



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, September 26, 2022
6:15 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Special Use Permit for a Massage Therapy use on a portion of Lot 18, Village at Colleyville Condos, located at 97 Village Lane, Suite 270, Case ZC22-034
- 2b** Presentation and discussion of a Zoning Change from CPO Professional Office to R-20 Single Family Residential zoning district for Lot 24, Block 2, Fairway Addition, located at 8308 Precinct Line Road, Case ZC22-035
- 2c** Presentation and discussion of a Replat for Lots 1 and 2, Block 1, Colleyville Animal Clinic, being Lot 2R2A, Block 1, Brown Trail Commons West, located at 4401 Colleyville Boulevard, Case PC22-016
- 2d** Presentation and discussion of a Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development - Residential zoning district for Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case ZC22-036

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards September 23, 2022 by 5:00 p.m.

Dakari Hill
Planner

A quorum of the Colleyville City Council may be in attendance at this meeting.

Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2a

Agenda Date 9/26/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for a Massage Therapy use on a portion of Lot 18, Village at Colleyville Condos, located at 97 Village Lane, Suite 270, Case ZC22-034

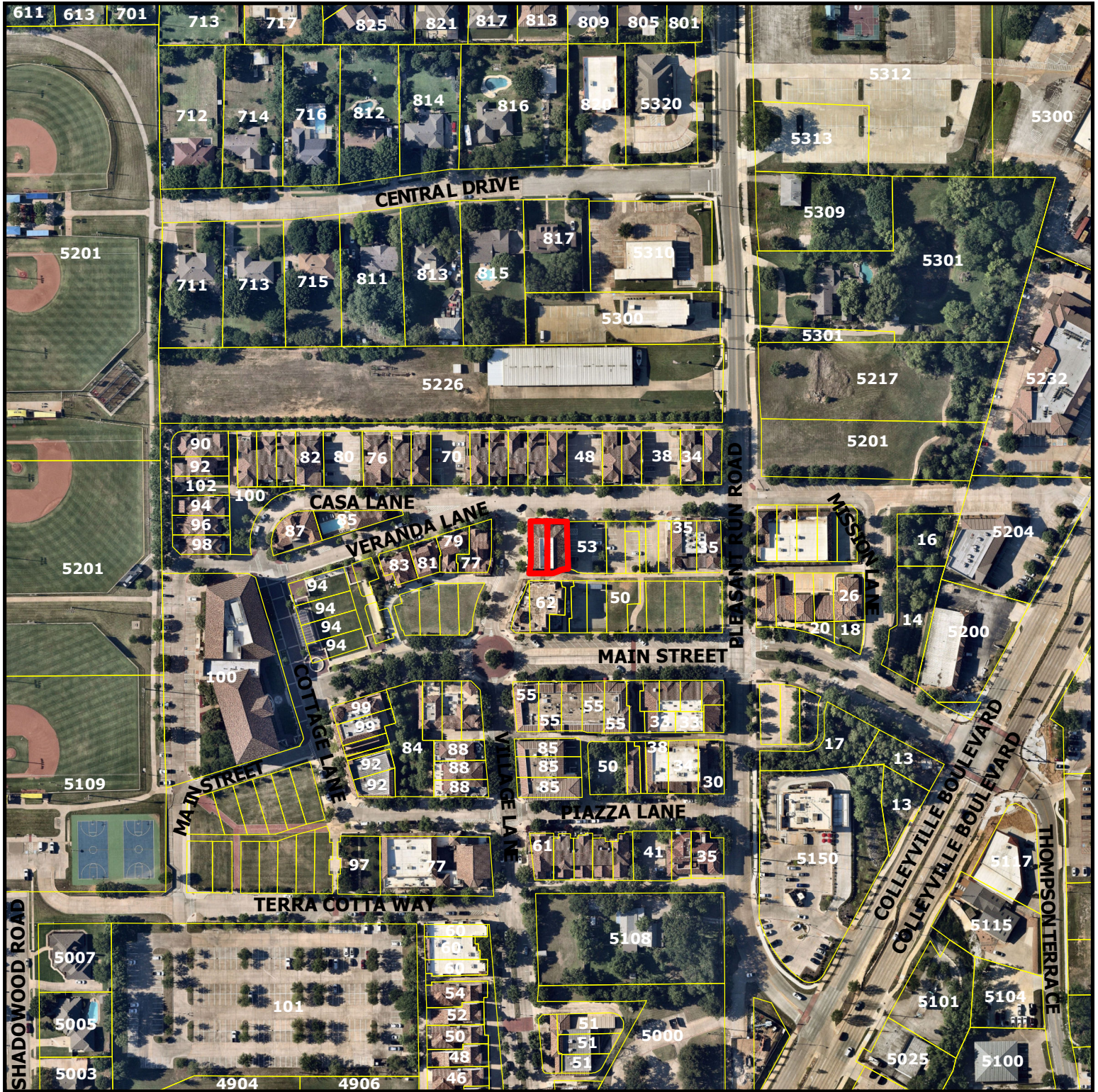
Explanation

Chardé Perry, the applicant, has submitted a request for a SUP for massage therapy use on a portion of Lot 18, Village at Colleyville Condos, approximately 0.12 acres, and zoned PUD-C Planned Unit Development-Commercial. The request is to allow for a new business, dé Beauty Spa.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Streetview

Aerial Map



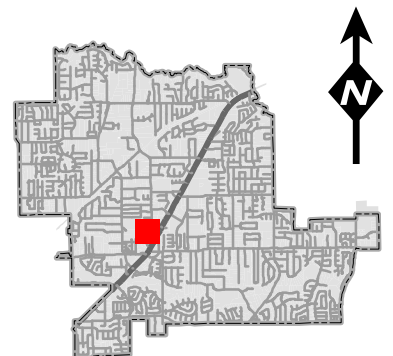
ZC22-034

97 Village Lane

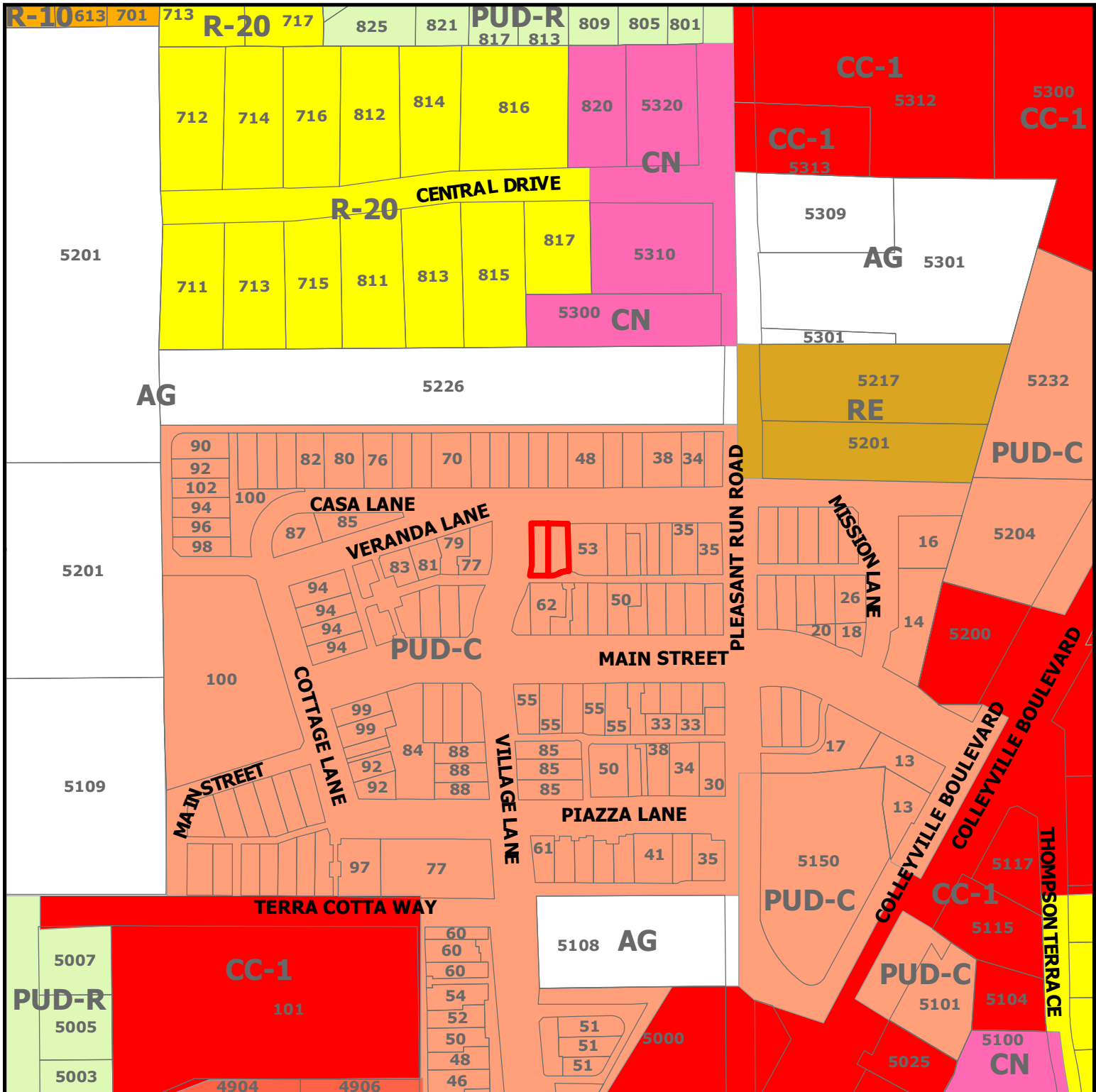
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Subject Property



Zoning Map



ZC22-034

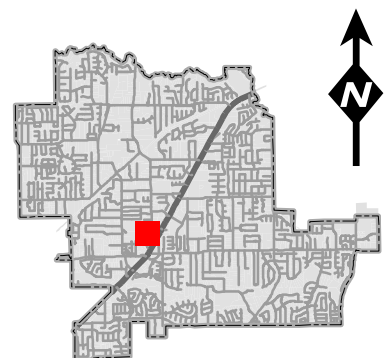
97 Village Lane

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Subject Property



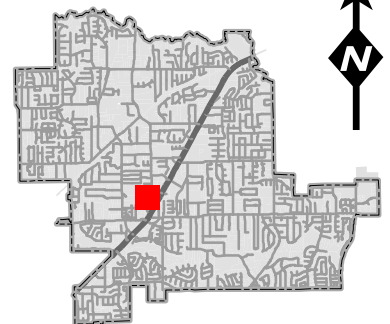
Future Land Use Map



ZC22-034

97 Village Lane

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



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Statement of palnning

dé Beauty Spa (referred to hereon as “the company”) is Intended to be established as a sole proprietorship at 97 Village Lane, Colleyville Texas 76034 With the expectation of rapid expansion in the spa industry.

Business description

The company shall be formed as a sole proprietorship under Texas state law headed by Chardé Perry.

