



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

100 Main Street Colleyville, Texas 76034

MONDAY, MARCH 11, 2024

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

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

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

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

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

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

1. APPROVAL OF MINUTES

- 1a** February 12, 2024 Planning and Zoning Commission Meeting Minutes
February 26, 2024 Planning and Zoning Commission Worksession
Minutes

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration 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 TABLED FROM THE FEBRUARY 12, 2024 PLANNING AND ZONING COMMISSION MEETING. THE APPLICANT IS REQUESTING TO TABLE TO THE APRIL 8, 2024 PLANNING AND ZONING COMMISSION MEETING.
- 2b** Consideration of a Special Use Permit to allow for a fence on Lot 1, Block 1, Vankawala Residence Addition, being located at 4910 Behrens Court, Case ZC24-002
- 2c** Consideration of a Special Use Permit to allow for dog grooming on Lot 1RA, Block 1, Kroger Addition, being located at 4906 Colleyville Boulevard, Suite 202, Case ZC24-003

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, March 7, 2024* by 5:00 p.m.

Jaquelyn Reyff
Planning Manager

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

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 1a

Agenda Date 3/11/2024

Number

Type Approval of Minutes

Department Community Development

Title

February 12, 2024 Planning and Zoning Commission Meeting Minutes

February 26, 2024 Planning and Zoning Commission Worksession Minutes

Explanation

Approval of minutes from the Planning and Zoning Commission Meeting on February 12, 2024, and the Planning and Zoning Commission Worksession on February 26, 2024.

Attachments

1. February 12, 2024 Planning and Zoning Minutes
2. February 26, 2024 Planning and Zoning Commission Worksession Minutes



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, FEBRUARY 12, 2024

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on February 12, 2024 at 6:15 p.m.

Roll Call

Present: David Groves, Sayeda Syed, Mark Alphonso, Jerry Savoie, and Claudia Bevill

Absent: Tim Raine, and Jerome Obinabo

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

Also Present: Attorney, Nicole Corr, Fire Marshal, Rob Mckeown

Christopher Pham briefed the Commission regarding items to be presented this evening at the regular meeting. The commission asked questions regarding the fencing and landscaping details for the proposed plat.

Chair Bevill adjourned the Planning and Zoning Commission Worksession Meeting at 6:30 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on February 12, 2024, at 7:00 p.m.

Roll Call

Present: David Groves, Sayeda Syed, Mark Alphonso, Jerry Savoie, and Claudia Bevill

Absent: Tim Raine, and Jerome Obinabo

Staff Present: Ben Bryner, Jacquelyn Reyff, Kris Potts, Christopher Pham

Also Present: Attorney, Nicole Corr, Fire Marshal, Rob Mckeown

1. APPROVAL OF MINUTES

1a January 8, 2024 Planning and Zoning Commission Meeting Minutes

January 22, 2024 Planning and Zoning Commission Worksession Minutes

Commissioner Alphonso made a motion to approve the January 8, 2024 Planning and Zoning Commission Meeting Minutes and the January 22, 2024 Planning and Zoning Worksession minutes. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Syed, Alphonso, Savoie, and Bevill

Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

2a Presentation and Discussion of a Preliminary/Final Plat for the Foreman's Landing Addition, being Tracts 4F, 4U, and 4W, Abstract 1518, David R Teeter Survey, located at 4016 Jackson Road, Case PC24-001

Christopher Pham presented the case and briefed the Commission on the updated exhibits received by the applicant; specifically the fencing and landscaping details.

The applicant, Jared Stroebel did not wish to speak at this time.

The public hearing was opened at 7:09 p.m.

Jim Martin, 4116 Jackson spoke in regards to the existing pond on the property. Asking if the pond will be maintained by the HOA, if there will be an HOA.

The applicant Jared Stroebel addressed Mr. Martin's questions. There will not be an HOA, the pond will be maintained by the property owners.

With no one wishing to speak, the public hearing was closed at 7:09 p.m.

There was discussion between the commissioners' if the pond maintenance could be put into the deed, since the pond is between two properties, and how the owners would share maintenance.

The public hearing was reopened at 7:13 p.m.

Mary Martin, 4116 Jackson spoke in regards to potential drainage concerns. Mentioned how they live against bear creek their property is prone to flooding.

Jared Stroebel addressed Mrs. Martin's questions, this development will not increase any off site drainage flows. Since it drains towards the creek there will be no additional drainage concerns.

The public hearing was closed at 7:14 p.m.

Commissioner Groves made a motion to approve Case PC24-001. Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Groves, Alphonso, Savoie, and Bevill

Nay: 1 – Syed

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

THE APPLICANT HAS REQUESTED TO TABLE TO THE MARCH 11, 2024 PLANNING AND ZONING COMMISSION MEETING

Commissioner Syed made a motion to table Case ZC24-001 to the March 11, 2024 Planning and Zoning Commission Meeting. Commissioner Bevill seconded the motion.

The motion was carried by the following vote:**Aye: 5 – Groves, Syed, Alphonso, Savoie, and Bevill****Nay: 0 –**

- 2c.** Consideration 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

Ben Bryner presented the LDC Amendment and briefed the Commission on the how the change would affect permitting and SUP processes, specifically regarding street side yard fencing for corner lots.

The public hearing was opened at 7:25 p.m.

With no one wishing to speak the public hearing was closed at 7:25 p.m.

There was discussion with the commissioners regarding how this may affect easements or ROW and visibility concerns.

Commissioner Syed made a motion to approve the amendment to section 3.6.E of the Land Development Code. Commissioner Groves seconded the motion.

Aye: 5 – Groves, Syed, Alphonso, Savoie, and Bevill**Nay: 0 –****4. CITIZEN COMMENTS**

The public forum opened at 7:28 p.m.

With no one else wishing to speak, the public forum closed at 7:28 p.m.

5. ADJOURNMENT

The meeting adjourned at 7:29 p.m.

The minutes were written and prepared by:

Kristopher Potts

Kristopher Potts
Planner

The meeting minutes were approved on March , 2024 by a vote of __.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

FEBRUARY 26, 2024

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on February 26, 2024, at 6:15 p.m.

Roll Call

Present: David Groves, Mark Alphonso, Tim Raine, Claudia Bevill, Jerry Savoie, and Sayeda Syed

Absent: Jerome Obinabo

Staff Present: Ben Bryner, Jacquelyn Reyff, Kristopher Potts, Chris Pham

Also Present: Attorney, Nicole Corr, Fire Marshal, Rob Mckeown

2. WORKSESSION AGENDA ITMES

- 2a** Presentation and discussion a Special Use Permit to allow for a fence on Lot 1, Block 1, Vankawala Residence Addition, being located at 4910 Behrens Court, Case ZC24-002

Kris Potts presented item 2a and briefed the Commission. City staff addressed questions from the Commission regarding the materials and location of the proposed fence and the neighboring properties fences to make sure the fence would be cohesive in the proposed location.

- 2b** Presentation and discussion of a Special Use Permit to allow for dog grooming on Lot 1RA, Block 1, Kroger Addition, being located at 4906 Colleyville Boulevard Unit 202, Case ZC24-003

Christopher Pham presented item 2b and briefed the Commission. City staff addressed questions from the Commission regarding the proposed plan. There was general discussion among the Commission regarding potential hours of operation, if there will be size or breed restrictions, and there were concerns regarding what will be done about waste from the animals.

3. ADJOURNMENT

The meeting adjourned at 6:28 p.m.

The meeting was re-opened at 6:28 p.m.

There was discussion among the commissioner's regarding online statements that have been circulating. The commissioners reiterated they are not paid and their work for the city is strictly on a volunteer basis.

The meeting adjourned at 6:29 p.m.

The minutes were written and prepared by:

Kris Potts

Kris Potts
Planner

The meeting minutes were approved on March____, 2024 by a vote of ____.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number**Agenda Date** 3/11/2024**Type** Presentation and Discussion**Department** Community Development

Title

Consideration 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 TABLED FROM THE FEBRUARY 12, 2024 PLANNING AND ZONING COMMISSION MEETING. THE APPLICANT IS REQUESTING TO TABLE TO THE APRIL 8, 2024 PLANNING AND ZONING COMMISSION MEETING.

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. Request to Table
2. Aerial
3. Zoning
4. Future Land Use Map
5. Statement of Planning Objectives
6. Zoning Exhibit and Elevations
7. Drainage and Traffic Plan Exhibits

From: [H McNeish](#)
To: [Ben Bryner](#)
Cc: [Jackie Reyff](#); [Kristopher Potts](#); [Christopher Pham](#); [Adrienne Lothery](#); [Matthew Derrick](#); [David Meyering](#); [Bryan McCaleb](#)
Subject: RE: TABLE REQUEST Case ZC24-001 Senior Living 3808 Wayne Drive and 913 Cheek Sparger
Date: Tuesday, February 27, 2024 6:21:44 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Hello Mr. Byner – Thank you for your patience since our table request earlier this month. Confluent and Sagora are dedicated to this senior living opportunity in Colleyville, and we remain committed to presenting the best design support materials for Planning & Zoning Commission's consideration. In order to do that, we are requesting to table Case ZC24-001 one additional time to the April 8, 2024 Planning & Zoning Commission meeting. Thank you for your help on this matter. H



H McNeish
Vice President, Land Use Entitlements
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✉ HMcNeish@confluentdev.com

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From: H McNeish
Sent: Friday, February 2, 2024 1:51 PM
To: Ben Bryner <BBryner@colleyville.com>
Cc: Jackie Reyff <JReyff@colleyville.com>; Kristopher Potts <KPotts@colleyville.com>; Christopher Pham <CPham@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Matthew Derrick <mderrick@confluentdev.com>; Jack Johnson <jack.johnson@confluentdev.com>; Bryan McCaleb <bmccaleb@sagora.com>
Subject: TABLE REQUEST Case ZC24-001 Senior Living 3808 Wayne Drive and 913 Cheek Sparger

Hello Mr. Bryner – Confluent and Sagora are excited about the opportunity to bring a high-quality senior living project to Colleyville. To fulfill that commitment, we want to ensure our PUD request and supporting design documents are able to account for the discussion we heard during the Planning & Zoning Commission's work session, as well as DRC and other staff comments. In order to do that, we wish to table Case ZC24-001 to the March 11, 2024 Planning and Zoning Commission meeting. Thank you for your help and we look forward to working with you and others between now and the March meeting. Regards - H



H McNeish
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Aerial Map

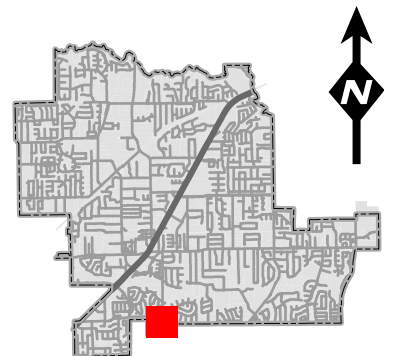


ZC24-001

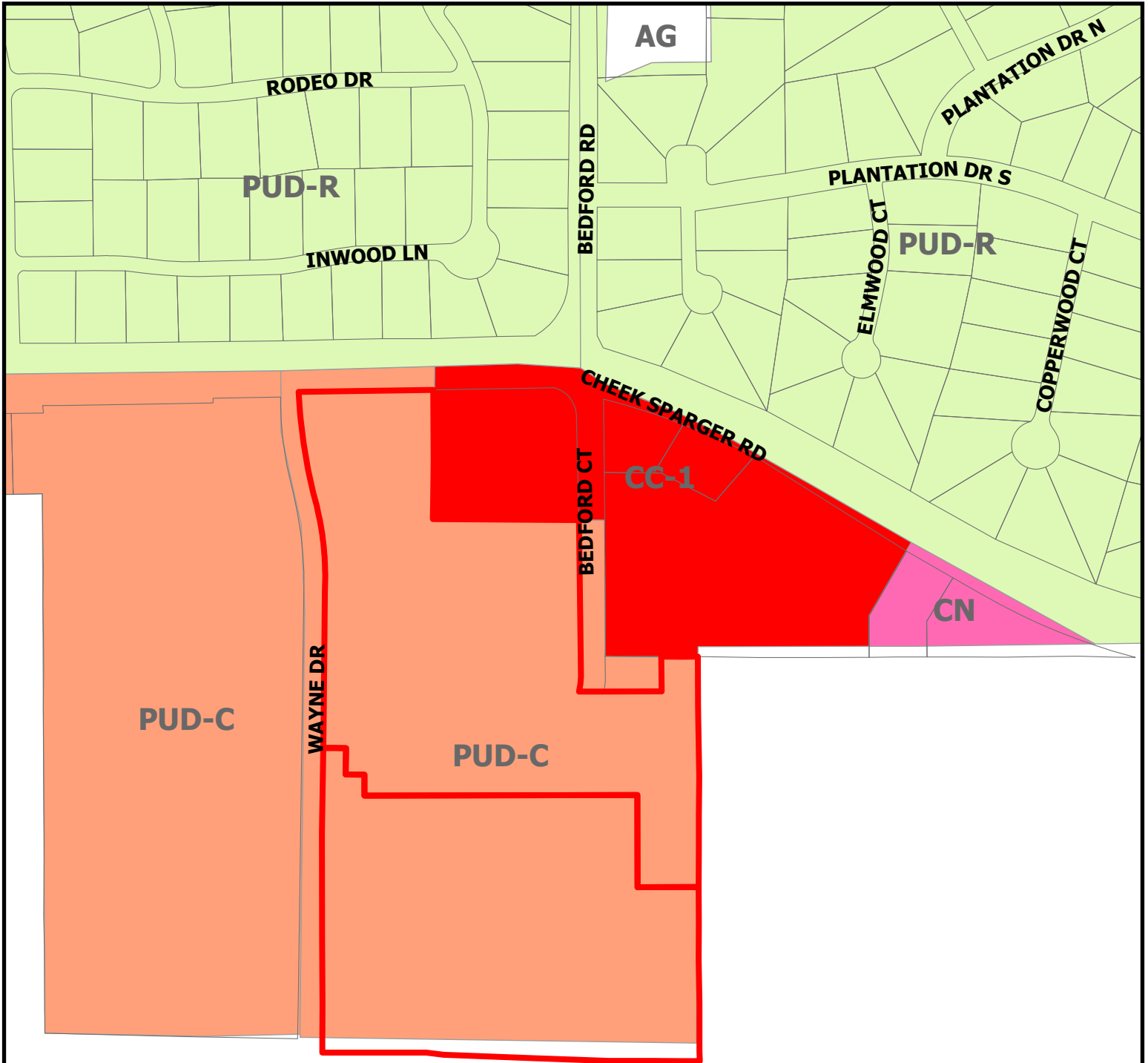
913 Cheek Sparger Rd & 3808 Wayne Dr

DISCLAIMER:
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 Subject Property



Zoning Map

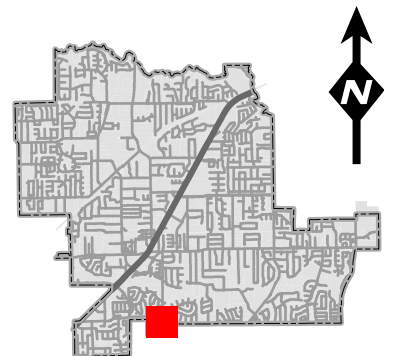


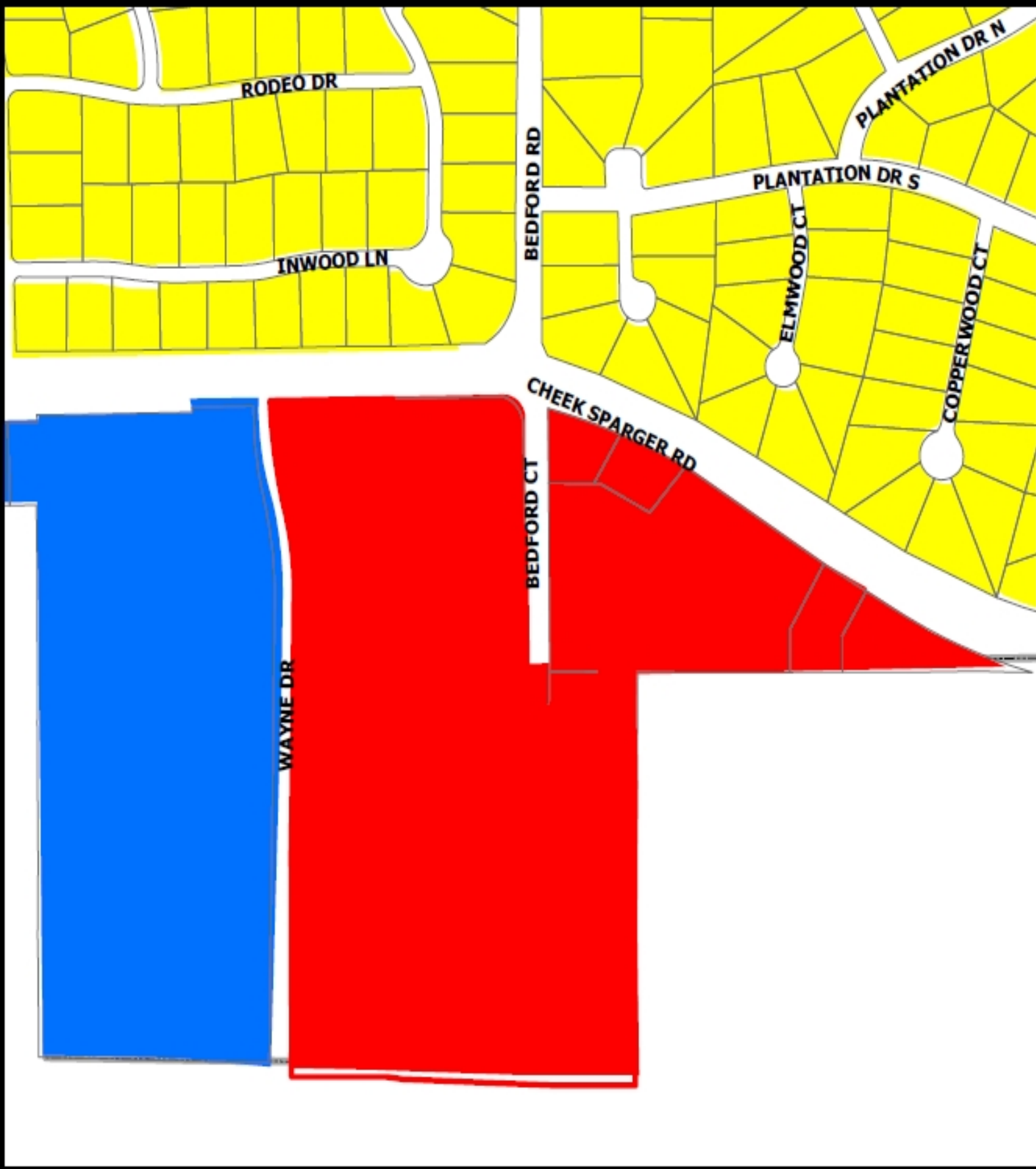
ZC24-001

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: _____

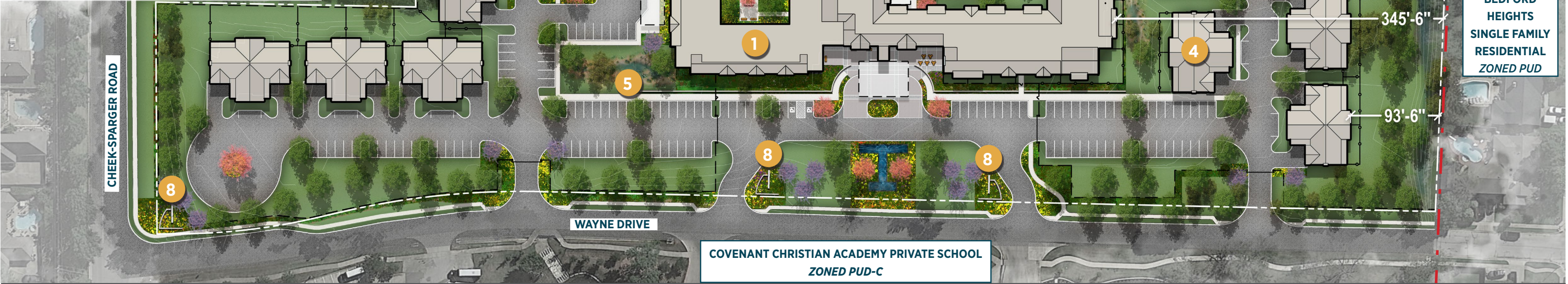
Accepted By: _____

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



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



[Signature]
*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

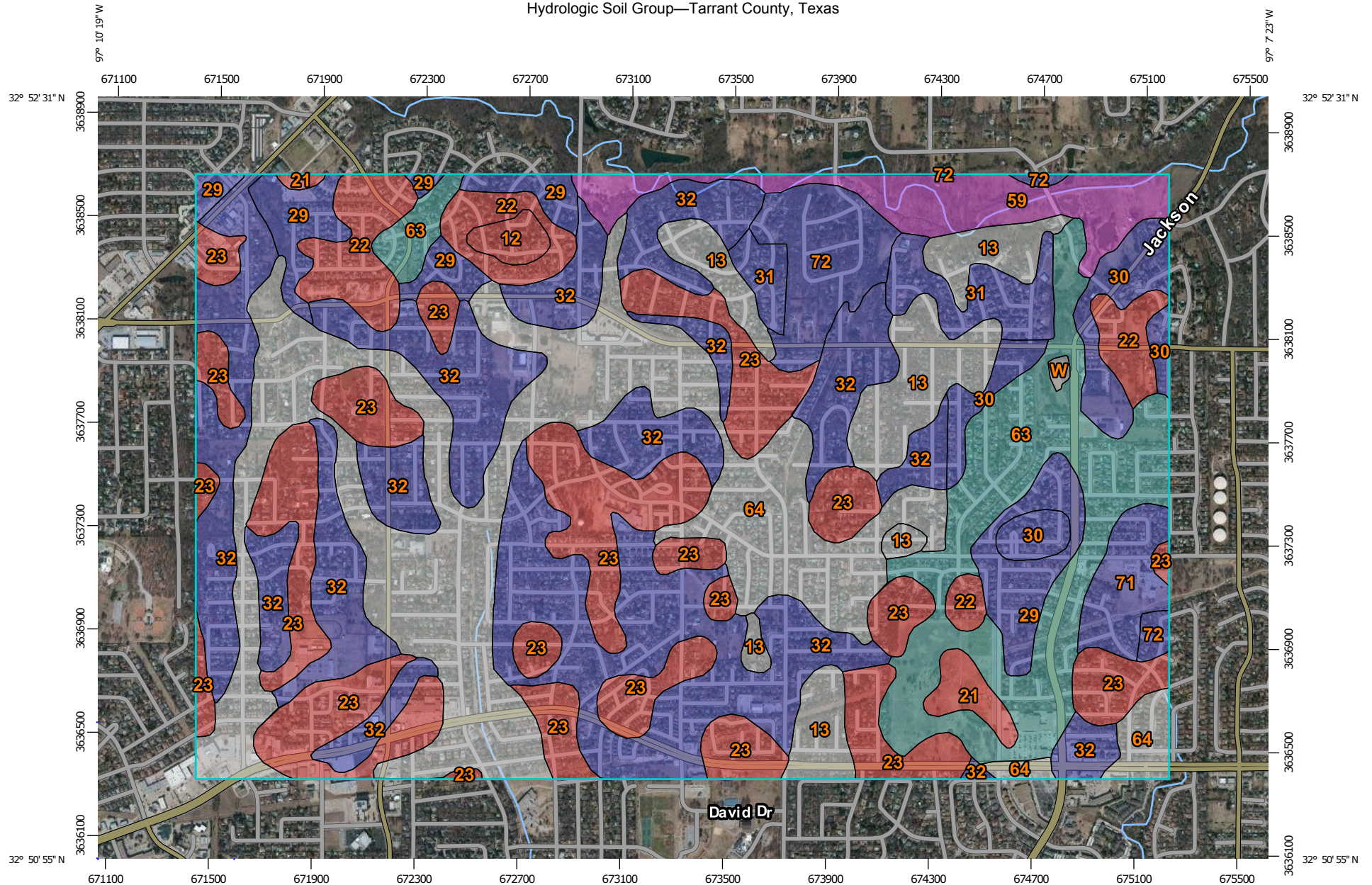
EXISTING CONDITION HYDROLOGIC MODEL ROUTES										
Reach Name	Upstream Junction	Downstream Junction	Length	Methodology	Upstream Elevation	Downstream Elevation	Slope	Bottom Width	Side Slope	Mannings "n"
			(ft)				(ft/ft)	(ft)	(x':1')	
R-A	J-A	J-F	558	Muskingum-Cunge	610	598	0.022	0	2	0.045
R-B	J-B	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					

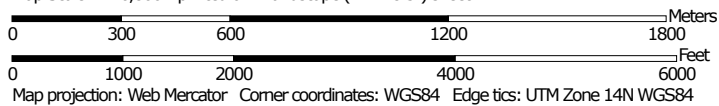
Rainfall Data						
Duration (min)	2-year Depth (in)	5-year Depth (in)	10-year Depth (in)	25-year Depth (in)	50-year Depth (in)	100-year Depth (in)
5	0.439	0.572	0.673	0.807	0.909	1.012
15	0.875	1.137	1.336	1.601	1.801	2.004
60	1.572	2.047	2.408	2.888	3.248	3.619
120	1.935	2.555	3.031	3.671	4.159	4.669
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.



**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.

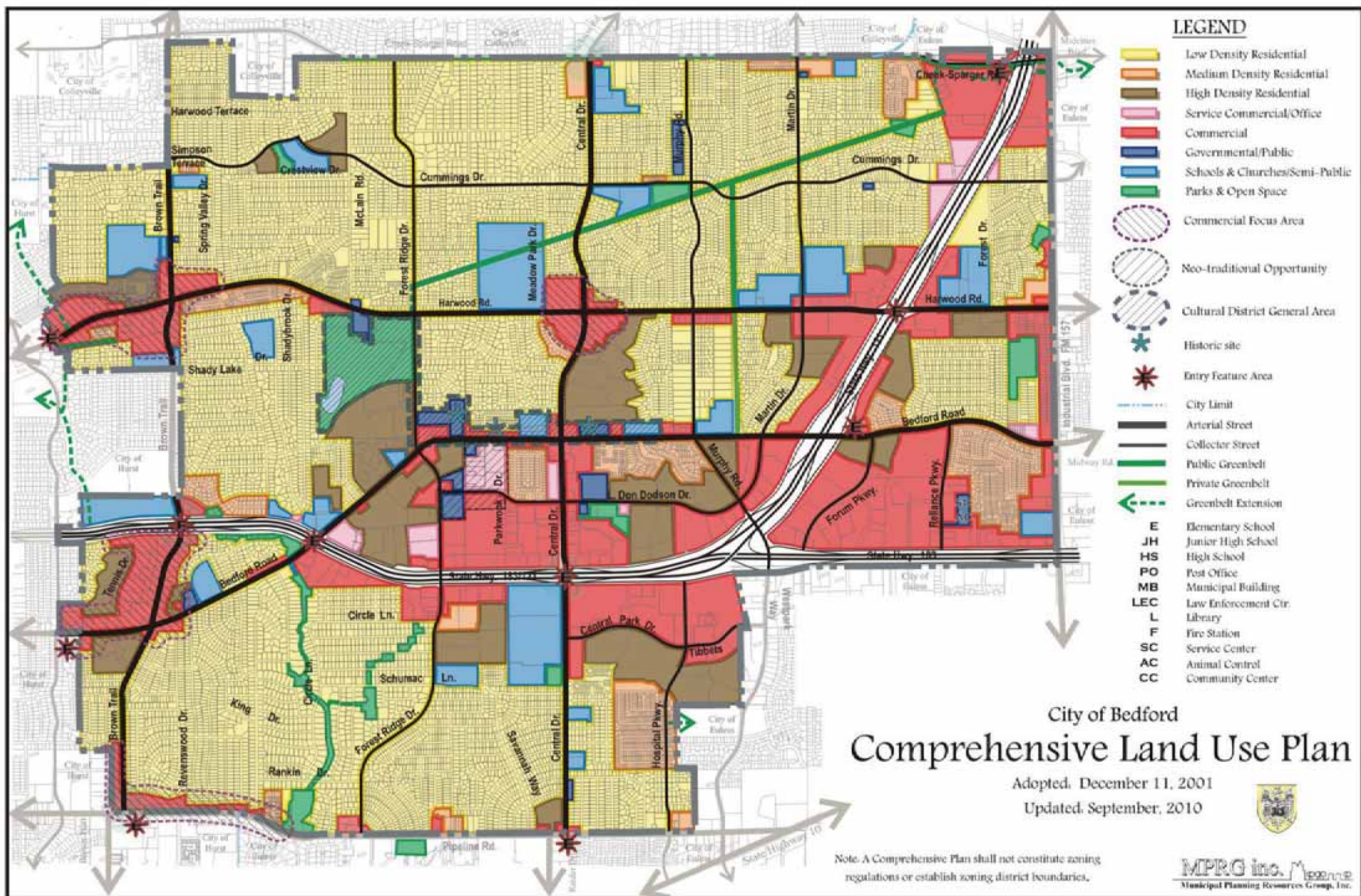
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

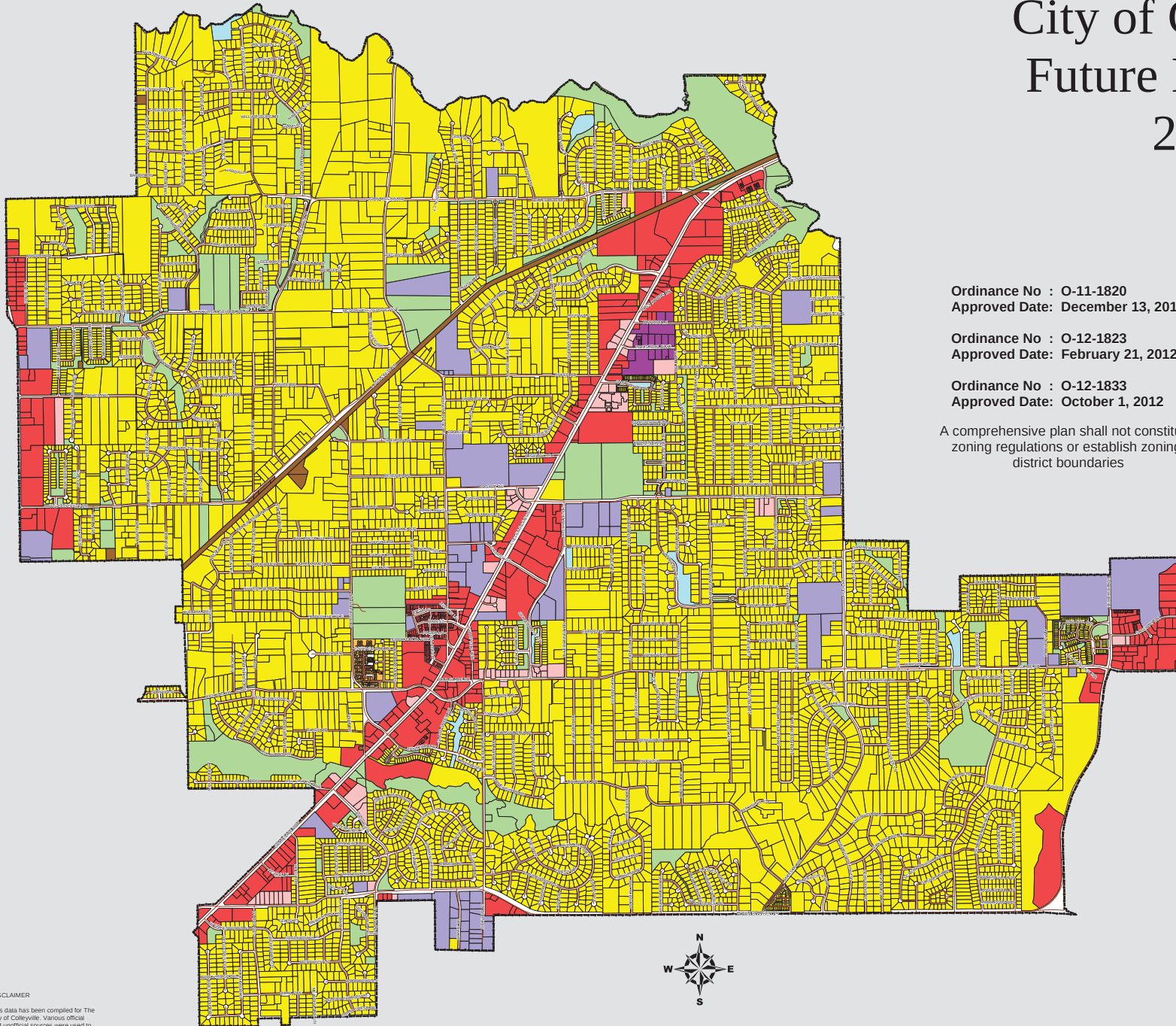
Aggregation Method: Dominant Condition

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

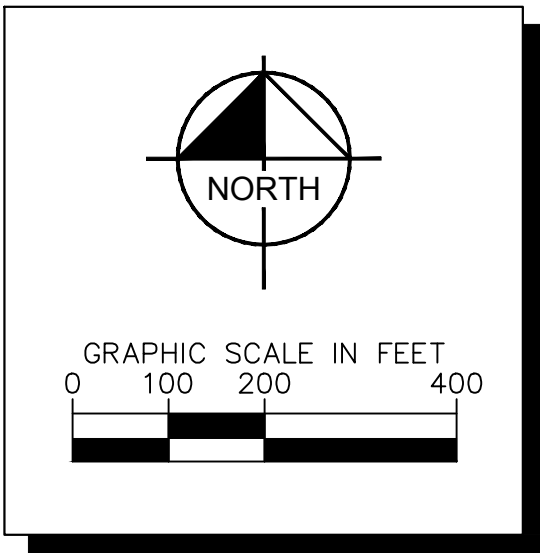
DISCLAIMER
This data has been compiled for The City of Colleyville. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



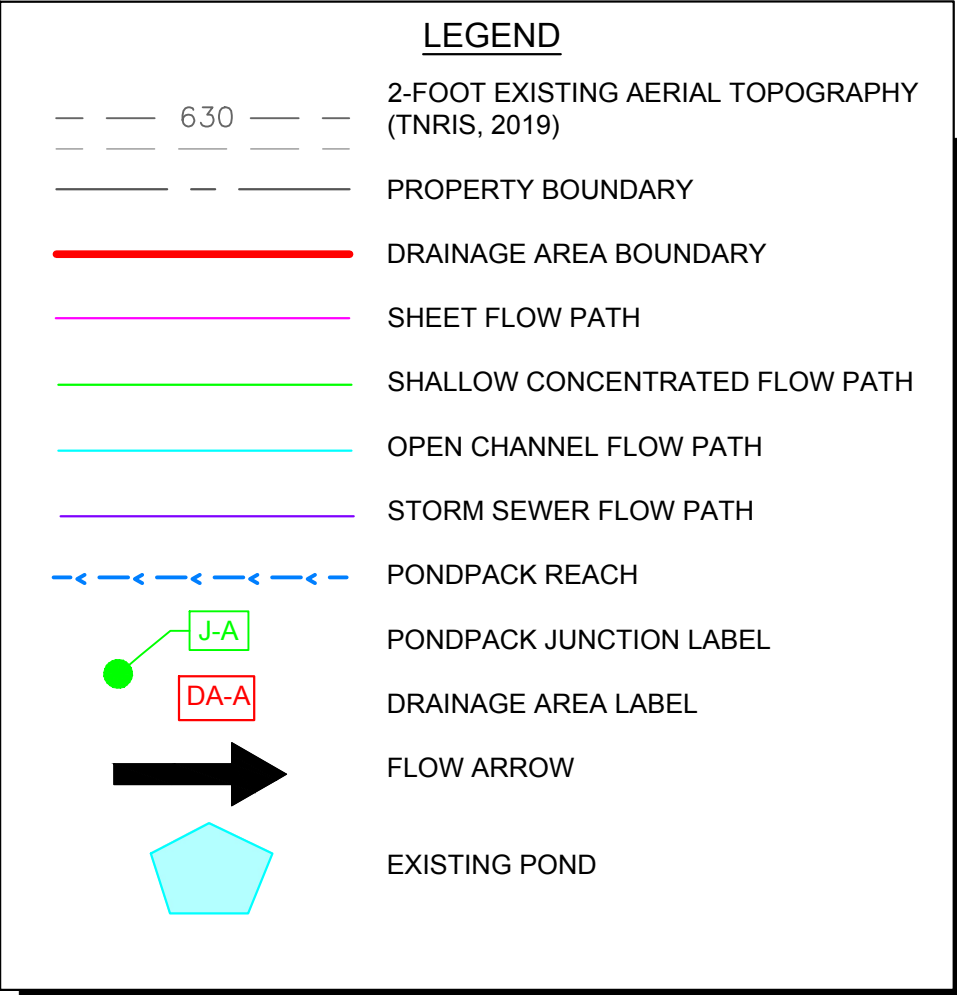
Revision Date: May 1, 2013

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})/(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	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

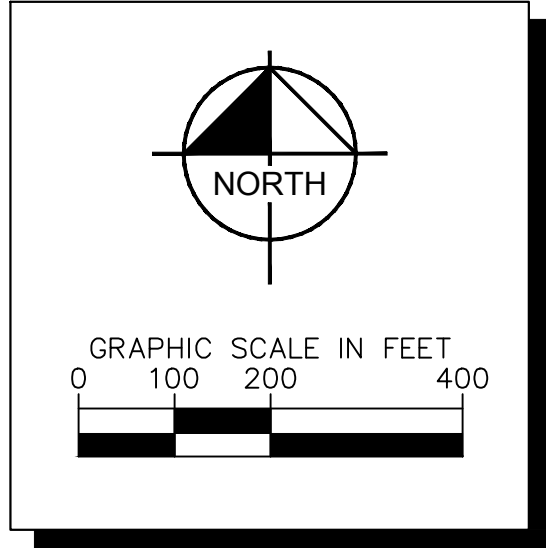


Junction		Existing Flow (cfs)					
		2-Year	5-Year	10-Year	25-Year	50-Year	100-Year
Existing Storm System	J-A	39	78	108	143	169	195
Existing Ditch System	J-B	33	69	97	127	151	175
Existing Ditch System	J-C	72	149	208	273	323	374
Existing Storm System	J-D	59	118	163	213	251	289
Existing Storm System	J-E	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



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

This aerial map shows a residential area with a red boundary line. The map includes lot numbers such as 644, 650, 630, 652, 648, 628, 634, 622, 620, 646, 626, 618, 610, and 614. A red box labeled 'DA-A' is located near lot 648, and another red box labeled 'DA-B' is near lot 614. Three black arrows point to specific locations within the boundary: one near lot 648, one near lot 646, and one near lot 610. The map is labeled 'BROWN TRAIL' on the left and 'SIMPSON TERRACE' at the bottom. A label 'CHEEK-SPAR' is visible at the top right.

