# CITY OF COLLEYVILLE
# CITY COUNCIL AGENDA

100 Main Street, Colleyville, Texas, 76034

**WEDNESDAY, NOVEMBER 8, 2023**

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

**CALL TO ORDER**

**WS-1** Discussion of the 2024 Christmas Tree Lighting Celebration

**WS-2** Discussion of 2024 Stars & Guitars Artists

**WS-3** Discussion of the 2024 City Council Meeting Calendar

**WS-4** Discussion of the November 8, 2023, City Council regular agenda items

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

Section 551.071 - Legal - Consultation with the City Attorney regarding items on the agenda or for matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Code

Section 551.071(1)(A) - Legal - Consultation with the City Attorney regarding litigation

- Cause No. 352-323927-21; TAP Realty, LLC, et al v. Neighborhood management, Inc. et al; 352nd Judicial District, Tarrant County, Texas

Section 551.071(2) - Update on Short Term Rentals (STRs)

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities

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

**REGULAR MEETING**
**7:00 P.M. - CITY COUNCIL CHAMBERS**
**INVOCATION: Rabbi Robert Jacobs, Congregation Beth Israel**
**PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt**

## 2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-23-4889

## 3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

## 4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-23-4890

**4a** Approval of the minutes of the regular City Council meetings of October 4, 2023 and October 17, 2023

**4b** Approval to provide written agreement for the First Renewal Term of a Lease Agreement with Tarrant County 9-1-1 for facility space at the Colleyville Justice Center

**4c** Approval to purchase a Bobcat Skid-Steer Loader from Bobcat of North Texas, a BuyBoard approved vendor, in an amount not to exceed $63,055.17, and authorizing the City Manager to execute the purchase

**4d** Approval of a construction contract with Fransen Pittman for the Recreation Center gymnasium remodel, in an amount not to exceed $989,728.00 and a contingency amount not to exceed $50,000.00, and authorizing the City Manager to execute the contract

**4e** Approval of rejecting all bids for the 2024 Manhole Rehabilitation Project

**4f** Approval of rejecting all bids for the Tree Trimming Contract

**4g** Approval of an amendment to the Professional Services Agreement with Garver, LLC, amending the design parameters for Preston Manor Pressure Project in an amount not to exceed $35,463.00, and authorizing the City Manager to execute the amendment

## 5. ORDINANCE(S): FIRST READING AND PUBLIC HEARING

**5a Ordinance O-23-2269**

Consideration of a change of zoning from a PUD-C Planned Unit Development – Commercial district to a PUD-C Planned Unit Development – Commercial district, for Lot 1, Block 1, San Bar Square Addition, located at 105 Cheek-Sparger Road, Case ZC23-006

**5b Ordinance O-23-2270**

Request to appeal the decision by the Planning and Zoning Commission for the consideration of a Planned Unit Development – Commercial Amendment for Lot 2R, Atlantic Oil and Gas Addition, located at 7970 Precinct Line Road, Case ZC23-028

**5c Ordinance O-23-2271**

Consideration of a Special Use Permit for a carport on Lot 1, Block 1, of the Howard Place Addition, located at 6113 Bransford Road, Case ZC23-030

## 6. TABLED ORDINANCE(S): READING AND PUBLIC HEARING

**6a Ordinance O-23-2265**

Consideration of a Special Use Permit to allow for a fence for Lot 4, Block C, Legacy North, located at 703 Marie Drive, Case ZC23-023

## 7. RESOLUTION(S): READING AND PUBLIC HEARING

**7a Resolution R-23-4891**

Consideration of a replat for Lot 16R1, Block 3, Highland Acres Addition, being a portion of Lot 15 and a portion of Lot 16, Block 3, Highland Acres Addition, located at 105 Timberline Drive South, Case PC23-005

**7b Resolution R-23-4892**

Consideration of a Preliminary/Final Plat for the Park Place Subdivision, being Lot 1, Block 1, Crisp Addition and a portion of Lot 1R, Block 1, Wiggins Addition, located at 5305 Bluebonnet Drive, Case PC23-006

**7c Resolution R-23-4893**

Consideration of a Preliminary/Final Plat for the Park Place Subdivision, being Lot 1, Block 1, Crisp Addition and a portion of Lot 1R, Block 1, Wiggins Addition, located at 5305 Bluebonnet Drive, Case PC23-007

## 8. TABLED RESOLUTION(S): READING AND PUBLIC HEARING

**8a Resolution R-23-4883**

Consideration of a variance to lot size, lot coverage, and side yard setbacks for lot 27, Community Home Addition, located at 1611 Cherry Lane, Case VC23-004

## 9. CITIZEN COMMENTS

## 10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR WEDNESDAY, NOVEMBER 8, 2023 - READING AND PUBLIC HEARING - RESOLUTION R-23-4894

## 11. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, November 3, 2023* by 5:00 p.m.

Christine Loven, TRMC
City Secretary

A quorum of any Colleyville board, commission, or committee may be present at this meeting. Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

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

# CITY OF COLLEYVILLE
# CITY COUNCIL BRIEFING

Agenda Number WS-1 Agenda Date 11/8/2023
Type Worksession
Department City Manager

## Title
Discussion of the 2024 Christmas Tree Lighting Celebration

## Explanation
This agenda item provides for a discussion of dates for the 2024 Christmas Tree Lighting Celebration.

## Attachments
1. Christmas Tree Lighting 2024

# Christmas Tree Lighting 2024

City Council Worksession

November 8, 2023

# 2023 Calendar

**November 2023**

| SU | MO | TU | WE | TH | FR | SA |
|---|---|---|---|---|---|---|
| 29 | 30 | 31 | 1 | 2 | 3 | 4 |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | 1 | 2 |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 |

**December 2023**

| SU | MO | TU | WE | TH | FR | SA |
|---|---|---|---|---|---|---|
| 26 | 27 | 28 | 29 | 30 | | 2 |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | 1 | 2 | 3 | 4 | 5 | 6 |

# 2024 Calendar Options

**November 2024**

| SU | MO | TU | WE | TH | FR | SA |
|---|---|---|---|---|---|---|
| 27 | 28 | 29 | 30 | 31 | 1 | 2 |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | | 29 | 30 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |

**December 2024**

| SU | MO | TU | WE | TH | FR | SA |
|---|---|---|---|---|---|---|
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | 31 | 1 | 2 | 3 | 4 |

- Keep event Friday, Dec. 6
- Shift event to Saturday, Nov. 23
- Split out Tree Lighting from the Event

# NEW Christmas Ornament!

# CITY OF COLLEYVILLE
# CITY COUNCIL BRIEFING

Agenda Number WS-2 Agenda Date 11/8/2023
Type Worksession
Department City Manager

## Title
Discussion of 2024 Stars & Guitars Artists

## Explanation
This agenda item provides for a discussion of the artist to perform at Stars & Guitars 2024. Staff is seeking direction from the City Council on preferred top choices.

# CITY OF COLLEYVILLE
# CITY COUNCIL BRIEFING

Agenda Number WS-3 Agenda Date 11/8/2023
Type Worksession
Department City Secretary

Title
Discussion of the 2024 City Council Meeting Calendar

Explanation
This item will provide for discussion of the 2024 City Council regular meeting dates. Staff has reviewed 2024 for possible conflicts with regularly scheduled City Council Meeting dates which are provided below. All regular City Council Meeting dates are provided to accommodate discussion of conflicts with individual Councilmembers. A resolution with adjusted meeting dates will be brought forth at a future Council Meeting.

| *SCHEDULED DATE* | *Proposed Date Change* |
|---|---|
| Tuesday, January 2, 2024 | Wednesday, January 3, 2024 |
| Tuesday, January 16, 2024<br>*Jan 15 MLK Day – City Hall Closed* | Tuesday, January 16, 2024 *or*<br>Wednesday, January 17, 2024 |
| Tuesday, February 6, 2024 | |
| Tuesday, February 20, 2024 | |
| Tuesday, March 5, 2024 | |
| Tuesday, March 19, 2024 | |
| Tuesday, April 2, 2024 | |
| Tuesday, April 16, 2024 | |
| Tuesday, May 7, 2024 | |
| Tuesday, May 21, 2024<br>*ICSC May 20-24 – Las Vegas* | May not involve City Council<br>GCISD Graduation May 23, 2023 |
| Tuesday, June 4, 2024 | |
| Tuesday, June 18, 2024 | |
| Tuesday, July 2, 2024 | |
| Tuesday, July 16, 2024 | |
| Tuesday, August 6, 2024 | |
| Tuesday, August 20, 2024 | |
| Tuesday, September 3, 2024<br>*Sept 2 Labor Day – City Hall Closed* | Tuesday, September 3, 2024 *or*<br>Wednesday, September 4, 2024 |
| Tuesday, September 17, 2024 | |
| Tuesday, October 1, 2024<br>*October 1 National Night Out* | Wednesday, October 2, 2024 |
| Tuesday, October 15, 2024 | |
| Tuesday, November 5, 2024<br>*Election Day* | Wednesday, November 6, 2024 |

| | |
|---|---|
| Tuesday, November 19, 2024 | |
| Tuesday, December 3, 2024 | |
| Tuesday, December 17, 2024 | |
| Tuesday, January 7, 2025 | |

# CITY OF COLLEYVILLE
# CITY COUNCIL BRIEFING

Agenda Number WS-4 Agenda Date 11/8/2023
Type Worksession
Department City Secretary

Title
Discussion of the November 8, 2023, City Council regular agenda items

# CITY OF COLLEYVILLE
# CITY COUNCIL BRIEFING

Agenda Number 1 Agenda Date 11/8/2023
Type Executive Session
Department City Secretary

Title

Section 551.071 - Legal - Consultation with the City Attorney regarding items on the agenda or for matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Code

Section 551.071(1)(A) - Legal - Consultation with the City Attorney regarding litigation

- Cause No. 352-323927-21; TAP Realty, LLC, et al v. Neighborhood management, Inc. et al; 352nd Judicial District, Tarrant County, Texas

Section 551.071(2) - Update on Short Term Rentals (STRs)

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities

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

RESOLUTION R-23-4889

A RESOLUTION APPROVING COUNCIL ACTION REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR CITY COUNCIL MEETING OF NOVEMBER 8, 2023

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

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 8TH DAY OF NOVEMBER 2023.

| | | | |
|---|---|---|---|
| Mayor Bobby Lindamood | _____ | Mayor Pro Tem Callie Rigney | _____ |
| Brandi Elder, Place 1 | _____ | George Bond, Place 2 | _____ |
| Scotty Richardson, Place 3 | _____ | Ben Graves, Place 4 | _____ |
| Chuck Kelley, Place 5 | _____ | | |

ATTEST: CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

# RESOLUTION R-23-4890

## APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF NOVEMBER 8, 2023

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

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

Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:

a. Approval of the minutes of the regular City Council meetings of October 4, 2023 and October 17, 2023

b. Approval to provide written agreement for the First Renewal Term of a Lease Agreement with Tarrant County 9-1-1 for facility space at the Colleyville Justice Center

c. Approval to purchase a Bobcat Skid-Steer Loader from Bobcat of North Texas, a BuyBoard approved vendor, in an amount not to exceed $63,055.17, and authorizing the City Manager to execute the purchase

d. Approval of a construction contract with Fransen Pittman for the Recreation Center gymnasium remodel, in an amount not to exceed $989,728.00 and a contingency amount not to exceed $50,000.00, and authorizing the City Manager to execute the contract

e. Approval of rejecting all bids for the 2024 Manhole Rehabilitation
Project

f. Approval of rejecting all bids for the Tree Trimming Contract

g. Approval of an amendment to the Professional Services Agreement with Garver, LLC, amending the design parameters for Preston Manor Pressure Project in an amount not to exceed $35,463.00, and authorizing the City Manager to execute the amendment

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 8TH DAY OF NOVEMBER 2023.

| | | | |
|---|---|---|---|
| Mayor Bobby Lindamood | _____ | Mayor Pro Tem Callie Rigney | _____ |
| Brandi Elder, Place 1 | _____ | George Bond, Place 2 | _____ |
| Scotty Richardson, Place 3 | _____ | Ben Graves, Place 4 | _____ |
| Chuck Kelley, Place 5 | _____ | | |

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

# CITY OF COLLEYVILLE
# CITY COUNCIL MINUTES
100 Main Street, Colleyville, Texas, 76034

WEDNESDAY, OCTOBER 4, 2023

Mayor Bobby Lindamood called the Colleyville City Council Worksession to order on Wednesday, October 4, 2023, at 5:32 p.m.

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Callie Rigney, and Councilmembers Brandi Elder, George Bond, Scotty Richardson, Ben Graves, and Chuck Kelley.

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Police Chief Michael Miller, Fire Chief Mark Cantrell, Community Development Director Ben Bryner, Parks and Recreation Director Lisa Escobedo, City Attorney Whitt Wyatt, and Assistant City Secretary Angela Larson.

*At 5:35 p.m. the meeting was stopped as there were audio difficulties. The meeting resumed at 5:48 p.m. and the Mayor called roll with all Councilmembers present.*

WS-1 Update and discussion of the Colleyville Recreation Center

Assistant City Manager Mark Wood presented this item noting the great turnout at the Rec Center's Open House, current timeframe for phase one completion, and sought direction for future planning. Manager Wood provided the recreation center amenities report from the Parks and Recreation Advisory Board meeting on July 10, 2023, and discussed citizen feedback from the Open House.

There was discussion of a fitness center, aquatic center, and an area for food and beverages. The City Council requested to continue discussion and phase clarification on future worksessions.

WS-2 Discussion of the October 4, 2023, City Council regular agenda items

Mayor Lindamood announced he will be nominating Rich Deotte, Gary Losada, and Vince Puente for the Tarrant Appraisal Board of Directors on agenda item 4b.

City Manager Jerry Ducay referenced the original ordinance provides a directive for the Legacy North development regarding residential lot setbacks and land use on agenda item 5d and 5e.

Mayor Lindamood adjourned the Worksession at 6:20 p.m. and called the Executive Session to order.

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

   Section 551.071 - Legal - Consultation with the City Attorney regarding items on the agenda or for matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Code

   Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities

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

There was no action taken and Mayor Lindamood adjourned Executive Session at 6:47 p.m.

Mayor Lindamood called the regular meeting of the City Council to order at 7:00 p.m. and called the roll.

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Callie Rigney, and Councilmembers Brandi Elder, George Bond, Scotty Richardson, Ben Graves, and Chuck Kelley.

INVOCATION: Pastor Mike Dawson, First United Methodist

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-23-4881

Mayor Lindamood read Resolution R-23-4881 in its entirety.

Assistant City Manager Mark Wood presented the Colleyville Gives and Christmas Gift Card program noting how each program works and the utilization and success of the programs.

Mayor Lindamood opened and closed the public hearing without any speakers.

Mayor Pro Tem Rigney made a motion to approve Resolution R-23-4881, seconded by Councilmember Bond.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Rigney, and Councilmembers Elder, Bond, Richardson, Graves, and Kelley.

## 3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Mayor Lindamood and the City Council made announcements regarding City and community events.

A proclamation in recognition of the Colleyville Rotary Club

Mayor Lindamood was joined by Colleyville Rotary Club members Leslie Hill – President, Tina Anderson, Chris McNeal, Keith Kithsiri, Bruce Stacy, Megan Palmer, Edith Chimao, Mark Wood, Jerry Ducay, and Adrienne Lothery. Mayor Lindamood presented a proclamation in recognition of the Colleyville Rotary Club's successes and contributions.

## 4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-23-4882

4a Approval of a Professional Services Agreement with Harvest MXD for development advisory services for the Northern Gateway

4b Approval of the nomination of candidate(s) for Tarrant Appraisal District Board of Directors

Mayor Lindamood read Resolution R-23-4882 in its entirety.

Assistant City Manager Mark Wood presented item 4a, noting the Northern Gateway's site details, development advisory proposal, and how the project is broken out into milestones which can be stopped at any time.

Mayor Lindamood made a nomination of Rich Deotte, Gary Losada, and Vince Puente for the Tarrant Appraisal Board of Directors.

Mayor Lindamood opened the public hearing.

Daniel Bennett, 408 Pemberton Street, White Settlement, TX, 76108, spoke in support of Mayor Lindamood's nomination.

There were no others wishing to speak and Mayor Lindamood closed the public hearing.

Mayor Lindamood made a motion to approve Resolution R-23-4882, with the nominations of Rich Deotte, Gary Losada, and Vince Puente for the Tarrant Appraisal Board of Directors, seconded by Councilmember Elder.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Rigney, and Councilmembers Elder, Bond, Richardson, Graves, and Kelley.

5. ORDINANCE(S): FIRST READING AND PUBLIC HEARING

5a Ordinance O-23-2262
Consideration of a Rezoning from AG Agricultural to R-20 Single Family Residential for Tract 2B09B, Abstract 439, CC Doss Survey, located at 5209 Pool Road, Case ZC23-020

Mayor Lindamood read the caption of Ordinance O-23-2262.

Community Development Director Ben Bryner presented this item to rezone from AG Agricultural to R-20 Single Family Residential for a rebuild of a home on the property. Director Bryner noted the property is designated as residential based on the land use map.

Mayor Lindamood opened and closed the public hearing without any speakers.

This was a first reading with no action taken.

5b Ordinance O-23-2263
Consideration of a Special Use Permit to allow a fence for Lot 5, Block 5, Woodbriar Estates Addition, located at 3716 Briarhaven Lane, Case ZC23-021

Mayor Lindamood read the caption of Ordinance O-23-2263.

Community Development Director Ben Bryner presented this item for an SUP to replace an existing fence on the street side of the property with eight foot cedar wood fencing.

There was discussion regarding the replacement and height of the fence and current code regulations.

Chelsea Martinez, homeowner at 3716 Briarhaven Lane, noted the fence is falling down and is asking to replace the fence which would only have a section of eight feet and taper down to seven and six feet of height.

Mayor Lindamood opened and closed the public hearing without any speakers.

This was a first reading with no action taken.

5c Ordinance O-23-2264
Consideration of a Special Use Permit to allow for a fence for Lot 1, Block 1, Naler Addition, located at 6101 Waller Lane, Case ZC23-022

Mayor Lindamood read the caption of Ordinance O-23-2264.

Community Development Director Ben Bryner presented this item for an SUP to allow for an entire opaque six-foot wood fence. Director Bryner noted the current code allows for only 25 percent of an opaque fence regarding this property.

There was discussion of having a portion of the wood fence with some wrought iron fencing and vegetation.

Dee Ann Naler, homeowner at 6101 Waller Lane, stated the current fence is wire and T-post and is requesting to replace it with a cedar fence for a bit more privacy.

Mayor Lindamood opened and closed the public hearing without any speakers.

This was a first reading with no action taken.

5d Ordinance O-23-2265
Consideration of a Special Use Permit to allow for a fence for Lot 4, Block C, Legacy North, located at 703 Marie Drive, Case ZC23-023

Mayor Lindamood read the caption of Ordinance O-23-2265.

Community Development Director Ben Bryner presented this item for an SUP to allow for a fence to extend beyond the street side yard setback.

City Manager Jerry Ducay referenced the original ordinance provides a directive for the Legacy North development regarding residential lot setbacks and land use. Mayor Lindamood thanked City Manager Ducay for the clarification.

There was discussion regarding this property and other homes in the community having a fence permit.

Laura Miller, homeowner at 703 Marie Drive, noted she was unaware of the fencing requirements and requested to have an allowance to keep the fence where it is. Nick Smith, Kensington Homes builder, spoke in support of Laura Miller's request.

Laura Miller asked if this item can be decided on a later date, rather than the next scheduled City Council meeting.

Mayor Lindamood opened and closed the public hearing without any speakers.

This was a first reading with no action taken.

5e Ordinance O-23-2266
Request to appeal the decision by the Planning and Zoning Commission for the consideration of a Special Use Permit to allow for a fence and an accessory building for Lot 1, Block B, Legacy North, located at 812 Sawyer Drive, Case ZC23-024

Mayor Lindamood read the caption of Ordinance O-23-2266.

Community Development Director Ben Bryner presented this item for an SUP to allow for a fence and patio cover to extend into the street side yard setback. Director Bryner noted the land development code does not allow for fencing along the street side yard setback regarding this site.

Mike Farley, with Claffey Pools, clarified the request will only be for the fencing and not the patio cover. Travis Franks, WillowTree Custom Homes builder, stated his support for the request of a fence.

There was discussion of remanding this case back to the Planning and Zoning Commission with the updated plans without the patio cover before final determination at a future meeting.

Mayor Lindamood opened and closed the public hearing without any speakers.

This was a first reading with no action taken.

5f Ordinance O-23-2267
Consideration of a Special Use Permit to allow for a Veterinarian Clinic for a for Lot 1, Block A, 170 Players Addition, located at 3825 Glade Road, Suite 130, Case ZC23-026

Mayor Lindamood read the caption of Ordinance O-23-2267.

Community Development Director Ben Bryner presented this item for a SUP to allow for an existing veterinarian clinic to expand to the vacant office next to it.

Councilmember Graves expressed his appreciation of TruBond for their donations to the community.

Mayor Lindamood opened and closed the public hearing without any speakers.

This was a first reading with no action taken.

5g Ordinance O-23-2268
Consideration of a Special Use Permit to allow for a fence for Tract 3K & TR 3Y, Abstract 211, BBB & C RY Survey, located at 509 West LD Lockett Road, Case ZC23-027

Mayor Lindamood read the caption of Ordinance O-23-2268.

Community Development Director Ben Bryner presented this item for a SUP to allow for an opaque cedar fence within the street side yard setback.

Mayor Lindamood recused himself from deliberation of this item, as his company had worked on this property.

Cory Watson, homeowner at 509 West LD Lockett Road, clarified his request to extend a portion of existing cedar wood fencing.

Mayor Pro Tem Rigney opened and closed the public hearing without any speakers.

This was a first reading with no action taken.

6. RESOLUTION(S): READING AND PUBLIC HEARING

6a Resolution R-23-4883
Consideration of a variance to lot size, lot coverage, and side yard setbacks for lot 27, Community Home Addition, located at 1611 Cherry Lane, Case VC23-004

Mayor Lindamood read Resolution R-23-4883 in its entirety.

Community Development Director Ben Bryner presented this item for the consideration of a variance to the lot size, lot coverage, and side yard setbacks for this property.

There was discussion of zoning, drainage concerns, and a tree survey.

Colin Travis, homeowner at 1611 Cherry Lane, stated there are no drainage issues on his property.

Mayor Lindamood opened and closed the public hearing without any speakers.

Mayor Lindamood made a motion to table Resolution R-23-4883, seconded by Councilmember Graves.

The motion was approved by the following vote:

Ayes: 7 - Mayor Lindamood, Mayor Pro Tem Rigney, and Councilmembers, Elder, Bond, Richardson, Graves, and Kelley.

6b Resolution R-23-4884
Consideration of a variance to lot coverage for Lot 34, Block 1, Oak Alley, located at 7220 Oak Alley, Case VC23-005

Mayor Lindamood read Resolution R-23-4884 in its entirety.

Community Development Director Ben Bryner presented this item for the consideration of a variance to lot coverage for this property, noting the property has already maximized its lot coverage.

Nadia Malik, homeowner at 7220 Oak Alley, stated she was unaware a patio cover structure would count toward lot coverage. Muneer Malik, homeowner at 7220 Oak Alley, asked for clarification of patio coverings.

There was discussion of options for shading other than a patio cover structure.

Mayor Lindamood opened and closed the public hearing without any speakers.

Mayor Pro Tem Rigney made a motion to deny Resolution R-23-4884, seconded by Councilmember Kelley.

The motion was approved by the following vote:

Ayes: 7 - Mayor Lindamood, Mayor Pro Tem Rigney, and Councilmembers, Elder, Bond, Richardson, Graves, and Kelley.

7. CITIZEN COMMENTS

Sayeda Syed, 6705 Sapphire Circle North, spoke regarding the Northern Gateway columns.

8. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR WEDNESDAY, OCTOBER 4, 2023 - READING AND PUBLIC HEARING - RESOLUTION R-23-4885

This resolution was not needed.

9. ADJOURNMENT

There being no further business before the City Council, Mayor Lindamood adjourned the meeting without objection by the City Council at 10:17 p.m.

APPROVED BY A VOTE OF AYES, NAYS, ON THIS THE 8TH DAY OF NOVEMBER 2023.

Minutes taken and prepared by:

*Angela Larson*
*Assistant City Secretary*

# CITY OF COLLEYVILLE
# CITY COUNCIL MINUTES
100 Main Street, Colleyville, Texas, 76034

TUESDAY, OCTOBER 17, 2023

Mayor Bobby Lindamood called the Colleyville City Council Worksession to order on Tuesday, October 17, 2023, at 5:33 p.m.

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Callie Rigney, and Councilmembers Brandi Elder, George Bond, Scotty Richardson, Ben Graves, and Chuck Kelley.

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Fire Chief Mark Cantrell, Community Development Director Ben Bryner, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

WS-1 Discussion of a consent agenda

City Manager Jerry Ducay gave an introduction to utilizing a full consent agenda and answered questions of the City Council. The ability to move items from the consent agenda and to ask questions regarding an item on the agenda was discussed. The City Manager will prepare procedures to be used when utilizing a consent agenda for further discussion at a future worksession.

WS-2 Discussion of the October 17, 2023, City Council regular agenda items

There was no discussion of this item.

Mayor Lindamood adjourned the Worksession at 6:01 p.m. and called the Executive Session to order.

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

   Section 551.071 - Legal - Consultation with the City Attorney regarding items on the agenda or for matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Code

   Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities

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

There was no action taken and Mayor Lindamood adjourned Executive Session at 6:48 p.m.

Mayor Lindamood called the regular meeting of the City Council to order at 7:01 p.m. and called the roll.

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Callie Rigney, and Councilmembers Brandi Elder, George Bond, Scotty Richardson, Ben Graves, and Chuck Kelley.

INVOCATION: Pastor Mike Dawson, First United Methodist

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-23-4886

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Mayor Lindamood and the City Council made announcements regarding City and community events.

Proclamation in recognition of Community Planning Month in Colleyville, October 2023

Mayor Bobby Lindamood was joined by Community Development Director Ben Bryner to jointly recognize October as Community Planning Month in Colleyville

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-23-4887

4a Approval of the minutes of the regular City Council meeting of September 19, 2023

4b Approval of a janitorial services contract with Oriental Building Services, Inc. in an amount not to exceed $226,503.96, plus a five percent (5%)

owner's contingency amount of $11,325.00, and authorizing the City Manager to execute the agreement

4c Approval of the first amendment to the Construction Services Agreement with Alderink Enterprises, Inc. dba CI Pavement, for the FY2024 Miscellaneous Concrete Repair project, in an amount not to exceed $667,041.29, and authorizing the City Manager to execute the amendment

4d Approval of the second one-year renewal term with Stripe-A-Zone, LLC for the FY2024 Miscellaneous Pavement Marking Contract, in an amount not to exceed $150,000.00, and authorizing the City Manager to execute the agreement

4e Approval of an amendment to the Professional Services Agreement with Freese and Nichols, Inc., amending the design parameters for the Roberts Road Project to separate the project into two bid phases, in an amount not to exceed $34,523.09, and authorize the City Manager to execute the amendment

4f Approval of an amendment to the Professional Services Agreement with MAS Consulting Engineers, amending the design parameters for Water Project 18: Pecan Park Water and Drainage Improvements Project to separate the project into two phases, in an amount not to exceed $35,750.00, and authorize the City Manager to execute the amendment

Mayor Lindamood read Resolution R-23-4887 in its entirety.

Public Works Director Amber Beard presented items 4b through 4f and answered questions of the City Council.

Mayor Lindamood opened the public hearing.

Kathy Hadley, 204 timberline Drive North, spoke in regarding items 4b and 4d.

There were no others wishing to speak and Mayor Lindamood closed the public hearing.

Councilmember Elder made a motion to approve Resolution R-23-4887, seconded by Councilmember Graves.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Rigney, and Councilmembers Elder, Bond, Richardson, Graves, and Kelley.

## 5. ITEMS NOT FOR CITY COUNCIL ACTION

### 5a Monthly Financial Report - September 2023

Finance Director Kyle Lester presented the September Financial Report, noting sales tax showed a decrease of 7% over last August, and noted through September, the general fund has collected 104% of its budgeted revenues and spent 97% of budgeted expenditures. He then gave an overview of each fund.

Mayor Lindamood and the City Council thanked Director Lester for his work and dedication and wished him well in his new endeavors.

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

### 6a Ordinance O-23-2262

Consideration of a rezoning from AG Agricultural to R-20 Single Family Residential for Tract 2B09B, Abstract 439, CC Doss Survey, located at 5209 Pool Road, Case ZC23-020

Mayor Lindamood read the caption of Ordinance O-23-2262.

Community Development Director Ben Bryner presented this item to rezone from AG Agricultural to R-20 Single Family Residential, noting the request is to allow for a rebuild of a home on the property. Director Bryner noted the property is designated as residential based on the land use map.

Mayor Lindamood opened the public hearing.

Kathy Hadley, 204 Timberline Drive North, spoke in opposition of the ordinance.

There were no others wishing to speak and Mayor Lindamood closed the public hearing.

Mayor Pro Tem Rigney made a motion to approve Ordinance O-23-2262, seconded by Councilmember Bond.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Rigney, and Councilmembers Elder, Bond, Richardson, Graves, and Kelley.

### 6b Ordinance O-23-2263

Consideration of a Special Use Permit to allow a fence for Lot 5, Block 5, Woodbriar Estates Addition, located at 3716 Briarhaven Lane, Case ZC23-021

Mayor Lindamood read the caption of Ordinance O-23-2263.

Community Development Director Ben Bryner presented this item for an SUP to replace an existing fence on the street side of the property with eight foot cedar wood fencing.

Matthew Barragan, the applicant was present and asked the Council to consider allowing the fence to be 7’ high, without the taper.

Mayor Lindamood opened the public hearing.

Kathy Hadley, 204 Timberline Drive North, spoke in opposition of the ordinance.

There were no others wishing to speak and Mayor Lindamood closed the public hearing.

Mayor Lindamood made a motion to approve Ordinance O-23-2263, with the amendment the wood fence is required to be a minimum of 7 feet in height and up to 8-feet in height with a motorized iron gate to extend into the street side yard setback, seconded by Councilmember Graves.

The motion was approved by the following vote:

Ayes: 6 – Mayor Lindamood, Mayor Pro Tem Rigney, and Councilmembers Elder, Bond, Richardson, and Graves.

Nays: 1 – Councilmember Kelley.

6c Ordinance O-23-2264
Consideration of a Special Use Permit to allow for a fence for Lot 1, Block 1, Naler Addition, located at 6101 Waller Lane, Case ZC23-022

Mayor Lindamood read the caption of Ordinance O-23-2264.

Community Development Director Ben Bryner presented this item for an SUP to allow for an entire opaque six-foot wood fence. Director Bryner noted the current code allows for only 25 percent of an opaque fence on this property.

There was general discussion of the use of wrought iron and live screening and the Planning and Zoning Commission recommendation the fence stops at the carport.

Mayor Lindamood opened the public hearing.

Kathy Hadley, 204 Timberline Drive North, spoke in opposition of the ordinance.

There were no others wishing to speak and Mayor Lindamood closed the public hearing.

Councilmember Graves made a motion to approve Ordinance O-23-2264, with the amendment the wood fence shall extend no further to the west than the west edge of the carport and will encompass the storage shed located on the east side of the property line, seconded by Councilmember Bond.

The motion was approved by the following vote:

Ayes: 6 – Mayor Lindamood, Mayor Pro Tem Rigney, and Councilmembers Elder, Bond, Richardson, and Graves.

Nays: 1 – Councilmember Kelley.

6d Ordinance O-23-2265
Consideration of a Special Use Permit to allow for a fence for Lot 4, Block C, Legacy North, located at 703 Marie Drive, Case ZC23-023

Mayor Lindamood stated the applicant has asked for this item to be tabled to November 8, 2023.

Councilmember Elder made a motion to table Ordinance O-23-2265 to November 8, 2023, seconded by Councilmember Richardson.

The motion to table passed by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Rigney, and Councilmembers Elder, Bond, Richardson, Graves, and Kelley.

6e Ordinance O-23-2266
Request to appeal the decision by the Planning and Zoning Commission for the consideration of a Special Use Permit to allow for a fence for Lot 1, Block B, Legacy North, located at 812 Sawyer Drive, Case ZC23-024

Mayor Lindamood read the caption of Ordinance O-23-2266.

Community Development Director Ben Bryner presented this item noting when the request was before the Planning and Zoning Commission it was for an SUP to allow for a fence and patio cover to extend into the street side yard. Since then, the applicant has removed the patio cover and provided updated exhibits for City Council consideration.

There was discussion of remanding the item back to the Planning and Zoning Commission for further recommendations.

Mayor Lindamood opened the public hearing.

Mike Farley, representing Claffey Pools, spoke in favor of the ordinance.

Kathy Hadley, 204 Timberline Drive North, spoke in opposition of the ordinance.

There were no others wishing to speak and Mayor Lindamood closed the public hearing.

Mayor Lindamood made a motion to remand Ordinance O-23-2266, to the Planning and Zoning Commission, seconded by Councilmember Kelley.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Rigney, and Councilmembers Elder, Bond, Richardson, Graves, and Kelley.

6f Ordinance O-23-2267
Consideration of a Special Use Permit to allow for a Veterinarian Clinic on Lot 1, Block A, 170 Players Addition, located at 3825 Glade Road, Suite 130, Case ZC23-026

Mayor Lindamood read the caption of Ordinance O-23-2267.

Community Development Director Ben Bryner presented this item for an SUP to allow for an existing veterinarian clinic to expand to the vacant office next to it.

Mayor Lindamood opened the public hearing.

Kathy Hadley, 204 Timberline Drive North, spoke in favor of the ordinance.

There were no others wishing to speak and Mayor Lindamood closed the public hearing.

Councilmember Bond made a motion to approve Ordinance O-23-2267, seconded by Mayor Pro Tem Rigney.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Rigney, and Councilmembers Elder, Bond, Richardson, Graves, and Kelley.

6g Ordinance O-23-2268
Consideration of a Special Use Permit to allow for a fence for Tract 3K & TR 3Y, Abstract 211, BBB & C RY Survey, located at 509 West LD Lockett Road, Case ZC23-027

Mayor Lindamood recused himself from deliberation of this item, as his company had worked on this property.

Mayor Pro Tem Rigney read the caption of Ordinance O-23-2268.

Community Development Director Ben Bryner presented this item for an SUP to allow for an opaque cedar fence within the street side yard setback.

Mayor Pro Tem Rigney opened the public hearing.

Kathy Hadley, 204 Timberline Drive North, spoke in opposition of the ordinance.

Cory Watson, homeowner, 509 West LD Lockett Road, clarified his request to extend a portion of existing cedar wood fencing.

There were no others wishing to speak and Mayor Pro Tem Rigney closed the public hearing.

Councilmember Elder made a motion to approve Ordinance O-23-2268, seconded by Mayor Pro Tem Rigney.

The motion was approved by the following vote:

Ayes: 5 –Mayor Pro Tem Rigney, and Councilmembers Elder, Bond, Richardson, and Graves.

Nays: 1 – Councilmember Kelley

Abstain: 1 – Mayor Lindamood

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

7a Resolution R-23-4883
Consideration of a variance to lot size, lot coverage, and side yard setbacks for lot 27, Community Home Addition, located at 1611 Cherry Lane, Case VC23-004

Councilmember Ben Graves made a motion to remove Resolution R-23-4883 from the table, seconded by Councilmember Elder.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Rigney, and Councilmembers Elder, Bond, Richardson, Graves, and Kelley.

Mayor Lindamood read Resolution R-23-4883 in its entirety.

Community Development Director Ben Bryner stated this item was tabled at the October 4, 2023 meeting to provide the applicant time to contract a drainage study. He noted the applicant is not present, but he is aware the applicant has made contact with the engineering department.

Mayor Lindamood opened and closed the public hearing without any speakers.

Mayor Lindamood stated the Council does want a drainage map and study.

Councilmember Kelley made a motion to table Resolution R-23-4883 to a date certain of November 8, 2023, seconded by Councilmember Graves.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Rigney, and Councilmembers Elder, Bond, Richardson, Graves, and Kelley.

8. CITIZEN COMMENTS

Kathy Hadley, 204 Timberline Drive North, spoke on road markings along Cheek-Sparger Road.

9. REPORTS

Library Board Meeting Minutes - August 14, 2023
Planning and Zoning Commission Meeting Minutes - September 11, 2023
Planning and Zoning Commission Worksession Meeting Minutes - September 25, 2023

There was no action taken.

10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, OCTOBER 17, 2023 - READING AND PUBLIC HEARING - RESOLUTION R-23-4888

This resolution was not needed.

## 11. ADJOURNMENT

There being no further business before the City Council, Mayor Lindamood adjourned the meeting without objection by the City Council at 9:01 p.m.

APPROVED BY A VOTE OF AYES, NAYS, ON THIS THE 8TH DAY OF NOVEMBER 2023.

Minutes taken and prepared by:

*Christine Loven, TRMC*
*City Secretary*

# CITY OF COLLEYVILLE
# CITY COUNCIL BRIEFING

Agenda Number 4b | Agenda Date 11/8/2023 | Number Resolution R-23-4890
Type Resolution
Department Police

## Title
Approval to provide written agreement for the First Renewal Term of a Lease Agreement with Tarrant County 9-1-1 for facility space at the Colleyville Justice Center

## Explanation
*Reading and Public Hearing*

The first lease agreement with Tarrant County 9-1-1 (TC911) was signed in 2010 and coincided with the dispatch consolidation with Keller and Southlake. The lease provides for TC911 to utilize approximately 2,500 square feet of space at the Colleyville Justice Center in the old dispatch and jail portions of the building as a back-up 9-1-1 Center. This agreement has been in place since it's inception and was last negotiated in 2018 for a duration of five years, renewable upon mutual written agreement of the parties for up to two additional five year terms.

The current agreement term expires December 3, 2023. Staff is requesting approval to provide written notification to TC911 of the City's desire to continue the lease under the First Renewal Term as provided for in Article II. Term of Lease.

## Financial Impact
TC911 will pay the City of Colleyville $18,750 annually during the term of the lease.

## Recommendation
Approve

## Attachments
1. Tarrant County 911 District Lease Agreement

**STATE OF TEXAS** §

**KNOW ALL BY THESE PRESENTS:**

**COUNTY OF TARRANT** §

## LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is made and entered into by and between Tarrant County 9-1-1 District (TC911), hereafter Tenant, and the City of Colleyville, Texas, hereafter Landlord (each a "party" and collectively the "parties").

**WHEREAS**, Landlord and Tenant have previously entered into an agreement for the lease of the Premises described herein since October 1, 2010; and

**WHEREAS**, Landlord and Tenant desire to renew said lease pursuant to the terms and conditions set forth herein; and

**WHEREAS**, this agreement is made under the authority of §§ 791.001-791.034 Texas Government Code; and

**WHEREAS**, each party, in performing governmental functions or in paying for the performance of governmental functions hereunder, shall make that performance or those payments from current revenues legally available to that party; and

**WHEREAS**, each governing body finds that the subject of this agreement is necessary for the benefit of the public and that each has the legal authority to perform and to provide the governmental function or service which is the subject matter of this agreement; and

**WHEREAS**, each governing body finds that the performance of this agreement is in the common interest of both parties and that the division of costs fairly compensates the performing party for the services or functions under this agreement.

## WITNESSETH:

In consideration of Tenant's obligation to pay rent, and of the other terms, covenants, and conditions contained herein, Landlord hereby demises and leases to Tenant, and Tenant hereby takes from Landlord the Premises, described herein,

TO HAVE AND TO HOLD all and singular, the Premises and improvements, together with the rights, privileges, and appurtenances thereto, belonging unto Tenant for the term described herein.

## ARTICLE I. PREMISES

A. THE PREMISES. The leased premises (the "Premises") are located at 5201 Riverwalk Drive, Colleyville, Texas, and generally described as an approximately

2,500 square foot portion of the Colleyville Police Department building, as more particularly depicted on the floor plan attached as Exhibit A.

B. CONDITION OF THE PREMISES. Tenant accepts the condition of the Premises in "as is" condition. Any remodeling of the Premises is the responsibility of Tenant, subject to approval by Landlord.

## ARTICLE II. TERM OF LEASE

A. COMMENCEMENT DATE AND LEASE TERM. The term of this Lease shall begin on December 1, 2018 (the "Commencement Date") and shall continue for a term of five (5) years. This Lease may be renewed, solely upon mutual written agreement of the parties, for up to two additional five (5) year terms, which shall be referred to as the "First Renewal Term" and "Second Renewal Term" respectively. Either party may elect terminate this Lease early without cause during any term hereof by providing written notice of early termination to the other party not less than twelve (12) months prior to the date of termination.

B. SURRENDER. Promptly on the final expiration of the term of this Lease or earlier termination of this Lease, Tenant shall peaceably and quietly leave, surrender, and yield to Landlord the Premises, broom-clean and in good condition, reasonable wear and tear and casualties provided for in Article IX herein excepted. Additionally, to the extent that Tenant brings hazardous materials onto the premises Tenant covenants and agrees to remove the hazardous materials at no expense to Landlord prior to the expiration or termination of the Lease. Further, Tenant shall surrender all keys to the Premises at the place then fixed for the payment of rent.

C. HOLDING OVER. In the event Tenant remains in possession of the Premises after the termination of this Lease without having mutually executed a new or extended lease, Tenant shall be deemed to be a month-to-month Tenant whose rental rate shall be the last rental rate provided for herein plus two-hundred and fifty percent (250%) of such amount, and otherwise subject to all terms, covenants, and conditions of this Lease insofar as the same are applicable to a month-to-month tenancy.

## ARTICLE III. RENT

A. Rent shall accrue hereunder from the Commencement Date.

B. During the initial term of this Lease, Tenant promises and agrees to pay to Landlord for the Premises, an annual Rental Rate of SEVEN DOLLARS AND FIFTY CENTS ($7.50) per square foot, equaling $18,750 per year. Rent shall be paid in advance in quarterly installments of $4,687.50 on the first day of each calendar quarter, upon billing by Landlord. All payments will be made in accordance with Texas Prompt Payment Act. As a condition of the Lease and as part of the Lease Rent, Tenant further agrees to maintain the radio equipment and console in working condition throughout the term of the Lease.

## ARTICLE IV. LIABILITY

LIABILILTY FOR CLAIMS. Tenant is solely responsible for any and all claims, liabilities, losses, damages, causes of action, and expenses (including court costs and reasonable attorney's fees) arising from (1) Tenant's occupation of the Premises, use of the Premises, conduct of its business, or any other activity permitted or suffered by the Tenant on the Premises, (2) any default, breach, violation or nonperformance of this Lease or any of its terms, covenants, and conditions, and (3) any act, omission, or negligence of Tenant, or any officer, agent, employee, guest, customer, subtenant, assignee, or invitee of Tenant, including any act, omission, or negligence resulting in injury or death. Tenant, as a material part of the consideration to Landlord, hereby assumes all risk of damage to property or injury to persons in or upon the Premises, from any cause other than Landlord's negligence; and Tenant hereby waives all claims in respect thereof against Landlord. Tenant shall give prompt notice to Landlord in case of casualty or accidents in or about the Premises. Tenant is responsible for any penalty, damage, or charge incurred or imposed by reason of any violation of law, statute, ordinance, or governmental rule, regulation or requirement now or hereafter in force, by Tenant, or any officer, agent, employee, guest, customer, subtenant, assignee, or invitee of Tenant.

## ARTICLE V. INSURANCE AND LIABILITY

A. INSURANCE. Tenant shall procure and maintain throughout the Lease Term a policy or policies of insurance, at its sole cost and expense, insuring Landlord as well as Tenant, from all claims, demands, or actions arising out of Tenant's use and occupancy of the Premises, containing bodily injury and property damage combined single-limit coverage of not less than $1,000,000 per each occurrence. Such insurance shall be carried with companies satisfactory to Landlord, and Tenant shall obtain a written obligation on the part of each insurance company to notify Landlord at least thirty (30) days prior to cancellation of such insurance. Tenant may maintain insurance covering the Premises contents from time to time during the Lease Term, providing protection against perils included within the standard Texas form of fire and extended-coverage insurance policy, together with such other risks.

B. WAIVER OF SUBROGATION. Landlord and Tenant do hereby mutually waive as against one another all rights of recovery for damage to the extent that such damage is compensated for by insurance maintained by the damaged party; and Landlord and Tenant agree that no party shall have any claim against the other by way of subrogation or assignment.

C. LANDLORD NOT LIABLE. Neither Landlord nor its agents shall be liable for any loss or damage to persons or property resulting from fire, explosion, failing plaster, steam, gas, electricity, rain, or water from any source or any other cause whatsoever, unless caused by or due to the negligence of Landlord, its agents, servants, employees. Landlord or its agents shall not be liable for interference with the light or air, or for any latent defect in the Premises, and any interference with air or light shall not affect this Lease or cause any abatement of Rent.

## ARTICLE VI. UTILITIES

Except as provided herein, Tenant shall be responsible for all costs and expenses for the use and connection of utility services for the Premises, including, but not limited to, the payment of any and all utility deposits. Landlord shall provide water and electricity for the Premises at no cost to Tenant. Landlord agrees to maintain back-up generator and provide necessary fuel. Upon request, Landlord will provide Tenant with generator service and fueling records. Tenant shall promptly pay all charges for telephone service and all other utilities furnished to the Premises.

## ARTICLE VII. TENANTS USE OF PREMISES

A. PERMITTED USE. The Premises may be used and occupied by Tenant as a regional backup site for the Tarrant County 9-1-1 District. Tenant may not change the use of the Premises without Landlord's prior written consent.

B. PERMITS AND LICENSES. Tenant shall obtain at its sole cost and expense all permits and licenses required for the transaction of its business in the Premises. Tenant shall not violate any applicable law, ordinance, or governmental regulation now in force or which may hereafter be in force pertaining to the Premises.

C. PROHIBITED USES. Tenant shall keep the Premises free from waste or nuisance at all times. Tenant shall not, without Landlord's prior written consent:

1. Damage or deface the walls, ceilings, floors, or any other part of the Premises; or

2. Permit any injury, overloading, or other harm to any part of the Premises or any equipment or fixtures which are attached thereto or used therein, including but not limited to placing any unreasonably heavy loads upon any floor of the Premises.

D. ALTERATIONS AND ADDITIONS. Tenant shall not, without Landlord's prior written consent, make any alterations or additions to the Premises. Any alterations or additions, including any fixtures or equipment which are installed to the interior or exterior of the Premises by either party shall upon the termination of this Lease for whatever reason become the property of Landlord and be surrendered with the Premises. Notwithstanding the foregoing, Tenant may install unattached, movable trade fixtures, and may remove same upon termination of this Lease.

## ARTICLE VIII. MAINTENANCE AND REPAIR

A. MAINTENANCE BY LANDLORD. Landlord shall be responsible only for reasonable maintenance of the foundation, the exterior walls, heating and air conditioning and roof of the Premises; provided, however, that Landlord shall not be required to make any repairs occasioned by the act, omission, or negligence of Tenant, its agents, invitees, contractors, or employees. In the event that the Premises should

become in need of repairs required to be made by Landlord, Tenant shall give immediate written notice of the needed repairs to Landlord. Landlord shall not be responsible in any way for failure to make any such repairs until a reasonable time shall have elapsed after delivery of such written notice. Landlord shall be responsible only for the cost of repairs required above, and not for any consequential or other damages resulting therefrom. If repairs cause premises to be unusable for a period of more than ten (10) consecutive business days, then rent shall abate until such time as repairs are completed.

B. MAINTENANCE BY TENANT. Landlord shall keep the Premises, including all windows, signs and sidewalks, service ways, and loading areas adjacent to the Premises in good, clean, rubbish-free condition, free from waste and nuisance at all times. Landlord shall make all needed repairs, including without being limited to, maintenance of all direct utility connections and replacement of any cracked or broken windows or other glass. Landlord shall keep in good working condition the air conditioning/heating system, the sprinkler system, if any, and the water heater, repairing and replacing such items as may be necessary from time to time. Tenant shall comply at its sole cost and expense with all governmental laws, ordinances, and regulations applicable to the Premises, except that Tenant shall not be obligated to make any structural changes or alterations to the Premises in order to comply therewith unless made necessary by the act or omission of Tenant, in which event, Tenant shall comply at its expense in accordance with plans and specifications approved by Landlord.

C. GARBAGE AND TRASH DISPOSAL. Landlord shall be responsible for making the provision for garbage disposal for the Premises.

## ARTICLE IX. CASUALTY

Tenant shall give immediate written notice to Landlord of any damage caused to the Premises by fire or other casualty. In the event that all or any portion of the Premises shall be damaged or destroyed by fire or other casualty, Landlord shall elect either to terminate this Lease or to repair and reconstruct the Premises to their condition immediately prior to such damage or destruction. In the event Landlord elects to terminate this Lease, Landlord shall deliver written notice to Tenant on or before thirty (30) days following receipt of Tenant's written notice of the damage to the Premises, and shall refund to Tenant the prepaid Rent, if any, unaccrued as of the date of damage or destruction, less any sum then owing Landlord by Tenant. If Landlord elects to repair and reconstruct the Premises, this Lease shall continue in full force and effect, and said repairs and reconstruction shall be made within a reasonable time thereafter, and Landlord may elect by the delivery to Tenant of written notice made on or before the Landlord's completion of said repair and reconstruction, to extend the Lease Term by a period of time equal to the period of such repair and reconstruction. During the period of repair and reconstruction of the Premises, Tenant agrees to continue operating its business within the Premises to the extent practicable, and rental shall abate proportionately during the period and to the extent that the Premises are unfit for use by Tenant.

## ARTICLE X. CONDEMNATION

A. TERMINATION OPTION. In the event that all or any portion of the improved portion of the Premises or in excess of twenty-five percent 25% of the parking area of the Premises should be appropriated or taken by any public or quasi-public authority under the power of eminent domain, this Lease may be terminated by either Landlord or Tenant by the delivery of written notice at least thirty (30) days prior to the date title vests pursuant to such taking or acquisition; the termination shall be effective as of the date title vests pursuant to such taking or acquisition, and all rentals shall be paid up to that date.

B. LEASE OBLIGATION AFTER CONDEMNATION. In the event that all or any portion of the Premises should be appropriated or taken by any public or quasi-public authority under the power of eminent domain, and this Lease is not terminated by Landlord or Tenant, the Rent payable hereunder during the unexpired portion of this Lease shall be reduced by multiplying the total rental by a fraction the numerator of which is the Square Foot Area of the Premises after condemnation and the denominator of which is the Square Foot Area of the Premises prior to condemnation. Landlord shall repair any structural damage to the Premises caused by the appropriation or taking.

C. VOLUNTARY CONVEYANCE IN LIEU OF CONDEMNATION. In the event that any authority having the power of eminent domain requests that Landlord convey to such authority all or any portion of the Premises, Landlord shall have the right to make a voluntary conveyance to such authority of all or any portion of the Premises whether or not proceedings have been filed by such authority; and in the event of any such voluntary conveyance, it shall nevertheless be deemed for the purpose of interpreting this Lease that there has been a taking under the power of eminent domain.

D. CONDEMNATION AWARDS. In the event of such an appropriation or taking, whether whole or partial, all awards of compensation shall belong to Landlord, and Tenant expressly waives any claim or right to any such award, except that Tenant shall be allowed to recover from such authority, but not from any portion of any award to Landlord, at Tenant's own cost and expense, the unamortized cost of Tenant's leasehold improvements and trade fixtures.

## ARTICLE XI. DEFAULT AND REMEDIES FOR DEFAULT

A. EVENTS OF DEFAULT BY TENANT. The following shall be deemed to be events of default by Tenant under this Lease:

1. Tenant shall fail to pay when due any installment of Rent within ten (10) days after written notice from Landlord or any other payment required pursuant to this Lease;

2. Tenant shall fail to comply with any term, covenant, or condition of this Lease, other than the payment of Rent, and fail to cure within thirty (30) days after written notice by Landlord, provided, however, that if the nature of Tenant's obligation is such that more than thirty (30) days are required for performance, then Tenant shall not be in default if Tenant commences performance within such thirty (30) day period and thereafter diligently prosecutes completion of same;

3. Tenant shall be the subject of a petition under Title II of the United States Code, as amended, or under any state bankruptcy laws, whether voluntary or involuntary or be adjudged bankrupt or insolvent under said laws;

4. Tenant shall have receiver or trustee appointed for all or substantially all of the assets of Tenant; or Tenant shall make a transfer in fraud of creditors or shall make an assignment for the benefit of creditors; or

5. Tenant shall do or permit to be done any act which results in a lien being filed against the Premises, and does not discharge of record or bond against said lien within fifteen (15) days following written notice by Landlord to Tenant of the filing thereof.

B. REMEDIES. In the event of default and in addition to all other remedies now or hereinafter provided herein or by law:

1. Landlord may at its option enter and take possession of the Premises and of the personal property of Tenant on which it has a contractual lien immediately without any previous notice of intention to reenter, and may remove all persons and property from the Premises and may take full and exclusive possession of the Premises. Landlord may secure, lock up, cut off utility service to, and attempt to relet the Premises, all without any of such actions being deemed a trespass or an election on Landlord's part to terminate the Lease. If, however, any such default on Tenant's part should be fully corrected and cured before Landlord exercises an option to terminate the Lease, and before Landlord has relet the Premises, then the Premises shall be returned to Tenant, and Tenant may continue in possession hereunder. Tenant expressly waives any and all damages by reason of reentry by Landlord under this Lease.

2. In the event that Landlord elects to reenter the Premises without terminating the Lease, then Tenant shall be liable for and shall pay to Landlord all Rent and other indebtedness accrued to that date, plus Rent required to be paid by Tenant to Landlord during the remainder of the Lease Term until the date of expiration of the term, diminished by any net sums thereafter received by Landlord through reletting the Premises during said period (after deducting all expenses incurred by Landlord to relet the Premises). In no event shall Tenant be entitled to any excess of any Rent obtained by reletting over and above the Rent herein reserved. Actions to collect amounts due by Tenant as provided in this Paragraph may be brought from time to time, on one or more occasions, without the necessity of Landlord's waiting until expiration of the Lease Term.

3. Notwithstanding any prior election not to terminate, Landlord may at any time, including subsequent to a reentry as above provided, elect to terminate this

Lease on account of such default. Upon termination Tenant shall be liable for and shall pay to Landlord the sum of all Rent and other indebtedness accrued to the date of such termination, plus, as agreed and liquidated damages, an amount equal to the Rent and other charges for the remaining portion of the Lease Term (had such term not been terminated by Landlord prior to expiration of the Lease Term), less the then fair rental value of the Premises for said period, both discounted to their present value based upon an interest rate of six percent (6%) per annum; the undersigned parties hereby stipulate that the fair rental value shall in no event be deemed to exceed sixty percent (60%) of the Rent provided for herein for said period.

4. In case of Default, Tenant shall also be liable for and shall pay to Landlord, in addition to any sum provided to be paid above: the costs of removing and storing Tenants or other occupant's property; the cost of repairing, altering, remodeling, renovating, or otherwise putting the Premises into condition acceptable to a new tenant or tenants; and all reasonable expenses incurred by Landlord in enforcing Landlord's remedies, including reasonable attorney's fees.

C. DEFAULT BY LANDLORD. Landlord shall not be in default unless Landlord fails to perform obligations required of Landlord within a reasonable time, but in no event later than thirty (30) days after written notice by Tenant to Landlord, specifying wherein Landlord has failed to perform such obligation; provided, however, that if the nature of Landlord's obligation is such that more than thirty (30) days are required for performance, then Landlord shall not be in default if Landlord commences performance within such thirty (30) day period and thereafter diligently prosecutes completion of same.

## ARTICLE XII. TRANSFERS AND LIENS

A. NO LIEN AUTHORITY. Tenant agrees that it shall not undertake any act which will cause a lien to be filed against the Premises, and Tenant acknowledges that it has no power to encumber or cloud Landlord's title. Tenant further agrees that if, because of any act or omission of Tenant, any mechanics lien or other lien, charge, or order for the payment of money shall be filed against Tenant or any portion of the Premises, or upon the right, title, and interest of Tenant created by this Lease, Tenant shall, at its own cost and expense, cause the same to be discharged of record or bonded within fifteen (15) days after written notice by Landlord to Tenant of the filing thereof. To the extent permitted by law Tenant hereby agrees to indemnify and hold Landlord harmless against and from all costs, liabilities, suits, penalties, claims, and demands resulting therefrom.

B. ASSIGNMENT AND SUBLETTING. Tenant may assign this Lease or sublet the Premises only with the prior written consent of Landlord. Tenant acknowledges that this Lease is personal to Tenant for the use specified herein, and that Landlord may withhold its consent, and may further condition any consent on an increase in Rent or any other changes in the terms, covenants, or conditions hereof. The consent by Landlord to any transfer, assignment, or subletting shall not be deemed to be a waiver on the part of Landlord of its rights regarding any future transfers, assignments, or sublettings. If Landlord consents to an assignment or subletting, that consent shall not be effective unless and until Landlord approves in writing the executed assignment or sublease agreement, which agreement shall provide for the Landlord's consent to any amendment,

and for the assignee or sublessee to assume all of the obligations and liabilities of Tenant under this Lease, without relieving Tenant of its obligations under this Lease.

## ARTICLE XIII. ACCESS TO PREMISES

Landlord shall have the right to enter upon the Premises (recognizing that Tenant's hours of operation are 8:00 a.m. to 5:00 p.m.) with 24 hours notice for the purpose of inspecting them, making repairs to the Premises, or curing any default of Tenant hereunder that Landlord elects to cure. Landlord shall not be liable to Tenant for any expense, loss, or damage from any such entry. Tenant shall permit Landlord, during the sixty (60) day period preceding the expiration of this Lease, to enter upon the Premises during normal business hours to exhibit same to prospective tenants.

## ARTICLE XIV. INTERPRETATION, NOTICES, AND MISCELLANEOUS

A. CHOICE OF LAW; VENUE. This Lease shall be governed by the laws of the State of Texas. Should any action be brought for the interpretation or enforcement of this Lease, venue shall be in Tarrant County, Texas.

B. ADDITIONAL COSTS. In the event that Tenant fails to perform any covenant under this Lease within ten (10) days after written notice from Landlord, including, but not limited to, obtaining permits and licenses and obtaining those items necessary for said permits and licenses, Landlord may cure such failure for the account of and at the expense of Tenant, and the reasonable expenses paid therefore may be added to the rent due Landlord. The rights granted to Landlord under this section are not exclusive, and Landlord shall have all other legal remedies otherwise available to it.

C. SUCCESSORS AND ASSIGNS. The terms, covenants, and conditions contained in this Lease shall apply to, inure to the benefit of, and be binding upon the parties hereto, and their respective successors in interest (subject to any restrictions on transfers contained in Article XI) and legal representatives, except as otherwise herein expressly provided.

D. FORCE MAJEURE. In the event that either party is delayed, hindered, or prevented from performing any action required herein, either party shall not be liable or responsible if the delay is due to strike, riot, act of God, shortage of labor or materials, war, governmental laws, regulations, or other restrictions or any other causes of any kind which are beyond the reasonable control of either party, and the period for the performance of such act shall be extended for a period equivalent to the period of such delay.

E. PARTIAL INVALIDITY. Any provision of this Lease which shall prove to be illegal, invalid, or unenforceable under present or future laws shall in no way affect, impair, or invalidate any other provision hereof, and this Lease shall be interpreted as if it had been entered into without such an illegal, invalid, or unenforceable provision.

F. WAIVER; NO REMEDY EXCLUSIVE. The waiver by Landlord of any remedy for the breach of any term, covenant, or condition shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant, or condition contained herein. The subsequent acceptance of Rent hereunder by Landlord shall not be deemed to be a waiver of any preceding default by Tenant of any term, covenant, or condition of this Lease, other than failure of the Tenant to provide the particular Rent payments so accepted, regardless of Landlord's knowledge of such preceding default at the time of acceptance of such Rent. Further, no remedy herein conferred upon or reserved to the Tenant or Landlord is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Lease or hereafter existing under law or in equity. In order to entitle the Tenant and Landlord to exercise any remedy reserved to it in this section, it shall not be necessary to give any notice, other than such notice as may be herein expressly required.

G. MERGER OF ESTATES. The voluntary or other surrender of this Lease by Tenant or a mutual cancellation of this agreement shall not cause a merger, and shall, at Landlord's option, terminate all or any existing sublease or subtenancies, or, at Landlord's option, may operate as an assignment to Landlord of Tenant's interest in any or all subleases or subtenancies.

H. LIABILITY. The parties agree that Landlord and Tenant are only responsible for those claims which may be charged against them by virtue of the Texas Tort Claims Act. This agreement may not be construed or interpreted to provide a benefit to any third party to the extent that a third party may bring a cause of action under a third-party beneficiary contract theory.

I. CONSTRUCTION. Whenever in this Lease a singular number is used, the same shall include the plural, and the neutered gender shall include the feminine and masculine genders. The captions used in this Lease are for convenience only, do not constitute a part of the Lease, and shall have no effect upon the construction or interpretation of any term, covenant, or condition herein.

J. NOTICES. All notices or requests provided for in this Lease must be in writing and must be given by depositing the same in the United States Mail, addressed to the party to be notified, Postage Prepaid, and Registered or Certified with Return Receipt Requested. Notices by mail shall be deemed received upon mailing in accordance with the foregoing requirement. Notices shall be sent to the address designated at the conclusion of this Lease.

K. LANDLORD APPROVAL. Whenever and wherever Landlord's permission is required under this Lease, said approval or permission shall not be unreasonably withheld or delayed.

L. USE OF COMMON AREAS. Tenant shall have use of common areas and grounds, in accordance with the use and fee policies set by the Landlord.

M. CANCELLATION PROVISION. Tenant may terminate this Lease on sixty (60) days written notice to Landlord if the notice is given to Landlord within thirty (30) days of Tenant's budget being approved and only if funds are not appropriated by the proper authority to pay for the Rent due hereunder.

N. ENTIRE AGREEMENT. This Lease, together with the exhibits described below which are attached hereto and incorporated herein for all purposes, set forth all agreements between Landlord and Tenant relative to the Premises. All prior negotiations and agreements are merged herein, and no subsequent agreement relative to the subject matter hereof or modification of this Lease shall be binding unless reduced to a writing signed by both parties hereto. The following exhibit has been attached to and incorporated into this Lease:

EXHIBIT "A" - Floor plan

Executed by Landlord the 5th day of February, 2019.

CITY OF COLLEYVILLE [LANDLORD]

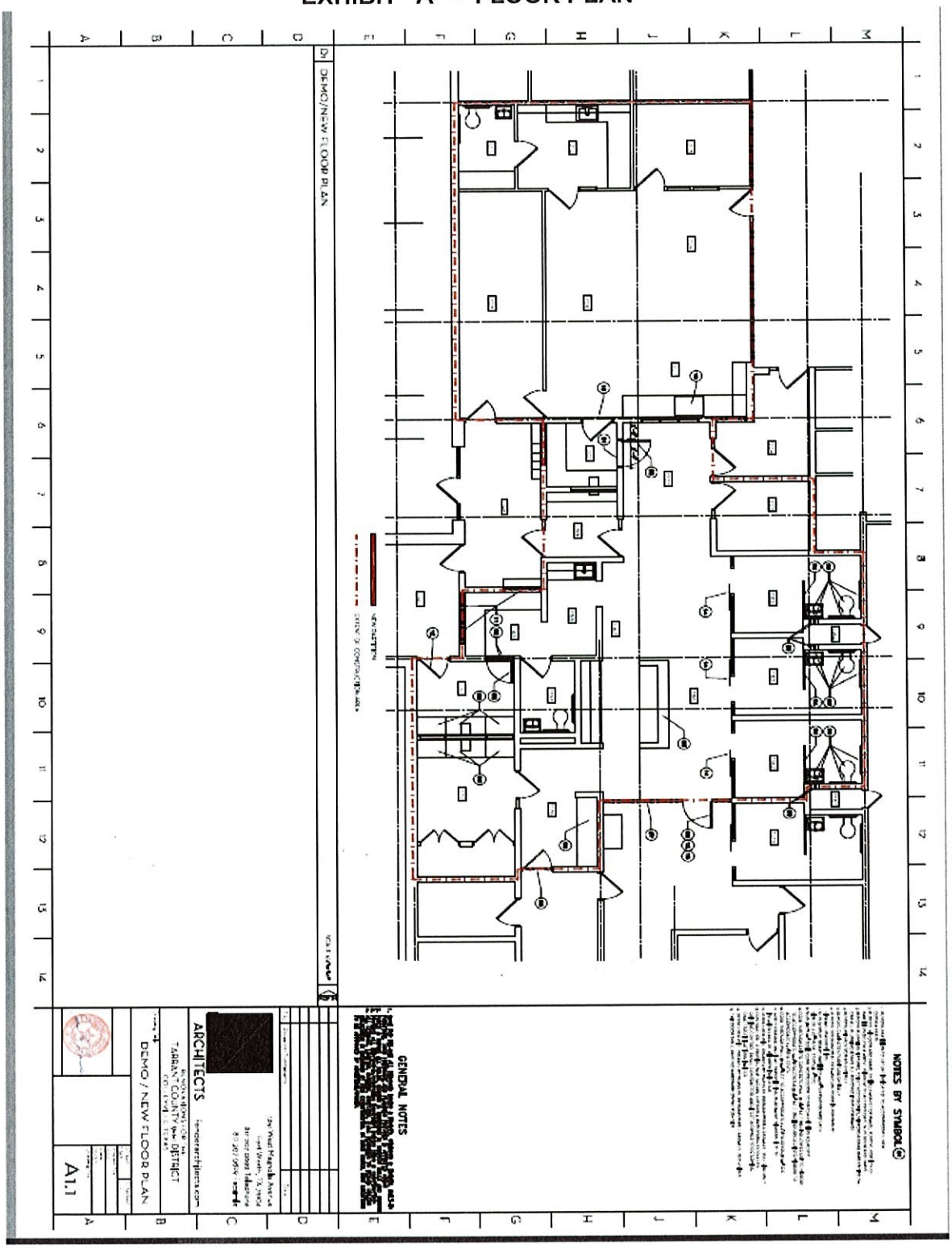
ADDRESS: Colleyville City Hall
100 Main Street
Colleyville, TX 76034

Executed by Tenant the 31st day of January, 2019.

TARRANT COUNTY 9-1-1 DISTRICT [TENANT]

ADDRESS: 2600 Airport Freeway
Fort Worth, TX 76111

## EXHIBIT "A" -- FLOOR PLAN*




*The Lease further includes the following personal property maintained by TC911:
**AT&T SONET CISCO ONS 15454 located in the Colleyville server room**

# CITY OF COLLEYVILLE
# CITY COUNCIL BRIEFING

Agenda Number 4c | Agenda Date 11/8/2023 | Number Resolution R-23-4890
Type Resolution
Department Parks and Recreation

## Title
Approval to purchase a Bobcat Skid-Steer Loader from Bobcat of North Texas, a BuyBoard approved vendor, in an amount not to exceed $63,055.17, and authorizing the City Manager to execute the purchase

## Explanation
*Reading and Public Hearing*

This item seeks approval to purchase a Bobcat Skid-Steer Loader from Bobcat of North Texas, a BudyBoard approved vendor. The Parks and Recreation Department, including the Beautification Department, are in need of the equipment to continue installation of beautification elements and maintenance within the Parks.

With City Council approval, staff will move forward with the purchase, with delivery to take place mid-November.

## Financial Impact
Funds are available in the Parks FY2024 operating budget.

## Recommendation
Approve

## Attachments
1. BuyBoard - Bobcat Skid-Steer proposal

Bobcat

Product Quotation
Quotation Number: **TL92819**
Quote Sent Date: **Sep 18, 2023**
Expiration Date: **Oct 18, 2023**

Prepared By
**Todd Lewis**
Phone: 214-869-6161
Email: tlewis@bobcatofdallas.com

Customer
**CITY OF COLLEYVILLE**
1601 HALL JOHNSON RD
COLLEYVILLE, TX, 76034-5715

Contact

Dealer
**Bobcat of North Texas - Lewisville, Lewisville, TX**
1302 SOUTH STEMMONS FREEWAY
LEWISVILLE, TX, 75067

| Item Name | Item Number | Quantity | Price Each | Total |
|---|---|---|---|---|
| **S770 T4 Bobcat Skid-Steer Loader** | M0283 | 1 | | $60,986.42 |
| **Standard Equipment:**<br>92 HP Turbo Tier 4 Diesel Engine<br>Air Intake Heater (Automatically Activated)<br>Auxiliary Hydraulics: Variable Flow<br>Backup Alarm<br>Bob-Tach<br>Bobcat Interlock Control System (BICS)<br>Controls: Bobcat Standard<br>Engine/Hydraulic Systems Shutdown | | Horn<br>Instrumentation: Engine Temp and Fuel Gauges, Hourmeter, RPM and Warning Lights<br>Lift Arm Support<br>Lift Path: Vertical<br>Lights, Front & Rear<br>Operator Cab<br>Includes: Adjustable Suspension Seat, Top & Rear Windows, Parking Brake, Seat Bar, Seat Belt<br>Roll Over Protective Structure (ROPS) meets SAE-J1040 & ISO 3471<br>Falling Object Protective Structure (FOPS) meets SAE-J1043 & ISO 3449, Level I; (Level II is available through Bobcat Parts)<br>Tires: 12-16.5 12 PR Bobcat Heavy Duty<br>Warranty: 2 years, or 2000 hours whichever occurs first | | |
| **Versatility Package**<br>*Included:* Versatility Package:, Open Cab, Adjustable Vinyl Suspension Seat, Power Bob-Tach, Oval Display, Standard Lights, Two-Speed Travel, Attachment Control, Single Direction Bucket Positioning | M0283-P11-C03 | 1 | | |
| **Selectable Joystick Controls (SJC)** | M0283-R01-C04 | 1 | | |
| **74" Heavy Duty Bucket** | 7272680 | 1 | | |
| **5.5K Severe Duty Pallet Fork Frame** | 7294332 | 1 | | |
| **Bolt-On Cutting Edge, 72"** | 6713713 | 1 | | |
| **48" 5.5K Severe Duty Pallet Fork Teeth** | 6541518 | 1 | | |
| | Total for S770 T4 Bobcat Skid-Steer Loader | | | $60,986.42 |

| Quote Total - USD | |
|---|---|
| Dealer P.D.I. | 300.00 |
| Freight Charges | 1,425.00 |
| Destination Charges | 220.00 |
| Dealer Assembly Charges | 123.75 |
| **Quote Total – USD** | **$63,055.17** |

****BUYBOARD 685-22******

**Customer Acceptance:**
Quotation Number: TL92819

Purchase Order:_____

# CITY OF COLLEYVILLE
# CITY COUNCIL BRIEFING

Agenda Number 4d | Agenda Date 11/8/2023 | Number Resolution R-23-4890
Type Resolution
Department Parks and Recreation

## Title

Approval of a construction contract with Fransen Pittman for the Recreation Center gymnasium remodel, in an amount not to exceed $989,728.00 and a contingency amount not to exceed $50,000.00, and authorizing the City Manager to execute the contract

## Explanation

*Reading and Public Hearing*

This item seeks the approval of a construction contract with Fransen Pittman for the Recreation Center gymnasium remodel, in an amount not to exceed $989,728.00 and a contingency amount not to exceed $50,000.00. The project was authorized in the FY2024-2028 Capital Improvement Program by Resolution R-23-4876 in an amount of $1,500,000.00.

The award shall be awarded on the basis of "best value," based on the best-qualified and lowest responsible bidder whose evaluation by the City indicates to be in the best interest of the City and taxpayers. After a thorough review of pricing, references, and qualifications, the recommendation is to award the contract to Fransen Pittman.

The project consists of the renovation of the existing former church worship space into a gymnasium. The work involves selective demolition, mechanical and electrical modifications, new finishes, and miscellaneous interior accessibility improvements.

Public notification of the invitation for bids was advertised in the *Fort Worth Star-Telegram* on September 24, October 1, 8, 15, and 22, 2023. The notice to bidders and bid packet were posted on CivCast for free downloading and distributed to the Dodge Lead Center, BlueBook Building and Construction Network, and Construct Connect, which includes ISqFt, CMD, CDC, and Bid Clerk. Additionally, staff directly notified a list of local contractors who may be interested in the bid opportunity. The project had 67 plan holders, of which were 2 architects, 1 engineer, 37 general contractors, 2 manufacturers, 4 others, 6 plan rooms, 13 sub-contractors and 2 suppliers.

The City received five sealed bids, which were opened and publicly read aloud on October 24, 2023.

## Financial Impact

The funding sources for this project is the Capital Projects Fund.

Form 1295 - Acknowledged by City

Recommendation
Approve

Attachments
1. Rec Center Gymnasium Bid Tab
2. Form 1295
3. Resolution R-23-4876

City of Colleyville Recreation Center Gymnasium Remodel

ID: BSV-2024-002

| Item | Fransen Pittmar | Total | CMC Development & | Total | AUI Partners, LLC | Total | CGC General Contractors, | Total | DSA Contractors | Total |
|---|---|---|---|---|---|---|---|---|---|---|
| Base Bid | | | | | | | | | | |
| GENERAL | | | | | | | | | | |
| 1 | $989,728.00 | $989,728.00 | $990,000.00 | $990,000.00 | $1,039,576.00 | $1,039,576.00 | $1,096,000.00 | $1,096,000.00 | $1,112,624.00 | $1,112,624.00 |
| 2 | $50,000.00 | $50,000.00 | $50,000.00 | $50,000.00 | $50,000.00 | $50,000.00 | $50,000.00 | $50,000.00 | $50,000.00 | $50,000.00 |
| Sub Totals | | $1,039,728.00 | | $1,040,000.00 | | $1,089,576.00 | | $1,146,000.00 | | $1,162,624.00 |
| Grand Total | | $1,039,728.00 | | $1,040,000.00 | | $1,089,576.00 | | $1,146,000.00 | | $1,162,624.00 |

# CERTIFICATE OF INTERESTED PARTIES

**FORM 1295**



Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY**
**CERTIFICATION OF FILING**

**Certificate Number:**
2023-1089390

**Date Filed:**
10/31/2023

**Date Acknowledged:**

**1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**
Fransen Pittman Construction Co. Inc.
Grapevine, TX United States

**2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**
City of Colleyville

**3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.**
BSV-2024-002
The project includes, but is not limited to, the remodeling of a former church worship space into a gymnasium.

| 4 Name of Interested Party | City, State, Country (place of business) | Nature of interest (check applicable) | |
|---|---|---|---|
| | | Controlling | Intermediary |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

**5 Check only if there is NO Interested Party.** [X]

**6 UNSWORN DECLARATION**

My name is TREVOR KHOURY, and my date of birth is 08/27/1985.

My address is 611 S. MAIN STREET, SUITE 445, GRAPEVINE, TX, 76092, TARRANT.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Tarrant County, State of Texas, on the 31 day of October (month), 2023 (year).

WENDY GARCIA
Notary Public, State of Texas
Comm. Expires 12-10-2025
Notary ID 133483988

Signature of authorized agent of contracting business entity
(Declarant)

**RESOLUTION R-23-4876**

**APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF SEPTEMBER 19, 2023**

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

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

Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:

a. Approval of the minutes of the regular City Council meeting of September 6, 2023

b. Approval to use the Voluntary Library Fund in Fiscal Year 2024, for the purchase of library materials, collection processing supplies, and library programs, in an amount not to exceed $190,000

c. Approval of the Grounds Maintenance Mowing Contract with Whitmore and Sons, Inc., in an amount not to exceed $236,840.00, and any associated change orders, in an amount not to exceed 25% of the original contract price, and authorizing the City Manager to execute the contract

d. Approval of a First Amendment to Ground and Tower Lease between the City of Colleyville and Verizon Wireless for the water tower located at 6015 Bransford Road, and authorizing the City Manager to execute the agreement

e. Adoption of the Fiscal Year 2024 to 2028 Capital Improvement Program (CIP)

**AND IT IS SO RESOLVED.**

APPROVED BY A VOTE OF **6** AYES, **0** NAYS ON THIS THE 19TH DAY OF SEPTEMBER 2023.

| | | | |
|---|---|---|---|
| Mayor Bobby Lindamood | Absent | Mayor Pro Tem Callie Rigney | Aye |
| Brandi Elder, Place 1 | Aye | George Bond, Place 2 | Aye |
| Scotty Richardson, Place 3 | Aye | Ben Graves, Place 4 | Aye |
| Chuck Kelley, Place 5 | Aye | | |

**ATTEST:**

Christine Loven

Christine Loven, TRMC
City Secretary

**CITY OF COLLEYVILLE**

Callie Rigney
Mayor Pro Tem

# CITY OF COLLEYVILLE
# CITY COUNCIL BRIEFING

Agenda Number 4e | Agenda Date 11/8/2023 | Number Resolution R-23-4890
Type Resolution
Department Engineering

Title
Approval of rejecting all bids for the 2024 Manhole Rehabilitation Project

Explanation
*Reading and Public Hearing*

On September 19, 2023, the City Council approved Resolution R-23-4876, adopting the Capital Improvement Program (CIP) Fiscal Year 2024-2028. The CIP includes $150,000 for Wastewater Project 10 for the rehabilitation of Priority 2 Manholes.

Public notification of the invitation for bids was advertised in the *Fort Worth Star-Telegram* on September 10, 17, 24, October 1, and 8, 2023. The notice to bidders and bid packet were posted on CivCast for free downloading and distributed to the Dodge Lead Center, BlueBook Building and Construction Network, and Construct Connect, which includes ISqFt, CMD, CDC, and Bid Clerk. Additionally, staff directly notified a list of local contractors who may be interested in the bid opportunity. The project had 76 plan holders, consisting of 4 engineers, 26 general contractors, 1 government agency, 3 manufacturers, 3 not specified, 7 other, 3 plan rooms, 24 sub-contractors, and 5 suppliers.

The City received four sealed bids, which were opened and publicly read aloud on October 18, 2023.

The lowest base bid amount of $225,715.00 submitted by Magnum Manhole significantly exceeds the budget allocation. Staff recommends Council approve the rejection of all bids submitted. Staff will re-scope the project with reduced quantities and re-bid with an updated bid package.

Financial Impact
The funding source for this project is the Capital Utility Fund.

Recommendation
Approve

Attachments
1. FY2024 Manhole Rehabilitation Bid Tab

City of Colleyville FY2024 Manhole Rehabilitation Project

ID: ENG-2024-001

| Item | Description | Unit | Quantity | Magnum Manhole and Underground | Total | Ace Pipe Cleaning, Inc. | Total | BCAC Underground | Total | GRod Construction, LLC. | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Bid | | | | | | | | | | | |
| GENERAL | | | | | | | | | | | |
| 1 | Mobilization, | LS | 1.00 | $15,000.00 | $15,000.00 | $2,500.00 | $2,500.00 | $19,000.00 | $19,000.00 | $50,000.00 | $50,000.00 |
| 2 | Rehabilitation | EA | 11.00 | $1,500.00 | $16,500.00 | $1,500.00 | $16,500.00 | $3,218.18 | $35,399.98 | $2,600.00 | $28,600.00 |
| 3 | Rehabilitation | EA | 1.00 | $5,000.00 | $5,000.00 | $5,000.00 | $5,000.00 | $9,750.00 | $9,750.00 | $4,500.00 | $4,500.00 |
| 4 | Rehabilitation | Vertical Feet | 459.00 | $385.00 | $176,715.00 | $550.00 | $252,450.00 | $593.86 | $272,581.74 | $900.00 | $413,100.00 |
| 5 | Rehabilitation | EA | 2.00 | $1,250.00 | $2,500.00 | $1,500.00 | $3,000.00 | $3,200.00 | $6,400.00 | $6,500.00 | $13,000.00 |
| 6 | Owner's | LS | 1.00 | $10,000.00 | $10,000.00 | $10,000.00 | $10,000.00 | $10,000.00 | $10,000.00 | $10,000.00 | $10,000.00 |
| Sub Total | | | | | $225,715.00 | | $289,450.00 | | $353,131.72 | | $519,200.00 |
| Grand Total | | | | | $225,715.00 | | $289,450.00 | | $353,131.72 | | $519,200.00 |

# CITY OF COLLEYVILLE
# CITY COUNCIL BRIEFING

Agenda Number 4f | Agenda Date 11/8/2023 | Number Resolution R-23-4890
Type Resolution
Department Engineering

## Title
Approval of rejecting all bids for the Tree Trimming Contract

## Explanation
*Reading and Public Hearing*

On September 19, 2023, the City Council approved Resolution R-23-4876, adopting the Capital Improvement Program (CIP) Fiscal Year 2024-2028. The CIP includes $75,000 for parkway tree removal and replacement along creeks, arterial and collector roads as classified in the City of Colleyville 2015 Thoroughfare Plan. There are sufficient quantities of work items identified by staff for the contactor to perform tree trimming and stump grinding throughout the City.

Public notification of the invitation for bids was advertised in the *Fort Worth Star-Telegram* on October 1, October 8, and October 15, 2023. The notice to bidders and bid packet were posted on CivCast for free downloading and distributed to the Dodge Lead Center, BlueBook Building and Construction Network, and Construct Connect, which includes ISqFt, CMD, CDC, and Bid Clerk. Additionally, staff directly notified a list of local contractors who may be interested in the bid opportunity. The project had 31 plan holders, of which 13 were general contractors, 4 sub-contractors, 2 suppliers, 3 plan rooms, and 9 others.

The City received two sealed bids, which were opened and publicly read aloud on October 19, 2023. The Lawn Firm withdrew their bid after realizing a bidding error, leaving only one bidder remaining. Staff recommends Council to approve the rejection of the remaining bid. Staff will explore either re-bidding the contract or utilizing a cooperative purchasing opportunity with another City's interlocal agreement at a later date.

## Financial Impact
The funding source for this project is the Capital Projects Fund.

## Recommendation
Approve

## Attachments
1. FY2024 Tree Trimming Bid Tab

City of Colleyville FY2024 Tree Trimming Project
ID: ENG-2024-003

| Item | Description | Unit | Quantity | The Lawn Firm | Total | The Paysage Group LLC dba Smith Lawn and Tree | Total |
|---|---|---|---|---|---|---|---|
| Base Bid | | | | | | | |
| GENERAL | | | | | | | |
| 1 | Tree removal along creeks | Per Hour | 100.00 | $78.00 | $7,800.00 | $200.00 | $20,000.00 |
| 2 | Tree trimming along creeks | Per Hour | 100.00 | $78.00 | $7,800.00 | $200.00 | $20,000.00 |
| 3 | Stump grinding | Per Hour | 100.00 | $75.00 | $7,500.00 | $75.00 | $7,500.00 |
| 4 | Tree removal along rights of way | Per Hour | 100.00 | $78.00 | $7,800.00 | $200.00 | $20,000.00 |
| 5 | Tree trimming along rights of way | Per Hour | 100.00 | $78.00 | $7,800.00 | $200.00 | $20,000.00 |
| 6 | Tree removal along the Cotton Belt Trail | Per Hour | 100.00 | $78.00 | $7,800.00 | $220.00 | $22,000.00 |
| 7 | Tree trimming along the Cotton Belt Trail | Per Hour | 100.00 | $78.00 | $7,800.00 | $220.00 | $22,000.00 |
| 8 | Tree removal within City Parks | Per Hour | 100.00 | $78.00 | $7,800.00 | $200.00 | $20,000.00 |
| 9 | Tree trimming within City Parks | Per Hour | 100.00 | $78.00 | $7,800.00 | $200.00 | $20,000.00 |
| Sub Totals | | | | | $69,900.00 | | $171,500.00 |
| Grand Total | | | | | $69,900.00 | | $171,500.00 |

# CITY OF COLLEYVILLE
# CITY COUNCIL BRIEFING

Agenda Number 4g | Agenda Date 11/8/2023 | Number Resolution R-23-4890
Type Resolution
Department Engineering

## Title
Approval of an amendment to the Professional Services Agreement with Garver, LLC, amending the design parameters for Preston Manor Pressure Project in an amount not to exceed $35,463.00, and authorizing the City Manager to execute the amendment

## Explanation
*Reading and Public Hearing*

This item is for consideration and approval of an amendment to increase the existing Professional Services Agreement with Garver, LLC, by $35,463.00, for the purpose of preparing the plans and specifications for the installation of a check valve vault to feed water to the Preston Manor subdivision.

In February 2023, the City initiated an agreement with Garver, LLC, to conduct a water pressure study of the distribution system supplying the Preston Manor subdivision due to low water pressure issues. This project includes the installation of a valve vault with one check valve and two gate valves. This project will switch the Prestor Manor subdivision's primary water feed to a higher pressure plane and provide for two water feeds during an emergency.

## Financial Impact
The Capital Utility Fund is the designated funding source for this project. Prior to this amendment, the cost for the Preston Manor Pressure study was $25,247.00. If approved, this would increase the design contract by $35,463.00, for a total not to exceed design cost of $60,710.00.

## Recommendation
Approve

## Attachments
1. Preston Manor Garver First Amendment Agreement

**FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT**

This First Amendment to Professional Services Agreement ("First Amendment") is entered by and between the **City of Colleyville, Texas** ("City") and **Garver, LLC,** ("Professional") as of the Effective Date.

**WHEREAS**, City and Professional previously entered into a Professional Services Agreement effective February 28, 2023, (the "Agreement"); and

**WHEREAS**, City and Professional now desire to amend the terms of the Agreement in the manner provided herein.

**NOW THEREFORE**, for and in consideration of the mutual covenants made herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City and Professional agree as follows:

1. Exhibit A of the Agreement (Scope of Services) is hereby amended to incorporate the additional Scope of Services dated October 4, 2023 attached hereto and incorporated herein as Exhibit A to this First Amendment.

2. The total compensation amount stated in Section 6(b) of the Agreement (entitled "Payment") is hereby amended to provide for a total not to exceed amount of Sixty Thousand Seven Hundred Ten Dollars ($60,710.00).

3. Except as provided in Paragraphs 1 and 2 above, the provisions of the Agreement remain in full force and effect without amendment.

4. This First Amendment shall be deemed effective on the date it has been signed by the authorized representatives of City and Professional (the "Effective Date").

*Signatures on following page*

**SIGNED AND AGREED** by City on _____, 2023.

**City of Colleyville, Texas**

By: _____
Jerry Ducay, City Manager

**SIGNED AND AGREED** by Professional on _____, 2023.

**Garver, LLC**

By: _____
Lance Klement, PE

**EXHIBIT A**
**SCOPE OF SERVICES**
Revised October 4, 2023

(attached)

**EXHIBIT A – SCOPE OF SERVICES**
**Colleyville Preston Manor Pressure Study**
**Amendment 1 October 4, 2023**

## GENERAL

Generally, the scope of services includes the design of a check valve vault to feed water to the Preston Manor subdivision within Colleyville, Texas. The design will be based on the recommendation of Alternative 1 in the Preston Manor Pressure Study Technical Memorandum, which is summarized as follows:

- Concrete valve vault containing one 8" check valve and two 8" gate valves
- One fire hydrant assembly with isolation valve

## 1. Check Valve Vault Design

Upon written notice to proceed (NTP) from Owner, Garver will begin Final Design for one construction contract. The Final Design phase is anticipated to have two major submittals: a 90% design and Issued for Bid (IFB).

Garver will also develop a Quality Control/Assurance Plan (QCP) and perform internal Quality Assurance/Quality Control (QA/QC) reviews of all major deliverables. During the Design phase, Garver will provide monthly progress reports, sufficient to support monthly invoices.

Garver will conduct a virtual Kick-Off Meeting with Owner to discuss project scope, introduce team, establish lines of communication, and present the project schedule.

Garver will conduct geotechnical evaluations of one (1) boring of up to 30 feet deep to determine structural recommendations for the construction of the valve vault.

The 90% design and IFB submittals will include the following:

- Drawings – Site plan, piping plan, and details
- Specifications – Front-end contract documents and technical specifications
- Opinion of Probable Construction Cost (OPCC)

Front-end contract documents will be provided by the City. Following the submission of the 90% Design, Garver will conduct a 90% Design Workshop. Upon receipt of written approval from Owner, Garver will incorporate the comments from the 90% design and complete the IFB set.

### 1.1. Summary of Deliverables

A. Monthly Progress Reports and Invoices – One electronic (pdf) copy per month
B. 90% Design Drawings – One electronic (pdf) set
C. 90% Specifications – One electronic (pdf) set
D. 90% OPCC – One electronic (pdf) set
E. IFB Drawings – One electronic (pdf) set
F. IFB Specifications – One electronic (pdf) set
G. IFB OPCC – One electronic (pdf) set

1.2. Summary of Meetings

A. Kick-Off Meeting – Virtual meeting with up to two Garver members attending
B. 90% Design Workshop – One in-person meeting with up to two Garver members attending

## 2. Bidding and Construction Administration Services

. For these phases, Garver will be “on-call” for assistance. During the bidding phase, Garver will support the Owner for bidding by conducting the following:

- Respond to bidder questions
- Prepare addenda
- Attend the pre-bid meeting

The Owner will advertise the project in their preferred bid room and will pay the costs of the advertisement. The Owner will also be responsible for opening bids.

It is assumed that the Owner will self-perform construction administration. For this phase, Garver will be “on-call” for assistance. If requested by the Owner, Garver will assist with on-call construction administration services such as the following:

- Reviewing construction submittals
- Responding to construction requests for information (RFIs)
- Preparing record drawings

## 3. Assumptions

This scope is based on the following assumptions:

A. Owner is in possession of the selected check valve vault site (no property or easement acquisition is needed)
B. No environmental study is needed (vault is not located in a floodplain or environmentally sensitive area)
C. Check valve size shall be 8-inch.
D. Assumptions from prior Technical Memorandum are still valid.
E. No flow metering or flow control is required.
F. Vault will be pre-cast concrete.
G. Site needs no electrical, lighting, or instrumentation.
H. No sump pump for vault. Vault will drain via gravity OR Vault will include perforated base for water to seep out.
I. Design shall include fire hydrants on each dead end created by the check valve.

## 4. Extra Work

The following items are not included under this agreement but will be considered as extra work:

A. Survey of any kind
B. Redesign for the Owner’s convenience or due to changed conditions after previous alternate direction and/or approval
C. Submittals or deliverables in addition to those listed herein

D. Design of any utilities relocation other than water
E. Hydraulic modeling
F. Sampling or monitoring/analysis of sample results
G. Submission of sampling plans, results, or analyses to TCEQ or any other party
H. Environmental Handling and Documentation, including wetlands identification or mitigation plans or other work related to environmentally or historically (culturally) significant items

Extra Work will be as directed by the Owner in writing for an additional fee as agreed upon by the Owner and Garver.

## 5. SCHEDULE

Garver shall begin work under this Agreement within ten (10) days of an NTP and shall complete the work in accordance with the schedule below:

| Phase Description | Duration |
|---|---|
| 90% Design | 90 days from Kick-Off Meeting and receipt of any Owner-requested information |
| IFB Set | 21 days from approval of 90% Design |

# Exhibit B

## City of Colleyville
## Preston Manor Valve Vault

## FEE SUMMARY V1

| Basic Services Section | | Fee | Fee Type |
|---|---|---|---|
| TASK 1 - Check Valve Vault Design | $ | 26,263.00 | Lump Sum |
| TASK 2 - Bidding and Construction | $ | 9,200.00 | Hourly, NTE |
| **Subtotal for Basic Services Section** | **$** | **35,463.00** | |

# CITY OF COLLEYVILLE
# CITY COUNCIL BRIEFING

Agenda Number 5a | Agenda Date 11/8/2023 | Number Ordinance O-23-2269
Type Ordinance
Department Community Development

Title
Consideration of a change of zoning from a PUD-C Planned Unit Development – Commercial district to a PUD-C Planned Unit Development – Commercial district, for Lot 1, Block 1, San Bar Square Addition, located at 105 Cheek-Sparger Road, Case ZC23-006

Explanation
*First Reading and Public Hearing*

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 (medical and general) with a compounding pharmacy use in Building 1.

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 two 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 which 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 which will be of special benefit to the property owners or the community.

Proposed PUD-C Ordinance: *Request* – The applicant requests to change zoning to the PUD-C district to allow for two medical and general office buildings (Building 1: 6,200 s.f., to include compounding pharmacy; and, Building 2: 6,300 s.f. medical and general office). The base zoning shall be the CPO Professional Office district.

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 the approval of two, 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 1.
- No drive-thru businesses permitted.

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

Drainage: The proposed drainage meets the requirements of the Land Development Code.

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. 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.

Updated exhibits have been provided and the comments have been addressed.

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 has 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 a commercial 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 is neutral on the request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the zoning request at their October 9, 2023 meeting by a vote of 5-1.

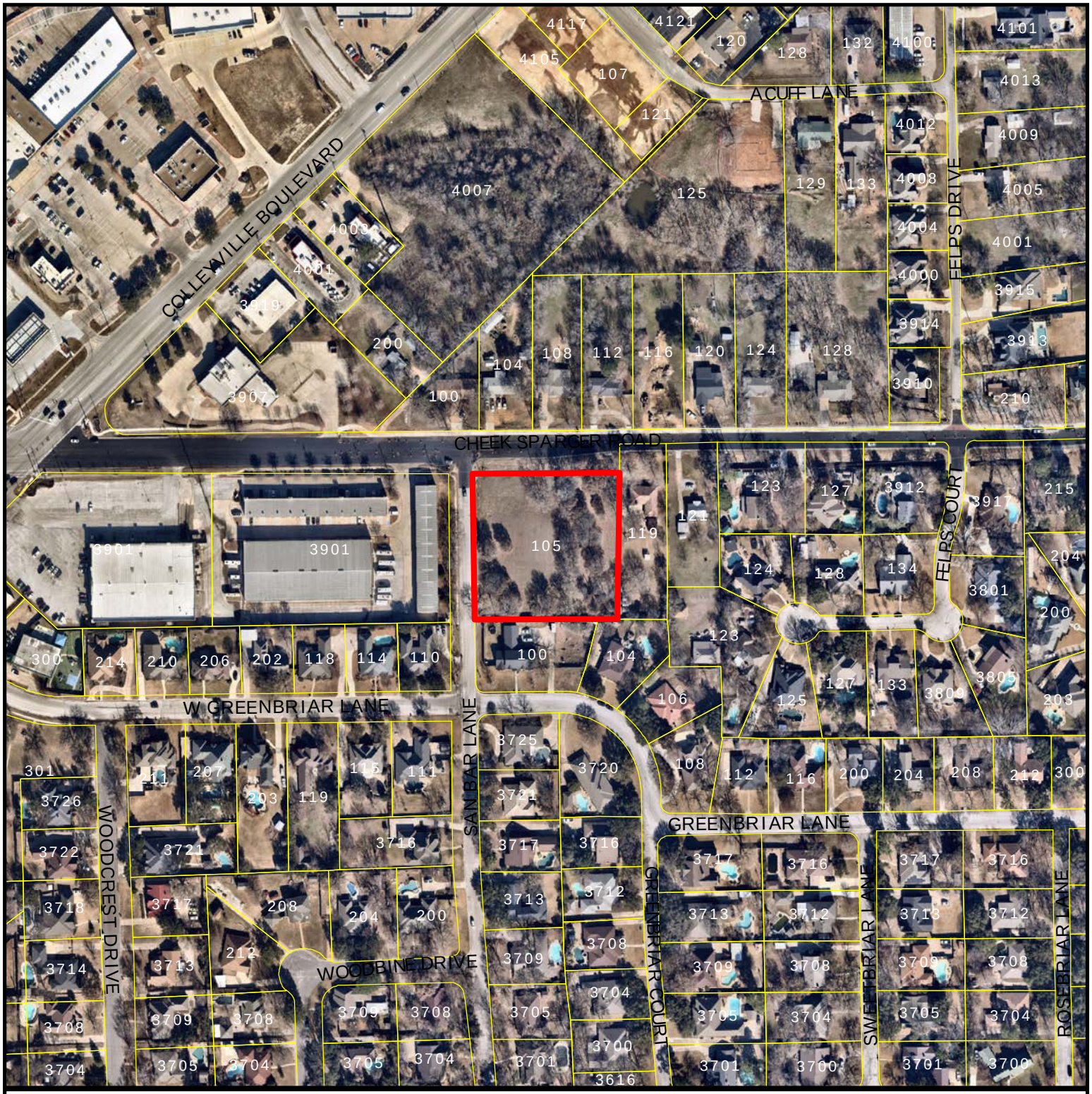
Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Ordinance O-85-600
5. Previous Zoning Request Plan
6. Site Plan
7. Building Elevations
8. Building 1 Floor Plan
9. Landscape Plan
10. Tree Survey
11. Urban Forestry Plan
12. Drainage Plan
13. Notification Map
14. Notification List
15. Property Owner Notification Letter
16. Letters Recieved
17. Ordinance O-23-2269

# Aerial Map



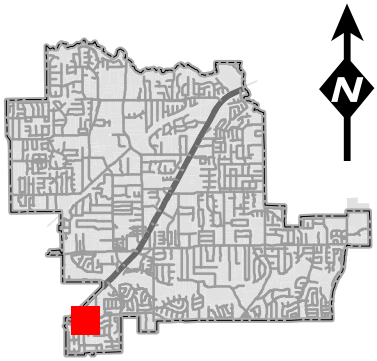

# ZC23-006

## 105 Cheek-Sparger Road

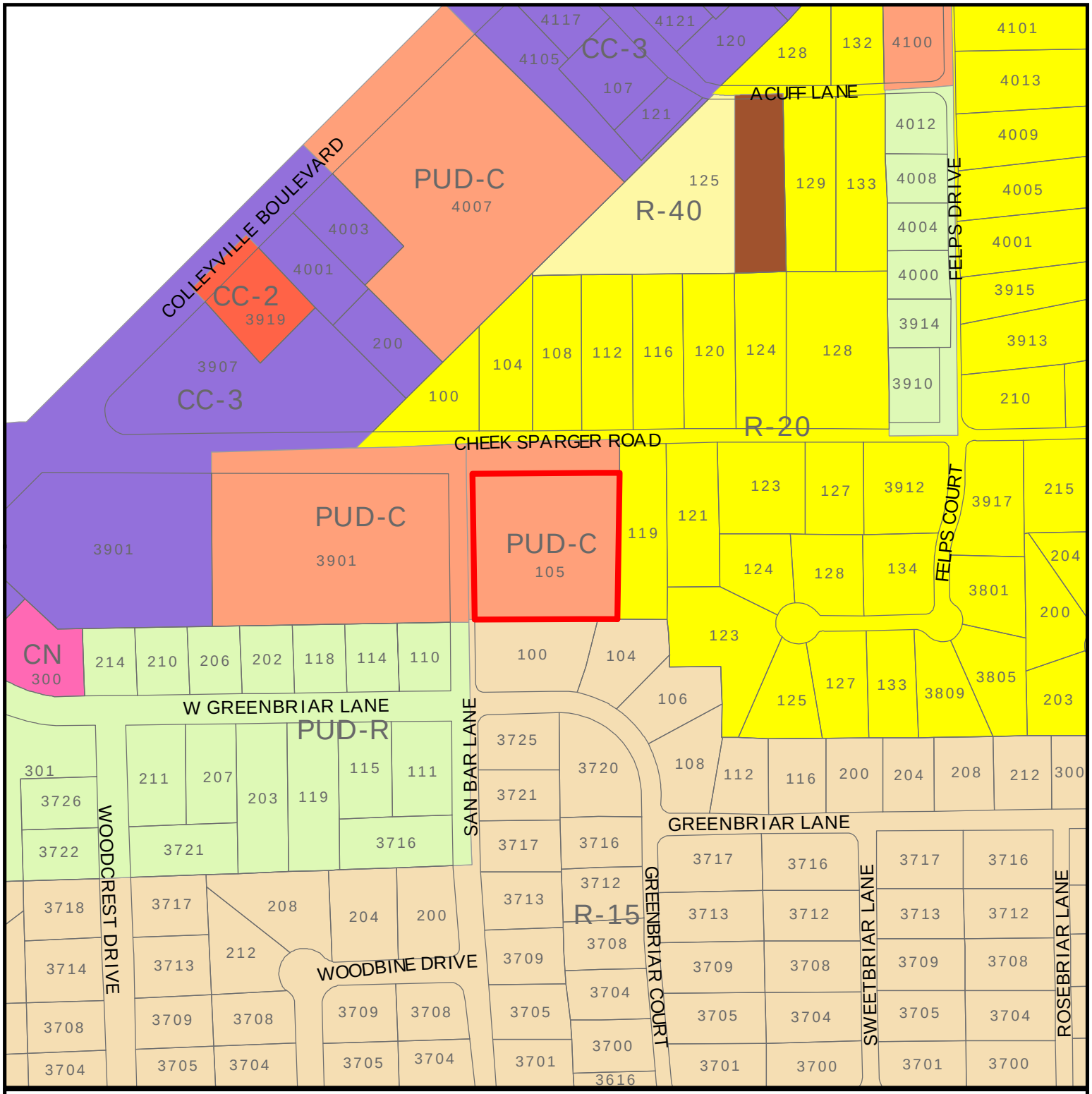
CITY OF COLLEYVILLE TEXAS

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



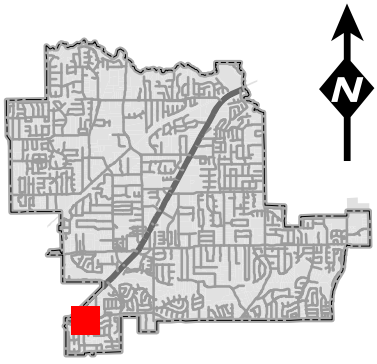
# Zoning Map




CITY OF COLLEYVILLE TEXAS

## ZC23-006

105 Cheek-Sparger Road



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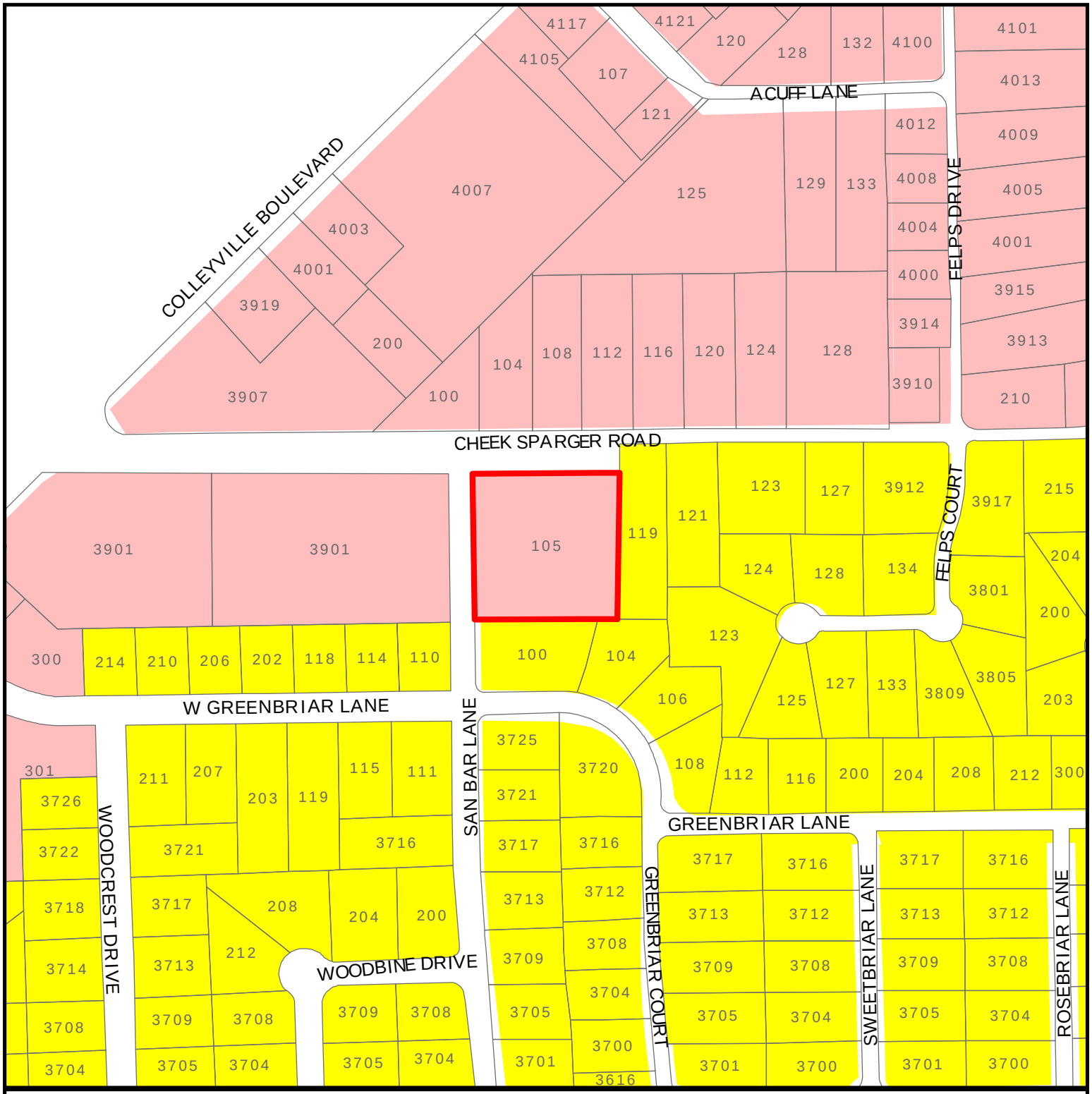
Subject Property

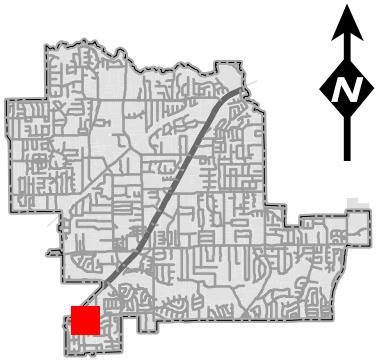
# Future Land Use Map




CITY OF COLLEYVILLE TEXAS

# ZC23-006

## 105 Cheek-Sparger Road



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- Subject Property
- Residential
- Colleyville Blvd Corridor

Posted
12-13-85
4:30 P.M.
by

ORDINANCE 0-85-600

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING OF A TRACT OF LAND SITUATED IN THE JONATHON RILEY SURVEY, ABSTRACT 1356, TRACT 3G AND WOODBRIAR ESTATES ADDITION, BLOCK 7, LOTS 20,21, AND 22 TO THE CITY OF COLLEYVILLE, TEXAS FROM R-15 AND R-20 TO PUD-C; PROVIDING A PENALTY AND AUTHORIZING PUBLICATION.

WHEREAS, an application for zoning change was filed by C. M. Bollinger, Inc. , October 22, 1985 under Case No. Z-85-547; and,

WHEREAS, notice of a hearing before the Planning and Zoning Commission was sent to real property owners within 200 feet of the property herein described at least 10 days before such hearing; and,

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Colleyville at least 15 days before such hearing; and,

WHEREAS, notices were posted on the subject land as provided by the zoning ordinance; and,

WHEREAS, public hearings to change the zoning on the property herein described were held before both the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation concerning the zone change; and,

WHEREAS, the City Council is of the opinion that the zone change herein effectuated furthers the purpose of zoning as set forth in the Zoning Ordinance and is in the best interest of the citizens of the City of Colleyville;

NOW, THEREFORE,

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

Sec. 1. THAT Zoning Ordinance of the City of Colleyville, Texas, and the accompanying Zoning Map are hereby amended insofar as they relate to certain land located in Colleyville, Tarrant County, Texas, and described as follows:

BEING a tract of land in the JONATHON RILEY SURVEY, Abstract NO. 1356, City of Colleyville, Tarrant County, Texas, as surveyed by C.K. Vermillion, Registered Public Surveyor No. 552, in August 1966, and being more particularly described as follows:

BEGINNING at an iron pin in the South line of Cheek-Sparger Road, said point being 202.0 feet east and 15.0 feet south of the most westerly NW corner of said Riley survey;

Thence East 100.00 feet along the south line of said Cheek-Sparger Road to an iron pin;

Thence S 00° 23' E, 325.9 feet to an iron pin;

Thence S 89° 42' W, 100.0 feet to an iron pin;

Thence N 89° 36' W, 173.4 feet to an iron pin;

Thence N 00° 06' E, 300.00 feet to a point;

Thence S 89° 36' E, 173.4 feet to a point;

Thence N 00° 06' W, 23.60 feet to the point of beginning and containing 1.943 acres of land.

by changing the zoning thereof from R-15 and R-20 to PUD-C. **

Sec. 2. Any person, firm or corporation violating any of the provisions of this ordinance as read together with the Zoning Ordinance of the City of Colleyville and accompanying official Zoning Map thereto shall be guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Hundred Dollars ($200.00). Each and every day such violation continues shall constitute a separate offense and shall be punishable as such.

Sec. 3. The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 17th day of December, 1985.
The second reading and public hearing being conducted on the 7th day of January, 1986.
The third reading and public hearing being conducted on the 21st day of January, 1986.

ATTEST:

LaVada Johnson
City Secretary

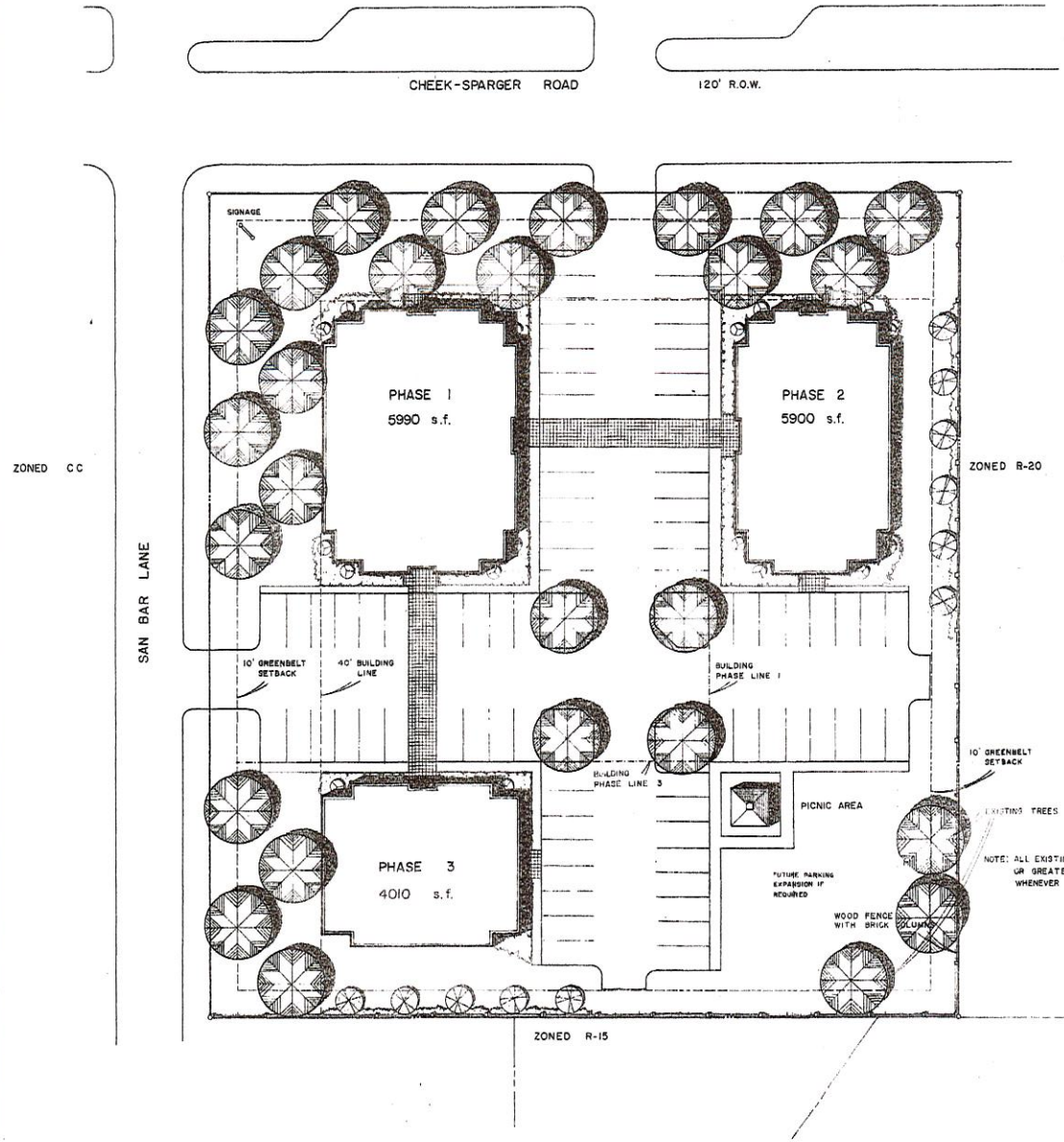
CITY OF COLLEYVILLE

J.R. "Buck" Hubbard
Mayor

Approved as to Form and Legality:

Ross T. Foster, City Attorney

**together with all site plans, supporting documents, and other conditions and restrictions imposed by and approved by the Council, which are incorporated herein by reference.




## SITE INFORMATION

| | |
|---|---|
| PHASE 1 | |
| BUILDING AREA | 5990 sq.ft. |
| PARKING REQD. | 20 spaces |
| PARKING PRVD. | 46 spaces |
| PHASE 2 (CUMULATIVE) | |
| BUILDING AREA | 11890 sq.ft. |
| PARKING REQD. | 40 spaces |
| PARKING PRVD. | 62 spaces |
| PHASE 3 (CUMULATIVE) | |
| BUILDING AREA (19%) | 15900 sq.ft. |
| PARKING REQD. | 53 spaces |
| PARKING PRVD. | 78 spaces |
| R.O.W. DEDICATION | 3492 sq.ft. |
| LANDSCAPED AREA | 29732 sq.ft. |
| TOTAL AREA | 1.86 acres |

DESCRIPTION

Being a tract of land in the JONATHON RILEY SURVEY, Abstract No. 1356, City of Colleyville, Tarrant County, Texas, as surveyed by C. K. Warmillion, Registered Public Surveyor No. 552, in August 1986, and being more particularly described as follows:

BEGINNING at an iron pin in the south line of Cheek Sparger Road, said point being 252.0 feet east and 25.0 feet south of the most westerly NW corner of said Riley survey;

Thence east 100.0 feet along the south line of said Cheek Sparger Road to an iron pin;

Thence S 00° 23' E, 325.9 feet to an iron pin;

Thence S 89° 42' W, 100.0 feet to an iron pin;

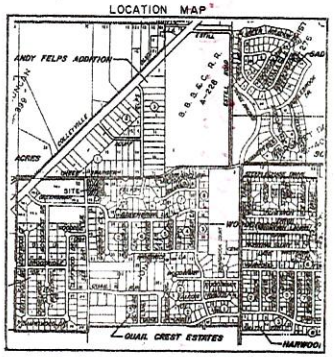
Thence N 89° 36' W, 173.4 feet to an iron pin;

Thence N 00° 06' E, 300.00 feet to a point;

Thence S 89° 36' E, 173.4 feet to a point;

Thence N 00° 06' W, 25.60 feet to the point of beginning and containing 1.943 acres of land.

LOCATION MAP




# ZONING REQUEST EXHIBIT

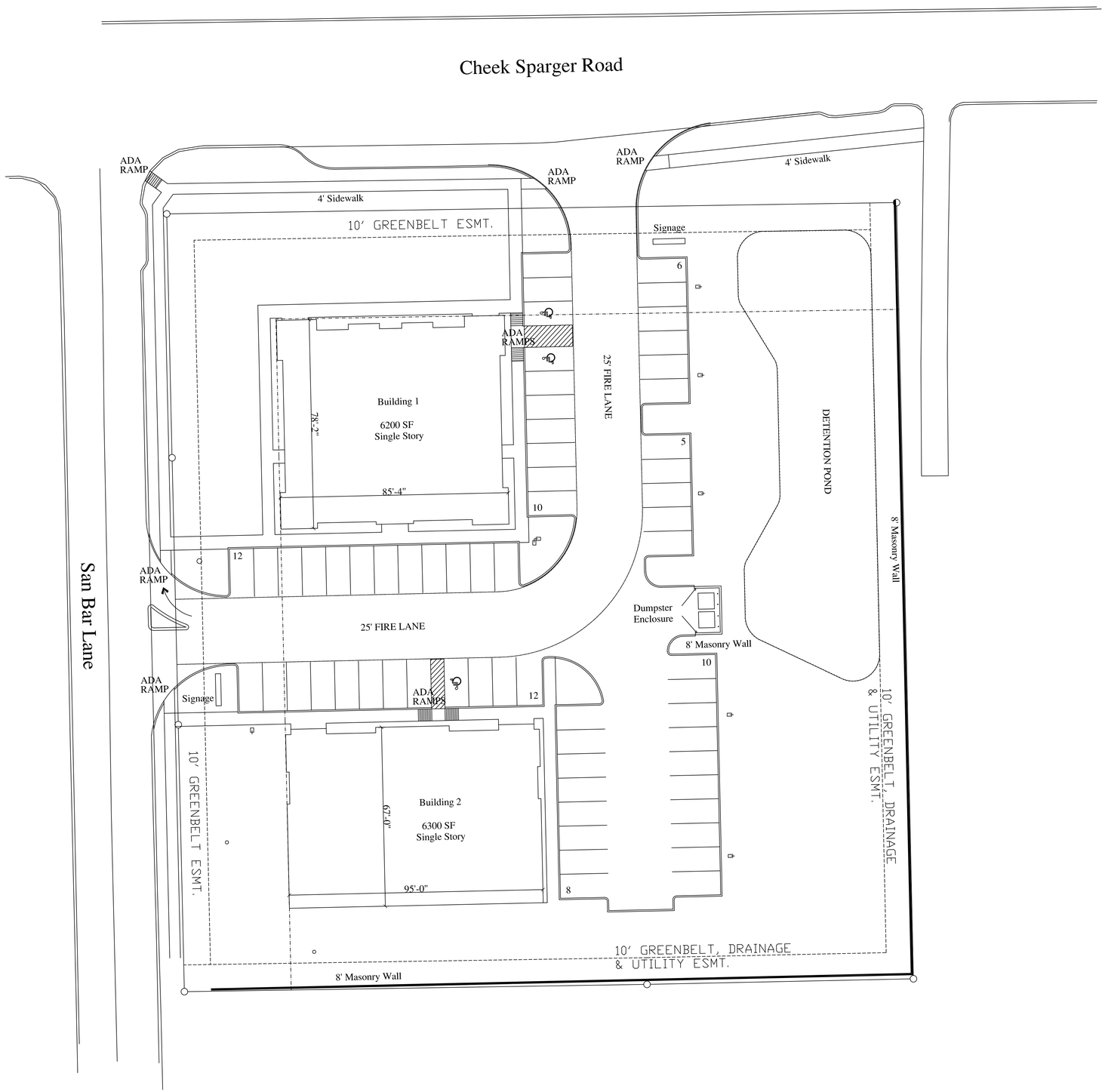
CITY OF COLLEYVILLE , TEXAS

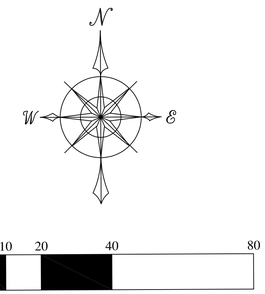
| | |
|---|---|
| EXISTING ZONING | R-15/R-20 |
| PROPOSED ZONING | PUD-C |

DEVELOPER: BOLLINGER C.M. INC.
3301 AIRPORT FRWY. SUITE 112
BEDFORD, TX. 76021
(817) 571-1944

OWNER: DR. JERRY MILLS
1851 CENTRAL DR.
BEDFORD, TX. 76021
(917) 283-4671

WASHINGTON/WALLACE, INC.
ENGINEERS • PLANNERS • SURVEYORS




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 | BUILDING % | PAVING SF | PAVING % | GREEN SPACE | GREEN SPACE % |
| 79492 SF | 12500 | 15.7 % | 24387 | 30.7 % | 42605 | 53.6 % |

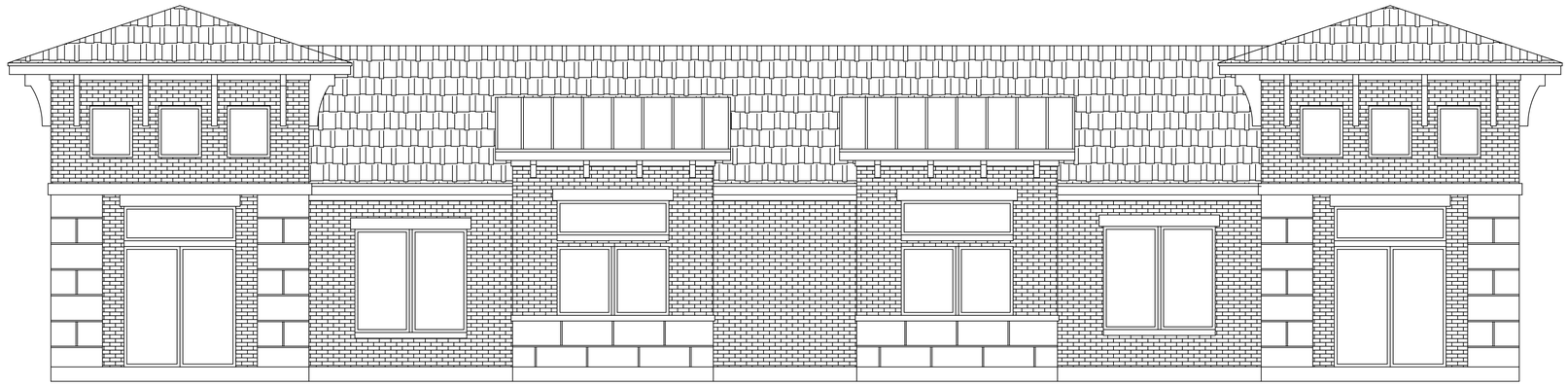
| PARKING SUMMARY | | REQUIRED | PROVIDED |
|---|---|---|---|
| BUILDING ONE ( 6200 SF) | 1 PER 200 SQ. FT. | 31 | 63 |
| BUILDING TWO ( 6300 SF) | 1 PER 200 SQ. FT. | 32 | |
| TOTAL SPACES | | 63 | 63 |
| ACCESSIBLE | 1 PER 25 PARKING SPACES | 3 | 3* |

* 2 ADA SPACES ARE VAN ACCESSIBLE

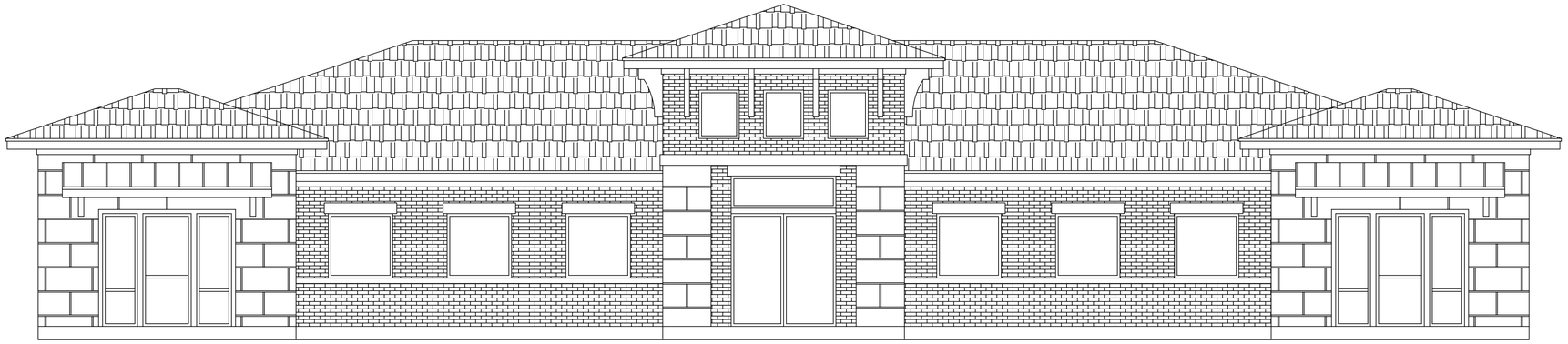

Robert Johnson Designs
845 ENTERPRISE PLACE - SUITE B
SOUTHLAKE, TEXAS 76092
(817) 251-4646


# 105 Cheek-Sparger Rd.

| SCALE: | PLAN #: | PAGE: |
|---|---|---|
| AS SHOWN | Office Park | Site Plan |
| DATE: Rev: 2 October 23 | | |



North Elevation - Building One

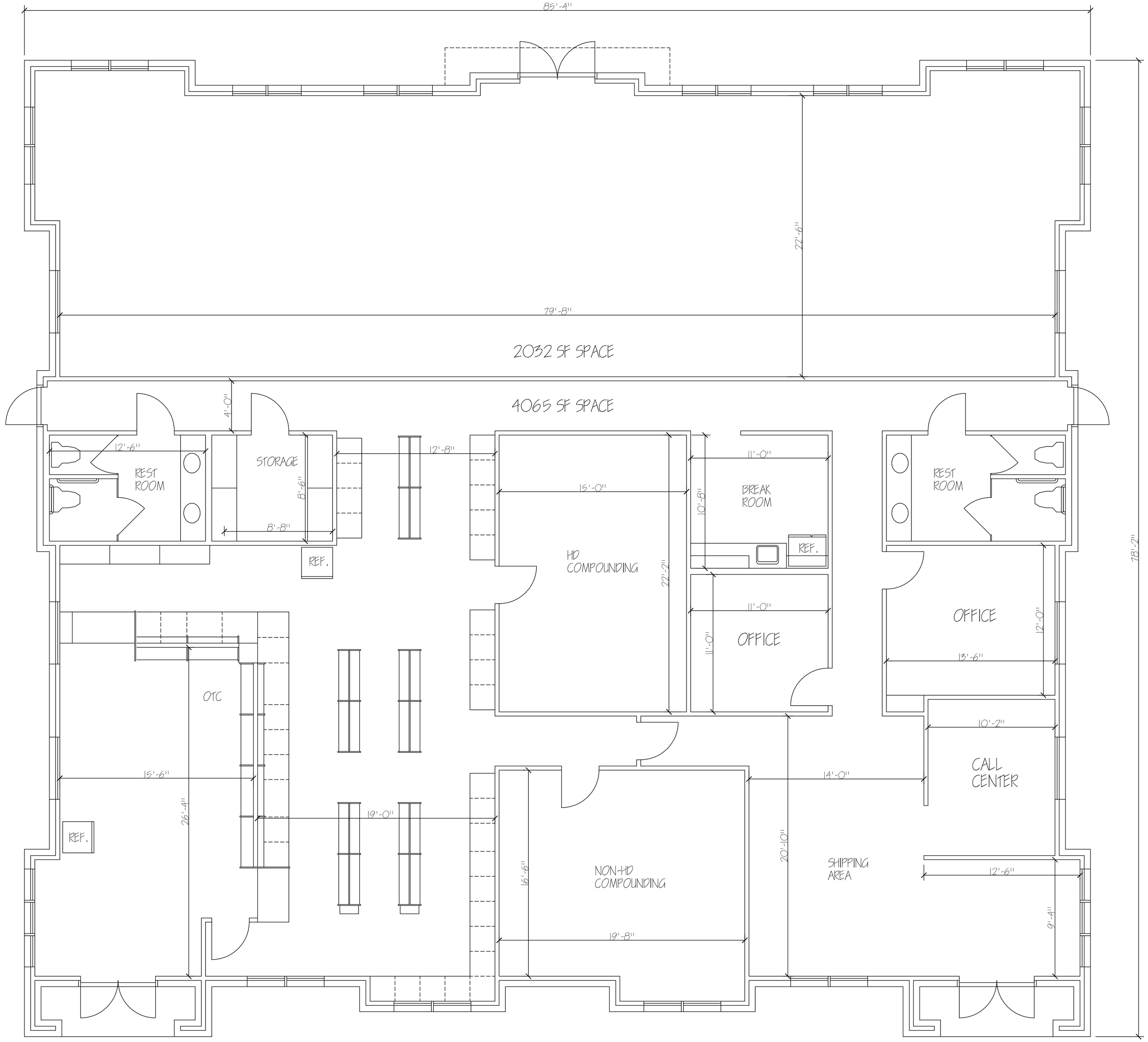


North Elevation - Building Two

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 Elevations |
|---|---|---|
| DATE: Rev: 17 October 23 | | |

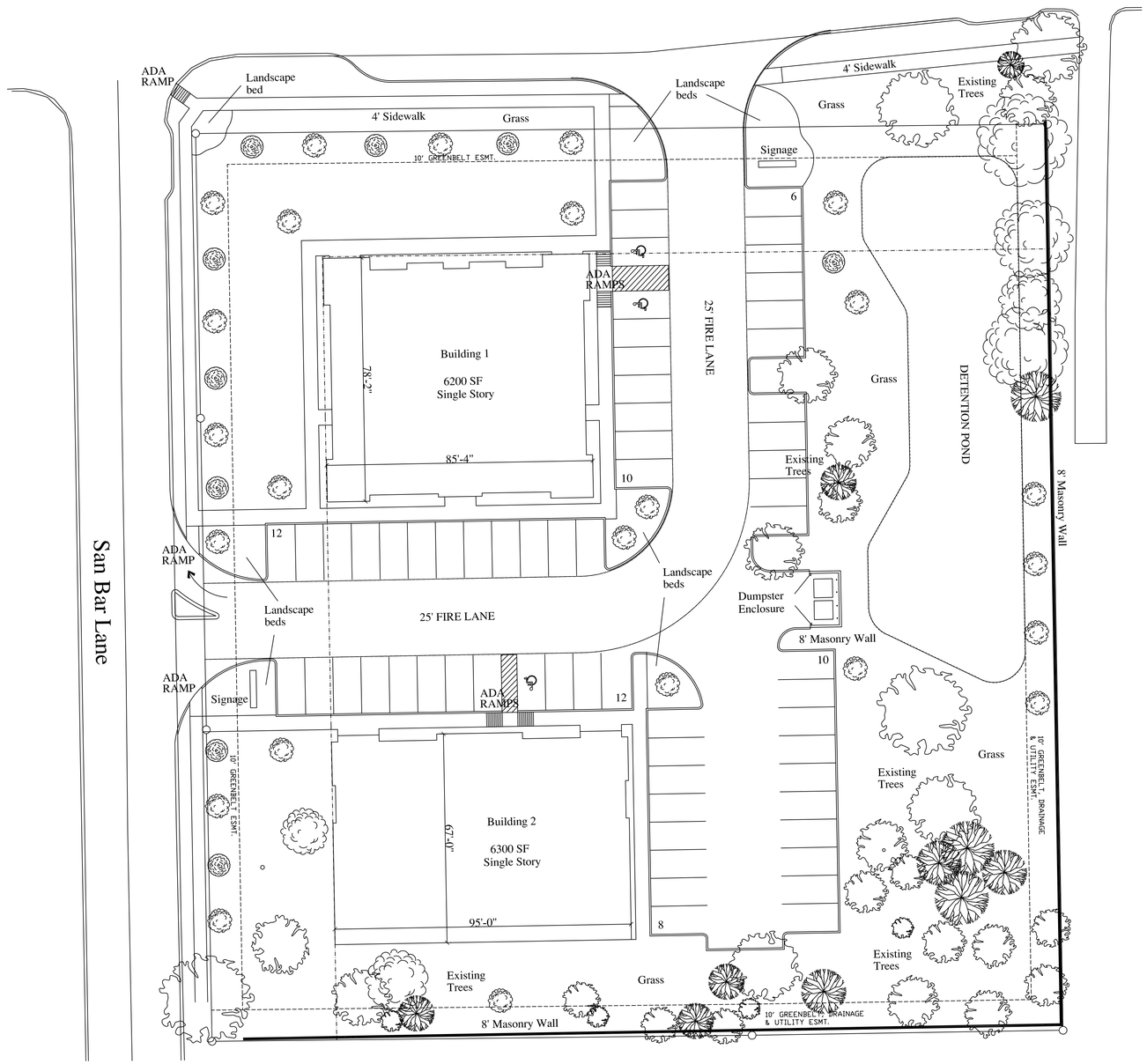


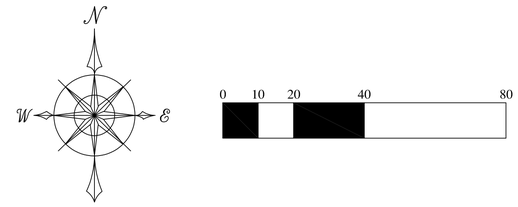


Robert Johnson Designs
845 ENTERPRISE PLACE - SUITE B
SOUTHLAKE, TEXAS 76092
(817) 251-4646


# 105 Cheek-Sparger Rd.

| SCALE: | PLAN #: | PAGE: |
|---|---|---|
| NTS | Office Park | Building 1<br>Concept Floor Plan |
| DATE: Rev: 17 October 23 | | |




Bald Cypress - Taxodium distichum

Red Oak - Quercus shumardii

Crape Myrtle - Langerstroemia indica

Nandina - Nandina domestica

Purple Sage - Leucophyllum frutescens

Juniper - Juniperus chinensis

PLANT LIST

| QUANITY | MATERIAL | SIZE |
|---|---|---|
| 9 | BALD CYPRESS | 3" |
| 23 | 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 AUTOMATIC 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 | BUILDING % | PAVING SF | PAVING % | GREEN SPACE | GREEN SPACE % |
|---|---|---|---|---|---|---|
| 79492 SF | 12500 | 15.7 % | 24387 | 30.7 % | 42605 | 53.6 % |

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

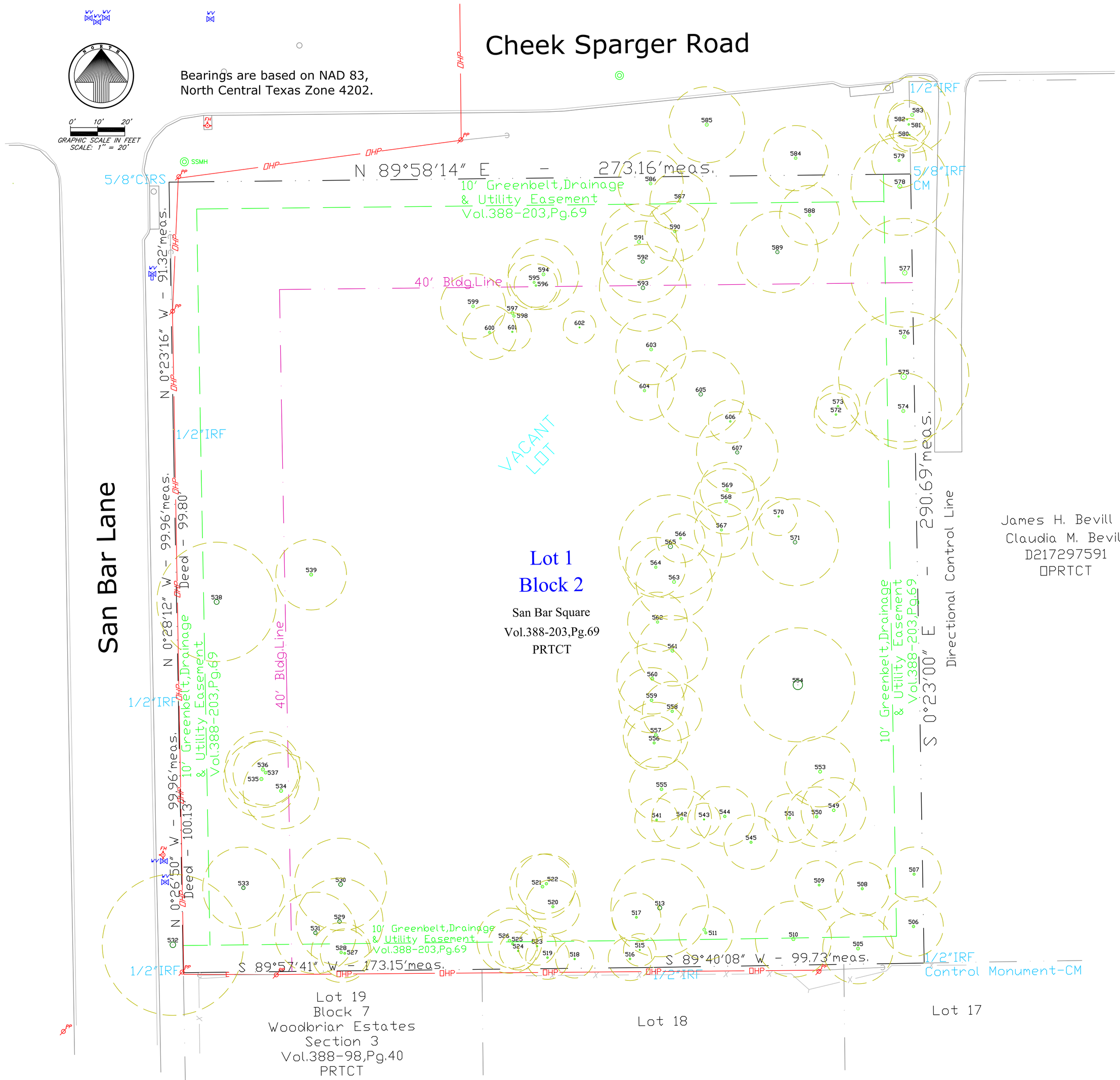
105 Cheek-Sparger Rd.

