



**CITY OF COLLEYVILLE
PLANNING AND ZONING
COMMISSION AGENDA**

100 Main Street Colleyville, Texas 76034

MONDAY, JULY 10, 2023

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

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

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

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

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

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

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes - June 12, 2023
Planning and Zoning Commission Meeting Minutes - June 26, 2023

2. PUBLIC HEARING AGENDA ITEMS

- 2a** TABLED FROM JUNE 12TH PLANNING AND ZONING COMMISSION
MEETING. Consideration of a Zoning Change from PUD-C Planned Unit

Development - Commercial to PUD-C Planned Unit Development - Commercial district, specifically for new commercial offices, for Lot 1, Block 1, San Bar Square Addition, located at 105 Cheek-Sparger Road, Case ZC23-006. THIS ITEM IS REQUESTED TO BE TABLED.

- 2b** Consideration of a Minor Plat with a Plat Waiver for Lot Size and Lot Width on Tract 6B01F, Abstract 328, of the Cotrail Simon Survey, located at 4704 Behrens Road, Case PC23-004
- 2c** Consideration of a Special Use Permit for a Cemetery use on Lot 1, Block 1, of the Bob Moore Sports Center Addition, located at 6113 Colleyville Blvd, Case ZC23-013. REQUEST TO TABLE BY APPLICANT TO AUGUST 14, 2023 PLANNING AND ZONING COMMISSION MEETING.
- 2d** Consideration of a change in zoning from CC-1 Village Retail district to PUD-C Planned Unit Development – Commercial district on Lot 1, Block 1, of the Tuntun Addition and a portion of Lot 1, Block 1, Bokju Family Addition, located at 5311 and 5309 Colleyville Blvd, Case ZC23-014

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, July 6, 2023*, by 5:00 p.m.

Jaquelyn Reyff
Planning Manager

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 PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 1a	Agenda Date 7/10/2023	Number
Type Approval of Minutes		
Department Community Development		

Title

Planning and Zoning Commission Meeting Minutes - June 12, 2023

Planning and Zoning Commission Worksession Meeting Minutes - June 26, 2023

Explanation

Approval of minutes from the June 12, 2023 regular meeting and the June 26, 2023 Worksession meeting of the Planning and Zoning Commission.

Recommendation

Approve

Attachments

1. Planning and Zoning Commission Meeting Minutes - June 12, 2023
2. Planning and Zoning Commission Worksession Meeting Minutes - June 26, 2023



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, June 12, 2023

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on June 12, 2023, at 6:15 p.m.

Roll Call

Present: David Groves, Mark Alphonso, Jim Linn, Sayeda Syed, and Claudia Bevill

Absent: Tim Raine

Staff Present: Ben Bryner, Jacquelyn Reyff, and Kris Potts

Also Present: Attorney, Nicole Corr

There was general discussion amongst Staff and the Commission regarding items to be presented this evening at the regular meeting.

Chair Bevill adjourned the Planning and Zoning Commission Meeting at 6:35 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on June 12, 2023, at 7:00 p.m.

Roll Call

Present: David Groves, Mark Alphonso, Sayeda Syed, Jim Linn, and Claudia Bevill

Absent: Tim Raine

Staff Present: Ben Bryner, Jacquelyn Reyff, and Kris Potts

Also Present: Attorney, Nicole Corr

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes – May 8, 2023
Planning and Zoning Commission Worksession Minutes – May 22, 2023

Commissioner Linn made a motion to approve the May 8, 2023 Planning and Zoning Commission Meeting Minutes and the May 22, 2023 Planning and Zoning Commission Worksession Minutes. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

**Aye: 5 – Groves, Alphonso, Syed, Linn, and Bevill
Nay: 0**

2. PUBLIC HEARING AGENDA ITEMS

- 2a** TABLED FROM APRIL 10th PLANNING AND ZONING COMMISSION MEETING. Consideration of a Zoning Change from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial district, specifically for new commercial offices, for Lot 1, Block 1, San Bar Square Addition, located at 105 Cheek-Sparger Road, Case ZC23-006

Commissioner Linn made a motion to remove Case ZC23-006 from the table. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

**Aye: 5 – Groves, Alphonso, Syed, Linn, and Bevill
Nay: 0**

The applicant wrote a notice to the Commission requesting to table the item to the next Planning and Zoning Commission Meeting on July 10th, 2023.

Commissioner Sayeda made a motion to table Case ZC23-006. Commissioner Alphonso seconded the motion.

The motion was carried by the following vote.

**Aye: 5 - Groves, Alphonso, Syed, Linn, and Richardson.
Nay: 0**

- 2b** Consideration of a Special Use Permit for a reduction in parking for the property being Lot 1, Block 1, of the Corley subdivision, located at 5409 Colleyville Boulevard ZC23-012

Jacquelyn Reyff presented the case and briefed the Commission.

The applicant, Sptim Miftari, 5601 Hidden Oaks Dr, Colleyville, Texas came forward and discussed the request for a parking reduction and explained the parking agreement with Truist bank. The applicant answered questions regarding the operation of the restaurant and market.

The public hearing was opened at 7:20 p.m.

With no one wishing to speak, the public hearing was closed at 7:20 p.m.

Commissioner Groves made a motion to approve Case ZC23-012. Commissioner Sayeda seconded the motion.

The motion was carried by the following vote:

**Aye: 5 – Groves, Alphonso, Syed, Linn, and Bevill
Nay: 0**

3. CITIZEN COMMENTS

The public forum opened at 7:22 p.m. and with no one wishing to speak closed at 7:22.

4. ADJOURNMENT

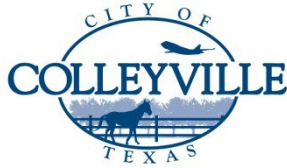
The meeting adjourned at 7:22 p.m.

The minutes were written and prepared by:



Jacquelyn Reyff
Planning Manager

The meeting minutes were approved on June, 12th by a vote of 5-0.



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, June 26, 2023

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on June 26, 2023, at 6:15 p.m.

Roll Call

Present: David Groves, Mark Alphonso, Tim Raine, Claudia Bevill, Sayeda Syed, Jim Linn, and Jerome Obinabo

Absent: None

Staff Present: Ben Bryner, Jacquelyn Reyff, Kristopher Potts, Scott Hammons

Also Present: Attorney, Nicole Corr and Fire Marshal, Robert McKeown

2. WORKSESSION AGENDA ITEMS

- 2 a** Presentation and discussion of a Minor Plat with a Plat Waiver for Lot Size on Tract 6B01F, Abstract 328, of the Cotrail Simon Survey, located at 4704 Behrens Road, Case PC23-004
- 2 b** Presentation and discussion of a Special Use Permit for a Cemetery use on Lot 1, Block 1, of the Bob Moore Sports Center Addition, located at 6113 Colleyville Blvd, Case ZC23-013
- 2 c** Presentation and Discussion of a change in zoning from CC-1 Village Retail district to PUD-C Planned Unit Development – Commercial district on Lot 1, Block 1, of the Tuntun Addition, located at 5311 Colleyville Blvd, Case ZC23-014

Jacquelyn Reyff presented the items and briefed the Commission. Staff addressed questions from the Commission regarding the Minor Plat, content of SUP, and the request for a zoning change from CC-1 Shopping Center District to PUD-C Planned Unit Development - Commercial district.

3. ADJOURMENT

The meeting adjourned at 6:46 p.m.

The minutes were written and prepared by: Kristopher Potts

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2a

Agenda Date 7/10/2023

Number

Type Public Hearing Agenda Items

Department Community Development

Title

TABLED FROM JUNE 12TH PLANNING AND ZONING COMMISSION MEETING. Consideration of a Zoning Change from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial district, specifically for new commercial offices, for Lot 1, Block 1, San Bar Square Addition, located at 105 Cheek-Sparger Road, Case ZC23-006. THIS ITEM IS REQUESTED TO BE TABLED.

Explanation

TABLED FROM JUNE 12, 2023 PLANNING AND ZONING COMMISSION MEETING. THE APPLICANT IS REQUESTING TO TABLE THE ITEM.

UPDATE: The Planning and Zoning Commission asked the applicant for updated drainage plans. An engineer is in the process of preparing the requested plan but has not yet completed the task. No timeframe has been given to the applicant. Therefore, the request is to table the item again to allow for the plan to be completed. Rather than tabling the item to a date specific, staff is recommending the item be tabled without a date. Once the plan (and any other supporting documents) is provided, staff will re-advertise in the newspaper and re-send letters to surrounding property owners within 500 feet with the appropriate dates.

Robert Johnson, the applicant, has submitted a request to rezone from PUD-C Planned Unit Development – Commercial district to PUD-C Planned Unit Development – Commercial district for the property known as Lot 1, Block 1, San Bar Addition, being approximately 1.94 acres, and addressed as 105 Cheek-Sparger Road. The purpose is to allow for new commercial offices with a compounding pharmacy and medical and general office uses.

Existing Conditions/Background: The subject property is currently platted as 1.94 acres known as Lot 1, Block 1, San Bar Square Addition. The applicant proposes to construct three (3) buildings.

Purpose: The purpose of a Planned Unit Development (PUD) is to provide for greater flexibility and discretion in the approval of residential, non-residential and mixed-use developments by encouraging creative, efficient and aesthetically desirable residential and commercial projects that are superior to what could be accomplished in other zoning districts. This may be through the use of increased open spaces and greenbelts or by providing enhanced amenities or features within the development that will be of special benefit to the property owners or to the community.

Proposed PUD-C Ordinance: *Request* – The applicant requests to change zoning to the PUD-C district to allow for three medical and general office buildings (Building one: 6,100 s.f, compounding pharmacy; Building two: 4,250 s.f. medical and general office; Building three: 4,350 s.f. medical and general office). The base zoning shall be CPO Professional Office.

Analysis: The subject property complies with most of the minimum physical requirements described for the requested PUD-C designation. This request fits into a recent trend of commercial development along and adjacent to the Colleyville Boulevard Corridor. Approval of this PUD would mean an approval of three, one-story office buildings for this property.

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

- Pharmacy use as a permitted use in Building One.
- No drive-thru businesses permitted.

Plat Status: The property is platted as Lot 1, Block 1, San Bar Square Addition.

DRC Review: The Development Review Committee reviewed the request at their March 20, 2023 meeting and the following comments were provided to the applicant:

1. Comments provided from City Manager's Office: better define the land uses and if the development is expected to be phased please explain; the façade materials appear to be siding, brick and stucco. Could stone also be incorporated? Please provide a color rendering or provide the color of the materials on the façade drawing.
2. Provide the following information on the Site Plan: provided and required parking spaces; location, size and arrangement of lighting; and current land uses and zoning district of the adjacent properties.
3. Dimension the elevation drawings for the length and the height of the building articulation.
4. Provide a Landscape Plan.
5. Provide a Drainage Plan.
6. Provide an Urban Forestry Plan.
7. Provide a sidewalk on Cheek-Sparger Road.

Urban Forestry/Tree Preservation: The development must comply with Chapter 5 (Urban Forestry) 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.

Surrounding Development: Properties immediately to the north and east have R-20 Single Family Residential zoning and have developed with residential uses. Property to the south has R-15 Single Family Residential zoning and has developed with Single Family Residential uses. Property to the west has PUD-C Planned Unit Development - Commercial zoning and is improved with commercial uses.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, designates the subject property and the property along Colleyville Boulevard as part of the Colleyville Boulevard Corridor for future commercial use. The proposed rezoning request complies with the commercial land use designation stated in the comprehensive plan.

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

Staff Recommendation: Staff is neutral on the request.

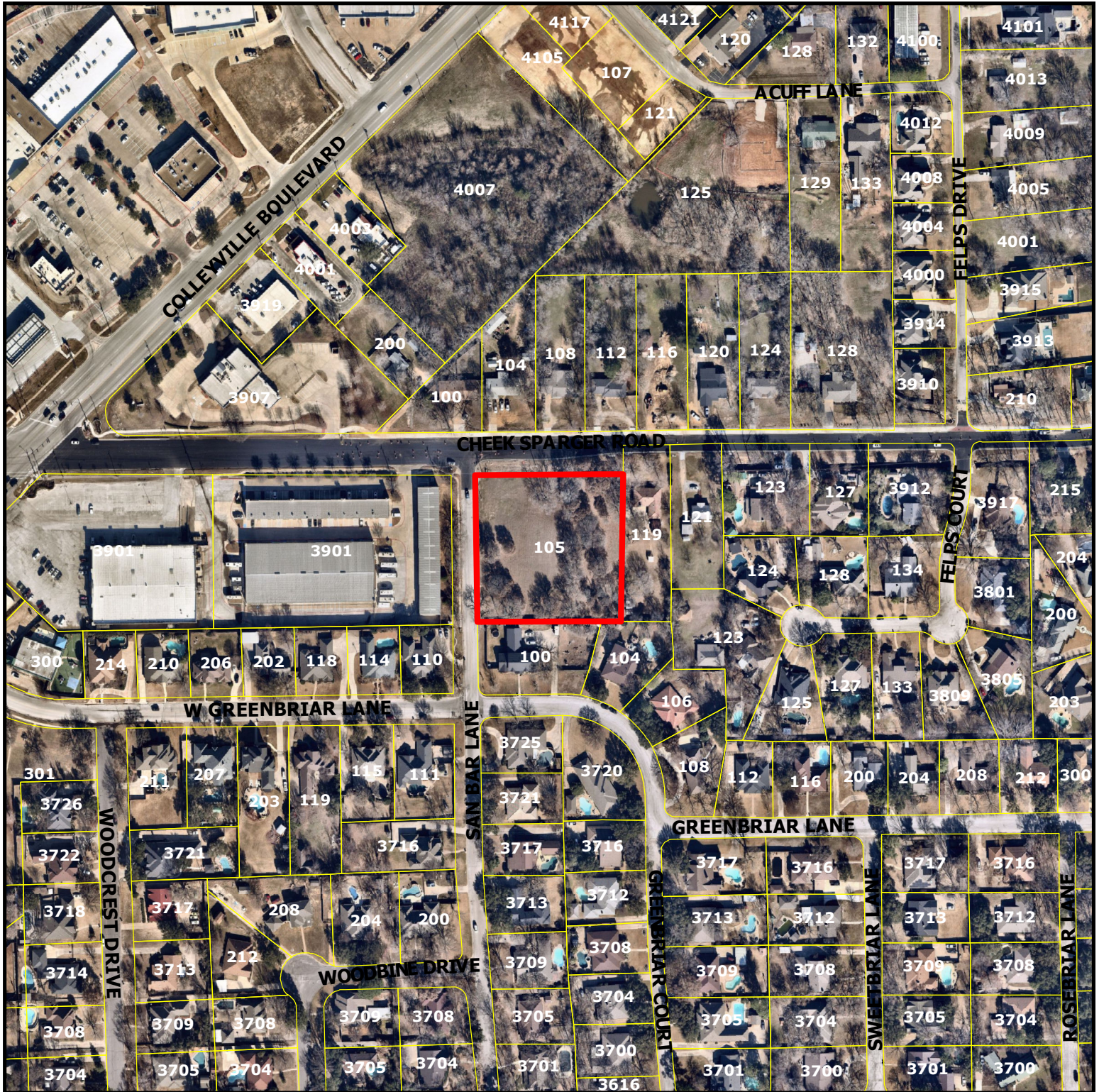
Recommendation

None

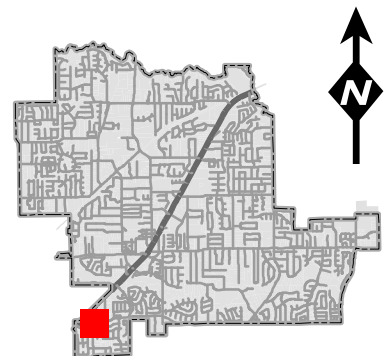
Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan
5. Building 1 Elevations
6. Building 1 Floor Plan
7. Building 2 & 3 Elevations
8. Existing Drainage Plan
9. Landscape Plan
10. Proposed Drainage
11. Urban Forestry Plan
12. Tree Survey
13. Notification Letter
14. Notification List
15. Notification Map
16. Opposition Letters Received
17. Opposition Map
18. Opposition Report
19. Draft Ordinance

Aerial Map



ZC23-006
105 Cheek-Sparger Road



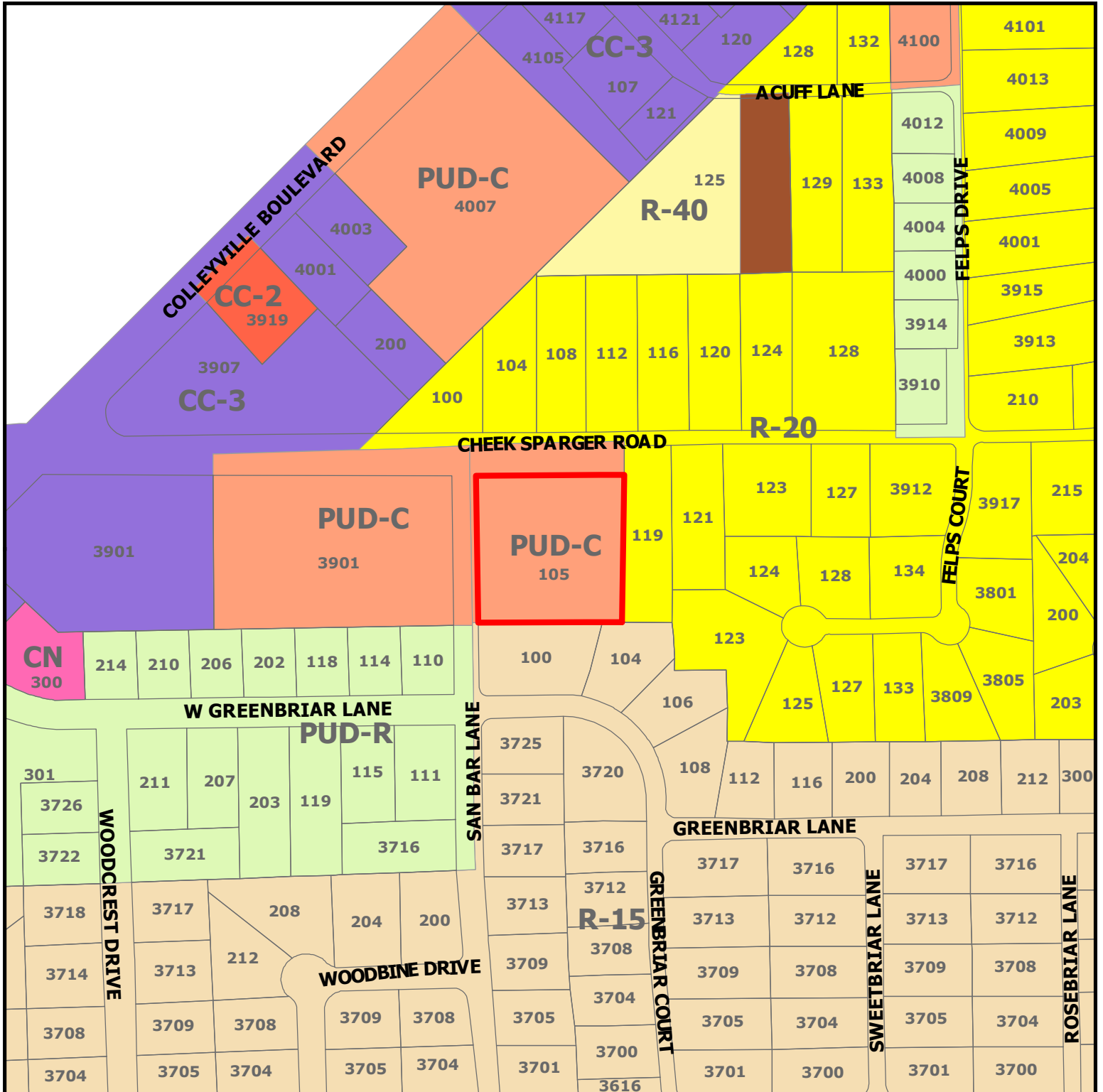
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Subject Property

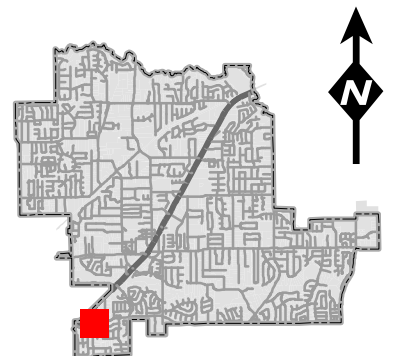
Zoning Map



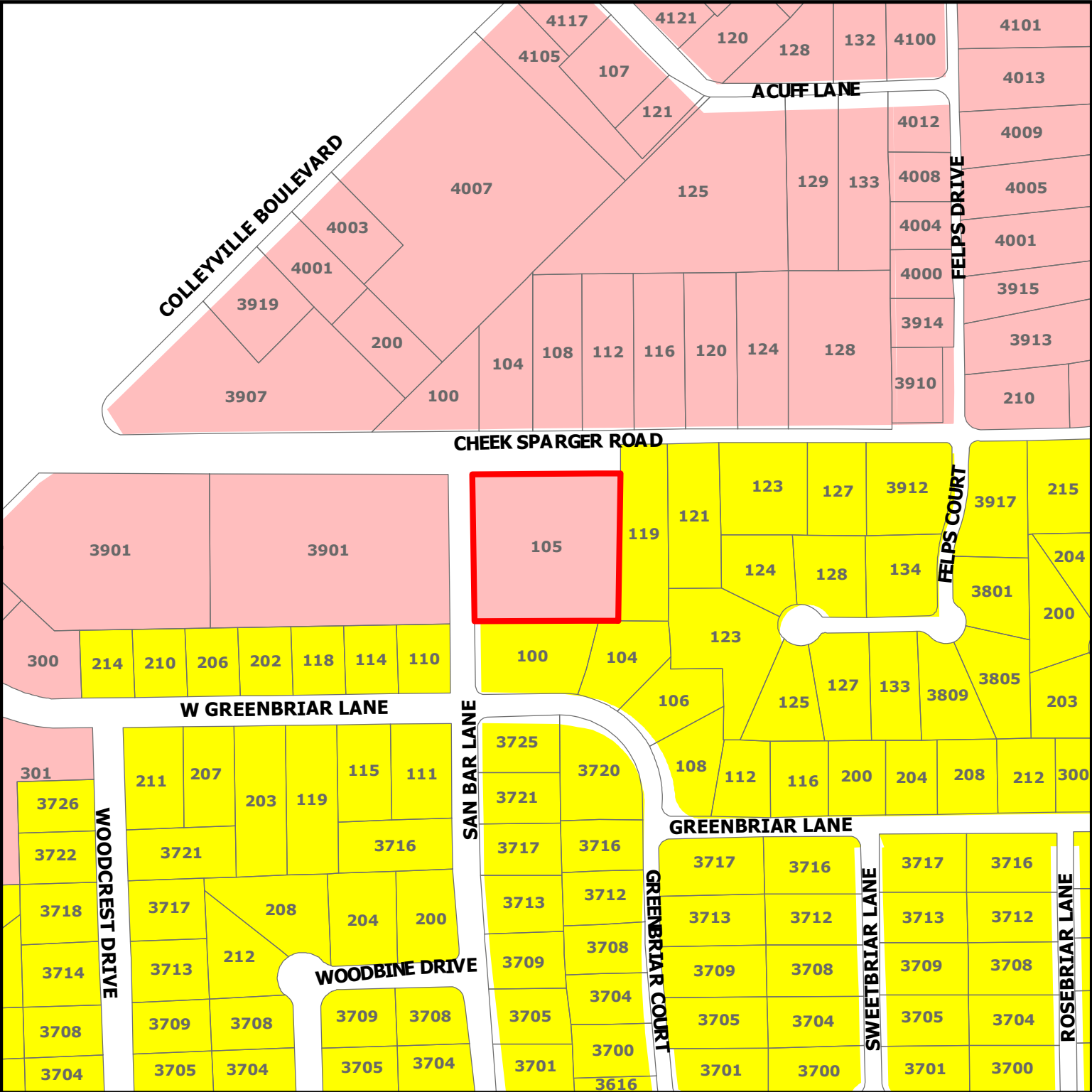
ZC23-006
105 Cheek-Sparger Road

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 Subject Property



Future Land Use Map



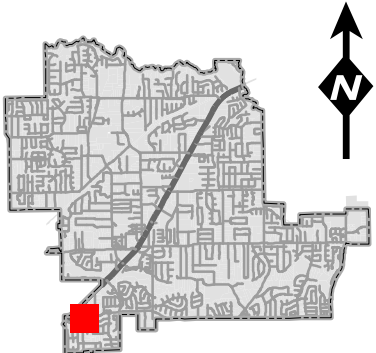
ZC23-006

105 Cheek-Sparger Road

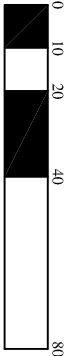
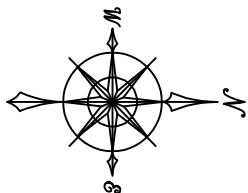
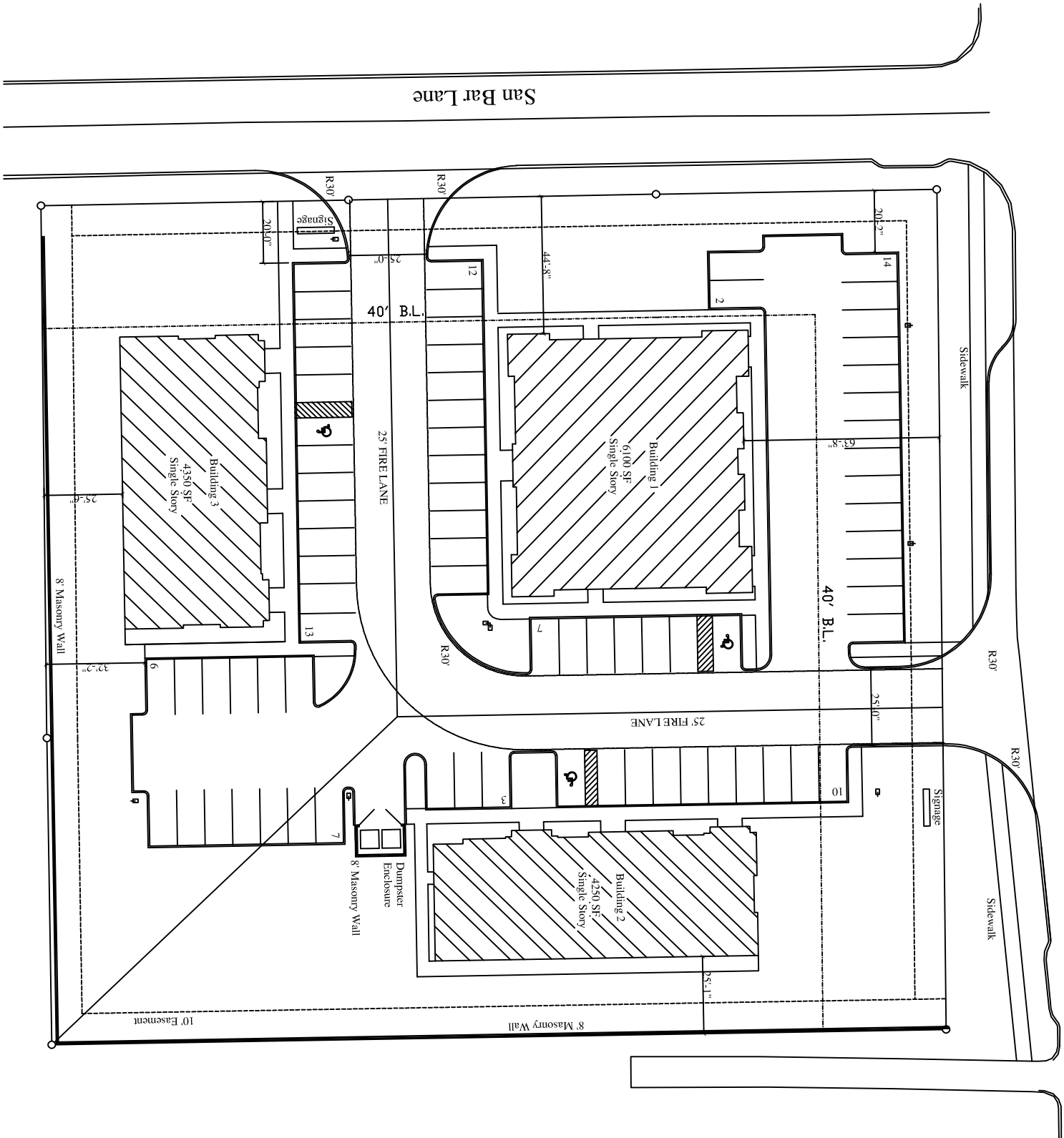


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-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



Cheek Sparger Road



25'-30' LED POLE LIGHT (EXACT HEIGHT AND LOCATIONS TO BE DETERMINED BY PHOTOMETRIC)

* ADDITIONAL WALL PACK LIGHTING TO BE DETERMINED BY PHOTOMETRIC.

105 CHEEK SPARGER - LOT COVERAGE %						
TOTAL LOT FOOTAGE	BUILDING SF	PARKING SF	PAVING %	GREEN SPACE	GREEN SPACE %	
79492 SF	14700	1815	32265	40.6 %	32529	40.9 %

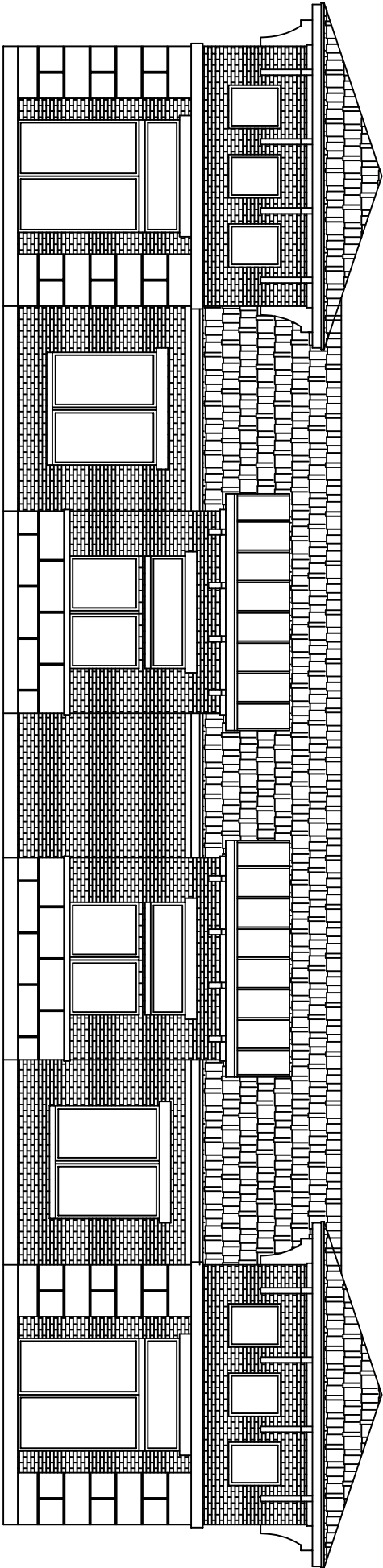
PARKING SUMMARY		REQUIRED	PROVIDED
REQUIRED	1 PER 200 SQ. FT.	74	74
ACCESSIBLE	1 PER 25 PARKING SPACES	5	5



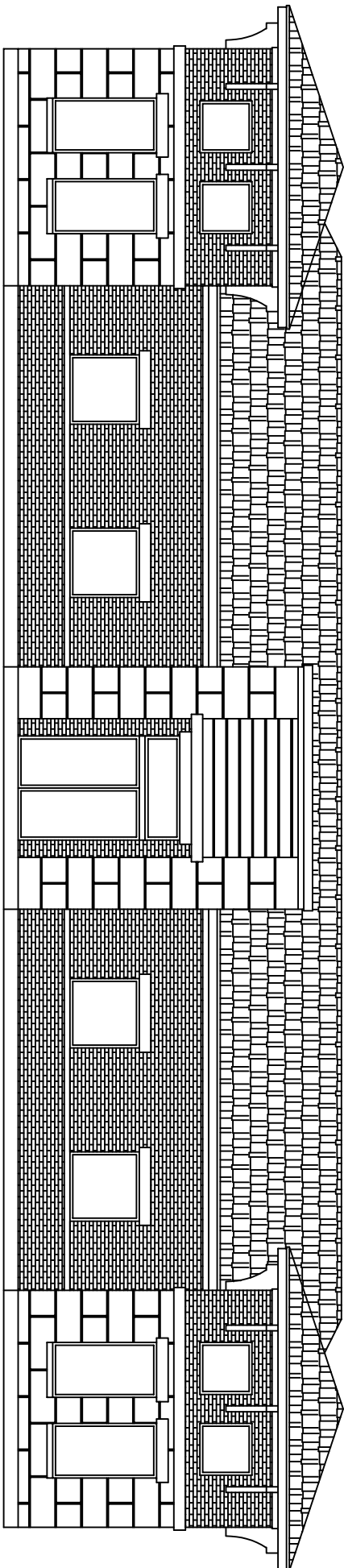
Robert Johnson Designs
845 ENTERPRISE PLACE - SUITE B
SOUTHLAKE, TEXAS 76092
(817) 251-4646

105 Cheek-Sparger Rd.

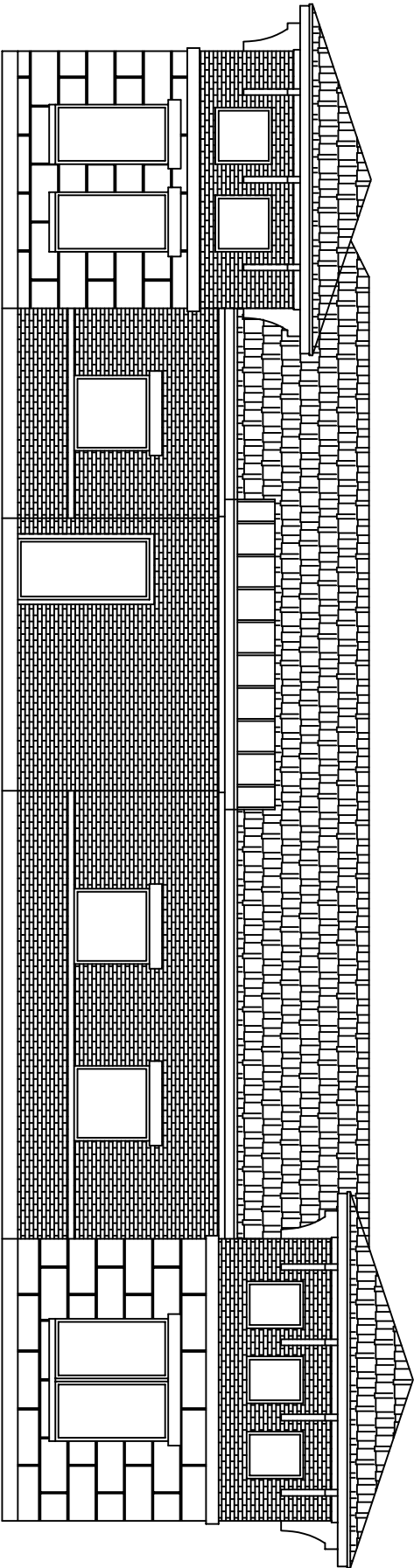
SCALE:	AS SHOWN	PLAN #:	PAGE:
DATE:	25 April 23	Office Park	Site Plan



North Elevation



South Elevation

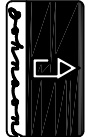


Side Elevations

* EXTERIOR FACADE TO BE OVER 90 % MASONRY

105 CHEEK SPARGER - BUILDING ONE						
ELEVATION	CLADDING	MASONRY	MASONRY FT ²	TOTAL	% MASONRY	% MASONRY FT ²
NORTH	329	999	0	999	100.0 %	0.0 %
SOUTH	266	990	44	1094	96.6 %	5.4 %
EAST	191	879	0	879	100.0 %	0.0 %
WEST	191	879	0	879	100.0 %	0.0 %
GRAND TOTAL	977	3679	44	3719	99.1 %	0.9 %

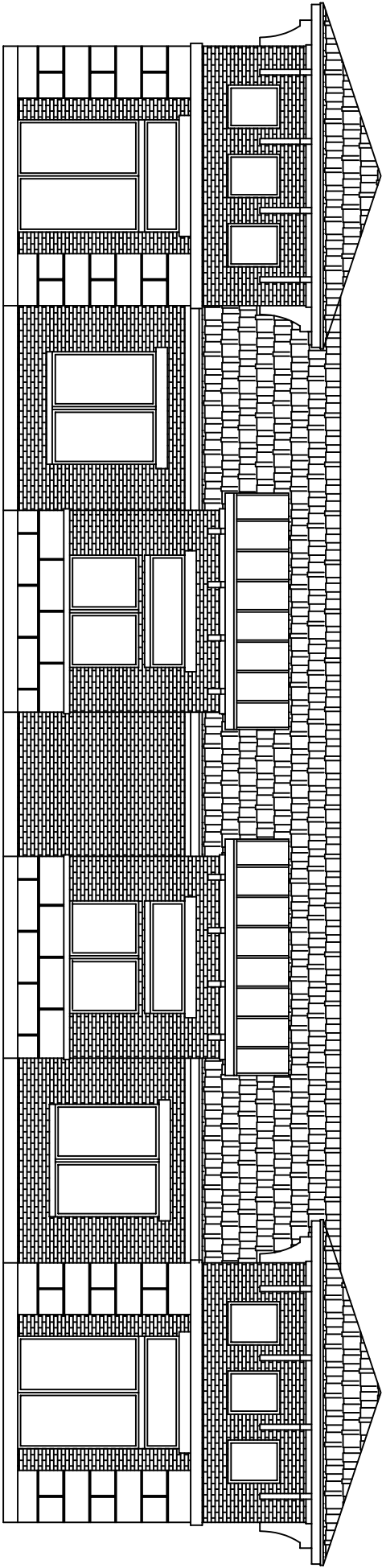
NOTE : THE SQUARE FOOTAGE CALCULATIONS WERE PER APPROXIMATE



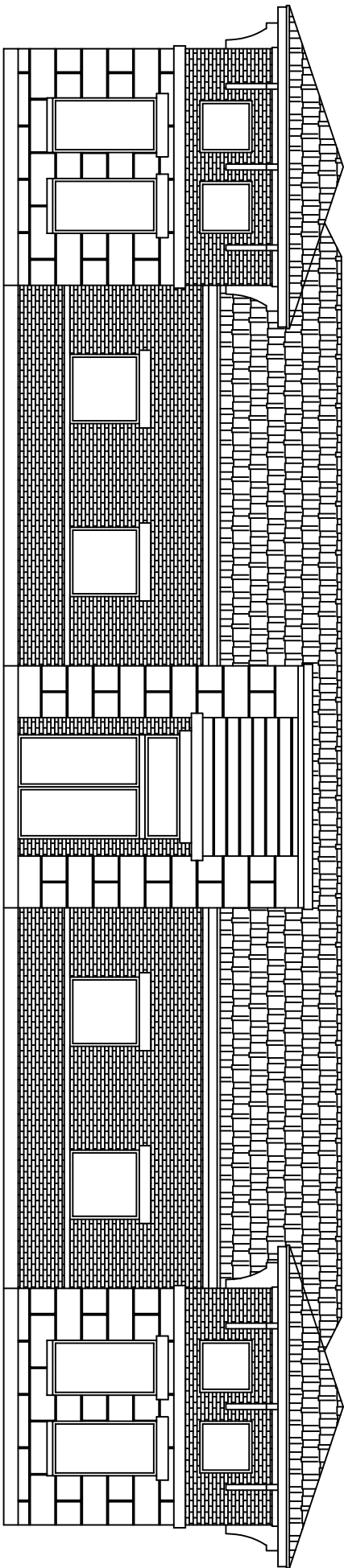
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105 Cheek-Sparger Rd.