Chardé has been in the massage industry since 2010 attending school in Michigan and graduating in 2012 with associates degree in health science massage therapy and has been practicing ever since. She also has certifications and licensing in body contouring, CPR, Laser safety officer as well as laser hair removal professional technician.

Business mission

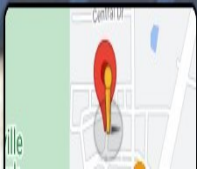
To provide a friendly and safe environment to all seeking spa services.

The company is prepared to introduce the following service to the market:

Massage therapy: Massage therapist Chard’e will treat clients by using touch to manipulate the muscles and other soft tissues of the client’s body. With her hands on techniques the therapist will strive to relieve pain, help heal injuries, improve circulation, and relieve stress, increase relaxation, as well as aid in the general wellness of clients.

Body contouring

Wood therapy: wood therapy is an effortless and efficient way of contouring the body without harming the skin or tissue. The wood elements come in different sizes and shapes and each wooden instrument has a specific use for a particular area of the body.





City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

City Hall
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Agenda Number 2b

Agenda Date 9/26/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Zoning Change from CPO Professional Office to R-20 Single Family Residential zoning district for Lot 24, Block 2, Fairway Addition, located at 8308 Precinct Line Road, Case ZC22-035

Explanation

Paul Garcia, the applicant, has submitted a request for a zoning change for Lot 24, Block 2, Fairway Addition, approximately 0.46 acres, and zoned CPO Professional Office. The request is to rezone the property from CPO Professional Office to R-20 Single Family Residential to be consistent with the surrounding zoning.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Survey
5. Survey Plat
6. Fairway Addition Plat
7. Site Photos

Aerial Map



ZC22-035

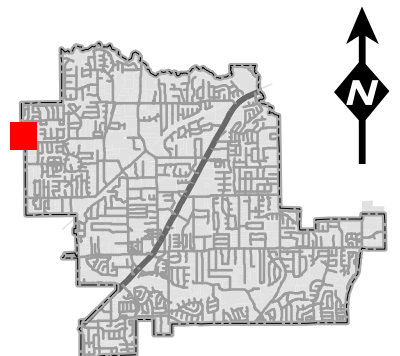
8308 Precinct Line Road

DISCLAIMER:

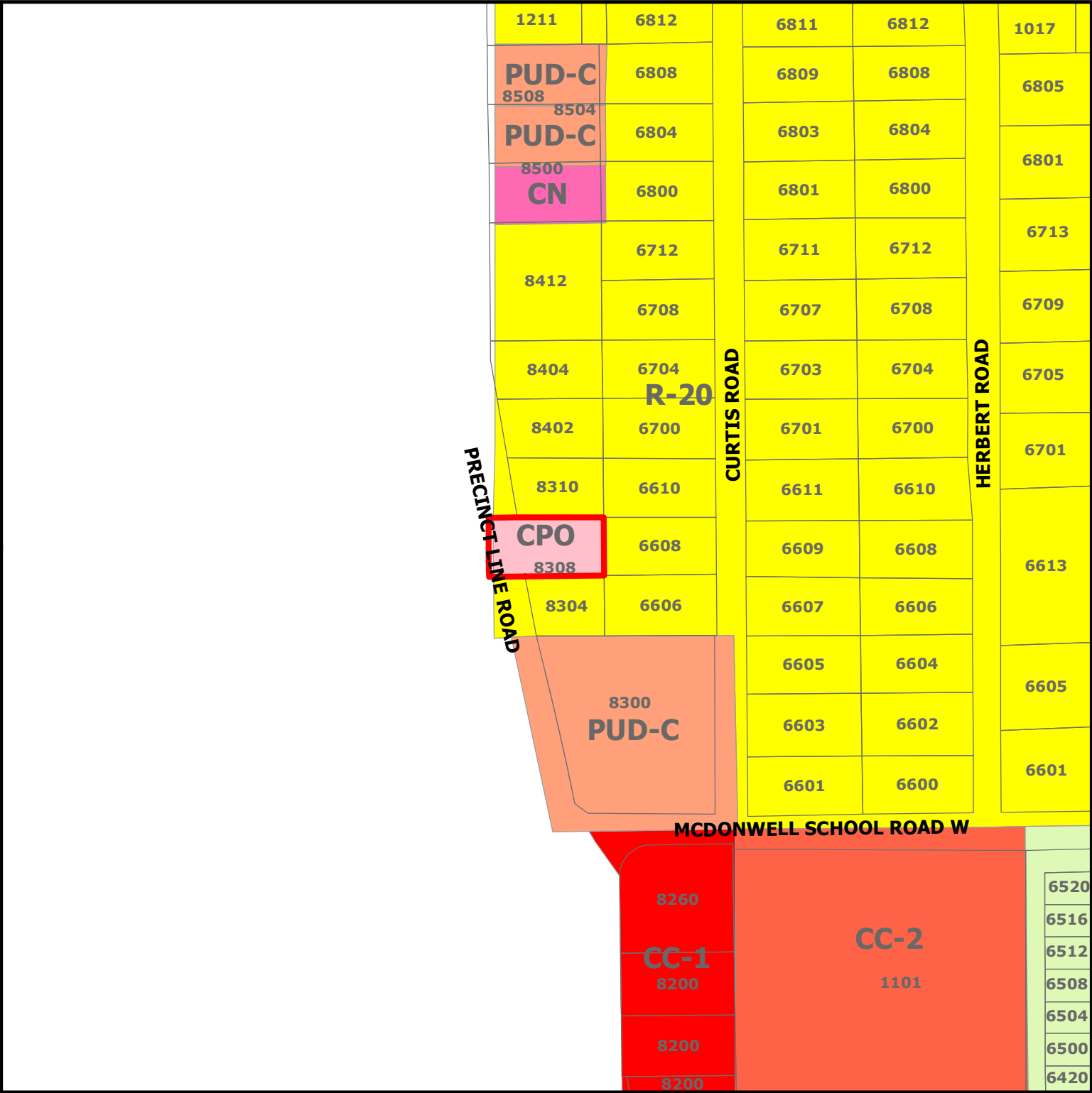
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Subject Property