[illegible]

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No.	REVISIONS	DATE	BY
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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

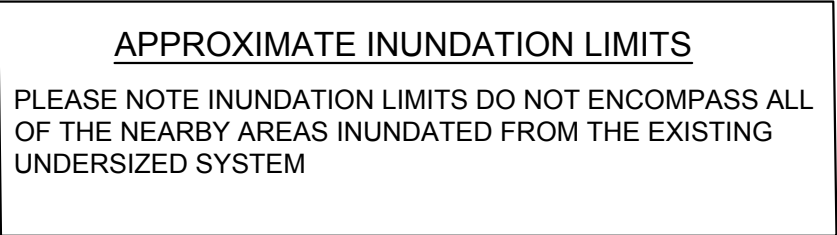
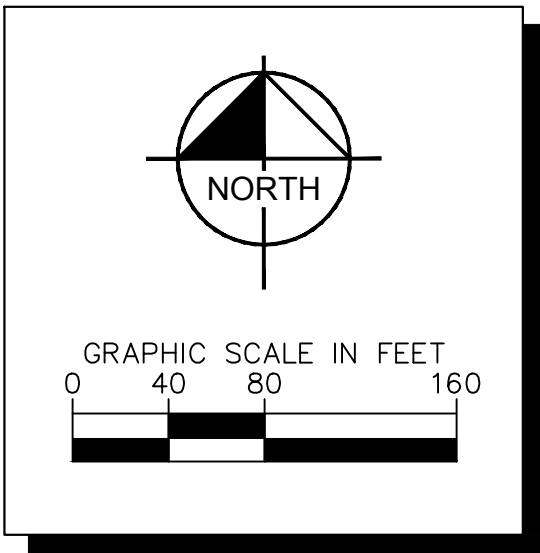
5-YEAR FLOW COMPARISON			
Existing Junction	Existing Flow (cfs)	Proposed Flow (cfs)	Difference (cfs)
J-A	78.21	78.21	0.00
J-B	69.06	69.06	0.00
J-C	149.01	149.01	0.00
J-D	118.33	118.33	0.00
J-E	413.58	321.91	-91.67
J-F	97.01	98.45	1.44
J-G	389.44	297.77	-91.67

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



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

LEGEND

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

STATE OF TEXAS
NICHOLAS SOPKO
146489
LICENSED PROFESSIONAL ENGINEER

SAGORA
COLLEYVILLE

EXISTING INUNDATION MAP

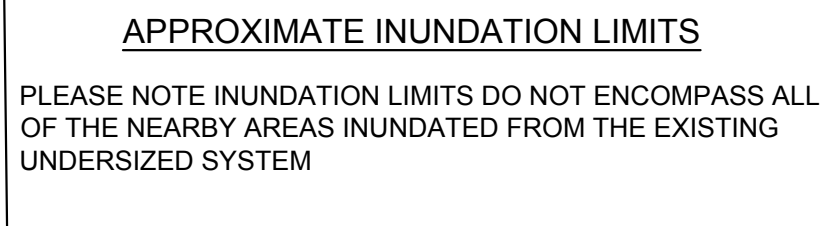
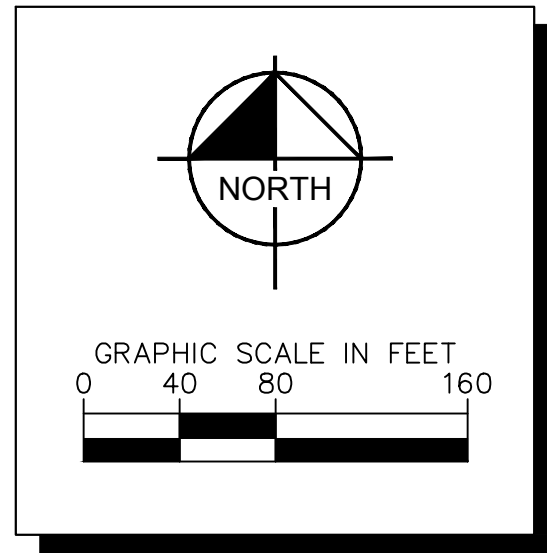
SHEET NUMBER
EXH-3

TEXAS REGISTERED ENGINEERING FIRM F-928
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Wed. 5

CHECKED BY: NRS

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12-6-2023 12:25 AM



Proposed Pond Summary Table		
ELEVATION	AREA (AC)	VOLUME (AC-FT)
589.84	0.00	0.00
590	0.84	0.07
591	0.97	0.97
592	1.12	2.02
593	1.30	3.23
594	1.48	4.62
595	1.66	6.19
596	1.85	7.94
597	2.33	10.03
598	3.24	12.82
599	4.59	16.73

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

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

<u>LEGEND</u>	
	1-FOOT EXISTING AERIAL TOPOGRAPHY (TNIRIS, 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

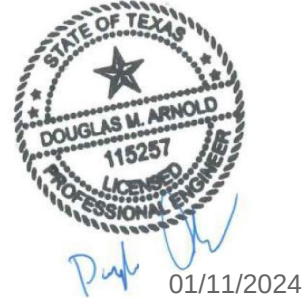
MEMORANDUM

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.

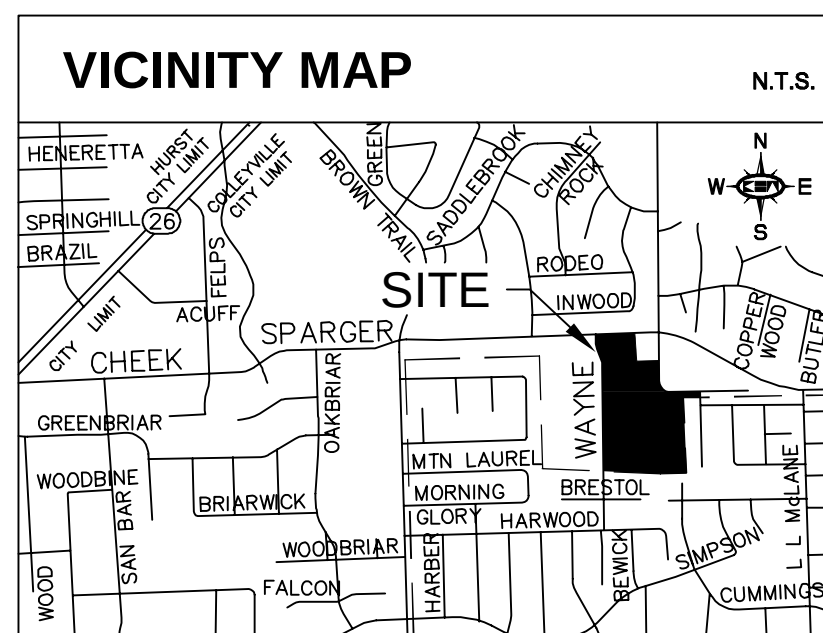
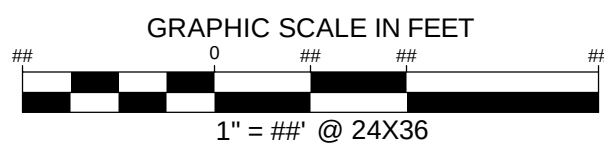


ATTACHMENT

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 .

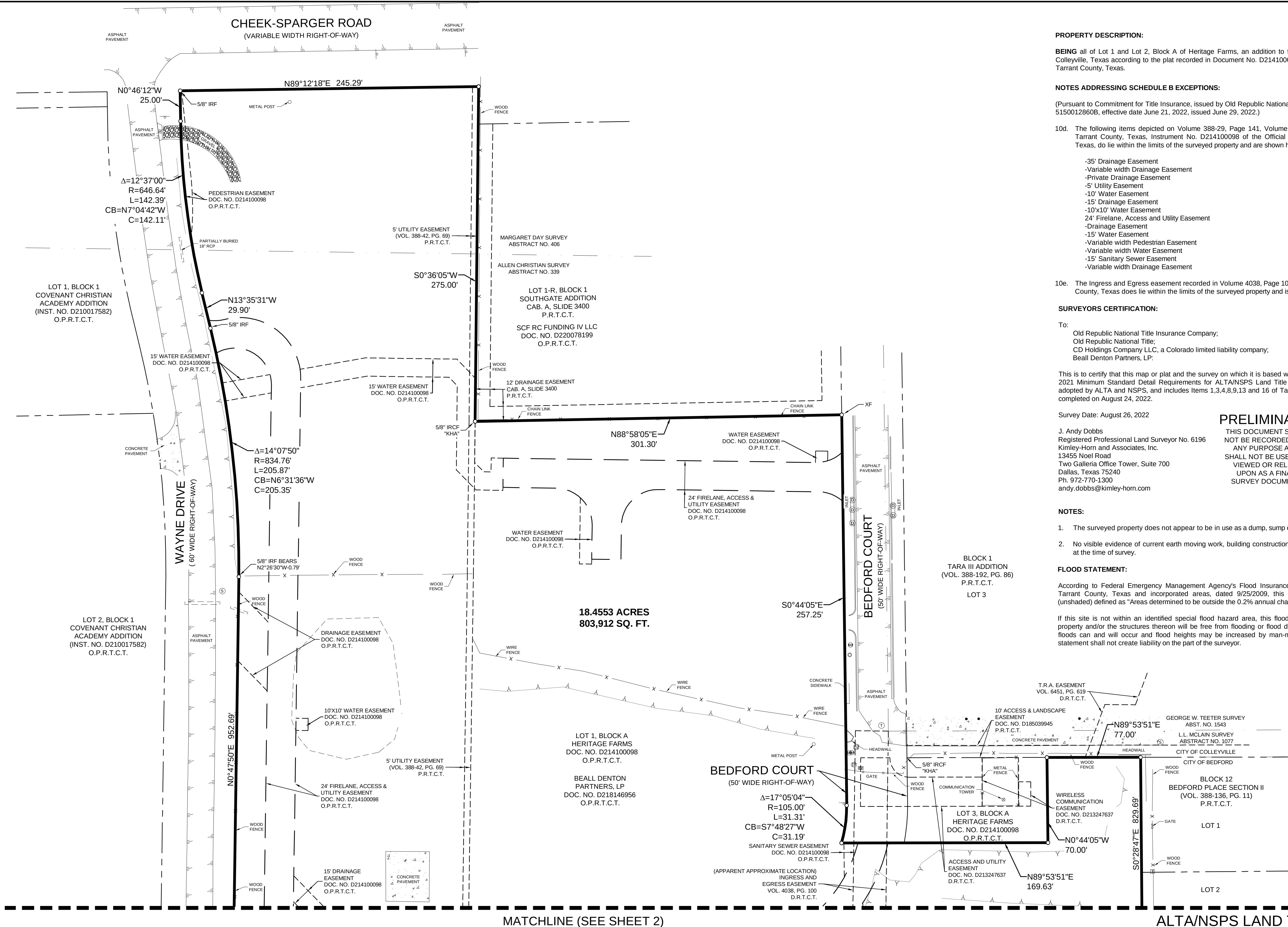


LEGEND

	ROOF DRAIN		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 CLEAN OUT
	CELL TOWER		SANITARY SEWER BOX
	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
	CRESTED LINES WELL		SANITARY SEWER MARKER SIGN
	ELEVATION BENCHMARK		SANITARY SEWER SEPTIC TANK
	FLOW DIRECTION		STORM SEWER BOX
	FIBER OPTIC BOX		STORM SEWER CLEAN OUT
	FIBER OPTIC HANDHOLE		STORM SEWER DRAIN
	FIBER OPTIC MANHOLE		STORM SEWER FLAG
	FIBER OPTIC MARKER FLAG		STORM SEWER METER
	FIBER OPTIC MARKER SIGN		STORM SEWER MANHOLE
	FIBER OPTIC VAULT		STORM SEWER MARKER FLAG
	FLARING 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 MARKER FLAG		TRAFFIC HANDHOLE
	GAS SIGN		TRAFFIC MANHOLE
	GAS TANK		TRAFFIC CAMERA
	GAS VAULT		TRAFFIC SENSOR
	GAS WELL		TRAFFIC SIGNAL
	TELEPHONE BOX		TRAFFIC VAULT
	TELEPHONE HANDHOLE		UNDEFINED BOX
	TELEPHONE MANHOLE		UNDEFINED HANDHOLE
	TELEPHONE MARKER FLAG		UNDEFINED METER
	TELEPHONE MARKER SIGN		UNDEFINED MANHOLE
	TELEPHONE VAULT		UNDEFINED MARKER FLAG
	PIPELINE BOX		UNDEFINED MARKER SIGN
	PIPELINE HANDHOLE		UNDEFINED PIPE
	PIPELINE METER		UNDEFINED TANK
	PIPELINE MANHOLE		UNDEFINED VAULT
	PIPELINE MARKER FLAG		UNDEFINED VALVE
	PIPELINE MARKER SIGN		TREE
	PIPELINE VAULT		WATER BOX
	PIPELINE VALVE		FIRE DEPT. CONNECTION
	ELECTRIC BOX		WATER HANDHOLE
	ELECTRIC HANDHOLE		FIRE HYDRANT
	ELECTRIC ANCHOR		WATER METER
	GUY ANCHOR POLE		WATER MANHOLE
	ELECTRIC 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
	ELECTRIC VAULT		WATER VALVE
	ELECTRIC SWITCH		IRIS IRIS ROAD WALK "K" MAN CAP SET
	ELECTRIC TRANSFORMER		IRIS IRIS ROAD WALK WITH CAP FOUND
	HANDICAPPED PARKING		PKS PK NAIL SET
	PARKING METER		PKS PK NAIL FOUND
	RAILROAD BOX		IRIS IRIS ROAD FOUND
	RAILROAD HANDHOLE		XS "X" CUT IN CURB IN SET
	RAILROAD MANHOLE		XS "X" CUT IN CURB IN SET FOUND
	RAILROAD SIGNAL		P.O.B. POINT OF BEGINNING
	RAILROAD VAULT		P.O.B. POINT OF COMMENCING
	SIGN		
	TRAFFIC SIGNAL/BILLBOARD		
	ARC JOINT		
	BASKET BALL GOAL		
	BORE LOCATION		
	FLAG POLE		
	GOAL POST		
	GREASE TRAP		
	IRRIGATION 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. MCLAIN 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

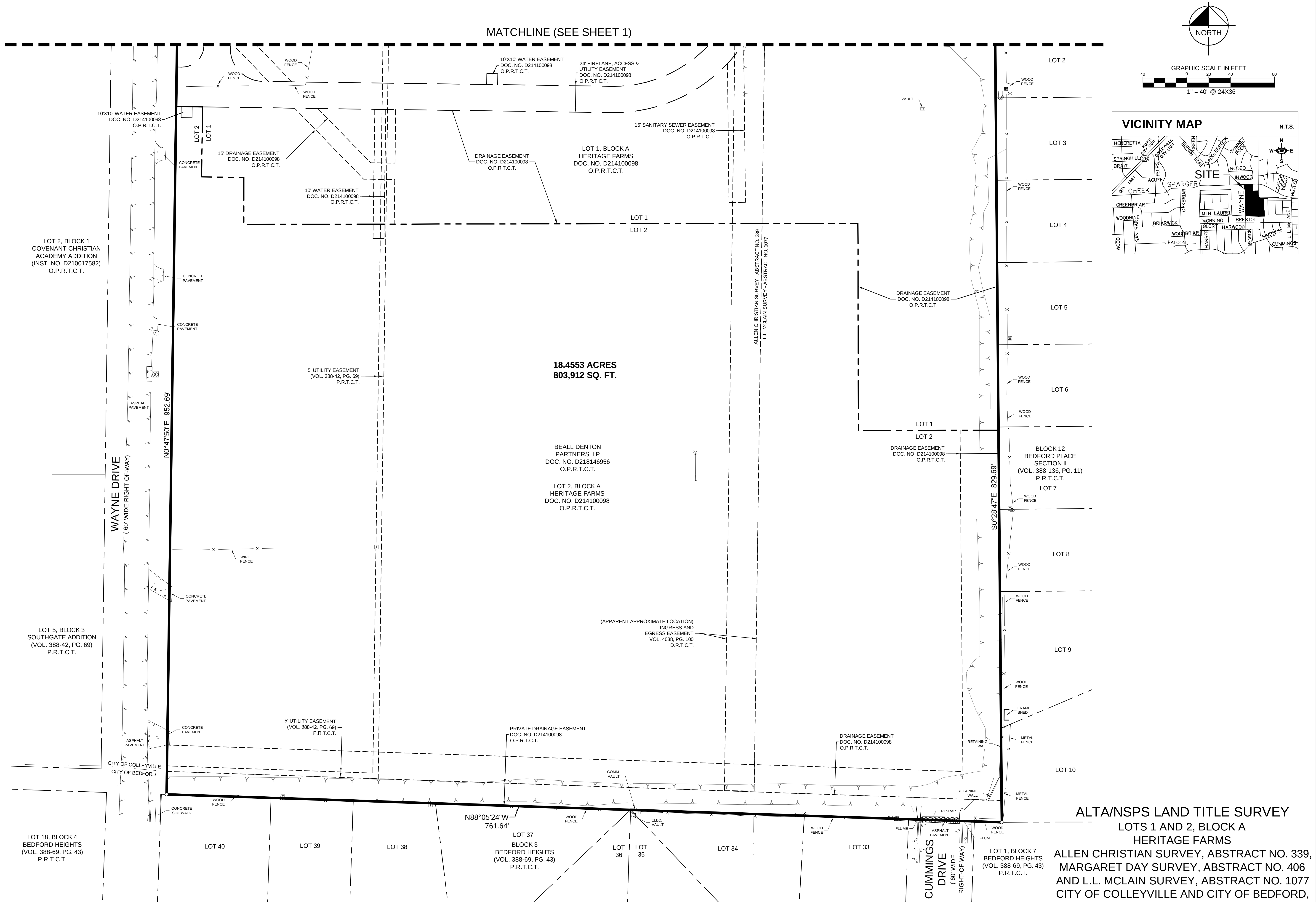
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1" = 40'	CM	JAD	Aug. 2022	064609800	1 OF 2

LEGEND

	ROOF DRAIN		MAIL BOX
	CABLE TV BOX		NEWS STAND
	CABLE TV HANDLE		PHONE BOOTH
	CABLE TV VAULT		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 HANDLE
	COMMUNICATIONS HANDLE		SANITARY SEWER LIFT STATION
	COMMUNICATIONS MARKER FLAG		SANITARY SEWER METER
	COMMUNICATIONS MARKER SIGN		SANITARY SEWER MANHOLE
	CABLE TV VAULT		SANITARY SEWER MARKER FLAG
	ELEVATION BENCHMARK		SANITARY SEWER MARKER SIGN
	FLOW DIRECTION		SANITARY SEWER SEPTIC TANK
	FIRE HOSE		SANITARY SEWER VAULT
	FIBER OPTIC HANDLE		STORM SEWER BOX
	FIBER OPTIC MANHOLE		STORM SEWER CLEAN OUT
	FIBER OPTIC MARKER FLAG		STORM SEWER HANDLE
	FIBER OPTIC MARKER SIGN		STORM SEWER MANHOLE
	FIBER OPTIC VAULT		STORM SEWER MARKER FLAG
	FILLING WELL		STORM SEWER MARKER SIGN
	FUEL TANK		STORM SEWER VAULT
	GAS BOX		TRAFFIC BARRIER
	GAS HANDLE		TRAFFIC ISLAND
	GAS METER		TRAFFIC BOX
	GAS MANHOLE		CROSS WALK SIGNAL
	GAS MARKER FLAG		TRAFFIC HANDLE
	GAS SIGN		TRAFFIC MARKER
	GAS TANK		TRAFFIC MARKER SIGN
	GAS VAULT		TRAFFIC CAMERA
	GAS WELL		TRAFFIC SENSOR
	TELEPHONE BOX		TRAFFIC SIGNAL
	TELEPHONE HANDLE		TRAFFIC VAULT
	TELEPHONE MANHOLE		UNIDENTIFIED BOX
	TELEPHONE MARKER FLAG		UNIDENTIFIED HANDLE
	TELEPHONE MARKER SIGN		UNIDENTIFIED MANHOLE
	TELEPHONE VAULT		UNIDENTIFIED MARKER FLAG
	PIPELINE BOX		UNIDENTIFIED MARKER SIGN
	PIPELINE HANDLE		UNIDENTIFIED PIPE
	PIPELINE MARKER FLAG		UNIDENTIFIED TANK
	PIPELINE MARKER SIGN		UNIDENTIFIED VAULT
	PIPELINE VAULT		TREE
	PIPELINE VALVE		WATER BOX
	PIPELINE VAULT		FIRE DIPST. CONNECTION
	ELECTRIC BOX		WATER HANDLE
	ELECTRIC HANDLE		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 HANDLE		XS "X" CUT IN CONCRETE FOUND
	RAILROAD SIGNAL		P.O.B. POINT OF BEGINNING
	RAILROAD SIGN		P.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

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' +/- NORTH OF A METAL GATE, 20' +/- SOUTH OF A TELEPHONE MANHOLE, 592± SOUTH OF THE CENTERLINE OF CHEEK-SPARGER ROAD
ELEV.=598.34

DWG NAME: C:\USERS\CANDE\MENDOZA\APPDATA\LOCAL\MICROSOFT\WINDOWS\INETCACHED\CONTENT\OUTLOOK\6GDSBXP5064489800-CONFLUENT\COLLEVILLE CHEEK SPARGER AND WAYNE TS.DWG PLOTTED BY MENDOZA, CANDE 9/7/2022 3:44 PM LAST SAVED 9/7/2022 3:41 PM

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	

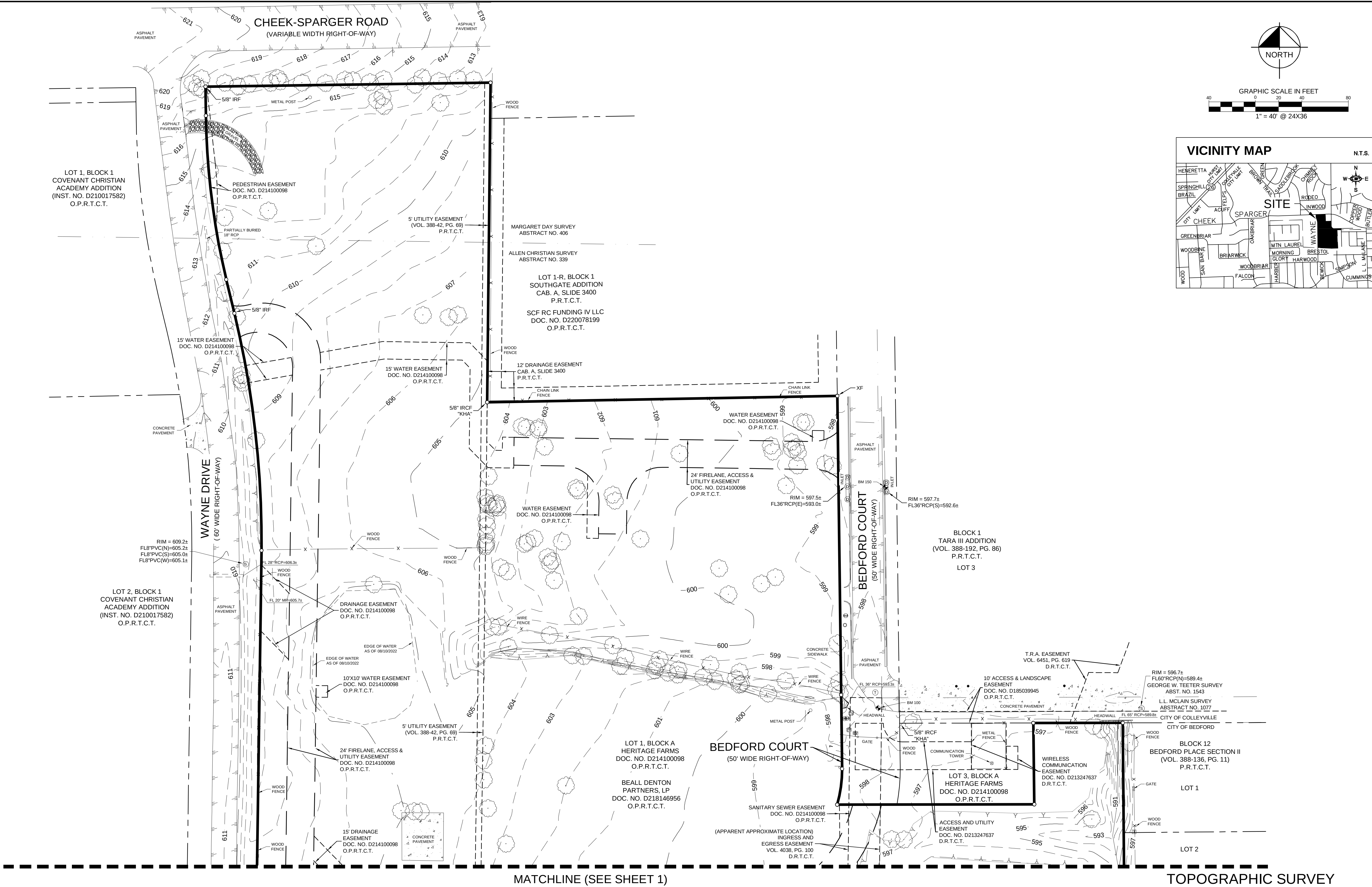
LINE TYPE LEGEND	
BOUNDARY LINE	
EASEMENT LINE	
BUILDING LINE	
WATER LINE	
SS	SANITARY SEWER LINE
	STORM SEWER LINE
	UNDERGROUND GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

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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 BRIEFING

Agenda Number 2b	Agenda Date 3/11/2024	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Special Use Permit to allow for a fence on Lot 1, Block 1, Vankawala Residence Addition, being located at 4910 Behrens Court, Case ZC24-002

Explanation

Rajendra Vankawala, the applicant, has submitted a request for a Special Use Permit on Lot 1, Block 1, Vankawala Residence Addition, being approximately 0.86 acres, and zoned R-40 Single Family Residential. The SUP request is to allow a 6-foot wrought iron fence with masonry columns to be placed on the property line along Glade Road within the required street side yard setback.

Existing Conditions/Background: The subject property, 4910 Behrens Court, resides at the intersection of Glade Road and Behrens Court and has R-40 Single Family Residential zoning. The property currently has a single family home constructed in 2019.

SUP Request: The applicant is requesting approval of an SUP to allow for a wrought iron fence 6-feet in height with masonry columns 7-feet in height to be placed within the street side yard setbacks along Glade Road.

Ordinance – Section 3.26 Fences, Free Standing Walls, and Screening Materials Regulations of the Land Development Code establishes the maximum size and location of fencing to be permitted by staff on a residential lot:

"E. Fence and Free-Standing Wall Setback Requirement:

1. Front Yards: No fence or free standing wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall be located beyond the front façade of the primary residential structure.

d. Exceptions to front yard requirement: Lots containing a minimum of 40,000 square feet, and subdivisions, shall be allowed to construct a perimeter fence within the front yard setback. Said fencing shall be no greater than eight (8) feet in height and shall have no greater than twenty-five (25) percent opaque construction within the front yard. Allowed construction materials shall be the same as paragraph '1.a' above. This exception shall not apply to properties zoned as a PUD district.

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

standing wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall extend into the required street side yard. The regulations of 1.a through 1.d above shall apply."

Special Use Permit Provision: Any request for a building permit for a fence/wall which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

Analysis: The applicant is making the request to add more privacy to their home and to be in line with the fence line along their neighbor's front yard. The fence being proposed would be a 6-foot tall iron fence with 7-foot tall masonry columns placed every 40-feet, and it would encroach in the street side yard setback. The fencing would be placed on the property line along Glade Road. The lot is 37,458 square feet in size, just under the threshold to qualify for the exemption that would allow a fence in this location.

Plat Status: The property is platted as Lot 1, Block 1, Vankawala Residence Addition.

DRC Review: The DRC met on February 12, 2024 and determined the case would be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north are zoned R-20 Single Family Residential and improved with single family homes. The properties to the east, west, and south are zoned R-40 Single Family Residential and improved with single family homes.

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

Staff Recommendation: Staff recommends denial of the requested SUP as it does not meet the technical requirements of the Land Development Code.

Recommendation

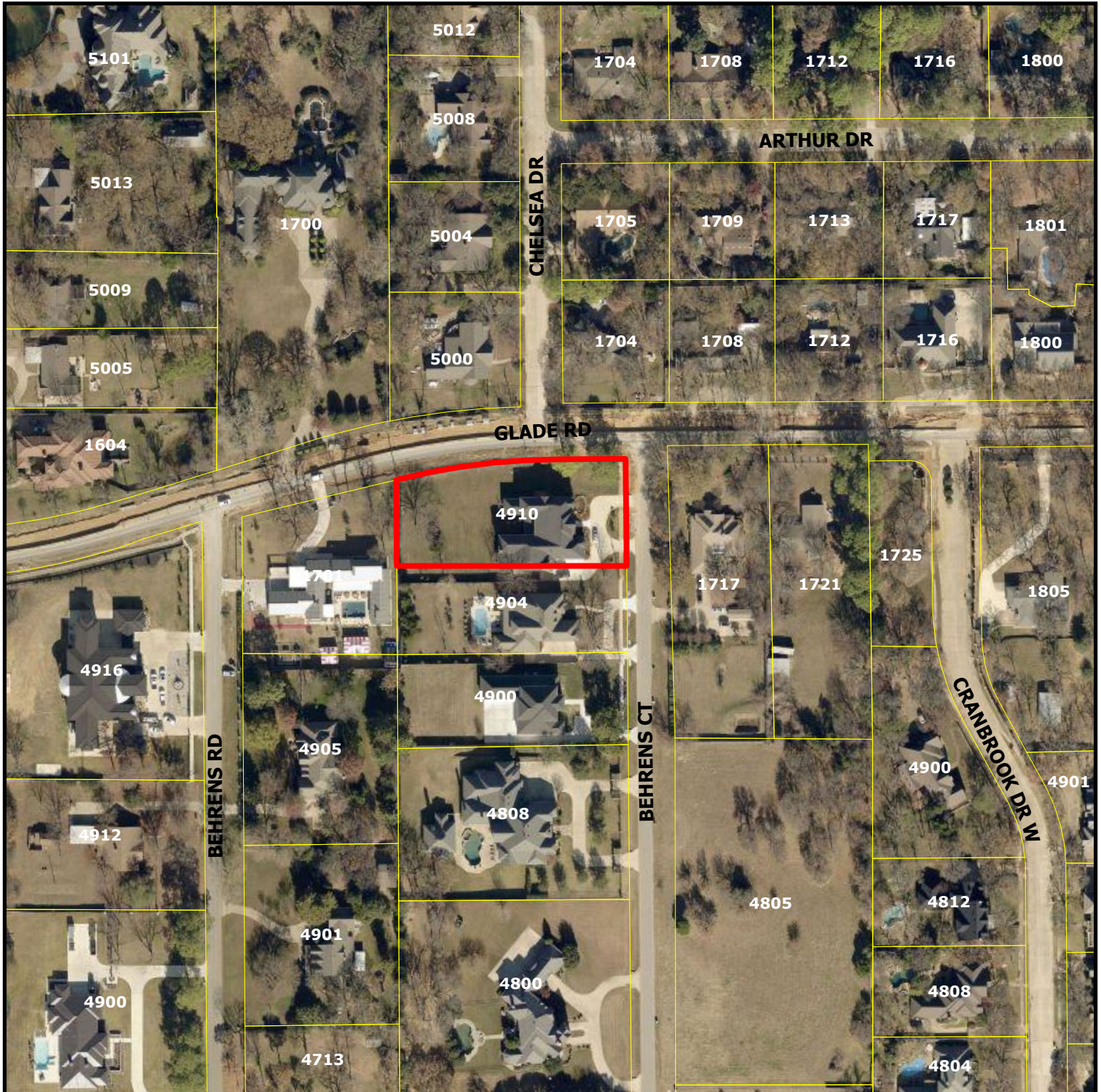
Denial

Attachments

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

6. Notification Map
7. Notification List
8. Notification Letter
9. Draft Ordinance

Aerial Map

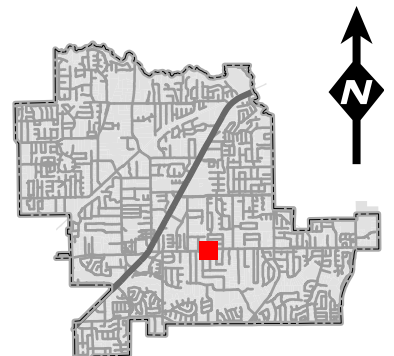


ZC24-002

4910 Behrens Ct

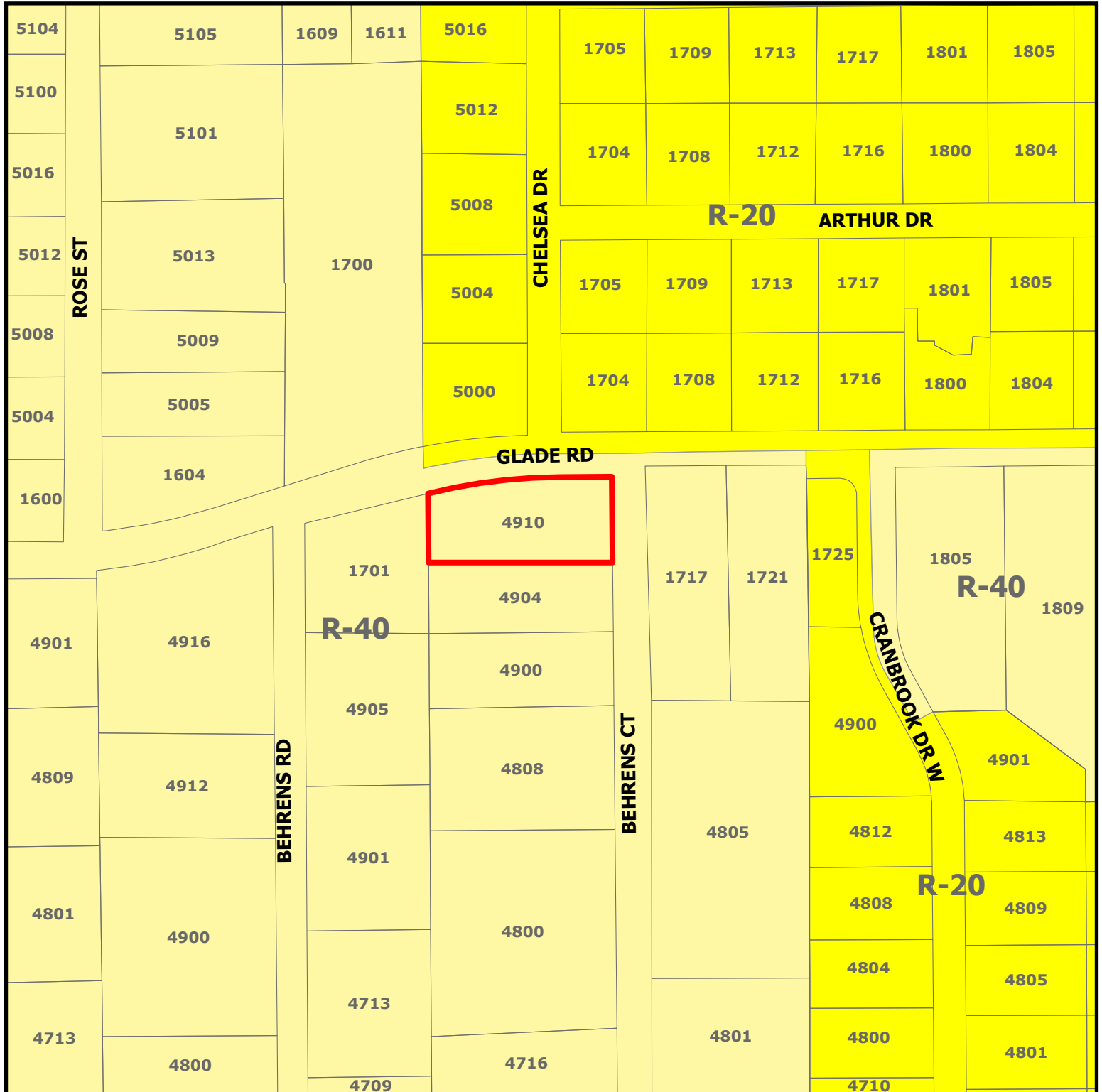


Subject Property



DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

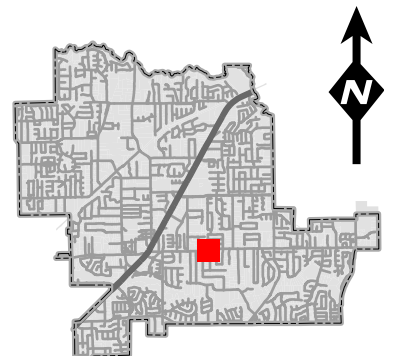
Zoning Map



ZC24-002

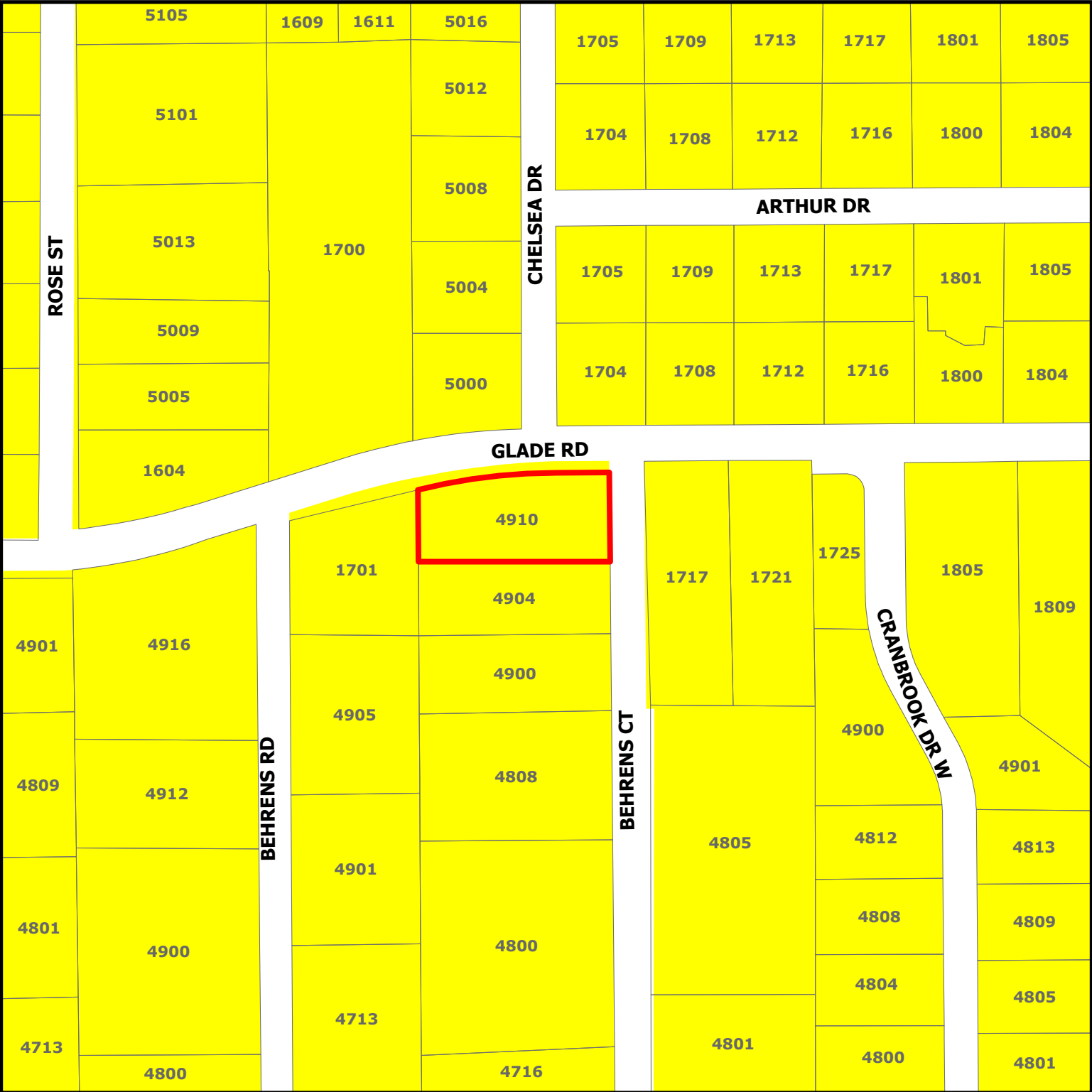
4910 Behrens Ct

Subject Property



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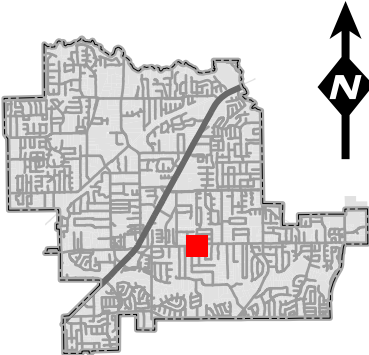
Future Land Use Map



ZC24-002
4910 Behrens Ct

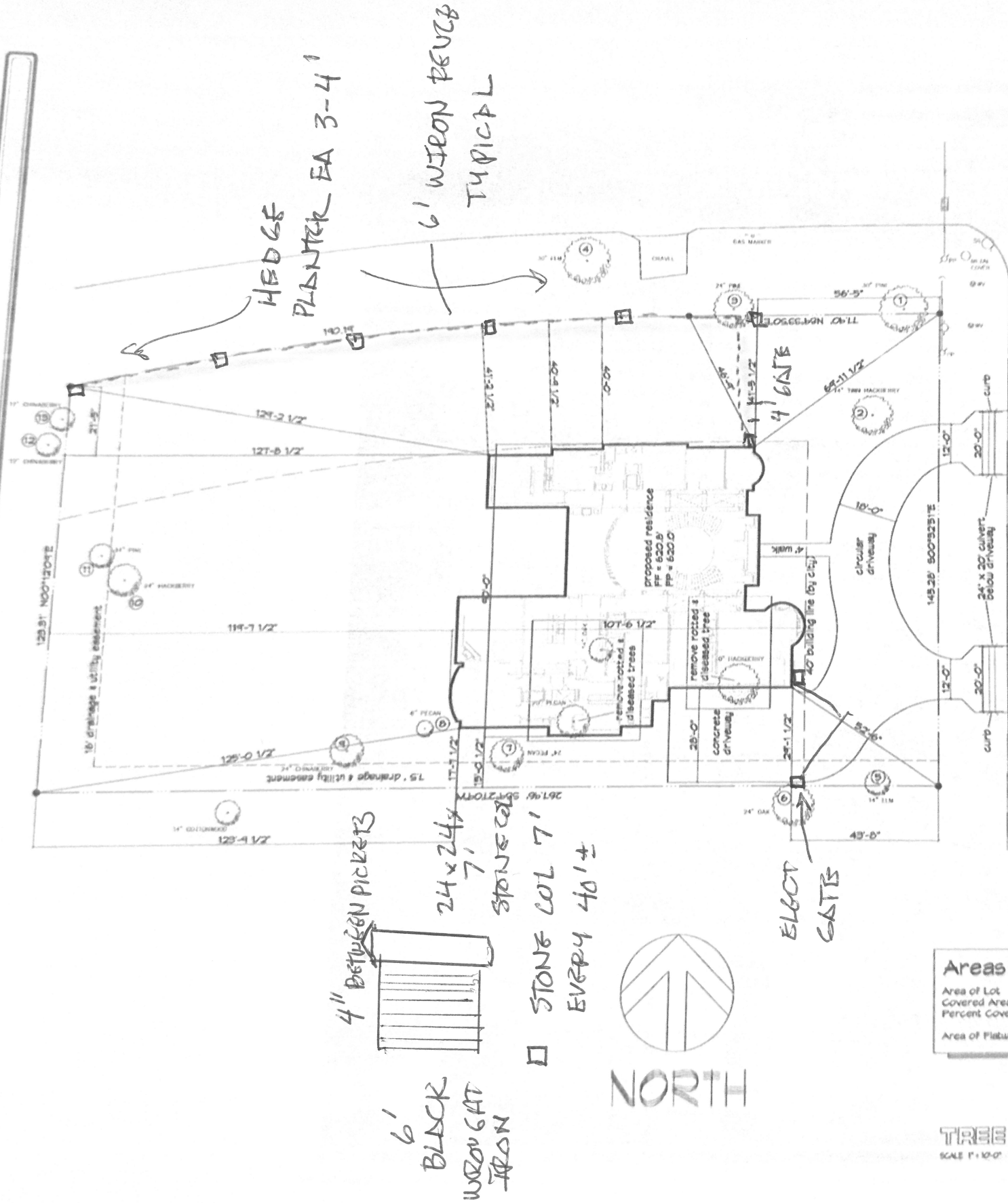
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- Residential
- Subject Property



Reasons for fence on property line:

- Privacy
- Using the fence as a noise barrier from Glade Road is only effective from a further distance as it bounces sound away from home
- Do not want to lose more space on lot as we have already lost property to the Glade road expansion
- Majority of properties on Glade road have the fence on the property line
- Back neighbor's fence is on the property line therefore, it will disrupt the continuity of the fence line moving it in 20-30 ft
- Loss of property value if we can't install on property line because we would be exposing the remaining portion of the yard to Glade Road



Plan Notes:

- 1.) Tree Flagging: All trees to be removed from the construction site shall be flagged with bright red vinyl tape wrapped around the main trunk at a height of four feet (4') or more such that the tape is visible to workers on foot or driving equipment.
- 2.) Tree Identification: All protected trees shall be tagged with the unique classification number described above. Said number shall correspond to the number listed on the tree protection plan and shall be clearly visible and legible on a metallic surface located between four and five feet above the base of the tree. The classification number shall remain on the tree until all construction is complete and final approval has been obtained by the City.
- 3.) Protective Fencing: All protected trees shall have protective fencing located at the tree's critical root zone. The protective fencing shall be comprised of orange vinyl construction fencing, with a minimum of four-foot (4') approximate height. The trunks of all protected trees shall be wrapped with orange vinyl construction fencing such that the trunk will be easily visible during construction activities.
- 4.) Site Signage: Prior to, and during, construction activities, a sign(s), clearly visible from any adjacent roadways, shall be placed by the developer stating the following: "All trees located within an orange fenced area are considered protected. To report any tree protection violations, please contact (phone number designated by the Administrative Official)". The Administrative Official may require the addition of more specific contact information to the sign. Lettering shall be a minimum of 8 inches in height, shall be legible and able to be read from a passing vehicle on any adjacent roadway. The sign dimensions shall, at a minimum, be five feet in width and height. The overall sign height shall be a minimum of eight (8) feet in height measured from the ground to the top of the sign. The sign colors shall be as follows: lettering shall be black, the sign background shall be fluorescent green.

Tree Schedule:

ID#	Size	Description
1	30"	Pine
2	14"	Twin Hackberry
3	24"	Pine
4	30"	Elm
5	14"	Elm
6	24"	Oak
7	24"	Pecan
8	8"	Pecan
9	24"	Chinaberry
10	24"	Hackberry
11	14"	Pine
12	12"	Chinaberry
13	12"	Chinaberry

All trees located within an orange fence area are considered protected.

To report any tree protection violations, please contact (817) 903-1052.

Areas:

Area of Lot	37,450 sq. ft.
Covered Area	6,070 sq. ft.
Percent Covered	10.4%
Area of Flatwork	4,263 sq. ft.



TREE CONSERVATION + PLOT PLAN

SCALE 1" = 10'-0"

REVISIONS:

DATE	DESCRIPTION
04/15/19	
05/10/19	
05/21/19	
06/21/19	
07/13/19	

DRAWN BY: JK

Tree Schedule Legend:

1. All trees located within an orange fence area are considered protected.

2. To report any tree protection violations, please contact (817) 903-1052.

A Custom Residence for:

Vankawala Residence

1115 Glade Road

Tract 6803 & 683A

Assessed 320

City of Carrollton, Tarrant County, Texas

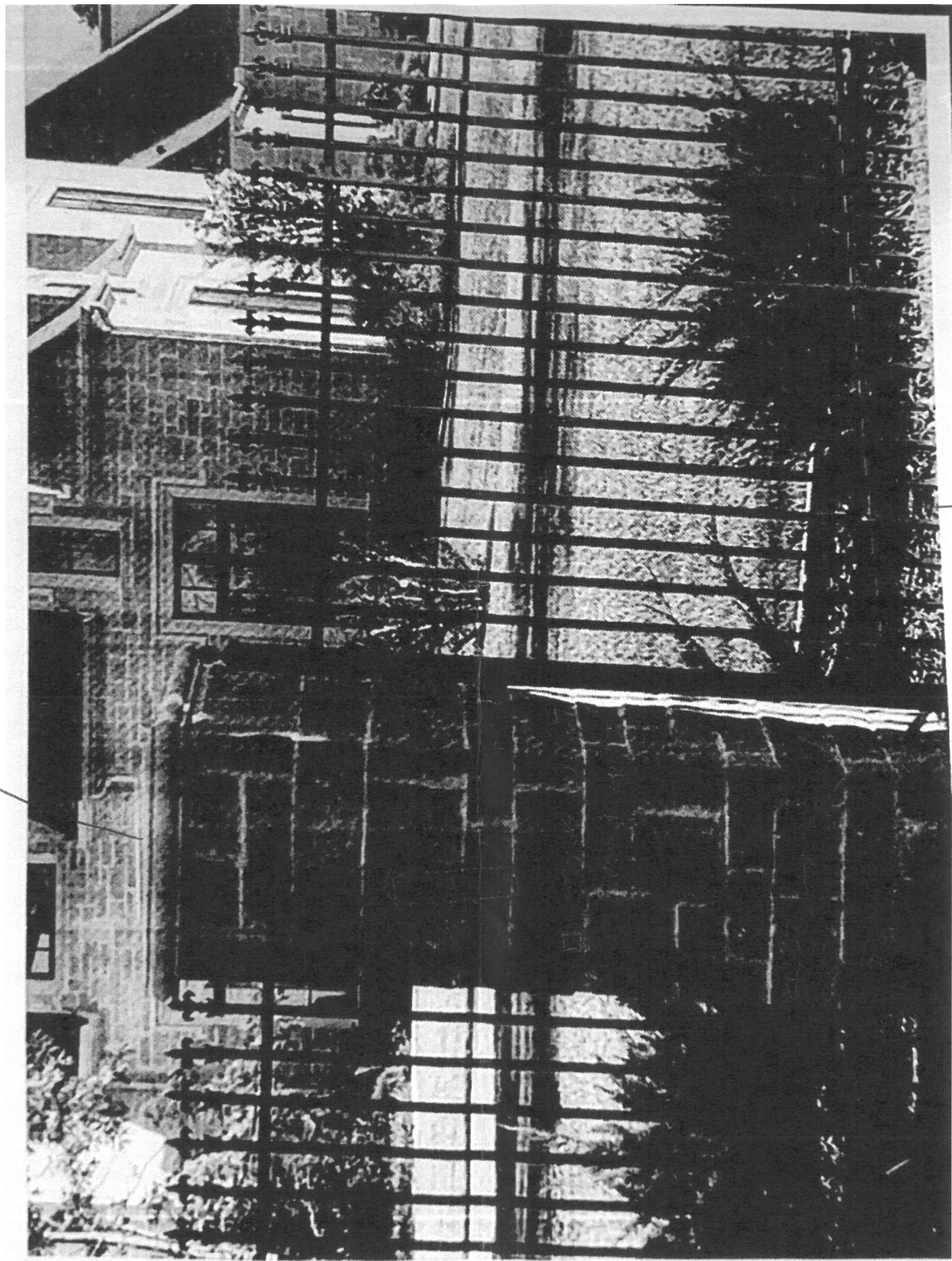
P Custom Homes, LLC

817.503.1031

SHEET NO.

01

CUSTOMER CAP



7' STONE
6' W/ FENCE

COLUMNS

~40' ON CENTER

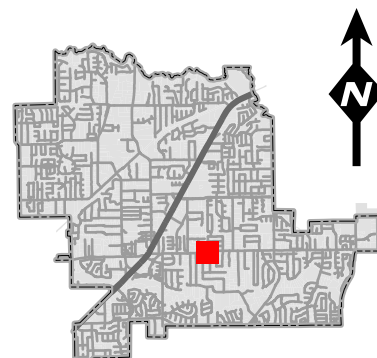
Notification Map



ZC24-002

4910 Behrens Ct

-  Parcels to be notified
-  Buffer
-  Subject Property



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Owner Name	Owner City	Owner Zip	Situs Address
PEAK, CAROLYN J	COLLEYVILLE, TX	76034	1708 GLADE RD
HARRINGTON, D NEAL	COLLEYVILLE, TX	76034	5012 CHELSEA DR
HUBBARD, MATTHEW	COLLEYVILLE, TX	76034	4808 BEHRENS CT
WINTERS, DAN L	COLLEYVILLE, TX	76034	5013 ROSE ST
BROWN, KATHARINE M	COLLEYVILLE, TX	76034	1709 ARTHUR DR
WORD, RAMIE	COLLEYVILLE, TX	76034	4900 BEHRENS RD
TANG, YUAN	COLLEYVILLE, TX	76034	1717 GLADE RD
LY, DUY	COLLEYVILLE, TX	76034	4900 BEHRENS CT
BANTA, STEVEN M	COLLEYVILLE, TX	76034	4904 BEHRENS CT
DICKINSON, SPENCER	COLLEYVILLE, TX	76034	1717 ARTHUR DR
OLENGUE, INNOCENT	COLLEYVILLE, TX	76034	5000 CHELSEA DR
DIDIER, RICHARD	COLLEYVILLE, TX	76034	1712 GLADE RD
VOLOSEN, MIRCEA	COLLEYVILLE, TX	76034	1721 GLADE RD
STEWART, LARRY R	COLLEYVILLE, TX	76034	5009 ROSE ST
DUFFY CARINA	COLLEYVILLE, TX	76034	4900 CRANBROOK DR W
COX LIVING TRUST	COLLEYVILLE, TX	76034	4901 BEHRENS RD
MILNER, WALTER J	COLLEYVILLE, TX	76034	1705 ARTHUR DR
HANSON, ANNE F	COLLEYVILLE, TX	76034	1713 ARTHUR DR
VANKAWALA, RAJENDRA C	COLLEYVILLE, TX	76034	4910 BEHRENS CT
SPENCER, DANIEL	COLLEYVILLE, TX	76034	1708 ARTHUR DR
CHAPPELL, LARRY W	COLLEYVILLE, TX	76034	1716 GLADE RD
HOOKS, DURAN	COLLEYVILLE, TX	76034	5004 CHELSEA DR
COPLON, MAHLON	COLLEYVILLE, TX	76034	4905 BEHRENS RD
NGUYEN, HAI	COLLEYVILLE, TX	76034	4916 BEHRENS RD
DAVID BAUM FAMILY REVOCABLE TRU	COLLEYVILLE, TX	76034	4800 BEHRENS CT
DAVID AND KECIA MALDONADO REVOC	COLLEYVILLE, TX	76034	1701 GLADE RD
REINHARDT LIVING TRUST	COLLEYVILLE, TX	76034	4805 BEHRENS CT
BACA, CHAD	COLLEYVILLE, TX	76034	5005 ROSE ST
ABBOTT, LARRY	COLLEYVILLE, TX	76034	1712 ARTHUR DR
CRESPER, KEVIN	COLLEYVILLE, TX	76034	4812 CRANBROOK DR W
BAUM, DANIEL	COLLEYVILLE, TX	76034	1604 GLADE RD
HARRIS ANDREW J TRUST	COLLEYVILLE, TX	76034	1800 GLADE RD
DUCIC, YADRANKO	COLLEYVILLE, TX	76034	1700 GLADE RD
CRANBROOK HOMEOWNERS ASSOCIATIO	COLLEYVILLE, TX	76034	1725 GLADE RD
BUI, KEVIN	COLLEYVILLE, TX	76034	1805 GLADE RD
MCCOLLOUGH JOYCE B	COLLEYVILLE, TX	76034	4912 BEHRENS RD
MANGHAM, WEBSTER M	COLLEYVILLE, TX	76034	5008 CHELSEA DR
STANLEY, REBECCA S	COLLEYVILLE, TX	76034	1704 GLADE RD
PARKER, TIMOTHY	COLLEYVILLE, TX	76034	1704 ARTHUR DR
CHELSEA PARK ADDITION	COLLEYVILLE ,TX	76034	COURTESY NOTICE
CRANBROOK ESTATES	COLLEYVILLE ,TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	GRAPEVINE, TX	76051	STATE REQUIRED



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, March 11, 2024 at 7:00 p.m.
City Council Meetings: Tuesday, April 2, 2024 & Tuesday, April 16, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit to allow for a fence on Lot 1, Block 1, Vankawala Residence Addition. The purpose of the request is to allow for a 6 foot wrought iron fence with masonry columns to be placed along the perimeter of the property along Glade Road in the street side yard setback.

Zoning Case: ZC24-002

Applicant: Rajendra Vankawala

Owner: Rajendra Vankawala

Location: 4910 Behrens Ct

Property Description: Lot 1, Block 1, Vankawala Residence Addition

Present Zoning: R-40 Single Family Residential

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

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

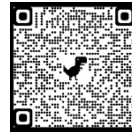
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



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

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



For additional information, please contact the Community Development Department at 817.503.1050. Please reference the zoning case number when requesting information.

Christopher Pham

Christopher Pham
Planner

ORDINANCE O-24-xxxx

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.86 ACRES, BEING LOT 1, BLOCK 1, VANKAWALA RESIDENCE ADDITION BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A FENCE TO EXTEND INTO THE STREET SIDE YARD SETBACK; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit to allow for a fence to extend into the street side yard setback, Case No. ZC24-002; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit to allow for a fence on 0.86 acres, being Lot 1, Block 1, of the Vankawala Residence Addition, located at 4910 Behrens Court, as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall allow a fence to extend into the street side yard setback.
- b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
- c. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of April 2024.

The second reading and public hearing being conducted on the 16th day of April 2024.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 16TH DAY OF APRIL 2024.

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

ATTEST:

CITY OF COLLEYVILLE

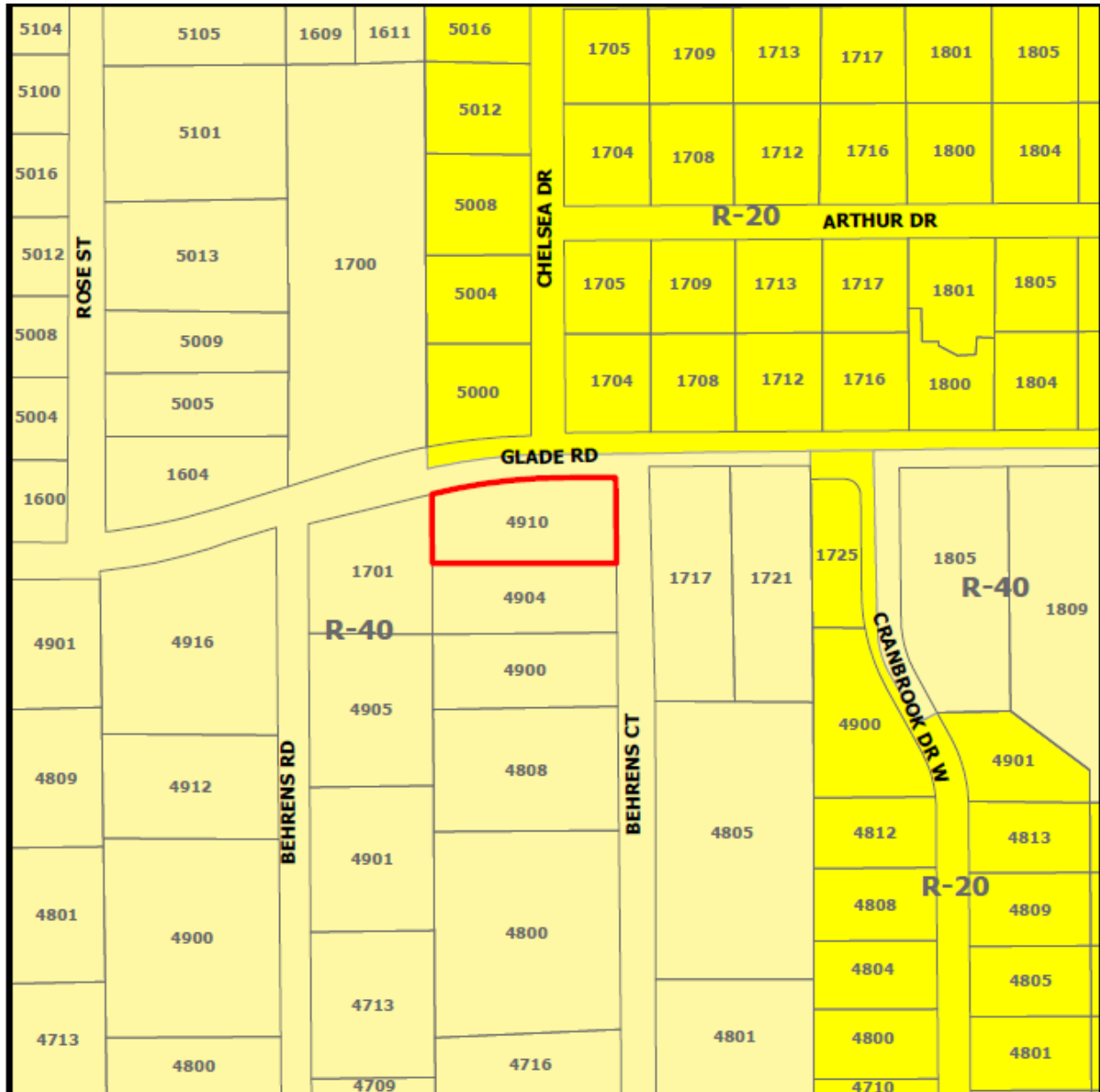
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



[illegible]

COSTONE CAP



7'
STONE
COLUMNS

≈ 40' ON CENTER

6' W/ FENCE



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2c	Agenda Date 3/11/2024	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Special Use Permit to allow for dog grooming on Lot 1RA, Block 1, Kroger Addition, being located at 4906 Colleyville Boulevard, Suite 202, Case ZC24-003

Explanation

Ana Hinojosa, the applicant, has submitted a request for a Special Use Permit (SUP) for dog grooming on Lot 1RA, Block 1, Kroger Addition, being approximately 1.89 acres, and zoned CC-2 Shopping Center. A dog grooming salon is only allowed in the CC-2 Shopping Center zoning district with the approval of an SUP.

Existing Conditions/Background: The subject property, 4906 Colleyville Boulevard, Suite 202, is zoned CC-2 Shopping Center and is generally located northwest of the intersection of Colleyville Boulevard and Glade Road in the Walmart Shopping Center. The property is a platted lot and is developed with a retail shopping center. The property will operate as a business known as Scenthound.

SUP Request: The applicant is requesting approval of an SUP to allow for a dog grooming salon. The property is zoned CC-2, Shopping Center, which allows for dog grooming with approval of an SUP.

Special Use Permit Provision: Any request for dog grooming shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

Analysis: Per the attached Statement of Planning Objectives, the proposed name of the business is "Scenthound" and it is a dog grooming salon. There will be no veterinary, no vacation boarding services, and no pet daycare services. They will offer spa-style pet grooming services. They will also install sound-proof walls and new HVAC ventilation systems. Pet waste stations will be installed inside and outside the property and in the adjacent parking areas. According to the statement of planning objectives, the hours of operation of the business will be: 8:30 am to 5:30 pm Monday-Saturday; Closed on Sundays.

Plat Status: The property is platted as Lot 1, Block 1RA, Kroger Addition.

DRC Review: The DRC reviewed the request during their February 19, 2024 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north and east are zoned PUD-C Planned Unit Development – Commercial and are improved mixed-use development. The properties to the west are zoned PUD-R Planned Unit Development - Residential and are improved with single-family homes. The properties to the south are zoned CC-2 Shopping Center and are improved with commercial retail shops.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for commercial development. The proposed SUP does not conflict with any portion of the Comprehensive Plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends approval of the Special Use Permit. The proposed zoning change is generally consistent with the City's comprehensive plan. Additionally, the request is consistent with the land uses located on the subject property and the governing zoning district.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan Exhibit
6. Floor Plan Exhibit
7. Additional Photos Provided by Applicant
8. Notification Map
9. Notification List
10. Notification Letter
11. Draft Ordinance

Aerial Map

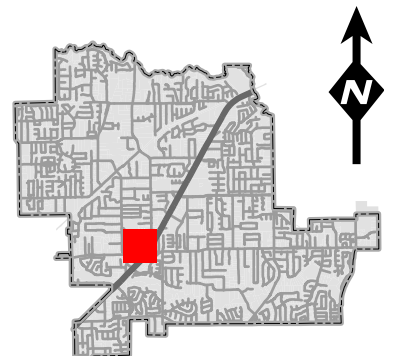


ZC24-003

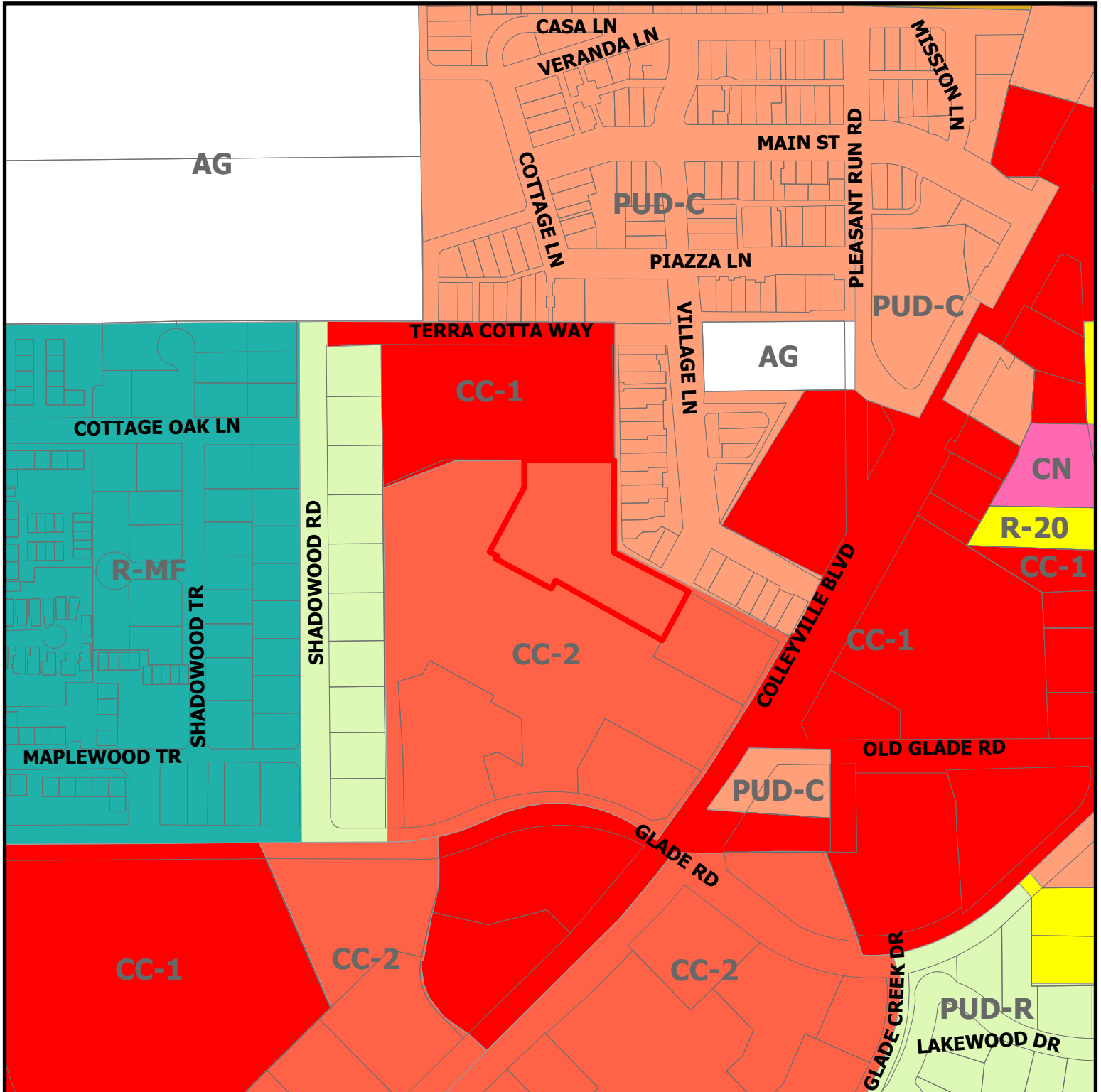
4906 Colleyville Blvd

DISCLAIMER:
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 Subject Property



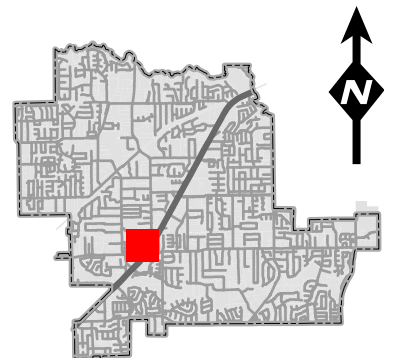
Zoning Map



ZC24-003

4906 Colleyville Blvd

 Subject Property



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Future Land Use Map

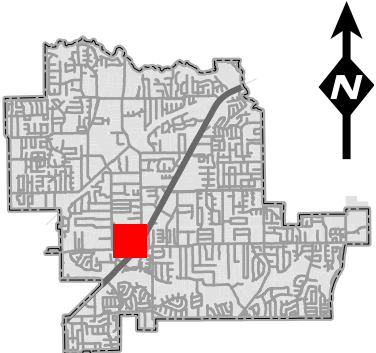


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ZC24-003

4906 Colleyville Blvd

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



City of Colleyville

Special Use Permit

Statement of Planning Objectives:

This statement is submitted on behalf of **NTX Hounds II LLC dba Scenthound**. NTX Hounds II LLC seeks to lease space at the Colleyville Plaza Shopping Center, which is owned/operated by:

Colleyville Plaza LP
580 Decker Drive, Suite 203
Irving, TX 75062
(972)650-4200

The specific unit is located at: **4906 Colleyville Blvd, Suite 202, Colleyville, TX 76034**.

The legal description of the property is:

Lot IR-A, Block 1, of the Kroger Addition to the City of Colleyville, Tarrant County, Texas according to the Plat records, Tarrant County, Texas, together with all improvements thereon.

Unit 202 of this Shopping Center is approximately 1750 square feet in building, and shown in the diagram found in Exhibit "A" attached. It is two doors down from the Walmart Neighborhood Market.

NTX Hounds II, LLC intends to operate a franchise by the name of **Scenthound**, which provides dog hygiene and wellness. There will be no veterinary or overnight boarding services offered.

Scenthound is a wellness-focused dog care concept — which means that our primary goal is to keep your pup clean and healthy.

Our basic hygiene packages include a bath, ear cleaning, nail trimming and teeth brushing. We will also offer additional services including brush out, blow out and grooming, to name a few. We offer service through a membership concept that generates predictable volumes of required services.

Our mission is to provide routine hygiene and wellness care so dogs live longer, happier lives. We are changing how dog parents think about caring for their dogs by educating them and providing an accessible and affordable way to get the basic hygiene and wellness care their dogs need.

The American Pet Products Association's State of the Industry data for 2022 reported \$136.8 billion spent on pets in the U.S. Our communities have a high concentration of dogs per household and disposable income.

Unlike other markets, which tend to fluctuate with a changing economy, the pet industry has

maintained consistent growth since the 1980s; this is due primarily to the steady increase in pet ownership. Far exceeding that growth is pet owner spending, particularly as it relates to matters of pet health and wellness.

It's also interesting to note that currently, in the U.S., Generation X and millennials make up the vast majority of pet owners (more than 65%).

As a result, the APPA (American Pet Products Association) is projecting that the pet industry is expected to see continued growth, with no signs of a slowdown; and pet grooming is reported to be one of the fastest-growing segments in the industry.

Industry Overview

In the United States, the pet service industry-hygiene and grooming industry presently generates more than \$8.3 billion dollars in annual sales.

According to Bloomberg, the analysis finds that the US is positioned to continue to remain the largest pet market, with sales approaching \$200 billion by the end of the decade. This growth is driven by an increase in spending on pet-related healthcare — including veterinary care, diagnostics, and pharmaceuticals — that has created longer pet lifespans that require more expensive elderly care. This advancement and prioritization of elderly care may in turn lead to an increase of the US pet population by 13%. Other emerging markets may see outsized growth due to the increase in nuclear families in urban areas, single-person households, and a rise in per capita disposable income.

Research shows that consumers in this industry primarily focus on the following factors when making purchasing decisions:

- Value of the services
- Convenience of scheduling services
- Quality of the care and service provided to the dogs
- Reputation of the establishment
- Professionalism and courtesy of staff

The owners of NTX Hounds II LLC currently successfully operate their first Scenthound location in Southlake, TX at 500 W. Southlake Blvd. #129, Southlake, TX 76092. This location would be their 2nd location, although there are several other franchise partners developing franchise locations throughout the DFW Metroplex. NTX Hounds II LLC holds the franchise territory rights for the Colleyville/North Richland Hills, TX area.

There are plans for leasehold improvements in accordance with the Franchise Design and Construction Manual, which is a large document, but can be available upon request. **Exhibit “B”** shows a rendering of the current space and a draft proposed layout of the required leasehold improvements for Ste 202.

It is worth mentioning that the franchise has strict minimum requirements with regards to HVAC capability, due to the health requirements of dogs, and building material requirements to address any noise generated by dogs and dryer equipment. The design of the retail space is very sleek and clean. There is a small front desk space and lobby area that includes a “knowledge wall” with information on the dog anatomy and the services we offer, a sleek white tile wall behind the front desk with three white background signs with black letters hanging, and a white wall with three retail shelves for some of the products we sell. Exhibit “C” provides some sample pictures of what a store front looks like, what the front desk area looks like and what the retail shelves look like.

The construction will be done to the required permit standards and regulations. The all materials will be new, and they are outlined in the Design and Construction Manual, to be provided upon request.

Any additional information needed will be promptly provided. Your kind consideration of this Special Use Permit will be greatly appreciated.

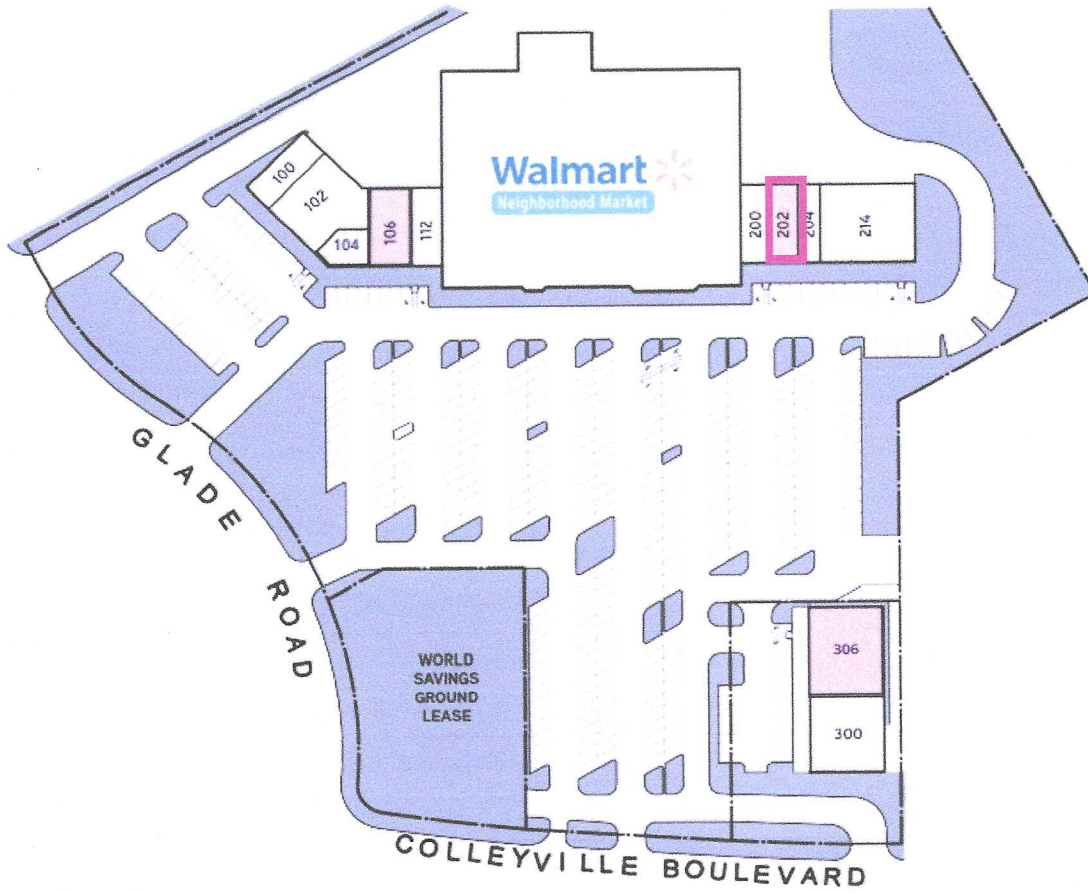
Sincerely,

Ana B. Hinojosa and Samuel H. Beckman
Scenthound Franchise Partners
www.scenthound.com
(817) 789-1111

Attached Exhibits (A-C)

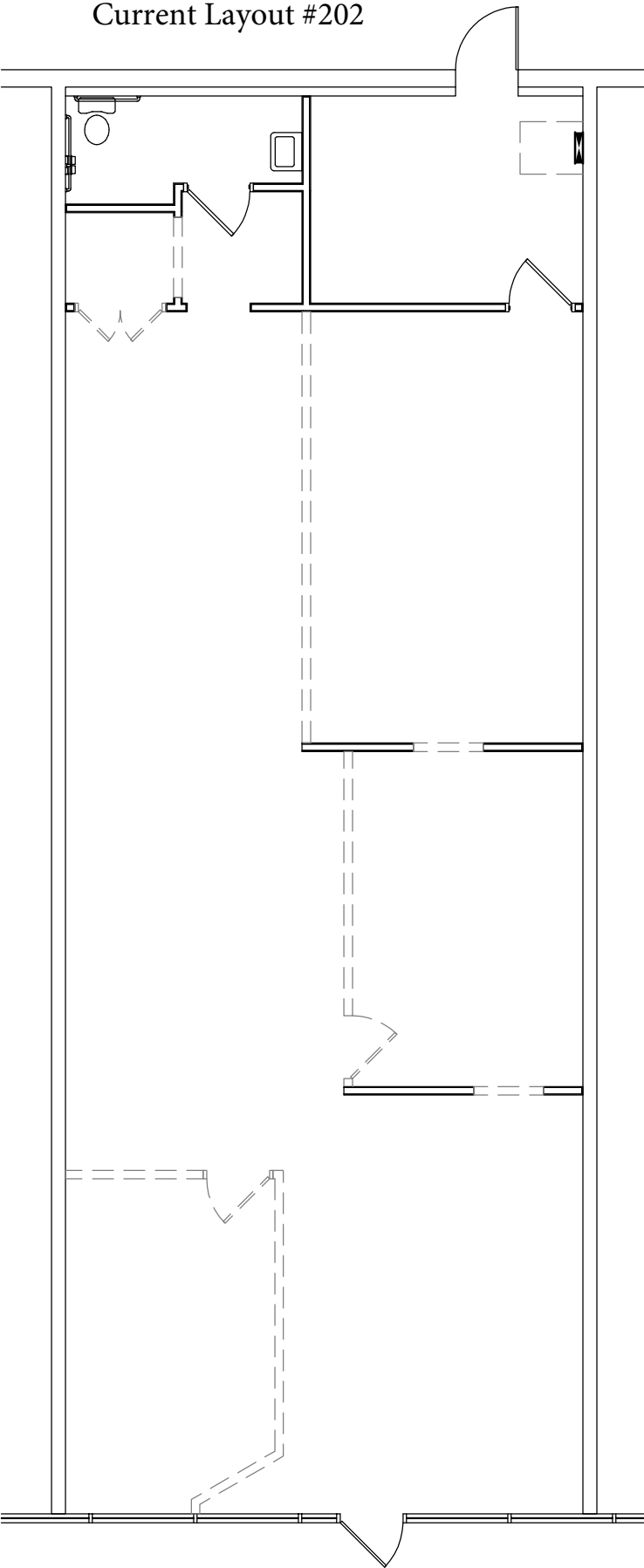
EXHIBIT "A"

SITE PLAN OF SHOPPING CENTER

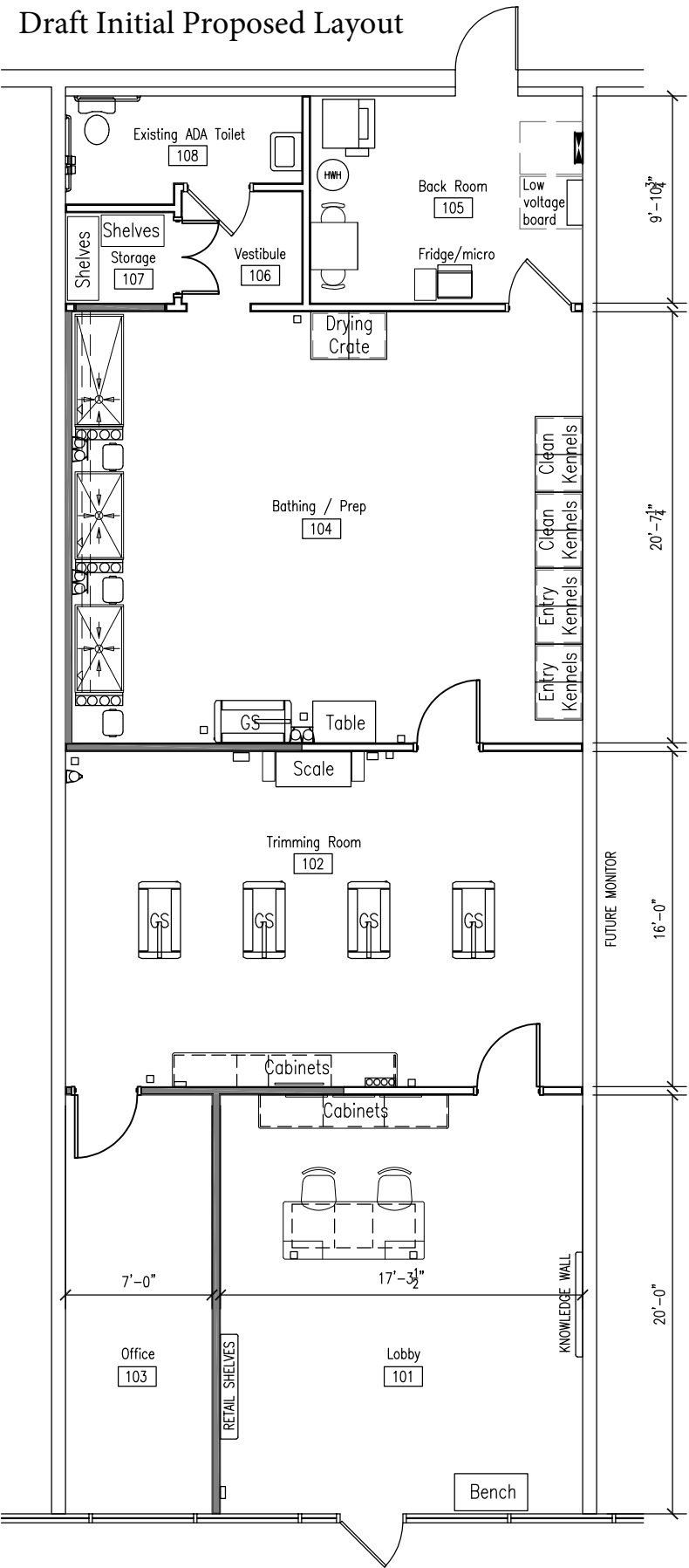


LANDLORD: _____

TENANT: _____



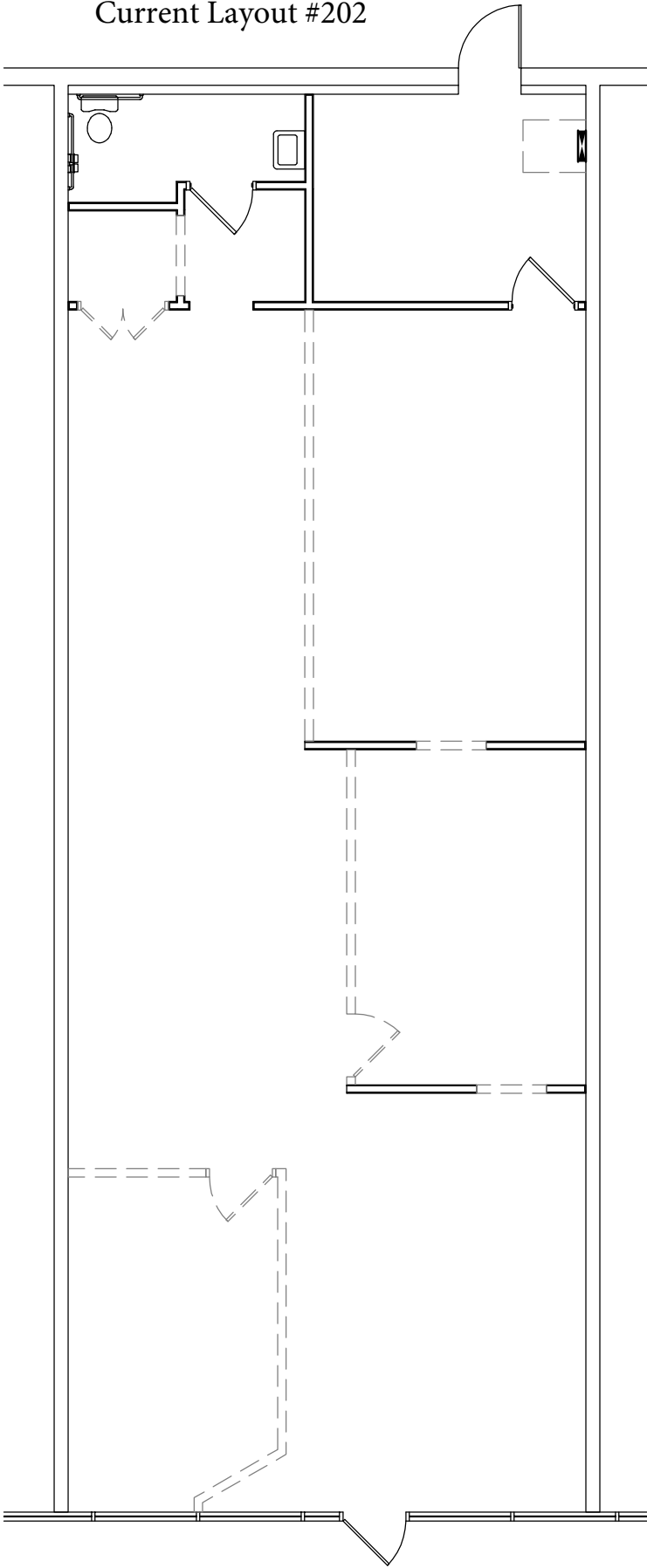
DEMO
PLAN



FLOOR
PLAN

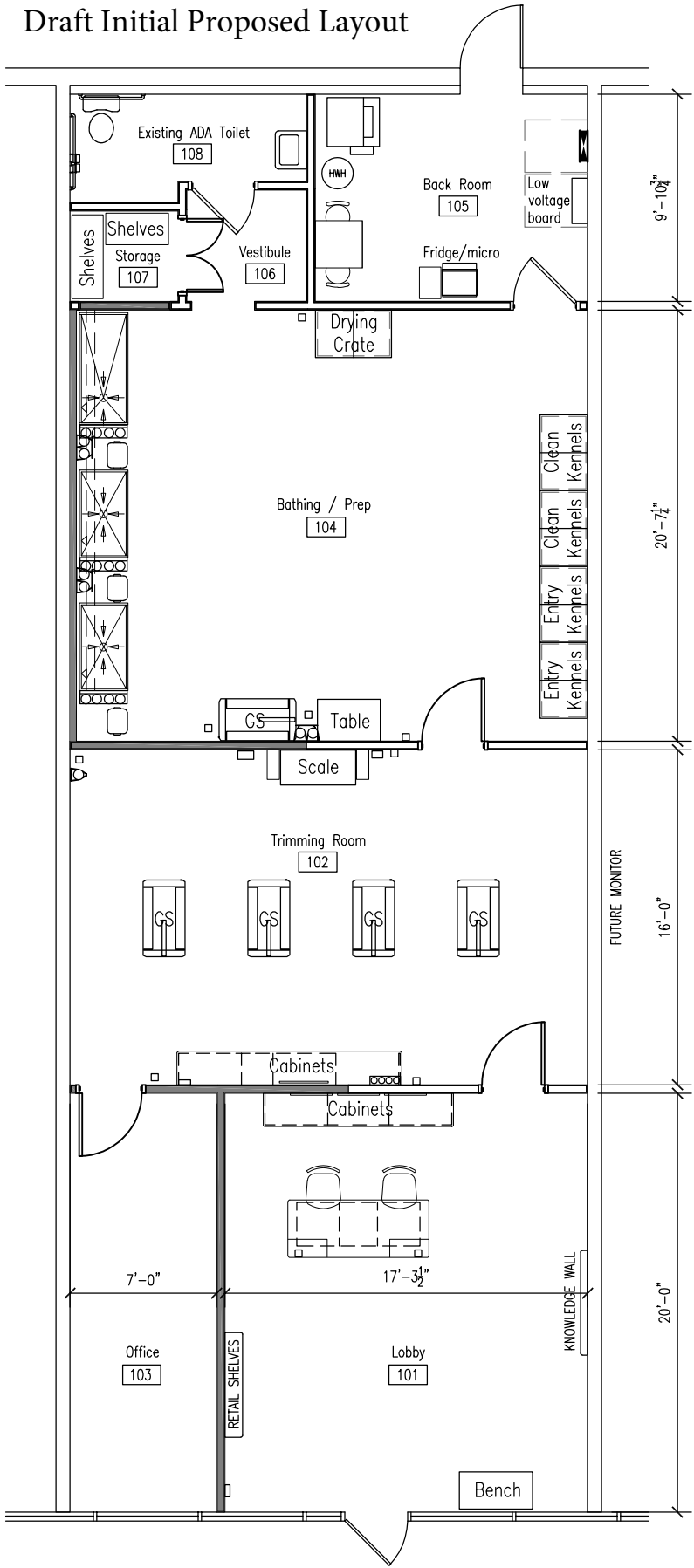
Not for regulatory approval, permitting, or construction.
 Lettie H. Harrell, Architect (Texas Registration #16897)

Current Layout #202



DEMO
PLAN

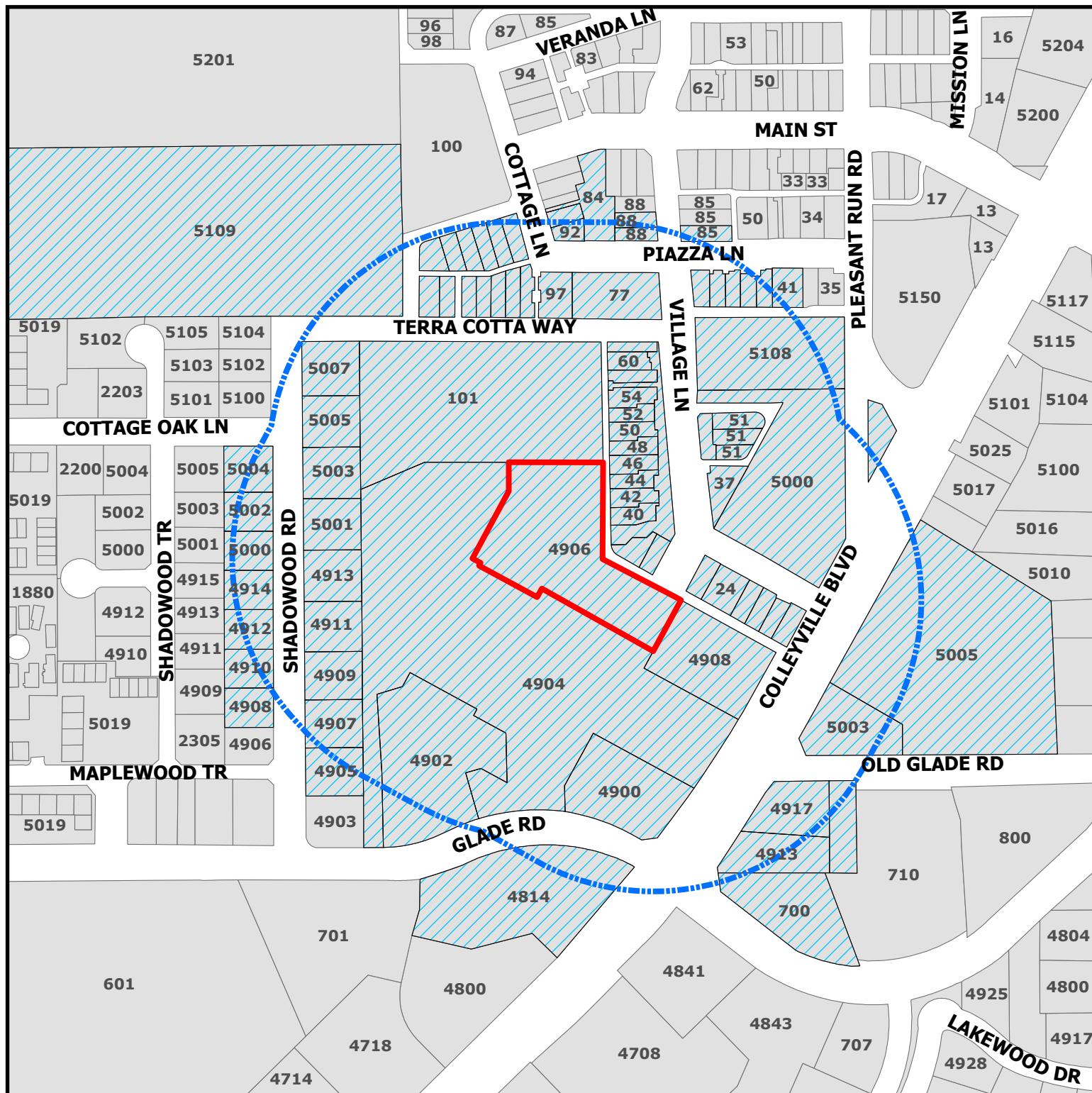
Draft Initial Proposed Layout



FLOOR
PLAN

Not for regulatory approval,permitting, or construction.
Lettie H. Harrell, Architect (Texas Registration #16897)

Notification Map

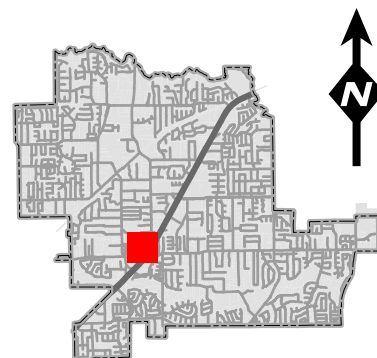
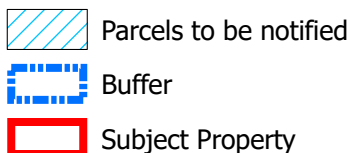


ZC24-003

4906 Colleyville Blvd

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Owner Name	Owner City	Owner Zip	Situs Address
LAKE, WILLIAM D	COLLEYVILLE, TX	76034	53 PIAZZA LN
COLLEYVILLE PLAZA LP	IRVING, TX	75062	4900 COLLEYVILLE BLVD
WHITTEN FAMILY TRUST	COLLEYVILLE, TX	76034	5002 SHADOWOOD RD
COLLEYVILLE REALTY HOLDINGS	COLLEYVILLE, TX	76034	92 PIAZZA LN
BOYD, PATRICIA	COLLEYVILLE, TX	76034	4913 SHADOWOOD RD
HANDLEY, RICHARD	COLLEYVILLE, TX	76034	88 VILLAGE LN
SORIAL, YOUSSEF W	COLLEYVILLE, TX	76034	4911 SHADOWOOD RD
IRVIN, RODNEY L	COLLEYVILLE, TX	76034	5001 SHADOWOOD RD
SPICER, TAMARA	COLLEYVILLE, TX	76034	61 PIAZZA LN
THE WISDOM CENTER INC	COLLEYVILLE, TX	76034	51 VILLAGE LN
JUST2CAN LLC	COLLEYVILLE, TX	76034	85 VILLAGE LN
ANTHONY & VIVIAN MCNOSKY REVOCA	COLLEYVILLE, TX	76034	5108 PLEASANT RUN RD
GROCE FAMILY TRUST	COLLEYVILLE, TX	76034	4907 SHADOWOOD RD
CHARLES, C A	COLLEYVILLE, TX	76034	4910 SHADOWOOD RD
Y2KITCHEN PROPERTIES LLC	COLLEYVILLE, TX	76034	5003 COLLEYVILLE BLVD
KEVIN AND DONNA ALLEN FAMILY TR	COLLEYVILLE, TX	76034	55 PIAZZA LN
JPMORGAN CHASE BANK	HOUSTON, TX	77252	5000 COLLEYVILLE BLVD
CHARNICKY, KEVIN	COLLEYVILLE, TX	76034	5004 SHADOWOOD RD
LEE, NELSON	COLLEYVILLE, TX	76034	5000 SHADOWOOD RD
HAVRAN, JOHN	COLLEYVILLE, TX	76034	4908 SHADOWOOD RD
DUNAGAN, KETRINA	COLLEYVILLE, TX	76034	57 PIAZZA LN
COCANOUGH ASSET NO 3 LTD	NORTH RICHLAND HILLS, TX	76180	5005 COLLEYVILLE BLVD
NGUYEN, HIEU V	SOUTHLAKE, TX	76092	4912 SHADOWOOD RD
VILLAGE OWNERS ASSOCIATION INC	DALLAS, TX	75265	47 VILLAGE LN
THOMPSON, JOHN E	COLLEYVILLE, TX	76034	905 OLD GLADE RD
NOBLIT, DON	FORT WORTH, TX	76182	4913 COLLEYVILLE BLVD
TRINITY COLLEVILLE RE LLC	COLLEYVILLE, TX	76034	88 VILLAGE LN
FAUGHT, SAMUEL	COLLEYVILLE, TX	76034	5003 SHADOWOOD RD
SC 16 VILLAGE LANE INVESTMENT L	FORT WORTH, TX	76102	16 VILLAGE LN
PELTON, JUDITH K	COLLEYVILLE, TX	76034	4909 SHADOWOOD RD
FADDEN, MARK	COLLEYVILLE, TX	76034	59 PIAZZA LN
SLANEY, RICHARD	COLLEYVILLE, TX	76034	37 VILLAGE LN
WAL-MART REAL ESTATE BUS TRUST	BENTONVILLE, AR	72716	4904 COLLEYVILLE BLVD
BROWN, RICHARD	COLLEYVILLE, TX	76034	5005 SHADOWOOD RD
PROPER TEA HOLDINGS LLC	FORT WORTH, TX	76126	4917 COLLEYVILLE BLVD
THE SNYDER FAMILY LIVING TRUST	COLLEYVILLE, TX	76034	4905 SHADOWOOD RD
MOZINGO FAMILY LIVING TRUST	COLLEYVILLE, TX	76034	5007 SHADOWOOD RD
HEA21 LLC	COLLEYVILLE, TX	76034	28 VILLAGE LN
ZELL THREE INC	DUNCANVILLE, TX	75137	700 GLADE RD
ANTHONY, GRAYDON	IRVING, TX	75062	4914 SHADOWOOD RD
WORTHINGTON NATIONAL BANK	FORT WORTH, TX	76102	4814 COLLEYVILLE BLVD
KSW HOLDING MANSFIELD LP	DENTON, TX	76210	77 PIAZZA LN
RP GROUP INVESTMENTS LLC	FRISCO, TX	75033	32 VILLAGE LN
52 VILLAGE LANE LLC	SOUTHLAKE, TX	76092	52 VILLAGE LN
SC COLLEYVILLE-60 VILLAGE LANE	KELLER, TX	76244	60 VILLAGE LN
ZIMMERMAN, THERESA	COLLEYVILLE, TX	76034	54 VILLAGE LN
JAMES, DUSTIN	COLLEYVILLE, TX	76034	40 VILLAGE LN
ATKINSON, ERIC	COLLEYVILLE, TX	76034	44 VILLAGE LN
STALEY, JENNIFER	COLLEYVILLE, TX	76034	46 VILLAGE LN
WEESE, DENNIS	HUNTSVILLE, AL	35802	50 VILLAGE LN
JORDAN, JENNIFER	COLLEYVILLE, TX	76034	48 VILLAGE LN
VADYSIRISACK, PANG	COLLEYVILLE, TX	76034	42 VILLAGE LN
LAKWOOD ESTATES	COLLEYVILLE, TX	76034	COURTESY NOTICE
SHADOWOOD TRAIL CONDOMINIUMS	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	GRAPEVINE, TX	76051	STATE REQUIRED



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, March 11, 2024 at 7:00 p.m.
City Council Meetings: Tuesday, April 2, 2024 & Tuesday, April 16, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit to allow for dog grooming on Lot 1RA, Block 1, Kroger Addition. The purpose of the request is to allow for a dog grooming salon.

Zoning Case: ZC24-003

Applicant: Ana Hinojosa

Owner: Colleyville Plaza LP

Location: 4906 Colleyville Blvd Unit 202

Property Description: Lot 1RA, Block 1, Kroger Addition

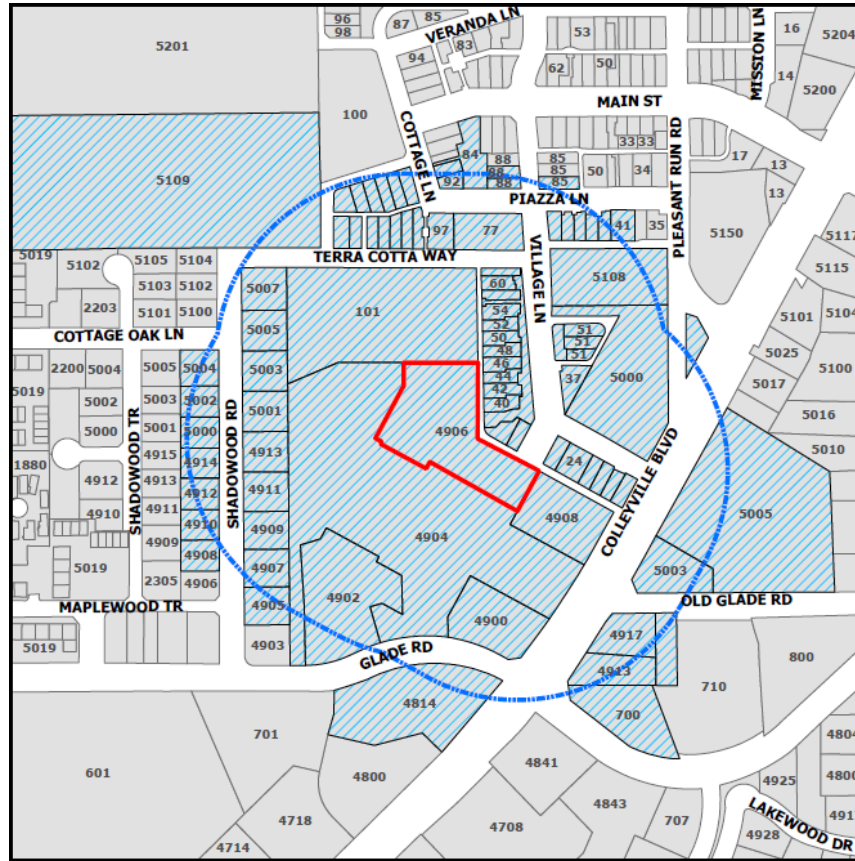
Present Zoning: CC-2 Shopping Center

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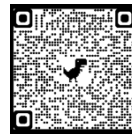
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



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



For additional information, please contact the Community Development Department at 817.503.1050. Please reference the zoning case number when requesting information.

Christopher Pham

Christopher Pham
Planner

ORDINANCE O-24-XXXX

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WHEREAS, the City of Colleyville has received an application for a Special Use Permit for a dog grooming services business Case No. ZC24-003; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for Dog Grooming on 1.89 acres, being Lot 1RA, Block 1, of the Kroger Addition, located at 4906 Colleyville Boulevard Suite 202, for the business known as Scenthound, as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the Dog Grooming Salon business only.
- b. The name of the business authorized for Dog Grooming by this Special Use Permit shall be called "Scenthound".
- c. The hours of operation are: Monday – Saturday 8:30 am – 5:30 pm; and Closed on Sundays.
- d. The entire business must be conducted within a soundproofed building. Noise and odors created by activities within the building shall not be discernible beyond the property line.
- e. No animals shall be kept outside the building.
- f. No vacation boarding, overnight boarding, or veterinary services shall be allowed.
- g. The dog grooming salon shall be for outpatient services only.
- h. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- i. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of April 2024.

The second reading and public hearing being conducted on the 16th day of April 2024.

PASSED AND APPROVED BY A VOTE OF __ AYES, __ NAYS, AND __ ABSTENTIONS ON THIS THE 16TH DAY OF APRIL 2024.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

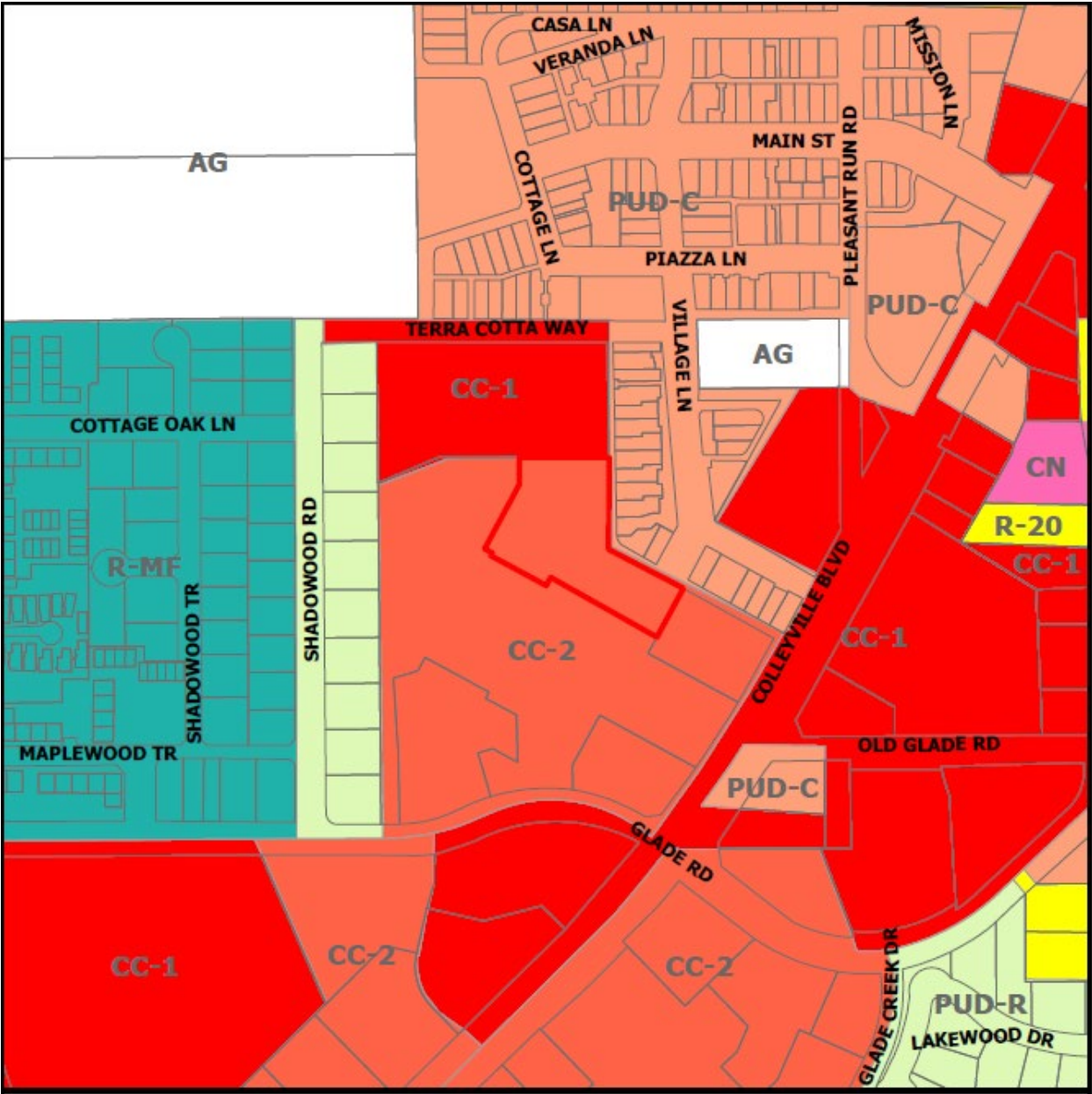


Exhibit "B" – Site Plan Exhibits

EXHIBIT "A"

SITE PLAN OF SHOPPING CENTER

