



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION AGENDA

100 Main Street, Colleyville, Texas, 76034

MONDAY, JANUARY 22, 2024

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

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and Discussion of a Preliminary/Final Plat for the 4016 Jackson Road Addition, being Tracts 4F, 4U, and 4W, Abstract 1518, David R Teeter Survey, located at 4016 Jackson Road, Case PC24-001
- 2b** Presentation and Discussion of a Rezoning from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial on Lots 1 and 2, Block A, Heritage Farms Addition, located at 913 Cheek-Sparger Road and 3808 Wayne Drive, Case ZC24-001
- 2c** Presentation and Discussion of an Amendment to the Land Development Code, Chapter 3, Section 3.26.E, specifically to allow for corner side yard fences greater than 30 inches in height and no greater than 25 percent opaque construction to be placed ten feet from the property line

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, January 18, 2023* by 5:00 p.m.

Jacquelyn Reyff
Planning Manager

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

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number**Agenda Date** 1/22/2024**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and Discussion of a Preliminary/Final Plat for the 4016 Jackson Road Addition, being Tracts 4F, 4U, and 4W, Abstract 1518, David R Teeter Survey, located at 4016 Jackson Road, Case PC24-001

Explanation

Jared Stroebel, the applicant, has submitted a request for a Preliminary/Final Plat located on Tracts 4F, 4U, and 4W, Abstract 1518, in the David R. Teeter Survey, being approximately 10.93 acres and zoned R-40 Single Family Residential district. The purpose of the plat is for a new five lot single-family subdivision.

Attachments

1. Aerial Map
2. Zoning Map
3. Plat Exhibit
4. Existing Drainage
5. Proposed Drainage
6. Grading Plan
7. Landscaping Plan
8. Fencing Exhibit

Aerial Map

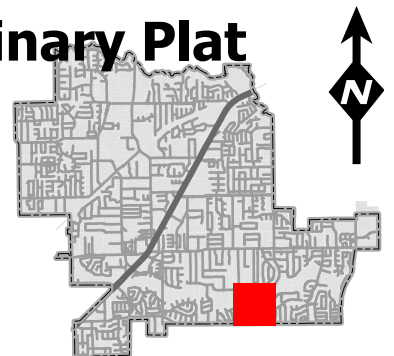


ZC24-001 - 4016 Jackson Rd Preliminary Plat

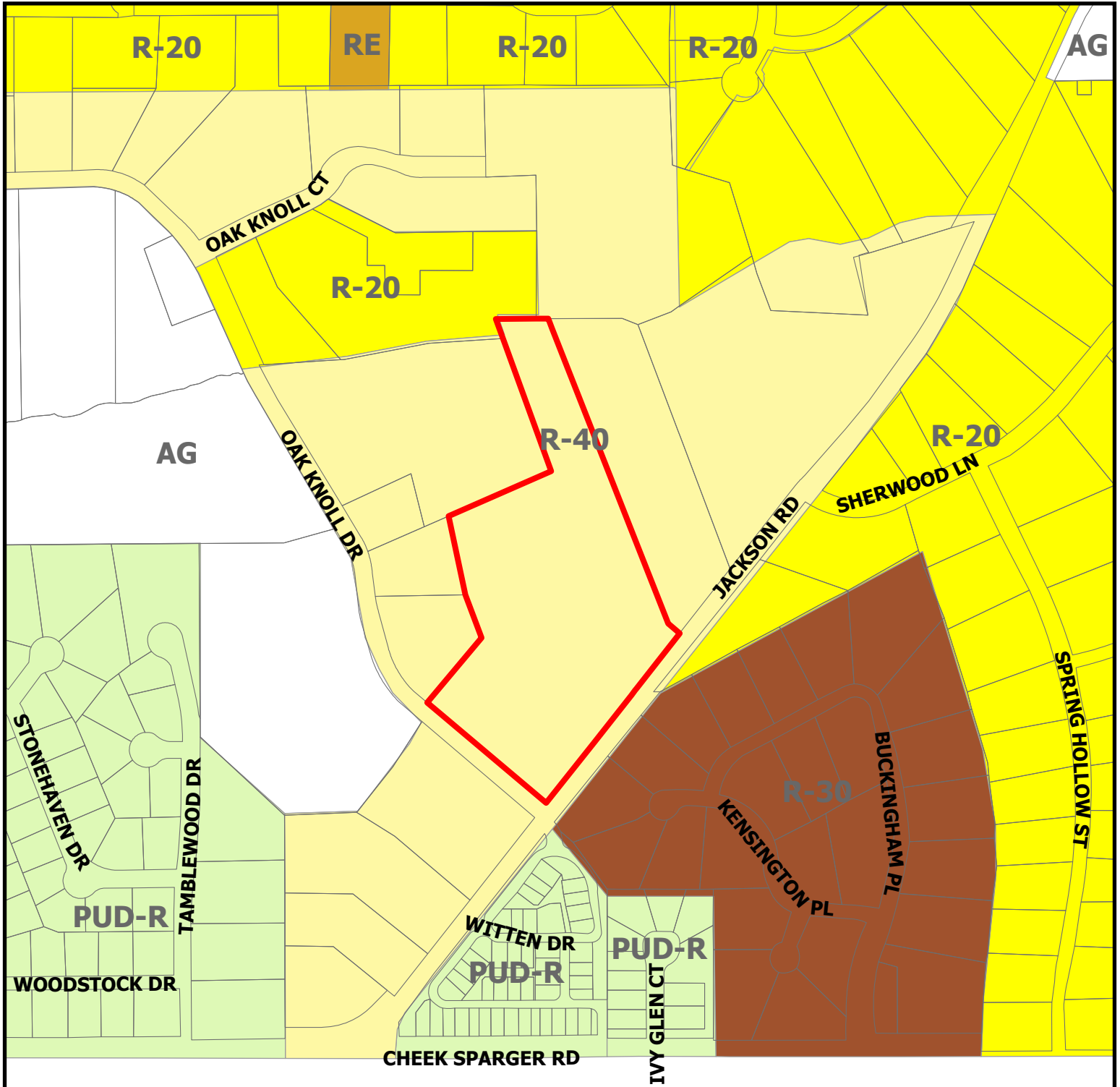
ZC24-001 - 4016 Jackson

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 Subject Property



Zoning Map

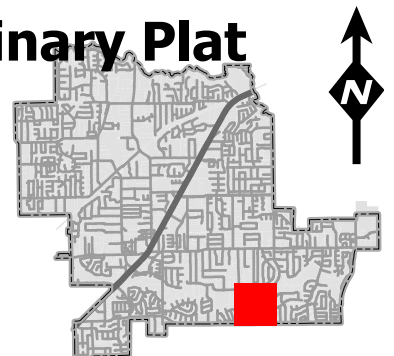


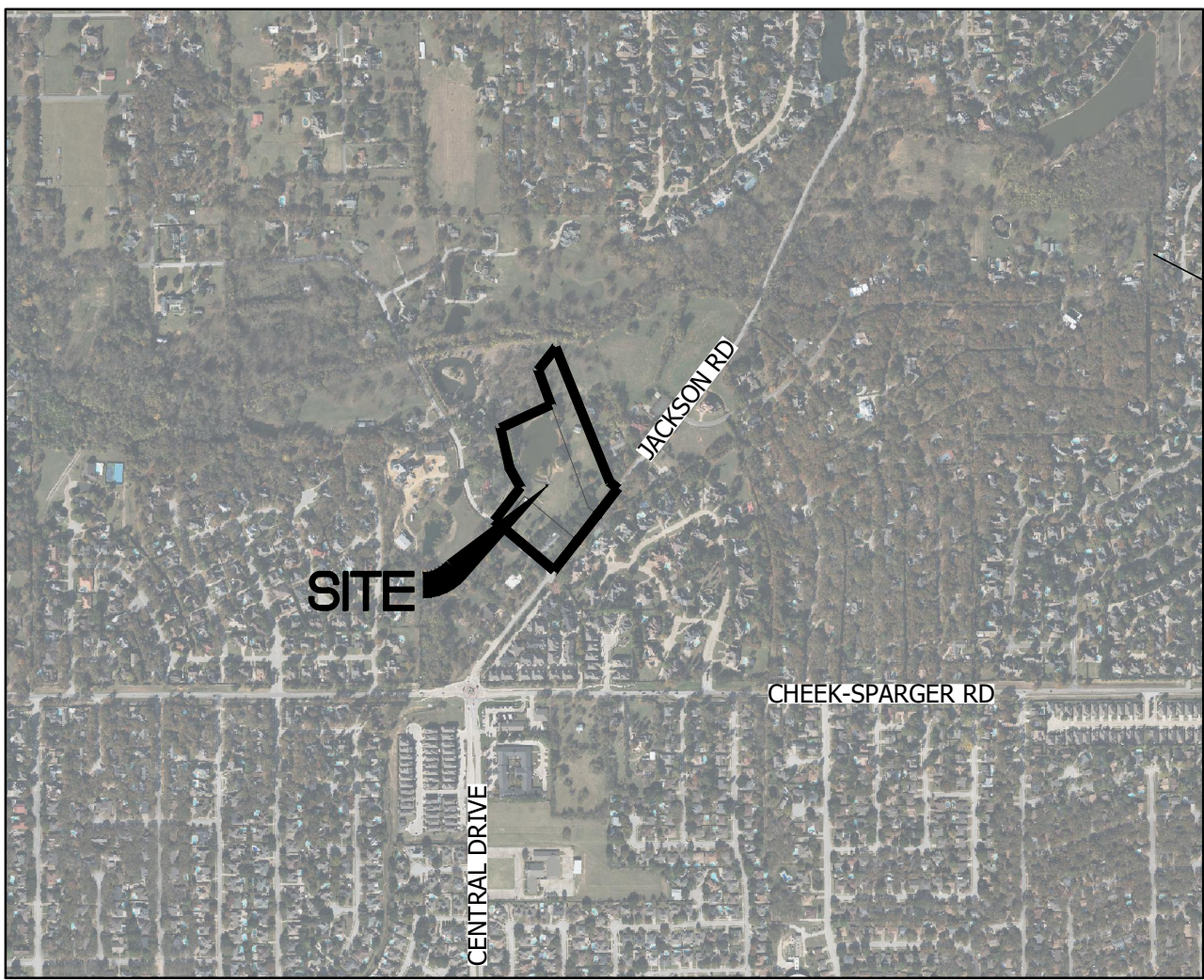
ZC24-001 - 4016 Jackson Rd Preliminary Plat

ZC24-001 - 4016 Jackson

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 Subject Property





VICINITY MAP

N.T.S.

GENERAL NOTES:

- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C0210K, dated September 25, 2009. The property appears to lie within Zone "AE", defined as "Areas studied that lie within the 100-year special flood hazard area" and Zone "A", defined as "Areas unstudied that lie within the 100-year special flood hazard area", zones as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- All bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.

LEGAL DESCRIPTION

TRACT 1:
BEING all that certain lot, tract or parcel of land situated in the D.R. TEETER SURVEY, Abstract No. 1518, Tarrant County, Texas and being described in Deed to Susanne Foreman as recorded under Instrument No. D222091966, Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a found 5/8 inch capped iron rod for the northeast corner of the herein described tract, same being the southeast corner of the certain tract conveyed to Bruce and Shirley Schollmeyer, Trustee's, as recorded under Instrument No. D207094905, Deed Records, Tarrant County, Texas;

THENCE South 17 degrees 49 minutes 20 seconds East, a distance of 628.92 feet (record 628.70 feet) to a set 5/8 inch capped iron rod for corner;

THENCE South 50 degrees 23 minutes 40 seconds East, a distance of 69.00 feet to a set MAG nail in Jackson Road;

THENCE South 39 degrees 36 minutes 20 seconds West, in Jackson Road, a distance of 190.54 feet (record 191.30 feet) to a set MAG nail for corner;

THENCE North 47 degrees 50 minutes 47 seconds West, departing said Jackson Road and in the common line between said herein described tract and that certain tract conveyed to Gregory and Susanne Foreman as recorded in Volume 5527, Page 999, Deed Records, Tarrant County, Texas, a distance of 399.00 feet to a set 5/8 inch capped iron rod for corner;

THENCE South 39 degrees 59 minutes 26 seconds West, continuing in the common line between said herein described tract and said Gregory and Susanne Foreman tract, a distance of 218.34 feet to a found 5/8 inch iron rod for corner;

THENCE North 47 degrees 42 minutes 00 seconds West, in the northeast line of Oak Knoll Drive, a distance of 50.02 feet to a found 5/8 inch iron rod for corner;

THENCE North 39 degrees 59 minutes 26 seconds east, departing said Oak Knoll Drive and in the common line between said herein described tract and that certain tract conveyed to Bruce and Shirley Schollmeyer, Trustee's, as recorded under Instrument No. D2070949056 Deed Records, Tarrant County, Texas, a distance of 241.63 feet to a found 3/4 inch iron rod for corner;

THENCE North 26 degrees 53 minutes 48 seconds West, continuing in the common line between said herein described tract and said Schollmeyer tract, a distance of 129.84 feet (record 132.00 feet) to a found 5/8 inch iron rod for corner;

THENCE North 10 degrees 43 minutes 39 seconds West, in the common line between said herein described tract and that certain tract conveyed to Bruce and Shirley Schollmeyer, Trustee's, as recorded under Instrument No. D2070949054, Deed Records, Tarrant County, Texas, a distance of 234.71 feet (record 237.40 feet) to a found 5/8 inch iron rod for corner;

THENCE North 67 degrees 18 minutes 00 seconds East, in the common line between said herein described tract and that certain tract conveyed to Bruce and Shirley Schollmeyer, Trustee's, as recorded under Instrument No. D2070949055, Deed Records, Tarrant County, Texas, a distance of 320.92 feet (record 320.70 feet) to the POINT OF BEGINNING and containing 5.258 acres of land, more or less.

TRACT 2:
BEING all that certain lot, tract or parcel of land situated in the D.R. TEETER SURVEY, Abstract No. 1518, Tarrant County, Texas and being described in Deed to Susanne Foreman as recorded under Instrument No. D222091966, Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a set MAG nail in Jackson Road for the southeast corner of the herein described tract, same being South 49 degrees 12 minutes 04 seconds East, 24.72 feet from a found 5/8 inch iron rod for the southwest corner of that certain tract conveyed to Jim and Kary Martin as recorded in Volume 12142, Page 29, Deed Records, Tarrant County, Texas;

THENCE South 39 degrees 36 minutes 20 seconds West, in said Jackson Road, a distance of 190.53 feet (record 191.30 feet) to a set MAG nail for corner;

THENCE North 50 degrees 23 minutes 40 seconds West, departing said Jackson Road, a distance of 69.00 feet to a set 5/8 inch capped iron rod for corner;

THENCE North 17 degrees 49 minutes 20 seconds West, a distance of 1055.30 feet to a point;

THENCE South 87 degrees 03 minutes 20 seconds East, in the common line between said herein described tract and Lot 1R-A, Block 1, K.R. March Addition in the City of Colleyville, according to the Plat recorded in Cabinet A, Slide 12887, Plat Records, Tarrant County, Texas and Lot 1, Block 1, Majesty Estates in the City of Colleyville, according to the Plat recorded in Cabinet A, Slide 6642, Plat Records, Tarrant County, Texas, a distance of 143.97 feet to a set 5/8 inch capped iron rod for corner;

THENCE South 19 degrees 52 minutes 34 seconds East, in the common line between said herein described tract and the aforementioned Martin tract, a distance of 910.47 feet to a point;
THENCE South 49 degrees 12 minutes 04 seconds East, a distance of 58.50 feet to the POINT OF BEGINNING and containing 3.692 acres of land, more or less.

TRACT 3:
BEING all that certain lot, tract or parcel of land situated in the D.R. TEETER SURVEY, Abstract No. 1518, Tarrant County, Texas and being described in Deed to Gregory and Susanne Foreman as recorded under in Volume 5527, Page 999, Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod for the northwest corner of the herein described tract, same being the most westerly southwest corner of that certain tract conveyed to Susanne Foreman as recorded under Instrument No. D222091966, Deed Records, Tarrant County, Texas and in the northeast line of Oak Knoll Drive;

THENCE North 39 degrees 59 minutes 26 seconds East, departing said oak Knoll Drive and in the common line between said herein described tract and said Foreman tract, a distance of 218.34 feet to a set 5/8 inch capped iron rod for corner;

THENCE South 47 degrees 50 minutes 47 seconds East, continuing in the common line between said herein described tract and said Foreman tract, a distance of 399.00 feet to a set MAG nail in Jackson Road for corner;

THENCE South 40 degrees 08 minutes 35 seconds West, in said Jackson Road, a distance of 218.32 feet to a set MAG nail for corner;

THENCE North 47 degrees 50 minutes 47 seconds West, in the common line between said herein described tract and the aforementioned Oak Knoll Drive, passing at 25.00 feet a found 1/2 inch iron rod on line for reference and continuing a total distance of 398.42 feet (record 399.00 feet) to the POINT OF BEGINNING and containing 1.997 acres of land, more or less.

Owner/Developer:

NAV PAYROLL
Contact: Drew Winborn
Phone: 817.201.1250
Email: jared.winborn@navpayroll.com
4016 Jackson Road
Colleyville, Texas 76034

Engineer:

HCE, Inc.
Contact: Jared Stroebel
Phone: 254.485.8101
Email: jared@hceetex.com
3540 E. Broad Street, Ste 120-251
Mansfield, TX 76063

CIVIL & ENVIRONMENTAL
RGV | DFW

3540 E. BROAD STREET
SUITE 120-251
MANSFIELD, TEXAS 76063



Texas Registered Engineering Firm F-21173

PRELIMINARY PLAT 4016 JACKSON ROAD LOTS 1-5, BLOCK 1

DATE OF PREPARATION: JANUARY 15, 2024
DATE OF REVISION:

Planning and Zoning Commission Approval

WHEREAS the Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2024, 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 _____, 2024, to approve of this plat.

Mayor, City of Colleyville

Attest: City Secretary

Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS:

That I, _____, 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 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.

Surveyor

Date

Owner's Dedication Certificate

That We, _____, Owners, do hereby adopt this plat designating the hereinbefore described property as 4016 Jackson Road, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this _____ day of _____, 2024.

Nav Payroll
Andrew Winborn - President

Date

STATE OF TEXAS
COUNTY OF TARRANT

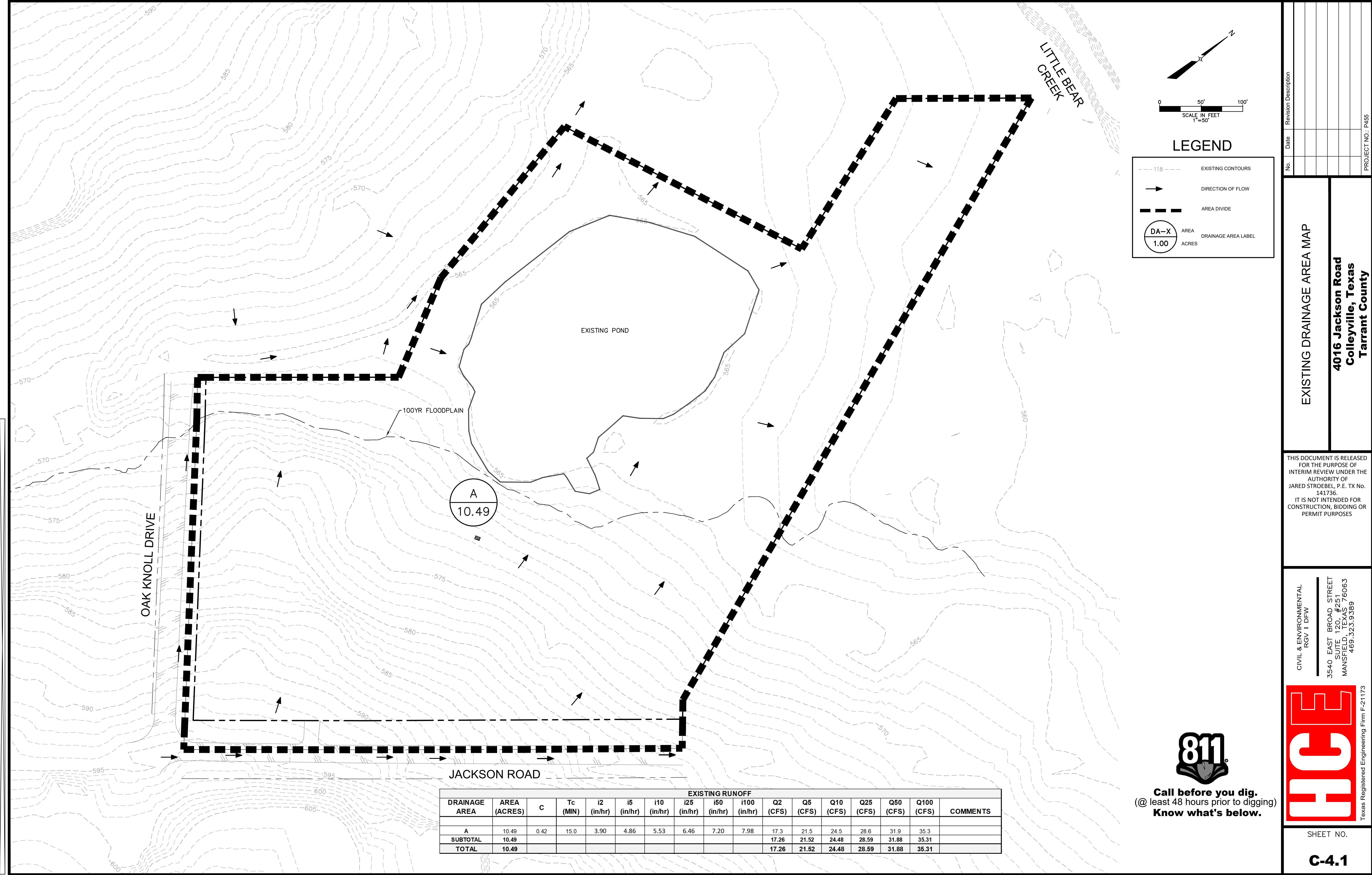
Before me, the undersigned Notary Public in and for said county and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2024.

Notary Public in and for Tarrant County

My Printed Name

My Commission Expires: _____



EXISTING RUNOFF																
DRAINAGE AREA	AREA (ACRES)	C	Tc (MIN)	i2 (in/hr)	i5 (in/hr)	i10 (in/hr)	i25 (in/hr)	i50 (in/hr)	i100 (in/hr)	Q2 (CFS)	Q5 (CFS)	Q10 (CFS)	Q25 (CFS)	Q50 (CFS)	Q100 (CFS)	COMMENTS
A	10.49	0.42	15.0	3.90	4.86	5.53	6.46	7.20	7.98	17.3	21.5	24.5	28.6	31.9	35.3	
SUBTOTAL	10.49									17.26	21.52	24.48	28.59	31.88	35.31	
TOTAL	10.49									17.26	21.52	24.48	28.59	31.88	35.31	



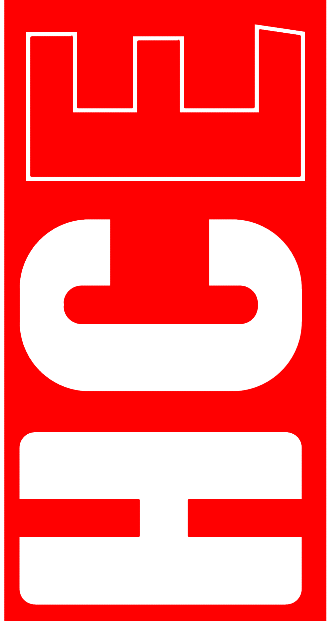
Call before you dig.
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Know what's below.

EXISTING DRAINAGE AREA MAP

4016 Jackson Road
Colleyville, Texas
Tarrant County

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3540 EAST BROAD STREET
SUITE 120, #251
MANSFIELD, TEXAS 76063
469.323.9389



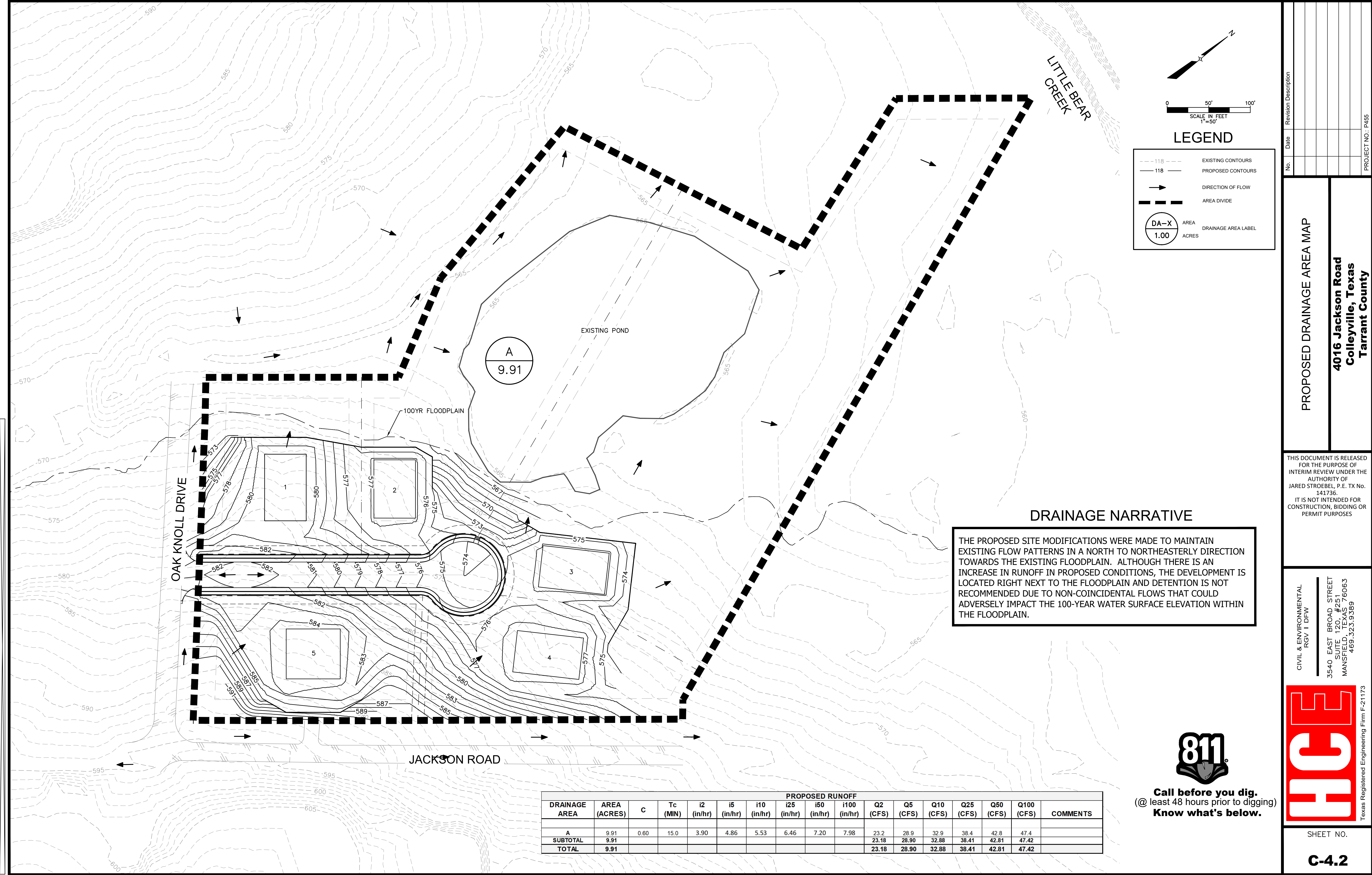
Texas Registered Engineering Firm F-21173

No. Date Revision Description

PROJECT NO.: P455

SHEET NO.

C-4.1



DRAINAGE NARRATIVE

THE PROPOSED SITE MODIFICATIONS WERE MADE TO MAINTAIN EXISTING FLOW PATTERNS IN A NORTH TO NORTHEASTERLY DIRECTION TOWARDS THE EXISTING FLOODPLAIN. ALTHOUGH THERE IS AN INCREASE IN RUNOFF IN PROPOSED CONDITIONS, THE DEVELOPMENT IS LOCATED RIGHT NEXT TO THE FLOODPLAIN AND DETENTION IS NOT RECOMMENDED DUE TO NON-COINCIDENTAL FLOWS THAT COULD ADVERSELY IMPACT THE 100-YEAR WATER SURFACE ELEVATION WITHIN THE FLOODPLAIN.

DRAINAGE AREA	AREA (ACRES)	C	Tc (MIN)	PROPOSED RUNOFF							Q2 (CFS)	Q5 (CFS)	Q10 (CFS)	Q25 (CFS)	Q50 (CFS)	Q100 (CFS)	COMMENTS
				i2 (in/hr)	i5 (in/hr)	i10 (in/hr)	i25 (in/hr)	i50 (in/hr)	i100 (in/hr)								
A	9.91	0.60	15.0	3.90	4.86	5.53	6.46	7.20	7.98	23.2	28.9	32.9	38.4	42.8	47.4		
SUBTOTAL	9.91									23.18	28.90	32.88	38.41	42.81	47.42		
TOTAL	9.91									23.18	28.90	32.88	38.41	42.81	47.42		



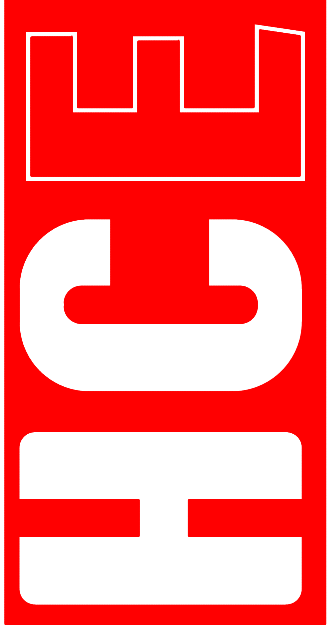
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PROPOSED DRAINAGE AREA MAP

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Colleyville, Texas
Tarrant County

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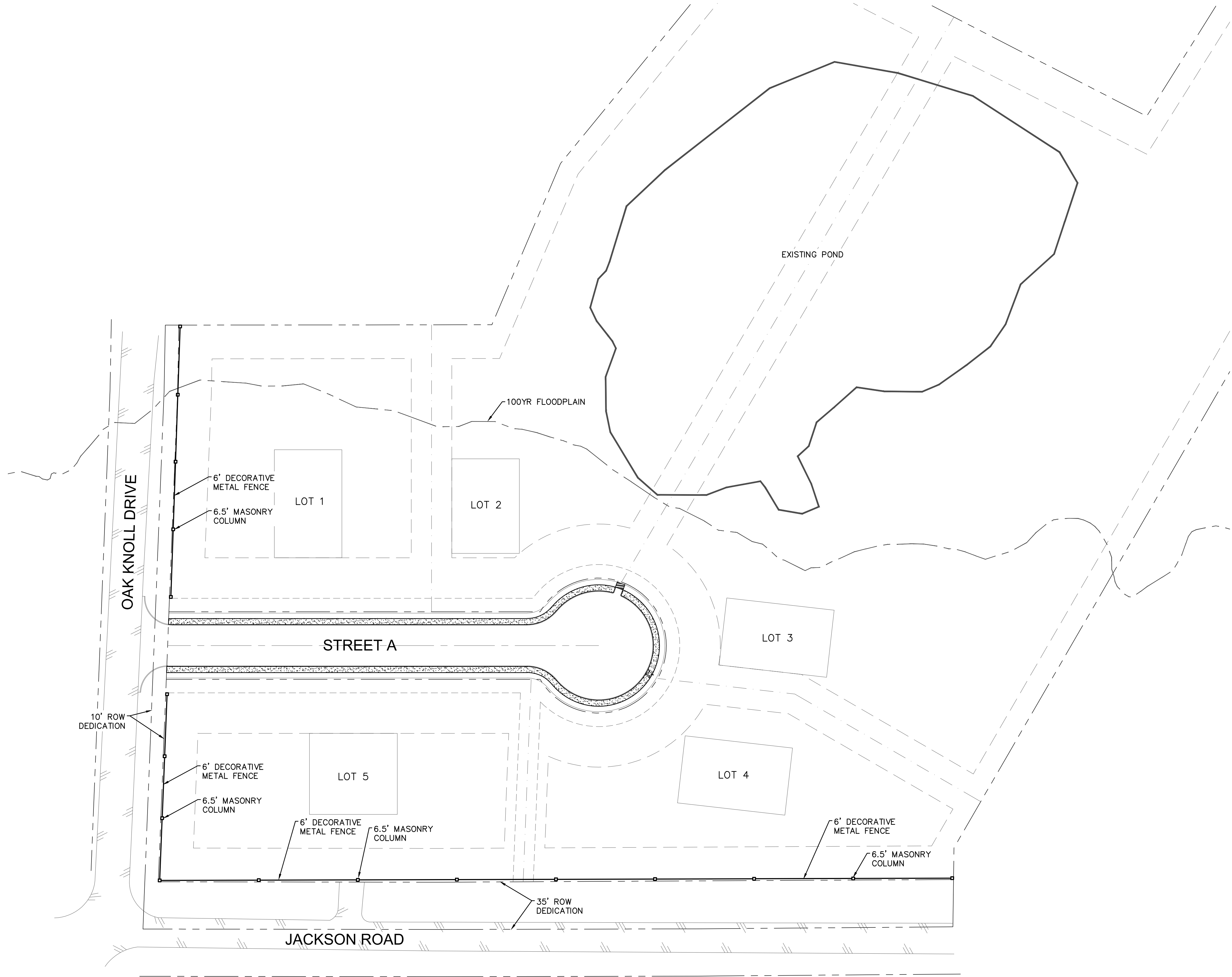
Texas Registered Engineering Firm F-21173

Revision Description
No. Date

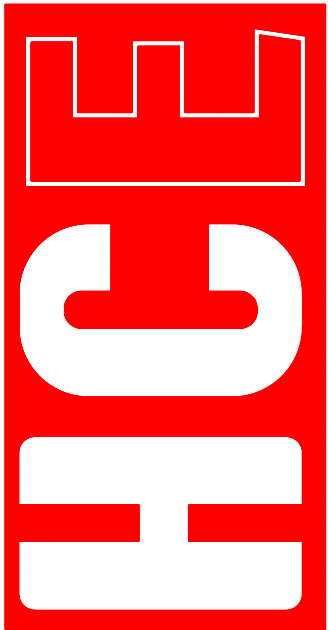
PROJECT NO.: P455

SHEET NO.
C-4.2

C:\Users\Kennedy.Family\OneDrive\Projects\Tarrant\Colleyville\14455 4016 Jackson Road Residential\Civil\Sheet Set\L- 1.0 Landscape Plan.dwg Jan 15, 2024 -- 12:45PM John



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LANDSCAPE PLAN
4016 Jackson Road
Colleyville, Texas
Tarrant County

No.	Date	Revision Description
PROJECT NO.: P455		

SHEET NO.

L-1.0



L-1.2

[illegible]

LANDSCAPE DETAILS

**4016 Jackson Road
Colleyville, Texas
Tarrant County**

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Texas Registered Engineering Firm F-21173



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number**Agenda Date** 1/22/2024**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and Discussion of a Rezoning from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial on Lots 1 and 2, Block A, Heritage Farms Addition, located at 913 Cheek-Sparger Road and 3808 Wayne Drive, Case ZC24-001

Explanation

Jonathan Rankin, the applicant, has submitted a request for a zoning change for Lots 1 and 2, Block A, Heritage Farms Addition, being approximately 18.45 acres, and zoned PUD-C Planned Unit Development - Commercial. The request is to rezone the property to allow for a new senior living facility. The existing zoning currently allows for a senior living facility. However, multiple changes are being proposed with this new project. The new ordinance will be tailored to the new proposed project.

Attachments

1. Aerial
2. Zoning
3. Statement of Planning Objectives
4. Zoning Exhibit and Elevations
5. Drainage and Traffic Plan Exhibits

Aerial Map

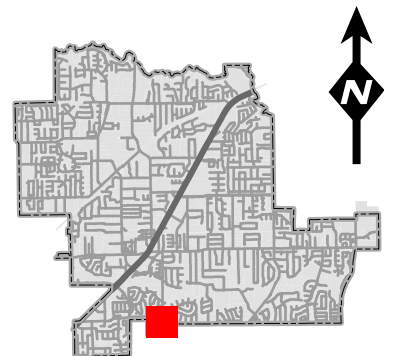


ZC24-001

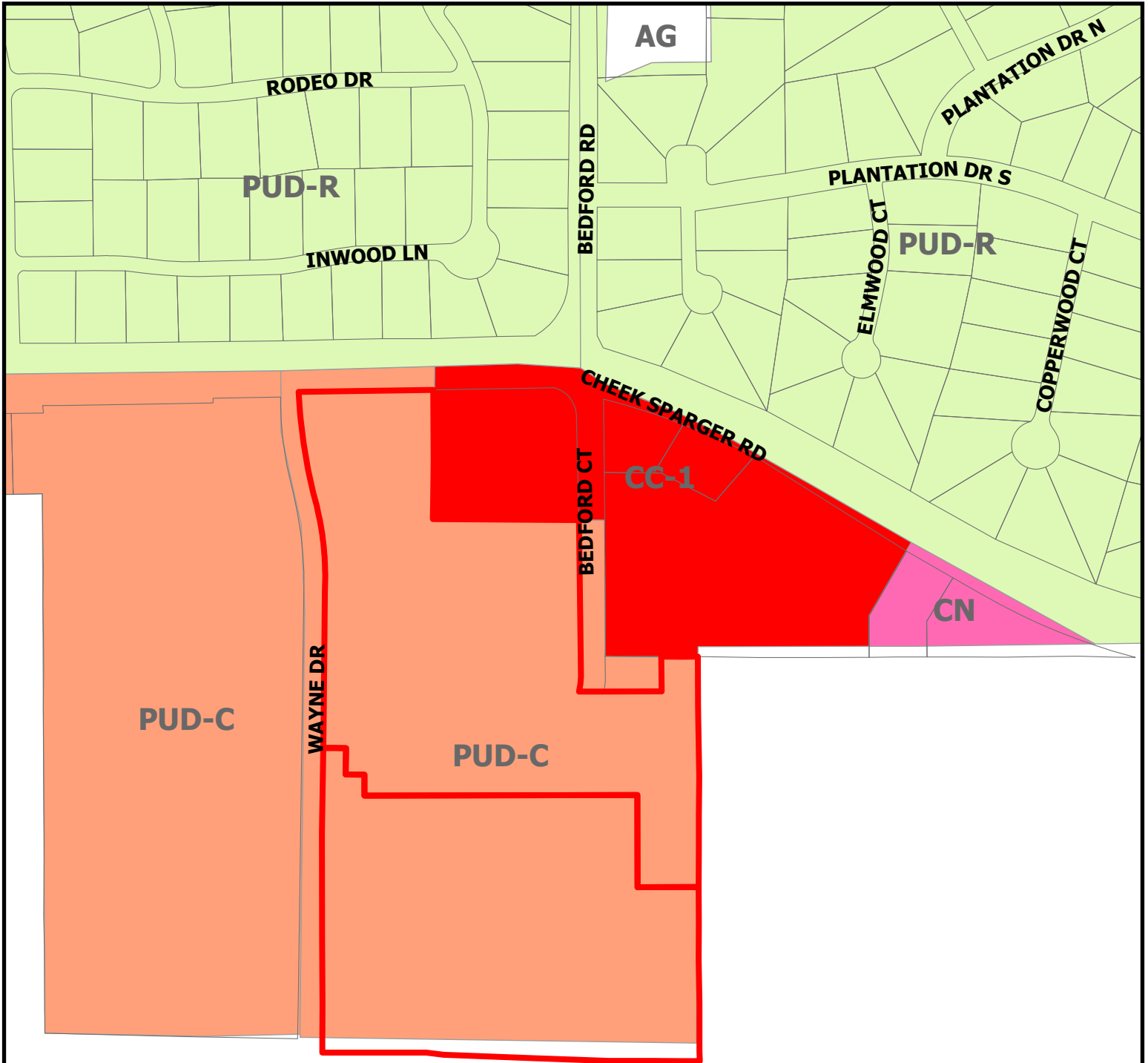
913 Cheek Sparger Rd & 3808 Wayne Dr

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 Subject Property



Zoning Map

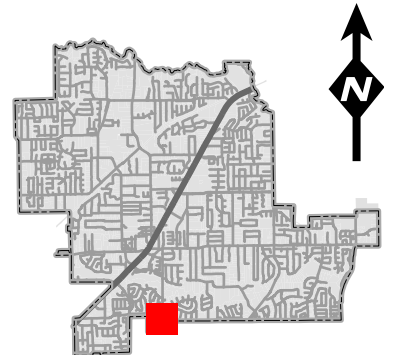


ZC24-001

913 Cheek Sparger Rd & 3808 Wayne Dr

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Subject Property



Statement of Planning Objectives – Sagora Senior Living

Introduction

Sagora Senior Living and Confluent Development collectively have more than 85 projects of development and operations experience in the senior living services space.

Sagora Senior Living, along with its affiliates, have been enriching the lives of our seniors and their families for over three decades. The dedication and commitment of our associates to our “Resident First” philosophy creates and maintains a reputation of excellence in senior housing. Based in Fort Worth, Texas, the Sagora Senior Living family of companies is focused solely on the senior housing industry, with involvement in the ownership, development, acquisition, and operation of communities, including cottages, independent living, assisted living, and memory care. We currently operate 61 communities in 12 states, serving 7,400+ residents with 3,800+ associates. We have developed a reputation for providing exceptional residential options and are one of the nation’s Top 50 senior housing operators. Each location offers signature programming, five-star amenities, unparalleled care, and socially active cultures, as well as unique local takes on our “Resident First” philosophy.

The 18-acre undeveloped property south of Cheek-Sparger Road adjacent to the east side of Wayne Drive presents an excellent opportunity for Sagora to bring its senior living philosophy and experience to the City of Colleyville in a meaningful and high-quality way.

Proposed Use

Confluent Development and Sagora Senior Living are requesting to advance the development of a senior living community restricted to individuals 55 years and older, consistent with the existing PUD-C zoning on this property but with fewer total units, fewer total square feet, less parking, more open space, and greater setbacks to the main building from the east and south property lines.

The new senior living community will consist of duplex Cottages placed strategically on the perimeter of the project as a sensitive transitional use to our residential neighbors. The main building will provide living options and support services and amenities for independent residents, residents with assistance needs and memory care residents. No office or other commercial uses are proposed.

In total, there are 18 Cottages totaling 36 units, 130 Independent Living units, 62 Assisted Living units, and 20 Memory Care units for a total of 248 Units. In addition, the main building will provide abundant service and amenity spaces including a commercial kitchen, dining room, bistro, theater, fitness center, salon, library and three private courtyards. The AL/MC units will be licensed Type B by the Texas Department of Aging and Disability Services.

Design Intent

The proposed project is substantially consistent in use, form, and architectural character with the senior living PUD currently in effect on the property. Further, the site and buildings have been designed

mindfully to be compatible with the surrounding development patterns and character. The Sagora Senior Living community is nestled within a natural soft rolling pastoral site. As you approach the main entry, a generous landscape buffer featuring established heritage trees and water feature greets you, setting the stage for the main Independent Living building; an “old meets new” vernacular defining our community.

The project takes vehicular access directly from Wayne Drive and Bedford Court. There is no direct access to Cheek-Sparger Road. Access is purposefully placed to provide efficient circulation throughout the site while also leading residents and guests to the primary entrance for the IL portion of the building, or the primary entrance for the AL/MC portion of the building, which are separate, visible and distinct with amenitized and safe drop-off areas. Parking is dispersed throughout the site to minimize the visual impact on our residents and our neighbors, while still convenient for our residents, guests and employees. The Cottages self-park with one garage space and 1 driveway space. There is also a service drive and delivery area on the east side of the site to which all delivery drivers will be directed prior to arrival to keep truck and vehicular traffic as separated as possible.

Architecturally, the main entry commons building is designed to emulate a late 1800 manor house. Spacious outdoor living areas flank entry points, extending a warm welcome to visitors, residents, and the Colleyville community. It seamlessly integrates new additions of a one-story memory care building, juxtapose a two-story assisted living building and a 3-story independent living building; all surrounded by a landscaped arroyo and one-story duplex cottages. When you add in the stormwater pond, arroyos, open spaces, and three generous private courtyards, which allow for comfortable and secure outdoor recreational opportunities and increased daylight for our resident units, the project provides for nearly 60% private open space, all connected by a perimeter and internal sidewalk circulation system.

More than a nod to the past, the main Manor house embodies an evolution across generations. Familiar material of standing seam metal roof, German smear random rubble limestone, rustic dark stained wood trellises and trim are familiar and reminiscent of a bygone era, bringing comfort to residents, families, and friends. This blend of history and modern Texas vernacular is where the past meets the present, creating an atmosphere that anchors the community to the history of Colleyville.

Land Use Request

With this application, Confluent is seeking approval for an Amendment to the 2012 PUD (Ord. 0-12-1832) for the primary purposes of:

1. Continuing with a for-profit, rental-fee-for-service Senior Living project for residents 55 and older.
2. Removing office and retail commercial uses from the allowed uses on the property.
3. Adding Independent Living Cottages as a sensitive transitional use from the adjacent single-family home neighbors.
4. Providing 33 fewer total units, and 25,000 fewer total square feet.
5. Providing a 3rd story for Independent Living residents in the center of the site.
6. Providing 54 fewer overall parking stalls.
7. Providing 4% more open space.
8. Providing a 301' setback to the main building from the east property line – 64' increase.
9. Providing a 345' setback to the main building from the south property line – 170' increase.

Colleyville Senior Living – Comparison Chart

Category	2012 Existing PUD	2023 Proposed PUD	Change
Land Area	18.45 Acres	18.45 Acres	No Change
Proposed Use	Senior Living	Senior Living	No Change
Ownership Type	For Profit	For Profit	No Change
Operational Model	Rental, Fee for Service	Rental, Fee for Service	No Change
Other Uses	Retail, Office	Senior Living Only	No Commercial Uses
Levels of Care	Independent Living Assisted Living Memory Care	Independent Living Assisted Living Memory Care	No Change
Independent Living Units	162	130	32 fewer units
Assisted Living Units	74	62	12 fewer units
Memory Care Units	45	20	25 fewer units
Independent Living Cottages	0	36	36 more cottages
Total Unit Count	281	248	33 fewer units
Number of Stories	1, 2 ½	1, 2 & 3	1/2 additional story
Total Project Size	321,500 SF	240,000 + 56,500 = 296,500	25,000 SF smaller
Total Parking Spaces	282 + retail/office = 330	204 + 72 (2/cottage) = 276	54 fewer stalls (90 fewer surface)
Open Space	54%	58%	4% more open space
Distance – Bldg. to East PL	237'	169' & 301'	64' greater to main building
Distance – Bldg. to South PL	175'	93' & 345'	170' greater to main building

2012 Source: City of Colleyville Ordinance 0-12-1832

Summary of Architectural Guidelines

Development Program

IL	130 Units	= 171,000 SF
AL	62 Units	= 56,000 SF
MC	20 Units	= 13,000 SF
TOTAL MAIN BLDG.		= 240,000 SF

Cottages (w/o Garage)	36 Units	= 56,500 SF
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TOTAL PROJECT SIZE	248 Units	= 296,500 SF
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Main Building Footprint	= 99,000 SF
Cottages Footprint (incl. Garage)	= 70,000 SF
TOTAL BUILDING FOOTPRINT	= 169,000 SF (21% of Site Area)

Open Space

Detention/Retention Pond	= 200,000 SF
Site Open Space	= 266,000 SF
TOTAL OPEN SPACE	= 466,000 SF (58%)

All Landscaping shall comply with Chapter 4-Landscaping in the Land Development Code.

Building Setbacks (minimums)

North (Cheek Sparger)

- Cottages = 55'
- Main Building = 540'

South

- Cottages = 93'
- Main Building = 345'

East

- Cottages = 169'
- Main Building = 301'

West (Wayne Drive)

- Cottages = 44'
- Main Building = 125'

Building Height

3-Story Independent Living Building

- 38' to top of 3rd Floor
- 54' to top of Primary Roof Ridge
- Up to 62' for Architectural Enhancements (peaked elements, chimneys, etc.)

2-Story Assisted Living Building

- 26' to top of 2nd Floor
- 38' to top of Primary Roof Ridge
- Up to 44' for Architectural Enhancements (peaked elements, chimneys, etc.)

1-Story Memory Care Building

- 12' to top of 1st Floor
- 23' to top of Primary Roof Ridge
- Up to 26' for Architectural Enhancements (peaked elements, chimneys, etc.)

Single-Story Cottages

- 21' to top of Roof Ridge
- Up to 22' for Architectural Enhancements (peaked elements)

Building Elevations

Main Building

- 50% Masonry (including Stone) minimum. Stucco, EIFS, Stone, Wood, Fiber Cement Panel, and the like shall comprise the other 50%. Calculations shall exclude door and window openings.

Cottages

- 50% Masonry (including Stone) minimum. Stucco, EIFS, Stone, Wood, Fiber Cement Panel, and the like shall comprise the other 50%. Calculations shall exclude door and window openings.

Parking Required

The development shall provide a minimum of 243 parking spaces based on the following formula:

1 space for every 2 AL/MC Units	82 Units = 41 Spaces
1 space for every 1 IL Unit	130 Units = 130 Spaces
2 Spaces for each Cottage Unit	36 Units = 72 Spaces

Parking Provided

Surface Parking Spaces	204
Cottage Parking Spaces	72 (1 garage + 1 driveway)
TOTAL PARKING SPACES	276

Sidewalks

The sidewalk along Cheek-Sparger Road must be at least 5' wide. The sidewalk along Wayne Drive must be at least 4' wide. Sidewalk on Bedford Court shall not be required, but if installed must be at least 4' wide. Sidewalks must be installed when any new structures are built on the property.

Site Lighting

All lighting shall be directed away from adjacent residential properties. Illumination from light poles shall not exceed 0.5 foot-candles as measured from any portion of the property line.

Fences and Walls

An 8' fence, which shall be a preponderance of masonry materials (no less than 50%), with other materials allowed as necessary to protect trees or as needed in regard to other considerations, shall be constructed along the south and east property lines adjacent to the existing residential uses located in the City of Bedford.

Decorative security fencing on the west and north property lines shall be 6' black metal. Security gates shall match the black metal fence design.

Each Cottage and other ground level private outdoor spaces shall be defined with 48" black metal fencing. Decorative Walls or Retaining Walls shall be masonry and match the primary colors of the main building.

Building Signage

In addition to the Signage allowances and requirements in the Land Development Code, the project shall be permitted up to two Subdivision Monument Signs and one General Business Sign, or one Subdivision Monument Sign and two General Business Signs as they are defined in the Land Development Code, generally where indicated on the overall site plan.

Dumpster Enclosures

All requirements of the Land Development Code shall be met.

Additional Development Elements

Traffic Impact

A stamped, signed Traffic Summary Memo from Kimley Horn to the City of Colleyville determined the proposed Sagora Senior Living development is not anticipated to have any significant impacts on the surrounding roadway network. Using rates published in the Institute of Transportation Engineers (ITE) Trip Generation 11th Edition, the daily trip generation was calculated to be 784 vehicles per day. This low trip generation does not require a traffic impact analysis based on the City's Land Development Code.

Roadway Improvements

A right-turn lane on northbound Wayne Drive will be added where it intersects with Cheek-Sparger Road. Total estimated cost, scope, feasibility and traffic impact of the construction of a northbound right-turn lane at this intersection will be determined by a registered professional engineer in the State of Texas and the City of Colleyville Public Works Engineering department.

We understand the intersection of Cheek-Sparger Road and Bedford Road to be a "Special Consideration Intersection" by the City for improvements such as a roundabout. As a way of contributing to the funding of construction of the improvements at this intersection, we propose the use of roadway and water/sewer impact fees from the Sagora Senior Living project, combined with contributions from Confluent Development and Covenant Christian Academy (fees already assessed). A detailed proposal of sources and uses has been provided to the City.

Development Schedule – Sagora Senior Living

Introduction

Confluent Development is the owner, developer, and construction manager of the Sagora Senior Living project. The project is expected to conclude the entitlements process in October 2024, and conclude the building design and permitting process in February 2025. Construction will begin in February 2025 with an overall duration of 20 months to achieve substantial completion. It is possible that at least half the Cottages could be completed and open in 14 months as they will be permitted separately.

Economic Development Information – Sagora Senior Living

Introduction

The project will provide substantial public benefit to the taxing jurisdictions of the City of Colleyville, Tarrant County and the HEB School District in the form of Ad Valorem and Sales Taxes. In addition, Sagora Senior Living will create over 120 new jobs to support their senior residents in this project.

ZONING DESCRIPTION

BEING a tract of land situated in the Allen Christian Survey, Abstract No. 339, L.L. McClain Survey, Abstract No. 1077, and Margaret Day Survey, Abstract No. 406, City of Colleyville and City of Bedford, Tarrant County, Texas and being all of Lots 1 and 2, Block A, Heritage Farms, an addition to the City of Colleyville and Bedford, recorded in Document No. D214100098, Official Public Records, Tarrant County, Texas, and being all of Tracts 1 and 2 described in Foreclosure Sale Deed with attached Affidavit to Beall Denton Partners, LP, recorded in Document No. D218146956 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a point for the southwest corner of said Lot 2, in the east right-of-way line of Wayne Drive (a 60 foot wide right-of-way);

THENCE with said east right-of-way line of Wayne Drive and the west line of said Lots 1 and 2, the following courses and distances:

North 00°47'50" East, a distance of 952.69 feet to a point at the beginning of a non-tangent curve to the left with a radius of 834.76 feet, a central angle of 14°07'50", and a chord bearing and distance of North 06°31'36" West, 205.35 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 205.87 feet to a point for corner;

North 13°35'31" West, a distance of 29.90 feet to a point at the beginning of a non-tangent curve to the right with a radius of 646.64 feet, a central angle of 12°37'00", and a chord bearing and distance of North 07°04'42" West, 142.11 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 142.39 feet to a point for corner;

North 00°46'12" West, a distance of 25.00 feet to a point for the northwest corner of said Lot 1 and being the intersection of said east right-of-way line of Wayne Drive and the south right-of-way line of Cheek-Sparger Road (a variable width right-of-way);

THENCE with said south right-of-way line of Cheek-Sparger Road, North 89°12'18" East, a distance of 245.29 feet to a point for the most northerly northeast corner of said Lot 1;

THENCE with an east line of said Lot 1, South 00°36'05" West, a distance of 275.00 feet to a point for the southwest corner of Lot 1-R, Block 1, Southgate addition, an addition to the City of Colleyville, recorded in Cabinet A, Slide 3400, Plat Records, Tarrant County, Texas;

THENCE with the south line of said Lot 1-R, North 88°58'05" East, a distance of 301.30 feet to a point for the southeast corner of said Lot 1-R and a northeast corner of said Lot 1, in the west right-of-way line of Bedford Court (a 50 foot wide right-of-way);

THENCE with said west right-of-way line of Bedford Court, the following courses and distances:

South 00°44'05" East, a distance of 320.82 feet to a point at the beginning of a tangent curve to the right with a radius of 105.00 feet, a central angle of 17°05'04", and a chord bearing and distance of South 07°48'27" West, 31.19 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 31.31 feet to a point for the southwest terminus point of said Bedford Court, in the north line of said Lot 1;

THENCE with a north line of said Lot 1, North 89°53'51" East, a distance of 169.63 feet to a point for the southeast corner of Lot 3 of said Heritage Farms plat;

THENCE with the east line of said Lot 3, North 00°44'05" West, a distance of 70.00 feet to a point for corner in the north line of said Lot 1;

THENCE with said north line of Lot 1, North 89°53'51" East, a distance of 77.00 feet to a point for the most easterly northeast corner of said Lot 1;

THENCE with the east line of said Lots 1 and 2, South 00°28'47" East, a distance of 829.69 feet to a point for the southeast corner of said Lot 2;

THENCE with the south line of said Lot 2, North 88°05'24" West, a distance of 761.64 feet to the **POINT OF BEGINNING** and containing 803,912 square feet or 18.4553 acres of land.

Bearing system based on the State Plane Coordinate, Texas North Central Zone (4202), North American Datum of 1983 (Adjustment Realization 2011).

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

**Community Development Services
Zoning Application**

City of Colleyville
100 Main Street
Colleyville TX 76034
817.503.1050

APPLICATION TYPE

PLEASE CHECK THE APPROPRIATE BOX BELOW.

- | | | |
|---|---|--|
| ☐ Straight Zoning Change | ☐ Special Use Permit Carport | ☐ Other: _____ |
| ☐ Planned Unit Development (PUD) | ☐ Special Use Permit Accessory Building | ☐ Interpretation Appeal |
| ☒ PUD Amendment | ☐ Special Use Permit Fence | |
| ☐ Special Use Permit | ☐ Special Use Permit Alcohol Sales/Package Store | |

PROPERTY INFORMATION

Project Name: Sagora Senior Living Colleyville

Project Address (Location): 913 Cheek-Sparger Rd. - SE corner of Cheek-Sparger Road & Wayne Drive

Legal Description: Lots 1 & 2, Block A, Heritage Farms, Tarrant County, Texas

Proposed Number of Lots: 1 Gross Acres: 18.45 Neighborhood District: SW Colleyville

Existing Zoning: PUD Proposed Zoning: PUD Amendment

Existing Use: Undeveloped Proposed Use: Senior Living

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See appropriate checklist and fee schedule for minimum requirements. Incomplete applications will not be processed.

APPLICANT - OWNER INFORMATION

Applicant: Jonathan Rankin Company: Confluent Development LLC

Address: 2215 Market Street Tel: 303-573-6500 Fax: _____

City: Denver State: CO ZIP: 80205 Email: hmcneish@confluentdev.com

Applicant's Status: (check one) ☐ Owner ☐ Representative ☐ Tenant ☒ Prospective Buyer

Property Owner: Robert Beall Company: Beall Denton Partners, LP

Address: 5712 Colleyville Blvd., Suite 200 Tel: 817-399-1100 Fax: _____

City: Colleyville State: TX ZIP: 76034 Email: robert@beallinvest.com

Ownership Status: (check one) ☐ Individual ☐ Trust ☒ Partnership ☐ Corporation

NAME OF APPLICANT (PRINT): Jonathan Rankin

SIGNATURE: _____

Date: 1/16/2024

NAME OF PROPERTY OWNER (PRINT): Robert Beall for Beall Denton Partners, LP

SIGNATURE: _____

Date: 1/14/2024

For Departmental Use Only

Case #: _____

Total Fee(s): _____

Receipt #: _____

Date Submitted: _____

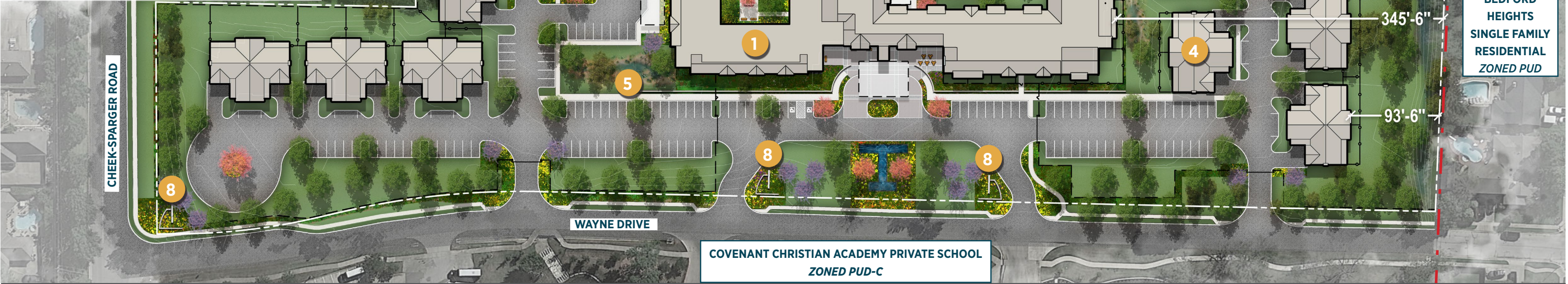
Accepted By: _____

Rev 02/2021



SITE SUMMARY		
SITE AREA	18.45 AC	803,682 SF
BUILDING FOOTPRINT	3.88 AC	169,000 SF/21%
PAVED SURFACES (PARKING & DRIVE)	3.88 AC	169,000 SF/21%
OPEN SPACE (NON-DETENTION)	6.10 AC	265,969 SF/33%
DETENTION AREA	4.59AC	199,940 SF/25%
TOTAL OPEN SPACE	10.68 SF	465,909 SF/58%
INDEPENDENT LIVING UNITS	130 UNITS	171,000 SF
ASSISTED LIVING UNITS	62 UNITS	56,000 SF
MEMORY CARE UNITS	20 UNITS	13,000 SF
COTTAGES	36 UNITS	56,500 SF
TOTAL SENIOR LIVING UNITS	248 UNITS	
TOTAL BUILDING SF	296,500 SF	
SURFACE PARKING SPACES	204	
COTTAGE PARKING SPACES	72 (1 GARAGE + 1 DRIVEWAY)	
TOTAL PARKING SPACES	276	

- *** NOTES:
- 18.45 ACRES PLATTED AS HERITAGE FARMS, BLOCK A, LOT 1.
 - NO FEMA 100 YEAR FLOODPLAIN ON THIS PROPERTY OR ON THE CREEK SPARGER RIGHT OF WAY.
 - PARKING SPACES ARE 9' X 18'.
 - DETAILED LANDSCAPING AND PLANTING PLANS WILL BE PREPARED WITH FINAL CONSTRUCTION PLANS FOR MANY OPEN SPACE/ LANDSCAPE AREAS. THIS INCLUDES FOUNDATION PLANTINGS, COURTYARD AREAS AND ALONG WAYNE DRIVE TO SCREEN PARKING.





FRONT ELEVATION



BACK ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



EAST ELEVATION



SOUTH ELEVATION



DEVELOPER
CONFLUENT DEVELOPMENT
 2215 MARKET STREET
 DENVER, CO 80205

OWNER
BEALL DENTON PARTNERS
 5712 COLLEYVILLE BLVD.,
 SUITE 200
 COLLEYVILLE, TX 76034

ARCHITECT
HKS
 350 N Saint Paul St, #100,
 Dallas, TX 75201

LANDSCAPE ARCHITECT
NORRIS DESIGN
 208 N Market St Suite 250,
 Dallas, TX 75202

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
 260 Davis St #100, McKinney,
 TX 75069

SAGORA SENIOR LIVING **COLLEYVILLE, TEXAS**





NORT ELEVATION



WEST ELEVATION



DEVELOPER
CONFLUENT DEVELOPMENT
 2215 MARKET STREET
 DENVER, CO 80205

OWNER
BEALL DENTON PARTNERS
 5712 COLLEYVILLE BLVD.,
 SUITE 200
 COLLEYVILLE, TX 76034

ARCHITECT
HKS
 350 N Saint Paul St, #100,
 Dallas, TX 75201

LANDSCAPE ARCHITECT
NORRIS DESIGN
 208 N Market St Suite 250,
 Dallas, TX 75202

CIVIL ENGINEER
KIMLEY-HORN ASSOCIATES
 260 Davis St #100, McKinney,
 TX 75069

SAGORA SENIOR LIVING **COLLEYVILLE, TEXAS**





Summary

To: Mr. Larry Wright, P.E., City of Colleyville

From: Nicholas Sopko, P.E., CFM
Kyle Dickey, P.E., CFM
Kimley-Horn and Associates, Inc.

Date: December 8, 2023

Subject: Sagora Colleyville



Nicholas Sopko
*FOR PERMITTING ONLY
12-8-23

This letter summarizes the drainage analysis performed by Kimley-Horn and Associates, Inc. ("Kimley-Horn") for the proposed Confluent Colleyville site in Colleyville, Texas.

Confluent Colleyville is a proposed senior living facility to be located at the southeast corner of Cheek-Sparger Road and Wayne Drive in the City of Colleyville, Texas. The following sections of this report describe the methodologies and supporting data used to determine existing and proposed condition flows within the watershed. The results of the study indicate that detention is necessary for the development.

Hydrology

The subject property naturally drains to two existing storm sewer pipes. A 36" RCP is located at the southern end of Bedford Court. A 66" RCP is located at the northeast corner of the subject property. Additionally, a second 66" RCP drains flow from the single-family development located east of the subject property. Record drawings for these storm sewer pipes were not found, therefore all three pipes are assumed to connect underneath Bedford Court at the northeast corner of the property. The two 66" RCPs convey flow to an existing channel on the north side of Cheek-Sparger Road.



Kimley-Horn prepared existing and proposed condition drainage area maps for the watershed draining through the two existing 66" RCPs. The drainage area maps are attached to this tech memo in **Appendix A** for reference.

Kimley-Horn selected the NRCS dimensionless unit hydrograph for this analysis since the total drainage area is greater than 100 acres. A PondPack v. 10.02.00.01 model was prepared for existing and proposed conditions and have been included in this submittal. Both conditions include 24-hour frequency storms for the 2-, 5-, 10-, 25-, 50, and 100-year storm events. Rainfall data was obtained from the City of Fort Worth Drainage Manual, which references iSWM Hydrology rainfall data.

Curve numbers were determined in accordance with City of Colleyville criteria and Technical Release 55 (TR-55). Offsite land uses were assumed to be fully developed and consistent with the City of Colleyville and City of Bedford Future Land Use Plans. Hydrologic soil groups were obtained from the Natural Resource Conservation Service (NRCS) Web Soil Survey.

Times of concentration were determined using TR-55 methodology for developed and undeveloped conditions. Storm sewer travel times were determined using an assumed storm sewer path, and assumed storm sewer velocities of 6 feet per second. Muskingum-Cunge and standard lag routing methods were assigned to open channel and culvert sections respectively. Detailed hydrologic parameter calculation tables are attached to this tech memo in **Appendix A** for reference.

Results

The proposed development indicates no flow increases for the 50- and 100-yr. storm events, which can be found in **Appendix B**. The lower storm events, 2-, 5- and 10-yr, show flow increases where the flow enters into the storm system at Junction-F. Once the flow leaves the system, there is no longer an increase. The table below summarizes the existing and proposed condition 100-year flows at several locations within the watershed. Additionally, tables for each of the design storm events are included in **Appendix B**.

Table 1: 100-Year Flow Comparisons

Existing Junction	Proposed Junction	Existing Flow (cfs)	Proposed Flow (cfs)	Difference (cfs)
J-A	J-A	192.59	192.59	0.00
J-B	J-B	174.75	174.75	0.00
J-C	J-C	373.68	373.68	0.00
J-D	J-D	288.81	288.81	0.00
J-E	J-E	867.41	798.17	-69.24
J-F	J-F	238.76	236.33	-2.43
J-G	J-G2	818.19	748.96	-69.23

The two existing 66" RCPs do not have sufficient capacity to convey the 100-year flows from the watershed. Kimley-Horn prepared a PondPack analysis to determine the headwater elevation at the culvert entrance and to quantify how much flow would pass through the existing commercial development as weir flow and how much flow would be conveyed through the two existing 66" RCPs as pipe flow. Output from the PondPack analysis is attached to this letter and a summary of the results is included in the table below.

Table 2: Existing and Proposed PondPack Result Table

	Existing	Proposed
100-Year Flow (cfs)	342	248
Pipe Flow (cfs)	264	247
Weir Flow (cfs)	78	1
Pond Volume (ac-ft)	4.1	12.3
100-Year Headwater Elevation	598.43	597.80

Conclusion

The results of this analysis show a decrease in the 25-, 50- and 100-year peak flow design storm events with the construction of a detention facility. The additional volume from the proposed detention pond allows for a decrease in flow from the development.

Please note that this is for permitting only, not for construction. I trust that the information provided in this letter and its attachments is sufficient to meet the City of Colleyville drainage requirements for the subject property. However, if you have questions or comments on the analysis, please do not hesitate to contact me at the number below.

If there are any questions regarding this evaluation, please contact Nicholas Sopko, P.E., CFM at 817-335-6511 or at nick.sopko@kimley-horn.com.

K:\FTW_Hydro\064609800_Confluent Colleyville\Docs\Tech Memo.Docx

APPENDIX A

EXISTING CONDITION DRAINAGE AREA SUMMARY TABLE					
Basin	Area (ac.)	Soil Group (%)	CN Description	Weighted CN	Time of Concentration (hrs)
DA-A	31.34	60% B + 40% D	40% Institutional 60% Residential (1/4 acre lots)	83.0	0.309
DA-B	32.65	55% B + 45% D	20% Institutional 80% Residential (1/4 acre lots)	82.0	0.420
DA-C	33.78	35% B + 65% D	5% Open Space 10% Institutional 10% Multifamily 75% Residential (1/4 acre lots)	83.7	0.263
DA-D	48.65	35% B + 65% D	10% Multifamily 90% Residential (1/4 acre lots)	83.5	0.348
DA-E	11.63	20% B + 80% D	40% Residential (1/4 acre lots) 60% Commercial	90.5	0.238
DA-F	7.86	65% B + 35% D	70% Institutional 30% Open Space	81.5	0.232
DA-G	16.25	5% B + 95% D	5% Residential (1/4 acre lots) 95% Open Space	79.4	0.393

PROPOSED CONDITION DRAINAGE AREA SUMMARY TABLE					
Basin	Area (ac.)	Soil Group (%)	CN Description	Weighted CN	Time of Concentration (hrs)
DA-A	31.34	60% B + 40% D	40% Institutional 60% Residential (1/4 acre lots)	83.0	0.309
DA-B	32.65	55% B + 45% D	20% Institutional 80% Residential (1/4 acre lots)	82.0	0.420
DA-C	33.78	35% B + 65% D	5% Open Space 10% Institutional 10% Multifamily 75% Residential (1/4 acre lots)	83.7	0.263
DA-D	48.65	35% B + 65% D	10% Multifamily 90% Residential (1/4 acre lots)	83.5	0.348
DA-E	11.63	20% B + 80% D	40% Residential (1/4 acre lots) 60% Commercial	90.5	0.238
DA-F	6.88	65% B + 35% D	100% Multifamily	87.5	0.249
DA-G	17.23	5% B + 95% D	100% Assisted Living	91.7	0.214

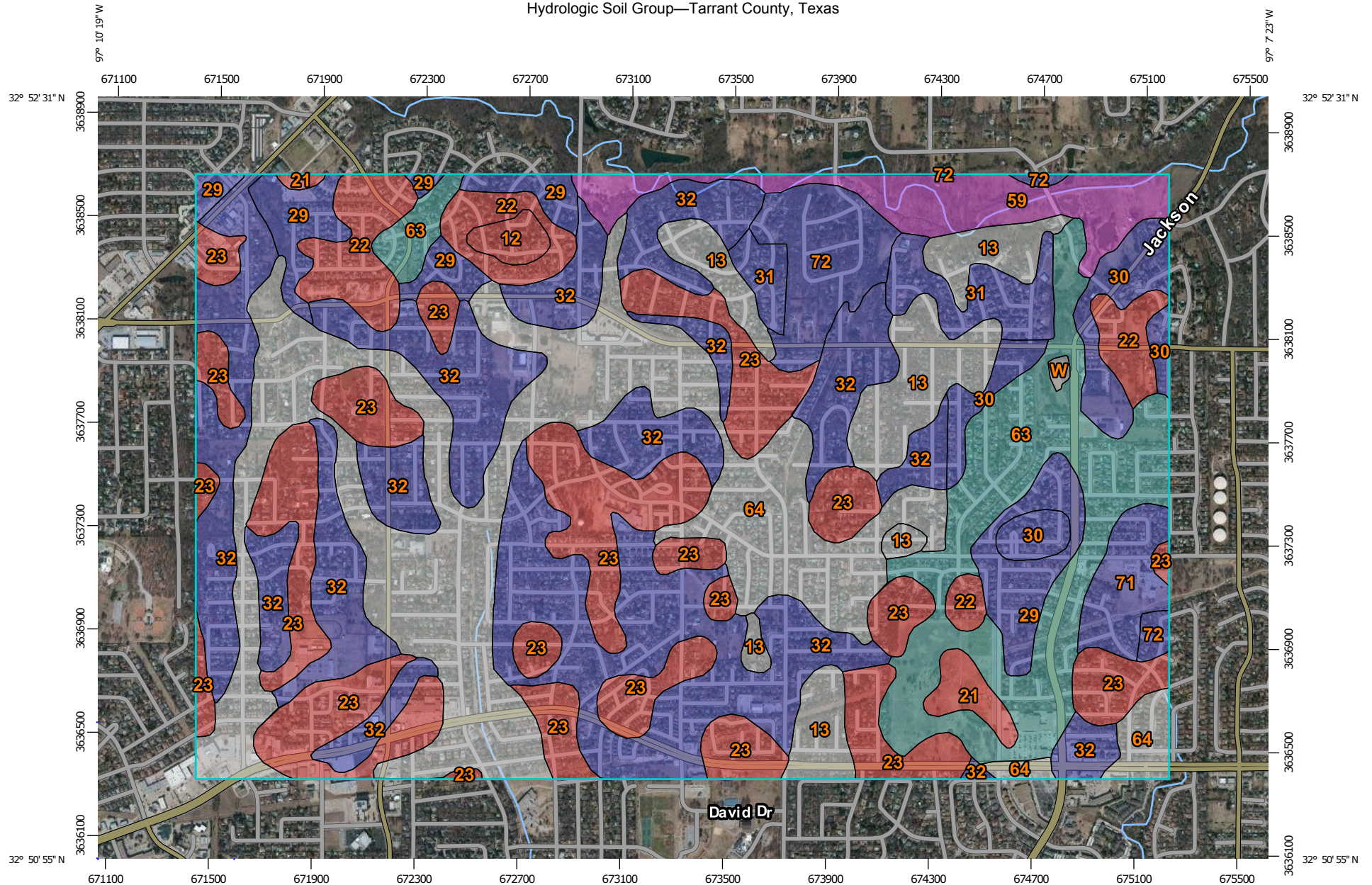
EXISTING CONDITION HYDROLOGIC MODEL ROUTES										
Reach Name	Upstream Junction	Downstream Junction	Length	Methodology	Upstream Elevation	Downstream Elevation	Slope	Bottom Width	Side Slope	Mannings "n"
			(ft)				(ft/ft)	(ft)	(x':1')	
R-A	J-A	J-F	558	Muskingum-Cunge	610	598	0.022	0	2	0.045
R-B	J-B	J-C	719	Muskingum-Cunge	608	601	0.010	5	2	0.045
R-C	J-C	J-G	881	Muskingum-Cunge	601	590	0.012	5	2	0.045
R-D	J-D	J-G	217	Standard Lag	Assumed Velocity = 6 fps; lag = 1 minute					
R-G	J-G	J-E	440	Standard Lag	Assumed Velocity = 6 fps; lag = 1 minute					

PROPOSED CONDITION HYDROLOGIC MODEL ROUTES										
Reach Name	Upstream Junction	Downstream Junction	Length	Methodology	Upstream Elevation	Downstream Elevation	Slope	Bottom Width	Side Slope	Mannings "n"
			(ft)				(ft/ft)	(ft)	(x':1')	
R-A	J-A	J-A1	1082	Standard Lag	Assumed Velocity = 6 fps; lag = 2 minute					
R-B	J-B	J-C	1574	Muskingum-Cunge	607	590	0.011	5	2	0.045
R-C	J-C	J-G2	901	Muskingum-Cunge	605	590	0.017	5	2	0.045
R-D	J-D	J-G2	235	Standard Lag	Assumed Velocity = 6 fps; lag = 1 minute					
R-G2	J-G2	J-E	439	Standard Lag	Assumed Velocity = 6 fps; lag = 1 minute					

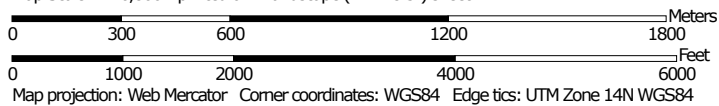
Rainfall Data						
Duration (min)	2-year Depth (in)	5-year Depth (in)	10-year Depth (in)	25-year Depth (in)	50-year Depth (in)	100-year Depth (in)
5	0.439	0.572	0.673	0.807	0.909	1.012
15	0.875	1.137	1.336	1.601	1.801	2.004
60	1.572	2.047	2.408	2.888	3.248	3.619
120	1.935	2.555	3.031	3.671	4.159	4.669
180	2.154	2.871	3.423	4.173	4.752	5.361
360	2.558	3.446	4.135	5.077	5.81	6.586
720	3.016	4.089	4.919	6.051	6.928	7.852
1440	3.522	4.776	5.747	7.069	8.096	9.175

Rainfall data was obtained from the City of Fort Worth Drainage Manual, which references iSWM Hydrology rainfall data.

Hydrologic Soil Group—Tarrant County, Texas



Map Scale: 1:20,800 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

7/17/2013
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tarrant County, Texas
 Survey Area Data: Version 8, Sep 21, 2012

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 13, 2010—Mar 1, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Tarrant County, Texas (TX439)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
12	Birome-Aubrey-Rayex complex, 5 to 15 percent slopes	D	11.1	0.5%
13	Birome-Aubrey-Urban land complex, 5 to 15 percent slopes		122.1	5.6%
21	Crosstell fine sandy loam, 1 to 3 percent slopes	D	17.2	0.8%
22	Crosstell fine sandy loam, 3 to 6 percent slopes	D	88.9	4.0%
23	Crosstell-Urban land complex, 1 to 6 percent slopes	D	391.5	17.8%
29	Gasil fine sandy loam, 1 to 3 percent slopes	B	90.8	4.1%
30	Gasil fine sandy loam, 3 to 8 percent slopes	B	64.9	2.9%
31	Gasil sandy clay loam, graded, 1 to 5 percent slopes	B	49.9	2.3%
32	Gasil-Urban land complex, 1 to 8 percent slopes	B	555.4	25.3%
59	Pulexas fine sandy loam, frequently flooded	A	80.1	3.6%
63	Rader fine sandy loam, 0 to 3 percent slopes	C	205.0	9.3%
64	Rader-Urban land complex, 0 to 3 percent slopes		419.7	19.1%
71	Silstid loamy fine sand, 1 to 5 percent slopes	B	33.9	1.5%
72	Silstid-Urban land complex, 1 to 5 percent slopes	B	66.4	3.0%
W	Water		2.0	0.1%
Totals for Area of Interest			2,199.0	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

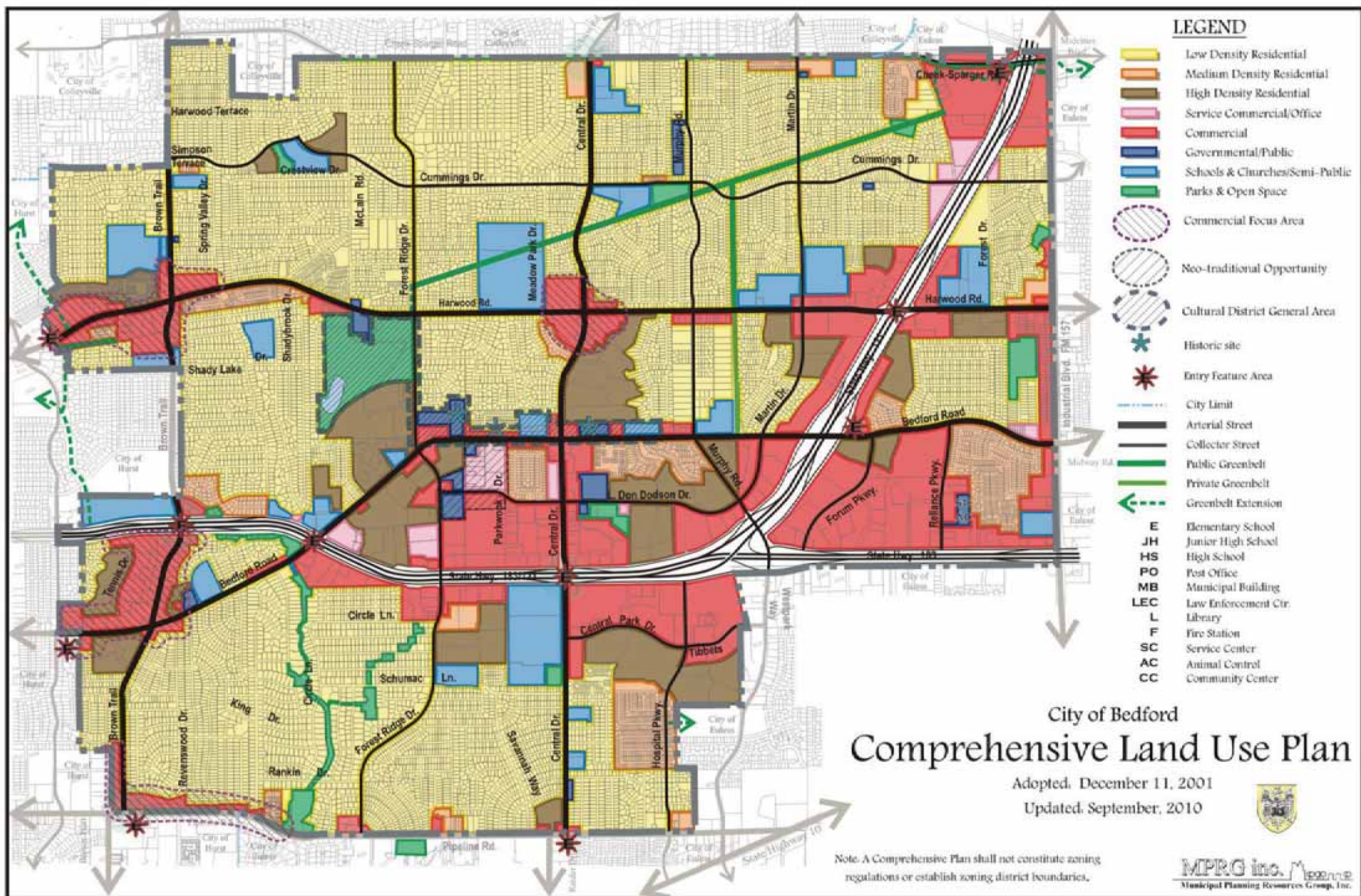
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

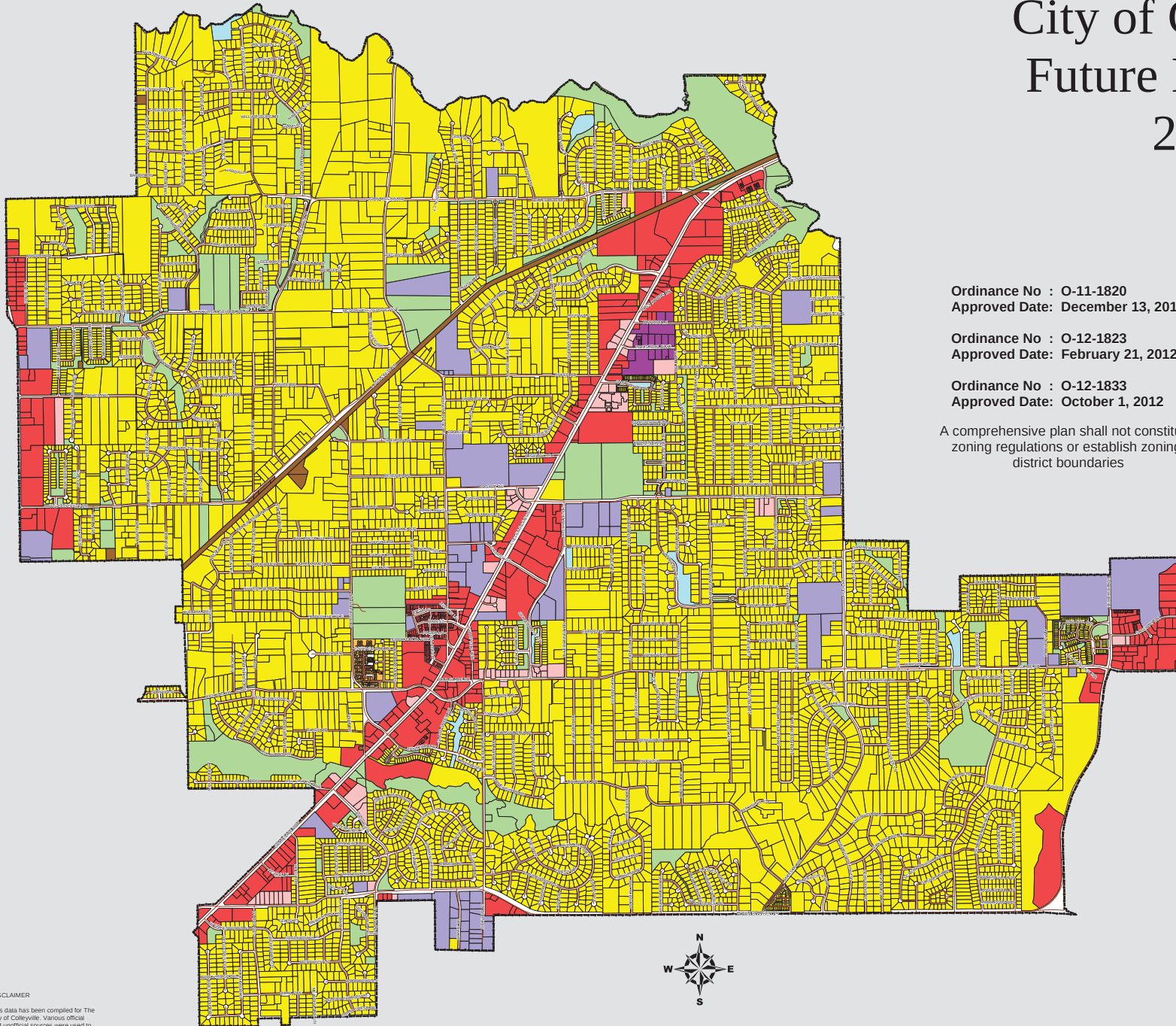
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



City of Colleyville Future Land Use 2025



Ordinance No : O-11-1820
Approved Date: December 13, 2011

Ordinance No : O-12-1823
Approved Date: February 21, 2012

Ordinance No : O-12-1833
Approved Date: October 1, 2012

A comprehensive plan shall not constitute
zoning regulations or establish zoning
district boundaries

Legend

-  Roads
-  Single Family
-  Multi-Family
-  Office
-  Retail
-  Institutional
-  Industrial
-  Roadway
-  Utilities
-  Parks
-  Private Open Space
-  Water
-  City Limit



0 1,050 2,100 4,200 6,300 8,400
Feet

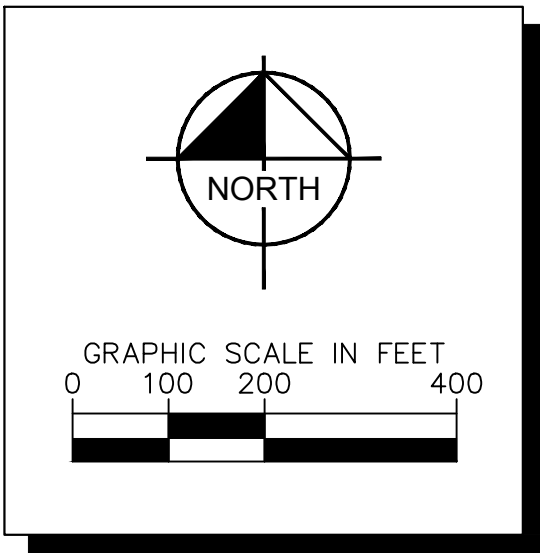
DISCLAIMER
This data has been compiled for The City of Colleyville. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



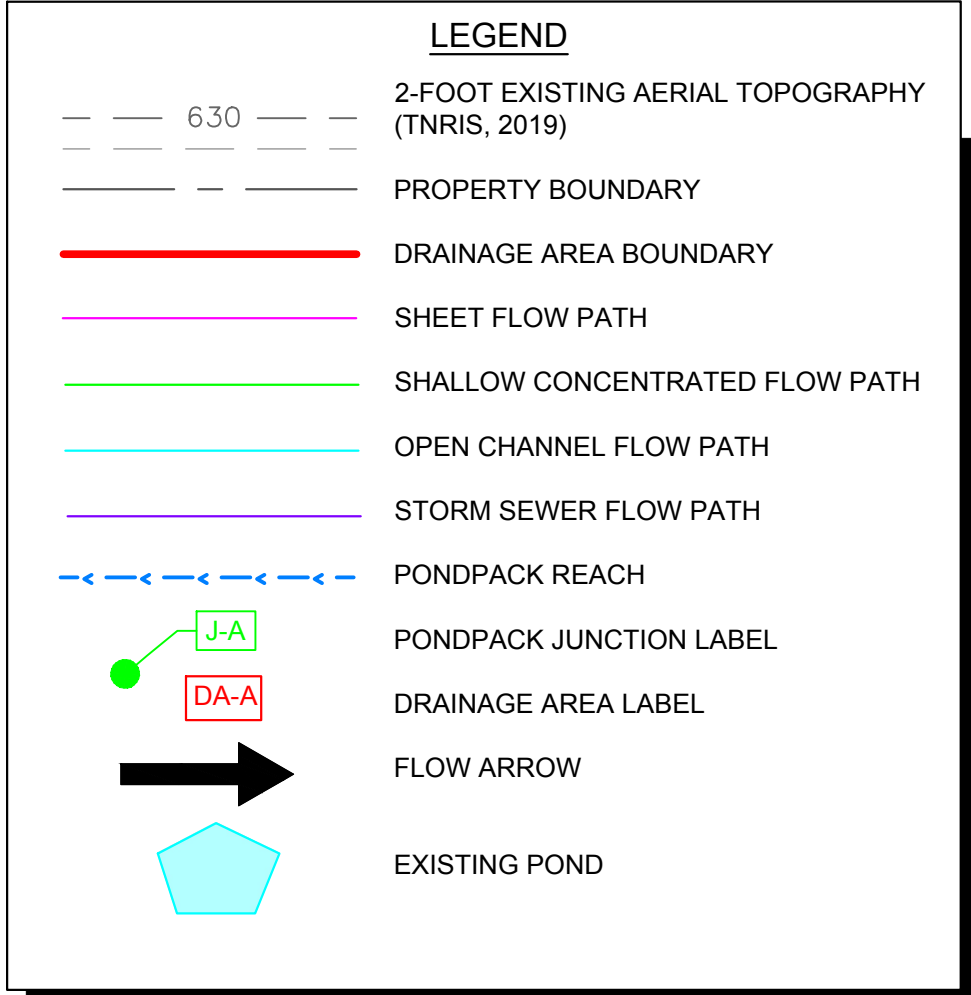
Revision Date: May 1, 2013

TIME OF CONCENTRATION & LAG TIME																													
TR-55 Methodology																													
EXISTING CONDITION		SHEET FLOW						SHALLOW CONCENTRATED FLOW						OPEN CHANNEL FLOW										STORM SEWER FLOW			TOTAL		
		Tc = (0.007(nL) ^{0.8})/(P2 ^{0.5})(s ^{0.4}) 2-year/24-hr Rainfall Depth (in.) from iSWM = 3.52						Tc = L / 60*V						Tc = L / 60*V V = (1.49/n)*R ^(2/3) *s ^(1/2)										Tc = L / 60*V					
Basin	Development Condition	Length (ft)	Elev ₁	Elev ₂	Slope (ft/ft)	Manning's "n"	T _{c1} (min)	Length (ft)	Elev ₂	Elev ₃	Slope (ft/ft)	Condition TR-55 Fig. 3-1	V _{avg} (ft/s)	T _{c2} (min)	Length (ft)	Manning's "n"	Area (ft²)	Perimeter (ft)	Radius (ft)	Elev ₃	Elev ₄	Slope (ft/ft)	V _{avg} (ft/s)	T _{c3} (min)	Travel Length (ft)	Travel Velocity (ft/s)	Travel Time (min)	T _{cTOTAL} * (min)	T _{lag} 0.6*T _c (min)
DA-A	Developed	100	655.0	653.0	0.020	0.240	13.6	150	653.0	650.0	0.020	Unpaved	2.28	1.1	839	0.013	3.0	12.5	0.24	650.0	627.0	0.027	7.3	1.9	706	6	2.0	18.6	11.1
DA-B	Deveoped	100	626.0	625.0	0.010	0.240	17.9	167	625.0	624.0	0.006	Unpaved	1.25	2.2	1382	0.013	3.0	12.5	0.24	624.0	609.0	0.011	4.6	5.0				25.2	15.1
DA-C	Devleoped	100	661.0	658.0	0.030	0.240	11.6	496	658.0	633.0	0.050	Unpaved	3.62	2.3	883	0.013	3.0	12.5	0.24	633.0	607.0	0.029	7.6	1.9				15.8	9.5
DA-D	Devleoped	100	646.0	644.0	0.020	0.240	13.6	127	644.0	638.0	0.047	Unpaved	3.51	0.6	776	0.013	3.0	12.5	0.24	638.0	612.0	0.034	8.1	1.6	1829	6	5.1	20.9	12.5
DA-E	Devleoped	37	637.0	636.0	0.027	0.240	5.4								1359	0.045	10.0	20.1	0.50	636.0	604.0	0.024	3.2	7.1	634	6	1.8	14.3	8.6
DA-F	Undevleoped	100	620.0	614.0	0.060	0.240	8.8	532	614.0	606.0	0.015	Unpaved	1.98	4.5	354	0.045	32.0	17.9	1.79	606.0	594.0	0.034	9.0	0.66				13.9	8.3
DA-G	Undevleoped	100	608.0	606.0	0.020	0.240	13.6	1025	606.0	594.0	0.012	Unpaved	1.75	9.8	118	0.045	52.0	22.9	2.27	594.0	590.0	0.034	10.5	0.19				23.6	14.1

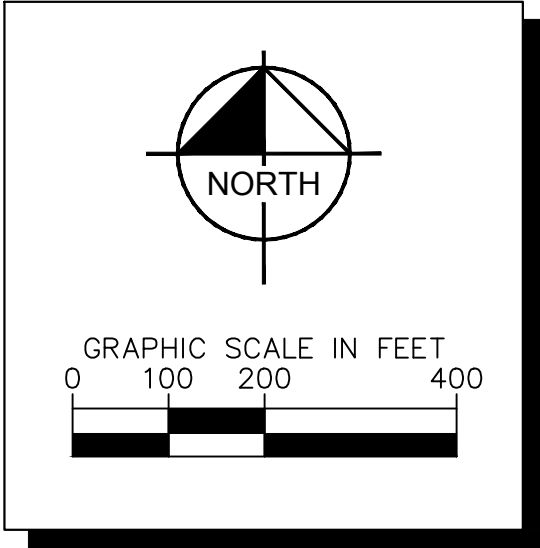
PROPOSED CONDITION PHASE 1		SHEET FLOW						SHALLOW CONCENTRATED FLOW						OPEN CHANNEL FLOW										STORM SEWER FLOW			TOTAL			
		Tc = (0.007(nL) ^{0.8})/(P ² *0.5)(s ^{0.4}) 2-year/24-hr Rainfall Depth (in.) from iSWM = 3.52						Tc = L / 60*V						Tc = L / 60*V V = (1.49/n)*R ^{2/3} *s ^{1/2}										Tc = L / 60*V						
Basin	Development Condition	Length (ft)	Elev ₁	Elev ₂	Slope (ft/ft)	Manning's "n"	T _{c1} (min)	Length (ft)	Elev ₂	Elev ₃	Slope (ft/ft)	Condition TR-55 Fig. 3-1	V _{avg} (ft/s)	T _{c2} (min)	Length (ft)	Manning's "n"	Area (ft²)	Perimeter (ft)	Radius (ft)	Elev ₃	Elev ₄	Slope (ft/ft)	V _{avg} (ft/s)	T _{c3} (min)	Travel Length (ft)	Travel Velocity (ft/s)	Travel Time (min)	T _{CTOTAL} * (min)	T _{lag} 0.6*T _c (min)	
DA-A	Developed	100	655.0	653.0	0.020	0.240	13.6	150	653.0	650.0	0.020	Unpaved	2.28	1.1	839	0.013	3.0	12.5	0.24	650.0	627.0	0.027	7.3	1.9	706	6	2.0	18.6	11.1	
DA-B	Developed	100	626.0	625.0	0.010	0.240	17.9	167	625.0	624.0	0.006	Unpaved	1.25	2.2	1382	0.013	3.0	12.5	0.24	624.0	609.0	0.011	4.6	5.0				25.2	15.1	
DA-C	Developed	100	661.0	658.0	0.030	0.240	11.6	496	658.0	633.0	0.050	Unpaved	3.62	2.3	883	0.013	3.0	12.5	0.24	633.0	607.0	0.029	7.6	1.9				15.8	9.5	
DA-D	Developed	100	646.0	644.0	0.020	0.240	13.6	127	644.0	638.0	0.047	Unpaved	3.51	0.6	776	0.013	3.0	12.5	0.24	638.0	612.0	0.034	8.1	1.6	1829	6	5.1	20.9	12.5	
DA-E	Developed	37	637.0	636.0	0.027	0.240	5.4								1359	0.045	10.0	20.1	0.50	636.0	604.0	0.024	3.2	7.1	634	6	1.8	14.3	8.6	
DA-F	Developed	100	618.0	614.0	0.040	0.240	10.3	762	614.0	599.0	0.020	paved	2.85	4.5												71	6	0.2	15.0	9.0
DA-G	Developed	100	621.0	614.0	0.070	0.240	8.2	279	614.0	608.0	0.022	paved	2.98	1.6												1099	6	3.1	12.9	7.7



Junction		Existing Flow (cfs)					
		2-Year	5-Year	10-Year	25-Year	50-Year	100-Year
Existing Storm System	J-A	39	78	108	143	169	195
Existing Ditch System	J-B	33	69	97	127	151	175
Existing Ditch System	J-C	72	149	208	273	323	374
Existing Storm System	J-D	59	118	163	213	251	289
Existing Storm System	J-E	204	414	544	664	760	867
Existing Ditch System	J-F	48	97	134	175	207	239
Existing Storm System	J-G	189	389	513	626	716	818



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APPENDIX B

Existing PondPack Results

2-Year Storm								
Label	Scenario	Return Event (years)	Truncation	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft ³ /s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-A	EX 2-Year	2	None	2.563	12.25	39.12	(N/A)	(N/A)
DA-B	EX 2-Year	2	None	2.515	12.3	33.19	(N/A)	(N/A)
DA-C	EX 2-Year	2	None	2.875	12.2	47.76	(N/A)	(N/A)
DA-D	EX 2-Year	2	None	4.099	12.25	59.1	(N/A)	(N/A)
DA-E	EX 2-Year	2	None	1.435	12.2	24.84	(N/A)	(N/A)
DA-F	EX 2-Year	2	None	0.588	12.2	10.12	(N/A)	(N/A)
DA-G	EX 2-Year	2	None	1.07	12.3	13.97	(N/A)	(N/A)
EX POND (IN)	EX 2-Year	2	None	6.46	12.3	84.16	(N/A)	(N/A)
EX POND (OUT)	EX 2-Year	2	None	6.46	12.35	83.45	593.8	0.088
J-A	EX 2-Year	2	None	2.563	12.25	39.12	(N/A)	(N/A)
J-B	EX 2-Year	2	None	2.515	12.3	33.19	(N/A)	(N/A)
J-C	EX 2-Year	2	None	5.39	12.25	72.06	(N/A)	(N/A)
J-D	EX 2-Year	2	None	4.099	12.25	59.1	(N/A)	(N/A)
J-E	EX 2-Year	2	None	15.146	12.35	204.03	(N/A)	(N/A)
J-F	EX 2-Year	2	None	3.151	12.25	47.74	(N/A)	(N/A)
J-G	EX 2-Year	2	None	13.711	12.3	188.83	(N/A)	(N/A)

5-Year Storm								
Label	Scenario	Return Event (years)	Truncation	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft ³ /s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-A	EX-5-Year	5	None	5.836	12.25	78.21	(N/A)	(N/A)
DA-B	EX-5-Year	5	None	5.85	12.3	69.06	(N/A)	(N/A)
DA-C	EX-5-Year	5	None	6.455	12.2	94.4	(N/A)	(N/A)
DA-D	EX-5-Year	5	None	9.238	12.25	118.33	(N/A)	(N/A)
DA-E	EX-5-Year	5	None	2.821	12.15	41.6	(N/A)	(N/A)
DA-F	EX-5-Year	5	None	1.383	12.2	20.93	(N/A)	(N/A)
DA-G	EX-5-Year	5	None	2.634	12.3	31.38	(N/A)	(N/A)
EX POND (IN)	EX-5-Year	5	None	14.938	12.3	176.87	(N/A)	(N/A)
EX POND (OUT)	EX-5-Year	5	None	14.938	12.3	174.1	595.99	0.368
J-A	EX-5-Year	5	None	5.836	12.25	78.21	(N/A)	(N/A)
J-B	EX-5-Year	5	None	5.85	12.3	69.06	(N/A)	(N/A)
J-C	EX-5-Year	5	None	12.305	12.25	149.01	(N/A)	(N/A)
J-D	EX-5-Year	5	None	9.238	12.25	118.33	(N/A)	(N/A)
J-E	EX-5-Year	5	None	34.217	12.35	413.58	(N/A)	(N/A)
J-F	EX-5-Year	5	None	7.219	12.25	97.01	(N/A)	(N/A)
J-G	EX-5-Year	5	None	31.396	12.3	389.44	(N/A)	(N/A)

10-Year Storm								
Label	Scenario	Return Event (years)	Truncation	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft ³ /s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-A	EX 10-Year	10	None	8.885	12.2	108.39	(N/A)	(N/A)
DA-B	EX 10-Year	10	None	8.982	12.3	96.72	(N/A)	(N/A)
DA-C	EX 10-Year	10	None	9.769	12.2	129.27	(N/A)	(N/A)
DA-D	EX 10-Year	10	None	14.003	12.25	162.98	(N/A)	(N/A)
DA-E	EX 10-Year	10	None	4.043	12.15	53.5	(N/A)	(N/A)
DA-F	EX 10-Year	10	None	2.132	12.15	29.41	(N/A)	(N/A)
DA-G	EX 10-Year	10	None	4.136	12.3	45.19	(N/A)	(N/A)
EX POND (IN)	EX 10-Year	10	None	22.887	12.25	248.8	(N/A)	(N/A)
EX POND (OUT)	EX 10-Year	10	None	22.887	12.4	220.21	597.0	0.943
J-A	EX 10-Year	10	None	8.885	12.2	108.39	(N/A)	(N/A)
J-B	EX 10-Year	10	None	8.982	12.3	96.72	(N/A)	(N/A)
J-C	EX 10-Year	10	None	18.751	12.25	207.63	(N/A)	(N/A)
J-D	EX 10-Year	10	None	14.003	12.25	162.98	(N/A)	(N/A)
J-E	EX 10-Year	10	None	51.949	12.35	544.09	(N/A)	(N/A)
J-F	EX 10-Year	10	None	11.017	12.25	134.27	(N/A)	(N/A)
J-G	EX 10-Year	10	None	47.907	12.3	513.04	(N/A)	(N/A)

Existing PondPack Results

25-Year Storm								
Label	Scenario	Return Event (years)	Truncation	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-A	EX 25-Year	25	None	12.273	12.2	142.65	(N/A)	(N/A)
DA-B	EX 25-Year	25	None	12.478	12.3	127.33	(N/A)	(N/A)
DA-C	EX 25-Year	25	None	13.443	12.2	168.41	(N/A)	(N/A)
DA-D	EX 25-Year	25	None	19.289	12.25	212.84	(N/A)	(N/A)
DA-E	EX 25-Year	25	None	5.367	12.15	67.24	(N/A)	(N/A)
DA-F	EX 25-Year	25	None	2.97	12.15	39.14	(N/A)	(N/A)
DA-G	EX 25-Year	25	None	5.832	12.25	60.55	(N/A)	(N/A)
EX POND (IN)	EX 25-Year	25	None	31.752	12.25	331.03	(N/A)	(N/A)
EX POND (OUT)	EX 25-Year	25	None	31.752	12.45	247.96	597.8	2.201
J-A	EX 25-Year	25	None	12.273	12.2	142.65	(N/A)	(N/A)
J-B	EX 25-Year	25	None	12.478	12.3	127.33	(N/A)	(N/A)
J-C	EX 25-Year	25	None	25.92	12.25	272.84	(N/A)	(N/A)
J-D	EX 25-Year	25	None	19.289	12.25	212.84	(N/A)	(N/A)
J-E	EX 25-Year	25	None	71.651	12.35	663.96	(N/A)	(N/A)
J-F	EX 25-Year	25	None	15.243	12.25	175.15	(N/A)	(N/A)
J-G	EX 25-Year	25	None	66.284	12.3	625.92	(N/A)	(N/A)

50-Year Storm								
Label	Scenario	Return Event (years)	Truncation	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-A	EX 50-Year	50	None	15.639	12.2	168.85	(N/A)	(N/A)
DA-B	EX 50-Year	50	None	15.959	12.3	150.93	(N/A)	(N/A)
DA-C	EX 50-Year	50	None	17.086	12.2	198.16	(N/A)	(N/A)
DA-D	EX 50-Year	50	None	24.535	12.25	250.78	(N/A)	(N/A)
DA-E	EX 50-Year	50	None	6.663	12.15	77.28	(N/A)	(N/A)
DA-F	EX 50-Year	50	None	3.806	12.15	46.69	(N/A)	(N/A)
DA-G	EX 50-Year	50	None	7.532	12.25	72.95	(N/A)	(N/A)
EX POND (IN)	EX 50-Year	50	None	40.577	12.25	394.48	(N/A)	(N/A)
EX POND (OUT)	EX 50-Year	50	None	40.577	12.45	285.99	598.2	3.258
J-A	EX 50-Year	50	None	15.639	12.2	168.85	(N/A)	(N/A)
J-B	EX 50-Year	50	None	15.959	12.3	150.93	(N/A)	(N/A)
J-C	EX 50-Year	50	None	33.045	12.2	323.08	(N/A)	(N/A)
J-D	EX 50-Year	50	None	24.535	12.25	250.78	(N/A)	(N/A)
J-E	EX 50-Year	50	None	91.219	12.35	759.68	(N/A)	(N/A)
J-F	EX 50-Year	50	None	19.445	12.2	206.9	(N/A)	(N/A)
J-G	EX 50-Year	50	None	84.556	12.3	716.48	(N/A)	(N/A)

100-Year Storm								
Label	Scenario	Return Event (years)	Truncation	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-A	EX 100-Year	100	None	19.051	12.2	194.59	(N/A)	(N/A)
DA-B	EX 100-Year	100	None	19.493	12.3	174.75	(N/A)	(N/A)
DA-C	EX 100-Year	100	None	20.776	12.2	227.62	(N/A)	(N/A)
DA-D	EX 100-Year	100	None	29.845	12.25	288.81	(N/A)	(N/A)
DA-E	EX 100-Year	100	None	7.965	12.15	87.15	(N/A)	(N/A)
DA-F	EX 100-Year	100	None	4.655	12.15	53.93	(N/A)	(N/A)
DA-G	EX 100-Year	100	None	9.267	12.25	85.19	(N/A)	(N/A)
EX POND (IN)	EX 100-Year	100	None	49.534	12.25	457.48	(N/A)	(N/A)
EX POND (OUT)	EX 100-Year	100	None	49.534	12.45	342.88	598.4	4.126
J-A	EX 100-Year	100	None	19.051	12.2	194.59	(N/A)	(N/A)
J-B	EX 100-Year	100	None	19.493	12.3	174.75	(N/A)	(N/A)
J-C	EX 100-Year	100	None	40.269	12.2	373.68	(N/A)	(N/A)
J-D	EX 100-Year	100	None	29.845	12.25	288.81	(N/A)	(N/A)
J-E	EX 100-Year	100	None	111.049	12.35	867.41	(N/A)	(N/A)
J-F	EX 100-Year	100	None	23.705	12.2	238.76	(N/A)	(N/A)
J-G	EX 100-Year	100	None	103.085	12.3	818.19	(N/A)	(N/A)

Proposed PondPack Results

2-Year Storm								
Label	Scenario	Return Event (years)	Truncation	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-A	2-Year	2	None	2.563	12.25	39.12	(N/A)	(N/A)
DA-B	2-Year	2	None	2.515	12.3	33.19	(N/A)	(N/A)
DA-C	2-Year	2	None	2.875	12.2	47.76	(N/A)	(N/A)
DA-D	2-Year	2	None	4.099	12.25	59.1	(N/A)	(N/A)
DA-E	2-Year	2	None	1.435	12.2	24.84	(N/A)	(N/A)
DA-F	2-Year	2	None	0.723	12.2	12.42	(N/A)	(N/A)
DA-G	2-Year	2	None	2.263	12.15	41.34	(N/A)	(N/A)
J-A	2-Year	2	None	2.563	12.25	39.12	(N/A)	(N/A)
J-B	2-Year	2	None	2.515	12.3	33.19	(N/A)	(N/A)
J-C	2-Year	2	None	5.39	12.25	72.06	(N/A)	(N/A)
J-D	2-Year	2	None	4.099	12.25	59.1	(N/A)	(N/A)
J-E	2-Year	2	None	16.391	12.35	150.82	(N/A)	(N/A)
J-F	2-Year	2	None	3.286	12.25	49.92	(N/A)	(N/A)
J-G	2-Year	2	None	14.957	12.35	138.40	(N/A)	(N/A)
PR POND (IN)	2-Year	2	None	7.654	12.25	100.02	(N/A)	(N/A)
PR POND (OUT)	2-Year	2	None	7.571	12.65	46.17	592.7	2.866

5-Year Storm								
Label	Scenario	Return Event (years)	Truncation	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-A	5-Year	5	None	5.836	12.25	78.21	(N/A)	(N/A)
DA-B	5-Year	5	None	5.85	12.3	69.06	(N/A)	(N/A)
DA-C	5-Year	5	None	6.455	12.2	94.4	(N/A)	(N/A)
DA-D	5-Year	5	None	9.238	12.25	118.33	(N/A)	(N/A)
DA-E	5-Year	5	None	2.821	12.15	41.6	(N/A)	(N/A)
DA-F	5-Year	5	None	1.506	12.2	22.15	(N/A)	(N/A)
DA-G	5-Year	5	None	4.351	12.15	67.43	(N/A)	(N/A)
J-A	5-Year	5	None	5.836	12.25	78.21	(N/A)	(N/A)
J-B	5-Year	5	None	5.85	12.3	69.06	(N/A)	(N/A)
J-C	5-Year	5	None	12.305	12.25	149.01	(N/A)	(N/A)
J-D	5-Year	5	None	9.238	12.25	118.33	(N/A)	(N/A)
J-E	5-Year	5	None	35.937	12.35	321.91	(N/A)	(N/A)
J-F	5-Year	5	None	7.343	12.25	98.45	(N/A)	(N/A)
J-G	5-Year	5	None	33.117	12.3	297.77	(N/A)	(N/A)
PR POND (IN)	5-Year	5	None	16.655	12.25	197.63	(N/A)	(N/A)
PR POND (OUT)	5-Year	5	None	16.536	12.55	105.24	594.37	5.197

10-Year Storm								
Label	Scenario	Return Event (years)	Truncation	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-A	10-Year	10	None	8.885	12.2	108.39	(N/A)	(N/A)
DA-B	10-Year	10	None	8.982	12.3	96.72	(N/A)	(N/A)
DA-C	10-Year	10	None	9.769	12.2	129.27	(N/A)	(N/A)
DA-D	10-Year	10	None	14.003	12.25	162.98	(N/A)	(N/A)
DA-E	10-Year	10	None	4.043	12.15	53.5	(N/A)	(N/A)
DA-F	10-Year	10	None	2.21	12.2	29.16	(N/A)	(N/A)
DA-G	10-Year	10	None	6.176	12.15	85.59	(N/A)	(N/A)
J-A	10-Year	10	None	8.885	12.2	108.39	(N/A)	(N/A)
J-B	10-Year	10	None	8.982	12.3	96.72	(N/A)	(N/A)
J-C	10-Year	10	None	18.751	12.25	207.63	(N/A)	(N/A)
J-D	10-Year	10	None	14.003	12.25	162.98	(N/A)	(N/A)
J-E	10-Year	10	None	53.903	12.35	452.82	(N/A)	(N/A)
J-F	10-Year	10	None	11.095	12.25	134.81	(N/A)	(N/A)
J-G	10-Year	10	None	49.862	12.3	421.77	(N/A)	(N/A)
PR POND (IN)	10-Year	10	None	24.927	12.25	271.02	(N/A)	(N/A)
PR POND (OUT)	10-Year	10	None	24.763	12.5	150.93	595.46	6.994

Proposed PondPack Results

25-Year Storm								
Label	Scenario	Return Event (years)	Truncation	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-A	25-Year	25	None	12.273	12.2	142.65	(N/A)	(N/A)
DA-B	25-Year	25	None	12.478	12.3	127.33	(N/A)	(N/A)
DA-C	25-Year	25	None	13.443	12.2	168.41	(N/A)	(N/A)
DA-D	25-Year	25	None	19.289	12.25	212.84	(N/A)	(N/A)
DA-E	25-Year	25	None	5.367	12.15	67.24	(N/A)	(N/A)
DA-F	25-Year	25	None	2.98	12.15	37.12	(N/A)	(N/A)
DA-G	25-Year	25	None	8.149	12.15	106.69	(N/A)	(N/A)
J-A	25-Year	25	None	12.273	12.2	142.65	(N/A)	(N/A)
J-B	25-Year	25	None	12.478	12.3	127.33	(N/A)	(N/A)
J-C	25-Year	25	None	25.92	12.25	272.84	(N/A)	(N/A)
J-D	25-Year	25	None	19.289	12.25	212.84	(N/A)	(N/A)
J-E	25-Year	25	None	73.766	12.35	592.81	(N/A)	(N/A)
J-F	25-Year	25	None	15.253	12.25	174.76	(N/A)	(N/A)
J-G	25-Year	25	None	68.402	12.3	554.76	(N/A)	(N/A)
PR POND (IN)	25-Year	25	None	34.069	12.25	353.04	(N/A)	(N/A)
PR POND (OUT)	25-Year	25	None	33.86	12.5	195.45	596.48	8.938

50-Year Storm								
Label	Scenario	Return Event (years)	Truncation	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-A	50-Year	50	None	15.639	12.2	168.85	(N/A)	(N/A)
DA-B	50-Year	50	None	15.959	12.3	150.93	(N/A)	(N/A)
DA-C	50-Year	50	None	17.086	12.2	198.16	(N/A)	(N/A)
DA-D	50-Year	50	None	24.535	12.25	250.78	(N/A)	(N/A)
DA-E	50-Year	50	None	6.663	12.15	77.28	(N/A)	(N/A)
DA-F	50-Year	50	None	3.737	12.15	43.16	(N/A)	(N/A)
DA-G	50-Year	50	None	10.077	12.15	122.04	(N/A)	(N/A)
J-A	50-Year	50	None	15.639	12.2	168.85	(N/A)	(N/A)
J-B	50-Year	50	None	15.959	12.3	150.93	(N/A)	(N/A)
J-C	50-Year	50	None	33.045	12.2	323.08	(N/A)	(N/A)
J-D	50-Year	50	None	24.535	12.25	250.78	(N/A)	(N/A)
J-E	50-Year	50	None	93.388	12.35	697.05	(N/A)	(N/A)
J-F	50-Year	50	None	19.377	12.25	205.46	(N/A)	(N/A)
J-G	50-Year	50	None	86.729	12.3	653.85	(N/A)	(N/A)
PR POND (IN)	50-Year	50	None	43.122	12.2	416.28	(N/A)	(N/A)
PR POND (OUT)	50-Year	50	None	42.818	12.5	225.97	597.18	10.527

100-Year Storm								
Label	Scenario	Return Event (years)	Truncation	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
DA-A	100-Year	100	None	19.051	12.2	194.59	(N/A)	(N/A)
DA-B	100-Year	100	None	19.493	12.3	174.75	(N/A)	(N/A)
DA-C	100-Year	100	None	20.776	12.2	227.62	(N/A)	(N/A)
DA-D	100-Year	100	None	29.845	12.25	288.81	(N/A)	(N/A)
DA-E	100-Year	100	None	7.965	12.15	87.15	(N/A)	(N/A)
DA-F	100-Year	100	None	4.501	12.15	49.03	(N/A)	(N/A)
DA-G	100-Year	100	None	12.012	12.15	137.24	(N/A)	(N/A)
J-A	100-Year	100	None	19.051	12.2	194.59	(N/A)	(N/A)
J-B	100-Year	100	None	19.493	12.3	174.75	(N/A)	(N/A)
J-C	100-Year	100	None	40.269	12.2	373.68	(N/A)	(N/A)
J-D	100-Year	100	None	29.845	12.25	288.81	(N/A)	(N/A)
J-E	100-Year	100	None	113.121	12.35	798.17	(N/A)	(N/A)
J-F	100-Year	100	None	23.552	12.25	236.33	(N/A)	(N/A)
J-G	100-Year	100	None	105.167	12.3	748.96	(N/A)	(N/A)
PR POND (IN)	100-Year	100	None	52.28	12.2	479.93	(N/A)	(N/A)
PR POND (OUT)	100-Year	100	None	51.771	12.5	247.58	597.8	12.271

2-YEAR FLOW COMPARISON			
Existing Junction	Existing Flow (cfs)	Proposed Flow (cfs)	Difference (cfs)
J-A	39.12	39.12	0.00
J-B	33.19	33.19	0.00
J-C	72.06	72.06	0.00
J-D	59.10	59.10	0.00
J-E	204.03	150.82	-53.21
J-F	47.74	49.92	2.18
J-G	188.83	138.40	-50.43

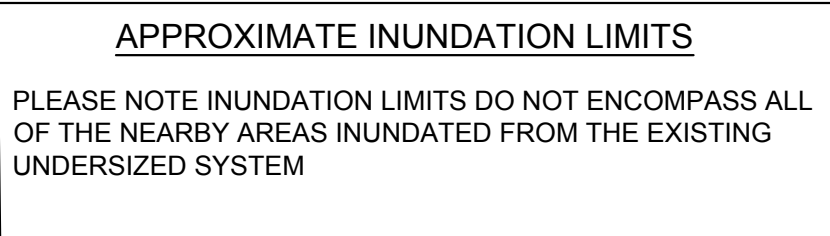
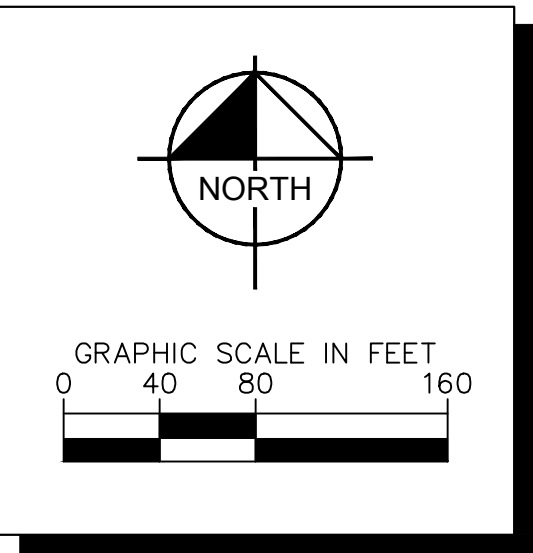
5-YEAR FLOW COMPARISON			
Existing Junction	Existing Flow (cfs)	Proposed Flow (cfs)	Difference (cfs)
J-A	78.21	78.21	0.00
J-B	69.06	69.06	0.00
J-C	149.01	149.01	0.00
J-D	118.33	118.33	0.00
J-E	413.58	321.91	-91.67
J-F	97.01	98.45	1.44
J-G	389.44	297.77	-91.67

10-YEAR FLOW COMPARISON			
Existing Junction	Existing Flow (cfs)	Proposed Flow (cfs)	Difference (cfs)
J-A	108.39	108.39	0.00
J-B	96.72	96.72	0.00
J-C	207.63	207.63	0.00
J-D	162.98	162.98	0.00
J-E	544.09	452.82	-91.27
J-F	134.27	134.81	0.54
J-G	513.04	421.77	-91.27

25-YEAR FLOW COMPARISON			
Existing Junction	Existing Flow (cfs)	Proposed Flow (cfs)	Difference (cfs)
J-A	142.65	142.65	0.00
J-B	127.33	127.33	0.00
J-C	272.84	272.84	0.00
J-D	212.84	212.84	0.00
J-E	663.96	592.81	-71.15
J-F	175.15	174.76	-0.39
J-G	625.92	554.76	-71.16

50-YEAR FLOW COMPARISON			
Existing Junction	Existing Flow (cfs)	Proposed Flow (cfs)	Difference (cfs)
J-A	168.85	168.85	0.00
J-B	150.93	150.93	0.00
J-C	323.08	323.08	0.00
J-D	250.78	250.78	0.00
J-E	759.68	697.05	-62.63
J-F	206.90	205.46	-1.44
J-G	716.48	653.85	-62.63

100-YEAR FLOW COMPARISON			
Existing Junction	Existing Flow (cfs)	Proposed Flow (cfs)	Difference (cfs)
J-A	194.59	194.59	0.00
J-B	174.75	174.75	0.00
J-C	373.68	373.68	0.00
J-D	288.81	288.81	0.00
J-E	867.41	798.17	-69.24
J-F	238.76	236.33	-2.43
J-G	818.19	748.96	-69.23



Proposed Flow Summary Table	
Qpipe (cfs)	247
Qweir (cfs)	1
Qtotal (cfs)	248

Qpipe (cfs)	264
Qweir (cfs)	78
Qtotal (cfs)	342

LEGEND

- 630 — 1-FOOT EXISTING AERIAL TOPOGRAPHY
(TNRS, 2019)
- — — — — PROPERTY BOUNDARY
-  100-YEAR WSE IN PROPOSED CONDITIONS
(597.80') AT 66" RCP HEADWALL
-  100-YEAR WSE AT EXISTING (598.43') 66" RCP
HEADWALL
-  BUILDINGS SHOWN WITHIN THE 100-YEAR WSE
AT EXISTING 66" RCP HEADWALL 597.80' BASED
ON LIDAR TOPOGRAPHY
-  BUILDINGS ADJACENT TO THE 100-YEAR WSE AT
EXISTING 66" RCP HEADWALL 597.80' BASED ON
LIDAR TOPOGRAPHY
- — — — — IRREGULAR WEIR CROSS SECTION

PROJECT NO. 084609800	12/31/2023	
DATE: DECEMBER 2023		
SCALE: AS SHOWN		
DESIGNED BY: RLW		
DRAWN BY: RLW		
CHECKED BY: NPS		

SHEET NUMBER	EXH-4	PROPOSED INUNDATION MAP	SAGORA COLLEYVILLE
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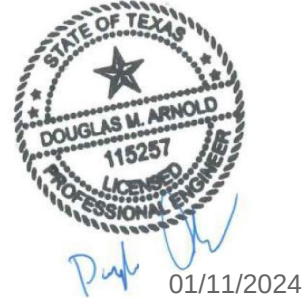
MEMORANDUM

To: Mr. Larry Wright, P.E.
City of Colleyville, Texas

From: Douglas Arnold, P.E.

Date: January 11, 2024

Re: Sagora Colleyville – Traffic Summary Memo
Colleyville, Texas



A residential development is proposed southwest of Cheek-Sparger Road and Bedford Court in the City of Colleyville, Texas. The development is anticipated to include a mix of senior housing options, including the following: 36 senior adult housing units (detached), 130 senior adult housing (attached), 20 congregate care units, and 63 assisted living units. Access to the development is proposed via one connection to Cheek-Sparger Road at Bedford Court and multiple connections to Wayne Drive. The anticipated completion date of the development is 2025.

Based on Chapter 9 of the City's *Land Development Code*, a traffic impact analysis is required when a development is anticipated to generate more than 1,000 vehicle trips per day. Using rates published in the Institute of Transportation Engineers (ITE) *Trip Generation* 11th edition, the daily trip generation was calculated to be 784 vehicles per day (48 AM peak hour trips, 63 PM peak hour trips). Based on this calculation, a traffic impact analysis would not be required based on the City's *Land Development Code*. A detailed trip generation table is provided as an **Attachment**.

Although a traffic impact analysis is not required by code, a high-level traffic review was performed for the proposed development to determine if there are any anticipated impacts to the adjacent public street with the addition of the site traffic. The following provides some takeaways from that review:

- A peak period traffic counts was performed on Tuesday, September 27, 2022, at the intersections of Cheek-Sparger Road & Bedford Court. Based on the counts, there are 1,210 vehicles during the AM peak hour volume and 1,450 vehicles during the PM peak hour.
- Based on anticipated travel patterns of the development traffic, it is anticipated that 65% of the site traffic will travel through the intersection of Cheek-Sparger Road & Bedford Court. This equates to 31 vehicles during the AM peak hour and 41 vehicles during the PM peak hour. This increase in traffic represents a 2.5% increase in overall intersection volumes during the AM peak hour and a 2.8% increase in overall intersection volumes during the PM peak hour. These percentages are typically thought of having an insignificant impact on intersection operations.
- Based on field observations at the intersection of Cheek-Sparger Road & Bedford Court, the northbound and southbound approaches appear to operate below acceptable conditions during the weekday AM and PM peak hours.
- Based on the projected site traffic volumes, right-turn lanes and left-turn lanes are not anticipated to be needed to serve development traffic at the access points along Wayne Drive.

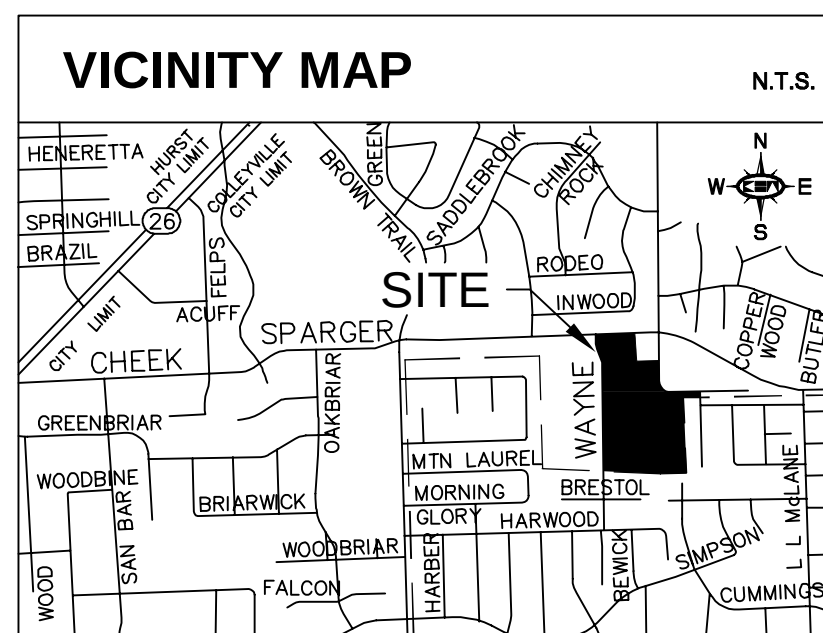
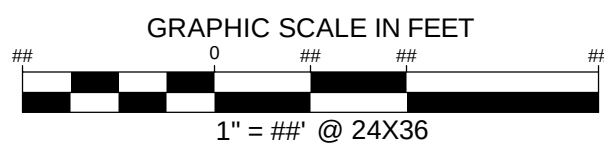
Based on the information provided above, the proposed Sagora Colleyville development is not anticipated to have any significant impacts on the surrounding roadway network.

ATTACHMENT

Table 1: Trip Generation Calculation

Land Uses	Intensity	Units	ITE Code	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Senior Adult Housing - Single-Family	36	Dwelling Unit(s)	251	155	3	6	9	7	4	11
Senior Adult Housing - Multifamily	130	Dwelling Unit(s)	252	421	9	17	26	18	15	33
Congregate Care Facility	20	Dwelling Unit(s)	253	44	1	1	2	2	2	4
Assisted Living	63	Bed(s)	254	164	7	4	11	6	9	15
Total Net New Trips:				784	20	28	48	33	30	63

Trip Generation based on ITE's *Trip Generation Manual*, 11th Edition .



LEGEND

ROOF DRAIN

CABLE TV BOX

CABLE TV HANDHOLE

CABLE TV MANHOLE

CABLE TV MARKER FLAG

CABLE TV MARKER SIGN

CELL TOWER

COMMUNICATIONS BOX

COMMUNICATIONS HANDHOLE

COMMUNICATIONS MANHOLE

COMMUNICATIONS MARKER FLAG

COMMUNICATIONS MARKER SIGN

CRESTED LINES WELL

ELEVATION BENCHMARK

FLOW DIRECTION

FIBER OPTIC BOX

FIBER OPTIC HANDHOLE

FIBER OPTIC MANHOLE

FIBER OPTIC MARKER FLAG

FIBER OPTIC MARKER SIGN

FIBER OPTIC VAULT

FLARING WELL

FUEL TANK

GAS BOX

GAS HANDHOLE

GAS METER

GAS MANHOLE

GAS MARKER FLAG

GAS SIGN

GAS TANK

GAS VAULT

GAS WELL

TELEPHONE BOX

TELEPHONE HANDHOLE

TELEPHONE MANHOLE

TELEPHONE MARKER FLAG

TELEPHONE MARKER SIGN

TELEPHONE VAULT

PIPELINE BOX

PIPELINE HANDHOLE

PIPELINE METER

PIPELINE MANHOLE

PIPELINE MARKER FLAG

PIPELINE MARKER SIGN

PIPELINE VAULT

PIPELINE VALVE

PIPELINE WATER BOX

PIPELINE WATER TANK

PIPELINE WATER VALVE

PIPELINE WATER VAULT

PIPELINE WATER VALVE

PIPELINE WATER VAULT

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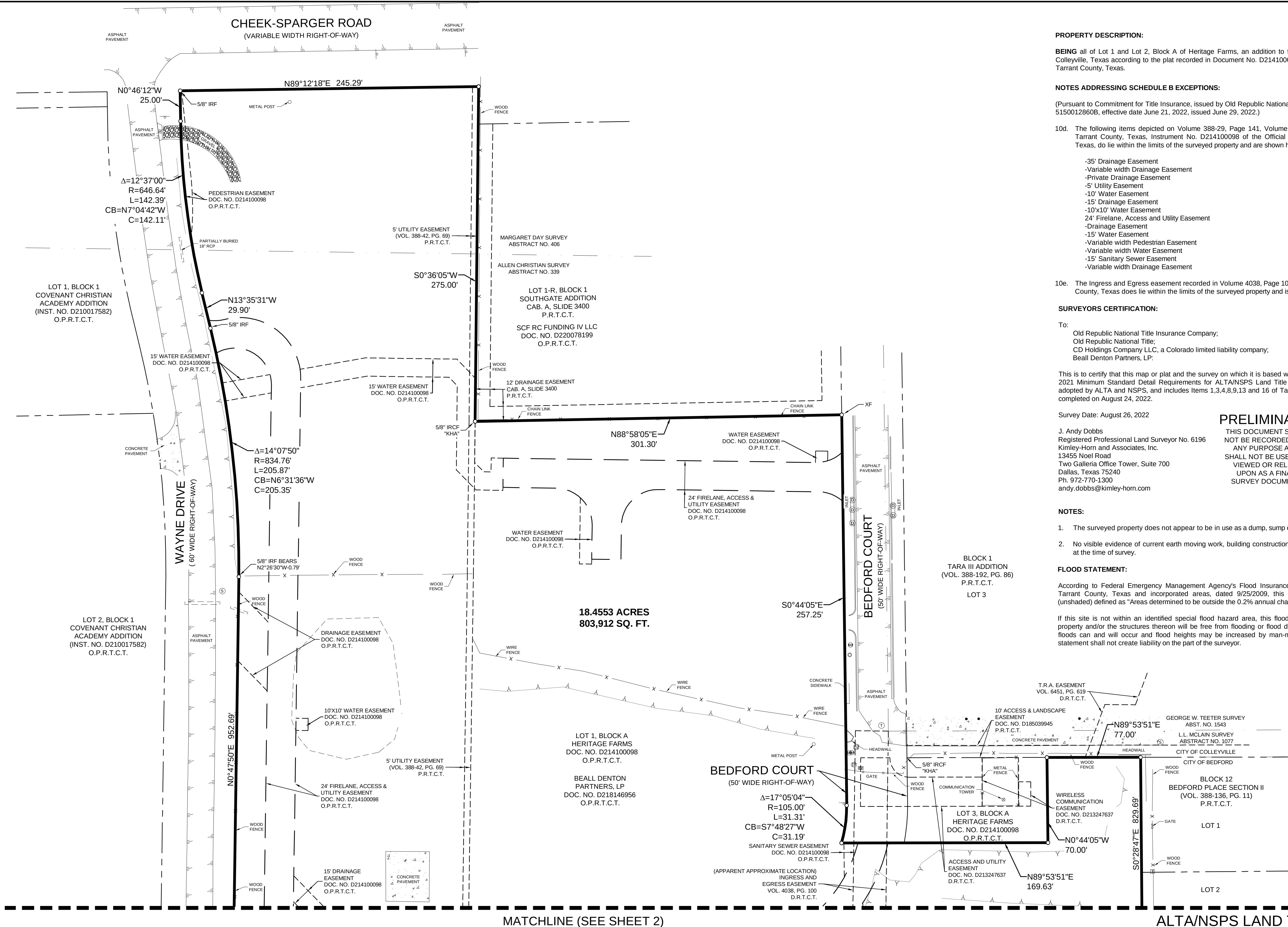
PIPELINE WATER VALVE

PIPELINE WATER VAULT

PIPELINE WATER VALVE

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	UNDERGROUND GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT



LOTS 1 AND 2, BLOCK A

HERITAGE FARMS

ALLEN CHRISTIAN SURVEY, ABSTRACT NO. 339,
MARGARET DAY SURVEY, ABSTRACT NO. 406
AND L.L. MCCLAIN SURVEY, ABSTRACT NO. 1077
CITY OF COLLEYVILLE AND CITY OF BEDFORD,
TARRANT COUNTY, TEXAS

Kimley»»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

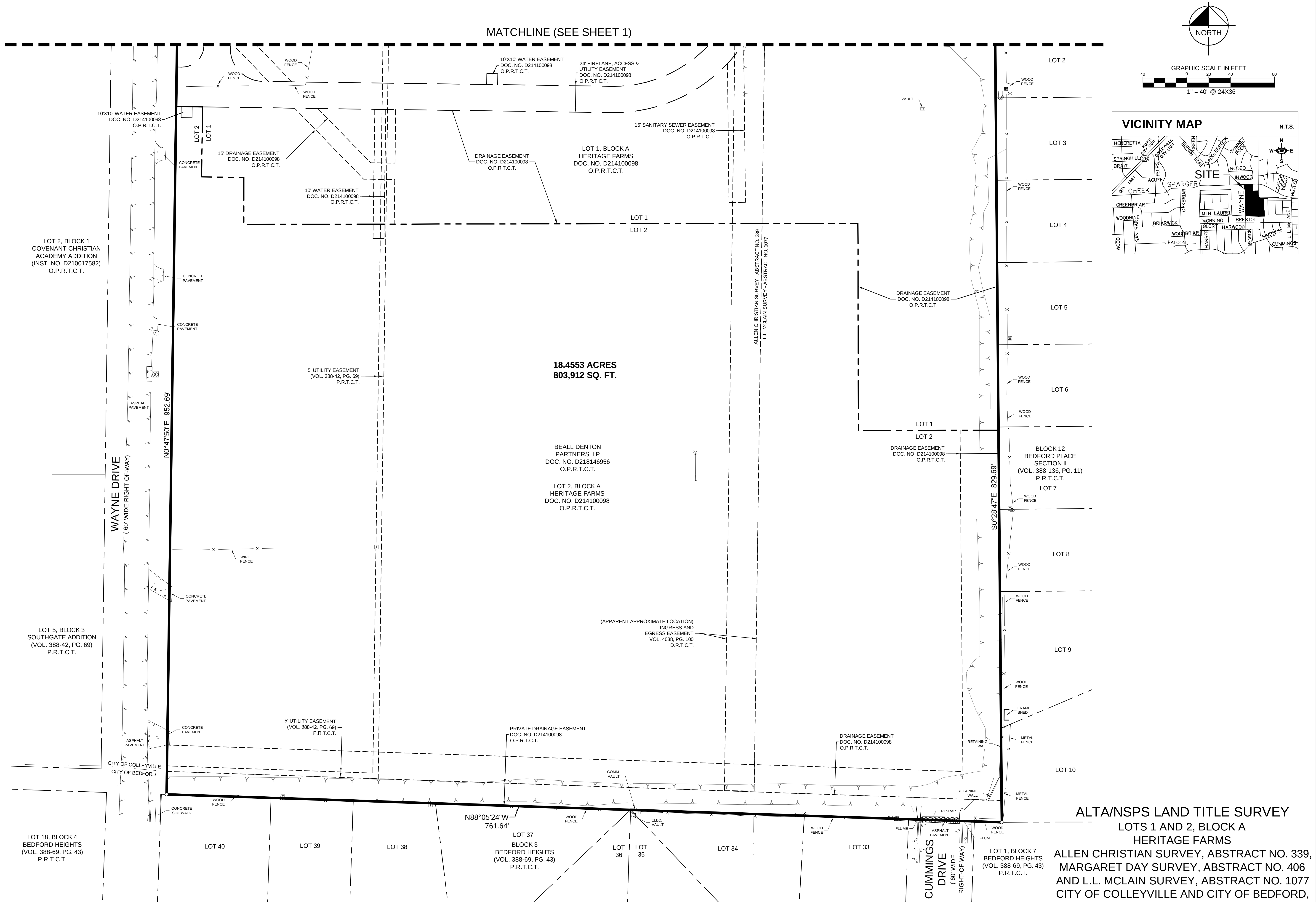
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 40'	CM	JAD	Aug. 2022	064609800	1 OF 2

LEGEND

	ROOF DRAIN		MAIL BOX
	CABLE TV BOX		NEWS STAND
	CABLE TV HANDHOLE		PHONE BOOTH
	CABLE TV MANHOLE		SECURITY CAMERA
	CABLE TV MARKER FLAG		TRASH BIN
	CABLE TV MARKER SIGN		SANITARY SEWER BOX
	CABLE TV VAULT		SANITARY SEWER CLEAN OUT
	COMMUNICATIONS BOX		SANITARY SEWER HANDHOLE
	COMMUNICATIONS HANDHOLE		SANITARY SEWER LIFT STATION
	COMMUNICATIONS MANHOLE		SANITARY SEWER METER
	COMMUNICATIONS MARKER FLAG		SANITARY SEWER MANHOLE
	COMMUNICATIONS MARKER SIGN		SANITARY SEWER MARKER FLAG
	CINDER VAULT		SANITARY SEWER MARKER SIGN
	ELEVATION BENCHMARK		SANITARY SEWER SEPTIC TANK
	FLOW DIRECTION		SANITARY SEWER VAULT
	FIRE HOSE		STORM SEWER BOX
	FIBER OPTIC HANDHOLE		STORM SEWER DRAIN
	FIBER OPTIC MANHOLE		STORM SEWER HANDHOLE
	FIBER OPTIC MARKER FLAG		STORM SEWER METER
	FIBER OPTIC MARKER SIGN		STORM SEWER MANHOLE
	FIBER OPTIC VAULT		STORM SEWER MARKER FLAG
	FLASHING WELL		STORM SEWER MARKER SIGN
	FUEL TANK		STORM SEWER VAULT
	GAS BOX		TRAFFIC BARRIER
	GAS HANDHOLE		TRAFFIC ISLAND
	GAS METER		TRAFFIC BOX
	GAS MANHOLE		CROSS WALK SIGNAL
	GAS METER FLAG		TRAFFIC HANDHOLE
	GAS SIGN		TRAFFIC MANHOLE
	GAS VALVE		TRAFFIC MARKER SIGN
	GAS VENT		TRAFFIC CAMERA
	GAS WELL		TRAFFIC SENSOR
	TELEPHONE BOX		TRAFFIC SIGNAL
	TELEPHONE HANDHOLE		TRAFFIC VAULT
	TELEPHONE MANHOLE		UNIDENTIFIED BOX
	TELEPHONE MARKER FLAG		UNIDENTIFIED HANDHOLE
	TELEPHONE MARKER SIGN		UNIDENTIFIED MANHOLE
	TELEPHONE VAULT		UNIDENTIFIED MARKER FLAG
	WATER BOX		UNIDENTIFIED MARKER SIGN
	PIPELINE HANDHOLE		UNIDENTIFIED PIPE
	PIPELINE METER		UNIDENTIFIED TANK
	PIPELINE MANHOLE		UNIDENTIFIED VAULT
	PIPELINE MARKER FLAG		TREE
	PIPELINE MARKER SIGN		WATER BOX
	PIPELINE VAULT		FIRE DEPT. CONNECTION
	PIPELINE VALVE		WATER HANDHOLE
	ELECTRIC BOX		FIRE HYDRANT
	GUY ANCHOR		WATER METER
	GUY ANCHOR POLE		WATER MANHOLE
	LIGHT MANHOLE		WATER MARKER FLAG
	LIGHT STANDARD		WATER MARKER SIGN
	ELECTRIC METER		WATER TANK
	ELECTRIC MANHOLE		WATER VAULT
	ELECTRIC MARKER FLAG		WATER VALVE
	ELECTRIC MARKER SIGN		AIR RELEASE VALVE
	UTILITY POLE		WATER WELL
	ELECTRIC SWITCH		IRON ROD W/ "HMA" CAP SET
	ELECTRIC TRANSFORMER		IRON ROD W/ CAP FOUND
	ELECTRIC VAULT		PK NAIL SET
	ESCAPED PARKING		PK NAIL FOUND
	PARKING METER		IRON ROD FOUND
	RAILROAD BOX		XS "X" CUT IN CONCRETE SET
	RAILROAD HANDHOLE		X "X" CUT IN CONCRETE FOUND
	RAILROAD SIGNAL		P.O.B. POINT OF BEGINNING
	RAILROAD SIGN		C.O.C. POINT OF COMMENCING
	RAILROAD VAULT		
	SIGN		
	MARQUEE/BILLBOARD		
	A/C UNIT		
	BASKET BALL GOAL		
	BORE LOCATION		
	FLAG POLE		
	GOAL POST		
	GREASE TRAP		
	IRRIGATION VALVE		

FLOOD STATEMENT:

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



Kimley»»Horn

[illegible]

FLOOD STATEMENT:

LEGEND	
ROOF DRAIN	MAIL BOX
CABLE TV HANDHOLE	PHONE BOOTH
CABLE TV MANHOLE	SECURITY CAMERA
CABLE TV MARKER FLAG	TRASH BIN
CABLE TV MARKER SIGN	SANITARY SEWER BOX
CABLE TV VAULT	SANITARY SEWER CLEAN OUT
COMMUNICATIONS BOX	SANITARY SEWER HANDHOLE
COMMUNICATIONS HANDHOLE	SANITARY SEWER LIFT STATION
COMMUNICATIONS MANHOLE	SANITARY SEWER METER
COMMUNICATIONS MARKER FLAG	SANITARY SEWER MANHOLE
COMMUNICATIONS MARKER SIGN	SANITARY SEWER MARKER FLAG
COMMUNICATIONS VAULT	SANITARY SEWER MARKER SIGN
ELEVATION BENCHMARK	SANITARY SEWER SEPTIC TANK
FLOW DIRECTION	SANITARY SEWER VAULT
FIBER OPTIC BOX	STORM SEWER BOX
FIBER OPTIC HANDHOLE	STORM SEWER DRAIN
FIBER OPTIC MANHOLE	STORM SEWER HANDHOLE
FIBER OPTIC MARKER FLAG	STORM SEWER METER
FIBER OPTIC MARKER SIGN	STORM SEWER MANHOLE
FIBER OPTIC VAULT	STORM SEWER MARKER FLAG
MONITORING WELL	STORM SEWER MARKER SIGN
FUEL TANK	STORM SEWER VAULT
GAS BOX	TRAFFIC BARRIER
GAS HANDHOLE	TRAFFIC BOLLARD
GAS METER	TRAFFIC BOX
GAS MANHOLE	CROSS WALK SIGNAL
GAS MARKER FLAG	TRAFFIC HANDHOLE
GAS SIGN	TRAFFIC MANHOLE
GAS TANK	TRAFFIC MARKER SIGN
GAS VAULT	TRAFFIC CAMERA
GAS VALVE	TRAFFIC SENSOR
GAS WELL	TRAFFIC SIGNAL
TELEPHONE BOX	TRAFFIC VAULT
TELEPHONE HANDHOLE	UNIDENTIFIED BOX
TELEPHONE MANHOLE	UNIDENTIFIED HANDHOLE
TELEPHONE MARKER FLAG	UNIDENTIFIED METER
TELEPHONE MARKER SIGN	UNIDENTIFIED MANHOLE
TELEPHONE VAULT	UNIDENTIFIED MARKER FLAG
PIPELINE BOX	UNIDENTIFIED MARKER SIGN
PIPELINE HANDHOLE	UNIDENTIFIED POLE
PIPELINE MANHOLE	UNIDENTIFIED TANK
PIPELINE MARKER FLAG	UNIDENTIFIED VAULT
PIPELINE MARKER SIGN	UNIDENTIFIED VALVE
PIPELINE VAULT	TREE
PIPELINE VALVE	WATER BOX
ELECTRIC BOX	FIRE DEPT. CONNECTION
FLOOD LIGHT	WATER HAND HOLE
GUY ANCHOR	FIRE HYDRANT
GUY ANCHOR POLE	WATER METER
ELECTRIC MANHOLE	WATER MANHOLE
ELECTRIC MARKER FLAG	WATER MARKER FLAG
ELECTRIC MARKER SIGN	WATER MARKER SIGN
UTILITY POLE	WATER TANK
ELECTRIC SWITCH	WATER VAULT
ELECTRIC TRANSFORMER	WATER VALVE
ELECTRIC VAULT	AIR RELEASE VALVE
HANDICAPPED PARKING	WATER WELL
PARKING METER	IRON ROD WITH CAP FOUND
RAILROAD BOX	PKS. PK. NAIL SET
RAILROAD HANDHOLE	PKS. PK. NAIL FOUND
RAILROAD SIGNAL	IRON ROD FOUND
RAILROAD SIGN	"X" CUT IN CONCRETE SET
RAILROAD VAULT	"X" CUT IN CONCRETE FOUND
SIGN	P.D.B. POINT OF BEGINNING
MARQUEE/BILLBOARD	P.D.C. POINT OF COMMENCING
A/C UNIT	
BASKET BALL GOAL	
BORE LOCATION	
FLAG POLE	
GOAL POST	
GREASE TRAP	
IRRIGATION VALVE	

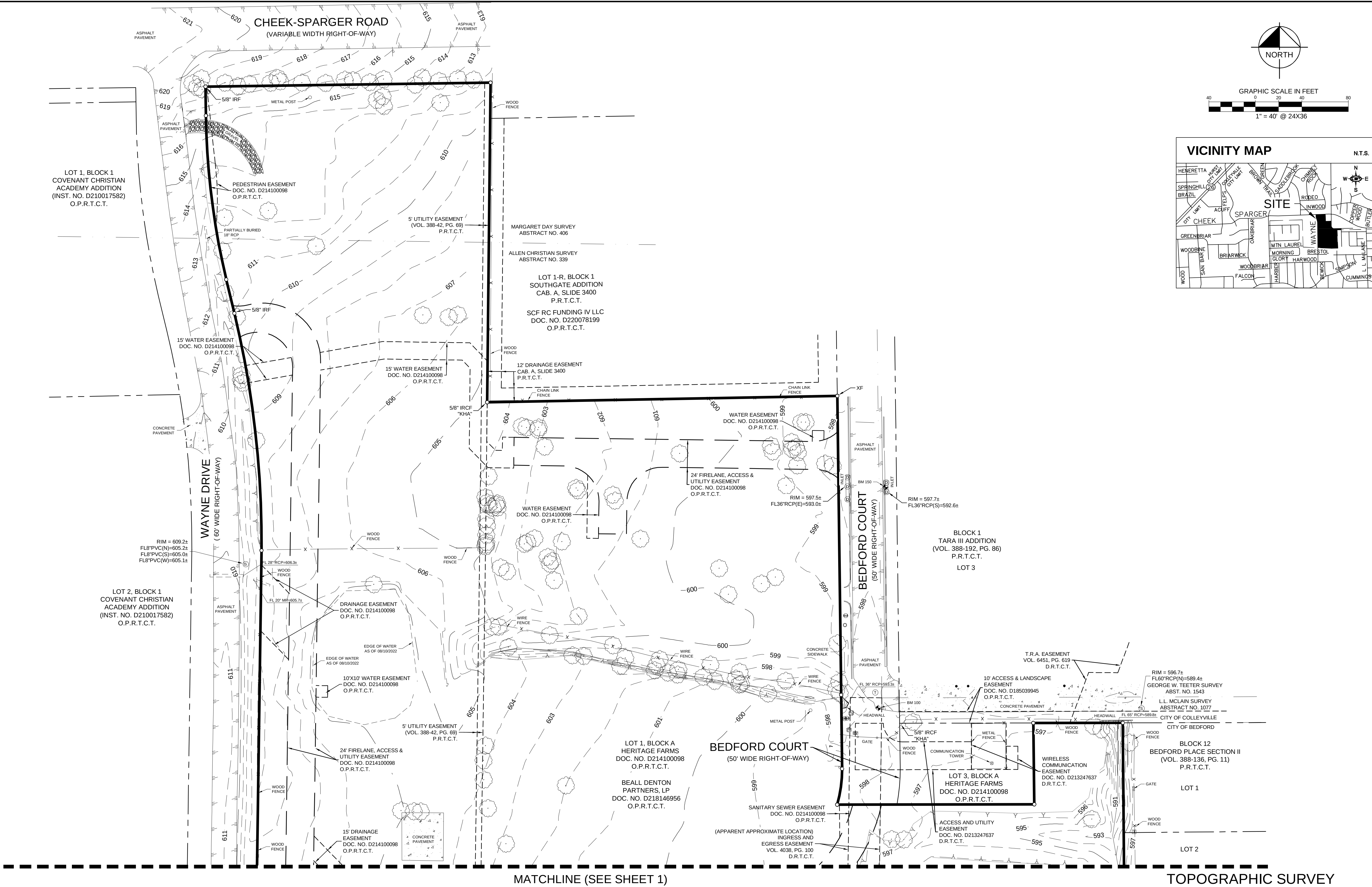
LINE TYPE LEGEND	
BOUNDARY LINE	
EASEMENT LINE	
BUILDING LINE	
WATER LINE	
SS	SANITARY SEWER LINE
	STORM SEWER LINE
	UNDERGROUND GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

BENCH MARK LIST	
COC BM 14 (BM 150)	
2" BRASS DISC IN A CONCRETE INLET ON THE EAST SIDE OF BEDFORD ROAD, 370' SOUTH OF THE CENTERLINE OF CHEEK-SPARGER ROAD AND 30' WEST OF TARA VILLAGE STRIP MALL	
ELEV.=597.68	
BM 100	
MAG NAIL W/ SHINER SET ON THE SOUTH SIDE OF THE ELBOW BEND OF BEDFORD COURT, 15'-4" NORTH OF A METAL GATE, 20'-4" SOUTH OF A TELEPHONE MANHOLE, 592' SOUTH OF THE CENTERLINE OF CHEEK-SPARGER ROAD	
ELEV.=598.34	

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0210K, for Tarrant County, Texas and incorporated areas, dated 9/25/2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



TOPOGRAPHIC SURVEY
LOTS 1 AND 2, BLOCK A
HERITAGE FARMS
ALLEN CHRISTIAN SURVEY, ABSTRACT NO. 339,
MARGARET DAY SURVEY, ABSTRACT NO. 406
AND L.L. MCCLAIN SURVEY, ABSTRACT NO. 1077
CITY OF COLLEYVILLE AND CITY OF BEDFORD,
TARRANT COUNTY, TEXAS

Kimley»Horn					
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240			FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3820
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	CM	JAD	Sep. 2022	064609800	2 OF 2



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number**Agenda Date** 1/22/2024**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and Discussion of an Amendment to the Land Development Code, Chapter 3, Section 3.26.E, specifically to allow for corner side yard fences greater than 30 inches in height and no greater than 25 percent opaque construction to be placed ten feet from the property line

Explanation

The City Council has directed staff to prepare a change to the Land Development Code, which would allow for fencing above 30 inches in height and no more than 25 opaque to be located within ten feet of the property lines for corner side yards.

Attachments

1. Existing and Proposed LDC Language 01.17.2024

Current LDC Language (approved August 20, 2019)

E. Fence and Free Standing Wall Setback Requirements

2. Corner Side Yards: Except where allowed elsewhere in this chapter, no fence or freestanding 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.

A decorative wall or fence (which is defined as any wall or fence not greater than thirty inches in height and not greater than twenty-five percent opaque construction) within a required street side yard shall not be placed less than three feet (3') from the side property line, and shall not be subject to the provisions of the preceding paragraph.

Proposed LDC Language

E. Fence and Free Standing Wall Setback Requirements

2. Corner Side Yards: Except where allowed elsewhere in this chapter, no fence or freestanding wall greater than thirty (30) inches in height and greater than twenty-five (25) percent opaque construction shall extend into the required street side yard. A fence that is greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction may extend into the required street yard and be located not less than ten (10) feet from the side property line. The regulations of 1.a through 1.d above shall apply.

A decorative wall or fence (which is defined as any wall or fence not greater than thirty inches in height and not greater than twenty-five percent opaque construction) within a required street side yard shall not be placed less than three feet (3') from the side property line, and shall not be subject to the provisions of the preceding paragraph.