Zoning Map

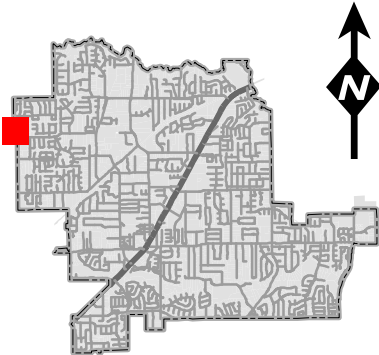


ZC22-035

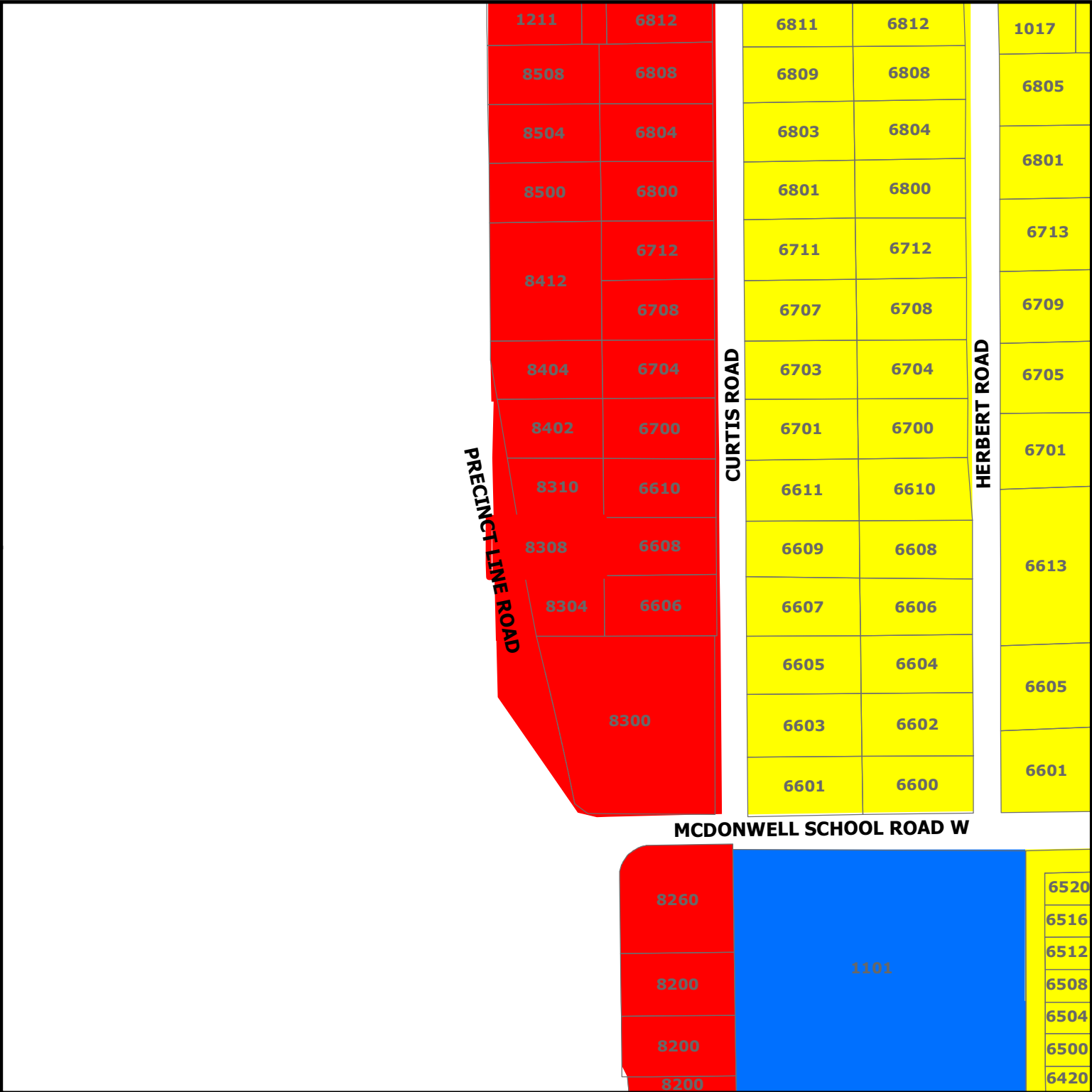
8308 Precinct Line Road

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 Subject Property



Future Land Use Map



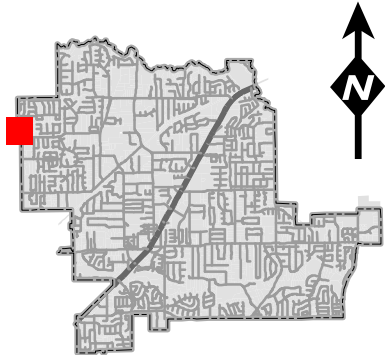
ZC22-035

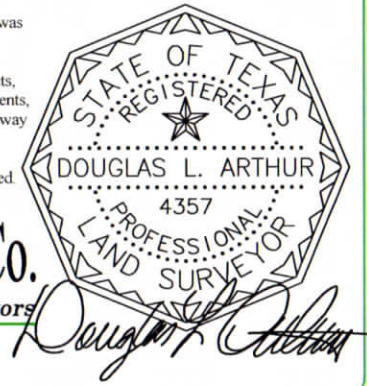
8308 Precinct Line Road



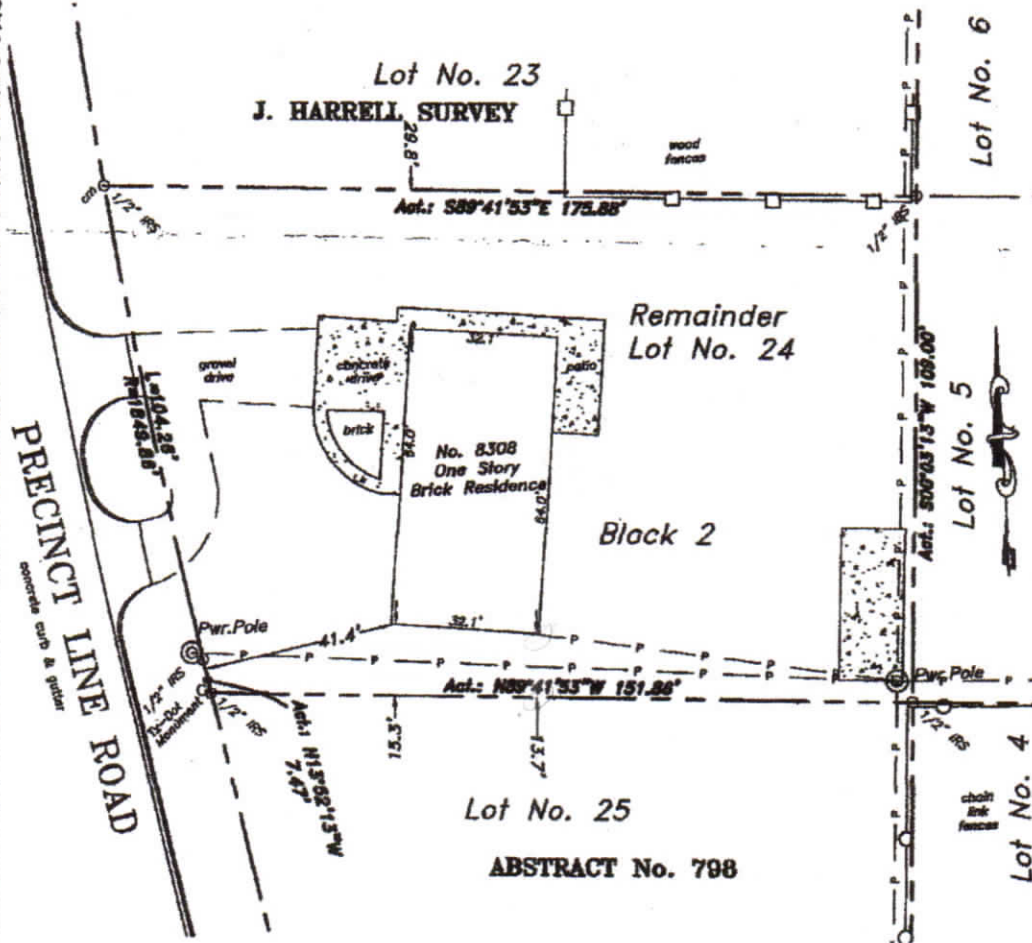
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-  Subject Property
-  Residential
-  Commercial
-  Institutional





SURVEY PLAT



8308 Precinct Line Road, Colleyville, Texas
 Being the remainder of Lot 24, Block 2 of the Fair Way Addition No. 1 to the City of Colleyville, Tarrant County, Texas according to the Plat thereof recorded in Volume 326-6, Page 121 of the Plat records of Tarrant County, Texas.

I, J. Scott Cole, Registered Professional Land Surveyor No. 5411, do hereby certify to: Donald Henson & Carla Johnston, that this plat is the result of a survey made by me or under my direction on the ground of the property shown hereon, the lines and dimensions of said property being as indicated by this plat, the size, location and types of buildings and improvements are as shown, set back from the property lines the distances indicated. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. This survey is being provided solely for the use of the recipients named above and no license has been created, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days of the date hereon. Evaluation of Restrictions and Easements of record which may affect this property, if any, has been limited to those provided from Schedule B of the title commitment.

None Provided.
 Visible and Apparent Easements, if any, are as shown.
 Bearing Source: Plotted East line of old Precinct Line Road.

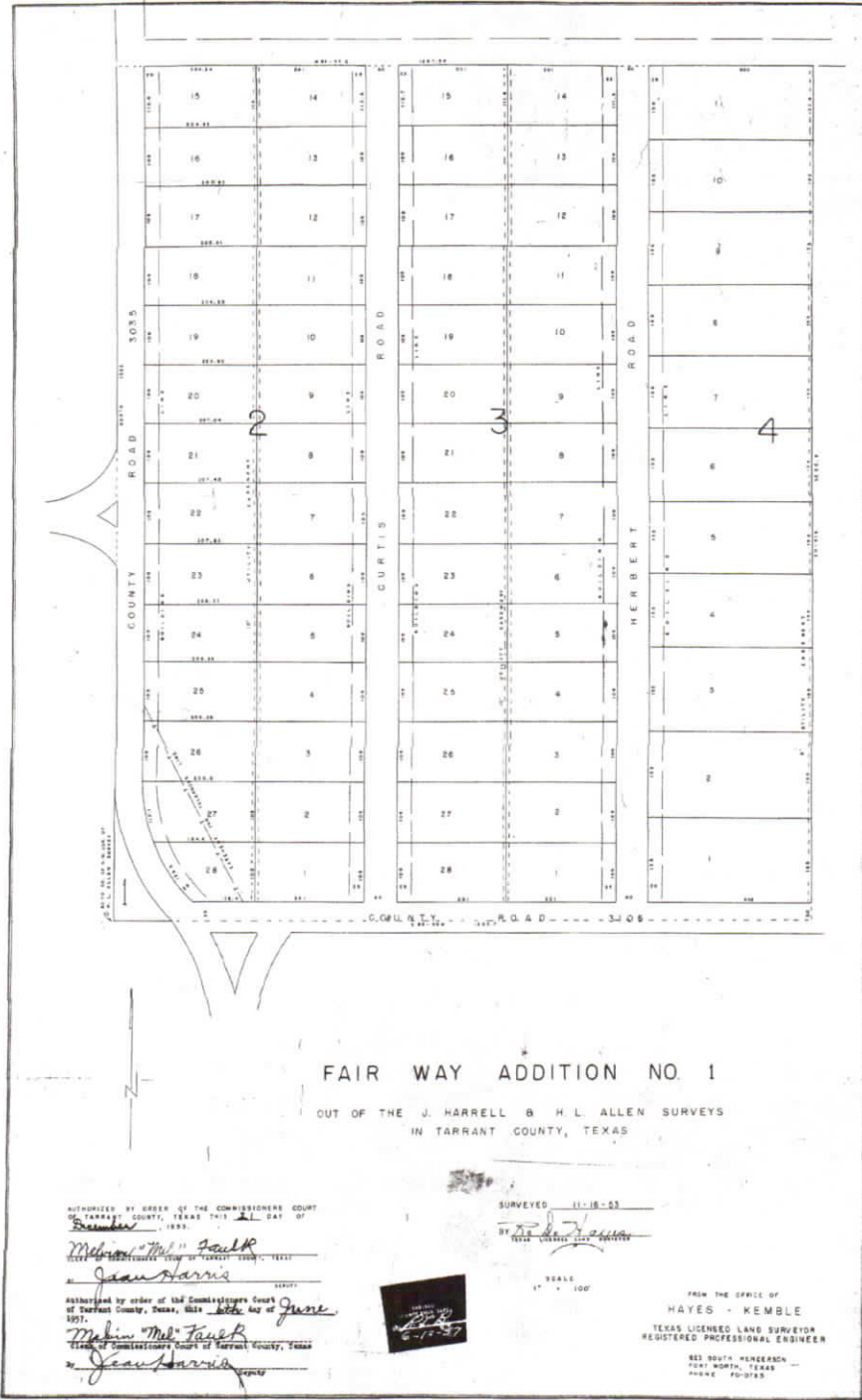


SANDS SURVEYING CORPORATION
 1110 South Airport Circle, Ste. 130
 Euless, TX 76040
 ph: (817) 355-5253 / (817) 355-4984
 fax: (817) 355-4967 / (817) 510-0432

SCALE: 1"=30'
 DATE: 05/08/2008
 REVISION: 07/15, 2008
 W.D.: 080506
 DRAWN BY: JSC
 CHECKED BY: JSC

[Signature]
 J. Scott Cole
 R.P.L.S. No. 5411

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34528-650
THE FAIR-WAY COMPANY
THE PUBLIC
DEDICATION

THE FAIR-WAY COMPANY, a co-partnership composed of H. C. Hildebrandt and J. R. Murphy, being the owner of the following described tract:

All those lots, tracts and parcels of land in Tarrant County, Texas, designated and described as follows:
TRACT NO. ONE
The part of the Joseph Harrell Survey about 4 miles NE of the town of Smithfield situated on the waters of the Big Bear Creek, and conveyed to the Trustees of the Davis School Community, Harrell, Feb. 23, 1863, by virtue of certificate No. 39, issued by Jacob Hatcher, land commissioner on June 29, 1872, and containing 40 acres of land out of said Joseph Harrell survey described by metes and bounds as follows:
THENCE N along the W line of said Joseph Harrell Survey and the E line of the Thomas Peck survey 475 varas to a point for corner;
THENCE E parallel with the S line of the Joseph Harrell Survey 475 varas to a point for corner;
THENCE S 475 varas to a point in the N line of the H. L. Allen Survey;
THENCE W along the N line of the Allen Survey 475 varas to the place of beginning and being the same parcel designated as 2nd tract in a deed dated Dec. 17, 1942, from Mrs. Winnie Davis Reeves, a widow, to John F. Cox, et ux.

TRACT NO. TWO
Being a part of the H. L. Allen Survey in Tarrant County, Texas, more fully described by metes and bounds as follows:
BEGINNING at the SE corner of a 1 acre tract of land conveyed by H. L. Allen, et ux, to the Trustees of the Davis School Community, Harrell, Feb. 23, 1863, and being the same parcel designated as 1st tract in a deed dated Dec. 17, 1942, from Mrs. Winnie Davis Reeves, a widow, to John F. Cox, et ux.
THENCE N parallel with the W line of the H. L. Allen Survey and the E line of the Thomas Peck survey 475 varas to a point for corner;
THENCE E parallel with the S line of the Joseph Harrell Survey 475 varas to a point for corner;
THENCE S 475 varas to a point in the N line of the H. L. Allen Survey;
THENCE W along the N line of the Allen Survey 475 varas to the place of beginning and being the same parcel designated as 2nd tract in a deed dated Dec. 17, 1942, from Mrs. Winnie Davis Reeves, a widow, to John F. Cox, et ux.

TRACT NO. THREE
Being a 1 acre tract of land out of the H. L. Allen Survey in Tarrant County, Texas, more fully described by metes and bounds as follows:
BEGINNING at the SW corner of the H. L. Allen Survey and being in the E line of the Thomas Peck survey;
THENCE N along the W line of the H. L. Allen Survey and E line of the Thomas Peck survey 80 yards to a point for corner said point being the same parcel designated as 1st tract in a deed dated Dec. 17, 1942, from Mrs. Winnie Davis Reeves, a widow, to John F. Cox, et ux.
THENCE E along the S line of Joseph Harrell Survey 40 yds. to a point for corner;
THENCE S 80 yds. to a point for corner in the S line of the H. L. Allen Survey;
THENCE W along said S line 40 yds. to the place of beginning and being the same property conveyed by deed dated 7-17-80, Rec. Book R, page 177, Deed Records, Tarrant County, Texas, from H. L. Allen, et ux, to the Trustees of the Davis School Community No. 67.

said three tracts containing approximately 47 acres of land.
Does hereby add the attached map of a subdivision of Blocks Nos. One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31), Thirty-two (32), Thirty-three (33), Thirty-four (34), Thirty-five (35), Thirty-six (36), Thirty-seven (37), Thirty-eight (38), Thirty-nine (39), Forty (40), Forty-one (41), Forty-two (42), Forty-three (43), Forty-four (44), Forty-five (45), Forty-six (46), Forty-seven (47), Forty-eight (48), Forty-nine (49), Fifty (50), Fifty-one (51), Fifty-two (52), Fifty-three (53), Fifty-four (54), Fifty-five (55), Fifty-six (56), Fifty-seven (57), Fifty-eight (58), Fifty-nine (59), Sixty (60), Sixty-one (61), Sixty-two (62), Sixty-three (63), Sixty-four (64), Sixty-five (65), Sixty-six (66), Sixty-seven (67), Sixty-eight (68), Sixty-nine (69), Seventy (70), Seventy-one (71), Seventy-two (72), Seventy-three (73), Seventy-four (74), Seventy-five (75), Seventy-six (76), Seventy-seven (77), Seventy-eight (78), Seventy-nine (79), Eighty (80), Eighty-one (81), Eighty-two (82), Eighty-three (83), Eighty-four (84), Eighty-five (85), Eighty-six (86), Eighty-seven (87), Eighty-eight (88), Eighty-nine (89), Ninety (90), Ninety-one (91), Ninety-two (92), Ninety-three (93), Ninety-four (94), Ninety-five (95), Ninety-six (96), Ninety-seven (97), Ninety-eight (98), Ninety-nine (99), One Hundred (100).

THE FAIR-WAY COMPANY
[Signature]
Co-partner
[Signature]
Co-partner

THE STATE OF TEXAS
COUNTY OF TARRANT

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 they executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 1957.

[Signature]
Notary Public, Tarrant County, Texas

Filed for Record _____
And Recorded _____
Instrument No. 34528
MELVIN "MEL" FAULK, County Clerk,
Tarrant County, Texas

By *[Signature]* Deputy











City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2c

Agenda Date 9/26/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Replat for Lots 1 and 2, Block 1, Colleyville Animal Clinic, being Lot 2R2A, Block 1, Brown Trail Commons West, located at 4401 Colleyville Boulevard, Case PC22-016

Explanation

Tim Wallace, the applicant, has submitted a request for a Replat for Lot 2R2A, Block 1, Brown Trail Commons West, being approximately 5.74 acres, and zoned CC-2 Shopping Center District. The purpose is to subdivide the property into two lots in order to allow for the construction of a new veterinarian clinic.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Replat
5. Final Plat
6. Site Photos

Aerial Map



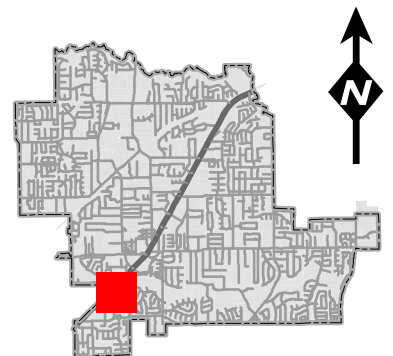
PC22-016

4401 Colleyville Boulevard

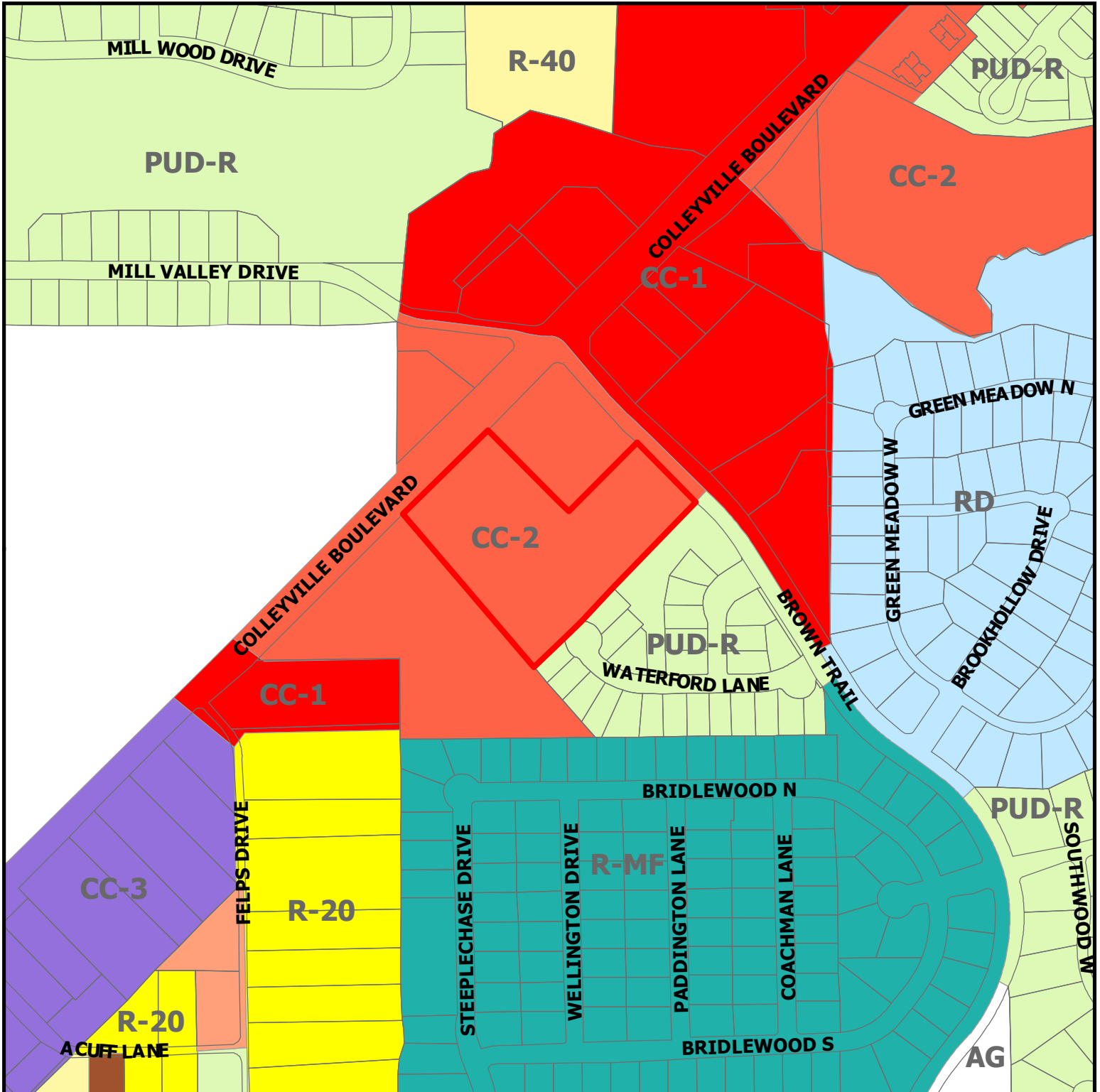
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Subject Property



Zoning Map



PC22-016

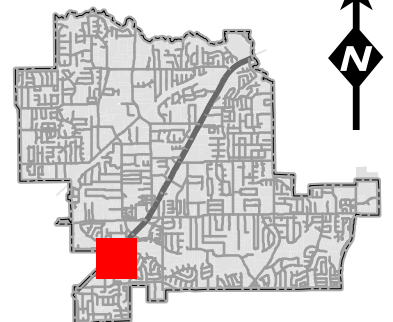
4401 Colleyville Boulevard

DISCLAIMER:

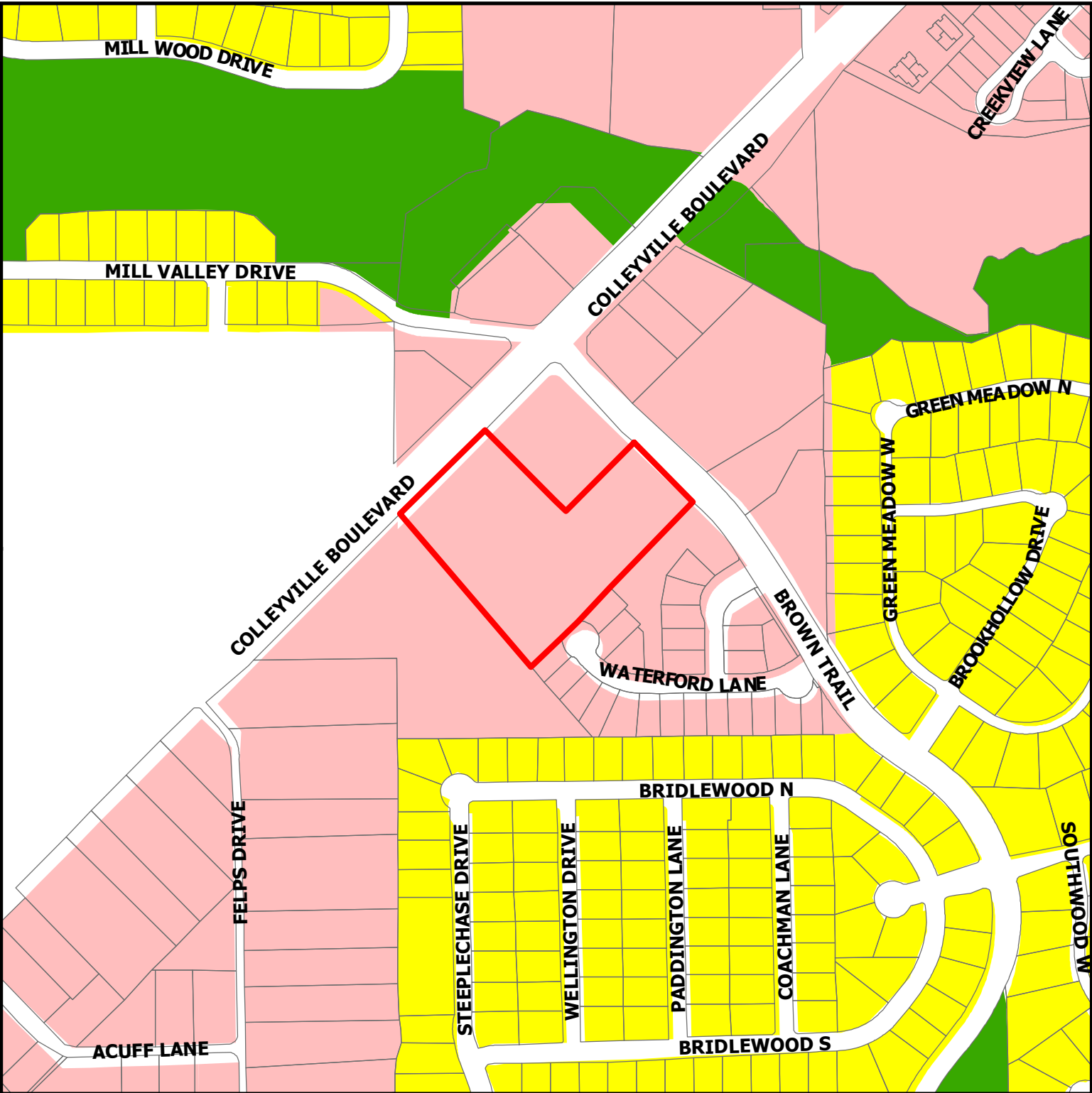
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Subject Property



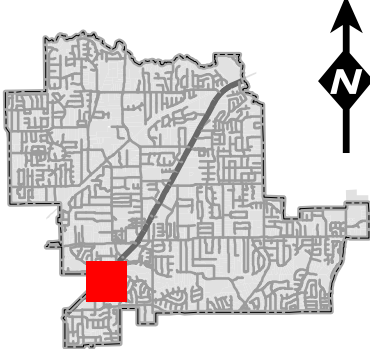
Future Land Use Map



PC22-016

4401 Colleyville Boulevard

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



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1. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North, Central Zone 4202, based on observations made on December 29, 2020 with a combined scale factor of 1.0001212.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 484-39C0430K, Community-Panel No. 48059E 0430 K, Map Revised Date: September 25, 2009. All of the subject property is shown to be located in Zone "X" on said map. The location of said flood insurance rate map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

3. Selling a portion of this addition by metes and bounds is a violation of the city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.

4. **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.

5. Utility Easement: any public utility, including the city of Colleyville, shall have the right to move and keep moveable 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 to ingress and egress to and from any 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.

MMJOHNSON
9/12/2022 4:50 PM
M: \DWG-48\4828-20.660\DWG\SURVEY C3D 2018\4828-20.660FP.DWG







City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

City Hall
100 Main Street
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Agenda Number 2d

Agenda Date 9/26/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development - Residential zoning district for Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case ZC22-036

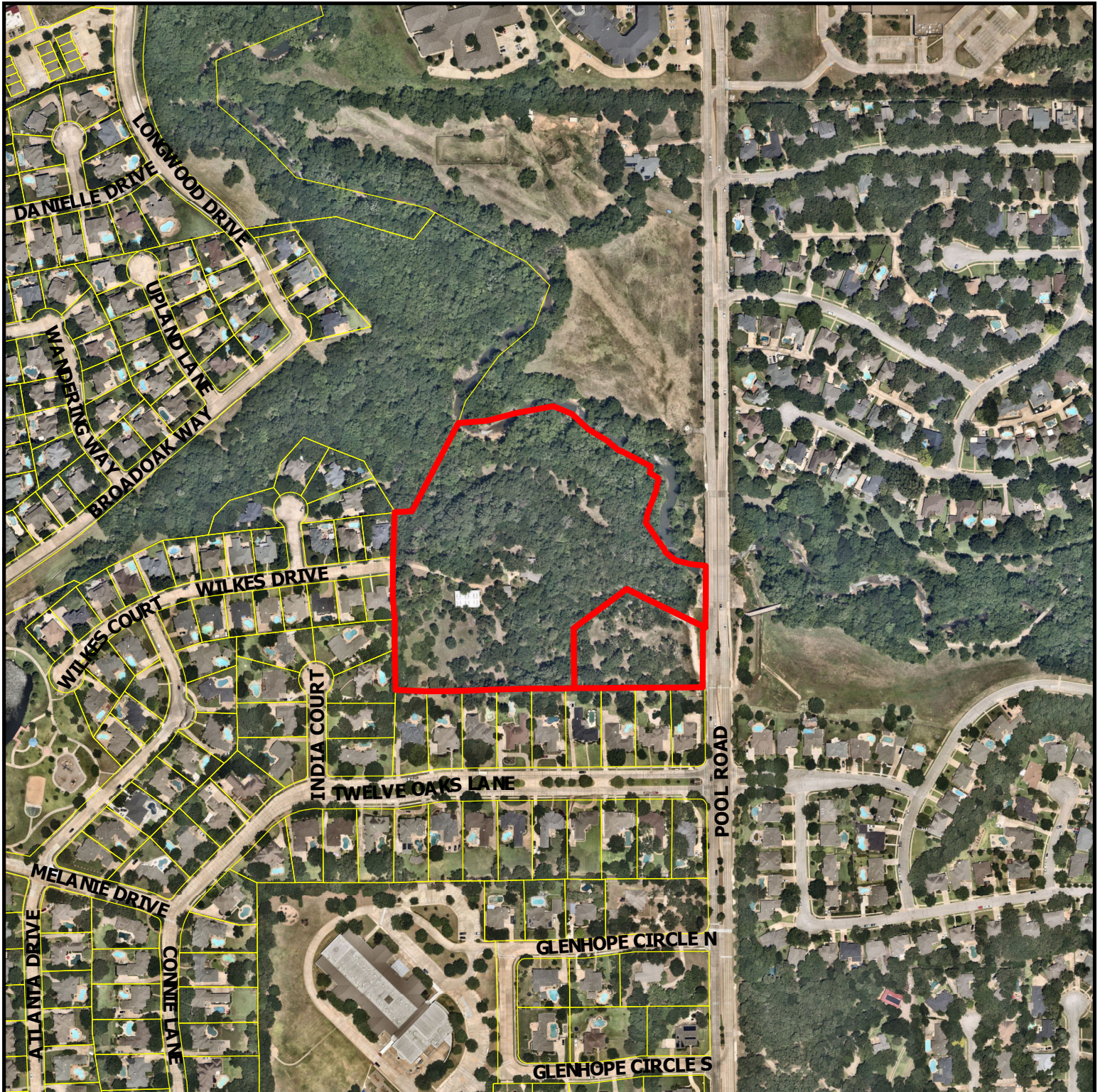
Explanation

Curtis Young, the applicant, has submitted a request for a zoning change for Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition, approximately 13.84 acres, and zoned AG Agricultural and RE Single Family 'Estate' Residential district. The request is to rezone the properties from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development-Residential to allow for a new 21-lot single-family detached subdivision.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Concept Plan
5. Preliminary Drainage & Utility Plan

Aerial Map

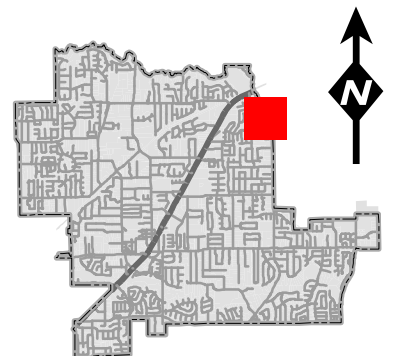


ZC22-036
2417 Wilkes Drive

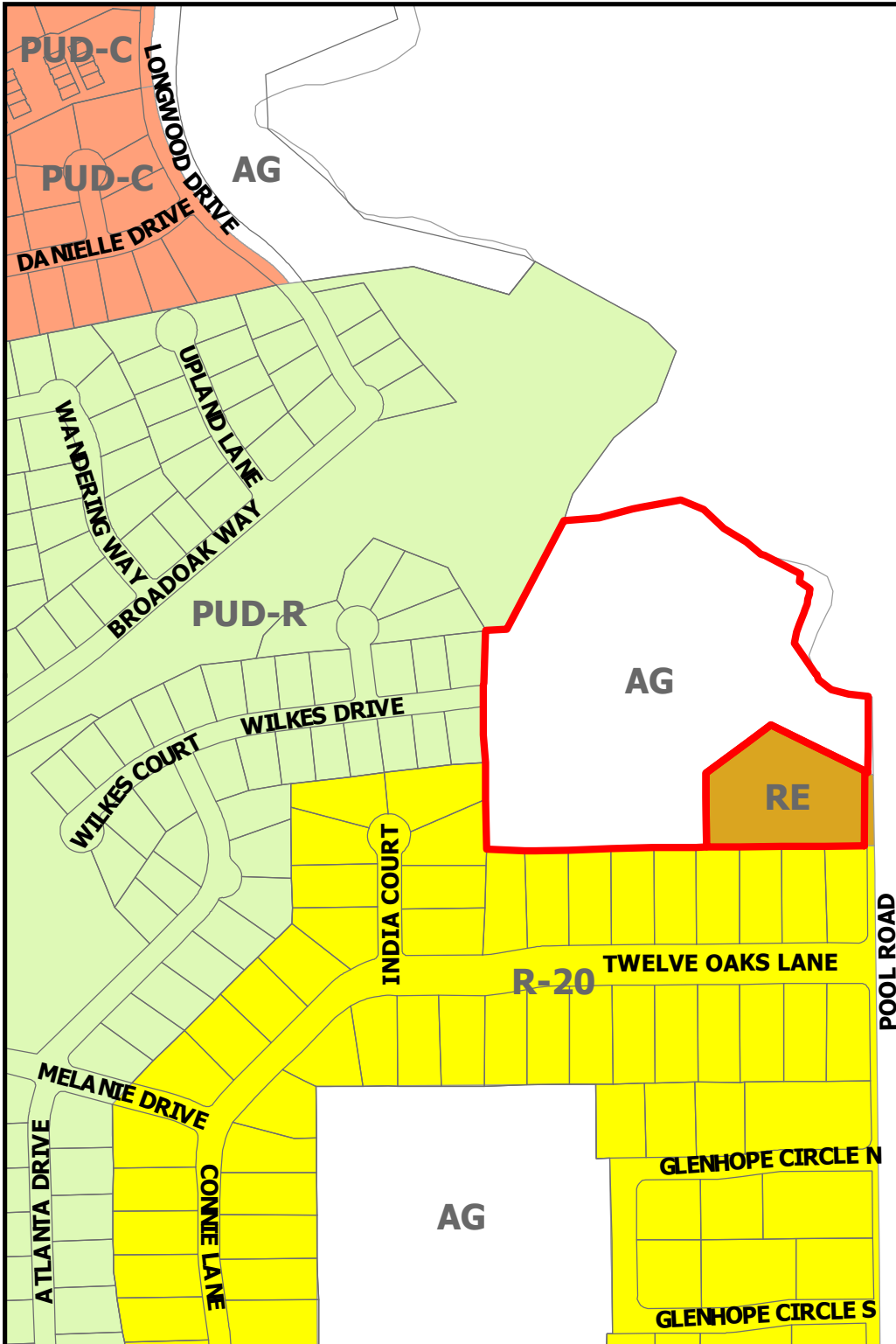
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Subject Property



Zoning Map



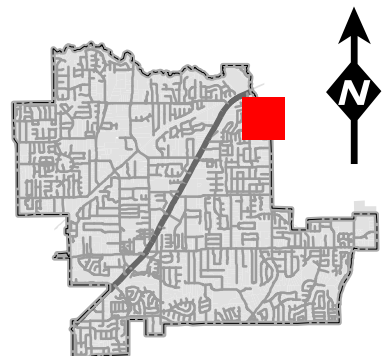
ZC22-036
2417 Wilkes Drive

DISCLAIMER:

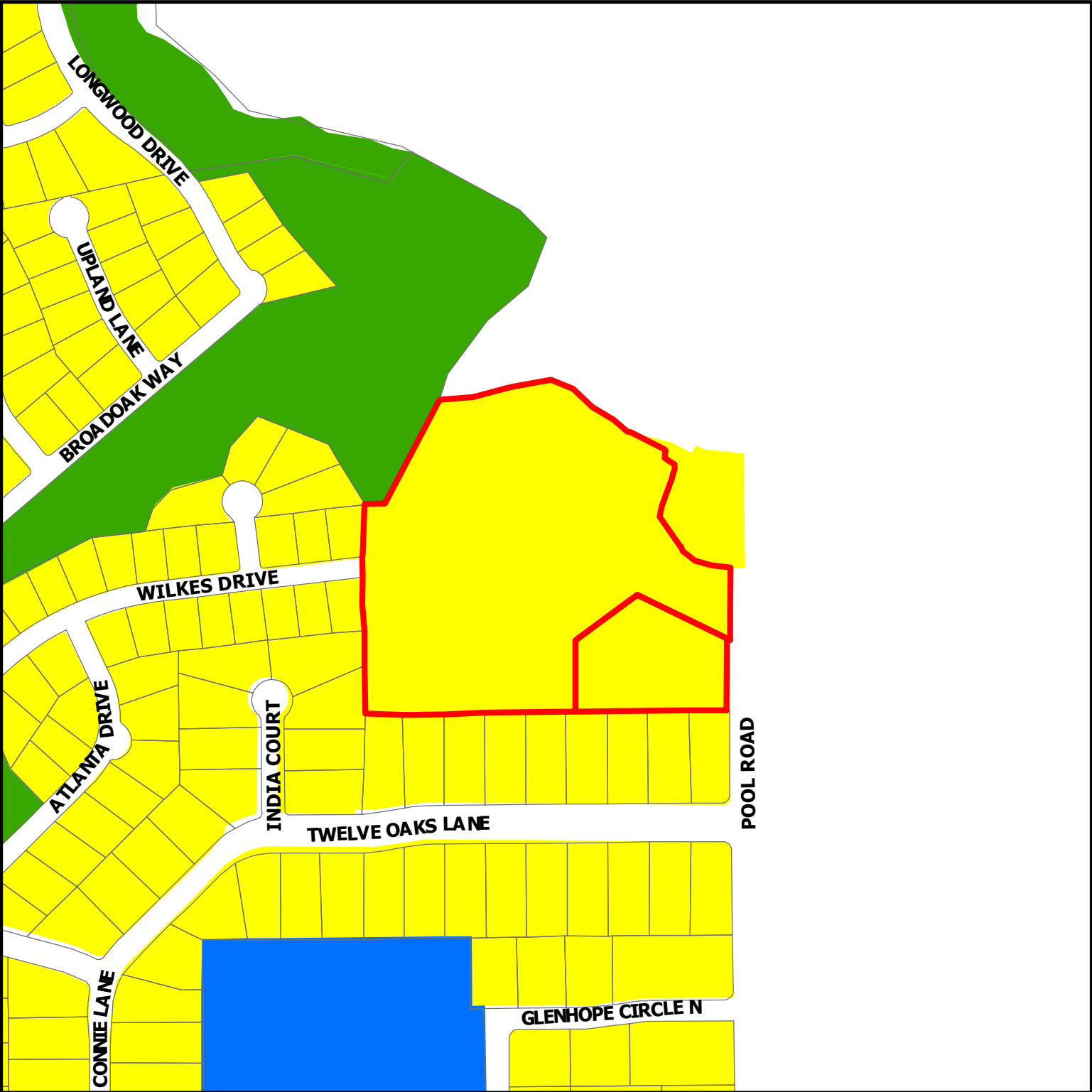
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Subject Property



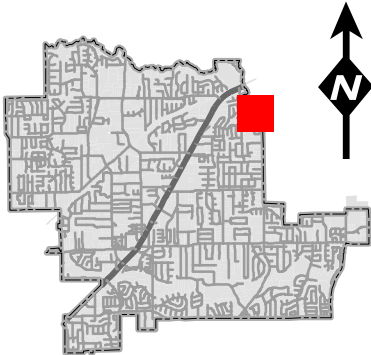
Future Land Use Map



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ZC22-036
2417 Wilkes Drive

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



Site Data Summary Chart

Single Family Residential Lots	21	
Common Areas	4	
Residential Lots	67.67%	9.40 ac.
Open Space	20.88%	2.90 ac.
R.O.W.	11.45%	1.59 ac.
Res. Gross Acreage		13.89 ac.
	100.00%	

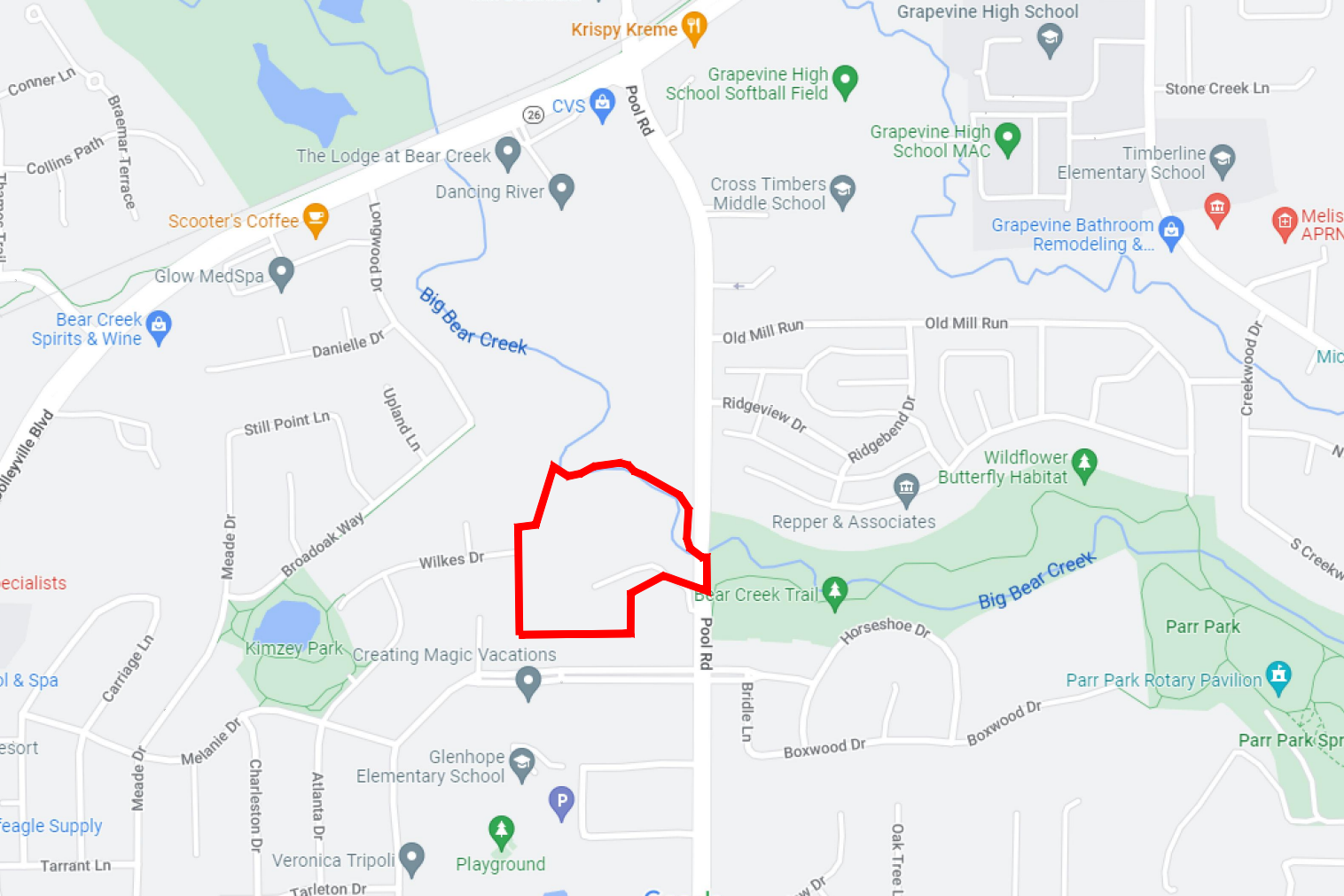
Site Data

Gross Acreage	13.89 ac.
Gross Density (lots / acre)	1.51 lots/AC

Existing Zoning:	AG
Proposed Zoning:	PUD-R
Existing Use:	Residential / AG
Proposed Use:	S.F. Residential

Lot Summary

Residential Lots	21
Minimum Lot Area	15,587 s.f.
Average Lot Area	19,502 s.f.
Common Areas	4



Developer:
WillowTree Development, LLC
680 N. Carroll Avenue, Suite 100
Southlake, Texas 76092
817-617-9105
Attn: Travis Franks

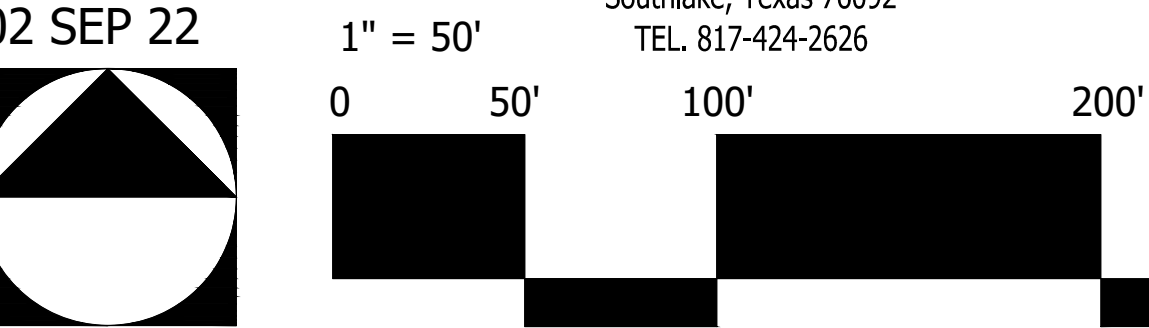
Engineer:
Redinger Group, LLC
P.O. Box 93206
Southlake, Texas 76092
817-253-5727
Attn: Clayton Redinger, P.E.

Owner:
Unique Fortune, LLC
400 Carroll Avenue
Southlake, TX 76092
Tel: 817-366-8666
Contact: Mark Goodwin

Applicant:
Sage Group, Inc.
1130 N. Carroll Avenue, Suite 200
Southlake, TX 76092
817-424-2626
Contact: Curtis Young, AIA

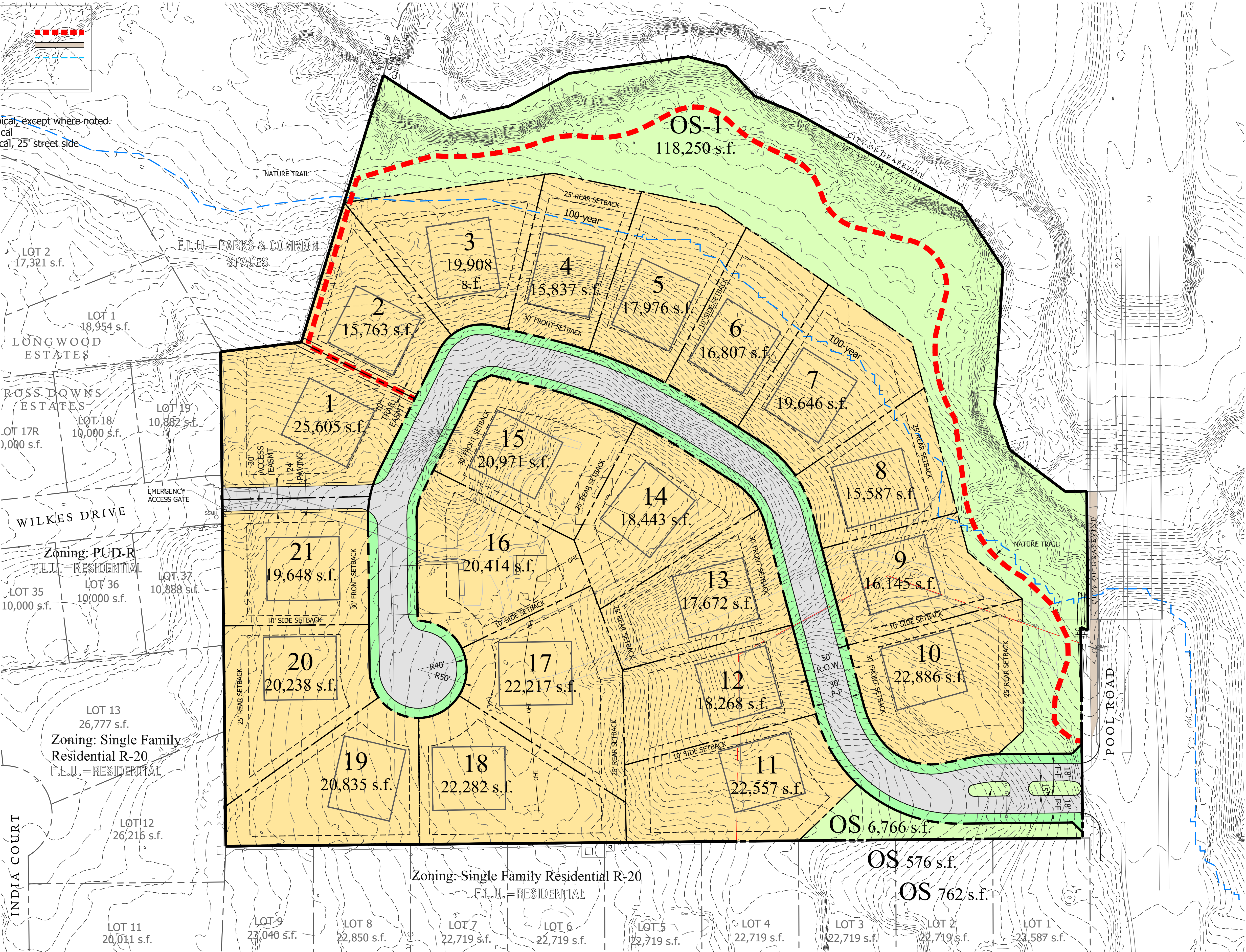
Planner:

SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL: 817-424-2626



Legend
Nature Trail
5' Sidewalk
Flood Plain

Notes:
-Front Setbacks are 30' Typical, except where noted.
-Rear Setbacks are 25' Typical
-Side Setbacks are 10' Typical, 25' street side setback on corner lot



FENCE DIAGRAM

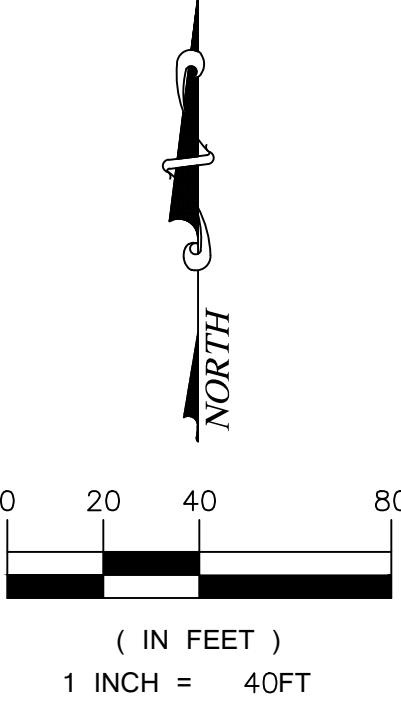
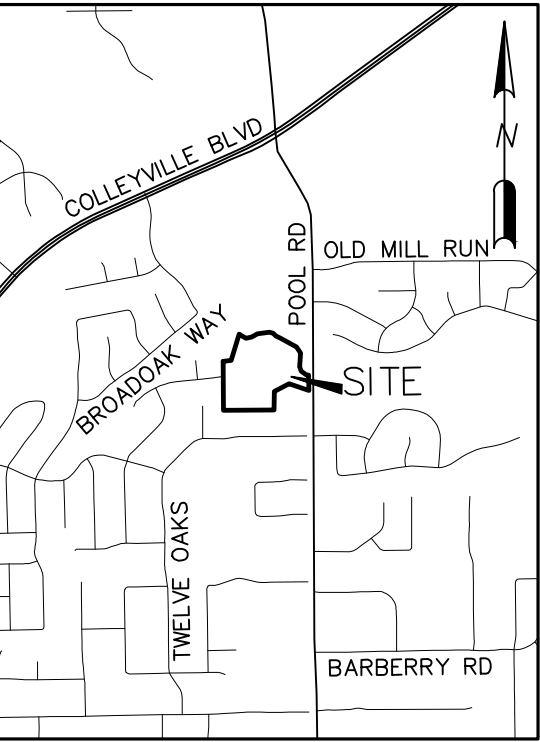
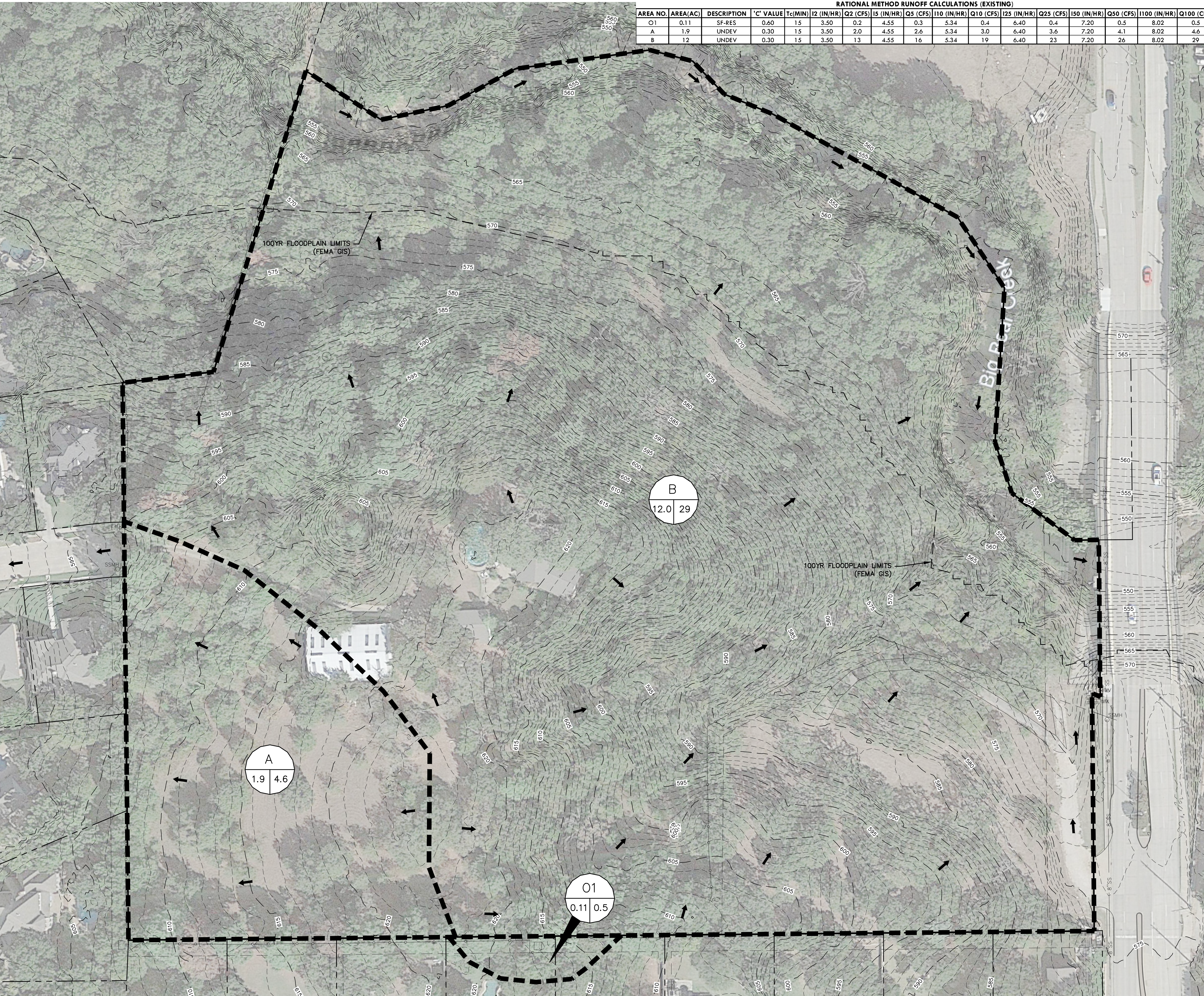
Fence Legend

6' Wood Fence	
5' Ornamental Iron Fence	
6' Masory Wall	

Concept Plan

Zoning Exhibit for Zoning Change Request From AG to PUD-R

Wilkes Knoll
Colleyville, Tarrant County, Texas



- LEGEND
- NAME
ac 0100 DRAINAGE AREA LABEL
 - FLOW ARROW (POST-PROJECT)
 - DRAINAGE DIVIDE
 - 501--- EXISTING CONTOUR MINOR
 - 500 --- EXISTING CONTOUR MAJOR
 - 1 DESIGN POINT

1. CRITERIA BASED ON CITY OF COLLEYVILLE ENGINEERING DESIGN STANDARDS.
2. BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLAN COORDINATES, NORTH CENTRAL ZONE, US FEET.

REDINGER GROUP, LLC
P.O. BOX 92006
DALLAS, TEXAS 75292
PHONE (817) 233-2727
FAX (817) 233-2727
CLIENT NAME
PROJECT NAME
CITY TEXAS XXXX
STATE TEXAS XXX-XXXX

EXISTING DRAINAGE PLAN
WILKES KNOLL
COLLEYVILLE, TEXAS

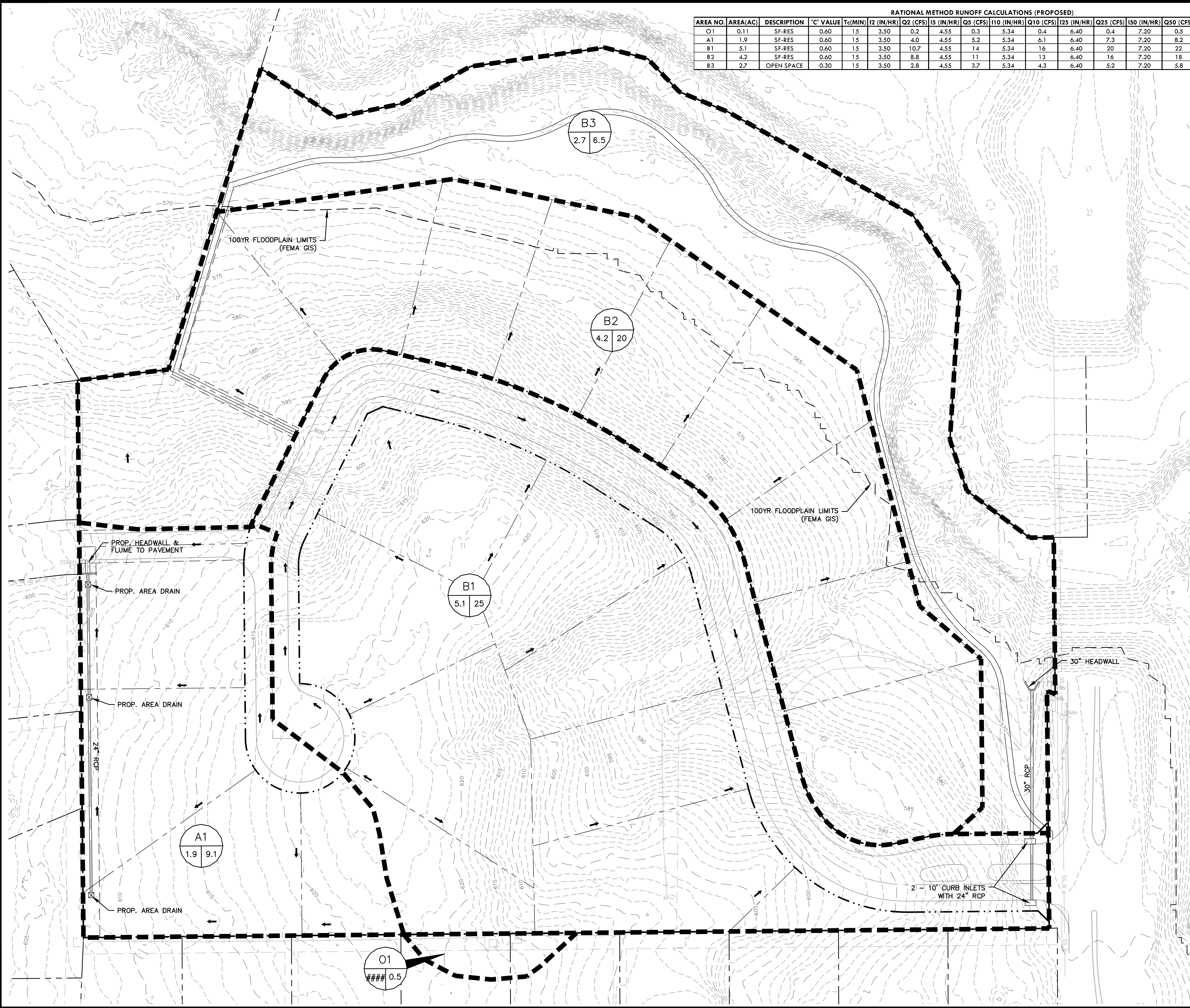
BENCHMARKS:
COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'
COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROADOAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 9/06/2022

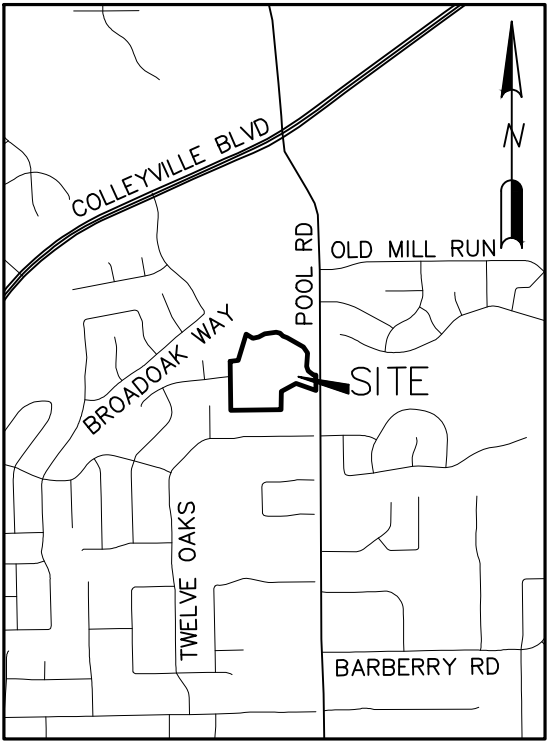
Drawn By: DSM
Reviewed By: CTR
Project: 1013-01

SHEET
1

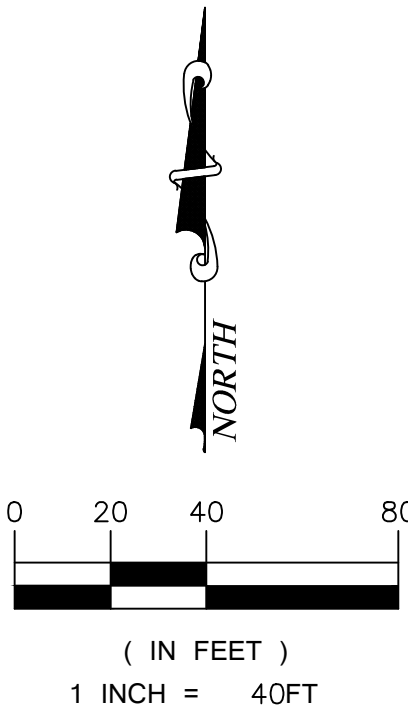
CITY CASE NO. ----



RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)																
AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	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)
O1	0.11	SF-RES	0.60	15	3.50	0.2	4.55	0.3	5.34	0.4	6.40	0.4	7.20	0.5	8.02	0.5
A1	1.9	SF-RES	0.60	15	3.50	4.0	4.55	5.2	5.34	6.1	6.40	7.3	7.20	8.2	8.02	9.1
B1	5.1	SF-RES	0.60	15	3.50	10.7	4.55	14	5.34	16	6.40	20	7.20	22	8.02	25
B2	4.2	SF-RES	0.60	15	3.50	8.8	4.55	11	5.34	13	6.40	16	7.20	18	8.02	20
B3	2.7	OPEN SPACE	0.30	15	3.50	2.8	4.55	3.7	5.34	4.3	6.40	5.2	7.20	5.8	8.02	6.5



VICINITY MAP
SCALE: 1" = 2000'



- LEGEND
- DRAINAGE AREA LABEL
 - FLOW ARROW (POST-PROJECT)
 - DRAINAGE DIVIDE
 - EXISTING CONTOUR MINOR
 - EXISTING CONTOUR MAJOR
 - DESIGN POINT

- NO GRADING IS ANTICIPATED WITHIN THE REGULATORY FLOODWAY/FLOODPLAIN OF BIG BEAR CREEK WHICH WOULD REQUIRE A CLOMR SUBMITTAL THROUGH FEMA.
- CRITERIA BASED ON CITY OF COLLEYVILLE ENGINEERING DESIGN STANDARDS.
- THE DEVELOPMENT DISCHARGES DIRECTLY TO A FEMA REGULATED FLOOD HAZARD AREA FOR BIG BEAR CREEK WITH THE FOLLOWING CHARACTERISTICS AT THE POINT OF DISCHARGE;
 - DRAINAGE AREA ~ 30 SQ. MILES
 - TIME OF CONCENTRATION ~ 5 HOURS
 - 1% PEAK DISCHARGE ~ 18,530 CFS
- THE PROPOSED SITE HAS A TOTAL CONTRIBUTING AREA OF 12 ACRES, WHICH IS APPROXIMATELY 0.06% OF THE OVERALL WATERSHED AT THE POINT OF DISCHARGE. SECTION 2.4 (METHODS FOR DOWNSTREAM EVALUATION) OF THE ISWM TECHNICAL MANUAL RECOGNIZES A RULE OF THUMB FOR ZONE OF INFLUENCE (POINT DOWNSTREAM WHERE THE DISCHARGE FROM A PROPOSED DEVELOPMENT NO LONGER HAS A SIGNIFICANT IMPACT UPON THE RECEIVING STREAM...) AS APPROXIMATELY 10%. THIS SITE REPRESENTS FAR LESS THAN THIS TYPICAL THRESHOLD. FURTHERMORE, THE PROJECT HAS DIRECT ACCESS TO THE MAIN CHANNEL OF THE CREEK. DETENTION AT THIS LOCATION WILL HAVE NO IMPACT ON THE PEAK DISCHARGE OF BEAR CREEK AND ADEQUATE DOWNSTREAM CONDITIONS EXIST FROM THE POINT OF DISCHARGE. IF NECESSARY, DETAILED CALCULATIONS WILL BE PROVIDED WITH THE FINAL DESIGN, BUT DETENTION IS NOT RECOMMENDED FOR THIS SITE.
- BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLAN COORDINATES, NORTH CENTRAL ZONE, US FEET.
- FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

REDINGER GROUP, LLC
P.O. BOX 92006
DALLAS, TEXAS 75292
PHONE (817) 933-9272
FAX (817) 933-9273
ENGINEERING REGISTRATION NUMBER F-23299



PRELIMINARY GRADING & DRAINAGE PLAN
WILKES KNOLL
COLLEYVILLE, TEXAS

BENCHMARKS:
COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'
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2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROADOAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 8/06/2022

Drawn By: DSM
Reviewed By: CTR
Project: 1013-01

SHEET
2

CITY CASE NO. ----