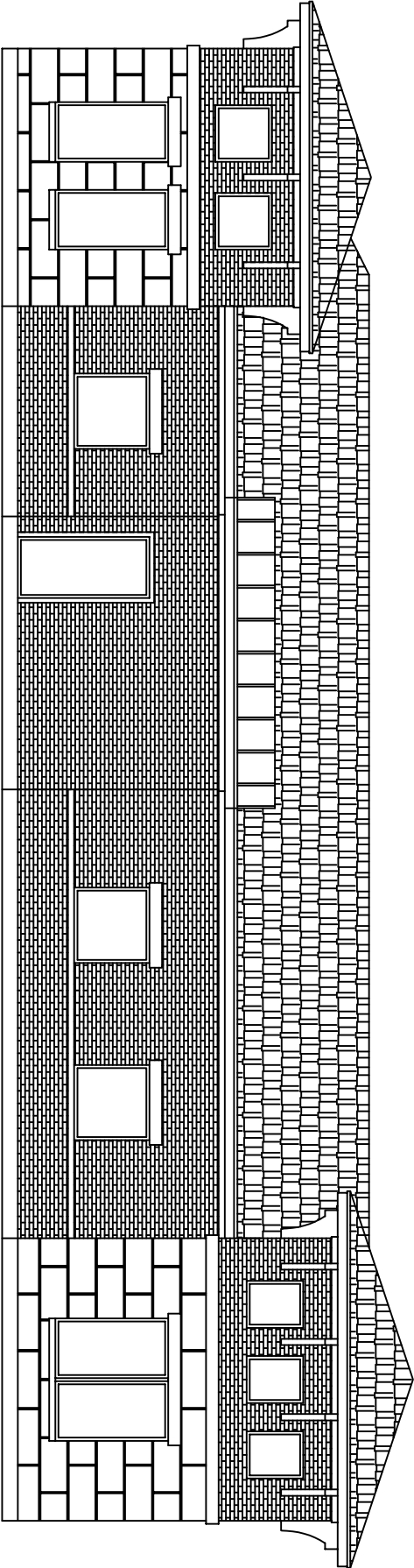
SCALE:	NTS	PLAN #:	PAGE:
DATE:	25 April 23	Office Park	Building 1 Elevations



North Elevation



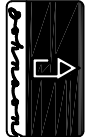
South Elevation



Side Elevations

105 CHEEK SPARGER - BUILDING ONE							
ELEVATION	GLAZING	MASONRY	WOOD	IRON	% GLAZING	% MASONRY	% WOOD
NORTH	322	992	0	1252	25.6 %	74.4 %	0.0 %
SOUTH	266	990	44	1500	20.5 %	76.1 %	3.4 %
EAST	14	875	0	1064	15.0 %	85.0 %	0.0 %
WEST	14	875	0	1064	15.0 %	85.0 %	0.0 %
GRAND TOTAL	971	3675	44	4680	20.7 %	78.4 %	0.8 %

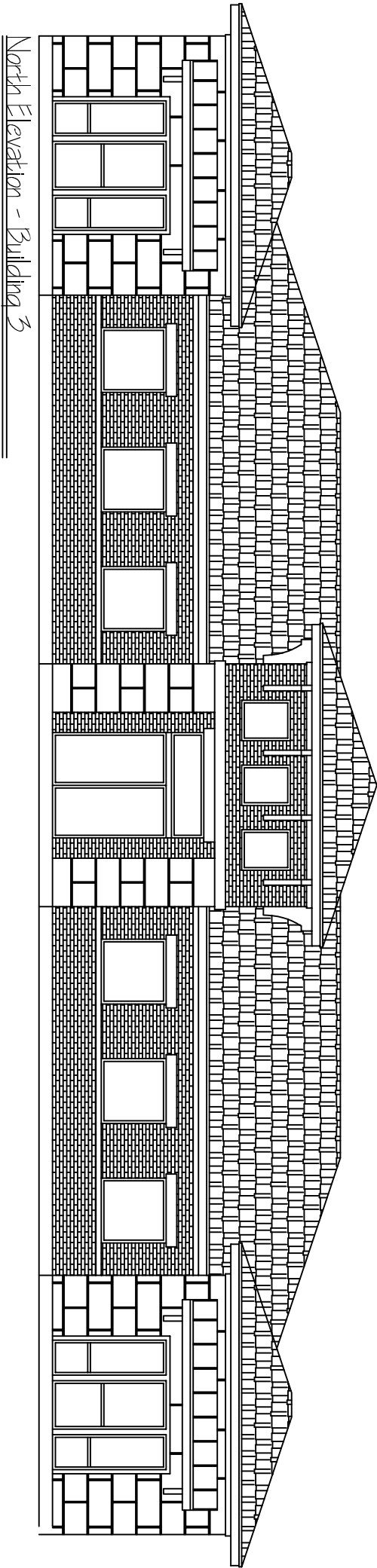
NOTE : THE SQUARE FOOTAGE CALCULATIONS WERE PER APPROXIMATE



Robert Johnson Designs
845 ENTERPRISE PLACE - SUITE B
SOUTHLAKE, TEXAS 76092
(817) 251-4646

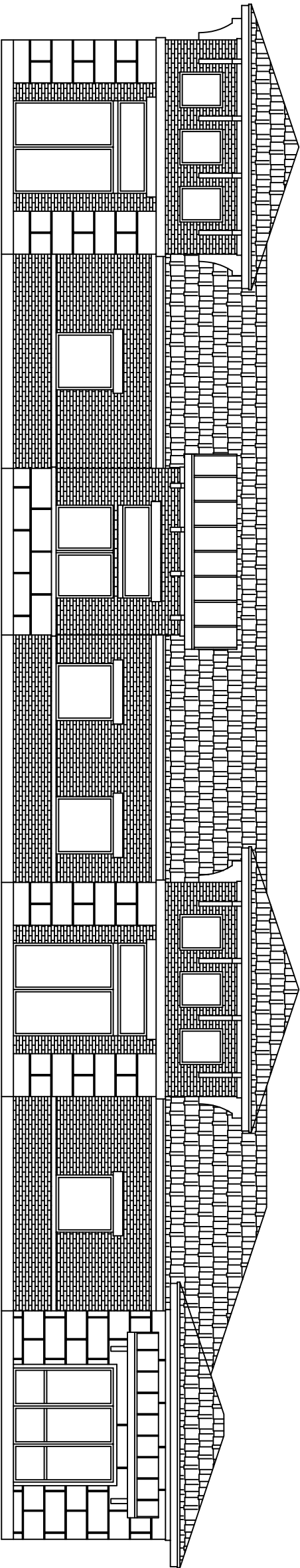
105 Cheek-Sparger Rd.

SCALE:	NTS	PLAN #:	Office Park	PAGE:	Building 1 Elevations
DATE:	25 April 23				

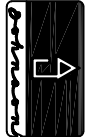


North Elevation - Building 3

* EXTERIOR FACADE TO BE OVER 90 % MASONRY



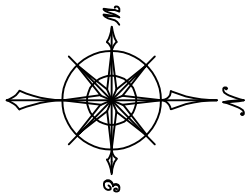
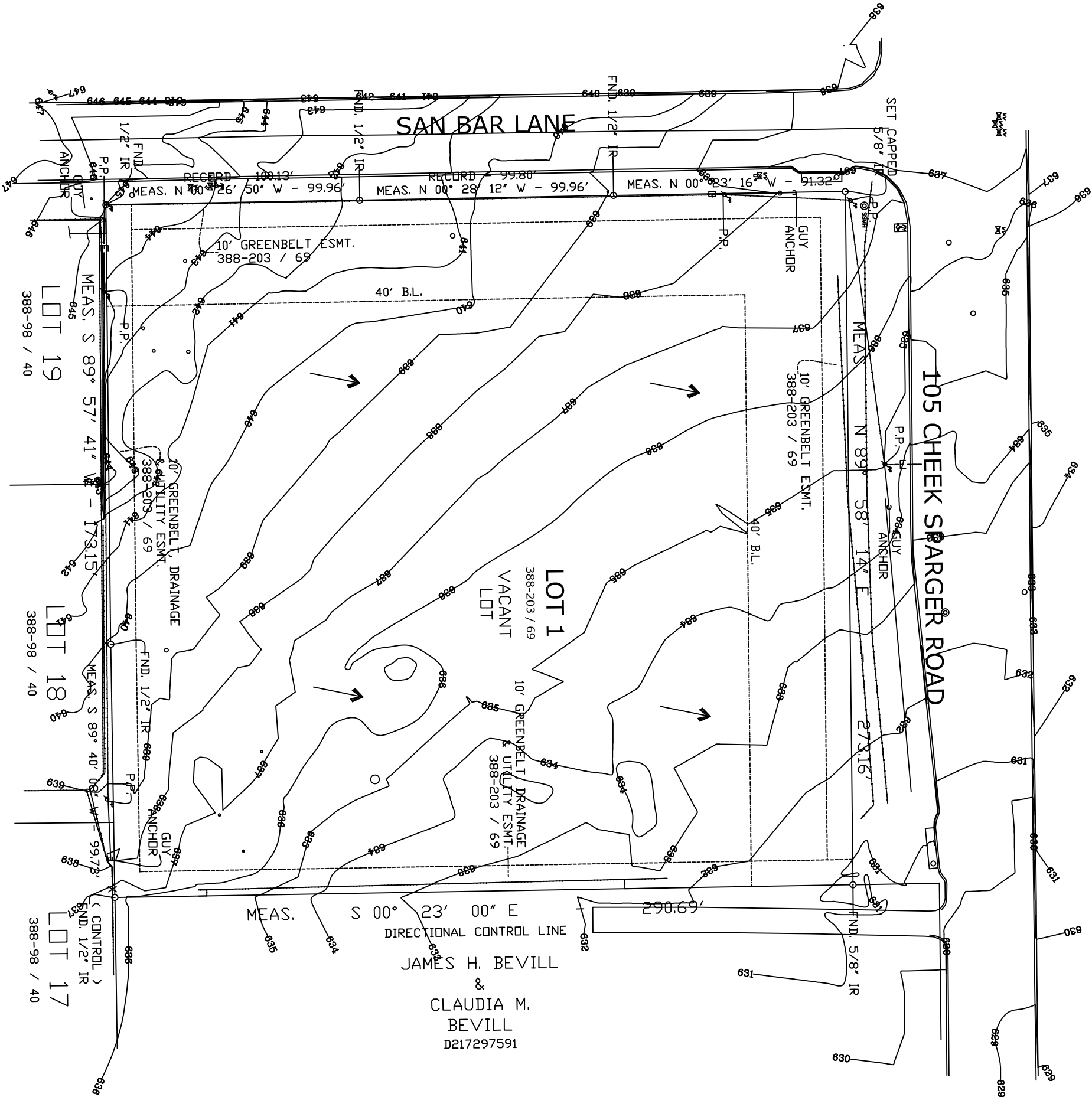
West Elevation - Building 2



Robert Johnson Designs
845 ENTERPRISE PLACE - SUITE B
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(817) 251-4646

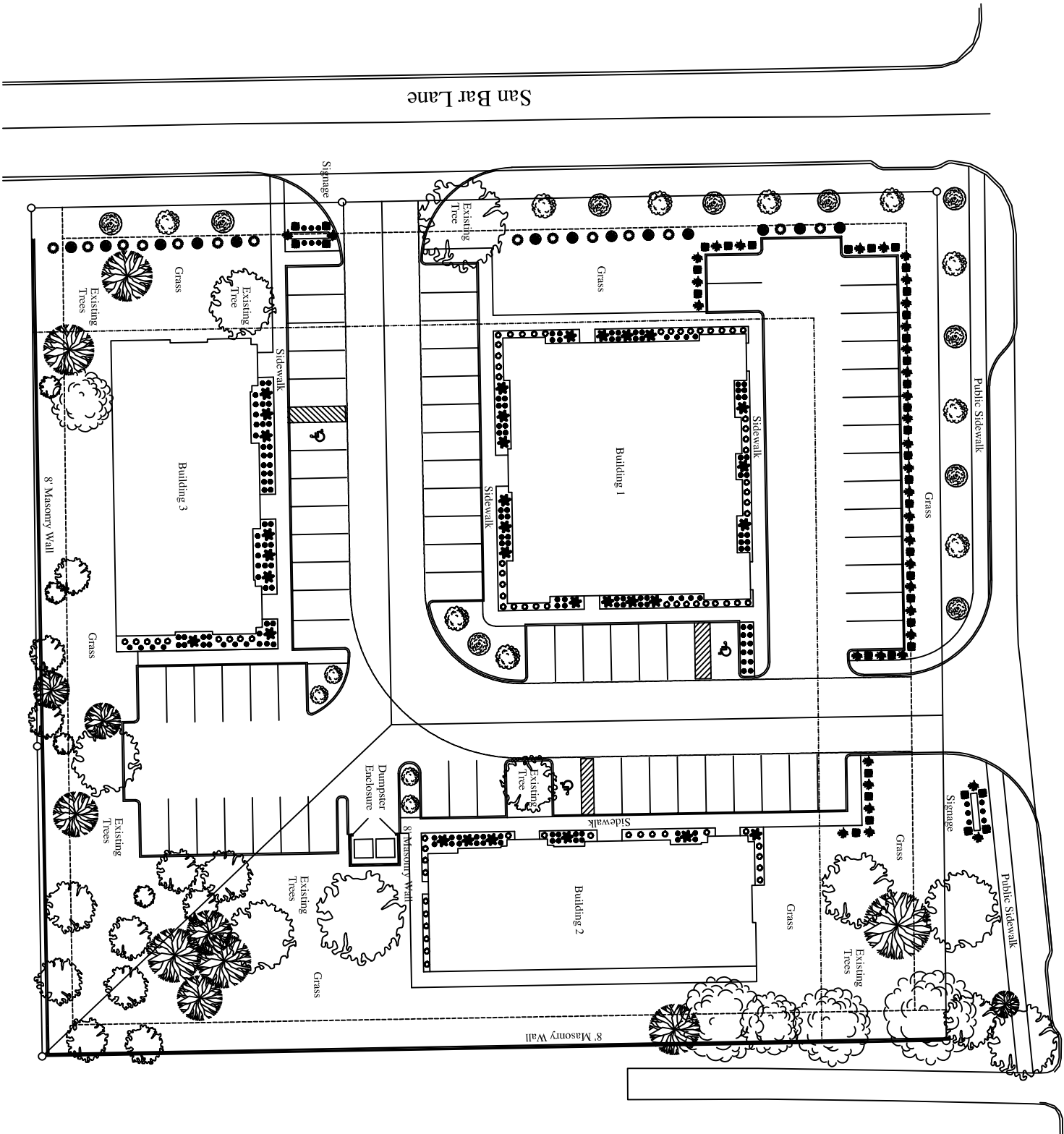
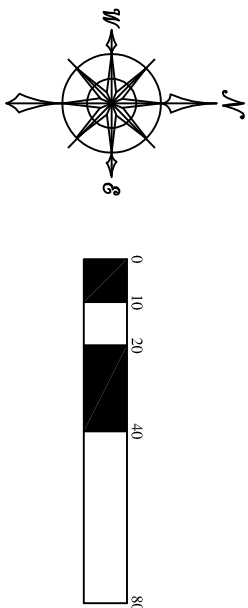
105 Cheek-Sparger Rd.

SCALE:	NTS	PLAN #:	Office Park	PAGE:	Building 2&3 Front Elevations
DATE:	25 April 23				



Robert Johnson Designs 845 ENTERPRISE PLACE - SUITE B SOUTHLAKE, TEXAS 76092 (817) 251-4646		
105 Cheek-Sparger Rd.		
SCALE: AS SHOWN		
DATE: 25 April 23		PAGE: Existing Lot Drainage

Cheek Sparger Road



- Bald Cypress - Taxodium distichum
- Red Oak - Quercus shumardii
- Crape Myrtle - Lagerstroemia indica
- Nandina - Nandina domestica
- Purple Sage - Leucophyllum frutescens
- Juniper - Juniperus chinensis

PLANT LIST		
QUANTITY	MATERIAL	SIZE
4	BALD CYPRESS	3"
29	RED OAK	3"
64	CRAPE MYRTLE	10 GAL.
160	NANDINA	5 GAL.
160	PURPLE SAGE	5 GAL.
160	JUNIPER	5 GAL.

BERMUDA HYDROMULCH ON ALL LANDSCAPED AREAS
FULLY AUTOMATC IRRIGATION SYSTEM ON ALL LANDSCAPED AREAS

MANDATORY REQUIREMENTS

- SITE TREES
(1) 3" CALIPER TREE PER EACH 40 FT OF STREET FRONTAGE
495 FT OF STREET FRONTAGE: 495 LF / 40 = 13 TREES
17 TREES PROVIDED ON STREET FRONTAGE
- SITE SHRUBS
(1) 18" IN HEIGHT OR 5 GAL PLANT FOR EACH 5 LF OF PUBLIC RIGHT OF WAY
ADJACENT TO THE PROPERTY
495 FT OF STREET FRONTAGE: 495 LF / 5 = 99 SHRUBS
101 TREES PROVIDED ON STREET FRONTAGE

20 % OF THE TOTAL LAND AREA SHALL BE LANDSCAPED
AT LEAST 50 % OF THE TOTAL LANDSCAPED AREA SHALL BE LOCATED IN
THE STREET YARDS

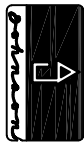
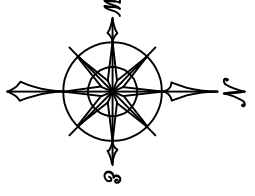
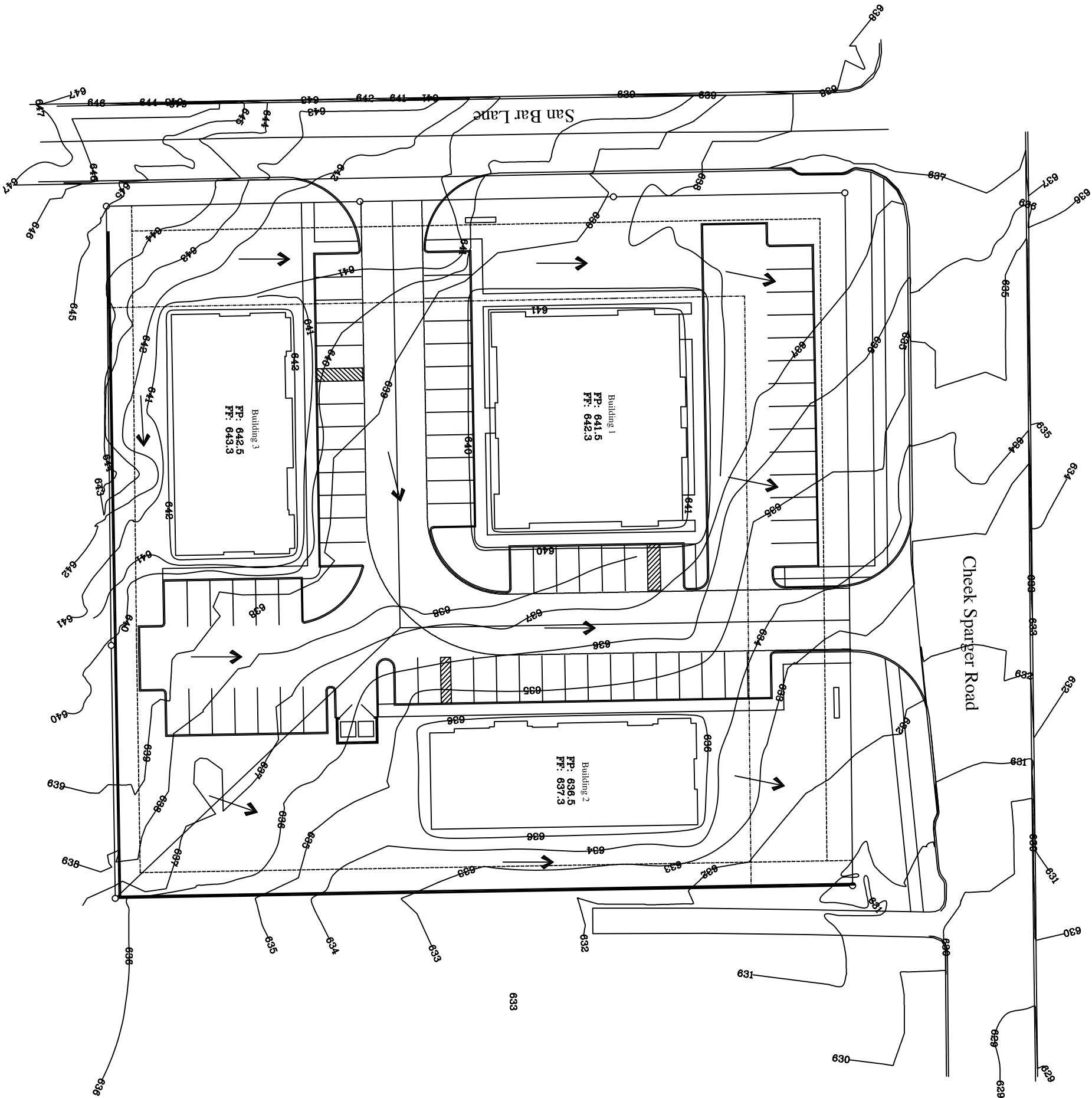
105 CHEEK SPARGER - LOT COVERAGE %					
TOTAL LOT FOOTAGE	BUILDING SF	PAVING SF	PAVING %	GREEN SPACE	GREEN SPACE %
79492 SF	14100	92265	40.6 %	9229	40.9 %



Robert Johnson Designs
845 ENTERPRISE PLACE - SUITE B
SOUTHLAKE, TEXAS 76092
(817) 251-4646

105 Cheek-Sparger Rd.

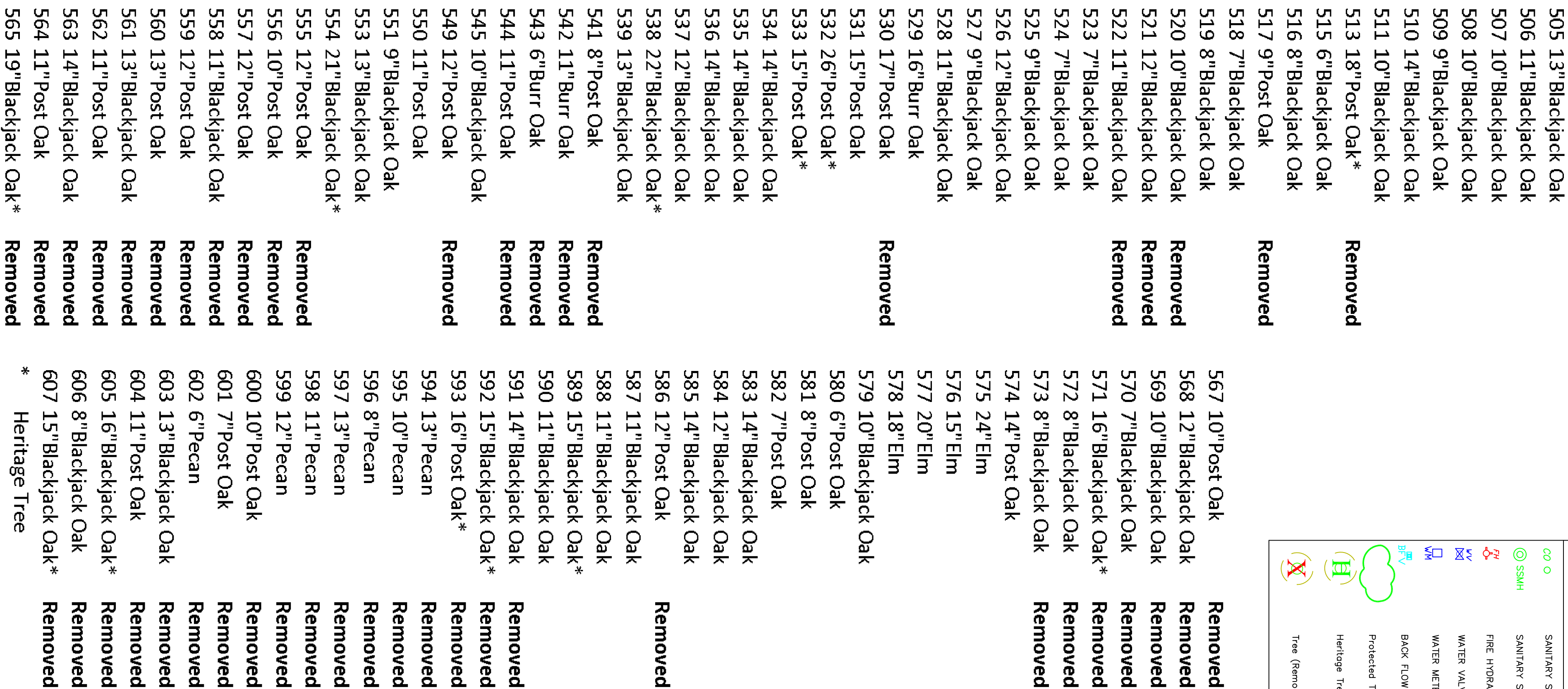
SCALE:		PLAN #:		PAGE:	
AS SHOWN		Office Park		Landscape Plan	
DATE:		25 April 23			



Robert Johnson Designs
845 ENTERPRISE PLACE - SUITE B
SOUTHLAKE, TEXAS 76092
(817) 251-4646

105 Cheek-Sparger Rd.

SCALE:	AS SHOWN	PLAN #:	PAGE:
DATE:	25 April 23	Office Park	Proposed Drainage



SYMBOL	DESCRIPTION
	POWER POLE
	ELECT. TRANSFORMER
	PROPERTY LINE
	CAPPED IRON ROD FOUND as NEEDED
	CABLE TV BOX
	OVER HEAD POWERLINE
	DEED RECORDS TARRANT COUNTY, TEXAS
	TELEPHONE PEDESTAL
	SIGN AS DESCRIBED
	FIRE LANE STRIPING
	Critical Road Zone

NOTE: THIS LAND SURVEY DRAWING IS PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES & NO LICENSE HAS BEEN CREATED. EXPRESS OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS ORIGINAL TRANSACTION.

I prepared this drawing from an actual and accurate survey of the land per the rules and regulations of the Texas Board of Professional Engineers & Land Surveyors

Certification — Preliminary: This document shall not be used or relied upon for any purpose and shall not be used or relied upon as evidence in any legal proceeding.

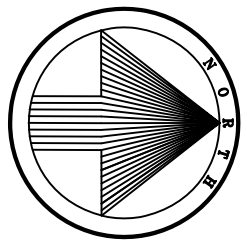
Registered Professional Land Surveyor 5094
Firm Registration Certificate number: 10135300

FOR REVIEW ONLY

Michael B H Davis, Registered Professional Land Surveyor
Texas Resignation Number 5094 - Signed March 1, 2023
Firm Registration Certificate Number: 10135300

LANDSURVEYOR:
ALPHA LAND SURVEYING, INC.
969 ELKIN LANE
KELLER, TEXAS 76262-4941
PH 817-614-8017
FAX 817-379-5696
CONTACT: MIKE B DAVIS
mbd7@ate.net

Field Surveyed: January 18, 2023 Sheet 1 of 1
Revised: April 27, 2023



Bearings are based on NAD 83,
North Central Texas Zone 4202.

Cheek Sparger Road



LEGEND			
	SANITARY SEWER CLEANOUT		POWER POLE
	SANITARY SEWER MANHOLE		ELECT. TRANSFORMER
	FIRE HYDRANT		PROPERTY LINE
	WATER VALVE		CARPED IRON ROD FOUND or Nodded
	WATER METER		OVER HEAD POWERLINE
	BACK FLOW VALVE		CABLE TV BOX
	IRRIGATION CONTROL VALVE		DEED RECORDS TARRANT COUNTY, TEXAS
	GAS METER		TELEPHONE PEDESTAL
	DUMPERSTER		SIGN AS DESCRIBED
			FIRE LANE STRIPING
			Critical Root Zone

- 505 13"Blackjack Oak

506 11"Blackjack Oak

507 10"Blackjack Oak

508 10"Blackjack Oak

509 9"Blackjack Oak

510 14"Blackjack Oak

511 10"Blackjack Oak

513 18"Post Oak*

515 6"Blackjack Oak

516 8"Blackjack Oak

517 9"Post Oak

518 7"Blackjack Oak

519 8"Blackjack Oak

520 10"Blackjack Oak

521 12"Blackjack Oak

522 11"Blackjack Oak

523 7"Blackjack Oak

524 7"Blackjack Oak

525 9"Blackjack Oak

526 12"Blackjack Oak

527 9"Blackjack Oak

528 11"Blackjack Oak

529 16" Burr Oak

530 17"Post Oak

531 15"Post Oak

532 26"Post Oak*

533 15"Post Oak*

534 14"Blackjack Oak

535 14"Blackjack Oak

536 14"Blackjack Oak

537 12"Blackjack Oak

538 22"Blackjack Oak*

539 13"Blackjack Oak

541 8"Post Oak

542 11" Burr Oak

543 6" Burr Oak

544 11"Post Oak

545 10"Blackjack Oak

549 12"Post Oak

550 11"Post Oak

551 9"Blackjack Oak

553 13"Blackjack Oak

554 21"Blackjack Oak*

555 12"Post Oak

556 10"Post Oak

557 12"Post Oak

558 11"Blackjack Oak

559 12"Post Oak

560 13"Post Oak

561 13"Blackjack Oak
- 562 11"Post Oak

563 14"Blackjack Oak

564 11"Post Oak

565 19"Blackjack Oak*

567 10"Post Oak

568 12"Blackjack Oak

569 10"Blackjack Oak

570 7"Blackjack Oak

571 16"Blackjack Oak*

572 8"Blackjack Oak

573 8"Blackjack Oak

574 14"Post Oak

575 24"Elm

576 15"Elm

577 20"Elm

578 18"Elm

579 10"Blackjack Oak

580 6"Post Oak

581 8"Post Oak

582 7"Post Oak

583 14"Blackjack Oak

584 12"Blackjack Oak

585 14"Blackjack Oak

586 12"Post Oak

587 11"Blackjack Oak

588 11"Blackjack Oak

589 15"Blackjack Oak*

590 11"Blackjack Oak

591 14"Blackjack Oak

592 15"Blackjack Oak*

593 16"Post Oak*

594 13"Pecan

595 10"Pecan

596 8"Pecan

597 13"Pecan

598 11"Pecan

599 12"Pecan

600 10"Post Oak

601 7"Post Oak

602 6"Pecan

603 13"Blackjack Oak

604 11"Post Oak

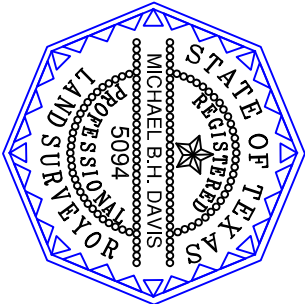
605 16"Blackjack Oak*

606 8"Blackjack Oak

607 15"Blackjack Oak*
- * Heritage Tree

I prepared this drawing from an actual and accurate survey of the land per the rules and regulations of the Texas Board of Professional Engineers & Land Surveyors

Michael B H Davis, Registered Professional Land Surveyor
Texas Registration Number 5094 - Signed March 1, 2023
Firm Registration Certificate Number: 10135300



TREE SURVEY

Lot 1, Block 2
San Bar Square
an addition to the
City of Colleyville, Texas
recorded in
Volume 388-203, Page 69
Plat Records, Tarrant County, Texas
105 Cheek Sparger Road
Sheet 1 of 1



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 10, 2023 at 7:00 p.m.
City Council Meetings: Tuesday, May 2, 2023 & Tuesday, May 16, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a change of zoning from a PUD-C Planned Unit Development – Commercial district to a PUD-C Planned Unit Development – Commercial district, specifically for new commercial offices. The request is for medical and general office uses.

Zoning Case: ZC23-006

Applicant: Robert Johnson

Owner: Preyesh Kumar

Location: 105 Cheek-Sparger Road

Property Description: Lot 1, Block 1, San Bar Square Addition

Present Zoning: Planned Unit Development – Commercial

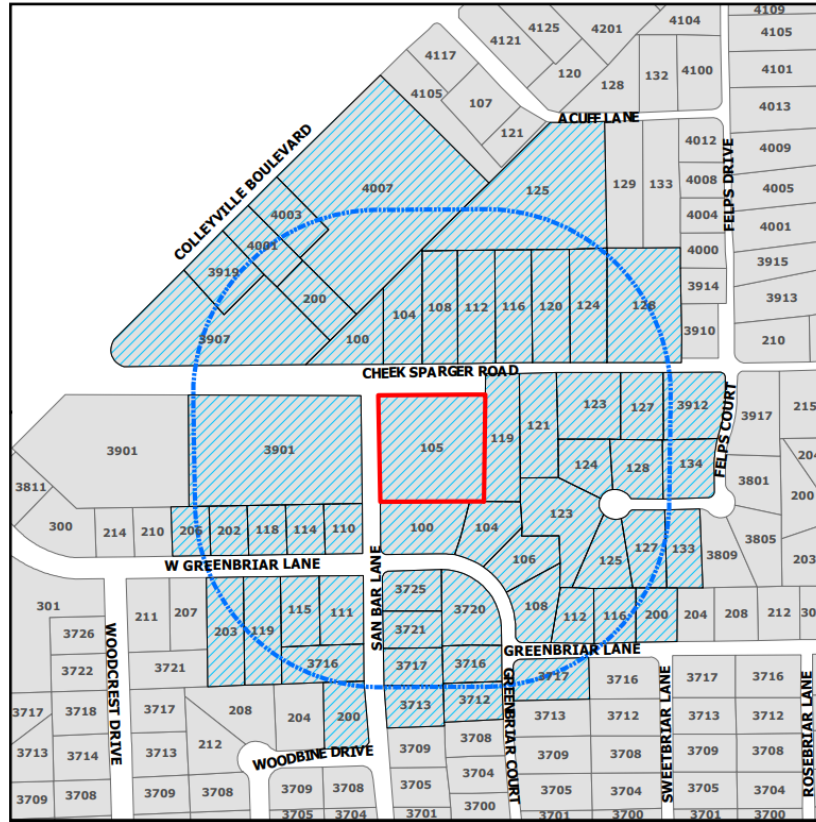
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

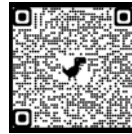
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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


Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

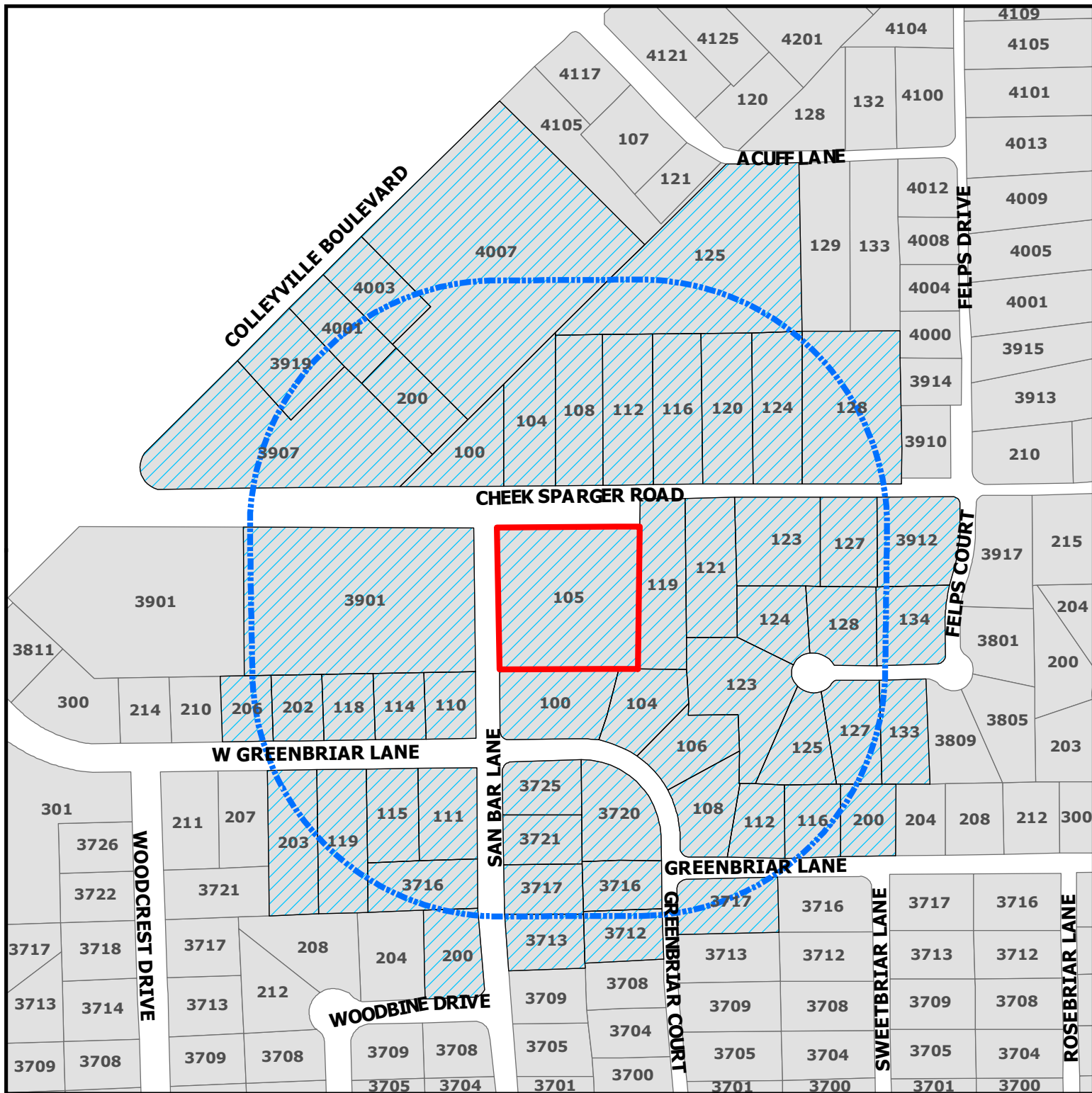
Owner Name	Owner Address	Owner City
A & S COLLEYVILLE LLC	11445 EMERALD ST STE 112	DALLAS, TX
ARYAL, SUBHASH	206 W GREENBRIAR LN	COLLEYVILLE, TX
BEVILL JAMES RLT	119 CHEEK SPARGER RD	COLLEYVILLE, TX
BLESSING, LANE GRANER	6808 HILLIER CT	COLLEYVILLE, TX
BOYER, PHILIP	133 FELPS CT	COLLEYVILLE, TX
BRAND, NETA FAY	121 CHEEK SPARGER RD	COLLEYVILLE, TX
BURNS, EDWARD H	7713 LEXUS DR	FORT WORTH, TX
BURSON, THOMAS WARREN	3720 GREENBRIAR CT	COLLEYVILLE, TX
CALLAWAY, CURTIS L	124 FELPS CT	COLLEYVILLE, TX
CAMPBELL, H P	203 W GREENBRIAR LN	COLLEYVILLE, TX
CLARK FAMILY TRUST	115 W GREENBRIAR LN	COLLEYVILLE, TX
CLEGHORN, MAURICE M	108 GREENBRIAR LN	COLLEYVILLE, TX
CURTIS, JERRY M	128 FELPS CT	COLLEYVILLE, TX
CURTIS, PEGGY ELAINE	3712 GREENBRIAR CT	COLLEYVILLE, TX
DAVILA, MICHAEL	100 GREENBRIAR LN	COLLEYVILLE, TX
DE LA HOZ, JOSE M	112 GREENBRIAR LN	COLLEYVILLE, TX
DOBSON FAMILY TRUST	3725 SAN BAR LN	COLLEYVILLE, TX
DOWDEY, MARK C	200 GREENBRIAR LN	COLLEYVILLE, TX
EPCM REALTY INC	2008 N 1 35	CARROLLTON, TX
EVANS, TONI	112 CHEEK SPARGER RD	COLLEYVILLE, TX
FIRST CV LLC	6871 FOUR SIXES RANCH RD	NORTH RICHLAND HILLS, TX
FLYNN, ANGELA	3912 FELPS CT	COLLEYVILLE, TX
FORRESTER, JENNETTE	202 W GREENBRIAR LN	COLLEYVILLE, TX
GRAGG, CHRISTINA	3716 GREENBRIAR CT	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
GRUBBS, JONATHON M	111 W GREENBRIAR LN	COLLEYVILLE, TX
GUEST, ELIZABETH V	106 GREENBRIAR LN	COLLEYVILLE, TX
HAHN, EDWARD	7500 WINDSWEPT TR	COLLEYVILLE, TX
HART, RODNEY D	116 GREENBRIAR LN	COLLEYVILLE, TX
HIBERNIA NATIONAL BANK	275 BROADHOLLOW RD	MELVILLE, NY
HOWELL, DEAN G	104 CHEEK SPARGER RD	COLLEYVILLE, TX
HURST EULESS BEDFORD ISD	1849 CENTRAL DR	BEDFORD, TX
JOHNSON, MARK S	3716 SAN BAR LN	COLLEYVILLE, TX
JOHNSON, ROBERT	845 ENTERPRISE PL STE B	SOUTHLAKE, TX
J-W 777 REVOCABLE FAMILY TRUST	4109 PADDINGTON LN	COLLEYVILLE, TX
LACEY, KATHERINE	3713 SAN BAR LN	COLLEYVILLE, TX
MCDOWELL, TOMMY N	128 CHEEK SPARGER RD	COLLEYVILLE, TX
MCWILLIAMS, LANCE	3060 OLD MILL RUN	GRAPEVINE, TX
MOREFIELD, JEANNY	134 FELPS CT	COLLEYVILLE, TX
MORRISON, PAMELA M	123 FELPS CT	COLLEYVILLE, TX
PHAN, KHANH D	108 SILVERWOOD RANCH	SHENANDOAH, TX
PHELPS, RODNEY	119 W GREENBRIAR LN	COLLEYVILLE, TX
PODSEDNIK, ADRIAN	125 FELPS CT	COLLEYVILLE, TX
RHODES, GREGORY	114 W GREENBRIAR LN	COLLEYVILLE, TX
ROBERTS, MICHAEL	3717 SAN BAR LN	COLLEYVILLE, TX
SKINNER, FLOYD DAVID	110 W GREENBRIAR LN	COLLEYVILLE, TX
SKOOG, FREDERICK H	127 CHEEK SPARGER RD	COLLEYVILLE, TX
SNYDER, REGAN	200 WOODBINE DR	COLLEYVILLE, TX
STAR SELF STOR OF COLLEYVILLE	5605 TYLER ST	PEARLAND, TX
SWANN, SCOTT C	3717 GREENBRIAR CT	COLLEYVILLE, TX
TRACY, SUZANNE C	3721 SAN BAR LN	COLLEYVILLE, TX
TRAN, CHAU D	620 WARWICK BLVD	LEWISVILLE, TX
UHLENHAKER, RONNIE R	PO BOX 1705	COLLEYVILLE, TX
ULERY, RICHARD G	123 CHEEK SPARGER RD	COLLEYVILLE, TX

VELASQUEZ, DAISY
WALLACE, DAVID A
WALTON, GERALD WAYNE
WOODBRIAR ESTATES ADDITION

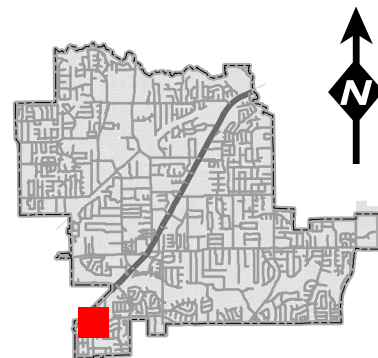
1869 CHRIS CRAFT DR
104 GREENBRIAR LN
127 FELPS CT
3700 SWEETBRIAR

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

Notification Map



ZC23-006
105 Cheek-Sparger 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

To: Colleyville Zoning Board and Colleyville City Council
Case #ZC23-006

Date: 5-8-23

The City of Colleyville has before it a request for zoning change to build a compounding pharmacy and 2 additional commercial office buildings for a total of 3 buildings and 85 parking spaces with entrance/exit points being placed on both Cheek Sparger and San Bar Lane. A commercial business park of this nature, once built and fully occupied, would have a direct impact on our neighborhood. This project will negatively impact our community with unnecessary increased traffic, including additional cut-through traffic through many of our streets, noise pollution, lack of green space, and the general safety of our neighborhood families and children. This project poses a significant threat to the character, safety, and livability of our small community.

