS REMOTE CONDENSERS UP THRU ROOF. PROVIDE ROOF MANUFACTURE'S STANDARD ROOF PENETRATION DETAIL AT EACH LOCATION.
  - PROVIDE 3/4" PIPING IN WALL TO ROUTE DISCHARGE FROM STAINLESS STEEL TABLE TROUGHS AND ICE BIN TABLE TO FLOOR SINK.



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

"NOT FOR REGULATORY  
APPROVAL, PERMITTING,  
OR CONSTRUCTION"  
*Limothy P. Rose*  
01.12.22

|                |             |       |
|----------------|-------------|-------|
| PROJECT NUMBER |             | 21084 |
| DRAWN BY       |             | TPR   |
| CHECKED BY     |             | TPR   |
| REVISIONS      |             |       |
| No.            | Description | Date  |
|                |             |       |
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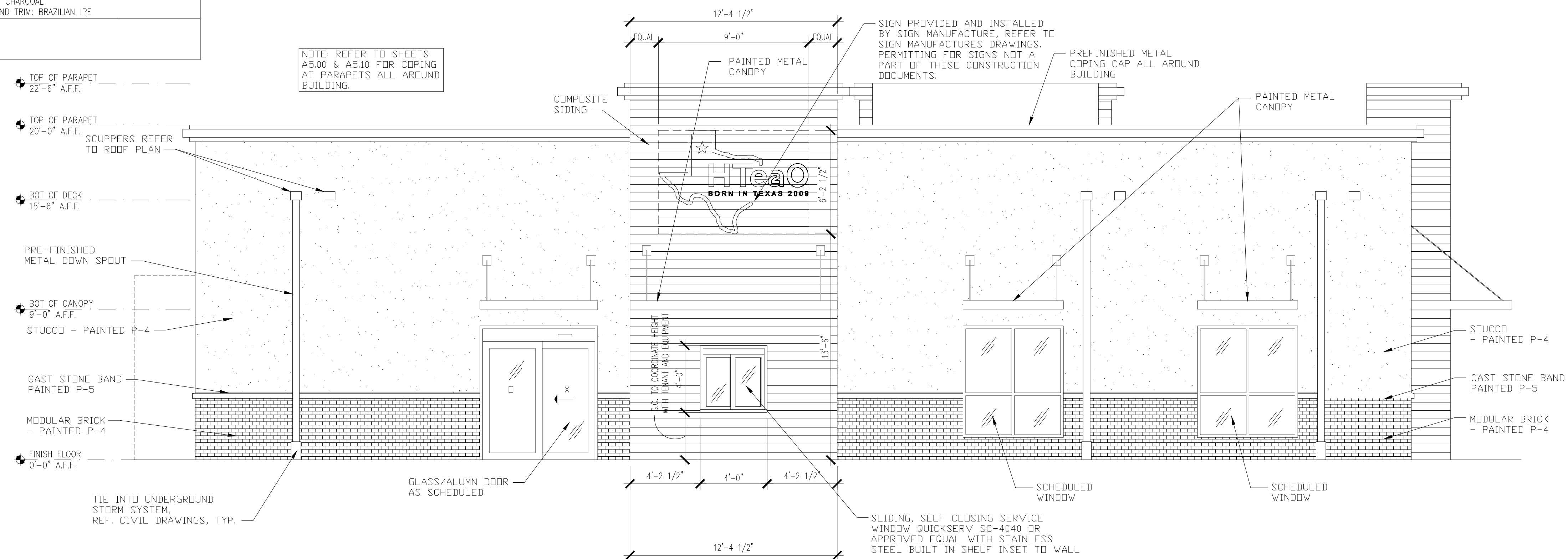
PRELIMINARY REVIEW

## A2.11

### EQUIPMENT SCHEDULE

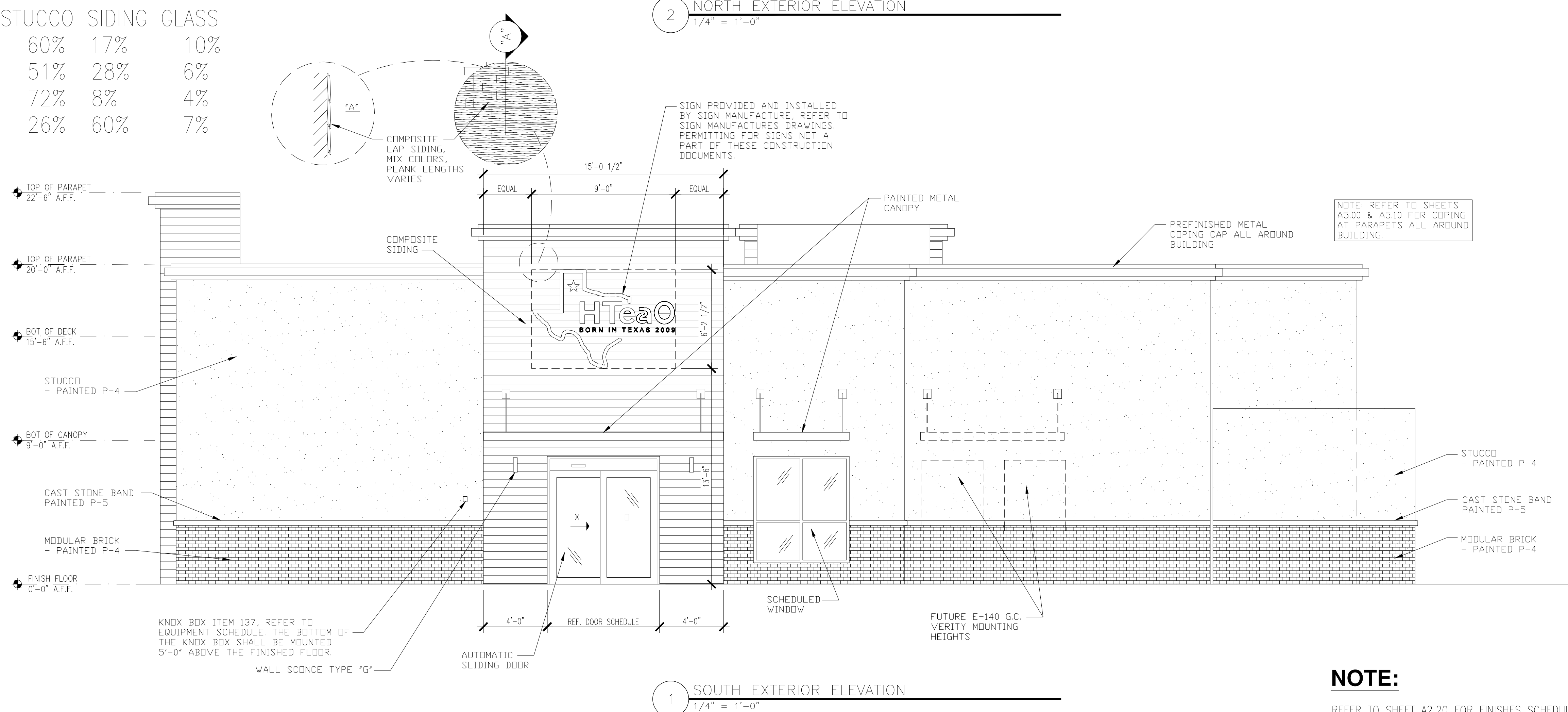


| FINISH SCHEDULE                             |                                                           |                                                                                                                                                          |                  |
|---------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| MARK                                        | DESCRIPTION                                               | COLOR & FINISH                                                                                                                                           | MANUFACTURER     |
| P-3                                         | HOLLOW METAL DOOR & FRAMES                                | SW 7664 - STEELY GRAY, SEMI-GLOSS FINISH                                                                                                                 | SHERWIN WILLIAMS |
| P-4                                         | STUCCO & MASONRY MAIN WALL COLOR                          | SW7002 DOWNY, SMOOTH FINISH                                                                                                                              | DRYVIT           |
| P-5                                         | PER-CAST STONE TRIM BAND COLOR                            | SW7038 TONY TAUPE, SMOOTH FINISH                                                                                                                         | DRYVIT           |
| P-6                                         | METAL CANOPIES, PARAPET TRIM, LEADER BOXES AND DOWNSPOUTS | DARK BRONZE                                                                                                                                              |                  |
| CP-1                                        | COMPOSITE SIDING AT ENTRY (POLYMER)                       | EQUAL PARTS OF FOLLOWING COLORS:<br>1. BRAZILIAN IPE<br>2. PERUVIAN TEAK<br>3. SPANISH WALNUT<br>4. HAWAIIAN CHARCOAL<br>CORNERS AND TRIM: BRAZILIAN IPE | NEW TECHWOOD     |
| NOTES:<br>1) PAINT BRAND: SHERWIN WILLIAMS. |                                                           |                                                                                                                                                          |                  |



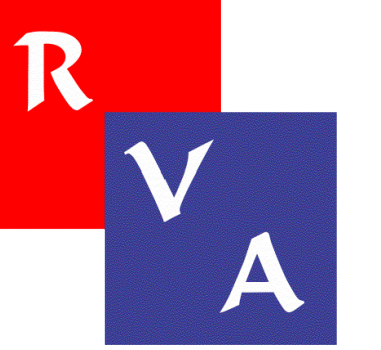
## MATERIAL TABULATIONS

| ORIENTATION | MASONRY | STUCCO | SIDING | GLASS |
|-------------|---------|--------|--------|-------|
| NORTH       | 13%     | 60%    | 17%    | 10%   |
| SOUTH       | 15%     | 51%    | 28%    | 6%    |
| EAST        | 16%     | 72%    | 8%     | 4%    |
| WEST        | 7%      | 26%    | 60%    | 7%    |



**NOTE:**

REFER TO SHEET A2.20 FOR FINISHES SCHEDULE



ROSE-VILLACORTE  
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**HTea0 - Colleyville**  
**4917 Colleyville Blvd.,**  
**Colleyville, Texas 76034**

"NOT FOR REGULATORY  
APPROVAL, PERMITTING,  
OR CONSTRUCTION"  
*Timothy P. Rose*  
02.01.22

| PROJECT NUMBER |             | 21084 |
|----------------|-------------|-------|
| DRAWN BY       |             | TPR   |
| CHECKED BY     |             | TPR   |
| REVISIONS      |             |       |
| No.            | Description | Date  |
|                |             |       |
|                |             |       |
|                |             |       |
|                |             |       |
|                |             |       |

PRELIMINARY REVIEW

# A3.00

## EXTERIOR ELEVATIONS MASONRY 2





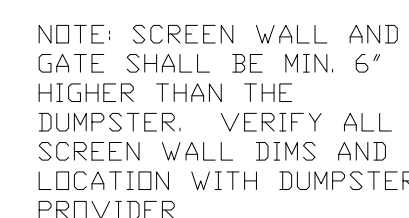
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APPROVAL, PERMITTING,  
OR CONSTRUCTION"  
*Timothy P. Rose*  
02 01 22

PRELIMINARY REVIEW

# A3.01

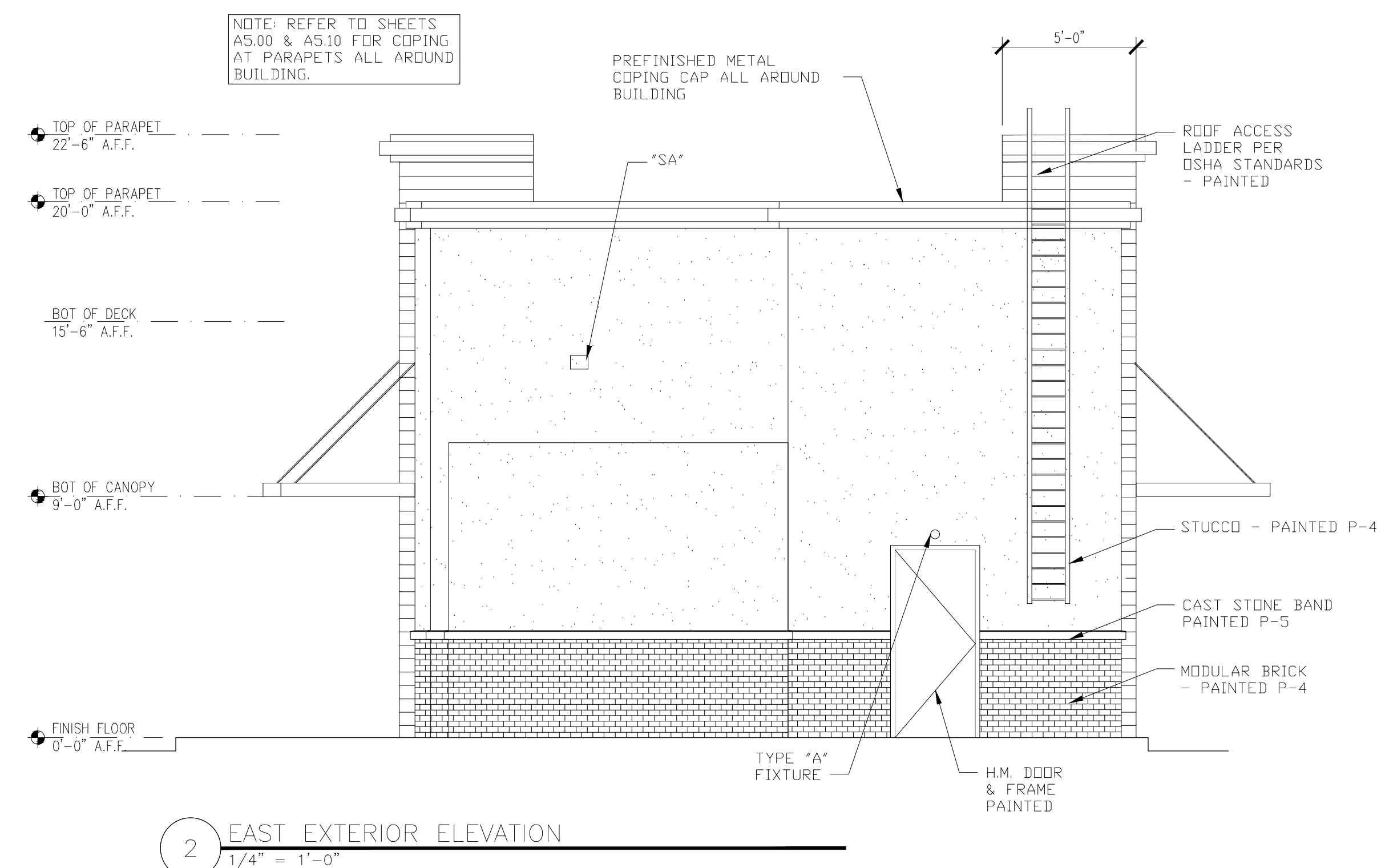
## EXTERIOR ELEVATIONS MASONRY 2

| ORIENTATION | MASONRY | STUCCO | SIDING | GLASS |
|-------------|---------|--------|--------|-------|
| NORTH       | 13%     | 60%    | 17%    | 10%   |
| SOUTH       | 15%     | 51%    | 28%    | 6%    |
| EAST        | 16%     | 72%    | 8%     | 4%    |
| WEST        | 7%      | 26%    | 60%    | 7%    |

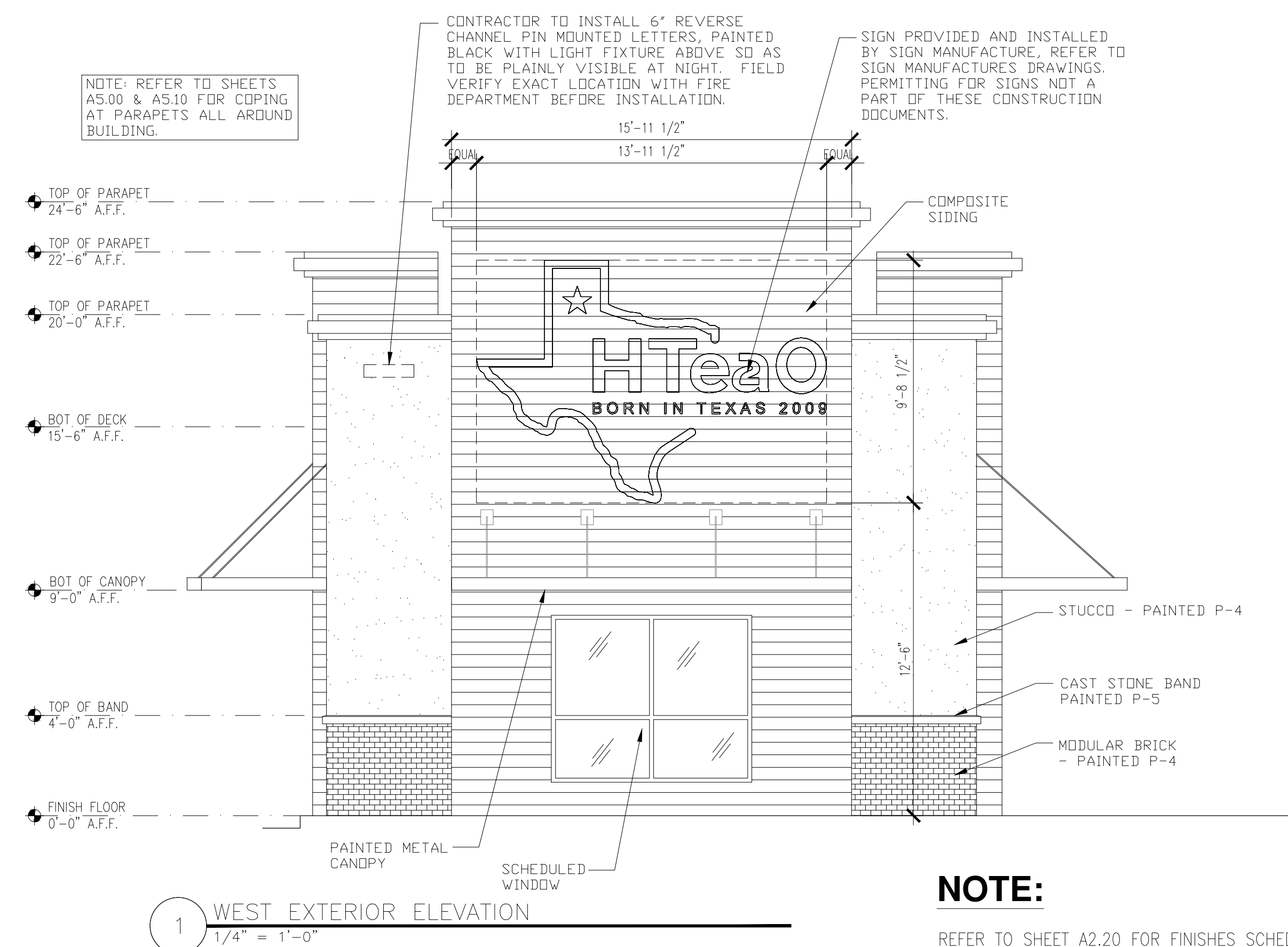


3 DUMPSTER SCREEN WALL  
1/4" = 1'-0"

| FINISH SCHEDULE                             |                                                           |                                                                                                                                                          |                  |
|---------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| MARK                                        | DESCRIPTION                                               | COLOR & FINISH                                                                                                                                           | MANUFACTURER     |
| P-3                                         | HOLLOW METAL DOOR & FRAMES                                | SW 7664 - STEELY GRAY, SEMI-GLOSS FINISH                                                                                                                 | SHERWIN WILLIAMS |
| P-4                                         | STUCCO & MASONRY MAIN WALL COLOR                          | SW7002 DOWNY, SMOOTH FINISH                                                                                                                              | DRYVIT           |
| P-5                                         | PER-CAST STONE TRIM BAND COLOR                            | SW7038 TONY TAUPE, SMOOTH FINISH                                                                                                                         | DRYVIT           |
| P-6                                         | METAL CANOPIES, PARAPET TRIM, LEADER BOXES AND DOWNSPOUTS | DARK BRONZE                                                                                                                                              |                  |
| CP-1                                        | COMPOSITE SIDING AT ENTRY (POLYMER)                       | EQUAL PARTS OF FOLLOWING COLORS:<br>1. BRAZILIAN IPE<br>2. PERUVIAN TEAK<br>3. SPANISH WALNUT<br>4. HAWAIIAN CHARCOAL<br>CORNERS AND TRIM: BRAZILIAN IPE | NEW TECHWOOD     |
| NOTES:<br>1) PAINT BRAND: SHERWIN WILLIAMS. |                                                           |                                                                                                                                                          |                  |



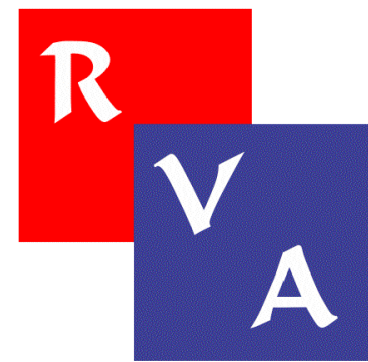
2 EAST EXTERIOR ELEVATION  
1/4" = 1'-0"



