



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION AGENDA

100 Main Street, Colleyville, Texas, 76034

MONDAY, JULY 24, 2023

**EXECUTIVE CONFERENCE ROOM - THIRD FLOOR
6:15 P.M.**

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** 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
- 2b** Presentation and discussion of a Special Use Permit to allow a non-compliant fence for Lot 1, Block 1, Congregation Beth Israel Addition, located at 6100 Pleasant Run Road, Case ZC23-015
- 2c** Presentation and discussion of a Special Use Permit to allow a non-compliant fence for Lot 1, Block A, Shanklin Farm Addition, located at 4820 Bill Simmons Road, Case ZC23-016
- 2d** Presentation and discussion of a Special Use Permit to allow for a non-compliant fence for Lot 21, Block 2, Stafford Heights Subdivision, located at 4808 Manning Drive, Case ZC23-017
- 2e** Presentation and discussion of a change of zoning from R-20 Single Family Residential district to R-40 Single Family Residential district on a portion of Lot 17, Block 3, Highland Acres Addition, located at 5108 Bransford Road, Case ZC23-018
- 2f** Presentation and discussion of a Special Use Permit to allow for an Accessory Dwelling for Lot 17, Block 3, Highland Acres Addition, located at 5108 Bransford Road, Case ZC23-019

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, July 20, 2023* by 5:00 p.m.

Jacquelyn 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 WORKSESSION BRIEFING

Agenda Number 2a

Agenda Date 7/24/2023

Type Presentation and Discussion

Department Community Development

Title

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

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 9.11 acres, and zoned CC-2 Shopping Center commercial district. The request is for Bluebonnet Hills Cemetery to expand.

Attachments

1. Aerial
2. Zoning
3. Survey
4. Statement of Planning Objectives
5. Site Plan
6. Master Plan
7. Topographic Survey
8. Elevations
9. Landscape Plan
10. Drainage Plan - Existing Conditions
11. Drainage Plan - Expansion
12. Economic Data

Aerial Map

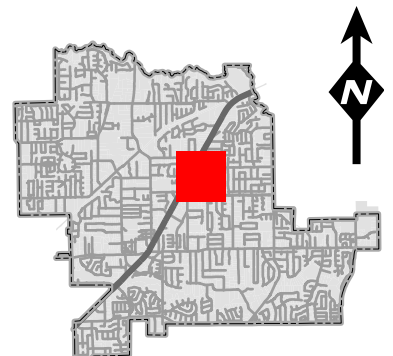


ZC23-013

6113 Colleyville Blvd



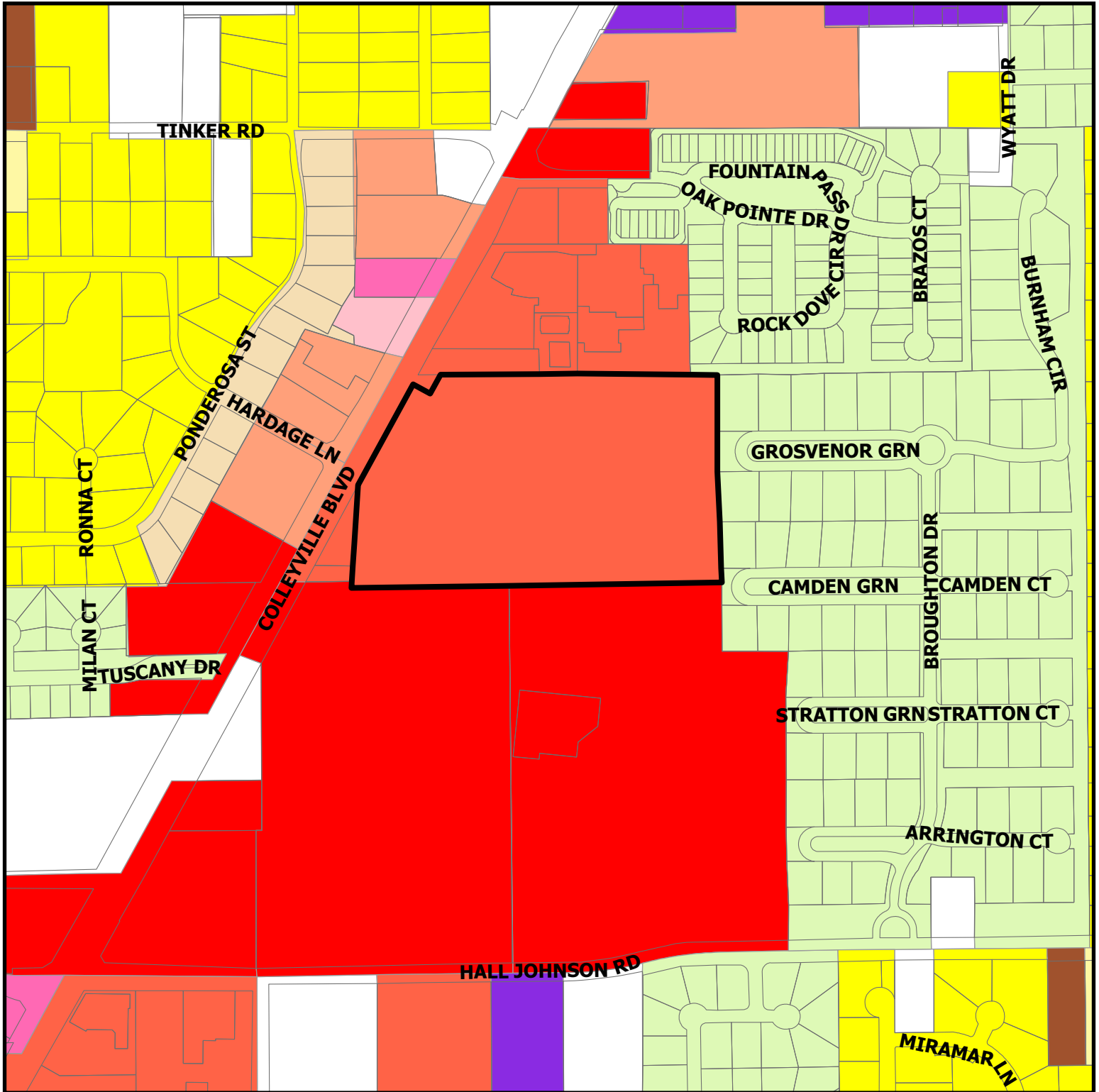
Subject Property



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.

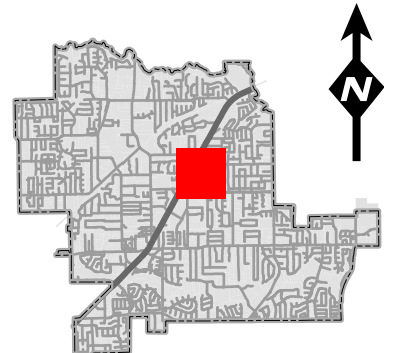
Zoning Map



ZC23-013

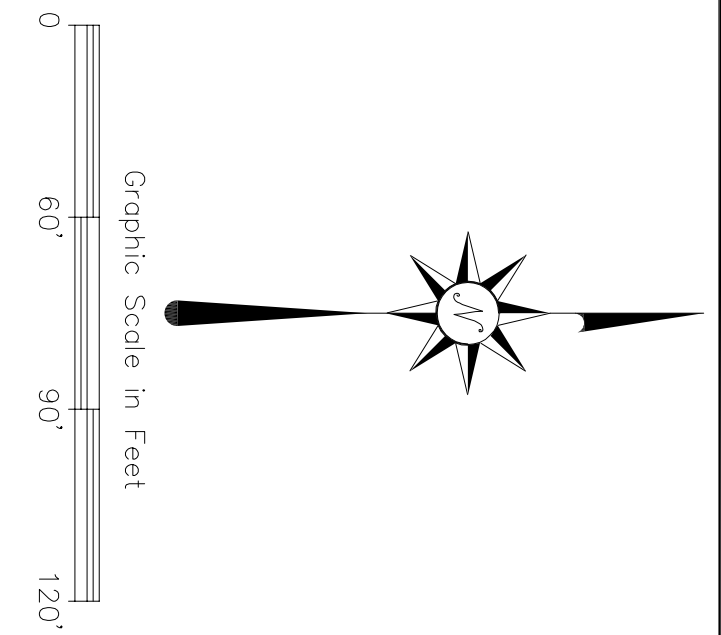
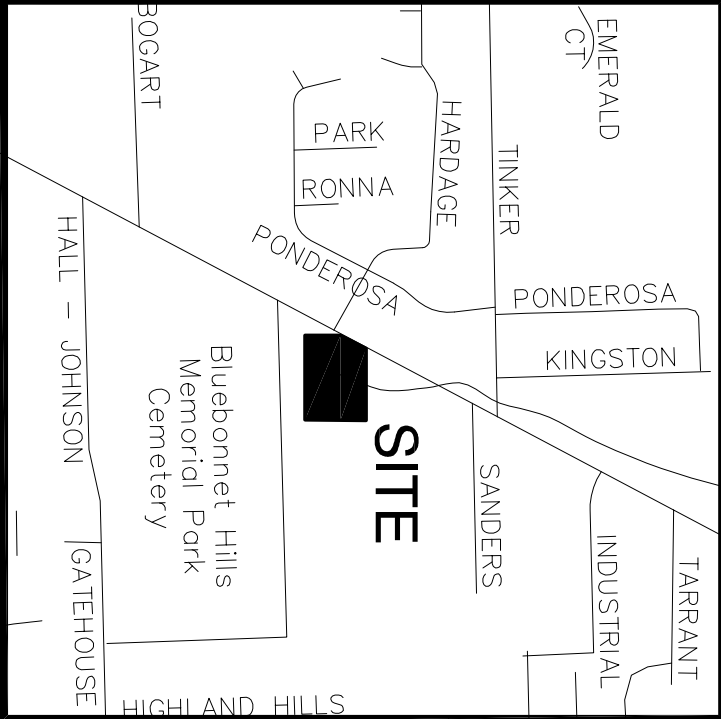
6113 Colleyville Blvd

 Subject Property



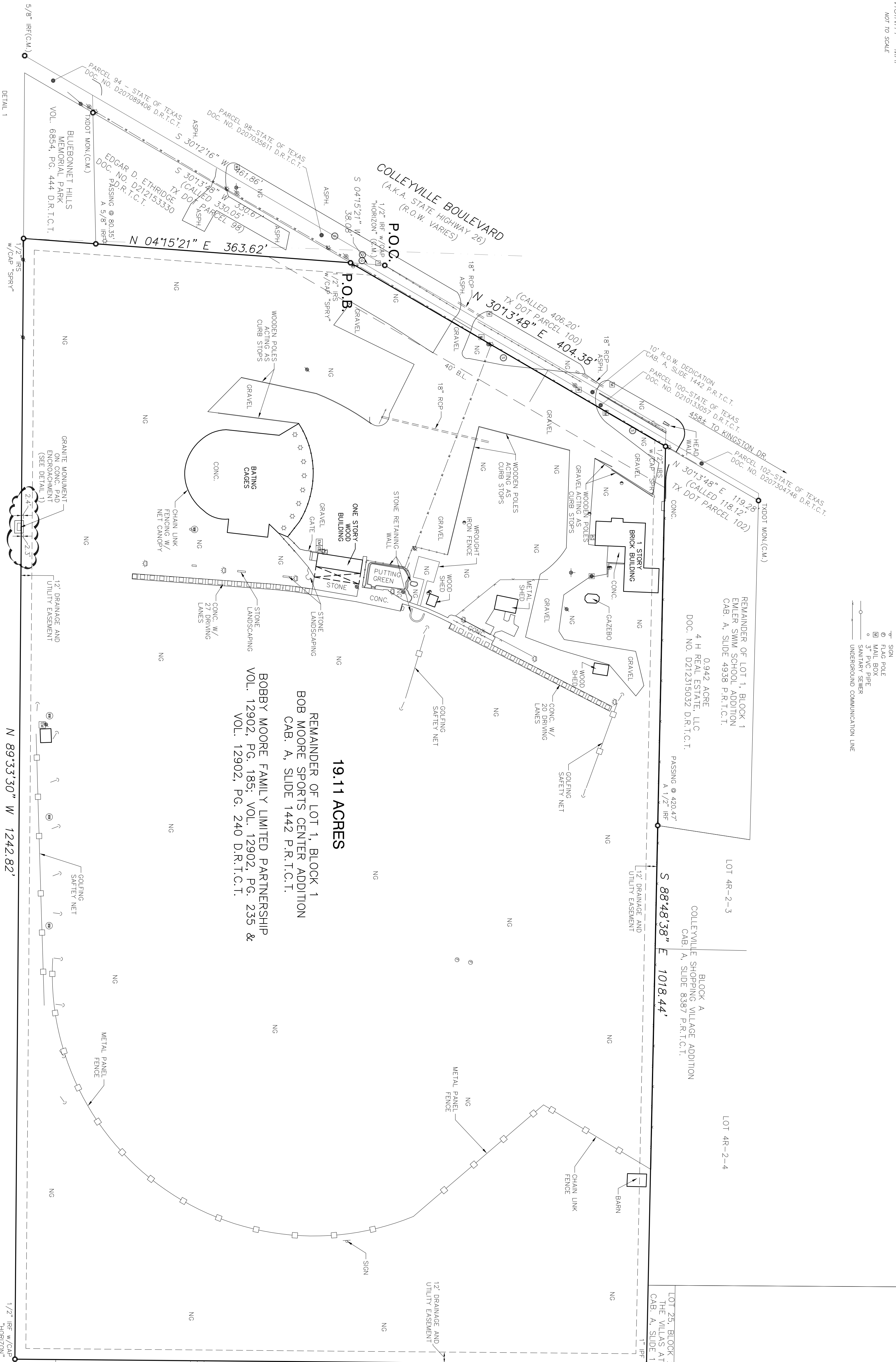
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A B B R E V I A T I O N S	
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.L.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PAGE	PAGE
DOC. NO.	DOCUMENT NUMBER
IRF	IRON ROD FOUND
IRF	IRON ROD SET
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
SSM	SEWERY MANHOLE
DE	OVERHEAD LINES
ASPH.	ASPHALT
CONC.	CONCRETE

L E G E N D	
○	PROPERTY CORNER
○	INTERIOR PROPERTY CORNER
○	CITY BENCHMARK
○	GRAVE INLET
○	WATER WALK
○	WATER METER
○	WATER WELL
○	POWER POLE
○	POWER POLE WITH LIGHT
○	ELECTRICAL JUNCTION BOX
○	ELECTRICAL METER
○	ARMED POLE
○	GAS METER
○	GAS TEST WELL
○	GAS LINE MARKER
○	UNDERGROUND UTILITY MARKER
○	CLEAN OUT
○	SEWER POLE
○	MAIL BOX
○	PVC PIPE
○	SANITARY SEWER
○	UNDERGROUND COMMUNICATION LINE



LOT 57-X, BLOCK A, BOUGHTON, CAB. A, SLIDE 7869 P.R.T.C.T.	LOT 34, BLOCK A, BOUGHTON CAB. A, SLIDE 7869 P.R.T.C.T.	LOT 58-X, BLOCK A, BOUGHTON, CAB. A, SLIDE 7869 P.R.T.C.T.	LOT 34, BLOCK A, BOUGHTON CAB. A, SLIDE 7869 P.R.T.C.T.	LOT 34, BLOCK A, BOUGHTON CAB. A, SLIDE 7869 P.R.T.C.T.	LOT 25, BLOCK 2, OPEN SPACE THE VILLAS AT OAK POINTE, CAB. A, SLIDE 12245 P.R.T.C.T.
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SPRY SURVEYORS	
LAND TITLE SURVEY	
REMAINDER OF LOT 1, BLOCK 1, BOB MOORE SPORTS CENTER ADDITION IN THE J. L. BYAS SURVEY, A-180 CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS	
19.11 ACRES	
This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY	
David Carlton Lewis R.P.L.S. No. 5647	
Date: July 07, 2015	
CERTIFICATE DATE: DAVID CARLTON LEWIS, R.P.L.S. NO. 5647	
DATE: 07/07/15	
REVISION: ADDED WATER WELLS LOCATED ON PROPERTY AND GRAVE MONUMENT ENCROACHMENT	

19.11 ACRES
REMAINDER OF LOT 1, BLOCK 1, BOB MOORE SPORTS CENTER ADDITION IN THE J. L. BYAS SURVEY, A-180 CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
SPRY SURVEYORS
1901 W. 4th St., Suite 100, North Richland Hills, TX 76180
Phone: 817-778-4049 • Fax: 817-778-4049 • www.sprysurveyors.com
Form Reg. No. 10112000 • P.O. Box 81778 • Dallas, TX 75281

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.

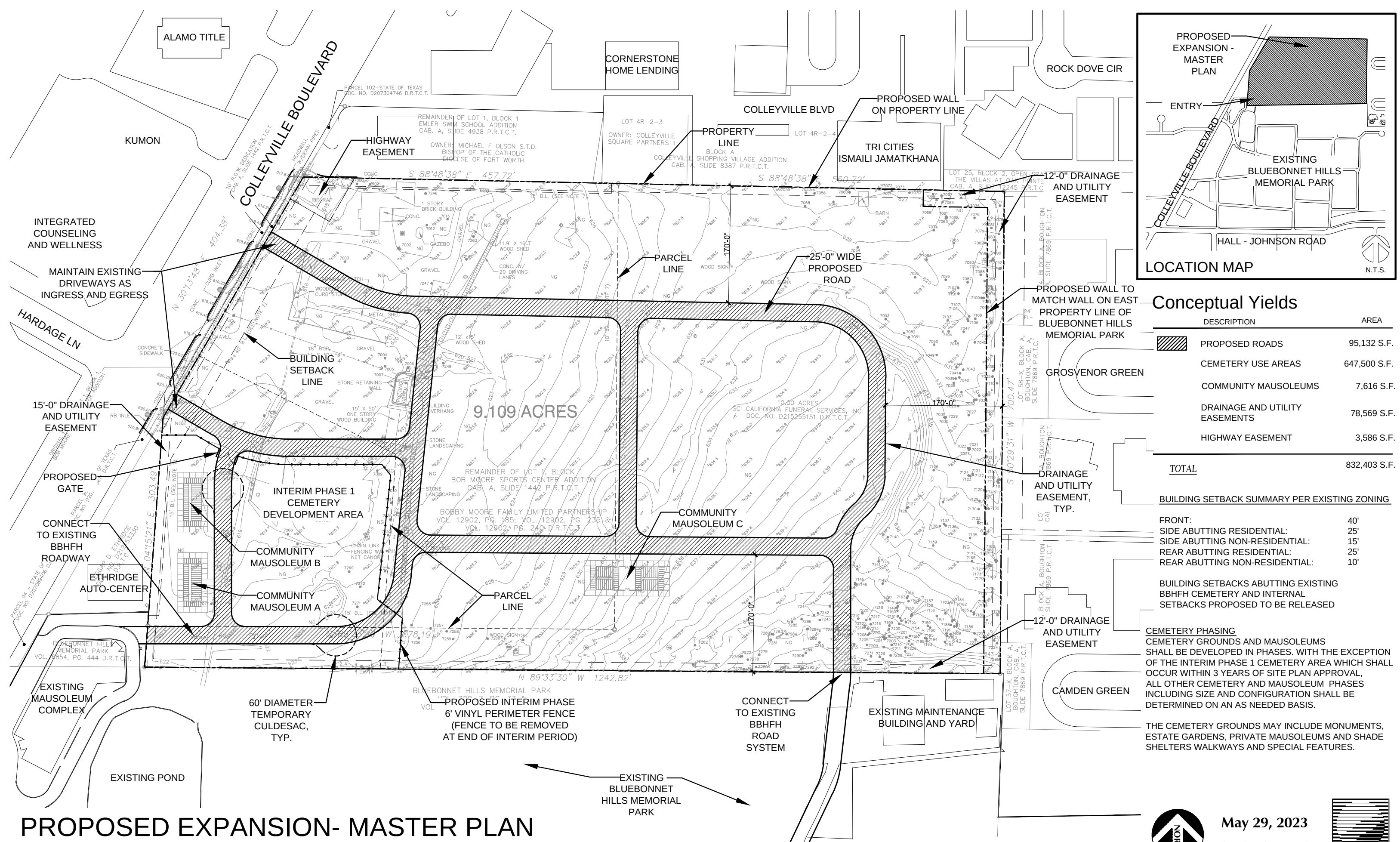
SCI currently owns the rear, west half, being approximately 10 acres, of the North Parcel (hereinafter, the “Rear Acreage”), and is leasing the property to the owners and operators of the Bob Moore’s Sports Center for operation of their golf driving range and batting cages. Through their family partnership,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



PROPOSED EXPANSION- MASTER PLAN

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

Conceptual Yields

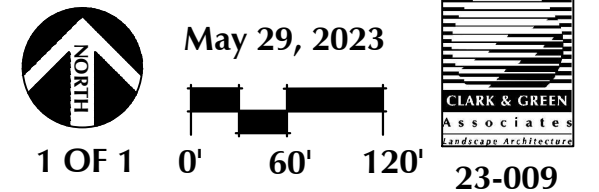
	DESCRIPTION	AREA
	PROPOSED ROADS	95,132 S.F.
	CEMETERY USE AREAS	647,500 S.F.
	COMMUNITY MAUSOLEUMS	7,616 S.F.
	DRAINAGE AND UTILITY EASEMENTS	78,569 S.F.
	HIGHWAY EASEMENT	3,586 S.F.
	<u>TOTAL</u>	832,403 S.F.

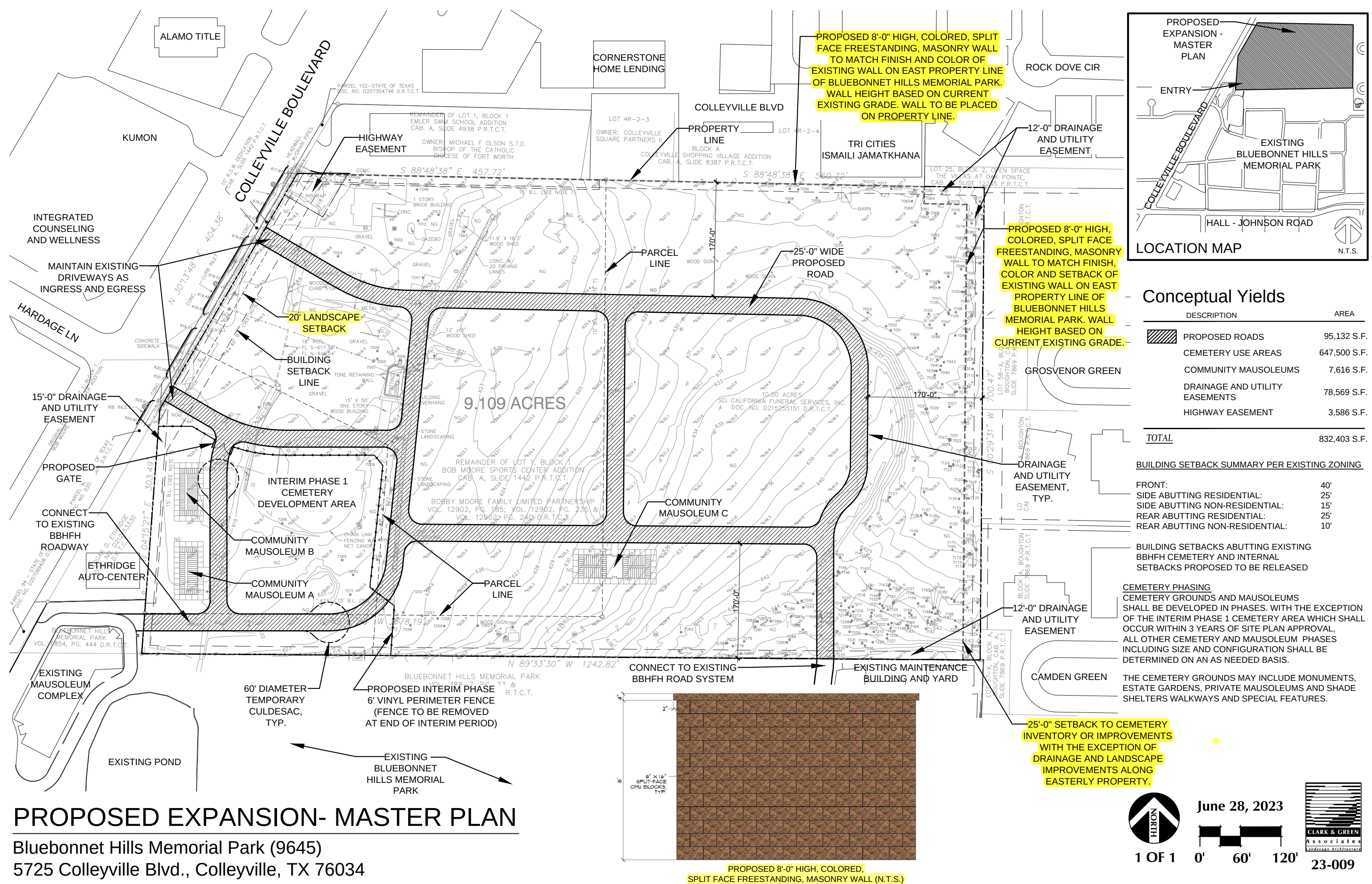
<u>BUILDING SETBACK SUMMARY PER EXISTING ZONING</u>	
FRONT:	40'
SIDE ABUTTING RESIDENTIAL:	25'
SIDE ABUTTING NON-RESIDENTIAL:	15'
REAR ABUTTING RESIDENTIAL:	25'
REAR ABUTTING NON-RESIDENTIAL:	10'

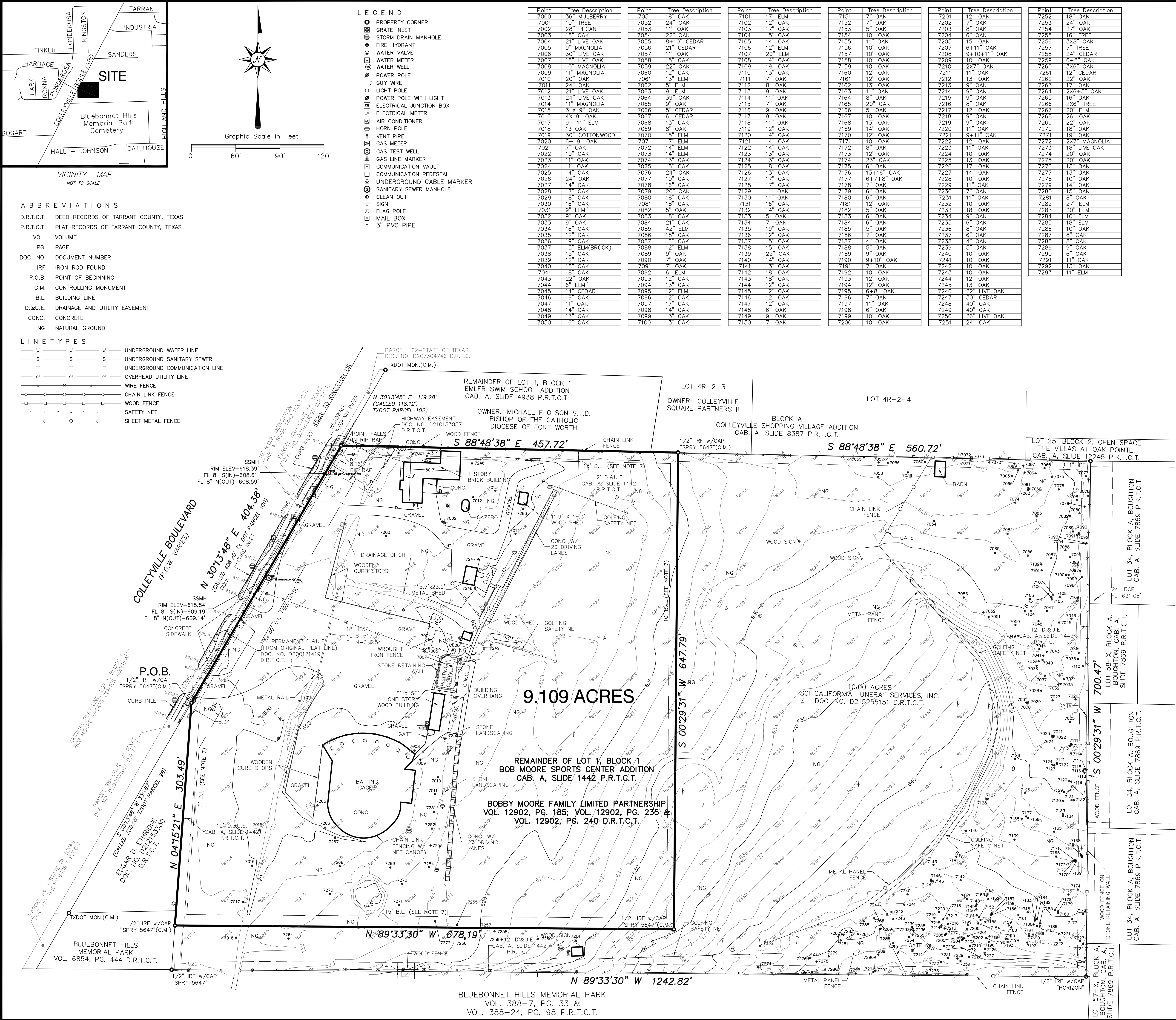
BUILDING SETBACKS ABUTTING EXISTING
BBHFH CEMETERY AND INTERNAL
SETBACKS PROPOSED TO BE RELEASED

CEMETERY PHASING
CEMETERY GROUNDS AND MAUSOLEUMS
SHALL BE DEVELOPED IN PHASES. WITH THE EXCEPTION
OF THE INTERIM PHASE 1 CEMETERY AREA WHICH SHALL
OCCUR WITHIN 3 YEARS OF SITE PLAN APPROVAL,
ALL OTHER CEMETERY AND MAUSOLEUM PHASES
INCLUDING SIZE AND CONFIGURATION SHALL BE
DETERMINED ON AN AS NEEDED BASIS.

