



City of Colleyville City Council Agenda

City Hall
100 Main Street
Colleyville, Texas 76034
817.503.1000
www.colleyville.com

Tuesday, May 3, 2022

**WORKSESSION
5:30 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

CALL TO ORDER

WS-1 Update and discussion on the Northern Gateway commercial property

WS-2 Discussion of the May 3, 2022, City Council regular agenda items

1. EXECUTIVE SESSION - In accordance with Texas Government Code, Chapter 551, Subchapter D

Section 551.071 - Legal - Consultation with attorney on legal issues raised by items on the agenda

Section 551.071 - Legal - Consultation with attorney regarding legal issues related to the CWD Solid Waste Contract

Section 551.071 - Legal - Consultation with attorney regarding legal issues related to the potential future development of the Northern Gateway Property located at the southwest corner of the SH26 and John McCain Road

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities, including: Acquisition of real property along SH26

Section 551.087 – Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

**REGULAR MEETING
7:30 P.M.
CITY COUNCIL CHAMBERS**

INVOCATION: Ed Smyth, Church of Jesus Christ of Latter-Day Saints**PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt****2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-22-4720****3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS****Announcements of civic and charitable events****Presentation of calendar events and updates****Announcements of awards and recognition**

Proclamation in recognition of Professional Municipal Clerks Week, May 1-7, 2022
- Mayor Richard Newton and City Secretary Christine Loven

Proclamation in recognition of National Public Works Week, May 15-21, 2022 -
Mayor Richard Newton and Public Works Director Ray Silva-Reyes

Proclamation in recognition of National Police Week, May 11-17, 2022 and
National Peace Officer Memorial Day, May 15, 2022 - Mayor Richard Newton and
Police Chief Michael Miller

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-22-4721

4a Approval of the minutes of the regular City Council meeting of April 19, 2022

4b Approval of a Construction Services Agreement with Calvary Construction, for repairs to the Colleyville Library, in an amount not to exceed \$58,043.47, and authorizing the City Manager to sign the agreement

5. ORDINANCE(S): FIRST READING AND PUBLIC HEARING**5a Ordinance O-22-2200**

Consideration of a zoning change from CN Neighborhood Commercial to R-20 Single Family Residential zoning district for Lots 10R and 11R, Block 1, Andy Felps Addition, located at 125 Acuff Lane, Case ZC22-012

6. TABLED ORDINANCE(S):**6a Ordinance O-22-2195**

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

6b Ordinance O-22-2199

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

6c Ordinance O-22-2193

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

7. RESOLUTION(S): READING AND PUBLIC HEARING**7a Resolution R-22-4722**

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

7b Resolution R-22-4723

Consideration of abandonment of decicated right-of-way as a part of a replat for Lots 1, 2, 3X, and 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, located at 103 John McCain Road, 105 John McCain Road, and 7189 Cast Iron Forest Trail, Case GC22-006

7c Resolution R-22-4724

Consideration of a replat for Lots 1, 2, 3X, and 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, located at 103 John McCain Road, 105 John McCain Road, and 7189 Cast Iron Forest Trail, Case PC22-005

8. CITIZEN COMMENTS**9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, MAY 3, 2022 - READING AND PUBLIC HEARING - RESOLUTION R-22-4725****10. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, April 29, 2022* by 5:00 p.m.

Christine Loven, TRMC
City Secretary

A quorum of any Colleyville board, commission, or committee may be present 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 City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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Agenda Number WS-1

Agenda Date 5/3/2022

Type Worksession

Department City Secretary

Title

Update and discussion on the Northern Gateway commercial property

Explanation

This item provides an update and discussion on the Northern Gateway commercial property.

Attachments



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number WS-2

Agenda Date 5/3/2022

Type Worksession

Department City Secretary

Title

Discussion of the May 3, 2022, City Council regular agenda items



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number 1

Agenda Date 5/3/2022

Type Executive Session

Department City Secretary

Title

Section 551.071 - Legal - Consultation with attorney on legal issues raised by items on the agenda

Section 551.071 - Legal - Consultation with attorney regarding legal issues related to the CWD Solid Waste Contract

Section 551.071 - Legal - Consultation with attorney regarding legal issues related to the potential future development of the Northern Gateway Property located at the southwest corner of the SH26 and John McCain Road

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities, including: Acquisition of real property along SH26

Section 551.087 - Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

Attachments

RESOLUTION R-22-4720

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF MAY 3, 2022**

WHEREAS, following discussion in Executive Session, and in full accordance with the requirements of the Open Meetings Act, the City Council determines that the following action is in the best interests of the health, safety and welfare of the public.

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 3RD DAY OF MAY 2022.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number 3

Agenda Date 5/3/2022

Type Announcements, Proclamations, and Presentations

Department City Secretary

Title

Proclamation in recognition of Professional Municipal Clerks Week, May 1-7, 2022 - Mayor Richard Newton and City Secretary Christine Loven

Proclamation in recognition of National Public Works Week, May 15-21, 2022 - Mayor Richard Newton and Public Works Director Ray Silva-Reyes

Proclamation in recognition of National Police Week, May 11-17, 2022 and National Peace Officer Memorial Day, May 15, 2022 - Mayor Richard Newton and Police Chief Michael Miller

Attachments

RESOLUTION R-22-4721

**APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF MAY 3, 2022**

WHEREAS, City Council has taken action on certain items on the agenda under Consent Items.

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

- Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:
- a. Approval of the minutes of the regular City Council Meeting of April 19, 2022
 - b. Approval of a Construction Services Agreement with Calvary Construction, for repairs to the Colleyville Library, in an amount not to exceed \$58,043.47, and authorizing the City Manager to sign the agreement

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 3RD DAY OF MAY 2022.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Minutes - Draft

City Hall
100 Main Street
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Tuesday, April 19, 2022

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, April 19, 2022, at 6:00 p.m.

ROLL CALL: Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, Chuck Kelley, and Callie Rigney.

ABSENT: Councilmembers Kathy Wheat and George Dodson

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Police Chief Michael Miller, Community Development Director Ben Bryner, City Engineer Larry Wright, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

Mayor Newton thanked Ms. Salima Madhani, the Ismaili Community, for the desserts and Iftar food she had presented to City Council for the meeting this evening.

WS-1 Update on the Bransford and Bedford Road trail projects

City Engineer Larry Wright presented this item which reviewed the options and progress on the both the Bransford and Bedford Road trails.

Engineer Wright stated there were nine bidders on the Bransford Road Trail project. Staff became concerned with the low bidder when there were no local references, would not respond to the City's questions, and the bidder did not have previous City projects experience. Engineer Wright stated Assistant City Manager Mark Wood attempted to meet with the bidder in Houston to review their work and discuss the bid. Manager Wood stated he contacted the bidder when he arrived in Houston for the meeting, and by phone, the bidder apologized for not being able to make the meeting, as there was a family emergency. Engineer Wright reviewed the remaining bids, which had an eight percent range and noted all were over the anticipated project cost of \$900,000.

Engineer Wright stated staff is seeking City Council direction to begin vetting the second bidder, or deny all bids, and make design changes.

Following discussion regarding possible design changes, the Capital Improvement Plan projects, and the importance of the trail connection, City Council directed staff to reject the lowest bidder, change the scope of the project by initiating some design changes, and beginning with the second bidder, move forward to ascertain if a reduction in scope would realize any savings.

Engineer Wright reviewed options with the trail on Bedford and the costs, identifying options for the bridge crossing at Little Bear Creek. The City Council directed staff to begin moving forward with the park path option.

WS-2 Discussion of the April 19, 2022, City Council regular agenda items

Mayor Newton noted item 6a on the agenda would be tabled as City Council requested the applicant seek new zoning before this item comes before the City Council for a vote, and the applicant agreed.

Mayor Newton noted there were three items on the agenda, 6e, 7a, and 8a, which all involve the same property; 6a is for a fence, 7a is for a pergola, and 8a is for the pool and house.

There was no further business for discussion. Mayor Newton adjourned the Worksession at 6:30 p.m. and called the Executive Session to order.

1. EXECUTIVE SESSION - In accordance with Texas Government Code, Chapter 551, Subchapter D

Section 551.071 - Legal - Consultation with attorney on legal issues raised by items on the agenda

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There was no action taken and Mayor Newton adjourned Executive Session at 7:00 p.m.

Mayor Newton called the regular meeting of the City Council to order at 7:33 p.m. and called the roll.

ROLL CALL: Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, Chuck Kelley, and Callie Rigney.

ABSENT: Councilmembers Kathy Wheat and George Dodson

INVOCATION: Pastor Martin Richardson, Crown of Life

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-22-4716

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Announcements of civic and charitable events

Presentation of calendar events and updates

Announcements of awards and recognition

Mayor Newton and the City Council provided the following announcements.

FY 2023 Appropriation and Community Project Funding Request – Congresswoman Van Duyne’s office has put out a call for projects seeking funding as part of the fiscal year 2023 federal appropriation and community funding process. Colleyville thanks the Congresswoman for including our City in this effort. We have answered her call with 21 projects benefitting Colleyville residents. In total, Colleyville is seeking just under \$50 million in project funding spread out over the 21 projects.

Sales Tax Growth Continues – The Texas Comptroller’s Office has posted the latest sales tax receipts for April, representing all receipts from purchases made in February of this year. This collection continued our strong sales tax receipt growth coming in at 8.3% over February of FY21. This puts our total fiscal year-to-date increase at 12.8%, making for a total dollar gain of \$460,000 through the fifth month of this year. Sales tax continues to set monthly records for the City, as this month represents the 21st consecutive month of posted gain over the previous fiscal year.

Colleyville Car Show, Saturday April 23 – Colleyville will hold the fourth annual spring Car Show this Saturday in the south lot at City Hall. If you have a vintage or cool car, truck, or bike and you would like to enter please call Ronni Orr at 817-503-1113.

Colleyville General Election Information – The City of Colleyville will conduct a General Election on Saturday, May 7 to elect a Mayor and City Councilmembers for

Places 1 and 2. Voting will take place at the Colleyville Public Library, 110 Main Street. Early voting will run from Monday, April 25 to Tuesday, May 3. For more information, call the City Secretary's Office at 817.503.1130.

Drug Take Back Program, April 30 – The Colleyville Police Department and the Drug Enforcement Administration (DEA) will provide the public the opportunity to prevent prescription pill abuse and theft by ridding their homes of potentially dangerous expired, unused, and unwanted prescription drugs. Community members can bring their pills for disposal to Good Shepherd Catholic Church on Saturday April 30, between 10 a.m. and 2 p.m. The collection is limited to pills or patches as the DEA cannot accept liquids or needles. This service is free and anonymous.

Parks Staff Assist Resident In Need – Last week, Parks staff members Richard Diano and Colton Laster were working in the plaza when they noticed a resident struggling with a flat tire. Later that day we received a call from the resident complimenting Richard and Colton for coming to her aid. She stated she left the library around 2 p.m. or so and discovered she had a flat tire. Two City workers helped her change the tire and would not accept payment from her. She did not get their names but wanted to know if we could find out who it was. She said they certainly deserved recognition for helping an “elderly lady”. Great job Richard and Colton! You exemplify the servant leadership of our staff.

Seasonal Mosquito Monitoring Underway – Colleyville has started its annual mosquito monitoring and testing across the City. We test samples of the mosquito population year-round but increase surveillance during mosquito season, which typically runs from April through October. Crews place traps across the City to monitor mosquito-breeding sites. Each week, City staff sends traps to Tarrant County Public Health for testing. The City will respond to positive mosquito sample sites depending on the results of the testing. Actions can include larvicide or spraying treatments.

Individual responsibility plays a major role in mosquito virus prevention. There are several practices residents should get in the habit of doing to protect themselves and others from possible illnesses. These include using insect repellent containing DEET, picaridin, or oil of lemon eucalyptus; wearing long sleeves and pants outdoors, and draining standing water on your property. Visit Colleyville.com for more information on mosquito control and alerts.

Business of the Month - MOOYAH Burgers, Fries & Shakes, 5156 Colleyville Boulevard, Suite 300 - Amanda Bailey, General Manager - Mayor Richard Newton and Assistant City Manager Mark Wood

Mayor Newton and Assistant City Manager Mark Wood welcomed Amanda Bailey, General Manager, MOOYAH Burgers and recognized MOOHYAH Burgers as the business of the month. Ms. Bailey thanked the Mayor and City Council for the

recognition and invited everyone to try the restaurant located at 5156 Colleyville Boulevard.

Presentation of the Distinguished Budget Presentation Award – Mayor Richard Newton and Finance Director Kyle Lester

Mayor Newton recognized Kyle Lester and the finance department for earning the Government Finance Officers Association Distinguished Budget Presentation Award for the 28th consecutive year.

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-22-4717

- 4a** Approval of the minutes of the regular City Council meeting of April 5, 2022
- 4b** Approval of rejecting all bids for the Water Distribution System Interconnection at Pleasant Run Road project
- 4c** Approval of a construction contract with Digital Resources, Inc. for the Justice Center EOC and Multi-Conference Room Audio/Video System, in an amount not to exceed \$265,537 and a contingency amount not to exceed \$15,000, and authorizing the City Manager to execute the contract

Mayor Newton read Resolution R-22-4717 in its entirety.

City Engineer Larry Wright presented item 4b. There were no questions; however, Mayor Newton asked if this is still a needed project in the future. City Manager Ducay said this connection is not large enough to fill our water tanks or Southlake's water tanks, so it could not completely replace our source of water or Southlake's in an emergency, but it would still be of assistance.

Information Technology Manager Chris Pena presented item 4c. He stated it is anticipated the funding for this item will come from a grant from the Governor's Office and staff is seeking an additional \$15,000 contingency in case there are supply and/or time challenges.

There were no questions; however, Mayor Newton again thanked staff for their diligence in seeking grants and reiterated this grant will completely replace and update all of the technology in the Emergency Operations Center that was heavily used during the recent terrorist event at Congregation Beth Israel.

There was no one wishing to speak and Mayor Newton opened and closed the public hearing at 8:03 p.m.

Councilmember Nakamura made a motion to approve Resolution R-22-4717, seconded by Councilmember Kelley.

The motion to approve passed with the following vote:

Ayes: 5 – Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Nakamura, Kelley, and Rigney.

Absent: 2 – Councilmembers Wheat and Dodson.

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - March 2022

Finance Director Kyle Lester presented the March financial report.

City Manager Jerry Ducay stated it is important to note there was a spike in sales tax in March 2021, which was driven by last year's snowstorm and the resulting damage and repairs.

6. ORDINANCE(S): SECOND READING AND PUBLIC HEARING

6a Ordinance O-22-2195

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

Mayor Newton read the caption of Ordinance O-22-2195.

Mayor Newton explained this item came before the City Council at the April 5, 2022 meeting and the applicant was asked to consider rezoning the property to R-30 as the property is just under an acre and is currently zoned R-10. The applicant agreed and the zoning request is currently working its way through the process. Mayor Newton said this item should be tabled until the rezoning is completed.

Mayor Pro Tem Lindamood made a motion to table Ordinance O-22-2195, seconded by Councilmember Rigney.

The motion to table was approved with the following vote:

Ayes: 5 – Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Nakamura, Kelley, and Rigney.

Absent: 2 – Councilmembers Wheat and Dodson.

Mayor Newton moved to item 6c at 8:18 p.m. and returned to item 6b at 8:24 p.m.

6b Ordinance O-22-2196

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

Mayor Newton read the caption of Ordinance O-22-2196.

Community Development Director Ben Bryner presented this item, noting the SUP for alcoholic beverage sales for on-premise consumption is for the Zafiros Mexican Grill y Cantina Restaurant, which was discussed during item 6c. Director Bryner reviewed the requirements of the Code of Ordinances and noted the location is compliant with the distance requirements of the Code of Ordinances.

Mayor Newton asked the applicant to come forward.

Applicant Joe Murphy, 4100 Wellington Drive, came forward. Mayor Newton noted Mr. Murphy is a Colleyville resident who has worked in the restaurant business and this venture is his retirement. Mayor Newton stated he and the Council are looking forward to his success and asked when Mr. Murphy believes Zafiros will open.

Mr. Murphy stated he is hopeful he can open the first week of July.

Mayor Pro Tem Lindamood noted this would increase the commercial occupancy rate in the Village.

Mayor Newton opened the public hearing at 8:29 p.m.

Kathy Hadley, 204 Timberline Drive N, stated she is in favor of the restaurant, but was not thrilled with the furnishings in the seating area, she felt something was missing.

Mr. Murphy asked if he could respond to Mrs. Hadley and was allowed to do so. Mr. Murphy stated the exhibits showed placeholders for the furniture, but does not represent the furnishings. He stated the furnishings will be very nice and he believes everyone will be pleased.

There were no others wishing to speak and Mayor Newton closed the public hearing at 8:31 p.m.

Councilmember Rigney made a motion to approve Ordinance O-22-2196, seconded by Councilmember Nakamura.

The motion to approve passed with the following vote:

Ayes: 5 – Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Nakamura, Kelley, and Rigney.

Absent: 2 – Councilmembers Wheat and Dodson.

Mayor Newton moved to item 6c at 8:18 p.m. and returned to item 6b at 8:24 p.m.

6c Ordinance O-22-2197

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

Mayor Newton read the caption of Ordinance O-22-2197.

Community Development Director Ben Bryner presented this item, which seeks approval of a Special Use Permit to allow for a reduction in parking. Director Bryner stated Zafiros Mexican Grill y Cantina proposed to open a restaurant in the former doctor's office at the intersection of Mission Lane and Colleyville Boulevard. The parking ratio for a restaurant is one space per 100 square feet. The proposed restaurant is 6,909 square feet, which would require 69 spaces. Director Bryner noted the restaurant is adjacent to the Village, which has public parking, both on-street, and within public parking area.

Councilmember Nakamura asked Mr. Murphy, the applicant, if there would be valet parking. He stated there are no plans for valet parking at this time.

As there was no one wishing to speak, Mayor Newton opened and closed the public hearing at 8:23 p.m.

Councilmember Kelley made a motion to approve Ordinance O-22-2197, seconded by Mayor Pro Tem Lindamood.

The motion to approve passed with the following vote:

Ayes: 5 – Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Nakamura, Kelley, and Rigney.

Absent: 2 – Councilmembers Wheat and Dodson.

6d Ordinance O-22-2198

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

Mayor Newton read the caption of Ordinance O-22-2198.

Community Development Director Ben Bryner presented this item, which is a request for the entire subdivision of Lakewood Estates to zone from R-MF Multi-Family Residential to PUD-R Planned Unit Development.

Mayor Newton stated this zoning request was unusual because this is an existing subdivision. However, the underlying R-MF zoning of that subdivision from years ago was left in place when the subdivision was built. That is problematic for the homeowners and the City since any redevelopment in the subdivision could include a multi-family structure. This proposed rezoning will match the way the subdivision is currently built and will protect the integrity of the existing neighborhood.

Applicant Chris Hawkins, representing the Lakewood Estates HOA, gave a brief overview of the subdivision and thanked the staff and City Manager Ducay for working with him and getting this project on track.

Mayor Newton opened the public hearing at 8:41 p.m.

Kathy Hadley, 204 Timberline Drive North, spoke in favor of this item and asked City Council to review her neighborhood for possible zoning changes.

There were no others wishing to speak and Mayor Newton closed the public hearing 8:42 p.m.

Councilmember Kelley made a motion to approve Ordinance O-22-2198, seconded by Mayor Pro Tem Lindamood.

The motion to approve passed with the following vote:

Ayes: 5 – Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Nakamura, Kelley, and Rigney.

Absent: 2 – Councilmembers Wheat and Dodson.

6e Ordinance O-22-2199

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

Mayor Newton read the caption of Ordinance O-22-2199.

Community Development Director Ben Bryner presented this item and stated the applicant had previously requested a Special Use Permit for a pergola and pool to encroach into the street side yard setback. With the former request, it was determined the fence currently in place, was replaced without approval or a permit and City Council determined the fence must be addressed first and tabled the SUP for the pergola and pool. Director Bryner stated this SUP is a request for an eight-foot wood fence to encroach into the street side yard setback located on the property line and approximately ten feet from the curb for Oakbriar Lane.

Mayor Newton stated this item was discussed a lot at the April 5, 2022, City Council meeting. He recapped the discussion of requiring the fence to be 15 feet off the property line, which would bring the fence to the edge of the house. Mayor Newton stated at the last meeting Councilmember Kathy Wheat had expressed she was not comfortable requiring the fence to come to the corner of the porch, but would accept moving it back some from the porch and Councilmember Dodson also felt the fence would have to be moved, but an allowance for the porch would be acceptable. Mayor Newton stated he was recapping their opinions only because they were not in attendance at the meeting.

Applicant Shelly Horton, 412 Briarcliff, came forward and stated she thought Councilmember Wheat was not going to require the fence to be moved and asked if she needs a majority of seven or five for approval. Mayor Newton stated the majority vote would be four. Ms. Horton asked if she should table this item. There was general discussion. Ms. Horton asked to table this item, and the remaining two items 7a and 8a.

Mayor Newton stated he would like to move forward with item 8a because he believed that item would assist Ms. Horton with the remaining items.

Mayor Pro Tem Lindamood made a motion to table Ordinance O-22-2199, seconded by Councilmember Nakamura.

The motion to table was approved with the following vote:

Ayes: 5 – Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Nakamura, Kelley, and Rigney.

Absent: 2 – Councilmembers Wheat and Dodson.

7. TABLED ORDINANCE(S): READING AND PUBLIC HEARING

7a Ordinance O-22-2193

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

This item remained tabled.

8. RESOLUTION(S): READING AND PUBLIC HEARING

8a Resolution R-22-4718

Consideration of a variance to the street side yard setback for Lot 6, Block 9, Woodbriar Estates Addition, located at 412 Briarcliff Court, Case VC22-001

Mayor Newton read Resolution R-22-4718 in its entirety.

Community Development Director Ben Bryner presented this item, which is a variance request to allow for an approximate 17-foot encroachment for an addition of a new pool and hot tub into the required street side yard setback. Director Bryner stated the property currently has a pool in this location and the owner desires to replace it with a new pool and new hot tub. The property is zoned R-15 and the required street side yard setback is 30 feet.

There was general discussion of the required side yard setbacks, and the location of the home and current pool.

As there was no one present wishing to speak, Mayor Newton opened and closed the public hearing at 8:01 p.m.

Mayor Pro Tem Lindamood made a motion to approve Resolution R-22-4718, with the following amendment: Sec. 1 THAT the variance to allow for the existing single family residence and the addition of a swimming pool to encroach into the street side yard setback approximately 15 feet, located at 412 Briarcliff Court (the "Property"), as depicted in Exhibit "A", is approved. Councilmember Kelley seconded the motion.

The motion to approve was passed with the following vote:

Ayes: 5 – Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Nakamura, Kelley, and Rigney.

Absent: 2 – Councilmembers Wheat and Dodson.

9. CITIZEN COMMENTS

Alex Stein, 7509 Inwood Road, Dallas, performed "Red Pill Colleyville".

JV Tee, 2217 Ivin Street, Dallas, presented "Don't California My Texas".

Kathy Hadley, 204 Timberline Drive North, spoke regarding mosquito spraying; the roundabout at Riverwalk and Glade, equipment parked along Brighton Oaks, and thanked the Council for all they do.

Sayed Syed, 6705 Sapphire Circle N, spoke regarding not being allowed to speak at GCISD School Board meetings and the concerns she has with the Chrome Books and software used by the students.

Chris Hawkins, 4944 Lakewood Drive, spoke regarding the progress of the City and being in favor of the park path option on Bedford Road and encouraged the City Council to seek right of way from the HOA.

10. REPORTS

Sign Board of Appeals Minutes - December 14, 2021

Parks and Recreation Advisory Board Minutes - January 10, 2022

Planning and Zoning Commission Minutes - February 14, 2022

Planning and Zoning Commission Worksession Minutes - February 28, 2022

Planning and Zoning Commission Minutes - March 21, 2022

Planning and Zoning Commission Worksession Minutes - March 28, 2022

There was no discussion of this item.

11. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, APRIL 19, 2022 - READING AND PUBLIC HEARING - RESOLUTION R-22-4719

This resolution was not needed.

12. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the meeting without objection by the City Council at 9:33 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 3RD DAY OF MAY 2022.

Minutes taken and prepared by:

*Christine Loven, TRMC
City Secretary*



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4b

Agenda Date 5/3/2022

Number Resolution R-22-4721

Type Resolution

Department Public Works

Title

Approval of a Construction Services Agreement with Calvary Construction, for repairs to the Colleyville Library, in an amount not to exceed \$58,043.47, and authorizing the City Manager to sign the agreement

Strategic Plan

2.4 Demonstrate stewardship of public resources

Explanation

Reading and Public Hearing

A leak from a disconnected water line to a coffee maker caused flooding damage to the Library on March 3, 2022. The City immediately began remediation and initiated a claim with the Texas Municipal League Intergovernmental Risk Pool (TMLIRG).

Global Risk Solutions was assigned by TMLIRG, as the independent adjustor. The first report of loss, to include over \$24,000 in remediation, was in the amount of \$56,620.

On March 28, 2022, the City received from TMLIRG, a check in the amount of \$46,620, (report of mitigation costs and loss less \$10,000 deductible).

The City sought out a proposal for repairs from Scott Beck Construction, the vendor currently working on the interior City Hall and Library CIP project. The Scott Beck proposal came in at a cost of \$81,390.16, a significant difference to the adjustor's estimates. City staff met with Global Risk Solutions to ascertain the cause of the discrepancies in cost. Global Risk Solutions requested Calvary Construction, who has been vetted by TMLIRG and has completed over \$60 million worth of projects for TML cities, to review costs with the adjustor and submit a proposal. The Calvary Construction proposal for repair is \$58,043.47. This proposal has been accepted by TMLIRP as a supplement to the claim.

Staff then sought a City Attorney's opinion regarding if the repairs to the library would have to go through the formal bid process as the cost now exceeds \$50,000. The City Attorney advised, "Work for repairing unforeseen damage to City facilities is exempted from the mandatory bidding requirement under state law, even where the amount of the work is in excess of \$50K. Thus, in this case you would be legally permitted to proceed with TMLIRP's recommended contractor for the repair work to the Library. "

Staff met with Calvary Construction representatives in a walk-through and via teleconference. Staff recommends approval of entering into a Construction Services Agreement with Cavalry Construction based on cost, interaction with the vendor, and the recommendation Global Risk Solutions and TMLIRG provides. With City Council approval of this agreement, Calvary Construction will begin repairs to the library on Wednesday, May 4, with expected completion within two weeks.

Financial Impact

The cost of all repairs are recoverable through the claim process with the exception of the City's \$10,000 deductible.

Recommendation

Approve

Attachments

1. Calvary Construction Services Agreement
2. Calvary Construction VP Credenitals

CONSTRUCTION SERVICES AGREEMENT

Colleyville City Hall Renovations

This CONSTRUCTION SERVICES AGREEMENT ("Agreement") is made as of the Effective Date by and between **Cavalry Construction**, hereinafter called "Contractor", and the **City of Colleyville, Texas**, hereinafter called "City".

RECITALS

WHEREAS, City desires Contractor to perform certain work and services set forth in Section 1 (the "Scope of Services"), and

WHEREAS, Contractor has expressed a willingness to perform said work and services, hereinafter referred to only as "services", specified in the Contract Documents and Section 1 of this Agreement.

NOW, THEREFORE, for and in consideration of the covenants and promises made one to the other herein, City and Contractor agree as follows:

Section 1. Scope of Services

Upon written notice to proceed by City, Contractor agrees to provide to City the necessary services, labor, materials, equipment and supplies to perform the renovations for the Colleyville City Hall (the "Project") as set forth in the Scope of Services attached hereto as **Exhibit "A"** and incorporated herein by reference (the "Scope of Services"). Contractor shall not be entitled to any claim for extra services, additional services or changes in the services without a written agreement with City prior to the performance of such services.

Section 2. Term of Agreement

The term of this Agreement shall begin on the last date of execution hereof (the "Effective Date") and shall continue until Contractor completes the services required herein to the satisfaction of City and has been paid in full by City, unless sooner terminated in conformance with this Agreement.

Section 3. Contract Documents

- (a) This Agreement is a part of the "Contract Documents", which include:
- (1) This Agreement, including all exhibits and addenda hereto;
 - (2) City's written notice(s) to proceed to the Contractor;
 - (3) Properly authorized change orders; and
 - (4) Any other materials distributed by the City that relate to the Project.

In the event there exists a conflict between any term, provision and/or interpretation of the Contract Documents, the documents shall take precedent and control in the order listed above in this section (which shall supersede any conflicting provision concerning priority contained in any other contract document). If discrepancies are found that may impact Contractor's performance of the services for the Project, it shall be the Contractor's obligation to seek clarification as to which requirements or provisions control before undertaking any work on that component of the Project. Should the Contractor fail or refuse to seek a clarification of such conflicting or inconsistent requirements or provisions prior to any work on that component of the Project, the Contractor shall be solely responsible for the costs and expenses, including additional time necessary to cure, repair and/or correct that component of the Project.

Section 4. Contractor Obligations

(a) Performance of Services. To the extent reasonably necessary for Contractor to perform the services under this Agreement, Contractor shall be authorized to engage the services of any agents, assistants, persons, or corporations that Contractor may deem proper to aid or assist in the performance of the services under this Agreement with the prior written approval of City. The cost of such personnel and assistance shall be a reimbursable expense to Contractor only if authorized in writing in advance by City. Unless otherwise agreed, Contractor shall provide and pay for all materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and all water, light, power, fuel, transportation and all other facilities necessary for the execution and completion of the work covered by the Scope of Services.

(b) Quality Materials. Unless otherwise specified, all materials shall be new and both workmanship and materials shall be of a good quality. Contractor shall, if required, furnish satisfactory evidence as to the kind and quality of materials. Materials or work described in words that so applied have well known, technical or trade meaning shall be held to refer to such recognized standards. Contractor shall be responsible for the professional quality, technical accuracy, and the coordination of all materials, construction, installation and other services furnished by Contractor under this Agreement. Contractor shall, without additional compensation, correct or revise any errors or deficiencies in the installation and construction of the Project components to conform as shown in the Project drawings and specifications.

(c) Additional Services. Payment for extra work shall be as agreed in the work order. Should City require additional services not included under this Agreement, Contractor shall make reasonable effort to provide such additional services at mutually agreed charges or rates, and within the time schedule prescribed by City; and without decreasing the effectiveness of the performance of services required under this Agreement. All minor details of the work not specifically mentioned in the Scope of Services or Contract Documents but obviously necessary for the proper completion of the work, such as the proper connection of new work to old, shall be considered as incidental to and a part of the work for which the prices are set forth in this Agreement. Contractor will not be entitled to any additional compensation therefor unless specifically stated otherwise. Otherwise the terms "extra work" and "additional services" as used in this Agreement shall be understood to mean and include all work that may be required by City to be done by Contractor to accomplish any alteration or addition to the work as shown on the Project plans and drawings. It is agreed that Contractor shall perform all extra work under the direction of the City's representative when presented with a written work/change order signed by the City's representative, subject, however, to the right of Contractor to require written confirmation of such extra work order by City. No claims for extra services, additional services or changes in the services whatsoever, including any change in pricing or time for performance related to the services will be made by Contractor without first obtaining the City's written agreement and approval of a work/change order reflecting the same.

(d) Independent Contractor. It is understood and agreed by and between the parties that Contractor, while performing under this Agreement, is acting independently, and that City assumes no responsibility or liabilities to any third party in connection with Contractor's actions. All services to be performed by Contractor pursuant to this Agreement shall be in the capacity of an independent contractor, and not as an agent or employee of City. Contractor shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement. There is no intended third-party beneficiary to this Agreement.

(e) Inspection of Records. Contractor grants City and its designees the right to audit, examine or inspect, at City's election, all of Contractor's Records relating to the performance of services under this Agreement, during the term of the Agreement and any retention period herein. City's audit, examination or inspection of Contractor's Records may be performed by a City designee, which may include its internal auditors or an outside representative engaged by City. Contractor agrees to retain Contractor's Records for a minimum of four (4) years following termination of the Agreement, unless there is an ongoing dispute under

the contract; then, such retention period shall extend until final resolution of the dispute. "Contractor's Records" shall include any and all information, materials and data of every kind and character generated as a result of the services under this Agreement. City agrees that it will exercise its right to audit, examine or inspect Contractor's Records only during regular business hours. Contractor agrees to allow City and its designees access to all of Contractor's Records, Contractor's facilities and the current or former employees of Contractor, deemed necessary by City or its designee(s), to perform such audit, inspection or examination.

(f) Certification of No Conflicts. Contractor hereby warrants to the City that Contractor has made full disclosure in writing of any existing or potential conflicts of interest related to Contractor's services under this Agreement. In the event that any conflicts of interest arise after the Effective Date of this Agreement, Contractor hereby agrees immediately to make full disclosure to the City in writing.

(g) No Waiver of City's Rights. Neither City's review, approval or acceptance of, nor payment for any of the services required under this Agreement, shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement, and Contractor shall be and remain liable to City in accordance with applicable law for all damages to City caused by Contractor's negligent performance of any of the services furnished under this Agreement.

(h) Rights-of-Access. City will obtain or furnish right-of-access to the Project site for Contractor to perform any required studies, surveys, tests or other necessary investigations in relation to the Scope of Services. Contractor will take all necessary and reasonable precautions to minimize damage to all personal and real property in the performance of such surveys, tests, studies and investigations.

(i) Compliance with Laws. Contractor shall comply with all laws, ordinances, rules and regulations governing Contractor's performance of this Agreement.

Section 5. Payment

(a) Compensation; Method of Payment. Contractor's compensation shall be as specified in the payment schedule set forth in **Exhibit "A"**; provided, that the total compensation under this Agreement shall not exceed Fifty-Eight Thousand Forty-Three Dollars and 47/100 (\$58,043.47), ("Contract Price"), subject to additions or deletions for changes or extras agreed upon in writing. Unless otherwise provided herein, payment to Contractor shall be monthly based on the Contractor's monthly progress report and detailed monthly itemized statement for services that shows the names of the Contractor's employees, agents, Contractors performing the services, the time worked, the actual services performed, and the rates charged for such services, in a form reasonably acceptable to City. City shall pay such monthly statements within thirty (30) days after receipt and City verification of the services.

(b) Deductions; Withholding. City may deduct from any amounts due or to become due to Contractor any sum or sums owing by Contractor to City. In the event of any breach by Contractor of any provision or obligation of this Agreement, or in the event of the assertion by other parties of any claim or lien against City, or the City's premises, arising out of Contractor's performance under this Agreement, City shall have the right to retain out of any payments due or to become due to Contractor an amount sufficient to completely protect the City from any and all loss, damage or expense therefrom, until the breach, claim or lien has been satisfactorily remedied or adjusted by Contractor. Additionally, City may, on account of subsequently discovered evidence, withhold the whole or part of any payment to such extent as may be necessary to protect itself from loss on account of:

- (1) defective work not remedied;
- (2) claims filed or reasonable evidence indicating possible filing of claims;
- (3) failure of Contractor to make payments promptly to subcontractors or for material or labor which City may pay as an agent for the Contractor; or

- (4) damages to another Contractor or subcontractor.

When the above grounds are removed, or Contractor provides a surety bond or letter of credit satisfactory to City (to be determined in City's sole discretion) which will protect City in the amount withheld because of said grounds, City will release the amounts withheld.

Section 6. Performance Schedule

(a) Time for Performance. Contractor shall perform all services as provided for under this Agreement in a proper, efficient, timely, and professional manner in accordance with City's requirements. The time for performance under this Agreement shall be as stated in City's notice to proceed to Contractor. Accordingly, Contractor shall complete all work related to the Project withing the time stated in such notice(s) to proceed to Contractor.

(b) Extensions; Written Request Required. No allowance of any extension of time, for any cause whatever (including an event of Force Majeure), shall be claimed by or granted to Contractor, unless (i) Contractor shall have made written request to City for such extension within forty-eight (48) hours after the cause for such extension occurred, and (ii) City and Contractor have agreed in writing that such additional time shall be granted. As used in this section, the term "Force Majeure" shall mean that Contractor's performance of the services under this Agreement is prevented or delayed, in whole or in part, to such an extent that Contractor would not be able to complete the services (or any partial component thereof) within the time for performance set forth herein by reason of or through work strikes, stoppage of labor, riot, fire, flood, acts of war, insurrection, court judgment, act of God, pandemic, or other specific cause reasonably beyond Contractor's control and not attributable to its malfeasance, neglect or nonfeasance. Should Contractor timely request an extension of time due to an event of force majeure under this section, City and Contractor may agree in writing to suspended Contractor's performance until such disability to perform (other than a payment obligation) is removed; provided, that Contractor shall use commercially reasonable efforts to remove any such causes and resume performance of the services under this Agreement as soon as reasonably practicable.

(c) Costs of Delay. Contractor understands and agrees that time is of the essence of this contract, and that for each day of delay beyond the number of calendar days agreed upon for the completion of the work herein specified and contracted for (after due allowance for such extension of time as may otherwise be provided for extension of time herein), the Owner may withhold permanently from the Contract Price an amount equal to \$250 per day, which the parties agree represents a reasonable estimation of the actual costs that would be incurred by the City in the event of such delay. In the event Contractor's performance under this Agreement is delayed or interfered with, regardless of reason, Contractor shall not be entitled to any increase in fee or price, or to damages or additional compensation as a consequence of such delays.

Section 7. Ownership of Project; Bill of Sale; No Liens

(a) Title of Ownership. Contractor warrants that title to all services, including all equipment and materials incorporated into the Project, will pass to City no later than the time of final payment. Contractor further warrants that upon payment by City, all services for which payments have been received from City shall be free and clear of liens, claims, security interests or other encumbrances in favor of Contractor or any other person or entity whatsoever.

(b) Assignment; Bill of Sale. Contractor agrees, no later than the time of completion of the Project, to assign to City all manufacturer's warranties relating to equipment, materials and labor used in the Project and further agrees it will at all times perform the services in a manner that will, to the greatest extent possible, preserve all manufacturer's warranties. If necessary as a matter of law, Contractor may retain the right to enforce directly any such manufacturers' warranties during the one year period following the date of

acceptance of the Project by City; provided, that City's rights related to the same shall not be subordinate to Contractor's enforcement rights.

CONTRACTOR AGREES TO INDEMNIFY, DEFEND, AND SAVE CITY HARMLESS FROM ALL CLAIMS RELATED TO ANY DEMANDS OF SUBCONTRACTORS, LABORERS, WORKMEN, MECHANICS, MATERIALMEN, AND SUPPLIERS OF MACHINERY AND PARTS THEREOF, EQUIPMENT, POWER TOOLS, ALL SUPPLIES ARISING OUT OF THE PERFORMANCE OF THIS AGREEMENT. CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE THAT ALL OBLIGATIONS DESCRIBED HEREIN HAVE BEEN PAID, DISCHARGED OR WAIVED UPON CITY'S WRITTEN REQUEST.

Section 8. Default; Termination; Abandonment

(a) Default by Contractor. Should Contractor fail to comply with any term or condition this Agreement applicable to Contractor, or become disabled and unable to comply with any provisions of this Agreement related to the quality or character of the services or time of performance, Contractor shall be deemed in default of this Agreement. If such default is not corrected within ten (10) days after written notice by City to Contractor, City may, at its sole discretion and without prejudice to any other right or remedy:

- (1) terminate this Agreement and be relieved of any further payment or consideration to Contractor except for all services determined by City to be satisfactorily completed prior to such termination. Payment for work satisfactorily completed shall be for actual costs incurred and non-refundable, including reasonable salaries and travel expenses of Contractor to and from meetings called by City at which Contractor is required to attend, but shall not include any loss of profit of Contractor. City may further proceed to complete the services in any manner deemed proper by City, either by the use of its own forces or by resubletting to others; or
- (2) City may, without terminating this Agreement or taking over the services, furnish the necessary materials, equipment, supplies and/or help necessary to remedy the situation, at Contractor's sole expense.

(b) Suspension or Termination by City. City may suspend or terminate this Agreement for cause or without cause at any time by giving written notice to Contractor. In the event suspension or termination is without cause, payment to Contractor, in accordance with the terms of this Agreement, will be made based on services reasonably determined by City to be satisfactorily performed as of the date of suspension or termination. Such payment will become payable upon delivery of all instruments of service to City and City's acceptance of the same. If City requires a modification of the services under this Agreement, and in the event City and Contractor fail to agree upon such modification(s), City shall have the option of terminating this Agreement and Contractor's services hereunder at no additional cost other than the payment to Contractor in accordance with the terms of this Agreement for the services reasonably determined by City to be properly performed prior to such termination date.

(c) Abandonment. If Contractor should abandon and fail or refuse to resume work within ten (10) days after written notification from the City, or if Contractor fails to timely comply with the orders of the City, when such orders are consistent with the Contract Documents, then, and in that case, where a performance bond(s) exists, the surety on the bond(s) may be notified in writing by City and directed to complete the work (at City's sole discretion), and a copy of said notice shall be delivered to Contractor. After receiving said notice of abandonment, Contractor shall not remove from the work any machinery, equipment, tools, materials or supplies then on the job, but the same, together with any materials and equipment under contract for the work, may be held for use on the work by the City or the surety on the performance bond, or another Contractor in completion of the work; and Contractor shall not receive any rental or credit therefor,

having hereby acknowledged that the use of such equipment and materials will ultimately reduce the cost to complete the work and be reflected in the final settlement. In the event a surety fails to comply with City's written notice provided for herein, then the City may provide for completion of the work in either of the following elective manners:

- (1) the City may employ such labor and use such machinery, equipment, tools, materials and supplies as said City may deem necessary to complete the work and charge the expense of such labor, machinery, equipment, tools, materials and supplies to Contractor, which shall be deducted and paid by City out of such amounts as may be due, or that may thereafter at any time become due to the Contractor under this Agreement. In case such expense is less than the sum which would have been payable under this Agreement if the same had been completed by the Contractor, then Contractor shall receive the difference. In case such expense is greater than the sum which would have been payable under this Agreement if the same had been completed by said Contractor, then the Contractor and/or its surety (ies) shall pay the amount of such excess to the City; or
- (2) the City may (under sealed bids when and in the manner required by law) let the contract to another Contractor for the completion of the work under substantially the same terms and conditions which are provided in this Agreement. In the case of any increase in cost to the City under the new contract as compared to what would have been the cost under this Agreement, such increase shall be charged to the Contractor and its surety (ies) shall be and remain bound therefor. However, should the cost to complete any such new contract prove to be less than what would have been the cost to complete under this Agreement, the Contractor and/or its surety (ies) shall be credited therewith.

(d) Remedies Cumulative. The remedies in this section are cumulative and nothing herein shall be deemed a waiver of any other remedy available to the City under this Agreement, including its remedies upon default provided herein above.

Section 9. Insurance

Contractor shall during the term hereof maintain in full force and effect all policies of insurance reasonably required by City and in compliance with the Contract Documents. Contractor's obligation to provide acceptable certificates of insurance is a material condition of this Agreement, and services under this Agreement shall not commence until certificates of insurance have been received, reviewed, and accepted by City. The minimum coverages and limits of liability for the policies of insurance required under this Agreement are maintained by and accessible through the City's purchasing department.

Section 10. Indemnification

(a) Release of liability. CITY SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVICES OF CONTRACTOR PURSUANT TO THIS AGREEMENT. CONTRACTOR HEREBY WAIVES ALL CLAIMS AGAINST CITY, ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO IN THIS SECTION AS "CITY") FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE OTHER THAN THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF CITY OR BREACH OF CITY'S OBLIGATIONS HEREUNDER.

(b) Contractor's Indemnity Obligation. CONTRACTOR AGREES TO INDEMNIFY AND SAVE HARMLESS CITY FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT COSTS, REASONABLE ATTORNEYS' FEES AND COSTS OF

INVESTIGATION) AND ACTIONS OF ANY KIND BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY TO THE EXTENT CAUSED BY CONTRACTOR'S PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY NEGLIGENT ACT OR OMISSION ON THE PART OF CONTRACTOR, ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS (EXCEPT WHEN SUCH LIABILITY, CLAIMS, SUITS, COSTS, INJURIES, DEATHS OR DAMAGES ARISE, IN WHOLE OR IN PART, FROM OR ARE ATTRIBUTED TO THE GROSS NEGLIGENCE OF CITY, IN WHICH CASE CONTRACTOR SHALL INDEMNIFY CITY ONLY TO THE EXTENT OR PROPORTION OF NEGLIGENCE ATTRIBUTED TO CONTRACTOR AND/OR ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS AS DETERMINED BY A COURT OR OTHER FORUM OF COMPETENT JURISDICTION).

(c) Notice of Claim(s). Contractor shall promptly advise City in writing of any claim or demand against the City, related to or arising out of Contractor's acts or omissions under this Agreement and shall see to the investigation and defense of such claims or demand at Contractor's sole cost and expense; provided, that City, at its option and at its own expense, may participate in such defense without relieving Contractor of any of its obligations hereunder.

CONTRACTOR'S OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR REQUIRED TO BE MAINTAINED BY CONTRACTOR UNDER THIS AGREEMENT. THE PROVISIONS OF THIS SECTION 11 SHALL SURVIVE TERMINATION OF THIS AGREEMENT.

Section 11. Notice

All notices required by this Agreement shall be in writing and addressed to the parties at the addresses set forth below (or to such other address that may be designated by the receiving party from time to time in accordance with this section). All notices shall be delivered by personal delivery, nationally recognized overnight courier (with all fees pre-paid), or e-mail of a PDF document (with confirmation of transmission) or certified or registered mail (in each case, return receipt requested, postage prepaid). Except as otherwise provided in this Agreement, a notice is effective only (a) upon receipt by the receiving party, and (b) if the party giving the notice has complied with the requirements of this Section.

Section 12. Sales and Use Taxes

Contractor understands and acknowledges that City is a governmental entity and exempt from the payment of sales and use taxes for certain materials and equipment conveyed to City as part of this Project or otherwise incorporated into the Project. City agrees to provide Contractor such documentation as may otherwise be required by state law to allow Contractor to avoid payment of sales and uses taxes for materials and equipment with respect to the Project to the extent allowed by law.

Section 13. Texas Government Code Verifications

(a) Contractor's execution of this Agreement shall serve as its acknowledgement and written verification that:

- (1) the requirements of Subchapter J, Chapter 552, Government Code, apply to this Agreement and Contractor agrees that the Agreement can be terminated if Contractor knowingly or intentionally fails to comply with a requirement of that subchapter;
- (2) pursuant to Texas Government Code Chapter 2270, that Contractor's organization does not presently boycott Israel and will not boycott Israel during the term of this Agreement; and

- (3) pursuant to Texas Government Code Chapter 2251, that Contractor's organization does not current discriminate against firearm and ammunition industries and will not for the term of the contract. Discriminating means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with the firearm or ammunition industry or with a person or entity doing business in the firearm or ammunition industry, but does not include an action made for ordinary business purposes.

Section 14. Miscellaneous

(a) Contractor shall not assign or sublet this Agreement, in whole or in part, without the prior written consent of City. (b) Contractor shall comply with all federal, state, county and municipal laws, ordinances, resolutions, regulations, rules, and orders applicable to the services under this Agreement. (c) The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall be in the state district courts of Tarrant County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said courts. (d) This Agreement contains the entire understanding of the parties with respect to the subject matter hereof and there are no oral understandings, statements or stipulations bearing upon the meaning or effect of this Agreement which have not been incorporated herein. (e) The exhibits attached hereto, if any, are incorporated herein and made a part hereof for all purposes. (f) Unless expressly provided otherwise herein, this Agreement may only be modified, amended, supplemented or waived by a mutual written agreement of the parties. (g) In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it. (h) Any of the representations and obligations of the parties, as well as any rights and benefits of the parties pertaining to a period of time following the termination of this Agreement shall survive termination. (i) This Agreement may be executed by the parties in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the parties. (j) Each party represents that it has full capacity and authority to grant all rights and assume all obligations granted and assumed under this Agreement. (k) Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the parties to it and their respective heirs, executors, administrators, legal representatives, successors and assigns.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY –
SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, the parties have executed and delivered this Agreement as of the Effective Date.

For City:

For Contractor:

CITY OF COLLEYVILLE, TEXAS

CAVALRY CONSTRUCTION

By: _____

Jerry Ducay
City Manager

By: _____

Title: _____

Date: _____

Date: _____

Notice Address:

Notice Address:

City of Colleyville
Attn: Jerry Ducay, City Manager
100 Main Street
City of Colleyville, Texas 76034
E: jducay@colleyville.com

Cavalry Construction
Attn: Chad Fuller
8105 North Beltline, Suite 170 Irving,
Texas 75063
E: chadf@cavalryconstruction.com

Colleyville Contract ID:
CSA_v1.20220428

EXHIBIT A
“Scope of Services”

EXHIBIT A

-CAVALRY- Cavalry Construction

8105 North Beltline
Suite 170
Irving, TX 75063

Insured: City of Colleyville
Property: 110 Main Street
Colleyville, TX 76034
Home: 100 Main St
Colleyville, TX 76034

Business: (817) 503-1133

Claim Rep.: James Kaltman

Estimator: Chad Fuller

Reference:
Company: TML Intergov Risk Pool

Claim Number: PR164677

Policy Number: 3535

Type of Loss: Water

Date Contacted: 3/3/2022 3:32 PM
Date of Loss: 3/3/2022 12:00 AM
Date Inspected: 3/4/2022 8:32 AM
Date Est. Completed: 3/22/2022 10:34 AM
Date Received: 3/4/2022 10:19 AM
Date Entered: 3/4/2022 10:21 AM

Price List: TXDF8X_APR22
Restoration/Service/Remodel
Estimate: CITY_OF_COLLEYVILLE1

NOTICE: This is a repair only. The insurance policy may contain provisions that will reduce any payments that might be made. This is not an authorization to repair. Authorization to repair or guarantee of payment must come from the owner of the property. No adjuster or appraiser has the authority to authorize repair or guarantee payment. The insurer assumes no responsibility for the quality of repairs that might be made.

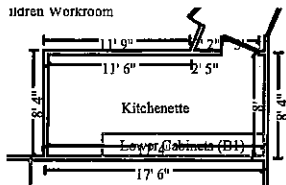
-CAVALRY- Cavalry Construction

8105 North Beltline
Suite 170
Irving, TX 75063

CITY_OF_COLLEYVILLE1

ID: 101 - City Hall/Library

Second Floor



Kitchenette

Height: 10'

486.67 SF Walls
625.33 SF Walls & Ceiling
15.41 SY Flooring
50.67 LF Ceil. Perimeter

138.67 SF Ceiling
138.67 SF Floor
47.67 LF Floor Perimeter

Door

3' X 6' 8"

Opens into LOBBY2

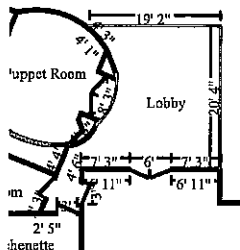
DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
2. Refrigerator - Remove & reset	1.00 EA		0.00	55.12	0.00	11.02	66.14
3. Content Manipulation charge - per hour	8.00 HR		0.00	51.38	0.00	82.20	493.24
Walls							
4. Fill holes created by wall cavity drying	47.67 EA		0.00	2.66	0.00	25.36	152.16
5. Cove base molding - rubber or vinyl, 4" high	47.67 LF		0.00	2.03	0.00	19.36	116.13
6. Paint the walls - two coats	486.67 SF		0.00	1.04	0.00	101.22	607.36
Cabinetry							
7. Microwave oven - over range type - Detach & reset	1.00 EA		0.00	134.72	0.00	26.94	161.66
8. Ice machine with storage bin - Detach & reset	1.00 EA		0.00	237.02	0.00	47.40	284.42
9. Dishwasher - Detach & reset	1.00 EA		0.00	284.29	0.00	56.86	341.15
10. Cabinet knobs or pulls - Detach & reset	14.00 EA		0.00	2.36	0.00	6.60	39.64
base units only.							
11. Garbage disposer - Detach & reset	1.00 EA		0.00	194.88	0.00	38.98	233.86
12. Sink - single - Detach & reset	1.00 EA		0.00	182.35	0.00	36.48	218.83
13. P-trap assembly - Detach & reset	1.00 EA		0.00	72.70	0.00	14.54	87.24
135. R&R Plumbing fixture supply line	3.00 EA		4.89	23.38	0.00	16.96	101.77
136. R&R Refrigerator/icemaker water supply box with valve	1.00 EA		4.89	163.87	0.00	33.76	202.52
137. Cabinet lock	14.00 EA		0.00	44.25	0.00	123.90	743.40
Disc Tumbler Keyed Cam Lock: For 1 7/16 in Material Thick, 3/4 in Mounting Hole Dia., Keyed Alike							
14. R&R Cabinetry - laminate lower (base) units - High grade	11.50 LF		7.34	339.24	0.00	797.14	4,782.81

-CAVALRY- Cavalry Construction

8105 North Beltline
Suite 170
Irving, TX 75063

CONTINUED - Kitchenette

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
15. R&R Laminated plastic cabinets - full height unit - Comm grade	3.00 LF		8.80	490.60	0.00	299.64	1,797.84
16. R&R Backsplash - plastic laminate	11.50 SF		0.87	6.96	0.00	18.00	108.05
17. R&R Countertop - post formed plastic laminate - Premium grade	11.50 LF		4.05	72.65	0.00	176.42	1,058.48
Flooring							
18. Mask the floor per square foot - plastic and tape - 4 mil	138.67 SF		0.00	0.27	0.00	7.48	44.92
19. Final cleaning - construction - Commercial	138.67 SF		0.00	0.26	0.00	7.22	43.27
Totals: Kitchenette					0.00	1,947.48	11,684.89



Lobby

Height: 11'

518.27 SF Walls	385.55 SF Ceiling
903.82 SF Walls & Ceiling	385.55 SF Floor
42.84 SY Flooring	41.21 LF Floor Perimeter
63.73 LF Ceil. Perimeter	

Missing Wall	7' 2 13/16" X 11'	Opens into ENTRY
Missing Wall	19' 1 11/16" X 11'	Opens into Exterior
Missing Wall	20' 4" X 11'	Opens into Exterior
Door	6' X 6' 8"	Opens into MEETING_ROO2
Door	3' X 6' 8"	Opens into MEETING_ROO2
Door	3' X 6' 8"	Opens into KITCHENETTE
Door	3' X 6' 8"	Opens into CHILDREN_WOR

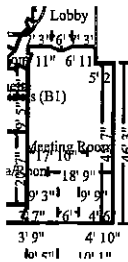
DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Walls							
20. 5/8" - drywall per LF - up to 2' tall	3.00 LF		0.00	12.37	0.00	7.42	44.53
21. Seal the surface area w/PVA primer - one coat	6.00 SF		0.00	0.63	0.00	0.76	4.54
22. Paint the surface area - two coats	41.42 SF		0.00	1.04	0.00	8.62	51.70
23. Cove base molding - rubber or vinyl, 4" high	22.00 LF		0.00	2.03	0.00	8.94	53.60
Flooring							
24. Mask the surface area per square foot - plastic and tape - 4 mil	100.00 SF		0.00	0.27	0.00	5.40	32.40
25. Clean and deodorize carpet	385.55 SF		0.00	0.57	0.00	43.96	263.72

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8105 North Beltline
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CONTINUED - Lobby

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
26. Final cleaning - construction - Commercial	385.55 SF		0.00	0.26	0.00	20.04	120.28
Totals: Lobby					0.00	95.14	570.77



Meeting Room

Height: 11'

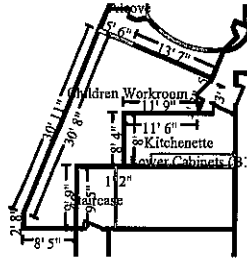
1,520.09 SF Walls	1,232.46 SF Ceiling
2,752.55 SF Walls & Ceiling	1,232.46 SF Floor
136.94 SY Flooring	138.61 LF Floor Perimeter
150.61 LF Ceil. Perimeter	

Door	3' X 6' 8"	Opens into LOBBY2
Door	6' X 6' 8"	Opens into LOBBY2
Window	2' 8" X 5'	Opens into Exterior
Window	6' X 5'	Opens into Exterior
Window	2' 8" X 5'	Opens into Exterior
Door	3' X 6' 8"	Opens into HALLWAY2

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
27. Content Manipulation charge - per hour	2.00 HR		0.00	51.38	0.00	20.56	123.32
134. Mask the floor per square foot - plastic and tape - 4 mil Walls	1,232.46 SF		0.00	0.27	0.00	66.56	399.32
28. 5/8" - drywall per LF - up to 2' tall -interior corner of room	8.00 LF		0.00	12.37	0.00	19.80	118.76
29. Fill holes created by wall cavity drying	60.00 EA		0.00	2.66	0.00	31.92	191.52
30. Paint the walls - two coats	1,520.09 SF		0.00	1.04	0.00	316.18	1,897.07
31. Cove base molding - rubber or vinyl, 4" high	72.00 LF		0.00	2.03	0.00	29.24	175.40
Totals: Meeting Room					0.00	484.26	2,905.39

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Children Workroom

Height: 10'

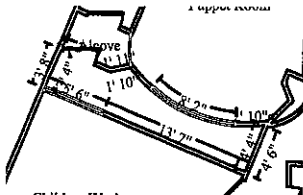
953.25 SF Walls
1,290.63 SF Walls & Ceiling
37.49 SY Flooring
97.33 LF Ceil. Perimeter

337.38 SF Ceiling
337.38 SF Floor
94.33 LF Floor Perimeter

Door

3' X 6' 8"

Opens into LOBBY2



Subroom: Room4 (1)

Height: 10'

337.15 SF Walls
400.22 SF Walls & Ceiling
7.01 SY Flooring
41.21 LF Ceil. Perimeter

63.07 SF Ceiling
63.07 SF Floor
30.07 LF Floor Perimeter

Missing Wall

5' 6" X 10'

Opens into CHILDREN_WOR

Door

3' X 6' 8"

Opens into ALCOVE

Missing Wall - Goes to Floor

8' 1 5/16" X 6' 8"

Opens into PUPPET_ROOM2

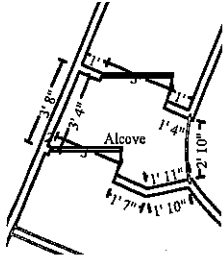
DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
32. Content Manipulation charge - per hour	10.00 HR		0.00	51.38	0.00	102.76	616.56
Walls							
33. Fill holes created by wall cavity drying	118.39 EA		0.00	2.66	0.00	62.98	377.90
34. 5/8" - drywall per LF - up to 2' tall	6.00 LF		0.00	12.37	0.00	14.84	89.06
35. Batt insulation - 6" - R19 - unfaced batt	1,290.41 SF		0.00	1.09	0.00	281.32	1,687.87
36. Seal the surface area w/PVA primer - one coat	12.00 SF		0.00	0.63	0.00	1.52	9.08
37. Paint the walls - two coats	1,290.41 SF		0.00	1.04	0.00	268.40	1,610.43
38. Cove base molding - rubber or vinyl, 4" high	124.39 LF		0.00	2.03	0.00	50.50	303.01
39. R&R Cabinetry - laminate lower (base) units - Standard grade - platform for puppet stage in closet.	6.00 LF		7.34	131.56	0.00	166.68	1,000.08
Flooring							
40. Mask the floor per square foot - plastic and tape - 4 mil	400.44 SF		0.00	0.27	0.00	21.62	129.74
41. Final cleaning - construction - Commercial	400.44 SF		0.00	0.26	0.00	20.82	124.93

Totals: Children Workroom

0.00 991.44 5,948.66

Cavalry Construction

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Alcove

Height: 10'

112.66 SF Walls
131.27 SF Walls & Ceiling
2.07 SY Flooring
17.80 LF Ceil. Perimeter

18.61 SF Ceiling
18.61 SF Floor
9.27 LF Floor Perimeter

Door

3' X 6' 8"

Opens into BALCONY

Missing Wall

2' 6 1/4" X 10'

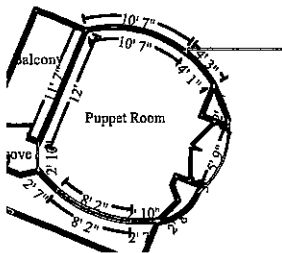
Opens into PUPPET_ROOM2

Door

3' X 6' 8"

Opens into ROOM4

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
<u>Walls</u>							
42. Fill holes created by wall cavity drying	9.27 EA		0.00	2.66	0.00	4.94	29.60
43. Paint the walls - two coats	112.66 SF		0.00	1.04	0.00	23.44	140.61
44. Cove base molding - rubber or vinyl, 4" high	9.27 LF		0.00	2.03	0.00	3.76	22.58
<u>Flooring</u>							
45. Floor prep (scrape rubber back residue)	18.61 SF		0.00	0.64	0.00	2.38	14.29
46. Glue down carpet - heavy traffic	62.75 SF		0.00	4.76	0.00	59.74	358.43
47. Final cleaning - construction - Commercial	18.61 SF		0.00	0.26	0.00	0.96	5.80
Totals: Alcove					0.00	95.22	571.31



Puppet Room

Height: 10' 4"

507.08 SF Walls
749.27 SF Walls & Ceiling
26.91 SY Flooring
60.64 LF Ceil. Perimeter

242.19 SF Ceiling
242.19 SF Floor
44.21 LF Floor Perimeter

Missing Wall - Goes to Floor

7' 10 13/16" X 6' 8"

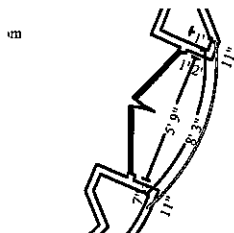
Opens into ROOM4

Missing Wall

2' 6 1/4" X 10' 4"

Opens into *ALCOVE*

8105 North Beltline
Suite 170
Irving, TX 75063

CONTINUED - Puppet Room

Subroom: entry (1)

Height: 10' 4"

68.08 SF Walls
79.59 SF Walls & Ceiling
1.28 SY Flooring
17.81 LF Ceil. Perimeter

11.51 SF Ceiling
11.51 SF Floor
4.55 LF Floor Perimeter

Door

5' 9" X 6' 8"

Opens into PUPPET ROOM2

Missing Wall

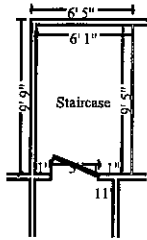
7' 2 13/16" X 10' 4"

Opens into LOBBY2

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
138. Content Manipulation charge - per hour	2.00 HR		0.00	51.38	0.00	20.56	123.32
139. Mask the floor per square foot - plastic and tape - 4 mil	253.70 SF		0.00	0.27	0.00	13.70	82.20
Walls							
48. Door closer - Commercial grade - Detach & reset	2.00 EA		0.00	31.27	0.00	12.50	75.04
49. 5/8" - drywall per LF - up to 2' tall	8.00 LF		0.00	12.37	0.00	19.80	118.76
50. Batt insulation - 6" - R19 - unfaced batt	575.16 SF		0.00	1.09	0.00	125.38	752.30
51. Seal the surface area w/PVA primer - one coat	16.00 SF		0.00	0.63	0.00	2.02	12.10
52. Paint the walls - two coats	575.16 SF		0.00	1.04	0.00	119.64	717.81
53. French double door set - Detach & reset	1.00 EA		0.00	99.89	0.00	19.98	119.87
54. Cove base molding - rubber or vinyl, 4" high	48.76 LF		0.00	2.03	0.00	19.80	118.78
Flooring							
55. Floor prep (scrape rubber back residue)	253.70 SF		0.00	0.64	0.00	32.48	194.85
56. Remove Glue down carpet - heavy traffic	50.74 SF		0.62	0.00	0.00	6.30	37.76
57. Glue down carpet - heavy traffic	315.67 SF		0.00	4.76	0.00	300.52	1,803.11
58. Final cleaning - construction - Commercial	253.70 SF		0.00	0.26	0.00	13.20	79.16
Totals: Puppet Room					0.00	705.88	4,235.06

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8105 North Beltline
Suite 170
Irving, TX 75063



Staircase

Height: 10'

195.83 SF Walls	57.28 SF Ceiling
253.12 SF Walls & Ceiling	57.28 SF Floor
6.36 SY Flooring	18.58 LF Floor Perimeter
21.58 LF Ceil. Perimeter	

Door

3' X 6' 8"

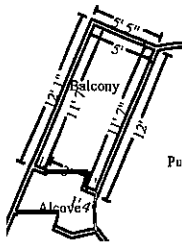
Opens into HALLWAY2

Missing Wall

9' 5" X 10'

Opens into Exterior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Walls							
59. 5/8" - drywall per LF - up to 2' tall	10.00 LF		0.00	12.37	0.00	24.74	148.44
60. Batt insulation - 6" - R19 - unfaced batt	195.83 SF		0.00	1.09	0.00	42.70	256.15
61. Seal the surface area w/PVA primer - one coat	20.00 SF		0.00	0.63	0.00	2.52	15.12
62. Paint the walls - two coats	195.83 SF		0.00	1.04	0.00	40.74	244.40
Flooring							
63. Mask the floor per square foot - plastic and tape - 4 mil	57.28 SF		0.00	0.27	0.00	3.10	18.57
64. Final cleaning - construction - Commercial	57.28 SF		0.00	0.26	0.00	2.98	17.87
Totals: Staircase					0.00	116.78	700.55



Balcony

Height: 8'

245.37 SF Walls	57.84 SF Ceiling
303.20 SF Walls & Ceiling	57.84 SF Floor
6.43 SY Flooring	30.17 LF Floor Perimeter
33.17 LF Ceil. Perimeter	

Door

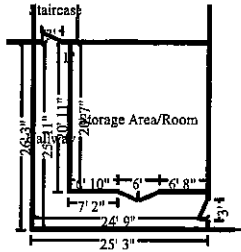
3' X 6' 8"

Opens into ALCOVE

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
- there is no damage reported or observed.							
Totals: Balcony					0.00	0.00	0.00

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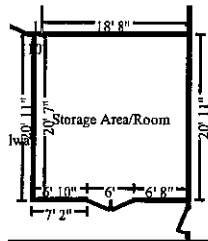
Hallway

Height: 11'

1,034.67 SF Walls	226.59 SF Ceiling
1,261.26 SF Walls & Ceiling	226.59 SF Floor
25.18 SY Flooring	89.33 LF Floor Perimeter
101.33 LF Ceil. Perimeter	

Door	6' X 6' 8"	Opens into STORAGE_AREA
Door	3' X 6' 8"	Opens into MEETING_ROOM2
Door	3' X 6' 8"	Opens into STAIRCASE2

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
- there is no damage reported or observed.							
Totals: Hallway					0.00	0.00	0.00



Storage Area/Room

Height: 11'

841.83 SF Walls	401.38 SF Ceiling
1,243.21 SF Walls & Ceiling	401.38 SF Floor
44.60 SY Flooring	74.17 LF Floor Perimeter
80.17 LF Ceil. Perimeter	

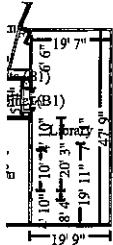
Door	6' X 6' 8"	Opens into HALLWAY2
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DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
- there is no damage reported or observed.							
Totals: Storage Area/Room					0.00	0.00	0.00
Total: Second Floor					0.00	4,436.20	26,616.63

First Floor

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Suite 170
Irving, TX 75063



Library

Height: 8'

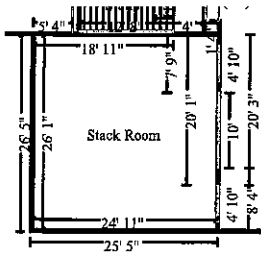
352.06 SF Walls	945.10 SF Ceiling
1,297.16 SF Walls & Ceiling	936.35 SF Floor
104.04 SY Flooring	33.83 LF Floor Perimeter
71.50 LF Ceil. Perimeter	

Missing Wall - Goes to Floor	4' 10" X 6' 8"	Opens into STACK_ROOM
Missing Wall - Goes to Floor	10' X 6' 8"	Opens into STACK_ROOM
Missing Wall - Goes to Floor	4' 10" X 6' 8"	Opens into STACK_ROOM
Window - Goes to Floor	6' 6" X 6' 8"	Opens into FUR_1
Door	3' X 6' 8"	Opens into FUR_1
Missing Wall	19' 7" X 8'	Opens into Exterior
Missing Wall	47' 9" X 8'	Opens into Exterior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
65. Content Manipulation charge - per hour	8.00 HR		0.00	51.38	0.00	82.20	493.24
Ceiling							
66. R&R 5/8" drywall - hung, taped, floated, ready for paint	32.00 SF		0.41	3.04	0.00	22.08	132.48
67. Seal the surface area w/PVA primer - one coat	32.00 SF		0.00	0.63	0.00	4.04	24.20
68. Texture drywall - machine	64.00 SF		0.00	0.76	0.00	9.72	58.36
69. Paint the surface area - two coats	509.17 SF		0.00	1.04	0.00	105.90	635.44
Walls							
70. Paint the surface area - two coats	116.50 SF		0.00	1.04	0.00	24.24	145.40
71. Baseboard - Reset	12.00 LF		0.00	1.04	0.00	2.50	14.98
Flooring							
72. Mask the floor per square foot - plastic and tape - 4 mil	936.35 SF		0.00	0.27	0.00	50.56	303.37
73. Clean and deodorize carpet	936.35 SF		0.00	0.57	0.00	106.74	640.46
74. Final cleaning - construction - Commercial	936.35 SF		0.00	0.26	0.00	48.70	292.15
Totals: Library					0.00	456.68	2,740.08