**NOTE:**

REFER TO SHEET A2.20 FOR FINISHES SCHEDULE





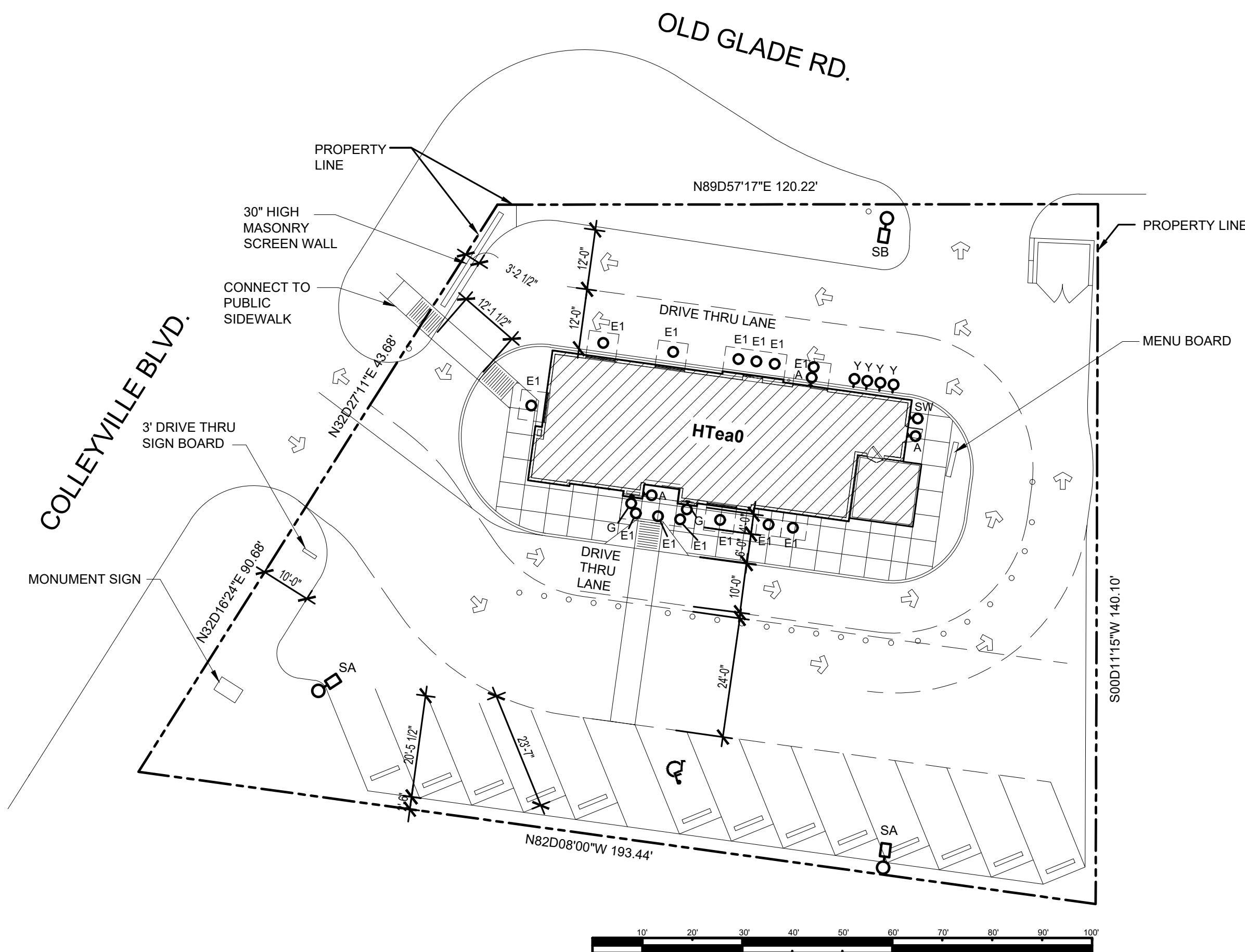
**HTea0 - Colleyville**  
4917 Colleyville Blvd.,  
Colleyville, Texas 76034



|                |             |       |
|----------------|-------------|-------|
| PROJECT NUMBER |             | 21084 |
| DRAWN BY       |             | CW    |
| CHECKED BY     |             | SL    |
| REVISIONS      |             |       |
| No.            | Description | Date  |
|                |             |       |
|                |             |       |
|                |             |       |
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PRELIMINARY PLAN REVIEW

**E1.00**  
**LIGHTING**  
**PHOTOMETRIC**  
**PLAN**

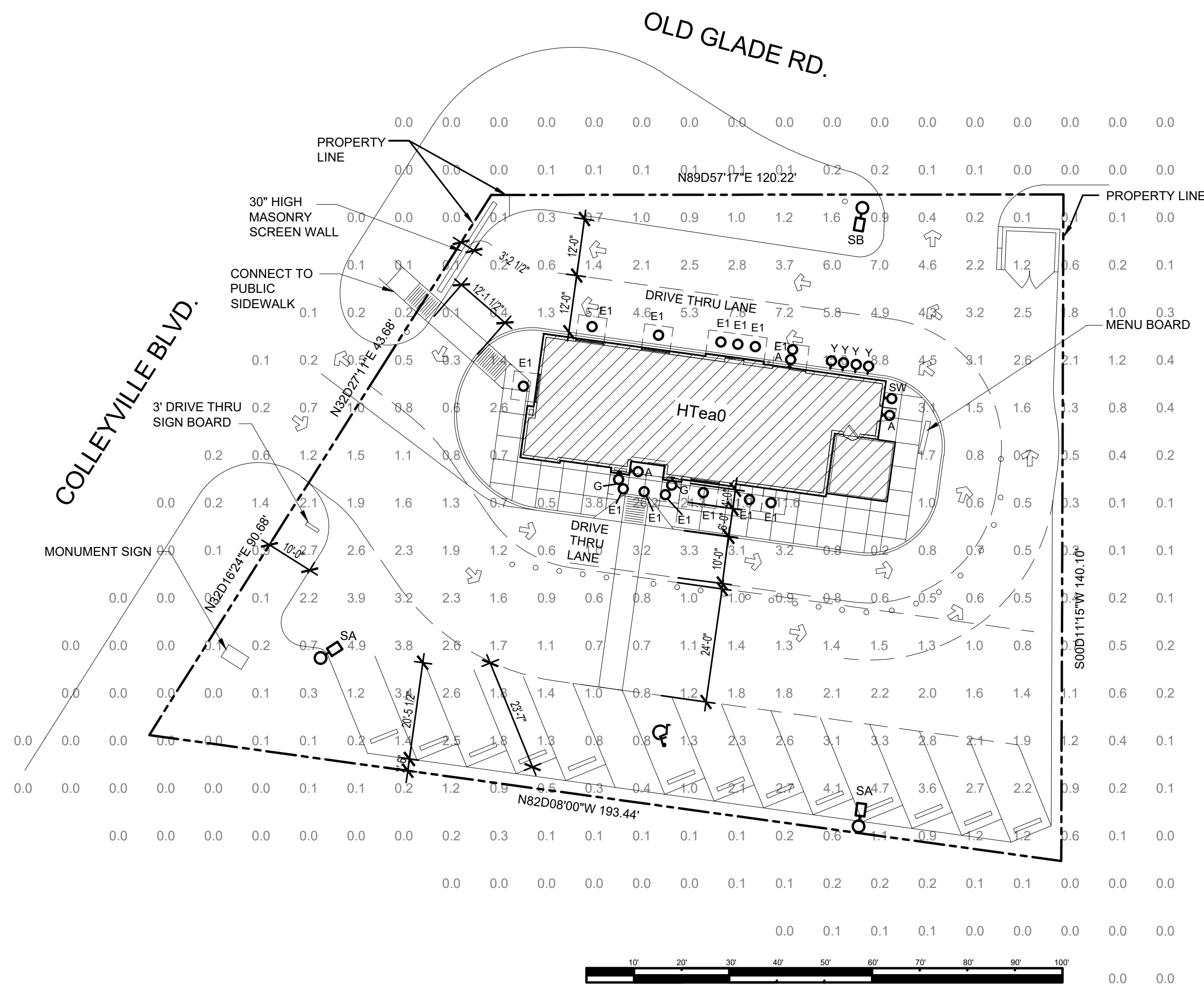


**1 SITE LIGHTING PLAN**

SCALE: 1" = 20'-0"



| LUMINAIRE SCHEDULE AND LIGHTING DATA |     |       |                       |                                                          |                      |                                                                                                                                                                                                                                |       |        |       |
|--------------------------------------|-----|-------|-----------------------|----------------------------------------------------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------|-------|
| SYMBOL                               | QTY | LABEL | FIXTURE TYPE          | DESCRIPTION                                              | MOUNTING HEIGHT      | SHIELDING                                                                                                                                                                                                                      | WATTS | LUMENS | LLF   |
| A                                    | 3   | A     | EMERGENCY WALL SCONCE | RP LIGHTING REL7LED-0B                                   | 7'7" MOUNTING HEIGHT | ALL LIGHT SOURCES SHALL BE CONCEALED OR SHIELDED WITH LUMINAIRES WITH SHIELDING, SKIRTS OR CUT-OFFS WITH AN ANGLE NOT EXCEEDING 90 DEGREES TO MINIMIZE THE POTENTIAL FOR GLARE AND UNNECESSARY DIFFUSION ON ADJACENT PROPERTY. | 14.1  | 1191   | 0.950 |
| E1                                   | 13  | E1    | DOWN LIGHT            | RP LIGHTING #B120H-14-40-8567 (15W, 3000K, WET LOCATION) | 9' MOUNTING HEIGHT   |                                                                                                                                                                                                                                | 15    | 1500   | 0.900 |
| G                                    | 2   | G     | WALL CYLINDER         | PROGRESS LIGHTING P5642-31-30K-P860046                   | 7'6" MOUNTING HEIGHT |                                                                                                                                                                                                                                | 59.4  | 1783   | 0.950 |
| SA                                   | 2   | SA    | LIGHT POLE            | NV-1-T4-48L-1-40K-UNV-HSS                                | 20' MOUNTING HEIGHT  |                                                                                                                                                                                                                                | 316   | 9672   | 0.950 |
| SB                                   | 1   | SB    | LIGHT POLE            | NV-1-T3-48L-1-40K-UNV-HSS                                | 20' MOUNTING HEIGHT  |                                                                                                                                                                                                                                | 316   | 10452  | 0.950 |
| SW                                   | 1   | SW    | WALL PACK             | TECHLIGHT LMWC-1-N-8-T3-1                                | 14' MOUNTING HEIGHT  |                                                                                                                                                                                                                                | 40.7  | 3906   | 0.950 |
| Y                                    | 4   | Y     | WALL WASHER SCONCE    | NUVO LIGHTING #H203-SATCO S9428 13W PAR30 LED LAMP       | 10' MOUNTING HEIGHT  |                                                                                                                                                                                                                                | 12.8  | 1768   | 0.950 |



**2 LIGHTING PHOTOMETRIC STUDY**

SCALE: 1" = 20'-0"



| CALCULATION SUMMARY |       |      |      |      |         |         |       |       |  |
|---------------------|-------|------|------|------|---------|---------|-------|-------|--|
| LABEL               | UNITS | AVG. | MAX. | MIN. | AVG/MIN | MAX/MIN | PSpLr | PSpTd |  |
| SITE                | Fc    | 2.15 | 15.0 | 0.2  | 10.75   | 75.00   | 10    | 10    |  |

|                     |  |                                           |
|---------------------|--|-------------------------------------------|
| PREPARED BY:        |  | SAMUEL C. LEE, P.E., LEED AP              |
| DATE:               |  | 02-04-2022                                |
| ADDRESS:            |  | 4422 GREEN FOREST PASS, HOUSTON, TX 77084 |
| PHONE NO.:          |  | 832-409-2673                              |
| EMAIL:              |  | SAMUEL@TXPEG.COM                          |
| DATE OF SUBMISSION: |  | 02-04-2022                                |



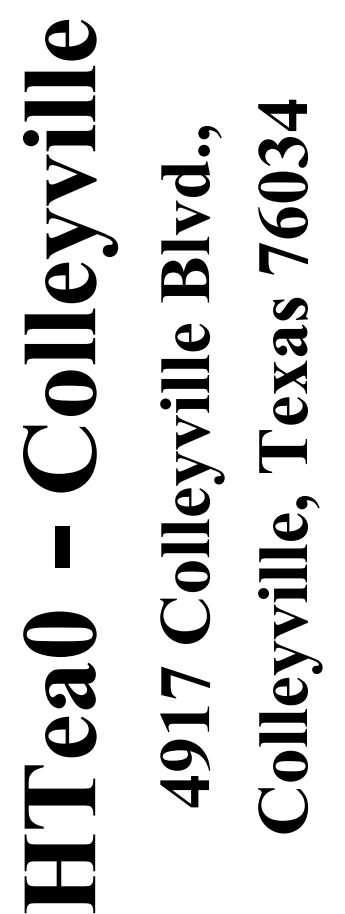
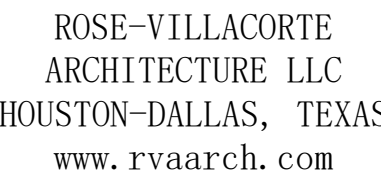
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**TEXAS**  
**PROFESSIONAL**  
**ENGINEERING**  
**GROUP, LLC**  
TEXAS ENG. FIRM  
REG. NO. F-20382

www.txpeg.com  
(832) 409-2673



| LUMINAIRE SCHEDULE AND LIGHTING DATA                                                 |     |       |                       |                                                          |                            |                                                                                                                                                                                                                                |       |        |
|--------------------------------------------------------------------------------------|-----|-------|-----------------------|----------------------------------------------------------|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------|
| SYMBOL                                                                               | QTY | LABEL | FIXTURE TYPE          | DESCRIPTION                                              | MOUNTING HEIGHT            | SHIELDING                                                                                                                                                                                                                      | WATTS | LUMENS |
| A   | 3   | A     | EMERGENCY WALL SCONCE | RP LIGHTING REL7LED-OB                                   | 7'7" MOUNTING HEIGHT       | ALL LIGHT SOURCES SHALL BE CONCEALED OR SHIELDED WITH LUMINARIES WITH SHIELDING, SKIRTS OR CUT-OFFS WITH AN ANGLE NOT EXCEEDING 90 DEGREES TO MINIMIZE THE POTENTIAL FOR GLARE AND UNNECESSARY DIFFUSION ON ADJACENT PROPERTY. | 14.1  | 1191   |
| E1  | 13  | E1    | DOWN LIGHT            | RP LIGHTING #8120H-14-40-8587 (15W, 3000K, WET LOCATION) | 9' MOUNTING HEIGHT         |                                                                                                                                                                                                                                | 15    | 1500   |
| G   | 2   | G     | WALL CYLINDER         | PROGRESS LIGHTING P5642-31-30K-P860046                   | 7'6" MOUNTING HEIGHT       |                                                                                                                                                                                                                                | 59.4  | 1783   |
| SA  | 3   | SA    | LIGHT POLE            | NV-1-T4-64L-7-40K-UNV-HSS    NV-2-T4-96L-1-40K-UNV-HSS   | 15' TO 20' MOUNTING HEIGHT |                                                                                                                                                                                                                                | 316   | 19276  |
| SW  | 1   | SW    | WALL PACK             | TECHLIGHT LMWC-1-N-8-T3-1                                | 14' MOUNTING HEIGHT        |                                                                                                                                                                                                                                | 40.7  | 3906   |
| Y   | 4   | Y     | WALL WASHER SCONCE    | NUVO LIGHTING #TH203-SATCO S9428 13W PAR30 LED LAMP      | 10' MOUNTING HEIGHT        |                                                                                                                                                                                                                                | 12.8  | 1768   |



2.04.22

FOR REVIEW

# L1.01

## LANDSCAPE PLAN



LANDSCAPE NOTES

GENERAL

- Contractor shall obtain all required permits prior to starting construction.
- Contractor shall comply with all applicable codes, laws, and regulations required by any authorities having jurisdiction over project site.
- All underground utility locations shall be verified by Contractor prior to any site excavation.
- The Contractor shall verify all material measurements and plant quantities.
- Contractor to attend pre-installation meeting and participate in an installation meeting with Owner's Representative.

MATERIALS

- TOPSOIL  
Provide topsoil which is fertile, friable, natural loam, surface soil, free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 2 inches in any dimension and other extraneous or toxic matter harmful to plant growth.
- PLANTING BEDS  
a. All Planting bed areas shall be prepared with 6" depth planting mix consisting of: 50% topsoil, 25% compost, 25% sand (not bank sand); 6" planting mix shall be tilled into existing soil.  
b. All planting beds shall have continuous shovel-cut bed edge when steel edge is not specified.
- PLANT MATERIAL  
a. Planting shall be of normal growth, free of disease, insects, insect eggs and larva, and have strong root systems. Plant material shall be typical for variety and species and conform to size specified in plant list.  
b. All plant material shall meet or exceed the size specified in the plant list.
- MULCH  
All mulch shall be shredded hardwood mulch.
- TREE STAKING  
a. Hose shall be 2 ply reinforced rubber hose.  
b. Wire shall be no.10 or 12 gauge twisted taunt with one wire per hose.  
c. Stakes shall be metal.

PLANT INSTALLATION

- Excavation for container trees shall be twice the width of the container (with angled sides) and the depth shall be the container depth.
- Set plants at the same relationship to finish grade as they bore to the ground from which they were in their container.
- Utilities, rock, tree roots, or obstructions encountered in site inspection or excavation of tree or shrub pits shall be brought to the attention of the Owner. Proceed with work after alternate planting locations have been designated or approved by the Owner's Representative.
- When plant pits have been backfilled approximately 2/3 full with soil mixture, water thoroughly before installing remaining soil, allowing soil to settle. After water has been absorbed, fill pit with soil mix.
- Form an earth saucer around the perimeter of plant pits.
- Water all plant material immediately after planting.
- Mulch all plant material 2"-3" deep after planting.
- When staking plants, plants shall stand plumb after staking and all trees shall be staked within 24 hours of planting. Stakes shall be driven into ground outside of excavated hole.

GRASS PLANTING

SURFACE PREPARATION

- Clean all areas of weeds and debris prior to any soil preparation or grading work.
- Remove all core plugs, debris, roots, rocks, clods, and construction debris and dispose off site.

SOLID SOD:

- See plant list for type of sod to be used.
- Add 1" minimum, or as-needed, of final grade material as a setting bed for sod.
- Sod areas to be graded to achieve proper final elevations and allowing smooth drainage.
- Grades to be approved before sodding.
- Lay sod in rows with staggered joints. Butt sections tightly without overlapping or leaving gaps between sections. Joints to be sand filled.
- Roll sodded areas in two directions perpendicular to each other.
- Repair and re-roll areas with lump, depressions, or other irregularities.
- Water sodded areas immediately after planting to provide minimum of four (4) inches of penetration into soil below sod.

CLEANUP

- The site shall be kept as clean as possible at all times.
- As planting operations proceed, all rope, wire, empty containers, rocks, clods and any other debris shall not be allowed to accumulate and should be removed daily.
- After planting operations are complete, all paved surfaces shall be swept and washed if necessary.

MAINTENANCE

- Contractor shall begin maintenance upon starting any portion of work and shall continue 60 days beyond Substantial Completion.
- Maintenance of all new planting shall consist of watering, weeding, mulching, tightening and repairing guys, resetting plants to proper grades or upright position, and keeping plants free of insects and disease.
- New lawn maintenance shall consist of mowing, watering, weeding, repairing all erosion, and reseeding as necessary to establish a uniform stand of the specified grass.

WARRANTY

- Contractor shall warrant that all trees, shrubs, and groundcover planted under this contract will remain healthy and alive for one (1) year after Substantial Completion.

Landscape Analysis

A. Site Landscaping Ratios

Landscaping of 20% of the total lot required.

Total Lot SF = 20,255 sf  
Required Landscape Area : 4,051 sf (20%)      Provided: 2,784 sf

B. Trees - one (1) three-inch caliper tree per each forty (40) feet of street frontage

Colleyville Blvd: 135' / 40 = 3 trees requires      Provided: 3  
W Glade Rd: 120' / 40 = 3 trees requires      Provided: 3

C. Shrubs - one five-gallon shrub for each five (5) linear feet of street frontage

Total Street frontage: 255' / 5 = 51 shrubs required      Provided: 57

D. Parking - one tree per 18 spaces & each space within 90' of tree

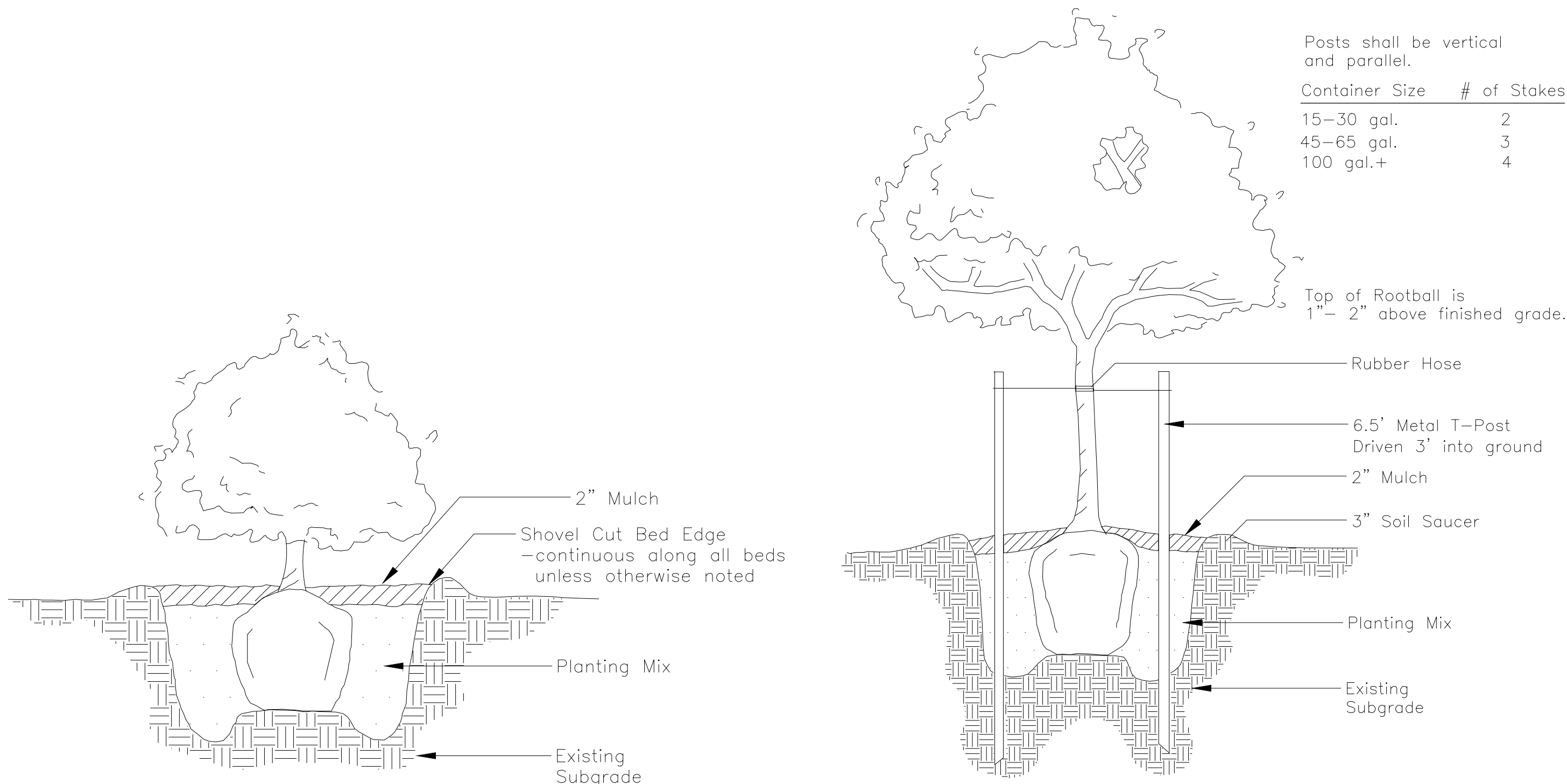
Required: 1 tree      Provided: 2 trees

E. Urban Forestry - 50% site tree canopy required

Required: 8,542 sf      Provided: 10,300 sf (5 large, 3 small trees)

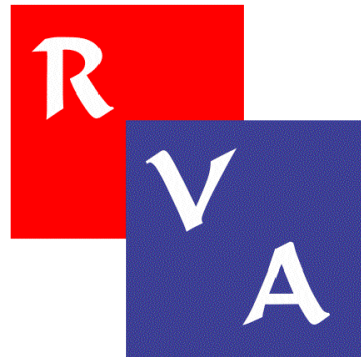
PLANT SCHEDULE

| TREES                                                                                 | BOTANICAL / COMMON NAME                             | CONT   | CAL   | QTY |
|---------------------------------------------------------------------------------------|-----------------------------------------------------|--------|-------|-----|
|  | Lagerstroemia indica / Crape Myrtle                 | 30 gal |       | 3   |
|  | Quercus virginiana / Live Oak                       | 65 gal | 3"Cal | 5   |
| SHRUBS                                                                                | BOTANICAL / COMMON NAME                             | SIZE   | HT.   | QTY |
|  | Dietes bicolor / Bicolor Iris                       | 3 gal  |       | 3   |
|  | Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly | 3 gal  |       | 48  |
|  | Ilex vomitoria 'Nana' / Dwarf Yaupon                | 3 gal  |       | 6   |
|                                                                                       | Common Bermuda Solid Sod                            |        |       |     |



A Shrub Planting  
NTS

B Tree Planting  
NTS



ROSE-VILLACORTE  
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**HTeaO - Colleyville**  
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OR CONSTRUCTION"

02.04.22

| PROJECT NUMBER 21084 |             |      |
|----------------------|-------------|------|
| REVISIONS            |             |      |
| No.                  | Description | Date |
|                      |             |      |
|                      |             |      |
|                      |             |      |
|                      |             |      |
|                      |             |      |
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|                      |             |      |
|                      |             |      |

FOR REVIEW

**L1.02**  
**LANDSCAPE**  
**DETAILS**



|                    |             |       |
|--------------------|-------------|-------|
| PROJECT NUMBER     |             | 21084 |
| REVISIONS          |             |       |
| No.                | Description | Date  |
|                    |             |       |
|                    |             |       |
|                    |             |       |
|                    |             |       |
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| PRELIMINARY REVIEW |             |       |

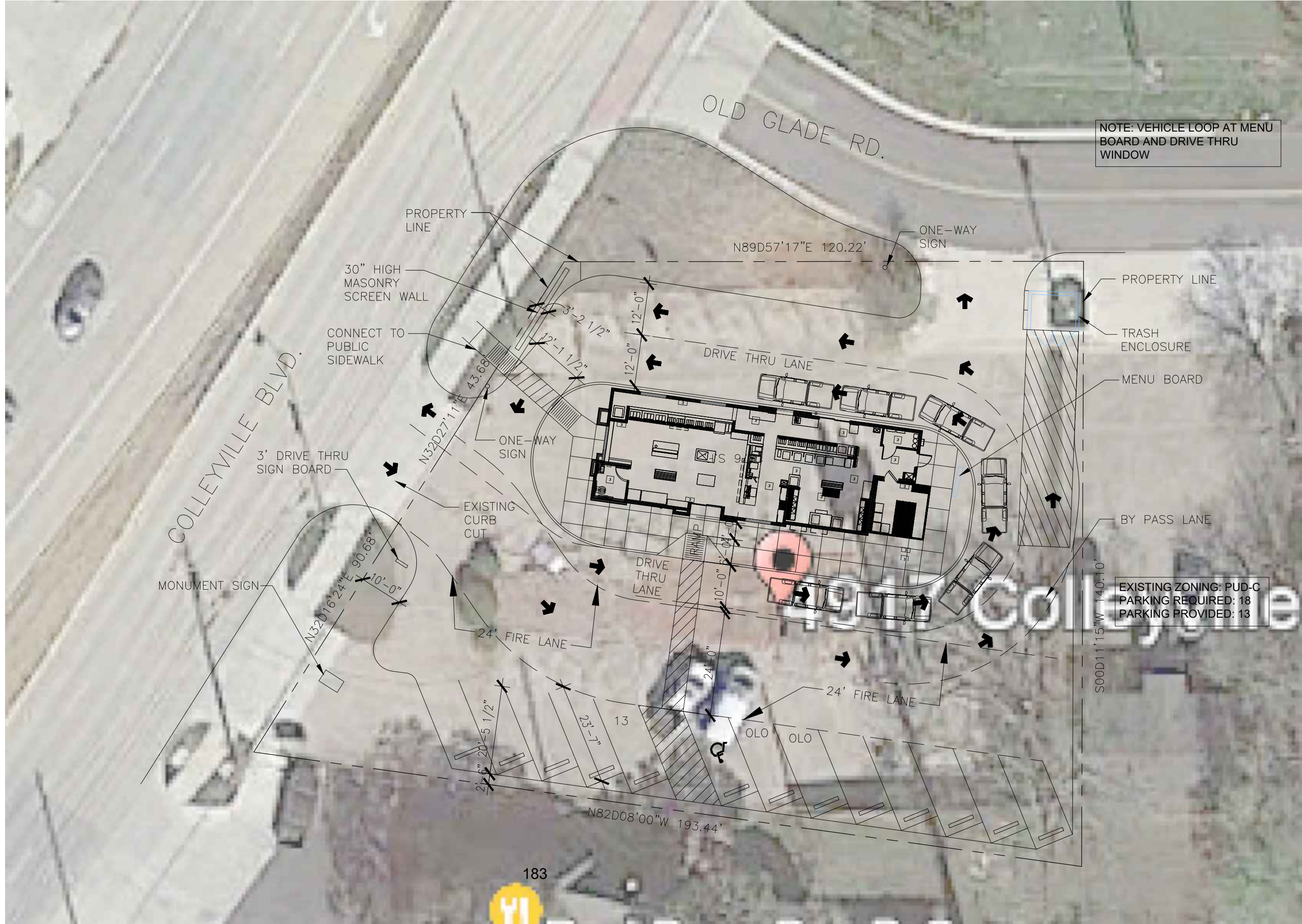
LOT COVER % TABLE

| Schedule of Gross Area                   |       |             |            |
|------------------------------------------|-------|-------------|------------|
| HTeaO Colleyville                        |       |             |            |
|                                          | Acres | Square Feet | Percentage |
| Building Square Feet                     |       | 1776        |            |
| Attached Walk in Cooler                  |       | 144         |            |
| Total Gross Area of Buildings            |       | 1920        | 9.48%      |
| Total Gross Area of Streets/Sidewalks    |       | 15570       | 76.87%     |
| Total Gross Area of Open/Landscape Space |       | 2766        | 13.66%     |
| Total Gross Area                         | 0.46  | 20256       | 100.00%    |

STATEMENT OF OBJECTIVE

HTea0 is a 1,776 square foot Retail Store that sells flavored tea, coffee, dry pre-packaged food, yeti cooler, pre-packaged bottled water and ice. There is no kitchen or fume hoods. No food will be cooked. There is no sit-down or wait service. There is no seating inside or outside the store. The store will be at 4917 Colleyville Blvd., Colleyville Texas 76034, Tarrant County.

The building includes the following spaces. Front of house consist of a retail area and a public restroom. The Back of house consist of a Point-of-Sale Counter, Brew area (this is the area where the tea is brewed), Coffee station (this is the are where the coffee is made), Prep area, Receiving area, RO Closet, Drive-thru area and a Walk-in-Cooler.

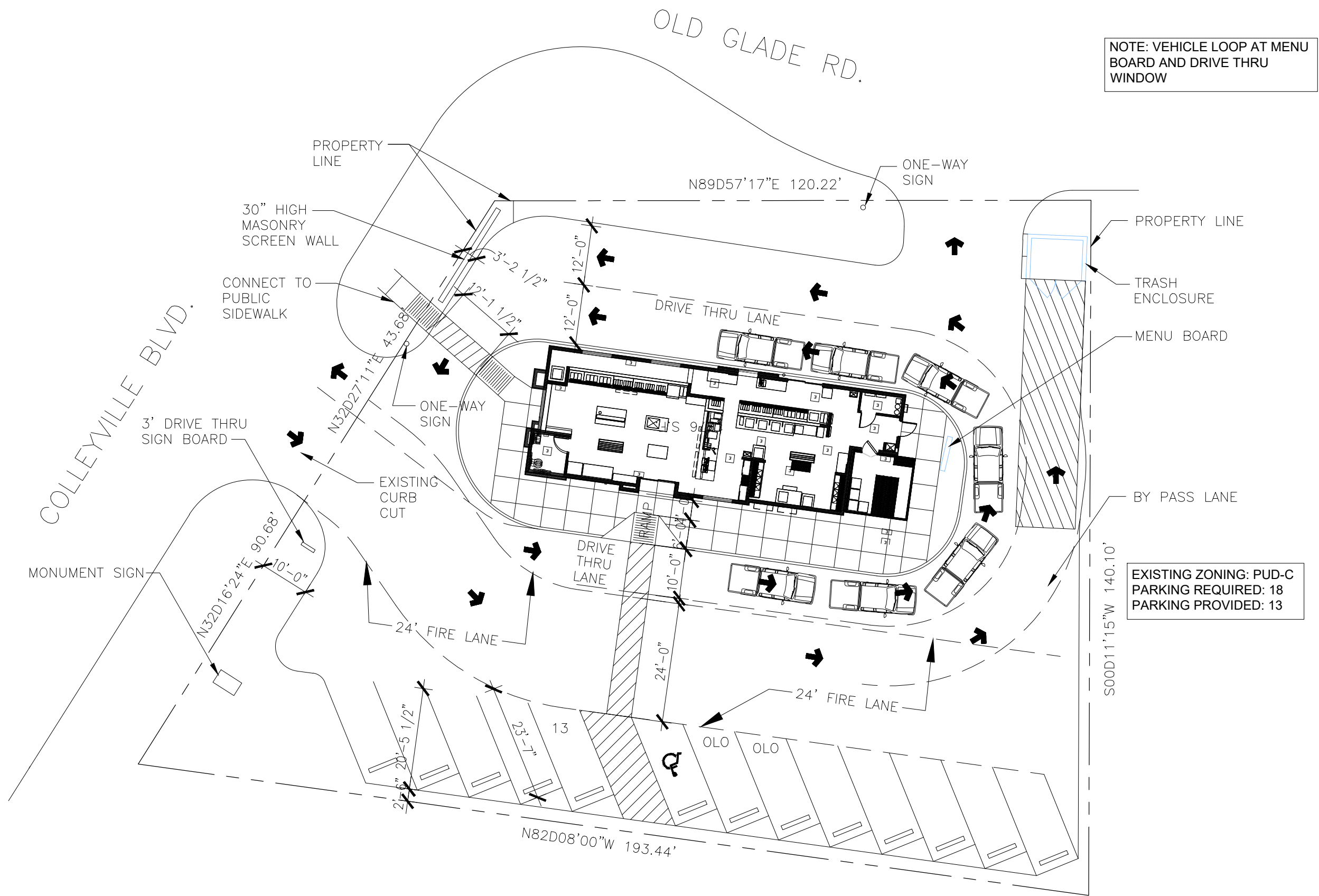


2

AERIAL SITE PLAN

1" = 20'-0"

N



1

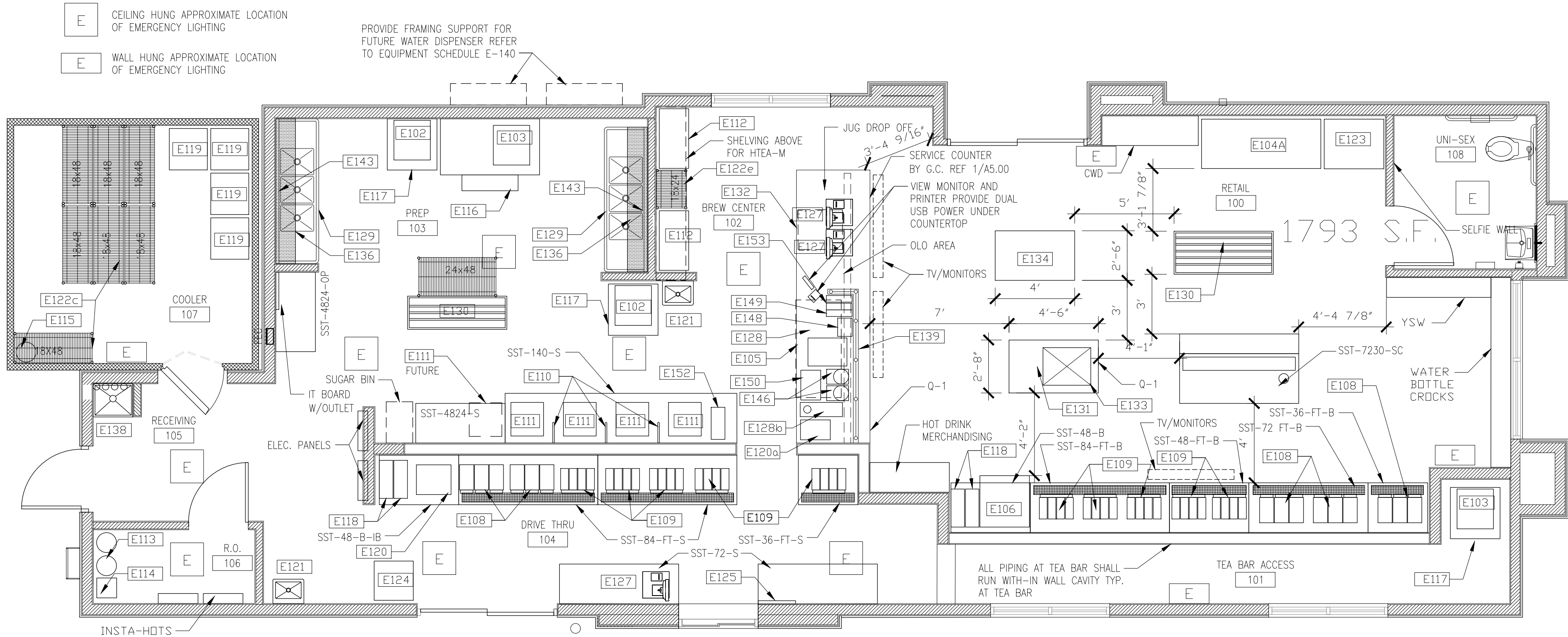
SITE PLAN

1" = 20'-0"

N



| STAINLESS STEEL TABLE SCHEDULE                                                                                                                                                                                                                                                                                                                                                           |          |                                             |                               |        |       |                                    |                                                         |             |                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------------------------------------------|-------------------------------|--------|-------|------------------------------------|---------------------------------------------------------|-------------|--------------------|
| MARK                                                                                                                                                                                                                                                                                                                                                                                     | QUANTITY | DESCRIPTION                                 | BASE TYPE                     | LENGTH | DEPTH | SPECIALTY ACCESSORIES              | COMMENT                                                 | PROVIDED BY | INSTALLED BY       |
| SST-72-S                                                                                                                                                                                                                                                                                                                                                                                 | 2        | STAINLESS STEEL WORK TABLE                  | WITH UNDERSHELF               | 72     | 24    |                                    |                                                         | OWNER       | GENERAL CONTRACTOR |
| SST-7230-SC                                                                                                                                                                                                                                                                                                                                                                              | 1        | STAINLESS STEEL WORK TABLE                  | ENCLOSED BASE / SLIDING DOORS | 72     | 30    |                                    | PROVIDE 6" DIAM HOLE FOR ACCESS TO TRASH, LOCATION TBD. | OWNER       | GENERAL CONTRACTOR |
| SST-36-FT-B                                                                                                                                                                                                                                                                                                                                                                              | 1        | STAINLESS STEEL WORK TABLE                  | ENCLOSED BASE / SLIDING DOORS | 36     | 30    | FULL LENGTH URN TROUGH             |                                                         | OWNER       | GENERAL CONTRACTOR |
| SST-48-FT-B                                                                                                                                                                                                                                                                                                                                                                              | 1        | STAINLESS STEEL WORK TABLE                  | ENCLOSED BASE / SLIDING DOORS | 48     | 30    | FULL LENGTH URN TROUGH             |                                                         | OWNER       | GENERAL CONTRACTOR |
| SST-72-FT-B                                                                                                                                                                                                                                                                                                                                                                              | 1        | STAINLESS STEEL WORK TABLE                  | ENCLOSED BASE / SLIDING DOORS | 72     | 30    | FULL LENGTH URN TROUGH             |                                                         | OWNER       | GENERAL CONTRACTOR |
| SST-84-FT-B                                                                                                                                                                                                                                                                                                                                                                              | 1        | STAINLESS STEEL WORK TABLE                  | ENCLOSED BASE / SLIDING DOORS | 84     | 30    | FULL LENGTH URN TROUGH             |                                                         | OWNER       | GENERAL CONTRACTOR |
| SST-36-FT-S                                                                                                                                                                                                                                                                                                                                                                              | 1        | STAINLESS STEEL WORK TABLE                  |                               | 36     | 30    | FULL LENGTH URN TROUGH ABOVE TABLE |                                                         | OWNER       | GENERAL CONTRACTOR |
| SST-84-FT-S                                                                                                                                                                                                                                                                                                                                                                              | 2        | STAINLESS STEEL WORK TABLE                  |                               | 84     | 30    | FULL LENGTH URN TROUGH ABOVE TABLE |                                                         | OWNER       | GENERAL CONTRACTOR |
| SST-4824-OP                                                                                                                                                                                                                                                                                                                                                                              | 1        | STAINLESS STEEL WORK TABLE - COMPUTER TABLE | OPEN BASE                     | 48     | 24    |                                    |                                                         | OWNER       | GENERAL CONTRACTOR |
| SST-4824-S                                                                                                                                                                                                                                                                                                                                                                               | 1        | STAINLESS STEEL WORK TABLE                  | WITH UNDERSHELF               | 48     | 24    |                                    |                                                         | OWNER       | GENERAL CONTRACTOR |
| SST-48-B-IB                                                                                                                                                                                                                                                                                                                                                                              | 1        | STAINLESS STEEL WORK TABLE W/ICE BIN CUTOUT | ENCLOSED BASE / SLIDING DOORS | 48     | 30    |                                    |                                                         | OWNER       | GENERAL CONTRACTOR |
| SST-48-B                                                                                                                                                                                                                                                                                                                                                                                 | 1        | STAINLESS STEEL WORK TABLE                  | ENCLOSED BASE / SLIDING DOORS | 48     | 30    |                                    |                                                         | OWNER       | GENERAL CONTRACTOR |
| SST-140-S                                                                                                                                                                                                                                                                                                                                                                                | 1        | STAINLESS STEEL WORK TABLE                  | WITH UNDERSHELF               | 140    | 30    |                                    |                                                         | OWNER       | GENERAL CONTRACTOR |
| NOTE:<br>STAINLESS STEEL TABLES SHALL BE PROVIDED BY EQUIPMENT SUPPLIER IN ACCORDANCE WITH STANDARD PRACTICE FOR THIS CUSTOMER. NOTIFY ARCHITECT IF ANY DISCREPANCY EXISTS BETWEEN THIS SCHEDULE AND TYPICAL HTea0 APPLICATIONS. STAINLESS STEEL TABLE SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW AND ALL DIMENSIONS SHALL BE FIELD VERIFIED BY G.C. PRIOR TO FABRICATION. |          |                                             |                               |        |       |                                    |                                                         |             |                    |



"NOT FOR REGULATORY  
APPROVAL, PERMITTING,  
OR CONSTRUCTION"  
*Limothy P. Rose*  
02.01.22

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| REVISIONS            |             |      |
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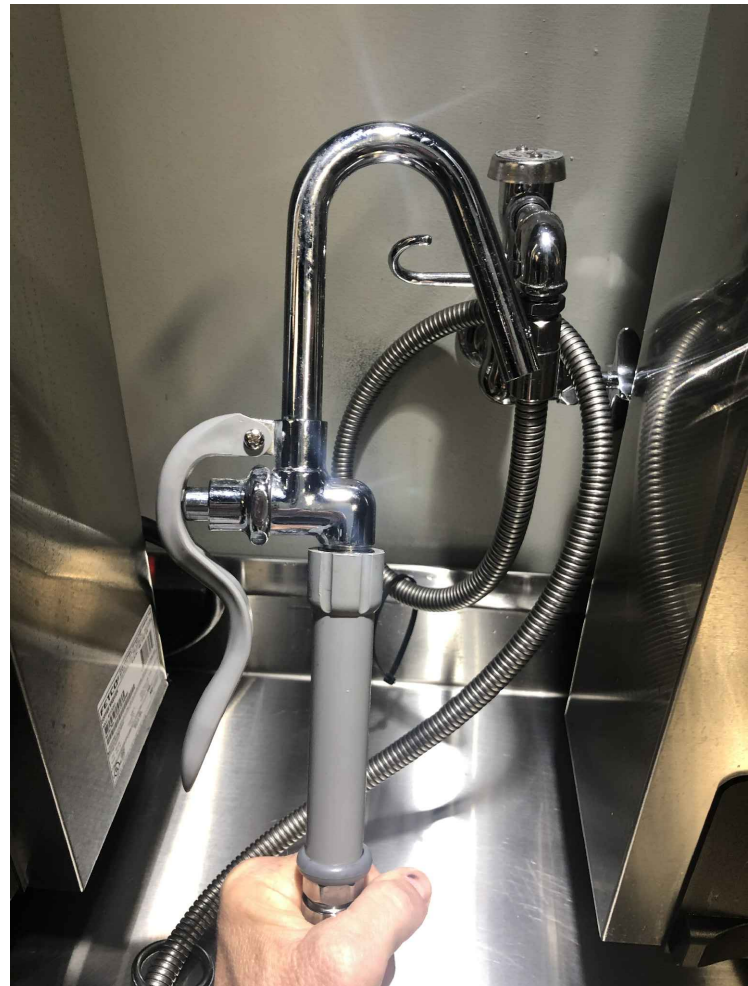
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EQUIPMENT

PLAN

OPTION 2





2 JUG FILLER FAUCET  
COORDINATE WITH PLUMBING DRAWINGS



1 JUG FILLER FAUCET  
COORDINATE WITH PLUMBING DRAWINGS

EQUIPMENT SCHEDULE

| ITEM   | QTY  | DESCRIPTION                                                                                                                                                                                                            | MFG                    | MODEL                             | VOLTZ                | PHASE | AMPS          | HP    | CONNECTION TYPE                                                                                          | PLUMBING                                  |      |                                       |     | DIMENSIONS<br>(INCHES U.N.O.) |         |                           | NOTES                                                                                                                                                                                                                                          | PROVIDED BY        | INSTALLED BY        |
|--------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------------------------------|----------------------|-------|---------------|-------|----------------------------------------------------------------------------------------------------------|-------------------------------------------|------|---------------------------------------|-----|-------------------------------|---------|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------|
|        |      |                                                                                                                                                                                                                        |                        |                                   |                      |       |               |       |                                                                                                          | CW                                        | HW   | DRAIN                                 | GAS | H                             | W       | D                         |                                                                                                                                                                                                                                                |                    |                     |
| E 101  | 1    | WALK IN COOLER                                                                                                                                                                                                         | US COOLER              | CRHCUS                            | 240                  | 1     | 9             | 2HP   | NEMA 3R HEAVY DUTY DISCONNECT<br>WHITE OAK – 20A MOCP – CONTRACTOR<br>TO VERIFY BASED ON FINAL SELECTION | --                                        | --   | --                                    | --  | 7.5'                          | 11.8'   | 11.8'                     | WEATHER PROOF GFCI RECEPTACLE WITHIN 25 FEET OF UNIT. PROVIDE<br>INSULATED FLOOR.                                                                                                                                                              | OWNER              | GENERAL CONTRACTOR  |
| E 101a | 1    | WALK IN EVAPORATIVE COIL                                                                                                                                                                                               | BOHN                   | ADT156AEK                         | 120                  | 1     | 2.0           | --    | SINGLE POLE MOTOR SWITCH AT COIL<br>WITH WEATHER PROOF COVER.                                            | --                                        | --   | --                                    | --  | --                            | --      | --                        | SEE NOTE 2                                                                                                                                                                                                                                     | OWNER              | GENERAL CONTRACTOR  |
| E 101b | 1    | WALK IN LIGHTING & CONTROL                                                                                                                                                                                             | US COOLER              | CUSTOM                            | 120                  | 1     | 2.0           | --    | ONE 120V CIRCUIT FOR COOLER LIGHTS<br>AND CONTROLS                                                       | --                                        | --   | --                                    | --  | --                            | --      | --                        |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 102  | 2    | ICE NUGGET MAKER                                                                                                                                                                                                       | SCOTSMAN               | N1322R-32                         | 208-230              | 1     | 30            | --    | LOCAL FUSED NEMA 3R DISCONNECT                                                                           | 3/8"                                      | --   | 3/4"<br>INDIRECT                      | --  | 27"                           | 22.9"   | 24"                       | G.C. TO VERIFY NUMBER OF POWER CONNECTIONS NEEDED FOR REMOTE<br>UNIT WITH MANUFACTURE. SEE NOTE 1                                                                                                                                              | OWNER              | GENERAL CONTRACTOR  |
| E 103  | 2    | ICE CUBE MACHINE                                                                                                                                                                                                       | SCOTSMAN               | EH330SL-1                         | 115                  | 1     | 15            | --    | NEMA 5-20P                                                                                               | 3/8"                                      | --   | 3/4"<br>INDIRECT                      | --  | 23"                           | 30"     | 24"                       | G.C. TO VERIFY NUMBER OF POWER CONNECTIONS NEEDED FOR REMOTE<br>UNIT WITH MANUFACTURE. SEE NOTE 1                                                                                                                                              | OWNER              | GENERAL CONTRACTOR  |
| E 104a | 1    | VERT. AIR CURTAIN OPEN DISPLAY                                                                                                                                                                                         | TURBO AIR              | TOM-72EB-N                        | 220                  | 1     | 18            | --    | NEMA 6-20P                                                                                               | --                                        | --   | --                                    | --  | 81 1/8"                       | 72"     | 29 7/8"                   |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 104b | 0    | VERT. AIR CURTAIN OPEN DISPLAY                                                                                                                                                                                         | TURBO AIR              | TOM-50MW(B)-N                     | 115                  | 1     |               |       |                                                                                                          | --                                        | --   | --                                    | --  | 60 1/2"                       | 50 7/8" | 28"                       |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 105  | 1    | 59" UNDERCOUNTER<br>REFRIGERATOR                                                                                                                                                                                       | TRUE                   | TUC-60G-LP-HC-FGD001              | 115                  | 1     | 4.0           | 1/4HP | NEMA 5-15P                                                                                               | --                                        | --   | --                                    | --  | 31 7/8"                       | 59"     | 27 1/2"                   | G.C. TO VERIFY SIZE AND LOCATION OF CONDENSATE DRAIN IF REQUIRED<br>SEE NOTE 1 AND ITEM 105a. LOW PROFILE CASTERS. G.C. SHALL<br>INSTALL AND COORDINATE SIZE, LOCATION OF ESPRESSO MACHINE MILK<br>TUBE LINE WITH MANUFACTURES. REFER TO E128. | OWNER              | GENERAL CONTRACTOR  |
| E 105a | 1    | CASTERS FOR TRUE LOCK (2)<br>LOCK 2.5" DIAM SET OF 4                                                                                                                                                                   | TRUE                   | LOW PROFILE CASTERS               | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | --                            | --      | --                        |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 106  | 1    | ICE DISPENSER                                                                                                                                                                                                          | MULTIPLYX              | 2705519                           | 120                  | 1     | 2.8           | --    | NEMA 5-20P                                                                                               | --                                        | --   | 3/4"                                  | --  | 34.88"<br>VERIFY              | 30"     | 31.13"                    | G.C. TO VERIFY NUMBER OF POWER CONNECTIONS NEEDED FOR REMOTE<br>UNIT WITH MANUFACTURE. SEE NOTE 1. MODEL NUMBER S-150,<br>S-200, OR 2-250 TO BE SELECTED BASED ON NEED                                                                         | OWNER              | GENERAL CONTRACTOR  |
| E 107  | 4    | 40" COPPER LINE SET                                                                                                                                                                                                    | SCOTSMAN               | BTR40                             |                      |       |               |       | BRAZED ENDS                                                                                              |                                           |      |                                       |     |                               |         |                           | LIQUID LINE DIAMETER: 3/8"; DISCHARGE LINE DIAMETER: 1/2"                                                                                                                                                                                      | OWNER              | GENERAL CONTRACTOR  |
| E 108  | 5    | BEVERAGE DISPENSER 3 BOWL                                                                                                                                                                                              | CRATHCO                | D35-3                             | 120                  | 1     | 9             | --    | NEMA 5-20P                                                                                               | --                                        | --   | --                                    | --  | 27.3"                         | 25.6"   | 15.9"                     |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 109  | 12   | BEVERAGE DISPENSER 4 BOWL                                                                                                                                                                                              | CRATHCO                | E49-3                             | 120                  | 1     | 6             | --    | NEMA 5-20P                                                                                               | --                                        | --   | --                                    | --  | 25.5"                         | 20.5"   | 15"                       |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 110  | 3    | KETTLE AND POT FILLER                                                                                                                                                                                                  | T&S BRASS              | B-0605                            |                      |       |               |       |                                                                                                          | 1/2"                                      |      |                                       |     |                               |         |                           | REFER TO PLUMBING DRAWING AND PHOTOS THIS SHEET                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 111  | 4    | FETCO BREWING UNIT                                                                                                                                                                                                     | FETCO                  | CBS-2132XTS-1G<br>(E213251)       | 200-240              | 1     | REF<br>MANUF. | --    | HARD WIRED PROVIDE CORD SET AND<br>LOCAL DS AS NEEDED                                                    | 3/8"                                      | --   | REF<br>MANUF.                         | --  | 26 1/4"                       | 19 3/4" | 20 3/8"                   | G.C. PROVIDE REGULATOR REFER TO MEP AND COORDINATE WITH<br>MANUFACTURE, INFRASTRUCTURE FOR 5 FUTURE UNITS.                                                                                                                                     | OWNER              | GENERAL CONTRACTOR  |
| E 112  | 2    | WATER JUG FILL STATIONS                                                                                                                                                                                                | OWNER                  | --                                | 120                  | 1     | 10            |       | NEMA 5-20P                                                                                               | 1/2" (2 EA)                               | --   | 1.5"                                  | --  | 65.5"                         | 35.4"   | 17.7"                     |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 113  | 1    | WATER DISINFECTION SYSTEM                                                                                                                                                                                              | VIQUA                  | S80-PA                            | 100-240              | 1     | --            | --    | NEMA 5-20P                                                                                               | 3/4"                                      | --   | --                                    | --  | 35.5"                         | --      | --                        |                                                                                                                                                                                                                                                | RO SUPPLIER        | RO SUPPLIER         |
| E 114  | 1    | REVERSE OSMOSIS SYSTEM                                                                                                                                                                                                 | CULLIGAN               | E1-1F                             | 115                  | 1     | 12            | 3/4HP | NEMA 5-20P PROVIDE CORD SET                                                                              | --                                        | --   | --                                    | --  | 37"                           | 10"     | 46.3"                     | PIPING PROVIDED AND INSTALLED BY G.C. REF MEP                                                                                                                                                                                                  | RO SUPPLIER        | RO SUPPLIER         |
| E 115  | 1    | WATER PRESSURE BOOST PUMP                                                                                                                                                                                              | GRUNDFOS               | M03-35                            | 120                  | 1     | 12            | 3/4HP | HARDWIRE MOTOR RATED SWITCH                                                                              | 1"                                        | --   | --                                    | --  | --                            | --      | --                        |                                                                                                                                                                                                                                                | RO SUPPLIER        | RO SUPPLIER         |
| E 116  | 1    | NUGGET ICE BINS                                                                                                                                                                                                        | SCOTSMAN               | BH1600BB-A                        | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | 1"                                    | --  | 62"                           | 60"     | 43.625"                   |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 117  | 3    | MODULAR ICE STORAGE BIN                                                                                                                                                                                                | SCOTSMAN               | B530P                             | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | 3/4"                                  | --  | 44"                           | 30"     | 45.5"                     |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 118  | 4    | CUP DISPENSING CABINET                                                                                                                                                                                                 | SAN JAMAR              | C2804                             | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | 30 1/4"                       | 8 1/16" | 24 3/8"                   |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 119  | 4    | RO STORAGE TANK                                                                                                                                                                                                        | AXIS                   | 140 GAL. 23" SQUARE               | --                   | --    | --            | --    | --                                                                                                       | 2"                                        | --   | 1"                                    | --  | 72.6"                         | 25.1"   | 23"                       |                                                                                                                                                                                                                                                | RO SUPPLIER        | RO SUPPLIER         |
| E 120  | 1    | DROP-IN ICE BIN                                                                                                                                                                                                        | ADVANCE<br>TABCO       | D-24-IBL                          | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | 1"                                    | --  | 14"                           | 21"     | 18"                       |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 120a | 1    | DROP-IN ICE BIN                                                                                                                                                                                                        | ADVANCE<br>TABCO       | D-12-IBL                          | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | 1"                                    | --  | 6"                            | 12"     | 18"                       |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 121  | 2    | HAND SINK WITH SPLASH GUARDS<br>TO MEET ADA & HEALTH CODES                                                                                                                                                             | ADVANCE<br>TABCO       | 7-PS-EC-SP-1X                     | --                   | --    | --            | --    | --                                                                                                       | 1/2"                                      | 1/2" | 1 1/2"                                | --  | 13"                           | 17"     | 15.25"                    | INSULATE EXPOSED PIPES PER TAS/ADA GUIDELINES                                                                                                                                                                                                  | OWNER              | GENERAL CONTRACTOR  |
| E 122a | 1    | 24"x48" WIRE RACK "METRO" SHELF                                                                                                                                                                                        | --                     | --                                | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | --                            | --      | --                        |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 122b | 0    | 24"x36" WIRE RACK "METRO" SHELF                                                                                                                                                                                        | --                     | --                                | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | --                            | --      | --                        |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 122c | 7    | 18"x48" WIRE RACK "METRO" SHELF                                                                                                                                                                                        | --                     | --                                | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | --                            | --      | --                        |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 122d | 0    | 18"x48"x7" WIRE RACK "METRO"<br>SHELF, BLUE EPOXY                                                                                                                                                                      | --                     | --                                | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | --                            | --      | --                        |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 122e | 1    | 18"x24" WIRE RACK "METRO" SHELF                                                                                                                                                                                        | --                     | --                                | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | --                            | --      | --                        |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 123  | 1    | ICE COOLER                                                                                                                                                                                                             | LEER, INC              | LO30UAGE                          | 115                  | 1     | 15            | 1/3HP | NEMA 5-20P                                                                                               | --                                        | --   | --                                    | --  | 76.5"                         | 36"     | 30"                       |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 124  | 1    | 24" REACH-IN COOLER                                                                                                                                                                                                    | TURBO AIR              | TGM-11L                           | 115                  | 1     | 2.2           | 1/4HP | NEMA 5-20P                                                                                               | --                                        | --   | --                                    | --  | 62 3/4"                       | 23 5/8" | 23 3/8"                   |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 125  | 1    | KBS TOUCH SCREEN MONITOR                                                                                                                                                                                               | VIEWSONIC              | VSD-242                           | 115<br>(for adapter) | 1     | 4             | 1/4HP | PROVIDE 1" EMPTY CONDUIT FOR DATA<br>REF. ELECTRICAL PLAN FOR ROUTING                                    | --                                        | --   | --                                    | --  | 14"                           | 22.6"   | 1.9"                      | WALL MOUNTED                                                                                                                                                                                                                                   | CNC                | CNC                 |
| E 126  | 1    | DRIVE-THRU MENU BOARD                                                                                                                                                                                                  | --                     | --                                | --                   | --    | --            | --    | PROVIDE (3) 1" EMPTY CONDUIT FOR<br>DATA REF. ELECTRICAL PLAN FOR<br>ROUTING.                            | --                                        | --   | --                                    | --  | --                            | --      | --                        |                                                                                                                                                                                                                                                | OWNER – VENDOR     | SIGN COMPANY        |
| E 127  | 3    | P.O.S.                                                                                                                                                                                                                 | --                     | --                                | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | --                            | --      | --                        | G.C. TO PROVIDE WALL OUTLETS WITH (2) TWO USB CHARGING PORTS,<br>(1) ONE AT EACH POS. REFER TO MEP DRAWINGS.                                                                                                                                   | CNC                | CNC                 |
| E 128  | 1    | ESPRESSO CAPPUCCINO<br>MACHINE                                                                                                                                                                                         | EVERSYS                | CAMEO CLASSIC C2m<br>Color: Earth | 208                  | 1     | 15/30         | --    | NEMA L6-30 TWIST                                                                                         | 3/8"                                      | --   | 1.25" I.D.                            | --  | 24.8"                         | 16.9"   | 23.6"                     | REFER TO MANUFACTURER RECOMMENDATIONS FOR<br>WATER REQUIREMENTS. CORPORATE HAS APPROVED HIGH VOLUME<br>OPTION, PLEASE SEEK APPROVAL BEFORE ORDERING. DEDICATED<br>REVERSE OSMOSIS WATER (50 PPM)                                               | OWNER              | GENERAL CONTRACTOR  |
| E 128a | --   | ESPRESSO PARTS NSF<br>COUNTERTOP BAR & CAFE RINSER                                                                                                                                                                     | --                     | W17B-EPPRCT662                    | 120                  | 1     | 2.0           | --    | SINGLE POLE MOTOR SWITCH AT COIL<br>WITH WEATHER PROOF COVER.                                            | 3/8"                                      | --   | 1/2"                                  | --  | --                            | --      | --                        | USED AT STORES WHERE RECESSED COUNTER RINSER CAN NOT BE<br>USED.                                                                                                                                                                               | OWNER              | GENERAL CONTRACTOR  |
| E 128b | 1    | 4.5" RECESSED STAINLESS STEEL<br>RINSER WITH DRIP TRAY AND<br>DRAIN                                                                                                                                                    | VEVOR                  | --                                | --                   | --    | --            | --    | --                                                                                                       | 1/2" TO<br>3/8" &<br>3/4"<br>ADAPTERS     | --   | 1/2" TO<br>3/8" &<br>3/4"<br>ADAPTERS | --  | .05"                          | 8.6"    | 25.7"                     | GLASS WASHER FOR BAR, 25.7"x8.6" (652x218MM) IN SIZE, WITH<br>CUTOUT SIZE OF 24.2"x7.2" (615x182MM). RECOMMENDED WATER<br>PRESSURE 15-30 PSI                                                                                                   | OWNER              | GENERAL CONTRACTOR  |
| E 129  | 2    | 3-COMPARTMENT SINK STAINLESS STEEL SINK MODEL NO# FE-1620-18RL-X W/20" DRAIN BOARDS EACH END – NOMINAL LENGTH 10'-0"                                                                                                   |                        |                                   |                      |       |               |       |                                                                                                          |                                           |      |                                       |     |                               |         | REFER TO E 143 FOR FAUCET | GENERAL CONTRACTOR                                                                                                                                                                                                                             | GENERAL CONTRACTOR |                     |
| E 130  | 2    | ALUMINUM DUNNAGE RACK – 60"x20"x8" – FOCUS FOOD<br>SERVICE, MODEL #FADR60208                                                                                                                                           |                        |                                   |                      |       |               |       |                                                                                                          |                                           |      |                                       |     |                               |         |                           | OWNER                                                                                                                                                                                                                                          | GENERAL CONTRACTOR |                     |
| E 131  | 1    | BUFFET STYLE FOOD, DOUBLE SIDED, SNEEZE GUARDS ON BOTH SIDES, FOR FRUIT BAR CART, BLACK FRAME FINISH – FBC-2,<br>MANUFACTURE: CAL-MILL, MODEL #2027-36-13. BASE CABINET AND QUARTZ TOP BY OTHERS – ASSEMBLY BY G.C.    |                        |                                   |                      |       |               |       |                                                                                                          |                                           |      |                                       |     |                               |         |                           | OWNER                                                                                                                                                                                                                                          | GENERAL CONTRACTOR |                     |
| E 132  | 1    | DEPOSITORY SAFE – MESA MFL3020CC – 3.6 CU.FT.                                                                                                                                                                          |                        |                                   |                      |       |               |       |                                                                                                          |                                           |      |                                       |     | 30"                           | 20"     | 20"                       | FIELD VERIFY EXACT LOCATION AND SIZE                                                                                                                                                                                                           | OWNER              | GENERAL CONTRACTOR  |
| E 133  | 1    | FRUIT BAR COUNTER                                                                                                                                                                                                      |                        |                                   |                      |       |               |       |                                                                                                          |                                           |      |                                       |     |                               |         |                           | GENERAL CONTRACTOR                                                                                                                                                                                                                             | GENERAL CONTRACTOR |                     |
| E 134  | 1    | 4'-0" BRAND INC RETAIL ISLAND REFER TO SHEET A3.05                                                                                                                                                                     |                        |                                   |                      |       |               |       |                                                                                                          |                                           |      |                                       |     |                               |         |                           | OWNER                                                                                                                                                                                                                                          | OWNER              |                     |
| E 135  | 2    | HME VEHICLE DETECTOR LOOP SYSTEM – VOL100 – ONE LOOP FOR DRIVE THRU MENU BOARD, AND ONE LOOP TO COUNT TIME AT THE DRIVE THRU WINDOW                                                                                    |                        |                                   |                      |       |               |       |                                                                                                          |                                           |      |                                       |     |                               |         |                           | OWNER                                                                                                                                                                                                                                          | GENERAL CONTRACTOR |                     |
| E 136  | 2    | WALL MOUNTED STAINLESS STEEL SHELF, 10'-0" (LENGTH TO MATCH EXISTING 3 COMPARTMENT SINK G.C. TO FIELD VERIFY), HEIGHT TO BE FIELD VERIFIED, WIDTH 12"                                                                  |                        |                                   |                      |       |               |       |                                                                                                          |                                           |      |                                       |     |                               |         |                           | OWNER                                                                                                                                                                                                                                          | GENERAL CONTRACTOR |                     |
| E 137  | 1    | KNOX BOX – G.C. SHALL COORDINATE EXACT LOCATION, MANUFACTURE AND MODEL NUMBER OF UNIT WITH FIRE DEPARTMENT.                                                                                                            |                        |                                   |                      |       |               |       |                                                                                                          |                                           |      |                                       |     |                               |         |                           | GENERAL CONTRACTOR                                                                                                                                                                                                                             | GENERAL CONTRACTOR |                     |
| E 138  | 1    | MOP SINK & RACK                                                                                                                                                                                                        |                        |                                   |                      |       |               |       |                                                                                                          |                                           |      |                                       |     |                               |         |                           | GENERAL CONTRACTOR                                                                                                                                                                                                                             | GENERAL CONTRACTOR |                     |
| E 139  | 1    | SNEEZE GUARD – POLISHED STAINLESS 24" TOTAL HEIGHT ROUND POST SUPPORT SYS. INLCUDING NEW LOW WALL – FIELD VERIFY HEIGHT OF SNEEZE GUARD : C.R. LAURENCE. PP0818EBS, GLASS: 1/4" TEMPERED GLASS WITH<br>POLISHED EDGES. |                        |                                   |                      |       |               |       |                                                                                                          |                                           |      |                                       |     |                               |         |                           | GENERAL CONTRACTOR                                                                                                                                                                                                                             | GENERAL CONTRACTOR |                     |
| E 140  | 0    | WATER VENDING MACHINE                                                                                                                                                                                                  | WATER VENDING<br>BY US | WV 3000 SDWM                      | 120                  | 1     | 3 TO 5        | --    | PER MANUFACTURE                                                                                          | 3/4" R.O.<br>AND 1/2"<br>TEE TO<br>VALVES | --   | 1 1/4"<br>RIBBED                      | --  | 46                            | 50      | 13                        | FIELD VERIFY EXACT LOCATION OUT SIDE OF BUILDING ON EXTERIOR<br>WALL, COORDINATE WITH PLAN. PROVIDE R.O. WATER, MOUNT PER<br>MANUFACTURER REQUIREMENTS. G.C. SHALL PROVIDE INFRASTRUCTURE<br>FOR UNIT AS PART OF BASE BID.                     | OWNER              | GENERAL CONTRACTOR. |
| E 141  | 3    | ERC REMOTE CONDENSER                                                                                                                                                                                                   | SCOTSMAN               | ERC311-32                         | 208                  | 1     | 1.25          | 3 X 2 | NEMA 5-20P                                                                                               | --                                        | --   | --                                    | --  | 38.5"                         | 29.2"   | 29.5"                     | MEP TO MATCH-UP TO CORRECT UNIT                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 142  | 1    | ECC REMOTE CONDENSER                                                                                                                                                                                                   | SCOTSMAN               | ECC1200-32                        | 208-230              | 1     | 30            | 3 X 2 | NEMA 5-20P                                                                                               | --                                        | --   | --                                    | --  | 39.75"                        | 39.1"   | 32.1"                     | MEP TO MATCH-UP TO CORRECT UNIT                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 143  | 2    | 8" WALL MOUNT PRE-RINSE                                                                                                                                                                                                | KROWNE                 | 17-109WL                          | --                   | --    | --            | --    | --                                                                                                       | 1/2"                                      | --   | --                                    | --  | --                            | --      | --                        |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 144  |      | NOT USED                                                                                                                                                                                                               |                        |                                   |                      |       |               |       |                                                                                                          |                                           |      |                                       |     |                               |         |                           |                                                                                                                                                                                                                                                |                    |                     |
| E 145  | 0    | BABY CHANGING STATION                                                                                                                                                                                                  |                        |                                   |                      |       |               |       |                                                                                                          |                                           |      |                                       |     |                               |         |                           | GENERAL CONTRACTOR                                                                                                                                                                                                                             | GENERAL CONTRACTOR |                     |
| E 146  | 2    | HERMAL DISPENSER 1.5 GAL D449                                                                                                                                                                                          | --                     | W438-L4D15                        | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | 24"                           | 9"      | 9"                        | HORIZONTAL WALL MOUNTED, WHITE GRANITE DS                                                                                                                                                                                                      | OWNER              | GENERAL CONTRACTOR  |
| E 148  | 1    | 4 QT. 2 COMPARTMENT STAINLESS<br>STEEL CONDIMENT DISPENSER WITH<br>TWO PUMPS                                                                                                                                           | WINCO                  | PKTS-2D                           | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | 16"                           | 11"     | 8 3/4"                    |                                                                                                                                                                                                                                                | OWNER              | OWNER               |
| E 149  | 2    | 4 TIER SYRUP RACK                                                                                                                                                                                                      | WINCO                  | PKTS-2D                           | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | 13"                           | 4"      | 15 1/2"                   |                                                                                                                                                                                                                                                | OWNER              | OWNER               |
| E 150  | 1    | RUBBER BAR MAT                                                                                                                                                                                                         | BONBON                 | --                                | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | --                            | 12"     | 18"                       |                                                                                                                                                                                                                                                | OWNER              | OWNER               |
| E 151  | 2    | RUBBER BAR MAT                                                                                                                                                                                                         | TEBERY                 | --                                | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | --                            | 23"     | 3"                        |                                                                                                                                                                                                                                                | OWNER              | OWNER               |
| E 152  | 1    | COFFEE BATCH GRINDER                                                                                                                                                                                                   | BUNN                   | G2-HD-BLK                         | 120                  | 1     | 11            | --    | NEMA 5-15P                                                                                               | --                                        | --   | --                                    | --  | 26.5"                         | 7.3"    | 16.8"                     |                                                                                                                                                                                                                                                | OWNER              | GENERAL CONTRACTOR  |
| E 153  | 1    | COFFEE CUP DISPENSER                                                                                                                                                                                                   | --                     | --                                | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | --                            | --      | --                        |                                                                                                                                                                                                                                                | OWNER              | OWNER               |
| E 154  | 1 EA | VIEW MONITOR AND PRINTER                                                                                                                                                                                               | --                     | --                                | --                   | --    | --            | --    | --                                                                                                       | --                                        | --   | --                                    | --  | --                            | --      | --                        | PROVIDE DUAL USB POWER UNDER COUNTERTOP                                                                                                                                                                                                        | CNC                | CNC                 |

- NOTES:
- ROUTE PIPING IN WALL
  - ROUTE PIPING IN PVC PIPE AND PAINT PIPE – COLOR TO BE DETERMINED
  - ROUTE PIPING UP TIGHT TO WALL AND PAINT – COLOR TO BE DETERMINED
  - ROUTE POWER AND REFRIGERANT LINES FOR ICE MAKERS REMOTE CONDENSERS UP THRU ROOF. PROVIDE ROOF MANUFACTURE'S STANDARD ROOF PENETRATION DETAIL AT EACH LOCATION.
  - PROVIDE 3/4" PIPING IN WALL TO ROUTE DISCHARGE FROM STAINLESS STEEL TABLE TROUGHS AND ICE BIN TABLE TO FLOOR SINK.



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*Limothy P. Rose*  
01.12.22

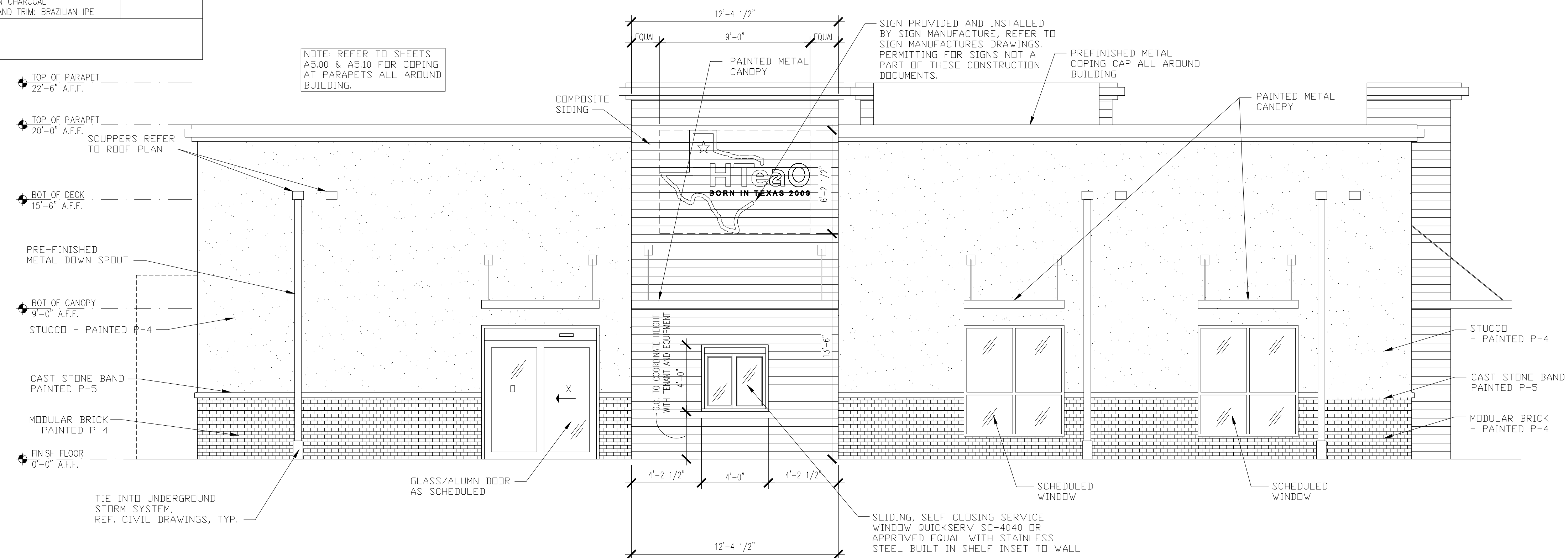
|                |             |       |
|----------------|-------------|-------|
| PROJECT NUMBER |             | 21084 |
| DRAWN BY       |             | TPR   |
| CHECKED BY     |             | TPR   |
| REVISIONS      |             |       |
| No.            | Description | Date  |
|                |             |       |
|                |             |       |
|                |             |       |
|                |             |       |
|                |             |       |
|                |             |       |

PRELIMINARY REVIEW

## A2.11 EQUIPMENT SCHEDULE

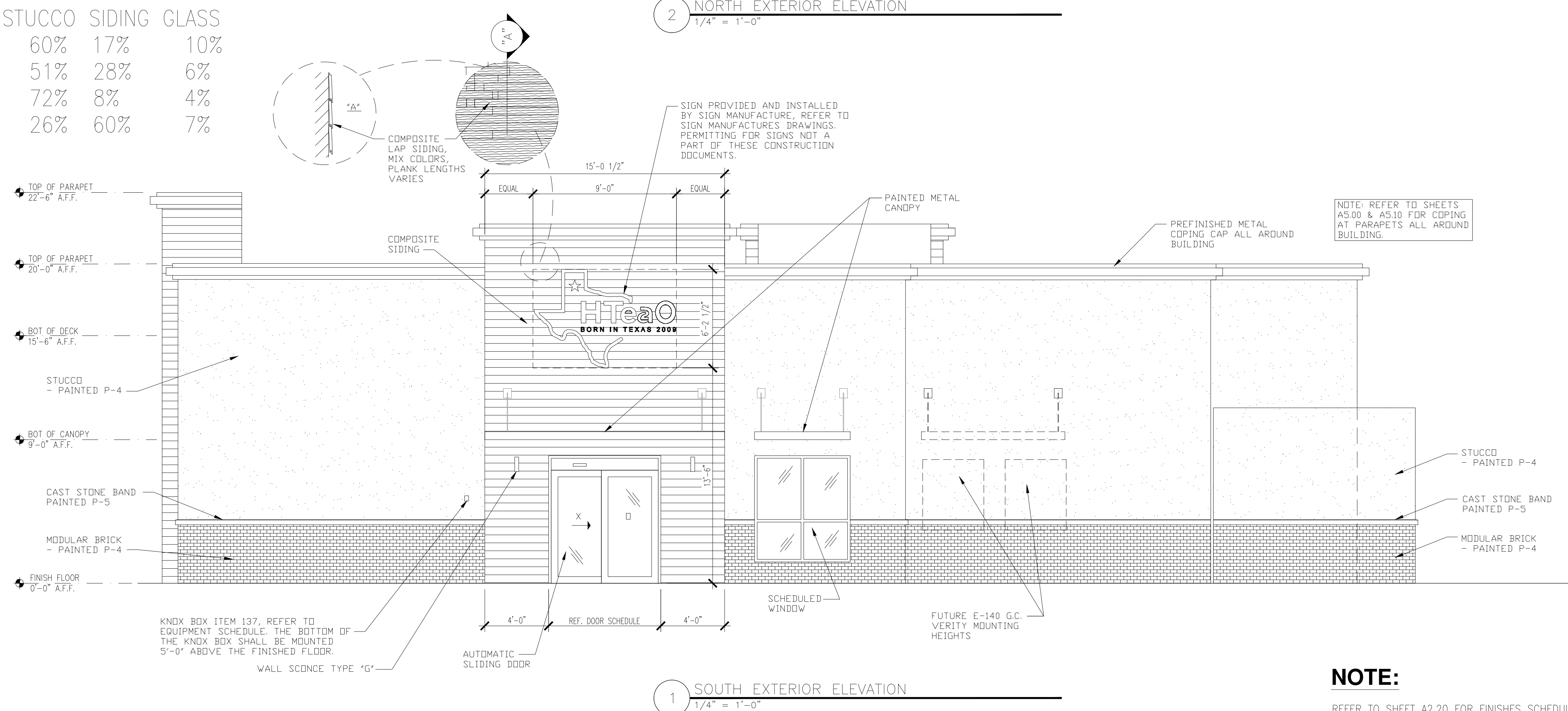


| FINISH SCHEDULE                             |                                                           |                                                                                                                                                          |                  |
|---------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| MARK                                        | DESCRIPTION                                               | COLOR & FINISH                                                                                                                                           | MANUFACTURER     |
| P-3                                         | HOLLOW METAL DOOR & FRAMES                                | SW 7664 – STEELY GRAY, SEMI-GLOSS FINISH                                                                                                                 | SHERWIN WILLIAMS |
| P-4                                         | STUCCO & MASONRY MAIN WALL COLOR                          | SW7002 DOWNY, SMOOTH FINISH                                                                                                                              | DRYVIT           |
| P-5                                         | PER-CAST STONE TRIM BAND COLOR                            | SW7038 TONY TAUPÉ, SMOOTH FINISH                                                                                                                         | DRYVIT           |
| P-6                                         | METAL CANOPIES, PARAPET TRIM, LEADER BOXES AND DOWNSPOUTS | DARK BRONZE                                                                                                                                              |                  |
| CP-1                                        | COMPOSITE SIDING AT ENTRY (POLYMER)                       | EQUAL PARTS OF FOLLOWING COLORS:<br>1. BRAZILIAN IPE<br>2. PERUVIAN TEAK<br>3. SPANISH WALNUT<br>4. HAWAIIAN CHARCOAL<br>CORNERS AND TRIM: BRAZILIAN IPE | NEW TECHWOOD     |
| NOTES:<br>1) PAINT BRAND: SHERWIN WILLIAMS. |                                                           |                                                                                                                                                          |                  |



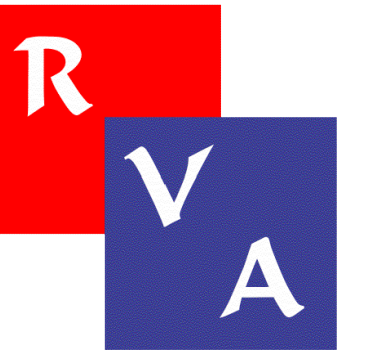
## MATERIAL TABULATIONS

| ORIENTATION | MASONRY | STUCCO | SIDING | GLASS |
|-------------|---------|--------|--------|-------|
| NORTH       | 13%     | 60%    | 17%    | 10%   |
| SOUTH       | 15%     | 51%    | 28%    | 6%    |
| EAST        | 16%     | 72%    | 8%     | 4%    |
| WEST        | 7%      | 26%    | 60%    | 7%    |



**NOTE:**

REFER TO SHEET A2.20 FOR FINISHES SCHEDULE



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*Timothy P. Rose*  
02.01.22

| PROJECT NUMBER |             | 21084 |
|----------------|-------------|-------|
| DRAWN BY       |             | TPR   |
| CHECKED BY     |             | TPR   |
| REVISIONS      |             |       |
| No.            | Description | Date  |
|                |             |       |
|                |             |       |
|                |             |       |
|                |             |       |
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PRELIMINARY REVIEW

# A3.00

## EXTERIOR ELEVATIONS MASONRY 2





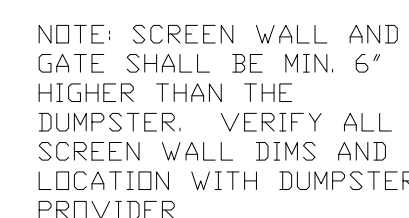
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02 01 22

PRELIMINARY REVIEW

## A3.01

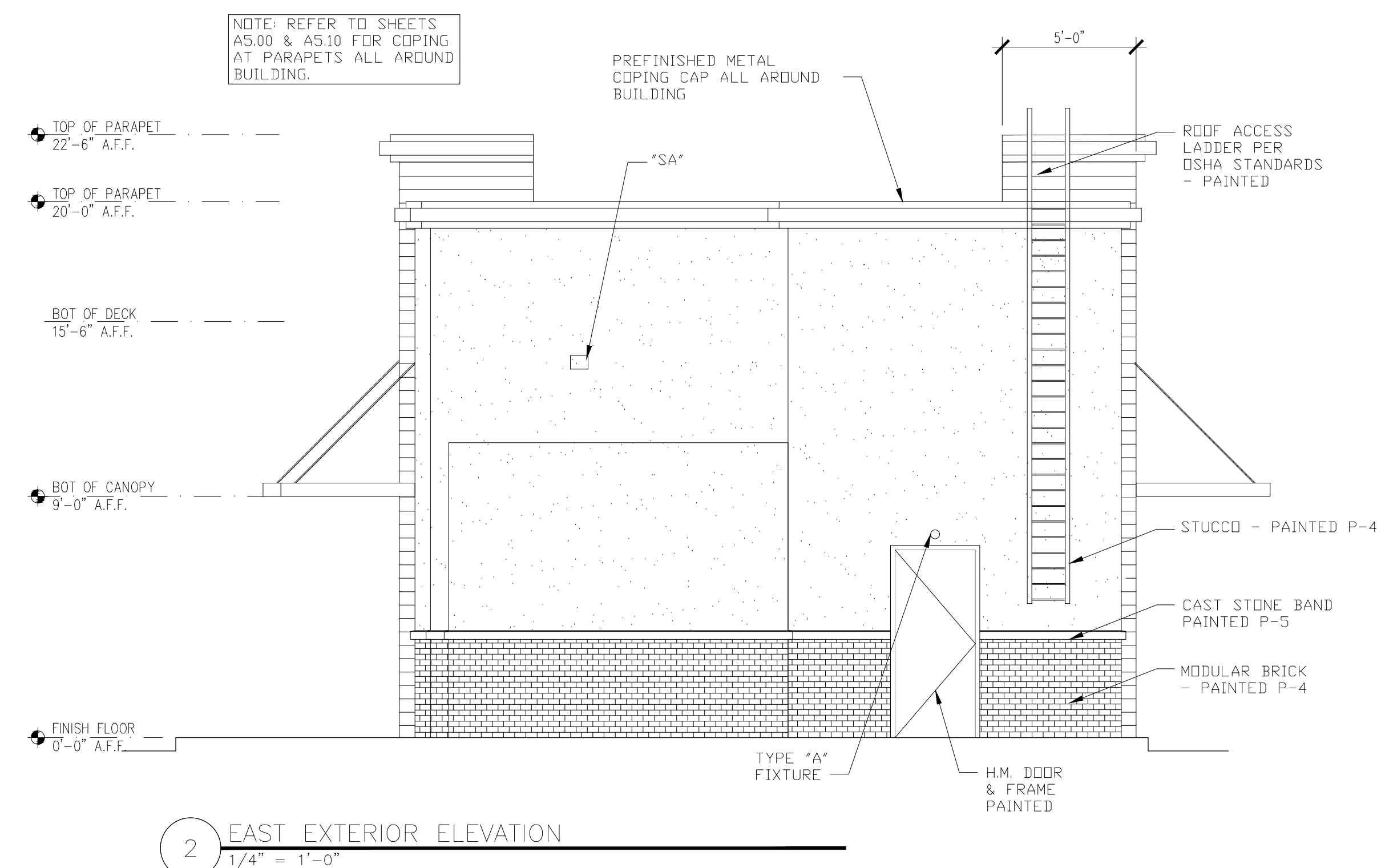
### EXTERIOR ELEVATIONS MASONRY 2

| ORIENTATION | MASONRY | STUCCO | SIDING | GLASS |
|-------------|---------|--------|--------|-------|
| NORTH       | 13%     | 60%    | 17%    | 10%   |
| SOUTH       | 15%     | 51%    | 28%    | 6%    |
| EAST        | 16%     | 72%    | 8%     | 4%    |
| WEST        | 7%      | 26%    | 60%    | 7%    |

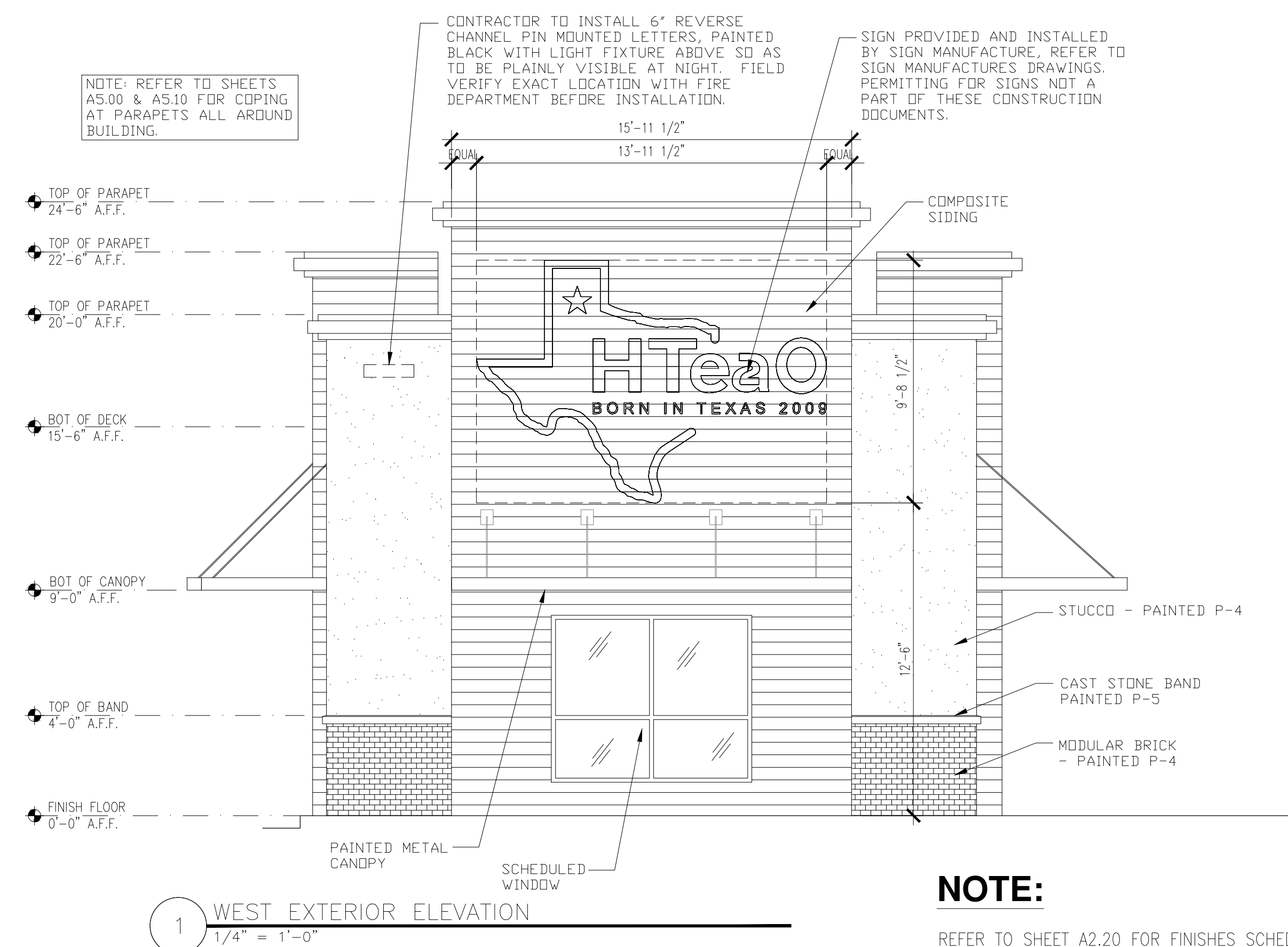


3 DUMPSTER SCREEN WALL  
1/4" = 1'-0"

| FINISH SCHEDULE                             |                                                           |                                                                                                                                                          |                  |
|---------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| MARK                                        | DESCRIPTION                                               | COLOR & FINISH                                                                                                                                           | MANUFACTURER     |
| P-3                                         | HOLLOW METAL DOOR & FRAMES                                | SW 7664 – STEELY GRAY, SEMI-GLOSS FINISH                                                                                                                 | SHERWIN WILLIAMS |
| P-4                                         | STUCCO & MASONRY MAIN WALL COLOR                          | SW7002 DOWNY, SMOOTH FINISH                                                                                                                              | DRYVIT           |
| P-5                                         | PER-CAST STONE TRIM BAND COLOR                            | SW7038 TONY TAUPE, SMOOTH FINISH                                                                                                                         | DRYVIT           |
| P-6                                         | METAL CANOPIES, PARAPET TRIM, LEADER BOXES AND DOWNSPOUTS | DARK BRONZE                                                                                                                                              |                  |
| CP-1                                        | COMPOSITE SIDING AT ENTRY (POLYMER)                       | EQUAL PARTS OF FOLLOWING COLORS:<br>1. BRAZILIAN IPE<br>2. PERUVIAN TEAK<br>3. SPANISH WALNUT<br>4. HAWAIIAN CHARCOAL<br>CORNERS AND TRIM: BRAZILIAN IPE | NEW TECHWOOD     |
| NOTES:<br>1) PAINT BRAND: SHERWIN WILLIAMS. |                                                           |                                                                                                                                                          |                  |



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

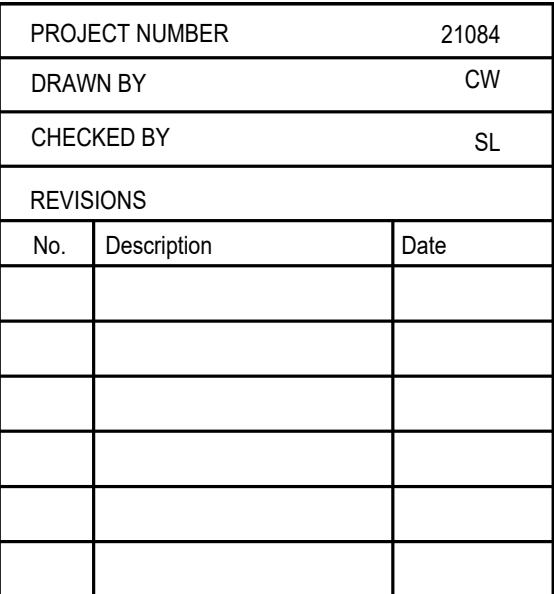
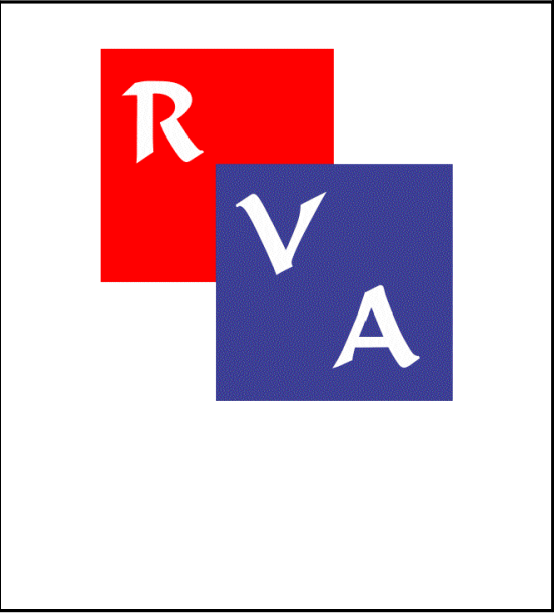


1 WEST EXTERIOR ELEVATION  
1/4" = 1'-0"

**NOTE:**

REFER TO SHEET A2.20 FOR FINISHES SCHEDULE





**E1.00**  
**LIGHTING**  
**PHOTOMETRIC**  
**PLAN**



| LUMINAIRE SCHEDULE AND LIGHTING DATA                                                |     |       |                       |                                                          |                     |                                                                                                                                                                                                                                |       |        |      |       |
|-------------------------------------------------------------------------------------|-----|-------|-----------------------|----------------------------------------------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------|------|-------|
| SYMBOL                                                                              | QTY | LABEL | FIXTURE TYPE          | DESCRIPTION                                              | MOUNTING HEIGHT     | SHEILDING                                                                                                                                                                                                                      | WATTS | LUMENS | LAMP | LLF   |
|  | 3   | A     | EMERGENCY WALL SCONCE | RP LIGHTING REL7-LED-OB                                  | 77" MOUNTING HEIGHT | ALL LIGHT SOURCES SHALL BE CONCEALED OR SHIELDED WITH LUMINAIRES WITH SHIELDING, SKIRTS OR CUT-OFFS WITH AN ANGLE NOT EXCEEDING 90 DEGREES TO MINIMIZE THE POTENTIAL FOR GLARE AND UNNECESSARY DIFFUSION ON ADJACENT PROPERTY. | 14.1  | 1191   | LED  | 0.950 |
|  | 13  | E1    | DOWN LIGHT            | RP LIGHTING #8120H-14-40-8587 (15W, 3000K, WET LOCATION) | 9" MOUNTING HEIGHT  |                                                                                                                                                                                                                                | 15    | 1500   | LED  | 0.900 |
|  | 2   | G     | WALL CYLINDER         | PROGRESS LIGHTING P9642-31-30K-P8650046                  | 76" MOUNTING HEIGHT |                                                                                                                                                                                                                                | 59.4  | 1783   | LED  | 0.950 |
|  | 2   | SA    | LIGHT POLE            | NV-1-T4-48L-1-40K-UNV-HSS                                | 20' MOUNTING HEIGHT |                                                                                                                                                                                                                                | 316   | 9672   | LED  | 0.950 |
|  | 1   | SB    | LIGHT POLE            | NV-1-T3-48L-1-40K-UNV-HSS                                | 20' MOUNTING HEIGHT |                                                                                                                                                                                                                                | 316   | 10452  | LED  | 0.950 |
|  | 1   | SW    | WALL PACK             | TECHLIGHT LMWC-1-N-8-T3-1                                | 14' MOUNTING HEIGHT |                                                                                                                                                                                                                                | 40.7  | 3906   | LED  | 0.950 |
|  | 4   | Y     | WALL WASHER SCONCE    | NUVO LIGHTING #TH203-SATCO S9428 13W PAR30 LED LAMP      | 10' MOUNTING HEIGHT |                                                                                                                                                                                                                                | 12.8  | 1768   | LED  | 0.950 |



| CALCULATION SUMMARY |       |      |      |     |         |         |                     |                     |
|---------------------|-------|------|------|-----|---------|---------|---------------------|---------------------|
| LABEL               | UNITS | AVG  | MAX  | MIN | AVG/MIN | MAX/MIN | PtSpct <sub>r</sub> | PtSpct <sub>b</sub> |
|                     |       |      |      |     |         |         |                     |                     |
| SITE                | Fc    | 2.15 | 15.0 | 0.2 | 10.75   | 75.00   | 10                  | 10                  |

|                                |                                                                           |
|--------------------------------|---------------------------------------------------------------------------|
| <b>PREPARERS</b>               |                                                                           |
| NAME:                          | SAMUEL LEE, P.E., LEED AP<br>TEXAS PROFESSIONAL<br>ENGINEERING GROUP, LLC |
| ADDRESS:                       | 4422 GREEN FOREST PASS,<br>HOUSTON, TX 77084                              |
| PHONE NO:                      | 832.409.2673                                                              |
| EMAIL:                         | SAMUEL@TXPEG.COM                                                          |
| DATE OF SUBMISSION: 02-04-2022 |                                                                           |



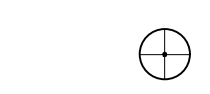
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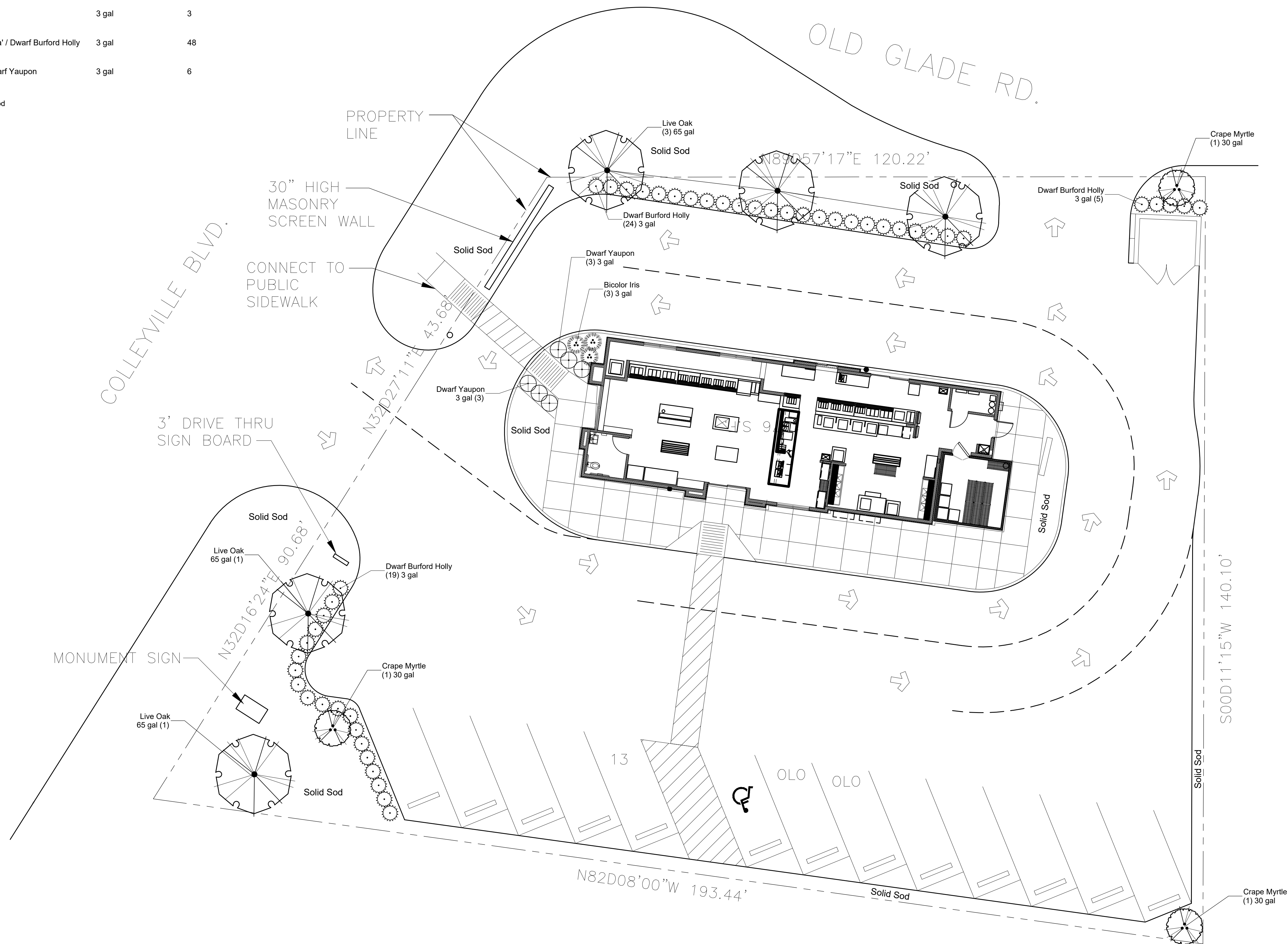
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| LUMINAIRE SCHEDULE AND LIGHTING DATA                                                 |     |       |                       |                                                          |                            |                                                                                                                                                                                                                                |       |        |
|--------------------------------------------------------------------------------------|-----|-------|-----------------------|----------------------------------------------------------|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------|
| SYMBOL                                                                               | QTY | LABEL | FIXTURE TYPE          | DESCRIPTION                                              | MOUNTING HEIGHT            | SHIELDING                                                                                                                                                                                                                      | WATTS | LUMENS |
| A   | 3   | A     | EMERGENCY WALL SCONCE | RP LIGHTING REL7LED-OB                                   | 7'7" MOUNTING HEIGHT       | ALL LIGHT SOURCES SHALL BE CONCEALED OR SHIELDED WITH LUMINARIES WITH SHIELDING, SKIRTS OR CUT-OFFS WITH AN ANGLE NOT EXCEEDING 90 DEGREES TO MINIMIZE THE POTENTIAL FOR GLARE AND UNNECESSARY DIFFUSION ON ADJACENT PROPERTY. | 14.1  | 1191   |
| E1  | 13  | E1    | DOWN LIGHT            | RP LIGHTING #8120H-14-40-8587 (15W, 3000K, WET LOCATION) | 9' MOUNTING HEIGHT         |                                                                                                                                                                                                                                | 15    | 1500   |
| G   | 2   | G     | WALL CYLINDER         | PROGRESS LIGHTING P5642-31-30K-P860046                   | 7'6" MOUNTING HEIGHT       |                                                                                                                                                                                                                                | 59.4  | 1783   |
| SA  | 3   | SA    | LIGHT POLE            | NV-1-T4-64L-7-40K-UNV-HSS    NV-2-T4-96L-1-40K-UNV-HSS   | 15' TO 20' MOUNTING HEIGHT |                                                                                                                                                                                                                                | 316   | 19276  |
| SW  | 1   | SW    | WALL PACK             | TECHLIGHT LMWC-1-N-8-T3-1                                | 14' MOUNTING HEIGHT        |                                                                                                                                                                                                                                | 40.7  | 3906   |
| Y   | 4   | Y     | WALL WASHER SCONCE    | NUVO LIGHTING #TH203-SATCO S9428 13W PAR30 LED LAMP      | 10' MOUNTING HEIGHT        |                                                                                                                                                                                                                                | 12.8  | 1768   |

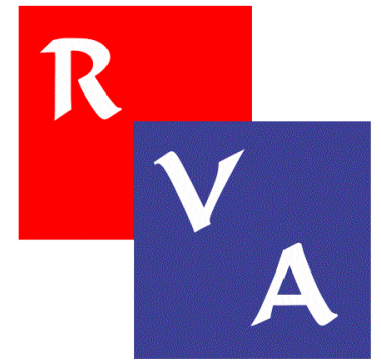


PLANT SCHEDULE

| TREES                                                                             | BOTANICAL / COMMON NAME                             | CONT   | CAL   | QTY |
|-----------------------------------------------------------------------------------|-----------------------------------------------------|--------|-------|-----|
|  | Lagerstroemia indica / Crape Myrtle                 | 30 gal |       | 3   |
|  | Quercus virginiana / Live Oak                       | 65 gal | 3"Cal | 5   |
| SHRUBS                                                                            | BOTANICAL / COMMON NAME                             | SIZE   | HT.   | QTY |
|  | Dietes bicolor / Bicolor Iris                       | 3 gal  |       | 3   |
|  | Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly | 3 gal  |       | 48  |
|  | Ilex vomitoria 'Nana' / Dwarf Yaupon                | 3 gal  |       | 6   |
| Common Bermuda Solid Sod                                                          |                                                     |        |       |     |



A Landscape Plan  
SCALE: 1" = 10'



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OR CONSTRUCTION"

02.04.22

| PROJECT NUMBER |             | 21084 |
|----------------|-------------|-------|
| REVISIONS      |             |       |
| No.            | Description | Date  |
|                |             |       |
|                |             |       |
|                |             |       |
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FOR REVIEW

**L1.01**  
**LANDSCAPE**  
**PLAN**



LANDSCAPE NOTES

GENERAL

- Contractor shall obtain all required permits prior to starting construction.
- Contractor shall comply with all applicable codes, laws, and regulations required by any authorities having jurisdiction over project site.
- All underground utility locations shall be verified by Contractor prior to any site excavation.
- The Contractor shall verify all material measurements and plant quantities.
- Contractor to attend pre-installation meeting and participate in an installation meeting with Owner's Representative.

MATERIALS

- TOPSOIL  
Provide topsoil which is fertile, friable, natural loam, surface soil, free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 2 inches in any dimension and other extraneous or toxic matter harmful to plant growth.
- PLANTING BEDS  
a. All Planting bed areas shall be prepared with 6" depth planting mix consisting of: 50% topsoil, 25% compost, 25% sand (not bank sand); 6" planting mix shall be tilled into existing soil.  
b. All planting beds shall have continuous shovel-cut bed edge when steel edge is not specified.
- PLANT MATERIAL  
a. Planting shall be of normal growth, free of disease, insects, insect eggs and larva, and have strong root systems. Plant material shall be typical for variety and species and conform to size specified in plant list.  
b. All plant material shall meet or exceed the size specified in the plant list.
- MULCH  
All mulch shall be shredded hardwood mulch.
- TREE STAKING  
a. Hose shall be 2 ply reinforced rubber hose.  
b. Wire shall be no.10 or 12 gauge twisted taunt with one wire per hose.  
c. Stakes shall be metal.

PLANT INSTALLATION

- Excavation for container trees shall be twice the width of the container (with angled sides) and the depth shall be the container depth.
- Set plants at the same relationship to finish grade as they bore to the ground from which they were in their container.
- Utilities, rock, tree roots, or obstructions encountered in site inspection or excavation of tree or shrub pits shall be brought to the attention of the Owner. Proceed with work after alternate planting locations have been designated or approved by the Owner's Representative.
- When plant pits have been backfilled approximately 2/3 full with soil mixture, water thoroughly before installing remaining soil, allowing soil to settle. After water has been absorbed, fill pit with soil mix.
- Form an earth saucer around the perimeter of plant pits.
- Water all plant material immediately after planting.
- Mulch all plant material 2"-3" deep after planting.
- When staking plants, plants shall stand plumb after staking and all trees shall be staked within 24 hours of planting. Stakes shall be driven into ground outside of excavated hole.

GRASS PLANTING

SURFACE PREPARATION

- Clean all areas of weeds and debris prior to any soil preparation or grading work.
- Remove all core plugs, debris, roots, rocks, clods, and construction debris and dispose off site.

SOLID SOD:

- See plant list for type of sod to be used.
- Add 1" minimum, or as-needed, of final grade material as a setting bed for sod.
- Sod areas to be graded to achieve proper final elevations and allowing smooth drainage.
- Grades to be approved before sodding.
- Lay sod in rows with staggered joints. Butt sections tightly without overlapping or leaving gaps between sections. Joints to be sand filled.
- Roll sodded areas in two directions perpendicular to each other.
- Repair and re-roll areas with lump, depressions, or other irregularities.
- Water sodded areas immediately after planting to provide minimum of four (4) inches of penetration into soil below sod.

CLEANUP

- The site shall be kept as clean as possible at all times.
- As planting operations proceed, all rope, wire, empty containers, rocks, clods and any other debris shall not be allowed to accumulate and should be removed daily.
- After planting operations are complete, all paved surfaces shall be swept and washed if necessary.

MAINTENANCE

- Contractor shall begin maintenance upon starting any portion of work and shall continue 60 days beyond Substantial Completion.
- Maintenance of all new planting shall consist of watering, weeding, mulching, tightening and repairing guys, resetting plants to proper grades or upright position, and keeping plants free of insects and disease.
- New lawn maintenance shall consist of mowing, watering, weeding, repairing all erosion, and reseeding as necessary to establish a uniform stand of the specified grass.

WARRANTY

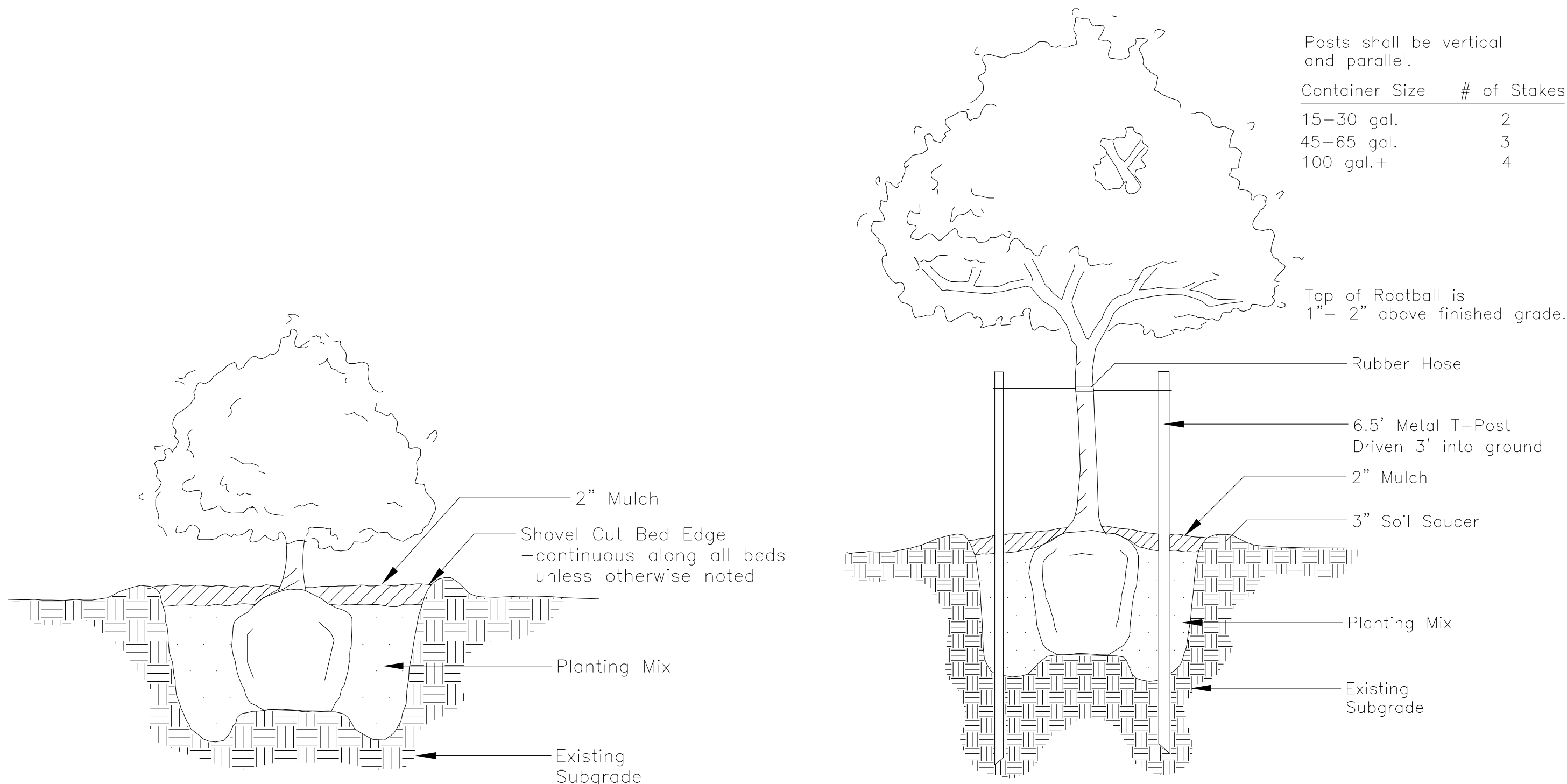
- Contractor shall warrant that all trees, shrubs, and groundcover planted under this contract will remain healthy and alive for one (1) year after Substantial Completion.

\*2,818 sqft landscaped ROW x 50% = 1,409 sqft landscape area credit.

Landscape Analysis

- A. Site Landscaping Ratios  
Landscaping of 20% of the total lot required.  
Total Lot SF = 20,255 sf  
Required Landscape Area : 4,051 sf (20%)      Provided: 2,784 sf + 1,409 = 4,193 sf
- B. Trees - one (1) three-inch caliper tree per each forty (40) feet of street frontage  
Colleyville Blvd: 135' / 40 = 3 trees requires      Provided: 3  
W Glade Rd: 120' / 40 = 3 trees requires      Provided: 3
- C. Shrubs - one five-gallon shrub for each five (5) linear feet of street frontage  
Total Street frontage: 255' / 5 = 51 shrubs required      Provided: 57
- D. Parking - one tree per 18 spaces & each space within 90' of tree  
Required: 1 tree      Provided: 2 trees
- E. Urban Forestry - 50% site tree canopy required  
Required: 8,542 sf      Provided: 10,300 sf (5 large, 3 small trees)

| PLANT SCHEDULE                                                                        |                                                     |        |       |     |
|---------------------------------------------------------------------------------------|-----------------------------------------------------|--------|-------|-----|
| TREES                                                                                 | BOTANICAL / COMMON NAME                             | CONT   | CAL   | QTY |
|  | Lagerstroemia indica / Crape Myrtle                 | 30 gal |       | 3   |
|  | Quercus virginiana / Live Oak                       | 65 gal | 3"Cal | 5   |
| SHRUBS                                                                                | BOTANICAL / COMMON NAME                             | SIZE   | HT.   | QTY |
|  | Dietes bicolor / Bicolor Iris                       | 3 gal  |       | 3   |
|  | Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly | 3 gal  |       | 48  |
|  | Ilex vomitoria 'Nana' / Dwarf Yaupon                | 3 gal  |       | 6   |
|                                                                                       | Common Bermuda Solid Sod                            |        |       |     |



A Shrub Planting  
NTS

B Tree Planting  
NTS



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

"NOT FOR REGULATORY  
APPROVAL, PERMITTING,  
OR CONSTRUCTION"

02.04.22

| PROJECT NUMBER 21084 |             |      |
|----------------------|-------------|------|
| REVISIONS            |             |      |
| No.                  | Description | Date |
|                      |             |      |
|                      |             |      |
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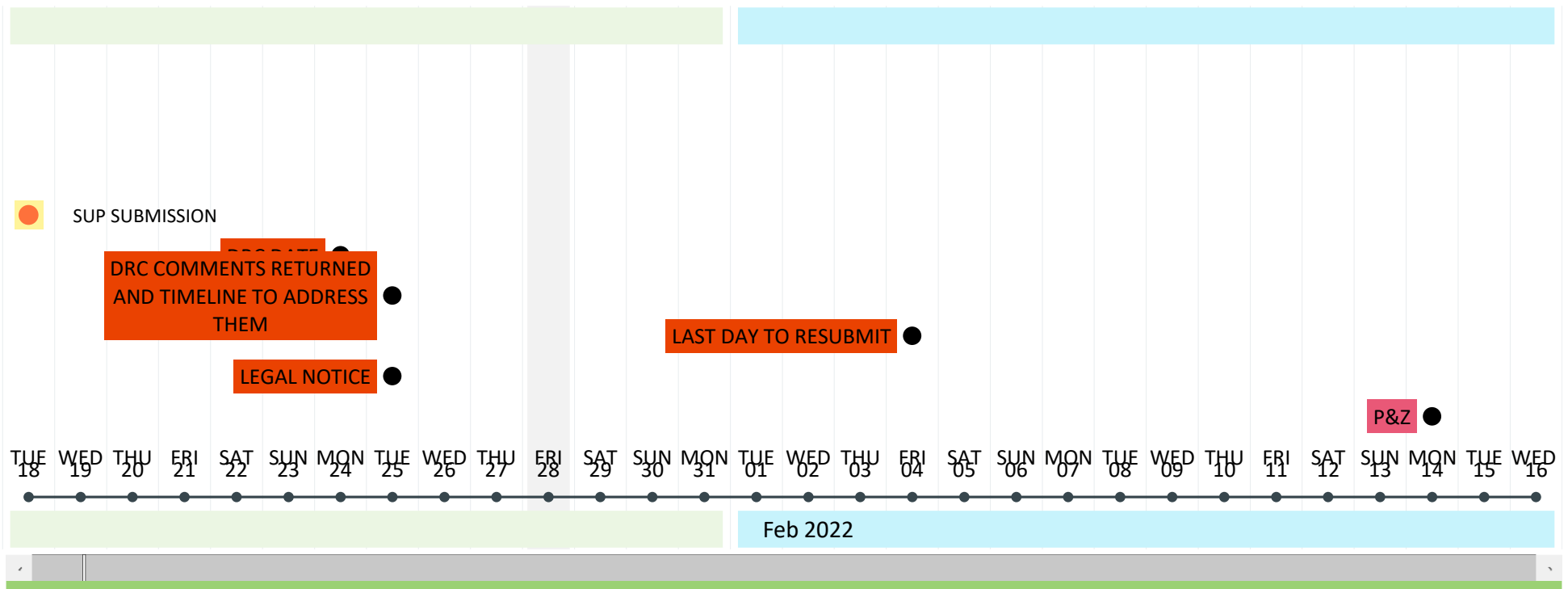
FOR REVIEW

L1.02  
LANDSCAPE  
DETAILS





# PROJECT TIMELINE



ENTER START DATE:

1/1/2022

| ACTIVITY                                           | START     | END | NOTES                                                                                  |
|----------------------------------------------------|-----------|-----|----------------------------------------------------------------------------------------|
| SUP Submission                                     | 1/18/2022 |     | 28 Days before P&Z- SUP Review before DRC Review                                       |
| DRC Date                                           | 1/24/2022 |     | 21 Days before P&Z- DRC Review and comment                                             |
| DRC comments returned and timeline to address them | 1/25/2022 |     | Day After DRC meeting (Tuesday)- Comments returned to applicant for review and changes |
| Last day to Resubmit                               | 2/4/2022  |     | 10 Days Before P&Z- Last day you can Resubmit with comments addressed                  |
| Legal Notice                                       | 1/25/2022 |     | 20 Days before P&Z-                                                                    |



| ACTIVITY               | START     | END | NOTES                      |
|------------------------|-----------|-----|----------------------------|
| P&Z                    | 2/14/2022 |     | Second Monday of the month |
| City Council Meeting 1 | 3/2/2022  |     | First Tuesday of the month |
| City Council Meeting 2 | 3/22/2022 |     | Third Tuesday of the month |

## Schedule of Gross Area

### HTeaO Colleyville

|                                          | Acres | Square Feet | Percentage |
|------------------------------------------|-------|-------------|------------|
| Building Square Feet                     |       | 1776        |            |
| Attached Walk In Cooler                  |       | 144         |            |
| Total Gross Area of Buildings            |       | 1920        | 9.48%      |
| Total Gross Area of Streets/Sidewalks    |       | 15570       | 76.87%     |
| Total Gross Area of Open/Landscape Space |       | 2766        | 13.66%     |
| Total Gross Area                         | 0.46  | 20256       | 100.00%    |

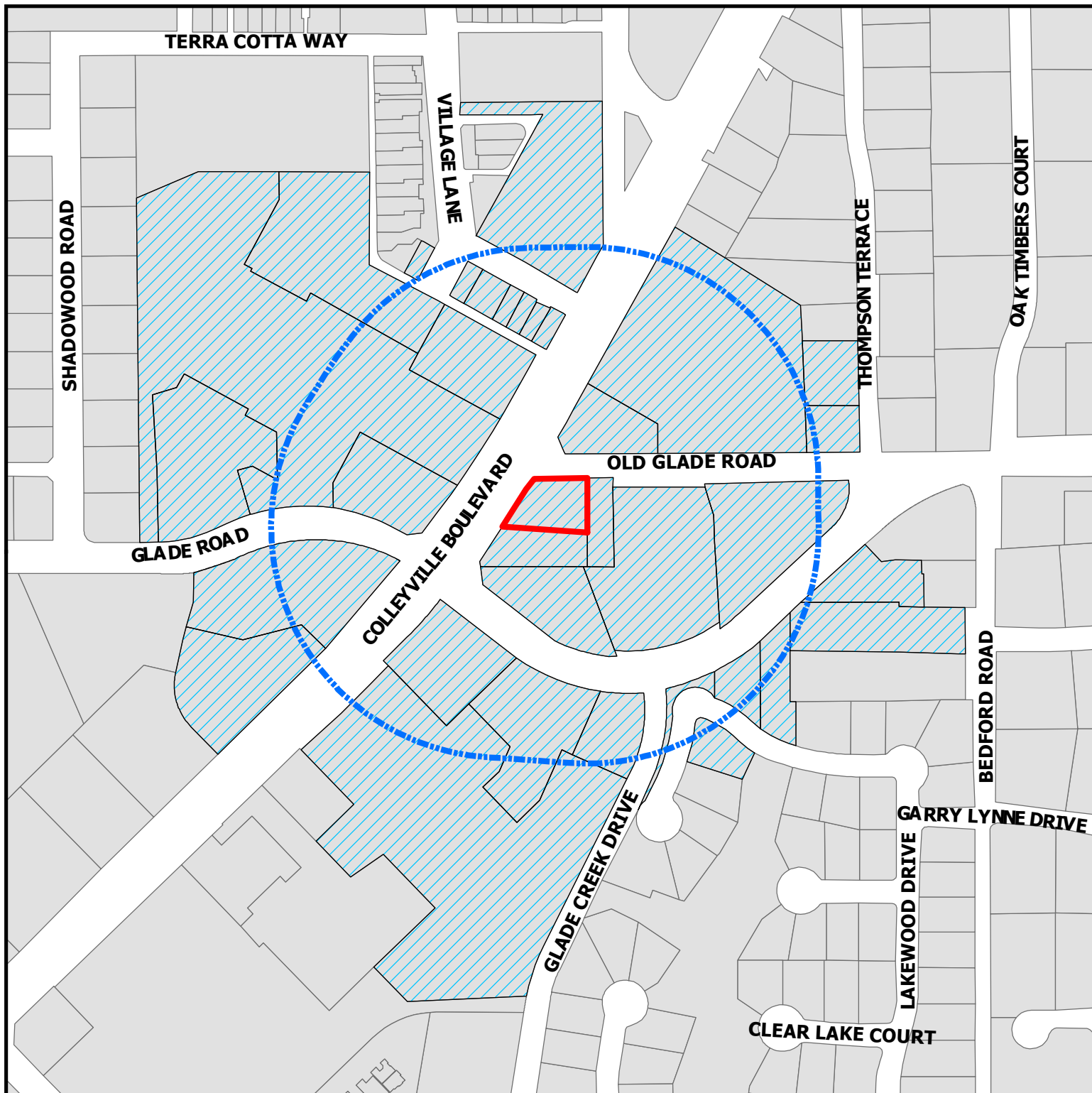


# Economic Development Information

## 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                        |

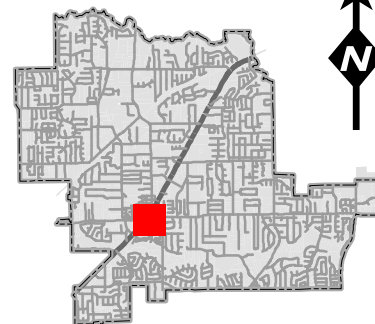
# Notification Map



**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
-  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, February 14, 2022 at 7:00 p.m.**  
**City Council Meetings: Wednesday, March 2, 2022 & Tuesday, March 22, 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 restaurant with drive-in or drive-thru service. The request is for a new business, HTeaO.

**Zoning Case:** ZC22-001

**Applicant:** Brady Shackelford

**Owner:** Brad Williamson

**Location:** 4917 Colleyville Boulevard

**Property Description:** Tract 2C03, Abstract 206, BBB & C RY Survey

**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.

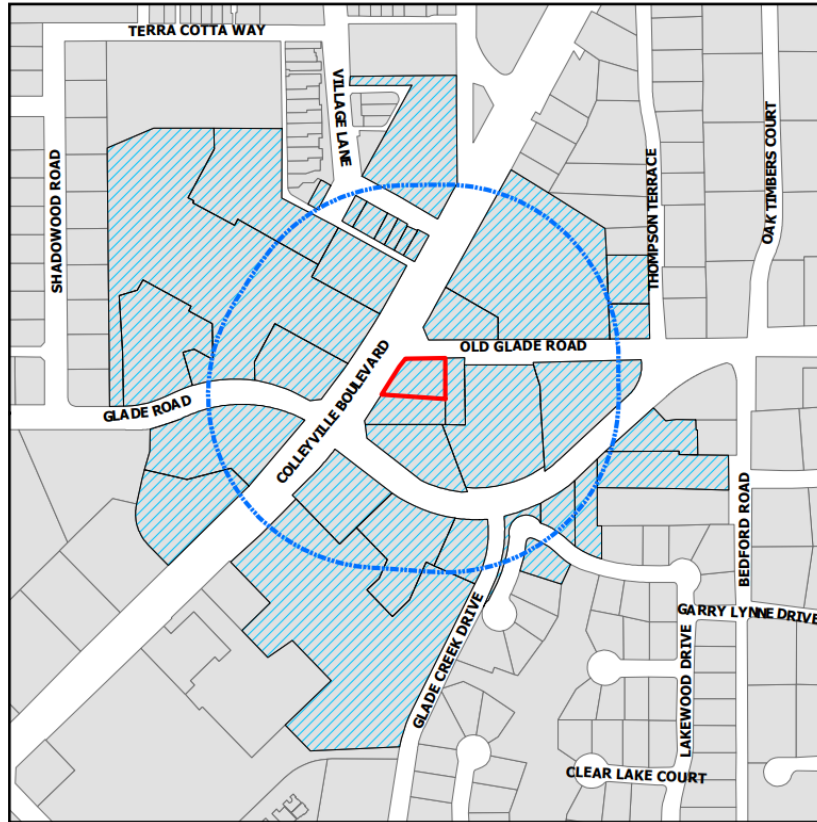
All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

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

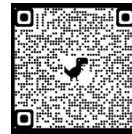
If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.



## 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](mailto:jreyff@colleyville.com)

| Owner Name                     | Owner Address                 | Owner City            |
|--------------------------------|-------------------------------|-----------------------|
| SC 16 VILLAGE LANE INVESTMENT  | 505 PECAN ST STE 101          | FORT WORTH, TX        |
| HOA - LAKEWOOD ESTATES         | 6707 BRENTWOOD STR RD         | FORT WORTH, TX        |
| COLLEYVILLE PLAZA LP           | 580 DECKER DR STE 203         | IRVING, TX            |
| COLLEYVILLE PLAZA LP           | 580 DECKER DR STE 203         | IRVING, TX            |
| COLLEYVILLE PLAZA LP           | 580 DECKER DR STE 203         | IRVING, TX            |
| VILLAGE OWNERS ASSOCIATION INC | PO BOX 650255                 | DALLAS, TX            |
| O'BRIEN, PETE                  | 609 CHEEK SPARGER RD STE 120  | COLLEYVILLE, TX       |
| Y2KITCHEN PROPERTIES LLC       | 4500 DARTMOORE LN             | COLLEYVILLE, TX       |
| JPMORGAN CHASE BANK            | PO BOX 2558                   | HOUSTON, TX           |
| BONEY, TRAVIS                  | 4925 LAKEWOOD DR              | COLLEYVILLE, TX       |
| COCANOUGH ASSET NO 3 LTD       | 6851 NE LOOP 820 STE 200      | N. RICHLAND HILLS, TX |
| Y2KITCHEN PROPERTIES LLC       | 5003 COLLEYVILLE BLVD         | COLLEYVILLE, TX       |
| COLLEYVILLE, CITY OF           | 100 MAIN ST                   | COLLEYVILLE, TX       |
| ESCOBAR, ROSA                  | 4804 BEDFORD RD               | COLLEYVILLE, TX       |
| THOMPSON, JOHN E               | 5017 MONTCLAIR DR             | COLLEYVILLE, TX       |
| NOBLIT, DON                    | PO BOX 820895                 | FORT WORTH, TX        |
| DELGADO, MARK ETAL             | 5000 THOMPSON TERR            | COLLEYVILLE, TX       |
| SC 16 VILLAGE LANE INVESTMENT  | 505 PECAN ST STE 101          | FORT WORTH, TX        |
| HOA - LAKEWOOD ESTATES         | 12700 PARK CTRL DR STE 600    | DALLAS, TX            |
| WAL-MART REAL ESTATE BUS TRUST | PO BOX 8050                   | BENTONVILLE, AR       |
| BOWDEN, WILLIAM                | 4928 LAKEWOOD DR              | COLLEYVILLE, TX       |
| NOBEL SOURCE COMPANY LLC       | 640 S HILL ST STE 341         | LOS ANGELES, CA       |
| SC 16 VILLAGE LANE INVESTMENT  | 505 PECAN ST STE 101          | FORT WORTH, TX        |
| PP COLLEYVILLE I LLC           | 8350 N CENTRAL EXPWY STE 1313 | DALLAS, TX            |
| COLLEYVILLE PLAZA LP           | 580 DECKER DR STE 203         | IRVING, TX            |
| HEA21 LLC                      | 6406 CUTTER RIDGE CT          | COLLEYVILLE, TX       |
| ZELL THREE INC                 | 1190 EXPLORER ST              | DUNCANVILLE, TX       |
| WORTHINGTON NATIONAL BANK      | 500W MAIN ST                  | FORT WORTH, TX        |
| FAIRWAY INDEPENDENT MORTGAGE   | 4750 S BILTMORE LN            | MADISON, WI           |
| KRG COLLEYVILLE LLC            | 30 S MERIDIAN ST STE 1100     | INDIANAPOLIS, IN      |
| COMPASS BANCSHARES INC         | PO BOX 10566                  | BIRMINGHAM, AL        |
| HERITAGE PERSONAL TRAINING INC | 1208 CREST DR                 | COLLEYVILLE, TX       |
| KRG COLLEYVILLE LLC            | 30 S MERIDIAN ST STE 1100     | INDIANAPOLIS, IN      |
| LAKEWOOD ESTATES               | 213 MILL CROSSING WEST        | COLLEYVILLE, TX       |
| GRAPEVINE COLLEYVILLE ISD      | 3051 IRA E WOODS AVE          | GRAPEVINE, TX         |

## **ORDINANCE O-22-XXXX**

**AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY REZONING FROM PUD-C PLANNED UNIT DEVELOPMENT - COMMERCIAL TO PUD-C PLANNED UNIT DEVELOPMENT – COMMERCIAL DISTRICT ON TRACT 2C03, ABSTRACT 206, BBB & C RY SURVEY LOCATED AT 4917 COLLEYVILLE BOULEVARD; 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 to change the zoning from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development – Commercial Overlay District with CC-1 Village Retail base zoning, Case No. ZC22-001; 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 purpose of this ordinance is to amend the base zoning for the real property described as Tract 2C03, Abstract 206, BBB & C RY Survey, commonly known as 4917 Colleyville Boulevard (the "Property"), and to further provide for a PUD-C overlay district to allow the development and construction of an 1,776 s.f. drive-thru restaurant and iced tea shop (the "Business") on the Property.



Sec. 2. THAT the zoning for the Property is hereby amended as follows:

**1. GENERAL**

- a. The Property shall have a base zoning classification of CC-1 Village Retail upon the effective date of this ordinance.
- b. The Property shall further be subject to a PUD-C overlay district (the "Overlay District") upon the effective date of this ordinance. The Overlay District shall be subject to all CC-1 Village Retail base zoning district regulations, except as expressly provided otherwise in this ordinance.
- c. Should the Overlay District terminate in the manner provided in this ordinance, the Property shall retain the zoning classification of CC-1 Village Retail.

**2. DEVELOPMENT OF THE PROPERTY**

- a. The Property shall be developed solely as a drive-thru restaurant and tea shop in the manner set forth herein, generally consistent with the Statement of Planning Objectives and Site Plan, which are attached hereto as Exhibit "B" and Exhibit "C", respectively.
- b. The buildings erected on the Property shall be consistent with the elevations, materials, and articulation as depicted in Exhibit "D", unless expressly provided otherwise in this ordinance.

**3. PUD-C OVERLAY DISTRICT REGULATIONS**

The following PUD-C Overlay District regulations shall apply to the Property while the Overlay District is in effect:

- a. **Permitted Use.** The permitted uses for the Property shall be those listed for the CC-1 Village Retail base zoning district. All CC-1 Village Retail district regulations shall apply to the Overlay District except as expressly provided otherwise by this ordinance.
- b. **Business Name.** Business shall at all times be required to operate under the name "HTeaO"; provided, the owner of the Business may request to change the name of the Business by applying for a specific use permit (SUP).

- c. **Drive Thru.** The Business shall be permitted to operate a drive thru restaurant.
- d. **Parking.** The minimum number of parking spaces is reduced to 13.
- e. **Impervious Coverage.** The maximum impervious lot coverage is 86.34%.
- f. **Landscaping.** No landscaping buffer area along Colleyville Boulevard shall be required. In addition, the required pervious area is reduced to approximately 13.66%.
- g. **Building Materials and Articulation.** Per the elevations the horizontal and vertical articulation of all elevations vary from the requirements of Chapter 6. The building is non-compliant on all elevations.
- h. **Signage.** Location of the monument sign is closer to the front and side property lines than allowed per Chapter 7 of the Land Development Code.

#### **4. TERMINATION OF THE PUD-C OVERLAY DISTRICT**

- a. The PUD-C Overlay District is conditioned upon the development and operation of the Property in the manner provided herein. The PUD-C Overlay District Regulations provided in Section 2, subsection 3 above shall automatically expire upon any one or more of the following:
  - i. a building permit for development of the Business is not issued within 12 months of the effective date of this ordinance;
  - ii. following completion of construction, the Business ceases to operate for a period of 90 consecutive days;
  - iii. the Business operates under any name other than HTeaO, unless otherwise permitted by this ordinance; or
  - iv. there is a change in ownership of the Business.

Sec. 3. THAT the Property 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. All requirements of the Land Development Code shall be met, except as expressly 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 2<sup>nd</sup> day of March 2022.

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

PASSED AND APPROVED BY A VOTE OF \_ AYES, \_ NAYS, AND \_ ABSTENTIONS ON THIS THE 22<sup>nd</sup> 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**

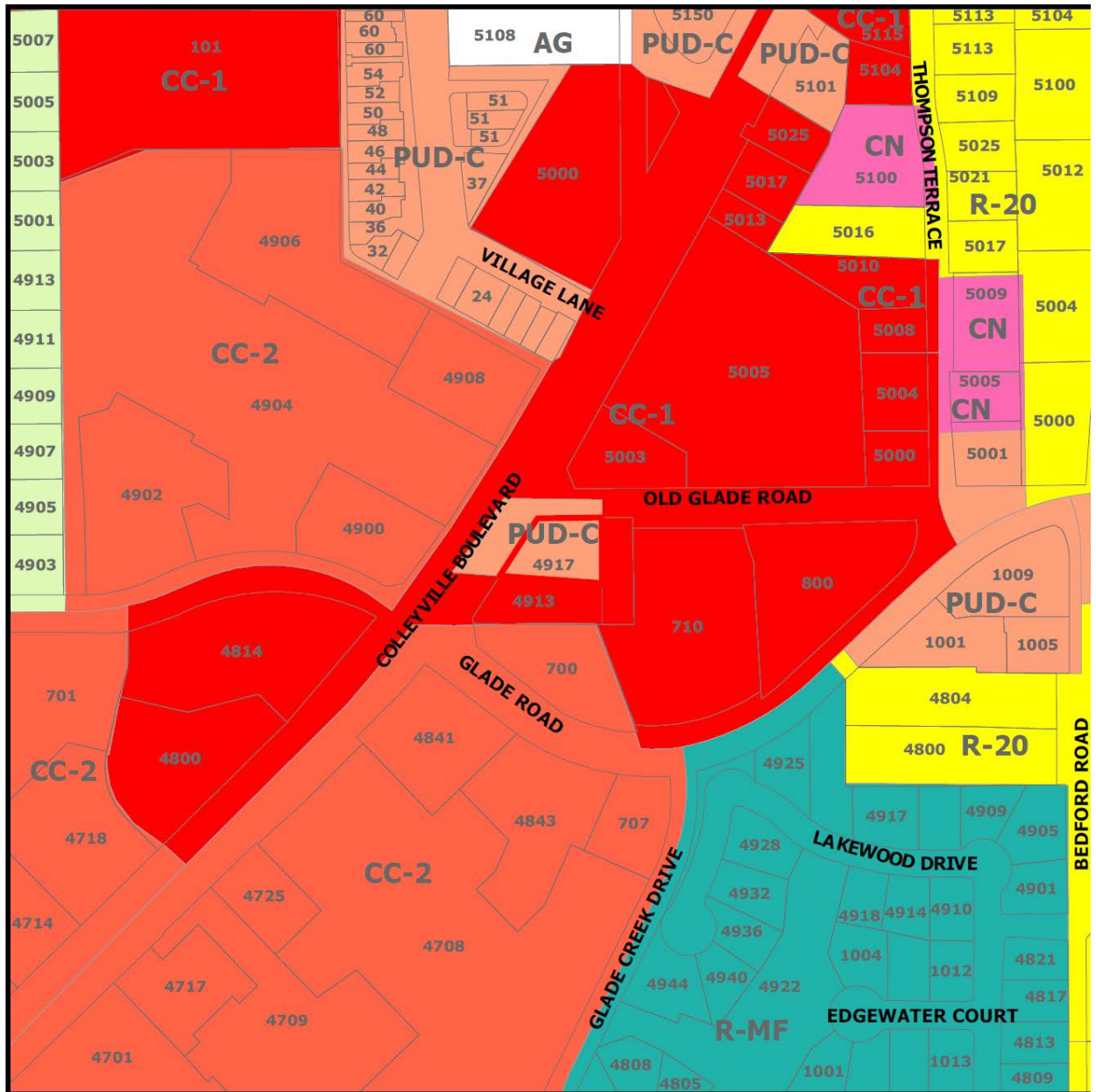
Christine Loven, TRMC  
City Secretary

Richard Newton  
Mayor

**APPROVED AS TO FORM:**

Whitt Wyatt  
City Attorney

## Exhibit "A" – Zoning Exhibit



## **Exhibit “B” – Statement of Program Objectives**

### STATEMENT OF OBJECTIVE

HTea0 is a 1,776 square foot Retail Store that sells flavored tea, coffee, dry pre-packaged food, yeti cooler, pre-packaged bottled water and ice. There is no kitchen or fume hoods. No food will be cooked. There is no sit-down or wait service. There is no seating inside or outside the store. The store will be at 4917 Colleyville Blvd., Colleyville Texas 76034, Tarrant County.

The building includes the following spaces. Front of house consist of a retail area and a public restroom. The Back of house consist of a Point-of-Sale Counter, Brew area (this is the area where the tea is brewed), Coffee station (this is the are where the coffee is made), Prep area, Receiving area, RO Closet, Drive-thru area and a Walk-in-Cooler.



## Exhibit “C” – Site Plan

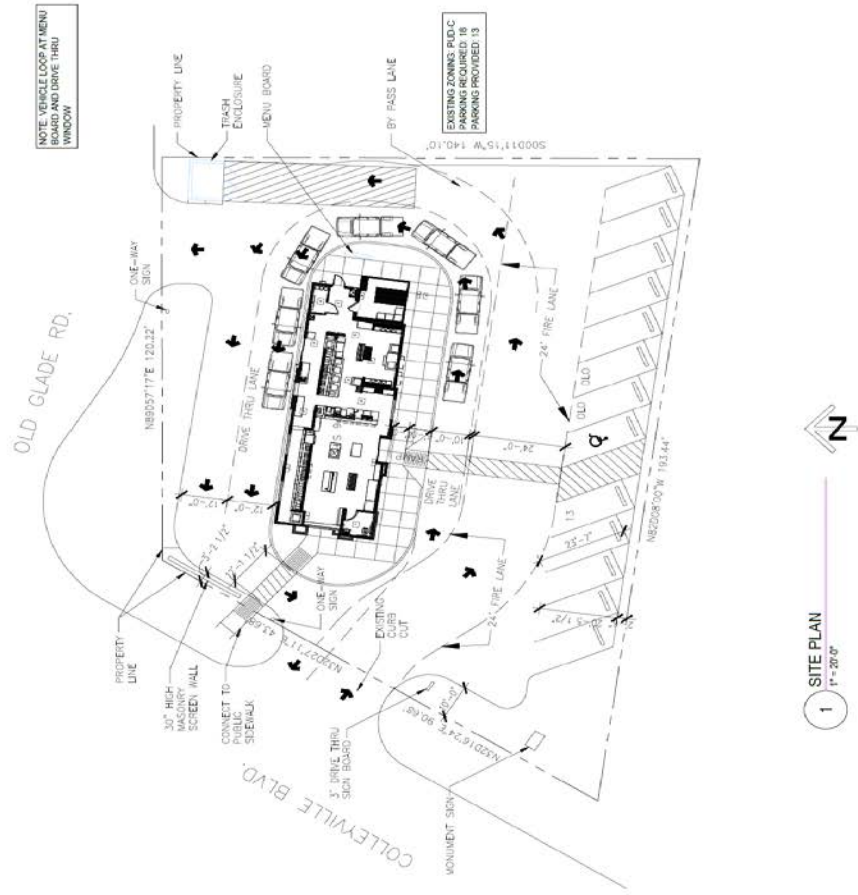
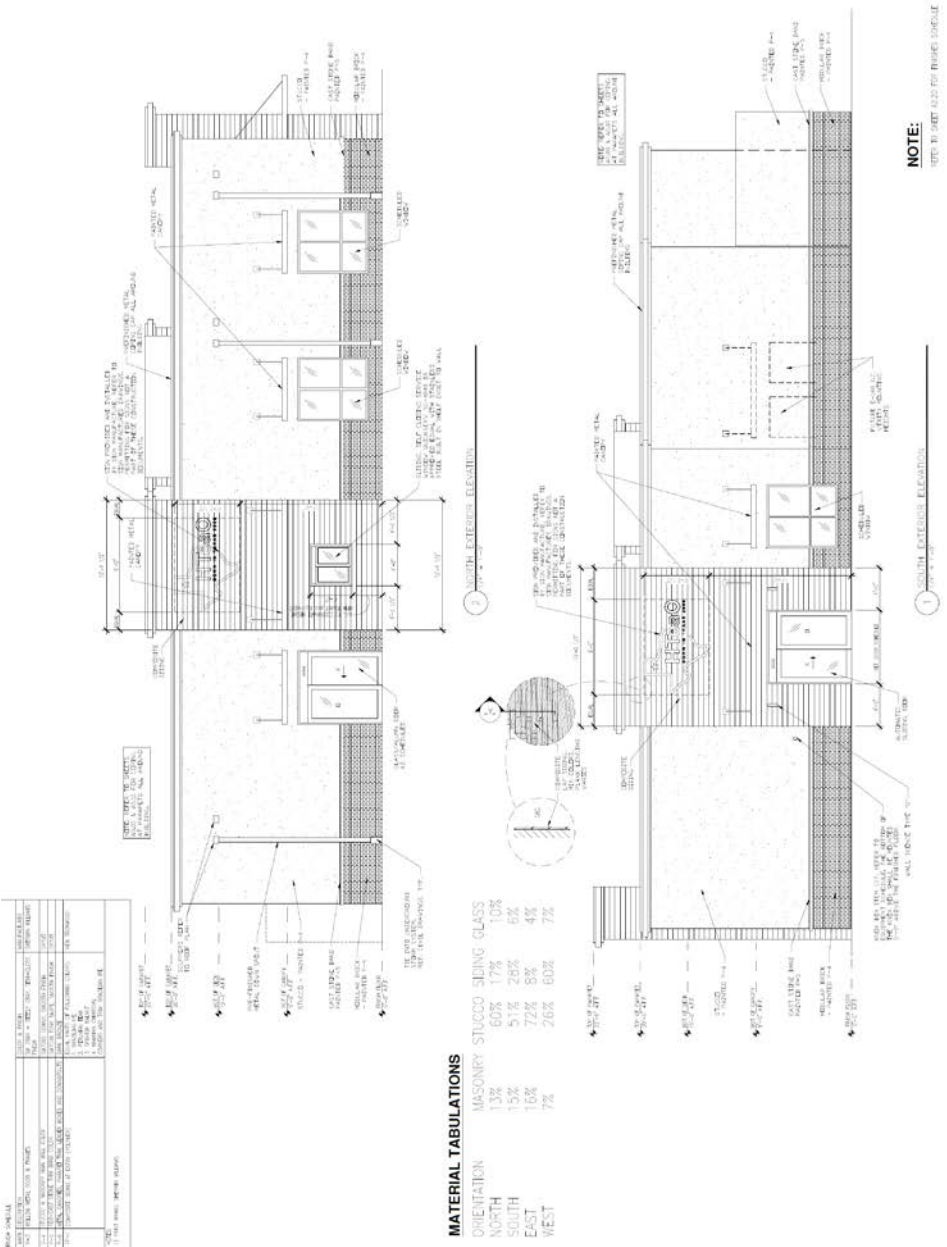
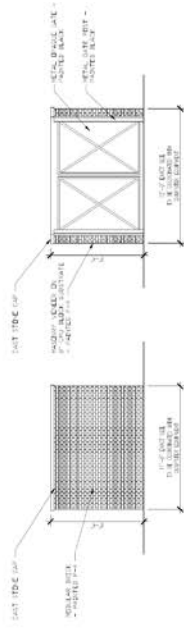


Exhibit “D” – Building Elevations



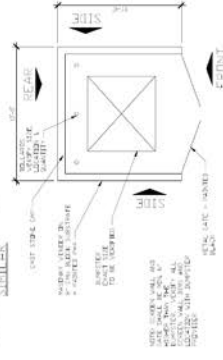
# **MATERIAL TABULATIONS**

| ORIENTATION | MASONRY | STUCCO | SIDING | GLASS |
|-------------|---------|--------|--------|-------|
| NORTH       | 13%     | 60%    | 17%    | 10%   |
| SOUTH       | 15%     | 51%    | 26%    | 6%    |
| EAST        | 16%     | 72%    | 8%     | 4%    |
| WEST        | 7%      | 26%    | 60%    | 7%    |



FRONT ELEVATION

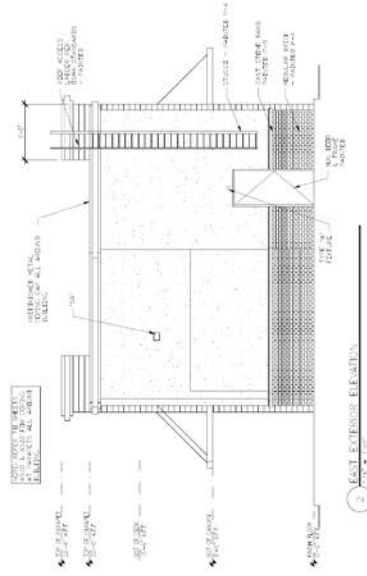
REAR ELEVATION



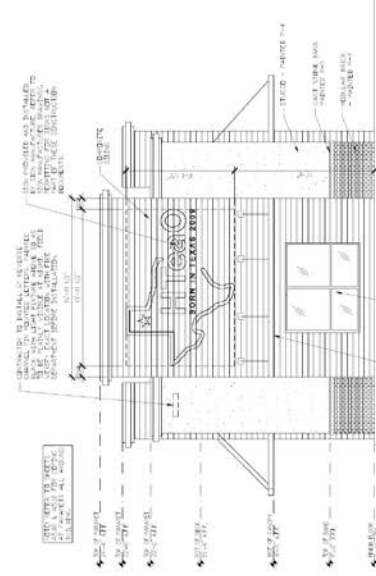
PLAN

1. CRUMPLED SCREEN WALL

| ITEM | DESCRIPTION          | QUANTITY | UNIT        | PRICE  |
|------|----------------------|----------|-------------|--------|
| 1    | CRUMPLED SCREEN WALL | 1        | LINEAL FOOT | 100.00 |
| 2    | CRUMPLED SCREEN WALL | 1        | LINEAL FOOT | 100.00 |
| 3    | CRUMPLED SCREEN WALL | 1        | LINEAL FOOT | 100.00 |
| 4    | CRUMPLED SCREEN WALL | 1        | LINEAL FOOT | 100.00 |
| 5    | CRUMPLED SCREEN WALL | 1        | LINEAL FOOT | 100.00 |
| 6    | CRUMPLED SCREEN WALL | 1        | LINEAL FOOT | 100.00 |
| 7    | CRUMPLED SCREEN WALL | 1        | LINEAL FOOT | 100.00 |
| 8    | CRUMPLED SCREEN WALL | 1        | LINEAL FOOT | 100.00 |
| 9    | CRUMPLED SCREEN WALL | 1        | LINEAL FOOT | 100.00 |
| 10   | CRUMPLED SCREEN WALL | 1        | LINEAL FOOT | 100.00 |



3. EAST EXTERIOR ELEVATION



## **NOTE:**

SEE 10. WEST 42.30 FOR FINISHES 100.00