The undersigned residents of Woodbriar Estates and surrounding residents, strongly oppose the construction of the Commercial Office Park at 105 Cheek Sparger Road.

We believe that this development is not in the best interests of our community, and we request that the project be stopped, immediately. We urge the local officials to take action to protect our neighborhood and preserve its unique character and livability.

Therefore, we, the undersigned, hereby petition against the construction of the Commercial Office Park at 105 Cheek Sparger Road and request that our voices be heard in this matter.

We understand this property has been zoned commercial since the mid 1980's. However, for the safety and livability of our community having a commercial park of this magnitude that also includes an entrance/exit on San Bar Lane is not in the best interest of our neighborhood.

received
5/8/23 6:40am

Signature	Printed Name	Address
<i>Michael Roberts</i>	Michael Roberts	3717 San Bar Lane
<i>Katie Lacey</i>	Katie Lacey	3713 San Bar Ln
<i>Paul Myers</i>	Paul Myers	3604 Cliffwood Ln
<i>Jane Ellis</i>	Jane Ellis	3613 San Bar Ln
<i>Terry Ellis</i>	Terry Ellis	3613 San Bar Ln
<i>Jeff D. Constanza</i>	Jeff D. Constanza	3704 San Bar Ln
<i>Monica Johnson</i>	Monica Johnson	3716 San Bar Lane
<i>Thomas Snyder</i>	Thomas Snyder	200 Woodbine Dr
<i>Bill Stevenson</i>	BILL STEVENSON	3709 SAN BAR
<i>Christopher Ha Hom</i>	Christopher Ha Hom	3700 San Bar
<i>John Covey</i>	John Covey	3608 San Bar
<i>James Stephens</i>	JAMES STEPHENS	3604 San Bar
<i>Sean Kizicki</i>	SEAN KIZICKI	3512 SAN BAR
<i>Courtney Atwood</i>	Courtney Atwood	3609 San Bar Lane
<i>Taylor Atwood</i>	Taylor Atwood	3609 San Bar Lane
<i>ILKNUR GRUBBS</i>	ILKNUR GRUBBS	111 W. Greenbriar Ln
<i>Jonathan Grubbs</i>	Jonathan Grubbs	111 W. Greenbriar Ln
<i>JEFF CLARK</i>	JEFF CLARK	115 W Greenbriar Ln
<i>Jane Clark</i>	Jane Clark	115 W Greenbriar Ln
<i>Barb Campbell</i>	Barb Campbell	203 W. Greenbriar Ln
<i>Wendee Davis</i>	Wendee DAVIS	211 W. Greenbriar Lane
<i>William Gilchrist</i>	William Gilchrist	214 W. Greenbriar Ln.
<i>Rodney Phelps</i>	Rodney Phelps	119 W. Greenbriar Ln.
<i>Beth Rhodes</i>	Beth Rhodes	114 W. Greenbriar Lane
<i>Tom Burson</i>	TOM BURSON	3720 Greenbriar Ct.
<i>Alan Esten</i>	Alan Esten	3716 Sweetbriar
<i>Dennis Golden</i>	Dennis Golden	3700 Sweetbriar Ln
<i>Regina Swann</i>	Regina Swann	3717 Greenbriar Ct
<i>Suzanne Tracy</i>	Suzanne Tracy	3721 San Bar Ln.

LETTER OF OPPOSITION

Ben Bryner
Director of Community Development
City of Colleyville

RE: ZC 023-006 PUD-C to include a compounding pharmacy

As a tax paying citizen of Colleyville and property owner with (300 feet of my property) adjacent to the above referenced proposed development, I am in opposition for a number of reasons.

- This property may be designated as commercial on the Future Zoning Map for Colleyville, but I believe this is inappropriate, as this parcel anchors two residential neighborhoods i.e. Andy Felps Addition and Oak Briar Addition.
- A pharmacy in a Commercial Neighborhood Districts requires a special use permit (compounding pharmacy doesn't have its own designation, but it should) so under a PUD, will this SUP requirement apply?
- Drainage issues
- Loss of heritage trees
- The applicant requests to modify new Cheek Sparger Rd for access to his property
- Proposed undeveloped pad sites implies ongoing construction noise (need to place restrictions on future uses)
- The residents of these neighborhoods have just endured 2 years of Cheek Sparger Road construction, silt fences and port-a-potties
- There are already 4 compounding pharmacies within 5 miles of this location (not needed)
- San Bar residents are opposed to this development which will increase traffic at this already busy intersection.

And finally an approval of this request should dictate a construction of a screening wall for the privacy of my family prior to/during construction.

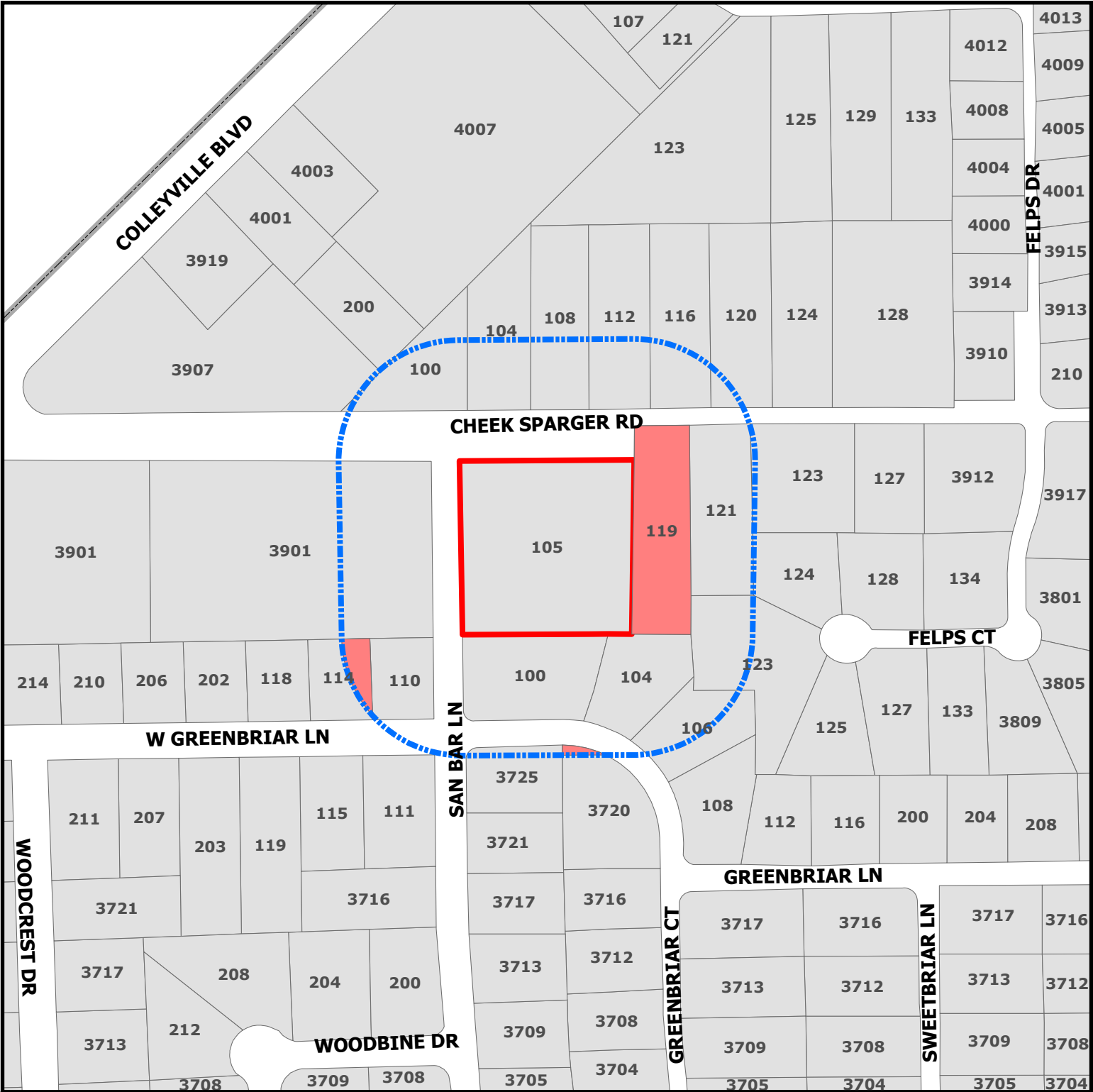
Please deny this request.

Respectfully



James Bevill

Opposition Map

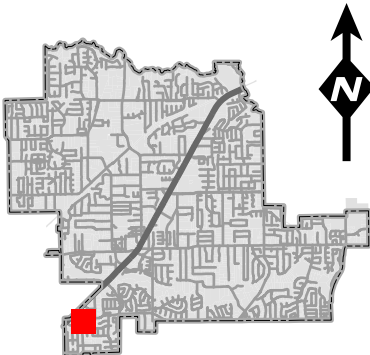


ZC23-006

105 Cheek Sparger Rd

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-  Subject Property
-  Opposing
-  Buffer_Protest



List of Opposing Properties

Address	Owner's Name	Percentage
119 CHEEK SPARGER RD	BEVILL JAMES REVOCABLE LIVING T	9.2%
114 W GREENBRIAR LN	RHODES, GREGORY	1.15%
3720 GREENBRIAR CT	BURSON, THOMAS WARREN	0.22%

Address Count : 3

Total Percentage: 10.57%

ORDINANCE O-23-XXXX

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY REZONING FROM PUD-C PLANNED UNIT DEVELOPMENT - COMMERCIAL AND CC-1 VILLAGE RETAIL TO PUD-C PLANNED UNIT DEVELOPMENT - COMMERCIAL DISTRICT ON LOT 1, BLOCK 1, SAN BAR SQUARE ADDITION LOCATED AT 105 CHEEK SPARGER ROAD; BEING APPROXIMATELY 1.94 ACRES, PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application to change the zoning from PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development – Commercial district, Case No. ZC23-006; and

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

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

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

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

- Sec. 1. THAT the purpose of this ordinance is to amend the base zoning for the real property described as Lot 1, Block 1, San Bar Square Addition, commonly known as 105 Cheek Sparger Road (the "Property"), and to further provide for a PUD-C overlay district to allow for a compounding pharmacy and medical and general office uses.

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

1. GENERAL

- a. The Property shall further be subject to a PUD-C overlay district (the "Overlay District") upon the effective date of this ordinance. The Overlay District shall be subject to all CPO Professional Office base zoning district regulations, except as expressly provided otherwise in this ordinance.

2. DEVELOPMENT OF THE PROPERTY

- a. The Property shall be developed with three office buildings (Compounding Pharmacy in Building 1, medical office, and general office in Buildings 2 and 3), generally consistent with the Statement of Planning Objectives and Site Plan, which are attached hereto as Exhibit "B" and Exhibit "C", respectively.
- b. The buildings erected on the Property shall be consistent with the elevations, materials, and articulation as depicted in Exhibit "D", unless expressly provided otherwise in this ordinance.

3. PUD-C OVERLAY DISTRICT REGULATIONS

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

a. Permitted Uses.

1. The permitted uses shall be those listed for the CPO Professional Office Commercial base zoning district. The following uses shall be permitted by right:
 - a. A Pharmacy to including compounding shall be allowed in building 1.

The permitted land uses shall be allowed on the subject properties per the use designations labeled on the buildings shown in Exhibit "C".

b. Lighting.

1. All lighting including parking lot, building and security lighting shall be directed away from residential areas and shall provide a maximum candle illumination of 0.5 foot candles as measured from the residential property line.

c. Landscaping.

1. All required landscaping shall meet the minimum requirements of Chapter 4 - Landscaping and Buffering in the Land Development Code.

d. Building Design.

1. All building designs shall be generally consistent within the elevations shown in Exhibit "D".
2. Building designs shall meet the minimum articulation requirements of Chapter 6 - Building Design in the Land Development Code.
3. There shall be no drive-thrus.

4. Building(s)

- a) Building one one-story 6,100 s.f., building two one story 4,250 s.f, building three one-story and 4,350 s.f.
- b) Development shall generally conform to the Conceptual Site Plan.

e. Fencing and Screening. A minimum eight (8) foot masonry fence shall be constructed along the south and east property line adjacent to existing residential properties prior to the issuance of any certificate of occupancy.

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of July 2023.

The second reading and public hearing being conducted on the 18th day of July 2023.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 18th DAY OF JULY 2023.

Mayor Bobby Lindamood	_____ Mayor Pro Tem Kathy Wheat	_____
Place 1, Brandi Elder	_____ Place 5, Chuck Kelley	_____
Place 2, George Bond	_____ Place 6, Callie Rigney	_____
Place 4, George Dodson	_____	

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Zoning Exhibit

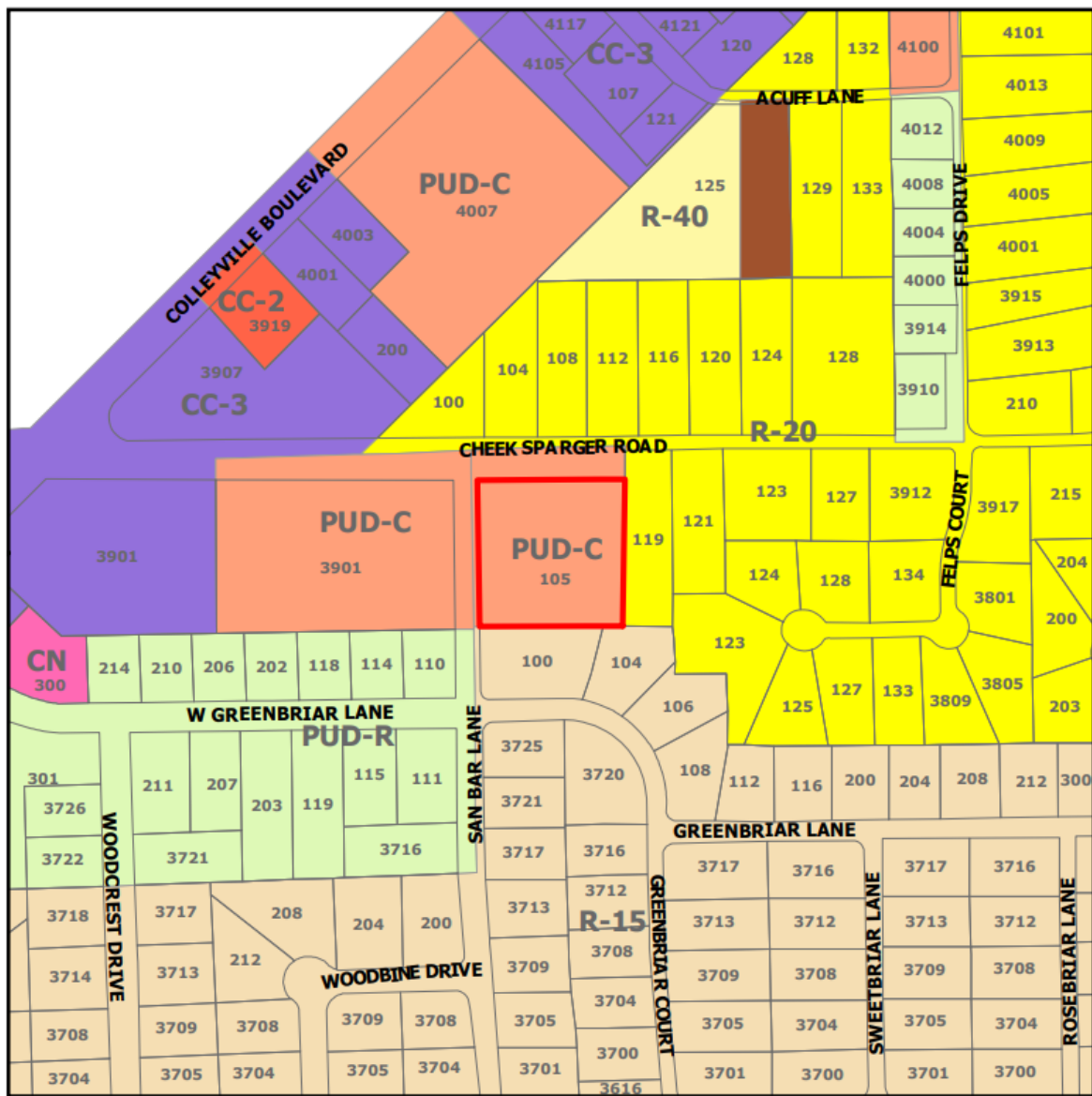


Exhibit "B" – Statement of Program Objectives

1. Standard operations of the compound pharmacy - The pharmacy will be compounding both non-sterile and sterile compounds. The pharmacy will also be providing immunization, counselling, point of care testing service to the community. There will also be dispensing of legend medications along with over-the-counter area for applicable medications.
2. Will there be any required outside or inside gases? - There will not be any gas required for operations of the pharmacy. Are you referring to gas for heating? - then, yes.
3. Anticipated number of customers per day - The pharmacy will be providing delivery service and also store pick up so number of customers will vary from day to day
4. Number of employees - It will be determined based on the business growth but initially the pharmacy will be employed with about 10 employees.
5. Will there be any retail products sold? - Yes, over the counter medications, Durable medical equipment etc.

105 CHEEK SPARGER - LOT COVERAGE %

AREA	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENTAGE
TOTAL LOT AREA	104,170.00	1,190.00	100%
IMPROVED	104,170.00	1,190.00	100%
PAVED	104,170.00	1,190.00	100%

PARKING SUMMARY

TYPE	NUMBER	PERCENTAGE
TOTAL	174	100%
IMPROVED	174	100%
PAVED	174	100%

Robert Johnson Designs
 845 ENTERPRISE PLACE, SUITE D
 DALLAS, TEXAS 75202
 (972) 251-4666

105 Cheek-Sparger Rd.

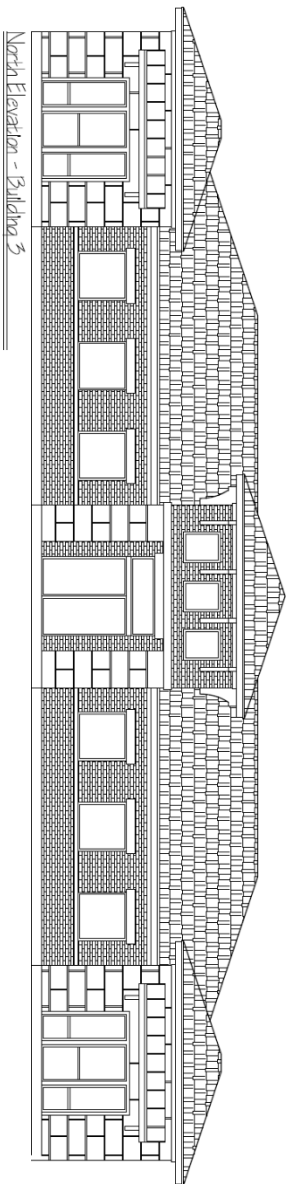
Scale: AS SHOWN
Date: 25 April 23
Office: Office Park
Project: Site Plan

105 CHEEK SPARKER - LOT COVERAGE %					
TOTAL LOT COVERAGE	105 LOT %	105 LOT %	105 LOT %	105 LOT %	105 LOT %
105 LOT %	105 LOT %	105 LOT %	105 LOT %	105 LOT %	105 LOT %

PARKING SUMMARY					
DATE	TIME	LOCATION	TYPE	STATUS	REMARKS
10/10/2023	10:00 AM	LOT 105	P	OK	
10/10/2023	10:00 AM	LOT 105	P	OK	

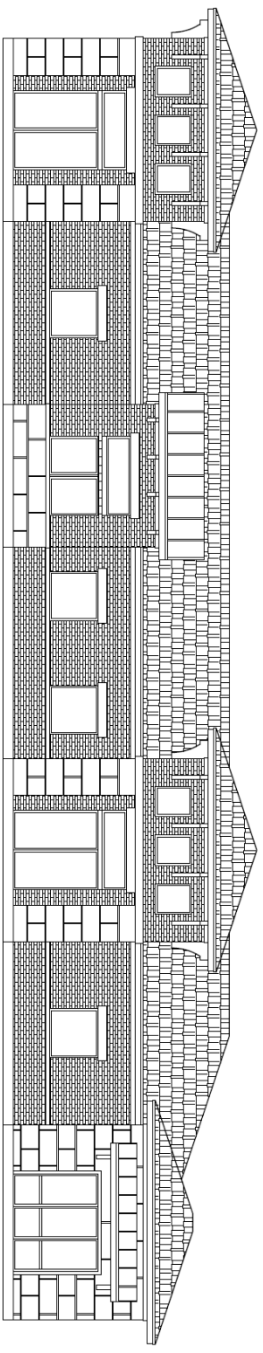
DATE	STATUS	PLAN #	PAGE#
25 April 73	AS SHOWN		
		Office Park	Site Plan

[illegible]



North Elevation - Building 3

◆ EXISTING FACADE TO BE OVERLAIN BY MASONRY



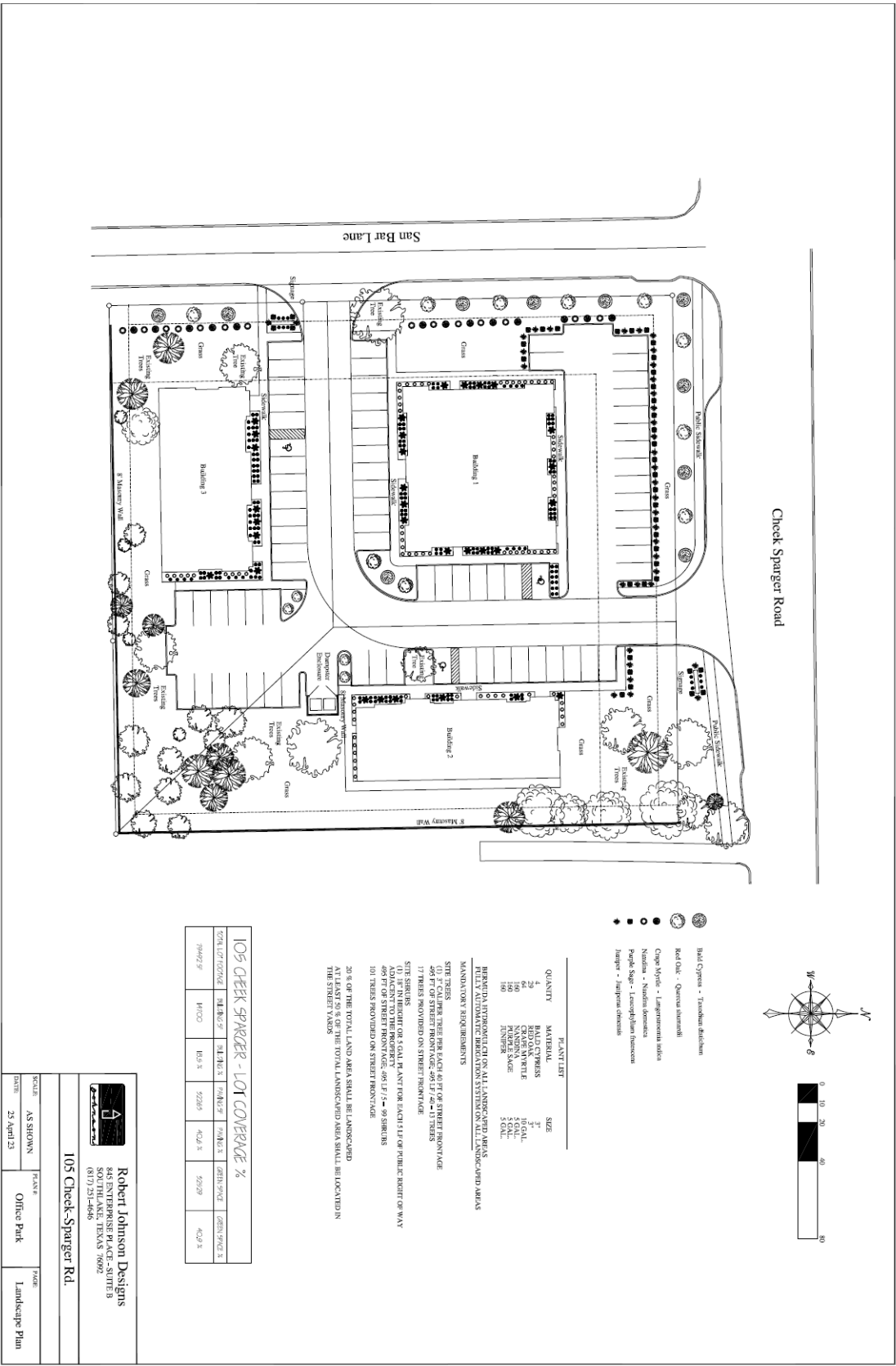
West Elevation - Building 2



Robert Johnson Designs
845 ENTERPRISE PLACE - SUITE B
SOUTH LAKE, TEXAS 76092
(817) 251-4666

105 Creek-Sparger Rd.

SCALE:	NTS	PLANS:	PAGE:
DATE:	25 April 23	Office Park	Building 2&3 Front Elevations



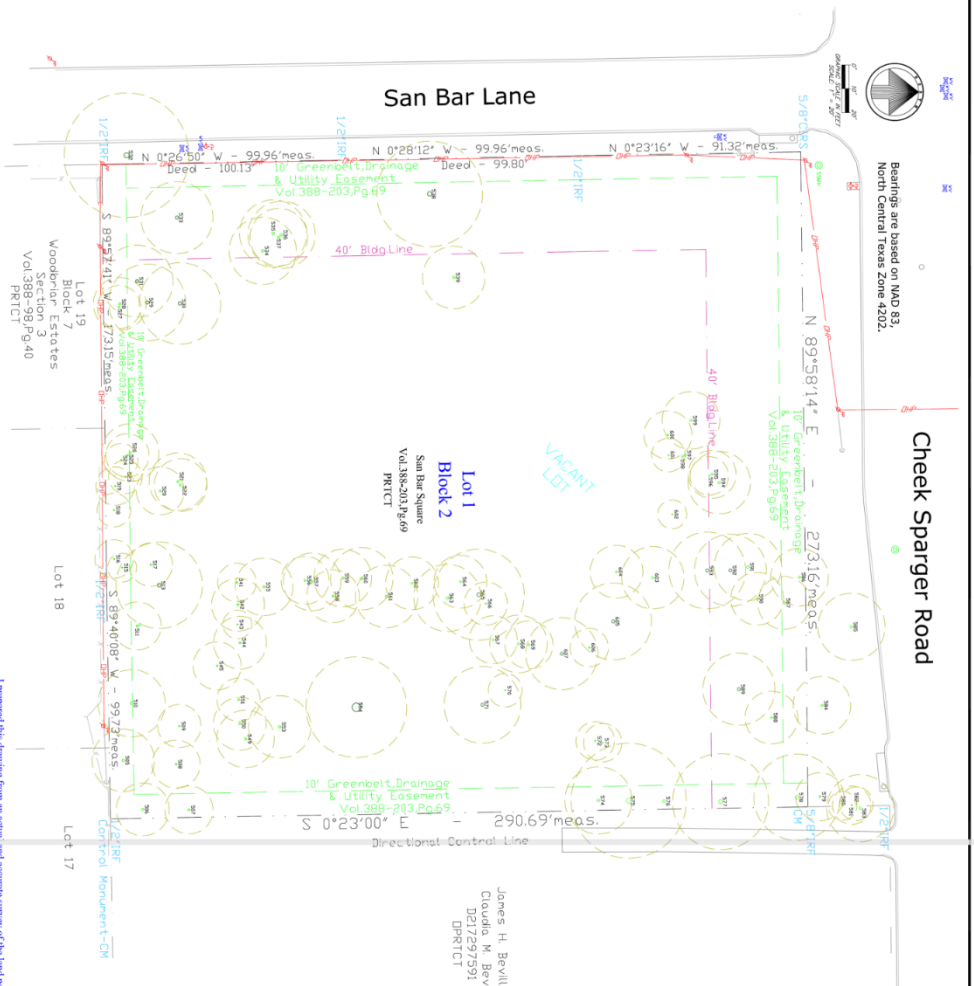
Robert Johnson Designs
845 ENTERPRISE BLVD., SUITE B
SOUTH LAKE, TEXAS 76092
(817) 251-4846

105 Check-Sparger Rd.

AS SHOWN
25 April 23

Office Park

Landscape Plan

[illegible]

an addition to the
City of Colleyville, Texas
recorded in
Volume 388-203, Page 69
Plat Records, Tarrant County, Texas
105 Cheek Springer Road
January 18, 2023 Sheet 1 of 1
Field Surveyed:

an addition to the
City of Colleyville, Texas
recorded in
Volume 388-203, Page 69
Plat Records, Tarrant County, Texas
105 Cheek Springer Road
January 18, 2023 Sheet 1 of 1
Field Surveyed:



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2b

Agenda Date 7/10/2023

Number

Type Presentation and Discussion

Department Community Development

Title

Consideration of a Minor Plat with a Plat Waiver for Lot Size and Lot Width on Tract 6B01F, Abstract 328, of the Cotrail Simon Survey, located at 4704 Behrens Road, Case PC23-004

Explanation

Michael Kersten, the applicant, has submitted a request for a Minor Plat with waivers for lot size and lot width for Tract 6B01F, Abstract 328, of the Cotrail Simon Survey; being approximately 0.6534 acres; and zoned R-40 Single-Family Residential district. The purpose is to plat one lot and allow for the construction of a new single family home.

Existing Conditions/Background: The subject property, 4704 Behrens Rd, resides on the west side of Behrens Rd south of the intersection with Glade Road. The subject property has R-40 zoning and has a house, which was constructed in 1967.

Proposed Zoning: Request – The applicant requests to Minor Plat the property into one lot and maintain the R-40 zoning district. The minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size	40,000 sf.	28,462 SF
Minimum Lot Width	150 feet	114 feet
Minimum Lot Depth	150 feet	
Front Yard Setback	40 feet	
Side Yard Setback	15 feet	
Rear Yard Setback	25 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

Analysis: The proposed lot is compatible with the R-40 zoning district except for the lot size being 28,462 s.f. and lot width being 114 feet and not the required 150 feet. The property has been in this configuration since the current home was built in 1967.

Surrounding Development: The property to the north, south, east and west are zoned R-40 Single Family Residential district and improved with single-family homes.

Plat Status: The property is identified as Tract 2EE, Abstract 1248, Thomas J. Polson Survey.

DRC Review: The DRC met on June 19, 2023 and offered the following comments to the applicant:

1. Provide the square footage of the Lot Area.
2. Include Signature Blocks for Planning and Zoning Commission and City Council.
3. Provide a 16' drainage and utility easement along the rear property line.
4. Provide a purpose for the plat.
5. Will the existing structures remain?

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 Minor Plat with waivers for the lot size and lot width.

Recommendation

Approve

Attachments

1. Aerial
2. Zoning
3. Future Land Use
4. Minor Plat
5. Notification Map
6. Notify List
7. Notification Letter
8. Draft Resolution

Aerial Map

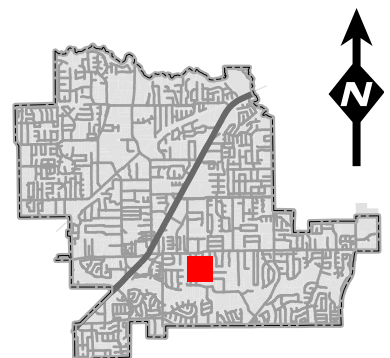


PC23-004

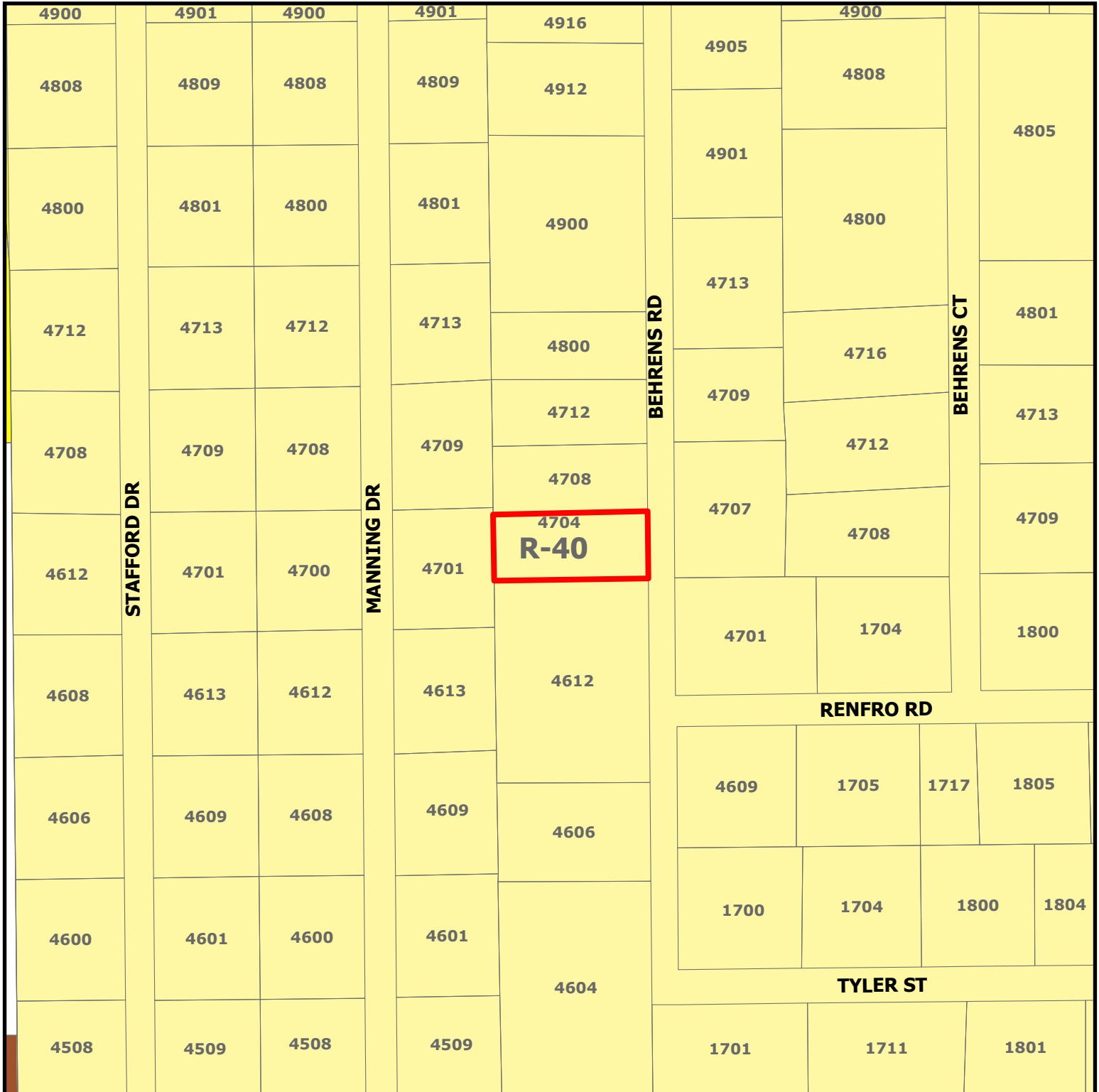
4704 Behrens Rd

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

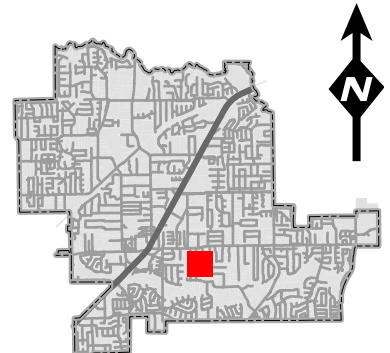


PC23-004

4704 Behrens Rd

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 Subject Property



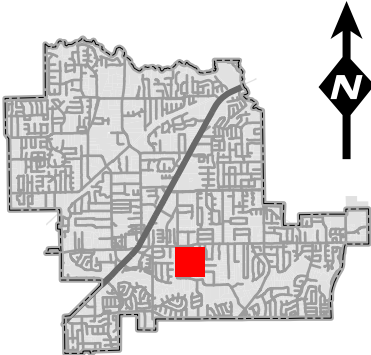
Future Land Use Map

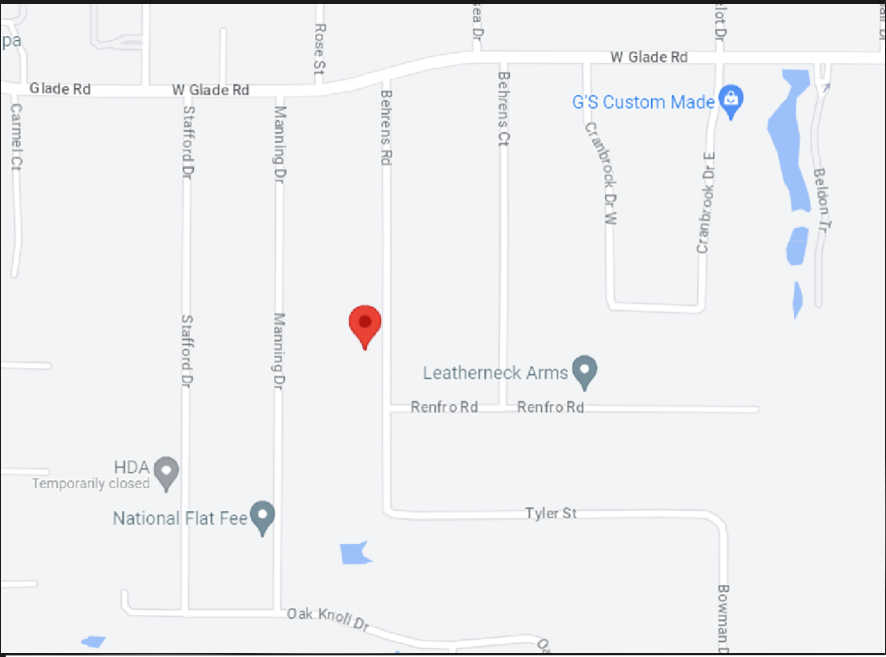


PC23-004
 4704 Behrens Rd

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- Residential
- Subject Property





VICINITY MAP
(NOT TO SCALE)

LOT 5, BLOCK 3
STAFFORD HEIGHTS
SUBDIVISION
VOLUME 388-32, PAGE 12
P.R.T.C.T.

LOT 6, BLOCK 3
STAFFORD HEIGHTS
SUBDIVISION
VOLUME 388-32, PAGE 12
P.R.T.C.T.

LOT 1, BLOCK 1
JOANNE'S ADDITION
CABINET B, SLIDE 759
P.R.T.C.T.

LOT 1, BLOCK 1

MARY G. SPROUSE
VOLUME 4494, PAGE 683
D.R.T.C.T.

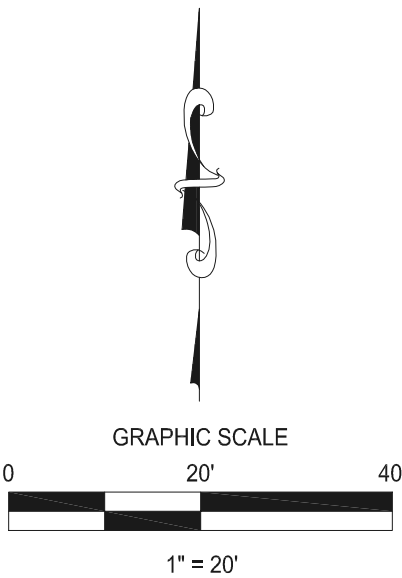
LOT 1, BLOCK 1
SKAGGS ADDITION
CABINET B, SLIDE 759
P.R.T.C.T.

S89°55'16"E 250.32'

N89°50'15"W 249.43'

S00°06'35"E 114.09'

N00°33'29"W 113.73'



CITY NOTES

1. Plat Waiver for Lot Size

GENERAL NOTES

1. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations.
2. The surveyed property has direct access to Behrens Road.

FLOOD STATEMENT

A portion of the surveyed property is situated in Non-Shaded Zone "X" in Tarrant County, Texas according to FEMA map number 48439C01095K dated September 9, 2009. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

BEHRENS ROAD
60 FOOT RIGHT-OF-WAY

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS MARY GAYNELL SPROUSE, is the rightful owner of all that certain tract or parcel of land lying and being in situated in the City of Colleyville, Tarrant County, Texas, and being all of a called 0.654 acre tract described in a deed to Mary Gaynell Sprouse, recorded in Volume 4454, Page 683 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod found for the southeast corner of said Sprouse tract on the west right-of-way line of Behrens Road;

Thence North 89° 50' 15" West with the south line of said Sprouse tract, a distance of 249.43 feet to a 5/8 inch iron rod found for the southwest corner of said Sprouse tract;

Thence North 00° 33' 29" West with the west line of said Sprouse tract, passing at a distance of 5.00 feet, and continuing for a total distance of 113.73 feet to the northwest corner of said Sprouse tract;

Thence South 89° 55' 16" East with the north line of said Sprouse tract, a distance of 250.32 feet to a 1/2 inch iron rod with cap stamped "6677" set for corner;

Thence South 00° 06' 35" East with the east line of said Sprouse tract, a distance of 114.09 feet to the point of beginning and containing in all 0.6534 of an acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That MARY GAYNELL SPROUSE, does hereby adopt this final plat designating the herein described property as the FINAL PLAT of LOT 1, BLOCK 1, LEANN'S ADDITION, to the City of Colleyville, Tarrant County, Texas and do hereby dedicate to the public use forever all streets, alleys, easements and right-of-way shown hereon.

By: _____
Mary Gaynell Sprouse

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared Mary Gaynell Sprouse, 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 and under the authority therein expressed.

GIVEN under my hand and seal of office this day of _____, 2023.

Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR CERTIFICATION

That I, Michael R. Kersten, a Registered Professional Land Surveyor, licensed in the State of Texas, do certify that this plat from an on the ground survey of the land and that corner monuments shown thereon were properly placed or found under my personal supervision, an this plat was prepared in accordance with the rules and regulations of the City of Colleyville.

Date of Plat: May 25th, 2023

Michael R. Kersten
Registered Professional Land Surveyor
Texas Registration No. 6677

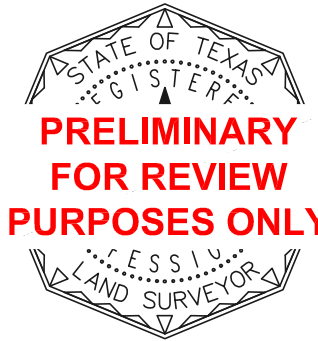
STATE OF TEXAS §
COUNTY OF TARRANT §

Beforeme, the undersigned authority, on this day personally appeared Michael R. Kersten, 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 and under the authority therein expressed.

GIVEN under my hand and seal of office this day of _____, 2023.

Notary Public for and in the State of Texas

My commission expires: _____



OWNER:
Mary Gaynell Sprouse
4704 Behrens Rd
Collyville, TX 76034



CHISHOLM TRAIL
LAND SURVEYING

TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
MICHAEL@CT-LANDSURVEYING.COM
940.206.3577

PROJECT NO. 23-0236 | DRAWN BY: RK | SCALE: 1" = 20' | DATE: 05/25/2023 | SHEET: 1 OF 1

MINOR PLAT
LOT 1, BLOCK 1
LEANN'S 2 ADDITION
0.6534 OF AN ACRE IN THE
HARDIN MOSS SURVEY, ABSTRACT NO. 626
4704 BEHRENS ROAD
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

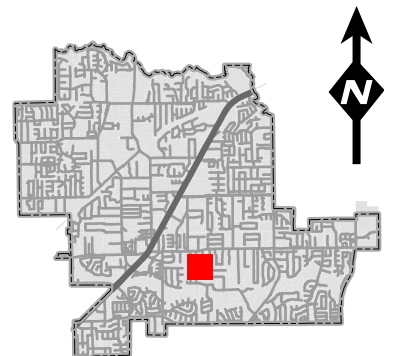
Notification Map



PC23-004

4704 Behrens Rd

-  Parcels to be notified
-  Buffer
-  Subject Property



DISCLAIMER:
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OBJECTID	Owner Name	Owner Address	Owner City	Owner Zip
1	STARKEY, BRUCE	4608 MANNING DR	COLLEYVILLE, TX	76034
2	PHILLIPS, VANICE	4713 STAFFORD DR	COLLEYVILLE, TX	76034
3	BENNIE, JAMES	4708 MANNING DR	COLLEYVILLE, TX	76034
4	WORD, RAMIE	4900 BEHRENS RD	COLLEYVILLE, TX	76034
5	CAHMBERS, REED	1705 RENFRO RD	COLLEYVILLE, TX	76034
6	BRANDT, STEVEN L	4701 BEHRENS RD	COLLEYVILLE, TX	76034
7	LEYPOLDT, CHRISTOPHER	4701 MANNING DR	COLLEYVILLE, TX	76034
8	KEEFE, ALEX	4713 MANNING DR	COLLEYVILLE, TX	76034
9	BACA, RICHARD	4713 BEHRENS RD	COLLEYVILLE, TX	76034
10	ADELFO VENTURES LLC - SERIES 1	409 TIMBERLINE DR S	COLLEYVILLE, TX	76034
11	ADELFO VENTURES LLC - SERIES 3	409 TIMBERLINE DR S	COLLEYVILLE, TX	76034
12	DOYLE, DANIEL	4612 MANNING DR	COLLEYVILLE, TX	76034
13	HINE, HOMER P	4716 BEHRENS CT	COLLEYVILLE, TX	76034
14	WEISS, SABRINA	4709 BEHRENS RD	COLLEYVILLE, TX	76034
15	SKAGGS, L A	4612 BEHRENS RD	COLLEYVILLE, TX	76034
16	WINSWORTH, LLOYD	4799 HILLSBORO CIR	SANTA ROSA, CA	95405
17	LYNCH, JOHN M	4700 MANNING DR	COLLEYVILLE, TX	76034
18	POOLE, DONALD W	4609 BEHRENS RD	COLLEYVILLE, TX	76034
19	SMITH, MICHAEL R	1700 TYLER ST	COLLEYVILLE, TX	76034
20	CUMMINGS, WILLIAM C	4800 BEHRENS RD	COLLEYVILLE, TX	76034
21	PHILLIPS, WILLIAM C	4712 MANNING DR	COLLEYVILLE, TX	76034
22	SPROUSE, MARY G	4704 BEHRENS RD	COLLEYVILLE, TX	76034
23	DAVID BAUM FAMILY REVOCABLE TRU	4800 BEHRENS CT	COLLEYVILLE, TX	76034
24	POMROY, PAUL R	4712 BEHRENS RD	COLLEYVILLE, TX	76034
25	THOMPSON, DANIELLA	4709 MANNING DR	COLLEYVILLE, TX	76034
26	BULLOCH, NANCY A	1704 RENFRO RD	COLLEYVILLE, TX	76034
27	COWLEY, CHAD	4606 BEHRENS RD	COLLEYVILLE, TX	76034
28	RAJ, PRAVIN	4708 BEHRENS CT	COLLEYVILLE, TX	76034
29	BOTCH, MICHAEL	4613 STAFFORD DR	COLLEYVILLE, TX	76034
30	HUGGINS, WILLIAM S	PO BOX 1047	COLLEYVILLE, TX	76034
31	HAMMONS, MATTHEW	4613 MANNING DR	COLLEYVILLE, TX	76034
32	DODSON, DAVID	4701 STAFFORD DR	COLLEYVILLE, TX	76034
33	DAVIDSON, MARK	4708 BEHRENS RD	COLLEYVILLE, TX	76034
34	NAIK, MITESH	4609 MANNING DR	COLLEYVILLE, TX	76034
35	PILGRIM REVOCABLE TRUST	4712 BEHRENS CT	COLLEYVILLE, TX	76034
36	CRANBROOK ESTATES	P.O. Box 372	COLLEYVILLE, TX	76034
37	GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051



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, July 10, 2023 at 7:00 p.m.

City Council Meetings: Tuesday, August 1, 2023 at 7:00 p.m.

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

Request: Consideration of a Minor Plat with a Plat Waiver for Lot Size on Tract 6B01F, Abstract 328, of the Cotrail Simon Survey, located at 4704 Behrens Road.

Zoning Case: PC23-004

Applicant: Michael R. Kersten, Chisholm Trail Land Surveying

Owner: Mary Gaynell Sprouse

Location: 4704 Behrens Rd

Property Description: Lot 1, Block 1, Leann's Addition

Present Zoning: R-40 Single Family Residential

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

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

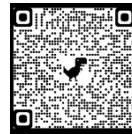
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

RESOLUTION R-23-XXXX

A RESOLUTION APPROVING A MINOR PLAT WITH A PLAT WAIVER FOR LOT SIZE AND LOT WIDTH FOR LOT 1, BLOCK 1, LEANN'S ADDITION

WHEREAS, the Planning and Zoning Commission recommended approval of the Minor Plat with a Waiver for Lot Size and Lot Width for Lot 1, Block 1, LeAnn's Addition, on July 10, 2023.

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

Sec. 1. THAT the Minor Plat with a Waiver for Lot Size of 28,462 s.f. and a Lot Width of 114 ft. for Lot 1, Block 1, LeAnn's Addition on approximately 0.6534 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 1st DAY OF AUGUST 2023.

Mayor Bobby Lindamood
Place 1, Brandi Elder
Place 2, George Bond
Place 3, Scotty Richardson

_____	Mayor Pro Tem Callie Rigney	_____
_____	Place 4, Ben Graves	_____
_____	Place 5, Chuck Kelly	_____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

[illegible]



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2c

Agenda Date 7/10/2023

Number

Type Presentation and Discussion

Department Community Development

Title

Consideration of a Special Use Permit for a Cemetery use on Lot 1, Block 1, of the Bob Moore Sports Center Addition, located at 6113 Colleyville Blvd, Case ZC23-013. REQUEST TO TABLE BY APPLICANT TO AUGUST 14, 2023 PLANNING AND ZONING COMMISSION MEETING.

Explanation

Julia Mitchell, the applicant, has submitted a request for a SUP for a cemetery use on Lot 1, Block 1, of the Bob Moore Sports Center Addition, approximately 19.11 acres, and zoned CC-2 Shopping Center commercial district. The request is for Bluebonnet Hills Cemetery to use the land for future expansion.

The Development Review Committee (DRC) reviewed the submittal and requested additional information from the applicant. The applicant's team was unable to provide the requested supplemental information in time for the July 10, 2023 meeting. Therefore, the applicant is requesting to table to the August 14, 2023 Planning and Zoning Commission meeting.

Recommendation

None

Attachments

1. Request to Table
2. Aerial
3. Zoning
4. FutureLandUse
5. Statement of Planning Objectives
6. Survey
7. Site Plan
8. Elevations
9. Landscaping Plan
10. Topographic Survey

From: [Julia Mitchell](#)
To: [Jackie Reyff](#)
Subject: SUP Application for Cemetery
Date: Friday, June 23, 2023 1:51:49 PM

Good afternoon, Jackie,

I appreciate you calling me back this morning and taking the time to answer my questions regarding my client's SUP application.

As discussed, our team cannot get the requested supplements ready prior to June 29th and will need a bit more time. Therefore, please accept this email as a formal request to table our SUP application for now, so that we may get the requested items submitted. We will do our best to have them out by July 25th so that we can make the Planning and Zoning Meeting scheduled for the 14th of August.

I will make a formal connection with our planners to Kristopher Potts so that we may drill down on the tree canopy requirements.

Thanks again, have a great weekend!

**OUR LAW FIRM HAS MOVED! PLEASE COME SEE US AT OUR NEW CENTRAL D/FW LOCATION –
1601 AIRPORT FWY., 3RD FLOOR, EULESS, TEXAS 76040.**



Attorney, Managing Partner

1601 Airport Fwy., Suite 205 (3rd Floor)
Euless, Texas 76040
P: (682) 738-3213 | F: (817) 241-5174
julia@m-nlegal.com | m-nlegal.com

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WARNING – FRAUDULENT FUNDING INSTRUCTIONS - Email hacking and fraud are on the rise to fraudulently misdirect funds. Please call our office using contact information found from an independent source, to verify any funding instructions received. We are not responsible for any wires sent by you to an incorrect bank account.

Aerial Map

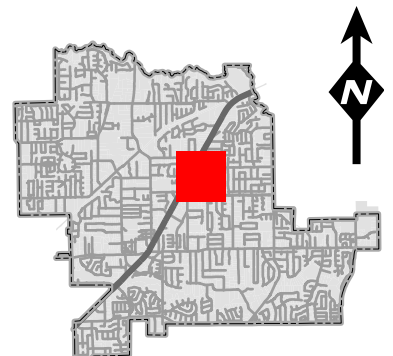


ZC23-013

6113 Colleyville Blvd



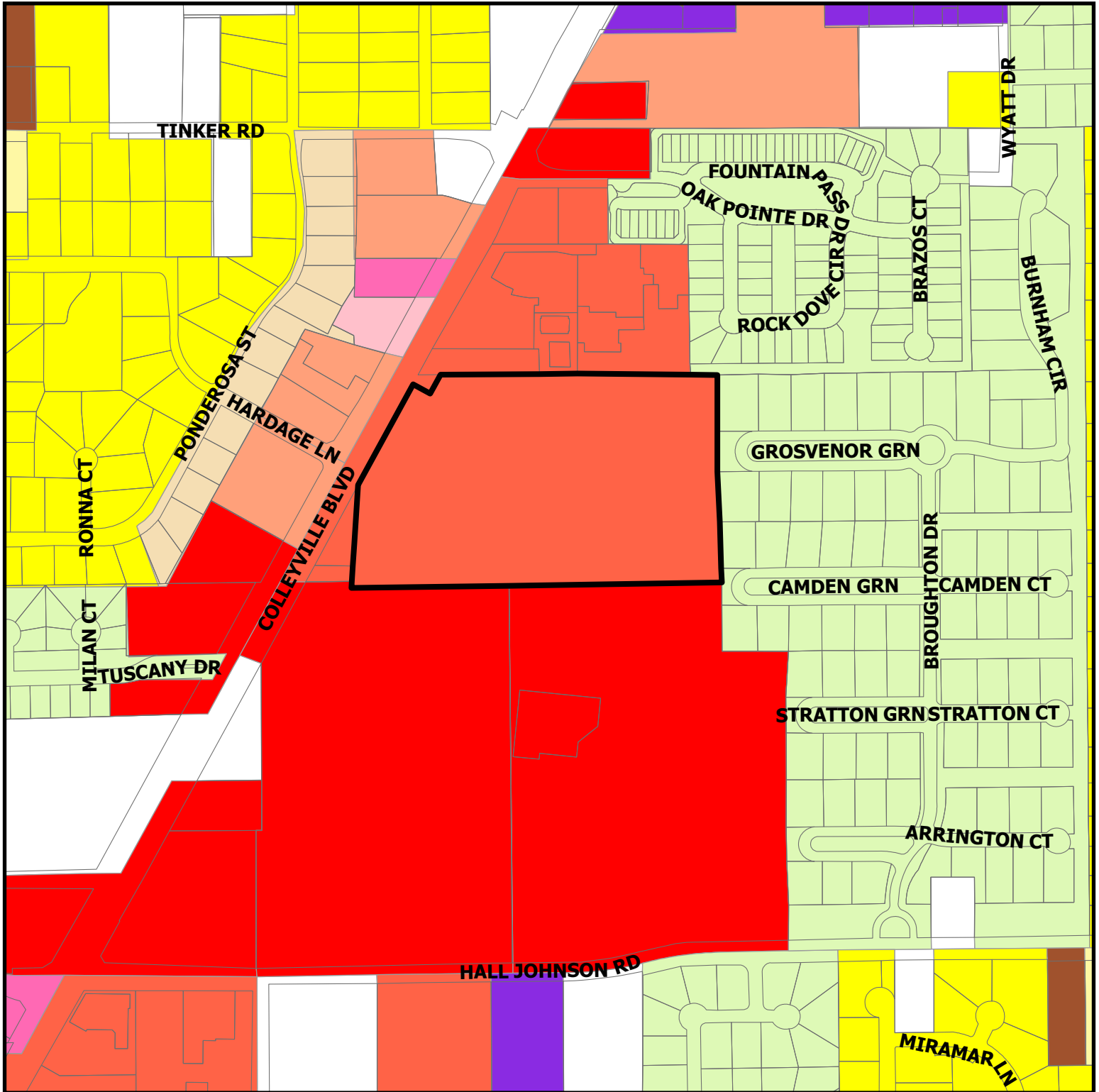
Subject Property



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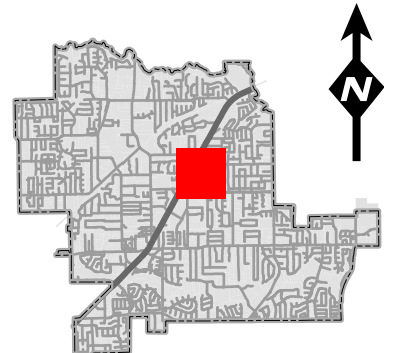
Zoning Map



ZC23-013

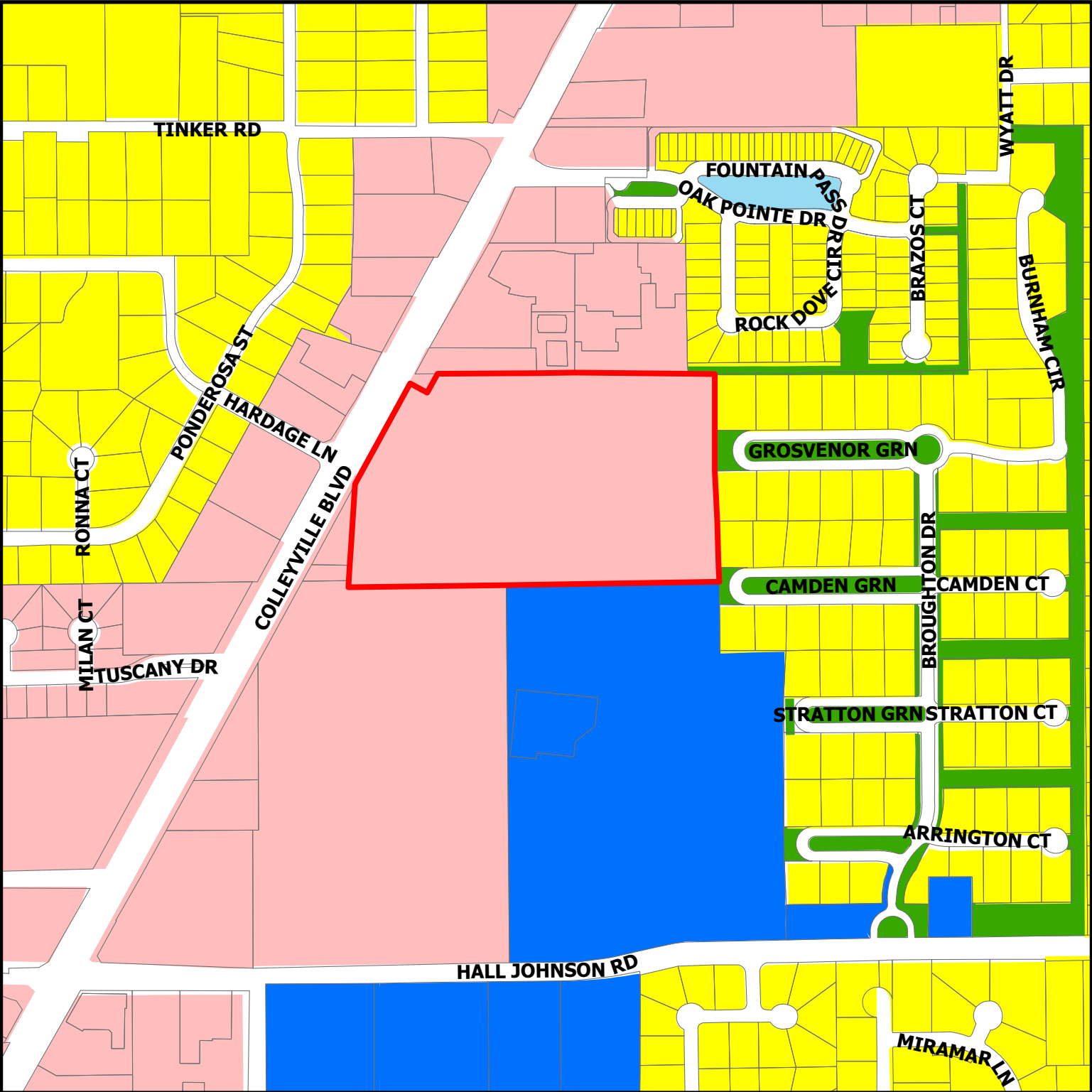
6113 Colleyville Blvd

 Subject Property



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Future Land Use Map

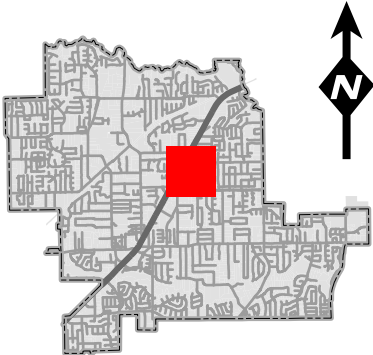


ZC23-013

6113 Colleyville Blvd

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- | | |
|---------------------------|-------------------|
| Residential | Open Space; Parks |
| Institutional | Water Body |
| Colleyville Blvd Corridor | Subject Property |



STATEMENT OF PLANNING OBJECTIVES
[BLUEBONNET HILLS FUNERAL HOME & MEMORIAL PARK EXPANSION]
[6113 COLLEYVILLE BLVD.]

Bluebonnet Hills Funeral Home & Memorial Park (hereinafter “Bluebonnet”) has been serving the Colleyville community for seventy years since 1953. Bluebonnet is owned and operated by S.E. Cemeteries of Texas, Inc. and the real estate is held by SCI California Funeral Services, Inc. (hereinafter referred to as SCI).

Bluebonnet provides necessary funeral services and facilities to the citizens of Colleyville and surrounding communities. When it comes time to lay a loved one to rest, the tranquility and beauty of Bluebonnet’s facilities and memorial park is a precious opportunity for the residents of Colleyville.

Bluebonnet wishes to continue to serve the community, but Bluebonnet’s existing memorial park is reaching capacity. Bluebonnet’s approaching capacity would mean that many residents who wish to be laid to rest in the place they called home, will not be able to do so in the City of Colleyville, nor potentially even near their existing loved ones that passed before them. In order to accommodate the needs of the community into the future, the memorial park will need additional land area to provide burial plots and mausoleums in the coming decades.

Bluebonnet’s funeral home and memorial park is located at the northeast corner of Hall-Johnson Road and Colleyville Boulevard. Directly to the north and adjacent to Bluebonnet’s memorial park is an approximate 19.11-acre tract of land currently operated as the Bob Moore’s Sports Center, being further described as follows:

Lot 1, Block 1, Bob Moore Sports Center Addition, recorded in Cabinet A, slide 1442, Plat Records, Tarrant County, Texas and commonly known as 6113 Colleyville Blvd., Colleyville, Texas 76034 (hereinafter “North Parcel”).

Considering the proximity of the North Parcel to Bluebonnet’s existing memorial park and it being directly adjacent thereto, the North Property is a sensible location for Bluebonnet’s expansion to continue to serve the community and to serve the families who have loved ones resting at the current location. Another benefit of the expansion of Bluebonnet’s memorial park would be the ultimate preservation of beautiful green space and enhancement of the aesthetic in the area.

SCI currently owns the rear, west half, being approximately 10 acres, of the North Parcel (hereinafter, the “Rear Acreage”), and is leasing the property to the owners and operators of the Bob Moore’s Sports Center for operation of their golf driving range and batting cages. Through their family partnership, the owners and operators of the Bob Moore’s Sports Center, Lisa M. Miller and Bobby Moore, currently own the remaining east

half, being approximately 9.11 acres, of the North Parcel which fronts Colleyville Boulevard (hereinafter, "Front Acreage").

SCI is under contract to purchase the Front Acreage from Lisa M. Miller and Bobby Moore's family partnership. The purchase agreement contemplates that upon the purchase of the Front Acreage, the Bob Moore Sports Center and driving range will continue to operate as an interim use, for at least seven years, until the future needs of the community require additional burial space. Presently, Bluebonnet does not anticipate utilizing all of the North Parcel immediately, with the exception of the current batting cage area, being approximately 3 acres that abuts Colleyville Boulevard. Bluebonnet anticipates to begin utilizing the batting cage area within the next year and expanding thereafter as the community's current needs emerge.

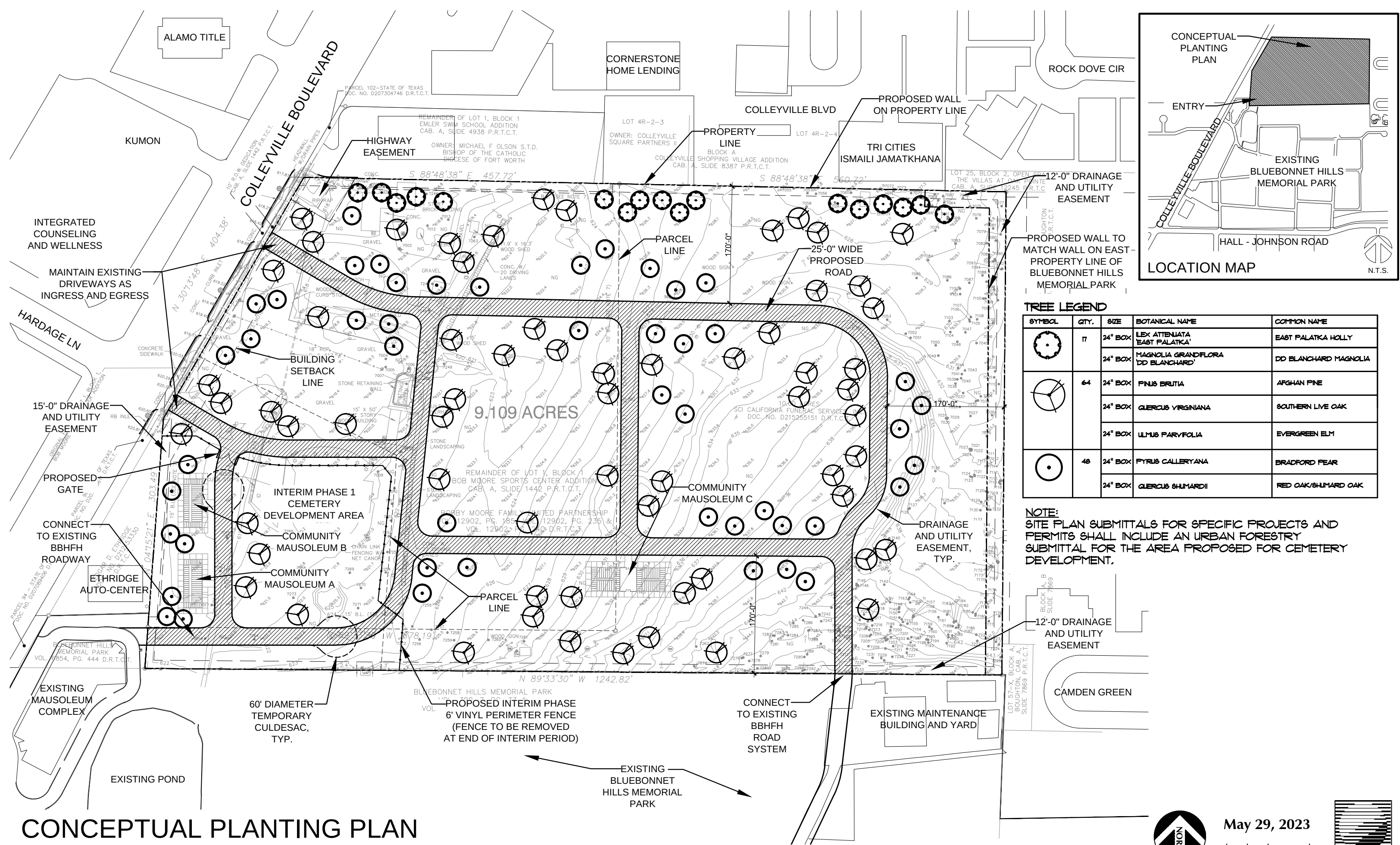
The North Parcel is currently commercially zoned under the zoning designation Shopping Center ("CC-2"). The City's Land Use Code allows for cemetery and mausoleum use under zoning designation CC-2 with approval by the City Council of a Special Use Permit ("SUP").

Accordingly, SCI, as owner of the Rear Acreage and with the joinder and approval of the current owners of the Front Acreage, respectfully submits this SUP application for consideration by the City of Colleyville. SCI would request that cemetery and mausoleum use be approved for the North Parcel based upon the above-described plan which includes the interim use for Bob Moore's Sports Center's continued operation of the driving range until the needs of the community require additional burial space.



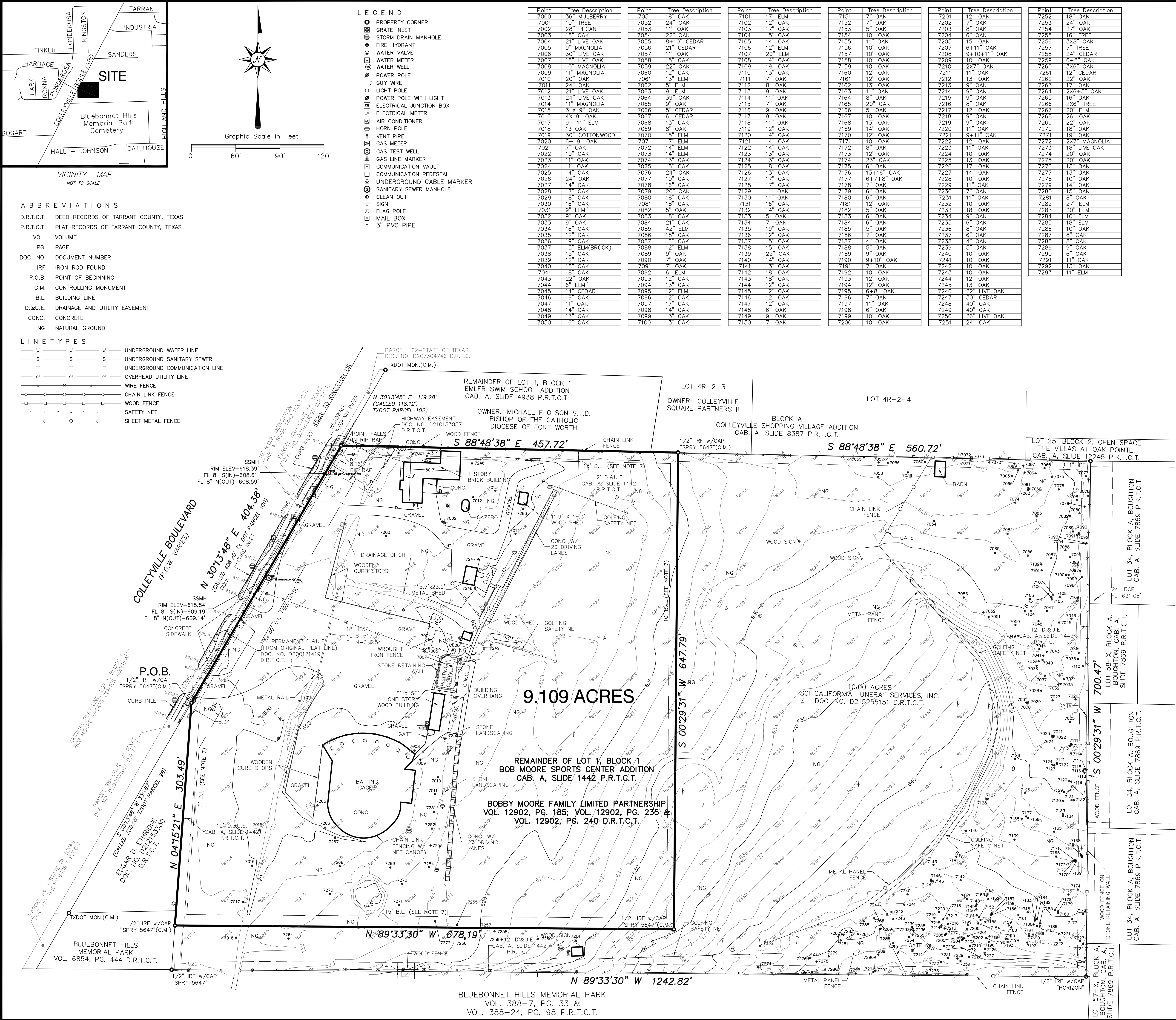






CONCEPTUAL PLANTING PLAN

Bluebonnet Hills Memorial Park (9645)
5725 Colleyville Blvd., Colleyville, TX 76034



NOTES

- All boundary and title information shown on the hereon Topographic Survey is per the Land Title Survey is issued by Spry Surveyors, certified January 11, 2023. Said Land Title Survey is issued in conjunction with the Commitment for Title Insurance, prepared by Old Republic National Title Insurance Company, G.F. No. 22-368-NT, effective date: December 2, 2022. This Land Title Survey reflects the easements and building lines along with other documented restrictions, of record which have been reported to this Surveyor in Schedule "B" of said Commitment for Title Insurance. Surveyor has performed no additional research for documented restrictions to the land.
- The surveyed property is subject to the restrictive covenants as recorded in Cabinet A, Slide 1442 in the Plat Records of Tarrant County, Texas.
- The easement to Texas Power and Light Company recorded in Volume 1349, Page 363 D.R.T.C.T., is not located on the surveyed property.
- The surveyed property is subject to the terms, conditions and provisions in the City of Colleyville Permanent Drainage and Utility Easement recorded in Document No. D2000121419 D.R.T.C.T.
- The surveyed property is subject to the terms, conditions and provision in the Highway Easement recorded in Document No. D210133057 D.R.T.C.T.
- The surveyed property is subject to the terms, conditions and provisions in the Memorandum of Right of First Refusal as recorded in Volume D215255150 D.R.T.C.T.
- On the issue date of this survey the property shown hereon is zoned CC-2 (Shopping Center) according to the zoning map of the City of Colleyville. Surveyed property has these setback requirements:

Front:

Side abutting residential:

Side abutting non-residential:

Rear abutting residential:

Rear abutting non-residential:

40'

25'

15'

25'

10'

Surveyor was not provided a zoning report or letter

- All bearings shown hereon are according to the Plat of Bob Moore Sports Center Addition recorded under Cabinet A, Slide 1442, in the Plat Records of Tarrant County, Texas, unless otherwise noted.
- Underground utilities shown on this survey are shown based on available GIS maps from the City of Colleyville and/or field ties to existing surface features. There were no constructions plans available which showed underground utilities within the surveyed property. There may exist additional underground utilities not shown on the survey, e.g. telephone lines and conduits, electrical lines and conduits, cable T.V. lines, private pipelines, private irrigation lines or other utilities unknown to surveyor. Contractor of any project design on the basis of this survey is hereby instructed to call DIG TESS One-Call Notification Center at 1-800-344-8377 for verification of existing utilities in any area of excavation or boring alignments prior to any construction start.
- According to the Flood Insurance Rate Map No. 48439C0095K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- No evidence of recent earth moving work, building construction, or building additions observed in the process of conducting fieldwork.
- No proposed changes in street right-of-way lines, or evidence of recent street or sidewalk constructions or repairs along the surveyed property.
- No offsite easements disclosed in title commitment provided to surveyor.

DATE	REVISION NOTES

SPRY SURVEYORS

8241 Mid-Cities Blvd., Suite 102 • North Richland Hills, TX 76182
Firm Reg. No. 10112000 • PH:817.776.4049 • spry@sprysurveyors.com • www.sprysurveyors.com

TOPOGRAPHIC SURVEY

9.109 ACRES

6113 COLLEYVILLE BOULEVARD

OUT OF LOT 1, BLOCK 1
BOB MOORE SPORTS CENTER ADDITION
IN THE J. L. BYAS SURVEY, A-180
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

ORIGINAL ISSUE DATE: 3/31/2023 SCALE: 1"=60' PROJECT NO.: 073-004-20



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2d	Agenda Date 7/10/2023	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a change in zoning from CC-1 Village Retail district to PUD-C Planned Unit Development – Commercial district on Lot 1, Block 1, of the Tuntun Addition and a portion of Lot 1, Block 1, Bokju Family Addition, located at 5311 and 5309 Colleyville Blvd, Case ZC23-014

Explanation

Gerald Ward, the applicant, has submitted a request to rezone from CC-1 Village Retail to PUD-C Planned Unit Development – Commercial district for the property known as Lot 1, Block 1, Tutun Addition, being approximately 1.37 acres, and addressed as 5311 Colleyville Blvd and a portion of the property known as Lot 1, Block 1, Bojku Family Addition, being approximately 1.02 acres, and addressed as 5309 Colleyville Blvd. The purpose is to allow for a Nursery and Greenhouse use with outside display of merchandise.

Existing Conditions/Background: The subject property is currently platted as 1.37 acres known as Lot 1, Block 1, Tutun Addition and a portion of Lot 1, Block 1, Bojku Family Addition 1.02 acres. The applicant proposes to combine the area of the two lots, use the existing two buildings, and provide for a greenhouse and movable shade structures.

Purpose: The purpose of a Planned Unit Development (PUD) is to provide for greater flexibility and discretion in the approval of residential, non-residential and mixed use developments by encouraging creative, efficient and aesthetically desirable residential and commercial projects that are superior to what could be accomplished in other zoning districts. This may be through the use of increased open spaces and greenbelts or by providing enhanced amenities or features within the development that will be of special benefit to the property owners or to the community.

Proposed PUD-C Ordinance: *Request* – The applicant requests to change zoning to the PUD-C district to allow for Nursery and Greenhouse uses with outside display of merchandise (Building one = ±2,000 s.f. of retail; Building two = 2,833 s.f. of storage; Building 3 = 6,000 s.f. of new greenhouse). The base zoning shall be CC-1 Village Retail zoning.

Analysis: The subject property complies with most of the minimum physical requirements described for the requested PUD-C designation. This request fits into a recent trend of commercial development along and adjacent to the Colleyville

Boulevard Corridor. Approval of this PUD would mean an approval of three, one-story buildings for this property. As described above.

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

- Reduction of 20-foot landscaping adjacent to Colleyville Boulevard.
- Freestanding monument sign that does not meet Chapter 7 of the Land Development Code with landscaping around the base.
- 28 parking spaces provided.

Plat Status: The property is platted as Lot 1, Block 1, Tutun Addition and a portion of Lot 1, Block 1 Bojku Family Addition.

DRC Review: The Development Review Committee reviewed the request at their June 19, 2023 meeting and the following comments were provided to the applicant:

1. The drainage analysis uses TXDOT Tc and Intensities as a base for pre-development, the intensities change for Post development, both analyses need to be based on the same intensity. Apples to apples, no flow increases will be allowed onto adjacent properties, this site development may require detention. Provide an updated drainage exhibit.
2. Provide an exhibit showing the elevations of the greenhouses with dimensions and materials.
3. Provide an exhibit showing the elevations of the shade structures with dimensions and materials.

Applicant provided updated exhibits on June 26, 2023.

Urban Forestry/Tree Preservation: The development must comply with Chapter 5 (Urban Forestry) 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.

Surrounding Development: Properties immediately to the north and South have CC-1 Village Retail zoning and are developed with Commercial uses. Property to the east has CC-2 Shopping center zoning and has developed with a commercial use. Property to the west has CC-1 Village Retail zoning and is improved with an institutional use.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, designates the subject property and the property along Colleyville Boulevard as part of

the Colleyville Boulevard Corridor for future commercial use. The proposed rezoning request complies with the commercial land use designation stated in the comprehensive plan.

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

Staff Recommendation: Staff recommends approval of the request.