THE CEMETERY GROUNDS MAY INCLUDE MONUMENTS,
ESTATE GARDENS, PRIVATE MAUSOLEUMS AND SHADE
SHELTERS WALKWAYS AND SPECIAL FEATURES.







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

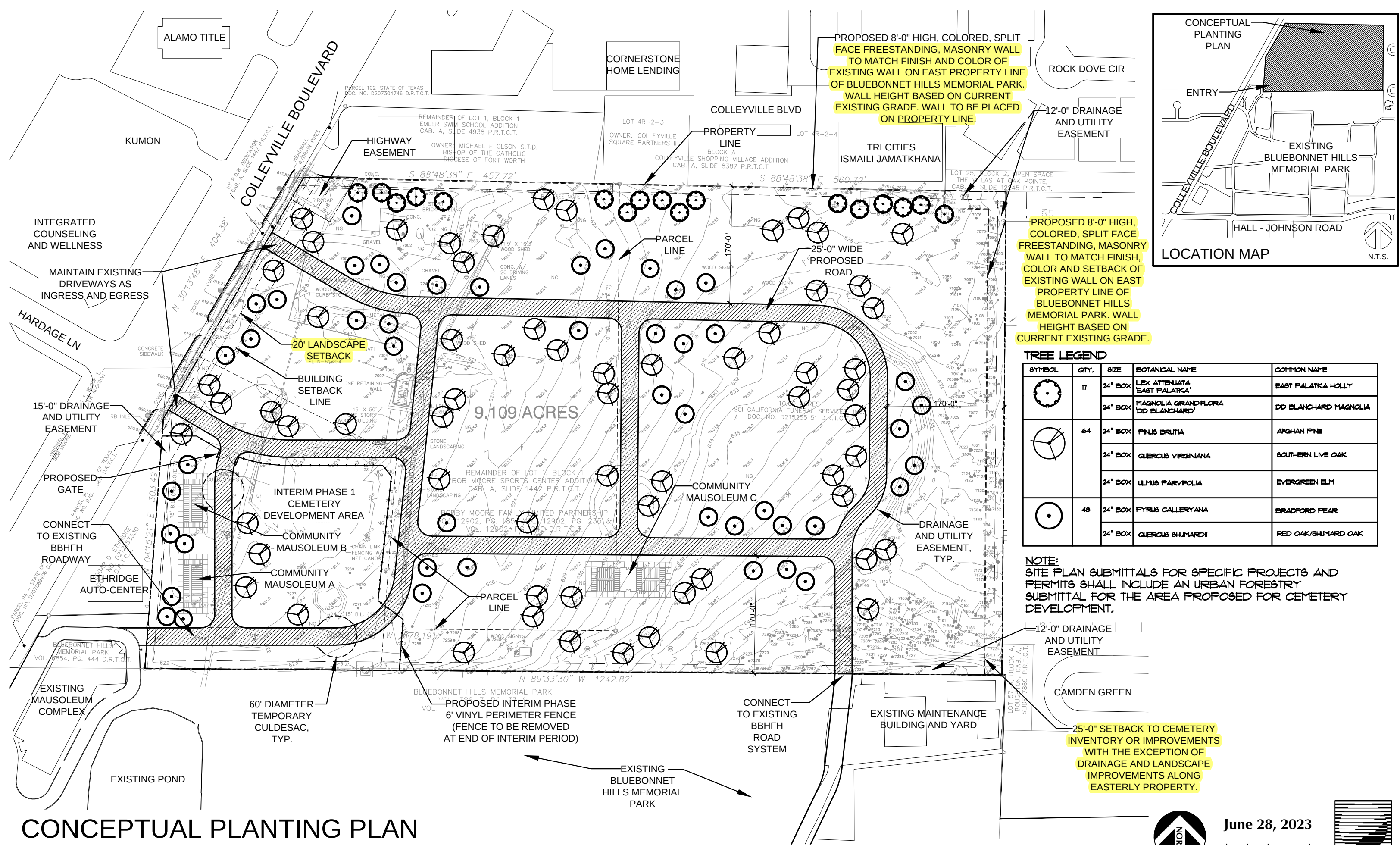
OUT OF LOT 1, BLOCK 1
BOB MOORE SPORTS CENTER ADDITION
IN THE J. L. BYAS SURVEY, A-180
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

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



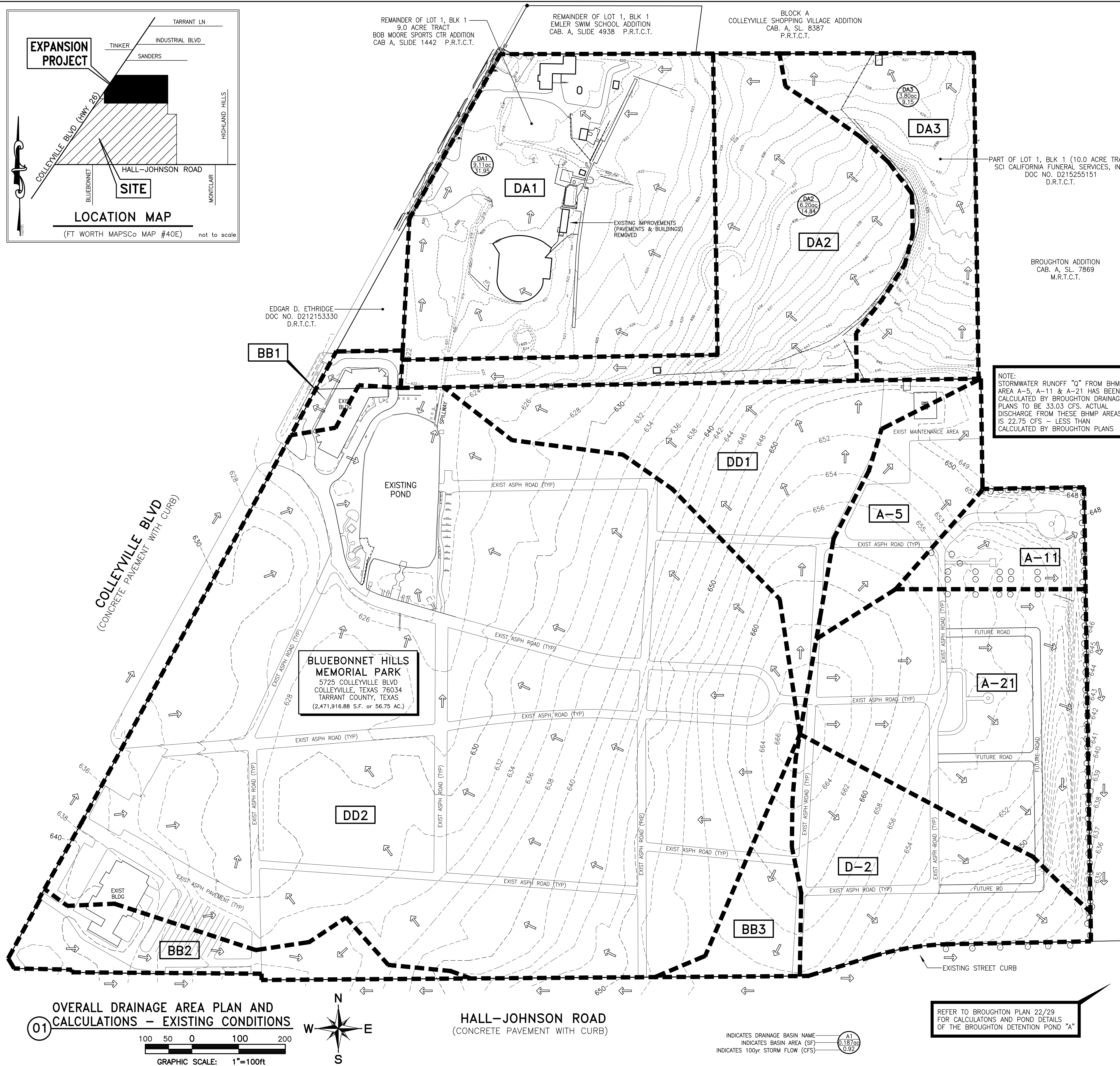






CONCEPTUAL PLANTING PLAN

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



GENERAL PLAN LEGEND				proj C3052 - COLLEYVILLE
DESCRIPTION		EXISTING	NEW (by this project)	
STORM WATER DRAINAGE FLOW				
GRADING CONTOUR		-----620-----	-----625-----	
PAVING CONTOUR			-----[630]-----	
SPOT ELEVATION		620.0 +	PV 620.0 ●	
STORM WATER DRAINAGE DIVIDE		=====	=====	
CM = CONTROL MONUMENT	TGR = TOP OF GRATE (ELEV)	B/S = BACK TO BACK (CURB)	PP = POWER POLE	
IRF = IRON ROD FOUND	GT = TOP GUTTER (ELEV)	CSP = CORRUGATED STL PIPE	PH = FIRE HYDRANT	
TBM = TEMP. BENCHMARK	PV = TOP OF CONC PWMT (EL)	RCP = REINF. CONC PIPE	MV = WATER VALVE	
NG = NATURAL GRADE	EA = EDGE OF ASPHALT (EL)	HCP = HIGH POINT	WH = MANHOLE	
ME = MATCH EXISTING (ELEV)	TC = TOP OF CURB (ELEV)	LP = LOW POINT	WL = WASTEWATER	
BF = BARRIER FREE RAMP	TW = TOP OF WALL (ELEV)	FF = FINISH FLOOR	FW = FLOWLINE	

DRAINAGE AREA CALCULATIONS EXISTING CONDITIONS

Runoff Calcs							SURFACE DESCRIPTION	Q ₁₀₀ (cfs)	NOTES
DRAINAGE AREA	AREA (acre)	C	T _e (min)	I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)				
DA1	1.08ac	0.95	10	9.24	9.46	PAVEMENTS/BUILDINGS			
DA1	1.57ac	0.56	15	7.98	7.02	GRAVEL			
DA1	6.46ac	0.30	15	7.98	15.47	LAWN			
DA1	9.11ac	TOTAL PRE-DEVELOPED RUNOFF.....					31.95	3	

DA2	0.00ac	0.95	10	9.24	0.00	PAVEMENTS/BUILDINGS		
DA2	6.20ac	0.30	15	7.98	14.84	LAWN		
DA2	6.20ac	TOTAL PRE-DEVELOPED RUNOFF.....					14.84	4

DA3	0.01ac	0.95	10	9.24	0.07	PAVEMENTS/BUILDINGS		
DA3	3.79ac	0.30	15	7.98	9.08	LAWN		
DA3	3.80ac	TOTAL PRE-DEVELOPED RUNOFF.....					9.15	5

Total Pre-Developed Runoff - LOT 1, BLOCK 1	55.94	6
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FOR COMPARISON ONLY								
DA1	9.11ac	0.51	15	7.98	37.07	RESIDENTIAL USE		
DA2	6.20ac	0.51	15	7.98	25.23	RESIDENTIAL USE		
DA3	3.80ac	0.51	15	7.98	15.46	RESIDENTIAL USE		

Total Residential Runoff – LOT 1, BLOCK 1	77.77	7
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NOTE:

1. THE DRAINAGE CALCULATIONS NOTED ABOVE WILL UTILIZE THE RATIONAL METHOD IN ACCORDANCE WITH CITY OF FORT WORTH STANDARDS FOR THE ISWM TECHNICAL MANUAL AND THE TARRANT COUNTY RAINFALL DATA PROVIDED THEREIN USING RECOMMENDED RUNOFF COEFFICIENT (C) IN ACCORDANCE TO TABLE 1.6 OF THE ISWM TECHNICAL MANUAL, CITY OF COLLEYVILLE & CITY OF FT WORTH:
 - C = 0.95 (PAVEMENTS & BUILDINGS)
 - C = 0.56 (GRAVEL)
 - C = 0.30 (UNDEVELOPED LAND – GRASSLAND)
 - C = 0.51 (SINGLE FAMILY RESIDENTIAL AREA)
 - Tc = TIME OF CONCENTRATION (ISWM TABLE 1.5)
 - I = RAINFALL INTENSITY FOR THE DURATION PERIOD (ISWM TABLE 5.15)
 - Q = RUNOFF RATE = (C)(I)(A)
2. TOTAL DRAINAGE RUNOFF IS COMPARED USING TWO METHODS:
 - METHOD #1 – COMPARES EXISTING CONDITIONS TO POST-DEVELOPED (EXPANSION) USING DIFFERENT TYPES OF MATERIALS.
 - METHOD #2 – COMPARES POST-DEVELOPED (EXPANSION) TO SINGLE FAMILY RESIDENTIAL AREAS IN ACCORDANCE WITH COLLEYVILLE ENGINEERING DESIGN STANDARDS CHAPTER 14, SECTION L.
3. Drainage area DA1 drains (sheet flow) to Colleyville Blvd into the city's SD system.
4. Drainage area DA2 drains (sheet flow) onto area DA1 and onto Colleyville Blvd.
5. Drainage area DA3 drains (sheet flow) onto the adjacent shopping center to the north.
6. Total onsite runoff from Lot 1, Block 1.
7. FOR COMPARISON ONLY – total onsite Residential runoff from Lot 1, Block 1.

DRAINAGE NARRATIVE – BLUEBONNET HILLS MEMORIAL PARK (BHMP) EXPANSION

1. BLUEBONNET HILLS MEMORIAL PARK (5725 COLLEYVILLE BOULEVARD) DRAINAGE SUMMARY:
a) 68% OF THE ONSITE STORMWATER DRAINS INTO AN ONSITE POND AND ONTO THE ADJACENT PROPERTY (BMSG) TO THE NORTH.
b) 14% OF THE ONSITE STORMWATER DRAINS INTO THE CITY'S STORM DRAIN SYSTEM ALONG ADJACENT STREETS.
c) 18% OF THE ONSITE STORMWATER DRAINS INTO THE ADJACENT BROUGHTON SUBDIVISION'S STORM DRAIN SYSTEM TO THE EAST.

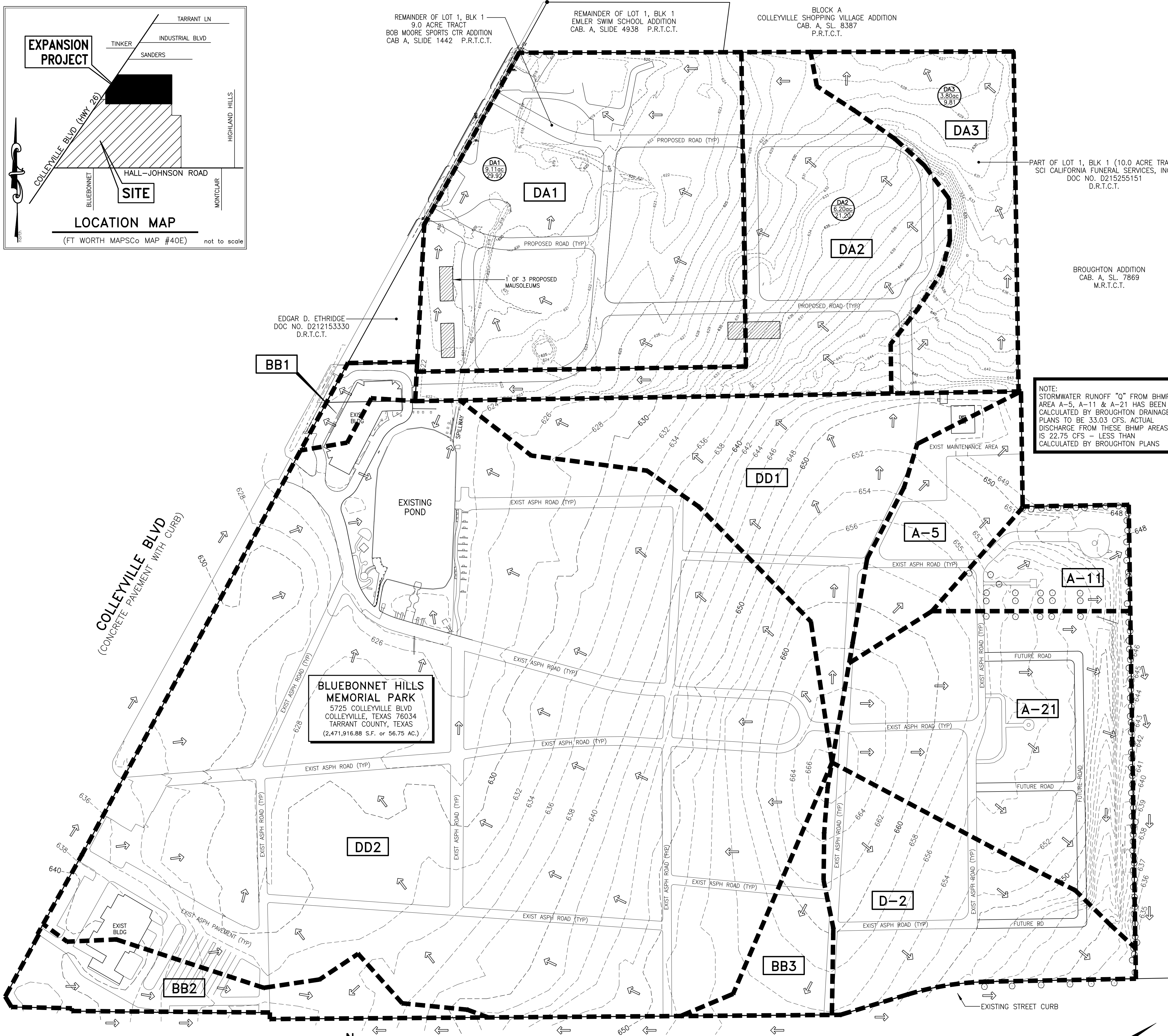
2. BLUEBONNET HILLS MEMORIAL PARK EXPANSION (6113 COLLEYVILLE BOULEVARD) DRAINAGE SUMMARY:
a) EXISTING ONSITE DRAINAGE IS CALCULATED AT A TOTAL RUNOFF OF 55.94cfs.
b) POST-DEVELOPED ONSITE DRAINAGE IS CALCULATED AT A TOTAL RUNOFF OF 60.92cfs,
c) SINGLE FAMILY RESIDENTIAL ONSITE DRAINAGE (FOR COMPARISON ONLY) IS CALCULATED AT A TOTAL RUNOFF OF 77.77cfs.

3. BASED ON COMPARISON OF SITE MATERIALS, THE PROPOSED EXPANSION OF THIS PROJECT WILL RESULT IN AN INCREASE DRAINAGE FROM 4.98cfs TO 4.98cfs.

4. BASED ON COMPARISON TO SINGLE FAMILY RESIDENTIAL AREAS, THE PROPOSED EXPANSION OF THIS PROJECT WILL RESULT IN A DECREASE DRAINAGE OF 16.85cfs TO RESIDENTIAL AREAS.

5. BASIS TO RESIDENTIAL COMPARISON: COLLEYVILLE ENGINEERING DESIGN STANDARDS CHAPTER 14, SECTION L:
 ● "RUNOFF RATES FOR ALL LAND USES SHALL BE LIMITED TO THE RATES
 THAT WOULD BE PRODUCED FROM SINGLE FAMILY RESIDENTIAL AREAS"

THEFORE, THIS EXPANSION PROJECT MEETS THE DRAINAGE CRITERIA OF CHAPTER 14, SECTION L WITHOUT DETENTION



GENERAL PLAN LEGEND			proj: C3052 - COLLEYVILLE
DESCRIPTION	EXISTING	NEW (by this project)	
STORM WATER DRAINAGE FLOW			
GRADING CONTOUR	----- 620 -----	----- 625 -----	
PAVING CONTOUR		----- 630 -----	
SPOT ELEVATION	620.0 +	PV 620.0 •	
STORM WATER DRAINAGE DIVIDE	-----	-----	
CM = CONTROL MONUMENT	TGR = TOP OF GRATE (ELEV)	B/B = BACK TO BACK (CURB)	PP = POWER POLE
IRF = IRON ROD FOUND	GT = TOP GUTTER (ELEV)	CSP = CORRUGATED STL PIPE	FH = FIRE HYDRANT
TBM = TEMP. BENCHMARK	PV = TOP OF CONC PVT (EL)	RCP = REINF. CONC PIPE	WV = WATER VALVE
NG = NATURAL GRADE	EA = EDGE OF ASPHALT (ELEV)	HP = HIGH POINT	MH = MANHOLE
ME = MATCH EXISTING (ELEV)	TC = TOP OF CURB (ELEV)	LP = LOW POINT	WW = WASTEWATER
BFR = BARRIER FREE RAMP	TW = TOP OF WALL (ELEV)	FF = FINISH FLOOR	FL = FLOWLINE

DRAINAGE AREA CALCULATIONS									
EXPANSION									
ONSITE LOT 1, BLOCK 1 (6113 COLLEYVILLE BLVD) DRAINAGE							Project C3052		
		Runoff Calcs							
DRAINAGE AREA	AREA (acre)	C	Tc (min)	I100 (in/hr)	Q100 (cfs)		Q100 (cfs)	NOTES	
DA1	1.27ac	0.95	10	9.24	11.15	PAVEMENTS/BUILDINGS			
DA1	0.00ac	0.56	15	7.98	0.00	GRAVEL			
DA1	7.84ac	0.30	15	7.98	18.77	LAWN			
DA1	9.11ac	TOTAL POST-DEVELOPED RUNOFF.....					29.92	3	
DA2	1.00ac	0.95	10	9.24	8.74	PAVEMENTS/BUILDINGS			
DA2	5.20ac	0.30	15	7.98	12.46	LAWN			
DA2	6.20ac	TOTAL POST-DEVELOPED RUNOFF.....					21.20	4	
DA3	0.11ac	0.95	10	9.24	0.97	PAVEMENTS/BUILDINGS			
DA3	3.69ac	0.30	15	7.98	8.83	LAWN			
DA3	3.80ac	TOTAL POST-DEVELOPED RUNOFF.....					9.81	5	
Total Post-Developed Runoff – LOT 1, BLOCK 1							60.92	6	

FOR COMPARISON ONLY									
DA1	9.11ac	0.51	15	7.98	37.07	RESIDENTIAL USE			
DA2	6.20ac	0.51	15	7.98	25.23	RESIDENTIAL USE			
DA3	3.80ac	0.51	15	7.98	15.46	RESIDENTIAL USE			
Total Residential Runoff - LOT 1, BLOCK 1							77.77		7

- NOTE:
- THE DRAINAGE CALCULATIONS NOTED ABOVE UTILIZE THE RATIONAL METHOD IN ACCORDANCE WITH CITY OF FORT WORTH STANDARDS PER THE ISWM TECHNICAL MANUAL AND THE TARRANT COUNTY RAINFALL DATA PROVIDED THEREIN USING RECOMMENDED RUNOFF COEFFICIENT (C) IN ACCORDANCE TO TABLE 1.6 OF THE ISWM TECHNICAL MANUAL, CITY OF COLLEYVILLE & CITY OF FT WORTH:
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 - I = RAINFALL INTENSITY FOR THE DURATION PERIOD (ISWM TABLE 5.15)
 - Q = RUNOFF RATE = (C)(I)(A)
 - TOTAL DRAINAGE RUNOFF IS COMPARED USING TWO METHODS:
 - METHOD #1 - COMPARES EXISTING CONDITIONS TO POST-DEVELOPED (EXPANSION) USING DIFFERENT TYPES OF MATERIALS.
 - METHOD #2 - COMPARES POST-DEVELOPED (EXPANSION) TO SINGLE FAMILY RESIDENTIAL AREAS IN ACCORDANCE WITH COLLEYVILLE ENGINEERING DESIGN STANDARDS CHAPTER 14, SECTION L.
 - DRAINAGE area DA1 drains (sheet flow) to Colleyville Blvd into the city's SD system.
 - DRAINAGE area DA2 drains (sheet flow) onto area DA1 and onto Colleyville Blvd.
 - DRAINAGE area DA3 drains (sheet flow) onto the adjacent shopping center to the north.
 - Total onsite runoff from Lot 1, Block 1.
 - FOR COMPARISON ONLY - total onsite Residential runoff from Lot 1, Block 1.