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Stack Room

Height: 8'

684.89 SF Walls	649.91 SF Ceiling
1,334.80 SF Walls & Ceiling	649.91 SF Floor
72.21 SY Flooring	82.33 LF Floor Perimeter
102.00 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

4' 10" X 6' 8"

Opens into LIBRARY2

Missing Wall - Goes to Floor

10' X 6' 8"

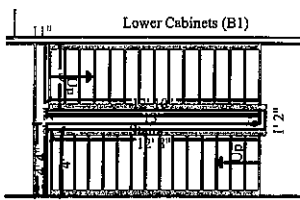
Opens into LIBRARY2

Missing Wall - Goes to Floor

4' 10" X 6' 8"

Opens into LIBRARY2

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Walls							
75. Install Baseboard - 8" hardwood - 2 piece	25.00 LF		0.00	3.80	0.00	19.00	114.00
76. R&R Baseboard - 8" hardwood - 2 piece - replacement of piece damaged on exterior wall.	6.00 LF		0.58	11.40	0.00	14.38	86.26
77. Finish Carpenter - per hour labor allowance to reset all trim around column bases that were detached to dry the plywood substrate.	12.00 HR		0.00	69.51	0.00	166.82	1,000.94
78. Stain & finish baseboard - oversized	82.33 LF		0.00	1.91	0.00	31.46	188.71
79. Stain and finish wood judges paneling - allowance for touch up staining upon resetting column trim.	80.00 SF		0.00	5.16	0.00	82.56	495.36
80. Install Carpet tile - allowance to reset carpet tiles that were loosened when shelving units were detached from the wall.	150.00 SF		0.00	0.60	0.00	18.00	108.00
81. Install Library book shelves - full height - Commercial - reset shelving.	25.00 LF		0.00	12.78	0.00	63.90	383.40
Totals: Stack Room					0.00	396.12	2,376.67



Stairs

Height: 22'

809.50 SF Walls	14.10 SF Ceiling
823.60 SF Walls & Ceiling	14.10 SF Floor
1.57 SY Flooring	32.33 LF Floor Perimeter
41.50 LF Ceil. Perimeter	

~~CAVALRY~~ Cavalry Construction

8105 North Beltline
Suite 170
Irving, TX 75063

CONTINUED - Stairs

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
82. Content Manipulation charge - per hour	3.00 HR		0.00	51.38	0.00	30.82	184.96
133. Scaffold - per section (per week)	6.00 WK		0.00	51.21	0.00	61.46	368.72
Walls							
132. Handrail - wall mounted - Detach & reset	15.00 LF		0.00	5.79	0.00	17.38	104.23
83. 5/8" - drywall per LF - up to 2' tall	7.00 LF		0.00	12.37	0.00	17.32	103.91
84. Batt insulation - 6" - R19 - unfaced batt	16.00 SF		0.00	1.09	0.00	3.48	20.92
85. 5/8" drywall - hung, taped, ready for texture	784.00 SF		0.00	2.69	0.00	421.80	2,530.76
86. Seal the surface area w/PVA primer - one coat	400.00 SF		0.00	0.63	0.00	50.40	302.40
87. Texture drywall - machine	400.00 SF		0.00	0.76	0.00	60.80	364.80
88. Paint the walls - two coats	2,446.12 SF		0.00	1.04	0.00	508.80	3,052.76
89. Cove base molding - rubber or vinyl, 4" high	154.69 LF		0.00	2.03	0.00	62.80	376.82
Flooring							
90. Mask the floor per square foot - plastic and tape - 4 mil	403.21 SF		0.00	0.27	0.00	21.78	130.65
91. Final cleaning - construction - Commercial	403.21 SF		0.00	0.26	0.00	20.96	125.79
Totals: Stairs					0.00	1,277.80	7,666.72



Colleyville Room

Height: 10' 4"

413.05 SF Walls	479.51 SF Ceiling
892.56 SF Walls & Ceiling	479.51 SF Floor
53.28 SY Flooring	26.96 LF Floor Perimeter
89.20 LF Ceil. Perimeter	

Window - Goes to Floor
Window - Goes to Floor
Door

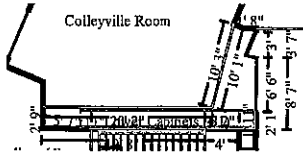
6' X 8' 4"
6' X 8' 4"
6' X 6' 8"

Opens into Exterior
Opens into Exterior
Opens into Exterior

~~CAVALRY~~ Cavalry Construction

8105 North Beltline
Suite 170
Irving, TX 75063

CONTINUED - Colleyville Room

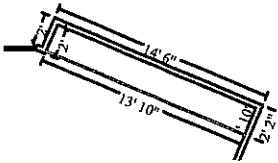


Subroom: Fur 1 (2)

Height: 8' 4"

289.16 SF Walls	97.87 SF Ceiling
387.03 SF Walls & Ceiling	97.87 SF Floor
10.87 SY Flooring	32.80 LF Floor Perimeter
42.30 LF Ceil. Perimeter	

Missing Wall	20' 2 3/8" X 8' 4"	Opens into COLLEYVILLE2
Window - Goes to Floor	6' 6" X 6' 8"	Opens into LIBRARY2
Door	3' X 6' 8"	Opens into LIBRARY2
Missing Wall	10' 7/8" X 8' 4"	Opens into COLLEYVILLE2



Subroom: Fur 2 (1)

Height: 8' 4"

147.01 SF Walls	25.35 SF Ceiling
172.36 SF Walls & Ceiling	25.35 SF Floor
2.82 SY Flooring	17.64 LF Floor Perimeter
17.64 LF Ceil. Perimeter	

Missing Wall	13' 9 5/8" X 8' 4"	Opens into COLLEYVILLE2
--------------	--------------------	-------------------------

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
92. Content Manipulation charge - per hour	16.00 HR		0.00	51.38	0.00	164.42	986.50
Ceiling							
93. R&R Suspended ceiling tile - Premium grade - 2' x 2'	602.73 SF		0.21	4.96	0.00	623.22	3,739.33
140. R&R Suspended ceiling grid - 2' x 2'	45.00 SF		0.19	2.29	0.00	22.34	133.94
94. Detach & Reset Wireless network antenna	1.00 EA	47.66	0.00	0.00	0.00	9.54	57.20
95. 5/8" drywall - hung, taped, ready for texture	70.00 SF		0.00	2.69	0.00	37.66	225.96
- items below account for fir down above display wall.							
96. Seal the surface area w/PVA primer - one coat	70.00 SF		0.00	0.63	0.00	8.82	52.92
97. Texture drywall - machine	100.00 SF		0.00	0.76	0.00	15.20	91.20
98. Paint the surface area - two coats	100.00 SF		0.00	1.04	0.00	20.80	124.80
99. Install Special Doors - Ceiling access	1.00 EA		0.00	42.65	0.00	8.54	51.19
141. Recessed light fixture - Detach & reset entire unit	1.00 EA		0.00	120.81	0.00	24.16	144.97

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8105 North Beltline
Suite 170
Irving, TX 75063

CONTINUED - Colleyville Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Walls							
100. 5/8" drywall - hung, taped, ready for texture	258.33 SF		0.00	2.69	0.00	138.98	833.89
101. Seal the surface area w/PVA primer - one coat	258.33 SF		0.00	0.63	0.00	32.56	195.31
102. Texture drywall - machine	258.33 SF		0.00	0.76	0.00	39.26	235.59
103. Paint the walls - two coats	849.22 SF		0.00	1.04	0.00	176.64	1,059.83
Display Wall							
104. 1" x 4" lumber (.333 BF per LF) - trim board to hold paneling in place	72.00 LF		0.00	2.63	0.00	37.88	227.24
105. Custom cabinet panels - side, end, or back - Premium grade - replacement of damaged panels on wall.	72.00 SF		0.00	33.73	0.00	485.72	2,914.28
106. Install TV Brackets - Wall mounted	1.00 EA		0.00	33.37	0.00	6.68	40.05
107. Phone, TV, or speaker outlet - Detach & reset	1.00 EA		0.00	27.90	0.00	5.58	33.48
108. Countertop - post formed plastic laminate - Premium grade	15.00 LF		0.00	72.65	0.00	217.96	1,307.71
109. Cabinetry - lower (base) units - Reset	15.00 LF		0.00	37.69	0.00	113.08	678.43
Flooring							
110. Mask the floor per square foot - plastic and tape - 4 mil	602.73 SF		0.00	0.27	0.00	32.54	195.28
111. Clean and deodorize carpet	602.73 SF		0.00	0.57	0.00	68.72	412.28
112. Final cleaning - construction - Commercial	602.73 SF		0.00	0.26	0.00	31.34	188.05
113. R&R Outlet - Floor mounted - brass w/cover - double - 20 amp	2.00 EA		4.92	75.18	0.00	32.04	192.24
Totals: Colleyville Room					0.00	2,353.68	14,121.67
Total: First Floor					0.00	4,484.28	26,905.14

Debris Removal

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
114. Tandem axle dump trailer - per load - including dump fees	1.00 EA		211.76	0.00	0.00	42.36	254.12
Totals: Debris Removal					0.00	42.36	254.12

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8105 North Beltline
Suite 170
Irving, TX 75063

Total: ID: 101 - City Hall/Library 0.00 8,962.84 53,775.89

General Items

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
142. Commercial Supervision / Project Management - per hour	48.00 HR		0.00	74.09	0.00	711.26	4,267.58
Totals: General Items					0.00	711.26	4,267.58
Line Item Totals: CITY_OF_COLLEYVILLE1					0.00	9,674.10	58,043.47

Grand Total Areas:

11,153.23 SF Walls	5,690.22 SF Ceiling	16,843.46 SF Walls and Ceiling
5,764.72 SF Floor	640.52 SY Flooring	970.42 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	1,217.76 LF Ceil. Perimeter
5,764.72 Floor Area	5,963.11 Total Area	8,978.44 Interior Wall Area
4,731.01 Exterior Wall Area	562.05 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

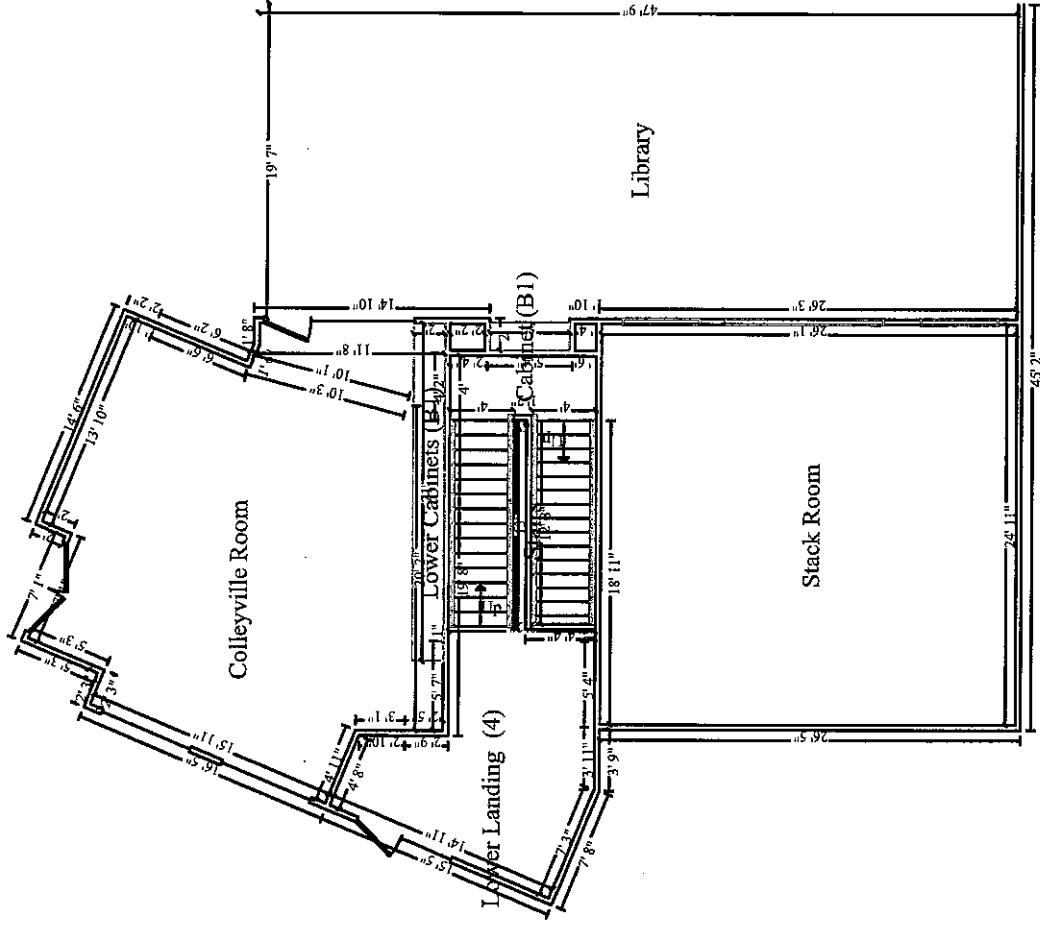
~~CAVALRY~~ **Cavarly Construction**

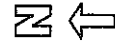
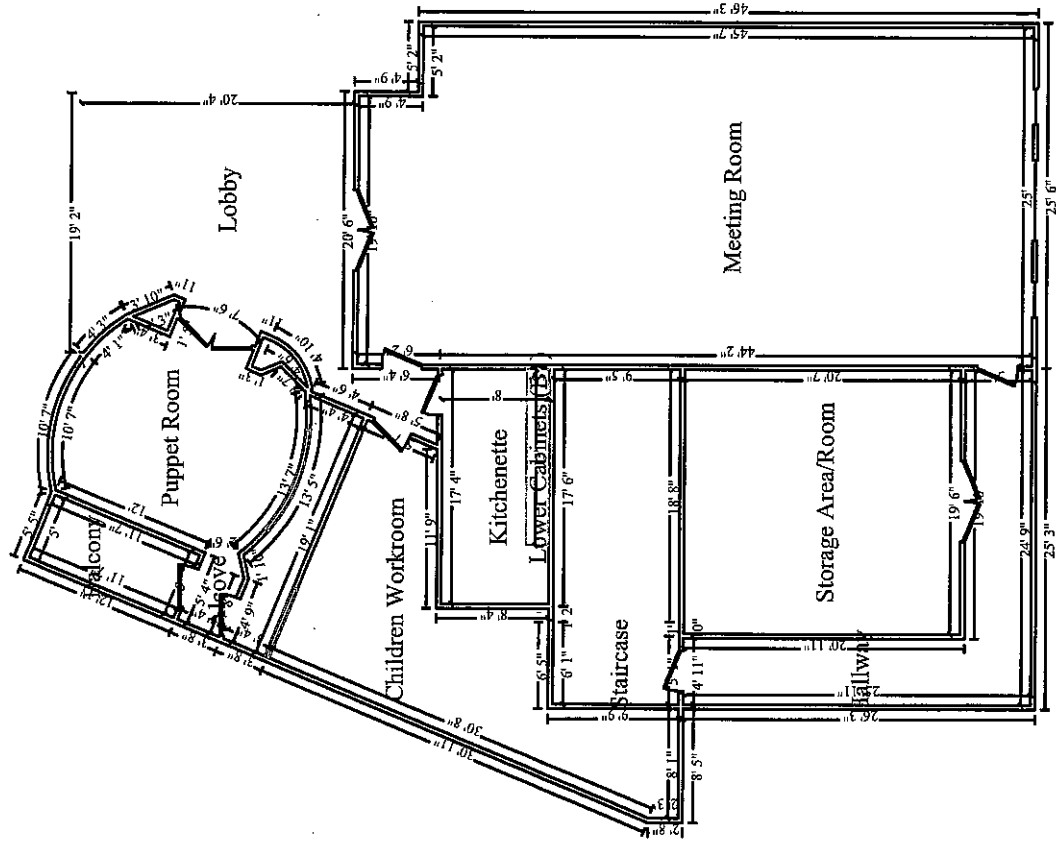
8105 North Beltline
Suite 170
Irving, TX 75063

Summary for ID: 101 - City Hall/Library

Line Item Total	48,369.37
Overhead	4,837.05
Profit	4,837.05
Replacement Cost Value	\$58,043.47
Net Claim	\$58,043.47

Chad Fuller







CHAD FULLER

VICE PRESIDENT

CAVALRY CONSTRUCTION & RESTORATION

CONTACT

160 Southwestern Blvd.

Coppell, TX 75019

Mobile: 817.403.7548

Direct: 469.630.0269

Main: 469.630.0250

chadf@cavalryconstruction.com

KEY POINTS

- 18+ years of construction experience
- Insurance Restoration Expert
- Skilled Construction Consultant
- Public Speaker/Presenter

Mr. Fuller is a 2000 graduate of Texas A&M University. His professional experience includes residential, multi-family, commercial, and industrial construction with an emphasis in the field of structural mitigation, reconstruction and general construction consulting.

Mr. Fuller's extensive construction experience includes estimating, scheduling, management, design, analysis and production of projects including high rises, mid-rises, airport facilities, parking deck structures, light industrial facilities and commercial and residential buildings. He is also experienced in investigating and analyzing repair methods in the construction discipline related to residential, commercial, municipal and light industrial buildings. This also includes roof damage, storm damage, verifying construction compliance with applicable building codes and contract specifications, and construction jobsite safety compliance including OSHA requirements.

Mr. Fuller's background also includes evaluation, renovation and repair of damaged existing structures. These projects have included collapse of structures due to overloading, fires, water events, construction defect, and other catastrophic events. Mr. Fuller has helped property owners & insurance companies to formalize project scopes, determine construction budgets, review construction documents, monitor construction quality, and monitor project costs and schedules.

WORK EXPERIENCE

Vice President

Cavalry Construction & Restoration

01/2018 – Present

Regional Manager

Cavalry Construction & Restoration

06/2000 – 01/2018

Mr. Fuller currently oversees and manages marketing, sales, budgeting, production and consulting on residential, commercial, and industrial projects. In his 18+ years of construction experience he has estimated, managed, consulted and produced on construction projects totaling more than \$950 million in costs. Most of these projects were insurance related losses and have been spread over 25+ states.

SKILLS

- o Estimating
- o Construction Management
- o Construction Project Production & Design
- o Commercial Construction
- o Residential Construction
- o Industrial Construction
- o Expert Testimony
- o Construction Investigation
- o Project Management & Budgeting

Cavalry Construction & Restoration is currently licensed in the following states:

- o Texas - Registered Home Builder #1556
- o Louisiana - General Contractor License
- o Alabama - Commercial General Contractor License
- o Florida - Certified General Contractor License # CGC1511690
- o Georgia - Certified General Contractor License #GCCO 003379
- o Mississippi – Certified General Contractor License #20217-MC
- o Oklahoma – Registered General Contractor

CONSTRUCTION CONSULTING EXPERIENCE

- | | |
|--|--------------------------------|
| o AIG | o Lloyd's of London |
| o Chubb Group of Insurance Companies | o Philadelphia Insurance |
| o Church Mutual | o Safeco |
| o CNA Insurance | o Scottsdale Insurance Co. |
| o First State Management Insurance Company | o St. Paul Travelers Insurance |
| o Hartford Insurance Company | o State Farm |
| o Liberty Mutual Insurance | o The Republic Group |
| o Lincoln General | o Travelers Insurance Company |
| | o Unitrin Business Insurance |
| | o Zurich North America |

PROFESSIONAL ASSOCIATION AFFILIATIONS

- o Greater Houston Builder's Association
- o Texas Association of Builders
- o National Association of Home Builders
- o Community Associations Institute
- o Building Owners & Managers Association
- o Better Business Bureau
- o Texas A&M Association of Former Students
- o Dallas Claims Association
- o Houston Claims Association

PROFESSIONAL AWARDS & RECOGNITION

- o **Top 500 Remodeling Companies – 2008-2009**
America Qualified Remodeler Magazine
- o **Top 550 Insurance Restoration Companies – 2009-2018**
America Remodeling Magazine

EXPERT TESTIMONY & DEPOSITIONS

- **Carlos Paz vs. State Farm Lloyds**
US District Court for the Eastern District of TX, Sherman Division
 - **Maria Ontiveros vs. State Farm Lloyds**
 - **Conveyors Inc. vs. Watertight Roofing Inc.**
 - **Eduardo Hinojosa vs. Southern Vanguard**
-

PUBLIC SPEAKING & TEACHING EVENTS

- **Destructing a Repair Estimate**
CLM Conference – Dallas, TX
 - **Destructing a Repair Estimate**
Windstorm Conference – New Orleans, LA
 - **Responding to the Xactimate Game**
Zelle: What the Hail Conference – Dallas, TX
 - **How Energy Code Affects Roofing**
Multiple Locations (Insurance Carriers)
 - **Texas Case Study**
Nelson Engineering – Dallas, TX
 - **Drones in the Insurance Industry (Fast to the Future)**
Nelson Engineering – Dallas, TX
 - **Destructing a Repair Estimate**
Thompson Coe – Webinar
 - **Working with Public Adjusters**
PLRB Conference 2018
 - **Understanding Flat Roofs**
Continuing Education Course
 - **Ordinance & Law**
Continuing Education Course
-

REFERENCES

References are available on request



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5a

Agenda Date 5/3/2022

Number Ordinance O-22-2200

Type Ordinance

Department Community Development

Title

Consideration of a zoning change from CN Neighborhood Commercial to R-20 Single Family Residential zoning district for Lots 10R and 11R, Block 1, Andy Felps Addition, located at 125 Acuff Lane, Case ZC22-012

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading and Public Hearing

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 and 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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their April 11, 2022 meeting by a vote of 4-1.

Financial Impact

There is no financial impact to the City.

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. Letters of Support
10. Ordinance O-22-2200

Aerial Map



ZC22-012

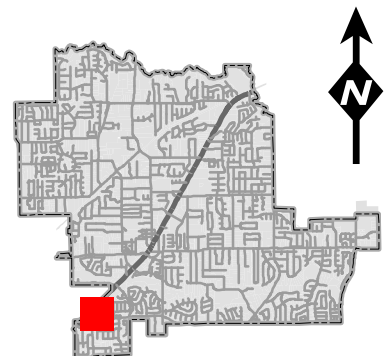
125 Acuff Lane

DISCLAIMER:

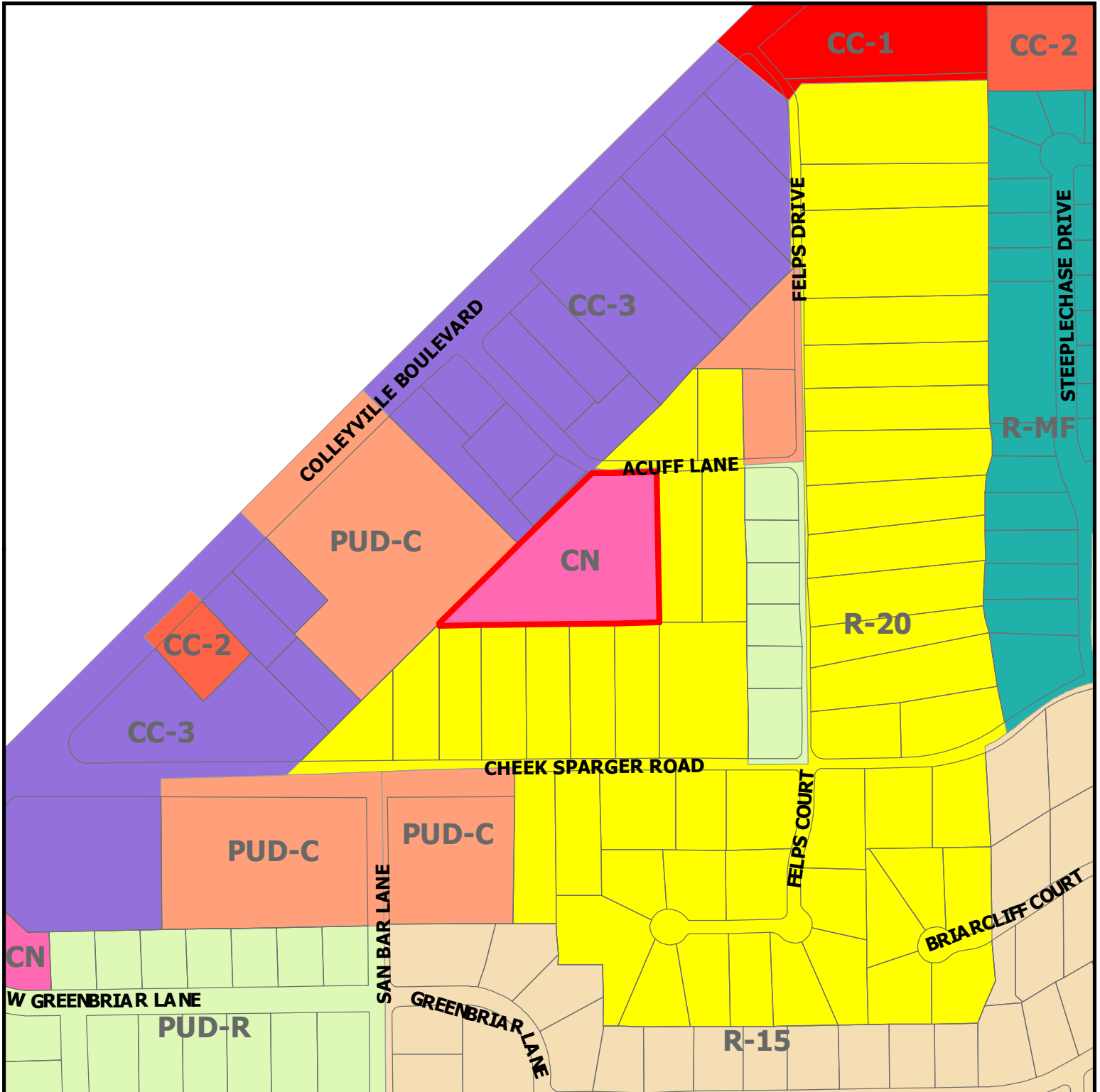
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



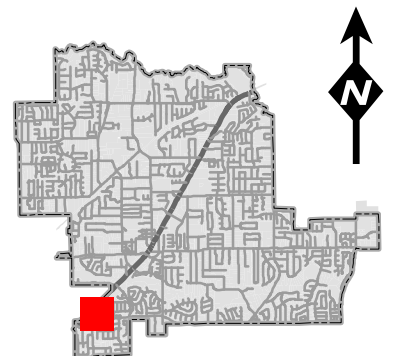
Zoning Map



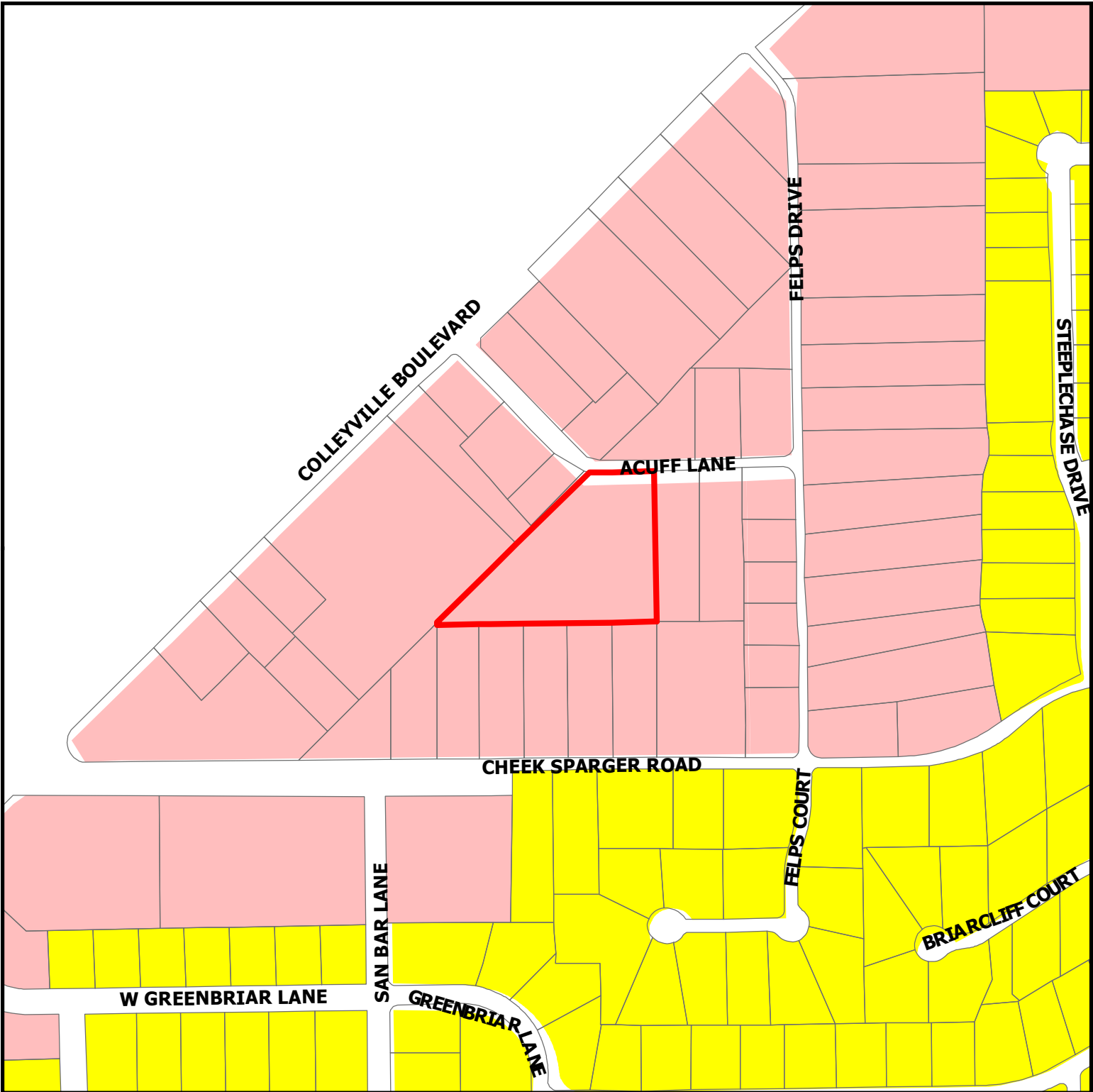
ZC22-012
125 Acuff Lane

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 Subject Property



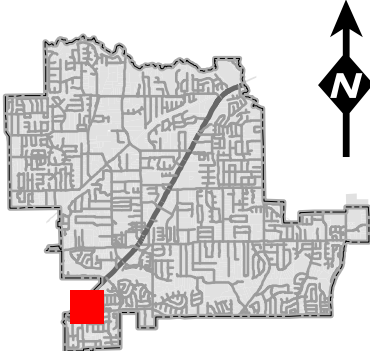
Future Land Use Map



ZC22-012
125 Acuff Lane

DISCLAIMER:
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-  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

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

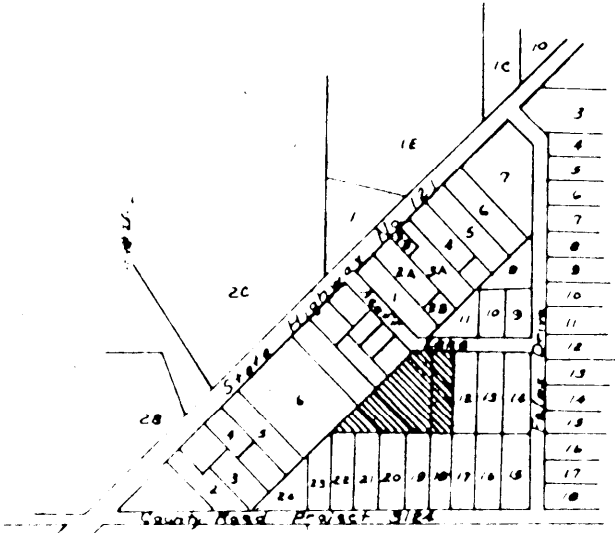
BEFORE ME, the undersigned, a NOTARY PUBLIC, in and for said COUNTY and STATE, on this day personally appeared JOHN H. BALLARD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

This the 13th day of September, 1974.

Erin M. Elliott
—NOTARY PUBLIC—
Erin M. Elliott

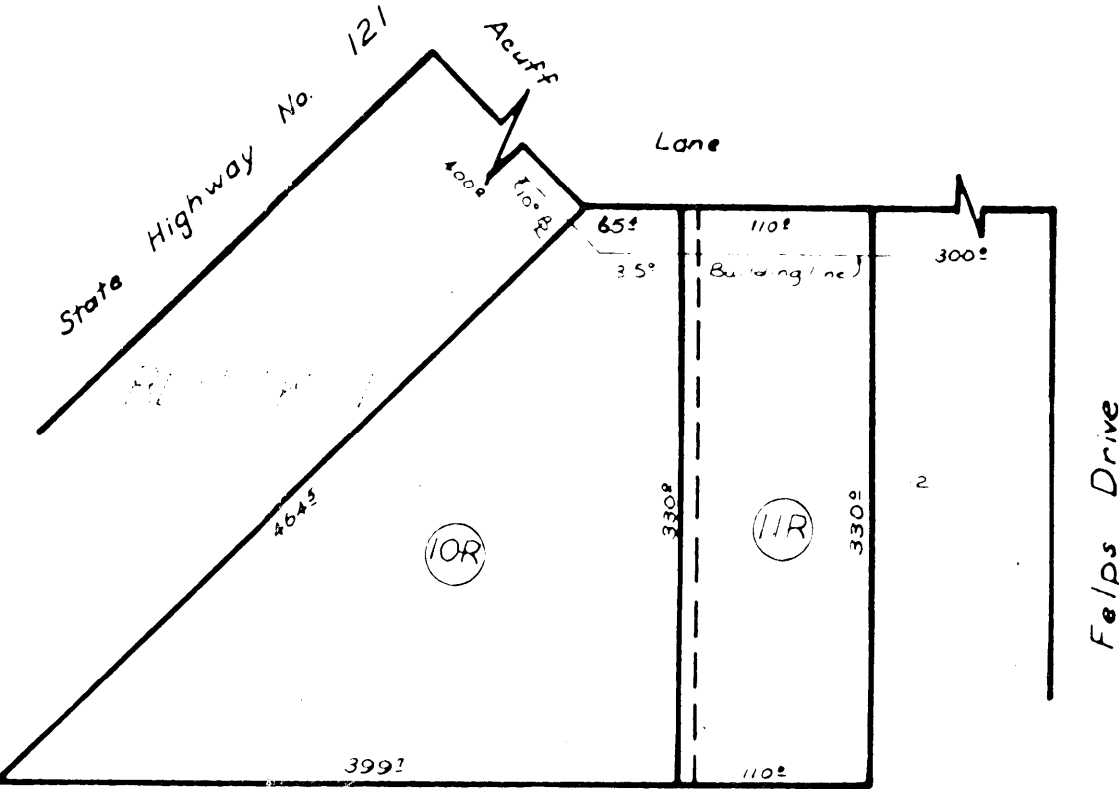
6⁰⁰ W/D



VICINITY MAP



Scale 1"=100'



Plat Showing

LOTS 10R and 11R, BLOCK 1
ANDY FELPS ADDITION

To The City of Colleyville, Tarrant County, Texas

Being a Portion of the John H. Duncan Survey

Being a Revision of Lots 10 and 11, Block 1, said addition

Approved: 28 October 1974

CITY of COLLEYVILLE

Colleyville, Tarrant County, Texas

By *Lois M. Ramsey*
By *M. Louise Ramsey*

John H. Ballard
Pl. 1 Box 1193
Smithfield, Texas 76080

STATE OF TEXAS
COUNTY OF TARRANT
I hereby certify that this instrument was FILED on the 12th day of November 1974 at 6:00 PM in Volume 388 96 Page 17 of the Public Records of Tarrant County, Texas, as stamped hereon by me.

NOV 12 1974
Erin M. Elliott
COUNTY CLERK
TARRANT COUNTY, TEXAS

Identifying this plat to be a true and accurate representation of this property as determined by plat records.

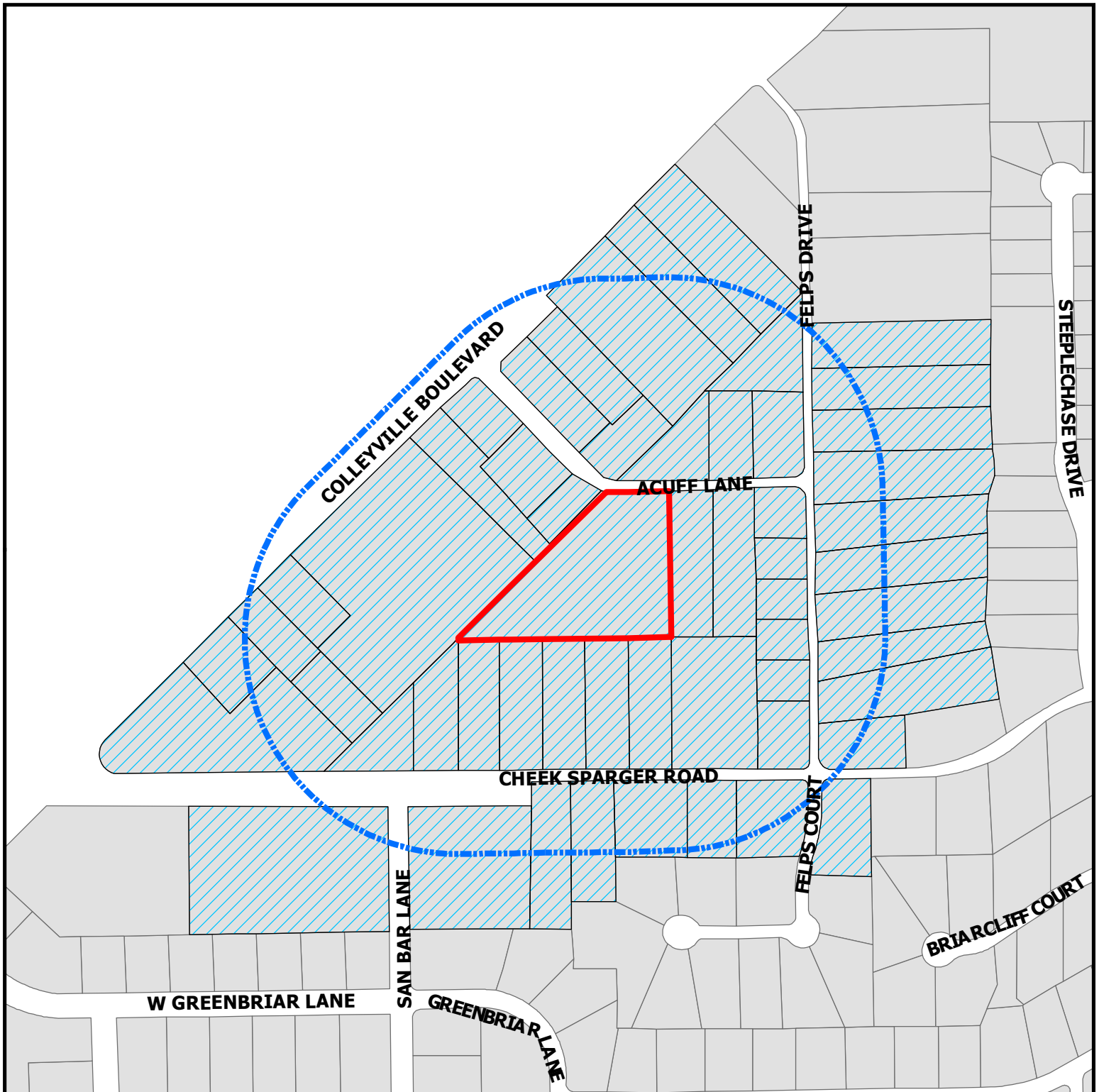
Thomas L. Thompson

THOMAS L. THOMPSON
REGISTERED PUBLIC SURVEYOR

FIRST NATIONAL PARK BUILDING
1004 W. Euless Blvd. - Suite 110
Euless, Texas 76039
Ph 817/267-6051

Date August 30th, 1974

Notification Map

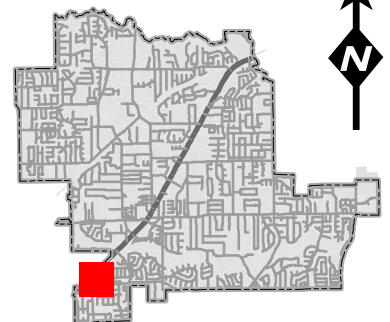


ZC22-012

125 Acuff Lane

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, 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

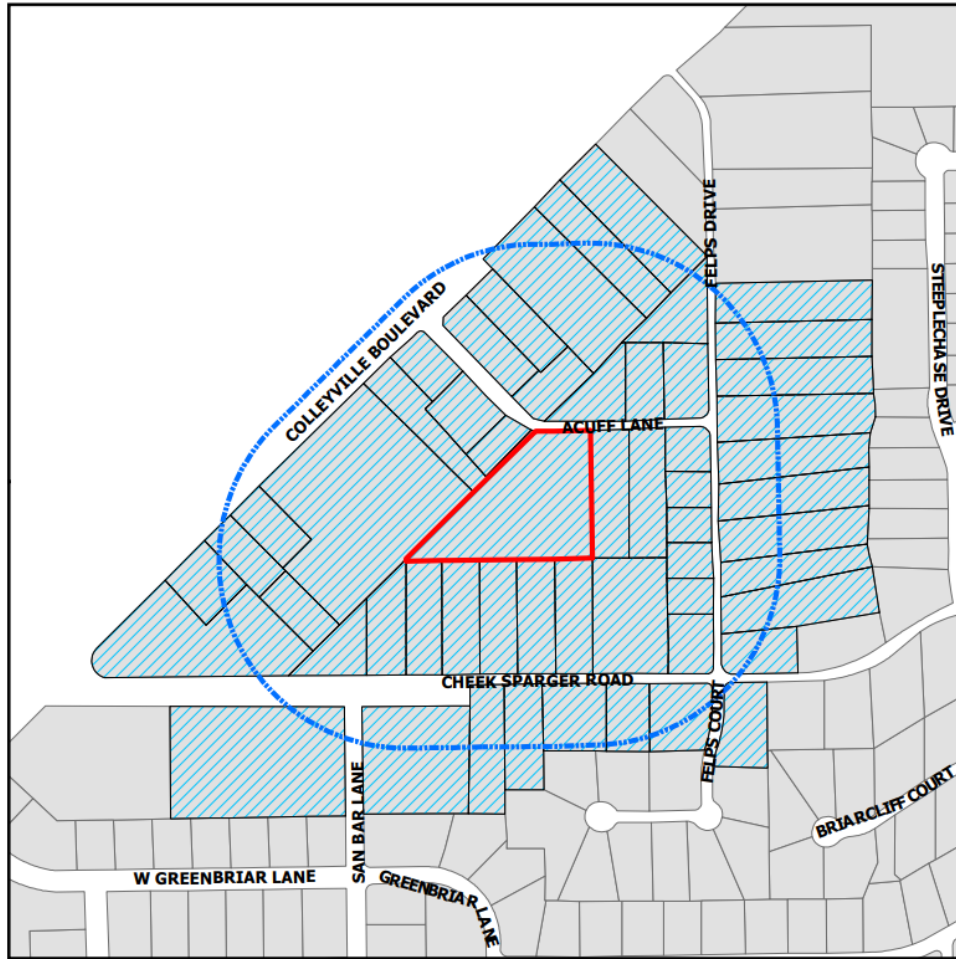
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

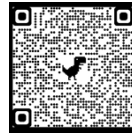
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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 _____

Topi EVANS

Address _____

112 CHEEK SPARGER

Signature _____

Topi 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

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 Raminderpal Rai
Address 4221 Feler Dr. Colleyville, TX 76034
Signature Rai Rai
Date 4-5-2022

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 Barbara K Tate

Address 124 Cheek Sparger

Signature Barbara K Tate

Date April 5, 2022

ORDINANCE O-22-2200

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 AND 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 and 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 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 ON THIS THE
17TH DAY OF MAY 2022.

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

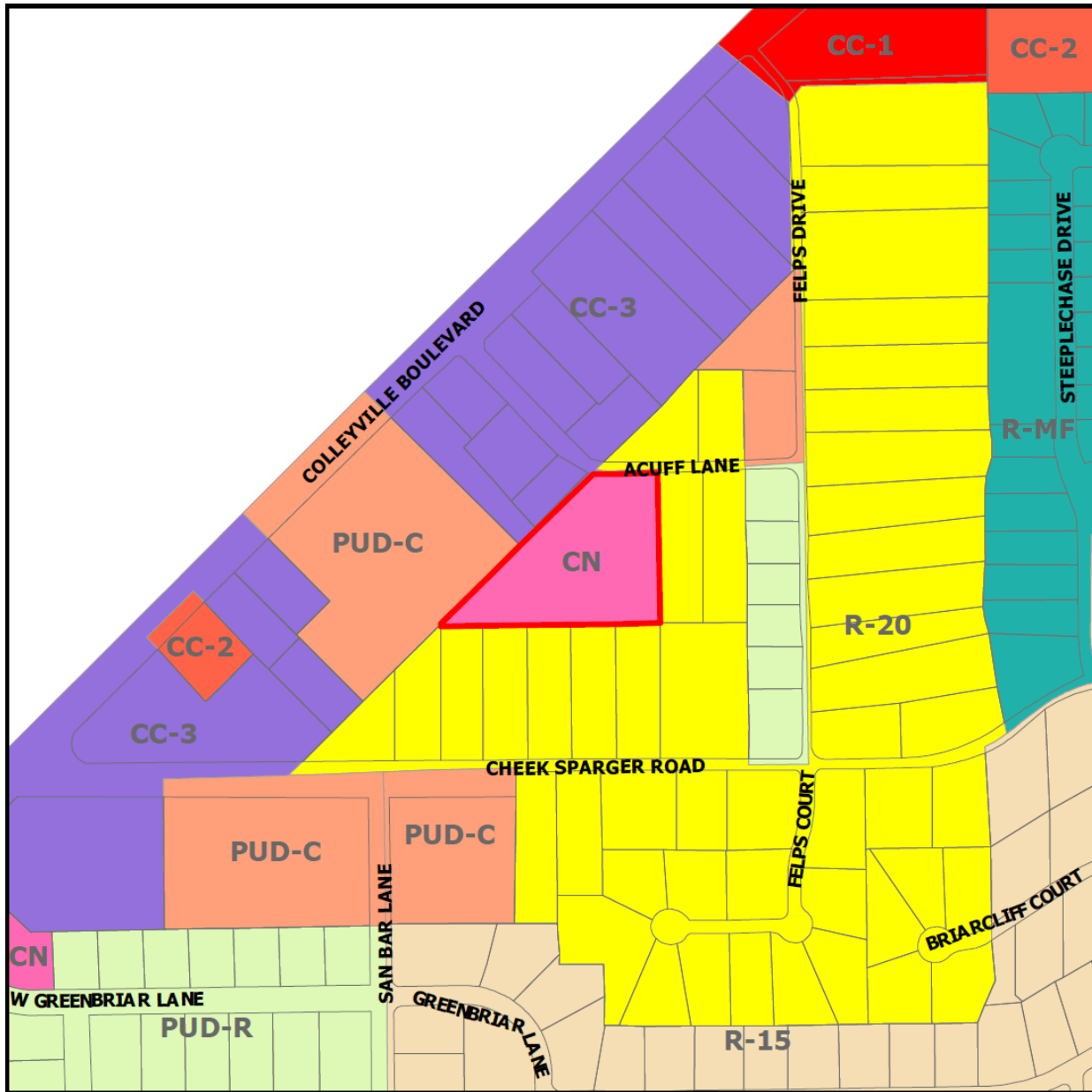
ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC	Richard Newton
City Secretary	Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A"- Zoning Map



FILED

Series M. Elliott

THOMAS L. THOMPSON
REGISTERED PUBLIC SURVEYOR

FIRST NATIONAL BANK BUILDING
1004 W. Euless Blvd. - Suite 110
Euless - Texas 76039
Ph. 817 / 267-6061

Date August 30th 1974



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6a

Agenda Date 5/3/2022

Number Ordinance O-22-2195

Type Ordinance

Department Community Development

Title

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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Second Reading and Public Hearing

The applicant was present at the first reading and answered questions pertaining to the fence request. The City Council asked the applicant to consider a change of zoning to the R-30 Single Family Residential district. The zoning change request is scheduled for the May 9, 2022, Planning and Zoning Commission meeting.

First Reading and Public Hearing

Bruce Crandall, the applicant, has submitted a request for a Special Use Permit (SUP) for a wooden rail fence up to 52 inches in height to encroach into the front yard setback on Lot 1, Block 1, Brown Addition, being approximately 0.89 acres, and zoned R-10 Single-Family Residential district.

Existing Conditions/Background: The subject property, 5412 Pleasant Run Road, has R-10 zoning and is located on the west side of Pleasant Run Road and near the intersection of Church Street and Pleasant Run Road. The subject property has a single-family residence.

SUP Request: The applicant is requesting approval of an SUP to allow for a wooden rail fence up to 52 inches in height within the front yard setback. The proposed fence is requested to be placed approximately six feet from the front property line.

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.

a. The primary fencing material shall be of wrought iron, pre-formed concrete, poured in place concrete, concrete masonry unit (CMU), brick, approved wood rail construction, a combination thereof or other similar material approved by the City Building Official. All poured-in-place concrete and CMU shall contain an architectural finish."

Regulation "1" above applies in this case requiring that no fence be allowed to extend into the required front yard, which is 30 feet per the R-10 zoning. The applicant proposes to locate a wooden rail fence up to 52 inches in height to encroach into the front yard setback approximately six feet from the front property line. 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 wooden rail fence up to 52 inches in height to be located within the front yard setback. It would be setback approximately six feet from the front property line. The lot area is approximately 38,877 square feet.

Plat Status: The property is platted as Lot 1, Block 1, Brown Addition.

DRC Review: The DRC met on February 21st and determined the case could be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the south and west are zoned R-10 and contain single-family residential development. The properties to the south are zoned PUD-R Planned Unit Development – Residential and contain single-family residential development. The properties to the east are zoned CC-1 Village retail and are improved with uses associated with First Baptist Colleyville.

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 as it does not meet the technical requirements of the Land Development Code.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their March 21, 2022 meeting by a vote of 4-0.

Financial Impact

There is no financial impact to the City.

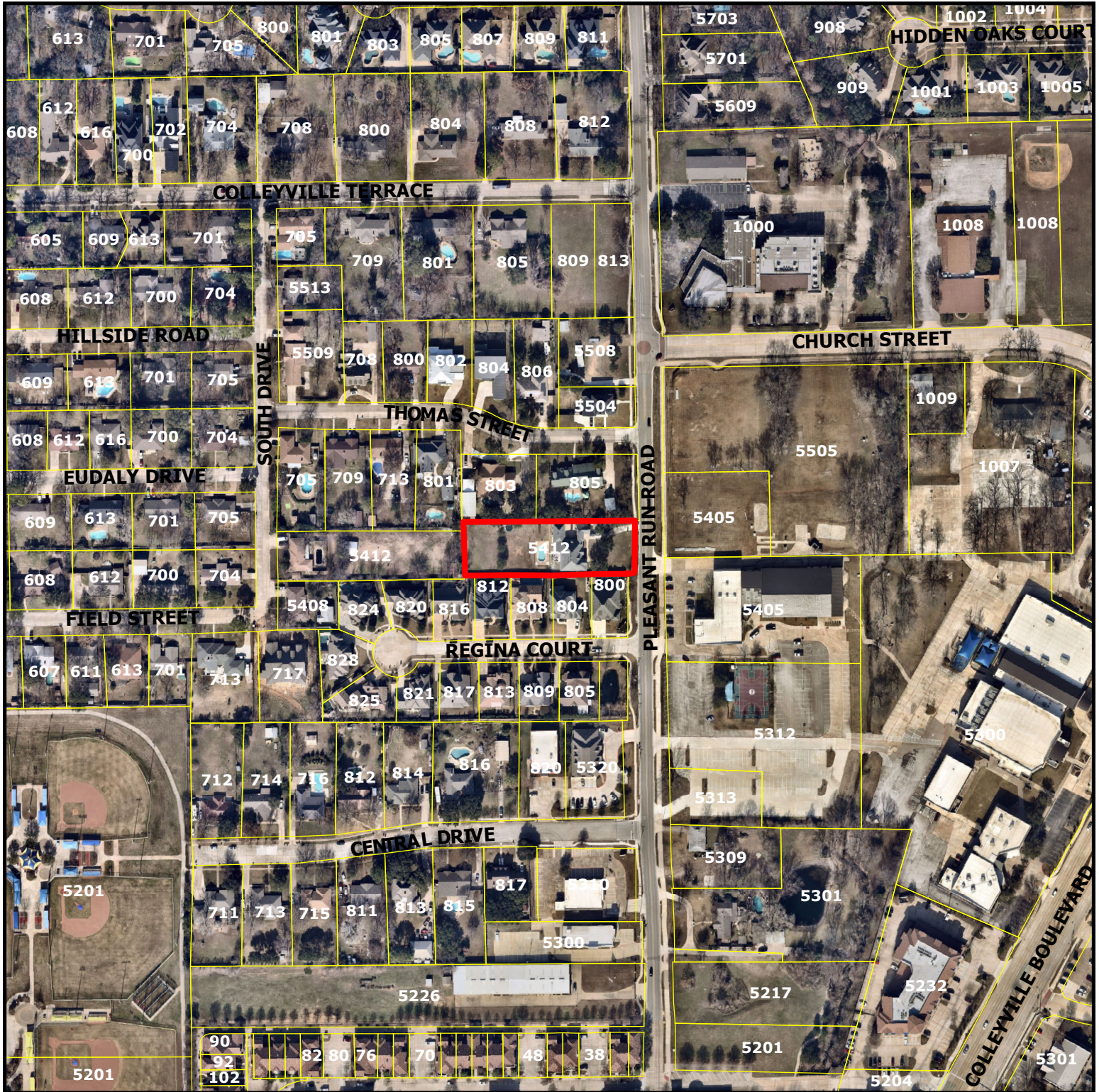
Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Survey
5. Fence Plan
6. Fence Column Exhibit
7. 5412 Pleasant Run - Front View
8. 5412 Pleasant Run - North View
9. 5412 Pleasant Run - South View
10. Fence Drawings
11. Example Fence Exhibit
12. Fence Encroachment Agreement
13. Notification Map
14. Notification Letter
15. Notification List
16. Letter of Opposition
17. Ordinance O-22-2195

Aerial Map



ZC22-002

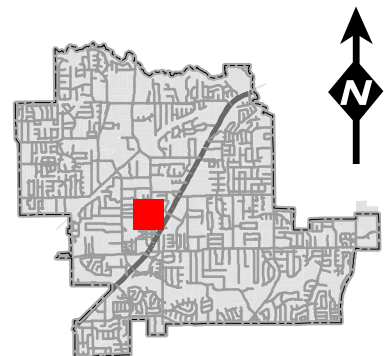
5412 Pleasant Run Road

DISCLAIMER:

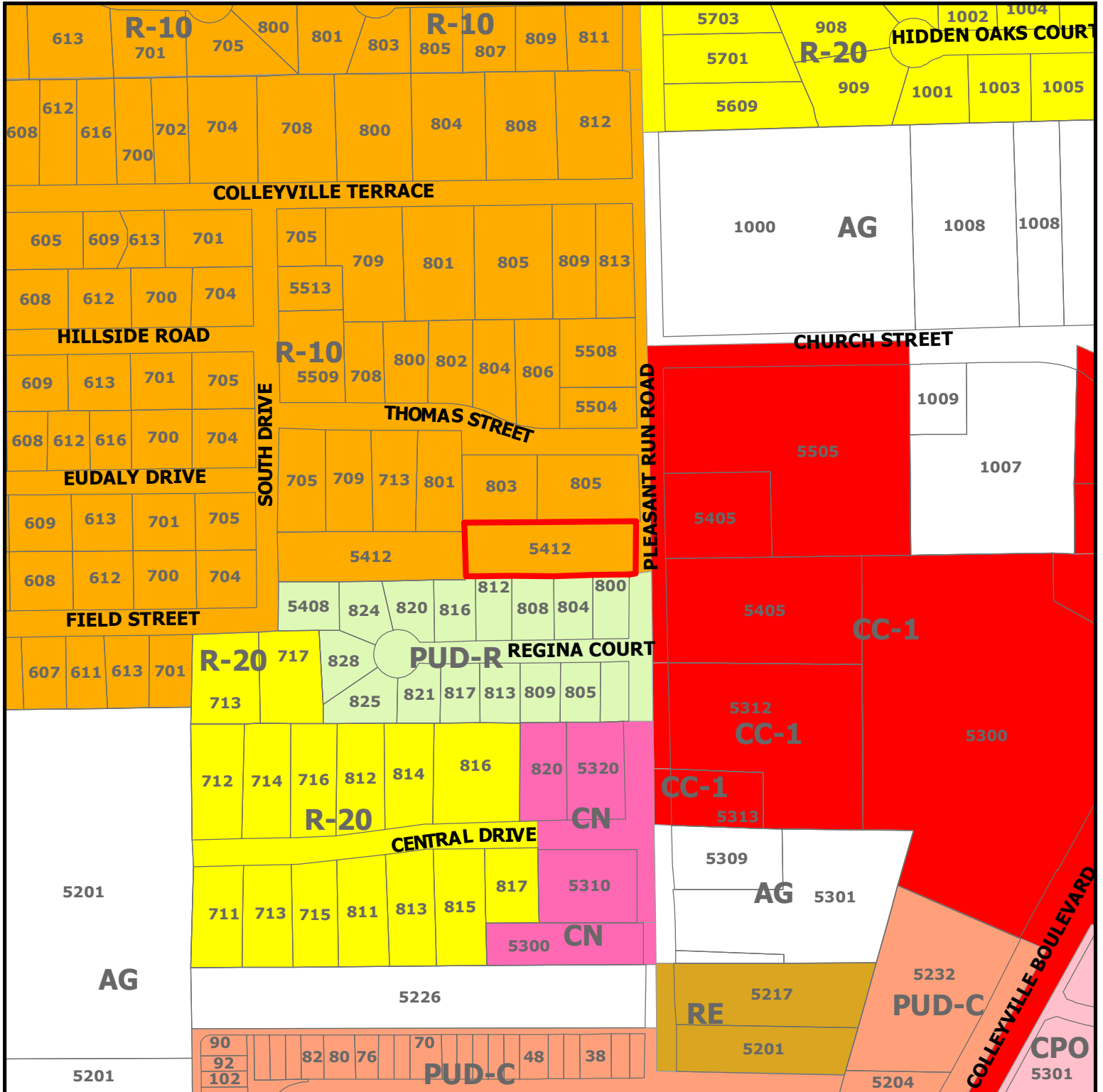
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Subject Property



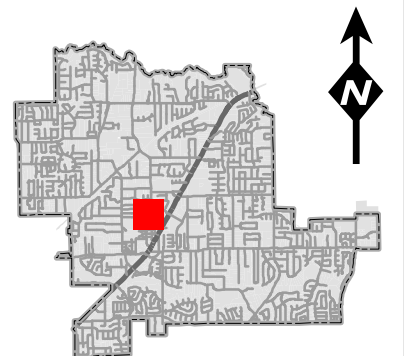
Zoning Map



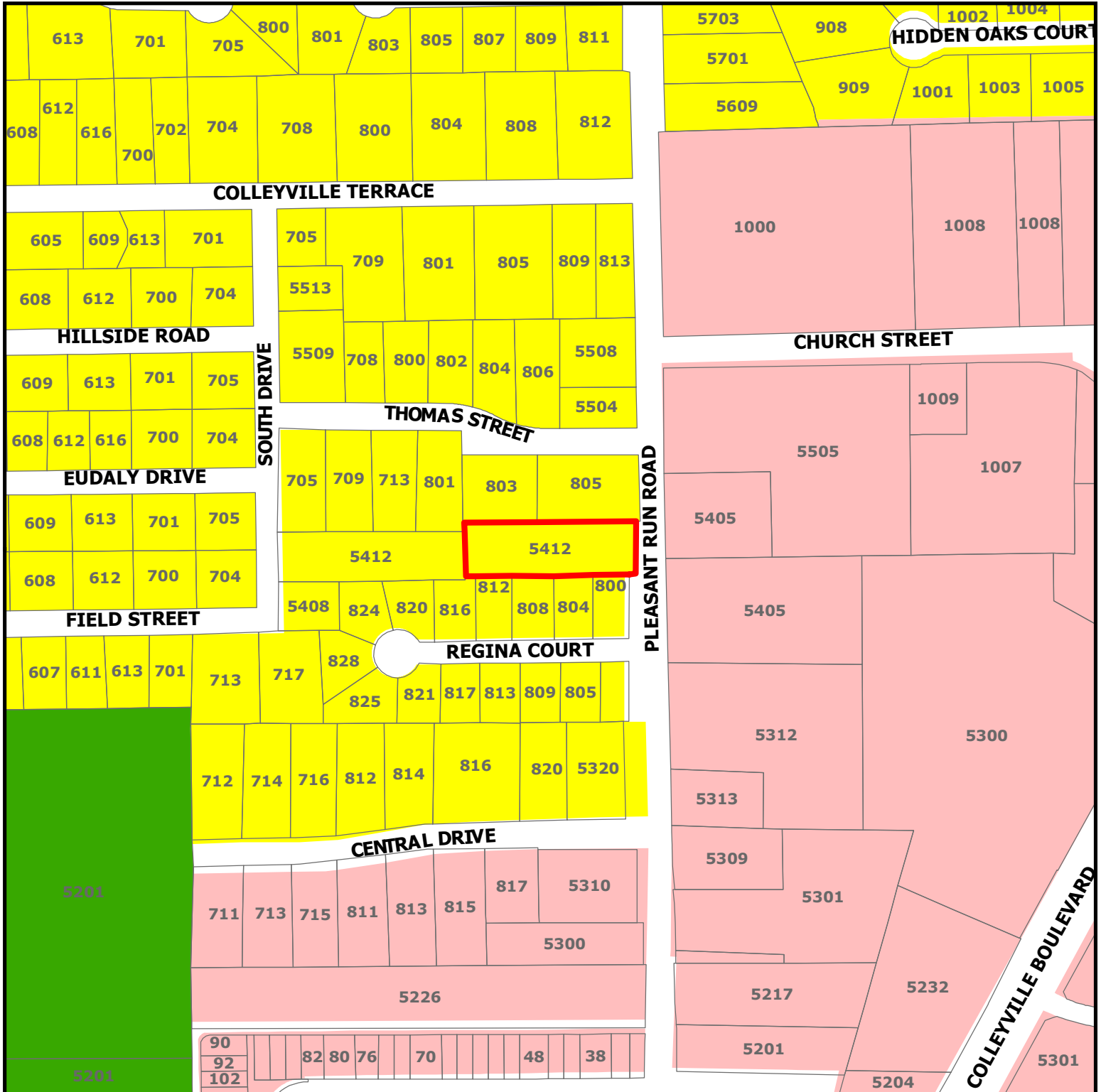
ZC22-002
5412 Pleasant Run Road

DISCLAIMER:
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 Subject Property



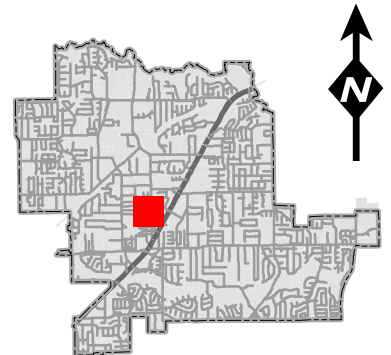
Future Land Use Map



ZC22-002

5412 Pleasant Run Road

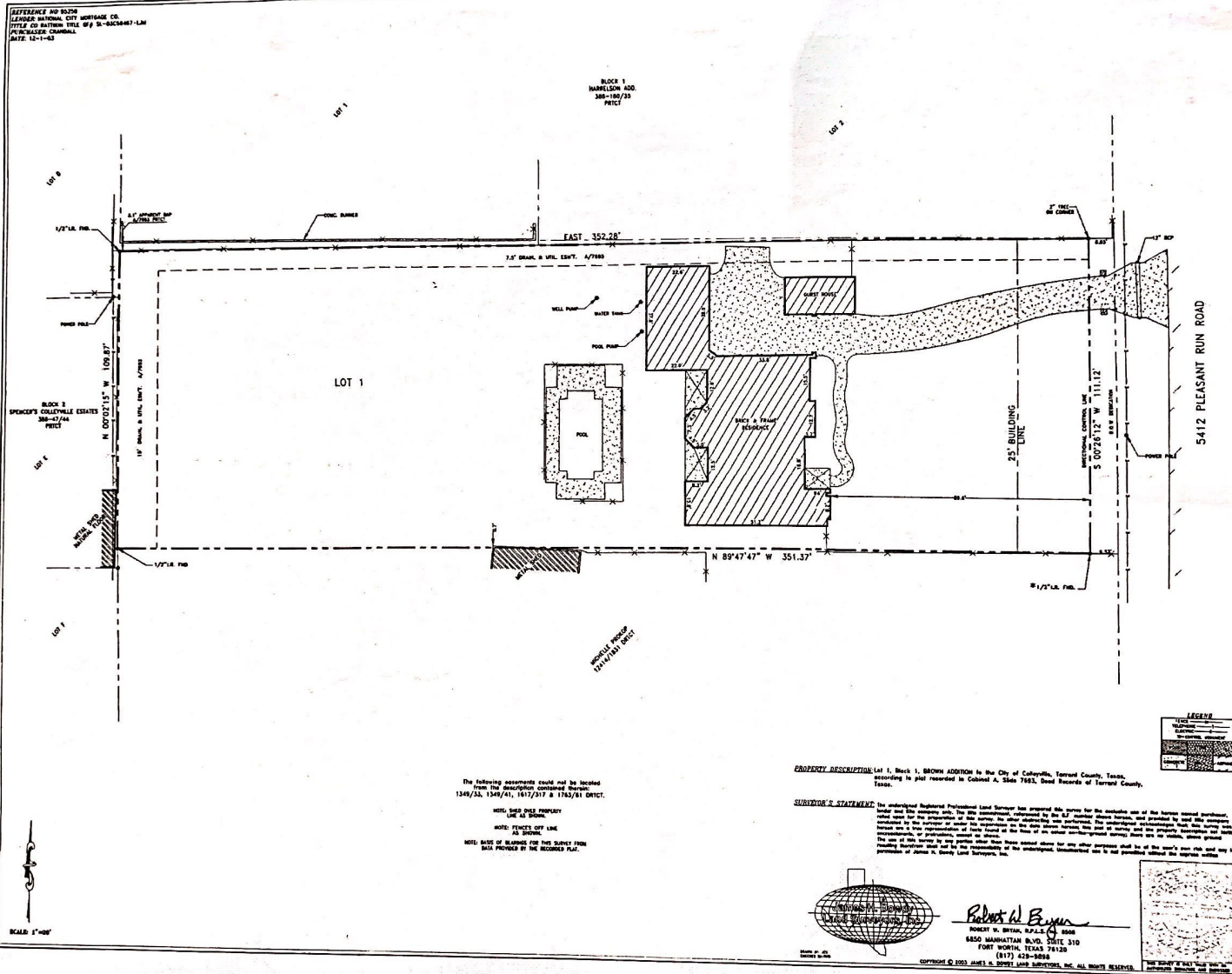
-  Subject Property
-  Residential
-  Colleyville Blvd Corridor
-  Open Space; Parks



DISCLAIMER:

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REFERENCE NO: 80270
LENDER: NATIONAL CITY MORTGAGE CO.
TITLE CO: RATHEN TITLE OF FL 80C54467-LM
PURCHASER: CRANDALL
DATE: 12-1-83



The following easements could not be located from the description contained therein:
1349/33, 1349/41, 1617/317 & 1763/81 ORTCT.

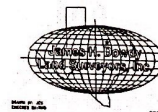
NOTE: SHIELD OVER PROPERLY
LINE AS SHOWN.

NOTE: FENCE'S OFF LINE
AS SHOWN.

NOTE: BASIS OF BLASTING FOR THIS SURVEY FROM DATA PROVIDED BY THE RECORDED PLAT.

PROPERTY DESCRIPTION: Lot 1, Block 1, BROWN ADDITION to the City of Colleyville, Tarrant County, Texas, according to plat recorded in Cabinet A, Sheet 7693, Deed Records of Tarrant County, Texas.