Recommendation

Approve

Attachments

1. Aerial
2. Zoning
3. Future Land Use
4. Site Plan
5. Building Elevations
6. Greenhouse Elevations and Exhibits
7. Drainage Plan
8. Landscape Plan
9. Notification Letter
10. Notification List
11. Notification Map
12. Draft Ordinance

Aerial Map

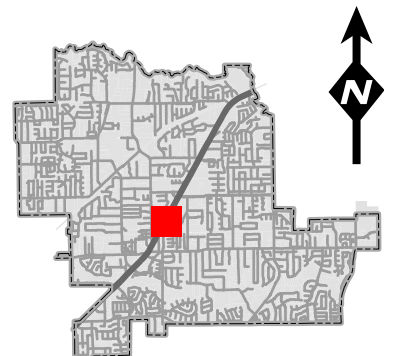


ZC23-014

5311 Colleyville Blvd



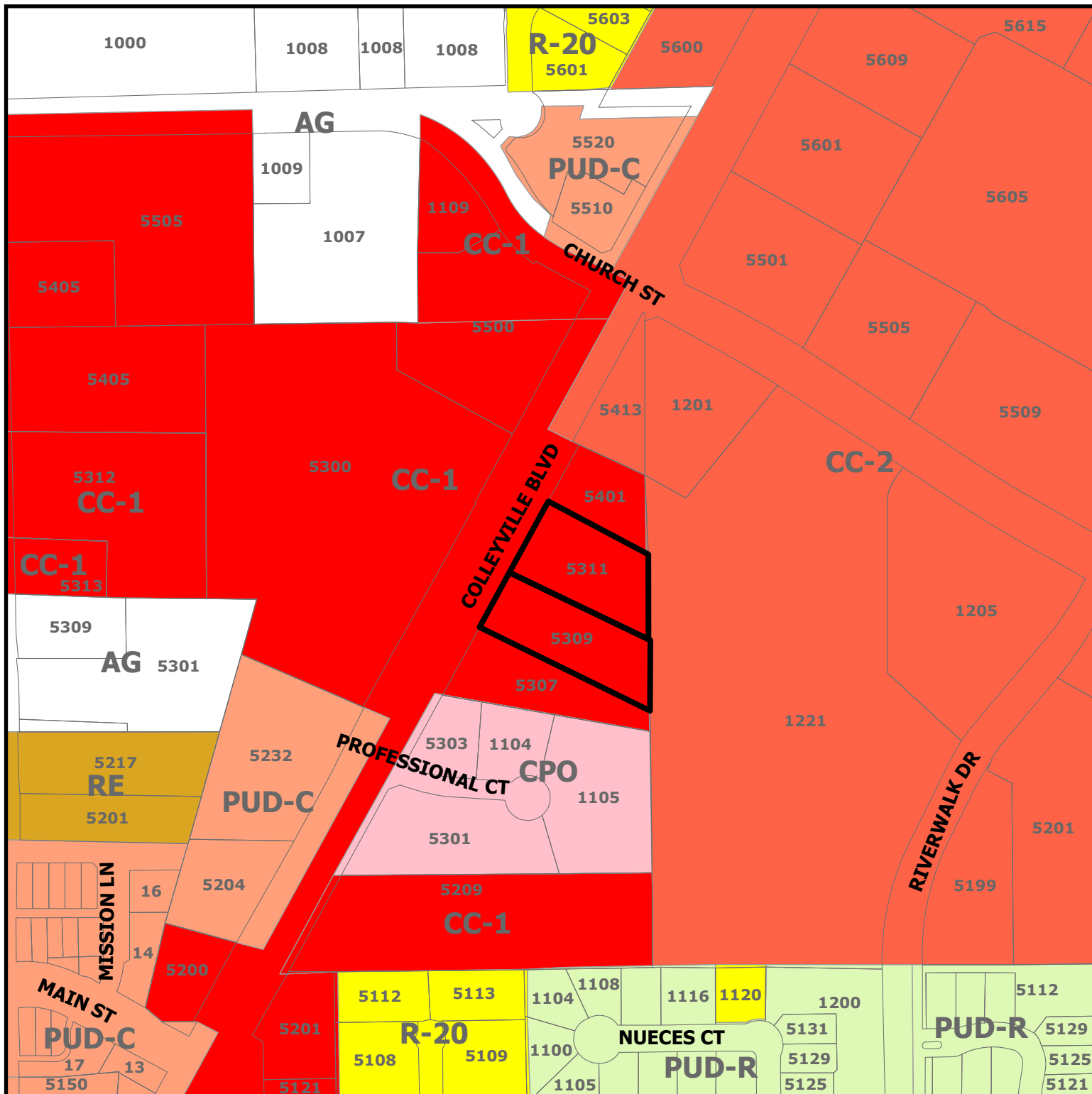
Subject Property



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Zoning Map

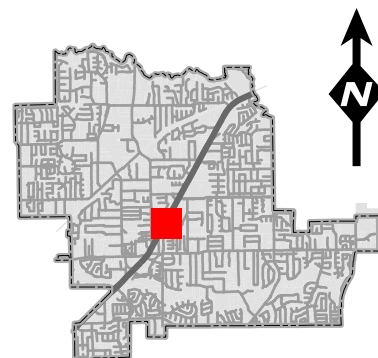


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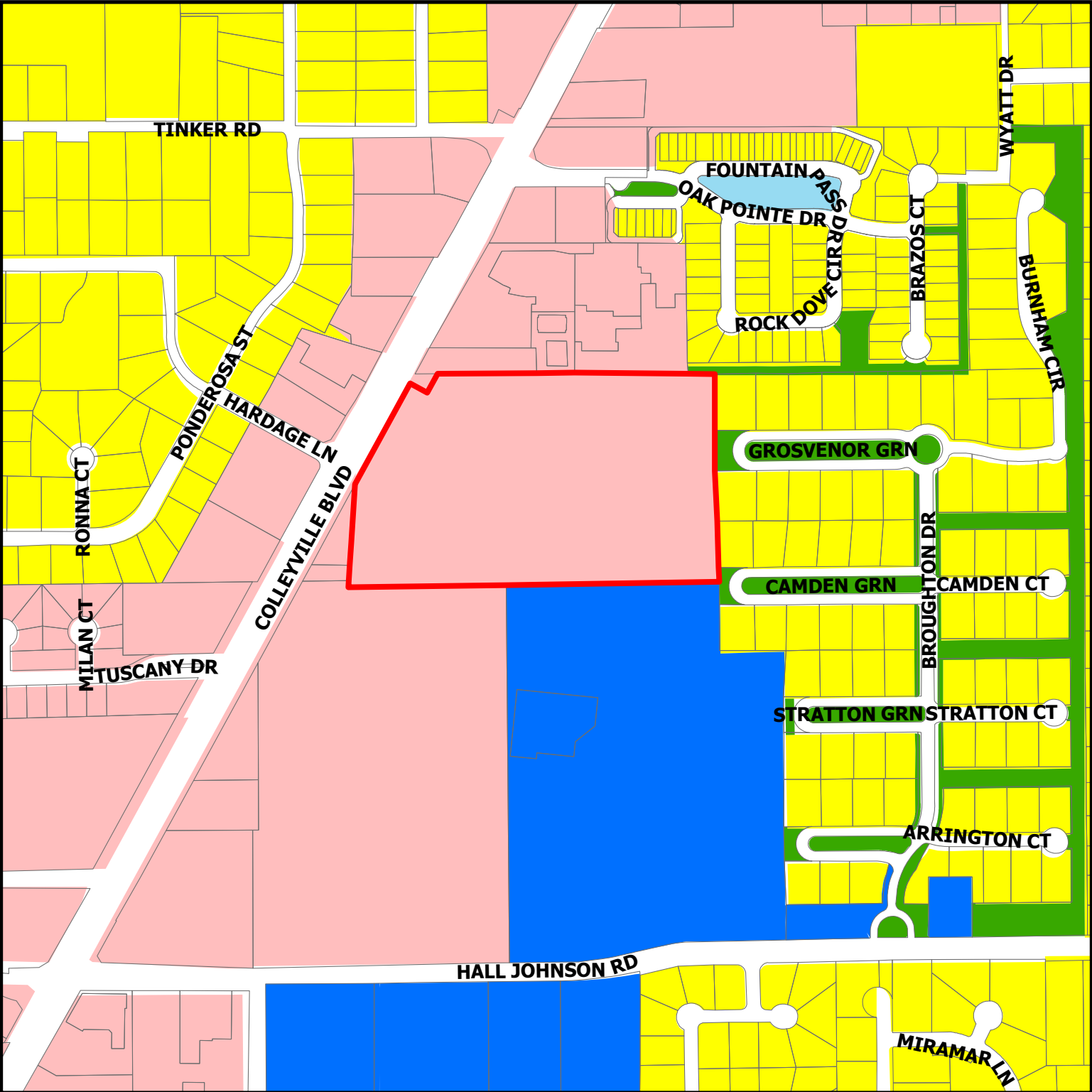
5311 Colleyville Blvd

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 Subject Property



Future Land Use Map

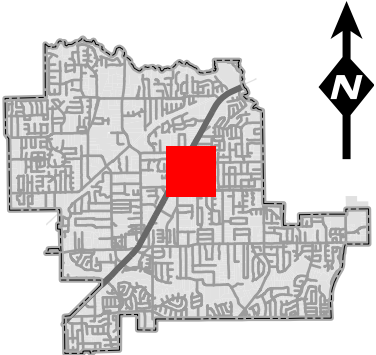


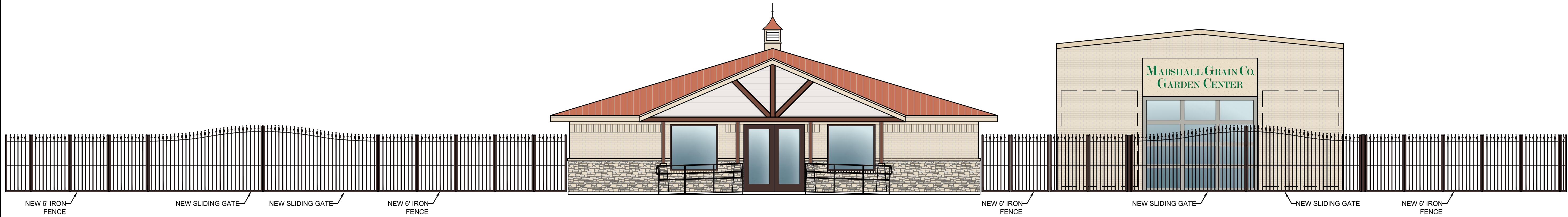
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6113 Colleyville Blvd

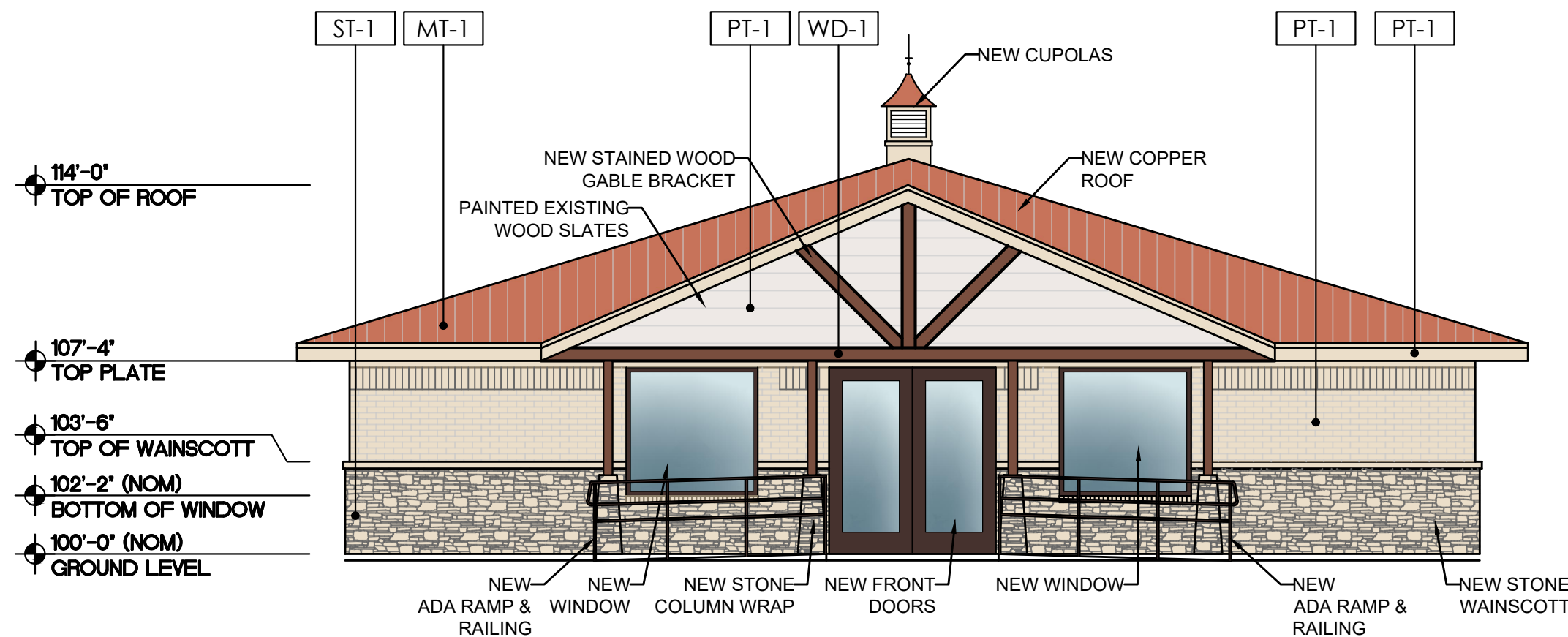
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- | | |
|---|---|
|  Residential |  Open Space; Parks |
|  Institutional |  Water Body |
|  Colleyville Blvd Corridor |  Subject Property |

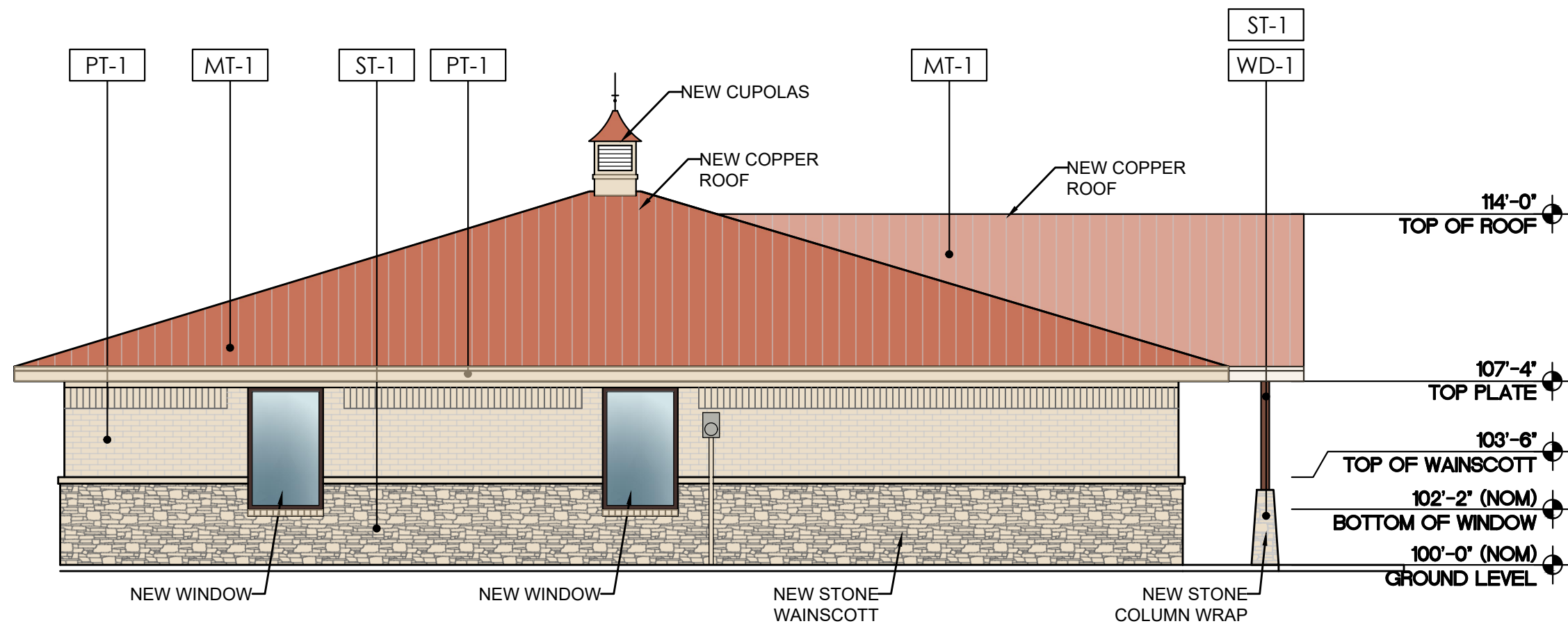




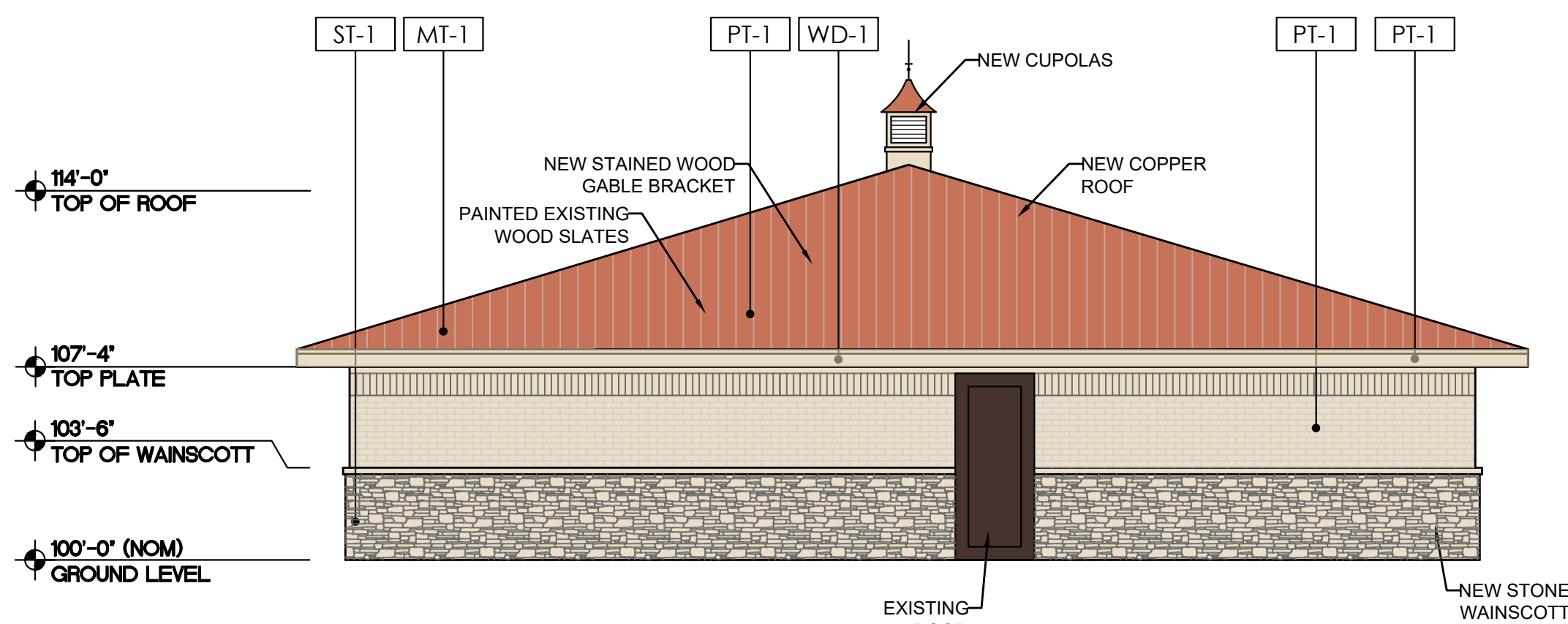
05 FULL FRONT ELEVATION
SCALE: 3/16"=1'-0"



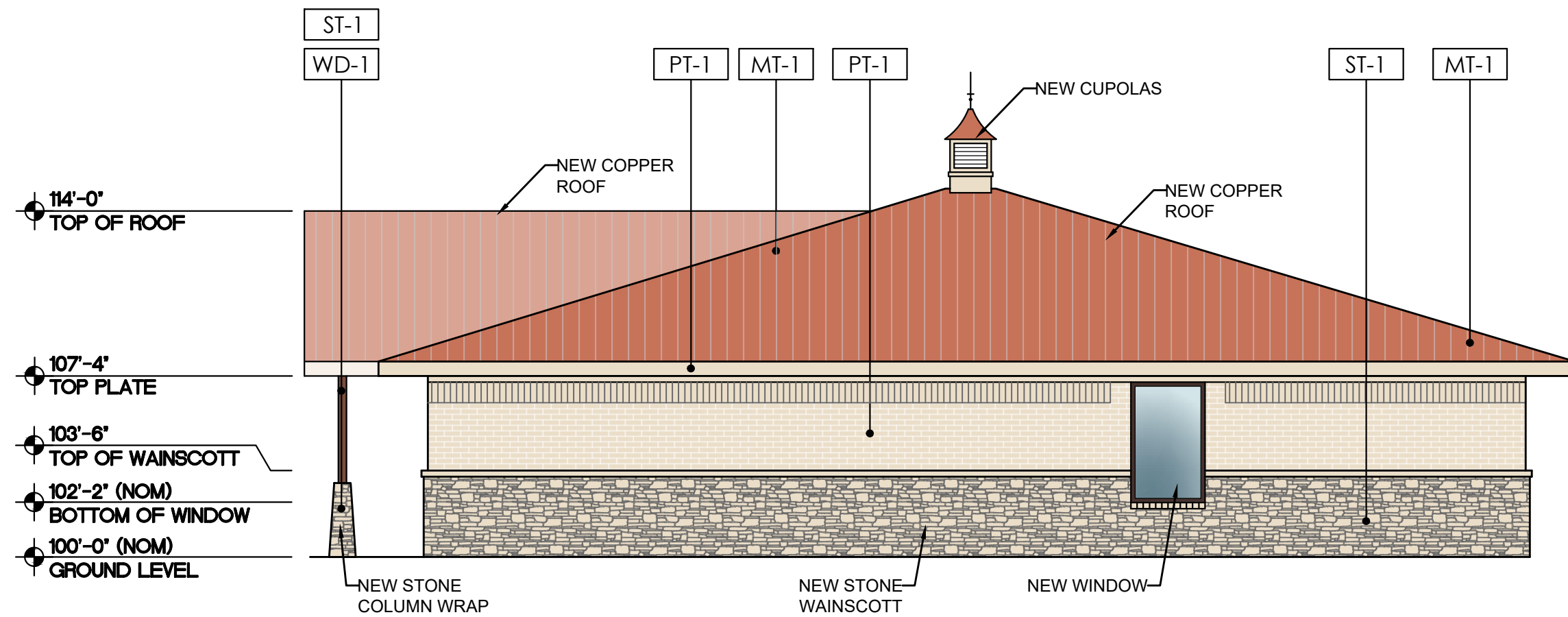
04 FRONT OFFICE ELEVATION (WEST)
SCALE: 3/16"=1'-0"



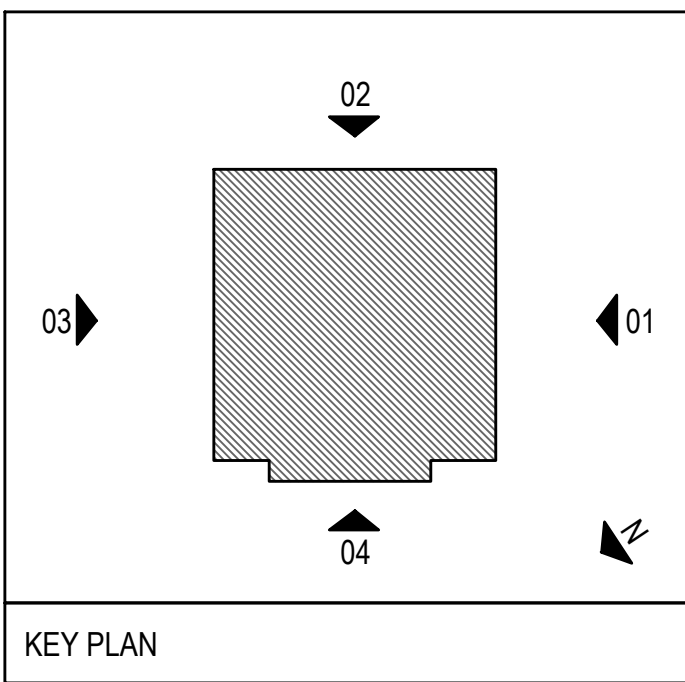
03 SIDE OFFICE ELEVATION (NORTH)
SCALE: 3/16"=1'-0"



02 FRONT OFFICE ELEVATION (EAST)
SCALE: 3/16"=1'-0"



01 SIDE OFFICE ELEVATION (SOUTH)
SCALE: 3/16"=1'-0"



EXTERIOR MATERIAL CALCULATIONS										
FACADE PRIMARY / SECONDARY	WEST ELEVATION		SOUTH ELEVATION		EAST ELEVATION		NORTH ELEVATION		TOTAL OF ALL ELEVATIONS	
	PRIMARY FACADE		SECONDARY FACADE		SECONDARY FACADE		SECONDARY FACADE			
MATERIALS	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE
TOTAL AREA	398 SQ FT	--	328 SQ FT	--	315 SQ FT	--	328 SQ FT	--	1,369 SQ FT	--
DOORS & WINDOWS	94 SQ FT	--	15 SQ FT	--	21 SQ FT	--	29 SQ FT	--	159 SQ FT	--
ELEV. SQ. FOOTAGE (EXCLUSIVE OF DOORS & WINDOWS)	304 SQ FT	100%	313 SQ FT	100%	294 SQ FT	100%	299 SQ FT	100%	1,210 SQ FT	100%
BRICK	100 SQ FT	33%	160 SQ FT	51%	153 SQ FT	52%	150 SQ FT	50%	563 SQ FT	47%
STONE	115 SQ FT	38%	153 SQ FT	49%	141 SQ FT	48%	149 SQ FT	50%	558 SQ FT	46%
WOOD	89 SQ FT	29%	--	--	--	--	--	--	89 SQ FT	7%

MATERIAL LEGEND	
ST-1: STONE JACOBS STONE PRODUCTS THIN VENEER - CHOPPED COLOR: SADDLEWOOD	
WD-1: STAINED WOOD TBD COLOR: ENGLISH CHESTNUT	
MT-1: COPPER ROOF	
PT-1: FIELD COLOR TBD TBD	

DESIGN SET

W

WARD ARCHITECTURE PLLC
5004 THOMPSON TERRACE SUITE 107
COLLEYVILLE, TEXAS 76034
817-281-5600

ISSUED FOR INTERIM REVIEW

THIS DOCUMENT IS NOT TO
BE USED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.
GERALD A. WARD, AIA

DATE: JUNE, 2022

MARSHALL GRAIN CO.
5311 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

Drawn By VD-MV

Checked By GW

Project No: 22-72

Issue Date: 6-8-2023

Revisions

No.	Date	Description
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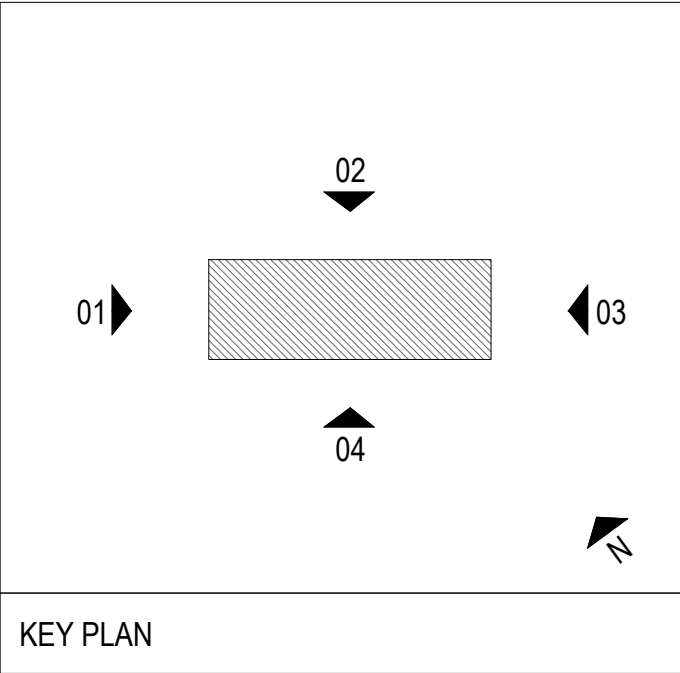
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Sheet Title

COLOR
EXTERIOR
ELEVATIONS

A3.02

Sheet Number

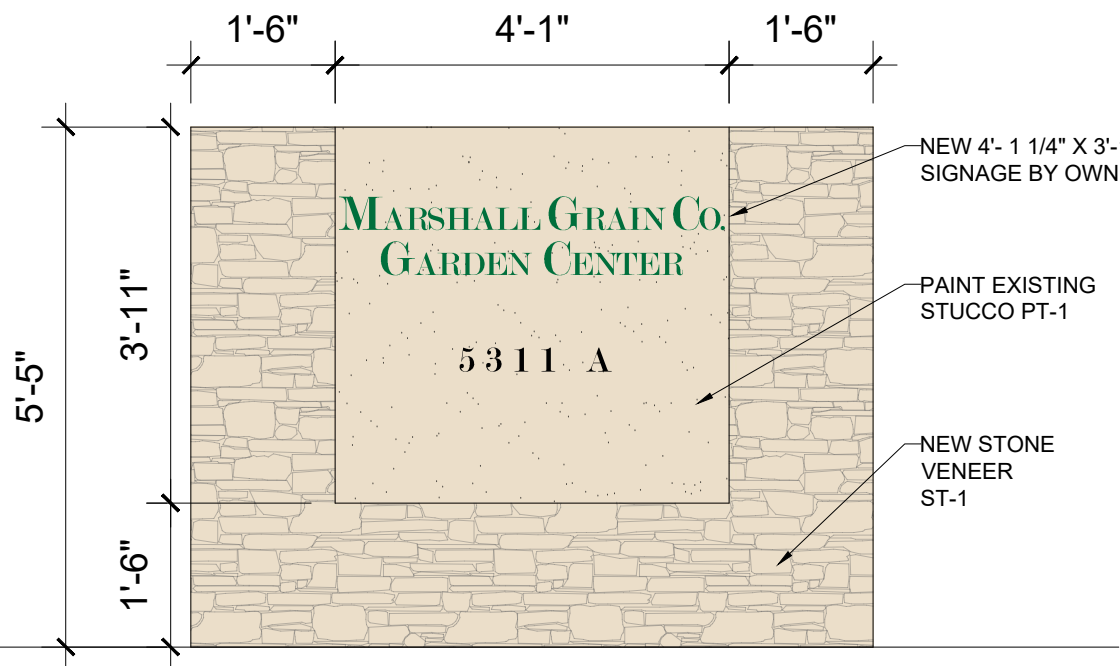


EXTERIOR MATERIAL CALCULATIONS

FACADE PRIMARY / SECONDARY	WEST ELEVATION		NORTH ELEVATION		EAST ELEVATION		SOUTH ELEVATION		TOTAL OF ALL ELEVATIONS	
	PRIMARY FACADE		PRIMARY FACADE		SECONDARY FACADE		SECONDARY FACADE			
MATERIALS	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE
TOTAL AREA	472 SQ FT	--	1,349 SQ FT	--	472 SQ FT	--	1,349 SQ FT	--	3,642 SQ FT	--
DOORS & WINDOWS	120 SQ FT	--	--	--	168 SQ FT	--	--	--	288 SQ FT	--
ELEV. SQ. FOOTAGE (EXCLUSIVE OF DOORS & WINDOWS)	352 SQ FT	100%	1,349 SQ FT	100%	304 SQ FT	100%	1,349 SQ FT	100%	3,354 SQ FT	100%
BRICK	304 SQ FT	30%	1,349 SQ FT	100%	304 SQ FT	100%	1,349 SQ FT	100%	3,306 SQ FT	99%
STUCCO	48 SQ FT	38%	--	--	--	--	--	--	48 SQ FT	1%

MATERIAL LEGEND

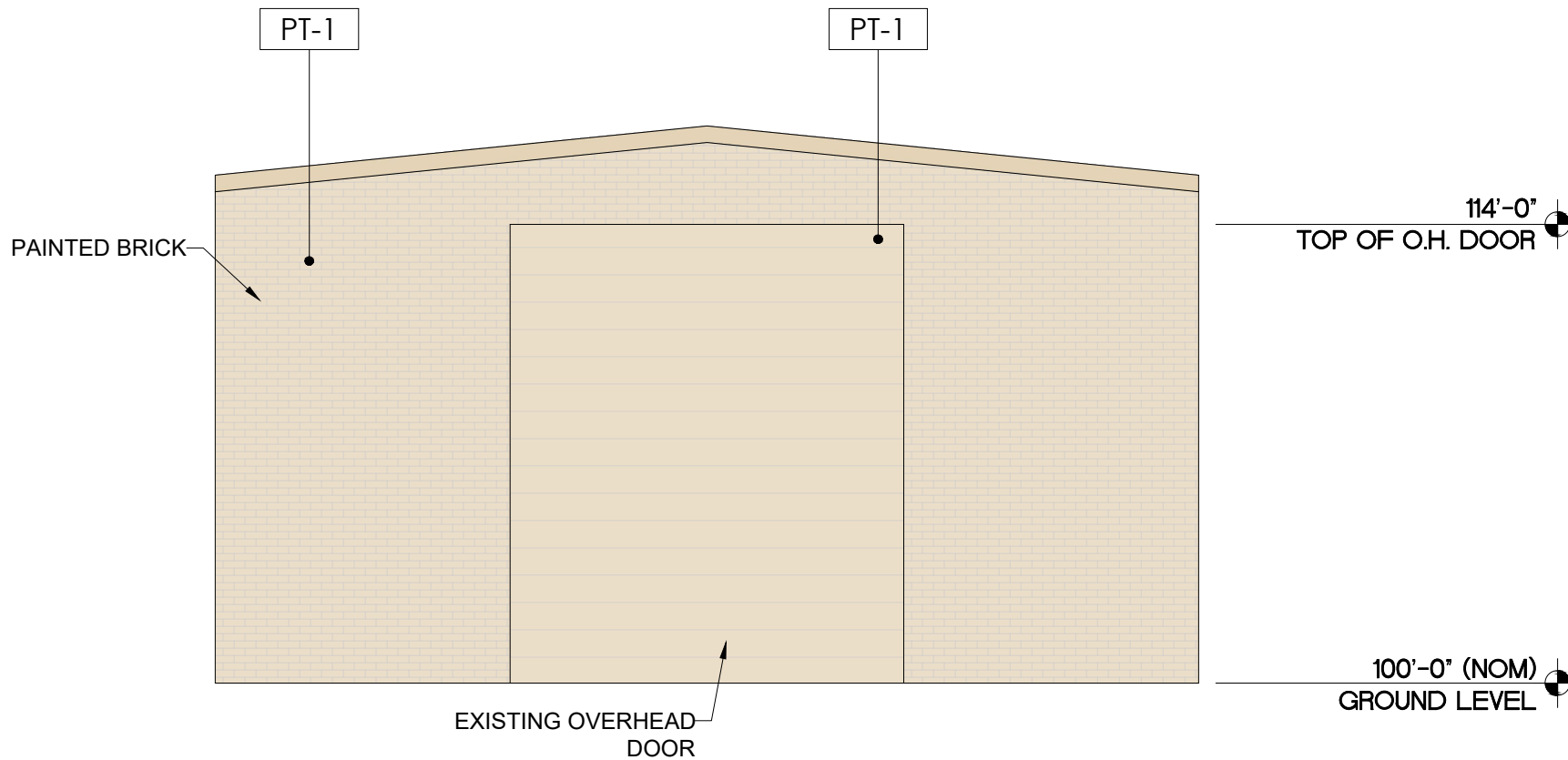
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05 MONUMENT SIGN
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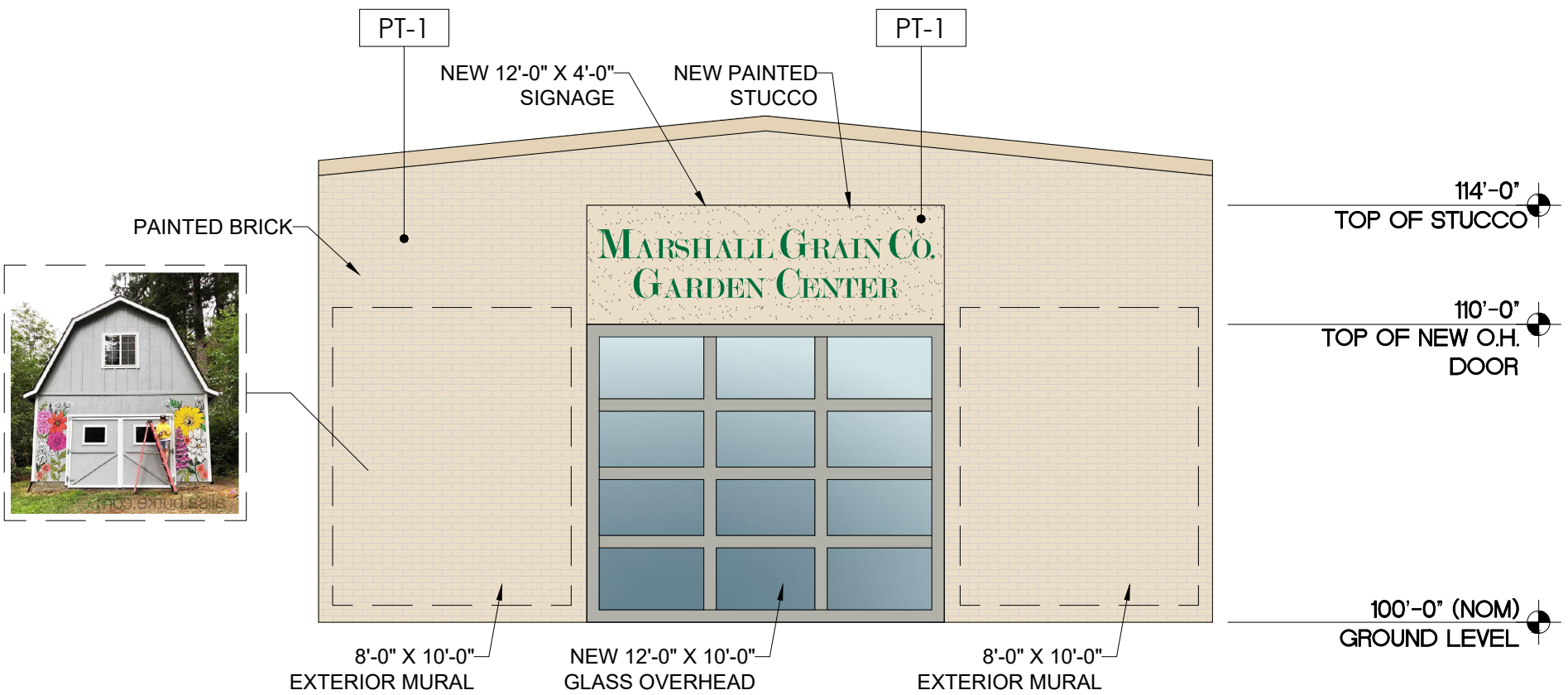
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SCALE: 3/16"=1'-0"



03 BACK GARAGE ELEVATION (EAST)
SCALE: 3/16"=1'-0"

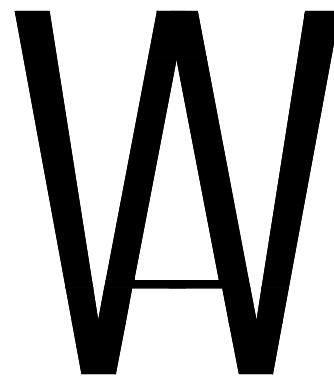


02 SIDE ELEVATION (TO GARDEN CENTER) (NORTH)
SCALE: 3/16"=1'-0"



01 FRONT GARAGE ELEVATION (WEST)
SCALE: 3/16"=1'-0"

DESIGN SET



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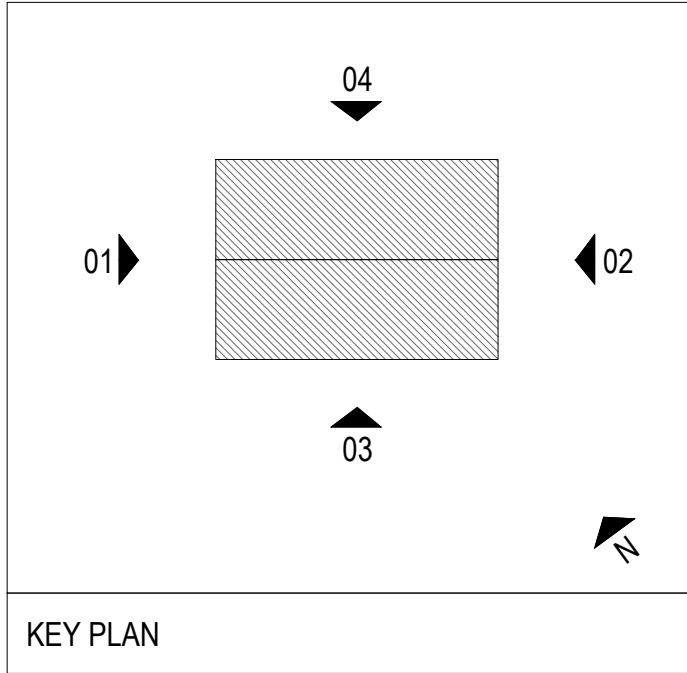
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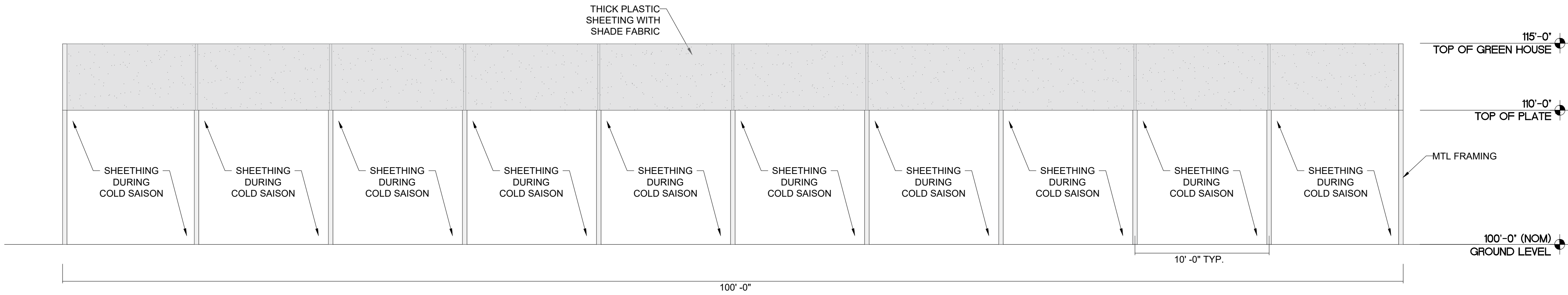
COLOR
EXTERIOR
ELEVATIONS

A3.03

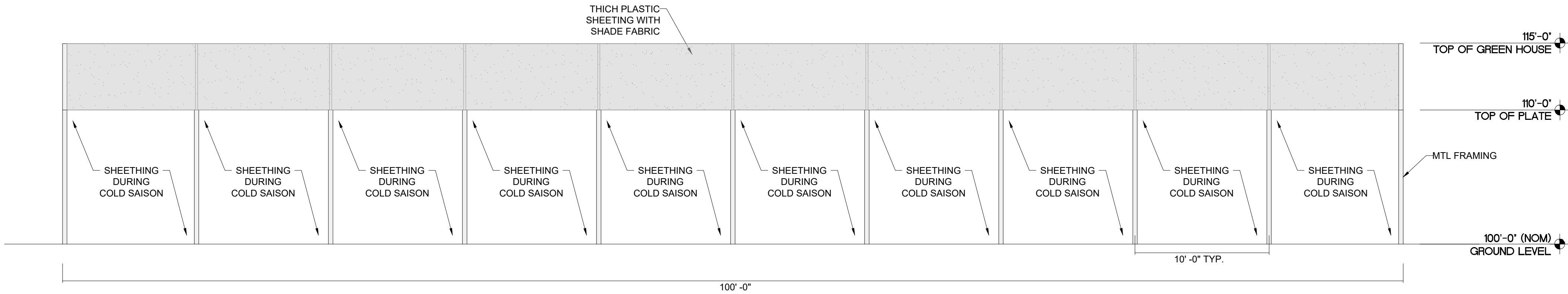
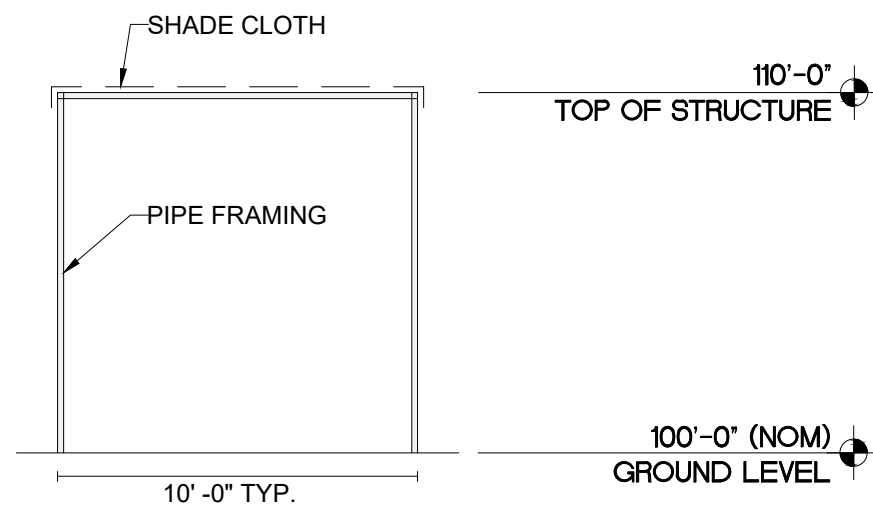
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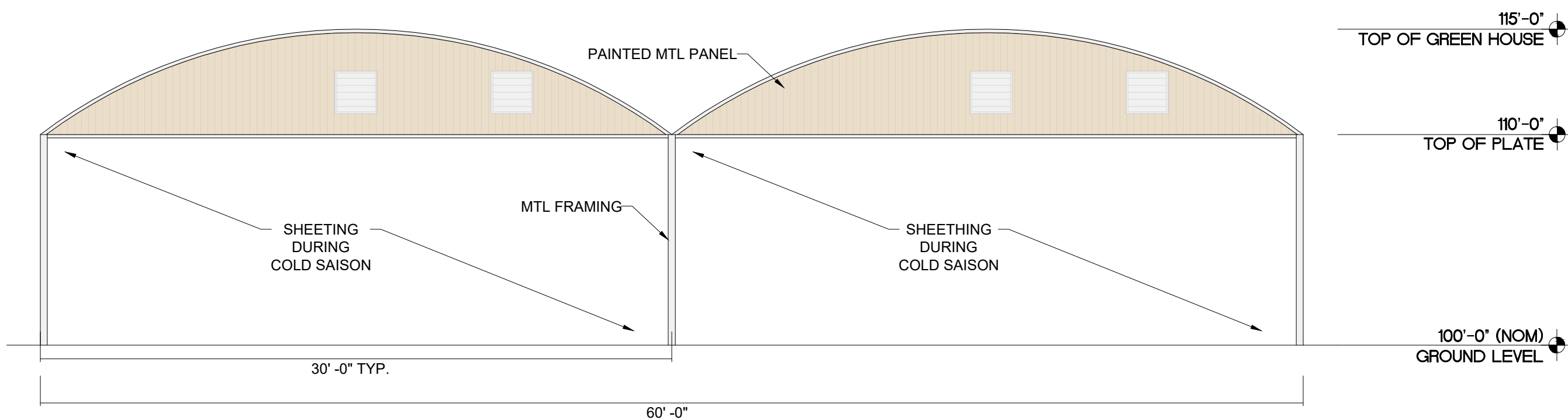
MATERIAL LEGEND			
PT-1: FIELD COLOR TBD TBD		MTL-2 : MTL FRAMING / PIPE FRAMING	
		PL-1 : THICK PLASTIC SHEETING	



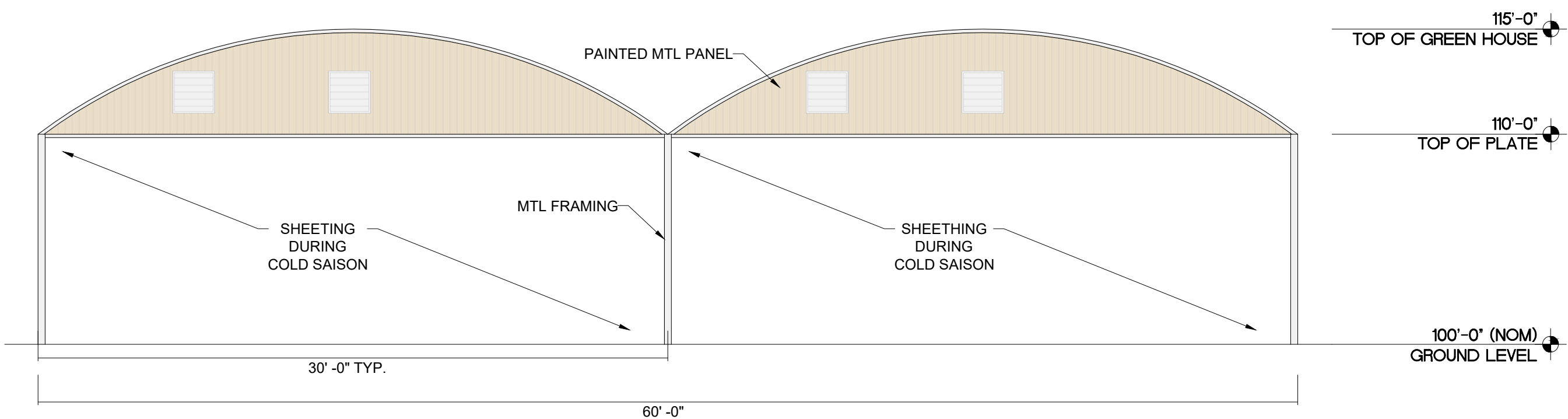
04 SIDE GREEN HOUSE ELEVATION (NORTH)
SCALE: 3/16"=1'-0"



03 SIDE GREEN HOUSE ELEVATION (SOUTH)
SCALE: 3/16"=1'-0"

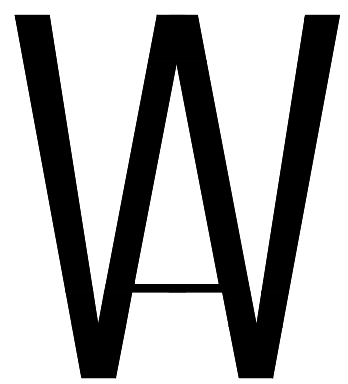


02 BACK GREEN HOUSE ELEVATION (EAST)
SCALE: 3/16"=1'-0"



01 FRONT GREEN HOUSE ELEVATION (WEST)
SCALE: 3/16"=1'-0"

DESIGN SET



WARD ARCHITECTURE PLLC
5004 THOMPSON TERRACE SUITE 107
COLLEYVILLE, TEXAS 76034
817-281-5600

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BIDDING OR PERMIT PURPOSES.

GERALD A. WARD, AIA

DATE: JUNE, 2022

MARSHALL GRAIN CO.
5311 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

Drawn By VD-MV

Checked By GW

Project No: 22-72

Issue Date: 6-8-2023

Revisions

No.	Date	Description

Issued: DESIGN SET

Sheet Title

COLOR
EXTERIOR
ELEVATIONS

A3.04

Sheet Number



U-HAUL

MOVING SUPPLIES

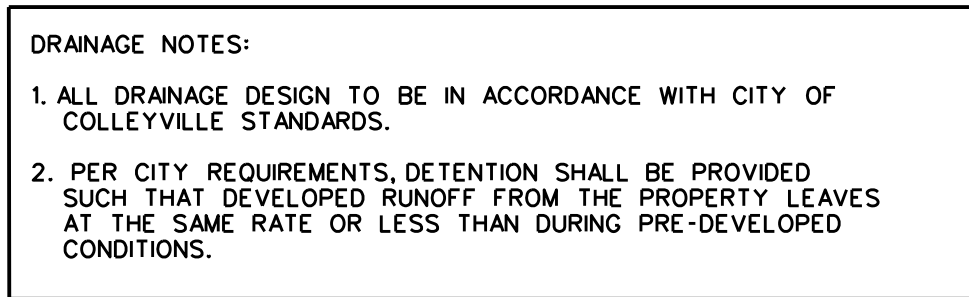
Maxwell's Garden Co.

NO PARKING

LINE







BASIS:

- Q = CIA (Rational Method)
- Q = Storm discharge (cubic feet per second)
- C = runoff coefficient, based on land use
- I = average rainfall intensity for time of concentration (inches per hour) (per ISWM)
- A = area contributing runoff (acres)

RUNOFF COEFFICIENT:

- C = 0.30 Parks and Open Areas
- C = 0.40 Developed Park Sites
- C = 0.70 Office/Neighborhood Commercial
- C = 0.85 Commercial/Industrial

STORM FREQUENCY:

5 Years - Enclosed Pipe System
100 Years - Combined Enclosed Pipe System + Street + R.O.W.

TIME OF CONCENTRATION:

Combination of inlet time and time of flow in the drain
being the time for water to flow over the surface of the
ground to the storm drain inlet (onsite + offsite, if applicable)

MINIMUM INLET TIME OF CONCENTRATION:

Parks, Open Areas, Single Family	15 minutes
Multi-Family, Commercial, Schools, Business	10 minutes

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KEITH M. HAMILTON	87384	\$DATES\$
	PE NO.	DATE

POST-DEVELOPED SITE DRAINAGE DATA (CITY OF COLLEYVILLE DRAINAGE CRITERIA)										
MARK	AREA (ACRE)	C	Tc (MIN.)	I5 (IN/HR)	I10 (IN/HR)	I100 (IN/HR)	Q5 (CFS)	Q10 (CFS)	Q100 (CFS)	COMMENTS
F-11	0.37	0.85	10	5.74	6.51	9.24	1.8	2.1	2.9	
F-13	2.02	0.85	10	5.74	6.51	9.24	9.8	11.2	15.9	
F-14	0.32	0.85	10	5.74	6.51	9.24	1.6	1.8	2.5	
F-15	1.45	0.86	10	5.74	6.51	9.24	7.2	8.1	11.5	
F-16	1.13	0.87	10	5.74	6.51	9.24	5.6	6.4	9.1	
F-17	1.21	0.85	10	5.74	6.51	9.24	5.9	6.7	9.5	

**H HAMILTON
DUFFY, PC**
CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
3424 MID-CITY BLVD., SUITE 200 - N. RICHLAND HILLS, TEXAS 76182
PHONE (817) 268-0408 FAX (817) 284-3408

MARSHALL GRAIN CO.

5311 COLLEYVILLE BLVD.

POST DEVELOPED DRAINAGE AREA MAP

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EITH M. HAMILTON 87384 \$DATES

NO.	REVISION	BY	DATE	JOB
				217-061
			DATE	6-5-23
			DESIGNED	K. M. H.
			DRAWN	K. M. H.
			CHECKED	K. M. H.
			TEAMS REGISTERED NUMBER F-5560	

SHEET

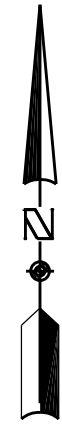
C1.01

CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) AND IN STRICT ACCORDANCE WITH THE CITY OF COLLEYVILLE'S STANDARD DETAILS.

!!!IMPORTANT!!!
CONTOURS REPRESENT FINISHED GRADES. ALL PAVING SHALL BE EXCAVATED TO SUBGRADE PER TYPICAL PAVING SECTIONS (SEE DETAILS).

!!! CRITICAL !!!
LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

SCALE 1" = 20'
0 10 20 40 FEET

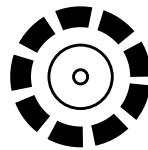


SITE GRADING LEGEND

FF = FINISHED FLOOR
TP = TOP PAVEMENT
TI = TOP INLET
TO = TOP GRADE INLET
TC = TOP CURB
GT = GUTTER
FG = FINISHED GRADE
TW = TOP WALL
BW = BOTTOM WALL
FL = FLOW LINE
→ FLOW DIRECTION

— 650 — EXISTING ELEVATION CONTOUR

— 660 — PROPOSED ELEVATION CONTOUR



TREE PROTECTION

CONSTRUCTION NOTES:

AREAS DISTURBED BY CONSTRUCTION WILL BE FULLY SODDED WITH NATIVE BERMUDA GRASS OR HYDROMULCHED AS DIRECTED BY ENGINEER.

ALL CONCRETE INTERFACES AND CHANGES IN CONCRETE THICKNESS WILL HAVE AN EXPANSION JOINT FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.

ALL SIDEWALKS SHALL CONFORM TO A.D.A. REQUIREMENTS.

ALL SIDEWALKS SHALL BE BACKFILLED TO FINISHED GRADE SO AS NOT TO IMPEDE DRAINAGE.

ALL EXISTING/NEW CONCRETE INTERFACES SHALL BE PROVIDED WITH DOWELED EXPANSION JOINT CONSISTING OF PREMOLOD EXPANSION JOINT MATERIAL AND SEALANT.

MATCH ALL WATER METERS, SANITARY SEWER CLEANOUTS, ETC. WITH FINISHED GRADE

!! FINAL GRADING NOTE !!

FINISHED GRADES SHOWN HEREON REPRESENT TOP OF PAVING, TOP OF SOD AND/OR LANDSCAPING, UNLESS NOTED OTHERWISE.

UNDER NO CIRCUMSTANCES SHALL SOD OR LANDSCAPING BE PLACED ABOVE THE BRICK LEDGE. FINAL GRADE SHALL ENSURE POSITIVE FLOW AWAY FROM THE BUILDING AND OTHER STRUCTURES.

! CONTRACTOR NOTICE !

ALL SIDEWALKS, AND PAVED AREAS, REQUIRING ADA ACCESS SHALL BE CONSTRUCTED WITH 5% (MAX.) SLOPE AND 2.0% (MAX.) CROSS SLOPE IN ORDER TO ENSURE A.D.A. ACCESS TO ALL ENTRANCES. IF ANY GRADES AND/OR CONTOURS SHOWN ON THIS PLAN CONFLICT WITH THESE PARAMETERS, THE CONTRACTOR SHALL REPORT SUCH DISCREPANCIES (IN WRITING) FOR RECONCILIATION BEFORE CONSTRUCTION COMMENCES.

ROUGH GRADING SHALL BE WITHIN 0.1 FT + OR - OF FINISHED GRADES SHOWN. UNDER PAVEMENT AND/OR BUILDING FINISHED FLOORS, FINISHED GRADES SHALL BE CONSTRUCTED TO THE TOP OF SUBGRADE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ADA ACCESSIBILITY TO ALL DOORWAYS, ETC. IF ANY GRADES AS SHOWN ON THE PLANS CONFLICT WITH T&E ACCESSIBILITY GUIDELINES, THE DISCREPANCIES SHALL BE REPORTED IMMEDIATELY, IN WRITING, TO THE ENGINEER FOR RECONCILIATION.

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, CLEARING AND REMOVAL OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES THAT MAY CONFLICT WITH PROPOSED LAYOUT.
- THE TOP FOUR (4") INCHES OF TOP SOIL SHALL BE REMOVED FROM SITE AND STOCKPILED FOR LANDSCAPE USE. ALL CUT OR FILL SLOPES TO BE 3H:1V OR FLATTER UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO, TRENCH BACKFILL, SIDE SLOPES, FENCES, IRRIGATION SYSTEMS, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS, ROADWAYS, ETC.
- ALL FILL AND STABILIZATION PROCEDURES SHALL BE PER GEOTECHNICAL REPORT. AT MINIMUM, SELECT FILL SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95" STANDARD PROCTOR DENSITY. FIELD DENSITY TESTS SHALL BE PERFORMED BY GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE. ALL COSTS FOR TESTING SHALL BE BORNE BY THE CONTRACTOR.
- DRAINAGE SHALL NOT BE DIRECTED TOWARD THE BUILDING PAD. PROVIDE A MINIMUM OF 1% SLOPE AROUND BUILDING PAD.
- SEE PAVING PLAN FOR CONCRETE SPECIFICATIONS AND LAYOUT.
- CONTRACTOR SHALL FURNISH ALL CONSTRUCTION STAKING.
- ALL PARKING LOT PAVING SHALL BE REINFORCED PER PAVING PLAN.
- ANY PUBLIC SIDEWALKS SHALL BE CONSTRUCTED PER CITY OF COLLEYVILLE STANDARDS. IF SIDEWALKS ARE TO BE ON PRIVATE PROPERTY THEY SHALL BE AS PER THESE DRAWINGS. ANY SIDEWALKS WITHIN TXDOT RIGHT-OF-WAY SHALL BE PER TXDOT DETAILS (SEE CSWD-08(FW) OF DRIVEWAY PERMIT).
- TOPOGRAPHICAL SURVEY INFORMATION OBTAINED FROM SPOONER & ASSOCIATES, INC. LOCATED IN EULESS, TEXAS..
- CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL T.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

HAMILTON DUFFY, PC
CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD., SUITE 100 - N. RICHLAND HILLS, TEXAS 76182
PHONE (817) 268-0408 FAX (817) 284-8408

MARSHALL GRAIN CO.

5311 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS

GRADING PLAN

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PREPARED BY, OR UNDER SUPERVISION OF:
KEITH M. HAMILTON 87384 \$DATE\$
PE NO. DATE

NO.	REVISION	BY	DATE	JOB	217-061	DATE	6-5-23	DESIGNED	K.M.H.	DRAWN	K.M.H.	CHECKED	K.M.H.	TEXAS REGISTERED ENGINEERING FIRM NUMBER F-5260

SHEET

C1.02

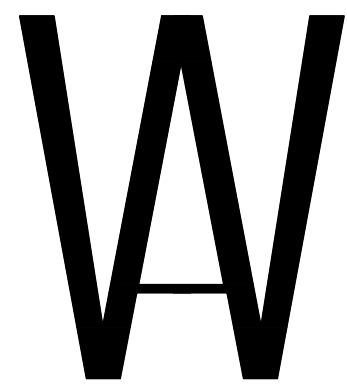


APPROX. AREA DISTURBED = 0.8 ACRES

- 101
- EXISTING TREE TO BE PRESERVED
- 101
- EXISTING TREE TO BE REMOVED
(THIS PHASE ONLY)
- TREE PROTECTION FENCE

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WARD ARCHITECTURE PLLC
5004 THOMPSON TERRACE SUITE 107
COLLEYVILLE, TEXAS 76034
817-281-5600

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GERALD A. WARD, AIA

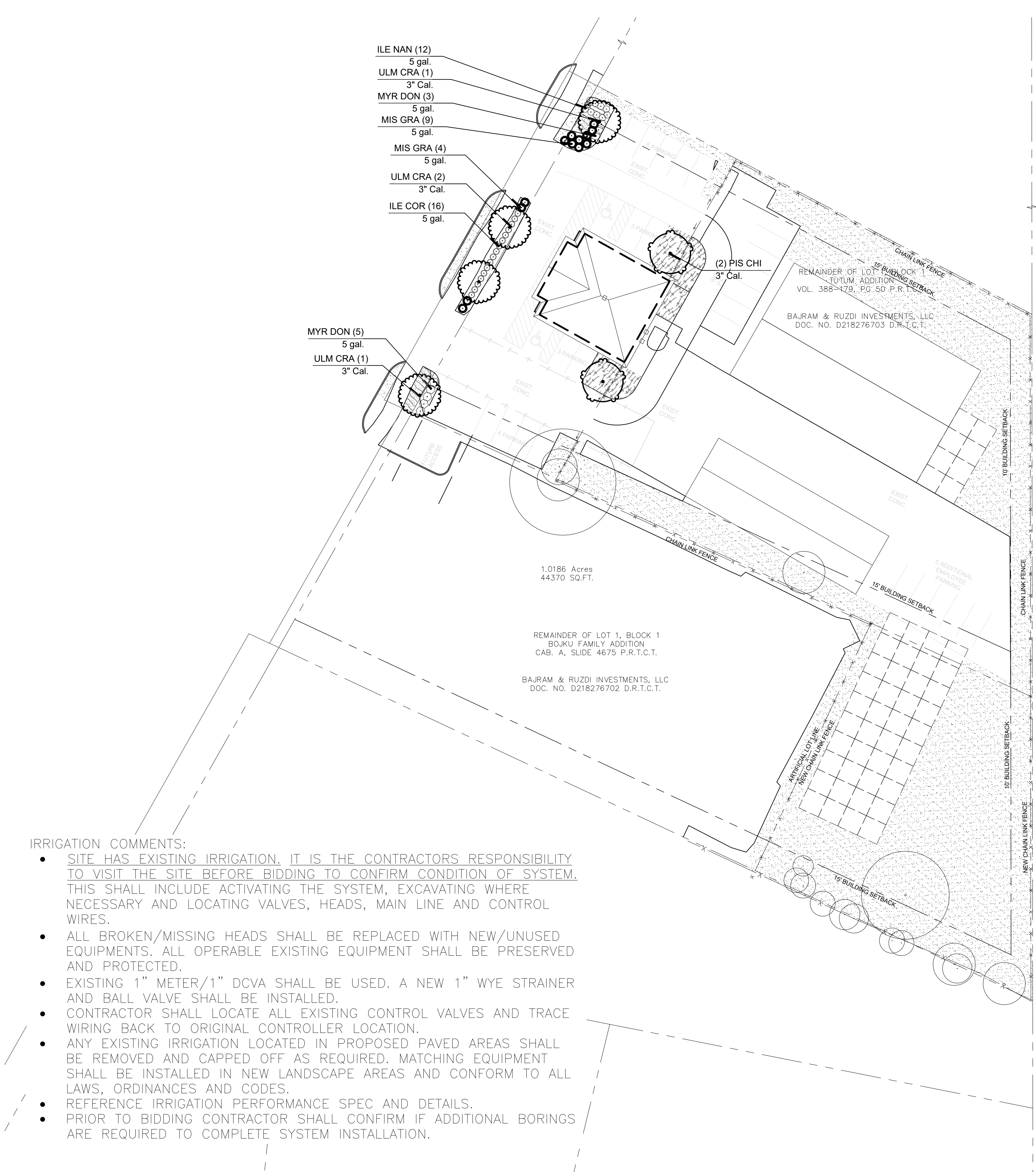
DATE: OCTOBER, 2022

MARSHALL GRAIN CO.
5311 COLLEYVILLE BLVD
COLLEYVILLE, TX 76.34

Issued:	DESIGN SET
Sheet Title	

L-1

Sheet Number



IRRIGATION COMMENTS:

- SITE HAS EXISTING IRRIGATION. IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE BEFORE BIDDING TO CONFIRM CONDITION OF SYSTEM. THIS SHALL INCLUDE ACTIVATING THE SYSTEM, EXCAVATING WHERE NECESSARY AND LOCATING VALVES, HEADS, MAIN LINE AND CONTROL WIRES.
- ALL BROKEN/MISSING HEADS SHALL BE REPLACED WITH NEW/UNUSED EQUIPMENTS. ALL OPERABLE EXISTING EQUIPMENT SHALL BE PRESERVED AND PROTECTED.
- EXISTING 1" METER/1" DCVA SHALL BE USED. A NEW 1" WYE STRAINER AND BALL VALVE SHALL BE INSTALLED.
- CONTRACTOR SHALL LOCATE ALL EXISTING CONTROL VALVES AND TRACE WIRING BACK TO ORIGINAL CONTROLLER LOCATION.
- ANY EXISTING IRRIGATION LOCATED IN PROPOSED PAVED AREAS SHALL BE REMOVED AND CAPPED OFF AS REQUIRED. MATCHING EQUIPMENT SHALL BE INSTALLED IN NEW LANDSCAPE AREAS AND CONFORM TO ALL LAWS, ORDINANCES AND CODES.
- REFERENCE IRRIGATION PERFORMANCE SPEC AND DETAILS.
- PRIOR TO BIDDING CONTRACTOR SHALL CONFIRM IF ADDITIONAL BORINGS ARE REQUIRED TO COMPLETE SYSTEM INSTALLATION.

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
TEXAS ONE CALL SYSTEMS 1-800-245-4545
LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5



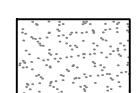
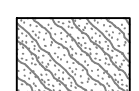
NOTE:
ABSOLUTELY NO TRENCHING WITHIN EXISTING TREE AREAS. ALL TRENCHING SHOULD STAY OUTSIDE THE CRITICAL ROOT ZONE OF EXISTING TREES AT A MINIMUM. LAYOUT TRENCHING PLAN FOR OWNER APPROVAL PRIOR TO CONSTRUCTION.

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SOD TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

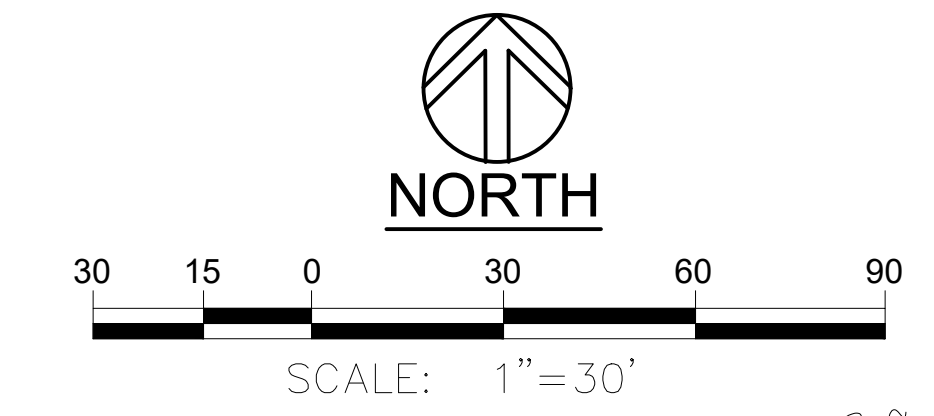
NOTE:
NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.

CITY OF COLLEYVILLE LANDSCAPE REQUIREMENTS		
REQUIRED SITE LANDSCAPING	20% OF TOTAL SITE TO BE LANDSCAPE AREA	
	REQUIRED	PROVIDED
	59,690 SF X 20% =11,938 SF	16,556 SF
REQUIRED STREET YARD LANDSCAPING	50% OF REQUIRED LANDSCAPE AREA TO BE IN STREET YARD	
	REQUIRED	PROVIDED
	11,938 X 50% = 5,969 SF	1,845 SF
REQUIRED STREET FRONTAGE TREES	1 TREE REQUIRED PER EVERY 40 FT OF FRONTAGE	
	REQUIRED	PROVIDED (3")
	174 / 40' = 5 TREES	4 NEW TREES
REQUIRED STREET FRONTAGE SHRUBS	1 SHRUB REQUIRED PER EVERY 5 FT OF FRONTAGE	
	REQUIRED	PROVIDED
	174 / 5 = 35 SHRUBS	44 SHRUBS (5G)
REQUIRED PARKING LOT LANDSCAPING	140 SF LANDSCAPE AREA REQUIRED PER EVERY 18 SPACES	
	REQUIRED	PROVIDED
	28/18 X 140 =218 SF	757 SF
REQUIRED PARKING LOT TREES	1 TREE PER EVERY 18 SPACES	
	REQUIRED	PROVIDED (3")
	23 SPACES/18 = 2 TREES	2 TREES

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS	
	PIS CHI	2	Pistacia chinensis	Chinese Pistache	3" Cal.	10' Min.	As Shown	Single Straight Trunk	
	ULM CRA	4	Ulmus crassifolia	Cedar Elm	3" Cal.	12' Height Min	As Shown	Single Straight Trunk	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS	
	ILE COR	16	Ilex cornuta	Chinese Holly	5 gal.	24" min.	36" O.C.		
	ILE NAN	10	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	5 gal.	18"-24"	36" O.C.		
	MIS GRA	13	Miscanthus sinensis 'Gracillimus'	Eulalia Grass	5 gal.	18"-24"	48" O.C.		
	MYR DON	8	Myrica cerifera 'Don's Dwarf'	Don's Dwarf Wax Myrtle	5 gal.	24" min.	48" O.C.		
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	SPACING	REMARKS
	CYN DAC	21,585 sf	Cynodon dactylon	Bermudagrass	Solid Sod				
	LIR BIG	169	Liriope muscari 'Big Blue'	Big Blue Lilyturf	4" pots		12" O.C.	12" o.c.	
	TRA ASI	1,003	Trachelospermum asiaticum	Asiatic Jasmine	4" pots		12" O.C.	12" o.c.	

NOTE: PRUNE LOWER BRANCHES OF ALL EXISTING TREES IN VISIBILITY TRIANGLE AS REQUIRED BY CITY





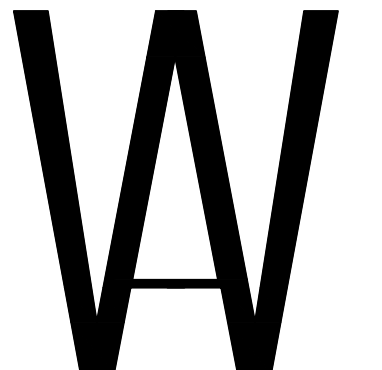
FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DRIVE
WEATHERFORD, TX 76087 682-215-9151
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN



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LANDSCAPE PLAN

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5004 THOMPSON TERRACE SUITE 107
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817-281-5600

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GERALD A. WARD, AIA
DATE: OCTOBER, 2022

MARSHALL GRAIN CO.
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COLLEYVILLE, TX 76.34

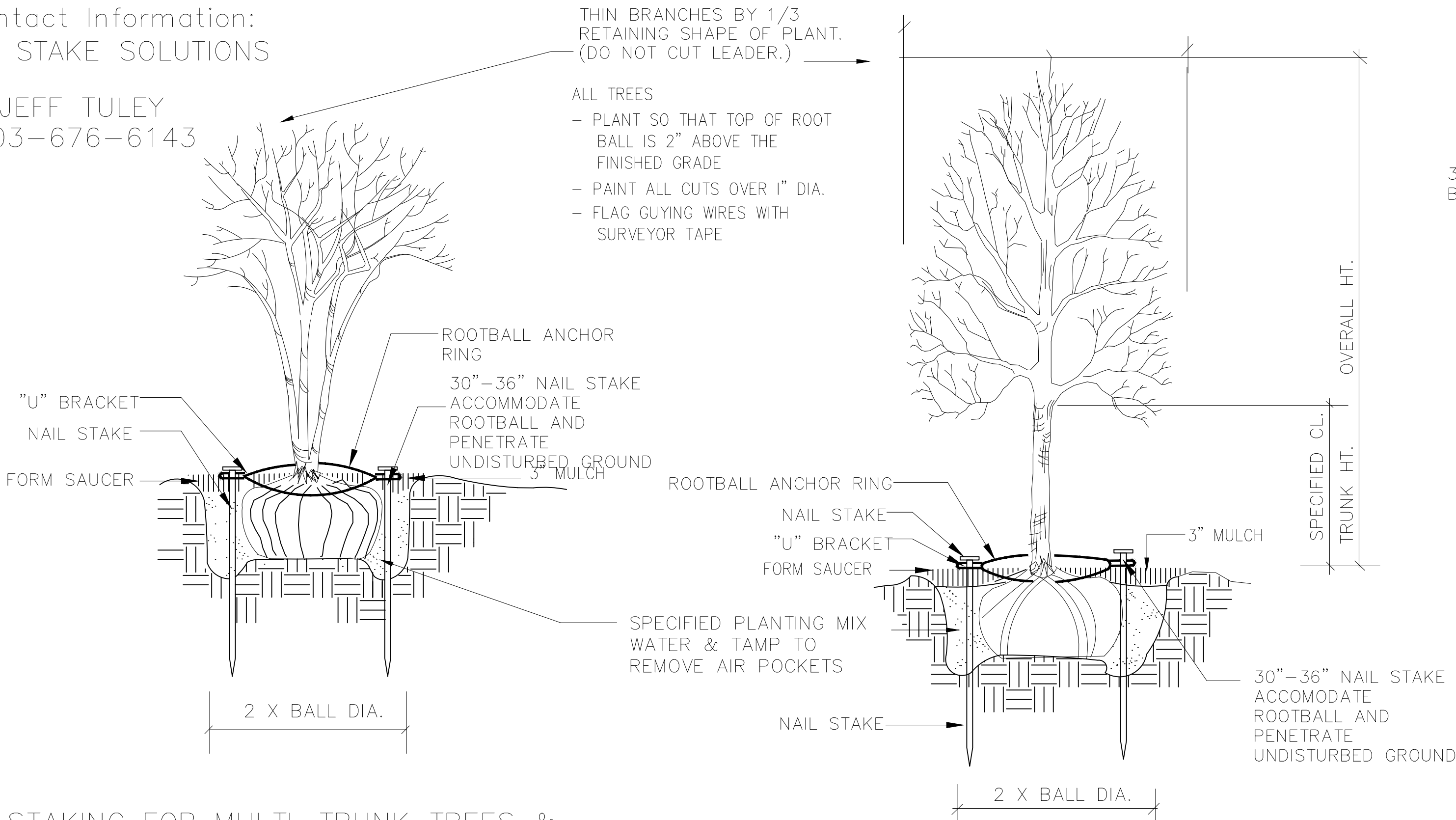
Drawn By		VD
Checked By		GW
Project No:		22-72
Issue Date:		--
Revisions		
No.	Date	Description

Issued: DESIGN SET
Sheet Title

L-2
Sheet Number

Contact Information:
TREE STAKE SOLUTIONS

JEFF TULEY
903-676-6143

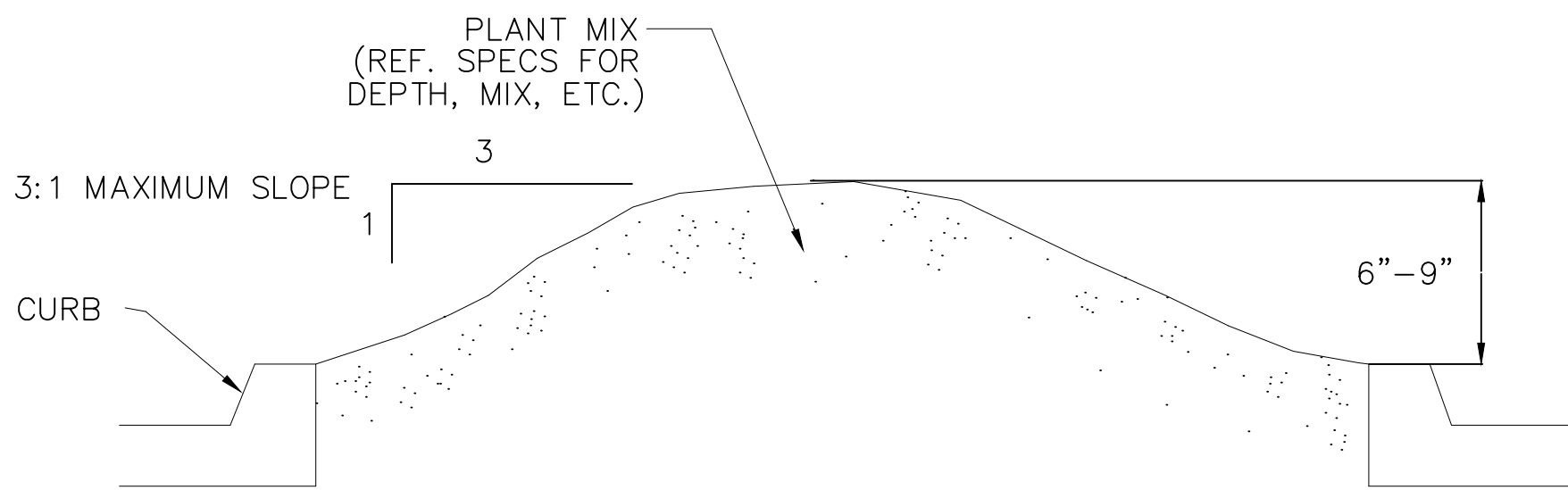


STAKING FOR MULTI-TRUNK TREES &
TREES 2" CAL. & UNDER

SCALE: NOT TO SCALE

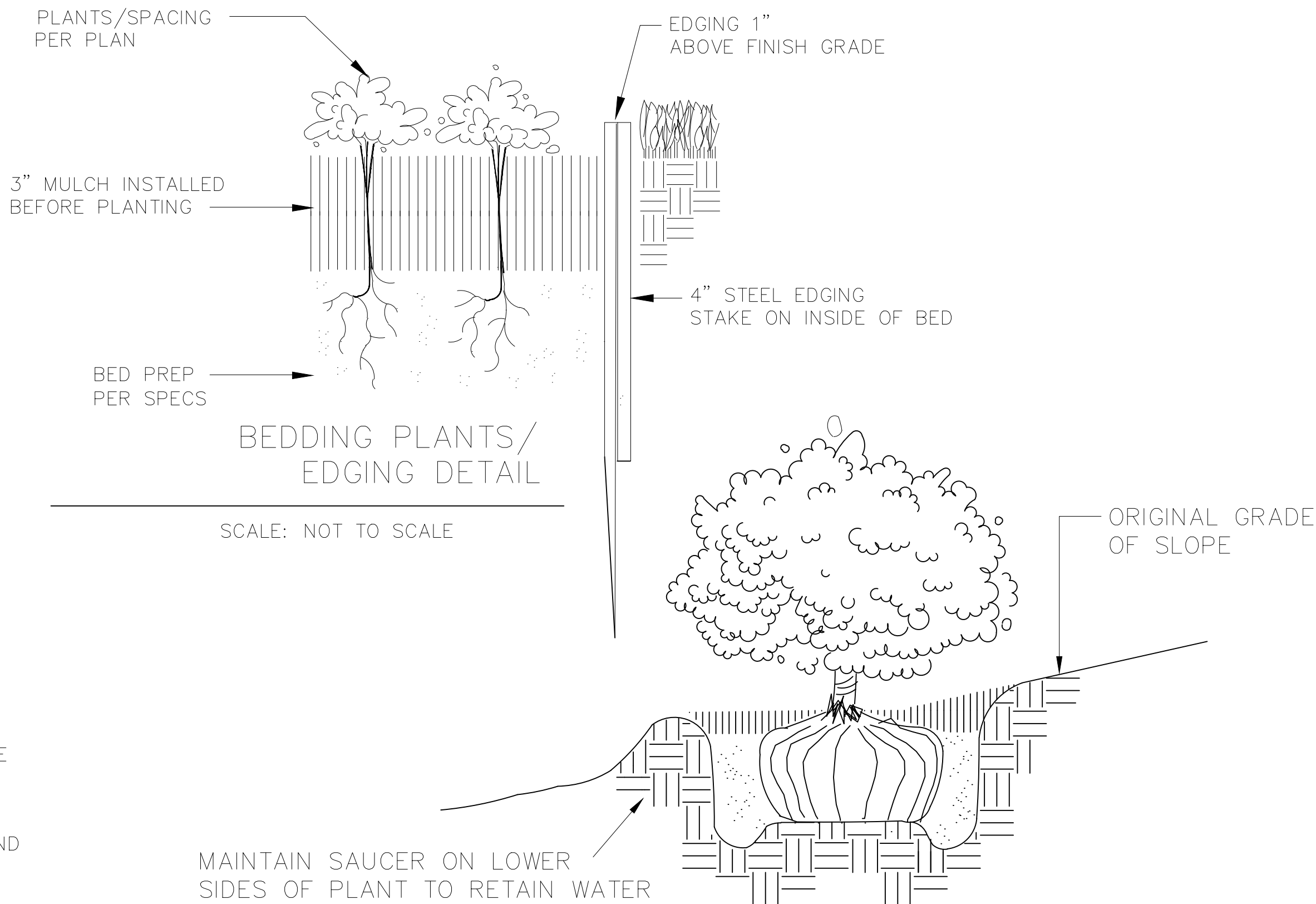
SAFETY STAKE BY TREE STAKE SOLUTIONS

SCALE: NOT TO SCALE



TYPICAL PARKING LOT ISLAND MOUNDING

SCALE: NOT TO SCALE

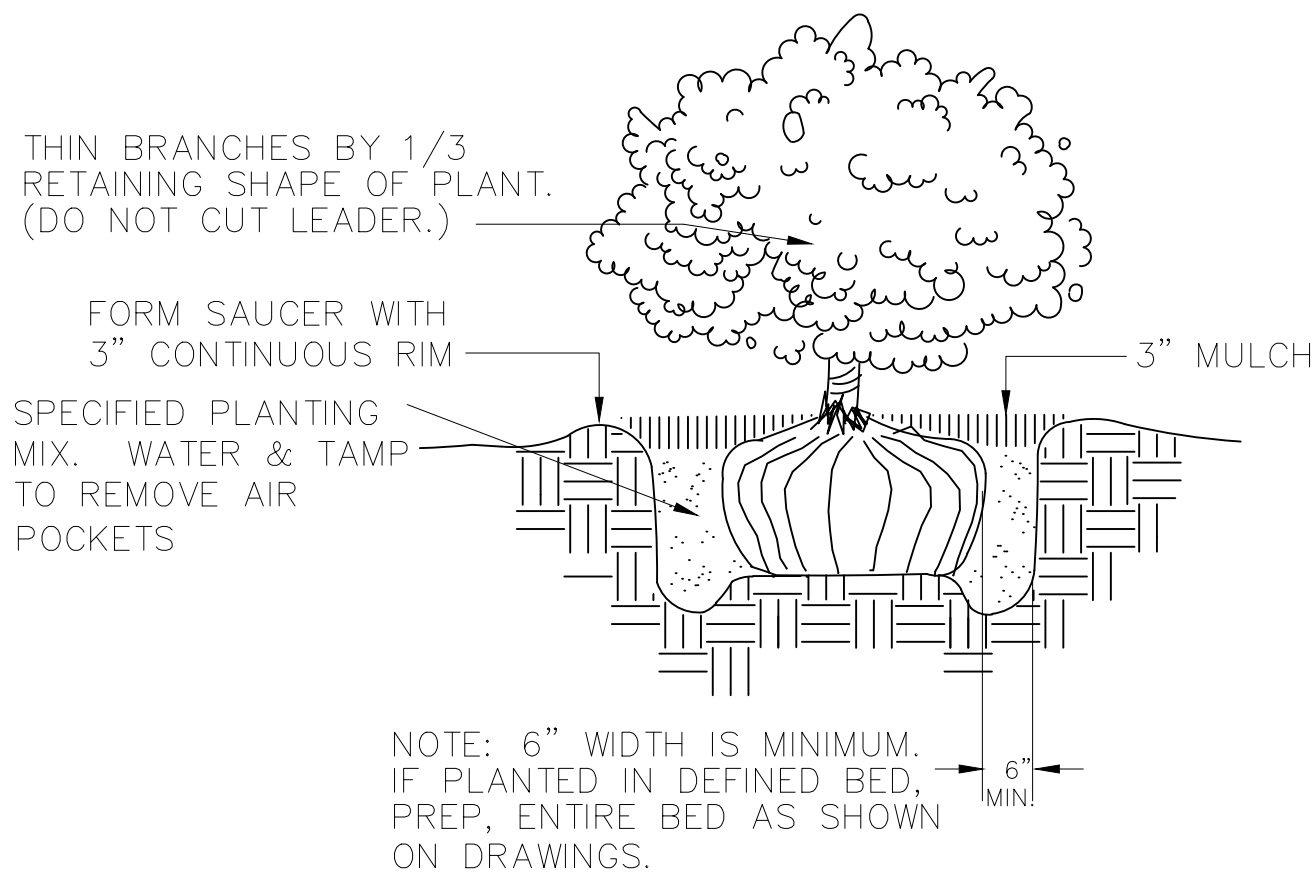


BEDDING PLANTS/
EDGING DETAIL

SCALE: NOT TO SCALE

TREE/SHRUB PLANTING ON SLOPES

SCALE: NOT TO SCALE



SHRUB PLANTING

SCALE: NOT TO SCALE



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PLANTING DETAILS

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MARSHALL GRAIN CO.
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COLLEYVILLE, TX 76.34

Drawn By	VD	
Checked By	GW	
Project No:	22-72	
Issue Date:	--	
Revisions		
No.	Date	Description

Issued: DESIGN SET
Sheet Title

L-3

Sheet Number

SECTION 02830

TREES, SHRUBS, AND GROUNDCOVERS

PART I GENERAL

1.01 DESCRIPTION OF WORK

- A. Scope
- Bed prep
 - Metal edging
 - Topsoil
 - Planting
 - Mulching
 - Guarantee
- B. Related Work Specified Elsewhere
- General Requirements – All locations
 - Section 02740 – Irrigation Trenching
 - Section 02750 – Irrigation
 - Section 02800 - Lawns

1.02 QUALITY ASSURANCE

- A. Contractor Qualifications
- Minimum of three (3) years experience on projects of similar characteristics and size.
- B. Reference Standards:
- American Joint Committee Of Horticultural Nomenclature: Standardized Plant Names, Second Edition, 1942;
 - American Association Of Nurserymen: American Standard For Nursery Stock, 1973
- C. Substitutions
- Substitutions accepted only upon written approval of Landscape Architect and Owner.
 - Submit substitutions possessing same characteristics as indicated on plans and specifications.
- D. Inspection and Testing
- The project Owner's representative reserves the right to inspect and tag plants at the place of growth with the Contractor.
 - Inspection at place of growth does not preclude the right of rejection due to improper digging or handling.
 - Owner's representative reserves the right to request soil samples and analysis of soil and plant mix. Remove or correct unacceptable soil. Cost of testing by Contractor.

1.03 SUBMITTALS

- A. Certificates
- Submit State and Federal certificates of inspection with invoice. (Only if required by Landscape Architect.)
 - File certificates with Owner's representative prior to material acceptance.

1.04 PRODUCT DELIVERY, STORAGE, & HANDLING

- A. Preparation of Delivery
- Balled & Burlaped (B&B) Plants
 - Dig and prepare for shipment in manner that will not damage roots, branches, shape, and future development after replanting.
 - Ball with firm, natural ball of soil, wrapped tightly with burlap covering entire ball.
 - Ball size and ratios: conform to American Association of Nurserymen standards unless otherwise shown on plant list.
 - Pack plant material to protect against climatic & seasonal damage, as well as breakage injuries during transit.
 - Securely cover plant tops with ventilated tarpaulin or canvas to minimize wind-whipping and drying in transit.
 - Pack and ventilate to prevent sweating of plants during transit. Give special attention to insure prompt delivery and careful handling to point of delivery at job site.
- B. Delivery
- Deliver fertilizer, fertilizer tablets, peat, mulch, soil additives, and amendment materials to site in original, unopened containers, bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark, and conformance to State law.
 - Deliver plants with legible identification and size labels on example plants.
 - Protect during delivery to prevent damage to root ball or desiccation of leaves.
 - Notify Owner's representative of delivery schedule in advance so plant material may be inspected upon arrival at job site.
 - Deliver plants to job site only when areas are prepared.
- C. Storage
- Protect roots of plant material from drying or other possible injury with wetted mulch or other acceptable material.
 - Protect from weather.
 - Maintain and protect plant material not to be planted immediately upon delivery.
- D. Handling
- Do not drop plants.
 - Do not damage ball, trunk, or crown.
 - Lift and handle plants from bottom of container or ball.

1.05 JOB CONDITIONS

- A. Planting Season - Perform actual planting only when weather and soil conditions are suitable in accordance with locally acceptable practices.
- B. Protection - Before excavations are made, take precautionary measures to protect areas trucked over and where soil is temporarily stacked.

1.06 GUARANTEE

- A. Guarantee new plant material for one year after acceptance of final installation (ie. Final Acceptance of project).
- B. Make replacement (one per plant) during one year guarantee period at appropriate season with original plant type, size and planting mixture.
- C. Repair damage to other plants, lawns, & irrigation caused during plant replacement at no cost to Owner.
- D. Use only plant replacements of indicated size and species.

PART II PRODUCTS

2.01 MATERIALS

- A. Plant Materials
- Hardy under climatic conditions similar to locality of project.
 - True to botanical and common name variety.
 - Sound, healthy, vigorous, well branched, and densely foliated when in leaf; with healthy well-developed root system.
 - Free from disease, insects, and defects such as knots, sun-scald, windburn, injuries, disfigurement, or abrasions.
 - Conform to measurements after pruning with branches in normal positions.
 - Conform to American Association of Nurserymen standards unless shown differently on plant list.
 - Trees:
 - Single, straight trunks, unless indicated otherwise
 - Trees with weak, thin trunks not capable of support will not be accepted.
 - All multi-stem trees are to have a minimum of three stems, similar in size and shape, with a spread of approximately 2/3 of the height. All yaupons to be female. Crape myrtle color selection by Landscape Architect.
 - Nursery grown stock only.
 - Subject to approval of Landscape Architect.
 - Seasonal color:
 - Annuals in 4" pots or as specified
 - Perennials in 4" pots, clumps, bulbs as specified
- B. Topsoil
- Natural, fertile, friable soils having a textural classification of loam or sandy loam possessing characteristics of soils in vicinity which produce heavy growth of crops, grass, or other vegetation.
 - Free of subsoil, brush, organic litter, objectionable weeds, clods, shale, stones ½" diameter or larger, stumps, roots or other material harmful to grading, planting, plant growth, or maintenance operations.
 - Presence of vegetative parts of Bermuda grass (Cynodon dactylon), Johnson grass, nut grass (Cyperus rotundus), and other hard to eradicate weeds or grass will be cause for rejection of topsoil.
 - Test topsoil (cost by Contractor):
 - Available nitrogen
 - Available phosphorus
 - Available potash
 - Iron
 - Ph: 5.5 to 7.0
 - Decomposed organic matter: 6-10%

- C. Mulch
- Top Dressing Mulch – Shredded cypress or hard wood only
 - Mulch for soil prep – Shredded pine bark
 - In pre-packaged bags only; bulk shredded material is unacceptable

- D. Peat Moss Commercially available baled peat moss or approved equivalent.

- E. Staking Material

1. Stakes for tree support:
- Construction grade yellow pine, stain brown
 - Size as noted on plans
2. Wires:
- Padded with rubber hose to protect tree
 - Galvanized
 - With galvanized turnbuckle
 - Evenly tighten turnbuckles with plant in vertical position.

- F. Water

- Free of oils, acids, alkali, salt, and other substances harmful to plant growth
- Location: Furnish temporary hoses and connections on site.

- G. Sand – Washed builders sand

- H. Antidesicant – "Wilt-proof" or equal.

- I. Edging – 3/16" X 4" green, new and unused; with stakes.

2.02 MIXES

- D. Planting Mixture
- Existing topsoil – 50%
 - Shredded pine bark – 50%
 - Fertilizer 10:20:10 at 30 lb./1000 SF
- E. Planting Mix for Annuals/Perennials
- Prepare above mix
 - Add 2" of sand
- F. Azalea mix: solid peat moss in hole 9" wider than root ball each direction. Plant in solid peat moss and provide mound at base of plant to allow for drainage.
- G. Japanese maple, dogwood, camellias: Provide 50/50 peat moss to topsoil mix, raise for drainage.

PART III - EXECUTION

- 3.01 UTILITIES - verify location of all utilities prior to initiating construction; repair any damage caused by construction at no cost to owner.

3.02 INSPECTION

- A. Inspect plants for injury and insect infestation; prune prior to installation.
- B. Inspect site to verify suitable job conditions.

3.03 FIELD MEASUREMENTS

- A. Location of all trees and shrubs to staked in the field and approved by Owner's representative prior to installation.
- B. Location of all groundcover and seeding limits as shown on plans.

3.04 EXCAVATION FOR PLANTING

- A. Pits
- Shape - Vertical hand scarified sides and flat bottom.
 - Size for trees – 2 feet wider or twice the root ball, whichever is greater.
 - Size for shrubs – Size of planting bed as shown on drawings.
 - Rototill soil mix thoroughly, full depth.
 - NOTE: If beds are proposed beneath drip line of existing tree canopy, pocket prep plants. Do not roto-till beneath existing trees.
- B. Obstructions Below Ground
- Remove rock or underground obstructions to depth necessary to permit planting.
 - If underground obstructions cannot be removed, notify Owner's representative for instruction.
- C. Excess Soil - Dispense of unacceptable or excess soil away from the project site at Contractor's expense.

3.05 PLANTING

- A. General
- Set plants 2" above existing grade to allow for settling.
 - Set plants plumb and rigidly braced in position until planting mixture has been tamped solidly around ball.
 - Apply soil in accordance with standard industry practice for the region.
 - Thoroughly settle by water jetting and tamping soil in 6" lifts.
 - Prepare 3" dish outside root ball after planting.
 - Thoroughly water all beds and plants.
 - Stake trees and large shrubs as indicated on plans.
 - Apply anti-desicant according to manufacturer's instructions.
 - Apply commercially manufactured root stimulator as directed by printed instruction.
 - Plant and fertilize bedding plants per trade standards.
 - Apply 3" mulch top dressing.
- B. Balled Plants
- Place in pit of planting mixture that has been hand tamped prior to placing plant.
 - Place with burlap intact to ground line. Top of ball to be 2" above surrounding soil to allow for settling.
 - Remove binding at top of ball and lay top of burlap back 6".
 - Do not pull wrapping from under ball, but cut all binding cord.
 - Do not plant if ball is cracked or broken before or during planting process or if stem or trunk is loose.
 - Backfill with planting mixture in 6" lifts.
- C. Container Grown Plants
- Place in pit on planting mixture that has been hand tamped prior to placing plant.
 - Cut cans on two sides with an acceptable can cutter, and remove root ball from can. Do not injure root ball.
 - Carefully remove plants without injury or damage to root balls.
 - Backfill with planting mixture in 6" lifts.
- D. Mulching
- Cover planting bed evenly with 3" of mulch.
 - Water immediately after mulching.
 - Where mulch has settled, add additional mulch to regain 3" thickness.
 - Hose down planting area with fine spray to wash leaves of plants.
- E. Pruning
- Prune minimum necessary to remove injured twigs and branches, dead wood, and succors; remove approximately 1/3 of twig growth as directed by landscape architect; do not cut leaders or other major branches of plant unless directed by landscape architect.
 - Make cuts flush, leaving no stubs.
 - Paint cuts over 1" diameter with approved tree wound paint.
 - Do not prune evergreens except to remove injured branches.

3.06 EDGING

- A. Stake edging alignment with string line prior to installation. Use framing square to insure right angles are true.
- B. Install all edging straight and true as indicated on drawings. Where edging layout is circular in design, maintain true and constant radii as shown.
- C. When required on slopes, make vertical cuts (approximately 6" on center) on bottom of edging to allow bending without crimping edging.
- D. Install edging so that approximately 1" is exposed on lawn side. Edging should not be visible from bed side after application of mulch.
- E. Align edging with architectural features (ie pavement joints, windows, columns, wall, etc.) when drawings indicate.
- F. Bend all corners, do not cut corners.
- G. Interlock all pieces with pre-fabricated connectors.
- H. Install with all stakes on inside of planting bed.
- I. Remove, file off all sharp corners and burrs.

3.07 CLEAN-UP

- A. Sweep and wash all paved surfaces.
- Remove all planting and construction debris from site, including rocks, trash and all other miscellaneous materials.

3.08 MAINTENANCE

- A. Contractor responsible for routine, and regular maintenance of site until Final Acceptance is awarded by Owner. Work includes:
- Weeding (weekly)
 - Watering (as required)
 - Pruning
 - Spraying
 - Fertilizing
 - Mulching
 - Mowing (weekly)
- B. Provide Owner and Landscape Architect with preferred maintenance schedule in writing. Schedule shall include the above-listed tasks and shall address all frequencies, rates, times, levels, etc.

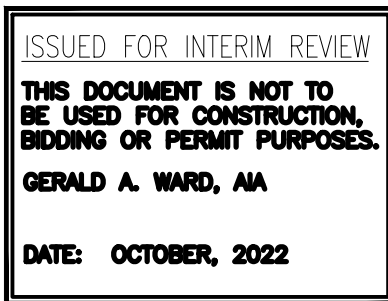
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PLANTING SPECS

DESIGN SET



MARSHALL GRAIN CO.
5311 COLLEYVILLE BLVD
COLLEYVILLE, TX 76.34

Drawn By	VD	
Checked By	GW	
Project No:	22-72	
Issue Date:	--	
Revisions		
No.	Date	Description

Issued: DESIGN SET
Sheet Title

SECTION 02800

FINISH GRADING, LAWN WORK, WILD FLOWERS

PART I - GENERAL

1.01 DESCRIPTION

- A. Work includes turf establishment (sod, hydromulch, etc.) as described on drawings.
- B. Make required analysis and material tests for topsoil, fertilizers, and other materials of similar character per current methods of the Association of Official Agricultural Chemists, when required.
- C. Grass seed shall conform to tolerances for germination and purity per applicable standards of U.S. Department of Agriculture.
- D. The turf contractor shall have a stand of grass established prior to substantial completion of the project. If this is not possible due to time of year or schedule, he shall maintain and protect the seeded areas until the grass is established.

PART II - PRODUCTS

2.01 TOPSOIL MATERIAL

- A. Topsoil material (stockpiled, as specified in Specifications) has been saved for use in finish grading. After sifting out all plant growth, rubbish, and stones, use for areas designated to receive grass. If stockpiled topsoil is not sufficient quantity to complete work, furnish acceptable topsoil from another approved source to provide four inches (4") of topsoil for grass areas unless otherwise noted on drawings. Grass areas shall be defined as the graded areas disturbed during construction not to be paved or built upon.
- B. Acceptable topsoil material shall be defined as natural, fertile, agricultural soil, capable of sustaining vigorous plant growth, uniform composition throughout admixture of subsoil, free of stones, lumps, plants, and their roots, sticks, or other extraneous matter; do not deliver while in a frozen or muddy condition.

2.02 FERTILIZER

- A. Provide a commercial balanced fertilizer delivered to the job in bags labeled with manufacturer's guaranteed analysis. Store in weatherproof storage, place in such a manner that its effectiveness will not be impaired.
- B. Fertilizer shall be a grade containing the percentages of plant food elements by weight as specified elsewhere in these specifications.
- C. Availability of various elements shall be per Standards of the Association of Official Agricultural Chemists.

2.03 GRASS SEED

- A. Grass seed shall be of the previous season's crop and the date of analysis shown on each bag shall be within nine (9) months of the time of delivery to the project. When requested by the Owner or Representative, the seeding contractor shall furnish a sample of seed from each bag for testing.
- B. The seed shall comply with all provisions of the U.S. Department of Agriculture as to labeling, purity, and germination.

2.04 MULCHING

- A. Dry straw or hay of good quality, free of seeds of competing plants and at such rate of 1 1/2 - 2 tons per acre; or,
- B. Wood cellulose or cane fiber mulch at a rate of 1,000 pounds per acre when the slope is 3/4:1 and steeper; or,
- C. A combination of good quality dry straw or hay free of seeds of competing plants at a rate of 2 1/2 tons per acre and wood cellulose or cane fiber mulch at a rate of 500 pounds per acre. This combination shall be used when the slope is flatter than 3/4:1; or,
- D. Sericea lespedza seed bearing hay at a rate of 3 tons per acre. This mulch may be applied green or air dried, but must contain mature seed.
- E. Manufactured mulch materials, such as soil retention blankets, erosion control netting, or others that may be required on special areas of high water concentration or unstable soils. When these materials are used, follow the manufacturer's recommendations for installation.

2.05 HYDRO-MULCHING

Wood cellulose fiber or cane fiber mulch will be applied with hydraulic seeding and fertilizing equipment. All slurry ingredients shall be mixed to form a homogeneous slurry and spray applied within one hour after the mixture is made.

When wood cellulose or cane fiber mulch is used at the 500 pound per acre rate, straw or hay mulch with asphalt emulsion is applied over this to complete the mulch.

Wood cellulose or cane fiber mulch at the 1,000 pound per acre rate is used alone where other mulch material will not stick.

Wood cellulose or cane fiber mulch is self anchoring.

PART III - EXECUTION

3.01 RESPONSIBILITY

The site grading contractor will be responsible to stockpile acceptable topsoil in a sufficient quantity to provide four inches (4") minimum cover for all grass areas, including but not limited to all curbed islands, and topsoil planting mounds/berms at the appropriate height and width as defined and shown on the landscaping and/or planting drawings. The topsoil and grass areas shall be further defined as any area disturbed during the grading and construction process.

The site grading contractor, shall be responsible to spread the topsoil within all perimeter graded areas and future building areas only.

The site grading contractor shall be responsible for backfilling of all curbed islands and planting mounds/berms. They shall also be responsible for removal of all stones, roots, and raking of all topsoil areas hat are to be seeded and/or planted. It will also be the site grading contractor's responsibility to provide fertilizer, grass seed, and any additional topsoil required and mulching.

3.02 GRASS SEEDING

- A. Remove stones, roots, rubbish and other deleterious materials from topsoiled areas that are to be seeded.
- B. Immediately prior to sowing seed, scarify ground as necessary; rake until surface is smooth and friable. Sow seed evenly, lightly wood rake into ground, then roll ground with suitable roller, water thoroughly with fine spray. During any weather, keep lawn watered with sprinklers or other approved methods. Re-seed any areas not doing well or damaged. At intervals as may be required according to seasonal conditions, mow and water grass and execute necessary weeding until acceptable and full stand of grass has been obtained.
- C. Provide permanent grass seeding for lawn areas so indicated. Seed in accordance with the following schedule (unless otherwise directed by Owner or Owner's Representative::
- Sow areas ready for seeding between March 1 and October 1 with Hulled Common Bermuda at a rate of 85 pounds per acre.
 - Sow areas ready for seeding between October 1 and March 1 with Unhulled Common Bermuda at a rate of 90 pounds per acre, and Annual Rye Grass at the rate of 50 pounds per acre.
 - Apply fertilizer at a rate of 20/25 pounds per 1,000 square feet.

3.03 WILD FLOWERS

- A. Areas indicated on plans to receive wild flower coverage shall br fine graded, fertilized, and prepared in a manner similar to traditional turf establishment.
- B. Area to be hydromulched with seed mix as follows:
- | | |
|------------------|-----------------|
| Tickseed | 10 pounds/acre |
| Cosmos | 15 pounds/acre |
| Ox-Eyed Daisy | 5 pounds/acre |
| Side Oats Grama | 4 pounds/acre |
| Showy Primrose | 0.5 pounds/acre |
| Plains Coreopsis | 2 pounds/acre |
| Black Eyed Susan | 2 pounds/acre |
| Indian Blanket | 10 pounds/acre |
| Texas Bluebonnet | 4 pounds/acre |
| Little Bluestem | 4 pounds/acre |

3.04 MULCH

- A. All areas to be seeded shall be mulched.
- B. Mulch materials shall be applied uniformly over the seeded area. Mulch shall be straw and shall be at the rate of 1 1/2 - 2 tons per acre
- C. Mulch shall be anchored with an emulsified asphalt binder at the rate of 10 gallons per 1,000 square feet.

3.05 PROTECTION

Provide, at no additional cost to Owner, fencing, railing, wire or other types of protection for topsoiled and seeded areas against trespassing and damage. If lawns are damaged prior to Final Acceptance, treat or replace them as directed. Remove protection when so directed.

3.06 MAINTENANCE

Provide maintenance from start of work until Final Acceptance. Maintenance includes watering of lawns, weeding, mowing, edging, repairs of wash-outs and gullies, repairs to protection, and other necessary work of maintenance. Maintain slopes against erosion.

3.07 REHYDROMULCHING

The Owner's representative will designate areas to be replanted. Areas on which a stand of growing grass is not present in a reasonable length of time, (Bermuda grass seed should be germinating in 6-8 days) shall be prepared, reseeded and remulched, as specified for original planting at no additional cost to Owner. A stand shall be defined as live plants from seed occurring at a rate of not less than 1,000 growing plants per square foot. Replanting required because of faulty operations or negligence on the part of the Contractor shall be performed without cost to Owner.

3.08 FINAL CLEAN-UP

- A. At time of final inspection of work, and before final acceptance, clean paved areas that are soiled or stained by operations of work of this section. Clean by sweeping or washing, and remove all defacements or stains.
- B. Remove construction equipment, excess material and tools. Cart away from site any debris resulting from work of this section and dispose of as directed.

END OF SECTION

SECTION 02922
SODDING

PART I - GENERAL

1.01 DESCRIPTION

- A. Work Included
- Sod bed preparation
 - Fertilizing
 - Sodding
 - Miscellaneous management practices
- B. Related Work Specified Elsewhere
- Finish Grading, Section 02800
 - Lawns and Grasses, Section 02930

1.02 REFERENCE STANDARDS

- A. Standardized Plant Names
- American Joint Committee of Horticultural Nomenclature, Second Edition, 1942.
- B. Texas Highway Department - Standard Specifications for Construction, Item 164, Seeding for Erosion Control.

1.03 SUBMITTALS

- A. Vendors Certification That Sod Meets Texas State Sod Law
- Include labeling requirements.
 - Include purity and type.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Sod:
- Previous season's crop with date of analysis on each bag.
 - Furnish and deliver each variety in separate bags or containers.
 - Sod to be cut no more than three days before delivery.
- B. Fertilizer:
- Unopened bags labeled with the analysis.
 - Conform to Texas Fertilizer Law.

1.05 JOB CONDITIONS

- A. Planting Season:
- Only during suitable weather and soil conditions.
 - As specifically authorized by the Owner's Representative.
- B. Schedule - Only after all other construction is complete.
- C. Protect and Maintain Sodded Areas
- From traffic and all other use.
 - Until sodding is complete and accepted.

PART II - PRODUCTS

2.01 MATERIALS

- A. Sod:
- Sod: As specified on drawings, weed, insect, and disease free having a minimum of 1 inch of topsoil attached to the roots and cut no more than three days prior to installation.
 - The sod shall be cut in strips of at least 1/2 sq. yd. and not more than 1 sq. yd. Sod shall be cut into strips not less than 12" in width or more than 9' in length. At the time of harvest, the top growth shall not exceed 3" in length.
 - All sod shall conform to the laws of the State and shall be obtained from sources meeting the approval of the Department of Agriculture, Division of Entomology.
- B. Fertilizer:
- Uniform in composition, free flowing.
 - Suitable for application in approved equipment.
 - Analysis of 16-20-0, 16-8-8 or as directed.
- C. Water:
- Free of oil, acid, alkali, salts or other substances harmful to growth of grasses.

PART III - EXECUTION

3.01 SOD BED PREPARATION

- A. Cultivate to a depth of four (4") inches by disking and tilling with a power tiller.
- B. Clear surfaces of all materials:
- Stumps, stones, and other objects larger than one inch (1").
 - Roots, brush, wire, stakes, etc.
 - Any objects that may interfere with sodding or maintenance.

- C. Prepare sod bed:
- Remove soil clods larger than one inch (1").
 - Grade areas to smooth, even surface, removing ridges and filling depressions. Final grade to be below finish grade of curbing and edging as shown on details. All grades shall meet approval of Owner's Representative before sodding.

3.02 SODDING

- A. Sodding:
- Lightly water prepared grade, lay sod with staggered joints and with edges touching. Topdress with topsoil at edges if necessary to provide smooth surface. On slopes of 2 to 1 and greater, fasten sod in place with wood pegs (two each piece) or other approved method. Sod damaged by storage or during installation shall be rejected. Following setting, topdress with screened, approved topsoil.
 - Water and fertilize at 5 lbs. per 1,000 sq. ft.
 - Sod shall not be placed during a drought, nor during periods when sod is not normally placed in the area, and shall not be placed on frozen ground. No dry or frozen sod is acceptable.
 - The contractor shall keep all keep all sodded areas moist and growing until Final Acceptance. All areas shall be maintained in an acceptable condition until acceptance by Owner.
- B. Rolling:
- After placing sod, roll with a hand roller, weighing not more than 100 lbs. per foot of width, in two directions.
 - Eliminate all air pockets; finished surface should be free of excessive undulations.

3.05 MAINTENANCE AND MANAGEMENT

- A. Includes protection, replanting, maintaining grades, repair of erosion damage. Also includes weekly mowing at 1 1/2" height until final acceptance.
- B. Resodding:
- Resod damaged or unacceptable areas.
 - Ruts, ridges, and other surface irregularities shall be corrected.

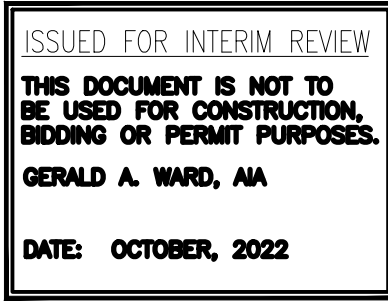
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DESIGN SET

TURF SPECS



MARSHALL GRAIN CO.
5311 COLLEYVILLE BLVD
COLLEYVILLE, TX 76.34

Drawn By	VD	
Checked By	GW	
Project No:	22-72	
Issue Date:	- -	
Revisions		
No.	Date	Description

Issued: DESIGN SET
Sheet Title

L-5
Sheet Number

SECTION 02750 - IRRIGATION

PART I - GENERAL
1.01 DESCRIPTION

- A. Work Included - The contractor shall be required to design and install an automatic, underground irrigation system consistent with all local, state, and federal codes, laws and regulations.
1. System will include separate circuits for shrub/ground cover areas.
2. Heads in lawns to be 4" pop-ups; drip irrigation is to be used in beds.
3. All trees shall be watered separately, 2 pop-up bubblers per tree.
4. Submit plan to owner for review and approval prior to construction.
B. Includes:
1. Piping and fittings.
2. Connection to existing water lines.
3. Valves, bubblers, quick couplers, dripline, filters, pressure regulators, spray heads, and rotary heads.
4. All miscellaneous fittings and accessories required to complete and operate system.
5. Excavation and backfill.
6. Testing and adjusting.
7. Clean up.

1.02 QUALITY ASSURANCE

- A. Codes and Standards:
1. All applicable local, state and national Plumbing Ordinances, Electrical Codes, Building Codes and Irrigation Codes Regulations or Ordinances.
2. National Plumbing Code.
B. Licenses:
1. All work shall be performed by or under the direct supervision of an irrigator or plumber licensed to install an irrigation system under the authority of the State of Mississippi.
C. Reference Standards:
1. ASTM D-2241-78
2. CS 256-63

1.03 SUBMITTALS

- A. Maintenance Materials : At completion of the job, furnish spare parts and all special tools and equipment required to operate and maintain system.
B. Maintenance Data: Furnish two copies of parts list and repair manuals and all special tools and equipment required to operate and maintain system.
C. Manufacturer's Literature: Submit catalogue data indicating, performance, weight, size and function of each item of equipment and material. Also provide manufacturer's operating manual.

- D. Project Record Documents: Record on a clean set of plans in colored pencil and also a reproducible mylar:
1. All piping and wiring, including control wires by dimensions.
2. Locate all valves by dimension from two directions.

PART II - PRODUCTS
2.01 GENERAL

- A. Equipment and Material Requirements:
1. Standard product of acceptable manufacturer.
2. In-service performance records to verify published capabilities.
3. New and unused.

2.02 MATERIALS

- A. PVC Pipe and Fittings:
1. Polyvinyl chloride pipe (PVC) in accordance with ASTM D-2241-78 made to SDR-PR dimensions and approved by National Sanitation Foundation.
2. All pipe downstream of backflow preventer to be Class 200 PVC; all swing joints and risers to be Schedule 80.
B. Joints and Fittings:
1. Nipples and risers: Schedule 80 threaded PVC pipe.
2. Fittings: Schedule 80 PVC.
C. Valves:
1. Double Check Double Gate Valve
a. Approved Product: FEBCO.
b. In plastic valve box with cover
c. Ball valve and wye strainer installed upstream of double checkdouble gate valve.
2. Electric Control Valve
a. Electric control, in-line, Irritrol 700 series.
b. Size to match upstream pipe or as shown on drawings.
c. Install in jumbo plastic valve box with plastic manual cutoff on upstream side.

- D. Sprinkler Heads
1. Toro 570 Z spray heads on flex riser; no cut-off nipples
2. Hunter, PGP and/or PGJ rotors on swing joints

- E. Drip Zone Control Kit
1.Hunter ICZ-101-40
a. Install in jumbo plastic valve box with plastic manual cutoff on upstream side.

- F. Drip Line Tubing
1.Hunter PLD-04-12
a. Install at grade below mulch 12" O.C.
b.Use 1 staple every 5' to hold down tubing. Do not puncture tubing.
c.Do not place dripline under paving. Use ¾" PVC
d.Install PLDBV at end of each run in box.
2.Hunter PLD-BLNK when no emission device is needed
3.Drip Zone Winter Flushing
a.Install two (2) ¾" ball valve down stream from drip zone valve in box.
b.Install first valve between Drip Zone valve and dripline
c.Tee into line down stream of first valve and install second valve upstream of Dripline tubing.
d.Leave end of second valve unattached on discharge side for future connection to air supply.
G. Controller - Irritrol, MC-E
H. Quick Couplers - Include ¾ inch quick coupler on main line in jumbo box at 100 feet on center.
I. Rain/Freeze Sensor - Hunter RFC

PART III - EXECUTION

3.01 GENERAL

Install all equipment and products in accordance with manufacturer's recommendations.

3.02 INSTALLATION

- A. PVC Pipe and Fittings:
1. Handle and install PVC pipe, couplings, and fittings in accordance with manufacturer's recommendations and industry standards.
2. All PVC fittings shall be molded of the same material as the pipe and shall be suitable for solvent weld, slip joint ring tight seal, or screwed connections.
3. Minimum 12" trench depth, laterals; 18" main

- B. Leak Test:
1. When the main line or sections of the main line, e.g. loops with swing joints and valves have been installed, the system (or section) will then be pressurized to the operating pressure indicated on the drawings. The pressure will then be maintained for a 24 hour test period prior to backfilling.
2. All leaks will be repaired and retested prior to backfilling lines.

3.03 TREE PROTECTION

- A. When possible run trenches along edges of paving and curbs or building walls to minimize tree root disturbance.
B. When trenching within tree drip line is absolutely necessary, trench radially into tree's root system. Do not trench across roots.
C. Supply trenching plan to owner for approval.

3.04 CLEANUP

- A. Make final cleanup of all parts of work before final acceptance.
B. Remove all construction materials and equipment.
C. Prepare site in an orderly and finished appearance.
D.Remove from site any rock or extra soil that resulted from this work and restore site to its original condition.

END OF SECTION

NOTE: IN THE EVENT ANY PORTION OF THESE SPECIFICATIONS OR DETAILS CONFLICTS WITH LOCAL OR STATE LAWS AND REGULATIONS, LOCAL/STATE STANDARDS SHALL SUPERSEDE.



DESIGN SET

MARSHALL GRAIN CO.
5311 COLLEYVILLE BLVD
COLLEYVILLE, TX 76.34

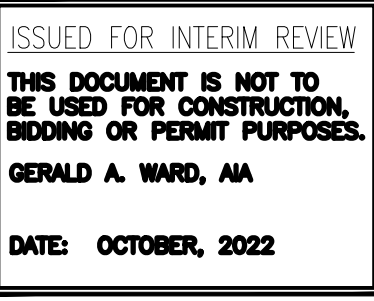
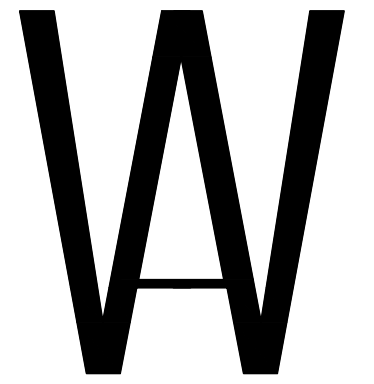


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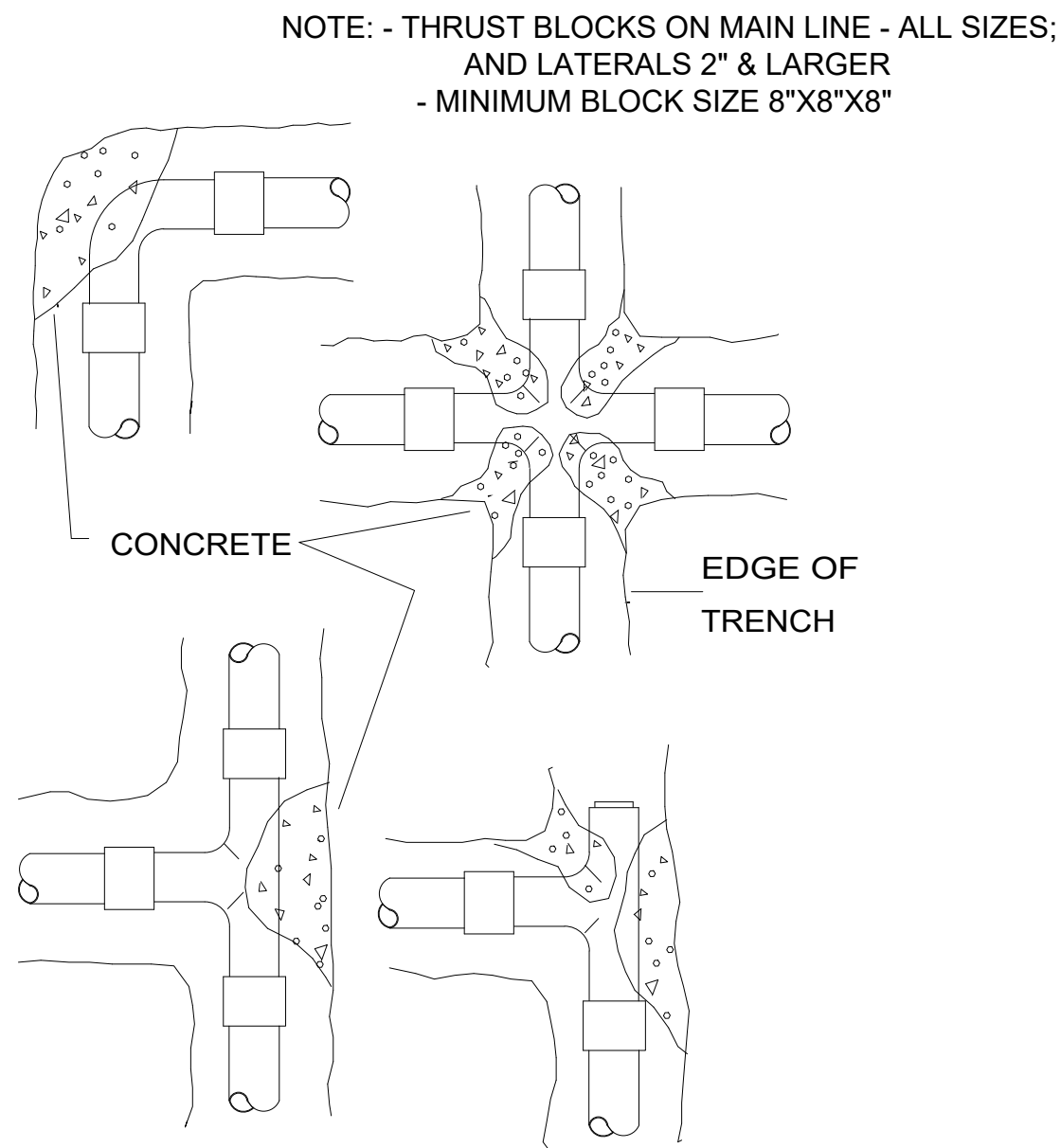
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02750-1

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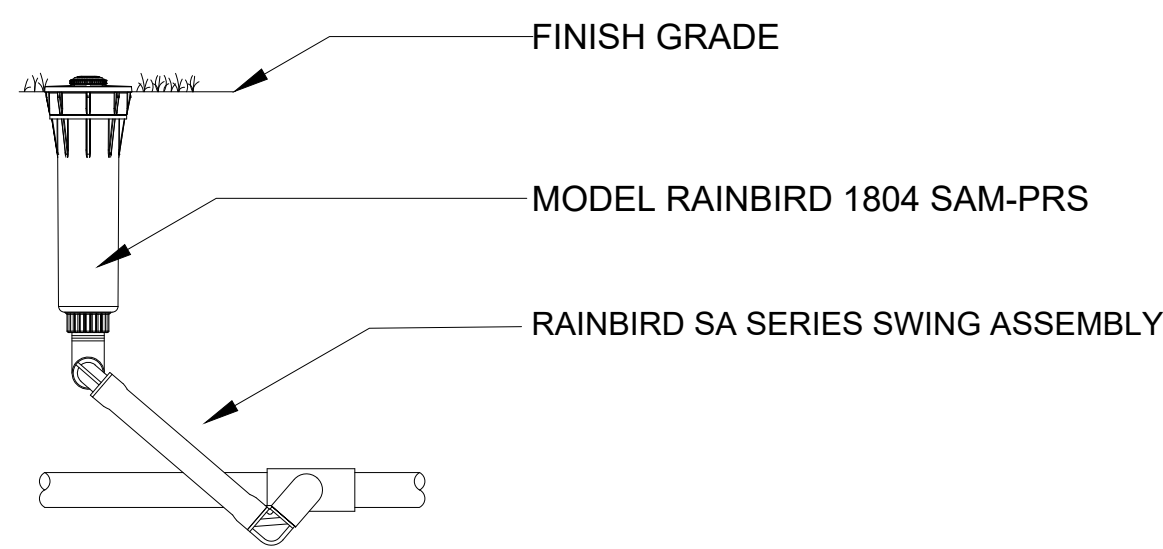
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IRRIGATION PERFORMANCE SPEC



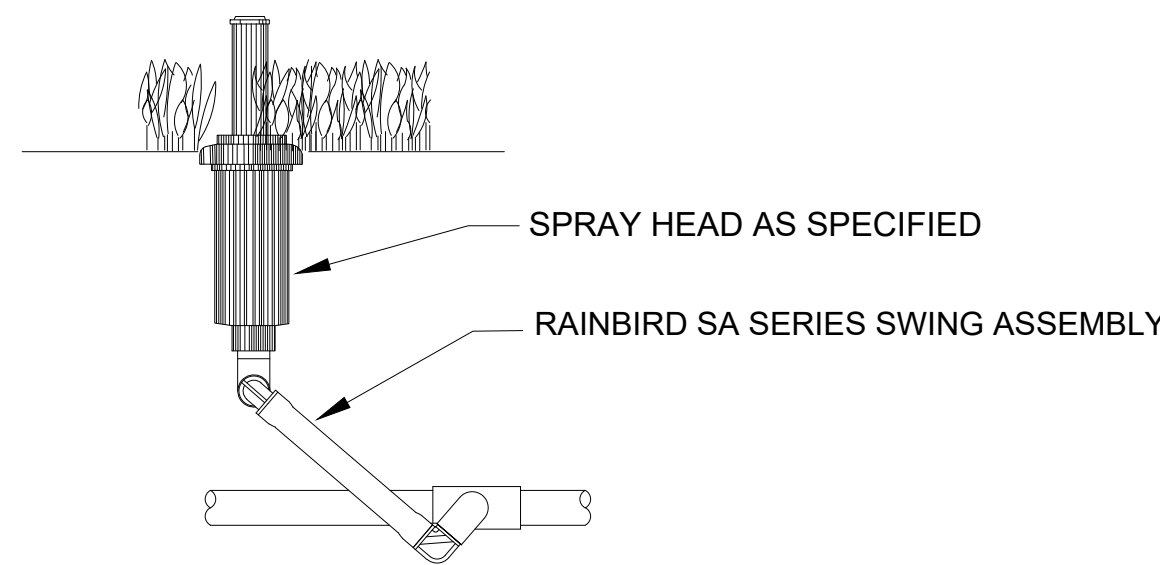
THRUST BLOCKS - PLAN VIEW

SCALE: NOT TO SCALE



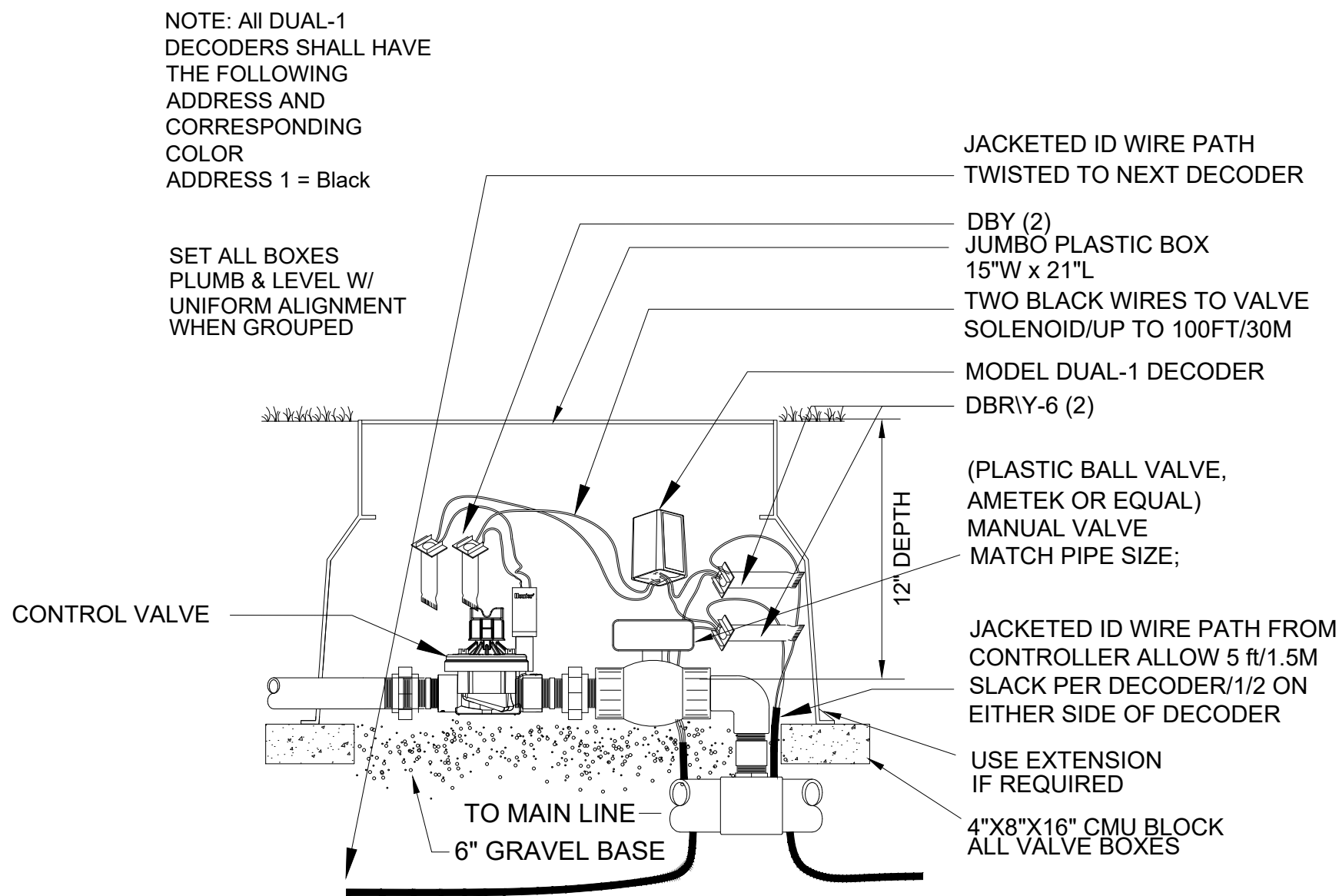
TYPICAL INSTALLATION OF
MPR-40 ROTARY SPRINKLER ON
SWING-JOINT RISER

SCALE: NOT TO SCALE



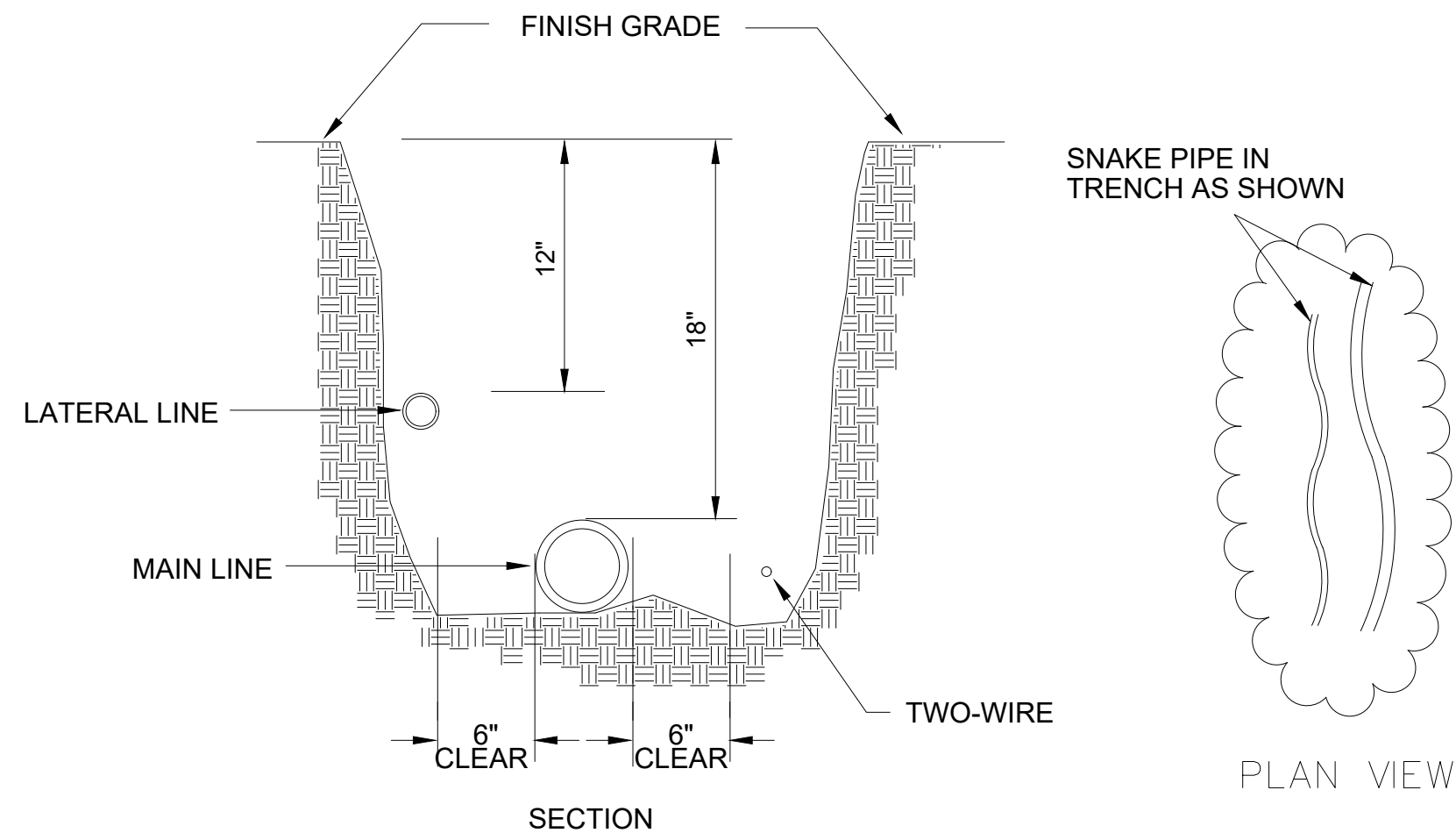
TYPICAL INSTALLATION OF
BUBBLER HEAD

SCALE: NOT TO SCALE



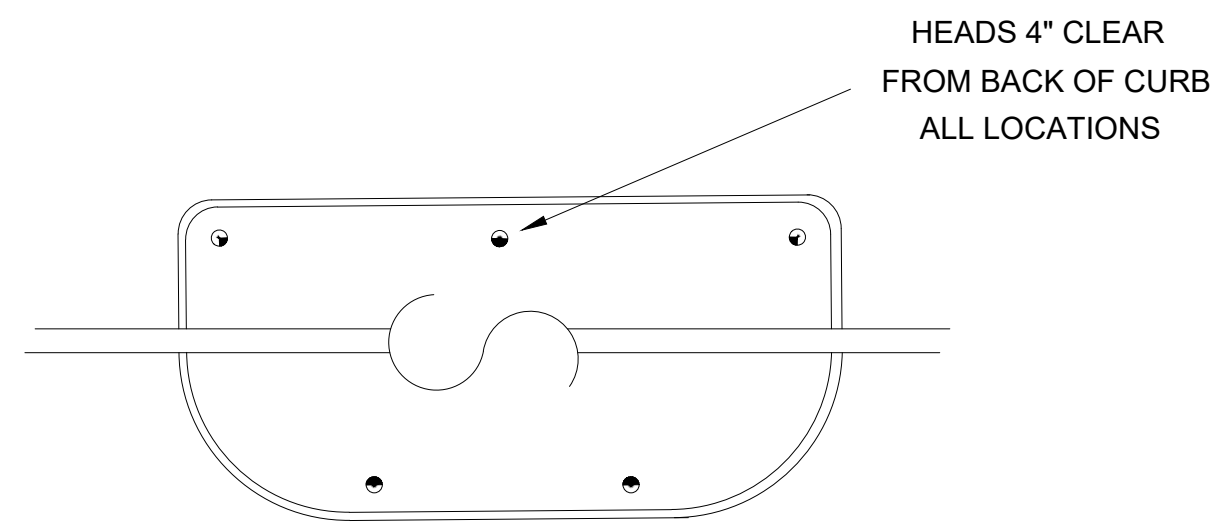
ELECTRIC CONTROL VALVE

SCALE: NOT TO SCALE



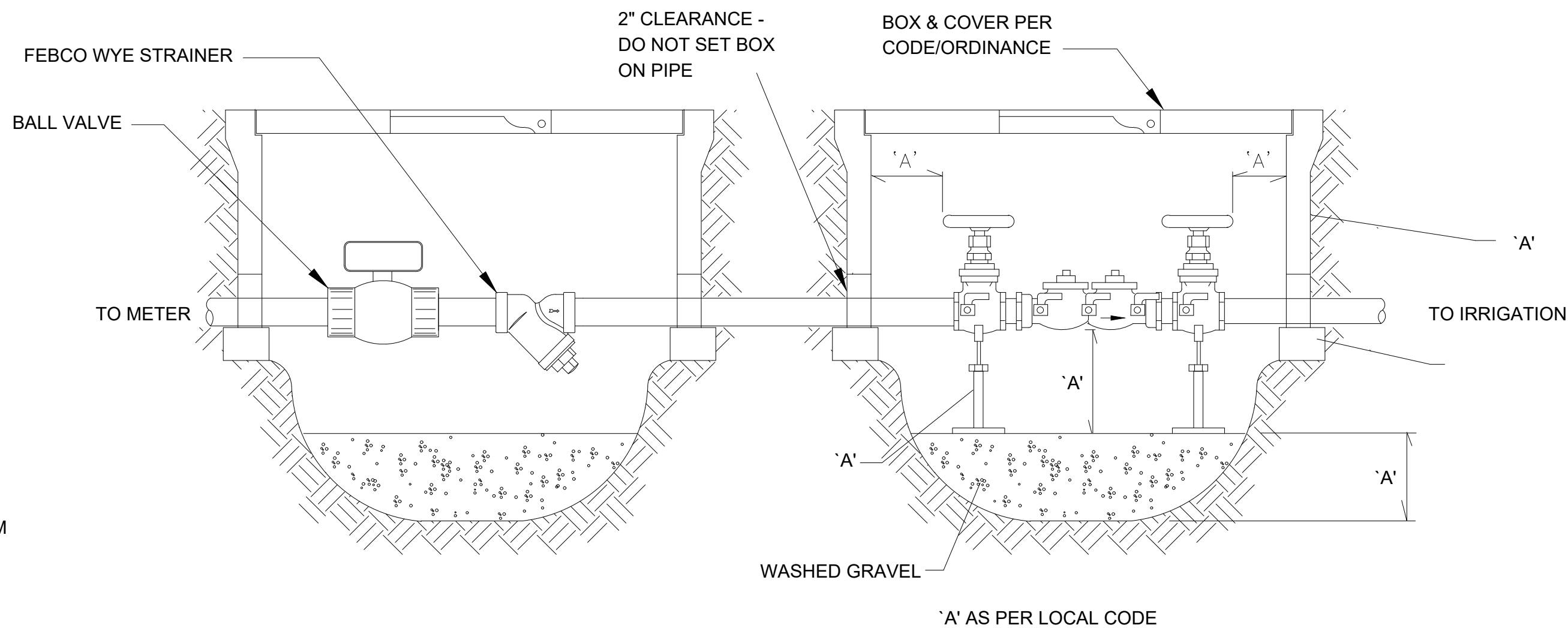
TRENCH DETAIL

SCALE: NOT TO SCALE



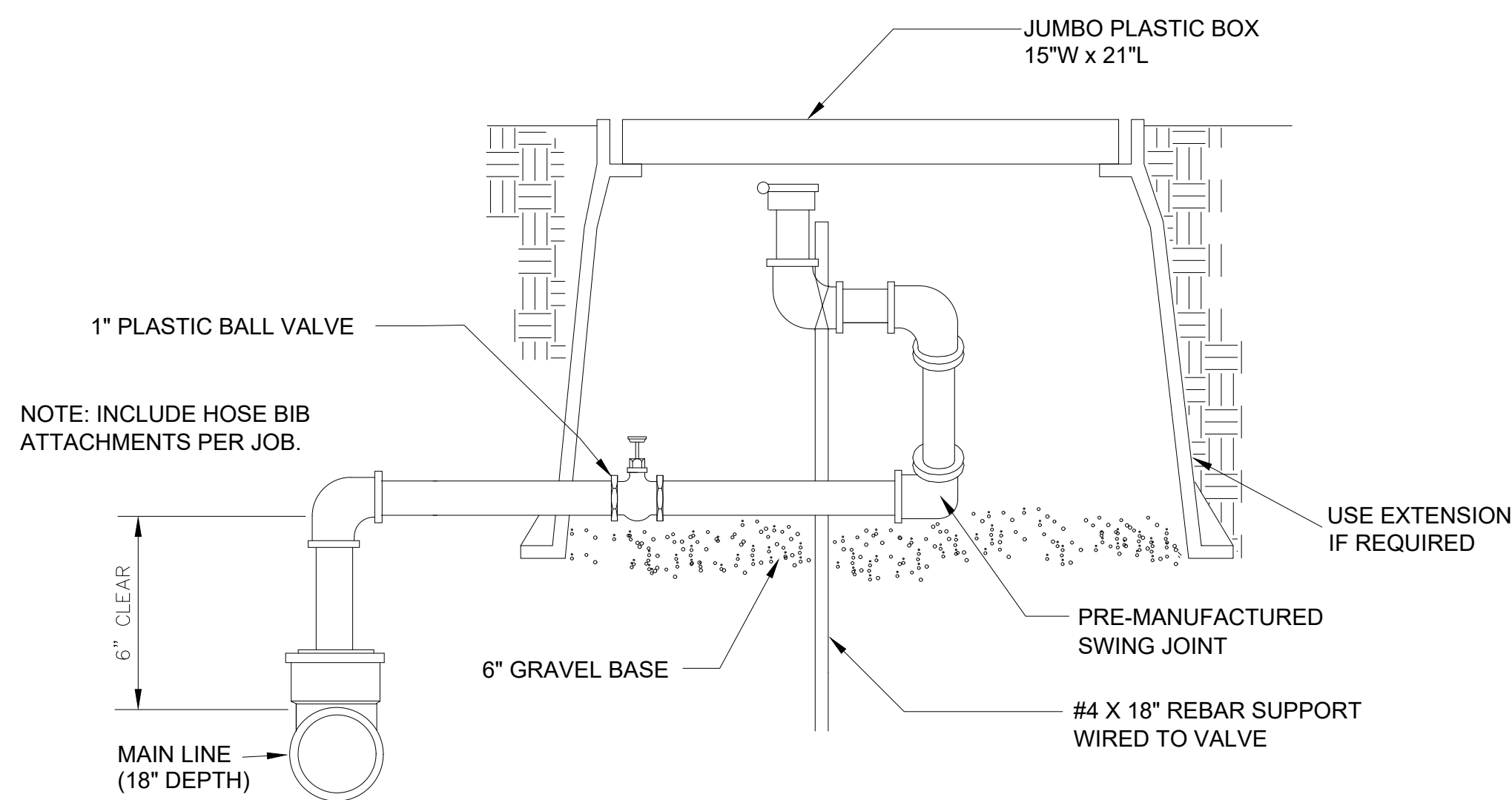
HEAD LAYOUT
Plan View

SCALE: NOT TO SCALE



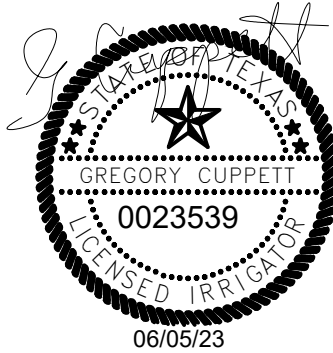
TYPICAL INSTALLATION
DOUBLE CHECK/WYE VALVE ASSEMBLY

SCALE: NOT TO SCALE



QUICK COUPLER VALVE

SCALE: NOT TO SCALE



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT, LICENSED IRRIGATOR NUMBER 0023539, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2670 ON 06/05/23 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE IRRIGATOR/LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

IRRIGATION DETAILS

DESIGN SET

W

WARD ARCHITECTURE PLLC
5004 THOMPSON TERRACE SUITE 107
COLLEYVILLE, TEXAS 76034
817-281-5600

ISSUED FOR INTERIM REVIEW
THIS DOCUMENT IS NOT TO
BE USED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.
GERALD A. WARD, AIA
DATE: OCTOBER, 2022

MARSHALL GRAIN CO.
5311 COLLEYVILLE BLVD
COLLEYVILLE, TX 76.34

Drawn By V D
Checked By GW
Project No: 22-72
Issue Date: - -

No.	Date	Description

Issued: DESIGN SET
Sheet Title

I-3

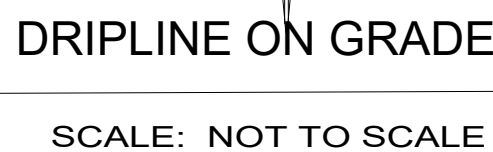
Sheet Number



THIS DOCUMENT IS NOT TO
BE USED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES

DATE: OCTOBER, 2021

1. IRRIGATION LINES ARE SOMETIMES SHOWN OUTSIDE PLANTING BEDS FOR GRAPHIC CLARITY ONLY. ADJUST INSIDE BEDS ON SITE.
2. AVOID TRENCHING WITHIN DRIP LINE OF EXISTING TREES. WHERE NECESSARY, TRENCH RADIIALLY, RATHER THAN ACROSS THE ROOT SYSTEM.
3. MAIN LINE TO BE DETERMINED (CONTRACTOR TO CONFIRM).
4. ALL SLEEVES UNDER PAVING TO EXTEND 12" PAST EDGE OF PAVING. COORDINATE WORK WITH GENERAL AND PAVING SUBCONTRACTOR.
5. ALL HEADS TO BE 4" POPS IN LAWNS. ALL HEADS WITH CHECK VALVES.
6. COORDINATE SLEEVE SIZE AND LOCATION FOR FREEZE SENSOR, RAIN GAGE AND CONTROLLER WITH GENERAL CONTRACTOR. SEAL ALL BUILDING PENETRATIONS WATER TIGHT.
7. SEE FOLLOWING DETAIL SHEET FOR IRRIGATION DETAILS.
8. CONTACT CITY FOR WATER PRESURE. VERIFY ON SITE AND REPORT TO LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY WORK.
9. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER, AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER. REFER TO UTILITY PLANS.
10. VERIFY 100% COVERAGE OF SYSTEM OVER ALL PLANTING & LAWN AREAS AS SHOWN ON DRAWINGS.
11. IF PEDESTAL MOUNTED CONTROLLER IS SPECIFIED, MOUNT ON 4"X3"X3" CONCRETE SLAB WITH (4) #4'S EACH WAY. SLEEVE THROUGH SLAB FOR CONTROLLER WIRING AS REQUIRED.
12. UNLESS NOTED OTHERWISE, THERE ARE NO EXISTING SLEEVES FOR IRRIGATION CONTRACTOR TO SIZE AND COORDINATE SLEEVE INSTALLATION AS NEEDED IN ALL LOCATIONS UNDER PAVEMENT.
13. QUANTITIES ARE PROVIDED AS A COURTESY AND ARE NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO BIDDING.
14. IF DOUBLE CHECK IS PROHIBITED BY LOCAL CODE/ORDINANCE, SUBSTITUTE WITH APPROVED BACKFLOW PREVENTION DEVICE.
15. ALL WORK IN ACCORDANCE WITH LOCAL, STATE, & NATIONAL CODES & ORDINANCES.
16. CONTRACTOR TO SIZE CONTROL SIZE GUAGE PER NECESSARY. HOWEVER, MINIMUM SIZE TO BE 14 GUAGE PER NATIONAL ELECTRICAL CODE. ALL SPLICES WITH APPROVED MANUFACTURED CONNECTOR IN VALVE BOX.
17. DO NOT LOCATE VALVE BOXES IN SWALES, LOW AREAS, OR ANY OTHER LOCATION WHERE THEY COULD COLLECT WATER.
18. CONTROLLER TO BE WIRED ON DEDICATED 120 VOLT CIRCUIT AND GROUNDED W/ "GROUNDING SPIKE" PER MANUFACTURER'S INSTRUCTIONS.
19. ADJUST HEADS TO AVOID OVERSPRAY ONTO STREETS, ROADWAYS, BUILDINGS AND ELECTRICAL EQUIPMENT.
20. INCLUDE ONE SPARE WIRE FROM CONTROLLER TO EACH CONTROL VALVE. EACH WIRE TO BE VARYING COLOR.
21. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING FLOW CONTROL AND PRESSURE DURING CAPTOR AT EACH CONTROL VALVE AS NECESSARY TO MAKE SYSTEM OPERATE AS INTENDED.
22. DRIP IRRIGATION IS INTENDED TO MAINTAIN ESTABLISHED PLANT MATERIAL. CONTRACTOR SHALL HAND WATER AND MAINTAIN NEW PLANTINGS AS REQUIRED UNTIL ESTABLISHMENT AND ACCEPTANCE.
23. IRRIGATION CONTROLS SHALL BE SET TO RUN AT OPTIMAL TIMES OF THE DAY TO MINIMIZE EVAPORATION LOSS AND BUSINESS DISRUPTION. BROADCAST SYSTEMS SHOULD NOT BE RUN DURING TENANT'S NORMAL BUSINESS HOURS.



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY J. LUFFET, LICENSED ARCHITECT, IRRIGATOR & LANDSCAPE ARCHITECT (LICENSED IRRIGATOR NUMBER 0023535, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672) ON 06/05/23 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE IS MADE AVAILABLE TO THE PUBLIC IN ACCORDANCE WITH THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO HOLD THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE INCURRED BY THEM AS A RESULT OF THE USER'S USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO PROVIDE A WRITTEN PERMISSION TO THE ARCHITECT/IRRIGATOR/LANDSCAPE ARCHITECT TO REMOVE THIS ELECTRONIC DRAWING FILE WITHOUT THE IRRIGATOR/LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

DESIGN SET

MARSHALL GRAIN CO.
5311 COLLEYVILLE BLVD
COLLEYVILLE, TX 76.34

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Sheet Title	

I-2
Sheet Number

Sheet Number



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, July 10, 2023 at 7:00 p.m.
City Council Meetings: Tuesday, August 1, 2023 & Tuesday, August 15, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a change in zoning from CC-1 Village Retail district to PUD-C Planned Unit Development – Commercial district on Lot 1, Block 1, of the Tuntun Addition.

Zoning Case: ZC23-014

Applicant: Gerald Ward

Owner: BAJRAM & RUZDI INVESTMENTS LLC

Location: 5311 Colleyville Blvd

Property Description: Lot 1, Block 1, Tuntun Addition

Present Zoning: CC-1 Village Retail

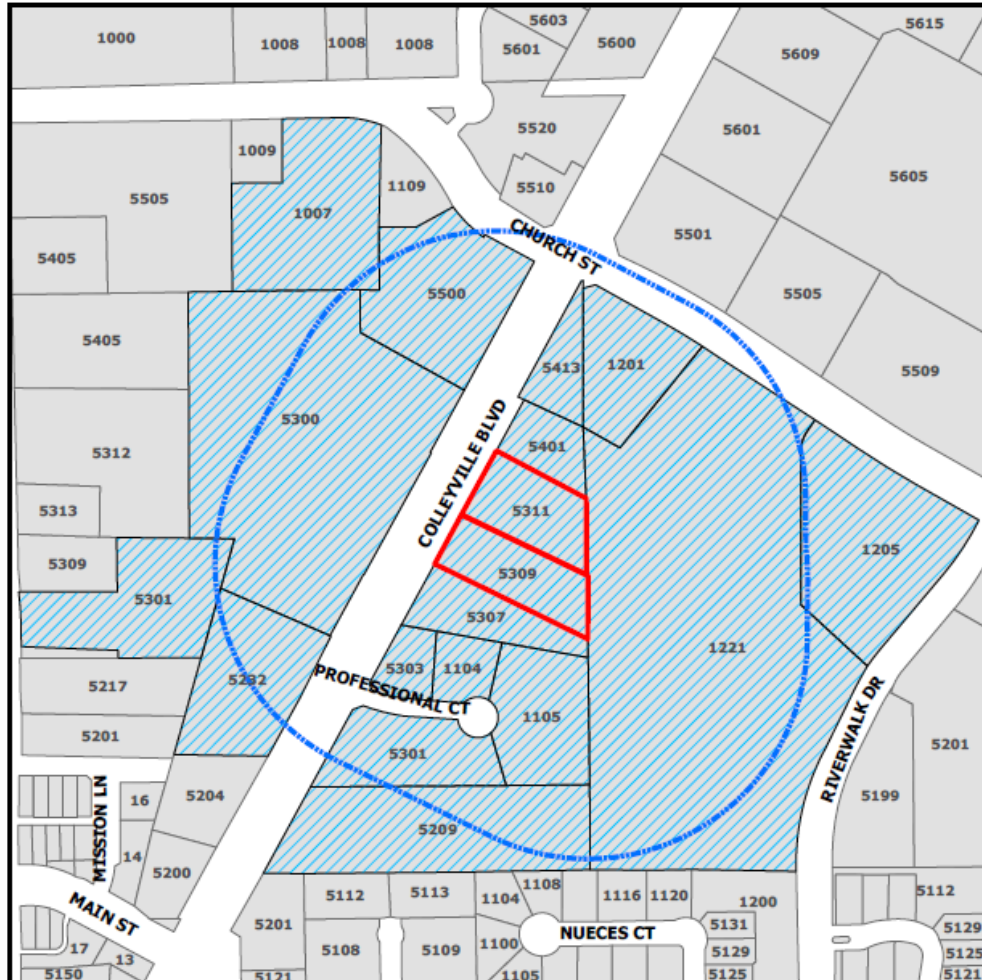
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

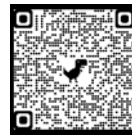
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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):

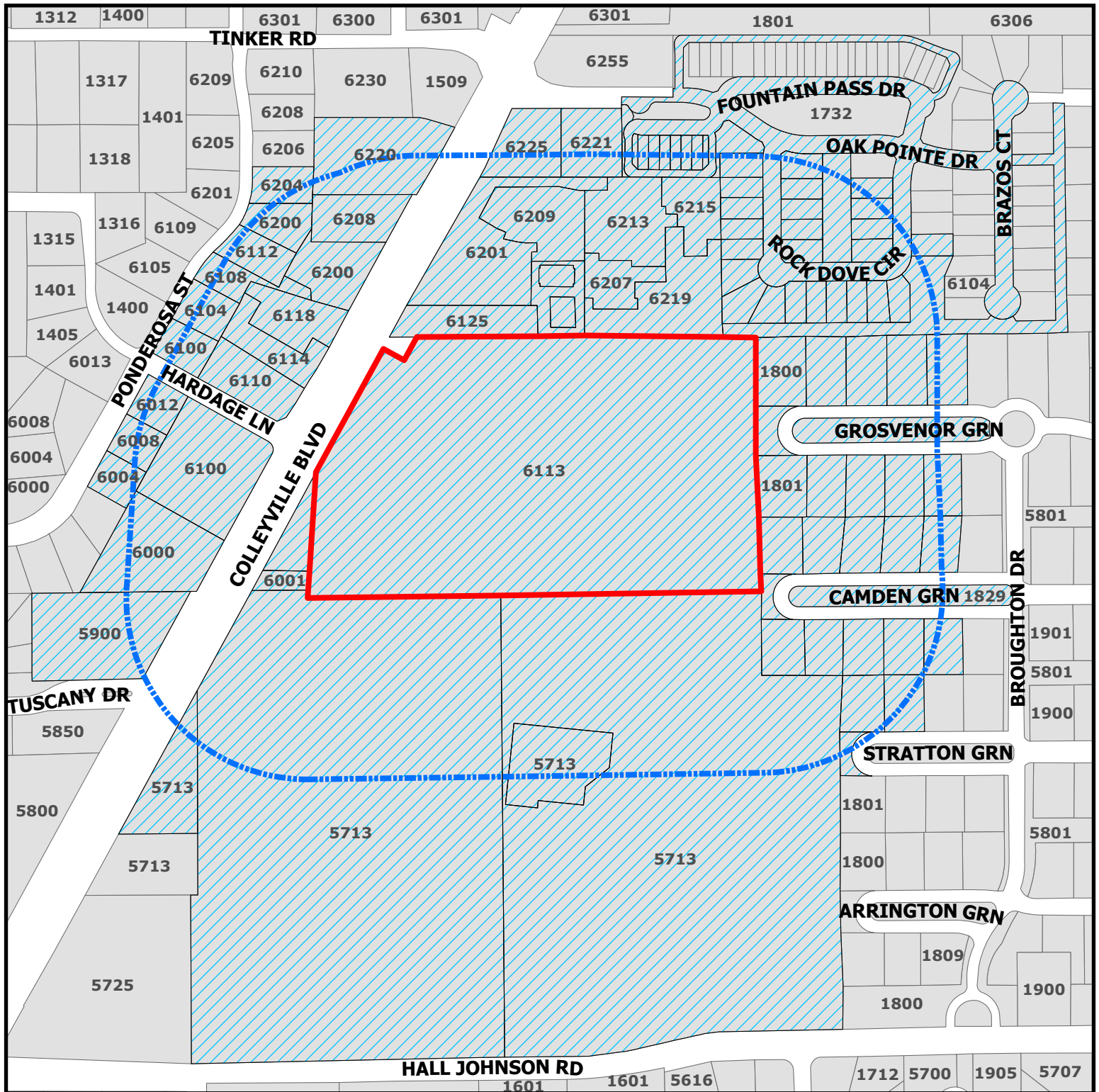


For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

1	COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5209 COLLEYVILLE BLVD
2	BAJRAM & RUZDI INVESTMENTS LLC	4701 MILL CREEK RD	COLLEYVILLE, TX	76034	5311 COLLEYVILLE BLVD
3	KIPTON ANDERSON INVESTMENTS LL	5303 COLLEYVILLE BLVD STE B	COLLEYVILLE, TX	76034	5303 COLLEYVILLE BLVD
4	C & S SKY BLUE CORPORATION				5307 COLLEYVILLE BLVD
5	BAJRAM & RUZDI INVESTMENTS LLC	4701 MILL CREEK RD	COLLEYVILLE, TX	76034	5309 COLLEYVILLE BLVD
6	R P GANTOS VENTURES LLC	7213 COTTONWOOD CT	NORTH RICHLAND HILLS, TX	76182	5413 COLLEYVILLE BLVD
7	BRADY, LIBBY W	5405 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	5401 COLLEYVILLE BLVD
8	BARNARD PARTNERS XIII LTD	PO BOX 127	COLLEYVILLE, TX	76034	5301 COLLEYVILLE BLVD
9	HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5301 PLEASANT RUN RD
10	MDC COAST 7 LLC	11995 EL CAMINO REAL	SAN DIEGO, CA	92130	1221 CHURCH ST
11	FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5300 COLLEYVILLE BLVD
12	GII SHP EBSW DFW LLC	707 WESTCHESTER AVE SUITE 401	WEST HARRISON, NY	10604	5500 COLLEYVILLE BLVD
13	BARNARD PARTNERS XII LTD	PO BOX 127	COLLEYVILLE, TX	76034	1105 PROFESSIONAL CT
14	LAUKIEN, DIRK D	24 WATERWAY AVE STE 225	SPRING, TX	77380	1205 CHURCH ST
15	BRANCH BANKING & TRUST CO	PO BOX 167	WINSTON SALEM, NC	27102	1201 CHURCH ST
16	BARNARD PARTNERS XVIII LTD	PO BOX 127	COLLEYVILLE, TX	76034	1104 PROFESSIONAL CT
17	COLLEYVILLE LOFTS VENTURE LLC	5065 MINNOW LN	CUMMING, GA	30028	5232 COLLEYVILLE BLVD
18	RIVERWALK AT COLLEYVILLE	P.O. Box 1031	COLLEYVILLE, TX	76034	COURTESY NOTICE
19	HIDDEN OAKS ESTATES		COLLEYVILLE, TX	76034	COURTESY NOTICE
20	BRIDGES AT RIVERWALK ADDITION	P.O. Box 1183	COLLEYVILLE, TX	76034	COURTESY NOTICE
21	GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED

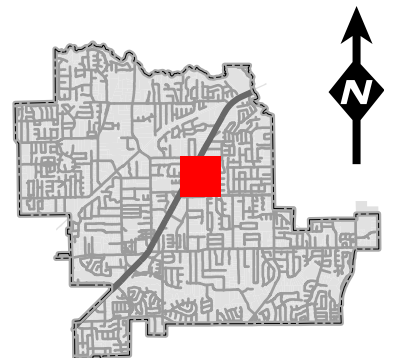
Notification Map



ZC23-013

6113 Colleyville Blvd

-  Parcels to be notified
-  Buffer
-  Subject Property



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.

ORDINANCE O-23-XXXX

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY REZONING FROM CC-1 VILLAGE RETAIL TO PUD-C PLANNED UNIT DEVELOPMENT – COMMERICAL DISTRICT ON LOT 1A, BLOCK 1, TUTUN ADDITION BEING 1.37 ACRES AND LOCATED AT 5311 COLLEYVILLE BOULEVARD AND A PORTION OF LOT 1, BLOCK 1, BOJKU FAMILY ADDITION LOCATED AT 5309 COLLEYVILLE BOULEVARD; BEING APPROXIMATELY 1.02 ACRES, PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application to change the zoning from CC-1 Village Retail to PUD-C Planned Unit Development – Commercial district, Case No. ZC23-014; and

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

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

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

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

- Sec. 1. THAT the purpose of this ordinance is to amend the base zoning for the real property described as Lot 1A, Block 1, Tutun Addition, and a portion of Lot 1, Block 1, Bojku Family Addition and commonly known as 5311 and 5309 Colleyville Boulevard (the "Property"), and to further provide for a PUD-C overlay district to allow for a nursery and greenhouse use.

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

1. GENERAL

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

2. DEVELOPMENT OF THE PROPERTY

- a. The Property is currently developed with two commercial buildings and shall be developed with one additional greenhouse generally consistent with the Site Plan, which is attached hereto as Exhibit "B".
- b. The buildings erected on the Property shall be consistent with the elevations, materials, and articulation as depicted in Exhibit "C", unless expressly provided otherwise in this ordinance.

3. PUD-C OVERLAY DISTRICT REGULATIONS

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

- a. **Permitted Use.** The permitted uses for the Property shall be those listed for the CC-1 Village Retail base zoning district. The use of nursery and greenhouse with outdoor display of merchandise shall be allowed. All CC-1 Village Retail district regulations shall apply to the Overlay District except as expressly provided otherwise by this ordinance.
- b. **Business Name.** Business shall at all times be required to operate under the name "Marshall Grain"; provided, the

owner of the Business may request to change the name of the Business by applying for a specific use permit (SUP).

c. **Landscaping.**

1. All required landscaping shall meet the minimum requirements of Chapter 4 - Landscaping and Buffering in the Land Development Code except as amended.
2. The required 20-foot landscaping adjacent to Colleyville Boulevard shall be reduced to zero.
3. The monument sign shall provide landscaping around the base.

d. **Building Design.**

1. All building designs shall be generally consistent within the elevations shown in Exhibit "C".

2. **Building(s)**

- a) Building one is a brick building being one-story and 2,000 s.f.
- b) Building two is a one-story storage building of 2,833 s.f.
- c) Building three is a proposed one-story greenhouse of 6,000 s.f.

- f. **Fencing and Screening.** A minimum eight (8) foot wrought iron fence shall be constructed along the north, south and east property lines to the issuance of any certificate of occupancy.

- g. **Impervious Coverage.** The impervious coverage is 56%.

- h. **Parking.** The parking provided is 28 spaces.

- i. **Signage.** A monument sign shall be allowed as it currently exists with the exception of language per C.3. above.

4. TERMINATION OF THE PUD-C OVERLAY DISTRICT

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

- Sec. 3. THAT the Property shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein. All requirements of the Land Development Code shall be met, except as expressly amended herein.
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of August 2023.

The second reading and public hearing being conducted on the 15th day of August 2023.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 15th DAY OF AUGUST 2023.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Callie Rigney	_____
Place 1, Brandi Elder	_____	Place 5, Ben Graves	_____
Place 2, George Bond	_____	Place 5, Chuck Kelley	_____
Place 3, Scotty Richardson	_____		

ATTEST:

CITY OF COLLEYVILLE

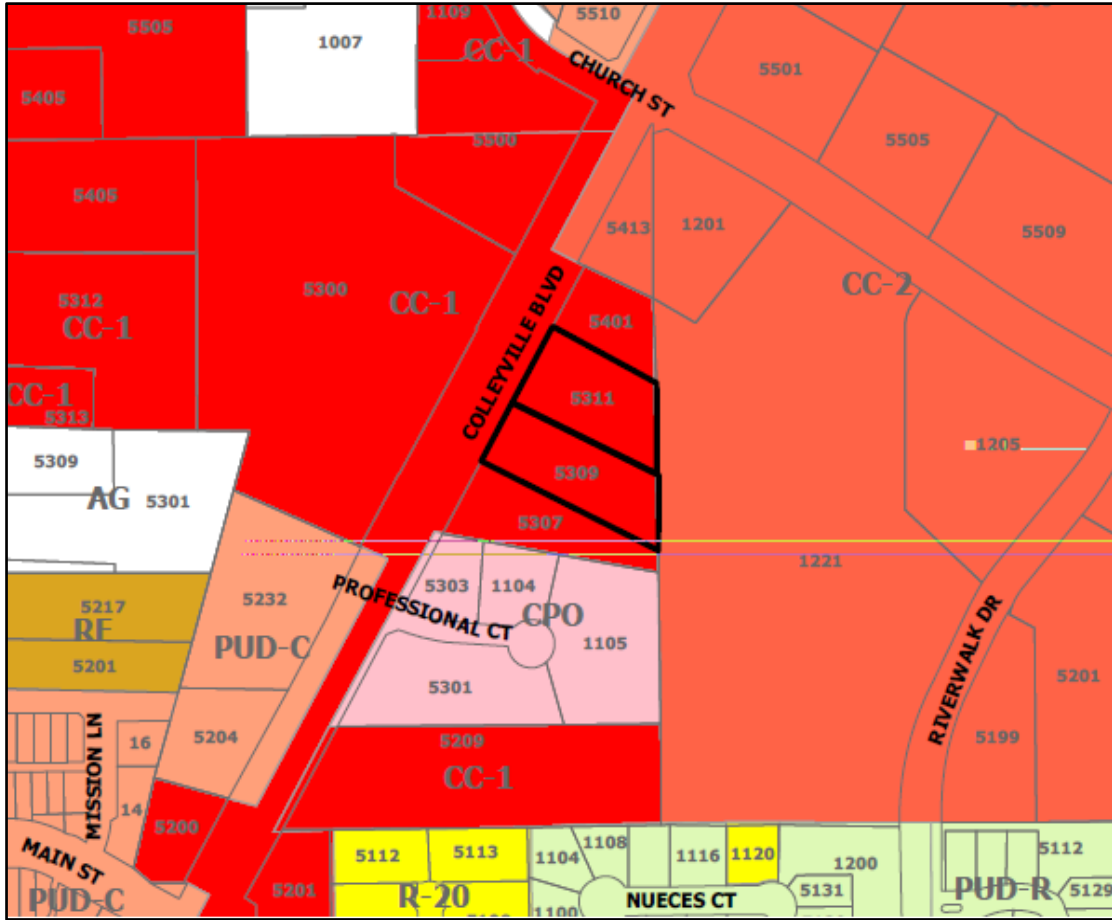
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Zoning Exhibit



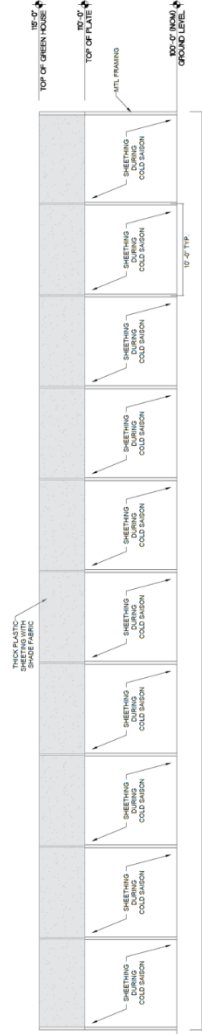
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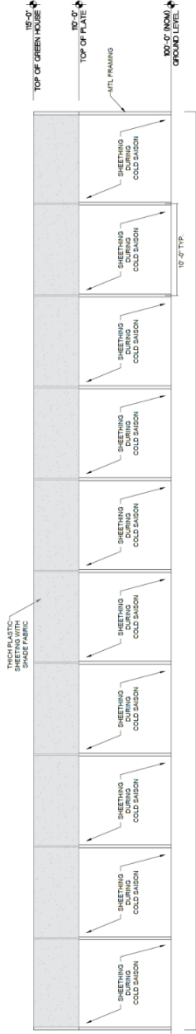
FIELD COLOR
TBD
TBD

MTL-2: MTL FRAMING / PIPE FRAMING

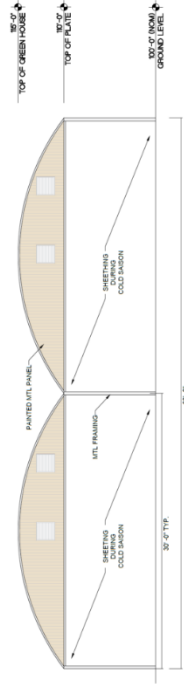
PL-1: THICK PLASTIC SHEETING



04 SIDE GREEN HOUSE ELEVATION (NORTH)
SCALE: 3/16"=1'-0"

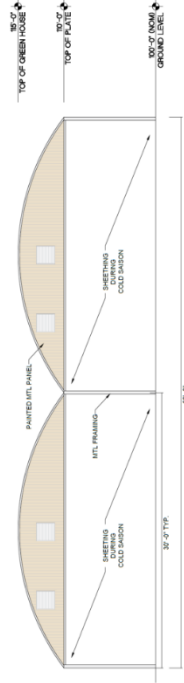


05 10X10 SHADE STRUCTURE ELEVATION (TYP.)
SCALE: 3/16"=1'-0"



02 BACK GREEN HOUSE ELEVATION (EAST)
SCALE: 3/16"=1'-0"

03 SIDE GREEN HOUSE ELEVATION (SOUTH)
SCALE: 3/16"=1'-0"



01 FRONT GREEN HOUSE ELEVATION (WEST)
SCALE: 3/16"=1'-0"

DESIGN SET

[illegible]