DRAINAGE NARRATIVE - BLUEBONNET HILLS MEMORIAL PARK (BHMP) EXPANSION

- BLUEBONNET HILLS MEMORIAL PARK (5725 COLLEYVILLE BOULEVARD) DRAINAGE SUMMARY:
 - a) 68% OF THE ONSITE STORMWATER DRAINS INTO AN ONSITE POND AND ONTO THE ADJACENT PROPERTY (BMSO) TO THE NORTH.
 - b) 14% OF THE ONSITE STORMWATER DRAINS INTO THE CITY'S STORM DRAIN SYSTEM ALONG ADJACENT STREETS.
 - c) 18% OF THE ONSITE STORMWATER DRAINS INTO THE ADJACENT BROUGHTON SUBDIVISION'S STORM DRAIN SYSTEM TO THE EAST.
- BLUEBONNET HILLS MEMORIAL PARK EXPANSION (6113 COLLEYVILLE BOULEVARD) DRAINAGE SUMMARY:
 - a) EXISTING ONSITE DRAINAGE IS CALCULATED AT A TOTAL RUNOFF OF 55.94cfs.
 - b) POST-DEVELOPED ONSITE DRAINAGE IS CALCULATED AT A TOTAL RUNOFF OF 60.92cfs.
 - c) SINGLE FAMILY RESIDENTIAL ONSITE DRAINAGE (FOR COMPARISON ONLY) IS CALCULATED AT A TOTAL RUNOFF OF 77.77cfs.
- BASED ON COMPARISON OF SITE MATERIALS, THE PROPOSED EXPANSION OF THIS PROJECT WILL RESULT IN AN INCREASE DRAINAGE RUNOFF OF 4.98cfs FROM EXISTING CONDITIONS.
- BASED ON COMPARISON TO SINGLE FAMILY RESIDENTIAL AREAS, THE PROPOSED EXPANSION OF THIS PROJECT WILL RESULT IN A DECREASE DRAINAGE OF 16.85cfs TO RESIDENTIAL AREAS.
- BASIS TO RESIDENTIAL COMPARISON: COLLEYVILLE ENGINEERING DESIGN STANDARDS CHAPTER 14, SECTION L:
 - "RUNOFF RATES FOR ALL LAND USES SHALL BE LIMITED TO THE RATES THAT WOULD BE PRODUCED FROM SINGLE FAMILY RESIDENTIAL AREAS"

THEREFORE: THIS EXPANSION PROJECT MEETS THE DRAINAGE CRITERIA OF CHAPTER 14, SECTION L WITHOUT DETENTION

CARREERA consulting engineers, inc.
Structural, Civil, & Construction Engineering
Texas Board of Professional Engineers Firm Registration No. F-8364
3830 Meredith Avenue Dallas, Texas 75211 o (214) 330-4771 f (214) 330-2167

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LUIS O. CARREERA, ENGINEER, NO. 55182, ON THE DATE NOTED BELOW. ALTERATION OF A SEAL OR THE DATE OF THE SEAL WITHOUT THE NOTIFICATION TO THE RESPONDING ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING ACT.

Luis O. Carreera
Professional Engineer
No. 55182
Exp. 12/31/2023

CIVIL ENGINEERING CONSTRUCTION PLANS
BLUEBONNET HILLS MEMORIAL PARK EXPANSION
LOT 1, BLOCK 1 - TARRANT CO, TEXAS
5725 Colleyville Blvd
Colleyville, Texas

OVERALL DRAINAGE AREA PLAN AND CALCULATIONS - EXPANSION

SHEET TITLE:	OVERALL DRAINAGE AREA PLAN AND CALCULATIONS - EXPANSION
PROJECT No:	C-3052
DATE:	Jun 2023
REVISION:	10/10/2023 Revision A - Per Review Comments
DRAWN BY:	CCEI
CHECKED BY:	CCEI

SHEET No.
C501

REVISION A

19.3 Acres of Town Center Colleyville

Address	Street	Leaseable SF	Appraised Value
5605	Colleyville Blvd.	72,617	\$ 5,228,424
5611	Colleyville Blvd.	32,174	\$ 9,667,306
5615	Colleyville Blvd.	52,628	\$ 15,813,109
5665	Colleyville Blvd.	10,550	\$ 3,169,953
5655	Colleyville Blvd.	36,567	\$ 6,000,000
5645	Colleyville Blvd.	7,704	\$ 2,314,817
Total		212,240	\$ 42,193,609

Annual Sales Tax (City)* \$ **1,273,440**

Annual Property Tax	\$	112,066	City
	\$	477,125	School
	\$	94,514	County
	\$	94,682	Hospital
	\$	54,936	College
	\$	833,324	Total

Bluebonnet Hills Existing (~56 Acres)

Address	Street	Appraised Value
5725	Colleyville Blvd.	\$ 1,663,991
5713	Colleyville Blvd.	\$ 58,936
5713	Colleyville Blvd.	\$ 56,468
5713	Colleyville Blvd.	\$ 1,786,522
5713	Colleyville Blvd.	\$ 711,684
Total		\$ 4,277,601

Annual Property Tax	\$	11,361	City
	\$	48,371	School
	\$	9,582	County
	\$	9,599	Hospital
	\$	5,569	College
	\$	84,483	Total

*Estimated sales at \$300 per square foot



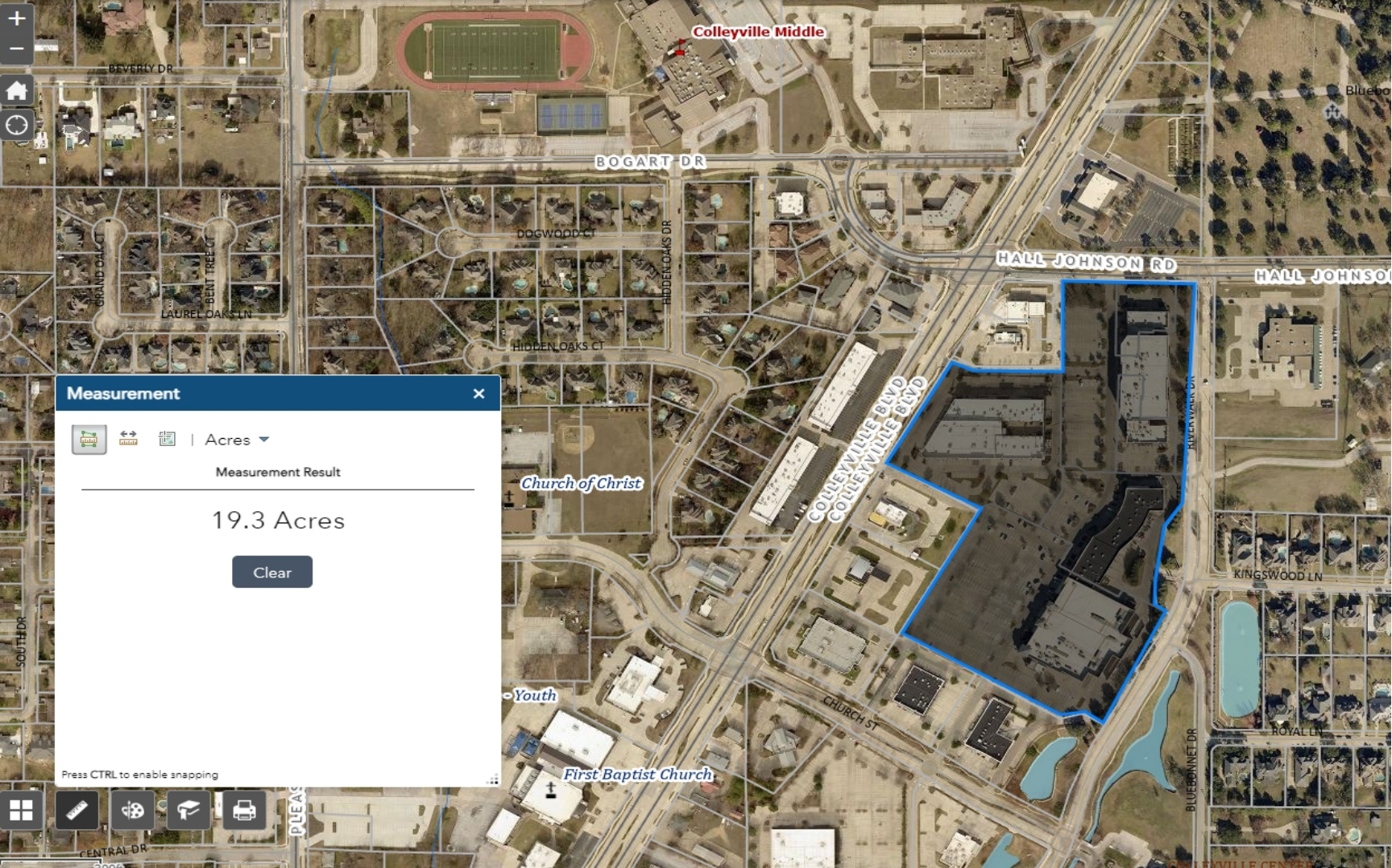
Colleyville Map

Internal

Active Development Case

Utilities

Trash & Recycle Service



Measurement



| Acres ▾

Measurement Result

19.3 Acres

Clear

Press CTRL to enable snapping



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2b

Agenda Date 7/24/2023

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit to allow a non-compliant fence for Lot 1, Block 1, Congregation Beth Israel Addition, located at 6100 Pleasant Run Road, Case ZC23-015

Explanation

Jeffrey Cohen, the applicant, has submitted a request for a Special Use Permit for a fence on Lot 1, Block 1, Congregation Beth Israel Addition, being approximately 3.02 acres, and zoned AG Agriculture. The request is for a steel fence instead of the required 8 foot masonry wall required between residential and non-residential uses.

Attachments

1. Aerial
2. Zoning
3. Statement of Planning Objectives
4. Site Plan
5. Fence Elevation

Aerial Map

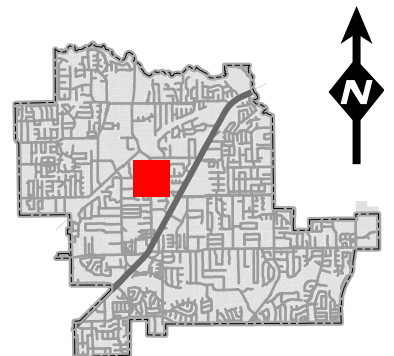


ZC23-015

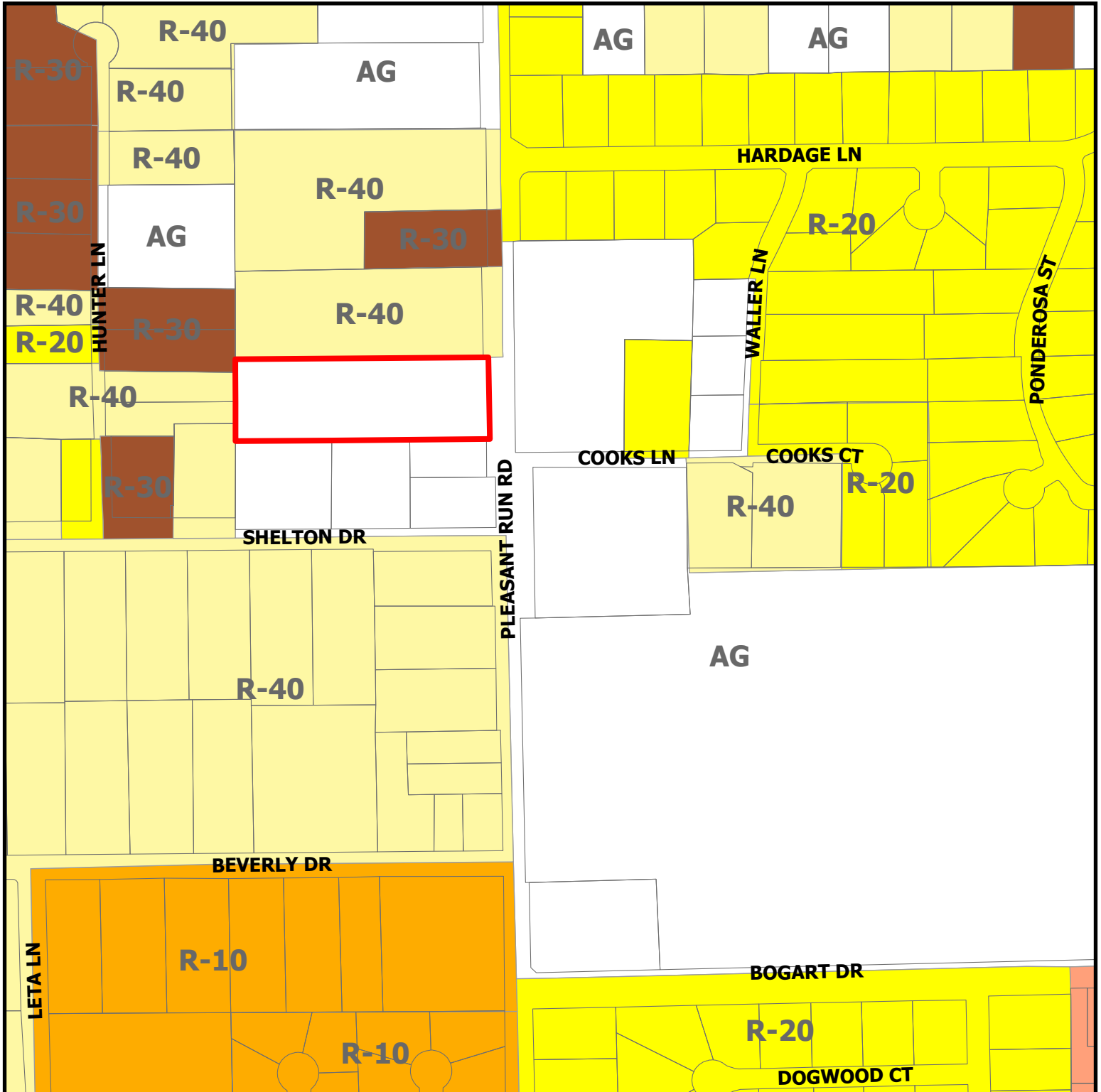
6100 Pleasant Run Rd

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 Subject Property



Zoning Map

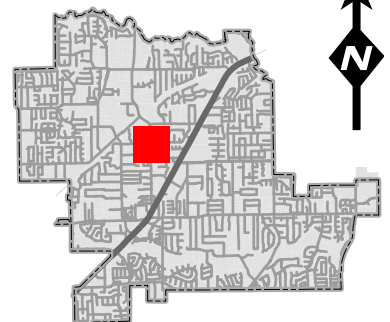


ZC23-015

6100 Pleasant Run Rd

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 Subject Property



Statement of Planning Objective

Congregation Beth Israel (CBI) wants to install a steel security fence around the property at 6100 Pleasant Run Road, Colleyville, Texas.

After the terrorist hostage attack on January 15, 2022, CBI applied for and received a grant from the Federal Emergency Management Agency (FEMA) Nonprofit Security Grant Program (NSGP) that will reimburse the expense of the a steel fence.

The current code requires an 8 foot high masonry fence. While this solution would be appropriate for a store or gas station next to a residential property, it is less appropriate for surrounding the CBI property for the following reasons:

- A metal rail fence matches the fence at the front (east side) of the property and the fence installed by our neighbor to the east.
- A masonry or other brick wall fence would not be keeping with the character of the neighborhood.
- A masonry fence would block the view of the property from both the street and from our neighbors. It would obscure view of law enforcement of any illegal activities including another attack or vandalism.
- Installing a masonry fence will significantly increase the cost of the project and will put it out of our reach. As the grant limits the time to complete the project, it is unlikely that we could raise the additional funds in time to complete the work before the grant expires.

Thank you for your consideration.

Bethel

15

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

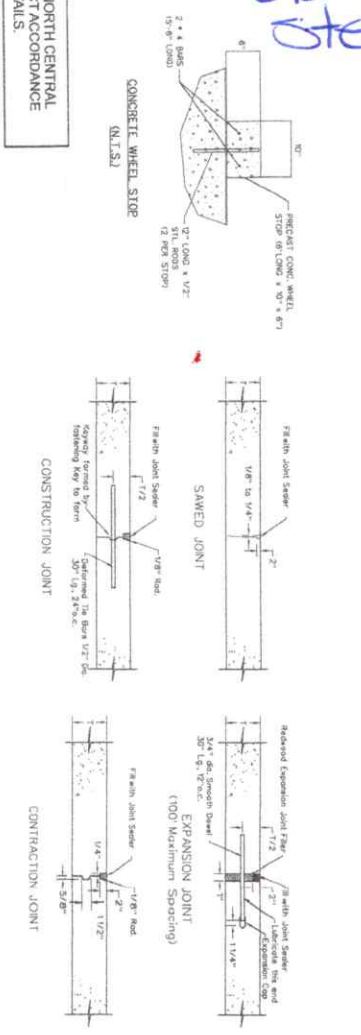
PAVING LEGEND

	7" THICK CONCRETE PAVEMENT W/ #5 BARS
	5" THICK CONCRETE PAVEMENT W/ #5 BARS
	4" THICK CONCRETE SIDEWALK W/ #5 BARS

REMARKS
SEE SET ON WEST TOP FLANGE IN N.E. CORNER
OF LOT 10 FOR EXISTING CURB AND GUTTER
ELEVATION - 684.5 FEET
VZ SETTING AND SET IN LAST FACE OF POWER POLE
CONCRETE SHALL BE PLACED IN THE NORTHWEST CORNER OF LOT 10 BLOCK 1
ELEVATION - 687.32 FEET (SEE ADJACENT CORNER)

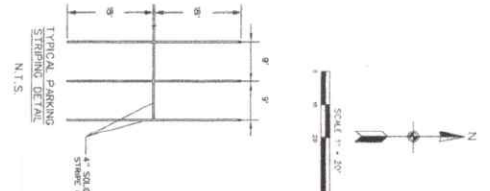
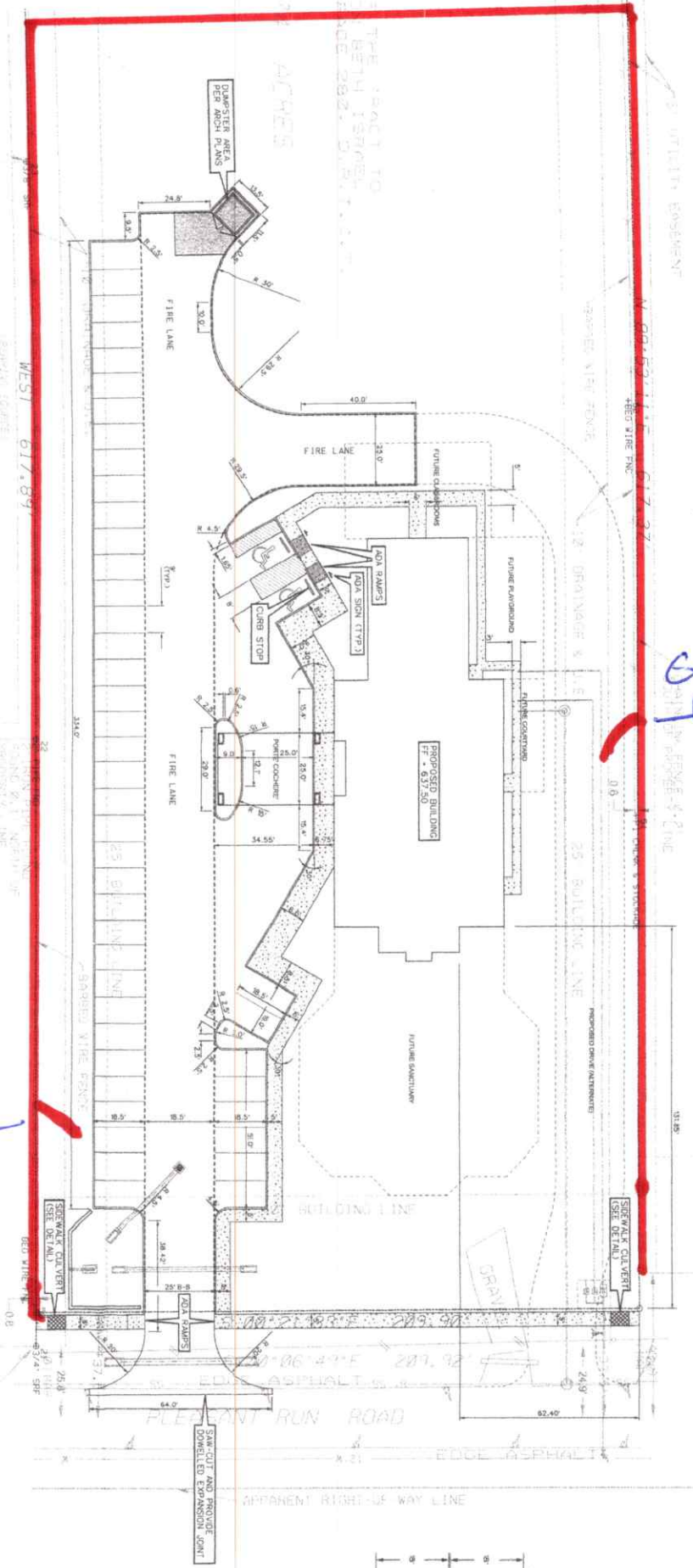
5 FT H
1120 LF
Ornamental
Steel Fence

SITE LAYOUT AND PAVING PLAN



PAVING NOTES

1. ALL CONCRETE SHALL BE 3,000 PSI AT 28 DAYS.
2. SAW JOINTS SHALL BE CUT ON MAXIMUM FIFTEEN (15') FOOT CENTERS WITHIN 24 HOURS FOLLOWING EACH POUR. CONTRACTOR SHALL SUBMIT PRIOR TO CONSTRUCTION.
3. SIX (6") INCH CURB SHALL BE INSTALLED INTEGRAL WITH CONCRETE PAVEMENT. SAW JOINTS SHALL EXTEND THROUGH THE CURB.
4. CONTRACTOR SHALL FURNISH ALL CONSTRUCTION STAKING.
5. ALL PAVING LOT PAVING SURFACES SHALL BE COMPACTED AND STABILIZED PER GEOTECHNICAL REPORT.
6. SEE GRADING PLAN FOR FINISHED PAVEMENT ELEVATIONS.
7. CONTRACTOR SHALL ALSO PROVIDE CONCRETE RAMPS, STOPS, AND CURB SLOPS AS SHOWN.
8. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
9. ALL SIDEWALKS SHALL BE CONSTRUCTED PER CITY OF COLLEVILLE STANDARD.
10. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH F.I.T. AND CONTIGUOUS GRADE.
11. ONE LANE OF TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
12. ALL ELECTRICAL UTILITIES SHALL BE UNDERGROUND.





15 YEAR LIMITED WARRANTY

Highland Steel Ornamental Fence products are produced with the highest quality material and handled with the utmost respect. Our team of professionals can cater to most demands and customizations that may be requested by the industry.

This limited warranty is only valid to the original purchaser, and is not transferable to any other party. This limited warranty begins its validity starting from the date of fence installation.

This 15 Year Limited Warranty is a promise that we give to our customers to secure and protect them from issues that may arise with the product. This limited warranty covers specific defects in material and workmanship of the product only. Master Halco warrants its Highland Steel Ornamental Fence products against the paint cracking, peeling, chipping, corroding, or blistering. This warranty does not apply in marine, salty, or harsh environmental conditions. This warranty becomes invalid if the product is improperly installed, altered, or misused; damaged by negligence, abuse, or accident; damaged in transit or mishandled; exposed to corrosive elements; or damaged by acts of god. This warranty does not cover the appearance associated with normal weathering. Furthermore, it does not cover damage caused by surface mold, mildew, and oxidation caused by airborne chemicals or by air pollution. This warranty is void if the product is exposed to the application of paint, varnish, chemicals, or chemical cleaning agents not approved by Master Halco.

Under this warranty, Master Halco is limited to crediting any damaged product that has:

- 1 Damage deemed to have originated during the manufacturing period.
- 2 Faulty installation issues caused by defective product originating from the manufacturing period.
- 3 Paint issues deemed to have originated during the manufacturing period.
- 4 Mechanism issues deemed to have originated during the manufacturing period.
- 5 Damage caused from packaging materials deemed to originate from the manufacturing period.

If the material appears to have a defect, the original end user must advise the contractor who installed the material. Return of this warranty form is not a condition of warranty coverage. The end user must adequately prove that the material installed is Highland Steel Ornamental. If a claim is made against this warranty, Master Halco will first require pictures, and a written summary of the issue. If a determination cannot be made using the submitted material, Master Halco will present an agent at its expense and time frame to inspect the product.

This limited warranty is also limited to the distance of the product being stored/installed to Saltwater Coasts

0 - 1 mile from coast line: 2 years

2 - 20 miles from coast line: 8 years

>20 miles from coast line: 15 years

REGISTRATION INFORMATION

Thank you for your purchase of your Highland Steel Fencing product. Please take a moment to register your product to ensure your receipt of all the associated Master Halco warranty benefits.

Save yourself the postage and register your warranty online at: MasterHalco.com/Warranty

Or, please save the original information, print and complete all lines of required information below, and mail a legible copy to MASTER HALCO • ATTN: WARRANTY REGISTRATION • 3010 LBJ FREEWAY SUITE 800 • DALLAS, TEXAS 75234

NAME _____

ADDRESS _____

PHONE _____ DATE PURCHASED _____

EMAIL _____ DATE INSTALLED _____

PRODUCT STYLE PURCHASED _____

INSTALLER'S COMPANY NAME _____



MasterHalco.com | 888-MH-Fence

Branch service centers are located throughout North America.

©7/22



Scan me!
Find your local
Master Halco branch
and contact us today!

MH-N02742



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HIGHLAND[®]

STEEL FENCING

Highland Steel Fencing by Master Halco is the ideal steel fencing solution that offers strength, security, and clear views of your property. The design of the fence adapts effortlessly to the rolling terrain to enhance the beauty of your landscaping.

With a wide selection of the most popular styles, heights, and accessories, Highland Steel Fencing provides an affordable solution for security for your property, children, and pets.

The strength of steel and the high-quality, durable powder coat finish will provide years of long-lasting beauty and maintenance-free performance; all backed by a 15 year limited warranty.



PRODUCT DETAILS

- 1.06" x 1.18" 14 gauge rails
- 5/8" x 5/8" 18 gauge square pickets
- 2" x 2" Posts - 16 gauge and 14 gauge available
- Universal, Line and Flat Mount brackets
- Patented hidden fastener eliminates rivets in each picket for cleaner lines
- 8' wide panels can rack up to 30", allowing the fence to flow with the terrain and blend into the landscape.
- 8 stage durable powder coat finish for a long lasting, low-maintenance finish

Master Halco, Inc. is a U.S. service company and is located in Birmingham, North America.

MasterHalco.com • 888-643-3623 • Contact@MasterHalco.com

STYLES & HEIGHTS

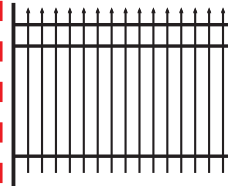
Four different panel styles are available in a wide assortment of sizes. All fence styles in Highland include matching welded walking gates and options for custom gates.

SPEAR TOP

The classic wrought iron styling that provides an extra level of security.

Rail Designs Available:
3-rail

Heights Available:
4', 5', 6'

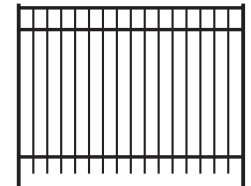


UNIVERSAL TOP

Modern styling of steel fencing that provides security and elegance in a simple design.

Rail Designs Available:
3-rail

Heights Available:
4', 5', 6'

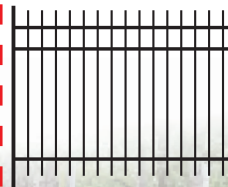


PICKET TOP

Simple, classic, and timeless styling providing security and clean views.

Rail Designs Available:
3-rail

Heights Available:
4', 5', 6'



UNIVERSAL/POOL

Modern styling with a flat bottom, perfect for pool applications. Please check your local pool code requirements.

Rail Designs Available:
2-rail, 3-rail

Heights Available:
4', 54", 5', 6'





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2c

Agenda Date 7/24/2023

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit to allow a non-compliant fence for Lot 1, Block A, Shanklin Farm Addition, located at 4820 Bill Simmons Road, Case ZC23-016

Explanation

Boyce Estes, the applicant, has submitted a request for a Special Use Permit for a fence on Lot 1, Block A, of the Shanklin Farm Addition, being approximately 0.87 acres, and zoned R-20 Single Family Residential district. The request is to place a street side yard fence at the property line along Glade Road. The request would place the fence within an easement and the abandonment of the easement will be scheduled with the City Council upon the SUP being scheduled for a second reading.

Attachments

1. Aerial
2. Zoning
3. Statement of Planning Objectives
4. Site Plan
5. Photos Provided by Applicant

Aerial Map



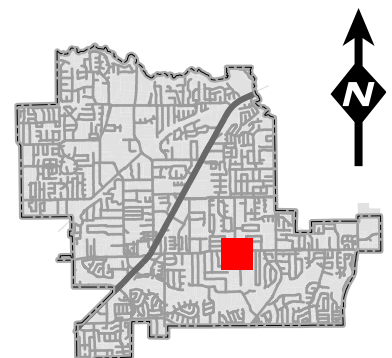
ZC23-016

4820 Bill Simmons

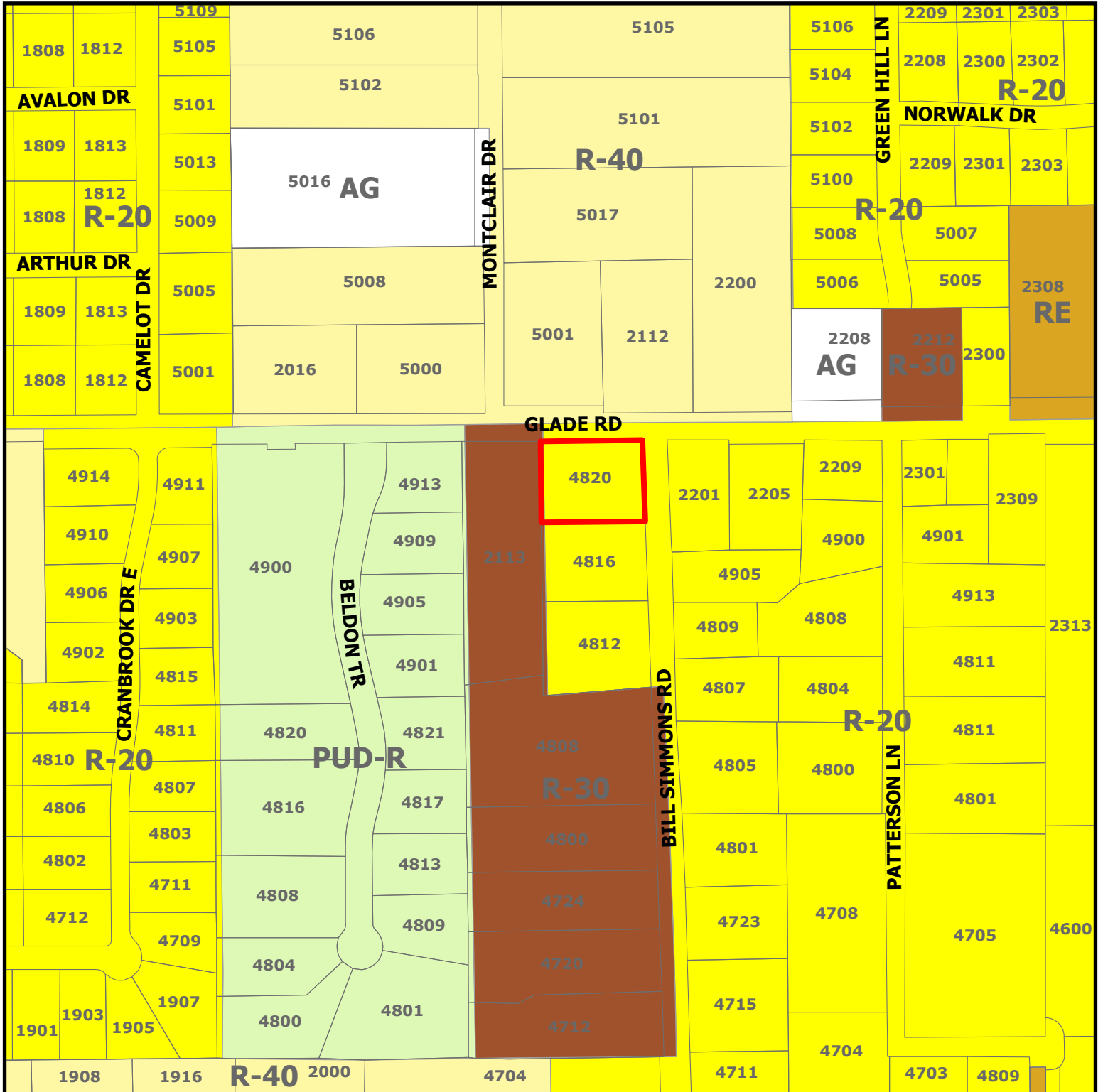
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☐ Subject Property



Zoning Map



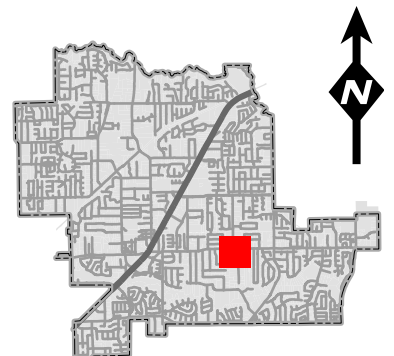
ZC23-016

4820 Bill Simmons

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Subject Property



Narration and supporting documents for SUP for 4820 Bill Simmons Road.

My wife and I have been long time Colleyville residents. In 2021, after retiring, we sold our home of 23 years in Thornbury subdivision in Colleyville and immediately began looking in Colleyville for a lot to build our “toe tag home.” Lots were fairly scarce, but we eventually found and purchased the lot at 4820 Bill Simmons Road. It is located at the corner of Bill Simmons and Glade and is just a few streets down Glade from our prior home.

We are here tonight seeking a Special Use Permit to place a side yard fence (Glade Road side) at the property line (2 feet from sidewalk)(Option A) or 2 feet from the property line (4 feet from the sidewalk) (Option B). (See Exhibit 1 and Photos 1 & 2) This location is necessary to allow sufficient width of the driveway to allow entry and exit from the side entry garage. Currently, the width of the driveway with the current design is about 24 feet. This is the minimum recommended width required in parking lots and a preferred recommended width is 26 to 28 feet. Any fence placed on the south side of the 4 large pine trees along Glade would greatly magnify the difficulty of access to and from the garage.

We are proposing to construct a wrought iron fence but will build whatever type fence the city requests. (See Photo 3 and Illustration 1)

We feel that the proposed location of the fence is justified for the following reasons:

1. The fence would be consistent with most of the other fences on Glade which, almost without exception, are located at or within a few feet on the sidewalk. (See Photos 4 to 11)
2. It does not violate anything in the description in Section 3.26 of the Colleyville Land Development Code under “Scope” which reads “regulate fences...in a manner to promote safety, preserve property values, promote the general welfare of the City of Colleyville and to enhance the aesthetic quality of the community”. I feel that a decorative wrought iron fence would enhance the aesthetic quality.
3. An argument could be made that rules governing lots of 40000 square feet which allows side fences at the property line could be considered for this lot. My lot is only about 5% less than 40000 square feet. If you consider the land that the city owns, but that I am required to irrigate and maintain (approx 2700 square feet of turf area between sidewalk and Glade Road and approx 3000 square feet of turf area between front property line and Bill Simmons pavement) (See Photo 12) the total area is significantly above 40000 square feet.
4. An argument could be made that the rules governing a subdivision fence could be applied because of the way the property was platted and subdivided into 3 lots.

Several factors influenced the site plan and house design including:

1. The buildable area of the lot is much smaller than the stated acreage. This is mainly due to a very large drainage easement on the back of the property. This easement was pushed forward another 27 feet due to a utility easement and further to protect the roots of several large elm trees on the back property line. I estimate that this reduces the buildable area by about one third. (See Exhibit 2 and Photos 13 & 14)
2. Our desire to design the house with aging in place considerations resulted in a one story house. This, in addition to the reduced buildable area, produced a floor plan which basically stretches from one side setback to the other. (See Exhibit 3)
3. We wanted to have the garage area on the Glade Road side of the house to mitigate exposure to road noise and for an increased sense of privacy, security and safety.

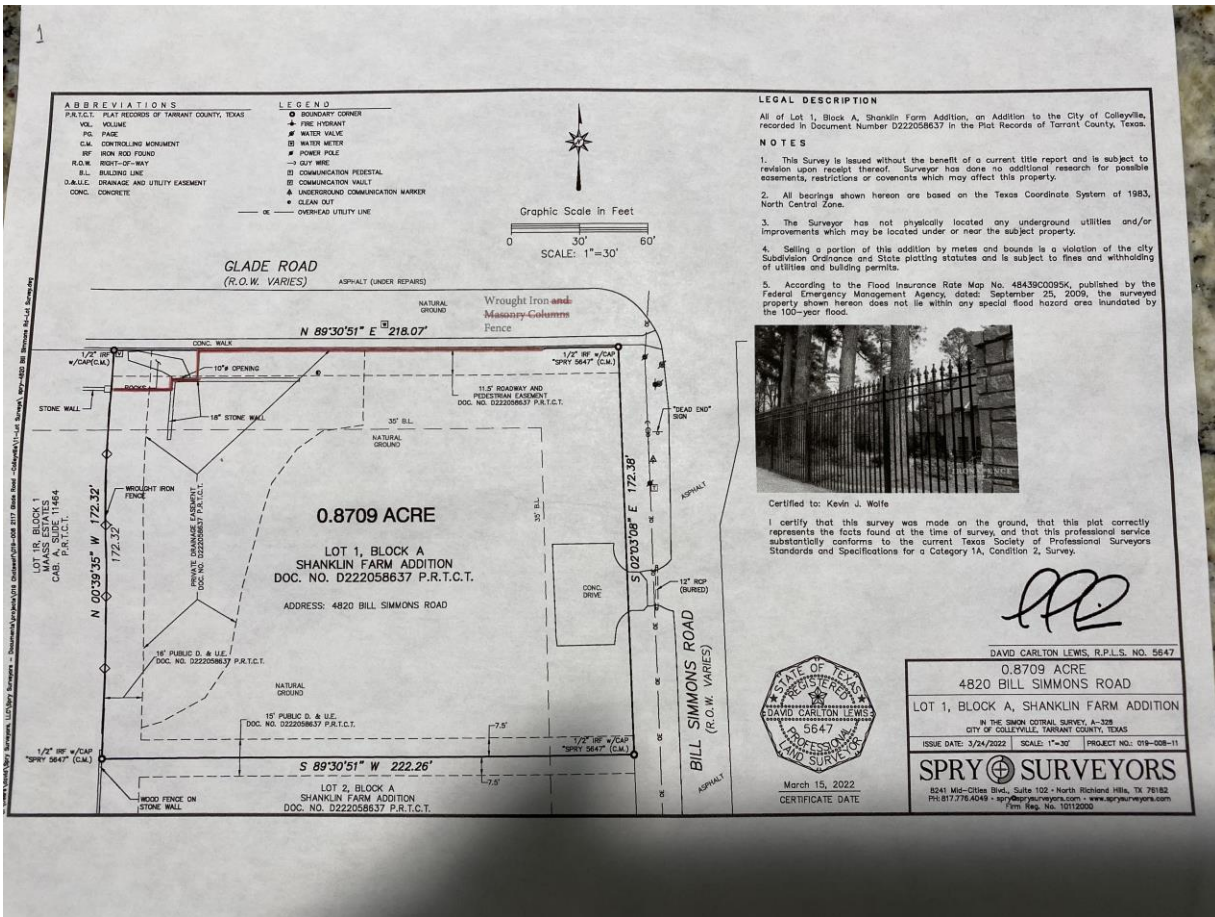
Obviously, some of the arguments for the fence placement do not completely satisfy the objective requirements. However, I do believe that there is a subjective component to these decisions and I think that is what makes the P&Z committee, the City Council and the city staff so valuable. I also think that many, if not most, of the lots currently available are available because they have significant limitations that shape the design elements of the house and the site planning. Sometimes, strict enforcement of regulations superimposed on the other limitations of a particular lot may well make that lot unsuitable for building puts it at a significant disadvantage compared to properties built previously that were not subjected to these regulations.

A separate issue that will be brought before the City Council is consideration of abandonment of the roadway and pedestrian easement as it is unlikely to be needed in light of the recent significant roadway work that has been done.

Thank you for your consideration,

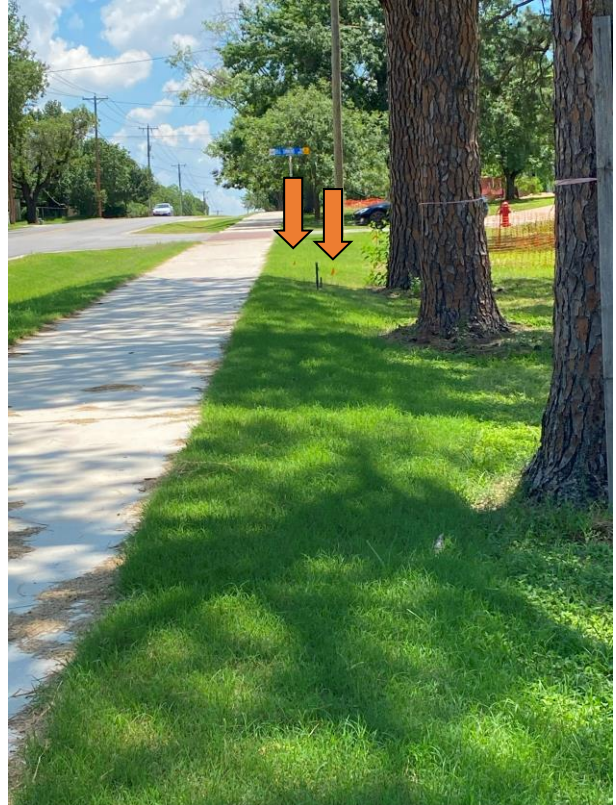
Boyce Estes

Exhibit 1



Proposed fence shown in red

Photo 1 & 2



Flag on left at property line and flag on right two feet from property line

Photo 3



Proposal for wrought iron fence

Illustration 1



Illustration of proposed fence

Photo 4



West of Beldon on Glade

Photo 5



Behrens Ct and Glade

Photo 6



Behrens Rd and Glade

Photo 7



Stafford and Glade

Photo 8



Jim Mitchell and Glade

Photo 9



Cranbrook and Glade

Photo 12



Photo 13



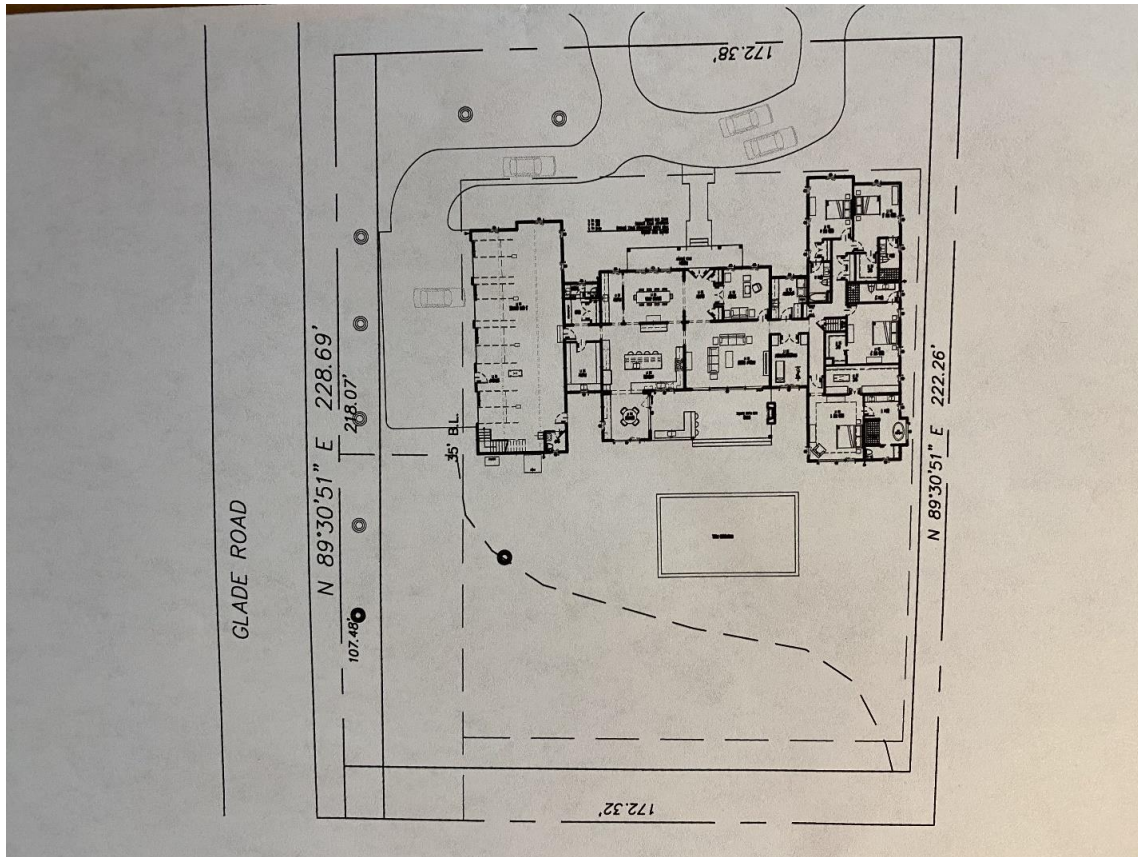
Unbuildable area at the back of the property

Photo 14



Unbuildable area at back of the property

Exhibit 3



Site plan



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2d

Agenda Date 7/24/2023

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit to allow for a non-compliant fence for Lot 21, Block 2, Stafford Heights Subdivision, located at 4808 Manning Drive, Case ZC23-017

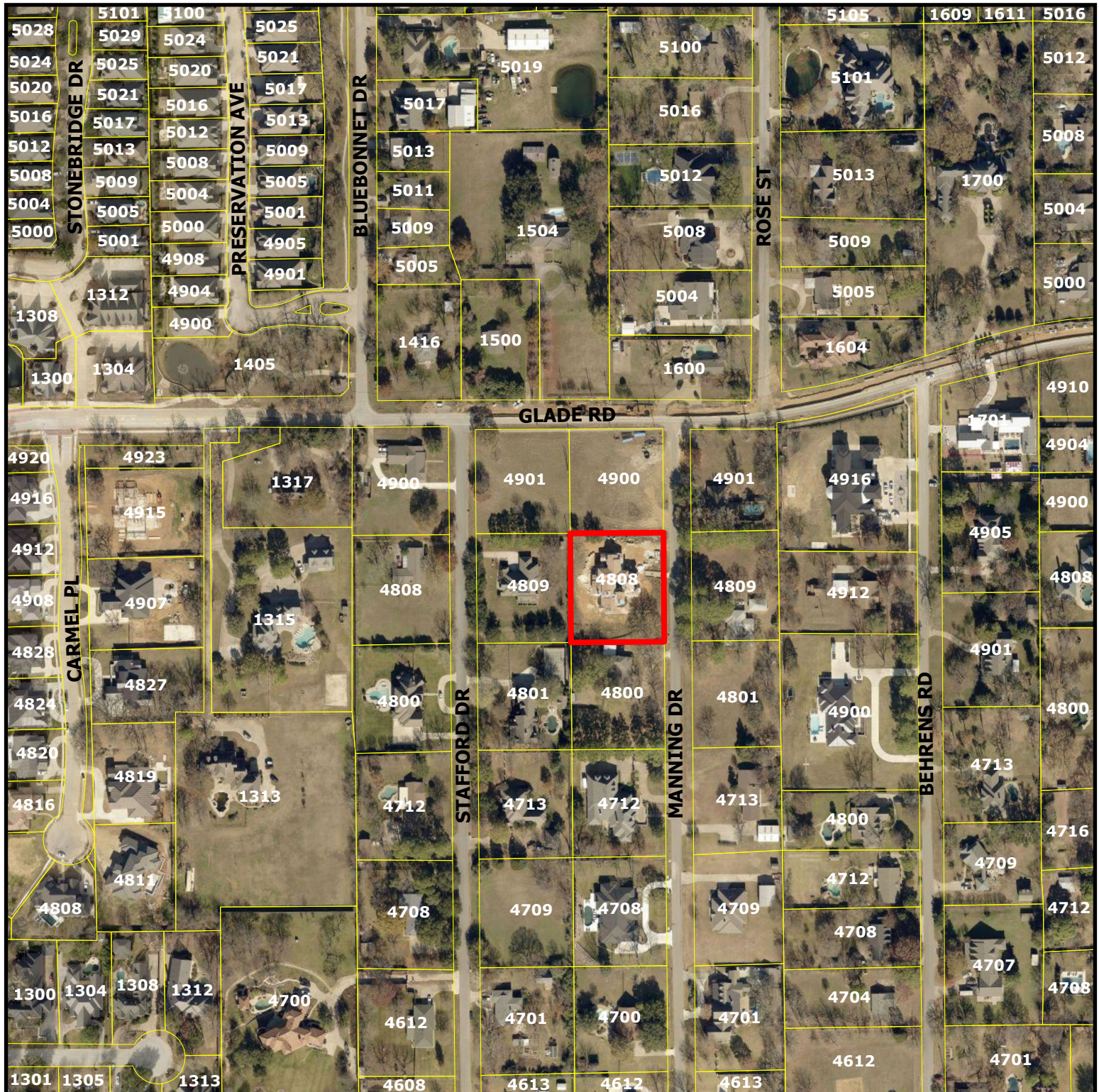
Explanation

Atrium Construction LLC, the applicant, has submitted a request for a Special Use Permit for a fence on Lot 21, Block 2, Stafford Heights Subdivision, being approximately 0.89 acres, and zoned R-40 Single Family Residential district. The request is for a fence to be placed beyond the front facade of the home.

Attachments

1. Aerial
2. Zoning
3. Statement of Planning Objectives
4. Site Plan and Building Elevations
5. Landscaping Plan

Aerial Map



ZC23-017

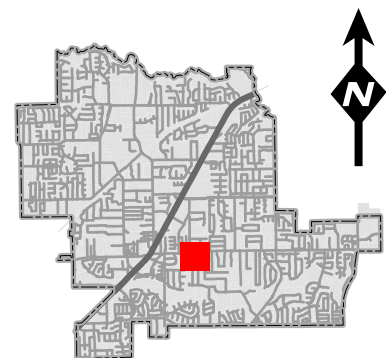
4808 Manning Drive

DISCLAIMER:

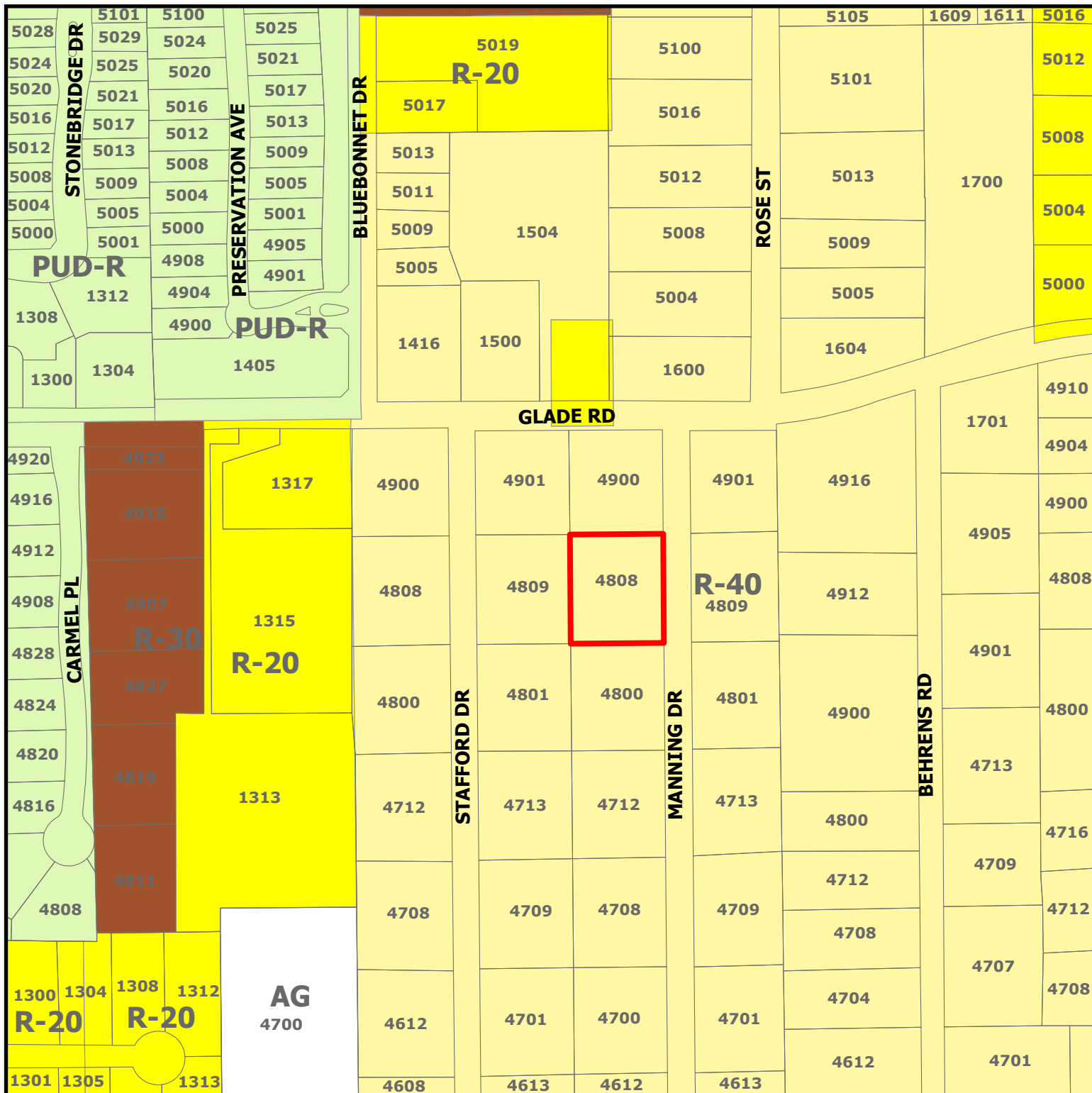
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Subject Property



Zoning Map



ZC23-017

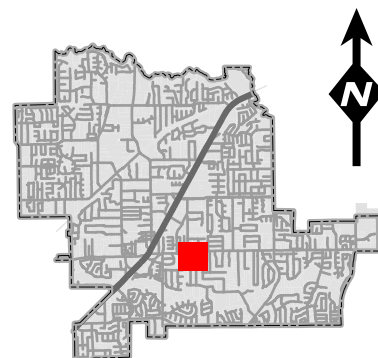
4808 Manning Drive

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Subject Property





7/13/2023

RE: fence variance for 4808 Manning Dr.

To Whom it May Concern,

We wish to install a 6' iron fence with 2' x 2' stone columns at equal intervals. The fence would pass from the front building line to the front property line. We propose to install motorized iron gates. The see-thru iron gates would not impede visibility in any direction.

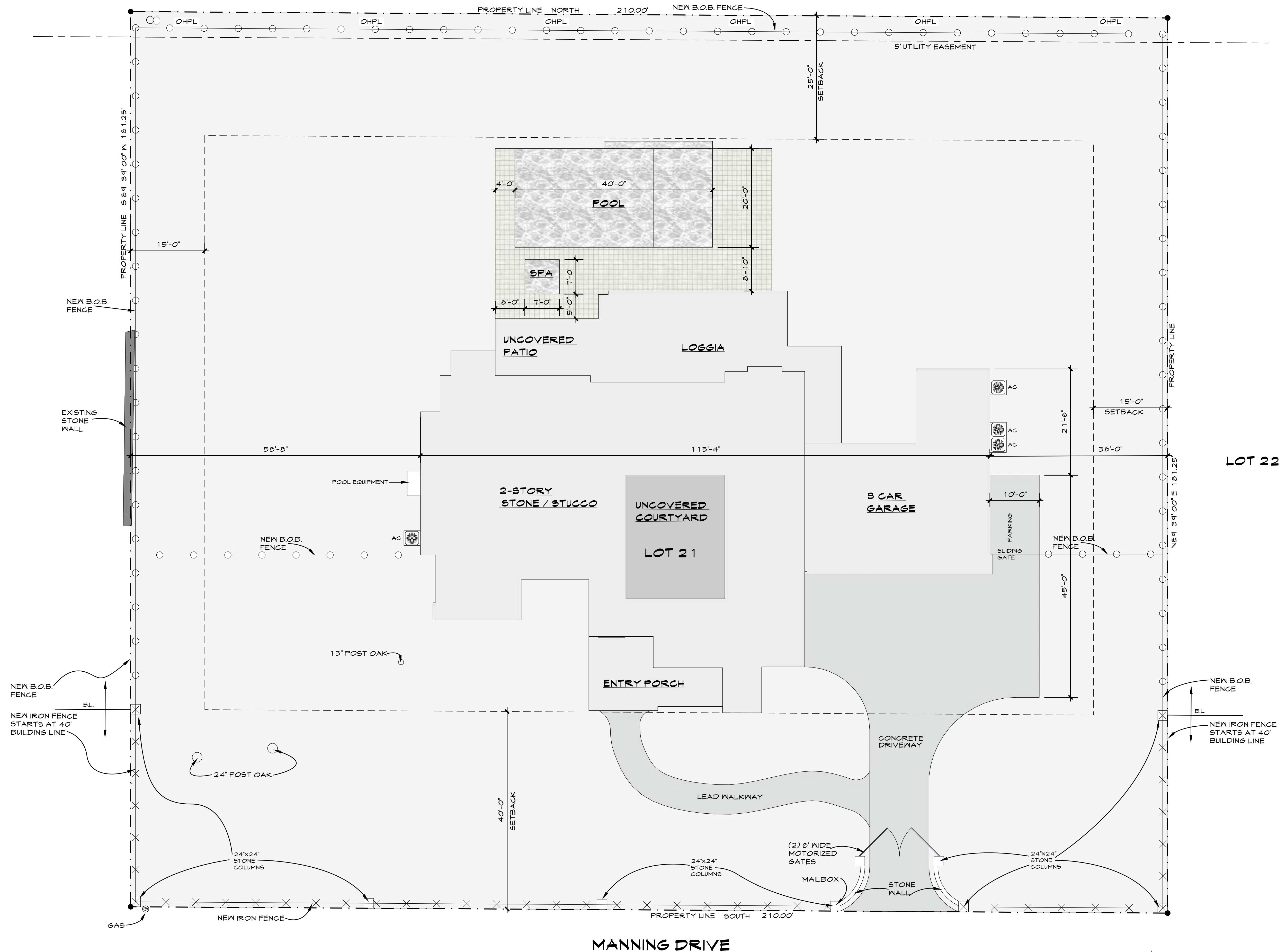
With regard,

A handwritten signature in black ink, appearing to read "Jojoy Koshy".

Jojoy Koshy
President/Founder
Atrium Construction, LLC

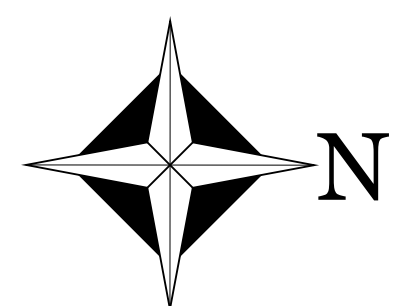
LOT 20

LOT 22



SITE PLAN

Scale: 1"=10'-0"



ARCHITECT: BENNET LIU
DRAWN BY: CRAIG KIEBER
DATE: November 12, 2014
DATE: September 19, 2019
REV:



A Residence at
4808 Manning Drive
Colleyville, Texas 76034

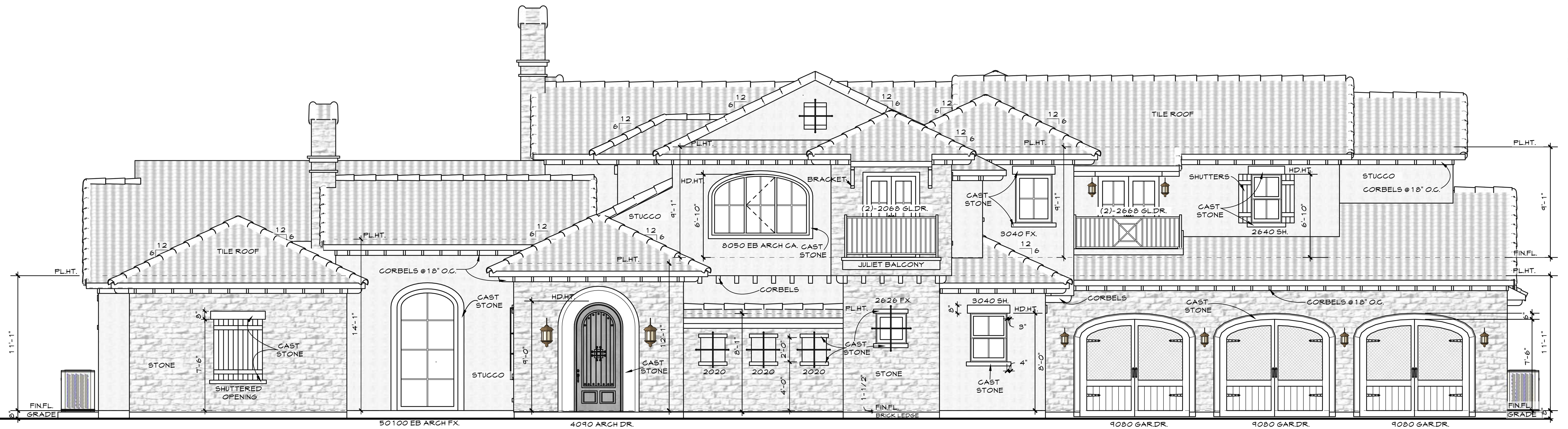


B T L and ASSOCIATES
ARCHITECTS
PLANNERS
320 DECKER DR. #110
IRVING, TX. 75062
OFFICE: 972-739-6073 CELL: 214-632-5150

A0 of 10
project no.
123456



REAR ELEVATION
scale: 1/4"=1'-0"



FRONT ELEVATION
scale: 1/4"=1'-0"

ARCHITECT: BENNET LIU
DRAWN BY: CRAIG KIEBER
DATE: November 12, 2014
DATE: September 19, 2019
REV:



A Residence at
4808 Manning Drive
Colleyville, Texas 76034



B T L and ASSOCIATES
PLANNERS
ARCHITECTS
320 DECKER DR. #110
IRVING, TX 75062
OFFICE: 972-739-6073 CELL: 214-632-5150

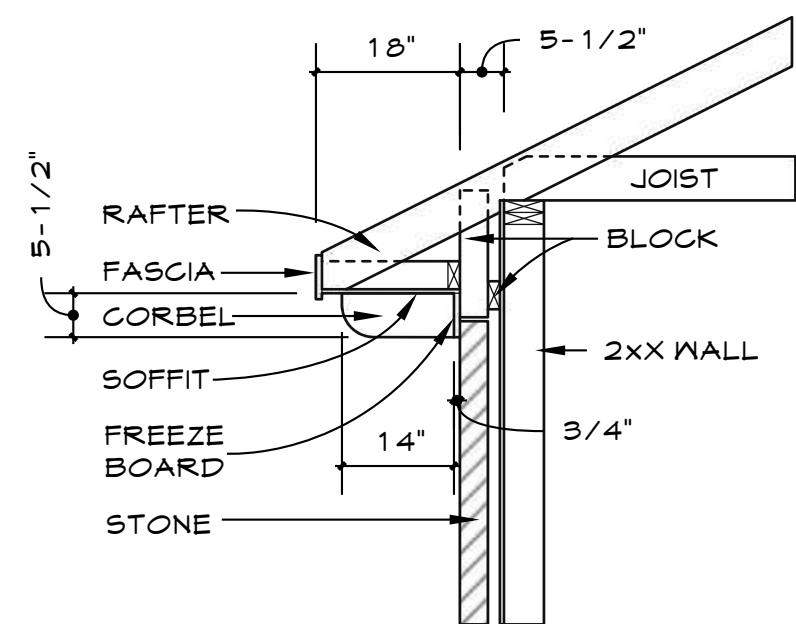
A3 of 10
project no.
123456



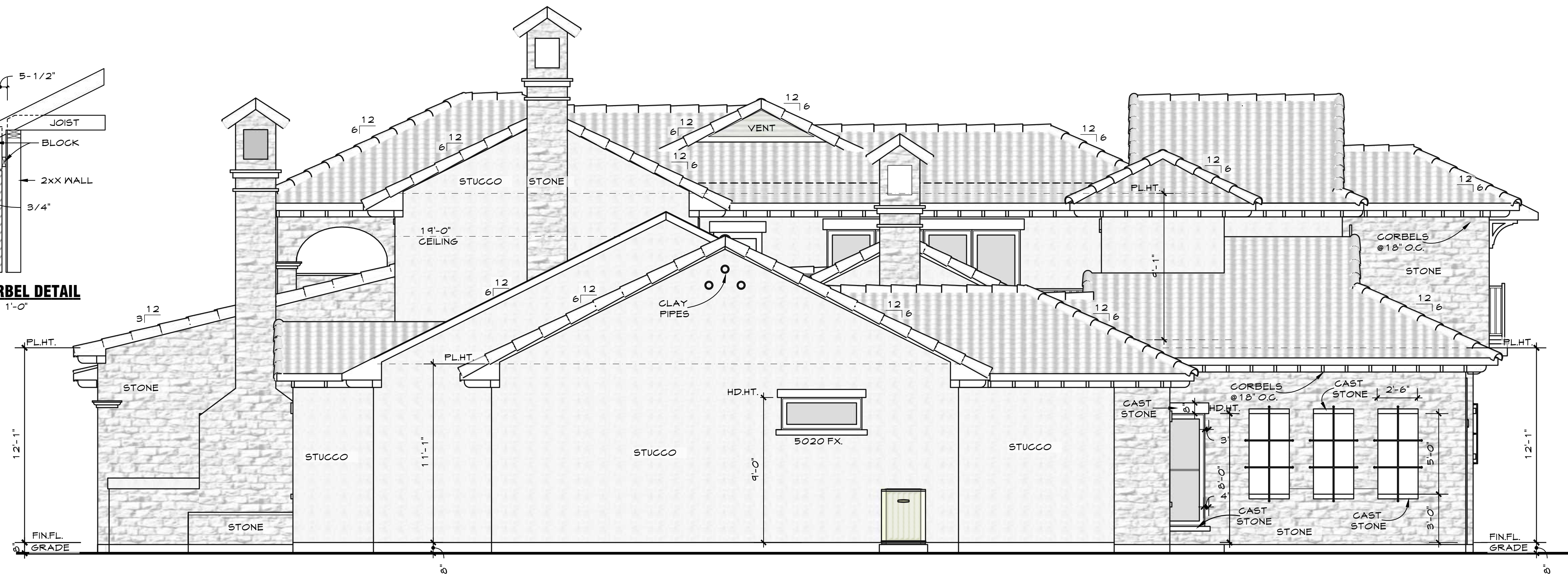
A Residence at
4808 Manning Drive
Colleyville, Texas 76034



B T L and ASSOCIATES
ARCHITECTS
PLANNERS
320 DECKER DR. #110
IRVING, TX. 75062
OFFICE: 972-739-6073 CELL: 214-632-5150



SOFFIT/CORBEL DETAIL
SCALE: 1/2" = 1'-0"



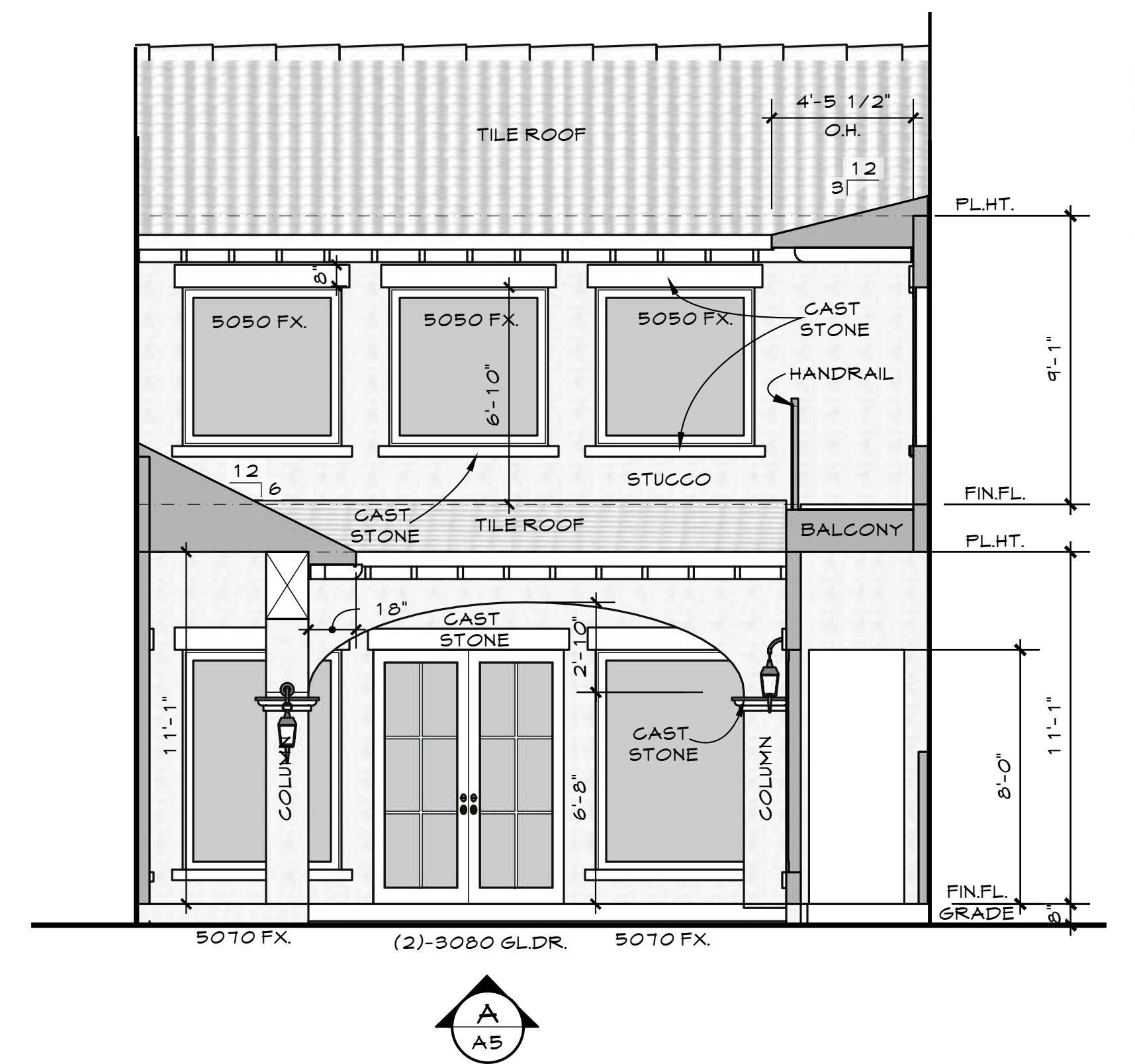
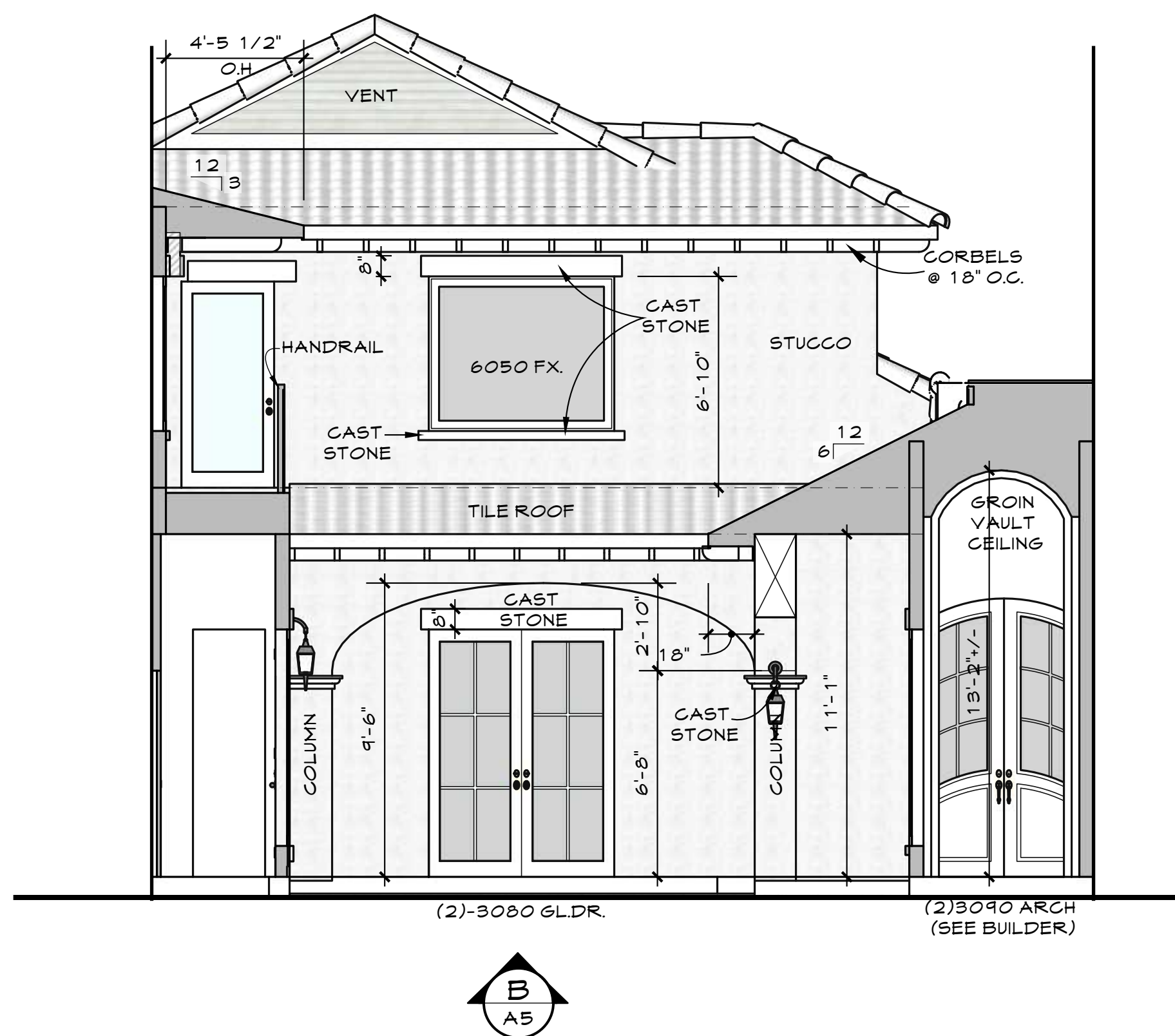
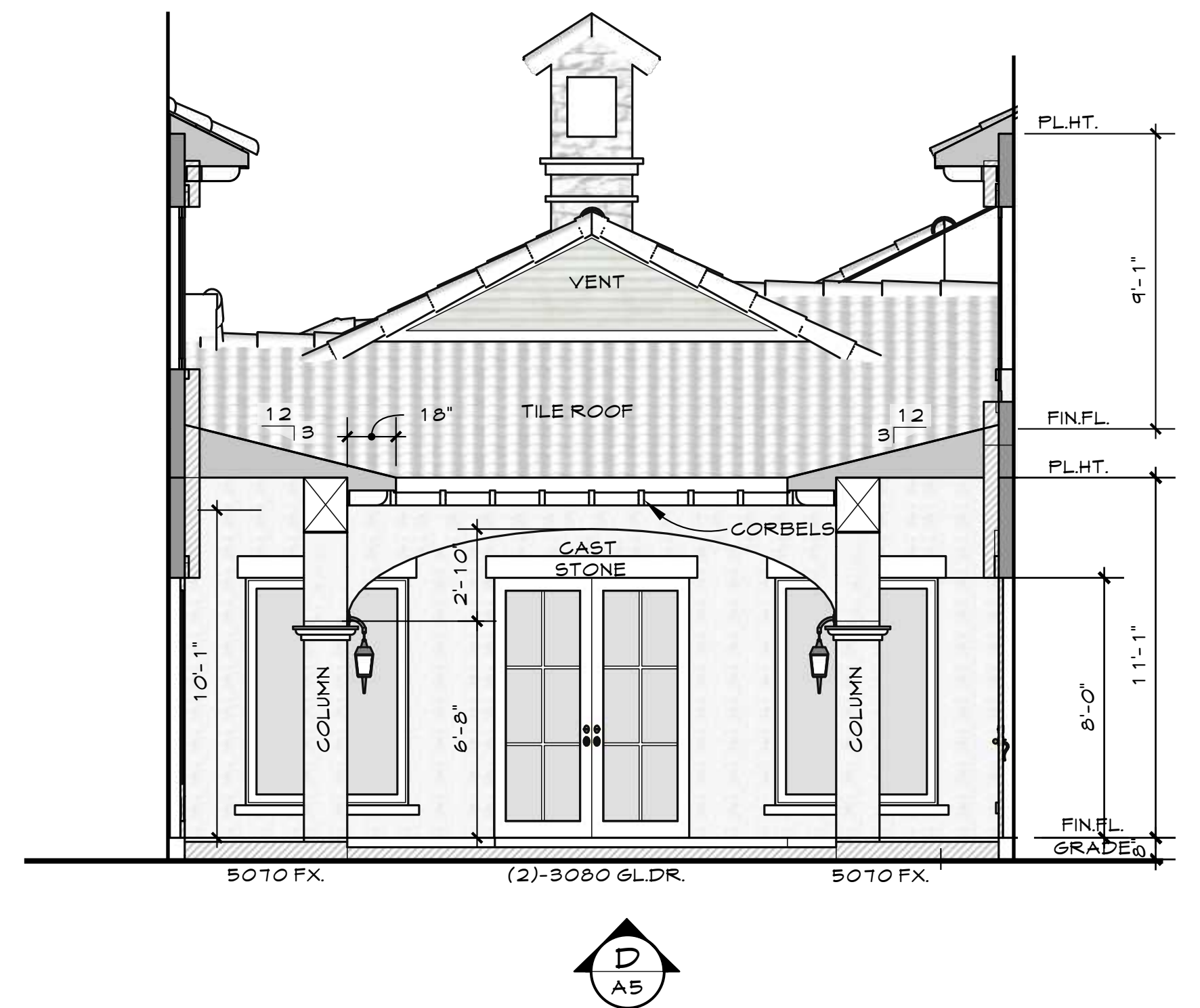
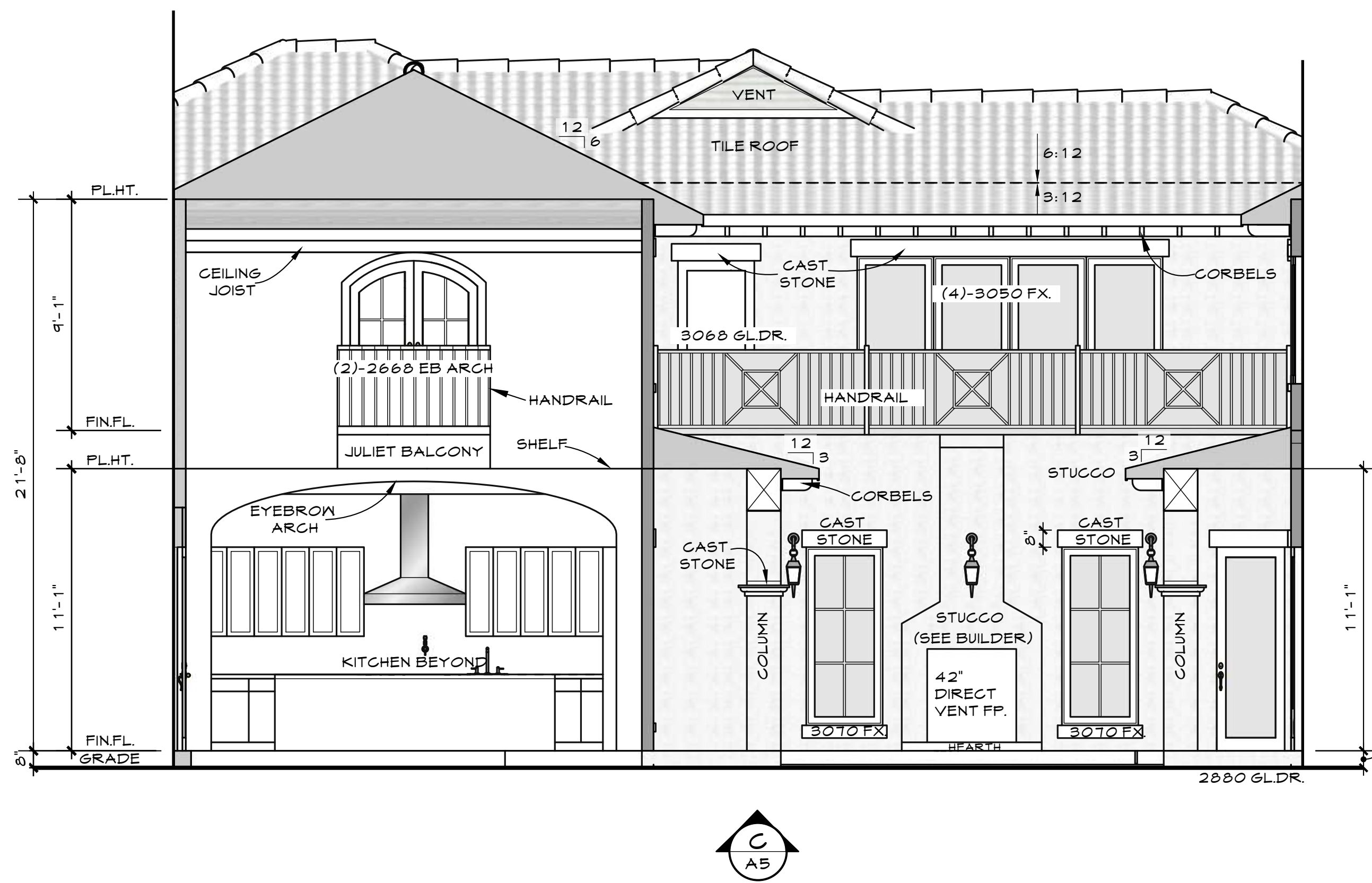
LEFT ELEVATION
scale: 1/4" = 1'-0"

DOOR SCHEDULE		
LABEL	DESCRIPTION	COUNT
(2)-2068 Glass Door	(2)-2068 Glass Door	1
(2)-2668 Arch Glass Door	(2)-2668 Arch Glass Door	1
(2)-2668 Glass Door	(2)-2668 Glass Door	1
(2)-3090 Arch Three Quarter View	(2)-3090 Arch Three Quarter View	1
2-2080 Door	2-2080 Door	1
2-2480 Door Eyebrow Arch	2-2480 Door Eyebrow Arch	1
2-2680 Glass Door	2-2680 Glass Door	1
2-3080 Door	2-3080 Door	1
2-3080 Glass Door	2-3080 Glass Door	4
2-3080 Wood Glass w_6028 Eyebrow	2-3080 Wood Glass w_6028 Eyebrow	3
2080 Door	2080 Door	1
2468 Door	2468 Door	1
2480 Door	2480 Door	7
2480 Pocket Door	2480 Pocket Door	2
2680 Pocket Door	2680 Pocket Door	1
2880 Door	2880 Door	4
2880 Glass Door	2880 Glass Door	1
3068 Glass Door	3068 Glass Door	2
3080 Door	3080 Door	3
3080 Glass Door	3080 Glass Door	4
3080 Pocket Door	3080 Pocket Door	1
3080 Self Closing	3080 Self Closing	1
4090 Arch Wood Door	4090 Arch Wood Door	1
9090_Garage Door	9090_Garage Door	3

WINDOW SCHEDULE		
LABEL	DESCRIPTION	COUNT
(2)-2050 SH.	(2)-2050 Single Hung(Mulled)	4
(2)-2650 CA.	(2)-2650 Casement(Mulled)	1
(2)-2650 SH.	(2)-2650 Single Hung(Mulled)	1
(4)-3050 FX.	(4)-3050 Fixed(Mulled)	1
2030 SH.	2030 Single Hung	2
2040 FX.	2040 Fixed	2
2040 SH.	2040 Single Hung	1
2626 FX.	2626 Fixed	1
2640 SH.	2640 Single Hung	1
2870 SH.	2870 Single Hung	2
3040 FX.	3040 Fixed	1
3040 SH.	3040 Single Hung	1
3070 FX.	3070 Fixed	2
4026 FX.	4026 Fixed	3
50100 EB ARCH FX.	50100 Eyebrow Arch Fixed	1
5020 FX.	5020 Fixed	1
5050 FX.	5050 Fixed	3
5070 FX.	5070 Fixed	5
6050 EB ARCH CASEMENT	6050 EB ARCH CASEMENT	2
6050 FX.	6050 Fixed	1
7050 FX.	7050 Fixed	1
8050 EB ARCH CASEMENT	8050 EB ARCH CASEMENT	1



RIGHT ELEVATION
scale: 1/4" = 1'-0"



VERANDA ELEVATIONS
scale: 1/4"=1'-0"

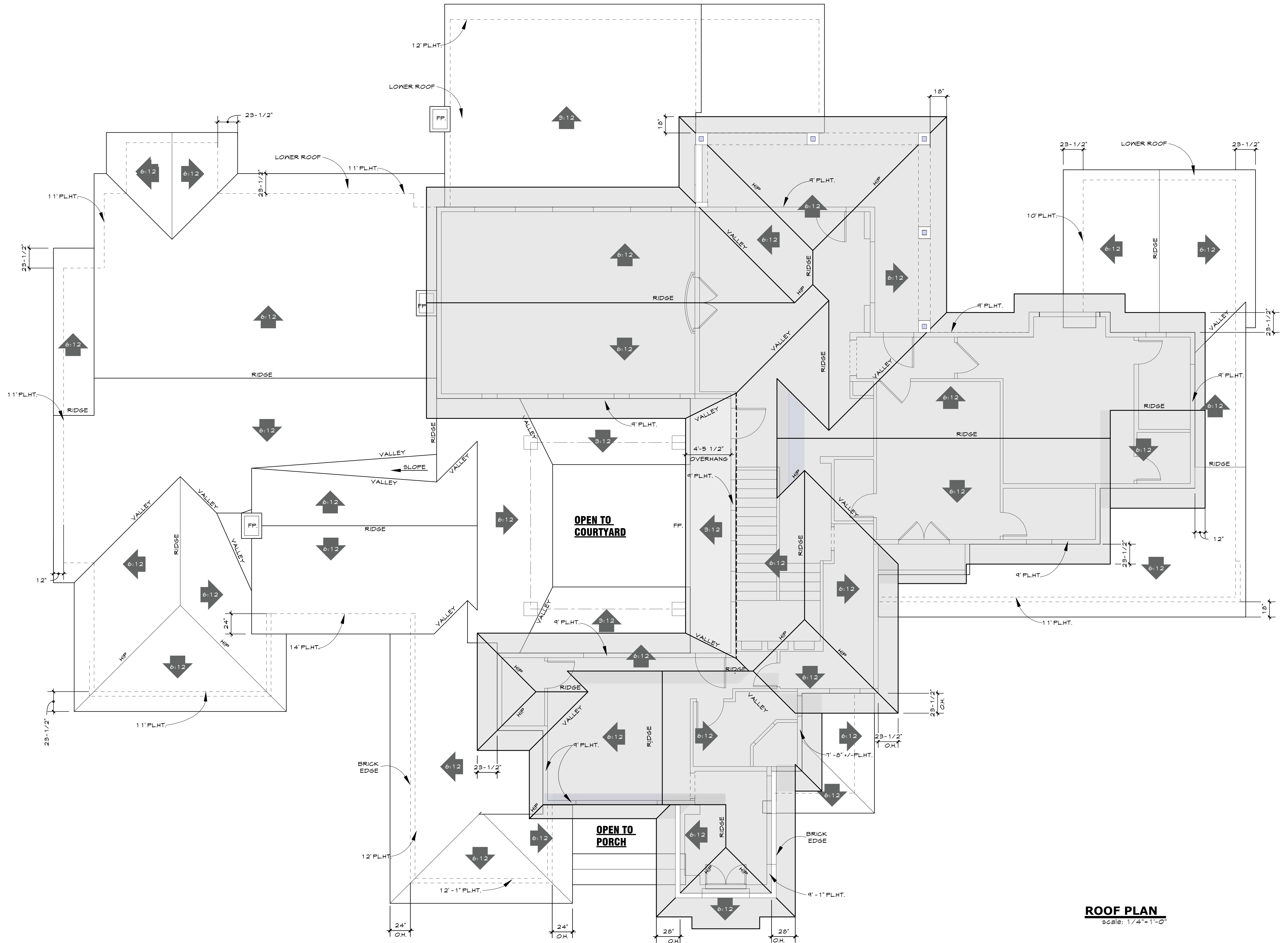
ARCHITECT: BENNET LIU
DRAWN BY: CRAIG KIEBER
DATE: November 12, 2014
DATE: September 19, 2019
REV:



A Residence at
4808 Manning Drive
Colleyville, Texas 76034



B T L and ASSOCIATES
ARCHITECTS
PLANNERS
320 DECKER DR. #110
IRVING, TX 75062
OFFICE: 972-739-6073 CELL: 214-632-5150



ROOF PLAN
scale: 1/4" = 1'-0"

ARCHITECT: BENNET LIU
DRAWN BY: CRAIG KIEBER
DATE: November 12, 2014
DATE: September 19, 2019
REV:



A Residence at
4808 Manning Drive
Colleyville, Texas 76034



B T L and ASSOCIATES
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PLANNERS
320 DECKER DR. #110
IRVING, TX. 75062
OFFICE: 972-739-6073 CELL: 214-632-5150

A6 of 10
project no.
123456



ARCHITECT: BENNET LIU
DRAWN BY: CRAIG KIEBER
DATE: November 12, 2014
DATE: September 19, 2019
REV:

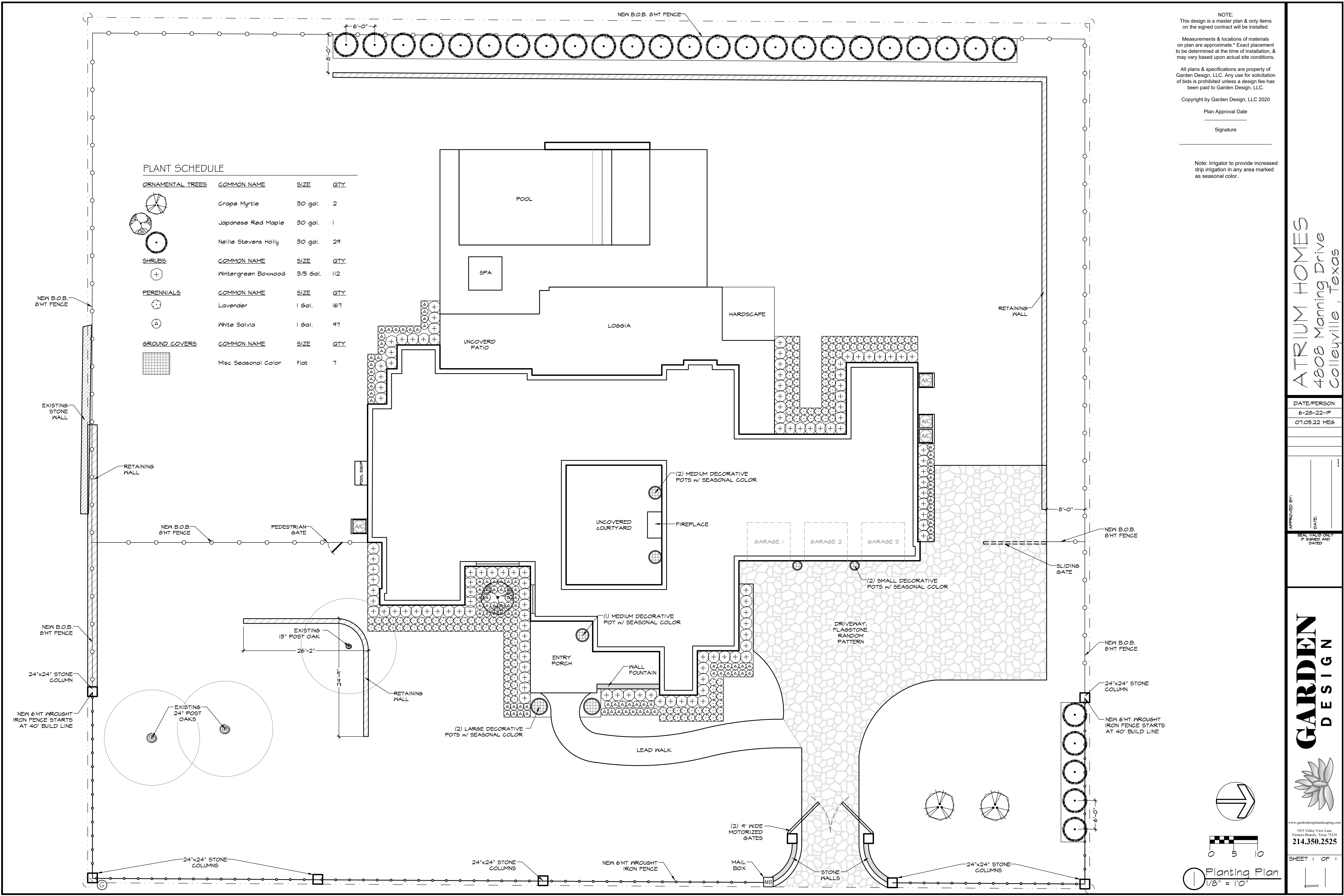


A Residence at
4808 Manning Drive
Colleyville, Texas 76034

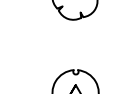


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ARCHITECTS
PLANNERS
320 DECKER DR. #110
IRVING, TX. 75062
OFFICE: 972-739-6073 CELL: 214-632-5150

A9 of 10
project no.
123456



PLANT SCHEDULE

ORNAMENTAL TREES	COMMON NAME	SIZE	QTY
	Grape Myrtle	30 gal.	2
	Japanese Red Maple	30 gal.	1
	Nellie Stevens Holly	30 gal.	24
SHRUBS	COMMON NAME	SIZE	QTY
	Wintergreen Boxwood	3/5 Gal.	112
PERENNIALS	COMMON NAME	SIZE	QTY
	Lavender	1 Gal.	167
	White Salvia	1 Gal.	97
GROUND COVERS	COMMON NAME	SIZE	QTY
	Misc Seasonal Color	Flat	7

NOTE:
This design is a master plan & only items on the signed contract will be installed.

Measurements & locations of materials on plan are approximate.* Exact placement to be determined at the time of installation, & may vary based upon actual site conditions.

All plans & specifications are property of Garden Design, LLC. Any use for solicitation of bids is prohibited unless a design fee has been paid to Garden Design, LLC.

Copyright by Garden Design, LLC 2020

Plan Approval Date _____

Signature _____

Note: Irrigator to provide increased drip irrigation in any area marked as seasonal color.

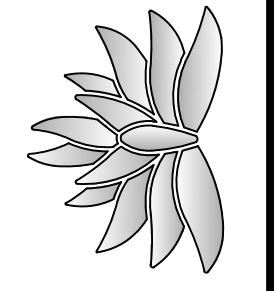
ATRIUM HOMES
4808 Manning Drive
Colleyville, Texas

DATE/PERSON
6-28-22-IP
07.05.22 MEG

APPROVED BY: _____
DATE: _____

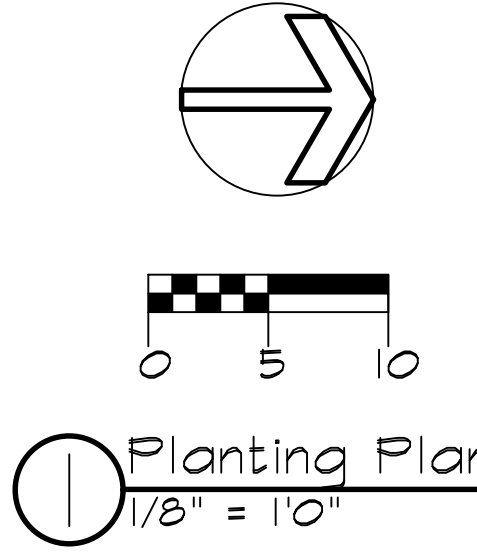
SEAL VALID ONLY IF SIGNED AND DATED

GARDEN
DESIGN



www.gardendesignlandscaping.com
1925 Valley View Lane
Farms Branch, Texas 75244
214.350.2525

SHEET 1 OF 1





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2e

Agenda Date 7/24/2023

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a change of zoning from R-20 Single Family Residential district to R-40 Single Family Residential district on a portion of Lot 17, Block 3, Highland Acres Addition, located at 5108 Bransford Road, Case ZC23-018

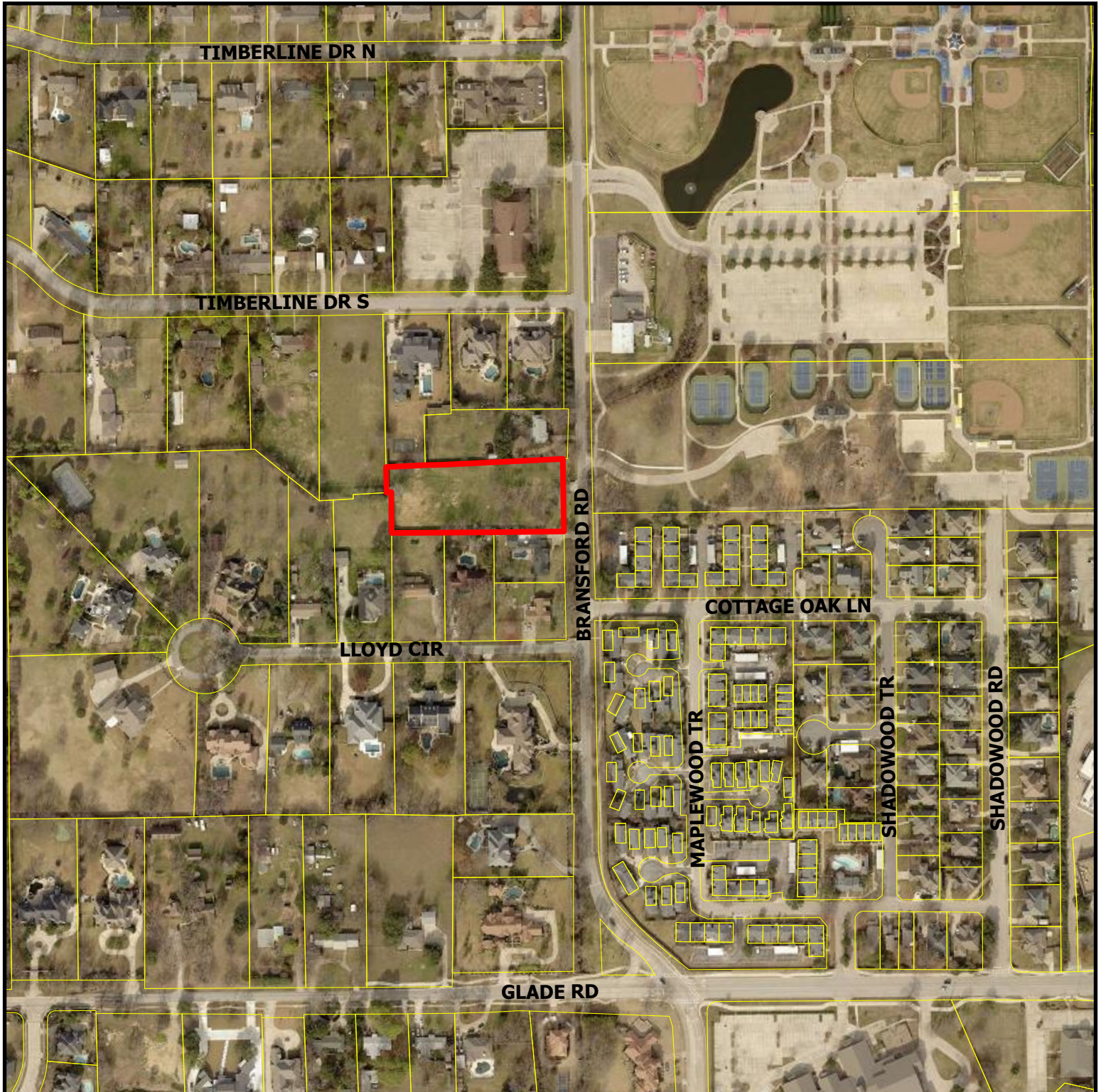
Explanation

Edward Blu, the applicant, has submitted a request for a change of zoning from the R-20 Single Family Residential to R-40 Single Family Residential district on a portion of Lot 17, Block 3, of the Highland Acres Addition, being approximately 1.57 acres, and zoned R-20 and R-40 Single Family Residential district. The rezoning to R-40 will place an appropriate zoning district on the entire property and eliminate the split-lot zoning situation.

Attachments

1. Aerial
2. Zoning
3. Plat
4. Site Plan

Aerial Map

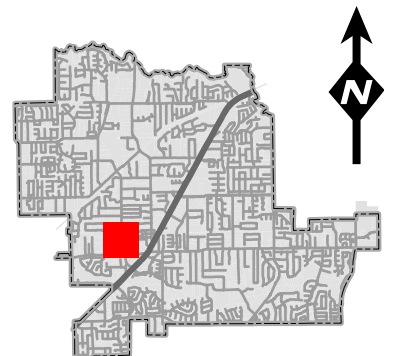


ZC23-018

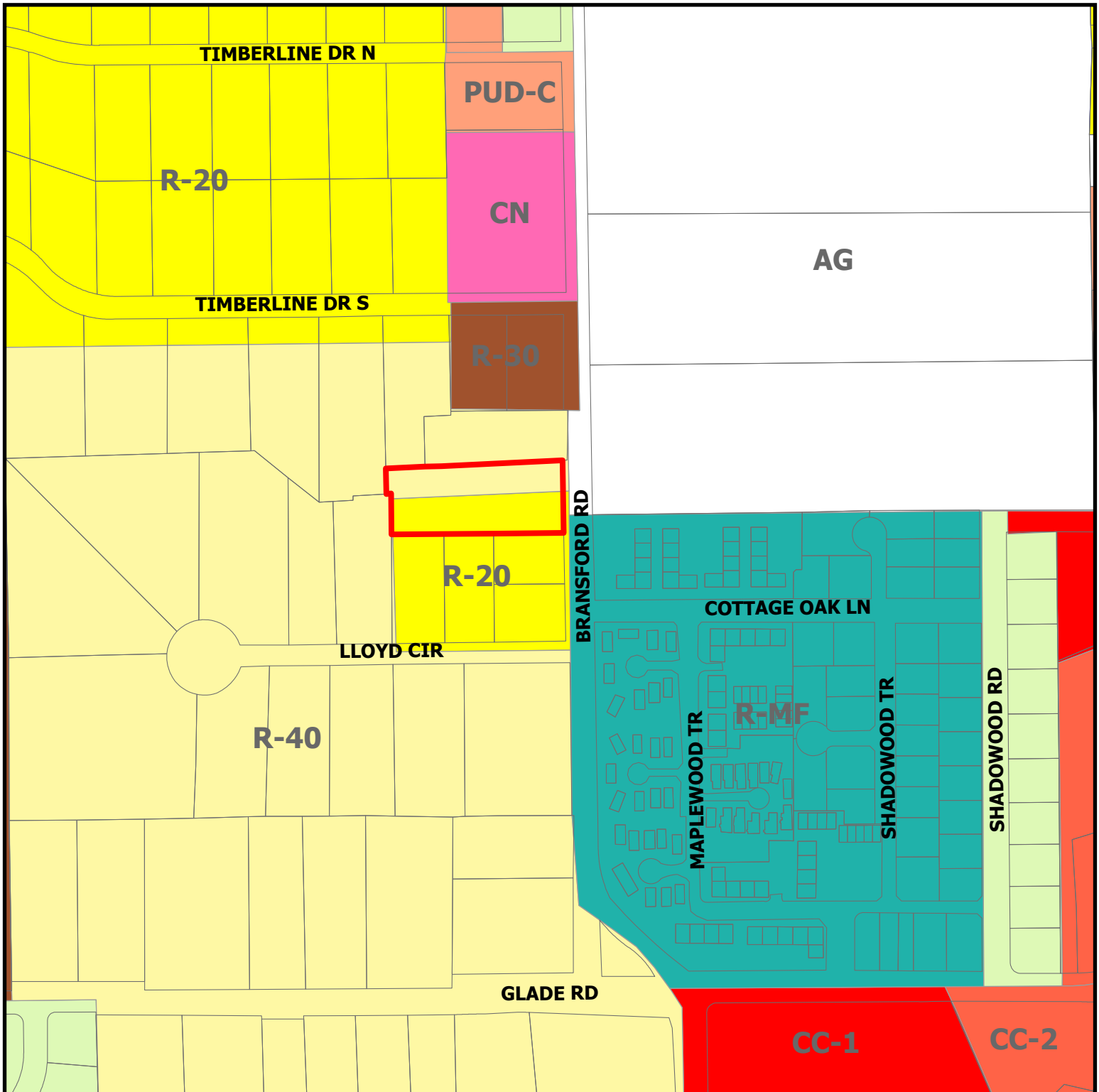
5108 Bransford Rd

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

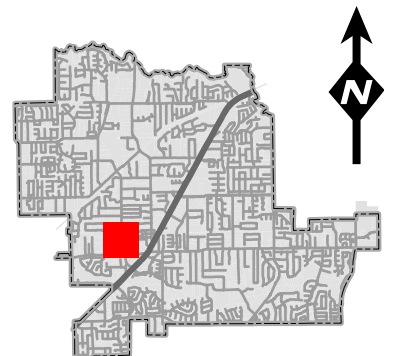


ZC23-018

5108 Bransford Rd

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 Subject Property





This Plat Filed by Instrument No. D216131401, Tarrant County Plat Records, Date 6/17/2016

Scale 1" = 5'

LEGEND

- FOUND STEEL ROD
- SET CAPPED STEEL ROD
- + CROSS-TIE TO CONCRETE
- ◇ FOUND STEEL PIPE
- FOUND BOIS DARC STAKE



COORDINATE FILE: 15-08.CRD

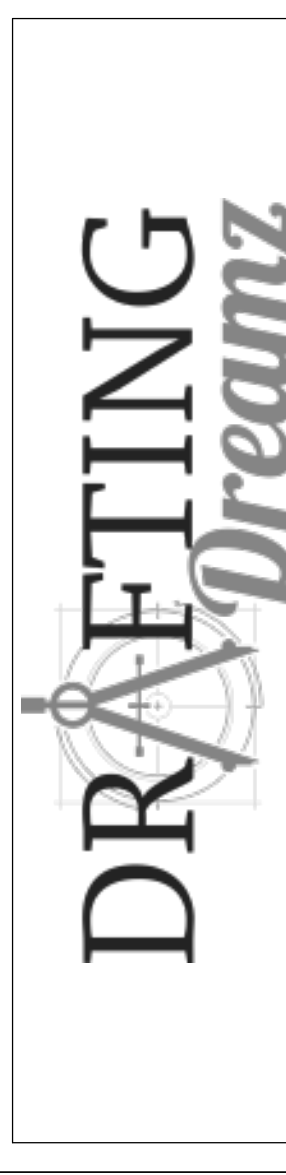
Moak Surveyors, Inc.
LICENSED STATE AND REGISTERED
PROFESSIONAL LAND SURVEYORS
Trent - New Mexico - Indiana - Iowa
1185 Cross Creek Rd. Raleigh, NC 27603
Moak 817-342-2011 Fax 817-342-0401
www.moakinc.com

Date April 11, 2015 Job # 15-08



Moak Surveyors, Inc.
LICENSED STATE AND REGISTERED
PROFESSIONAL LAND SURVEYORS
Texas • New Mexico • Arizona • Nevada
License No. 00000000
1185 Clock Spring Road, California, Texas 76705
Main 817-284-2211 • Fax 817-282-0401
www.moaksurveyors.com

Date April 11, 2015 Job # 14-0096



DRAFTING *Dreamz*



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2f

Agenda Date 7/24/2023

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit to allow for an Accessory Dwelling for Lot 17, Block 3, Highland Acres Addition, located at 5108 Bransford Road, Case ZC23-019

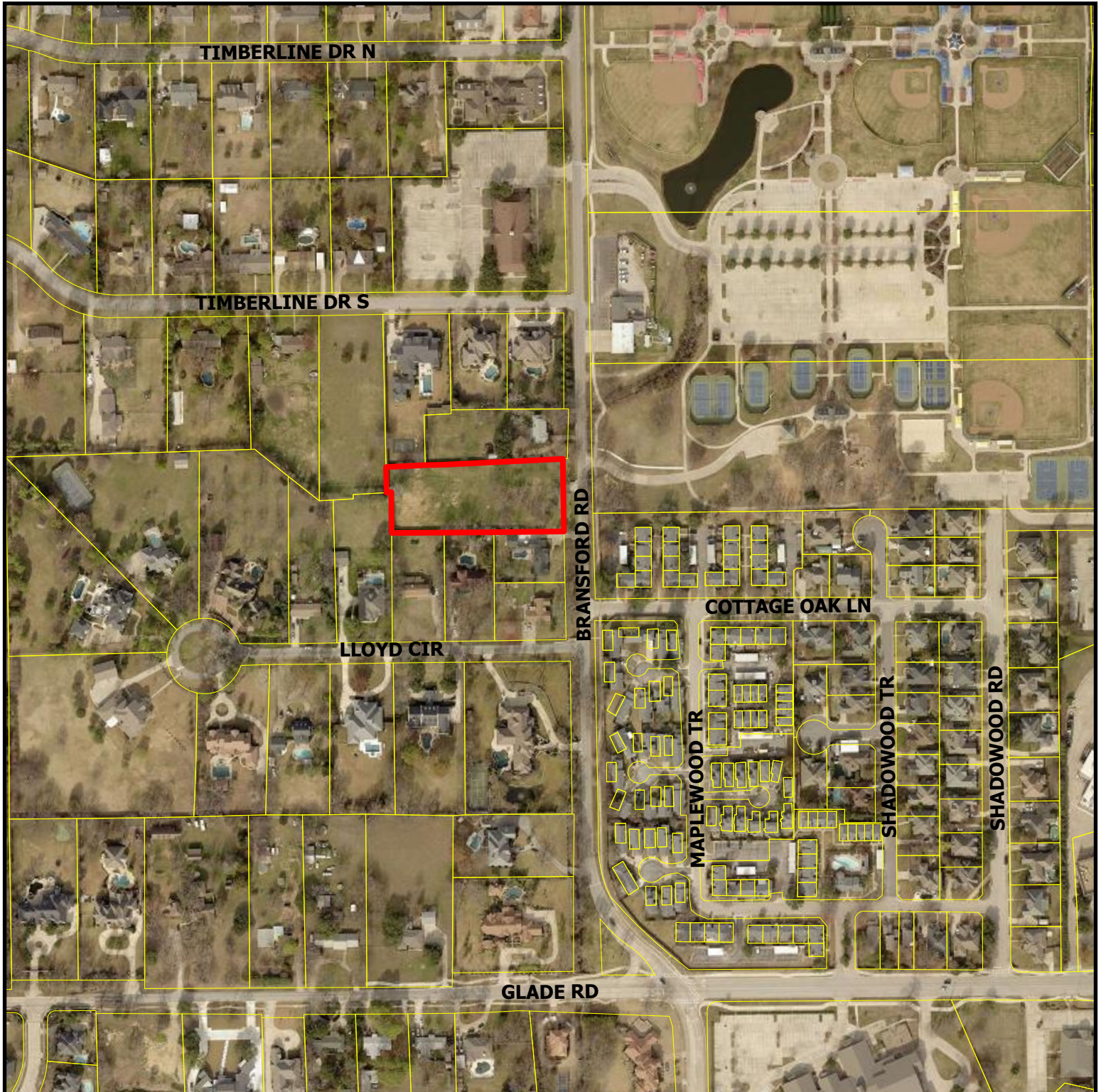
Explanation

Edward Blu, the applicant, has submitted a request for a Special Use Permit (SUP) for an accessory dwelling on Lot 17, Block 3, of the Highland Acres Addition, being approximately 1.57 acres, and zoned R-20 and R-40 Single Family Residential district. The request is for a Special Use Permit to build an accessory dwelling. An SUP is required for an accessory dwelling in the R-40 zoning district.

Attachments

1. Aerial
2. Zoning
3. Site Plan
4. Elevations
5. Drainage and Grading Plans

Aerial Map

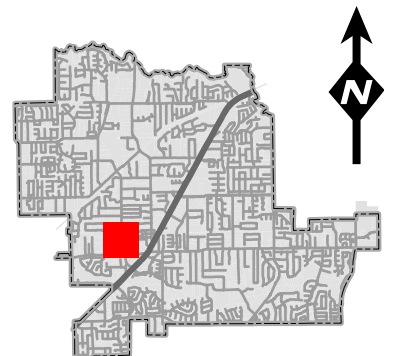


ZC23-018

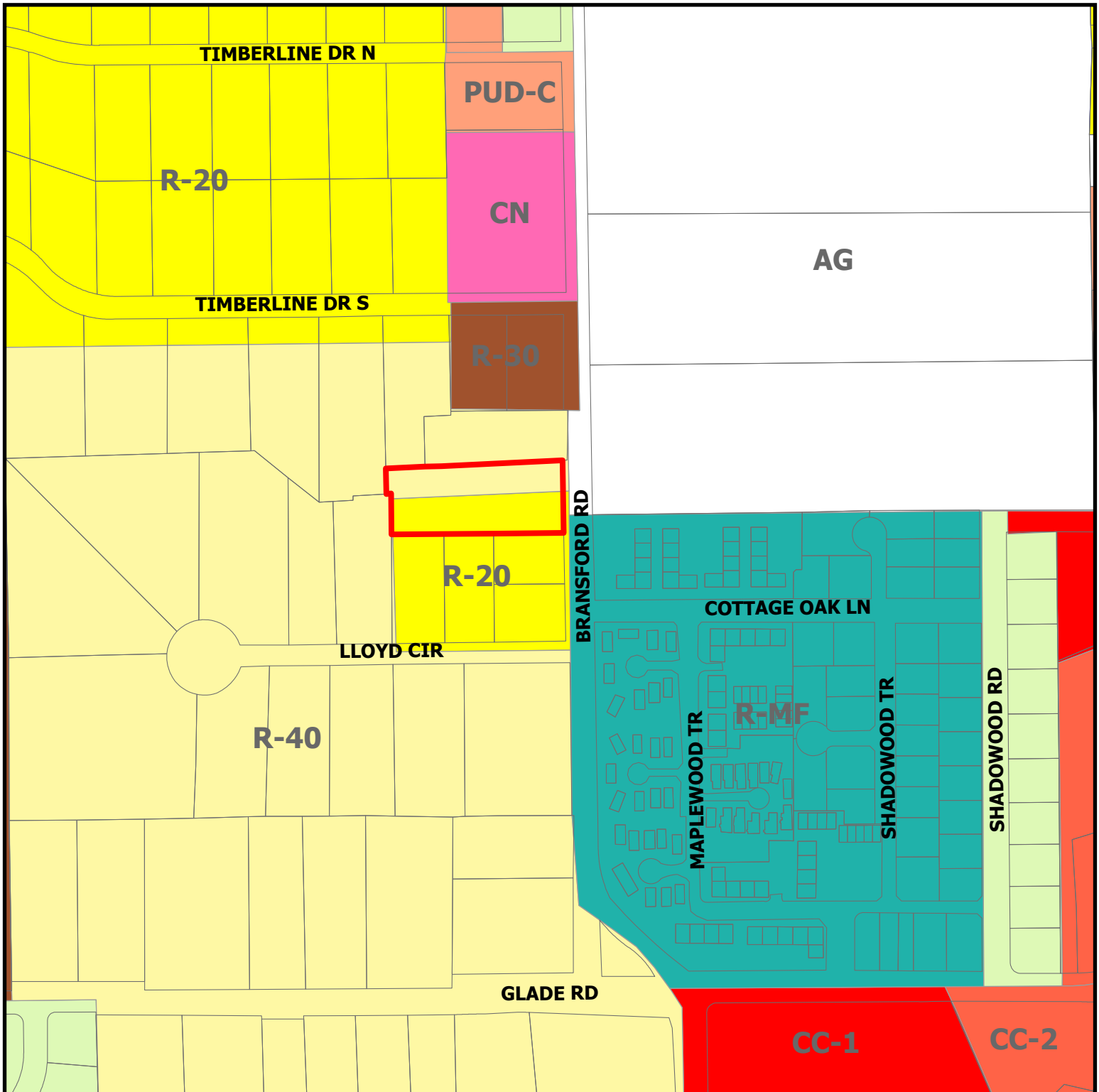
5108 Bransford Rd

DISCLAIMER:
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 Subject Property



Zoning Map

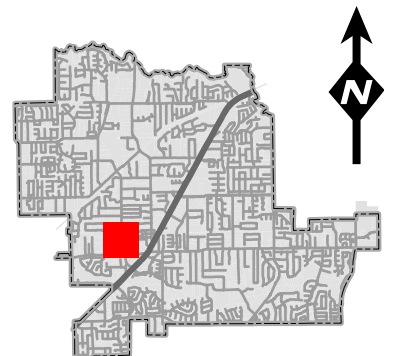


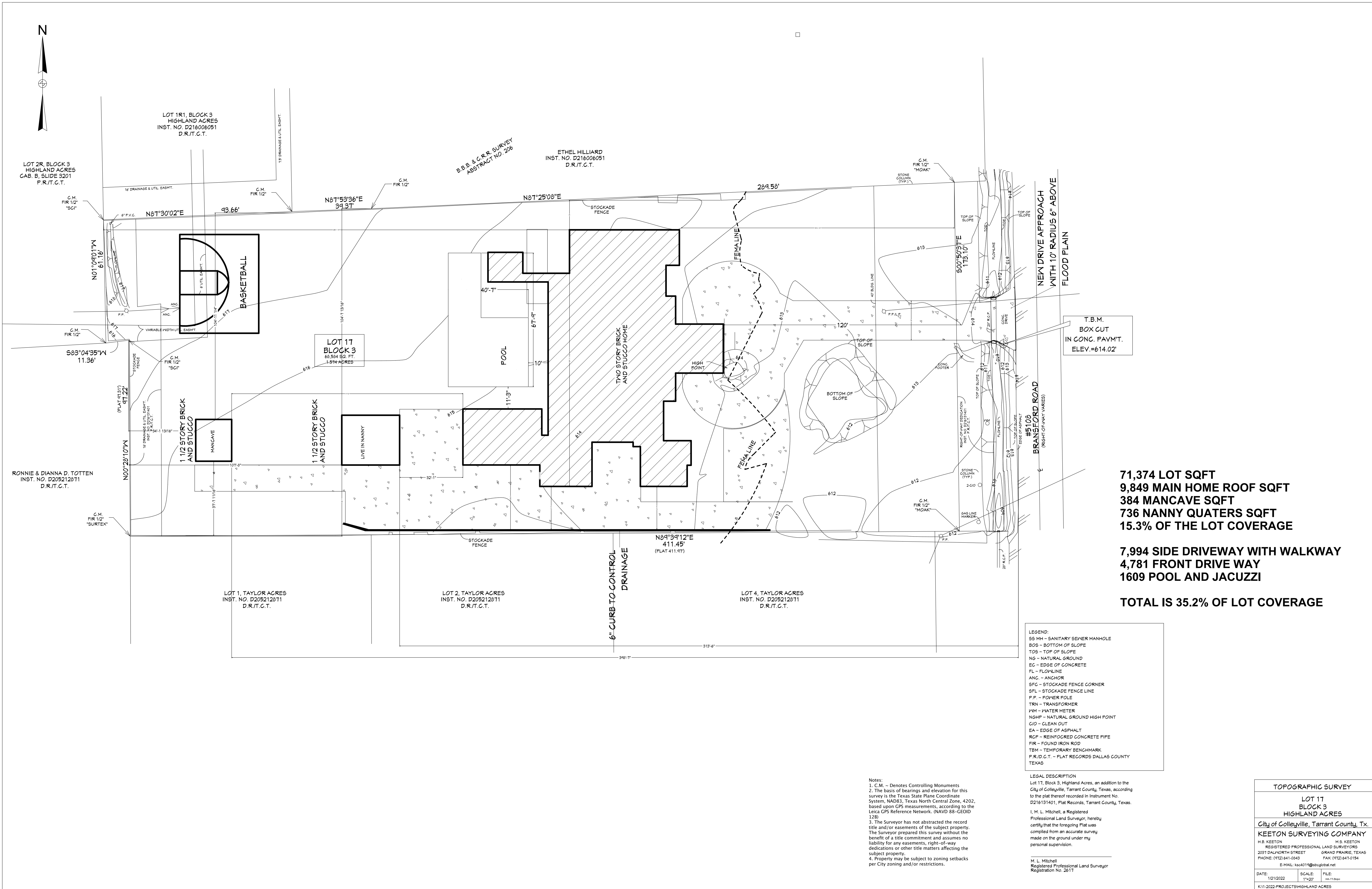
ZC23-018

5108 Bransford Rd

DISCLAIMER:
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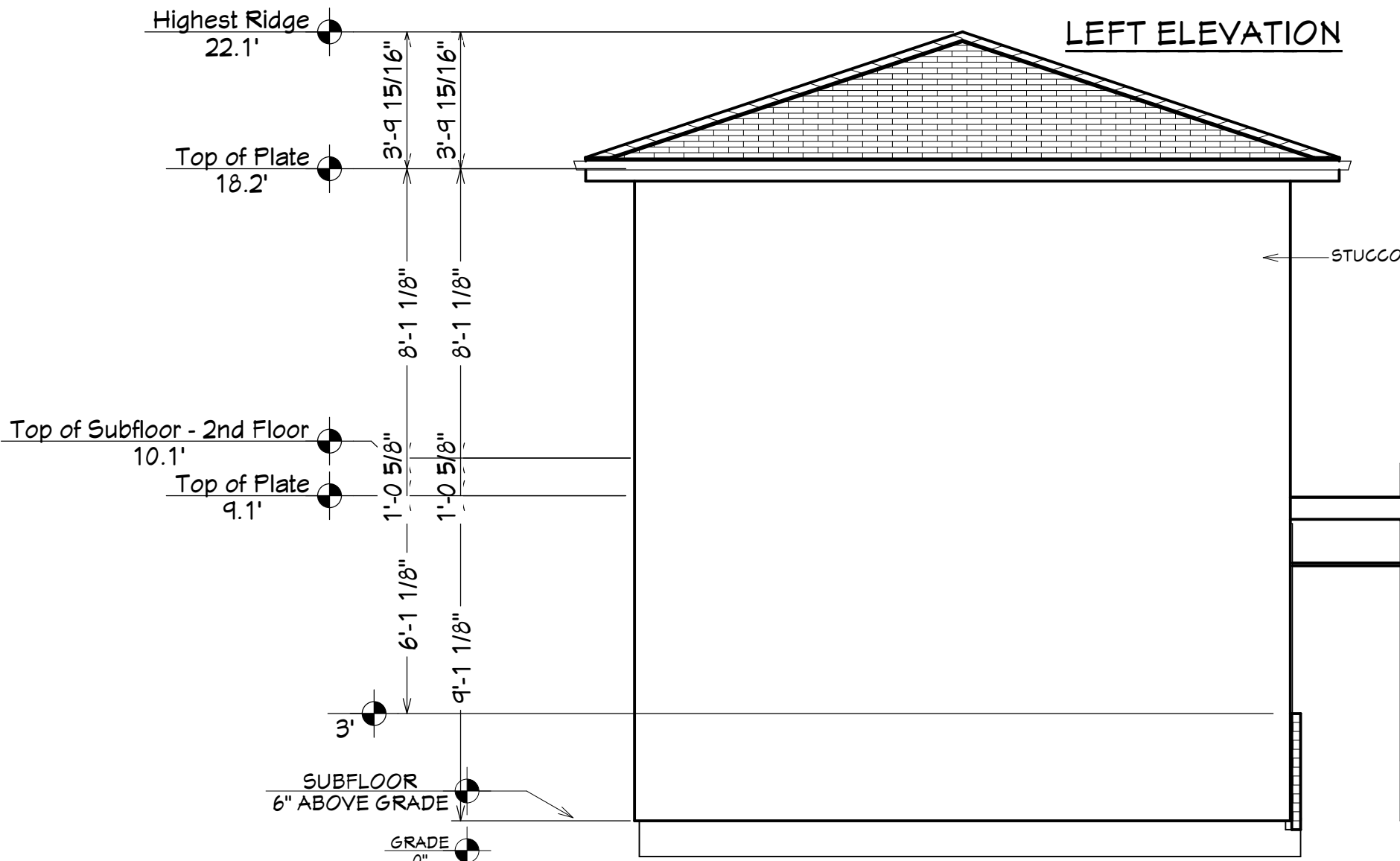
 Subject Property



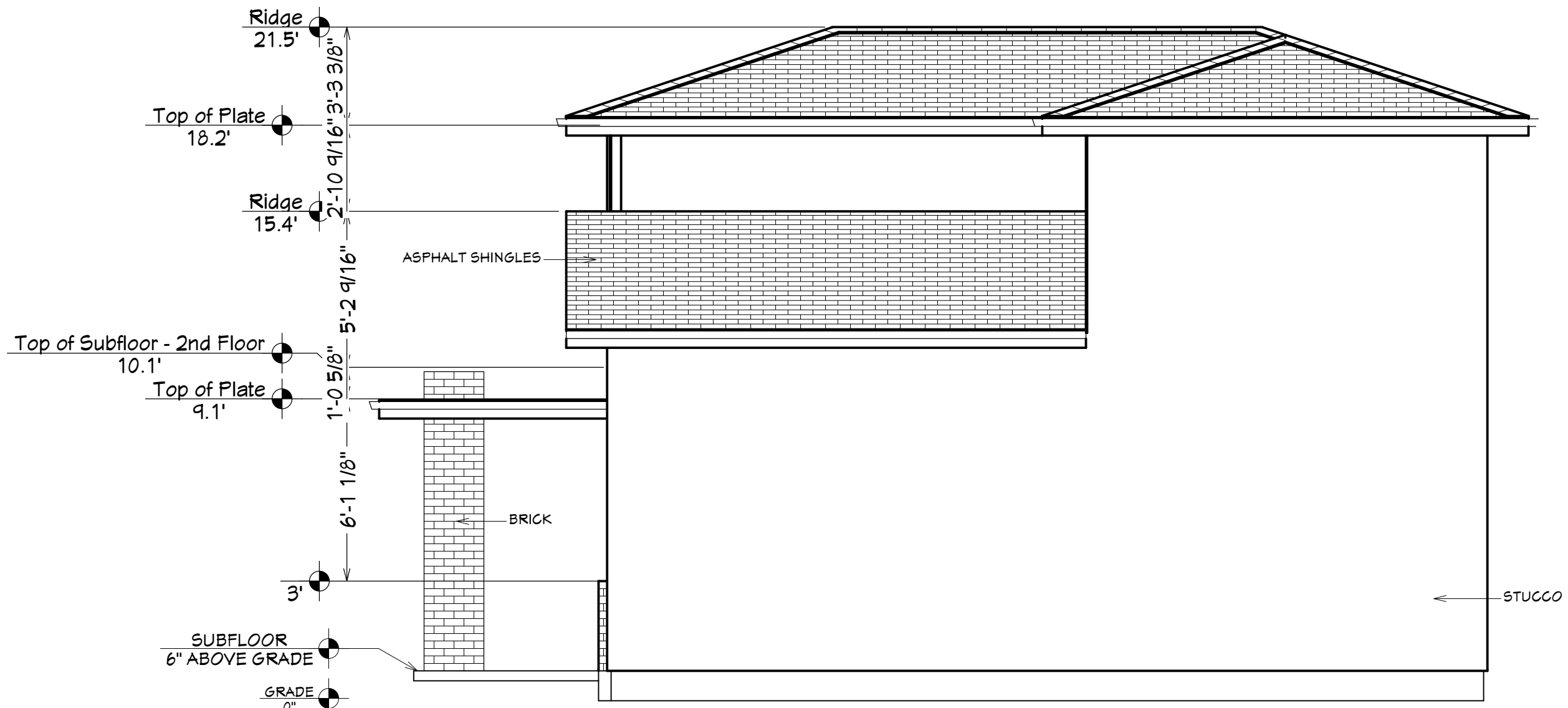


DOOR SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION
D01	2668	1	1	2668 R IN	32"x82 1/2"	HINGED-DOOR F04
D02	3068	1	1	3068 L EX	38"x83"	EXT. HINGED-DOOR E21
D03	3068	2	1	3068 R EX	38"x83"	EXT. HINGED-GLASS PANEL
D04	4068	1	1	4068 L/R IN	50"x82 1/2"	DOUBLE HINGED-DOOR F04
D05	4068	1	1	4068	110"x94"	GARAGE-GLASS PANEL

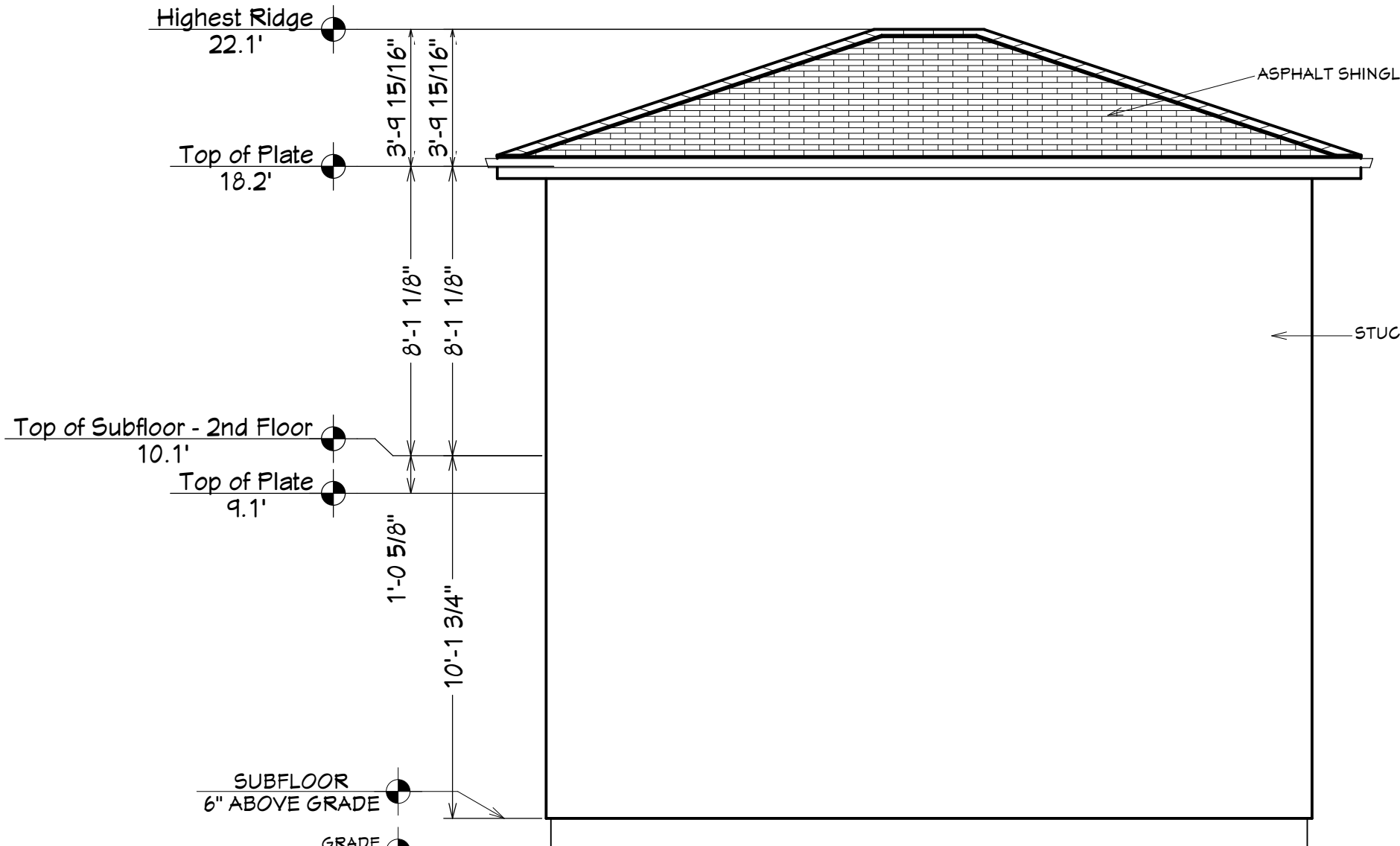
WINDOW SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION
W01	4030FX	6	2	4030FX	44"x31"	FIXED GLASS
W02	4040FX	1	2	4040FX	44"x44"	FIXED GLASS
W03	4060FX	3	1	4060FX	44"x13"	FIXED GLASS
W04	5540FX	3	2	5540FX	66"x44"	FIXED GLASS



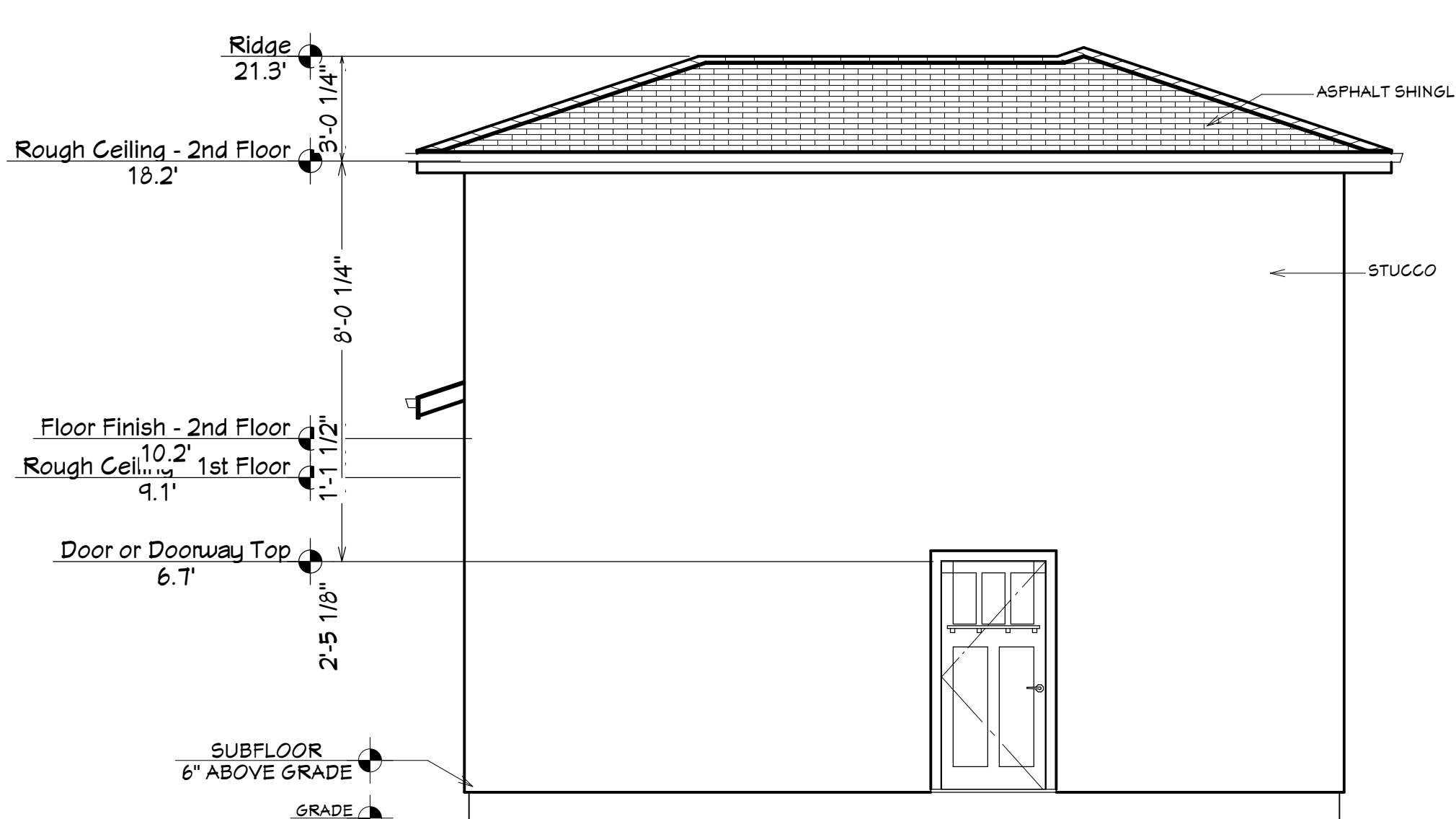
RIGHT ELEVATION NANNY



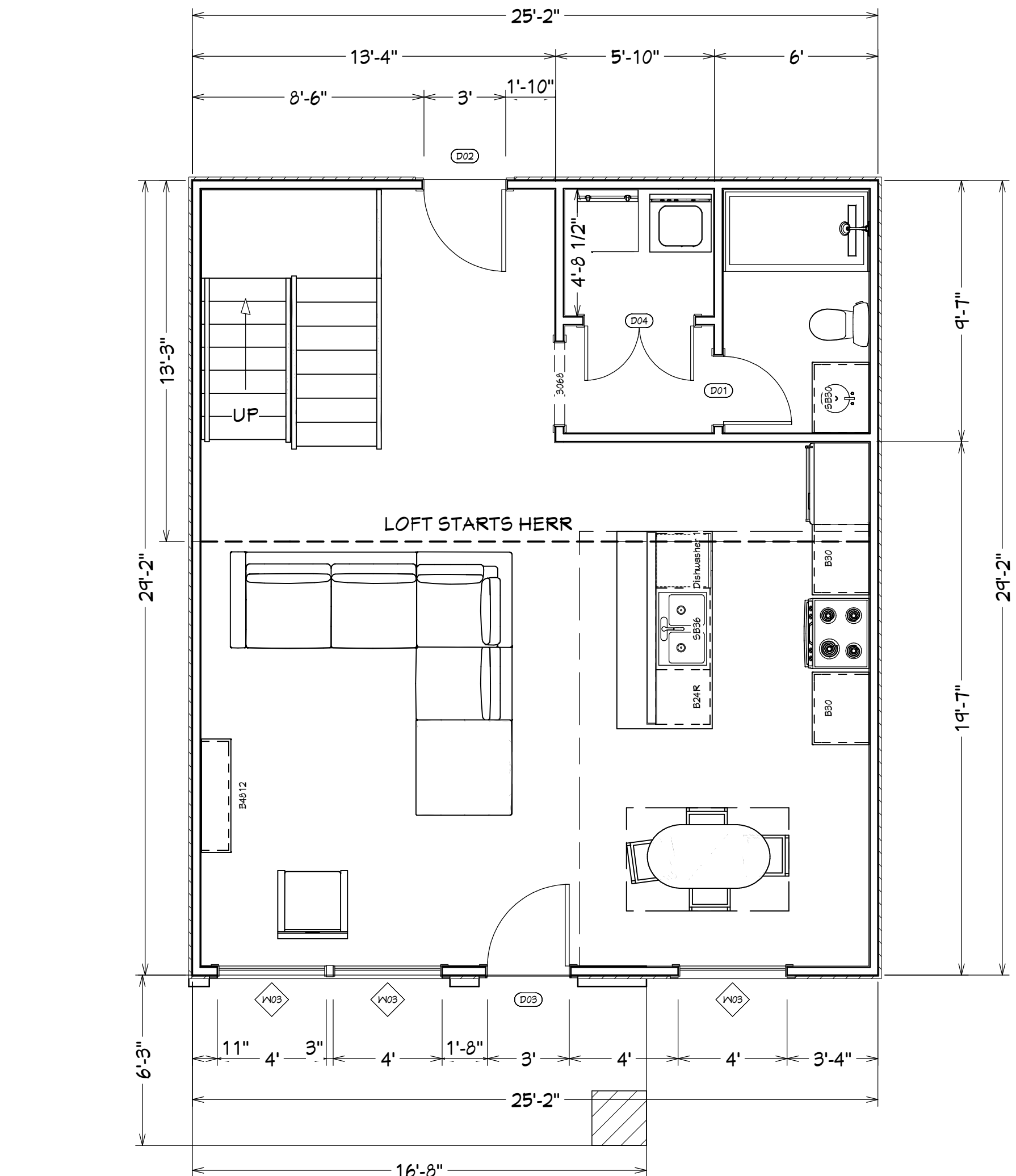
REAR ELEVATION MANGAVE



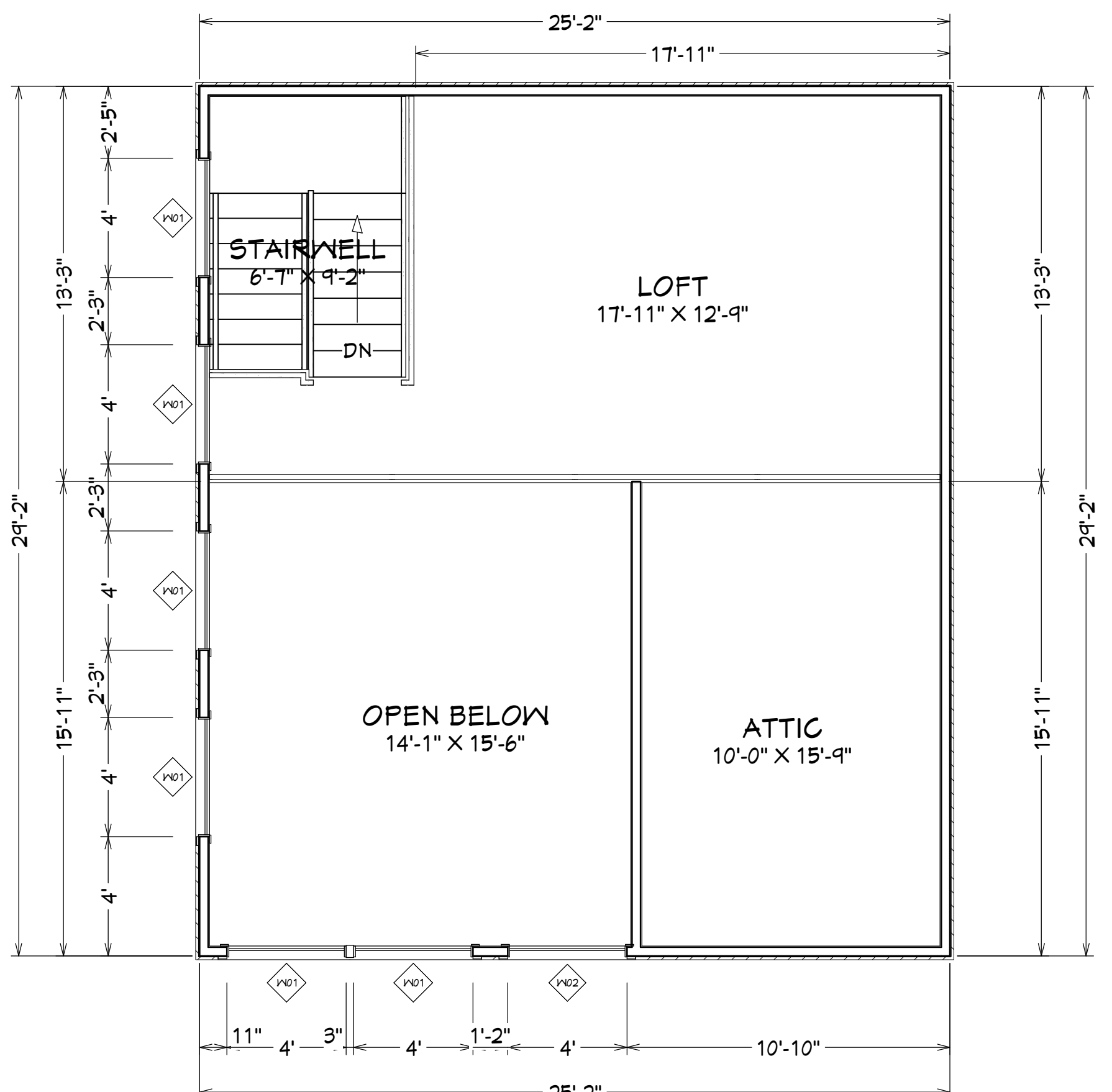
REAR ELEVATION NANNY



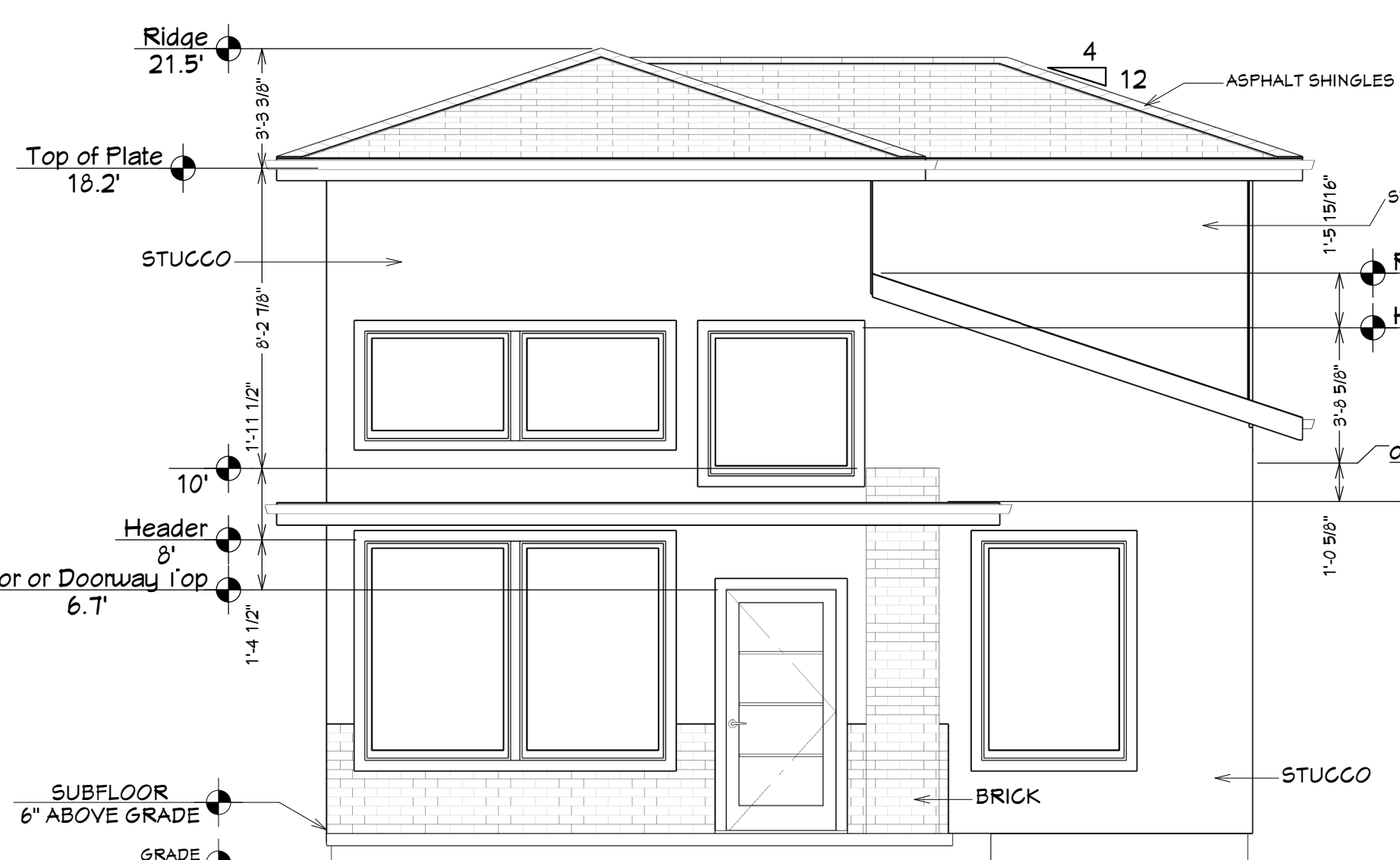
LIVING AREA
134 SQ FT



LIVING AREA
266 SQ FT



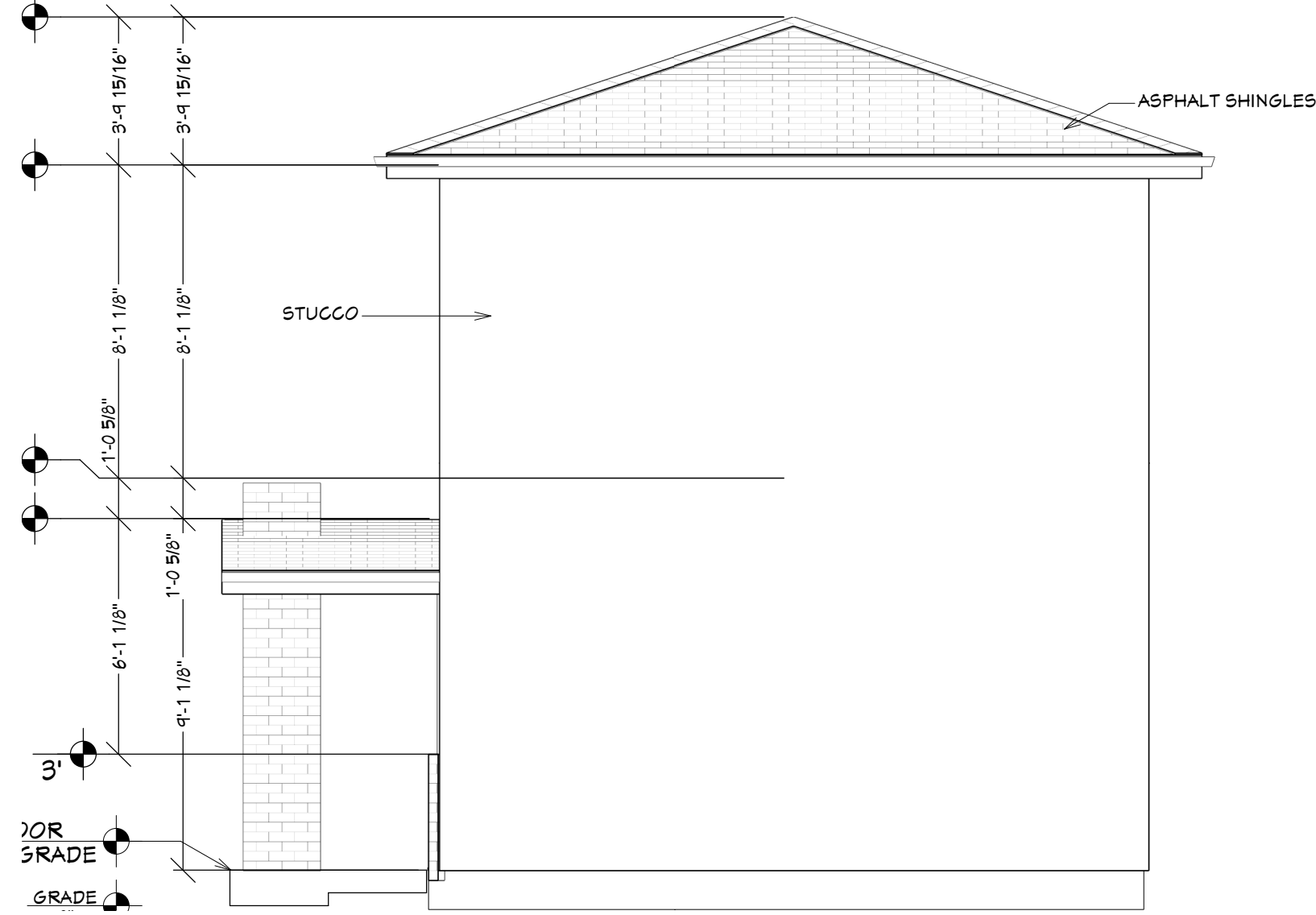
FRONT ELEVATION NANNY



FRONT ELEVATION MANGAVE



RIGHT ELEVATION MANGAVE



36 X 48
PAPER SIZE

REVISION TABLE		REVISION BY		DESCRIPTION	
NUMBER	DATE	NUMBER	DATE	NUMBER	DATE

CUSTOMER:

DRAWINGS PROVIDED BY:
EDWARD BLU, LLC
5050 QUORUM DR., STE 700
DALLAS, TX 75254
(469)-931-8811

DATE:

1/6/22

SCALE:

1/4" = 1'

SHEET:

A-1

DOWNSTREAM ASSESSMENT:
IN ORDER TO HAVE NO ADVERSE IMPACT TO THE ADJACENT NEIGHBORING PROPERTY TO THE WEST. THE SITE IS GRADED SUCH THAT THE LOT WILL DRAIN WEST VIA SWALES TO THE BRANSFORD RD.

BASIN A: TO ADJACENT PROPERTY
THIS AREA IS NOT BEING DEVELOPED, POST-DEVELOPMENT CONDITION IS MATCHING THE PRE-DEVELOPMENT CONDITIONS.
THERE IS NO INCREASE IN RUNOFF TO THE ADJACENT NEIGHBOR.

BASIN B:
6.37 CFS IS DRAINING WEST TO BRANSFORD RD. IN THE PRE-DEVELOPMENT CONDITION 4.40 WAS DRAINING TO BRANSFORD RD. BOTH DIRECTLY AND INDIRECTLY THROUGH THE ADJACENT NEIGHBOR. NO RUNOFF IS DRAINING TO THE ADJACENT NEIGHBOR WITH THE PROPOSED GRADING DESIGN.

THE IMPERVIOUS PERCENTAGE FOR THE SITE IS 35%, MEETING THE TYPICAL ACCEPTABLE RESIDENTIAL IMPERVIOUS PERCENTAGE PER THE CITY OF COLLEYVILLE ENGINEERING DESIGN MANUAL.

DRAINAGE CALCULATIONS NOTE:
THE CITY OF COLLEYVILLE ENGINEERING DESIGN STANDARDS CHAPTER 14 WAS REFERENCED FOR THE CALCULATIONS SHOWN ON THIS TABLE.
RECOMMENDED BY THE MANUAL THE RATIONAL METHOD EQUATION (Q=CIA) WAS USED TO CALCULATE THE STORM RUNOFF FOR THE 2-YR, 5-YR, 10-YR, 25-YR, 50-YR, 100-YR STORM EVENTS.
THE 'C' VALUE, RUNOFF COEFFICIENT WAS CALCULATED USING THE COMPOSITE METHOD BY USING C=0.90 FOR IMPERVIOUS AREAS AND C=0.30 FOR PERVIOUS AREAS.
STORM INTENSITIES 'I' VALUES ARE BASED ON THE ISWM RECOMMENDED VALUES FOR TARRANT COUNTY, FOR THE 15MIN DURATION STORM FREQUENCIES.
TIME OF CONCENTRATION 'TC' IS BASED ON THE MINIMUM TIME AS OUTLINED FOR THIS ZONING, WHICH FOR THIS SITE IS RESIDENTIAL.

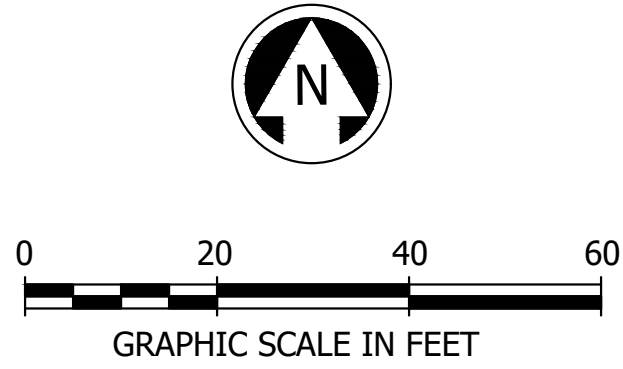
Pre Development Conditions																	
Table 1.00 Runoff Calculations - Rational Method Equation																	
AREA	AREA (ac.)	C	C*A	Tc (min)	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q10 (cfs)	I10 (in/hr)	Q10 (cfs)	I25 (in/hr)	Q25 (cfs)	I50 (in/hr)	Q50 (cfs)	I100 (in/hr)	Q100 (cfs)	Comments
A	0.20	0.30	0.06	15	3.90	0.23	4.86	0.29	5.53	0.33	6.46	0.39	7.20	0.43	7.98	0.48	To adjacent neighbor
B	1.44	0.38	0.55	15	3.90	2.15	4.86	2.68	5.53	3.05	6.46	3.57	7.20	3.97	7.98	4.40	To public ROW, Bransford Rd.

Post Development Conditions																	
Table 2.00 Runoff Calculations - Rational Method Equation																	
AREA	AREA (ac.)	C	C*A	Tc (min)	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q10 (cfs)	I10 (in/hr)	Q10 (cfs)	I25 (in/hr)	Q25 (cfs)	I50 (in/hr)	Q50 (cfs)	I100 (in/hr)	Q100 (cfs)	Comments
A	0.20	0.30	0.06	15	3.90	0.23	4.86	0.29	5.53	0.33	6.46	0.39	7.20	0.43	7.98	0.48	To adjacent neighbor
B	1.44	0.55	0.80	15	3.90	3.11	4.86	3.88	5.53	4.41	6.46	5.16	7.20	5.75	7.98	6.37	To public ROW, Bransford Rd.

Table 1.10 Pre-Development Runoff Coefficient C-Value Calculation				
BASIN	Area Impervious C=0.90	Area Pervious C=0.30	Total Area	Composite C Value
A	0.00	0.20	0.20	0.30
B	0.20	1.24	1.44	0.38

Table 2.10 Post-Development Runoff Coefficient C-Value Calculation				
BASIN	Area Impervious C=0.90	Area Pervious C=0.30	Total Area	Composite C Value
A	0.00	0.20	0.20	0.30
B	0.61	0.83	1.44	0.55

THE IMPERVIOUS PERCENTAGE FOR THE SITE IS 37% BASED ON THE CALCULATIONS SHOWN ON TABLE 2.10.



LEGEND

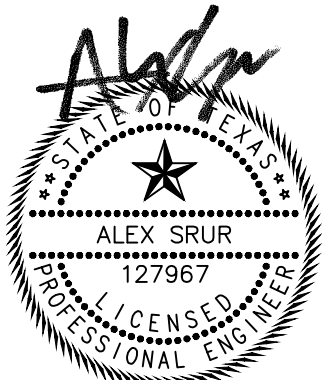
— 588 — EXISTING CONTOUR
— 588 — PROPOSED CONTOUR
— DRAINAGE DIVIDE
→ FLOW ARROW

DRAINAGE AREA
0.89AC

AREA

POST DEVELOPMENT IMPERVIOUS AREA

PRE DEVELOPMENT IMPERVIOUS AREA FROM 2016 SITE



A.N.A. CONSULTANTS, LLC
TBPB REGISTERED FIRM NO. F-20

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ALEX SRUR, P.E. #127967 ON 05/24/2022

A.N.A. CONSULTANTS, L.L.C.
ENGINEERS and SURVEYORS
5000 Thompson Terrace, Colleyville, TX 76034
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NO.	REVISION DESCRIPTIONS:	DATE:

AVIATION RESPONSE
HIGDON/ACRES/BRANSFORD RD 3
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

**DRAINAGE AREA MAP
AND CALCULATIONS**

ANA PROJECT NO. 22-0200
DATE 5/24/2022
SHEET NO. C2.0