SCALE: AS SHOWN

DATE: Rev: 17 October 23

PLAN #: Office Park

PAGE: Landscape Plan




## LEGEND

| | | | |
|---|---|---|---|
| CO | SANITARY SEWER CLEANOUT | | POWER POLE |
| SSMH | SANITARY SEWER MANHOLE | T | ELECT.TRANSFORMER |
| FH | FIRE HYDRANT | | PROPERTY LINE |
| WV | WATER VALVE | CIRF | CAPPED IRON ROD FOUND as Noted |
| WM | WATER METER | OHP | OVER HEAD POWERLINE |
| BFV | BACK FLOW VALVE | CTV | CABLE TV BOX |
| ICV | IRRIGATION CONTROL VALVE | DRTCT | DEED RECORDS TARRANT COUNTY, TEXAS |
| GV | GAS METER | TPED | TELEPHONE PEDESTAL |
| D | DUMPSTER | SIGN | SIGN AS DESCRIBED |
| | | FL | FIRE LANE STRIPING |
| | | | Critical Root Zone |

| | |
|---|---|
| 505 13"Blackjack Oak | 562 11"Post Oak |
| 506 11"Blackjack Oak | 563 14"Blackjack Oak |
| 507 10"Blackjack Oak | 564 11"Post Oak |
| 508 10"Blackjack Oak | 565 19"Blackjack Oak* |
| 509 9"Blackjack Oak | 567 10"Post Oak |
| 510 14"Blackjack Oak | 568 12"Blackjack Oak |
| 511 10"Blackjack Oak | 569 10"Blackjack Oak |
| 513 18"Post Oak* | 570 7"Blackjack Oak |
| 515 6"Blackjack Oak | 571 16"Blackjack Oak* |
| 516 8"Blackjack Oak | 572 8"Blackjack Oak |
| 517 9"Post Oak | 573 8"Blackjack Oak |
| 518 7"Blackjack Oak | 574 14"Post Oak |
| 519 8"Blackjack Oak | 575 24"Elm |
| 520 10"Blackjack Oak | 576 15"Elm |
| 521 12"Blackjack Oak | 577 20"Elm |
| 522 11"Blackjack Oak | 578 18"Elm |
| 523 7"Blackjack Oak | 579 10"Blackjack Oak |
| 524 7"Blackjack Oak | 580 6"Post Oak |
| 525 9"Blackjack Oak | 581 8"Post Oak |
| 526 12"Blackjack Oak | 582 7"Post Oak |
| 527 9"Blackjack Oak | 583 14"Blackjack Oak |
| 528 11"Blackjack Oak | 584 12"Blackjack Oak |
| 529 16"Burr Oak | 585 14"Blackjack Oak |
| 530 17"Post Oak | 586 12"Post Oak |
| 531 15"Post Oak | 587 11"Blackjack Oak |
| 532 26"Post Oak* | 588 11"Blackjack Oak |
| 533 15"Post Oak* | 589 15"Blackjack Oak* |
| 534 14"Blackjack Oak | 590 11"Blackjack Oak |
| 535 14"Blackjack Oak | 591 14"Blackjack Oak |
| 536 14"Blackjack Oak | 592 15"Blackjack Oak* |
| 537 12"Blackjack Oak | 593 16"Post Oak* |
| 538 22"Blackjack Oak* | 594 13"Pecan |
| 539 13"Blackjack Oak | 595 10"Pecan |
| 541 8"Post Oak | 596 8"Pecan |
| 542 11"Burr Oak | 597 13"Pecan |
| 543 6"Burr Oak | 598 11"Pecan |
| 544 11"Post Oak | 599 12"Pecan |
| 545 10"Blackjack Oak | 600 10"Post Oak |
| 549 12"Post Oak | 601 7"Post Oak |
| 550 11"Post Oak | 602 6"Pecan |
| 551 9"Blackjack Oak | 603 13"Blackjack Oak |
| 553 13"Blackjack Oak | 604 11"Post Oak |
| 554 21"Blackjack Oak* | 605 16"Blackjack Oak* |
| 555 12"Post Oak | 606 8"Blackjack Oak |
| 556 10"Post Oak | 607 15"Blackjack Oak* |
| 557 12"Post Oak | * Heritage Tree |
| 558 11"Blackjack Oak | |
| 559 12"Post Oak | |
| 560 13"Post Oak | |
| 561 13"Blackjack Oak | |

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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 Resignation Number 5094 - Signed March 1, 2023
Firm Registration Certificate Number: 10135300

STATE OF TEXAS REGISTERED MICHAEL B.H. DAVIS 5094 PROFESSIONAL LAND SURVEYOR

LAND SURVEYOR:
ALPHA LAND SURVEYING, INC.
969 ELKIN LANE
KELLER, TEXAS 76262-4941
PH 817-614-8017
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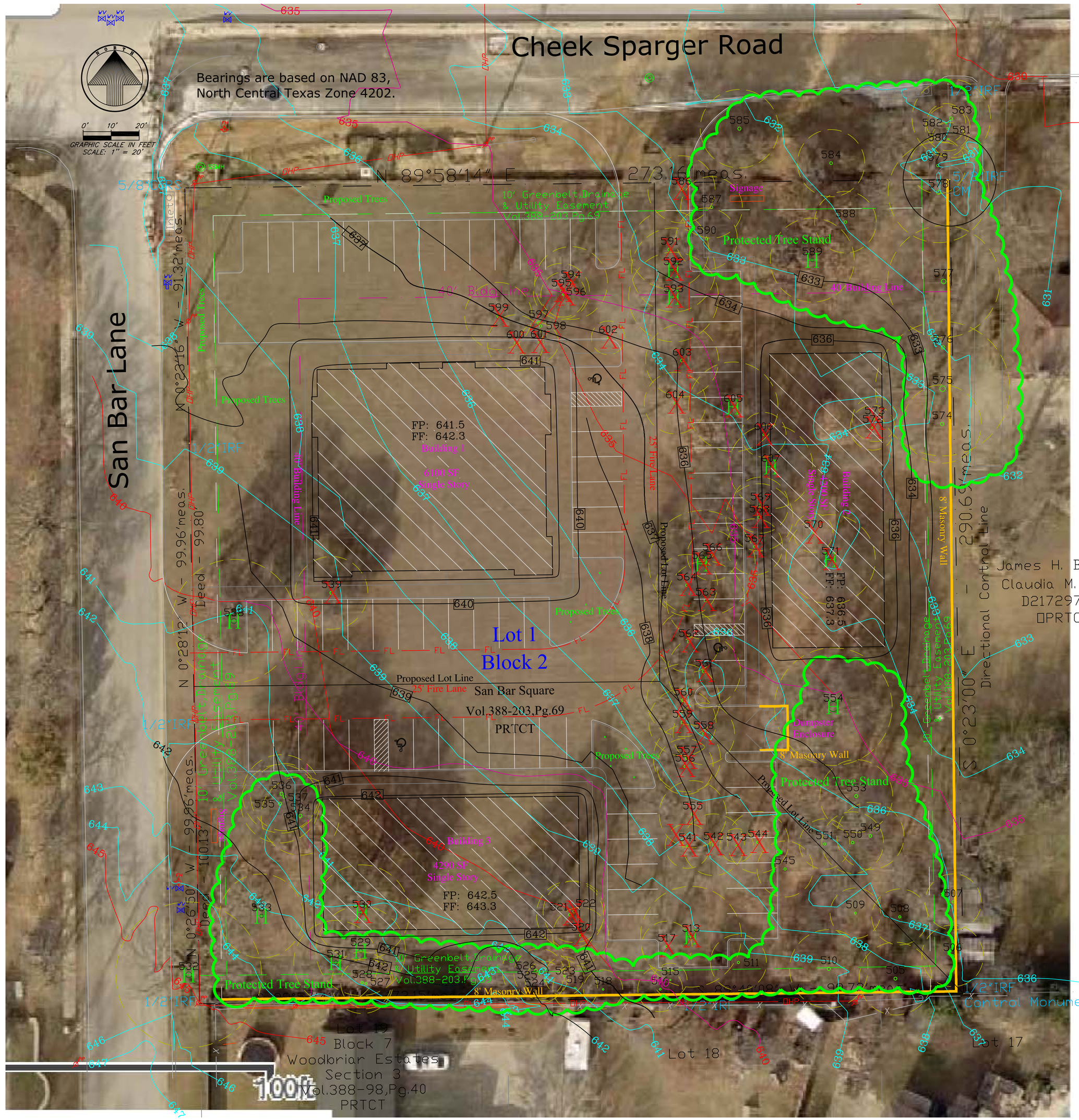
CONTACT: MIKE B DAVIS
mbd7@gte.net

# 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
Field Surveyed: January 18, 2023 Sheet 1 of 1

Z:\MBD_RPLS7\105 Cheek Sparger Rd\105 Cheek Sparger Rd_Working Trees Survey.dwg modified by RPLS7 at Mar 01, 2023 - 8:42am

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LEGEND

| | | | |
|---|---|---|---|
| CO | SANITARY SEWER CLEANOUT | PP | POWER POLE |
| SSMH | SANITARY SEWER MANHOLE | T | ELECT.TRANSFORMER |
| FH | FIRE HYDRANT | | PROPERTY LINE |
| WV | WATER VALVE | CIRF | CAPPED IRON ROD FOUND as Noted |
| WM | WATER METER | OHP | OVER HEAD POWERLINE |
| BFV | BACK FLOW VALVE | CTV | CABLE TV BOX |
| | Protected Tree Stand | DRTCT | DEED RECORDS TARRANT COUNTY, TEXAS |
| H | Heritage Tree | TPED | TELEPHONE PEDESTAL |
| X | Tree (Removed) | SIGN | SIGN AS DESCRIBED |
| | | FL | 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* | **Removed** |
| 515 | 6"Blackjack Oak | |
| 516 | 8"Blackjack Oak | |
| 517 | 9"Post Oak | **Removed** |
| 518 | 7"Blackjack Oak | |
| 519 | 8"Blackjack Oak | |
| 520 | 10"Blackjack Oak | **Removed** |
| 521 | 12"Blackjack Oak | **Removed** |
| 522 | 11"Blackjack Oak | **Removed** |
| 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 | **Removed** |
| 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 | **Removed** |
| 542 | 11"Burr Oak | **Removed** |
| 543 | 6"Burr Oak | **Removed** |
| 544 | 11"Post Oak | **Removed** |
| 545 | 10"Blackjack Oak | |
| 549 | 12"Post Oak | **Removed** |
| 550 | 11"Post Oak | |
| 551 | 9"Blackjack Oak | |
| 553 | 13"Blackjack Oak | |
| 554 | 21"Blackjack Oak* | |
| 555 | 12"Post Oak | **Removed** |
| 556 | 10"Post Oak | **Removed** |
| 557 | 12"Post Oak | **Removed** |
| 558 | 11"Blackjack Oak | **Removed** |
| 559 | 12"Post Oak | **Removed** |
| 560 | 13"Post Oak | **Removed** |
| 561 | 13"Blackjack Oak | **Removed** |
| 562 | 11"Post Oak | **Removed** |
| 563 | 14"Blackjack Oak | **Removed** |
| 564 | 11"Post Oak | **Removed** |
| 565 | 19"Blackjack Oak* | **Removed** |
| 567 | 10"Post Oak | **Removed** |
| 568 | 12"Blackjack Oak | **Removed** |
| 569 | 10"Blackjack Oak | **Removed** |
| 570 | 7"Blackjack Oak | **Removed** |
| 571 | 16"Blackjack Oak* | **Removed** |
| 572 | 8"Blackjack Oak | **Removed** |
| 573 | 8"Blackjack Oak | **Removed** |
| 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 | **Removed** |
| 587 | 11"Blackjack Oak | |
| 588 | 11"Blackjack Oak | |
| 589 | 15"Blackjack Oak* | |
| 590 | 11"Blackjack Oak | |
| 591 | 14"Blackjack Oak | **Removed** |
| 592 | 15"Blackjack Oak* | **Removed** |
| 593 | 16"Post Oak* | **Removed** |
| 594 | 13"Pecan | **Removed** |
| 595 | 10"Pecan | **Removed** |
| 596 | 8"Pecan | **Removed** |
| 597 | 13"Pecan | **Removed** |
| 598 | 11"Pecan | **Removed** |
| 599 | 12"Pecan | **Removed** |
| 600 | 10"Post Oak | **Removed** |
| 601 | 7"Post Oak | **Removed** |
| 602 | 6"Pecan | **Removed** |
| 603 | 13"Blackjack Oak | **Removed** |
| 604 | 11"Post Oak | **Removed** |
| 605 | 16"Blackjack Oak* | **Removed** |
| 606 | 8"Blackjack Oak | **Removed** |
| 607 | 15"Blackjack Oak* | **Removed** |

* Heritage Tree

# URBAN FORESTRY PLAN

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

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

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

Per Texas Administrative Code, TBPLS RULE §663.18: Certification – Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. 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


LAND SURVEYOR:
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FAX 817-379-5696
CONTACT: MIKE B DAVIS
mbd7@gte.net



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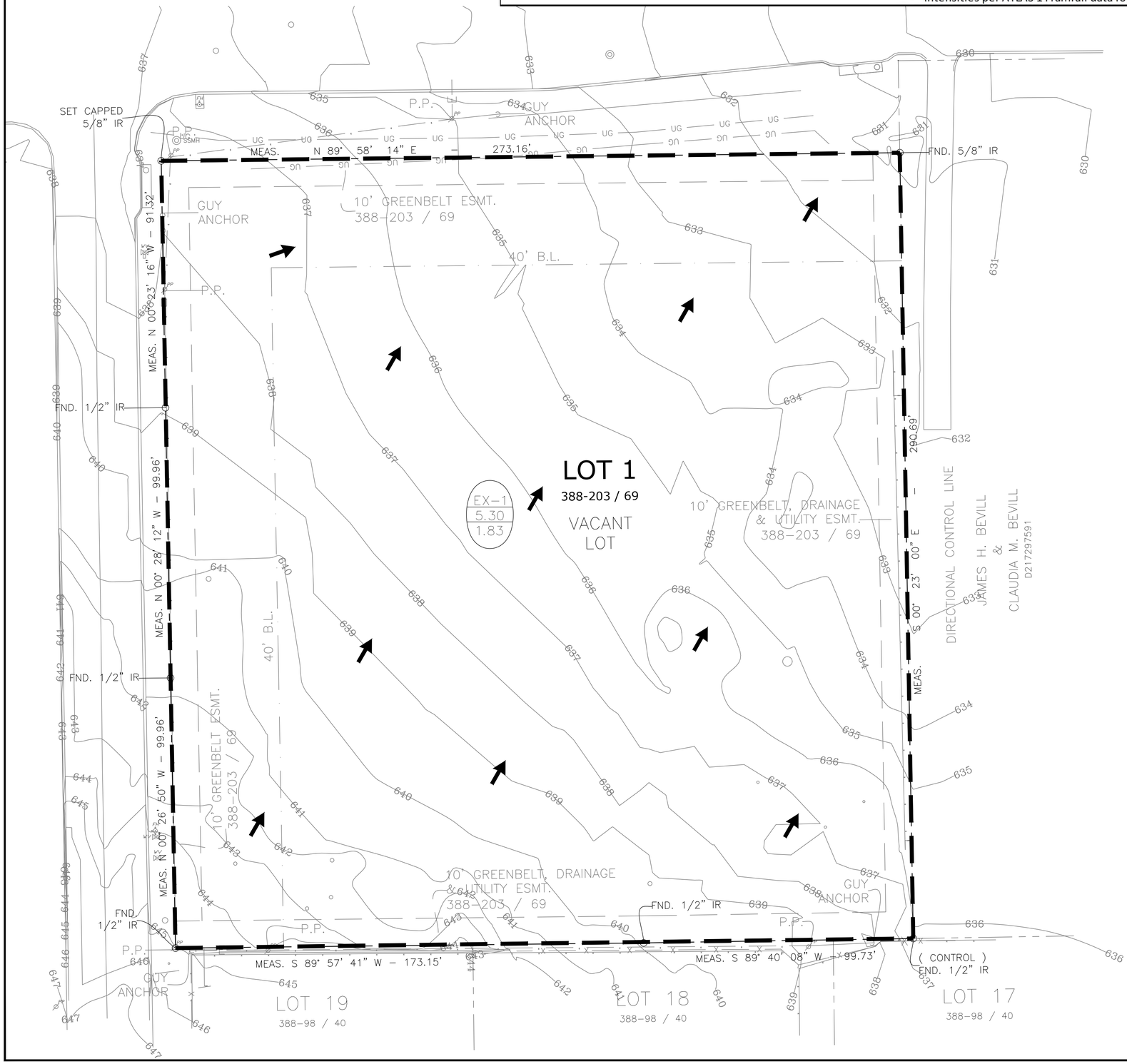
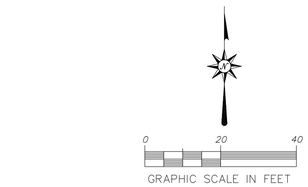
## EXISTING CONDITIONS

| AREA | ACRES | C | Tc (min) | 2 YEAR | | 5 YEAR | | 10 YEAR | | 25 YEAR | | 50 YEAR | | 100 YEAR | | OUTFALL COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | I (IN/HR) | Q (CFS) | I (IN/HR) | Q (CFS) | I (IN/HR) | Q (CFS) | I (IN/HR) | Q (CFS) | I (IN/HR) | Q (CFS) | I (IN/HR) | Q (CFS) | |
| EX-1 | 1.83 | 0.30 | 10 | 4.24 | 2.33 | 5.48 | 3.01 | 6.44 | 3.54 | 7.72 | 4.24 | 8.68 | 4.77 | 9.66 | 5.30 | SURFACE DRAINS TO NORTHEAST CORNER OF |
| TOTAL | 1.83 | | | | 2.33 | | 3.01 | | | | | | 4.77 | | 5.30 | PROPERTY TO EXSITING INLET ON CHEEK SPARGER |

*Intensities per ATLAS 14 rainfall data for Mansfield, TX*




LEGEND

EX / 14.8 / 5.4 — EXISTING AREA DESIGNATION / RUNOFF IN C.F.S. (100 YR.) / DRAINAGE AREA (ACRES)

EXISTING DRAINAGE AREA DIVIDE

DIRECTION OF FLOW

BEFORE YOU DIG CALL:
1-800-245-4545

TEXAS ONE CALL SYSTEM

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F-324

ARCH/ENG SEAL:


LYNNENGINEERING
dba HICKMAN CONSULTING ENGINEERS
1705 WEST NW. HWY. STE. 255
GRAPEVINE, TEXAS 76051
PH: (469) 283-2625


COLLEYVILLE OFFICE PARK
105 CHEEK SPARGER RD
COLLEYVILLE, TX 76034

PROJECT NAME:

EXISTING DAM

CUSTOMER NAME:

| PROJECT INFO.: | |
|---|---|
| NAME | |
| DRAWN BY: | JSS |
| CHECKED BY: | COS |
| DESIGNED BY: | JSS |
| JOB NO. | 30.100988 |

**PRINTED**

| DATE | REMARKS |
|---|---|
| 00/00/00 | PRELIMARY |
| 00/00/00 | PERMIT |
| 00/00/00 | FOR CONSTRUCTION |
| | |

**REVISIONS**

| NO. | REMARKS | |
|---|---|---|
| 00/00/00 | REVISION | 1 |
| 00/00/00 | REVISION | 2 |
| 00/00/00 | REVISION | 3 |
| 00/00/00 | REVISION | 4 |

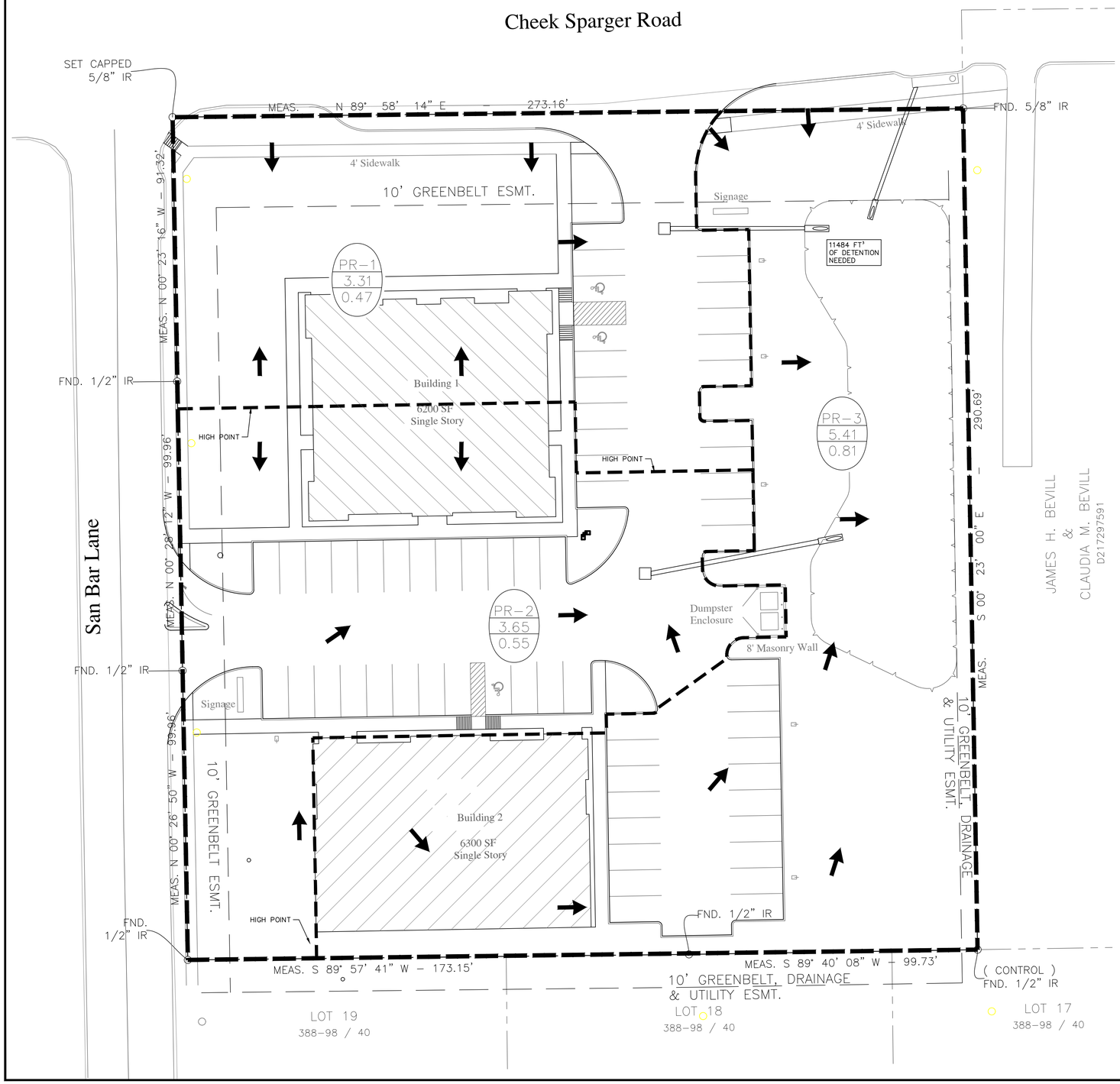
PAGE NO:

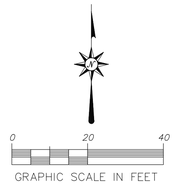
**C1 OF ###**

Date: Nov 02, 2023, 8:59am User ID: Cameron.Sides
File: N:\Land Development\ENG 2023\30.100988 - Colleyville Office Park - Robert Johnson\3 - CAD\Plans\Construction Plans\C1 EXISTING DRAINAGE AREA MAP.dwg

**PROPOSED CONDITIONS**

| AREA | ACRES | C | Tc (min) | 2 YEAR | | 5 YEAR | | 10 YEAR | | 25 YEAR | | 50 YEAR | | 100 YEAR | | OUTFALL COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | I (IN/HR) | Q (CFS) | I (IN/HR) | Q (CFS) | I (IN/HR) | Q (CFS) | I (IN/HR) | Q (CFS) | I (IN/HR) | Q (CFS) | I (IN/HR) | Q (CFS) | |
| PR-1 | 0.47 | 0.70 | 10 | 4.24 | 1.39 | 5.48 | 1.80 | 6.44 | 2.12 | 7.72 | 2.54 | 8.68 | 2.86 | 9.66 | 3.18 | DRAINS TO GRATE INLET NEAR CHEEK SPARGER DRIVEWAY |
| PR-2 | 0.55 | 0.70 | 10 | 4.24 | 1.63 | 5.48 | 2.11 | 6.44 | 2.48 | 7.72 | 2.97 | 8.68 | 3.34 | 9.66 | 3.72 | DRAINS TO GRATE INLET NEAR POND |
| PR-3 | 0.81 | 0.70 | 10 | 4.24 | 2.40 | 5.48 | 3.11 | 6.44 | 3.65 | 7.72 | 4.38 | 8.68 | 4.92 | 9.66 | 5.48 | SURFACE DRAINS TO DETENTION POND ON EAST SIDE OF PROPERTY |
| TOTAL | 1.83 | | | | 5.43 | | 7.02 | | 8.25 | | 9.89 | | 11.12 | | 12.37 | |
| *Intensities per ATLAS 14 rainfall data for Colleyville, TX* | | | | | | | | | | | | | | | | |
| *SCS Type III 24HR Storm Used for Design* | | | | | | | | | | | | | | | | |




LEGEND

PR / 14.8 / 5.4 — PROPOSED AREA DESIGNATION, RUNOFF IN C.F.S. (100 YR.), DRAINAGE AREA (ACRES)

PROPOSED DRAINAGE AREA DIVIDE

DIRECTION OF FLOW

BEFORE YOU DIG CALL:
1-800-245-4545

TEXAS ONE CALL SYSTEM

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F-324

ARCH/ENG SEAL:


LYNNENGINEERING
dba HICKMAN CONSULTING ENGINEERS
1705 WEST NW. HWY. STE. 255
GRAPEVINE, TEXAS 76051
PH: (469) 283-2625


COLLEYVILLE OFFICE PARK
105 CHEEK SPARGER RD
COLLEYVILLE, TX 76034

PROJECT NAME:

PROPOSED DAM

CUSTOMER NAME:

| PROJECT INFO.: | | | | | |
|---|---|---|---|---|---|
| NAME | DRAWN BY: JSS | CHECKED BY: CGS | DESIGNED BY: JSS | JOB NO. | 30.100988 |

**PRINTED**

| DATE | REMARKS |
|---|---|
| 00/00/00 | PRELIMARY |
| 00/00/00 | PERMIT |
| 00/00/00 | FOR CONSTRUCTION |
| | |

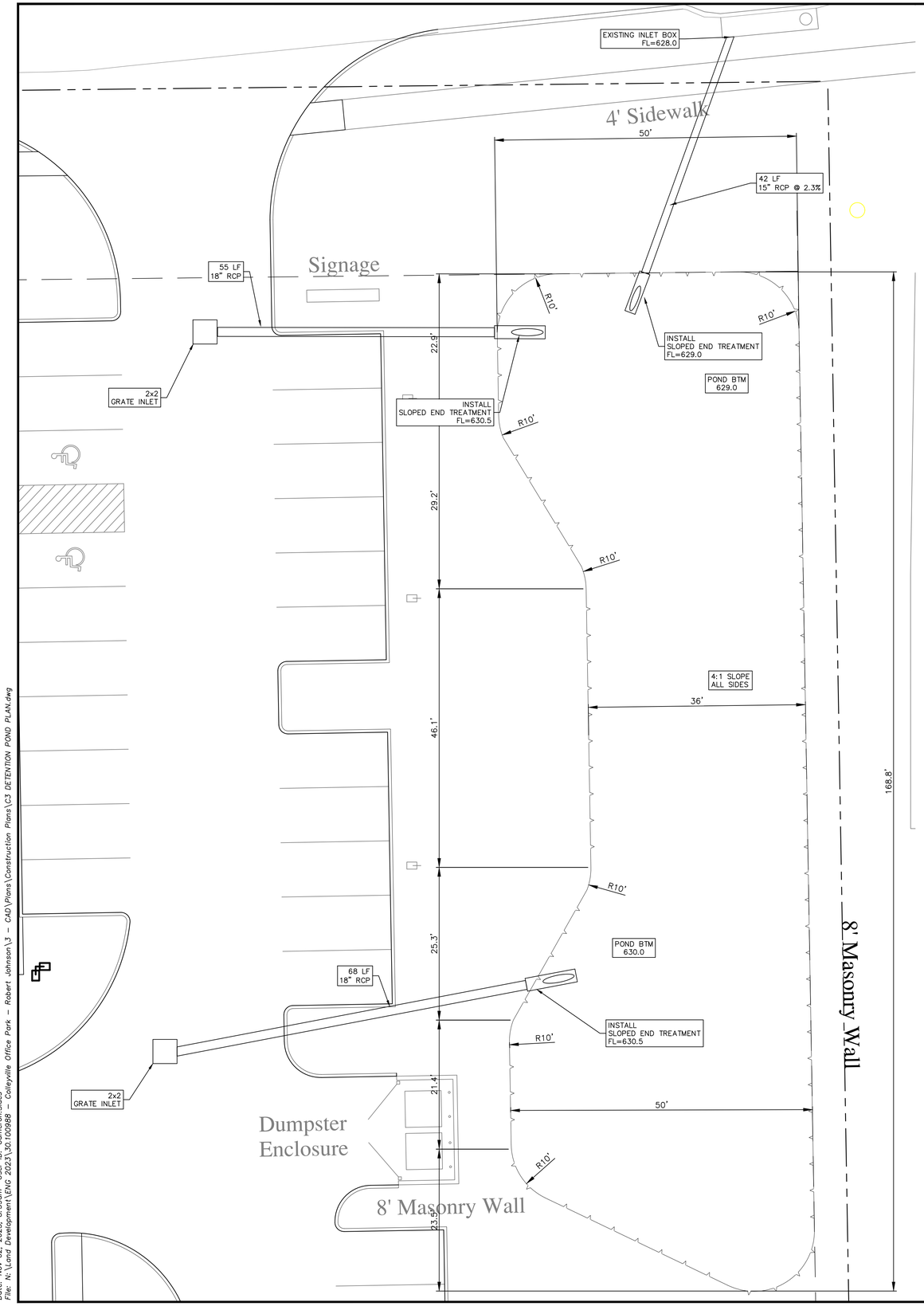
**REVISIONS**

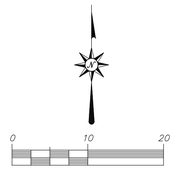
| NO. | REMARKS | |
|---|---|---|
| 00/00/00 | REVISION | 1 |
| 00/00/00 | REVISION | 2 |
| 00/00/00 | REVISION | 3 |
| 00/00/00 | REVISION | 4 |

PAGE NO:

C2 OF ###

Date: Nov 02, 2023, 8:59am User ID: Cameron.Sides
File: N:\Land Development\ENG 2023\30.100988 - Colleyville Office Park - Robert Johnson\3 - CAD\Plans\Construction Plans\C2 PROPOSED DRAINAGE AREA MAP.dwg




SCALE: 1"=10'

## LEGEND

| EXISTING | PROPOSED | |
|---|---|---|
| ● | | 1/2" IRON ROD FOUND |
| ○ | | 1/2" IRON ROD SET |
| ⊙ | | IRON PIPE FOUND |
| ▲ | | NAIL FOUND |
| △ | | COMPUTED POINT |
| ■ | | MONUMENT FOUND |
| P.O.B. | | POINT OF BEGINNING |
| ◔ | | BENCHMARK |
| (XXX) | | RECORD INFORMATION |
| ☼ | ✹ | LIGHT POLE |
| ⌀ | ⌀ | POWER POLE |
| ⏚ | ⏚ | DOWN GUY |
| | | FIRE HYDRANT |
| ⊘ | ◪ | WATER VALVE |
| ◪ | ◪ | WATER METER |
| Ⓖ | Ⓖ | GAS METER |
| Ⓖ | Ⓖ | GAS VALVE |
| | | WOOD FENCE |
| | | CHAIN LINK FENCE |
| | | WIRE FENCE |
| EMH ○ | EMH ● | ELECTRICAL MANHOLE |
| WWMH ○ | WWMH ● | WASTEWATER MANHOLE |
| SSMH ○ | SSMH ● | STORMSEWER MANHOLE |
| WTR ○ | WTR ● | WATER MANHOLE |
| CO ○ | CO ● | CLEAN OUT |
| ▤ | ▥ | DRAINAGE INLET |
| | | CURB INLET |
| | | CURB & GUTTER |
| | | FIRE LANE |
| ♿ | ♿ | HANDICAPPED PARKING SPACE |
| | | SIGN |
| E | E | ELECTRIC METER |
| T | T | ELECTRIC TRANSFORMER |
| T | T | TELEPHONE PEDESTAL |
| | | BOLLARD |
| — OE — | — OE — | OVER HEAD ELEC. LINE |
| — OT — | — OT — | OVER HEAD TELEPHONE |
| SS | SS | STORM SEWER LINE |
| W | W | WATER LINE |
| WW | WW | WASTEWATER LINE |
| FM | FM | FORCE MAIN |
| UE | UE | UNDERGROUND ELECTRIC |
| UT | UT | UNDERGROUND TELEPHONE |
| G | G | GAS LINE |
| | | PROPERTY LINE |
| 678 | 678 | CONTOUR |
| 704 | 704 | SPOT ELEVATION |
| | | CUT/FILL SLOPES |
| | | FLOW DIRECTION |
| | | CONCRETE SURFACE |

The standard orifice equation used is:

$$Q = C_o * A * \sqrt{\frac{2 * g * d}{k}} * N_b$$

Where:
Q = (discharge) [allowable]
A = (actual flow area)
d = (gutter to orifice centroid dist.)
$N_b$ = (# of barrels/orifices) = 1
$C_o$ = (orifice coefficient)
K = (constant) = 1
g = (gravity)

| Standard Orifice Eqtn. 2yr WSE | | Standard Orifice Eqtn. 5yr WSE | | Standard Orifice Eqtn. 10yr WSE | |
|---|---|---|---|---|---|
| Variable | Values at 2yr WSE | Variable | Values at 5yr WSE | Variable | Values at 10yr WSE |
| WSE = | 630.54 | WSE = | 631.01 | WSE = | 631.37 |
| $C_o$ = | 0.60 | $C_o$ = | 0.60 | $C_o$ = | 0.60 |
| $A_g$ = | 0.44 | $A_g$ = | 0.44 | $A_g$ = | 0.44 |
| g = | 32.16 | g = | 32.16 | g = | 32.16 |
| d = | 1.17 | d = | 1.64 | d = | 1.99 |
| **Q =** | **2.30** | **Q =** | **2.72** | **Q =** | **3.00** |
| **Standard Orifice Eqtn. 25yr WSE** | | **Standard Orifice Eqtn. 50yr WSE** | | **Standard Orifice Eqtn. 100yr WSE** | |
| Variable | Values at 25yr WSE | Variable | Values at 50yr WSE | Variable | Values at 100yr WSE |
| WSE = | 631.82 | WSE = | 632.14 | WSE = | 632.46 |
| $C_o$ = | 0.60 | $C_o$ = | 0.60 | $C_o$ = | 0.60 |
| $A_g$ = | 0.44 | $A_g$ = | 0.44 | $A_g$ = | 0.44 |
| g = | 32.16 | g = | 32.16 | g = | 32.16 |
| d = | 2.44 | d = | 2.77 | d = | 3.08 |
| **Q =** | **3.32** | **Q =** | **3.54** | **Q =** | **3.73** |

**OUTFALL RESTRICTED WITH (1) 9" DIA. ORIFICE.
ORIFICE ELEVATION 629.0 AT POND OUTFALL
INTO (1) 15" RCP PIPE**

BEFORE YOU DIG CALL:
1-800-245-4545

TEXAS ONE CALL SYSTEM

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11/2/2023

F-324

ARCH/ENG SEAL:


LYNNENGINEERING
dba HICKMAN CONSULTING ENGINEERS
1705 WEST NW. HWY. STE. 255
GRAPEVINE, TEXAS 76051
PH: (469) 283-2625


PROJECT NAME:
COLLEYVILLE OFFICE PARK
105 CHEEK SPARGER RD
COLLEYVILLE, TX 76034

DETENTION POND

CUSTOMER NAME:

| PROJECT INFO.: | | | | | |
|---|---|---|---|---|---|
| NAME | DRAWN BY: JSS | CHECKED BY: CGS | DESIGNED BY: JSS | JOB NO. | 30.100988 |

**PRINTED**

| DATE | REMARKS |
|---|---|
| 00/00/00 | PRELIMARY |
| 00/00/00 | PERMIT |
| 00/00/00 | FOR CONSTRUCTION |
| | |

**REVISIONS**

| NO. | REMARKS | |
|---|---|---|
| 00/00/00 | REVISION | 1 |
| 00/00/00 | REVISION | 2 |
| 00/00/00 | REVISION | 3 |
| 00/00/00 | REVISION | 4 |

PAGE NO:

**C3 OF ###**

Date: Nov 02, 2023, 8:59am User ID: Cameron Sides
File: N:\Land Development\ENG 2023\30.100988 - Colleyville Office Park - Robert Johnson\3 - CAD\Plans\Construction Plans\C3 DETENTION POND PLAN.dwg

## Pond Report

Project Name:

Hydrology Studio v 3.0.0.27 — 08-03-2023

### Dry Pond — Stage-Storage-Discharge Summary

| Stage (ft) | Elev. (ft) | Storage (cuft) | Culvert (cfs) | Orifices, cfs | | | Riser (cfs) | Weirs, cfs | | | Pf Riser (cfs) | Exfil (cfs) | User (cfs) | Total (cfs) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | 1 | 2 | 3 | | 1 | 2 | 3 | | | | |
| 0.00 | 629.00 | 0.000 | 0.000 | | | | | 0.000 | | | | | | 0.000 |
| 0.23 | 629.23 | 235 | 0.180 ic | | | | | 0.000 | | | | | | 0.180 |
| 0.45 | 629.45 | 497 | 0.633 ic | | | | | 0.000 | | | | | | 0.633 |
| 0.68 | 629.68 | 787 | 1.172 ic | | | | | 0.000 | | | | | | 1.172 |
| 0.90 | 629.90 | 1,107 | 1.541 ic | | | | | 0.000 | | | | | | 1.541 |
| 1.13 | 630.13 | 1,459 | 1.842 ic | | | | | 0.000 | | | | | | 1.842 |
| 1.35 | 630.35 | 1,843 | 2.100 ic | | | | | 0.000 | | | | | | 2.100 |
| 1.58 | 630.58 | 2,261 | 2.330 ic | | | | | 0.000 | | | | | | 2.330 |
| 1.80 | 630.80 | 2,716 | 2.539 ic | | | | | 0.000 | | | | | | 2.539 |
| 2.03 | 631.03 | 3,207 | 2.732 ic | | | | | 0.000 | | | | | | 2.732 |
| 2.25 | 631.25 | 3,737 | 2.912 ic | | | | | 0.000 | | | | | | 2.912 |
| 2.48 | 631.48 | 4,307 | 3.082 ic | | | | | 0.000 | | | | | | 3.082 |
| 2.70 | 631.70 | 4,919 | 3.243 ic | | | | | 0.000 | | | | | | 3.243 |
| 2.93 | 631.93 | 5,574 | 3.396 ic | | | | | 0.000 | | | | | | 3.396 |
| 3.15 | 632.15 | 6,273 | 3.543 ic | | | | | 0.000 | | | | | | 3.543 |
| 3.38 | 632.38 | 7,018 | 3.684 ic | | | | | 0.000 | | | | | | 3.684 |
| 3.60 | 632.60 | 7,811 | 3.820 ic | | | | | 0.000 | | | | | | 3.820 |
| 3.82 | 632.83 | 8,652 | 3.951 ic | | | | | 0.000 | | | | | | 3.951 |
| 4.05 | 633.05 | 9,544 | 4.077 ic | | | | | 0.000 | | | | | | 4.077 |
| 4.27 | 633.28 | 10,487 | 4.200 ic | | | | | 0.000 | | | | | | 4.200 |
| 4.50 | 633.50 | 11,484 | 4.320 ic | | | | | 0.000 | | | | | | 4.320 |

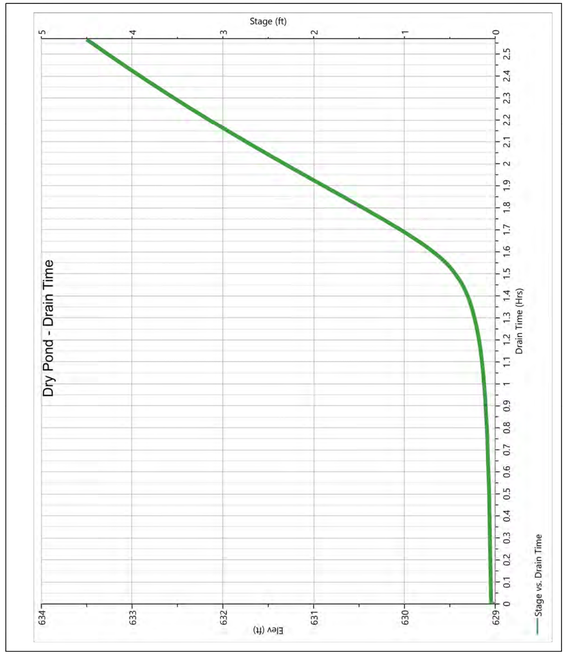
*Suffix key: ic = inlet control, oc = outlet control, s = submerged weir*

## Pond Report

Project Name:

Hydrology Studio v 3.0.0.27 — 08-03-2023

### Dry Pond — Pond Drawdown




## Pond Report

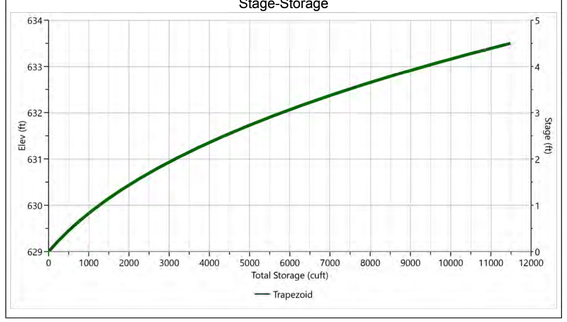
Project Name:

Hydrology Studio v 3.0.0.27 — 08-03-2023

### Dry Pond — Stage-Storage

| Trapezoid | |
|---|---|
| Description | Input |
| Bottom Elevation, ft | 629.00 |
| Bottom Length, ft | 34.00 |
| Bottom Width, ft | 29.00 |
| Side Slope, H:1 | 4.00 |
| Total Depth, ft | 4.50 |
| Voids (%) | 100.00 |

| Stage / Storage Table | | | | |
|---|---|---|---|---|
| Stage (ft) | Elevation (ft) | Contour Area (sqft) | Incr. Storage (cuft) | Total Storage (cuft) |
| 0.00 | 629.00 | 986 | 0.000 | 0.000 |
| 0.23 | 629.23 | 1,103 | 235 | 235 |
| 0.45 | 629.45 | 1,226 | 262 | 497 |
| 0.68 | 629.68 | 1,355 | 290 | 787 |
| 0.90 | 629.90 | 1,491 | 320 | 1,107 |
| 1.13 | 630.13 | 1,634 | 351 | 1,459 |
| 1.35 | 630.35 | 1,783 | 384 | 1,843 |
| 1.58 | 630.58 | 1,939 | 419 | 2,261 |
| 1.80 | 630.80 | 2,101 | 454 | 2,716 |
| 2.03 | 631.03 | 2,269 | 491 | 3,207 |
| 2.25 | 631.25 | 2,444 | 530 | 3,737 |
| 2.48 | 631.48 | 2,625 | 570 | 4,307 |
| 2.70 | 631.70 | 2,813 | 612 | 4,919 |
| 2.93 | 631.93 | 3,008 | 655 | 5,574 |
| 3.15 | 632.15 | 3,209 | 699 | 6,273 |
| 3.38 | 632.38 | 3,416 | 745 | 7,018 |
| 3.60 | 632.60 | 3,630 | 793 | 7,811 |
| 3.82 | 632.83 | 3,850 | 841 | 8,652 |
| 4.05 | 633.05 | 4,077 | 892 | 9,544 |
| 4.27 | 633.28 | 4,310 | 943 | 10,487 |
| 4.50 | 633.50 | 4,550 | 997 | 11,484 |




## Pond Report

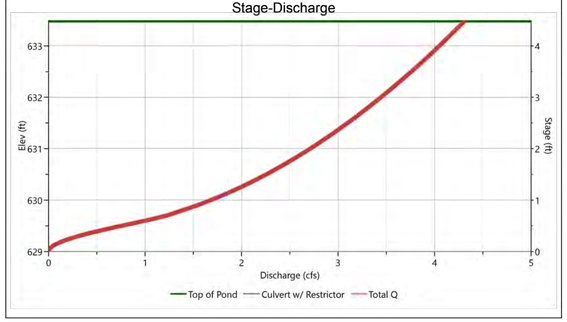
Project Name:

Hydrology Studio v 3.0.0.27 — 08-03-2023

### Dry Pond — Stage-Discharge

| Culvert / Orifices | Culvert w/ Restrictor Plate | Orifices | | | Perforated Riser | |
|---|---|---|---|---|---|---|
| | | 1 | 2 | 3 | | |
| Rise, in | 15 | | | | Hole Diameter, in | |
| Span, in | 15 | | | | No. holes | |
| No. Barrels | 1 | | | | Invert Elevation, ft | |
| Invert Elevation, ft | Culv: 629.00<br>9 in Orif: 629.00 | | | | Height, ft | |
| Orifice Coefficient, Co | 0.60 | | | | Orifice Coefficient, Co | |
| Length, ft | 50 | | | | | |
| Barrel Slope, % | 1 | | | | | |
| N-Value, n | 0.013 | | | | | |
| **Weirs** | **Riser*** | **Weirs** | | | **Ancillary** | |
| | | 1* | 2 | 3 | | |
| Shape / Type | | Broad Crested | | | Exfiltration, in/hr | |
| Crest Elevation, ft | | 632 | | | | |
| Crest Length, ft | | 4 | | | | |
| Angle, deg | | 26.6 (2:1) | | | | |
| Weir Coefficient, Cw | | 3.3 | | | | |

**Routes through Culvert.*

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$$Q = C_o * A * \sqrt{\frac{2 * g * d}{k}} * N_b$$

Where:
Q = (discharge) [allowable]
A = (actual flow area)
d = (gutter to orifice centroid dist.)
$N_b$ = (# of barrels/orifices) = 1
$C_o$ = (orifice coefficient)
K = (constant) = 1
g = (gravity)

**OUTFALL RESTRICTED WITH (1) 9" DIA. ORIFICE.
ORIFICE ELEVATION 629.0 AT POND OUTFALL
INTO (1) 15" RCP PIPE**

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11/2/2023

F-324

ARCH/ENG SEAL:


LYNNENGINEERING
dba HICKMAN CONSULTING ENGINEERS
1705 WEST NW. HWY. STE. 255
GRAPEVINE, TEXAS 76051
PH: (469) 283-2625


PROJECT NAME:
COLLEYVILLE OFFICE PARK
105 CHEEK SPARGER RD
COLLEYVILLE, TX 76034

POND CALCULATIONS

CUSTOMER NAME:

| PROJECT INFO.: | | | | | |
|---|---|---|---|---|---|
| NAME | DRAWN BY: JSS | CHECKED BY: CGS | DESIGNED BY: JSS | JOB NO. | 30.100988 |

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| 00/00/00 | FOR CONSTRUCTION |

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| 00/00/00 | REVISION | 4 |

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**C4 OF ###**

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## Hydrograph Report

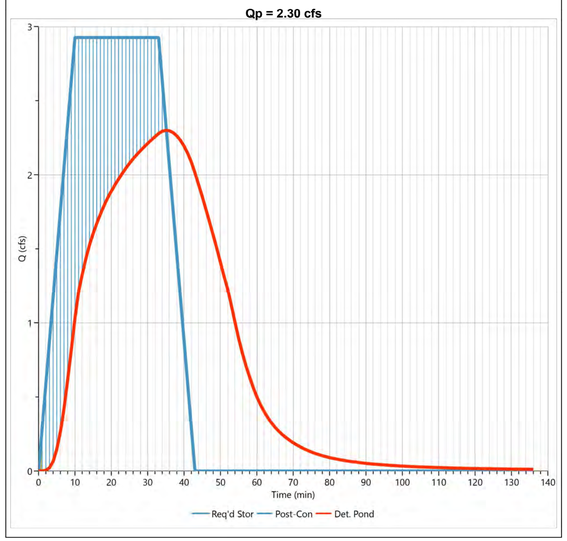
Project Name:

Hydrology Studio v 3.0.0.27 — 08-03-2023

**Det. Pond** — **Hyd. No. 3**

| | | | |
|---|---|---|---|
| Hydrograph Type | = Pond Route | Peak Flow | = 2.300 cfs |
| Storm Frequency | = 2-yr | Time to Peak | = 0.58 hrs |
| Time Interval | = 1 min | Hydrograph Volume | = 5,781 cuft |
| Inflow Hydrograph | = 2 - Post-Con | Max. Elevation | = 630.54 ft |
| Pond Name | = Dry Pond | Max. Storage | = 2,204 cuft |

*Pond Routing by Storage Indication Method* — *Center of mass detention time = 13 min*




## Hydrograph Report

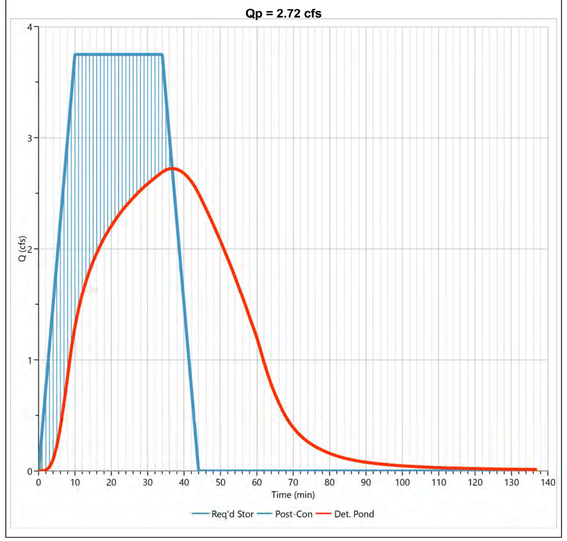
Project Name:

Hydrology Studio v 3.0.0.27 — 08-03-2023

**Det. Pond** — **Hyd. No. 3**

| | | | |
|---|---|---|---|
| Hydrograph Type | = Pond Route | Peak Flow | = 2.723 cfs |
| Storm Frequency | = 5-yr | Time to Peak | = 0.62 hrs |
| Time Interval | = 1 min | Hydrograph Volume | = 7,637 cuft |
| Inflow Hydrograph | = 2 - Post-Con | Max. Elevation | = 631.02 ft |
| Pond Name | = Dry Pond | Max. Storage | = 3,183 cuft |

*Pond Routing by Storage Indication Method* — *Center of mass detention time = 15 min*




## Hydrograph Report

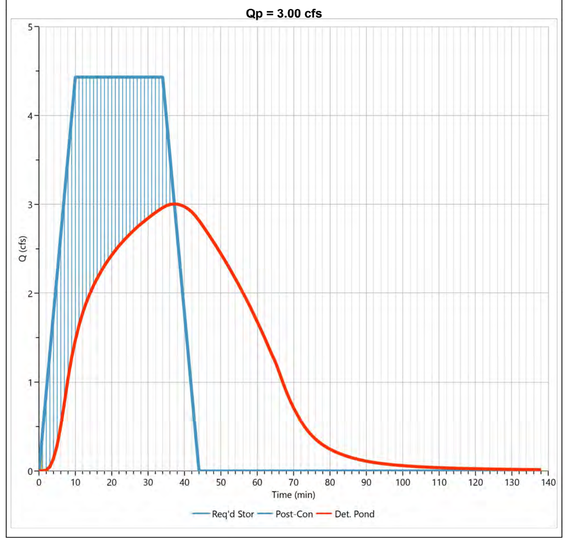
Project Name:

Hydrology Studio v 3.0.0.27 — 08-03-2023

**Det. Pond** — **Hyd. No. 3**

| | | | |
|---|---|---|---|
| Hydrograph Type | = Pond Route | Peak Flow | = 3.005 cfs |
| Storm Frequency | = 10-yr | Time to Peak | = 0.62 hrs |
| Time Interval | = 1 min | Hydrograph Volume | = 9,028 cuft |
| Inflow Hydrograph | = 2 - Post-Con | Max. Elevation | = 631.37 ft |
| Pond Name | = Dry Pond | Max. Storage | = 4,043 cuft |

*Pond Routing by Storage Indication Method* — *Center of mass detention time = 17 min*




## Hydrograph Report

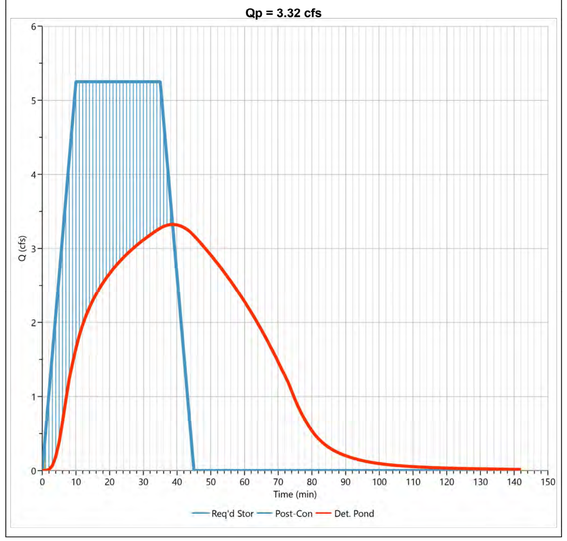
Project Name:

Hydrology Studio v 3.0.0.27 — 08-03-2023

**Det. Pond** — **Hyd. No. 3**

| | | | |
|---|---|---|---|
| Hydrograph Type | = Pond Route | Peak Flow | = 3.324 cfs |
| Storm Frequency | = 25-yr | Time to Peak | = 0.65 hrs |
| Time Interval | = 1 min | Hydrograph Volume | = 11,013 cuft |
| Inflow Hydrograph | = 2 - Post-Con | Max. Elevation | = 631.82 ft |
| Pond Name | = Dry Pond | Max. Storage | = 5,261 cuft |

*Pond Routing by Storage Indication Method* — *Center of mass detention time = 19 min*




## Hydrograph Report

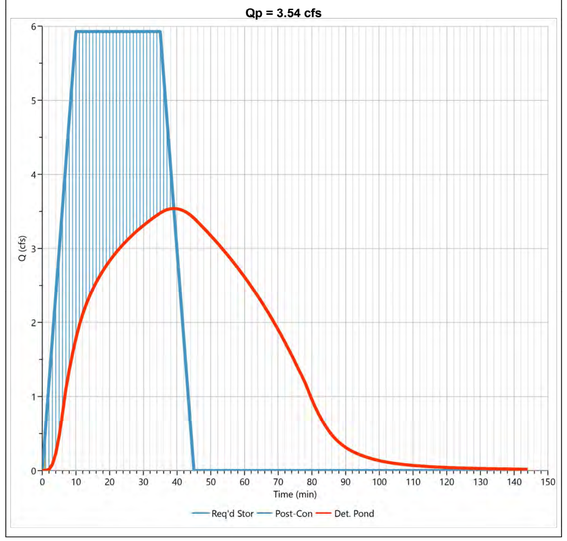
Project Name:

Hydrology Studio v 3.0.0.27 — 08-03-2023

**Det. Pond** — **Hyd. No. 3**

| | | | |
|---|---|---|---|
| Hydrograph Type | = Pond Route | Peak Flow | = 3.539 cfs |
| Storm Frequency | = 50-yr | Time to Peak | = 0.65 hrs |
| Time Interval | = 1 min | Hydrograph Volume | = 12,434 cuft |
| Inflow Hydrograph | = 2 - Post-Con | Max. Elevation | = 632.14 ft |
| Pond Name | = Dry Pond | Max. Storage | = 6,254 cuft |

*Pond Routing by Storage Indication Method* — *Center of mass detention time = 21 min*




## Hydrograph Report

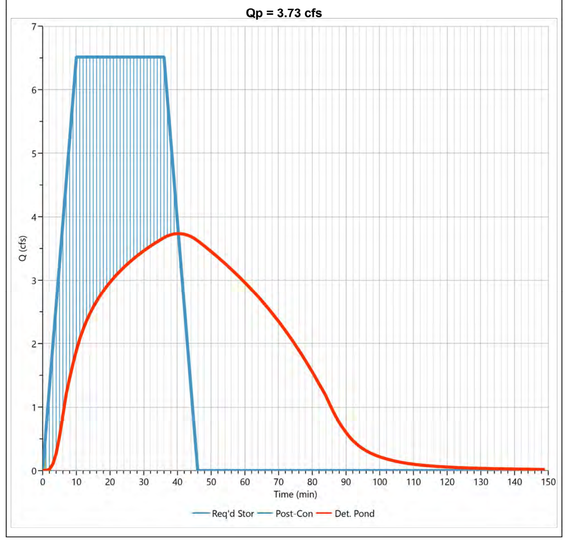
Project Name:

Hydrology Studio v 3.0.0.27 — 08-03-2023

**Det. Pond** — **Hyd. No. 3**

| | | | |
|---|---|---|---|
| Hydrograph Type | = Pond Route | Peak Flow | = 3.734 cfs |
| Storm Frequency | = 100-yr | Time to Peak | = 0.67 hrs |
| Time Interval | = 1 min | Hydrograph Volume | = 14,059 cuft |
| Inflow Hydrograph | = 2 - Post-Con | Max. Elevation | = 632.46 ft |
| Pond Name | = Dry Pond | Max. Storage | = 7,307 cuft |

*Pond Routing by Storage Indication Method* — *Center of mass detention time = 23 min*

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Where:

Q = (discharge) [allowable]
A = (actual flow area)
d = (gutter to orifice centroid dist.)
$N_b$ = (# of barrels/orifices) = 1
$C_o$ = (orifice coefficient)
K = (constant) = 1
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ORIFICE ELEVATION 629.0 AT POND OUTFALL
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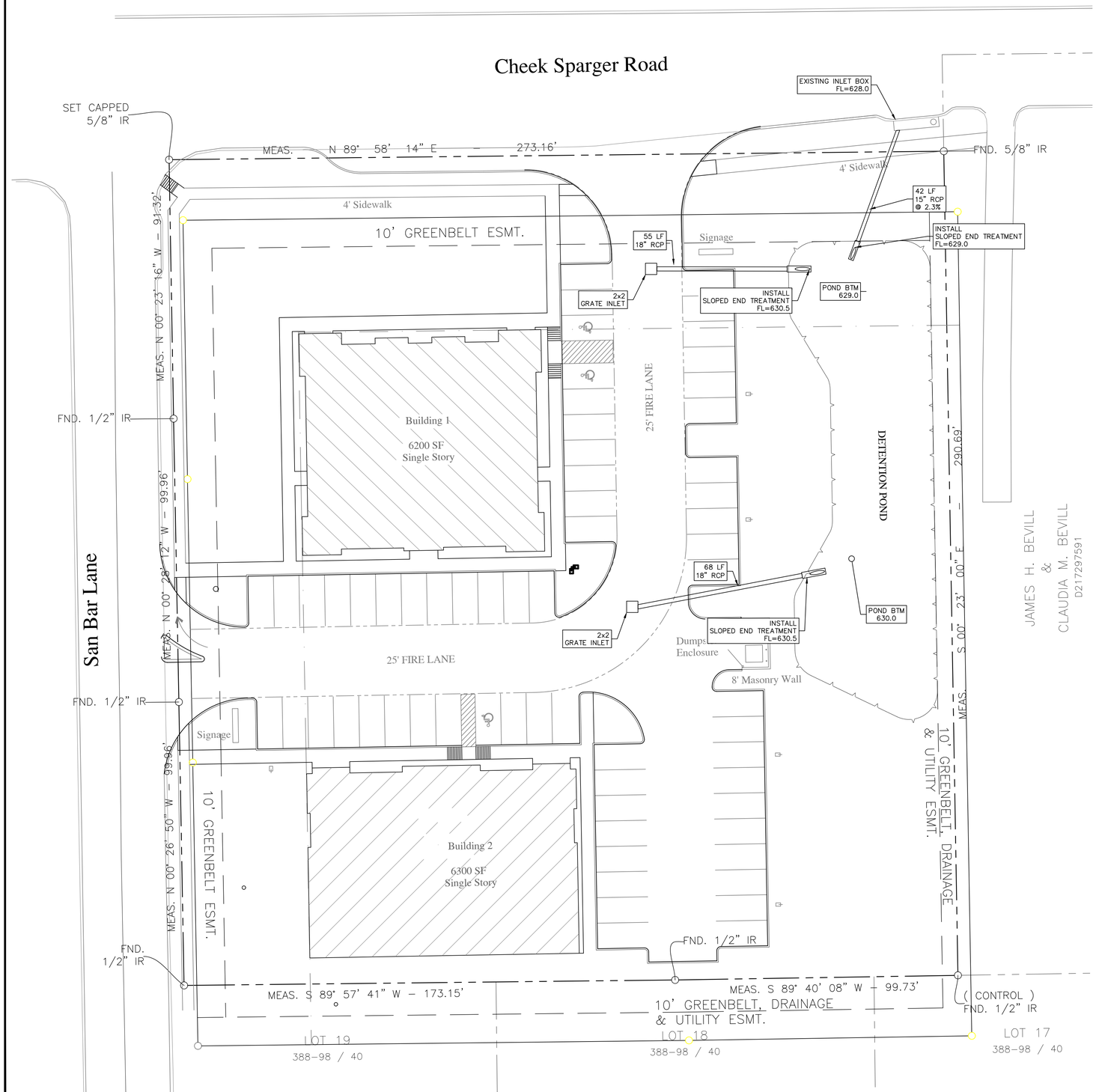
Date: Nov 02, 2023, 9:00am User ID: Cameron.Sides
File: N:\Land Development\ENG 2023\30.100988 - Colleyville Office Park - Robert Johnson\3 - CAD\Plans\Construction Plans\C5 DETENTION POND PLAN.dwg




0 20 40

GRAPHIC SCALE IN FEET

SCALE: 1"=20'

## LEGEND

| EXISTING | PROPOSED | |
|---|---|---|
| ● | | 1/2" IRON ROD FOUND |
| ○ | | 1/2" IRON ROD SET |
| ⊙ | | IRON PIPE FOUND |
| ▲ | | NAIL FOUND |
| △ | | COMPUTED POINT |
| ■ | | MONUMENT FOUND |
| P.O.B. | | POINT OF BEGINNING |
| ◔ | | BENCHMARK |
| (XXX) | | RECORD INFORMATION |
| ☼ | ● | LIGHT POLE |
| ⌀ | ◪ | POWER POLE |
| ⏚ | ⏚ | DOWN GUY |
| ⊢ | ┬ | FIRE HYDRANT |
| ⊘ | ◪ | WATER VALVE |
| ◪ | ◪ | WATER METER |
| ⊠ | ⊠ | GAS METER |
| Ⓖ | Ⓖ | GAS VALVE |
| -W-W- | -W-W- | WOOD FENCE |
| -o-o- | -o-o- | CHAIN LINK FENCE |
| -x-x- | -x-x- | WIRE FENCE |
| EMH ○ | EMH ● | ELECTRICAL MANHOLE |
| WWMH ○ | WWMH ● | WASTEWATER MANHOLE |
| SSMH ○ | SSMH ● | STORMSEWER MANHOLE |
| WTR ○ | WTR ● | WATER MANHOLE |
| CO ○ | CO ● | CLEAN OUT |
| ▤ | ▥ | DRAINAGE INLET |
| ▭ | ▭ | CURB INLET |
| ═══ | ═══ | CURB & GUTTER |
| | | FIRE LANE |
| ♿ | ♿ | HANDICAPPED PARKING SPACE |
| ⊢ | ⊢ | SIGN |
| E | E | ELECTRIC METER |
| T | T | ELECTRIC TRANSFORMER |
| Ⓣ | Ⓣ | TELEPHONE PEDESTAL |
| ○ | ● | BOLLARD |
| — OE — | — OE — | OVER HEAD ELEC. LINE |
| — OT — | — OT — | OVER HEAD TELEPHONE |
| = SS = | = SS = | STORM SEWER LINE |
| — W — | — W — | WATER LINE |
| — WW — | — WW — | WASTEWATER LINE |
| — FM — | — FM — | FORCE MAIN |
| — UE — | — UE — | UNDERGROUND ELECTRIC |
| — UT — | — UT — | UNDERGROUND TELEPHONE |
| — G — | — G — | GAS LINE |
| | | PROPERTY LINE |
| -678- | —678— | CONTOUR |
| +704 | +704 | SPOT ELEVATION |
| | | CUT/FILL SLOPES |
| | | FLOW DIRECTION |
| | | CONCRETE SURFACE |

BEFORE YOU DIG CALL:
1-800-245-4545

TEXAS ONE CALL SYSTEM

This document is released for
INTERIM REVIEW
under the authority of Mitchell Carrillo, P.E. 125070 on
11/2/2023

F-324

ARCH/ENG SEAL:


LYNNENGINEERING
dba HICKMAN CONSULTING ENGINEERS
1705 WEST NW. HWY., STE. 255
GRAPEVINE, TEXAS 76051
PH: (469) 283-2625


COLLEYVILLE OFFICE PARK
105 CHEEK SPARGER RD
COLLEYVILLE, TX 76034

PROJECT NAME:

STORM PLAN

CUSTOMER NAME:

| PROJECT INFO.: | |
|---|---|
| NAME | |
| DRAWN BY: | JSS |
| CHECKED BY: | CGS |
| DESIGNED BY: | JSS |
| JOB NO. | 30.100988 |

**PRINTED**

| DATE | REMARKS |
|---|---|
| 00/00/00 | PRELIMARY |
| 00/00/00 | PERMIT |
| 00/00/00 | FOR CONSTRUCTION |
| | |

**REVISIONS**

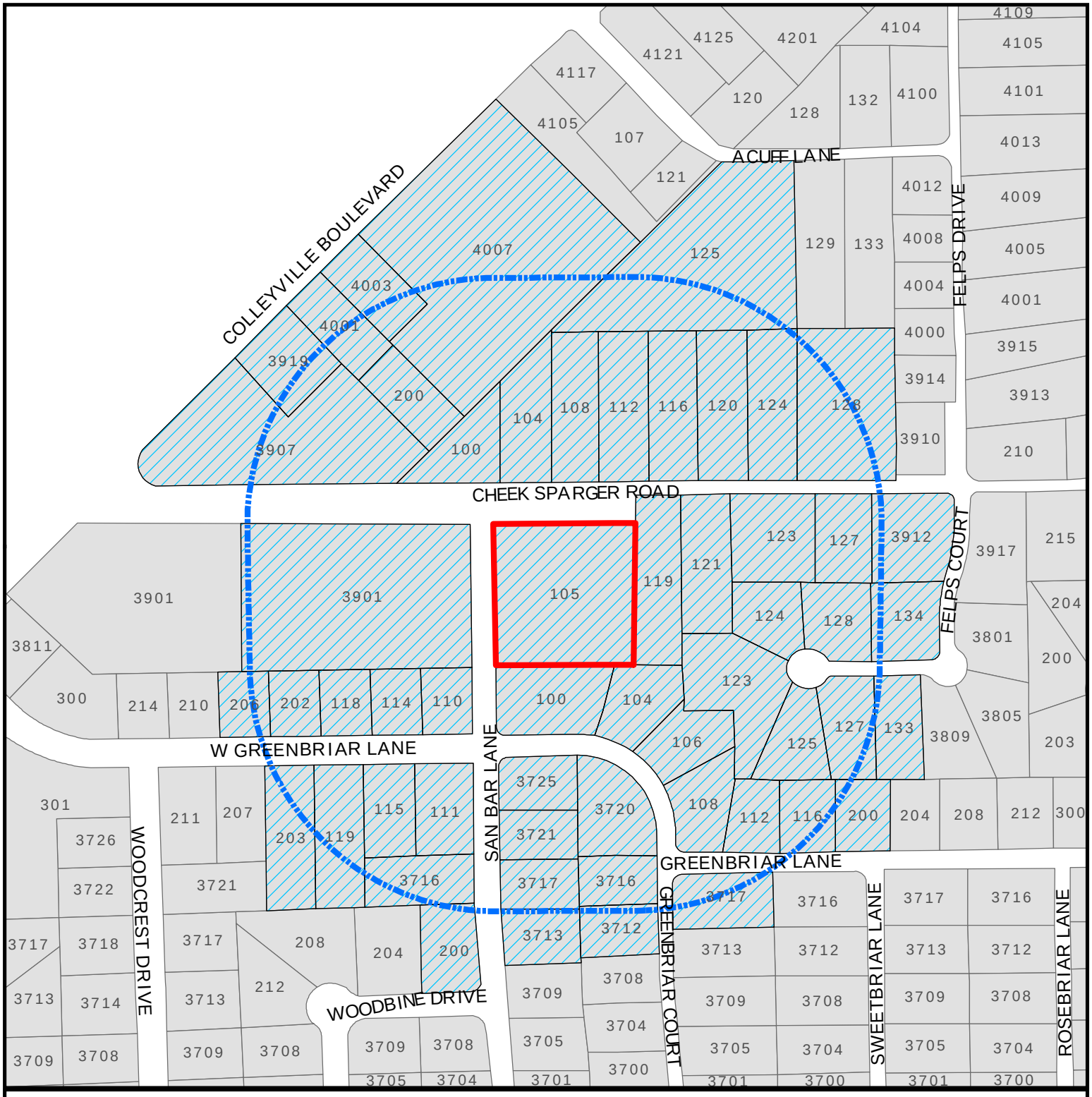
| NO. | REMARKS | |
|---|---|---|
| 00/00/00 | REVISION | 1 |
| 00/00/00 | REVISION | 2 |
| 00/00/00 | REVISION | 3 |
| 00/00/00 | REVISION | 4 |

PAGE NO:

**C6 OF ###**

Date: Nov 02, 2023, 9:00am User ID: Cameron.Sides
File: N:\Land Development\ENG 2023\30.100988 - Colleyville Office Park - Robert Johnson\3 - CAD\Plans\Construction Plans\C6 STORM PLAN.dwg

# Notification Map




# ZC23-006

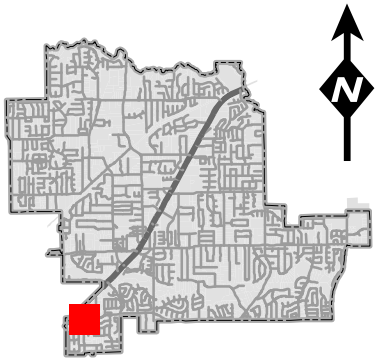
## 105 Cheek-Sparger Road

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



| Owner Name | Owner Address | Owner City | Owner Zip |
|---|---|---|---|
| A & S COLLEYVILLE LLC | 11445 EMERALD ST STE 112 | DALLAS, TX | 75229 |
| ARYAL, SUBHASH | 206 W GREENBRIAR LN | COLLEYVILLE, TX | 76034 |
| BEVILL JAMES RLT | 119 CHEEK SPARGER RD | COLLEYVILLE, TX | 76034 |
| BLESSING, LANE GRANER | 6808 HILLIER CT | COLLEYVILLE, TX | 76034 |
| BOYER, PHILIP | 133 FELPS CT | COLLEYVILLE, TX | 76034 |
| BRAND, NETA FAY | 121 CHEEK SPARGER RD | COLLEYVILLE, TX | 76034 |
| BURNS, EDWARD H | 7713 LEXUS DR | FORT WORTH, TX | 76137 |
| BURSON, THOMAS WARREN | 3720 GREENBRIAR CT | COLLEYVILLE, TX | 76034 |
| CALLAWAY, CURTIS L | 124 FELPS CT | COLLEYVILLE, TX | 76034 |
| CAMPBELL, H P | 203 W GREENBRIAR LN | COLLEYVILLE, TX | 76034 |
| CLARK FAMILY TRUST | 115 W GREENBRIAR LN | COLLEYVILLE, TX | 76034 |
| CLEGHORN, MAURICE M | 108 GREENBRIAR LN | COLLEYVILLE, TX | 76034 |
| CURTIS, JERRY M | 128 FELPS CT | COLLEYVILLE, TX | 76034 |
| CURTIS, PEGGY ELAINE | 3712 GREENBRIAR CT | COLLEYVILLE, TX | 76034 |
| DAVILA, MICHAEL | 100 GREENBRIAR LN | COLLEYVILLE, TX | 76034 |
| DE LA HOZ, JOSE M | 112 GREENBRIAR LN | COLLEYVILLE, TX | 76034 |
| DOBSON FAMILY TRUST | 3725 SAN BAR LN | COLLEYVILLE, TX | 76034 |
| DOWDEY, MARK C | 200 GREENBRIAR LN | COLLEYVILLE, TX | 76034 |
| EPCM REALTY INC | 2008 N 1 35 | CARROLLTON, TX | 75006 |
| EVANS, TONI | 112 CHEEK SPARGER RD | COLLEYVILLE, TX | 76034 |
| FIRST CV LLC | 6871 FOUR SIXES RANCH RD | NORTH RICHLAND HILLS, TX | 76182 |
| FLYNN, ANGELA | 3912 FELPS CT | COLLEYVILLE, TX | 76034 |
| FORRESTER, JENNETTE | 202 W GREENBRIAR LN | COLLEYVILLE, TX | 76034 |
| GRAGG, CHRISTINA | 3716 GREENBRIAR CT | COLLEYVILLE, TX | 76034 |
| GRAPEVINE COLLEYVILLE ISD | 3051 IRA E WOODS AVE | GRAPEVINE, TX | 76051 |
| GRUBBS, JONATHON M | 111 W GREENBRIAR LN | COLLEYVILLE, TX | 76034 |
| GUEST, ELIZABETH V | 106 GREENBRIAR LN | COLLEYVILLE, TX | 76034 |
| HAHN, EDWARD | 7500 WINDSWEPT TR | COLLEYVILLE, TX | 76034 |
| HART, RODNEY D | 116 GREENBRIAR LN | COLLEYVILLE, TX | 76034 |
| HIBERNIA NATIONAL BANK | 275 BROADHOLLOW RD | MELVILLE, NY | 11747 |
| HOWELL, DEAN G | 104 CHEEK SPARGER RD | COLLEYVILLE, TX | 76034 |
| HURST EULESS BEDFORD ISD | 1849 CENTRAL DR | BEDFORD, TX | 76022 |
| JOHNSON, MARK S | 3716 SAN BAR LN | COLLEYVILLE, TX | 76034 |
| JOHNSON, ROBERT | 845 ENTERPRISE PL STE B | SOUTHLAKE, TX | 76092 |
| J-W 777 REVOCABLE FAMILY TRUST | 4109 PADDINGTON LN | COLLEYVILLE, TX | 76034 |
| LACEY, KATHERINE | 3713 SAN BAR LN | COLLEYVILLE, TX | 76034 |
| MCDOWELL, TOMMY N | 128 CHEEK SPARGER RD | COLLEYVILLE, TX | 76034 |
| MCWILLIAMS, LANCE | 3060 OLD MILL RUN | GRAPEVINE, TX | 76051 |
| MOREFIELD, JEANNY | 134 FELPS CT | COLLEYVILLE, TX | 76034 |
| MORRISON, PAMELA M | 123 FELPS CT | COLLEYVILLE, TX | 76034 |
| PHAN, KHANH D | 108 SILVERWOOD RANCH | SHENANDOAH, TX | 77384 |
| PHELPS, RODNEY | 119 W GREENBRIAR LN | COLLEYVILLE, TX | 76034 |
| PODSEDNIK, ADRIAN | 125 FELPS CT | COLLEYVILLE, TX | 76034 |
| RHODES, GREGORY | 114 W GREENBRIAR LN | COLLEYVILLE, TX | 76034 |
| ROBERTS, MICHAEL | 3717 SAN BAR LN | COLLEYVILLE, TX | 76034 |
| SKINNER, FLOYD DAVID | 110 W GREENBRIAR LN | COLLEYVILLE, TX | 76034 |
| SKOOG, FREDERICK H | 127 CHEEK SPARGER RD | COLLEYVILLE, TX | 76034 |
| SNYDER, REGAN | 200 WOODBINE DR | COLLEYVILLE, TX | 76034 |
| STAR SELF STOR OF COLLEYVILLE | 5605 TYLER ST | PEARLAND, TX | 77581 |
| SWANN, SCOTT C | 3717 GREENBRIAR CT | COLLEYVILLE, TX | 76034 |
| TRACY, SUZANNE C | 3721 SAN BAR LN | COLLEYVILLE, TX | 76034 |
| TRAN, CHAU D | 620 WARWICK BLVD | LEWISVILLE, TX | 75056 |
| UHLENHAKER, RONNIE R | PO BOX 1705 | COLLEYVILLE, TX | 76034 |
| ULERY, RICHARD G | 123 CHEEK SPARGER RD | COLLEYVILLE, TX | 76034 |
| VELASQUEZ, DAISY | 1869 CHRIS CRAFT DR | GRAPEVINE, TX | 76051 |
| WALLACE, DAVID A | 104 GREENBRIAR LN | COLLEYVILLE, TX | 76034 |
| WALTON, GERALD WAYNE | 127 FELPS CT | COLLEYVILLE, TX | 76034 |
| WOODBRIAR ESTATES ADDITION | 3700 SWEETBRIAR | COLLEYVILLE, TX | 76034 |

# 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 |

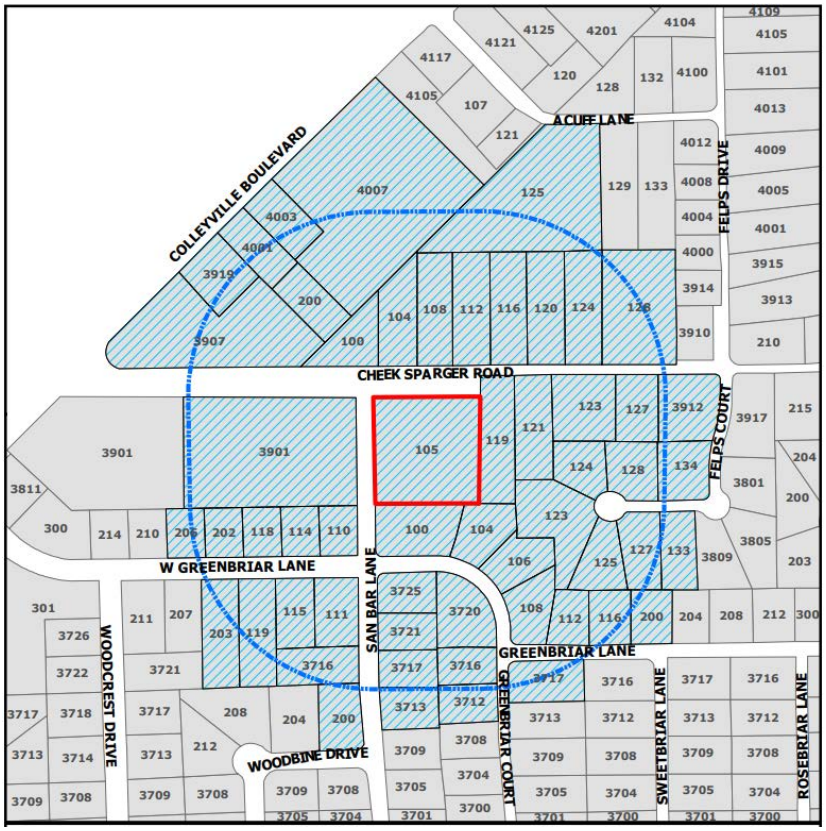
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

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 e 9Am

| Signature | Printed Name | Address |
|---|---|---|
| | Michael Roberts | 3717 San Bar Lane |
| | Katie Lacey | 3713 San Bar Ln |
| | Paul Myers | 3604 Cliffwood Ln |
| | Jane Ellis | 3613 San Bar Ln |
| | Terry Ellis | 3613 San Bar Ln. |
| | Jeffrey D. Constanzo | 3704 San Bar Ln. |
| | Monica Johnson | 3716 San Bar Lane |
| | Thomas Snyder | 200 Woodbine Dr |
| | Bill Stevenson | 3704 San Bar |
| | Christopher Hatton | 3700 San Bar |
| | John Covell | 3608 San Bar |
| | James Stephens | 3604 San Bar |
| | Sean Kirkpatrick | 3512 San Bar |
| | Courtney Atwood | 3609 San Bar Lane |
| | Taylor Atwood | 3609 San Bar Lane |
| | Ilknur Grubbs | 111 W. Greenbriar Ln |
| | Jonathan Grubbs | 111 W. Greenbriar Ln |
| | Jeff Clark | 115 W Greenbriar Ln |
| | Jane Clark | 115 W Greenbriar Ln |
| | Herb Campbell | 203 W. Greenbriar Ln |
| | Wendee Davis | 211 W. Greenbriar Lane |
| | William Gilchrist | 214 W. Greenbriar Ln. |
| | Rodney Phelps | 119 W. Greenbriar Ln. |
| | Beth Rhodes | 114 W. Greenbriar Lane |
| | Tom Burson | 3720 Greenbriar Ct. |
| | Alan Stem | 3716 Sweetbriar Ln |
| | Dennis Golden | 3700 Sweetbriar Ln |
| | Regina Swann | 3717 Greenbriar Ct |
| | Suzanne Tracy | 3221 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

# Zoning Case ZC23–006

Mike Davila
100 Greenbriar Lane
Colleyville Texas

I am highly opposed to a Zoning change ZC23–006 all this is going to cause more traffic through our neighborhood. I have two small children who like to play outside and walk their dog, and we are now just being able to do that again from the construction on Cheek Sparger. And we all know everyone going to and from these businesses will be cutting through our neighborhood. Once again, I oppose the zoning change ZC23-006.

Mike Davila
[redacted]

**From:** Ben Bryner
**To:** Jackie Reyff; Kristopher Potts; Christopher Pham
**Subject:** FW: Change in zoning
**Date:** Monday, October 2, 2023 8:06:37 AM

---

**From:** Rebecca Schraeder <[redacted]
**Sent:** Sunday, October 1, 2023 4:36 PM
**To:** Ben Bryner <BBryner@colleyville.com>
**Subject:** Change in zoning

I am very against a pharmacy or any other building plus 60 parking places on the corner of San Bar and Cheek Sparger.

Such heavy traffic that this will generate will have a very negative impact on the homeowners of Woodbriar Estates property values and cause major traffic issues in our neighborhood. In addition, the fact that the proposal is for one building now and two others later is very worrisom...who is to say what the other two buildings will be...they could be a smoke shop or beer barn!!!

Please do not approve this!!

Rebecca Schraeder
213 Briarwick Lane
Colleyville
[redacted]

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

**From:** Ben Bryner
**To:** Jackie Reyff; Kristopher Potts; Christopher Pham
**Subject:** FW: Zoning Request San Bar / Cheeks Barger
**Date:** Monday, October 2, 2023 8:06:06 AM

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-----Original Message-----
From: Dallasbobgrant [redacted]>
Sent: Sunday, October 1, 2023 5:04 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Zoning Request San Bar / Cheeks Barger

Hello Ben,

Bob Grant, 3616 Sweetbriar Lane.

My wife Steph and I were at the last, rescheduled zoning meeting, supporting the concern our neighborhood has at the requested zoning change.

My perspective is :

1: I see no justification to move from one building to two or three. Suggest no change to the original zoning.

2: The business owner and contractor I sensed were very fluid on business plans and timing.
- When asked about clientele for their compounding business, it sounded weak her response that most business would be Colleyville driven.

3: Reinforce keeping the original zoning. Don't see any plans nor argument to change.

Regards,
Bob and Stephanie Grant

[redacted]

Sept. 26, 2023

Dear City Council members and Planning and Zoning Committee,

I'm a resident of Woodbriar Estates in Colleyville. My family has lived at 3609 Oakbriar Lane for over twenty years. This is a family oriented neighborhood in old Colleyville known for its wide, tree lined streets. These streets are often occupied by families walking their children and dogs, children playing and riding bikes, and neighborhood gatherings. For these reasons I oppose the proposed zoning change from a PUD-C planned unit Development - commercial District - to a PUD-C planned Unit Development - commercial district, for commercial offices including a compounding pharmacy or spa bar and Creek Sparger. Such businesses will generate a traffic flow that will negatively impact this neighborhood much like the recent construction on Creek Sparger did over the

last many months. In addition the developers plans to build out the buildings in phases. with no accountability for what those businesses might be, further confirms my opposition to the proposed changes.

Thank you for registering my opposition.

Sincerely,

Gavin Dewhurst

| | |
|---|---|
| **From:** | Christine Johnson |
| **To:** | Jackie Reyff; Ben Bryner |
| **Cc:** | Christopher Pham |
| **Subject:** | FW: Feedback for Colleyville, TX |
| **Date:** | Tuesday, October 3, 2023 1:08:45 PM |

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**From:** Colleyville, TX <feedback@colleyville.com>
**Sent:** Monday, October 2, 2023 9:33 AM
**To:** Colleyvillle <colleyville@colleyville.com>
**Subject:** Feedback for Colleyville, TX

You have received this feedback from Cheryl Montague [redacted] for the following page:

https://www.colleyville.com/government/departments-a-l/city-secretary/boards-commissions-committees/planning-and-zoning-commission-p-z

I live in at 3717 Briarhaven Colleyville. During the Cheeks Sparge road construction our neighborhood was like a freeway! No one wants a compounding pharmacy in the area. There are plenty of open buildings ! Please do no let this happen!

| | |
|---|---|
| **From:** | Ray Hebert |
| **To:** | Callie Rigney; Jackie Reyff |
| **Cc:** | Brandi Elder; George Bond; Scotty Richardson; Ben Graves; Chuck Kelley; Ben Bryner; [redacted]; Kristopher Potts |
| **Subject:** | REALLY ??? Commercial project at corner of San Bar and Cheek Sparger? |
| **Date:** | Tuesday, September 12, 2023 8:17:17 PM |

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Madame Mayor Pro Tem,

My neighbors are VERY concerned about the effect a commercial development on the corner of San Bar and Cheek Sparger would have on our neighborhood and its residents.

In evaluating the traffic issue in particular we should all be reminded that ***we've just lived through an inordinately long phase of construction on Cheek Sparger***

- during which access to our neighborhood on BOTH ends via Cheek Sparger was severely impacted
- during which heavy traffic flow from Cheek Sparger was routed THROUGH our neighborhood
    - with NO regard for
        - our children's safety
        - our property security
        - our own right of enjoyment of our property
- ***and NO PART OF THAT PROJECT DESIGN supported OR EVEN ADDRESSED the possibility of, or consequences associated with, a commercial development at the corner of San Bar and Cheek Sparger***

It is also unlikely many of you are aware that our neighborhood was treated like unwanted stepchildren when we were RELEGATED TO LAST to be served by the previous bond issue for road improvement EVEN THOUGH our streets were in the worst shape of ANY in the city! THEN when finally getting around to the promised upgrade for which the bond issue was passed nearly ten years earlier

- the City used inferior material compared to that used in other areas of the city
- the City created a safety hazard for our children by narrowing the streets nearly SIX FEET in width
- the City did NOT implement the promised drainage improvements
    - of which I have first hand knowledge, as water puddles in front of my mailbox EVERY time it rains
    - and leaves in its wake slippery green slime
    - making it VERY tricky for me given my medical condition which affects standing balance, walking, and stamina doing so.

***SO NOW, having willfully constricted our access to our very residences WITHIN the neighborhood during the street project, the City plans to make the very neighborhood itself NEARLY inaccessible by creating a traffic flow bottleneck at it's entrance?***

# *REALLY?*

Additionally one might also question why the city believes it ***profitable EVEN FOR THE CITY*** for a compounding pharmacy (or for that matter ANY PROFITABLE business) to be located

- OFF the adjacent major thoroughfare
- WITHOUT any visibility or presence whatsoever ON the major thoroughfare
- especially when there are SO many suitable commercial "see thru retail" vacancies ALL ALONG

the major thoroughfare
- AND knowing that THIS section of that major thoroughfare CANNOT EVEN SUSTAIN popular QSR franchises like Wendy's, Dickey's, or Wingstop.
- especially a compounding pharmacy! ... since ***prescribed*** medications, packaged with or without FDA Drug Panel, are EXEMPT FROM STATE AND LOCAL SALES TAX thus not contributing to City coffers.
    - Sales Tax Exemptions for Healthcare Items (texas.gov)

1. *Please urge the council to NOT approve the commercial project AS PROPOSED for the corner of San Bar and Cheek Sparger*
2. *We also strongly recommend that Planning and Community Development initiate RE-zoning of the corner parcel to residential status consistent with that of the adjacent parcel and all others in Colleyville along that stretch of Cheek Sparger, and compensate the owner/developer if required.*
3. *Please include this email in the packet for EVERY city meeting addressing ANY aspect of the topic of commercial development at the corner of San Bar and Cheek Sparger*

Respectfully,

Raymond Albert Hebert, Jr.
3616 Greenbriar Court
Colleyville, TX 76034
[redacted]

P.S.: My lovely and talented spouse and I have resided at THIS address since November 1997. it is our homestead and we intend to remain until we just medically can't

P.P.S.: Lest anyone copied here "suggest" that "perhaps" I have an uninformed and unsophisticated "opinion" about matters of zoning and city services ***that therefore maybe could be ignored*** *just because* I'm a physically and medically challenged curmudgeonly septuagenarian retired from a long career in I.T., consider this:

- I held an active Texas Real Estate Broker license for over 20 years;
- I served as a MUD District President for five years on the outskirts of Austin;
- I am only a few hours and dissertation short of a Ph.D. in Finance majoring in Real Estate, thesis topic: Application of Monte Carlo Theory to REIT Management
    - long story short, all my advisors in the Real Estate department, even the Department Head, got hired away to manage real estate portfolios for Solomon Brothers, Prudential, Citigroup, etc. and the only "professor" left in Real Estate was a Professional Appraiser with no doctorate and no experience whatsoever in my topic
- during which time I also served as a Teaching and Research Assistant for a Centennial Professor of Marketing whose initial claim to fame was the specification of the first profitable locations of the Taco Bell franchise
    - thus my involvement with his graduate course entitled Location Theory, which taught employment of advanced statistical methods to determine optimum locations for (or near) various enterprises
    - besides teaching the lab sections and maintaining the PC lab, I was also charged with helping his Masters candidates whose thesis topics required this sort of effort
- "meanwhile" I also taught two sections of Intro to Real Estate (~90 students in each) lecturing/testing/grading junior level undergraduates in their first subject matter requirement for Finance majors pursuing a Real Estate concentration

P.P.P.S.: I know a "bad" location when I see one...

**From:** Ben Bryner
**To:** Jackie Reyff; Kristopher Potts; Christopher Pham
**Subject:** FW: ZC23-006 Letter Oposing
**Date:** Monday, October 2, 2023 4:54:36 PM

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**From:** Cyndi Wallace <[redacted]>
**Sent:** Monday, October 2, 2023 4:53 PM
**To:** Ben Bryner <BBryner@colleyville.com>
**Subject:** ZC23-006 Letter Oposing

I mailed this letter as well.

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

RE: Zoning Case #ZC23-006

Dear City Council of Colleyville,

My name is Cyndi Wallace. I live at 104 Greenbriar Lane which backs up to the property at 105 Cheek Sparger Road. We have lived here for 12 years now. We moved here because we love the City of Colleyville. We love this neighborhood for the character of the homes, the quietness and country-like feel, and size of the lots. It's not a cookie-cutter neighborhood. There are mature trees and beautiful scenery you don't see in newer neighborhoods. In the last 12 years, we've seen so many changes in our neighborhood. We have quite a mix of residents ranging from elderly to younger families. We don't have sidewalks, which means residents must use the streets for our daily walks for exercise or for walking the dog. Our children use the streets to ride their bikes to get to the nearby parks or get to their friends' houses.

While construction was happening on Cheek Sparger, we saw a huge increase in through traffic. I live on the main thoroughfare through our neighborhood and I spend a great deal of time outside so it was immediately noticeable to me when increased traffic began. In the 2-3 years when construction was going on, I saw multiple vehicles speeding through our neighborhood, running stop signs and driving erratically - squealing tires, loud music blaring, and generally causing disruption in our mostly quiet neighborhood. Our neighborhood streets are winding and sometimes have blind corners – these pass-through drivers have nearly run over people, pets, and bikers. If you speed through, you don't have time to make corrections on our winding streets. I find it very sad and heartbreaking that our new neighbors moving in with younger children might not get to experience the same safe neighborhood that my children grew up in. If you let this pharmacy and Lord knows what else they are going to build on that lot go through, we will not have the same neighborhood that has been a foundation for Colleyville since the 1970's.

At the last council meeting, one member asked "why this location?" which I think is a great question. That question was never answered with factual, data inclusive information. No supporting data backing up why this specific location was rendered a good fit for this type of business. I plead with the council to require the petitioners to submit that specific data because their answer to this question was so vague, it made me believe they simply thought Colleyville would be a great city to take advantage of. I mean, if I'm opening up a business, I have a specific demographic that I'm catering to and I'm going to know and have specific research that backs up why I'm opening in the spot I'm opening. Otherwise, how do I know I will make money? The reply from the petitioner was "pediatric to elderly" so no specific demographic – and they will sell online and in-person with no

specific business model. They avoided every opportunity to be specific, which makes me question every bit of what they have presented.

The last point I'd like to make is the green space. One thing I've always loved about Colleyville is their commitment to the environment and green space. 2 buildings totaling over 13k square feet, 65 parking spots, plus driveways is a lot of concrete. How much green space is being saved here? Not to mention the water runoff from all that concrete is going to significantly impact all properties down stream. I realize they have a water retention pond in their plans, but given they haven't had any specific data for any other question raised, I would be highly suspect that this retention pond is adequate to handle the amount of water runoff that all this additional concrete will cause.

I, like every other neighbor I've talked to about this project, absolutely oppose this project and pray the council will make the right decision for our neighborhood and for the City of Colleyville.

Sincerely,

Cynthia "Cyndi" Wallace
104 Greenbriar Lane
Colleyville, TX 76034
[redacted]
[redacted]

**From:** [redacted]
**To:** Jackie Reyff
**Subject:** Zoning Case: ZC23-006
**Date:** Wednesday, September 20, 2023 10:53:47 AM

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Dear Ms. Reyff:

This letter is in response to the public notice to change the zoning for the new development of a commercial office for medical and general use at 105 Cheek-Sparger Road.

As a resident of this specific neighborhood for the past 26 years and one of the first to live on West Greenbriar after it was developed by Mr. John Barfield, we have enjoyed the quiet and friendly location of Colleyville. We chose to live here specifically because it had promise for new residential developments to contribute to the city's "rural feel." We raised our children here as they attended GCISD schools and rode the bus to school up until the time they could drive themselves.

In the early 2000's, a Walmart Neighborhood grocery store was proposed to be built on the corner of Hwy 26 and Cheek-Sparger, with ingress and egress off Cheek-Sparger, before modifications were made to widen it. As you know, the store was eventually built in a shopping center off Glade Road, which has ample parking and doesn't interfere with school bus traffic. A perfect solution.

When Cheek-Sparger was under construction for over a year, the residents of our street, many of which have small children, took extra steps to ensure child safety as motorists used West Greenbriar as a "cut-through" to Hwy 26. Please note, we do not have sidewalks on either side that lead to Woodbriar Park, so, to enjoy that space, we *have* to walk on the street.

With this proposal, the buildings and 75+ parking spaces that will accommodate businesses will create additional traffic and "cut-through" drivers on Cheek-Sparger and impact the safety of our kids. Both HEB and GCISD run buses on Cheek-Sparger and West Greenbriar, requiring multiple bus stops with students waiting in the street.

Please consider moving this type of development to an alternate location as it does not contribute to the "rural feel" outlined by the city's comprehensive plan. More traffic caused by new businesses will only increase the risk of child safety, which is and should be our top priority.

Sincerely,

Jane D. Clark
115 West Greenbriar Lane
Colleyville, TX 76034

**From:** [redacted]
**To:** Ben Bryner; Jackie Reyff
**Subject:** OPPOSITION FOR REZONING OF 105 CHEEKSPARGER CASE ZC23-006
**Date:** Wednesday, October 4, 2023 6:15:07 AM

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I, Jennifer Priest, oppose the rezoning of 105 CheekSparger for these reasons:

1. We already have a compounding pharmacy located at Harwood and Brown Trail.

2 A phased development would mean construction and cut through traffic for an extended time period.

3 We already many empty buildings nearby...if this is not successful it becomes a trouble magnet and eyesore.

Jennifer Priest
3608 Briarhaven Lane

Sent from my iPhone

**From:** [redacted]
**To:** Ben Bryner; Jackie Reyff
**Subject:** Proposed Zoning change - Cheeksparger and San Bar
**Date:** Wednesday, October 4, 2023 11:22:46 AM

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We oppose the rezoning request for the property at 105 Cheek Sparger for the following reasons:

1. Another compounding pharmacy is located at Harwood and Brown Trail
2. A phased development would mean construction and neighborhood traffic for an extended length of time

3 There are already many empty buildings in the area. If this is not successful it could become another property inviting trouble

4. The requested wall and additional lighting in the parking lot would disrupt the normal function of the bordering houses

N. Johnstone

L. Holloway

3709 Briarhaven Lane

76034

**From:** [redacted]
**To:** Kristopher Potts
**Cc:** Jackie Reyff
**Subject:** OPPOSE PROPOSED ZONING CHANGE AT CORNER OF CHEEK SPARGER AND SAN BAR
**Date:** Wednesday, October 4, 2023 1:31:48 PM

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**4 OCTOBER 2023**
**WEDNESDAY** **To Mrs. Reyff [817.503.1056 @ City of Colleyville]**

**MRS. REYFF :**

**I am Ernest Reynolds II. Since 1995 my wife and I have owned and resided in a home at 413 Woodbriar Court, Colleyville, which is in the Woodbriar area of town. This past weekend we attended a meeting of our HOA and to our horror we learned that someone [who apparently is not a Colleyville resident] has acquired the lot at the corner of San Bar and Cheek Sparger Road, and now wants to redevelop it with a building to house a compounding pharmacy, and wants to take down trees and build some sort of fortress like wall and to install some sort of big lights [apparently to try to deter the types of bad actors who might be anticipated to want to come at night to rob drugs from the pharmacy building], and wants to put in a large number of parking spaces, and wants to have the option to construct two other business buildings for presently unspecified purposes [what will they house? maybe a cannabis dispensary? of a liquor store, or bar? or massage parlor? or some other type of business none of us who were present at the HOA meeting would want....?]. Nobody at the HOA meeting favored this proposed project, or wanted the P and Z to approve it. Nobody.**

**Everyone recalled how parts of our neighborhood turned into a sort of small scale "speedway" when traffic was diverted due to prolonged [now completed] renovation work on Cheek Sparger. Nobody wanted to see that sort of thing again, and I and my wife surely do not.**

**Apparently these people who want to build this monstrosity at corner of Cheek Sparger and San Bar also want to have motor vehicle entrances on both Cheek Sparger and San Bar. That will**

**cause lots of traffic and lots of opportunities for traffic accidents as motor vehicles enter [and later exit] the property from Cheek Sparger and from San Bar. Sooner or later this could [and most likely will] cause serious personal injury, or even death, especially since there is often a good bit of traffic on Cheek Sparger [which at times is like a mini-highway], and San Bar feeds directly into a residential area [so this proposed project really should not be approved or permitted].**

**Also, if this project is approved one result of it will end up being that its existence will depress property values in Woodbriar and probably up and down Check Sparger in other residential areas all the way through Colleyville and into Bedford; and when that happens, since Colleyville depends heavily upon property taxes for a significant portion of revenue collected by the City, the depressed values will translate into less taxable revenue collection in Colleyville, which will hurt everyone in Colleyville.**

**I ask that P and Z not approve or permit this to happen. Please deny the request to change zoning at corner of Cheek Spager and San Bar.**

**Thank you for your consideration of this, and please forward it through appropriate channels to the P and Z before the meeting of 9 October 2023, when P and Z is currently scheduled to consider this matter.**

**Ernest (Skip) Reynolds III**
[redacted]

**==========**

October 2, 2023

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

Dear Community Development Department,

My name is Rodney Hart and I live at 116 Greenbriar Lane. I would like to formally protest the proposed zoning change for 105 Cheek-Sparger Road, Zoning Case ZC23-006.

My main concern is a substantial increase in traffic on Greenbriar. I primarily work from home and look out at Greenbriar everyday. There is a lot of pedestrian and bike traffic; walkers, young and old, runners, and bicyclists. Geographically, Greenbriar is the furthest north thru street in Woodbriar Estates. It is well traveled by people who walk/run/ride through the Woodbriar Estates neighborhood. Increased traffic increases the safety risk for everyone.

My concerns are not based on assumptions. Woodbriar Estates, particularly Greenbriar Lane, persevered through two years of traffic being diverted down Greenbriar while construction was done on Cheek-Sparger, March 2021 through February 2023. I was appalled at how many cars went down my street and practically all at a high rate of speed. It was easy to tell when the stop light at Mid-Cities and Cheek-Sparger turned green. Car after car, one right behind the other, would speed down my street. The Colleyville Police did put out a speed indicator sign to show cars how fast cars were going but it was not a deterrent at all.

There are other concerns as well. Strangers in the neighborhood, increased noise, increased nighttime lighting, not to mention what this zoning change would do to the value of our homes.

I urge you to deny the proposed zoning request.

Sincerely,

Rodney Hart

Rodney Hart

**From:** [redacted]
**To:** Ben Bryner; Jackie Reyff
**Subject:** 105 Cheek Sparger Rd. Case ZC23-006
**Date:** Wednesday, October 4, 2023 8:35:39 PM

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105 Cheek Sparger Rd. Case ZC23-006

We are blessed to have built our home at 400 Briarcliff Court, Woodbriar Estates, Colleyville, over 46 years ago. During this time, we have seen the growth in our homeowners and businesses. We have appreciated the great work and consideration our Colleyville City personnel have helped to make Colleyville **THE** place to live.

I am very concerned about the zoning request ZC23-006, for 105 Cheek Sparger Road. That is a corner lot at San Bar and Cheek Sparger, with parts of each lot next to a Colleyville Homeowner. With the new and wonderfully completed street construction on Cheek Sparger from Blvd. 26 on to Brown Trail, the traffic has continued to increase. With construction of the new buildings at 105 Cheek Sparger Road, it will be more congestive than ever, making it dangerous for homeowners to get in and out of their driveways and for regular traffic to flow.

There are several 'compounding' pharmacies near and around the HEB area and several that have gone out of business. What happens if the business or rental is not successful at 105 Cheek Sparger Road?

105 Cheek Sparger Road, has **many** beautiful trees. This would make a good 'walking park'. And Colleyville is known for caring about keeping nature at its finest.

I respectfully request that Case ZC23-006 be **removed** from allowing buildings as described in this Case. Colleyville deserves better.

Thank you again for your time and concern for Colleyville and for helping keep it a GREAT place to call home.

Ann B. Kelley
400 Briarcliff Court
Colleyville, TX
[redacted]

**From:** Charlene Alba
**To:** Ben Bryner
**Cc:** Jackie Reyff
**Subject:** 105 Cheek Sparger Rd- Case ZC23-0062
**Date:** Thursday, October 5, 2023 11:40:05 AM

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We recently purchased our home at 3809 Oakbriar Ln, Woodbriar Estates, Colleyville, moving to the area from El Paso, Tx. We love the neighborhood and our newly adopted city of Colleyville. We are proud to be members of the homeowners association and support our local businesses.

We are concerned about the zoning request ZC23-006 for 105 Cheek Sparger Road which is the corner lot of San Bar and Cheek Sparger with parts of each lot next to a Woodbriar Estates homeowner.

We are concerned about the increase in traffic not only on Cheek Sparger but inevitably through the adjoining neighborhoods. It would seem to us that there are many more desirable uses for that property that would not require the removal of the trees or destruction of the natural surroundings. One of the highlights of the area that we loved immediately were the beautiful trees and lovely neighborhoods.

We do respectfully request that rezoning of the specified lot be disallowed and that Case ZC23-006 be denied.

Respectfully,
Ron and Charlene Gillis
Woodbriar Estates Homeowners
and Registered Voters

Sent from my iPad

**From:** Christina Gragg
**To:** Jackie Reyff
**Subject:** Case ZC23-006
**Date:** Thursday, October 5, 2023 12:42:12 PM

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Good afternoon,

We live at 3716 Greenbriar Ct, Colleyville. I wasn't able to attend the public hearing for Case ZC23-006 but as a resident in the neighborhood by the lot on the case I wanted to petition that my family is OPPOSED to the zoning change. We have small children and we like to take walks and making this a commercial office practically within a neighborhood with a compound pharmacy would increase traffic to the area making it unsafe. I hope that this email and others opinions opposed to this rezoning are taken into consideration before a decision is made.

Thank you!
Christina Gragg

| | |
|---|---|
| **From:** | Lindsey Reyes |
| **To:** | Ben Bryner; Jackie Reyff |
| **Subject:** | Opposition to rezoning of 105 Cheek Sparger |
| **Date:** | Thursday, October 5, 2023 12:50:47 PM |

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To Whom It May Concern,

We moved into our new home on San Bar Lane in Colleyville in late August, and we have only recently become aware of the zoning concerns right down the street from our new home (investment). After much thoughtful consideration and research, I oppose the rezoning of 105 Cheek Sparger.

We moved from our previous home due to an irresponsible and inconsiderate building plan close to the residential areas. I was disappointed to discover that we moved from one issue to a very similar one even closer to our residence.

As a mother of 3, small business owner, and wife of a firefighter who works on 24-hour shifts, the safety of my home is THE single most important thing to me.

My concerns regarding the zoning proposal for multi-use and the phased building of a compounding pharmacy and medical offices are as follows:

1. We are all aware of the current medical prescription addiction and abuse that plague our country. Will this new pharmacy attract unwanted crime/addicts to our neighborhood based on what they will be selling?
2. Will this snowball into much more than just a pharmacy that sells compounded prescriptions?
3. The owner does not have a primary residence in Colleyville. Do they truly care about the devaluation and unsafe traffic this build will bring to our quiet neighborhood? I have met with other residents and researched what the construction on Cheek Sparger alone did to the traffic on our streets when people used them to bypass the construction. We have children who play outside. With the road construction alone, stop signs started being run, cars sped through the neighborhood without care, and there are no speed bumps, gates at our community entrances, or patrols to avoid this.
4. With only 60 parking spaces, will the overflow cars be parking in front of our home on 3725 San Bar Lane? The safety of my children is my top priority. By allowing a business without adequate space for parking and traffic to be built, it will bring strangers who are not accountable to our neighborhood safety into an area that we should feel safe being in.
5. There is a compounding pharmacy 1.4 miles from the current proposed site. Will this end up being an empty building (like so many others I have seen in the area) within the first few years due to a business failure? I did not grow up here, but my husband did. From what everyone has told me, Colleyville is a desirable place to live. I would love to see it stay that way. Can incentives be provided for businesses to utilize currently empty buildings, like the building/land for sale at 3907 Colleyville Blvd?
6. With the lights and security, I am aware that has been proposed for such a business, the wonderful feel of our safe and quiet neighborhood would be eliminated, even with an 8-foot wall (which our neighbors are all opposed to as well).
7. Is Colleyville a city that will find a way to innovate and grow as well as protect the wonderful residential community it has become known for?

8. With past proposed businesses, such as the small assisted living center, and the bridge that was not built for heavy trucks/traffic on Cheek Sparger, why is a business that supposedly will be very busy be approved to be built in the same area where lesser businesses have been denied?
9. What type of business could meet both the safety/traffic concerns the immediate residents have and be successful for the owners? This pharmacy, I don't believe, is the answer. Everything I am researching and finding out points to a higher safety risk for my family, a decrease in property value for the residents, and a decline in the beautiful and quiet history of the neighborhood we so thoughtfully chose to invest in.
10. Is gating off our community entrances an option if this build goes through to protect us and our families from the ramifications of this choice?

Thank you for your time and consideration in hearing a concerned resident's thoughts over this issue. I look forward to attending the meeting on Monday.

Warmly,

*Lindsey Reyes*

[redacted]

| | |
|---|---|
| **From:** | Susan Szakin |
| **To:** | Ben Bryner; Jackie Reyff |
| **Subject:** | Rezoning of 105 Cheek Sparger |
| **Date:** | Thursday, October 5, 2023 1:20:39 PM |

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This email is regarding the rezoning of 105 Cheek Sparger.

We are residents of Woodbriar Estates. Having just endured two plus years of endless traffic speeding down our streets, the last thing we are interested in is something else that will create a similar hazardous situation.

We are not against the property being developed. We are against a plan that leaves itself open for businesses that could create large volumes of traffic. The current plan allows for a significant number of parking spaces thus inviting ongoing traffic issues that would once again create a hazardous environment for the families of this subdivision.

Please reconsider.

Thank you.

*Susan and Pete Szakin*
*3712 Oakbriar Lane*
[redacted]

| | |
|---|---|
| **From:** | jolynngolden |
| **To:** | Ben Bryner; Jackie Reyff |
| **Subject:** | Opposition to rezoning request ZC23-006 |
| **Date:** | Thursday, October 5, 2023 5:10:53 PM |

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My opposition to this rezoning request is based on several parts of the request.
1. The"phased approach" to building the 3 buildings referenced. This would mean ongoing construction and disruptions of traffic flow on CheekSparger. We have just endured 18 months of construction and the tremendous increase of cut through traffic in our neighborhood. This has really become an issue with increased numbers of young families in our neighborhood because the cut through traffic speeds down Oakbriar, Greenbriar, and Briarwick.
2 Another compounding pharmacy? There is one at the corner of Harwood and Brown Trail. Is she bringing existing clientele with her? What if the business does not succeed? It will be another empty building that will attract trouble.
3. Not appropriate for a residential area No benefit or enhancement for the tax paying residents. Green belt, park, walking track?
I have many more concerns but hope the board?will consider these enough to deny the request
Thank you
Jo Lynn Golden
3700 Sweetbriar Ln
President
Woodbriar Estates Homeowner's Association

Sent from my Galaxy

**From:** Judy Hall
**To:** Jackie Reyff
**Cc:** Judy Hall
**Subject:** Rezoning Woodbriar Estates
**Date:** Thursday, October 5, 2023 11:50:30 PM

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# Judy Hall

400 Woodbriar Ct.
Colleyville, TX 76034
[redacted]


October 5, 2023

Colleyville City Council
Rezoning Planning Meeting
Re: Woodbriar Estates
Case: 105 CHEEKSPARGER  ZC23-006

Dear Council Members,

I'm in opposition to the rezoning of 105 CheekSparger. The last thing we need is more traffic in our beautiful neighborhood. Dangerous traffic running stop signs and driving too fast; because of diverting traffic through our neighborhood, from the construction on Cheek Sparger. A Pharmacy would intensify these dangers and our neighborhood would no longer be residential.

This sets a president for more depreciation in our homes and for Colleyville!

Last Saturday, September 30 was the first I learned about this zoning change for  Woodbriar Estates at our annual homeowners meeting. There was only I sign on Greenbriar St.

It is not in our best interests please refuse this rezoning change.

Sincerely yours,

Judy Hall

**From:** Ben Bryner
**To:** Jackie Reyff
**Subject:** FW: 105 Cheek Sparger Rd. Case ZC 23-006
**Date:** Friday, October 6, 2023 8:10:29 AM

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-----Original Message-----
From: JD Shipp [redacted]
Sent: Thursday, October 5, 2023 8:45 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: 105 Cheek Sparger Rd. Case ZC 23-006

Sent from my iPhone
I am not in favor of the zoning change
at 105 Cheek Sparger Rd.
After completion of a lengthy period of much needed road work, traffic is now moving very well on that section of Cheek Sparger Rd.
New construction at 105 would
cause congestion again on the heavily traveled road.
With numerous empty retail spaces available nearby, new retail construction at that site does not seem beneficial to our city.
Thank you for your consideration in this matter.

Sandra Shipp
901 Inwood Lane
Colleyville, Tx

Director of Community Development
City of Colleyville

5 October 2023

RE: ZC 023-006-PUD-C

This letter is to state our opposition to the compounding pharmacy and two other business buildings being proposed in ZC 023-006 PUD-C. As owners of a home in the Oakbriar neighborhood directly adjacent to the proposed development, we would be negatively affected by these businesses. Our objections stem from the following reasons:

- Three businesses and the accompanying 60 to 80 parking spots is too much to place in the available space. The density of these proposed businesses will require the removal of almost all the existing trees on the property and also cause possible drainage issues.
- These businesses will drive increased cut-through traffic in the Oakbriar neighborhood, especially if an access to the businesses from San Bar road is provided.
- We will be required to endure another round of construction noises and traffic delays, just after the Cheeks Sparger widening project was completed.
- The location is not likely to support a compounding pharmacy, since there are also competing pharmacies (Walgreens, CVS, and Deliver It Pharmacy) serving the area. We are concerned that the business will fail and then sit vacant (like the vacant bank on the corner of Cheeks Sparger and Colleyville Blvd).
- Compounding pharmacies keep classes of drugs on premise that are prone to theft and require high-security storage. The cameras and security lighting required to discourage or prevent break-ins after hours would be a nuisance to homes in the adjacent neighborhoods.

Because of all the short-term construction-related problems (dust, noise and traffic obstructions) and the long-term impacts to neighborhood pass-through traffic and devaluation of our properties, we respectfully request that this zoning change be denied.

Best Regards,

Mark and Sharon Dowdey
200 Greenbriar Lane
Colleyville, TX 76034

**From:** Suzie Solmon
**To:** Jackie Reyff
**Subject:** 105 Cheeksparger
**Date:** Monday, October 9, 2023 10:03:05 AM

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Hello, I truly do not understand the need for a business in this location.
When you drive down 26 there are plenty of empty places this company can put the pharmacy additionally empty lots all along 26.
The people wanting to add this business do not live in Colleyville.

Leaving our neighborhood is hard enough without adding a business in this area.

Have you done a traffic study for this road and the amount of people that use thus intersection to access highway 26?

Suzie Solmon
3517 Greenbriar court
Colleyville tx, 76034

**From:** [redacted]
**To:** Jackie Reyff
**Subject:** Proposed Zoning Change at San Bar Lane and Cheek-Sparger Road Intersection
**Date:** Monday, October 9, 2023 10:35:05 AM

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My wife Margie Horn and I have lived at 3605 San Bar Lane since January 1, 1980. We have seen many changes along San Bar Lane during the last 43 years. One constant change has been the increased traffic volume and excessive speeding along San Bar between Cheek-Sparger and Quail Run. Coming out of our driveway has become very hazardous over the years. We strongly oppose the addition of any commercial business site exits onto San Bar Lane such as the one being proposed on the empty lot on Cheek-Sparger. We would favor adding 4-way stops at the intersection of San Bar and Greenbriar as well as the intersection of San Bar and Quail Run. Commercial entrances and exits should be off of Cheek-Sparger not San Bar which is a residential feeder street. Please register our opposition to the proposed site development plan.

Howard Richard Horn Jr and Margie M. Horn
3605 San Bar Lane
Colleyville, TX 76034

| | |
|---|---|
| **From:** | Courtney Atwood |
| **To:** | Jackie Reyff; ckelly@colleyville.com |
| **Cc:** | david.groves11@gmail.com; mark@montclairdfw.com; sbilgees@gmail.com; timraine25@gmail.com; jimlinn@sbcglobal.net; ckbevill@hotmail.com; jerome.obinabo.pz@gmail.com |
| **Subject:** | Opposition to Item 2a. 105 Cheek-Sparger Road Lot 1 Block 1 San Bar Square Addition |
| **Date:** | Monday, October 9, 2023 3:24:12 PM |

Jackie and Chuck,

Good afternoon! I wanted to voice my opposition regarding the development on 105 Cheek-Sparger Road. My family and I live at 3609 San Bar Lane Colleyville, Texas. I am concerned about the lack of infrastructure on both San Bar Lane and Cheek-Sparger to handle additional traffic turning and cutting through our neighborhood. We experienced a tremendous amount of cut through traffic during the construction that took place on Cheek-Sparger. Has there been a traffic study conducted? In addition, I have concerns regarding office buildings, medical buildings, and compounding pharmacy in our neighborhood. What economical impact will it have on my property value if the office buildings are vacant? It would make sense for something of this nature to be on highway 26 that can naturally handle traffic. However with the large number of For Sale, For Lease signs that are all over Colleyville. How would the owner and builder (which are not Colleyville residents) ensure stable tenants? Would compounding pharmacy and medical buildings generate more money than property taxes and if the answer is no, how does not then benefit Colleyville and its residents?

Lastly, the plan to cut down all the mature trees on the lot is disappointing. The mature oak trees is a charming characteristic of our neighborhood and portion of Colleyville. While we might be off Mountclair or neighborhood like Thornbury but we are just as important.

Most kind regards,
Courtney Atwood

# ORDINANCE O-23-2269

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, REZONING FROM PUD-C PLANNED UNIT DEVELOPMENT – COMMERCIAL TO PUD-C PLANNED UNIT DEVELOPMENT – COMMERICAL 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 overly 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 two office buildings (Compounding Pharmacy in Building 1; medical office and general office in Building 2) 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 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 1: one-story, 6,200 s.f.; and, Building 2; one story, 6,300 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.

f. Parking.

The number of parking spaces provided shall be 63 spaces.

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 8th day of November 2023.

The second reading and public hearing being conducted on the 21st day of November 2023.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 21ST DAY OF NOVEMBER 2023.

| | | | |
|---|---|---|---|
| Mayor Bobby Lindamood | _____ | Mayor Pro Tem Callie Rigney | _____ |
| Brandi Elder, Place 1 | _____ | George Bond, Place 2 | _____ |
| Scotty Richardson, Place 3 | _____ | Ben Graves, Place 4 | _____ |
| Chuck Kelley, Place 5 | _____ | | |

ATTEST:

CITY OF COLLEYVILLE

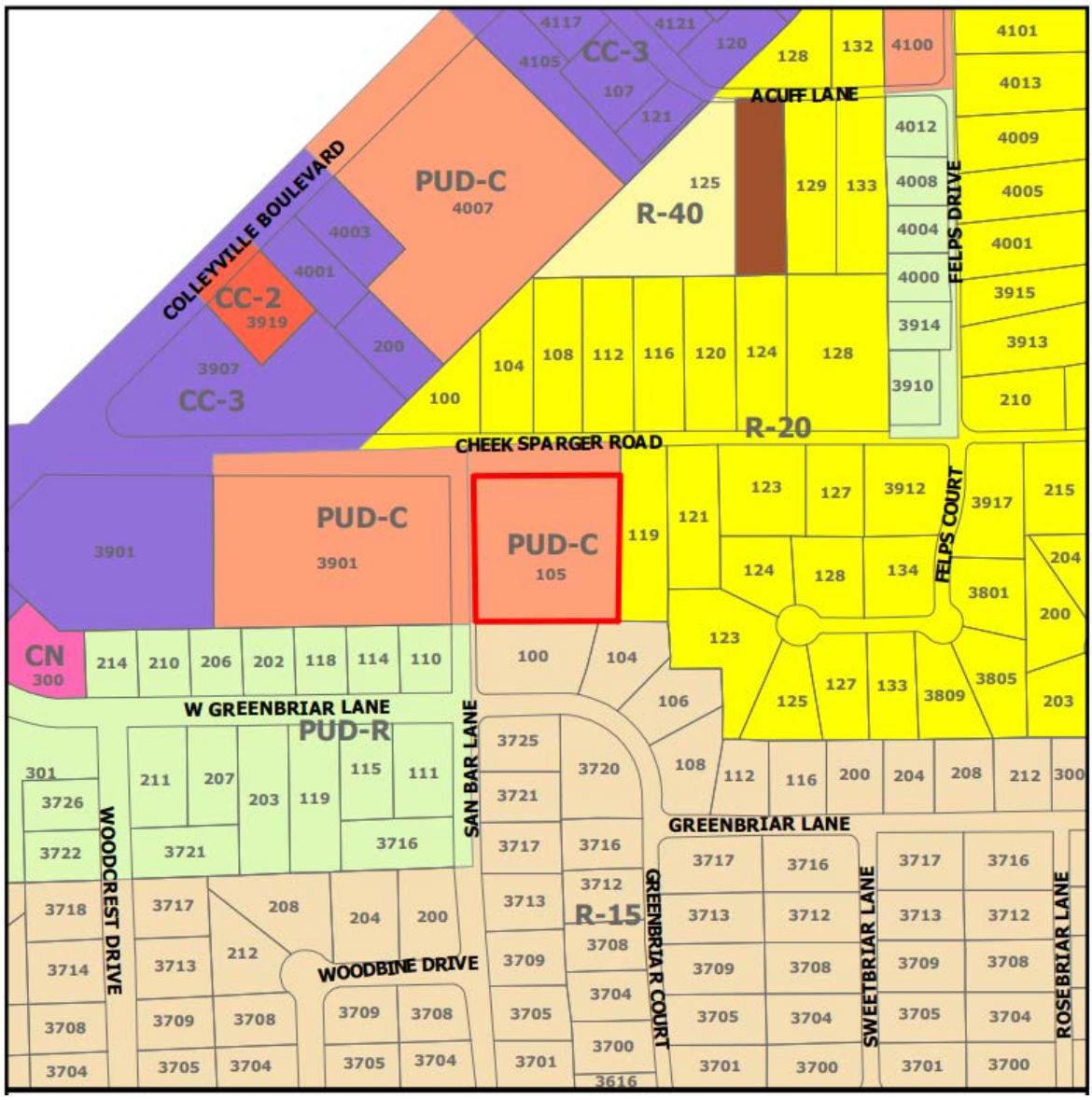
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

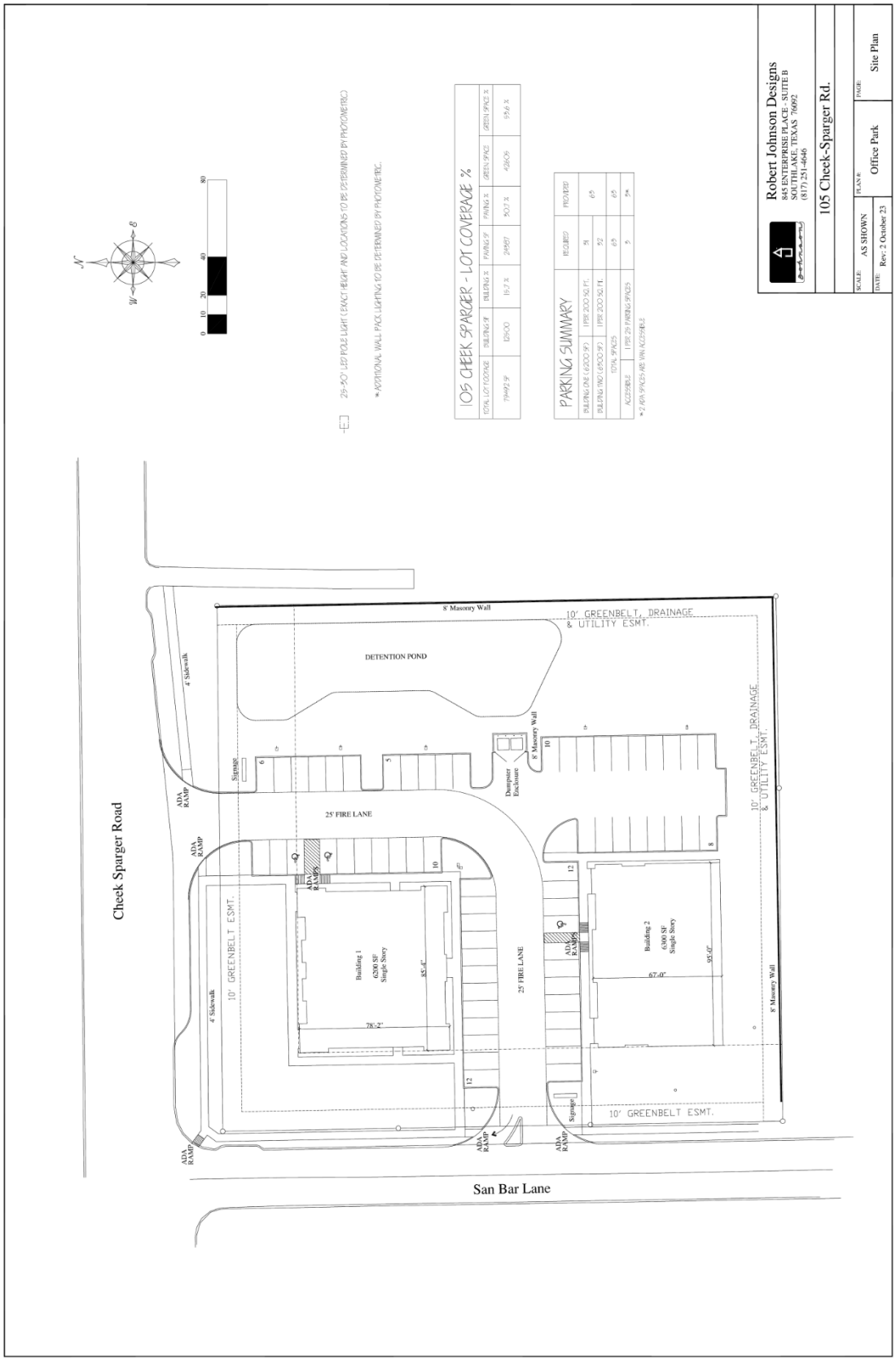
# Exhibit “A” – Zoning Exhibit



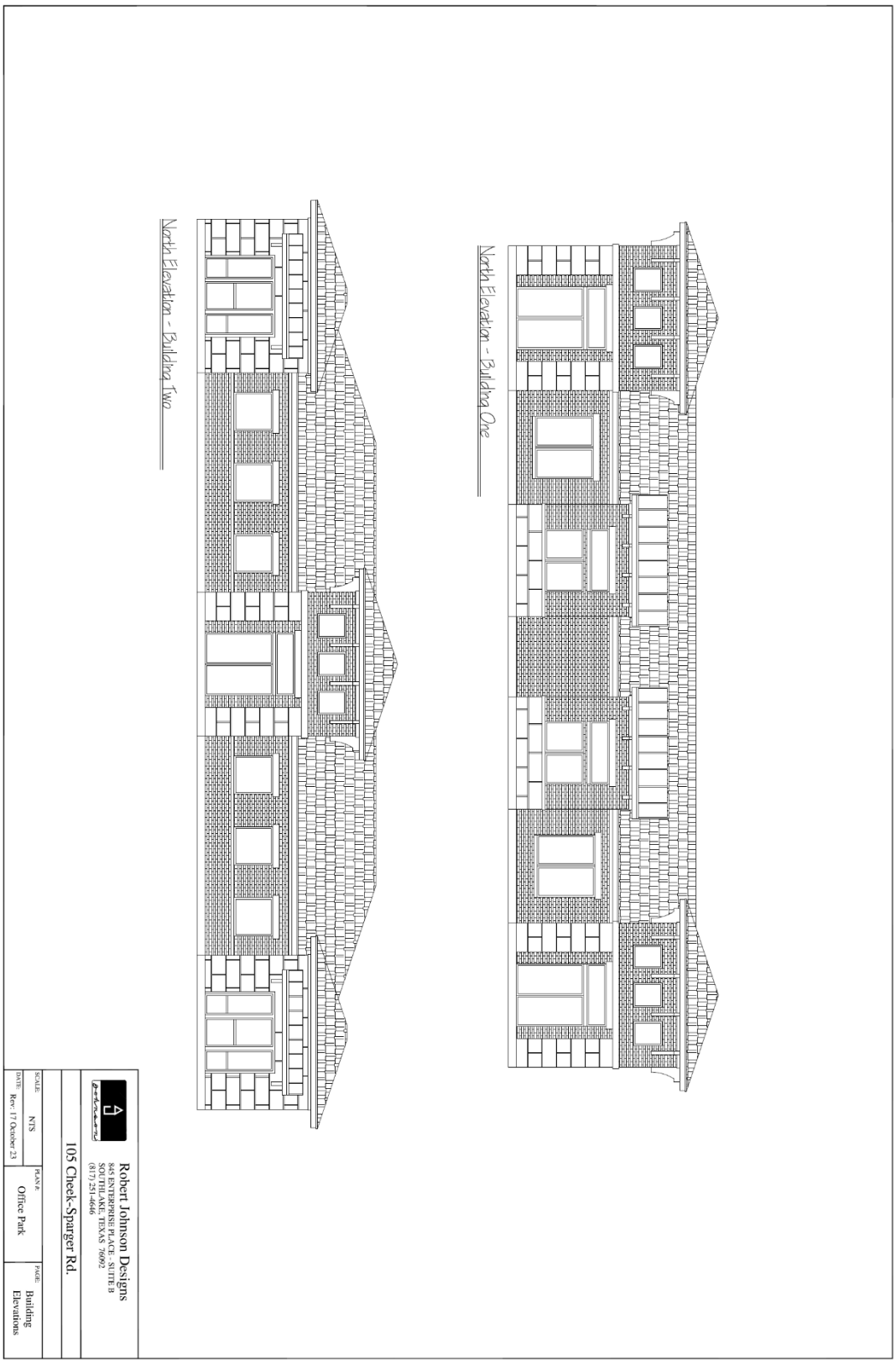
# Exhibit “B” – Statement of Program Objectives

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 very 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.

# Exhibit “C” – Site Plan

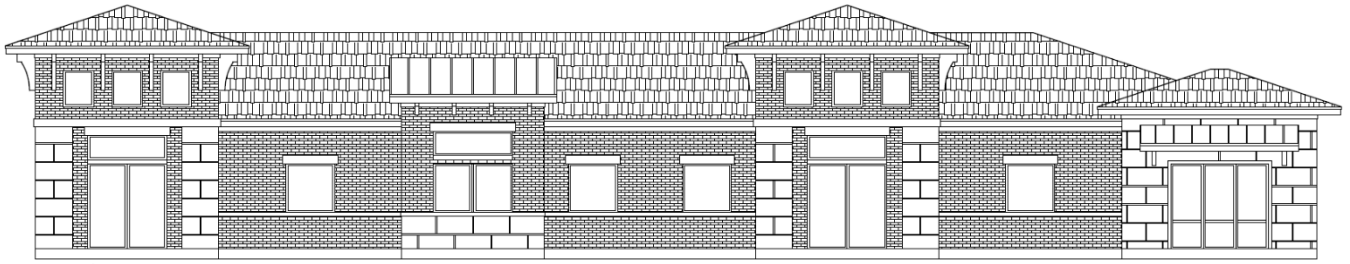


# Exhibit “D” – Building Elevations, Landscape Plan, and Tree Survey



North Elevation - Building 3

* EXTERIOR FACADE TO BE OVER 90 % MASONRY

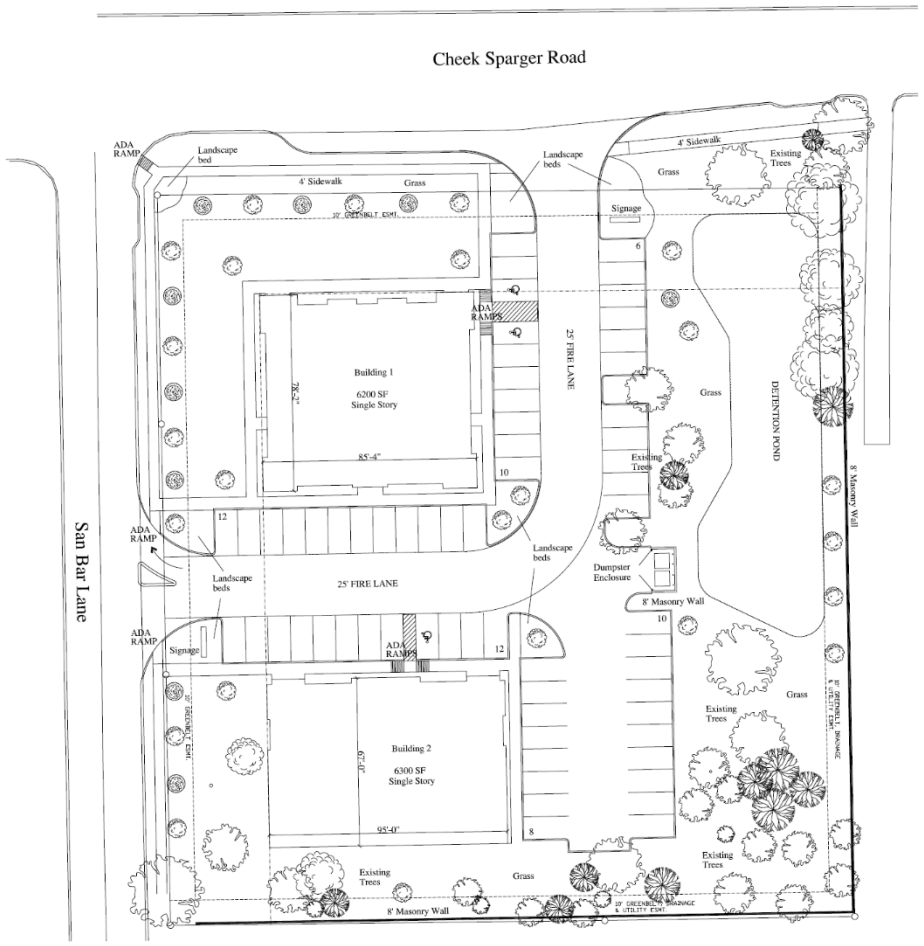


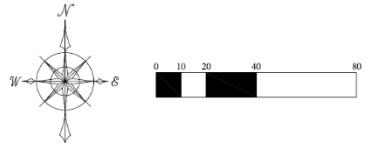
West Elevation - Building 2


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 2&3 Front Elevations |
|---|---|---|
| DATE: 25 April 23 | | |




Bald Cypress - Taxodium distichum

Red Oak - Quercus shumardii

Crape Myrtle - Langerstroemia indica

Nandina - Nandina domestica

Purple Sage - Leucophyllum frutescens

Juniper - Juniperus chinensis

PLANT LIST

| QUANITY | MATERIAL | SIZE |
|---|---|---|
| 9 | BALD CYPRESS | 3" |
| 23 | 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 AUTOMATIC 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

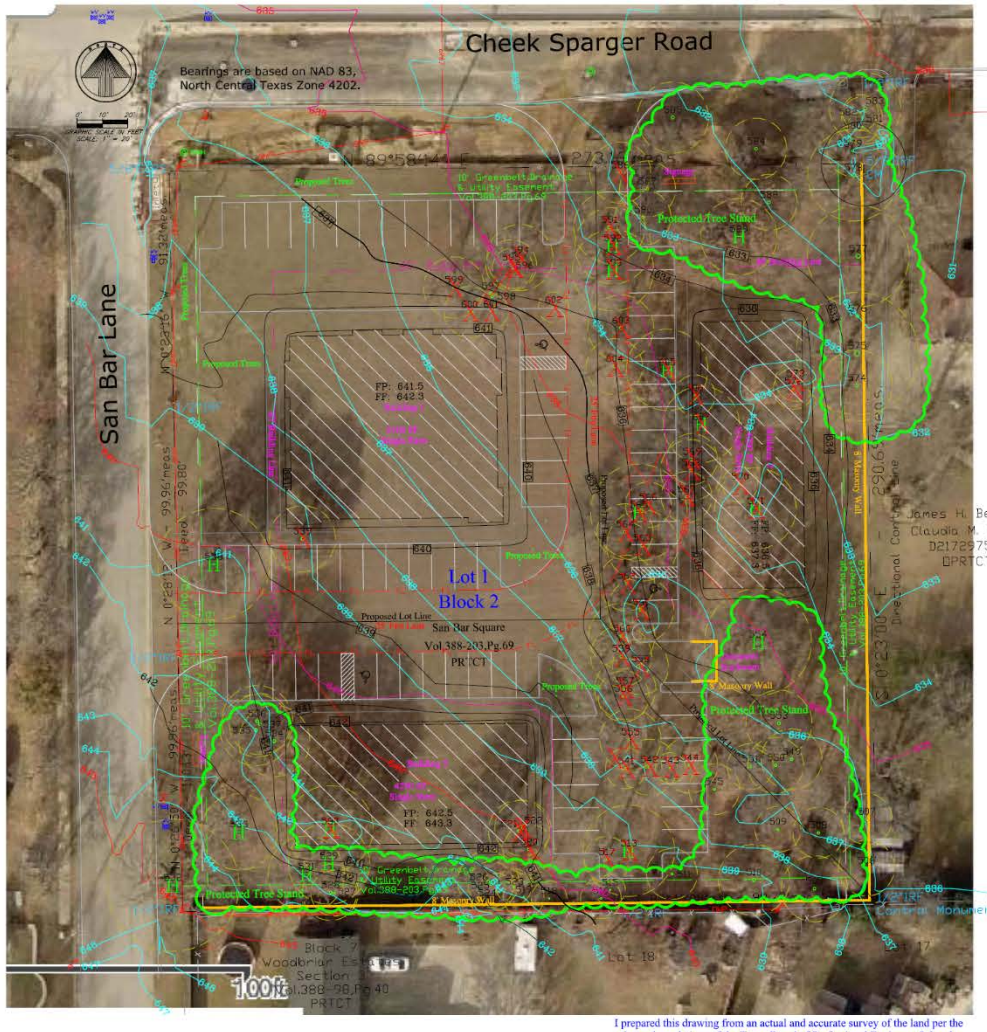
105 CHEEK SPARGER - LOT COVERAGE %

| TOTAL LOT FOOTAGE | BUILDING SF | BUILDING % | PAVING SF | PAVING % | GREEN SPACE | GREEN SPACE % |
|---|---|---|---|---|---|---|
| 70492 SF | 12500 | 16.7 % | 24587 | 30.3 % | 42605 | 55.6 % |

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

105 Cheek-Sparger Rd.

| SCALE: AS SHOWN | PLAN #: Office Park | PAGE: Landscape Plan |
|---|---|---|
| DATE: Rev: 17 October 23 | | |




| | | |
|---|---|---|
| 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* | Removed |
| 515 | 6"Blackjack Oak | |
| 516 | 8"Blackjack Oak | |
| 517 | 9"Post Oak | Removed |
| 518 | 7"Blackjack Oak | |
| 519 | 8"Blackjack Oak | |
| 520 | 10"Blackjack Oak | Removed |
| 521 | 12"Blackjack Oak | Removed |
| 522 | 11"Blackjack Oak | Removed |
| 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 | Removed |
| 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 | Removed |
| 542 | 11"Burr Oak | Removed |
| 543 | 6"Burr Oak | Removed |
| 544 | 11"Post Oak | Removed |
| 545 | 10"Blackjack Oak | |
| 549 | 12"Post Oak | Removed |
| 550 | 11"Post Oak | |
| 551 | 9"Blackjack Oak | |
| 553 | 13"Blackjack Oak | |
| 554 | 21"Blackjack Oak* | |
| 555 | 12"Post Oak | Removed |
| 556 | 10"Post Oak | Removed |
| 557 | 12"Post Oak | Removed |
| 558 | 11"Blackjack Oak | Removed |
| 559 | 12"Post Oak | Removed |
| 560 | 13"Post Oak | Removed |
| 561 | 13"Blackjack Oak | Removed |
| 562 | 11"Post Oak | Removed |
| 563 | 14"Blackjack Oak | Removed |
| 564 | 11"Post Oak | Removed |
| 565 | 19"Blackjack Oak* | Removed |

LEGEND

| | | | |
|---|---|---|---|
| SS C | SANITARY SEWER CLEANOUT | PP | POWER POLE |
| SSMH | SANITARY SEWER MANHOLE | ET | ELECT.TRANSFORMER |
| | | | PROPERTY LINE |
| FH | FIRE HYDRANT | CIRF | CAPPED IRON ROD FOUND as Noted |
| WV | WATER VALVE | OHP | OVER HEAD POWERLINE |
| WM | WATER METER | CTV | CABLE TV BOX |
| BFV | BACK FLOW VALVE | DRTCT | DEED RECORDS TARRANT COUNTY, TEXAS |
| | Protected Tree Stand | TPED | TELEPHONE PEDESTAL |
| H | Heritage Tree | SIGN | SIGN AS DESCRIBED |
| X | Tree (Removed) | | FIRE LANE STRIPING |
| | | | Critical Root Zone |

| | | |
|---|---|---|
| 567 | 10"Post Oak | Removed |
| 568 | 12"Blackjack Oak | Removed |
| 569 | 10"Blackjack Oak | Removed |
| 570 | 7"Blackjack Oak | Removed |
| 571 | 16"Blackjack Oak* | Removed |
| 572 | 8"Blackjack Oak | Removed |
| 573 | 8"Blackjack Oak | Removed |
| 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 | Removed |
| 587 | 11"Blackjack Oak | |
| 588 | 11"Blackjack Oak | |
| 589 | 15"Blackjack Oak* | |
| 590 | 11"Blackjack Oak | |
| 591 | 14"Blackjack Oak | Removed |
| 592 | 15"Blackjack Oak* | Removed |
| 593 | 16"Post Oak* | Removed |
| 594 | 13"Pecan | Removed |
| 595 | 10"Pecan | Removed |
| 596 | 8"Pecan | Removed |
| 597 | 13"Pecan | Removed |
| 598 | 11"Pecan | Removed |
| 599 | 12"Pecan | Removed |
| 600 | 10"Post Oak | Removed |
| 601 | 7"Post Oak | Removed |
| 602 | 6"Pecan | Removed |
| 603 | 13"Blackjack Oak | Removed |
| 604 | 11"Post Oak | Removed |
| 605 | 16"Blackjack Oak* | Removed |
| 606 | 8"Blackjack Oak | Removed |
| 607 | 15"Blackjack Oak* | Removed |
| * | Heritage Tree | |

# URBAN FORESTRY PLAN

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

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

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

The Texas Administrative Code, TITLE 22 PART 37 CHAPTER 663.18 certification – Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. 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


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



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.