SURVEYOR'S STATEMENT: The undersigned Registered Professional Land Surveyor has prepared this survey for the exclusive use of the herein named purchaser, and the conveyance only. This title commitment, referenced by the 6.7 number above herein, was obtained and printed by me and this conveyance was recorded by me. The information contained in this survey has been obtained by me or under my supervision in the field and is true and correct. I am not aware of any other survey and the property description set forth herein is a true representation of facts found at the time of an actual on-the-ground survey. There are no claims, liens or other interests in the land shown on this survey. The use of this survey by any parties other than those named above for any other purpose shall be at the user's own risk and the undersigned hereby disclaims any responsibility therefor. This statement shall not be my responsibility of the undersigned. Unsubstantiated use is not permitted without the express written permission of James H. Dandy Land Surveyors, Inc.



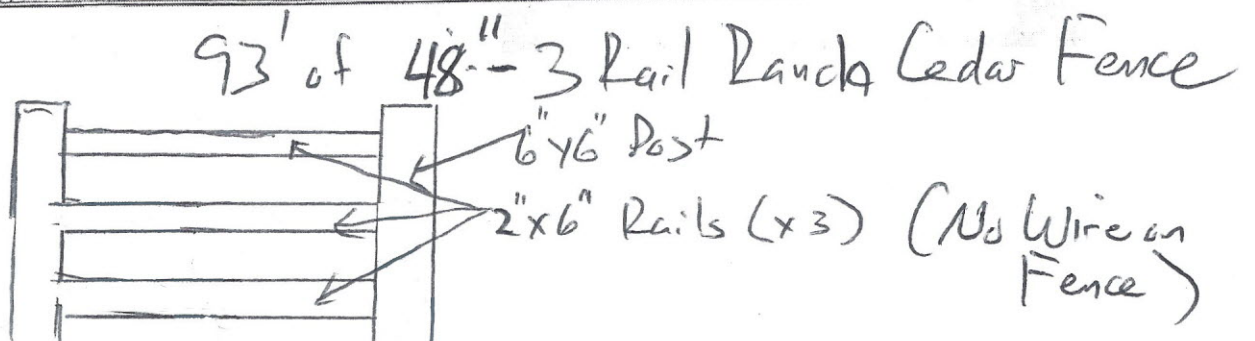
Robert W. Bryan
ROBERT W. BRYAN, R.P.S. # 8808
6850 MANHATTAN BLVD. SUITE 310
FORT WORTH, TEXAS 76120
(817) 429-8888

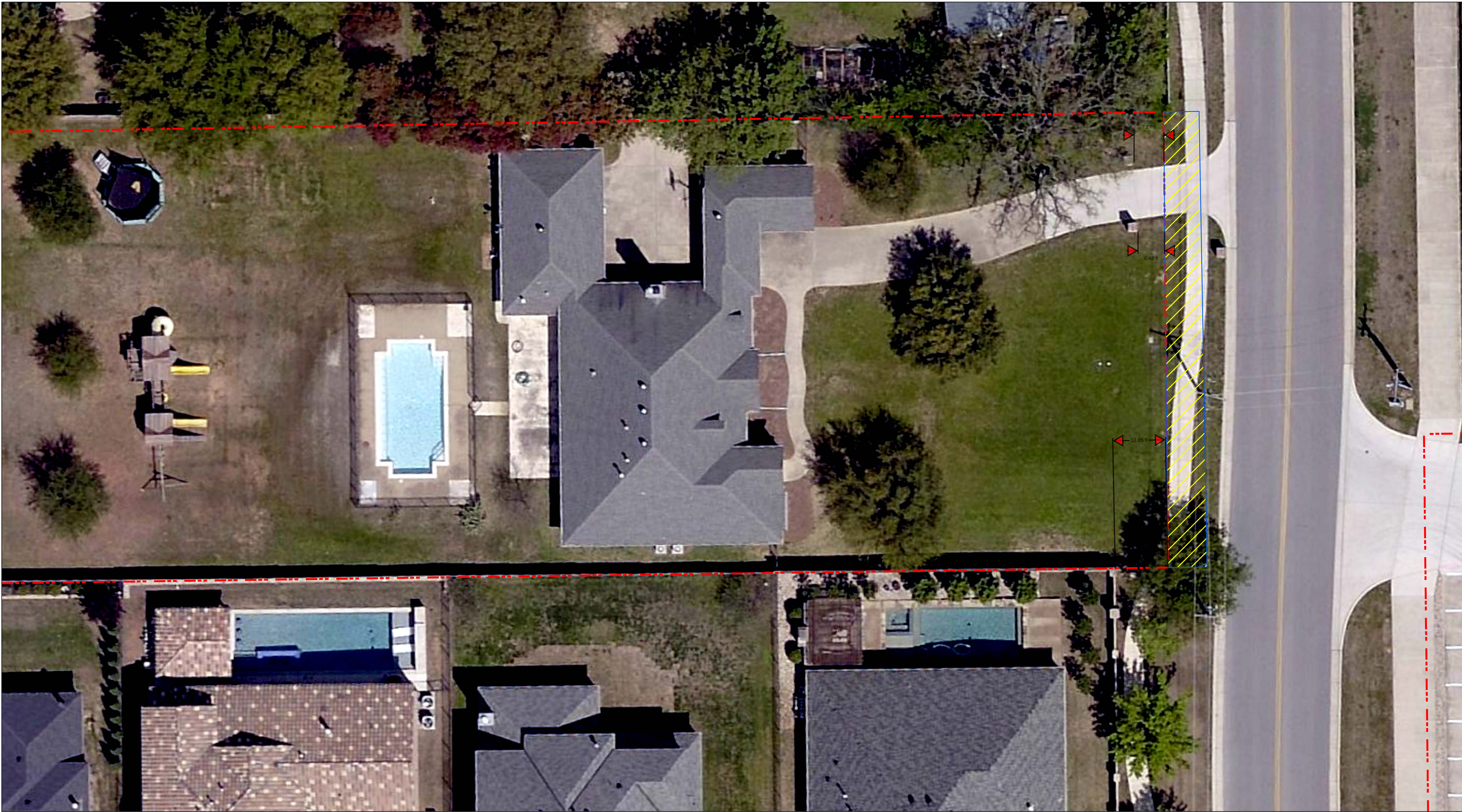
Copyright © 2003 James H. Dowd and Surveyors, Inc. All Rights Reserved.

LEGEND

1. WIRE ——— 1 ———
TELEPHONE ——— 2 ———
ELECTRIC ——— 3 ———
W-CONTROL WIRE ——— 4 ———

5. CONCRETE
6. ASPHALT





Legend

- Existing Property Boundaries
- Street ROW Dedication



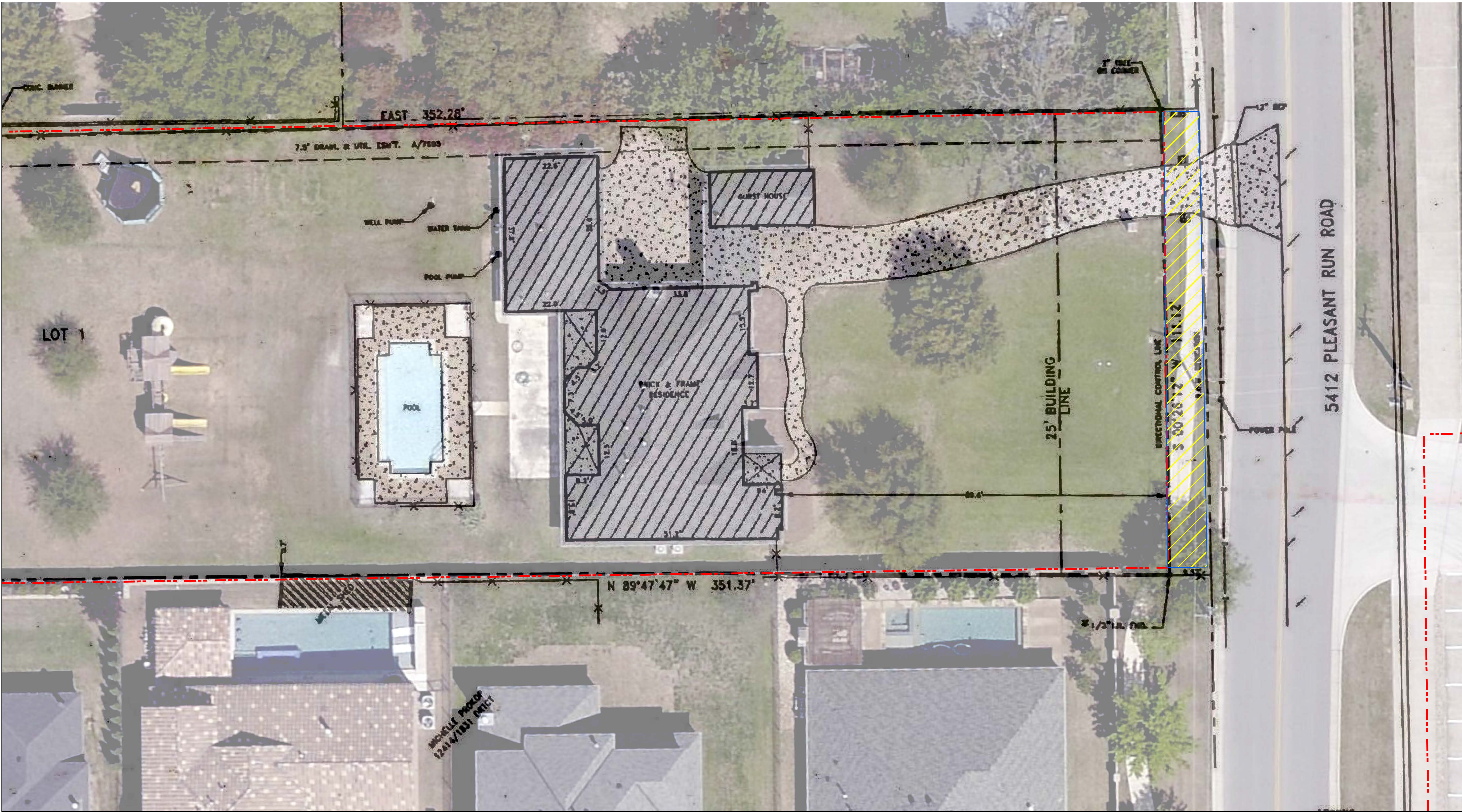
1 inch equals 10 feet
Scaled Page Size: 24 x 36

5412 Pleasant Run Rd Fence Column Exhibit



Caleb Tandy, ISA Certified Arborist (TX-3710A)
Urban Forester, City of Colleyville

Date: 2/22/2022



Legend

- Existing Property Boundaries
- Street ROW Dedication



1 inch equals 10 feet
Scaled Page Size: 24 x 36

5412 Pleasant Run Rd Fence Column Exhibit



Caleb Tandy, ISA Certified Arborist (TX-3710A)
Urban Forester, City of Colleyville
Date: 2/22/2022







Untitled Map

Write a description for your map.

Legend

 5412 Pleasant Run Rd



Google Earth

© 2021 Google

5.87 ft



Untitled Map

Write a description for your map.

Legend

 5412 Pleasant Run Rd



Google Earth

© 2021 Google

7.04 ft



B&S
FENCE CO.
401-251-1111

B&S
FENCE CO.
401-251-1111



AFFIDAVIT FOR FENCE ENCROACHMENT INTO EASEMENT

SITE ADDRESS 5412 Pleasant Run Rd. Colleyville, TX 76034

FENCE CONTRACTOR _____

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

- **Property Owner shall initial each item below:**
- PL Fence will not obstruct or impede access to public utilities for construction, reconstruction and maintenance by the City or authorized agent
- PL Fence will not obstruct or impede the conveyance of surface runoff in drainage swales or drainage ways
- PL Fence will not be located so as to divert or impede the normal flow of storm water from the platted drainage or utility easement
- PL 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
- PL Fence will not create any encroachment or obstruction of sight distance
- PL 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: Bruce Crandall

PROPERTY OWNER'S SIGNATURE: Bruce Crandall

STATE OF TEXAS

COUNTY OF TARRANT

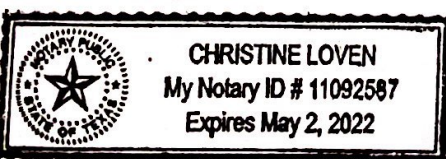
On this 25th day of August, in the year 2021, before me Christine Loven Notary Public, personally appeared BRUCE CRANDALL.

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.

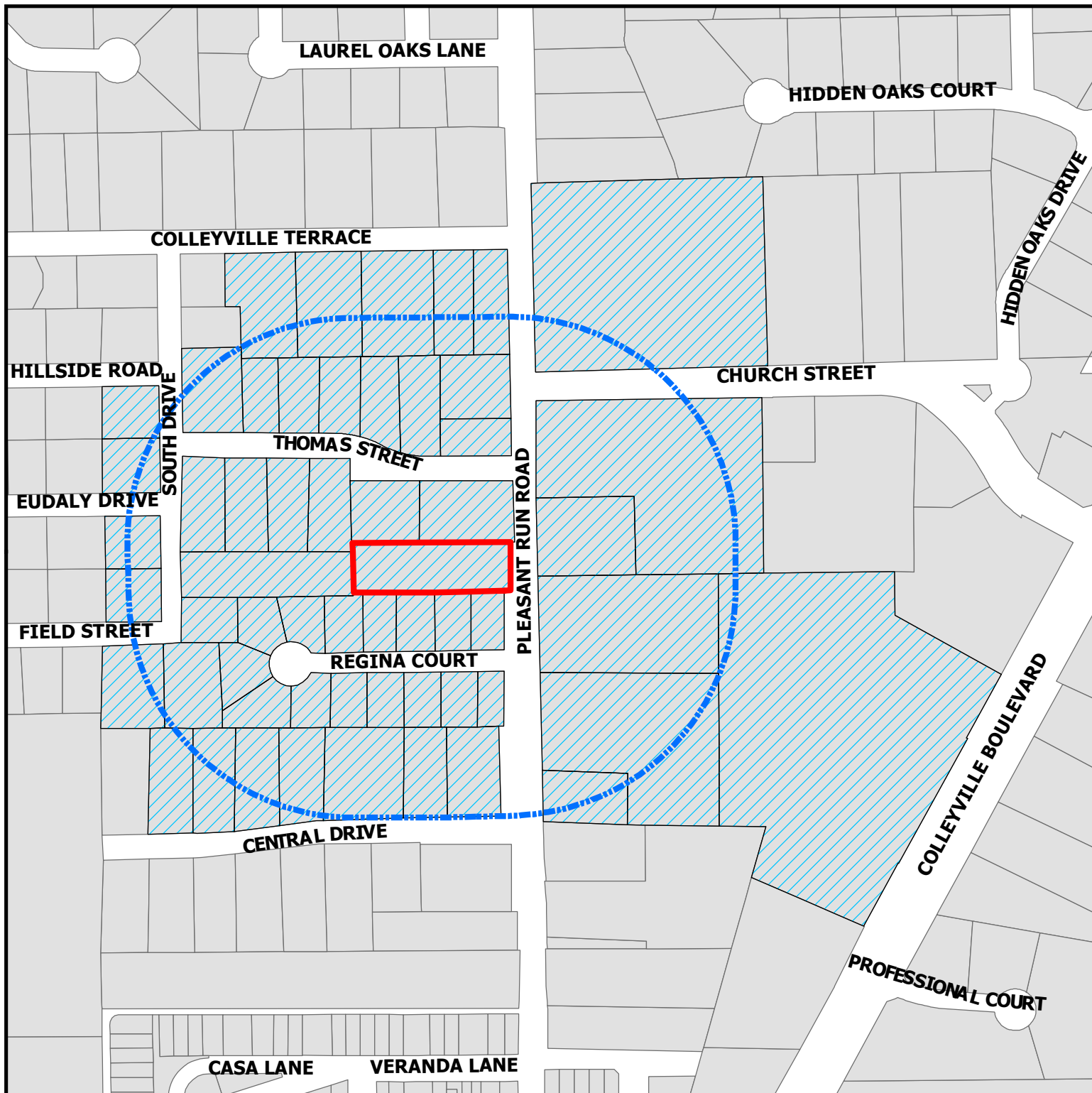
WITNESS my hand and official seal.

Christine Loven
Notary's Signature
Christine Loven
Notary's Name (print)

My commission expires: May 2, 2022



Notification Map



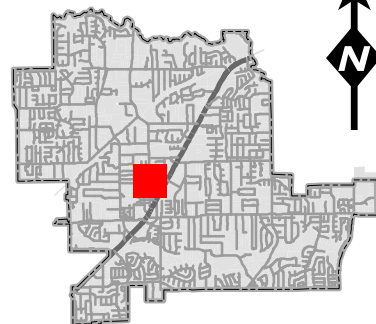
ZC22-002

5412 Pleasant Run Road

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, 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 a Fence to encroach into the front yard setback. The purpose of the request is to allow for a wooden rail fence to encroach into the 30-foot required front yard setback and be approximately in line with adjacent fences.

Zoning Case: ZC22-002

Applicant: Bruce Crandall

Owner: Bruce Crandall

Location: 5412 Pleasant Run Road

Property Description: Lot 1, Block 1, Brown Addition Colleyville

Present Zoning: R-10 Single Family Residential

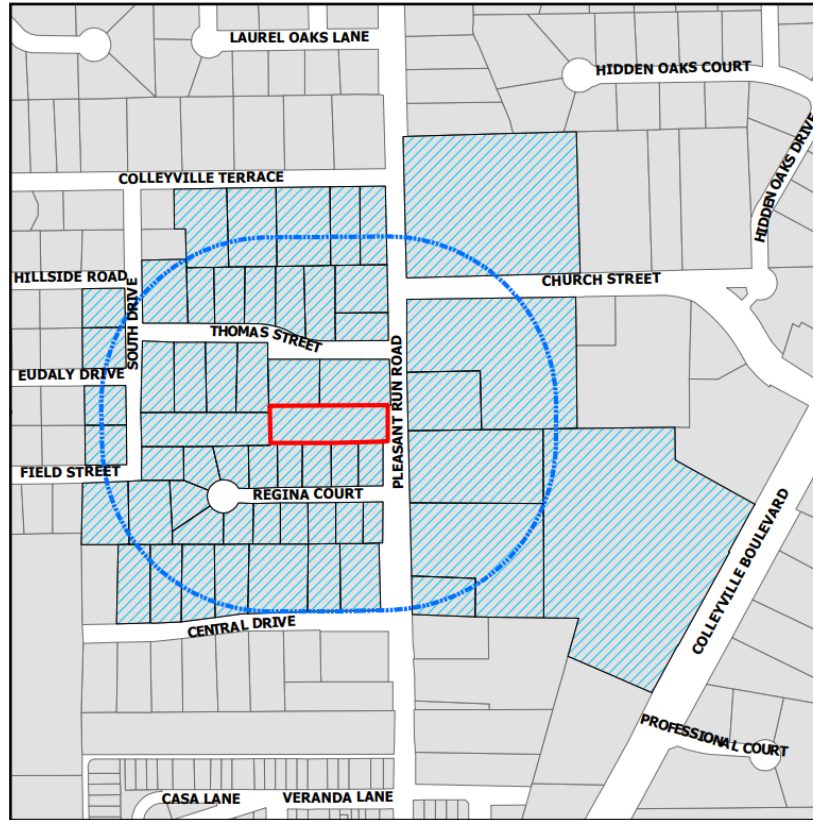
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

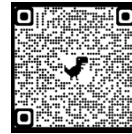
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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
MITZEL, CINDY	800 REGINA CT	COLLEYVILLE, TX
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX
KELLOGG FAMILY TRUST	824 REGINA CT	COLLEYVILLE, TX
HELM, ERIC	825 REGINA CT	COLLEYVILLE, TX
PICKENS, ROSEMARY	708 THOMAS ST	COLLEYVILLE, TX
HENIGSMITH, CECIL	705 THOMAS ST	COLLEYVILLE, TX
LAIBLY, CATHEY	704 EUDALY DR	COLLEYVILLE, TX
WELCH, DONALD	713 FIELD ST	COLLEYVILLE, TX
CARDINI, CHRISTOPHER	821 REGINA CT	COLLEYVILLE, TX
ROEMING, BRANTON F	805 THOMAS ST	COLLEYVILLE, TX
COLLEYVILLE HEIGHTS LLC	PO BOX 1132	COLLEYVILLE, TX
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX
LALA FAMILY TRUST	816 CENTRAL DR	COLLEYVILLE, TX
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX
KIM & DEBORAH SHELTON TRUST	813 REGINA CT	COLLEYVILLE, TX
MOORE, KAREN JEAN	PO BOX 694	COLLEYVILLE, TX
DS & RS PROPERTIES LLC	2421 ARBOR GATE LN	COLLEYVILLE, TX
KELLEY, CHARLES S	705 HILLSIDE RD	COLLEYVILLE, TX
WILLIAMSON, PENNY S	713 THOMAS ST	COLLEYVILLE, TX
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX
CHACKO, RAIBU	817 REGINA CT	COLLEYVILLE, TX
HOFFMAN ROBERT JAMES JR	5504 PLEASANT RUN RD	COLLEYVILLE, TX
TUMPAK, SCOTT	809 REGINA CT	COLLEYVILLE, TX
DUKE, JAMES	812 CENTURY DR	COLLEYVILLE, TX
MILLER, JEFFREY D	801 COLLEYVILLE TERR	COLLEYVILLE, TX
GARRETT, RUSSELL W	820 REGINA CT	COLLEYVILLE, TX
FIRST UNITED METH COLLEYVILLE	5601 PLEASANT RUN RD	COLLEYVILLE, TX
BARNES, MICHAEL	812 REGINA CT	COLLEYVILLE, TX
MOFFETT, JESSE	806 THOMAS ST	COLLEYVILLE, TX
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX
HASELTINE, MARILYN L	704 FIELD ST	COLLEYVILLE, TX
MISKO, SUSAN R	716 CENTRAL DR	COLLEYVILLE, TX
BRANDON, PHYLLIS M	PO BOX 455	COLLEYVILLE, TX
CLARKE PRODUCTS INC	820 CENTRAL DR	COLLEYVILLE, TX
HARRIS, FRANK H	5509 SOUTH DR	COLLEYVILLE, TX
GRIFFIN, TIMOTHY S	828 REGINA CT	COLLEYVILLE, TX
WILLIAMSON, LAWRENCE	709 THOMAS ST	COLLEYVILLE, TX
JOHNSTON, NICHOLAS	705 EUDALY DR	COLLEYVILLE, TX
MCDONALD, CEACY SAMANTHA	814 CENTRAL DR	COLLEYVILLE, TX
FIRST UNITED METH COLLEYVILLE	5601 PLEASANT RUN RD	COLLEYVILLE, TX
JENNINGS, ALLISON	905 COLLEYVILLE TERR	COLLEYVILLE, TX
BELL, MICHAEL W	816 REGINA CT	COLLEYVILLE, TX
MITCHELL, JEWELL O	800 THOMAS ST	COLLEYVILLE, TX
CRANDALL, BRUCE	5412 PLEASANT RUN RD	COLLEYVILLE, TX
LONG, MATTHEW	805 REGINA CT	COLLEYVILLE, TX
SHRESTHA, NEENA	804 THOMAS ST	COLLEYVILLE, TX
WARNER, RICHARD D	5408 SOUTH DR	COLLEYVILLE, TX
GREENBERG, MICHELLE	804 REGINA CT	COLLEYVILLE, TX
INGRAM, TERESA	808 REGINA CT	COLLEYVILLE, TX
FIRST UNITED METH COLLEYVILLE	5601 PLEASANT RUN RD	COLLEYVILLE, TX
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX
GRACIA, MACEDONIO	803 THOMAS ST	COLLEYVILLE, TX
FLUEGEL, KYLE	801 THOMAS ST	COLLEYVILLE, TX
REYNOLDS, GILES	714 CENTRAL DR	COLLEYVILLE, TX

FAZAL, JASIM	802 THOMAS ST	COLLEYVILLE, TX
KENNER, ASHLEY	717 FIELD ST	COLLEYVILLE, TX
HOFFMAN ROBERT JAMES JR	5504 PLEASANT RUN RD	COLLEYVILLE, TX
HIDDEN OAKS ESTATES		COLLEYVILLE, TX
LAUREL OAKS ESTATES	809 LAUREL OAKS LANE	COLLEYVILLE, TX
COLLEYVILLE HEIGHTS	816 REGINA COURT	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Dakari Hill](#)
Subject: FW: Zoning change case #ZC22-002 on Pleasant Run
Date: Wednesday, March 16, 2022 5:08:31 PM

FYI...

From: Dee Kelley [REDACTED] >
Sent: Wednesday, March 16, 2022 12:13 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Zoning change case #ZC22-002 on Pleasant Run

Hello. I am an owner at 705 Hillside Rd. I received a zoning change request notification for property on Pleasant Run. I have looked at the property and the surrounding fences. I would be agreeable to a wood rail fence only to the height of the fence on the property to the north of this property. If it is any higher, I will be against it.

Thank you,
Dee Kelley
[Sent from Yahoo Mail on Android](#)

ORDINANCE O-22-2195

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.89 ACRES, ON LOT 1, BLOCK 1, BROWN ADDITION, LOCATED AT 5412 PLEASANT RUN ROAD BY AUTHORIZING A SPECIAL USE PERMIT FOR A FENCE TO ENCROACH INTO THE REQUIRED FRONT 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 a wooden rail fence up to 52 inches in height fence to encroach into the front yard setback for a lot under Case No. ZC21-007; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a fence to encroach into the front yard setback for a lot on 0.89 acres, being Lot 1,

Block 1, Brown Addition, located at 5412 Pleasant Run 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. GENERAL

- a. The Special Use Permit shall apply to a wooden rail fence up to 52 inches in height to encroach into the front yard setback being approximately a six foot setback from the front property line.
- b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
- c. 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 5th day of April 2022.

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

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 3RD DAY OF MAY 2022.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

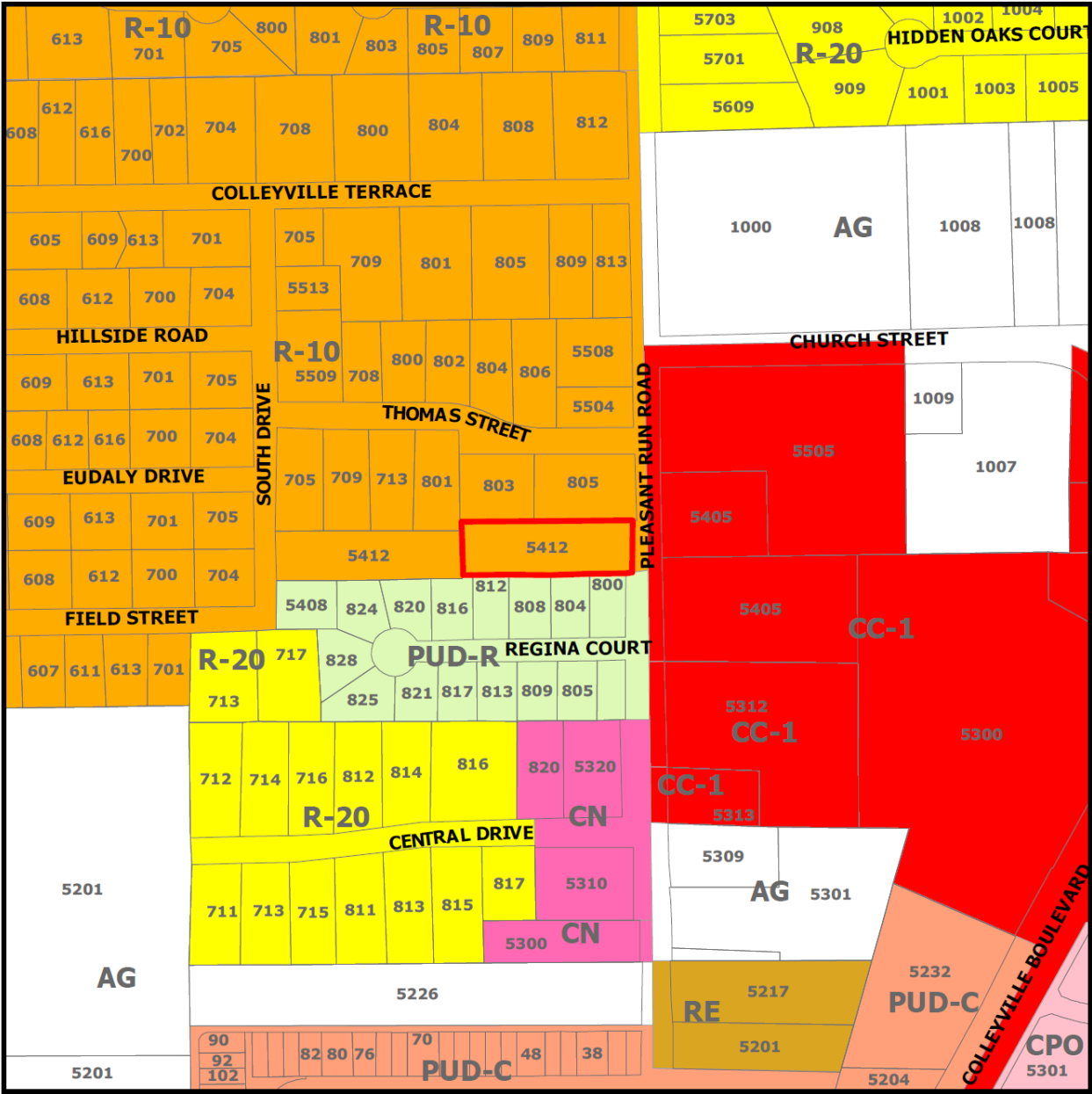
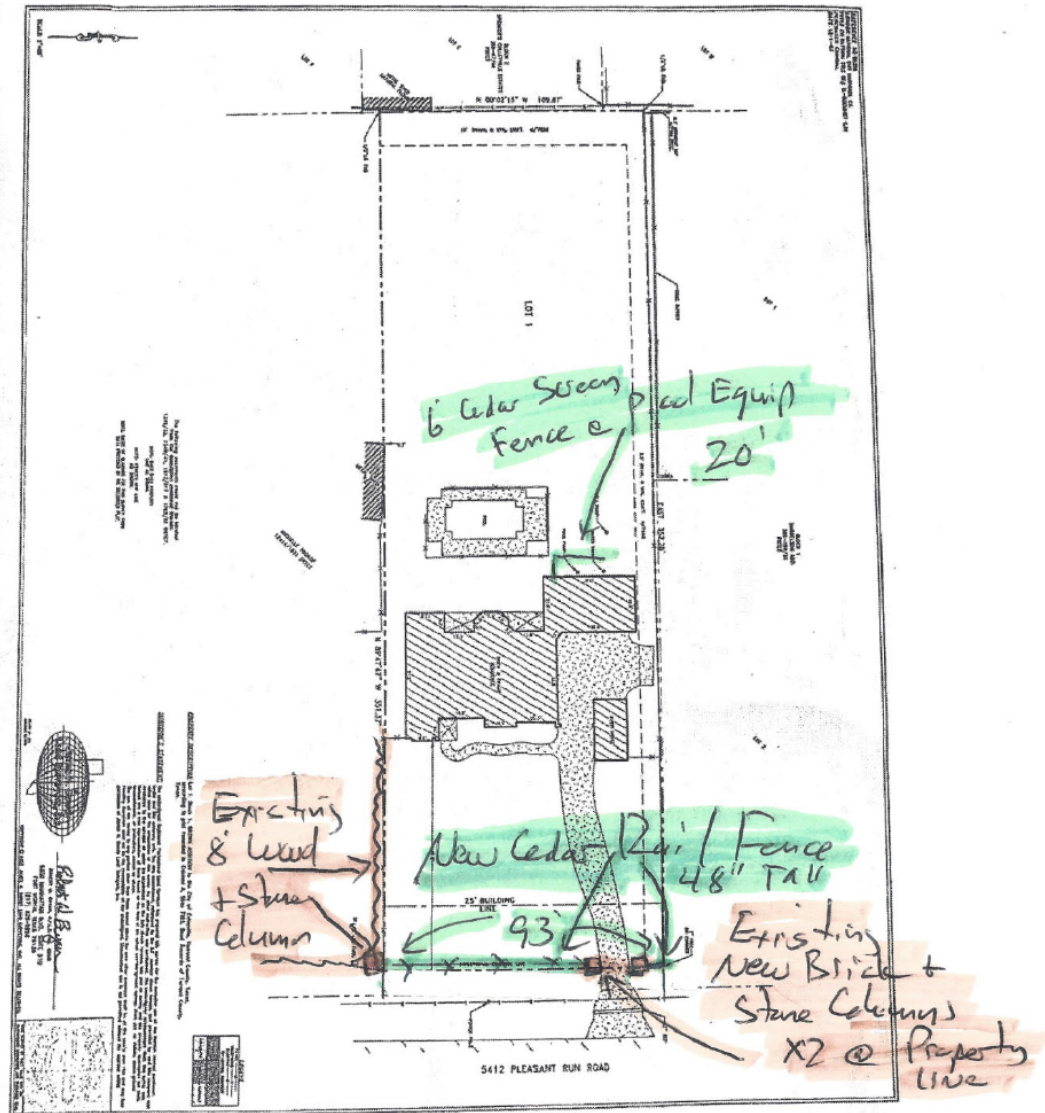
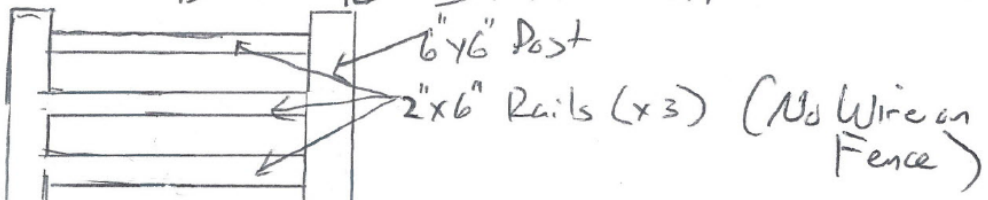
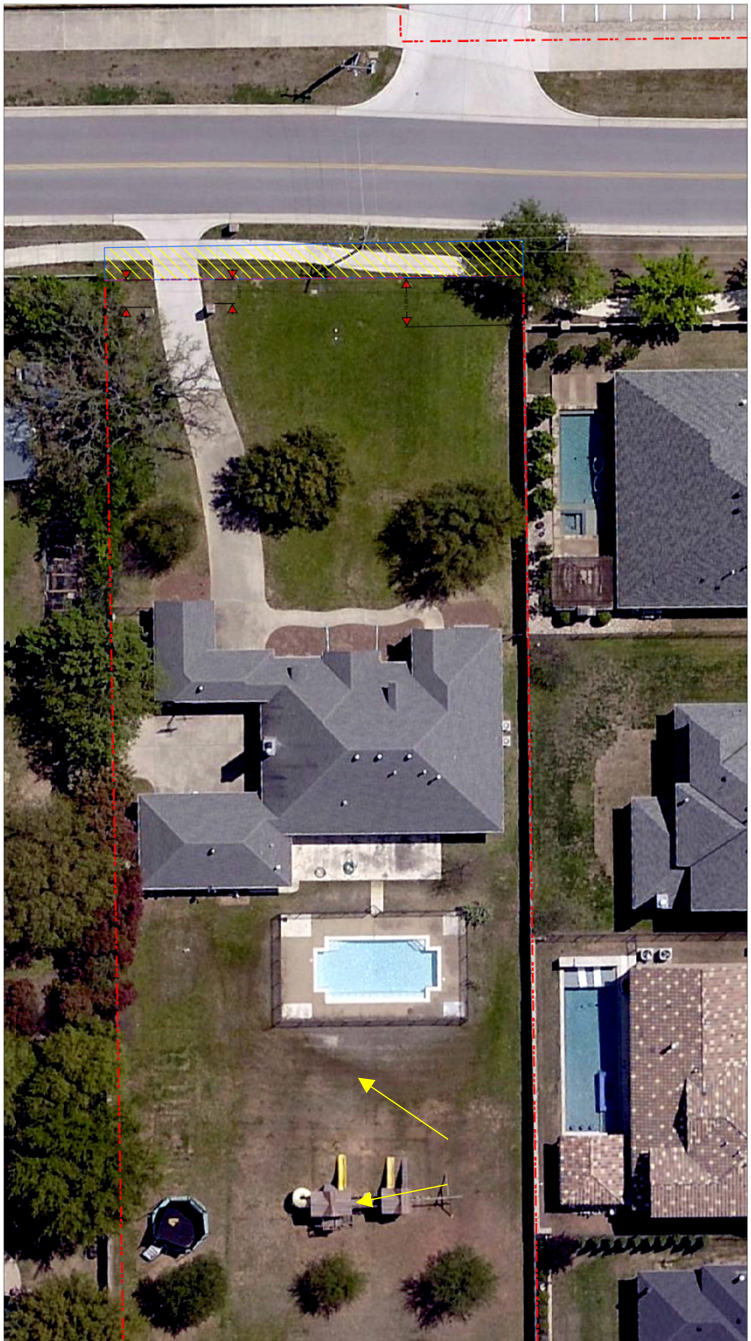


Exhibit "B" – Site Plan



93' of 48"-3 Rail Ranch Cedar Fence





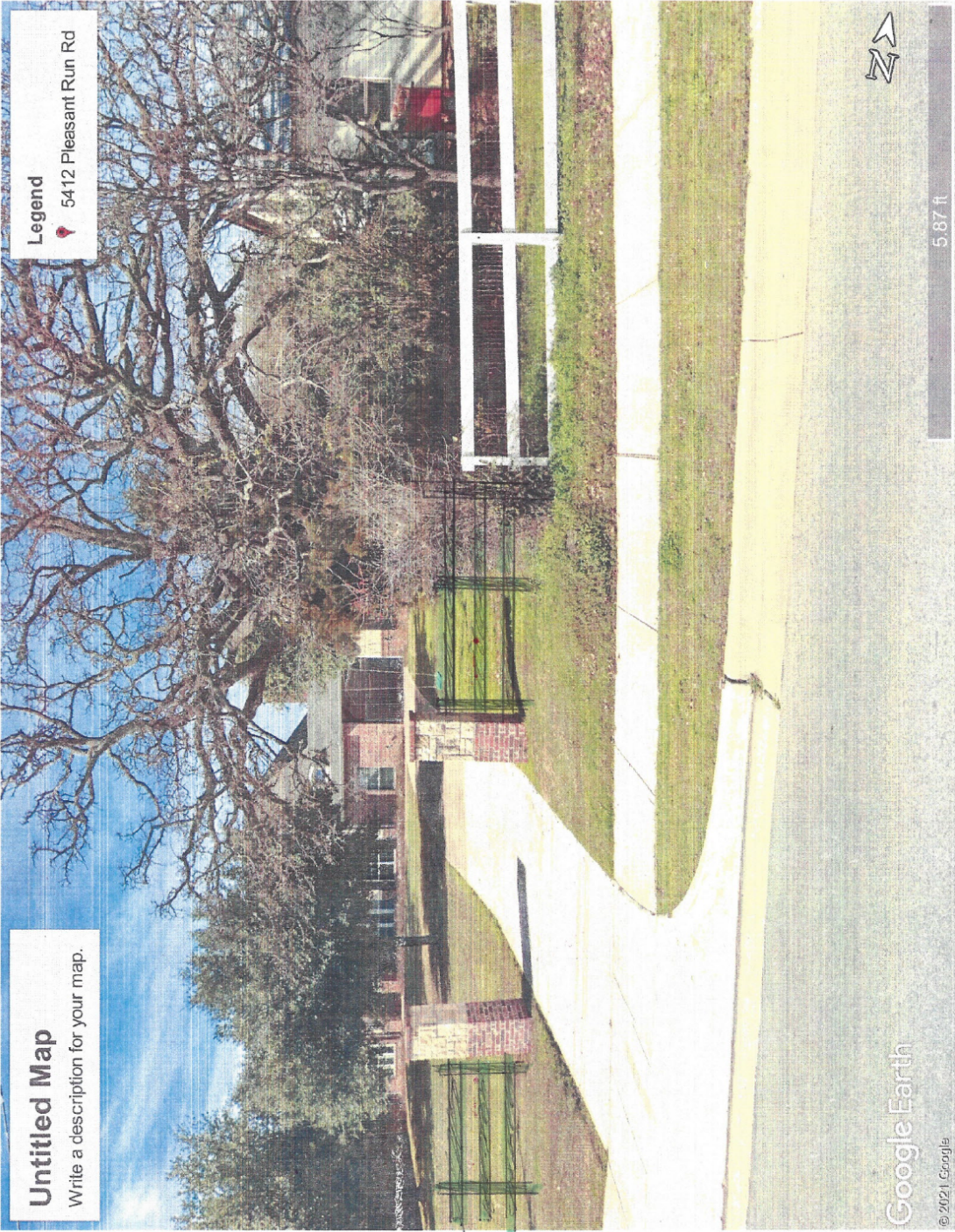
COLLEYVILLE
Caleb Tandy, ISA Certified Arborist (TX-3710A)
Urban Forester, City of Colleyville
Date: 2/22/2022

**5412 Pleasant Run Rd
Fence Column Exhibit**

1 inch equals 10 feet
Scaled Page Size: 24 x 36

0 20 40 Feet

Legend
 Existing Property Boundaries
 Street ROW Dedication



Untitled Map

Write a description for your map.

Legend

5412 Pleasant Run Rd

Google Earth

© 2021 Google

5.87 ft



Legend
📍 5412 Pleasant Run Rd

Untitled Map
Write a description for your map.

Google Earth

© 2021 Google

7.04 ft





City of Colleyville City Council Agenda Briefing

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

Agenda Number 6b

Agenda Date 5/3/2022

Number Ordinance O-22-2199

Type Ordinance

Department Community Development

Title

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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Second Reading and Public Hearing

The applicant asked to table the item at the April 19, 2022 City Council meeting as two councilmembers were absent. The item was tabled to the May 3, 2022 meeting.

The applicant was present at the first reading and answered questions about the fence request. The City Council asked the applicant to consider and present alternative options for the fence location at the next meeting.

First Reading and Public Hearing

Eugene Kovach, the applicant, has submitted a request for a Special Use Permit (SUP) for a fence to encroach into the required street side yard setback on Lot 6, Block 9, of the Woodbriar Estates Addition, being approximately 0.382 acres, and zoned R-15 Single-Family Residential district. The purpose is to allow an eight foot wood fence to encroach into the street side yard setback located on the property line.

Existing Conditions/Background: The subject property, 412 Briarcliff Court, has R-15 zoning and is located on the northwest corner of Briarcliff Court and Oakbriar Lane. The subject property has an existing single-family home. The request is for an eight foot wood fence to encroach into the street side yard setback located on the property line.

SUP Request: *Request* – The applicant is requesting approval of an SUP to allow for a eight foot existing wooden fence to be located on the property line. It is located within the corner street side yard setback. The proposed fence is approximately ten feet from the curb for Oakbriar Lane.

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:

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."

Regulation "2" above applies in this case requiring no fence be allowed to extend into the street side yard, which is 30 feet per the R-15 zoning. The applicant proposes to have an eight foot wood fence to encroach into the street side yard setback located on the property line. 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 the eight foot wood fence to be on the property line because it encloses the pool. The applicant previously requested a pergola to encroach into the required street side yard setback and the pergola request is scheduled with the City Council.

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

DRC Review: Case ZC22-010 has been scheduled with the Planning and Zoning Commission on March 21st and City Council on April 5th and 19th.

Drainage: NA

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

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

Staff Recommendation: Staff recommends denial of the fence due to technical non-compliance with the Land Development Code. The Land Development Code allows for fences, which do not meet the Land Development Code criteria to seek an SUP.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their March 21, 2022 meeting by a vote of 4-1.

Financial Impact

There is no financial impact to the City.

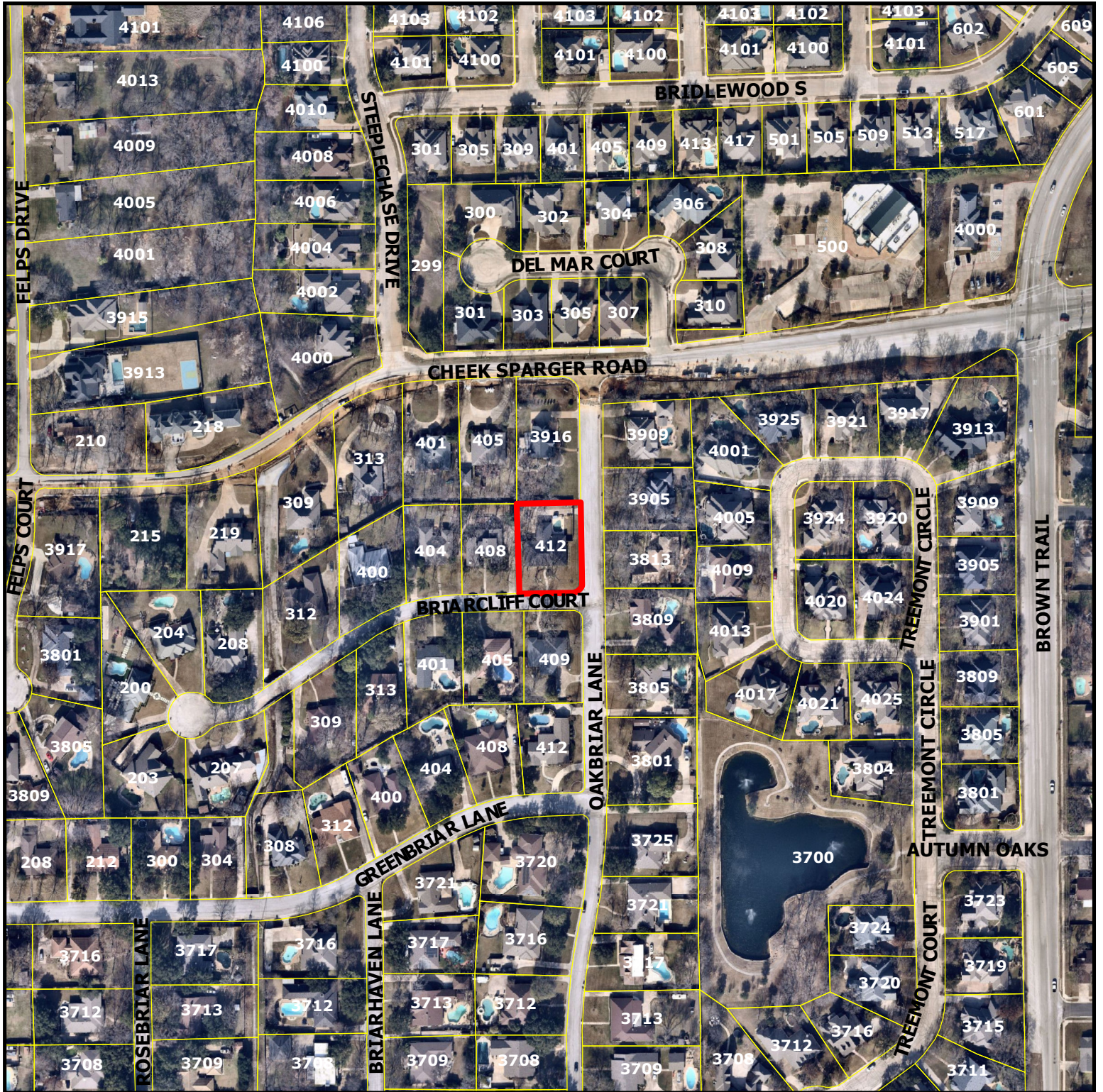
Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Plat
6. Site Plan
7. Fence Aerial View
8. Fence Street View
9. Notification Map
10. Notification Letter
11. Notification List
12. Ordinance O-22-2199

Aerial Map



ZC22-010

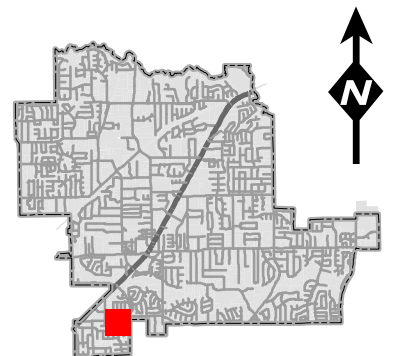
412 Briarcliff Court

DISCLAIMER:

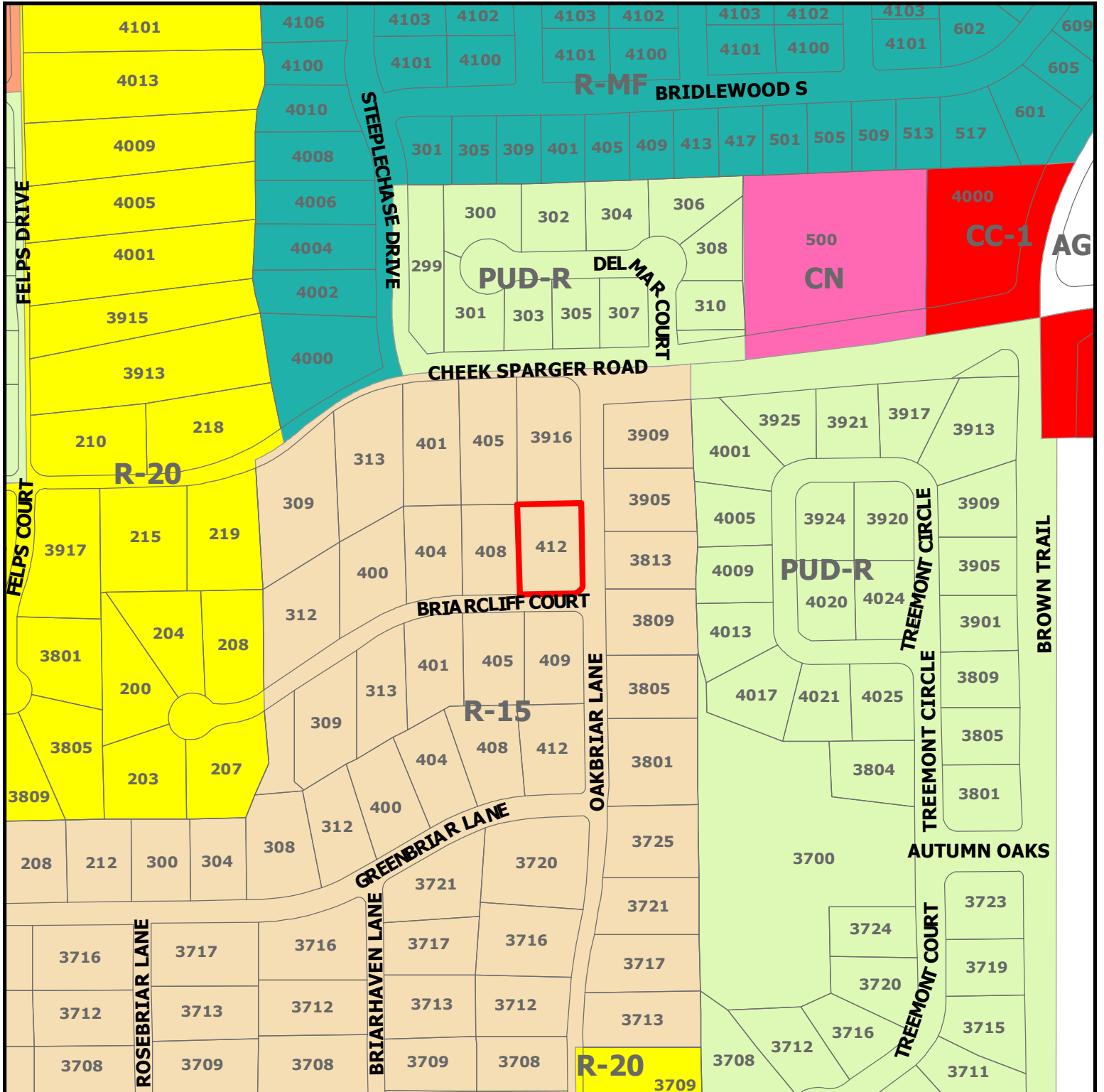
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map

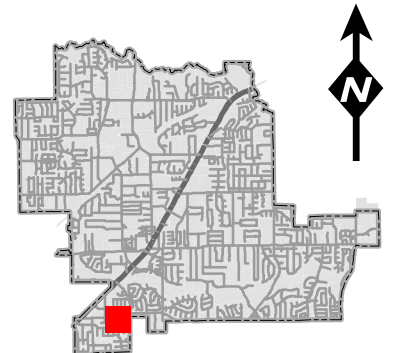


ZC22-010

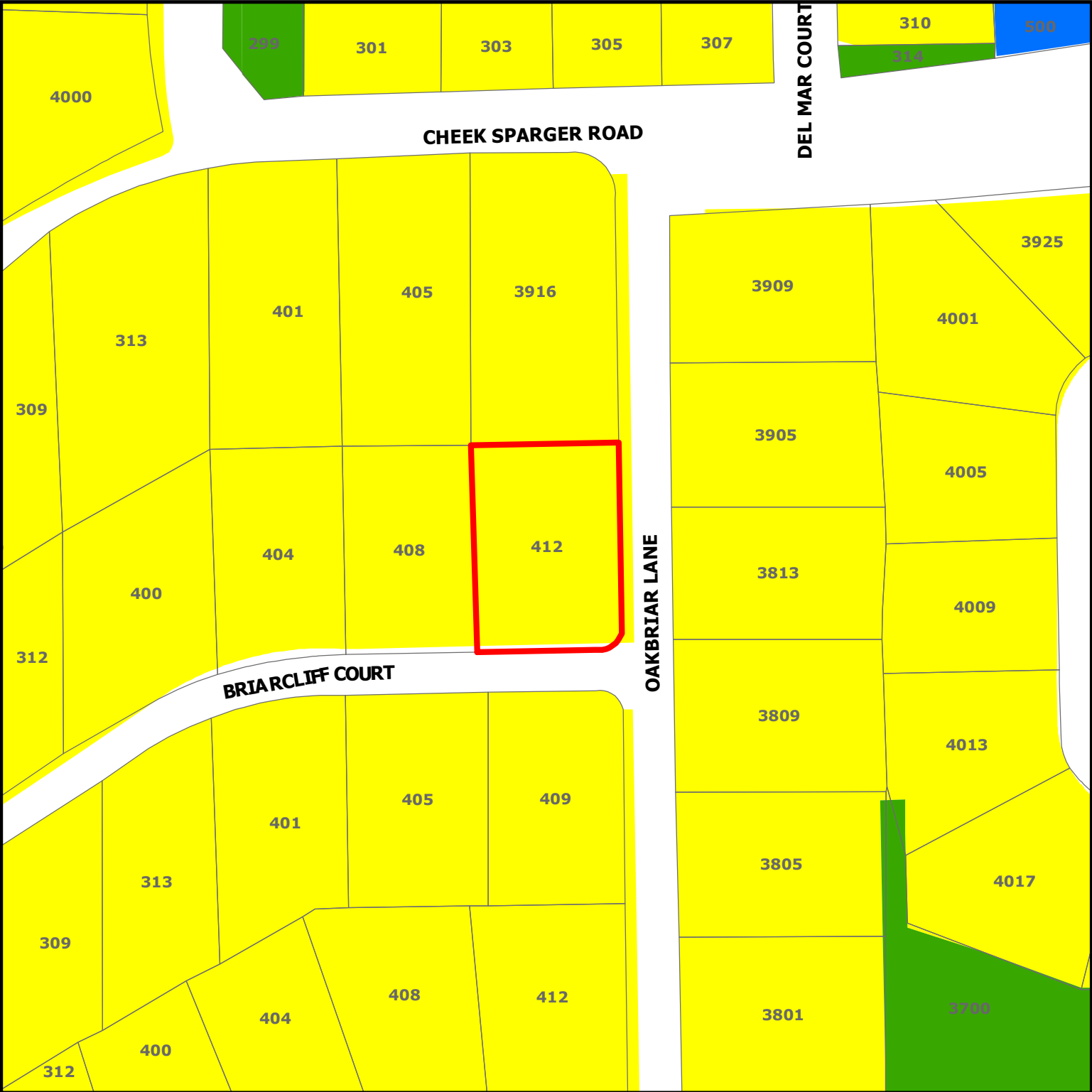
412 Briarcliff Court

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 Subject Property



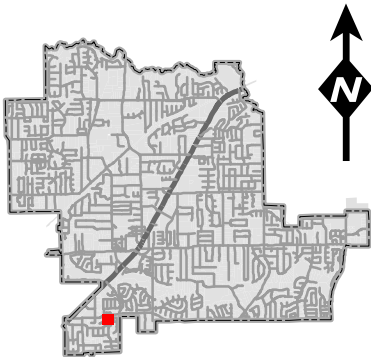
Future Land Use Map



ZC22-010

412 Briarcliff Court

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



DISCLAIMER:
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SUP Request

Regarding the fence SUP request, I am asking to keep the fence I currently have on my property. It is along my property line on the east, north, and west sides, and towards the back of my house on the south facing side.

This fence has been in place for 3-4 years without any issues. I started the process for requesting a SUP and variance permit for a pergola and pool. When I started the applications for those, I asked, specifically, if my fence would be an issue and if I would have to change it. I was told by the city representative that I would not have to change it. Now, when I should be talking to city council about the other two permits, I was told I would need to go through this process and ask for permission for the fence I have.

When I purchased this home, the fence was older and dilapidated. It was beginning to fall down. The night I moved in, someone tried breaking in, after jumping the previous 6 foot fence. I didn't feel safe, so I had an 8 foot fence built. It is much more aesthetically pleasing and updated. The backer rails are now on the inside of the fence, facing my house, and no longer outward facing. The fence is now board-on-board, which provides more privacy. The finished fence has a much more updated look and finish than the previous one. I've had several compliments from my neighbors and no complaints. And it provides me with a sense of safety due to the height and not having the outward facing backer rails.

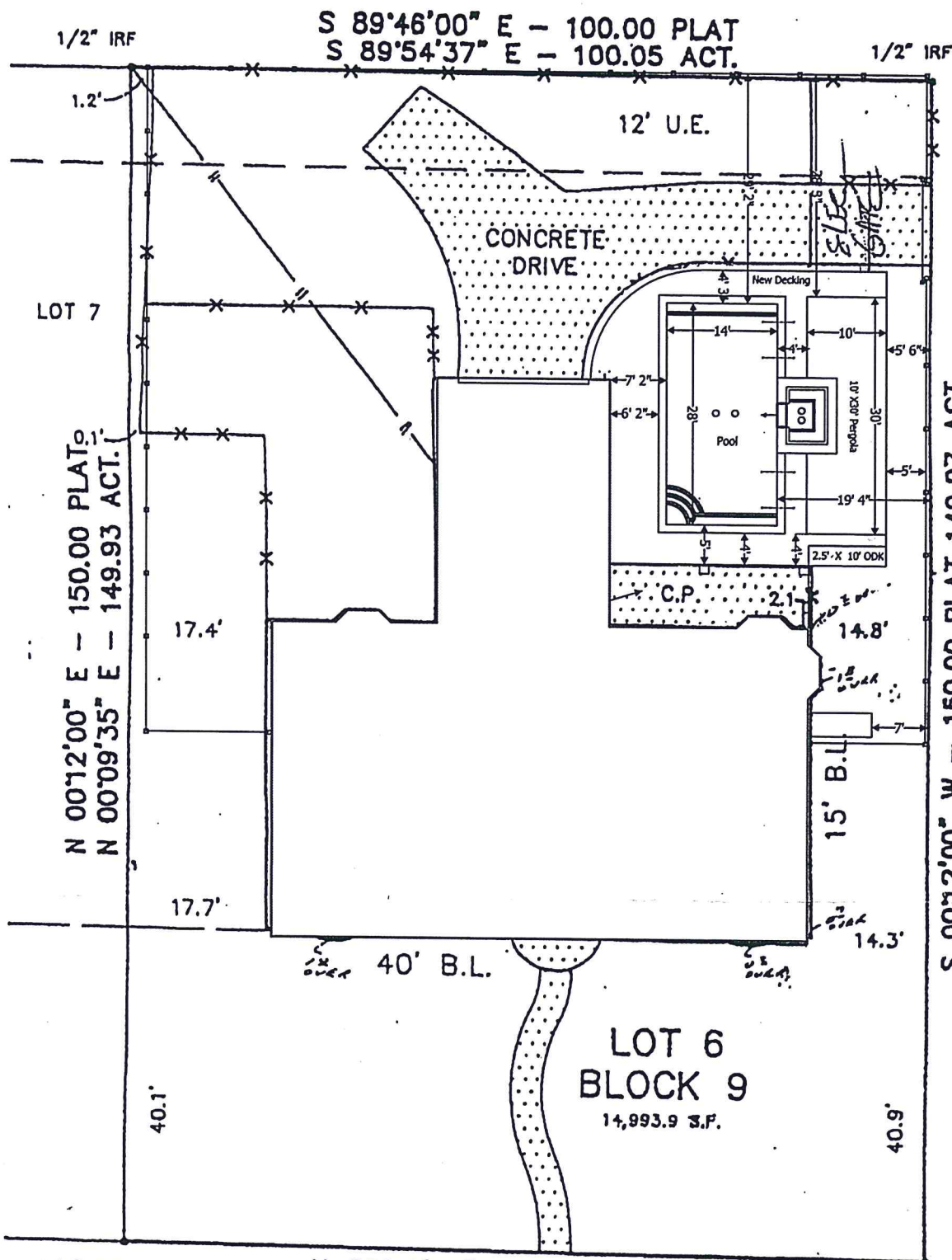
The city council members said the reasons for the side yard setback rules were for safety and aesthetics. There are no safety/visibility issues with my fence, as you can clearly see all oncoming traffic, as well as the next street to the north when stopped at the intersection of Oakbriar Ln and Briarcliff Ct. While aesthetics are subjective, the new fence is much more aesthetically pleasing and updated than the previous fence. My home is near the entrance of the neighborhood, and it updated the appearance when it was built.

Thank you for your consideration.

Shelly Horton

ACCORDING TO FEMA MAP PANEL 480590 00103, ZONE C, DATED 12-1-82
THE ABOVE LOT DOES NOT APPEAR TO BE WITHIN THE 100-YEAR FLOOD PLAIN AT THIS TIME.

LOT 5



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

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

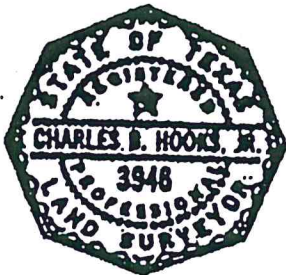
412 BRIARCLIFF LANE

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

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

SCALE 1" = 20'

- LEGEND
- IRON PIN
 - IRON PIPE
 - △ BOX D'ARC STAKE
 - CONCRETE MON
 - X-X- FENCE
 - .-.- POWER LINE
 - T-T- TELEPHONE LINE
 - CATV- CABLE TELEVISION
 - SHADED AREA DESIGNATES CONCRETE



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

Charles B. Hooks, Jr.

93-915

DATE 05-06-93



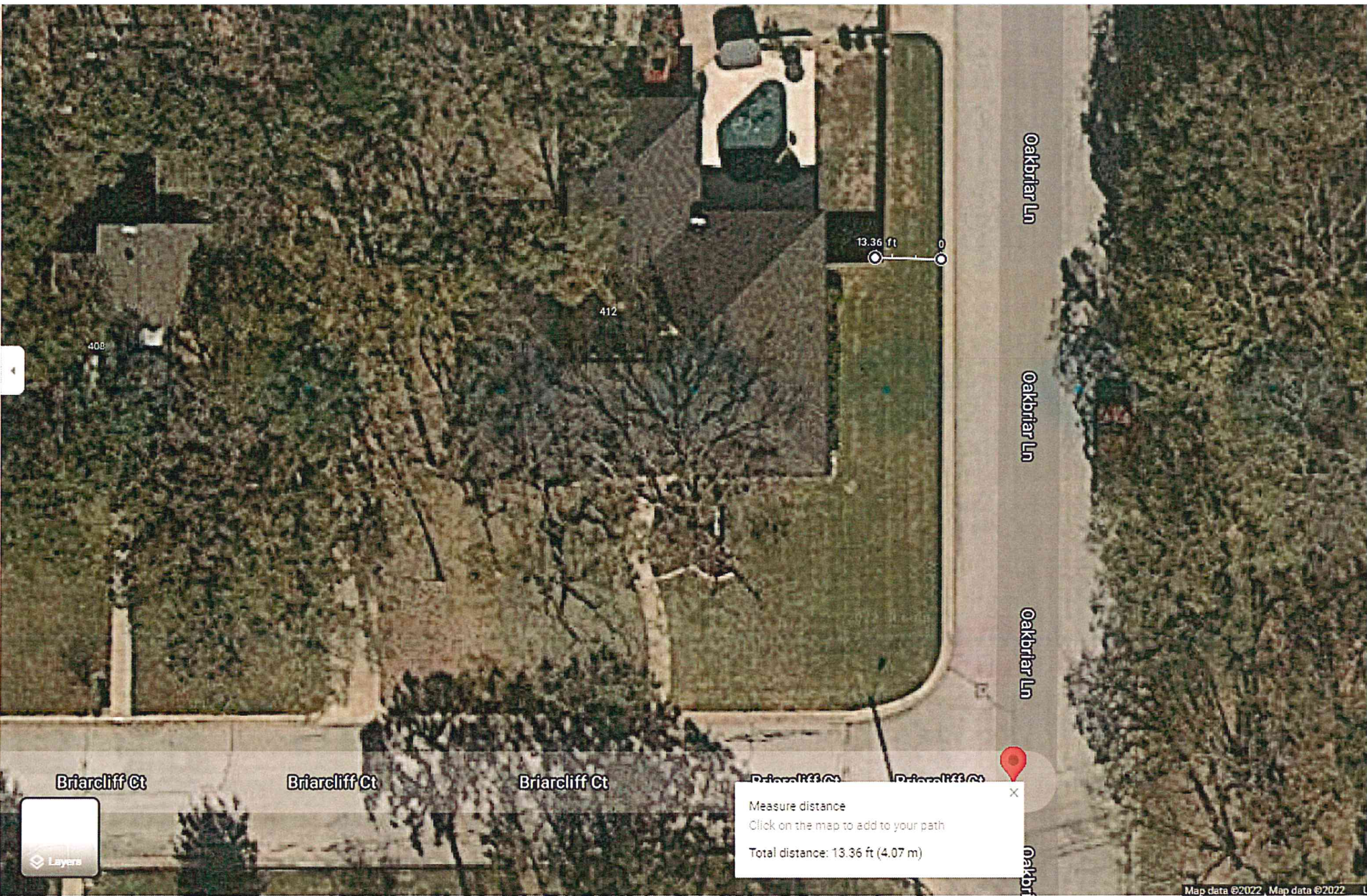
512 Briarcliff Ct

Colleyville, TX 76034

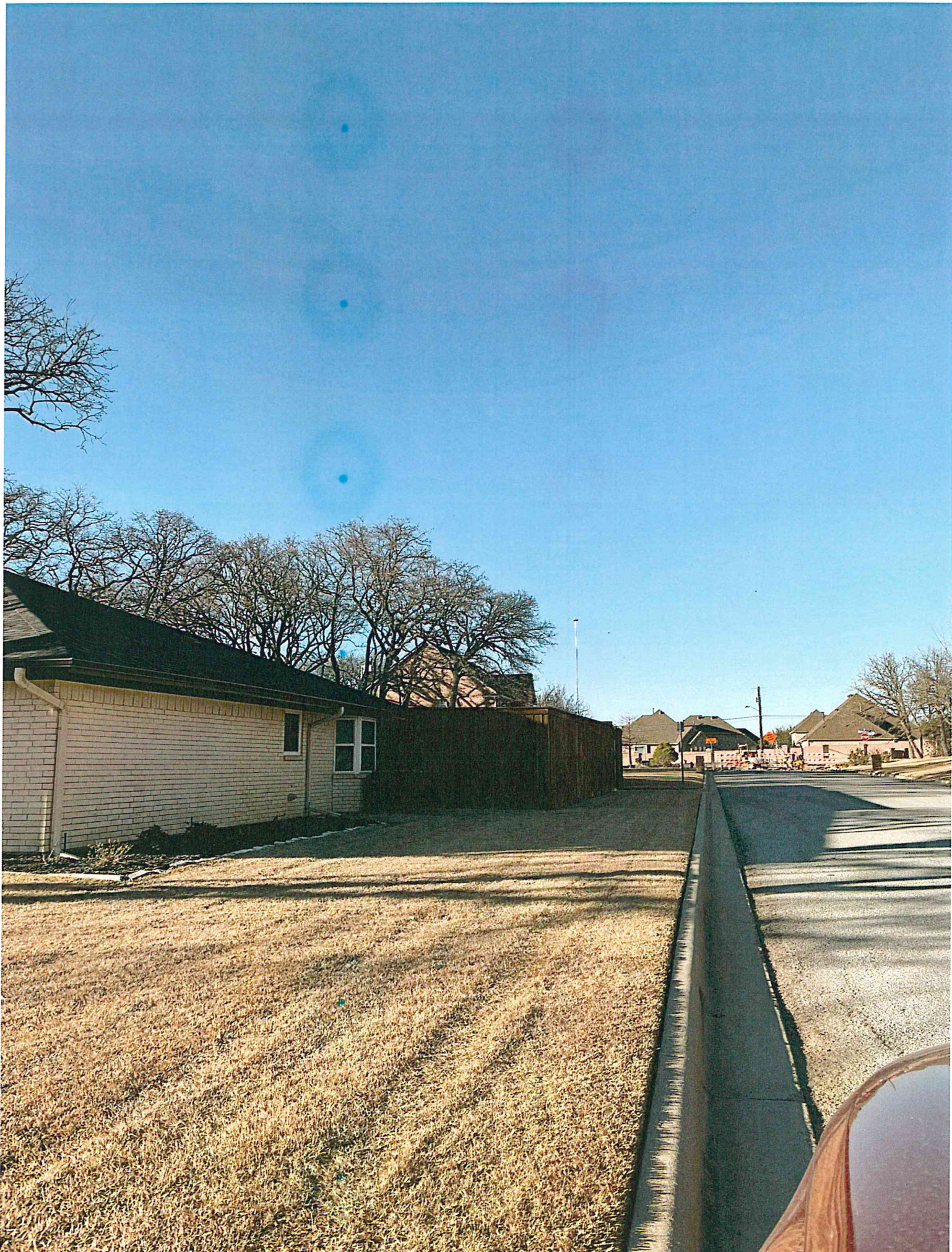
- Directions
- Save
- Nearby
- Send to your phone
- Share

- Confirm or fix this location
The location shown is not precise
- Suggest an edit on 512 Briarcliff Ct
- Add a missing place
- Add your business
- Add a label

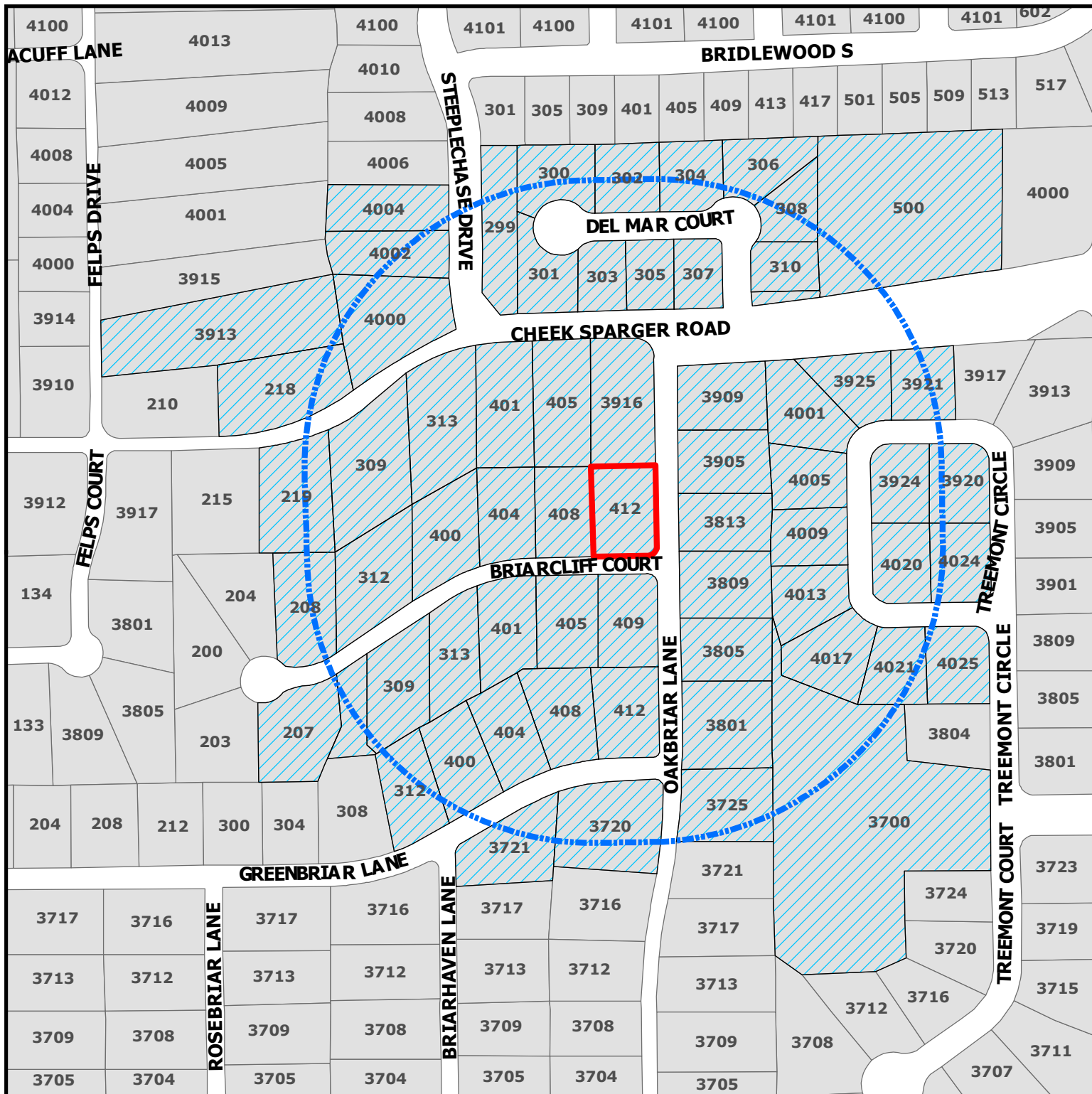
Photos







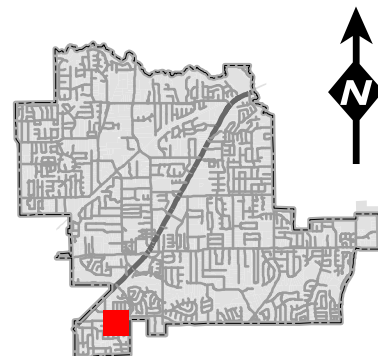
Notification Map



ZC22-010
412 Briarcliff Court

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, 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 a Fence to encroach into the street side yard setback. The purpose of the request is to allow for an existing wooden fence to encroach into the 30-foot required street side yard setback.

Zoning Case: ZC21-036

Applicant: Gene Kovach

Owner: Shelly Horton

Location: 412 Briarcliff Court

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

Present Zoning: R-15 Single Family Residential

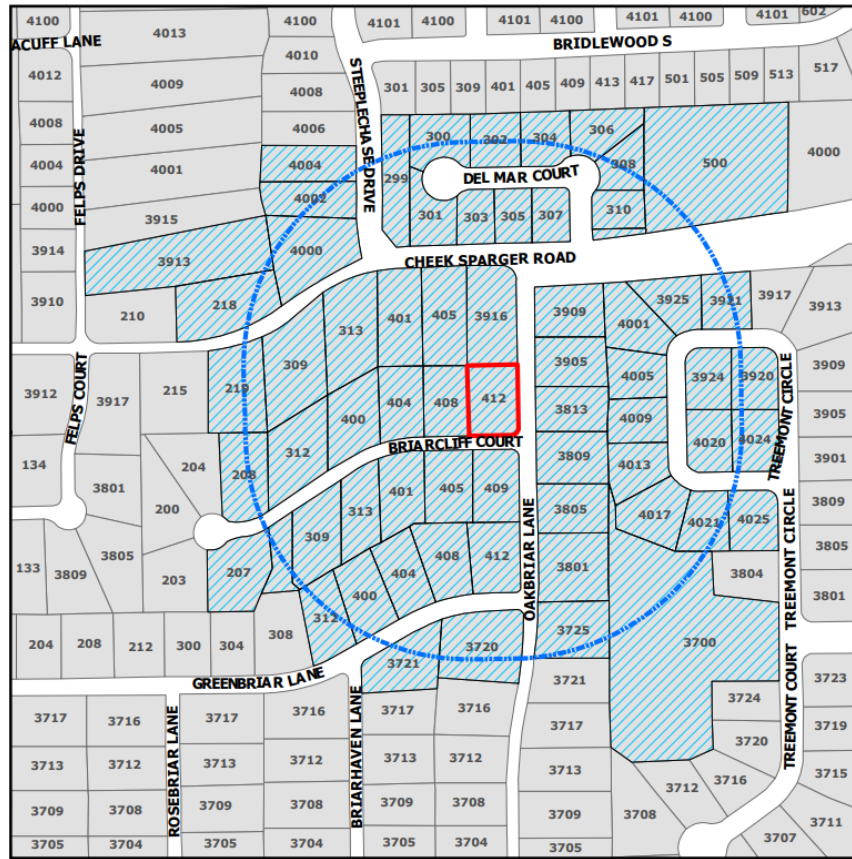
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

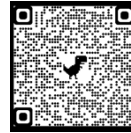
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

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

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

ORDINANCE O-22-2199

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.382 ACRES, BEING LOT 6, BLOCK 9, OF WOODBRIAR ESTATES ADDITION LOCATED AT 412 BRIARCLIFF COURT, BY AUTHORIZING A SPECIAL USE PERMIT FOR A FENCE TO ENCROACH INTO THE STREET SIDE YARD SETBACK ON A CORNER LOT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for a fence to encroach into the street side yard setback for a corner lot, Case No. ZC22-010; and

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

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

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

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

Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by

authorizing a Special Use Permit to encroach into the street side yard setback for a corner lot on lot on 0.382 acres, being Lot 6, Block 9, of Woodbriar Estates Addition, located at 412 Briarcliff Court, as depicted on the attached as Exhibit "A".

Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

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

1. GENERAL

a. The Special Use Permit shall apply to an eight foot wood fence to encroach into the street side yard setback and be located on the property line.

b. The fence shall be generally consistent with the zoning exhibits as depicted on the attached Exhibit "B".

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

Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of April 2022.

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

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS ON THIS THE 3RD DAY OF MAY 2022.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

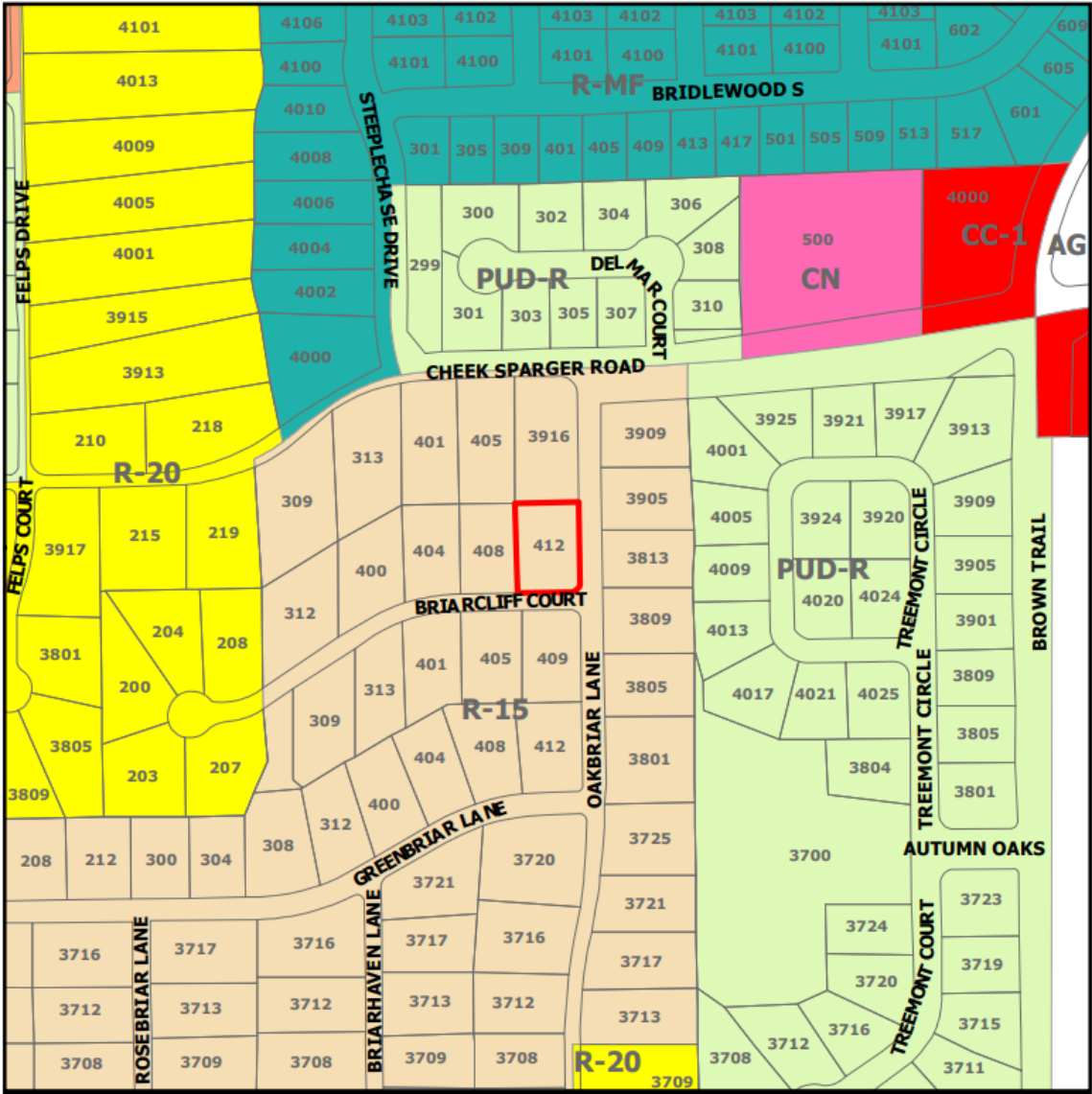
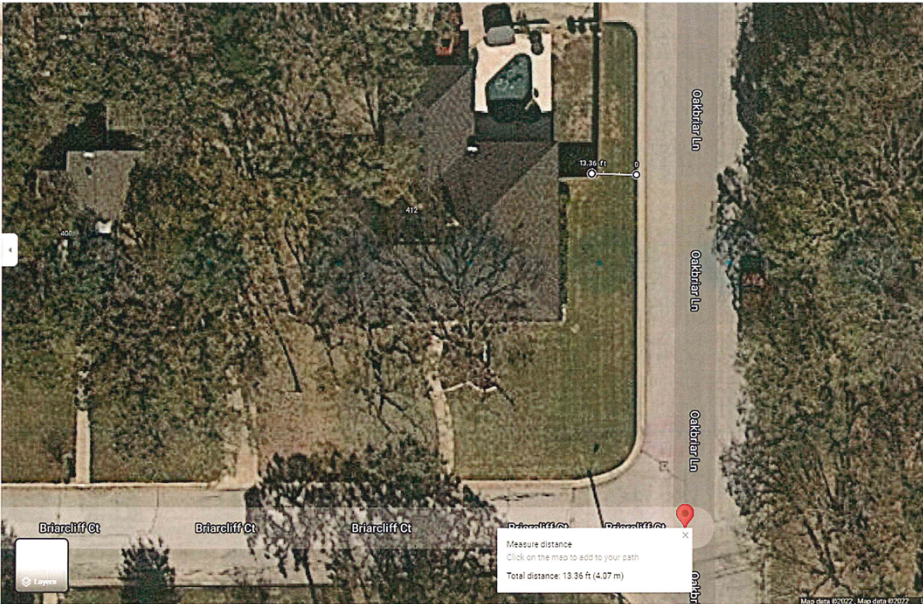
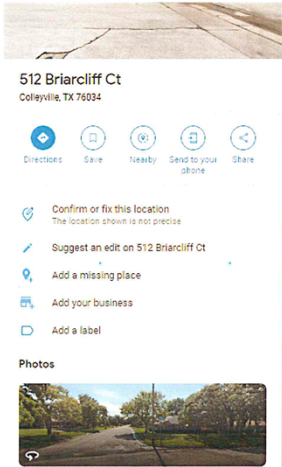
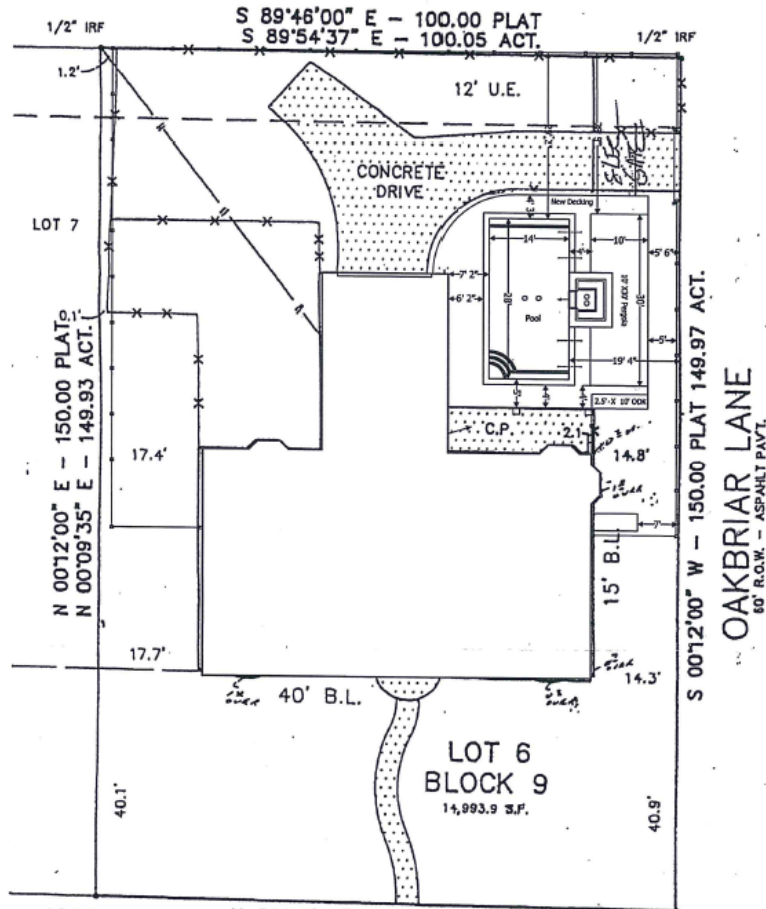


Exhibit "B" – Zoning Exhibits



ACCORDING TO MAP FILE # 480590 DO-88, 2008, C. DATED 12-1-82
THE ABOVE LOT DOES NOT APPEAR TO LIE WITHIN THE 100 YEAR FLOOD PLAIN AT THIS TIME.

LOT 5



I, CHARLES B. HOOKS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUNDS UNDER MY SUPERVISION, AND CORRECTLY SHOWS THE BOUNDARY LINES, DIMENSIONS AND AREA OF THE LAND DESCRIBED THEREON. THE LOCATION OF ALL IMPROVEMENTS, THE EXISTENCE OF ANY EASEMENTS, RIGHTS OF WAY, OR OTHER INTERESTS AFFECTING THE LAND, AND THE LOCATION OF ANY ADJACENT LOTS, ARE SHOWN ON THIS MAP. I HAVE NOTED ANY DISCREPANCIES BETWEEN THE FIELD MEASUREMENTS AND THE RECORDS, AND HAVE MADE THE NECESSARY ADJUSTMENTS. I HAVE ALSO NOTED ANY DISCREPANCIES BETWEEN THE FIELD MEASUREMENTS AND THE RECORDS, AND HAVE MADE THE NECESSARY ADJUSTMENTS. I HAVE ALSO NOTED ANY DISCREPANCIES BETWEEN THE FIELD MEASUREMENTS AND THE RECORDS, AND HAVE MADE THE NECESSARY ADJUSTMENTS.

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

SCALE 1" = 20'

- LEGEND
- IRON PIN
 - IRON PIPE
 - △ BONE D'ANG STAKE
 - CONCRETE MON
 - X-X- FENCE
 - - - POWER LINE
 - T-T- TELEPHONE LINE
 - CATV- CABLE TELEVISION
 - SHADED AREA DESIGNATES CONCRETE

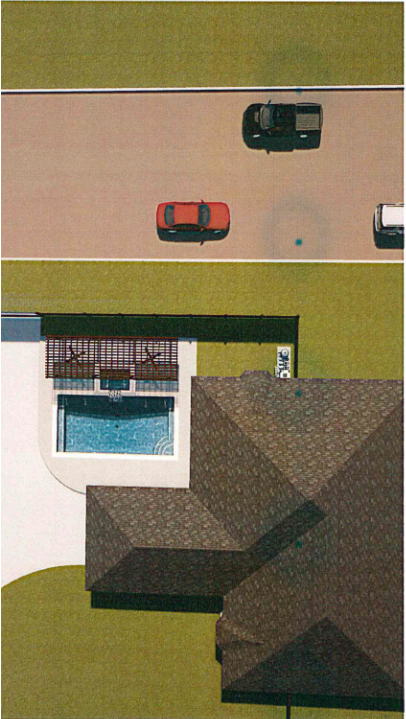
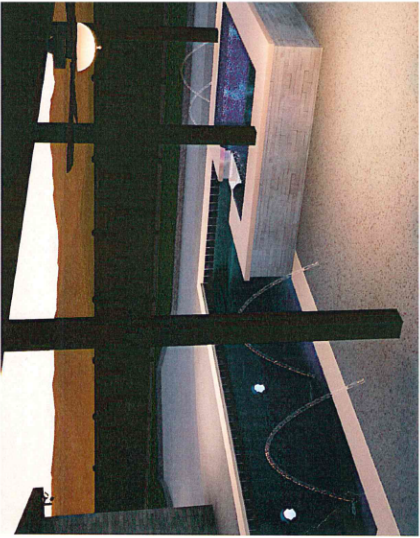


93-915

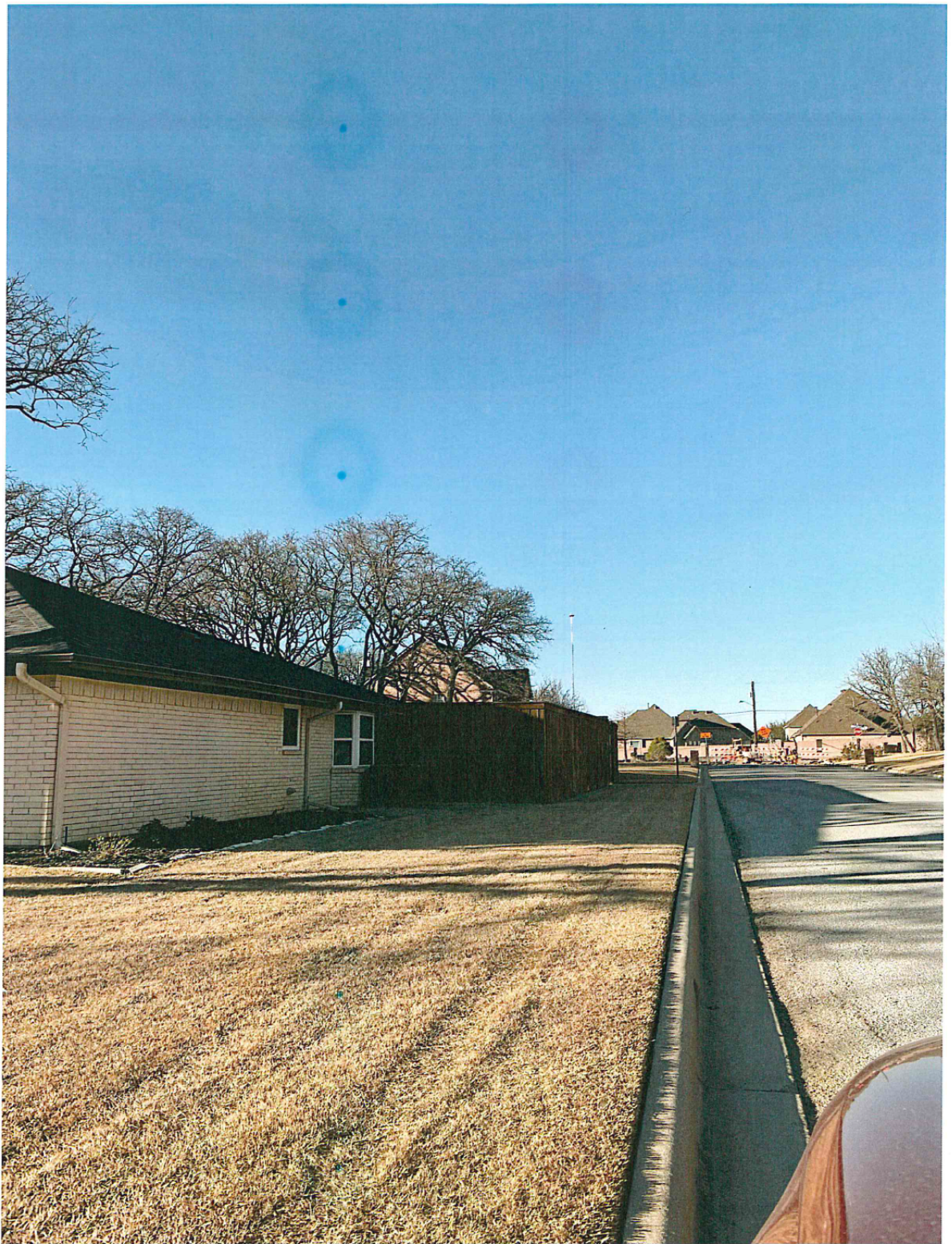
LOYD BRANSOM SURVEYORS INC.
CHARLES B HOOKS JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
1028 NORTH SYLVANIA AVE.
FT. WORTH, TEXAS 76111
834-3477

DATE 05-06-93

Charles B. Hooks, Jr.









City of Colleyville City Council Agenda Briefing

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

Agenda Number 6c

Agenda Date 5/3/2022

Number Ordinance O-22-2193

Type Ordinance

Department Community Development

Title

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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Second Reading and Public Hearing

UPDATE: The fence item will likely be removed from the table, therefore this item is also ready to be removed from the table for discussion and possible decision.

The item related to the fence along the street side property line was tabled to the May 3, 2022 City Council meeting. Thus, this item remained on the table at the April 19, 2022 City Council meeting.

The City Council tabled the item to allow for an associated Special Use Permit for a new fence to be considered at the same meeting as this request. Just prior to the meeting on March 2, 2022, it was determined that the fence along the street side property line was replaced and expanded in early 2019. A Special Use Permit is needed for approval of the new fence and staff is processing a case that will bring the item before the City Council for second reading on April 19, 2022. The applicant was present at the first reading and understands the reason for the tabling of this item.

First Reading and Public Hearing

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

Existing Conditions/Background: The subject property, 412 Briarcliff Court, has R-15 zoning and is located on the north side of Briar Court west of the intersection with Oakbriar Lane. The subject property has an existing single family home. The request is

for a new 300 s.f. patio cover to encroach into the street side yard setback.

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

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

"2. Maximum Size and Number of Buildings:

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

3. Setbacks:

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

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

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

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

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

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

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

Drainage: NA

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

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

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

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their February 14, 2022, meeting by a vote of 5-0.

Financial Impact

There is no financial impact to the City.

Recommendation

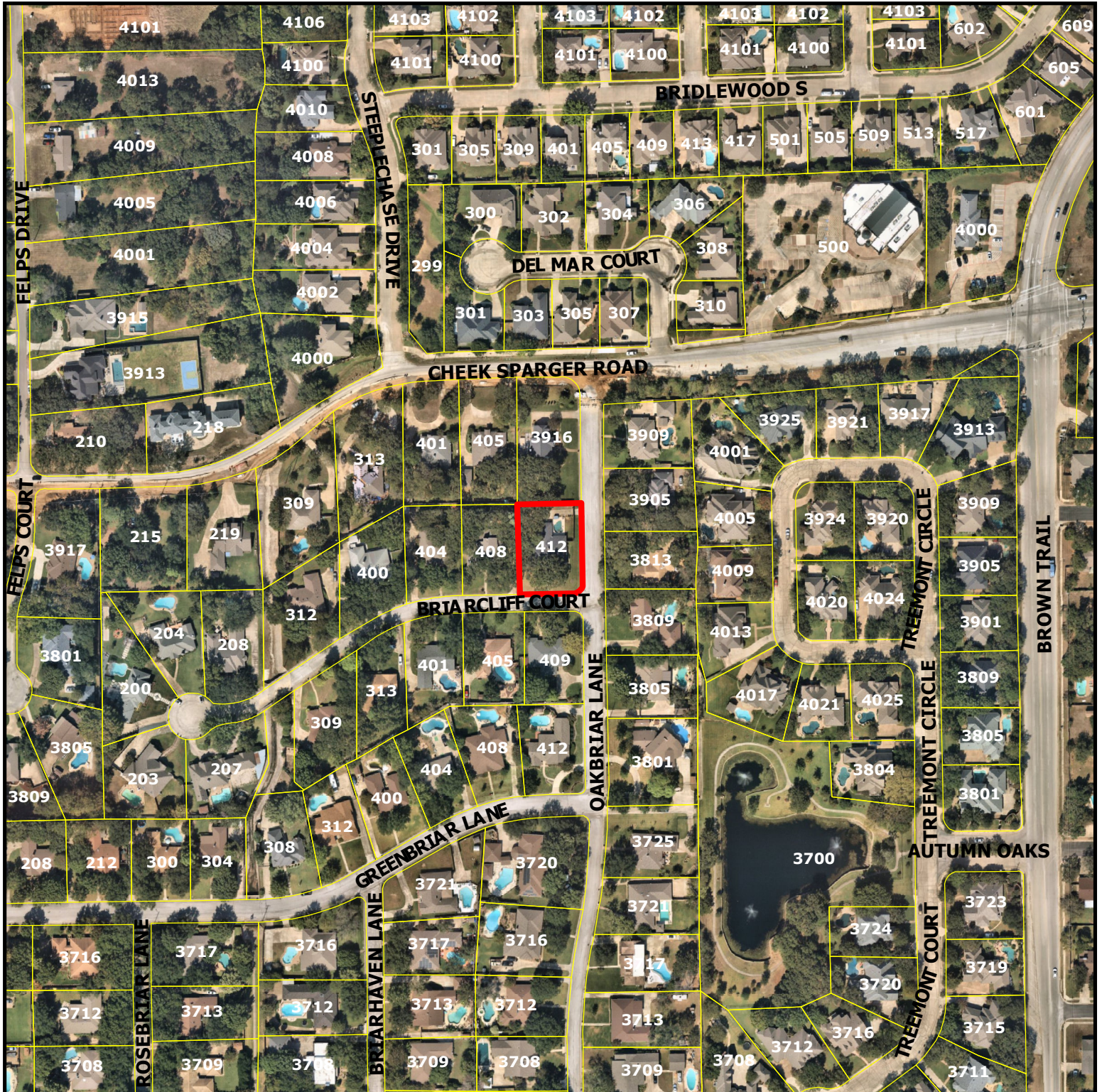
Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat (Property)
5. Plat (Subdivision)
6. Site Plan
7. Aerial View (Property)
8. Aerial View (Neighboring Properties)
9. Fence Street View
10. Updated Pergola Design
11. Conceptual Design
12. ONCOR Approval Letter
13. Pool Barrier Certification
14. Notification Map
15. Notification Letter
16. Notification List

17. Letters of Opposition
18. Letter of Support
19. Ordinance O-22-2193

Aerial Map



ZC21-036

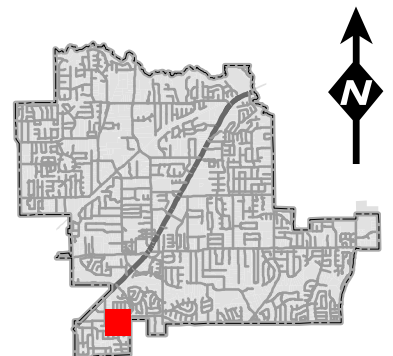
412 Briarcliff Court

DISCLAIMER:

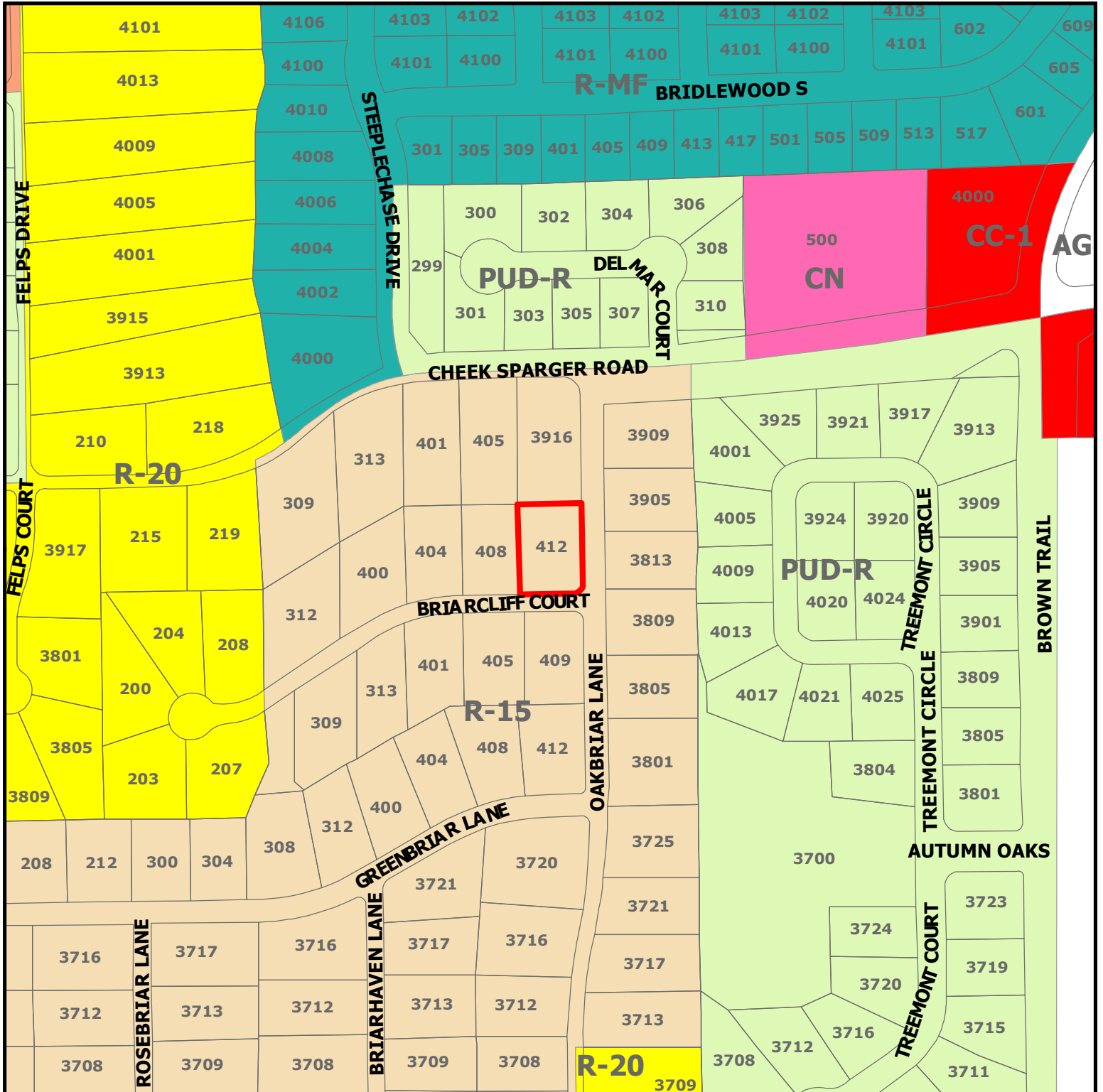
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Subject Property



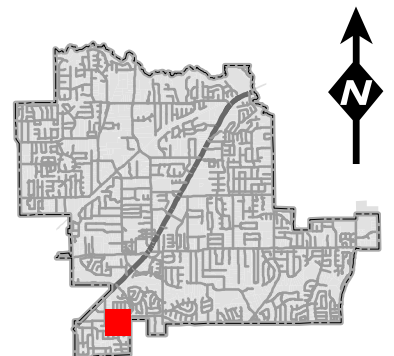
Zoning Map



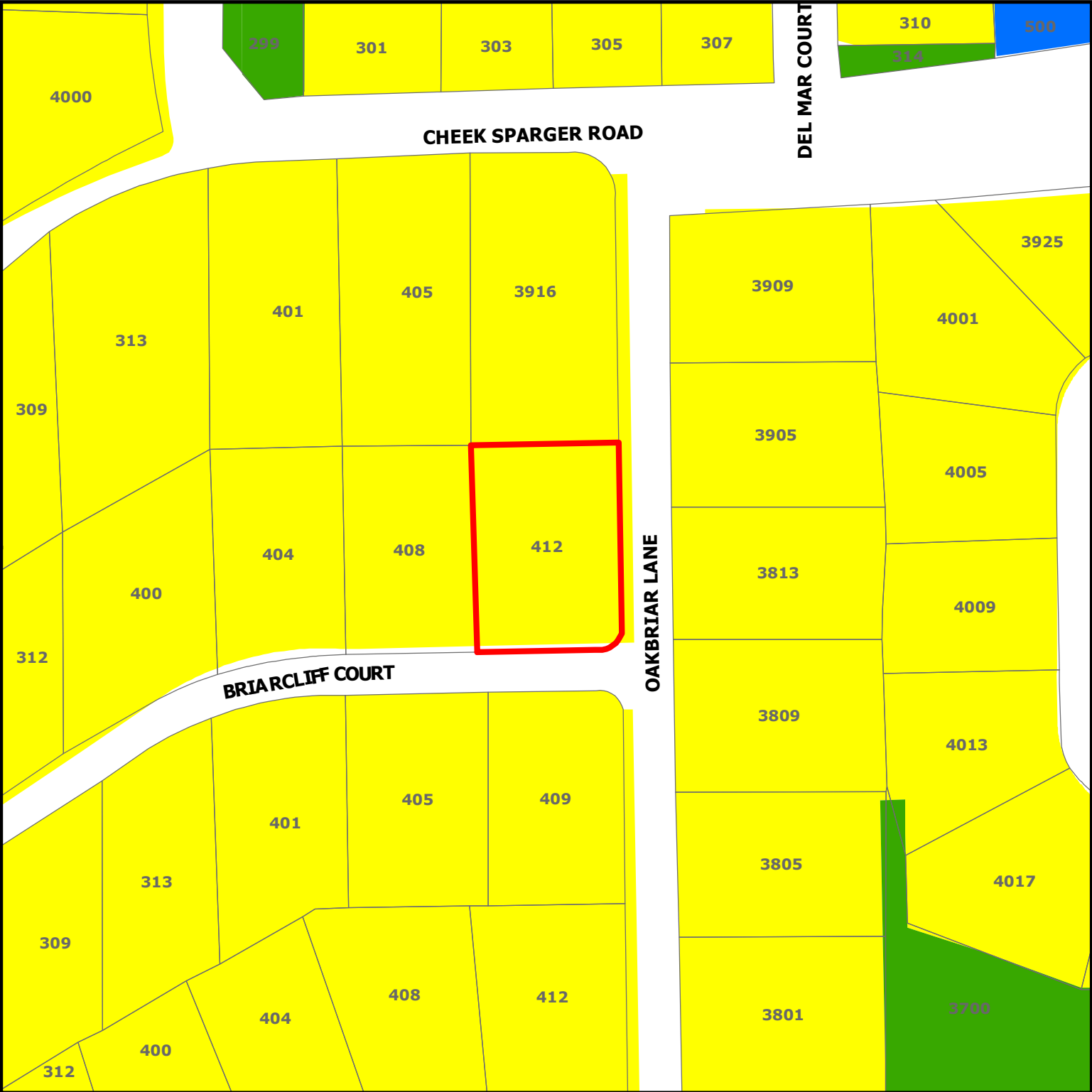
ZC21-036
412 Briarcliff Court

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 Subject Property



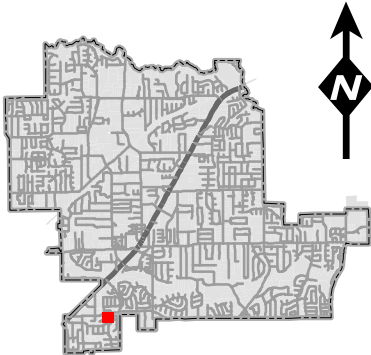
Future Land Use Map



ZC21-036

412 Briarcliff Court

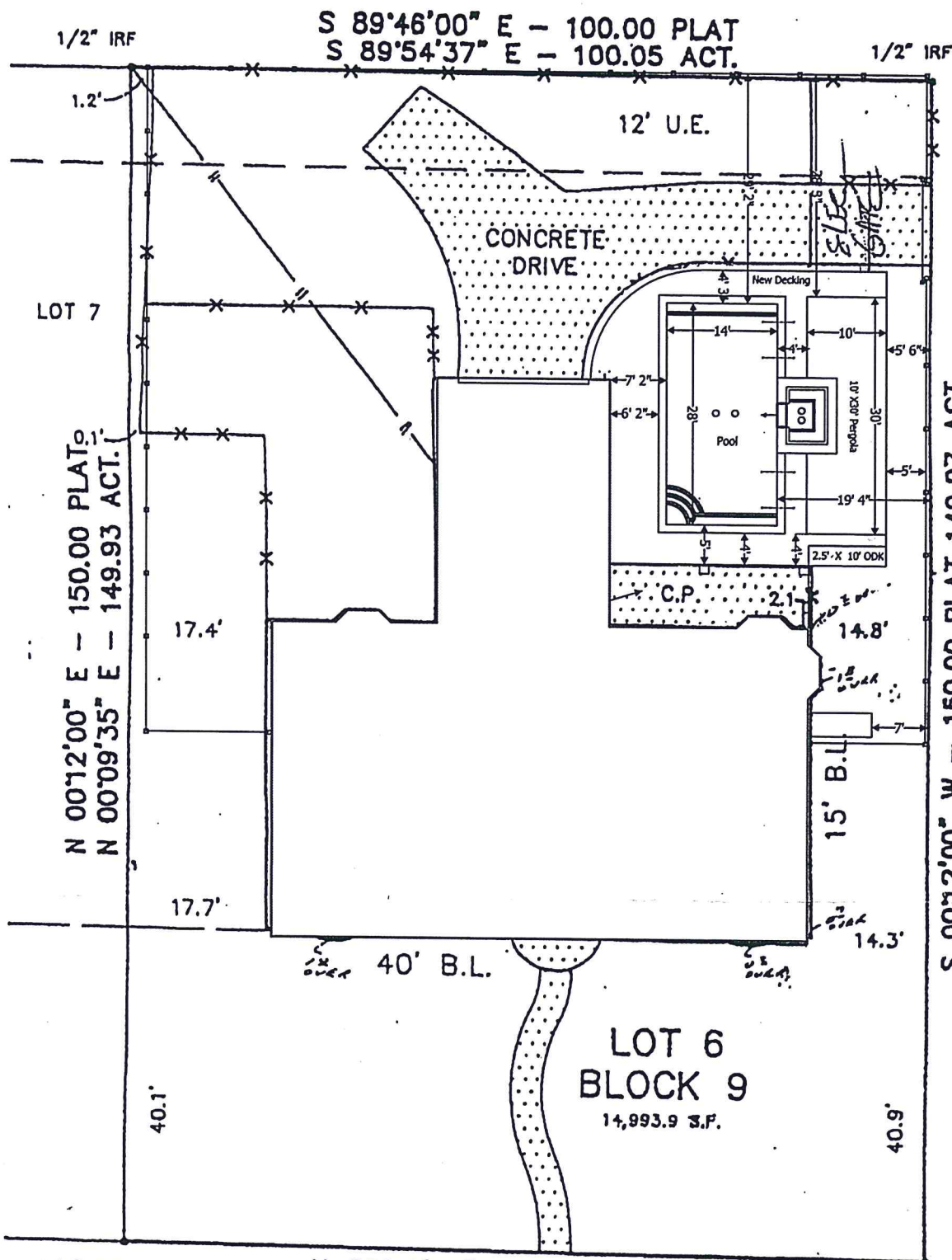
-  Subject Property
-  Residential
-  Institutional
-  Open Space; Parks



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ACCORDING TO FEMA MAP PANEL 480590 00103, ZONE C, DATED 12-1-82
 THE ABOVE LOT DOES NOT APPEAR TO BE WITHIN THE 100-YEAR FLOOD PLAIN AT THIS TIME.

LOT 5

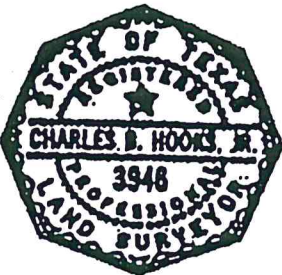


I, CHARLES B. HOOKS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINES, DIMENSIONS AND AREA OF THE LAND INDICATED THEREON, THE LOCATION OF ALL IMPROVEMENTS, THE LOCATION OF ALL ALLEYS, STREETS, RIGHT-OF-WAYS,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

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

SCALE 1" = 20'

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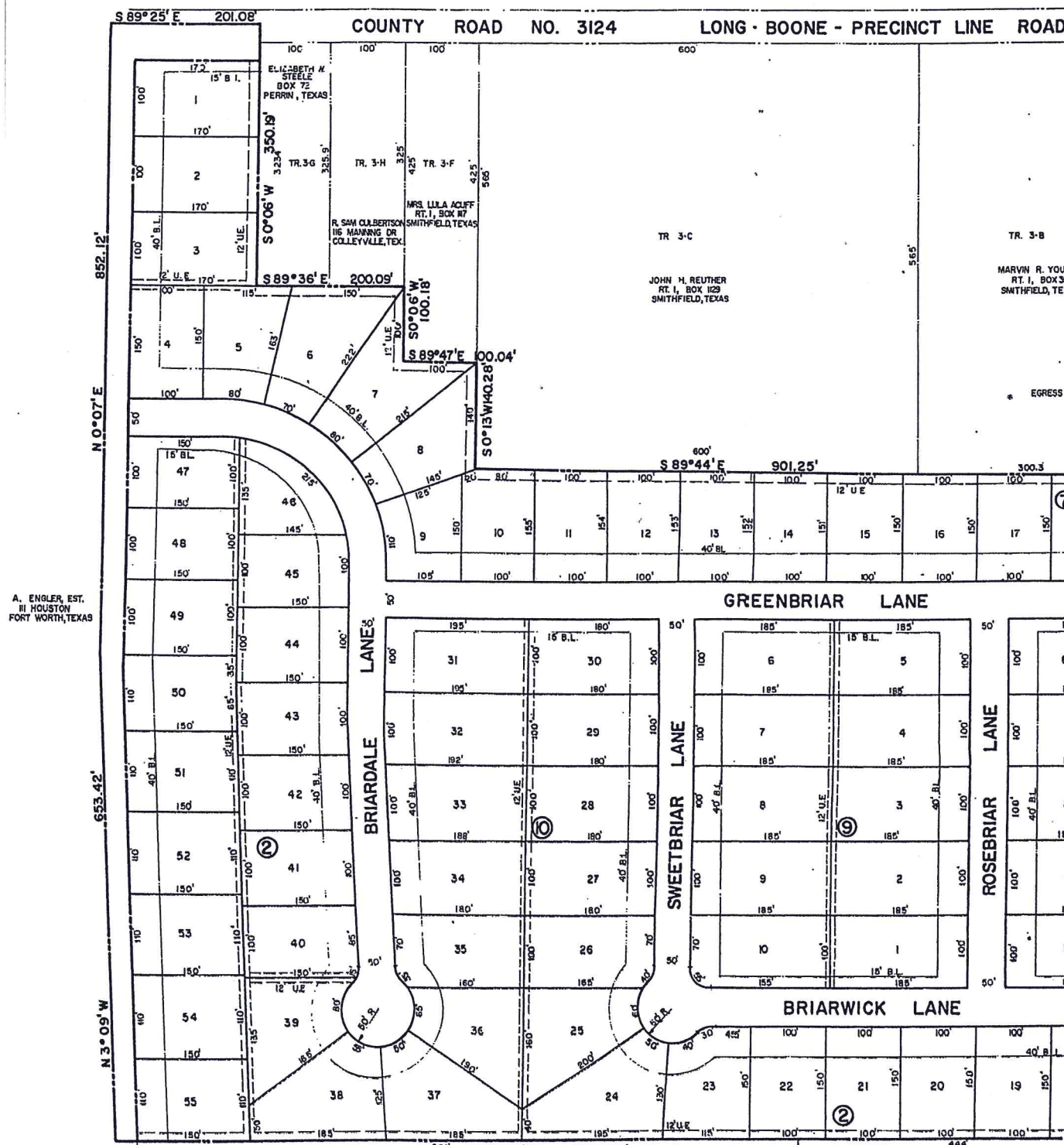
93-915

DATE 05-06-93

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 CHARLES B HOOKS JR.
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 1028 NORTH SYLVANIA AVE.
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Charles B. Hooks Jr.

©



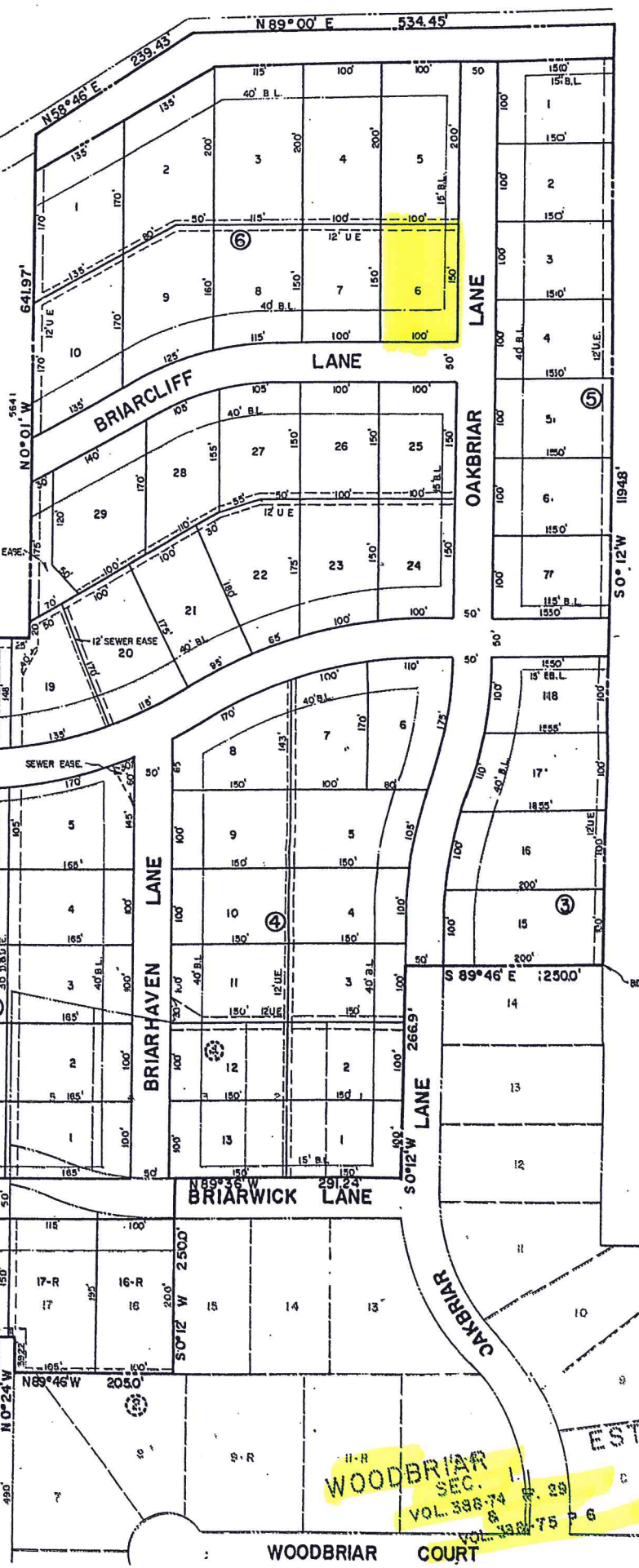
OWNER
NORTHEAST CONSTRUCTION CO.
J.B. SANDLIN, PRESIDENT
5505 DAVIS BLVD.
FORT WORTH, TEXAS 76118

ENGINEER
OWEN D. LONG
1615 PRECINCT LINE RD., SUITE 106
HURST, TEXAS 76053

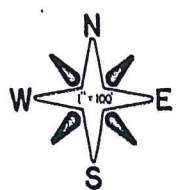
SURVEYOR
LOYD BRANSOM
28 NORTH SYLVANIA AVE.
FORT WORTH, TEXAS 76111

PRELIMINARY PLAT OF
REVISED
MASTER PLAN LAYOUT
WOODBRIAR ESTATES
AN ADDITION TO
THE CITY OF COLLEYVILLE
TARRANT COUNTY,
TEXAS

NOTE
ALL LOTS SHALL HAVE A MINIMUM OF 15000 S.F.



EDUCATORS INDUSTRIES
3601 BONNER ST.
FORT WORTH, TEXAS



Owen D. Long

CITY OF COLLEYVILLE, TEXAS	
WOODBRIAR ESTATES	
PLAT	
Job No. 40	Date AUG. 1972
Drawn by C.F.S.	Checked by O.D.L.
Scale 1" = 100'	
OWEN D. LONG Consulting Engineer 1615 PRECINCT LINE ROAD, SUITE 106 HURST, TEXAS 76053	



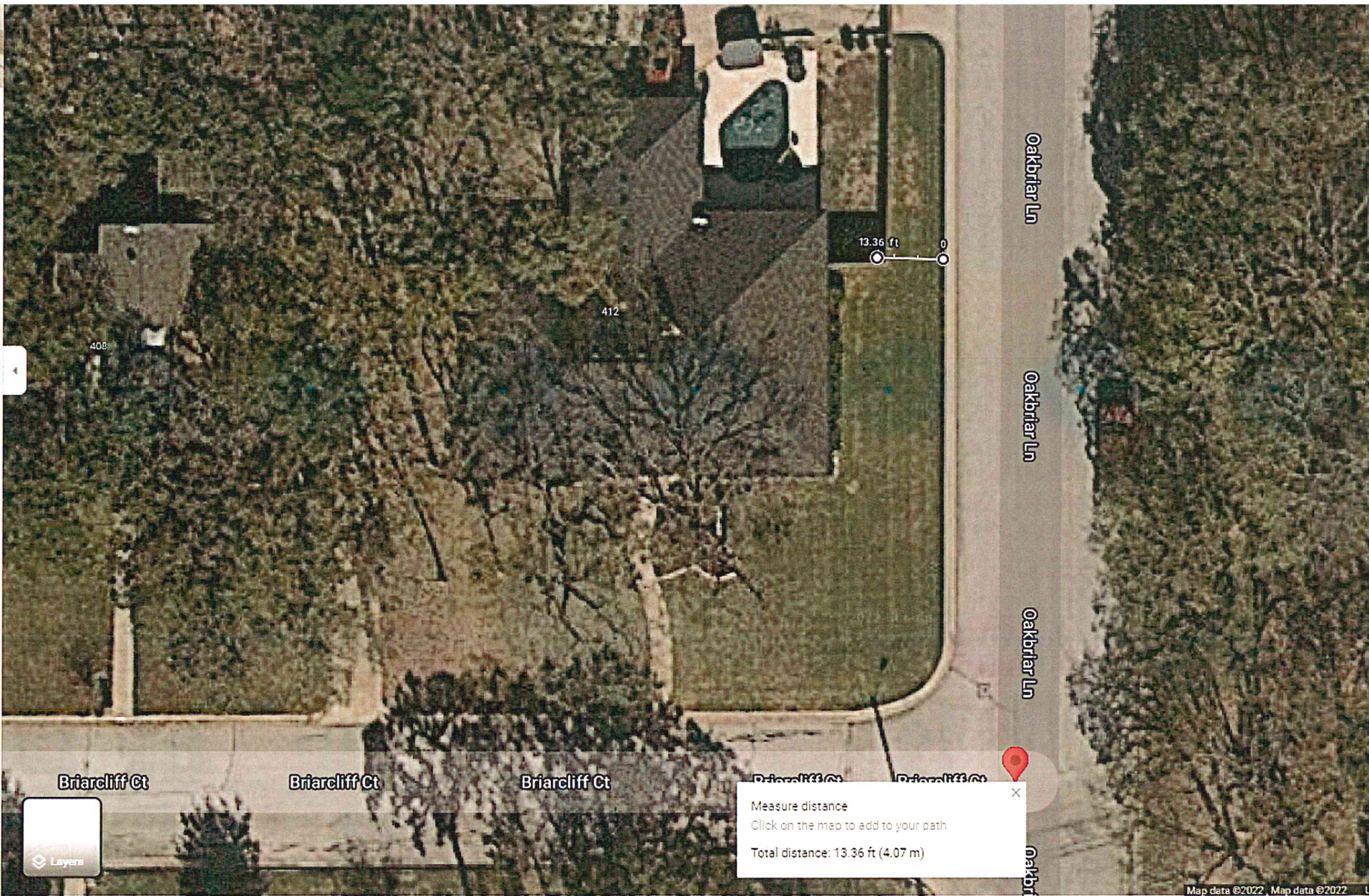
512 Briarcliff Ct

Colleyville, TX 76034

- Directions
- Save
- Nearby
- Send to your phone
- Share

- Confirm or fix this location
The location shown is not precise
- Suggest an edit on 512 Briarcliff Ct
- Add a missing place
- Add your business
- Add a label

Photos



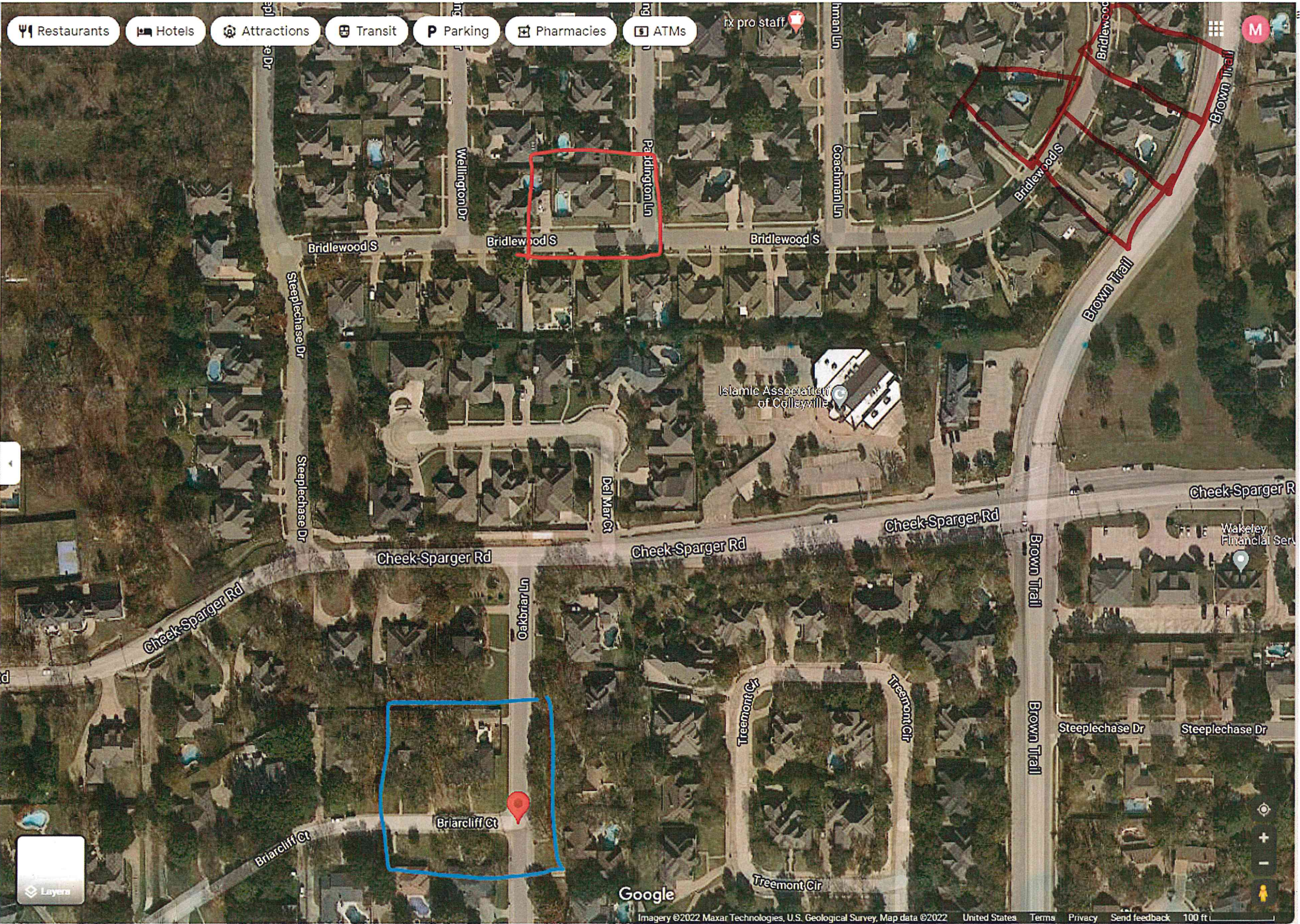


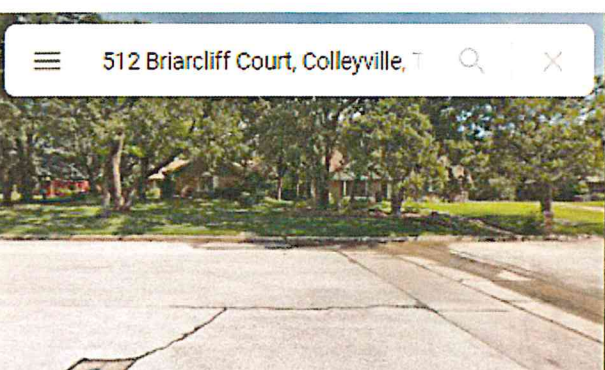
512 Briarcliff Ct
Colleyville, TX 76034

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Photos





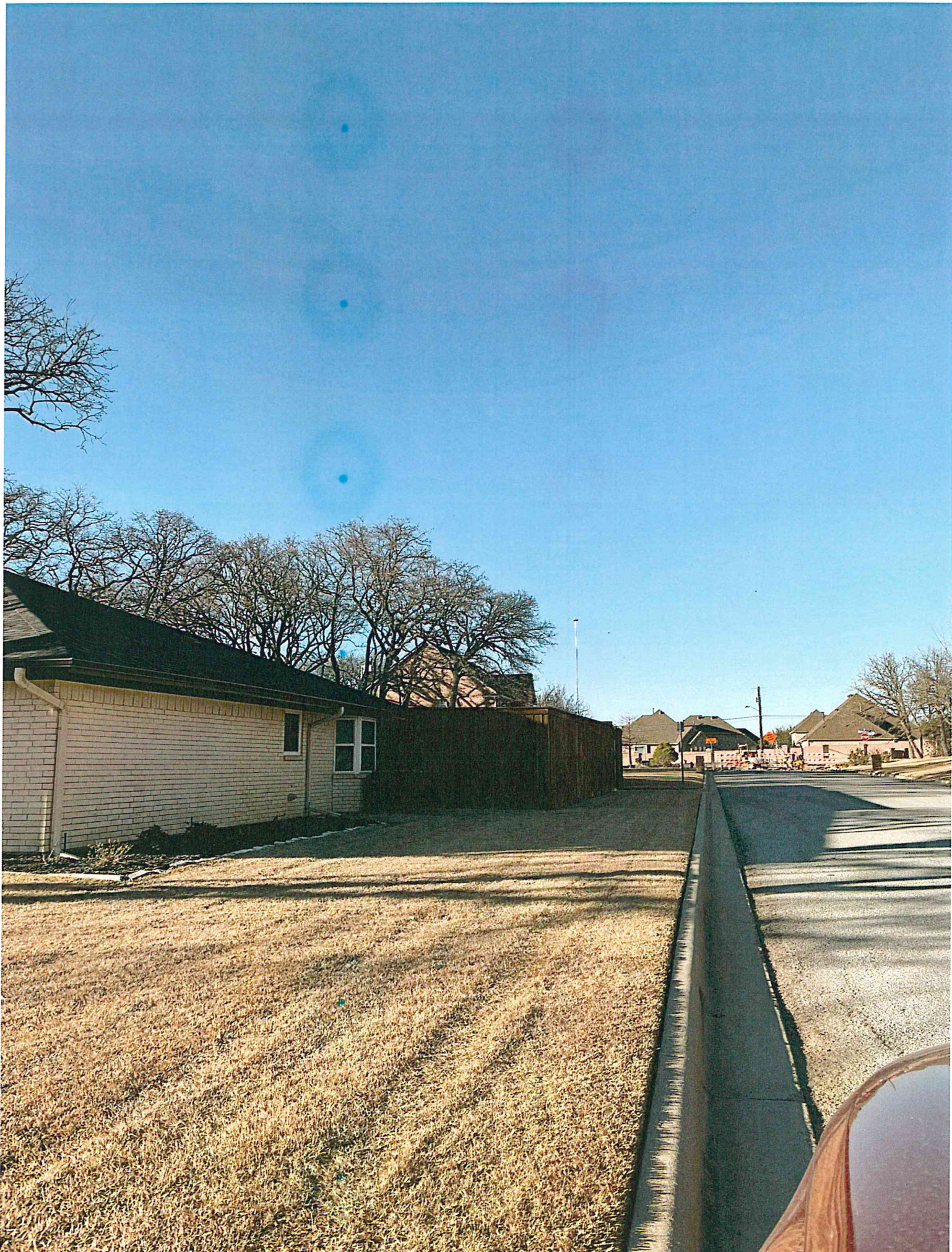
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Colleyville, TX 76034

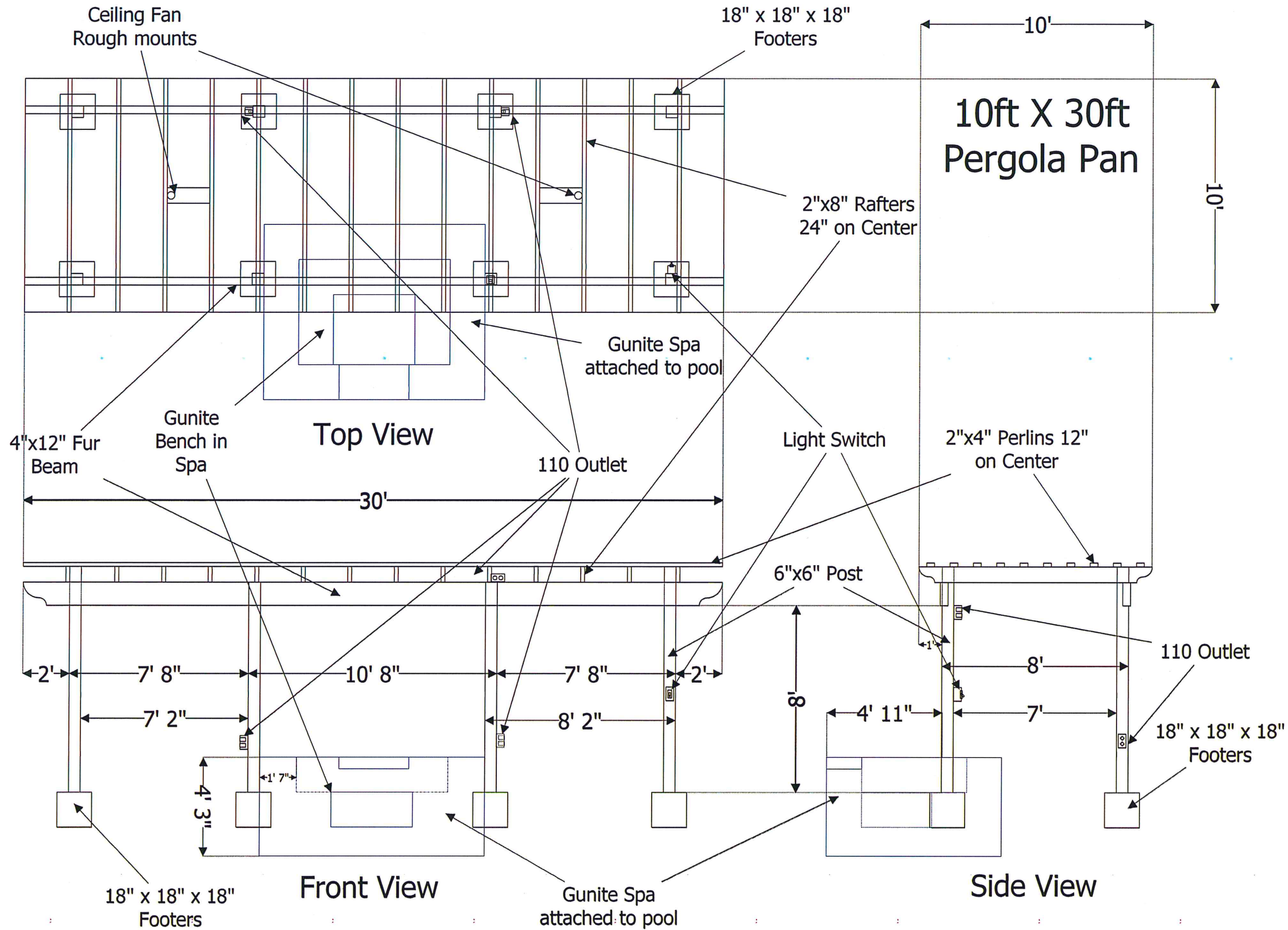
[Directions](#) [Save](#) [Nearby](#) [Send to your phone](#) [Share](#)

- [Confirm or fix this location](#)
The location shown is not precise
- [Suggest an edit on 512 Briarcliff Ct](#)
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- [Add your business](#)
- [Add a label](#)





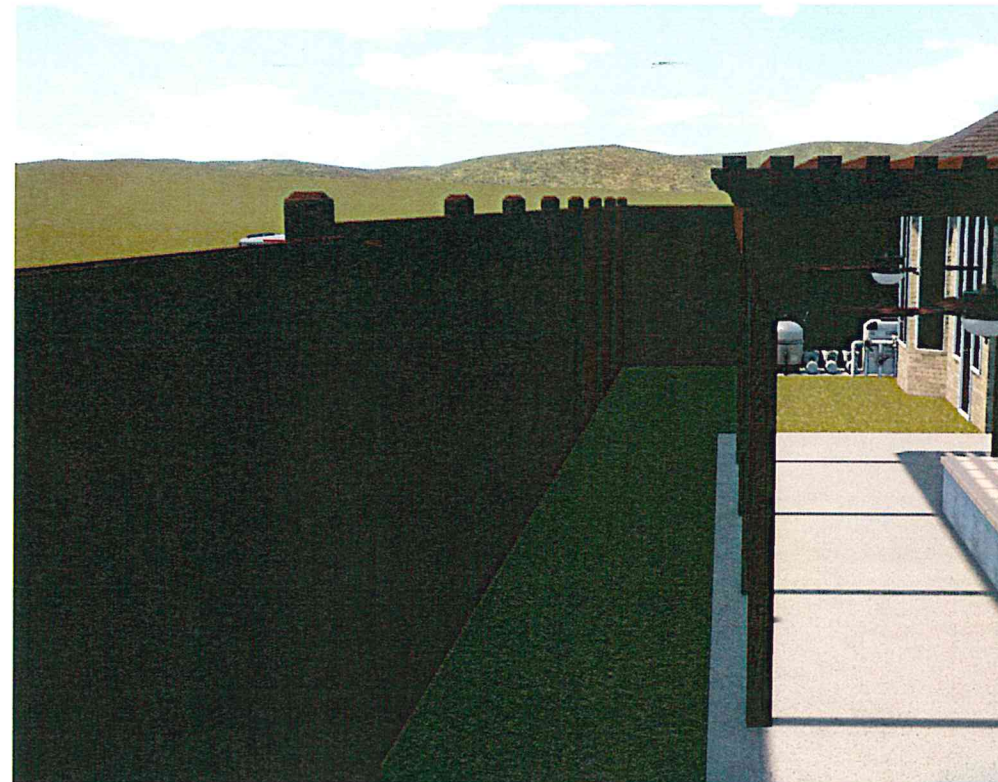
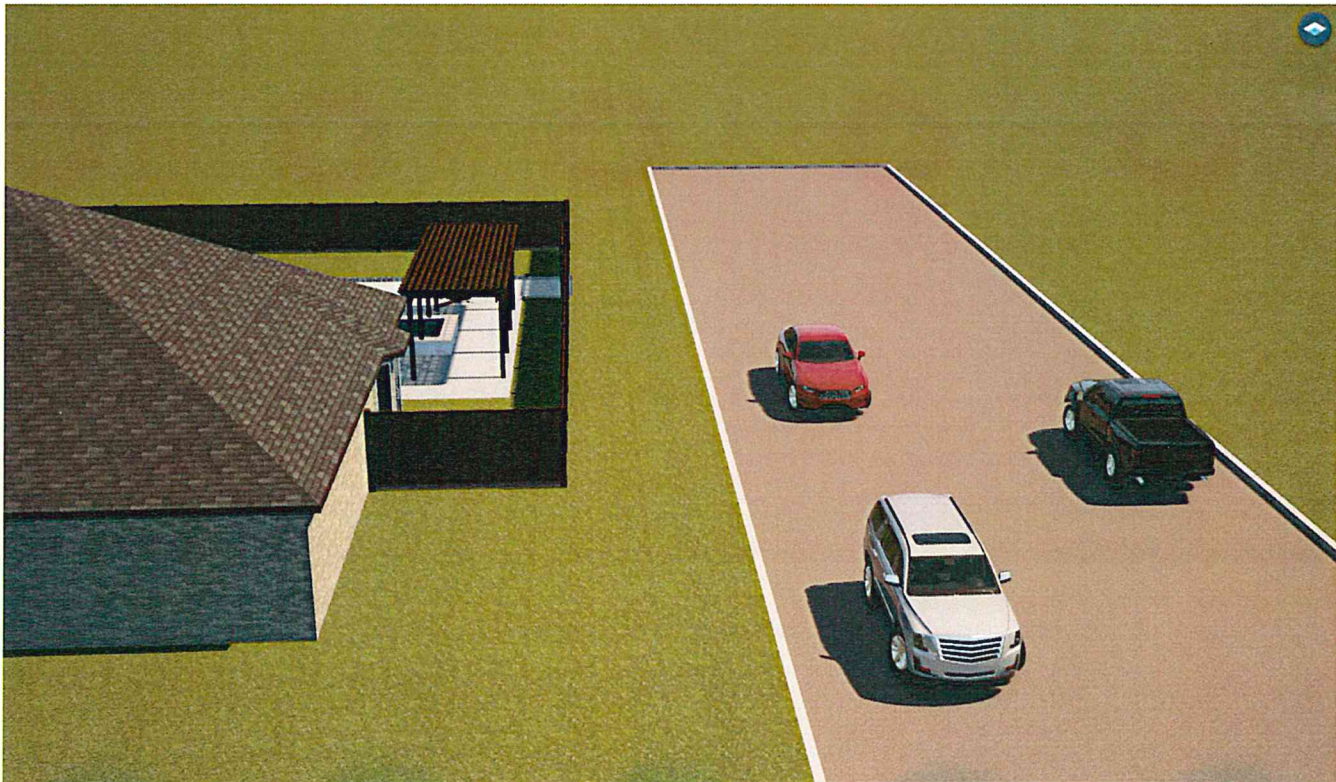
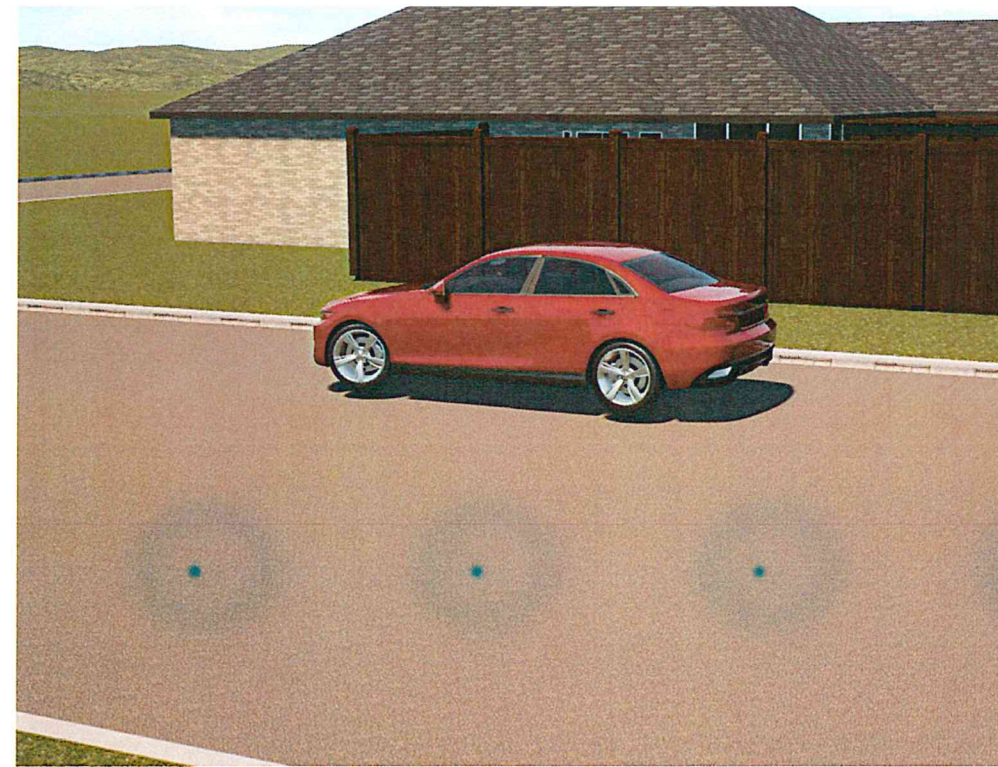


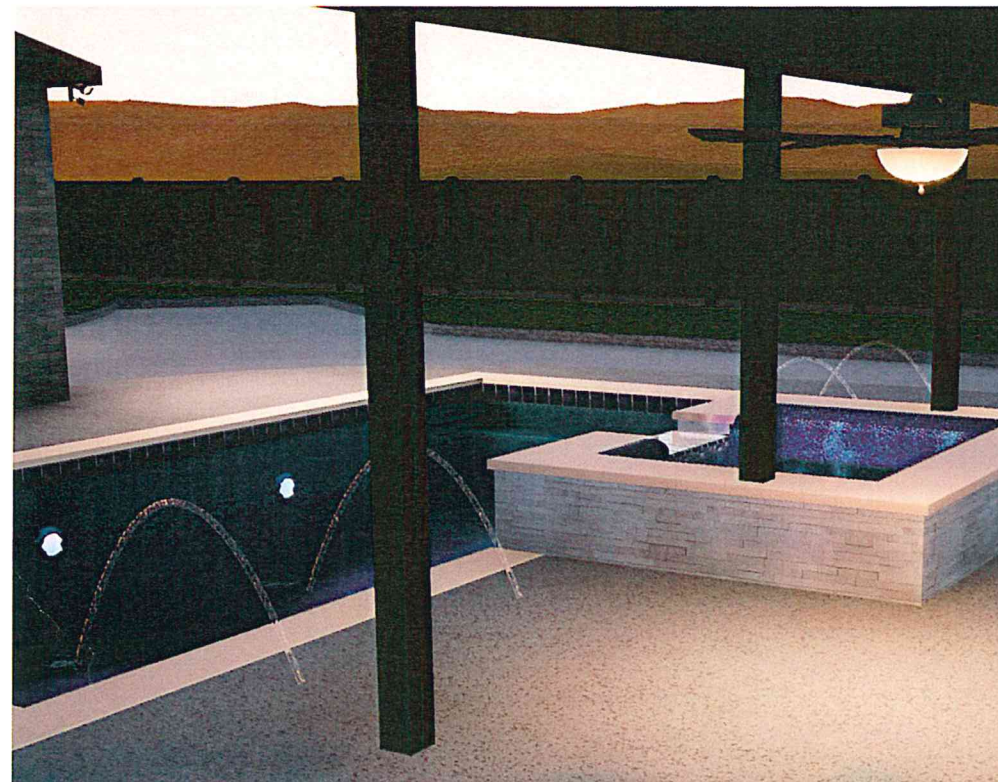
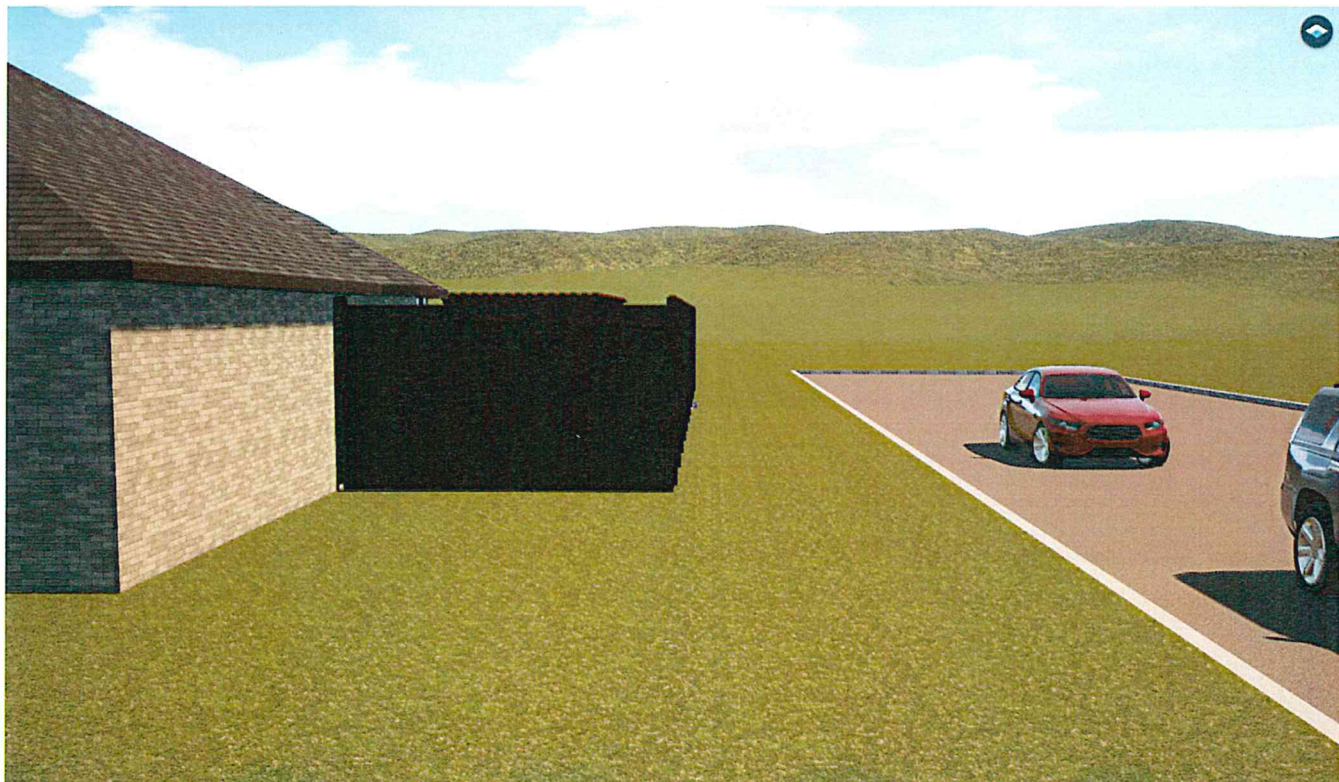
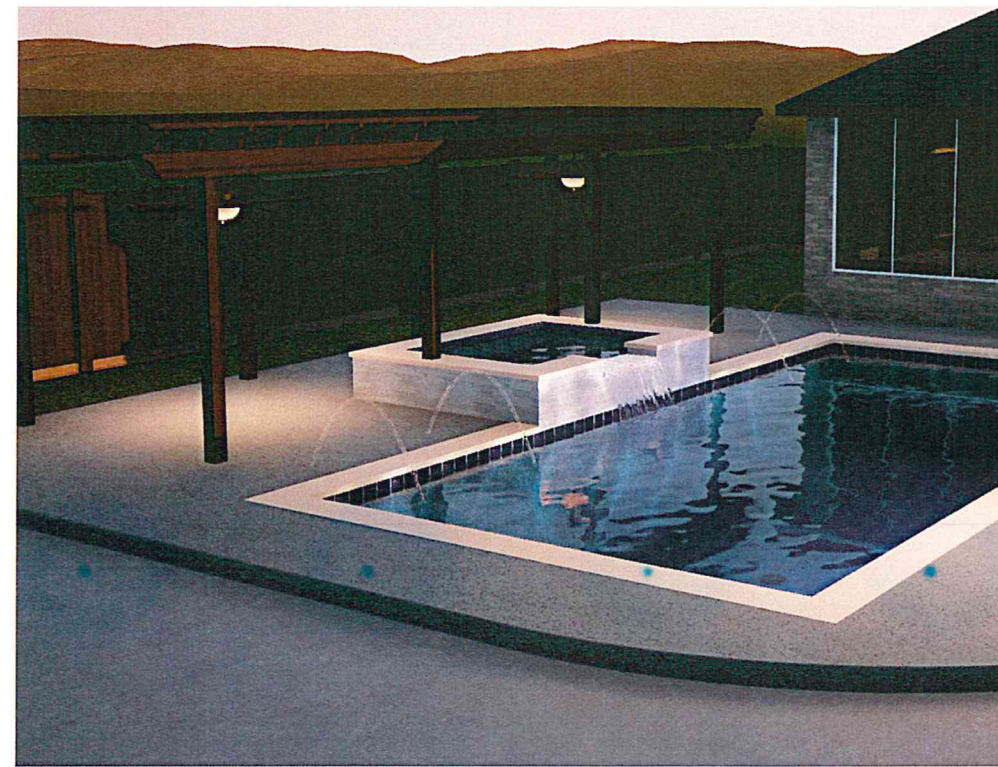
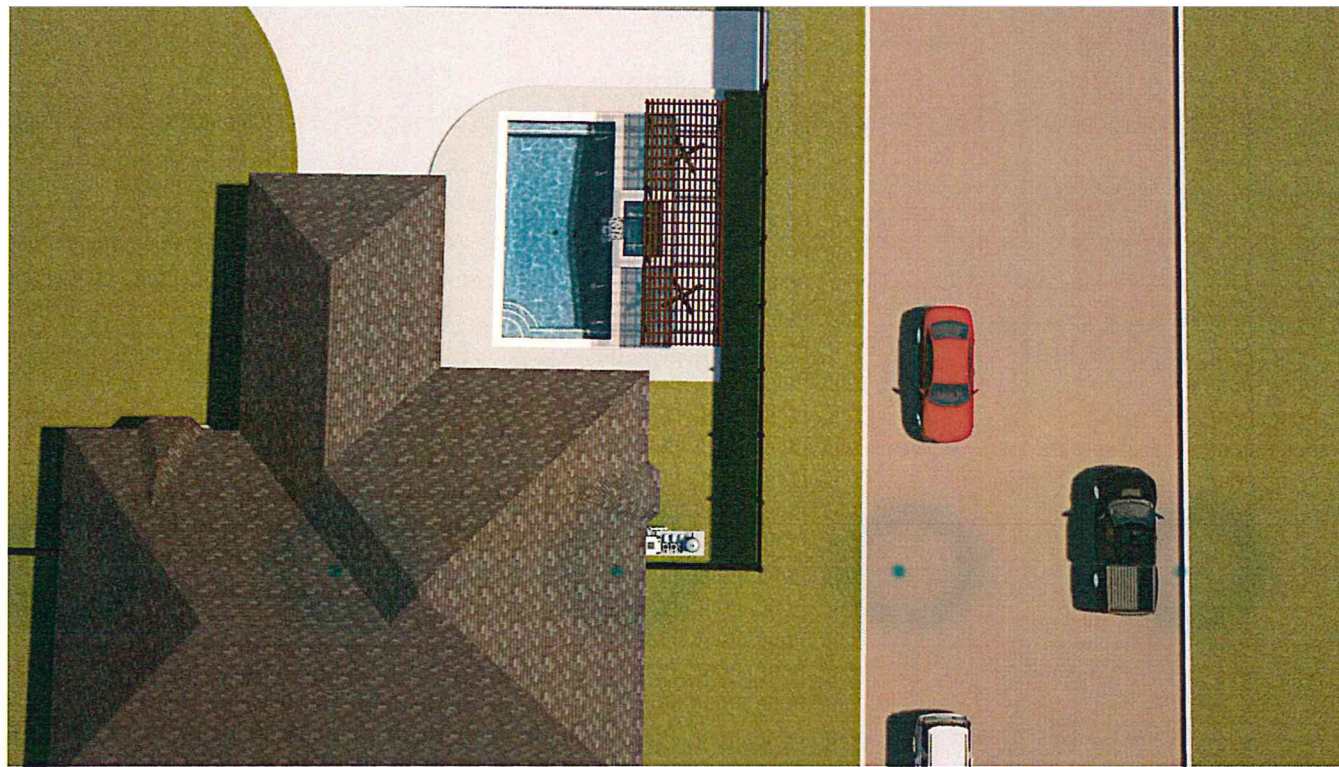


Length: 30ft	Customer Name: Shelly Horton	Designer: Mitch Chapman
Width: 10ft	Address: 412 Briarcliff	Address: 669 Airport Fwy
With PolyGal Y/N: Yes	City: Colleyville	City: Hurst
Electrical: 1 - Switch, 3 - 110 Outlets, 2 - Fan Rough	State/Zip: Texas	State/Zip: Texas
	Phone: (817)845-3537	Phone: (817)948-9257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

UPDATED 2.2.22







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



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

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

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

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

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

Dfw custom Pool LLC

(Company Name)

ONCOR Approved by: _____

Date: _____

Digitally signed

by Heather

Johnson

Date:

2021.11.26

09:28:41 -06'00'



By: Sign~

Name: Print~ Eugene Kovach

Title: Owner

Phone: 817-368-2353

Date: 11-24-21

2182198594

(Texas 811 Confirmation Number)

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

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



POOL BARRIER CERTIFICATION

SITE ADDRESS 412 Briarcliff Ct

POOL CONTRACTOR DFW Custom Pool

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

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

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

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

PRINT NAME: Shelly Horton

SIGNATURE: [Signature]

STATE OF Texas

COUNTY OF Collin

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

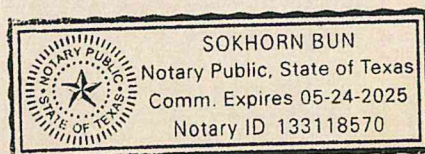
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed it.

WITNESS my hand and official seal.

Notary's Signature

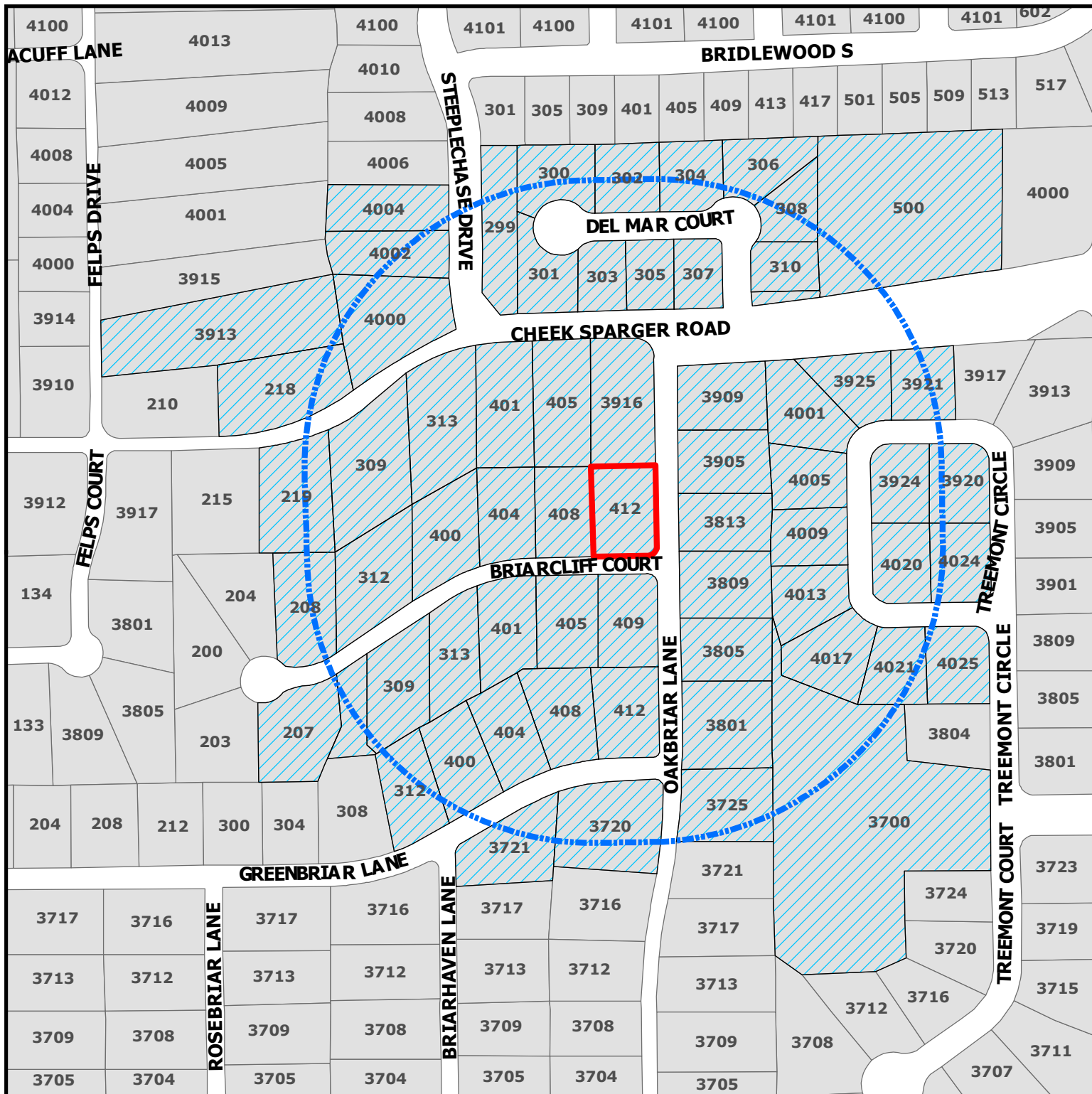
Notary's Name (print)

My commission expires: 05-24-25



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

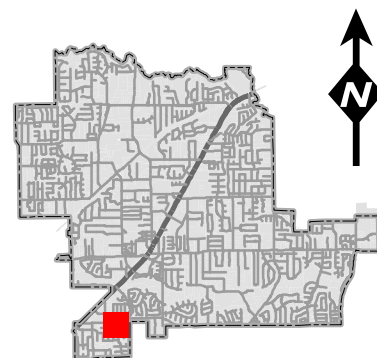
Notification Map



ZC21-036
412 Briarcliff Court

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

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

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

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

Zoning Case: ZC21-036

Applicant: Gene Kovach

Owner: Shelly Horton

Location: 412 Briarcliff Court

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

Present Zoning: R-15 Single Family Residential

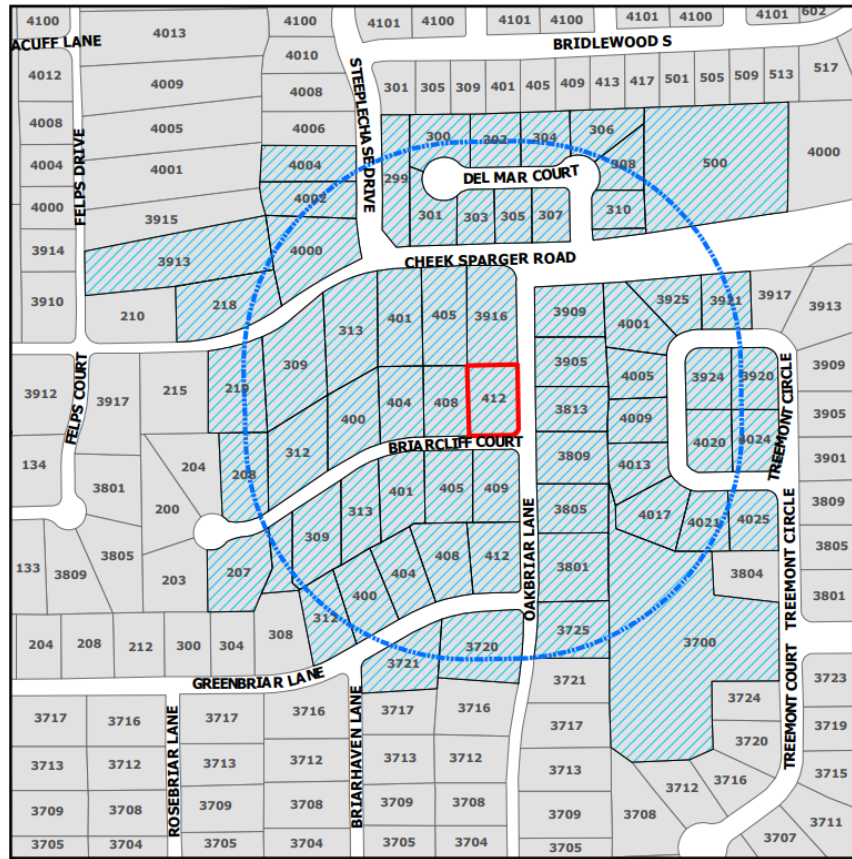
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

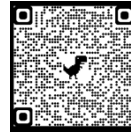
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

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

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



Weston Realty

December 30, 2021

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

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

Dear Sir or Madam:

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

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

Respectfully,

Lynn R. Klamt
312 Briarcliff Court
cell: 817-455-1234
email: [REDACTED]

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

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

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

Subject: Zoning Case: ZC21-036

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

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

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

Respectfully,
Ann B. Kelley



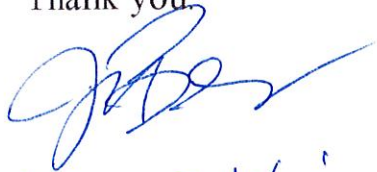
400 Briarcliff Court
Colleyville, TX 76034-8607
817-498-6611 [REDACTED]

February 7, 2022

This is in response to the zoning change notification I received from the City of Colleyville.

I am a neighbor of 412 Briarcliff Ct and the pergola in question will be in my direct view from my property and drive in and out of the neighborhood. I do not have an issue with the structure and wish to provide my support in favor of the building.

Thank you



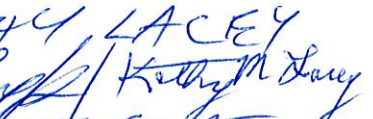
3916 Oakbriar Ln
Colleyville TX 76034

Debbie & Everett Logan
3909 Oakbriar Ln
Colleyville, TX 76034

Mark Nowell
3905 Oakbriar Lane
Colleyville Texas 76034

Ranae Walker
409 Briarcliff Ct
Colleyville TX

Suzanne Diver
3809 Oakbriar Ln
Colleyville, TX 76034

ED & KATHY LACEY
 / 
208 BRIARCLIFF COURT
COLLEYVILLE, TX 76034

Lisa Polk
3813 Oakbriar Ln
Colleyville, TX
76034

ORDINANCE O-22-2193

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.382 ACRES, BEING LOT 6, BLOCK 9, OF WOODBRIAR ESTATES ADDITION LOCATED AT 412 BRIARCLIFF COURT, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING TO ENCROACH INTO THE STREET SIDE YARD SETBACK ON A CORNER LOT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for an accessory building to encroach into the street side yard setback for a corner lot, Case No. ZC20-036; and

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

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

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

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

Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by

authorizing a Special Use Permit to encroach into the street side yard setback for a corner lot on lot on 0.382 acres, being Lot 6, Block 9, of Woodbriar Estates Addition, located at 412 Briarcliff Court, as depicted on the attached as Exhibit "A".

Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

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

1. GENERAL

- a. The Special Use Permit shall apply to a 300 s.f. pergola to encroach into the street side yard setback.
- b. The accessory building shall be generally consistent with the site plan and building plans as depicted on the attached Exhibit "B".
- c. The accessory building shall be generally consistent with the building elevations and floor plan as depicted on the attached Exhibit "C".
- d. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of March 2022.

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

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS ON THIS THE 3RD DAY OF MAY 2022.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

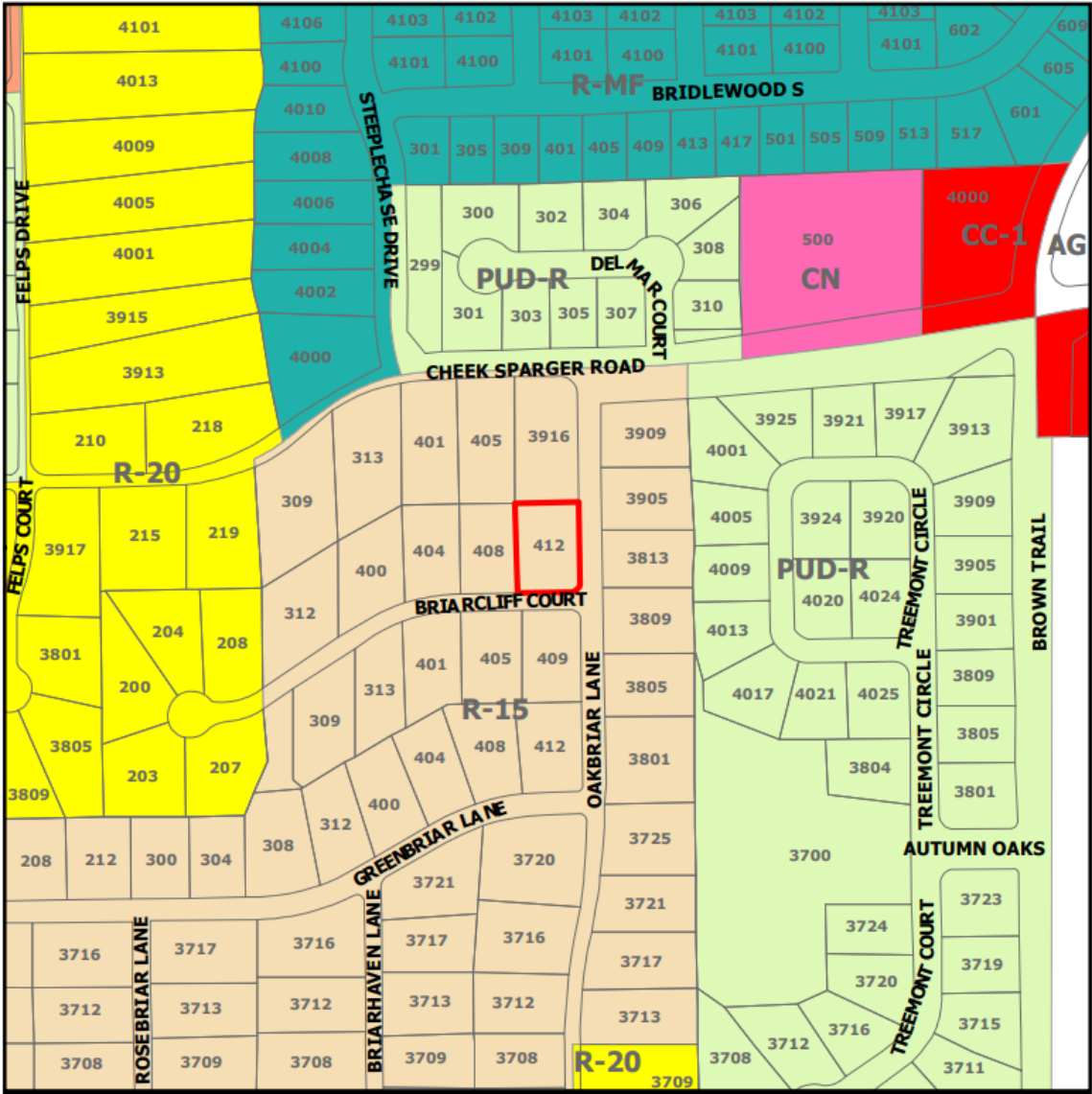
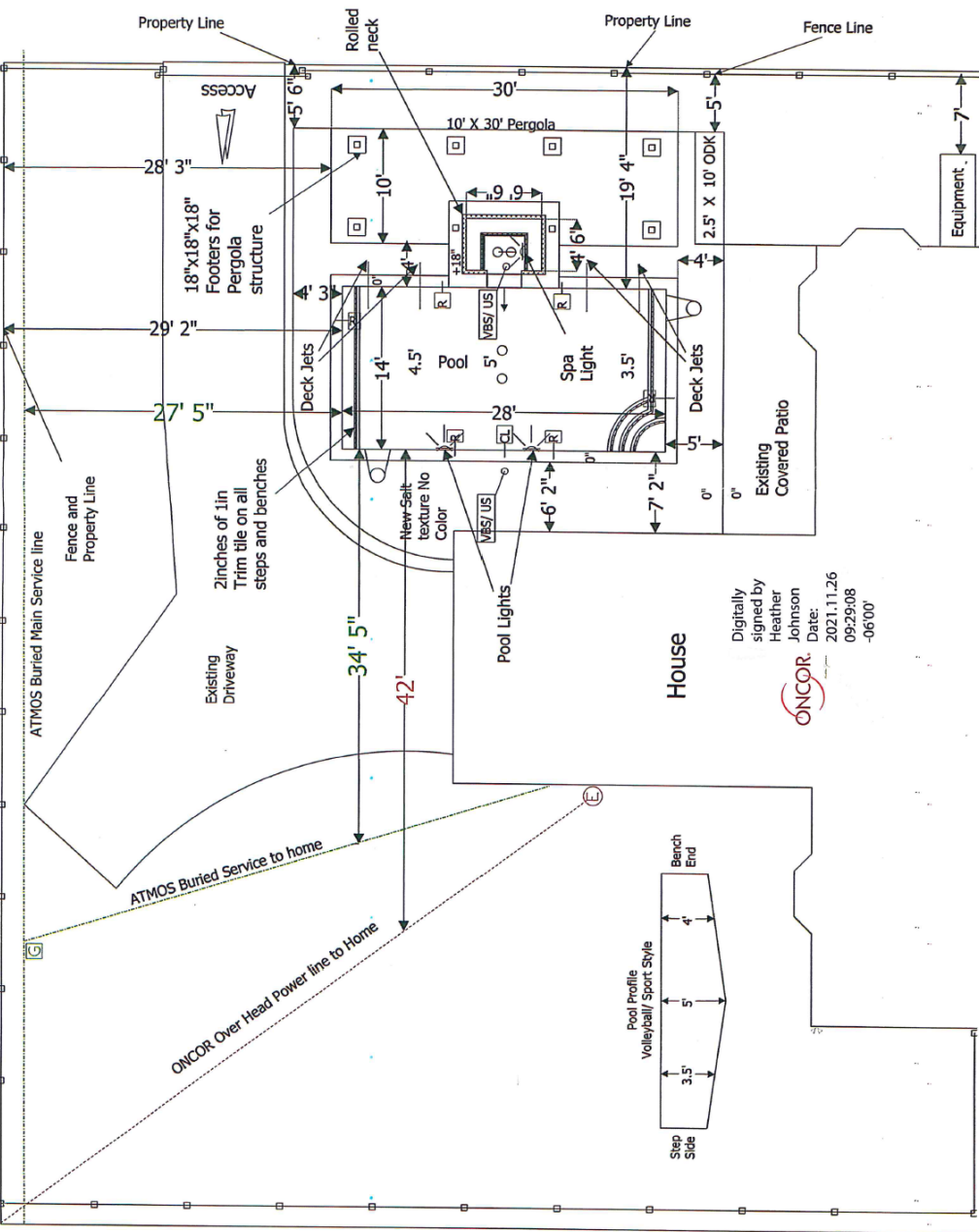


Exhibit "B" – Site Plan



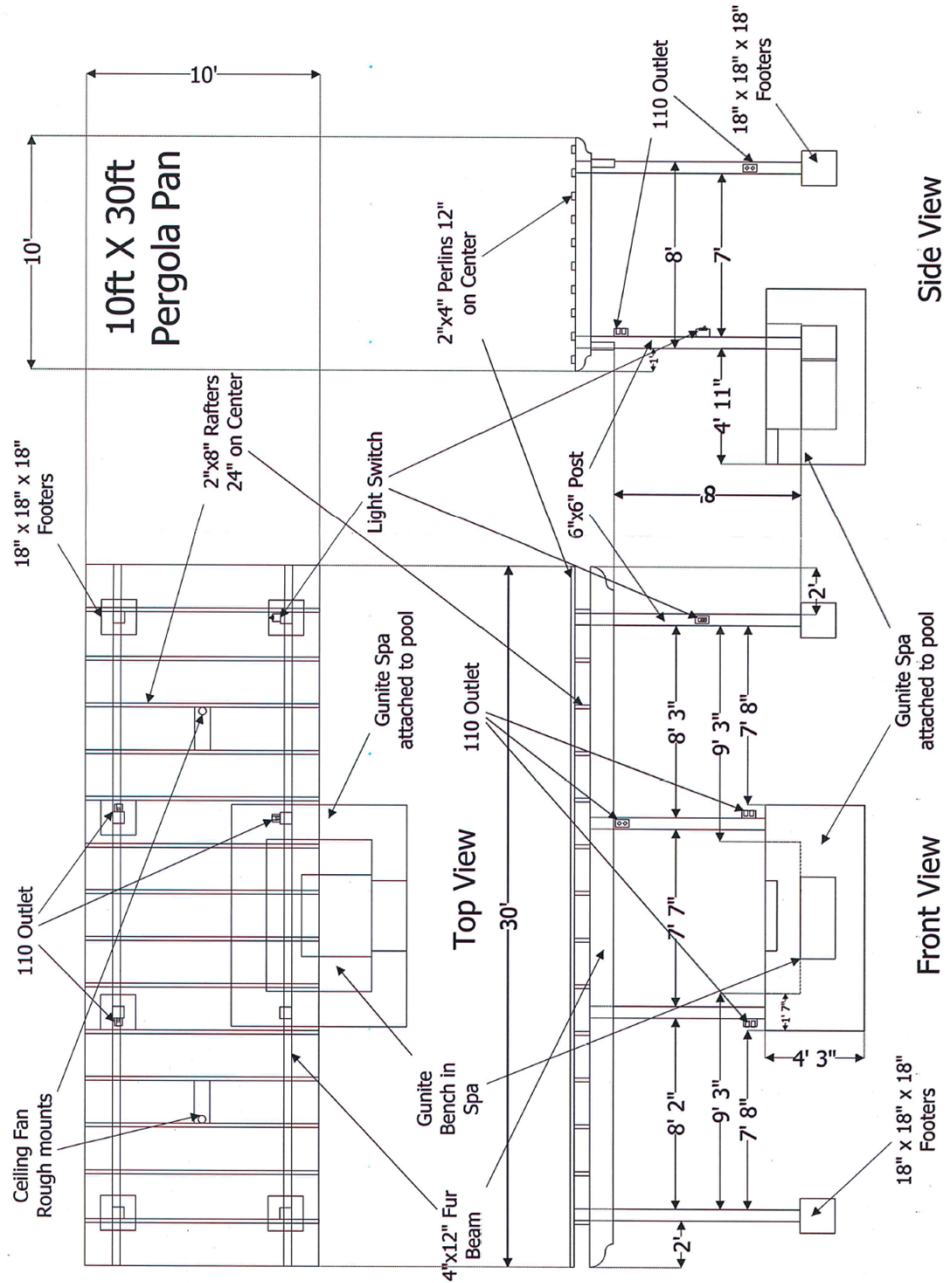
Designer: Mitch Chapman	Customer Name: Shelly Horton
Address: 669 Airport Fwy	Address: 412 Birchcliff
City: Hurst	City: Colleyville
State/Zip: Texas	State/Zip: Texas
Phone: (817)948-9257	Phone: (817)845-3537
Email: mitch@drcustompool.com	Email: Shellyhorton@gmail.com
Alternate Contact:	Alternate Contact:
License #:	Job #:

Length: 28ft	Width: 14ft
Depth: 3.5ft - 5ft - 4ft	Perimeter: Pool 84ft Spa 26 ft
Square Footage: Pool=392 Spa=42	Capacity: 1436 Gallons Total
Material: See Material Selections Page	Water Features: 4 Deck Jet with
Feature Pump (ALERT)	Pool Client has their



Designer: Mitch Chapman	Customer Name: Shelly Horton
Address: 669 Airport Pkwy	Address: 412 Blaccliff
City: Hurst	City: Colleyville
State/Zip: Texas	State/Zip: Texas
Phone:	Phone:
Cell: (817)948-9257	Cell: (817)945-5537
Email: mitch@dhwscustompool.com	Email: Shelly.horton@gmail.com
Alternate Contact:	Alternate Contact:
License #: _____	Job #: _____

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





City of Colleyville City Council Agenda Briefing

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

Agenda Number 7a

Agenda Date 5/3/2022

Number Resolution R-22-4722

Type Resolution

Department Community Development

Title

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

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

Reading and Public Hearing

George Jenson, the applicant, has submitted a request for a replat for Lot 3R-1 and 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 and 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 comment 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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the replat at their April 11, 2022 meeting by a

vote of 6-0.

Financial Impact

There is no financial impact to the City.

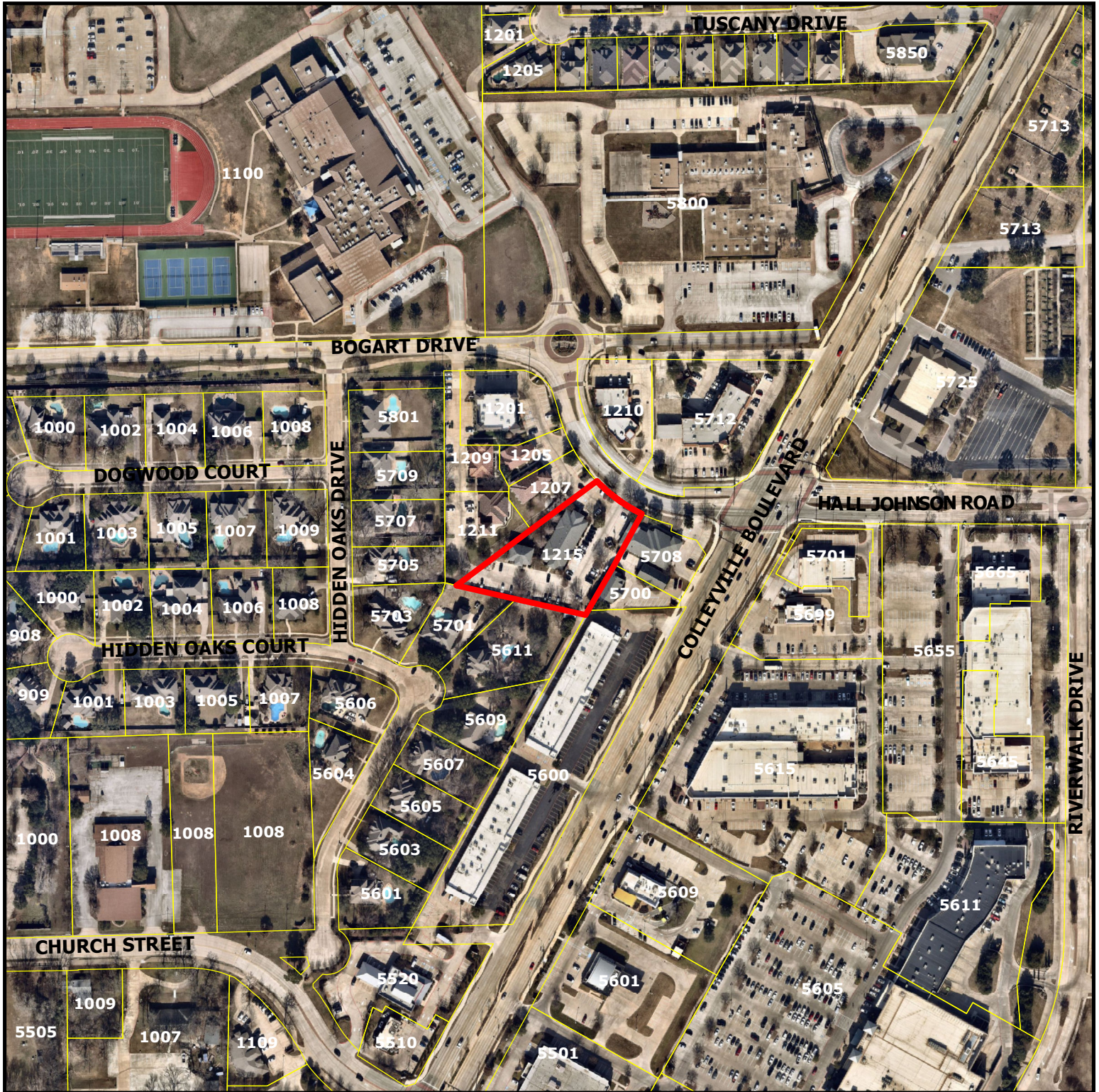
Recommendation

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. Resolution R-22-4722

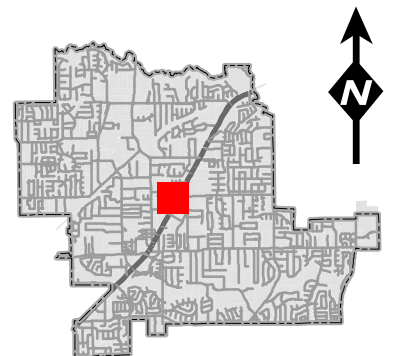
Aerial Map



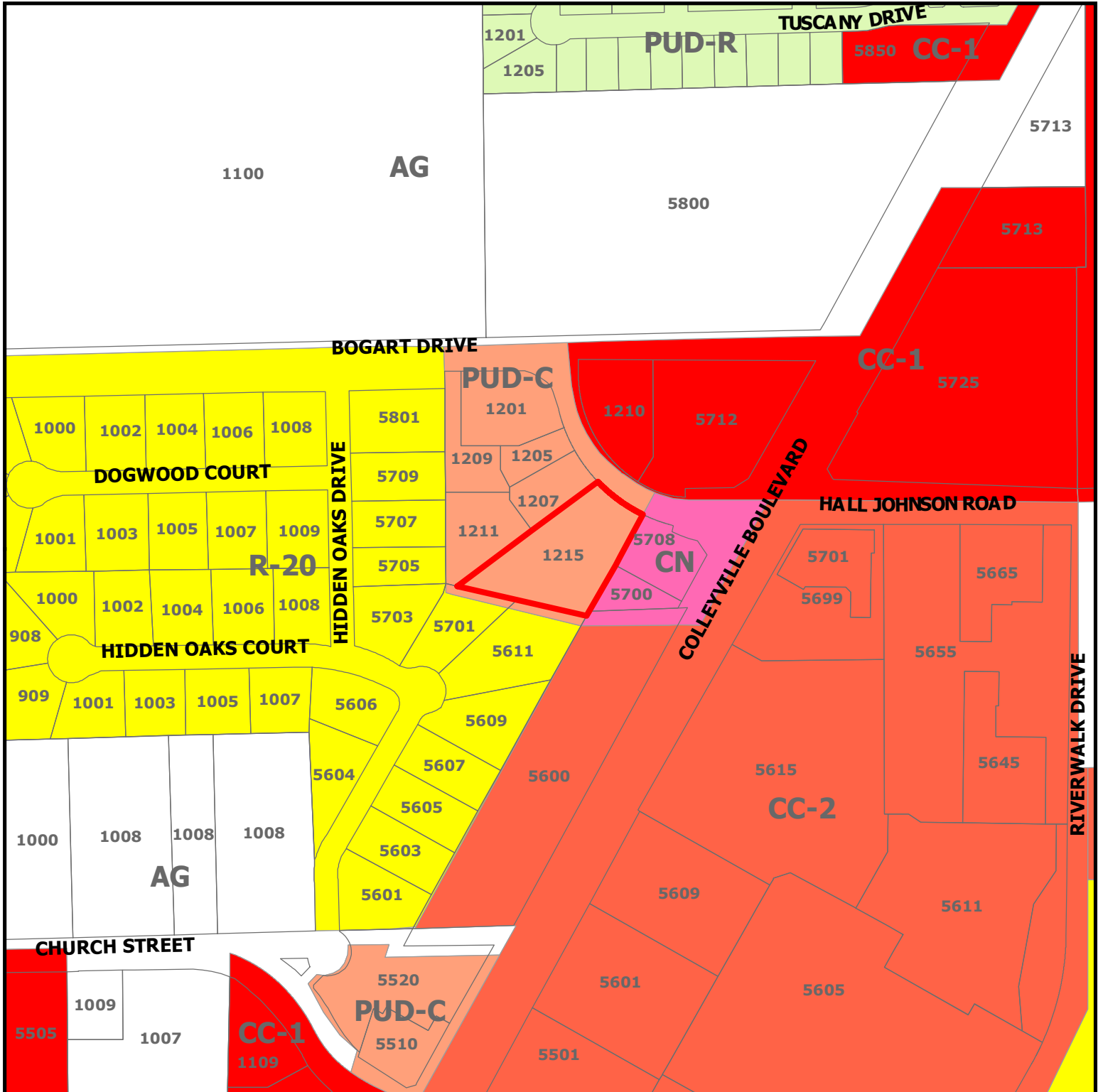
PC22-004
1215 Hall Johnson Road

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



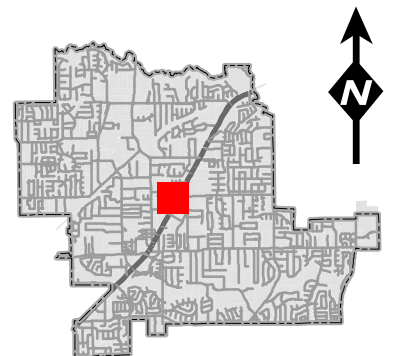
Zoning Map



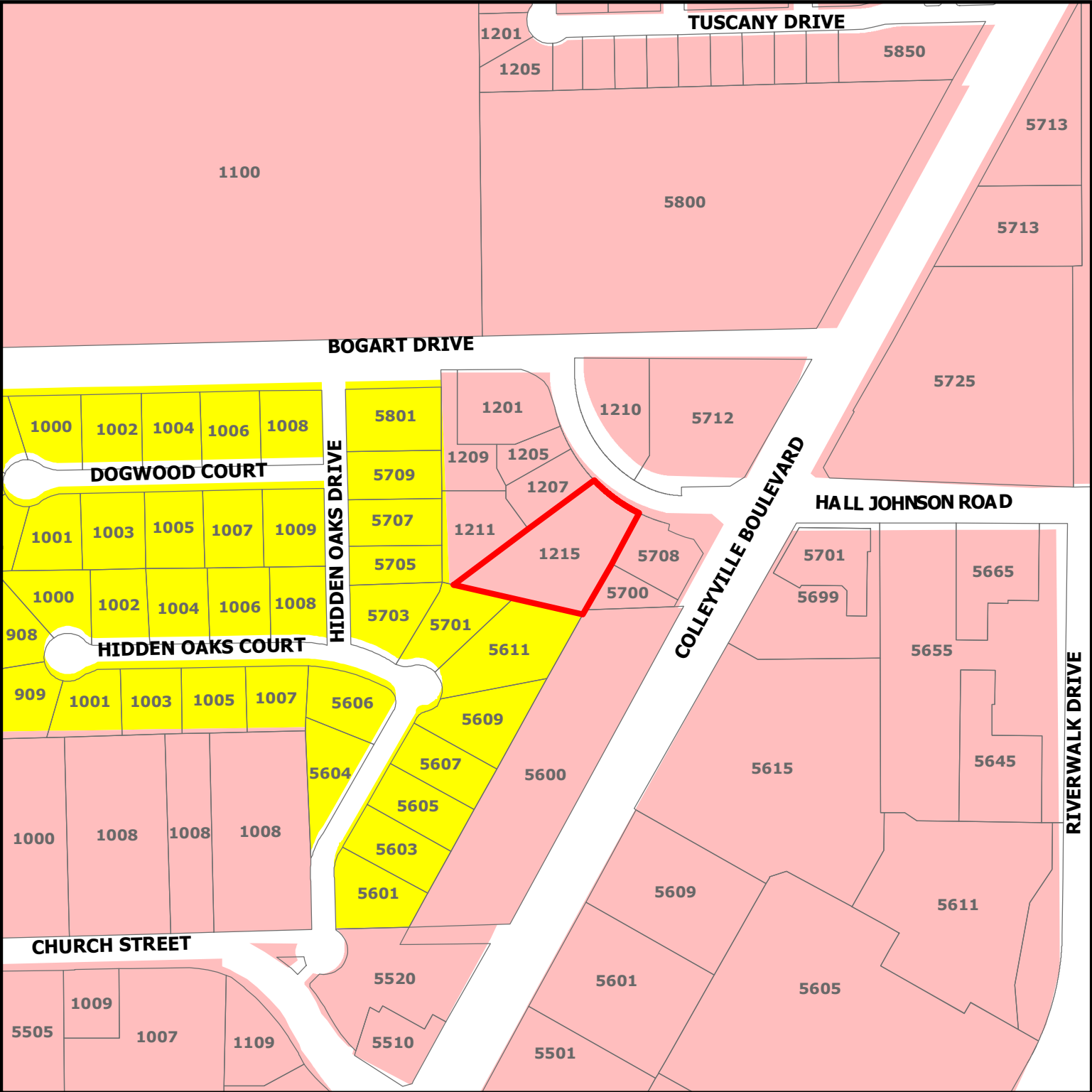
PC22-004
1215 Hall Johnson Road

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 Subject Property



Future Land Use Map

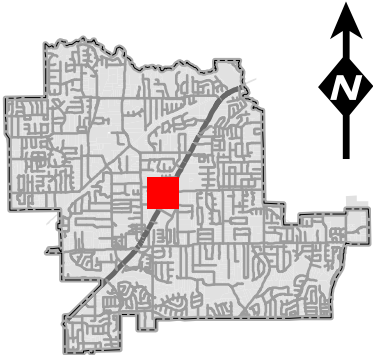


PC22-004

1215 Hall Johnson Road

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-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



March 14, 2022

To whom it may concern,

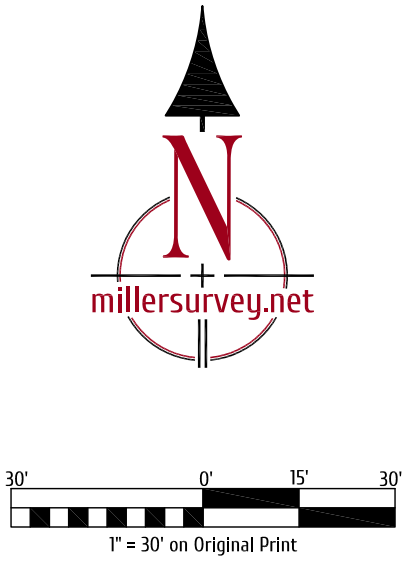
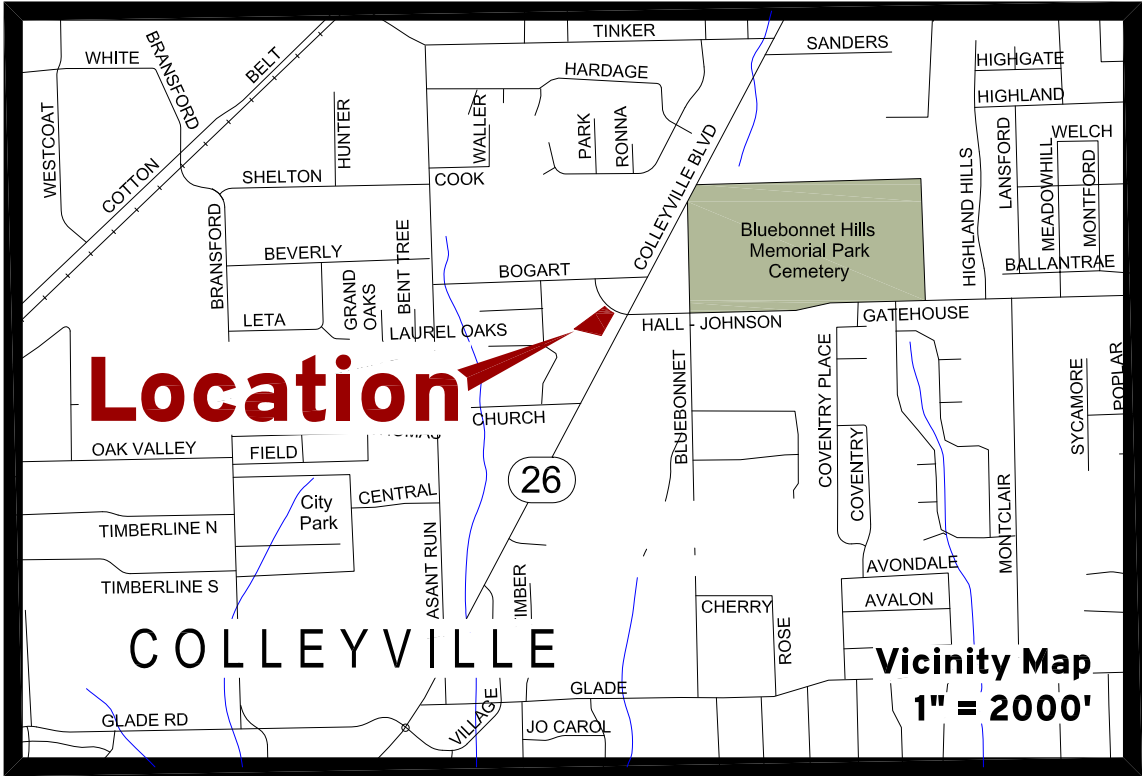
Dr. Beth Lusby is a Colleyville resident who for the past fifteen years has successfully operated her Psychology practice – Cornerstone Assessment & Guidance Center, LLC at 1215 Hall Johnson Road. During this time, she has leased her office from our family and is superb tenant. She has requested us to 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



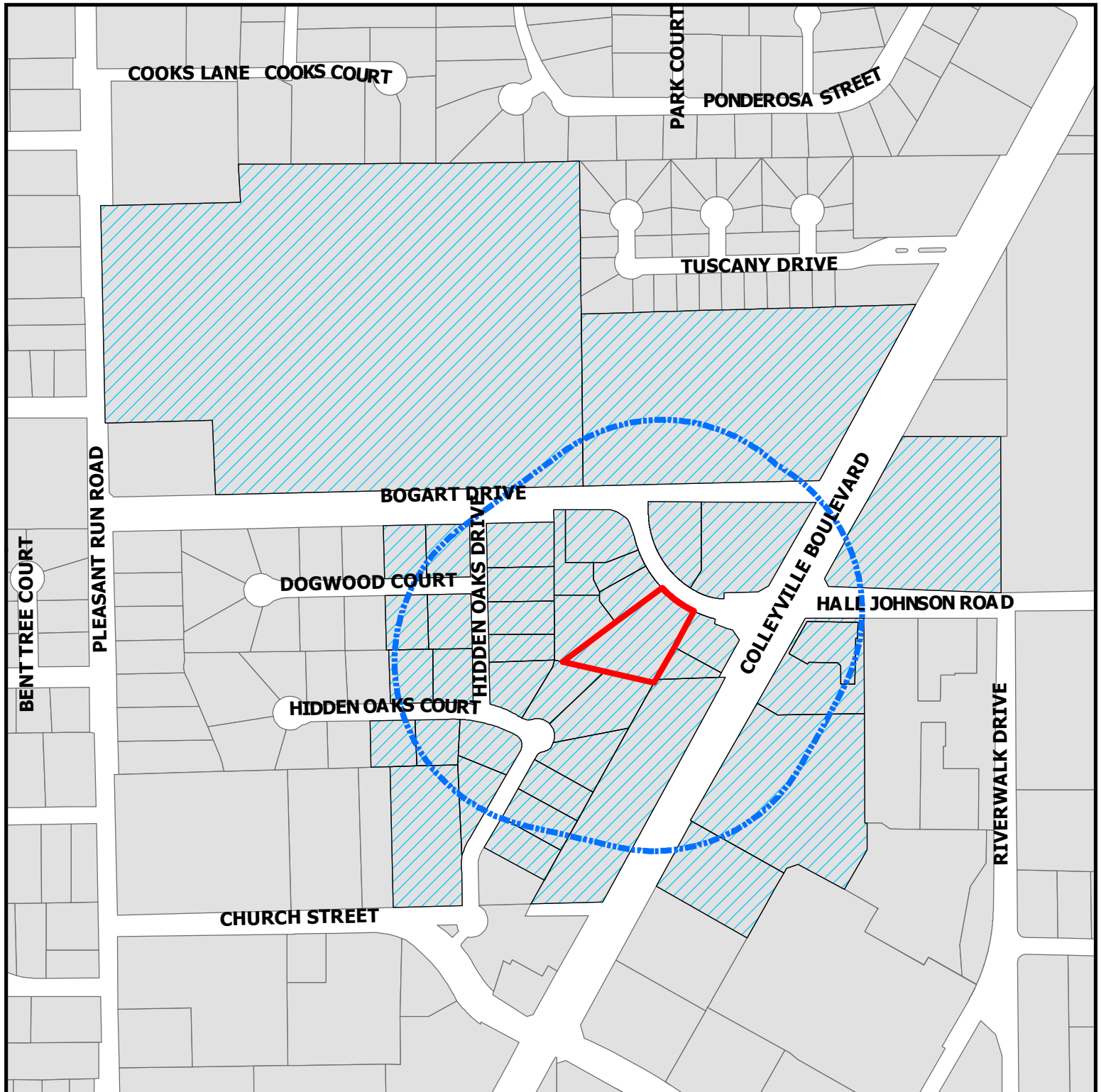
KNOW ALL MEN BY THESE PRESENTS:

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

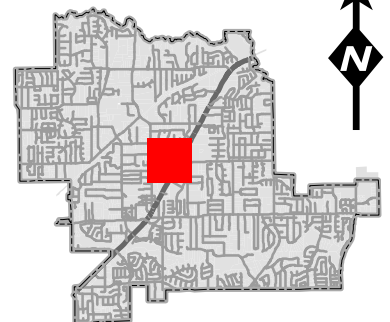
Notification Map



PC22-004
1215 Hall Johnson Road

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, 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

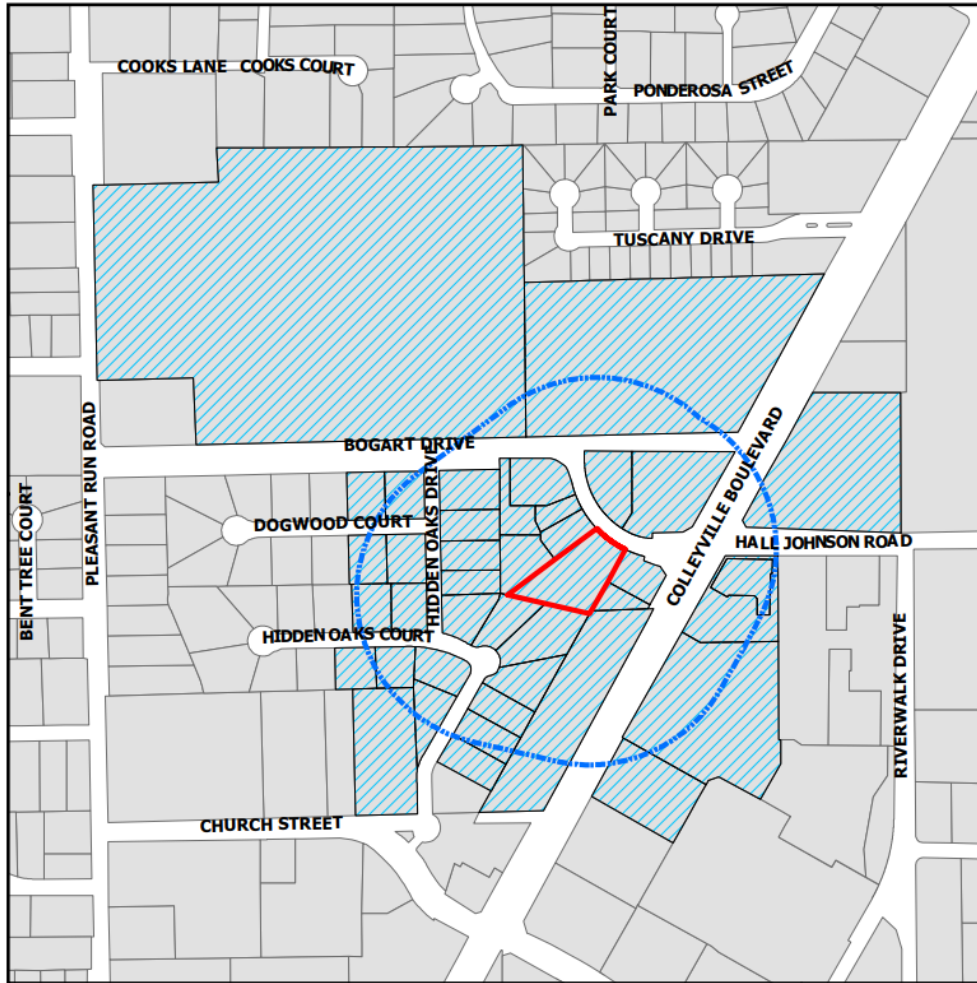
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

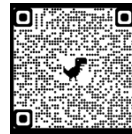
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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-22-4722

**A RESOLUTION APPROVING A REPLAT FOR LOT 3R-1 AND 3R-2,
BLOCK 2, TOWNE SQUARE ADDITION, LOCATED AT 1215 HALL-
JOHNSON ROAD**

WHEREAS, the Planning and Zoning Commission recommended approval of the replat for Lot 3R-1 and 3R-2, Block 2, Towne Square Addition, located at 1215 Hall-Johnson Road, 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 and 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 ON THIS THE 3RD DAY OF MAY 2022.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7b

Agenda Date 5/3/2022

Number Resolution R-22-4723

Type Resolution

Department Community Development

Title

Consideration of abandonment of dedicated right-of-way as a part of a replat for Lots 1, 2, 3X, and 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, located at 103 John McCain Road, 105 John McCain Road, and 7189 Cast Iron Forest Trail, Case GC22-006

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

Mike Boswell, of Toll Brothers Land Development, has submitted a request for a Right-of-Way abandonment at 103 and 105 John McCain Road and 7189 Cast Iron Forest Trail known as Lots 1 and 2, Block 1, of the Neidholt Addition, being a 15 foot right-of-way area dedicated with the plat.

Existing Conditions/Background: The subject property is currently zoned PUD-R Planned Unit Development – Residential district and is associated with Lots 1 and 2, Block 1, Neidholt Addition and Lot 2X, Block 1, 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 Neidholt plat dedicated a 15 foot right-of-way area with the intent for John McCain to continue to the west in the future.

Analysis: Presently there exists an approximate fifteen foot wide (15') public right-of-way (ROW) running diagonally across proposed Lot 1 identified in the applicant's proposed Replat – Option 2. The applicant has requested the entire ROW be abandoned so they may replat the existing lots to allow for the residential development of proposed Lot 1 (concurrently filed as PC-22-005).

Background: This ROW was dedicated to the City via a plat filed in 1978 subdividing the land immediately south of the ROW into residential lots. The purpose of the original dedication was, at least in part, to provide the necessary public access for the residential lots identified on the 1978 plat as well as the surrounding residential properties. The location of the ROW provides access to John McCain Road, which remains to this day a major collector street serving the surrounding area. It is

currently unknown what type of access or road, if any, was developed along this ROW following the 1978 dedication; however, there are presently no developed public facilities within the ROW.

Authority: The City Council is responsible for any action to abandon the ROW pursuant to state law and the City's Charter. Accordingly, the City Council may approve or deny the applicant's request; or, alternatively, the City Council may condition the approval on the applicant relocating the ROW (if feasible) to an agreed location to preserve the City's public access across the property. Any action on this item requires a simple majority vote of the City Council and would not constitute action on the applicant's concurrent replat case.

Required Action: If the City Council desires to abandon the ROW, the method for doing so would be by resolution or ordinance, which must contain a legal description of the ROW to be abandoned and be filed in the real property records for Tarrant County. The applicant's final plat will be required to reference the filed resolution or ordinance abandoning the ROW. Conversely, action to deny applicant's request will result in the ROW remaining on the property.

Plat Status: The property is a platted as Lots 1 and 2, Block 1, of the Neidholt Addition and Lot 2X, Block 1, of the Old Grove Addition. The Neidholt plat dedicated a 15 foot right-of-way area.

DRC Review: The DRC reviewed the request during their March 22, 2022 meeting and determined the application was complete and may be scheduled for the City Council meeting associated with the replat.

Drainage: NA

Surrounding Development: The properties to the north, south, and west are zoned PUD-R and developed with single family residences. The property to the east is zoned R-30 and is improved with a single family residence.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, designates the subject property for residential use.

Staff Recommendation: Staff is neutral on this request.

Financial Impact

There is no financial impact to the City.

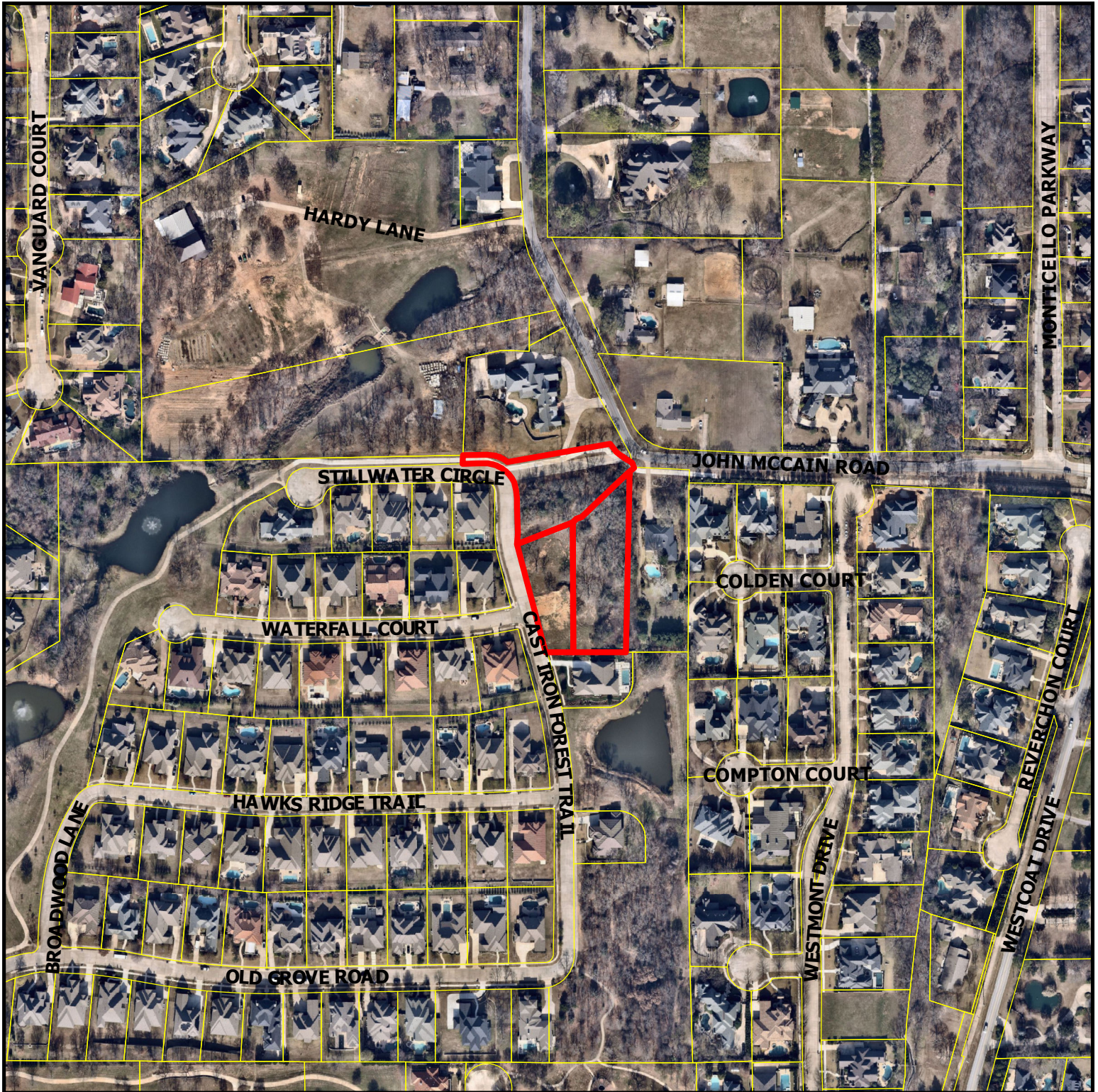
Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Neidholt Addition
5. Old Grove FINAL PLAT
6. Replat
7. Resolution R-22-4723

Aerial Map



PC22-005

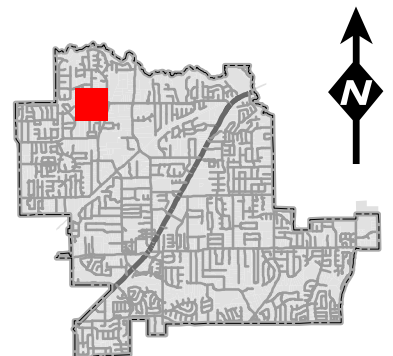
103 John McCain Road

DISCLAIMER:

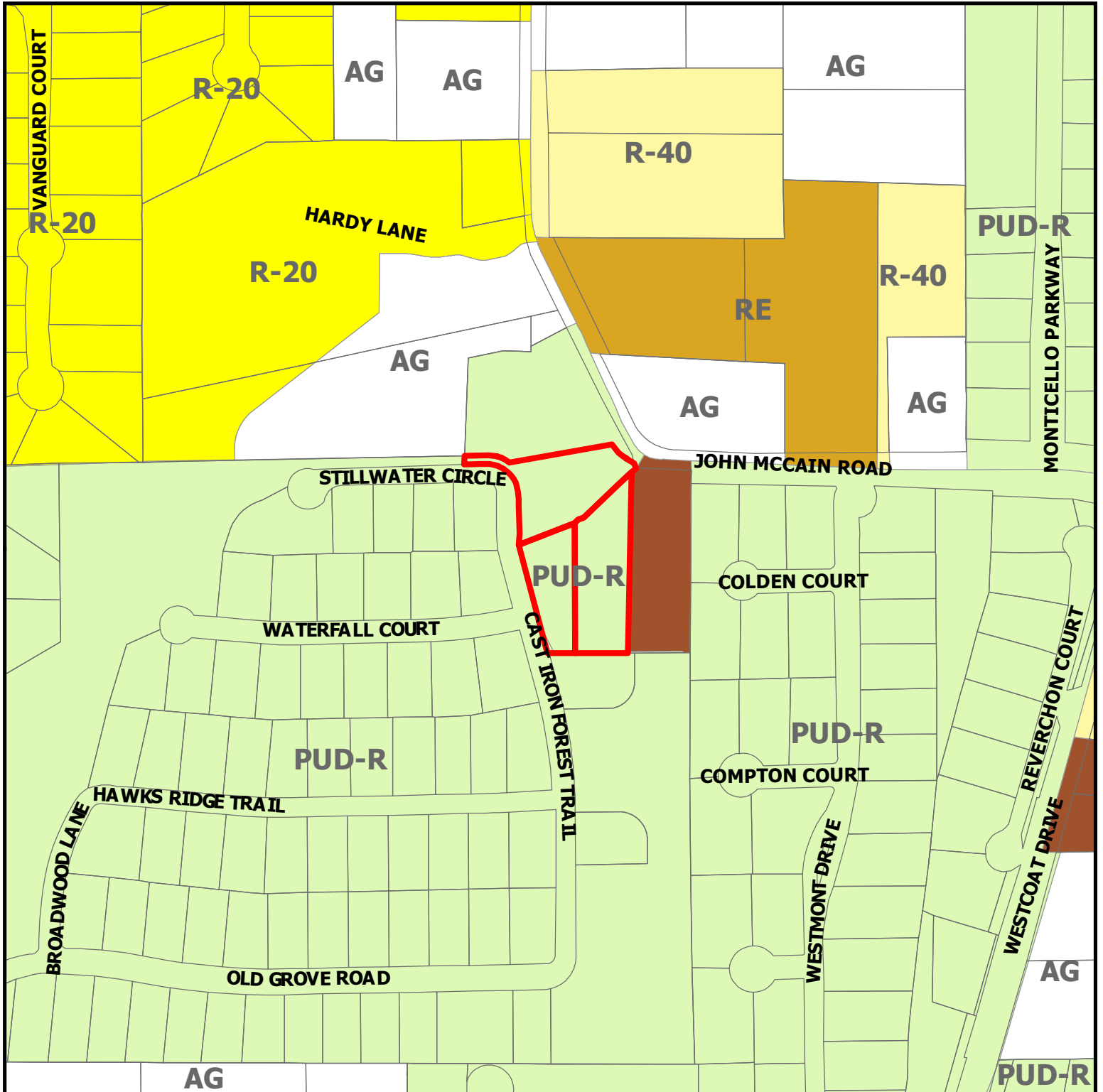
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



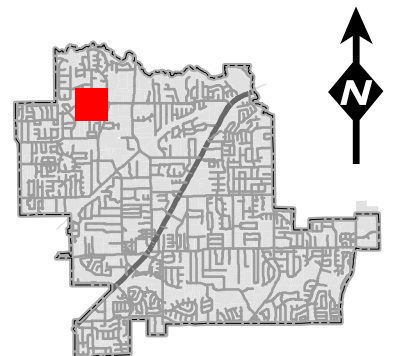
Zoning Map



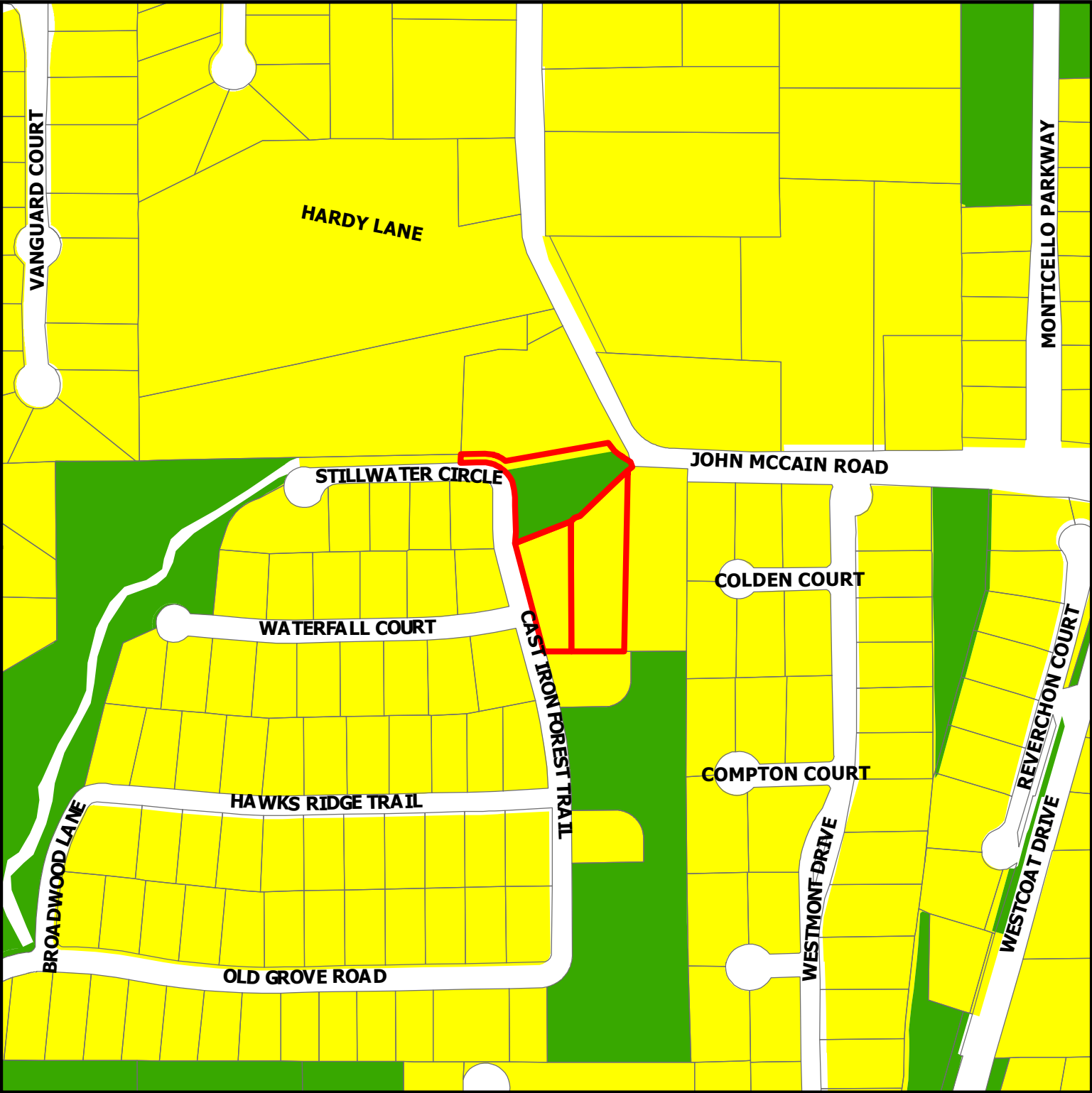
PC22-005
103 John McCain Road

DISCLAIMER:
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 Subject Property



Future Land Use Map

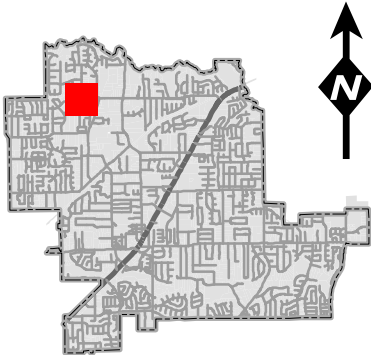


PC22-005

103 John McCain Road

DISCLAIMER:
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-  Subject Property
-  Residential
-  Open Space; Parks



STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TARRANT:
That I, LARRY NEIDHOLT, being the owner of the following described property to wit:

ALL that certain tract or parcel of land out of the D. J. Beddo Survey, A-232, Colleyville, Tarrant County, Texas and being described by notes and bounds as follows:

BEGINNING at a steel rod in the Northwestern right of way line of County Road 23006 (McCain Road), by deed call 121.68 feet West and 38.33 feet South 37 degrees 14 minutes East of the Northwest corner of the H. P. Williams Survey;

THENCE South 63 degrees 58 minutes 48 seconds East along the Southerly right of way line of said McCain Road 106.49 feet to a steel rod;

THENCE South 0 degrees 44 minutes 20 seconds West with fence line, 407.49 feet to a steel rod;

THENCE North 89 degrees 24 minutes 20 seconds West with fence line 299.56 feet to a steel rod;

THENCE North 14 degrees 35 minutes 25 seconds West with fence line, 248.22 feet to a steel rod;

THENCE North 62 degrees 01 minute 10 seconds East 132.1 feet to a steel rod;

THENCE North 51 degrees 30 minutes 50 seconds East 182.5 feet to the place of beginning and containing 2.73 acres of land.

and hereby adopt the attached plat as my plan to subdivide the same to be known as LOTS 1, 2, & 3, BLOCK 1, NEIDHOLT ADDITION, City of Colleyville, Tarrant County, Texas, and the street dedications, easements and building lines are to be as shown on attached plat.

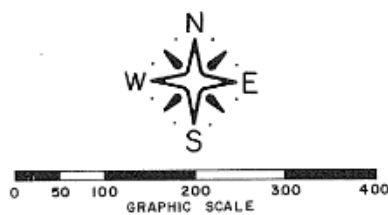
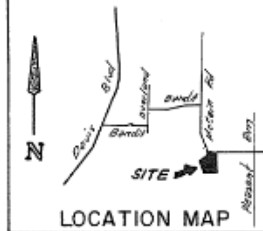
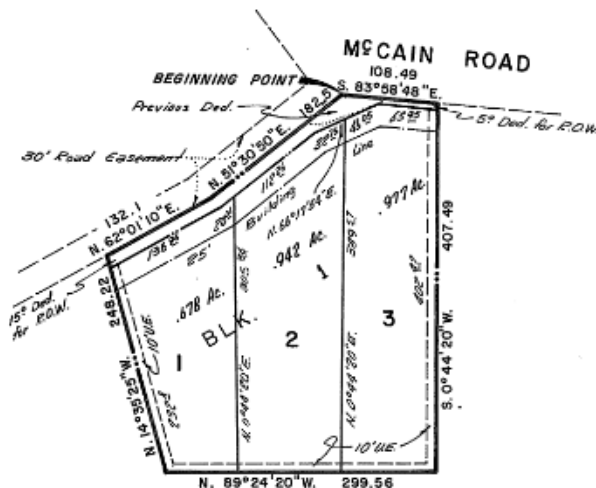
Larry Neidholt
LARRY NEIDHOLT

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 LARRY NEIDHOLT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and Seal of Office this the 25th day of September, 1978.

David C. Moak
Notary Public in and for TARRANT COUNTY, TEXAS



Plat Showing
NEIDHOLT ADDITION
Colleyville,
TARRANT COUNTY, TEXAS.
(Being Part of the D.J. BEDDO Survey,
Abst. 232)

OWNER-
LARRY R. NEIDHOLT
500 E. REDBUD
HURST, TEXAS
282-2805

APPROVED BY THE PLANNING AND
ZONING COMMISSION FOR THE CITY
OF COLLEYVILLE, TEXAS.
Michael D. Schmitz
CHAIRMAN
SECRETARY
DATE Sept. 23, 1978

Note:
Occupancy of any tract is prohibited until a septic tank with a capacity of not less than 1,000 gallons and with a drain field of not less than 140 feet per bedroom, or lesser length as authorized prior to recording of this plat, has been installed on such tract and has been inspected and approved by the health officer having jurisdiction.

Note:
Occupancy of any tract is prohibited until water, satisfactory for human consumption is available from a source on the land, a community source, or a public utility source in an adequate and sufficient supply for family use and operation of a septic tank and system approved by health officer having jurisdiction.

I DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND STEEL RODS ARE LOCATED ON ALL PROPERTY CORNERS.

David C. Moak
DAVID C. MOAK

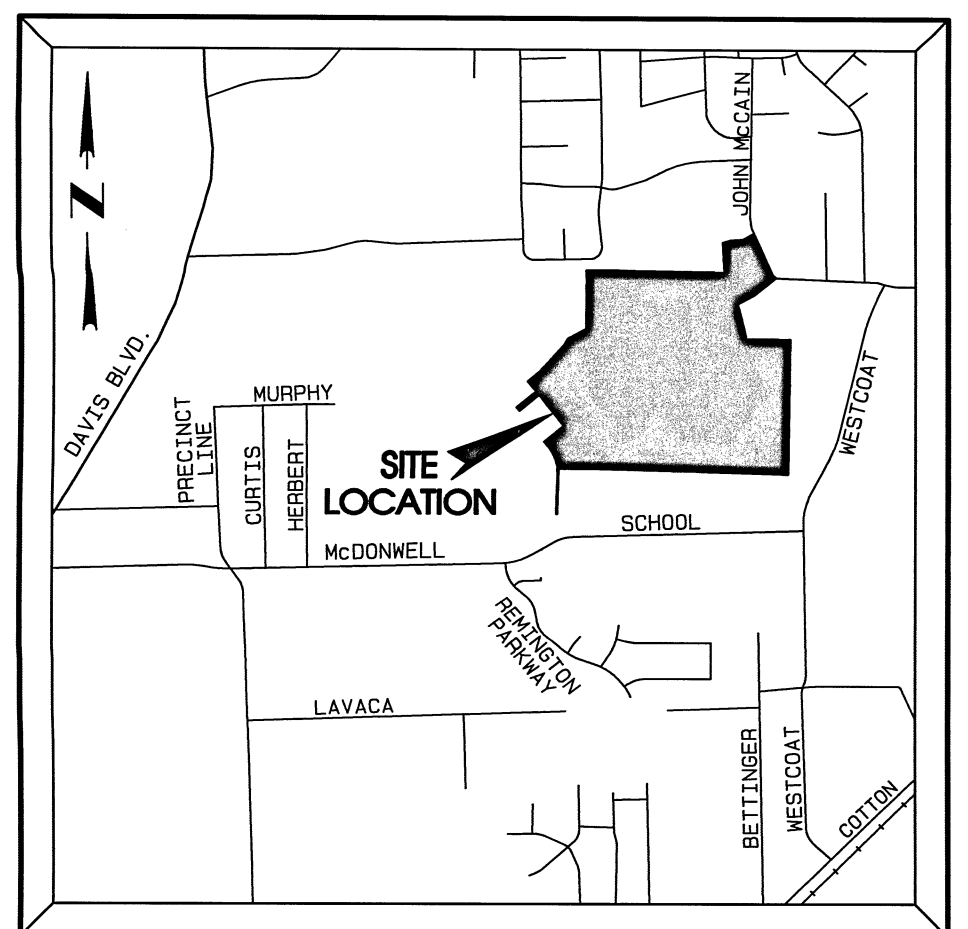
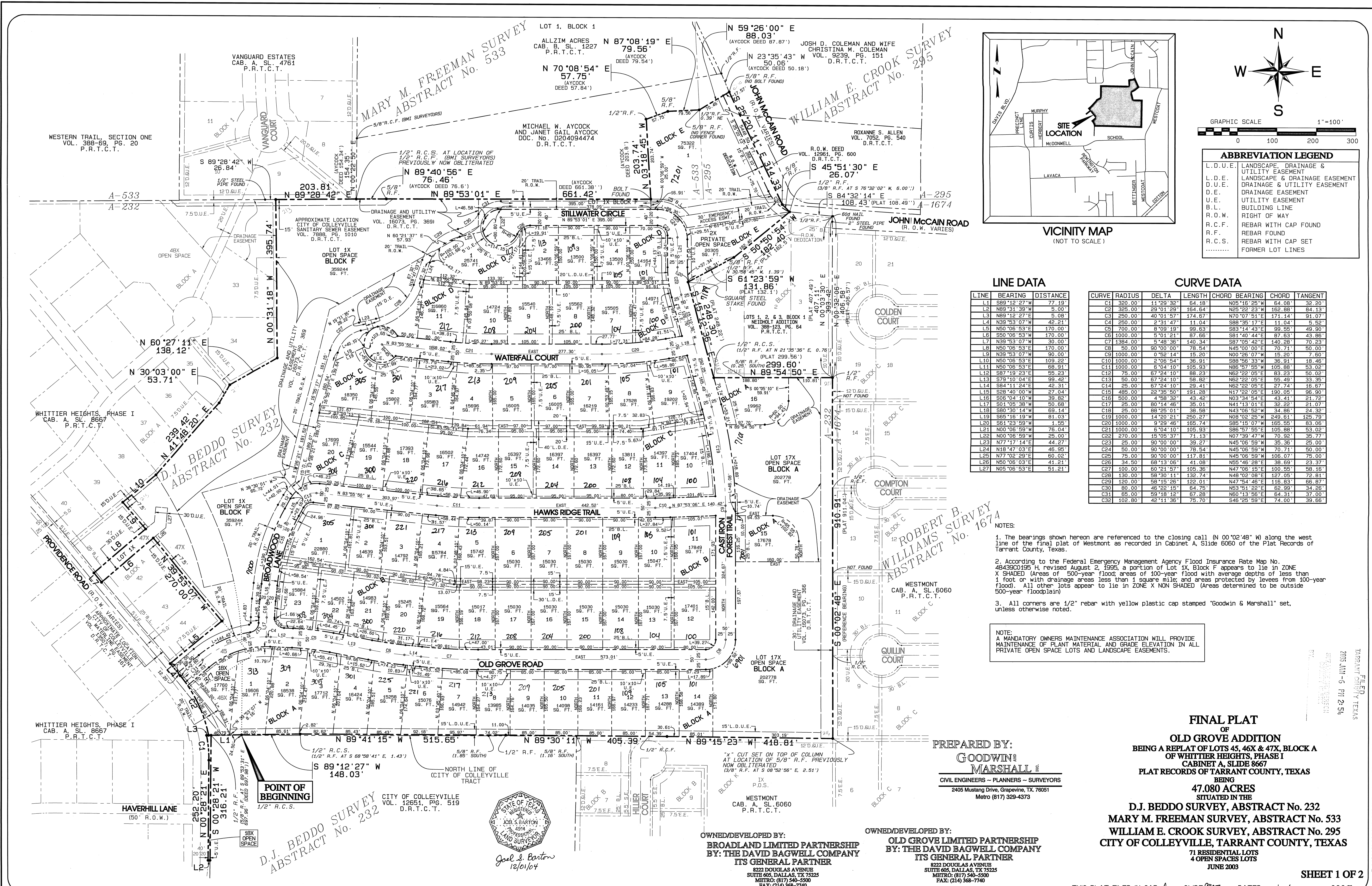
R.P.S. 156

SCALE 1"=100'
LEGEND
● FOUND STEEL ROD
○ SET STEEL ROD
◇ FOUND PIPE
□ FOUND BOIS D'ARC STAKE
— POWER OR TELEPHONE LINE
— FENCE



David C. Moak
REGISTERED PUBLIC SURVEYOR
P. O. BOX 1034 282-2805
HURST, TEXAS
Date 9-25-78 78-981

NEIDHOLT ADDN.



GRAPHIC SCALE 1"=100'

0 100 200 300

ABBREVIATION LEGEND

L.D.U.E.	LANDSCAPE, DRAINAGE & UTILITY EASEMENT
L.D.E.	LANDSCAPE & DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
R.O.W.	RIGHT OF WAY
R.C.F.	REBAR WITH CAP FOUND
R.F.	REBAR FOUND
R.C.S.	REBAR WITH CAP SET
.....	FORMER LOT LINES

LINE DATA

LINE	BEARING	DISTANCE
L1	S89°12'27"W	77.49'
L2	N89°31'39"W	5.00'
L3	N89°12'27"E	5.00'
L4	N39°53'07"W	42.21'
L5	N50°08'53"E	170.00'
L6	S50°08'53"W	170.00'
L7	N39°53'07"E	30.00'
L8	N50°08'53"E	170.00'
L9	N39°53'07"W	90.00'
L10	N50°08'53"E	109.22'
L11	N50°08'53"E	68.31'
L12	S87°19'23"E	55.23'
L13	S79°10'04"E	99.42'
L14	S84°11'24"E	42.31'
L15	S28°40'00"W	27.04'
L16	S06°04'10"W	39.82'
L17	S01°05'38"W	50.68'
L18	S80°30'14"W	69.14'
L19	S65°16'19"W	81.03'
L20	S61°23'59"W	1.55'
L21	N00°08'59"W	76.04'
L22	N00°08'59"W	25.00'
L23	N77°17'14"E	44.27'
L24	N18°47'03"E	46.95'
L25	N77°02'29"E	60.02'
L26	N50°08'03"E	41.21'
L27	N05°06'53"E	51.21'

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT
C1	320.00'	11°29'32"	64.18'	N05°16'25"W	64.08'	32.20'
C2	325.00'	29°01'29"	164.64'	N85°22'23"W	162.88'	84.13'
C3	250.00'	40°01'57"	174.67'	N70°07'51"E	171.14'	91.07'
C4	250.00'	2°31'47"	11.04'	S88°36'17"E	11.04'	5.62'
C5	700.00'	8°09'19"	99.63'	S83°14'43"E	99.55'	49.90'
C6	1000.00'	5°01'21"	87.66'	S81°40'44"E	87.63'	43.86'
C7	1384.00'	5°48'36"	140.34'	S87°05'42"E	140.28'	70.23'
C8	50.00'	90°00'00"	78.54'	N45°00'00"E	70.71'	50.00'
C9	1000.00'	0°52'14"	15.20'	N00°26'07"W	15.20'	7.60'
C10	1000.00'	0°06'54"	36.91'	S89°56'33"W	36.91'	18.46'
C11	1000.00'	6°04'10"	105.93'	N85°57'55"E	105.88'	53.02'
C12	75.00'	67°24'10"	88.23'	N62°22'05"E	83.23'	50.02'
C13	50.00'	67°24'10"	58.82'	N62°22'05"E	55.49'	33.35'
C14	25.00'	67°24'10"	29.41'	N62°22'05"E	27.74'	16.67'
C15	485.00'	22°35'50"	191.28'	N17°22'05"E	190.05'	96.90'
C16	500.00'	4°58'32"	43.42'	N03°34'54"E	43.41'	21.72'
C17	25.00'	80°14'46"	35.01'	N41°13'01"E	32.22'	21.07'
C18	25.00'	88°25'01"	38.58'	N43°06'52"W	34.86'	24.32'
C19	1000.00'	14°20'21"	250.27'	N08°02'25"W	249.61'	125.79'
C20	1000.00'	9°29'46"	165.74'	S85°15'07"W	165.55'	83.06'
C21	1000.00'	6°04'10"	105.93'	S85°57'55"E	105.88'	53.02'
C22	270.00'	15°05'37"	71.13'	N07°39'47"W	70.92'	35.77'
C23	25.00'	90°00'00"	39.27'	N45°06'59"W	35.36'	25.00'
C24	50.00'	90°00'00"	78.54'	N45°06'59"W	70.71'	50.00'
C25	75.00'	90°00'00"	117.81'	N45°06'59"W	105.07'	75.00'
C26	34.50'	68°13'06"	41.08'	N55°46'28"E	38.69'	23.37'
C27	100.00'	60°21'57"	105.36'	N47°06'15"E	100.55'	58.16'
C28	130.00'	58°30'11"	132.74'	N48°02'08"E	127.05'	72.81'
C29	120.00'	58°15'26"	122.01'	N47°54'46"E	116.83'	68.67'
C30	80.00'	46°22'16"	64.75'	N53°51'22"E	62.99'	34.26'
C31	65.00'	59°18'12"	67.28'	N60°13'56"E	64.31'	37.00'
C32	102.80'	42°11'36"	75.70'	S46°25'59"E	74.00'	39.66'

NOTES:

- The bearings shown herein are referenced to the closing call (N 00°02'48" W) along the west line of the final plat of Westmont as recorded in Cabinet A, Slide 6060 of the Plat Records of Tarrant County, Texas.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48439C0195 H, revised August 2, 1995, a portion of Lot 1X, Block F appears to lie in ZONE X SHADED (Areas of 500-year flood areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 100-year flood). All other lots appear to lie in ZONE X NON SHADED (Areas determined to be outside 500-year floodplain).
- All corners are 1/2" rebar with yellow plastic cap stamped "Goodwin & Marshall" set, unless otherwise noted.

NOTE:
A MANDATORY OWNERS MAINTENANCE ASSOCIATION WILL PROVIDE MAINTENANCE OF PLANT MATERIAL AND GRADE ELEVATION IN ALL PRIVATE OPEN SPACE LOTS AND LANDSCAPE EASEMENTS.

PREPARED BY:

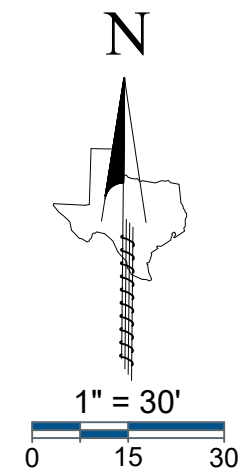
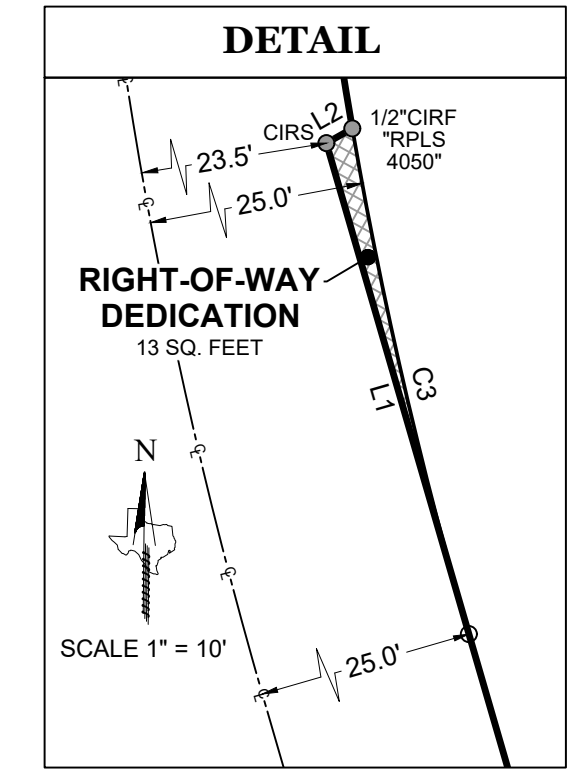
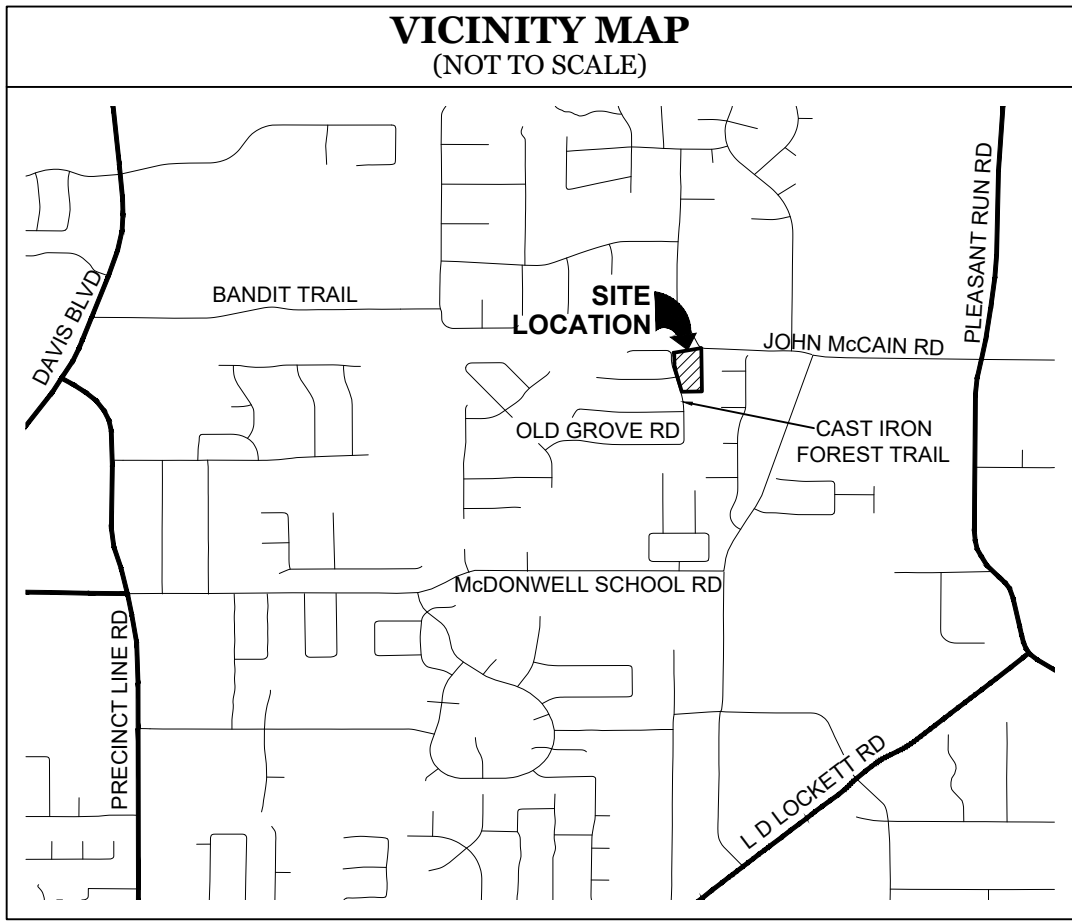
GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, TX 76061
Metro (817) 329-4373

OWNED/DEVELOPED BY:

**BROADLAND LIMITED PARTNERSHIP
BY: THE DAVID BAGWELL COMPANY
ITS GENERAL PARTNER**
8222 DOUGLAS AVENUE
SUITE 605, DALLAS, TX 75225
METRO: (817) 540-5500
FAX: (214) 368-7740

**OLD GROVE LIMITED PARTNERSHIP
BY: THE DAVID BAGWELL COMPANY
ITS GENERAL PARTNER**
8222 DOUGLAS AVENUE
SUITE 605, DALLAS, TX 75225
METRO: (817) 540-5500
FAX: (214) 368-7740

**FINAL PLAT
OF
OLD GROVE ADDITION
BEING A REPLAT OF LOTS 45, 46 & 47, BLOCK A
OF WHITTIER HEIGHTS, PHASE I
CABINET A, SLIDE 8667
PLAT RECORDS OF TARRANT COUNTY, TEXAS
BEING
47.080 ACRES
SITUATED IN THE
D.J. BEDDO SURVEY, ABSTRACT No. 232
MARY M. FREEMAN SURVEY, ABSTRACT No. 533
WILLIAM E. CROOK SURVEY, ABSTRACT No. 295
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
71 RESIDENTIAL LOTS
4 OPEN SPACE LOTS
JUNE 2003**



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 00°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

RESOLUTION R-22-4723

A RESOLUTION APPROVING ABANDONMENT OF A 15 FOOT RIGHT-OF-WAY

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

Sec. 1. THAT the abandonment of a 15 foot right-of-way on Lots 1 and 2, Block 1, of the Neidholt Addition, and associated with a replat for Lots 1, 2, 3X and 4X, Block 1, Old Grove Addition, Phase II on approximately 2.20 acres as shown and described per the attached as Exhibit "A", is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS ON THIS THE 3RD DAY OF MAY 2022.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

REPLAT
OLD GROVE ADDITION, PHASE II
 LOTS 1-3X, BLOCK 1
 2.20 ACRES





City of Colleyville City Council Agenda Briefing

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

Agenda Number 7c

Agenda Date 5/3/2022

Number Resolution R-22-4724

Type Resolution

Department Community Development

Title

Consideration of a replat for Lots 1, 2, 3X, and 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, located at 103 John McCain Road, 105 John McCain Road, and 7189 Cast Iron Forest Trail, Case PC22-005

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

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 103 and 105 John McCain Road and 7189 Cast Iron Forest Trail. The applicant proposes to combine and redevelop two lots, an old right-of-way area, and an open space lot into two single family residential lots and one or two 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 and 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 two lots and one or two open space lots.

Lot Dimensions and Setbacks: Per Ordinance 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 was originally planned for four lots. The proposals have reduced the lot number to two lots for single-family residential development.

Option 1 includes three total 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 and incorporated into proposed Lot 1.

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:

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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of both options at their April 11, 2022 meeting. Option 1 was approved by a vote of 6-0. Option 2 was approved subject to the right-of-way abandonment by a vote of 5-1.

Financial Impact

There is no financial impact to the City.

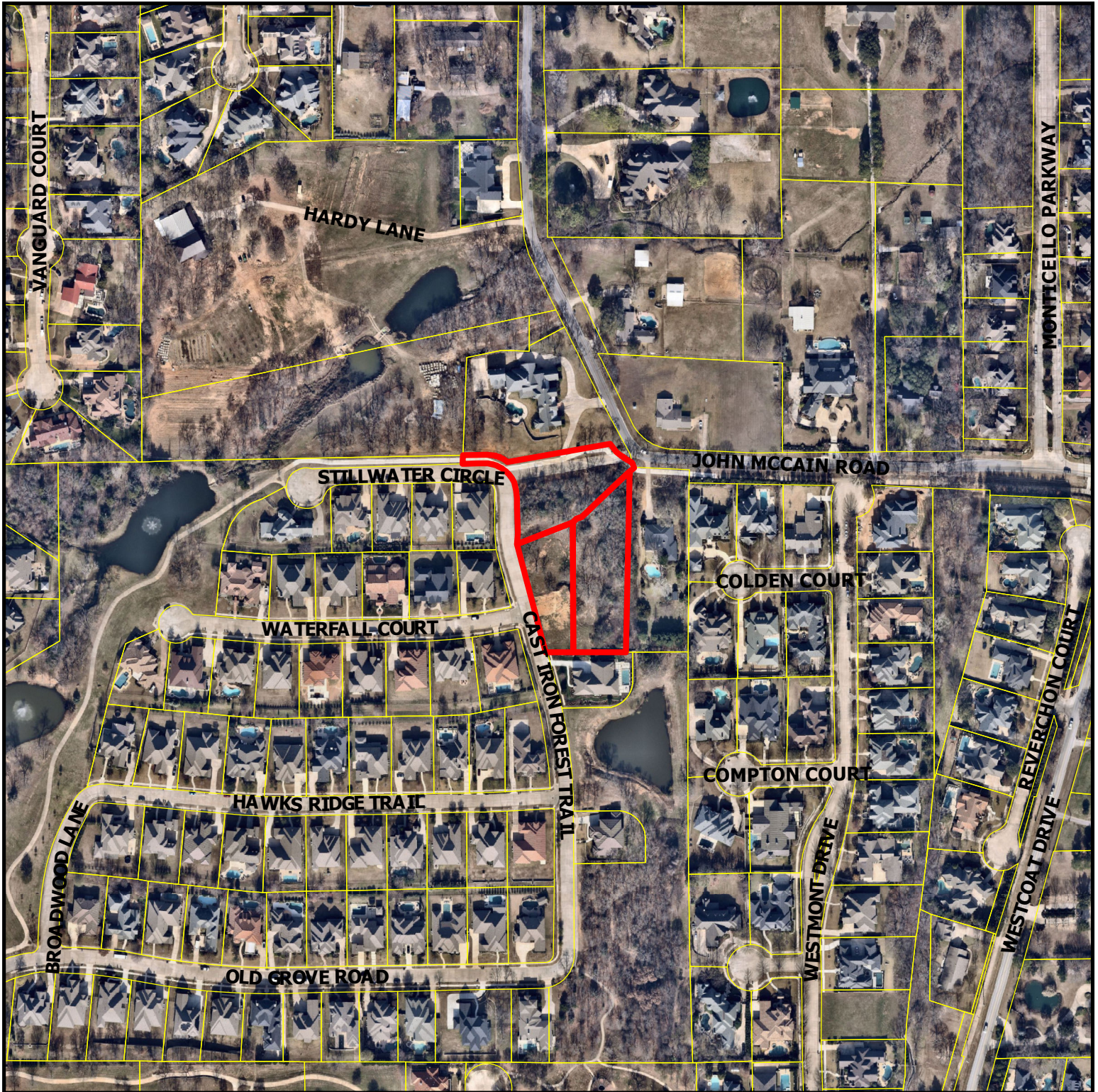
Recommendation

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. Letters of Opposition
14. Resolution R-22-4724 - Option 1
15. Resolution R-22-4724 - Option 2

Aerial Map



PC22-005

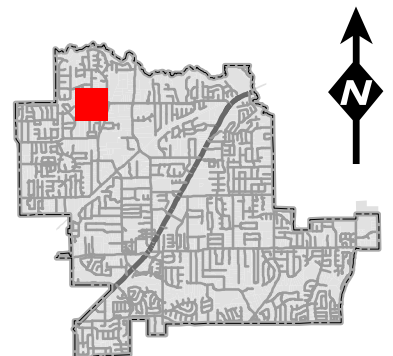
103 John McCain Road

DISCLAIMER:

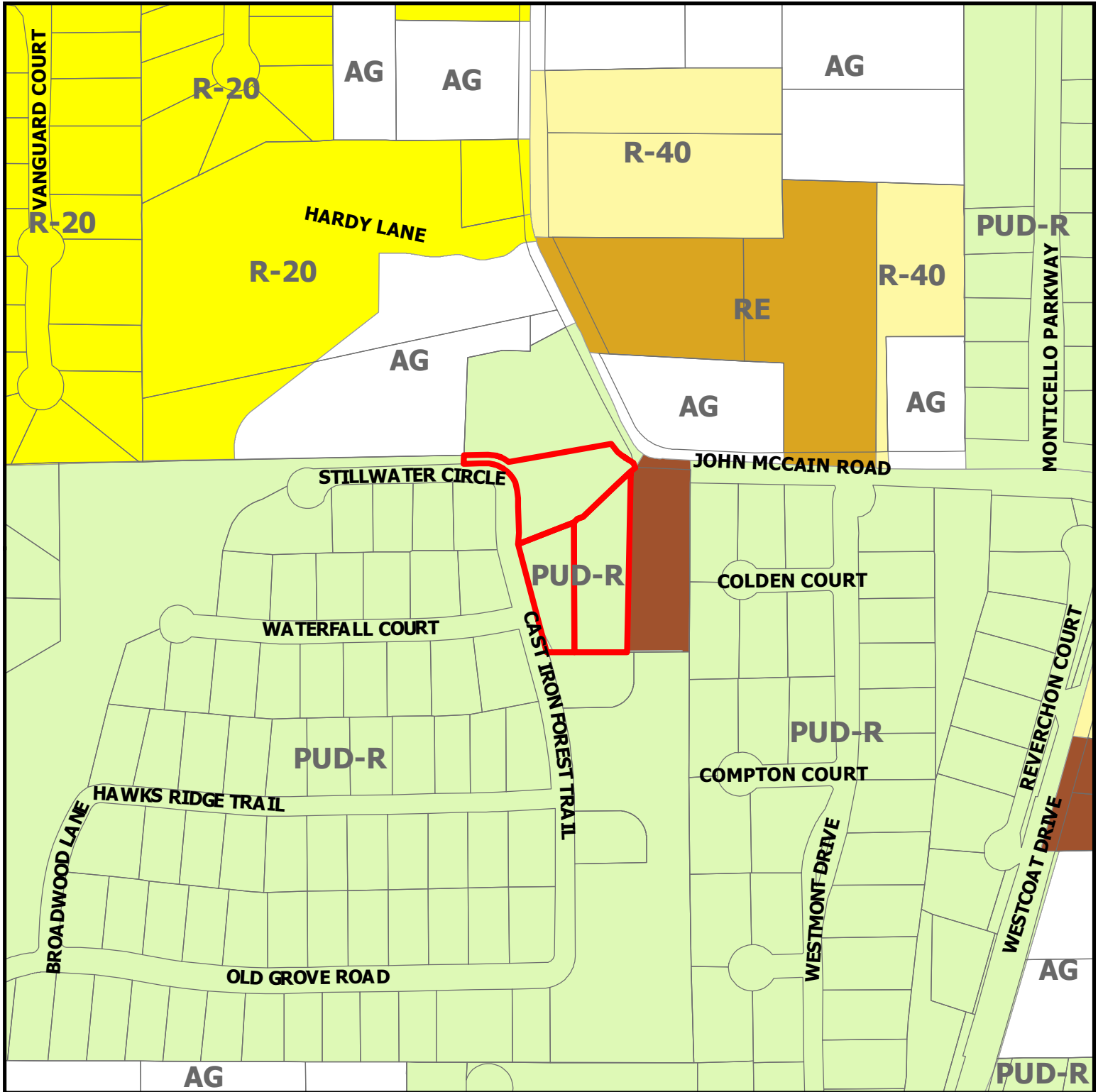
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



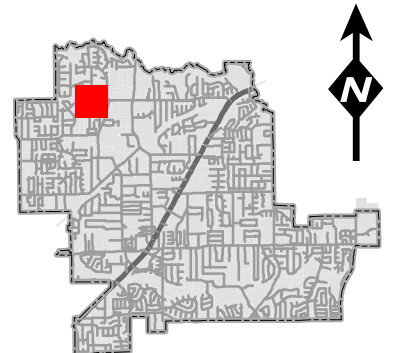
Zoning Map



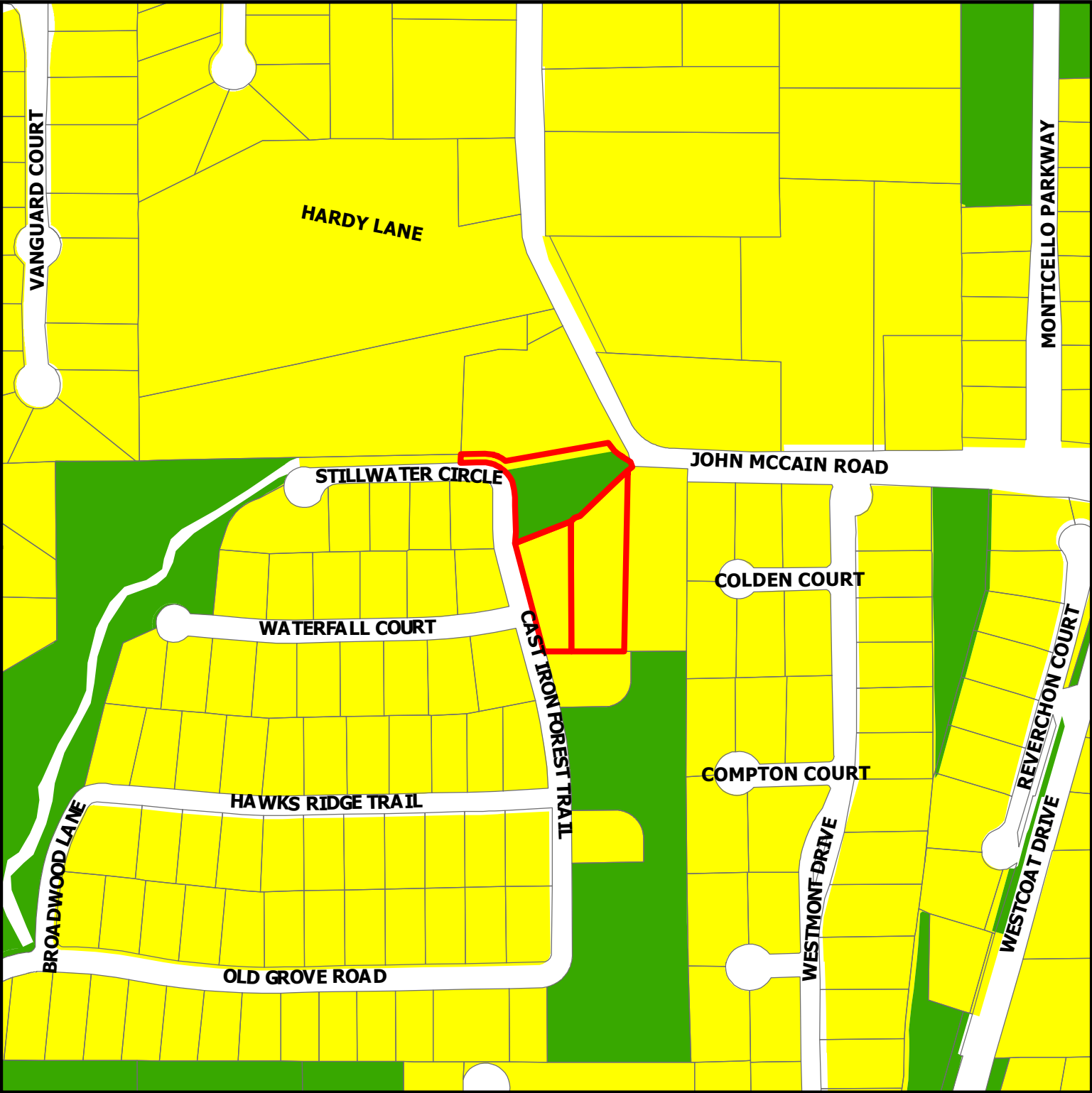
PC22-005
103 John McCain Road

DISCLAIMER:
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 Subject Property



Future Land Use Map

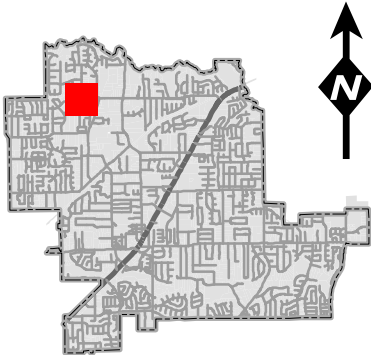


PC22-005

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

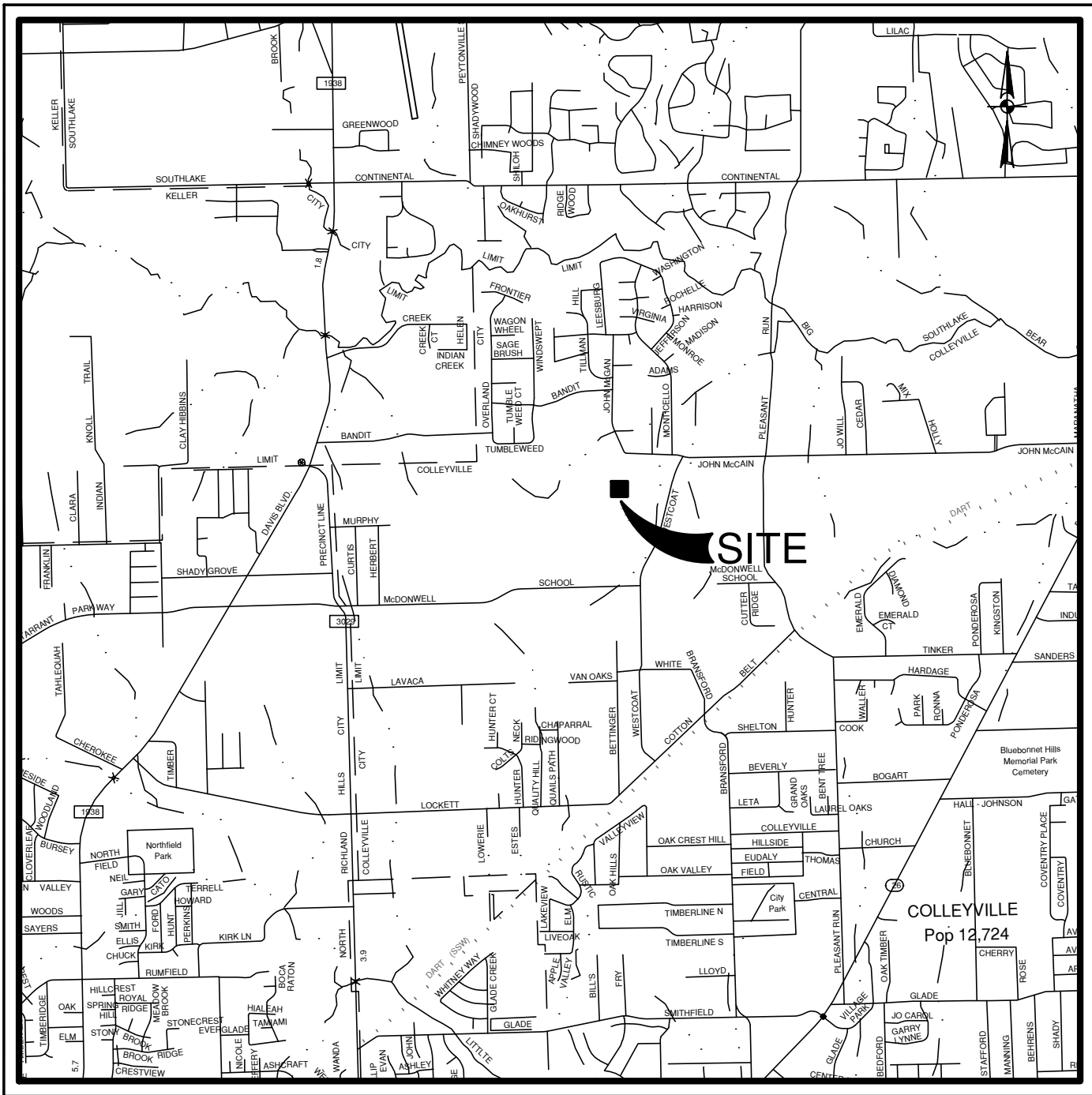


OLD GROVE - GRADING AND DRAINAGE

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



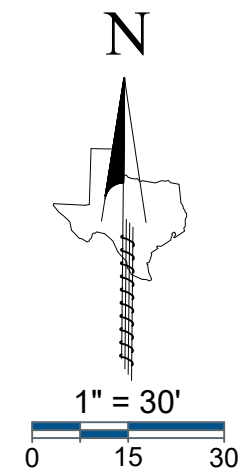
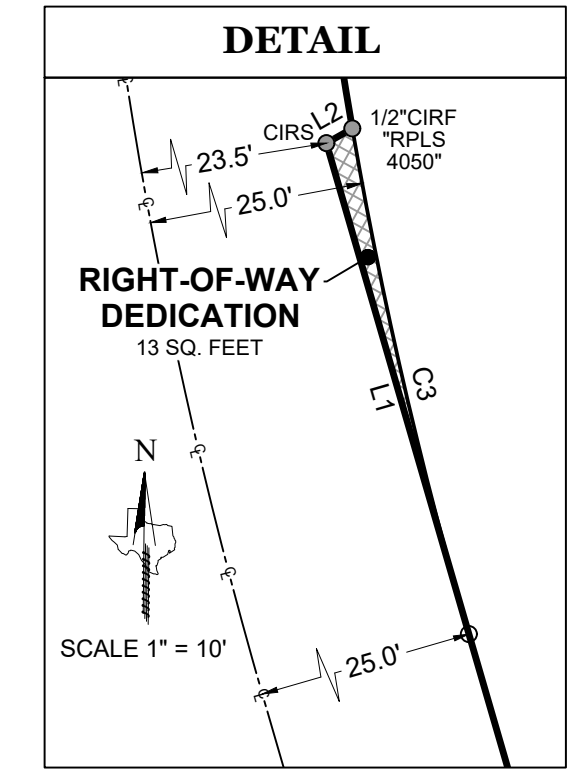
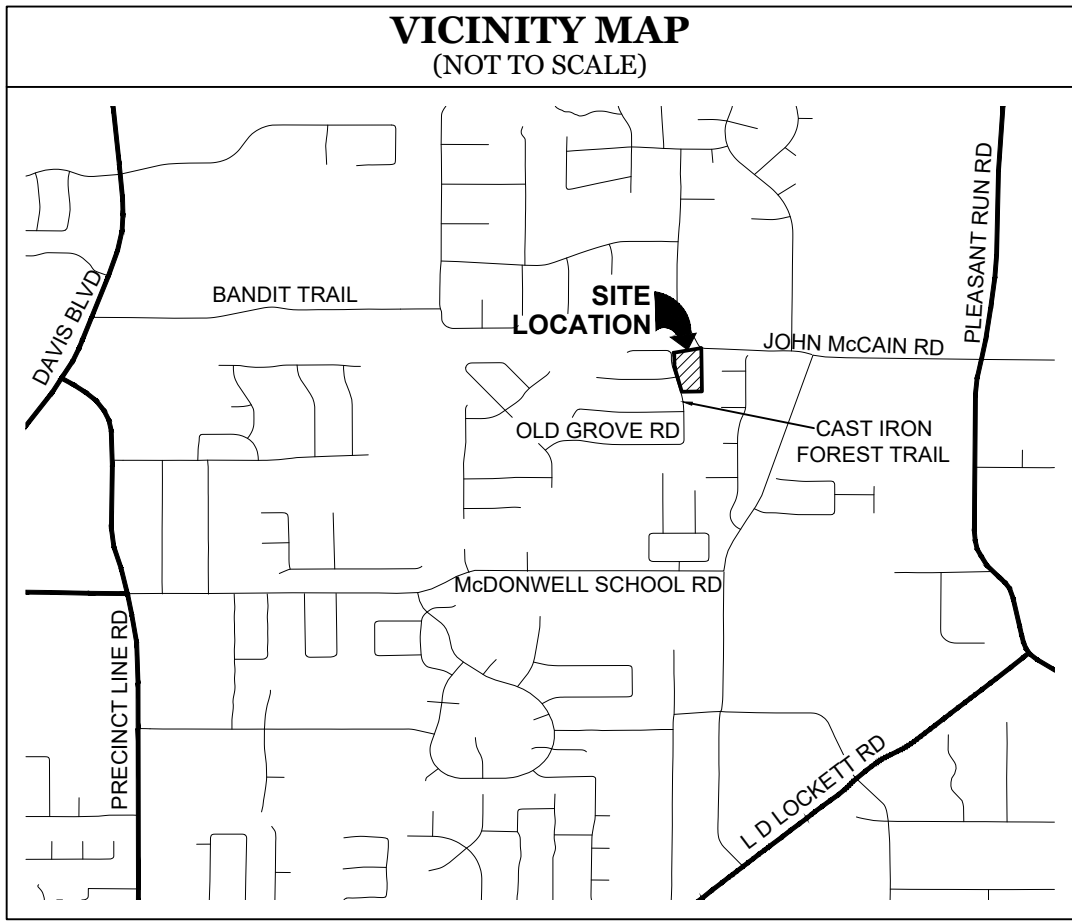
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

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

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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

SLEVEL (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
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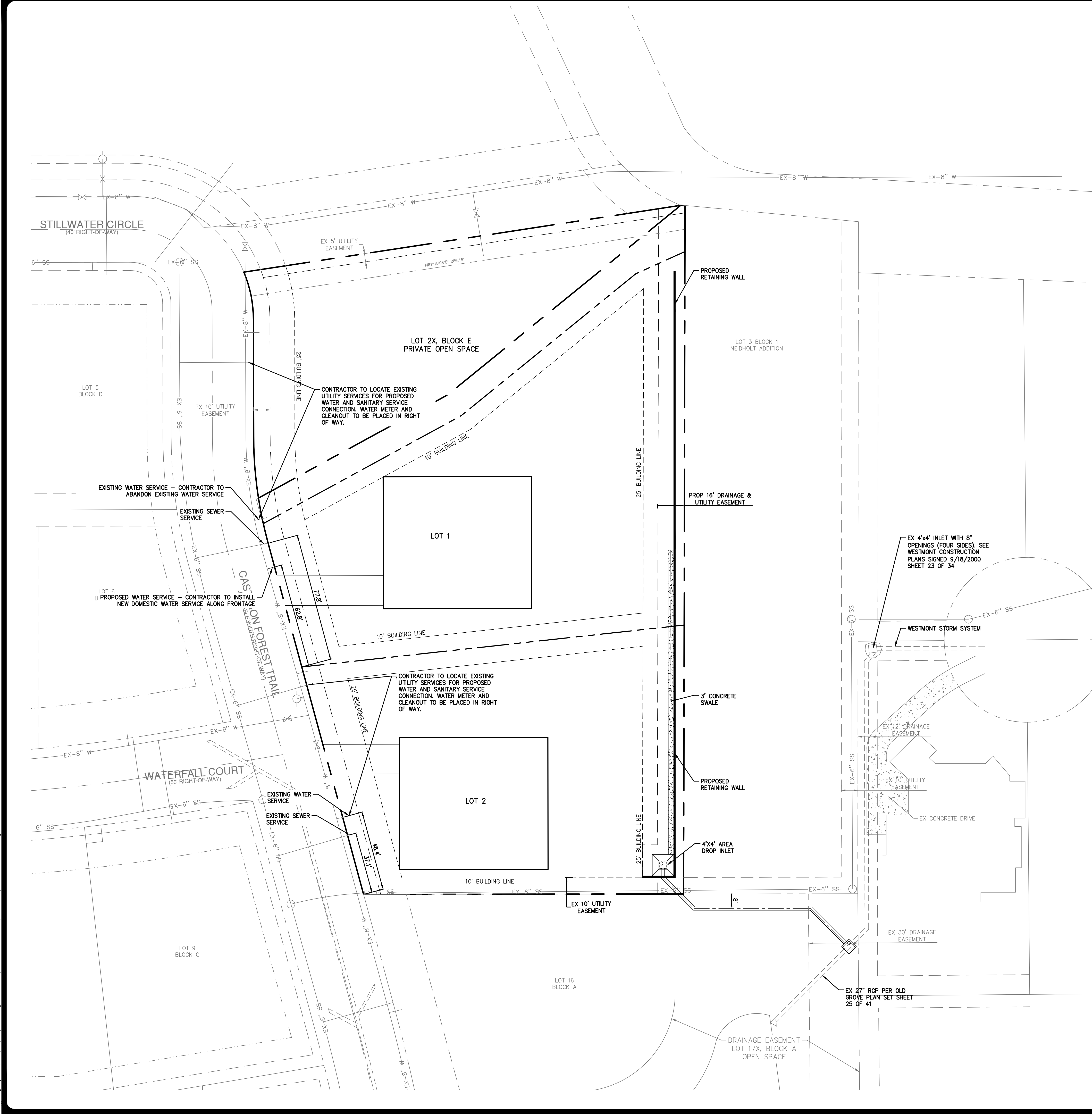
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NO.	REVISION	DATE

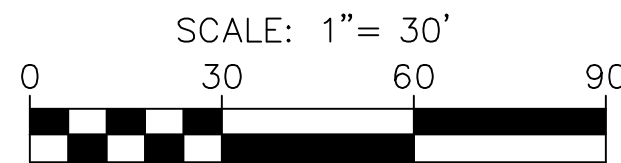
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UTILITY NOTE

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

EX-W	EXISTING WATER LINE
EX-GV	EXISTING GATE VALVE
EX-FH	EXISTING FIRE HYDRANT
EX-SS	EXISTING SANITARY SEWER LINE
EX-SM	EXISTING SANITARY SEWER MANHOLE

NOTES

- ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND WILL BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- 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.

NO.	REVISION	DATE

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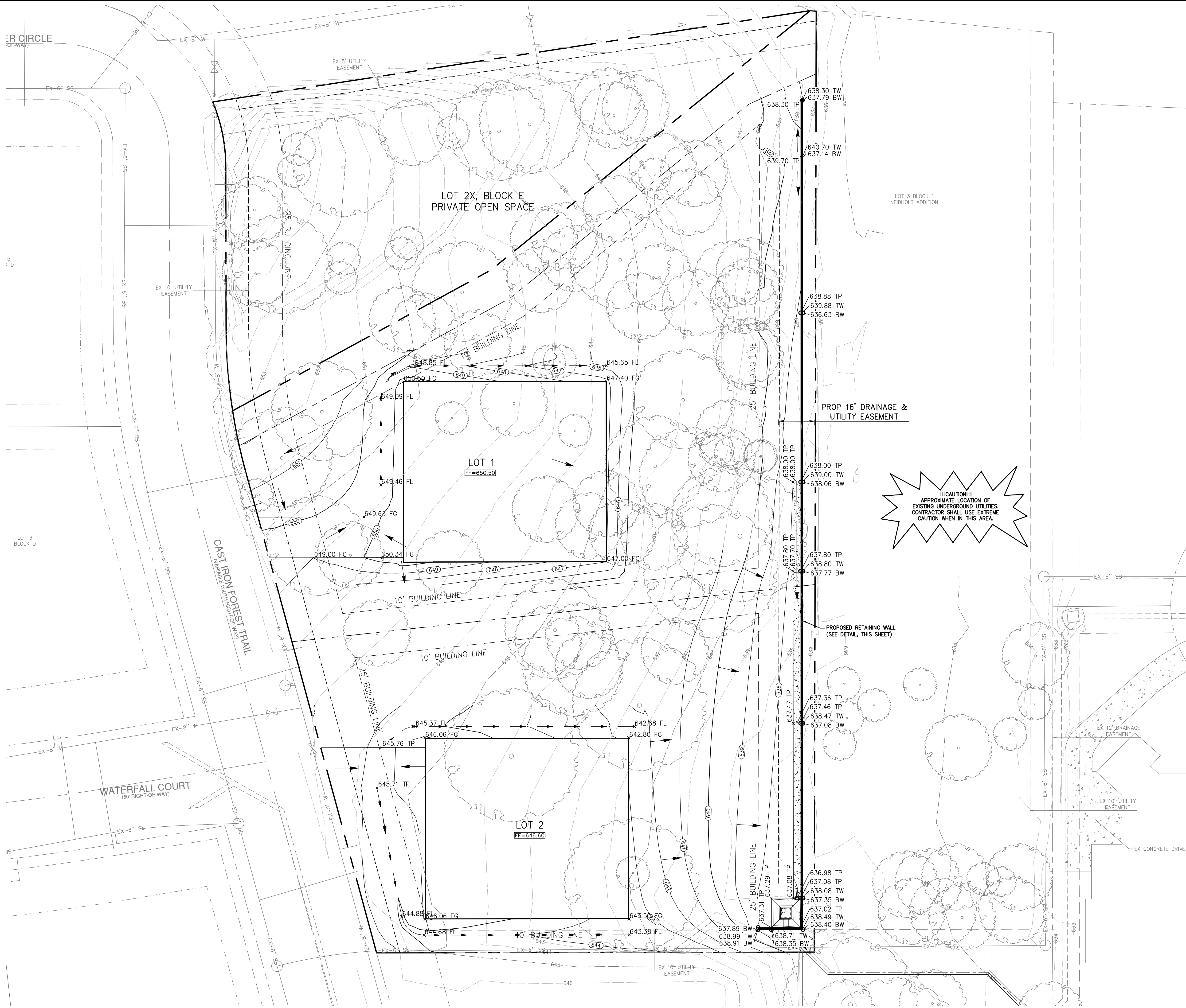
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OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TX
SITE & UTILITY PLAN
OPTION 1

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

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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

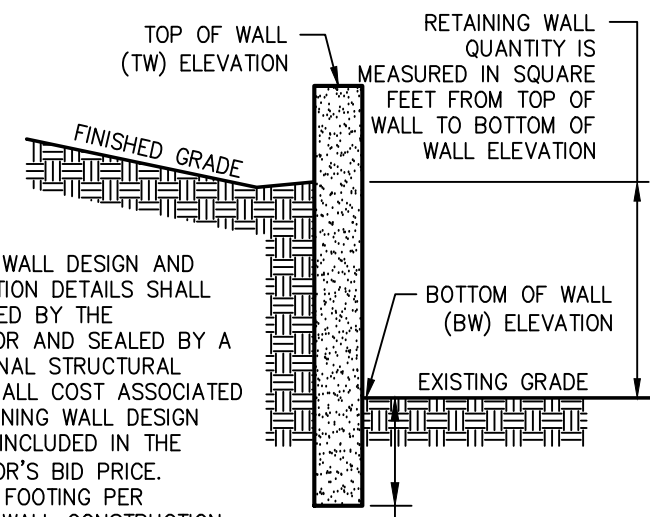
GRADING NOTES

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

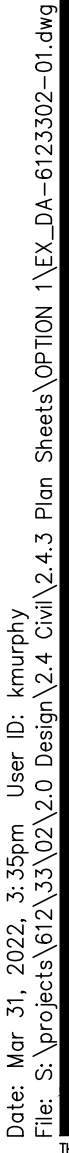
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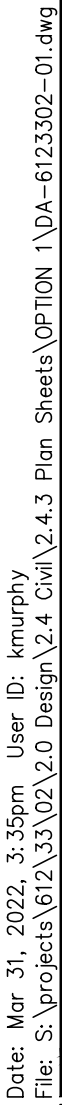
OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TX
GRADING PLAN
OPTION 1

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



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.

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



UTILITY NOTE

LEGEND

Diagram illustrating the components of a drainage area calculation:

- EXISTING CONTOUR (700)
- PROPOSED CONTOUR (700)
- PROPOSED DRAINAGE AREA
- PROPOSED FLOW LINE
- PROPOSED DRAINAGE FLOW DIRECTION
- EXISTING STORM DRAIN
- Drainage Area: 1.00 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.

POST-DEVELOPMENT DRAINAGE AREA CALCULATIONS - OPTION 1																	
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)	Notes
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	1.72	0.60	1.03	15	3.90	4.02	4.86	5.02	5.53	5.71	6.46	6.67	7.20	7.43	7.98	8.23	Sheet flow to concrete flume and drop 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
4	0.05	0.60	0.03	15	3.90	0.12	4.86	0.15	5.53	0.17	6.46	0.19	7.20	0.22	7.98	0.24	Sheet flow offsite to Lot 3, Block 1 Neidholt Addition
Offsite																	
O1a	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 drop inlet
O1b	0.36	0.30	0.11	15	3.90	0.42	4.86	0.53	5.53	0.60	6.46	0.70	7.20	0.78	7.98	0.86	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 Lot 3, Block 1 Neidholt Addition

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

**PAPE-DAWSON
ENGINEERS**

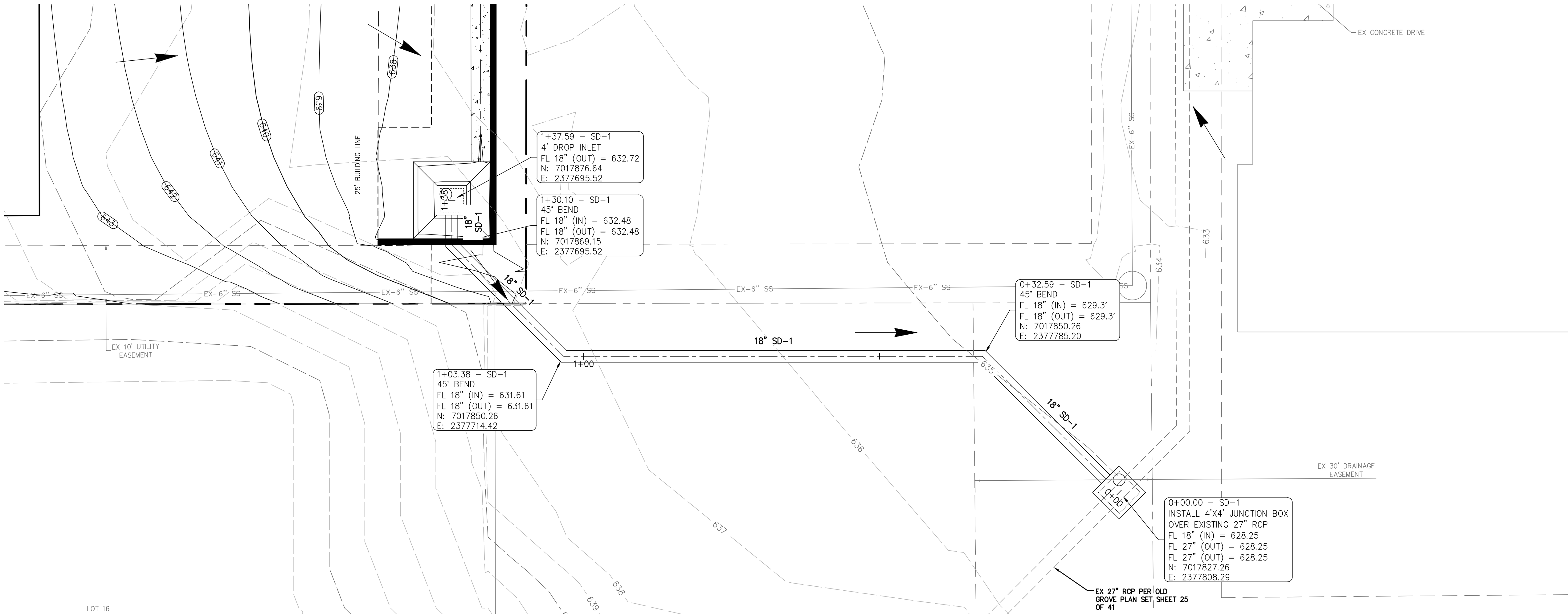
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 W. FWY, STE 700 | FT. WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

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

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

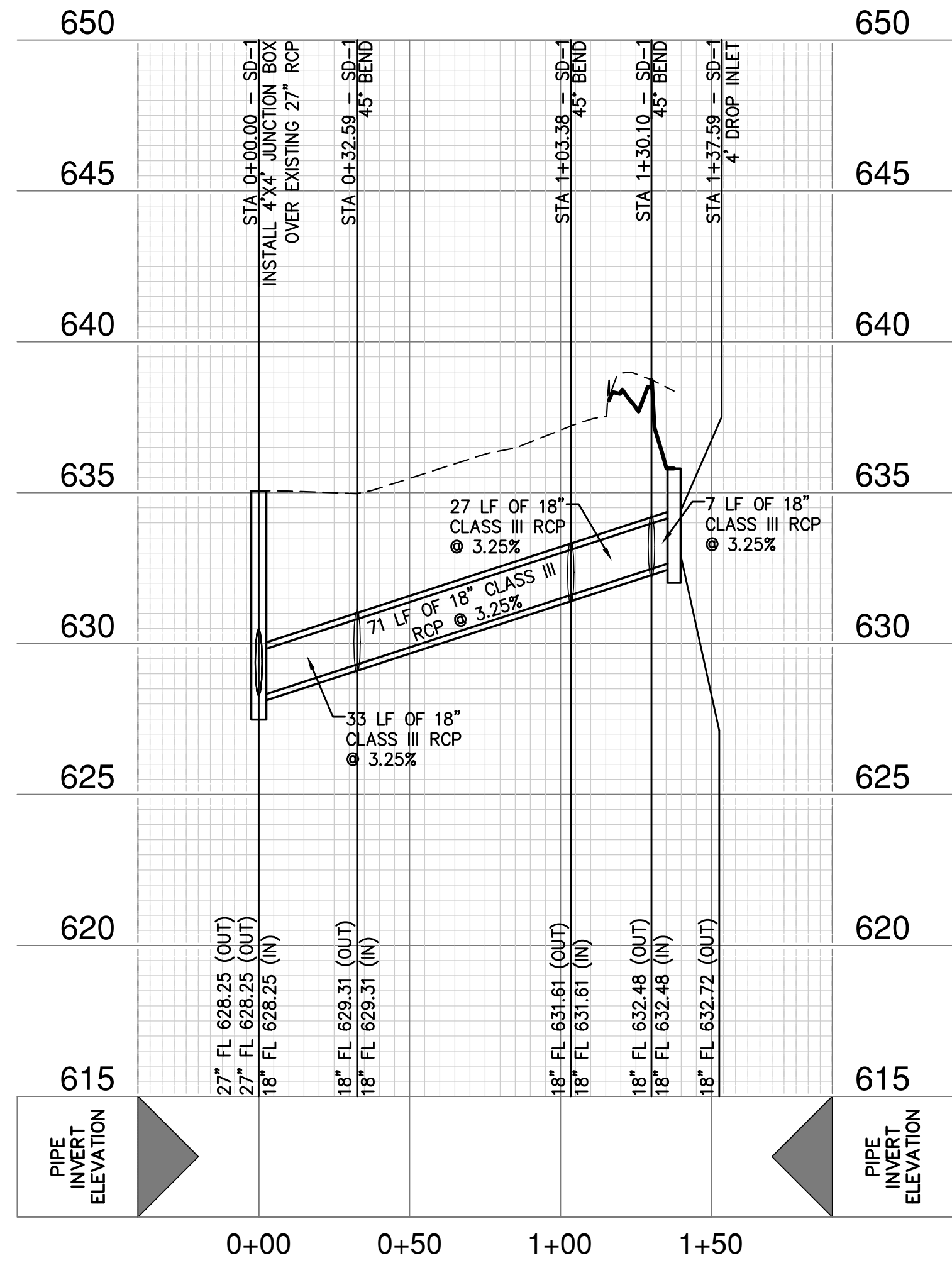
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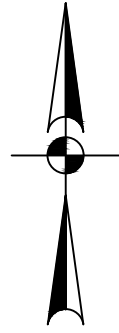
LINE SD-2
(STA 0+00 TO END)

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

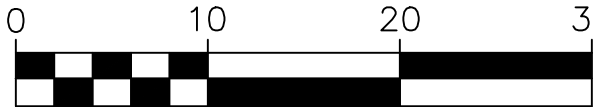


UTILITY NOTE

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.



SCALE: 1" = 10'



LEGEND

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

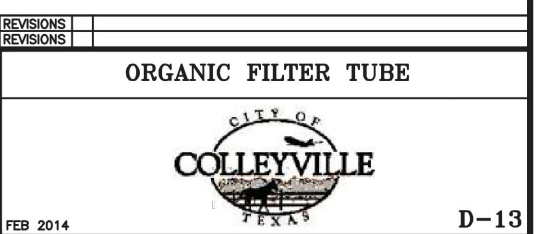
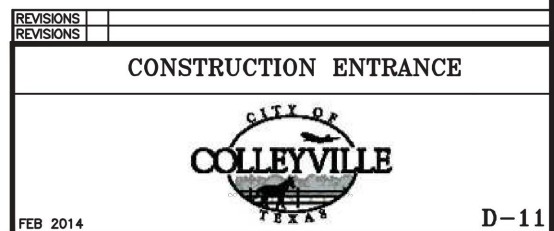
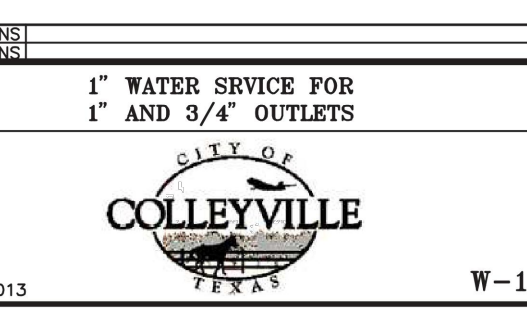
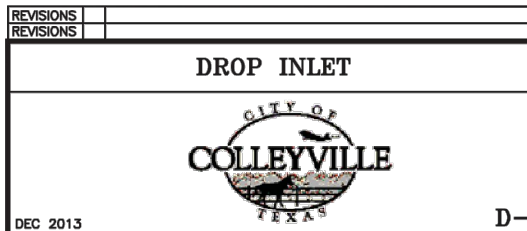
NOTES

- 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

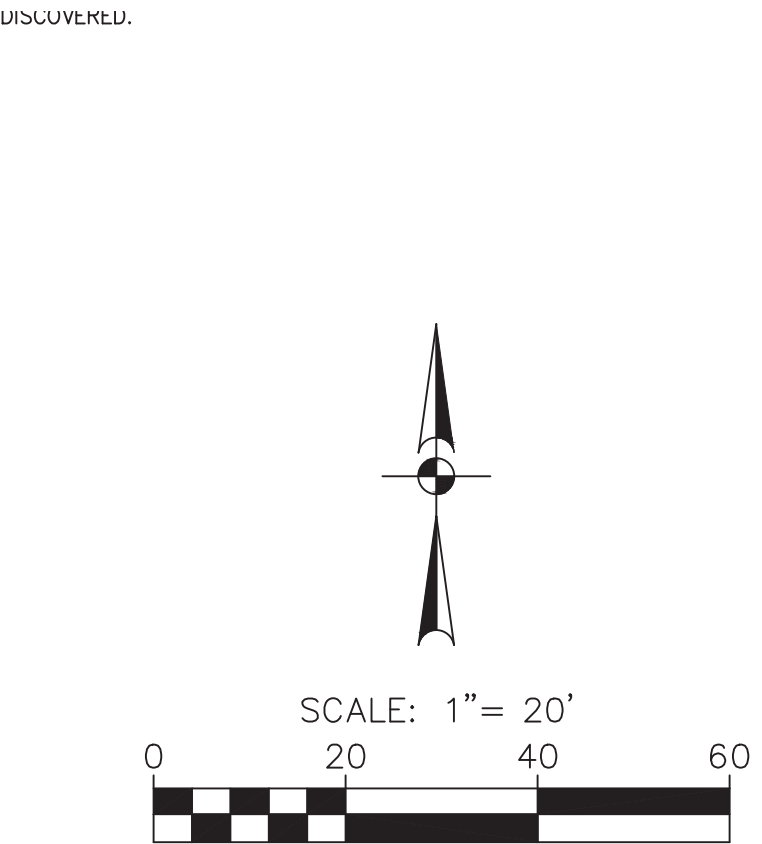
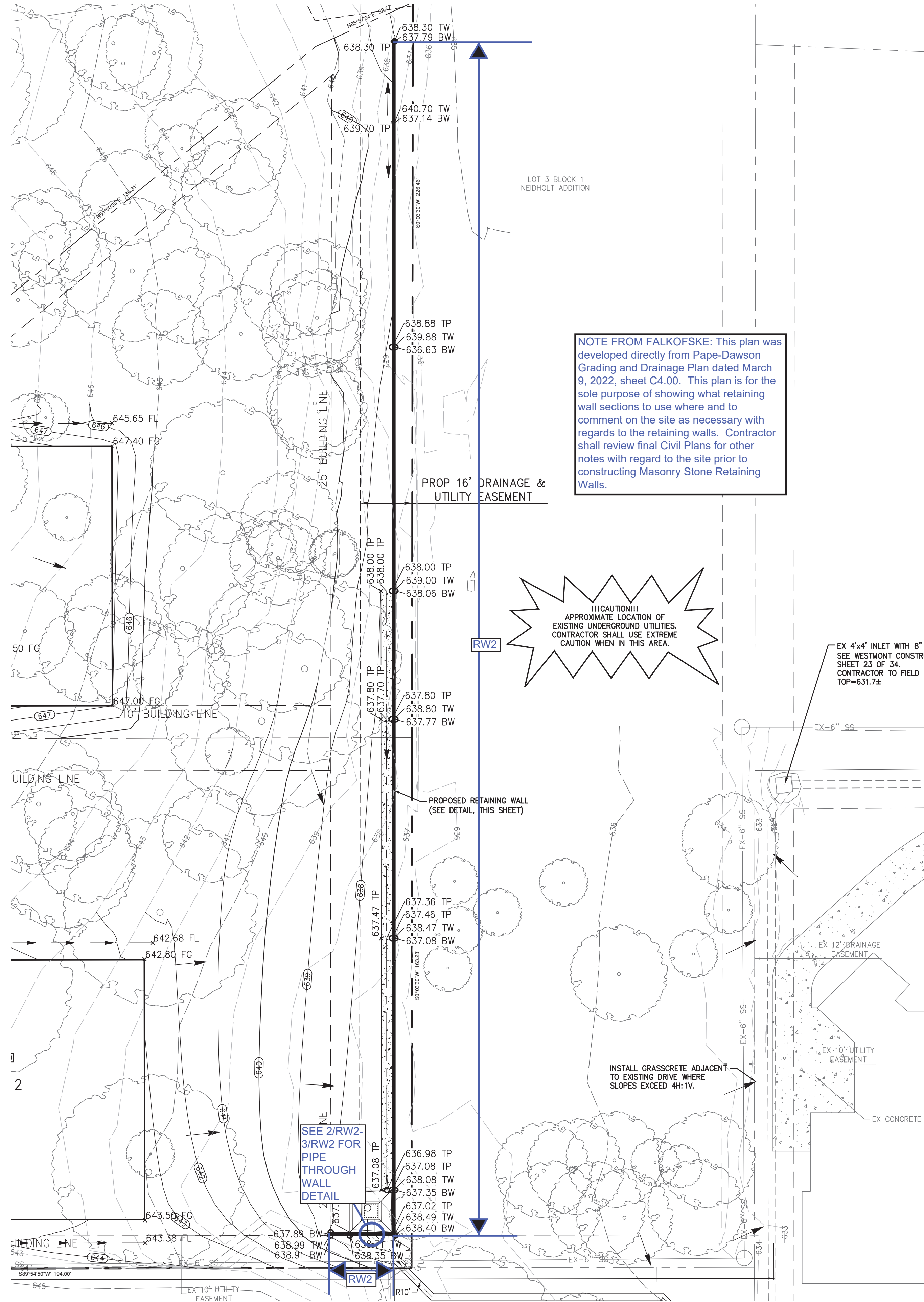


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UNDER THE
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MATTHEW L. MALY,
P.E. #120494
MARCH 31, 2022.
IT IS NOT FOR
CONSTRUCTION OR
PERMIT PURPOSES.

E - GRADING AND DRAINAGE

CONSTRUCTION DETAILS

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



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"
SEE WESTMONT CONSTR.
SHEET 23 OF 34.
CONTRACTOR TO FIELD
TOP=631.7±

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

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

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

The use of these plans and specifications shall be restricted to the project and site shown. Any other use without the express written consent of Falkofske Engineering, Inc. is prohibited. This plan is for informational purposes only and does not constitute a contract. The contractor shall be responsible for obtaining all necessary permits and for verifying the accuracy of all information provided.

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 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.

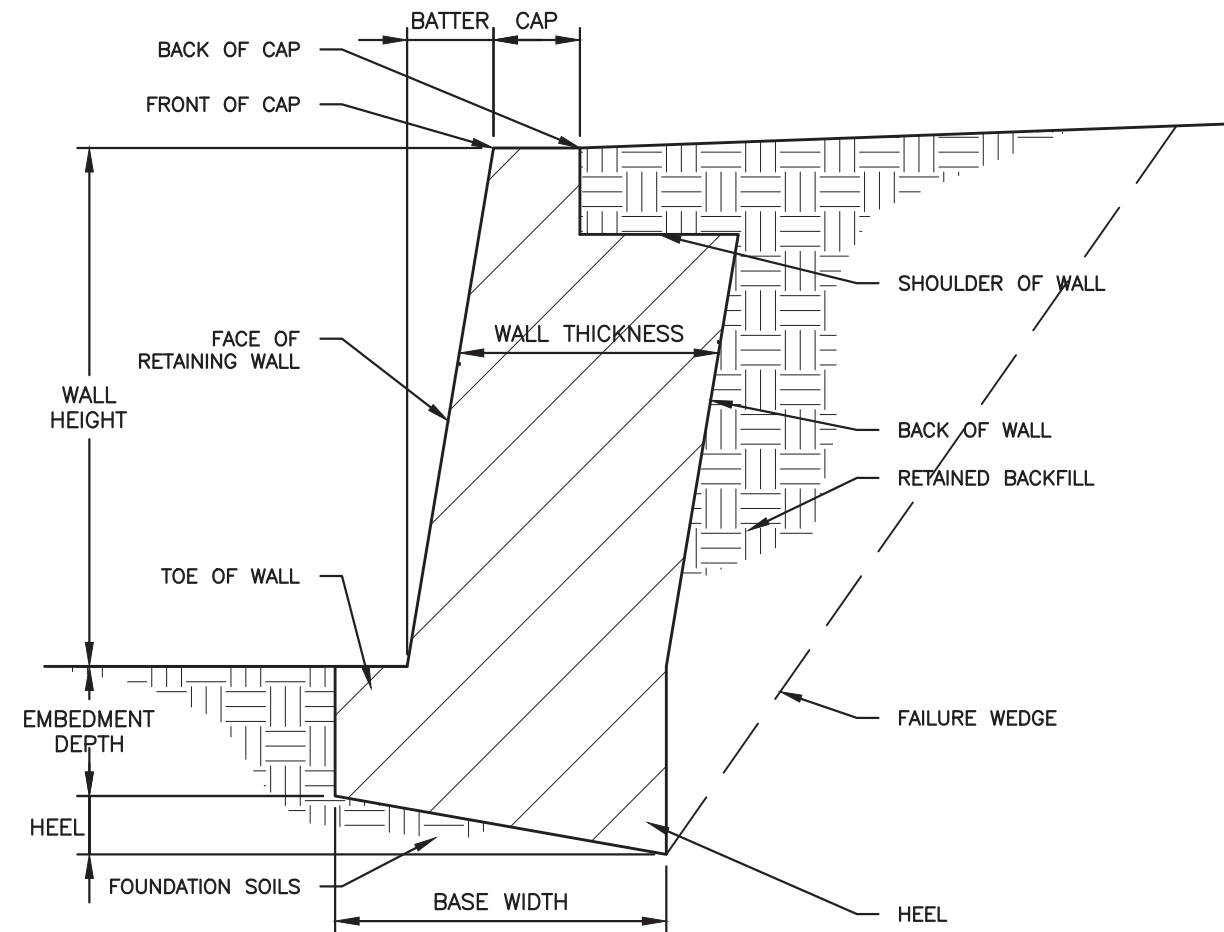
4. Construction Observations

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.

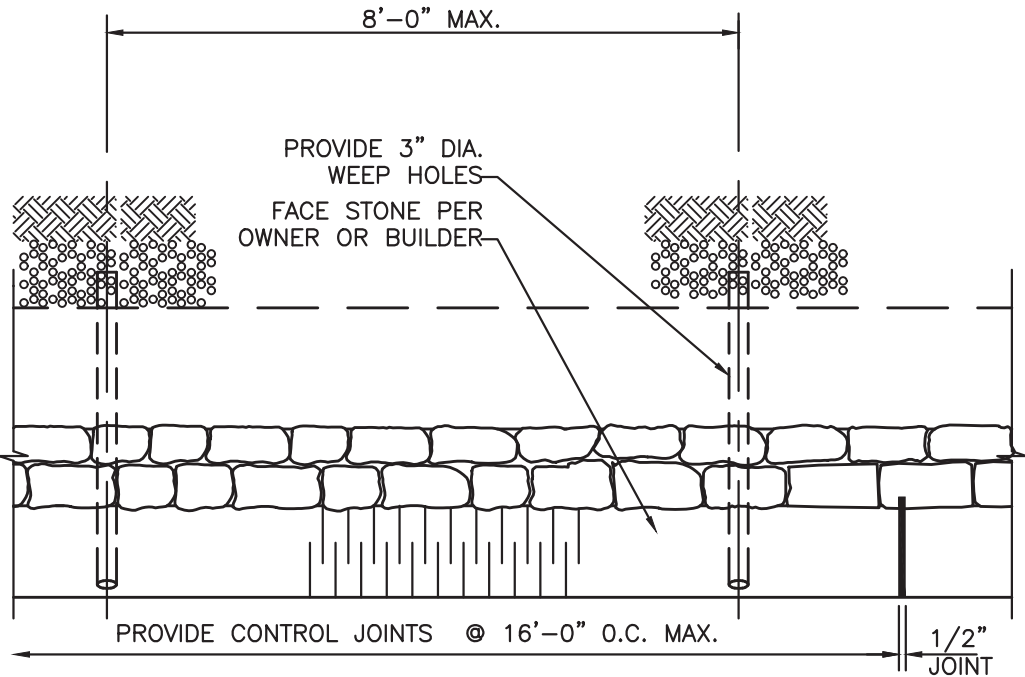


LEGEND

1
RW1

WALL SECTION W/HANDRAIL POST
CONTRACTOR OPTION

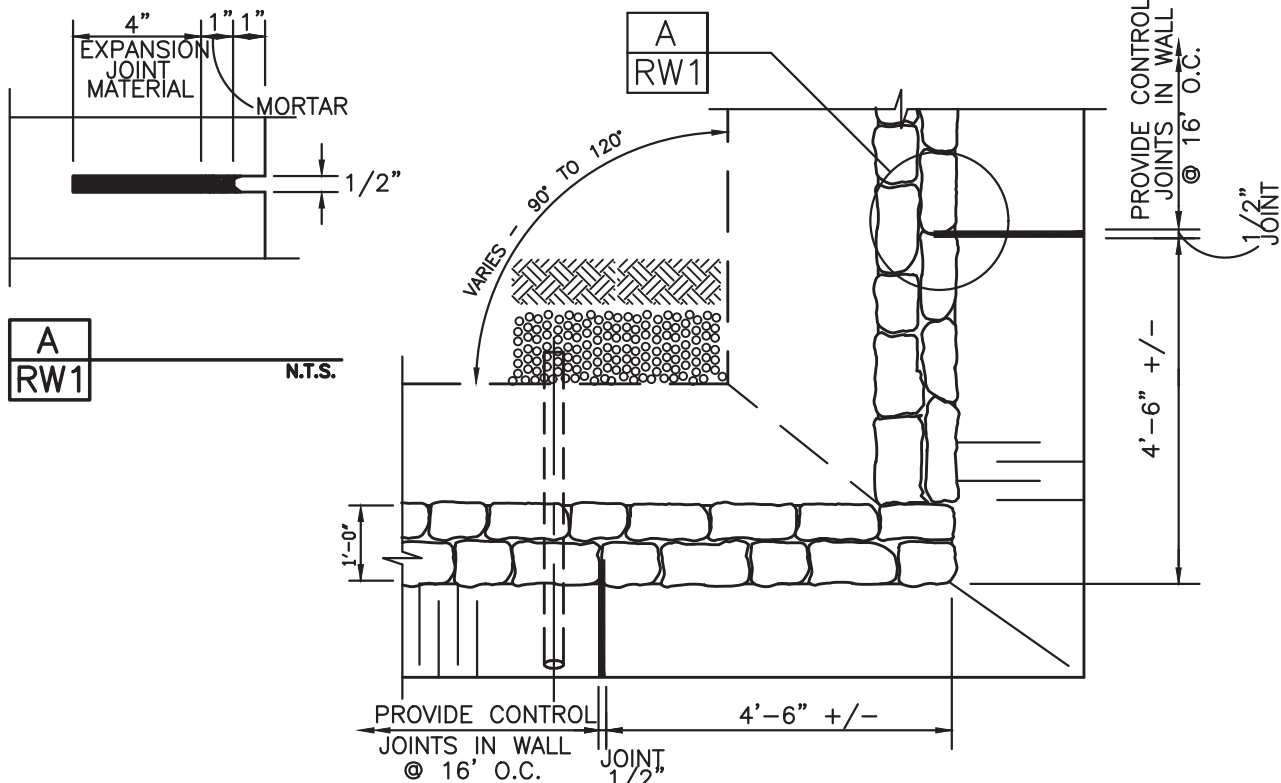
N.T.S.



2
RW1

TYPICAL PLAN VIEW AT BASE

N.T.S.



3
RW1

TYPICAL PLAN VIEW AT CORNERS

N.T.S.

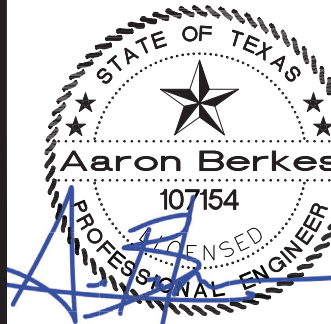
DATE	BY	CHK.	DES.	DRN.	CHK.	NO.	DATE	REVISION	BY
03-15-22	AMB								
03-15-22	EG								
03-15-22	AMB								

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



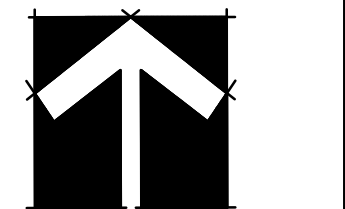
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MASONRY RETAINING WALLS - NOTES & STANDARD DETAILS
OLD GROVE PHASE II - OPTION 1
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
TOLL BROTHERS, INC.
2555 SW GRAPEVINE PARKWAY, SUITE 100
GRAPEVINE, TEXAS 76051



JOB NO. 117.22.1

RW1



10	0	20
----	---	----



$$I'' = 2O' - O''$$

is one inch on original
ring. If not one inch on this
t, adjust scale as necessary.

One Inch

Free Survey Plan - Optic

ET
TR1 of 3



1. 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.
2. 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.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
4. NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE BE PRESERVED UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
5. NO MATERIALS SHALL BE STORED WITHIN THE DRIFLINE AREA OF A TREE TO BE PRESERVED



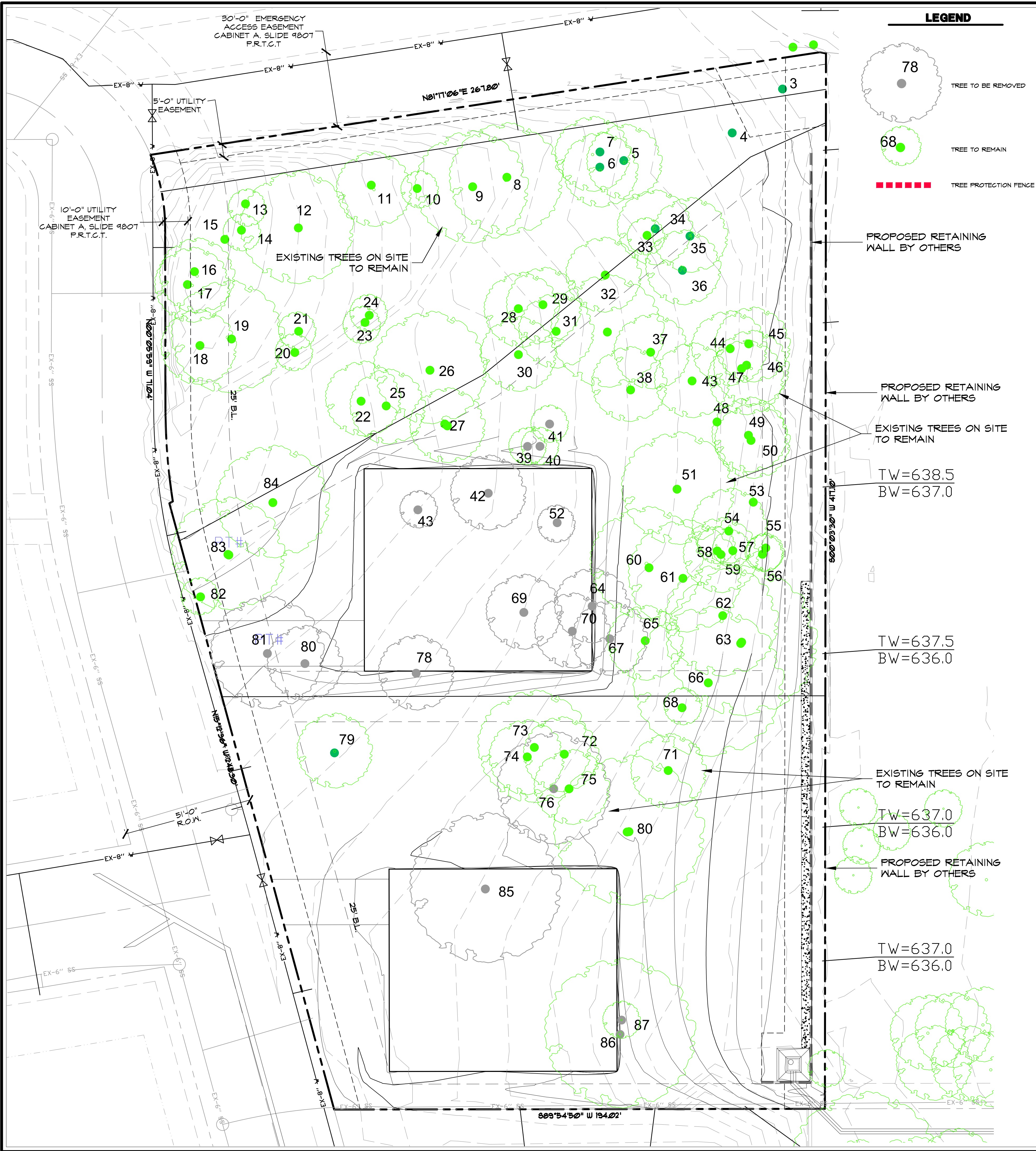


Diagram illustrating the deletion of a node from a B-tree:

- A large tree structure is shown with root **78** and a child node **68**.
- The child node **68** is highlighted with a green dashed circle and labeled **TREE TO REMAIN**.
- The root node **78** is labeled **TREE TO BE REMOVED**.
- Below the trees, a row of six red squares represents the **TREE PROTECTION FENCE**.

PROPOSED RETAINING
WALL BY OTHERS

PROPOSED RETAINING
WALL BY OTHERS

EXISTING TREES ON SITE
TO REMAIN

$$\frac{TW=638.5}{BW=637.0}$$
$$\frac{TW=637.5}{BW=636.0}$$

EXISTING TREES ON SITE
TO REMAIN

$$\frac{TW=637.0}{BW=636.0}$$

PROPOSED RETAINING
WALL BY OTHERS

$$\frac{TW=637.0}{BW=636.0}$$

Old Grove, Ph. 2 - Option 1								
Colleeville, 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	Remain	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	19.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1	
26	20.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	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	Remove	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	Remove	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	Remove	Lot 1	
68	10	Hackberry	Celtis Occidentalis	OK	Exempt	Remove	Lot 2	
69	17.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 1	
70	14.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1	
71	13.25	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	Remove	Lot 2	
79	19.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 2	
80	14.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 2	
81	22	Post Oak	Quercus Stellata	Poor - Dying - Cavity - Lighting Damage - Ants	Exempt	Remove	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	21.25	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	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
Hulberry	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	62.6	6	0	0	0	0
American Elm	0	0	0	0	0	0	0
Total	85	1259.5	36	167.5	#VALUE!	24	8

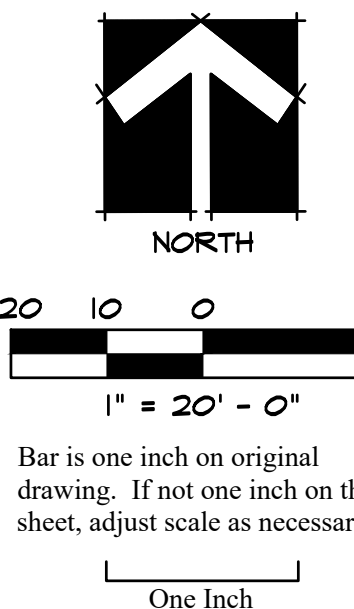
TOTAL EXISTING TREE CANOPY COVERAGE ON SITE
- 46.8%
- TOTAL CANOPY COVERAGE 44,810sf
- TOTAL SITE 95,729sf

TOTAL TREE CANOPY COVERAGE
REQUIRED TO BE PRESERVED - 50%

TOTAL TREE CANOPY BEING
PRESERVED - 33,243sf 74.3%

- TOTAL PROPERTY AREA = 95,129SF
- 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



TREE SURVEY

Tree Mitigation Plan - Option 1

Old Grove, Ph. 1

City Colleyville, Tarrant County, Texas

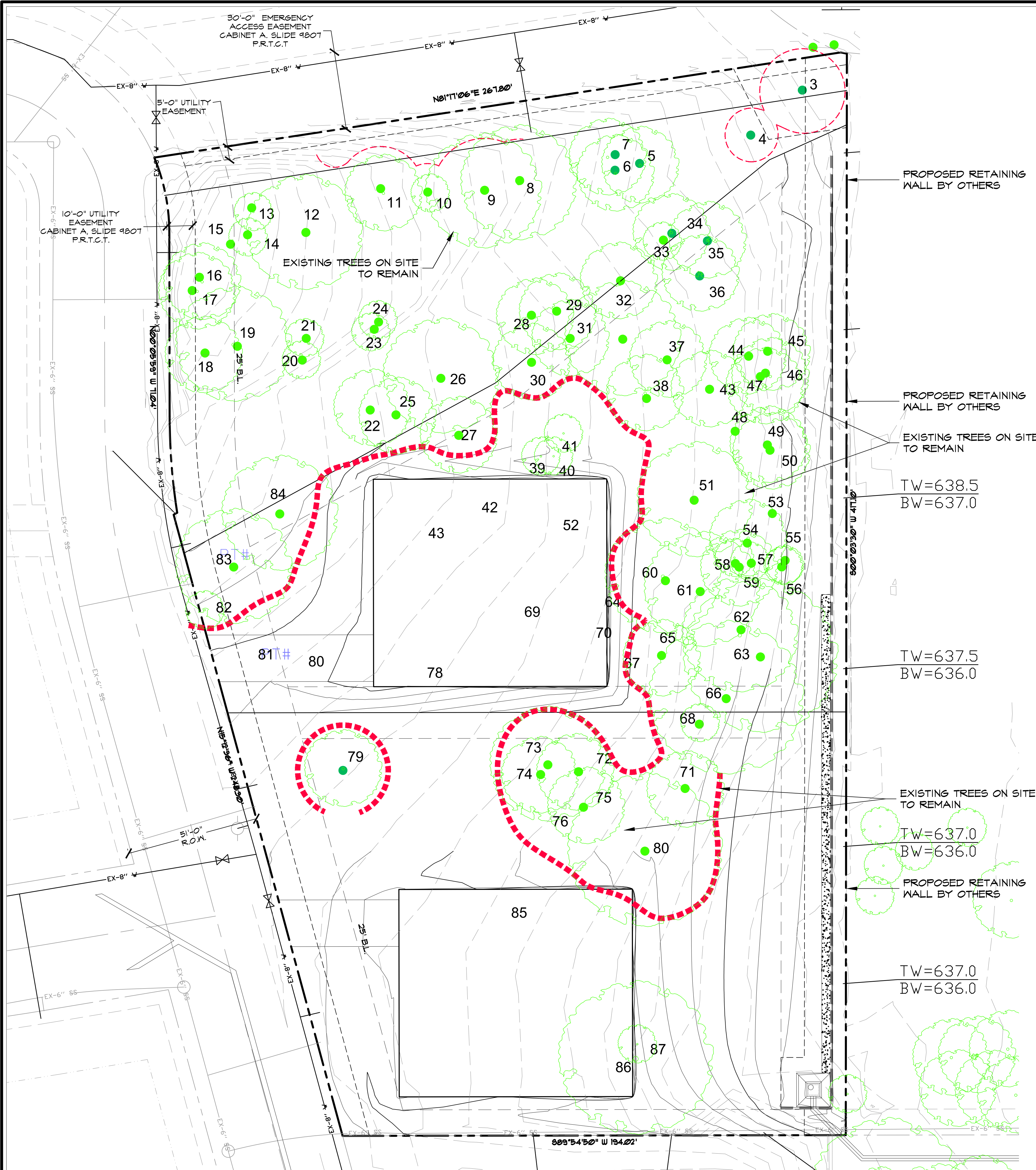
#	PLAN REVIEW REVISIONS	BY	DATE

PROJECT
FD-1010

SHEET

TR2 of 3

Drawing: W:\Shared With Me\shared\Projects\TBI013 - Old Grove\DWG\TBI013-TR - OPT1.dwg Saved By: Station13 Save Time: 3/15/2022 1:08 PM
Plotted By: ##### Plot Date: 3/15/2022 1:11 PM



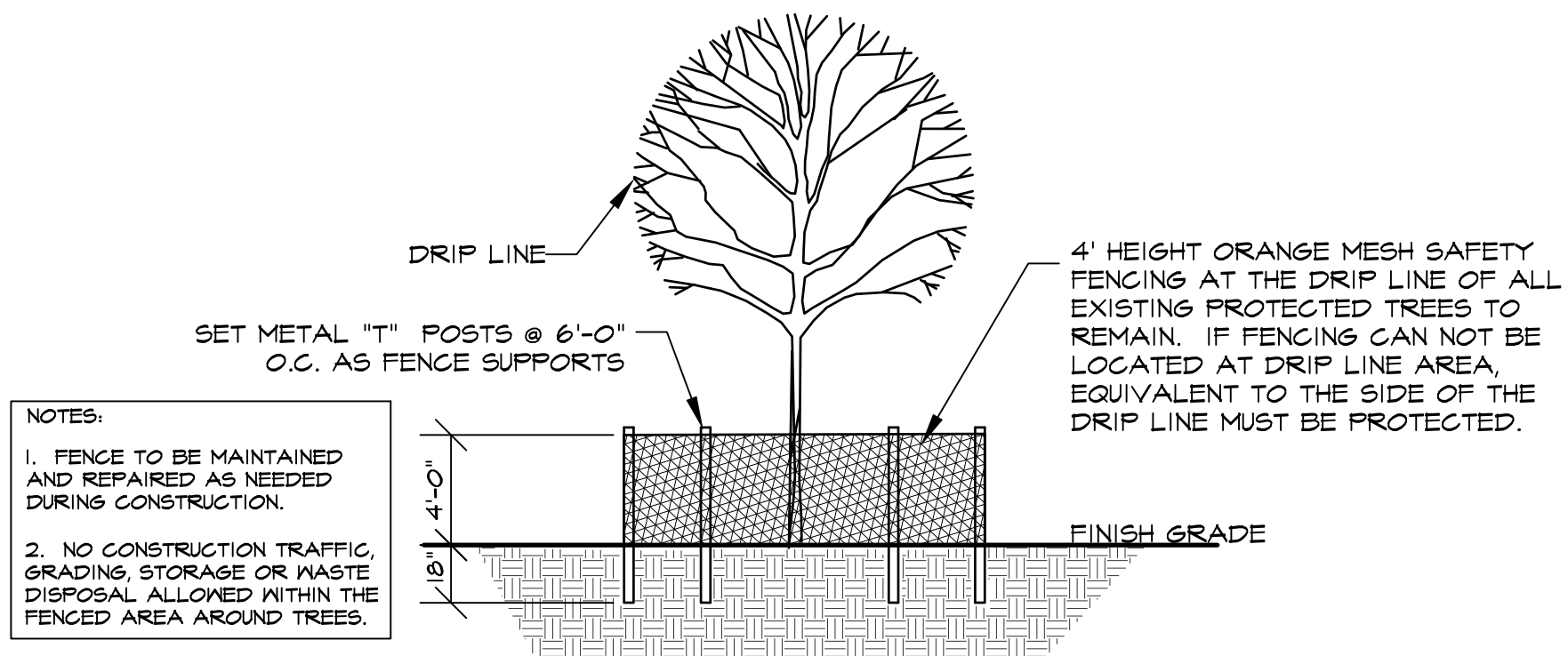
LEGEND

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.

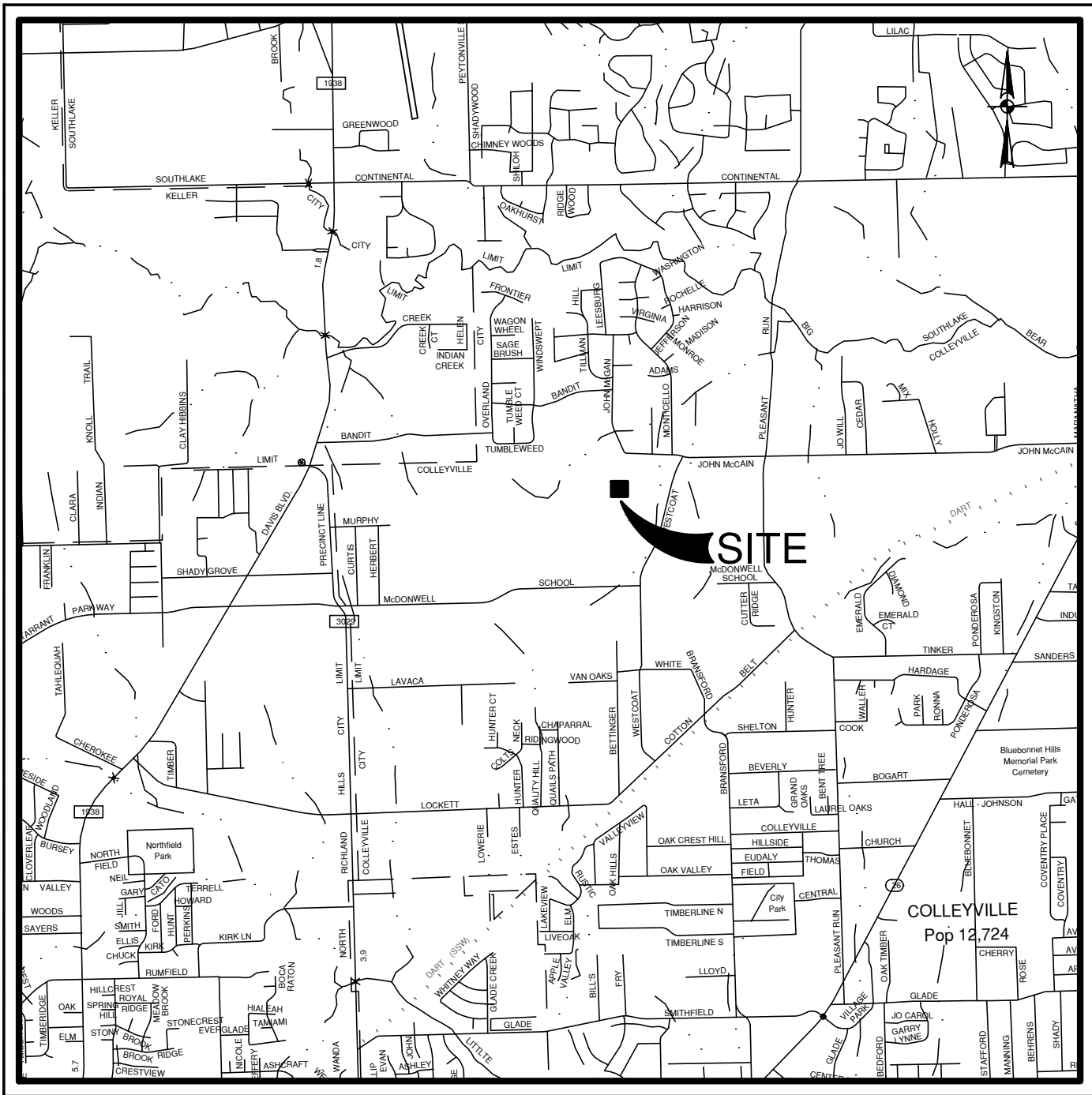
One Inch

TREE SURVEY	
Tree Protection Plan - Option 1	
Old Grove, Ph. 2	
City Colleyville, Tarrant County, Texas	
PLAN REVIEW/REVISIONS	DATE
BY	
#	
PROJECT	
TBI013	
SHEET	
TR3 of 3	

OLD GROVE - GRADING AND DRAINAGE

COLLEYVILLE, TARRANT COUNTY, TEXAS

CIVIL CONSTRUCTION PLANS OPTION 2



LOCATION MAP
NOT-TO-SCALE

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

MARCH 2022



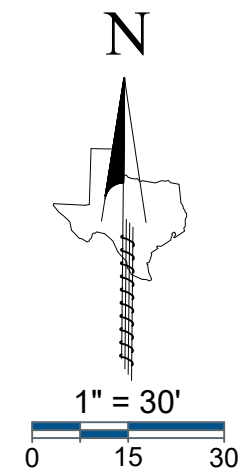
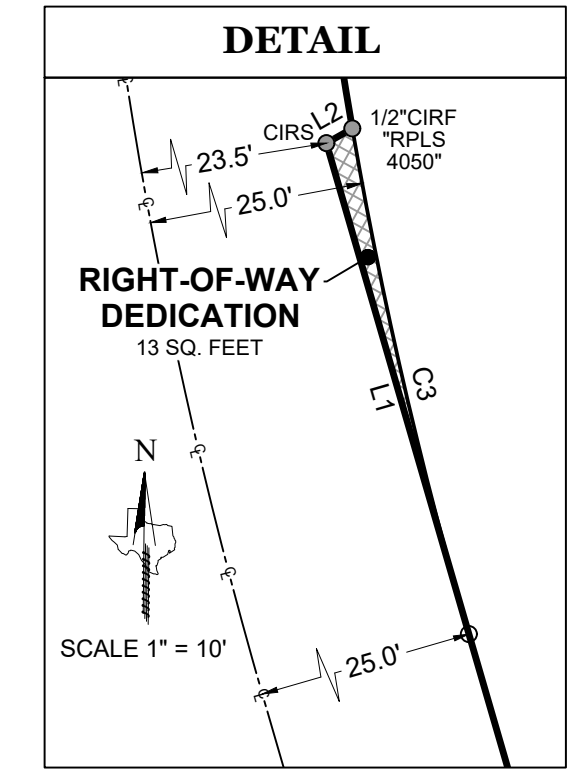
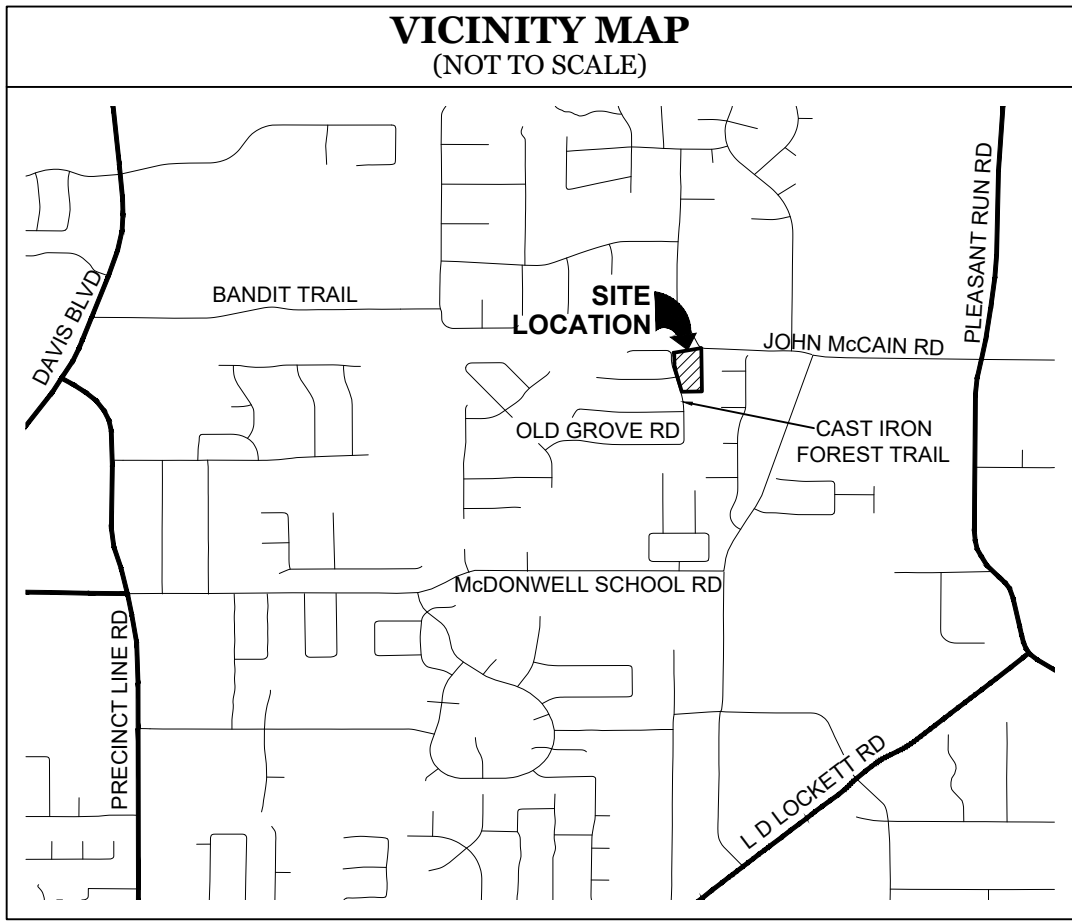
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

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 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 00°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: _____ Date _____
Authorized Agent

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

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 GOVERNMENTS' 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 WORKSMANSHIP 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 DIGTRESS) (800) 344-8377
AT&S ENERGY (817) 359-1313
CHARTER COMMUNICATIONS (817) 822-8745
CITY OF COLLEYVILLE (817) 748-8082
DIGTRESS (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 TO THE SAME OR BETTER ORIGINAL DESIGN MATERIAL AND CONDITION, 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, P.G. 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 SHALL BE MAINTAINED HEREIN BEING 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 BERM, DIVERSION DIKES, INTERCEPTOR SWALES, SEDIMENT TRAPS, AND BASINS, PIPE SLOPE DRAINS, INLET PROTECTION STABILIZATION CONSTRUCTION ENTRANCES, SEEDING, SODDING, MULCHING, SOIL RETENTION BLANKETS OR OTHER STRUCTURAL OR NON-STRUCTURAL SOIL 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

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 COLLEVEYVILLE 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 MUST 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 SEAKAGE 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 KELUMSTER 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 HMA) 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).

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 PAVE 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" DEEP. 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 COLLEEVILLE 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 ¾ 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 BEHIND 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.

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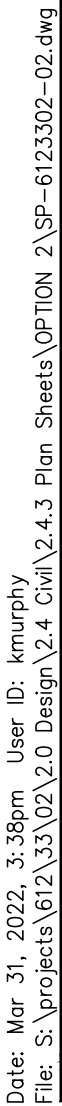
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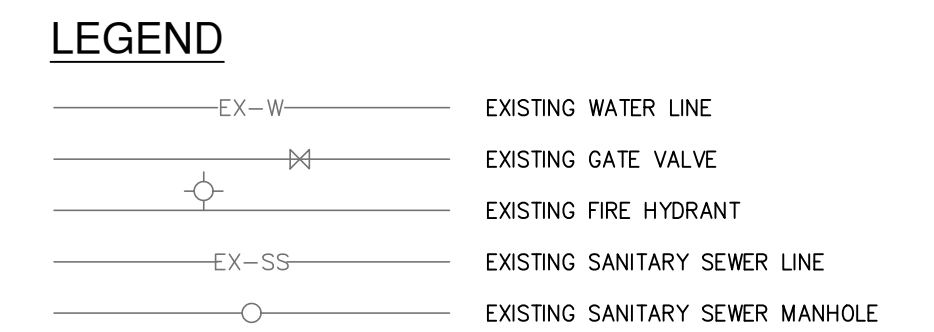
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OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TX
GENERAL NOTES
OPTION 2

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



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.



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.

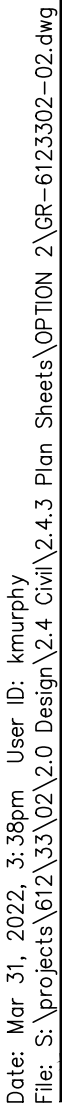
PREPARED BY GODWIN MARSHALL, DATED 3/21/2004.

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OLD GROVE - GRADING AND DRAINAGE

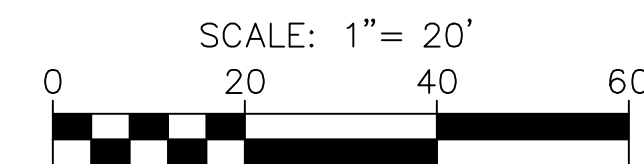
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL COLLEYVILLE, TX SITE & UTILITY PLAN OPTION 2

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



UTILITY NOTE

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LEGEND

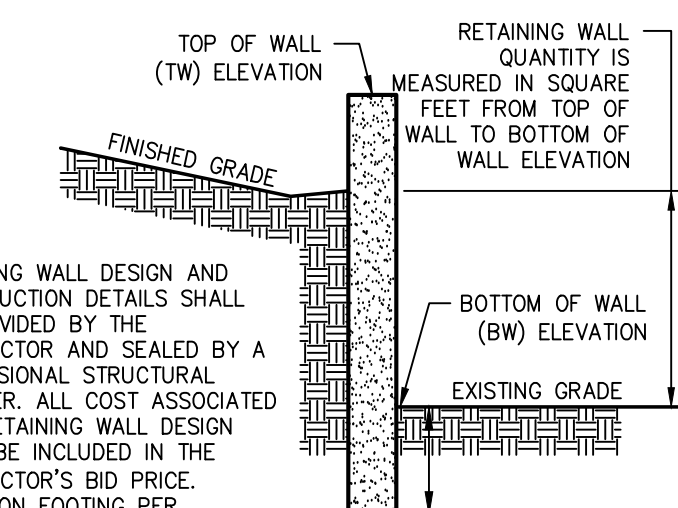
Legend for Figure 1:

- 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. 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.
 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 CLAYS DURING PLACEMENT SHOULD BE AT LEAST OPTIMUM 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 ANY 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 MINIMUM 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 SOLS LAH 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 TENTH OF ONE FOOT FOR 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 EACH WORK DAY IF SAID MATERIALS WERE REMOVED DURING THE DAY FOR CAUSE OF CONSTRUCTION OR ACCESS.
 11. NO PART OF ANY RETAINING WALL SHALL BE WITHIN CITY RIGHT-OF-WAY, OR CITY PROPERTY (I.E. PARK) INCLUDING FOOTING.
 12. REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY SAM ENGINEERING AND TESTING, L.P., PROJECT NO. 141GX8K12, 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

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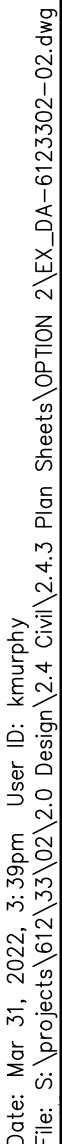
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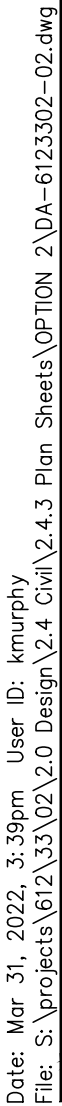
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OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TX
GRADING PLAN
OPTION 2

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



CONSTRUCTION PLANS



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 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.

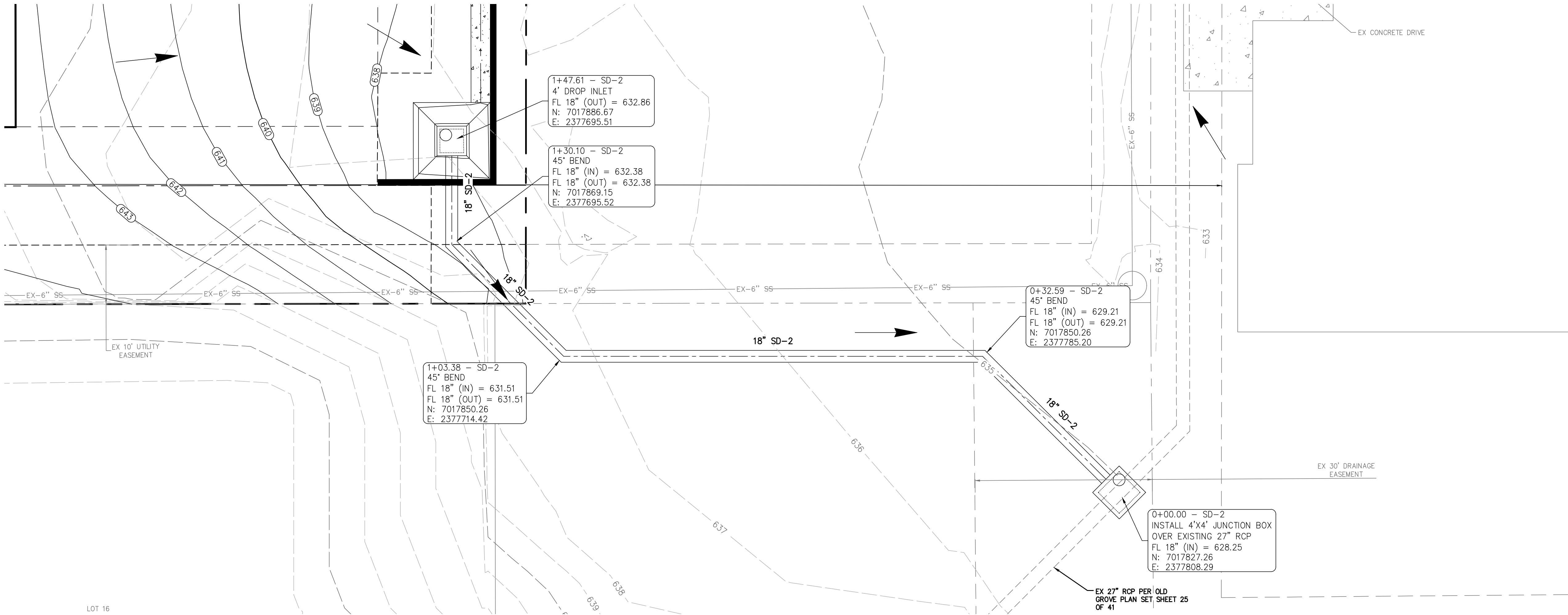


1. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
2. DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.

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

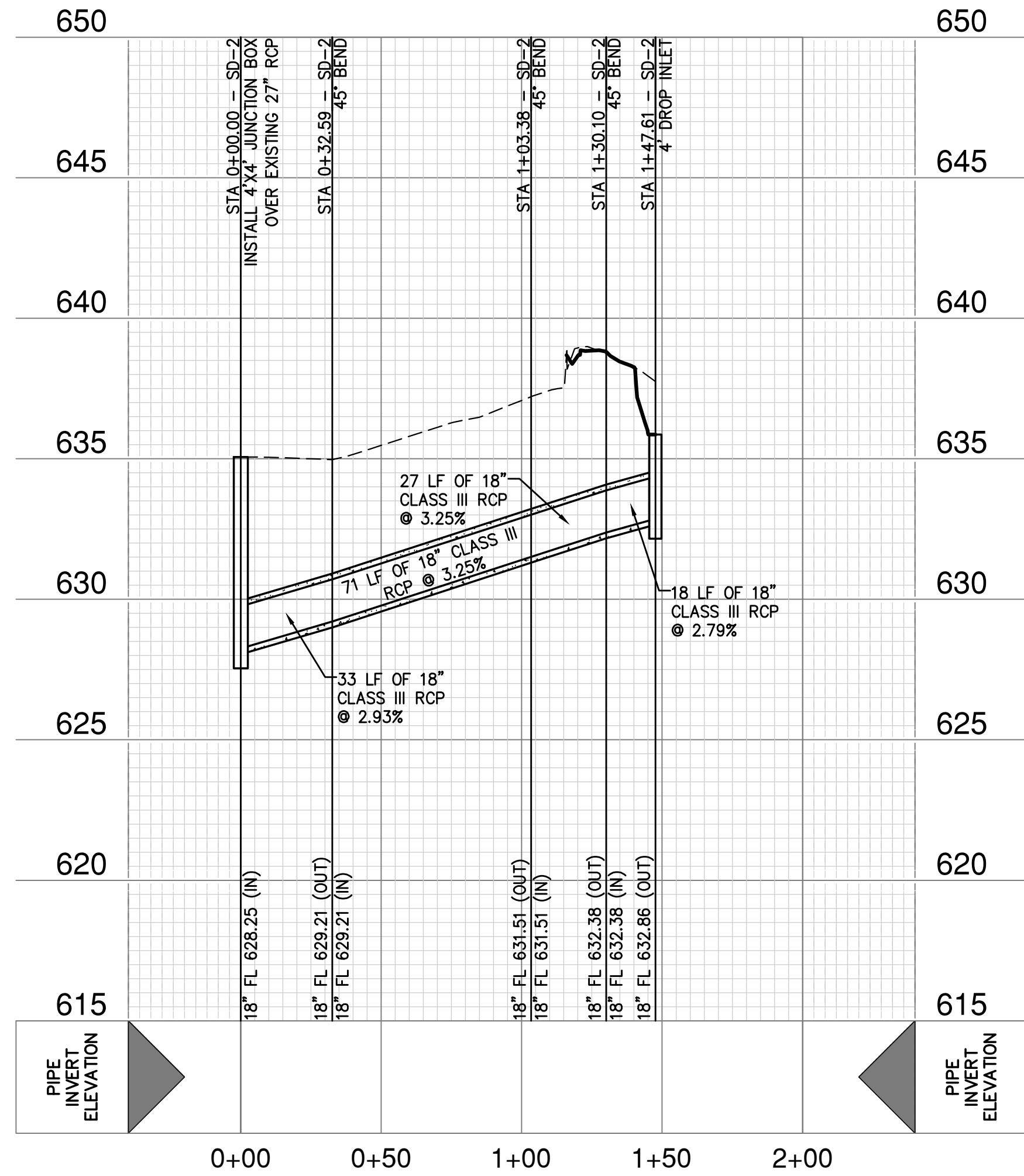
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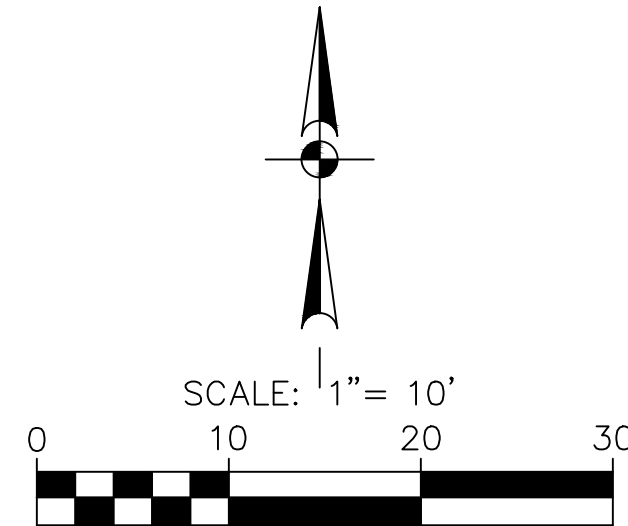
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HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 4'



UTILITY NOTE

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LEGEND

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

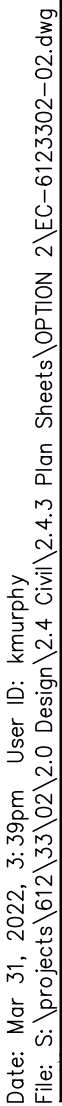
NOTES

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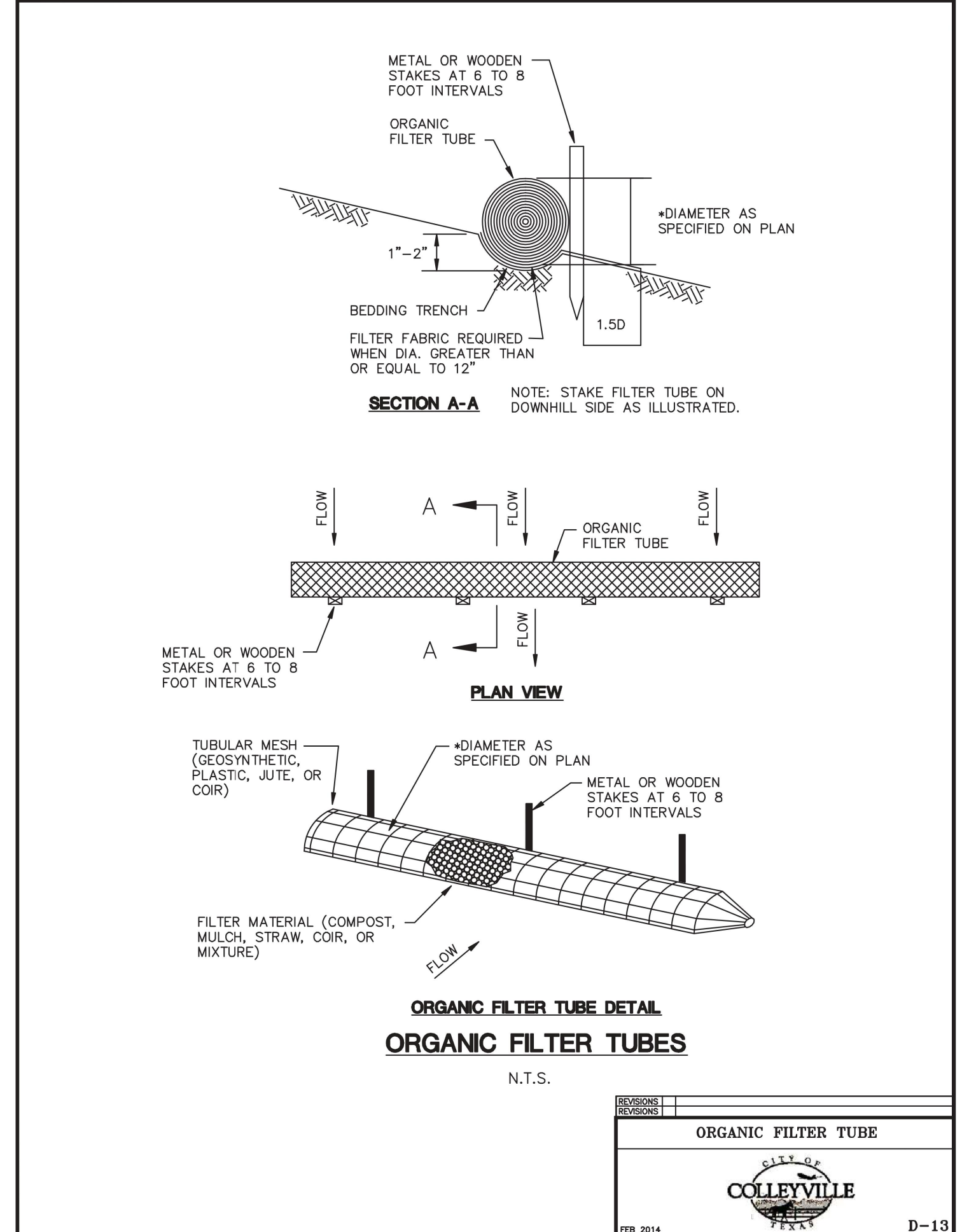
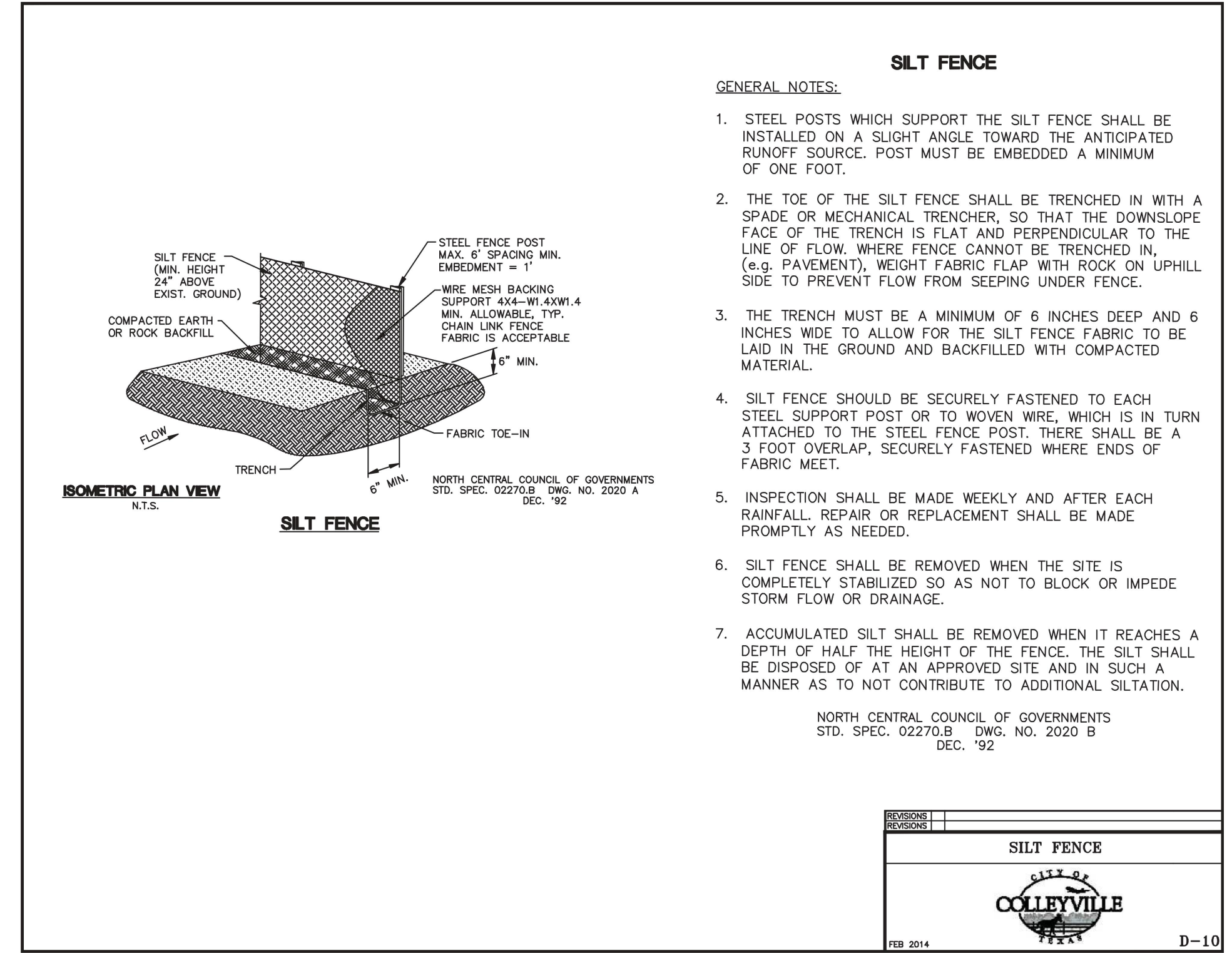
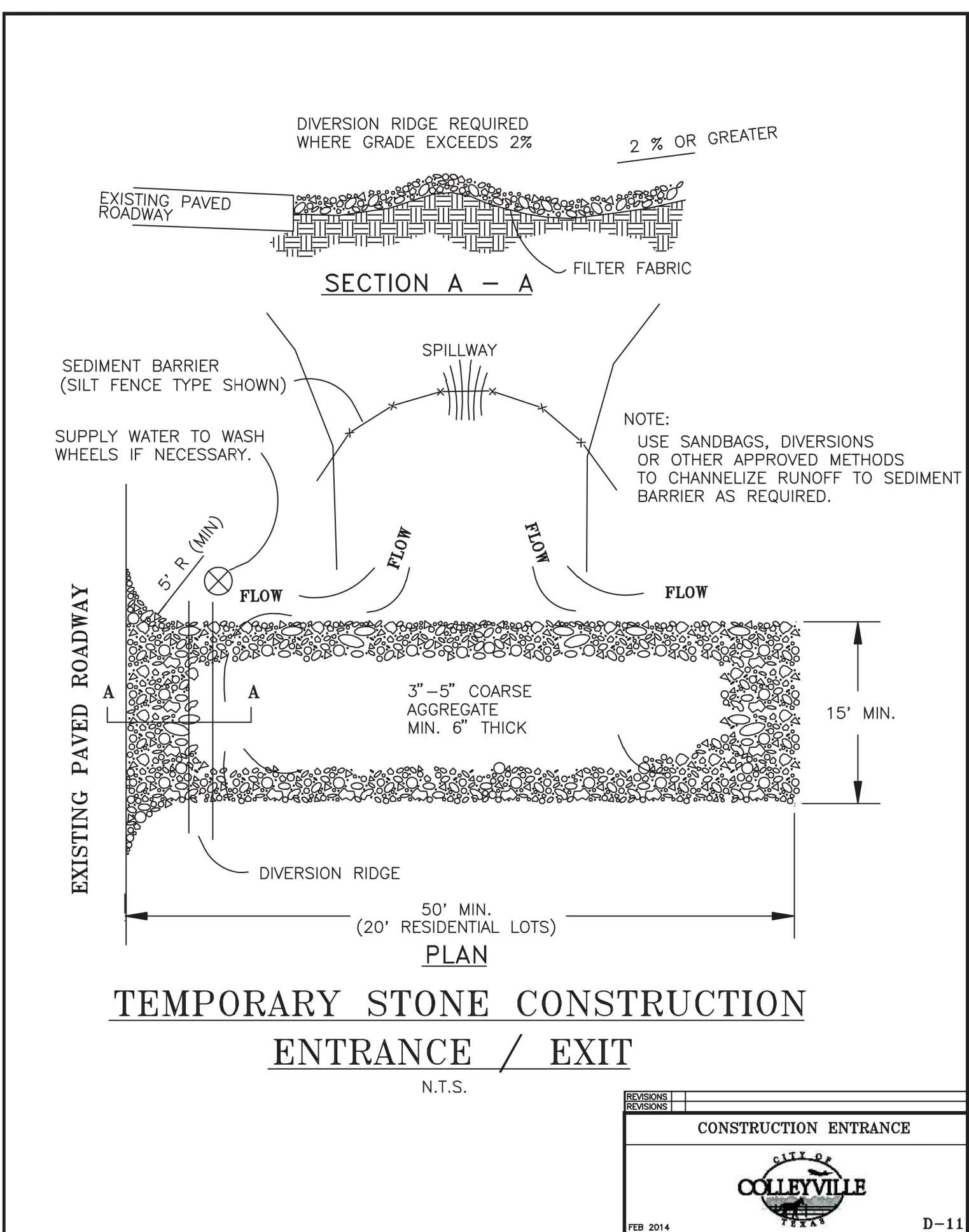
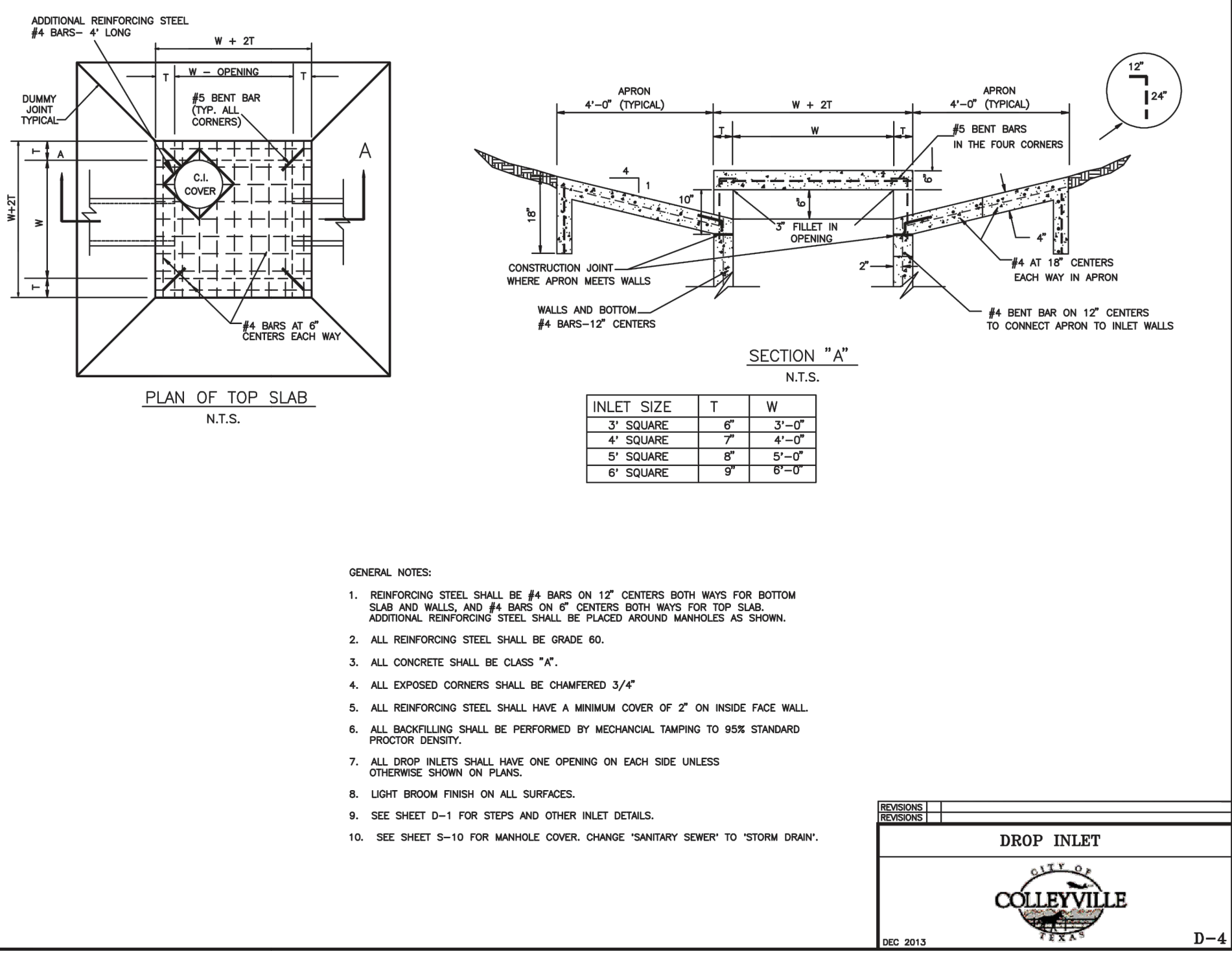
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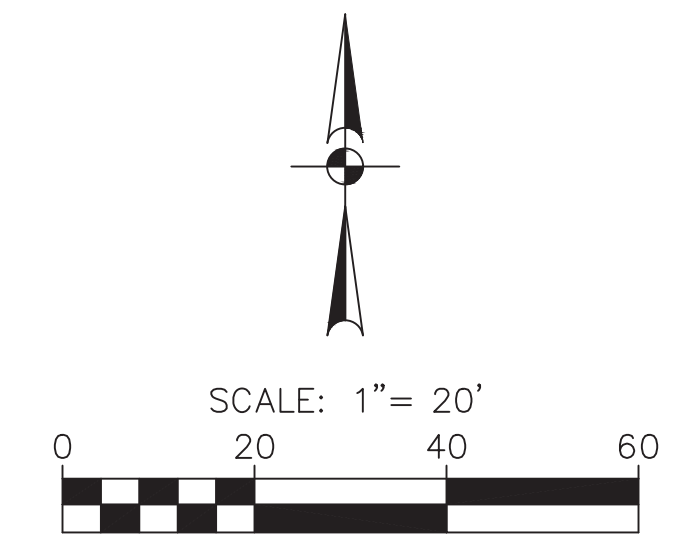
OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TX
STORM DRAINAGE PLAN

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



CONSTRUCTION PLANS





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						DES.	03-15-22	AMB		
						DRN.	03-15-22	EG		
						CHK.	03-15-22	AMB		
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										
 03-15-22										
JOB NO. 117.22.2										
SP1										
					REVISION			DATE		
					BY			BY		

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.

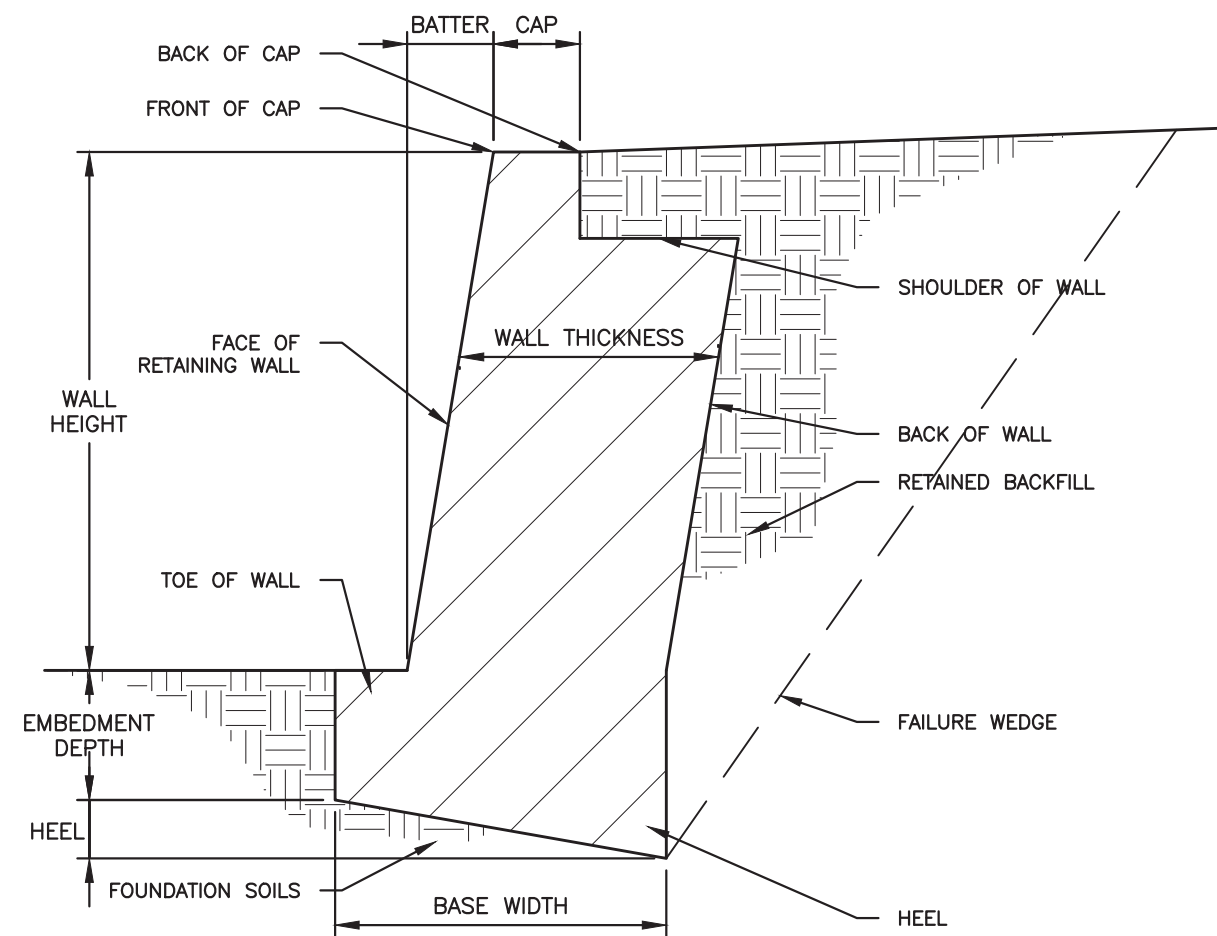
4. Construction Observations

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.

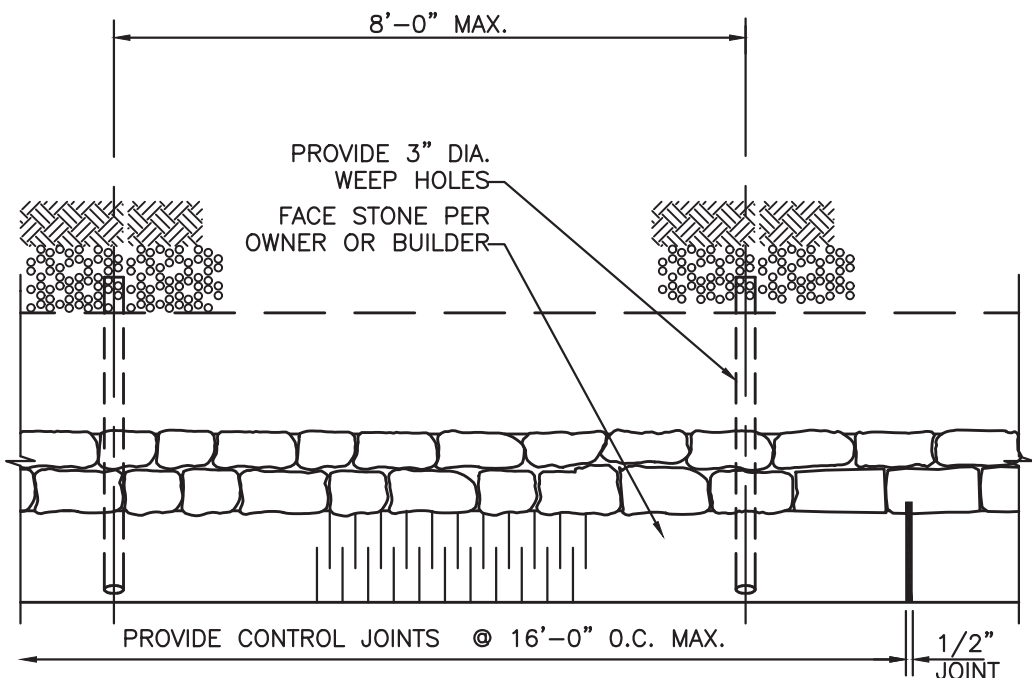


LEGEND

1
RW1

WALL SECTION W/HANDRAIL POST
CONTRACTOR OPTION

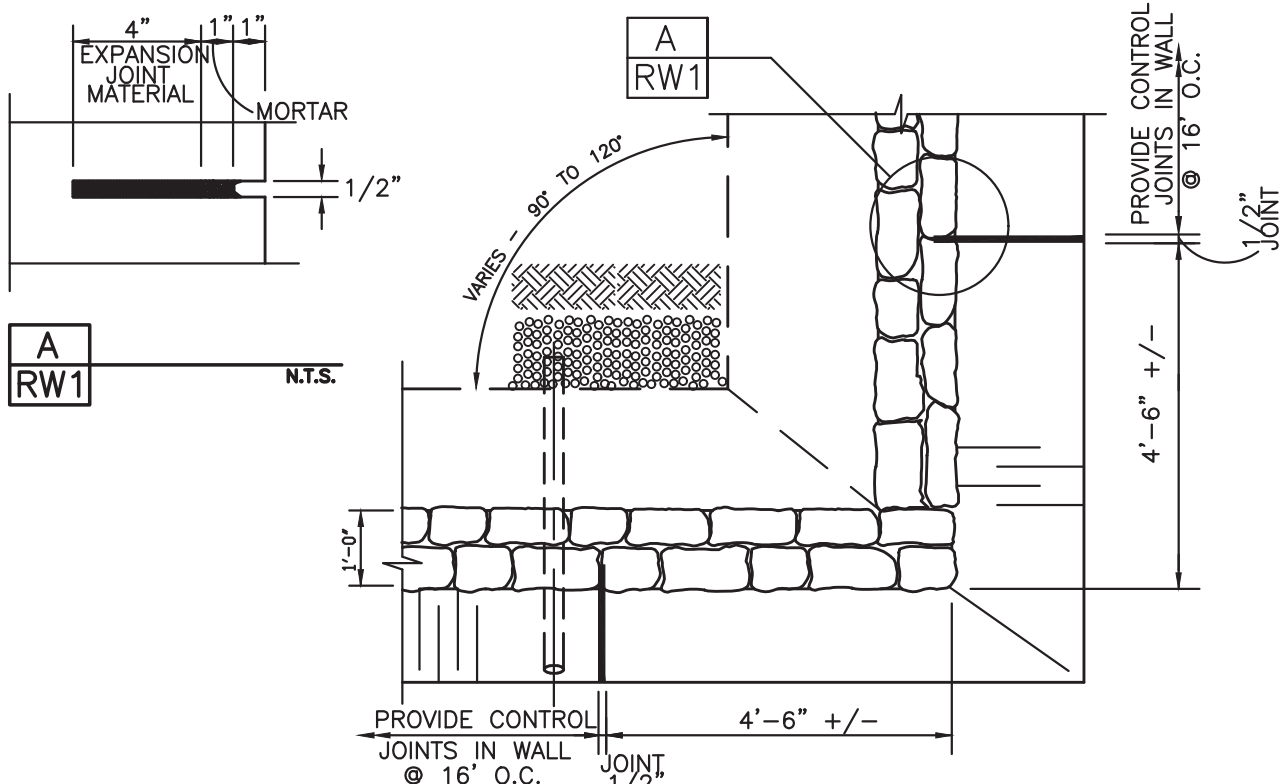
N.T.S.



2
RW1

TYPICAL PLAN VIEW AT BASE

N.T.S.



3
RW1

TYPICAL PLAN VIEW AT CORNERS

N.T.S.

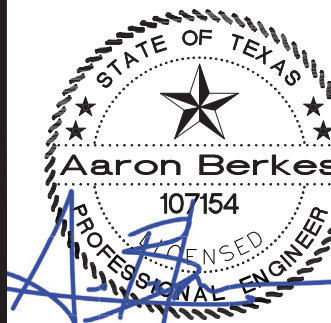
DATE	BY	DES.	DRN.	CHK.	NO.	DATE	REVISION	BY
03-15-22	AMB							
03-15-22	EG							
03-15-22	AMB							

Falkofske Engineering, Inc.
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TX Reg. Engineering Firm F-4038
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Arlington, Texas 76012
(817) 261-8300



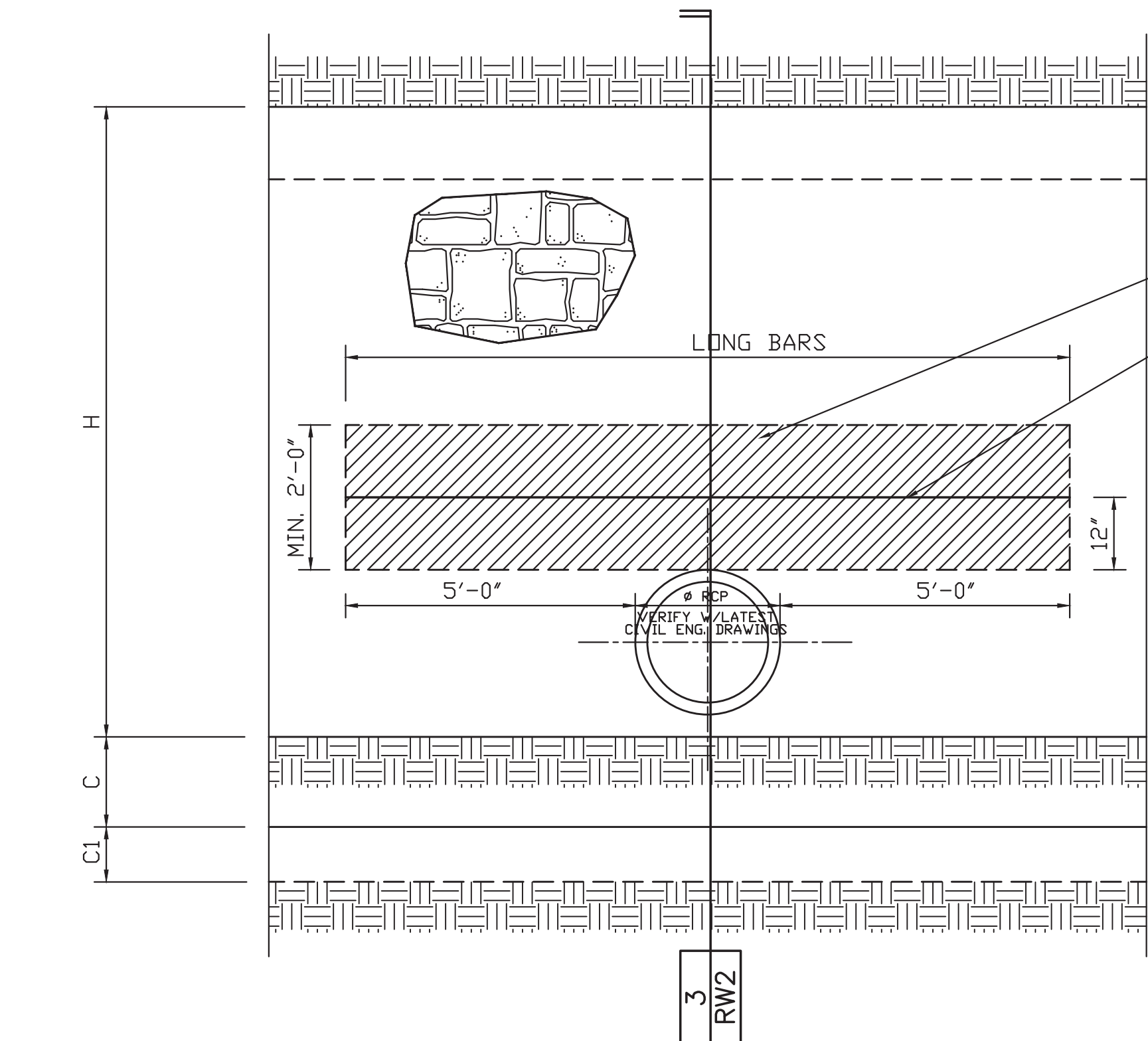
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MASONRY RETAINING WALLS - NOTES & STANDARD DETAILS
OLD GROVE PHASE II - OPTION 2
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
TOLL BROTHERS, INC.
2555 SW GRAPEVINE PARKWAY, SUITE 100
GRAPEVINE, TEXAS 76051

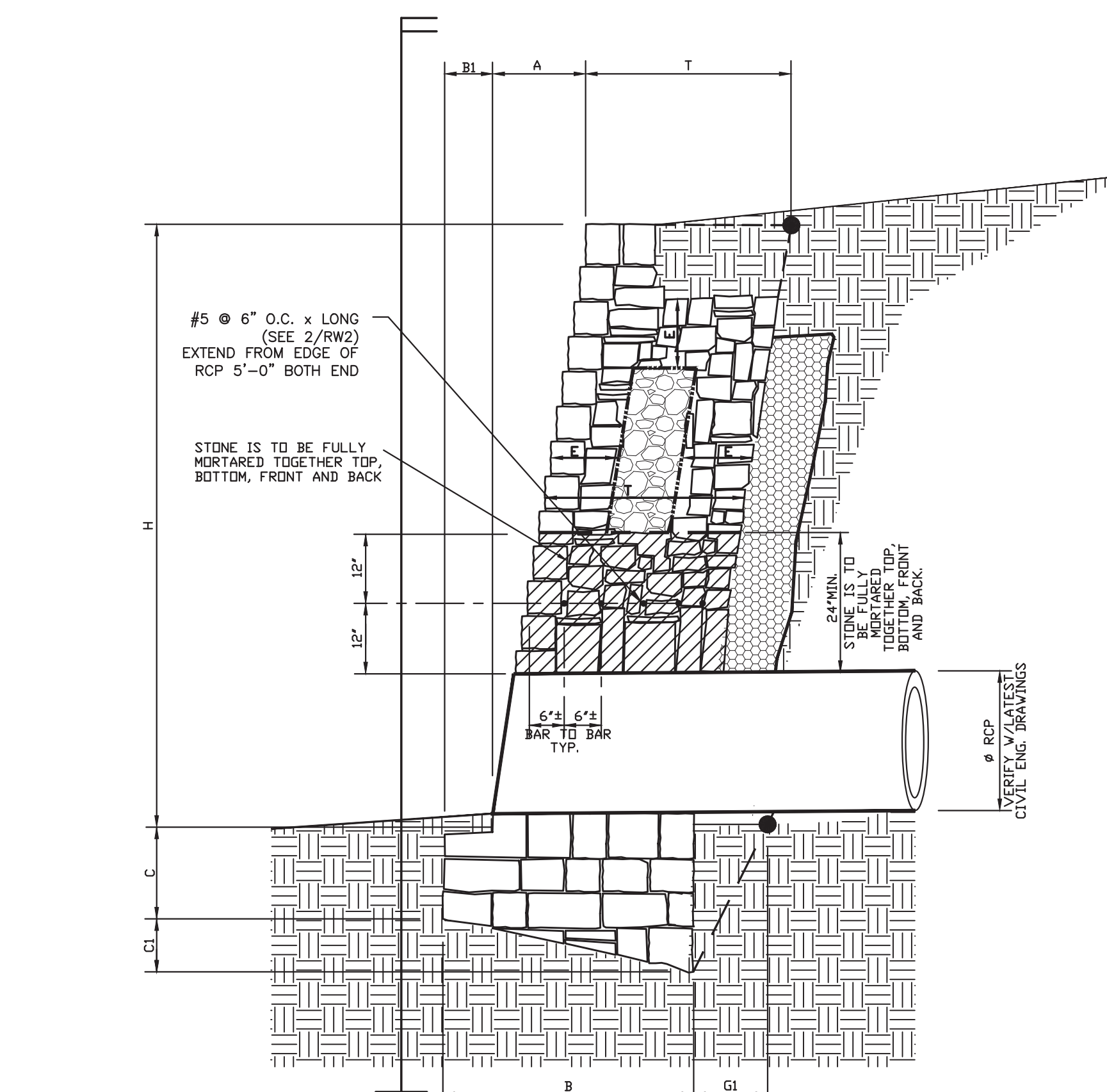


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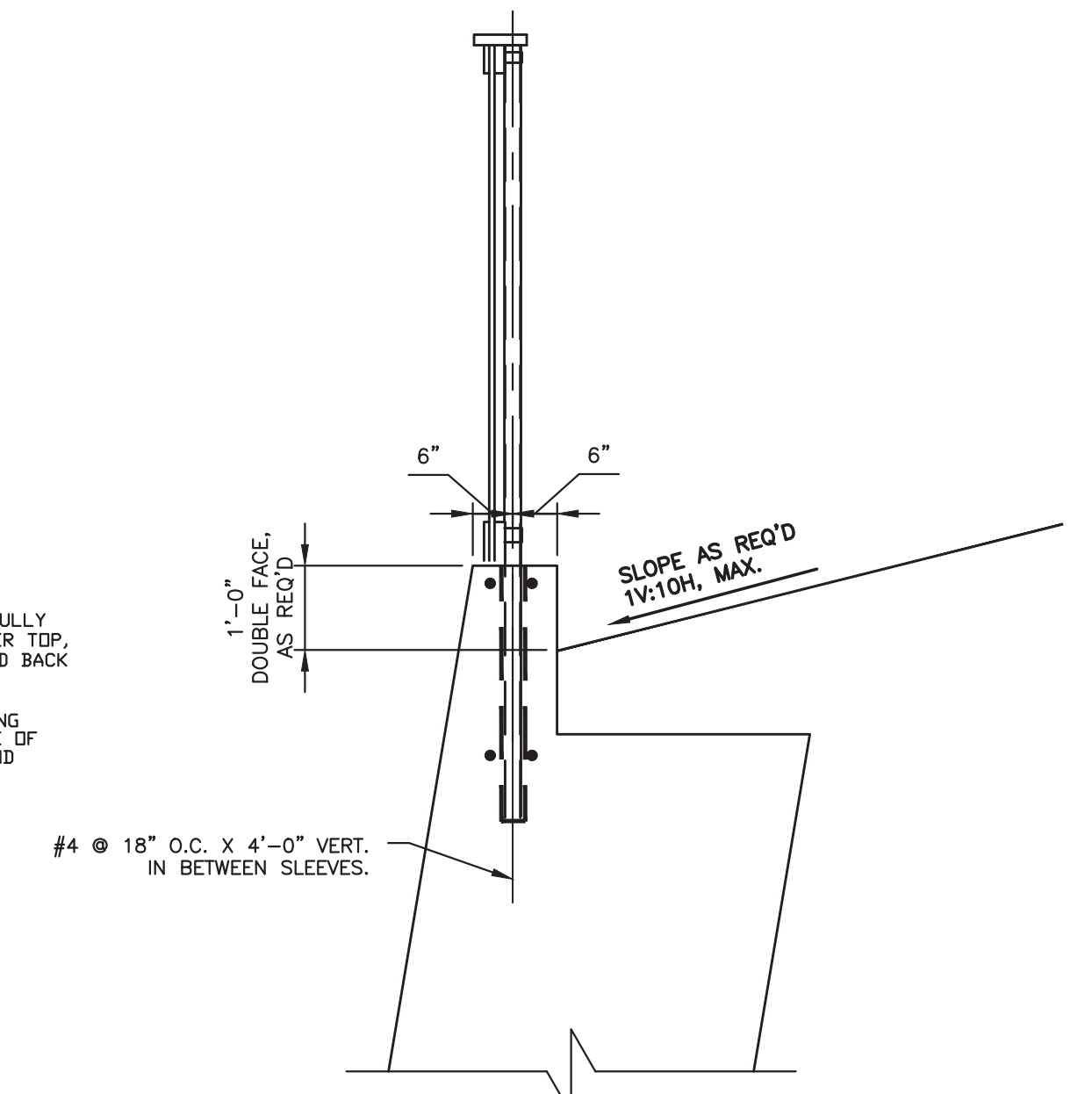
RW1



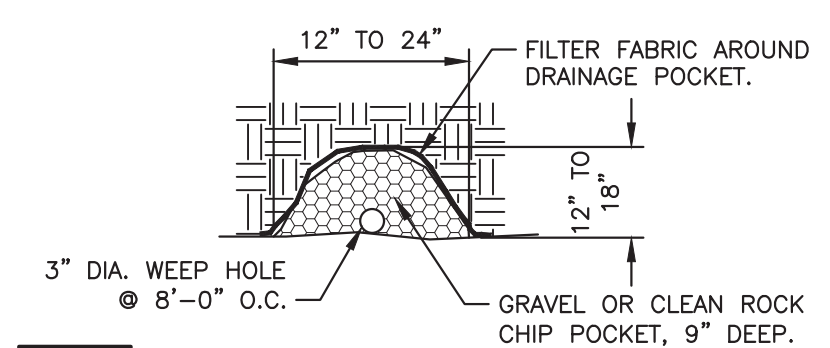
2
RW2
WALL ELEVATION W/RCP



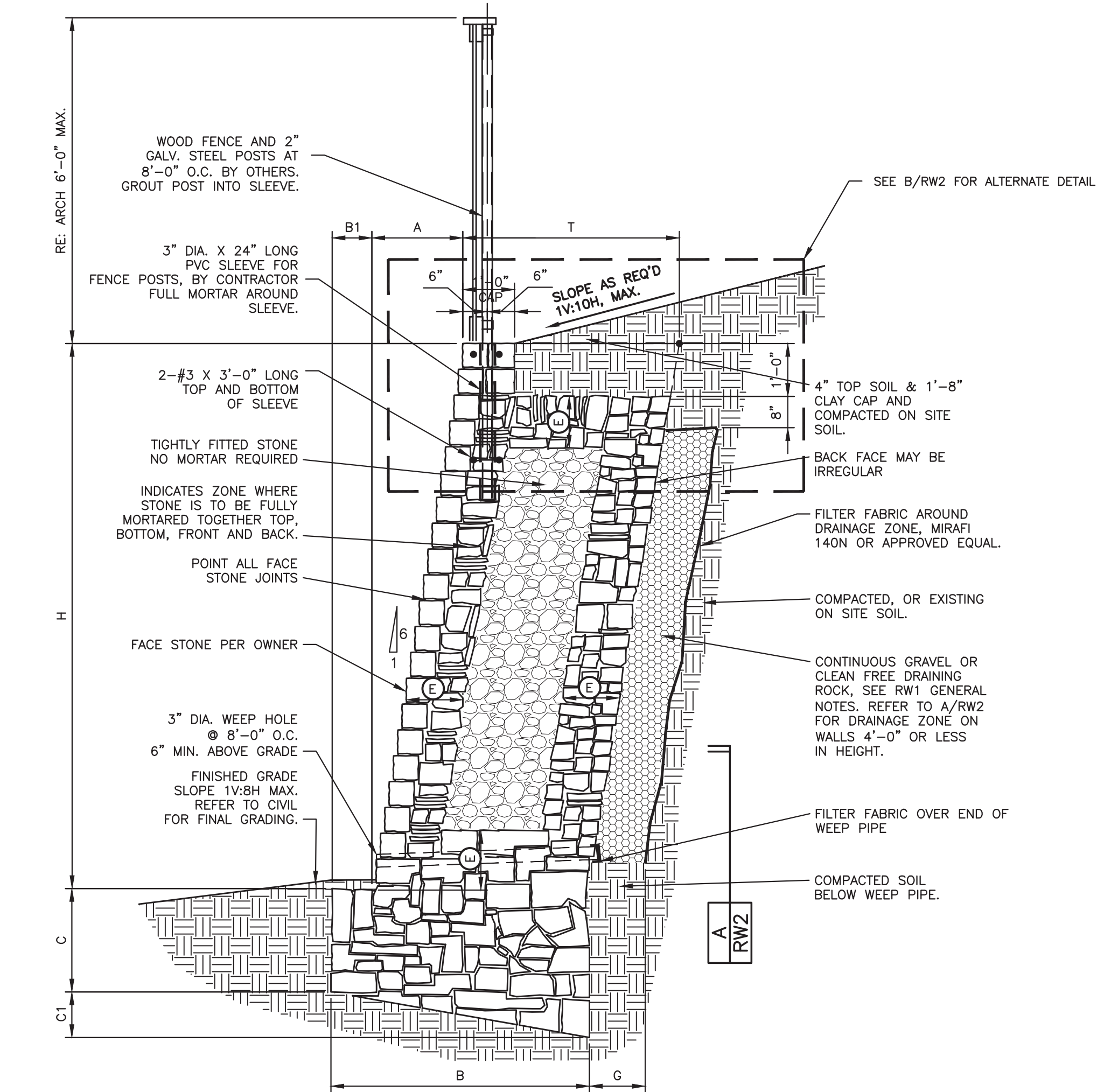
3
RW2
WALL SECTION W/RCP



B
RW2
1'-0" DOUBLE FACE
CAP EXTENDED DETAIL



A
RW2
DRAINAGE POCKET
WALLS 4'-0" OR LESS



1
RW2
TYPICAL WALL SECTION
1V:10H MAX SLOPE ABOVE WALL
1V:8H MAX SLOPE BELOW WALL
BEARING IN CLAYEY SOILS

MASONRY WALL SCHEDULE										
1500 psf - BEARING CAPACITY (TYPICAL 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 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

DATE

BY

DES.

DRN.

CHK.

03-15-22

AMB

03-15-22

EG

03-15-22

NO.

DATE

REVISION

BY

1

03-15-22

117.22.2

AMB

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

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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

RW2

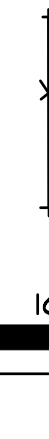
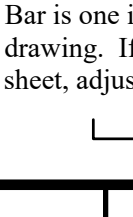
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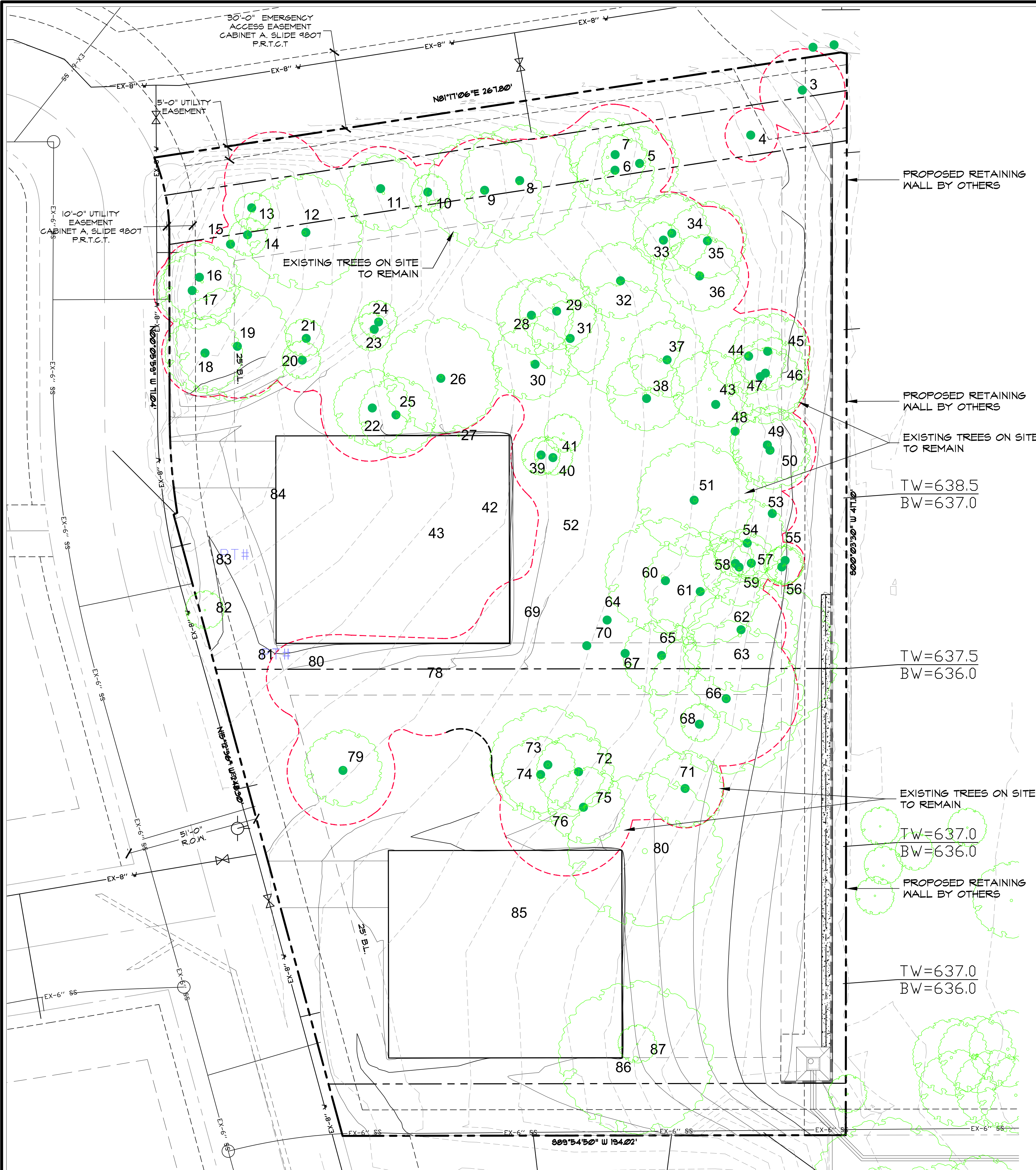
Old Grove, Ph. 2 - Option 2							
Colleyville, Texas							
TR. NO.	SIZE	COMMON NAME	SCIENTIFIC NAME	STATUS	EXEMPT / NON- EXEMPT	REMOVE / REMAIN	LOCATION
1	0	Post Oak	Quercus Stellata	Poor - Unilateral - Cavity - Canopy Dieback	Exempt	Remain	Off Site - NE Corner
2	0	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remove	Off Site - NE Corner
3	15.25	Post Oak	Quercus Stellata	Good Condition	Exempt	Remain	Open Space Lot 5X
4	0	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	15.5	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	Remain	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	15	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
26	20.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	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	Remain	Lot 1
40	15.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
41	7.25	Gum Burnam	Sideroxylon lanuginosum	Understory	Non-Exempt	Remove	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	15.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 1
51	19.5	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	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	17.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
70	14.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
71	13.25	Chinaberry	Melia Azedarach	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
Perseimmon	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	EXISTING TREE COVERAGE PRESERVATION REQUIREMENTS
TOTAL EXISTING TREE CANOPY COVERAGE ON SITE - 46.8%	- TOTAL PROPERTY AREA = 95,129sf - TOTAL CANOPY COVERAGE ON SITE = 44,870sf
-TOTAL CANOPY COVERAGE 44,870sf -TOTAL SITE 95,129sf	46.8% CANOPY COVERAGE ON SITE 50% MIN. CANOPY COVERAGE TO BE PRESERVED
TOTAL TREE CANOPY COVERAGE REQUIRED TO BE PRESERVED - 50%	74.3% OF EXISTING CANOPY COVERAGE REMAINING
TOTAL TREE CANOPY BEING PRESERVED - 33,233sf 74.3%	

 STUDIO 13 DESIGN GROUP Studio 13 Design Group, PLLC. 386 W. Main Street Lewisville, Texas 75057 469-635-1900 TBAE Firm #BR643			
 Leonard W. Reeves March 15, 2022			
 NORTH  20 10 0 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 Mitigation Plan			
Old Grove, Ph. 2			
City Colleyville, Tarrant County, Texas			
PLAN REVIEW REVISIONS	BY	DATE	
#	MRH	7-5-2018	
1			
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



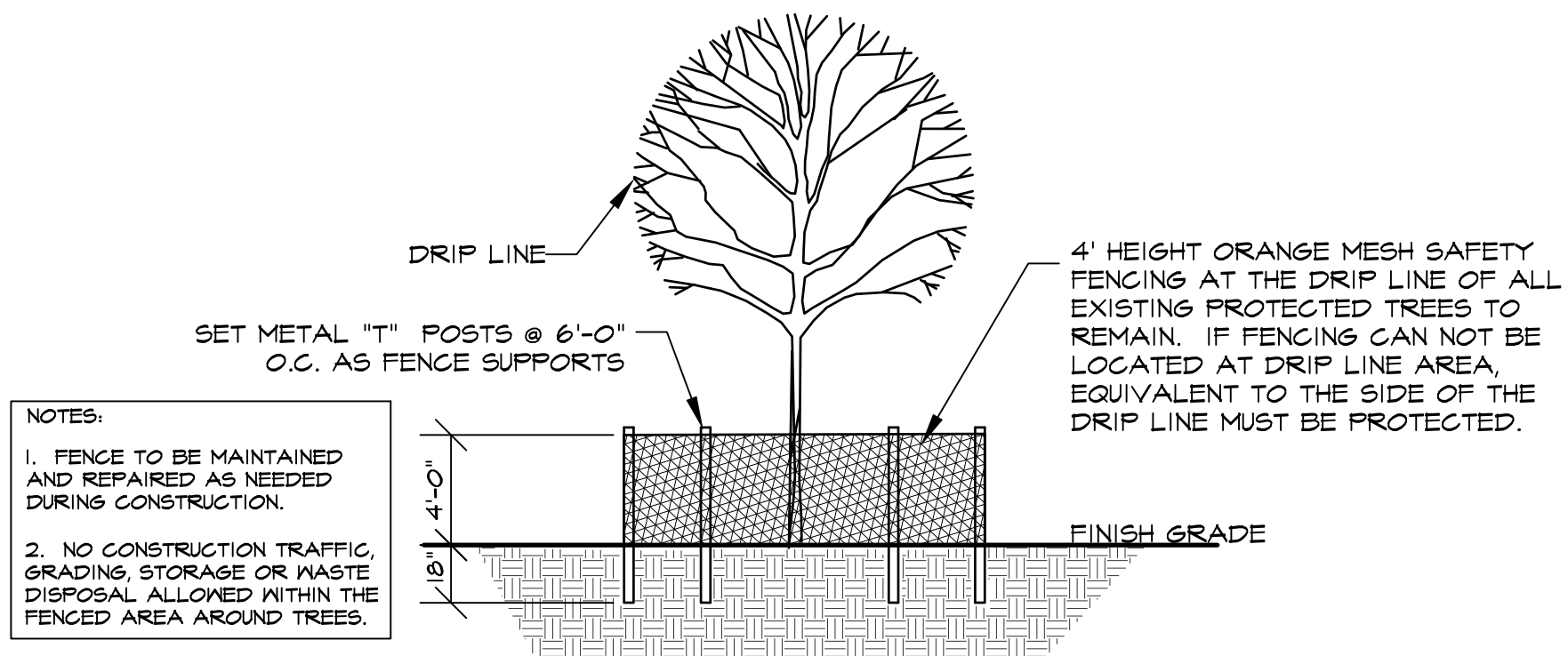
LEGEND

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

LEONARD W. REYES
STATE OF TEXAS
March 15, 2022

NORTH

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
REVISED PER CIVIL CHANGES	MRH	7-5-2018

#	1				
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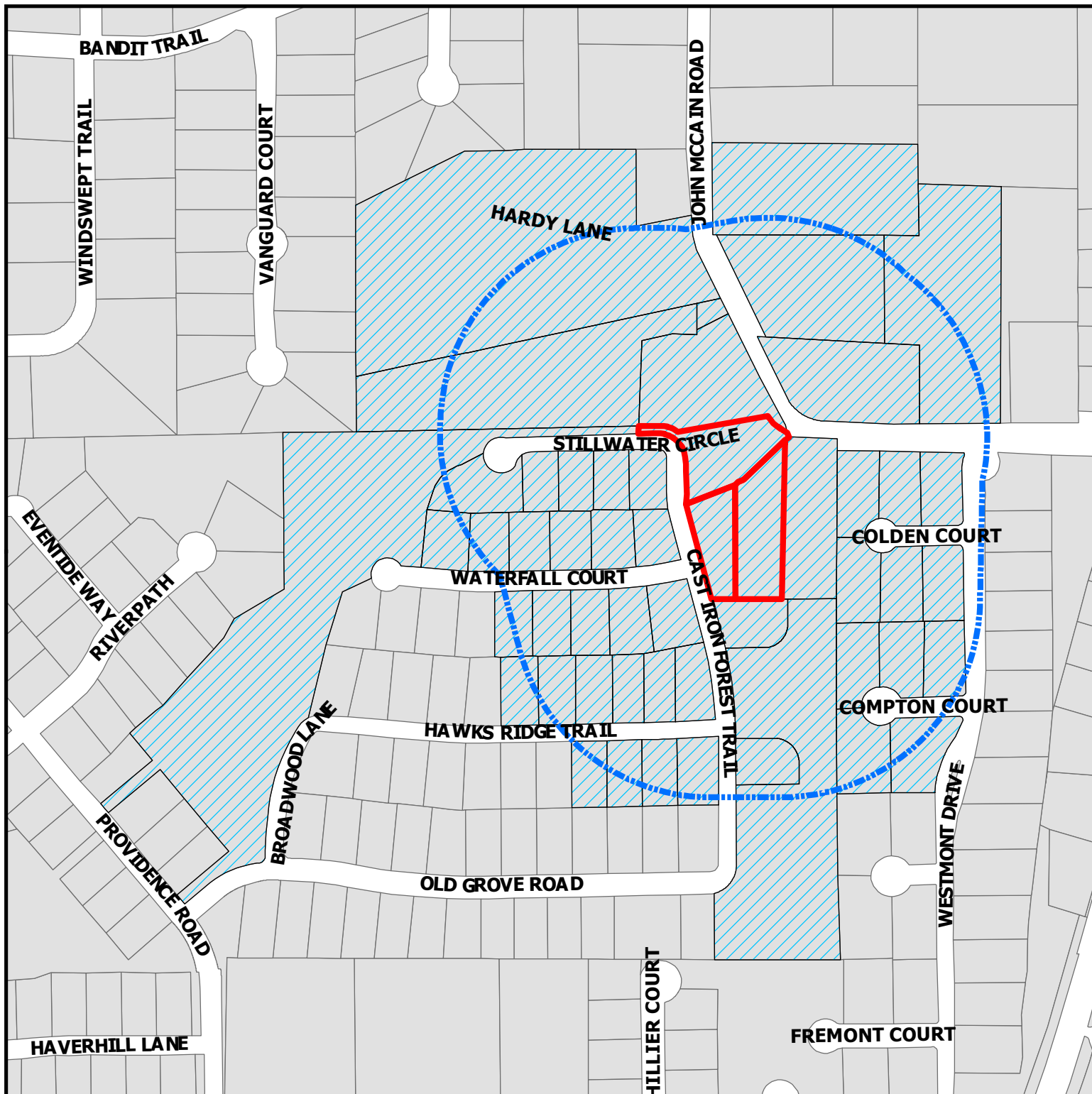
PROJECT

TBI013

SHEET

TR3 of 3

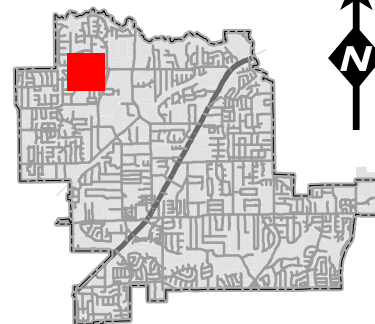
Notification Map



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

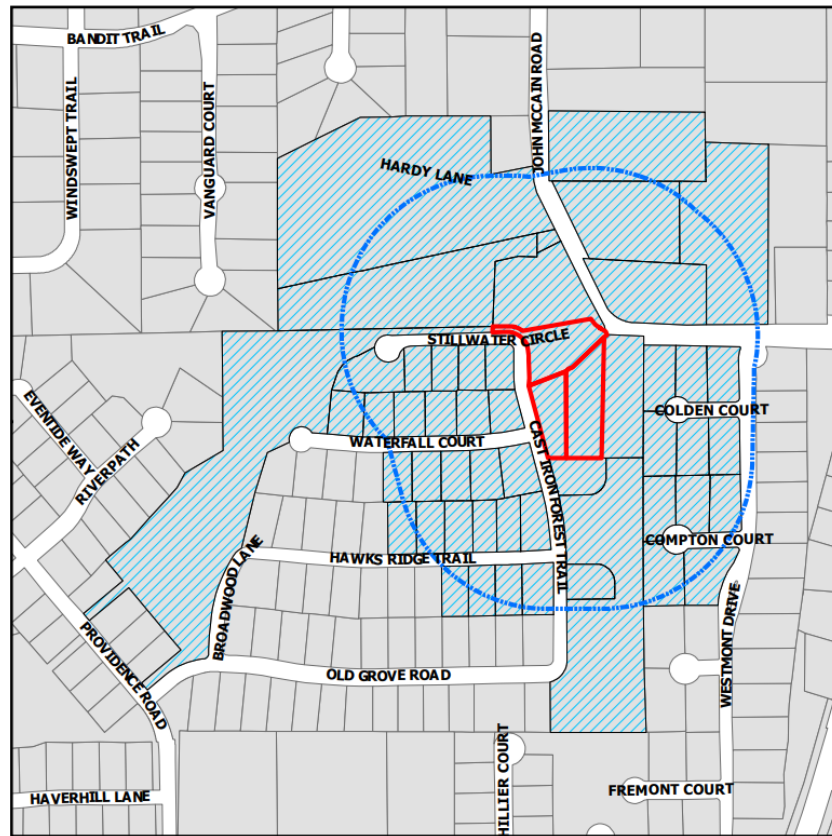
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

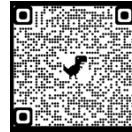
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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, LYNDA 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

**Susan Rau & Richard Freitag
7105 Cast Iron Forest Trail
Colleyville TX 76034**

TO: Colleyville Planning & Zoning Commission

CC: Ms. Jacquelyn Reyff, Principal Planner, City of Colleyville TX

RE: Zoning Case PC22-005

We are in receipt of the letter and Notice of Public Hearing regarding the proposed replat for Lots 1, 2, 3X & 4X, Block E, Old Grove Addition, Phase II. These properties are immediately adjacent to our property and development of these lots and the replat being proposed may, depending on the analysis and recommendations of the City staff and decisions made by the P&Z Commission, affect our property's value and our quality of life. The three homeowners whose properties would be most affected include the Battles (John McCain Road), the Johnsons (Westmont) and ourselves. The Battles and the Johnsons, and possibly other interested parties, may respond directly to the P&Z as they have done with earlier replat proposals.

Given personnel changes at the City and changes in the membership of the P&Z Commission, current staff and Commission members may not be aware that the replat of these lots has come before P&Z and the City Council numerous times over the past 5+ years. Each and all of those proposals were denied by P&Z, denied by the City Council, approved by P&Z and then denied by the City Council or withdrawn by the petitioners. Each and all of the proposals had numerous hearings and Toll Brothers was encouraged to modify the submissions, which they did. The City encouraged Toll Brothers to hold ad hoc meetings with those homeowners most directly involved. The discussions were frank, but ultimately did not lead to viable plans.

The rationale for denying the prior replat proposals was, above all, how the drainage from the two new lots might impact the areas being replatted and the adjacent properties, common areas and the existing large retention pond on Cast Iron Forest Trail. The City also raised issues about Toll Brothers' request that the City abandon an existing right of way.

Regarding the most recent proposal that P&Z is being asked to consider, we have several concerns:

1. **Drainage.** The most current proposal addresses some previous concerns, but not all. Much of the water management is now proposed to be underground, which may seem to be an improvement. However, the underground piping does not change the fact that the solution is overly complex insofar as storm water will be directed south, then turn east, then turn north and then, ultimately tie into the Westmont sewer system intake. Common sense suggests that such an intricate system must, by its nature and design, work precisely as engineered and do so over many decades.
2. **Failure to remediate noted deficiencies in the existing retention pond.** In 2019-2020, questions about the existing large retention pond on Cast Iron Forest Trail led the City Council to request that Toll Brothers conduct a new survey of the pond. The survey concluded that the area on the north side of the pond was modestly lower than optimal. The City Council and the City Manager concluded that the City would undertake the necessary remediation. To date, no work has taken place. The replat now being proposed by Toll Brothers includes significant drainage and excavation work in the area identified as deficient, but the proposal does not address those deficiencies. Accordingly, we ask P&Z to withhold approval of the replat until the proposal is revised to ALSO address the grading, drainage and other identified deficiencies of the existing retention pond.

3. **Burden will be borne by the new home buyers of these lots.** The 30' drainage easement for the proposed lots 1 and lots 2, the concrete swale and the headwall/inlet on Lot 2 would be the only such structures on private property in the Old Grove subdivision. If the buyers of these two new lots fail to properly maintain these critical drainage structures, the adjacent properties, including ours, could be damaged or even flooded. Any actions and oversight by the Old Grove HOA would be after the fact and leave open the extent and costs of remediation for damage done.
4. **The headwall/intake structure and the underground piping proposed on Lot 2 abuts an existing retention wall at the back corner of our lot.** Our concern is that any overflow or seepage may undermine our wall and cause significant erosion or flooding. Accordingly, we ask P&Z to require more detail and protection assurances that the construction of this structure is sealed and separated from our retention wall.
5. **The proposed tie-in with the existing pipe leading out of the large retention pond may impact surrounding trees.** Most notably, there is a 100+ year old post oak tree with a mature root structure. Although the replat schematics note that the tree is to be protected the tie-in is very close to the tree and its root structure. The exact positioning of the tie-in should be examined more closely.
6. **Green belt elimination.** The latest proposal fails to take into account the very real possibility of increased rainfall, more frequent and more violent storms, tree and root growth and disruption to what is today a healthy green belt populated with hawks, owls, water fowl, turtles and many other wildlife which help to maintain an attractive habitat and a viable natural barrier to flooding.
7. **Option #2 includes a new "open space" identified as 4X.** However, upon closer examination this "Open Space" contains the normal 10' utility easement and 10' building line. Thus, the 20' between Lot 2 and our property is the same 20' as would normally be required between lots. The Open Space designation appears to be a misnomer and its intent is unclear.

4900 Behrens Road
Colleyville TX

April 27, 2022

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

RE: Zoning Case VC 22-003 and Zoning Case VC 22-004

I am opposed to granting a Variance for both lots, each under 40,000 square feet for two single family houses at 4801 and 4809 Manning Drive; zoning case numbers referenced above.

The two proposed platted lots were sold recently (December, 2021); listed as a single property.

There has NEVER been a house or other building on the address listed as 4801 Manning Drive, VC 22-003. The land at 4801 Manning Drive in the Tarrant Appraisal District is listed at 35,571 square feet.

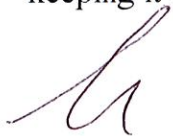
Our home is at 4900 Behrens Road, directly behind both the referenced properties. If you look at the map, our land is wider and deeper at 76,286 square feet; a little over 1.75 acres.

We were not permitted to have two homes under the R40 minimum lot size.

Our home at 4900 Behrens Road did not accommodate our larger family adequately in 2020, but in order to comply with the R40 zoning, we were unable to build an additional house on our property. As a result, we then opted to build a larger, one story home on our land, but necessarily had to demolish the existing family home to keep within the Colleyville ordinances.

We have lived in Colleyville for 35 years and actively supported large pastoral lot sizes in R40 zoning. This is a lovely area and was intended by Master Plan to remain R40 as the minimum lot size.

As the applicant is a real estate investor/speculator, he does not have the same interest in keeping it this way.



Ramie Word
4900 Behrens RD
Colleyville, TX 76034
(817) 657-2981

RESOLUTION R-22-4724

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

WHEREAS, the Planning and Zoning Commission recommended approval of the replat for Lots 1, 2, and 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, and 2X, Block E, 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 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

[illegible]

RESOLUTION R-22-4724

**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 for Lots 1, 2, 3X and 4X, Block 1, 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 ON THIS THE 3RD DAY OF MAY 2022.

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

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

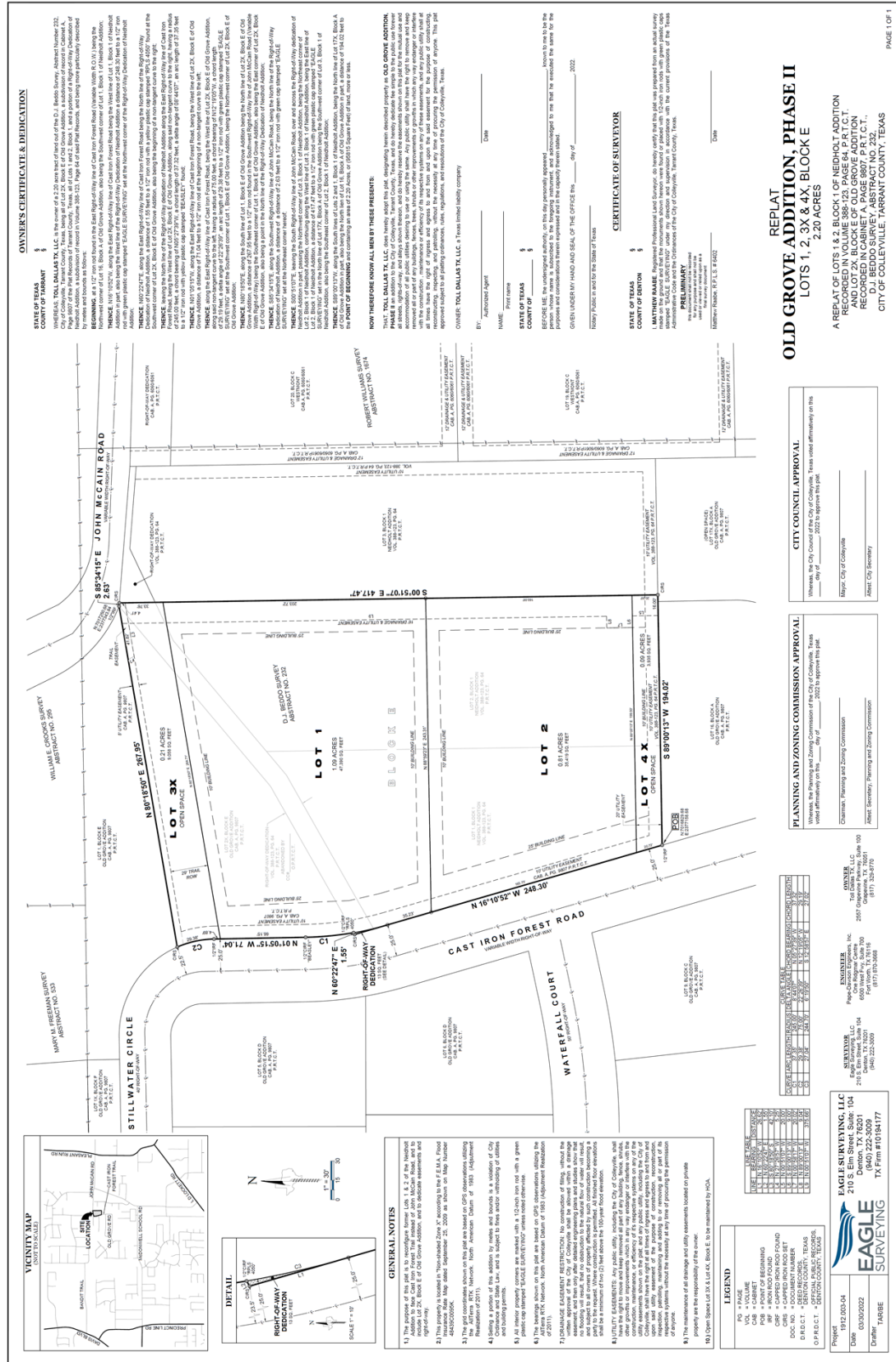
ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

Exhibit "A" - Plat Exhibit



RESOLUTION R-22-4725

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
MAY 3, 2022**

WHEREAS, City Council has taken action on certain items on the agenda under Business.

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 3RD DAY OF MAY 2022.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor