



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, April 11, 2022

City Council Chambers

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

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

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

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

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

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

1. ELECTION OF OFFICER

1a Election of Vice Chair of the Planning and Zoning Commission

2. APPROVAL OF MINUTES

2a Planning and Zoning Commission Meeting Minutes - March 21, 2022

Planning and Zoning Commission Worksession Minutes - March 28, 2022

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration of a Special Use Permit for a Fence to encroach into the front yard setback and for a Fence to encroach into the street side yard setback on Lot 35, Block 3, Monticello Addition Colleyville, located at 7607 Monticello Parkway, Case ZC22-003, TABLED FROM THE MARCH 21, 2022 PLANNING AND ZONING COMMISSION MEETING, APPLICANT REQUESTS TO TABLE ITEM TO MAY 9, 2022 PLANNING AND ZONING COMMISSION MEETING
- 3b** Consideration of a Special Use Permit for a Food Packaging and Manufacturing use on Lot 2R, Block 1, Nystel Addition, located at 1821 John McCain Road, Case ZC22-007, TABLED FROM THE MARCH 21, 2022 PLANNING AND ZONING COMMISSION MEETING, WITHDRAWN BY APPLICANT
- 3c** Consideration of a Special Use Permit for an accessory building to exceed the permitted lot coverage for accessory buildings and to encroach into the side yard setback on Lot 9B, Sand Oak Acres Addition, located at 4505 Jim Mitchell Trail East, Case ZC22-009
- 3d** Consideration of a Zoning Change from ML Light Manufacturing to CPO Professional Office zoning district for Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard, Case ZC22-011
- 3e** Consideration of a Replat for Lot 3R-1 & 3R-2, Block 2, Towne Square Addition, being Lot 3, Block 2, Towne Square Addition, located at 1215 Hall Johnson Road, Case PC22-004
- 3f** Consideration of a Replat for Lots 1, 2, 3X, & 4X, Block E, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Neidholt Addition, and Lot 2X, Block E, Old Grove Addition, located at 103 John McCain Road, 105 John McCain Road, and 7189 Cast Iron Forest Trail, Case PC22-005
- 3g** Consideration of a Preliminary/Final Plat for Lots 2AR-1, 2AR-2, 3, 4, 5, & 6, Block 1, Shirley Allgood Addition, being Tracts 3P1, 3R1, & 6A17, and 6A15, Abstract 328, Simon Cotrail Survey, and Lots 2R1 & 2R2, Block 1, Shirley Allgood Addition, located at 1804 Tyler Street, 1900 Tyler Street, 1907 Renfro Road, and 1911 Renfro Road, Case PC22-006
- 3h** Consideration of a Zoning Change from CN Neighborhood Commercial to R-20 Single Family Residential zoning district for Lots 10R & 11R, Block 1, Andy Felps Addition, located at 125 Acuff Lane,

Case ZC22-012

4. CITIZEN COMMENTS

5. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards April 8, 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
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 2a	Agenda Date 4/11/2022	Number
Type Approval of Minutes		
Department Planning and Zoning Commission		

Title

Planning and Zoning Commission Meeting Minutes - March 21, 2022
Planning and Zoning Commission Worksession Minutes - March 28, 2022

Explanation

Approval of minutes from the Planning and Zoning Commission Meeting on March 21, 2022 and the Planning and Zoning Commission Worksession on March 28, 2022.

Recommendation

Approve

Attachments

1. March 21, 2022 P&Z Minutes
2. March 28, 2022 P&Z Minutes



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, March 21, 2022

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on March 21, 2022, at 6:38 p.m.

Roll Call

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

Absent: Lawrence Williamson and George Bond

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.

Chair Bevill adjourned the Planning and Zoning Commission Meeting at 6:54 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 March 21, 2022, at 7:01 p.m.

Roll Call

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

Absent: George Bond

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

Also Present: Attorney, Nicole Corr

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes – February 14, 2022
Planning and Zoning Commission Worksession Minutes – February 28, 2022

Commissioner Raine made a motion to approve the February 14, 2022 Planning and Zoning Commission Meeting Minutes and the February 28, 2022 Planning and Zoning Commission Worksession Minutes. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

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

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Special Use Permit for a Fence to encroach into the front yard setback on Lot 1, Block 1, Brown Addition Colleyville, located at 5412 Pleasant Run Road, Case ZC22-002

Jacquelyn Reyff presented the item and briefed the Commission.

Commissioner Williamson recused himself from the case due to being in the 500 foot notification area.

The applicant, Bruce Crandall, 5412 Pleasant Run Road, Colleyville, TX, came forward and answered questions of the Commission regarding the need for a fence and the potential of a gate being installed with the proposed fence.

Staff answered questions of the Commission regarding the size of the property and how the setback of the proposed fence.

The public hearing was open at 7:16 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 ZC22-002. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Groves, Syed, Raine, and Bevill

Nay: 0

Abstain: 1 - Williamson

- 2b** Consideration of a Special Use Permit for a Fence to encroach into the front yard setback and for a Fence to encroach into the street side yard setback on Lot 35, Block 3, Monticello Addition Colleyville, located at 7607 Monticello Parkway, Case ZC22-003

Commissioner Williamson returned to the meeting.

Jacquelyn Reyff presented the item and briefed the Commission.

The public hearing was open at 7:22 p.m.

Terri Hitchcock, 508 Vicksburg Way, Southlake, TX, came forward and spoke in opposition of the case. Mrs. Hitchcock expressed concerns regarding the potential of HOA restrictions being rendered mute with City approval of the case.

With no one wishing to speak, the public hearing was closed at 7:25 p.m.

The applicants, Scott and Kathy Thompson, 7607 Monticello Parkway, Colleyville, TX came forward and answered questions of the Commission regarding the distance of the fences from the curb, the need for the proposed fences, and the discrepancy between their testimony and the letter received by the City from the HOA of the applicant.

Commissioner Groves stated that the case should be tabled so the applicants could give the City documentation showing the HOA's approval.

Commissioner Williamson agreed with Commissioner Groves's statement.

**Commissioner Syed made a motion to table Case ZC22-003.
Commissioner Groves seconded the motion.**

The motion was carried by the following vote:

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

- 2c** Consideration of a Special Use Permit for Alcoholic Beverage Sales for On-Premise Consumption on Lot 1, Block 1, Village Front Door Addition, located at 5204 Colleyville Boulevard, Case ZC22-004

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Joe Murphy, 4100 Wellington Drive, Colleyville, TX, came forward and answered questions of the Commission regarding the proposed hours of operation and the dimensions of the restaurant.

The public hearing was open at 7:59 p.m.

With no one wishing to speak, the public hearing was closed at 7:59 p.m.

Commissioner Raine made a motion to approve Case ZC22-004. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

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

2d Consideration of a Special Use Permit for a reduction in required parking on Lot 1, Block 1, Village Front Door Addition, located at 5204 Colleyville Boulevard, Case ZC22-005

Jacquelyn Reyff presented the item and briefed the Commission.

Staff answered questions of the Commission regarding the number of spaces needed to meet the required parking for the location.

The applicant, Joe Murphy, 4100 Wellington Drive, Colleyville, TX, came forward and answered questions of the Commission regarding intent to reach out to neighbors to solve parking issue.

The public hearing was open at 8:09 p.m.

With no one wishing to speak, the public hearing was closed at 8:10 p.m.

Commissioner Bevill made a motion to approve Case ZC22-005. Commissioner Raine seconded the motion.

The motion was carried by the following vote:

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

2e Consideration of a Zoning Change from CN Neighborhood Commercial to R-20 Single Family Residential zoning district for Lots 10R & 11R, Block 1, Andy Felps Addition, located at 125 Acuff Lane, Case ZC22-006

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Lane Blessing, 6808 Hillier Court, Colleyville, TX, came forward and briefed the Commission.

An associate of the applicant, Christy Horne, 4104 Pembroke Parkway West, Colleyville, TX, came forward and answered questions of the Commission regarding the sale of the property being contingent upon approval of the zoning change request.

Staff answered questions of the Commission regarding whether the current plat of the property differed from the original platting of the property.

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

With no one wishing to speak, the public hearing was closed at 8:16 p.m.

Commissioner Williamson made a motion to approve Case ZC22-006. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

Aye: 3 – Groves, Williamson, and Raine

Nay: 1 – Syed

Abstain: 1 – Bevill

Commissioner Bevill stated that the reason for abstaining was due to being in the 500 foot notification area.

2f Consideration of a Special Use Permit for a Food Packaging and Manufacturing use on Lot 2R, Block 1, Nystel Addition, located at 1821 John McCain Road, Case ZC22-007

Staff informed the Commission that the applicant was unable to attend the meeting.

The public hearing was open at 8:29 p.m.

With no one wishing to speak, the public hearing was closed at 8:29 p.m.

Commissioner Groves made a motion to table Case ZC22-007. Commissioner Williamson seconded the motion.

The motion was carried by the following vote:

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

2g Consideration of a Zoning Change from R-MF Multi-Family Residential to PUD-R Planned Unit Development-Residential zoning district for Lots 1-47, Block A, Lots 1-16, Block B, and Lots 1-24, Block C, of the Lakewood Estates, located at 1001-1029 Lakeridge Court, 4600-4613 Clearwater Court, 4701-4944 Lakewood Drive, 1000-1012 Clear Lake Court, 1001-1013 Edgewater Court, and 4700-4808 Lakeshore Court, Case ZC22-008

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Chris Hawkins, 4944 Lakewood Drive, Colleyville, TX, came forward and answered questions of the Commission regarding the notification of homeowners in the subdivision about the zoning change.

The public hearing was open at 8:36 p.m.

James Hattman, 4721 Lakewood Drive, Colleyville, TX came forward and spoke in support of the case. Mr. Hattman questioned how often subdivisions typically get rezoned.

With no one wishing to speak, the public hearing was closed at 8:38 p.m.

Staff answered questions of the Commission regarding the potential rebuilds falling under the regulations of the PUD-R, the subdivision being single family, and any letters of opposition received.

Commissioner Raine made a motion to approve Case ZC22-008. Commissioner Williamson seconded the motion.

The motion was carried by the following vote:

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

2h Consideration of a Special Use Permit for a Fence to encroach into the street side yard setback on Lot 6, Block 9, Woodbriar Estates Addition, located at 412 Briarcliff Court, Case ZC22-010

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Shelly Horton, 412 Briarcliff Court, Colleyville, TX, came forward and answered questions of the Commission regarding the safety issue that not

having the fence would present.

Staff answered questions of the Commission regarding the distance of the fence from the street.

The public hearing was open at 9:00 p.m.

Lisa Polk, 3813 Oakbriar Lane, Colleyville, TX came forward and spoke in support of the case. Ms. Polk expressed that the applicant takes care of the property and that the existing fence was an upgrade.

Janet Copeland, 1309 Bellefonte Lane, Colleyville, TX came forward and spoke in support of the case. Mrs. Copeland expressed that the applicant is an upstanding citizen.

With no one wishing to speak, the public hearing was closed at 9:04 p.m.

Staff stated that a fence is needed due to there being a pool on the property.

Attorney, Nicole Corr, stated that no action could be taken on the pergola due to it being in the hands of City Council.

Commissioner Bevill made a motion to approve Case ZC22-010. Commissioner Raine seconded the motion.

The motion was carried by the following vote:

Aye: 4 –Williamson, Syed, Raine, and Bevill

Nay: 1 – Groves

5. CITIZEN COMMENTS

Lisa Polk, 3813 Oakbriar Lane, Colleyville, TX, came forward and stated that residents did not want to see commercial development on 125 Acuff Lane.

With no one wishing to speak, the public hearing was closed at 9:15 p.m.

6. AJOURNMENT

The meeting adjourned at 9:15 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

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

Monday, March 28, 2022

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on March 28, 2022, at 6:16 p.m.

Roll Call

Present: David Groves, Tim Raine, Claudia Bevill, and George Bond

Absent: Lawrence Williamson and Sayeda Syed

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

Also Present: Attorney, Nicole Corr

2. WORKSESSION AGENDA ITEMS

- 2a** Presentation and discussion of a Special Use Permit for an accessory building to exceed the permitted lot coverage for accessory buildings and to encroach into the side yard setback on Lot 9B, Sand Oak Acres Addition Colleyville, located at 4505 Jim Mitchell Trail East, Case ZC22-009

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding when the addition was added, who made the additions, and whether the structure was bigger than the permit allowed.

- 2b** Presentation and discussion of a Zoning Change from ML Light Manufacturing to CPO Professional Office zoning district for Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard, Case ZC22-011

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding whether the property currently had tenants and the need for the rezoning.

- 2c** Presentation and discussion of a Replat for Lot 3R-1 & Lot 3R-2, Block 2, Towne Square Addition, being Lot 3, Block 2, Towne Square Addition, located at 1215 Hall Johnson Road, Case PC22-004

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the intended purpose of the replat.

- 2d** Presentation and discussion of a Replat for Lots 1, 2, 3X, & 4X, Block E, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Neidholt Addition, and Lot 2X, Block E, Old Grove Addition, located at 103 John McCain Road, 105 John McCain Road, and 7189 Cast Iron Forest Trail, Case PC22-005

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding previous opposition of a replat due to drainage concerns, the current platting of the properties, and whether both submitted options will be presented for review.

- 2e** Presentation and discussion of a Preliminary/Final Plat for Lots 2AR-1, 2AR-2, 3, 4, 5, & 6, Block 1, Shirley Allgood Addition, being Tracts 3P1, 3R1, & 6A17, and 6A15, Abstract 328, Simon Cotrail Survey, and Lots 2R1 & 2R2, Block 1, Shirley Allgood Addition, located at 1804 Tyler Street, 1900 Tyler Street, 1907 Renfro Road, and 1911 Renfro Road, Case PC22-006

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding whether open space would be required and whether a single developer was in charge of the project.

- 2f** Presentation and discussion of a Zoning Change from CN Neighborhood Commercial to R-20 Single Family Residential zoning district for Lots 10R & 11R, Block 1, Andy Felps Addition, located at 125 Acuff Lane, Case ZC22-012

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the intended zoning of the request and whether the previous request had been withdrawn.

The Commission adjourned into an Executive Session at 6:40 p.m.

Commissioner Syed arrived during the Executive Session at 6:48 p.m.

The Commission reopened the meeting at 7:05 p.m.

3. AJOURMENT

The meeting adjourned at 7:05 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
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 3a	Agenda Date 4/11/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Special Use Permit for a Fence to encroach into the front yard setback and for a Fence to encroach into the street side yard setback on Lot 35, Block 3, Monticello Addition Colleyville, located at 7607 Monticello Parkway, Case ZC22-003, TABLED FROM THE MARCH 21, 2022 PLANNING AND ZONING COMMISSION MEETING, APPLICANT REQUESTS TO TABLE ITEM TO MAY 9, 2022 PLANNING AND ZONING COMMISSION MEETING

Explanation

TABELED FROM THE MARCH 21ST PLANNING AND ZONING COMMISSION MEETING. Scott Thompson, the applicant, has submitted a request for a Special Use Permit (SUP) for Fences to encroach into the required front and street side yard setbacks. The purpose of the request is to allow for a 6-foot iron fence to encroach into the front yard setback and an 8-foot wood privacy fence to encroach into the street side yard setback on Lot 35, Block 3, Monticello Addition Colleyville being approximately 0.50 acres, and zoned PUD-R Planned Unit Development - Residential district.

Existing Conditions/Background: The subject property, 7607 Monticello Parkway, has PUD-R zoning and is located on the southwest corner at the intersection of Virginia Square and Monticello Parkway. The subject property has a single-family residence.

SUP Request: The applicant is requesting approval of an SUP to allow for the construction of a 6-foot iron fence with a gate to encroach into the required front yard setback being 20 feet from the property line. Additionally, they are requesting an 8-foot wood fence to encroach into the required street side yard setback being approximately a 6-foot setback from the street side property line. The property is located on a corner lot.

Ordinance – Section 3.26 Fences, Free Standing Walls, and Screening Materials Regulations of the Land Development Code establishes the maximum size and location of fencing to be permitted by staff on a residential lot.

“E. Fence and Free-Standing Wall Setback Requirement:

1. Front Yards: No fence or free standing wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall be

located beyond the front façade of the primary residential structure.

2. Corner Side Yards: Except where allowed elsewhere in this chapter, no fence or free standing wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall extend into the required street side yard. The regulations of 1.a through 1.d above shall apply.

Regulations "1" and "2" above apply in this case requiring that no fence, taller than 30 inches, be allowed to extend into either the front yard setback or the street side yard setback, which is 30 feet per the PUD-R zoning. The applicant proposes to locate a 6-foot wrought iron fence and gate to encroach into the front yard setback and an 8-foot wood fence to encroach into the street side yard setback. The Land Development Code provides the opportunity to request an SUP to modify from the requirements:

Special Use Permit Provision: Any request for a building permit for a fence/wall 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.

Analysis: Any request for a residential fence which differs from the Land Development Code shall only be authorized after approval of a Special Use Permit by the City Council. The applicant is proposing a six-foot wrought-iron fence and gate to be located within the front yard setback being 20 feet from the property line and an 8-foot wood fence to be located within the street side yard setback being approximately a 6-foot setback from the street side property line.

Plat Status: The property is platted as Lot 35, Block 3, in the Monticello Addition Colleyville.

DRC Review: The DRC met on March 22nd and determined the case could be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north, south, east and west are zoned PUD-R Planned Unit Development – 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 requested SUP for both fences as it does not meet the technical requirements of the Land Development Code.

Recommendation

Denial

Attachments

1. Request to Table
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Statement of Planning Objectives
6. Survey
7. Fence Encroachment Affidavit
8. Notification Map
9. Notification Letter
10. Notification List
11. Draft Ordinance

From: [Scott Thompson](#)
To: [Jackie Reyff](#)
Subject: Case ZC22-003 7607 Monticello Pkwy
Date: Monday, April 4, 2022 4:19:34 PM

Good afternoon Jackie,

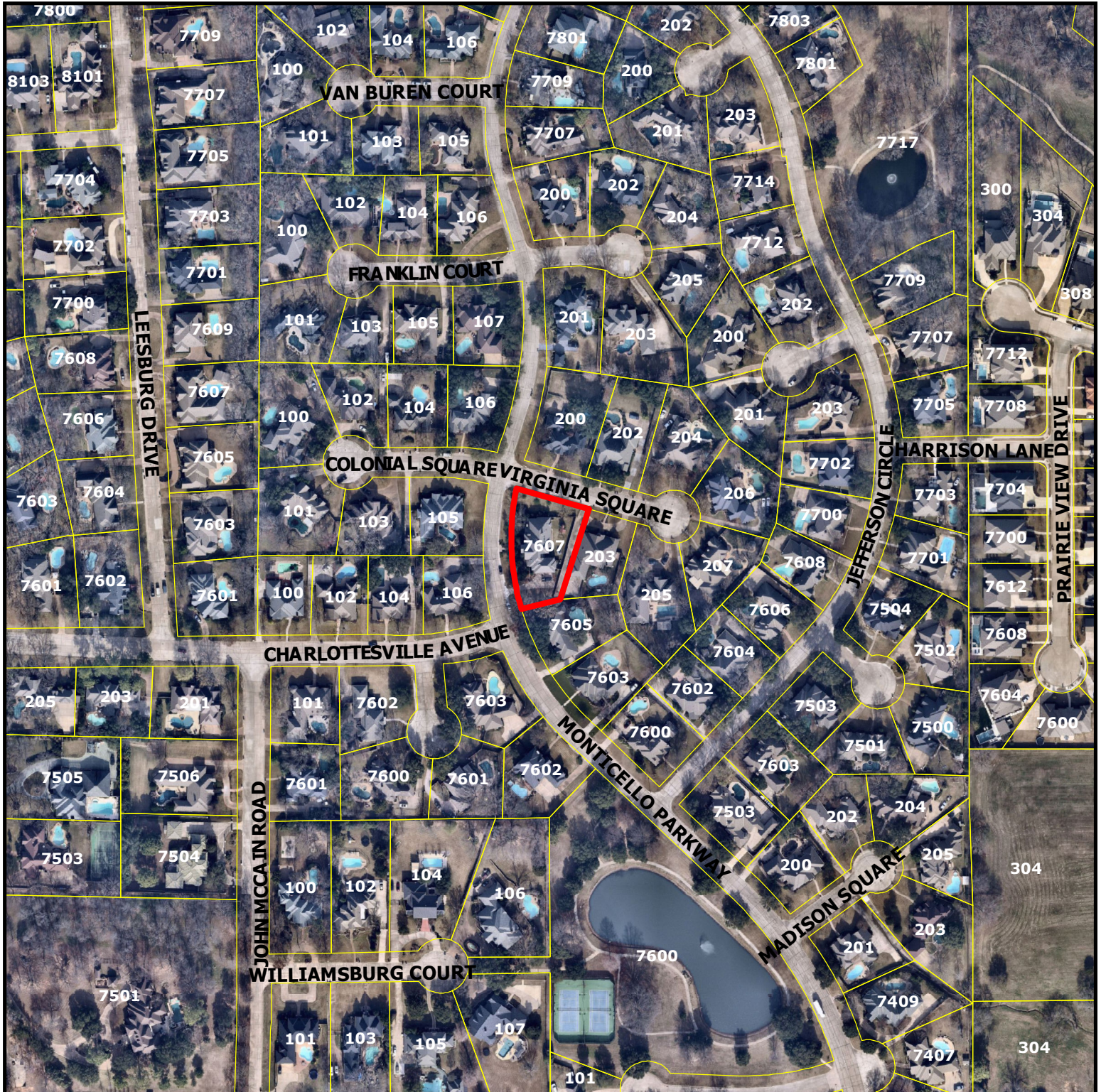
Per our conversation, please table our meeting with the Planning and Zoning Commission to May 9th.

Thank you,

Scott Thompson
817.455.6042



Aerial Map



ZC22-003

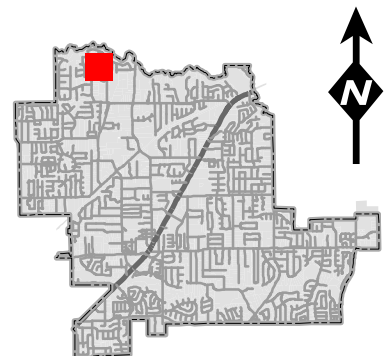
7607 Monticello Parkway

DISCLAIMER:

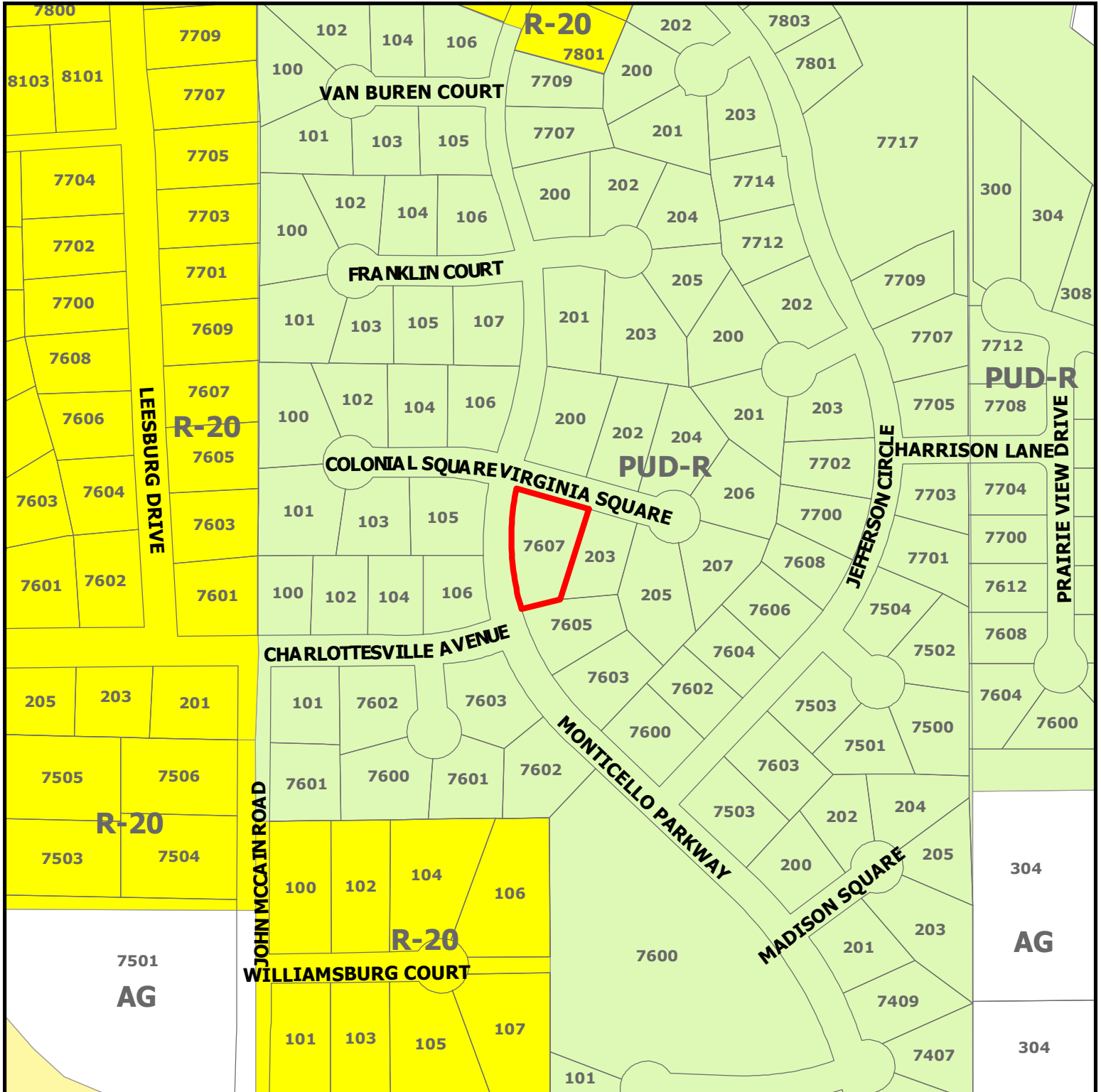
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



ZC22-003

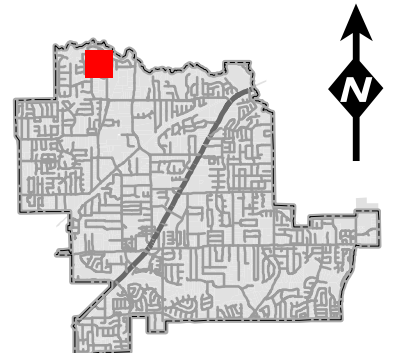
7607 Monticello Parkway

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



Future Land Use Map



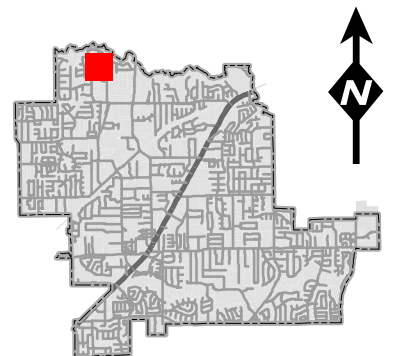
ZC22-003

7607 Monticello Parkway

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
- Residential
- Open Space; Parks



Special Use Permit Application

We are requesting a Special Use Permit to install a fence 15 ft from the curb to enclose the side yard on our corner lot at Monticello and Virginia. The fence will not extend beyond the front façade of our house (survey attached).

On this side yard, we have a 30 ft build line. There are corner lot homes in our Monticello neighborhood with a 15 ft side build line. These homes have a wood fence placed 15 ft from the curb to enclose their side yard.

We would like to build a pool in our back yard. In doing so, we will have no yard space for our children and family to play. Fencing this side yard will provide play space for our family.

For fencing material, we would like to install an 8 ft wood fence for privacy and security. If wood is not allowed, we would like to install a 6 ft iron fence.

We appreciate your review of our request and kindly ask for your approval of this Special Use Permit.

Thank you

Scott and Kathy Thompson
7607 Monticello Pkwy
Colleyville, TX 76034

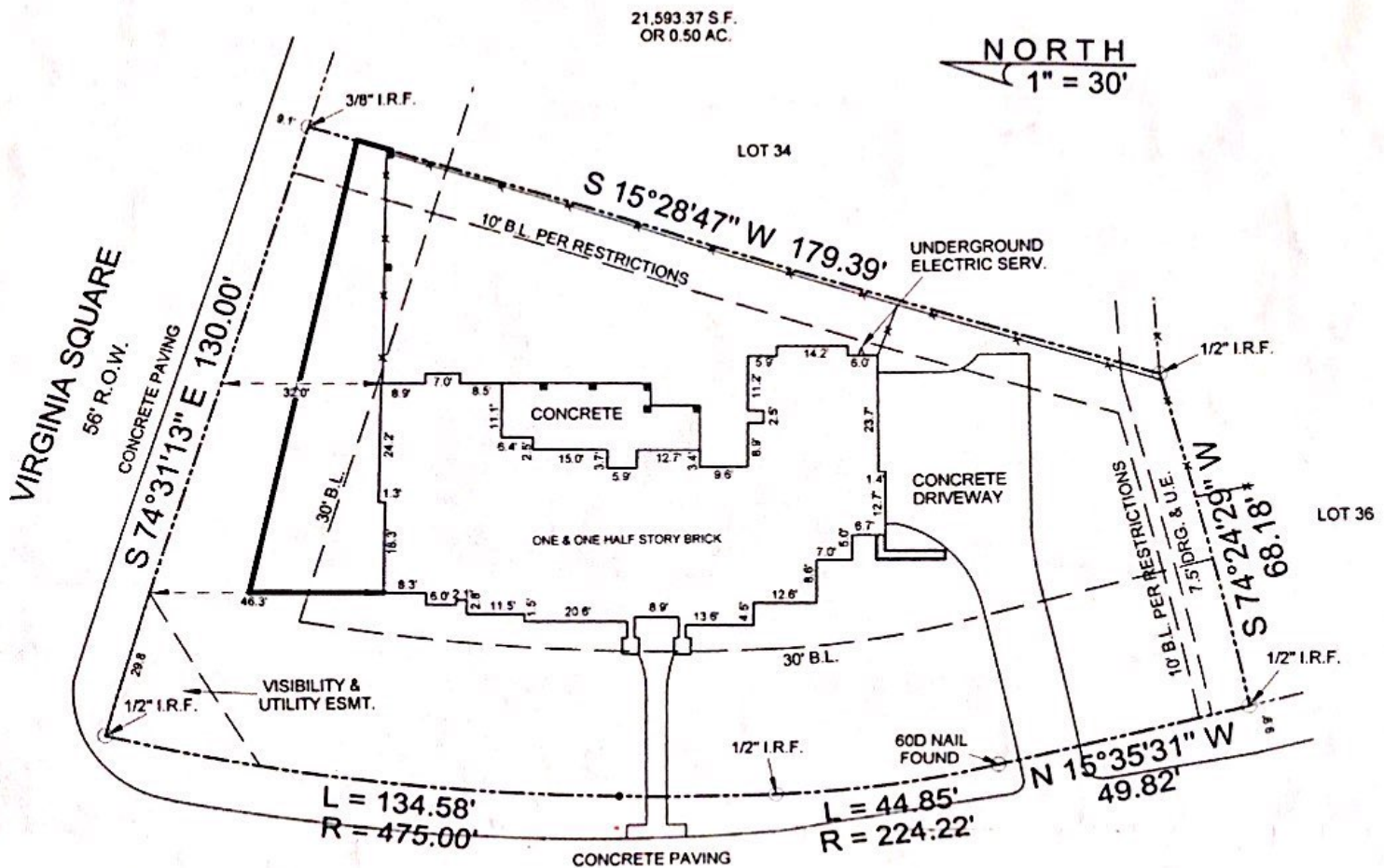
Fence Permit Application

We are requesting a fence permit to install an iron driveway gate with brick columns and connect it to a new 6 ft iron fence to enclose our side yard. Driveway gate and fence to be placed 30 ft from the curb. We have 30 ft build line. Survey attached.

Thank you

**Scott and Kathy Thompson
7607 Monticello Pkwy
Colleyville, TX 76034**

LOT 35, BLOCK 3, OF MONTICELLO ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 64, PLAT RECORDS, TARRANT COUNTY, TEXAS.



7607 MONTICELLO PARKWAY

VARIABLE WIDTH R.O.W.

Fence to be installed 15' from curb to enclose side yard at Monticello and Virginia. Fence not to extend beyond front facade of the house. Shown in dark heavy line.

VARIABLE WIDTH R.O.W.

Scanned with CamScanner



AFFIDAVIT FOR FENCE ENCROACHMENT INTO EASEMENT

SITE ADDRESS 7607 Monticello Pkwy

FENCE CONTRACTOR Homeowner

The fence contractor and property owner verify that ALL of the following conditions are understood and accepted:

- **Property Owner shall initial each item below:**
- ☒ Fence will not obstruct or impede access to public utilities for construction, reconstruction and maintenance by the City or authorized agent
- ☒ Fence will not obstruct or impede the conveyance of surface runoff in drainage swales or drainage ways
- ☒ Fence will not be located so as to divert or impede the normal flow of storm water from the platted drainage or utility easement
- ☒ Fence will not be located less than 6 feet from any City-owned and operated underground utility, including without limitation, water, sewer, and storm sewer pipes currently in place, except for easement crossings
- ☒ Fence will not create any encroachment or obstruction of sight distance
- ☒ In the event the City or a utility company must perform maintenance, inspection or replacement of utility lines located with a public easement, such party shall not be liable for replacement of any fence, wall, ground cover, shrubs, trees, etc., located within a public easement

(PRINT) PROPERTY OWNER'S NAME: Scott Thompson

PROPERTY OWNER'S SIGNATURE: [Signature]

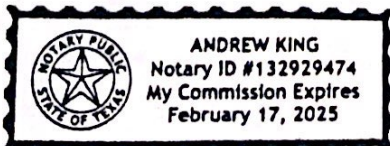
STATE OF Texas

COUNTY OF Tarrant

On this 7th day of May, in the year 2021, before me Andrew King, Notary Public, personally appeared Scott Thompson.

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.

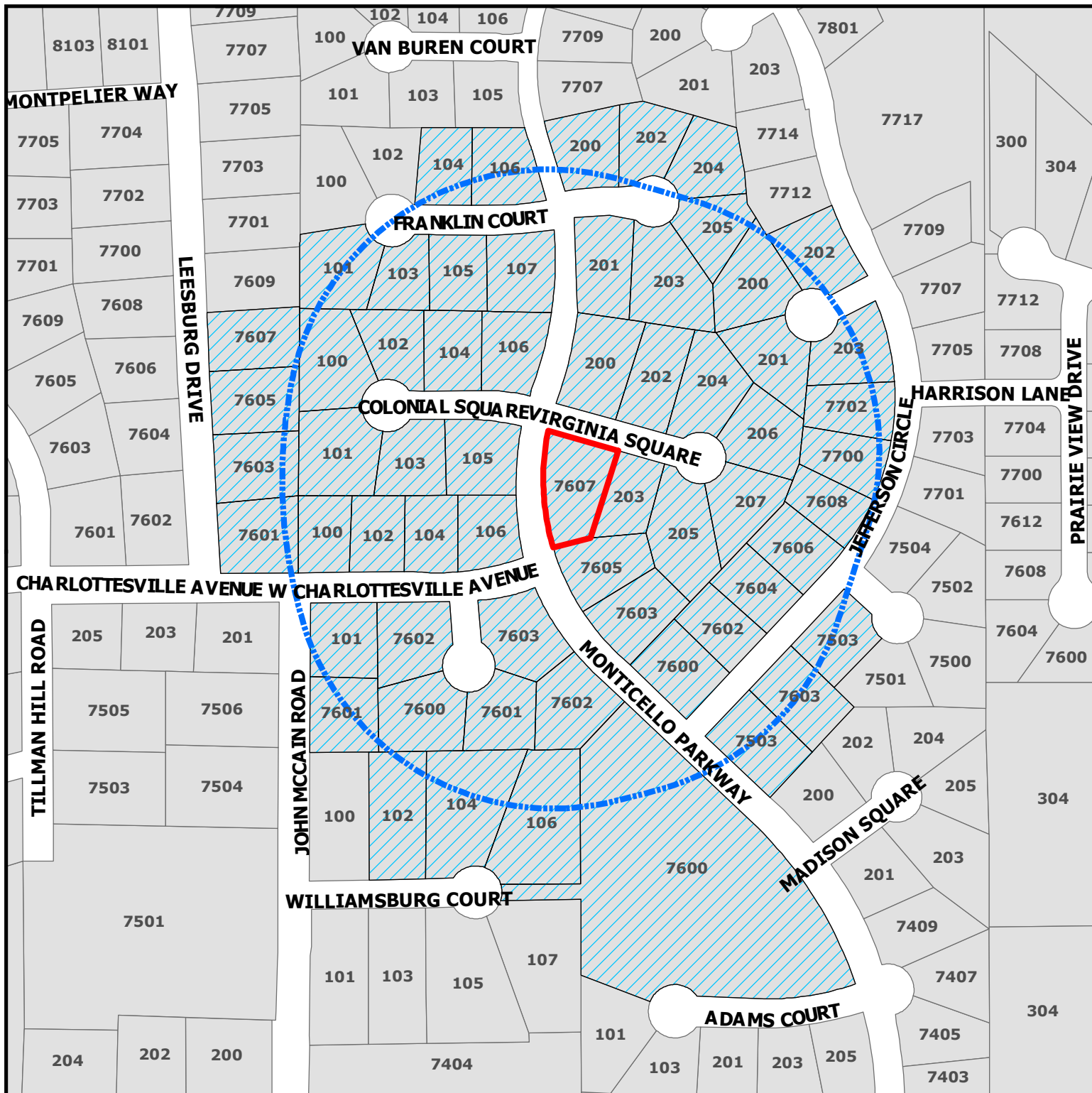
WITNESS my hand and official seal.



[Signature]
Notary's Signature
Andrew King
Notary's Name (print)

My commission expires: 2/17/2025

Notification Map

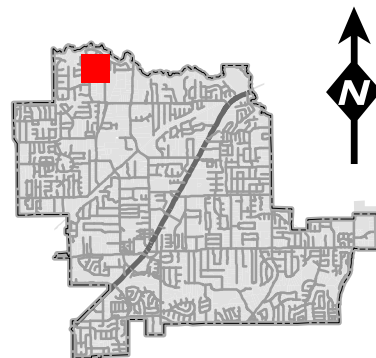


ZC22-003

7607 Monticello Parkway

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, March 21, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, April 5, 2022 & Tuesday, April 19, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for Fences that encroach into the front and street side yard setbacks. The purpose of the request is to allow for a 6-foot iron fence to encroach into the front yard setback and an 8-foot wood privacy fence to encroach into the street side yard setback.

Zoning Case: ZC22-003

Applicant: Scott Thompson

Owner: Scott Thompson

Location: 7607 Monticello Parkway

Property Description: Lot 35, Block 3, Monticello Addition Colleyville

Present Zoning: PUD-R Planned Unit Development-Residential

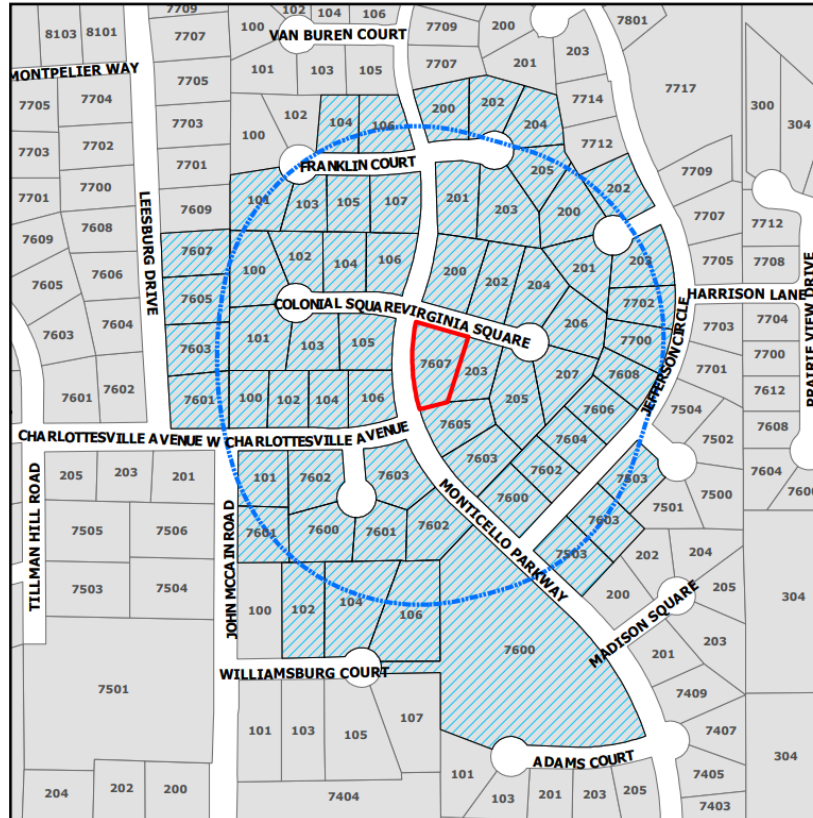
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

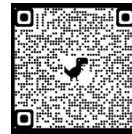
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
SALOMAKI FAMILY TRUST	7601 LEESBURG DR	COLLEYVILLE, TX
EVANS, RICHARD	101 CHARLOTTESVILLE AVE	COLLEYVILLE, TX
NIX, BARRY	102 WILLIAMSBURG CT	COLLEYVILLE, TX
RODRIGUEZ, MICHELLE	101 FRANKLIN CT	COLLEYVILLE, TX
ADAMS, DAVID S	200 HANCOCK CT	COLLEYVILLE, TX
VANCE, CHRISTINA	104 COLONIAL SQ	COLLEYVILLE, TX
HENKE, DAVID	7603 LEESBURG DR	COLLEYVILLE, TX
SALT SPRING ISLAND LIVING TRUS	7503 MONTICELLO PKWY	COLLEYVILLE, TX
WILLIAMSON, LAUREN	7602 JEFFERSON CIR	COLLEYVILLE, TX
SCHEFFERT, C	7607 LEESBURG DR	COLLEYVILLE, TX
KUBO, WESLEY	204 HANCOCK CT	COLLEYVILLE, TX
JANKA, RONALD	202 VIRGINIA SQ	COLLEYVILLE, TX
KEITH, KEVIN M	205 HANCOCK CT	COLLEYVILLE, TX
BERRY, JOSEPH D	104 FRANKLIN CT	COLLEYVILLE, TX
DICKSON, JAMES S	205 VIRGINIA SQ	COLLEYVILLE, TX
MELCHER, TIMOTHY	102 CHARLOTTESVILLE AVE	COLLEYVILLE, TX
GRIECO FAMILY REVOCABLE TRUST	201 HANCOCK CT	COLLEYVILLE, TX
TERRILL, EDWARD	7603 JEFFERSON CIR	COLLEYVILLE, TX
VENTURA, PAOLA MELO	104 WILLIAMSBURG CT	COLLEYVILLE, TX
SPISAK, JAMES B	105 FRANKLIN CT	COLLEYVILLE, TX
BENNETT, AARON B	7608 JEFFERSON CIR	COLLEYVILLE, TX
ECKART, EDWARD W	204 VIRGINIA SQ	COLLEYVILLE, TX
TRIMMER, CHRISTI	7601 JOHN MCCAIN RD	COLLEYVILLE, TX
HORVATH, STEPHEN	207 VIRGINIA SQ	COLLEYVILLE, TX
WARD, EMILY	7606 JEFFERSON CIR	COLLEYVILLE, TX
NADEAU, JAMES	7605 LEESBURG DR	COLLEYVILLE, TX
WINTER, STEPHEN M	7600 JEFFERSON CIR	COLLEYVILLE, TX
LEDDY, KEVIN R	100 CHARLOTTESVILLE AVE	COLLEYVILLE, TX
ROEDEL, HANNES K	7602 MONTICELLO PKWY	COLLEYVILLE, TX
BARDO, ROBERT ALLEN	203 VIRGINIA SQ	COLLEYVILLE, TX
FITZPATRICK, MICHAEL J	7604 JEFFERSON CIR	COLLEYVILLE, TX
MONTICELLO HOMEOWNERS ASSN	PO BOX 254	COLLEYVILLE, TX
LAMB, DAVID	7603 LINCOLN CT	COLLEYVILLE, TX
TRAVIS, RODNEY	7600 LINCOLN CT	COLLEYVILLE, TX
FAGAN, LAWRENCE	203 ROCHELLE CT	COLLEYVILLE, TX
KOWAL, MICHAEL T	104 CHARLOTTESVILLE AVE	COLLEYVILLE, TX
WILLIAMS, ROGER	7503 MONROE CT	COLLEYVILLE, TX
GAULT, LUCY MARIA	7602 LINCOLN CT	COLLEYVILLE, TX
BRASWELL, JAMES L	106 WILLIAMSBURG CT	COLLEYVILLE, TX
PENNINGTON, THOMAS S	200 VIRGINIA SQ	COLLEYVILLE, TX
LYKKEN, MATTHEW A	102 COLONIAL SQ	COLLEYVILLE, TX
EVATT, TRACY E	200 ROCHELLE CT	COLLEYVILLE, TX
SAKAKEENY LIVING TRUST	100 COLONIAL SQ	COLLEYVILLE, TX
SHRIVER, ELIZABETH C	106 FRANKLIN CT	COLLEYVILLE, TX
HEINS, SHELLY	202 HANCOCK CT	COLLEYVILLE, TX
BLACKWELDER, GARY	103 COLONIAL SQ	COLLEYVILLE, TX
VESTAL, DEBORAH E	106 COLONIAL SQ	COLLEYVILLE, TX
DREW AND KAREN BYELICK FAMILY	7700 JEFFERSON CIR	COLLEYVILLE, TX
HAMPTON, ANTHONY C	206 VIRGINIA SQ	COLLEYVILLE, TX
ERICKSON, STEVEN C	7601 LINCOLN CT	COLLEYVILLE, TX
CHLAD, RONALD J	203 HANCOCK CT	COLLEYVILLE, TX
BURKE, JACK JOE EST	3609 WEXFORD CT	COLLEYVILLE, TX
MONK, MICHAEL P	201 ROCHELLE CT	COLLEYVILLE, TX
FORGASH, PAUL	7603 MONTICELLO PKWY	COLLEYVILLE, TX

PETREE, RANDY L	7605 MONTICELLO PKWY	COLLEYVILLE, TX
MATHEWS, THOMAS C	107 FRANKLIN CT	COLLEYVILLE, TX
YATES, ROBERT	202 ROCHELLE CT	COLLEYVILLE, TX
FERREIRA, LISA	101 COLONIAL SQUARE	COLLEYVILLE, TX
LEE, JOHN H	103 FRANKLIN CT	COLLEYVILLE, TX
THE HD&S MASON TRUST	7702 JEFFERSON CIR	COLLEYVILLE, TX
THOMPSON, KATHY	7607 MONTICELLO PKWY	COLLEYVILLE, TX
ANDERSON, SHELLEY	105 COLONIAL SQUARE	COLLEYVILLE, TX
MONTICELLO ADDITION-COLLEYVLL	P.O. BOX 254	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.50 ACRES, ON LOT 35, BLOCK 3, MONTICELLO ADDITION, LOCATED AT 7607 MONTICELLO PARKWAY BY AUTHORIZING A SPECIAL USE PERMIT FOR FENCES THAT ENCROACH INTO THE FRONT AND STREET SIDE YARD SETBACK LINES FOR 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 fences that encroach into the front and street side yard setbacks for a corner lot under Case No. ZC22-003; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for fences to encroach into the front and street side yard setback lines for a corner lot on 0.50 acres, being Lot 35 Block 3, Monticello Addition, located at 7640 Monticello Parkway, as depicted on the attached as Exhibit "A".

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

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

1. GENERAL

- a. The Special Use Permit shall apply to an 8-foot wood fence to encroach into the street side yard setback for a corner lot and be allowed in line with the corner of the house being approximately a 6-foot setback from the street side property line.
- b. The Special Use Permit shall apply to a 6-foot iron fence with gate to encroach into the required front yard setback by approximately 10 feet being 20 feet from the property line.
- c. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
- d. All requirements of the Land Development Code shall be met, except where amended herein.

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of May 2022.

The second reading and public hearing being conducted on the 17th day of May 2022.

PASSED AND APPROVED BY A VOTE OF __ AYES, __ NAYS, AND __ ABSTENTIONS ON THIS THE 17th DAY OF MAY 2022.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

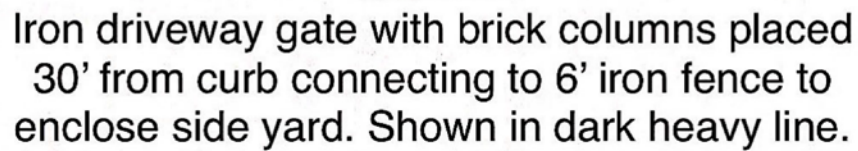
Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

[illegible]

LOT 35, BLOCK 3, OF MONTICELLO ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 64, PLAT RECORDS, TARRANT COUNTY, TEXAS.



21.593 37 S.F.
OR 0.50 AC.

NORTH
1" = 30'

LOT 34

S 15°28'47" W 179.39'

10' B.L. PER RESTRICTIONS

UNDERGROUND ELECTRIC SERV.

1/2" I.R.F.

CONCRETE DRIVEWAY

ONE & ONE HALF STORY BRICK

CONCRETE

30' B.L.

CONCRETE PAVING

56' R.O.W.

VIRGINIA SQUARE

S 74°31'13" E 130.00'

1/2" I.R.F.

VISIBILITY & UTILITY ESMT.

30' B.L.

10' B.L. PER RESTRICTIONS

7.5' DRG. & U.E.

S 74°24'29" W 68.18'

1/2" I.R.F.

60D NAIL FOUND

1/2" I.R.F.

N 15°35'31" W 49.82'

L = 134.58'
R = 475.00'

CONCRETE PAVING

L = 44.85'
R = 224.22'

7607 MONTICELLO PARKWAY

VARIABLE WIDTH R.O.W.

Fence to be installed 15' from curb to enclose side yard at Monticello and Virginia. Fence not to extend beyond front facade of the house. Shown in dark heavy line.



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3b	Agenda Date 4/11/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Special Use Permit for a Food Packaging and Manufacturing use on Lot 2R, Block 1, Nystel Addition, located at 1821 John McCain Road, Case ZC22-007, TABLED FROM THE MARCH 21, 2022 PLANNING AND ZONING COMMISSION MEETING, WITHDRAWN BY APPLICANT

Explanation

WITHDRAWN BY APPLICANT

Tabled from the March 21, 2022 Planning and Zoning Commission Meeting.

Yvonne Moreno Gutierrez, of Star Blue, LLC, has submitted a request for a Special Use Permit (SUP) to allow for a Food Packaging and Manufacturing use at 1821 John McCain Road. Food Packaging and Manufacturing is allowed in the ML Light Manufacturing district with the approval of an SUP.

Recommendation

None

Attachments

1. Withdrawal Request

From: [Verónica Jacome](#)
To: [Jackie Reyff](#)
Cc: [Dakari Hill](#); [REDACTED]
Subject: SUP Application Withdrawal
Date: Tuesday, April 5, 2022 9:39:36 AM

Dear Jackie,

I hope this email finds you well.

Our company has come to the decision that we need to withdraw our SUP application submitted previously. Please let us know if we need to take any other steps to stop the application process.

I appreciate all your help and guidance.

Best regards,
Veronica

INFORMACIÓN CONFIDENCIAL: Este correo electrónico es confidencial y para uso exclusivo de las personas a quienes se dirige. Si el lector de esta transmisión electrónica no es el destinatario, se le notifica que cualquier distribución o copia de la misma está estrictamente prohibida. Si ha recibido este correo por error le solicitamos notificar inmediatamente a la persona que lo envió y borrarlo definitivamente de su sistema. Las personas que transmitan, revelen y obtengan algún beneficio de la información contenida en el presente mensaje serán penalizadas en términos del Código Penal Federal.

CONFIDENTIAL INFORMATION: This electronic mail transmission is confidential, may be privileged and should be read or retained only by the intended recipient. If the reader of this transmission is not the intended recipient, you are hereby notified that any distribution or copying hereof is strictly prohibited. If you have received this transmission in error, please immediately notify the sender and erase it from your system. If you transmit, reveal or obtain benefits from any information contained, you may be penalized in terms of the Federal Criminal Law.



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3c	Agenda Date 4/11/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Special Use Permit for an accessory building to exceed the permitted lot coverage for accessory buildings and to encroach into the side yard setback on Lot 9B, Sand Oak Acres Addition, located at 4505 Jim Mitchell Trail East, Case ZC22-009

Explanation

Cameron DeRouen, the owner, has submitted a request for a Special Use Permit (SUP) for an accessory building to exceed the maximum lot coverage for accessory buildings and encroach into the required side yard setback on Lot 9B, of The Sand Oak Acres Addition, being approximately 0.48 acres, and zoned R-20 Single Family Residential district. The purpose is to allow for an addition and enclosure of an existing pergola which will exceed the 4% maximum lot coverage allowed for accessory buildings and extend into the side yard setback.

Existing Conditions/Background: The subject property, 4505 Jim Mitchell Trail East, has R-20 zoning and is located on the east side of Jim Mitchell Trail East south of the intersection with Glade. The subject property has an existing single family home and existing pergola.

SUP Request:

Request – The applicant is requesting an existing 993 s.f. pergola to remain less than one foot from the side property line and for it to exceed the 4% maximum lot coverage.

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

"3. Setbacks:

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

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

The applicant is requesting to allow for an existing 993 s.f. pergola to be enclosed. The pergola was built with a building permit to be 850 s.f. Between 2012 and today a lean-to addition was added increasing the square footage by 143 s.f. Thus the total structure is now 993 s.f. The lean-to addition encroaches into the side property line.

Analysis: Any request for an accessory building exceeding 4% of the lot area and encroaching into the required side yard setback shall only be authorized after approval of a Special Use Permit by the City Council.

Plat Status: The property is platted as Lot 9B, Block 1 in the Sand Oak Acres Addition.

DRC Review: The DRC met on March 21, 2022 and offered the applicant the following comments:

1. The accessory structure was permitted in 2012 and constructed. The setback along the north property line was approved at 5.5'. Today the structure does not meet the 5.5' setback; therefore, it was altered between 2012 and 2022 without a permit. This SUP will include the non-compliant setback as well. This situation needs to be rectified as a part of this SUP request.

Drainage: NA

Surrounding Development: The properties to the north, east, south and west are zoned R-20 Single Family Residential district 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 pergola 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.

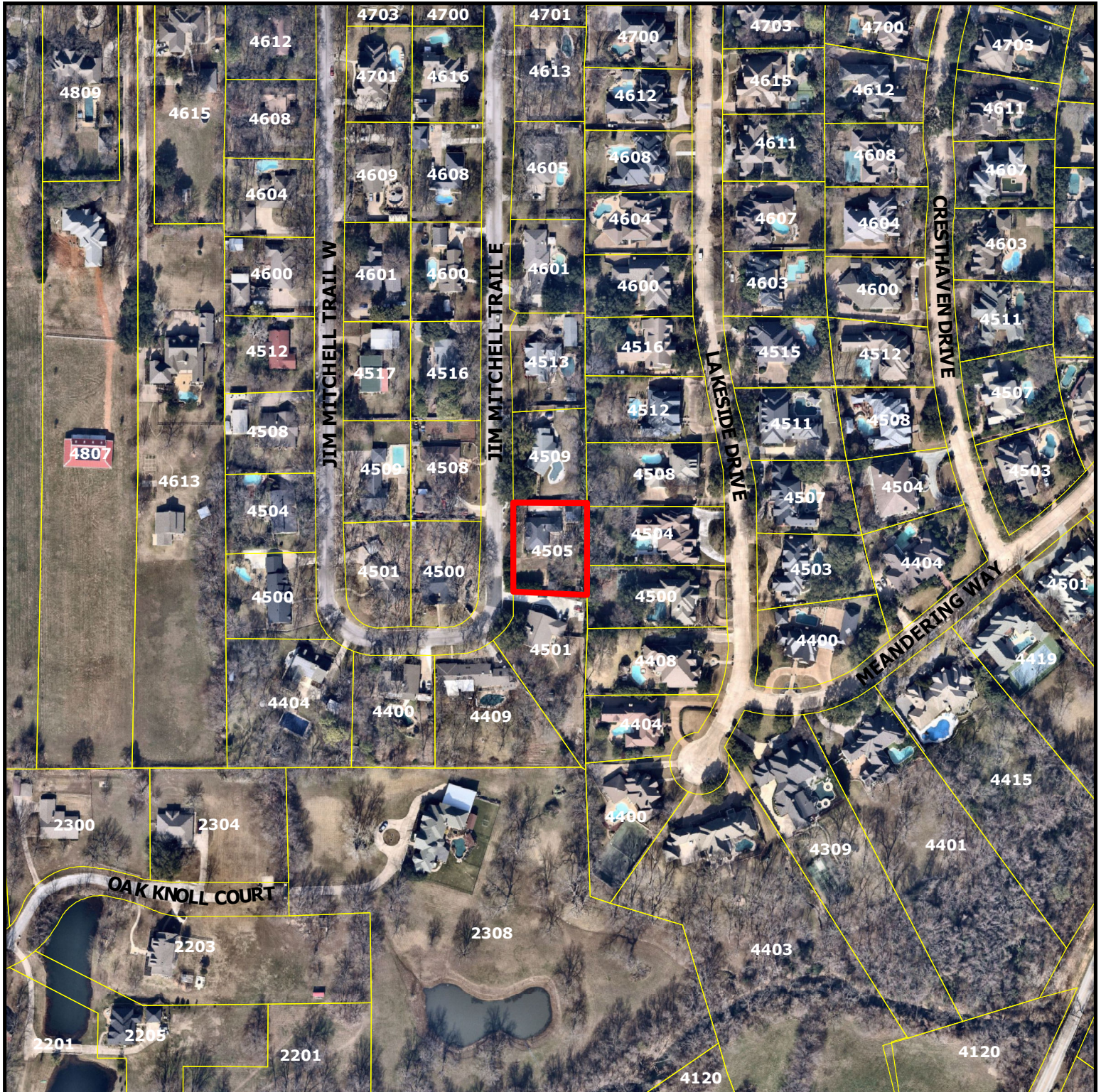
Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Survey
5. Pergola Plan
6. Notification Map
7. Notification Letter
8. Notification List
9. Draft Ordinance

Aerial Map



ZC22-009

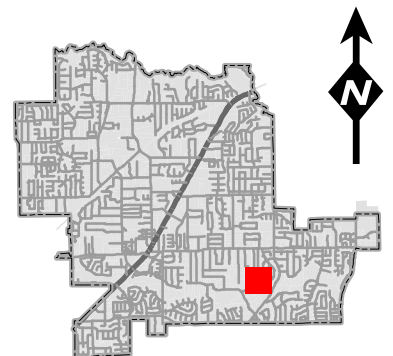
4505 Jim Mitchell Trail East

DISCLAIMER:

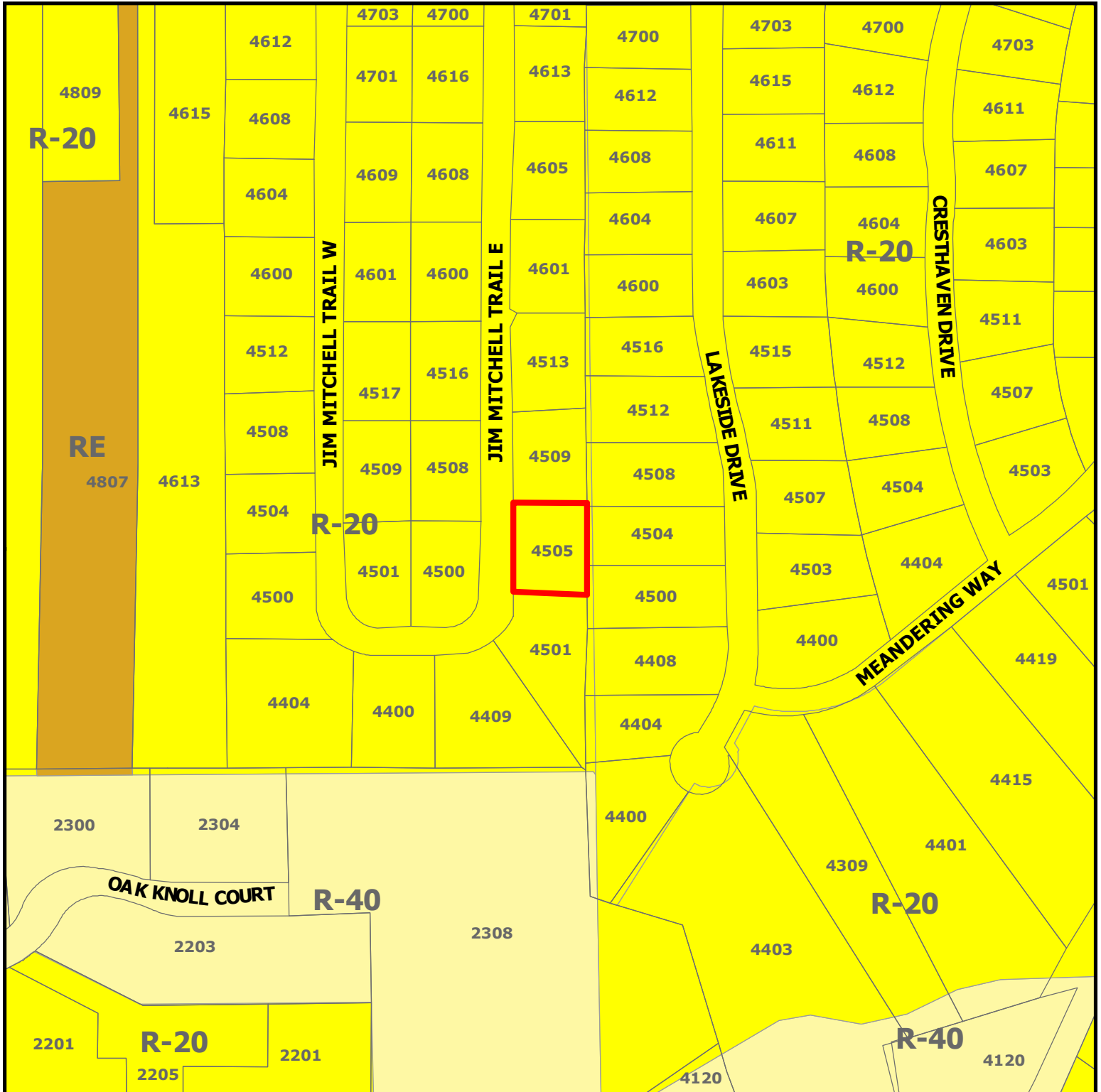
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



ZC22-009

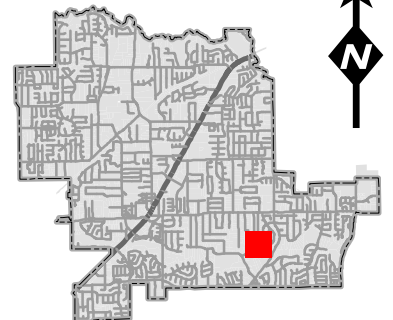
4505 Jim Mitchell Trail East

DISCLAIMER:

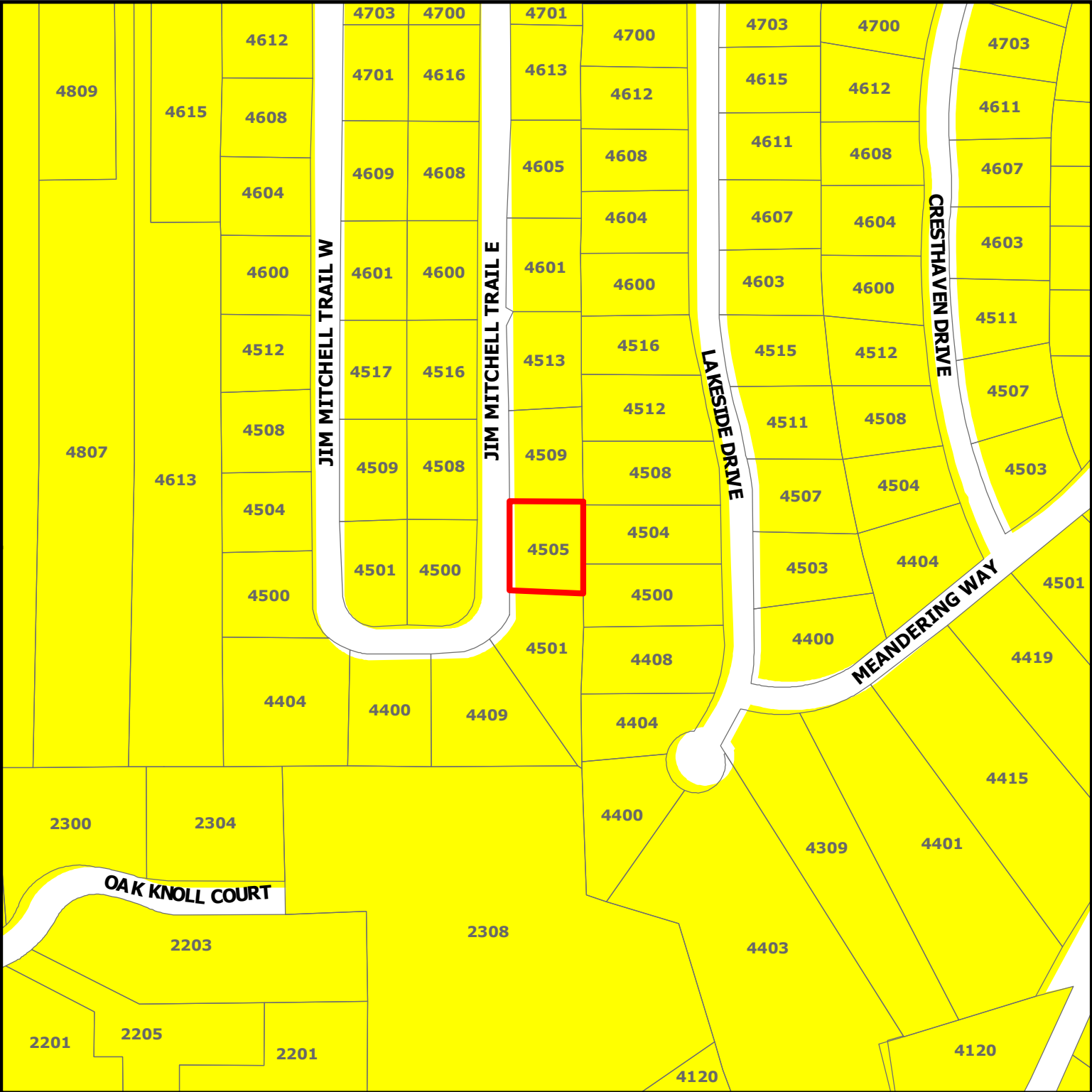
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Future Land Use Map

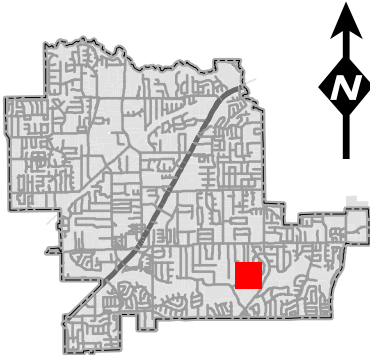


ZC22-009

4505 Jim Mitchell Trail East

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.

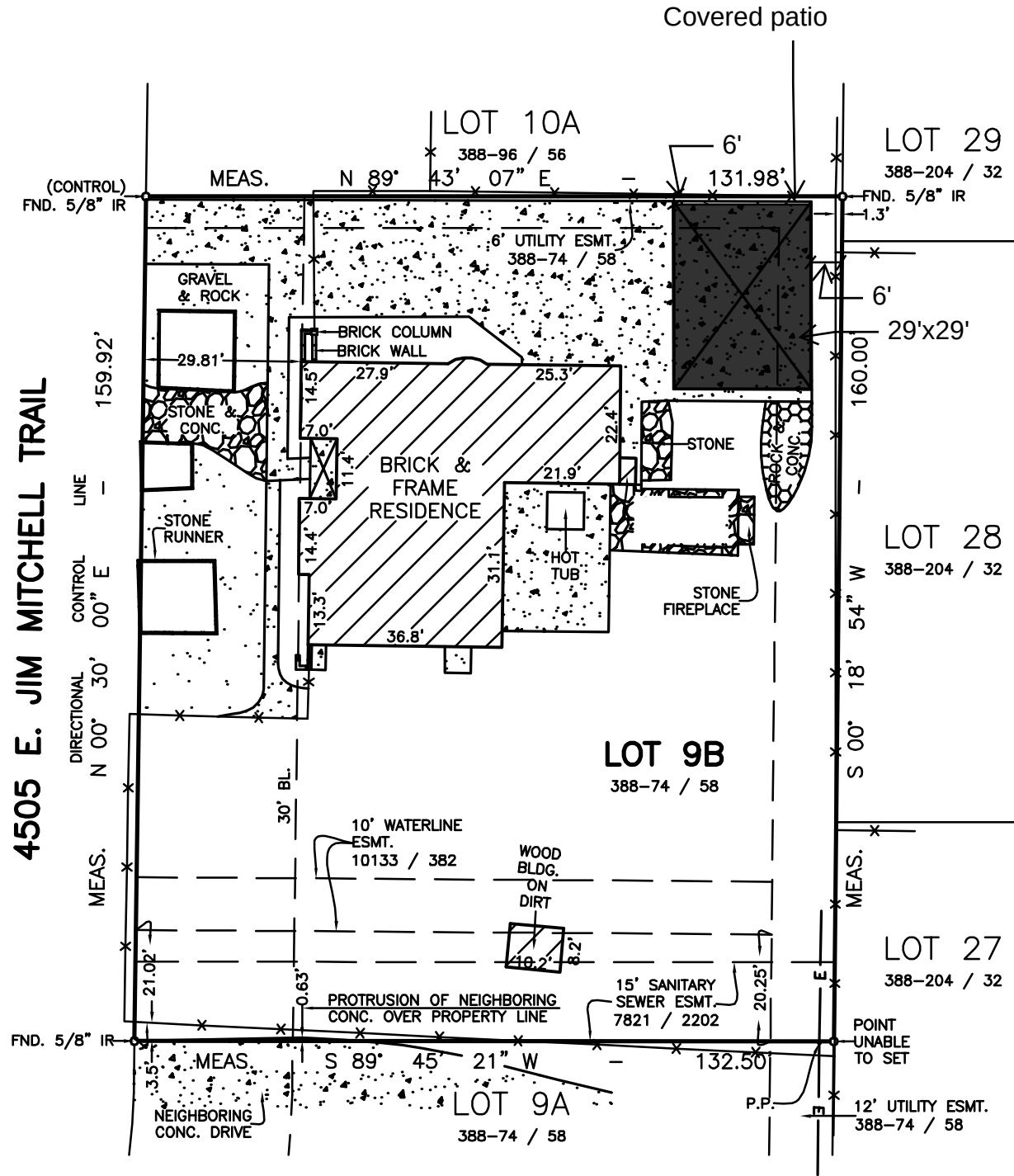
-  Subject Property
-  Residential



PROPERTY DESCRIPTION

Lot 9-B, of SAND OAK ACRES, an Addition to the City of Colleyville, Tarrant County, Texas, according to plat recorded in Volume 388-74, Page 58, Plat Records, Tarrant County, Texas.

1. Residence protrudes over the 30 foot building line by 0.19 feet.



This survey is hereby
accepted and approved.

Purchaser

Purchaser

Date

SURVEYORS CERTIFICATION

I, DAVID J. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.

PROLINE
SURVEYING LTD.
www.prolinesurveyors.com
Ph# 817-276-1148 info@prolinesurveyors.com



DRAWN BY: AV DATE: 3/26/16

4505 Jim Mitchell Trail East

- Existing Covered pergola (Over 10 years old), before we bought this property
- Turn into enclosed space



Install roll up door here (highlighted in black). Color to match main house garage door (matte black)

Remove storm shelter and infill.

Pour concrete topping slab to keep water out

Build 2x4 wood wall at face of patio cover (highlighted in red). Clad with a material that will flow with the overall design. This is an existing covered space that has been in place for over 10 years.



Build 2x4 wood wall at face of patio cover (highlighted in red). Clad with a material that will flow with the overall design. This is an existing covered space that has been in place for over 10 years.

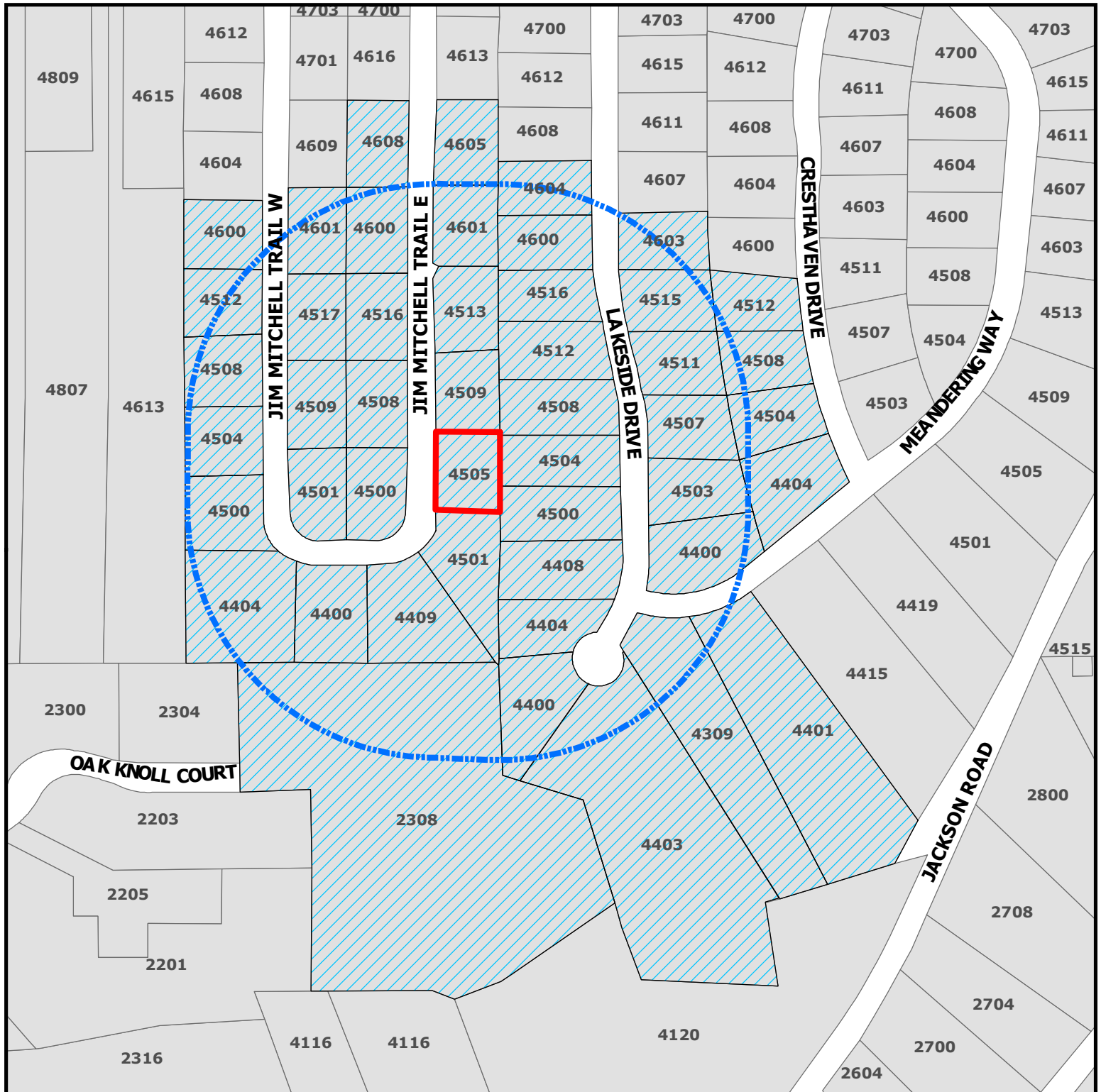
Pour concrete topping slab to keep water out

All walls and doors to be fully water tight. Plumbing and HVAC to follow after enclosing the structure. Electrical already in place.



Lean-to covering that was existing before we purchased the property. We have replaced some of the rotten wood on it. Dimensions are 5.5' Wx26' L. This extends 5.5' from the pergola roof structure to the north.

Notification Map



ZC22-009

4505 Jim Mitchell Trail East

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.



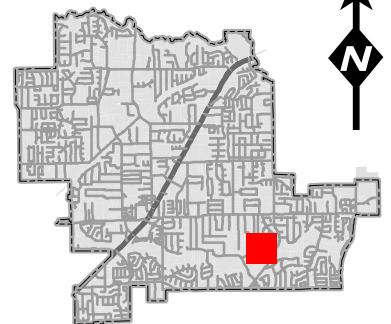
Subject Property



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, April 11, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, May 3, 2022 & Tuesday, May 17, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for an accessory building to exceed the permitted lot coverage for accessory buildings and to encroach into the side yard setback. The purpose is to allow for additions and enclosure of an existing pergola, which will exceed the 4% maximum lot coverage allowed for accessory buildings and extend into the side yard setback.

Zoning Case: ZC22-009

Applicant: Cameron DeRouen

Owner: Cameron DeRouen

Location: 4505 Jim Mitchell Trail East

Property Description: Lot 9B, Sand Oak Acres Addition

Present Zoning: R-20 Single Family Residential

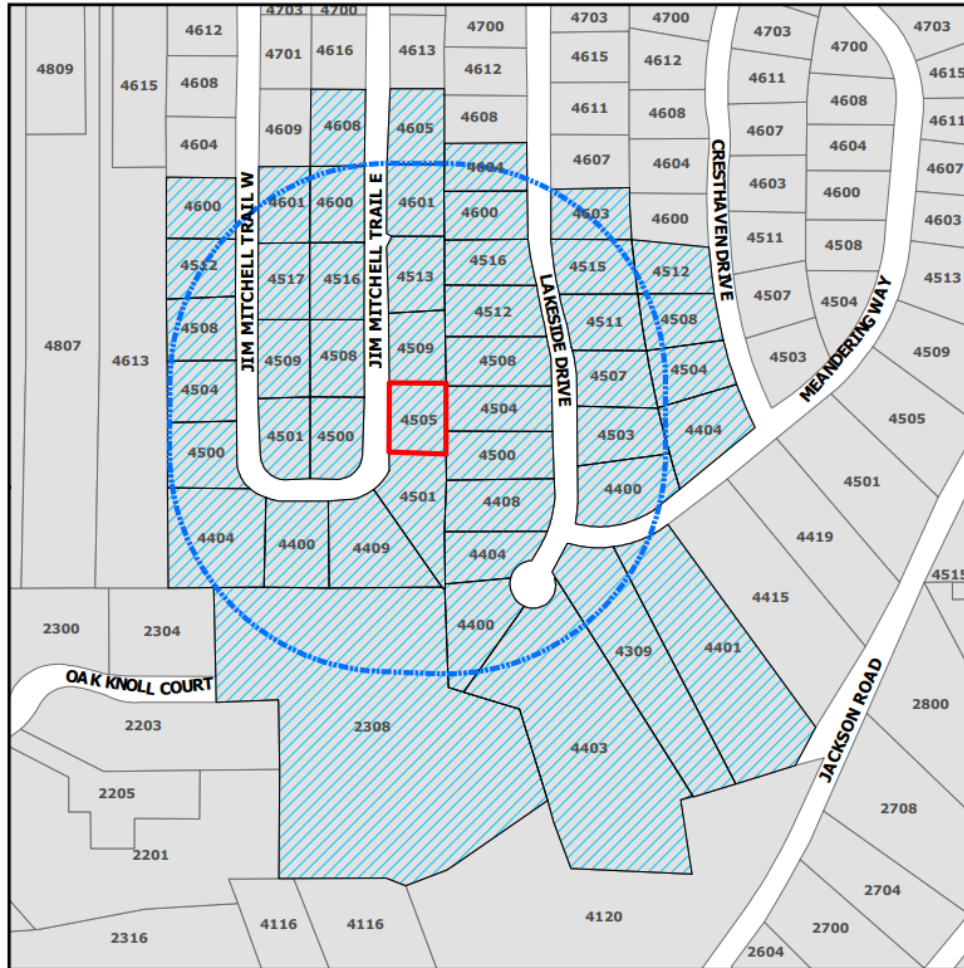
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

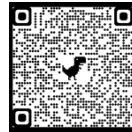
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
SZABO, GREGORY J	4408 LAKESIDE DR	COLLEYVILLE, TX
ESTES, BOYCE L	4507 LAKESIDE DR	COLLEYVILLE, TX
MATIOAN, KAREN	4517 JIM MITCHELL TR W	COLLEYVILLE, TX
BHATIA, SAMEER	4504 CRESTHAVEN DR	COLLEYVILLE, TX
EDWARDS, STEVEN G	912 LONE TOWER LN	POOLVILLE, TX
ALLEN, LEE WAYNE	4601 JIM MITCHELL TR E	COLLEYVILLE, TX
DUGAS, DAVID C	4409 E JIM MITCHELL TR	COLLEYVILLE, TX
NORVILLE, JOSEPH	4503 LAKESIDE DR	COLLEYVILLE, TX
CALDWELL, BARRY G	4500 LAKESIDE DR	COLLEYVILLE, TX
NASRALLAH, CHRISTIE	4512 CRESTHAVEN DR	COLLEYVILLE, TX
HAMILTON, JAMES E	4504 LAKESIDE DR	COLLEYVILLE, TX
LEFEVRE, MYLON R	4400 LAKESIDE CT	COLLEYVILLE, TX
DEROUEN, CAMERON	4505 JIM MITCHELL TR E	COLLEYVILLE, TX
GRAYS, PETER	2308 OAK KNOLL CT	COLLEYVILLE, TX
NOBLE ELM FAMILY TRUST	4508 LAKESIDE DR	COLLEYVILLE, TX
WILLIAMS, DARYL L	4600 JIM MITCHELL TR E	COLLEYVILLE, TX
COTTAM, JOHN M	4512 LAKESIDE DR	COLLEYVILLE, TX
PHILLIPS, TOMMY D	4515 LAKESIDE DR	COLLEYVILLE, TX
JANOVETZ, JOHN	4508 JIM MITCHELL TR W	COLLEYVILLE, TX
SARGENT, DONALD R	4516 LAKESIDE DR	COLLEYVILLE, TX
TORREZ, GILBERTO	4608 JIM MITCHELL TR E	COLLEYVILLE, TX
WILLIAMS, DALE J	4603 LAKESIDE DR	COLLEYVILLE, TX
HANLON, WILLIAM J	4600 LAKESIDE DR	COLLEYVILLE, TX
GARVEY, BRADFORD	4508 CRESTHAVEN DR	COLLEYVILLE, TX
OWEN, JOHN H	4404 LAKESIDE DR	COLLEYVILLE, TX
ELDRIDGE, MICHELLE	4604 LAKESIDE DR	COLLEYVILLE, TX
BARNETTE THOMAS F REVOCABLE LI	4501 JIM MITCHELL TR W	COLLEYVILLE, TX
HEARST, ROBERT D	4509 JIM MITCHELL TR E	COLLEYVILLE, TX
LUGER, STEFAN	4511 LAKESIDE DR	COLLEYVILLE, TX
TOWNSLEY, RODNEY R	4601 JIM MITCHELL TR W	COLLEYVILLE, TX
MCMENAMIN, MATTHEW	4513 JIM MITCHELL TRL E	COLLEYVILLE, TX
CARLEO, JIM P	4400 JIM MITCHELL TR E	COLLEYVILLE, TX
DAVIS, KENNETH M	4600 JIM MITCHELL TR W	COLLEYVILLE, TX
PAVELEK, SUSAN M	4508 JIM MITCHELL TR E	COLLEYVILLE, TX
FRAZIER, SANDRA	4400 MEANDERING WAY	COLLEYVILLE, TX
COLLINS, AMANDA	4516 JIM MITCHELL TRL E	COLLEYVILLE, TX
CARNEVAL, SCOTT J	4509 JIM MITCHELL TR W	COLLEYVILLE, TX
LETZ, FRED	4403 LAKESIDE CT	COLLEYVILLE, TX
RUSSELL, KATHLEEN	4512 JIM MITCHELL TR W	COLLEYVILLE, TX
CARSON, RICHARD	4504 JIM MITCHELL TR W	COLLEYVILLE, TX
NIX, JARED	4401 MEANDERING WAY	COLLEYVILLE, TX
GORDON, REUBEN L	4500 JIM MITCHELL TR W	COLLEYVILLE, TX
BEHRING, DARREL D	4501 JIM MITCHELL TR E	COLLEYVILLE, TX
BUCKLEY, BARBARA	4500 JIM MITCHELL TR E	COLLEYVILLE, TX
SHABAN, HUSSEIN A	401 N BEACH ST	FORT WORTH, TX
SEARFOSS, JOHN C	4309 MEANDERING WAY	COLLEYVILLE, TX
KAMMERDIENER, MATTHEW	4404 JIM MITCHELL TR W	COLLEYVILLE, TX
BROOK MEADOWS ADDITION	P.O. BOX 492	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.48 ACRES, BEING LOT 9B, OF THE SAND OAK ACRES ADDITION, LOCATED AT 4505 JIM MITCHELL TRAIL EAST, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING TO EXCEED THE PERMITTED LOT COVERAGE FOR ACCESSORY BUILDINGS AND TO ENCROACH INTO THE SIDE YARD SETBACK; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for an accessory building to exceed the permitted lot coverage, Case No. ZC22-009; 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:

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.

THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special

Use Permit for an accessory building to exceed the permitted lot coverage for accessory buildings and to encroach into the side yard setback on lot on 0.48 acres, being Lot 9B, of The Sand Oak Acres Addition, located at 4505 Jim Mitchell Trail East, as depicted on the attached as Exhibit "A".

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.

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

1. GENERAL

- a. The Special Use Permit shall apply to the existing 993 s.f. accessory building to be closer than permitted to the side yard setback and exceed the maximum permitted lot coverage.
- 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.

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.

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.

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.

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 3rd day of May 2022.

The second reading and public hearing being conducted on the 17th day of May 2022.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 17TH DAY OF MAY 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 neighborhood with the following features:

- Streets:**
 - Jim Mitchell Trail W** and **Jim Mitchell Trail E** run vertically through the center.
 - La Kesside Drive** runs diagonally from the top right towards the bottom center.
 - Cresthaven Drive** runs vertically on the right side.
 - Oak Knoll Court** is a small street on the left side.
 - Meandering Way** is a curved street at the bottom right.
- Property Lots and Addresses:**
 - Addresses range from 2201 to 4809.
 - Notable addresses include 4809, 4612, 4608, 4604, 4600, 4512, 4508, 4504, 4500, 4404, 4400, 4409, 4501, 4505 (highlighted), 4509, 4513, 4516, 4517, 4511, 4507, 4503, 4408, 4404, 4400, 4401, 4415, 4419, 4420, 4403, 4409, 4601, 4609, 4605, 4613, 4701, 4700, 4703, 4700, 4703, 4615, 4611, 4608, 4607, 4603, 4604, 4600, 4515, 4512, 4508, 4504, 4503, 4400, 4309, 4401, 4403, 4120, 2300, 2304, 2203, 2308, 2201, 2205.
- Zoning Designations:**
 - R-20:** Residential Medium Density, covering most of the central and right portions of the map.
 - R-40:** Residential Single-Family, located in the bottom left and bottom right corners.
 - RE:** Residential Exclusive, located on the far left side.

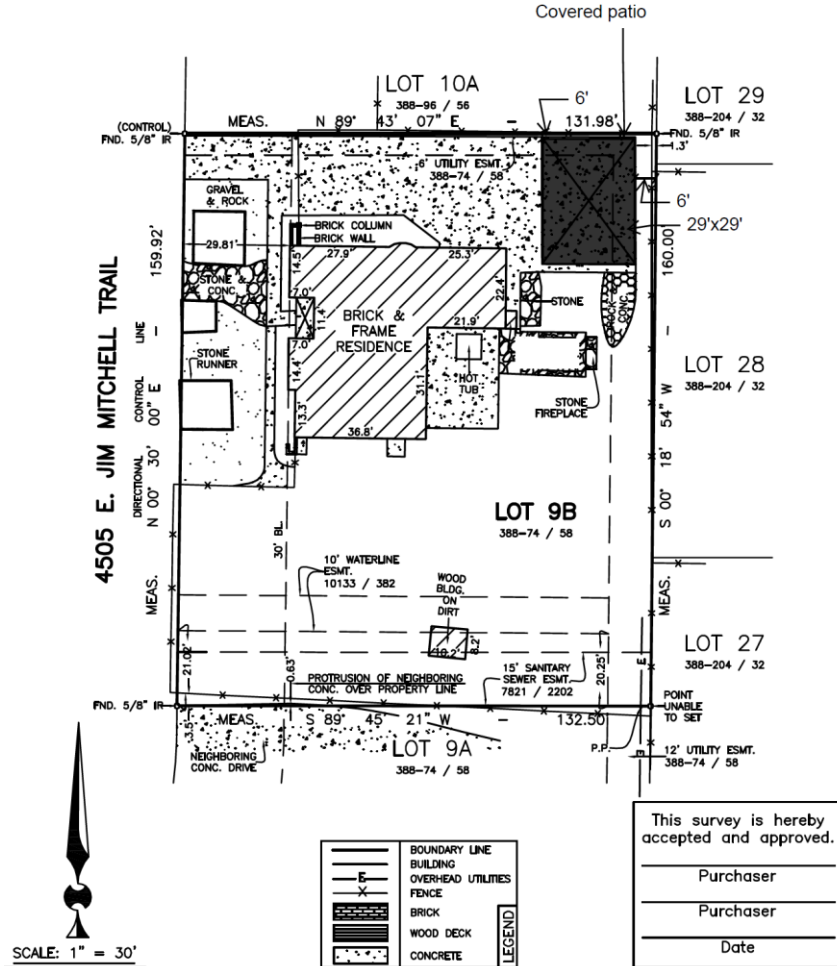
Exhibit "B" – Site Plan

Reference No: 1603254505 G.F. No: 1601400-SV/M
Title Co: SENDERA TITLE COMPANY
Purchaser: DEROUEN

PROPERTY DESCRIPTION

Lot 9-B, of SAND OAK ACRES, an Addition to the City of Colleyville, Tarrant County, Texas, according to plat recorded in Volume 388-74, Page 58, Plat Records, Tarrant County, Texas.

1. Residence protrudes over the 30 foot building line by 0.19 feet.



I, DAVID J. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.

PROLINE
SURVEYING LTD.
www.prolinesurveyors.com
Ph# 817-276-1148 Info@prolinesurveyors.com

© Proline Surveying, LTD. 2016



DRAWN BY: AV DATE: 3/26/16

SURVEY ONLY VALID WITH ORIGINAL SIGNATURE

Exhibit "C" – Elevation

4505 Jim Mitchell Trail East

- Existing Covered pergola (Over 10 years old), before we bought this property
- Turn into enclosed space



Install roll up door here (highlighted in black). Color to match main house garage door (matte black)

Pour concrete topping slab to keep water out

Remove storm shelter and infill.

Build 2x4 wood wall at face of patio cover (highlighted in red). Clad with a material that will flow with the overall design. This is an existing covered space that has been in place for over 10 years.



Build 2x4 wood wall at face of patio cover (highlighted in red). Clad with a material that will flow with the overall design. This is an existing covered space that has been in place for over 10 years.

Pour concrete topping slab to keep water out

All walls and doors to be fully water tight. Plumbing and H/VAC to follow after enclosing the structure. Electrical already in place.



Lean-to covering that was existing before we purchased the property. We have replaced some of the rotten wood on it. Dimensions are 5.5' Wx26' L. This extends 5.5' from the pergola roof structure to the north.



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3d	Agenda Date 4/11/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Zoning Change from ML Light Manufacturing to CPO Professional Office zoning district for Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard, Case ZC22-011

Explanation

Nona Samidon, the applicant, has submitted a request for a zoning change on Lot 16R1A, Block 1, Colleyville Industrial Park, being approximately 0.65 acres, and zoned ML Light Manufacturing district. The purpose is to rezone from the ML Light Manufacturing district to the CPO Professional Office district to allow for office uses. There are no new lots proposed.

Existing Conditions/Background: The subject property is located on the southeast corner of the intersection of Colleyville Boulevard and Industrial Boulevard. The lot is platted.

Proposed Zoning:

Request – The applicant requests to rezone the property from ML to the CPO district. The minimum standards for the CPO zoning district are as follows:

Minimum Lot Size	7,200 square feet
Minimum Lot Width	100 feet
Minimum Lot Depth	120 feet
Front Building Line	40 feet
Side Building Line	15 feet
Rear Building Line	10 feet
Max. Lot Coverage	40%
Max. Impervious Coverage	80%

Analysis: The current size of the property complies with all the minimum standards of the CPO Professional Office commercial zoning. The ML zoning does not allow for office uses at this location except with approval of a Special Use Permit, but the CPO zoning would allow office uses by right.

Plat Status: The property is platted as Lot 16R1A, Block 1, Colleyville Industrial Park.

DRC Review: The DRC reviewed the request during their March 21, 2022 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north, east and south are zoned ML Light Manufacturing and are improved with commercial uses. The property located to the west is zoned AG Agricultural and is unimproved.

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

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 this request.

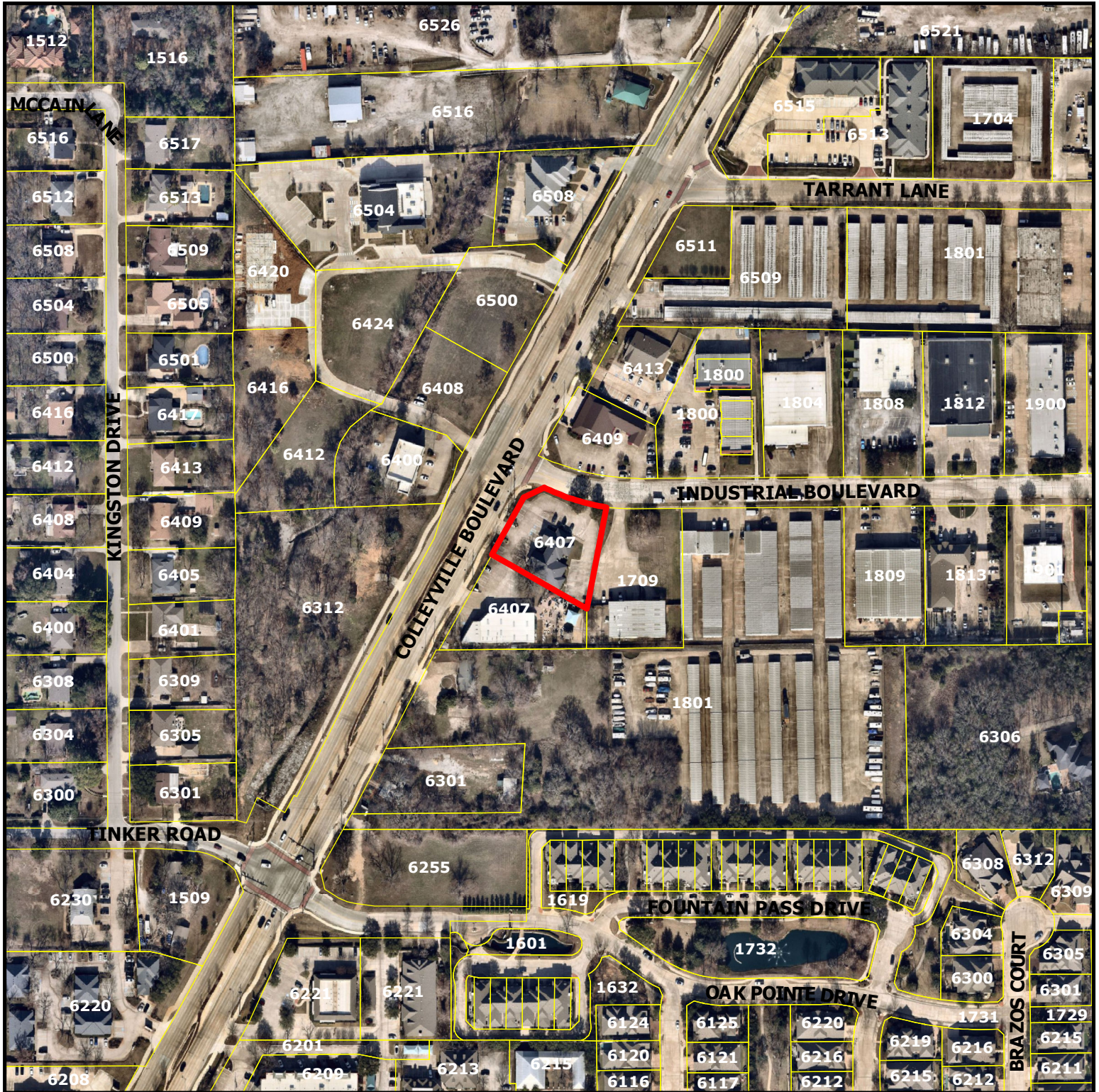
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Survey
5. Plat Map
6. Front View
7. Rear View
8. Notification Map
9. Notification Letter
10. Notification List
11. Draft Ordinance

Aerial Map



ZC22-011

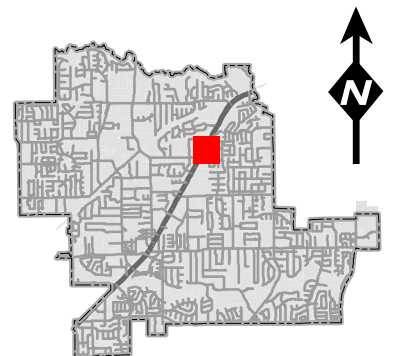
6407 Colleyville Boulevard

DISCLAIMER:

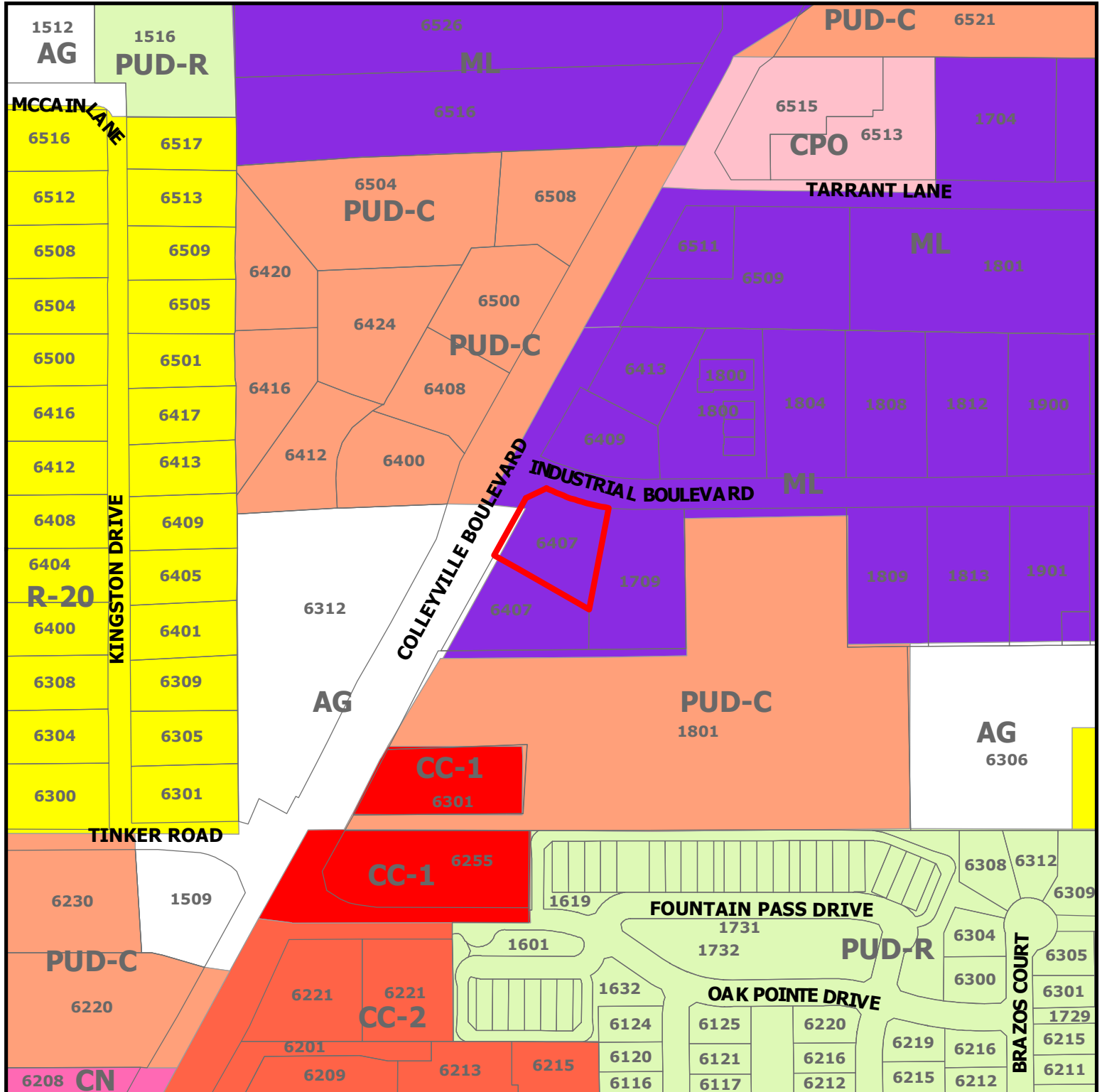
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



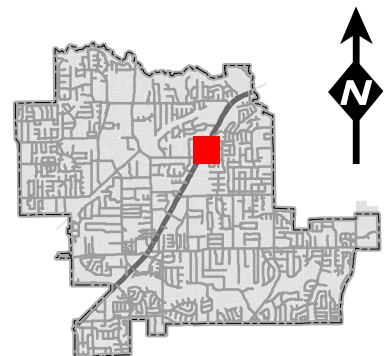
Zoning Map



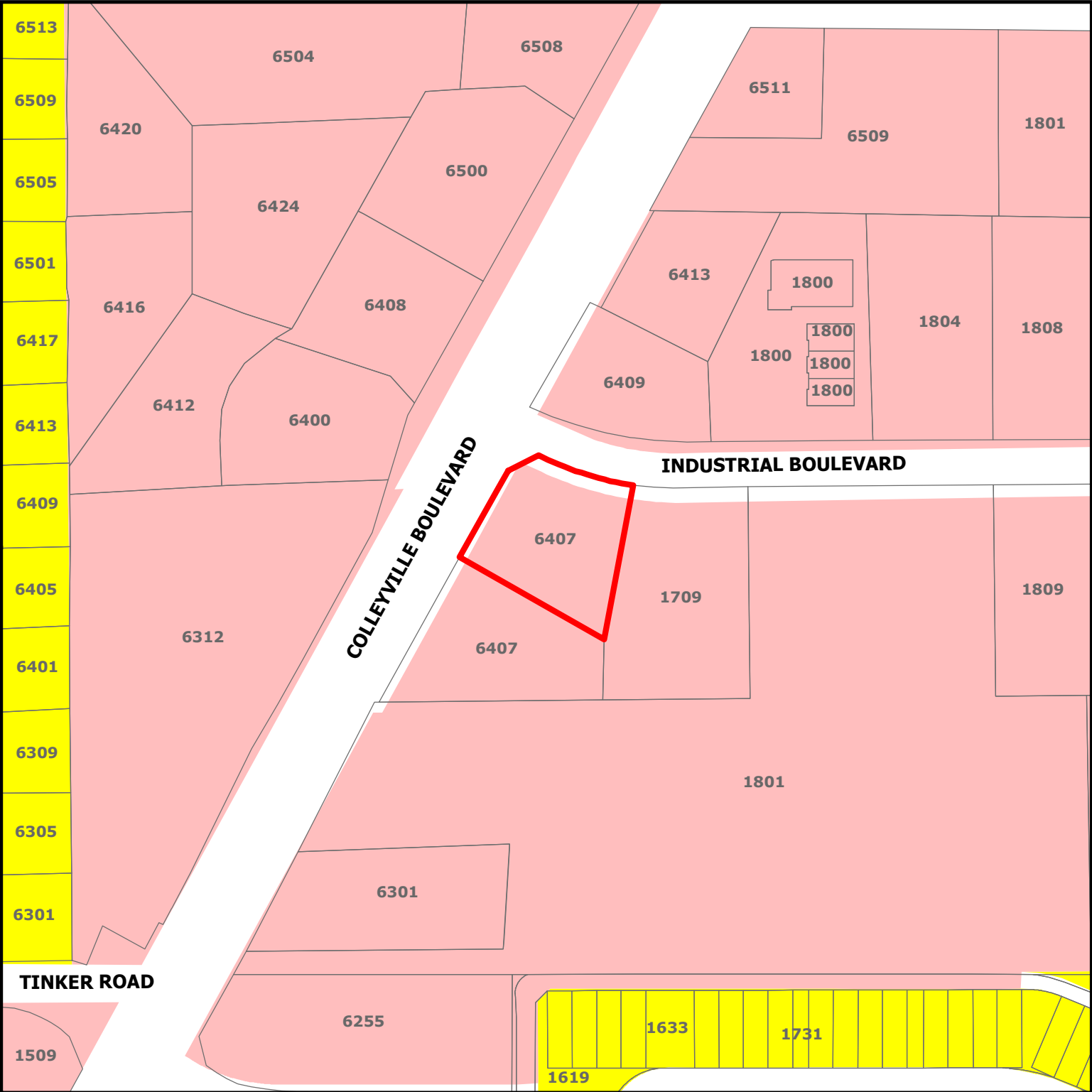
ZC22-011
6407 Colleyville Boulevard

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



Future Land Use Map

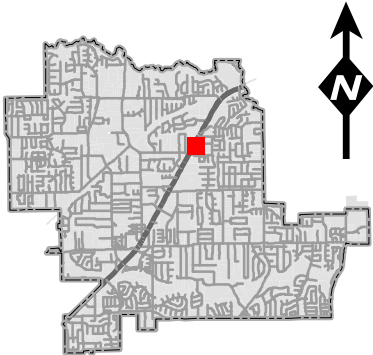


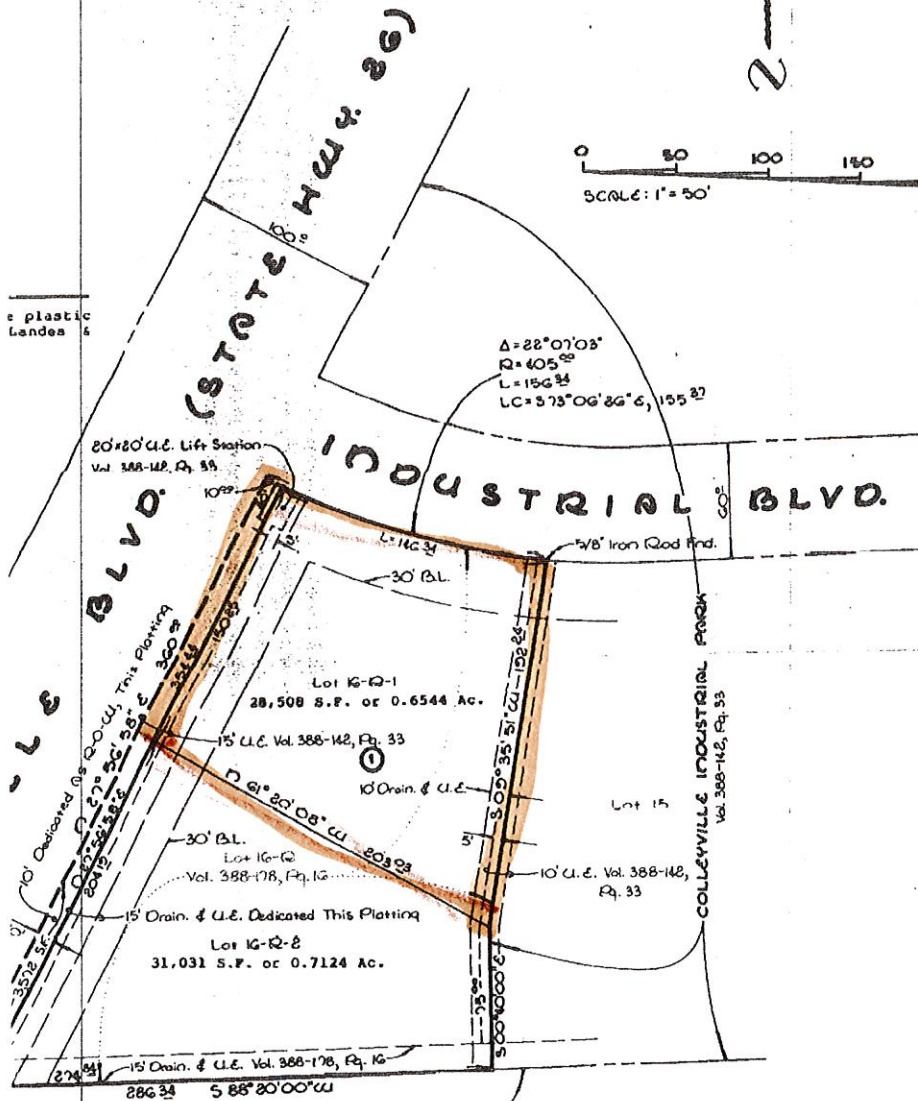
ZC22-011

6407 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
-  Residential
-  Colleyville Blvd Corridor





STATE OF
COUNTY OF
KNOW ALL
of the
Page 12
All of
addition
recorder
Records
plan to

and do
rights-
Executed

STATE OF
BEFORE
State
known to
forego
the ear
GIVEN U
FEB.



THIS IS
Date:

J.A. REYNOLDS
Vol. 4500, Pg. 467
(Unplatted Land)



CERTIFICATION

"All required monuments and markers actually exist in accordance with the provisions of Chapter 9 of the Colleyville City Code and that their location, size and material are correctly shown on the plat."

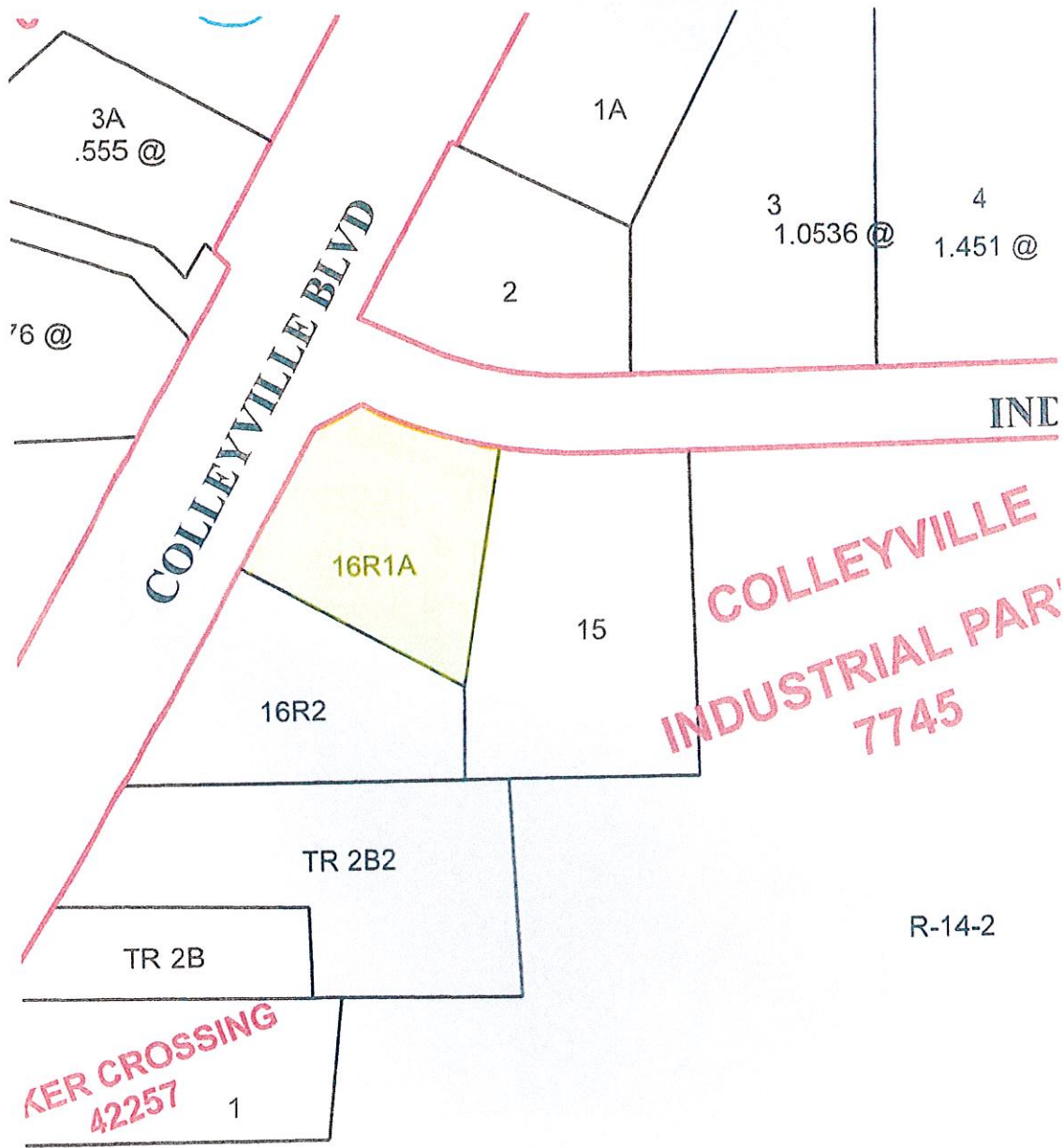
Coy D. Landes
Coy D. Landes, R.P.L.S. #1886

ATES, INC.
SURVEYORS

A Replat of
16-R-1 & 16-R-2,
COLLEYVILLE

an addition to
being a replat
Industrial Park
Colleyville,
recorded in Vol
of Tarrant Cou

OWNER:
James A. Titus
T&M Development
5110 Montclair



PLAT MAP

SUBJECT PROPERTY PHOTOGRAPHS
6407 Colleyville Boulevard

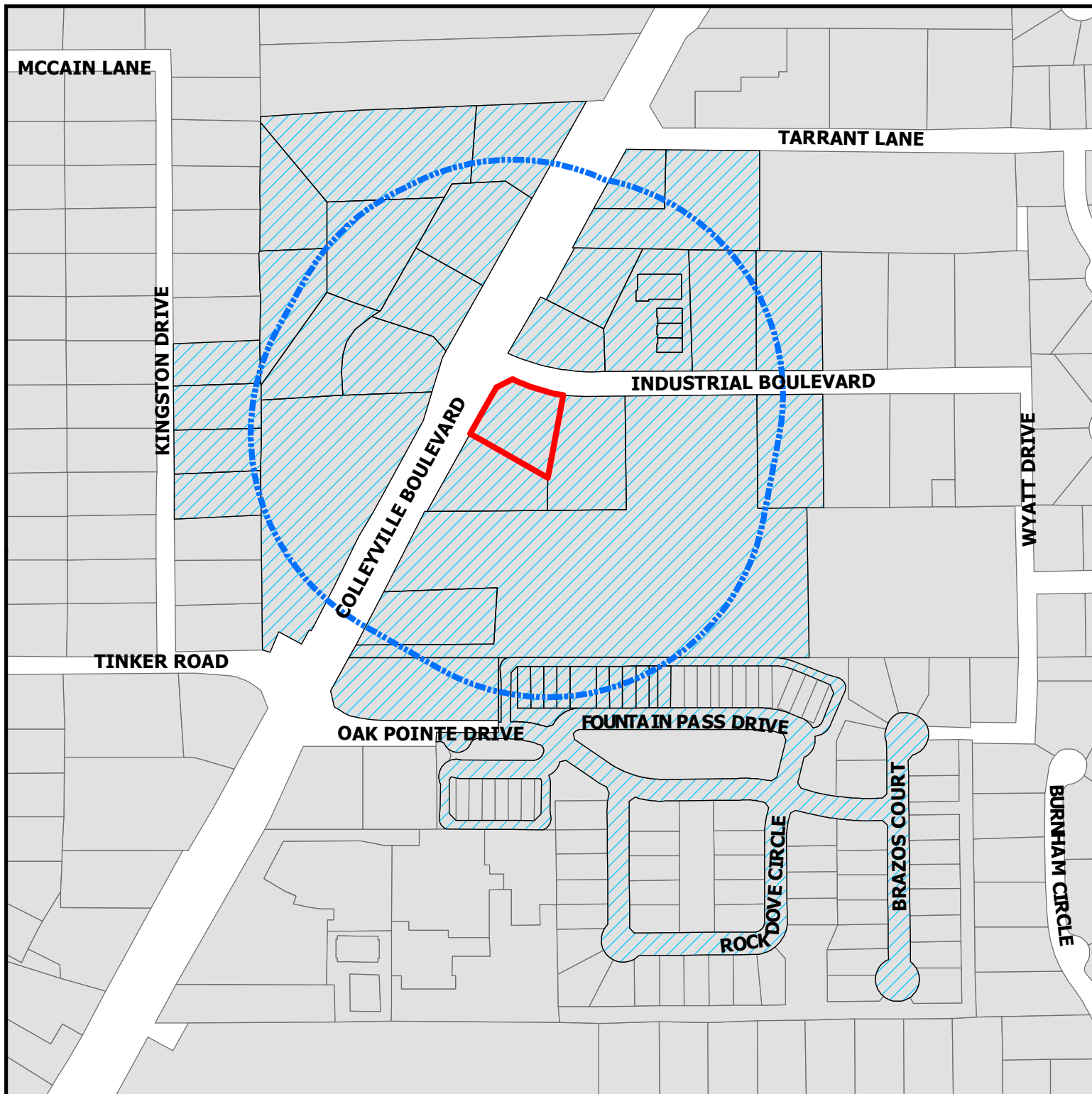


Front View



Rear View

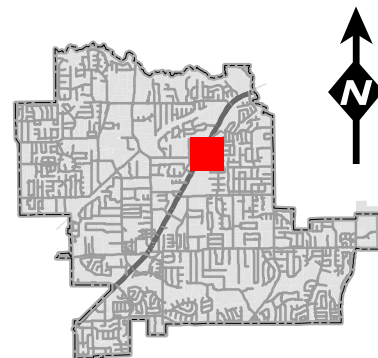
Notification Map



ZC22-011
6407 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, April 11, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, May 3, 2022 & Tuesday, May 17, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from the ML Light Manufacturing district to the CPO Professional Office district. The request is to rezone the property to allow for office uses at the location.

Zoning Case: ZC22-011

Applicant: Nona Samidon

Owner: Mark Shafipour

Location: 6407 Colleyville Boulevard

Property Description: Lot 16R1A, Block 1, Colleyville Industrial Park

Present Zoning: ML Light Manufacturing

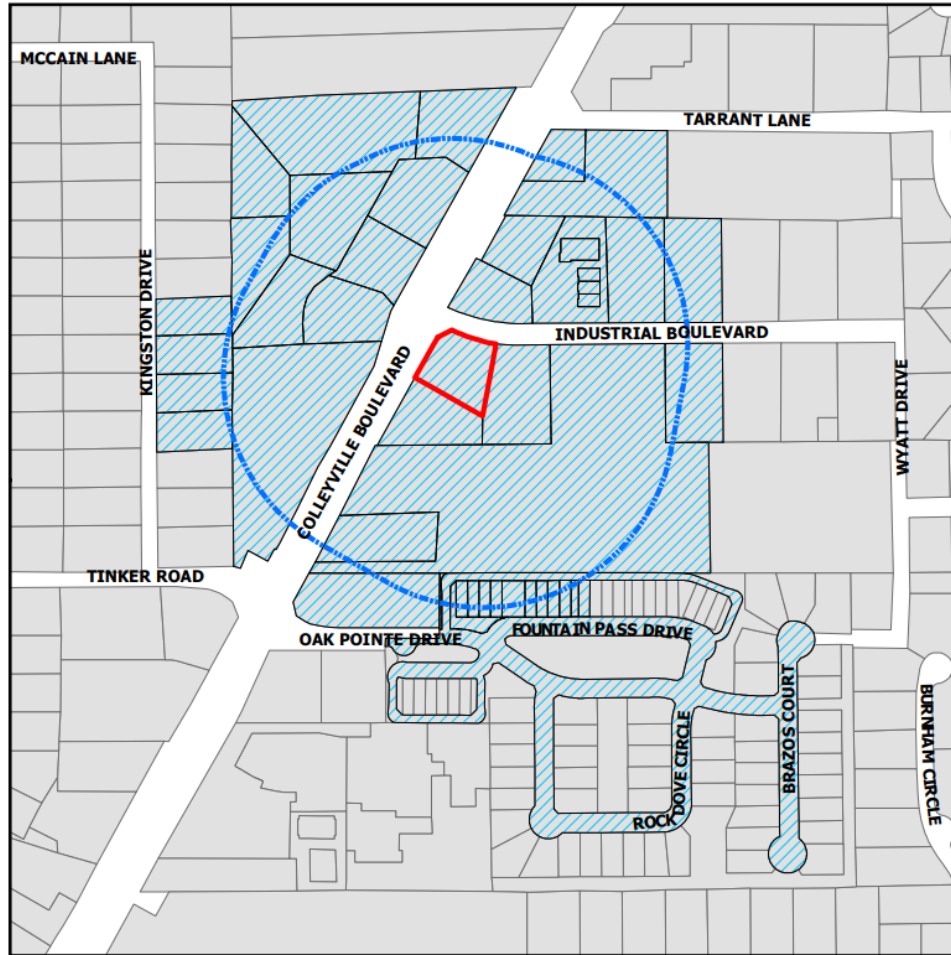
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

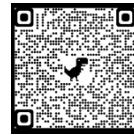
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
HOVERSON PROPERTIES LLC	1808 INDUSTRIAL BLVD	COLLEYVILLE, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
TIERNEY, TOM	1709 INDUSTRIAL BLVD	COLLEYVILLE, TX
AGARWAL, AKSHAY	6434 MALAGA	IRVING, TX
TIERNEY, THOMAS A	1709 INDUSTRIAL BLVD	COLLEYVILLE, TX
MCKENNON, JERRI	1733 FOUNTAIN PASS DR	COLLEYVILLE, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
RICHFIELD PROPERTIES INC	2140 E SOUTHLAKE BLVD SUITE L-	SOUTHLAKE, TX
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX
BOULEVARD ANIMAL HOSPITAL PC	6413 COLLYVILLE BLVD	COLLEYVILLE, TX
FISH, ROBERT	6401 KINGSTON	COLLEYVILLE, TX
3 J GREEN LIMITED PARTNERSHIP	6620 COLLEYVILLE BLVD STE 100	COLLEYVILLE, TX
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX
HATCHER, LESLIE	1721 FOUNTAIN PASS DR	COLLEYVILLE, TX
TACCONI, EUGENIO	1617 FOUNTAIN PASS DR	COLLEYVILLE, TX
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX
HORN, BILLY J	2604 FM 514	YANTIS, TX
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX
OWSEN, SHARON EST	1641 FOUNTAIN PASS DR	COLLEYVILLE, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
JAMZ AVB HOLDINGS LLC	7135 COLLEYVILLE BLVD	COLLEYVILLE, TX
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX
SHMAISANI 26 HOLDINGS LLC	3001 BROWN TRL STE 101	BEDFORD, TX
VESTAL, TANYA	1621 FOUNTAIN PASS DR	COLLEYVILLE, TX
SPARKS SOUTHWEST INC	1804 INDUSTRIAL BLVD	COLLEYVILLE, TX
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX
DWYER, STACY H	5511 CLERMONT CT	COLLEYVILLE, TX
HILDRETH, BRADLEY E	6409 KINGSTON	COLLEYVILLE, TX
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX
MINSHULL, PAUL	1725 FOUNTAIN PASS DR	COLLEYVILLE, TX
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
KAC COLLEYVILLE JV	4008 COCHRAN HEIGHTS CT	DALLAS, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX
STOUT, DONOVAN	PO BOX 7434	MIDLAND, TX
KNOX, GARY	1629 FOUNTAIN PASS DR	COLLEYVILLE, TX
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX
ADDITIONAL SELF STORAGE LP	2964 LBJ FRWY STE 400	DALLAS, TX
INGRAM, BEVERLY	212 STRATFORD CT	HURST, TX
BITTICK, EDWARD D	6405 KINGSTON	COLLEYVILLE, TX
MALONE, DERRICK L	6115 GARCIA LN	FORT WORTH, TX
YARD ART P&F LTD	1223 CRESTSIDE DR STE 100	COPPELL, TX
VILLAS AT OAK POINTE, THE	2555 SW GRAPEVINE PARKWAY STE 300	GRAPEVINE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.65 ACRES, LOT 16R1A, BLOCK 1, BEING, IN THE COLLEYVILLE INDUSTRIAL PARK, LOCATED AT 6407 COLLEYVILLE BOULEVARD, FROM THE ML LIGHT MANUFACTURING TO THE CPO PROFESSIONAL OFFICE DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning of the property from ML Light Manufacturing to CPO Professional Office district for Case No. ZC22-011; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning from ML Light Manufacturing district to CPO Professional Office zoning district on 0.65 acres, being Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard as depicted on the attached as Exhibit "A".

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 3rd day of May 2022.

The second reading and public hearing being conducted on the 17th day of May 2022.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____
ABSTENTIONS ON THIS THE 3rd DAY OF MAY 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:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map

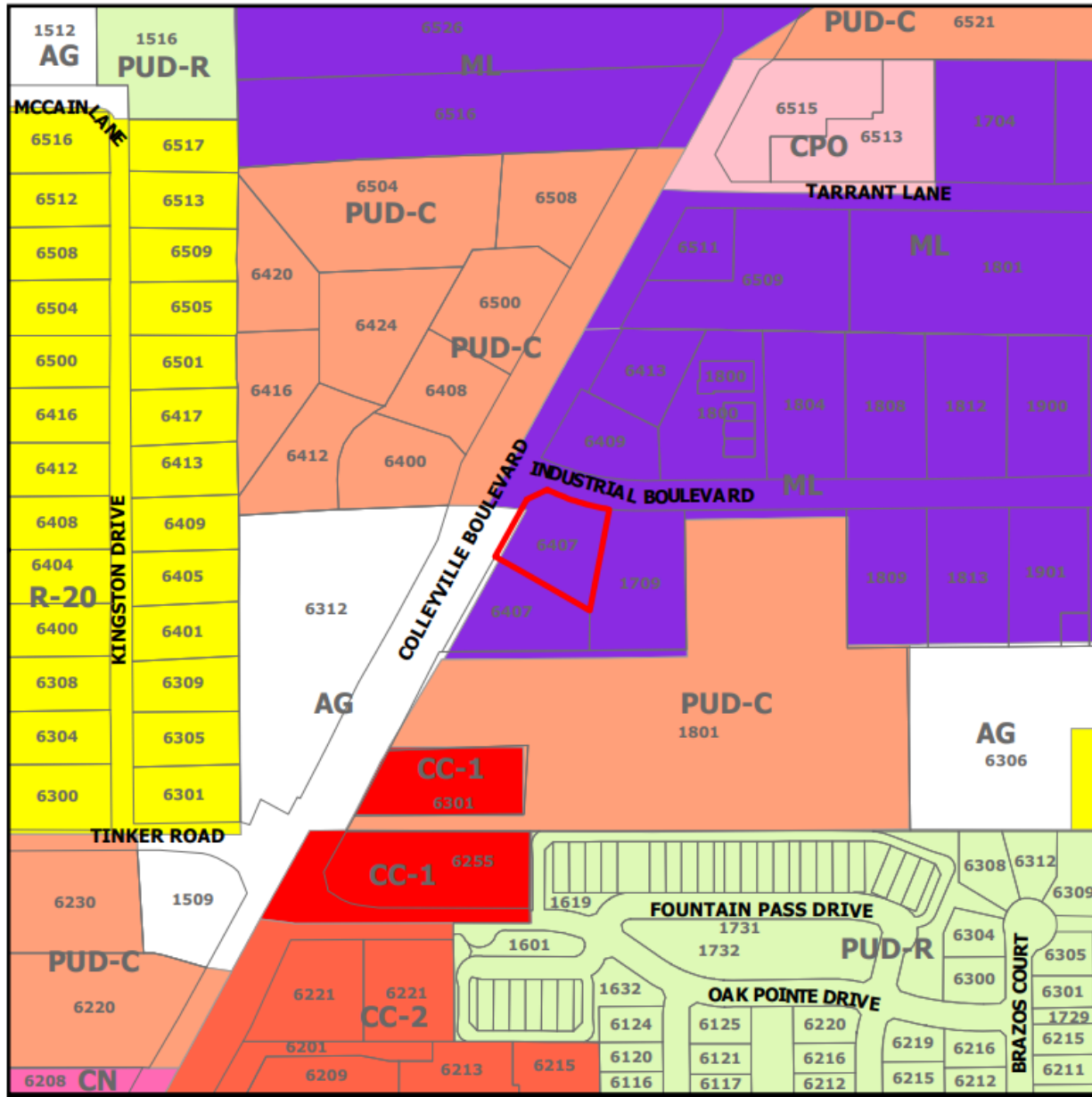
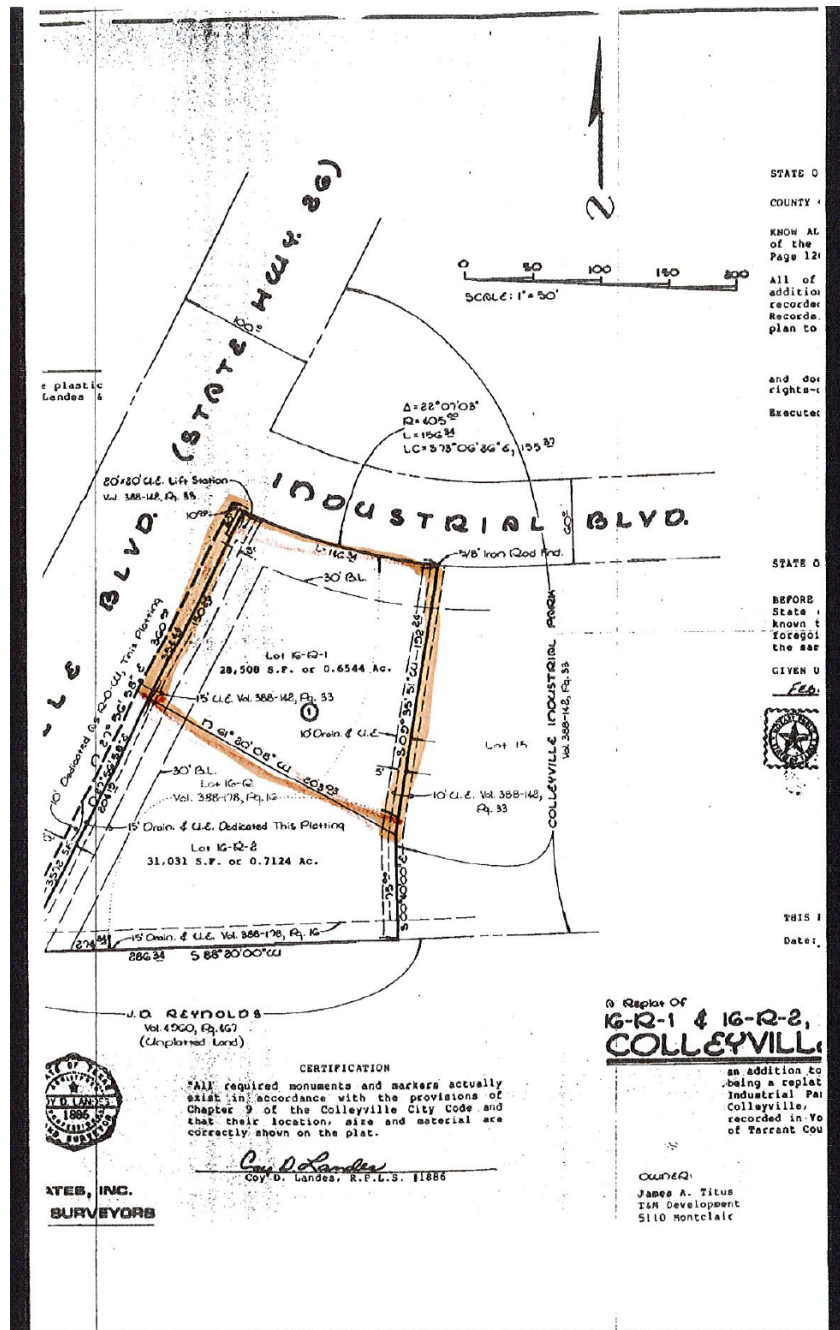


Exhibit "B"- Zoning Exhibit









City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3e	Agenda Date 4/11/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Replat for Lot 3R-1 & 3R-2, Block 2, Towne Square Addition, being Lot 3, Block 2, Towne Square Addition, located at 1215 Hall Johnson Road, Case PC22-004

Explanation

George Jenson, the applicant, has submitted a request for a Replat for Lot 3R-1 & 3R-2, Block 2, Towne Square Addition; being approximately 1.35 acres; and zoned Planned Unit Development – Commercial district. The purpose is to create two lots from one lot and allow a tenant to own the building and property.

Existing Conditions/Background: The subject property, 1215 Hall Johnson Road, resides on the south side of Hall Johnson Road west of the intersection of Colleyville Boulevard and Hall Johnson Road. The subject property has PUD-R zoning and is currently developed with two commercial buildings.

Proposed Zoning:

Request – The applicant requests to replat the property and maintain the PUD-C zoning district. The minimum standards for the PUD-C zoning district are as follows:

Minimum Lot Size	10,000 sf.	15, 717 SF
Minimum Lot Width	100 feet	±150 feet
Minimum Lot Depth	120 feet	±131 feet
Front Building Line	40 feet	
Side Building Line	15 feet	
Rear Building Line	10 feet	
Max. Lot Coverage	40%	
Max. Impervious Coverage	80%	

Ordinance - Section 9.7 Lots

C. Frontage on Public Access Required – All lots shall have frontage on a public street, except a non-residential lot may be approved when the proposed public access has been determined by City to be adequate to meet the intent of this requirement. The lot line common to the street right-of-way line shall be the front line; except that a lot may have more than one lot line common to a street right-of-way line.

Surrounding Development: The properties to the west are zoned PUD-C Planned Unit Development – Commercial district and are improved with commercial offices. The properties to the south are zoned R-20 Single-Family Residential district and are improved with single-family homes. The property to the east is zoned CN Neighborhood Commercial and are developed as commercial offices. The properties to the north are zoned CC-2 Shopping Center and are improved with commercial uses.

Analysis: The proposed Lots 3R-1 & 3R-2 are compatible with the PUD-C zoning district and meets the intent of the City’s Comprehensive Master Plan.

Plat Status: The property is identified as Lot 3, Block 2, Towne Square Addition.

DRC Review: The DRC met on March 21st and offered the following comments to the applicant:

1. Add 7.5’ easements to the new and existing property lines for the sides and rear of the properties.

On March 24th the applicant provided a revised plat, which includes the 7.5’ easements.

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

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

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

Staff Recommendation: Staff recommends approval of the replat.

Recommendation

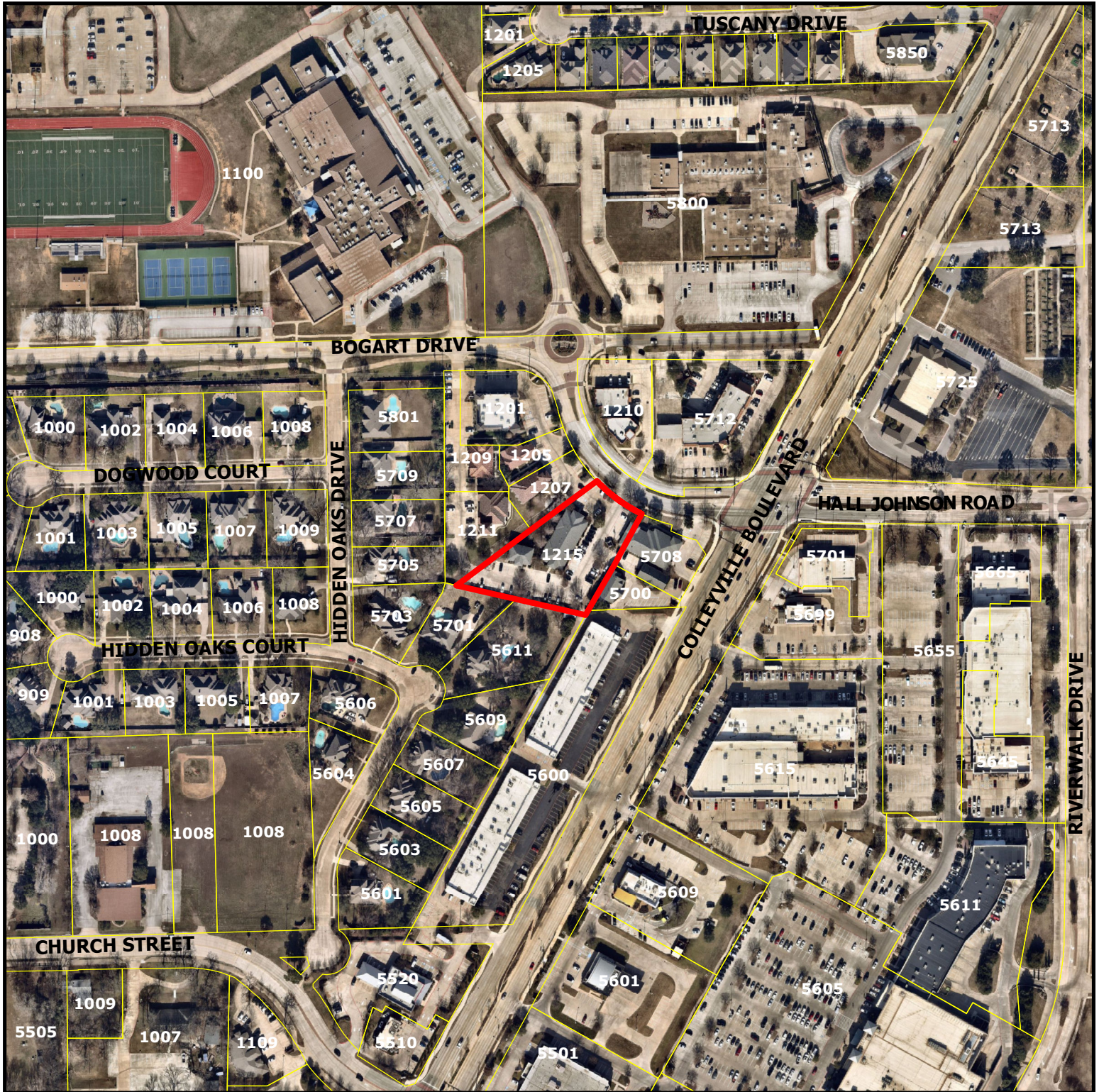
Approve

Attachments

1. Aerial Map

2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Replat
6. Notification Map
7. Notification Letter
8. Notification List
9. Draft Resolution

Aerial Map



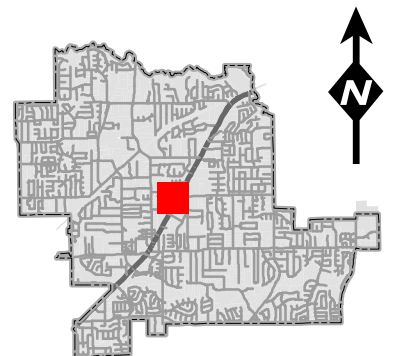
PC22-004

1215 Hall Johnson Road

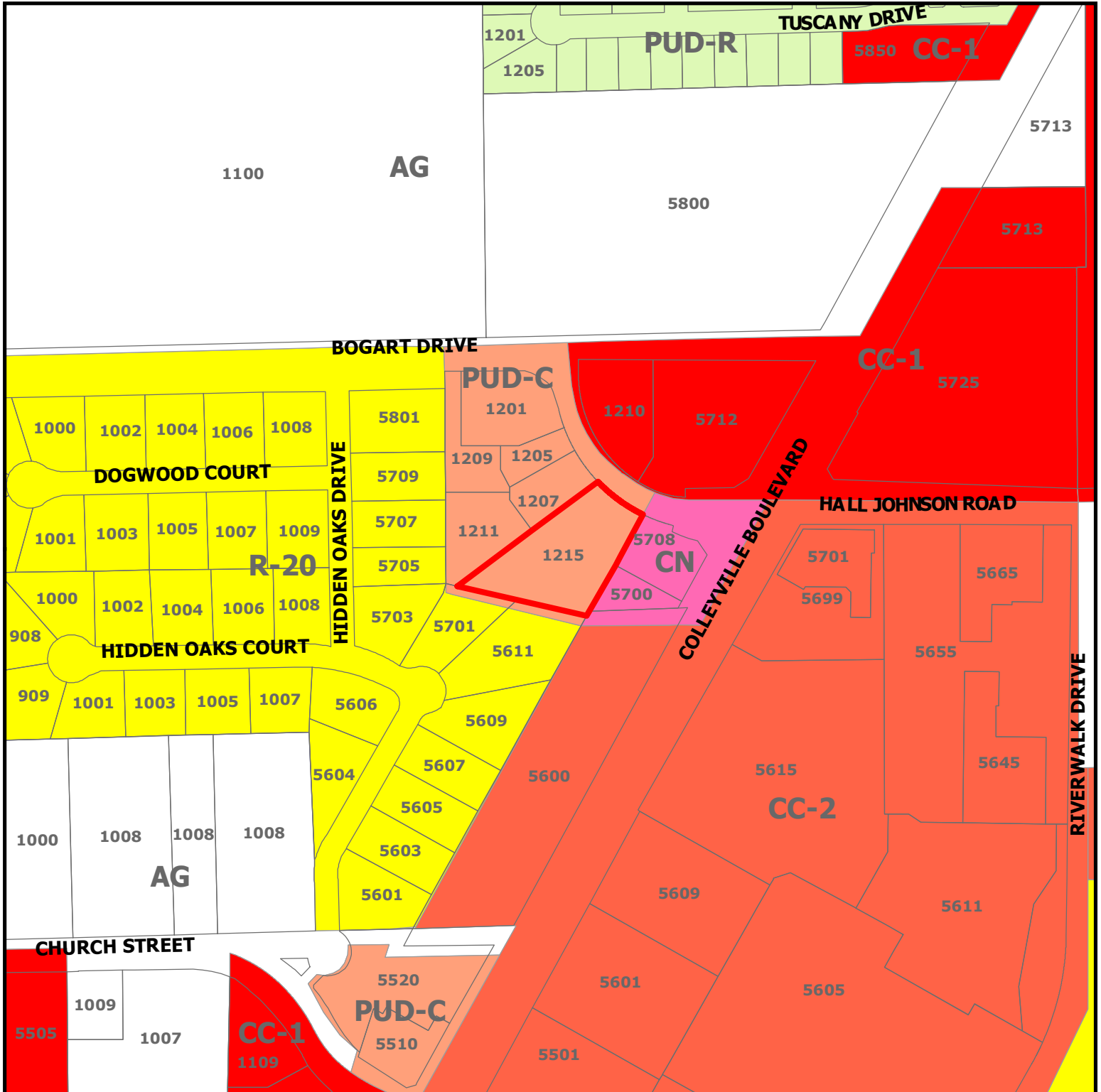
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



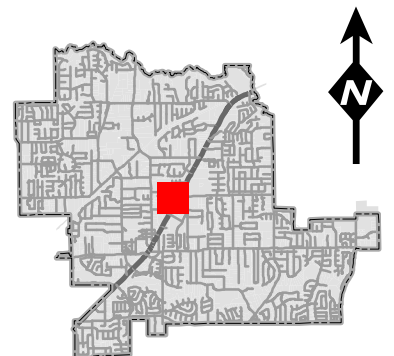
Zoning Map



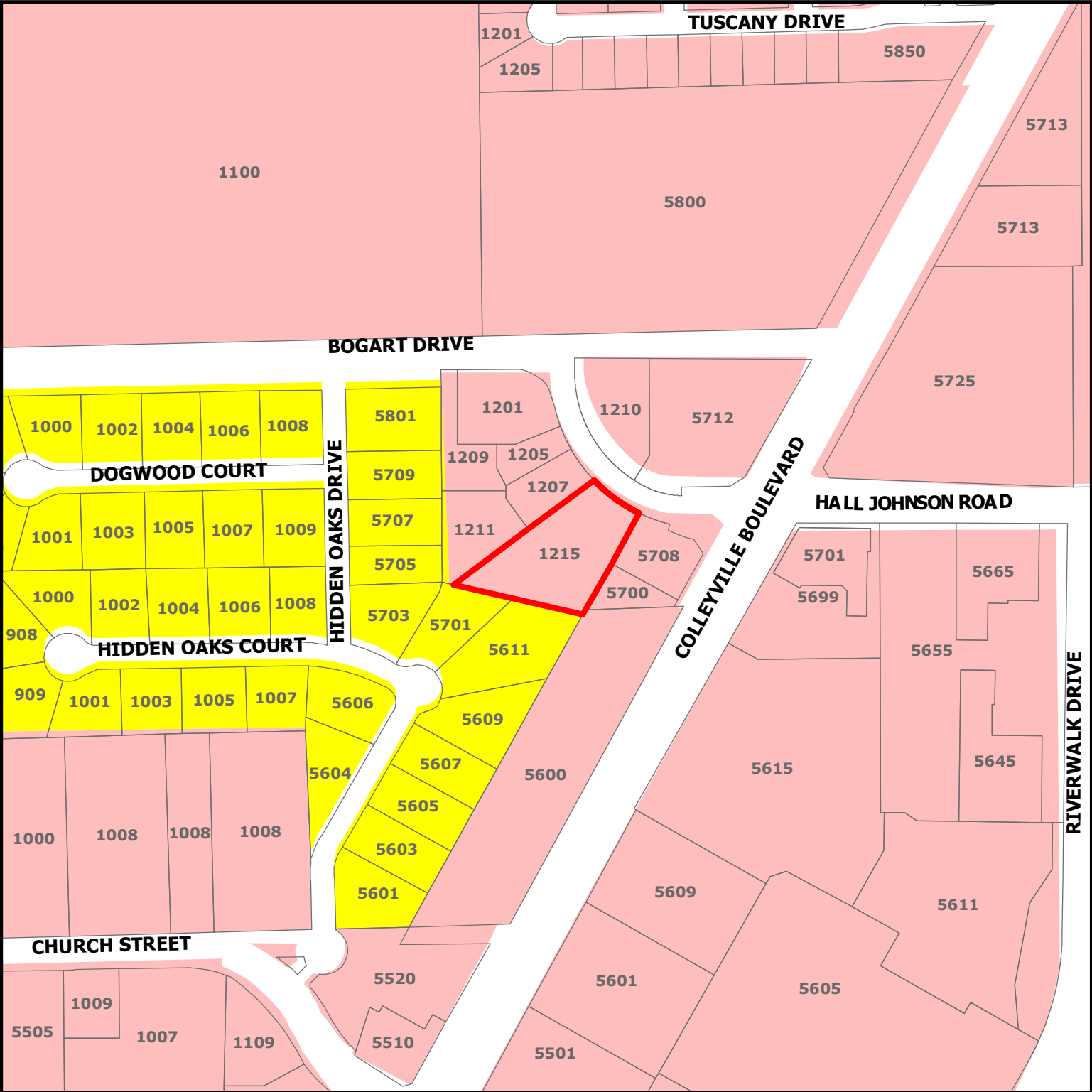
PC22-004
1215 Hall Johnson Road

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

 Subject Property



Future Land Use Map

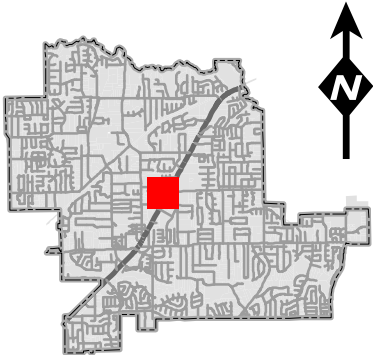


PC22-004

1215 Hall Johnson Road

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

-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



March 14, 2022

To whom it may concern,

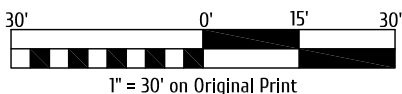
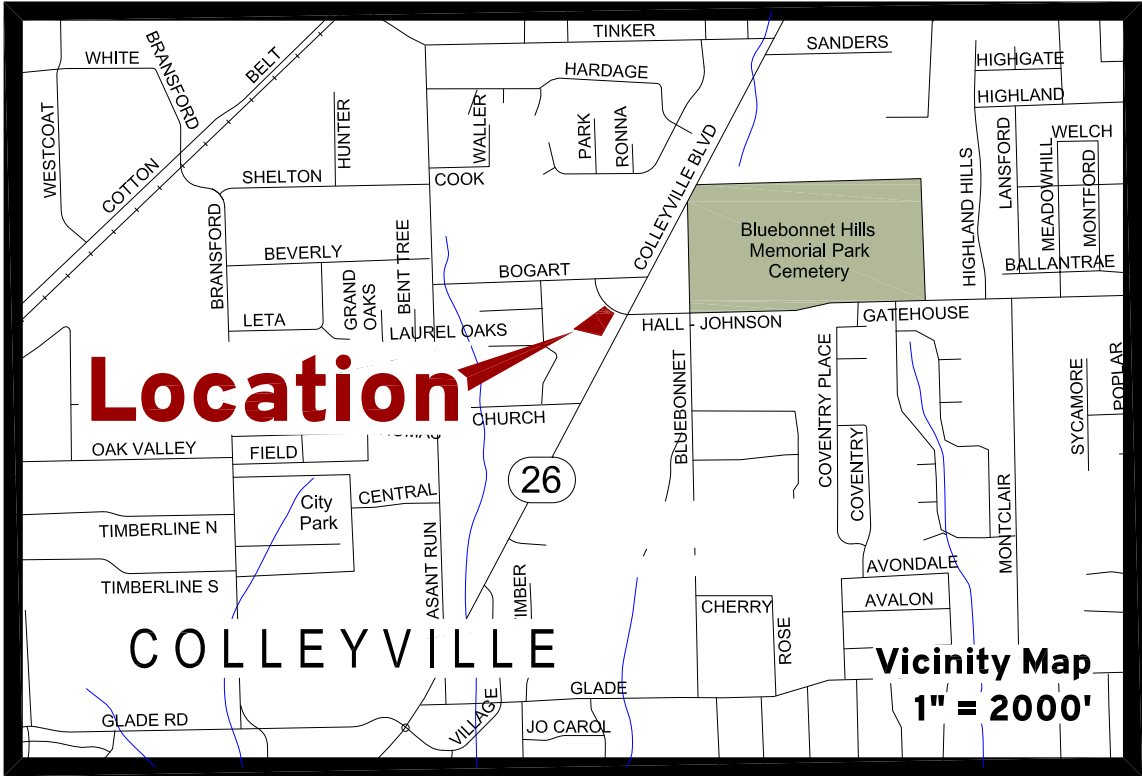
Dr. Beth Lusby is a Colleyville resident who for the past fifteen years has successfully operated her Psychology practice – Cornerstone Assessment & Guidance Center, LLC at 1215 Hall Johnson Road. During this time, she has leased her office from our family and is superb tenant. She has requested us to consider selling her the office building that she is leasing. We fully endorse this idea of a successful woman owning her own building and it is an American Dream come true! For this reason, we hereby request the Planning and Development Department of the City of Colleyville to look favorably upon on our request to re-plat our lot into two parcels and accommodate Dr. Lusby's equity dream.

Respectfully submitted,



George Jensen,

President, GWJ Company



Line Calls		
Line	Bearing	Distance
EL-1	S 60°15'00" E	23.35'
EL-2	N 60°15'00" W	23.35'
EL-3	S 36°39'36" E	10.00'
EL-4	S 53°20'24" W	13.95'
EL-5	S 36°39'36" E	7.50'
EL-6	S 53°20'24" W	25.33'
EL-7	N 36°39'36" W	7.50'
EL-8	S 13°34'02" W	22.16'
EL-9	N 76°25'58" W	10.00'
EL-10	N 13°34'02" E	10.15'
EL-11	S 53°20'24" W	22.36'
EL-12	N 36°39'36" W	10.00'

Curve Calls				
Curve	Arc	Radius	Central Angle	Chord
EC-1	26.52'	60.00'	25°19'20"	S 63°46'18" E 26.30'
EC-2	10.31'	8.00'	73°49'02"	N 66°39'31" E 9.61'
EC-3	41.23'	32.00'	73°49'02"	S 66°39'31" W 38.43'
EC-4	43.26'	84.00'	29°30'18"	N 61°40'49" W 42.78'

STATE OF TEXAS

COUNTY OF TARRANT

OWNER'S DEDICATION AND CERTIFICATE

WHEREAS GWJ Company, acting by and through the undersigned agent thereof, is the owner of:

All of Lot 3, Block 2, Towne Square, an Addition to the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 7244 of the Plat Records of Tarrant County, Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CADG Carmel Place, LLC, acting by and through the undersigned agent thereof, do hereby adopt this plat designating the hereinbefore described property as **LOT 3R-1 AND LOT 3R-2, BLOCK 2, TOWNE SQUARE** an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules regulations, and resolutions of the City of Colleyville, Texas.

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

STATE OF TEXAS

S

COUNTY OF TARRANT

S

This instrument was acknowledged before me on the ____ day of _____, 20__, by, Manager of GWJ Company of on behalf of said company.

Notary Public, State of Texas

NOTES PER CITY OF COLLEYVILLE:

Utility Easement: Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Drainage Easement Restriction: No construction or filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.

The maintenance of all drainage and utility easements located on private property are the responsibility of the property owner.

FINAL REPLAT

LOT 3R-1 AND LOT 3R-2, BLOCK 2

TOWNE SQUARE

BEING 1.3577 ACRES OUT OF THE

NANCY LOONEY SURVEY, ABSTRACT NO. 937

Being a revision of Lot 3, Block 2, Towne Square, an Addition to the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 7244 of the Plat Records of Tarrant County, Texas

MARCH 2022



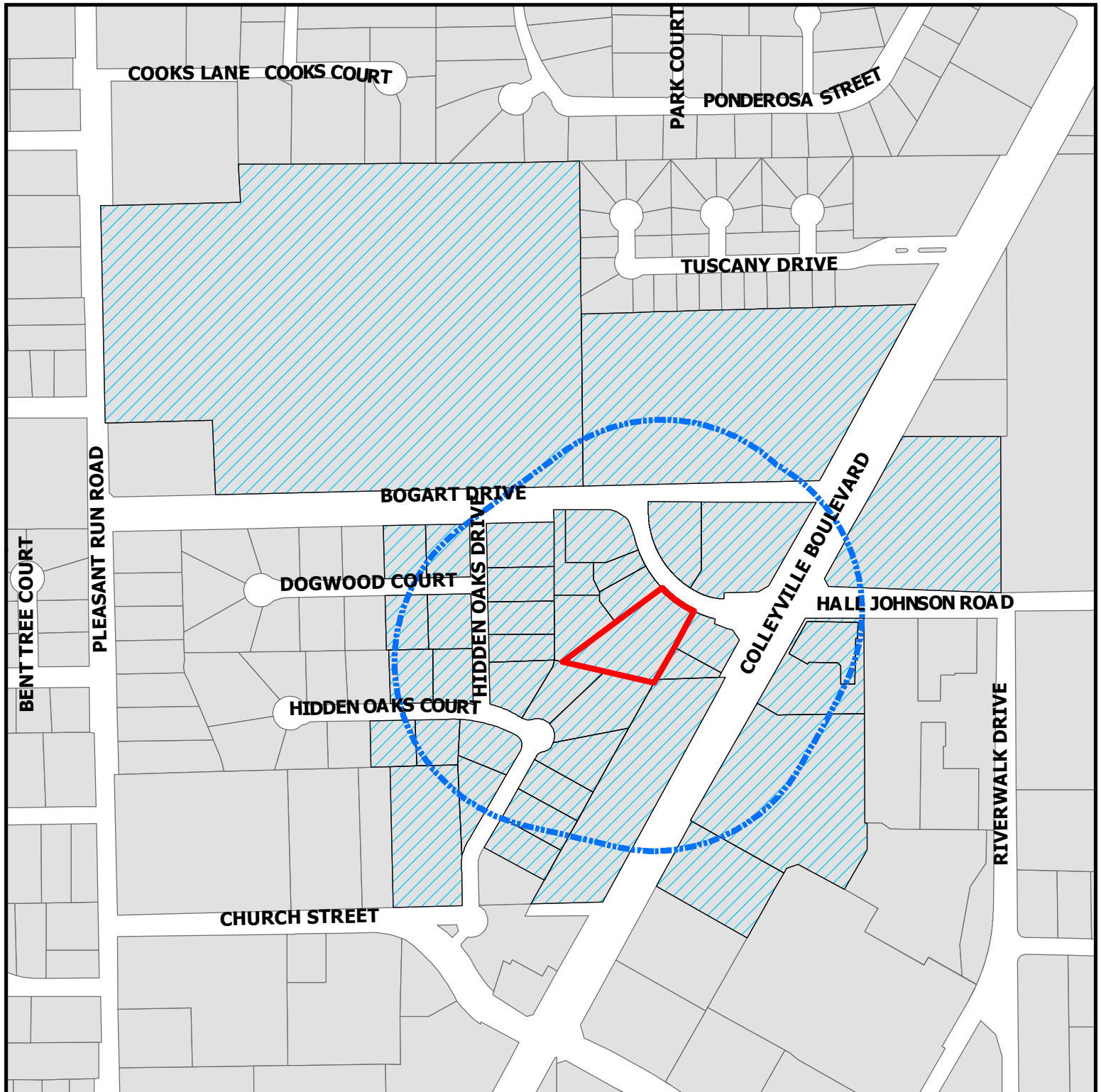
KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Rawlings, Registered Professional Land Surveyor No. 5665 licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

Jason B. Rawlings

Date

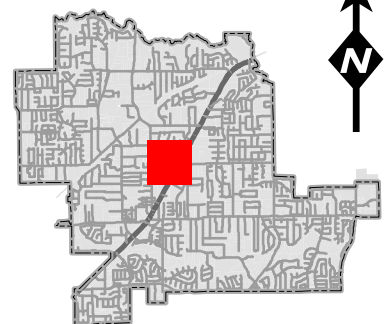
Notification Map



PC22-004
1215 Hall Johnson Road

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

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, April 11, 2022 at 7:00 p.m.

City Council Meeting: Tuesday, May 3, 2022 at 7:30 p.m.

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

Request: Consideration of a Replat for Lot 3R-1 & 3R-2, Block 2, Towne Square Addition. The purpose of the request is to subdivide the property into 2 lots in order to allow for a tenant to own the building and property.

Zoning Case: PC22-004

Applicant: George Jensen

Owner: George Jensen

Location: 1215 Hall Johnson Road

Property Description: Lot 3, Block 2, Towne Square Addition

Present Zoning: PUD-C Planned Unit Development-Commercial

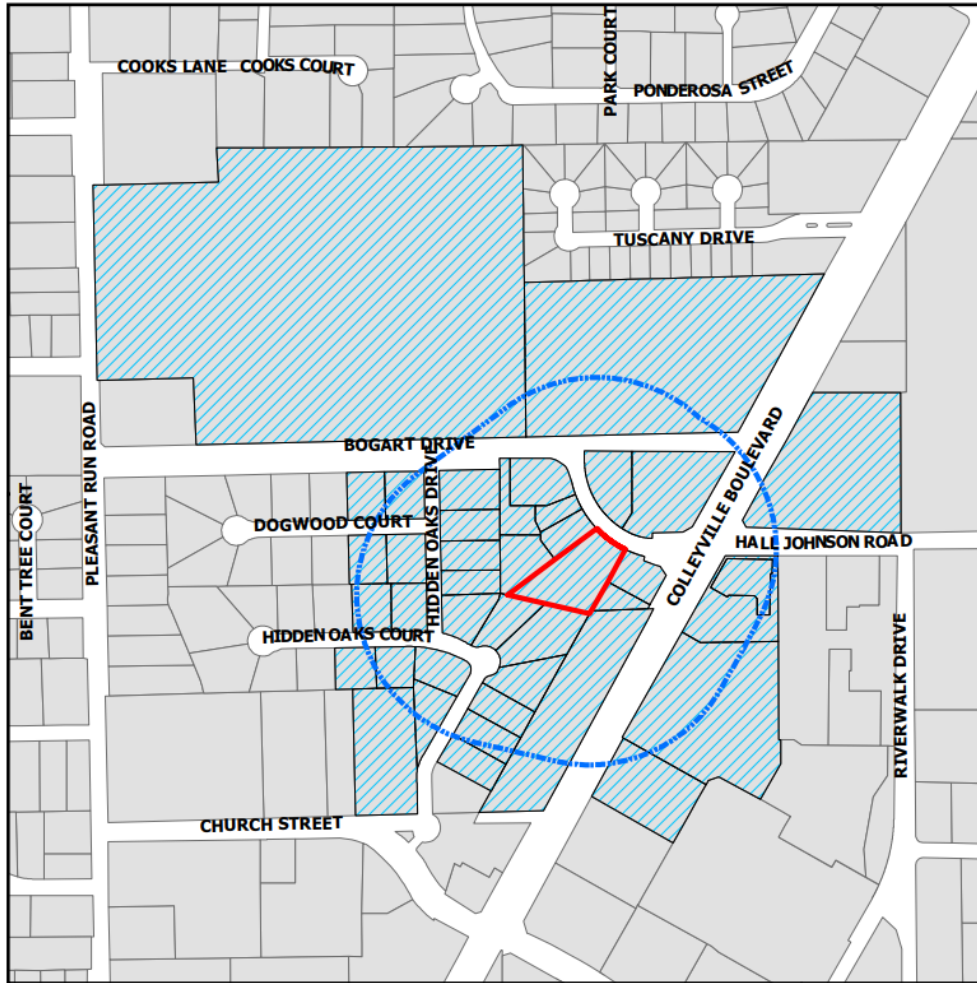
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

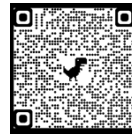
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
WILDER, ROBERT J	1005 HIDDEN OAKS CT	COLLEYVILLE, TX
MILLER, DOUGLAS L	96321 BAY VIEW DR	FERNANDINA BEACH, FL
CORE-FULMER, SARAH ELIZABETH	5604 HIDDEN OAKS CT	COLLEYVILLE, TX
EAGLE-COLLEYVILLE TOWNE SQUARE	PO BOX 12670	DALLAS, TX
SHORT, JAMES M	1009 DOGWOOD CT	COLLEYVILLE, TX
GALINDO, LORENA	5611 HIDDEN OAKS DR	COLLEYVILLE, TX
ROB & CHARLES LTD	8235 DOUGLAS AVE #815	DALLAS, TX
CORGAN, KYLE D	5603 HIDDEN OAKS DR	COLLEYVILLE, TX
LA SUSCRITA LLC	2106 E STATE HWY 114 #105	SOUTHLAKE, TX
CARRINGTON-DAVIS, MARY ANN	1006 DOGWOOD CT	COLLEYVILLE, TX
UMLOR, STEVEN H	5801 HIDDEN OAKS DR	COLLEYVILLE, TX
PEGASUS LIVING TRUST	1008 HIDDEN OAKS CT	COLLEYVILLE, TX
BEALL LEGACY PARTNERS LP	5712 COLLYVILLE BLVD #200	COLLEYVILLE, TX
GOODING, JOHN	1007 HIDDEN OAKS CT	COLLEYVILLE, TX
ADRASTOS LLC	1500 OAK LN	SOUTHLAKE, TX
BLUEBONNET HILLS MEMORIAL PK	PO BOX 130548	HOUSTON, TX
CUMMINGS, JOHN A	5705 HIDDEN OAKS DR	COLLEYVILLE, TX
HOCH, JEANNE M	5709 HIDDEN OAKS DR	COLLEYVILLE, TX
LEACH, TERRY	5605 HIDDEN OAKS DR	COLLEYVILLE, TX
MARSHALL, D MICHAEL	5707 HIDDEN OAKS DR	COLLEYVILLE, TX
HJ ROAD 26 LTD	PO BOX 1703	COLLEYVILLE, TX
MINEA, RICHARD A	1007 DOGWOOD CT	COLLEYVILLE, TX
LILLIS, JAMES	5606 HIDDEN OAKS DR	COLLEYVILLE, TX
DC SQUARED PROPERTY GROUP LLC	1205 HALL JOHNSON RD	COLLEYVILLE, TX
BAYOUPEAK INVESTMENTS LLC	7005 EDEN RD	NORTH RICHLAND HILLS, TX
G W J COMPANY	1100 FOUNTAIN PKWY	GRAND PRAIRIE, TX
WRIGHT, JAMES B	1006 HIDDEN OAKS CT	COLLEYVILLE, TX
RICHMOND, FREDRIC D	5607 HIDDEN OAKS DR	COLLEYVILLE, TX
GRAPEVINE, ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX
ANTONETTI, ROBERT	5701 HIDDEN OAKS DR	COLLEYVILLE, TX
TREMAYNE, M W	5609 HIDDEN OAKS DR	COLLEYVILLE, TX
NYQUIST, JOHN	5703 HIDDEN OAKS DR	COLLEYVILLE, TX
JERI & HOLLY LTD	5329 MONTROSE DR	DALLAS, TX
GRAPEVINE COLLEYVILLE, ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX
JNS LIVING TRUST	PO BOX 1948	COLLEYVILLE, TX
CARLINI, ROBERT	1008 DOGWOOD CT	COLLEYVILLE, TX
COLLEYVILLE CHURCH OF CHRIST	1008 CHURCH ST	COLLEYVILLE, TX
SVAP III TC COLLEYVILLE LLC	302 DATURA ST #100	WEST PALM BEACH, FL
BEALL LEGACY PARTNERS LP	5712 COLLYVILLE BLVD #200	COLLEYVILLE, TX
G W J COMPANY	1100 FOUNTAIN PKWY	GRAND PRAIRIE, TX
HIDDEN OAKS ESTATES		COLLEYVILLE, TX
TUSCANY-COLLEYVILLE	1217 TUSCANY DRIVE	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

RESOLUTION R-22-XXXX

A RESOLUTION APPROVING A REPLAT FOR LOT 3R-1 & 3R-2, BLOCK 2, TOWNE SQUARE ADDITION

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat for Lot 3R-1 & 3R-2, Block 2, Towne Square Addition, on April 11, 2022.

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

Sec. 1. THAT the Replat for Lot 3R-1 & 3R-2, Block 2, Towne Square Addition on approximately 1.35 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 3rd DAY OF MAY 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

FINAL REPLAT
LOT 3R-1 AND LOT 3R-2, BLOCK 2,
TOWNE SQUARE
BINSWAFFERS COVE
NANCY LOONEY SURVEY, ABSTRACT NO. 917
 Township 36 North, Range 14 East, Section 7, 4th Principal Meridian, Tarrant County, Texas

Miller
 Surveyors
 10000 Miller Road, Suite 100, Dallas, Texas 75244
 Phone: 214.750.1000
 Fax: 214.750.1001
 Email: info@millersurveyors.com

Surveyor's Signature: _____
Surveyor's Name: _____
Date: 08/21/2022

Map Details:
 Lot 3R-1: 0.9969 Acres (91425.91)
 Lot 3R-2: 0.3608 Acres (3111.11)
 Hall-Johnson Road (12' Easement Right-of-Way)
 Coleville Boulevard (12' Easement Right-of-Way)
 Various easements and boundaries are shown with bearings and distances.



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number	Agenda Date	Number
3f	4/11/2022	
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Replat for Lots 1, 2, 3X, & 4X, Block E, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Neidholt Addition, and Lot 2X, Block E, Old Grove Addition, located at 103 John McCain Road, 105 John McCain Road, and 7189 Cast Iron Forest Trail, Case PC22-005

Explanation

Matt Maly, the applicant, requests approval of a Replat for Lots 1, 2, 3X, and 4X, Block E, Old Grove Addition, Phase II on approximately 2.20 acres, located at 105 & 103 John McCain Road and 7189 Cast Iron Forest Trail. The applicant proposes to combine and redevelop 2 lots, an old right-of-way area, and an open space lot into 2 single-family residential lots and 1 or 2 open space lots. The old right-of-way area is requested to be abandoned as part of the plat in one scenario.

Existing Conditions/Background: The subject property is currently zoned PUD-R Planned Unit Development – Residential district and is a combination of Lots 1 & 2, Block 1, Neidholt Addition, an old right-of-way area, and Lot 2X, Block E, Old Grove Addition. The property is generally located east of Cast Iron Forest Trail and southwest of John McCain Road as it turns north. The property is currently undeveloped. The plat up for consideration proposes to combine and redevelop the property for future residential development on 2 lots and 1 or 2 open space lots.

Lot Dimensions and Setbacks: Per Ordinances O-04-1475, Lot Requirements and Setbacks, the PUD zoning regulations require the following standards:

Minimum Lot Area: 13,000 square feet
Average Lot Area: 16,000 square feet
Minimum Lot Width: 90 feet
Minimum Lot Depth: 120 feet
Minimum Front Yard Setback: 25 feet
Minimum Side Yard Setbacks: 10 feet
Minimum Rear Yard Setback: 25 feet

As submitted, the proposed plat meets all of the requirements of the PUD-R zoning and the Land Development Code.

Surrounding Development: The properties to the north, south, and west are zoned PUD-R Planned Unit Development – Residential district and primarily developed with single family homes. The property to the east is zoned R-30 Single Family Residential district and developed with a single family home. There is a large retention/detention pond adjacent to the south. Analysis: The property is located at the northeast side of the Old Grove neighborhood. The PUD-R zoning approved in 2004 originally planned for 4 lots. The proposals have reduced the lot number to 2 lots for single-family residential development.

Option 1 includes three lots. Two lots for homes and one lot of open space. There is an old right-of-way currently unused with no improvements between Lot 1 and open space Lot 2x. Both residential lots meet the dimensional requirements of the PUD-R Ordinance.

Option 2 is for four lots, with two being open space lots and two for new homes. Lot 1 and 2 both meet the dimension requirements of the PUD-R Ordinance. In this option, an old right-of-way area is currently unused with no improvements existing. The applicant has requested that the right-of-way area be abandoned. This request is reviewed by the City Council and will be scheduled on the same agenda as this plat item.

DRC Comments-Drainage and Engineering:

March 22, 2022:

Option 1

1. Lot 1 the minimum lot width at the street needs to be 100 feet for it to meet the lot dimensional requirements. To vary from this requirement necessitates a plat waiver.
2. Show the ROW is to remain and delineate the lot line for Lot 2X appropriately. Otherwise the ROW abandonment is required to proceed to the City Council for consideration. It would be placed on the same agenda as the replat.

Option 2

1. The ROW abandonment is required to proceed to the City Council for consideration. It would be placed on the same agenda as the replat.

Urban Forestry Comments applies to Option 1 and Option 2. For information regarding the following comments, please contact Caleb Tandy, Urban Forester (817-503-1055 / ctandy@colleyville.com):

1. The Tree Preservation Plan or Urban Forestry Plan provided appears to be the same plan from 2018 and is dated as such. It does not match either of the two plat options for property boundaries or grading, but it accounts for the trees more as a survey of what exists. The new options appear to preserve as much or more trees than the previous plat application (which would have met the requirements at the time) so I believe there will be no issue with minimum tree preservation in regards to the lot layout or grading.

2. This project will require an Urban Forestry Plan meeting the format, content, and 2019 rules for Chapter 5 of the LDC before any grading permits, tree removal permits, or building permits are approved. We can review it now if you want to submit it, but if not, the main issue of minimum tree preservation should not be an issue with the proposed grading and lot layout. The other requirements of minimum site canopy and heritage tree mitigation can easily be met regardless of the lot or grading design.

The drainage plans are primarily in compliance with the Land Development Code.

Option 1- The side property lines need 7.5' side property line easements.

Option 2- The side property lines need 7.5' side property line easements.

April 1, 2022:

Applicant provided an updated plat on April 1, 2022 which addressed Option 1 specifically, meeting the lot dimension on the street being 90 feet.

Fees: Park Land Dedication fees are required in the amount of \$1,802 per residential lot. Park Land Dedication fees are due prior to filing the plat for record. Impact Fees are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit.

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

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

Public Notification: Staff mailed notices to all property owners within 500 feet of the subject property. Notice was published in the Fort Worth Star-Telegram as required by State law and the Land Development Code.

Staff Recommendation: Staff is neutral on this plat request.

Recommendation

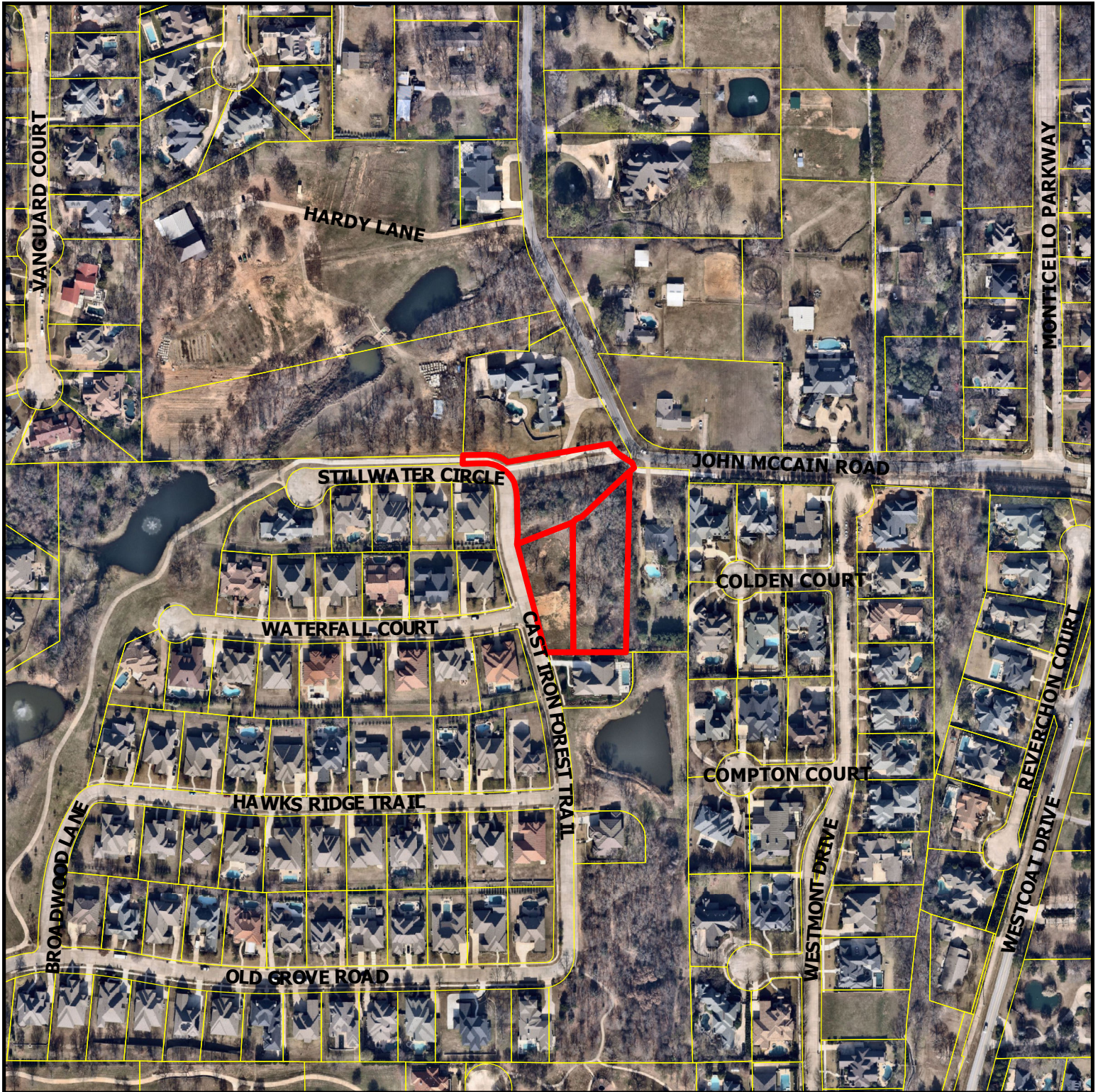
None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map

4. Civil Construction Plans - Option 1
5. Masonry Retaining Wall - Option 1
6. Tree Survey - Option 1
7. Civil Construction Plans - Option 2
8. Masonry Retaining Wall - Option 2
9. Tree Survey - Option 2
10. Notification Map
11. Notification Letter
12. Notification List
13. Draft Resolution

Aerial Map



PC22-005

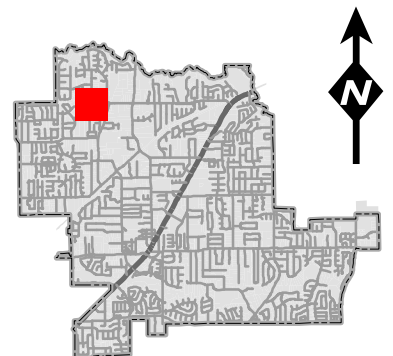
103 John McCain Road

DISCLAIMER:

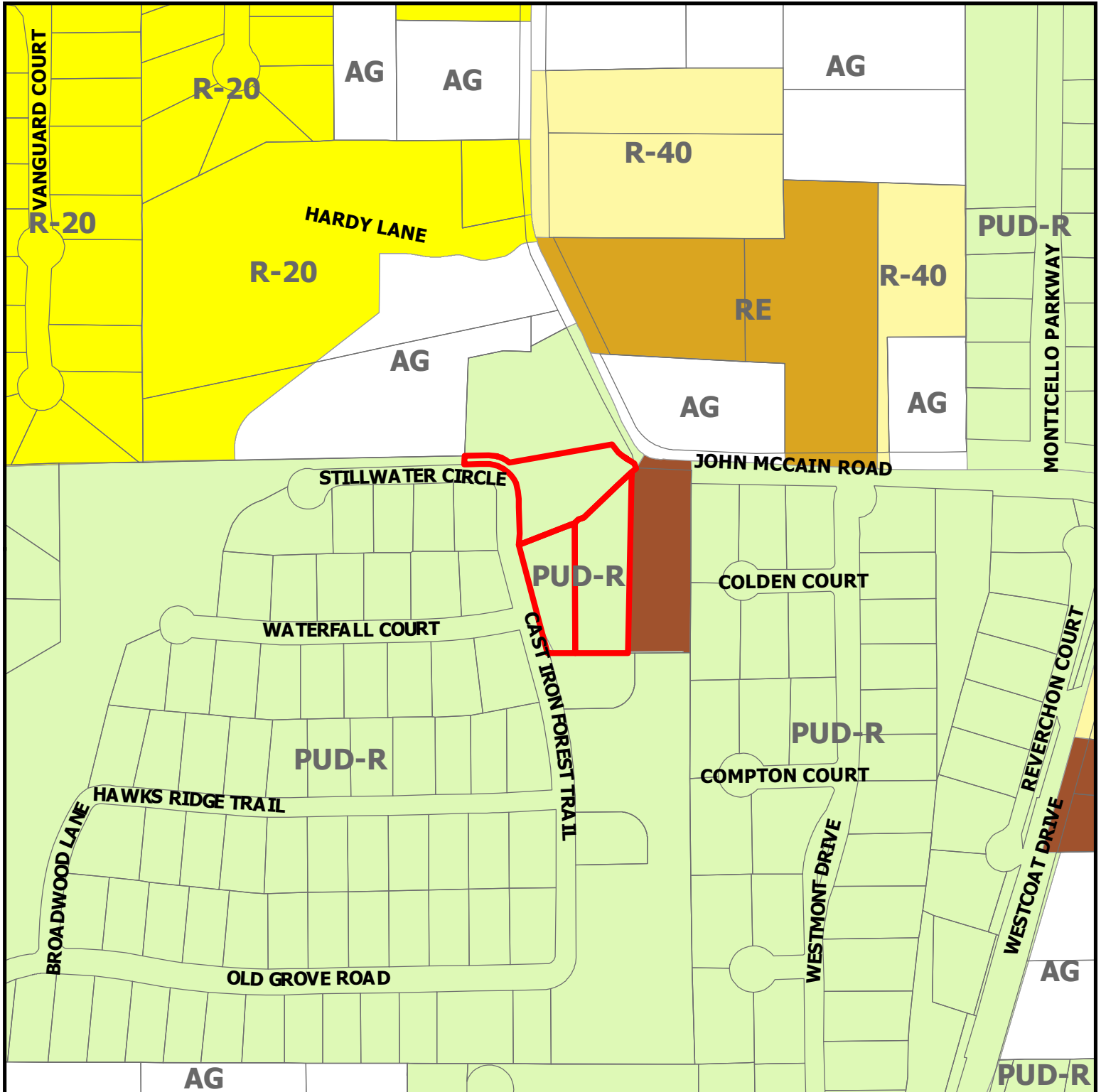
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



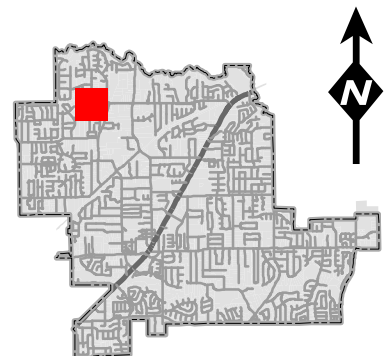
Zoning Map



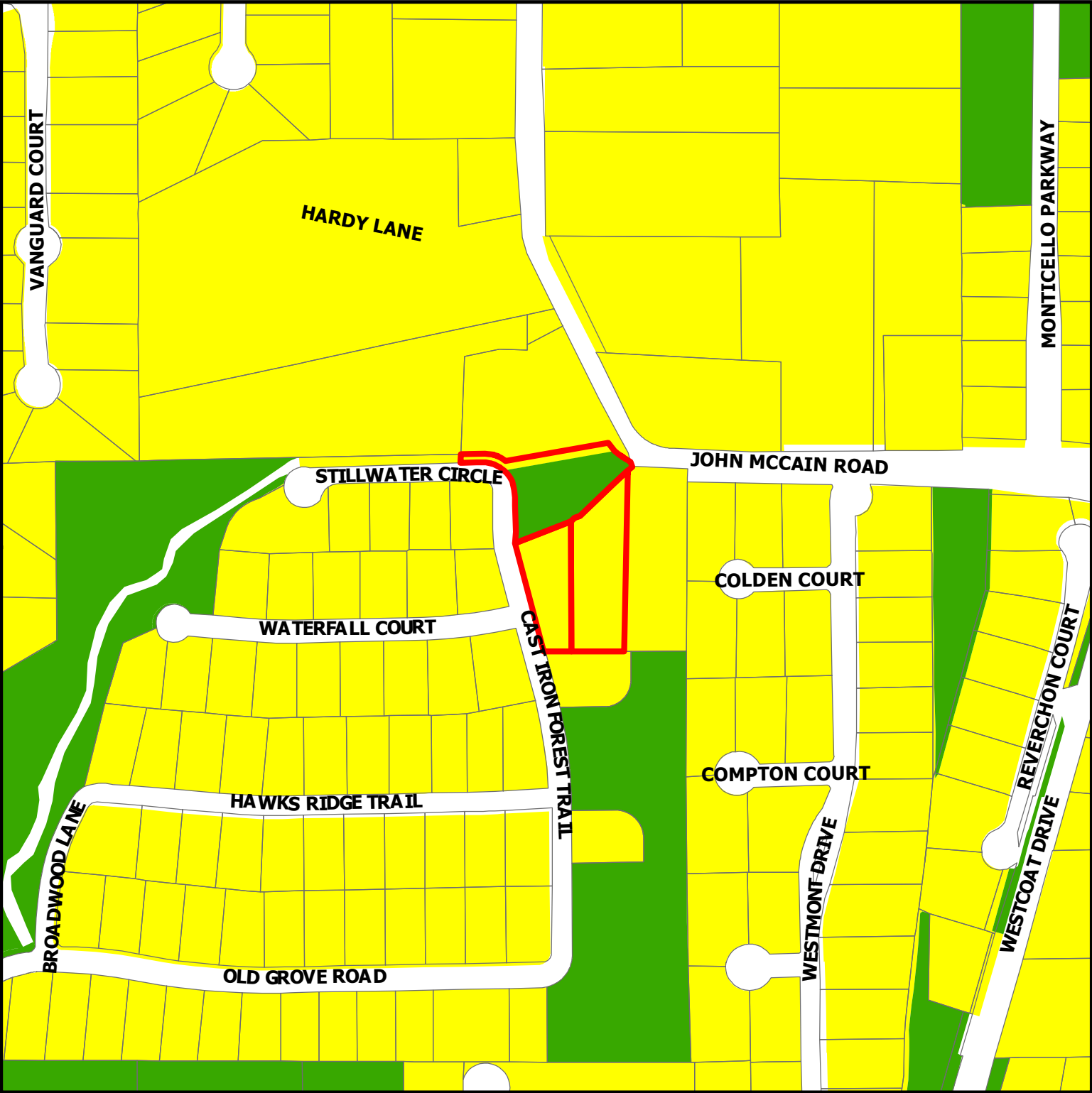
PC22-005
103 John McCain Road

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

 Subject Property



Future Land Use Map

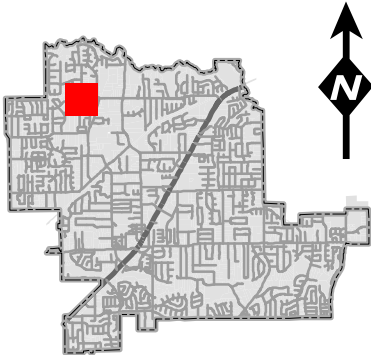


PC22-005

103 John McCain Road

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

-  Subject Property
-  Residential
-  Open Space; Parks

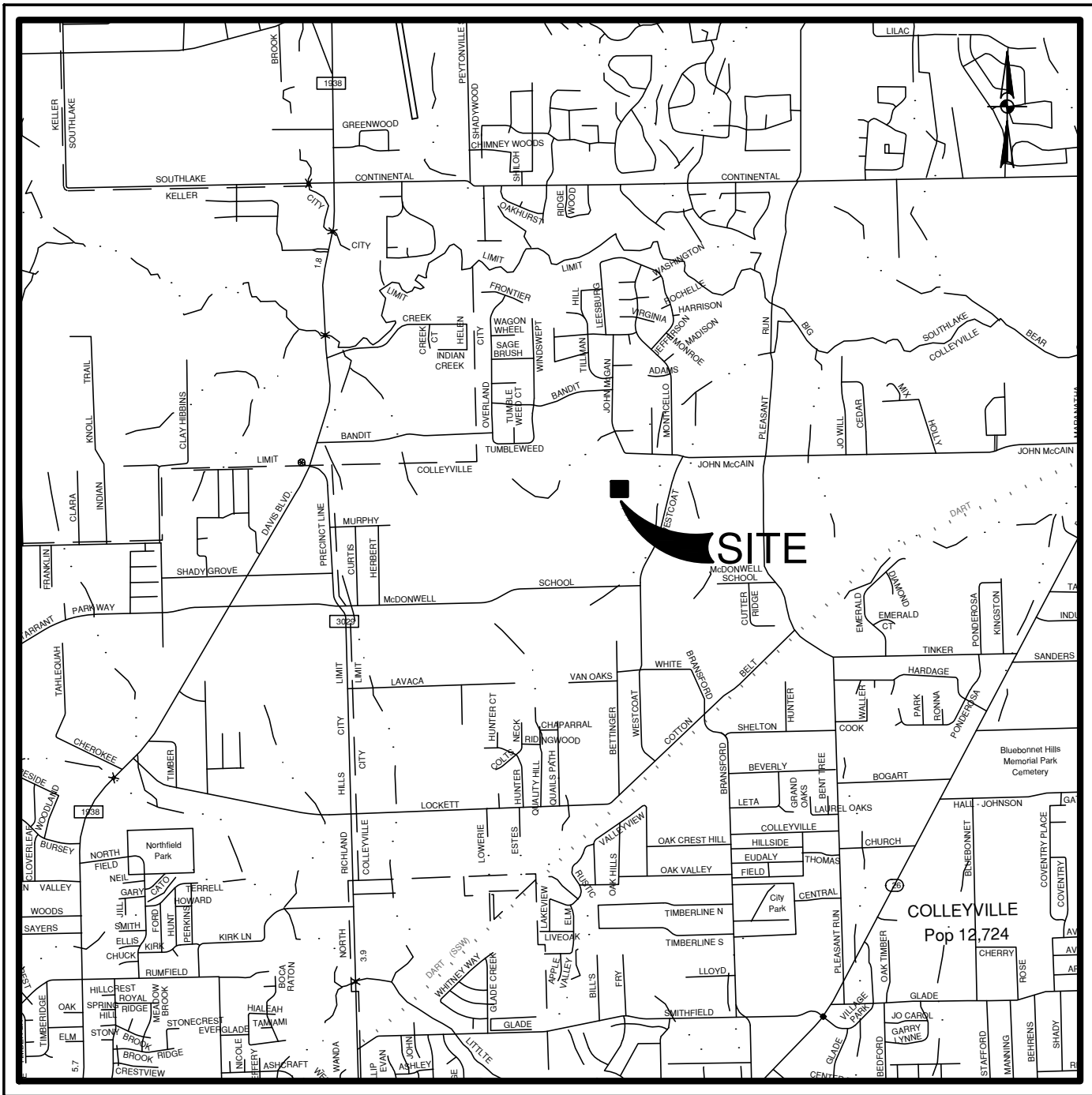


OLD GROVE - GRADING AND DRAINAGE

COLLEYVILLE, TARRANT COUNTY, TEXAS

CIVIL CONSTRUCTION PLANS

OPTION 1



LOCATION MAP
NOT-TO-SCALE

TOLL DALLAS TX, LLC
2555 SW GRAPEVINE PKWY, STE 100
GRAPEVINE, TEXAS 76051

MARCH 2022



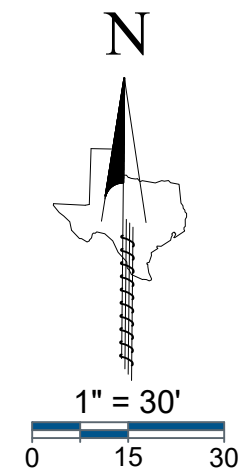
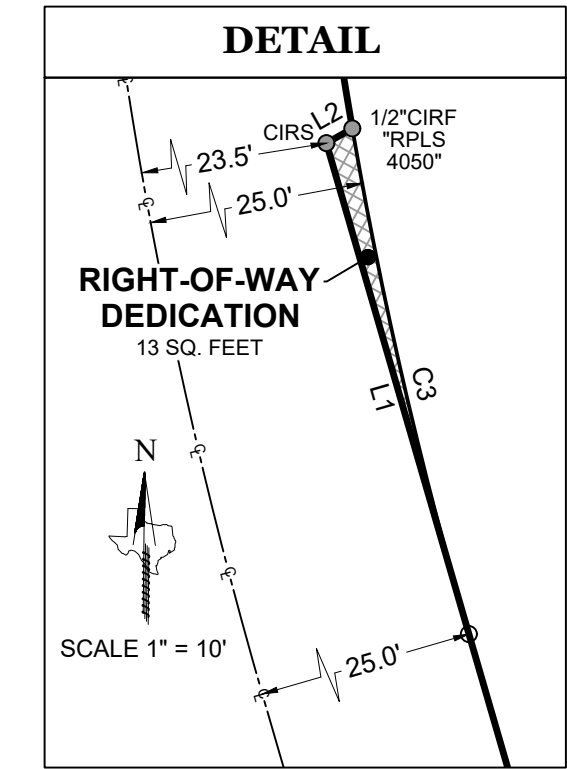
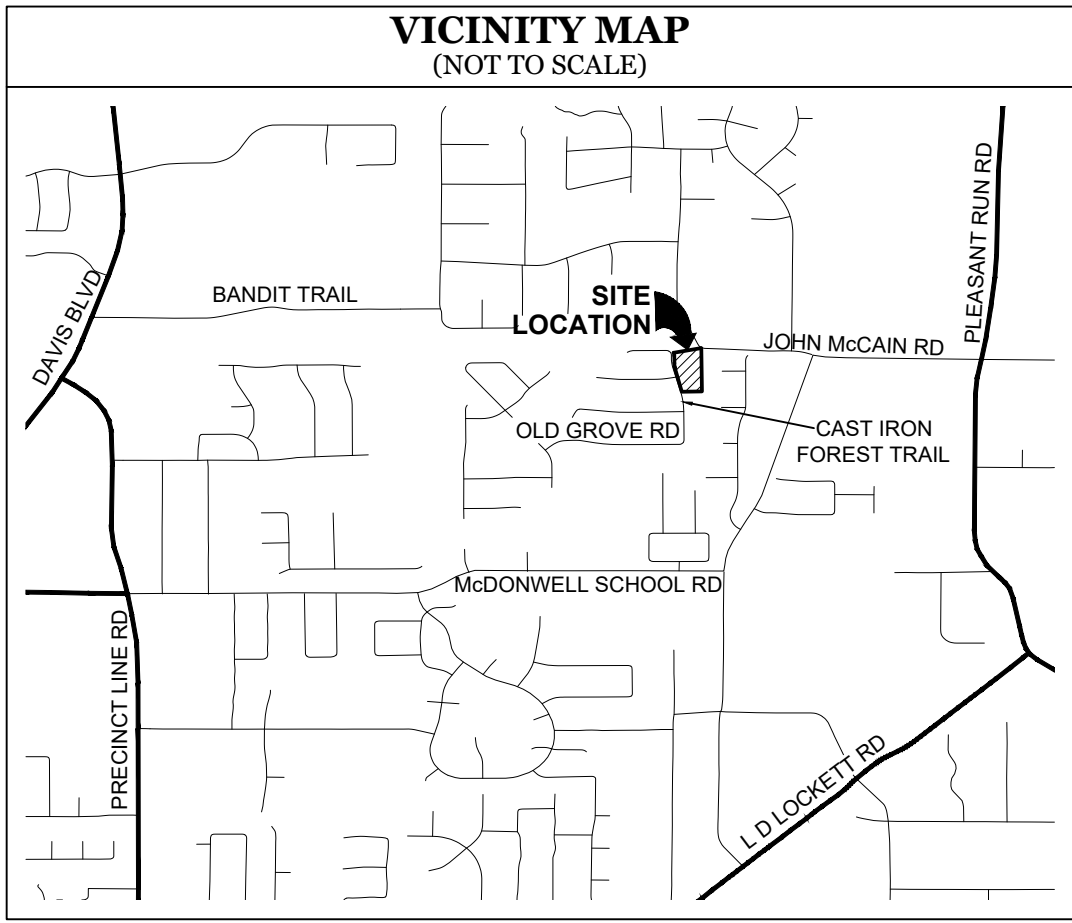
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

SHEET INDEX

SHEET DESCRIPTION	SHEET NO.
COVER SHEET	C0.00
FINAL PLAT	C1.00
GENERAL NOTES	C2.00
SITE & UTILITY PLAN	C3.00
GRADING PLAN	C4.00
EXISTING DRAINAGE AREA MAP	C5.00
PROPOSED DRAINAGE AREA MAP	C5.01
STORM DRAINAGE PLAN	C5.02
EROSION CONTROL PLAN	C6.00
CONSTRUCTION DETAILS	C7.00

THIS DOCUMENT IS
RELEASED FOR
"REVIEW PURPOSES"
UNDER THE
AUTHORIZATION OF
BRANDON O'DONALD,
P.E. #90241
MARCH 31, 2022.
IT IS NOT FOR
CONSTRUCTION OR
PERMIT PURPOSES.

THIS DOCUMENT IS
RELEASED FOR
"REVIEW PURPOSES"
UNDER THE
AUTHORIZATION OF
MATTHEW L. MALY,
P.E. #120494
MARCH 31, 2022.
IT IS NOT FOR
CONSTRUCTION OR
PERMIT PURPOSES.



GENERAL NOTES

- 1.) The purpose of this plat is to reconfigure former Lots 1 & 2 of the Neidholt Addition to face Cast Iron Forest Trail instead of John McCain Road, and to include Lot 2X, Block E of Old Grove Addition, and to dedicate easements and right-of-way.
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 as shown on Map Number 48439C0095K.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization of 2011).
- 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization of 2011).
- 7.) DRAINAGE EASEMENT RESTRICTION: No construction of filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of property affected by such construction becoming a party to the request. Where construction is permitted, All finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.
- 8.) UTILITY EASEMENTS: Any public utility, including the City of Colleyville, shall have the right to move and keep removed all part of any building, fence, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of it's respective systems on any of the utility easements shown on the plat, and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said utility easement of the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- 9.) The maintenance of all drainage and utility easements located on private property are the responsibility of the owner.
- 10.) Open Space Lot 2X, Block E, to be maintained by HOA.

LEGEND

PG = PAGE
VOL = VOLUME
CAB = CABINET
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
DOC. NO. = DOCUMENT NUMBER
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°10'52" W	26.62'
L2	N 60°22'47" E	1.55'
L3	N 00°51'07" W	10.00'
L4	S 89°00'13" W	9.00'
L5	N 00°58'17" W	20.02'
L6	N 89°00'13" E	9.04'
L7	N 00°51'07" W	385.66'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	57.35'	245.00'	8°44'07"	N 05°27'39" W	37.32'
C2	29.38'	75.00'	22°26'39"	N 12°19'05" W	29.19'
C3	27.04'	244.70'	6°19'50"	S 12°58'57" E	27.02'

PLANNING AND ZONING COMMISSION APPROVAL

Whereas, the Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2022 to approve this plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas, the City Council of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2022 to approve this plat.

Mayor, City of Colleyville

Attest: City Secretary

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **TOLL DALLAS TX, LLC**, is the owner of a 2.20 acre tract of land out of the D.J. Beddo Survey, Abstract Number 232, City of Colleyville, Tarrant County, Texas, being all of Lot 2X, Block E of Old Grove Addition, a subdivision of record in Cabinet A, Page 9807 of the Plat Records of Tarrant County, Texas, all of Lots 1 and 2, Block 1, and a portion of a Right-of-Way Dedication of Neidholt Addition, a subdivision of record in Volume 388-123, Page 64 of said Plat Records, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found in the East Right-of-Way line of Cast Iron Forest Road (Variable Width R.O.W.) being the Northwest corner of Lot 16, Block A of Old Grove Addition, also being the Southwest corner of Lot 1, Block 1 of Neidholt Addition;

THENCE, N16°10'52"W, along the East Right-of-Way line of Cast Iron Forest Road being the West line of Lot 1, Block 1 of Neidholt Addition in part, also being the West line of the Right-of-Way Dedication of Neidholt Addition a distance of 248.30 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of the Right-of-Way Dedication of Neidholt Addition;

THENCE, N60°22'47"E, along the East Right-of-Way line of Cast Iron Forest Road being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 1.55 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 4050" found at the Southwest corner of Lot 2X, Block E of Old Grove Addition, also being the beginning of a non-tangent curve to the right;

THENCE, leaving the North line of the Right-of-Way dedication of Neidholt Addition along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the right, having a radius of 245.00 feet, a chord bearing of N05°27'39"W, a chord length of 37.32 feet, a delta angle of 08°44'07", an arc length of 37.35 feet to a 1/2" iron rod with yellow plastic cap stamped "BEASLEY" found;

THENCE, N01°05'15"W, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, a distance of 71.04 feet to a 1/2" iron rod at the beginning of a non-tangent curve to the left;

THENCE, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the left, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.19 feet, a delta angle of 22°26'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition;

THENCE, N80°18'50"E, along the South line of Lot 1, Block E of Old Grove Addition being the North line of Lot 2X, Block E of Old Grove Addition, a distance of 267.95 feet to a 1/2" iron rod found in the Southwest Right-of-Way line of John McCain Road (Variable Width Right-of-Way) being the Southeast corner of Lot 1, Block E of Old Grove Addition, also being the East corner of Lot 2X, Block E of Old Grove Addition, also being a point in the North line of the Right-of-Way Dedication of Neidholt Addition;

THENCE, S85°34'15"E, along the Southwest Right-of-Way line of John McCain Road, being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 2.63 feet to a 1/2" iron rod with green cap stamped "EAGLE SURVEYING" set at the Northeast corner hereof;

THENCE, S00°51'07"E, leaving the South Right-of-Way line of John McCain Road, over and across the Right-of-Way dedication of Neidholt Addition in part, passing the Northwest corner of Lot 3, Block 1 of Neidholt Addition, being the Northeast corner of Lot 2, Block 1 of Neidholt Addition, continuing along the West line of Lot 3, Block 1 of Neidholt Addition, being the East line of Lot 2, Block 1 of Neidholt Addition, a distance of 417.47 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Lot 17X, Block A of Old Grove Addition being the Southwest corner of Lot 3, Block 1 of Neidholt Addition, also being the Southeast corner of Lot 2, Block 1 of Neidholt Addition;

THENCE, S89°00'13"W, along the South lines of Lots 2 and 1, Block 1 of Neidholt Addition, being the North line of Lot 17X, Block A of Old Grove Addition in part, also being the North lien of Lot 16, Block A of Old Grove Addition in part, a distance of 194.02 feet to the **POINT OF BEGINNING** and containing an area of 2.20 Acres, or (95815 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **TOLL DALLAS TX, LLC**, does hereby adopt this plat, designating herein described property as **OLD GROVE ADDITION, PHASE II** an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

OWNER: **TOLL DALLAS TX, LLC**, a Texas limited liability company

BY: _____
Authorized Agent Date

NAME: _____
Print name

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2022.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Colleyville, Tarrant County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document
Matthew Raabe, R.P.L.S. # 6402 Date

REPLAT OLD GROVE ADDITION, PHASE II LOTS 1, 2, & 2X, BLOCK E 2.20 ACRES

A REPLAT OF LOTS 1 & 2, BLOCK 1 OF NEIDHOLT ADDITION
RECORDED IN VOLUME 388-123, PAGE 64, P.R.T.C.T.
AND LOT 2X, BLOCK E OF OLD GROVE ADDITION
RECORDED IN CABINET A, PAGE 9807, P.R.T.C.T.,
D.J. BEDDO SURVEY, ABSTRACT NO. 232,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

D:\cadd\Mar 31, 2022, 3:24pm User ID: jennethy
File: S:\projects\6123\13\13\02\2.0 Engrg\2.4 Civil\2.4.3 Plan Sheets\OPTION 1\GN-6123302-01.dwg

GENERAL CONSTRUCTION NOTES

1.

ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF COLLEYVILLE AND GOVERNED BY THE CITY OF COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014), TEXAS DEPARTMENT OF TRANSPORTATION TEXAS STANDARD SPECIFICATION 1993 EDITION, AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION.
2.

A COPY OF THE COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014) CAN BE OBTAINED FROM THE FOLLOWING CITY WEBSITE:
WWW.COLLEYVILLE.COM/PUBLICWORKS/ENGINEERINGDIVISION/CONSTRUCTIONSTANDARDSANDDETAILS
3.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF COLLEYVILLE STANDARDS WHERE THEY DIFFER FROM NCTCOG STANDARDS.
4.

WORK PERFORMED IN THE STATE HIGHWAY RIGHT-OF-WAY, AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TXDOT FOR REVIEW.
5.

A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT. CONTACT NUMBER 817-503-1366.
6.

THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

UNDERGROUND FACILITY OWNER

811 (214) 869-8352

AT&T (214) 745-2964

AT&T TEXAS (CALL DIGTESS) (800) 344-8377

ATMOS ENERGY (817) 359-1313

CHARTER COMMUNICATIONS (817) 822-8745

CITY OF COLLEYVILLE (817) 748-8082

DIGTESS (LINE LOCATES) (800) 344-8377

BLEVEL (3) COMMUNICATIONS (877) 366-8344

ONCOR ELECTRIC DELIVERY (817) 215-6688

ONE SOURCE COMMUNICATIONS (817) 692-6042

TRI COUNTY ELECTRIC (817) 431-1541

VERIZON ENGINEERING (972) 578-3354
7.

WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE INSPECTOR AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
8.

ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.
9.

THIS ITEM SHALL GOVERN THE CONTROL MEASURES NECESSARY TO PREVENT AND CONTROL SOIL EROSION, SEDIMENTATION, AND WATER POLLUTION WHICH MAY DEGRADE RECEIVING WATERS INCLUDING RIVERS, STREAMS, LAKES, RESERVOIRS, GROUND WATER, AND WETLANDS. THE CONTROL MEASURES CONTAINED HEREIN SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION CONTRACT AND COORDINATED WITH ANY PERMANENT OR TEMPORARY POLLUTION CONTROL FEATURES SPECIFIED ELSEWHERE ON THE PLANS AND IN THE SPECIFICATIONS TO ASSURE EFFECTIVE AND CONTINUOUS WATER POLLUTION CONTROL THROUGHOUT THE CONSTRUCTION AND POST CONSTRUCTION PERIODS. THESE CONTROL MEASURES SHALL NOT BE USED AS A SUBSTITUTE FOR THE PERMANENT POLLUTION CONTROL MEASURES UNLESS OTHERWISE DIRECTED BY THE CITY IN WRITING. THE CONTROLS MAY INCLUDE SILT FENCES, STRAW BALE DIKES, ROCK BERMS, DIVERSION DIKES, INTERCEPTOR SWALES, SEDIMENT TRAPS, AND BASINS. PIPE SLOPE DRAINS, INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCES, SEEDING, MULCHING, SOIL RETENTION BLANKETS OR OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER POLLUTION CONTROL.
10.

THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, SPRINKLER SYSTEMS, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
11.

ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.

12.

RECORD DRAWINGS: THE CONTRACTOR SHALL KEEP ONE (1) RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE DRAWINGS SHALL BE AVAILABLE TO THE ENGINEER AND THE CITY AND SHALL BE DELIVERED TO THE CITY UPON COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF FINAL PAYMENT AND/OR INITIAL ACCEPTANCE LETTER.
13.

THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
14.

THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES. WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE OR AS DIRECTED BY THE CITY ENGINEER.
15.

THE CONTRACTOR SHALL KEEP RECORDS FOR RECORD DRAWINGS AND SHALL SUBMIT MARKUPS TO THE CITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALKTHROUGH INSPECTION.
16.

PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM THE GENERAL CONTRACTOR, SUB-CONTRACTORS, THE DESIGN ENGINEER, AND THE CITY OF COLLEYVILLE STAFF.
17.

ALL CONSTRUCTION MUST ADHERE TO THE CITY OF COLLEYVILLE TREE PRESERVATION ORDINANCE

WATER IMPROVEMENTS

1.

THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES.
2.

WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE.
3.

ALL WATER METERS UP TO 2" IN DIAMETER SHALL BE INSTALLED BY CITY PERSONNEL. ALL WATER METERS EXCEEDING 2" DIAMETER SHALL BE INSPECTED AND ACCEPTED BY CITY A OF COLLEYVILLE REPRESENTATIVE.
4.

FIRE HYDRANTS SHALL BE LOCATED THREE TO EIGHT FEET BEHIND THE BACK OF CURB AS SHOWN IN THE DETAILS. THIS WILL ALSO INCLUDE SPLASH PADS WHICH ARE CONSIDERED SUBSIDIARY TO THE FIRE HYDRANT PLACEMENT.
5.

ALL WATER LINES 4" THRU 12" SHALL BE CLASS 150(DR18) AND CONFORM TO AWWA C-900 DR-18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH NCTCOG STD. SPECS. (SEE C1.7)WATER MAINS TO HAVE A MINIMUM OF 42" COVER TO THE TOP OF PIPE.
6.

SERVICE LINE CONNECTORS, UNDER 2" SHALL BE CLASS K SOFT COPPER AND CONNECTED WITH COMPRESSION FITTINGS. ALL TAPS AND SERVICES SHALL BE CONSTRUCTED AS 1" OR LARGER. 1/2" TAPS AND SERVICE LINES ARE PROHIBITED.
7.

WATER SERVICES SHALL BE BACKFILLED IN GRANULAR SAND AS PER DETAILS.
8.

WATER SERVICES SHOULD BE LOCATED AT THE PROPERTY LINE. EACH LOCATION IS TO BE STAMPED ON THE CURB WITH 2" HIGH LETTER "W".
9.

WATER METER BOXES WILL BE INSTALLED AFTER PAVING ACTIVITIES HAVE BEEN COMPLETED.
10.

CURB STOPS SHOULD BE TESTED FOR LEAKAGE AND FULL FLOW WHEN SYSTEM IS PRESSURE TESTED.
11.

ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A 6" GATE VALVE AND BOX SHALL BE INSTALLED AS PER THE DETAILS. HYDRANTS WILL BE SHALL BE PAINTED KEMULSTER RED PRIOR TO ACCEPTANCE BY THE CITY. THE CONTRACTOR SHALL PUT 2 COATS OF PAINT OR UNTIL APPROVED BY THE CITY.
12.

ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR. THE PAVING CONTRACTOR SHALL ADJUST WATER VALVE ASSEMBLY TO FINAL GRADE AND PLACE A MONOLITHICALLY. (CONCRETE PAD IN HMAC) NO BLOCK OUTS WILL BE ALLOWED.
13.

FIRE HYDRANTS SHALL BE EQUIPPED WITH 4-1/2" STORZ ADAPTER FOR CONNECTION WITH 5" HOSE.
14.

WHEN A WATER LINE IS BORED, THE CASING SHALL BE CAPPED AND VALVES ADDED ON EITHER SIDE.
15.

ALL FITTINGS AND BENDS SHALL HAVE MEGA LUG RETAINER GLANDS IN ADDITION TO STANDARD THRUST BLOCKING AS REQUIRED BY STANDARD DETAILS.
16.

FOR VALVES WITH OPERATING NUTS 6" BELOW GROUND SHALL BE INSTALLED WITH A 1AND1/4" SOLID STEM EXTENSION (DETAIL W-1).

SANITARY SEWER IMPROVEMENTS

1.

SANITARY SEWER PVC PIPE SHALL BE SDR 35 IF DEPTH OF LINE IS 10' OR LESS AND SDR 26 IF DEPTH OF LINE IS GREATER THAN 10'.
2.

PIPE SHALL HAVE CL. B (S-8) EMBEDMENT, OR BETTER. BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3.

AFTER COMPLETION OF ALL TESTING (I.E. MANDREL & AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE VIDEOTAPE TO PW INSPECTIONS.
4.

A 2" HIGH LETTER "S" SHALL BE STAMPED ON THE CURB TO MARK THE LOCATION OF THE SEWER SERVICES. THE SERVICE SHOULD BE LOCATED IN THE CENTER OF EACH LOT.
5.

CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.
6.

RIM ELEVATIONS OF THE PROPOSED SANITARY SEWER MANHOLES IN STREETS ARE TO BE CONSTRUCTED BY UTILITY CONTRACTOR AND ADJUSTED BY PAVING CONTRACTOR TO FINISHED GRADE AT TIME OF PAVING. BLOCK OUTS ARE NOT ALLOWED.
7.

MANHOLES 10' IN DEPTH OR LESS SHALL BE 4FT IN DIAMETER. 10 FT. PLUS OR DROP MANHOLES SHALL BE 5FT. IN DIAMETER.
8.

ALL DROP MANHOLES SHALL BE INSIDE DROPS AS PER DETAIL S-4.
9.

ALL TRENCHES SHALL BE COMPACTION TESTED AT THE RATE OF ONE TEST PER 300 L.F. OF TRENCH PER LIFT. LIFTS SHALL BE NO GREATER THAN 12" LOOSE. TESTS SHALL BE STAGGERED SO THAT TESTS OF ADJACENT LIFTS ARE NOT DIRECTLY OVER THE PREVIOUS LIFT. IF THE DISTANCE BETWEEN MANHOLES EXCEEDS 300 L.F., A MINIMUM OF 2 TESTS PER LIFT SHALL BE TAKEN OR AS DIRECTED BY THE CITY. THE PAVING CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE CITY OF COLLEYVILLE HAS APPROVED ALL TRENCH WORK.
10.

ALL MANHOLES SHALL BE VACUUMED TESTED.
11.

ANY SERVICE TIE-IN TO AN EXISTING MANHOLE MUST BE CORED.
12.

CLEAN-OUTS TO BE PROVIDED ON ALL SERVICES AND LOCATED AT THE PROPERTY/ROW LINE.

STORM DRAINAGE IMPROVEMENTS

1.

ALL STORM SEWER AND CULVERT PIPE AND FITTINGS SHALL BE ASTM C76, CLASS III, IV, V REINFORCED CONCRETE PIPE (RCP), INSTALLED WITH A BELL AND A SPIGOT AND JOINTED WITH RAM NECK.
2.

BACKFILL SHALL BE 3/4 TO 1" ROCK, 6" MINIMUM FOR THE BEDDING (MORE IF GROUND WATER IS ENCOUNTERED), AND ROCK PLACED UP TO THE CENTER OR SPRING LINE OF THE PIPE. TRENCH SHALL BE EXCAVATED WIDE ENOUGH TO GET A MECHANICAL TAMPER BESIDE THE PIPE TO ACHIEVE 95% DENSITY.
3.

AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE PUBLIC WORKS DEPARTMENT INSPECTIONS.
4.

INSTALL A BENCHMARK ON A DRAINAGE STRUCTURE WITHIN OR NEAR THE SITE. A LETTER INCLUDING THE LOCATION AND ELEVATION OF THE BENCHMARK MUST BE SUBMITTED TO PUBLIC WORKS PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT AS WELL AS IN THE GIS ASSETS FORM.
5.

ALL STORM SEWER PIPES LARGER THAN 36" MUST BE WIPED WITH NON-SHRINK GROUT AFTER INSPECTION AND APPROVAL.
6.

NO PRE-CAST INLETS ARE ALLOWED.

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TX
GENERAL NOTES
OPTION 1

PLAT NO.	
JOB NO.	61233-02
DATE	MARCH 2022
DESIGNER	KMM
CHECKED	MJM
DRAWN	KMM
SHEET	C2.00

PAPE-DAWSON
ENGINEERS

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS

6500 W. HWY. 700 | F.T. WORTH, TX 76116 | 817.870.8868

TEXAS BOARD OF PROFESSIONAL ENGINEERS: FIRM REGISTRATION #470

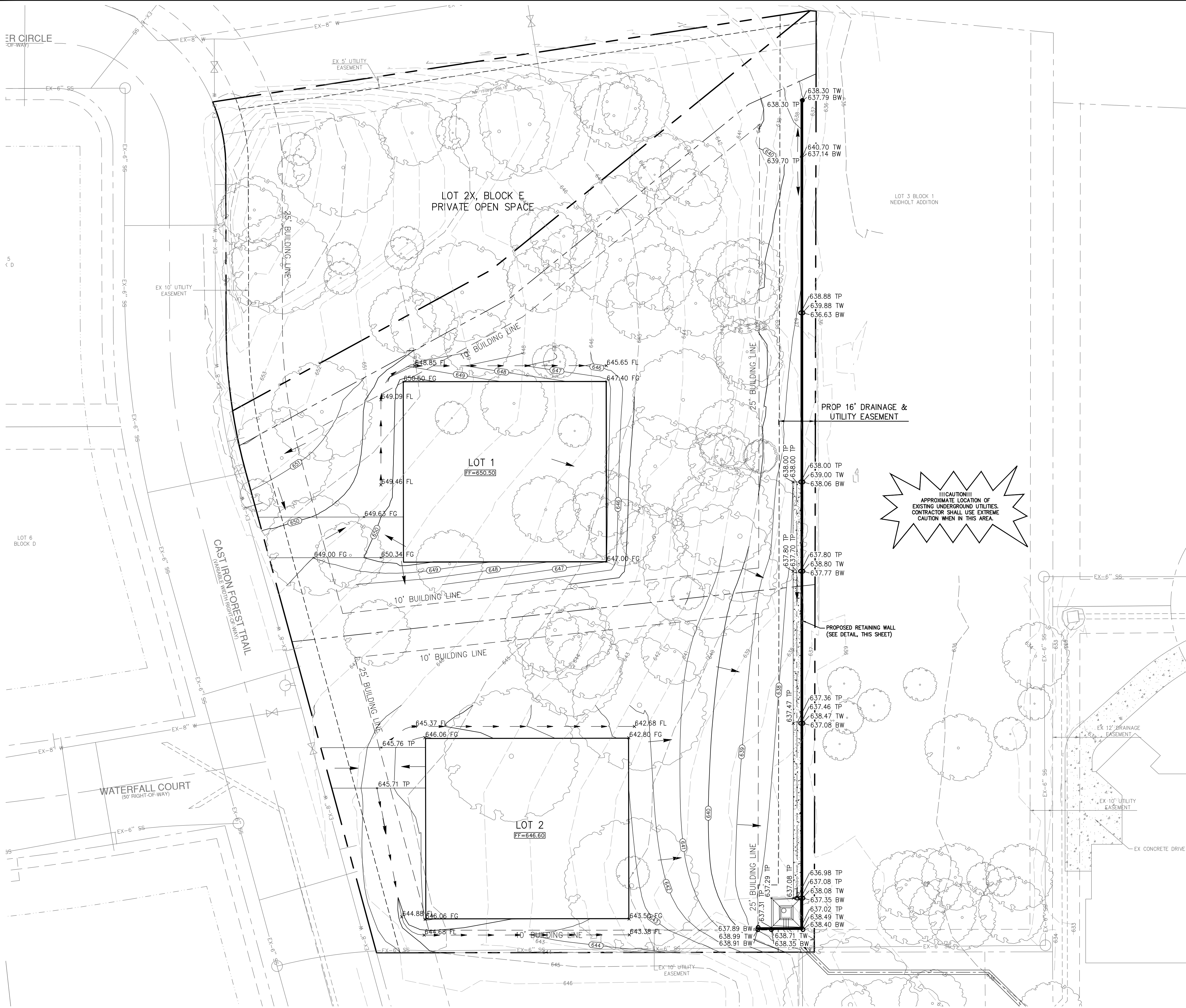
NO.	REVISION	DATE

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW L. MALY, P.E. #120468 MARCH 31, 2022. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.



Date: Mar 31, 2022, 3:35pm User ID: kmurphy
Path: S:\projects\612133\03\Drawings\24.3 Plan Sheets\OPTION 1\24-61213302-01.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE/UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOO,digital Globe,Texas Orthomogery Program, USDA Farm Service Agency.



UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



SCALE: 1" = 20'



LEGEND

	PROPOSED CONTOUR
	EXISTING CONTOUR
	FLOW ARROW
	FINISHED PAD
	FLOW LINE
	TOP OF WALL
	BOTTOM OF WALL
	SWALE FLOW LINE
	PROPOSED RETAINING WALL

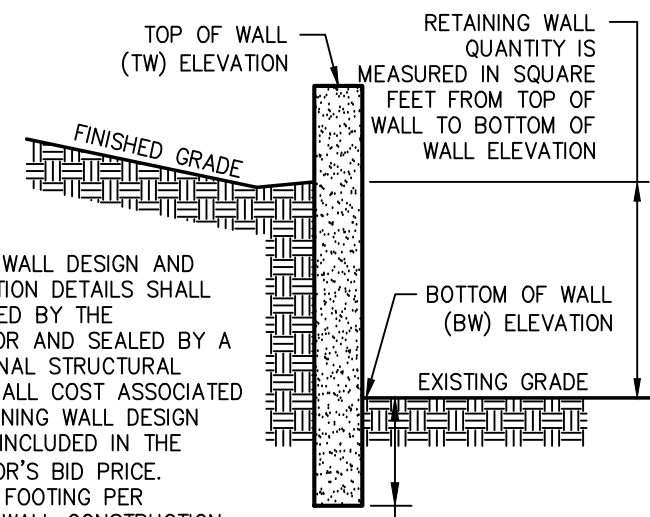
GRADING NOTES

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PROVISIONS OUTLINED IN F.H.A. DATA SHEET 79G AND/OR THE SPECIFICATIONS PREPARED BY THE SOILS ENGINEER.

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
 - ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
 - WALL INFORMATION SHOWN ON PLANS IS TO BE USED FOR HEIGHT AND LOCATION PURPOSES ONLY. ACTUAL WALL AND SLOPE STABILITY DESIGN BY OTHERS. ALL CONSTRUCTION ON SLOPES EXCEEDING 4:1 SHALL REQUIRE GEOTECHNICAL DESIGN FOR SLOPE AND SOIL STABILITY.
 - *ALL CLAY SOIL USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95% AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698/ THE COMPACTED MOISTURE CONTENT DURING PLACEMENT SHOULD BE WITHIN PLUS OR MINUS THREE (3) PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. NO ROCK LARGER THAN SIX INCHES IN ITS GREATEST DIMENSION SHALL BE USED IN FILL WHEN THE FILL IS PLACED UNDER PADS, STREETS OR ANY OTHER AREAS THAT WILL HAVE ANY TYPE OF STRUCTURES.
 - *LIMESTONE OR OTHER ROCK-LIKE MATERIALS USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698/ THE COMPACTED MOISTURE CONTENT DURING PLACEMENT SHOULD BE WITHIN PLUS OR MINUS THREE (3) PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. NO ROCK LARGER THAN SIX INCHES IN ITS GREATEST DIMENSION SHALL BE USED IN FILL WHEN THE FILL IS PLACED UNDER PADS, STREETS OR ANY OTHER AREAS THAT WILL HAVE ANY TYPE OF STRUCTURES.
 - COMPACTION SHOULD BE ACCOMPLISHED BY PLACING THE FILL IN SIX INCH THICK LOOSE LIFTS AND COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. PARTICLE SIZES USED IN FILL SHALL BE LESS THAN SIX (6) INCHES DIAMETER.
 - GRADING CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OFF-SITE OF ALL EXCAVATED AND CLEARED MATERIAL, WHICH SOILS LAB DECLARES UNSUITABLE FOR USE ON-SITE.
 - CONTRACTOR TO SLOPE THE ADJACENT GROUND AWAY FROM BUILDING PAD TO ACHIEVE POSITIVE SURFACE DRAINAGE.
 - INITIAL SITE GRADING SHALL BE COMPLETED TO A TOLERANCE OF PLUS OR MINUS ONE TENTH OF ONE FOOT IN STREETS AND PLUS OR MINUS THREE TENTHS OF ONE FOOT FOR THE BUILDING PADS. FINAL BUILDING PAD GRADING, TO BE DONE UPON COMPLETION OF PAVING AND UTILITY FACILITIES, SHALL BE PROVIDED TO A TOLERANCE OF PLUS OR MINUS TWO TENTHS OF ONE FOOT AT ALL FOUR CORNERS AND CENTER OF BUILDING PAD, IN ALL SWALES, AND LOT CORNERS.
 - CONTRACTOR SHALL REPLACE ANY EROSION CONTROL MATERIALS AT THE END OF EACH WORK DAY IF SAID MATERIALS WERE REMOVED DURING THE DAY FOR EASE OF CONSTRUCTION OR ACCESS.
 - NO PART OF ANY RETAINING WALL SHALL BE WITHIN CITY RIGHT-OF-WAY, OR CITY PROPERTY (I.E. PARK) INCLUDING FOOTING.
 - REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY SAM ENGINEERING AND TESTING, L.P., PROJECT NO. 1410X8K12, DATED AUGUST 21, 2012 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.
- * APPLIES TO ALL AREAS OUTSIDE OF PUBLIC R.O.W. ONLY. REFER TO PAVING GENERAL CONSTRUCTION NOTES FOR DENSITY/MOISTURE REQUIREMENTS IN R.O.W.

NOTES:

- RETAINING WALL DESIGN AND CONSTRUCTION DETAILS SHALL BE PROVIDED BY THE CONTRACTOR AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER. ALL COST ASSOCIATED WITH RETAINING WALL DESIGN SHALL BE INCLUDED IN THE CONTRACTOR'S BID PRICE.
- COVER ON FOOTING PER RETAINING WALL CONSTRUCTION DETAIL.



RETAINING WALL GRADING DETAIL
NOT-TO-SCALE

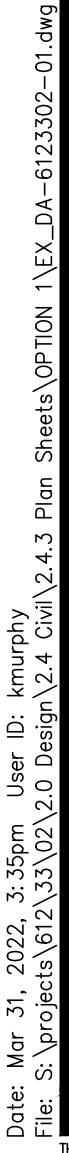
PAPE-DAWSON
ENGINEERS
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 W FWY, STE 700 | FT. WORTH, TX 76116 | 817.870.8668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TX
GRADING PLAN
OPTION 1

PLAT NO.
JOB NO. 61233-02
DATE MARCH 2022
DESIGNER KMM
CHECKED MLM DRAWN KMM
SHEET C4.00

NO.	REVISION	DATE

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW L. MALY, P.E. #120494
MARCH 31, 2022
IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.



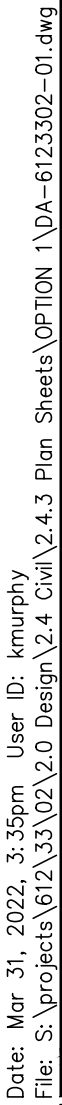
1. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
2. DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.

[illegible]

PAPE-DAWSON
INC.
ENGINEERS

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 W. FWY. STE 700 | FT. WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS: FIRM REGISTRATION #470

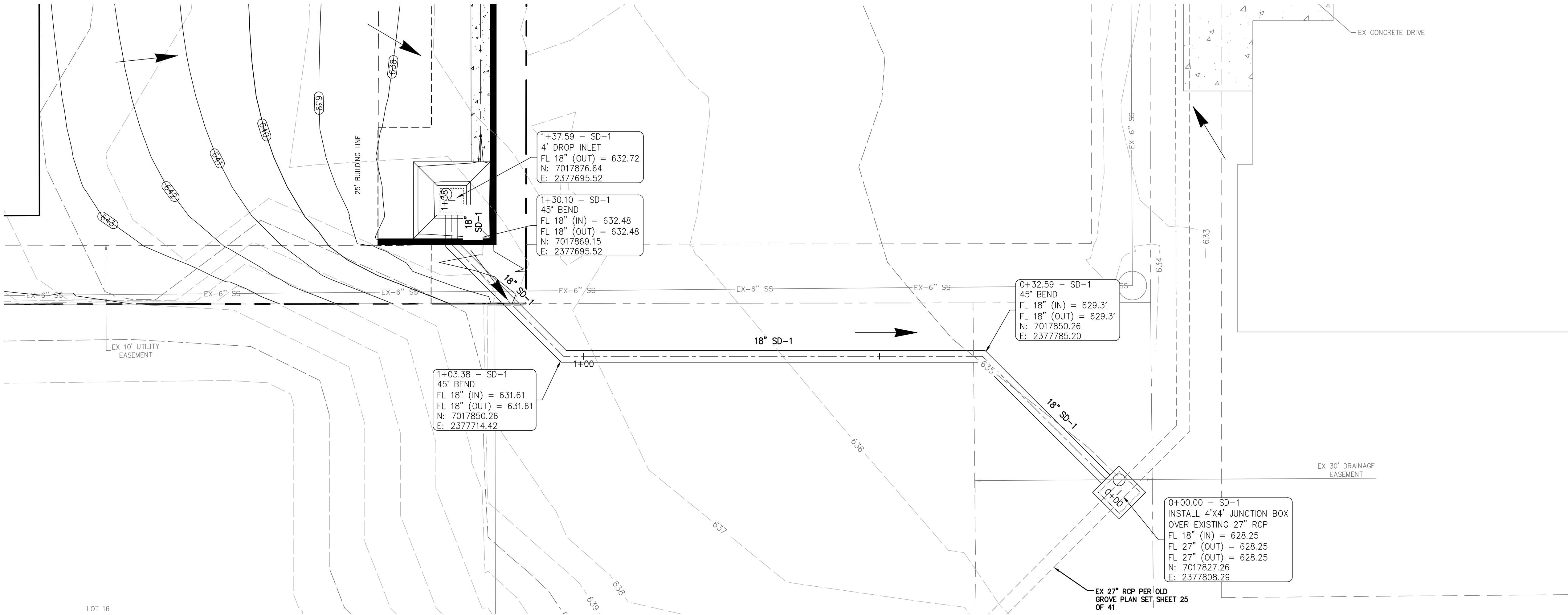
PLAT NO. _____
JOB NO. 61233-02
DATE MARCH 2022
DESIGNER KMM
CHECKED MLM DRAWN KMM
SHEET C5.00



CONSTRUCTION PLANS

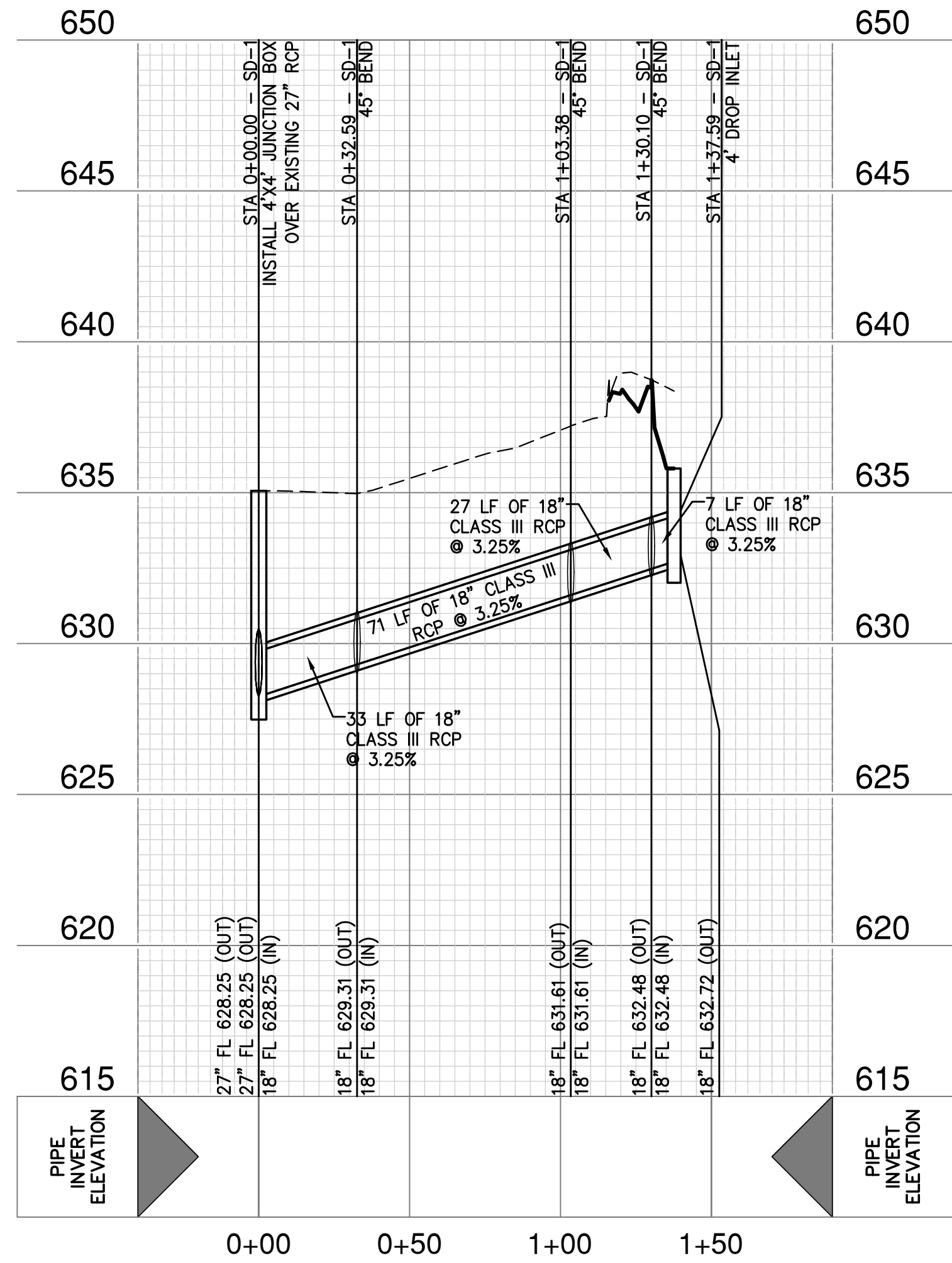
Date: Mar 31, 2022, 3:55pm User ID: kmurphy
File: S:\projects\612133\02-16-2022\Drawings\2.4.3 Plan Sheets\OPTION 1\DR-61213302-01.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE® UNLESS OTHERWISE NOTED. Imagery © 2016, CARCO Digital Global, Texas Orthomography Program, USDA Farm Service Agency.



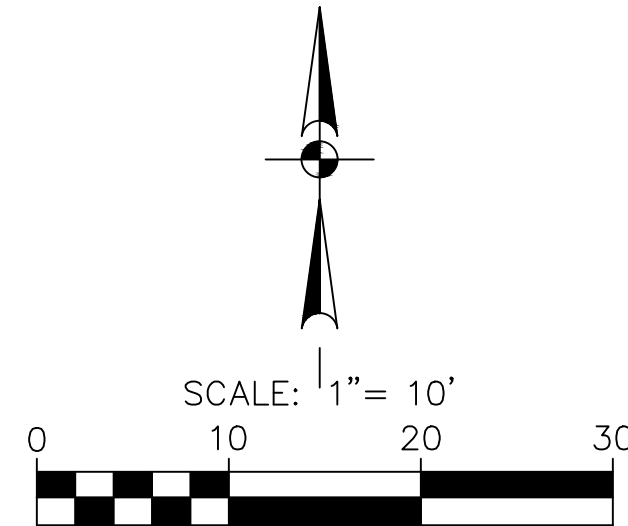
LINE SD-2
(STA 0+00 TO END)

HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 4'



UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FLOW LINE
- PROPOSED DRAINAGE FLOW DIRECTION
- EXISTING STORM DRAIN
- DRAINAGE AREA
A-1
1.00
ACRES

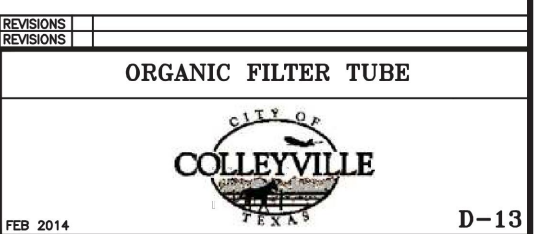
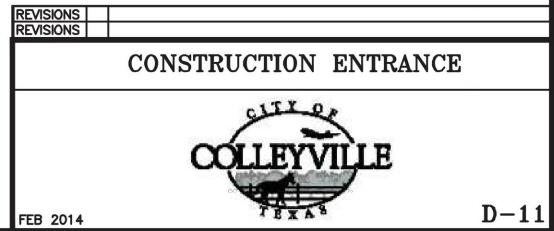
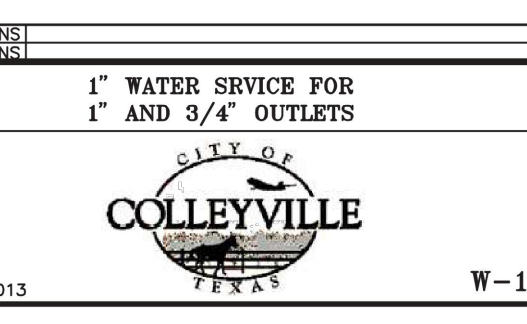
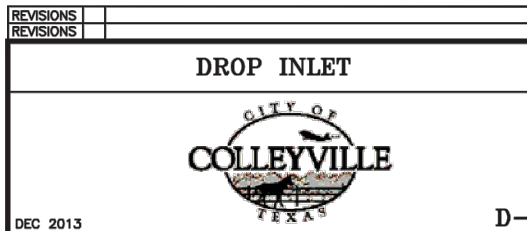
NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
- DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.

**PAPE-DAWSON
ENGINEERS**
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 W FWY. STE 700 | FT. WORTH, TX 76116 | 817.870.8668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TX
STORM DRAINAGE PLAN

PLAT NO. KMM
JOB NO. KMM
DATE MLM
DESIGNER DRAWN
CHECKED C5.02
SHEET

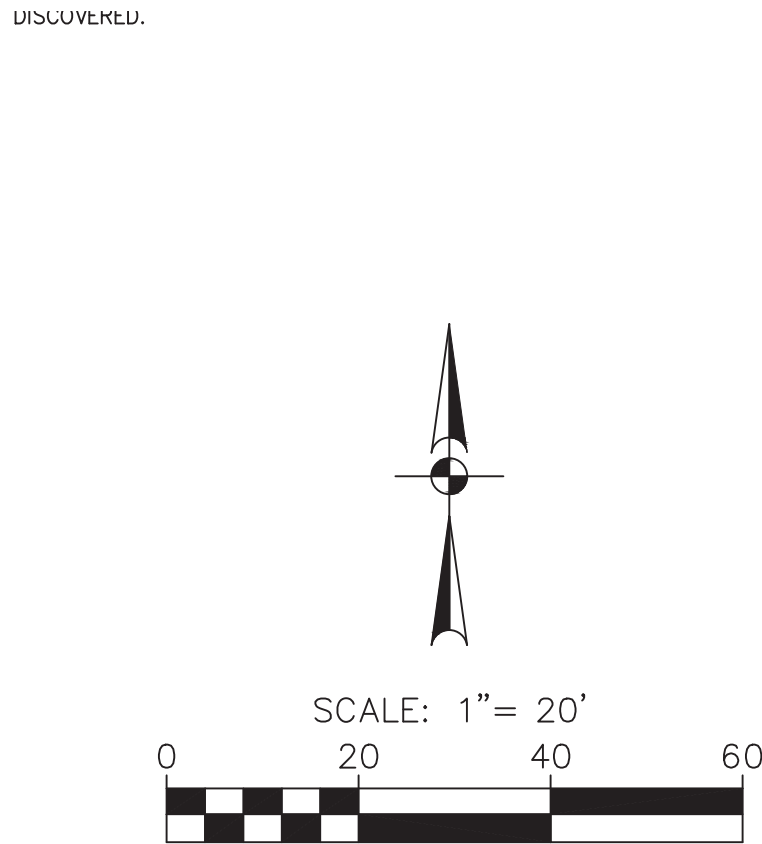
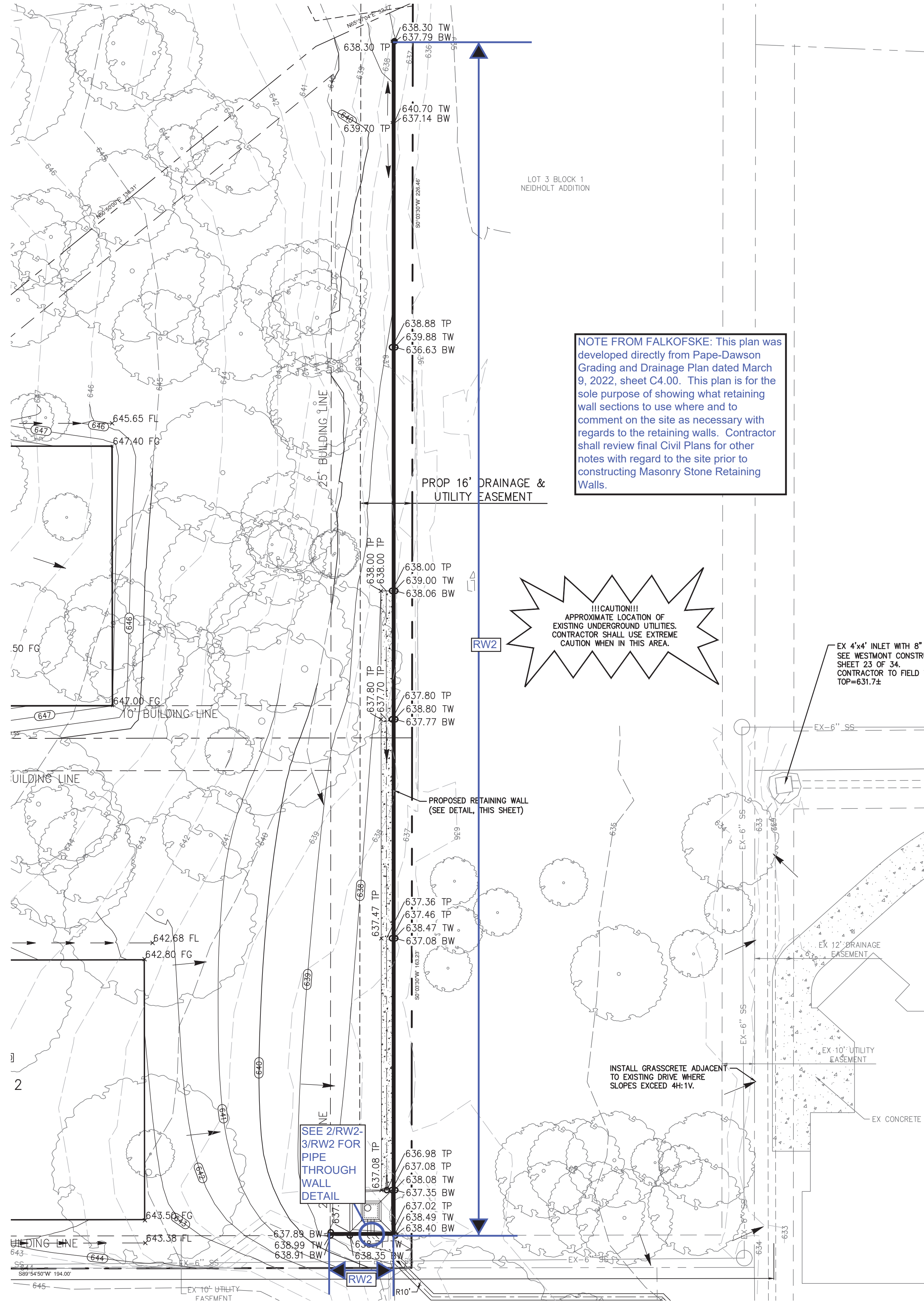


THIS DOCUMENT IS
RELEASED FOR
"REVIEW PURPOSES"
UNDER THE
AUTHORIZATION OF
MATTHEW L. MALY,
P.E. #120494
MARCH 31, 2022.
IT IS NOT FOR
CONSTRUCTION OR
PERMIT PURPOSES.

E - GRADING AND DRAINAGE

CONSTRUCTION DETAILS

LAT NO. _____ KMM _____
 JOB NO. _____ KMM _____
 DATE _____ MLM _____
 DESIGNER _____
 CHECKED _____ DRAWN _____
C7.00
 SHEET



DATE	BY	DES.	DRN.	CHK.	NO.	DATE	REVISION	BY
03-15-22	AMB							
03-15-22	EG							
03-15-22	AMB							

Falkofske Engineering, Inc.
Structural Engineering Consultants
TX Reg. Engineering Firm F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300



The use of these plans and specifications shall be restricted to the project for which they were prepared. Any other use, without the express written consent of Falkofske Engineering, Inc., is prohibited. This information is not to be used for any other project, in whole or in part, without the express written consent of Falkofske Engineering, Inc.

MASONRY RETAINING WALLS - SITE PLAN OPTION 1
OLD GROVE PHASE II
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
TOLL BROTHERS, INC.
2555 SW GRAPEVINE PARKWAY, SUITE 100
GRAPEVINE, TEXAS 76051



JOB NO. 117.22.1

SP1

GENERAL NOTES

1. Design

1.1. Design Codes

International Building Code, 2018 Edition

1.2. Geotechnical Report

Firm: SE&T
Report No. 141GX8KK12 Dated: August 21, 2012
Allowable Bearing Capacity 1500 psf

1.3. Design Parameters

Soil Parameters:			
Soil Type*	Friction Angle	Cohesion (psf)	Unit Weight (pcf)
Retained Backfill (On site clay)	28 deg	0 psf	120 pcf
Foundation Soils (1500 psf)	28 deg	0 psf	120 pcf

*See materials below for a description of each Soil Type.

Factors of Safety:

External Stability	
a. Minimum Factor of Safety Against Base Sliding (Static Condition)	1.5
b. Minimum Factor of Safety Against Overturning	2.0
c. Minimum Factor of Safety Against Global Stability	1.5
d. Minimum Factor of Safety for Bearing Capacity	3.0

Design Loading:

Lateral earth pressures are calculated using Coulombs Lateral Earth Pressure Theory. Designs have been performed to accept loading per the proposed loading conditions based on the Civil Grading Plans. A live loading of 250 psf has been used for all walls supporting areas subject to firelane loading.

Retaining walls should not have solid fence (such as wood fence) placed on top of wall other than that shown on these plans. Retaining walls shall not have additional surcharge placed above wall other than that shown on these plans. Retaining walls shall not have slope at base or top of wall that exceed that which is shown on these plans. The retaining walls noted above require special design.

2. Materials

2.1. Soil Types

- Retained Backfill
 - On site clayey soils
 - Properly compacted on-site fill soils, verification by others.
 - Free draining granular backfill, clean, non-plastic, relatively well-graded.
- Foundation Soils (Allowable Bearing = 1500 psf min)
 - Bearing on Stiff Natural Undisturbed Clayey or Sandy Soils or Compacted and Tested Fill Soils
 - Friction Angle between Base of Wall and Soil - 17 deg
 - Bearing in fill soils. Fill soils supporting the retaining walls hall be placed in accordance with the recommendations for the fill placement per the geotechnical report.
- Drainage Material
 - Free draining granular backfill, clean, non-plastic, relatively well-graded.

2.2. Dimension Stone

- Average Density of masonry wall varies from 135pcf to 145pcf.
- Stone size varies from 4" to 18".
- Face stone shall be coordinated between contractor and owner/developer.
- Recycled concrete 4" to 18" may be used in place of dimension stone, contractors option.

2.3. Rebar/Welded Wire Fabric (If Required)

- All steel reinforcement shall be new billet steel conforming to ASTM A-615, Grade 60 with fy=60ksi.
- All reinforcement shall not have deleterious material on it.
- All welded wire fabric shall have minimum fy=65ksi and be hot dip galvanized.

2.4. Drainage Materials

- Weep pipes shall be PVC or corrugated HDPE pipe.
- Drainage zone shall be separated from retained backfill by mirafi 140N filter fabric or approved equal.

2.5 Portland Cement Mortar for Retaining Wall Construction.

The portland cement mortar used for construction of the masonry stone retaining walls shall be provided with the following proportions per cubic yard of concrete. The portland cement mortar supplier shall provide "batch tickets" clearly indicating that the appropriate amount of materials are provided in each truck load. The batch tickets shall clearly indicate the amount batched, the date, the project name and shall be provided to Falkofske Engineering, Inc. for review, documentation, and file.

Contents	Amount per cubic yard	Specific Gravity	Volume ft³3
Type 1 Portland cement:	451 lbs	3.15	2.29
Type F Fly Ash	113 lbs	2.53	0.62
Fine Aggregate (sand):	2746 lbs	2.59	16.99
Potable Water	367 lbs	44 Gallons	5.88
Sika Air (or equivalent)	(AS REQ'D) oz	4.5%	1.22
			27.0 Total

Note: the portland cement mortar supplier material weights may vary slightly based on the specific gravity of the materials used.

Concrete retarders may be used at the discretion of the masonry wall contractor. A greater amount of retarder is typically used during hot periods and a less amount of retarder is typically used during cool weather.

Please note that the above proportions will provide a portland cement mortar with a compressive strength of about fc = 2500 psi. Falkofske Engineering, Inc. does not require any concrete testing provided the above proportions are verified by way of the "batch tickets".

3. Construction

3.1 Preparation Work

- Prior to grading or excavation of the site, confirm the location of the retaining walls and all underground features, including utility location within the area of construction. Ensure surrounding structures are protected from effects of wall excavation, and construction.
- Coordinate installation of underground utilities and other improvements with wall installation.

3.2 Excavation

- If a mortared footing is over-excavated, then the dimension stone shall be placed mortared. If a dry stone footing is over excavated, then the dimension stone does not need to be mortared.
- Fill over-excavated area in front of the wall footing with compacted on site soils before the wall construction exceeds 4 feet in height.
- In areas where the walls are installed in a cut, the required excavation shall extend horizontally to the extent of the width of the retaining wall. The wall may be built to the cut. If the wall is over cut, then soil shall either be compacted or the drainage zone may be widened.

3.3 Wall Construction

- The wall shall be constructed to the dimensions as shown on these plans. Front leads, back leads, and string lines shall be set for each wall. Care shall be taken to install the mortar zones the correct thickness, and to place drainage behind the wall as required.
- Control joints shall be installed at a maximum of 16'-0" o.c. per these plans.
- Weep pipes shall be placed at 8'-0" o.c. max.
- Face rock type shall be coordinated between the architect, owner, and retaining wall contractor.

3.4 Retained Backfill Placement

- Retained backfill shall be placed per the recommendations of the geotechnical engineer, but should not be less than 93% Standard Proctor Maximum Dry Density (ASTM D698).
- Fill should be placed in maximum 8" thick compacted lifts.
- Large compaction equipment (equipment heavier than 7,500 lb) shall remain a minimum of 1.5x the height of the wall away from the back of the wall for a period of 2 weeks from the time of construction.
- After a period of 2 weeks from the time of construction large compaction equipment may be used behind the wall but shall stay a minimum of 5'-0" away from the back of the wall.
- Soil placed with in 5'-0" of the back of the wall shall be placed using handheld compaction equipment.
- If the wall is in a cut situation the wall may be built up to the cut. If the wall is overcut the drainage zone may be widened to the cut or compacted fill may be placed between the drainage zone and the cut.

3.6 Retaining Wall Performance, Maintenance, and Other Comments

- Control joints are provided in the retaining wall to allow for minor movements due to settlement and shrink swell of the soils. Some cracking may occur in the face of the retaining wall. This cracking, if minor (less than 3/8"), may be cosmetically repaired as desired.
- The retaining walls are designed to allow surface water to flow over the tops of the retaining walls. Care should be taken during and after construction to not allow water to pond behind the retaining walls, as this can have a negative impact on the stability of the retaining walls.
- If downspouts are located near the back of the retaining wall they should either be plumbed through the retaining wall to drain below the wall or collected and tied into the storm sewer system. Perforated subsurface pipes shall not be used behind the retaining walls.
- Positive drainage over the top of the walls shall be maintained throughout the life of the structure. If swales are placed behind the wall they shall remain clean and free draining. If water is found to be ponding in the swale it shall be fixed to allow water to freely drain as soon as possible.
- Any broken sprinklers behind the retaining wall shall be turned off and repaired as soon as possible.

3.7 Cold Weather Construction of Retaining Walls

Construction Requirements for temperatures between 40°F and 32°F:

- Water and aggregates used in mortar shall not be heated above 140°F.
- Mortar sand or mixing water shall be heated to produce mortar temperatures between 40°F and 120°F at the time of mixing.

Construction Requirements for temperatures between 32°F and 25°F:

- The guidelines above for construction requirements for temperatures between 40°F and 32°F and the following shall be met.
- The mortar temperature shall be maintained above freezing until used in masonry stone retaining wall.
- Visible ice and snow shall be removed from the top surface of existing foundations and masonry to receive new construction. These surfaces shall be heated to above freezing, using methods that do not result in damage.
- Newly constructed masonry shall be completely covered with weather-resistive membrane for 48 hours after being completed.

Construction Requirements for temperatures between 25°F and 20°F:

- The guidelines above for construction requirements for temperatures between 40°F and 32°F, the construction guidelines for temperatures between 32°F and 25°F, and the following shall be met.
- Masonry (raw stone) surfaces under construction shall be heated to 40°F.
- Wind breaks or enclosures shall be provided when the wind velocity exceeds 15 miles per hour.
- Newly constructed masonry shall be completely covered with weather-resistive insulating blankets, or equal protection, for 48 hours after being completed.

The above procedures comes from sections 2104.3.2.1, 2104.3.2.2, 2104.3.2.3, 2104.3.3.3, and 2104.3.3.4 of the International Building Code, and is in compliance with Masonry Standards Joint Committee recommendations for cold weather construction of masonry structures.

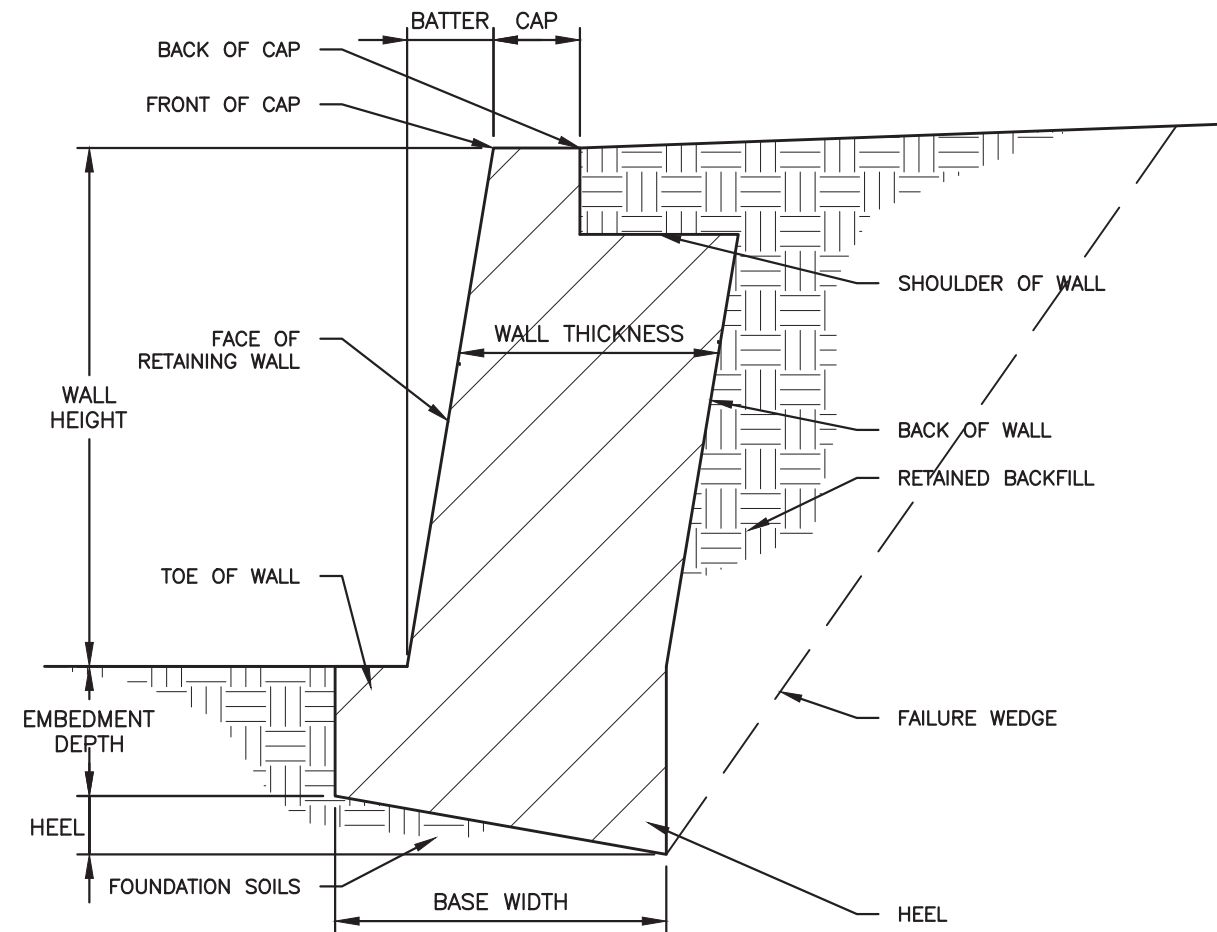
4. Construction Observations

4.1 Construction Observations by Falkofske Engineering, Inc.

- Falkofske Engineering, Inc. will perform construction observation, but only as a means of verification of the contractors quality control performance.
- Falkofske Engineering, Inc. will act as the Special Inspector for this project. Contractor shall contact Falkofske Engineering to set up inspections, at least 1 day before construction starts.
- All required materials testing shall be performed by an approved materials testing laboratory.
- Falkofske Engineering, inc. is not responsible for means, methods, and material furnished by the retaining wall contractor.

4.2 Construction Observations by Others

- Construction observations as required by the city shall be coordinated by the contractor.

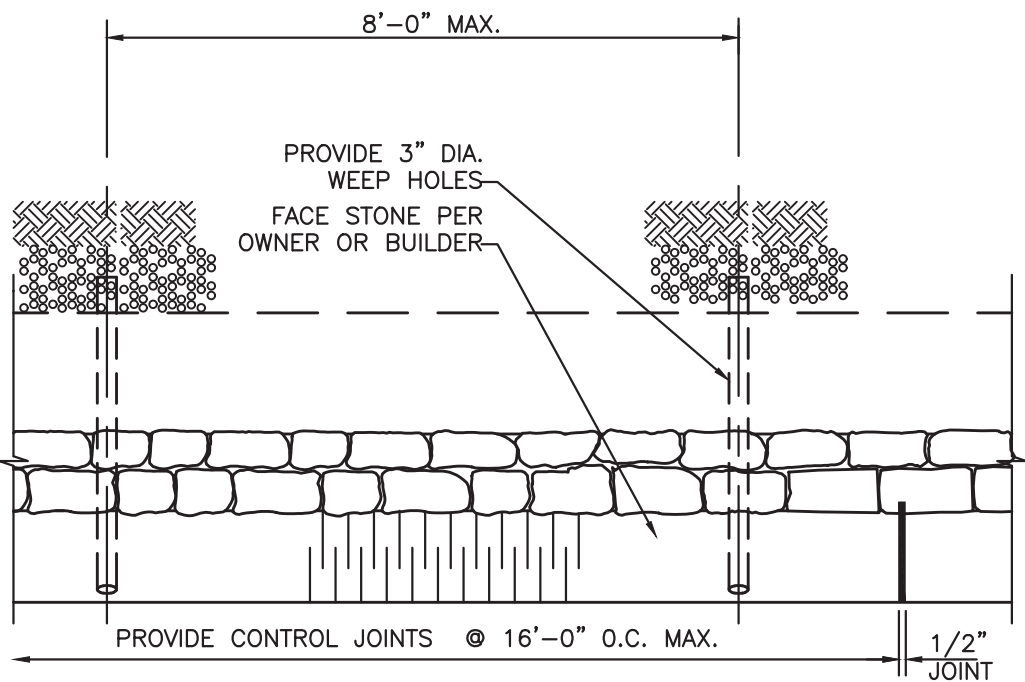


LEGEND

1
RW1

WALL SECTION W/HANDRAIL POST
CONTRACTOR OPTION

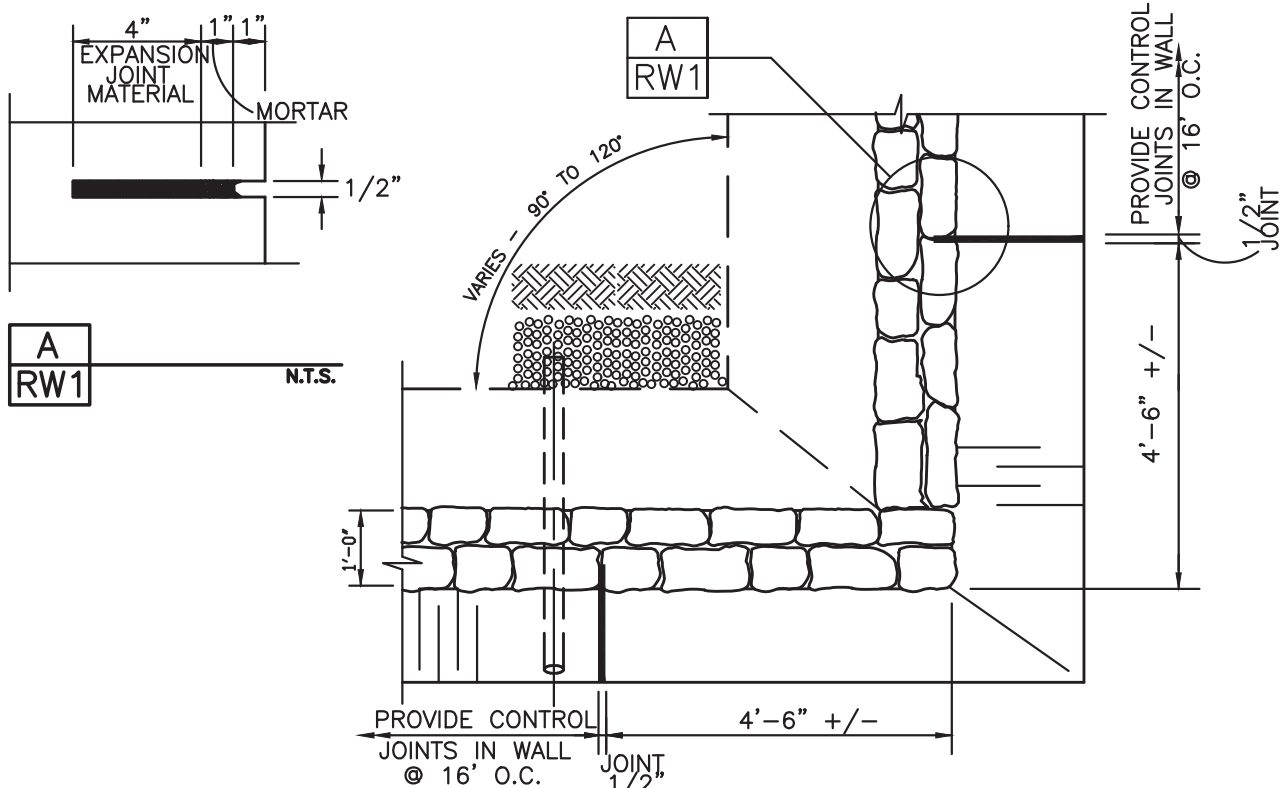
N.T.S.



2
RW1

TYPICAL PLAN VIEW AT BASE

N.T.S.



3
RW1

TYPICAL PLAN VIEW AT CORNERS

N.T.S.

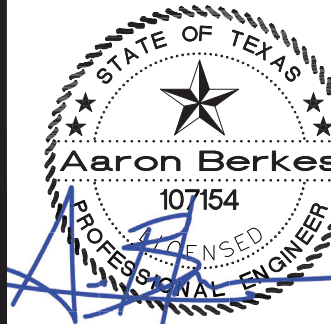
DATE	BY	DES.	DRN.	CHK.	NO.	DATE	REVISION	BY
03-15-22	AMB		EG					
03-15-22								
03-15-22								

Falkofske Engineering, Inc.
Structural Engineering Consultants
TX Reg. Engineering Firm F-4038
722 North Frelser Road
Arlington, Texas 76012
(817) 261-8300



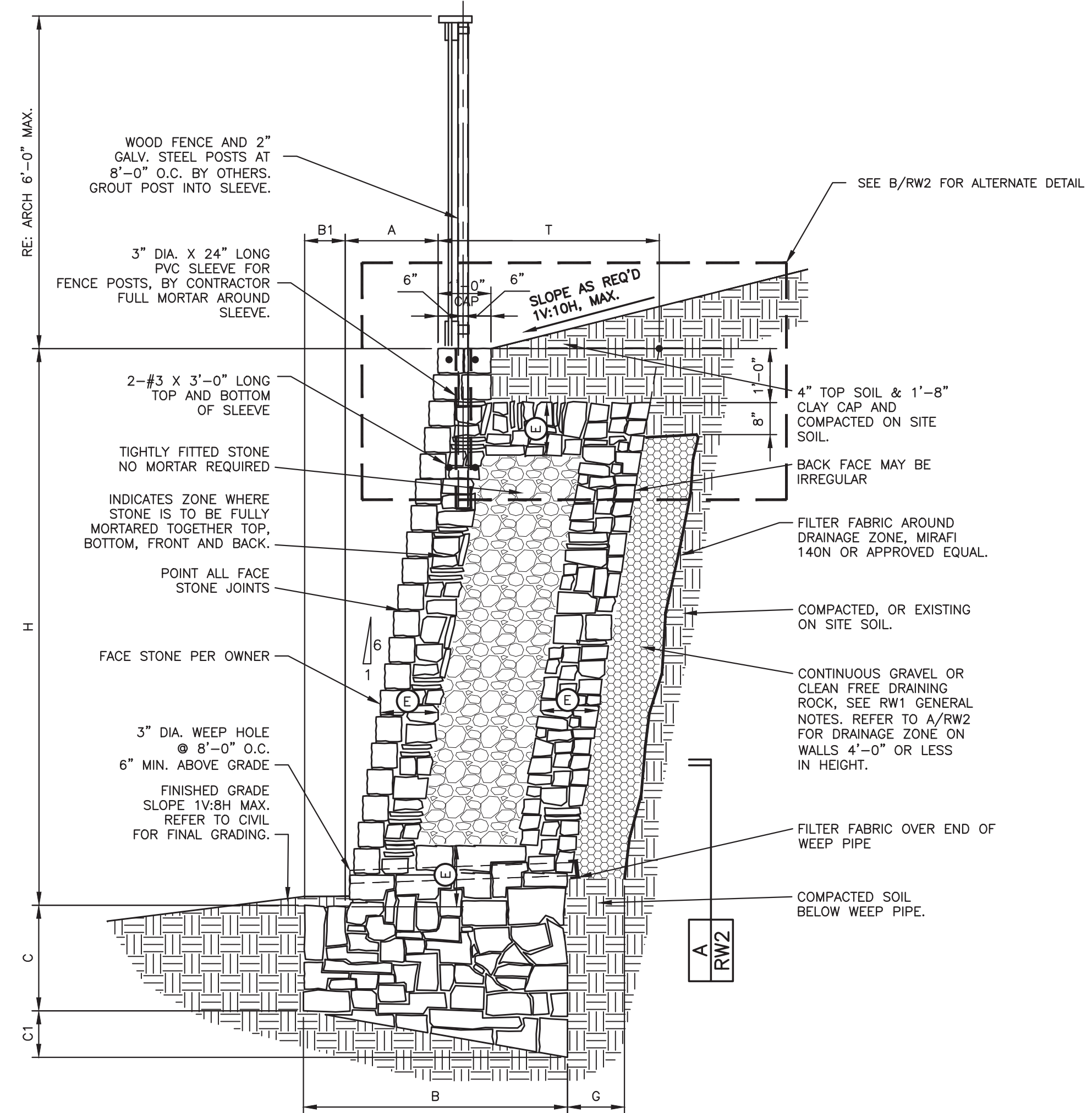
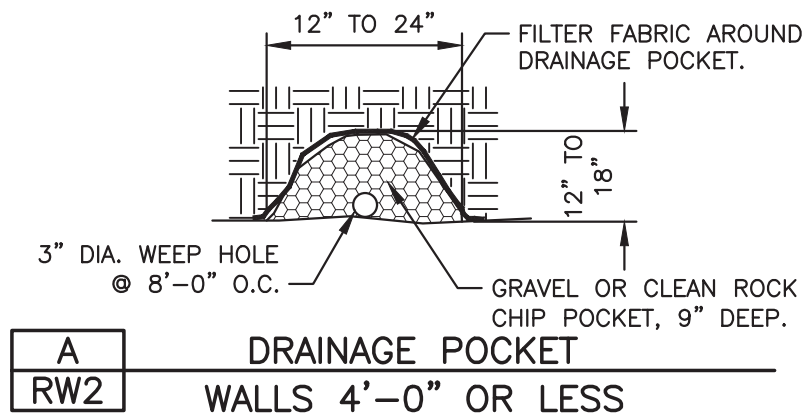
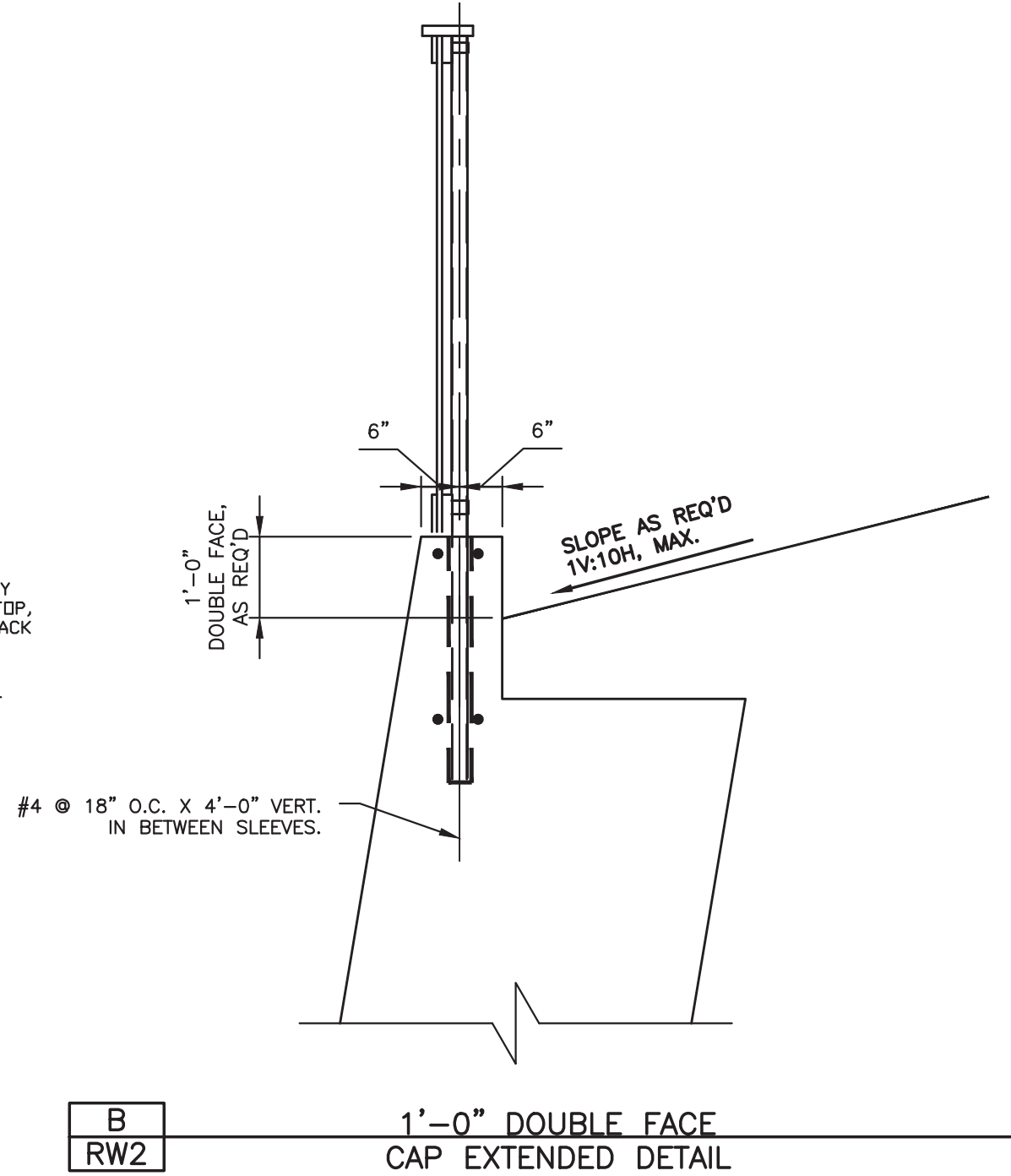
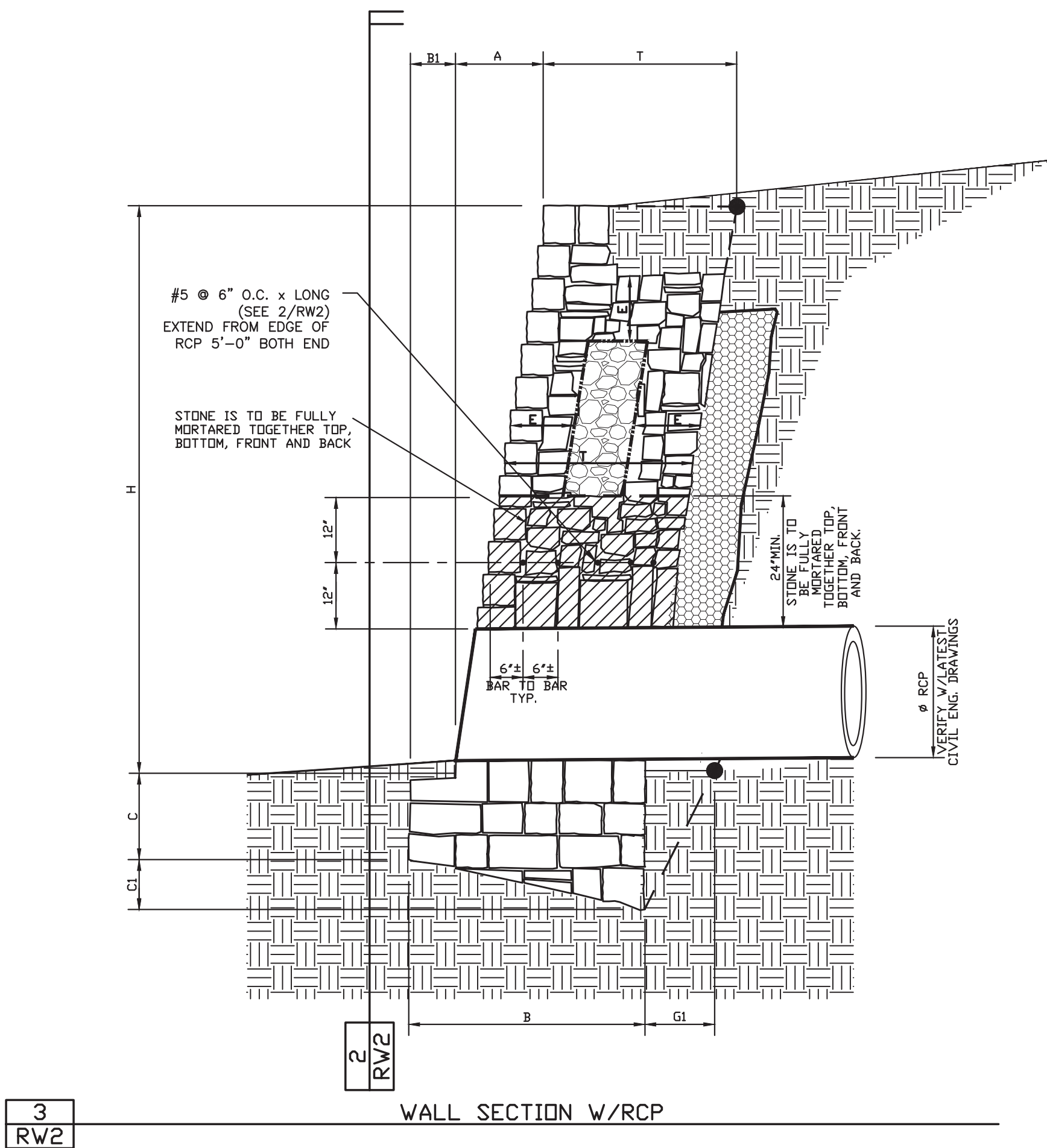
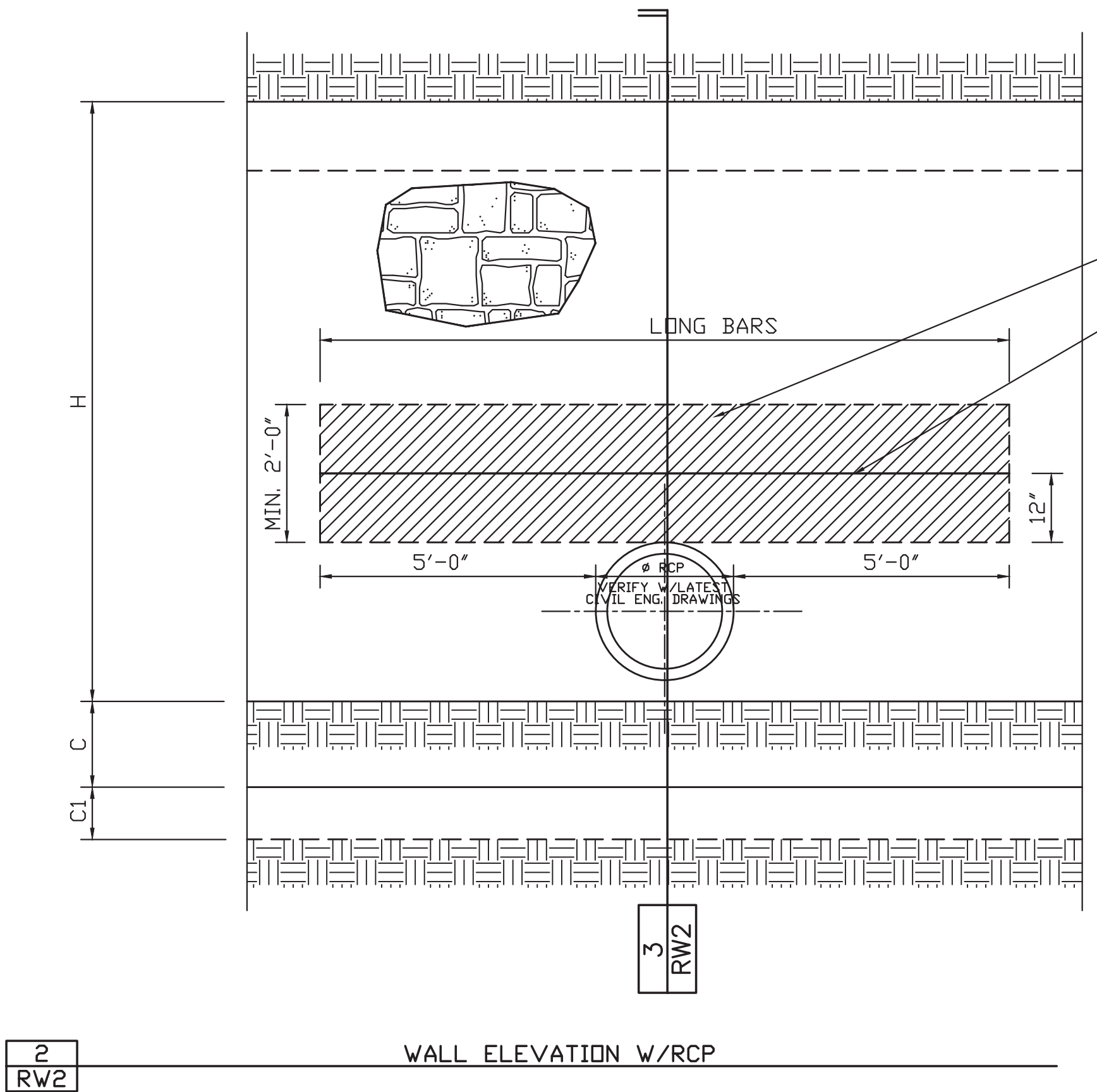
The use of these plans and specifications shall be restricted to the project for which they were prepared. Any other use without the express written consent of Falkofske Engineering, Inc. is prohibited. This document contains confidential information and its use, reproduction, or distribution without the written consent of Falkofske Engineering, Inc. is prohibited.

MASONRY RETAINING WALLS – NOTES & STANDARD DETAILS
OLD GROVE PHASE II – OPTION 1
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
TOLL BROTHERS, INC.
2555 SW GRAPEVINE PARKWAY, SUITE 100
GRAPEVINE, TEXAS 76051



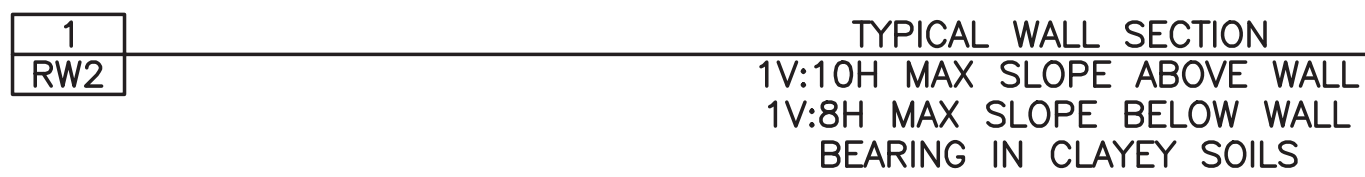
JOB NO. 117.22.1

RW1



MASONRY WALL SCHEDULE									
1500 psf - BEARING CAPACITY (TYP. NATURAL UNDISTURBED SOILS OR COMPACTED AND TESTED SOILS SEE GENERAL NOTES SHEET RW2)									
WALL HEIGHT H	BASE WIDTH B	TOE B1	BASE DEPTH (TOE) C	BASE DEPTH (HEEL) C1	BATTER A	FULLY MORTARED ZONE E	THICKNESS OF WALL T	DRAINAGE ZONE THICKNESS G	BEARING CAPACITY
1'-0"	2'-1"	0'-6"	1'-0"	0'-5"	0'-2"	FULLY MORTARED	1'-7"	SEE A/RW2	1500 psf
2'-0"	2'-1"	0'-6"	1'-0"	0'-5"	0'-4"	FULLY MORTARED	1'-7"	SEE A/RW2	
3'-0"	2'-1"	0'-6"	1'-0"	0'-5"	0'-6"	FULLY MORTARED	1'-7"	SEE A/RW2	
4'-0"	2'-1"	0'-6"	1'-0"	0'-5"	0'-8"	FULLY MORTARED	1'-7"	SEE A/RW2	
WALL DESIGN CRITERIA									
BEARING Q _u	SLOPE TOP β	SLOPE BOT β ₁	ACTIVE PRESSURE Q _a	PASSIVE PRESSURE Q _p	FRICTION ANGLE BASE δ	SLOPE OF BACK OF WALL α	SURCHARGE q	WIND LOAD W	
1500PSF	5.71 deg	7.13 deg	28 deg	28 deg	17 deg	99.46 deg	0 psf	15 psf	
USE THIS SCHEDULE FOR 1/RW2									

USE THIS SCHEDULE FOR 1/RW2



DATE	BY	DES.	DRN.	CHK.	NO.	DATE	REVISION	BY
03-15-22	AMB		EG					
03-15-22								
03-15-22	AMB							

Falkofske Engineering, Inc.
Structural Engineering Consultants
TX Reg. Engineering Firm F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300



The use of these plans and specifications shall be restricted to the project for which they were prepared. Any other use without the express written consent of Falkofske Engineering, Inc. is prohibited. The user assumes all liability for any and all consequences of any use of these plans and specifications for any other project.

MASONRY RETAINING WALLS
OLD GROVE PHASE II - OPTION 1
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS

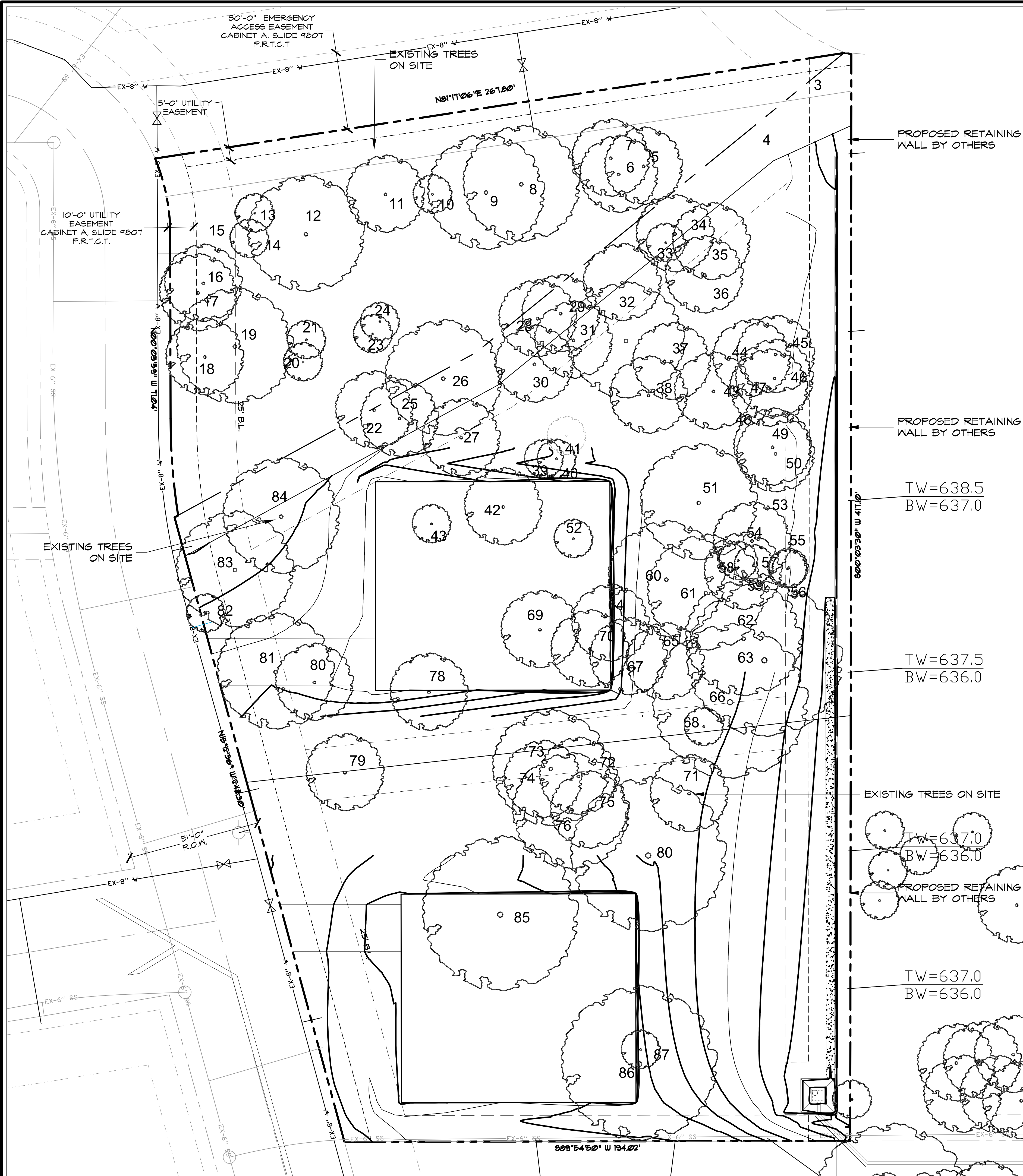
TOLL BROTHERS, INC.
2555 SW GRAPEVINE PARKWAY, SUITE 100
GRAPEVINE, TEXAS 76051



03-15-22
JOB NO. 117.22.1

RW2

Drawing: W:\Shared With Me\shared\Projects\TBI013 - Old Grove\DWG\TBI013-TR - OPT1.dwg Saved By: Station13 Save Time: 3/15/2022 1:12 PM
Plotted By: ##### Plot Date: 3/31/2022 10:24 AM



EXISTING TREE COVERAGE
- TOTAL PROPERTY AREA = 45,124SF
- TOTAL CANOPY COVERAGE ON SITE = 44,810SF

LEGEND
87 EXISTING TREE

TREE PROTECTION NOTES

- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
- DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
- NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED.

STUDIO 13
DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

SEAL

LEONARD W. REYES
March 15, 2022

NORTH

20 10 0 10 20
1" = 20' - 0"
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

TREE SURVEY	
Tree Survey Plan - Option 1	
Old Grove, Ph. 2	
City Colleyville, Tarrant County, Texas	

PLAN REVIEW/REVISIONS	BY	DATE

PROJECT
TBI013
SHEET
TR1 of 3



Tree Species	Number of Trees on Site	Total Caliper Inches (on-site)	Number of Exempt Trees Removed	Caliper Inches Exempt to Be Removed	Number of Non-Exempt Trees Removed	Caliper Inches Non-Exempt to Be Removed	Replacement Trees to Be Planted (3" Caliper)
Post Oak	71	1110	28	158.5	#VALUE!	0	0
Blackjack Oak	0	0	0	0	0	0	0
Live Oak	0	0	0	0	0	0	0
Bald Cypress	0	0	0	0	0	0	0
Chinaberry	2	22.25	2	0	2	0	0
Persimmon	0	0	0	0	0	0	0
Cottonwood	0	0	0	0	0	0	0
Loblolly Pine	0	0	0	0	0	0	0
Mulberry	0	0	0	0	0	0	0
Gum Bumelia	1	7.25	0	0	0	0	0
Pecan	1	24	0	0	1	24	8
Easter Red Cedar	2	17.75	0	0	0	0	0
Cedar Elm	1	15.75	0	0	0	0	0
Lacebark Elm	0	0	0	0	0	0	0
Hackberry	7	62.5	6	9	6	0	0
American Elm	0	0	0	0	0	0	0
Total	85	1259.5	36	167.5	#VALUE!	24	8

TR2 of 3

CIVIL CONSTRUCTION PLANS

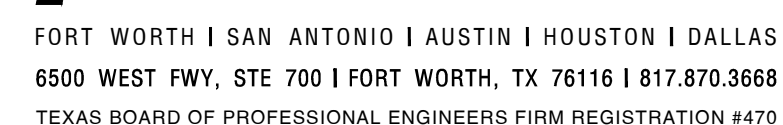
OPTION 2



SHEET DESCRIPTION	SHEET NO.
COVER SHEET	C0.00
FINAL PLAT	C1.00
GENERAL NOTES	C2.00
SITE & UTILITY PLAN	C3.00
GRADING PLAN	C4.00
EXISTING DRAINAGE AREA MAP	C5.00
PROPOSED DRAINAGE AREA MAP	C5.01
STORM DRAINAGE PLAN	C5.02
EROSION CONTROL PLAN	C6.00
CONSTRUCTION DETAILS	C7.00

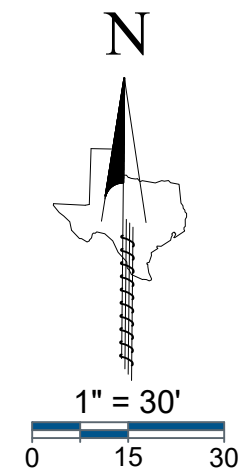
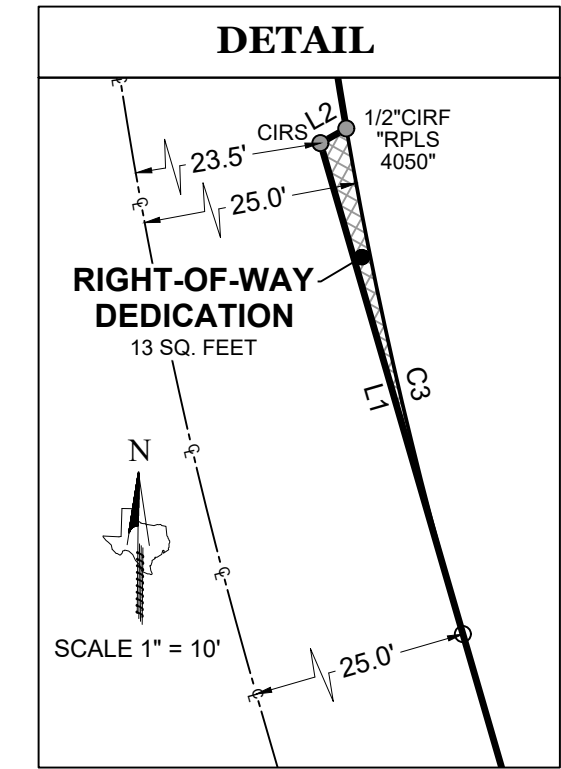
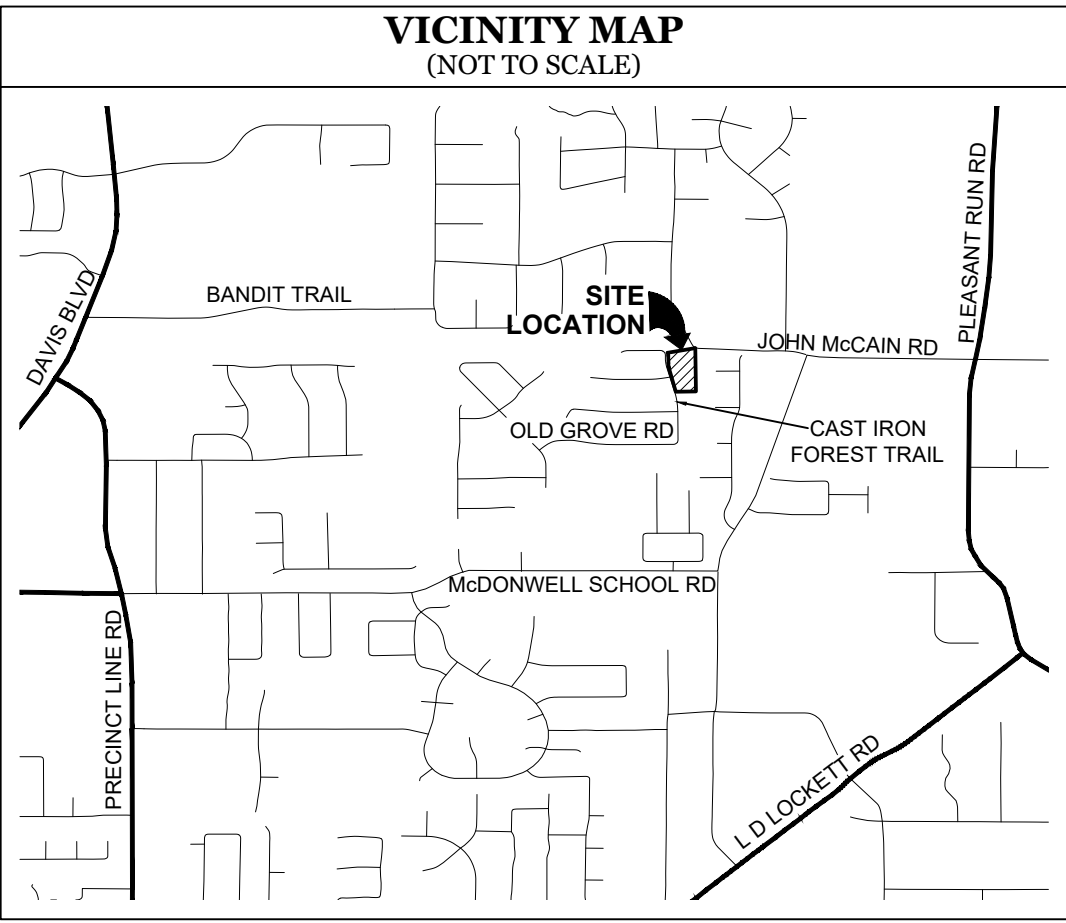
TOLL DALLAS TX, LLC
2555 SW GRAPEVINE PKWY, STE 100
GRAPEVINE, TEXAS 76051

MARCH 2022



THIS DOCUMENT IS
RELEASED FOR
"REVIEW PURPOSES"
UNDER THE
AUTHORIZATION OF
BRANDON O'DONALD,
P.E. #90241
MARCH 31, 2022.
IT IS NOT FOR
CONSTRUCTION OR
PERMIT PURPOSES.

THIS DOCUMENT IS
RELEASED FOR
"REVIEW PURPOSES"
UNDER THE
AUTHORIZATION OF
MATTHEW L. MALY,
P.E. #120494
MARCH 31, 2022.
IT IS NOT FOR
CONSTRUCTION OR
PERMIT PURPOSES.



GENERAL NOTES

- 1.) The purpose of this plat is to reconfigure former Lots 1 & 2 of the Neidholt Addition to face Cast Iron Forest Trail instead of John McCain Road, and to include Lot 2X, Block E of Old Grove Addition, and to dedicate easements and right-of-way.
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 as shown on Map Number 48439C0095K.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization of 2011).
- 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization of 2011).
- 7.) DRAINAGE EASEMENT RESTRICTION: No construction of filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of property affected by such construction becoming a party to the request. Where construction is permitted, All finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.
- 8.) UTILITY EASEMENTS: Any public utility, including the City of Colleyville, shall have the right to move and keep removed all part of any building, fence, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of it's respective systems on any of the utility easements shown on the plat, and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said utility easement of the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- 9.) The maintenance of all drainage and utility easements located on private property are the responsibility of the owner.
- 10.) Open Space Lot 3X & Lot 4X, Block E, to be maintained by HOA.

LEGEND

PG = PAGE
VOL = VOLUME
CAB = CABINET
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
DOC. NO. = DOCUMENT NUMBER
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°10'52" W	26.62'
L2	N 60°22'47" E	1.55'
L3	S 80°18'50" S	42.10'
L4	N 27°26'57" W	5.25'
L5	N 00°51'07" W	20.00'
L6	S 89°00'13" W	9.00'
L7	N 09°58'17" W	20.02'
L8	N 89°00'13" E	9.04'
L9	N 00°51'07" W	375.66'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	57.35'	245.00'	8°44'07"	N 05°27'39" W	37.32'
C2	29.38'	75.00'	22°26'39"	N 12°19'05" W	29.19'
C3	27.04'	244.70'	6°19'50"	S 12°58'57" E	27.02'

PLANNING AND ZONING COMMISSION APPROVAL

Whereas, the Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2022 to approve this plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas, the City Council of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2022 to approve this plat.

Mayor, City of Colleyville

Attest: City Secretary

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **TOLL DALLAS TX, LLC**, is the owner of a 2.20 acre tract of land out of the D.J. Beddo Survey, Abstract Number 232, City of Colleyville, Tarrant County, Texas, being all of Lot 2X, Block E of Old Grove Addition, a subdivision of record in Cabinet A, Page 9807 of the Plat Records of Tarrant County, Texas, all of Lots 1 and 2, Block 1, and a portion of a Right-of-Way Dedication of Neidholt Addition, a subdivision of record in Volume 388-123, Page 64 of said Plat Records, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found in the East Right-of-Way line of Cast Iron Forest Road (Variable Width R.O.W.) being the Northwest corner of Lot 16, Block A of Old Grove Addition, also being the Southwest corner of Lot 1, Block 1 of Neidholt Addition;

THENCE, N16°10'52"W, along the East Right-of-Way line of Cast Iron Forest Road being the West line of Lot 1, Block 1 of Neidholt Addition in part, also being the West line of the Right-of-Way Dedication of Neidholt Addition a distance of 248.30 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of the Right-of-Way Dedication of Neidholt Addition;

THENCE, N60°22'47"E, along the East Right-of-Way line of Cast Iron Forest Road being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 1.55 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 4050" found at the Southwest corner of Lot 2X, Block E of Old Grove Addition, also being the beginning of a non-tangent curve to the right;

THENCE, leaving the North line of the Right-of-Way dedication of Neidholt Addition along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the left, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.19 feet, a delta angle of 22°26'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition;

THENCE, N01°05'15"W, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, a distance of 71.04 feet to a 1/2" iron rod at the beginning of a non-tangent curve to the left;

THENCE, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the left, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.19 feet, a delta angle of 22°26'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition;

THENCE, N80°18'50"E, along the South line of Lot 1, Block E of Old Grove Addition being the North line of Lot 2X, Block E of Old Grove Addition, a distance of 267.95 feet to a 1/2" iron rod found in the Southwest Right-of-Way line of John McCain Road (Variable Width Right-of-Way) being the Southeast corner of Lot 1, Block E of Old Grove Addition, also being the East corner of Lot 2X, Block E of Old Grove Addition, also being a point in the North line of the Right-of-Way Dedication of Neidholt Addition;

THENCE, S85°34'15"E, along the Southwest Right-of-Way line of John McCain Road, being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 2.63 feet to a 1/2" iron rod with green cap stamped "EAGLE SURVEYING" set at the Northeast corner hereof;

THENCE, S00°51'07"E, leaving the South Right-of-Way line of John McCain Road, over and across the Right-of-Way dedication of Neidholt Addition in part, passing the Northwest corner of Lot 3, Block 1 of Neidholt Addition, being the Northeast corner of Lot 2, Block 1 of Neidholt Addition, continuing along the West line of Lot 3, Block 1 of Neidholt Addition, being the East line of Lot 2, Block 1 of Neidholt Addition, a distance of 417.47 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Lot 17X, Block A of Old Grove Addition being the Southwest corner of Lot 3, Block 1 of Neidholt Addition, also being the Southeast corner of Lot 2, Block 1 of Neidholt Addition;

THENCE, S89°00'13"W, along the South lines of Lots 2 and 1, Block 1 of Neidholt Addition, being the North line of Lot 17X, Block A of Old Grove Addition in part, also being the North lien of Lot 16, Block A of Old Grove Addition in part, a distance of 194.02 feet to the **POINT OF BEGINNING** and containing an area of 2.20 Acres, or (95815 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **TOLL DALLAS TX, LLC**, does hereby adopt this plat, designating herein described property as **OLD GROVE ADDITION, PHASE II** an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

OWNER: **TOLL DALLAS TX, LLC**, a Texas limited liability company

BY: _____
Authorized Agent _____ Date _____

NAME: _____
Print name _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2022.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Colleyville, Tarrant County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402

Date

REPLAT OLD GROVE ADDITION, PHASE II LOTS 1, 2, 3X & 4X, BLOCK E 2.20 ACRES

A REPLAT OF LOTS 1 & 2, BLOCK 1 OF NEIDHOLT ADDITION RECORDED IN VOLUME 388-123, PAGE 64, P.R.T.C.T. AND LOT 2X, BLOCK E OF OLD GROVE ADDITION RECORDED IN CABINET A, PAGE 9807, P.R.T.C.T., D.J. BEDDO SURVEY, ABSTRACT NO. 232, CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Date: Mar 31, 2022, 3:59pm User ID: jennethy File: S:\projects\45167\13\13\02_120_Engn\24.3_Gen\24.3_Plan_Sheets\OPTION 2\GH-6123302-02.dwg

GENERAL CONSTRUCTION NOTES

1.

ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF COLLEYVILLE AND GOVERNED BY THE CITY OF COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014), TEXAS DEPARTMENT OF TRANSPORTATION TEXAS STANDARD SPECIFICATION 1993 EDITION, AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION.
2.

A COPY OF THE COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014) CAN BE OBTAINED FROM THE FOLLOWING CITY WEBSITE:
WWW.COLLEYVILLE.COM/PUBLICWORKS/ENGINEERINGDIVISION/CONSTRUCTIONSTANDARDSANDDETAILS
3.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF COLLEYVILLE STANDARDS WHERE THEY DIFFER FROM NCTCOG STANDARDS.
4.

WORK PERFORMED IN THE STATE HIGHWAY RIGHT-OF-WAY, AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TXDOT FOR REVIEW.
5.

A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT. CONTACT NUMBER 817-503-1366.
6.

THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

UNDERGROUND FACILITY OWNER

811 (214) 869-8352

AT&T (214) 745-2964

AT&T TEXAS (CALL DIGTESS) (800) 344-8377

ATMOS ENERGY (817) 359-1313

CHARTER COMMUNICATIONS (817) 822-8745

CITY OF COLLEYVILLE (817) 748-8082

DIGTESS (LINE LOCATES) (800) 344-8377

BLEVEL (3) COMMUNICATIONS (877) 366-8344

ONCOR ELECTRIC DELIVERY (817) 215-6688

ONE SOURCE COMMUNICATIONS (817) 692-6042

TRI COUNTY ELECTRIC (817) 431-1541

VERIZON ENGINEERING (972) 578-3354
7.

WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE INSPECTOR AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
8.

ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.
9.

THIS ITEM SHALL GOVERN THE CONTROL MEASURES NECESSARY TO PREVENT AND CONTROL SOIL EROSION, SEDIMENTATION, AND WATER POLLUTION WHICH MAY DEGRADE RECEIVING WATERS INCLUDING RIVERS, STREAMS, LAKES, RESERVOIRS, GROUND WATER, AND WETLANDS. THE CONTROL MEASURES CONTAINED HEREIN SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION CONTRACT AND COORDINATED WITH ANY PERMANENT OR TEMPORARY POLLUTION CONTROL FEATURES SPECIFIED ELSEWHERE ON THE PLANS AND IN THE SPECIFICATIONS TO ASSURE EFFECTIVE AND CONTINUOUS WATER POLLUTION CONTROL THROUGHOUT THE CONSTRUCTION AND POST CONSTRUCTION PERIODS. THESE CONTROL MEASURES SHALL NOT BE USED AS A SUBSTITUTE FOR THE PERMANENT POLLUTION CONTROL MEASURES UNLESS OTHERWISE DIRECTED BY THE CITY IN WRITING. THE CONTROLS MAY INCLUDE SILT FENCES, STRAW BALE DIKES, ROCK BERMS, DIVERSION DIKES, INTERCEPTOR SWALES, SEDIMENT TRAPS, AND BASINS. PIPE SLOPE DRAINS, INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCES, SEEDING, MULCHING, SOIL RETENTION BLANKETS OR OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER POLLUTION CONTROL.
10.

THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, SPRINKLER SYSTEMS, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
11.

ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.

12.

RECORD DRAWINGS: THE CONTRACTOR SHALL KEEP ONE (1) RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE DRAWINGS SHALL BE AVAILABLE TO THE ENGINEER AND THE CITY AND SHALL BE DELIVERED TO THE CITY UPON COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF FINAL PAYMENT AND/OR INITIAL ACCEPTANCE LETTER.
13.

THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
14.

THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES. WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE OR AS DIRECTED BY THE CITY ENGINEER.
15.

THE CONTRACTOR SHALL KEEP RECORDS FOR RECORD DRAWINGS AND SHALL SUBMIT MARKUPS TO THE CITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALKTHROUGH INSPECTION.
16.

PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM THE GENERAL CONTRACTOR, SUB-CONTRACTORS, THE DESIGN ENGINEER, AND THE CITY OF COLLEYVILLE STAFF.
17.

ALL CONSTRUCTION MUST ADHERE TO THE CITY OF COLLEYVILLE TREE PRESERVATION ORDINANCE

WATER IMPROVEMENTS

1.

THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES.
2.

WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE.
3.

ALL WATER METERS UP TO 2" IN DIAMETER SHALL BE INSTALLED BY CITY PERSONNEL. ALL WATER METERS EXCEEDING 2" DIAMETER SHALL BE INSPECTED AND ACCEPTED BY CITY A OF COLLEYVILLE REPRESENTATIVE.
4.

FIRE HYDRANTS SHALL BE LOCATED THREE TO EIGHT FEET BEHIND THE BACK OF CURB AS SHOWN IN THE DETAILS. THIS WILL ALSO INCLUDE SPLASH PADS WHICH ARE CONSIDERED SUBSIDIARY TO THE FIRE HYDRANT PLACEMENT.
5.

ALL WATER LINES 4" THRU 12" SHALL BE CLASS 150(DR18) AND CONFORM TO AWWA C-900 DR-18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH NCTCOG STD. SPECS. (SEE C1.7)WATER MAINS TO HAVE A MINIMUM OF 42" COVER TO THE TOP OF PIPE.
6.

SERVICE LINE CONNECTORS, UNDER 2" SHALL BE CLASS K SOFT COPPER AND CONNECTED WITH COMPRESSION FITTINGS. ALL TAPS AND SERVICES SHALL BE CONSTRUCTED AS 1" OR LARGER. 1/2" TAPS AND SERVICE LINES ARE PROHIBITED.
7.

WATER SERVICES SHALL BE BACKFILLED IN GRANULAR SAND AS PER DETAILS.
8.

WATER SERVICES SHOULD BE LOCATED AT THE PROPERTY LINE. EACH LOCATION IS TO BE STAMPED ON THE CURB WITH 2" HIGH LETTER "W".
9.

WATER METER BOXES WILL BE INSTALLED AFTER PAVING ACTIVITIES HAVE BEEN COMPLETED.
10.

CURB STOPS SHOULD BE TESTED FOR LEAKAGE AND FULL FLOW WHEN SYSTEM IS PRESSURE TESTED.
11.

ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A 6" GATE VALVE AND BOX SHALL BE INSTALLED AS PER THE DETAILS. HYDRANTS WILL BE SHALL BE PAINTED KEMULSTER RED PRIOR TO ACCEPTANCE BY THE CITY. THE CONTRACTOR SHALL PUT 2 COATS OF PAINT OR UNTIL APPROVED BY THE CITY.
12.

ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR. THE PAVING CONTRACTOR SHALL ADJUST WATER VALVE ASSEMBLY TO FINAL GRADE AND PLACE A MONOLITHICALLY. (CONCRETE PAD IN HMAC) NO BLOCK OUTS WILL BE ALLOWED.
13.

FIRE HYDRANTS SHALL BE EQUIPPED WITH 4-1/2" STORZ ADAPTER FOR CONNECTION WITH 5" HOSE.
14.

WHEN A WATER LINE IS BORED, THE CASING SHALL BE CAPPED AND VALVES ADDED ON EITHER SIDE.
15.

ALL FITTINGS AND BENDS SHALL HAVE MEGA LUG RETAINER GLANDS IN ADDITION TO STANDARD THRUST BLOCKING AS REQUIRED BY STANDARD DETAILS.
16.

FOR VALVES WITH OPERATING NUTS 6' BELOW GROUND SHALL BE INSTALLED WITH A 1AND1/4" SOLID STEM EXTENSION (DETAIL W-1).

SANITARY SEWER IMPROVEMENTS

1.

SANITARY SEWER PVC PIPE SHALL BE SDR 35 IF DEPTH OF LINE IS 10' OR LESS AND SDR 26 IF DEPTH OF LINE IS GREATER THAN 10'.
2.

PIPE SHALL HAVE CL. B (S-8) EMBEDMENT, OR BETTER. BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3.

AFTER COMPLETION OF ALL TESTING (I.E. MANDREL & AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE VIDEOTAPE TO PW INSPECTIONS.
4.

A 2" HIGH LETTER "S" SHALL BE STAMPED ON THE CURB TO MARK THE LOCATION OF THE SEWER SERVICES. THE SERVICE SHOULD BE LOCATED IN THE CENTER OF EACH LOT.
5.

CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.
6.

RIM ELEVATIONS OF THE PROPOSED SANITARY SEWER MANHOLES IN STREETS ARE TO BE CONSTRUCTED BY UTILITY CONTRACTOR AND ADJUSTED BY PAVING CONTRACTOR TO FINISHED GRADE AT TIME OF PAVING. BLOCK OUTS ARE NOT ALLOWED.
7.

MANHOLES 10' IN DEPTH OR LESS SHALL BE 4FT IN DIAMETER. 10 FT. PLUS OR DROP MANHOLES SHALL BE 5FT. IN DIAMETER.
8.

ALL DROP MANHOLES SHALL BE INSIDE DROPS AS PER DETAIL S-4.
9.

ALL TRENCHES SHALL BE COMPACTION TESTED AT THE RATE OF ONE TEST PER 300 L.F. OF TRENCH PER LIFT. LIFTS SHALL BE NO GREATER THAN 12" LOOSE. TESTS SHALL BE STAGGERED SO THAT TESTS OF ADJACENT LIFTS ARE NOT DIRECTLY OVER THE PREVIOUS LIFT. IF THE DISTANCE BETWEEN MANHOLES EXCEEDS 300 L.F., A MINIMUM OF 2 TESTS PER LIFT SHALL BE TAKEN OR AS DIRECTED BY THE CITY. THE PAVING CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE CITY OF COLLEYVILLE HAS APPROVED ALL TRENCH WORK.
10.

ALL MANHOLES SHALL BE VACUUMED TESTED.
11.

ANY SERVICE TIE-IN TO AN EXISTING MANHOLE MUST BE CORED.
12.

CLEAN-OUTS TO BE PROVIDED ON ALL SERVICES AND LOCATED AT THE PROPERTY/ROW LINE.
1.

ALL STORM SEWER AND CULVERT PIPE AND FITTINGS SHALL BE ASTM C76, CLASS III, IV, V REINFORCED CONCRETE PIPE (RCP), INSTALLED WITH A BELL AND A SPIGOT AND JOINTED WITH RAM NECK.
2.

BACKFILL SHALL BE 3/4 TO 1" ROCK, 6" MINIMUM FOR THE BEDDING (MORE IF GROUND WATER IS ENCOUNTERED), AND ROCK PLACED UP TO THE CENTER OR SPRING LINE OF THE PIPE. TRENCH SHALL BE EXCAVATED WIDE ENOUGH TO GET A MECHANICAL TAMPER BESIDE THE PIPE TO ACHIEVE 95% DENSITY.
3.

AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE PUBLIC WORKS DEPARTMENT INSPECTIONS.
4.

INSTALL A BENCHMARK ON A DRAINAGE STRUCTURE WITHIN OR NEAR THE SITE. A LETTER INCLUDING THE LOCATION AND ELEVATION OF THE BENCHMARK MUST BE SUBMITTED TO PUBLIC WORKS PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT AS WELL AS IN THE GIS ASSETS FORM.
5.

ALL STORM SEWER PIPES LARGER THAN 36" MUST BE WIPED WITH NON-SHRINK GROUT AFTER INSPECTION AND APPROVAL.
6.

NO PRE-CAST INLETS ARE ALLOWED.

STORM DRAINAGE IMPROVEMENTS

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TX
GENERAL NOTES
OPTION 2

PLAT NO.	
JOB NO.	61233-02
DATE	MARCH 2022
DESIGNER	KMM
CHECKED	MJM
DRAWN	KMM
SHEET	C2.00

PAPE-DAWSON
ENGINEERS

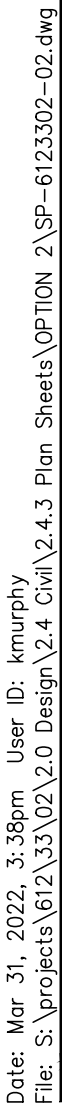
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS

6500 W. HWY. 700 | F.T. WORTH, TX 76116 | 817.870.8868

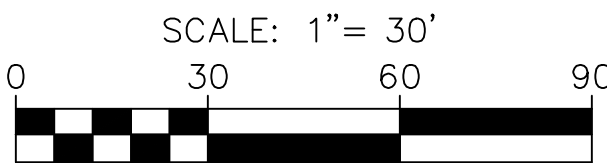
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

NO.	REVISION	DATE

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW L. MALY, P.E. #120464 MARCH 31, 2022. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.



THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



	EXISTING WATER LINE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY SEWER MANHOLE

1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND WILL BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
3. THIS PLAN REFLECTS NO CONSTRUCTION OF PUBLIC WORKS OR SANITARY SEWER INFRASTRUCTURE. CONTRACTOR TO LOCATE EXISTING WATER AND SANITARY SEWER STUBS BUILT AS PART OF OLD GROVE PHASE 1.

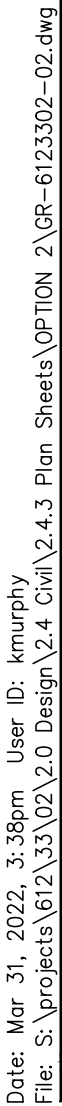
PREPARED BY GODWIN MARSHALL, DATED 3/21/2004.

THIS DOCUMENT IS
RELEASED FOR
"REVIEW PURPOSES"
UNDER THE
AUTHORIZATION OF
MATTHEW L. MALY,
P.E. #120494
MARCH 31, 2022.
IT IS NOT FOR
CONSTRUCTION OR
PERMIT PURPOSES.

**PAPE-DAWSON
ENGINEERS**

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TX
SITE & UTILITY PLAN
OPTION 2

PLAT NO. _____
JOB NO. 61233-02
DATE MARCH 2022
DESIGNER KMM
CHECKED MLM DRAWN KM
SHEET C3.00

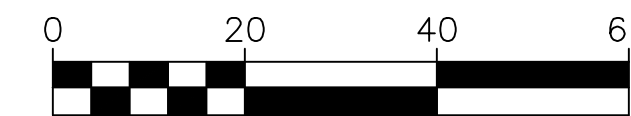


UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



SCALE: 1" = 20'



LEGEND

Legend for Figure 1:

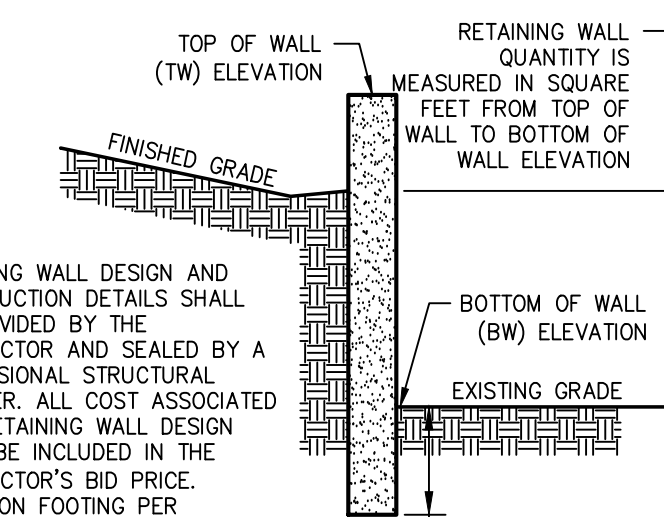
- PROPOSED CONTOUR
- EXISTING CONTOUR
- FLOW ARROW
- FINISHED PAD
- FLOW LINE
- TOP OF WALL
- BOTTOM OF WALL
- SWALE FLOW LINE
- PROPOSED RETAINING WALL

GRADING NOTES

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PROVISIONS OUTLINED IN F.H.A.
DATA SHEET 79G AND/OR THE SPECIFICATIONS PREPARED BY THE SOILS ENGINEER.

1. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
2. ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
3. WELL INFORMATION SHOWN ON PLANS IS TO BE USED FOR HEIGHT AND LOCATION PURPOSES ONLY. ACTUAL WALL AND SLOPE STABILITY DESIGN BY OTHERS. ALL CONSTRUCTION ON SLOPES EXCEEDING 4:1 SHALL REQUIRE GEOTECHNICAL DESIGN FOR SLOPE AND SOIL STABILITY.
4. "ALL CLAY SOIL USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95% AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698. THE COMPACTED MOISTURE CONTENT OF THE PLAYS DURING PLACEMENT SHOULD BE AT OPTIMUM TEMPTUM AND NOT EXCEEDING FIVE (5) PERCENTAGE POINTS ABOVE OPTIMUM.
5. "LIMESTONE OR OTHER ROCK-LIKE MATERIALS USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698. THE COMPACTED MOISTURE CONTENT DURING PLACEMENT SHOULD BE WITHIN PLUS OR MINUS THREE (3) PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. NO ROCK LARGER THAN SIX INCHES IN ITS GREATEST DIMENSION SHALL BE USED IN FILL WHEN THE FILL IS PLACED UNDER PADS, STREETS OR OTHER AREAS THAT WILL HAVE ANY TYPE OF STRUCTURES.
6. COMPACTION SHOULD BE ACCOMPLISHED BY PLACING THE FILL IN SIX INCH THICK LOOSE LIFTS AND COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED DRY DENSITY. PARTICLE SIZES USED IN FILL SHALL BE LESS THAN SIX (6) INCHES DIAMETER.
7. GRADING CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OFF-SITE OF ALL EXCAVATED AND CLEARED MATERIAL, WHICH SOILS LAB DECLARES UNSUITABLE FOR USE ON-SITE.
8. CONTRACTOR TO SLOPE THE ADJACENT GROUND AWAY FROM BUILDING PAD TO ACHIEVE POSITIVE SURFACE DRAINAGE.
9. INITIAL SITE GRADING SHALL BE COMPLETED TO A TOLERANCE OF PLUS OR MINUS ONE TENTH OF ONE FOOT IN STREETS AND PLUS OR MINUS THREE TENTHS OF ONE FOOT FOR THE BUILDING PADS. FINAL BUILDING PAD GRADING, TO BE DONE UPON COMPLETION OF PAVING AND UTILITY FACILITIES, SHALL BE PROVIDED TO A TOLERANCE OF PLUS OR MINUS TWO TENTHS OF ONE FOOT AT ALL FOUR CORNERS AND CENTER OF BUILDING PAD, IN ALL SWALES, AND LOT CORNERS.
10. CONTRACTOR SHALL REPLACE ANY EROSION CONTROL MATERIALS AT THE END OF THE WORK DAY IF SAID MATERIALS WERE REMOVED DURING THE DAY FOR EASE OF CONSTRUCTION OR ACCESS.
11. NO PART OF ANY RETAINING WALL SHALL BE WITHIN CITY RIGHT-OF-WAY, OR CITY PROPERTY (E.G. PARK) INCLUDING FOOTING.
12. REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY SAM ENGINEERING AND TESTING, L.P., PROJECT NO. 1059XK12, DATED AUGUST 21, 2012 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS; CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.

* APPLIES TO ALL AREAS OUTSIDE OF PUBLIC R.O.W. ONLY. REFER TO PAVING
GENERAL CONSTRUCTION NOTES FOR DENSITY/MOISTURE REQUIREMENTS IN R.O.W.



RETAINING WALL GRADING DETAIL
NOT-TO-SCALE

CONSTRUCTION PLANS

[illegible]

THIS DOCUMENT IS
RELEASED FOR
"REVIEW PURPOSES"
UNDER THE
AUTHORIZATION OF
MATTHEW L. MALY,
P.E. #120494
MARCH 31, 2022.
IT IS NOT FOR
CONSTRUCTION OR
PERMIT PURPOSES.

**PAPE-DAWSON
ENGINEERS**

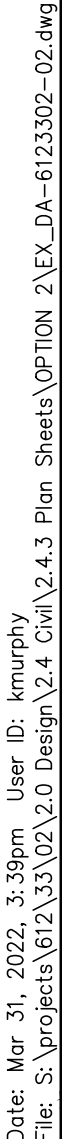
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS

6500 W FWY, STE 700 | FT. WORTH, TX 76116 | 817.870.3668

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

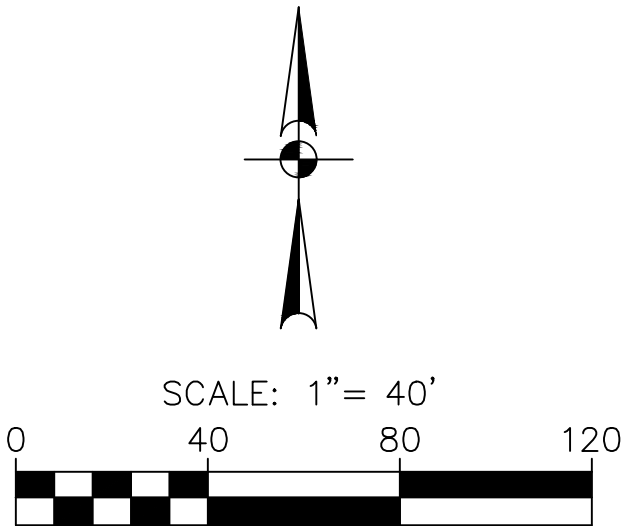
OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TX
GRADING PLAN
OPTION 2

PLAT NO. _____
JOB NO. 61233-02
DATE MARCH 2022
DESIGNER KMM
CHECKED MLM DRAWN KM
SHEET C4.00



UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



LEGEND

Diagram illustrating a drainage area with labels:

- EXISTING CONTOUR
- EXISTING DRAINAGE AREA
- EXISTING DRAINAGE FLOW DIRECTION
- EXISTING STORM DRAIN
- DRAINAGE AREA
- ACRES

NOTES

1. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
2. DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.

DATE _____

NO.	REVISION
-----	----------

THIS DOCUMENT IS
RELEASED FOR
"REVIEW PURPOSES"
UNDER THE
AUTHORIZATION OF
MATTHEW L. MALY,
P.E. #120494
MARCH 31, 2022.
IT IS NOT FOR
CONSTRUCTION OR
PERMIT PURPOSES.

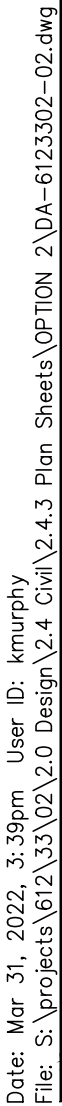
**PAPE-DAWSON
ENGINEERS**

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 W FWY, STE 700 | FT. WORTH, TX 76116 | 817.870.3668
MEMBER BOARD OF PROFESSIONAL ENGINEERS, REGISTRATION #770

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TX
EXISTING DRAINAGE AREA MAP
OPTION 2

PLAT NO. _____
 JOB NO. 61233-02
 DATE MARCH 2022
 DESIGNER KMM
 CHECKED MLM DRAWN KMM
 SHEET C5.00

PRE-DEVELOPMENT DRAINAGE AREA CALCULATIONS																	Notes
Area No.	Area (ac)	Runoff Coeff.	CA	Tc (min)	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q5 (cfs)	I10 (in/hr)	Q10 (cfs)	I25 (in/hr)	Q25 (cfs)	I50 (in/hr)	Q50 (cfs)	I100 (in/hr)	Q100 (cfs)	
Onsite																	
1	0.38	0.30	0.11	15	3.90	0.44	4.86	0.55	5.53	0.63	6.46	0.74	7.20	0.82	7.98	0.91	Sheet flow to existing bar ditch
2	1.77	0.30	0.53	15	3.90	2.07	4.86	2.58	5.53	2.94	6.46	3.43	7.20	3.82	7.98	4.24	Sheet flow to existing 4'X4' inlet
3	0.05	0.30	0.02	15	3.90	0.06	4.86	0.07	5.53	0.08	6.46	0.10	7.20	0.11	7.98	0.12	Sheet flow to Cast Iron Forest Trail
Offsite																	
O1	0.42	0.30	0.13	15	3.90	0.49	4.86	0.61	5.53	0.70	6.46	0.81	7.20	0.91	7.98	1.00	Sheet flow offsite to Lot 3, Block 1 Neidholt Addition
O2	0.41	0.60	0.25	15	3.90	0.96	4.86	1.20	5.53	1.36	6.46	1.59	7.20	1.77	7.98	1.96	Sheet flow offsite to 4'X4' inlet



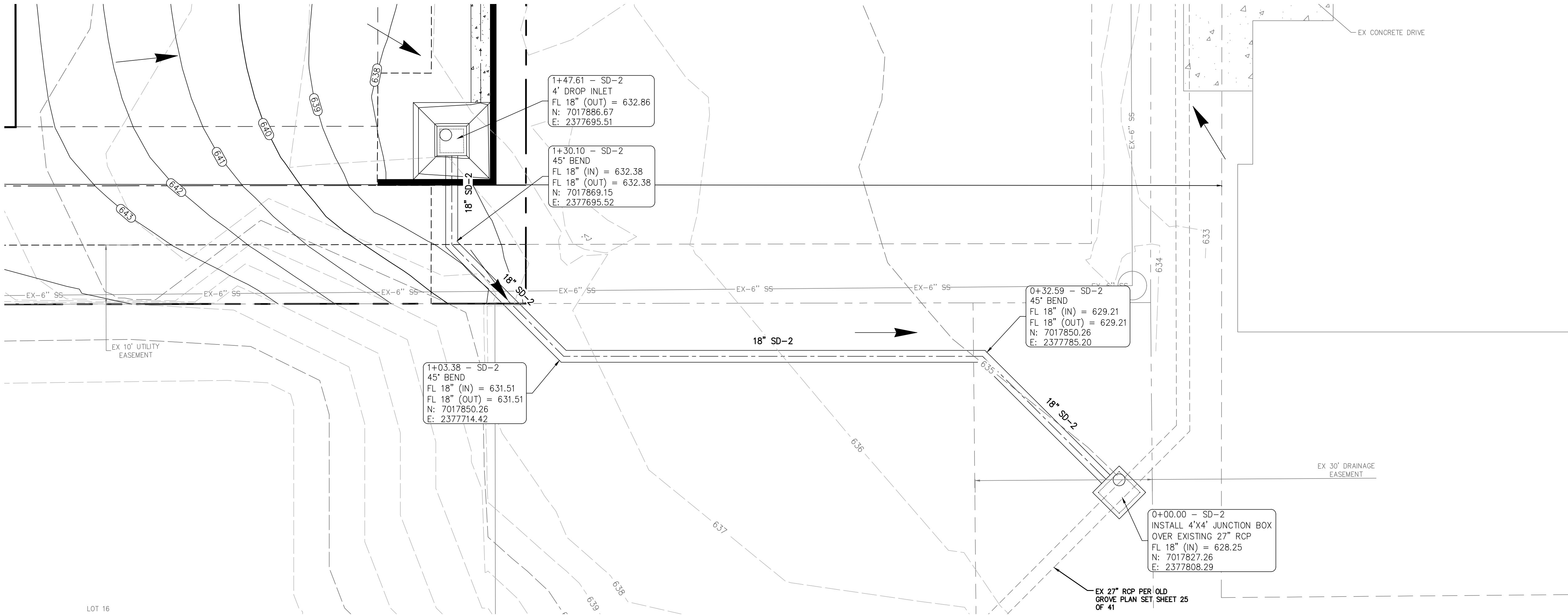
1. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
2. DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.

**Designed in accordance with the City of Colleyville's Land Development Code

PLAT NO. _____
 JOB NO. 61233-02
 DATE MARCH 2022
 DESIGNER KMM
 CHECKED MLM DRAWN KMM
 SHEET C5.01

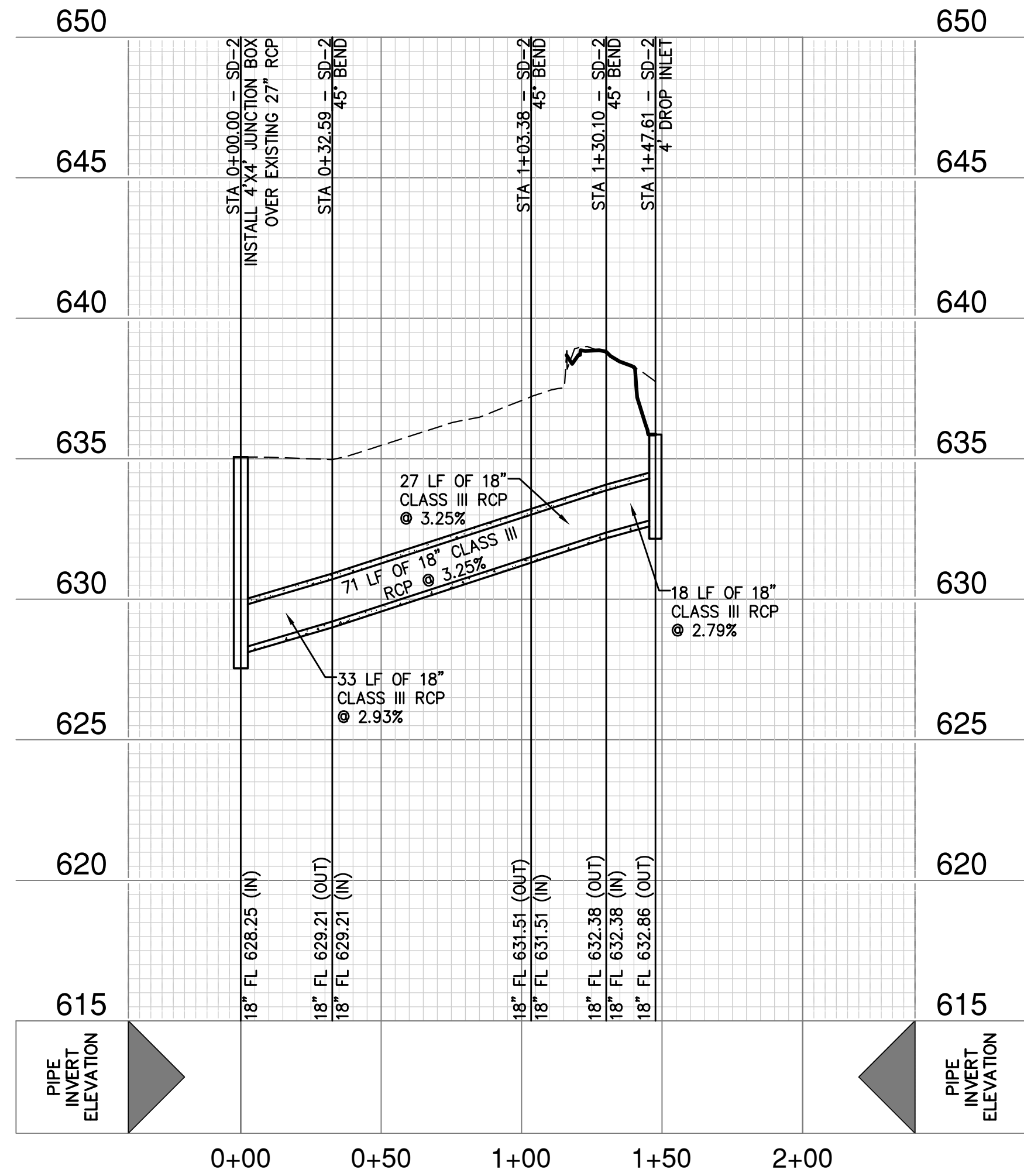
Date: Mar 31, 2022, 3:56pm User ID: kmurphy
File: S:\Projects\612133\02_123302.dwg
Plot: S:\Projects\612133\02_123302.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE® UNLESS OTHERWISE NOTED. Imagery © 2016, CARCO Digital Globe, Texas Orthomogry Program, USDA Farm Service Agency.



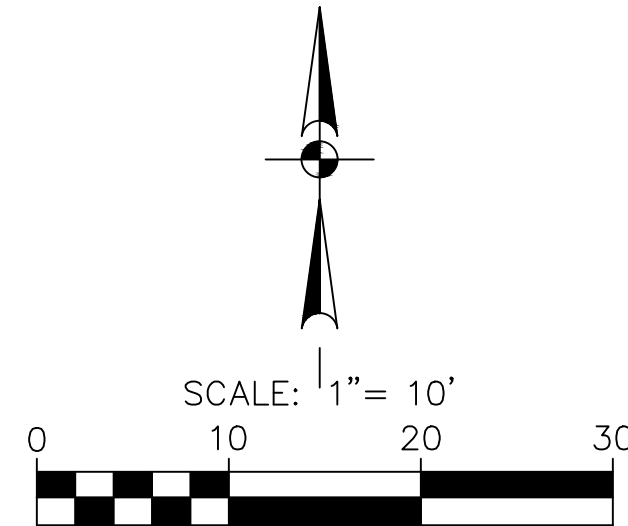
LINE SD-2
(STA 0+00 TO END)

HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 4'



UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FLOW LINE
- PROPOSED DRAINAGE FLOW DIRECTION
- EXISTING STORM DRAIN
- DRAINAGE AREA
- ACRES

NOTES

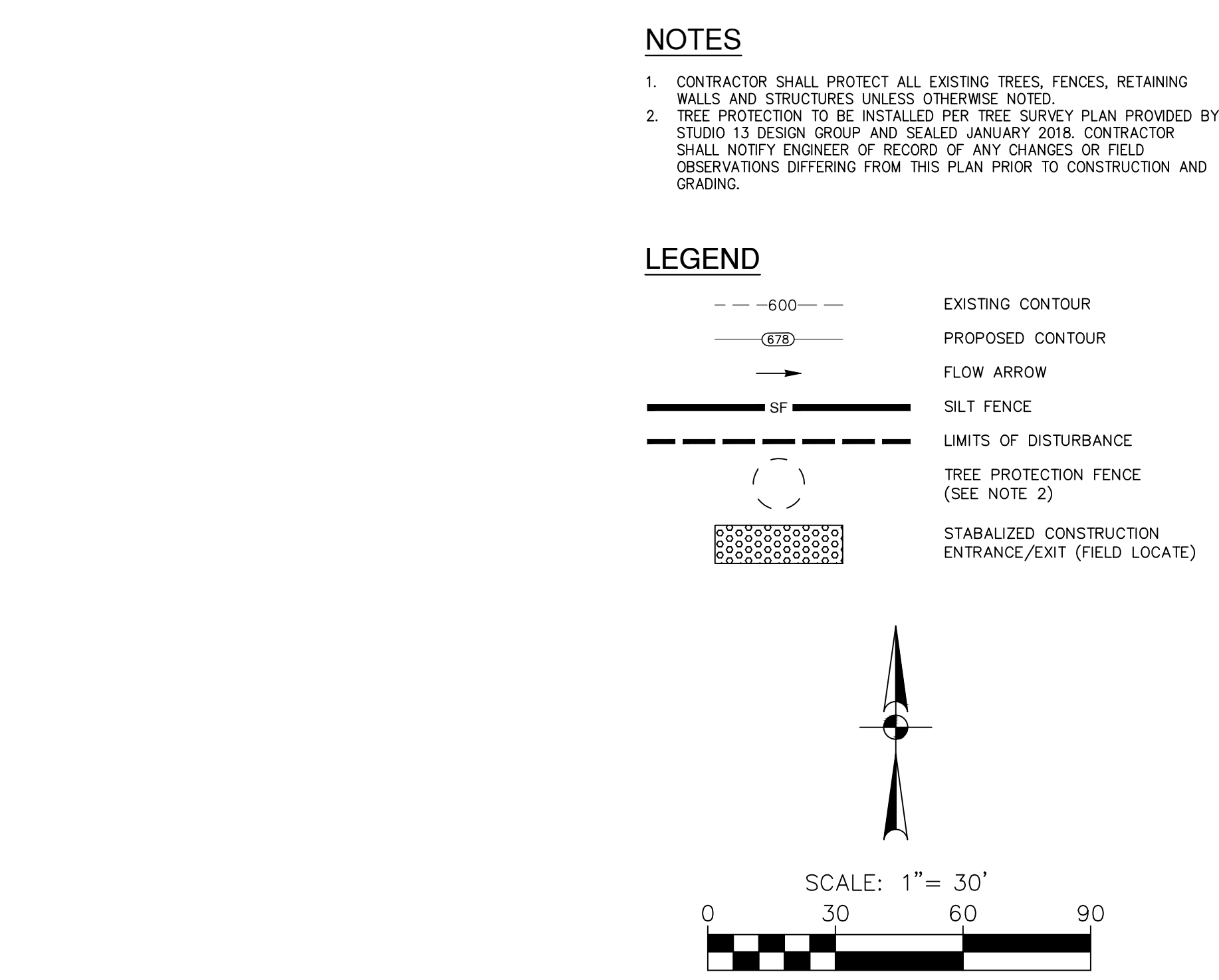
- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
- DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.

PAPE-DAWSON
ENGINEERS
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 W FWY. STE 700 | FT. WORTH, TX 76116 | 817.870.8668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TX
STORM DRAINAGE PLAN

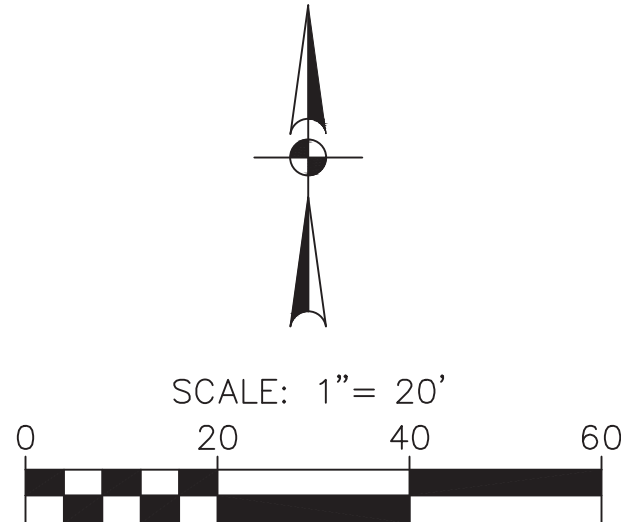
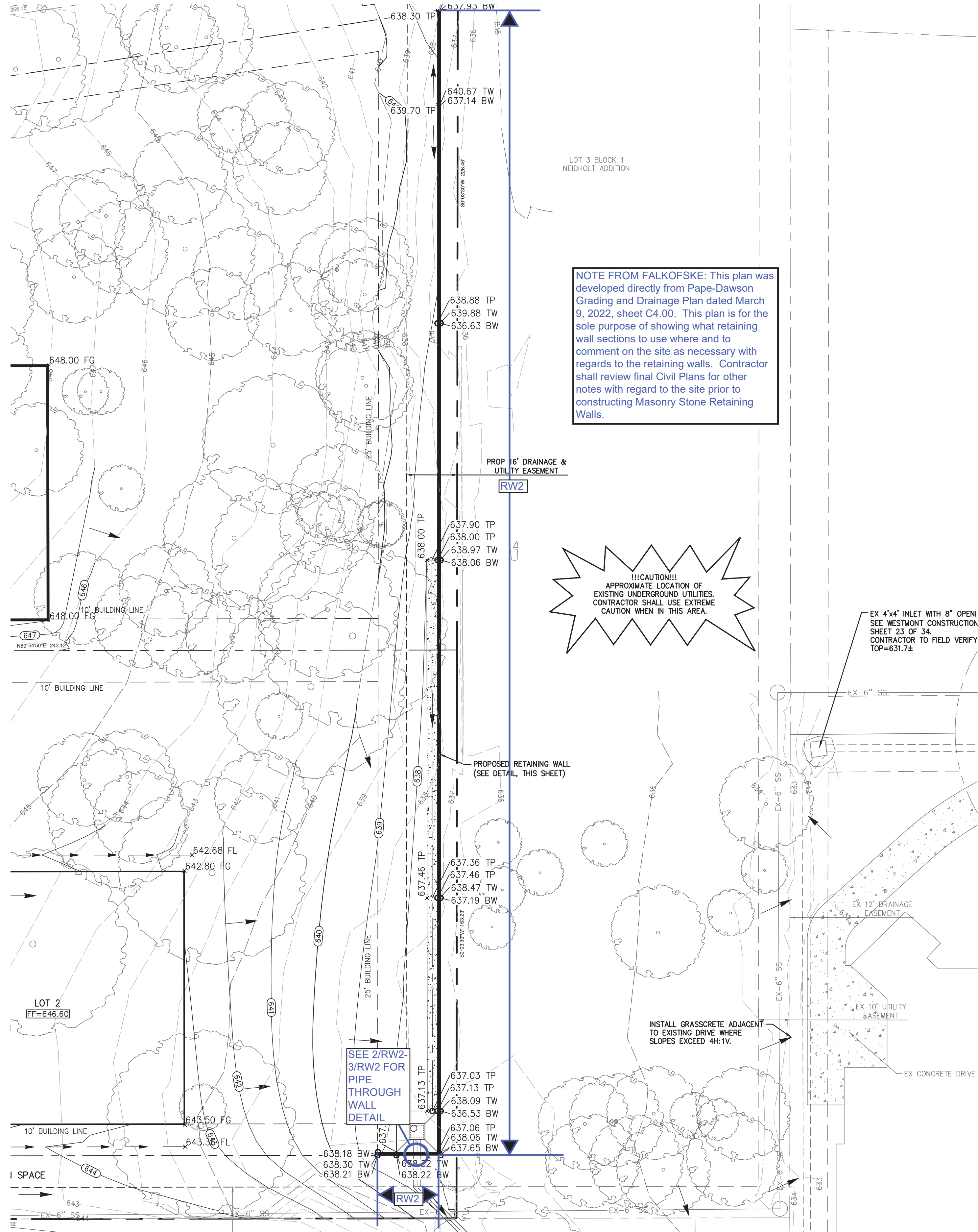
PLAT NO.
JOB NO.
DATE
DESIGNER
CHECKED
SHEET

C5.02



1. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
2. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY THE GOVERNING AUTHORITIES AND ALL PERIMETER EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
3. THIS EROSION CONTROL PLAN IS A SUPPLEMENT TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY OTHERS. REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS.
4. THE GENERAL CONTRACTOR, AS THE TCEQ DEFINES "OPERATOR," SHALL PERFORM ALL REQUIRED INSPECTIONS OF STORM WATER CONTROLS AND PRACTICES AT FREQUENCIES OUTLINED IN THE TPDES GENERAL PERMIT AND SHALL FILL OUT APPROPRIATE INSPECTION FORMS (AS PROVIDED IN THE SWPPP) UNLESS OTHERWISE DIRECTED BY THE OWNER.
5. THE GENERAL CONTRACTOR (AND ALL SUBCONTRACTORS INVOLVED WITH ANY CONSTRUCTION ACTIVITIES RELATED TO EARTHWORK, EROSION CONTROL, ETC. OR WHICH UTILIZE POSSIBLE POLLUTANTS AS DEFINED IN THE TPDES GENERAL PERMIT) SHALL REVIEW AND ADHERE TO THE SWPPP FOR THE PROJECT, AS WELL AS ALL THE TCEQ REQUIREMENTS SET FORTH IN THE TPDES GENERAL PERMIT.
6. ADDITIONAL EROSION CONTROL DEVICES AND/OR ADJUSTMENT OF LOCATIONS FOR EROSION CONTROL MAY BE IMPLEMENTED BY THE CONTRACTOR AT HIS DISCRETION AND/OR IN THE OPINION OF THE CITY INSPECTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER. THE ADDITION OR DELETION OF ANY EROSION CONTROL MEASURE MAY REQUIRE THAT THE SWPPP BE MODIFIED IN ACCORDANCE WITH THE TCEQ'S TPDES GENERAL PERMIT GUIDELINES.
 - a. EXCAVATION CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF SILT BARRIERS, CHECK DAMS, AND CONSTRUCTION ENTRANCE/EXIT.
 - b. UTILITY CONTRACTOR (WATER, SEWER & STORM DRAIN) TO BE RESPONSIBLE FOR INSTALLATION OF STAGE 1 AND STAGE 2 INLET PROTECTION.
 - c. OWNER TO BE RESPONSIBLE FOR SEEDING AND FINAL REMOVAL OF EROSION CONTROLS.
7. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES ALREADY IN PLACE. CONTRACTOR SHALL REMOVE AND REPLACE EROSION CONTROL AS NEEDED FOR CONSTRUCTION OR ACCESS. ALL EROSION CONTROL MUST BE IN PLACE AT THE END OF EACH DAY.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE WHATEVER MEANS ARE NECESSARY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS, STORM DRAIN SYSTEMS, INLETS, AND ADJACENT PROPERTY FROM EROSION DEPOSITS. THE CONTRACTOR SHALL ASSUME LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT OF WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL PROCEDURES SHOWN AND NOTED IN THESE PLANS AND THE SWPPP.
9. ALL EROSION CONTROL DEVICES TO BE INSPECTED, CLEANED, AND/OR REPLACED AFTER EACH STORM.
10. USE OF ON-SITE FUEL STORAGE TANKS IS DISCOURAGED. HOWEVER, IF USED, THE PREVENTION OF HAZARDS TO THE GROUND WATER IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR UTILIZING SAID STORAGE. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 - HAZARDOUS WASTE MANAGEMENT.
11. A CENTRALIZED PIT/WASH BASIN SHALL BE CONSTRUCTED ON-SITE FOR THE PURPOSE OF CONCRETE TRUCK WASHING. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 - CONCRETE WASTE MANAGEMENT.
12. CONTRACTORS SHALL PARK, STORE EQUIPMENT AND MATERIALS AND SERVICE VEHICLES AT THE 'PARKING AND STORAGE AREA'. THE LOCATION OF SAID AREA IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
13. CONSTRUCTION ENTRANCES ARE TO BE INSTALLED AT ALL POINTS WHERE EQUIPMENT ENTERS OR LEAVES THE SITE. THE LOCATION OF SAME IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
14. EROSION CONTROLS TO REMAIN IN PLACE AND TO BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
15. EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLET OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY MEASURES, INCLUDING FLOOD DAMAGE WHICH MAY OCCUR DUE TO EXCESS DRAINAGE AT THE CONCLUSION OF ANY PROJECT. ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT AS A RESULT OF EROSION CONTROL MEASURES.
16. ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN WASH WATER POLLUTANTS AND STORM RUNOFF DISCHARGED FROM THIS SITE.
17. DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR AT LEAST 14 DAYS SHALL BE TEMPORARILY PLANTED AND/OR SEEDED AND WATERED.
18. DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED AND AREAS WHERE FINAL GRADE HAS BEEN ACHIEVED SHALL BE PERMANENTLY PLANTED AND/OR SEEDED WITHIN 14 DAYS.
19. PLANTING AND/OR SEEDING OF VEGETATED AREAS TO ACCOMPLISH STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE LANDSCAPING PLAN. AREAS BEYOND THE LIMITS OF THE LANDSCAPING PLAN (OR WHEN A LANDSCAPING PLAN DOES NOT EXIST) SHALL BE HYDROMULCHED WITH HIGHWAY MIX AND WATERED WITH TEMPORARY ABOVE GROUND IRRIGATION UNTIL THE VEGETATION IS ESTABLISHED.
20. THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SILT IN ANY STORM SEWER INLETS AND PIPES, AND ALONG SILT FENCES, WITHIN 48 HOURS AFTER INSPECTIONS OF DEVICES REVEALS THE PRESENCE OF EXCESS SILTATION.
21. SILT FENCES SHALL BE PLACED AROUND STOCKPILES USED ON THE SITE.
22. THE CONTRACTOR SHALL MODIFY THIS PLAN TO SHOW LOCATIONS OF TEMPORARY WASHDOWN AREA, PORTABLE TOILETS, EQUIPMENT MAINTENANCE/REPAIR AREAS, STOCKPILE AREAS, FUEL STORAGE AREAS, ETC. AND POLLUTANT CONTROLS FOR EACH.

PLAT NO. _____ KMM _____
JOB NO. _____ KMM _____
DATE _____ MLM _____
DESIGNER _____
CHECKED _____ DRAWN _____
SHEET **C6.00** _____



NOTE FROM FALKOFSKE: This plan was developed directly from Pape-Dawson Grading and Drainage Plan dated March 9, 2022, sheet C4.00. This plan is for the sole purpose of showing what retaining wall sections to use where and to comment on the site as necessary with regards to the retaining walls. Contractor shall review final Civil Plans for other notes with regard to the site prior to constructing Masonry Stone Retaining Walls.

!!!CAUTION!!!
APPROXIMATE LOCATION OF
EXISTING UNDERGROUND UTILITIES.
CONTRACTOR SHALL USE EXTREME
CAUTION WHEN IN THIS AREA.

EX 4"x4' INLET WITH 8" OPEN
SEE WESTMONT CONSTRUCTION
SHEET 23 OF 34.
CONTRACTOR TO FIELD VERIFY
TOP=631.7±

SEE 2/RW2-
3/RW2 FOR
PIPE
THROUGH
WALL
DETAIL

INSTALL GRASSCRETE ADJACENT
TO EXISTING DRIVE WHERE
SLOPES EXCEED 4H:1V.

Falkofske Engineering, Inc. Structural Engineering Consultants TX Reg. Engineering Firm F-4038 722 North Fielder Road Arlington, Texas 76012 (817) 261-8300				NO. DATE		REVISION		BY	
DATE	BY	DES.	DRN.	CHK.	AMB				
03-15-22	AMB		EG						
03-15-22									

The use of these plans and specifications shall be restricted to the project and site conditions they were prepared for. Any use for other projects without the express written consent of Falkofske Engineering, Inc. is prohibited. The user assumes all liability for any errors, omissions, or inaccuracies in these plans and specifications. This disclaimer shall not be construed to limit the liability of Falkofske Engineering, Inc. in any way.

MASONRY RETAINING WALLS - SITE PLAN OPTION 2
OLD GROVE PHASE II
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS

TOLL BROTHERS, INC.
2555 SW GRAPEVINE PARKWAY, SUITE 100
GRAPEVINE, TEXAS 76051

STATE OF TEXAS
AARON BERKELEY
107154
REGISTERED PROFESSIONAL ENGINEER
03-15-22

JOB NO. 117.22.2

SP1

GENERAL NOTES

1. Design

1.1. Design Codes

International Building Code, 2018 Edition

1.2. Geotechnical Report

Firm: SE&T
Report No. 141GX8KK12 Dated: August 21, 2012
Allowable Bearing Capacity 1500 psf

1.3. Design Parameters

Soil Parameters:			
Soil Type*	Friction Angle	Cohesion (psf)	Unit Weight (pcf)
Retained Backfill (On site clay)	28 deg	0 psf	120 pcf
Foundation Soils (1500 psf)	28 deg	0 psf	120 pcf

*See materials below for a description of each Soil Type.

Factors of Safety:

External Stability	
a. Minimum Factor of Safety Against Base Sliding (Static Condition)	1.5
b. Minimum Factor of Safety Against Overturning	2.0
c. Minimum Factor of Safety Against Global Stability	1.5
d. Minimum Factor of Safety for Bearing Capacity	3.0

Design Loading:

Lateral earth pressures are calculated using Coulombs Lateral Earth Pressure Theory. Designs have been performed to accept loading per the proposed loading conditions based on the Civil Grading Plans. A live loading of 250 psf has been used for all walls supporting areas subject to firelane loading.

Retaining walls should not have solid fence (such as wood fence) placed on top of wall other than that shown on these plans. Retaining walls shall not have additional surcharge placed above wall other than that shown on these plans. Retaining walls shall not have slope at base or top of wall that exceed that which is shown on these plans. The retaining walls noted above require special design.

2. Materials

2.1. Soil Types

- Retained Backfill
 - On site clayey soils
 - Properly compacted on-site fill soils, verification by others.
 - Free draining granular backfill, clean, non-plastic, relatively well-graded.
- Foundation Soils (Allowable Bearing = 1500 psf min)
 - Bearing on Stiff Natural Undisturbed Clayey or Sandy Soils or Compacted and Tested Fill Soils
 - Friction Angle between Base of Wall and Soil - 17 deg
 - Bearing in fill soils. Fill soils supporting the retaining walls hall be placed in accordance with the recommendations for the fill placement per the geotechnical report.
- Drainage Material
 - Free draining granular backfill, clean, non-plastic, relatively well-graded.

2.2. Dimension Stone

- Average Density of masonry wall varies from 135pcf to 145pcf.
- Stone size varies from 4" to 18".
- Face stone shall be coordinated between contractor and owner/developer.
- Recycled concrete 4" to 18" may be used in place of dimension stone, contractors option.

2.3. Rebar/Welded Wire Fabric (If Required)

- All steel reinforcement shall be new billet steel conforming to ASTM A-615, Grade 60 with fy=60ksi.
- All reinforcement shall not have deleterious material on it.
- All welded wire fabric shall have minimum fy=65ksi and be hot dip galvanized.

2.4. Drainage Materials

- Weep pipes shall be PVC or corrugated HDPE pipe.
- Drainage zone shall be separated from retained backfill by mirafi 140N filter fabric or approved equal.

2.5 Portland Cement Mortar for Retaining Wall Construction.

The portland cement mortar used for construction of the masonry stone retaining walls shall be provided with the following proportions per cubic yard of concrete. The portland cement mortar supplier shall provide "batch tickets" clearly indicating that the appropriate amount of materials are provided in each truck load. The batch tickets shall clearly indicate the amount batched, the date, the project name and shall be provided to Falkofske Engineering, Inc. for review, documentation, and file.

Contents	Amount per cubic yard	Specific Gravity	Volume ft³
Type 1 Portland cement:	451 lbs	3.15	2.29
Type F Fly Ash	113 lbs	2.53	0.62
Fine Aggregate (sand):	2746 lbs	2.59	16.99
Potable Water	367 lbs	44 Gallons	5.88
Sika Air (or equivalent)	(AS REQ'D) oz	4.5%	1.22
			27.0 Total

Note: the portland cement mortar supplier material weights may vary slightly based on the specific gravity of the materials used.

Concrete retarders may be used at the discretion of the masonry wall contractor. A greater amount of retarder is typically used during hot periods and a less amount of retarder is typically used during cool weather.

Please note that the above proportions will provide a portland cement mortar with a compressive strength of about fc = 2500 psi. Falkofske Engineering, Inc. does not require any concrete testing provided the above proportions are verified by way of the "batch tickets".

3. Construction

3.1 Preparation Work

- Prior to grading or excavation of the site, confirm the location of the retaining walls and all underground features, including utility location within the area of construction. Ensure surrounding structures are protected from effects of wall excavation, and construction.
- Coordinate installation of underground utilities and other improvements with wall installation.

3.2 Excavation

- If a mortared footing is over-excavated, then the dimension stone shall be placed mortared. If a dry stone footing is over excavated, then the dimension stone does not need to be mortared.
- Fill over-excavated area in front of the wall footing with compacted on site soils before the wall construction exceeds 4 feet in height.
- In areas where the walls are installed in a cut, the required excavation shall extend horizontally to the extent of the width of the retaining wall. The wall may be built to the cut. If the wall is over cut, then soil shall either be compacted or the drainage zone may be widened.

3.3 Wall Construction

- The wall shall be constructed to the dimensions as shown on these plans. Front leads, back leads, and string lines shall be set for each wall. Care shall be taken to install the mortar zones the correct thickness, and to place drainage behind the wall as required.
- Control joints shall be installed at a maximum of 16'-0" o.c. per these plans.
- Weep pipes shall be placed at 8'-0" o.c. max.
- Face rock type shall be coordinated between the architect, owner, and retaining wall contractor.

3.4 Retained Backfill Placement

- Retained backfill shall be placed per the recommendations of the geotechnical engineer, but should not be less than 93% Standard Proctor Maximum Dry Density (ASTM D698).
- Fill should be placed in maximum 8" thick compacted lifts.
- Large compaction equipment (equipment heavier than 7,500 lb) shall remain a minimum of 1.5x the height of the wall away from the back of the wall for a period of 2 weeks from the time of construction.
- After a period of 2 weeks from the time of construction large compaction equipment may be used behind the wall but shall stay a minimum of 5'-0" away from the back of the wall.
- Soil placed with in 5'-0" of the back of the wall shall be placed using handheld compaction equipment.
- If the wall is in a cut situation the wall may be built up to the cut. If the wall is overcut the drainage zone may be widened to the cut or compacted fill may be placed between the drainage zone and the cut.

3.6 Retaining Wall Performance, Maintenance, and Other Comments

- Control joints are provided in the retaining wall to allow for minor movements due to settlement and shrink swell of the soils. Some cracking may occur in the face of the retaining wall. This cracking, if minor (less than 3/8"), may be cosmetically repaired as desired.
- The retaining walls are designed to allow surface water to flow over the tops of the retaining walls. Care should be taken during and after construction to not allow water to pond behind the retaining walls, as this can have a negative impact on the stability of the retaining walls.
- If downspouts are located near the back of the retaining wall they should either be plumbed through the retaining wall to drain below the wall or collected and tied into the storm sewer system. Perforated subsurface pipes shall not be used behind the retaining walls.
- Positive drainage over the top of the walls shall be maintained throughout the life of the structure. If swales are placed behind the wall they shall remain clean and free draining. If water is found to be ponding in the swale it shall be fixed to allow water to freely drain as soon as possible.
- Any broken sprinklers behind the retaining wall shall be turned off and repaired as soon as possible.

3.7 Cold Weather Construction of Retaining Walls

Construction Requirements for temperatures between 40°F and 32°F:

- Water and aggregates used in mortar shall not be heated above 140°F.
- Mortar sand or mixing water shall be heated to produce mortar temperatures between 40°F and 120°F at the time of mixing.

Construction Requirements for temperatures between 32°F and 25°F:

- The guidelines above for construction requirements for temperatures between 40°F and 32°F and the following shall be met.
- The mortar temperature shall be maintained above freezing until used in masonry stone retaining wall.
- Visible ice and snow shall be removed from the top surface of existing foundations and masonry to receive new construction. These surfaces shall be heated to above freezing, using methods that do not result in damage.
- Newly constructed masonry shall be completely covered with weather-resistive membrane for 48 hours after being completed.

Construction Requirements for temperatures between 25°F and 20°F:

- The guidelines above for construction requirements for temperatures between 40°F and 32°F, the construction guidelines for temperatures between 32°F and 25°F, and the following shall be met.
- Masonry (raw stone) surfaces under construction shall be heated to 40°F.
- Wind breaks or enclosures shall be provided when the wind velocity exceeds 15 miles per hour.
- Newly constructed masonry shall be completely covered with weather-resistive insulating blankets, or equal protection, for 48 hours after being completed.

The above procedures comes from sections 2104.3.2.1, 2104.3.2.2, 2104.3.2.3, 2104.3.3.3, and 2104.3.3.4 of the International Building Code, and is in compliance with Masonry Standards Joint Committee recommendations for cold weather construction of masonry structures.

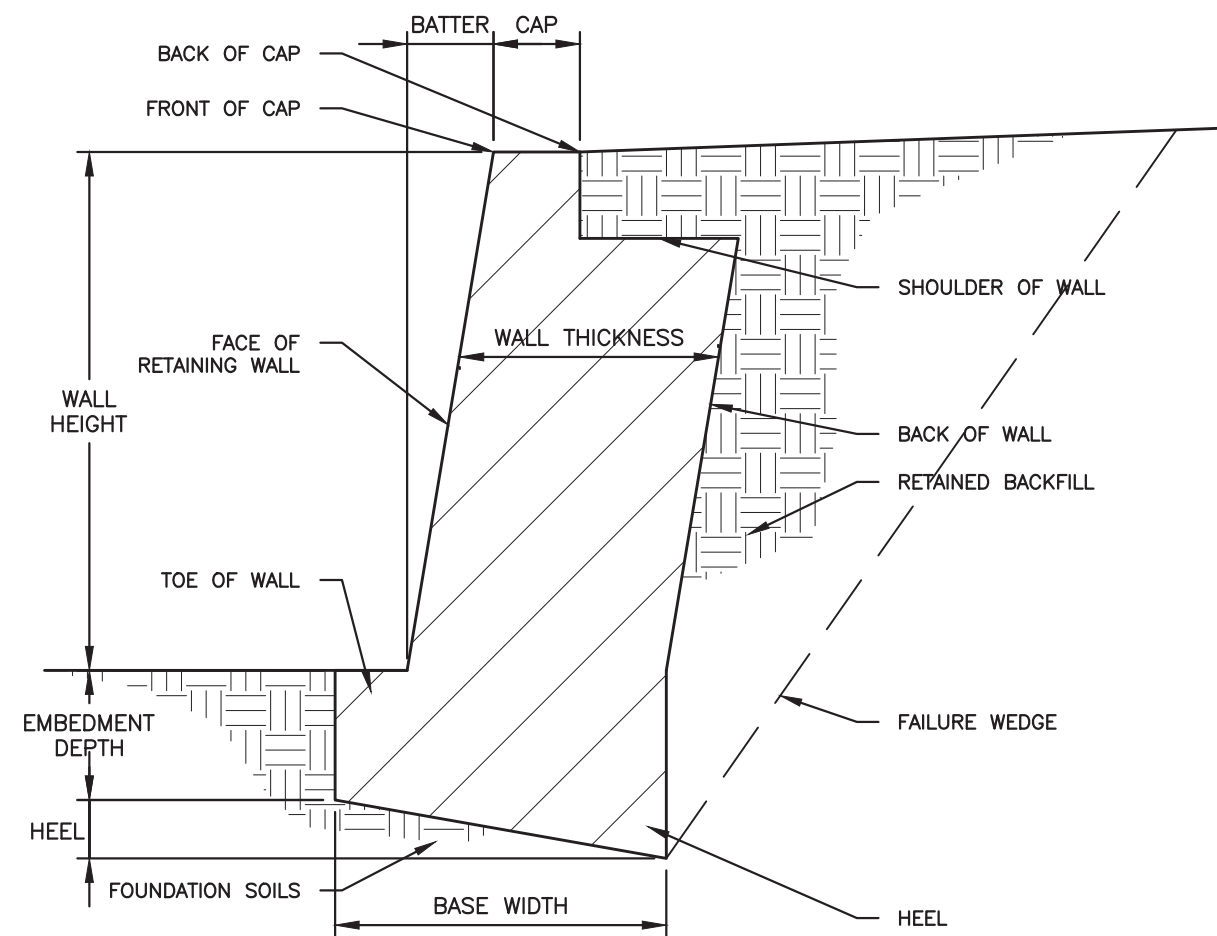
4. Construction Observations

4.1 Construction Observations by Falkofske Engineering, Inc.

- Falkofske Engineering, Inc. will perform construction observation, but only as a means of verification of the contractors quality control performance.
- Falkofske Engineering, Inc. will act as the Special Inspector for this project. Contractor shall contact Falkofske Engineering to set up inspections, at least 1 day before construction starts.
- All required materials testing shall be performed by an approved materials testing laboratory.
- Falkofske Engineering, inc. is not responsible for means, methods, and material furnished by the retaining wall contractor.

4.2 Construction Observations by Others

- Construction observations as required by the city shall be coordinated by the contractor.

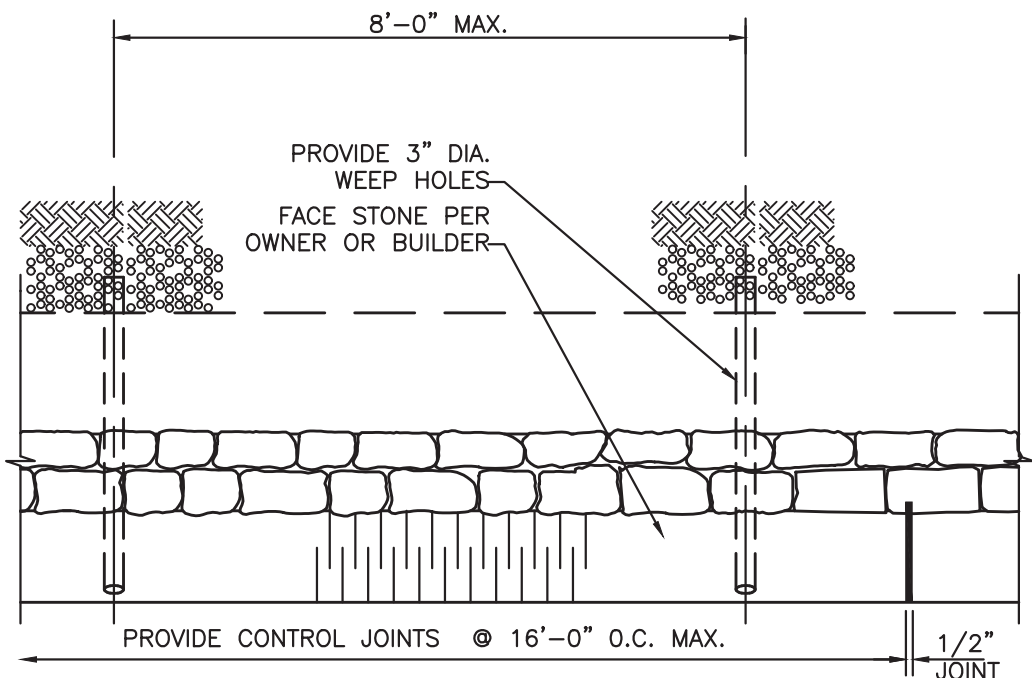


LEGEND

1
RW1

WALL SECTION W/HANDRAIL POST
CONTRACTOR OPTION

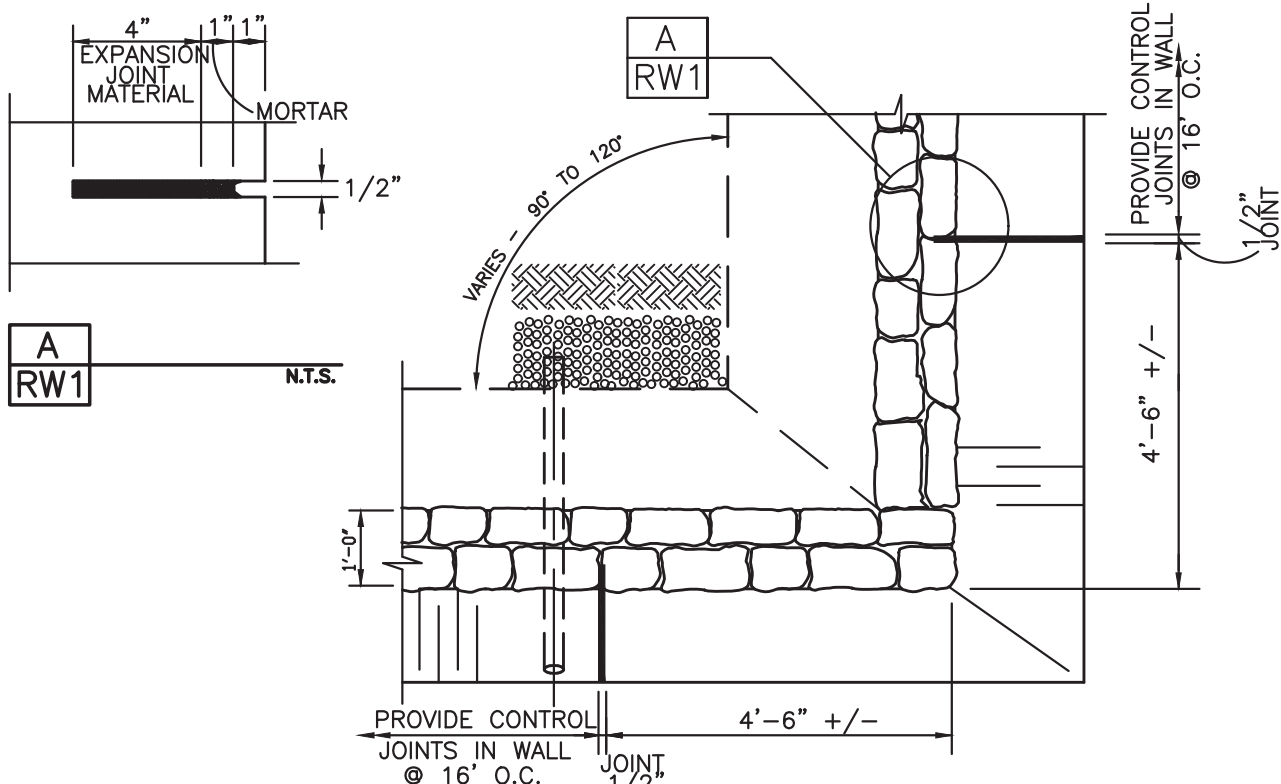
N.T.S.



2
RW1

TYPICAL PLAN VIEW AT BASE

N.T.S.



3
RW1

TYPICAL PLAN VIEW AT CORNERS

N.T.S.

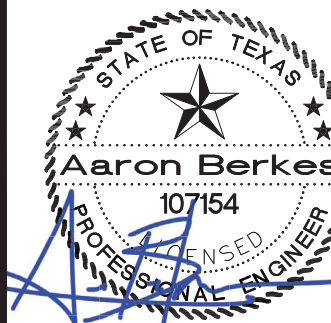
DATE	BY	DES.	DRN.	CHK.	NO.	DATE	REVISION	BY
03-15-22	AMB		EG					
03-15-22								
03-15-22								

Falkofske Engineering, Inc.
Structural Engineering Consultants
TX Reg. Engineering Firm F-4038
722 North Frelser Road
Arlington, Texas 76012
(817) 261-8300



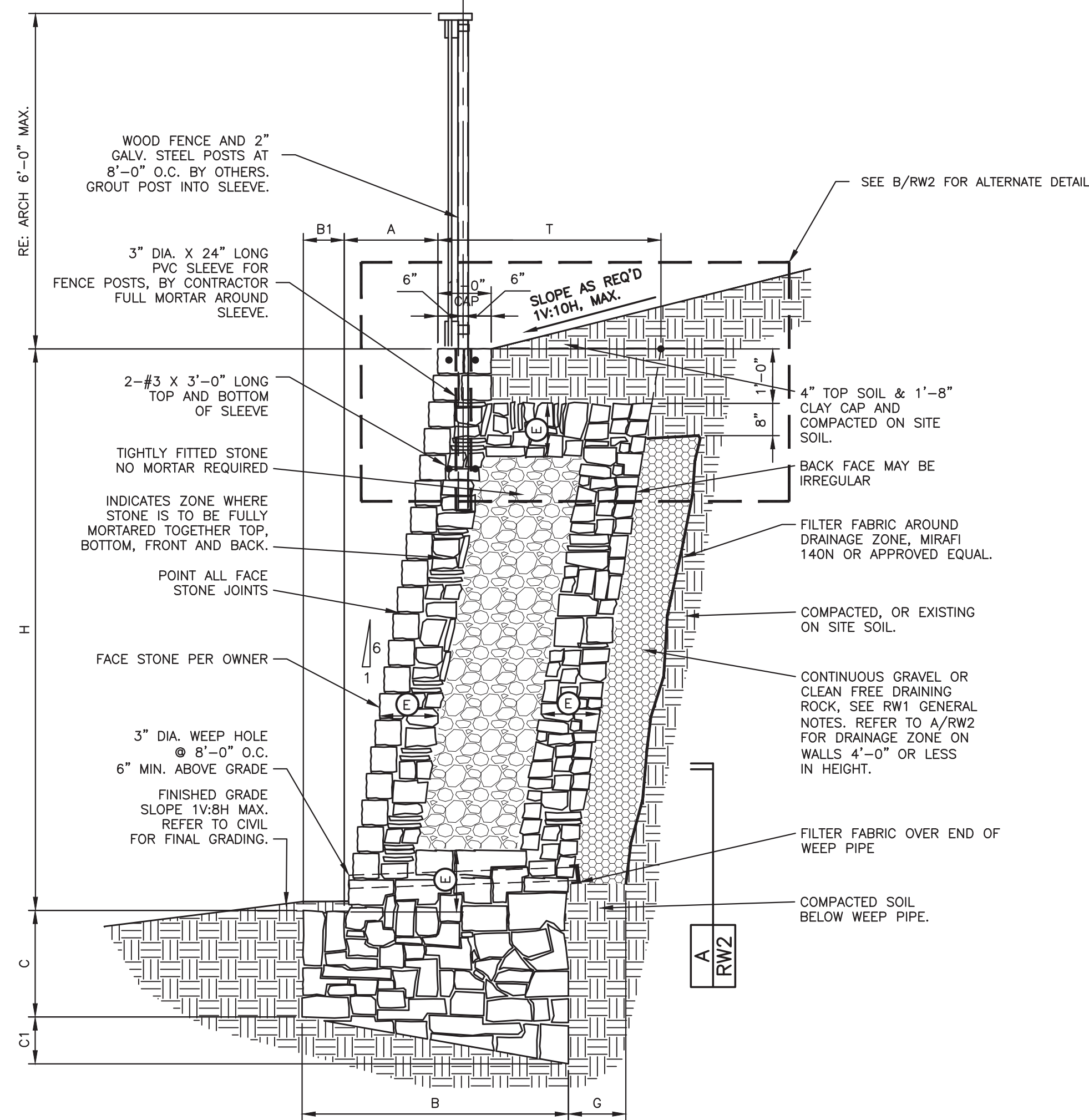
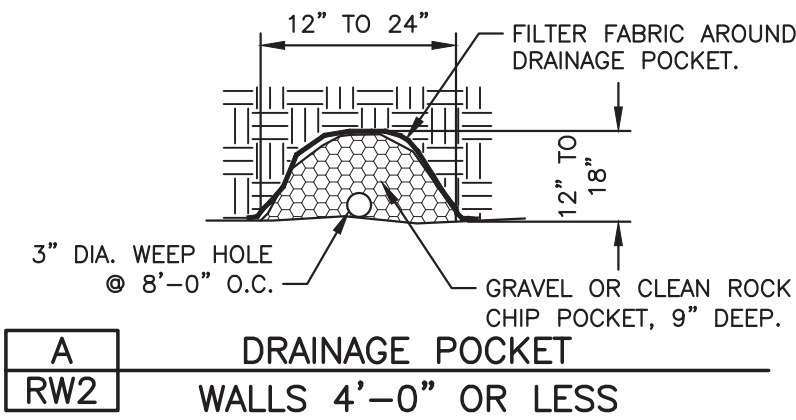
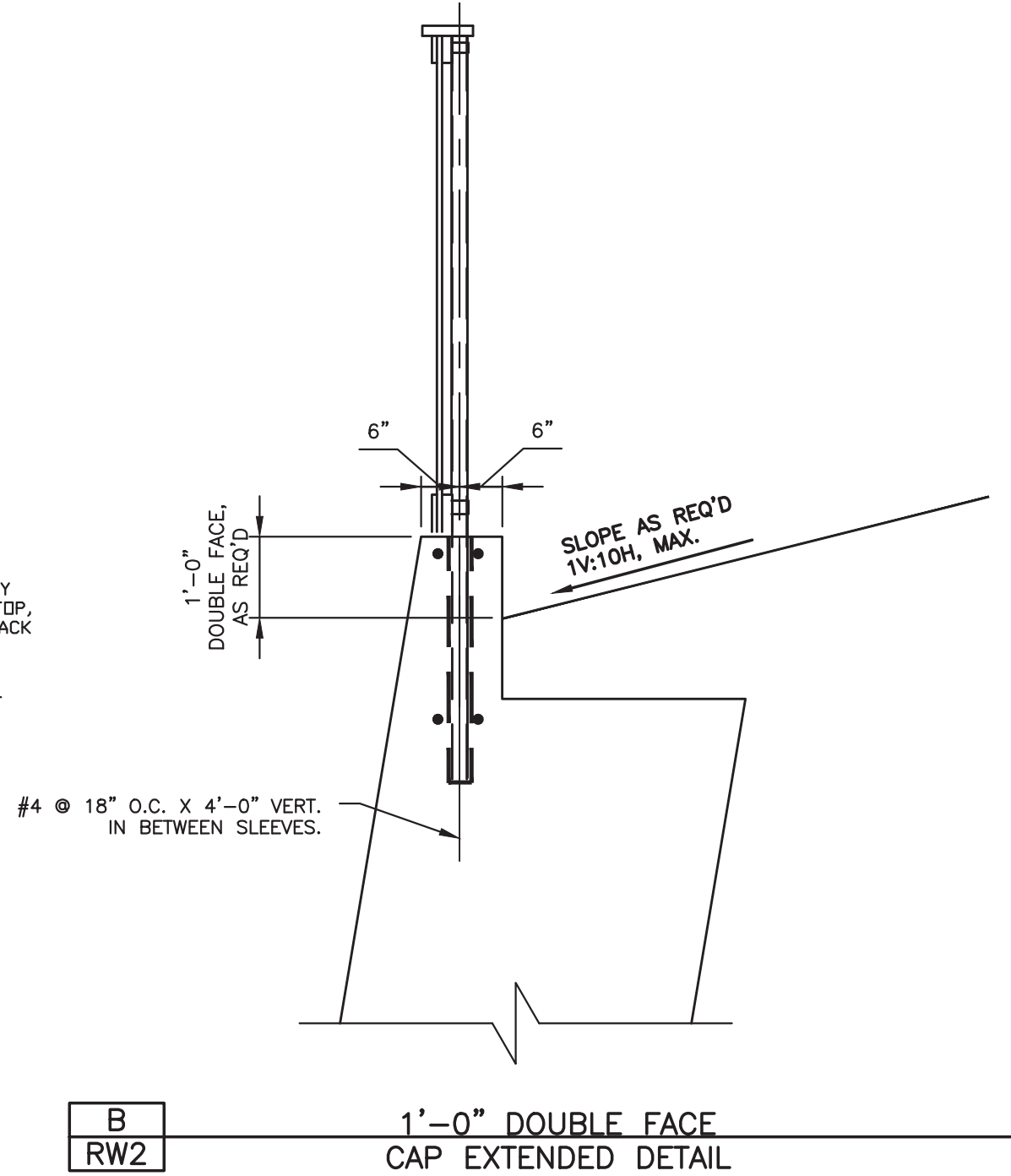
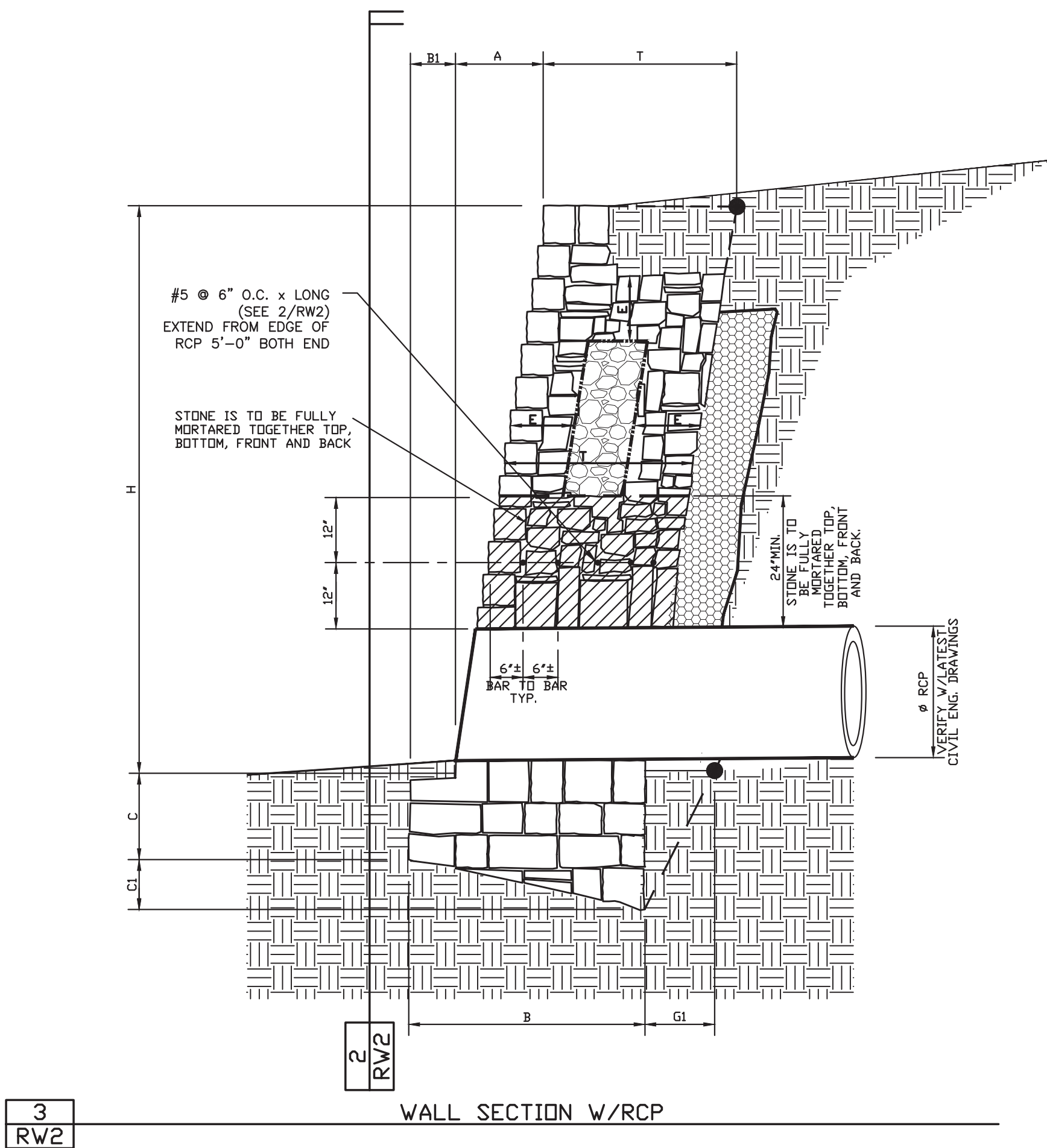
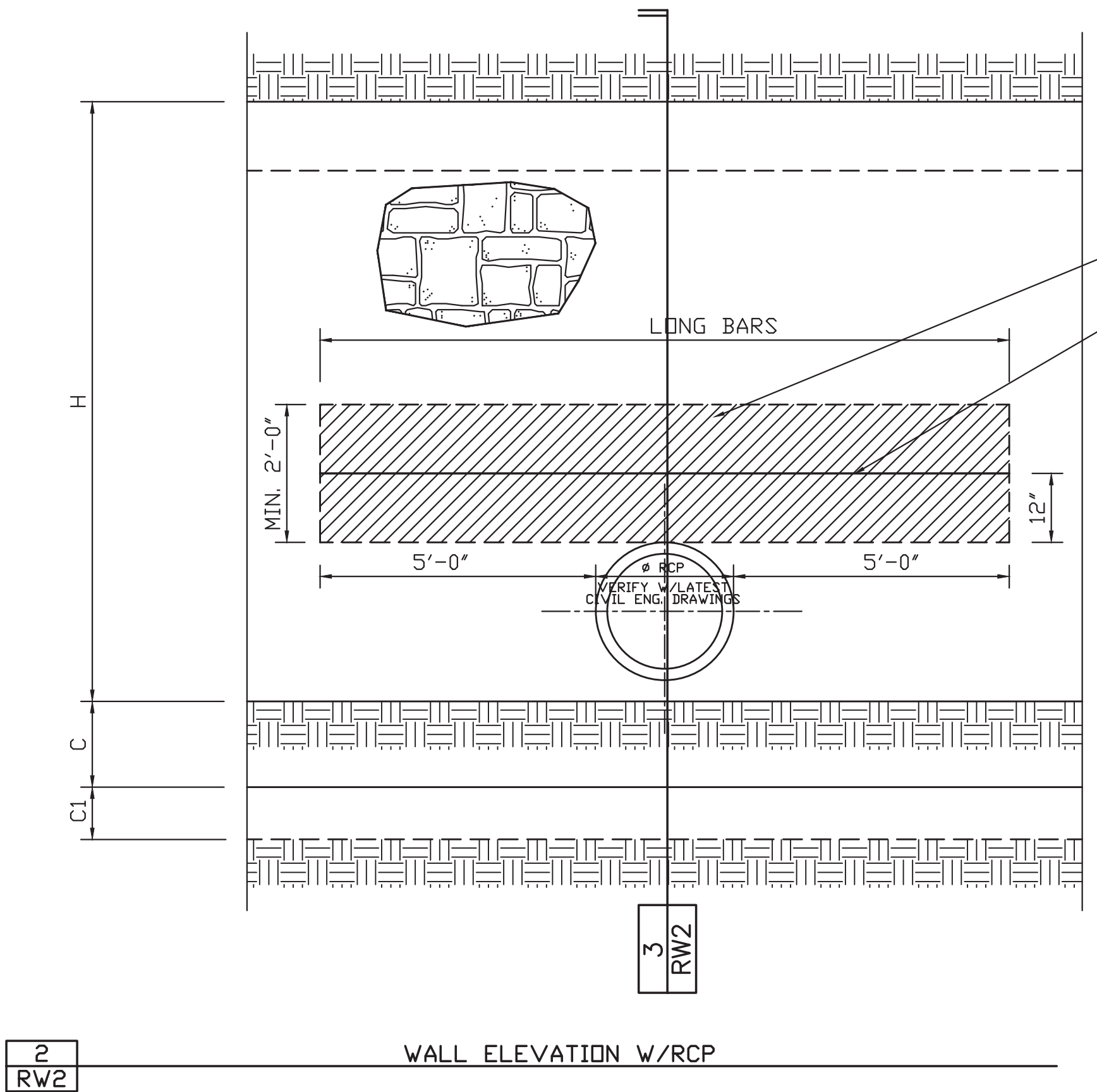
The use of these plans and specifications shall be restricted to the project for which they were prepared. Any other use without the express written consent of Falkofske Engineering, Inc. is prohibited. This document contains confidential information and its use for any other purpose is prohibited. This document contains confidential information and its use for any other purpose is prohibited.

MASONRY RETAINING WALLS - NOTES & STANDARD DETAILS
OLD GROVE PHASE II - OPTION 2
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
TOLL BROTHERS, INC.
2555 SW GRAPEVINE PARKWAY, SUITE 100
GRAPEVINE, TEXAS 76051



JOB NO. 117.22.2

RW1



MASONRY WALL SCHEDULE										
1500 psf - BEARING CAPACITY (TYP. NATURAL UNDISTURBED SOILS OR COMPACTED AND TESTED SOILS SEE GENERAL NOTES SHEET RW2)										
WALL HEIGHT H	BASE WIDTH B	TOE B1	BASE DEPTH (TOE) C	BASE DEPTH (HEEL) C1	BATTER A	FULLY MORTARED ZONE E	THICKNESS OF WALL T	DRAINAGE ZONE THICKNESS G	BEARING CAPACITY	
1'-0"	2'-1"	0'-6"	1'-0"	0'-5"	0'-2"	FULLY MORTARED	1'-7"	SEE A/RW2	1500 psf	
2'-0"	2'-1"	0'-6"	1'-0"	0'-5"	0'-4"	FULLY MORTARED	1'-7"	SEE A/RW2		
3'-0"	2'-1"	0'-6"	1'-0"	0'-5"	0'-6"	FULLY MORTARED	1'-7"	SEE A/RW2		
4'-0"	2'-1"	0'-6"	1'-0"	0'-5"	0'-8"	FULLY MORTARED	1'-7"	SEE A/RW2		
WALL DESIGN CRITERIA										
BEARING Q _u	SLOPE TOP β ₁	SLOPE BOT β ₂	ACTIVE PRESSURE α _a	PASSIVE PRESSURE α _p	FRICTION ANGLE BASE δ	SLOPE OF BACK OF WALL α	SURCHARGE q	WIND LOAD W		
1500PSF	5.71 deg	7.13 deg	28 deg	28 deg	17 deg	99.46 deg	0 psf	15 psf		

USE THIS SCHEDULE FOR 1/RW2

1
RW2

TYPICAL WALL SECTION
1V:10H MAX SLOPE ABOVE WALL
1V:8H MAX SLOPE BELOW WALL
BEARING IN CLAYEY SOILS

DATE	BY	DES.	DRN.	CHK.	NO.	DATE	REVISION	BY
03-15-22	AMB							
03-15-22	EG							
03-15-22	AMB							

Falkofske Engineering, Inc.
Structural Engineering Consultants
TX Reg. Engineering Firm F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300



The use of these plans and specifications shall be restricted to the project for which they were prepared. Any other use without the express written consent of Falkofske Engineering, Inc. is prohibited. The user assumes all liability for the use of these plans and specifications for any other project.

MASONRY RETAINING WALLS
OLD GROVE PHASE II - OPTION 2
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS

TOLL BROTHERS, INC.
2555 SW GRAPEVINE PARKWAY, SUITE 100
GRAPEVINE, TEXAS 76051

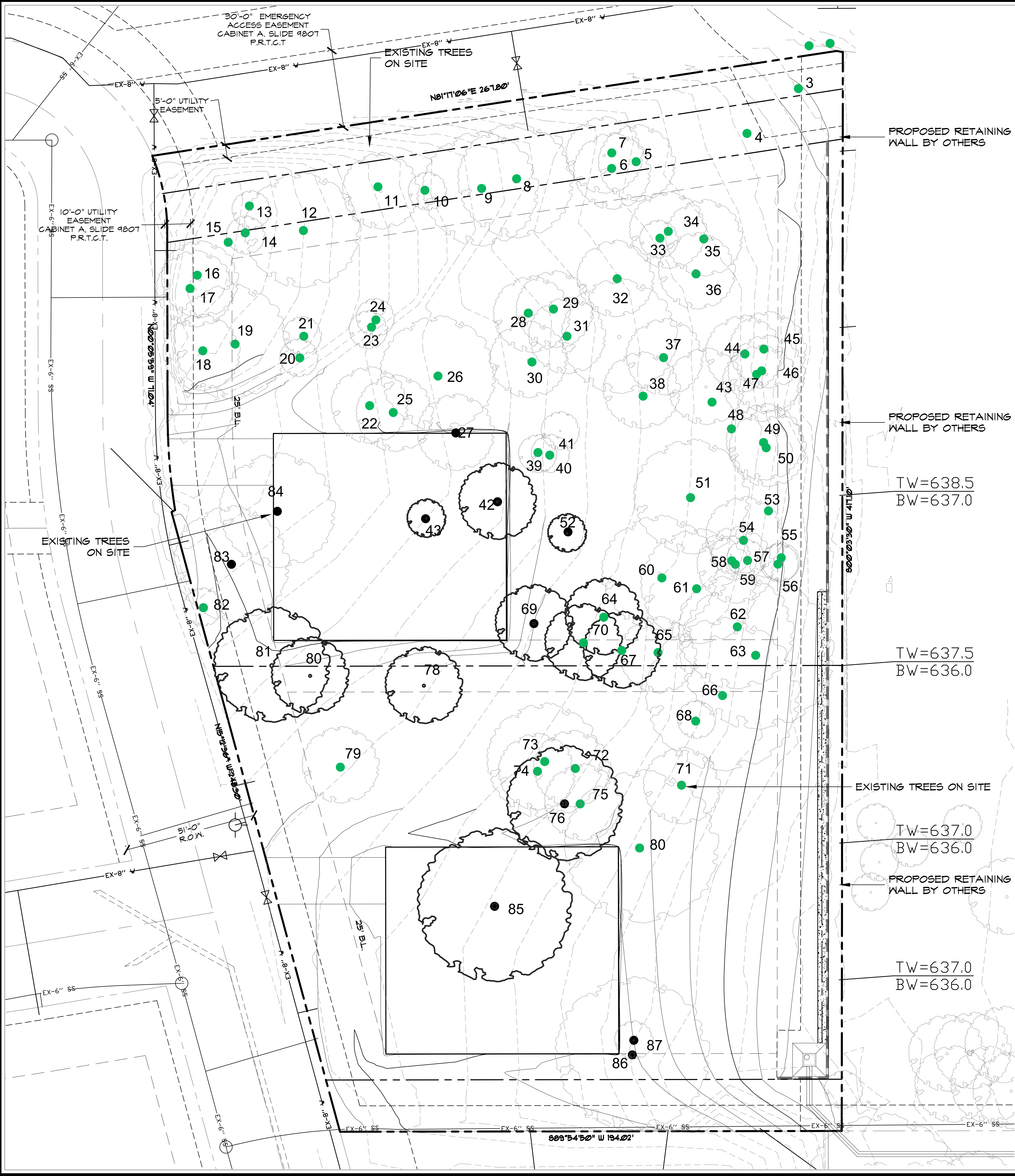


03-15-22

JOB NO. 117.22.2

RW2

Drawing: W:\Shared With Me\shared\Projects\TBI013 - Old Grove\DWG\TBI013-TR - OPT2.dwg Saved By: Station13 Save Time: 3/14/2022 5:39 PM
Plotted By: ##### Plot Date: 3/15/2022 1:41 PM



EXISTING TREE COVERAGE
- TOTAL PROPERTY AREA = 45,124SF
- TOTAL CANOPY COVERAGE ON SITE = 44,810SF

LEGEND
87 EXISTING TREE

TREE PROTECTION NOTES

- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
- DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
- NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED

STUDIO
DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

NORTH

20 10 0 10 20

1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE SURVEY			BY	DATE	Tree Survey Plan	Old Grove, Ph. 2	City Colleyville, Tarrant County, Texas
PLAN REVIEW REVISIONS							
#	REVISER PER CIVIL CHANGES			MRH			
1							
PROJECT				TBI013			
SHEET				TR1 of 3			

Drawing: W:\shared\Projects\TBI013 - Old Grove\DWG\TBI013-TR - OPT2.dwg Saved By: Station13 Save Time: 3/14/2022 5:39 PM



Old Grove, Ph. 2 - Option 2							
Colleyville, Texas							
TR. NO.	SIZE	COMMON NAME	SCIENTIFIC NAME	STATUS	EXEMPT / NON-EXEMPT	REMOVE / REMAIN	LOCATION
1	0	Post Oak	Quercus Stellata	Poor - Unilateral - Cavity - Canopy Dieback	Exempt	Remain	Off Site - NE Corner
2	0	Post Oak	Quercus Stellata	Good Condition	Exempt	Remain	Off Site - NE Corner
3	15.25	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remove	Open Space Lot 5X
4	9	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remove	Lot 1
5	12	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
6	17	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remove	Lot 1
7	18	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
8	15.5	Post Oak	Quercus Stellata	Wire in Trunk	Non-Exempt	Remain	Lot 1
9	19.5	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
10	10.5	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
11	15.75	Cedar Elm	Ulmus Crassifolia	Good Condition	Non-Exempt	Remain	Lot 1
12	18.5	Post Oak	Quercus Stellata	75% Dead - Canopy Dieback	Exempt	Remain	Lot 1
13	10.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 1
14	7.5	Post Oak	Quercus Stellata	Poor - Vines - Canopy Dieback	Exempt	Remain	Lot 1
15	6.25	Post Oak	Quercus Stellata	Poor - Vines	Non-Exempt	Remain	Lot 1
16	13.25	Post Oak	Quercus Stellata	Poor - Understory - Leaning	Non-Exempt	Remain	Lot 1
17	13.25	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 1
18	16	Post Oak	Quercus Stellata	OK	Exempt	Remain	Lot 1
19	18.75	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 1
20	11	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 1
21	8.75	Easter Red Cedar	Juniperus Virginiana	OK	Exempt	Remain	Lot 1
22	16	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
23	9.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
24	8.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
25	16	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
26	20.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
27	16	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1 - Building Pad
28	16.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
29	16.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
30	13.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
31	12.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
32	13	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 1
33	9	Easter Red Cedar	Juniperus Virginiana	Poor - Understory - Leaning	Exempt	Remove	Lot 1
34	15	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 1
35	12.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 1
36	17.5	Post Oak	Quercus Stellata	Slight Canopy Dieback	Non-Exempt	Remove	Lot 1
37	17	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
38	17.25	Post Oak	Quercus Stellata	OK - Vines	Non-Exempt	Remove	Lot 1
39	8.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 1
40	15.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
41	7.25	Gum Bumelia	Sideroxylon Lanuginosum	Understory	Non-Exempt	Remain	Lot 1
42	17.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1 - Building Pad
43	14.25	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 1
44	15	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 1
45	15	Post Oak	Quercus Stellata	Poor - Understory - Leaning - Cavity	Exempt	Remove	Lot 1
46	15.5	Post Oak	Quercus Stellata	Poor - Understory - Leaning	Exempt	Remove	Lot 1
47	17.75	Post Oak	Quercus Stellata	Poor - Canopy Dieback - Vines	Exempt	Remove	Lot 1
48	8.5	Mexican Plum	Prunus Mexicana	Understory	Exempt	Remove	Lot 1
49	14	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 1
50	15.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 1
51	19.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 1
52	9	Chinaberry	Melia Azedarach	Cavity	Exempt	Remain	Lot 1
53	8	Mexican Plum	Prunus Mexicana	Poor	Non-Exempt	Remove	Lot 1
54	13	Post Oak	Quercus Stellata	Canopy Dieback	Non-Exempt	Remove	Lot 1
55	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 1
56	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 1
57	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 1
58	9.5	Post Oak	Quercus Stellata	Understory	Non-Exempt	Remove	Lot 1
59	11.5	Post Oak	Quercus Stellata	Understory	Non-Exempt	Remove	Lot 1
60	18	Post Oak	Quercus Stellata	Poor - Cavity - Leaning	Exempt	Remove	Lot 1
61	24	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
62	17	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
63	24.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
64	16.25	Post Oak	Quercus Stellata	Poor - Cavity - Canopy Dieback	Exempt	Remain	Lot 1
65	17.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
66	26.5	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remove	Lot 2
67	14.5	Post Oak	Quercus Stellata	Poor - Cavity - Canopy Dieback	Exempt	Remain	Lot 1
68	10	Hackberry	Celtis Occidentalis	OK	Exempt	Remove	Lot 2
69	17.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
70	14.25	Post Oak	Quercus Stellata	Canopy Dieback	Non-Exempt	Remain	Lot 1
71	13	Chinaberry	Melia Azedarach	Canopy Dieback	Exempt	Remove	Lot 2
72	16.75	Post Oak	Quercus Stellata	Poor - Cavity - Leaning	Exempt	Remove	Lot 2
73	19	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 2
74	15.5	Post Oak	Quercus Stellata	Understory - Leaning	Exempt	Remove	Lot 2
75	12.75	Post Oak	Quercus Stellata	Understory - Leaning	Exempt	Remove	Lot 2
76	24	Post Oak	Quercus Stellata	Poor - Cavity	Exempt	Remove	Lot 2
77	33.5	Post Oak	Quercus Stellata	Poor - Canopy Dieback - Wind Damage	Exempt	Remove	Lot 2
78	17.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 2
79	18.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 2
80	14.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 2
81	22	Post Oak	Quercus Stellata	Poor - Dying - Cavity - Lighting Damage - Ants	Exempt	Remain	Lot 1
82	11.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
83	20.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
84	21	Post Oak	Quercus Stellata	Poor - Wind Damage	Exempt	Remove	Lot 1 - Building Pad
85	25.25	Post Oak	Quercus Stellata	Canopy Dieback - Ants	Exempt	Remove	Lot 2 - Building Pad
86	24	Pecan	Carya illinoensis	OK	Non-Exempt	Remove	Lot 2 - Building Pad
87	9	Hackberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 2 - Building Pad

TREE SPECIES	NUMBER OF TREES ON SITE	TOTAL CALIPER INCHES (on-site)	NUMBER OF EXEMPT TREES REMOVED	CALIPER INCHES EXEMPT TO BE REMOVED	NUMBER OF NON-EXEMPT TREES REMOVED	CALIPER INCHES NON-EXEMPT TO BE REMOVED	REPLACEMENT TREES TO BE PLANTED (3" CALIPER)
Post Oak	72	1110	23	158.5	54	0	0
Blackjack Oak	0	0	0	0	0	0	0
Live Oak	0	0	0	0	0	0	0
Bald Cypress	0	0	0	0	0	0	0
Chinaberry	2	22.25	1	0	2	0	0
Persimmon	0	0	0	0	0	0	0
Cottonwood	0	0	0	0	0	0	0
Loblolly Pine	0	0	0	0	0	0	0
Mulberry	0	0	0	0	0	0	0
Gum Bumelia	1	7.25	0	0	0	0	0
Pecan	1	24	0	0	1	24	8
Easter Red Cedar	2	17.75	0	0	0	0	0
Cedar Elm	1	15.75	0	0	0	0	0
Lacebark Elm	0	0	0	0	0	0	0
Hackberry	7	62.5	5	9	0	0	0
American Elm	0	0	0	0	0	0	0
Total	87	1259.5	29	167.5	57	24	8
TREE SPECIES	NUMBER OF TREES ON SITE	TOTAL CANOPY COVERAGE SF (on-site)	NUMBER OF EXEMPT TREES REMOVED	SQUARE FEET EXEMPT TO BE REMOVED	NUMBER OF NON-EXEMPT TREES REMOVED	SQUARE FEET NON-EXEMPT TO BE REMOVED	NUMBER OF TREES SAVED/SQUARE FEET
Total	87	44,870	29	10,014	57	1,810	73 / 33,293
% of Total				22.3%		4.0%	74.3%

CANOPY COVERAGE

TOTAL EXISTING TREE CANOPY COVERAGE ON SITE

- 46.8%
- TOTAL CANOPY COVERAGE 44,870sf
- TOTAL SITE 95,729sf

TOTAL TREE CANOPY COVERAGE
REQUIRED TO BE PRESERVED - 50%

TOTAL TREE CANOPY BEING
PRESERVED - 33,293sf 74.3%

EXISTING TREE COVERAGE PRESERVATION REQUIREMENTS

- TOTAL PROPERTY AREA = 95,124SF
- TOTAL CANOPY COVERAGE ON SITE = 44,870SF

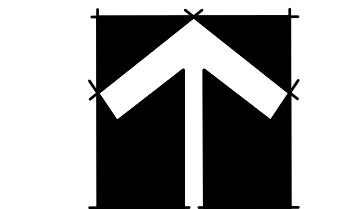
46.8% CANOPY COVERAGE ON SITE
50% MIN. CANOPY COVERAGE TO BE PRESERVED
74.3% OF EXISTING CANOPY COVERAGE REMAINING



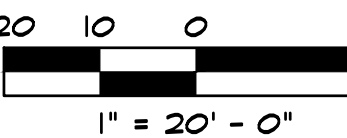
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900



March 15, 2022



NORTH



Bar is one inch on original drawing. If not one inch on the sheet, adjust scale as necessary.

A horizontal scale bar with a bracket above it, labeled "One Inch".

TREE SURVEY

Tree Mitigation Plan

Old Grove, Ph. 2

City Colleyville, Tarrant County, Texas

[illegible]

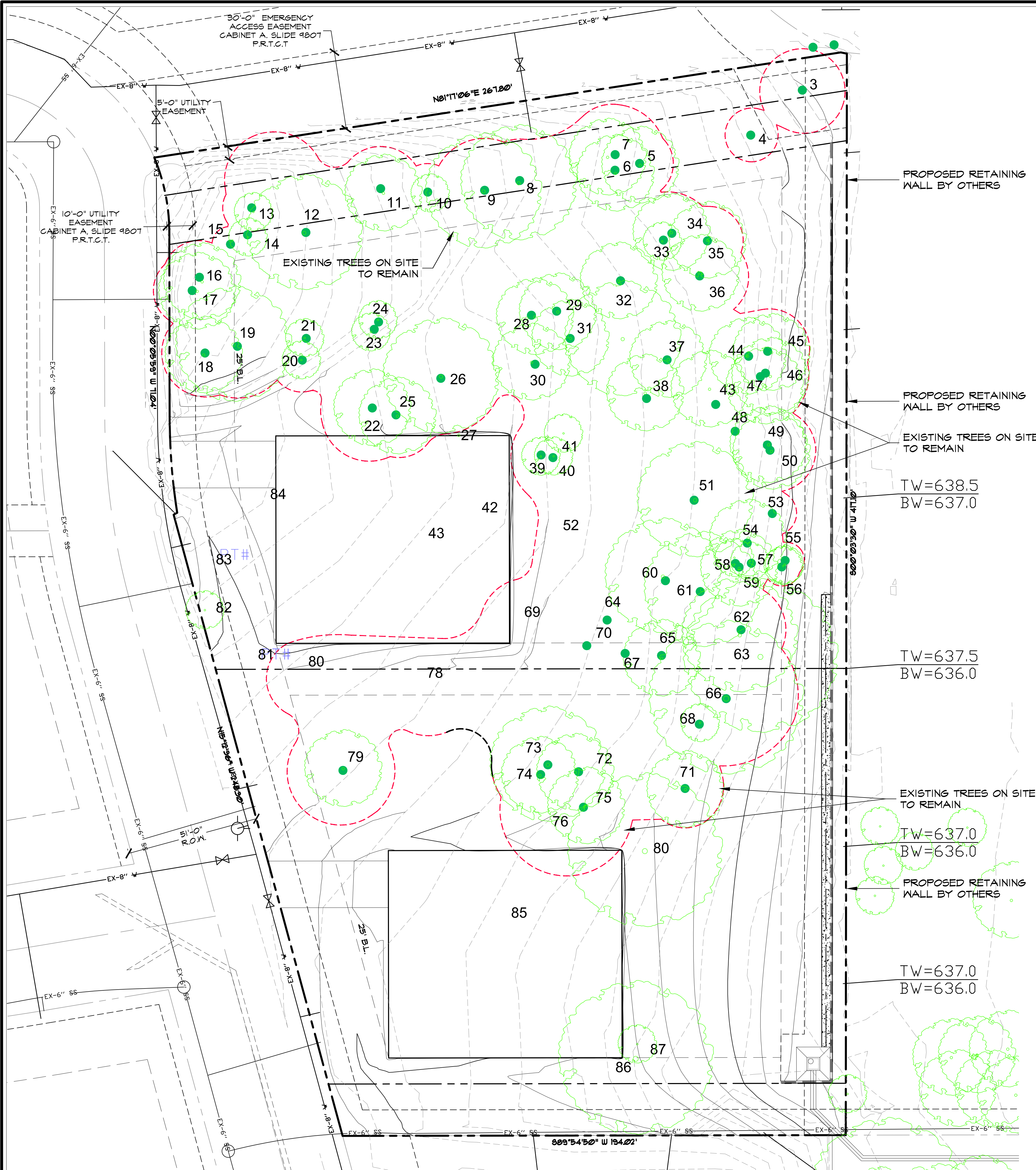
PROJECT

TBI013

SHEET

TR2 of 3

Drawing: W:\Shared With Me\shared\Projects\TBI013 - Old Grove\DWG\TBI013-TR - OPT2.dwg Saved By: Station13 Save Time: 3/14/2022 5:39 PM
Plotted by: ##### Plot Date: 3/15/2022 1:41 PM



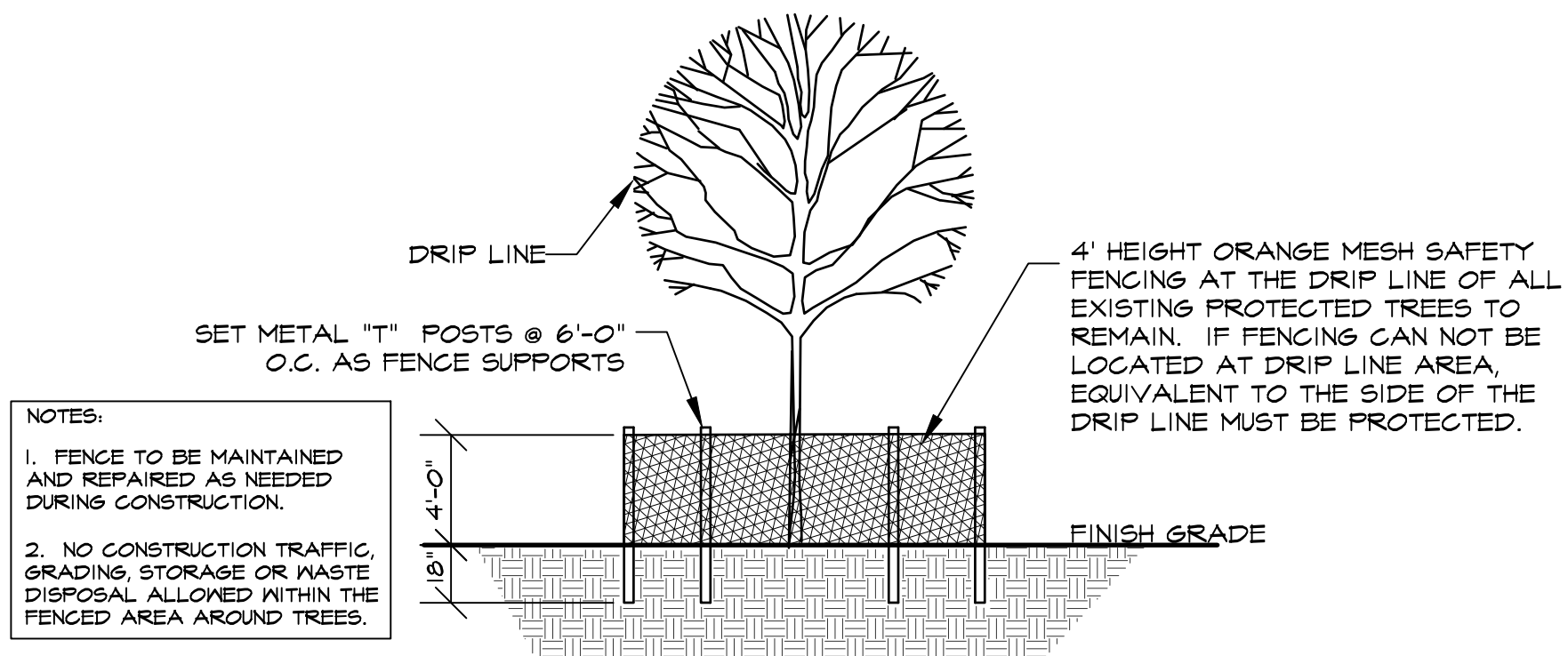
LEGEND

68. EXISTING TREE TO REMAIN

TREE PROTECTION FENCE

TREE PROTECTION NOTES

- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
- DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
- NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED



1 TR3 PROTECTED TREES - TREE PROTECTION DETAIL
NOT TO SCALE

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

NORTH

20 10 0 10 20

1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE SURVEY	
Tree Protection Plan	
Old Grove, Ph. 2	
City Colleyville, Tarrant County, Texas	

PLAN REVIEW/REVISIONS	BY	DATE
REVIEWED PER CIVIL CHANGES	MRH	7-5-2018

#	1				
---	---	--	--	--	--

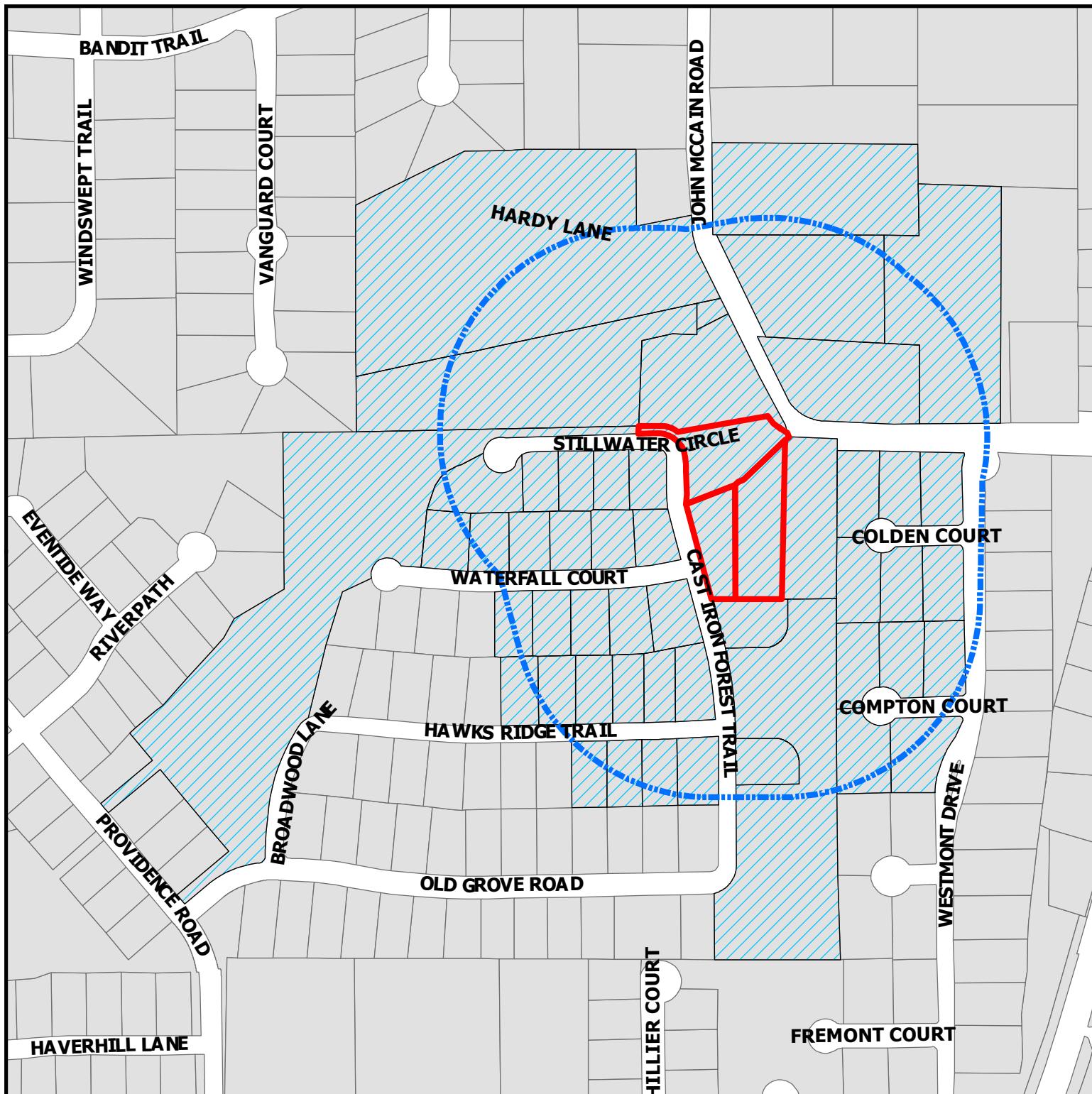
PROJECT

TBI013

SHEET

TR3 of 3

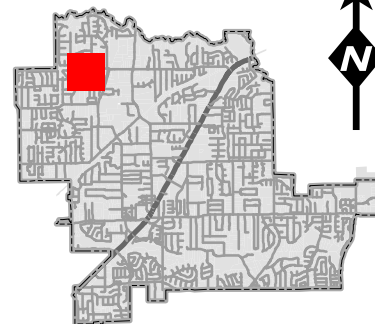
Notification Map



PC22-005
103 John McCain Road

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

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, April 11, 2022 at 7:00 p.m.

City Council Meeting: Tuesday, May 3, 2022 at 7:30 p.m.

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

Request: Consideration of a Replat for Lots 1, 2, 3X, & 4X, Block E, Old Grove Addition, Phase II, being Lots 1 and 2, Block 1, Neidholt Addition, and Lot 2X, Block E, Old Grove Addition. The purpose of the request is to replat the property in order to allow for the construction of 2 new single family homes with either 1 or 2 open space lots. There will be 2 options to review, one that includes abandonment of some existing right-of-way and the other designed around the existing right-of-way.

Zoning Case: PC22-005

Applicant: Matthew Maly

Owner: Toll Dallas TX LLC

Location: 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail

Property Description: Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition

Present Zoning: PUD-R Planned Unit Development-Residential

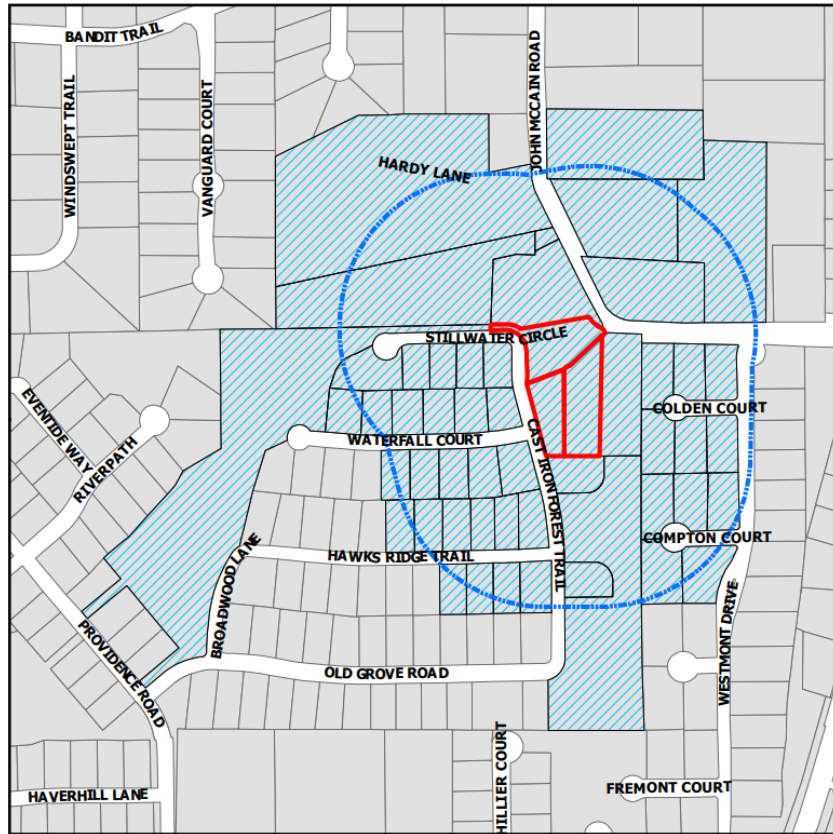
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

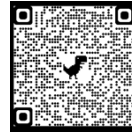
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

NOTICE OF PUBLIC HEARING

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



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



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
JOHNSON, MARK	203 COLDEN CT	COLLEYVILLE, TX
BATTLES, BRANDON	101 JOHN MCCAIN RD	COLLEYVILLE, TX
BELL, APRIL	7204 JOHN MCCAIN RD	COLLEYVILLE, TX
COX, CLYDE	105 STILLWATER CIR	COLLEYVILLE, TX
GULAMHUSSAIN, DIDAR	200 HAWKS RIDGE TRL	COLLEYVILLE, TX
ALLEN, LEROY	101 STILLWATER CIR	COLLEYVILLE, TX
SMITH, WILLIAM	205 WATERFALL CT	COLLEYVILLE, TX
REVOCABLE TRUST OF CLINT D JAY	201 COMPTON CT	COLLEYVILLE, TX
MCKENNA, DENISE	109 HAWKS RIDGE TRL	COLLEYVILLE, TX
BROYLES, RANDY	7212 JOHN MCCAIN RD	COLLEYVILLE, TX
BYRD, MICHAEL C	113 STILLWATER CIR	COLLEYVILLE, TX
TOLL DALLAS TX LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA
WHEAT, CARROL	206 COLDEN CT	COLLEYVILLE, TX
CARDONA, GLORIA J	213 COLDEN CT	COLLEYVILLE, TX
FREIG, JOSE	104 HAWKS RIDGE TRL	COLLEYVILLE, TX
PATEL, AJAY ARVIND	209 WATERFALL CT	COLLEYVILLE, TX
DECKER, RENNI	108 HAWKS RIDGE TRL	COLLEYVILLE, TX
JOHNSON, J	201 HAWKS RIDGE TRL	COLLEYVILLE, TX
PINTO, LYNDIA D ETAL	105 HAWKS RIDGE TR	COLLEYVILLE, TX
MCKINNON JAMES S & VICKIE S MC	207 COLDEN CT	COLLEYVILLE, TX
BARNES, IRWIN	200 WATERFALL CT	COLLEYVILLE, TX
DAWSON FARMS LLC	406 PECAN DR	IRVING, TX
VAN HORNE, EDWARD	108 JOHN MCCAIN RD	COLLEYVILLE, TX
OWEN, JOHN	201 WATERFALL CT	COLLEYVILLE, TX
BOLTON, JONATHON	202 COLDEN CT	COLLEYVILLE, TX
HA, THANH THUC	100 HAWKS RIDGE TR	COLLEYVILLE, TX
YANG, YAN	204 HAWKS RIDGE TRL	COLLEYVILLE, TX
PIERRO, REBEKAH	208 HAWKS RIDGE TRL	COLLEYVILLE, TX
LAW, JAMES	109 STILLWATER CIR	COLLEYVILLE, TX
CARLSEN, DAVID	208 COMPTON CT	COLLEYVILLE, TX
PINTO, EZEQUIEL	101 HAWKS RIDGE TR	COLLEYVILLE, TX
AGNEW, GARRICK D	204 WATERFALL CT	COLLEYVILLE, TX
RAU, SUSAN	7105 CAST IRON FOREST TRL	COLLEYVILLE, TX
TOLL DALLAS TX LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA
MORSE, ERIC	200 COMPTON CT	COLLEYVILLE, TX
RIEWE, KEITH	204 COMPTON CT	COLLEYVILLE, TX
KELLY, JOHN	105 WATERFALL CT	COLLEYVILLE, TX
CLARK, EDWARD D	104 WATERFALL CT	COLLEYVILLE, TX
TOLL DALLAS TX LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA
TAYLOR, ROGER	210 COLDEN CT	COLLEYVILLE, TX
HIGHTOWER, ROXANNE S	104 JOHN MCCAIN RD	COLLEYVILLE, TX
ETTA, ANITA B	101 WATERFALL CT	COLLEYVILLE, TX
BUTLER, PERRY L	208 WATERFALL CT	COLLEYVILLE, TX
WIRT, CARL BRITTON	205 COMPTON CT	COLLEYVILLE, TX
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD #101	PLANO, TX
RIACH, STEVEN E	7109 JOHN MCCAIN RD	COLLEYVILLE, TX
DAWSON FARMS LLC	406 PECAN DR	IRVING, TX
RAHMAN, EDWARD A	100 WATERFALL CT	COLLEYVILLE, TX
DAWSON FARMS LLC	3421 S BRIERY	IRVING, TX
LEE, JENNIFER FANG EN	117 STILLWATER CIR	COLLEYVILLE, TX
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD #101	PLANO, TX
INMAN, MARGARET K	212 WATERFALL CT	COLLEYVILLE, TX
VOGEL, DEREK E	7001 CAST IRON FOREST TRL	COLLEYVILLE, TX
OLD GROVE ADDITION	P.O. Box 1481	COLLEYVILLE, TX

WESTMONT ADDITION
CHANEL COURT
VANGUARD ESTATES ADDITION
MONTICELLO ADDITION-COLLEYVLE
KELLER ISD
GRAPEVINE COLLEYVILLE ISD

5751 KROGER DRIVE
7300 CHANEL COURT
7205 VANGUARD COURT
P.O. BOX 254
350 KELLER PKWY
3051 IRA E WOODS AVE

KELLER, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
KELLER, TX
GRAPEVINE, TX

RESOLUTION R-22-XXXX

**A RESOLUTION OF A REPLAT FOR LOTS 1, 2, 3X, and 4X, BLOCK E, OF
THE OLD GROVE ADDITION, PHASE II**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat of Lots 1, 2, 3 and 4X, Block 1, of the Neidholt Addition and Lot 2X, Block E, of the Old Grove Addition, Phase II on April 11, 2022.

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

Sec. 1. THAT the Replat for Lots 1, 2, 3X, and 4X, Block 1, of the Old Grove Addition, Phase II on approximately 2.20 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 3rd DAY OF MAY 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
Assistant City Secretary

Richard Newton
Mayor

[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3g	Agenda Date 4/11/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Preliminary/Final Plat for Lots 2AR-1, 2AR-2, 3, 4, 5, & 6, Block 1, Shirley Allgood Addition, being Tracts 3P1, 3R1, & 6A17, and 6A15, Abstract 328, Simon Cotrail Survey, and Lots 2R1 & 2R2, Block 1, Shirley Allgood Addition, located at 1804 Tyler Street, 1900 Tyler Street, 1907 Renfro Road, and 1911 Renfro Road, Case PC22-006

Explanation

Greg Chapa, the applicant, has submitted a request for a Preliminary/Final Plat for Lots 2AR-1, 2AR-2, 3, 4, 5, & 6, Block 1, Shirley Allgood Addition, being Tract 3P1, 3R1, & Tract 6A17, and Tract 6A15, Abstract 328, Simon Cotrail Survey, and Lots 2R1 & 2R2, Block 1, Shirley Allgood Addition, being approximately 6.56 acres, and zoned R-40 Single Family Residential district. The purpose is to plat/replat the property in order to allow for the construction of new single family homes.

Existing Conditions/Background: The subject properties, 1804 & 1900 Tyler Street & 1911 Renfro Road, resides on the south side of Renfro Road and north side of Tyler Street and have R-40 zoning.

Lot Dimensions and Setbacks: Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the R-40 zoning regulations require the following standards:

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

As submitted, the lots shown on the proposed plat meets the requirements of the R-40 zoning as described in the Land Development Code.

Surrounding Development: The surrounding area consists of properties zoned R-40 Single Family Residential district to the north, south, east and west and are improved

with single-family residential homes.

Analysis: The proposed plat creates four new single-family residential lots. Two lots are being redesigned and currently have an existing home. Access for five lots will be off Tyler Street and one lot's access is along Renfro Street.

Plat Status: The properties are a combination of unplatted and platted land; Tract 3P1, 3R1, & Tract 6A17, and Tract 6A15, Abstract 328, Simon Cotrail Survey, and Lots 2R1 & 2R2, Block 1, Shirley Allgood Addition.

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

1. Lot 2AR-2, Block 1 the square footage is incorrect please update.
2. Any of the existing easements that are in the middle of proposed lots cannot be built over without an encroachment agreement. It is best to abandon these where possible and to abandon will require clearance from all utility companies with rights those easements.
3. Any existing buildings over property lines cannot remain and existing buildings with existing utilities serving them should have an easement if that utility crosses onto a proposed adjacent property. Additionally, no accessory building can be on a lot without a primary structure and therefore need to be removed. (Lot 6,5, &2AR-1)
4. Along all the side lot lines provide 7.5' drainage and utility easements and along the rear property lines provide 16' easements.
5. Topography divides these properties into two distinct drainage areas, drainage calculations are needed pre and post development showing no adverse impact, particularly onto 1711/1801 Tyler Street as discharged waters cross directly onto these properties.
6. Some of the lots currently have structures and have paid impact fees, others have not. The City of Colleyville needs guidance on which lots will keep the transference of any impact fees paid to date.
7. Provide the following notes:

Drainage Easements Restriction: No construction or filling, without the written approval of the City of Colleyville, shall be allowed within a drainage easement, and then only after a detailed engineering plans and studies show that no flooding will result, that no obstructions to the natural flow of water will result, and subject to all owners of the property by affected such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of 2 feet above the 100-year water surface/base flood elevation. The Property Owner of any permanent storm water management facilities/ponds either HOA/private owner must file an "Operations and Maintenance Plan as required by City Of Colleyville Ordinance O-20-2151 Sec. 42-73. This plan must be filed with the County Deed Office of Tarrant County. This Operations and Maintenance Plan is to be permanently linked to the deed of the land, regardless of changes in ownership.
8. If there will be any grading required or approved with the approval of this plat, an Urban Forestry Plan will be required. Please be aware that the building permit review

for each lot will require preservation of 50% of tree canopy outside building footprints, possible tree planting to meet a certain site canopy cover, as well as mitigation for any heritage tree removed (even in building footprints). Between proposed lots 4 & 5 there are several post oaks and blackjack oaks. Most of those will be classified as heritage trees.

On March 30th the applicant provided an updated plat.

Fees: Park Land Dedication fees are required in the amount of \$1,802 per residential lot. Park Land Dedication fees are due prior to filing the Final Plat for record. Impact Fees are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit.

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

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

Staff Recommendation: Staff recommends approval of the replat.

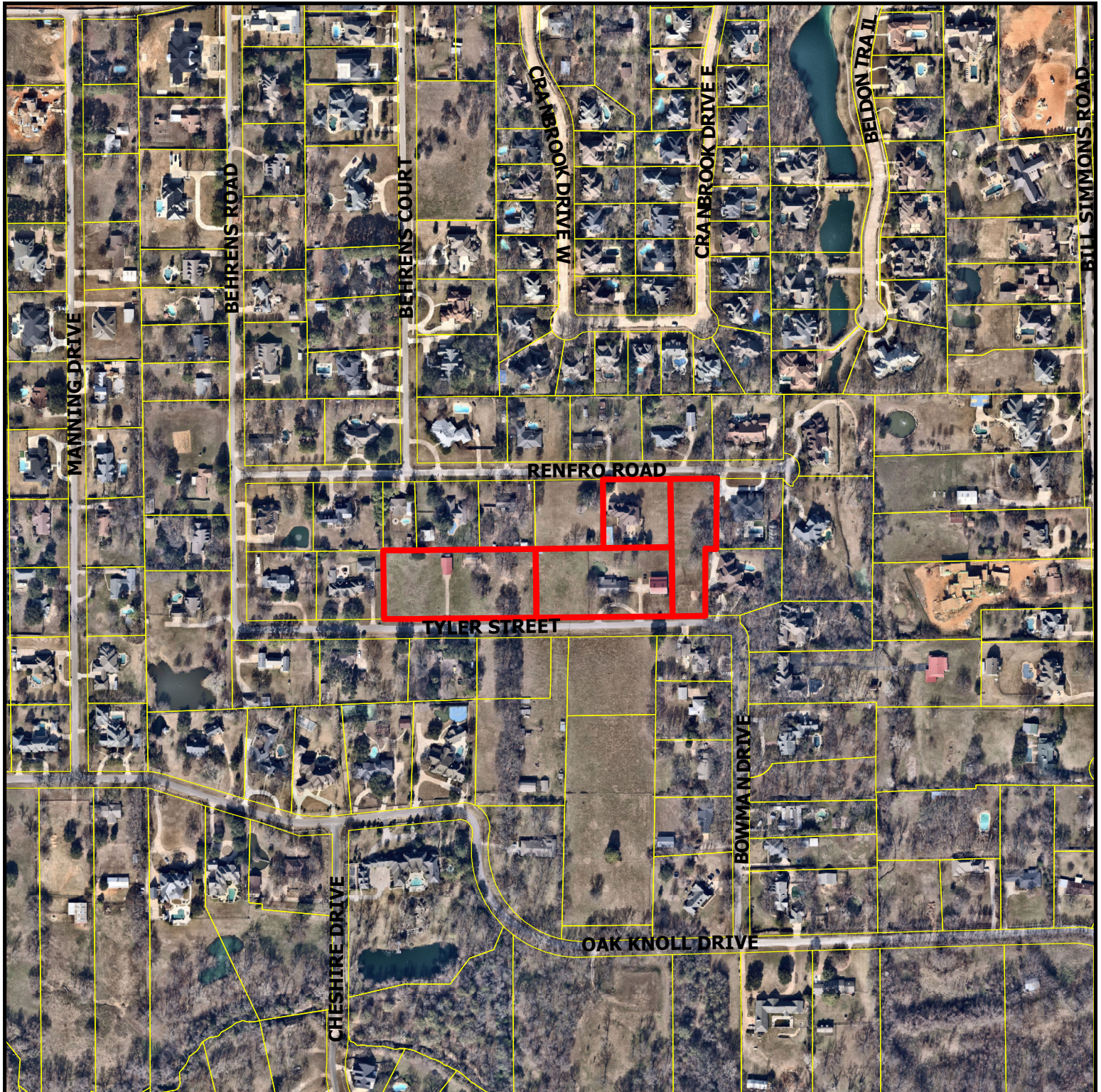
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Preliminary & Final Plat
5. Existing Conditions Exhibit
6. Aerial View
7. Water and Sewer Line Map
8. Notification Map
9. Notification Letter
10. Notification List
11. Draft Resolution

Aerial Map

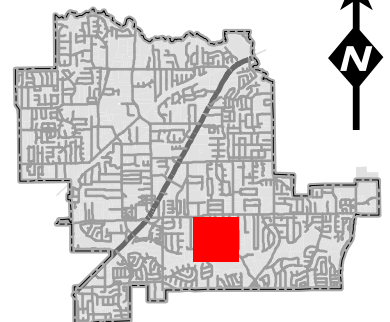


PC22-006
1900 Tyler Street

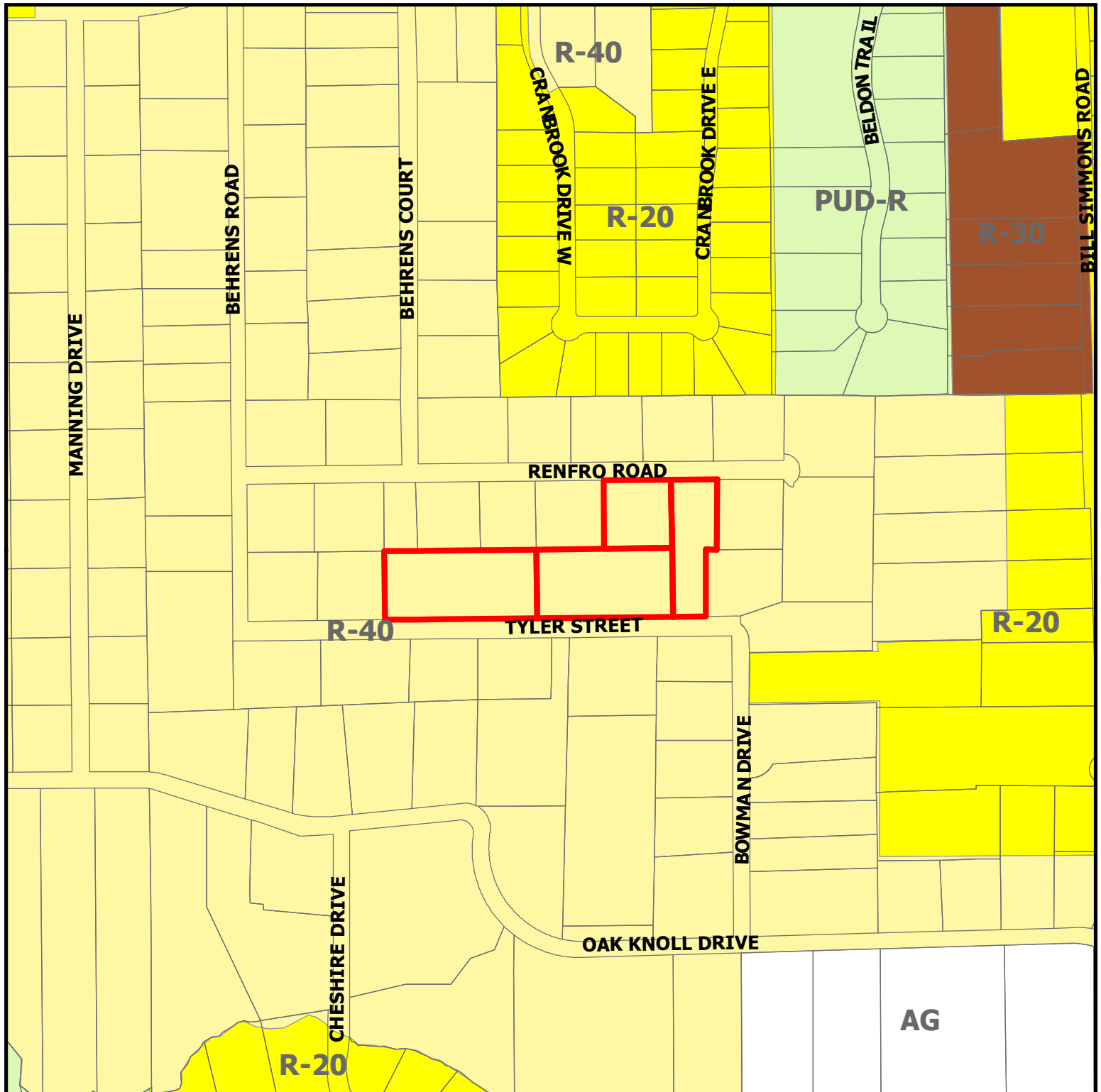
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



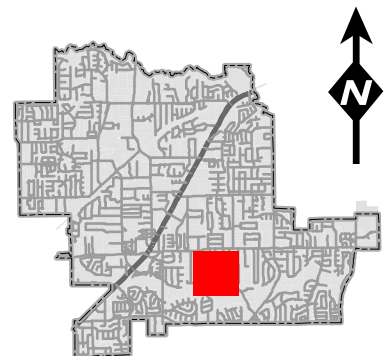
Zoning Map



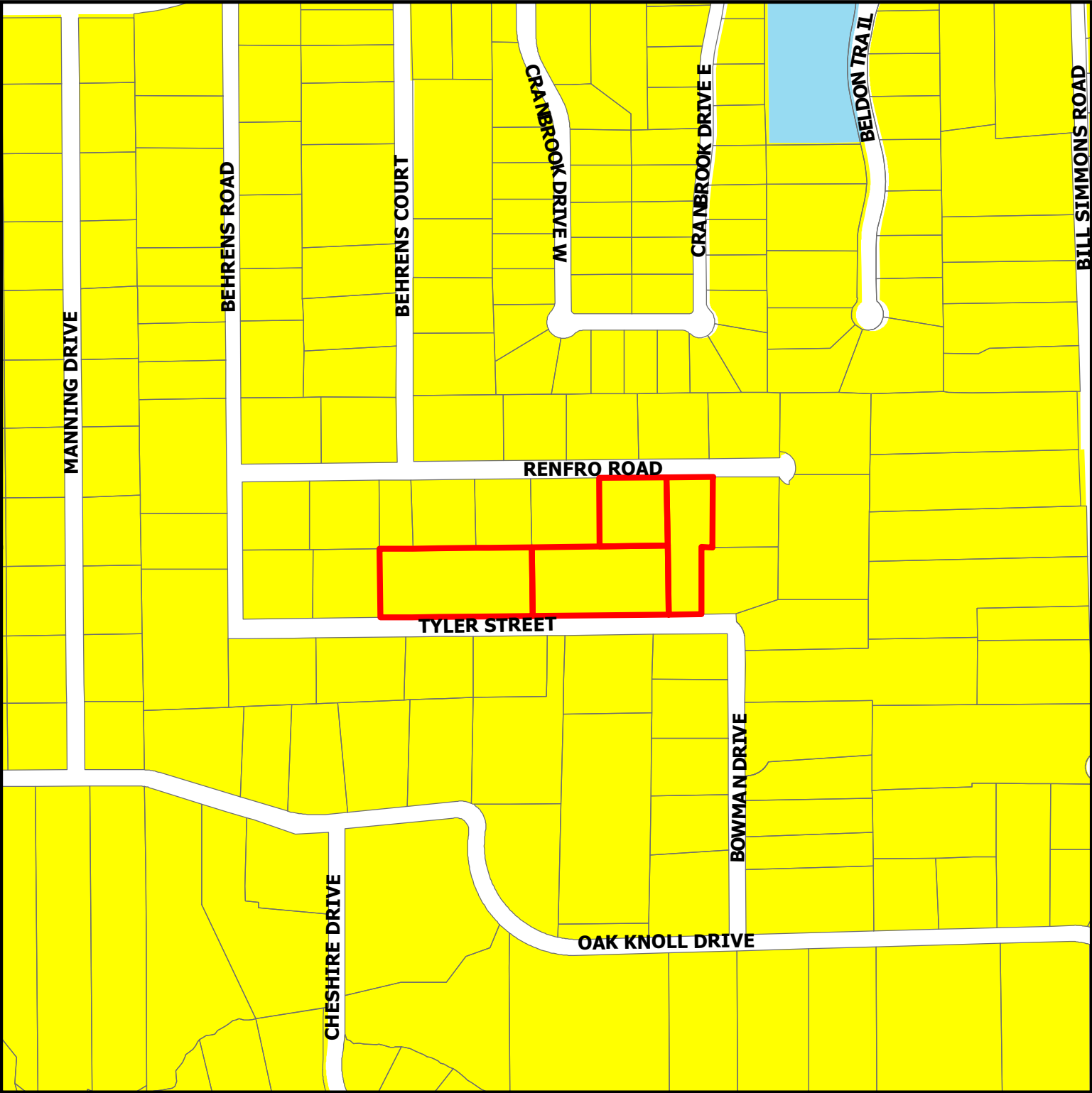
PC22-006
1900 Tyler Street

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



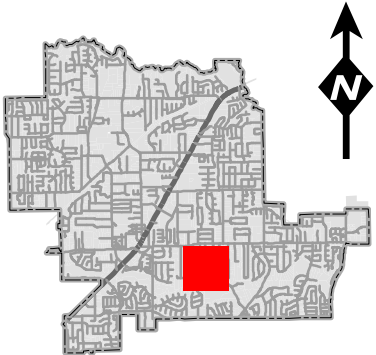
Future Land Use Map

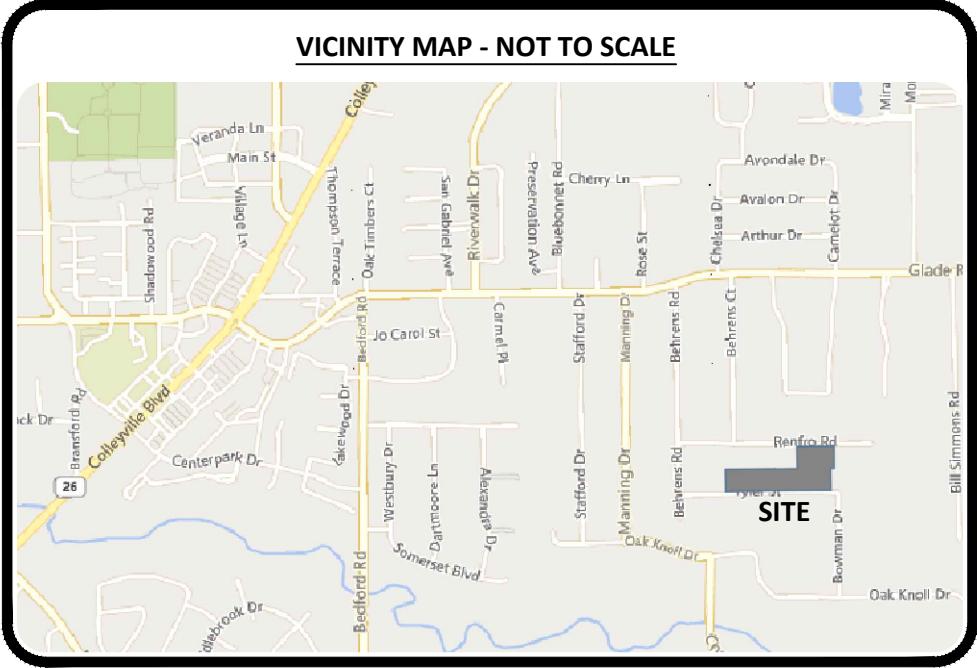


PC22-006
1900 Tyler Street

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
-  Residential
-  Water Body





- LEGEND OF ABBREVIATIONS
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - DOC.# DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - SQ. FT. SQUARE FEET
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0095K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- The purpose of this plat is to subdivide two existing lots and two tracts of land into six separate lots.

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS GLADE ROAD CAPITAL, LLC, TERRY LYONS AND SUSAN LYONS are the owners of a tract of land out of the Simon Cotrail Survey, Abstract Number 328, in the City of Colleyville, Tarrant County, Texas, and being that same tract of land described by deed to Glade Capital, LLC, as recorded under Document Number D2122102284, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), together with that tract of land described by deed to Terry Lyons and Susan Lyons as recorded under Document Number D212098875, (O.P.R.T.C.T.), and with all of Lot 2R-1 and Lot 2R-2 in Block 1 of Shirley Allgood Addition, an addition in the City of Colleyville, Tarrant County, Texas, according to the plat recorded under Cabinet B, Slide 779, Plat Records, Tarrant County, Texas, (P.R.T.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar for the northwest corner of said Glade Road Capital tract, same being the westernmost northwest corner of the herein described tract;

THENCE North 89 degrees 18 minutes 10 seconds East, with the north line of said Glade Road Capital tract, a distance of 464.40 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set") for the northeast corner thereof;

THENCE South 01 degrees 13 minutes 50 seconds East, with the east line of said Glade Road Capital tract, a distance of 2.07 feet to a capped rebar set at the northwest corner of said Lot 2R-1;

THENCE with the perimeter and to the corners of said Lot 2R-1 and said Lot 2R-2, the following calls:

- North 89 degrees 16 minutes 36 seconds East, a distance of 208.71 feet to a capped rebar set;
 - North 01 degrees 13 minutes 59 seconds West, a distance of 208.72 feet to a point from which a 1 inch iron pipe found bears South 85 degrees West, a distance of 1.23 feet;
 - North 89 degrees 16 minutes 36 seconds East, a distance of 212.66 feet to a 1/2 inch rebar with cap stamped, "VOGT 1928" found for the northeast corner of said Lot 2R-2, same being the northwest corner of said Lyons tract;
- THENCE** with the perimeter and to the corners of said Lyons tract, the following calls:
- North 89 degrees 46 minutes 15 seconds East, a distance of 138.67 feet to a 1/2 inch rebar with cap stamped, "VOGT 1928" found;
 - South 00 degrees 14 minutes 16 seconds East, a distance of 208.13 feet to a 1/2 inch rebar found;
 - South 86 degrees 10 minutes 34 seconds West, a distance of 33.36 feet to a 1/2 inch rebar found in a tree;
 - South 00 degrees 42 minutes 20 seconds East, a distance of 205.85 feet to a MAG nail found in a wood fence;
 - South 89 degrees 54 minutes 05 seconds West, a distance of 99.84 feet to a capped rebar set for the southwest corner of said Lyons tract, same being the southeast corner of said Lot 2R-1;

THENCE South 89 degrees 37 minutes 59 seconds West, with the south line of said Lot 2R-1, a distance of 421.40 feet to a 3/8 inch rebar found for the southwest corner thereof, same being the southeast corner of said Glade Road Capital tract;

THENCE South 89 degrees 09 minutes 10 seconds West, with the south line of said Glade Road Capital tract, a distance of 465.80 feet to a capped rebar set for the southwest corner thereof;

THENCE North 00 degrees 50 minutes 31 seconds West, with the west line of said Glade Road Capital tract, a distance of 207.84 feet to the **POINT OF BEGINNING** and enclosing 6.359 acres (276,978 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That WE, **GLADE ROAD CAPITAL, LLC, TERRY LYONS AND SUSAN LYONS**, do hereby adopt this plat designating the hereinbefore described property as **LOTS 2AR-1, 2AR-2, 3, 4, 5, & 6, BLOCK 1, SHIRLEY ALLGOOD ADDITION**, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness my hand this _____ day of _____, 20____.

Glade Road Capital (authorized agent)

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

Witness my hand this _____ day of _____, 20____.

Terry Lyons

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

Witness my hand this _____ day of _____, 20____.

Susan Lyons

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATE

This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act. Fieldwork was completed on February 23, 2022.

Date of Plat/Map: **March 13, 2022**

PRELIMINARY

**THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL
SURVEY DOCUMENT March 30, 2022**

John H. Barton III, RPLS# 6737

Date

Planning and Zoning Commission Approval

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20____, to approve this Plat.

Chairman, Planning and Zoning Commission

City Council Approval

WHEREAS The City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20____, to approve this Plat.

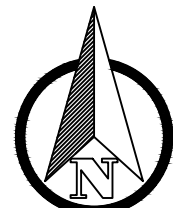
Mayor, City of Colleyville

Attest: City Secretary

Attest: Secretary, Planning and Zoning Commission

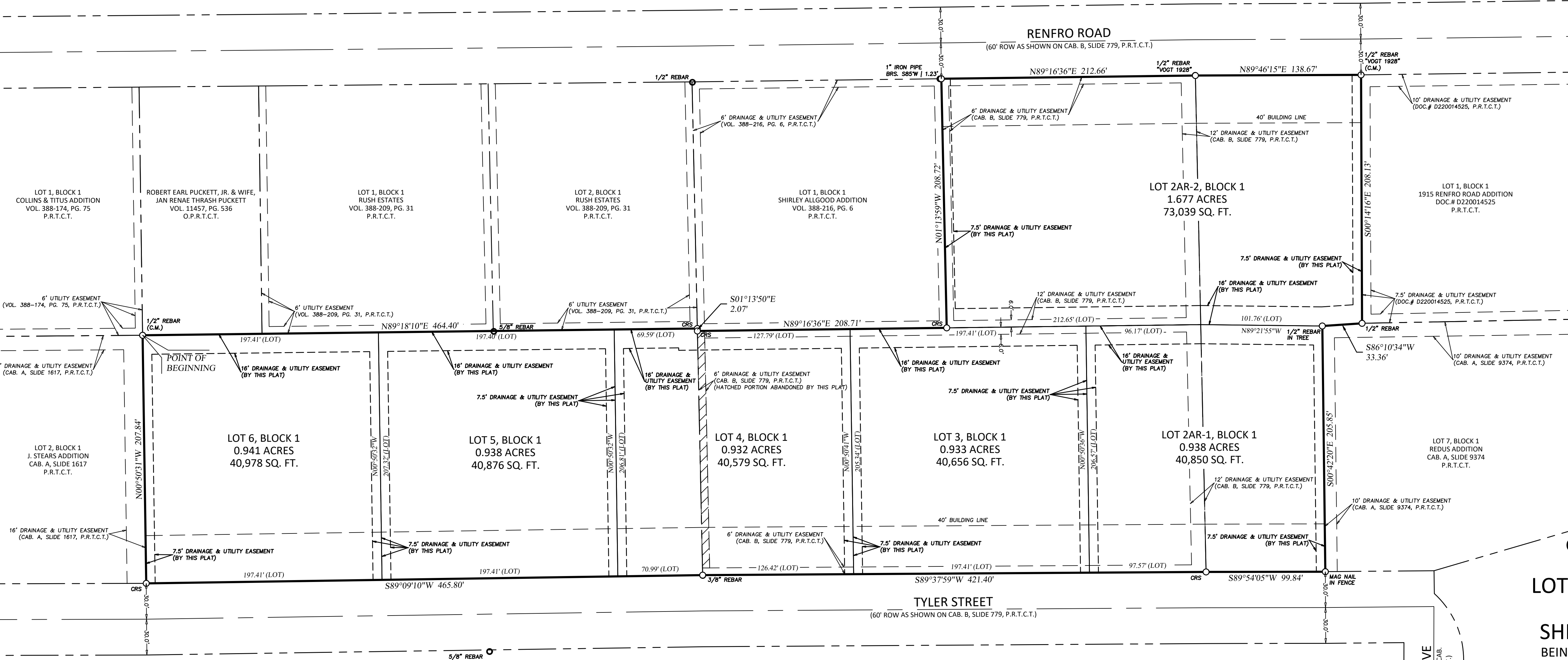
PLAT NOTES:

- Any existing drainage easement and facilities must be maintained and operated according to their intended function and use.
- Drainage Easements Restriction: No construction or filling, without the written approval of the City of Colleyville, shall be allowed within a drainage easement, and then only after a detailed engineering plans and studies show that no flooding will result, that no obstructions to the natural flow of water will result, and subject to all owners of the property by the request. Where construction is permitted, all finished floor elevations shall be a minimum of 2 feet above the 100-year water surface/base flood elevation.
- The Property Owner of any permanent storm water management facilities/ponds either HOA/private owner must file an "Operations and Maintenance Plan as required by City Of Colleyville Ordinance O-20-2151 Sec. 42-73. This plan must be filed with the County Deed Office of Tarrant County. This Operations and Maintenance Plan is to be permanently linked to the deed of the land, regardless of changes in ownership.
- Any existing structures within Lots 2AR-1, 3, 4, 5, and 6 will be demolished prior to issuance of building permits by the City of Colleyville.

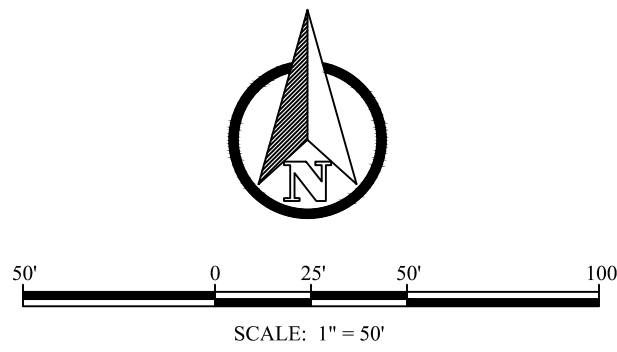
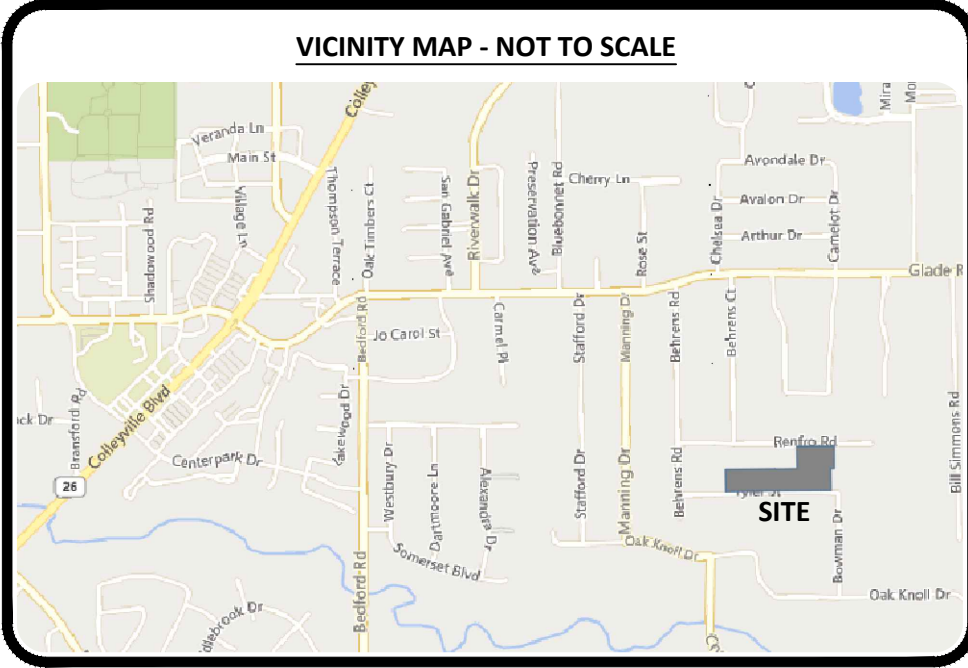


SCALE: 1" = 50'

COMBINATION PRELIMINARY
& FINAL PLAT
LOTS 2AR-1, 2AR-2, 3, 4, 5, & 6
BLOCK 1
SHIRLEY ALLGOOD ADDITION
BEING A REPLAT OF LOTS 2R-1 & 2R-2, BLOCK 1,
SHIRLEY ALLGOOD ADDITION
TOGETHER WITH A TWO TRACTS OF LAND OUT OF THE
SIMON COTRAIL SURVEY, ABSTRACT #328
6.359 ACRES
CITY COLLEYVILLE, TARRANT COUNTY, TEXAS
MARCH 2022



THIS PLAT RECORDED ON (DATE) _____, IN INSTRUMENT NO. _____.



NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0095K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Improvements shown hereon are existing unless otherwise noted.

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

SURVEYOR



BARTON CHAPA
SURVEYING

5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

OWNER
TERRY LYONS & SUSAN LYONS
1907 RENFRO ROAD
COLLEYVILLE, TX 76034

OWNER
GLADE ROAD CAPITAL, LLC
1804 TYLER STREET
COLLEYVILLE, TX 76034

JOB NO. 2022.132.004

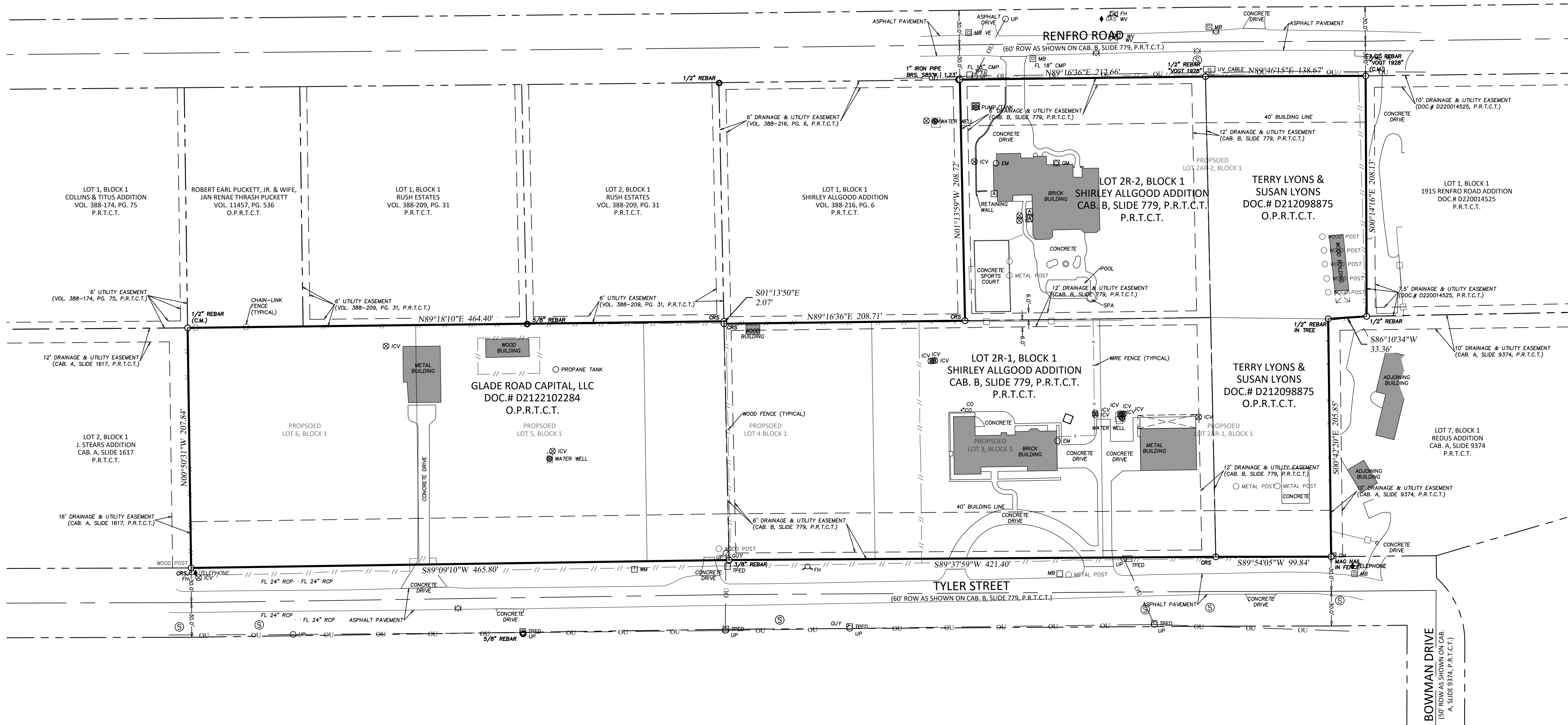
DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE	SUMMARY

COLLEYVILLE,
TEXAS



EXISTING CONDITIONS EXHIBIT
LOTS 2AR-1, 2AR-2, 3, 4, 5, & 6
BLOCK 1
SHIRLEY ALLGOOD ADDITION
BEING A REPLAT OF LOTS 2R-1 & 2R-2, BLOCK 1,
SHIRLEY ALLGOOD ADDITION
TOGETHER WITH A TWO TRACTS OF LAND OUT OF THE
SIMON COTRAIL SURVEY, ABSTRACT #328
6.359 ACRES
CITY COLLEYVILLE, TARRANT COUNTY, TEXAS

11/2020

Leatherneck Arms

RED LINE REPRESENTS
AN EXISTING SEWER LINE
LOCATED IN AN EXISTING
12' UTILITY EASEMENT ON
LOT 2R2

Renfro Rd

Renfro Rd

Renfro Rd

Renfro Rd

**ALL SECTIONS
COMBINED WILL BE
TREATED AS ONE PLAT
APPLICATION**

APPX 1907 RENFRO - LOT
2R2 WEST P/L

APPX 1911 RENFRO -
UNPLATTED TRACT WEST
P/L

SURVEY/REPLAT SECTION 1

COMBINE EXISTING LOT 2R2 W/ 1911 RENFRO TRACT TO EAST
EXISTING HOME ON LOT 2R2 TO WILL DEMO'D AND NEW HOME RE-BUILT
NEW HOME WILL BE CONSTRUCTED ENTIRELY ON WEST SIDE OF SEWER LINE
EASEMENT (ON FORMER LOT 2R2)

APPX 1804 TYLER - LOT
2R1 WEST P/L

COMBINE WESTERN PORTION OF LOT 2R1 WITH UN-PLATTED TRACT TO WEST
EXISTING BARN TO REMAIN UNTIL FUTURE DEMO & REBUILD
PLAT INTO 3, R-40 LOTS OF APPX 41,000 SF EACH

SURVEY/REPLAT SECTION 3

LOT ??/
APPX 197'W X 210'D

LOT ??/
APPX 197'W X 210'D

LOT ??/
APPX 197'W X 210'D

COMBINE EXISTING HOME ON LOT 2R1 W/ SOUTH PORTION OF 1911 RENFRO TRACT TO EAST
EXISTING HOME & BARN TO REMAIN UNTIL FUTURE DEMO & REBUILD
DECREASE SIZE OF 2R1 AND ADD LAND TO WEST TRACT RE-PLAT
PLAT INTO 2, R-40 LOTS OF APPX 41,000 SF EACH
SEWER LINE WILL EVENTUALLY NEED TO BE MOVED BUT WILL ASK FOR PROVISION IN ORDINANCE
TO MOVE SEWER LATER ONLY WHEN READY TO BUILD

SURVEY/REPLAT SECTION 2

LOT ??/
APPX 197'W X 210'D

LOT ??/
APPX 197'W X 210'D

HOME TO
REMAIN UNTIL
TIME TO
REBUILD NEW
HOME ON LOT

BARN TO
REMAIN UNTIL
TIME TO
REBUILD NEW
HOME ON LOT

Tyler St

Tyler St

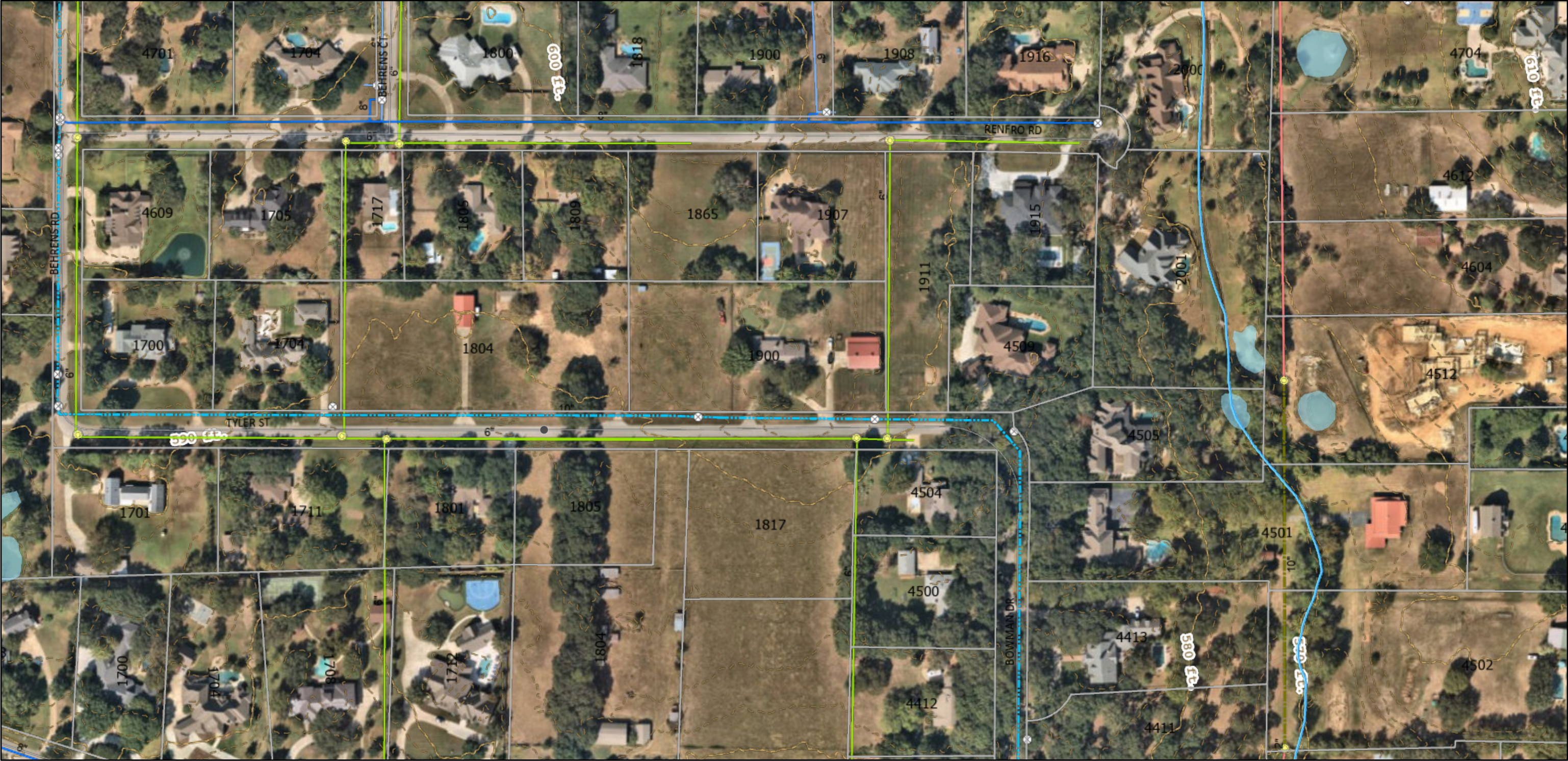
Tyler St

Google Earth

1965

32°52'38.27" N 97°08'27.12" W elev 597 ft eye alt 1518 ft

Colleyville Web Map



12/16/2021 3:42:12 PM

City Limit

Ponds

Streams

Residential / Local

Parcel

Water Line

6"

8"

10"

12"

Other

Water Valve

Flush Valve

Gate Valve

Sewer Line

8"

10"

12"

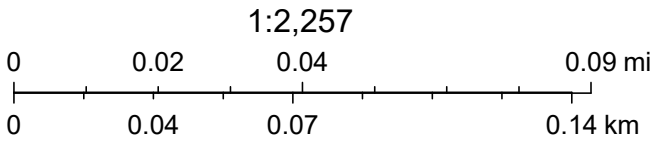
6"

Sewer Manhole

Precast Manhole

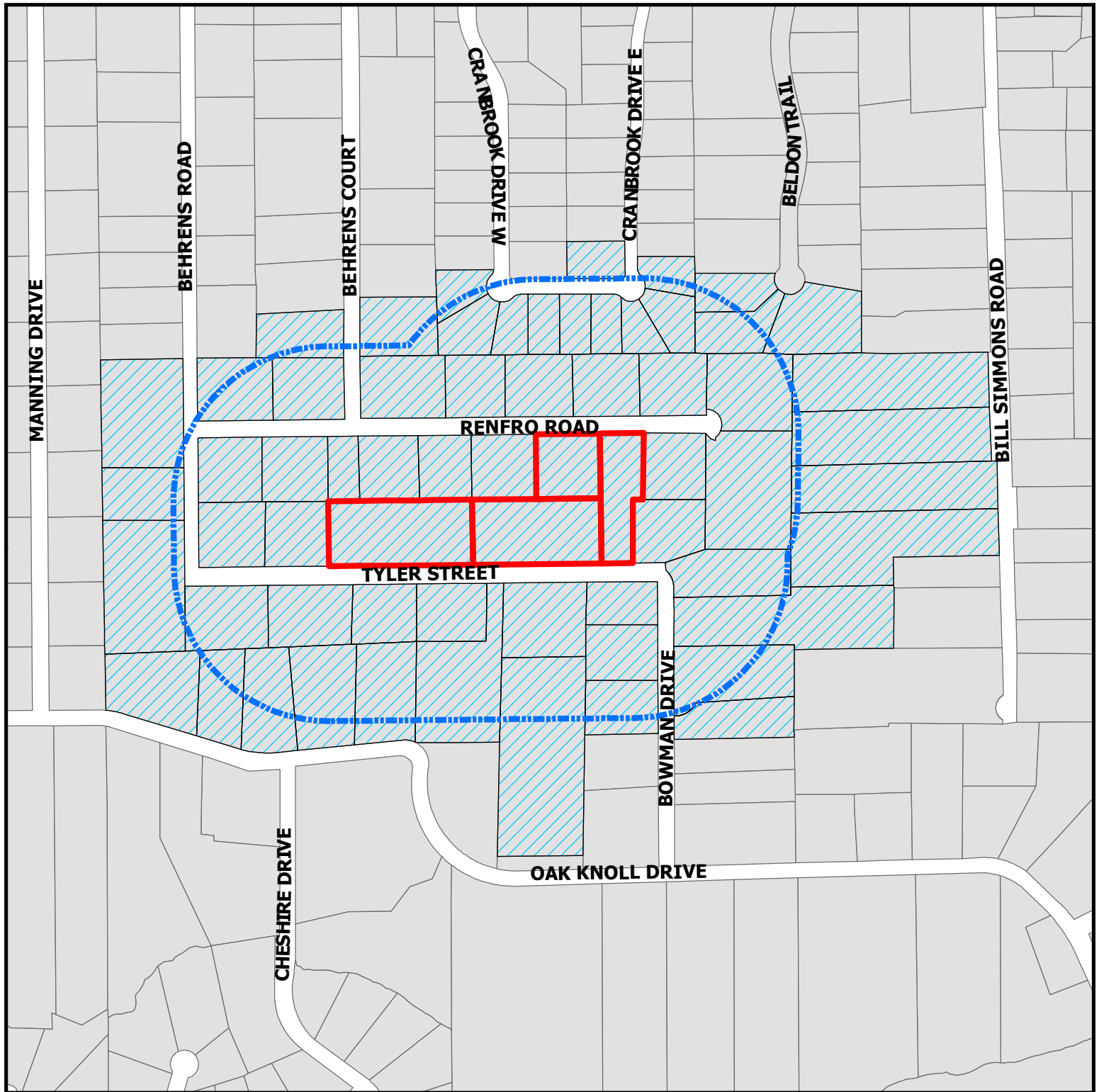
Contour_10FT

Contour_2FT



GIS

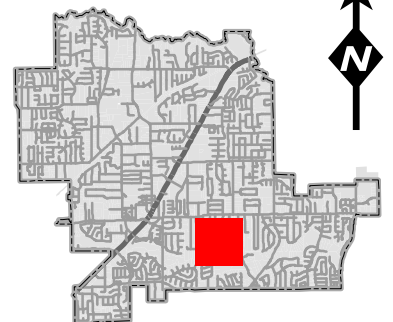
Notification Map



PC22-006
1900 Tyler Street

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, April 11, 2022 at 7:00 p.m.

City Council Meeting: Tuesday, May 3, 2022 at 7:30 p.m.

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

Request: Consideration of a Preliminary and Final Plat for Lots 2AR-1, 2AR-2, 3, 4, 5, & 6, Block 1, Shirley Allgood Addition, being Tract 3P1, 3R1, & 6A17, and Tract 6A15, Abstract 328, Simon Cotrail Survey, and Lots 2R1 and 2R2, Block 1, Shirley Allgood Addition. The purpose of the request is to plat/replat the properties in order to allow for the construction of new single family homes. A total of 6 lots are proposed.

Zoning Case: PC22-006

Applicant: Greg Chapa

Owner: Terry Lyons

Location: 1804 & 1900 Tyler Street and 1907 & 1911 Renfro Road

Property Description: Tract 3P1, 3R1, & 6A17, and Tract 6A15, Abstract 328, Simon Cotrail Survey and Lots 2R1 & 2R2, Block 1, Shirley Allgood Addition

Present Zoning: R-40 Single Family Residential

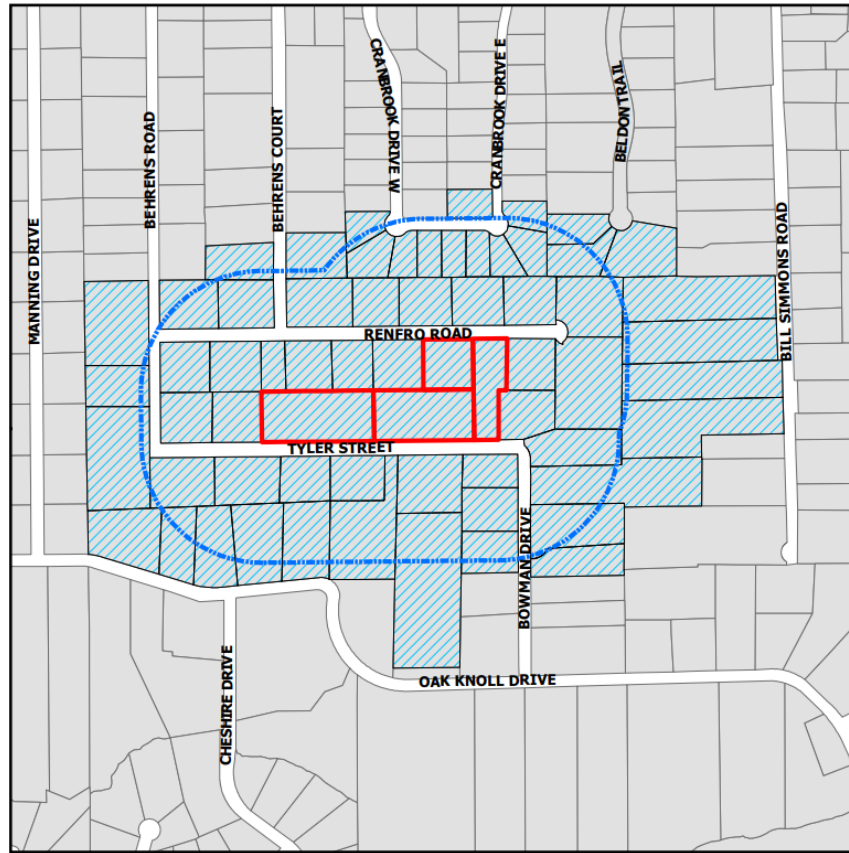
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

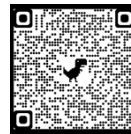
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

NOTICE OF PUBLIC HEARING

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



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



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
MAITLAND, DANIEL	1907 CRANBROOK DR S	COLLEYVILLE, TX
STEELE JOE & HELEN IRREVOCABLE	1900 RENFRO RD	COLLEYVILLE, TX
CHAMY, WINSTON	1608 OAK KNOLL DR	COLLEYVILLE, TX
ORAVETZ, CLELL	1818 RENFRO RD	COLLEYVILLE, TX
LYONS, TERRY	1907 RENFRO RD	COLLEYVILLE, TX
TOMPKINS, GARY V	4412 BOWMAN DR	COLLEYVILLE, TX
MIRACLE, GARY R	1805 CRANBROOK DR S	COLLEYVILLE, TX
LYONS, TERRY	PO BOX 1821	COLLEYVILLE, TX
CAHMBERS, REED	1705 RENFRO RD	COLLEYVILLE, TX
BRANDT, STEVEN L	4701 BEHRENS RD	COLLEYVILLE, TX
GLADE ROAD CAPITAL LLC	PO BOX 1821	COLLEYVILLE, TX
VINSON, RUSSELL L	1804 OAK KNOLL DR	COLLEYVILLE, TX
ABITZ FAMILY TRUST	1711 TYLER ST	COLLEYVILLE, TX
LYONS, TERRY L	PO BOX 1821	COLLEYVILLE, TX
BLUME, ROBERT M	4500 BOWMAN DR	COLLEYVILLE, TX
CLARKE, DON H	1708 OAK KNOLL DR	COLLEYVILLE, TX
SHEPHERD, DAVID	1800 RENFRO RD	COLLEYVILLE, TX
PUCKETT, ROBERT E	1717 RENFRO RD	COLLEYVILLE, TX
JORDAN, DEVERICK	2000 RENFRO RD	COLLEYVILLE, TX
LAL, VINIT R	4704 BILL SIMMONS RD	COLLEYVILLE, TX
SKAGGS, L A	4612 BEHRENS RD	COLLEYVILLE, TX
ARFI, TANVIR	4800 BELDON TR	COLLEYVILLE, TX
JOBSON, DEMETRI	1916 RENFRO RD	COLLEYVILLE, TX
STITES, KELYE	4501 BOWMAN DR	COLLEYVILLE, TX
NOORANI, REEMA	4604 BILL SIMMONS RD	COLLEYVILLE, TX
PREWITT, JACKIE	4804 BELDON TRL	COLLEYVILLE, TX
FORSLUND, BRADLEY E	4709 BEHRENS CT	COLLEYVILLE, TX
VIELE, KENDALL C	1704 TYLER ST	COLLEYVILLE, TX
MCGUIRK FAMILY TRUST	1903 S CRANBROOK DR	COLLEYVILLE, TX
POOLE, DONALD W	4609 BEHRENS RD	COLLEYVILLE, TX
SNYDER, ALANA DANIELLE	1801 CRANBROOK DR S	COLLEYVILLE, TX
HOANG, HA	4504 BOWMAN DR	COLLEYVILLE, TX
SMITH, MICHAEL R	1700 TYLER ST	COLLEYVILLE, TX
SLONE, THOMAS R	4801 BELDON TR	COLLEYVILLE, TX
R CORNELIUS WEST LLC	1608 N STATE HIGHWAY 161	GRAND PRAIRIE, TX
GLIDEWELL, MARK W	1908 RENFRO RD	COLLEYVILLE, TX
PETRAS, DONALD	1901 CRANBROOK DR S	COLLEYVILLE, TX
VINSON, RUSSELL L	1804 OAK KNOLL DR	COLLEYVILLE, TX
ABITZ FAMILY TRUST	1711 TYLER ST	COLLEYVILLE, TX
SAKOVICH, STEPHEN	4712 CRANBROOK DR E	COLLEYVILLE, TX
PATEL, MANISH	4512 BILL SIMMONS RD	COLLEYVILLE, TX
HARGROVE, MICHAEL G	1701 TYLER ST	COLLEYVILLE, TX
COWLEY, THOMAS C	4604 BEHRENS RD	COLLEYVILLE, TX
BOSSINAKIS, NICHOLAS	1712 OAK KNOLL DR	COLLEYVILLE, TX
BULLOCH, NANCY A	1704 RENFRO RD	COLLEYVILLE, TX
COWLEY, CHAD	4606 BEHRENS RD	COLLEYVILLE, TX
ANDERSON, PETER	2001 RENFRO RD	COLLEYVILLE, TX
RAJ, PRAVIN	4708 BEHRENS CT	COLLEYVILLE, TX
DIGGIKAR, SHRINIVAS	4509 BOWMAN DR	COLLEYVILLE, TX
VINSON RUSSELL L ETUX WILLIE	1804 OAK KNOLL DR	COLLEYVILLE, TX
VINSON, RUSSELL L	1804 OAK KNOLL DR	COLLEYVILLE, TX
LYONS, TERRY	PO BOX 1821	COLLEYVILLE, TX
TOUSSAINT, RITA L	1809 RENFRO RD	COLLEYVILLE, TX

RESOLUTION R-22-XXXX

**A RESOLUTION APPROVING A PRELIMINARY/FINAL PLAT FOR LOTS
2AR-1, 2AR-2, 3, 4, 5, & 6, BLOCK 1, SHIRLEY ALLGOOD ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Preliminary/Final Plat for Lots 2AR-1, 2AR-2, 3, 4, 5, 6, Block 1, Shirley Allgood Addition on April 11, 2022.

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

Sec. 1. THAT the Preliminary/Final Plat Lots 2AR-1, 2AR-2, 3, 4, 5, 6, Block 1, Shirley Allgood Addition on approximately 6.359 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 3rd DAY OF MAY 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
Assistant City Secretary

Richard Newton
Mayor

SECTION 1: GENERAL INFORMATION

1. PROJECT NAME: SHIRLEY ALUGOOD ADDITION

2. PROJECT LOCATION: LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809,



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3h	Agenda Date 4/11/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Zoning Change from CN Neighborhood Commercial to R-20 Single Family Residential zoning district for Lots 10R & 11R, Block 1, Andy Felps Addition, located at 125 Acuff Lane, Case ZC22-012

Explanation

Lane Blessing, the applicant, has submitted a request for a zoning change on Lots 10R and 11R, Block 1, Andy Felps Addition, being approximately 2.33 acres, and zoned CN Neighborhood Commercial. The purpose is to rezone from the CN Neighborhood Commercial district to the R-20 Single-Family Residential district for two new single-family homes. There are no new lots proposed.

Existing Conditions/Background: The subject property is located along Acuff Lane east of the intersection of Colleyville Boulevard and Acuff Lane. Both lots are platted and the lot located to the east has an existing home.

Proposed Zoning:

Request – The applicant requests to rezone the property from CN to the R-20 district. The minimum standards for the R-20 zoning district are as follows:

Minimum Lot Size	20,000 square feet
Minimum Lot Width	100 feet
Minimum Lot Depth	125 feet
Front Building Line	30 feet
Side Building Line	10 feet
Rear Building Line	25 feet
Max. Lot Coverage	30%
Max. Impervious Coverage	60%

Analysis: The current size of the property does comply with all the minimum standards of the R-20 Single Family Residential zoning. The Land Development Code has a provision for smaller lot widths on street curves. The property has been platted as two lots since 1974.

Plat Status: The property is platted as Lots 10R & 11R, Block 1, Andy Felps Addition.

DRC Review: The DRC reviewed the request during their February 21, 2022 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north, east and south are zoned R-20 Single Family Residential and are improved with single-family homes and accessory buildings. The properties located to the west are zoned CC-3 Highway Commercial and PUD-C Planned Unit Development - Commercial and are improved with commercial uses.

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

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 is neutral on this request.

Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Plat
6. Notification Map
7. Notification Letter
8. Notification List
9. Letter of Support 1
10. Letter of Support 2
11. Letter of Support 3
12. Letter of Support 4
13. Letter of Support 5
14. Draft Ordinance

Aerial Map



ZC22-012

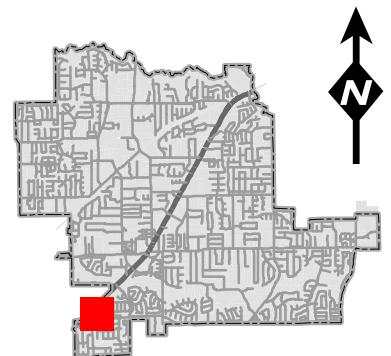
125 Acuff Lane

DISCLAIMER:

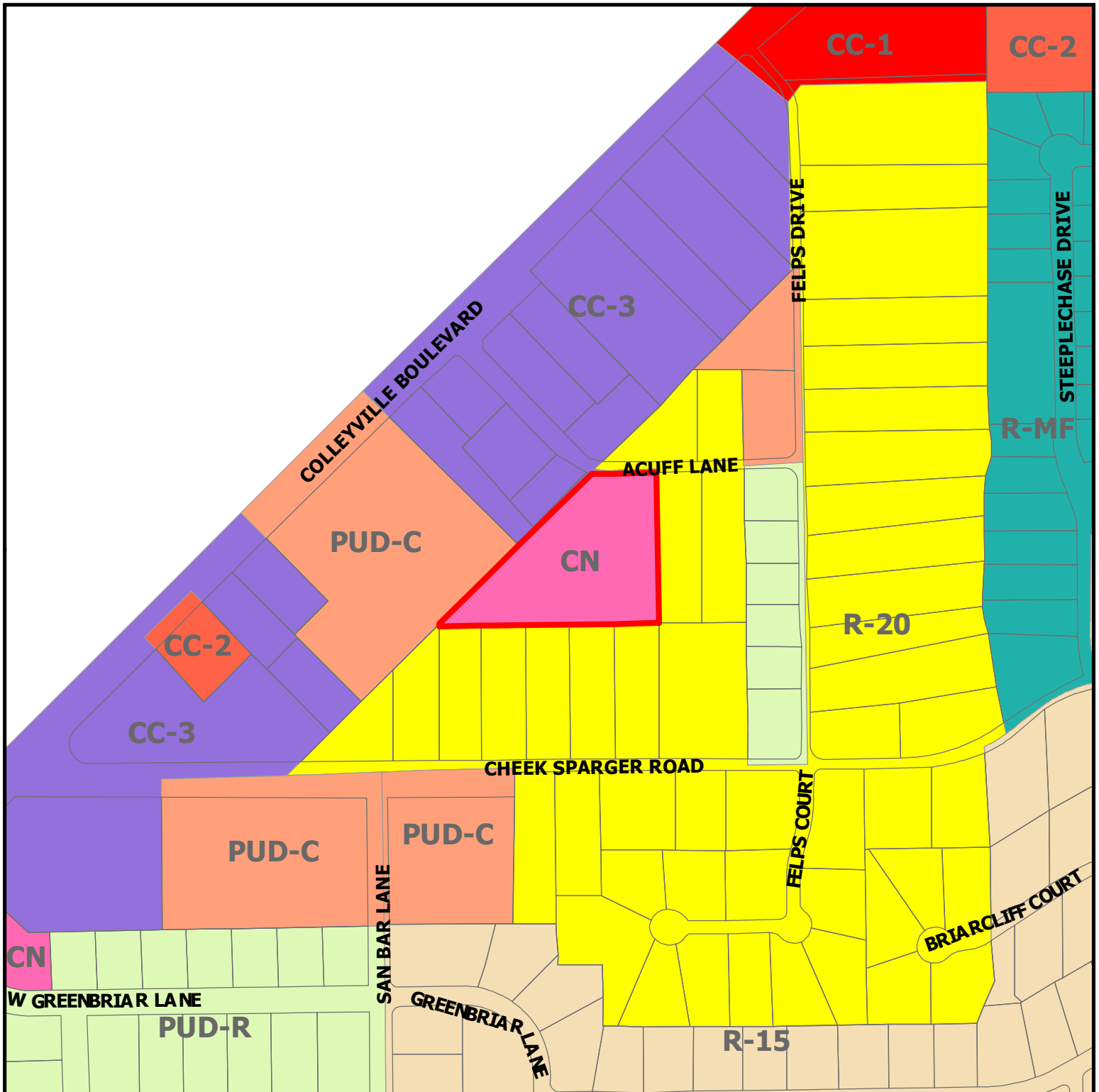
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



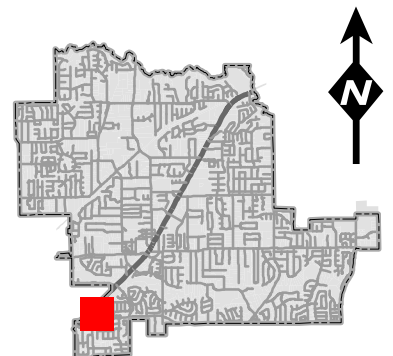
Zoning Map



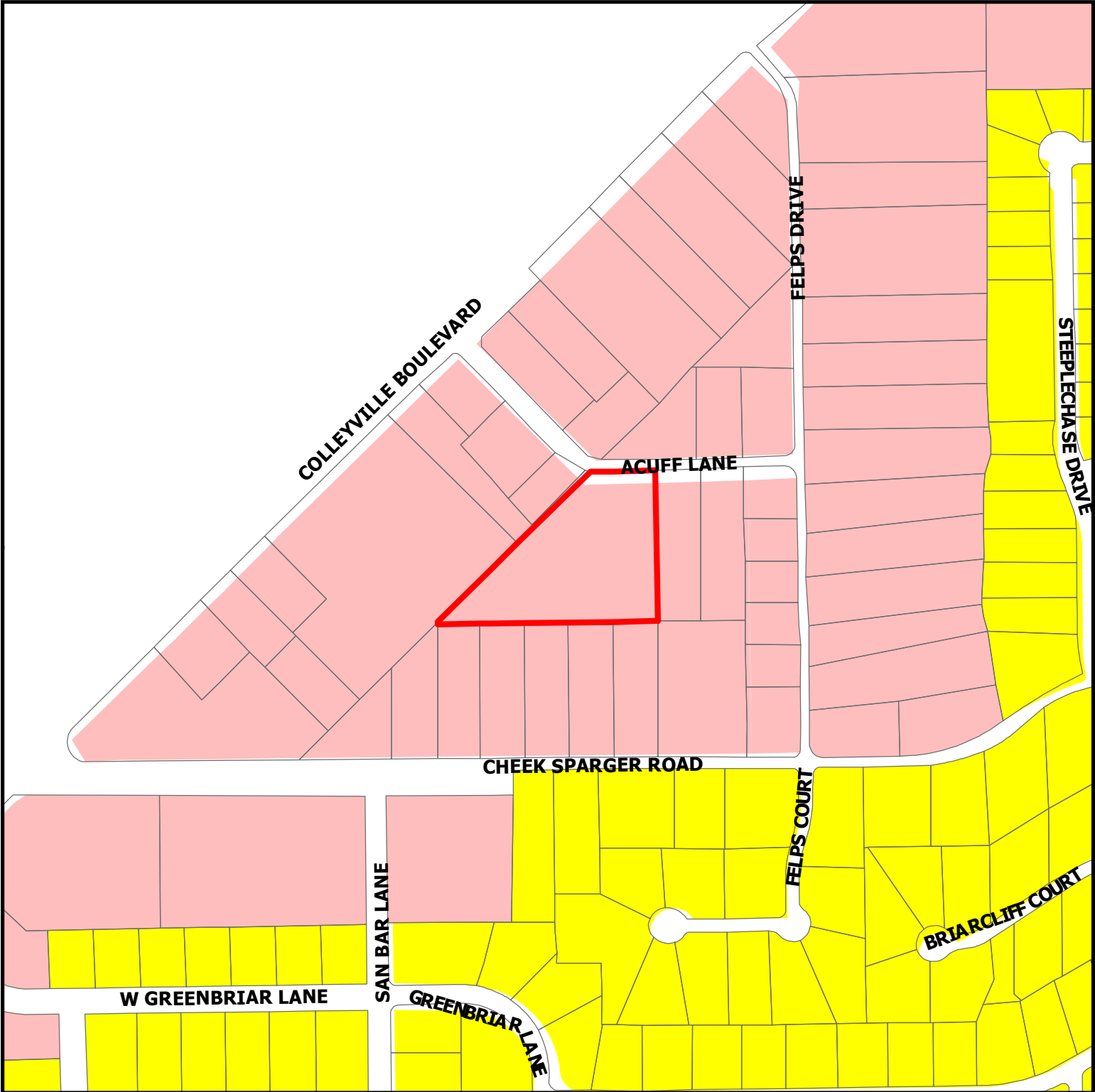
ZC22-012
125 Acuff Lane

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

 Subject Property



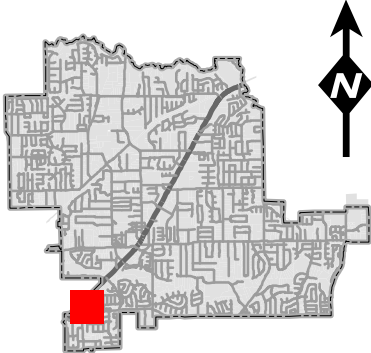
Future Land Use Map



ZC22-012
125 Acuff Lane

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

-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



Statement of Planning Objectives

My objective in requesting this zoning change to residential is to create a place on this property for our family of 3 generations to live side by side. I have lived in Colleyville for 15 years and love the quality of life here. However, at this stage in life, I have a need to downsize from my present home, and have a desire to build a house that is environmentally-friendly. The other lot will be occupied by my daughter, my son in law, and my 3 granddaughters. I look forward to their thriving academically in the outstanding GCISD schools. I care about this community and its future, as it continues to be a city that seeks the welfare of all its citizens. Thank you for considering this zoning change.

Lane Blessing

600
WD

NOV-12-74 62195 A — NO 6.00

THE STATE OF TEXAS
COUNTY OF TARRANT

Whereas, JOHN H. BALLARD, being the owner of the following described property, to wit:

Being Lot 10 and Lot 11, Block 1, ANDY FELPS ADDITION,
to the City of Colleyville, Tarrant County, Texas.

THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT I, JOHN H. BALLARD, do hereby adopt the above described property as Lot 10-R and Lot 11-R, Block 1, said addition, to the City of Colleyville, Tarrant County, Texas and being a revision of Lot 10 and Lot 11, Block 1, said addition, and do hereby dedicate to the public use forever, the streets and/or easements shown thereon.

EXECUTED this the 13th day of September, 1974.

John H. Ballard
JOHN H. BALLARD

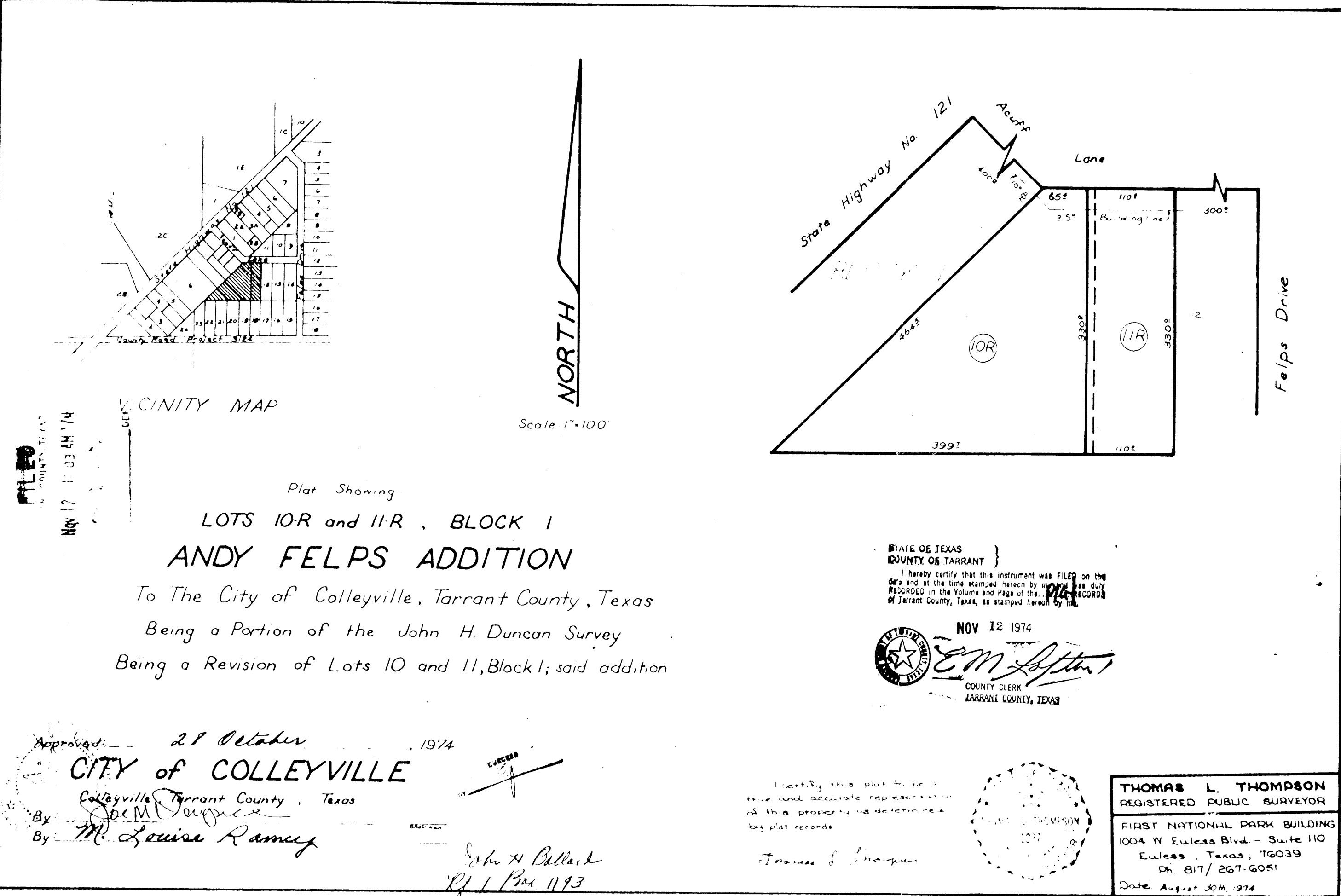
THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a NOTARY PUBLIC, in and for said COUNTY and STATE, on this day personally appeared JOHN H. BALLARD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

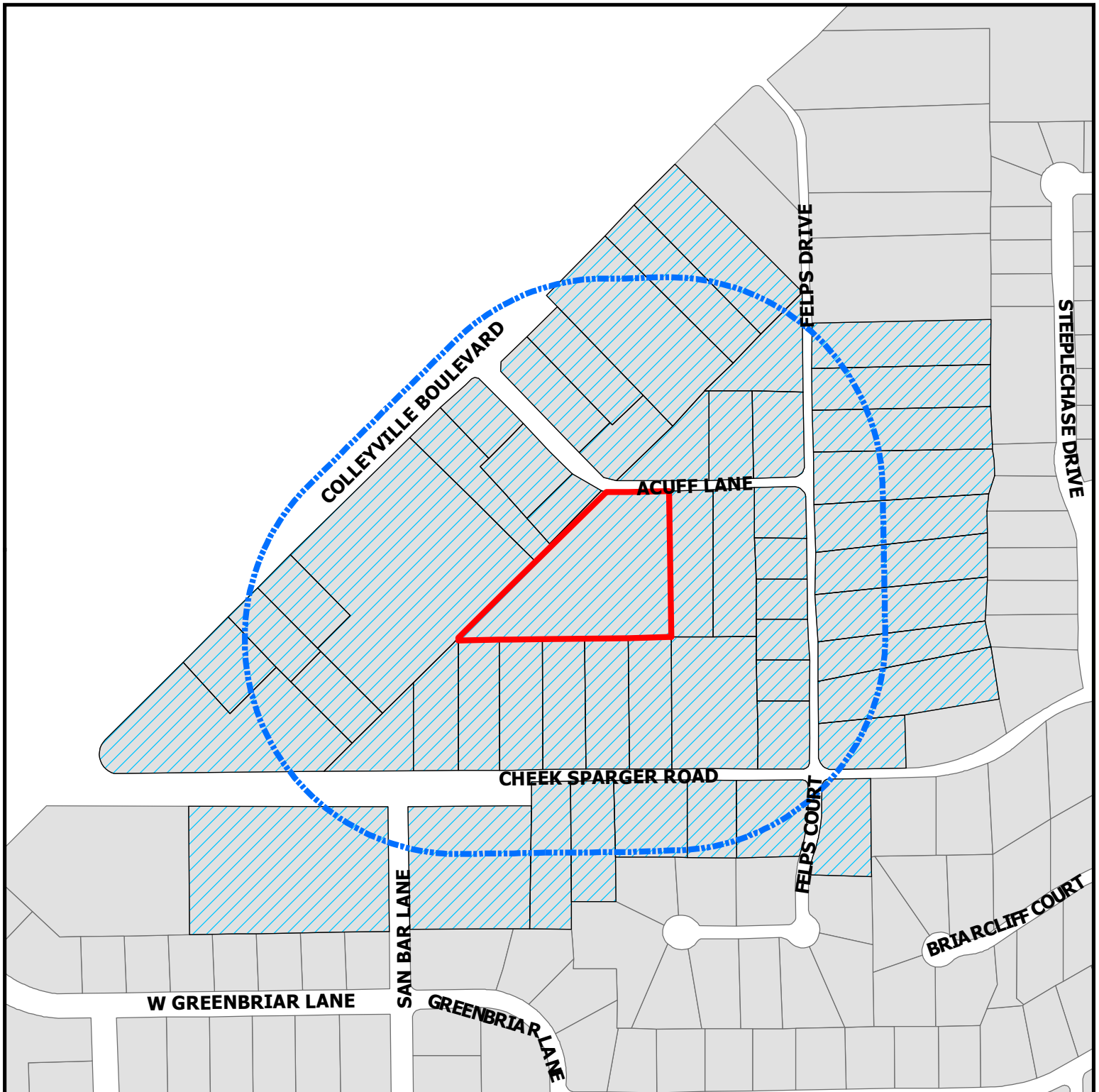
GIVEN UNDER MY HAND AND SEAL OF OFFICE

This the 13th day of September, 1974.

Erin M. Elliott
—NOTARY PUBLIC—
Erin M. Elliott



Notification Map

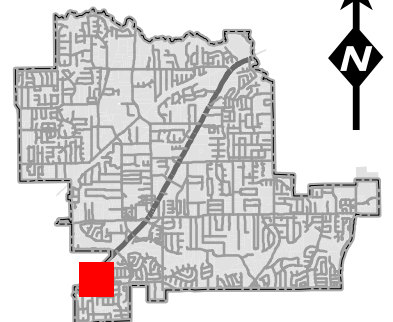


ZC22-012

125 Acuff Lane

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

-  Subject Property
-  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, April 11, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, May 3, 2022 & Tuesday, May 17, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from the CN Neighborhood Commercial district to the R-20 Single Family Residential district. The request is to rezone the property to allow for the construction of two new homes.

Zoning Case: ZC22-012

Applicant: Lane Blessing

Owners: Jeffrey and Mimi Byerly

Location: 125 Acuff Lane

Property Description: Lots 10R & 11R, Block 1, Andy Felps Addition

Present Zoning: CN Neighborhood Commercial

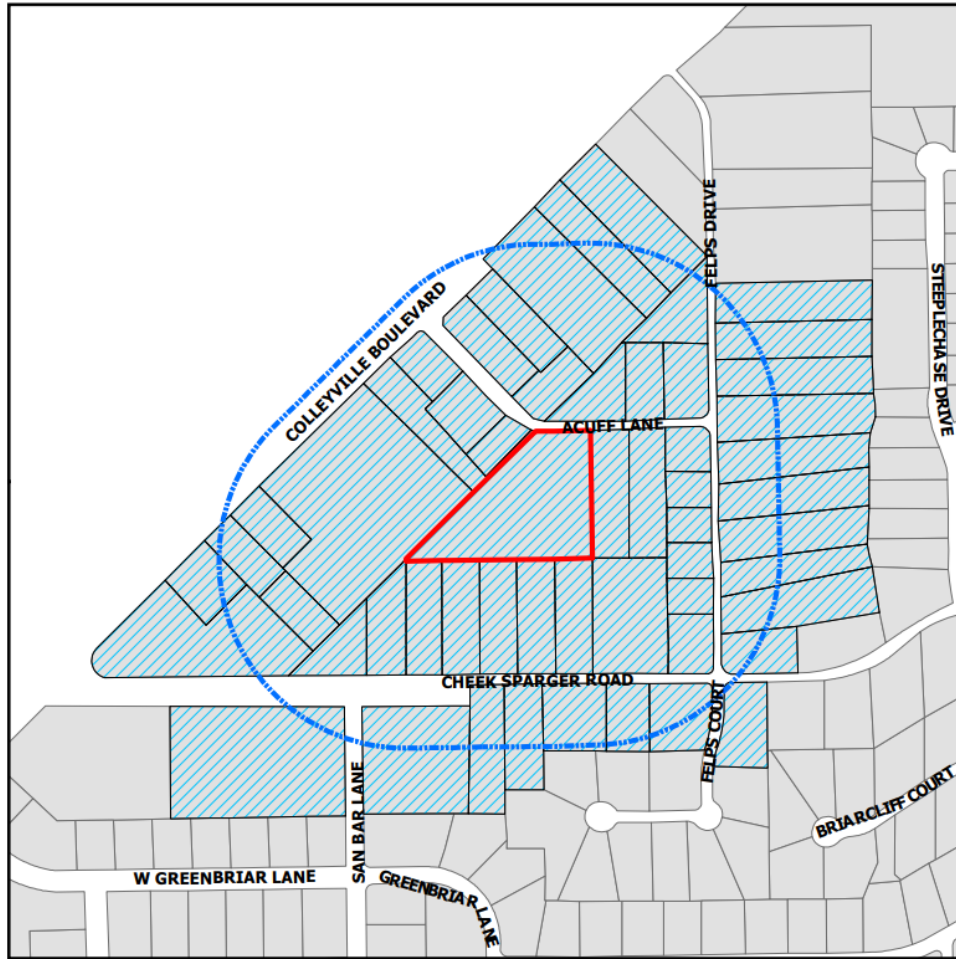
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

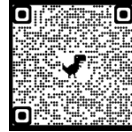
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
AUTO WASH DEPOT CENTERS	2400 E COMMERCIAL BLVD #901	FORT LAUDERDALE, FL
PHAN, KHANH D	108 SILVERWOOD RANCH	SHENANDOAH, TX
STAR SELF STOR OF COLLEYVILLE	5605 TYLER ST	PEARLAND, TX
DIFONZO, DANIEL	218 W WALL ST	GRAPEVINE, TX
ULERY, RICHARD G	123 CHEEK SPARGER RD	COLLEYVILLE, TX
DUONG, TRANG	10268 CHARISSGLEN CIR	LITTLETON, CO
HINKLE-MORRISON, MICHAEL	4012 FELPS DR	COLLEYVILLE, TX
A & S COLLEYVILLE LLC	11445 EMERALD ST STE 112	DALLAS, TX
MANDATO, DAVID A	4109 FELPS DR	COLLEYVILLE, TX
WILKS, EARLEEN FAY	132 ACUFF LN	COLLEYVILLE, TX
BYERLY, MIMI	7109 PEBBLE HILL DR	COLLEYVILLE, TX
BEVILL JAMES REVOCABLE LIVING	119 CHEEK SPARGER RD	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
BRAND, NETA FAY	121 CHEEK SPARGER RD	COLLEYVILLE, TX
PEREZ, VICTOR A	4008 FELPS DR	COLLEYVILLE, TX
MAYO, LESLIE	4000 FELPS DR	COLLEYVILLE, TX
J-W 777 REVOCABLE FAMILY TRUST	4109 PADDINGTON LN	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
BURNS, EDWARD H	7713 LEXUS DR	FORT WORTH, TX
NOEL, SUSAN L	4005 FELPS DR	COLLEYVILLE, TX
EPCM REALTY INC	2008 N 1 35	CARROLLTON, TX
CITY OF COLLEYVILLE	100 MAIN ST	COLLEYVILLE, TX
FRENCH, JAMES E	PO BOX 550	TIOGA, TX
HAHN, EDWARD	7500 WINDSWEPT TR	COLLEYVILLE, TX
FLYNN, ANGELA	3912 FELPS CT	COLLEYVILLE, TX
BAUGHMAN, MICHAEL	3914 FELPS CT	COLLEYVILLE, TX
VELASQUEZ, DAISY	1869 CHRIS CRAFT DR	GRAPEVINE, TX
SKOOG, FREDERICK H	127 CHEEK SPARGER RD	COLLEYVILLE, TX
EVANS, TONI	112 CHEEK SPARGER RD	COLLEYVILLE, TX
HOWELL, DEAN G	104 CHEEK SPARGER RD	COLLEYVILLE, TX
MOTLEY, TRAVIS	3913 FELPS DR	COLLEYVILLE, TX
4FD PROPERTIES LLC	4100 FELPS DR STE A	COLLEYVILLE, TX
KERBOW, GARY D	210 CHEEK SPARGER RD	COLLEYVILLE, TX
4205 COLLEYVILLE LLC	PO BOX 92565	SOUTHLAKE, TX
LAPRELLE, CHAD	133 ACUFF LN	COLLEYVILLE, TX
LINDSEY, VICKI	129 ACUFF LN	COLLEYVILLE, TX
MCDOWELL, TOMMY N	128 CHEEK SPARGER RD	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
CALLAHAN, JIMMY	PO BOX 430	YANTIS, TX
FIRST CV LLC	6871 FOUR SIXES RANCH RD	N. RICHLAND HILLS, TX
UHLENHAKER, RONNIE R	PO BOX 1705	COLLEYVILLE, TX
ACHA, CHRISTINE	7656 RIDGELINE DR	DUBLIN, CA
BOTEJU, PRABATH S	501 THORN WOOD DR	EULESS, TX
JARRELL, JOHN	4004 FELPS DR	COLLEYVILLE, TX
HIBERNIA NATIONAL BANK	275 BROADHOLLOW RD	MELVILLE, NY
BURNS, EDWARD H	7713 LEXUS DR	FORT WORTH, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
BRATTON, BILLY W	4009 FELPS DR	COLLEYVILLE, TX
KNIGHT, STEVEN C	PO BOX 1707	COLLEYVILLE, TX
REVOCABLE PFEIFFER ENSEY RESID	3915 FELPS DR	COLLEYVILLE, TX
CORPORATION, ALARDIN	1721 WOODHILL LN	BEDFORD, TX
T MARIE MAULDIN LLC	PO BOX 584	COLLEYVILLE, TX
LATT PROPERTIES INC	3701 CLIFFWOOD DR	COLLEYVILLE, TX

CROMBIE, PHILLIP EST
WOODBRIAR ESTATES ADDITION
WOODBRIAR ESTATES WEST ADDN
BRIDLEWOOD ESTATES
WOODBRIAR NORTH ADDITION
GRAPEVINE COLLEYVILLE ISD

128 ACUFF LN
3700 SWEETBRIAR
3700 SWEETBRIAR
4110 COACHMAN
3700 SWEETBRIAR
3051 IRA E WOODS AVE

COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
GRAPEVINE, TX

REZONING REQUEST

Dear City Of Colleyville,

This letter is to express my support for the proposed rezoning of 125 Acuff Ln. Colleyville, TX to two residential lots. I urge you to vote yes and restore this land to its original intent of two residential lots.

Printed Name Patti + Stein Baughmen
Address 3914 Felps Drive
Signature Patti Baughmen + Stein Baughmen
Date March 31, 2022

REZONING REQUEST

Dear City Of Colleyville,

This letter is to express my support for the proposed rezoning of 125 Acuff Ln. Colleyville, TX to two residential lots. I urge you to vote yes and restore this land to its original intent of two residential lots.

Printed Name _____

TORI EVANS

Address _____

112 CHEEK SPARGER

Signature _____

Tori Evans

Date _____

3/31/2022

Just my thoughts, but we have plenty of commercial space to accommodate businesses in our area of Colleyville that need to be filled. ☺

REZONING REQUEST

Dear City Of Colleyville,

This letter is to express my support for the proposed rezoning of 125 Acuff Ln. Colleyville, TX to two residential lots. I urge you to vote yes and restore this land to its original intent of two residential lots.

Printed Name Greg Pfeiffer
Address 3915 Felps Drive
Signature Greg Pfeiffer
Date April 1, 2022

REZONING REQUEST

Dear City Of Colleyville,

This letter is to express my support for the proposed rezoning of 125 Acuff Ln. Colleyville, TX to two residential lots. I urge you to vote yes and restore this land to its original intent of two residential lots.

Printed Name LAQUITA J. ROMINE

Address 4113 FELPS DR.

Signature Laquita J. Romine

Date 3-31-2022

REZONING REQUEST

Dear City Of Colleyville,

This letter is to express my support for the proposed rezoning of 125 Acuff Ln. Colleyville, TX to two residential lots. I urge you to vote yes and restore this land to its original intent of two residential lots.

Printed Name Kymberlee Crombie

Address 128 Acuff Ln.

Signature K Crombie

Date 04-06-22

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 2.33 ACRES BEING, LOTS 10R & 11R, BLOCK 1, IN THE ANDY FELPS ADDITION, LOCATED AT 125 ACUFF LANE, FROM THE CN NEIGHBORHOOD COMMERCIAL TO THE R-20 SINGLE-FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning of the property from CN Neighborhood Commercial to R-20 Single Family Residential district for Case No. ZC22-012; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning from CN Neighborhood Commercial to R-20 Single-Family Residential district on 2.33 acres, being Lots 10R & 11R, Block 1, Andy Felps Addition, located at 125 Acuff Lane Road as depicted on the attached as Exhibit "A".

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of April 2022.

The second reading and public hearing being conducted on the 19th day of April 2022.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____
ABSTENTIONS ON THIS THE 19th DAY OF APRIL 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:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map