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Z:\MBD_RPLS\105 Cheek Sparger Rd\105 Cheek Sparger Rd_Working Urban Forestry Plan5_.dwg modified by RPLS7 at Apr 27, 2023 - 8:18am

# CITY OF COLLEYVILLE
# CITY COUNCIL BRIEFING

Agenda Number 5b | Agenda Date 11/8/2023 | Number Ordinance O-23-2270
Type Ordinance
Department Community Development

Title

Request to appeal the decision by the Planning and Zoning Commission for the consideration of a Planned Unit Development – Commercial Amendment for Lot 2R, Atlantic Oil and Gas Addition, located at 7970 Precinct Line Road, Case ZC23-028

Explanation

*First Reading and Public Hearing*

Tanner Brandt, the applicant, has submitted a request for an amendment to the existing PUD-C (Planned Unit Development – Commercial) ordinance for a Tommy's Express carwash development, being approximately, 2.59 acres. The purpose is to amend the PUD-C's ordinance in order to allow for a new 5,243 s.f. carwash to be located at 7970 Precinct Line Road.

The Planning and Zoning Commission made a motion to approve the request at their October 9, 2023 meeting. However, the motion failed by a vote of 2-5. A failed motion is considered a recommendation for denial. When the Planning and Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

Additionally, no change of zoning where exists a protest against such change, signed by owners of 20 percent or more of either the area of lots or land included in such proposed change, or lots or land immediately adjoining same and extending 200 feet therefrom, filed with the City Secretary, shall be passed except by a favorable vote of three-fourths (3/4) of all members of the City Council. The opposition registered for this item is approximately 49%.

Existing Conditions/Background: The subject property consists of one open lot for new commercial construction. This property was rezoned in 2000 to allow for a new restaurant with a drive-thru, which was never built.

Proposed Amendment: *Request* – The applicant requests to amend the PUD-C ordinance to allow for a new 5,243 s.f. carwash.

Analysis: The previous ordinance was approved in 2000 and the approved site plan exhibit showed one drive-thru restaurant building. The applicant desires to develop the site with a 5,243 s.f. carwash. The site is proposed to have 18 parking spaces with vacuums. There shall be an 8-foot masonry screening fence adjacent to the residential

subdivision to the east. To change the approved site plan of the PUD-C ordinance from a drive-thru restaurant building to a carwash requires an amendment to Ordinance O-00-1258. The applicant has provided additional information regarding the cleaning products, sound study, updated landscape plan, and fencing.

Plat Status: The property is platted as Lot 2R, Atlantic Oil and Gas Addition.

DRC Review: The DRC reviewed the request during their August 22, 2023 meeting and provided the following comments to the applicant:

1. Refer to Land Development Code, Chapter 6 Commercial Design Standards and provide updated exhibits based on these standards. Also, provide façade elevations including the building materials and their percentages.

2. Engineering comments:

   Utility Plan:
   1. Install sanitary sewer cleanout at easement line after connection to public sewer main.

   Drainage Plan:
   2. Drainage analysis for downstream impact in form of a note is insufficient. Onsite detention will be required to be provided for this development. A detailed drainage plan is required for review.

Drainage: The drainage meets the Land Development Code for the proposed project.

Surrounding Development: The property to the north is zoned PUD-C and has developed as a gas station and liquor store. The property to the south has R-40 Single Family zoning and is improved as a church. The property to the east is zoned PUD-R, Planned Unit Development – Residential, and is developed as single-family residential. The property to the west is located in the City of North Richland Hills.

Comprehensive Plan: The City's Comprehensive Plan, *Destination Colleyville*, identifies the subject property for commercial development and is located in the Colleyville Boulevard Corridor. The proposed change to the PUD-C ordinance does not conflict with any portion of 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 this request.

Planning and Zoning Commission Recommendation: The Planning and Zoning

Commission made a motion to approve the request at their October 9, 2023 meeting. However, the motion failed by a vote of 2-5. A failed motion is considered a recommendation for denial. When the Planning and Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

## Recommendation

None

## Attachments

1. Request to Appeal
2. Aerial
3. Zoning
4. Future Land Use Map
5. Ordinance O-00-1258
6. Statement of Planning Objectives
7. Standards of Operation Guide
8. Tommy's Procedures
9. Economic Development Information
10. Development Schedule
11. Legal Description
12. Site Plan
13. Landscaping Plan
14. Fence Elevation
15. Elevations
16. Renderings
17. Existing Drainage Plan
18. Proposed Drainage Plan
19. Grading Plan
20. Utility Plan
21. Car Wash Noise Control
22. Noise Study
23. Chemical Information
24. Detergent information
25. Notification Map
26. Notification List
27. Notification Letter
28. Community Meeting Request
29. Letters Received
30. Ordinance O-23-2270

## Ben Bryner

**Subject:** RE: City Council Meeting 11.8.23

**From:** Tanner Brandt <tanner@christiansoncompanies.com>
**Sent:** Friday, October 13, 2023 9:09 AM
**To:** Jackie Reyff <JReyff@colleyville.com>
**Cc:** Ben Bryner <BBryner@colleyville.com>
**Subject:** RE: City Council Meeting 11.8.23

We would like to appeal the decision of the Planning and Zoning Commission on 10/9/23 and be heard by the City Council on 11/8/2023.

Thank you,

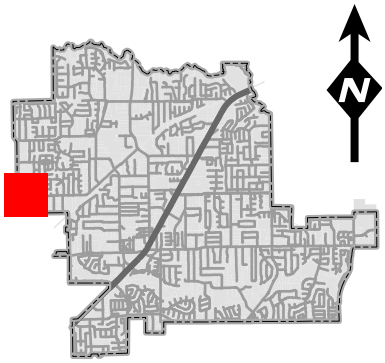
Tanner Brandt
Christianson Companies
701-499-3936 O
518-487-1119 C
*New Address: 4609 33rd Avenue S. Suite 400 Fargo, ND 58104*

# Aerial Map

CITY OF COLLEYVILLE TEXAS

## ZC23-028

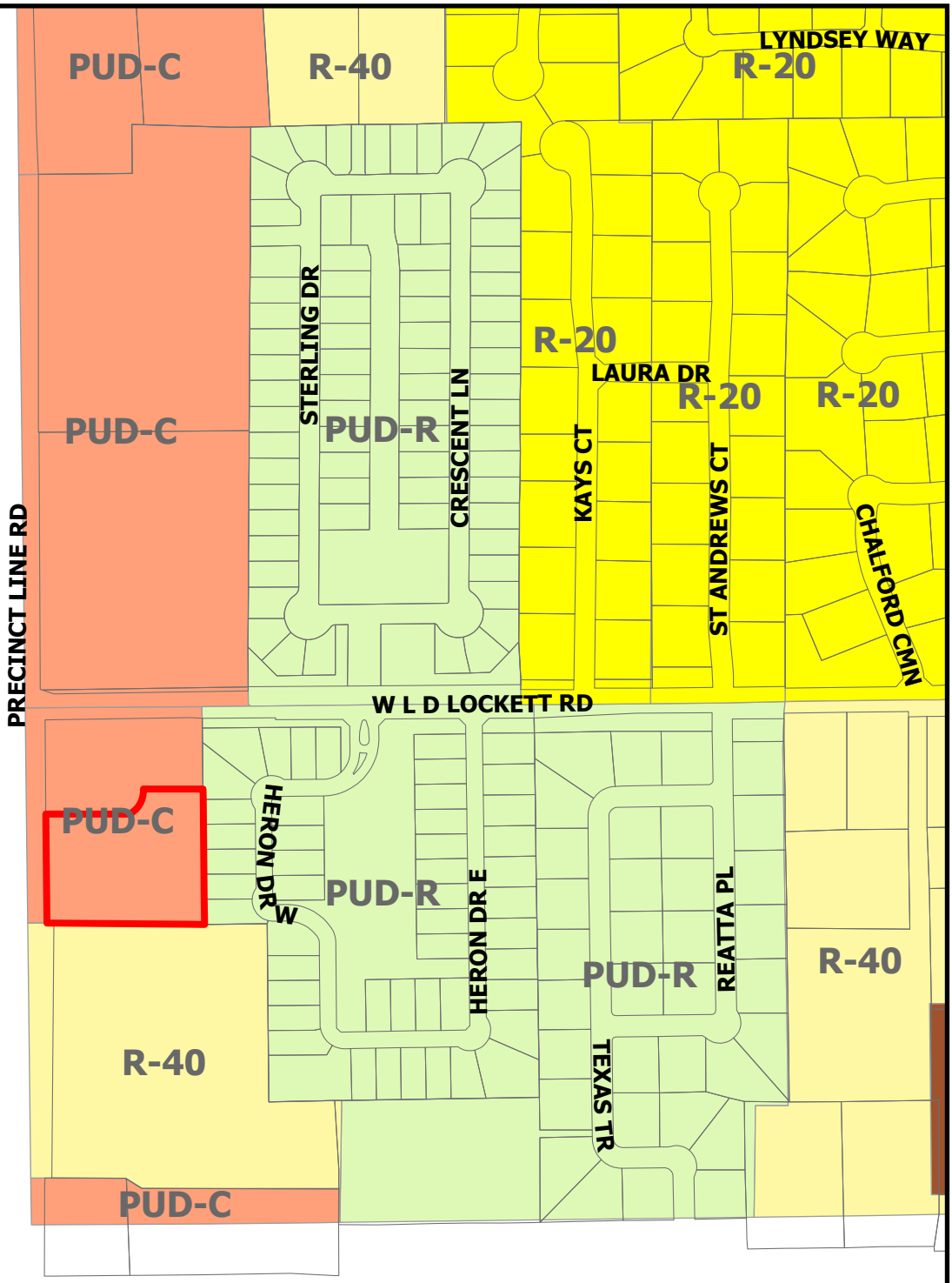
**7970 Presinct Line Rd.**




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.

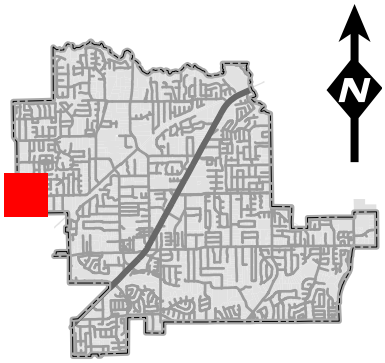
# Zoning Map




CITY OF COLLEYVILLE TEXAS

## ZC23-028

**7970 Presinct Line Rd.**




Subject Property

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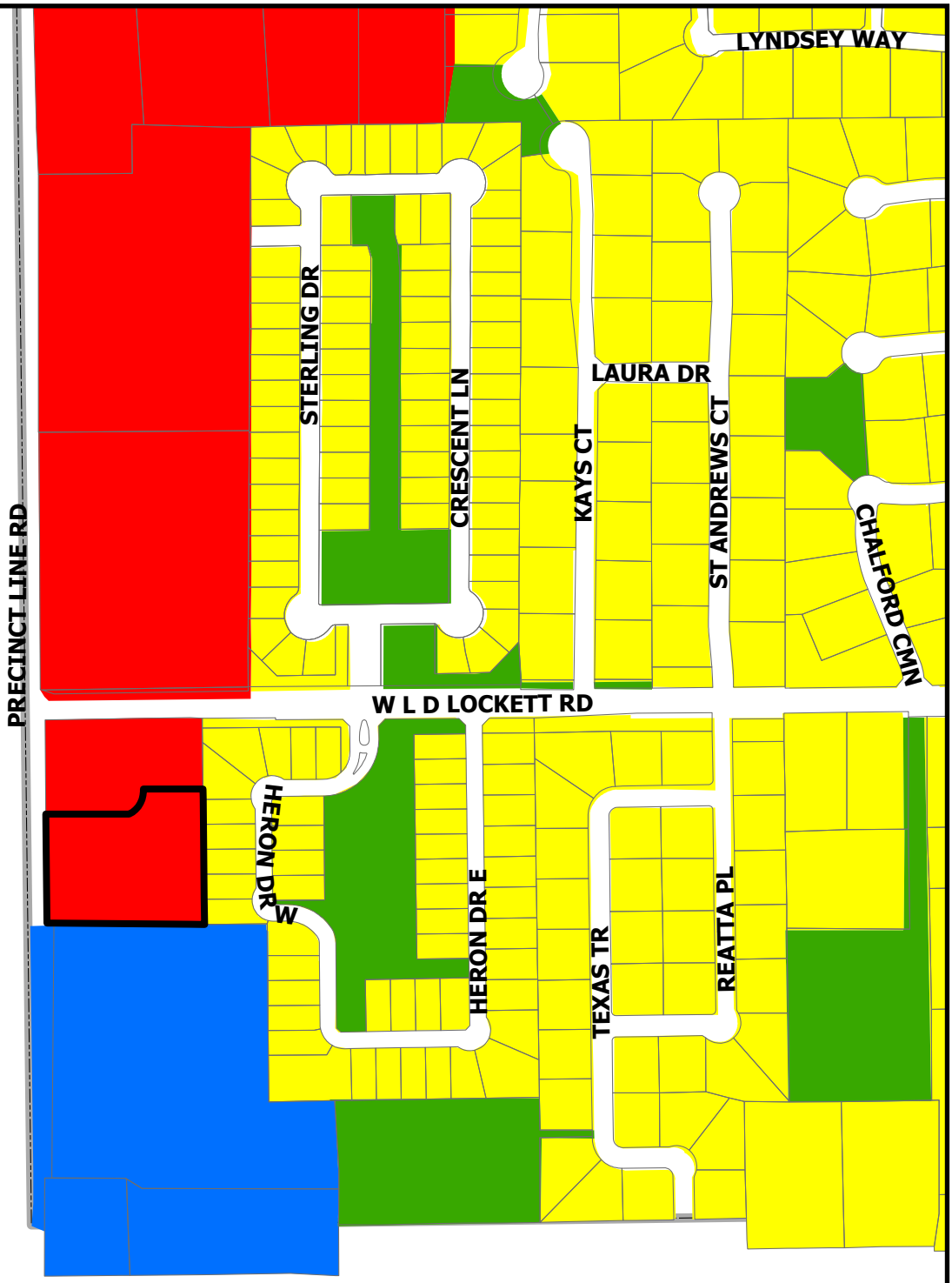
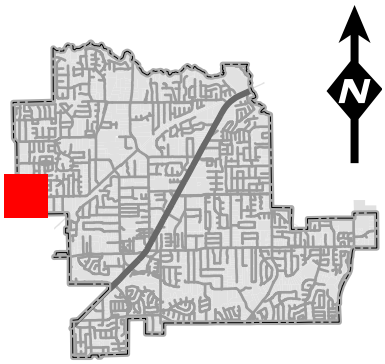
# Future Land Use Map




CITY OF COLLEYVILLE TEXAS

## ZC23-028

**7970 Presinct Line Rd.**




- Residential
- Commercial
- Institutional
- Open Space; Parks
- 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-00-1258**

**AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND AMENDING ORDINANCES O-96-1053 AND O-99-1146 CONDITIONS, AND AUTHORIZING A RESTAURANT WITH DRIVE-THROUGH SERVICE; PROVIDING FOR A PENALTY FOR VIOLATIONS AND AUTHORIZING PUBLICATION**

**WHEREAS,** an application to amend Ordinances O-96-1053 and O-99-1146 conditions was filed by Awad Eskander representing Perry Mulubhoy on September 29, 2000, under Case No. Z-00-073; and

**WHEREAS,** notice of a hearing before the Planning and Zoning Commission was sent to real property owners within 200 feet of the property herein described at least 10 days before such hearing; and

**WHEREAS,** notice of a public hearing before the City Council was published in a newspaper of general circulation in Colleyville at least 15 days before such hearing; and

**WHEREAS,** notices were posted on the subject land as provided by the zoning ordinance; and

**WHEREAS,** public hearings to change the zoning and the Master Plan on the property herein described were held before the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation; and

**WHEREAS,** the City Council is of the opinion that the zoning change herein made furthers the purpose of zoning as set forth in the *Land Development Code* and is in the best interest of the citizens of the City of Colleyville.

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

Sec. 1. THAT the Master Plan, the *Land Development Code* of the City of Colleyville, Texas, and the accompanying Zoning Map (Exhibit A) are hereby amended insofar as they relate to certain land located in Colleyville, Texas, described as Lot 3, Atlantic Oil & Gas Addition, by amending the special conditions for Ordinances O-96-1053 and O-99-1146 to allow a restaurant with drive-through service, together with the conceptual site plan (Exhibit B) and subject to the following conditions:

a. The building shall be constructed as the new prototype buildings, provided the City's existing building design, landscaping, signage and other critical site standards are met.

b. The drive-through window shall be located at the rear of the building, as shown in Exhibit B.

Sec. 2. THAT any person, firm or corporation violating any of the provisions of this ordinance as read together with the Land Development Code of the City of Colleyville shall be guilty of a misdemeanor and upon conviction thereof shall be fined a sum not to exceed Two Thousand Dollars ($2,000.00). Each and every day such violation continues shall constitute a separate offense and shall be punishable as such.

Sec. 3 THAT the City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternate method of publication provided by law.

**AND IT IS SO ORDERED.**

The first reading and public hearing being conducted on the 5th day of December, 2000.

The second reading and public hearing being conducted on the 19th day of December, 2000.

**ATTEST:**

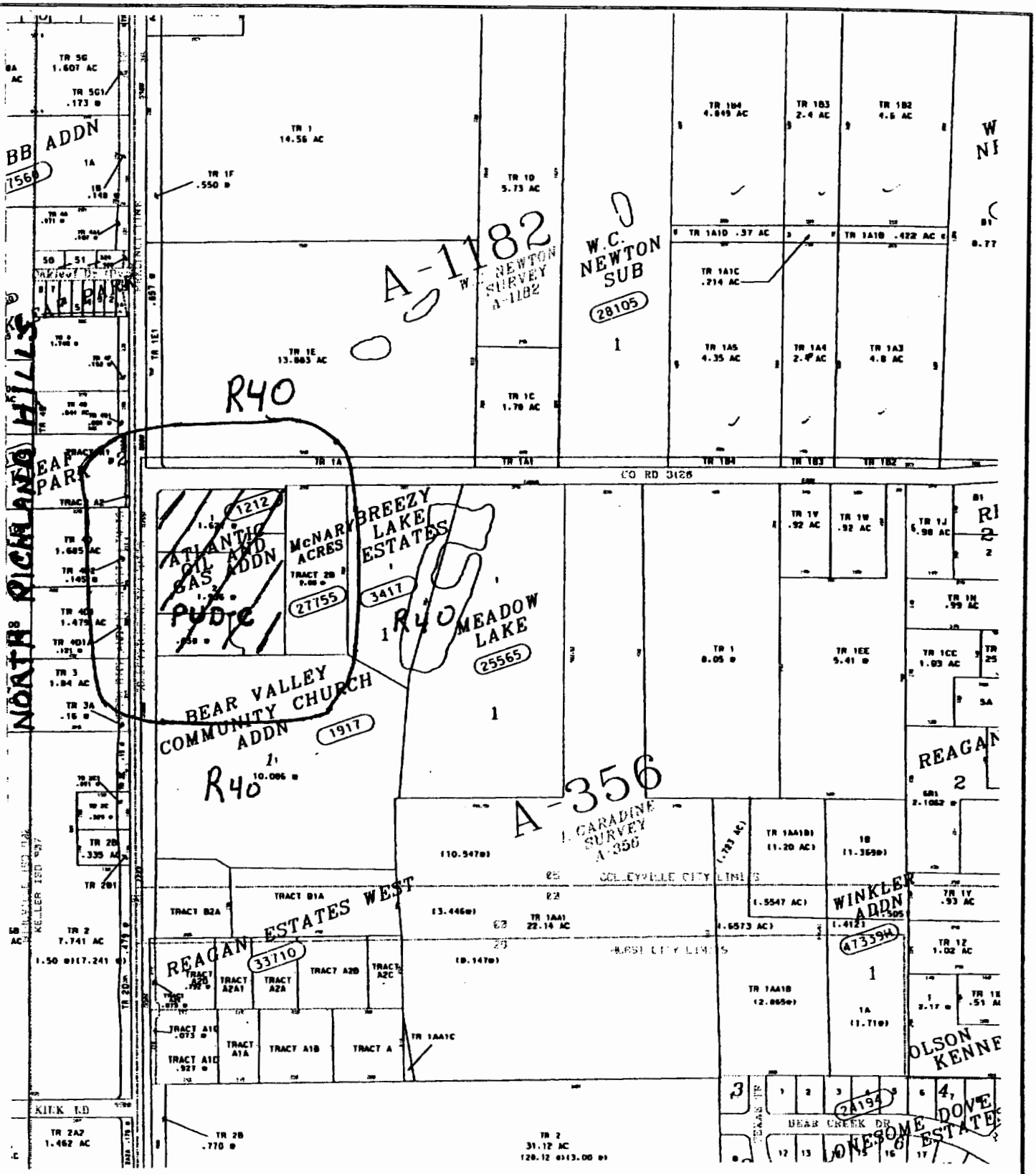
Cynthia Singleton
City Secretary

**CITY OF COLLEYVILLE:**

Donna Arp
Mayor

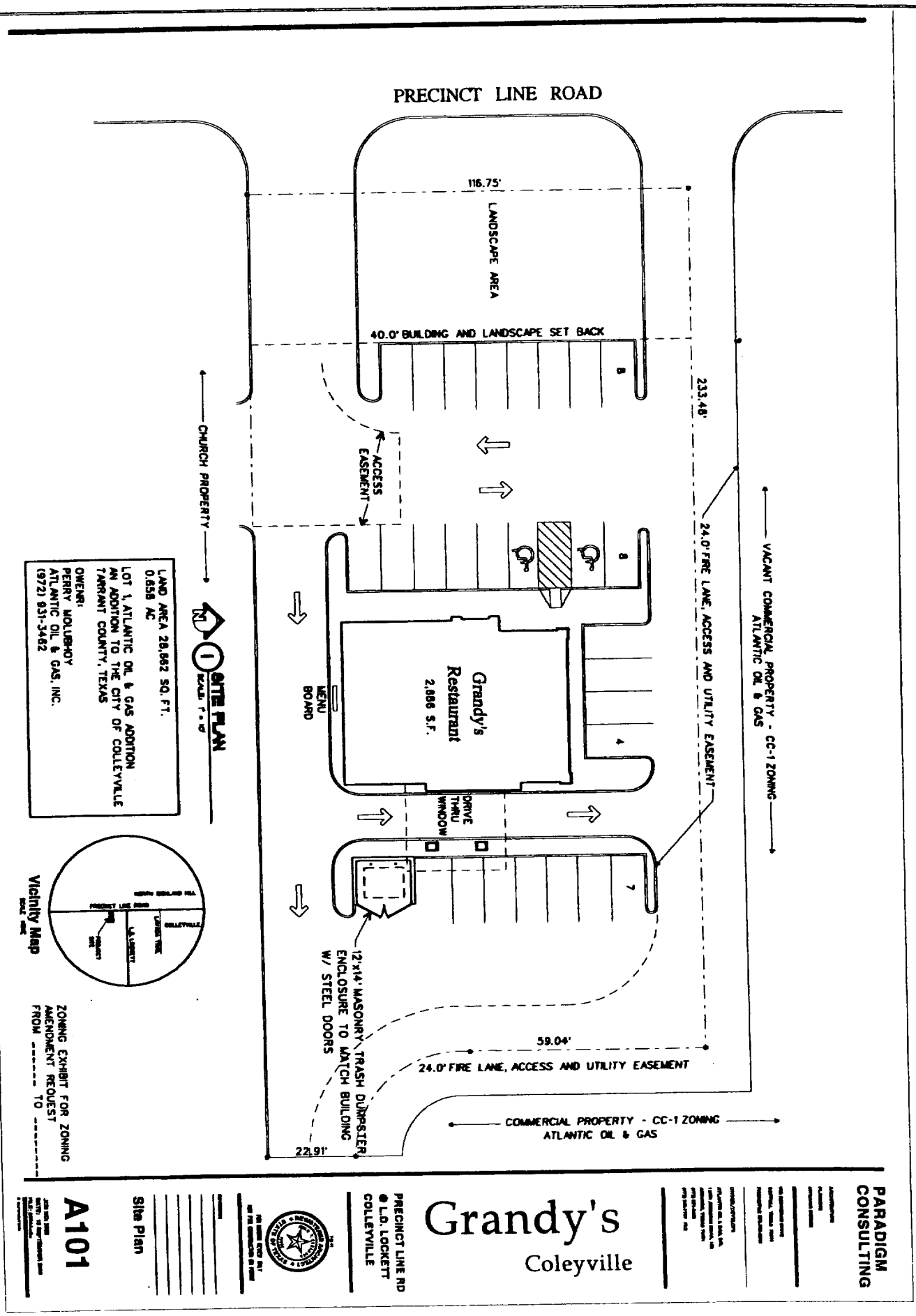
**APPROVED AS TO FORM AND LEGALITY:**

Ross T. Foster
City Attorney




**LOCATION MAP & AREA OF NOTIFICATION**
**AMENDMENT TO THE PUD-C – CASE Z-00-073**

**LOCATION & ZONING MAP – EXHIBIT 'A'**




ZONING SITE PLAN - LOT LAYOUT – EXHIBIT 'B'

CHRISTIANSON
COMPANIES

Monday, August 7, 2023
City of Colleyville
RE: PUD Amendment Statement of Planning Objectives
Tommy's Express Car Wash- 7970 Precinct Line Road

To whom it may concern,

Christianson Companies and PWS Holdings 23, LLC are requesting the approval of a Planned Unit Development Amendment for a car wash project located at 7970 Precinct Line Road. This property is currently zoned PUD-C and we are requesting an amendment to the PUD to allow a car wash use to be built at this location.

Tommy's Express is one of the largest and fastest growing franchises in the country. Our business model includes individual washes as well as a monthly TommyClub membership that gives customers unlimited washes, access to the TommyClub express lane, and allows them to update their membership on the Tommy's Express Mobile App. Our car wash is also environmentally friendly. We utilize a water reclamation system that reuses 30% of the water used per wash and our clear acrylic roof system allows for daylight harvesting so no lighting is required during most operational hours. In our express wash, customers never get out of their car or enter the building. They are in their car during the wash and then they can park in the vacuum stalls in the parking lot to use the vacuums. The only reason a customer would enter the building is to use the public restroom. The hours of operation are 7AM-9PM Monday-Sunday.

For these reasons, we sincerely ask the Planning Commission and City Council to approve our request for a PUD Amendment at this location. Tommy's Express offers the best car wash on the market and holds its franchises to the highest standards of training, efficiency, and professionalism. We would love to provide a valuable service to the citizens of Colleyville, and partner with the community to be a benefit to all who live there.

Sincerely,

Tanner Brandt
Christianson Companies/PWS Holdings 23, LLC

# Standards of Operations Guide

*Rev. November 7th 2022*

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6.1 Brand Compliance

# Section 1: Procedures

## 1.1 Loading Procedure

### Standard

Loader is present at the appropriate times:

- During the first 30 days open
- When the wash stack is full
- First time guest that needs assistance
- If the Entrance Module is non operational
- To load dually trucks

- Loader is using the correct arm motions and is making eye contact with the guest
- Loader is smiling
- Loader is verifying the guest is in neutral
- Loader is standing in the proper position based on volume

### Critical

- Loader is not standing in the proper position for production execution (exception for dually trucks)
- Loader is not present when the Entrance Module is not working
- Loading is not using proper arm motions or making eye contact with guests

## 1.2 Shift Running & Positioning

### Standard

- Team Members are talked into and out of position by the shift/site leader
- Shift/site leader gives direction and feedback to the staff
- Shift/site leader is not locked into a position
- Position chart is filled out and Team Members on shift know their responsibilities
- Team Member assigned to the Flight Deck 2 position is in the 3x3 square

### Critical

- Site cannot meet service standards due to staffing shortages
- No shift leader is available or on site
- A Team Member is not present on the Flight Deck
- A Team Member is not monitoring the Wash Tunnel while a vehicle is in it

**Position Chart  Date:**

| | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flight Deck 1 | | | | | | | | | | | | | | | | |
| Flight Deck 2 | | | | | | | | | | | | | | | | |
| Wash Tech | | | | | | | | | | | | | | | | |
| Vac Con | | | | | | | | | | | | | | | | |
| Loader | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Leader | | | | | | | | | | | | | | | | |

**Notes:**

# 1.3 Safety Program

## Standard

- SDS sheets are available, accessible and updated to their most current version on all detergents and cleaning products
- All cleaning products are used as described by the manufacturer
- All detergents and cleaning products are properly labelled and kept in an approved container
- All equipment meets local code
- First Aid Kit is available and stocked
- Certified Cut-Proof gloves are available and used when handling sharp objects or performing capable of harming hands
- Safety Glasses are available for detergent handling
- All Team Members are wearing non slip shoes
- Ear plugs are available and used when working in the Wash Bay for longer than 15 minutes.
- All Bay Gun and Fire Hoses are put away in a non hazardous manner
- Lock Out Tag Out is in use (if appropriate)
- All Blower Inspections are complete and recorded in the manger app
- Team Members are not in the Blower Room while the Blowers are running
- Lock out tag out hung and stocked in the Dry Back Room

## Critical

- Safety Glasses or gloves are not available for detergent handling
- Cut proof gloves are not available
- SDS sheets are not available for 1 or more detergents or cleaning products
- Lock Out Tag Out not in use while performing a maintenance procedure
- Team Members are in the Blower Room while the Blowers are running
- Blower Inspections are not being completed and recorded in the manager app
- Bay Gun is being used while the was is running
- A hose extension of a length that risks entanglement in the wash equipment is added to the bay gun



# 1.4 Training Program

## Standard

- Current Tommy's Express approved training program is in place
- A Team Member is trained in the position they are working independently in
- Team Members are knowledgeable of the wash packages and TommyClub
- All Team Members are entered into Tommy University Online
- Previously employed Team Members are removed from Tommy University Online

## Critical

- A Team Member is independently working the cashier window and does not know the wash packages or cannot speak to how the TommyClub works.
- A Team Member is not Tommy University Team Member, FD1 and FD2 certified in the allotted time. (7 days for full time team members. 14 days for part time team members.)

# 1.5 Franchise Signage

## Standard

- All signage is to franchise standard
- All building colors meet corporate specifications (where applicable)
- All signage and exterior lighting is turned on prior to dark or inclement weather
- All signs and lights properly illuminate with no burnt out bulbs
- Building signs meet the corporate specifications including registration marks
- Sign faces are clean and in good repair
- A decal about site ownership and operation is displayed
- Franchise signage is not faded or yellowed
- Signage is properly placed based on current signage placement map
- Signage is free of bird nests and spider webs

## Critical

- All signs are off at dark or during inclement weather
- Handwritten signs are posted in view of guests

# 1.6 Checklists

## Standard

- Opening and closing procedures are being properly documented in the manager app
- Preventative maintenance is being documented in the manager app
- 7-Day cleaning list is being used and properly documented in the manager app

# 1.7 Hourly Inspection

## Standard

- Hourly inspection is being properly performed
- Back to back hourly inspections are not missed in a single day
- Hourly inspections are being recorded in the manager app

## Critical

- 4 or more hourly inspections are missed in a single day
- Repeating issue(s) continue to show up on hourly inspection and no action is taken to correct the issue(s)

# 1.8 Detergents

## Standard

- Detergents are being stored in the proper location designated by the site however not in more than one single location
- Detergents are pumped over 30 gallons at a time
- Detergents are transported to and from their storage location in a way that does not cause a safety hazard, poor guest experience or interrupt wash production
- Safety Glasses and gloves are used when handling detergents

## Critical

- No safety gloves or glasses are worn when handling detergents
- Detergents are cross contaminated
- Detergent tote(s) are empty and no replacement detergent available on site

# 1.9 PH Tests

## Standard

- Pre Soak is at a target PH above 10
- Combo 2 leg 1 is at a target PH of 7 or lower
- When testing a vehicle the PH is at a neutral 7

# 1.10 P&L Statements

## Standard (Non Scored)

- P&L statements are reported to the Tommy's Express Franchise

# Section 2: Wash Quality

## 2.1 Tire Gloss

### Standard

- Tire Gloss is applied evenly to each tire
- Each tire has a “wet” look
- Tire Gloss is not applied to the rim or wheel

### Critical

- Excessive amounts of Tire Gloss are present on rim or Rocker
- Tire Gloss is spotty, not evenly distributed on tire, or not present on tire

## 2.2 Drying Properly

### Standard

- Tops and sides of vehicle are virtually dry
- Vehicle should be at least 85% dry
- No detergent residue on windshield

### Critical

- Striping on windshield
- Less than 85% dry

## 2.3 Spot Free Rinse

### Standard

- Water is beading / breaking properly
- Nozzles are clean and not clogged
- Nozzles are spraying at the correct angle
- Mirrors and fuel door are free of spotting

### Critical

- Excessive spotting on guest vehicle

# Section 3: Equipment

## 3.1 Voice Commander

### Standard

- Voice Commander is audible when guest loads onto the belt
- Voice Commander is activating at the correct time
- Voice Commander is loud enough for guests to hear the commands while in their vehicle

### Critical

- Voice Commander is not operational and no action has been taken

## 3.2 Pre Blaster and Bug Spray

### Standard

- Pre-Blast is working and activating at the correct time
- Pre-Blast is installed, functional, and operational
- Pre-Blast is angled in a fashion as to not spray the windshield of a guest's vehicle
- The Bug Spray Applicator is working and activating at the correct time unless turned of to coincide with seasonal needs
- The Bug Spray Applicator is evenly coating the front bumper and is not over spraying onto the windshield

### Critical

- Pre-Blast is not functioning, and no action has been taken
- Pre-Blast is not turned on during appropriate time
- The Bug Spray Applicator is not functioning and no action is being taken

# 3.3 Entrance Module

## Standard

- Entrance Module is activating at the correct time
- Entrance Module is changing images at the correct time
- Entrance Module is displaying the correct image

## Critical

- Entrance Module is not working, and no action has been taken
- Entrance Module image turns back to “Please Pull Forward” image at the wrong time

# 3.4 Pre Soak Arch

## Standard

- Pre Soak Arch is activating at the correct time
- Front Pre Soak is spraying the windshield only, and scent is being dispensed
- CTA 1 and 2 are activating at the correct time
- CTA 2 is foaming correctly
- All Nozzles are clean and free of debris
- Pre Soak Rope Light is functioning correctly

## Critical

- Any function on the Pre Soak Arch is not functioning and no action has been taken
- Pre Soak Rope Light is not working

# 3.5 Bumper Blaster

## Standard

- Bumper Blaster is activating at the correct time
- Nozzles are set to the correct angle for coverage on all vehicle types
- Nozzles are clean and free of debris

# 3.6 Rainbow Coat

## Standard

- Rainbow Coat is activating at the correct time, so the entire vehicle is being covered
- Rainbow Coat is foaming properly and Rain Bar is not clogged
- Rainbow Coat Rope Light and LED Light Bar is functioning properly

## Critical

- Rainbow Coat Arch is not functioning and no action has been taken
- Rainbow Coat Rope Light or LED Light Bar is not functioning properly

# 3.7 Wheel Blasters

## Standard

- Wheel Blasters are activating at the proper time
- All Nozzles are functioning properly

## Critical

- Wheel Blasters are not functioning and no action has been taken

# 3.8 All-In-One Combo

## Standard

- All Brushes, Mitters, and Rockers are being properly lubricated
- All Nozzles and Foaming Heads are clean, free of debris, and activation timing is correct
- Mitter Basket is functioning properly, rotating correctly, and secure
- All Brushes and Rockers are spinning in the proper direction
- All Brushes, Rockers, and Mitters are set to the proper RPMs
- Combo Brushes, Rockers, and Mitters are activating at the proper time
- Rockers are set at a ten-degree angle away from vehicle
- Wrap retract function is operating correctly so the Wrap contacts the front and rear of the vehicle
- Bump Stops are in correct position and are not damaged
- Wrap weight is appropriate for back end cleaning
- Wrap Shocks are in working order and installed in the correct direction
- All-In-One Combo is providing a “Soapy” product for guest satisfaction

## Critical

- Any piece of All-In-One Combo equipment is broken and no action is taken

# 3.9 Underbody Flush

## Standard

- Nozzles are clean and free of debris
- Underbody Flush is activating at the correct time



# 3.10 Red Hot Cleanser

## Standard

- Red Hot Cleanser is activating at the correct time
- Red Hot Cleanser is evenly covering the entire guest vehicle
- Red Hot Cleanser is foaming properly and applying in a flowing sheet
- Red Hot Cleanser Rope Light and LED Light Bar is functioning properly

## Critical

- Red Hot Cleanser is consistently not covering the entire vehicle
- Red Hot Cleanser is not activating and no action has been taken
- Red Hot Cleanser Rope Light or LED Light Bar is not functioning properly

# 3.11 Ceramic Body Wax

## Standard

- Pre Rinse Rain Bar is clean and activating at the proper time
- Pre Rinse Rain Bar is operating correctly
- Nozzles on Ceramic Body Wax are clean and free of debris
- Ceramic Body Wax is activating at the proper time
- Foamer inserts are clean and free of debris
- Ceramic Body Wax Rope Light and LED Light Bar is functioning properly

## Critical

- Ceramic Body Wax is not activating and no action has been taken
- Pre Rinse Rain Bar is not functioning and no action has been taken
- Ceramic Body Wax is not foaming correctly
- Ceramic Body Wax is not consistently covering entire vehicle
- Ceramic Body Wax Rope Light and LED Light Bar is not functioning properly

# 3.12 High Pressure Rinse

### Standard

- Nozzles are clean and free of debris
- High Pressure Rinse is activating at the correct time
- Rain Bar is clean and flowing properly
- High Pressure Rinse Rope Light is functioning properly

### Critical

- High Pressure Rinse is not activating and no action has been taken
- High Pressure Rinse Rope Light is not functioning properly

# 3.13 Tommy Guard

### Standard

- Nozzles are clean and free of debris
- Tommy Guard is activating at the proper time
- Tommy Guard Rope Light is functioning properly
- Tommy Guard Arch is applying Tommy Guard in a frothy/milky consistency
- K-Nozzles are installed on the Tommy Guard Arch

### Critical

- Tommy Guard is not activating and no action has been taken
- Tommy Guard Rope Light is not functioning properly

# 3.14 Drying Agent

### Standard

- Nozzles are clean and free of debris
- Drying Agent is activating at the proper time

### Critical

- Drying Agent is not activating

# 3.15 Spot Free Rinse

### Standard

- Water is beading / breaking at application site
- Nozzles are positioned at the correct angle
- Mirrors and rear end of vehicle are rinsed fully
- Nozzles are clean and not clogged

### Critical

- Nozzles are missing or incorrect Nozzles are being used as defined by the Field Team Manual
- Spot Free Rinse Arch is not working and no action is being taken

# 3.16 Blowers

## Standard

- Blowers are activating at the correct time
- Blast Gates are opening and closing at the correct time
- First blower is activating properly and water is forming a v pattern
- Heated Blowers are activating and properly working
- Blowers are set to the proper angle for best drying results
- No Blowers have excessive vibrations or are producing excessive noises beyond normal function
- Blower ramp down speeds are gradual

## Critical

- Any blower is not functioning, and no action has been taken
- Either Heated Blower is not functioning, and no action has been taken
- Blower 1 is clogged
- More than 3 Blowers are clogged with leaves or debris
- Blowers have excessive vibrations or are producing excessive noises beyond normal function
- Blower ramp down speeds are not gradual

# 3.17 Exit Module

## Standard

- Exit Module is activating at the correct time
- Exit Module is displaying the correct image
- Exit Module is changing images at the correct time
- Exit Module is clean

## Critical

- Exit Module is not working and no action has been taken
- Exit Module is not installed

# 3.18 Dry Huggers

## Standard

- Dry Huggers release is programmed to only come in on the vehicle's side mirror
- Dry Huggers are dry slightly damp

## Critical

- Dry Huggers are excessively wet causing the vehicle to become wet
- Dry Huggers release is programmed to come in on the vehicle and dry any portion of the vehicle other than the side mirrors

# 3.19 Relax/Go Tower

## Standard

- Both Relax/Go Can Light are functioning properly
- Both Relax/Go Can Lights illuminate at the proper time
- Relax/Go stickers on the Can Lights are well in tact and are not ripped or missing

## Critical

- The Relax/Go Tower is not functioning and no actions are being taken

# 3.20 Tire Gloss

## Standard

- Tire Gloss is extending at the proper time, so the front tire is making contact with entire Brush
- Nozzles are clean and activating at the correct time
- Tire Gloss is activating for 2 – 4 seconds
- Tire Gloss is covering the entire Brush
- Tire Gloss Nozzles are spraying the Brush

## Critical

- Tire Gloss is not extending, and no action has been taken
- Two or more Tire Gloss Nozzles are clogged
- Tire Gloss is activating or spraying for less than 2 seconds or more than 4 seconds



# 3.21 Pulse Sensor

## Standard

- Pulse Sensor is functioning properly
- All flags on Pulse Sensor are attached and secure

## Critical

- Any 1 Pulse Sensor flag is missing or misaligned

# 3.22 All-In-One Pump Station

## Standard

- All pumps are working properly
- Grundfos pump is at 200 PSI
- No leaks are present
- Pressure gauges are working properly
- Water temp at Grundfos pump is 80 or above (depending on volume)

## Critical

- Any pump is not functioning and no action has been taken

# 3.23 Reclaim System

## Standard

- Reclaim System is functioning properly
- No faults present on the Reclaim System
- Reclaim Basket is emptied and cleaned once a day
- Reclaim Ozone Generator is working properly
- Water pressure is 15-55 PSI
- Mesh screens on fans are clean and free of debris

## Critical

- Reclaim System is running in bypass mode and no Ozone is bring produced. No actions being taken

# 3.24 RO System

## Standard

- RO System is functioning properly
- TDS levels are at or below 25
- Chlorine levels are being tested monthly
- RO unit is not on city bypass mode
- Purified and Reject water tanks do not have algae buildup within

## Critical

- RO System is not functioning
- RO System is in bypass mode and no action has been taken



# 3.25 MCC Cabinet

## Standard

- MCC cabinet is closed and locked
- MCC air cooling fans and air filters are clean and free of debris

## Critical

- Foreign objects inside MCC Cabinet

# 3.26 Air Compressors

## Standard

- Air Compressors are functioning properly
- Air Compressors are at 100-150 PSI

## Critical

- Both Air Compressors are not working and no action has been taken

# 3.27 Boilers

## Standard

- Boilers are functioning properly
- Boilers are set to 120 degrees or higher

## Critical

- Boilers are not working and no action has been taken.
- Boilers are leaking

# 3.28 Detergent/Maintenance Pod

## Standard

- All detergents are drawing properly and there are no air bubbles lodged in draw lines near Metering Tips or VersaDial connections
- Detergent POD detergents are stocked adequately for business volume
- All totes have lids that are securely tightened
- Water pressure at the POD is at 200 PSI when the wa
- Master air regulator is between 80PSI – 100PSI
- All air regulators are functioning properly
- No water leaks are present at POD

## Critical

- Detergents are not drawing
- Water PSI is under 150 PSI
- Air pressure is under 65 PSI or over 115 PSI (2020 model 2 air regulators)

# 3.29 Belt/Pit Flush

## Standard

- Belt Flush is working properly and Nozzles are clean and not plugged
- Under rollers are working properly
- Transfer plates are tight and in good condition
- Take up drum is functioning properly
- Guide rollers are in place, free of debris, and in good condition
- All under roller U bolts are double bolted, in place, and in good condition

## Critical

- Missing any U bolts or under rollers and no action has been taken
- Belt is not functioning, and no action has been taken



# 3.30 Mat Washers

## Standard

- Mat Washers are not leaking
- Mat Washers are set to 100 seconds for run time
- Mat Washers are set for seasonal use of water

## Critical

- Both Mat Washers are not functioning and no action has been taken
- Team Members are power washing floor mats in the Wash Bay for guests

# 3.31 Vacuums

## Standard

- Vacuums are functioning properly
- Vacuum suction is adequate for cleaning a guest's vehicle
- Vacuum Nozzles are clean and free of debris
- Vacuum hoses are clean and not clogged
- 5% or less of Vacuums may be clogged, but must be cleared within time frame of site consultation
- Vacuum Nozzles are free of conditions that could potentially snag or scratch upholstery

## Critical

- One or more Vacuums are not functioning, and no action has been taken
- More than 5% of Vacuums are clogged
- Less than 5% of Vacuum hoses are clogged and no action has been taken to clear clogged hoses

# 3.32 Vending

## Standard

- Vending Machines are stocked
- All Vending Machines are online and operational

## Critical

- More than 2 Vending Machines are out Detail Kits
- More than 2 of the card readers are not operational/offline



# 3.33 POS and Computer Equipment

## Standard

- POS is operational and in good condition
- Register area is clean and free of open drinks
- Each iPad screen and exterior casing is clean
- Proper cleaning methods are used as defined by Tommy Car Wash Systems Technical Support
- GWC is on and functioning properly
- Back up ISP is working properly or ready to be operational

## Critical

- POS is not operational and no action has been taken
- GWC is down and no action has been taken
- A backup ISP service is not installed or readily available in the event of standard ISP connection loss

# 3.34 Camera System

## Standard

- All cameras are working and in good condition

## Critical

- A camera is not functioning or is broken and no action has been taken

## 3.35 Hydraulic Tanks

### Standard

- Flow divider is in good condition
- Tank has proper amount of Hydraulic Fluid
- Speed control valve is set correctly (Wraps & Reverse Huggers 60-85RPM, Rockers 100-120RPM, Mitters 48-52RPM)
- Hydraulic Oil is correct color as defined by oil manufacture specifications
- Hydraulic Tanks are free of water

### Critical

- Hydraulic Tanks are leaking and no action is taken
- Any Hydraulic Hose or Hydraulic Connection is leaking and no action is taken
- Leaks and loss of fluid are present and no replacement Hydraulic Fluid is available on site

## 3.36 Wash Bay Red Balls

### Standard

- Four wash bay Red Balls are present (two in front of Pre Blasters, two outside by entrance door)
- Red Balls are positioned so the ball helps center the guest on the belt (edge of Red Ball is lined up with inside edge of Rub Rail)

### Critical

- Missing one or more red ball

# Section 4: Guest Experience

## 4.1 Atmosphere of Site

### Standard

- Team Members are courteous and friendly to all guests and other Team Members.
- All Team Members frequently smile at the guests and make eye contact
- Team Members are attentive to guest's needs
- Team Members warmly answer the phone and introduce themselves
- Site opens and closes at approved and posted times
- Music in the Vac area and Flight Deck is loud enough to add to the experience, but not so much that it is a disturbance.
- Energy level of team is positive and upbeat

### Critical

- Team Member or leader is rude or argumentative with a guest
- Music is extremely loud. Loud enough to cause a guest to not return
- Profanity is heard on any music being played and no action is taken
- Site willfully opens late or closes early

# 4.2 Team Uniform

## Standard

- All Team Members and leaders are in proper uniform per the uniform guidelines
- All Team Members and leaders are wearing non-slip shoes
- All Team Members and leaders practice good personal hygiene and are groomed properly
- Headsets are being worn and in use by all Team Members and leaders

## Critical

- Headsets are not being worn by any Team Member
- One or more Team Members are wearing nonapproved apparel including but not limited to; sweatshirts (hoodies) over or underneath uniform shirts, hats not provided by Tommy's Express, and non-slip shoes

# 4.3 Team Conduct

## Standard

- Smoking, (Tobacco or Vape products) drinking (non alcoholic / non impairment beverages), and eating are done in designated areas.
- Site business is never discussed within hearing range of guests

## Critical

- Team Member uses profanity, crude gestures, tells an inappropriate or potentially offensive joke to guests or other Team Members
- Team Members argue with each other within guests' hearing range
- The use of Tobacco products (including Chewing Tobacco), E-Cigarettes (Vapes) is done in view of guests or not in the designated area
- Alcohol is consumed on site



# 4.4 Vacuum Concierge

## Standard

- Team Member is interacting with guests in a friendly manner
- Team Member is checking vehicles for wash quality
- Team Member is speaking with guests about Tommy Club
- Team Member is helping guests when appropriate
- Team Member is smiling and making eye contact with guests
- Team Member is actively cleaning Vacuums and emptying trash

## Critical

- Team Member is not interacting with guests
- Team Member cannot answer guests' basic questions

# 4.5 Window Dialogue

## Standard

- Team Members acknowledge guests as they pull up to the window
- Team Members offer suggestions and accurately describe all products offered
- Team Members appropriately interact with guests and hit the five points of the window dialogue
- Team Members recognize first time guests and take their time explaining our offerings and Tommy Club option

## Critical

- Guests are not acknowledged as they pull up to the window
- Team Member remains silent when a guest pulls up to the window
- Three or more of the five steps for guest dialogue are missed

## 4.6 Guest Assistance Bells

### Standard

- Guest Assistance Bells are functioning properly
- Team reacts to a Guest Bell in an appropriate amount of time
- Guest Assistance Bells are placed so that they are accessible to all guests

### Critical

- Team Members not react to a guest's needs in a timely manner
- Any Guest Assistance Bell is not functioning

## 4.7 POS / Lane Controller / Dashboard Knowledge

### Standard

- Team Members and leaders know how to properly ring up guests on the POS
- Team Members and leaders know how to look up a guest / change plate on Dashboard
- Team Members and leaders know what to do if an error message appears on POS
- Team Members and leaders know how to properly reset the Lane Controller
- Team Members and leaders know how to add, delete, and modify vehicles in stack

### Critical

- A Team Member independently working on the POS / Lane Controller / Dashboard does not know how to properly use them



# Section 5: Cleanliness

## 5.1 Parking lot / Vacuums / Walks

### Standard

- Parking lot, Vacuum Area, and walks are in good repair free of potholes
- Parking lot and Vacuum Areas are plowed and free of ice buildup
- Walks are shovelled and free from ice buildup
- Walks and Vacuum Area are clean and free of stains, litter, gum, and cigarette butts
- Vacuum Area stripes and handicapped symbols are painted yellow, blue, or white, and are in good condition
- Handicapped symbols are clearly marked
- There are no weeds or grass growing through the parking lot, Vacuum Area, walks, or curbs
- Trash cans are emptied and not overflowing
- Red Balls are clean and placed properly
- Curbs are kept clean and free of debris

### Critical

- Trash in the Vacuum Area is overflowing
- Ice exists on walks and no action is taken

# 5.2 Landscaping

## Standard

- Landscaping and grounds are free of litter and debris
- Landscaping mulch is well maintained with no bare spots greater than 2′ x 2′
- Grass is green and mowed, and free of weeds, wilted, or dead areas (seasonal)
- Trees, plants, and flowers are healthy, trimmed, and well groomed
- All fencing and retaining walls surrounding the property are in good condition with damage or no peeling paint

## Critical

- Landscaping and grounds are heavily soiled with litter and debris
- Landscaping mulch is decayed with large bare spots greater than 5x5
- Grass is missing, or full of weeds (seasonal)
- Trees, plants, and flowers are dead
- Fencing and retaining walls surrounding the property are broken or severely damaged

# 5.3 Dumpster Area

## Standard

- Enclosure gate is not in need of repainting
- Dumpster enclosure is clean and in good repair
- Gates are closed
- The area inside and around the dumpster is clean, free of debris, and stains
- Pad is in good condition, without potholes or crumbling concrete
- Dumpster lid is closed

## Critical

- There are extreme amounts of trash and debris littered around the dumpster that are visible to guests

# 5.4 Vacuums / Vending

## Standard

- Vacuums are clean and polished
- Vacuum filters are clean and free of buildup
- Vacuum filter bag is clean and free of buildup
- Vacuum filter and bag are securely attached
- Vending Machines have the proper stickers and display proper pricing
- Vending Machines are clean, polished, and in good repair

## Critical

- Vacuum filters are excessively dirty and clogged
- Vacuums are full and have not been emptied
- Vending Machine stickers are missing
- Vending Machine stickers display incorrect pricing
- Vending Machines are covered in dirt and grime

# 5.5 Mat Washers

## Standard

- Mat Washers have the brand standard stickers and display proper pricing
- Mat Washers are clean, polished, and in good repair

## Critical

- Mat Washer stickers are missing
- Mat Washer stickers display incorrect pricing
- Mat Washers are covered in dirt and grime

# 5.6 Cashier / App Lanes

## Standard

- Cashier and App Lanes are clean and free of stains
- Gates are working properly
- Cashier and App Lanes are free of snow and ice (where applicable)
- Cashier window ledge is clean and in good condition

## Critical

- Cashier and App Lanes are dirty and have large stains
- Cashier and App Lanes have excessive amount of snow and ice
- A gate is not operational

# 5.7 Restrooms

## Standard

- Floor is clean and free of debris
- Ceiling tiles and vents are clean and in good repair
- Walls, baseboards, and doors are clean and in good repair
- Restroom sign is present
- Ceiling tiles and vents are not missing
- All light bulbs are working and light covers are in place
- Trash cans are present, lined, and clean
- Toilet paper and paper towels are stocked
- Trash is not overflowing
- No offensive odor and smells fresh
- Soap dispenser is stocked
- All fixtures are clean and in good repair

## Critical

- Trash can is overflowing or non existent
- Toilet is out of order and no action has been taken
- There is no running water

# 5.8 Flight Deck

## Standard

- Windows are clean and free of fingerprints
- Walls are clean and in good repair
- Floors are clean and in good repair
- Ceiling tiles are clean and in good repair
- No ceiling tiles are missing
- All lights are clean, in good repair, and no bulbs burnt out
- Counters are clean, neat, and in good repair
- Toys and trinkets are not left in the Flight Deck

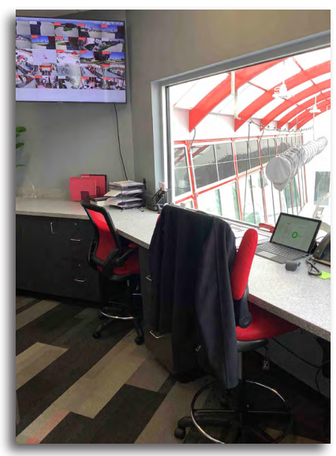
## Critical

- From the guest's point of view, food and drink is visible
- Walls, floors, doors, or ceiling is damaged, and no action has been taken to repair

# 5.9 Owners Suite / Training Area

## Standard

- Counters and tables are clean and organized
- Floor is clean and free of debris





# 5.10 Wash Bay Red Balls

## Standard

- Red Balls are clean and free of debris
- Red Balls are not faded
- Red Balls are not excessively scratched

## Critical

- Red Balls are excessively dirty or scratched

# 5.11 Wash Pit / Grates / Rub Rails

## Standard

- Wash Pit is clean and free of any buildup
- Rub Rails are clean and in good repair
- V Troughs are clean and free of debris
- Pit Grates are clean and in good repair

## Critical

- An excessive amount of mud or dirt measuring 1" thick or greater is built up anywhere in the pit

# 5.12 Wash Bay Detergent/ Maintenance Pod

## Standard

- Detergent/Maintenance PODs are clean and polished
- POD lids are closed when not in use
- Maintenance POD is organized, and tools are stored properly
- Trash is emptied and not overflowing

# 5.13 Wash Bay Lighting and Ceiling

## Standard

- All tunnel lighting is working properly
- Wash Bay ceiling is clean and in good repair
- Ceiling vents are functioning properly and in good repair

# 5.14 Wash Bay All-In-One Combo

## Standard

- All Brushes, Mitters, and Rockers are clean, free of dirt buildup, and in good condition

## Critical

- Any Brush, Mitter, or Rocker is overly dirty and is contaminating vehicles with dirt or debris.
- Any Brush, Mitter, or Rocker is overly dirty and is coated in dirt buildup, algae or slimy films
- Any Brush, Mitter, or Rocker is dirty to the point of replacement due to affects on wash quality and no action has been taken

# 5.15 Wash Bay Tunnel Arches

## Standard

- Tunnel Arches are clean and polished
- All Nozzles are clean, in good repair, and free of debris
- Tunnel Arches are free of debris and in good repair
- All Foamers are clean and in good repair
- Rain Bars are clean and in good repair
- Wash bay signage including arch signage is clean and in good condition
- Signage is not faded, cracked, broken, stained or missing

# 5.16 Wash Bay Entrance / Exit Doors

## Standard

- Entrance and Exit doors are clean and free of debris
- Entrance and Exit doors are in good repair with no tears
- Entrance and Exit door motor cage is clean and in good repair

# 5.17 Wash Bay Floors / Windows / Walls

## Standard

- Floors are clean and in good repair
- All wall trim is present and secure
- Windows and ledges are clean and free of buildup
- Walls are clean and free of buildup
- Floors are free of a buildup and debris

## Critical

- Wash Bay floors, windows, or walls are excessively dirty present lack of cleanliness to guests

# 5.18 Wash Bay Mirrors

## Standard

- Mirror is clean and in good repair
- Mirror is polished and has correct signage
- LED Rope Light is clean and able to shine brightly (if applicable)

# 5.19 Blowers

## Standard

- Blowers are clean, free of debris, and in good condition
- Blower Housings are clean and not overly stained
- Heated Blowers are clean and free of debris

# 5.20 Wash Bay Tire Gloss

## Standard

- Tire Gloss Shield is clean
- Tire Gloss Arm and components are clean and free of buildup
- Tire Gloss Brush is clean and free of buildup



# 5.21 Dry Back Room

## Standard

- Dry backroom is clean, organized, and free of debris
- Mop, Brooms, and Brushes are hung and organized
- Tools and workbench are clean and organized
- Salt stock is adequate for water softener

# 5.22 Storage Tower

## Standard

- Storage Tower is clean and organized, floor free of debris
- Mops, Brooms, and Brushes are hung and organized
- Detergents are organized
- Proper amount of detergents is on hand
- Proper amount of spare parts is on hand and organized
- Eye wash station is clean, unobstructed, and operational (if applicable)

# 5.23 Relax/Go Tower

## Standard

- Relax/Go tower is clean and free of dirt and grime

# 5.24 Approved/Go Tower and Gates

## Standard

- Approved/Go tower is clean and free of dirt and grime
- All gates are clean and free of dirt and spider webs

# 5.25 Building Exterior

## Standard

- Exterior of the building is clean and free of dust, grime and dirt buildup
- All building ledges are free of dust, grime and dirt buildup
- Exterior windows are clean
- Exterior of the building is free of spider webs
- Exterior of the building is not damaged
- Canopies and awnings are clean and in good repair

## Critical

- Exterior of the building is excessively dirty
- Exterior of the building is damaged with no action taken to make repair

# 6.1 Brand Compliance

NC: -340

## Intentional continued operation outside of Tommy's Express standards including but not limited to:

- Providing a laundered towel service
- Providing a pressured air service
- Operating with non standard wash equipment
- Operating with non standard wash detergents
- Prepping vehicles
- Using square reader without reporting square sales
- Intentionally opening late or closing early without approval by FBC or Tommy's Express corporate leadership
- Operating for 90 days or more and no online training courses have been completed
- Posting non approved signage
- Providing bug spray prep stations to guests
- Selling unapproved products

(a) fail to keep the Tommy's Business open for business during the hours required by TOMMY's (whether pursuant to the Confidential Operations Manual or otherwise) or the lease for the Premises;

(b) are absent from the Tommy's Business for more than five (5) consecutive days or for more than thirty (30) days in any consecutive ninety (90) day period, or abandon the Premises; or

(c) die or become incapacitated, which shall be defined as the inability to operate the Tommy's Business for a period of thirty (30) consecutive days, and your heirs or personal representatives have not yet, or do not, assume control of the business of the Tommy's Business by means of an assignment (with our approval) pursuant to Sections 15.2 and 15.7 hereof, then, unless and until we terminate this Agreement pursuant to Article 12 or Section 15.7 hereof, we shall be entitled to enter onto the Premises and to operate and manage the business associated with the Tommy's Business for your (or your estate's) account until the franchise hereunder is terminated, assigned to a party acceptable to TOMMY's or until you resume control over the business associated with the Tommy's Business and operate it in accordance herewith. In the event that we so operate the business associated with the Tommy's Business, we shall account to you (or your estate) for all net income from such operation, less our reasonable expenses incurred in, and a reasonable management fee not to exceed twenty percent (20%) of Gross Sales for, our operation of the Tommy's Business.

**15.7 Step-In Rights**

If we determine in our sole judgment that the operation of your business is in jeopardy, or if a default occurs, then in order to prevent an interruption of the Franchised Business which would cause harm to the System and thereby lessen its value, you authorize TOMMY's to operate your Franchised Business for as long as we deem necessary and practical, and without waiver of any other rights or remedies which we may have under this Agreement. In our sole judgment, we may deem you incapable of operating the Franchised Business if, without limitation, you are absent or incapacitated by reason of illness or death; you have failed to pay when due or have failed to remove any and all liens or encumbrances of every kind placed upon or against your Franchised Business; or we determine that operational problems require that we operate your Franchised Business for a period of time that we determine, in our sole discretion, to be necessary to maintain the operation of the business as a going concern.

We shall keep in a separate account all monies generated by the operation of your Franchised Business, less the expenses of the Franchised Business, including reasonable compensation and expenses for our representatives. In the event of our exercise of the Step-In Rights, you agree to hold harmless TOMMY's and our representatives for all actions occurring during the course of such temporary operation. You agree to pay all of our reasonable attorneys' fees and costs incurred as a consequence of our exercise of the Step-In Rights. Nothing contained herein shall prevent TOMMY's from exercising any other right which we may have under this Agreement, including, without limitation, termination pursuant to Article 12 above.

**15.8 Transfer Upon Death or Incapacity**

For the purposes of this Section 15.8, "you" shall include the controlling equity holder of a corporate entity. If you die or become incapacitated (which shall be deemed to include, in our reasonable opinion, your inability, by reason of physical or mental illness or disability, to operate the business of the Tommy's Business in the ordinary course for a period of thirty (30) days or more in any consecutive ninety (90) day period) so that you (or, in the case of your incapacity only, the Manager(s)) are not able to devote full time and attention to the operation of the business of the Tommy's Business, then the rights granted hereunder may be transferred to your heirs or personal representatives, if our prior written consent is obtained, within twelve (12) months from the beginning of the disability or from the date of death. In no

Economic Development Information

| | |
|---|---|
| 1. Total Square Footage of Building Area | 5,724 |
| 2. Estimated Sales per Square Foot | $ 436.76 |
| 3. Estimated Sales Per Year | $ 2,500,000.00 |
| 4. Estimated Ad Valorum Taxes per Year | Unknown |

Development Schedule

| | |
|---|---|
| 8/14/2023 | Submit for PUD Amendment |
| 9/11/2023 | P&Z Meeting |
| 10/4/2023 | City Council Meeting 1 |
| 10/17/2023 | City Council Meeting 2 |
| 11/1/2023 | Finalize Civil and Building Plans |
| 11/6/2023 | Submit for Building Permit |
| 12/20/2023 | Receive Building Permit |
| 1/5/2024 | Receive and approve Construction Bids |
| 10/15/2024 | Finish Construction |
| 10/30/2024 | Open Car Wash |

BEING a 2.593 acre tract of land situated in the I Carodine Survey, Abstract Number 356, Tarrant County, Texas, being all of Lot 2R of Atlantic Oil and Gas Addition, an addition to the City of Colleyville, as recorded in Cabinet A, Page 10912, Plat Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" Cut found for the northwest corner of said Lot 2R, same being the southwest corner of Lot 1 of Atlantic Oil and Gas Addition, an addition to the City of Colleyville, as recorded in Cabinet A, Page 5455, Plat Records, Tarrant County, Texas and lying on the east right-of-way line of Precinct Line Road (Variable Width right-of-way);

THENCE North 89 degrees 05 minutes 34 seconds East, departing the east right-of-way line of said Precinct Line Road, with the south line of said Lot 1, a distance of 232.41 feet to an "X" Cut found for corner and being the beginning of a curve to the left with a radius of 60.00 feet, a central angle of 64 degrees 49 minutes 43 seconds and a chord bearing and distance of North 31 degrees 30 minutes 21 seconds East, a distance of 64.32 feet;

THENCE with said curve to the left, an arc length of 67.89 feet to an "X" Cut found for corner;

THENCE North 00 degrees 54 minutes 26 minutes West, with an east line of said Lot 1, a distance of 6.08 feet to an "X" Cut set for corner;

THENCE North 89 degrees 05 minutes 34 seconds East, with a south line of said Lot 1, a distance of 112.50 feet to a point for corner from which a 5/8 inch rebar capped found bears North 06 degrees 58 minutes 22 seconds East, a distance of 0.90 feet;

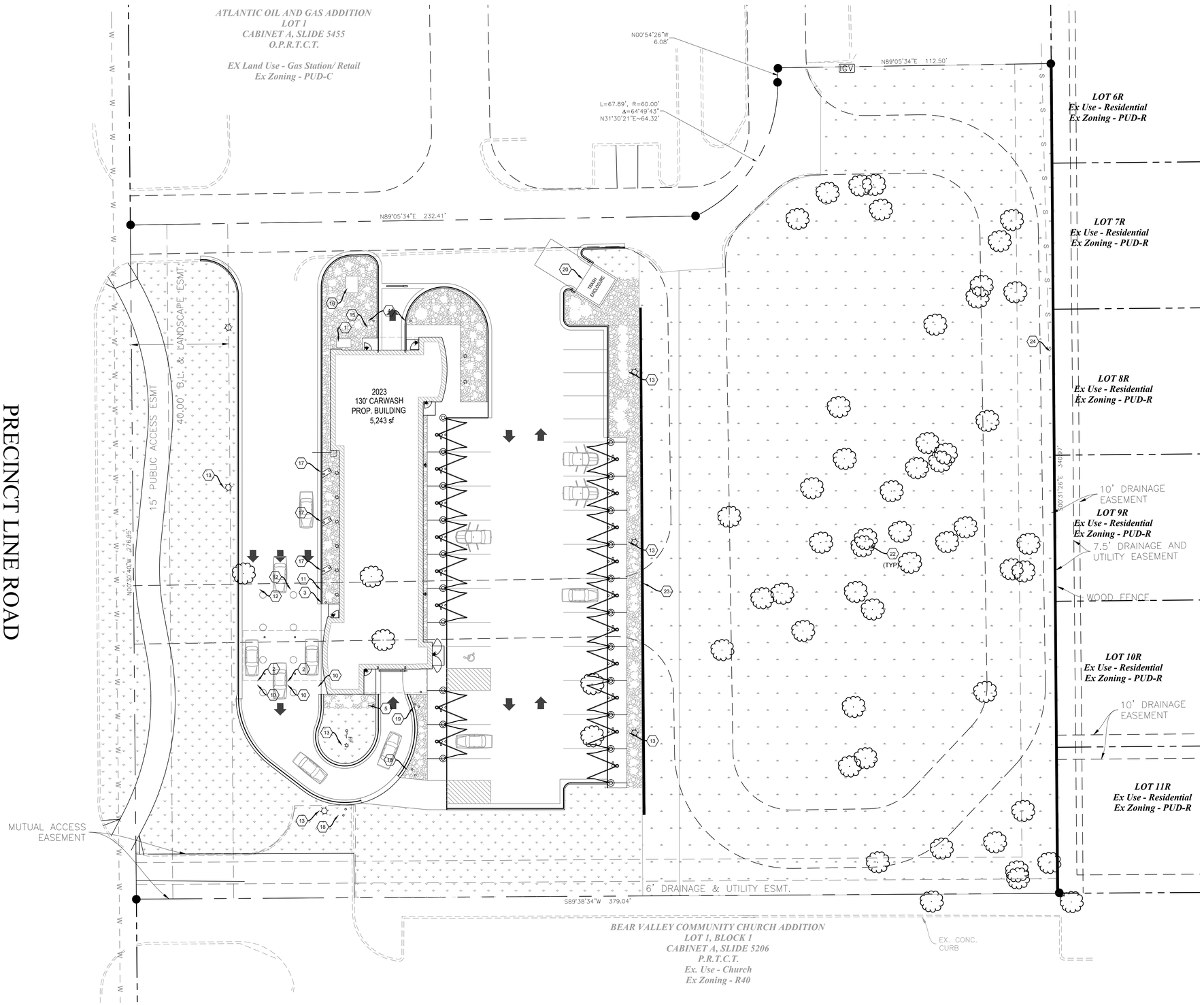
THENCE South 00 degrees 31 minutes 26 seconds East, with a west line of Block A of Heron Pond, an addition to the City of Colleyville, as recorded in Instrument Number D215136248, Plat Records, Tarrant County, Texas, a total distance of 340.97 feet to a point for the northeast corner of Lot 1, Block 1 of Bear Valley Community Church Addition, an addition to the City of Colleyville, as recorded in Cabinet A, Page 5206, Plat Records, Tarrant County, Texas from which a 5/8 inch rebar found bears South 30 degrees 56 minutes 54 seconds West, a distance of 1.33 feet;

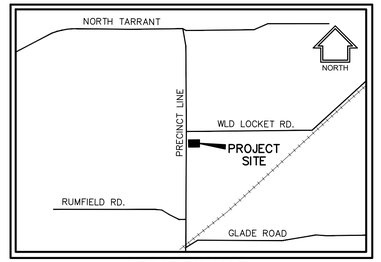
THENCE South 89 degrees 38 minutes 34 seconds West, with the north line of said Bear Valley tract, a distance of 379.04 feet to an "X" Cut found for the northwest corner of said Bear Valley tract and lying on the east right-of-way line of said Precinct Line Road;

THENCE North 00 degrees 30 minutes 40 seconds West, with the east lie of said Precinct Line Road, a distance of 276.95 feet to THE POINT OF BEGINNING and containing 112,964 square feet or 2.593 acres of land, more or less.

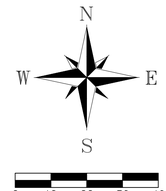
# PRECINCT LINE ROAD

(VARIABLE WIDTH RIGHT-OF-WAY)




LOCATION MAP
NOT TO SCALE




SITE DATA FOR CHRISTIANSON CAR WASH

| | |
|---|---|
| LOT AREA | 112,964 SF; 2.593 AC |
| BUILDING HEIGHT | 1 STORIES; 21'-0" |
| BUILDING AREAS (2) | 5,243 SF |
| FLOOR AREA RATIO | 0.075 |
| TOTAL IMPERVIOUS AREA | 41,783 SF (37.0% COVERAGE) |
| LANDSCAPED AREA | 71,181 SF (63.0% COVERAGE) |
| EXISTING ZONING | PUD-C |
| PROPOSED USAGE | CAR WASH |
| REQUIRED PARKING | 10 SPACES (1/500 SF) |
| PROVIDED PARKING | 18 CAR VAC SPACES |

## KEY NOTES

1. AIR CONDITIONING CONDENSING UNIT. 3' X 18" CONCRETE PAD. TOP OF CONCRETE TO MATCH FINISH GRADE.
2. APPROVE / GO LIGHT PROVIDED BY OTHERS, INSTALLED BY E.C. ANCHORED TO CONCRETE ISLAND.
3. BOLLARD. S.D.: 15/A100
4. CAMERA POLE PROVIDED BY OTHERS, INSTALLED BY E.C. 18" X 2' DEEP SONOTUBE BY CONC. SUB. - TOP OF CONCRETE TO MATCH FINISH GRADE.
5. CAMERA POLE PROVIDED BY OTHERS, INSTALLED BY E.C. ANCHOR TO CONCRETE WALK.
6. DIRECTIONAL "CLEAN CAR / VACUUM" SIGN AND CONC. BASE BY OTHERS.
7. DIRECTIONAL "ENTRANCE" SIGN BY OTHERS AND CONC. BASE BY OTHERS
8. DIRECTIONAL "EXIT" SIGN BY OTHERS AND CONC. BASE BY OTHERS.
9. NOT USED
10. GATE ARM ASSEMBLY PROVIDED BY OTHERS. INSTALLED AND ANCHORED TO CONC. BY E.C.
11. LICENSE PLATE READER PROVIDED BY OTHERS, INSTALLED AND ANCHORED TO CONC. BY E.C. 18" X 2' DEEP SONOTUBE BY CONC. SUB. TOP OF CONCRETE TO MATCH FINISH GRADE.
12. LICENSE PLATE READER PROVIDED BY OTHERS, INSTALLED AND ANCHORED TO CONC. ISLAND BY E.C.
13. LIGHT POLE - COORDINATE WITH SITE ELECTRICAL PLAN.
14. PYLON SIGN (20' TALL) PROVIDED AND INSTALLED BY OTHERS.
15. RELAX / GO SIGN PROVIDED BY OTHERS, INSTALLED BY E.C. 10" X 2' DEEP SONOTUBE BY CONC. SUB. - TOP OF CONCRETE TO MATCH FINISH GRADE
16. TRANSFORMER PAD. COORDINATE SIZE AND EXACT LOCATION WITH THE ELECTRICAL CONTRACTOR.
17. U-SHAPED SNAP SIGN (9 SF) PROVIDED BY OTHERS, INSTALLED BY CARPENTRY SUB. 2' X 4.5' CONCRETE PAD BY CONC. SUB., 8" THICK AT 60 DEGREE ANGLE FROM BACK OF CURB. S.D. D14.
18. U-SHAPED SNAP SIGN (9 SF) PROVIDED BY OTHERS, INSTALLED BY CARPENTRY SUB. 2' X 4.5' CONCRETE PAD BY CONC. SUB., 8" THICK S.D. D14.
19. U-SHAPED SNAP SIGN (9 SF) PROVIDED BY OTHERS, INSTALLED BY CARPENTRY SUB.TO CONC. WALK S.D. D14. (SIM.)
20. TRASH ENCLOSURE. COORDINATE WITH ARCHITECTURE PLANS
21. 8' HIGH MASONRY WALL.
22. EXISTING TREES TO REMAIN
23. MASONRY WALL - OPTION 1 LOCATION
24. MASONRY WALL - OPTION 2 LOCATION

# SITE PLAN
for
TOMMYS EXPRESS CAR WASH
7970 Precinct Line Road
Lots 2R
2.593 Acres
out of the
Atlantic Oil And Gas Addition
I. Caroline Survey, Abst. No. 356
in the
City of Colleyville, Tarrant County, Texas

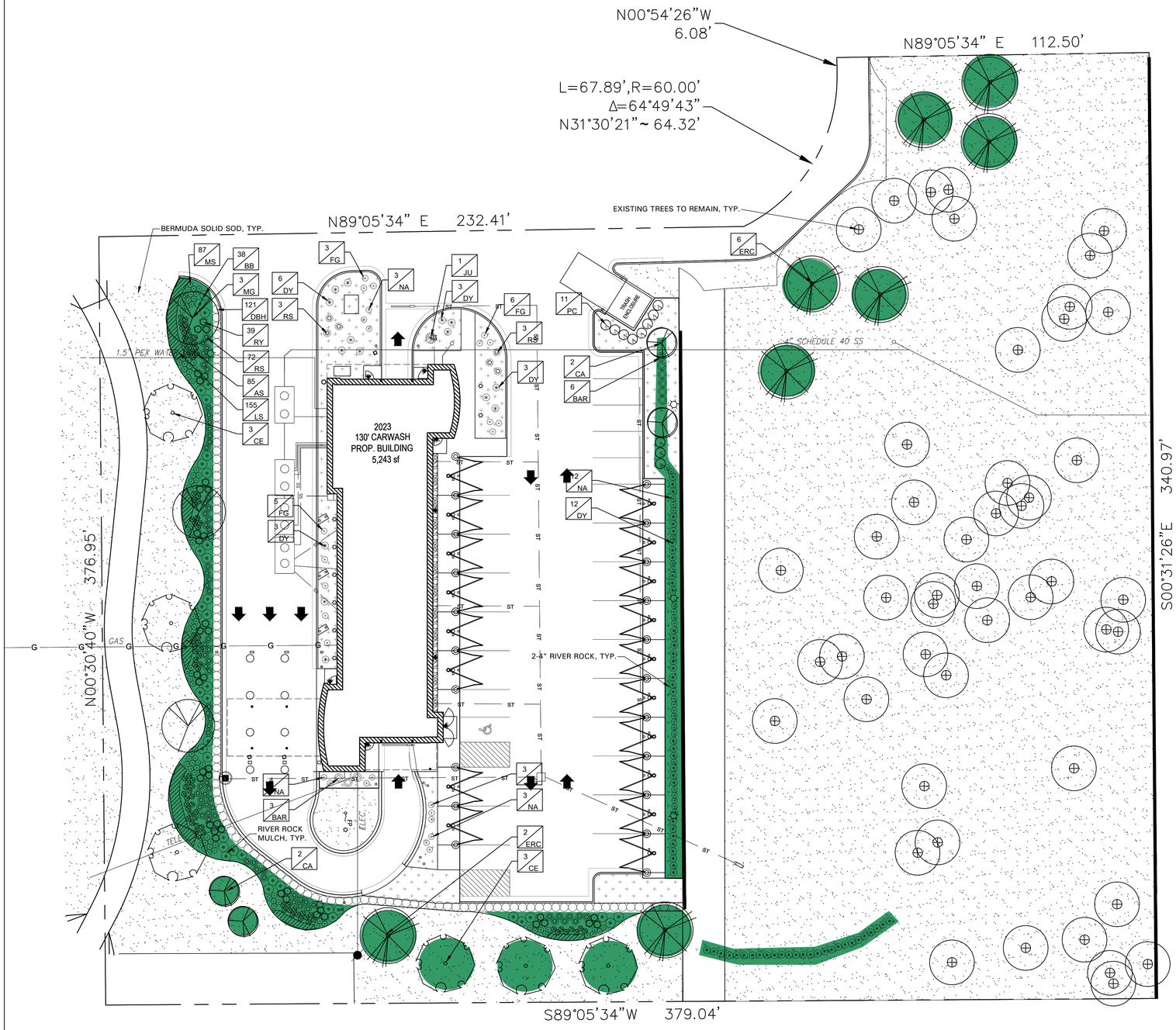
Date: 08/10/2023

ZONING EXHIBIT FOR ZONING CHANGE REQUEST FROM PUD-C TO PUD.


OWNER: PRECINCT PARTNERS, LLC
3301 WINNOW ROAD
COPPELL, TEXAS 75019
PHONE: (214) 335-3999
CONTACT: RAVIKANTH MANTENA

APPLICANT: PWS HOLDINGS 23, LLC
4609 33RD AVENUE S., SUITE 400
FARGO, ND. 58104
PHONE: (701) 499-3936
CONTACT: TANNER BRANDT

ENGINEER: DCG ENGINEERING, INC.
1868 KELLER PARKWAY, SUITE 100
KELLER, TEXAS 76248
PHONE: (817) 874-2941
CONTACT: DAVID C. GREGORY, P.E.
ENGINEERING FIRM REGISTRATION NUMBER F-21947




**GENERAL LAWN NOTES**

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE "TERRO-TACK ONE", AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

**LANDSCAPE TABULATIONS for COLLEYVILLE, TX**

**SITE LANDSCAPING**

1. A minimum of twenty (20%) percent of the total land area shall be landscaped. At least fifty (50%) percent shall be located in the streetyard.

2. Shrubs shall be provided such that one 18" in height plant or 5 gallon plant shall be planted on site for each five linear feet of public street rights of way located adjacent to the property.

3. Trees shall be planted, (1) three inch caliper tree for every forty (40) feet of street frontage.

**Site area = 112,935 s.f.**

| REQUIRED | PROVIDED |
|---|---|
| 22,587 s.f. (20%) | 66878 s.f. (59%) |
| 11,294 s.f. (50%) | 11,300 s.f. |

**Precinct Line Road = 243 l.f.**

| REQUIRED | PROVIDED |
|---|---|
| 49 shrubs (18" or 5 gal.) | 49 shrubs (5 gal.) |
| 6 trees, 3" cal. | 6 trees, 3" cal. |

**LANDSCAPE NOTES**

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 140S WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
2. RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
3. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.
4. BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 500LBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.

PRUNING AND TRIMMING NOTES

1. CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY.
2. ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
3. DO NOT 'TOP' OR 'HEAD' TREES.
4. IF BALLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
5. REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
6. CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES, WHEN POSSIBLE. THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
7. CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
8. CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
9. CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

**PLANT SCHEDULE**

| QTY | LABEL | COMMON NAME | SCIENTIFIC NAME | SIZE | NOTES |
|---|---|---|---|---|---|
| | | **SHADE TREES** | | | |
| 6 | CE | Cedar Elm | *Ulmus crassifolia* | 3" cal. | 12' ht., 4' spread, matching |
| 8 | ERC | Blue Eastern Red Cedar | *Juniperus virginiana 'Glauca'* | 6' ht. | 3' spread min., full to base |
| 3 | MG | Southern Magnolia | *Magnolia grandiflora* | 3" cal. | 12' ht., 4' spread |
| | | **ORNAMENTAL TREES** | | | |
| 4 | CA | Prairiefire Crabapple | *Malus x 'Prairiefire'* | 30 gal. | 8' ht. 3' spread, matching |
| | | **SHRUBS** | | | |
| 85 | AS | Autumn Sage | *Salvia greggii* | 3 gal. | full, 24" o.c. |
| 9 | BAR | Red Leaf Japanese Barberry | *Berberis thunbergii 'Atropurpurea'* | 5 gal. | full, 20" sprd, 36" o.c. |
| 38 | BB | Butterfly Bush | *Buddleja davidii* | 5 gal. | full, 24" spread, 36" o.c. |
| 121 | DBH | Dwarf Burford Holly | *Ilex cornuta ' Burford Nana'* | 3' ht. | full, 20" spread, 36" o.c. |
| 27 | DY | Dwarf Yaupon Holly | *Ilex vomitoria 'Nana'* | 5 gal. | full, 24" sprd, 30" o.c. |
| 17 | FG | Fairy Tails Fountain Grass | *Pennisetum x 'Fairy tails'* | 3 gal. | full, 20" sprd, 24" o.c. |
| 1 | JU | Savin Juniper | *Juniperus sabina* | 7 gal. | 4' ht. 48" o.c. |
| 87 | MS | May Night Salvia | *Salvia x sylvestris 'May Night'* | 3 gal. | full, 24" o.c. |
| 22 | NA | Compact Nandina | *Nandina domestica 'Compacta'* | 3 gal. | full, 20" sprd, 24" o.c. |
| 11 | PC | Purple Chokecherry | *Photinia floribunda* | 7 gal. | full, 30" sprd, 40" o.c. |
| 78 | RS | Russian Sage | *Perovskia atriplicifolia* | 5 gal. | full, 24" sprd, 30" o.c. |
| 39 | RY | Red Yucca | *Hesperaloe parvifolia* | 5 gal. | full, 24" sprd, 30" o.c. |
| | | **GROUNDCOVER/VINES/GRASS** | | | |
| 155 | LS | New Gold Lantana/Black Eyed Susan Mix | *Lantana x hybrida'New Gold' / Rudbeckia l* | 1 gal. | full, 18" o.c. |
| | | Bermuda Solid Sod | *Cynodon dactylon* | | |
| | | River Rock - Color to be selected by owner | | | 2-4" river rock |

**Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.**

GRAPHIC SCALE

0 20 40 FEET

Scale 1"=20' - 0"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# CAR WASH

7970 PRECINCT LINE ROAD
COLLEYVILLE, TEXAS

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS

Project Number: 23136

Drawn By: AWR

Checked By: AWR

Issue Date: 8-14-23

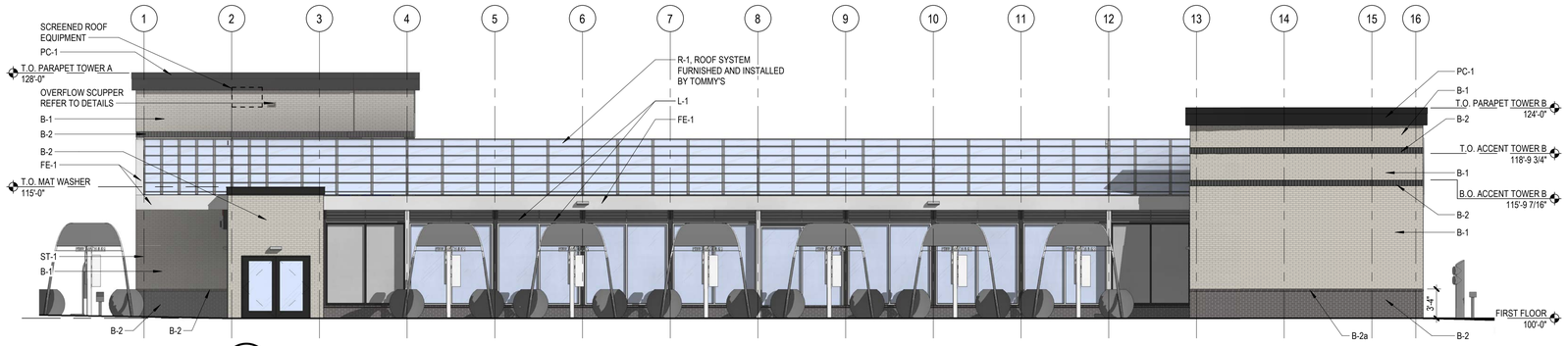
Revisions

Sheet Title:

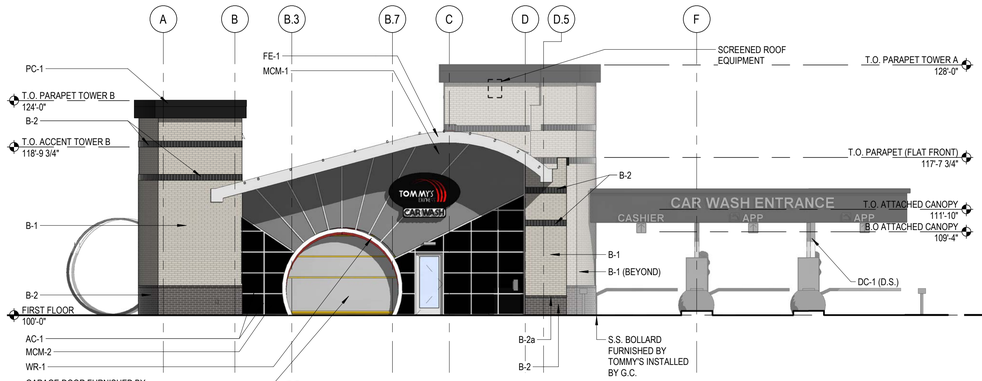
LANDSCAPE PLAN

Sheet Number:

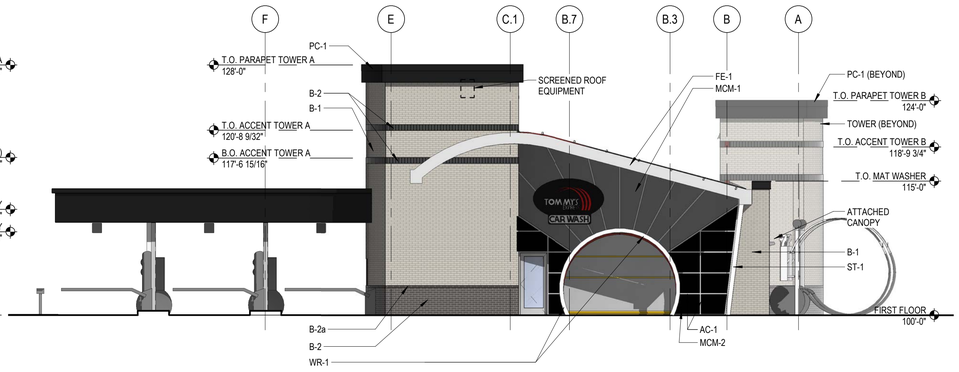
L1.01



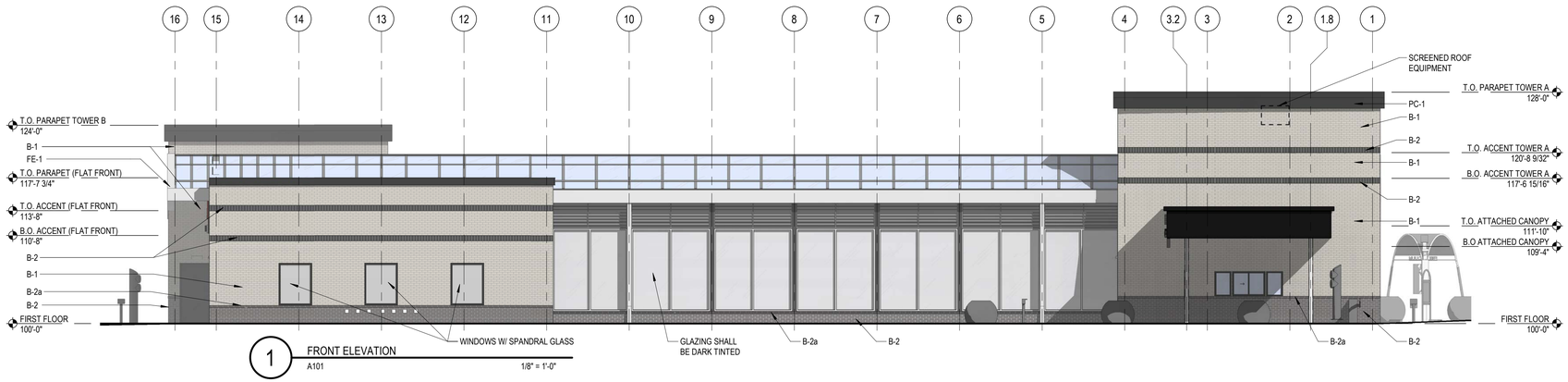

3 BACK ELEVATION
A101 1/8" = 1'-0"




2 NORTH ELEVATION : EXIT END
A101 1/8" = 1'-0"




4 SOUTH ELEVATION : ENTRY END
A101 1/8" = 1'-0"




1 FRONT ELEVATION
A101 1/8" = 1'-0"

B-2: CHARCOAL

B-2: STONE GRAY (TYP)

Ebony

MCM -2 & PC-1
METAL FINISH

Silver Grey

MCM -1
METAL FINISH

## EXTERIOR BUILDING FINISH PERCENTAGES

| BUILDING SIDE | BRICK VENEER | EXCLUDED | STRUCTURE | METAL FINISH | ROOF MATER. | % MASONRY | % OTHER | TOTAL* |
|---|---|---|---|---|---|---|---|---|
| NORTH ELEVATION | 580.8 SF (55.1%) | 122.7 SF * | 11.7 SF (0.9%) | 460.8 SF (39.2%) | 0.0 SF * | 580.8 SF (55.1%) | 472.5 SF (44.9%) | 1,053 SF (100%) |
| EAST ELEVATION | 2286.6 SF (91.8%) | 413.7 SF * | 35.1 SF (1.0%) | 170.6 SF (13.7%) | 458.6 SF * | 2286.6 SF (91.8%) | 205.7 SF (8.3%) | 2,492 SF (100%) |
| SOUTH ELEVATION | 653.7 SF (61.7%) | 122.6 SF * | 17.9 SF (1.5%) | 388.8 SF (32.9%) | 0.0 SF * | 653.7 SF (61.7%) | 406.7 SF (38.3%) | 1,060 SF (100%) |
| WEST ELEVATION | 1119.4 SF (77.9%) | 1,146.0 SF * | 58.2 SF (4.1%) | 259.5 SF (18.0%) | 783.9 SF * | 1119.4 SF (77.9%) | 317.7 SF (22.1%) | 1,437 SF (100%) |

NOTES AND REMARKS: ( * = THIS MATERIAL IS NOT COUNTED TOWARDS THE FIGURES. WINDOWS, DOORS, ROOF MATERIAL AND LOUVERS)

1. WEST ELEVATIONS, DUE TO PARAPET & SOFFIT METAL FLASHING AND PAY-WINDOW CANOPY, WE ARE NOT MEETING 90% MASONRY REQUIREMENT.
2. NORTH AND SOUTH ELEVATIONS WILL NOT MEET THE 90% MASONRY REQUIREMENT DUE TO FRANCHISE LOOK AT STYLE AT THE ENTRANCE AND EXIT DOORS.
3. MIRRORED GLAZING AT STOREFRONTS IS NOT SUGGESTED AS THIS MIGHT CAUSE SEVERE GLARE TO DRIVERS. LONG EXPANSIVE GLAZING IS A TOMMY EXPRESS CAR WASH FRANCHISE LOOK, SHOWING HOW THE SYSTEM WORKS. THIS ALSO PROVIDES ENERGY SAVINGS BY USING SOLAR LIGHT OVER ELECTRICAL LIGHTING.
4. SECTION 6.4 - 2.a: IS MET.
5. SECTION 6.4 - 2.b:
   (1) - MET.
   (2) - NO OVERHANGS.
   (3) - ARCHED ROOF MEETS THIS REQUIREMENT.
   (4) - MET.
   (5) - NOT REQUIRED.
6. SECTION 6.4 - 3: MET.
7. SECTION 6.5 - 1: SEE SCHEDULE ABOVE AND NOTE #1 AND #2 ABOVE.
8. SECTION 6.5 - 2: THE BUILDING MATERIALS ARE OF A NEUTRAL OR MUTED COLORS.
9. SECTION 6.5 - 3: THERE ARE A FEW STRUCTURAL STEEL COLUMNS LEFT EXPOSED AS THEY ARE ARCHITECTURALLY SIGNIFICATE TO THE FRANCHISE LOOK.

EXAMPLE OF PRE-CAST CONCRETE MODULAR WALL SYSTEM IN LIEU OF CMU WALL AT REAR OF PROPERTY

DATE: 04/20/2023
PROJECT NO: 23-015
DRAWN BY: Author
CHECKED BY: Checker
REVISIONS:

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# TOMMY CAR WASH SYSTEMS

7970 Precinct Line Rd
Colleyville, TX 76034

**PXXX**

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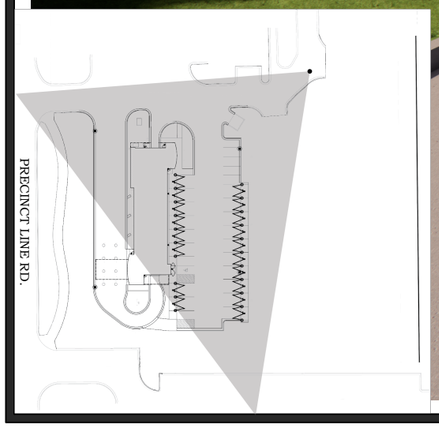
4609 33RD AVE. S.
SUITE 400
FARGO, ND 58104

PRG DESIGN
PH. (701) 499-0212
FAX (701) 281-9501

**SHEET DESCRIPTION:**
EXTERIOR ELEVATIONS (COLORED)

Sheet
**A202**




**TOMMY EXPRESS**
**CAR WASH SYSTEMS**

7970 PRECINCT LINE ROAD
COLLEYVILLE, TX
PROJECT NO. 23-015

# VIEW FROM NORTH EAST OF SITE

**DESIGN RESOURCES GROUP**
**WWW.DRGTEAM.COM**
**PH: 701-499-0212**

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**Suite 400**
**FARGO, ND 58104**

**TOMMY EXPRESS**
**CAR WASH SYSTEMS**

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# VIEW FROM NORTH WEST OF SITE

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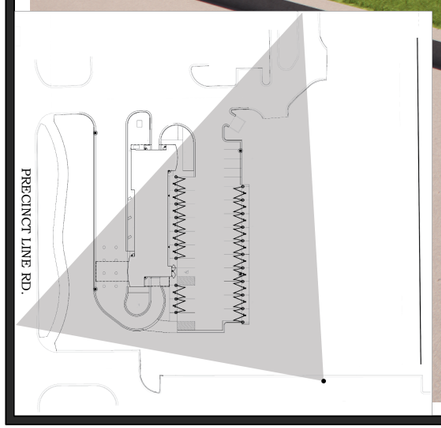


# VIEW FROM SOUTH EAST OF SITE

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# VIEW FROM SOUTH WEST OF SITE

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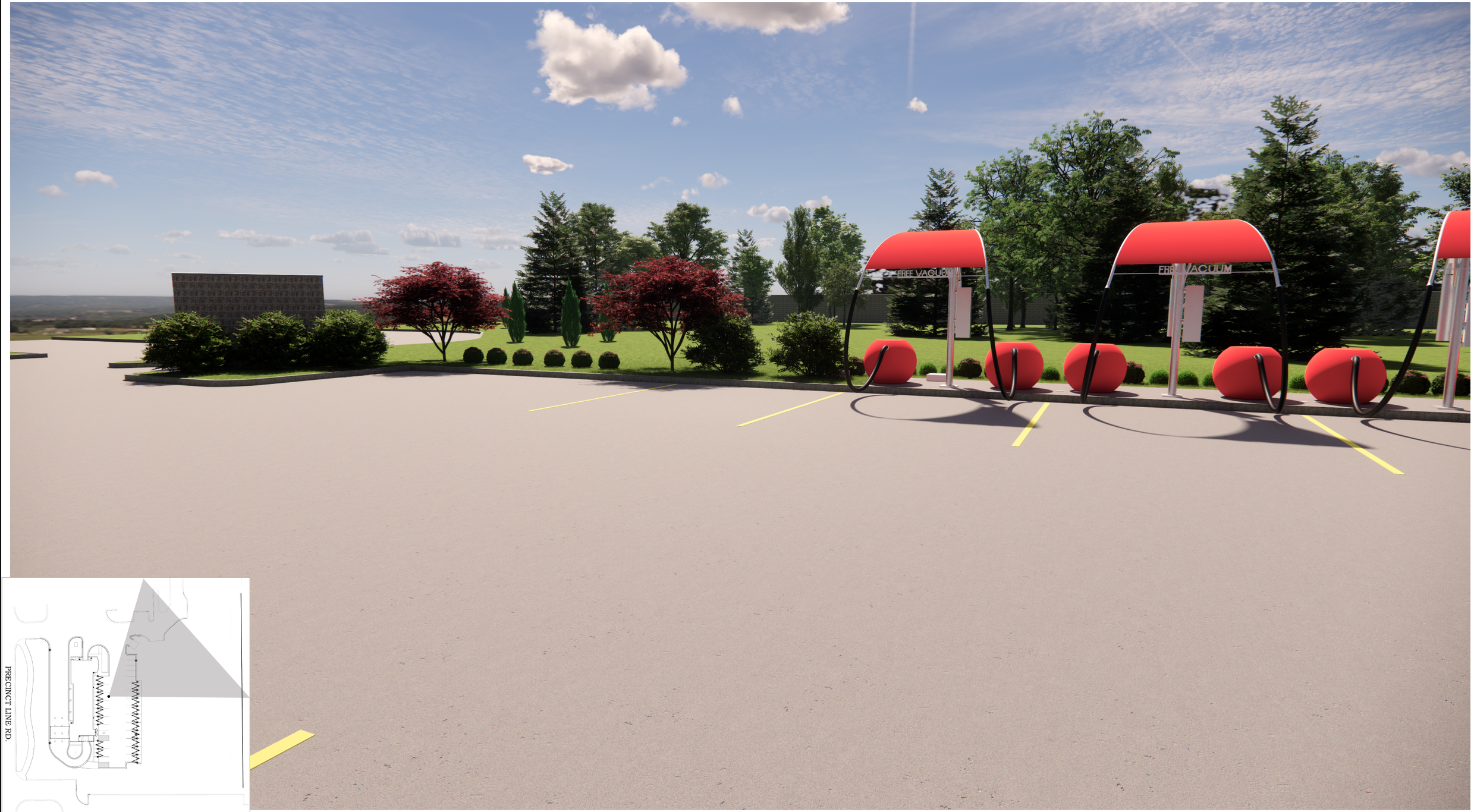





**TOMMY EXPRESS**
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# VIEW OF THE NORTH EAST CORNER OF SITE

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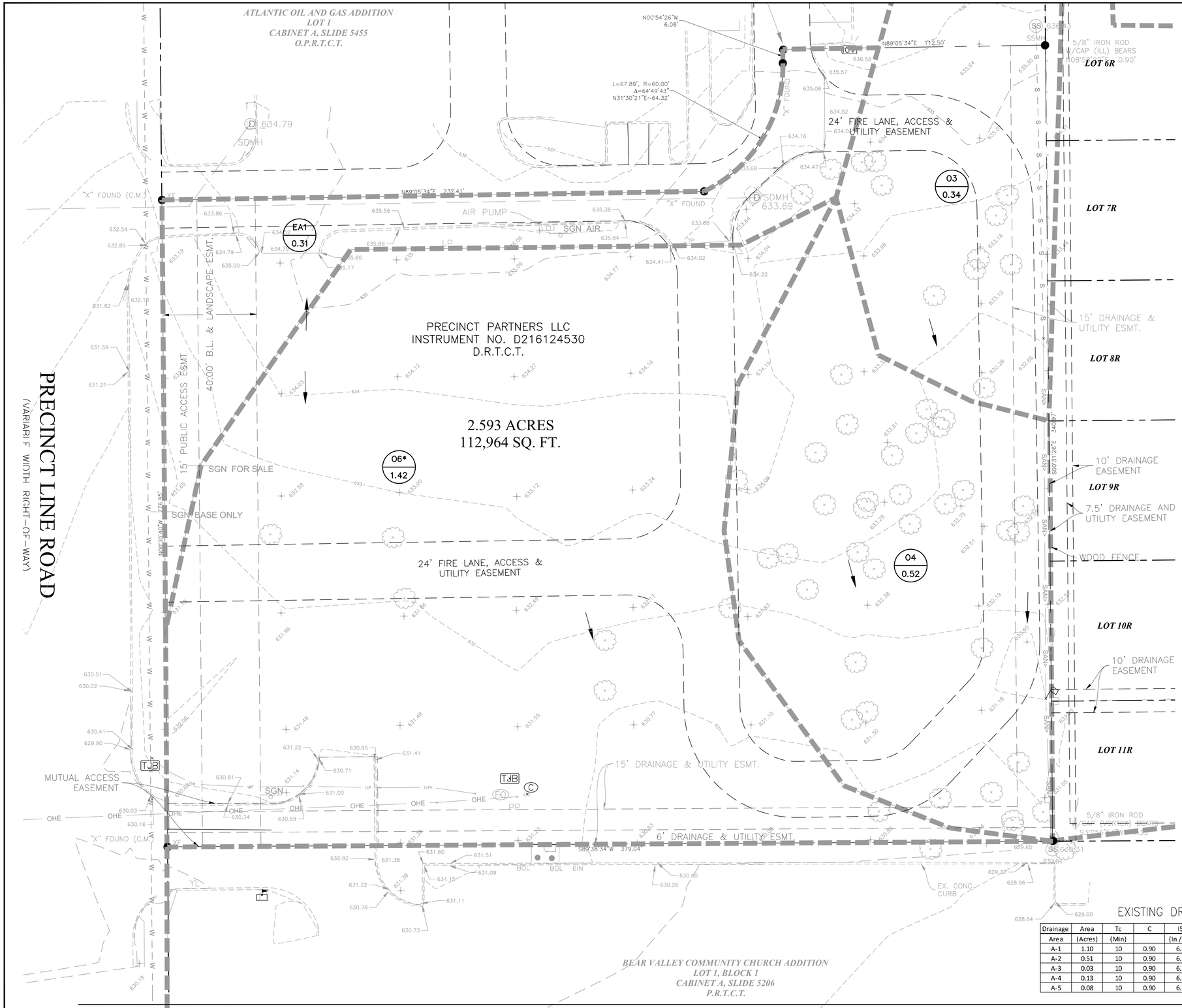


DRAINAGE AREA MAP

SCALE 1" = 20'

N

W E

S

0 10 20 30 40
GRAPHIC SCALE IN FEET
SCALE: 1"=20'

LEGEND

- B / 5.15 — DRAINAGE DESIGNATION / DRAINAGE AREA ACRES
- FLOW ARROW
- 1 — INLET/CURB OPENING DESIGNATION

EXISTING DRAINAGE AREAS SHOWN MATCH THE DRAINAGE AREAS SHOWN IN TEH SITE CONSTRUCTION PLANS OF HERON POND AS PREPARED BY HAMILTON DUFFY. PLANS DATED 07/07/2015.

DRAINAGE AREA O6* HAS BEEN TRUNCATED TO SHOW THE PORTION OF THE DRAINABE BASIN ON THE SUBJECT SITE. THE REMAINING PORTION OF OS6 IS THE CHURCH PROPERTY TO THE SOUTH OF THE SUBJECT SITE.

DRAINAGE FACILITIES DOWNSTREAM HAVE BEEN DESIGNED TO HANDLE FULLY DEVELOPED CONDITIONS UPSTREAM (ENCLUSIVE OF SUBJECT PROPERTY).

EXISTING DRAINAGE AREA CALCULATIONS

| Drainage Area | Area (Acres) | Tc (Min) | C | I5 (In / Hr) | Q5 (cfs) | I25 (In / Hr) | Q25 (cfs) | I100 (In / Hr) | Q100 (cfs) | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| A-1 | 1.10 | 10 | 0.90 | 6.2 | 6.14 | 8.1 | 8.02 | 12.2 | 12.08 | Sheet flow to Southwest |
| A-2 | 0.51 | 10 | 0.90 | 6.2 | 2.85 | 8.1 | 3.72 | 12.2 | 5.60 | Sheet Flow South |
| A-3 | 0.03 | 10 | 0.90 | 6.2 | 0.17 | 8.1 | 0.22 | 12.2 | 0.33 | Sheet flow North |
| A-4 | 0.13 | 10 | 0.90 | 6.2 | 0.73 | 8.1 | 0.95 | 12.2 | 1.43 | Sheet flow Southwest |
| A-5 | 0.08 | 10 | 0.90 | 6.2 | 0.45 | 8.1 | 0.58 | 12.2 | 0.88 | Sheet flow Northeast |


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www.dcgengineering.com
Engineering Firm Registration Number F-21947


**PRELIMINARY**
**FOR REVIEW ONLY**
Not for Construction or Permit Purposes

Engineer DAVID C. GREGORY
P.E. No. 89296 Date 08/10/2023

JOB NO. 1980-01

CHRISTIANSON COMPANIES

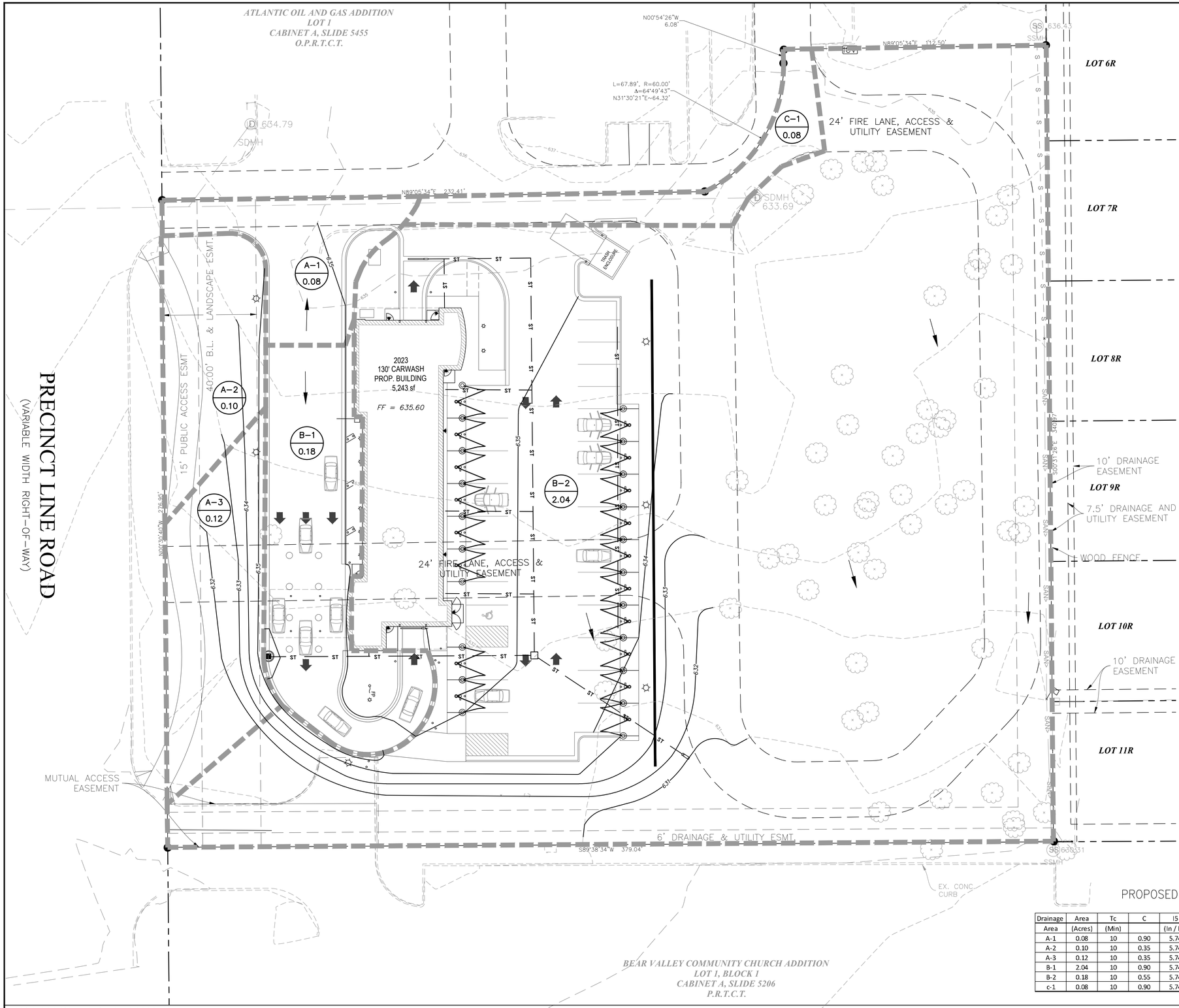
TOMMYS EXPRESS CAR WASH
7970 PRECINT LINE ROAD
COLLEYVILLE, TEXAS

CAR WASH

**EXISTING DRAINAGE AREA MAP**

# C6.1

PLOT DATE:




DRAINAGE AREA MAP

SCALE 1" = 20'

## PROPOSED DRAINAGE AREA CALCULATIONS

| Drainage Area | Area (Acres) | Tc (Min) | C | I5 (In / Hr) | Q5 (cfs) | I25 (In / Hr) | Q25 (cfs) | I100 (In / Hr) | Q100 (cfs) | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| A-1 | 0.08 | 10 | 0.90 | 5.74 | 0.41 | 7.55 | 0.54 | 9.24 | 0.67 | Sheet flow to Precinct |
| A-2 | 0.10 | 10 | 0.35 | 5.74 | 0.20 | 7.55 | 0.26 | 9.24 | 0.32 | Sheet flow to Precinct |
| A-3 | 0.12 | 10 | 0.35 | 5.74 | 0.24 | 7.55 | 0.32 | 9.24 | 0.39 | Sheet flow to Precinct |
| B-1 | 2.04 | 10 | 0.90 | 5.74 | 10.54 | 7.55 | 13.86 | 9.24 | 16.96 | Flow into Pr System |
| B-2 | 0.18 | 10 | 0.55 | 5.74 | 0.57 | 7.55 | 0.75 | 9.24 | 0.91 | Sheet flow to South |
| c-1 | 0.08 | 10 | 0.90 | 5.74 | 0.41 | 7.55 | 0.54 | 9.24 | 0.67 | Flow to SD system |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Engineering Firm Registration Number F-21947


**PRELIMINARY**
**FOR REVIEW ONLY**
Not for Construction or Permit Purposes

Engineer DAVID C. GREGORY
P.E. No. 89296 Date 08/10/2023

JOB NO. 1980-01

CHRISTIANSON COMPANIES

TOMMYS EXPRESS CAR WASH

7970 PRECINT LINE ROAD
COLLEYVILLE, TEXAS

CAR WASH

**PROPOSED DRAINAGE AREA MAP**

# C6.2

PLOT DATE:

# PRECINCT LINE ROAD

(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1
CABINET A, SLIDE 5455
O.P.R.T.C.T.

EX Land Use - Gas Station/ Retail
Ex Zoning - PUD-C

STORM MANHOLE
RIM = 634.79'
F.L. 18"RCP (WEST) 631.23'

2023
130' CARWASH
PROP. BUILDING
5,243 sf

FF = 635.60

24' FIRE LANE, ACCESS & UTILITY EASEMENT

40.00' B.L. & LANDSCAPE ESMT.

15' PUBLIC ACCESS ESMT.

AIR PUMP

TRASH ENCLOSURE

MUTUAL ACCESS EASEMENT

15' DRAINAGE & UTILITY ESMT.

6' DRAINAGE & UTILITY ESMT.

10' DRAINAGE EASEMENT

7.5' DRAINAGE AND UTILITY EASEMENT

WOOD FENCE

EX. CONC. CURB

BEAR VALLEY COMMUNITY CHURCH ADDITION
LOT 1, BLOCK 1
CABINET A, SLIDE 5206
P.R.T.C.T.
Ex. Use - Church
Ex Zoning - R40

LOT 6R
Ex Use - Residential
Ex Zoning - PUD-R

LOT 7R
Ex Use - Residential
Ex Zoning - PUD-R

LOT 8R
Ex Use - Residential
Ex Zoning - PUD-R

LOT 9R
Ex Use - Residential
Ex Zoning - PUD-R

LOT 10R
Ex Use - Residential
Ex Zoning - PUD-R

LOT 11R
Ex Use - Residentic
Ex Zoning - PUD-

SEWER MANHOLE
RIM = 630.31'
F.L. 6" PVC (NORTH)
6" PVC (EAST) 622.7
(SOUTH) 6" PVC 622.

GRADING PLAN

SCALE 1" = 20'

## GENERAL NOTES

1. BUILDING FOUNDATION HAS BEEN DESIGNED USING EXTERIOR GRADE BEAMS AS STIPULATED IN THE GEOTECHNICAL REPORT. BUILDING PAD SHALL BE IN ACCORDANCE TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
2. SELECT FILL SHALL BE USED TO BRING PAD TO PROPOSED GRADE. SELECT FILL SHALL MEET SPECIFICATIONS SET IN **T**.
3. SELECT FILL SHALL BE PLACED IN LIFTS AND DENSITIES MEETING GEOTECHNICAL SPECIFICATIONS. ANY LIFTS THAT DO NOT MEET COMPACTION STANDARDS SHALL BE REMOVED, AND REWORKED AT THE CONTRACTOR'S EXPENSE.
4. SPOILS SHALL BE REMOVED AND DISPOSED OFF-SITE.

N
W E
S

0 10 20 30 40
GRAPHIC SCALE IN FEET
SCALE: 1"=20'

NOTES:

1. ALL SPOT GRADES ARE TO GUTTER UNLESS STATED OTHERWISE.
2. STANDARD 6" CURB SHALL BE USED UNLESS OTHERWISE NOTED.
3. HC STALLS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
4. ADA PATH FROM HC STALLS TO DOORS SHALL NOT HAVE GREATER THAN 2% CROSS SLOPE OR 5% STRAIGHT SLOPE.
5. GRADES BY DOORS SHALL NOT EXCEED 2% IN ANY DIRECTION FOR A 60" ZONE IN FRONT OF THE DOOR.

LEGEND

- EXISTING GRADE
- TC 867.50 / G 867.00 PROPOSED GRADE
- FLOW ARROW
- PROPOSED CONTOUR


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CHRISTIANSON COMPANIES

TOMMYS EXPRESS CAR WASH

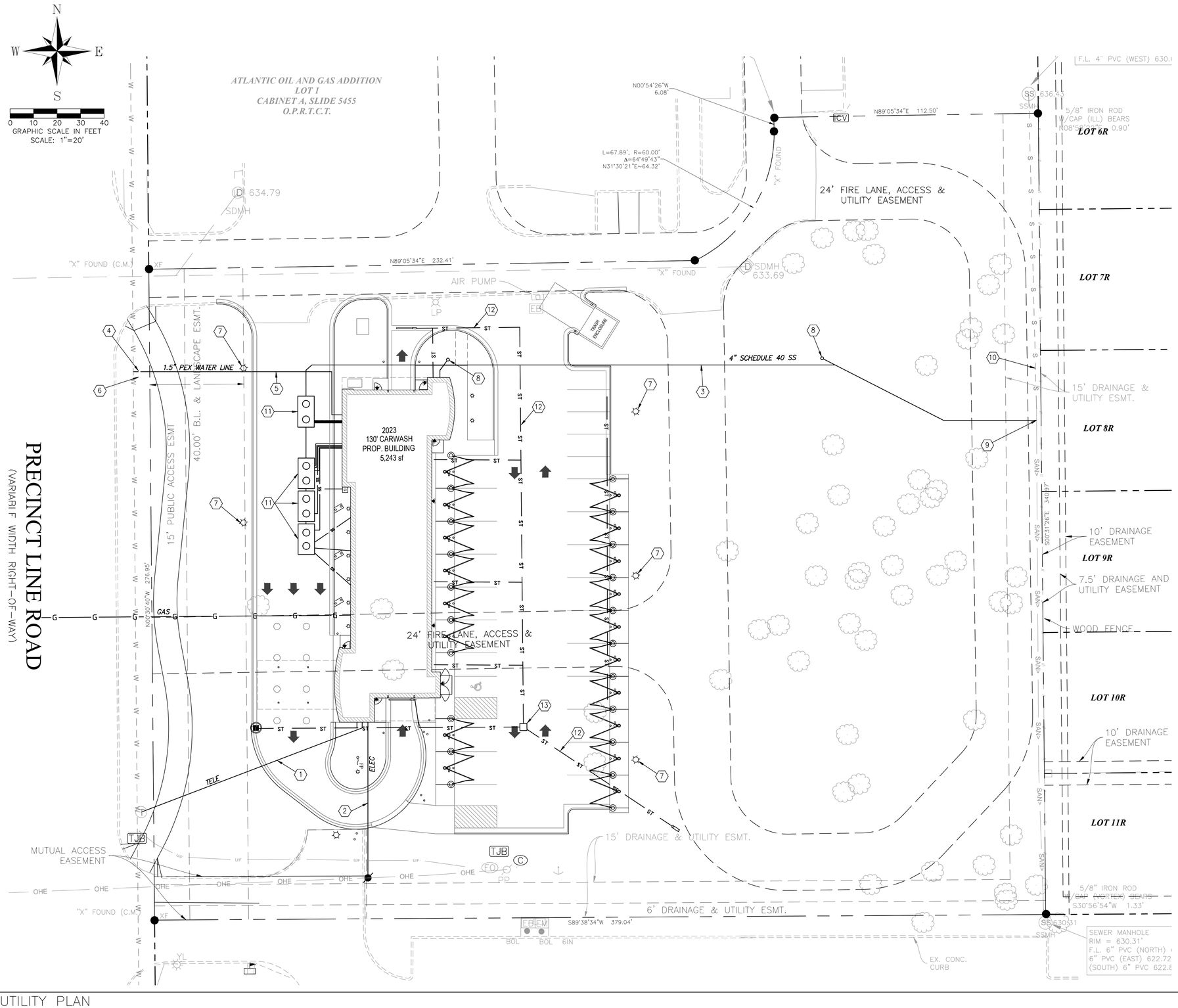
7970 PRECINT LINE ROAD
COLLEYVILLE, TEXAS

CAR WASH

**PRELIMNARY GRADING PLAN**

**C5**

PLOT DATE:




## UTILITY PLAN NOTES

1. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATIONS SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. COMPACTION SHALL BE FORMED IN 8 INCH LOOSE LIFTS COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.

2. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE PROPER SHORING AND TRENCH PROTECTION IN ACCORDANCE WITH ALL STATE AND LOCAL SAFETY CODES AND ORDINANCES.

3. THE INTENT OF THIS PLAN IS A COMPLETED JOB. ANY MATERIALS OR WORK NOT SPECIFICALLY LISTED AS A PAY ITEM IS CONSIDERED TO BE INCIDENTAL AND IS TO BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS FOR PAYMENT. THE CONTRACTOR SHALL, UPON REVIEW OF THE PLANS, AND PRIOR TO SUBMITTING THE BID NOTIFY THE ENGINEER AND OWNER OF ANY SPECIFIC NON-PAY ITEM TO BE BID.

4. VERIFY SIZE OF WATER LINE AND SPECIFIC METERING REQUIREMENTS WITH BOTH CITY & COUNTY AND LOCAL UTILITY COMPANY. NOTE: A MIN. OF 42" COVER IS REQUIRED.

5. MINIMUM 4" SANITARY SEWER. VERIFY MATERIAL AND CONNECTION REQUIREMENTS WITH BOTH CITY & COUNTY AND OR LOCAL SEWER JURISDICTION PRIOR TO CONSTRUCTION.

6. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.

7. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.

8. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE GOVERNING AUTHORITY.

9. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. OWNER /DEVELOPER AND ENGINEER SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

## LEGEND

| | |
|---|---|
| GAS | PROP. GAS LINE |
| G | EX. GAS LINE |
| UNDERGROUND TELEPHONE | PROP. UNDERGROUND TELEPHONE LINE |
| OHT | EX. OVERHEAD TELEPHONE LINE |
| UNDERGROUND ELECTRIC | PROP. ELECTRIC LINE |
| OHE | EX. OVERHEAD ELECTRIC LINE |
| 1 1/2" WATER | PROP. WATER LINE |
| 8"W | EX. WATER LINE |
| 6" SEWER | PROP. SANITARY SEWER |
| 8"SS | EX. SANITARY SEWER |
| 18" STORM DRAIN | PROP STORM DRAIN |
| | EX. STORM DRAIN |
| SSMH | EX. SANITARY SEWER MANHOLE |
| | SITE LIGHT FIXTURE |
| WM | EX. WATER METER |
| WV | EX. WATER VALVE |
| PP | EX. POWER POLE |

## KEYNOTES

1. G.C. TO VERIFY TELEPHONE SERVICE AND CONNECTION REQUIREMENTS WITH PHONE COMPANY. G.C. SHALL PROVIDE ALL WORK AND MATERIALS FOR 2-2" PVC CONDUITS. CONNECT TO EXISTING TELEPHONE CONDUIT.
2. BURIED ELECTRICAL SERVICE FROM POLE MOUNTED TRANSFORMER TO BUILDING AS PER LOCAL UTILITY CO. REQUIREMENTS. GC SHALL PROVIDE WORK AND MATERIALS FOR 2-4" PVC CONDUITS, CONNECT TO EXISTING CONDUIT
3. INSTALL 6" SANITARY SEWER SERVICE. SERVICE SHALL BE CONSTRUCTED OF PVC ASTM 3034, SDR-35.
4. INSTALL NEW 1" METER FOR DOMESTIC SERVICE.
5. INSTALL 108 LF OF 1-1/2" WATER LINE. WATERLINE SHALL BE ENDDOT/ENDCO TRACE AWWA C901 HDPE TUBING-TRACEABLE. ALL WORK AND MATERIALS BY G.C.
6. INSTALL NEW 1" METER FOR IRRIGATION SERVICE.
7. SITE LIGHT(S) W/UNDERGROUND ELEC. SERVICE. RE: SITE ELECTRICAL PLAN
8. INSTALL SANITARY SEWER CLEANOUT(S)
9. CONNECT TO EXISTING SANITARY SEWER SERVICE. PLUMBING CONTRACTOR SHALL VERIFY DEPTH OF CONNECTION PRIOR TO PLACEMENT OF ANY LINES.
10. APPROXIMATE LOCATION OF EXISTNG SANITARY SEWER SERVICE LINE.
11. SAND/OIL RECLAMATION SYSTEM INTERCEPTOR TANK
12. 12" STORM LINE PER CITY STANDARDS & SPECIFICATIONS.
13. 2' X 2' JUNCTION BOX PER CITY STANDARDS & SPECIFICATIONS.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Engineer DAVID C. GREGORY
P.E. No. 89296 Date 08/10/2023

JOB NO: 1080-01

CHRISTIANSON COMPANIES

TOMMYS EXPRESS
CAR WASH

7970 PRECINT LINE ROAD
COLLEYVILLE, TEXAS

CAR WASH

**PRELIMINARY**
**UTILITY PLAN**

**C8**

PLOT DATE:

UTILITY PLAN

SCALE 1" = 20'

esi engineering

October 6, 2023

Mr. Tanner Brandt
Christianson Companies
4609 33rd Avenue S., Suite 400
Fargo, ND 58104

Subject: Summary Report for
Car Wash Noise Control
Tommy's Express Car Wash – Colleyville, Texas

Dear Mr. Brandt:

We understand you are in the process of developing a new Tommy's Express Car Wash in Colleyville, Texas. The proposed site is near the southeast corner of Precinct Line Road and W L.D. Lockett Road (see Figure 1). Noise levels from the car wash sources must meet the City of Colleyville Code requirements at the nearest receivers. ESI Engineering was asked to prepare calculations to evaluate car wash equipment noise levels, and if necessary, develop recommendations to meet the Code requirements. The following is a summary of our analysis results and recommendations.

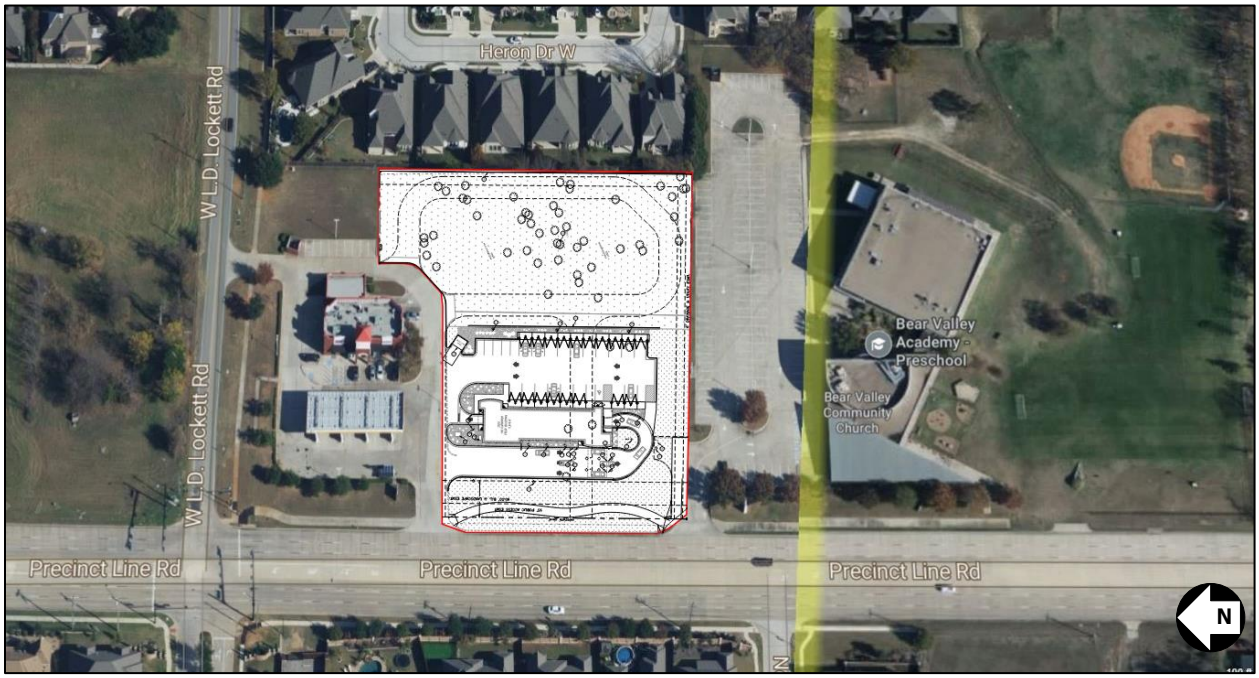



**Figure 1 – Aerial image overlaid with the Tommy's Express Car Wash project site plan.**

**Site Conditions**

The proposed project site is a vacant lot at 7970 Precinct Line Road in Colleyville, Texas. As shown in Figure 1, the site has residential neighbors to the east and west, a gas station to the north, and a church with preschool to the south. The current project layout has the car wash building located near the west side of the lot with the car wash entrance facing south and the exit facing north. Eighteen vacuums are shown at the head of parking stalls on the east side of the car wash building.

The east half of the lot has existing trees. We understand the City of Colleyville is requiring that these trees remain. The City is also requiring the project to include an 8' tall, solid barrier along the east property line that is shared with the residential neighbors. The length of this property line is 340'.

**Ambient Noise Measurements**

On Thursday, September 21, 2023, Mr. Ryan Skoug of ESI Engineering visited the project site to make observations and perform ambient noise measurements. Noise monitoring equipment was set up at Location A in Figure 2 to log noise levels over a 24-hour period. The monitoring period was from noon on September 21st to noon on September 22nd. Additional ten minute measurements were made between 3:00 PM and 4:00 PM on September 21st at locations B, C, D and E in Figure 2. Data sheets showing the measurement results are provided in Attachments A and B. The dominant noise sources at each measurement location were vehicular traffic on Precinct Line Road.

**Figure 2 – Aerial image showing the noise measurement locations.**

For each measurement location, Table 1 shows the measured average ($L_{Aeq}$[1]) noise as an overall A-weighted decibel level, or dBA[2]. The results for locations B through E are the levels that were from 10 minute measurements. The result for Location A is the average for the hours when the Tommy's car wash will be open (7:00 AM to 9:00 PM). However, after listening to audio events that were recorded by the monitoring system, we determined that birds in nearby trees produced unusually loud sound levels during the 7:00 PM hour (see Figure 3). Because bird sounds are not typically considered as "noise", this hour was omitted from the Location A average result.

**Table 1 – Project Site Ambient Noise Measurement Results**

| Location | Start Time | End Time | Evaluated Quatity of Time | Measured $L_{Aeq}$ Noise Level |
|---|---|---|---|---|
| A | 9/21/23, 12:00 PM | 9/22/23, 12:00 PM | 13 hours | 55 dBA |
| B | 9/21/23, 3:06 PM | 9/21/23, 3:16 PM | 10 minutes | 63 dBA |
| C | 9/21/23, 3:20 PM | 9/21/23, 3:30 PM | 10 minutes | 66 dBA |
| D | 9/21/23, 3:31 PM | 9/21/23, 3:41 PM | 10 minutes | 64 dBA |
| E | 9/21/23, 3:52 PM | 9/21/23, 4:02 PM | 10 minutes | 54 dBA |

[1] $L_{Aeq}$, or equivalent A-weighted sound pressure level, is the average overall A-weighted sound level measured in pascals during a particular time period that is then converted to decibels.

[2] As defined in ANSI S12:60, "*A-weighted sound level.* Sound pressure level measured with a conventional frequency weighting that roughly approximates how the human ear hears different frequency components of sounds at typical listening levels for speech. The A-weighting (see IEC 61672-1) attenuates the low-frequency (or low-pitch) content of a sound. A-weighted sound level is expressed in decibels, unit symbol dB[A]."

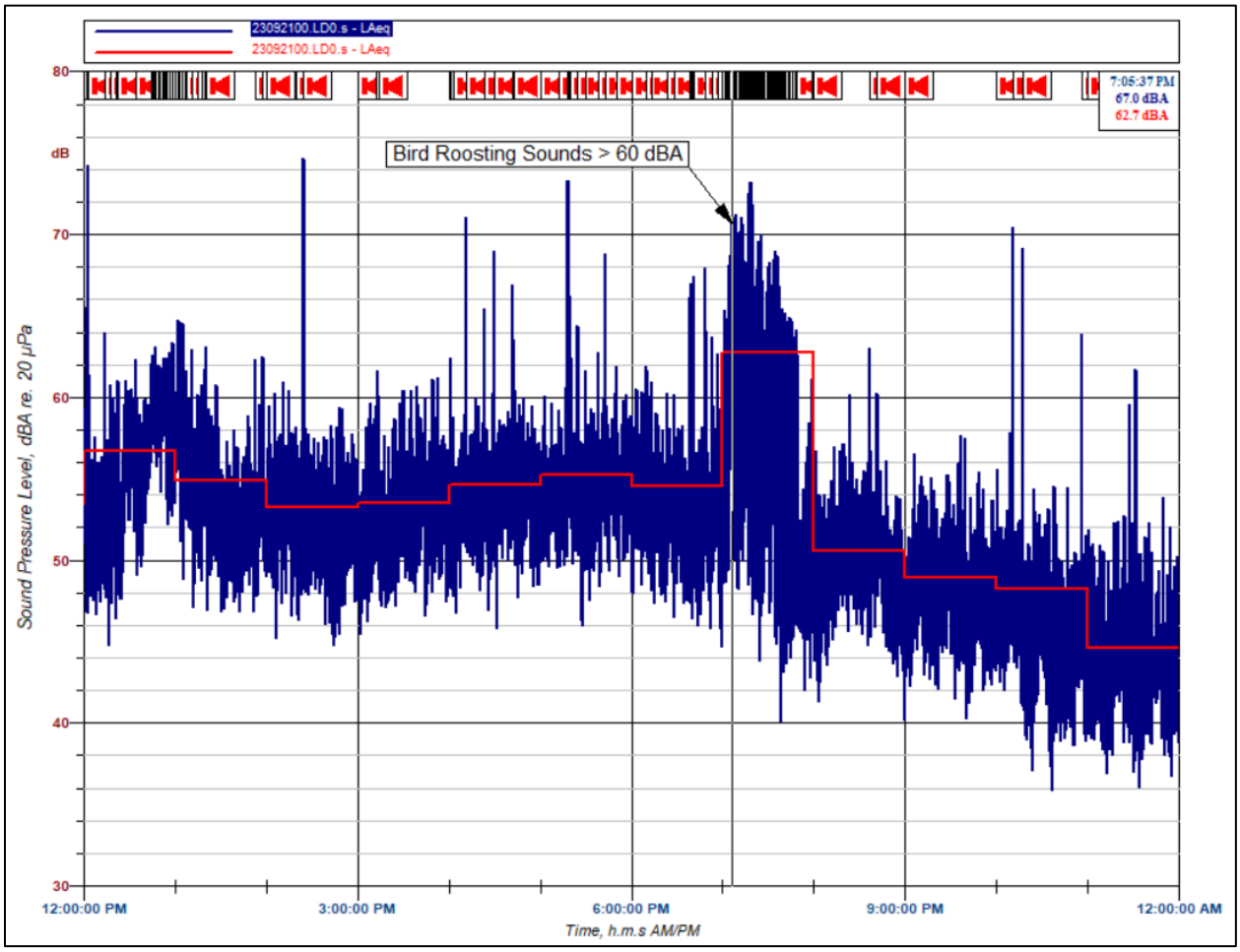



**Figure 3 – Plot of measured one second and hourly noise levels on September 21st.**

As discussed in the Site Conditions section above, the City of Colleyville is requiring that the project construct an 8' tall, solid barrier along the 340' long east property line. Calculations were prepared to show the Precinct Line Road traffic noise levels at receiver locations near the car wash project site with the barrier wall. Figure 4 shows a noise contour plot that summarizes the calculation results for the existing conditions with the traffic on Precinct Line Road producing the measured 55 dBA result at Location A. The calculations were then updated to include the 340', 8' tall barrier. As shown in Figure 5 noise contour plot, the proposed barrier reduced the average traffic noise levels to the mid-40's in the adjacent backyards.

**Figure 4 – Noise contour plot showing the existing ambient noise levels produced by traffic on Precinct Line Road.**

**Figure 5 – Noise contour plot showing the existing traffic noise on Precinct Line Road with the proposed barrier along the east project site property line.**

**Noise Code Requirements**

States and cities often have requirements for noise level limits at neighboring receivers. Based on our review of the State of Texas laws that relate to nuisances, we are only aware of "Chapter 42. Disorderly Conduct And Related Offenses" of the Texas Penal Code (provided in Attachment C) having noise level limitations. Section c.2 states that, "a noise is presumed to be unreasonable if the noise exceeds a decibel level of 85 after the person making the noise receives notice from a magistrate or peace officer that the noise is a public nuisance." In our opinion, a noise level of 85 dBA at residential or commercial receivers would be perceived as excessively loud and result in many complaints.

We have also reviewed the City of Colleyville Code of Ordinances. "Section 42-27. – Acts Declared Nuisances (provided in Attachment D), 13. Noise Nuisances," states the following:

a. Any unreasonably loud, disturbing, unnecessary noise which causes material distress, discomfort or injury to persons of ordinary sensibilities in the immediate vicinity thereof is hereby declared to be a nuisance.

b. Any noise of such character, intensity, and continued duration which substantially interferes with the comfortable enjoyment of private homes by persons of ordinary sensibilities is hereby declared to be a nuisance.

Item c. in this section continues with a list of acts that may be considered noise nuisances. In our opinion, the listed acts do not include mechanical equipment sources such as those that produce noise at a commercial car wash facility.

In the absence of clearly defined noise level limits in the ordinances and codes, we recommend that that car wash noise levels not exceed the overall ambient noise levels by more than about 5 dBA. This results in criteria of 70 dBA near the gas station receiver, and 60 dBA near the east residential receivers. Subjectively, a change in noise by 1-3 dBA is considered 'Just Noticeable', a 5 dBA change is considered 'Noticeable', and a 10 dBA change is considered a 'Doubling' or 'Halving' of the noise.

**Existing Car Wash Measurements**

To determine the car wash noise sources and equipment noise levels for the Colleyville project, noise measurements were made at an existing car wash. On Tuesday, February 8, 2022, Mr. Ryan Skoug of ESI Engineering visited an existing Tommy's Express Car Wash in Mounds View, Minnesota to make observations and perform noise measurements. We understand that the equipment for the Colleyville car wash will be the same as that used in Mounds View. Sound measurement data sheets are provided in Attachment E. The following is a summary of the visit findings:

1. There were multiple Tommy Car Wash Systems vacuums at the site (see Figure 6). No mufflers were installed on top of the vacuums. The measured $L_{Aeq}$ sound pressure level at a distance of 10' from one running vacuum was 72 dBA.

**Figure 6 – Photo of a vacuum at the Mounds View Tommy's Express Car Wash.**

2. The dominant noise source near the car wash exit (see Figure 7) was the drier system, which had eighteen blowers (shown in Figure 8). The measured $L_{Aeq}$ sound pressure level at a distance of 58' from the exit, with a zero-degree offset from the exit centerline, was 83 dBA. When a measurement was made 54' from the exit with a 45 degree offset from the exit centerline, the measured $L_{Aeq}$ was 79 dBA.

**Figure 7 – Photo of the Tommy's Express Car Wash exit with drier system beyond.**

**Figure 8 – Photo of the Tommy's Express Car Wash drier system.**

3. The dominant noise sources near the car wash entrance were the automated audio system (see Figure 9) and the drier system at the other end of the car wash. The measured $L_{Aeq}$ sound pressure level at a distance of 48' from the entrance, with a zero-degree offset from the entrance centerline, was 72 dBA.

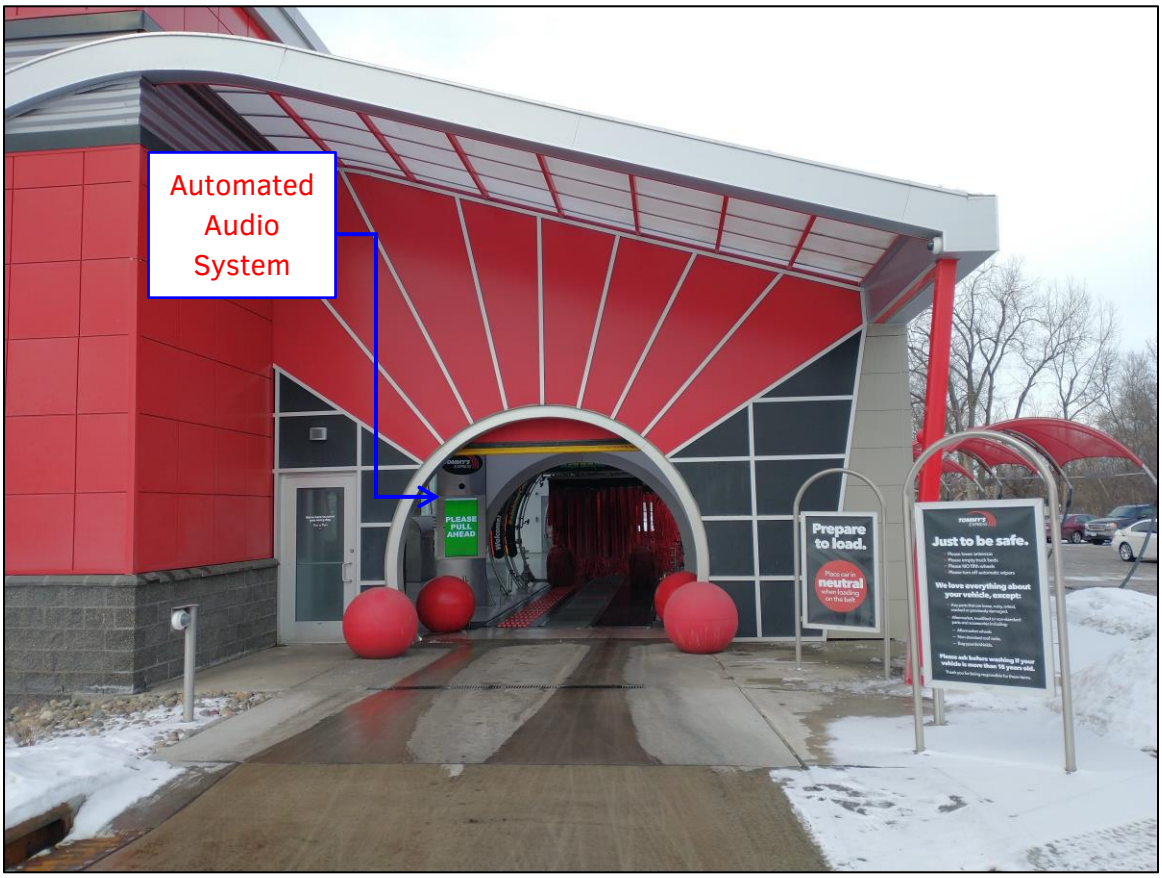



**Figure 9 – Photo of the Tommy's Car Wash entrance.**

4. The car wash building had louvers with dampers on each side (see Figure 10). The dampers could be opened and closed to control the release of heat and steam from inside the building, which also allows sound to leak out. The dominant noise source radiating from the dampers was the drier system. The measured $L_{Aeq}$ level at a distance of 8.5' from one open damper (shown in Figure 11) was 76 dBA.

**Figure 10 – Photo of the Tommy's Express Car Wash with sidewall louvers circled.**

**Figure 11 – Photo of the Tommy's Express Car Wash with an open damper circled.**

**Noise Analysis**

Calculations were prepared to determine the car wash noise levels at the nearest receiver locations to the Colleyville project site. The measured $L_{Aeq}$ sound pressure level results from the Tommy's Express Car Wash in Mounds View, MN were used as source data for the analysis. The results were converted into $L_{Aeq}$ sound power levels to determine the noise from each source independent of distance. Table 2 shows the sound power levels used for each noise source.

**Table 2 – Car Wash Source Sound Power Levels**

| Source | Source Height in Noise Model | Sound Power Levels (dBA) Per Frequency (Hz) | | | | | | | | Overall Sound Power Level (dBA) |
|---|---|---|---|---|---|---|---|---|---|---|
| | | 63 | 125 | 250 | 500 | 1k | 2k | 4k | 8k | |
| One Vacuum | 4.5' | 56 | 57 | 66 | 75 | 82 | 86 | 84 | 80 | 90 |
| Exit Opening | 5' | 70 | 83 | 93 | 102 | 103 | 100 | 94 | 84 | 107 |
| Entrance Opening | 5' | 62 | 71 | 81 | 87 | 91 | 89 | 82 | 77 | 95 |
| Open Side Louver | 12' | 58 | 71 | 81 | 86 | 89 | 85 | 76 | 68 | 92 |

Noise contour plots were prepared to help evaluate the car wash noise levels at the proposed project site. The calculations included the car wash building, all other nearby buildings, and a source for each of the car wash noise producers. Sources were the exit opening, entrance opening, fourteen west-facing sidewall louvers, sixteen east-facing sidewall louvers, and eighteen vacuums near the east side of the car wash building.

The existing car wash measurement results showed that drier system noise at the exit and entrance was directional. At a 45 degree offset from the centerline, the sound power was about 5 dBA quieter. This "tunnel effect" of the sound dispersion from the exit and entrance was included in the noise calculations.

The calculation results for these basis-of-design conditions are summarized in the noise contour plot shown in Figure 12. The results show that the car wash conditions produce noise levels at the gas station in excess of the 70 dBA criterion, as well as levels that are near the 60 dBA criterion at residential receivers to the east.

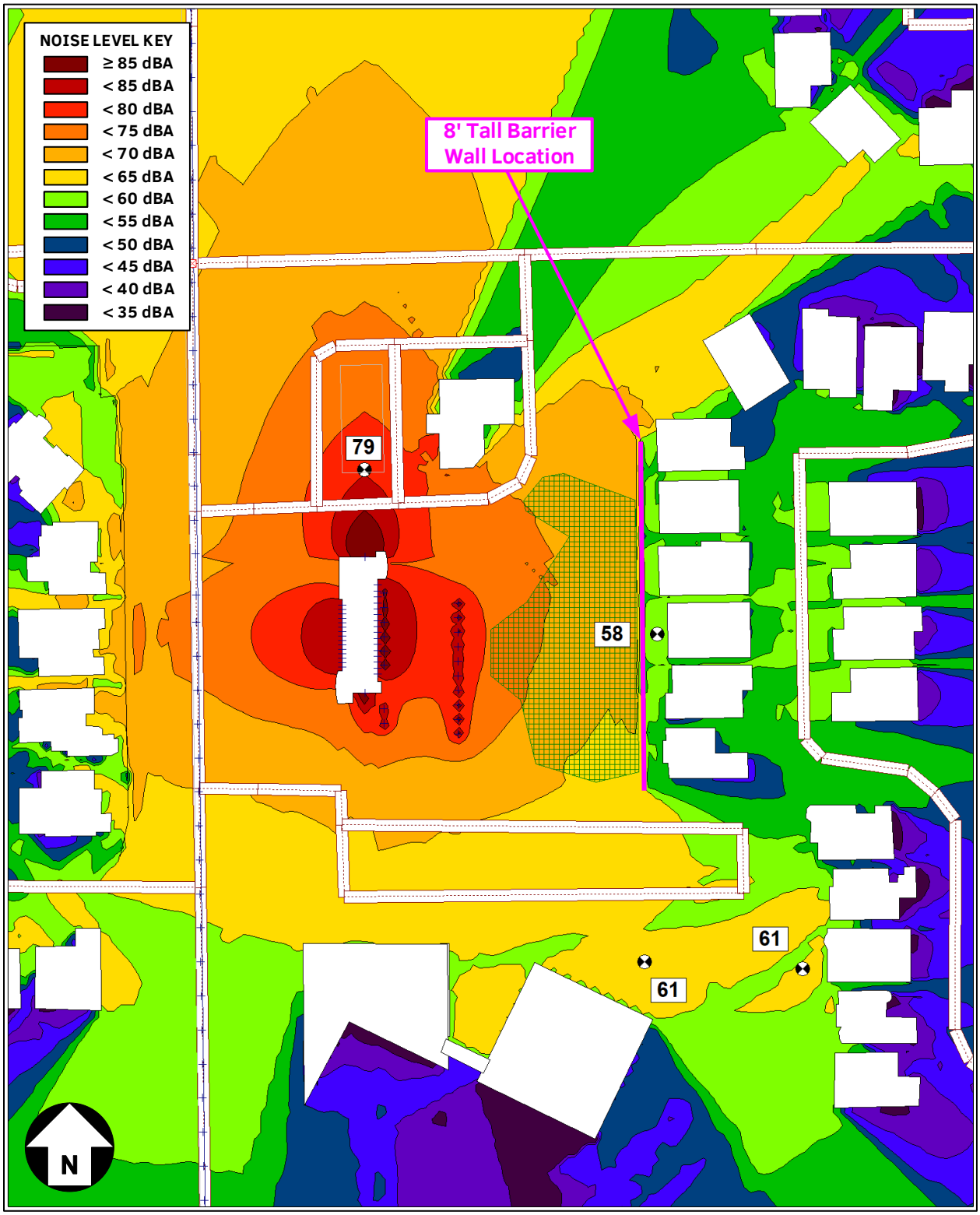



**Figure 12 – Noise contour plot showing the basis-of-design Tommy's Express Car Wash equipment noise levels at the proposed Colleyville project site.**

**Recommendations**

We recommend the following to reduce the car wash equipment noise levels:

1. The barrier wall along the east property line should include the following:
    a. The entire 340' length of the barrier wall should be 8' tall. We assume the 8' height is relative to the finished floor elevation of the car wash entrance. If there are locations along the east property line that are at a lower elevation than the car wash entrance, an earthen berm should be installed to increase the ground elevation, or the height of the wall should be increased, at this location.
    b. The barrier should have no air gaps from ground up and from end to end. Any gaps or seams should be sealed with an acoustical caulk. Some acceptable product options for exterior applications are DAP DynaFlex Ultra, GE Advanced Silicone 2, and Loctite PL.
    c. The barrier panels should have a minimum sound isolation rating (sound transmission class, or STC[3]) of STC 25. We understand the project team is considering the use of a Hilltop Concrete fence (see Figure 13), which has a laboratory tested STC 35 rating (see test report in Attachment F) that meets the minimum criterion.

**Figure 13 – Hilltop Concrete photo of a concrete fence.**

[3] Sound transmission class, or STC, is defined in ASTM standard C634-13 as, "a single-number rating calculated in accordance with Classification E413 using values of sound transmission loss. It provides an estimate of the performance of a partition in certain common sound insulation problems." It is based on laboratory tests of wall and floor/ceiling assemblies that serve as acoustical barriers, with higher values representing better insulation.

2. The loudest car wash noise source was the drier system. We understand the individual Tommy Car Wash Systems blowers can be installed with variable frequency drives (VFDs) to control blower speeds between 0 Hz (0% speed) and 60 Hz (100% speed). Based on a Tommy Car Wash Systems report dated May 18, 2021 (provided in Attachment G), the car wash noise levels were reduced by 10 dBA when the blowers ran at 40 Hz (67% speed). For the Colleyville car wash, we recommend running the blowers at no more than 40 Hz to achieve about 10 dBA of blower noise reduction at the car wash exit, entrance, and side wall louvers.
3. Tommy Car Wash Systems has optional mufflers that can be provided with the vacuums. Based on a Tommy Car Wash Systems report (provided in Attachment H), installing a P-VAC-335 muffler (shown in Figure 14) on top of a vacuum reduces noise levels by 9 dBA and does not affect the vacuum suction. We recommend installing P-VAC-335 mufflers on all of the vacuums.

**Figure 14 – Photo of a Tommy Car Wash Systems vacuum with a P-VAC-335 muffler.**

Figure 15 shows the noise contour plot with the basis-of-design barrier wall, the blowers running at 40 Hz, and the vacuums with P-VAC-335 mufflers. The calculated noise level at the gas station was 70 dBA, and the loudest level at a residential receiver to the east was 54 dBA, which met the 70 dBA and 60 dBA criteria, respectively. No other modifications to the car wash equipment are necessary. For additional information, Figure 16 shows a noise contour plot for the calculated car wash with the Figure 15 conditions combined with the existing ambient noise levels that were measured at the site.

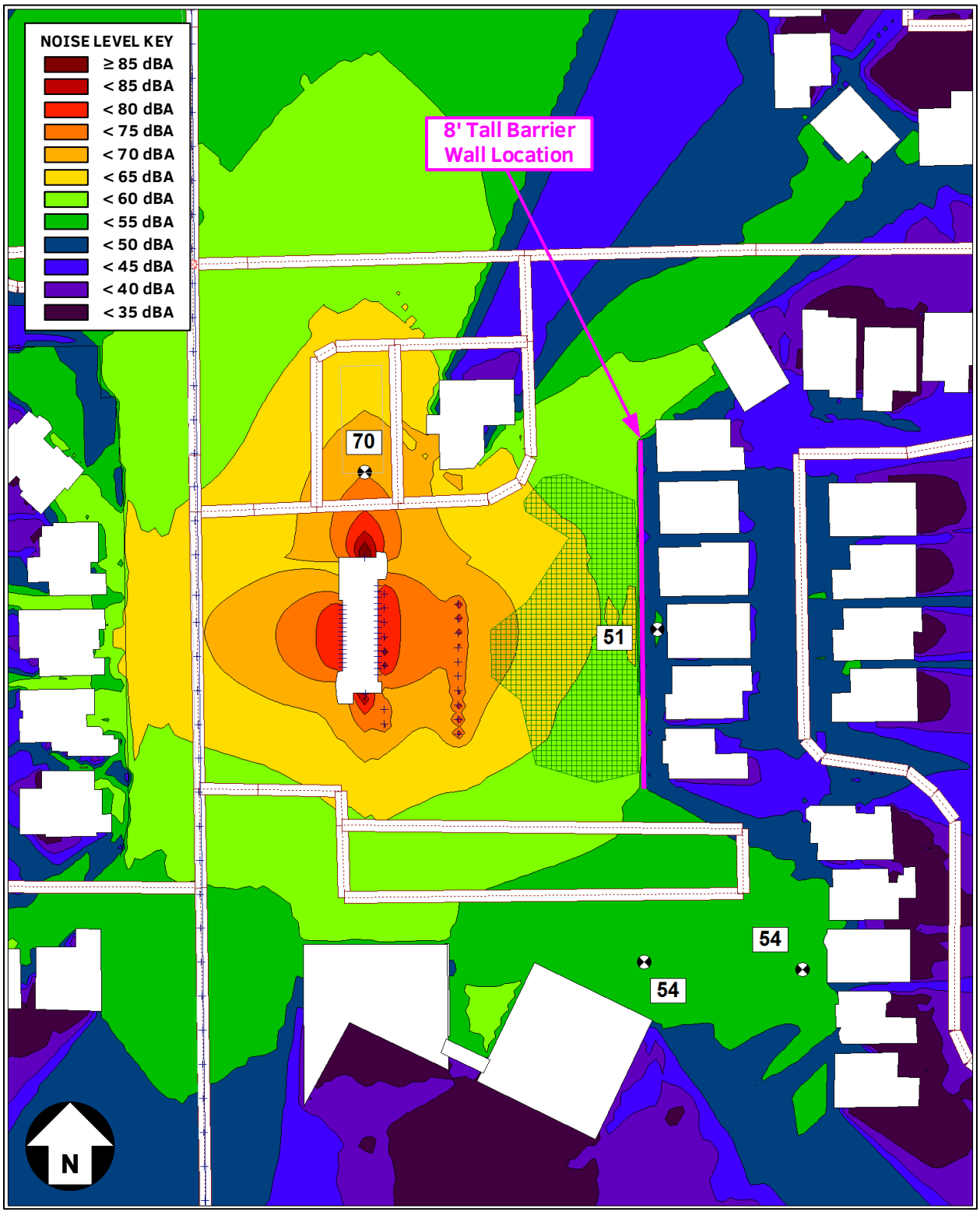



**Figure 15 – Noise contour plot showing the Tommy's Express Car Wash equipment noise levels including the east barrier, the vacuum mufflers, and the blowers running at 40 Hz.**

**Figure 16 – Noise contour plot with the same conditions shown in Figure 15 combined with the existing ambient noise.**

**Conclusions**

ESI Engineering was asked to evaluate equipment noise levels for a proposed Tommy's Express Car Wash in Colleyville, Texas. Measured ambient noise levels at the project site were in the mid-60's near an adjacent gas station and in the mid-50's near residential receivers to the east. Since we are not aware of any State of Texas or City of Colleyville noise level limitations that apply to this project, we recommend the car wash noise levels not exceed the existing ambient noise levels by about 5 dBA.

Based on car wash equipment sound levels measured at a Tommy's Express Car Wash in Mounds View, Minnesota, the basis-of-design conditions produced calculated noise levels that exceeded the recommended criteria at the nearby gas station. To reduce noise, the basis-of-design 8' tall barrier along the east property line in needed, the blowers should operate at a maximum 40 Hz (10 dBA reduction), and mufflers should be installed on the vacuums (9 dBA reduction). With this mitigation, the car wash noise levels met the criteria at all nearby receivers.

We appreciate the opportunity to serve the needs of Christianson Companies on this project and remain available to assist in the resolution of these and any other matters. Please let us know if you have any questions or need more information.

Sincerely,

Ryan L. Skoug, P.E. (OR), INCE Bd. Cert.
Consulting Engineer
ESI Engineering, Inc.

Anthony J. Baxter, P.E. (MN)
Principal
ESI Engineering, Inc.

Andrew A.J. Schmitt
Consulting Engineer
ESI Engineering, Inc.

Attachments

**Attachment A**

**Colleyville 24-Hour Noise Monitoring Data**

**Colleyville Car Wash Noise Control – October 6, 2023**

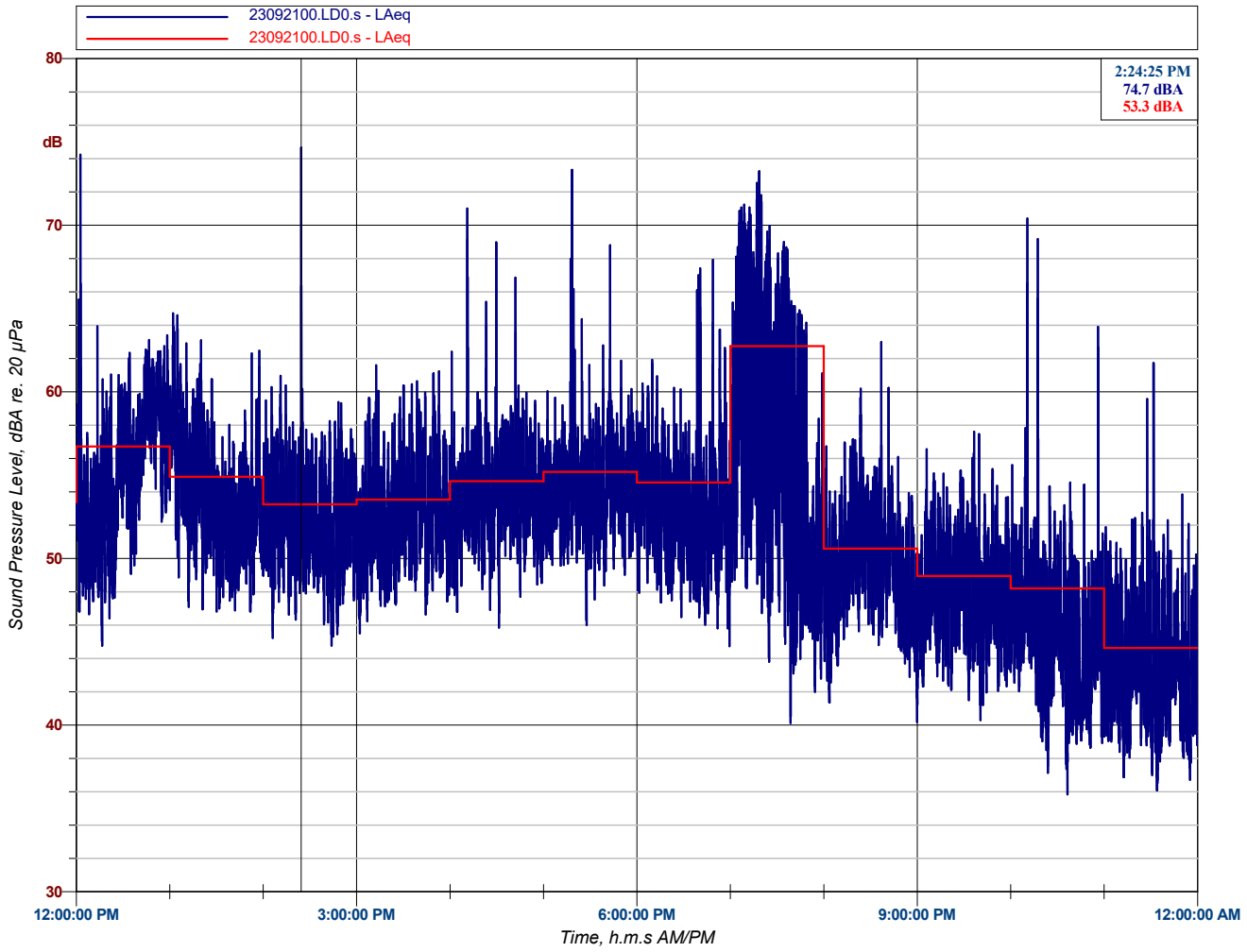
esi engineering

# Acoustic Test Results

Minneapolis, Minnesota | o: 952.831.4646 | esi-engineering.com

| | | | |
|---|---|---|---|
| **Project No:** | P2977 | **Analyzer:** | Larson Davis 831 s/n 3553 |
| **Project:** | Christianson Co. - Car Wash Noise Control | **Preamplifier:** | Larson Davis PRM831 s/n 029391 |
| **Location:** | Colleyville, TX | **Microphone:** | Larson Davis 377C20 s/n 315625 |
| **Engineer:** | R.L. Skoug | **Calibrator:** | Larson Davis CAL200 s/n 18322 |
| | | **Last Calibrated:** | March 21, 2023 |

| | | | |
|---|---|---|---|
| **Location:** | Location A | **Meteorology:** | Temperature: 81°F to 95°F<br>Wind Speed / Dir.: 0-25 MPH / SE<br>Humidity: 43% to 74% |
| **Date:** | 9/21/2023 | | |
| **Start Time:** | 10:56:33 AM | | |
| **End Time:** | 12:00:00 AM | **Calibration Check:** | Calibration Frequency: 1 kHz<br>Initial Calibration: 94.0 dB<br>Final Calibration: 94.0 dB<br>Last Cal. Check: 9/22/23 @ 12:14 PM |
| **Run Time:** | 47007.0 seconds | | |
| **Measurements:** | One Second and Hourly Ambient Noise Levels<br>A-Weighted Results | | |




Noise Monitoring
Measured Hourly LAeq Data

| Time | LAeq | Time | LAeq | Time | LAeq | Time | LAeq |
|---|---|---|---|---|---|---|---|
| 12:00:00 PM | 57 dBA | 3:00:00 PM | 54 dBA | 6:00:00 PM | 55 dBA | 9:00:00 PM | 49 dBA |
| 1:00:00 PM | 55 dBA | 4:00:00 PM | 55 dBA | 7:00:00 PM | 63 dBA | 10:00:00 PM | 48 dBA |
| 2:00:00 PM | 53 dBA | 5:00:00 PM | 55 dBA | 8:00:00 PM | 51 dBA | 11:00:00 PM | 45 dBA |

**Figure A1**

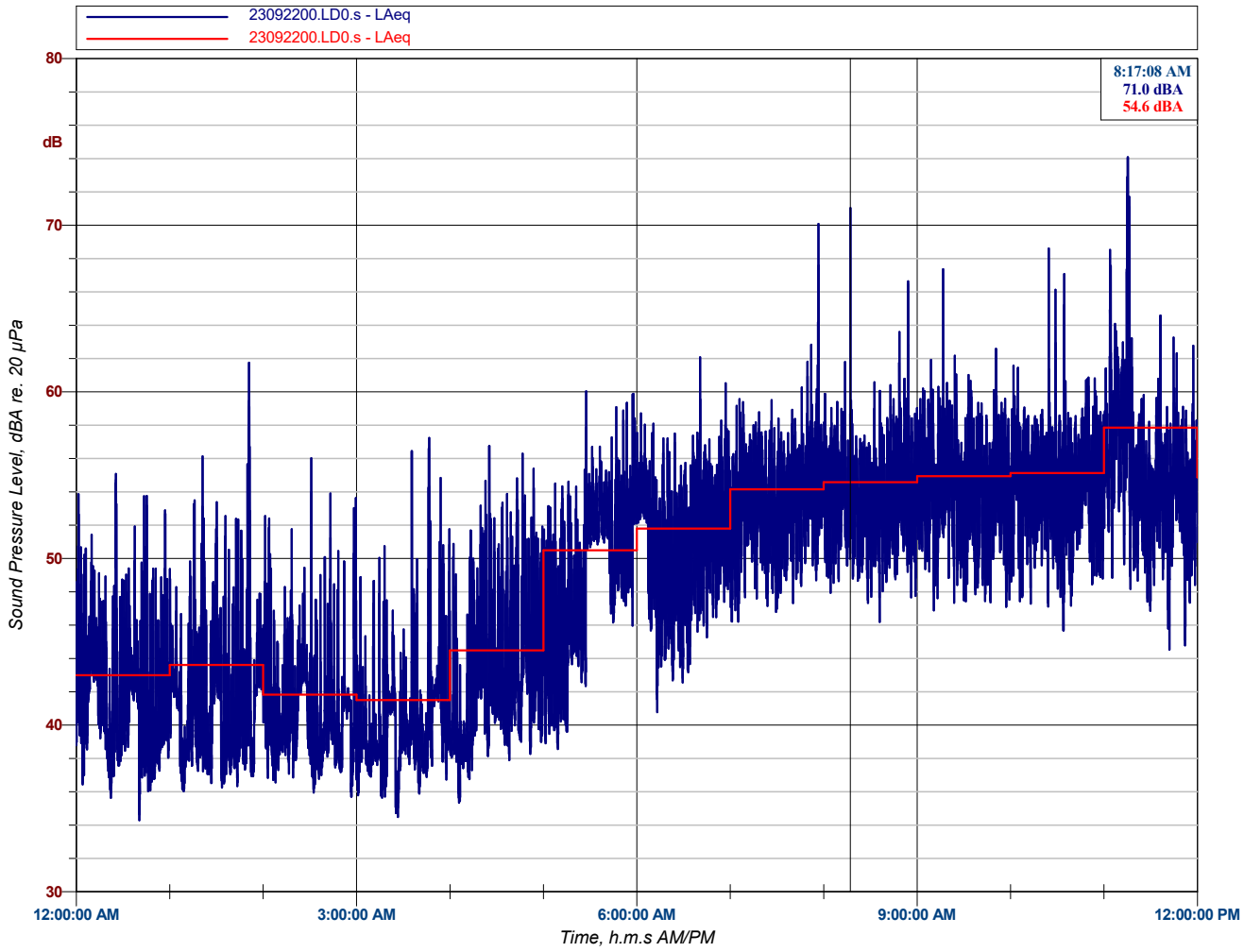
esi engineering

# Acoustic Test Results

Minneapolis, Minnesota | o: 952.831.4646 | esi-engineering.com

| | | | |
|---|---|---|---|
| **Project No:** | P2977 | **Analyzer:** | Larson Davis 831 s/n 3553 |
| **Project:** | Christianson Co. - Car Wash Noise Control | **Preamplifier:** | Larson Davis PRM831 s/n 029391 |
| **Location:** | Colleyville, TX | **Microphone:** | Larson Davis 377C20 s/n 315625 |
| **Engineer:** | R.L. Skoug | **Calibrator:** | Larson Davis CAL200 s/n 18322 |
| | | **Last Calibrated:** | March 21, 2023 |

| | | | |
|---|---|---|---|
| **Location:** | Location A | **Meteorology:** | Temperature: 80°F to 90°F<br>Wind Speed / Dir.: 0-15 MPH / S<br>Humidity: 45% to 74% |
| **Date:** | 9/22/2023 | | |
| **Start Time:** | 12:00:00 AM | | |
| **End Time:** | 12:09:23 PM | **Calibration Check:** | Calibration Frequency: 1 kHz<br>Initial Calibration: 94.0 dB<br>Final Calibration: 94.0 dB<br>Last Cal. Check: 9/22/23 @ 12:14 PM |
| **Run Time:** | 43763.0 seconds | | |
| **Measurements:** | One Second and Hourly Ambient Noise Levels<br>A-Weighted Results | | |




Noise Monitoring
Measured Hourly LAeq Data

| Time | LAeq | Time | LAeq | Time | LAeq | Time | LAeq |
|---|---|---|---|---|---|---|---|
| 12:00:00 AM | 43 dBA | 3:00:00 AM | 42 dBA | 6:00:00 AM | 52 dBA | 9:00:00 AM | 55 dBA |
| 1:00:00 AM | 44 dBA | 4:00:00 AM | 44 dBA | 7:00:00 AM | 54 dBA | 10:00:00 AM | 55 dBA |
| 2:00:00 AM | 42 dBA | 5:00:00 AM | 50 dBA | 8:00:00 AM | 55 dBA | 11:00:00 AM | 58 dBA |

**Figure A2**

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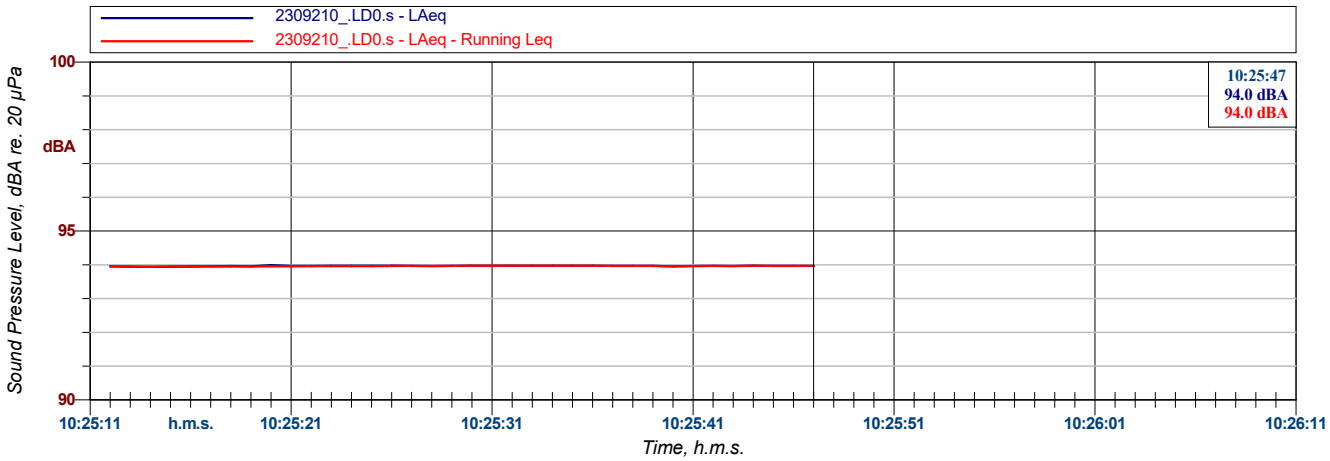
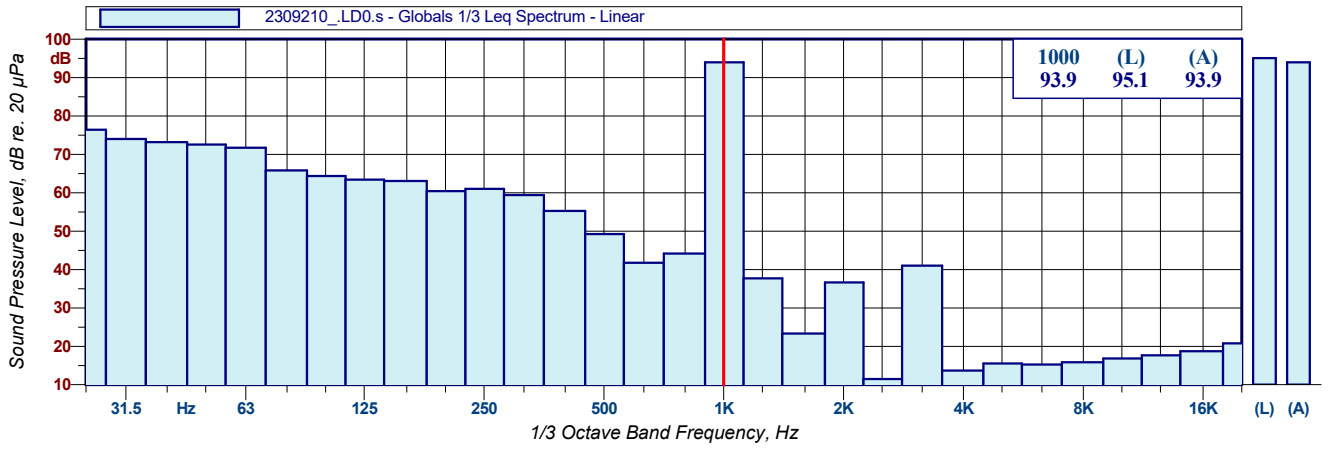
# Acoustic Test Results

Minneapolis, Minnesota | o: 952.831.4646 | esi-engineering.com

| | | | |
|---|---|---|---|
| **Project No:** | P2977 | **Analyzer:** | Larson Davis 831 s/n 3553 |
| **Project:** | Christianson Co. - Car Wash Noise Control | **Preamplifier:** | Larson Davis PRM831 s/n 029391 |
| **Location:** | Colleyville, TX | **Microphone:** | Larson Davis 377C20 s/n 315625 |
| **Engineer:** | R.L. Skoug | **Calibrator:** | Larson Davis CAL200 s/n 18322 |
| | | **Last Calibrated:** | March 21, 2023 |

| | | | |
|---|---|---|---|
| **Location:** | Cal Check | **Meteorology:** | Temperature: -- |
| **Date:** | 9/21/2023 | | Wind Speed / Dir.: -- |
| **Start Time:** | 10:25:11 AM | | Humidity: -- |
| **End Time:** | 10:25:47 AM | **Calibration Check:** | Calibration Frequency: 1 kHz |
| **Run Time:** | 36.0 seconds | | Initial Calibration: 94.0 dB |
| | | | Final Calibration: 94.0 dB |
| **Measurements:** | File N. 210_: Cal Check @ 94.0 dB | | Last Cal. Check: 9/22/23 @ 12:14 PM |




| | | | |
|---|---|---|---|
| **L1.0: 94.0 dBA** | **L50.0: 94.0 dBA** | **L95.0: 93.9 dBA** | **Leq: 94.0 dBA** |
| **L10.0: 94.0 dBA** | **L90.0: 93.9 dBA** | **LMin: 93.9 dBA** | **LMax: 94.1 dBA** |

2309210_.LD0.s
Globals 1/3 Leq Spectrum - Linear

| Hz | dB | Hz | dB | Hz | dB | Hz | dB | Hz | dB | Hz | dB |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 25 | 76.4 dB | 80 | 65.8 dB | 250 | 61.0 dB | 800 | 44.1 dB | 2500 | 11.5 dB | 8000 | 15.8 dB |
| 31.5 | 74.0 dB | 100 | 64.3 dB | 315 | 59.4 dB | 1000 | 93.9 dB | 3150 | 41.0 dB | 10000 | 16.8 dB |
| 40 | 73.2 dB | 125 | 63.4 dB | 400 | 55.2 dB | 1250 | 37.7 dB | 4000 | 13.7 dB | 12500 | 17.7 dB |
| 50 | 72.5 dB | 160 | 63.0 dB | 500 | 49.2 dB | 1600 | 23.3 dB | 5000 | 15.5 dB | 16000 | 18.7 dB |
| 63 | 71.7 dB | 200 | 60.4 dB | 630 | 41.8 dB | 2000 | 36.6 dB | 6300 | 15.3 dB | 20000 | 20.8 dB |

**Figure A3**

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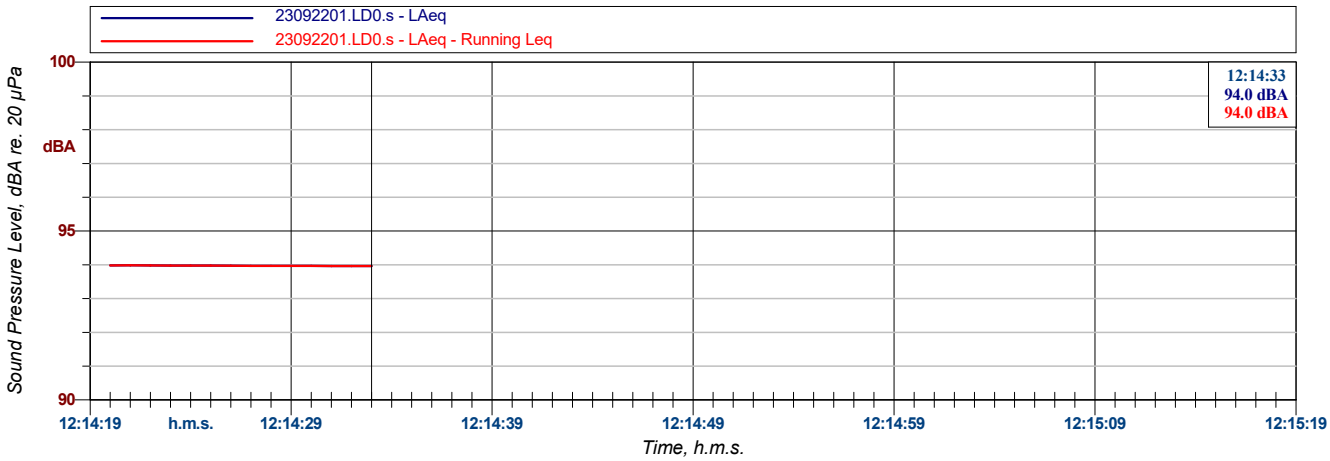
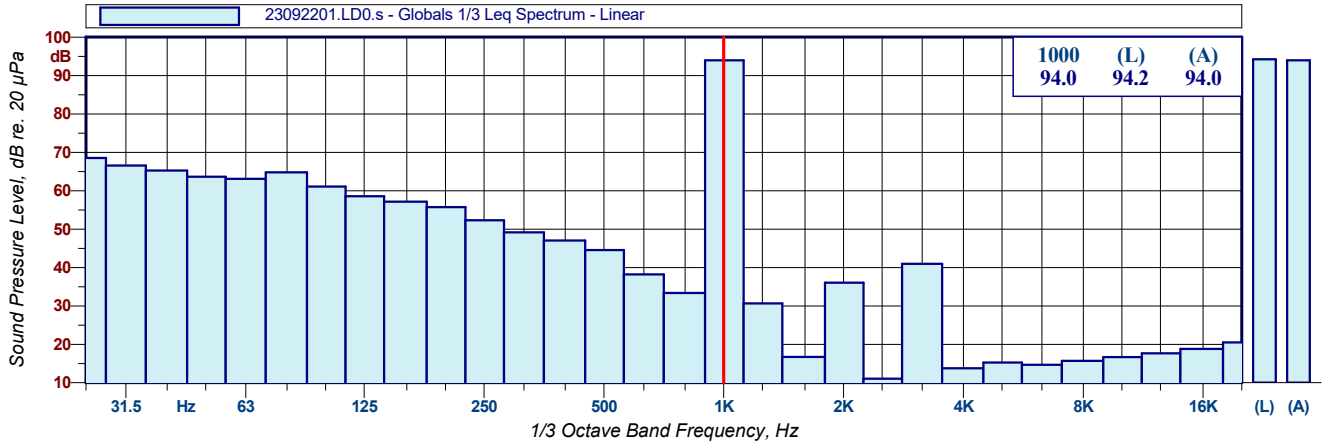
# Acoustic Test Results

Minneapolis, Minnesota | o: 952.831.4646 | esi-engineering.com

| | | | |
|---|---|---|---|
| **Project No:** | P2977 | **Analyzer:** | Larson Davis 831 s/n 3553 |
| **Project:** | Christianson Co. - Car Wash Noise Control | **Preamplifier:** | Larson Davis PRM831 s/n 029391 |
| **Location:** | Colleyville, TX | **Microphone:** | Larson Davis 377C20 s/n 315625 |
| **Engineer:** | R.L. Skoug | **Calibrator:** | Larson Davis CAL200 s/n 18322 |
| | | **Last Calibrated:** | March 21, 2023 |

| | | | |
|---|---|---|---|
| **Location:** | Cal Check | **Meteorology:** | Temperature: -- |
| **Date:** | 9/22/2023 | | Wind Speed / Dir.: -- |
| **Start Time:** | 12:14:19 PM | | Humidity: -- |
| **End Time:** | 12:14:33 PM | **Calibration Check:** | Calibration Frequency: 1 kHz |
| **Run Time:** | 14.0 seconds | | Initial Calibration: 94.0 dB |
| | | | Final Calibration: 94.0 dB |
| **Measurements:** | File N. 2201: Cal Check @ 94.0 dB | | Last Cal. Check: 9/22/23 @ 12:14 PM |




| | | | |
|---|---|---|---|
| **L1.0: 94.0 dBA** | **L50.0: 94.0 dBA** | **L95.0: 94.0 dBA** | **Leq: 94.0 dBA** |
| **L10.0: 94.0 dBA** | **L90.0: 94.0 dBA** | **LMin: 94.0 dBA** | **LMax: 94.0 dBA** |

23092201.LD0.s
Globals 1/3 Leq Spectrum - Linear

| Hz | dB | Hz | dB | Hz | dB | Hz | dB | Hz | dB | Hz | dB |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 25 | 68.5 dB | 80 | 64.8 dB | 250 | 52.3 dB | 800 | 33.4 dB | 2500 | 11.0 dB | 8000 | 15.7 dB |
| 31.5 | 66.6 dB | 100 | 61.1 dB | 315 | 49.2 dB | 1000 | 94.0 dB | 3150 | 41.0 dB | 10000 | 16.7 dB |
| 40 | 65.3 dB | 125 | 58.6 dB | 400 | 47.0 dB | 1250 | 30.6 dB | 4000 | 13.7 dB | 12500 | 17.7 dB |
| 50 | 63.6 dB | 160 | 57.2 dB | 500 | 44.5 dB | 1600 | 16.7 dB | 5000 | 15.3 dB | 16000 | 18.8 dB |
| 63 | 63.1 dB | 200 | 55.7 dB | 630 | 38.2 dB | 2000 | 36.0 dB | 6300 | 14.6 dB | 20000 | 20.5 dB |

**Figure A4**

**Attachment B**

**Colleyville Short Duration Noise Measurements Data**

**Colleyville Car Wash Noise Control – October 6, 2023**

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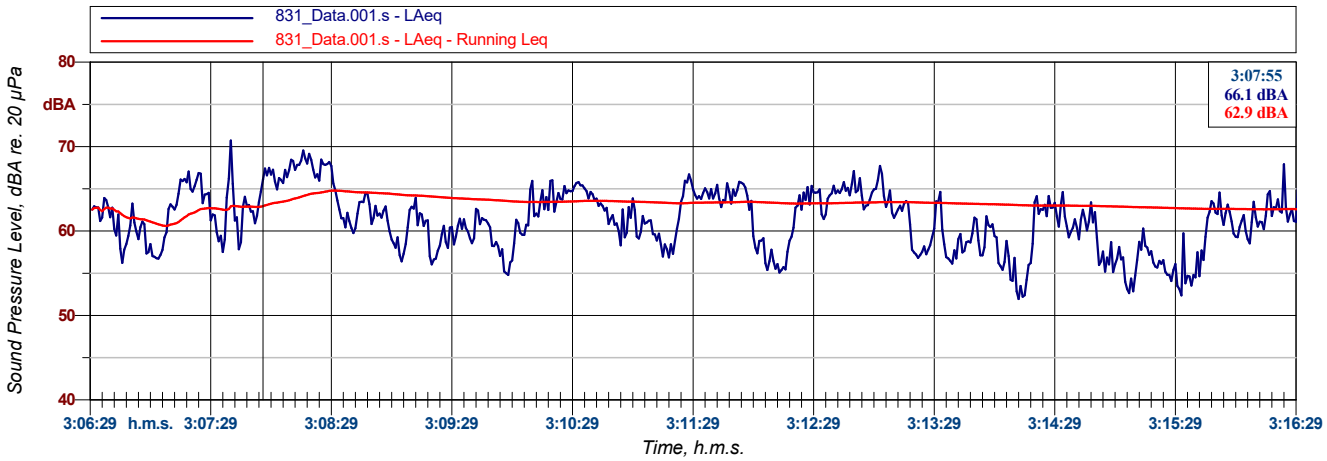
# Acoustic Test Results

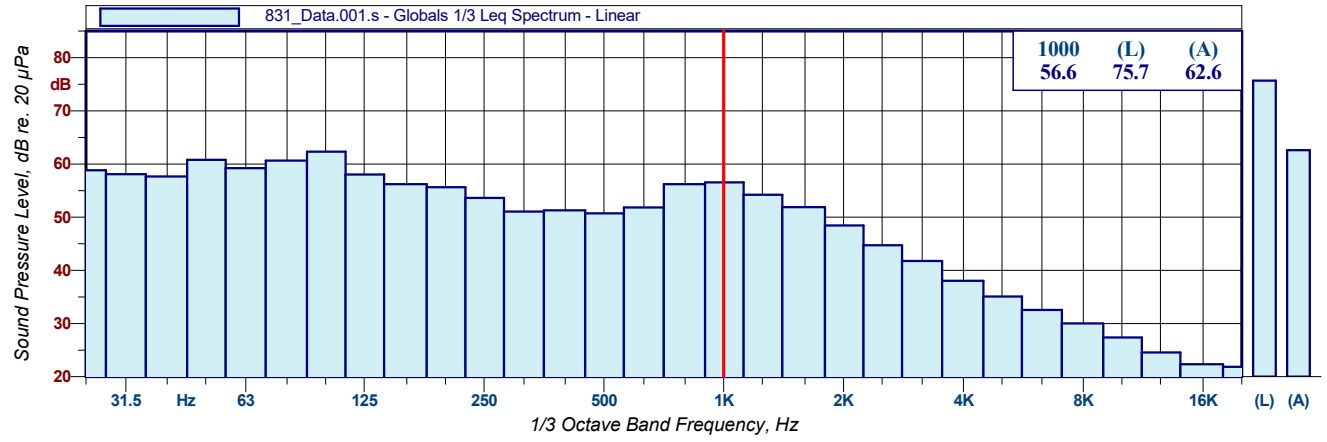
Minneapolis, Minnesota | o: 952.831.4646 | esi-engineering.com

| | | | |
|---|---|---|---|
| **Project No:** | P2977 | **Analyzer:** | Larson Davis 831 s/n 4694 |
| **Project:** | Christianson Co. - Car Wash Noise Control | **Preamplifier:** | Larson Davis PRM831 s/n 070949 |
| **Location:** | Colleyville, TX | **Microphone:** | Larson Davis 377C20 s/n 320010 |
| **Engineer:** | R.L. Skoug | **Calibrator:** | Larson Davis CAL200 s/n 18322 |
| | | **Last Calibrated:** | January 30, 2023 |

| | | | |
|---|---|---|---|
| **Location:** | Preschool Play Ground (Loc B) | **Meteorology:** | Temperature: 94 °F<br>Wind Speed / Dir.: 18 MPH / SE<br>Humidity: 46% |
| **Date:** | 9/21/2023 | | |
| **Start Time:** | 3:06:29 PM | | |
| **End Time:** | 3:16:44 PM | **Calibration Check:** | Calibration Frequency: 1 kHz<br>Initial Calibration: 94.0 dB<br>Final Calibration: 94.0 dB<br>Last Cal. Check: 9/21/23 @ 4:03 PM |
| **Run Time:** | 615.0 seconds | | |

**Measurements:** File N. 1: Ambient Noise; Dominated by Traffic




| | | | |
|---|---|---|---|
| **L1.0: 68.6 dBA** | **L50.0: 61.4 dBA** | **L95.0: 55.0 dBA** | **Leq: 62.6 dBA** |
| **L10.0: 65.6 dBA** | **L90.0: 56.2 dBA** | **LMin: 51.2 dBA** | **LMax: 72.5 dBA** |

831_Data.001.s
Globals 1/3 Leq Spectrum - Linear

| Hz | dB | Hz | dB | Hz | dB | Hz | dB | Hz | dB | Hz | dB |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 25 | 58.8 dB | 80 | 60.7 dB | 250 | 53.6 dB | 800 | 56.2 dB | 2500 | 44.7 dB | 8000 | 30.0 dB |
| 31.5 | 58.1 dB | 100 | 62.3 dB | 315 | 51.1 dB | 1000 | 56.6 dB | 3150 | 41.8 dB | 10000 | 27.4 dB |
| 40 | 57.7 dB | 125 | 58.0 dB | 400 | 51.3 dB | 1250 | 54.2 dB | 4000 | 38.0 dB | 12500 | 24.6 dB |
| 50 | 60.8 dB | 160 | 56.2 dB | 500 | 50.7 dB | 1600 | 51.9 dB | 5000 | 35.1 dB | 16000 | 22.3 dB |
| 63 | 59.2 dB | 200 | 55.6 dB | 630 | 51.8 dB | 2000 | 48.4 dB | 6300 | 32.6 dB | 20000 | 21.9 dB |

**Figure B1**

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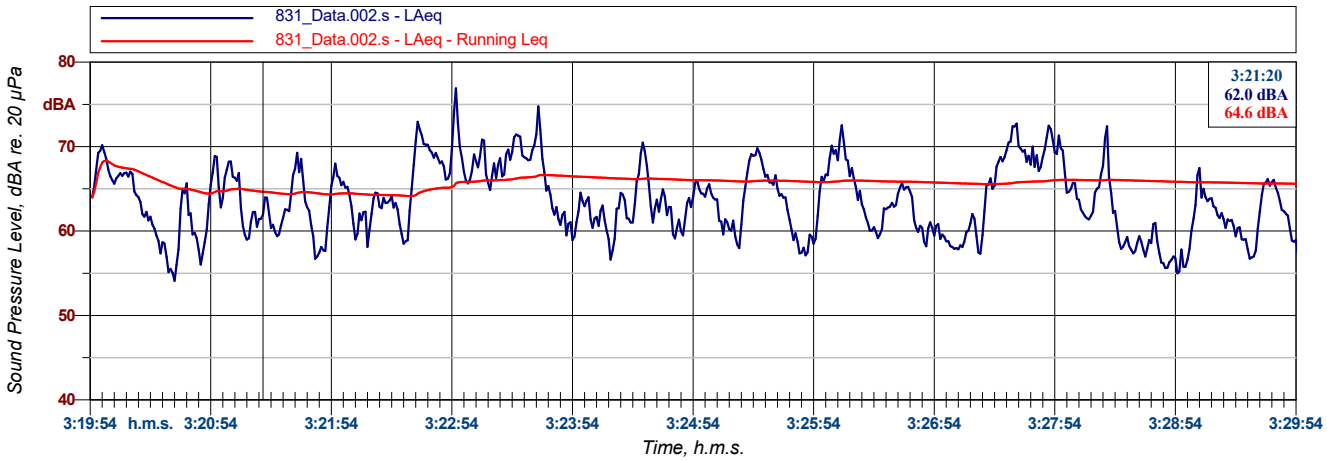
# Acoustic Test Results

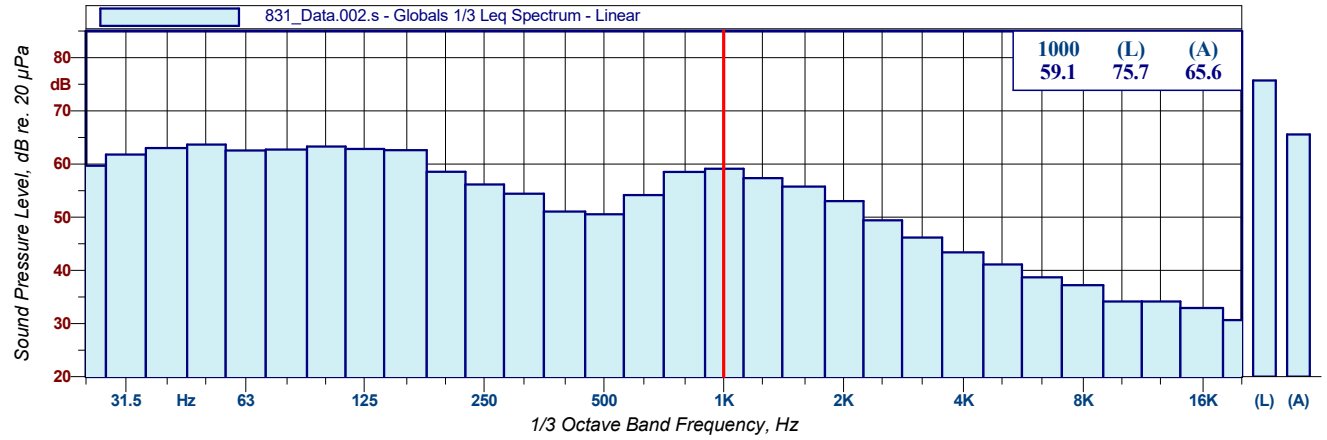
Minneapolis, Minnesota | o: 952.831.4646 | esi-engineering.com

| | | | |
|---|---|---|---|
| **Project No:** | P2977 | **Analyzer:** | Larson Davis 831 s/n 4694 |
| **Project:** | Christianson Co. - Car Wash Noise Control | **Preamplifier:** | Larson Davis PRM831 s/n 070949 |
| **Location:** | Colleyville, TX | **Microphone:** | Larson Davis 377C20 s/n 320010 |
| **Engineer:** | R.L. Skoug | **Calibrator:** | Larson Davis CAL200 s/n 18322 |
| | | **Last Calibrated:** | January 30, 2023 |

| | | | |
|---|---|---|---|
| **Location:** | West-Center of Project Site (Loc C) | **Meteorology:** | Temperature: 94 °F<br>Wind Speed / Dir.: 18 MPH / SE<br>Humidity: 46% |
| **Date:** | 9/21/2023 | | |
| **Start Time:** | 3:19:54 PM | | |
| **End Time:** | 3:30:03 PM | **Calibration Check:** | Calibration Frequency: 1 kHz<br>Initial Calibration: 94.0 dB<br>Final Calibration: 94.0 dB<br>Last Cal. Check: 9/21/23 @ 4:03 PM |
| **Run Time:** | 609.0 seconds | | |

**Measurements:** File N. 2: Ambient Noise; Dominated by Traffic




**L1.0: 73.0 dBA** **L50.0: 63.2 dBA** **L95.0: 57.1 dBA** **Leq: 65.6 dBA**

**L10.0: 69.2 dBA** **L90.0: 58.1 dBA** **LMin: 53.7 dBA** **LMax: 78.3 dBA**

831_Data.002.s
Globals 1/3 Leq Spectrum - Linear

| Hz | dB | Hz | dB | Hz | dB | Hz | dB | Hz | dB | Hz | dB |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 25 | 59.7 dB | 80 | 62.7 dB | 250 | 56.2 dB | 800 | 58.5 dB | 2500 | 49.4 dB | 8000 | 37.2 dB |
| 31.5 | 61.8 dB | 100 | 63.3 dB | 315 | 54.4 dB | 1000 | 59.1 dB | 3150 | 46.2 dB | 10000 | 34.1 dB |
| 40 | 63.0 dB | 125 | 62.8 dB | 400 | 51.1 dB | 1250 | 57.3 dB | 4000 | 43.4 dB | 12500 | 34.2 dB |
| 50 | 63.6 dB | 160 | 62.6 dB | 500 | 50.6 dB | 1600 | 55.8 dB | 5000 | 41.1 dB | 16000 | 32.9 dB |
| 63 | 62.5 dB | 200 | 58.5 dB | 630 | 54.2 dB | 2000 | 53.0 dB | 6300 | 38.7 dB | 20000 | 30.6 dB |

**Figure B2**

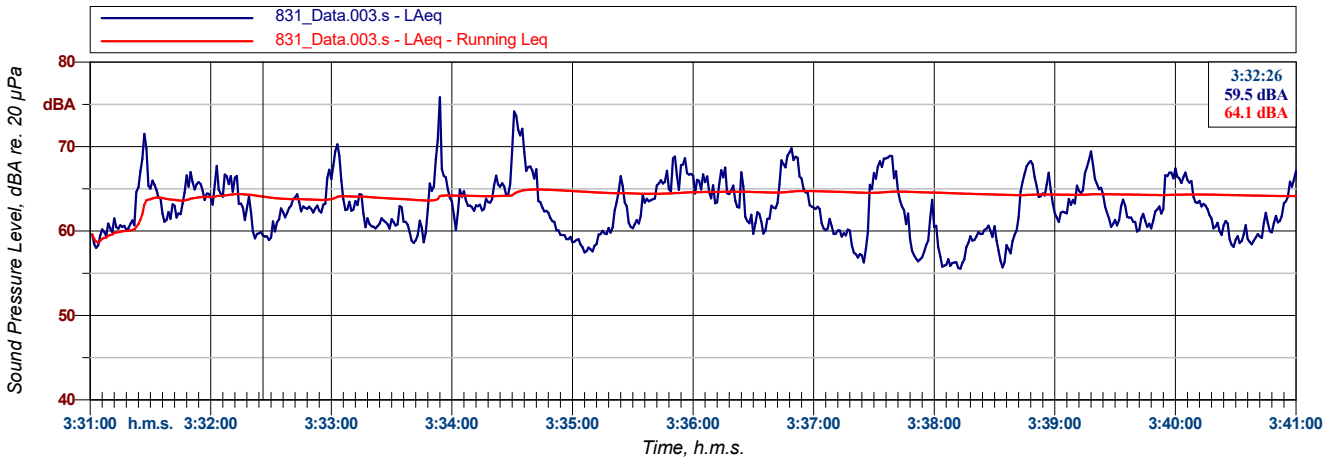
esi engineering

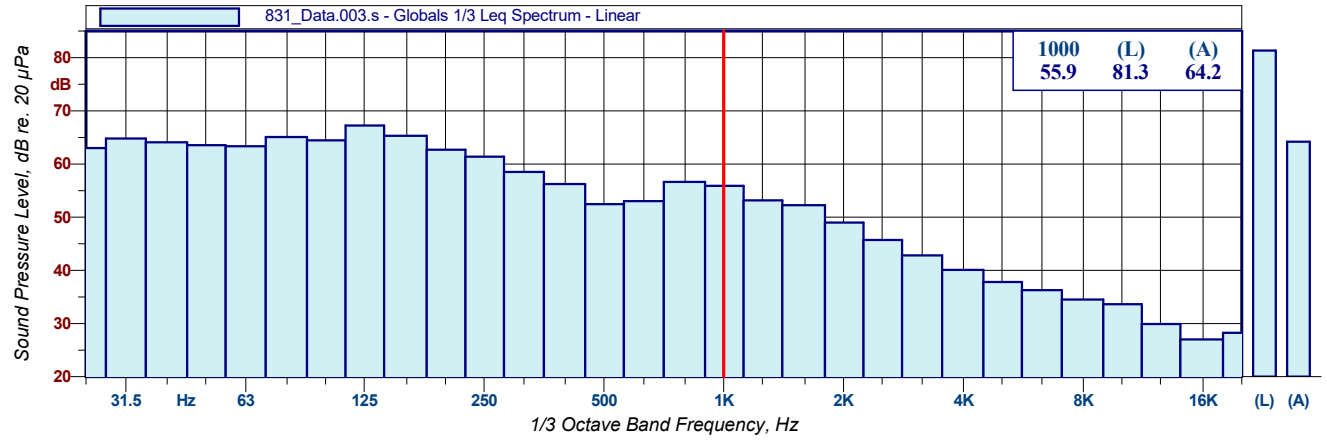
# Acoustic Test Results

Minneapolis, Minnesota | o: 952.831.4646 | esi-engineering.com

| | | | |
|---|---|---|---|
| **Project No:** | P2977 | **Analyzer:** | Larson Davis 831 s/n 4694 |
| **Project:** | Christianson Co. - Car Wash Noise Control | **Preamplifier:** | Larson Davis PRM831 s/n 070949 |
| **Location:** | Colleyville, TX | **Microphone:** | Larson Davis 377C20 s/n 320010 |
| **Engineer:** | R.L. Skoug | **Calibrator:** | Larson Davis CAL200 s/n 18322 |
| | | **Last Calibrated:** | January 30, 2023 |

| | | | |
|---|---|---|---|
| **Location:** | North-Center PL of Project Site (Loc D) | **Meteorology:** | Temperature: 94 °F<br>Wind Speed / Dir.: 18 MPH / SE<br>Humidity: 46% |
| **Date:** | 9/21/2023 | | |
| **Start Time:** | 3:31:00 PM | | |
| **End Time:** | 3:41:02 PM | **Calibration Check:** | Calibration Frequency: 1 kHz<br>Initial Calibration: 94.0 dB<br>Final Calibration: 94.0 dB<br>Last Cal. Check: 9/21/23 @ 4:03 PM |
| **Run Time:** | 602.0 seconds | | |
| **Measurements:** | File N. 3: Ambient Noise; Dominated by Traffic | | |




| | | | |
|---|---|---|---|
| **L1.0: 71.6 dBA** | **L50.0: 62.6 dBA** | **L95.0: 57.5 dBA** | **Leq: 64.2 dBA** |
| **L10.0: 67.1 dBA** | **L90.0: 58.7 dBA** | **LMin: 54.9 dBA** | **LMax: 77.7 dBA** |

831_Data.003.s
Globals 1/3 Leq Spectrum - Linear

| Hz | dB | Hz | dB | Hz | dB | Hz | dB | Hz | dB | Hz | dB |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 25 | 63.0 dB | 80 | 65.1 dB | 250 | 61.4 dB | 800 | 56.6 dB | 2500 | 45.7 dB | 8000 | 34.5 dB |
| 31.5 | 64.8 dB | 100 | 64.5 dB | 315 | 58.5 dB | 1000 | 55.9 dB | 3150 | 42.8 dB | 10000 | 33.6 dB |
| 40 | 64.1 dB | 125 | 67.2 dB | 400 | 56.2 dB | 1250 | 53.2 dB | 4000 | 40.1 dB | 12500 | 29.9 dB |
| 50 | 63.5 dB | 160 | 65.3 dB | 500 | 52.5 dB | 1600 | 52.3 dB | 5000 | 37.8 dB | 16000 | 27.0 dB |
| 63 | 63.3 dB | 200 | 62.7 dB | 630 | 53.0 dB | 2000 | 49.0 dB | 6300 | 36.3 dB | 20000 | 28.3 dB |

**Figure B3**

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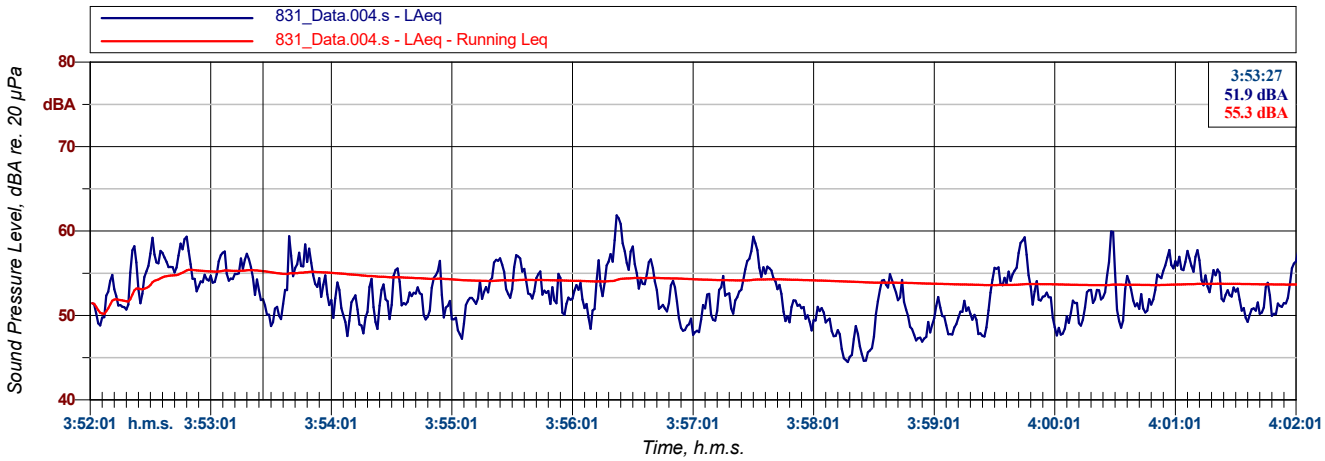
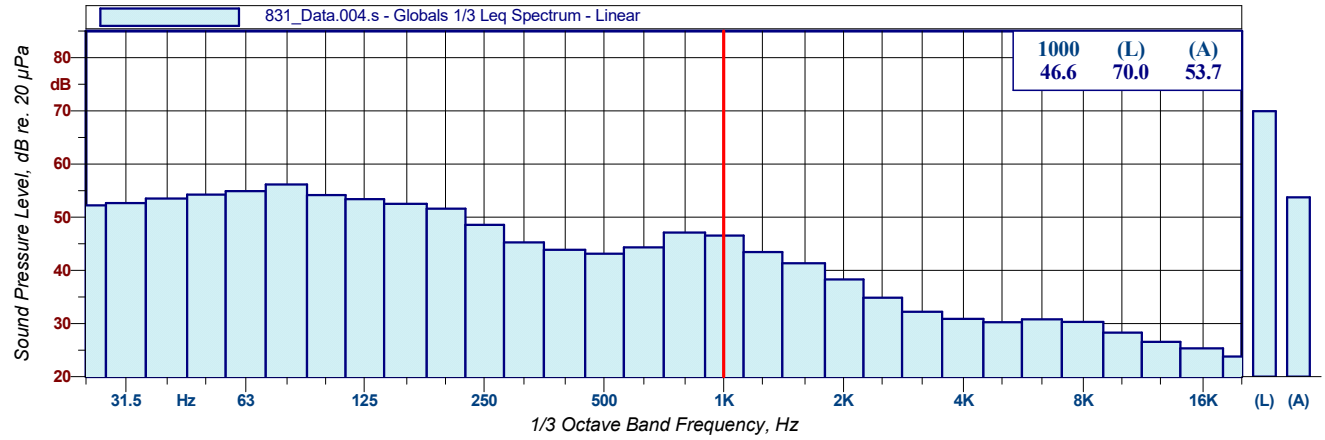
# Acoustic Test Results

Minneapolis, Minnesota | o: 952.831.4646 | esi-engineering.com

| | | | |
|---|---|---|---|
| **Project No:** | P2977 | **Analyzer:** | Larson Davis 831 s/n 4694 |
| **Project:** | Christianson Co. - Car Wash Noise Control | **Preamplifier:** | Larson Davis PRM831 s/n 070949 |
| **Location:** | Colleyville, TX | **Microphone:** | Larson Davis 377C20 s/n 320010 |
| **Engineer:** | R.L. Skoug | **Calibrator:** | Larson Davis CAL200 s/n 18322 |
| | | **Last Calibrated:** | January 30, 2023 |

| | | | |
|---|---|---|---|
| **Location:** | Southeast Corner of Project Site (Loc E) | **Meteorology:** | Temperature: 94 °F<br>Wind Speed / Dir.: 18 MPH / SE<br>Humidity: 46% |
| **Date:** | 9/21/2023 | | |
| **Start Time:** | 3:52:01 PM | | |
| **End Time:** | 4:02:03 PM | **Calibration Check:** | Calibration Frequency: 1 kHz<br>Initial Calibration: 94.0 dB<br>Final Calibration: 94.0 dB<br>Last Cal. Check: 9/21/23 @ 4:03 PM |
| **Run Time:** | 602.0 seconds | | |
| **Measurements:** | File N. 4: Ambient Noise; Dominated by Traffic | | |




| | | | |
|---|---|---|---|
| **L1.0: 59.6 dBA** | **L50.0: 52.4 dBA** | **L95.0: 47.6 dBA** | **Leq: 53.7 dBA** |
| **L10.0: 56.7 dBA** | **L90.0: 48.6 dBA** | **LMin: 44.0 dBA** | **LMax: 63.6 dBA** |

831_Data.004.s
Globals 1/3 Leq Spectrum - Linear

| Hz | dB | Hz | dB | Hz | dB | Hz | dB | Hz | dB | Hz | dB |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 25 | 52.2 dB | 80 | 56.1 dB | 250 | 48.6 dB | 800 | 47.1 dB | 2500 | 34.8 dB | 8000 | 30.3 dB |
| 31.5 | 52.7 dB | 100 | 54.2 dB | 315 | 45.3 dB | 1000 | 46.6 dB | 3150 | 32.2 dB | 10000 | 28.3 dB |
| 40 | 53.5 dB | 125 | 53.4 dB | 400 | 43.9 dB | 1250 | 43.4 dB | 4000 | 30.9 dB | 12500 | 26.6 dB |
| 50 | 54.2 dB | 160 | 52.5 dB | 500 | 43.1 dB | 1600 | 41.3 dB | 5000 | 30.2 dB | 16000 | 25.3 dB |
| 63 | 54.9 dB | 200 | 51.6 dB | 630 | 44.3 dB | 2000 | 38.3 dB | 6300 | 30.8 dB | 20000 | 23.8 dB |

**Figure B4**

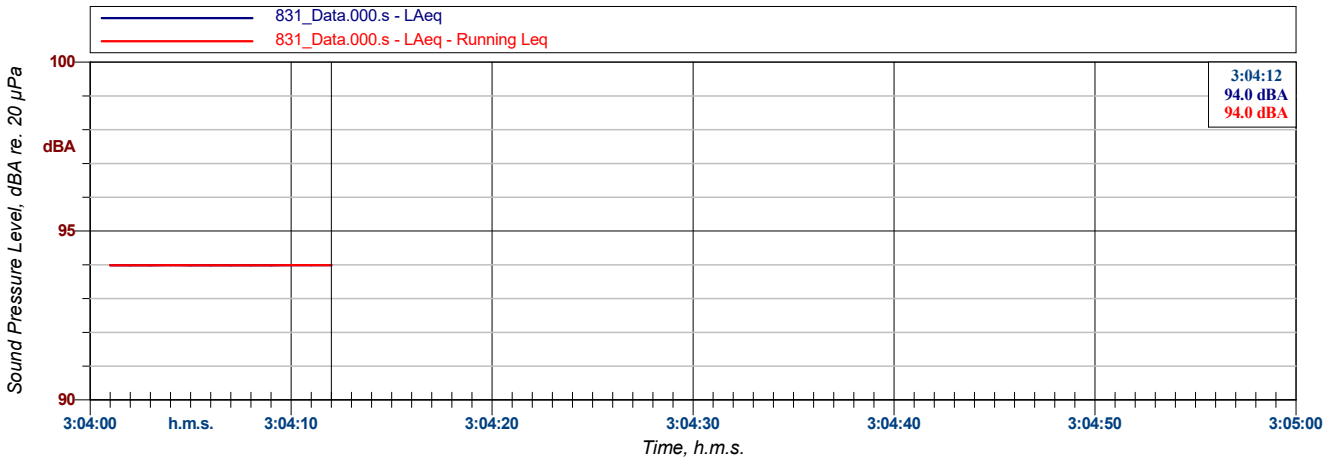
esi engineering

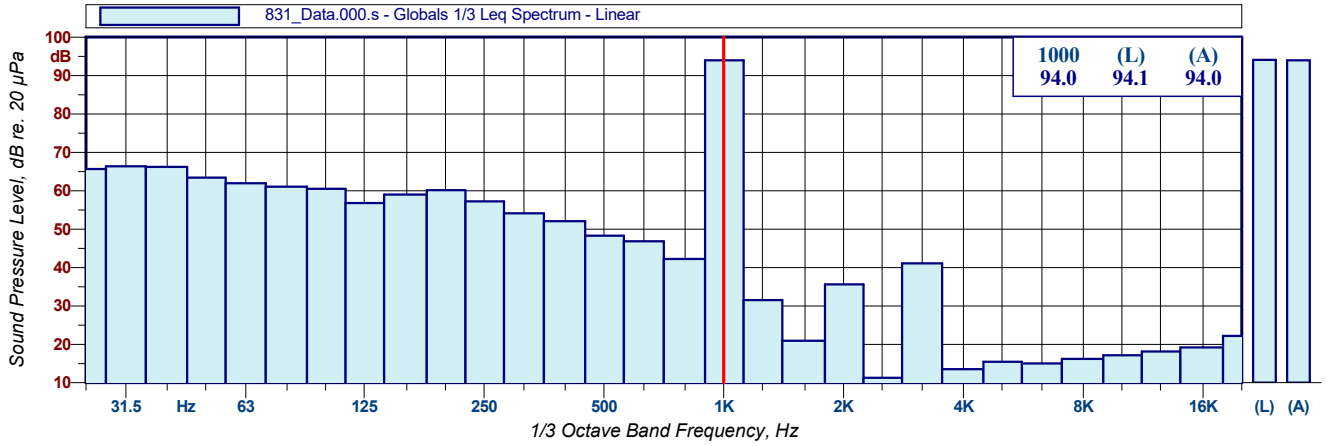
# Acoustic Test Results

Minneapolis, Minnesota | o: 952.831.4646 | esi-engineering.com

| | | | |
|---|---|---|---|
| **Project No:** | P2977 | **Analyzer:** | Larson Davis 831 s/n 4694 |
| **Project:** | Christianson Co. - Car Wash Noise Control | **Preamplifier:** | Larson Davis PRM831 s/n 070949 |
| **Location:** | Colleyville, TX | **Microphone:** | Larson Davis 377C20 s/n 320010 |
| **Engineer:** | R.L. Skoug | **Calibrator:** | Larson Davis CAL200 s/n 18322 |
| | | **Last Calibrated:** | January 30, 2023 |

| | | | |
|---|---|---|---|
| **Location:** | Cal Check | **Meteorology:** | Temperature: ~~94~~ °F |
| **Date:** | 9/21/2023 | | Wind Speed / Dir.: ~~18~~ MPH / SE |
| **Start Time:** | 3:04:00 PM | | Humidity: ~~46~~% |
| **End Time:** | 3:04:12 PM | **Calibration Check:** | Calibration Frequency: 1 kHz |
| **Run Time:** | 12.0 seconds | | Initial Calibration: 94.0 dB |
| | | | Final Calibration: 94.0 dB |
| **Measurements:** | File N. 0: Cal Check @ 94.0 dB | | Last Cal. Check: 9/21/23 @ 4:03 PM |




| | | | |
|---|---|---|---|
| **L1.0: 94.0 dBA** | **L50.0: 94.0 dBA** | **L95.0: 94.0 dBA** | **Leq: 94.0 dBA** |
| **L10.0: 94.0 dBA** | **L90.0: 94.0 dBA** | **LMin: 94.0 dBA** | **LMax: 94.0 dBA** |

831_Data.000.s
Globals 1/3 Leq Spectrum - Linear

| Hz | dB | Hz | dB | Hz | dB | Hz | dB | Hz | dB | Hz | dB |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 25 | 65.6 dB | 80 | 61.0 dB | 250 | 57.2 dB | 800 | 42.2 dB | 2500 | 11.3 dB | 8000 | 16.2 dB |
| 31.5 | 66.4 dB | 100 | 60.5 dB | 315 | 54.1 dB | 1000 | 94.0 dB | 3150 | 41.1 dB | 10000 | 17.2 dB |
| 40 | 66.2 dB | 125 | 56.8 dB | 400 | 52.1 dB | 1250 | 31.5 dB | 4000 | 13.5 dB | 12500 | 18.1 dB |
| 50 | 63.4 dB | 160 | 59.0 dB | 500 | 48.3 dB | 1600 | 20.9 dB | 5000 | 15.4 dB | 16000 | 19.2 dB |
| 63 | 62.0 dB | 200 | 60.1 dB | 630 | 46.8 dB | 2000 | 35.6 dB | 6300 | 15.0 dB | 20000 | 22.2 dB |

**Figure B5**

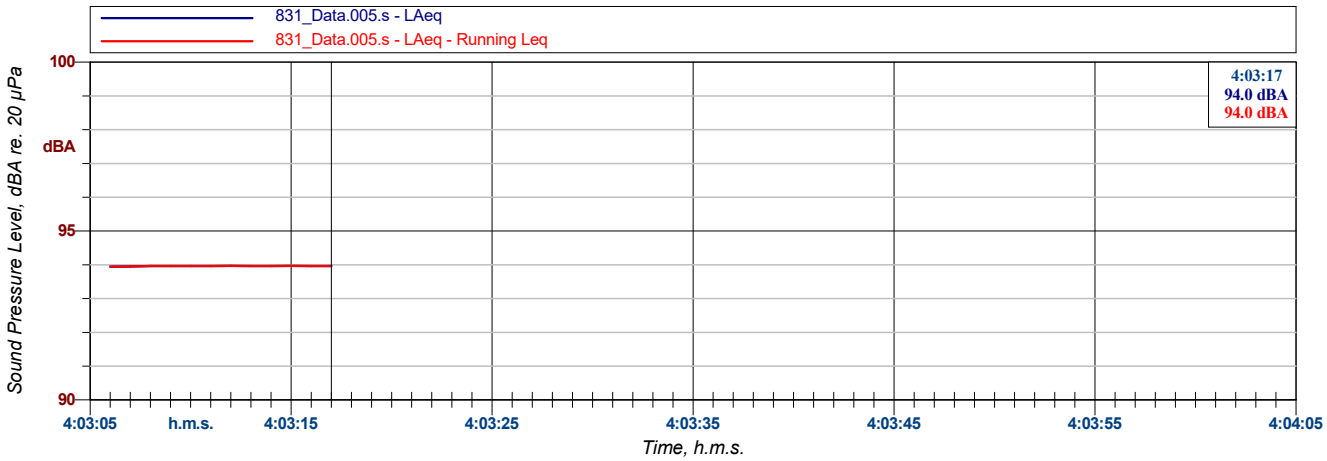
esi engineering

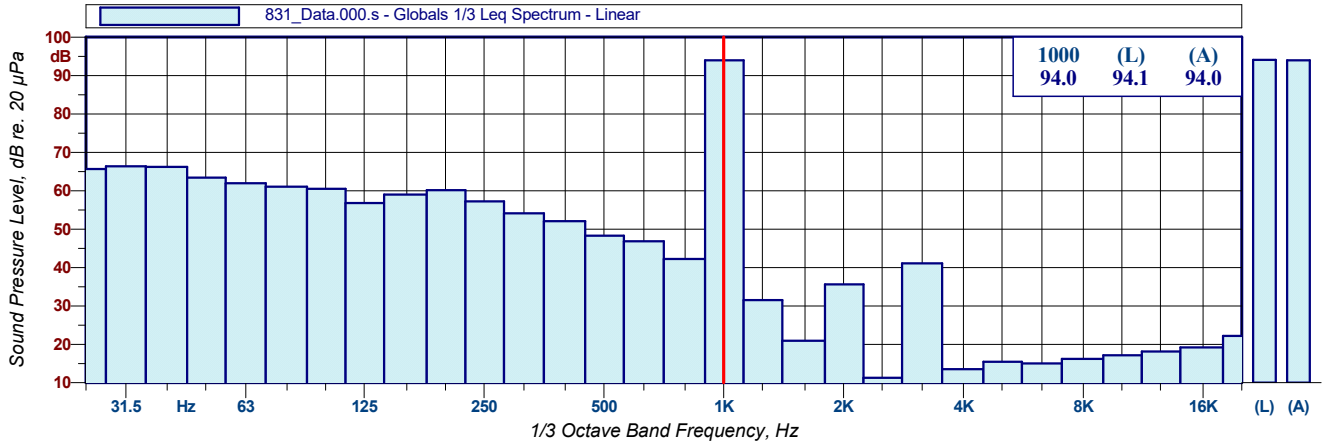
# Acoustic Test Results

Minneapolis, Minnesota | o: 952.831.4646 | esi-engineering.com

| | | | |
|---|---|---|---|
| **Project No:** | P2977 | **Analyzer:** | Larson Davis 831 s/n 4694 |
| **Project:** | Christianson Co. - Car Wash Noise Control | **Preamplifier:** | Larson Davis PRM831 s/n 070949 |
| **Location:** | Colleyville, TX | **Microphone:** | Larson Davis 377C20 s/n 320010 |
| **Engineer:** | R.L. Skoug | **Calibrator:** | Larson Davis CAL200 s/n 18322 |
| | | **Last Calibrated:** | January 30, 2023 |

| | | | |
|---|---|---|---|
| **Location:** | Cal Check | **Meteorology:** | Temperature: ~~94~~ °F |
| **Date:** | 9/21/2023 | | Wind Speed / Dir.: ~~18~~ MPH / SE |
| **Start Time:** | 4:03:05 PM | | Humidity: ~~46~~% |
| **End Time:** | 4:03:17 PM | **Calibration Check:** | Calibration Frequency: 1 kHz |
| **Run Time:** | 12.0 seconds | | Initial Calibration: 94.0 dB |
| | | | Final Calibration: 94.0 dB |
| **Measurements:** | File N. 5: Cal Check @ 94.0 dB | | Last Cal. Check: 9/21/23 @ 4:03 PM |




| | | | |
|---|---|---|---|
| **L1.0: 94.0 dBA** | **L50.0: 94.0 dBA** | **L95.0: 94.0 dBA** | **Leq: 94.0 dBA** |
| **L10.0: 94.0 dBA** | **L90.0: 94.0 dBA** | **LMin: 94.0 dBA** | **LMax: 94.0 dBA** |

831_Data.000.s
Globals 1/3 Leq Spectrum - Linear

| Hz | dB | Hz | dB | Hz | dB | Hz | dB | Hz | dB | Hz | dB |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 25 | 65.6 dB | 80 | 61.0 dB | 250 | 57.2 dB | 800 | 42.2 dB | 2500 | 11.3 dB | 8000 | 16.2 dB |
| 31.5 | 66.4 dB | 100 | 60.5 dB | 315 | 54.1 dB | 1000 | 94.0 dB | 3150 | 41.1 dB | 10000 | 17.2 dB |
| 40 | 66.2 dB | 125 | 56.8 dB | 400 | 52.1 dB | 1250 | 31.5 dB | 4000 | 13.5 dB | 12500 | 18.1 dB |
| 50 | 63.4 dB | 160 | 59.0 dB | 500 | 48.3 dB | 1600 | 20.9 dB | 5000 | 15.4 dB | 16000 | 19.2 dB |
| 63 | 62.0 dB | 200 | 60.1 dB | 630 | 46.8 dB | 2000 | 35.6 dB | 6300 | 15.0 dB | 20000 | 22.2 dB |

**Figure B6**

**Attachment C**

**Texas Penal Code – Chapter 42. Disorderly Conduct And Related Offenses**

**Colleyville Car Wash Noise Control – October 6, 2023**

PENAL CODE

TITLE 9. OFFENSES AGAINST PUBLIC ORDER AND DECENCY

CHAPTER 42. DISORDERLY CONDUCT AND RELATED OFFENSES

Sec. 42.01. DISORDERLY CONDUCT. (a) A person commits an offense if he intentionally or knowingly:

(1) uses abusive, indecent, profane, or vulgar language in a public place, and the language by its very utterance tends to incite an immediate breach of the peace;

(2) makes an offensive gesture or display in a public place, and the gesture or display tends to incite an immediate breach of the peace;

(3) creates, by chemical means, a noxious and unreasonable odor in a public place;

(4) abuses or threatens a person in a public place in an obviously offensive manner;

(5) makes unreasonable noise in a public place other than a sport shooting range, as defined by Section 250.001, Local Government Code, or in or near a private residence that he has no right to occupy;

(6) fights with another in a public place;

(7) discharges a firearm in a public place other than a public road or a sport shooting range, as defined by Section 250.001, Local Government Code;

(8) displays a firearm or other deadly weapon in a public place in a manner calculated to alarm;

(9) discharges a firearm on or across a public road;

(10) exposes his anus or genitals in a public place and is reckless about whether another may be present who will be offended or alarmed by his act; or

(11) for a lewd or unlawful purpose:

(A) enters on the property of another and looks into a dwelling on the property through any window or other opening in the dwelling;

(B) while on the premises of a hotel or comparable establishment, looks into a guest room not the person's own through a window or other opening in the room; or

(C) while on the premises of a public place, looks into an area such as a restroom or shower stall or changing or dressing room that is designed to provide privacy to a person using the area.

(a-1) For purposes of Subsection (a), the term "public place" includes a public school campus or the school grounds on which a public school is located.

(b) It is a defense to prosecution under Subsection (a)(4) that the actor had significant provocation for his abusive or threatening conduct.

(c) For purposes of this section:

(1) an act is deemed to occur in a public place or near a private residence if it produces its offensive or proscribed consequences in the public place or near a private residence; and

(2) a noise is presumed to be unreasonable if the noise exceeds a decibel level of 85 after the person making the noise receives notice from a magistrate or peace officer that the noise is a public nuisance.

(d) An offense under this section is a Class C misdemeanor unless committed under Subsection (a)(7) or (a)(8), in which event it is a Class B misdemeanor.

(e) It is a defense to prosecution for an offense under Subsection (a)(7) or (9) that the person who discharged the firearm had a reasonable fear of bodily injury to the person or to another by a dangerous wild animal as defined by Section 822.101, Health and Safety Code.

(e-1) Subsection (a)(9) does not apply to a person who, at the time the person engaged in conduct prohibited under that subdivision, was an employee of the Parks and Wildlife Department acting within the scope of the employee's authority under Section 12.013(c), Parks and Wildlife Code.

(f) Subsections (a)(1), (2), (3), (5), and (6) do not apply to a person who, at the time the person engaged in conduct prohibited under the applicable subdivision, was a student younger than 12 years of age, and the prohibited conduct occurred at a public school campus during regular school hours.

(g) Noise arising from space flight activities, as defined by Section 100A.001, Civil Practice and Remedies Code, if lawfully conducted, does not constitute "unreasonable noise" for purposes of this section.

Acts 1973, 63rd Leg., p. 883, ch. 399, Sec. 1, eff. Jan. 1, 1974. Amended by Acts 1977, 65th Leg., p. 181, ch. 89, Sec. 1, 2, eff. Aug. 29, 1977; Acts 1983, 68th Leg., p. 4641, ch. 800, Sec. 1, eff. Sept. 1, 1983; Acts 1991, 72nd Leg., ch. 145, Sec. 2, eff. Aug. 26, 1991; Acts 1993, 73rd Leg., ch. 900, Sec. 1.01, eff. Sept. 1, 1994; Acts 1995, 74th Leg., ch. 318, Sec. 14, eff. Sept. 1, 1995; Acts 2001, 77th Leg., ch. 54, Sec. 4, eff. Sept. 1, 2001; Acts 2003, 78th Leg., ch. 389, Sec. 1, eff. Sept. 1, 2003.

Amended by:

**Attachment D**

**City of Colleyville Code of Ordinances – Section 42-27. Acts Declared Nuisances**

**Colleyville Car Wash Noise Control – October 6, 2023**

Sec. 42-27. - Acts declared nuisances.

The following acts or conditions are specifically declared to be nuisances. However, these declarations are not exclusive and any act or condition which is dangerous to human life or health, or which renders the ground, water, air, or food a hazard or injury to human life or health, or that is offensive to the senses, or that threatens to become detrimental to the public health shall be a nuisance even though not specifically declared a nuisance in this section:

(1) *Keeping of animals under certain conditions.*

a. *Accumulations of manure.* The keeping or harboring of any horses, cattle, sheep, goats, or any other animal, and allowing the manure or liquid discharges of such animals to collect or accumulate in an unclean or unsanitary manner is hereby declared to be a nuisance; provided, that nothing in this subsection shall be construed as to include manure deposits upon any private property for the purpose of cultivating same, when such deposits are maintained so as to prevent the breeding of flies.

b. *Keeping of hogs.* The keeping or harboring of hogs or swine is hereby declared to be a nuisance, with the exception of four adult registered potbellied pigs kept as domesticated pets.

c. *Dog kennels within 300 feet of residences.* Allowing more than four dogs to be housed, kept, raised or boarded at one time within 300 feet of any residence, other than the residence of the owner of the dogs, is hereby declared to be a nuisance.

d. *Keeping of horses, cows, sheep, and goats.* The stabling, pasturing, or keeping of any horse, cow, sheep or goat which does not meet the following criteria is hereby declared to be a nuisance: The total number of grazing animals shall not be more than two large or four small grazing animals per 15,000 square feet of contiguous land area the animal keeper owns or controls, on the condition that a paddock area is provided which is not less than 7,500 square feet per large grazing animal or 3,750 square feet per small grazing animal, for each animal which is turned out and that a minimum of 7,500 square feet of paddock area be provided in any case.

e. *Keeping of grazing animals.* The keeping of any grazing animal other than a horse, cow, sheep or goat is hereby declared to be a nuisance.

f. *Keeping of chickens.* The keeping of a chicken or chickens within 50 feet of any residence or inhabited building is hereby declared to be a nuisance.

g. *Keeping of pigeons.* The keeping or harboring of more than 75 pigeons, or failing to confine pigeons in proper cages or lofts maintained in a clean and sanitary condition, is hereby declared to be a nuisance. Provided, however, pigeons bearing a seamless leg band issued by a recognized association of pigeon fanciers may be released for exercise

or performance, upon the condition that the owner or person having possession of such pigeons shall not permit them to alight on any building whatsoever on the property of others.

(2) *Discharge of liquid waste on streets.* The accumulation or discharge onto any public street or private property of urine, liquid waste from stables, swill, water from privy vaults, water from sinks, wastewater, or any foul or nauseous waste of any kind whatsoever is hereby declared to be a nuisance.

(3) *Accumulations of garbage and filth.* The deposit or existence on or in any public or private building or property, of any putrid or unsound meat, pork, fish, hides, decayed vegetables or food, manure, ash heaps, garbage, offal, rubbish, dirt, or filth of any kind is hereby declared to be a nuisance, with the exception of compost piles (see section 42-27(1)a).

(4) *Common use of halls, water closets, etc., in residences.* The renting, leasing, hiring out to be occupied or the occupancy of any building or part thereof as a home or residence of more than two families, living independent of one another, giving to each family or person therein the common right to halls, yards, water closets or privies or some of them, is hereby declared to be a nuisance.

(5) *Burning.* The burning of any manure, straw, garbage or any refuse of any kind or description, except within an incinerator approved by the state department of health and the city, is hereby declared to be a nuisance.

(6) *Dead animals.*

a. *Slaughtered animals.* The keeping of any unclean carcasses of hogs, cattle, or other animals in any slaughterhouse, meat market, meat shop or otherwise in an unclean or unsanitary manner is hereby declared to be a nuisance.

b. *Green or unsalted hides.* The keeping of any green or unsalted hides for a period exceeding six hours is hereby declared to be a nuisance.

c. *Rendering materials from dead animals.* Conducting a business or any part thereof concerning bone crushing, bone boiling, bone grinding, bone burning, bone drying, fat burning, fat boiling, fat rendering, fat drying, gut cleaning, or the making of glue or the manufacture of fertilizer material of any kind or description from any dead animal or parts thereof, or boiling of offal, swill, fat, or grease of any description is hereby declared to be a nuisance.

(7) *Filthy drains, leaking garbage receptacles, etc.* Allowing any unclean, stinking, foul, defective, or filthy drain, ditch, tank or gutter, or any leaking or broken slop, garbage or manure boxes or receptacles of like character on any property is hereby declared to be a nuisance.

(8) *Accumulation of offensive materials.* The deposit or existence of any dirt gathered in cleaning yards, waste of mills or factories, damaged merchandise, wet, broken, or leaking barrels, casks or boxes, or used building materials is hereby declared to be a nuisance.

(9) *Depositing or throwing articles into sewer inlet.* The depositing, throwing, or insertion into any sewer inlet or privy vault, which has a sewer connection, of any article whatsoever that may cause the sewer to choke up, stop up, or otherwise be rendered inoperative in whole or part is hereby declared to be a nuisance.

(10) *Vehicles hauling garbage, swill, or other offensive matter.* The transportation of manure, garbage, swill, ashes, cinders, or other loose material in any of the streets of the city on a vehicle other than in a good and substantially tight box thereon, the size of which shall be not less than 24 inches high and the tailboard not less than 24 inches high, so that no portion of such manure or other loose material shall be scattered or thrown into the street, or hauling garbage, swill, or other offensive material in a vehicle which does not have the box thereon closely covered with sufficient covering, so closely fitted as to prevent the escape or flying about of any of the contents or effluvia therefrom is hereby declared to be a nuisance.

(11) *Ponds or pools of unwholesome water.* Creating or allowing the existence upon any property of a pond or pool or container of unwholesome, impure, or offensive water or water which is conducive to the breeding of mosquitoes, is hereby declared to be a nuisance.

(12) *Impure or unwholesome wells or cisterns.* Allowing the existence of any well or cistern to exist upon any property whenever a chemical or bacteriological analysis shows that the water of the well or cistern is impure or unwholesome is hereby declared to be a nuisance.

(13) *Noise nuisances.*

a. Any unreasonably loud, disturbing, unnecessary noise which causes material distress, discomfort or injury to persons of ordinary sensibilities in the immediate vicinity thereof is hereby declared to be a nuisance.

b. Any noise of such character, intensity, and continued duration which substantially interferes with the comfortable enjoyment of private homes by persons of ordinary sensibilities is hereby declared to be a nuisance.

c. The following acts, among others, are declared to be nuisances, but such enumerations shall not be deemed to be exclusive:

1. *Musical instruments.* The playing of any radio, phonograph or other musical instrument in such manner or with such volume, particularly during the hours between 10:00 p.m. and 7:00 a.m., as to annoy or disturb the quiet, comfort, or repose of persons of ordinary sensibilities in any dwelling, hotel, or other type of residence.

2. *Loudspeakers and amplifiers.* The use of any stationary loudspeaker or amplifier of such intensity as to annoy and disturb persons of ordinary sensibilities in the immediate vicinity thereof; the use of any stationary loudspeaker or amplifier

operated on any weekday between the hours of 10:30 p.m. and 7:00 a.m., or at any time on Sunday.

3. *Animals and birds.* The keeping of any animal or bird which, by causing frequent or long continued noise, shall disturb the comfort and repose of any person of ordinary sensibilities in the immediate vicinity.
4. *Operation of vehicles.* The running of any automobile, motorcycle, or other vehicle so out of repair, so loaded, or in such manner as to create loud or unnecessary grating, grinding, jarring, or rattling noise or vibrations.
5. *Steam whistles.* The blowing of any steam whistle attached to any stationary boiler except to give notice of time to begin or stop work, or as a warning of danger.
6. *Exhaust without mufflers.* The discharge into the open air of the exhaust of any steam engine, stationary internal combustion engine, motor vehicle or boat engine, except through a muffler or other device which will effectively prevent loud or explosive noises therefrom.
7. *Devices operated by compressed air.* The use of any mechanical device operated by compressed air, unless the noise to be created is effectively muffled and reduced.
8. *Construction work.* The erection, including excavation, demolition, alteration, or repair work, of any building other than between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday, except in case of urgent necessity in the interest of public safety and convenience, and then only by permit from the city council, which permit may be renewed by the council during the time the emergency exists.
9. *Near schools and hospitals.* The creation of any excessive noise on any street adjacent to any school or institution of learning while such school or institution of learning is in session, or adjacent to any hospital, which unreasonably interferes with the working of such institutions, provided conspicuous signs are displayed in such manner indicating that the street is a school or hospital street.
10. *Loading and unloading vehicles, destruction of boxes, etc.* The creation of any loud and excessive noise in connection with the loading or unloading of any vehicle or the opening and destruction of bales, boxes, crates, and containers.
11. *Peddlers, hawkers, etc.* The raucous shouting and crying of peddlers, hawkers, and vendors, which disturbs the peace and quiet of the neighborhood.
12. *Use of drums, loudspeakers, etc., to attract attention.* The use of any drum, loudspeaker or other instrument or device for the purpose of attracting attention by the creation of noise to any performance, show, or sale of merchandise.
13. *Sounding of sirens, horns, signaling devices.* The sounding of any siren, horn, or other signal device on any automobile, ambulance, truck, motorcycle, bus, or other vehicle in the city, except as a danger or warning signal to persons or animals using the

streets, sidewalks, and public thoroughfares; the creation by means of any such signal device of any unreasonably loud or harsh sound for any unnecessary and unreasonable period of time.

14. *Railroad whistles.* The blowing or sounding of any steam whistle, horn, or signal device on any engine, locomotive car, or vehicle adapted to the rails of a railroad in the city, except as a warning or a danger signal to persons or animals approaching, crossing, or using the tracks of the railroad.
15. *Outdoor recreational or sports activities.* Engaging in or allowing the playing of outdoor organized recreational activities or team sports between the hours of 10:30 p.m. and 7:00 a.m., in an area which is not a public park and which is within 500 feet of property zoned for residential use; provided, however, that permission allowing the playing of recreational activities or outdoor sports and illumination of playing fields until 12:00 midnight only during weekends and holidays on property within 500 feet of property zoned for residential use and not a public park, shall be granted up to four nights per year by obtaining written permission from the city manager and shall not constitute a nuisance. A copy of the special permit granted by the city manager shall be kept on record at city hall for a period not less than 24 months from the issuance date of the special use/exception permit.

(14) *Outdoor lighting.*

a. The illumination of or allowing the illumination of any area not a public park by lighting devices designed or located for the purpose of lighting an area for the playing of outdoor organized recreational activities or team sports between the hours of 10:30 p.m. and 7:00 a.m. within 500 feet of property zoned for residential use is hereby declared to be a nuisance and is prohibited.
b. Exceptions. Permission allowing the playing of recreational activities or outdoor sports and illumination of playing fields until 12:00 midnight only during weekends and holidays on property within 500 feet of property zoned for residential use and not a public park, shall be granted up to four nights per year by obtaining written permission from the city manager and shall not constitute a nuisance. A copy of the special permit granted by the city manager shall be kept on record at city hall for a period not less than 24 months from the issuance date of the special use/exception permit.

(Ord. No. O-91-813, § 1(B), 4-16-91; Ord. No. O-93-918, §§ 1, 2, 8-31-93; Ord. No. O-98-1101, § 1, 9-1-98)

**Attachment E**

**Existing Mounds View Car Wash Noise Measurement Data**

**Colleyville Car Wash Noise Control – October 6, 2023**

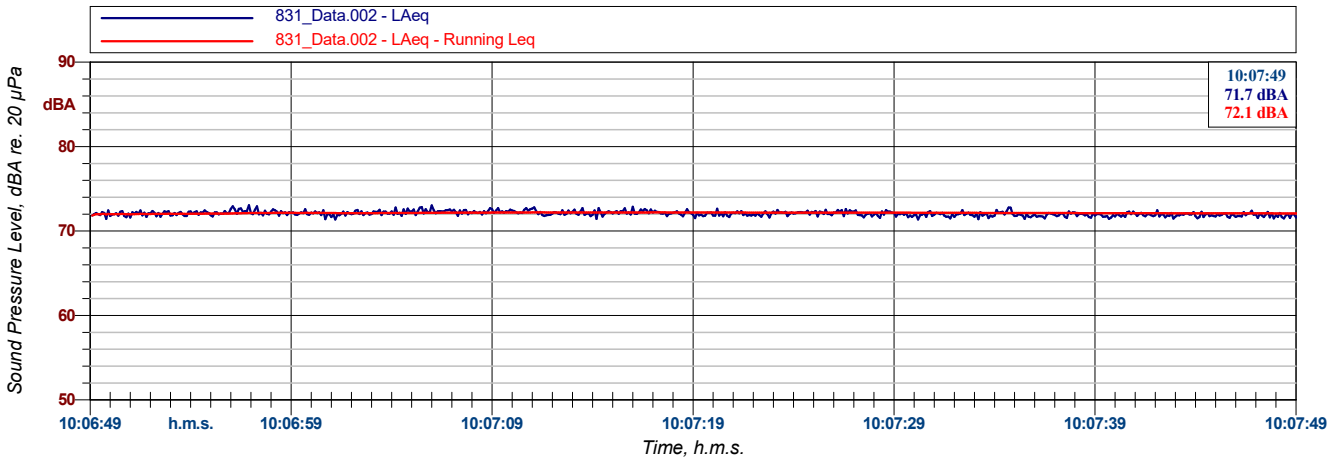
esi engineering

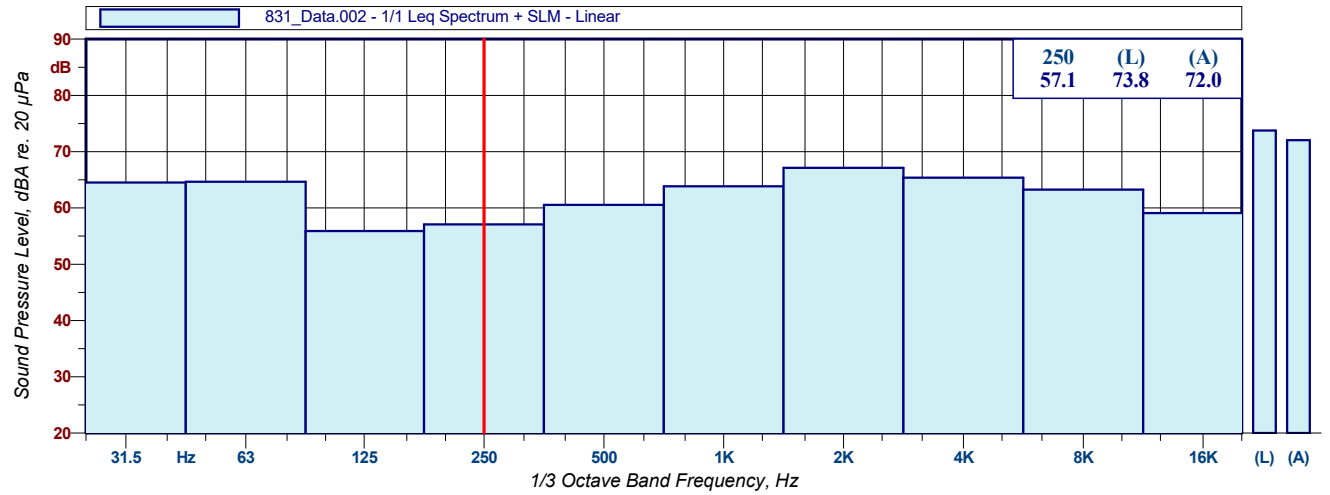
# Acoustic Test Results

Minneapolis, Minnesota | o: 952.831.4646 | esi-engineering.com

| | | | |
|---|---|---|---|
| **Project No:** | P2816 | **Analyzer:** | Larson Davis 831 s/n 4694 |
| **Project:** | Christianson Co. - Tommy's Car Wash | **Preamplifier:** | Larson Davis PRM831 s/n 070949 |
| **Location:** | Bloomington, MN | **Microphone:** | Larson Davis 377C20 s/n 320010 |
| **Engineer:** | R.L. Skoug | **Calibrator:** | Larson Davic CAL200 s/n 18322 |
| | | **Last Calibrated:** | December 9, 2021 |

| | | | |
|---|---|---|---|
| **Location:** | Tommy's Car Wash, Mounds View, MN | **Meteorology:** | Temperature: 26 °F<br>Wind Speed / Dir.: 6 MPH / SW<br>Humidity: 69% |
| **Date:** | 2/8/2022 | | |
| **Start Time:** | 10:06:49 AM | | |
| **End Time:** | 10:07:49 AM | **Calibration Check:** | Calibration Frequency: 1 kHz<br>Initial Calibration: 94.0 dB<br>Final Calibration: 93.8 dB<br>Last Cal. Check: 2/8/22 @ 11:03 AM |
| **Run Time:** | 60.5 seconds | | |
| **Measurements:** | File N. 2: 10' from a Running Vaccuum. | | |




| | | | |
|---|---|---|---|
| **L1.0: 72.7 dBA** | **L50.0: 72.1 dBA** | **L95.0: 71.7 dBA** | **Leq: 72.1 dBA** |
| **L10.0: 72.4 dBA** | **L90.0: 72.1 dBA** | **LMin: 71.4 dBA** | **LMax: 72.9 dBA** |

831_Data.002
1/1 Leq Spectrum + SLM - Linear

| Hz | dBA | Hz | dBA | Hz | dBA | Hz | dBA | Hz | dBA |
|---|---|---|---|---|---|---|---|---|---|
| 31.5 | 64.5 dBA | 125 | 55.9 dBA | 500 | 60.5 dBA | 2000 | 67.1 dBA | 8000 | 63.3 dBA |
| 63 | 64.7 dBA | 250 | 57.1 dBA | 1000 | 63.9 dBA | 4000 | 65.4 dBA | 16000 | 59.1 dBA |

**Figure A1**

esi engineering

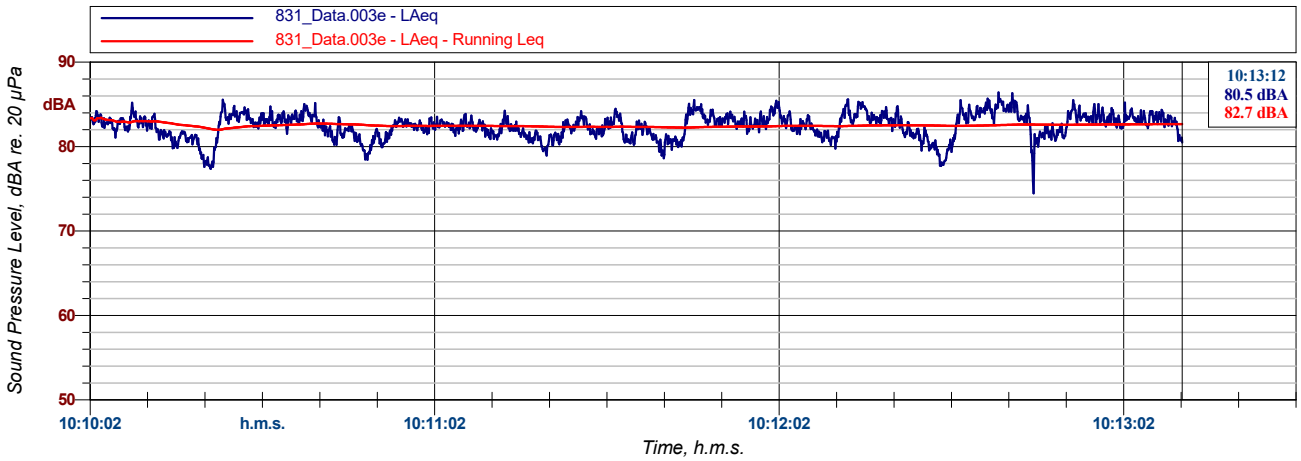
# Acoustic Test Results

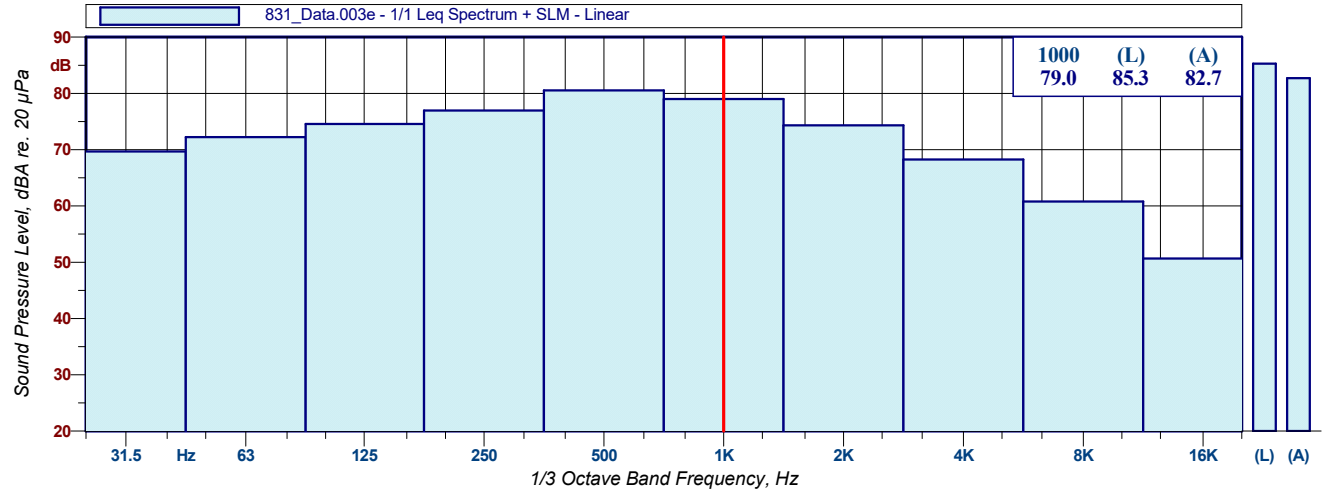
Minneapolis, Minnesota | o: 952.831.4646 | esi-engineering.com

| | | | |
|---|---|---|---|
| **Project No:** | P2816 | **Analyzer:** | Larson Davis 831 s/n 4694 |
| **Project:** | Christianson Co. - Tommy's Car Wash | **Preamplifier:** | Larson Davis PRM831 s/n 070949 |
| **Location:** | Bloomington, MN | **Microphone:** | Larson Davis 377C20 s/n 320010 |
| **Engineer:** | R.L. Skoug | **Calibrator:** | Larson Davic CAL200 s/n 18322 |
| | | **Last Calibrated:** | December 9, 2021 |

| | | | |
|---|---|---|---|
| **Location:** | Tommy's Car Wash, Mounds View, MN | **Meteorology:** | Temperature: 26 °F<br>Wind Speed / Dir.: 6 MPH / SW<br>Humidity: 69% |
| **Date:** | 2/8/2022 | | |
| **Start Time:** | 10:10:02 AM | | |
| **End Time:** | 10:13:12 AM | **Calibration Check:** | Calibration Frequency: 1 kHz<br>Initial Calibration: 94.0 dB<br>Final Calibration: 93.8 dB<br>Last Cal. Check: 2/8/22 @ 11:03 AM |
| **Run Time:** | 190.2 seconds | | |

**Measurements:** File N. 3: 57'-6" from the Exit.
Zero Degree Offset from Centerline.
Blowers On (Blowers Off Time Extracted).




| | | | |
|---|---|---|---|
| **L1.0: 85.1 dBA** | **L50.0: 82.7 dBA** | **L95.0: 80.0 dBA** | **Leq: 82.7 dBA** |
| **L10.0: 84.1 dBA** | **L90.0: 80.7 dBA** | **LMin: 76.9 dBA** | **LMax: 85.7 dBA** |

831_Data.003e
1/1 Leq Spectrum + SLM - Linear

| Hz | dBA | Hz | dBA | Hz | dBA | Hz | dBA | Hz | dBA |
|---|---|---|---|---|---|---|---|---|---|
| 31.5 | 69.7 dBA | 125 | 74.6 dBA | 500 | 80.5 dBA | 2000 | 74.3 dBA | 8000 | 60.8 dBA |
| 63 | 72.2 dBA | 250 | 77.0 dBA | 1000 | 79.0 dBA | 4000 | 68.2 dBA | 16000 | 50.7 dBA |

**Figure A2**

esi engineering

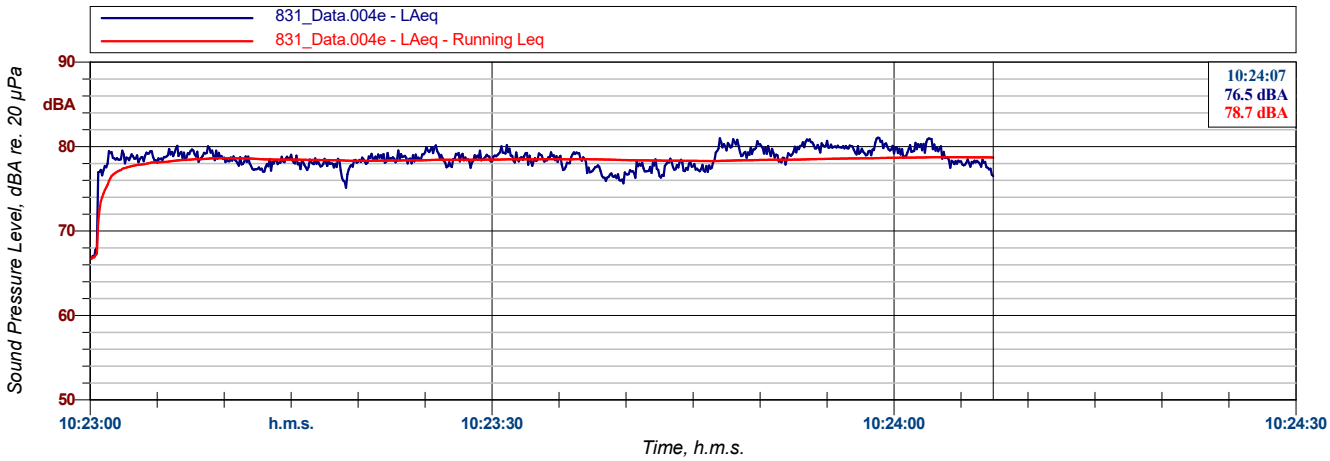
# Acoustic Test Results

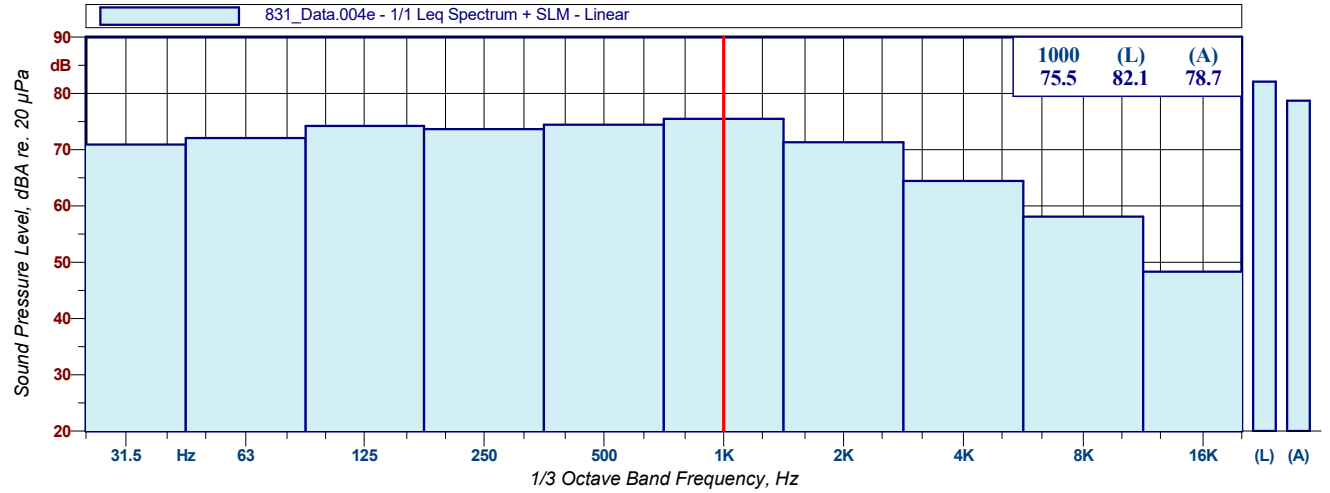
Minneapolis, Minnesota | o: 952.831.4646 | esi-engineering.com

| | | | |
|---|---|---|---|
| **Project No:** | P2816 | **Analyzer:** | Larson Davis 831 s/n 4694 |
| **Project:** | Christianson Co. - Tommy's Car Wash | **Preamplifier:** | Larson Davis PRM831 s/n 070949 |
| **Location:** | Bloomington, MN | **Microphone:** | Larson Davis 377C20 s/n 320010 |
| **Engineer:** | R.L. Skoug | **Calibrator:** | Larson Davic CAL200 s/n 18322 |
| | | **Last Calibrated:** | December 9, 2021 |

| | | | |
|---|---|---|---|
| **Location:** | Tommy's Car Wash, Mounds View, MN | **Meteorology:** | Temperature: 26 °F<br>Wind Speed / Dir.: 6 MPH / SW<br>Humidity: 69% |
| **Date:** | 2/8/2022 | | |
| **Start Time:** | 10:23:00 AM | | |
| **End Time:** | 10:24:07 AM | **Calibration Check:** | Calibration Frequency: 1 kHz<br>Initial Calibration: 94.0 dB<br>Final Calibration: 93.8 dB<br>Last Cal. Check: 2/8/22 @ 11:03 AM |
| **Run Time:** | 67.4 seconds | | |

**Measurements:** File N. 4: 54' from the Exit.
45 Degree Offset from Centerline.
Blowers Drying 3 Cars (Blowers Off Time Extracted).




| | | | |
|---|---|---|---|
| **L1.0: 80.7 dBA** | **L50.0: 78.6 dBA** | **L95.0: 76.7 dBA** | **Leq: 78.7 dBA** |
| **L10.0: 80.0 dBA** | **L90.0: 77.3 dBA** | **LMin: 66.4 dBA** | **LMax: 81.0 dBA** |

831_Data.004e
1/1 Leq Spectrum + SLM - Linear

| Hz | dBA | Hz | dBA | Hz | dBA | Hz | dBA | Hz | dBA |
|---|---|---|---|---|---|---|---|---|---|
| 31.5 | 70.9 dBA | 125 | 74.2 dBA | 500 | 74.4 dBA | 2000 | 71.3 dBA | 8000 | 58.1 dBA |
| 63 | 72.1 dBA | 250 | 73.7 dBA | 1000 | 75.5 dBA | 4000 | 64.4 dBA | 16000 | 48.3 dBA |

**Figure A3**

esi engineering

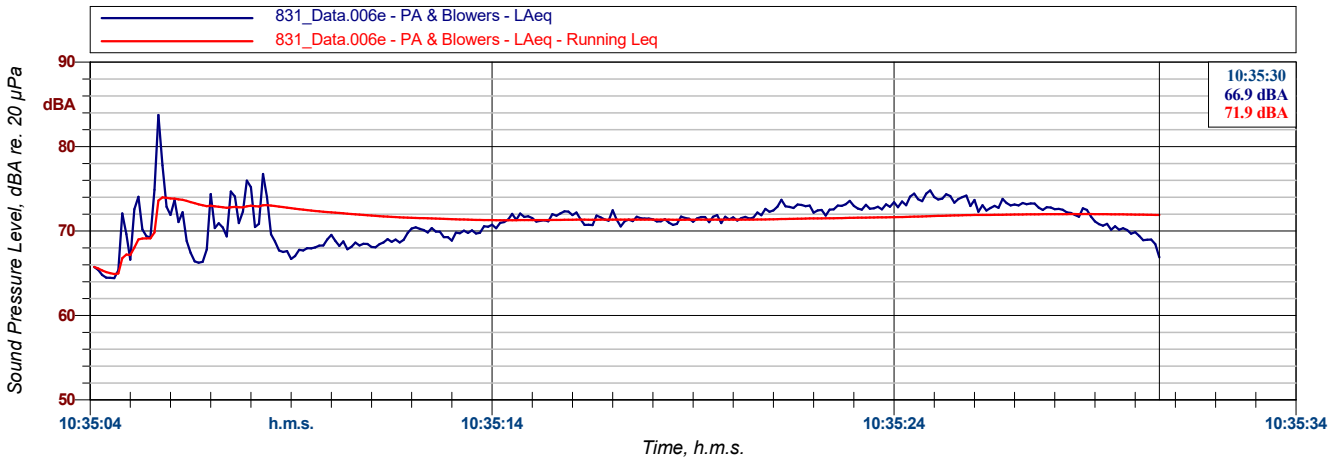
# Acoustic Test Results

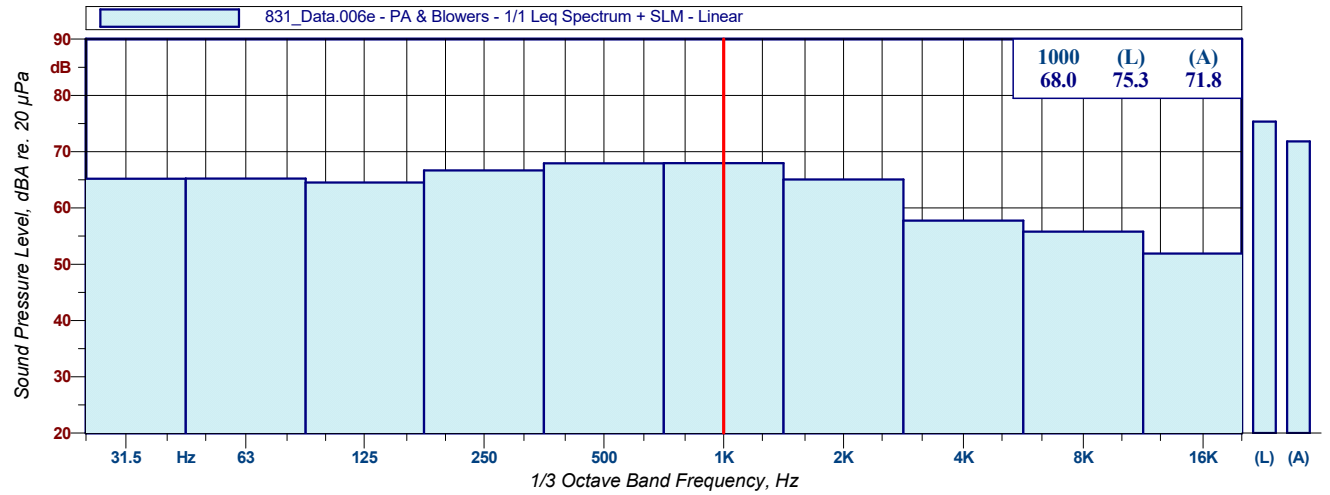
Minneapolis, Minnesota | o: 952.831.4646 | esi-engineering.com

| | | | |
|---|---|---|---|
| **Project No:** | P2816 | **Analyzer:** | Larson Davis 831 s/n 4694 |
| **Project:** | Christianson Co. - Tommy's Car Wash | **Preamplifier:** | Larson Davis PRM831 s/n 070949 |
| **Location:** | Bloomington, MN | **Microphone:** | Larson Davis 377C20 s/n 320010 |
| **Engineer:** | R.L. Skoug | **Calibrator:** | Larson Davic CAL200 s/n 18322 |
| | | **Last Calibrated:** | December 9, 2021 |

| | | | |
|---|---|---|---|
| **Location:** | Tommy's Car Wash, Mounds View, MN | **Meteorology:** | Temperature: 26 °F<br>Wind Speed / Dir.: 6 MPH / SW<br>Humidity: 69% |
| **Date:** | 2/8/2022 | | |
| **Start Time:** | 10:35:04 AM | | |
| **End Time:** | 10:35:30 AM | **Calibration Check:** | Calibration Frequency: 1 kHz<br>Initial Calibration: 94.0 dB<br>Final Calibration: 93.8 dB<br>Last Cal. Check: 2/8/22 @ 11:03 AM |
| **Run Time:** | 26.6 seconds | | |

**Measurements:** File N. 6: 48'-4" from the Entrance Door. Doors Open.
Zero Degree Offset from Centerline.
Only Entry Automated Greeting and Blowers.




| | | | |
|---|---|---|---|
| **L1.0: 76.9 dBA** | **L50.0: 71.4 dBA** | **L95.0: 67.6 dBA** | **Leq: 71.9 dBA** |
| **L10.0: 73.6 dBA** | **L90.0: 68.4 dBA** | **LMin: 64.6 dBA** | **LMax: 80.8 dBA** |

831_Data.006e - PA & Blowers
1/1 Leq Spectrum + SLM - Linear

| Hz | dBA | Hz | dBA | Hz | dBA | Hz | dBA | Hz | dBA |
|---|---|---|---|---|---|---|---|---|---|
| 31.5 | 65.2 dBA | 125 | 64.5 dBA | 500 | 67.9 dBA | 2000 | 65.1 dBA | 8000 | 55.8 dBA |
| 63 | 65.2 dBA | 250 | 66.7 dBA | 1000 | 68.0 dBA | 4000 | 57.8 dBA | 16000 | 51.9 dBA |

**Figure A4**

esi engineering

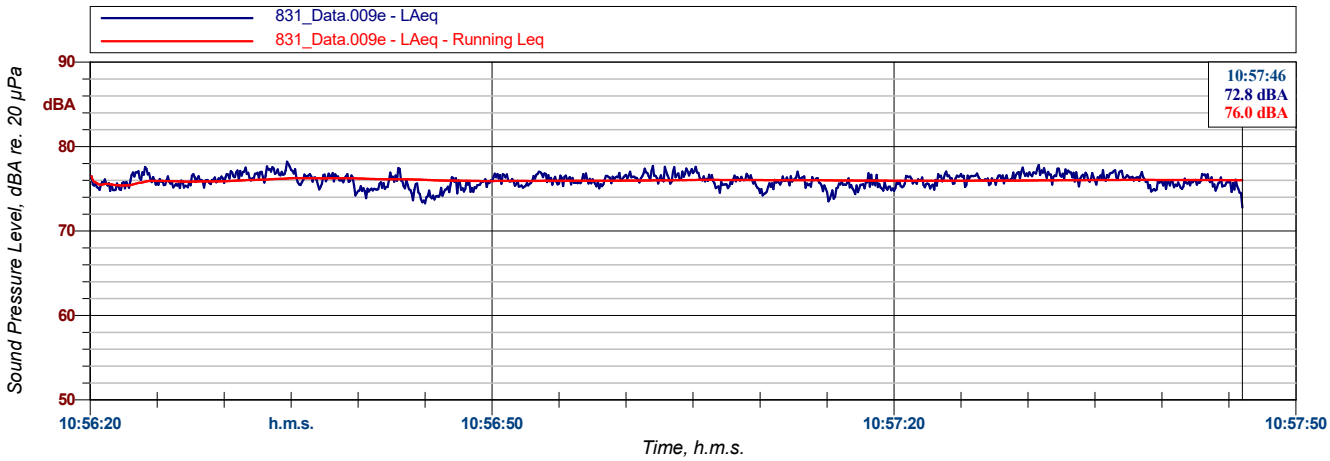
# Acoustic Test Results

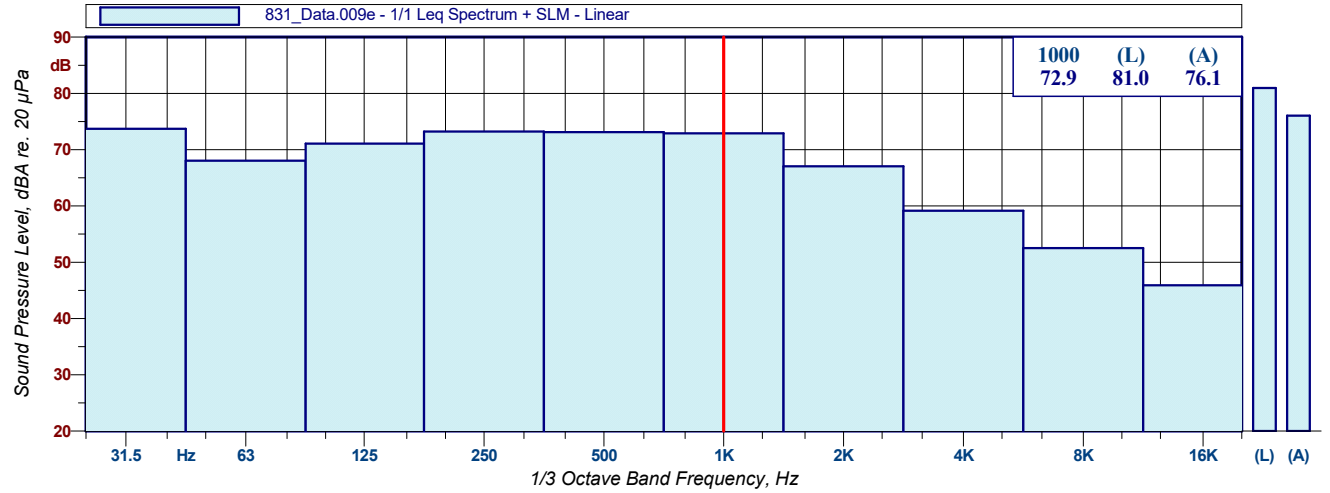
Minneapolis, Minnesota | o: 952.831.4646 | esi-engineering.com

| | | | |
|---|---|---|---|
| **Project No:** | P2816 | **Analyzer:** | Larson Davis 831 s/n 4694 |
| **Project:** | Christianson Co. - Tommy's Car Wash | **Preamplifier:** | Larson Davis PRM831 s/n 070949 |
| **Location:** | Bloomington, MN | **Microphone:** | Larson Davis 377C20 s/n 320010 |
| **Engineer:** | R.L. Skoug | **Calibrator:** | Larson Davic CAL200 s/n 18322 |
| | | **Last Calibrated:** | December 9, 2021 |

| | | | |
|---|---|---|---|
| **Location:** | Tommy's Car Wash, Mounds View, MN | **Meteorology:** | Temperature: 26 °F<br>Wind Speed / Dir.: 6 MPH / SW<br>Humidity: 69% |
| **Date:** | 2/8/2022 | | |
| **Start Time:** | 10:56:20 AM | | |
| **End Time:** | 10:57:46 AM | **Calibration Check:** | Calibration Frequency: 1 kHz<br>Initial Calibration: 94.0 dB<br>Final Calibration: 93.8 dB<br>Last Cal. Check: 2/8/22 @ 11:03 AM |
| **Run Time:** | 86.0 seconds | | |

**Measurements:** File N. 9: 8'-6" from 1 Open Sidewall Louver.
Southwest Side of the Building.
Blowers On (Blowers Off Time Extracted).




| | | | |
|---|---|---|---|
| **L1.0: 77.3 dBA** | **L50.0: 76.0 dBA** | **L95.0: 74.8 dBA** | **Leq: 76.0 dBA** |
| **L10.0: 76.8 dBA** | **L90.0: 75.1 dBA** | **LMin: 73.5 dBA** | **LMax: 77.7 dBA** |

831_Data.009e
1/1 Leq Spectrum + SLM - Linear

| Hz | dBA | Hz | dBA | Hz | dBA | Hz | dBA | Hz | dBA |
|---|---|---|---|---|---|---|---|---|---|
| 31.5 | 73.7 dBA | 125 | 71.1 dBA | 500 | 73.1 dBA | 2000 | 67.0 dBA | 8000 | 52.5 dBA |
| 63 | 68.0 dBA | 250 | 73.2 dBA | 1000 | 72.9 dBA | 4000 | 59.1 dBA | 16000 | 45.9 dBA |

**Figure A5**

**Attachment F**

**Hilltop Concrete Sound Transmission Loss Test Report**

**Colleyville Car Wash Noise Control – October 6, 2023**

PAUL S. VENEKLASEN & ASSOCIATES
CONSULTING • DESIGN • RESEARCH • TESTING
Architectural Acoustics • Auditorium Functional Design • Audio/Visual Design • Environmental/Industrial Noise • Aero-Acoustics • Vibration
1711 Sixteenth Street, Santa Monica California 90404 (310) 450-1733 (213) 370-9263 Fax: (310) 396-3424

26 April 1995

Gentlemen:

Barriers are often used by acousticians and noise control engineers to reduce the noise from sources such as traffic, railroads, mechanical equipment, and many others. The noise reduction is achieved because the sound must diffract over the top or around the sides of the barrier. This diffraction scatters the sound so that less of it reaches the listener. The practical limit of noise reduction which can be achieved by means of a barrier is 24 dB.

When choosing a barrier structure, the engineer wants to be sure that the sound which goes through the barrier is insignificant in comparison with the sound which diffracts over the barrier. Since the limit of noise reduction for a barrier is 24 dB, if a barrier provides a transmission loss of about 34 dB, this condition is assured. However, in most practical applications of barriers, the noise reduction which is achieved is much less than 24 dB, especially at low frequencies. In these situations, transmission losses of much less than 34 dB are quite adequate.

According to Western Electro-Acoustic Laboratory, Inc. (WEAL) Sound Transmission Loss Test Report TL95-146, your product achieves transmission loss (TL) of greater than 34 dB in most one-third octave bands above 80 Hz. A transmission loss of 29 dB was measured at 80 Hz. Even if the barrier configuration was such that a noise reduction of 24 dB was achieved at 80 Hz (which is very unlikely), the fact that your product has a TL of 29 dB in that band would only compromise the noise reduction by 1 dB to 23 dB.

In conclusion, I would say that your product could function as barrier structure in almost every conceivable situation. As an acoustical consultant, I would not have any hesitation to approve your product to be used for any specified barriers. If you have any questions or if we can be of further assistance, please feel free to call.

Sincerely,

Gary E. Mange

Gary E. Mange
Acoustical Engineer

D:\LAB\BRICKCRT.LTR

WESTERN ELECTRO-ACOUSTIC LABORATORY, INC.
RESEARCH • CONSULTING • CALIBRATION • INSTRUMENTATION
1711 Sixteenth Street, Santa Monica, California 90404 (310) 450-1733 (213) 870-9268 Fax: (310) 396-0424

 26 April 1995

# REPORT
# SOUND TRANSMISSION LOSS TEST NO. TL95-146

**TEST DATE:** 19 April 1995

## INTRODUCTION

The methods and procedures used for this test conform to the provisions and requirements of ASTM Procedure E90-90, *Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions*. Details of the procedure will be furnished upon request. The test chamber source and receiving room volume are 79.9 and 78 cubic meters respectively. Western Electro-Acoustic Laboratory is accredited by the United States Department of Commerce, National Institute of Standards and Technology under the National Voluntary Accreditation Program (NVLAP) for this test procedure. This test report relates only to the item(s) tested. Any advertising which utilizes this test report or test data must not imply product certification or endorsement by WEAL, NVLAP, NIST or the U.S. Government.

## DESCRIPTION OF TEST SPECIMEN

The test specimen was an American Technocrete Corporation precast concrete wall system. The specimen was assembled by inserting 12 inch (0.3 m) high steel reinforced, tongue and groove concrete panels down the tracks of two "I" shaped concrete posts spaced 5 feet (1.52 m) on center. On the tongue of each panel a thick bead of silicone was applied to seal into the groove of the next panel or top cap. After the specimen was assembled, a thick bead of silicone was applied to the vertical joints at the posts on one side of the specimen only. The specimen was sealed into the test chamber opening with a heavy duct seal putty around the entire perimeter on both sides. The net outside frame dimensions of the assembly were 64 inches (1.63 m) wide by 73 inches (1.85 m) high. The overall weight of the assembly was 842 lbs. (382 kg) for a calculated surface density of 26.0 lbs./ft$^2$ (127 kg/m$^2$).

## RESULTS OF THE MEASUREMENTS

One-third octave band sound transmission loss values are tabulated on the attached sheet. ASTM minimum volume requirements are met at 125 Hz and above. The Sound Transmission Class rating determined in accordance with ASTM E-413 was STC-35.

Respectfully submitted,
Western Electro-Acoustic Laboratory, Inc.

Approved:

Jose C. Ortega

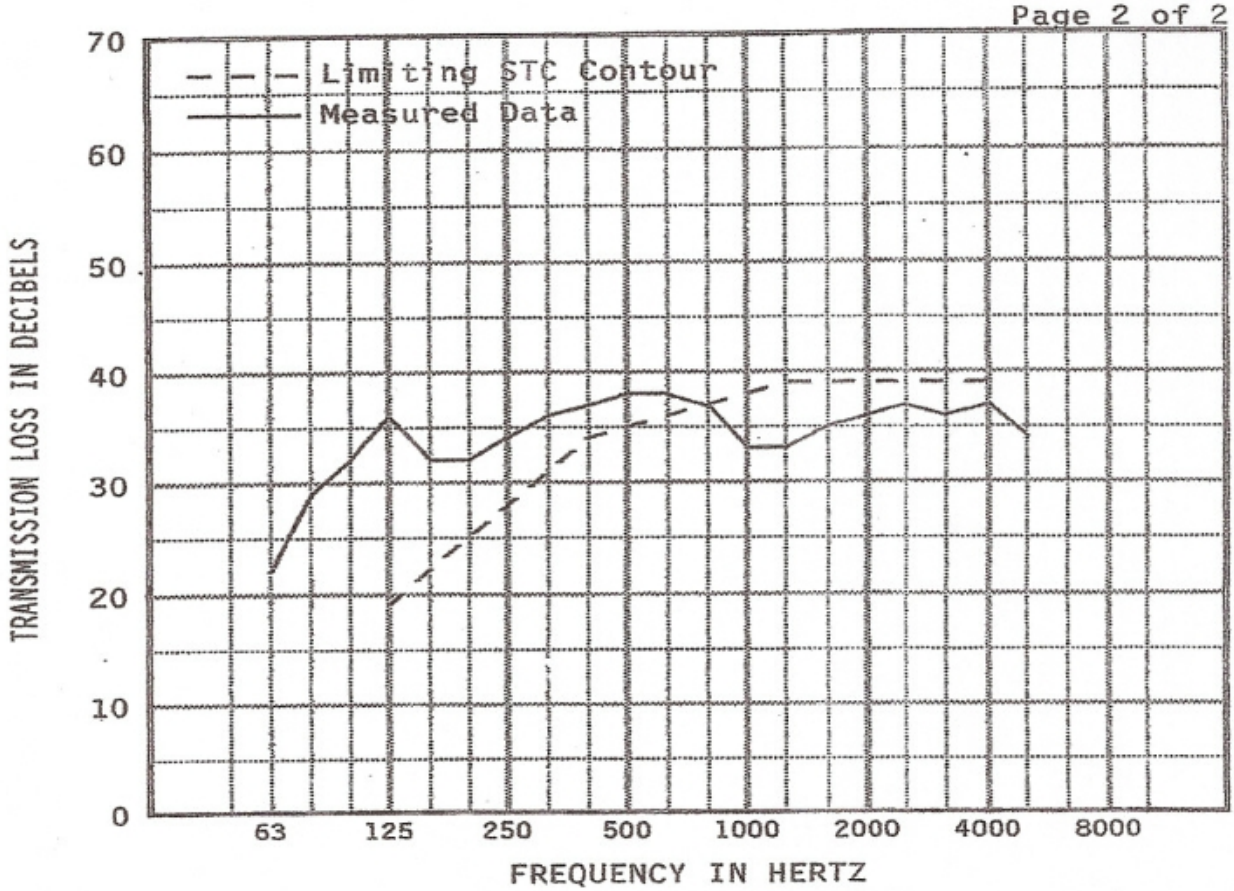
Gary E. Mange

NVLAP ACCREDITED BY THE NATIONAL BUREAU OF STANDARDS, NATIONAL VOLUNTARY LABORATORY ACCREDITATION PROGRAM FOR SELECTED TEST METHODS FOR ACOUSTICS.

# WESTERN ELECTRO-ACOUSTIC LABORATORY, INC.

Report No. TL95-146






| 1/3 OCT BND CNTR FREQ | 63 | 80 | 100 | 125 | 160 | 200 | 250 | 315 | 400 | 500 |
|---|---|---|---|---|---|---|---|---|---|---|
| TL in dB | 22 | 29 | 32 | 36 | 32 | 32 | 34 | 36 | 37 | 38 |
| 95% Confidence in dB deficiencies | 3.93 | 2.77 | 4.57 | 2.30 | 1.18 | 1.54 | 0.90 | 0.70 | 0.97 | 0.74 |
| 1/3 OCT BND CNTR FREQ | 630 | 800 | 1000 | 1250 | 1600 | 2000 | 2500 | 3150 | 4000 | 5000 |
| TL in dB | 38 | 37 | 33 | 33 | 35 | 36 | 37 | 36 | 37 | 34 |
| 95% Confidence in dB deficiencies | 0.61 | 0.51 (0) | 0.48 (5) | 0.73 (6) | 0.43 (4) | 0.53 (3) | 0.42 (2) | 0.39 (3) | 0.47 (2) | 0.44 |

| EWR | OITC |
|---|---|
| 40 | 35 |

Specimen Area: 32.44 sq.ft.
Temperature: 70.7 deg. F
Relative Humidity: 57 %
Test Date: 19 April 1995

| STC |
|---|
| 35 (25) |

ACCREDITED BY THE NATIONAL BUREAU OF STANDARDS, NATIONAL VOLUNTARY LABORATORY

**Attachment G**

**Tommy Car Wash Systems – Blower VFD Noise Report**

**Colleyville Car Wash Noise Control – October 6, 2023**

**Tommy Car Wash Systems** | 581 Ottawa Ave. | Holland, MI 49423 | tommycarwash.com.com

# Sound Level Testing – Hudsonville 5/18/21

## Introduction

Measurements of sound levels were collected on site to record noise levels generated by the standard 18 blower motor configuration at the wash exit. Measurements were taken between 10:00pm and 12:00am on May 18th at the Hudsonville Location.

## Instrumentation & Procedure

Measurements were recorded using an Extech Instruments Model 407730 Sound Level Meter. This meter is calibrated and meets the standards of the National Institute of Standards and Technology and conforms with ISO 10012 and ANSI Z540-1-1994. Sound levels were recorded both at ground level as well as at a height of 5 feet off the surface. Measurements were recorded as an average of a 5 second period at each point. Samples were recorded with minimum possible ambient noise pollution when applicable and with the standard blower motor configuration. Procedure was repeated with blower motor frequency adjusted in 10Hz increments from 60Hz to 10Hz.

## Atmospheric & Ambient Conditions

Atmospheric data is taken from the weather station at Gerald R. Ford International Airport and is shown in Table 1. Ambient sound levels were recorded at the maximum distance from the tunnel exit with all wash functions turned off. Ambient sound levels ranged from a minimum of 50dB to a maximum of 60dB. It should be noted that while efforts were made to prevent contamination of data from ambient conditions, some noise pollution from the environment was unavoidable.

**Table 1: Environmental Conditions During Test Period**

| Time & Date | Average Temp (F) | Avg. Relative Humidity | Wind Direction | Avg. Wind Speed (MPH) | Precipitation (in) | Ambient Sound Level (dB) |
|---|---|---|---|---|---|---|
| 10:00pm-12:00am May 18th, 2021 | 67 | 64.5% | E | 4.6mph | 0 | 50-60dB |

## Results

Recorded data for each position at ground level is shown below in Table 2. This data is displayed in Figure 1. Recorded data for each position at 5ft height is shown below in Table 3. This data is displayed in Figure 2.

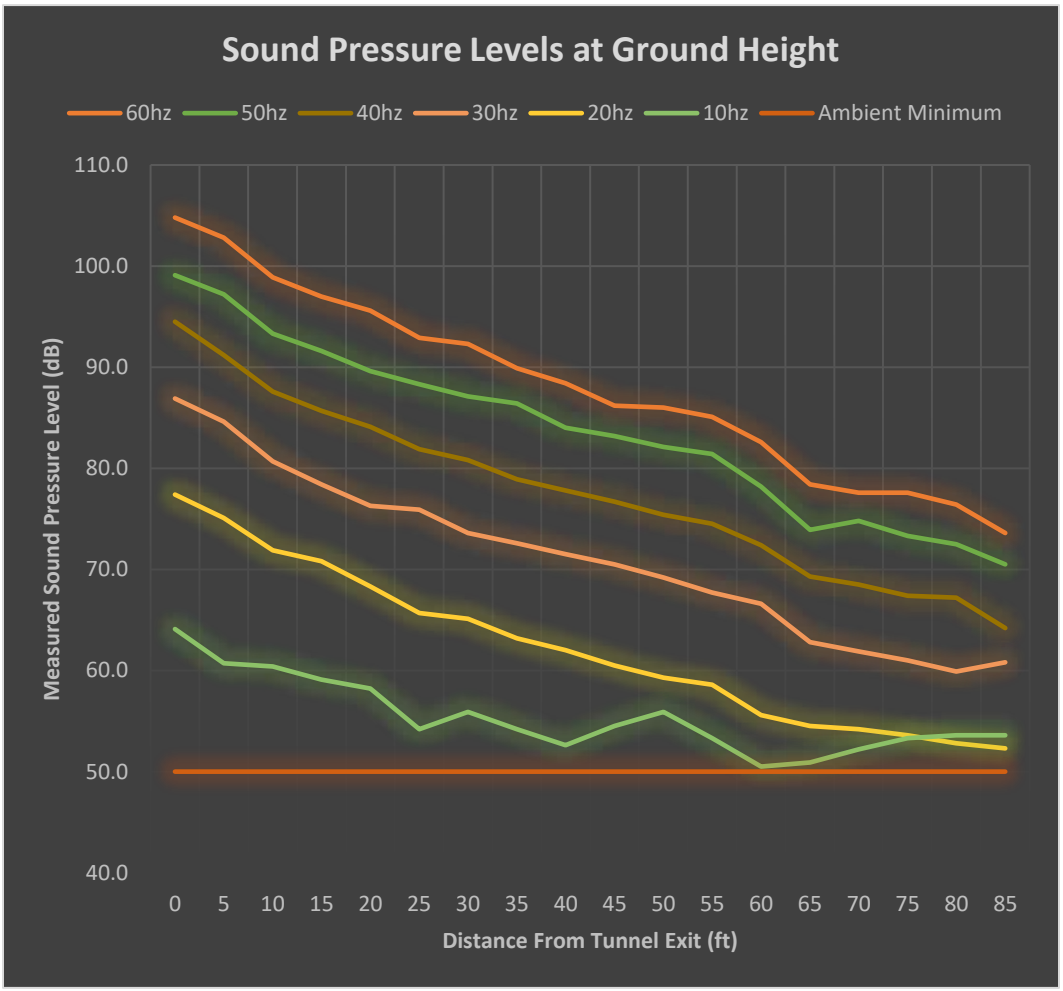



**Figure 1: Measured Sound Pressure Levels at Ground Height**

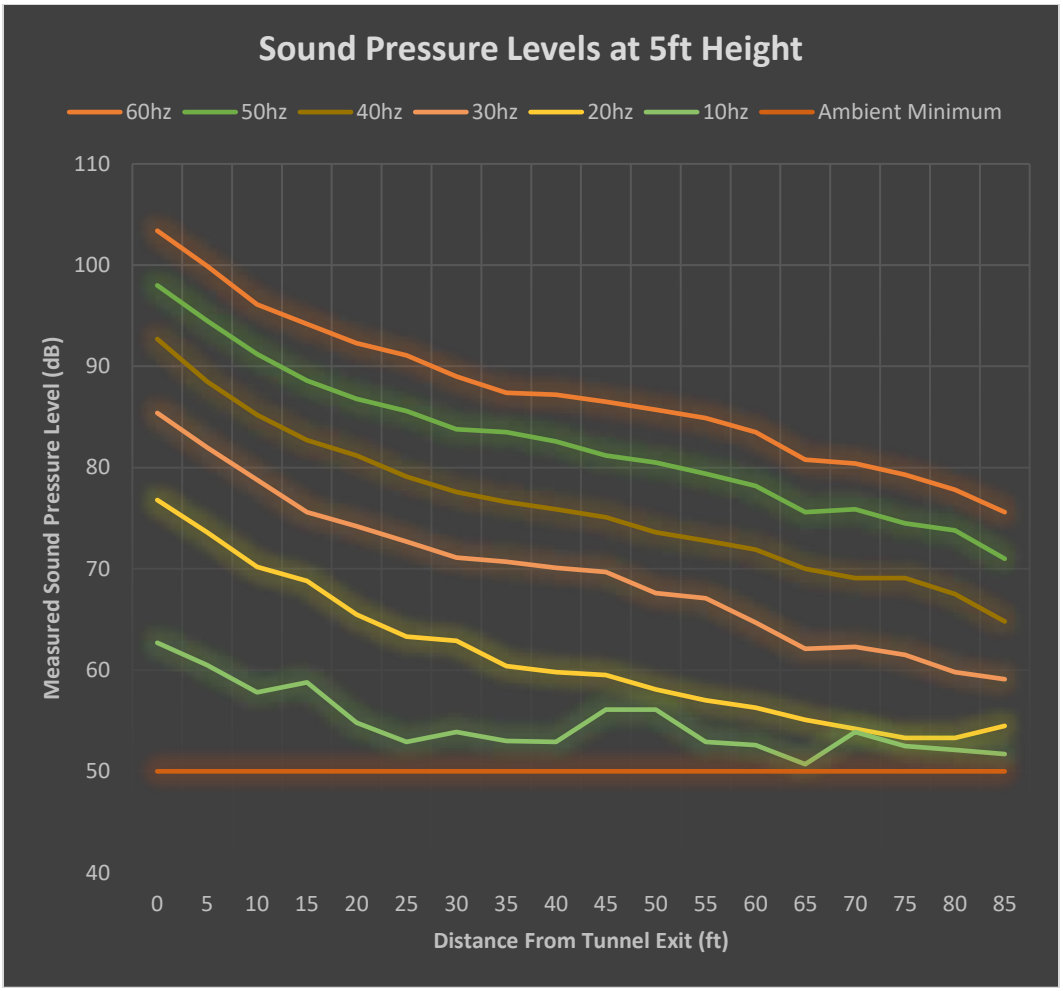



**Figure 2: Measured Sound Pressure Levels at 5ft Height**

| Table 2: Measured Sound Levels at Ground Height | | | | | | |
|---|---|---|---|---|---|---|
| **Distance (ft)** | **60hz** | **50hz** | **40hz** | **30hz** | **20hz** | **10hz** |
| 0 | 104.8 | 99.1 | 94.5 | 86.9 | 77.4 | 64.1 |
| 5 | 102.8 | 97.2 | 91.2 | 84.6 | 75.1 | 60.7 |
| 10 | 98.9 | 93.3 | 87.6 | 80.7 | 71.9 | 60.4 |
| 15 | 97.0 | 91.6 | 85.7 | 78.4 | 70.8 | 59.1 |
| 20 | 95.6 | 89.6 | 84.1 | 76.3 | 68.3 | 58.2 |
| 25 | 92.9 | 88.3 | 81.9 | 75.9 | 65.7 | 54.2 |
| 30 | 92.3 | 87.1 | 80.8 | 73.6 | 65.1 | 55.9 |
| 35 | 89.9 | 86.4 | 78.9 | 72.6 | 63.2 | 54.2 |
| 40 | 88.4 | 84.0 | 77.8 | 71.5 | 62.0 | 52.6 |
| 45 | 86.2 | 83.2 | 76.7 | 70.5 | 60.5 | 54.5 |
| 50 | 86.0 | 82.1 | 75.4 | 69.2 | 59.3 | 55.9 |
| 55 | 85.1 | 81.4 | 74.5 | 67.7 | 58.6 | 53.3 |
| 60 | 82.6 | 78.2 | 72.4 | 66.6 | 55.6 | 50.5 |
| 65 | 78.4 | 73.9 | 69.3 | 62.8 | 54.5 | 50.9 |
| 70 | 77.6 | 74.8 | 68.5 | 61.9 | 54.2 | 52.2 |
| 75 | 77.6 | 73.3 | 67.4 | 61.0 | 53.6 | 53.3 |
| 80 | 76.4 | 72.5 | 67.2 | 59.9 | 52.8 | 53.6 |
| 85 | 73.6 | 70.5 | 64.2 | 60.8 | 52.3 | 53.6 |

| Table 3: Measured Sound Levels at 5ft Height | | | | | | |
|---|---|---|---|---|---|---|
| **Distance (ft)** | **60hz** | **50hz** | **40hz** | **30hz** | **20hz** | **10hz** |
| 0 | 103.4 | 98 | 92.7 | 85.4 | 76.8 | 62.7 |
| 5 | 99.9 | 94.5 | 88.5 | 82 | 73.6 | 60.5 |
| 10 | 96.1 | 91.2 | 85.2 | 78.8 | 70.2 | 57.8 |
| 15 | 94.2 | 88.6 | 82.7 | 75.6 | 68.8 | 58.8 |
| 20 | 92.3 | 86.8 | 81.2 | 74.2 | 65.5 | 54.8 |
| 25 | 91.1 | 85.6 | 79.1 | 72.7 | 63.3 | 52.9 |
| 30 | 89 | 83.8 | 77.6 | 71.1 | 62.9 | 53.9 |
| 35 | 87.4 | 83.5 | 76.6 | 70.7 | 60.4 | 53 |
| 40 | 87.2 | 82.6 | 75.9 | 70.1 | 59.8 | 52.9 |
| 45 | 86.5 | 81.2 | 75.1 | 69.7 | 59.5 | 56.1 |
| 50 | 85.7 | 80.5 | 73.6 | 67.6 | 58.1 | 56.1 |
| 55 | 84.9 | 79.4 | 72.8 | 67.1 | 57 | 52.9 |
| 60 | 83.5 | 78.2 | 71.9 | 64.7 | 56.3 | 52.6 |
| 65 | 80.8 | 75.6 | 70 | 62.1 | 55.1 | 50.7 |
| 70 | 80.4 | 75.9 | 69.1 | 62.3 | 54.2 | 53.9 |
| 75 | 79.3 | 74.5 | 69.1 | 61.5 | 53.3 | 52.5 |
| 80 | 77.8 | 73.8 | 67.5 | 59.8 | 53.3 | 52.1 |
| 85 | 75.6 | 71 | 64.8 | 59.1 | 54.5 | 51.7 |

## Conclusions

By varying the frequency of the blower motor, it was possible to achieve sound pressure levels which did not exceed the ambient conditions at the maximum recorded distance. It was not possible to record the true sound level at these positions due to ambient sound conditions.

**Attachment H**

**Tommy Car Wash Systems – Vacuum Muffler Noise Report**

**Colleyville Car Wash Noise Control – October 6, 2023**

**Tommy Car Wash Systems** | 581 Ottawa Ave. | Holland, MI 49423 | tommycarwash.com

# TCWS Muffler Report

**Introduction:** Vacuum mufflers were tested at TX Hudsonville for 2 weeks' time. The goal of this test, was to test three types of mufflers on site to attempt to reduce the noise output of the vacuums without loss of performance.

**Methodology**: Performance of the mufflers were tested with 4 criteria

1. Noise reduction (dB)
2. Additional Maintenance necessary / clogging (Yes or No)
3. Suction loss (kPa and % loss)
4. Aesthetics (Great, Good, Fair, Poor)

**Results:** Test results based on Methodology

1. BASELINE RESULTS (No mufflers attached)
    a. Noise
        i. Ambient (no vacs running): 65.7 dB (See figure 1.1)
        ii. Running Vac with no muffler: 88.1 dB (See Figure 1.2
    b. Additional Maintenance necessary / clogging: NO
    c. Suction: 50 kPa/ 0%
    d. Aesthetics: Great

FIGURE 1.1

FIGURE 1.2

FIGURE 1.3

2. P-VAC-334 RESULTS

a. Noise reduction (dB):
    i. Reading: 77.6 dB (See Figure 2.1)
    ii. Reduction: 10.5 dB
b. Additional Maintenance necessary / clogging
    i. Yes: Minor (additional maintenance and clogging)
        1. Reverse pulse vacs to help with this
        2. Wash Mufflers to help with this
c. Suction loss (KPa and %)
    i. Reading: 40kPa (see Figure 2.2)
    ii. Loss: 10kPa – 20% loss in suction
d. Aesthetics
    i. Good (See Figure 2.3)

Figure 2.1

Figure 2.2

Figure 2.3: P-VAC-334

1. P-VAC-335 RESULTS

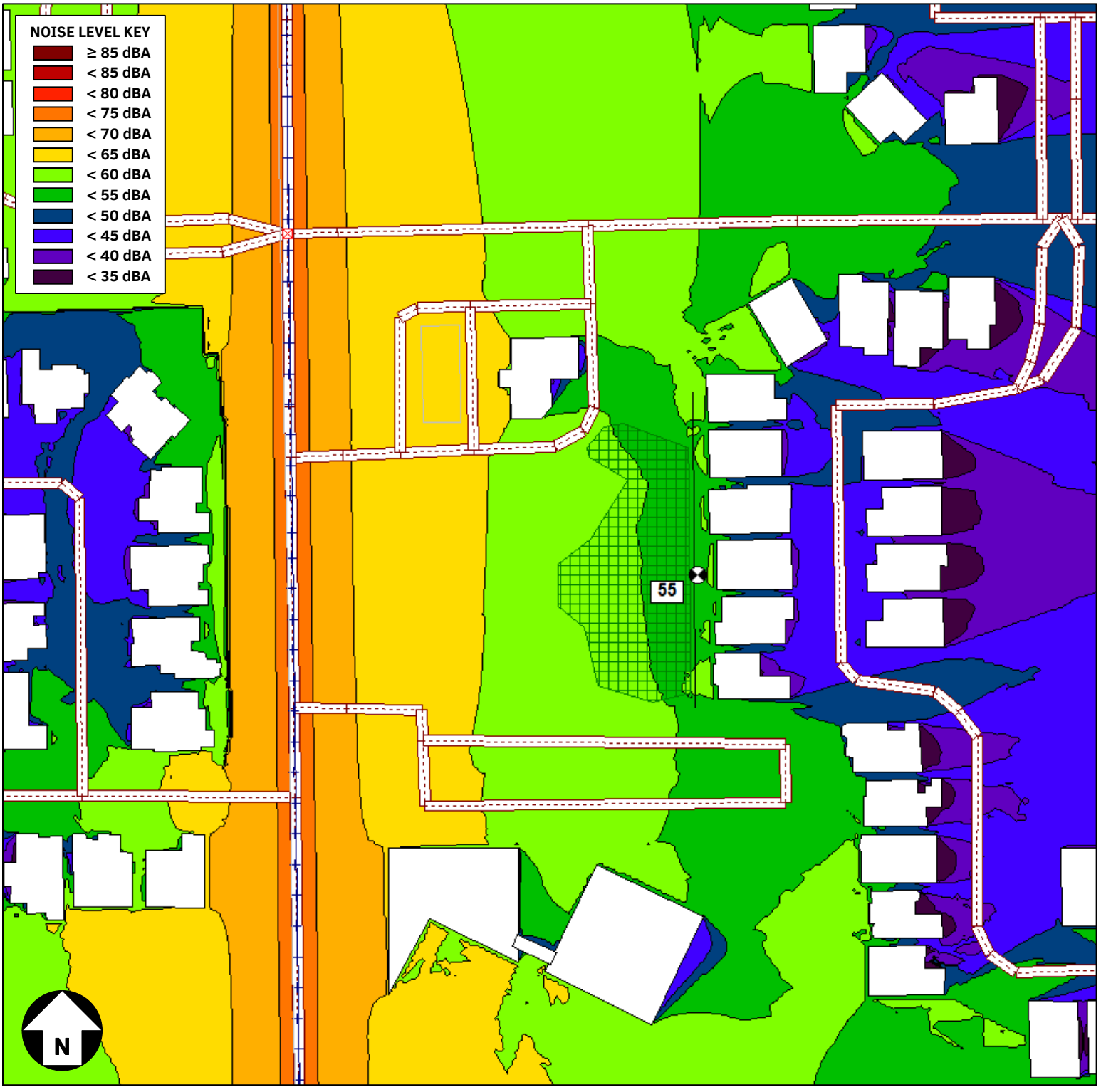
a. Noise reduction (dB):
    i. Reading: 79.1 dB (See Figure 3.1)
    ii. Reduction: 9 dB
b. Additional Maintenance necessary / clogging
        1. Yes: Minimal (additional maintenance, no clogging)
            a. Eventually replace filter of muffler.
c. Suction loss (KPa and %)
    i. Reading: 50kPa (see Figure 3.2)
    ii. Loss: 0kPa – 0% loss in suction
d. Aesthetics
    i. Fair (See Figure 3.3)

FIGURE 3.1

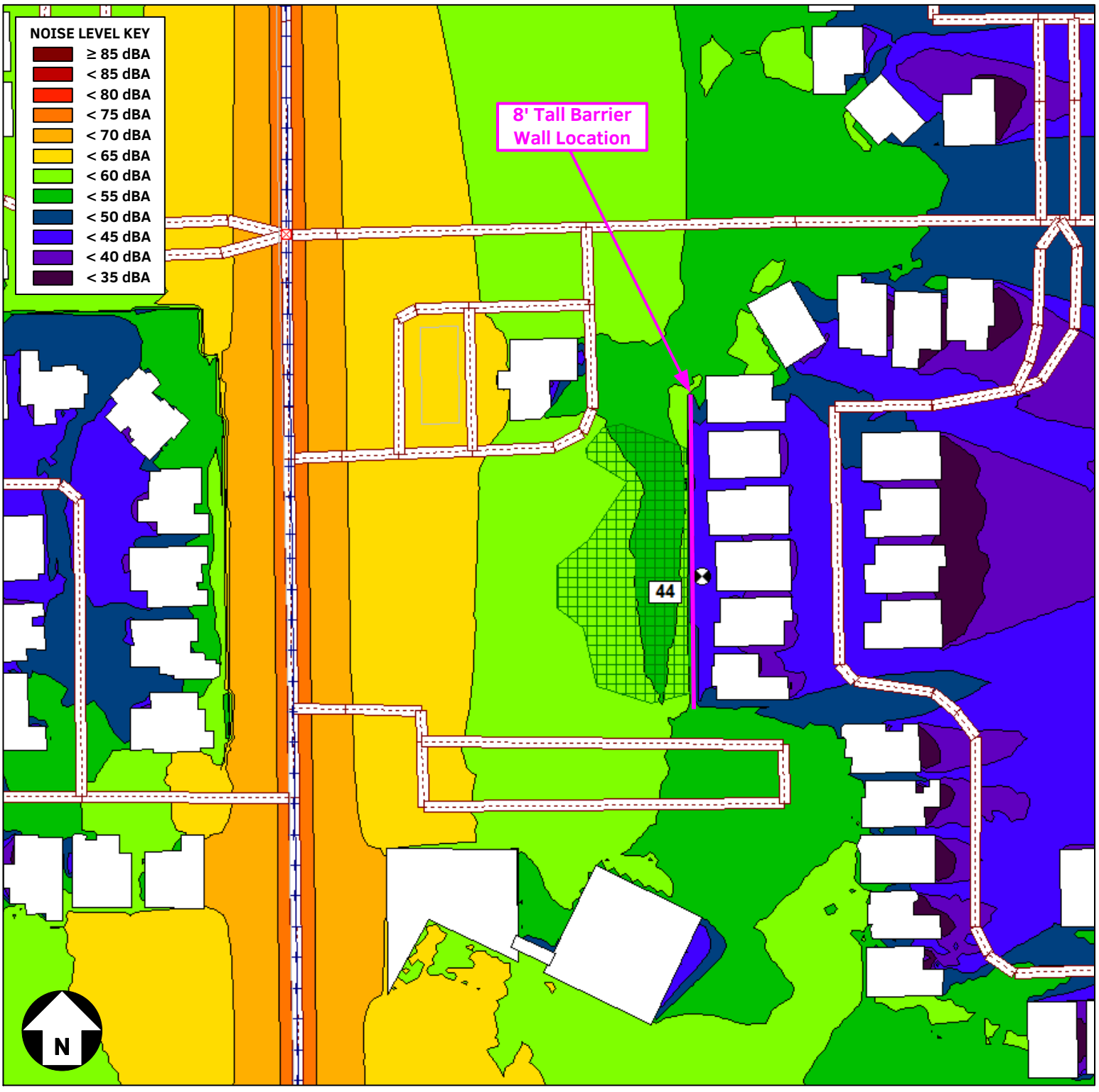
FIGURE 3.2

FIGURE 3.3 (P-VAC-335)

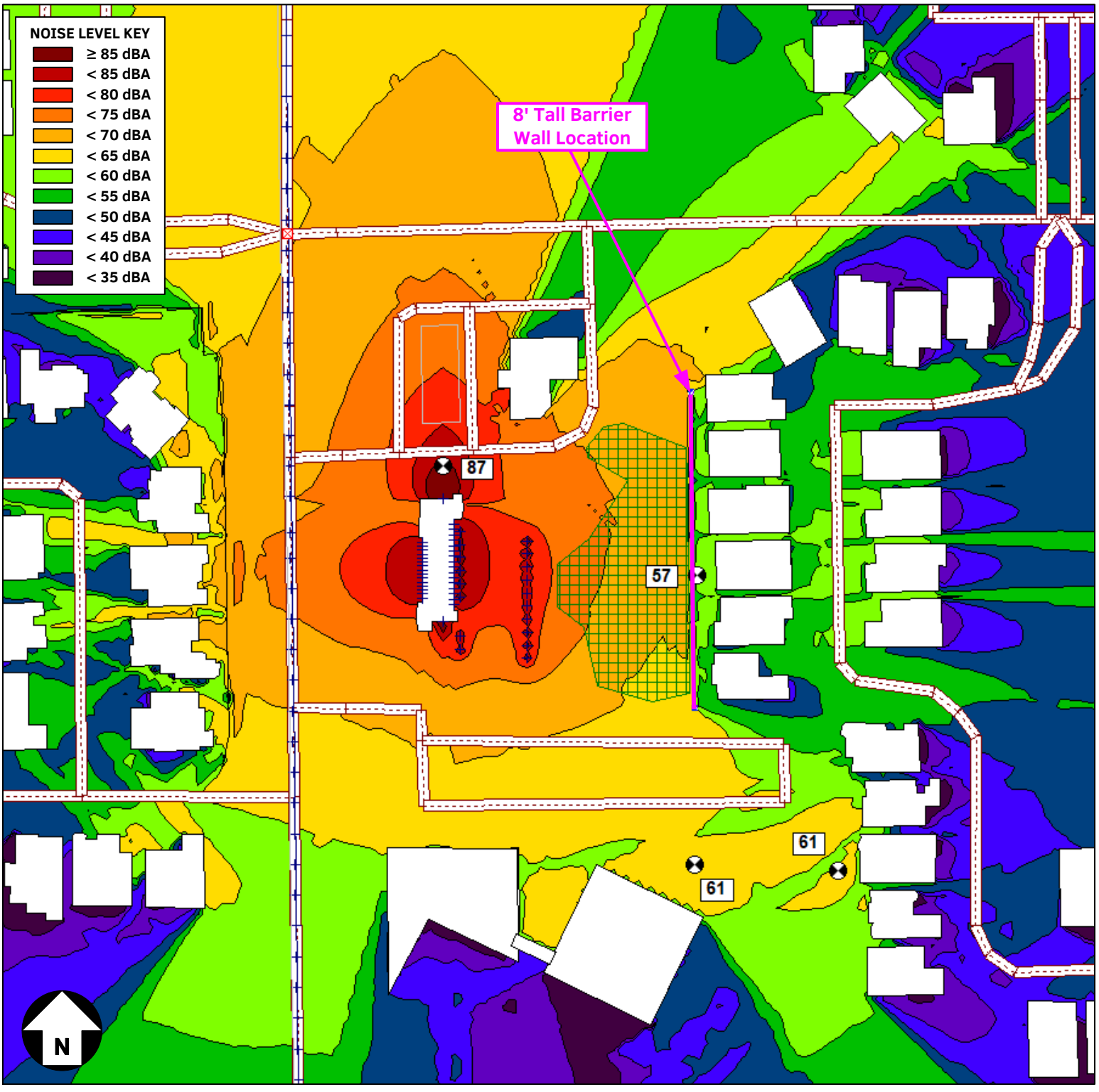
# Ambient (Background) Noise Contour Plot



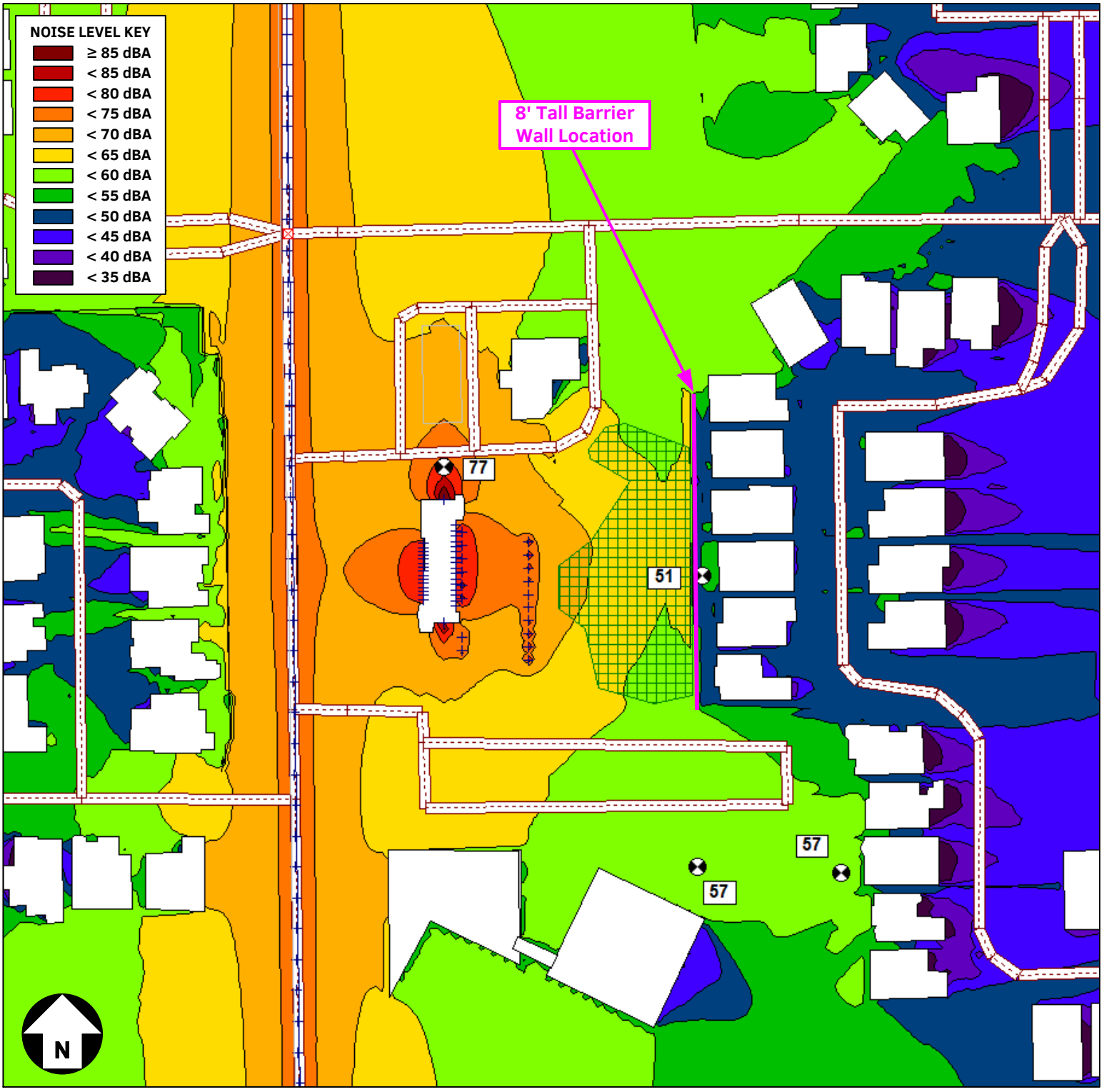
# Ambient (Background) Noise Contour Plot with 8' Tall Barrier on East Side of Site



# Car Wash Noise Contour Plot (No Mitigation) with 8' Tall Barrier on East Side of Site



# Ambient Noise Plus Car Wash Noise Contour Plot (40 Hz Blowers & Vacuum Mufflers) with 8' Tall Barrier on East Side of Site



## Tanner Brandt

**From:** Chris Mack
**Sent:** Friday, September 29, 2023 11:35 AM
**To:** Tanner Brandt
**Subject:** FW: SAC Submittal - Tommy Carwash Bloomington and White Bear Lake

---

**From:** Jacob Heemstra <JacobH@tommycarwash.com>
**Sent:** Friday, September 29, 2023 10:59 AM
**To:** Ethan Mouw <EthanM@tommycarwash.com>
**Cc:** Chris Mack <cm@drgteam.com>
**Subject:** RE: SAC Submittal - Tommy Carwash Bloomington and White Bear Lake

Ethan,

I do not have anything specifically drawn up around this but can give some rough numbers for you.

In our car wash, we use a scented product at our presoak arch. The standard usage is 3-5 ml of this scented detergent per car. Assuming 5 ml per car is used and a car count of 2000 cars per week, we are using on average about 2.65 gallons of this detergent over the course of a week. We can present this as the amount of scented detergent as a ratio to the amount of water that enters the waterways. Even if we double the amount of detergent, that is ~5 gallons per week to the 1000s of gallons of water that we are using a week. We can also use the scented detergent is <15% scent products in it, but we probably do not need to go that far. Let me know if you need more information. I will gladly help present or approve anything related to this detergent.

Thanks,

**Jacob Heemstra**
*Chemical Engineer*

**(616) 226-3598**
jacobh@tommycarwash.com

**Tommy Car Wash Systems**
581 Ottawa Ave, Suite 300
Holland, MI 49423
www.tommycarwash.com

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# 2020 Concentrated Detergents

## 2020 Tommy's Express Presoak #1

- Ultra Concentrated blend
- High Performance: surface wetting & deep cleaning performance
- Major increase in high PH & causticity to fight acidic materials
- Readily biodegradable – European compliant
- Better overall coverage with tighter foaming capabilities
- Fantastic job at getting into the cracks & crevices of vehicles
- Foam easily breaks down, does not keep oils emulsified
- Contains no solvents
- Averages double the usage from old formula - estimated car count per 30 gallon drum: 2,400-2,800

## 2020 Tommy's Express Brite #3

- 100% concentrate formula, no water added
- Superior low PH acidity while being safe on stainless steel tubing
- Provides for excellent rinsing capabilities, cuts back on foam build up near the end of the wash
- Leaves very little excess soap in roof racks and mirrors
- Pulls oil from cloth, thus keeping them cleaner and preventing mildew growth
- Readily biodegradable – European compliant
- Addition of check hubs greatly reduces detergent usage on combo legs
- Averages triple to quadruple usage from old formula - estimated car count per 30 gallon drum: 7,000 – 8,500

## 2020 Tommy's Express Drying Agent #7

- Concentrated blend
- Tremendously cuts down on potential detergent related spotting issues
- Fantastic defoaming capability
- Polymers rapidly break through water layer, superior hydrophobic produces rounder beading effect that leaves surface smoother
- Treated vehicles (members) will dry more effectively when they return
- Enhances shine with the addition of our guard
- Eliminated applying drying agent through the hot wax pre-rinse bar, thus greatly reducing costs
- Averages 2-2.5x the usage from old formula – estimated car count per 30 gallon drum: 10,000-14,000

## 2020 Tommy's Express Guard #5

- Offers superior protection – bonds to surfaces after short cure time
- Surfaces will clean more effectively on treated vehicles (members) as bugs & dirt will not be able to bond as hard
- Extreme water beading effect, repels rain while driving
- Snow & Ice will remove easier from treated vehicles
- Superior gloss enhancement, surfaces become smoother, eventually hiding swirl marks
- Does not contain mineral seal oil or drying agent emulsifiers, thus preventing spots
- Does not build up in foamers, thus reducing maintenance issues
- Hydrophobic effect seen throughout the wash on previously treated vehicles
- Estimated car count per 5 gallon container: 2,400 – 2,800

# Tommy's Signature Detergents

## Tommy's Express Tire Gloss #8

- Water Based polymeric silicone emulsion
- Bonds more effectively to rubber, thus reducing sling
- Less viscous detergent that does not easily clog nozzles
- Fully Biodegradable
- Estimated car count per 30 gallon drum: 4,200-5,000

## Tommy's Express Lemon Scent #2

- Pleasant lemon scented aroma that creates the WOW factor and clean impression for guests
- Applied via dual injector in the front presoak manifold
- Hits directly into the cowl of the windshield, permeating through guest's air vents
- Estimated car count per 30 gallon drum: 30,000-50,000

## Tommy's Express Body Wax #6

- High foaming liquid foaming wax
- Synthetic polymers bond easily with vehicle's surface
- Forms a protective barrier on surfaces and works hand and hand with 2020 guard to provide a long lasting shine
- Estimated car count per 30 gallon drum: 10,000-14,000

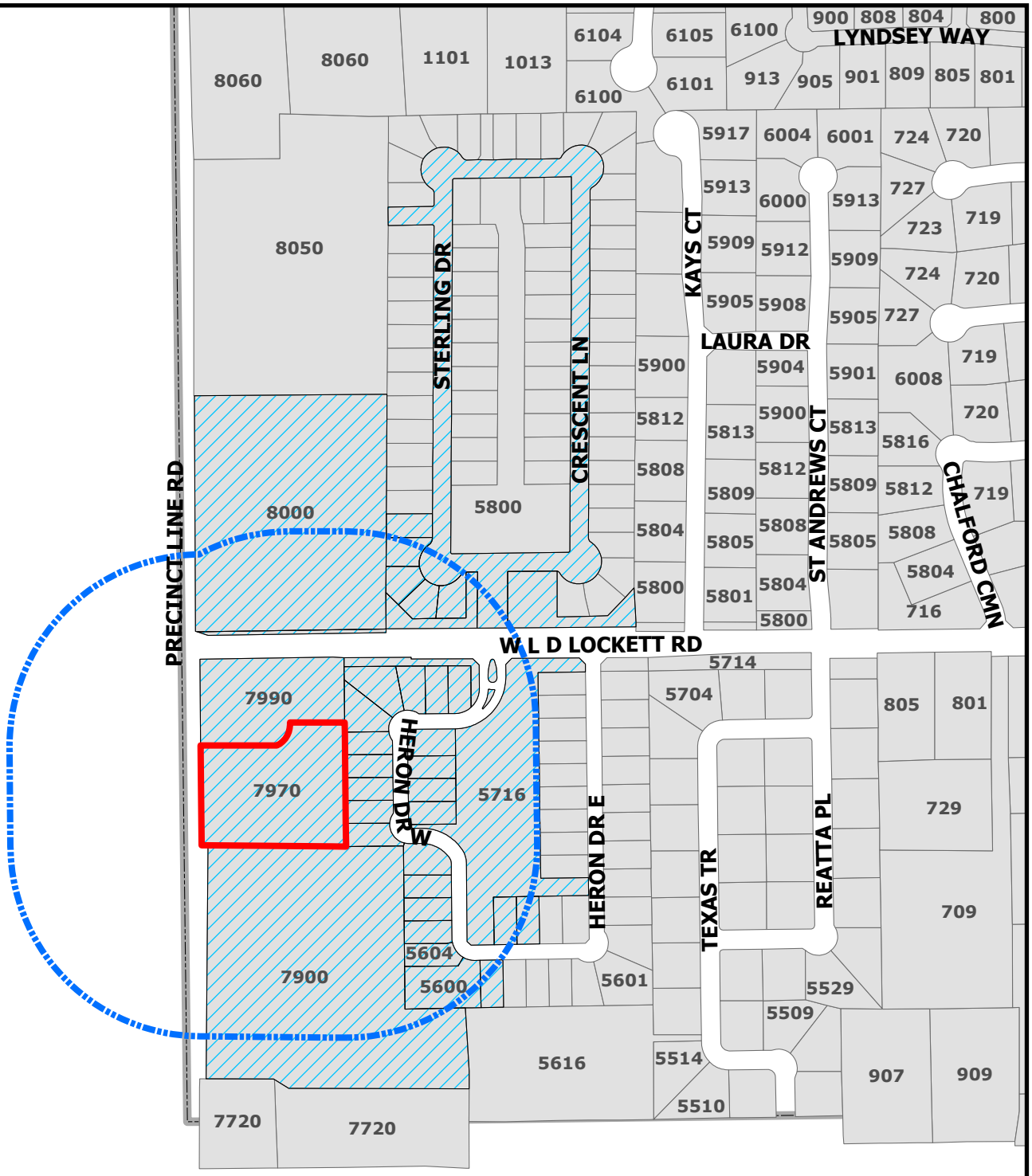
## Tommy's Express Cloth & Window Cleaner #10

- Formulated to make tunnel maintenance easy
- Ammonia free solution
- Dries streak free on glass surfaces
- Cuts through oily, soapy build up compounds

## Coming soon 2021 – Tommy's Express Rain Forest Scent!

- New proprietary Tommy's Scent
- Will permeate throughout the entire tunnel, wowing guest with a pleasant clean aroma
- Increase overall brand recognition

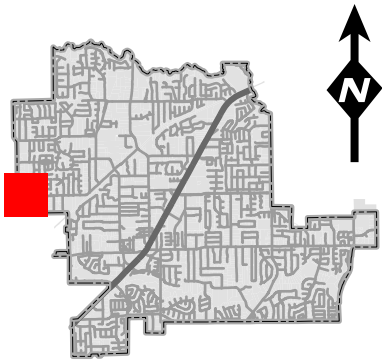
# Notification Map




CITY OF COLLEYVILLE TEXAS

## ZC23-028

**7970 Precinct Line Rd**



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.

| Owner Name | Owner Address | Owner City | Owner Zip |
|---|---|---|---|
| MIRZA, FAIZ A | 1000 HERON DR W | COLLEYVILLE, TX | 76034 |
| KESIRY, RIAD | 1004 HERON DR W | COLLEYVILLE, TX | 76034 |
| KUNTZ, ROBIN | 1008 HERON DR E | COLLEYVILLE, TX | 76034 |
| HANSON, NANCY L | 1008 HERON DR W | COLLEYVILLE, TX | 76034 |
| TELLEZ, KATHLEEN | 1012 HERON DR | COLLEYVILLE, TX | 76034 |
| TAYLOR, TOLLESON | 1012 HERON DR W | COLLEYVILLE, TX | 76034 |
| STEELE, CHARLES | 1017 HERON DR E | COLLEYVILLE, TX | 76034 |
| JOSEPH PRINCE MINISTRIES INC | 1075 MAXWELL MILL RD | FORT MILL, SC | 29708 |
| COLLEYVILLE HERON POND HOA | 1723 E SOUTHLAKE BLVD STE 120 | SOUTHLAKE, TX | 76092 |
| PRECINCT PARTNERS LLC | 2985 MUIRFIELD DR | LEWISVILLE, TX | 75067 |
| EMERALD PARK H A INC | 400 COUNTRY PL | COLLEYVILLE, TX | 76034 |
| KANWAL, AYESHA | 5516 CASA GRANDE TR | MIDLAND, TX | 79707 |
| SUSAN ADAMS LIVING TRUST | 5604 HERON DR W | COLLEYVILLE, TX | 76034 |
| ANTONY, MATHEW | 5608 HERON DR W | COLLEYVILLE, TX | 76034 |
| J DANIEL & BECKY S SMITH REVOCA | 5612 HERON DR W | COLLEYVILLE, TX | 76034 |
| THE CHENG JIANG AND HUALIAN WAN | 5616 HERON DR | COLLEYVILLE, TX | 76034 |
| KHWAJA, SHERALY | 5617 HERON DR E | COLLEYVILLE, TX | 76034 |
| REATTA PLACE | 5700 Texas Trail | COLLEYVILLE ,TX | 76034 |
| HERON POND | 5712 Heron Drive E | COLLEYVILLE ,TX | 76034 |
| MCKITTRICK, CHARLES | 5721 HERON DR W | COLLEYVILLE, TX | 76034 |
| GRACEY, LESLIE | 5724 HERON DR W | COLLEYVILLE, TX | 76034 |
| PEDERSEN, KATHLEEN P | 5725 HERON DR W | COLLEYVILLE, TX | 76034 |
| MILLS, JEFFREY | 5728 HERON DR W | COLLEYVILLE, TX | 76034 |
| DALEY LIVING TRUST | 5729 HERON DR W | COLLEYVILLE, TX | 76034 |
| THE STACK FAMILY TRUST | 5732 HERON DR W | COLLEYVILLE, TX | 76034 |
| PODSEDNIK, SCOTT | 5736 HERON DR W | COLLEYVILLE, TX | 76034 |
| MUZAFFAR, MUHAMMAD K | 5740 HERON DR W | COLLEYVILLE, TX | 76034 |
| KIM, TAE WOO | 5804 STERLING DR | COLLEYVILLE, TX | 76034 |
| VORA, JAY | 5808 STERLING DR | COLLEYVILLE, TX | 76034 |
| KUO, MAN-LI | 5812 STERLING DR | COLLEYVILLE, TX | 76034 |
| SIRISAKD, NED | 5816 STERLING DR | COLLEYVILLE, TX | 76034 |
| GIEBLER, TERRY L | 5820 STERLING DR | COLLEYVILLE, TX | 76034 |
| EMERALD PARK ADDITION -COLLEY | 5902 Crescent Ln | COLLEYVILLE ,TX | 76034 |
| BEAR VALLEY COMMUNITY CHURCH | 7900 PRECINCT LINE RD | COLLEYVILLE, TX | 76034 |
| VICTRON STORES LP | PO BOX 2599 | WAXAHACHIE, TX | 75168 |
| LAVACA TRAIL ESTATES | | COLLEYVILLE ,TX | 76034 |

# 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, September 11th, 2023 at 7:00 p.m.**
**City Council Meetings: Wednesday, October 4, 2023 & Tuesday, October 17, 2023 at 7:00 p.m.**
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

| | |
|---|---|
| **Request:** | Consideration of a Planned Unit Development – Commercial Amendment for Lot 2R, Atlantic Oil and Gas Addition, located at 7970 Precinct Line Road. The request is for an amendment to the current PUD-C to allow for a carwash. |
| **Zoning Case:** | ZC23-028 |
| **Applicant:** | Tanner Brandt |
| **Owner:** | Ravikanth Mantena |
| **Location:** | 7970 Precinct Line Rd |
| **Property Description:** | Lot 2R of the Atlantic Oil and Gas Addition |
| **Present Zoning:** | PUD-C, Planned Unit Development Commercial |

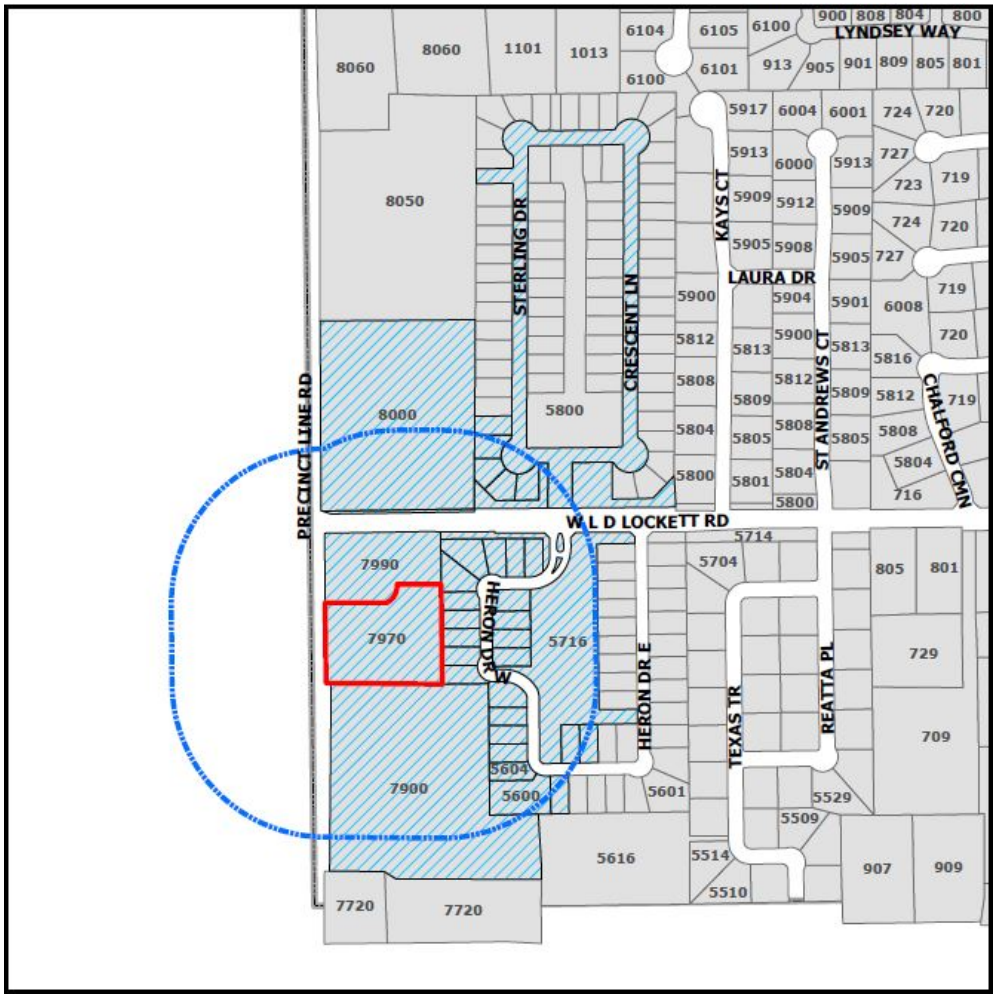
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

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

# NOTICE OF PUBLIC HEARING




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

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

Jacquelyn Reyff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

## Tanner Brandt

**From:** Tanner Brandt
**Sent:** Friday, September 29, 2023 2:25 PM
**To:** [redacted]
**Subject:** HOA Meeting-Tommy's Express Car Wash

Vince,

My name is Tanner Brandt. I got your information from Robin Kuntz. I work for the developer working on the Tommy's Express Car Washs project to the west of your neighborhood on Precinct Line Road. We are hoping you could help us set up a formal meeting with the HOA members to discuss this project and hopefully ease some of their concerns. We will be on the Planning Commission agenda on October 9th. Is there a next week that we could set up a virtual or in person meeting to discuss these concerns before the Planning Commission meeting?

Thank you,

Tanner Brandt
Christianson Companies
701-499-3936 O
518-487-1119 C
*New Address: 4609 33rd Avenue S. Suite 400 Fargo, ND 58104*

## Tanner Brandt

**From:** Tanner Brandt
**Sent:** Thursday, September 28, 2023 11:30 AM
**To:** Robin Kuntz
**Cc:** Mike Roesbery
**Subject:** RE: HOA Meeting-Tommy's Express Car Wash

Robin,

Can you please send me Vince's contact information?

Thanks,

Tanner Brandt
Christianson Companies
701-499-3936 O
518-487-1119 C
*New Address: 4609 33rd Avenue S. Suite 400 Fargo, ND 58104*

---

**From:** Robin Kuntz <[redacted]
**Sent:** Thursday, September 28, 2023 10:51 AM
**To:** Tanner Brandt <tanner@christiansoncompanies.com>
**Cc:** Mike Roesbery <[redacted]>
**Subject:** Re: HOA Meeting-Tommy's Express Car Wash

Hi Tanner. Thank you for reaching out to me. I did not receive your email from the 25th. Unfortunately, I am out of the country until October 8. I will forward your email to the president of our HOA, Vince Accardo  We do not have a meeting space in our neighborhood. The The meeting would have to be via zoom. He has access to set up zoom for our neighborhood. We will see you at the hearing on the ninth. Sincerely,
Robin Kuntz.

Sent from my iPhone

> On Sep 28, 2023, at 5:24 PM, Tanner Brandt <tanner@christiansoncompanies.com> wrote:
>
> Robin,
>
> Just wanted to follow up on this. Is there a time we could set up a meeting with the members of the HOA to discuss our project?
>
> Thanks,
>
> Tanner Brandt
> Christianson Companies
> 701-499-3936 O

518-487-1119 C
*New Address: 4609 33rd Avenue S. Suite 400 Fargo, ND 58104*

---

**From:** Tanner Brandt
**Sent:** Monday, September 25, 2023 2:06 PM
**To:** [redacted]
**Cc:** Mike Roesbery [redacted]
**Subject:** HOA Meeting-Tommy's Express Car Wash

Good afternoon Robin,

My name is Tanner Brandt I work for the developer working on the Tommy's Express Car Washs project to the west of your neighborhood on Precinct Line Road. It is my understanding that you are a representative of the HOA in the neighborhood. We are hoping you could help us set up a formal meeting with the HOA members to discuss this project and hopefully ease some of their concerns. We will be on the Planning Commission agenda on October 9th. Is there a time later this week or next week that we could set up a virtual or in person meeting to discuss these concerns? We should be receiving our noise study information this week so we would like to have the meeting after we have those results. Please let me know the best way to get ahold of the HOA members so we can try to set something up.

Sincerely,

Tanner Brandt
Christianson Companies
701-499-3936 O
518-487-1119 C
*New Address: 4609 33rd Avenue S. Suite 400 Fargo, ND 58104*

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31 AUG 2023

From:
Jeffrey S. Mills
5728 Heron Drive West
Colleyville, TX 76034

To:
Planning and Zoning Commission
City of Colleyville
100 Main Street
Colleyville, TX 76034

Subj: REZONING REQUEST FOR 7970 PRECINCT LINE ROAD, ZONING CASE ZC23-028

1. The purpose of this letter is to serve as my written protest prior to the public hearing regarding the rezoning request for 7970 Precinct Line Road, Zoning Case ZC23-028.

2. My home is adjacent to 7970 Precinct Line Road, and I have lived there since June 2017.

3. I have several concerns regarding the proposed development of 7970 Precinct Line Road into a carwash. My concerns are listed below:

- The amount of noise from the carwash operating (carwash machine, dryers, vacuums, etc), and the noise from its customers (loud vehicles and loud music).

- The decrease in water pressure for my home and other homes within my community due to the carwash.

- The smell of the chemicals used by the carwash, and the potential hazardous effects to the soil and our water supply.

- The potential damage or destruction of the trees behind my home due to chemical residue from the carwash operating and the increased amount of vehicle traffic.

4. I believe that if the rezoning request for 7970 Precinct Line Road is approved, then it will have a significant, negative impact on the value of my property as well as my ability to enjoy my home.

Sincerely,

//signed//

J. S. MILLS

| | |
|---|---|
| **From:** | Ben Bryner |
| **To:** | Jackie Reyff; Kristopher Potts; Scott Hammons |
| **Subject:** | FW: Special Use Zoning For Car Wash Precinct Line |
| **Date:** | Friday, September 1, 2023 4:00:31 PM |

FYI…

**From:** Jerry Ducay <JDucay@colleyville.com>
**Sent:** Friday, September 1, 2023 4:00 PM
**To:** Scott Podsednik [redacted]
**Cc:** Christine Loven <cloven@colleyville.com>; Ben Bryner <BBryner@colleyville.com>
**Subject:** RE: Special Use Zoning For Car Wash Precinct Line

Scott:

I will make sure your objection is included in the public record.

Have a great holiday weekend.

Jerry Ducay
City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034
817-503-1116 (office)
817-312-2030 (cell)

817.503.1111
*Integrity ~ Communication ~ Excellence ~ Transparency*

ATTENTION ALL PUBLIC OFFICIALS: A "Reply to All" of this e-mail could lead to violations of the Texas Open Meeting Act. Please reply only to the sender.

**From:** Scott Podsednik [redacted]>
**Sent:** Friday, September 1, 2023 12:42 PM
**To:** Jerry Ducay <JDucay@colleyville.com>
**Subject:** Special Use Zoning For Car Wash Precinct Line

Jerry,

Thank you for talking with me today. I plan on attending the meeting Monday September 11 but I am sending this email to formally object to the special use zoning

change request for a car wash at 7970 Precinct Line Rd, Colleyville. My concerns are aesthetics, commotion, foot traffic, car traffic, the removal of trees, noise, and lighting. Thank you for hearing our concerns.

Scott Podsednik
5736 Heron Dr W
Colleyville, TX 76034
[redacted]

16 SEP 2023

From:

Larry & Madeline Steele
1017 Heron Dr. E
Colleyville, TX 76034

To:
Planning and Zoning Commission
City of Colleyville
100 Main Street
Colleyville, TX 76034

Subj: REZONING REQUEST FOR 7970 PRECINCT LINE ROAD, ZONING CASE ZC23-028

1. The purpose of this letter is to serve as my written protest prior to the public hearing regarding the rezoning request for 7970 Precinct Line Road, Zoning Case ZC23-028.

2. My home is located near to 7970 Precinct Line Road, and I have lived there since October 2016.

3. I have several concerns regarding the proposed development of 7970 Precinct Line Road into a carwash. My concerns are listed below:

- The amount of noise from the carwash operating (carwash machine, dryers, vacuums, etc), and the noise from its customers (loud vehicles and loud music).

- The decrease in water pressure for my home and other homes within the Heron Pond community due to the carwash.

- The potential for flooding within the Heron Pond community from the carwash operating due to a lack of proper drainage.

- The smell of the chemicals used by the carwash, and the potential hazardous effects to the soil and our water supply.

- The potential damage or destruction of the tree line due to chemical residue from the carwash operating and the increased amount of vehicle traffic.

4. I believe that if the rezoning request for 7970 Precinct Line Road is approved, then it will have a significant, negative impact on the value of my property as well as my ability to enjoy my home.

Sincerely,

Larry Steele Larry Steele

Madeline Steele

MADELINE STEELE

| | |
|---|---|
| **From:** | Ben Bryner |
| **To:** | Jackie Reyff; Kristopher Potts; Scott Hammons |
| **Subject:** | FW: Objection of Zoning Case ZC23-028 (7970 Precinct Line Road) |
| **Date:** | Monday, September 18, 2023 3:13:14 PM |

---

**From:** Jerry Ducay <JDucay@colleyville.com>
**Sent:** Monday, September 18, 2023 2:30 PM
**To:** Nancy Hanson <[redacted]>
**Cc:** Christine Loven <cloven@colleyville.com>; Ben Bryner <BBryner@colleyville.com>
**Subject:** RE: Objection of Zoning Case ZC23-028 (7970 Precinct Line Road)

Nancy:

Thank you for sharing your objection. I will make sure it is entered into the formal public hearing record.

Jerry Ducay
City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034
817-503-1116 (office)
817-312-2030 (cell)

817.503.1111
*Integrity ~ Communication ~ Excellence ~ Transparency*

ATTENTION ALL PUBLIC OFFICIALS: A "Reply to All" of this e-mail could lead to violations of the Texas Open Meeting Act. Please reply only to the sender.

---

**From:** Nancy Hanson <[redacted]>
**Sent:** Saturday, September 16, 2023 3:15 PM
**To:** Jerry Ducay <JDucay@colleyville.com>
**Subject:** Objection of Zoning Case ZC23-028 (7970 Precinct Line Road)

Mr. Ducay:

As the owner of 1008 Heron Drive West located in the Heron Pond housing development, I have several concerns and objections to the building of car wash in regards to the above zoning case.

- Erecting of this business would greatly diminish the financial values of the homes in the Heron Pond Community. Concern of financial compensation to home owners/Heron Pond community.
- Property owners will not be able to enjoy the peaceful use of their properties or the Heron Pond community due to noise from proposed business.
- Saturation of local car washes; there are 20 car washes within a 5mile radius. There are 3 washes within 1.9 miles.
- I have grave safety concerns, as car washes are notorious for loitering and crime. The proposed design would be conducive to concealed potential loitering and criminal activity behind the building, and concealed access to the neighborhood behind the business.
- Major noise infiltration to the Heron Pond housing community from the wash machinery, blowers, vacuums, horns, cars, etc. This would occur for 14 hours a day, seven days a week.
- Increase of traffic on both Precinct and L.D. Lockett Road
- Light pollution from proposed business.
- Potential water pressure issues to the neighboring current structures.
- Potential polluted water run off; effect to ground water well of the Heron Pond community.

Your consideration of my objections would be greatly appreciated. Please do not hesitate in letting me know if you have any questions.

Regards,

Nancy Hanson
1008 Heron Drive west
Colleyville, TX 76034
[redacted]

Sent from Mail for Windows

**From:** Ben Bryner
**To:** Jackie Reyff; Kristopher Potts; Scott Hammons
**Subject:** FW: Zoning Case ZC23-028
**Date:** Monday, September 18, 2023 3:14:09 PM

---

**From:** Jerry Ducay <JDucay@colleyville.com>
**Sent:** Monday, September 18, 2023 2:37 PM
**To:** Dennis Denson [redacted]
**Cc:** Ben Bryner <BBryner@colleyville.com>; Christine Loven <cloven@colleyville.com>
**Subject:** RE: Zoning Case ZC23-028

Mr. & Mrs. Denson:

Thank you for sharing your objection. I will make sure it is entered into the formal public hearing record.

Jerry Ducay
City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034
817-503-1116 (office)
817-312-2030 (cell)

817.503.1111
*Integrity ~ Communication ~ Excellence ~ Transparency*

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---

**From:** Dennis Denson [redacted]>
**Sent:** Saturday, September 16, 2023 9:25 AM
**To:** Jerry Ducay <JDucay@colleyville.com>
**Subject:** Zoning Case ZC23-028

Jerry, please be advised that we oppose the proposed Special Use Permit for subject Zoning Case. We moved into this quiet and tranquil neighborhood around eight months ago. The type of business requesting the Permit is one that will contribute very significant noise levels and will negativeley affect the value of homes and quality of life in our neighborhood.

Thank you for taking this under consideration.

Dennis & Lisa Denson
1001 Heron Dr E
Colleyville, TX 76034
[redacted]

| | |
|---|---|
| **From:** | Ben Bryner |
| **To:** | Jackie Reyff; Kristopher Potts; Scott Hammons |
| **Subject:** | FW: Ref. Zoning Case ZC23-028 |
| **Date:** | Monday, September 18, 2023 3:14:43 PM |

---

**From:** Jerry Ducay <JDucay@colleyville.com>
**Sent:** Monday, September 18, 2023 2:38 PM
**To:** Muzaffar, Muhammad K. <[redacted]>
**Cc:** [redacted]; Ben Bryner <BBryner@colleyville.com>; Christine Loven <cloven@colleyville.com>
**Subject:** RE: Ref. Zoning Case ZC23-028

Muhammad:

Thank you for sharing your objection. I will make sure it is entered into the formal public hearing record.

Jerry Ducay
City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034
817-503-1116 (office)
817-312-2030 (cell)

817.503.1111
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---

**From:** Muzaffar, Muhammad K. <[redacted]>
**Sent:** Saturday, September 16, 2023 8:28 AM
**To:** Jerry Ducay <JDucay@colleyville.com>
**Cc:** [redacted]
**Subject:** Ref. Zoning Case ZC23-028

16 SEP 2023

From:

Muhammad Khalid Muzaffar
5740 Heron Dr W.
Colleyville TX, 76034

To:

Planning and Zoning Commission
City of Colleyville
100 Main Street
Colleyville TX 76034

Subject: Rezoning request for 7970 Precinct line Road, Zoning case ZC23-028

The purpose of this letter is to serve as my written protest prior to the public hearing regarding the rezoning request for 7970 Precinct line road, zoning case ZC23-028.
My home is location near to 7970 Precinct line road and i have lived here since July 2017.
I have several concerns regarding the proposed development of 7970 Precinct line road into a carwash. My concerns are listed below:

- The amount of noise from the carwash operation (carwash machine, dryers, vacuums, etc.), and the noise from its customers (loud vehicles and loud music).
- The decrease in water pressure for my home and other homes within the Heron Pond community due to the carwash.
- The potential for flooding within the Heron Pond community from the carwash due to a lack of proper drainage.
- The smell of the chemicals used by the carwash and the potential hazardous effects to the soil and our water supply.
- The potential damage or destruction of tree line due to chemical residue from the carwash operating and the increased amount of vehicle traffic.

I believe that if the rezoning request for 7970 Precinct line road is approved then it will have a significant negative impact on the value of my property as well as my ability to enjoy my home.

Sincerely,
Muhammad Khalid Muzaffar

Thanks
**Muhammad Khalid Muzaffar**
[redacted]I

| | |
|---|---|
| **From:** | Ben Bryner |
| **To:** | Jackie Reyff; Kristopher Potts; Scott Hammons |
| **Subject:** | FW: Car Wash Special Use Permit |
| **Date:** | Monday, September 18, 2023 3:15:02 PM |

---

**From:** Jerry Ducay <JDucay@colleyville.com>
**Sent:** Monday, September 18, 2023 2:59 PM
**To:** J. Daniel Smith <[redacted]>
**Cc:** Christine Loven <cloven@colleyville.com>; Ben Bryner <BBryner@colleyville.com>
**Subject:** RE: Car Wash Special Use Permit

Mr. & Mrs. Smith:

Thank you for sharing your objection. I will make sure it is entered into the formal public hearing record.

Jerry Ducay
City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034
817-503-1116 (office)
817-312-2030 (cell)

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-----Original Message-----
From: J. Daniel Smith [redacted]
Sent: Sunday, September 17, 2023 9:55 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Car Wash Special Use Permit

Mr. Ducay,

My name is J. Daniel Smith. My wife, Becky, and I are 30-year residents of Colleyville, and are

proud to live in this quiet suburb. For the last seven years we have lived in the Heron Pond community near LD Lockett and Precinct Line Road. We reside at 5612 Heron Drive West in Colleyville and are deeply concerned about the potential construction and operation of a car wash whose owner is seeking to place it just to the west of our peaceful Heron Pond community. I am writing to add our voices to those who are firmly opposed to this car wash being able to secure a Special Use Permit (Zoning Case ZC23-028) allowing the car wash to be constructed on the site at 7970 Precinct Line Road.

Our concern is for the dynamic that will change at our very vital intersection of Precinct and Lockett. The operational components that will be introduced to our neighborhood of noisy machinery, blowers, intense lighting for long hours, vacuums, and water pressure restriction only serve to escalate our level of concern exponentially. Further concerns include the potential for noisy customers, loud music and loud vehicles. We dread the hazards of chemicals used by the car wash and possible effects to our soil and water supply.

When we moved into our home in April 2016, we were only the third couple to take up residence in Heron Pond with about a half dozen homes of the current 48 either completed or under construction. We were presented a plan which allowed us to envision a delightful community of homes built around this long-standing pond. We watched with keen interest as each home was built. Coincidentally, we actually have a casual connection to the family of Mr. Heron who was the original owner of the property before it was sold to the developer. The first two families have since moved out leaving us with the proud status of being the longest standing residents of Heron Pond. When we invested in this property, our confidence was that we were buying a quality home in a prime location which would escalate in value for the years we would enjoy living here. We have the quality home, we have the prime location, but our concern is now that our property value will diminish if this permit is granted.

Please, for the sake of the fine residents of Heron Pond, please do not allow this permit to be granted and help us preserve quality living in Colleyville.

Respectfully,

J. Daniel and Becky Smith
5612 Heron Drive West
Colleyville, TX 76034
[redacted]
[redacted]

**From:** Ben Bryner
**To:** Jackie Reyff; Kristopher Potts; Scott Hammons
**Subject:** FW: Ref. zoning Case ZC23-028
**Date:** Monday, September 18, 2023 3:15:20 PM

---

**From:** Jerry Ducay <JDucay@colleyville.com>
**Sent:** Monday, September 18, 2023 3:00 PM
**To:** Chaudhry Muzaffar [redacted]>
**Cc:** [redacted]; Christine Loven <cloven@colleyville.com>; Ben Bryner <BBryner@colleyville.com>
**Subject:** RE: Ref. zoning Case ZC23-028

Chaudhry:

Thank you for sharing your objection. I will make sure it is entered into the formal public hearing record.

Jerry Ducay
City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034
817-503-1116 (office)
817-312-2030 (cell)

817.503.1111
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**From:** Chaudhry Muzaffar <[redacted]>
**Sent:** Sunday, September 17, 2023 2:53 PM
**To:** Jerry Ducay <JDucay@colleyville.com>
**Cc:** [redacted]
**Subject:** Ref. zoning Case ZC23-028

17 SEP 2023
From:

Chaudhry Tariq Muzaffar
5720 Heron Dr W.

Colleyville TX, 76034

To:

Planning and Zoning Commission
City of Colleyville
100 Main Street
Colleyville TX 76034

Subject: Rezoning request for 7970 Precinct line Road, Zoning case ZC23-028

The purpose of this letter is to serve as my written protest prior to the public hearing regarding the rezoning request for 7970 Precinct line road, zoning case ZC23-028.

My home is location near to 7970 Precinct line road and i have lived here since July 2017.

I have several concerns regarding the proposed development of 7970 Precinct line road into a carwash. My concerns are listed below:

- The amount of noise from the carwash operation (carwash machine, dryers, vacuums, etc.), and the noise from its customers (loud vehicles and loud music).
- The decrease in water pressure for my home and other homes within the Heron Pond community due to the carwash.
- The potential for flooding within the Heron Pond community from the carwash due to a lack of proper drainage.
- The smell of the chemicals used by the carwash and the potential hazardous effects to the soil and our water supply.
- The potential damage or destruction of tree line due to chemical residue from the carwash operating and the increased amount of vehicle traffic.

I believe that if the rezoning request for 7970 Precinct line road is approved then it will have a significant negative impact on the value of my property as well as my ability to enjoy my home.

Sincerely,

Chaudhry Tariq Muzaffar

**From:** [redacted]
**To:** Jackie Reyff
**Subject:** OPPOSITION TO ZONING CASE ZC23-028
**Date:** Tuesday, September 19, 2023 5:48:47 PM

---

Jacquelyn,

I am sending this email **TO OPPOSE** Zoning Case ZC23-028. **I AM AGAINST** an amendment to the current PUD-C to allow for a car wash at 7970 Precinct Line Rd, Colleyville.
Thank you.

Scott Podsednik
5736 Heron Dr W
Colleyville, TX 76034

**From:** [redacted]
**To:** Jerry Ducay; Jackie Reyff; Kristopher Potts
**Subject:** Opposition to Zoning Case ZC23-028
**Date:** Tuesday, September 19, 2023 9:25:31 PM

---

Dear Jerry, Jacquelyn and Kristopher,

My wife and I live at 1008 Heron Drive E in the Heron Pond subdivision. We are writing to you today to voice our fierce opposition to Tommy's Car Wash being built on Precinct Line Road, directly West of our beautiful neighborhood. There are absolutely no positives to this business being built at this location, only negatives. The owner of the car wash came into our neighborhood today and talked to a few neighbors. They shared that will have the car wash open and running from 7:00 am until 8:00 pm seven days a week and that they will have a lot of lighting to deter crime. That means lots of noise and bright lights affecting our neighbors. There will be no peace. This will most definitely lower all of our property values and our ability to enjoy our homes. I could not think of a worse business to go onto this property. A car wash should never be built next to a neighborhood or a pre-school.

**PLEASE** do not let this happen to our neighborhood and city.

Thank you for your time.

Sincerely,
Dale and Robin Kuntz

**From:** [redacted]
**To:** Jackie Reyff
**Subject:** Zoning Case ZC23-028 for 7970 Precinct Line Road
**Date:** Wednesday, September 20, 2023 12:22:36 AM

---

Planning and Zoning Commission
City of Colleyville
100 Main Street
Colleyville, TX 76034

The purpose of this letter is to serve as my written protest prior to the public hearing regarding the rezoning request for 7970 Precinct Line Road, Zoning Case ZC23-028.

My home is located near 7970 Precinct Line Road, and I have lived there since September, 2016.

I have several concerns regarding the proposed development of 7970 Precinct Line Road into a carwash.

My concerns are as follows:
- the amount of noise from the carwash
- the decrease in water pressure for my home
- the potential for flooding within the Heron Pond community
- the smell of the chemicals used by the carwash, and the potential hazardous effects to the soil and our water supply
- the potential damage or destruction of the tree line due to chemical residue from the carwash
- the increased amount of vehicle traffic

I believe that if the rezoning request for 7970 Precinct Line Road is approved, then it will have a significant, negative impact on the value of my property as well as my ability to enjoy my home.

Sincerely,

Karen Serve'
5717 Heron Dr E
Colleyville, TX 76034

Sent from my iPad

Sent from my iPad

**From:** [redacted]
**To:** Jerry Ducay; Kristopher Potts; Jackie Reyff
**Cc:** [redacted]
**Subject:** Zone code opposing
**Date:** Wednesday, September 20, 2023 8:29:44 AM

---

Good morning,
My name is Karla Araujo Alemán address 1000 heron drive east Colleyville TX 76034 and we are against
Zoning Code ZC23-028 .

Thanks

Karla Araujo

[redacted]

**From:** [redacted]
**To:** Jackie Reyff
**Subject:** Zoning Code ZC23-028
**Date:** Wednesday, September 20, 2023 9:03:37 AM

---

Hello Miss. Reyff

I am writing in regards to the proposed car wash to be built right behind the Heron Pond Neighborhood. Zoning Code ZC23-028. I am the homeowner of 5708 Heron Dr E Colleyville, TX.

I understand that we can't block *everything* from being built there but given that it's directly behind residential homes in our neighborhood, a car wash operating from 7am-8pm would be insanely disruptive. There would be loud noises of vacuums and bright lights from the cash wash operating through the night that would directly impact our neighborhood. Additionally, a brand new car wash was just built about a 1 mile up Precinct on the corner of Precinct and Davis within the last handful of months.

I urge you to reconsider this. Nobody living in Colleyville and paying the taxes we pay here should have their backyard fence separating their house from a commercial car wash directly on the other side.

Regards,

***Jeff Turton, WMCP®***

[redacted]

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**From:** [redacted]
**To:** Jerry Ducay; Jackie Reyff; Kristopher Potts
**Cc:** Robin Kuntz
**Subject:** Zoning Code ZC23-028
**Date:** Wednesday, September 20, 2023 11:12:09 AM

---

To the Zoning Board:

We are writing to you as residents of 5724 Heron Dr E., Colleyville TX 76034 and to express our strong opposition to this proposed zoning change.

Allowing a car wash directly behind our homes will not only lower property values but also increase noise and interfere with the quiet enjoyment of our property.

We urge you to reject this proposal.

Ravi and Priya Venugopal

**From:** Jerry Ducay
**To:** [redacted]
**Cc:** Ben Bryner; Christine Loven; Jackie Reyff
**Subject:** RE: I am opposing case ZC23-028
**Date:** Wednesday, September 20, 2023 11:51:59 AM

---

Julio:

Thank you for sharing your objection. I will make sure it is entered into the formal public hearing record.

Jerry Ducay
City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034
817-503-1116 (office)
817-312-2030 (cell)

817.503.1111
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**From:** Julio Valdés [redacted]
**Sent:** Wednesday, September 20, 2023 10:25 AM
**To:** Jerry Ducay <JDucay@colleyville.com>
**Subject:** I am opposing case ZC23-028

From call: Julio Valdes-Salinas
1000 Heron Drive east Colleyville TX , 76034

To:
Planning and Zoning Comission
City of Colleyville
100 Main St. Colleyville,TX 76034

Subject: rezoning request for 7970 Precinct line Road, Zoning Case ZC 23-028.

The purpose of this letter is to serve as my written protest prior to the public hearing regarding the rezoning request for 7970 Precinct Line Rd., zoning case ZC 23–0 28.

My home is located near to 7970 Precinct Line Rd., and I have lived there since April 2017.

I have several concerns regarding the proposed development of 7970 line Road into a carwash. My concerns are listed below:

1. The amount of noise from the car wash operating (car wash machine, dryers, vacuums, etc), and the noise from its customers (loud vehicles and loud music).

2. The decrease in water pressure for my home and other homes within the Heron Pond community due to the carwash.

3. The potential for flooding within Heron Pond community from the car wash operating due to lack of proper drainage.

4. The smell of the chemicals used by the car wash, and the potential hazardous effects to the soil, and or water supply.

5. The potential damage or destruction of the tree line due to chemical residue from the carwash operating and the increased amount of vehicle traffic.

I believe that if the rezoning request for 7970 Precinct Line Rd. is approved, then it will have a significant, negative impact on the value of my property, as well as my ability to enjoy my home.

Sincerely,

Julio Valdes-Salinas

**From:** Jerry Ducay
**To:** [redacted]
**Cc:** Ben Bryner; Christine Loven; Jackie Reyff
**Subject:** RE: Opposition to Zoning Case ZC23-028
**Date:** Wednesday, September 20, 2023 12:03:30 PM

---

Sheraly:

Thank you for sharing your objection. I will make sure it is entered into the formal public hearing record.

Jerry Ducay
City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034
817-503-1116 (office)
817-312-2030 (cell)

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---

**From:** sheraly khwaja [redacted]
**Sent:** Tuesday, September 19, 2023 10:21 PM
**To:** Jerry Ducay <JDucay@colleyville.com>
**Subject:** Opposition to Zoning Case ZC23-028

Hello,

I am the residence of 5620 Heron Dr W Colleyville TX 76034. I am opposing to Zoning Case ZC23-028.

Feel free to reach out to me if you have any questions.

Thank you,

Sheraly and Sherbanu Khwaja

**From:** [redacted]
**To:** Jerry Ducay; Jackie Reyff; Kristopher Potts
**Subject:** I am opposed to Tommy"s Carwash in Colleyville on Precinct Line Road
**Date:** Wednesday, September 20, 2023 1:49:15 PM

---

To whom it may concern,

Tommy's Carwash has filed to change zoning to the lot Lot 2R of the Atlantic Oil and Gas addition. The owners of Tommy's intend to build a carwash at 7970 Precinct Line Road. My husband and I are fiercely opposed to this. There are no positives to this change in zoning, only negatives. First of all there is no need for another car wash. There is a car wash a little over a mile away from this location off of Precinct Line Road and Davis. There are two others on Precinct 3 and 4 miles down the road. Per the letter from Christian Companies want to run the car wash and 18 vacuum stations from 7:00 am until 9:00 pm. They plan to put up a lot of lighting to deter crime as well. This will be detrimental to me and my neighbors as the lights and the sound from the car wash will impact the use my neighbors back yards. It will also be detrimental to our neighborhood pond as the light pollution and water pollution will impact the wildlife. It will lower our property value for my neighbors and for the entire neighborhood.

Please vote NO on this change. We do not want this car wash in our backyards.

Shannon & Richard Berquist
5721 Heron Drive E.
Colleyville, TX 76034

[redacted]

**From:** [redacted]
**To:** Jackie Reyff
**Subject:** Fw: Failure Notice
**Date:** Wednesday, September 20, 2023 1:59:08 PM

---

Sorry, I had an incorrect email for you (see below).

Thanks.

Vince Accardo, *President Heron Pond HOA*
*5712 Heron Dr E*
*Colleyville, TX 76034*

----- Forwarded Message -----
**From:** [redacted]
**To:** [redacted]
**Sent:** Wednesday, September 20, 2023 at 01:49:01 PM CDT
**Subject:** Failure Notice

Sorry, we were unable to deliver your message to the following address.

<jreyff@colleyvill.com>:
No mx record found for domain=colleyvill.com

---------- Forwarded message ----------
Good afternoon City of Colleyville Representatives,

I am emailing you this afternoon to express my strong opposition to the proposed car wash project being reviewed for approval in close proximity to our neighborhood. The car wash will clearly have a negative impact on the quality of life in our HOA as well as other other neighbors in the surrounding area. I have been a long time resident of Colleyville (over 30 years) most of which as a member of the HOA in Mill Creek and for the past six years at Heron Pond. I have served as President of the HOA in both locations for a combined total of over 25 years and am always proud to say that I'm a resident of Colleyville and enjoy the quality of life that our city offers to residents.

The proposed car was will not only negatively impact the quality of life but, in my opinion, the home values for our HOA as well as other homes in the immediate surrounding area. Please note my opposition to this project. Thank you.

Sincerely,

Vince Accardo, *President Heron Pond HOA*
*5712 Heron Dr E*
*Colleyville, TX 76034*

**From:** [redacted]
**To:** Jerry Ducay; Jackie Reyff; Kristopher Potts; [redacted]
**Subject:** Rezoning request for 7970 Precinct Line Rd, case ZC23-028
**Date:** Wednesday, September 20, 2023 3:45:06 PM

---

To: Planning and Zoning Commission

I live in Heron Pond subdivision right behind where the proposed car wash would be located. This letter is to serve as my written protest prior to the public hearing regarding the case ZC23-028.

I have many concerns regarding this car wash. Obviously, the noise from the machines, vacuums, and dryers is a worry to our community here in Heron Pond.

It has been brought up that there could be water pressure issues due to the large amount of water used by this car wash.

Possibility for the potential for flooding within our community due to a lack of proper drainage at said car wash is a concern.

I am also worried about the smell of chemicals and its effects on soil and water supply thus having a negative impact on our wildlife.

Also, a worry for us is the potential destruction of the tree line due to chemicals of the proposed car wash.

Increased vehicle traffic is also a big concern.

If this rezoning request for 7970 Precinct Line Road is approved, I believe there will be a significant negative impact on the value of our homes here in Heron Pond. Please do not let this car wash come to fruition!!

Sincerely,

Katie Tellez
1012 Heron Pond East
Colleyville, TX 76034

**From:** [redacted]
**To:** Jackie Reyff; Jerry Ducay; Kristopher Potts
**Subject:** Zoning Code ZC23-028; Opposition
**Date:** Wednesday, September 20, 2023 5:49:16 PM

---

Hello,

I am a property owner within Heron Pond HOA located in Colleyville on the corner of Precinct Line and LD Lockett.

I  writing to express my strong opposition to plans to include a new car wash (Tommy's car wash Zoning Code ZC23-028) adjacent to our property/community. It will severely impact property values and bring a contingent of individuals around our homes that we would like to avoid. Noise, lights and machinery late into the evenings is also undesirable.
Additionally, there is no community need for this business whatsoever as there is a tidal wave / car wash establishment less than 0.5 miles away on Precinct Line and Davis Blvd. It will literally be in many property owners' backyards.

Thank you for the consideration. I hope the planning and zoning committee will not approve this project.

Regards,

David Benner
5713 Heron Dr E
Colleyville, TX 76034

**From:** [redacted]
**To:** Jackie Reyff
**Subject:** Zoning Change Tommy"s Carwash
**Date:** Wednesday, September 20, 2023 8:40:46 PM

---

I strongly oppose the zoning change for Tommy's Carwash near Heron Pond. Please DO NOT allow this to happen to our community.

JHC

Heron Pond Resident

**From:** Jerry Ducay
**To:** [redacted]
**Cc:** Jackie Reyff; Ben Bryner; Christine Loven
**Subject:** RE: Please Read - In Strong Opposition to Zoning Code ZC23-028
**Date:** Thursday, September 21, 2023 9:08:10 AM

---

Brian:

Thank you for sharing your objection. I will make sure it is entered into the formal public hearing record.

Jerry Ducay
City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034
817-503-1116 (office)
817-312-2030 (cell)

817.503.1111
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-----Original Message-----
From: Brian Stewart [redacted]
Sent: Thursday, September 21, 2023 8:41 AM
To: Jackie Reyff <JReyff@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>; Kristopher Potts <KPotts@colleyville.com>
Subject: Please Read - In Strong Opposition to Zoning Code ZC23-028

Hello,

My name is Brian Stewart (5701 Heron Dr.) and I’m writing this morning to express strong opposition to the placement of a self-serve car wash next to our neighborhood. Not only will this type of business bring constant bright lights and loud noise, but inevitably, crime and undesirable activity in proximity to our children. My father owned a car wash for many years in a nice community in Wake Village, TX and it was unbelievable the amount of crime and drug-related activity that would take place there after hours despite every effort imaginable to deter it. PLEASE put yourselves in our position and try to empathize with the wonderful people that live in Heron Pond. PLEASE do not rezone this property and allow this type of business to border our community.

Very Respectfully,

Brian Stewart
[redacted]

**From:** [redacted]
**To:** Jerry Ducay; Kristopher Potts; Jackie Reyff
**Subject:** Re: Opposition to the Car wash site ZC23-028
**Date:** Thursday, September 21, 2023 1:39:02 PM

---

On Thu, Sep 21, 2023 at 1:37 PM Kevin Afkami [redacted] wrote:

> Hello all,
> My name is Kevin Afkami and I live at 5704 Heron Drive East, Colleyville, TX 76034. I would like to voice my opposition to the rezoning request for a car wash by Tommy's Car Wash on Precinct Line and LD Locket Road. Please note the following:
> 1. Increased traffic. The car wash will generate excessive traffic and will make the intersection less safe.
> 2. Increased noise. The car wash will generate a lot of noise.
> 3. Increased pollution. The car wash will have a negative impact on the environment due to all the chemicals and cleaners used.
> 4. Increase chance of crime. Since this is mostly a cash business, it WILL attract crime.
> 5. No meaningful impact on the local economy. No sales tax revenue or any major employment.
> 6. And most importantly, there are at least 7 other car washes in the immediate area. This is simply not what the community needs.
> Thanks for your consideration,
> Kevin Afkami
> [redacted]
>
> --
> Thank you,
> Kevin Afkami
> [redacted]

--
Thank you,
Kevin Afkami
[redacted]

**From:** [redacted]
**To:** Jerry Ducay; Jackie Reyff; Kristopher Potts
**Cc:** [redacted]
**Subject:** Concerns regarding Zoning Code ZC23-028 from 5701 Heron Dr. E
**Date:** Thursday, September 21, 2023 4:17:23 PM

---

Hello – my name is Laura Stewart and I live at 5701 Heron Drive E, inside the Heron Pond community. We've been informed that there's a request for a zoning change on the property just outside the west fence line to allow a carwash to build and operate there. I'm writing to request a denial of this zoning change as I (and all of my neighbors) believe this would be catastrophic to our neighborhood.

Carwashes are loud, messy and better suited to operate in industrial areas instead of right up against a residential fence line. The presence of a carwash on that property will prevent the residences on that side of the neighborhood from enjoying their backyard, introduce noise and light pollution to the whole neighborhood, interfere with the wildlife we currently enjoy (noise and activity likely to drive the various rodents living out there our way and drive away the waterfowl such as herons, geese, ducks and egrets that frequent our community pond), lower our property values and bring the likelihood of unsavory, dangerous and/or illegal activity right to our backyard. Carwashes are well known to be havens for drug or gang activity, and as the mother of two children under the age of five, I cannot take any chances with the protection and innocence of the many young children in our neighborhood. The presence of a liquor store in the Shell station next door is already an issue and would magnify any issues the carwash would bring.

We are STRONGLY opposed to this zoning change and this business. Please protect your Colleyville citizens and preserve this community by denying the change and the business.

I'm available to voice my concerns in person at any meetings on this topic, if necessary, so please don't hesitate to contact me.

Thank you
Laura Stewart
5701 Heron Dr. E
Colleyville, TX 76034
[redacted]

**From:** [redacted]
**To:** Jackie Reyff
**Subject:** Zoning Code ZC23-028 is NOT welcome in Colleyville
**Date:** Saturday, September 23, 2023 7:11:02 AM

---

Dear Jacquelyn,

Tommy's carwash is trying to put a self-serve carwash adjacent to my beautiful neighborhood. We are seniors and wanted to live out the rest of our lives in our lovely home. We will have to immediately put our home up for sale if this is approved costing us $100,000 in closing and moving costs to a new quite, safe neighborhood. It will most definitely lower our property values and make it difficult to enjoy our pool, firepit and hot tub from all the noise.

Zoning Code ZC23-028 is NOT welcome in Colleyville. And for certain this area does not need another carwash.

Sincerely,

Thomas Daniell & Bonita Davis-Daniell
5616 Heron Drive East
Colleyville, TX 76034
[redacted]

**From:** [redacted]
**To:** Jackie Reyff; Kristopher Potts
**Subject:** Fw: Zoning Case ZC23-028
**Date:** Monday, September 25, 2023 9:23:08 AM

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**From:** jerry [redacted]
**Sent:** Monday, September 25, 2023 9:19 AM
**To:** jducay@colleyville.com <jducay@colleyville.com>
**Subject:** Zoning Case ZC23-028

Please let this email serve as our written notice of objection to the proposed car wash on Precinct Line Rd. The proposed car wash would border our residential sub division Heron Pond. Although my property is across the street from my neighbors who actually border the land, I believe that if approved this would send ripples of decreased property values throughout our neighborhood. I also believe that it would do absolute harm to my neighbors who border it financially and emotionally. A car wash of any kind does not belong buffering a residential neighborhood period. I have assured my neighbors that the City officials in Colleyville would never let this happen to their citizens and am confident they will do the right thing.

Jerry & Kathy Pedersen
5725 Heron Dr W
Colleyville, TX 76034

**From:** Jerry Ducay
**To:** [redacted]
**Cc:** Ben Bryner; Christine Loven; Jackie Reyff
**Subject:** RE: Opposed to - Rezoning request for 7970 Precinct Line Road, Zoning Case ZC23-028
**Date:** Monday, September 25, 2023 10:54:36 AM

---

Faiz:

Thank you for sharing your objection. I will make sure it is entered into the formal public hearing record.

Jerry Ducay
City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034
817-503-1116 (office)
817-312-2030 (cell)

817.503.1111
Integrity ~ Communication ~ Excellence ~ Transparency

ATTENTION ALL PUBLIC OFFICIALS: A "Reply to All" of this e-mail could lead to violations of the Texas Open Meeting Act. Please reply only to the sender.

**From:** Faiz Mirza <fmirza80@gmail.com>
**Sent:** Sunday, September 24, 2023 3:56 PM
**To:** Jerry Ducay <JDucay@colleyville.com>
**Subject:** Opposed to - Rezoning request for 7970 Precinct Line Road, Zoning Case ZC23-028

9/24/2023

From:
Faiz Mirza, MD and Saba Ikram, MBA
1000 Heron Dr W,
Colleyville, TX 76034

To:
Planning and Zoning Commission
City of Colleyville
100 Main Street
Colleyville, TX 76034

Subject: Rezoning request for 7970 Precinct Line Road, Zoning Case ZC23-028

To Whom It May Concern at City of Colleyville:

We are writing this letter as concerned homeowners from the Heron Pond neighborhood in Colleyville, TX. We would like to express our strong opposition to Zoning Case ZC3-028, which proposes the construction of a car wash behind our houses and neighborhood. This letter serves as our written protest prior to the public hearing regarding the rezoning for 7970 Precinct Line Road, Zoning Case ZC23-028.

We have several concerns regarding the potential negative impact this car wash will have on our community. The proposal of a car wash with hours of operation from 8 am to 9 pm every day of the week will result in intolerable disturbance and constant noise from machinery, blowers, vacuums, water pressure issues, and intrusion from bright lighting after dark. One primary concern is the disturbance it will cause to our quality of life and sleep including the growth of children, and teens due to excessive noise, light, and traffic. As a physician, I can speak directly to the detrimental impacts this would have on us all, but most especially the vulnerable populations of our children and the elderly of our community of which we have many in all age ranges especially in close proximity to the proposed site. They often need naps during the day for growth or recuperation and in the winter months sundown is soon after 5 PM and the effects of light and sound after dark are severely detrimental to the circadian rhythm. These disturbances will significantly affect our quality of life as well as our ability to enjoy our backyards and common areas.

In addition to that there are concerns regarding environmental disturbance and contamination to the delicate local ecosystem of the pond and creek bed of Heron Pond which are home to a myriad of animals and this is well documented in literature. Furthermore Heron Pond feeds into a creekbed which is a highly vulnerable watershed zone and car wash pollutants will reach far into the ecosystem and water table of not only Colleyville, but also the surrounding communities.

Furthermore, we are worried about the potential increase in crime and safety concerns that may arise from the car wash's presence. The additional traffic and activity in the area will attract unwanted attention and compromise the safety of our neighborhood.

Lastly, we are deeply concerned about the impact this car wash will have on our property values. The noise, light pollution, water pressure issues, and increased traffic will undoubtedly lower the desirability of our neighborhood, leading to a decrease in property values for all homeowners in Heron Pond.

In light of these concerns, we respectfully request that you reconsider Zoning Case ZC3-028 and reject the proposal in its entirety. We believe that approving this project would have severely negative consequences for our community as well as the surrounding neighborhoods, school, and churches. We are confident that our views are shared by the rest of the Heron Pond community.

Thank you for your attention to this matter and for your thoughtful consideration.

Sincerely,

Faiz Mirza, MD and Saba Ikram, MBA

1000 Heron Dr W,
Colleyville, TX 76034

[redacted]

**References:**

Detrimental effects of Noise Pollution:

1. The Effect of Aircraft, Road, and Railway Traffic Noise on Stroke – Results of a Case–Control Study Based on Secondary Data - PMC (nih.gov)

2. Why noise pollution is bad for your heart - BBC Future

Detrimental effects of Light Pollution:

3. Association of Outdoor Artificial Light at Night With Mental Disorders and Sleep Patterns Among US Adolescents | Depressive Disorders | JAMA Psychiatry | JAMA Network

4. Light pollution affects human health | DarkSky International

5. Light & Sleep: Effects on Sleep Quality | Sleep Foundation

Detrimental effects of Car Washes on local Ecosystem + humans:

6. (PDF) The Perceived Environmental Impact of Car Washing (researchgate.net)

**Conclusion:** Numerous metals and other chemicals exceed EPA standards in hand wash stations, highway runoff studies and commercial car washes, and common detergents are known to harm and alter aquatic organisms. Solutions range from simply using little to no detergents while washing vehicles on lawns to borrowing equipment from the local government for water filtration. Though no enforcement has been promulgated by the EPA, many cities, environmental organizations and government units have taken action in the USA and Canada. Enough evidence exists for the West Coast, Texas, Canada and the EPA to see the metals, detritus and detergents from car washing as a threat to waters in North America.

7. Are Car Washes Bad for the Environment? [What's Their Impact?] – Climate Cafes

8. Occupational Hydrofluoric Acid Injury from Car and Truck Washing — Washington State, 2001–2013 (cdc.gov)

9. The dark side of light: how artificial lighting is harming the natural world (nature.com)

10. Frontiers | 11 Pressing Research Questions on How Light Pollution Affects Biodiversity (frontiersin.org)

11. EPA - What is a Watershed? https://cfpub.epa.gov/npstbx/files/KSMO_CarWashing.pdf

**From:** [redacted]
**To:** Jackie Reyff
**Subject:** Tommy"s Carwash
**Date:** Tuesday, September 26, 2023 11:48:19 AM

---

Good morning Ms. Reyff,

I am writing on behalf of the staff and families at Bear Valley Academy - Preschool here in the Colleyville community. We are located at 7900 Precinct Line Road. Bear Valley Academy has been a well-respected, well-loved, state-licensed preschool in Colleyville since 2004. We serve 95 wonderful families each year and have a staff of 15 highly-qualified early childhood educators. We have children under our care Monday through Thursday from 9:00am-2:00pm.

I was recently made aware that Tommy's Carwash may end up right in our backyard. Please know that this is something that would negatively impact our school and its day-to-day operations. With 18 vacuum stations and wash itself running throughout the day, the noise will surely affect our students who nap from the hours of 12:00-1:45pm. I am concerned about the increased traffic -- not just the volume of cars coming in and out of our "shared" parking lot, but also the number of eyes that are then on our students as they walk to and from our playground throughout the day. This is a huge safety concern.

As you contemplate rezoning for Tommy's Carwash, please consider our preschool and the impact that adding such an operation would have on our students, staff, and families. I am happy to discuss further if you would like.

Warmly,

*Hallye Fletcher*
Director
**Bear Valley Academy - Preschool**
[redacted]

**From:** [redacted]
**To:** Jackie Reyff; Kristopher Potts
**Subject:** FW: Rezoning Request for 7970 Precinct Line Road, Zoning Case ZC23-28
**Date:** Tuesday, September 26, 2023 2:51:36 PM
**Attachments:** image001.png
image002.png

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Planning and Zoning Commission,

The purpose of this email is to serve as my written protect prior to the public hearing regarding the rezoning request for 7970 Precinct Line Road, Zoning Case ZC23-028.
My home is located near 7970 Precinct Line Road, and I have lived there since October 2016. I have several concerns regarding the proposed development.

1. The amount of noise from the carwash operations and the noise from the customers.
2. The decrease in water pressure from my home and other homes within the Heron Pond community due to the carwash.
3. The potential of flooding within the Heron Pond community from the carwash operating due to a lack of proper drainage.
4. The smell of chemicals used by the carwash and the potential hazardous effects to the soil and our water supply.
5. The potential damage or destruction of the tree line due to chemical residue from the carwash operations and the increased amount of vehicle traffic.
6. The significant and negative impact on the value of my property as well as the ability of the Heron Pond community to enjoy their homes and backyards.

Thank you,
Susan Adams

**Susan I. Adams, CPA, CGMA**
Shareholder

**www.hmpc.com**
[redacted]

Click here to upload files.

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**From:** Susan Adams, CPA, CGMA
**Sent:** Monday, September 25, 2023 11:01 AM
**To:** jducay@colleyville.com
**Cc:** [redacted]
**Subject:** Rezoning Request for 7970 Precinct Line Road, Zoning Case ZC23-28

Planning and Zoning Commission,

The purpose of this email is to serve as my written protect prior to the public hearing regarding the rezoning request for 7970 Precinct Line Road, Zoning Case ZC23-028.
My home is located near 7970 Precinct Line Road, and I have lived there since October 2016. I have several concerns regarding the proposed development.

1. The amount of noise from the carwash operations and the noise from the customers.
2. The decrease in water pressure from my home and other homes within the Heron Pond community due to the carwash.
3. The potential of flooding within the Heron Pond community from the carwash operating due to a lack of proper drainage.
4. The smell of chemicals used by the carwash and the potential hazardous effects to the soil and our water supply.
5. The potential damage or destruction of the tree line due to chemical residue from the carwash operations and the increased amount of vehicle traffic.
6. The significant and negative impact on the value of my property as well as the ability of the Heron Pond community to enjoy their homes and backyards.

Thank you,
Susan Adams

**Susan I. Adams CPA, CGMA**
Shareholder
Dallas | Fort Worth | Frisco | Southlake

**www.hmpc.com**
[redacted]

HUSELTON, MORGAN AND MAULTSBY

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of the BDO Alliance USA

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Any tax advice contained in this document and any attachments was not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties that may be imposed under applicable tax laws, or (ii) promoting, marketing, or recommending to another party any transaction or tax-related matter.

**From:** [redacted]
**To:** Kristopher Potts; jdjreyff@colleyville.com; Jerry Ducay
**Subject:** Rezoning request for precinct line Rd, case # ZC23-028
**Date:** Tuesday, September 26, 2023 7:07:20 PM

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From:
Riad Kesiry
1004 Heron Dr W
Colleyville, TX 76034

To:
Planning and zoning commission
City of Colleyville

The purpose of this email is to serve as my written protest and opposition prior to the public hearing regarding this case.
My home located near to 7970 Precinct line road where proposed development into car wash.
My concerns:
- The amount of noise from the car wash operating and from its customers.
- The smell of the chemicals used by the car wash.
- it will lower the value of my property and the quality of our living in this neighborhood.

Overall, the traffic, noise of machinery, blowers/vacuums, lighting at night will have a significant negative impact on the value of my property and neighborhood.

Sincerely,
Riad Kesiry

**From:** [redacted]
**To:** Jerry Ducay; Jackie Reyff; Kristopher Potts
**Subject:** Rezoning Request for 7970 Precinct Line Road, Zoning Case ZC23-028
**Date:** Tuesday, September 26, 2023 9:31:22 PM

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This email is in regard to the above noted zoning request for development of a currently empty lot, right behind several homes in our neighborhood and only a few hundred feet from my house.

Hopefully the committee will consider what changes to an overall neighborhood environment would be the result of such a business zoning change. Traffic congestion, noise levels, runoff of chemicals and debris into nearby streams and ponds all would affect our homes livability and property values negatively. I have no data but have also been warned that water pressure in our area could also be negatively affected.

Also, that current area is just north of another very large property being developed in Hurst, which could also affect traffic in the area.

Please consider homeowners in the area when you are considering this change.

Thank you

Dan Lockard, MD

**From:** [redacted]
**To:** Jerry Ducay; Jackie Reyff; Kristopher Potts
**Subject:** Happy Wednesday! Zoning code ZC23-028
**Date:** Wednesday, September 27, 2023 10:56:43 AM
**Attachments:** image001.png
image002.png

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Jerry, Jacqueline, and Kristopher:

I hope the month of September has treated you well! (sounds like it also keeping you VERY busy )

**I am writing you all today to oppose the commercial car wash plans for zoning code ZC23-028.**
I am a homeowner, along with my husband, of 5708 Heron Dr E. (Heron Pond) in Colleyville TX.

While I am very aware that we cannot oppose and block all commercial businesses from building in this area, a Car Wash would significantly (negatively) impact our small community.

The noise would be extremely disruptive as it would back up directly behind half the neighborhood homes.
Vacuums, lights, and operating noise levels would be extremely frustrating especially as many in this community work remotely or are near retirement. Much of what we enjoy and WHY we built and moved here would be taken away from us.

In additional to this, an EXTREMLY large car wash was just built less than a mile up the road.
There clearly is not a city/resident need or demand for yet ***another*** car wash. As such, I only see this negatively impacting the residents of Colleyville, and specifically, those who live in Heron Pond.

Please note I strongly oppose.
We will see you at the next community council meeting.

**JENNA M. TURTON**
Associate Director

Twin Oak Advisors

**VISIT OUR WEBSITE**

[redacted]

**From:** [redacted]
**To:** Jerry Ducay; Jackie Reyff; Kristopher Potts
**Subject:** REZONING REQUEST FOR 7970 PRECINT LINE ROAD, ZONIGH CASE ZC23-028
**Date:** Wednesday, September 27, 2023 1:54:21 PM

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1. The purpose of this email is to serve as my written protest prior to the public hearing regarding the rezoning request for 7970 Precinct Line Road, Zoning Case ZC23-028.

2. My home is located at 5608 Heron Drive West Colleyville, TX 76034. This is very close to 7970 Precinct Line Road, and I have lived there since January 2018.

3. I have several concerns regarding the proposed development of 7970 Precinct Line Road into a carwash, including the following:

a.The amount of noise from the carwash operating (carwash machine, dryers, vacuums, etc.), and the noise from it customers (loud music and vehicles).

b. The potential for flooding within the Heron pond community from the carwash operating due to a lack of proper drainage.

c. The decrease in water pressure for my home and other homes within the Heron Pond community due to the carwash.

d. The smell of the chemicals used by the carwash, and the potential hazardous effects to the soil and our water supply.

e. The potential damage or destruction of the tree line sue to chemical residue from the carwash operating and the increased amount of vehicle traffic.

4. I believe that if the rezoning request for 7970 Precinct Line Road is approved, then it will have a significant, negative impact on the value of my property as well as my ability to enjoy my home.

Sincerely,
Catherine Jacob

**From:** [redacted]
**To:** Jerry Ducay; Jackie Reyff; Kristopher Potts
**Subject:** REZONING REQUEST FOR 7970 PRECINCT LINE ROAD, ZONING CASE ZC23-028
**Date:** Wednesday, September 27, 2023 11:20:52 PM

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September 27, 2023

Nathan and Alison Hulme
5720 Heron Dr. West
Colleyville, TX 76034

To: Planning and Zoning Commission
City of Colleyville
100 Main Street
Colleyville, TX 76034

Subject: REZONING REQUEST FOR 7970 PRECINCT LINE ROAD, ZONING CASE ZC23-028

We are writing to express our strong opposition to the rezoning request for 7970 Precinct Line Road (Zoning Case ZC23-028) prior to the public hearing regarding the rezoning of this property that will negatively impact our family and pets. We are long-term tenants at 5720 Heron Dr. W. and have lived here since June 2021. We are currently committed to our lease until June 2026. Our home is located directly behind 7970 Precinct Line Road and we realize this business (if allowed) would be only 100 yards (or less) from our back door. We have several serious concerns regarding the new request for a special use permit and how it would affect our health and standard of living. The primary concern is about the safety hazard and constant use of chemicals sprayed into the air each day in such close proximity to a residential community. We can only imagine how this would affect the health of people and pets over time, but are also very concerned about the impact to the soil and water supply that would affect many.

Another issue that does not seem to be adequately considered is the noise created by the large machinery such as the washing tunnel, dryers, vacuums and customers vehicles and music. We are also concerned about damage to the treeline behind us that currently provides at least a slight sound barrier and privacy from Precinct Line Road. Not to mention there are already such few native trees and wildlife that remain in our city. There are many animals, including many protected species, that currently live in this lot among the trees. We also believe that this type of business will entice after-hour criminal activity as we have previously expressed our concern to Colleyville PD for lack of patrol in this specific area.

We also have concerns about loss of water pressure or possible risks of flooding due to the type of business and close proximity and lack of proper drainage.

Both of us have lived in Colleyville for many years of our lives. Though we have watched it change a lot, we choose to pay a premium to live here for the quality of life that this unique town offers. We believe this car wash will devalue this area of Colleyville in a significant way. Although we are renting property now, we have considered purchasing property here in the near future. We sincerely believe this decision to rezone the property, and allow a car wash business at this location, would negatively impact the desire to purchase property here and

stay long term. Our neighbors and landlord are justified to be worried about a significant decrease in property value if this business is allowed to proceed.

Regards,

Nathan and Alison Hulme

| | |
|---|---|
| **From:** | Ben Bryner |
| **To:** | Jackie Reyff; Kristopher Potts; Scott Hammons |
| **Subject:** | FW: Opposition to zoning case ZC23-028 |
| **Date:** | Friday, September 15, 2023 9:26:35 AM |

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**From:** Jerry Ducay <JDucay@colleyville.com>
**Sent:** Friday, September 15, 2023 9:09 AM
**To:** Charles Mckittrick <[redacted]>
**Cc:** Ben Bryner <BBryner@colleyville.com>; Christine Loven <cloven@colleyville.com>
**Subject:** RE: Opposition to zoning case ZC23-028

Helen:

Thank you for sharing your opposition. I will make sure it is entered as part of the formal public hearing record.

Have a great day.

Jerry Ducay
City Manager
City of Colleyville
100 Main Street
Colleyville, Texas 76034
817-503-1116 (office)
817-312-2030 (cell)

817.503.1111
*Integrity ~ Communication ~ Excellence ~ Transparency*

ATTENTION ALL PUBLIC OFFICIALS: A "Reply to All" of this e-mail could lead to violations of the Texas Open Meeting Act. Please reply only to the sender.

**From:** Charles Mckittrick <charles10q@gmail.com>
**Sent:** Thursday, September 14, 2023 3:29 PM
**To:** Jerry Ducay <JDucay@colleyville.com>
**Subject:** Opposition to zoning case ZC23-028

Dear Jerry Ducay:

As a resident of Heron Ponds, I am writing to inform you of my strong opposition to Zoning

Case ZC23-028.  Please consider the same for the betterment of the community.

Kind regards,

Helen McKittrick

5721 Heron Dr E
Colleyville, TX 76034

| | |
|---|---|
| **From:** | Turton, Jenna |
| **To:** | Jerry Ducay; Jackie Reyff; Kristopher Potts |
| **Subject:** | Happy Wednesday! Zoning code ZC23-028 |
| **Date:** | Wednesday, September 27, 2023 10:56:43 AM |
| **Attachments:** | image001.png<br>image002.png |

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Jerry, Jacqueline, and Kristopher:

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**I am writing you all today to oppose the commercial car wash plans for zoning code ZC23-028.**
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The noise would be extremely disruptive as it would back up directly behind half the neighborhood homes.
Vacuums, lights, and operating noise levels would be extremely frustrating especially as many in this community work remotely or are near retirement. Much of what we enjoy and WHY we built and moved here would be taken away from us.

In additional to this, an EXTREMLY large car wash was just built less than a mile up the road.
There clearly is not a city/resident need or demand for yet ***another*** car wash. As such, I only see this negatively impacting the residents of Colleyville, and specifically, those who live in Heron Pond.

Please note I strongly oppose.
We will see you at the next community council meeting.

**JENNA M. TURTON**
Associate Director

Twin Oak Advisors

**VISIT OUR WEBSITE**

**Direct** 651.983.0738

**Email** jenna.turton@northstarfinancial.com

300 Beardsley Lane, Suite A104 | Austin, TX 78746 | (512) 610-4050 or (612) 617-6000

**Associate Director of Stop Alzheimer's Now**
***For more information or to donate to Stop Alzheimer's Now, click here.**
***To visit our Stop Alzheimer's Now Facebook page, click here.**

# ORDINANCE O-23-2270

AMENDING ORDINANCE O-00-1258 CONDITIONS; 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 Council approved Ordinance O-00-1258 on December 17, 2000 to grant a rezoning request from the PUD – C Planned Unit Development – Commercial district to the PUD-C Planned Unit Development – Commercial district on 2.59 acres located at 7970 Precinct Line Road, under Ordinances O-74-177, O-96-1053, O99-1146; and

WHEREAS, the applicant has requested an amendment to Ordinance O-00- 1258 to amend Exhibit "B" as referenced in Section 1 to allow for a new carwash; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 7970 Precinct Line Road by amending the existing Planned Unit Development - Commercial Zoning

district to allow for a carwash, as depicted in the attached Exhibits "B" and "C".

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

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

General

The following amendments to Ordinance O-00-1258 are hereby authorized:

- Exhibit "B" as referenced in one of Ordinance O-00-1258 is hereby amended to allow for a new carwash attached as Exhibit "B" in this ordinance.
- The following conditions shall be included:
  - The carwash shall be 5,243 s.f.
  - There shall be 18 parking spaces with vacuums.
  - There shall be an 8' masonry screening fence adjacent to the residential subdivision to the east.

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 8th day of November 2023.

The second reading and public hearing being conducted on the 21st day of November 2023.

APPROVED BY A VOTE OF ___ AYES, ____ NAYS, ON THIS THE 21ST DAY OF NOVEMBER 2023.

| | | | |
|---|---|---|---|
| Mayor Bobby Lindamood | _____ | Mayor Pro Tem Callie Rigney | _____ |
| Brandi Elder, Place 1 | _____ | George Bond, Place 2 | _____ |
| Scotty Richardson, Place 3 | _____ | Ben Graves, Place 4 | _____ |
| Chuck Kelley, Place 5 | _____ | | |

ATTEST: CITY OF COLLEYVILLE

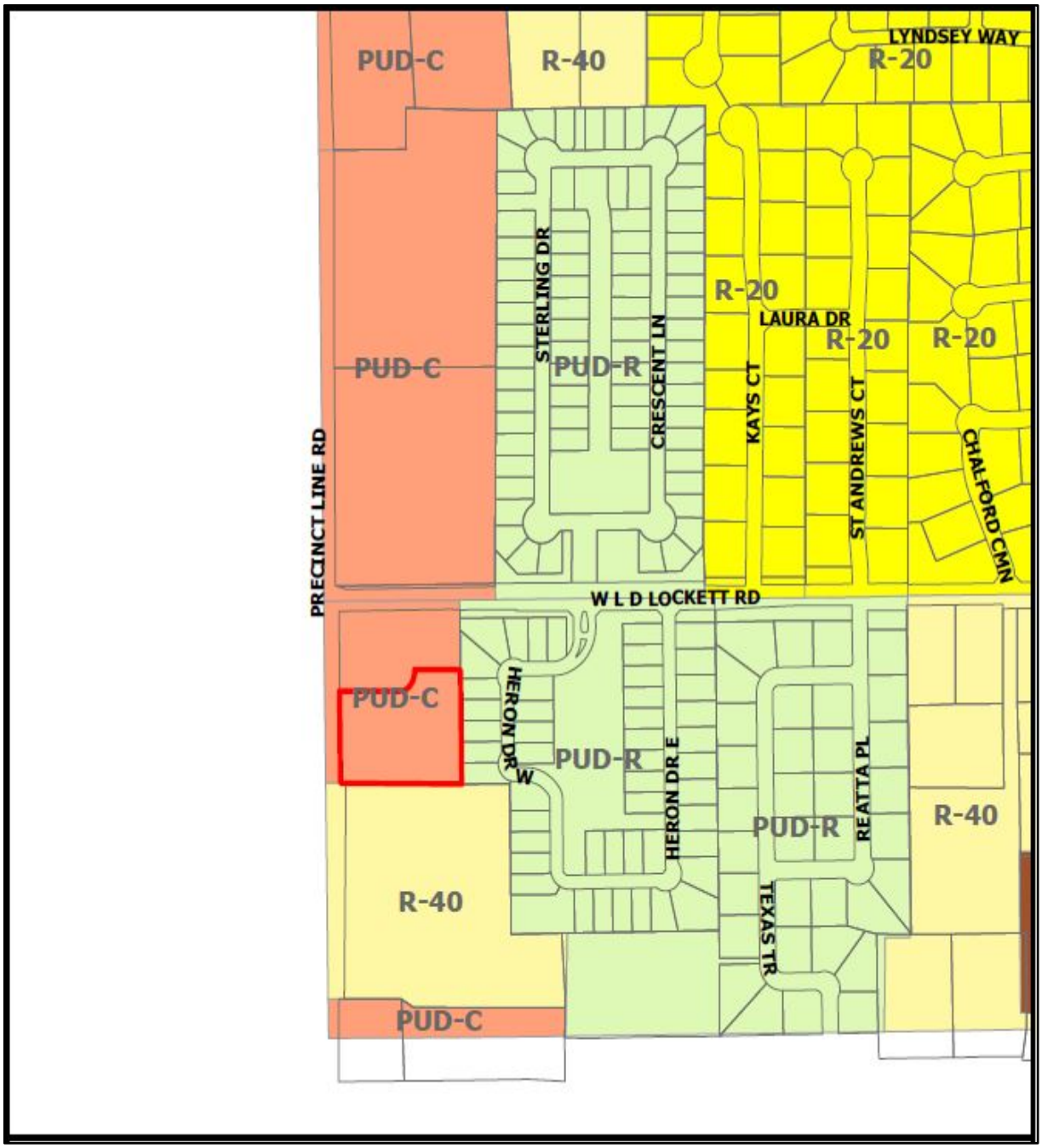
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

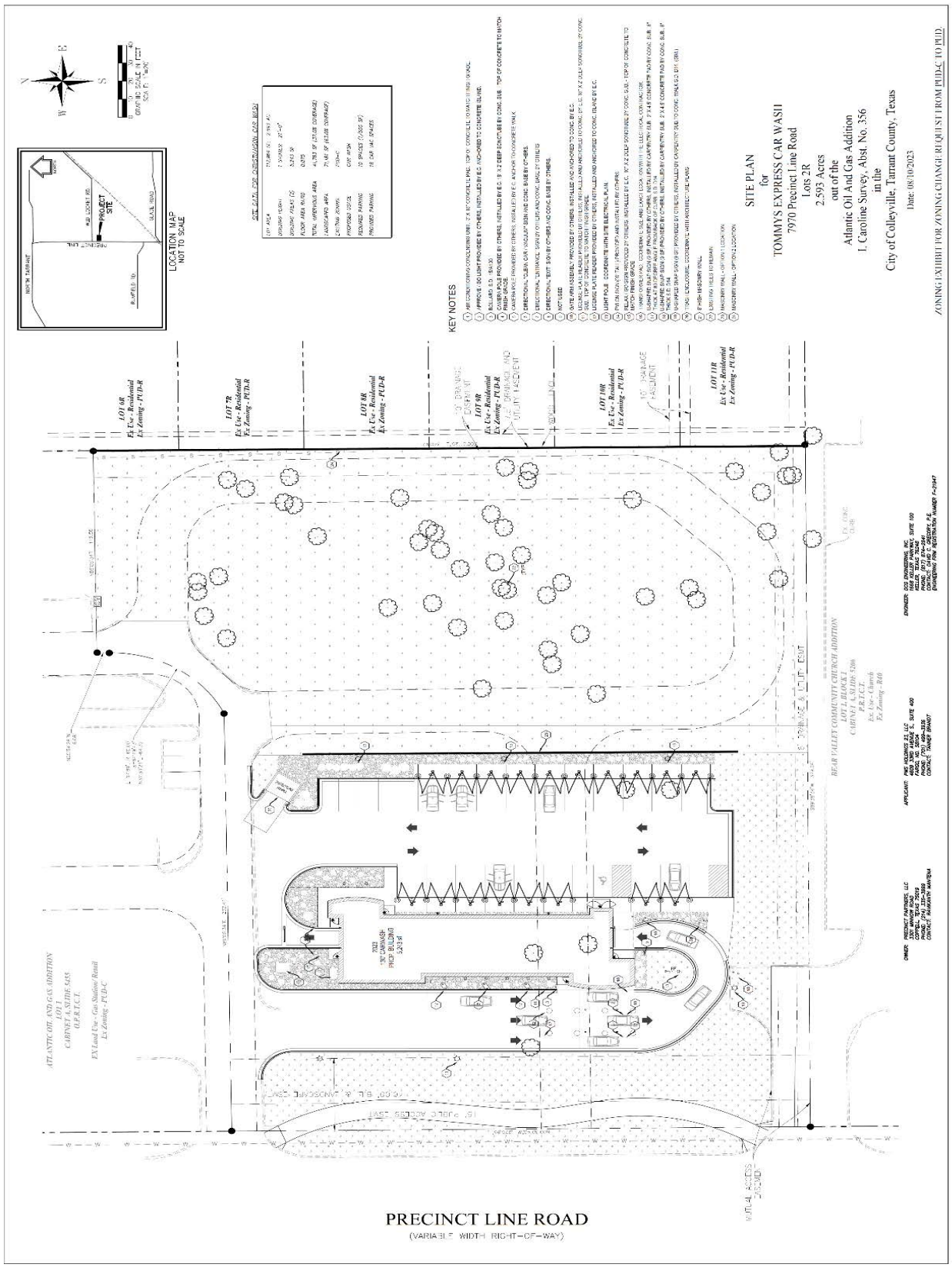
APPROVED AS TO FORM:

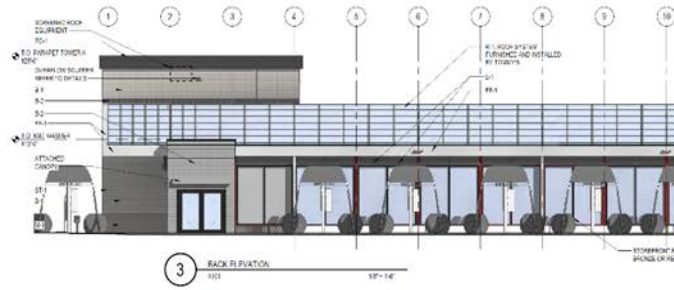
Whitt L. Wyatt
City Attorney

Exhibit “A”- Zoning Map

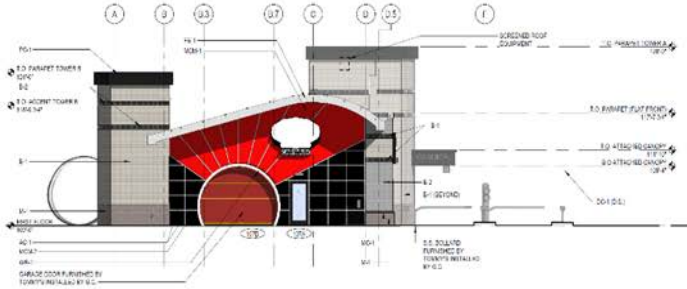


# Exhibit "B"- Site Plan and Building Elevations

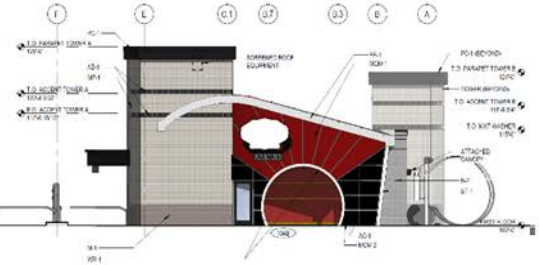




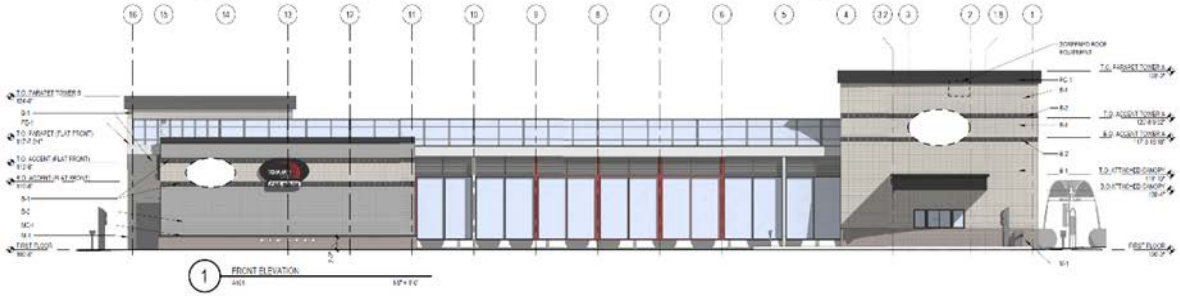
3 REAR ELEVATION



2 EXIT END ELEVATION



4 ENTRY END ELEVATION



1 FRONT ELEVATION

B-2: CHARCOAL

B-2: STONE GRAY (TYP)

M-1: SPLIT-FACE CMU

Silver Grey

**MCM -1**
**METAL FINISH**

Ebony

**MCM -2 & PC-1**
**METAL FINISH**

EXTERIOR BUILDING FINISH PERCENTAGES

| BUILDING SIDE | BRICK VENEER | CMU MASONRY | GLAZING | STUCCO / EIFS | METAL PANELS | ACCENT PAINT | % RECESSED | % EXTERIOR | TOTAL |
|---|---|---|---|---|---|---|---|---|---|
| NORTH ELEVATION | 502.0 SF (46.6%) | 63.0 SF (5.8%) | 137.7 SF (12.8%) | 14.7 SF (1.4%) | 185.3 SF (17.2%) | 2.3 SF (0.2%) | 170.5 SF (15.8%) | 1,075.5 SF (100%) | |
| WEST ELEVATION | 259.0 SF (38.5%) | 265.6 SF (39.5%) | 69.1 SF (10.3%) | 10.1 SF (1.5%) | 49.0 SF (7.3%) | 1,080.8 SF (100%) | 672.6 SF (100%) | | |
| SOUTH ELEVATION | 478.0 SF (100%) | 0.0 SF (0.0%) | 0.0 SF (0.0%) | 0.0 SF (0.0%) | 0.0 SF (0.0%) | 0.0 SF (0.0%) | 478.0 SF (100%) | | |
| EAST ELEVATION | 543.0 SF (49.0%) | 311.0 SF (28.1%) | 92.1 SF (8.3%) | 18.0 SF (1.6%) | 143.0 SF (12.9%) | 1,107.1 SF (100%) | 1,107.1 SF (100%) | | |

NOTES AND REQUIREMENTS:
1. MOST BRICK AND STONE VENEERS IN THE FLAT BAND INSTALLATIONS FROM WINDOWS AND ROOF INSTALL ONLY 10% OF THE BRICK MASONRY REQUIREMENT.
2. NORTH AND SOUTH ELEVATIONS WILL NOT MEET THE 80% MASONRY REQUIREMENT DUE TO FRANCHISE LOOK-OF-STYLE AT THE ENTRANCE AND EXIT DOORS.
3. WINDOWED GLAZING AT STOREFRONTS IS NOT SUGGESTED AS THIS MIGHT CAUSE RESIDENTS GLARE TO DRIVERS. LONG DRIVEWAY GLAZING IS A "CRAZY EXPRESS CAR WASH" FRANCHISE LOOK. BACKING MOST THE SYSTEM WORKS. THIS & 3C PROVIDES INSPIRED TRANSITORY ARRIVE TO EAT - START DOWNTOWN ATTRACTS CUSTOMERS

DATE:
PROJECT NO:
DRAWN BY:
CHECKED BY:
REVISIONS:

**TOMMY CAR WASH SYSTEMS**
7970 Precinct Line Rd
Colleyville, TX 76034

**PXXX**

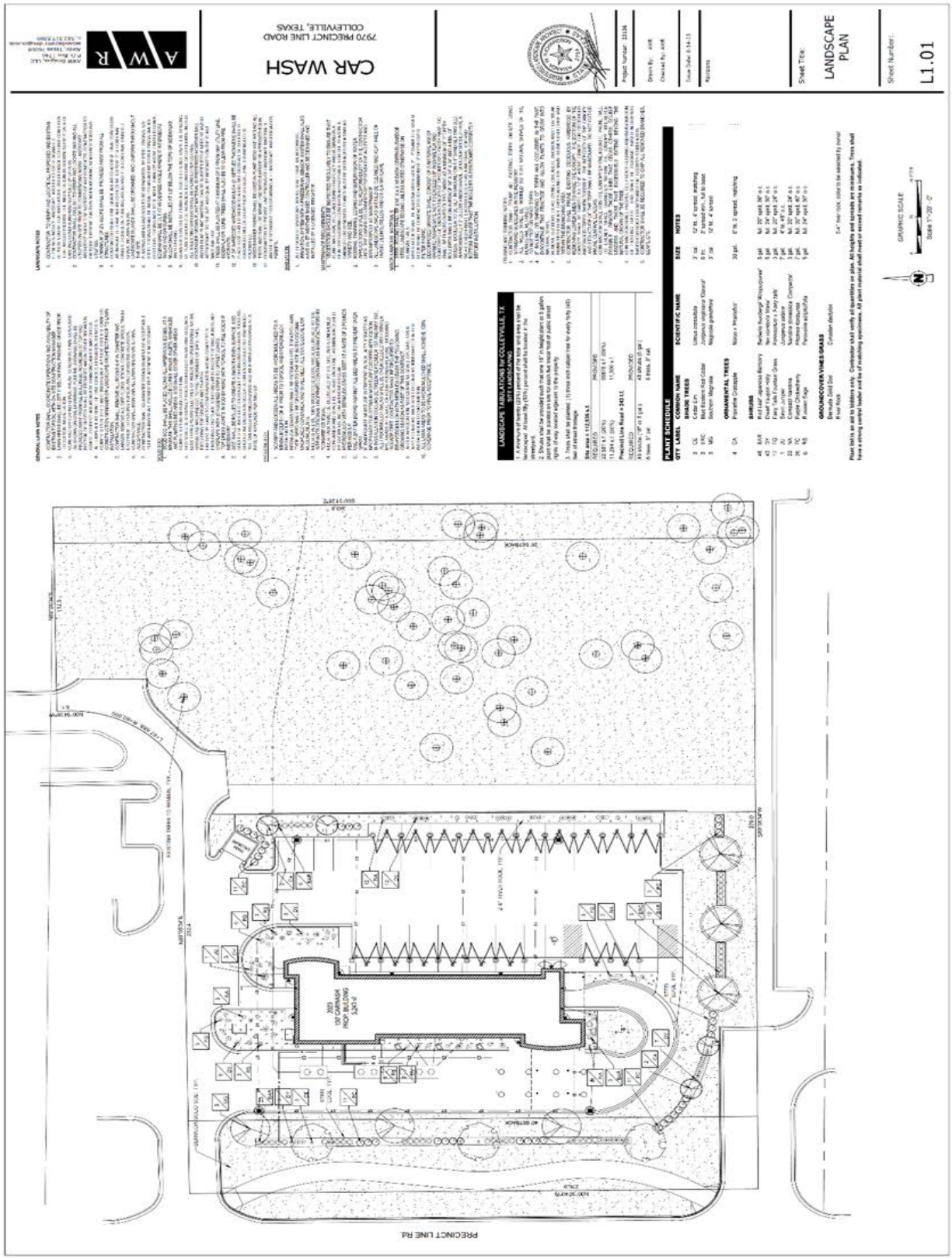

CHRISTIANSON
PH. (701) 281-9500
FAX (701) 281-9501
4609 33RD AVE. S.
SUITE 400
FARGO, ND 58104

PTG DESIGN
PH. (701) 499-0212
FAX (701) 281-9501


SHEET DESCRIPTION:
EXTERIOR ELEVATIONS (COLORED)

Sheet
**A202**

# Exhibit “C” Landscape Plan



# CITY OF COLLEYVILLE
# CITY COUNCIL BRIEFING

Agenda Number 5c | Agenda Date 11/8/2023 | Number Ordinance O-23-2271
Type Ordinance
Department Community Development

Title
Consideration of a Special Use Permit for a carport on Lot 1, Block 1, of the Howard Place Addition, located at 6113 Bransford Road, Case ZC23-030

Explanation
*First Reading and Public Hearing*

Frisby Enterprises, the applicant, has submitted a request for a Special Use Permit (SUP) for a carport on Lot 1, Block 1, of the Howard Place Addition, being approximately 2.36 acres, and zoned R-40 Single Family Residential.

Existing Conditions/Background: The subject property is located along the east side of Bransford Road and north of the intersection with LD Lockett Road. The property is currently zoned R-40 and has an existing home. A new addition to the home is almost complete. A carport was added to the rear of the addition and built without a permit or approval of an SUP.

SUP Request: The applicant is requesting approval of an SUP to allow for a carport.

"C. Residential Carport Regulations – Carports located in zoning districts, which permit single-family residential dwellings, shall comply with the regulations contained in this section.

1. Approval by Special Use Permit Only: In accordance with the Special Use Permit procedures contained in this Chapter of these zoning regulations, no carport shall be built in the City of Colleyville without approval by the City Council for a Special Use Permit to construct a carport in a zoning district that permits single-family residential dwellings.

2. Carport Standards: A carport shall comply with the following regulations, unless the City Council, in approving a Special Use Permit for a carport has imposed other requirements necessary in the particular case to protect the public interests.

a. Size: A carport shall not exceed 480 square feet in area. The longest dimension on a carport shall not exceed 24 feet.

b. Height: A carport shall not exceed a maximum height of 15 feet. The height shall be measured from the finished grade to the highest point of the roof.

c. Setbacks:

i. A carport located within ten feet of the principal building shall comply with the front, side and rear yard setbacks of the zoning district. The distance shall be measured between the two closest points of the carport and principal building.

ii. A carport located ten feet or more from a principal building may extend into a required side yard, provided all of the following conditions are satisfied:

(1) Every part of such carport is unenclosed except for necessary structural supports;
(2) No part of the carport is less than five feet from a side or rear lot line, and

(3) The carport is located completely within the rear yard area as defined in these zoning regulations."

Analysis: In 2021, the property was rezoned from AG Agricultural to R-40, so it could meet the requirements of the Land Development for future building permits. The applicant is requesting to allow for a new 534 s.f. carport to remain. It was built without a building permit or the required SUP. The total lot area is 2.36 acres. The structure was constructed behind the home using similar materials. The addition to the home is 6,802 s.f. The maximum carport size must not exceed 24 feet in length or 480 sq.ft. The carport is 35 feet–8 inches in length and 535 sq.ft. in area.

Plat Status: The property is platted as Lot 1, Block 1, of the Howard Place Addition.

DRC Review: The DRC met on September 18th and determined the request may be scheduled for the upcoming Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The property to the north is zoned AG and contains a single-family residential development. The property to the east is zoned RE and contains a single-family residential development. The properties to the west are zoned R-40 and R-30 and contain single-family residential development.

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

Staff Recommendation: Staff recommends denial due to technical non-compliance of the Land Development Code.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the SUP request at their October 9, 2023 meeting by a vote of 6-1.

Recommendation

Denial

Attachments

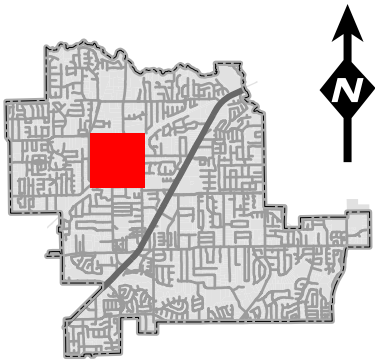
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan
5. Photos provided by Applicant
6. Notification Map
7. Notification List
8. Notification Letter
9. Ordinance O-23-2271

# Aerial Map

CITY OF COLLEYVILLE TEXAS

## ZC23-030

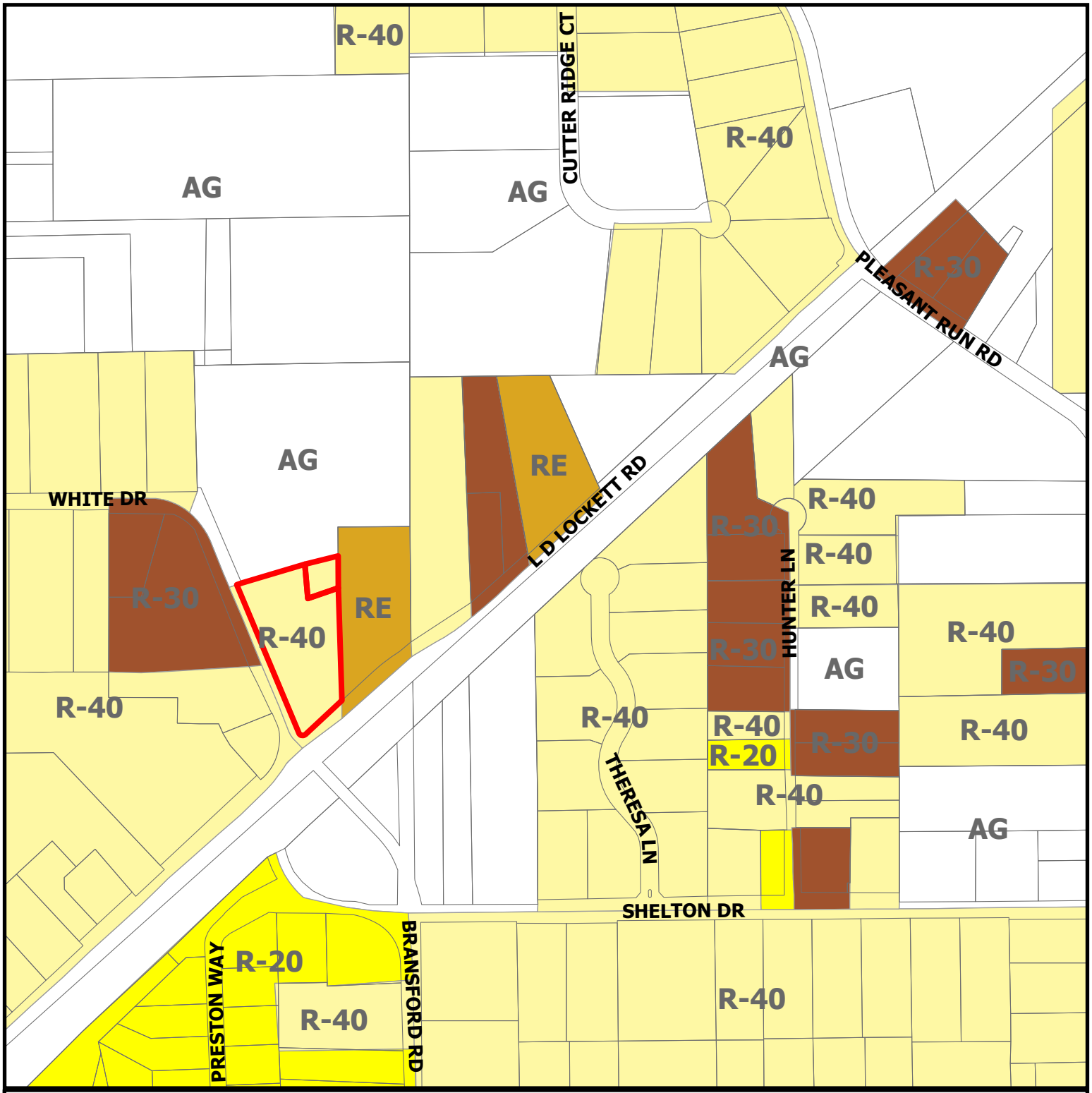
**6113 Bransford Rd**




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

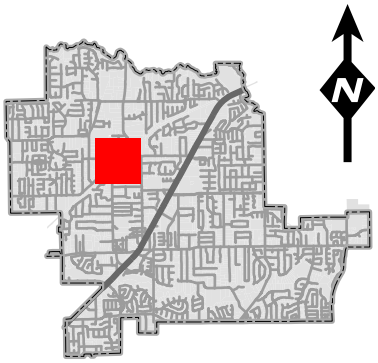
# Zoning Map




CITY OF COLLEYVILLE TEXAS

## ZC23-030

**6113 Bransford Rd**




Subject Property

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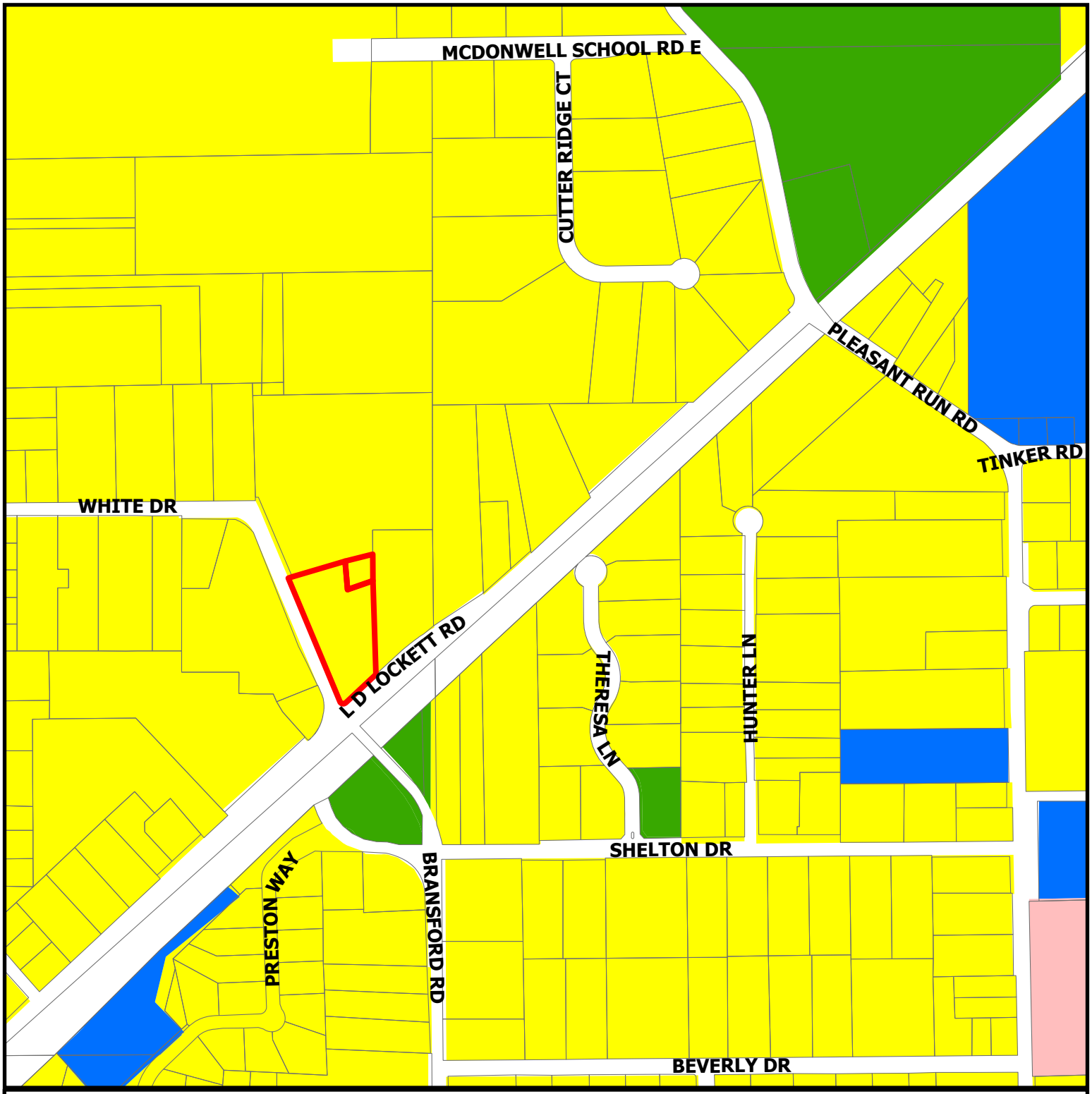
# Future Land Use Map

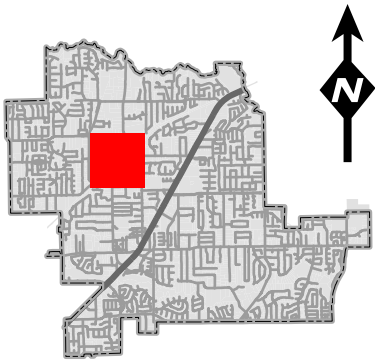



CITY OF COLLEYVILLE TEXAS

## ZC23-030

**6113 Bransford Rd**

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

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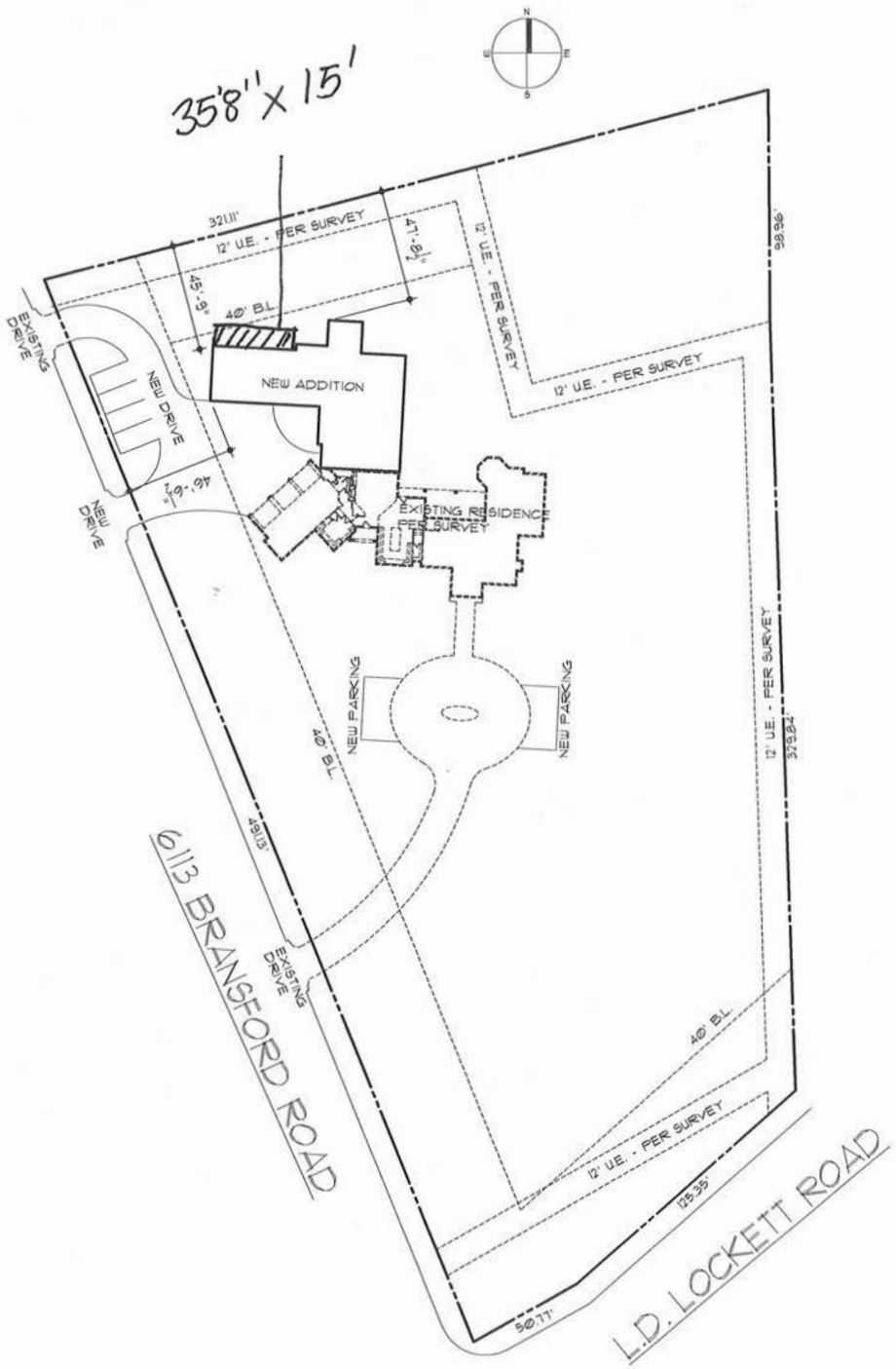



Distinctive Dwellings
*Dwell in the possibilities*

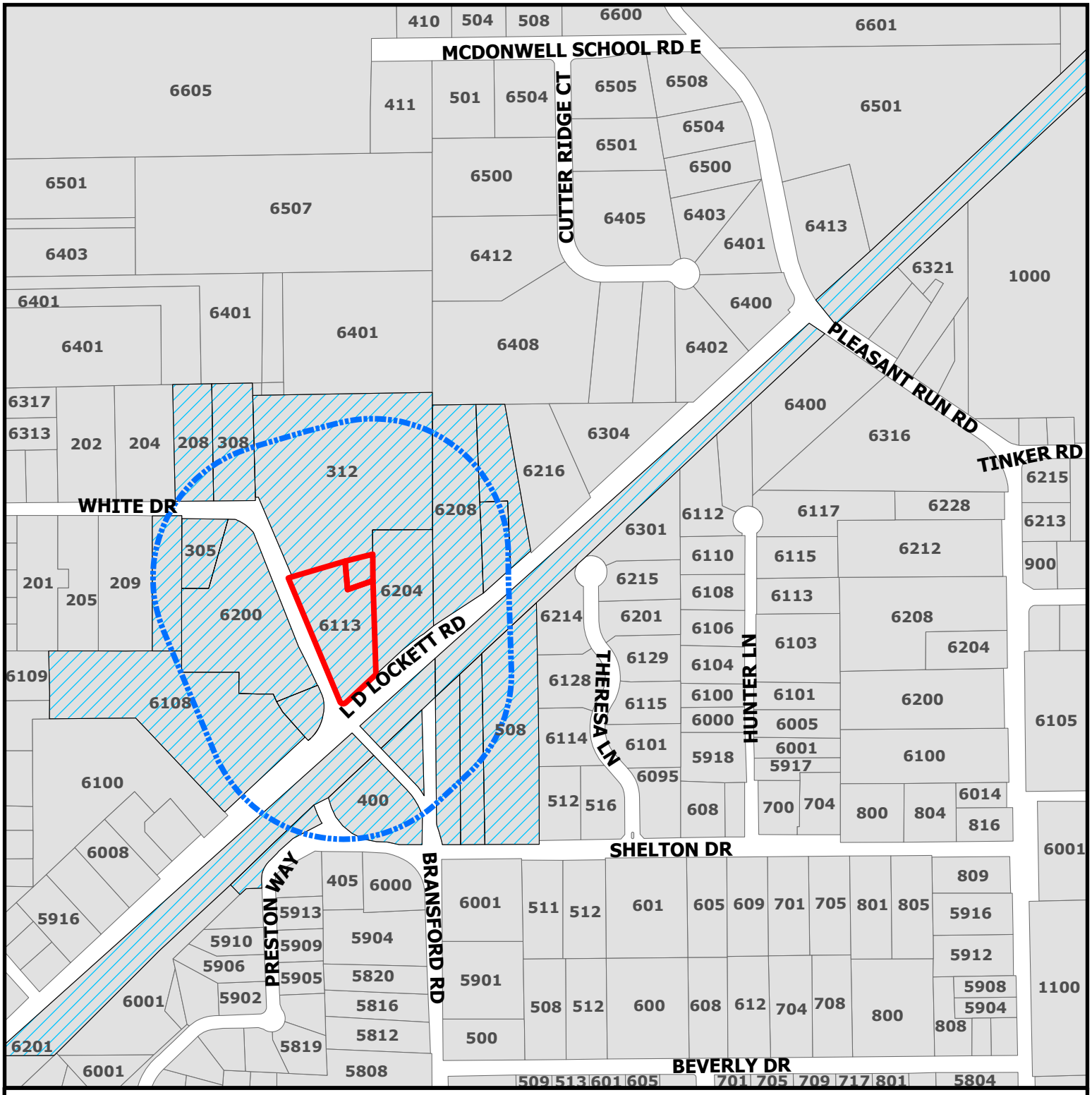
1256 Main Street Suite 277 Southlake, Texas 76092 *t.* 817 481 1249 *f.* 817 416 8773

**PLOT PLAN**
1"=50'
LOT 1 BLOCK 1
HOWARD PLACE ADDITION
COLLEYVILLE, TX
FRISBY FINE HOMES
MORRISON ADDITION
6-1-21

* Builder/Owner to verify and check all aspects of this site and plot plan prior to any construction 202070

202070

# Notification Map




CITY OF COLLEYVILLE TEXAS

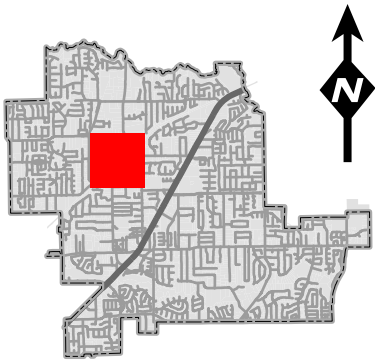
# ZC23-030

**6113 Bransford Rd**

Parcels to be notified

Buffer

Subject Property

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| Owner Name | Owner Address | Owner City | Zip | Situs Address |
|---|---|---|---|---|
| JOINT REVOCABLE TRUST OF DANIEL | 312 WHITE DR | COLLEYVILLE, TX | 76034 | 312 WHITE DR |
| REGIONAL RAIL ROW CO | PO BOX 660163 | DALLAS, TX | 75266 | 6301 L D LOCKETT RD |
| MELENDEZ, HENRY | 6913 PROVIDENCE RD | COLLEYVILLE, TX | 76034 | 6212 L D LOCKETT RD |
| MELENDEZ, HENRY | 6208 L D LOCKETT RD | COLLEYVILLE, TX | 76034 | 6208 L D LOCKETT RD |
| MORGAN, PAIGE | 208 WHITE DR | COLLEYVILLE, TX | 76034 | 208 WHITE DR |
| JEDRUSIAK, NAOMI | 305 WHITE DR | COLLEYVILLE, TX | 76034 | 305 WHITE DR |
| LABRECQUE, JIMMY | 6214 LD LOCKETT RD | COLLEYVILLE, TX | 76034 | 6214 L D LOCKETT RD |
| MORRISON, TROY | 6113 BRANSFORD RD | COLLEYVILLE, TX | 76034 | 6113 BRANSFORD RD |
| DODSON, EDWARD GINO | 213 WHITE DR | COLLEYVILLE, TX | 76034 | 213 WHITE DR |
| BROWN, WHITNEY C | 308 WHITE DR | COLLEYVILLE, TX | 76034 | 308 WHITE DR |
| DOODY, KEVIN | 401 W LD LOCKETT RD | COLLEYVILLE, TX | 76034 | 500 SHELTON DR |
| DOODY, KEVIN | 401 W L D LOCKETT RD | COLLEYVILLE, TX | 76034 | 508 SHELTON DR |
| DOODY, KEVIN | 401 W L D LOCKETT RD | COLLEYVILLE, TX | 76034 | 504 SHELTON DR |
| YU, CHI CHOI | 6100 BRANSFORD RD | COLLEYVILLE, TX | 76034 | 6100 BRANSFORD RD |
| REGIONAL RAIL ROW CO | PO BOX 660163 | DALLAS, TX | 75266 | 6201 L D LOCKETT RD |
| COLLEYVILLE, CITY OF | 100 MAIN ST | COLLEYVILLE, TX | 76034 | 400 SHELTON DR |
| TURNER FAMILY IRREVOCABLE TRUST | 6204 LD LOCKETT RD | COLLEYVILLE, TX | 76034 | 6204 L D LOCKETT RD |
| G & H GROUP LLC | 75 MAIN ST STE 100 | COLLEYVILLE, TX | 76034 | 5918 PRESTON WAY |
| CUTTER RIDGE ESTATES ADDITION | 6404 Cutter Ridge Court | COLLEYVILLE ,TX | 76034 | COURTESY NOTICE |
| ALIANNE ESTATES | 6201 Theresa Lane | COLLEYVILLE ,TX | 76034 | COURTESY NOTICE |
| GRAPEVINE COLLEYVILLE ISD | 3051 IRA E WOODS AVE | GRAPEVINE, TX | 76051 | STATE REQUIRED |

# 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, October 9, 2023 at 7:00 p.m.**
**City Council Meetings: Wednesday, November 8, 2023 & Tuesday, November 21, 2023 at 7:00 p.m.**
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

| | |
|---|---|
| **Request:** | Consideration of a Special Use Permit for a Carport on Lot 1, Block 1, of the Howard Place Addition, located at 6113 Bransford Road |
| **Zoning Case:** | ZC23-030 |
| **Applicant:** | Frisby Enterprises |
| **Owner:** | Troy Morrison |
| **Location:** | 6113 Bransford Rd |
| **Property Description:** | Lot 1, Block 1, Howard Place Addition |
| **Present Zoning:** | R-40 Single Family Residential district |

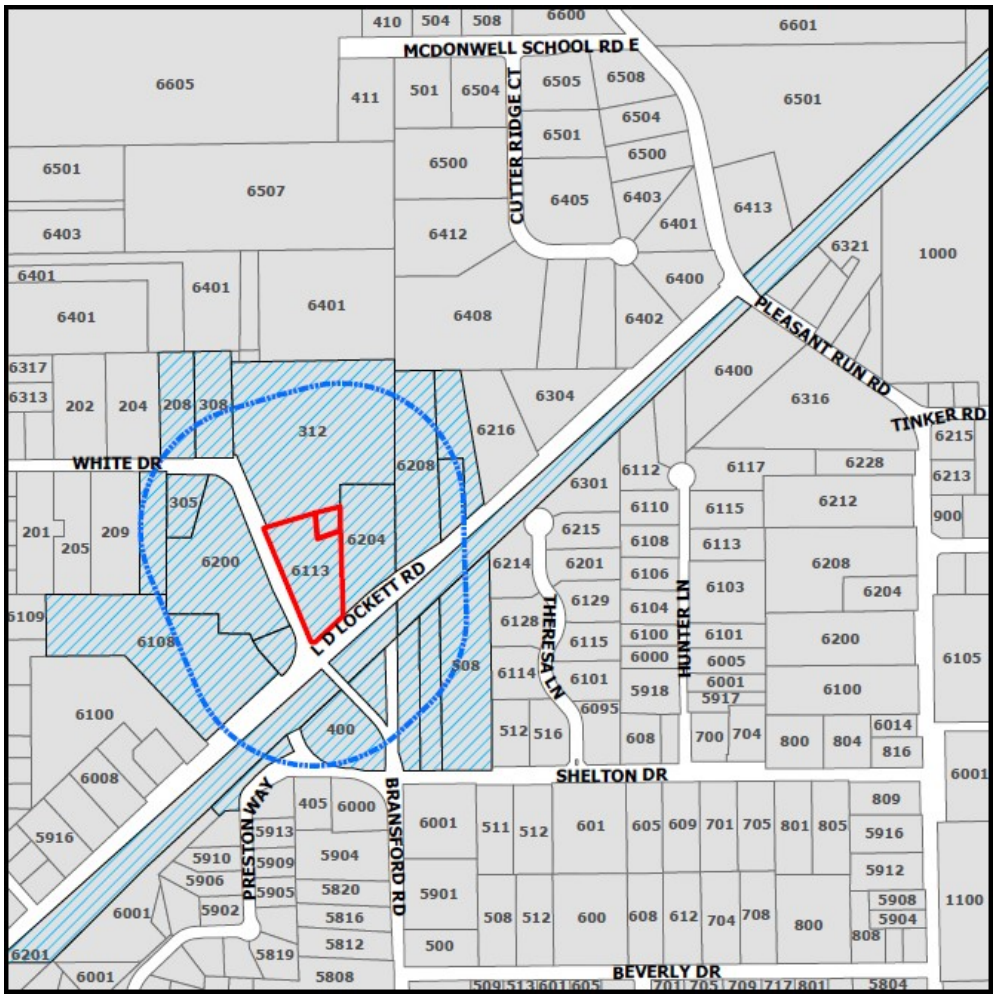
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

# ORDINANCE O-23-2271

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 2.36 ACRES, LOT 1, BLOCK 1, OF THE HOWARD PLACE ADDITION BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A CARPORT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit to allow for a carport, Case No. ZC23-030; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit to allow for a carport on 2.36 acres, on Lot 1, Block 1, of the Howard Place Addition, as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the

Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

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

1. GENERAL

a. The Special Use Permit shall allow a carport being 35 feet-8 inches in length and 535 sq. ft. in area.

b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".

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

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 8th day of November 2023.

The second reading and public hearing being conducted on the 21st day of November 2023.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 21ST DAY OF NOVEMBER 2023.

| | | | |
|---|---|---|---|
| Mayor Bobby Lindamood | _____ | Mayor Pro Tem Callie Rigney | _____ |
| Brandi Elder, Place 1 | _____ | George Bond, Place 2 | _____ |
| Scotty Richardson, Place 3 | _____ | Ben Graves, Place 4 | _____ |
| Chuck Kelley, Place 5 | _____ | | |

ATTEST: CITY OF COLLEYVILLE

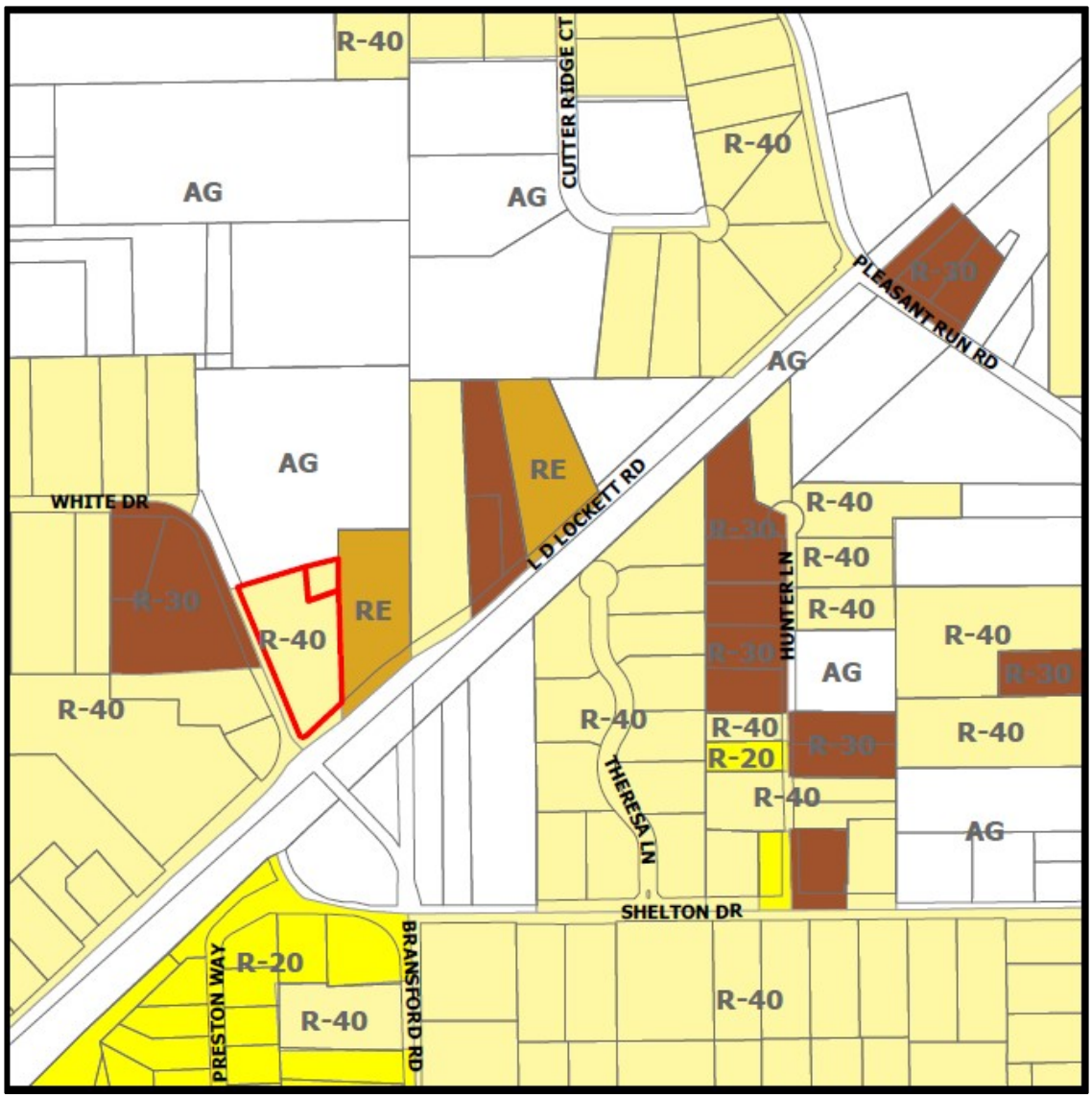
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

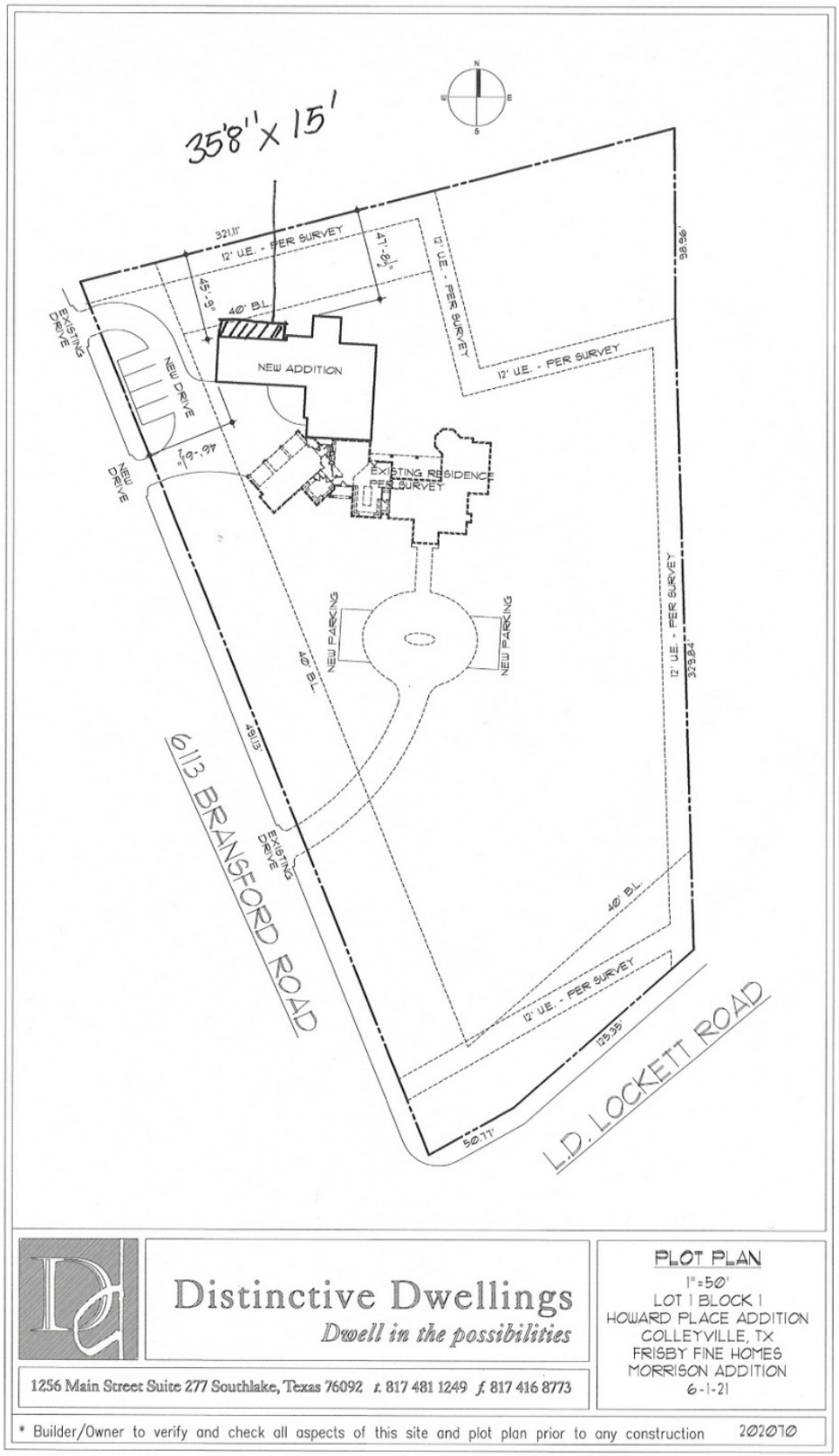
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

# Exhibit “A” - Location and Zoning Map



# Exhibit “B” – Site Plan



# CITY OF COLLEYVILLE
# CITY COUNCIL BRIEFING

Agenda Number 6a | Agenda Date 11/8/2023 | Number Ordinance O-23-2265
Type Ordinance
Department Community Development

Title
Consideration of a Special Use Permit to allow for a fence for Lot 4, Block C, Legacy North, located at 703 Marie Drive, Case ZC23-023

Explanation
*Second Reading and Public Hearing*

The item was tabled from the October 17, 2023 City Council meeting.

The homeowner and the builder were present to answer questions from the City Council. The Council asked about relocating the fence to the setback. The homeowner indicated that there are trees that would be impacted. Additional photos have been provided by the applicant. No one came forward to speak during the public hearing.

*First Reading and Public Hearing*

Kensington Homes, the applicant, has submitted a request for a Special Use Permit (SUP) to allow a fence to extend into the street side yard setback on Lot 4, Block C, Legacy North Addition, being approximately 0.46 acres, and zoned PUD-R Planned Unit Development Residential district.

Existing Conditions/Background: The subject property, 703 Marie Drive, has PUD-R zoning and is located on the west side of Sawyer Drive, south of Marie Street. The subject property has a new single-family residence.

SUP Request: The applicant is requesting approval of an SUP to allow for an iron fence 6-feet in height to extend into the street side yard setback. The proposed fence is requested to be placed approximately 15-feet from the property line.

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

*"E.* Fence and Free-Standing Wall Setback Requirement:

1. Front Yards: No fence or free standing wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall be located beyond the front façade of the primary residential structure.

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

d. Exceptions to front yard requirement: Lots containing a minimum of 40,000 square feet, and subdivisions, shall be allowed to construct a perimeter fence within the front yard setback. Said fencing shall be no greater than eight (8) feet in height and shall have no greater than twenty-five (25) percent opaque construction within the front yard. Allowed construction materials shall be the same as paragraph "1.a" above. This exception shall not apply to properties zoned as a PUD district.

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

Regulation "2" above applies in this case requiring that no fence be allowed to extend into the required street side yard. The Land Development Code provides the opportunity to request an SUP to deviate from the requirements.

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

Analysis: The applicant is proposing an iron fence 6-feet in height to extend into the required street side yard setback. The proposed fence is requested to be placed approximately 15-feet from the property line.

Plat Status: The property is platted as Lot 4, Block C, Legacy North Addition.

DRC Review: The DRC met on August 21, 2023.

Drainage: NA

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

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

by State law and the Land Development Code.

Staff Recommendation: Staff recommends denial of the requested SUP as it does not meet the technical requirements of the Land Development Code.

Planning and Zoning Recommendation: The Planning and Zoning Commission recommended approval of the request at their September 11, 2023 meeting by a vote of 4-1.

Recommendation
Denial

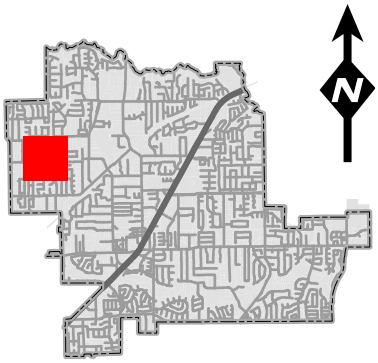
Attachments
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Photos provided by Applicant
7. Additional Photos - 10.05.2023
8. Photos of Corner Lots - Legacy North
9. Notification Map
10. Notification List
11. Notification Letter
12. Ordinance O-23-2265

# Aerial Map

CITY OF COLLEYVILLE TEXAS

## ZC23-023

**703 Marie Dr**




Subject Property

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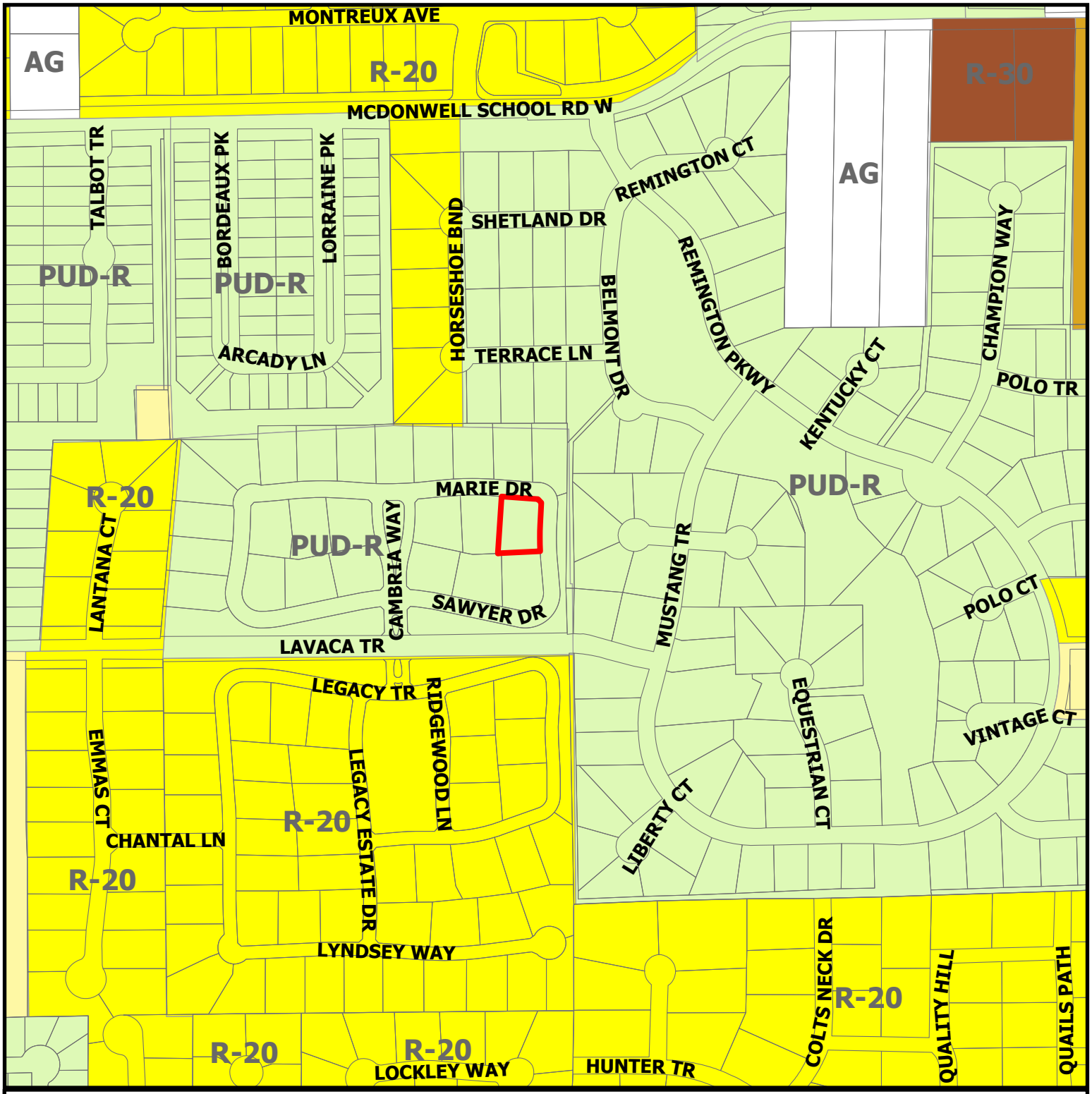
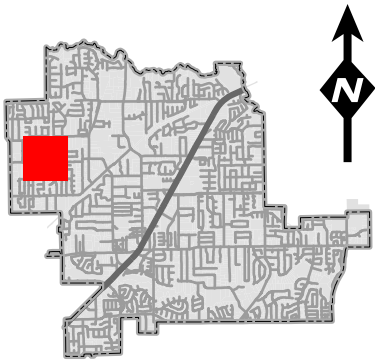
# Zoning Map




CITY OF COLLEYVILLE TEXAS

## ZC23-023

**703 Marie Dr**




Subject Property

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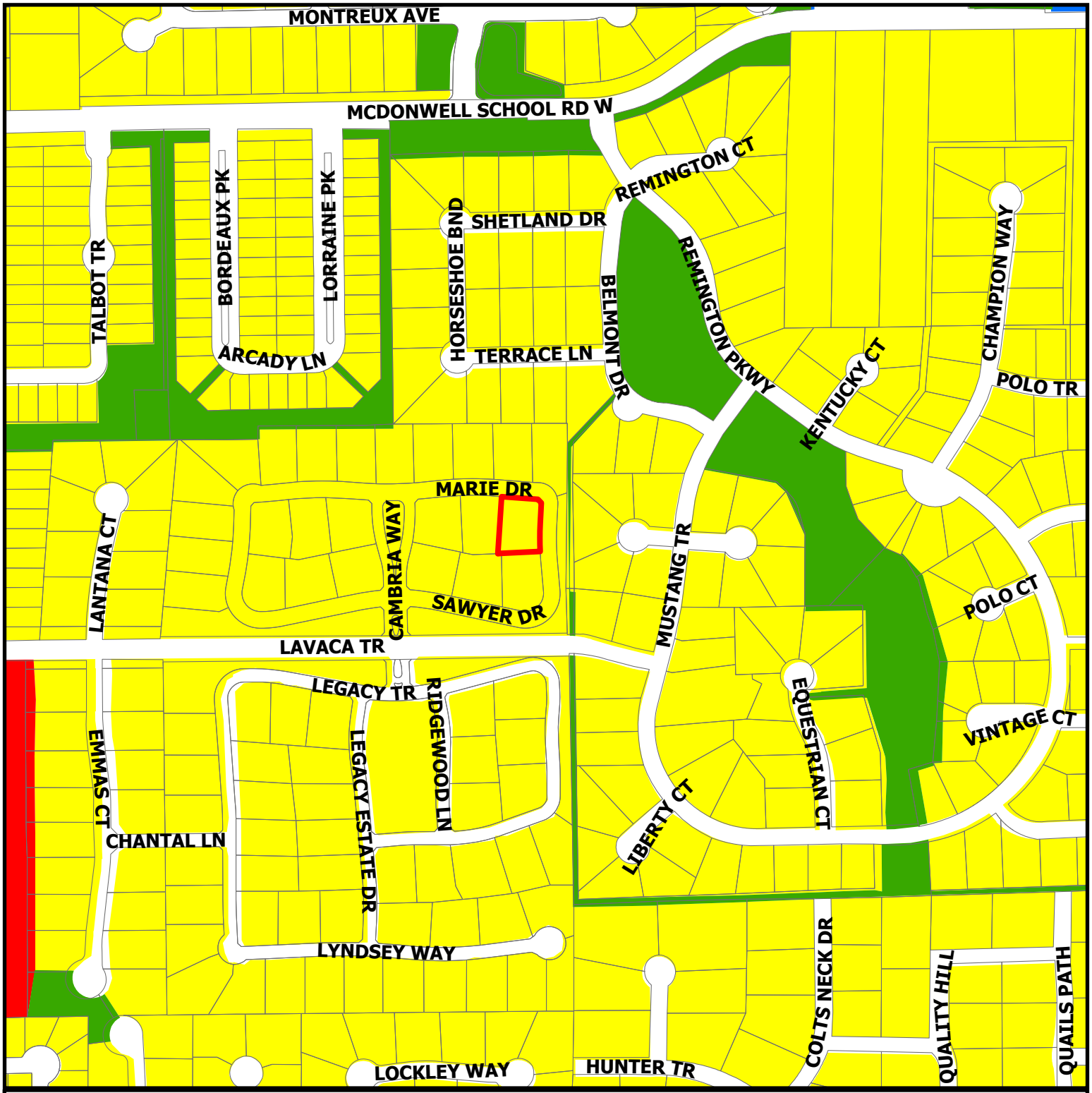
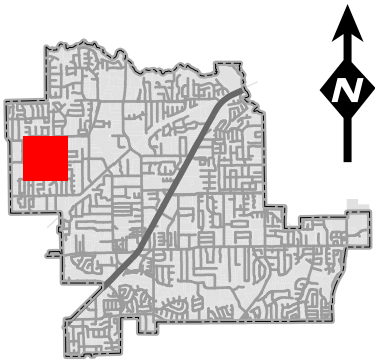
# Future Land Use Map




CITY OF COLLEYVILLE TEXAS

## ZC23-023

**703 Marie Dr**




Residential
Commercial
Institutional
Open Space; Parks
Subject Property

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**From:** Ben Bryner
**To:** Jackie Reyff; Kristopher Potts; Scott Hammons
**Subject:** FW: 703 Marie Fencing Information for Consideration
**Date:** Friday, August 11, 2023 11:04:00 AM
**Attachments:** IMG_7523.mov

---

For one of the fence SUP submittals…

**From:** Laura Miller
**Sent:** Friday, August 11, 2023 10:51 AM
**To:** Ben Bryner <BBryner@colleyville.com>
**Subject:** 703 Marie Fencing Information for Consideration

Good morning Mr. Brynar,

My name is Laura Miller, the homeowner at 703 Marie Drive in Colleyville. I'm writing regarding the discrepancy over the location of our iron fence.

In July of 2022, Kosse, the developer, encouraged me to find a corner lot on the original side of Legacy to see how far the fence was. I visited 6201 Ridgewood in the original Legacy and measured their fence at 21 feet. I gave this information to Nick and Kosse and was told 19 feet would be where our fence should go. I am aware 6201 was built in 2016- which is prior to the change in 2019 where they made the requirement 30 feet. We were never made aware of this 30 foot requirement until this week. However, our neighborhoods are connected by name and I believe they should be cohesive in design and opportunity. Attached is my screen shot on July 11 at their house.

I did also want to add we are in a unique situation where my neighbor has faced her house a different way than the rest of the neighborhood. So our home faces North, and her home faces East. It was approved by the developer, but nevertheless a little unique. In order to not have a straight view of her driveway and garage, I would ask that you consider allowing our fence to stay where it is currently located. If we are to move our iron fence 11 feet in, we would also be moving that amount the wooden fence that is blocking her driveway from view from my master bedroom and back yard. In addition, the Willowtree home in our neighborhood that is having this same fence location issue does not have a home facing the wrong direction near them. So I ask that you please look at our property as an individual decision. I've attached an aerial view of our unique situation.

The last thing we ask to be considered is that corner lots are typically more expensive than a regular lot. In our case this is very true. It feels strange to pay more and get less useable space because of the 30 foot regulations. In addition, a regular lot does not have fence limitations, allowing them to use their entire lot and giving them a larger safe back yard space to fence in and keep their children safe from the road. We have a two year old and four year old that would live outside if we allowed them. Our fenced in back yard is

a safe space for them to play and explore.

I’m sorry the fence was not constructed properly in the beginning, I did everything in my power to ask the right questions and get the information I needed from people I trusted to ask the right sources. This is the first home we have built, and we have learned a LOT, good, bad and ugly if we ever choose to build again.

I appreciate your consideration in the unique matter, and thank you very much for your time. If you need additional information, photos or prefer to converse in person or by phone, please don’t hesitate to contact me.

Thank you,
Laura Miller
(630) 334-2023

WROUGHT IRON

WOOD

103 MARIE DRIVE

| AREAS | |
|---|---|
| HOUSE FOOT PRINT | 6003# |
| LOT | 20010# |
| COVERAGE | 30.00% |

**Distinctive Dwellings**

*Dwell in the possibilities*

www.DistinctiveDwellings.net

t. 817 481 1249

**PLOT PLAN**

1"=30'

LOT 4 BLK C
LEGACY NORTH
COLLEYVILLE, TEXAS
KENSINGTON C.H.
MILLER RESIDENCE
REV 11-16-21

* Builder/Owner to verify and check all aspects of this site and plot plan prior to any construction JOB # 202143

202143

ZIP System

2
1

Sawyer Dr 800
STOP
712 Sawyer Dr

712 Sawyer Dr

704 Sawyer Dr

704 Sawyer Dr

703 Marie Dr

703 Marie Dr

711
711 Marie Dr

Marie
Cambria
711 Marie Dr

803 Marie Dr

(214) 446-9500
Trinitygreen
(214) 446-9500
Trinitygreen
(214) 446-9500
Trinitygreen
(214) 446-9500
Trinitygreen

811
2052298
50
811 Sawyer Dr

811 Sawyer Dr

812 Sawyer Dr

812 Sawyer Dr (Facing South)

811 Sawyer Dr

812 Sawyer Dr

812 Sawyer Dr

Sawyer Dr 800

United SITE SERVICES 1800TOILETS.com

3127

(214) 446-9500 Trinitygreen

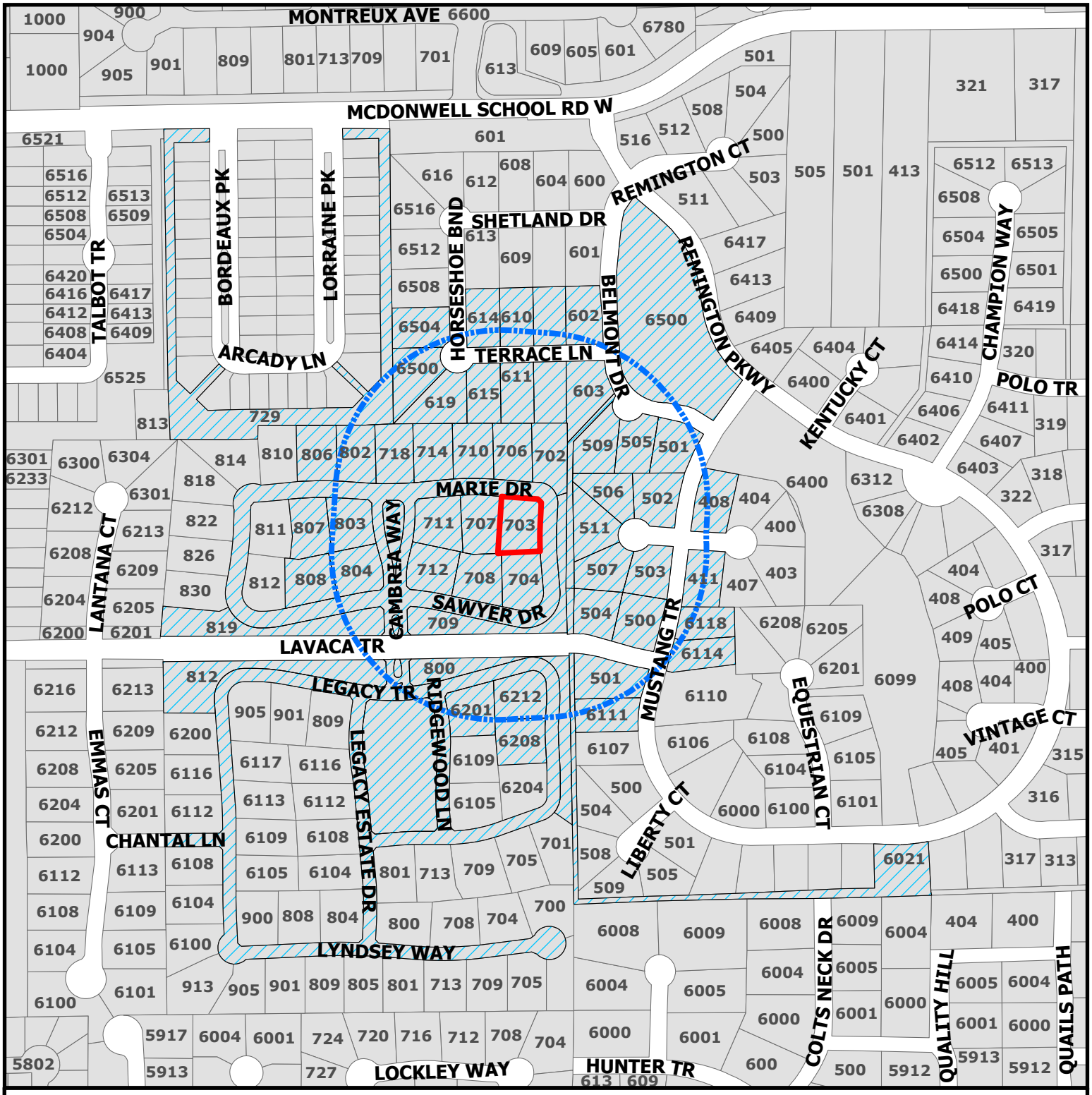
812 Sawyer Dr

804 Sawyer Dr

804 Sawyer Dr

804 Sawyer Dr

# Notification Map




CITY OF COLLEYVILLE TEXAS

# ZC23-023

**703 Marie Dr**

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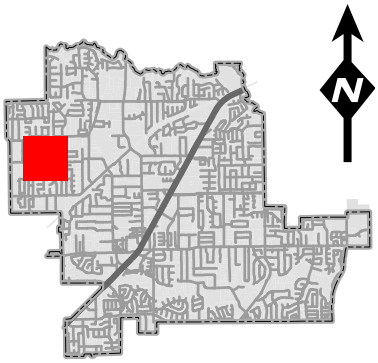
Parcels to be notified

Buffer

Subject Property



| Owner Name | Owner Address | Owner City | Owner Zip |
|---|---|---|---|
| TBNR PROPERTIES LLC | 1143 S MAIN ST | GRAPEVINE, TX | 76051 |
| SOUTHERN PLACES LLC | 1330 N WHITE CHAPEL BLVD SUITE | SOUTHLAKE, TX | 76092 |
| KELLER ISD | 350 KELLER PKWY | KELLER, TX | 76248 |
| ROZYCKI, MICHAEL | 408 COUNTRY PL | COLLEYVILLE, TX | 76034 |
| SLICKER, ROBERT M | 411 COUNTRY PL | COLLEYVILLE, TX | 76034 |
| AKINMURELE OLADOTUN | 430 E UNIVERSITY DR | PORTALES, NM | 88130 |
| PATEL, RUPAL | 44252 HUNTER PL | FREMONT, CA | 94539 |
| HALL, CHARLES ONEIL | 500 LAVACA TR | COLLEYVILLE, TX | 76034 |
| GLAZE, LARRY | 501 BELMONT DR | COLLEYVILLE, TX | 76034 |
| RASMUSSON, JASON | 501 LAVACA TR | COLLEYVILLE, TX | 76034 |
| CRAWFORD, SCOTT | 502 MUSTANG CT | COLLEYVILLE, TX | 76034 |
| LAMBERTH, GEORGE | 503 MUSTANG CT | COLLEYVILLE, TX | 76034 |
| GUERRA, ROBERT | 503 TERRACE LN | COLLEYVILLE, TX | 76034 |
| LANDIS, ROBIN L | 505 BELMONT DR | COLLEYVILLE, TX | 76034 |
| MANER, JOLENE C | 506 MUSTANG CT | COLLEYVILLE, TX | 76034 |
| PEEK, EDWARD ALLEN | 507 MUSTANG CT | COLLEYVILLE, TX | 76034 |
| ANDERSON, GREGORY L | 509 BELMONT DR | COLLEYVILLE, TX | 76034 |
| COCHRAN, JERRY W | 511 MUSTANG CT | COLLEYVILLE, TX | 76034 |
| REMINGTON PARK ADDITION | 5751 Kroger Drive | KELLER ,TX | 76244 |
| SCHAAF, KATHRINE | 602 TERRACE LN | COLLEYVILLE, TX | 76034 |
| OAKLEY, THOMAS | 603 TERRACE LN | COLLEYVILLE, TX | 76034 |
| LEGACY NORTH COLLEYVILLE LLC | 604 E NORTHWEST HWY STE 102 | GRAPEVINE, TX | 76051 |
| BROWN, DAVID S | 606 TERRACE LN | COLLEYVILLE, TX | 76034 |
| GARDNER, THOMAS J | 607 TERRACE LN | COLLEYVILLE, TX | 76034 |
| KERKERING, KENNETH | 610 TERRACE LN | COLLEYVILLE, TX | 76034 |
| BOUTON, TERRY L | 611 TERRACE LN | COLLEYVILLE, TX | 76034 |
| KELEHER, PETE | 6111 MUSTANG TRL | COLLEYVILLE, TX | 76034 |
| SWEENEY, MATTHEW | 6114 MUSTANG TR | COLLEYVILLE, TX | 76034 |
| YARBROUGH, JOHN D | 6118 MUSTANG TR | COLLEYVILLE, TX | 76034 |
| BOLTON, VICTOR | 614 TERRACE LN | COLLEYVILLE, TX | 76034 |
| BURTON, BARRY L | 615 TERRACE LN | COLLEYVILLE, TX | 76034 |
| WILLIAM J AND SHELLEY R CONN FA | 619 TERRACE LN | COLLEYVILLE, TX | 76034 |
| COMMONWEALTH VICTORY TRUST | 6201 RIDGEWOOD LN | COLLEYVILLE, TX | 76034 |
| CRENSHAW, BARBARA | 6208 LEGACY TRL | COLLEYVILLE, TX | 76034 |
| MEYERS, KEVIN | 6212 LEGACY TRL | COLLEYVILLE, TX | 76034 |
| WIRDZEK, TODD | 6500 HORSESHOE BEND | COLLEYVILLE, TX | 76034 |
| HALLETT, CHARLES E | 6504 HORSESHOE BND | COLLEYVILLE, TX | 76034 |
| BROADWAY, CATHY | 702 MARIE DR | COLLEYVILLE, TX | 76034 |
| MENTAVLOS, MICHAEL | 704 SAWYER DR | COLLEYVILLE, TX | 76034 |
| MOWDY, FLOYD DANIEL | 706 MARIE DR | COLLEYVILLE, TX | 76034 |
| FRENCH BEARS REVOCABLE TRUST | 710 MARIE DR | COLLEYVILLE, TX | 76034 |
| TRAINOR, KAREN | 712 SAWYER DR | COLLEYVILLE, TX | 76034 |
| JOAN C HUEY REVOCABLE LIVING TR | 718 MARIE DR | COLLEYVILLE, TX | 76034 |
| YUHAN, JOHN | 729 GRAPEVINE HWY #171 | HURST, TX | 76054 |
| GARFF, WHITNEY F | 806 MARIE DR | COLLEYVILLE, TX | 76034 |
| GENZER, STEPHEN | 808 SAWYER DR | COLLEYVILLE, TX | 76034 |
| MILLER, KENNETH | 8228 FENWICK DR | NORTH RICHLAND HILLS, TX | 76182 |
| LAIRD, JOHN | 8356 SADDLEBROOK DR | NORTH RICHLAND HILLS, TX | 76182 |
| ROSEWOOD VILLAS | P.O. Box 463 | COLLEYVILLE ,TX | 76034 |
| THE LEGACY | PO Box #51555 | DENTON ,TX | 76206 |
| JBH IRREVOCABLE ASSET TRUST | PO BOX 171195 | ARLINGTON, TX | 76003 |
| CHIP ROOP IRREVOCABLE LIVING TR | PO BOX 2947 | PIKEVILLE, KY | 41502 |
| ROSEWOOD VILLAS HOA INC | PO BOX 463 | COLLEYVILLE, TX | 76034 |
| LEGACY AT COLLEYVILLE LLC THE | PO BOX 92747 | SOUTHLAKE, TX | 76092 |
| REM PARK H A INC | PO BOX 935 | KELLER, TX | 76248 |

# 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, September 11th, 2023 at 7:00 p.m.**
**City Council Meetings: Wednesday, October 4, 2023 & Tuesday, October 17, 2023 at 7:00 p.m.**
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

| | |
|---|---|
| **Request:** | Consideration of a Special Use Permit for a fence on Lot 4, Block C, Legacy North Addition. The request is for a wrought-iron fence to be located within the street side yard setback. |
| **Zoning Case:** | ZC23-023 |
| **Applicant:** | Kensington Homes |
| **Owner:** | Laura and Kenneth Miller |
| **Location:** | 703 Marie Dr |
| **Property Description:** | Lot 4, Block C, Legacy North Addition |
| **Present Zoning:** | PUD-R, Planned Unit Development Residential |

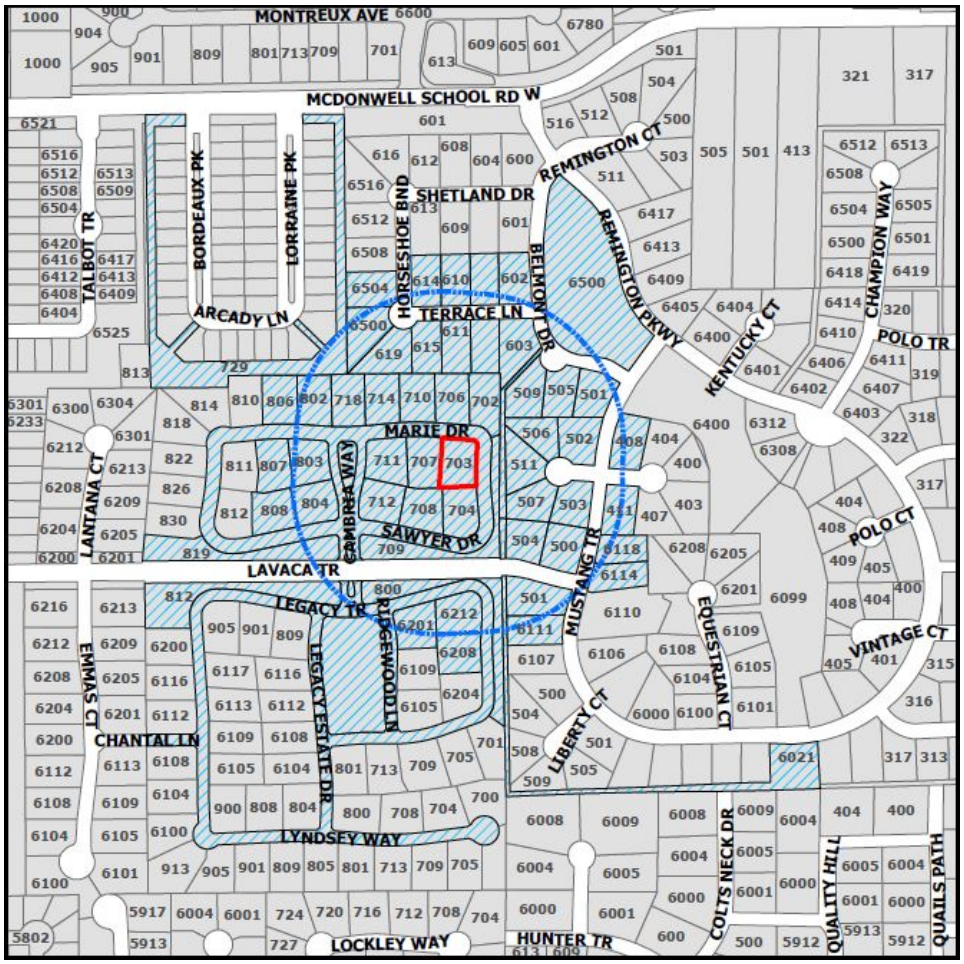
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

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

# ORDINANCE O-23-2265

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.46 ACRES, BEING LOT 4, BLOCK C, LEGACY NORTH ADDITION BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A FENCE TO ENCROACH INTO THE STREET SIDE YARD SETBACK; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit to allow for a fence beyond the front façade of the primary dwelling under Case No. ZC23-023; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a fence to encroach into the street side yard setback on 0.46 acres, being Lot 4, Block C, Legacy North Addition, as depicted on the attached as Exhibit "A".

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

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

1. GENERAL

a. The Special Use Permit shall apply to an existing iron fence 6 feet in height and a portion of a wood fence that transitions from 6 feet to 8 feet in height to encroach into the street side yard setback.

b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".

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

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of October 2023.

The second reading and public hearing being conducted on the 17th day of October 2023.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 8TH DAY OF NOVEMBER 2023.

| | | | |
|---|---|---|---|
| Mayor Bobby Lindamood | _____ | Mayor Pro Tem Callie Rigney | _____ |
| Brandi Elder, Place 1 | _____ | George Bond, Place 2 | _____ |
| Scotty Richardson, Place 3 | _____ | Ben Graves, Place 4 | _____ |
| Chuck Kelley, Place 5 | _____ | | |

ATTEST:

Christine Loven, TRMC
City Secretary

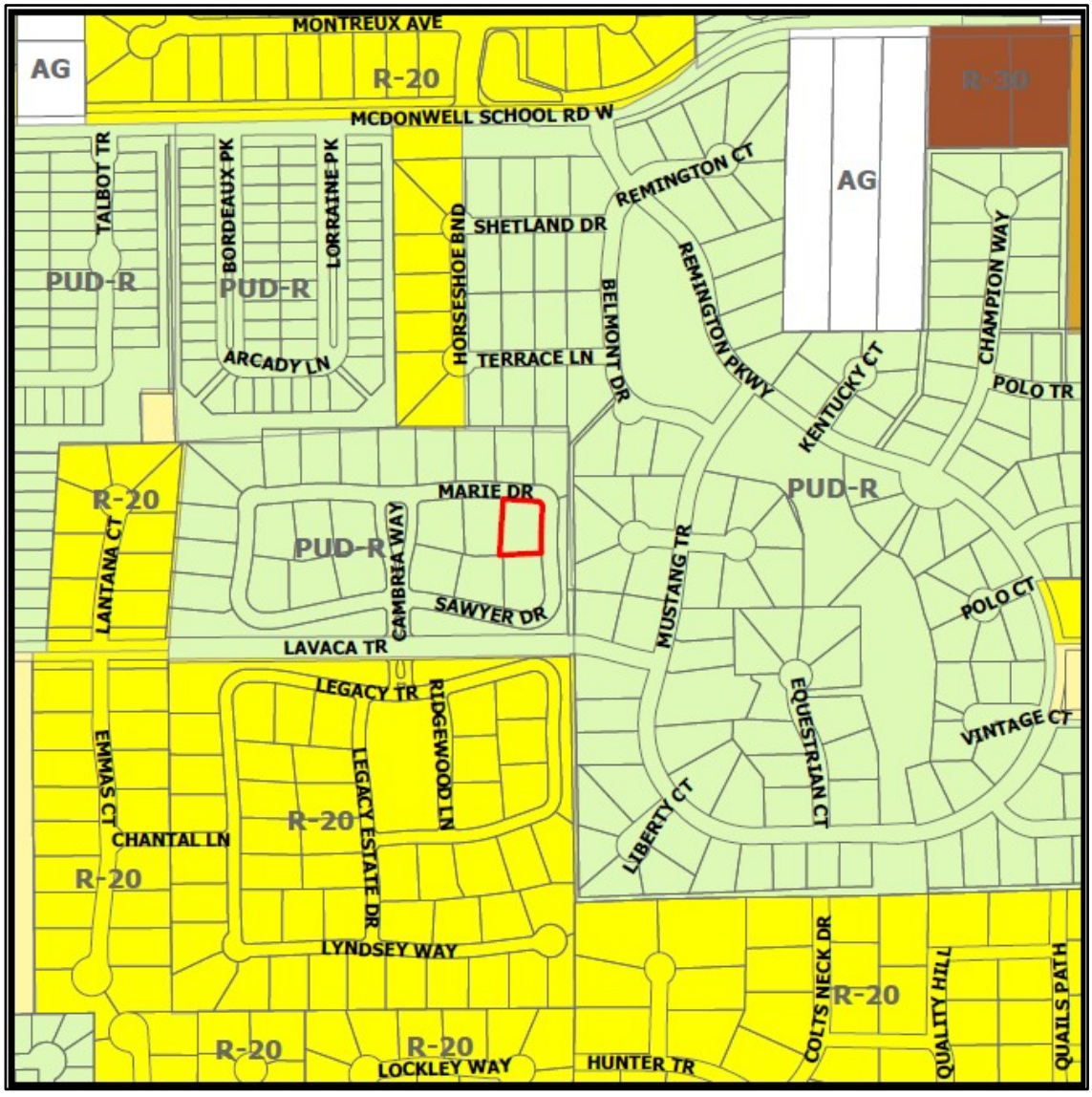
CITY OF COLLEYVILLE

Bobby Lindamood
Mayor

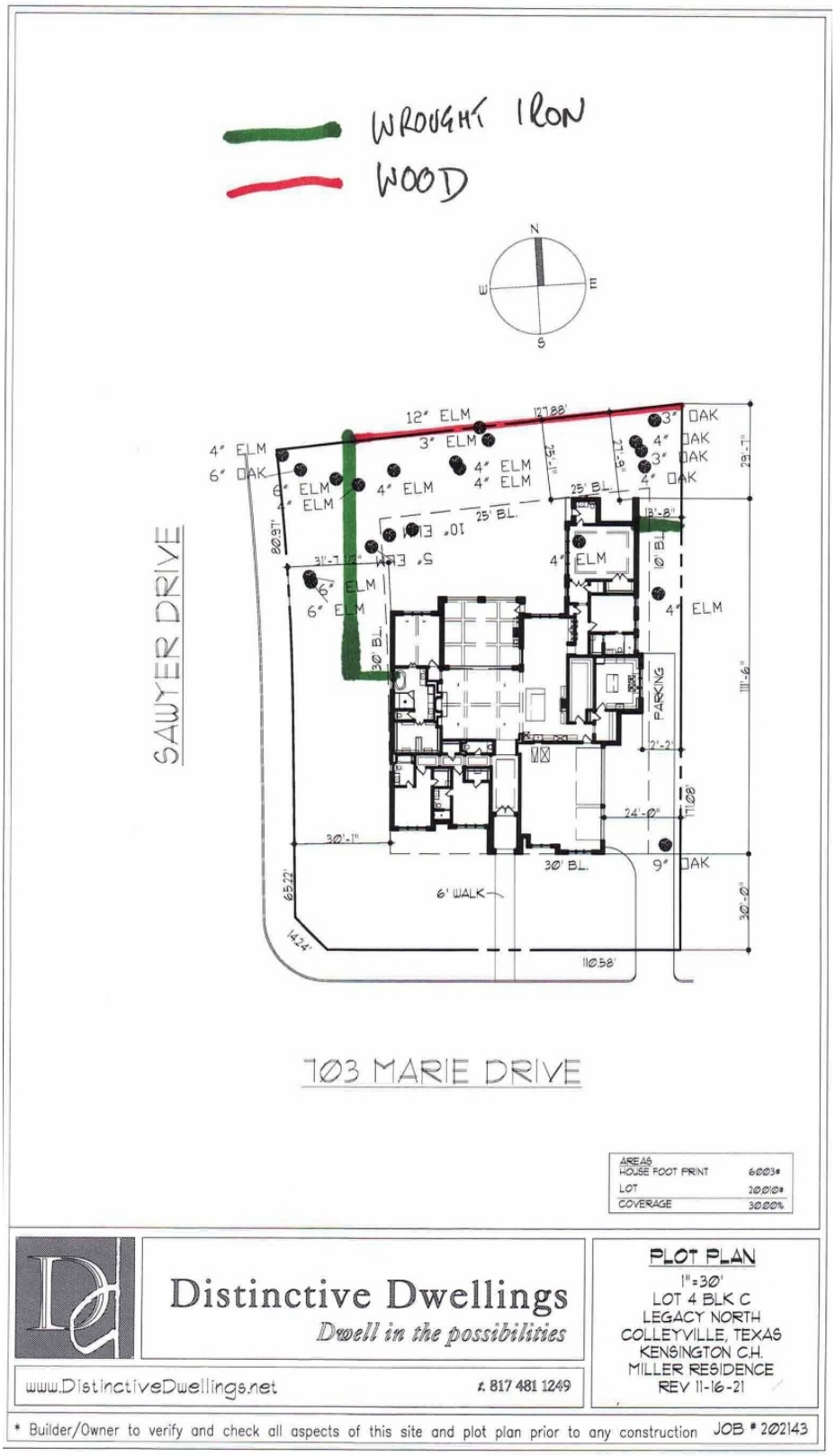
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

# Exhibit “A” - Location and Zoning Map



# Exhibit “B” – Site Plan



# CITY OF COLLEYVILLE
# CITY COUNCIL BRIEFING

Agenda Number 7a | Agenda Date 11/8/2023 | Number Resolution R-23-4891
Type Resolution
Department Community Development

Title

Consideration of a replat for Lot 16R1, Block 3, Highland Acres Addition, being a portion of Lot 15 and a portion of Lot 16, Block 3, Highland Acres Addition, located at 105 Timberline Drive South, Case PC23-005

Explanation

*Reading and Public Hearing*

Brock Roorda, the applicant, has submitted a request for a replat for Lot 16R1, Block 3, Highland Acres Addition; being approximately 1.24 acres; and zoned R-20 Single Family Residential district. The purpose is to plat the property to redefine the lot boundaries.

Existing Conditions/Background: The subject property, 105 Timberline Drive South, resides on the south side of Timberline Drive South and west of the intersection with Bransford Road. The subject property has R-20 zoning and is currently developed with a single family home and a pool.

Proposed Zoning: Request – The applicant requests to replat the property into one lot and maintain the R-20 zoning district with R-20 standards. The minimum standards for the R-20 zoning district are as follows:

| | | |
|---|---|---|
| Minimum Lot Size | 20,000 sf. | 50,014 s.f. |
| Minimum Lot Width | 100 feet | ±200 feet |
| Minimum Lot Depth | 125 feet | ±250 feet |
| Front Building Line | 30 feet | |
| Side Building Line | 10 feet | |
| Rear Building Line | 25 feet | |
| Max. Lot Coverage | 30% | |
| Max. Impervious Coverage | 60% | |

Analysis: The proposed Lot 16R1, Block 3, Highland Acres Addition is compatible with the R-20 zoning district and meets the intent of the City's Comprehensive Master Plan.

Surrounding Development: The properties to the north, east, and west are zoned R-20 Single-Family Residential district and are improved with single-family homes. The property to the south is zoned AG Agricultural and is improved with a single-family home.

Plat Status: The property is identified as a portion of Lots 15 and 16, Block 3, Highland Acres Addition.

DRC Review: The DRC met on September 18, 2023 and offered the following comments to the applicant:

1. Correct the front build line to be 30 feet.
2. Remove "add finished floor elevation to plat."

The applicant provided an updated plat exhibit on September 21, 2023.

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

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

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

Staff Recommendation: Staff recommends approval of the replat.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the plat at their October 9, 2023 meeting by a vote of 7-0.

Recommendation

Approve

Attachments

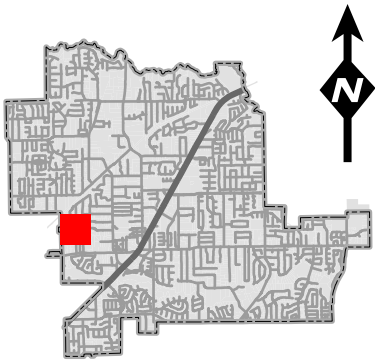
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat
5. Notification Map
6. Notification List
7. Notification Letter
8. Resolution R-23-4891

# Aerial Map

CITY OF COLLEYVILLE TEXAS

## PC23-005

**105 S Timberline Dr**



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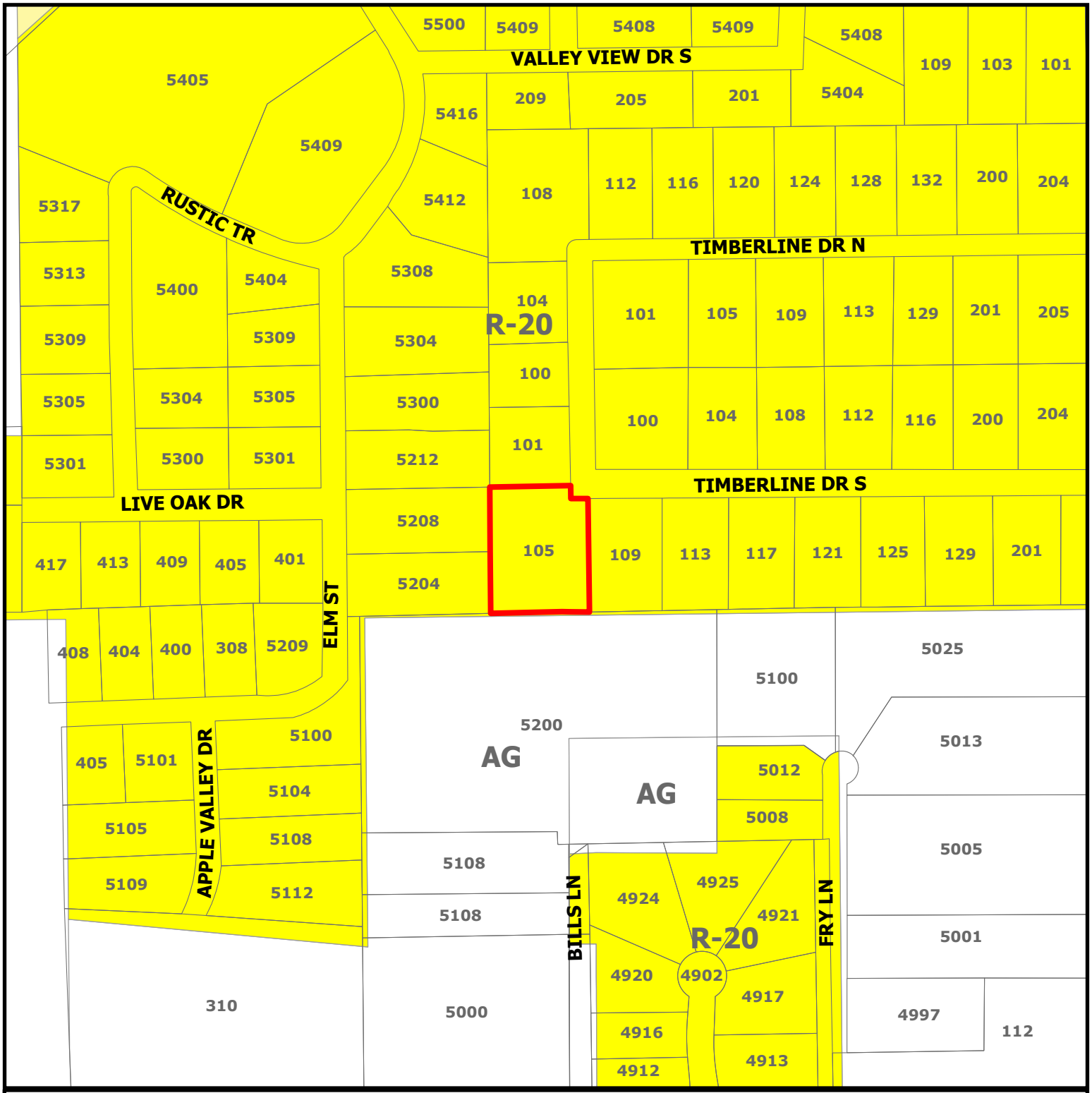
Subject Property

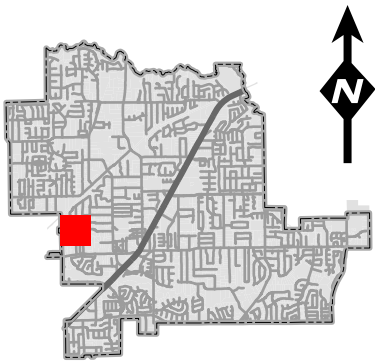
# Zoning Map




CITY OF COLLEYVILLE TEXAS

## PC23-005

**105 S Timberline Dr**



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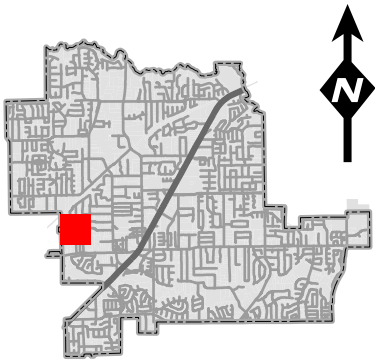
Subject Property

# Future Land Use Map

CITY OF COLLEYVILLE TEXAS

## PC23-005

**105 S Timberline Dr**




Residential

Subject Property

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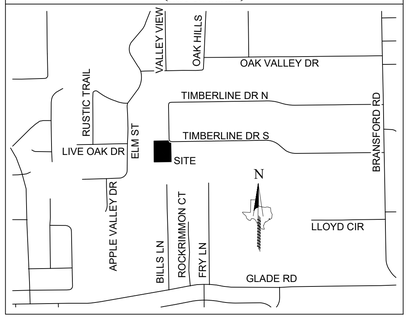
## VICINITY MAP
(NOT TO SCALE)




## GENERAL NOTES

1.) The purpose of this plat is to combine portions of Lots 15 & 16 into one lot.

2.) This property is located in "Non-shaded Zone X", Shaded Zone "X", Zone "AE" and Zone "AE" Floodway according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 and is located in Community Number 480590 as shown on Map Number 48439C0095K. The location of the Flood Zone per the aforementioned map is not shown hereon. For additional information regarding Flood Zone designation and location, please contact 1-(877) FEMA MAP.

3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjsutment Realization of 2011).

4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.

5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

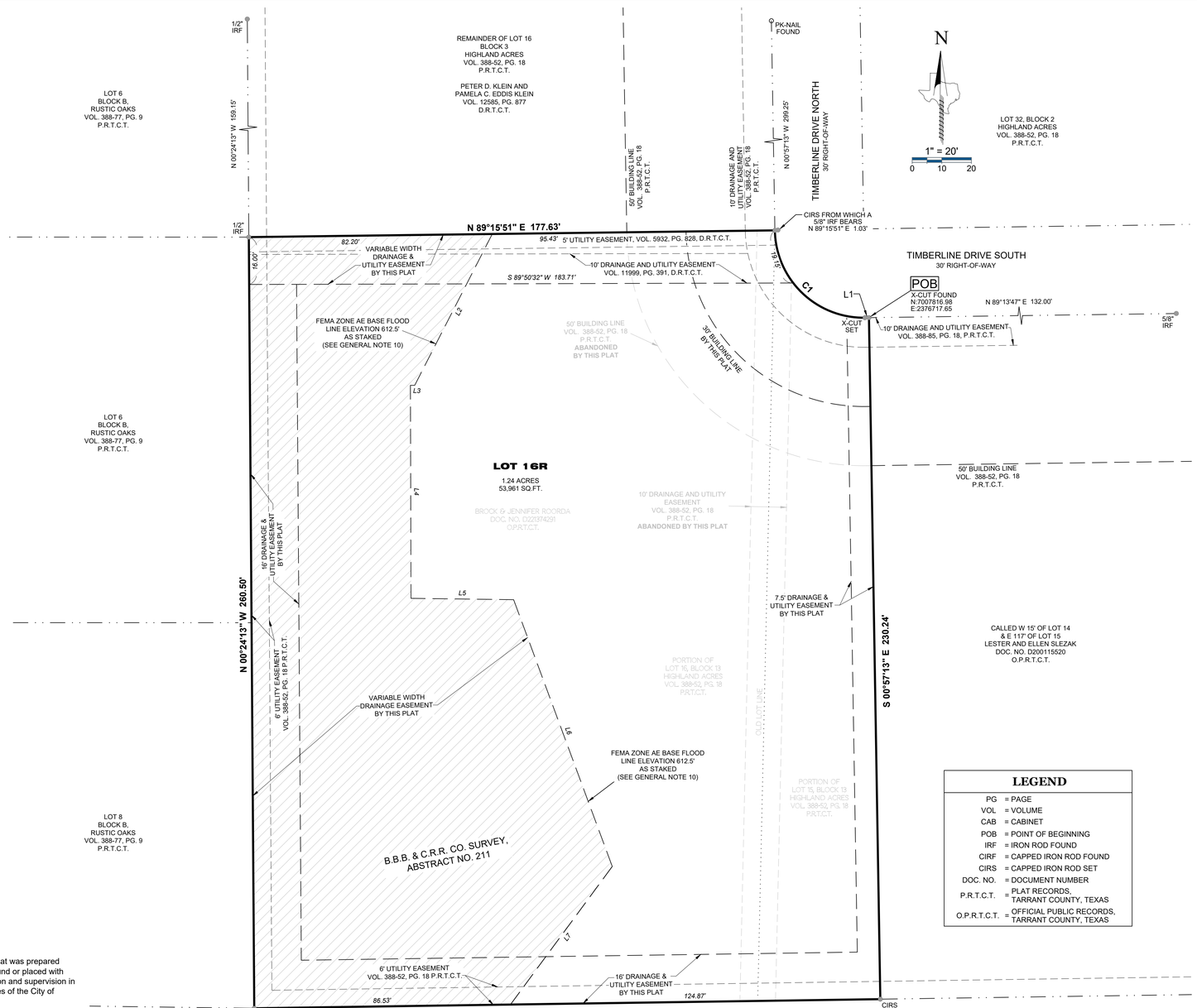
6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjsutment Realization of 2011).

7.) DRAINAGE EASEMENT RESTRICTION: No construction of filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of property affected by such construction becoming a party to the request. Where construction is permitted. All finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

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

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

10.) The FEMA Zone AE Base Flood Elevation of 612.5' is shown hereon as staked on September 18, 2023. Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988 (Geoid 12B).




## LEGEND

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

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N 89°13'47" E | 1.36' |
| L2 | S 27°07'24" W | 57.44' |
| L3 | N 89°25'02" W | 1.45' |
| L4 | S 00°09'13" E | 71.96' |
| L5 | S 89°14'59" E | 34.65' |
| L6 | S 20°17'03" E | 96.07' |
| L7 | S 36°22'16" W | 57.93' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1 | 47.03' | 30.00' | 89°49'00" | S 45°51'43" E | 42.36' |

## CERTIFICATE OF SURVEYOR

**STATE OF TEXAS §**
**COUNTY OF DENTON §**

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

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

Matthew Raabe, R.P.L.S. # 6402 — Date

**STATE OF TEXAS §**
**COUNTY OF DENTON §**

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

## OWNER'S CERTIFICATE & DEDICATION

**STATE OF TEXAS §**
**COUNTY OF TARRANT §**

WHEREAS, **BROCK ROORDA and JENNIFER ROORDA**, are the owner of a 1.24 acre tract of land out of the B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NUMBER 211, situated in the City of Colleyville, Tarrant County, Texas, being a called 1.240 acre tract of land conveyed to Brock Roorda and Jennifer Roorda by Warranty Deed with Vendor's Lien of record in Document Number D221374291 of the Official Public Records of Tarrant County, Texas, being a portion of Lots 15 & 16, Block 3 of Highland Acres, a subdivision of record in Volume 388-52, Page 18 of the Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING,** at an X-cut found in the South right-of-way line of Timberline Drive South (30' right-of-way), being the Northwest corner of a tract of land conveyed to Lester Paul Slezak and Ellen Marie Slezak by Warranty Deed with Vendor's Lien of record in Document Number D200115520 of the Official Public Records of Tarrant County, Texas and the Northeast corner of said 1.240 acre tract, from which a 5/8" iron rod found bears N89°13'47"E, a distance of 132.00 feet, being the Northwest corner of Lot 14, Block 3 of said Highland Acres;

**THENCE**, S00°57'13"E, along the West line of said Slezak tract, being the common East line of said 1.240 acre tract, a distance of 230.24 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Lot 1-R, Block 1, Skipper's Estates, a subdivision of record in Cabinet A, Slide 6195 of the Plat Records of Tarrant County, Texas, being the Southwest corner of said Slezak tract and the Southeast corner of said 1.240 acre tract;

**THENCE**, S89°09'47"W, along the North line of said Lot 1-R, being the common South line of said 1.240 acre tract, a distance of 211.40 feet to a 5/8" iron rod found, being the Southeast corner of Lot 8, Block 7 of Rustic Oaks, a subdivision of record in Volume 388-77, Page 9 of the Plat Records of Tarrant County, Texas and the Southwest corner of said Lot 16 and said 1.240 acre tract;

**THENCE**, N00°24'13"W, along the East line of Block 7, being the common West lines of Lot 16 and said 1.240 acre tract, a distance of 260.50 feet to a 1/2" iron rod found, being the Southwest corner of a tract of land conveyed to Charles A. Brown by General Warranty Deed with Vendor's Lien in Favor of Third Party of record in Volume 12585, Page 877 of the Deed Records of Tarrant County, Texas and the Northwest corner of said 1.240 acre tract;

**THENCE**, N89°15'51"E, along the South line of said Brown tract, being the common North line of said 1.240 acre tract, a distance of 177.63 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in West right-of-way line of Timberline Drive North (30' right-of-way) at the beginning of a non-tangent curve to the left, being the Southeast corner of said Brown tract and a North corner of said 1.240 acre tract, from which a 5/8" iron rod found bears N89°15'51"E, a distance of 1.03 feet;

**THENCE**, in a Southeasterly direction and along said non-tangent curve to the left, having a radius of 30.00 feet, a chord bearing of S45°51'43"E, a chord length of 42.36 feet, a delta angle of 89°49'00", an arc length of 47.03 feet to a X-cut set at the end of said non-tangent curve to the left;

**THENCE**, N89°13'47"E, along the South right-of-way line of Timberline Drive South, being the common North line of said 1.240 acre tract, a distance of 1.36 feet to the **POINT OF BEGINNING**, containing 1.24 acre or 53,961 square feet of land, more or less.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT, **BROCK ROORDA and JENNIFER ROORDA,** do hereby adopt this plat, designating herein described property as **HIGHLAND ACRES, LOT 16R, BLOCK 3,** an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction , maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

OWNER: **BROCK ROORDA**

BY: _____ _____
Owner — Date

NAME: _____
Print name

**STATE OF TEXAS §**
**COUNTY OF _____ §**

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

_____
Notary Public in and for the State of Texas

OWNER: **JENNIFER ROORDA**

BY: _____ _____
Owner — Date

NAME: _____
Print name

**STATE OF TEXAS §**
**COUNTY OF _____ §**

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

_____
Notary Public in and for the State of Texas

## PLANNING AND ZONING COMMISSION APPROVAL

Whereas, the Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2023 to approve this plat.

_____
Chairman, Planning and Zoning Commission

_____
Attest: Secretary, Planning and Zoning Commission

## CITY COUNCIL APPROVAL

Whereas, the City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2023 to approve this plat.

_____
Mayor, City of Colleyville

_____
Attest: City Secretary

| | |
|---|---|
| Project | 2308.012 |
| Date | 09/20/2023 |
| Drafter | EN |


**EAGLE SURVEYING, LLC**
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

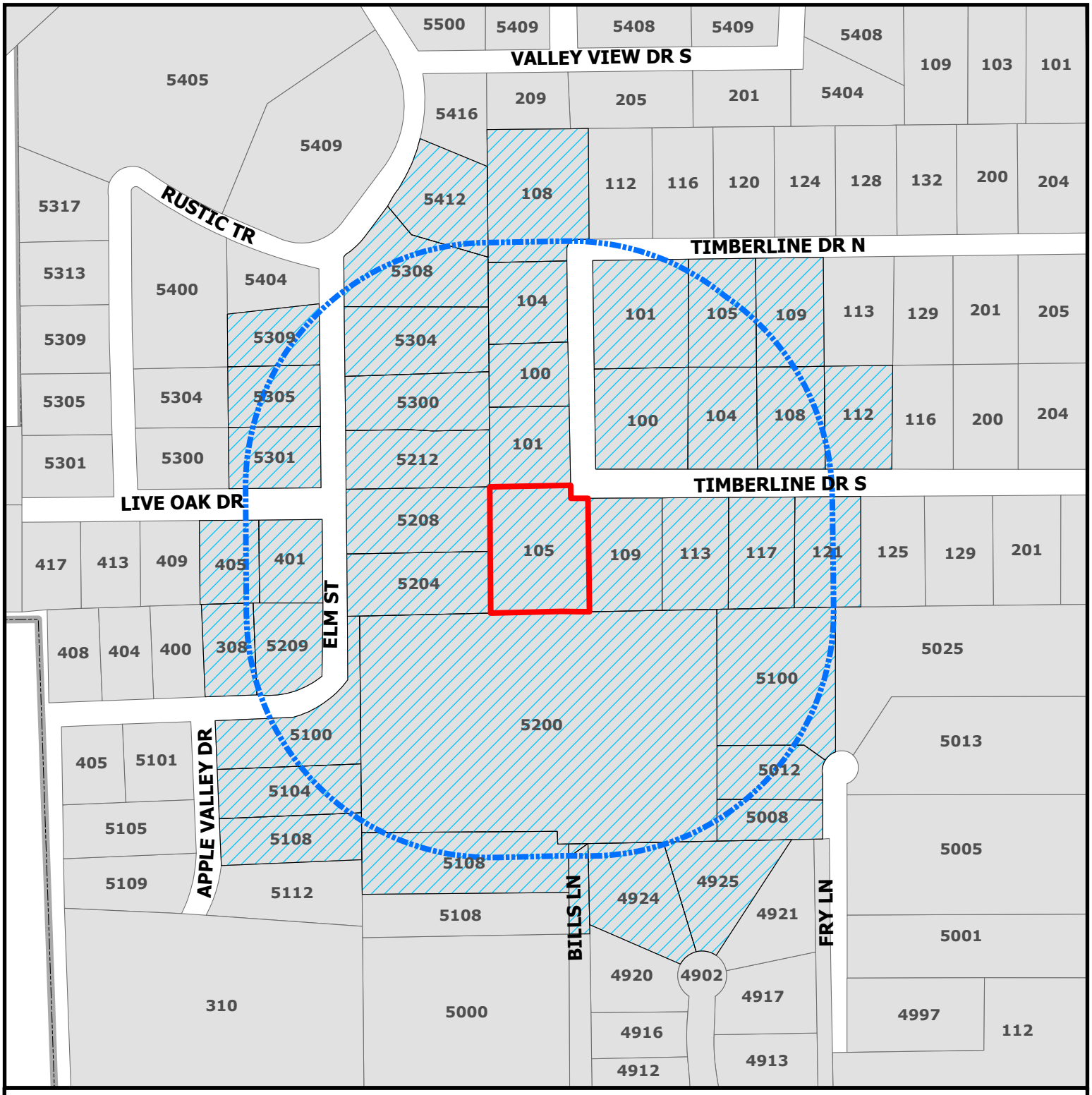
**SURVEYOR**
Eagle Surveying, LLC
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

**OWNER**
Brock and Jennifer Roorda
105 Timberline Drive S
Colleyville, TX 76034
(219) 741-4794


# REPLAT
# HIGHLAND ACRES
## LOT 16R, BLOCK 3
## 1.24 ACRES

A REPLAT OF LOTS 15 & 16, BLOCK 3 OF HIGHLAND ACRES
RECORDED IN VOLUME 388-52, PAGE 15, P.R.T.C.T.
B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 211,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

# Notification Map




CITY OF COLLEYVILLE TEXAS

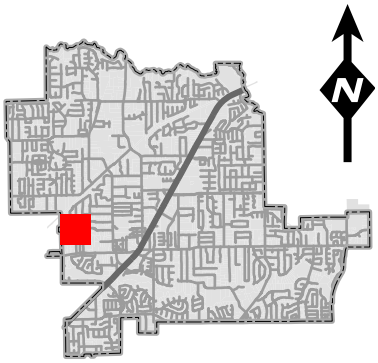
## PC23-005

**105 S Timberline Dr**

Parcels to be notified

Buffer

Subject Property

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| Owner Name | Owner Address | Owner City | Owner Zip | Situs Address |
|---|---|---|---|---|
| AJ VARELA REVOCABLE LIVING TRUS | 5209 ELM ST | COLLEYVILLE, TX | 76034 | 5209 ELM ST |
| WESTPHAL, FRED WILLIAM | 4918 BILLS LN | COLLEYVILLE, TX | 76034 | 4928 BILLS LN |
| GIBSON, DORIS A | 561 BLUEBONNET DR | KELLER, TX | 76248 | 113 TIMBERLINE DR S |
| WADLEY, ED | PO BOX 470764 | FORT WORTH, TX | 76147 | 5108 BILLS LN |
| THORNTON, ROBERT W | 121 TIMBERLINE DR S | COLLEYVILLE, TX | 76034 | 121 TIMBERLINE DR S |
| ADAMS, BRITNY | 100 TIMBERLINE DR N | COLLEYVILLE, TX | 76034 | 100 TIMBERLINE DR N |
| THE FISHER FAMILY TRUST | 401 LIVE OAK DR | COLLEYVILLE, TX | 76034 | 401 LIVE OAK DR |
| SLEZAK, LESTER P | 109 TIMBERLINE DR S | COLLEYVILLE, TX | 76034 | 109 TIMBERLINE DR S |
| VICK, ROY | 5304 ELM ST | COLLEYVILLE, TX | 76034 | 5304 ELM ST |
| FEEMSTER, TONY L | 112 TIMBERLINE DR S | COLLEYVILLE, TX | 76034 | 112 TIMBERLINE DR S |
| REGESTER, JAMES | 5308 ELM ST | COLLEYVILLE, TX | 76034 | 5308 ELM ST |
| STALEY, JESSICA M | 104 TIMBERLINE DR N | COLLEYVILLE, TX | 76034 | 104 TIMBERLINE DR N |
| ROBERTS, SHIRLEY A | 101 TIMBERLINE DR N | COLLEYVILLE, TX | 76034 | 101 TIMBERLINE DR N |
| NORTHUP, MICHAEL | 5008 FRY LN | COLLEYVILLE, TX | 76034 | 5008 FRY LN |
| SCHNEIDER FAMILY LIVING TRUST | 4925 ROCKRIMMON CT | COLLEYVILLE, TX | 76034 | 4925 ROCKRIMMON CT |
| LAMBERT, HENRY W | 108 TIMBERLINE DR S | COLLEYVILLE, TX | 76034 | 108 TIMBERLINE DR S |
| MANYAM, SURESH | 109 TIMBERLINE N | COLLEYVILLE, TX | 76034 | 109 TIMBERLINE DR N |
| ROORDA, BROCK | 105 TIMBERLINE DR S | COLLEYVILLE, TX | 76034 | 105 TIMBERLINE DR S |
| WADLEY, WILLIAM E | 5108 BILLS LN | COLLEYVILLE, TX | 76034 | 4928 BILLS LN |
| PETA, JOSEPH A | 5300 ELM ST | COLLEYVILLE, TX | 76034 | 5300 ELM ST |
| KAPLER, DOUGLAS | 5104 APPLE VALLEY DR | COLLEYVILLE, TX | 76034 | 5104 APPLE VALLEY DR |
| BARBORKA, ADAM | 308 WEST ELM ST | COLLEYVILLE, TX | 76034 | 308 ELM ST |
| WILSON, KAREN H | 100 TIMBERLINE DR S | COLLEYVILLE, TX | 76034 | 100 TIMBERLINE DR S |
| ATKINSON, ZACH | 405 LIVE OAK DR | COLLEYVILLE, TX | 76034 | 405 LIVE OAK DR |
| MOLDEN, WALTER D | PO BOX 776 | COLLEYVILLE, TX | 76034 | 105 TIMBERLINE DR N |
| LOYD RICHARD | 5212 ELM ST | COLLEYVILLE, TX | 76034 | 5212 ELM ST |
| ELLIOTT, COLEMAN | 5108 APPLE VALLEY DR | COLLEYVILLE, TX | 76034 | 5108 APPLE VALLEY DR |
| MEADOR, KARI | 5100 FRY LN | COLLEYVILLE, TX | 76034 | 5100 FRY LN |
| HUSSAIN, ALVIA | 4924 ROCKRIMMON CT | COLLEYVILLE, TX | 76034 | 4924 ROCKRIMMON CT |
| WATTS, CHRISTOPHER | 5012 FRY LN | COLLEYVILLE, TX | 76034 | 5012 FRY LN |
| KLEIN, PETER D | 101 TIMBERLINE DR S | COLLEYVILLE, TX | 76034 | 101 TIMBERLINE DR S |
| CHANCE, CAROLYN Y | 104 TIMBERLINE DR S | COLLEYVILLE, TX | 76034 | 104 TIMBERLINE DR S |
| JEFFREY AND DIANA BOULES REVOCA | 117 TIMBERLINE DR S | COLLEYVILLE, TX | 76034 | 117 TIMBERLINE DR S |
| DICKMAN, KEVIN | 108 TIMBERLINE DR N | COLLEYVILLE, TX | 76034 | 108 TIMBERLINE DR N |
| HALE, DAVID A | 5301 ELM ST | COLLEYVILLE, TX | 76034 | 5301 ELM ST |
| HOUSTON, MICHAEL P | 5305 ELM ST | COLLEYVILLE, TX | 76034 | 5305 ELM ST |
| BURSON, JAMES D | 5208 ELM ST | COLLEYVILLE, TX | 76034 | 5208 ELM ST |
| JOHN AND CATHERINE HANSEN FAMIL | 5100 APPLE VALLEY DR | COLLEYVILLE, TX | 76034 | 5100 APPLE VALLEY DR |
| WADLEY, WILL E | PO BOX 470764 | FORT WORTH, TX | 76147 | 5200 BILLS LN |
| DOMINGUEZ, YGNACIO | 5204 ELM ST | COLLEYVILLE, TX | 76034 | 5204 ELM ST |
| SEALS, JONATHAN | 5309 ELM ST | COLLEYVILLE, TX | 76034 | 5309 ELM ST |
| GAUVIN, CHRISTAAN | 5412 RUSTIC TRL | COLLEYVILLE, TX | 76034 | 5412 RUSTIC TR |
| ROCKRIMMON | 4925 Rockrimmon | COLLEYVILLE ,TX | 76034 | COURTESY NOTICE |
| BRAEMAR ADDITION | 2909 Clairemont Lane | COLLEYVILLE ,TX | 76034 | COURTESY NOTICE |
| GRAPEVINE COLLEYVILLE ISD | 3051 IRA E WOODS AVE | GRAPEVINE, TX | 76051 | STATE REQUIRED |

# 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, October 9, 2023 at 7:00 p.m.**
**City Council Meetings: Wednesday, November 8, 2023 at 7:00 p.m.**
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

| | |
|---|---|
| **Request:** | Consideration of a Replat for Lot 16R1, Block 3, Highland Acres Addition, being a portion of Lot 15 and a portion of Lot 16, Block 3, Highland Acres Addition, located at 105 Timberline Drive South |
| **Zoning Case:** | PC23-005 |
| **Applicant:** | Brock Roorda |
| **Owner:** | Brock Roorda |
| **Location:** | 105 Timberline Drive South |
| **Property Description:** | Portions of Lots 15 & 16, Block 3, of the Highland Acres Addition. |
| **Present Zoning:** | R-20 Single Family Residential |

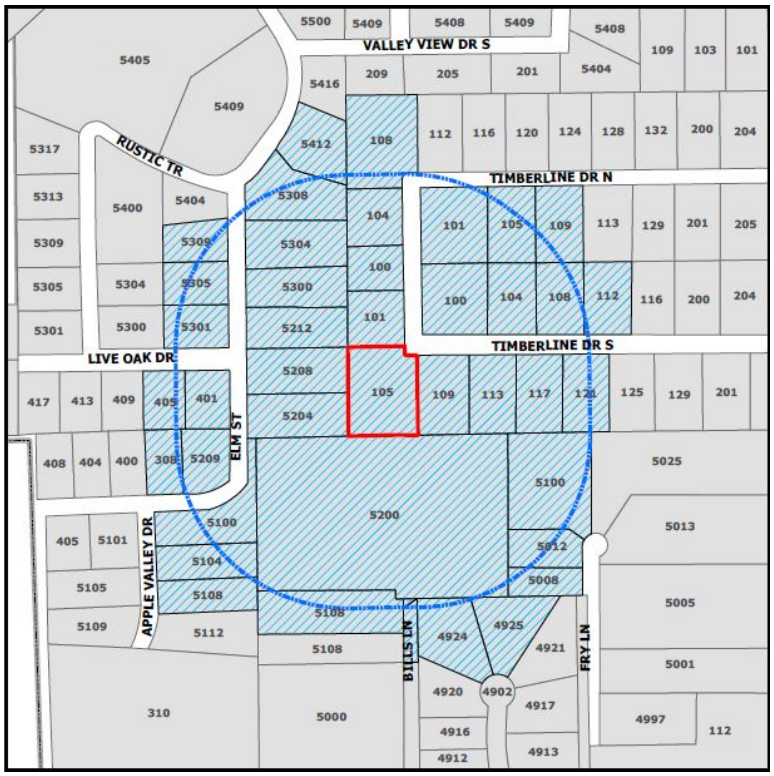
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

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

# NOTICE OF PUBLIC HEARING




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

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

Jacquelyn Reyff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

RESOLUTION R-23-4891

A RESOLUTION APPROVING A REPLAT FOR LOT 16R1, BLOCK 3, HIGHLAND ACRES ADDITION

WHEREAS, the Planning and Zoning Commission recommended approval of the replat for Lot 16R1, Block 3, Highland Acres Addition, on November 8, 2023.

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

Sec. 1. THAT the replat for Lot 16R1, Block 3, Highland Acres Addition on approximately 1.24 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ___ AYES, ___ NAYS, ON THIS THE 8TH DAY OF NOVEMBER 2023.

| | | | |
|---|---|---|---|
| Mayor Bobby Lindamood | _____ | Mayor Pro Tem Callie Rigney | _____ |
| Brandi Elder, Place 1 | _____ | George Bond, Place 2 | _____ |
| Scotty Richardson, Place 3 | _____ | Ben Graves, Place 4 | _____ |
| Chuck Kelley, Place 5 | _____ | | |

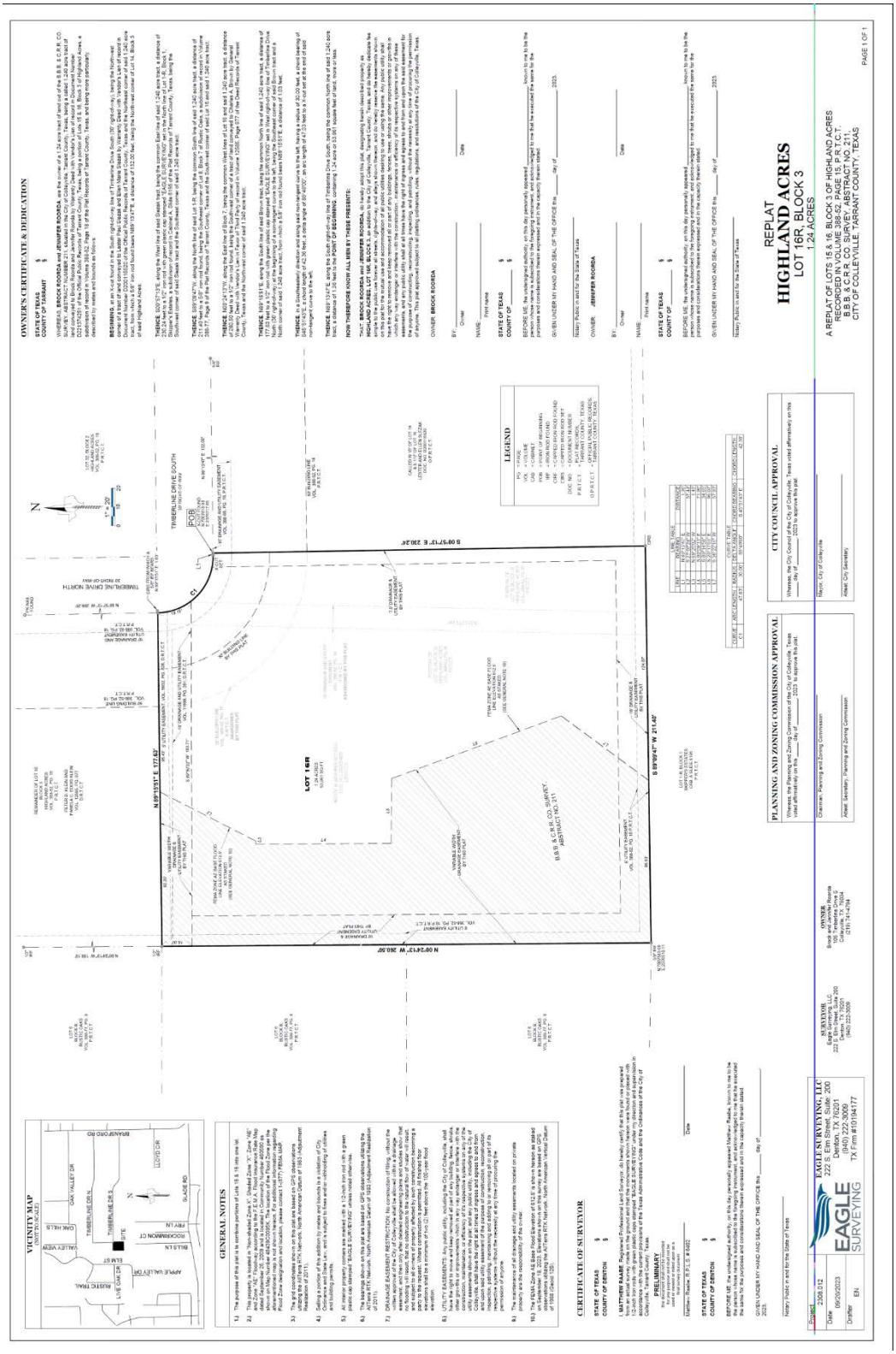
ATTEST:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

Bobby Lindamood
Mayor

# Exhibit “A” - Plat Exhibit



# CITY OF COLLEYVILLE
# CITY COUNCIL BRIEFING

Agenda Number 7b | Agenda Date 11/8/2023 | Number Resolution R-23-4892
Type Resolution
Department Community Development

Title

Consideration of a Preliminary/Final Plat for the Park Place Subdivision, being Lot 1, Block 1, Crisp Addition and a portion of Lot 1R, Block 1, Wiggins Addition, located at 5305 Bluebonnet Drive, Case PC23-006

Explanation

*Reading and Public Hearing*

Vijay Borra, the applicant, has submitted a request for a Preliminary/Final Plat called, Park Place Addition, being approximately 10.51 acres, and zoned R-20 Single Family Residential and AG Agricultural district. The purpose is to plat the properties in order to allow for the construction of 16 new single-family homes, three open space lots, and one amenity area lot.

Existing Conditions/Background: The subject property, 5305 Bluebonnet Drive, resides on the east side of Bluebonnet and south of the intersection with Royal Lane and has R-20 Single Family Residential zoning except for AG Agricultural zoning for the amenity area lot.

Lot Dimensions and Setbacks: Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the R-20 zoning regulations require the following standards:

| | |
|---|---|
| Minimum Lot Size | 20,000 s.f. |
| Minimum Lot Width | 100 feet |
| Minimum Lot Depth | 125 feet |
| Front Building Line | 30 feet |
| Side Building Line | 10 feet |
| Rear Building Line | 25 feet |
| Max. Lot Coverage | 30% |
| Max. Impervious Coverage | 60% |

As submitted, the lots shown on the proposed plat meets the requirements of the R-20 zoning as described in the Land Development Code.

Surrounding Development: The property to the south is zoned AG Agricultural and is being developed with a single-family house. The properties to the east are zoned AG Agricultural and are undeveloped. The properties to the north are zoned AG Agricultural

and R-20 Single Family Residential district and are improved with single-family residential homes and open space. The property to the west is zoned R-20 Single Family Residential district and is the Colleyville Center and Colleyville Justice Center.

Analysis: The proposed plat creates 16 new single-family residential lots, one amenity area, and three open space lots. The subdivision would connect through Janet Lane with its main ingress and egress on Bluebonnet Drive.

Plat Status: The properties are Lot 1, Block 1, Crisp Addition, and a portion of Lot 1R, Block 1, Wiggins Addition.

Drainage: The drainage meets the requirements of the Land Development Code.

DRC Review: The DRC met on September 18, 2023 and offered the following comments to the applicant:

1. Provide a tree survey.
2. Rename the plat to a preliminary/final plat.
3. Label Amenity area as OS-4.
4. Provide the required notes.
5. Provide all the required signature areas for the owner and surveyor as well as the surveyor certificate.

On September 28th the applicant provided an updated plat.

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

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

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

Staff Recommendation: Staff recommends approval of the replat.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the plat at their October 9, 2023 meeting by a vote of 5-2.

## Recommendation

Approve

## Attachments

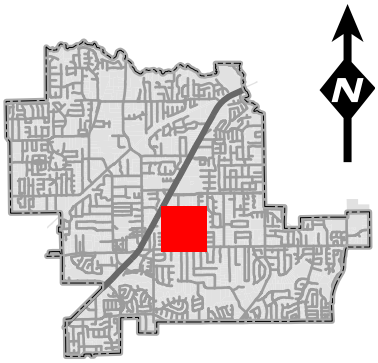
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat
5. Aerial Overlay
6. Preliminary Grading and Drainage Plan
7. Existing Drainage Plan
8. Preliminary Utility Plan
9. Tree Survey
10. Notification Map
11. Notification List
12. Notification Letter
13. Letters Received
14. Resolution R-23-4892

# Aerial Map

CITY OF COLLEYVILLE TEXAS

## PC23-006

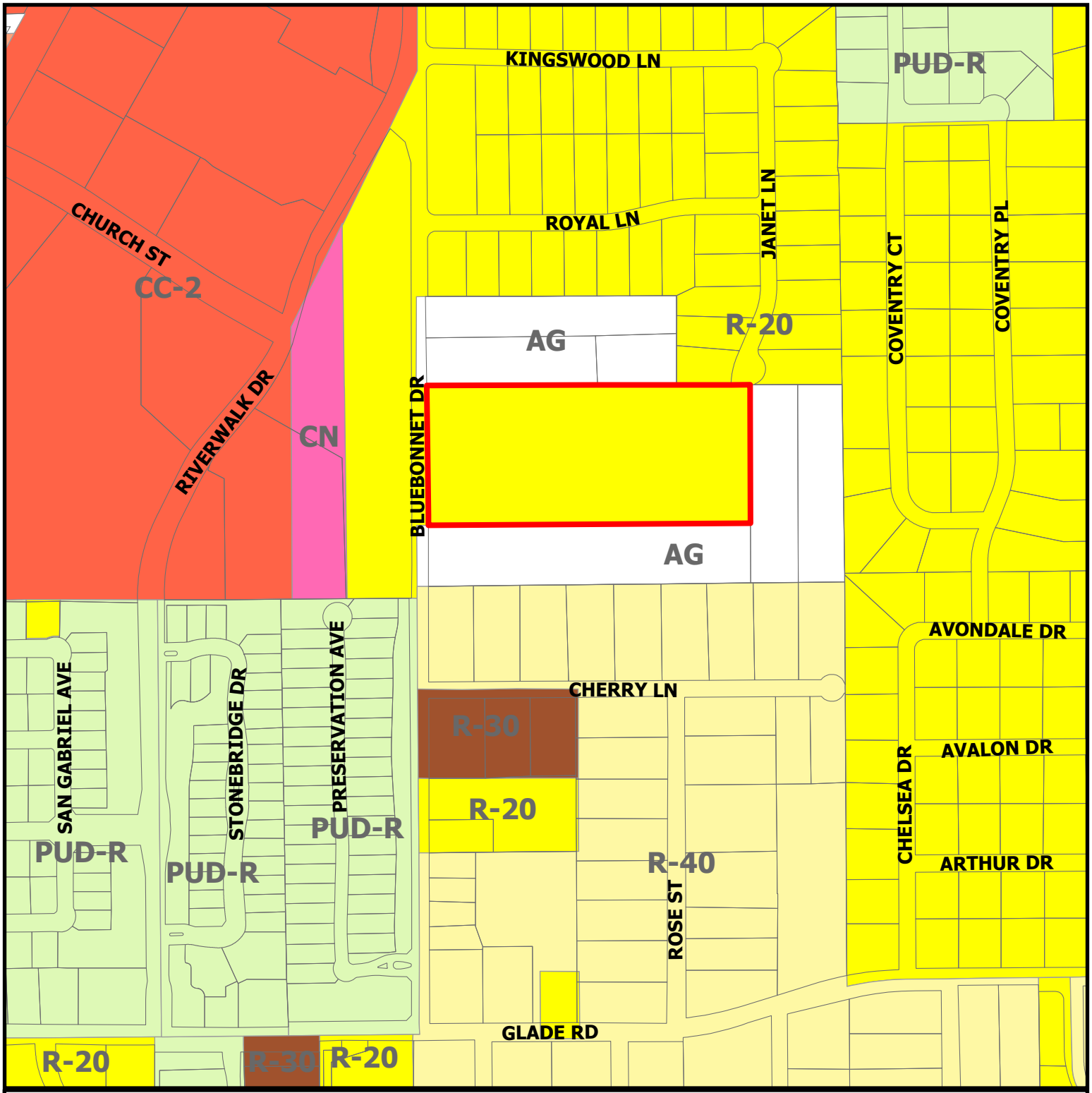
**5305 Bluebonnet Dr**




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.

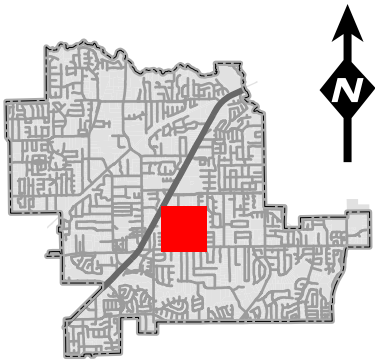
# Zoning Map




CITY OF COLLEYVILLE TEXAS

## PC23-006

**5305 Bluebonnet Dr**




Subject Property

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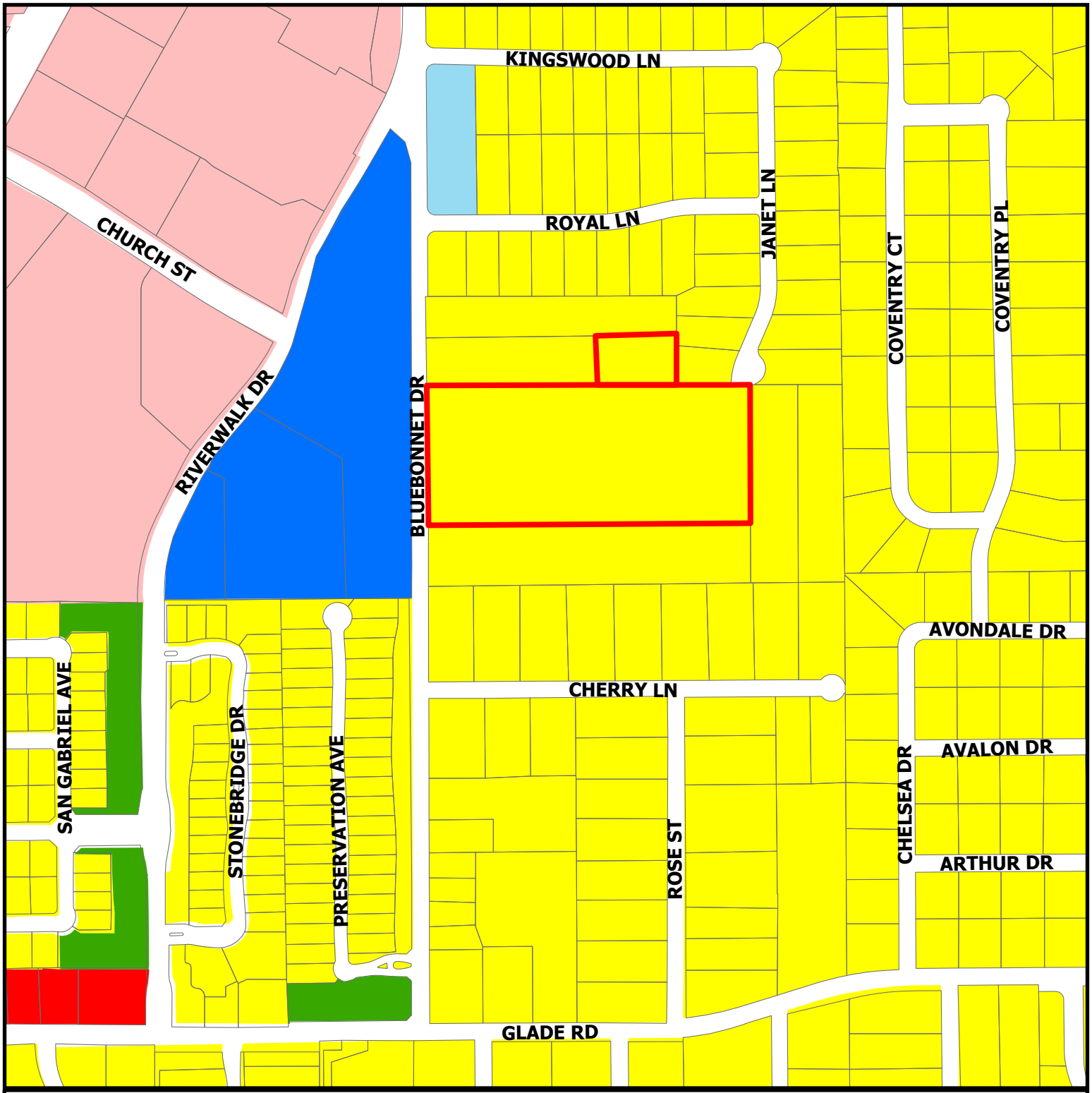
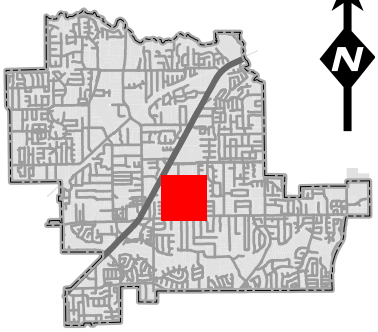
# Future Land Use Map




## PC23-006

**5305 Bluebonnet Dr**

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



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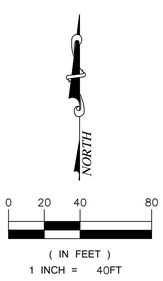
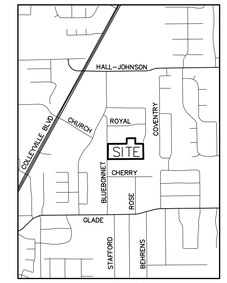
| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L1 | 70.00' | N00°15'17"E |
| L2 | 49.66' | N89°31'06"E |
| L3 | 10.00' | S89°40'09"W |
| L4 | 28.27' | S44°22'39"W |
| L5 | 11.15' | S89°24'31"W |
| L6 | 10.56' | N85°11'07"W |
| L7 | 46.26' | N85°11'07"W |
| L8 | 25.38' | S85°11'07"W |
| L9 | 33.88' | S85°11'07"W |
| L10 | 8.95' | N89°44'43"W |
| L11 | 14.14' | N44°44'43"W |
| L12 | 14.14' | N45°15'17"E |
| L13 | 8.95' | S89°44'43"E |
| L14 | 4.92' | S85°11'07"E |
| L15 | 12.94' | N85°11'07"E |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CH. BEARING | CH. LENGTH |
| C1 | 84.93' | 1475.00' | 3°17'56" | S87°45'33"W | 84.92' |
| C2 | 23.80' | 1475.00' | 0°55'28" | S85°38'51"W | 23.80' |
| C3 | 23.82' | 1425.00' | 0°57'27" | S85°39'51"W | 23.82' |
| C4 | 25.05' | 1425.00' | 1°00'26" | S86°38'47"W | 25.05' |
| C5 | 100.04' | 1425.00' | 4°01'20" | S89°09'40"W | 100.02' |
| C6 | 90.59' | 1425.00' | 3°38'33" | N87°00'23"W | 90.58' |
| C7 | 58.99' | 1475.00' | 2°17'29" | N86°19'52"W | 58.99' |
| C8 | 108.02' | 1475.00' | 4°11'46" | N89°34'29"W | 108.00' |
| C9 | 80.88' | 1475.00' | 3°08'31" | S86°45'22"W | 80.87' |
| C10 | 69.40' | 1375.00' | 2°53'31" | S86°37'52"W | 69.39' |
| C11 | 52.26' | 1375.00' | 2°10'39" | S89°09'57"W | 52.25' |
| C12 | 105.15' | 1425.00' | 4°13'40" | N88°08'27"E | 105.12' |
| C13 | 20.93' | 1425.00' | 0°50'30" | N85°36'22"E | 20.93' |
| C14 | 29.20' | 1425.00' | 1°10'27" | N85°46'20"E | 29.20' |
| C15 | 108.07' | 1425.00' | 4°20'44" | N88°31'55"E | 108.05' |
| C16 | 102.22' | 1425.00' | 4°06'36" | S87°14'25"E | 102.20' |
| C17 | 60.36' | 1475.00' | 2°20'41" | S86°21'27"E | 60.36' |
| C18 | 116.03' | 1475.00' | 4°30'26" | S89°47'01"E | 116.00' |
| C19 | 71.51' | 1475.00' | 2°46'39" | N86°34'26"E | 71.50' |
| C20 | 96.27' | 1425.00' | 3°52'15" | N87°07'14"E | 96.25' |
| C21 | 8.77' | 1425.00' | 0°21'09" | N89°13'56"E | 8.77' |




VICINITY MAP
SCALE: 1" = 2000'

NOTES:
1. ALL OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
2. ALL EXISTING ON-SITE SEPTIC SYSTEMS SHALL BE REMOVED PER TCEQ REQUIREMENTS.

PHILIP J. DOHMEN AND CAROL L. DOHMEN
DOC. NO. D218116441 D.R.T.C.T.

JOAN KATHELENE VANDERGRIFF REVOCABLE TRUST
DOC. NO. D221185912 D.R.T.C.T.

N89°13'50"E 237.08'

N02°00'31"E 154.02'

OS-4
42,135 SF

6' UTILITY EASEMENT
VOL. 388-195, PG. 96
P.R.T.C.T.

LOT 12, BLOCK 3
KINGSWOOD ESTATES
CAB. A, SLIDE 1458
P.R.T.C.T.

S00°04'17"W 156.02'

LOT 13, BLOCK 3
KINGSWOOD ESTATES
CAB. A, SLIDE 1458
P.R.T.C.T.

JANET LANE

6' UTILITY EASEMENT
VOL. 388-157, PG. 20
P.R.T.C.T.

7.5' DRAINAGE &
UTILITY EASEMENT

6' UTILITY EASEMENT
VOL. 388-195, PG. 96
P.R.T.C.T.

N89°44'30"E 522.67'

N89°44'30"E 220.29'

N89°44'30"E 71.20' | N89°44'30"E 103.00' | N89°44'30"E 106.00' | N89°44'30"E 108.00' | N89°44'30"E 105.00' | N89°44'30"E 101.00' | N89°44'30"E 100.00' | N89°44'30"E 103.00' | N89°54'59"E 113.00'

L2

N00°15'17"E 426.06'

BLUEBONNET DRIVE

OS-1
14,135 SF

LOT 16
20,196 SF

LOT 15
20,002 SF

LOT 14
20,101 SF

LOT 13
20,067 SF

LOT 12
20,116 SF

LOT 11
20,170 SF

LOT 10
20,121 SF

LOT 9
21,468 SF

25' REAR SETBACK
30' FRONT SETBACK
10' SIDE SETBACK
30' SIDE SETBACK

N00°15'17"E 189.17'
N00°15'17"E 198.82'
N00°15'17"E 192.36'
N00°15'17"E 186.13'
N00°15'17"E 187.42'
N00°15'17"E 195.55'
N00°15'17"E 201.62'
N00°15'17"E 200.61'
N00°15'17"E 199.26'
N00°15'17"E 191.44'

S00°39'12"E 167.97'

50' R.O.W.

S00°39'12"E 238.02'

L1 L10 C11 C10 L9 L8 C9 C8 C7 L7 L6 C6 C5 C4 C3 S85°11'07"W 55.76' C2 C1 L5 L4

FOUR SEASONS DRIVE

50' R.O.W.

L12 L13 C12 C13 N85°11'07"E 59.25' C14 C15 C16 L14 S85°11'07"E 51.91' C17 C18 C19 N85°11'07"E 42.82' L15 C20 C21 N89°24'31"E 81.20'

S00°39'12"E 424.80'

2 ACRES
RAYMOND H. ROGERS & NANCY ROGERS
VOL. 4248, PG. 527 D.R.T.C.T.

LOT 1
20,223 SF

OS-2
1,718 SF

LOT 2
20,013 SF

LOT 3
20,450 SF

LOT 4
20,056 SF

LOT 5
20,045 SF

LOT 6
20,142 SF

LOT 7
20,172 SF

LOT 8
20,097 SF

OS-3
17,061 SF

30' FRONT SETBACK
25' REAR SETBACK
10' SIDE SETBACK

N00°15'17"E 166.89'
S00°15'17"W 176.79'
S00°15'17"W 179.50'
S00°15'17"W 187.60'
S00°15'17"W 189.74'
S00°15'17"W 183.79'
S00°15'17"W 174.95'
S00°15'17"W 173.85'
S00°15'17"W 181.06'
S00°15'17"W 186.35'
S00°39'12"E 186.78'

6' UTILITY EASEMENT
VOL. 388-157, PG. 20
P.R.T.C.T.

7.5' DRAINAGE &
UTILITY EASEMENT

L3 S89°40'09"W 114.01' | S89°40'09"W 109.01' | S89°40'09"W 108.01' | S89°40'09"W 107.01' | S89°40'09"W 112.01' | S89°40'09"W 116.01' | S89°40'09"W 114.01' | S89°40'09"W 109.01' | S89°40'09"W 92.92'

S89°40'09"W 991.97'

7.5' DRAINAGE &
UTILITY EASEMENT

6' UTILITY EASEMENT
VOL. 388-157, PG. 20
P.R.T.C.T.

15' DRAINAGE &
UTILITY EASEMENT

LOT 1, BLOCK 1
DOSSANI PARADISE FAMILY ADDITION
DOC. NO. D221349108 P.R.T.C.T.

OWNER:
STEPHEN & DIANNE FARMER
5305 BLUEBONNET DRIVE
COLLEYVILLE, TEXAS 76034

DEVELOPER:
VIJAY BORRA
826 MANGO COURT
COPPELL, TEXAS 75019
PHONE: (972) 304-0506

ENGINEER:
REDINGER GROUP, LLC.
P.O. BOX 93206
SOUTHLAKE, TEXAS 76092
PHONE: (817) 253-5727
CONTACT: CLAYTON REDINGER

SURVEYOR:
SPRY SURVEYORS
8241 MID-CITIES BOULEVARD, SUITE 102
NORTH RICHLAND HILLS, TEXAS 76182
PHONE: (817) 776-4049
CONTACT: DAVID LEWIS

PURPOSE OF PLAT
The purpose of this plat is to develop the 10.507 acre tract into a sixteen lot residential subdivision.

# PRELIMINARY/FINAL PLAT
# OF
# PARK PLACE LAYOUT A

BEING
10.507 ACRES
BEING
LOT 1, BLOCK 1 CRISP ADDITION AND
LOT 1R2, BLOCK 1 WIGGINS ADDITION
CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS

16 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
1 AMENITY LOT

PREPARED: September 2023 SHEET 1 OF 2

## NOTES

1. THIS SURVEY IS ISSUED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND IS SUBJECT TO REVISION UPON RECEIPT THEREOF. SURVEYOR HAS DONE NO ADDITIONAL RESEARCH FOR POSSIBLE EASEMENTS, RESTRICTIONS OR COVENANTS WHICH MAY AFFECT THIS PROPERTY.

2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.

3. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES AND/OR IMPROVEMENTS WHICH MAY BE LOCATED UNDER OR NEAR THE SUBJECT PROPERTY.

4. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

5. 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.

6. DRAINAGE EASEMENTS RESTRICTION: NO CONSTRUCTION OR FILLING, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE, SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, AND THEN ONLY AFTER A DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTIONS TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY BY AFFECTED SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FEET ABOVE THE 100-YEAR WATER SURFACE/BASE FLOOD ELEVATION.

7. ON THE ISSUE DATE OF THIS SURVEY THE SURVEYED PROPERTY SHOWN HEREON IS ZONED R-20 ACCORDING TO THE CITY OF COLLEYVILLE ZONING ORDINANCE MAPS. REFER TO SAID ZONING ORDINANCE FOR MINIMUM AND MAXIMUM SETBACK REQUIREMENTS.

## SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID CARLTON LEWIS, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND. FURTHER, THIS SURVEY CONFORMS TO THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE MOST CURRENT PROFESSIONAL LAND SURVEYING PRACTICES ACT.

_____
DAVID CARLTON LEWIS, R.P.L.S.
TEXAS REGISTRATION NO. 5647
SPRY SURVEYORS, LLC.
8241 MID CITIES BLVD STE 102
NORTH RICHLAND HILLS, TX 76182

## NOTARY CERTIFICATE
## STATE OF TEXAS
## COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVID CARLTON LEWIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED HEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

_____
NOTARY SIGNATURE NOTARY STAMP:

### PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF COLLEYVILLE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2023, TO APPROVE THIS PLAT.

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION

_____
ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

### CITY COUNCIL APPROVAL

WHEREAS THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2023, TO APPROVE THIS PLAT.

_____
MAYOR, CITY OF COLLEYVILLE

_____
ATTEST: CITY SECRETARY

### STAFF APPROVAL AUTHORITY

THIS AMENDING IS APPROVED IN ACCORDANCE WITH SECTION 212.0065 OF THE TEXAS LOCAL GOVERNMENT CODE AND THE CITY OF COLLEYVILLE SUBDIVISION REGULATIONS.

THIS _____ DAY OF _____, 2023.

_____
COMMUNITY DEVELOPMENT DIRECTOR

## OWNER'S DEDICATION
## STATE OF TEXAS
## COUNTY OF TARRANT

ALL THAT CERTAIN 10.51 ACRES OF LAND, WHICH IS ALL OF THE 6.954 ACRE TRACT, DESCRIBED IN THE DEED TO DAVID S. BROWN, RECORDED IN VOLUME 10942, PAGE 1788, IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND ALL OF THE 2.687 ACRE TRACT, DESCRIBED IN THE DEED TO STEPHEN J. FARMER AND DIANNE K. FARMER, RECORDED IN VOLUME 10124, PAGE 1138, D.R.T.C.T., ALSO BEING ALL OF LOT 1, BLOCK 1, CRISP ADDITION, RECORDED IN VOLUME 388-157, PAGE 20, IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.) AND BEING A PORTION OF LOT 1-R, BLOCK 1, WIGGINS ADDITION, RECORDED IN VOLUME 388-195, PAGE 96, P.R.T.C.T., IN THE D.R. BLANDON SURVEY, A-233, CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE)

BEGINNING AT A 24"X24" CONCRETE STONE COLUMN AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON GO THE SOUTHEAST CORNER OF AN 8' RIGHT-OF-WAY DEDICATION, RECORDED IN SAID LOT 1, BLOCK 1, CRISP ADDITION, AND FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY DEDICATION, COMMON TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, DOSSANI PARADISE FAMILY ADDITION, RECORDED IN DOCUMENT NUMBER D221349108, P.R.T.C.T., BEARS SOUTH 89° 40' 09" WEST – 8.00';

THENCE NORTH 00° 15' 17" EAST – 426.06' ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE EAST RIGHT-OF-WAY LINE OF SAID BLUEBONNET DRIVE TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO JOAN KATHELENE VANDERGRIFF REVOCABLE TRUST RECORDED IN DOCUMENT NUMBER D221185912, D.R.T.C.T., IN THE SOUTH LINE OF SAID LOT 1-R, BLOCK 1, WIGGINS ADDITION;

THENCE NORTH 89° 44' 30" EAST – 522.67' TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02° 00' 31" EAST – 154.02' ALONG A WEST LINE OF THE HEREIN DESCRIBED TRACT, TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTH LINE OF LOT 2, BLOCK 1, OF SAID WIGGINS ADDITION;

THENCE NORTH 89° 13' 50" EAST – 237.08' ALONG A NORTH LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTH LINE OF SAID LOT 2, BLOCK 1, WIGGINS ADDITION, TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1, WIGGINS ADDITION, IN THE EAST LINE OF BLOCK 3, OF KINGWOOD ESTATES, RECORDED IN CABINET A, SLIDE 1458, P.R.T.C.T.;

THENCE SOUTH 00° 04' 17" WEST – 156.02' ALONG AN EAST LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE WEST LINE OF SAID BLOCK 3, KINGWOOD ESTATES, TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHWEST CORNER OF LOT 13 OF SAID BLOCK 3, KINGWOOD ESTATES;

THENCE NORTH 89° 44' 30" EAST – 220.29' ALONG A NORTH LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTH LINE OF LOT 13, BLOCK 3, KINGSWOOD ESTATES TO A 1/2" IRON ROD FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTH RIGHT-OF-WAY LINE OF JANEY LANE (A 50' RIGHT-OF-WAY), COMMON TO THE NORTHWEST CORNER OF A 2 ACRE TRACT, DESCRIBED IN THE DEED TO RAYMOND H. ROGERS & NANCY ROGERS, RECORDED IN VOLUME 4248, PAGE 527, D.R.T.C.T.;

THENCE SOUTH 00° 39' 12" EAST – 424.80' ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE WEST LINE OF SAID 2 ACRE TRACT, TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, DOSSANI PARADISE FAMILY ADDITION;

THENCE SOUTH 89° 40' 09" WEST – 991.97' ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE NORTH LINE OF SAID LOT 1, BLOCK 1, DOSSANI PARADISE FAMILY ADDITION, TO THE POINT OF BEGINNING AND CONTAINING 10.51 ACRES OF LAND.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT STEPHEN & DIANNE FARMER, THE OWNER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS PARK PLACE, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE FEE SIMPLE TO THE PUBLIC USE FOREVER ANY STREETS, RIGHTS-OF-WAY, AND ALLEYS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION , MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF COLLEYVILLE, TEXAS.

WITNESS OUR HANDS THIS _____ DAY OF _____, 2023.

_____ _____
SIGNATURE – STEPHEN FARMER

## NOTARY CERTIFICATE
## STATE OF TEXAS
## COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED STEPHEN FARMER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED HEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

_____
NOTARY SIGNATURE NOTARY STAMP:

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: SEPTEMBER 28, 2023

STATE OF TEXAS
REGISTERED
DAVID CARLTON LEWIS
5647
PROFESSIONAL
LAND SURVEYOR

OWNER:
STEPHEN & DIANNE FARMER
5305 BLUEBONNET DRIVE
COLLEYVILLE, TEXAS 76034

DEVELOPER:
VIJAY BORRA
826 MANGO COURT
COPPELL, TEXAS 75019
PHONE: (972) 304-0506

ENGINEER:
REDINGER GROUP, LLC.
P.O. BOX 93206
SOUTHLAKE, TEXAS 76092
PHONE: (817) 253-5727
CONTACT: CLAYTON REDINGER

SURVEYOR:
SPRY SURVEYORS
8241 MID-CITIES BOULEVARD, SUITE 102
NORTH RICHLAND HILLS, TEXAS 76182
PHONE: (817) 776-4049
CONTACT: DAVID LEWIS

PURPOSE OF PLAT
The purpose of this plat is to develop the 10.507 acre tract into a sixteen lot residential subdivision.

# PRELIMINARY/FINAL PLAT
# OF
# PARK PLACE LAYOUT A

BEING
10.507 ACRES
BEING
LOT 1, BLOCK 1 CRISP ADDITION AND
LOT 1R2, BLOCK 1 WIGGINS ADDITION
CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS

16 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
1 AMENITY LOT

PREPARED: September 2023 SHEET 2 OF 1

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (972) 304-0506
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: VIJAY BOREA
2013 ALAMO COURT
COPPELL, TEXAS 75019
(972) 304-0506


| NO. | REVISION | BY | DATE |
|---|---|---|---|

# AERIAL OVERLAY
# PARK PLACE LAYOUT A
# COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
XXX
ELEV = XXX

BM2
XXX
ELEV = XXX

**PRELIMINARY**
**FOR REVIEW ONLY**
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date 9/28/2023

Drawn By: DSM
Reviewed By: CTR
Project: 1036-01

SHEET
7

REDINGER GROUP PROJECT No. 1036-01 – PRELIMINARY PLAT FOR PARK PLACE LAYOUT A – COLLEYVILLE, TEXAS

1. FINAL CALCULATIONS TO BE PROVIDED WITH FINAL ENGINEERING PLANS
2. CRITERIA BASED ON CITY OF COLLEYVILLE DRAINAGE MANUAL.
3. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

**RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)**

| AREA NO. | AREA(AC) | DESCRIPTION | 'C' VALUE | Tc(MIN) | I2 (IN/HR) | Q2 (CFS) | I5 (IN/HR) | Q5 (CFS) | I10 (IN/HR) | Q10 (CFS) | I25 (IN/HR) | Q25 (CFS) | I50 (IN/HR) | Q50 (CFS) | I100 (IN/HR) | Q100 (CFS) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A1 | 0.3 | OPEN SPACE | 0.30 | 15 | 3.50 | 0.3 | 4.55 | 0.4 | 5.34 | 0.5 | 6.40 | 0.6 | 7.20 | 0.6 | 8.02 | 0.7 |
| A2 | 4.2 | SF-RES | 0.60 | 15 | 3.50 | 8.8 | 4.55 | 11.5 | 5.34 | 13.5 | 6.40 | 16.1 | 7.20 | 18.1 | 8.02 | 20.2 |
| A3 | 0.3 | SF-RES | 0.60 | 15 | 3.50 | 0.6 | 4.55 | 0.8 | 5.34 | 1.0 | 6.40 | 1.2 | 7.20 | 1.3 | 8.02 | 1.4 |
| B1 | 0.4 | OPEN SPACE | 0.30 | 15 | 3.50 | 0.4 | 4.55 | 0.5 | 5.34 | 0.6 | 6.40 | 0.8 | 7.20 | 0.9 | 8.02 | 1.0 |
| B2 | 1.7 | SF-RES | 0.60 | 15 | 3.50 | 3.6 | 4.55 | 4.6 | 5.34 | 5.4 | 6.40 | 6.5 | 7.20 | 7.3 | 8.02 | 8.2 |
| B3 | 2.8 | SF-RES | 0.60 | 15 | 3.50 | 5.9 | 4.55 | 7.6 | 5.34 | 9.0 | 6.40 | 10.8 | 7.20 | 12.1 | 8.02 | 13.5 |
| C1 | 0.3 | SF-RES | 0.60 | 15 | 3.50 | 0.6 | 4.55 | 0.8 | 5.34 | 1.0 | 6.40 | 1.2 | 7.20 | 1.3 | 8.02 | 1.4 |
| D1 | 0.6 | SF-RES | 0.60 | 15 | 3.50 | 1.3 | 4.55 | 1.6 | 5.34 | 1.9 | 6.40 | 2.3 | 7.20 | 2.6 | 8.02 | 2.9 |
| ALL A | 4.8 | SF-RES | 0.58 | 15 | 3.50 | 9.8 | 4.55 | 12.7 | 5.34 | 14.9 | 6.40 | 17.9 | 7.20 | 20.1 | 8.02 | 22.4 |
| ALL B | 4.9 | SF-RES | 0.58 | 15 | 3.50 | 9.9 | 4.55 | 12.8 | 5.34 | 15.1 | 6.40 | 18.0 | 7.20 | 20.3 | 8.02 | 22.6 |
| ALL C | 0.3 | SF-RES | 0.60 | 15 | 3.50 | 0.6 | 4.55 | 0.8 | 5.34 | 1.0 | 6.40 | 1.2 | 7.20 | 1.3 | 8.02 | 1.4 |
| ALL D | 0.6 | SF-RES | 0.60 | 15 | 3.50 | 1.3 | 4.55 | 1.6 | 5.34 | 1.9 | 6.40 | 2.3 | 7.20 | 2.6 | 8.02 | 2.9 |

*AREAS A AND B SHALL BE DETAINED TO PREDEVELOPED FLOW RATES.

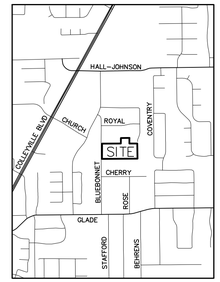
LEGEND

- NAME / AC | Q100 — DRAINAGE AREA LABEL
- FLOW ARROW (POST-PROJECT)
- DRAINAGE DIVIDE
- 501 — EXISTING CONTOUR MINOR
- 500 — EXISTING CONTOUR MAJOR
- 1 — DESIGN POINT

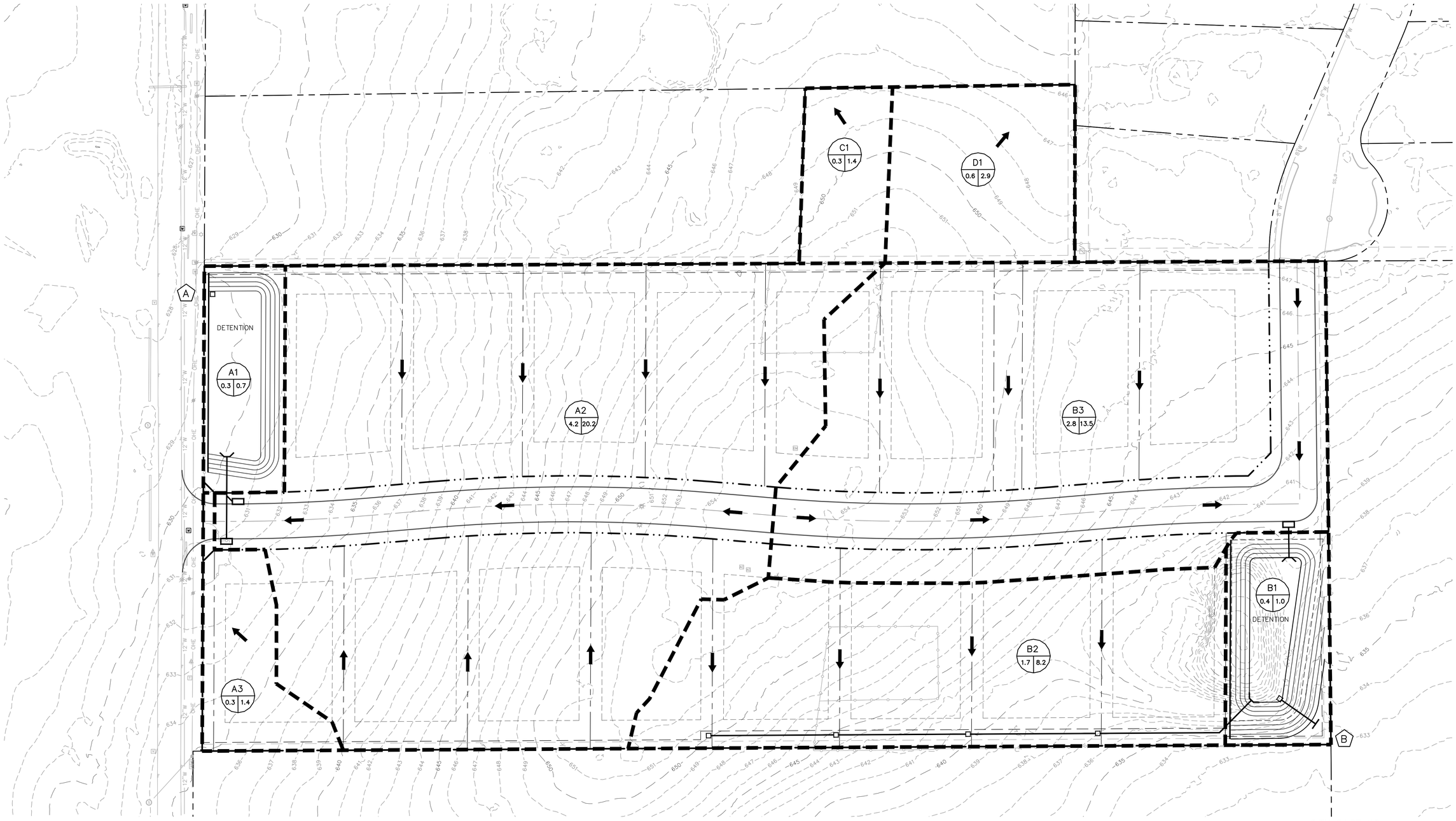
NORTH

0 20 40 80

( IN FEET )
1 INCH = 40FT




VICINITY MAP
SCALE: 1" = 2000'




CITY CASE NO. ----

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |


REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (972) 304-0506
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: VIJAY BOBBA
2900 MACEO COURT
COPPELL, TEXAS 75019
(972) 304-0506


# PRELIMINARY GRADING & DRAINAGE PLAN
# PARK PLACE LAYOUT A
# COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
XXX
ELEV = XXX

BM2
XXX
ELEV = XXX

**PRELIMINARY**
**FOR REVIEW ONLY**
Not for Construction or Permit Purposes

Engineer CLAYTON T. REDINGER
P.E. No. 97487 Date 9/25/2023

Drawn By: DSM
Reviewed By: CTR
Project: 1036-01

SHEET
4

REDINGER GROUP PROJECT No. 1036-01 – PRELIMINARY PLAT FOR PARK PLACE LAYOUT A – COLLEYVILLE, TEXAS

1. FINAL CALCULATIONS TO BE PROVIDED WITH FINAL ENGINEERING PLANS
2. CRITERIA BASED ON CITY OF FORT WORTH ISWM CRITERIA MANUAL FOR SITE DEVELOPMENT AND CONSTRUCTION. (LATEST EDITION)
3. DOCUMENTATION AND SUPPORTING CALCULATIONS FOR DETENTION ASSESSMENT TO BE PROVIDED BY SEPARATE REPORT.
4. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

**RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)**

| AREA NO. | AREA(AC) | DESCRIPTION | 'C' VALUE | Tc(MIN) | I2 (IN/HR) | Q2 (CFS) | I5 (IN/HR) | Q5 (CFS) | I10 (IN/HR) | Q10 (CFS) | I25 (IN/HR) | Q25 (CFS) | I50 (IN/HR) | Q50 (CFS) | I100 (IN/HR) | Q100 (CFS) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| XA | 4.8 | UNDEV | 0.30 | 15 | 3.50 | 5.0 | 4.55 | 6.6 | 5.34 | 7.7 | 6.40 | 9.2 | 7.20 | 10.4 | 8.02 | 11.5 |
| XB | 4.8 | UNDEV | 0.30 | 15 | 3.50 | 5.0 | 4.55 | 6.6 | 5.34 | 7.7 | 6.40 | 9.2 | 7.20 | 10.4 | 8.02 | 11.5 |
| XC | 0.3 | UNDEV | 0.30 | 15 | 3.50 | 0.3 | 4.55 | 0.4 | 5.34 | 0.5 | 6.40 | 0.6 | 7.20 | 0.6 | 8.02 | 0.7 |
| XD | 0.6 | UNDEV | 0.30 | 15 | 3.50 | 0.6 | 4.55 | 0.8 | 5.34 | 1.0 | 6.40 | 1.2 | 7.20 | 1.3 | 8.02 | 1.4 |

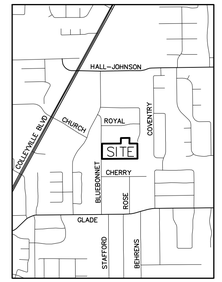
LEGEND

- NAME / AC | Q100 — DRAINAGE AREA LABEL
- FLOW ARROW (POST-PROJECT)
- DRAINAGE DIVIDE
- —501— EXISTING CONTOUR MINOR
- — 500 — EXISTING CONTOUR MAJOR
- 1 — DESIGN POINT

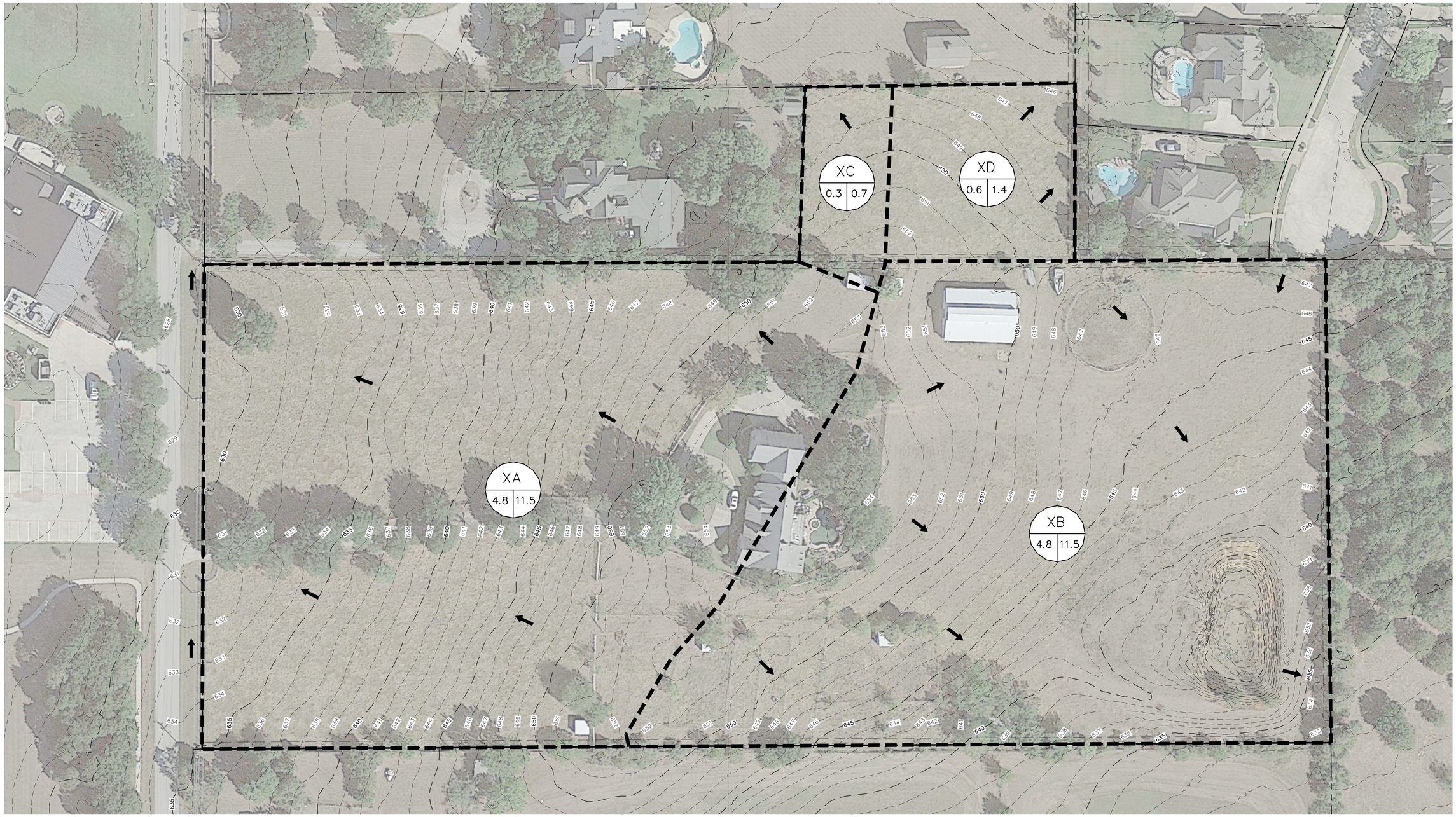
NORTH

0 20 40 80

( IN FEET )
1 INCH = 40FT




VICINITY MAP
SCALE: 1" = 2000'




CITY CASE NO. ----


REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (972) 304-0506
ENGINEERING FIRM REGISTRATION NUMBER F-23328


PREPARED FOR: VIJAY BOBBA
2900 MACEO COURT
CORPELL, TEXAS 75919
(972) 304-0506

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |

# EXISTING DRAINAGE PLAN
# PARK PLACE LAYOUT A
# COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
XXX
ELEV = XXX

BM2
XXX
ELEV = XXX

**PRELIMINARY**
**FOR REVIEW ONLY**
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date 9/28/2023

Drawn By: DSM
Reviewed By: CTR
Project: 1036-01

SHEET
3

REDINGER GROUP PROJECT No. 1036-01 – PRELIMINARY PLAT FOR PARK PLACE LAYOUT A – COLLEYVILLE, TEXAS

## NOTES:

1. ALL SEWER LINE SHALL BE SDR-35 PVC.
2. ALL WATER PIPE SHALL BE SDR-18 C-900.
3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF COLLEYVILLE STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
4. ALL SEWER SERVICES ARE PRIVATE.
5. ALL WATER SERVICES ARE PRIVATE FROM THE BUILDING TO THE METER AND PUBLIC FROM THE METER TO THE WATER MAIN.
6. ALL WATERLINE SHALL HAVE A MINIMUM 2' VERTICAL CLEARANCE FROM DRAINAGE STRUCTURES AND SEWER SERVICES.
7. THE LOCATION OF EXISTING WATER AND SANITARY SEWER UTILITIES ARE APPROXIMATE. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN SOME MINOR ADJUSTMENTS TO THIS PLAN.
8. ALL WATERLINE SHALL BE INSTALLED WITH A MINIMUM COVER OF 42" UNLESS OTHERWISE NOTED OR EXPLICITLY APPROVED BY THE CITY ENGINEER.
9. FIRE HYDRANTS SHALL BE PLACED WITH STEAMER NOZZLE AT LEAST 3' BEHIND BACK OF CURB.
10. PRIVATE SANITARY SEWER SERVICES NEED A PLUMBING PERMIT AND MUST BE INSPECTED BY BUILDING INSPECTIONS PRIOR TO BURIAL.
11. INSTALL BACKFLOW PROTECTION (DOUBLE CHECK VALVE) FOR SPRINKLER SYSTEM ON RISER.

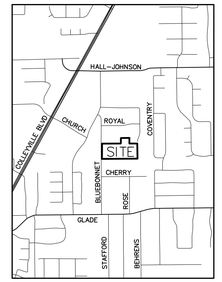
## LEGEND

- PROP. 8" WATER LINE
- PROP. FIRE HYDRANT
- PROP. SEWER MANHOLE
- PROP. 8" SEWER LINE
- PROP. CULVERT
- W — EXIST. WATER MAIN
- SS — EXIST. SEWER MAIN
- FIRE LANE

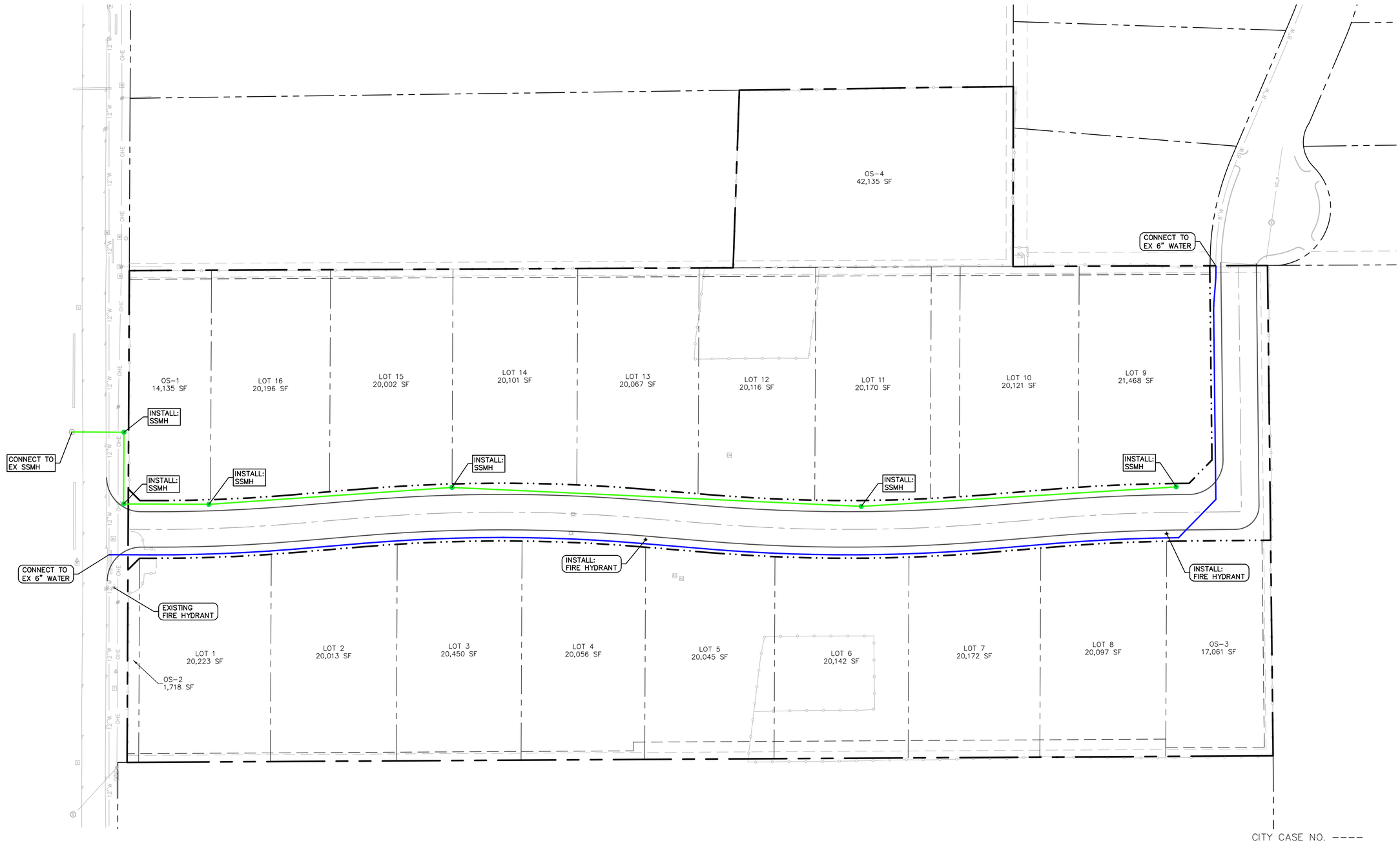
NORTH

0 20 40 80

( IN FEET )
1 INCH = 40FT




VICINITY MAP
SCALE: 1" = 2000'




CITY CASE NO. ----

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |


REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 552-2992
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: VIJAY BOBBA
PRAMUKH LLC
2001 MACEY COURT
COPPELL, TEXAS 75019
(972) 304-0506


# PRELIMINARY UTILITY PLAN
# PARK PLACE LAYOUT A
# COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
XXX
ELEV = XXX

BM2
XXX
ELEV = XXX

**PRELIMINARY**
**FOR REVIEW ONLY**
Not for Construction or Permit Purposes

Engineer CLAYTON T. REDINGER
P.E. No. 97497 Date 9/29/2023

Drawn By: DSM
Reviewed By: CTR
Project: 1036-01

SHEET
5

REDINGER GROUP PROJECT No. 1036-01 – PRELIMINARY PLAT FOR PARK PLACE LAYOUT A – COLLEYVILLE, TEXAS

| TREE LIST | |
|---|---|
| Tree # | Size & Species |
| 5002 | 18" PECAN |
| 5003 | 17" BALD CYPRESS |
| 5004 | 19" PINE |
| 5005 | 27" OAK |
| 5006 | 27" OAK |
| 5007 | 10" CREPE MYRTLE |
| 5008 | 10" CEDAR |
| 5009 | 14" LIVE OAK |
| 5010 | 21" LIVE OAK |
| 5011 | 3" CREPE MYRTLE/CLUSTER |
| 5012 | 4" CREPE MYRTLE/CLUSTER |
| 5013 | 21" LIVE OAK |
| 5014 | 4" CREPE MYRTLE/CLUSTER |
| 5015 | 4" CREPE MYRTLE/CLUSTER |
| 5016 | 18" LIVE OAK |

| TREE LIST | |
|---|---|
| Tree # | Size & Species |
| 5017 | 22" LIVE OAK |
| 5018 | 4" CREPE MYRTLE/CLUSTER |
| 5019 | 4" CREPE MYRTLE/CLUSTER |
| 5020 | 16" LIVE OAK/DEAD |
| 5021 | 4" CREPE MYRTLE/CLUSTER |
| 5022 | 4" CREPE MYRTLE/CLUSTER |
| 5023 | 27" LIVE OAK |
| 5024 | 30" LIVE OAK |
| 5025 | 4" CREPE MYRTLE/CLUSTER |
| 5026 | 4" CREPE MYRTLE/CLUSTER |
| 5027 | 19" LIVE OAK |
| 5028 | 4" CREPE MYRTLE/CLUSTER |
| 5029 | 4" CREPE MYRTLE/CLUSTER |
| 5030 | 27" LIVE OAK |
| 5031 | 4" CREPE MYRTLE/CLUSTER |

| TREE LIST | |
|---|---|
| Tree # | Size & Species |
| 5032 | 4" CREPE MYRTLE/CLUSTER |
| 5033 | 4" CREPE MYRTLE/CLUSTER |
| 5034 | 22" LIVE OAK |
| 5035 | 22" LIVE OAK |
| 5036 | 4" CREPE MYRTLE/CLUSTER |
| 5037 | 21" LIVE OAK |
| 5038 | 3" CREPE MYRTLE/CLUSTER |
| 5039 | 4" CREPE MYRTLE/CLUSTER |
| 5040 | 52" LIVE OAK |
| 5099 | 40" PECAN |
| 5100 | 11" PECAN |
| 5101 | 9" ELM |
| 5102 | 10" ELM |
| 5103 | 21" PECAN |
| 5104 | 2X9" LOCUST |

| TREE LIST | |
|---|---|
| Tree # | Size & Species |
| 5105 | 22" PECAN |
| 6616 | 10" BRADFORD PEAR |
| 6617 | 15" BOIS D'ARC |
| 6618 | 7" HACKBERRY |
| 6620 | 3X8" LOCUST |
| 6621 | 8" LOCUST |
| 6632 | 4X5" LOCUST |
| 6636 | 12" OAK |
| 6637 | 10" OAK |
| 6638 | 5" BRADFORD PEAR |
| 6639 | 8" ELM |
| 6646 | 6" LOCUST |
| 6647 | 5" HACKBERRY |
| 6648 | 4" LOCUST |
| 6649 | 4" HACKBERRY |

| TREE LIST | |
|---|---|
| Tree # | Size & Species |
| 6658 | 22" BRADFORD PEAR |
| 6659 | 6" HACKBERRY |
| 6682 | 6" CEDAR |
| 6683 | 7" LOCUST |
| 6860 | 6" OAK |
| 6867 | 25" OAK |
| 6877 | 5X5" CHINABERRY |
| 6880 | 21" OAK |
| 6884 | 30" OAK |
| 6889 | 38" OAK |
| 6890 | 6" LOCUST |
| 6894 | 5" LOCUST |
| 6895 | 5" BOIS D'ARC |
| 6896 | 6" LOCUST |
| 6897 | 8" BRADFORD PEAR |

| TREE LIST | |
|---|---|
| Tree # | Size & Species |
| 6900 | 5" HACKBERRY |
| 6904 | 6" LOCUST |
| 6906 | 2X5" BOIS D'ARC |
| 6911 | 4" ASH |
| 6912 | 7" ELM |
| 6913 | 2X12" +2X7" BRADFORD PEAR |
| 6915 | 7" ELM |
| 6916 | 18" ELM |
| 6935 | 8" LOCUST |
| 6940 | 5" OAK |
| 6941 | 4" BOIS D'ARC |
| 6967 | 7" CEDAR |
| 7047 | 7" BRADFORD PEAR |
| 7048 | 8" OAK |
| 7055 | 8" HACKBERRY |

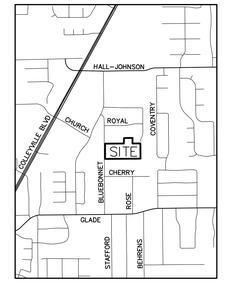
| TREE LIST | |
|---|---|
| Tree # | Size & Species |
| 7056 | 17" HACKBERRY |
| 7062 | 10" ELM |
| 7063 | 14" ELM |
| 7071 | 2X5" HACKBERRY |
| 7075 | 5" LOCUST |
| 7076 | 7" CEDAR |
| 7081 | 7" ELM |
| 7083 | 4" ELM |
| 7120 | 4" LOCUST |
| 7121 | 7" LOCUST |
| 7124 | 5" LOCUST |
| 7125 | 5" LOCUST |
| 7152 | 10" CHINABERRY |
| 7156 | 28" PECAN |
| 7157 | 6" HACKBERRY |

| TREE LIST | |
|---|---|
| Tree # | Size & Species |
| 7170 | 5" LOCUST |
| 7171 | 10" +5" ELM |

NORTH

0 20 40 80

( IN FEET )
1 INCH = 40FT




VICINITY MAP
SCALE: 1" = 2000'

OS-4
42,135 SF

OS-1
14,135 SF

LOT 16
20,196 SF

LOT 15
20,002 SF

LOT 14
20,101 SF

LOT 13
20,067 SF

LOT 12
20,116 SF

LOT 11
20,170 SF

LOT 10
20,121 SF

LOT 9
21,468 SF

LOT 1
20,223 SF

LOT 2
20,013 SF

LOT 3
20,450 SF

LOT 4
20,056 SF

LOT 5
20,045 SF

LOT 6
20,142 SF

LOT 7
20,172 SF

LOT 8
20,097 SF

OS-3
17,061 SF

OS-2
1,718 SF

CITY CASE NO. ----


REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 552-7922
ENGINEERING FIRM REGISTRATION NUMBER F-23328

PREPARED FOR:
VIJAY BOBRA
2004 MACEO COURT
COPPELL, TEXAS 75019
(972) 304-0506


| NO. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |

# TREE SURVEY
# PARK PLACE LAYOUT A
# COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
XXX
ELEV = XXX

BM2
XXX
ELEV = XXX

**PRELIMINARY FOR REVIEW ONLY**
Not for Construction or Permit Purposes

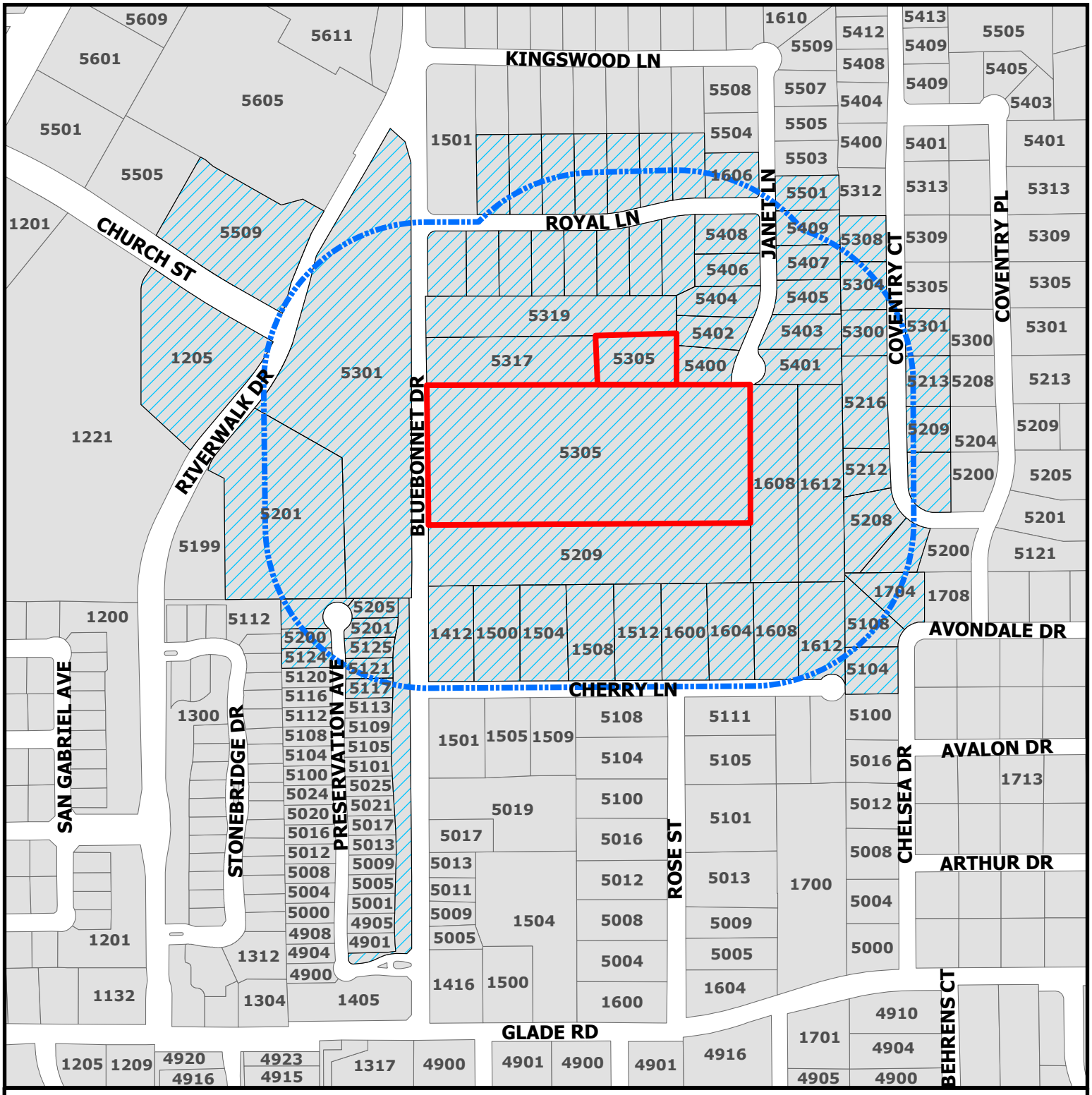
Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date 9/22/2023

Drawn By: DSM
Reviewed By: CTR
Project: 1036-01

SHEET
6

REDINGER GROUP PROJECT No. 1036-01 - PRELIMINARY PLAT FOR PARK PLACE LAYOUT A - COLLEYVILLE, TEXAS

# Notification Map




# PC23-006

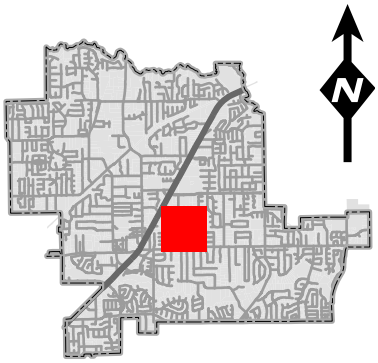
**5305 Bluebonnet Dr**

CITY OF COLLEYVILLE TEXAS

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.

| Owner Name | Situs Address | Owner City | Owner Zip |
|---|---|---|---|
| ROGERS, NANCY | 1608 CHERRY LN | COLLEYVILLE, TX | 76034 |
| SVAP III TC COLLEYVILLE LLC | 5509 COLLEYVILLE BLVD | WEST PALM BEACH, FL | 33401 |
| REDDY, TARAKUMAR | 1501 ROYAL LN | COLLEYVILLE, TX | 76034 |
| SHAD, SHABBIR A | 1505 ROYAL LN | COLLEYVILLE, TX | 76034 |
| LEININGER, ROBERT F | 5406 JANET LN | COLLEYVILLE, TX | 76034 |
| PHILLIPS, DEAN F | 1604 CHERRY LN | BEDFORD, TX | 76095 |
| PATTON, JAMES B | 1604 ROYAL LN | COLLEYVILLE, TX | 76034 |
| SILVESTRI, CARLO | 1504 ROYAL LN | COLLEYVILLE, TX | 76034 |
| ALVARADO JOHN & NANCY LIVING TR | 5304 COVENTRY CT | COLLEYVILLE, TX | 76034 |
| RAQUEPO, SOLOMON | 5402 JANET LN | COLLEYVILLE, TX | 76034 |
| HADWANI FAMILY TRUST | 1508 ROYAL LN | COLLEYVILLE, TX | 76034 |
| PALANZA, DOMINICK | 1500 CHERRY LN | COLLEYVILLE, TX | 76034 |
| SCULLIN, STEPHEN | 5124 PRESERVATION AVE | COLLEYVILLE, TX | 76034 |
| FATCAT II LLC | 5208 COVENTRY CT | SOUTHLAKE, TX | 76092 |
| DALRI, JOHN S | 1601 ROYAL LN | COLLEYVILLE, TX | 76034 |
| TAREEN, SALEEM | 1503 ROYAL LN | COLLEYVILLE, TX | 76034 |
| FARMER, STEPHEN | 5305 BLUEBONNET DR | COLLEYVILLE, TX | 76034 |
| ROGERS, NANCY JO | 1612 CHERRY LN | COLLEYVILLE, TX | 76034 |
| SPEIGHT, MATT | 1504 CHERRY LN | COLLEYVILLE, TX | 76034 |
| RICHARDS FAMILY TRUST,THE | 5212 COVENTRY CT | COLLEYVILLE, TX | 76034 |
| WILKINS, STEVEN | 1507 ROYAL LN | COLLEYVILLE, TX | 76034 |
| SIDDIQUE, MOHAMMAD | 1502 ROYAL LN | COLLEYVILLE, TX | 76034 |
| SMITH, NANCY | 5121 PRESERVATION AVE | COLLEYVILLE, TX | 76034 |
| DOHMEN, PHILIP | 5319 BLUEBONNET DR | PORT SAINT JOE, FL | 32456 |
| DAMERON, RAY | 1600 CHERRY LN | COLLEYVILLE, TX | 76034 |
| FENN, ROGER | 1603 ROYAL LN | COLLEYVILLE, TX | 76034 |
| SEVERIDE, SEAN M | 5405 JANET LN | COLLEYVILLE, TX | 76034 |
| STAMP, FRANK | 5401 JANET LN | COLLEYVILLE, TX | 76034 |
| COBB, JESSE G | 1508 CHERRY LN | COLLEYVILLE, TX | 76034 |
| ROSE, DARRELL K | 5408 JANET LN | COLLEYVILLE, TX | 76034 |
| K&M FAMILY TRUST | 5400 JANET LN | COLLEYVILLE, TX | 76034 |
| PINO, RICARDO | 1602 ROYAL LN | COLLEYVILLE, TX | 76034 |
| MILLER, TRACY S | 5108 CHELSEA DR | COLLEYVILLE, TX | 76034 |
| SILVEY, DONALD | 5301 COVENTRY CT | COLLEYVILLE, TX | 76034 |
| HOFF, ALEXANDER C | 1509 ROYAL LN | COLLEYVILLE, TX | 76034 |
| JOAN VANDERGRIFF REVOCABLE TRUS | 5317 BLUEBONNET DR | COLLEYVILLE, TX | 76034 |
| TEES FAMILY PROPERTY LLC | 5209 COVENTRY CT | ARP, TX | 75750 |
| WOODCOCK, DAVID | 1512 CHERRY LN | COLLEYVILLE, TX | 76034 |
| BRITTON, FREDERICK | 1506 ROYAL LN | COLLEYVILLE, TX | 76034 |
| HARRISON, WILLIAM | 1606 ROYAL LN | COLLEYVILLE, TX | 76034 |
| BRANDSMA, STEVEN | 5300 COVENTRY CT | COLLEYVILLE, TX | 76034 |
| DOSSANI, ANWAR A | 5209 BLUEBONNET DR | GRAPEVINE, TX | 76051 |
| PRESERVATION HOA INC | 5204 PRESERVATION AVE | COPPELL, TX | 75019 |
| BURAL, EARL | 5104 CHELSEA DR | COLLEYVILLE, TX | 76034 |
| EMERSON-ENNIS, JUDITH | 5216 COVENTRY CT | COLLEYVILLE, TX | 76034 |
| BRIDGES, WARREN | 5117 PRESERVATION AVE | COLLEYVILLE, TX | 76034 |
| MCCAUGHEY, KATIE | 5403 JANET LN | COLLEYVILLE, TX | 76034 |
| FARMER, STEPHEN | 5305 BLUEBONNET DR | COLLEYVILLE, TX | 76034 |
| BABY, AJI V | 5407 JANET LN | COLLEYVILLE, TX | 76034 |
| BURNS, CORBITT N | 1600 ROYAL LN | COLLEYVILLE, TX | 76034 |
| COLLEYVILLE, CITY OF | 5301 RIVERWALK DR | COLLEYVILLE, TX | 76034 |
| MILLA, RUBEN | 1605 ROYAL LN | COLLEYVILLE, TX | 76034 |
| GLENN, MARY | 5125 PRESERVATION AVE | COLLEYVILLE, TX | 76034 |
| DOUGLASS, GEORGE W | 1412 CHERRY LN | COLLEYVILLE, TX | 76034 |
| COLLEYVILLE, CITY OF | 5201 RIVERWALK DR | COLLEYVILLE, TX | 76034 |
| PRESERVATION HOA INC | 1400 BLUEBONNET DR | COPPELL, TX | 75019 |
| EVERETT, ROY | 5205 COVENTRY CT | COLLEYVILLE, TX | 76034 |
| DAVIS, KEITH | 5200 PRESERVATION AVE | COLLEYVILLE, TX | 76034 |
| CLINGENPEEL, JEFFREY | 5308 COVENTRY CT | COLLEYVILLE, TX | 76034 |
| BUSWOLD, JOHN | 5213 COVENTRY CT | COLLEYVILLE, TX | 76034 |
| STERLING, BRUCE | 5501 JANET LN | COLLEYVILLE, TX | 76034 |

| | | | |
|---|---|---|---|
| GINN, LONNIE | 5409 JANET LN | COLLEYVILLE, TX | 76034 |
| ROGERS, NANCY | 1608 CHERRY LN | COLLEYVILLE, TX | 76034 |
| ROGERS, NANCY JO | 1612 CHERRY LN | COLLEYVILLE, TX | 76034 |
| DUNN, MARC P | 1704 AVONDALE DR | COLLEYVILLE, TX | 76034 |
| EMBRY, STEVEN | 5201 PRESERVATION AVE | COLLEYVILLE, TX | 76034 |
| LAUKIEN, DIRK D | 1205 CHURCH ST | SPRING, TX | 77380 |
| APTE, SHIREESH | 5204 COVENTRY CT | COLLEYVILLE, TX | 76034 |
| WILKINS, ERIC | 5205 PRESERVATION AVE | COLLEYVILLE, TX | 76034 |
| STITES, KIRK LACEY | 5404 JANET LN | COLLEYVILLE, TX | 76034 |
| CHELSEA PARK ADDITION | COURTESY NOTICE | COLLEYVILLE ,TX | 76034 |
| RIVERWALK AT COLLEYVILLE | COURTESY NOTICE | COLLEYVILLE ,TX | 76034 |
| STONE CREST ESTATES | COURTESY NOTICE | COLLEYVILLE ,TX | 76034 |
| BRIDGES AT RIVERWALK ADDITION | COURTESY NOTICE | COLLEYVILLE ,TX | 76034 |
| PRESERVATION | COURTESY NOTICE | COPPELL ,TX | 75019 |
| KINGSWOOD ESTATES-COLLEYVILLE | COURTESY NOTICE | COLLEYVILLE ,TX | 76034 |
| GRAPEVINE COLLEYVILLE ISD | STATE REQUIRED | 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, October 9, 2023 at 7:00 p.m.**
**City Council Meetings: Tuesday, November 8, 2023 & November 21, 2023 at 7:00 p.m.**
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

| | |
|---|---|
| **Request:** | Consideration of a Preliminary/Final Plat for the Park Place Subdivision on Lot 1, Block 1 Crisp Addition, located at 5305 Bluebonnet Drive |
| **Zoning Case:** | PC23-006 |
| **Applicant:** | Vijay Borra |
| **Owner:** | Stephan & Dianne Farmer |
| **Location:** | 5305 Bluebonnet Drive |
| **Property Description:** | Lot 1, Block 1, of the Crisp Addition |
| **Present Zoning:** | R-20 Single Family Residential |

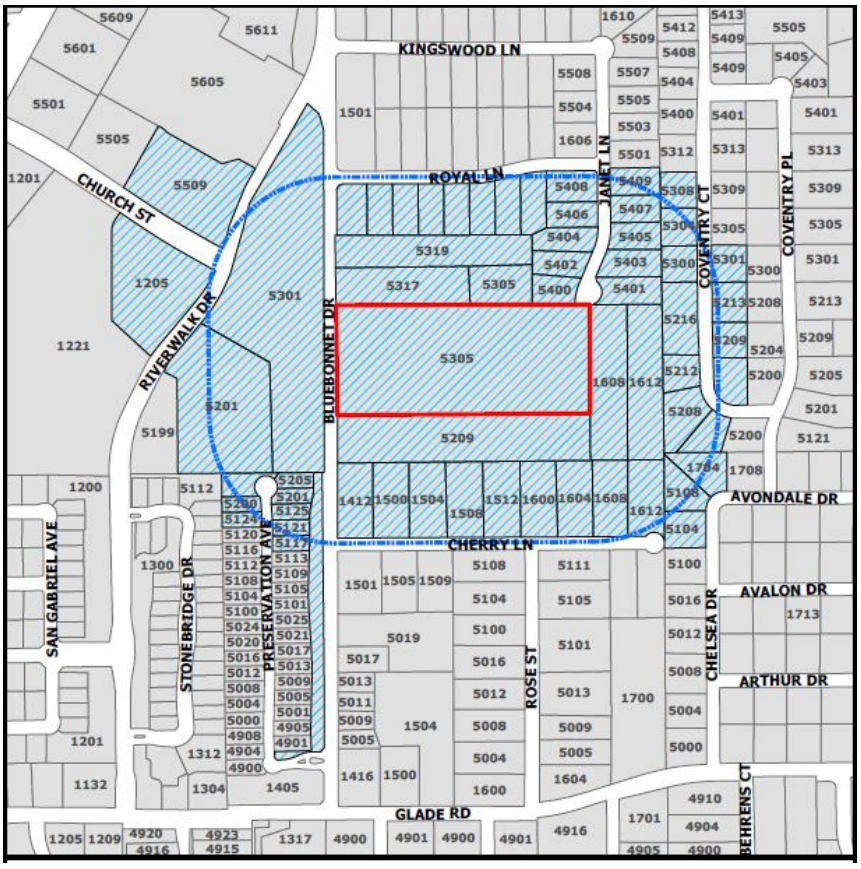
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

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

# NOTICE OF PUBLIC HEARING




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

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

Jacquelyn Reyff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

**From:** [redacted]
**To:** Jackie Reyff
**Subject:** RE: Kingswood Estates and New Bluebonnet Residential Subdivision
**Date:** Wednesday, September 20, 2023 11:48:21 AM
**Attachments:** image006.png
Plat with Cul-De-Sac.pdf

---

Good morning Jackie. Thank you for your time meeting me this morning to discuss the attached plat.

I am a resident of Kingswood Estates residing at 1504 Royal Lane. I am in receipt of two plat options that were submitted by the Redinger Group on behalf of the Developer Vijay Borra. The first option shows a proposed connection to Janet Lane which I do not support. The other option shows a cul-de-sac with no street connection to Janet Lane. This option was submitted to the City at our request and appreciate the Developer and Engineer doing so. I understand that the cul-de-sac option requires two variances to pass. I would like to formally express my support for the cul-de-sac option with the two variances. I feel it's a win-win option for all involved.

Thank you for your time and please forward this to the appropriate parties for consideration.

**Carlo Silvestri, P.E.**
President/CEO

[redacted]

FORT WORTH INC.
BEST COMPANIES TO WORK FOR IN FORT WORTH 2023

**Disclaimer**

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This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**.

September 21, 2023

To: City of Colleyville
Planning & Zoning Commission
Jackie Reyff, Planning Manager

Re: Bluebonnet Residential Development, Cases PC22-006 and PC22-007

Dear City of Colleyville,

As a resident of Kingswood Estates since January 2001, I am writing to express my concerns and preferences about a proposed residential development east of Bluebonnet Dr. and south of the existing Kingswood Estates neighborhood.

One proposed plat, under case PC22-006, would connect the two neighborhoods via Janet Lane. I am strongly opposed to this plan because of the additional traffic it would bring to our neighborhood, in addition to security concerns and overall detriment to property values.

A second proposal, under case PC-2207, would create a cul-de-sac in the new neighborhood and avoid connection to Kingswood Estates or any change to Janet Lane. I strongly support this solution because it will make both neighborhoods safer and quieter, keep through-traffic in both neighborhoods to a minimum, and support the overall goal of maintaining the high-quality residential appeal of the City of Colleyville.

Please consider my input as you make any decisions about the plats for this proposed development.

Thank you,
Don & Lana Jackson
5503 Janet Lane
Colleyville, TX 76034
[redacted]

| | |
|---|---|
| **From:** | Michelle Jordan |
| **To:** | Jackie Reyff |
| **Cc:** | Henry Jordan |
| **Subject:** | Citizen Concern About Bluebonnet Residential Development |
| **Date:** | Thursday, September 21, 2023 2:03:04 PM |

To: City of Colleyville
Planning & Zoning Commission
Jackie Reyff, Planning Manager

Re: Bluebonnet Residential Development, Cases PC22-006 and PC22-007

Dear City of Colleyville,

As residents of Kingswood Estates since 2022, we are writing to express our concerns and preferences about a proposed residential development east of Bluebonnet Dr. and south of the existing Kingswood Estates neighborhood.

One proposed plat, under case PC22-006, would connect the two neighborhoods via Janet Lane. We are strongly opposed to this plan because of the additional traffic it would bring to our
neighborhood, in addition to security concerns and overall detriment to property values. **We have a 2 year old, and are expecting another baby in a few weeks, and anything that increases the amount of traffic through our neighborhood is a safety concern for us.**

A second proposal, under case PC-2207, would create a cul-de-sac in the new neighborhood and avoid connection to Kingswood Estates or any change to Janet Lane. We strongly support this solution because it will make both neighborhoods safer and more quiet, keep through-traffic in both neighborhoods to a minimum, and support the overall goal of maintaining the high-quality residential appeal of the City of Colleyville.

Please consider our input as you make any decisions about the plats for this proposed development.

Thank you,

Henry and Michelle Jordan
1604 Kingswood Lane
Colleyville, TX 76034
[redacted]

**From:** Britt Patton
**To:** Jackie Reyff
**Subject:** Citizen Concern About Bluebonnet Residential Development
**Date:** Thursday, September 21, 2023 8:28:26 PM

---

To: City of Colleyville
Planning & Zoning Commission
Jackie Reyff, Planning Manager

Re: Bluebonnet Residential Development, Cases PC22-006 and PC22-007

Dear City of Colleyville,

The Patton family has lived in Kingswood Estates since 2012 and we are writing today to express our concerns and preferences about a proposed residential development east of Bluebonnet Dr. and south of the existing Kingswood Estates neighborhood. One of the largest allures to this particular part of Colleyville was the cul-de-sac on Janet Lane and the neighboring pasture with horses and cows. Our Kingswood Estates cul-de-sac was a safe place for our children to play without the fear of traffic and potentially unwanted guests cruising through our neighborhood. It was also really neat to see the farm animals through the barbed wire fence and had a " country" type feel to it. I guess we assumed the property next to Kingswood would remain a single owned house with a pasture, but it seems there are fewer and fewer areas where farm animals remain in Colleyville.

Unfortunately one of proposed plats, under case PC22-006, would connect the two neighborhoods opening up Janet Lane and eliminating our cul-de-sac. We are strongly opposed to this plan because of the additional traffic it would bring to our neighborhood, in addition to security concerns and overall detriment to property values. Over the past few weeks when the Bluebonnet/Royal Lane was closed for re-paving, the middle portion of Janet Lane and Kingswood lanes received double the traffic during the road repairs. Even this temporary closure presented twice the amount of traffic in our quaint neighborhood, creating a more volume, hence increasing the chances of accidents, less of a safer avenue for our kids to play, much like adding another entry would do.

A second proposal, under case PC-2207, would create a cul-de-sac in the new neighborhood and avoid connection to Kingswood Estates or any change to Janet Lane or Kingswood Estates. We strongly support this solution because it will make both neighborhoods safer and more quiet, keep through-traffic in both neighborhoods to a minimum, creating a win-win solution for all. The additional housing tax base is unfazed and equally as important, the new neighborhood would have their very own safe cul-de-sac as well. This option would maintain the integrity of the Kingswood Estates property value, appeal and lure, which is the reason so many families want to move to the City of Colleyville.

Please consider my input as you make any decisions about the plats for this proposed development.

Thank you,
Britt Patton and the Patton Family
1604 Royal Lane
Colleyville, TX 76034

[redacted]

**From:** [redacted]
**To:** Jackie Reyff
**Subject:** Kingswood Estates HOA Input Re: Plat Approval Cases PC22-006 and PC22-007
**Date:** Friday, September 22, 2023 3:40:32 PM
**Attachments:** [redacted]

September 22, 2023

To: City of Colleyville Planning & Zoning Commission

c/o Jackie Reyff, Planning Manager

Re: Plat Approval Cases PC22-006 and PC22-007

Dear Planning & Zoning Commission Members,

As president of the Kingswood Estates Homeowners Association in Colleyville, I am writing on behalf of our HOA Board and members to express our support of plat approval case PC22-007, which provides for the creation of a cul-de-sac in the new Bluebonnet Residential Development planned directly to the south of Kingswood Estates.

The alternative to this plan, represented in a separate case, PC22-006, would connect Janet Lane to the new neighborhood, which we strongly oppose.

I know that you have also received communications from individual Kingswood Estates homeowners about this matter, since it was a topic of discussion at an HOA meeting held on August 31, 2023. The homeowners expressed many concerns, including the following:

<!--[if !supportLists]-->• <!--[endif]-->We have a growing number of young families with children in our neighborhood and they frequently ride bikes and scooters along Janet Lane. If the streets and neighborhoods are connected, traffic will grow substantially and create a safety hazard for the children and other pedestrians in what is now a very walkable neighborhood.

<!--[if !supportLists]-->• <!--[endif]-->We already have a certain amount of through-traffic from drivers who enter our area mistakenly from Riverwalk and the nearby Market Street shopping center and Colleyville Center. They often drive fast and seldom stop at the two stop signs within the neighborhood; the last thing we need is more traffic.

<!--[if !supportLists]-->• <!--[endif]-->We perceive an increased security threat to both our neighborhood and the new one if there is easy access in and out from both directions.

<!--[if !supportLists]-->• <!--[endif]-->Both our neighborhood and the new one are situated within close proximity to the Richard Newton Central Fire Station, which makes any emergency services benefit from extending Janet Lane negligible or unnecessary.

<!--[if !supportLists]-->• <!--[endif]-->Homeowners on Janet Lane have enjoyed a high level of privacy and quiet surroundings since our neighborhood was built in the mid-

1990s. While we understand that new development may be inevitable, extending the street and connecting to the new neighborhood will totally disrupt the environment they expected when they originally bought their homes. The cul-de-sac proposed under case PC22-007 will preserve at last some of the benefits they now enjoy.

<!--[if !supportLists]-->• <!--[endif]-->We believe the cul-de-sac option best serves the City's stated "Destination Colleyville" goals of preserving neighborhoods and enhancing Colleyville's character and brand.

We ask that you consider these concerns from the Kingswood Estates Homeowners Association as you evaluate the two approval cases, and request that you vote in favor of approving case PC22-07 and the cul-de-sac option. Please let me know if you have any questions or would like additional information from our HOA.

With best regards,

Joe Stout

President, Kingswood Estates HOA

5505 Janet Lane

Colleyville, TX 76034

(signed copy enclosed with email)

| | |
|---|---|
| **From:** | Shabbir Shad |
| **To:** | Jackie Reyff |
| **Subject:** | Citizen Concern About Bluebonnet Residential Development, Cases PC22-006 and PC22-007 |
| **Date:** | Wednesday, September 20, 2023 7:14:32 PM |

TO:

City of Colleyville
Planning & Zoning Commission
Jackie Reyff, Planning Manager

Ref: Bluebonnet New Residential Development Proposals, Cases PC22-006 and PC22-007

TO WHOM IT MAY CONCERN
City of Colleyville

As a resident of Kingswood Estates since July 1997, I am writing you to express my concerns and preferences about a proposed new residential development east of Bluebonnet Dr. and south of the existing Kingswood Estates neighborhood.

One proposed plat, under case PC22-006, would connect the proposed new neighborhood with Kingswood Estates via Janet Lane while the second proposed plat, under case PC22-007 would create a cul-de-sac in the new neighborhood and avoid connection to Kingswood Estates.

I am strongly OPPOSED TO THE PROPOSED PLAT PC22-006 because of the additional traffic it would bring to our neighborhood Kingswood Estates. This plan would also result in increased security concerns and overall detriment to the property values of Kingswood Estates without any appreciable benefit to the new neighborhood.

However, I STRONGLY SUPPORT THE SECOND PROPOSED PLAT PC22-007. This proposed plan would create a cul-de-sac in the new neighborhood and avoid connection to Kingswood Estates or any change to Janet Lane. I strongly support this solution because it will make both neighborhoods safer and more quiet, keep through-traffic in both neighborhoods to a minimum, and support the overall goal of maintaining the high-quality residential appeal of the City of Colleyville.

Please consider my input as you make any decisions about the plats PC22-006 and PC22-007 for this proposed development.

Thank you for your consideration.

Sincerely,

Shabbir Shad
1505 Royal Ln
Colleyville, TX 76034
[redacted]

**From:** [redacted]
**To:** Jackie Reyff; Roger
**Subject:** Citizen Concern About Bluebonnet Residential Development
**Date:** Monday, September 25, 2023 3:15:55 PM

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To: City of Colleyville
Planning & Zoning Commission
Jackie Reyff, Planning Manager

Re: Bluebonnet Residential Development, Cases PC22-006 and PC22-007

Dear City of Colleyville,

As residents of Kingswood Estates since 2014, we are writing to express our concerns and preferences about a proposed residential development east of Bluebonnet Dr. and south of the existing Kingswood Estates neighborhood.

We have two elementary school aged kids that play with kids in the neighborhood and our family strongly opposes the plat connecting the two neighborhoods via Janet Lane. To keep our neighborhood safe and secure for our little kids to enjoy, we oppose additional traffic this proposal brings to our neighborhood and increase to security concerns.

A second proposal, under case PC-2207, would create a cul-de-sac in the new neighborhood and avoid connection to Kingswood Estates or any change to Janet Lane. I strongly support this solution because it will make both neighborhoods safer and more quiet, keep through-traffic in both neighborhoods to a minimum, and support the overall goal of maintaining the high-quality residential appeal of the City of Colleyville.

Please consider our input as you make any decisions about the plats for this proposed development.

Thank you,
Roger and Zoya Fenn
1603 Royal Lane
Colleyville, TX 76034

**From:** [redacted]
**To:** Jackie Reyff
**Subject:** Bluebonnet Residential Development, Cases PC22-006 and PC22-007
**Date:** Monday, September 25, 2023 4:10:08 PM

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Dear City of Colleyville,

As a resident of Kingswood Estates since March, 2017, I am writing to express my concerns and preferences about a proposed residential development east of Bluebonnet Drive and south of the existing Kingswood Estates neighborhood.

One proposed plat, under case PC22-006, would connect the two neighborhoods via Janet Lane. I am strongly opposed to this plan because of the additional traffic it would bring to our neighborhood, in addition to security concerns and overall detriment to property values. One of the primary reasons we decided to purchase our home in Kingswood Estates was that it was what we considered an "isolated" neighborhood, which means basically no one would be coming in/going out of the area unless they have business/reason to do so, whether as a resident, legitimate visitor, authorized contractor or postal or other delivery service. This is the way we wish our neighborhood to remain.

A second proposal, under case PC22-007, would create a cul-de-sac in the new neighborhood and avoid connection to Kingswood Estates or any change to Janet Lane. We strongly support this solution because it will make both neighborhoods safer and more quiet, keep through-traffic in both neighborhoods to a minimum, and support the overall goal of maintaining the high-quality residential appeal of the City of Colleyville.

Please consider our input as you make any decisions about the plats for this proposed development.

Sincerely,

Robert Edward and Nancy Lee Jones
1608 Kingswood Ln
Colleyville, TX 76034

**From:** [redacted]
**To:** Jackie Reyff
**Subject:** planned residential development off of Bluebonnet to the south of Kingswood Estates
**Date:** Wednesday, September 27, 2023 6:55:57 AM

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Planning Manager Jackie Reyff,

I would like to express my family concerns on the street design for the new neighborhood on Bluebonnet Rd. and we support of a cul-de-sac instead of connecting the streets to the Kingswood Neighborhood on this new development off of Bluebonnet road.

If you have any questions, please feel free to send me a message.

Mike & Eliska Matton
1500 Kingswood Lane

**From:** [redacted]
**To:** Jackie Reyff
**Cc:** [redacted]
**Subject:** Citizen Concerned About Bluebonnet Residential Development
**Date:** Thursday, September 28, 2023 9:37:15 AM

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To: City of Colleyville
Planning & Zoning Commission
Jackie Reyff, Planning Manager

Re: Bluebonnet Residential Development, Cases PC22-006 and PC22-007

Dear City of Colleyville,

As a resident of Kingswood Estates since 1997, I am writing to express my concerns and preferences about a proposed residential development east of Bluebonnet Dr. and south of the existing Kingswood Estates neighborhood. One proposed plat, under case PC22-006, would connect the two neighborhoods via Janet Lane. I am strongly opposed to this plan because of the additional traffic it would bring to our neighborhood, in addition to security concerns and overall detriment to property values.
A second proposal, under case PC-2207, would create a cul-de-sac in the new neighborhood and avoid connection to Kingswood Estates or any change to Janet Lane. I strongly support this solution because it will make both neighborhoods safer and more quiet, keep through-traffic in both neighborhoods to a minimum, and support the overall goal of maintaining the high-quality residential appeal of the City of Colleyville.

I am also concerned because I live directly adjacent to the new development and will be looking directly into the two backyards located at the northeast section of development. I will also back up to the amenity space that is proposed and have concerns about possible noise, lighting, fencing and other issues that may arise. I realize that we have been spoiled by not having neighbors on two sides of our house for 25 years but I am very concerned about what will be built ie., fencing, landscaping, noise, proximity of houses, etc so please consider the cul-de-sac and other privacy concerns that can be addressed in the new development.

Please consider my input as you make any decisions about the plats for this proposed development.

Thank you,

Mike and Karon Arita
5400 Janet Lane
Colleyville, TX.  76034
[redacted]

[redacted]

**From:** [redacted]
**To:** Jackie Reyff
**Subject:** Janet Lane - Extension
**Date:** Saturday, September 30, 2023 3:10:13 PM

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Dear City of Colleyville,

As a resident of Kingswood Estates since 1997, I am writing to express my concerns and preferences about a proposed residential development east of Bluebonnet Drive and south of the existing Kingswood Estates neighborhood.

One proposed plat, under case PC22-006, would connect the two neighborhoods via Janet Lane. I am strongly opposed to this plan because of the additional traffic it will bring to our neighborhood, in addition to security concerns and overall detriment to our property values. One of the primary reasons we decided to purchase our home in Kingswood Estates was that it was what we considered an "isolated" neighborhood, which means basically no one would be coming in/going out of the area unless they have business/reason to do so, whether as a resident, legitimate visitor, authorized contractor or postal or other delivery service. This is the way we wish our neighborhood to remain.

A second proposal, under case PC22-007, would create a cul-de-sac in the new neighborhood and avoid connection to Kingswood Estates or any change to Janet Lane. We strongly support this solution because it will make both neighborhoods safer and more quiet, keep through-traffic in both neighborhoods to a minimum, and support the overall goal of maintaining the high-quality residential appeal of the City of Colleyville.

Please consider our input as you make any decisions about the plats for this proposed development.

Sincerely,

Harold Dean and Ponzell S. Goff
5507 Janet Lane
Colleyville, TX 76034

Dean Goff
[redacted]

**From:** [redacted]
**To:** Jackie Reyff
**Subject:** Kingswood Estates
**Date:** Saturday, September 30, 2023 6:01:16 PM

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Ms. Reyff,

For what it's worth, I wanted to express my concern about the plan to open up Janet Ln. to the new neighborhood being built directly south of Kingswood Estates. My family is strongly opposed to this as it would cause more traffic and it would hinder my children from riding their bikes and scooters throughout the neighborhood. We moved to this neighborhood specifically for its privacy and exclusiveness. We would prefer to have the new neighborhood go with the plan that includes a cul-de-sac on their side. Thank you so much for your time.

Sincerely,

Rick Pino (1602 Royal Ln.)

[redacted]

**From:** [redacted]
**To:** Jackie Reyff
**Cc:** [redacted]
**Subject:** New Development South of Kingswood Estate Residential Community
**Date:** Saturday, September 30, 2023 10:30:40 PM

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Dear Manager Reyff.

I reside in Kingswood Estate at
1600 Kingswood Ln Colleyville,
TX 76034 since 2003.

My wife and I are seniors who enjoy
living here every day of our lives. This neighborhood is very SAFE and peaceful. There is no automobile traffic other than the traffic of residents or service personnel.
We would like to keep it the way it is.

We would strongly encourage the City Of Colleyville to approve a cul-de-sac in the new development of Bluebonnet Drive.

We hope the City would give a due consideration to our humble request.

Best.

Farid and Raana Saiyed
[redacted]

[redacted]

**From:** [redacted]
**To:** Jackie Reyff
**Subject:** Citizen Concern About Bluebonnet Residential Development
**Date:** Sunday, October 1, 2023 7:20:25 PM

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City of Colleyville
Planning & Zoning Commission
Jackie Reyff, Planning Manager

Re: Bluebonnet Residential Development, Cases PC22-006 and PC22-007

Dear City of Colleyville,

As a resident of Kingswood Estates since 1997, I am writing to express my concerns and preferences about a proposed residential development east of Bluebonnet Dr. and south of the existing Kingswood Estates neighborhood.

One proposed plat, under case PC22-006, would connect the two neighborhoods via Janet Lane. I am strongly opposed to this plan because of the additional traffic it would bring to our neighborhood, in addition to security concerns and overall detriment to property values.

A second proposal, under case PC-2207, would create a cul-de-sac in the new neighborhood and avoid connection to Kingswood Estates or any change to Janet Lane. I strongly support this solution because it will make both neighborhoods safer and more quiet, keep through-traffic in both neighborhoods to a minimum, and support the overall goal of maintaining the high-quality residential appeal of the City of Colleyville.

Please consider my input as you make any decisions about the plats for this proposed development.

Thank you,

Solomon and Florence Raquepo
5402 Janet Lane
Colleyville, TX 76034-5588
[redacted]

**From:** [redacted]
**To:** Jackie Reyff
**Subject:** Kingswood Estates culde sac need
**Date:** Monday, October 2, 2023 8:06:58 AM

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We love our Kingswood Estates because it is not connected to any other major roads or neighborhoods. With the latest addition off of Bluebonnet, we have concerns about increased traffic through our neighborhood and preserving its more private niche. The best option we support is putting a cul-de-sac in the new neighborhood **instead of connecting the streets**. We still need the huge benefit of emergency personnel being able to have complete access to both neighborhoods.

Thank you for your time.
Kristen Pratt
1603 Kingswood Ln
[redacted]

**From:** Rick Butts
**To:** Jackie Reyff
**Subject:** Citizen Concern About Bluebonnet Residential Development
**Date:** Monday, October 2, 2023 2:42:11 PM

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To: City of Colleyville

Planning & Zoning Commission

Jackie Reyff, Planning Manager

Re: Bluebonnet Residential Development, Cases PC22-006 and PC22-007

Dear City of Colleyville,

As a resident of Kingswood Estates since (date), I am writing to express my concerns and preferences about a proposed residential development east of Bluebonnet Dr. and south of the existing Kingswood Estates neighborhood.

One proposed plat, under case PC22-006, would connect the two neighborhoods via Janet Lane. I am strongly opposed to this plan because of the additional traffic it would bring to our neighborhood, in addition to security concerns and overall detriment to property values.

A second proposal, under case PC-2207, would create a cul-de-sac in the new neighborhood and avoid connection to Kingswood Estates or any change to Janet Lane. I strongly support this solution because it will make both neighborhoods safer and more quiet, keep through-traffic in both neighborhoods to a minimum, and support the overall goal of maintaining the high-quality residential appeal of the City of Colleyville.

Please consider my input as you make any decisions about the plats for this proposed development.

Thank you,

Rick & Paula Butts

1504 Kingswood Lane

Colleyville, TX 76034

[redacted]

| | |
|---|---|
| **From:** | Corbitt Burns |
| **To:** | Jackie Reyff |
| **Cc:** | Corbitt and Lindsey Burns |
| **Subject:** | Cases PC22-006 and PC22-007 |
| **Date:** | Monday, October 2, 2023 2:47:38 PM |
| **Attachments:** | image001.png |

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Planning & Zoning Commission

Jackie Reyff, Planning Manager

Re: Cases PC22-006 and PC22-007

Dear City of Colleyville,

As a resident of Kingswood Estates since 2009, I am writing to express my concerns and preferences about a proposed residential development east of Bluebonnet Dr. and south of the existing Kingswood Estates neighborhood.

One proposed plat, under case PC22-006, would connect the two neighborhoods via Janet Lane. I am strongly opposed to this plan because of the additional traffic it would bring to our neighborhood, in addition to security concerns and overall detriment to property values. We have many families in our neighborhood, and many have children who play outdoors. Their safety is paramount. Just like us, these families bought homes in the neighborhood partly because of the low volume of through-traffic.

A second proposal, under case PC23-007, would create a cul-de-sac in the new neighborhood and avoid connection to Kingswood Estates or any change to Janet Lane. I strongly support this solution because it will make both neighborhoods safer and more quiet, keep through-traffic in both neighborhoods to a minimum, and support the overall goal of maintaining the high-quality residential appeal of the City of Colleyville.

Please consider my input as you make any decisions about the plats for this proposed development.

Thank you,

Corbitt and Lindsey Burns

1600 Royal Ln

Colleyville, TX 76034

[redacted]

Corbitt
Managing Director, Loyalty & Ancillary Products
[redacted]
Southwest

******* CONFIDENTIALITY NOTICE *******

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RESOLUTION R-23-4892

A RESOLUTION APPROVING A PRELIMINARY/FINAL PLAT FOR THE PARK PLACE ADDITION

WHEREAS, the Planning and Zoning Commission recommended approval of the Preliminary/Final Plat for The Park Place Addition on November 8, 2023.

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

Sec. 1. THAT the Preliminary/Final Plat for The Park Place Addition on approximately 10.51 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ___ AYES, ___ NAYS, ON THIS THE 8TH DAY OF NOVEMBER 2023.

| | | | |
|---|---|---|---|
| Mayor Bobby Lindamood | _____ | Mayor Pro Tem Callie Rigney | _____ |
| Brandi Elder, Place 1 | _____ | George Bond, Place 2 | _____ |
| Scotty Richardson, Place 3 | _____ | Ben Graves, Place 4 | _____ |
| Chuck Kelley, Place 5 | _____ | | |

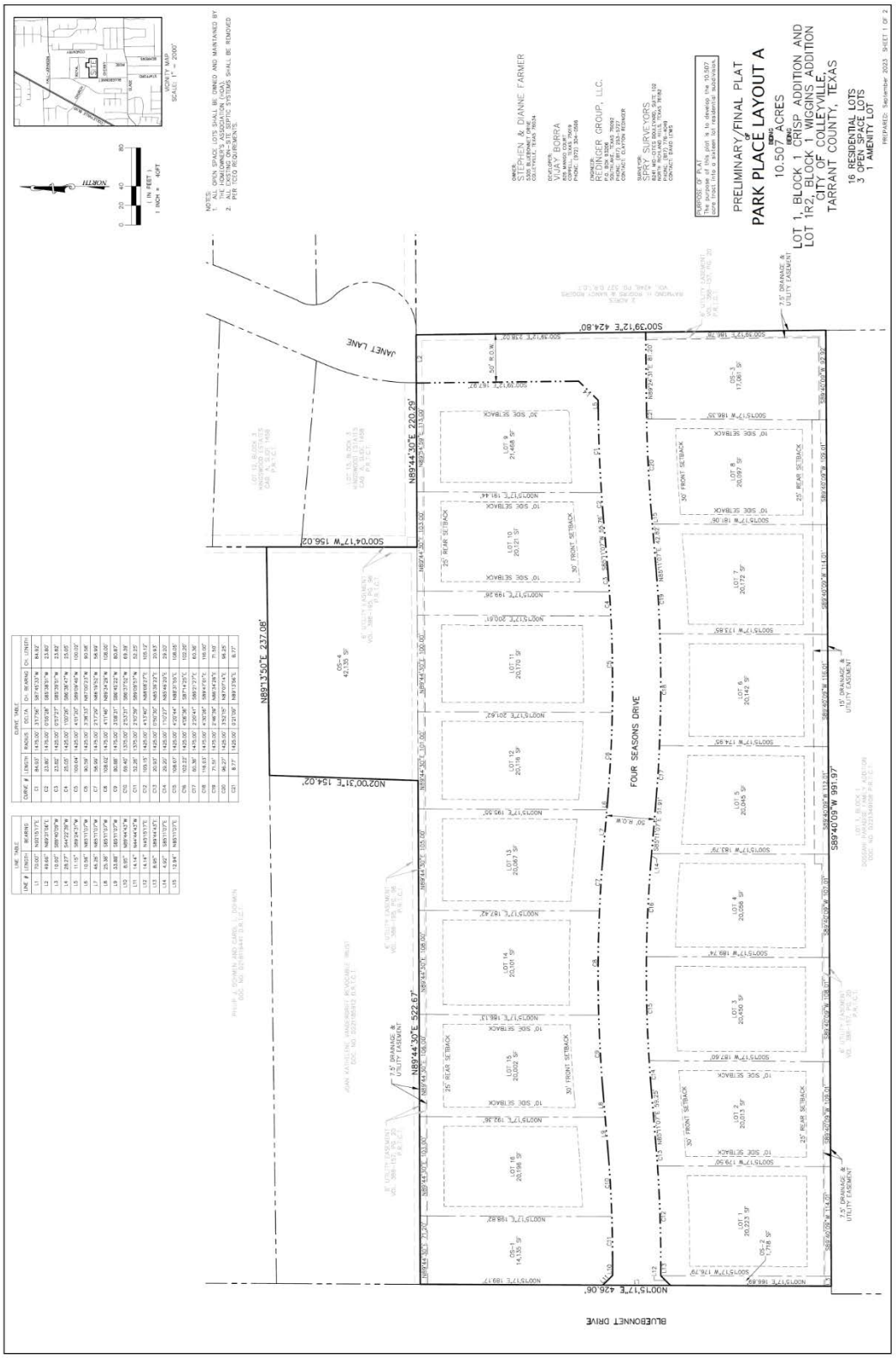
ATTEST:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

Bobby Lindamood
Mayor

# Exhibit “A” - Plat Exhibit




| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L1 | 70.00' | N89°15'17"E |
| L2 | 49.66' | N89°31'48"E |
| L3 | 19.97' | S89°40'09"W |
| L4 | 14.27' | S44°44'43"W |
| L5 | 11.15' | S89°24'37"W |
| L6 | 10.36' | N89°15'17"E |
| L7 | 46.26' | N89°15'17"E |
| L8 | 25.38' | S89°15'17"W |
| L9 | 33.68' | S89°15'17"W |
| L10 | 8.40' | S89°44'43"E |
| L11 | 14.14' | N44°44'43"W |
| L12 | 14.14' | N45°15'17"E |
| L13 | 8.95' | S89°44'43"E |
| L14 | 4.95' | S89°15'17"E |
| L15 | 12.84' | N89°15'17"E |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CH. BEARING | CH. LENGTH |
| C1 | 84.93' | 1475.00' | 3°17'56" | S87°45'33"W | 84.92' |
| C2 | 23.86' | 1475.00' | 0°55'38" | S85°38'57"W | 23.86' |
| C3 | 23.82' | 1425.00' | 0°57'27" | S85°39'41"W | 23.82' |
| C4 | 25.66' | 1425.00' | 1°01'51" | S86°38'47"W | 25.66' |
| C5 | 100.04' | 1425.00' | 4°01'20" | S89°09'40"W | 100.01' |
| C6 | 90.59' | 1425.00' | 3°38'33" | N87°55'23"W | 90.58' |
| C7 | 56.96' | 1475.00' | 2°12'29" | N89°15'52"W | 56.95' |
| C8 | 108.02' | 1475.00' | 4°11'46" | N85°24'28"W | 108.00' |
| C9 | 80.48' | 1475.00' | 3°07'37" | S86°41'12"W | 80.47' |
| C10 | 66.42' | 1475.00' | 2°34'51" | S89°27'48"W | 66.36' |
| C11 | 32.26' | 1370.00' | 1°21'00" | S89°09'57"W | 32.25' |
| C12 | 105.15' | 1425.00' | 4°13'40" | N88°59'27"E | 105.12' |
| C13 | 20.04' | 1425.00' | 0°50'09" | N85°03'23"E | 20.03' |
| C14 | 29.20' | 1425.00' | 1°10'23" | N83°49'39"E | 29.20' |
| C15 | 108.61' | 1425.00' | 4°22'04" | N80°21'39"E | 108.58' |
| C16 | 101.32' | 1425.00' | 4°04'44" | N76°17'51"E | 101.30' |
| C17 | 80.36' | 1475.00' | 2°50'47" | S89°13'27"E | 80.36' |
| C18 | 114.83' | 1475.00' | 4°27'26" | S84°47'01"E | 116.80' |
| C19 | 71.55' | 1475.00' | 2°46'56" | S80°34'26"E | 71.55' |
| C20 | 96.27' | 1425.00' | 3°52'19" | S81°07'14"E | 96.25' |
| C21 | 8.77' | 1425.00' | 0°21'06" | S89°13'54"E | 8.77' |

**NOTES**

1. THIS SURVEY IS ISSUED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND IS SUBJECT TO REVISION UPON RECEIPT THEREOF. SURVEYOR HAS DONE NO ADDITIONAL RESEARCH FOR POSSIBLE EASEMENTS, RESTRICTIONS OR COVENANTS WHICH MAY AFFECT THIS PROPERTY.

2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.

3. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES AND/OR IMPROVEMENTS WHICH MAY BE LOCATED UNDER OR NEAR THE SUBJECT PROPERTY.

4. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

5. 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.

6. DRAINAGE EASEMENTS RESTRICTION: NO CONSTRUCTION OR FILLING, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE, SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, AND THEN ONLY AFTER A DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTIONS TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY BY AFFECTED. SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FEET ABOVE THE 100-YEAR WATER SURFACE/BASE FLOOD ELEVATION.

7. ON THE ISSUE DATE OF THIS SURVEY THE SURVEYED PROPERTY SHOWN HEREON, IS ZONED R-20 ACCORDING TO THE CITY OF COLLEYVILLE ZONING ORDINANCE MAPS. REFER TO SAID ZONING ORDINANCE FOR MINIMUM AND MAXIMUM SETBACK REQUIREMENTS.

**SURVEYOR CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID CARLTON LEWIS, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND. FURTHER, THIS SURVEY CONFORMS TO THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE MOST CURRENT PROFESSIONAL LAND SURVEYING PRACTICES ACT.

_____
DAVID CARLTON LEWIS, R.P.L.S.
TEXAS REGISTRATION NO. 5647
SPRY SURVEYORS, LLC.
8241 MID CITIES BLVD STE 102
NORTH RICHLAND HILLS, TX 76182

**NOTARY CERTIFICATE**
**STATE OF TEXAS**
**COUNTY OF TARRANT**

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVID CARLTON LEWIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED HEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2023.

_____
NOTARY SIGNATURE NOTARY STAMP:

**PLANNING AND ZONING COMMISSION APPROVAL**

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF COLLEYVILLE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2023, TO APPROVE THIS PLAT.

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION

_____
ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

**CITY COUNCIL APPROVAL**

WHEREAS THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2023, TO APPROVE THIS PLAT.

_____
MAYOR, CITY OF COLLEYVILLE

_____
ATTEST: CITY SECRETARY

**STAFF APPROVAL AUTHORITY**

THIS AMENDING IS APPROVED IN ACCORDANCE WITH SECTION 212.0065 OF THE TEXAS LOCAL GOVERNMENT CODE AND THE CITY OF COLLEYVILLE SUBDIVISION REGULATIONS.

THIS _____ DAY OF _____, 2023.

_____
COMMUNITY DEVELOPMENT DIRECTOR

**OWNER'S DEDICATION**
**STATE OF TEXAS**
**COUNTY OF TARRANT**

ALL THAT CERTAIN 10.51 ACRES OF LAND, WHICH IS ALL OF THE 6.954 ACRE TRACT, DESCRIBED IN THE DEED TO DAVID S. BROWN, RECORDED IN VOLUME 10942, PAGE 1788, IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND ALL OF THE 2.687 ACRE TRACT, DESCRIBED IN THE DEED TO STEPHEN J. FARMER AND DIANNE K. FARMER, RECORDED IN VOLUME 10124, PAGE 1138, D.R.T.C.T., ALSO BEING ALL OF LOT 1, BLOCK 1, CRISP ADDITION, RECORDED IN VOLUME 388-157, PAGE 20, IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.) AND BEING A PORTION OF LOT 1-R, BLOCK 1, WIGGINS ADDITION, RECORDED IN VOLUME 388-195, PAGE 96, P.R.T.C.T., IN THE D.R. BLANDON SURVEY, A-233, CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE)

BEGINNING AT A 24"X24" CONCRETE STONE COLUMN AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON CO THE SOUTHEAST CORNER OF AN 8' RIGHT-OF-WAY DEDICATION, RECORDED IN SAID LOT 1, BLOCK 1, CRISP ADDITION, AND FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY DEDICATION, COMMON TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, DOSSANI PARADISE FAMILY ADDITION, RECORDED IN DOCUMENT NUMBER D221349108, P.R.T.C.T., BEARS SOUTH 89° 40' 09" WEST - 8.00';

THENCE NORTH 00° 15' 17" EAST - 426.06' ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE EAST RIGHT-OF-WAY LINE OF SAID BLUEBONNET DRIVE TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO JOAN KATHELENE VANDERHOFF REVOCABLE TRUST RECORDED IN DOCUMENT NUMBER D221185912, D.R.T.C.T., IN THE SOUTH LINE OF SAID LOT 1-R, BLOCK 1, WIGGINS ADDITION;

THENCE NORTH 89° 44' 30" EAST - 522.67' TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02° 00' 31" EAST - 154.02' ALONG A WEST LINE OF THE HEREIN DESCRIBED TRACT, TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTH LINE OF LOT 2, BLOCK 1, OF SAID WIGGINS ADDITION;

THENCE NORTH 89° 13' 50" EAST - 237.08' ALONG A NORTH LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTH LINE OF SAID LOT 2, BLOCK 1, WIGGINS ADDITION, TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1, WIGGINS ADDITION, IN THE EAST LINE OF BLOCK 3, OF KINGWOOD ESTATES, RECORDED IN CABINET A, SLIDE 7405, P.R.T.C.T.;

THENCE SOUTH 00° 04' 17" WEST - 156.02' ALONG AN EAST LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE WEST LINE OF SAID BLOCK 3, KINGWOOD ESTATES, TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHWEST CORNER OF LOT 13 OF SAID BLOCK 3, KINGWOOD ESTATES;

THENCE NORTH 89° 44' 30" EAST - 220.29' ALONG A NORTH LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTH LINE OF LOT 13, BLOCK 3, KINGSWOOD ESTATES TO A 1/2" IRON ROD FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTH RIGHT-OF-WAY LINE OF JANEY LANE (A 50' RIGHT-OF-WAY), COMMON TO THE NORTHWEST CORNER OF A 2 ACRE TRACT, DESCRIBED IN THE DEED TO RAYMOND H. ROGERS & NANCY ROGERS, RECORDED IN VOLUME 4248, PAGE 527, D.R.T.C.T.;

THENCE SOUTH 00° 39' 12" EAST - 424.80' ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE WEST LINE OF SAID 2 ACRE TRACT TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, DOSSANI PARADISE FAMILY ADDITION;

THENCE SOUTH 89° 40' 09" WEST - 991.97' ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE NORTH LINE OF SAID LOT 1, BLOCK 1, DOSSANI PARADISE FAMILY ADDITION, TO THE POINT OF BEGINNING AND CONTAINING 10.51 ACRES OF LAND.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT STEPHEN & DIANNE FARMER, THE OWNER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS PARK PLACE, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE FEE SIMPLE TO THE PUBLIC USE FOREVER ANY STREETS, RIGHTS-OF-WAY, AND ALLEYS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION , MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF COLLEYVILLE, TEXAS.

WITNESS OUR HANDS THIS _____ DAY OF _____, 2023.

_____
SIGNATURE – STEPHEN FARMER

**NOTARY CERTIFICATE**
**STATE OF TEXAS**
**COUNTY OF TARRANT**

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED STEPHEN FARMER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED HEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2023.

_____
NOTARY SIGNATURE NOTARY STAMP:

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: SEPTEMBER 28, 2023

OWNER:
STEPHEN & DIANNE FARMER
5305 BLUEBONNET DRIVE
COLLEYVILLE, TEXAS 76034

DEVELOPER:
VIJAY BORRA
826 MANGO COURT
COPPELL, TEXAS 75019
PHONE: (972) 304-0506

ENGINEER:
REDINGER GROUP, LLC.
P.O. BOX 93206
SOUTHLAKE, TEXAS 76092
PHONE: (817) 253-5727
CONTACT: CLAYTON REDINGER

SURVEYOR:
SPRY SURVEYORS
8241 MID-CITIES BOULEVARD, SUITE 102
NORTH RICHLAND HILLS, TEXAS 76182
PHONE: (817) 776-4049
CONTACT: DAVID LEWIS

PURPOSE OF PLAT
The purpose of this plat is to develop the 10.507 acre tract into a sixteen lot residential subdivision.

# PRELIMINARY/FINAL PLAT
# OF
# PARK PLACE LAYOUT A

BEING
10.507 ACRES
BEING
LOT 1, BLOCK 1 CRISP ADDITION AND
LOT 1R2, BLOCK 1 WIGGINS ADDITION
CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS

16 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
1 AMENITY LOT

PREPARED: September 2023 SHEET 2 OF 1

# CITY OF COLLEYVILLE
# CITY COUNCIL BRIEFING

Agenda Number 7c | Agenda Date 11/8/2023 | Number Resolution R-23-4893
Type Resolution
Department Community Development

Title
Consideration of a Preliminary/Final Plat for the Park Place Subdivision, being Lot 1, Block 1, Crisp Addition and a portion of Lot 1R, Block 1, Wiggins Addition, located at 5305 Bluebonnet Drive, Case PC23-007

Explanation
*Reading and Public Hearing*

Vijay Borra, the applicant, has submitted a request for a Preliminary/Final Plat with Plat Waivers for the number of lots on a cul-de-sac, right-of-way, and pavement widths for the Park Place Addition, being approximately 10.51 acres, and zoned R-20 Single Family Residential and AG Agricultural district. The purpose is to plat the properties in order to allow for the construction of 16 new single-family homes, three open space lots, and one amenity area lot.

The Planning and Zoning Commission recommended that connection to Janet Lane be provided through an emergency access easement, to include the standard firelane and a gate. The applicant has provided updated plans showing this connection. By doing so, the plat waiver requests are no longer required for approval of this layout. Both layouts will be presented at the City Council meeting.

Existing Conditions/Background: The subject property, 5305 Bluebonnet Drive, resides on the east side of Bluebonnet and south of the intersection with Royal Lane and has R-20 zoning with the exception of AG Agricultural zoning for the Amenity area.

Lot Dimensions and Setbacks: Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the R-20 zoning regulations require the following standards:

| | |
|---|---|
| Minimum Lot Size | 20,000 s.f. |
| Minimum Lot Width | 100 feet |
| Minimum Lot Depth | 125 feet |
| Front Building Line | 30 feet |
| Side Building Line | 10 feet |
| Rear Building Line | 25 feet |
| Max. Lot Coverage | 30% |
| Max. Impervious Coverage | 60% |

As submitted, the lots shown on the proposed plat meets the requirements of the R-20 zoning as described in the Land Development Code.

Surrounding Development: The properties to the south and east are zoned AG Agricultural district and are improved with single-family homes. The properties to the north are zoned AG Agricultural and R-20 Single Family Residential district and are improved with single-family residential homes and open space. The property to the west is zoned R-20 Single Family Residential district and is the Colleyville Center and Colleyville Justice Center.

Analysis: The proposed plat creates 16 new single-family residential lots, three open space lots, and one amenity area lot. There are two waivers requested. The R-20 zoning allows for up to 12 residential lots on a cul-de-sac. The plan proposed 16 lots. When the length of a cul-de-sac exceeds 600 feet, the right-of-way and pavement widths are required to be 56 feet and 36 feet. The plan proposes the standard widths of 50 feet and 31 feet.

Plat Status: The properties are Lot 1, Block 1, Crisp Addition, and a portion of Lot 1R, Block 1, Wiggins Addition.

Drainage: The drainage meets the requirements of the Land Development Code.

DRC Review: The DRC met on September 18, 2023 and offered the following comments to the applicant:

1. Provide a tree survey.
2. Rename the plat to a preliminary/final plat.
3. Label Amenity area as OS-4.
4. Provide the required notes.
5. Provide all the required signature areas for the owner and surveyor as well as the surveyor certificate.

On September 28th the applicant provided an updated plat.

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

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

In addition to the requirements for submittal of a Tree Removal Permit and Tree

Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

Staff Recommendation: Staff recommends approval of the replat.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the plat with connection to Janet Lane by an emergency access easement at their October 9, 2023 meeting by a vote of 6-1.

Recommendation

Approve

Attachments

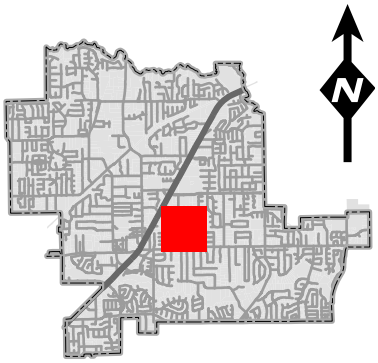
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat - Original Layout
5. Plat - Revised Layout
6. Aerial Overlay
7. Existing Drainage Plan
8. Preliminary Grading and Drainage Plan
9. Preliminary Utility Plan
10. Tree Survey
11. Notification Map
12. Notification List
13. Notification Letter
14. Letters Received
15. Resolution R-23-4893 - Original layout option
16. Resolution R-23-4893 - Revised layout option

# Aerial Map

CITY OF COLLEYVILLE TEXAS

## PC23-007

**5305 Bluebonnet Dr**




Subject Property

DISCLAIMER:
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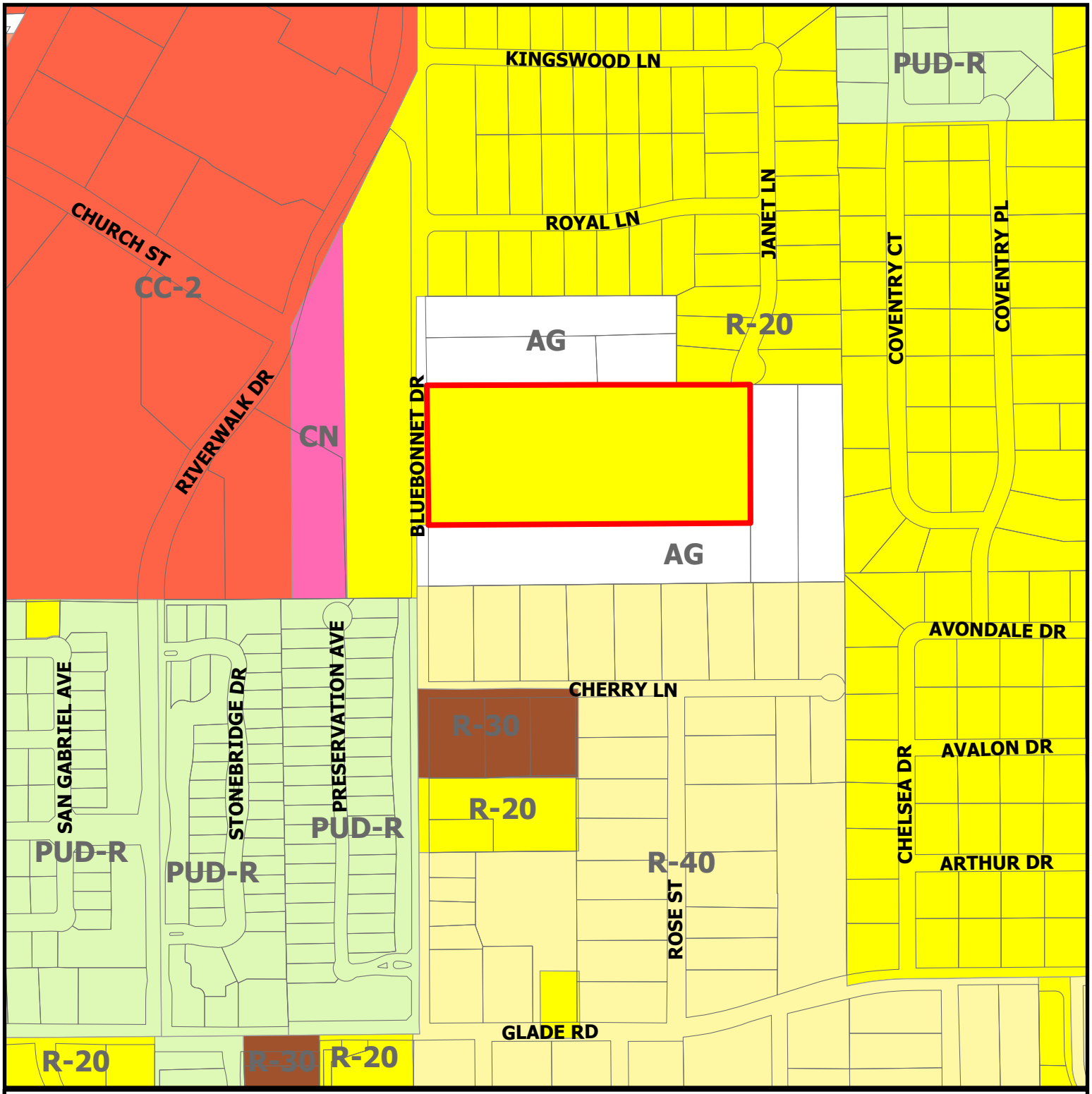
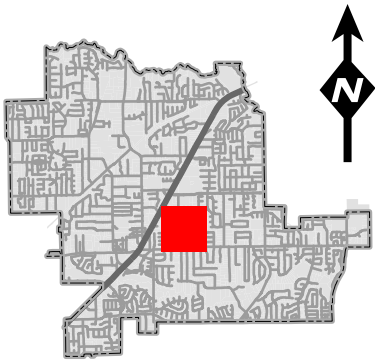
# Zoning Map




CITY OF COLLEYVILLE TEXAS

## PC23-007

**5305 Bluebonnet Dr**




Subject Property

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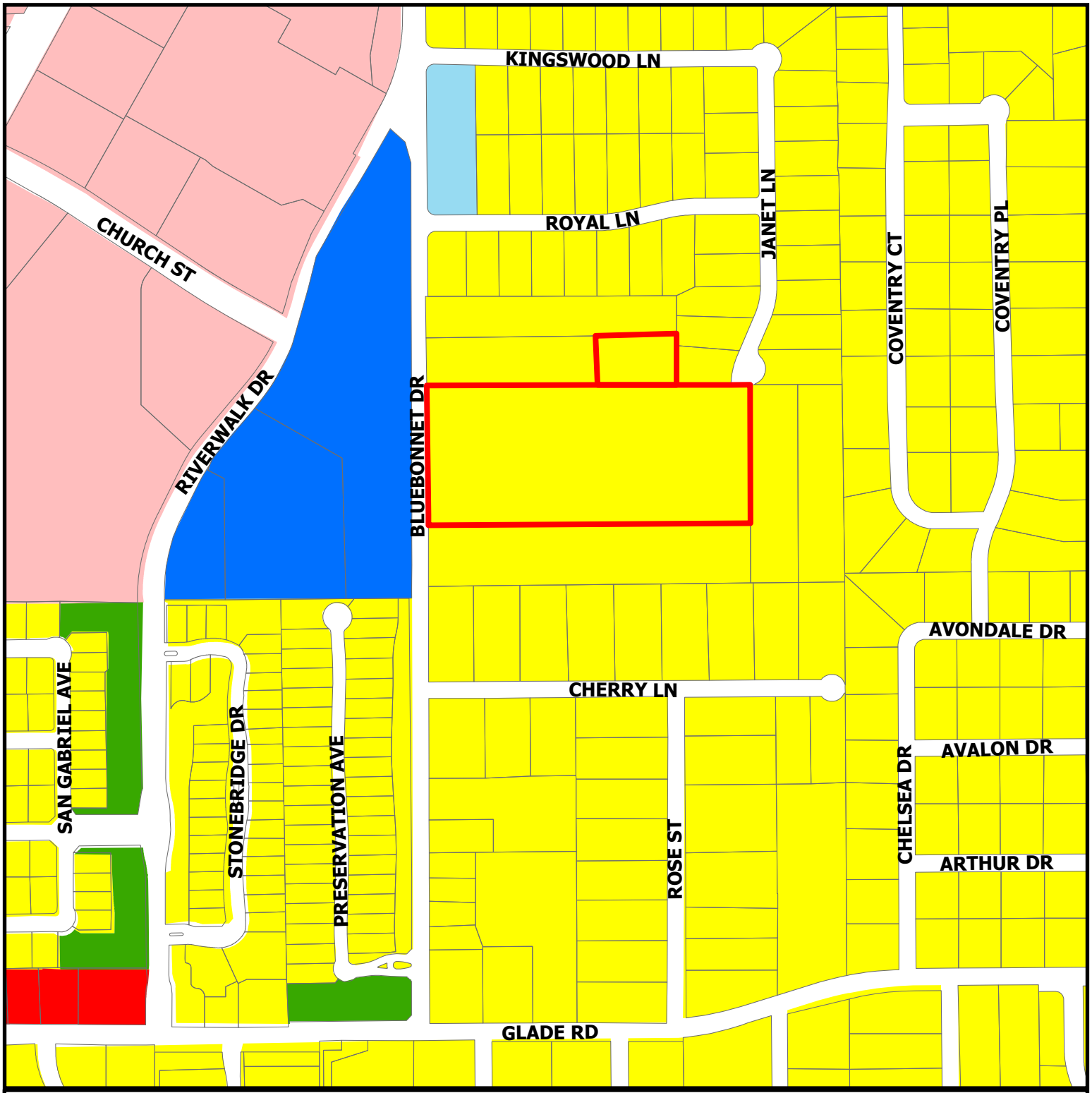
# Future Land Use Map

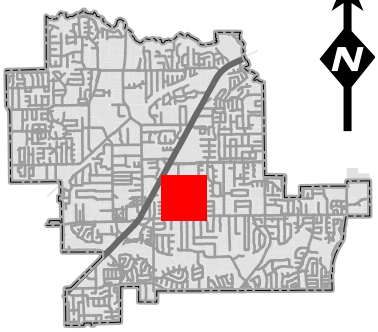



## PC23-007

**5305 Bluebonnet Dr**

CITY OF COLLEYVILLE TEXAS

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

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| LINE TABLE | | |
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| LINE # | LENGTH | BEARING |
| L1 | 70.00' | N00°15'17"E |
| L2 | 15.00' | S89°40'09"W |
| L3 | 14.10' | N45°25'16"E |
| L4 | 6.94' | S85°11'07"E |
| L5 | 23.48' | N85°11'07"E |
| L6 | 13.33' | S85°11'07"W |
| L7 | 14.18' | N44°34'41"W |

| CURVE TABLE | | | | | |
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| C1 | 5.00' | 1475.00' | 0°11'39" | S89°34'10"E | 5.00' |
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| C5 | 106.07' | 1425.00' | 4°15'53" | N88°39'14"E | 106.04' |
| C6 | 100.20' | 1425.00' | 4°01'43" | S87°11'58"E | 100.18' |
| C7 | 63.39' | 1475.00' | 2°27'44" | S86°24'59"E | 63.38' |
| C8 | 116.03' | 1475.00' | 4°30'26" | S89°54'04"E | 116.00' |
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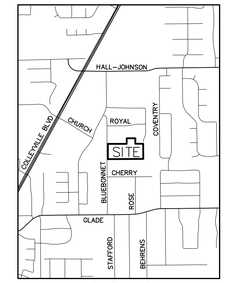
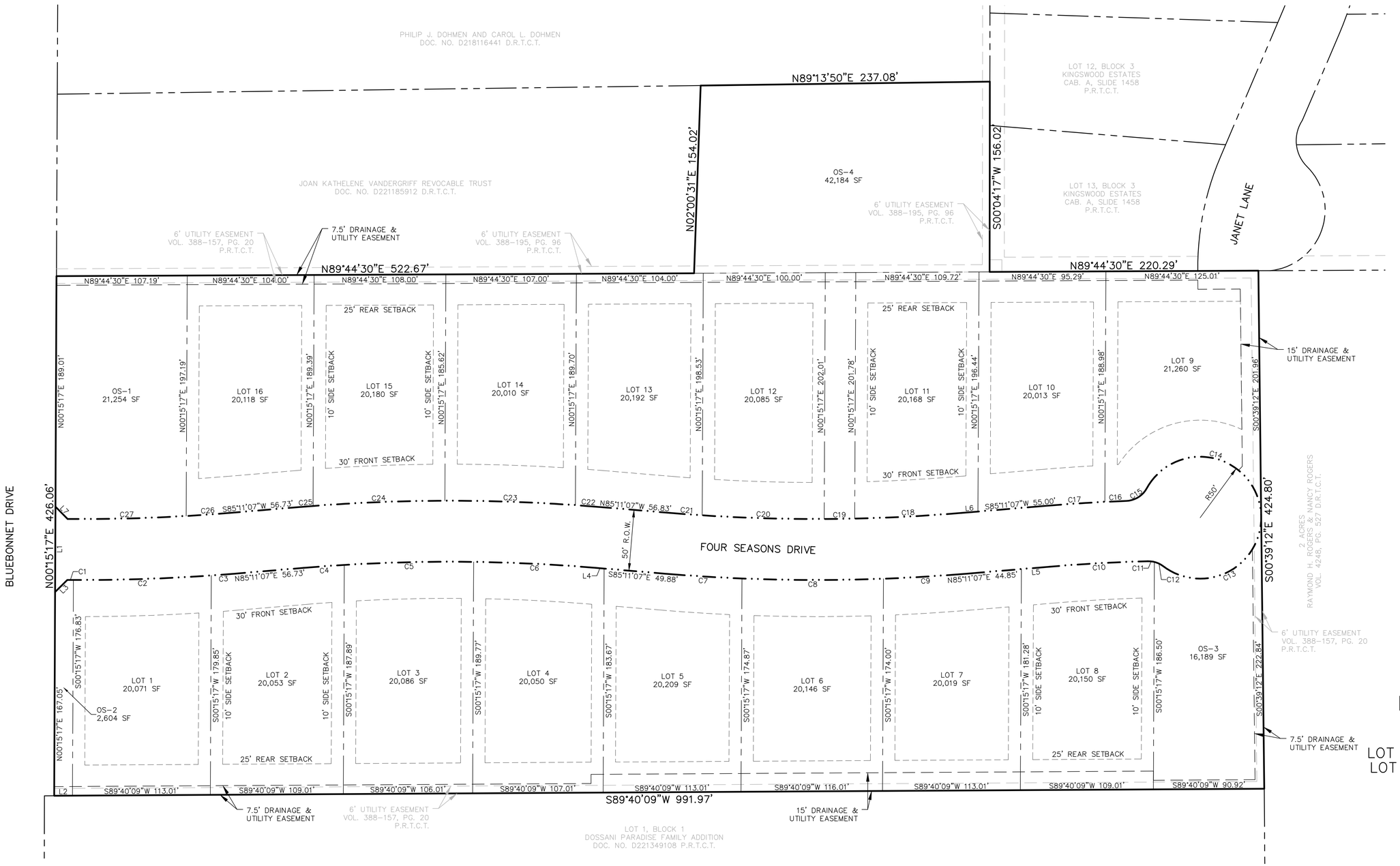
| C19 | 25.00' | 1425.00' | 1°00'19" | S89°13'18"W | 25.00' |
| C20 | 100.05' | 1425.00' | 4°01'23" | N88°15'52"W | 100.03' |
| C21 | 26.55' | 1425.00' | 1°04'04" | N85°43'09"W | 26.55' |
| C22 | 20.92' | 1475.00' | 0°48'46" | N85°35'30"W | 20.92' |
| C23 | 107.07' | 1475.00' | 4°09'33" | N88°04'39"W | 107.05' |
| C24 | 108.13' | 1475.00' | 4°12'01" | S87°44'34"W | 108.10' |
| C25 | 11.78' | 1475.00' | 0°27'27" | S85°24'50"W | 11.78' |
| C26 | 35.86' | 1425.00' | 1°26'31" | S85°54'22"W | 35.86' |
| C27 | 97.25' | 1425.00' | 3°54'36" | S88°34'56"W | 97.23' |




VICINITY MAP
SCALE: 1" = 2000'




NOTES:
1. ALL OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
2. ALL EXISTING ON-SITE SEPTIC SYSTEMS SHALL BE REMOVED PER TCEQ REQUIREMENTS.

OWNER:
STEPHEN & DIANNE FARMER
5305 BLUEBONNET DRIVE
COLLEYVILLE, TEXAS 76034

DEVELOPER:
VIJAY BORRA
826 MANGO COURT
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PHONE: (817) 776-4049
CONTACT: DAVID LEWIS

PURPOSE OF PLAT
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# PRELIMINARY/FINAL PLAT
OF
# PARK PLACE LAYOUT B
BEING
10.507 ACRES
BEING
LOT 1, BLOCK 1 CRISP ADDITION AND
LOT 1R2, BLOCK 1 WIGGINS ADDITION
CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS

16 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
1 AMENITY LOT

PREPARED: September 2023 SHEET 1 OF 2

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| L17 | 23.48' | N85°11'07"E |
| L26 | 68.33' | S85°11'07"W |
| L31 | 3.52' | N85°11'07"W |
| L32 | 53.30' | N85°11'07"W |
| L36 | 19.34' | S85°11'07"W |
| L37 | 37.39' | S85°11'07"W |
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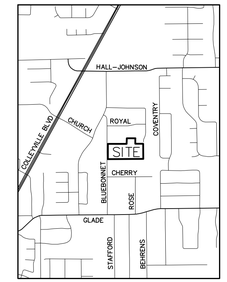


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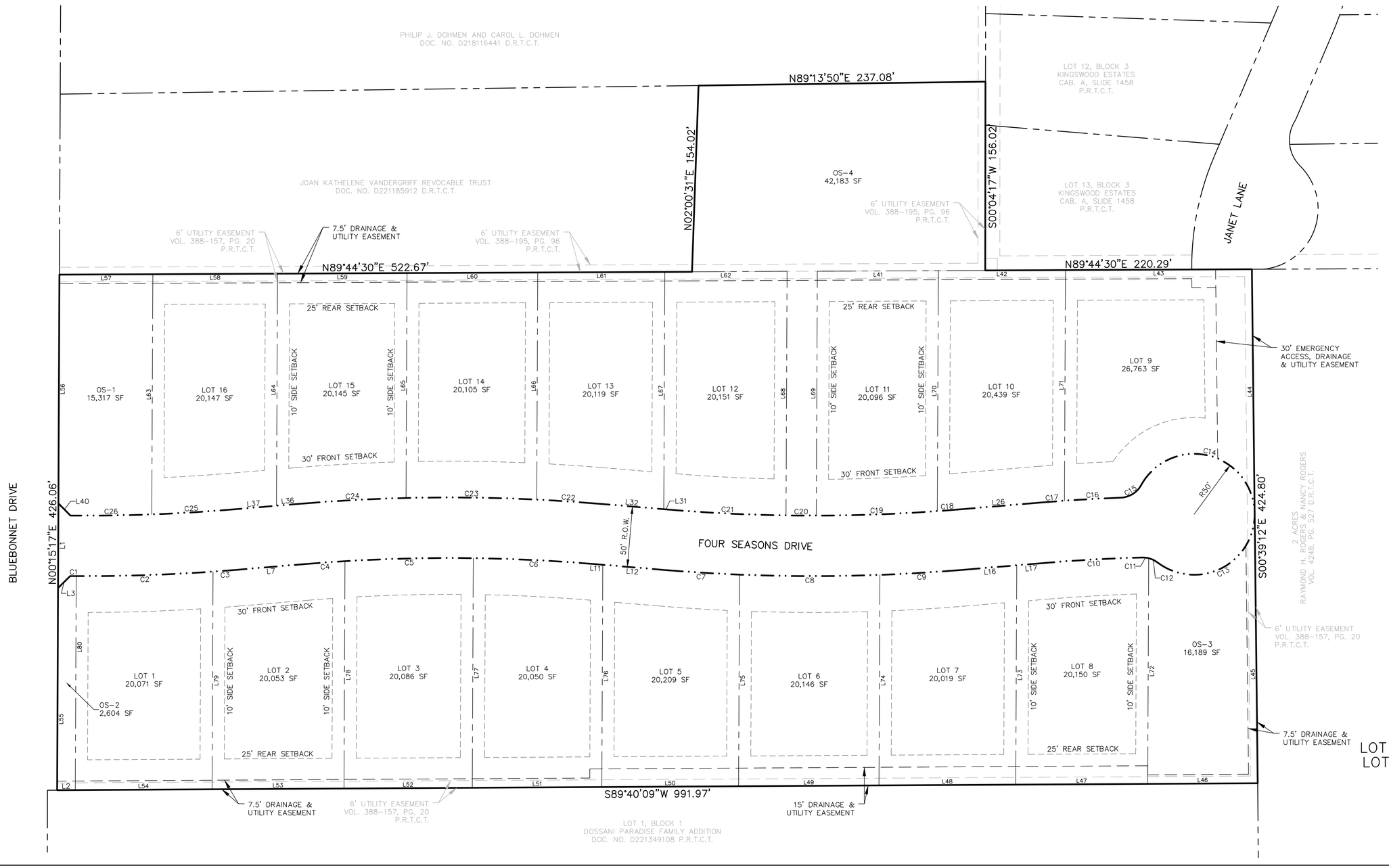


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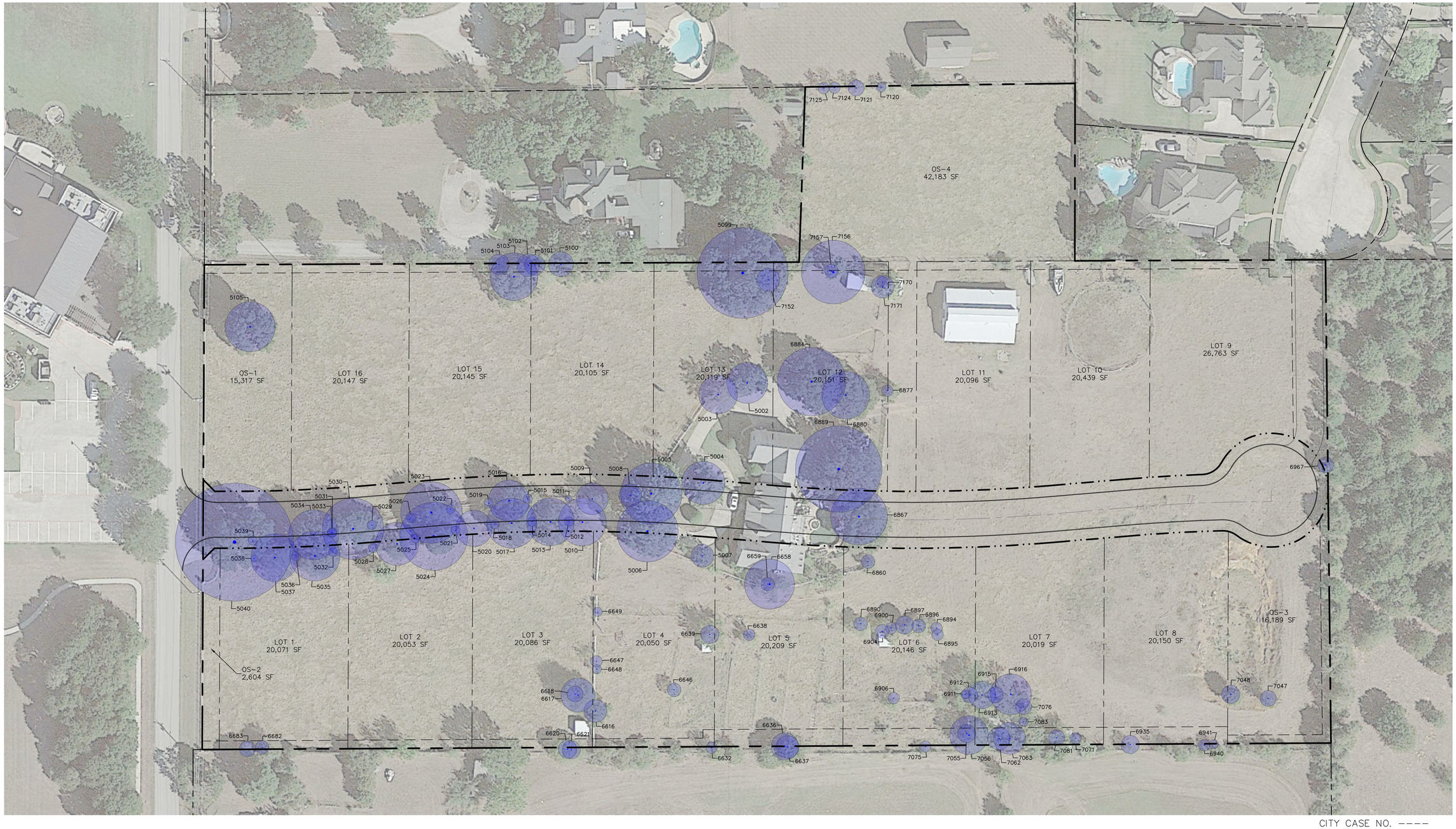
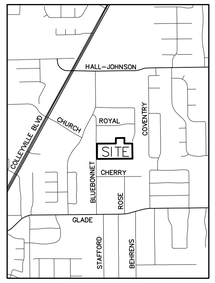
PREPARED: September 2023 SHEET 1 OF 2




CITY CASE NO. ----




VICINITY MAP
SCALE: 1" = 2000'

NORTH

0 20 40 80
( IN FEET )
1 INCH = 40FT

| NO. | REVISION | BY | DATE |
|---|---|---|---|


REDINGER GROUP, LLC
P.O. BOX 93206
SOUTHLAKE, TEXAS 76092
PHONE: (817) 253-3727
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: VIJAY BORRA
826 MANGO COURT
COPPELL, TEXAS 75019
(972) 304-0506


# AERIAL OVERLAY
# PARK PLACE LAYOUT B
# COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
XXX
ELEV = XXX

BM2
XXX
ELEV = XXX

**PRELIMINARY FOR REVIEW ONLY**
Not for Construction or Permit Purposes

Engineer CLAYTON T. REDINGER
P.E. No. 97497 Date 10/16/2023

Drawn By: DSM
Reviewed By: CTR
Project: 1036-01

SHEET
7

REDINGER GROUP PROJECT No. 1036-01 – PRELIMINARY PLAT FOR PARK PLACE LAYOUT B – COLLEYVILLE, TEXAS

1. FINAL CALCULATIONS TO BE PROVIDED WITH FINAL ENGINEERING PLANS
2. CRITERIA BASED ON CITY OF FORT WORTH ISWM CRITERIA MANUAL FOR SITE DEVELOPMENT AND CONSTRUCTION. (LATEST EDITION)
3. DOCUMENTATION AND SUPPORTING CALCULATIONS FOR DETENTION ASSESSMENT TO BE PROVIDED BY SEPARATE REPORT.
4. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

**RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)**

| AREA NO. | AREA(AC) | DESCRIPTION | 'C' VALUE | Tc(MIN) | I2 (IN/HR) | Q2 (CFS) | I5 (IN/HR) | Q5 (CFS) | I10 (IN/HR) | Q10 (CFS) | I25 (IN/HR) | Q25 (CFS) | I50 (IN/HR) | Q50 (CFS) | I100 (IN/HR) | Q100 (CFS) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| XA | 4.8 | UNDEV | 0.30 | 15 | 3.50 | 5.0 | 4.55 | 6.6 | 5.34 | 7.7 | 6.40 | 9.2 | 7.20 | 10.4 | 8.02 | 11.5 |
| XB | 4.8 | UNDEV | 0.30 | 15 | 3.50 | 5.0 | 4.55 | 6.6 | 5.34 | 7.7 | 6.40 | 9.2 | 7.20 | 10.4 | 8.02 | 11.5 |
| XC | 0.3 | UNDEV | 0.30 | 15 | 3.50 | 0.3 | 4.55 | 0.4 | 5.34 | 0.5 | 6.40 | 0.6 | 7.20 | 0.6 | 8.02 | 0.7 |
| XD | 0.6 | UNDEV | 0.30 | 15 | 3.50 | 0.6 | 4.55 | 0.8 | 5.34 | 1.0 | 6.40 | 1.2 | 7.20 | 1.3 | 8.02 | 1.4 |

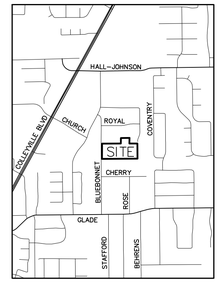
LEGEND

- NAME / AC | Q100 — DRAINAGE AREA LABEL
- FLOW ARROW (POST-PROJECT)
- DRAINAGE DIVIDE
- —501— EXISTING CONTOUR MINOR
- — 500 — EXISTING CONTOUR MAJOR
- 1 — DESIGN POINT

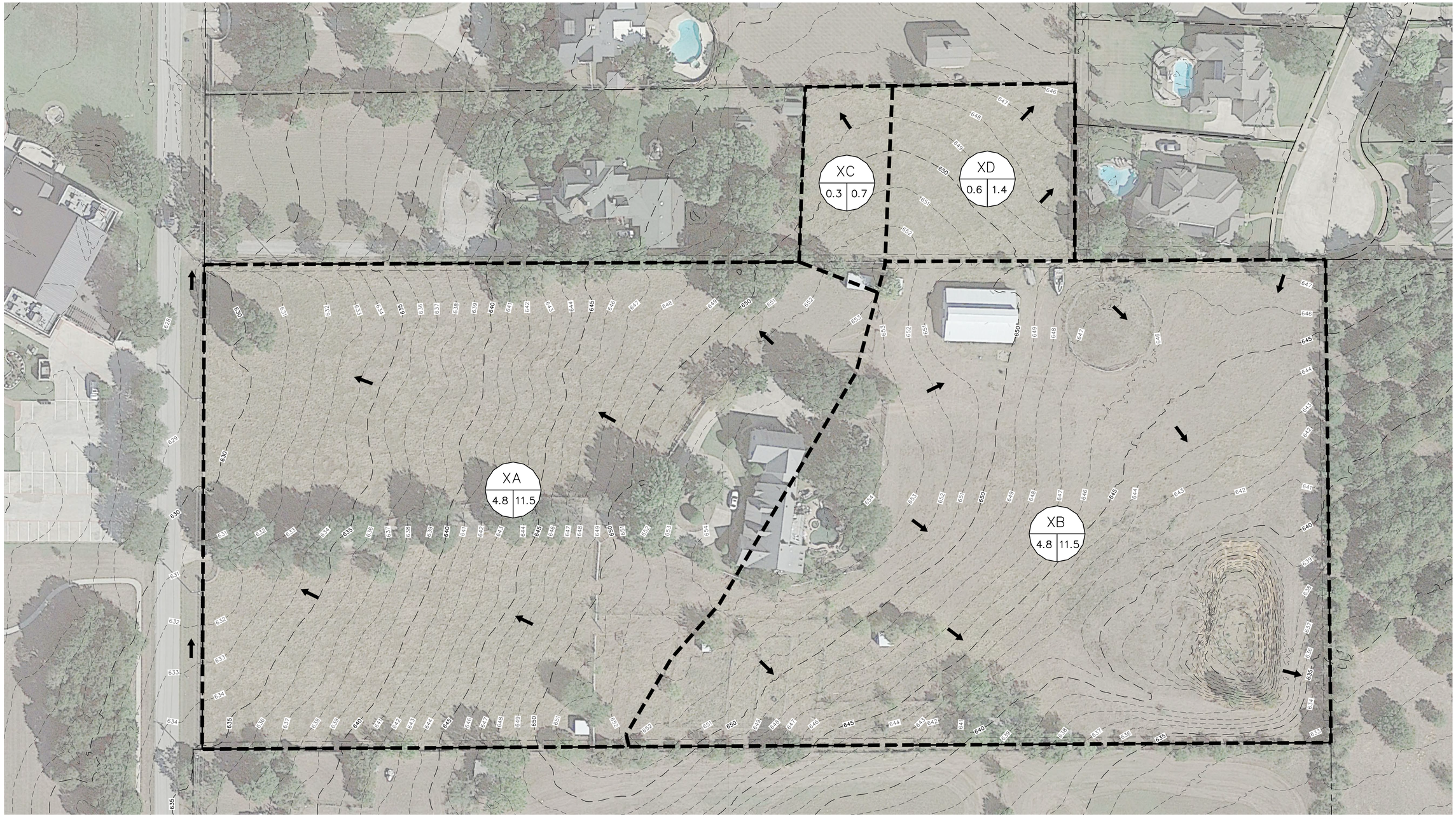
NORTH

0 20 40 80

( IN FEET )
1 INCH = 40FT




VICINITY MAP
SCALE: 1" = 2000'




CITY CASE NO. ----


REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (972) 304-0506
ENGINEERING FIRM REGISTRATION NUMBER F-23328


PREPARED FOR:
VIJAY BOBBA
2 PALMER COURT
CORPELL, TEXAS 75919
(972) 304-0506

| NO. | REVISION | BY | DATE |
|---|---|---|---|

# EXISTING DRAINAGE PLAN
# PARK PLACE LAYOUT B
# COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
XXX
ELEV = XXX

BM2
XXX
ELEV = XXX

**PRELIMINARY**
**FOR REVIEW ONLY**
Not for Construction or Permit Purposes

Engineer CLAYTON T. REDINGER
P.E. No. 97497 Date 10/16/2012

Drawn By: DSM
Reviewed By: CTR
Project: 1036-01

SHEET
3

REDINGER GROUP PROJECT No. 1036-01 - PRELIMINARY PLAT FOR PARK PLACE LAYOUT B - COLLEYVILLE, TEXAS

1. FINAL CALCULATIONS TO BE PROVIDED WITH FINAL ENGINEERING PLANS
2. CRITERIA BASED ON CITY OF COLLEYVILLE DRAINAGE MANUAL.
3. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

**RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)**

| AREA NO. | AREA(AC) | DESCRIPTION | 'C' VALUE | Tc(MIN) | I2 (IN/HR) | Q2 (CFS) | I5 (IN/HR) | Q5 (CFS) | I10 (IN/HR) | Q10 (CFS) | I25 (IN/HR) | Q25 (CFS) | I50 (IN/HR) | Q50 (CFS) | I100 (IN/HR) | Q100 (CFS) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A1 | 0.4 | OPEN SPACE | 0.30 | 15 | 3.50 | 0.4 | 4.55 | 0.5 | 5.34 | 0.6 | 6.40 | 0.8 | 7.20 | 0.9 | 8.02 | 1.0 |
| A2 | 4.1 | SF-RES | 0.60 | 15 | 3.50 | 8.6 | 4.55 | 11.2 | 5.34 | 13.1 | 6.40 | 15.7 | 7.20 | 17.7 | 8.02 | 19.7 |
| A3 | 0.3 | SF-RES | 0.60 | 15 | 3.50 | 0.6 | 4.55 | 0.8 | 5.34 | 1.0 | 6.40 | 1.2 | 7.20 | 1.3 | 8.02 | 1.4 |
| B1 | 0.4 | OPEN SPACE | 0.30 | 15 | 3.50 | 0.4 | 4.55 | 0.5 | 5.34 | 0.6 | 6.40 | 0.8 | 7.20 | 0.9 | 8.02 | 1.0 |
| B2 | 1.6 | SF-RES | 0.60 | 15 | 3.50 | 3.4 | 4.55 | 4.4 | 5.34 | 5.1 | 6.40 | 6.1 | 7.20 | 6.9 | 8.02 | 7.7 |
| B3 | 2.9 | SF-RES | 0.60 | 15 | 3.50 | 6.1 | 4.55 | 7.9 | 5.34 | 9.3 | 6.40 | 11.1 | 7.20 | 12.5 | 8.02 | 14.0 |
| C1 | 0.3 | SF-RES | 0.60 | 15 | 3.50 | 0.6 | 4.55 | 0.8 | 5.34 | 1.0 | 6.40 | 1.2 | 7.20 | 1.3 | 8.02 | 1.4 |
| D1 | 0.6 | SF-RES | 0.60 | 15 | 3.50 | 1.3 | 4.55 | 1.6 | 5.34 | 1.9 | 6.40 | 2.3 | 7.20 | 2.6 | 8.02 | 2.9 |
| ALL A | 4.8 | SF-RES | 0.58 | 15 | 3.50 | 9.7 | 4.55 | 12.6 | 5.34 | 14.7 | 6.40 | 17.7 | 7.20 | 19.9 | 8.02 | 22.1 |
| ALL B | 4.9 | SF-RES | 0.58 | 15 | 3.50 | 9.9 | 4.55 | 12.8 | 5.34 | 15.1 | 6.40 | 18.0 | 7.20 | 20.3 | 8.02 | 22.6 |
| ALL C | 0.3 | SF-RES | 0.60 | 15 | 3.50 | 0.6 | 4.55 | 0.8 | 5.34 | 1.0 | 6.40 | 1.2 | 7.20 | 1.3 | 8.02 | 1.4 |
| ALL D | 0.6 | SF-RES | 0.60 | 15 | 3.50 | 1.3 | 4.55 | 1.6 | 5.34 | 1.9 | 6.40 | 2.3 | 7.20 | 2.6 | 8.02 | 2.9 |

*AREAS A AND B SHALL BE DETAINED TO PREDEVELOPED FLOW RATES.

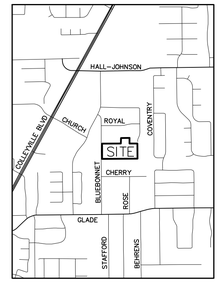
LEGEND

- NAME / AC | Q100 — DRAINAGE AREA LABEL
- FLOW ARROW (POST–PROJECT)
- DRAINAGE DIVIDE
- —501— EXISTING CONTOUR MINOR
- —500— EXISTING CONTOUR MAJOR
- 1 — DESIGN POINT

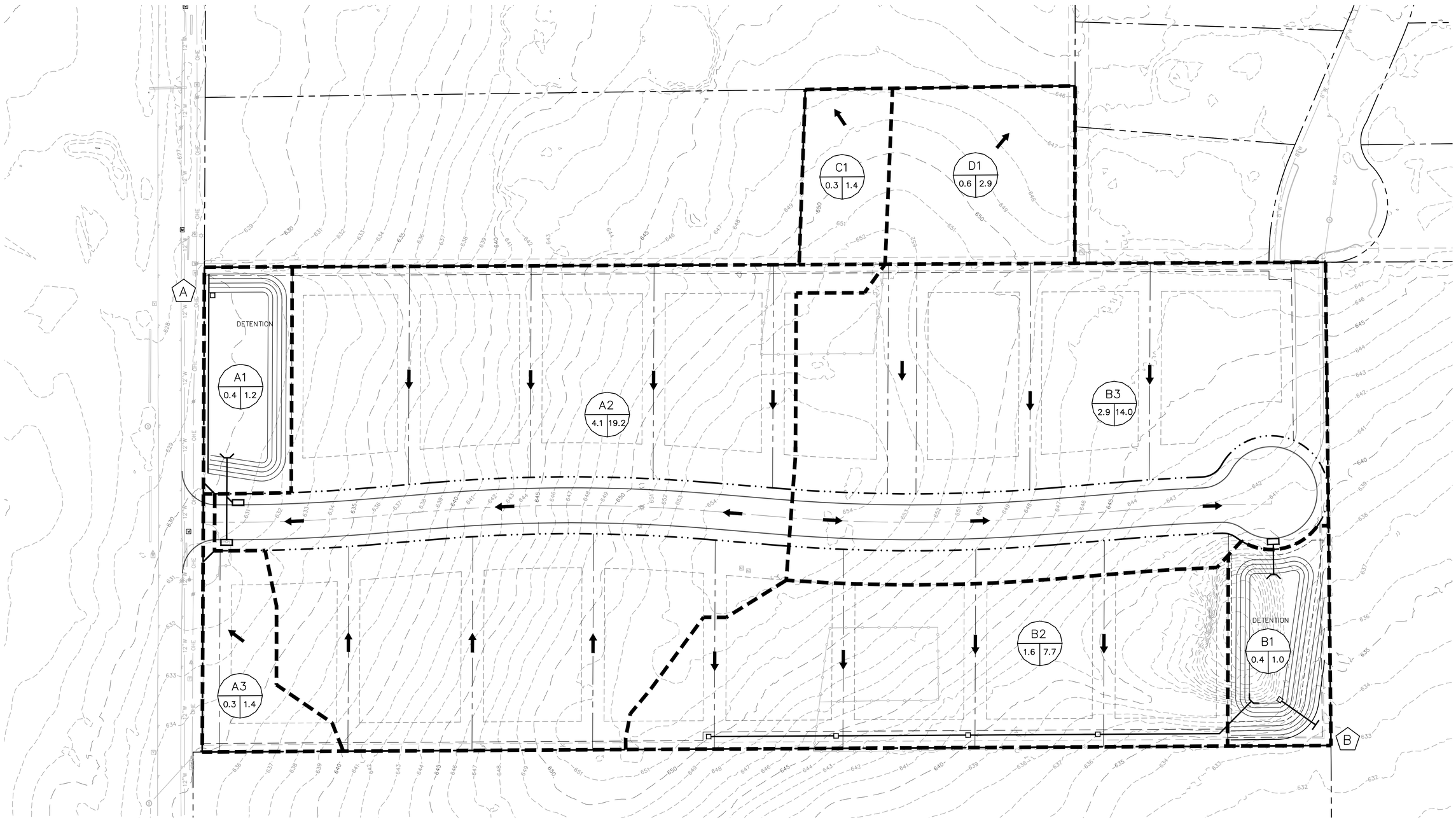
NORTH

0 20 40 80

( IN FEET )
1 INCH = 40FT




VICINITY MAP
SCALE: 1" = 2000'




CITY CASE NO. ----

| NO. | REVISION | BY | DATE |
|---|---|---|---|


REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 552-2052
ENGINEERING FIRM REGISTRATION NUMBER F-23328
PREPARED FOR: VIJAY BOBRA
2901 MACEO COURT
CORPELL, TEXAS 75019
(972) 304-0506


# PRELIMINARY GRADING & DRAINAGE PLAN
## PARK PLACE LAYOUT B
## COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
XXX
ELEV = XXX

BM2
XXX
ELEV = XXX

**PRELIMINARY**
**FOR REVIEW ONLY**
Not for Construction or Permit Purposes

Engineer CLAYTON T. REDINGER
P.E. No. 97497 Date 10/19/2023

Drawn By: DSM
Reviewed By: CTR
Project: 1036-01

SHEET
4

REDINGER GROUP PROJECT No. 1036-01 – PRELIMINARY PLAT FOR PARK PLACE LAYOUT B – COLLEYVILLE, TEXAS

NOTES:

1. ALL SEWER LINE SHALL BE SDR-35 PVC.
2. ALL WATER PIPE SHALL BE SDR-18 C-900.
3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF COLLEYVILLE STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
4. ALL SEWER SERVICES ARE PRIVATE.
5. ALL WATER SERVICES ARE PRIVATE FROM THE BUILDING TO THE METER AND PUBLIC FROM THE METER TO THE WATER MAIN.
6. ALL WATERLINE SHALL HAVE A MINIMUM 2' VERTICAL CLEARANCE FROM DRAINAGE STRUCTURES AND SEWER SERVICES.
7. THE LOCATION OF EXISTING WATER AND SANITARY SEWER UTILITIES ARE APPROXIMATE. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN SOME MINOR ADJUSTMENTS TO THIS PLAN.
8. ALL WATERLINE SHALL BE INSTALLED WITH A MINIMUM COVER OF 42" UNLESS OTHERWISE NOTED OR EXPLICITLY APPROVED BY THE CITY ENGINEER.
9. FIRE HYDRANTS SHALL BE PLACED WITH STEAMER NOZZLE AT LEAST 3' BEHIND BACK OF CURB.
10. PRIVATE SANITARY SEWER SERVICES NEED A PLUMBING PERMIT AND MUST BE INSPECTED BY BUILDING INSPECTIONS PRIOR TO BURIAL.
11. INSTALL BACKFLOW PROTECTION (DOUBLE CHECK VALVE) FOR SPRINKLER SYSTEM ON RISER.

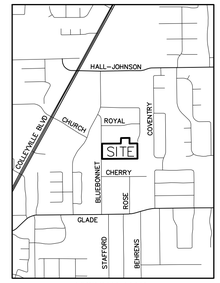
LEGEND

- PROP. 8" WATER LINE
- PROP. FIRE HYDRANT
- PROP. SEWER MANHOLE
- PROP. 8" SEWER LINE
- PROP. CULVERT
- W — EXIST. WATER MAIN
- SS — EXIST. SEWER MAIN
- FIRE LANE

NORTH

0 20 40 80

( IN FEET )
1 INCH = 40FT




VICINITY MAP
SCALE: 1" = 2000'

OS-4
42,183 SF

CONNECT TO
EX 6" WATER

OS-1
15,317 SF

LOT 16
20,147 SF

LOT 15
20,145 SF

LOT 14
20,105 SF

LOT 13
20,119 SF

LOT 12
20,151 SF

LOT 11
20,096 SF

LOT 10
20,439 SF

LOT 9
26,763 SF

INSTALL:
SSMH

CONNECT TO
EX SSMH

INSTALL:
SSMH

INSTALL:
SSMH

INSTALL:
SSMH

INSTALL:
SSMH

INSTALL:
SSMH

CONNECT TO
EX 6" WATER

INSTALL:
FIRE HYDRANT

INSTALL:
FIRE HYDRANT

EXISTING
FIRE HYDRANT

LOT 1
20,071 SF

LOT 2
20,053 SF

LOT 3
20,086 SF

LOT 4
20,050 SF

LOT 5
20,209 SF

LOT 6
20,146 SF

LOT 7
20,019 SF

LOT 8
20,150 SF

OS-3
16,189 SF

OS-2
2,604 SF

CITY CASE NO. ----

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |


REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 552-7992
ENGINEERING FIRM REGISTRATION NUMBER F-23328

PREPARED FOR:
VIJAY BOBRA
2501 MACEO COURT
CORPELL, TEXAS 75019
(972) 304-0506


# PRELIMINARY UTILITY PLAN
# PARK PLACE LAYOUT B
# COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
XXX
ELEV = XXX

BM2
XXX
ELEV = XXX

**PRELIMINARY**
**FOR REVIEW ONLY**
Not for Construction or Permit Purposes

Engineer CLAYTON T. REDINGER
P.E. No. 97497 Date 05/15/2023

Drawn By: DSM
Reviewed By: CTR
Project: 1036-01

SHEET
5

REDINGER GROUP PROJECT No. 1036-01 - PRELIMINARY PLAT FOR PARK PLACE LAYOUT B - COLLEYVILLE, TEXAS

| TREE LIST | |
|---|---|
| Tree # | Size & Species |
| 5002 | 18" PECAN |
| 5003 | 17" BALD CYPRESS |
| 5004 | 19" PINE |
| 5005 | 27" OAK |
| 5006 | 27" OAK |
| 5007 | 10" CREPE MYRTLE |
| 5008 | 10" CEDAR |
| 5009 | 14" LIVE OAK |
| 5010 | 21" LIVE OAK |
| 5011 | 3" CREPE MYRTLE/CLUSTER |
| 5012 | 4" CREPE MYRTLE/CLUSTER |
| 5013 | 21" LIVE OAK |
| 5014 | 4" CREPE MYRTLE/CLUSTER |
| 5015 | 4" CREPE MYRTLE/CLUSTER |
| 5016 | 18" LIVE OAK |

| TREE LIST | |
|---|---|
| Tree # | Size & Species |
| 5017 | 22" LIVE OAK |
| 5018 | 4" CREPE MYRTLE/CLUSTER |
| 5019 | 4" CREPE MYRTLE/CLUSTER |
| 5020 | 16" LIVE OAK/DEAD |
| 5021 | 4" CREPE MYRTLE/CLUSTER |
| 5022 | 4" CREPE MYRTLE/CLUSTER |
| 5023 | 27" LIVE OAK |
| 5024 | 30" LIVE OAK |
| 5025 | 4" CREPE MYRTLE/CLUSTER |
| 5026 | 4" CREPE MYRTLE/CLUSTER |
| 5027 | 19" LIVE OAK |
| 5028 | 4" CREPE MYRTLE/CLUSTER |
| 5029 | 4" CREPE MYRTLE/CLUSTER |
| 5030 | 27" LIVE OAK |
| 5031 | 4" CREPE MYRTLE/CLUSTER |

| TREE LIST | |
|---|---|
| Tree # | Size & Species |
| 5032 | 4" CREPE MYRTLE/CLUSTER |
| 5033 | 4" CREPE MYRTLE/CLUSTER |
| 5034 | 22" LIVE OAK |
| 5035 | 22" LIVE OAK |
| 5036 | 4" CREPE MYRTLE/CLUSTER |
| 5037 | 21" LIVE OAK |
| 5038 | 3" CREPE MYRTLE/CLUSTER |
| 5039 | 4" CREPE MYRTLE/CLUSTER |
| 5040 | 52" LIVE OAK |
| 5099 | 40" PECAN |
| 5100 | 11" PECAN |
| 5101 | 9" ELM |
| 5102 | 10" ELM |
| 5103 | 21" PECAN |
| 5104 | 2X9" LOCUST |

| TREE LIST | |
|---|---|
| Tree # | Size & Species |
| 5105 | 22" PECAN |
| 6616 | 10" BRADFORD PEAR |
| 6617 | 15" BOIS D'ARC |
| 6618 | 7" HACKBERRY |
| 6620 | 3X8" LOCUST |
| 6621 | 8" LOCUST |
| 6632 | 4X5" LOCUST |
| 6636 | 12" OAK |
| 6637 | 10" OAK |
| 6638 | 5" BRADFORD PEAR |
| 6639 | 8" ELM |
| 6646 | 6" LOCUST |
| 6647 | 5" HACKBERRY |
| 6648 | 4" LOCUST |
| 6649 | 4" HACKBERRY |

| TREE LIST | |
|---|---|
| Tree # | Size & Species |
| 6658 | 22" BRADFORD PEAR |
| 6659 | 6" HACKBERRY |
| 6682 | 6" CEDAR |
| 6683 | 7" LOCUST |
| 6860 | 6" OAK |
| 6867 | 25" OAK |
| 6877 | 5X5" CHINABERRY |
| 6880 | 21" OAK |
| 6884 | 30" OAK |
| 6889 | 38" OAK |
| 6890 | 6" LOCUST |
| 6894 | 5" LOCUST |
| 6895 | 5" BOIS D'ARC |
| 6896 | 6" LOCUST |
| 6897 | 8" BRADFORD PEAR |

| TREE LIST | |
|---|---|
| Tree # | Size & Species |
| 6900 | 5" HACKBERRY |
| 6904 | 6" LOCUST |
| 6906 | 2X5" BOIS D'ARC |
| 6911 | 4" ASH |
| 6912 | 7" ELM |
| 6913 | 2X12" +2X7" BRADFORD PEAR |
| 6915 | 7" ELM |
| 6916 | 18" ELM |
| 6935 | 8" LOCUST |
| 6940 | 5" OAK |
| 6941 | 4" BOIS D'ARC |
| 6967 | 7" CEDAR |
| 7047 | 7" BRADFORD PEAR |
| 7048 | 8" OAK |
| 7055 | 8" HACKBERRY |

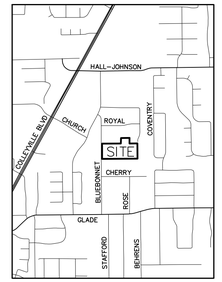
| TREE LIST | |
|---|---|
| Tree # | Size & Species |
| 7056 | 17" HACKBERRY |
| 7062 | 10" ELM |
| 7063 | 14" ELM |
| 7071 | 2X5" HACKBERRY |
| 7075 | 5" LOCUST |
| 7076 | 7" CEDAR |
| 7081 | 7" ELM |
| 7083 | 4" ELM |
| 7120 | 4" LOCUST |
| 7121 | 7" LOCUST |
| 7124 | 5" LOCUST |
| 7125 | 5" LOCUST |
| 7152 | 10" CHINABERRY |
| 7156 | 28" PECAN |
| 7157 | 6" HACKBERRY |

| TREE LIST | |
|---|---|
| Tree # | Size & Species |
| 7170 | 5" LOCUST |
| 7171 | 10" +5" ELM |

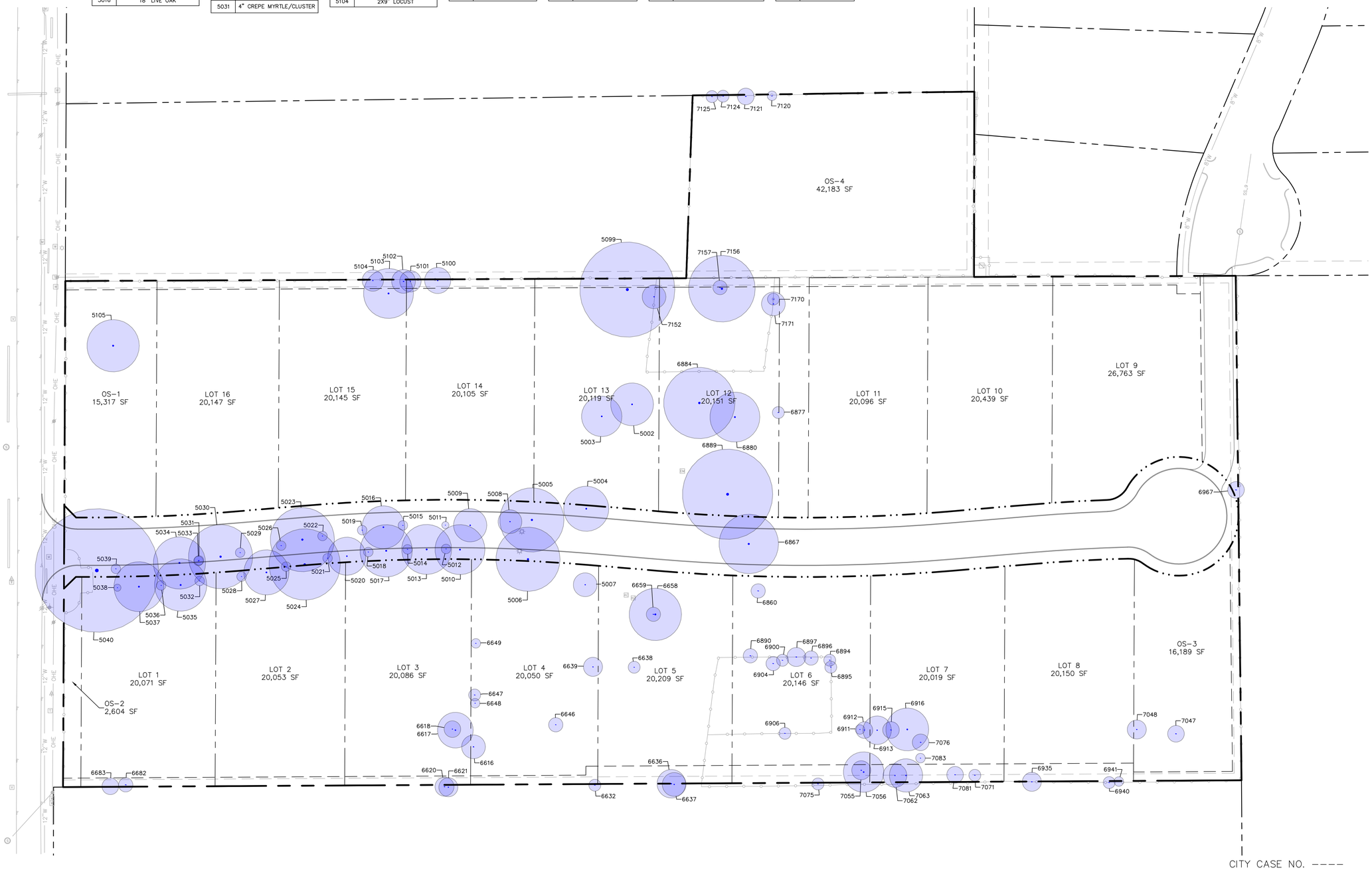
NORTH

0 20 40 80

( IN FEET )
1 INCH = 40FT




VICINITY MAP
SCALE: 1" = 2000'




CITY CASE NO. ----

REDINGER GROUP, LLC
P.O. BOX 93306
SOUTHLAKE, TEXAS 76092
PHONE: (817) 552-2052
ENGINEERING FIRM REGISTRATION NUMBER F-23328

PREPARED FOR: VIJAY BOBRA
2501 MACEO COURT
CORPELL, TEXAS 75019
(972) 304-0506

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |

# TREE SURVEY
# PARK PLACE LAYOUT B
# COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
XXX
ELEV = XXX

BM2
XXX
ELEV = XXX

**PRELIMINARY FOR REVIEW ONLY**
Not for Construction or Permit Purposes

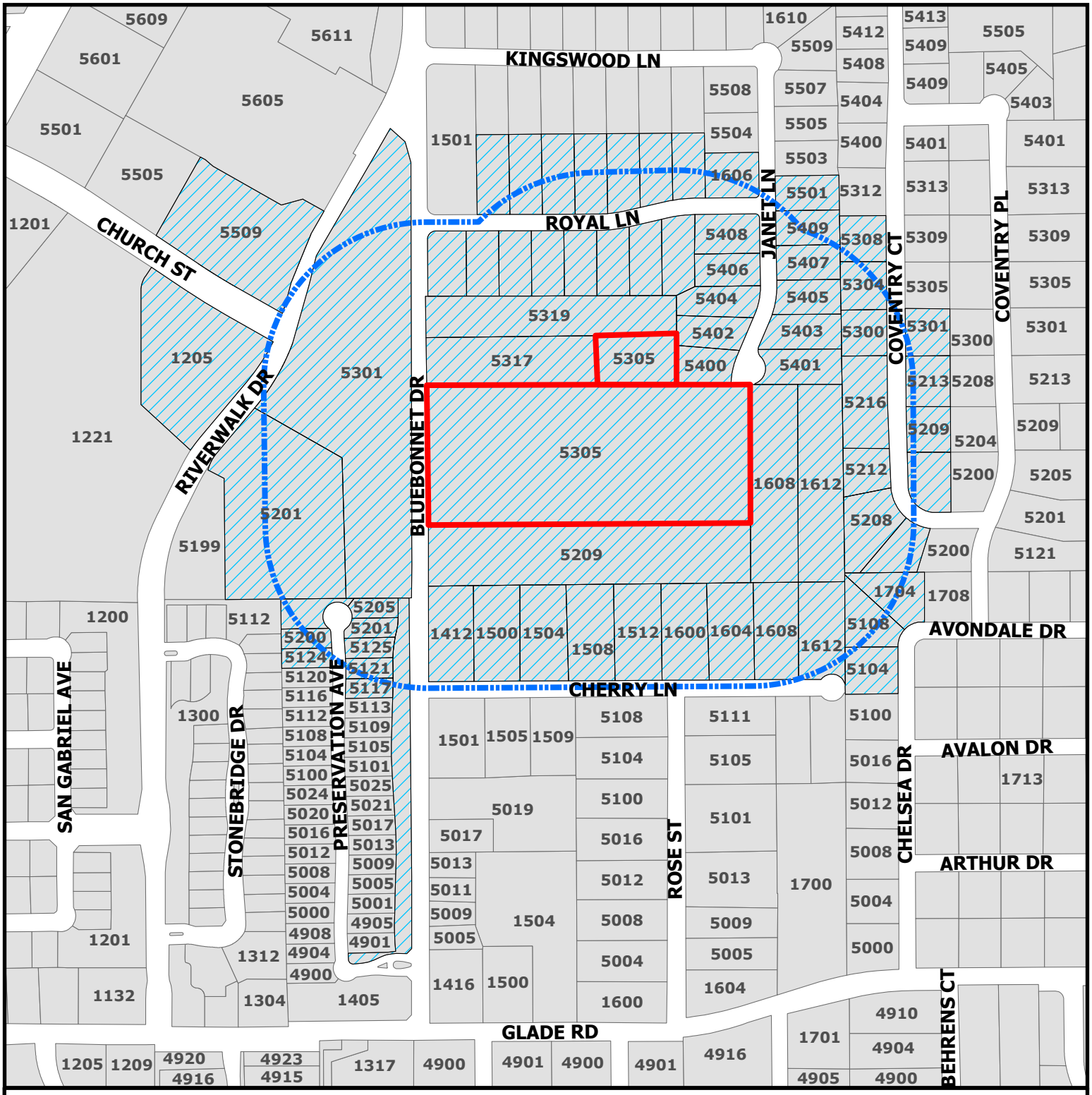
Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date: 10/18/2022

Drawn By: DSM
Reviewed By: CTR
Project: 1036-01

SHEET
6

REDINGER GROUP PROJECT No. 1036-01 - PRELIMINARY PLAT FOR PARK PLACE LAYOUT B - COLLEYVILLE, TEXAS

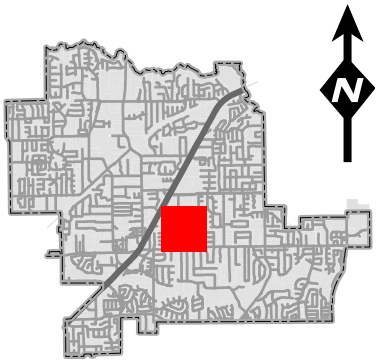
# Notification Map




CITY OF COLLEYVILLE TEXAS

# PC23-006

**5305 Bluebonnet Dr**



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.

| Owner Name | Situs Address | Owner City | Owner Zip |
|---|---|---|---|
| ROGERS, NANCY | 1608 CHERRY LN | COLLEYVILLE, TX | 76034 |
| SVAP III TC COLLEYVILLE LLC | 5509 COLLEYVILLE BLVD | WEST PALM BEACH, FL | 33401 |
| REDDY, TARAKUMAR | 1501 ROYAL LN | COLLEYVILLE, TX | 76034 |
| SHAD, SHABBIR A | 1505 ROYAL LN | COLLEYVILLE, TX | 76034 |
| LEININGER, ROBERT F | 5406 JANET LN | COLLEYVILLE, TX | 76034 |
| PHILLIPS, DEAN F | 1604 CHERRY LN | BEDFORD, TX | 76095 |
| PATTON, JAMES B | 1604 ROYAL LN | COLLEYVILLE, TX | 76034 |
| SILVESTRI, CARLO | 1504 ROYAL LN | COLLEYVILLE, TX | 76034 |
| ALVARADO JOHN & NANCY LIVING TR | 5304 COVENTRY CT | COLLEYVILLE, TX | 76034 |
| RAQUEPO, SOLOMON | 5402 JANET LN | COLLEYVILLE, TX | 76034 |
| HADWANI FAMILY TRUST | 1508 ROYAL LN | COLLEYVILLE, TX | 76034 |
| PALANZA, DOMINICK | 1500 CHERRY LN | COLLEYVILLE, TX | 76034 |
| SCULLIN, STEPHEN | 5124 PRESERVATION AVE | COLLEYVILLE, TX | 76034 |
| FATCAT II LLC | 5208 COVENTRY CT | SOUTHLAKE, TX | 76092 |
| DALRI, JOHN S | 1601 ROYAL LN | COLLEYVILLE, TX | 76034 |
| TAREEN, SALEEM | 1503 ROYAL LN | COLLEYVILLE, TX | 76034 |
| FARMER, STEPHEN | 5305 BLUEBONNET DR | COLLEYVILLE, TX | 76034 |
| ROGERS, NANCY JO | 1612 CHERRY LN | COLLEYVILLE, TX | 76034 |
| SPEIGHT, MATT | 1504 CHERRY LN | COLLEYVILLE, TX | 76034 |
| RICHARDS FAMILY TRUST,THE | 5212 COVENTRY CT | COLLEYVILLE, TX | 76034 |
| WILKINS, STEVEN | 1507 ROYAL LN | COLLEYVILLE, TX | 76034 |
| SIDDIQUE, MOHAMMAD | 1502 ROYAL LN | COLLEYVILLE, TX | 76034 |
| SMITH, NANCY | 5121 PRESERVATION AVE | COLLEYVILLE, TX | 76034 |
| DOHMEN, PHILIP | 5319 BLUEBONNET DR | PORT SAINT JOE, FL | 32456 |
| DAMERON, RAY | 1600 CHERRY LN | COLLEYVILLE, TX | 76034 |
| FENN, ROGER | 1603 ROYAL LN | COLLEYVILLE, TX | 76034 |
| SEVERIDE, SEAN M | 5405 JANET LN | COLLEYVILLE, TX | 76034 |
| STAMP, FRANK | 5401 JANET LN | COLLEYVILLE, TX | 76034 |
| COBB, JESSE G | 1508 CHERRY LN | COLLEYVILLE, TX | 76034 |
| ROSE, DARRELL K | 5408 JANET LN | COLLEYVILLE, TX | 76034 |
| K&M FAMILY TRUST | 5400 JANET LN | COLLEYVILLE, TX | 76034 |
| PINO, RICARDO | 1602 ROYAL LN | COLLEYVILLE, TX | 76034 |
| MILLER, TRACY S | 5108 CHELSEA DR | COLLEYVILLE, TX | 76034 |
| SILVEY, DONALD | 5301 COVENTRY CT | COLLEYVILLE, TX | 76034 |
| HOFF, ALEXANDER C | 1509 ROYAL LN | COLLEYVILLE, TX | 76034 |
| JOAN VANDERGRIFF REVOCABLE TRUS | 5317 BLUEBONNET DR | COLLEYVILLE, TX | 76034 |
| TEES FAMILY PROPERTY LLC | 5209 COVENTRY CT | ARP, TX | 75750 |
| WOODCOCK, DAVID | 1512 CHERRY LN | COLLEYVILLE, TX | 76034 |
| BRITTON, FREDERICK | 1506 ROYAL LN | COLLEYVILLE, TX | 76034 |
| HARRISON, WILLIAM | 1606 ROYAL LN | COLLEYVILLE, TX | 76034 |
| BRANDSMA, STEVEN | 5300 COVENTRY CT | COLLEYVILLE, TX | 76034 |
| DOSSANI, ANWAR A | 5209 BLUEBONNET DR | GRAPEVINE, TX | 76051 |
| PRESERVATION HOA INC | 5204 PRESERVATION AVE | COPPELL, TX | 75019 |
| BURAL, EARL | 5104 CHELSEA DR | COLLEYVILLE, TX | 76034 |
| EMERSON-ENNIS, JUDITH | 5216 COVENTRY CT | COLLEYVILLE, TX | 76034 |
| BRIDGES, WARREN | 5117 PRESERVATION AVE | COLLEYVILLE, TX | 76034 |
| MCCAUGHEY, KATIE | 5403 JANET LN | COLLEYVILLE, TX | 76034 |
| FARMER, STEPHEN | 5305 BLUEBONNET DR | COLLEYVILLE, TX | 76034 |
| BABY, AJI V | 5407 JANET LN | COLLEYVILLE, TX | 76034 |
| BURNS, CORBITT N | 1600 ROYAL LN | COLLEYVILLE, TX | 76034 |
| COLLEYVILLE, CITY OF | 5301 RIVERWALK DR | COLLEYVILLE, TX | 76034 |
| MILLA, RUBEN | 1605 ROYAL LN | COLLEYVILLE, TX | 76034 |
| GLENN, MARY | 5125 PRESERVATION AVE | COLLEYVILLE, TX | 76034 |
| DOUGLASS, GEORGE W | 1412 CHERRY LN | COLLEYVILLE, TX | 76034 |
| COLLEYVILLE, CITY OF | 5201 RIVERWALK DR | COLLEYVILLE, TX | 76034 |
| PRESERVATION HOA INC | 1400 BLUEBONNET DR | COPPELL, TX | 75019 |
| EVERETT, ROY | 5205 COVENTRY CT | COLLEYVILLE, TX | 76034 |
| DAVIS, KEITH | 5200 PRESERVATION AVE | COLLEYVILLE, TX | 76034 |
| CLINGENPEEL, JEFFREY | 5308 COVENTRY CT | COLLEYVILLE, TX | 76034 |
| BUSWOLD, JOHN | 5213 COVENTRY CT | COLLEYVILLE, TX | 76034 |
| STERLING, BRUCE | 5501 JANET LN | COLLEYVILLE, TX | 76034 |

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| GINN, LONNIE | 5409 JANET LN | COLLEYVILLE, TX | 76034 |
| ROGERS, NANCY | 1608 CHERRY LN | COLLEYVILLE, TX | 76034 |
| ROGERS, NANCY JO | 1612 CHERRY LN | COLLEYVILLE, TX | 76034 |
| DUNN, MARC P | 1704 AVONDALE DR | COLLEYVILLE, TX | 76034 |
| EMBRY, STEVEN | 5201 PRESERVATION AVE | COLLEYVILLE, TX | 76034 |
| LAUKIEN, DIRK D | 1205 CHURCH ST | SPRING, TX | 77380 |
| APTE, SHIREESH | 5204 COVENTRY CT | COLLEYVILLE, TX | 76034 |
| WILKINS, ERIC | 5205 PRESERVATION AVE | COLLEYVILLE, TX | 76034 |
| STITES, KIRK LACEY | 5404 JANET LN | COLLEYVILLE, TX | 76034 |
| CHELSEA PARK ADDITION | COURTESY NOTICE | COLLEYVILLE ,TX | 76034 |
| RIVERWALK AT COLLEYVILLE | COURTESY NOTICE | COLLEYVILLE ,TX | 76034 |
| STONE CREST ESTATES | COURTESY NOTICE | COLLEYVILLE ,TX | 76034 |
| BRIDGES AT RIVERWALK ADDITION | COURTESY NOTICE | COLLEYVILLE ,TX | 76034 |
| PRESERVATION | COURTESY NOTICE | COPPELL ,TX | 75019 |
| KINGSWOOD ESTATES-COLLEYVILLE | COURTESY NOTICE | COLLEYVILLE ,TX | 76034 |
| GRAPEVINE COLLEYVILLE ISD | STATE REQUIRED | 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, October 9, 2023 at 7:00 p.m.**
**City Council Meeting: Wednesday, November 8, 2023 at 7:00 p.m.**
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

| | |
|---|---|
| **Request:** | Consideration of a Preliminary/Final Plat for the Park Place Subdivision, being Lot 1, Block 1, Crisp Addition and a portion of Lot 1R, Block 1, Wiggins Addition. |
| **Zoning Case:** | PC23-006 and PC23-007 |
| **Applicant:** | Vijay Borra |
| **Owner:** | Stephan & Dianne Farmer |
| **Location:** | 5305 Bluebonnet Drive |
| **Property Description:** | Lot 1, Block 1, of the Crisp Addition |
| **Present Zoning:** | R-20 Single Family Residential and AG Agricultural |

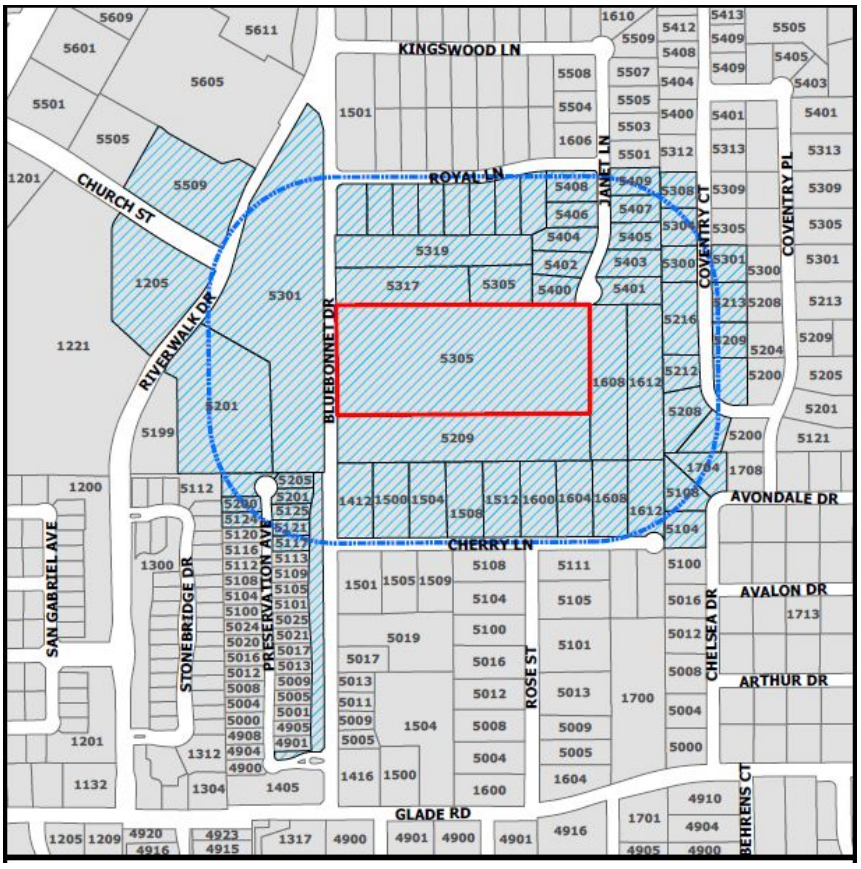
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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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ROYAL LN
CHURCH ST
RIVERWALK DR
BLUEBONNET DR
JANET LN
COVENTRY CT
COVENTRY PL
CHERRY LN
AVONDALE DR
AVALON DR
ARTHUR DR
CHELSEA DR
ROSE ST
BEHRENS CT
GLADE RD
SAN GABRIEL AVE
STONEBRIDGE DR
PRESERVATION AVE
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**From:** [redacted]
**To:** Jackie Reyff
**Subject:** RE: Kingswood Estates and New Bluebonnet Residential Subdivision
**Date:** Wednesday, September 20, 2023 11:48:21 AM
**Attachments:** image006.png
Plat with Cul-De-Sac.pdf

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Good morning Jackie. Thank you for your time meeting me this morning to discuss the attached plat.

I am a resident of Kingswood Estates residing at 1504 Royal Lane. I am in receipt of two plat options that were submitted by the Redinger Group on behalf of the Developer Vijay Borra. The first option shows a proposed connection to Janet Lane which I do not support. The other option shows a cul-de-sac with no street connection to Janet Lane. This option was submitted to the City at our request and appreciate the Developer and Engineer doing so. I understand that the cul-de-sac option requires two variances to pass. I would like to formally express my support for the cul-de-sac option with the two variances. I feel it's a win-win option for all involved.

Thank you for your time and please forward this to the appropriate parties for consideration.

**Carlo Silvestri, P.E.**
President/CEO

[redacted]

FORT WORTH INC.
BEST COMPANIES TO WORK FOR IN FORT WORTH 2023

**Disclaimer**

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This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**.

September 21, 2023

To: City of Colleyville
Planning & Zoning Commission
Jackie Reyff, Planning Manager

Re: Bluebonnet Residential Development, Cases PC22-006 and PC22-007

Dear City of Colleyville,

As a resident of Kingswood Estates since January 2001, I am writing to express my concerns and preferences about a proposed residential development east of Bluebonnet Dr. and south of the existing Kingswood Estates neighborhood.

One proposed plat, under case PC22-006, would connect the two neighborhoods via Janet Lane. I am strongly opposed to this plan because of the additional traffic it would bring to our neighborhood, in addition to security concerns and overall detriment to property values.

A second proposal, under case PC-2207, would create a cul-de-sac in the new neighborhood and avoid connection to Kingswood Estates or any change to Janet Lane. I strongly support this solution because it will make both neighborhoods safer and quieter, keep through-traffic in both neighborhoods to a minimum, and support the overall goal of maintaining the high-quality residential appeal of the City of Colleyville.

Please consider my input as you make any decisions about the plats for this proposed development.

Thank you,
Don & Lana Jackson
5503 Janet Lane
Colleyville, TX 76034
[redacted]

| | |
|---|---|
| **From:** | Michelle Jordan |
| **To:** | Jackie Reyff |
| **Cc:** | Henry Jordan |
| **Subject:** | Citizen Concern About Bluebonnet Residential Development |
| **Date:** | Thursday, September 21, 2023 2:03:04 PM |

To: City of Colleyville
Planning & Zoning Commission
Jackie Reyff, Planning Manager

Re: Bluebonnet Residential Development, Cases PC22-006 and PC22-007

Dear City of Colleyville,

As residents of Kingswood Estates since 2022, we are writing to express our concerns and preferences about a proposed residential development east of Bluebonnet Dr. and south of the existing Kingswood Estates neighborhood.

One proposed plat, under case PC22-006, would connect the two neighborhoods via Janet Lane. We are strongly opposed to this plan because of the additional traffic it would bring to our
neighborhood, in addition to security concerns and overall detriment to property values. **We have a 2 year old, and are expecting another baby in a few weeks, and anything that increases the amount of traffic through our neighborhood is a safety concern for us.**

A second proposal, under case PC-2207, would create a cul-de-sac in the new neighborhood and avoid connection to Kingswood Estates or any change to Janet Lane. We strongly support this solution because it will make both neighborhoods safer and more quiet, keep through-traffic in both neighborhoods to a minimum, and support the overall goal of maintaining the high-quality residential appeal of the City of Colleyville.

Please consider our input as you make any decisions about the plats for this proposed development.

Thank you,

Henry and Michelle Jordan
1604 Kingswood Lane
Colleyville, TX 76034
[redacted]

**From:** Britt Patton
**To:** Jackie Reyff
**Subject:** Citizen Concern About Bluebonnet Residential Development
**Date:** Thursday, September 21, 2023 8:28:26 PM

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To: City of Colleyville
Planning & Zoning Commission
Jackie Reyff, Planning Manager

Re: Bluebonnet Residential Development, Cases PC22-006 and PC22-007

Dear City of Colleyville,

The Patton family has lived in Kingswood Estates since 2012 and we are writing today to express our concerns and preferences about a proposed residential development east of Bluebonnet Dr. and south of the existing Kingswood Estates neighborhood. One of the largest allures to this particular part of Colleyville was the cul-de-sac on Janet Lane and the neighboring pasture with horses and cows. Our Kingswood Estates cul-de-sac was a safe place for our children to play without the fear of traffic and potentially unwanted guests cruising through our neighborhood. It was also really neat to see the farm animals through the barbed wire fence and had a " country" type feel to it. I guess we assumed the property next to Kingswood would remain a single owned house with a pasture, but it seems there are fewer and fewer areas where farm animals remain in Colleyville.

Unfortunately one of proposed plats, under case PC22-006, would connect the two neighborhoods opening up Janet Lane and eliminating our cul-de-sac. We are strongly opposed to this plan because of the additional traffic it would bring to our neighborhood, in addition to security concerns and overall detriment to property values. Over the past few weeks when the Bluebonnet/Royal Lane was closed for re-paving, the middle portion of Janet Lane and Kingswood lanes received double the traffic during the road repairs. Even this temporary closure presented twice the amount of traffic in our quaint neighborhood, creating a more volume, hence increasing the chances of accidents, less of a safer avenue for our kids to play, much like adding another entry would do.

A second proposal, under case PC-2207, would create a cul-de-sac in the new neighborhood and avoid connection to Kingswood Estates or any change to Janet Lane or Kingswood Estates. We strongly support this solution because it will make both neighborhoods safer and more quiet, keep through-traffic in both neighborhoods to a minimum, creating a win-win solution for all. The additional housing tax base is unfazed and equally as important, the new neighborhood would have their very own safe cul-de-sac as well. This option would maintain the integrity of the Kingswood Estates property value, appeal and lure, which is the reason so many families want to move to the City of Colleyville.

Please consider my input as you make any decisions about the plats for this proposed development.

Thank you,
Britt Patton and the Patton Family
1604 Royal Lane
Colleyville, TX 76034

[redacted]

**From:** [redacted]
**To:** Jackie Reyff
**Subject:** Kingswood Estates HOA Input Re: Plat Approval Cases PC22-006 and PC22-007
**Date:** Friday, September 22, 2023 3:40:32 PM
**Attachments:** [redacted]

September 22, 2023

To: City of Colleyville Planning & Zoning Commission

c/o Jackie Reyff, Planning Manager

Re: Plat Approval Cases PC22-006 and PC22-007

Dear Planning & Zoning Commission Members,

As president of the Kingswood Estates Homeowners Association in Colleyville, I am writing on behalf of our HOA Board and members to express our support of plat approval case PC22-007, which provides for the creation of a cul-de-sac in the new Bluebonnet Residential Development planned directly to the south of Kingswood Estates.

The alternative to this plan, represented in a separate case, PC22-006, would connect Janet Lane to the new neighborhood, which we strongly oppose.

I know that you have also received communications from individual Kingswood Estates homeowners about this matter, since it was a topic of discussion at an HOA meeting held on August 31, 2023. The homeowners expressed many concerns, including the following:

<!--[if !supportLists]-->• <!--[endif]-->We have a growing number of young families with children in our neighborhood and they frequently ride bikes and scooters along Janet Lane. If the streets and neighborhoods are connected, traffic will grow substantially and create a safety hazard for the children and other pedestrians in what is now a very walkable neighborhood.

<!--[if !supportLists]-->• <!--[endif]-->We already have a certain amount of through-traffic from drivers who enter our area mistakenly from Riverwalk and the nearby Market Street shopping center and Colleyville Center. They often drive fast and seldom stop at the two stop signs within the neighborhood; the last thing we need is more traffic.

<!--[if !supportLists]-->• <!--[endif]-->We perceive an increased security threat to both our neighborhood and the new one if there is easy access in and out from both directions.

<!--[if !supportLists]-->• <!--[endif]-->Both our neighborhood and the new one are situated within close proximity to the Richard Newton Central Fire Station, which makes any emergency services benefit from extending Janet Lane negligible or unnecessary.

<!--[if !supportLists]-->• <!--[endif]-->Homeowners on Janet Lane have enjoyed a high level of privacy and quiet surroundings since our neighborhood was built in the mid-

1990s. While we understand that new development may be inevitable, extending the street and connecting to the new neighborhood will totally disrupt the environment they expected when they originally bought their homes. The cul-de-sac proposed under case PC22-007 will preserve at last some of the benefits they now enjoy.

<!--[if !supportLists]-->• <!--[endif]-->We believe the cul-de-sac option best serves the City's stated "Destination Colleyville" goals of preserving neighborhoods and enhancing Colleyville's character and brand.

We ask that you consider these concerns from the Kingswood Estates Homeowners Association as you evaluate the two approval cases, and request that you vote in favor of approving case PC22-07 and the cul-de-sac option. Please let me know if you have any questions or would like additional information from our HOA.

With best regards,

Joe Stout

President, Kingswood Estates HOA

5505 Janet Lane

Colleyville, TX 76034

(signed copy enclosed with email)

| | |
|---|---|
| **From:** | Shabbir Shad |
| **To:** | Jackie Reyff |
| **Subject:** | Citizen Concern About Bluebonnet Residential Development, Cases PC22-006 and PC22-007 |
| **Date:** | Wednesday, September 20, 2023 7:14:32 PM |

TO:

City of Colleyville
Planning & Zoning Commission
Jackie Reyff, Planning Manager

Ref: Bluebonnet New Residential Development Proposals, Cases PC22-006 and PC22-007

TO WHOM IT MAY CONCERN
City of Colleyville

As a resident of Kingswood Estates since July 1997, I am writing you to express my concerns and preferences about a proposed new residential development east of Bluebonnet Dr. and south of the existing Kingswood Estates neighborhood.

One proposed plat, under case PC22-006, would connect the proposed new neighborhood with Kingswood Estates via Janet Lane while the second proposed plat, under case PC22-007 would create a cul-de-sac in the new neighborhood and avoid connection to Kingswood Estates.

I am strongly OPPOSED TO THE PROPOSED PLAT PC22-006 because of the additional traffic it would bring to our neighborhood Kingswood Estates. This plan would also result in increased security concerns and overall detriment to the property values of Kingswood Estates without any appreciable benefit to the new neighborhood.

However, I STRONGLY SUPPORT THE SECOND PROPOSED PLAT PC22-007. This proposed plan would create a cul-de-sac in the new neighborhood and avoid connection to Kingswood Estates or any change to Janet Lane. I strongly support this solution because it will make both neighborhoods safer and more quiet, keep through-traffic in both neighborhoods to a minimum, and support the overall goal of maintaining the high-quality residential appeal of the City of Colleyville.

Please consider my input as you make any decisions about the plats PC22-006 and PC22-007 for this proposed development.

Thank you for your consideration.

Sincerely,

Shabbir Shad
1505 Royal Ln
Colleyville, TX 76034
[redacted]

**From:** [redacted]
**To:** Jackie Reyff; Roger
**Subject:** Citizen Concern About Bluebonnet Residential Development
**Date:** Monday, September 25, 2023 3:15:55 PM

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To: City of Colleyville
Planning & Zoning Commission
Jackie Reyff, Planning Manager

Re: Bluebonnet Residential Development, Cases PC22-006 and PC22-007

Dear City of Colleyville,

As residents of Kingswood Estates since 2014, we are writing to express our concerns and preferences about a proposed residential development east of Bluebonnet Dr. and south of the existing Kingswood Estates neighborhood.

We have two elementary school aged kids that play with kids in the neighborhood and our family strongly opposes the plat connecting the two neighborhoods via Janet Lane. To keep our neighborhood safe and secure for our little kids to enjoy, we oppose additional traffic this proposal brings to our neighborhood and increase to security concerns.

A second proposal, under case PC-2207, would create a cul-de-sac in the new neighborhood and avoid connection to Kingswood Estates or any change to Janet Lane. I strongly support this solution because it will make both neighborhoods safer and more quiet, keep through-traffic in both neighborhoods to a minimum, and support the overall goal of maintaining the high-quality residential appeal of the City of Colleyville.

Please consider our input as you make any decisions about the plats for this proposed development.

Thank you,
Roger and Zoya Fenn
1603 Royal Lane
Colleyville, TX 76034

**From:** [redacted]
**To:** Jackie Reyff
**Subject:** Bluebonnet Residential Development, Cases PC22-006 and PC22-007
**Date:** Monday, September 25, 2023 4:10:08 PM

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Dear City of Colleyville,

As a resident of Kingswood Estates since March, 2017, I am writing to express my concerns and preferences about a proposed residential development east of Bluebonnet Drive and south of the existing Kingswood Estates neighborhood.

One proposed plat, under case PC22-006, would connect the two neighborhoods via Janet Lane. I am strongly opposed to this plan because of the additional traffic it would bring to our neighborhood, in addition to security concerns and overall detriment to property values. One of the primary reasons we decided to purchase our home in Kingswood Estates was that it was what we considered an "isolated" neighborhood, which means basically no one would be coming in/going out of the area unless they have business/reason to do so, whether as a resident, legitimate visitor, authorized contractor or postal or other delivery service. This is the way we wish our neighborhood to remain.

A second proposal, under case PC22-007, would create a cul-de-sac in the new neighborhood and avoid connection to Kingswood Estates or any change to Janet Lane. We strongly support this solution because it will make both neighborhoods safer and more quiet, keep through-traffic in both neighborhoods to a minimum, and support the overall goal of maintaining the high-quality residential appeal of the City of Colleyville.

Please consider our input as you make any decisions about the plats for this proposed development.

Sincerely,

Robert Edward and Nancy Lee Jones
1608 Kingswood Ln
Colleyville, TX 76034

**From:** [redacted]
**To:** Jackie Reyff
**Subject:** planned residential development off of Bluebonnet to the south of Kingswood Estates
**Date:** Wednesday, September 27, 2023 6:55:57 AM

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Planning Manager Jackie Reyff,

I would like to express my family concerns on the street design for the new neighborhood on Bluebonnet Rd. and we support of a cul-de-sac instead of connecting the streets to the Kingswood Neighborhood on this new development off of Bluebonnet road.

If you have any questions, please feel free to send me a message.

Mike & Eliska Matton
1500 Kingswood Lane

**From:** [redacted]
**To:** Jackie Reyff
**Cc:** [redacted]
**Subject:** Citizen Concerned About Bluebonnet Residential Development
**Date:** Thursday, September 28, 2023 9:37:15 AM

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To: City of Colleyville
Planning & Zoning Commission
Jackie Reyff, Planning Manager

Re: Bluebonnet Residential Development, Cases PC22-006 and PC22-007

Dear City of Colleyville,

As a resident of Kingswood Estates since 1997, I am writing to express my concerns and preferences about a proposed residential development east of Bluebonnet Dr. and south of the existing Kingswood Estates neighborhood. One proposed plat, under case PC22-006, would connect the two neighborhoods via Janet Lane. I am strongly opposed to this plan because of the additional traffic it would bring to our neighborhood, in addition to security concerns and overall detriment to property values.
A second proposal, under case PC-2207, would create a cul-de-sac in the new neighborhood and avoid connection to Kingswood Estates or any change to Janet Lane. I strongly support this solution because it will make both neighborhoods safer and more quiet, keep through-traffic in both neighborhoods to a minimum, and support the overall goal of maintaining the high-quality residential appeal of the City of Colleyville.

I am also concerned because I live directly adjacent to the new development and will be looking directly into the two backyards located at the northeast section of development. I will also back up to the amenity space that is proposed and have concerns about possible noise, lighting, fencing and other issues that may arise. I realize that we have been spoiled by not having neighbors on two sides of our house for 25 years but I am very concerned about what will be built ie., fencing, landscaping, noise, proximity of houses, etc so please consider the cul-de-sac and other privacy concerns that can be addressed in the new development.

Please consider my input as you make any decisions about the plats for this proposed development.

Thank you,

Mike and Karon Arita
5400 Janet Lane
Colleyville, TX.  76034
[redacted]

[redacted]

**From:** [redacted]
**To:** Jackie Reyff
**Subject:** Janet Lane - Extension
**Date:** Saturday, September 30, 2023 3:10:13 PM

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Dear City of Colleyville,

As a resident of Kingswood Estates since 1997, I am writing to express my concerns and preferences about a proposed residential development east of Bluebonnet Drive and south of the existing Kingswood Estates neighborhood.

One proposed plat, under case PC22-006, would connect the two neighborhoods via Janet Lane. I am strongly opposed to this plan because of the additional traffic it will bring to our neighborhood, in addition to security concerns and overall detriment to our property values. One of the primary reasons we decided to purchase our home in Kingswood Estates was that it was what we considered an "isolated" neighborhood, which means basically no one would be coming in/going out of the area unless they have business/reason to do so, whether as a resident, legitimate visitor, authorized contractor or postal or other delivery service. This is the way we wish our neighborhood to remain.

A second proposal, under case PC22-007, would create a cul-de-sac in the new neighborhood and avoid connection to Kingswood Estates or any change to Janet Lane. We strongly support this solution because it will make both neighborhoods safer and more quiet, keep through-traffic in both neighborhoods to a minimum, and support the overall goal of maintaining the high-quality residential appeal of the City of Colleyville.

Please consider our input as you make any decisions about the plats for this proposed development.

Sincerely,

Harold Dean and Ponzell S. Goff
5507 Janet Lane
Colleyville, TX 76034

Dean Goff
[redacted]

**From:** [redacted]
**To:** Jackie Reyff
**Subject:** Kingswood Estates
**Date:** Saturday, September 30, 2023 6:01:16 PM

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Ms. Reyff,

For what it's worth, I wanted to express my concern about the plan to open up Janet Ln. to the new neighborhood being built directly south of Kingswood Estates. My family is strongly opposed to this as it would cause more traffic and it would hinder my children from riding their bikes and scooters throughout the neighborhood. We moved to this neighborhood specifically for its privacy and exclusiveness. We would prefer to have the new neighborhood go with the plan that includes a cul-de-sac on their side. Thank you so much for your time.

Sincerely,

Rick Pino (1602 Royal Ln.)

[redacted]

**From:** [redacted]
**To:** Jackie Reyff
**Cc:** [redacted]
**Subject:** New Development South of Kingswood Estate Residential Community
**Date:** Saturday, September 30, 2023 10:30:40 PM

---

Dear Manager Reyff.

I reside in Kingswood Estate at
1600 Kingswood Ln Colleyville,
TX 76034 since 2003.

My wife and I are seniors who enjoy
living here every day of our lives. This neighborhood is very SAFE and peaceful. There is no automobile traffic other than the traffic of residents or service personnel.
We would like to keep it the way it is.

We would strongly encourage the City Of Colleyville to approve a cul-de-sac in the new development of Bluebonnet Drive.

We hope the City would give a due consideration to our humble request.

Best.

Farid and Raana Saiyed
[redacted]

[redacted]

**From:** [redacted]
**To:** Jackie Reyff
**Subject:** Citizen Concern About Bluebonnet Residential Development
**Date:** Sunday, October 1, 2023 7:20:25 PM

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City of Colleyville
Planning & Zoning Commission
Jackie Reyff, Planning Manager

Re: Bluebonnet Residential Development, Cases PC22-006 and PC22-007

Dear City of Colleyville,

As a resident of Kingswood Estates since 1997, I am writing to express my concerns and preferences about a proposed residential development east of Bluebonnet Dr. and south of the existing Kingswood Estates neighborhood.

One proposed plat, under case PC22-006, would connect the two neighborhoods via Janet Lane. I am strongly opposed to this plan because of the additional traffic it would bring to our neighborhood, in addition to security concerns and overall detriment to property values.

A second proposal, under case PC-2207, would create a cul-de-sac in the new neighborhood and avoid connection to Kingswood Estates or any change to Janet Lane. I strongly support this solution because it will make both neighborhoods safer and more quiet, keep through-traffic in both neighborhoods to a minimum, and support the overall goal of maintaining the high-quality residential appeal of the City of Colleyville.

Please consider my input as you make any decisions about the plats for this proposed development.

Thank you,

Solomon and Florence Raquepo
5402 Janet Lane
Colleyville, TX 76034-5588
[redacted]

**From:** [redacted]
**To:** Jackie Reyff
**Subject:** Kingswood Estates culde sac need
**Date:** Monday, October 2, 2023 8:06:58 AM

---

We love our Kingswood Estates because it is not connected to any other major roads or neighborhoods. With the latest addition off of Bluebonnet, we have concerns about increased traffic through our neighborhood and preserving its more private niche. The best option we support is putting a cul-de-sac in the new neighborhood **instead of connecting the streets**. We still need the huge benefit of emergency personnel being able to have complete access to both neighborhoods.

Thank you for your time.
Kristen Pratt
1603 Kingswood Ln
[redacted]

**From:** Rick Butts
**To:** Jackie Reyff
**Subject:** Citizen Concern About Bluebonnet Residential Development
**Date:** Monday, October 2, 2023 2:42:11 PM

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To: City of Colleyville

Planning & Zoning Commission

Jackie Reyff, Planning Manager

Re: Bluebonnet Residential Development, Cases PC22-006 and PC22-007

Dear City of Colleyville,

As a resident of Kingswood Estates since (date), I am writing to express my concerns and preferences about a proposed residential development east of Bluebonnet Dr. and south of the existing Kingswood Estates neighborhood.

One proposed plat, under case PC22-006, would connect the two neighborhoods via Janet Lane. I am strongly opposed to this plan because of the additional traffic it would bring to our neighborhood, in addition to security concerns and overall detriment to property values.

A second proposal, under case PC-2207, would create a cul-de-sac in the new neighborhood and avoid connection to Kingswood Estates or any change to Janet Lane. I strongly support this solution because it will make both neighborhoods safer and more quiet, keep through-traffic in both neighborhoods to a minimum, and support the overall goal of maintaining the high-quality residential appeal of the City of Colleyville.

Please consider my input as you make any decisions about the plats for this proposed development.

Thank you,

Rick & Paula Butts

1504 Kingswood Lane

Colleyville, TX 76034

[redacted]

| | |
|---|---|
| **From:** | Corbitt Burns |
| **To:** | Jackie Reyff |
| **Cc:** | Corbitt and Lindsey Burns |
| **Subject:** | Cases PC22-006 and PC22-007 |
| **Date:** | Monday, October 2, 2023 2:47:38 PM |
| **Attachments:** | image001.png |

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Planning & Zoning Commission

Jackie Reyff, Planning Manager

Re: Cases PC22-006 and PC22-007

Dear City of Colleyville,

As a resident of Kingswood Estates since 2009, I am writing to express my concerns and preferences about a proposed residential development east of Bluebonnet Dr. and south of the existing Kingswood Estates neighborhood.

One proposed plat, under case PC22-006, would connect the two neighborhoods via Janet Lane. I am strongly opposed to this plan because of the additional traffic it would bring to our neighborhood, in addition to security concerns and overall detriment to property values. We have many families in our neighborhood, and many have children who play outdoors. Their safety is paramount. Just like us, these families bought homes in the neighborhood partly because of the low volume of through-traffic.

A second proposal, under case PC23-007, would create a cul-de-sac in the new neighborhood and avoid connection to Kingswood Estates or any change to Janet Lane. I strongly support this solution because it will make both neighborhoods safer and more quiet, keep through-traffic in both neighborhoods to a minimum, and support the overall goal of maintaining the high-quality residential appeal of the City of Colleyville.

Please consider my input as you make any decisions about the plats for this proposed development.

Thank you,

Corbitt and Lindsey Burns

1600 Royal Ln

Colleyville, TX 76034

[redacted]

Corbitt
Managing Director, Loyalty & Ancillary Products
[redacted]
Southwest

******* CONFIDENTIALITY NOTICE *******

This e-mail message and all attachments transmitted with it may contain legally privileged and confidential information intended solely for the use of the addressee. If the reader of this message is not the intended recipient, you are hereby notified that any reading, dissemination, distribution, copying, or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately and delete this message from your system. Thank you.

**From:** [redacted]
**To:** Jackie Reyff
**Subject:** PC23-007
**Date:** Tuesday, October 3, 2023 6:36:32 AM

---

Dear Sir/madam,
We live in Kingswood neighborhood.
I strongly urge you to prevent the expansion of the Janet Lane.
It will be disturbing the neighborhood traffic and cause unnecessary turbulence.
Thank you.
Tarakumar and Geetha Reddy

Sent from my iPad

**From:** [redacted]
**To:** Jackie Reyff
**Subject:** Case PC23-007
**Date:** Wednesday, October 4, 2023 8:56:02 AM

---

Hi Jackie.

I'm Kirk Stites and live at 5404 Janet Lane in Kingswood Estates, three houses from the end of Janet Lane. I will be out of town next Monday, but want this email to serve as indicating our support for Case PC23-007 and the plat plan that includes a cul-de-sac on Four Seasons Drive in the new neighborhood to our south, and our STRONG desire to NOT have Janet Lane connect to the new development. In fact, the cul-de-sac plan was our idea. We have lived here since 1995, and the cul-de-sac at the end of Janet has functioned very well with respect to emergency vehicles, reduced traffic, and has probably reduced crime. I would expect the same will be true for the new development.

Happy to answer if questions if helpful.

Regards,

Kirk Stites
[redacted]

RESOLUTION R-23-4893

A RESOLUTION APPROVING A PRELIMINARY/FINAL PLAT WITH PLAT WAIVERS FOR NUMBER OF LOTS ON A CUL-DE-SAC AND RIGHT-OF-WAY AND PAVEMENT WIDTH, FOR THE PARK PLACE ADDITION

WHEREAS, the Planning and Zoning Commission recommended approval of the Preliminary/Final Plat with connection to Janet Lane by an emergency access easement for The Park Place Addition on November 8, 2023.

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

Sec. 1. THAT the Preliminary/Final Plat with Waivers for number of lots on a Cul-de-sac and right-of-way and pavement widths for The Park Place Addition on approximately 10.51 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved (subject to the following condition:)

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ___ AYES, ___ NAYS, ON THIS THE 8TH DAY OF NOVEMBER 2023.

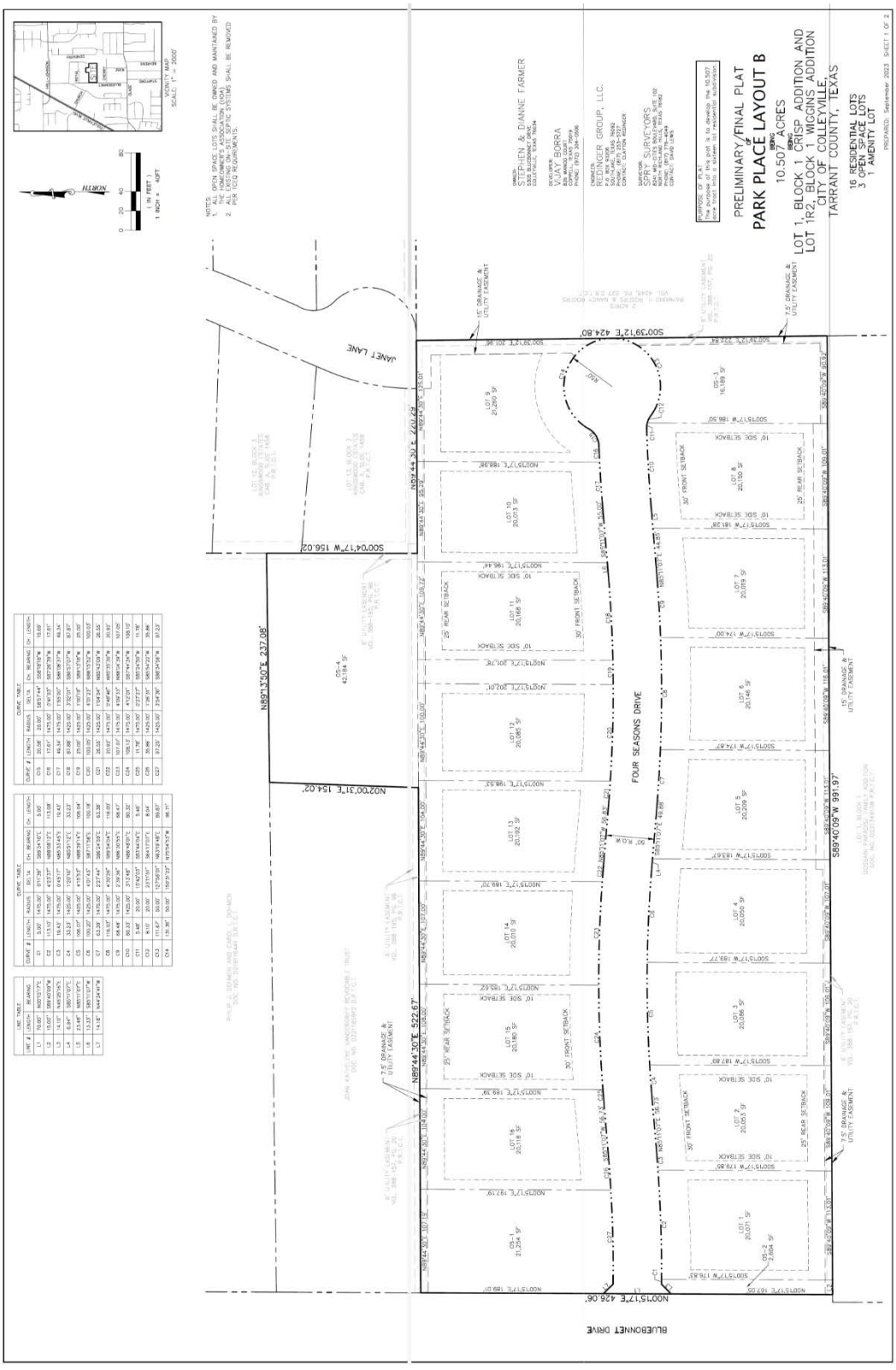
| | | | |
|---|---|---|---|
| Mayor Bobby Lindamood | _____ | Mayor Pro Tem Callie Rigney | _____ |
| Brandi Elder, Place 1 | _____ | George Bond, Place 2 | _____ |
| Scotty Richardson, Place 3 | _____ | Ben Graves, Place 4 | _____ |
| Chuck Kelley, Place 5 | _____ | | |

ATTEST: CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

# Exhibit “A” - Plat Exhibit




| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L1 | 14.14' | N45°44'30"E |
| L2 | 15.00' | S89°40'09"W |
| L3 | 14.13' | N45°28'16"E |
| L4 | 6.84' | S80°15'19"E |
| L5 | 23.48' | N85°11'07"E |
| L6 | 13.53' | S85°33'17"W |
| L7 | 14.14' | S44°44'44"W |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CH. BEARING | CH. LENGTH | |
| C1 | 3.14' | 2.00' | 90°00'00" | S44°44'30"E | 2.83' | |
| C2 | 113.10' | 1475.00' | 4°23'37" | N88°56'21"E | 113.08' | |
| C3 | 19.43' | 1475.00' | 0°45'17" | N85°53'43"E | 19.43' | |
| C4 | 33.33' | 1425.00' | 1°20'10" | N85°51'52"E | 33.33' | |
| C5 | 106.07' | 1425.00' | 4°15'57" | N89°59'14"E | 106.04' | |
| C6 | 100.32' | 1425.00' | 4°01'43" | S87°11'04"E | 100.30' | |
| C7 | 43.39' | 1425.00' | 1°44'36" | S84°13'57"E | 43.39' | |
| C8 | 116.83' | 1475.00' | 4°32'26" | S89°54'44"E | 116.80' | |
| C9 | 68.46' | 1475.00' | 2°39'36" | N86°36'56"E | 68.45' | |
| C10 | 86.33' | 1425.00' | 3°28'48" | N88°40'01"E | 86.32' | |
| C11 | 5.46' | 20.00' | 15°40'07" | S85°44'04"E | 5.46' | |
| C12 | 14.97' | 20.00' | 42°52'49" | N66°19'48"E | 14.62' | |
| C13 | 11.43' | 20.00' | 32°44'07" | N16°51'48"E | 11.27' | |
| C14 | 131.26' | 50.00' | 150°23'23" | N75°04'57"W | 96.51' | |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CH. BEARING | CH. LENGTH | |
| C15 | 11.78' | 1475.00' | 0°27'27" | S85°24'30"W | 11.78' | |
| C16 | 14.97' | 1475.00' | 0°34'53" | S85°11'04"W | 14.97' | |
| C17 | 49.34' | 1475.00' | 1°55'00" | S84°38'37"W | 49.34' | |
| C18 | 87.88' | 1425.00' | 3°32'07" | S86°57'37"W | 87.87' | |
| C19 | 25.09' | 1425.00' | 1°00'53" | S89°13'04"W | 25.09' | |
| C20 | 100.95' | 1425.00' | 4°03'43" | N85°15'12"W | 100.93' | |
| C21 | 26.56' | 1425.00' | 1°04'04" | N82°59'10"W | 26.56' | |
| C22 | 20.91' | 1475.00' | 0°48'40" | N83°03'20"W | 20.91' | |
| C23 | 107.03' | 1475.00' | 4°09'33" | N85°54'39"W | 107.00' | |
| C24 | 108.13' | 1475.00' | 4°12'01" | S85°44'34"W | 108.11' | |
| C25 | 11.78' | 1475.00' | 0°27'27" | S85°24'30"W | 11.78' | |
| C26 | 14.97' | 1475.00' | 0°34'53" | S85°11'04"W | 14.97' | |
| C27 | 37.23' | 1425.00' | 1°29'46" | S84°54'34"W | 37.23' | |

**NOTES**

1. THIS SURVEY IS ISSUED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND IS SUBJECT TO REVISION UPON RECEIPT THEREOF. SURVEYOR HAS DONE NO ADDITIONAL RESEARCH FOR POSSIBLE EASEMENTS, RESTRICTIONS OR COVENANTS WHICH MAY AFFECT THIS PROPERTY.

2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.

3. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES AND/OR IMPROVEMENTS WHICH MAY BE LOCATED UNDER OR NEAR THE SUBJECT PROPERTY.

4. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

5. 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.

6. DRAINAGE EASEMENTS RESTRICTION: NO CONSTRUCTION OR FILLING, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE, SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, AND THEN ONLY AFTER A DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTIONS TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY BY AFFECTED SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FEET ABOVE THE 100-YEAR WATER SURFACE/BASE FLOOD ELEVATION.

7. ON THE ISSUE DATE OF THIS SURVEY THE SURVEYED PROPERTY SHOWN HEREON IS ZONED R-20 ACCORDING TO THE CITY OF COLLEYVILLE ZONING ORDINANCE MAPS. REFER TO SAID ZONING ORDINANCE FOR MINIMUM AND MAXIMUM SETBACK REQUIREMENTS.

**SURVEYOR CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID CARLTON LEWIS, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND. FURTHER, THIS SURVEY CONFORMS TO THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE MOST CURRENT PROFESSIONAL LAND SURVEYING PRACTICES ACT.

_____
DAVID CARLTON LEWIS, R.P.L.S.
TEXAS REGISTRATION NO. 5647
SPRY SURVEYORS, LLC.
8241 MID CITIES BLVD STE 102
NORTH RICHLAND HILLS, TX 76182

**NOTARY CERTIFICATE**
**STATE OF TEXAS**
**COUNTY OF TARRANT**

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVID CARLTON LEWIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED HEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

_____ _____
NOTARY SIGNATURE NOTARY STAMP:

**PLANNING AND ZONING COMMISSION APPROVAL**

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF COLLEYVILLE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2023, TO APPROVE THIS PLAT.

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION

_____
ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

**CITY COUNCIL APPROVAL**

WHEREAS THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2023, TO APPROVE THIS PLAT.

_____
MAYOR, CITY OF COLLEYVILLE

_____
ATTEST: CITY SECRETARY

**STAFF APPROVAL AUTHORITY**

THIS AMENDING IS APPROVED IN ACCORDANCE WITH SECTION 212.0065 OF THE TEXAS LOCAL GOVERNMENT CODE AND THE CITY OF COLLEYVILLE SUBDIVISION REGULATIONS.

THIS _____ DAY OF _____, 2023.

_____
COMMUNITY DEVELOPMENT DIRECTOR

**OWNER'S DEDICATION**
**STATE OF TEXAS**
**COUNTY OF TARRANT**

ALL THAT CERTAIN 10.51 ACRES OF LAND, WHICH IS ALL OF THE 6.954 ACRE TRACT, DESCRIBED IN THE DEED TO DAVID S. BROWN, RECORDED IN VOLUME 10942, PAGE 1788, IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND ALL OF THE 2.687 ACRE TRACT, DESCRIBED IN THE DEED TO STEPHEN J. FARMER AND DIANNE K. FARMER, RECORDED IN VOLUME 10124, PAGE 1138, D.R.T.C.T., ALSO BEING ALL OF LOT 1, BLOCK 1, CRISP ADDITION, RECORDED IN VOLUME 388-157, PAGE 20, IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.) AND BEING A PORTION OF LOT 1-R, BLOCK 1, WIGGINS ADDITION, RECORDED IN VOLUME 388-195, PAGE 96, P.R.T.C.T., IN THE D.R. BLANDON SURVEY, A-233, CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE):

BEGINNING AT A 24"X24" CONCRETE STONE COLUMN AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHEAST CORNER OF AN 8' RIGHT-OF-WAY DEDICATION, RECORDED IN SAID LOT 1, BLOCK 1, CRISP ADDITION, AND FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY DEDICATION, COMMON TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, DOSSANI PARADISE FAMILY ADDITION, RECORDED IN DOCUMENT NUMBER D223349108, P.R.T.C.T., BEARS SOUTH 89° 40' 09" WEST – 8.00';

THENCE NORTH 00° 15' 17" EAST – 426.06' ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE EAST RIGHT-OF-WAY LINE OF SAID BLUEBONNET DRIVE TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO JOAN KATHELENE VANDERGRIFF REVOCABLE TRUST RECORDED IN DOCUMENT NUMBER D221185912, D.R.T.C.T., IN THE SOUTH LINE OF SAID LOT 1-R, BLOCK 1, WIGGINS ADDITION;

THENCE NORTH 89° 44' 30" EAST – 522.63' TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02° 00' 31" EAST – 154.02' ALONG A WEST LINE OF THE HEREIN DESCRIBED TRACT, TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTH LINE OF LOT 2, BLOCK 1, OF SAID WIGGINS ADDITION;

THENCE NORTH 89° 13' 50" EAST – 237.08' ALONG A NORTH LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTH LINE OF SAID LOT 2, BLOCK 1, WIGGINS ADDITION, TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1, WIGGINS ADDITION, IN THE EAST LINE OF BLOCK 3, OF KINGWOOD ESTATES, RECORDED IN CABINET A, SLIDE 1458, P.R.T.C.T.;

THENCE SOUTH 00° 04' 17" WEST – 156.02' ALONG AN EAST LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE WEST LINE OF SAID BLOCK 3, KINGWOOD ESTATES, TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHWEST CORNER OF LOT 13 OF SAID BLOCK 3, KINGWOOD ESTATES;

THENCE NORTH 89° 44' 30" EAST – 220.29' ALONG A NORTH LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTH LINE OF LOT 13, BLOCK 3, KINGSWOOD ESTATES TO A 1/2" IRON ROD FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTH RIGHT-OF-WAY LINE OF JANEY LANE (A 50' RIGHT-OF-WAY), COMMON TO THE NORTHWEST CORNER OF A 2 ACRE TRACT, DESCRIBED IN THE DEED TO RAYMOND H. ROGERS & NANCY ROGERS, RECORDED IN VOLUME 4248, PAGE 527, D.R.T.C.T.;

THENCE SOUTH 00° 39' 12" EAST – 424.80' ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE WEST LINE OF SAID 2 ACRE TRACT, TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, DOSSANI PARADISE FAMILY ADDITION;

THENCE SOUTH 89° 40' 09" WEST – 991.97' ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE NORTH LINE OF SAID LOT 1, BLOCK 1, DOSSANI PARADISE FAMILY ADDITION, TO THE POINT OF BEGINNING AND CONTAINING 10.51 ACRES OF LAND.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT STEPHEN & DIANNE FARMER, THE OWNER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS PARK PLACE, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE FEE SIMPLE TO THE PUBLIC USE FOREVER ANY STREETS, RIGHTS-OF-WAY, AND ALLEYS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF COLLEYVILLE, TEXAS.

WITNESS OUR HANDS THIS _____ DAY OF _____, 2023.

_____
SIGNATURE – STEPHEN FARMER

**NOTARY CERTIFICATE**
**STATE OF TEXAS**
**COUNTY OF TARRANT**

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED STEPHEN FARMER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED HEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

_____ _____
NOTARY SIGNATURE NOTARY STAMP:

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: SEPTEMBER 28, 2023

OWNER:
STEPHEN & DIANNE FARMER
5305 BLUEBONNET DRIVE
COLLEYVILLE, TEXAS 76034

DEVELOPER:
VIJAY BORRA
826 MANGO COURT
COPPELL, TEXAS 75019
PHONE: (972) 304-0508

ENGINEER:
REDINGER GROUP, LLC.
P.O. BOX 93206
SOUTHLAKE, TEXAS 76092
PHONE: (817) 553-5727
CONTACT: CLAYTON REDINGER

SURVEYOR:
SPRY SURVEYORS
8241 MID-CITIES BOULEVARD, SUITE 102
NORTH RICHLAND HILLS, TEXAS 76182
PHONE: (817) 770-6243
CONTACT: DAVID LEWIS

PURPOSE OF PLAT:
The purpose of this plat is to develop the 10.507 acre tract into a sixteen lot residential subdivision.

# PRELIMINARY/FINAL PLAT
OF
# PARK PLACE LAYOUT B
BEING
10.507 ACRES
BEING
LOT 1, BLOCK 1 CRISP ADDITION AND
LOT 1R2, BLOCK 1 WIGGINS ADDITION
CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS

16 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
1 AMENITY LOT

PREPARED: September 2023 SHEET 2 OF 2

RESOLUTION R-23-4893

A RESOLUTION APPROVING A PRELIMINARY/FINAL PLAT WITH FOR THE PARK PLACE ADDITION

WHEREAS, the Planning and Zoning Commission recommended approval of the Preliminary/Final Plat with connection to Janet Lane by an emergency access easement for The Park Place Addition on November 8, 2023.

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

Sec. 1. THAT the Preliminary/Final Plat for The Park Place Addition on approximately 10.51 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ___ AYES, ___ NAYS, ON THIS THE 8TH DAY OF NOVEMBER 2023.

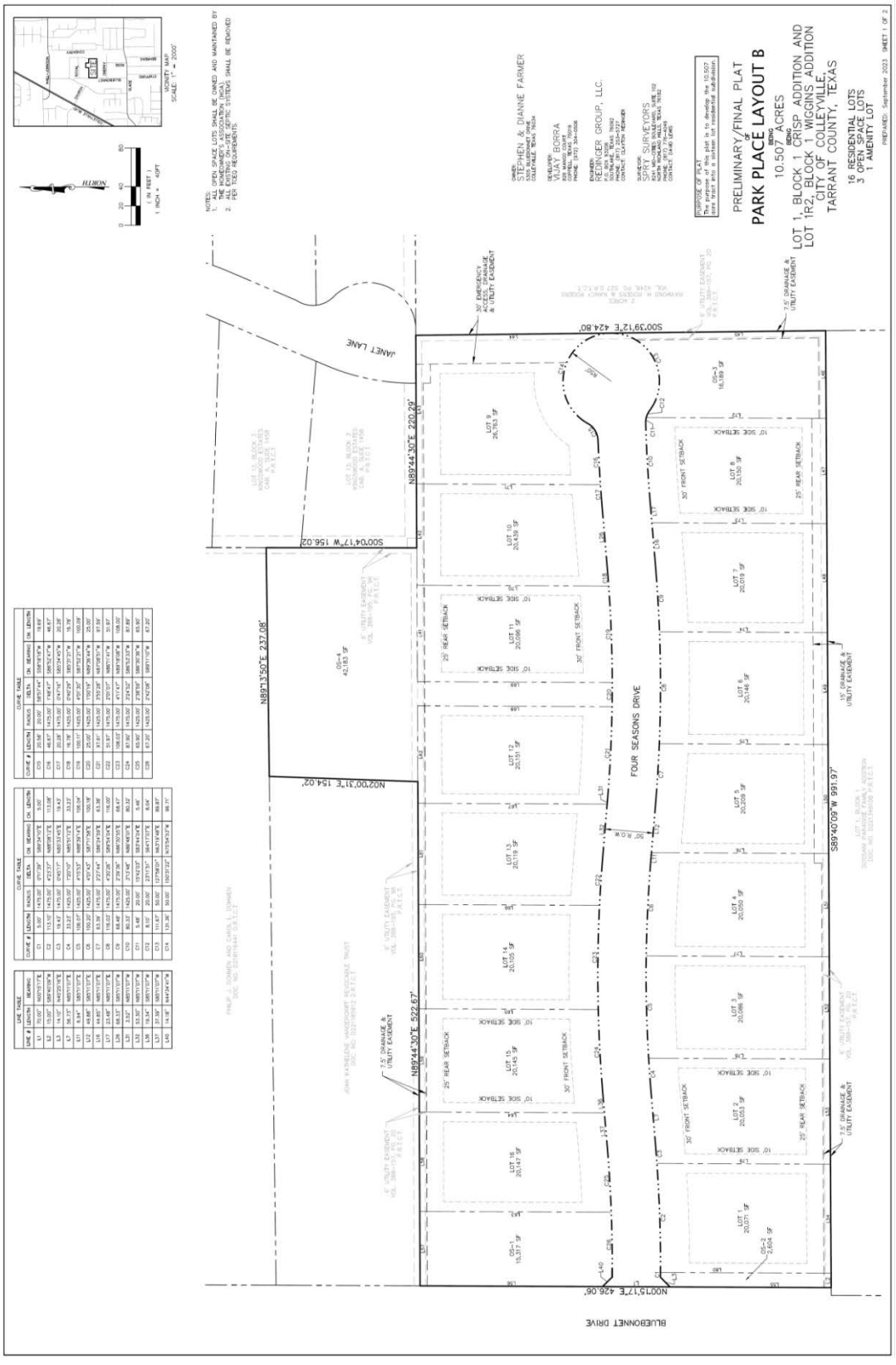
| | | | |
|---|---|---|---|
| Mayor Bobby Lindamood | _____ | Mayor Pro Tem Callie Rigney | _____ |
| Brandi Elder, Place 1 | _____ | George Bond, Place 2 | _____ |
| Scotty Richardson, Place 3 | _____ | Ben Graves, Place 4 | _____ |
| Chuck Kelley, Place 5 | _____ | | |

ATTEST: CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

# Exhibit “A” - Plat Exhibit



**NOTES**

1. THIS SURVEY IS ISSUED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND IS SUBJECT TO REVISION UPON RECEIPT THEREOF. SURVEYOR HAS DONE NO ADDITIONAL RESEARCH FOR POSSIBLE EASEMENTS, RESTRICTIONS OR COVENANTS WHICH MAY AFFECT THIS PROPERTY.

2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.

3. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES AND/OR IMPROVEMENTS WHICH MAY BE LOCATED UNDER OR NEAR THE SUBJECT PROPERTY.

4. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

5. 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.

6. DRAINAGE EASEMENTS RESTRICTION: NO CONSTRUCTION OR FILLING, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE, SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, AND THEN ONLY AFTER A DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTIONS TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY BY AFFECTED SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FEET ABOVE THE 100-YEAR WATER SURFACE/BASE FLOOD ELEVATION.

7. ON THE ISSUE DATE OF THIS SURVEY THE SURVEYED PROPERTY SHOWN HEREON IS ZONED R-20 ACCORDING TO THE CITY OF COLLEYVILLE ZONING ORDINANCE MAPS. REFER TO SAID ZONING ORDINANCE FOR MINIMUM AND MAXIMUM SETBACK REQUIREMENTS.

**SURVEYOR CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID CARLTON LEWIS, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND. FURTHER, THIS SURVEY CONFORMS TO THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE MOST CURRENT PROFESSIONAL LAND SURVEYING PRACTICES ACT.

_____
DAVID CARLTON LEWIS, R.P.L.S.
TEXAS REGISTRATION NO. 5647
SPRY SURVEYORS, LLC
8241 MID CITIES BLVD STE 102
NORTH RICHLAND HILLS, TX 76182

**NOTARY CERTIFICATE**
**STATE OF TEXAS**
**COUNTY OF TARRANT**

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVID CARLTON LEWIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED HEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

_____ _____
NOTARY SIGNATURE NOTARY STAMP:

**PLANNING AND ZONING COMMISSION APPROVAL**

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF COLLEYVILLE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2023, TO APPROVE THIS PLAT.

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION

_____
ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

**CITY COUNCIL APPROVAL**

WHEREAS THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2023, TO APPROVE THIS PLAT.

_____
MAYOR, CITY OF COLLEYVILLE

_____
ATTEST: CITY SECRETARY

**STAFF APPROVAL AUTHORITY**

THIS AMENDING IS APPROVED IN ACCORDANCE WITH SECTION 212.0065 OF THE TEXAS LOCAL GOVERNMENT CODE AND THE CITY OF COLLEYVILLE SUBDIVISION REGULATIONS.

THIS _____ DAY OF _____, 2023.

_____
COMMUNITY DEVELOPMENT DIRECTOR

**OWNER'S DEDICATION**
**STATE OF TEXAS**
**COUNTY OF TARRANT**

ALL THAT CERTAIN 10.51 ACRES OF LAND, WHICH IS ALL OF THE 6.954 ACRE TRACT, DESCRIBED IN THE DEED TO DAVID S. BROWN, RECORDED IN VOLUME 10942, PAGE 1788, IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND ALL OF THE 2.687 ACRE TRACT, DESCRIBED IN THE DEED TO STEPHEN J. FARMER AND DIANNE K. FARMER, RECORDED IN VOLUME 10124, PAGE 1138, D.R.T.C.T., ALSO BEING ALL OF LOT 1, BLOCK 1, CRISP ADDITION, RECORDED IN VOLUME 388-157, PAGE 20, IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.) AND BEING A PORTION OF LOT 1-R, BLOCK 1, WIGGINS ADDITION, RECORDED IN VOLUME 388-195, PAGE 96, P.R.T.C.T., IN THE D.R. BLANDON SURVEY, A-233, CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE)

BEGINNING AT A 24"X24" CONCRETE STONE COLUMN AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON GO THE SOUTHEAST CORNER OF AN 8' RIGHT-OF-WAY DEDICATION, RECORDED IN SAID LOT 1, BLOCK 1, CRISP ADDITION, AND FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY DEDICATION, COMMON TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, DOSSANI PARADISE FAMILY ADDITION, RECORDED IN DOCUMENT NUMBER D221349108, P.R.T.C.T., BEARS SOUTH 89° 40' 09" WEST – 8.00';

THENCE NORTH 00° 15' 17" EAST – 426.06' ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE EAST RIGHT-OF-WAY LINE OF SAID BLUEBONNET DRIVE TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO JOAN KATHELENE VANDERGRIFF REVOCABLE TRUST RECORDED IN DOCUMENT NUMBER D221185912, D.R.T.C.T., IN THE SOUTH LINE OF SAID LOT 1-R, BLOCK 1, WIGGINS ADDITION;

THENCE NORTH 89° 44' 50" EAST – 522.67' TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02° 00' 31" EAST – 154.02' ALONG A WEST LINE OF THE HEREIN DESCRIBED TRACT, TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTH LINE OF LOT 2, BLOCK 1, OF SAID WIGGINS ADDITION;

THENCE NORTH 89° 13' 50" EAST – 237.08' ALONG A NORTH LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTH LINE OF SAID LOT 2, BLOCK 1, WIGGINS ADDITION, TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1, WIGGINS ADDITION, IN THE EAST LINE OF BLOCK 3, OF KINGWOOD ESTATES, RECORDED IN CABINET A, SLIDE 1458, P.R.T.C.T.;

THENCE SOUTH 00° 04' 17" WEST – 156.02' ALONG AN EAST LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE WEST LINE OF SAID BLOCK 3, KINGWOOD ESTATES, TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHWEST CORNER OF LOT 13 OF SAID BLOCK 3, KINGWOOD ESTATES;

THENCE NORTH 89° 44' 30" EAST – 220.29' ALONG A NORTH LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTH LINE OF LOT 13, BLOCK 3, KINGSWOOD ESTATES TO A 1/2" IRON ROD FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTH RIGHT-OF-WAY LINE OF JANEY LANE (A 50' RIGHT-OF-WAY), COMMON TO THE NORTHWEST CORNER OF A 2 ACRE TRACT, DESCRIBED IN THE DEED TO RAYMOND H. ROGERS & NANCY ROGERS, RECORDED IN VOLUME 4248, PAGE 527, D.R.T.C.T.;

THENCE SOUTH 00° 39' 12" EAST – 424.80' ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE WEST LINE OF SAID 2 ACRE TRACT, TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, DOSSANI PARADISE FAMILY ADDITION;

THENCE SOUTH 89° 40' 09" WEST – 991.97' ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, COMMON TO THE NORTH LINE OF SAID LOT 1, BLOCK 1, DOSSANI PARADISE FAMILY ADDITION, TO THE POINT OF BEGINNING AND CONTAINING 10.51 ACRES OF LAND.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT STEPHEN & DIANNE FARMER, THE OWNER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS PARK PLACE, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE FEE SIMPLE TO THE PUBLIC USE FOREVER ANY STREETS, RIGHTS-OF-WAY, AND ALLEYS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF COLLEYVILLE, TEXAS.

WITNESS OUR HANDS THIS _____ DAY OF _____, 2023.

_____
SIGNATURE – STEPHEN FARMER

**NOTARY CERTIFICATE**
**STATE OF TEXAS**
**COUNTY OF TARRANT**

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED STEPHEN FARMER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED HEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

_____ _____
NOTARY SIGNATURE NOTARY STAMP:

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: SEPTEMBER 28, 2023

OWNER:
STEPHEN & DIANNE FARMER
5305 BLUEBONNET DRIVE
COLLEYVILLE, TEXAS 76034

DEVELOPER:
VIJAY BORRA
926 MANGO COURT
COPPELL, TEXAS 75019
PHONE: (972) 304-0508

ENGINEER:
REDINGER GROUP, LLC.
P.O. BOX 93206
SOUTHLAKE, TEXAS 76092
PHONE: (817) 953-5707
CONTACT: CLAYTON REDINGER

SURVEYOR:
SPRY SURVEYORS
8241 MID-CITIES BOULEVARD, SUITE 102
NORTH RICHLAND HILLS, TEXAS 76182
PHONE: (817) 770-6243
CONTACT: DAVID LEWIS

PURPOSE OF PLAT:
The purpose of this plat is to develop the 10.507 acre tract into a sixteen lot residential subdivision.

PRELIMINARY/FINAL PLAT
OF
# PARK PLACE LAYOUT B
BEING
10.507 ACRES
BEING
LOT 1, BLOCK 1 CRISP ADDITION AND
LOT 1R2, BLOCK 1 WIGGINS ADDITION
CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS

16 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
1 AMENITY LOT

PREPARED: September 2023 SHEET 2 OF 2

# CITY OF COLLEYVILLE
# CITY COUNCIL BRIEFING

Agenda Number 8a | Agenda Date 11/8/2023 | Number Resolution R-23-4883
Type Resolution
Department Community Development

Title
Consideration of a variance to lot size, lot coverage, and side yard setbacks for lot 27, Community Home Addition, located at 1611 Cherry Lane, Case VC23-004

Explanation
*Reading and Public Hearing*

This item was tabled from the October 17, 2023 meeting. The applicant requests to table the item to the November 21, 2023 meeting.

The applicant was present and answered questions from the City Council at the October 4, 2023 meeting. The Council discussed the need for a drainage study to understand how the increased run-off will be handled with the existing drainage. The applicant indicated that they will have a drainage study for the next meeting. However, the drainage plan was not completed for the October 17, 2023 meeting and the item was tabled to the November 8, 2023 meeting. The engineering company is still not finished with the plan, therefore the request to table to the November 21, meeting. No one came forward to speak during the public hearing.

Colin and Janice Travis, the applicants, have submitted a request for variances to the provisions of Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically for the lot size (area and width), lot coverage, and side yard setbacks in the R-40 Single Family Residential district. The request is to allow for the lot area of 27,355 square feet, lot width of 105 feet, lot coverage of 29.1%, and 10-foot side yards.

Existing Conditions/Background: The subject property, 1611 Cherry Lane, resides at the end of Cherry Lane near the intersection with Rose Street and has R-40 zoning. The existing lot area is 27,355 sq. ft., not the required 40,000 sq. ft. The lot width is 105 ft., not the required 150 ft. This is an existing platted lot, which is not developed.

Requested Variance: The applicant is requesting a variance to the lot size (area and width), lot coverage, and side yard setbacks to allow for a single-family home to be constructed. The existing R-40 zoning requires a minimum of 40,000 sq. ft. for the lot area, 150 ft. for lot width, 20% maximum lot coverage, and 15 ft. side yard setbacks when developed with a single-family residential use. The variance would allow for the existing lot area of 27,355 sq. ft. and lot width of 105 ft. along with a 29.1% lot coverage and 10 ft. side yard setbacks.

*Ordinance* – Chapter 3 – Land Use – Section 3.24.G Schedule of District Regulations

The minimum standards for the R-40 zoning district are as follows:

| | | |
|---|---|---|
| Minimum Lot Size | 40,000 square feet | 27,355 s.f. |
| Minimum Lot Width | 150 feet | 105 ft. |
| Minimum Lot Depth | 150 feet | |
| Front Building Line | 40 feet | |
| Side Building Line | 15 feet | 10 ft. |
| Rear Building Line | 25 feet | |
| Max. Lot Coverage | 20% | 29.1% |
| Max. Impervious Coverage | 50% | |

Plat Status: The property is currently platted as Lot 27, County Home Addition.

DRC Review: The Development Review Committee (DRC) reviewed the request at their August 21, 2023 meeting, did not offer any comments, and scheduled the request for the City Council meeting on October 4, 2023.

Drainage: There is approximately 21.2 offsite drainage from the north and west currently being conveyed through this property. This development will be required to convey this offsite drainage under fully developed conditions through this development and into the existing wye inlet located south of this property.

Analysis: The subject property is requesting to have a variance to the lot size (area and width), lot coverage and side yard setbacks. The property is zoned R-40 and the lot size is not in compliance. When developed with a single-family residential use, the lot shall comply with the R-40 zoning district standards. A variance to the lot size (area and width), lot coverage and side yard setbacks would allow the ability to apply for and receive the necessary building permit to build a new single-family home.

Surrounding Development: The properties to the north, south, and west are zoned R-40 Single Family Residential district and are improved with single-family residential homes. The properties to the east are zoned R-20 Single Family Residential district and are improved with single-family residential homes.

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 requested variances.

**Financial Impact**

There is no financial impact to the City.

Recommendation

None

Attachments

1. Request to Table
2. Aerial
3. Zoning
4. Future Land Use
5. Statement of Planning Objectives
6. Original Plat
7. Plat
8. Site Plan
9. Lot Size Exhibit
10. Elevation Exhibit
11. Land Development Code Information
12. Notification Map
13. Notification List
14. Notification Letter
15. Letters Received
16. Resolution R-23-4883

## Ben Bryner

**To:** Janice Travis
**Subject:** RE: Variance R-23-4883

---

**From:** Janice Travis < >
**Sent:** Monday, October 30, 2023 1:25 PM
**To:** Ben Bryner <BBryner@colleyville.com>
**Subject:** Re: Variance R-23-4883

Hi Ben
They told me due to all the rain they were behind so I do not think I will have anything. Let's try for the 21st. I request to table to November 21st. I'll let you know as soon as I hear anything.
Thanks
Janice

Get Outlook for iOS

---

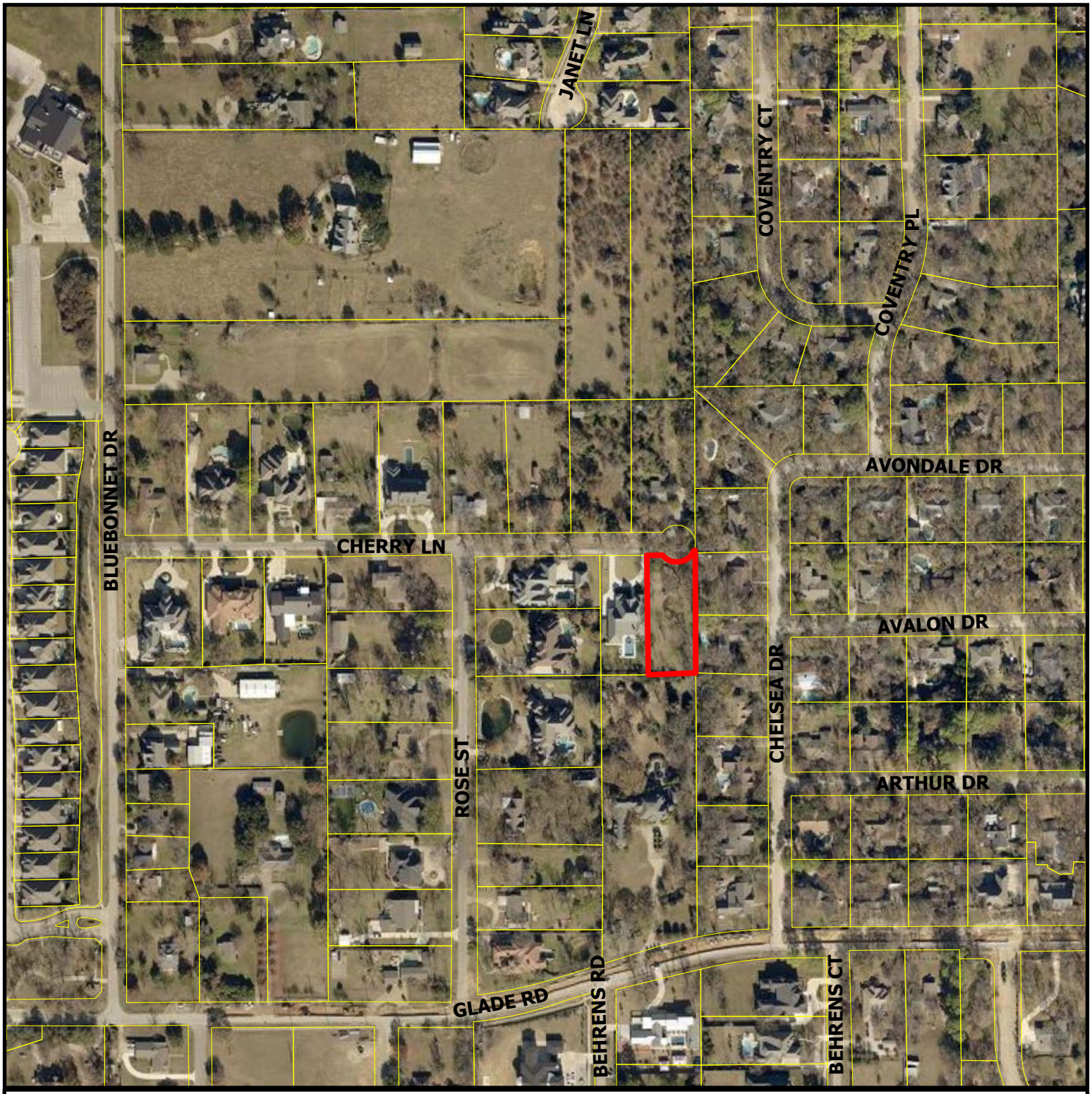
**From:** Ben Bryner <BBryner@colleyville.com>
**Sent:** Monday, October 30, 2023 11:00:17 AM
**To:** Janice Travis < >
**Subject:** RE: Variance R-23-4883

Janice,

Did you find out when the drainage plan will be ready? I will need something by 9 am tomorrow to be ready for next week's City Council meeting. If we won't have anything ready by then I will need you to request to table to a future City Council meeting, November 21st or December 5th.

Thanks,
Ben

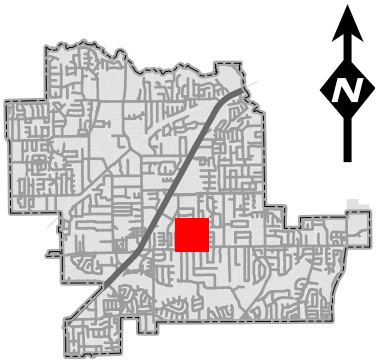
# Aerial Map




CITY OF COLLEYVILLE TEXAS

## VC23-004

**1611 Cherry Ln**




DISCLAIMER:
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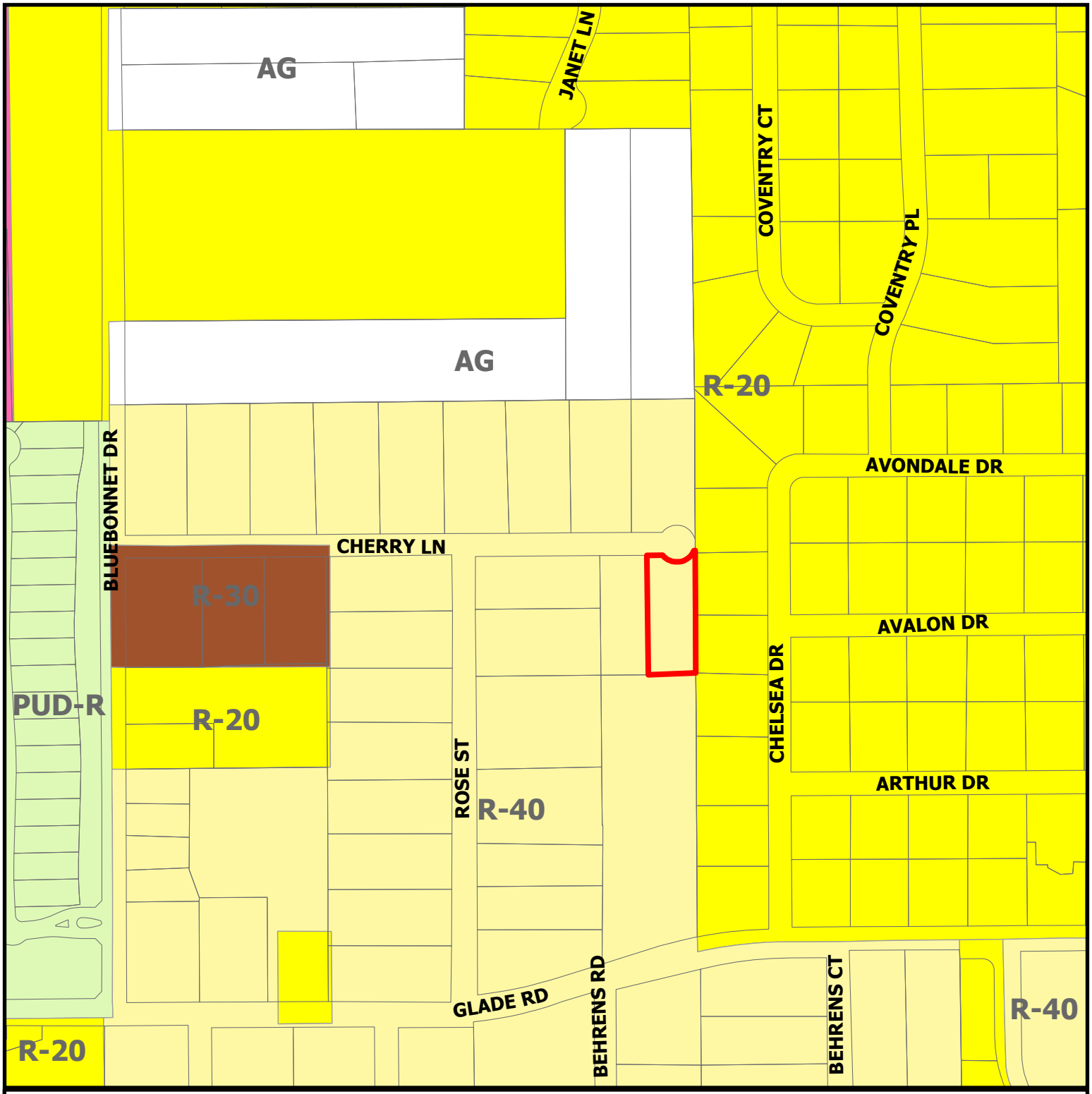
Subject Property

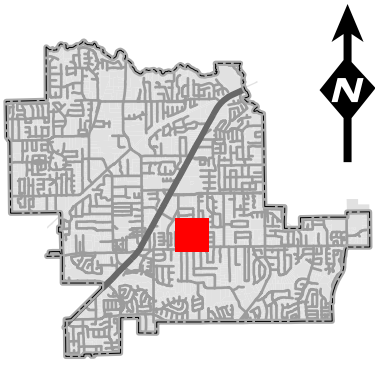
# Zoning Map




CITY OF COLLEYVILLE TEXAS

## VC23-004

**1611 Cherry Ln**




Subject Property

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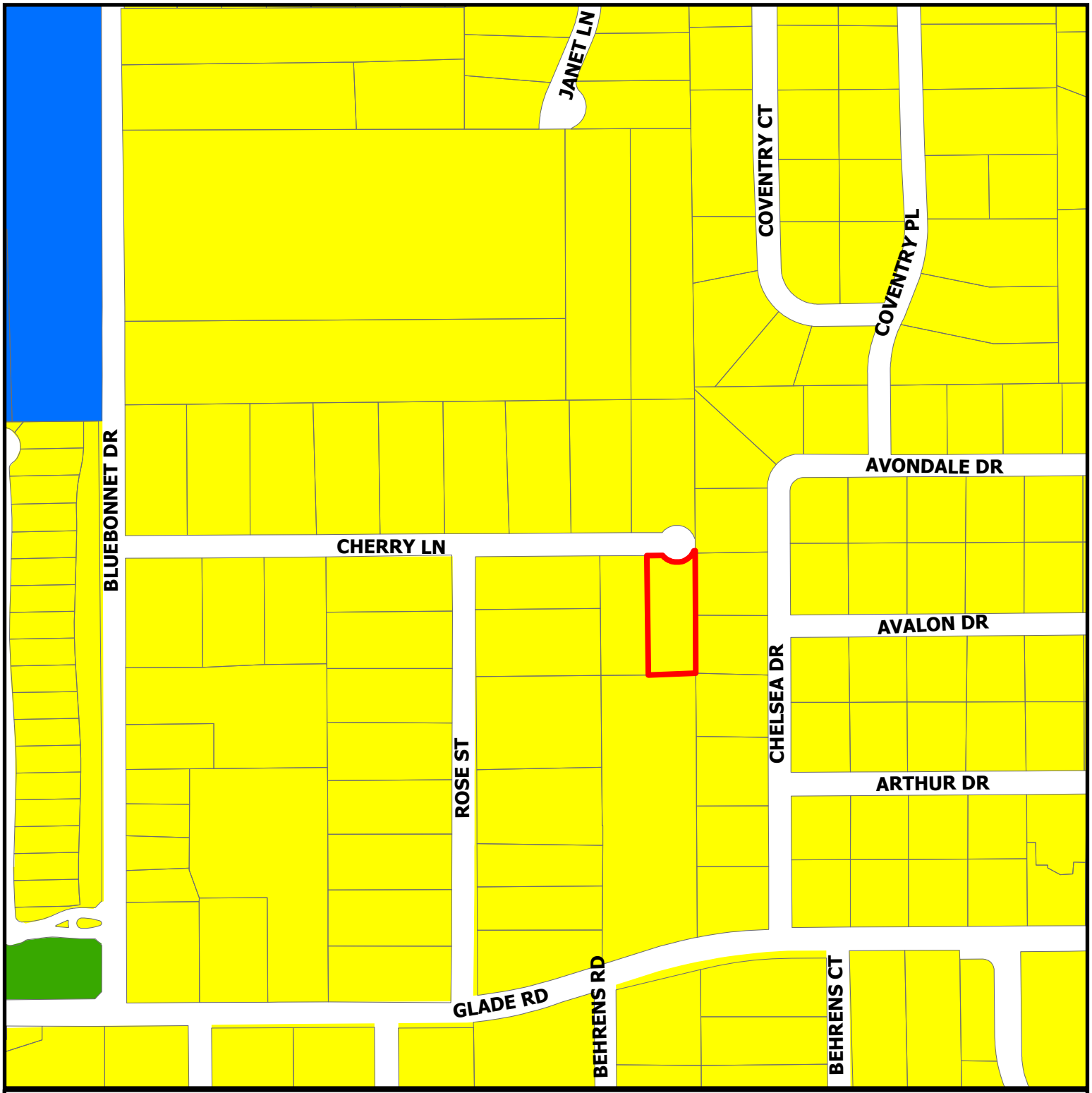
# Future Land Use Map

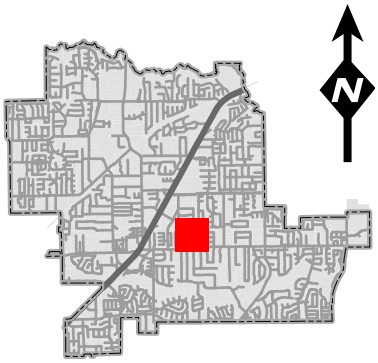



CITY OF COLLEYVILLE TEXAS

## VC23-004

**1611 Cherry Ln**

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

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August 9, 2023

Re: 1611 Cherry Lane, Colleyville 76034

Lot 27 - Communiuty Home Addition

We would like to request a variance for 1611 Cherry Lane, Colleyville.

The City of Colleyville has advised us that a re-zoning application would not be approved, despite the fact that this lot should be zoned R20 due to the size.

In 1952 this lot was platted as it stands today. The size of the lot is approximately 27,355 sq ft. In the 1970's, Colleyville zoned the lot as R40, which requires a minimum lot size of 40,000 sq. ft. For this reason, we are requesting the following variances:

(1) the east side setback of 10 ft, instead of the required 15 ft.

(2) the west side setback of 10 ft, instead of the required 15 ft

(3) lot coverage of 29 % from 20% required for R40 size lot.

This property differs from other properties in the area due to the limited size of the lot.

Special conditions and circumstances exist which differ from other structures in the area and the same district. This is a hardship as we are not allowed to build the house that we want, the lot coverage and set backs are calculated on a lot that is 30 % larger than the lot in question, 1611 Cherry Lane.

Example:

R20 side yard setback 10 ft.

R40 side yard setback 15 ft.

**R20** Maximum Lot **coverage of 30% of 27,355 sq ft = 8206 sq ft** of under roof which includes all garages, patios, porch, outdoor kitchen.

**R40** Maximum Lot **coverage of 20% of 27,355 sq ft= 5471 sq ft** of under roof which includes all garages, patios, porch, outdoor kitchen.

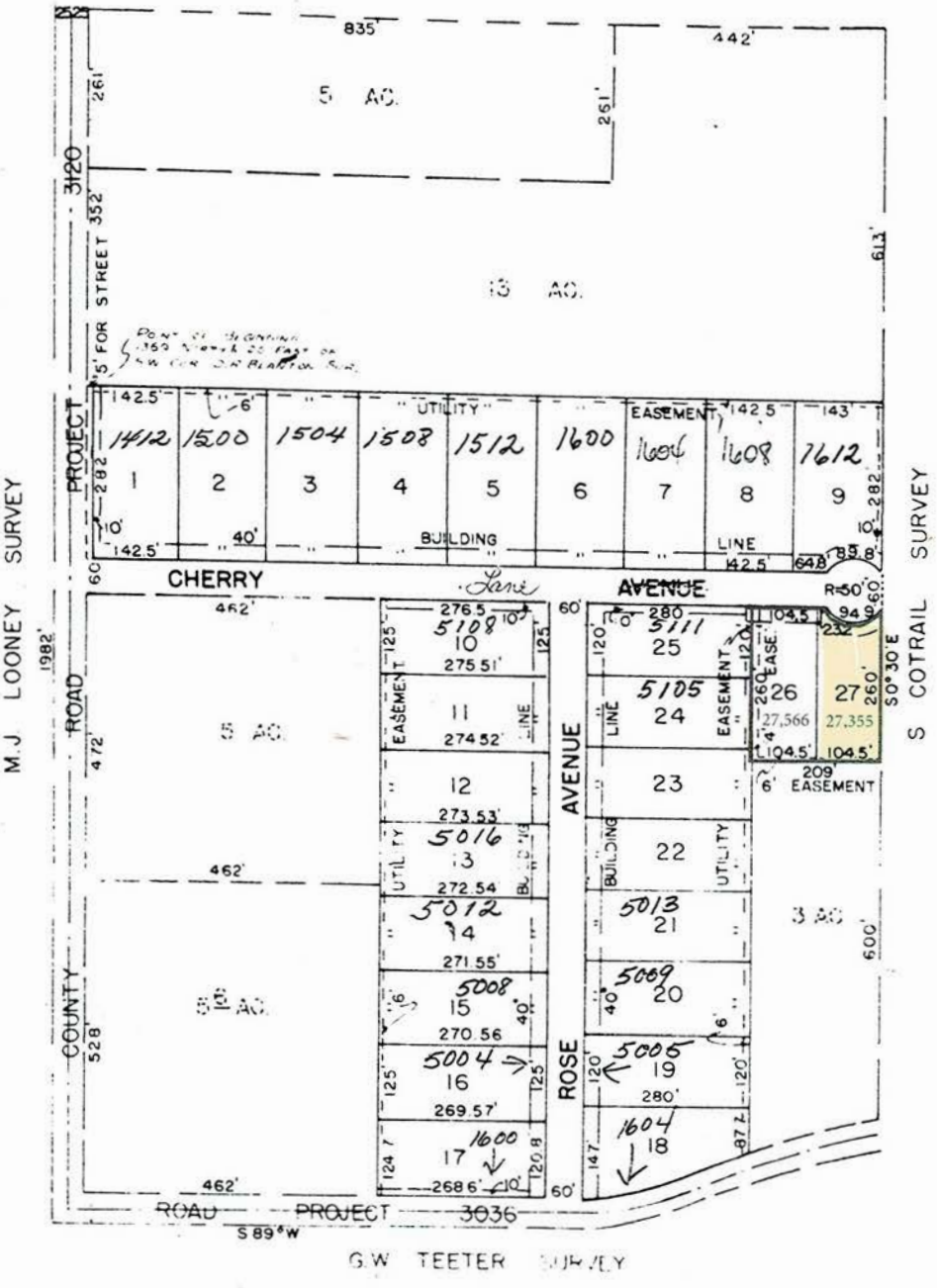
We ask that you consider approving the variances.

Sincerely,

Colin and Janice Travis

**Zoning Exhibit**

7262




SCALE: 1" = 200'

APPROVED _____ 1952

GRAPEVINE, TEXAS

BY _____
MAYOR

BY _____
SECRETARY

AUTHORIZED BY ORDER OF THE COMMISSIONERS COURT OF TARRANT COUNTY, TEXAS

THIS 24th DAY OF May 1952

MELVIN (MEL) FAULK
COUNTY CLERK

BY _____
CLERK OF COMM COURT

PLAT SHOWING

LOTS 1-27

# COMMUNITY HOME ADDITION

TO

GRAPEVINE, TARRANT COUNTY, TEXAS

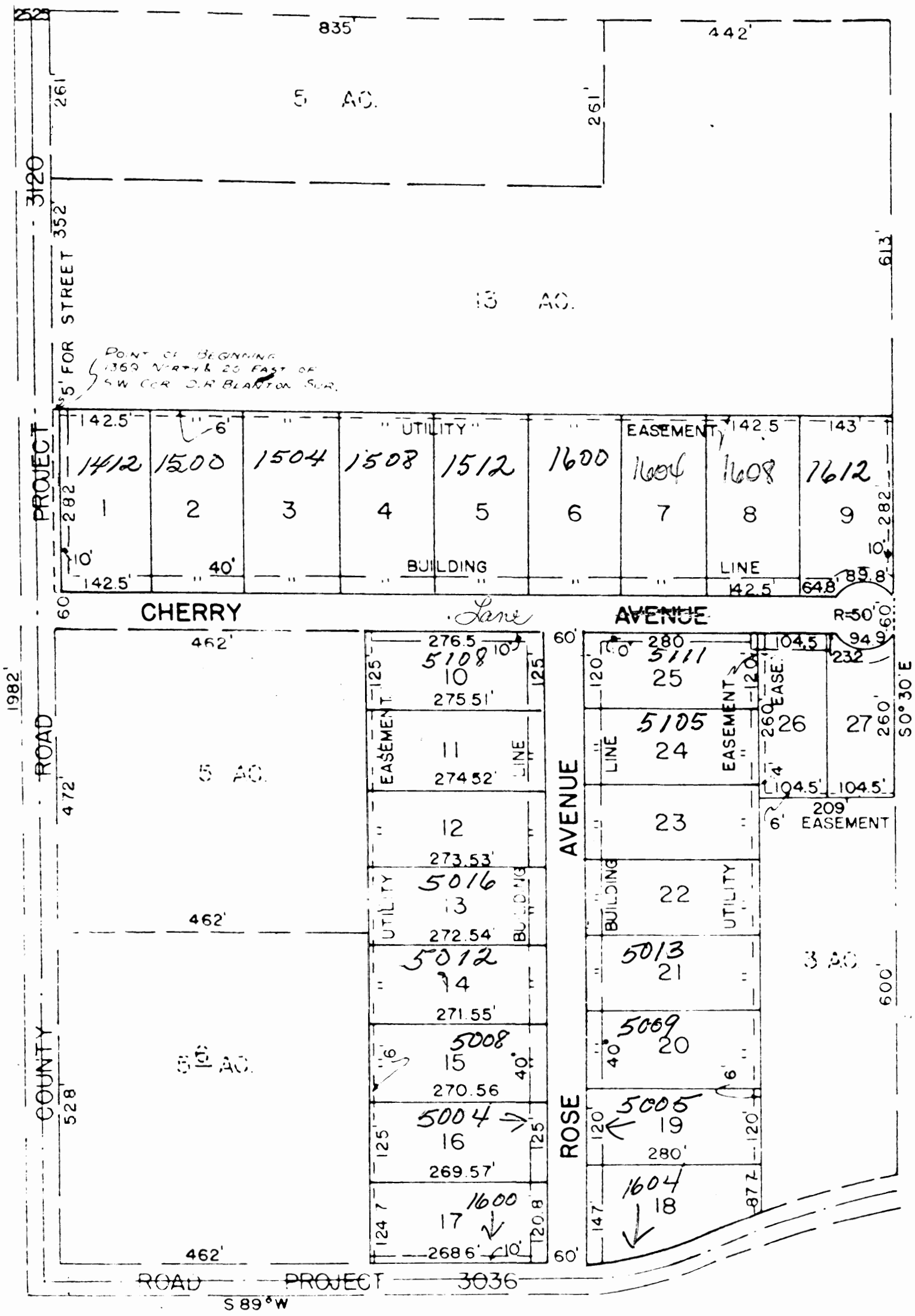
SURVEYED APRIL, 1952

BY

FRANK H. PAYNE & ASSOC
CIVIL ENGINEERS

Plat Record Volume 388-R page 45 [illegible] 1952

7262




APPROVED _____ 1952

GRAPEVINE, TEXAS

BY _____
MAYOR

BY _____
SECRETARY

AUTHORIZED BY ORDER OF THE
COMMISSIONERS COURT OF
TARRANT COUNTY, TEXAS.

THIS 24th DAY OF May 1952

MELVIN (MEL) FAULK
COUNTY CLERK

BY _____
CLERK OF COMM COURT

G.W. TEETER SURVEY

PLAT SHOWING

LOTS 1-27

# COMMUNITY HOME ADDITION

TO

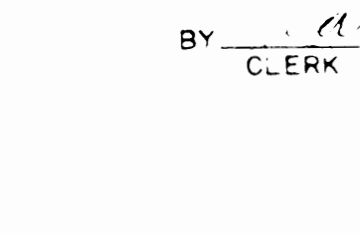
GRAPEVINE, TARRANT COUNTY, TEXAS

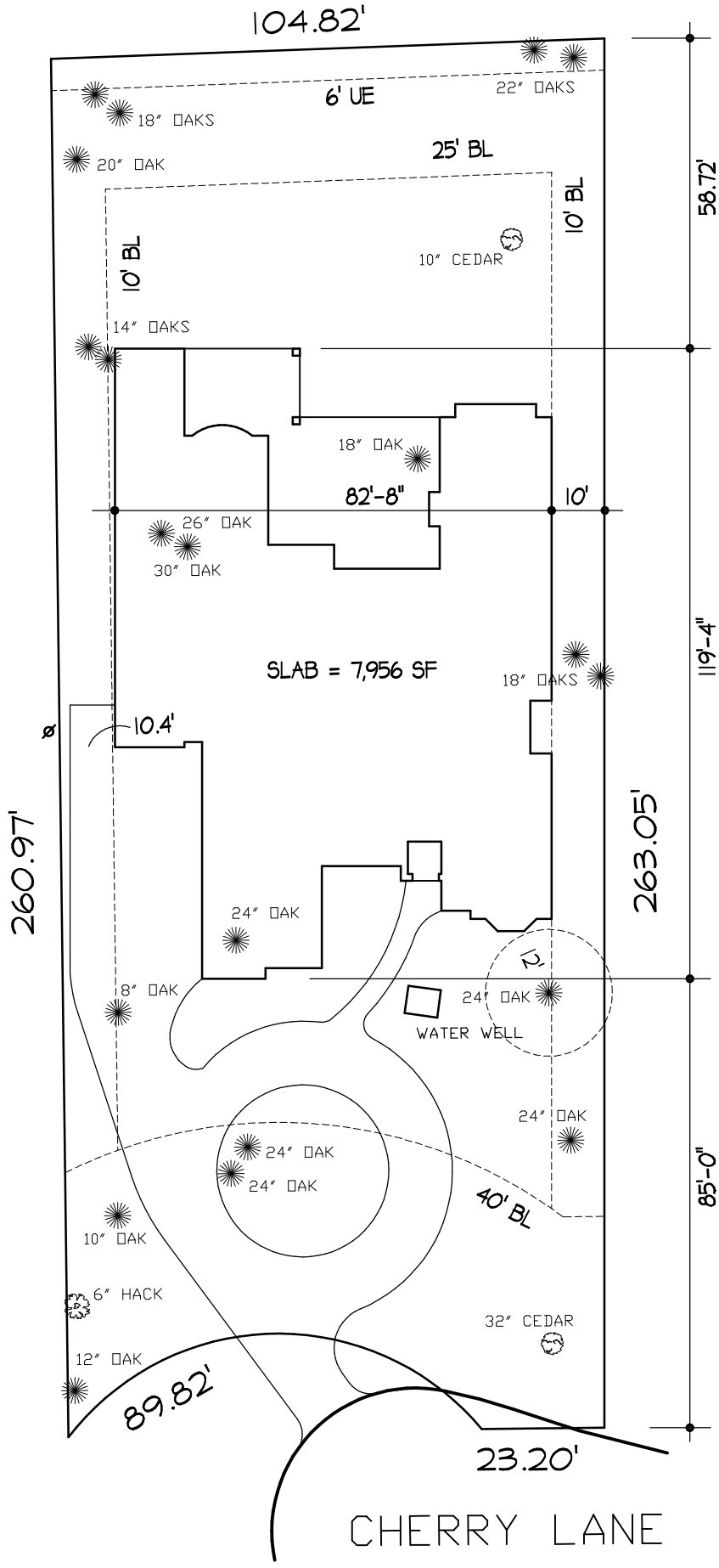
Plat Record Volume 388-F page 10 January 1952

SURVEYED APRIL, 1952

BY

FRANK H. PAYNE & ASSOC
CIVIL ENGINEERS






# PLOT PLAN

SCALE: 1"=20'

LOT 27
COMMUNITY HOME ADD'N
COLLEYVILLE, TEXAS

NORTH

LOT = 27,355 SF
SLAB = 7,956 SF
COVERAGE = 29.1%

# Lot Size for surrounding area in R40 district

1. Lot 1 40,616
2. Lot 2 41,566
3. Lot 3 42,706
4. Lot 4 42,634
5. Lot 5 42,814
6. Lot 6 42,109
7. Lot 7 41,889
8. Lot 8 40,795
9. Lot 9 41,843
10. Lot 10 33,871
11. Lot 11 35,063
12. Lot 12 33,146
13. Lot 13 35,089
14. Lot 14 32,798
15. Lot 15 33,776
16. Lot 16 34,048
17. Lot 17 33,392
18. Lot 18 32,557
19. Lot 19 27,428
20. Lot 20 26,436
21. Lot 21 47,794
22. Lot 22 & 23 combined 57,978
23. Lot 24 42,000
24. Lot 25 33,032
25. Lot 26 27,566
26. Lot 27 27,355

**Of 27 Lots in "Community Home Addition" platted in 1952, only 11 have the R-40 District Minimum requirement of 40,000 sq. ft. the other 16 are less than the minimum requirement.**

## SECTION 3.24.G – SCHEDULE OF DISTRICT REGULATIONS

MAXIMUM RESIDENTIAL DENSITY; MINIMUM LOT SIZE REQUIREMENTS; MINIMUM YARD REQUIREMENTS; MAXIMUM BUILDING HEIGHT; MAXIMUM LOT COVERAGE; OUTDOOR STORAGE; SCREENING; AND, HOURS OF OPERATION

*(See District Regulations Notes following Section 3.24.F for explanation of letters in charts)*

| Zoning Districts | | Minimum Lot Size Requirements | | | | Max. Lot Size | Minimum Yard Requirements** | | | Max. Building Height | | Max. Lot Coverage | Max. Impervious Coverage |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Area (sq. ft.) | | Min. Width in feet | Min. Depth in feet | | Front/Street ROW Side (feet) | Internal Side (feet) | Rear (feet) | Stories | Feet | Percent | Percent |
| Classification | | Per Family | Total | | | | | | | | | | |
| AG | Agricultural | 130,680 | 130,680 | 200 | 300 | n.a. | 40' | 25' | 40' | 2.5 | 35' | 20% | 50% |
| RE | S.F. "Estate" Residential | 80,000 | 80,000 | 200 | 300 | n.a. | 40' | 25' | 40' | 2.5 | 35' | 20% | 50% |
| R-40 | Single Family Residential | 40,000 | 40,000 | 150' | 150' | n.a. | 40' | 15' | 25' | 2.5 | 35' | 20% | 50% |
| R-30 | Single Family Residential | 30,000 | 30,000 | 125' | 125' | n.a. | 35' | 10' | 25' | 2.5 | 35' | 25% | 55% |
| R-20 | Single Family Residential | 20,000 | 20,000 | 100' | 125' | n.a. | 30' | 10' | 25' | 2.5 | 35' | 30% | 60% |
| R-15 | Single Family Residential | 15,000 | 15,000 | 100' | 125' | n.a. | 30' | 10' | 25' | 2.5 | 35' | 30% | 60% |
| R-D | Two Family Residential | 4,000 | 8,000 | 70' | 115' | n.a. | 25' | 10' | 25' | 2.5 | 30' | 50% | 60% |
| R-MF | Mufti-Family Residential (zoned after June 16, 1961) | 2,700 | 18,000 | 70' | 115' | n.a. | 25' | 10' | 25' | 2.0 | 30' | 50% | 80% |
| R-MF | Mufti-Family Residential (zoned before June 16, 1961) | 1,500 | 10,000 | 70' | 115' | n.a. | 25' | 10' | 25' | 3.0 | 30' | 75% | 80% |
| MH | Mobile Home (Minimum size of mobile home park - 40 spaces) | 20,000 | 20,000 | 100' | 125' | n.a. | 30' | 10' | 25' | 2.5 | 30' | 30% | 40% |
| C-PO | Professional Office Commercial | n.a. | 7,200 | 100' | 120' | 1 acre | 40' | 15' (B/C) | 10' (C/D) | 2.0 | 35' | 40% | 80% |
| CN | Neighborhood Commercial | n.a. | 10,000 | 100' | 120' | 1 acre | 40' | 15' (B/C) | 10' (C/D) | 2.0 | 35' | 40% | 80% |
| CC1 | Village Retail | n.a. | 15,000 | 150' | 120' | 5 acres | 40' (A) | 15' (B/C) | 10' (C/D) | 2.0 | 35' | 50% | 80% |
| CC2 | Shopping Center | n.a. | 20,000 | 150' | 120' | none | 40' (A) | 15' (B/C) | 10' (C/D) | 2.0 | 35' | 60% | 80% |
| CC3 | Highway Commercial | n.a. | 10,000 | 150' | 120' | none | 40' | 15' (B/C) | 10' (C/D) | 2.0 | 35' | 70% | 80% |
| ML | Light Manufacturing | n.a. | 10,000 | 100' | 120' | none | 40' | 15' (B/C) | 10' (C/D) | 2.0 | 35' | 60% | 80% |

* *All regulations may vary when above districts are used as a base district for a PUD.*

** *All required building lines shall adhere to the minimum yard requirement of the applicable zoning district for the property per Section 3.24.6- Schedule of District Regulations regardless of any setbacks shown on a plat unless a documented plat waiver has been approved.*

# Notification Map

CITY OF COLLEYVILLE TEXAS

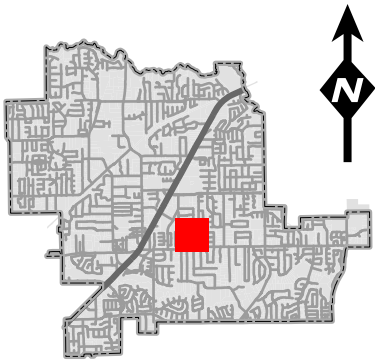
## VC23-004

**1611 Cherry Ln**

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.

| OBJECTID | Owner Name | Owner Address | Owner City | Owner Zip | Situs Address |
|---|---|---|---|---|---|
| 55 | MONTCLAIR PARC ADDITION | 1108 W. Pioneer Parkway | ARLINGTON ,TX | 76013 | COURTESY NOTICE |
| 33 | STEWART, LARRY | 1509 CHERRY LN | COLLEYVILLE, TX | 76034 | 5016 ROSE ST |
| 27 | WOODCOCK, DAVID | 1512 CHERRY LN | COLLEYVILLE, TX | 76034 | 1512 CHERRY LN |
| 17 | DAMERON, RAY | 1600 CHERRY LN | COLLEYVILLE, TX | 76034 | 1600 CHERRY LN |
| 36 | TRAVIS, COLIN | 1609 CHERRY LN | COLLEYVILLE, TX | 76034 | 1609 CHERRY LN |
| 4 | ROGERS, NANCY | 1612 CHERRY LN | COLLEYVILLE, TX | 76034 | 1608 CHERRY LN |
| 37 | DUCIC, YADRANKO | 1700 GLADE RD | COLLEYVILLE, TX | 76034 | 1700 GLADE RD |
| 49 | PARKER, TIMOTHY | 1704 ARTHUR DR | COLLEYVILLE, TX | 76034 | 1704 ARTHUR DR |
| 3 | DAVIS, RICHARD J | 1704 AVALON DR | COLLEYVILLE, TX | 76034 | 1704 AVALON DR |
| 39 | DUNN, MARC P | 1704 AVONDALE DR | COLLEYVILLE, TX | 76034 | 1704 AVONDALE DR |
| 46 | STANLEY, REBECCA S | 1704 GLADE RD | COLLEYVILLE, TX | 76034 | 1704 GLADE RD |
| 18 | MILNER, WALTER J | 1705 ARTHUR DR | COLLEYVILLE, TX | 76034 | 1705 ARTHUR DR |
| 45 | CASILIO JOELLEN TR | 1705 AVALON DR | COLLEYVILLE, TX | 76034 | 1705 AVALON DR |
| 42 | LEPORI, WILLIS R | 1705 AVONDALE DR | COLLEYVILLE, TX | 76034 | 1705 AVONDALE DR |
| 23 | SPENCER, DANIEL | 1708 ARTHUR DR | COLLEYVILLE, TX | 76034 | 1708 ARTHUR DR |
| 22 | GILSTRAP, JEFF | 1708 AVALON DR | COLLEYVILLE, TX | 76034 | 1708 AVALON DR |
| 10 | KLINE, ALAN | 1708 AVONDALE DR | COLLEYVILLE, TX | 76034 | 1708 AVONDALE DR |
| 5 | BROWN, KATHARINE M | 1709 ARTHUR DR | COLLEYVILLE, TX | 76034 | 1709 ARTHUR DR |
| 16 | CARR, DONNA M | 1709 AVALON DR | COLLEYVILLE, TX | 76034 | 1709 AVALON DR |
| 40 | MARSHALL, M A | 1709 AVONDALE DR | COLLEYVILLE, TX | 76034 | 1709 AVONDALE DR |
| 26 | WALKER, BRYAN | 1712 AVALON DR | COLLEYVILLE, TX | 76034 | 1712 AVALON DR |
| 41 | STOWE, STEPHEN | 1713 AVALON DR | COLLEYVILLE, TX | 76034 | 1713 AVALON DR |
| 34 | MARCH, JAMES H | 1713 AVONDALE DR | COLLEYVILLE, TX | 76034 | 1713 AVONDALE DR |
| 52 | CHELSEA PARK ADDITION | 1816 Avondale Drive | COLLEYVILLE ,TX | 76034 | COURTESY NOTICE |
| 11 | FATCAT II LLC | 2140 E SOUTHLAKE BLVD STE L-675 | SOUTHLAKE, TX | 76092 | 5208 COVENTRY CT |
| 56 | GRAPEVINE COLLEYVILLE ISD | 3051 IRA E WOODS AVE | GRAPEVINE, TX | 76051 | STATE REQUIRED |
| 32 | ABBOTT, LARRY | 4700 JIM MITCHELL TR E | COLLEYVILLE, TX | 76034 | 1712 ARTHUR DR |
| 13 | OLENGUE, INNOCENT | 5000 CHELSEA DR | COLLEYVILLE, TX | 76034 | 5000 CHELSEA DR |
| 25 | HOOKS, DURAN | 5004 CHELSEA DR | COLLEYVILLE, TX | 76034 | 5004 CHELSEA DR |
| 29 | BACA, CHAD | 5005 ROSE ST | COLLEYVILLE, TX | 76034 | 5005 ROSE ST |
| 43 | MANGHAM, WEBSTER M | 5008 CHELSEA DR | COLLEYVILLE, TX | 76034 | 5008 CHELSEA DR |
| 1 | HARRINGTON, D NEAL | 5012 CHELSEA DR | COLLEYVILLE, TX | 76034 | 5012 CHELSEA DR |
| 9 | WILLIAMS, LACI | 5012 ROSE ST | COLLEYVILLE, TX | 76034 | 5012 ROSE ST |
| 2 | WINTERS, DAN L | 5013 ROSE ST | COLLEYVILLE, TX | 76034 | 5013 ROSE ST |
| 24 | KING, MARY | 5016 CHELSEA DR | COLLEYVILLE, TX | 76034 | 5016 CHELSEA DR |
| 31 | HICKEY, BRIAN DOUGLAS | 5100 CHELSEA DR | COLLEYVILLE, TX | 76034 | 5100 CHELSEA DR |
| 19 | STEWART, CONNIE | 5100 ROSE ST | COLLEYVILLE, TX | 76034 | 5100 ROSE ST |
| 20 | FORDYCE, MARK | 5101 ROSE ST | COLLEYVILLE, TX | 76034 | 5101 ROSE ST |
| 30 | BURAL, EARL | 5104 CHELSEA DR | COLLEYVILLE, TX | 76034 | 5104 CHELSEA DR |
| 47 | CLARK, HARRY P | 5104 ROSE ST | COLLEYVILLE, TX | 76034 | 5104 ROSE ST |
| 8 | HERRON, DAVID | 5105 ROSE ST | COLLEYVILLE, TX | 76034 | 5105 ROSE ST |
| 21 | MILLER, TRACY S | 5108 CHELSEA DR | COLLEYVILLE, TX | 76034 | 5108 CHELSEA DR |
| 44 | COURON, SUSAN | 5108 ROSE ST | COLLEYVILLE, TX | 76034 | 5108 ROSE ST |
| 14 | PERRY, STAN | 5111 ROSE ST | COLLEYVILLE, TX | 76034 | 5111 ROSE ST |
| 6 | TEW, TERESA A | 5117 COVENTRY PL | COLLEYVILLE, TX | 76034 | 5117 COVENTRY PL |
| 28 | DOSSANI, ANWAR A | 520 E NORTHWEST HWY STE 100 | GRAPEVINE, TX | 76051 | 5209 BLUEBONNET DR |
| 48 | HARGROVE, BELINDA | 5200 COVENTRY CT | COLLEYVILLE, TX | 76034 | 5200 COVENTRY CT |
| 50 | APTE, SHIREESH | 5204 COVENTRY CT | COLLEYVILLE, TX | 76034 | 5204 COVENTRY CT |
| 53 | CRANBROOK ESTATES | P.O. Box 372 | COLLEYVILLE ,TX | 76034 | COURTESY NOTICE |
| 54 | KINGSWOOD ESTATES-COLLEYVILLE | P.O. Box 978 | COLLEYVILLE ,TX | 76034 | COURTESY NOTICE |
| 15 | STEWART, LARRY R | PO BOX 1497 | COLLEYVILLE, TX | 76034 | 5009 ROSE ST |
| 7 | PHILLIPS, DEAN F | PO BOX 210445 | BEDFORD, TX | 76095 | 1604 CHERRY LN |

# 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:

**City Council Meeting: Tuesday, September 19, at 7:00 p.m.**
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

| | |
|---|---|
| **Request:** | Consideration of a variance for the required lot size, lot coverage, and side yard setbacks. The area and width of the lot do not comply with the minimums standards for the R-40 district. The request will allow for the construction of a new single family home. |
| **Zoning Case:** | VC23-004 |
| **Applicant:** | Colin and Janice Travis |
| **Owner:** | Colin and Janice Travis |
| **Location:** | 1611 Cherry Lane |
| **Property Description:** | Lot 27, Community Home Addition |
| **Present Zoning:** | R-40, Single Family Residential |

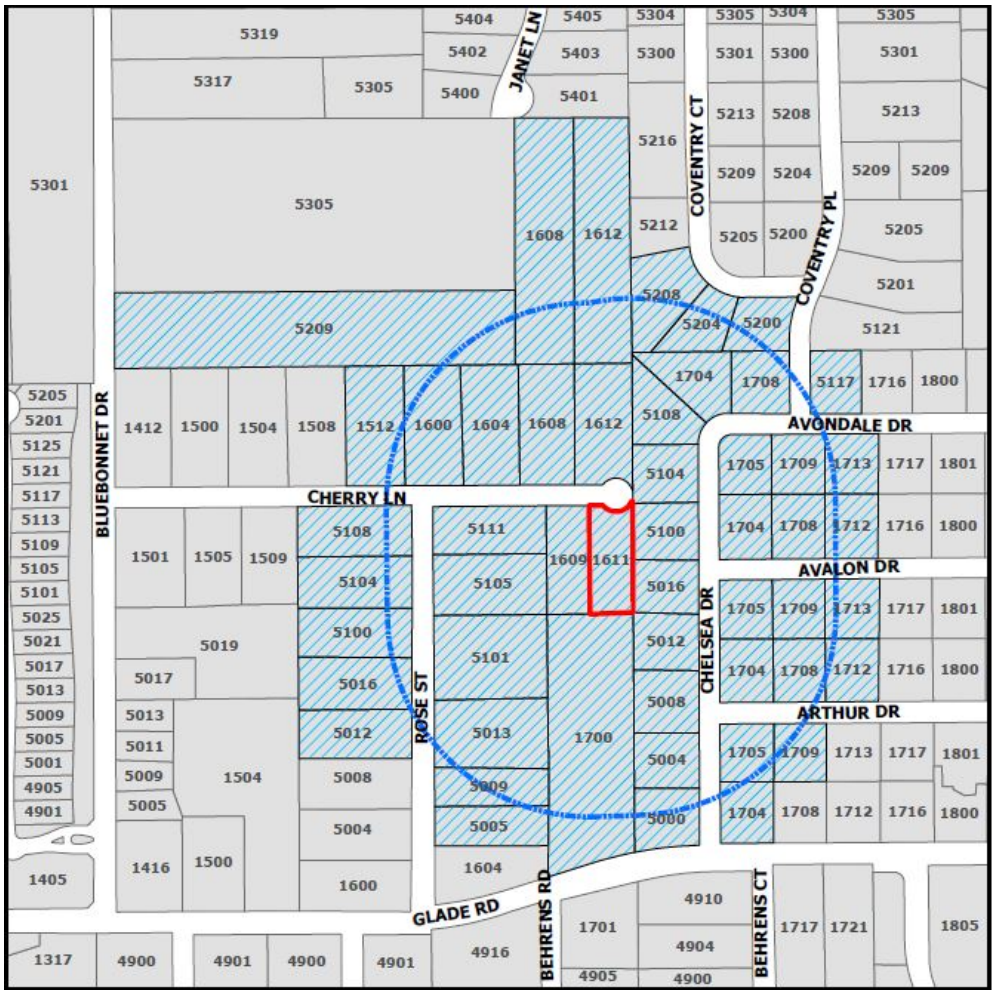
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

ZONING CASE VC23-004
1611 CHERRY LANE
LOT 27, COMMUNITY HOME ADDITION

I protest the changes requested. The owners knew of the restrictions when if was purchased and benefit from a less dense neighborhood.

Dan Winters

DAN WINTERS
5013 ROSE ST.
Colleyville, Tx 76034

September 12, 2023

Community Development Department
City of Colleyville

In regard to the following:

Zoning Case VC23-004
1611 Cherry Lane
Lot 27, Community Home Addition

My wife, Carol, and I have lived at 5111 Rose St, Colleyville, for the past 12 plus years. We attended the City Council meetings several years ago when the Travises requested a similar variance for the lot at 1609 Cherry Lane where they currently live, and we spoke in favor of approval at that time. It is our opinion that the Council acted appropriately and granted that request. The reason we say appropriately is that the lot sizes at 1609 and 1611 Cherry Lane are considerably smaller than the lot description for R-40 zoning. In fact, we think a majority of the lots in this neighborhood are not a full acre, which is typical of R-40. I know our lot is smaller as well.

It is our understanding that the Travises are requesting a larger percentage of building size to lot size and a 10 ft. set-back on the west side only of lot 27. We also understand that their request is in line with the typical requirements for lots of this size. We received a variance when we built our house for a 10 ft. set-back on one side. We cannot see why the Council would not grant the same variance on this lot as was granted on the previous lot. We can tell you that the house which the Travises built at 1609 is very attractive and fits into the neighborhood quite nicely. Many of us who are getting older want to live in single story homes, and this creates a need for a larger building size to lot size ratio.

We would urge you to approve this request.

Sincerely,

Stan Perry Carol Perry

Stan & Carol Perry

**From:** Brian Hickey
**To:** Jackie Reyff
**Subject:** VC23-004
**Date:** Tuesday, September 26, 2023 1:32:29 PM

---

Ms. Reyff,

I am writing regarding the zoning case noted above.
I live directly east of and next to the subject lot. I have lived here over 18 years.

The Travis's requested and received the same variance for their current lot, and the results were fantastic.
The property they built is beautiful, and the setback deltas are not noticeable at all.
Based on the proposed renderings of the home to be built, I am sure it will be just as nice.

As such, I have no issue with their request for a variance and support their request.

Should you have any questions, please contact me at your convenience.

Regards,

Brian Hickey
5100 Chelsea Drive, Colleyville
[redacted]

# RESOLUTION R-23-4883

A RESOLUTION APPROVING A REQUEST FOR A VARIANCE TO SECTION 3.24.G, SCHEDULE OF DISTRICT REGULATIONS OF THE LAND DEVELOPMENT CODE, SPECIFICALLY FOR LOT AREA, LOT WIDTH, LOT COVERAGE, AND SIDE YARD SETBACKS, IN THE R-40 SINGLE FAMILY RESIDENTIAL DISTRICT, FOR LOT 27, COMMUNITY HOME ADDITION, LOCATED AT 1611 CHERRY LANE

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

Sec. 1. THAT the variance to allow for the lot area to be approximately 27,355 square feet, lot width to be 105 feet, lot coverage to be 29.1%, and side yard setbacks of 10 feet with the R-40 Single Family Residential zoning district located at 1611 Cherry Lane (the "Property"), as depicted in Exhibit "A" hereto, is approved.

Sec. 2. THAT this Resolution shall become effective immediately upon passage; provided that, the variance for the Property shall become effective immediately upon the conditions stated herein being fully satisfied.

AND IT IS SO RESOLVED.

PASSED BY A VOTE OF ___ AYES, ___ NAYS, ON THIS THE 17TH DAY OF OCTOBER 2023.

| | | | |
|---|---|---|---|
| Mayor Bobby Lindamood | _____ | Mayor Pro Tem Callie Rigney | _____ |
| Brandi Elder, Place 1 | _____ | George Bond, Place 2 | _____ |
| Scotty Richardson, Place 3 | _____ | Ben Graves, Place 4 | _____ |
| Chuck Kelley, Place 5 | _____ | | |

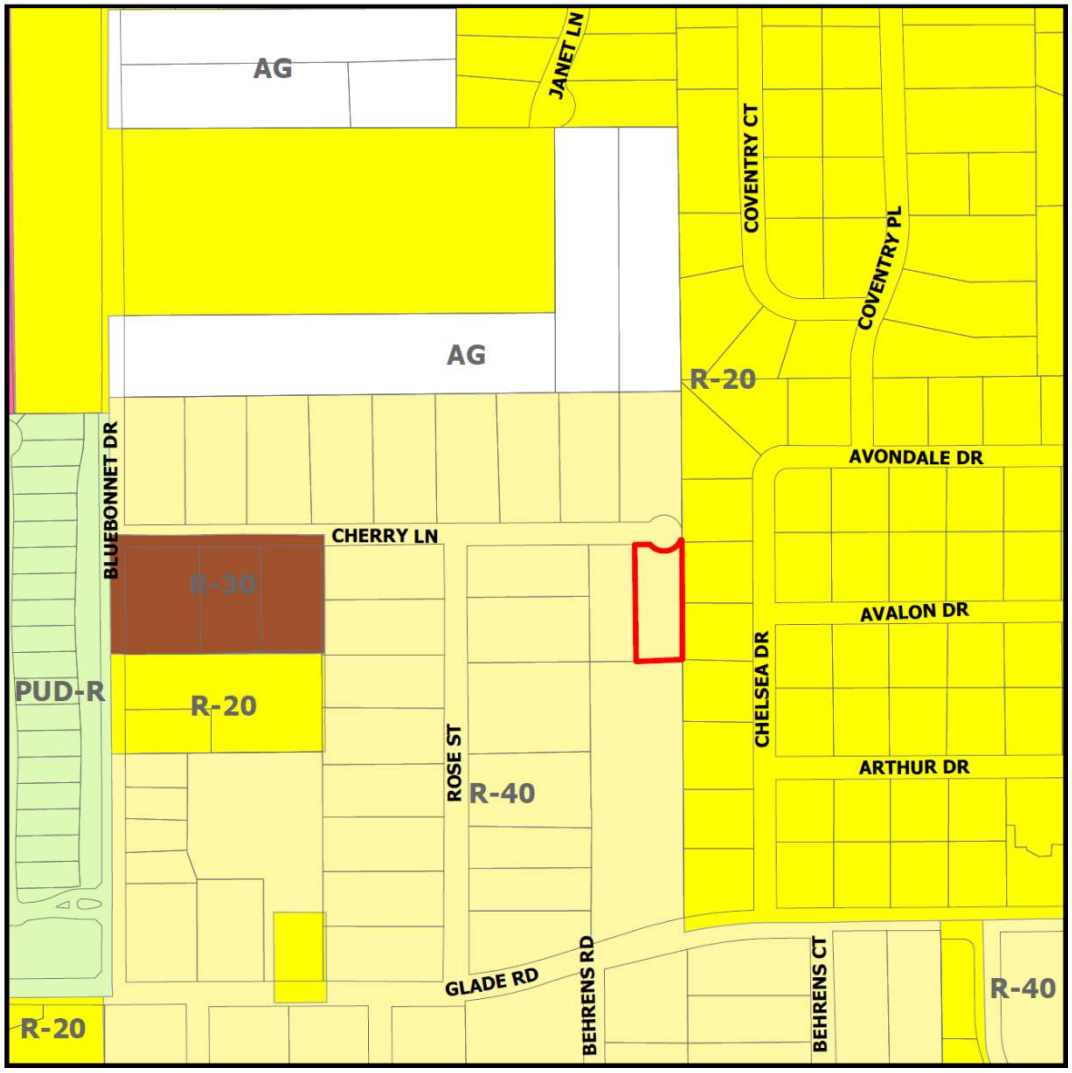
ATTEST:

Christine Loven, TRMC
City Secretary

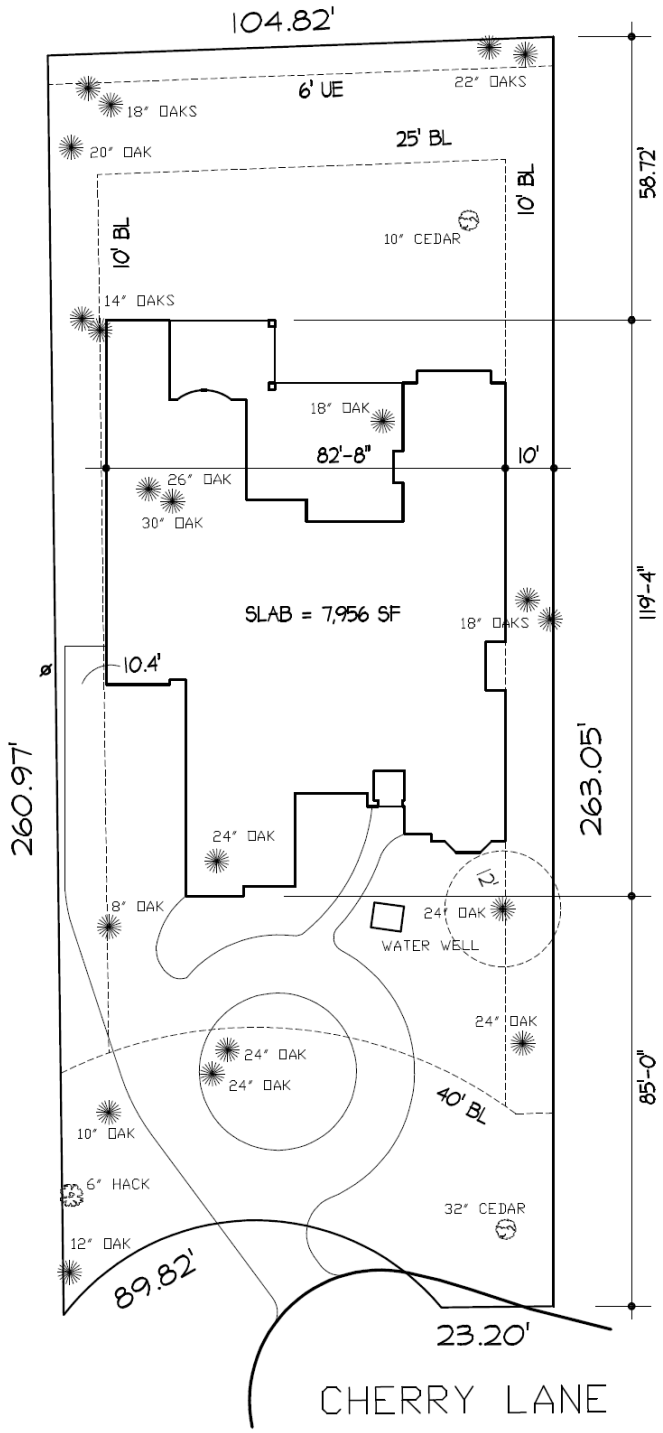
CITY OF COLLEYVILLE

Bobby Lindamood
Mayor

Attachment “A”



Attachment "B"




PLOT PLAN SCALE: 1"=20'

LOT 27
COMMUNITY HOME ADD'N
COLLEYVILLE, TEXAS

NORTH

LOT = 27,355 SF
SLAB = 7,956 SF
COVERAGE = 29.1%

RESOLUTION R-23-4894

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF NOVEMBER 8, 2023

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

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 8TH DAY OF NOVEMBER 2023.

| | | | |
|---|---|---|---|
| Mayor Bobby Lindamood | _____ | Mayor Pro Tem Callie Rigney | _____ |
| Brandi Elder, Place 1 | _____ | George Bond, Place 2 | _____ |
| Scotty Richardson, Place 3 | _____ | Ben Graves, Place 4 | _____ |
| Chuck Kelley, Place 5 | _____ | | |

ATTEST: CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor