



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION AGENDA

100 Main Street, Colleyville, Texas, 76034

MONDAY, MARCH 25, 2024

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

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of 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 MARCH 11, 2024 PLANNING AND ZONING COMMISSION MEETING.
- 2b** Presentation and discussion of a Special Use Permit to allow for Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premise Consumption on Lot 2, Block A, 170 Players Addition, located at 3855 Glade Road Suite 165, Case ZC24-004
- 2c** Presentation and discussion of an Amendment to the Land Development Code, Chapter 3, Section 3.28 Supplementary District Regulations, specifically to prohibit the use of a vehicle as a dwelling or housekeeping unit when parked or stored on public property

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, March 21, 2024* by 5:00 p.m.

Jacquelyn Reyff
Planning Manager

A quorum of any Colleyville board, commission, or committee may be present at this meeting. Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion. If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number**Agenda Date** 3/25/2024**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of 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 MARCH 11, 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. Aerial
2. Zoning
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit and Elevations
6. Drainage and Traffic Plan Exhibits

Aerial Map

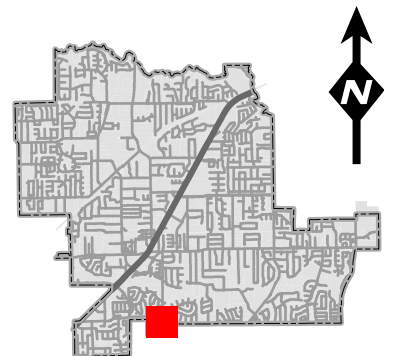


ZC24-001

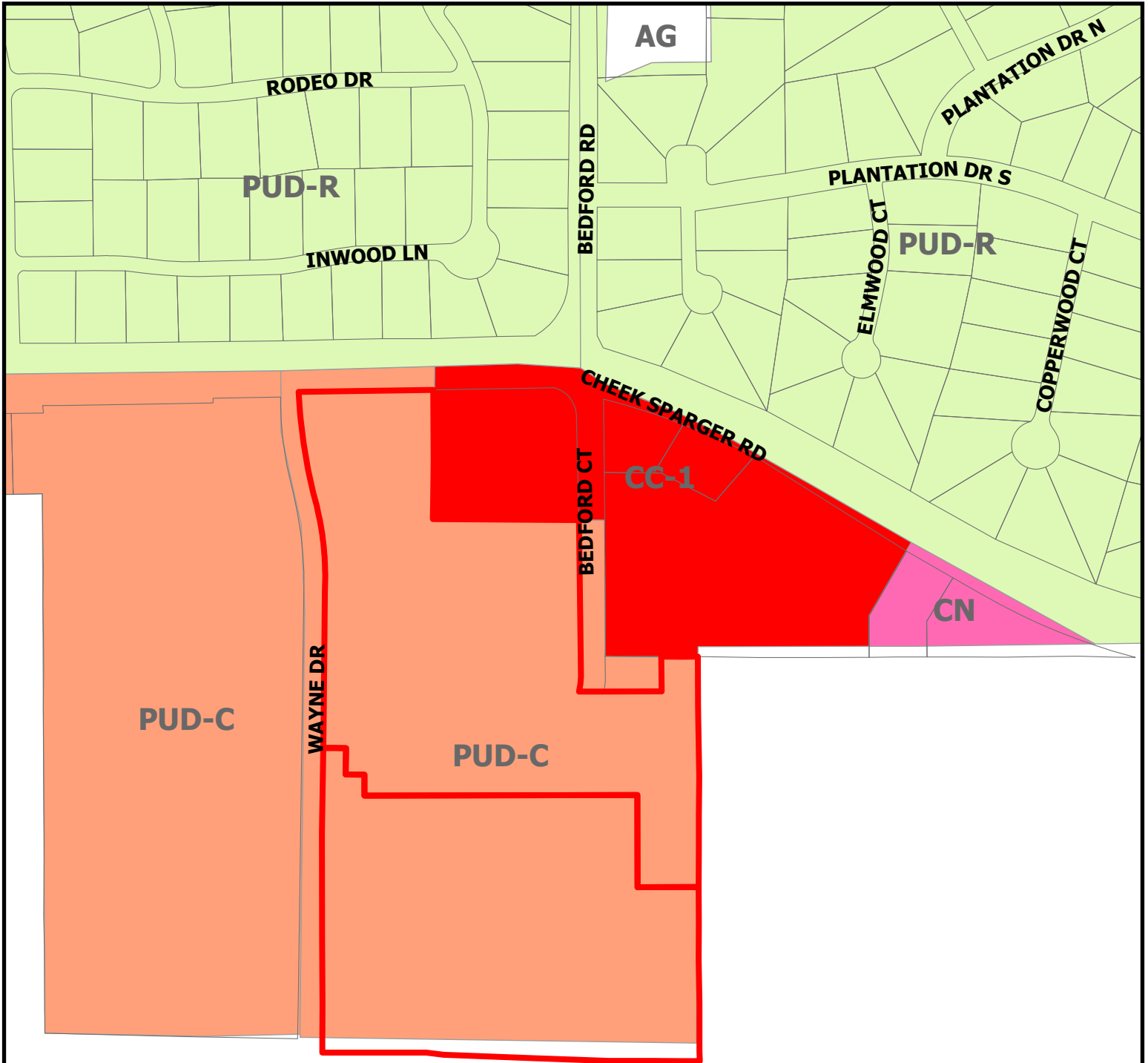
913 Cheek Sparger Rd & 3808 Wayne Dr

DISCLAIMER:
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 Subject Property



Zoning Map

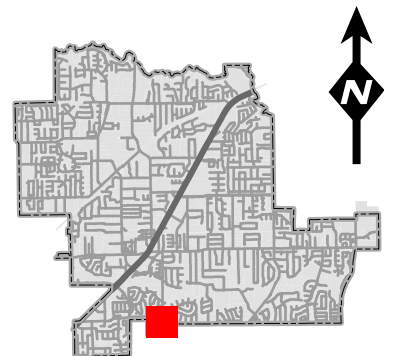


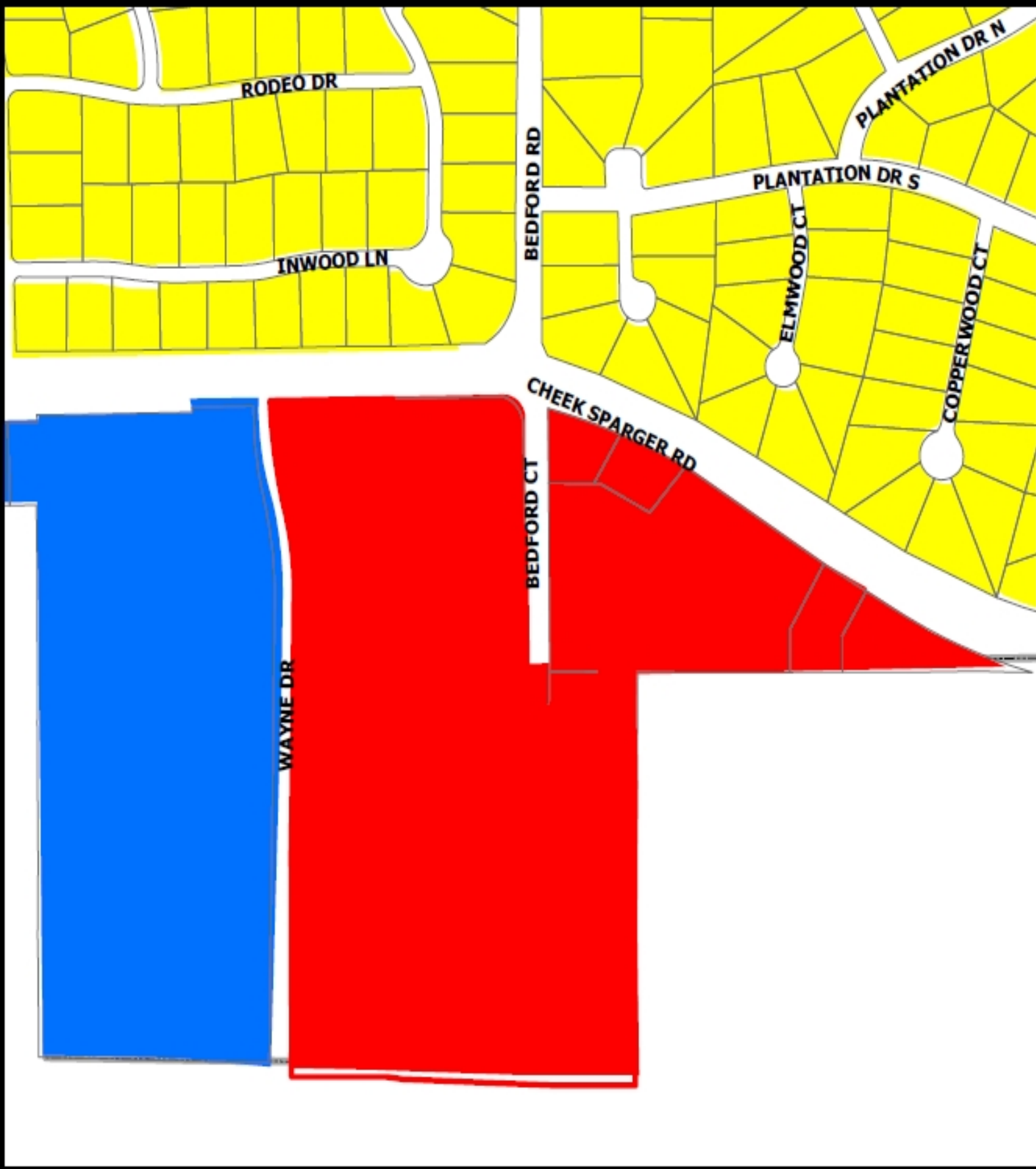
ZC24-001

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: _____

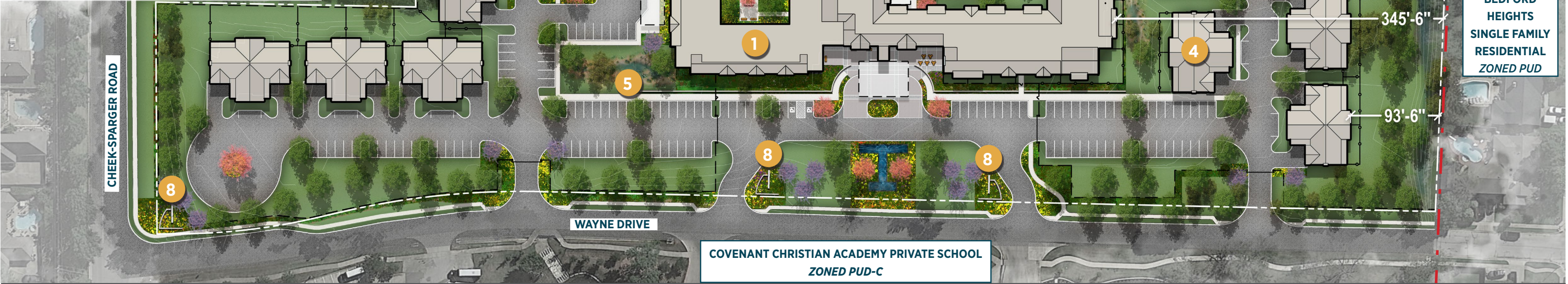
Accepted By: _____

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

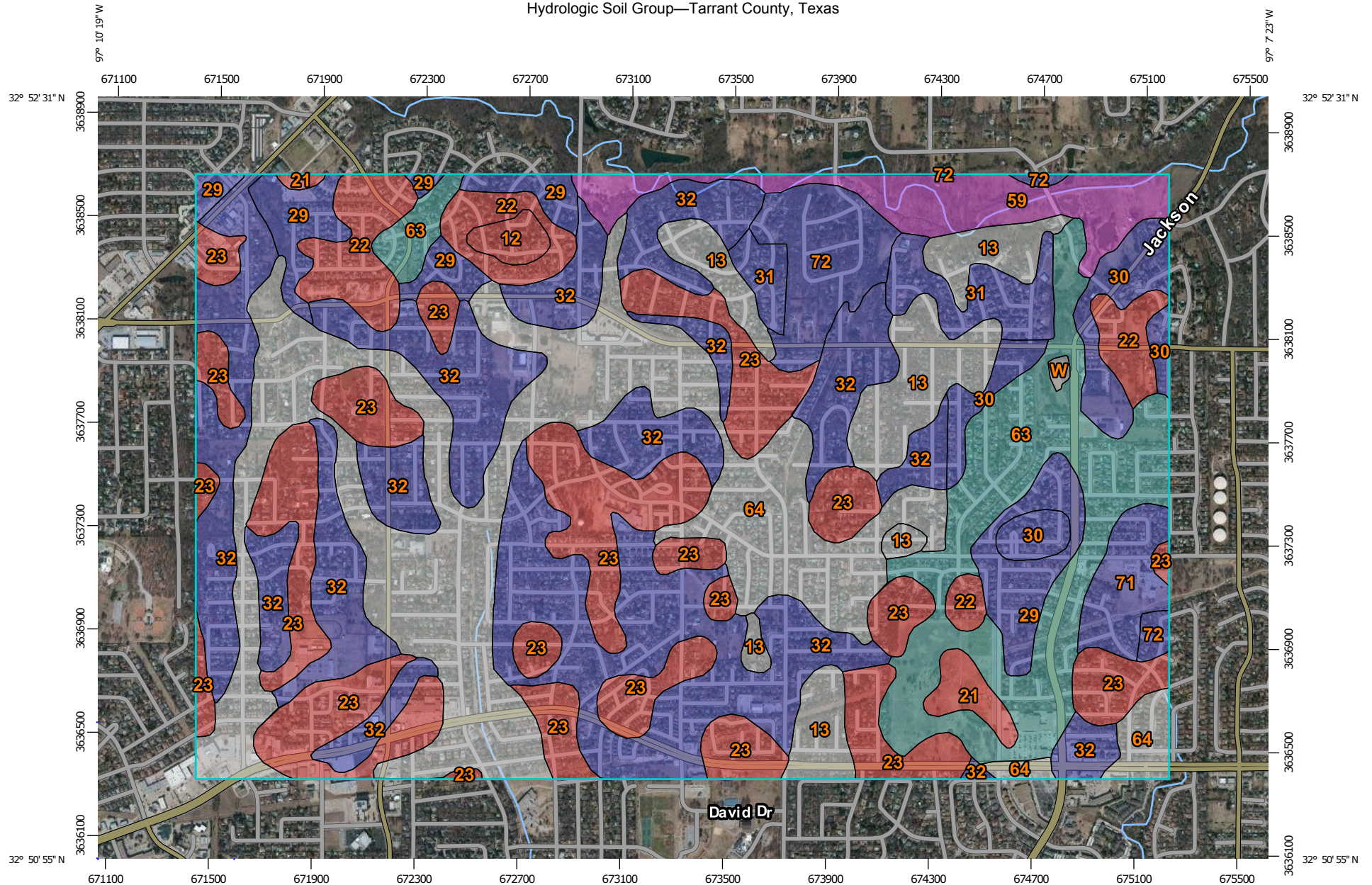
EXISTING CONDITION HYDROLOGIC MODEL ROUTES										
Reach Name	Upstream Junction	Downstream Junction	Length	Methodology	Upstream Elevation	Downstream Elevation	Slope	Bottom Width	Side Slope	Mannings "n"
			(ft)				(ft/ft)	(ft)	(x':1')	
R-A	J-A	J-F	558	Muskingum-Cunge	610	598	0.022	0	2	0.045
R-B	J-B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

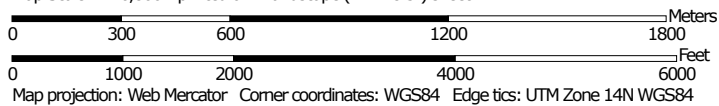
Rainfall Data						
Duration (min)	2-year Depth (in)	5-year Depth (in)	10-year Depth (in)	25-year Depth (in)	50-year Depth (in)	100-year Depth (in)
5	0.439	0.572	0.673	0.807	0.909	1.012
15	0.875	1.137	1.336	1.601	1.801	2.004
60	1.572	2.047	2.408	2.888	3.248	3.619
120	1.935	2.555	3.031	3.671	4.159	4.669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



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



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

7/17/2013
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

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

Soil Rating Lines

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

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

Hydrologic Soil Group

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

Description

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

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

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

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

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

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

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

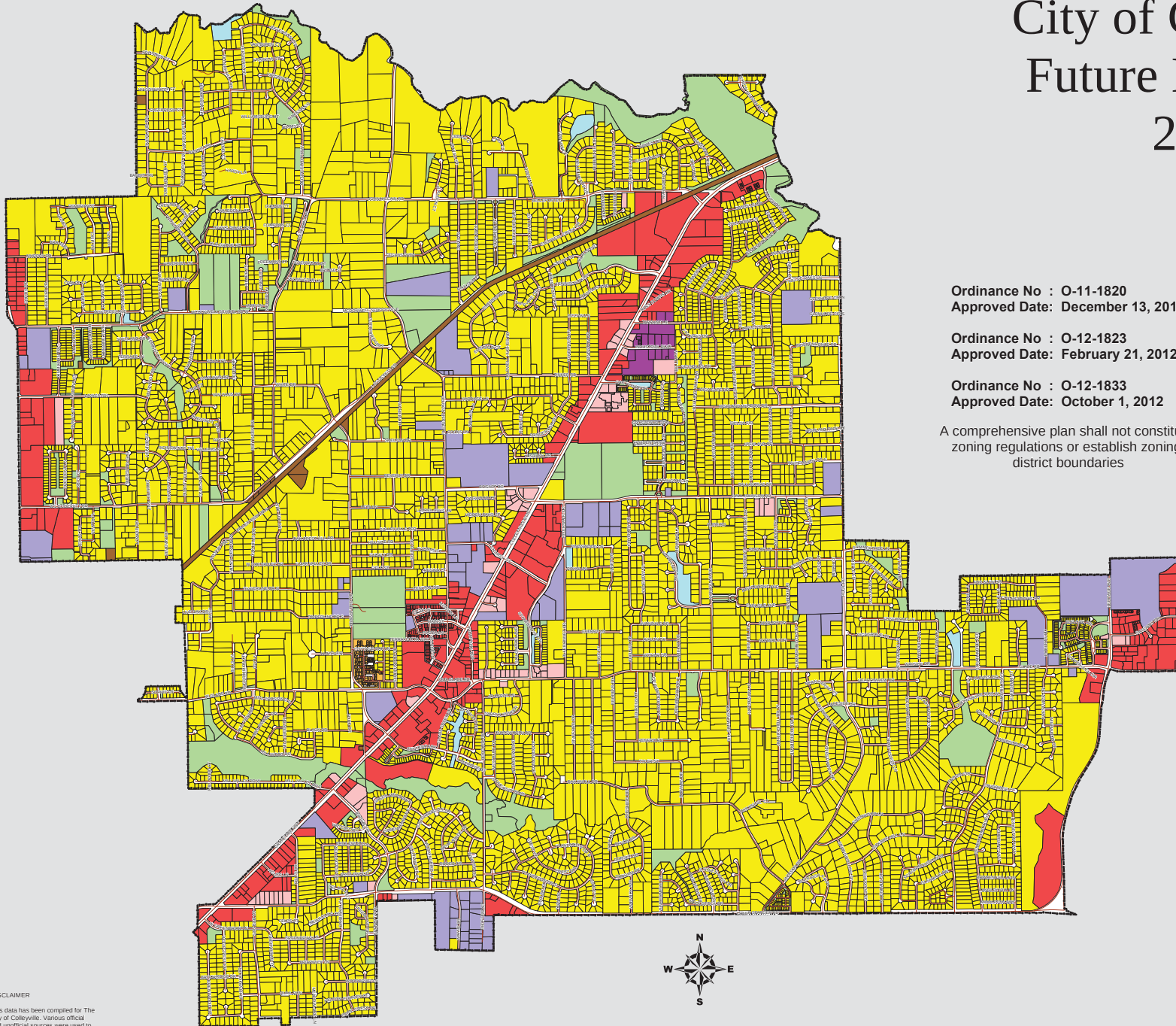
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

City of Colleyville Future Land Use 2025



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

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

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

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

Legend

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



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

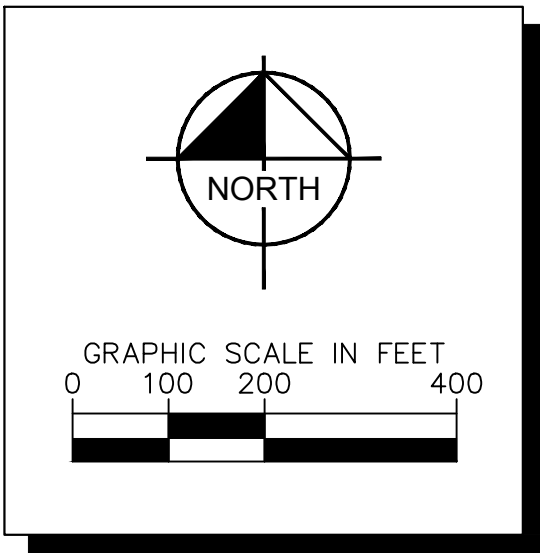
DISCLAIMER
This data has been compiled for The City of Colleyville. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



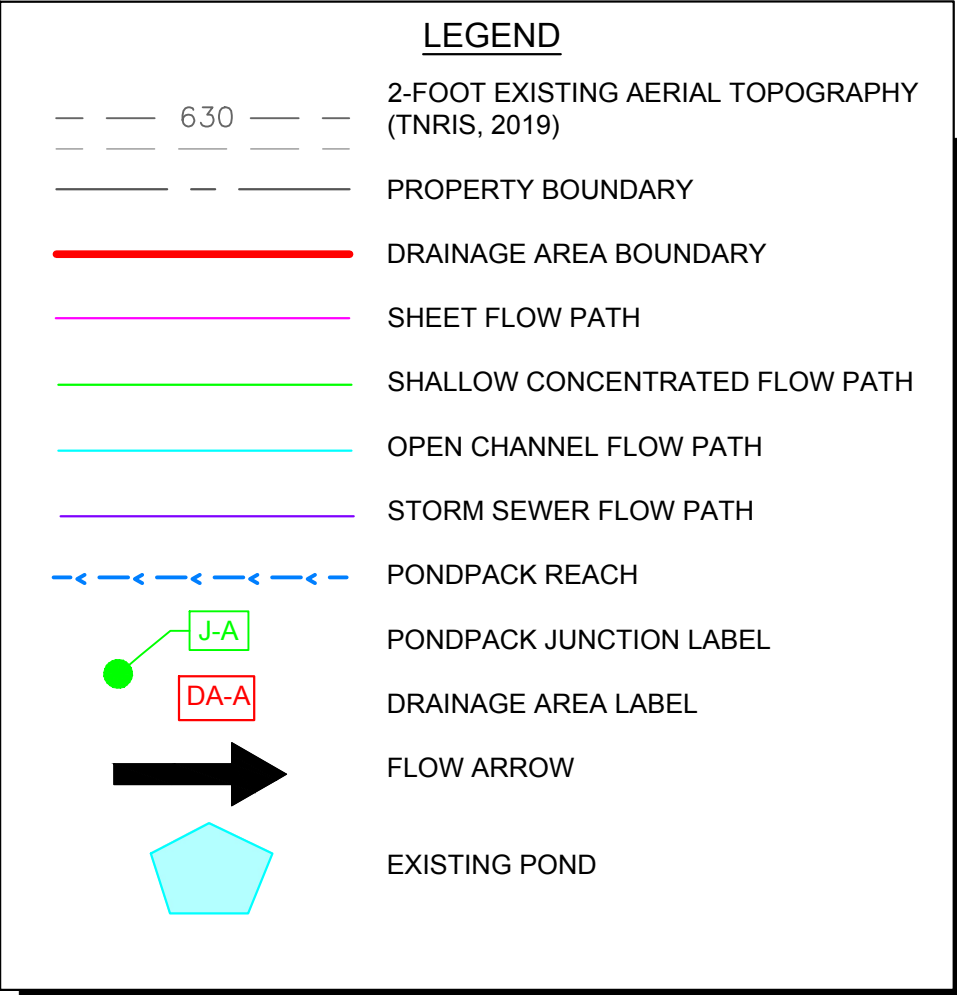
Revision Date: May 1, 2013

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

PROPOSED CONDITION PHASE 1		SHEET FLOW						SHALLOW CONCENTRATED FLOW						OPEN CHANNEL FLOW										STORM SEWER FLOW			TOTAL			
		Tc = (0.007(nL)^0.8)/(P2^0.5)(s^0.4) 2-year/24-hr Rainfall Depth (in.) from iSWM = 3.52						Tc = L / 60*V						Tc = L / 60*V V = (1.49/n)*R^(2/3)*s^(1/2)										Tc = L / 60*V						
Basin	Development Condition	Length (ft)	Elev ₁	Elev ₂	Slope (ft/ft)	Manning's "n"	T _{c1} (min)	Length (ft)	Elev ₂	Elev ₃	Slope (ft/ft)	Condition TR-55 Fig. 3-1	V _{avg} (ft/s)	T _{c2} (min)	Length (ft)	Manning's "n"	Area (ft^2)	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 Summary Table					
		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



Kimley»Horn
225 E. JOHN W. CARPENTER FREEWAY, SUITE 1100
IRVING, TEXAS 75062
PHONE: 214-420-5600
TEXAS REGISTERED ENGINEERING FIRM F-928
©2023 KIMLEY-HORN AND ASSOCIATES, INC.



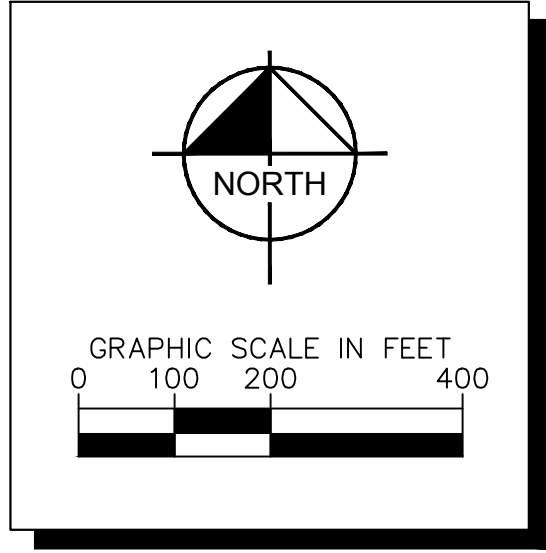
PROJECT NO. 064609800
DATE: DECEMBER 2023
SCALE: AS SHOWN
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: NRS

SAGORA
COLLEYVILLE

EXISTING DRAINAGE AREA MAP	SHEET NUMBER EXH-1
-------------------------------	------------------------------

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. The top right corner of the map is labeled 'CHEEK-SPAR'.

[illegible]

Kimley»Horn
225 E. JOHN W. CARPENTER FREEWAY, SUITE 1100
IRVING, TEXAS 75062
PHONE: 214-420-5600
FAX: 214-420-5601
TEXAS REGISTERED ENGINEERING FIRM E-928
E-929

No.	REVISIONS	DATE	BY
-----	-----------	------	----

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

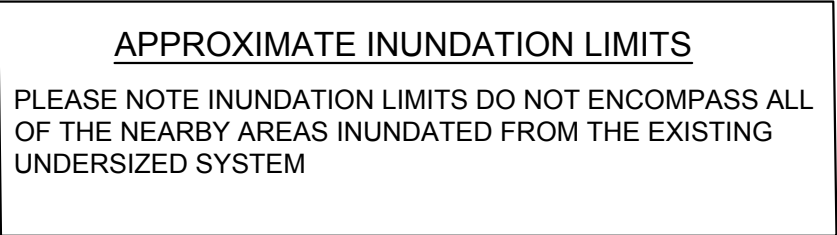
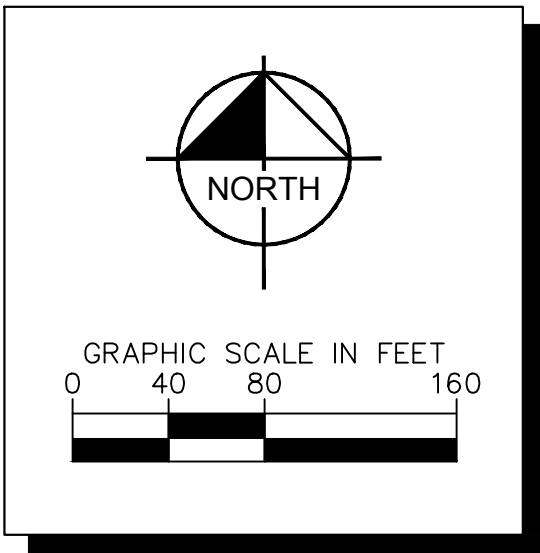
5-YEAR FLOW COMPARISON			
Existing Junction	Existing Flow (cfs)	Proposed Flow (cfs)	Difference (cfs)
J-A	78.21	78.21	0.00
J-B	69.06	69.06	0.00
J-C	149.01	149.01	0.00
J-D	118.33	118.33	0.00
J-E	413.58	321.91	-91.67
J-F	97.01	98.45	1.44
J-G	389.44	297.77	-91.67

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

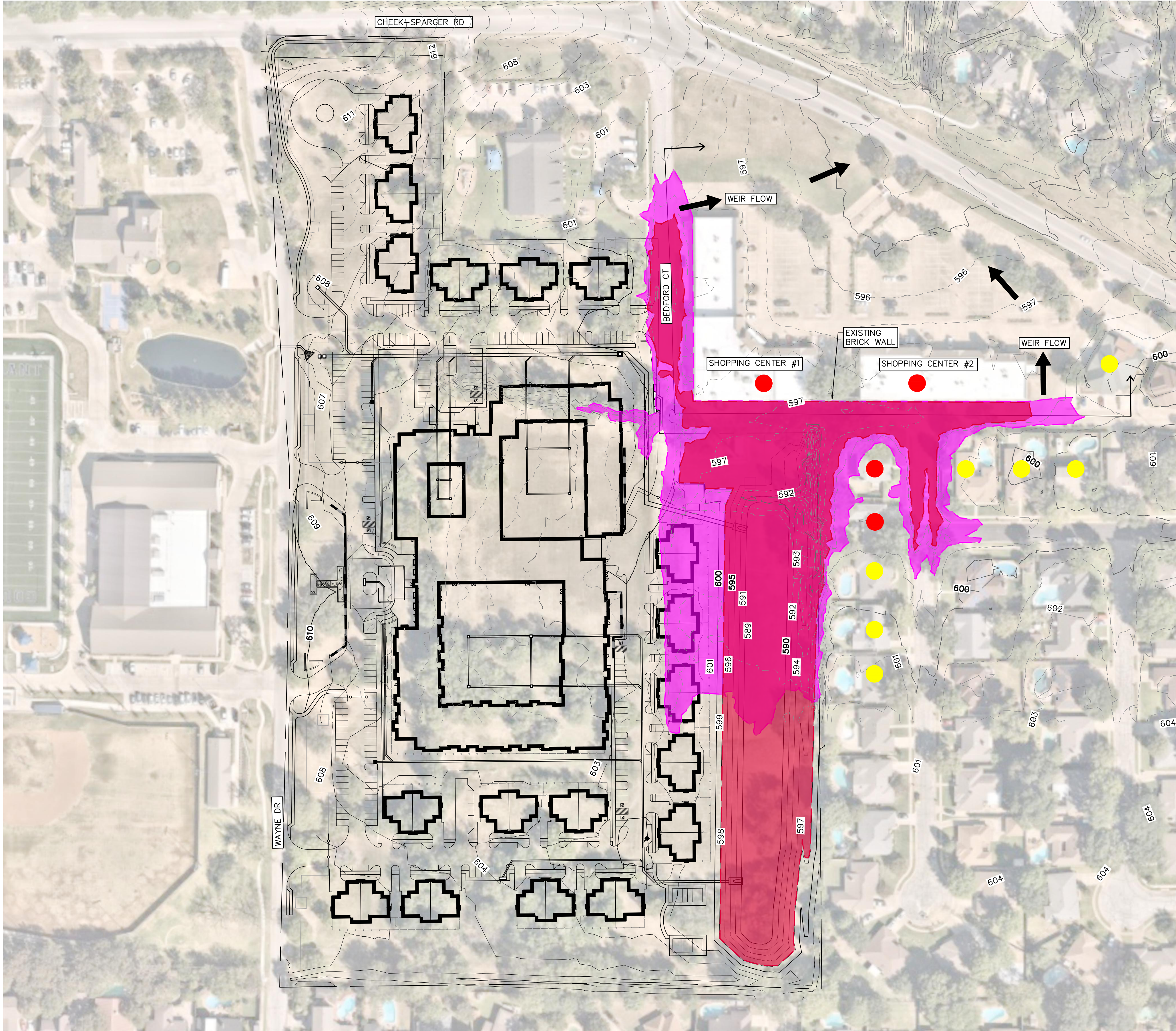
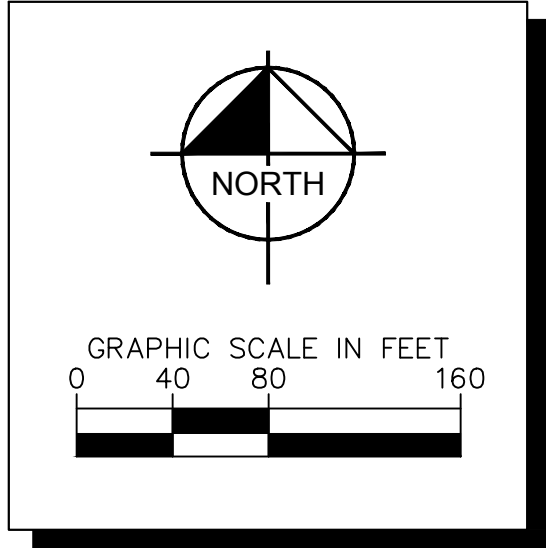
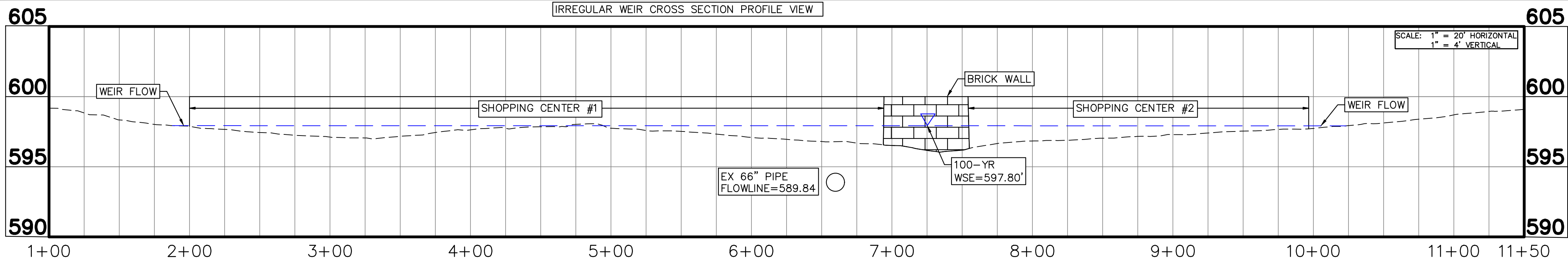
PROJECT NO. 064609800	DATE: DECEMBER 11, 2013	SCALE: AS SHOWN	DESIGNED BY: J. L. HARRIS	DRAWN BY: R. L. HARRIS	CHECKED BY: J. L. HARRIS
--------------------------	-------------------------	-----------------	---------------------------	------------------------	--------------------------

SAGORA
COLLEYVILLE

EXISTING INUNDATION MAP

SHEET NUMBER
EXH-3

IMAGES
XRFs
PLOTTED BY
DWG NAME
LAST SAVED



APPROXIMATE INUNDATION LIMITS

PLEASE NOTE INUNDATION LIMITS DO NOT ENCOMPASS ALL OF THE NEARBY AREAS INUNDATED FROM THE EXISTING UNDERSIZED SYSTEM

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	
Q _{pipe} (cfs)	247
Q _{weir} (cfs)	1
Q _{total} (cfs)	248

Existing Flow Summary Table	
Q _{pipe} (cfs)	264
Q _{weir} (cfs)	78
Q _{total} (cfs)	342

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

PROJECT NO.
084608600

DATE: DECEMBER 2023

SCALE: AS SHOWN

DESIGNED BY: RLW

DRAWN BY: RLW

CHECKED BY: NRS

12/31/2023

Kimley»Horn

225 E. JOHN W. CARPENTER FREEWAY, SUITE 1100
IRVING, TEXAS 75062
PHONE 214-420-5800
FAX 214-420-5801
TEXAS REG. PROFESSIONAL ENGINEERS FIRM # 098
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

SAGORA
COLLEYVILLE

PROPOSED
INUNDATION MAP

SHEET NUMBER
EXH-4

BY
DATE
REVISIONS
No.

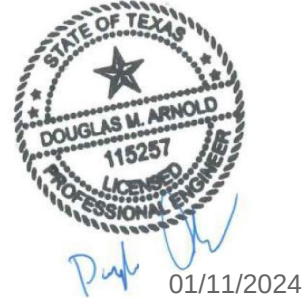
MEMORANDUM

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

From: Douglas Arnold, P.E.

Date: January 11, 2024

Re: Sagora Colleyville – Traffic Summary Memo
Colleyville, Texas



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

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

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

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

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

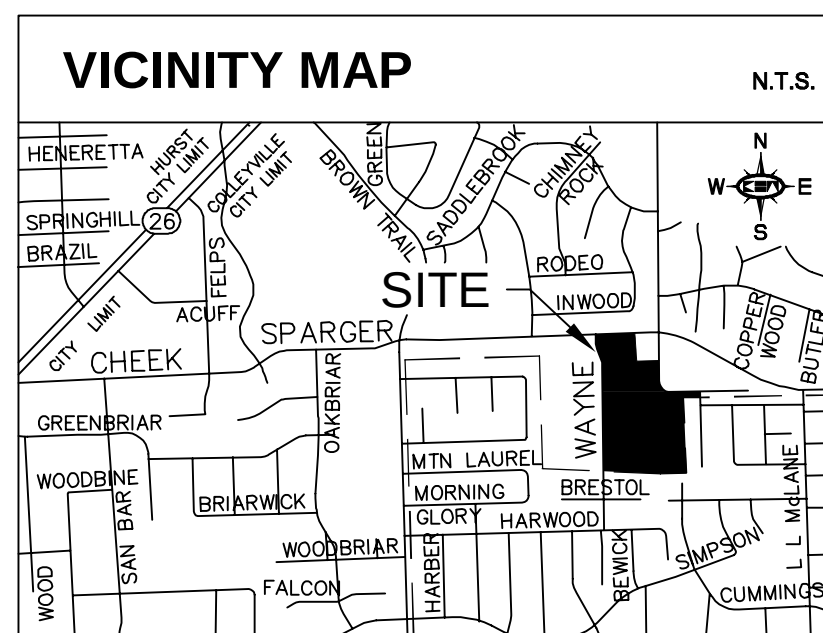
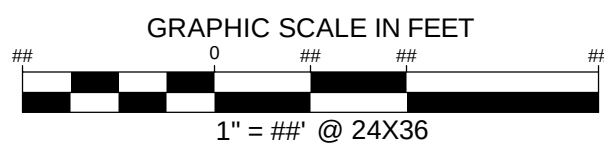


ATTACHMENT

Table 1: Trip Generation Calculation

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

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



LEGEND

ROOF DRAIN

CABLE TV BOX

CABLE TV HANDHOLE

CABLE TV MANHOLE

CABLE TV MARKER FLAG

CABLE TV MARKER SIGN

CELL TOWER

COMMUNICATIONS BOX

COMMUNICATIONS HANDHOLE

COMMUNICATIONS MANHOLE

COMMUNICATIONS MARKER FLAG

COMMUNICATIONS MARKER SIGN

CRESTED LINES WELL

ELEVATION BENCHMARK

FLOW DIRECTION

FIBER OPTIC BOX

FIBER OPTIC HANDHOLE

FIBER OPTIC MANHOLE

FIBER OPTIC MARKER FLAG

FIBER OPTIC MARKER SIGN

FIBER OPTIC VAULT

FLARING WELL

FUEL TANK

GAS BOX

GAS HANDHOLE

GAS METER

GAS MANHOLE

GAS MARKER FLAG

GAS SIGN

GAS TANK

GAS VAULT

GAS WELL

TELEPHONE BOX

TELEPHONE HANDHOLE

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TELEPHONE VAULT

PIPELINE HANDHOLE

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PIPELINE MARKER SIGN

PIPELINE VAULT

PIPELINE VALVE

TREE

WATER BOX

FIRE DEPT. CONNECTION

WATER HANDHOLE

FIRE HYDRANT

WATER METER

WATER MANHOLE

WATER MARKER FLAG

WATER MARKER SIGN

WATER TANK

WATER VAULT

WATER VALVE

AIR RELEASE VALVE

WATER VALVE

IRIS - IR R/W 10' W/ 4"X4" CAP SET

PKS - PK NAIL SET

PKS - PK NAIL SET

PKS - IRON ROD WITH CAP FOUND

PKS - IRON ROD FOUND

XS - CUT IN CONCRETE SET

XS - CUT IN GROUT

P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCING

SIGN

TRAFFIC SIGNAL/BILLBOARD

ARC JOINT

BASKET BALL GOAL

BORE LOCATION

FLAG POLE

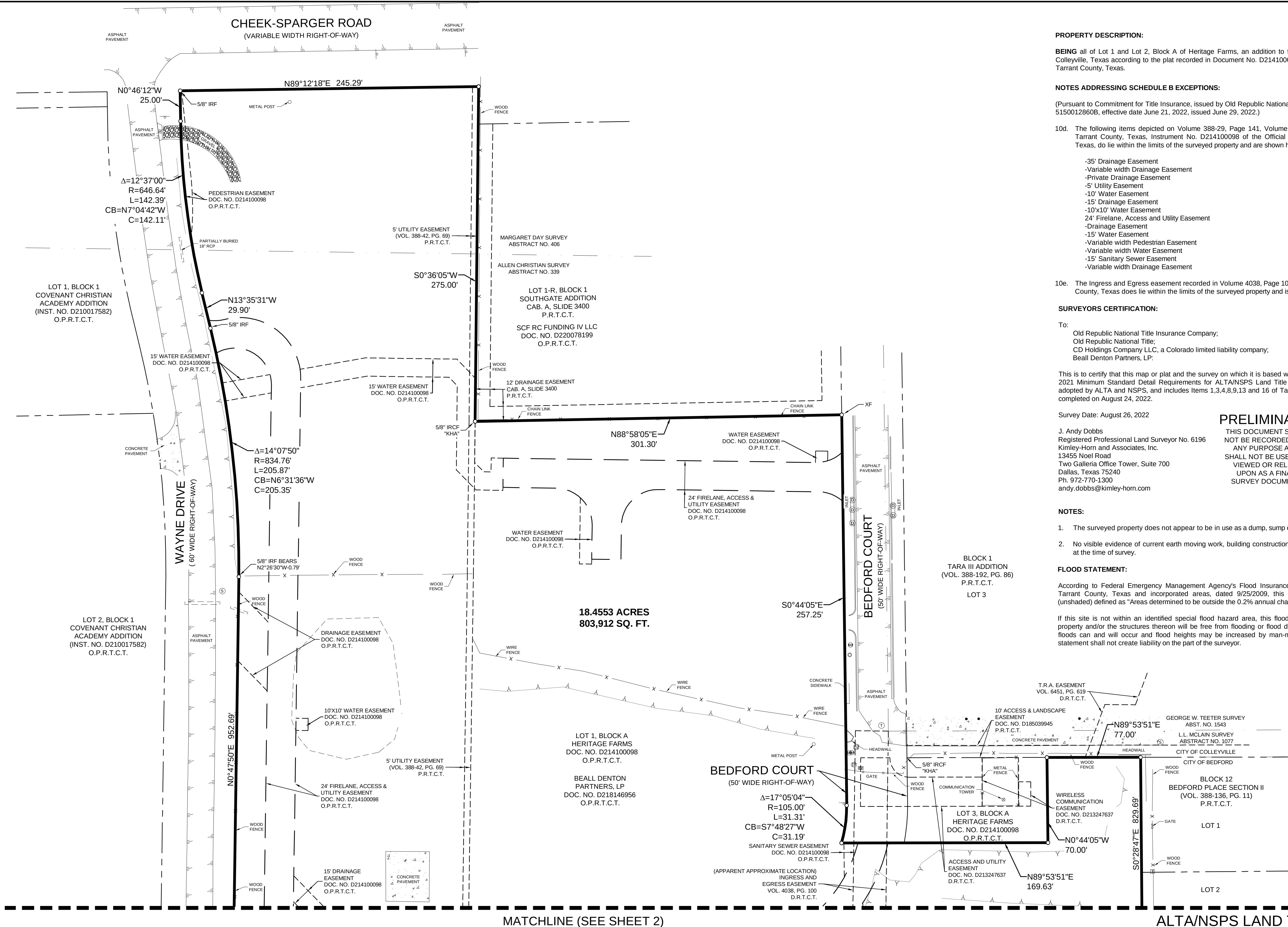
GOAL POST

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

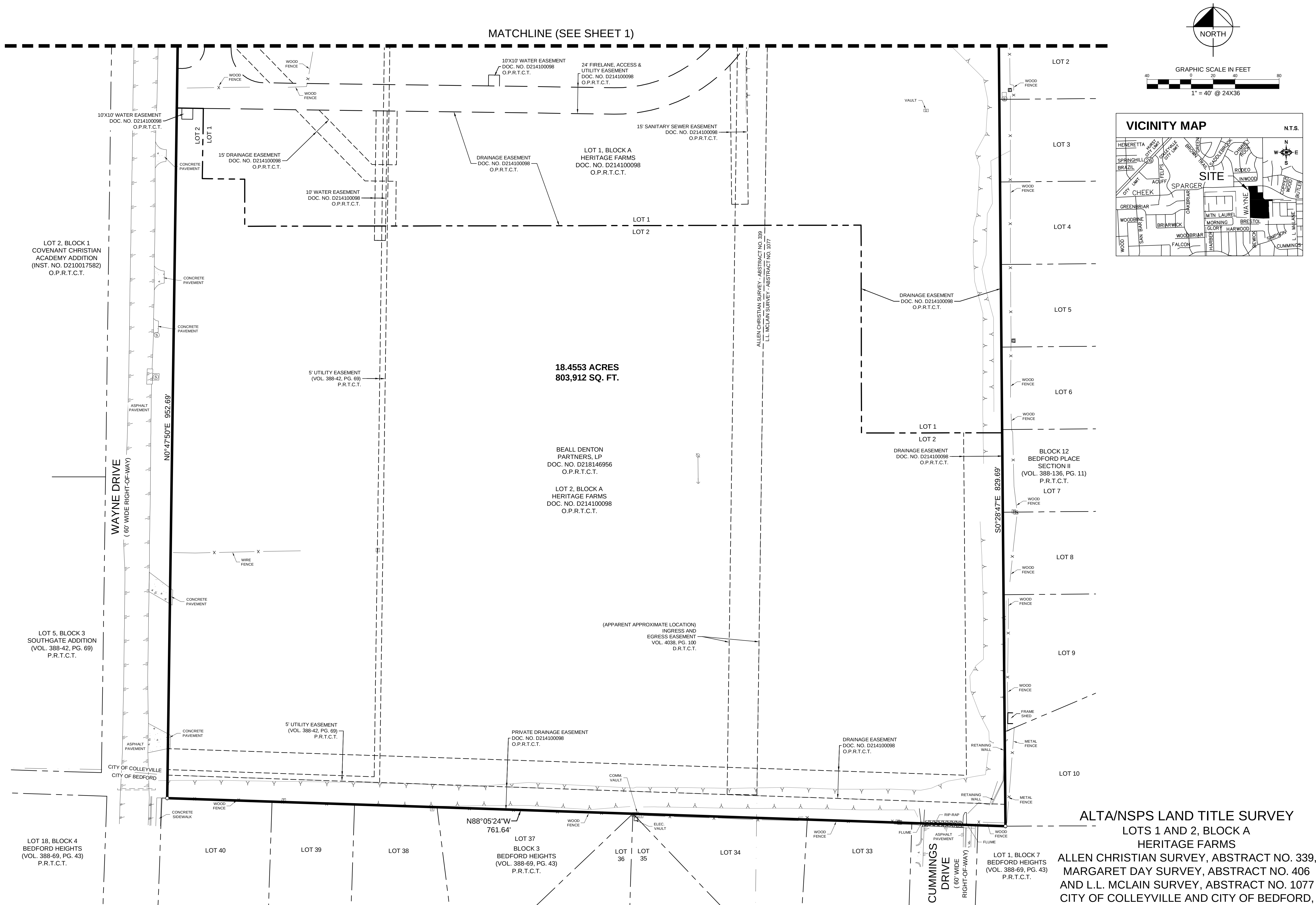
13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

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

LEGEND	
	ROOF DRAIN
	CABLE TV BOX
	CABLE TV HANDLE
	CABLE TV VAULT
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	CABLE TV MARKER SIGN
	COMMUNICATIONS BOX
	COMMUNICATIONS HANDLE
	COMMUNICATIONS MARKER FLAG
	COMMUNICATIONS MARKER SIGN
	ELEVATION BENCHMARK
	FLOW DIRECTION
	FIRE HOSE
	FIBER OPTIC HANDLE
	FIBER OPTIC MANHOLE
	FIBER OPTIC MARKER FLAG
	FIBER OPTIC MARKER SIGN
	FIBER OPTIC VAULT
	FILLING WELL
	FUEL TANK
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	UNIDENTIFIED MARKER SIGN
	UNIDENTIFIED MANHOLE
	UNIDENTIFIED MARKER FLAG
	UNIDENTIFIED MARKER SIGN
	UNIDENTIFIED MANHOLE
	UNIDENTIFIED MARKER FLAG
	UNIDENTIFIED MARKER SIGN
	UNIDENTIFIED MANHOLE
	UNIDENTIFIED MARKER FLAG
	UNIDENTIFIED MARKER SIGN
	UNIDENTIFIED MANHOLE
	UNIDENTIFIED MARKER FLAG
	UNIDENTIFIED MARKER SIGN

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Kimley»»Horn

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

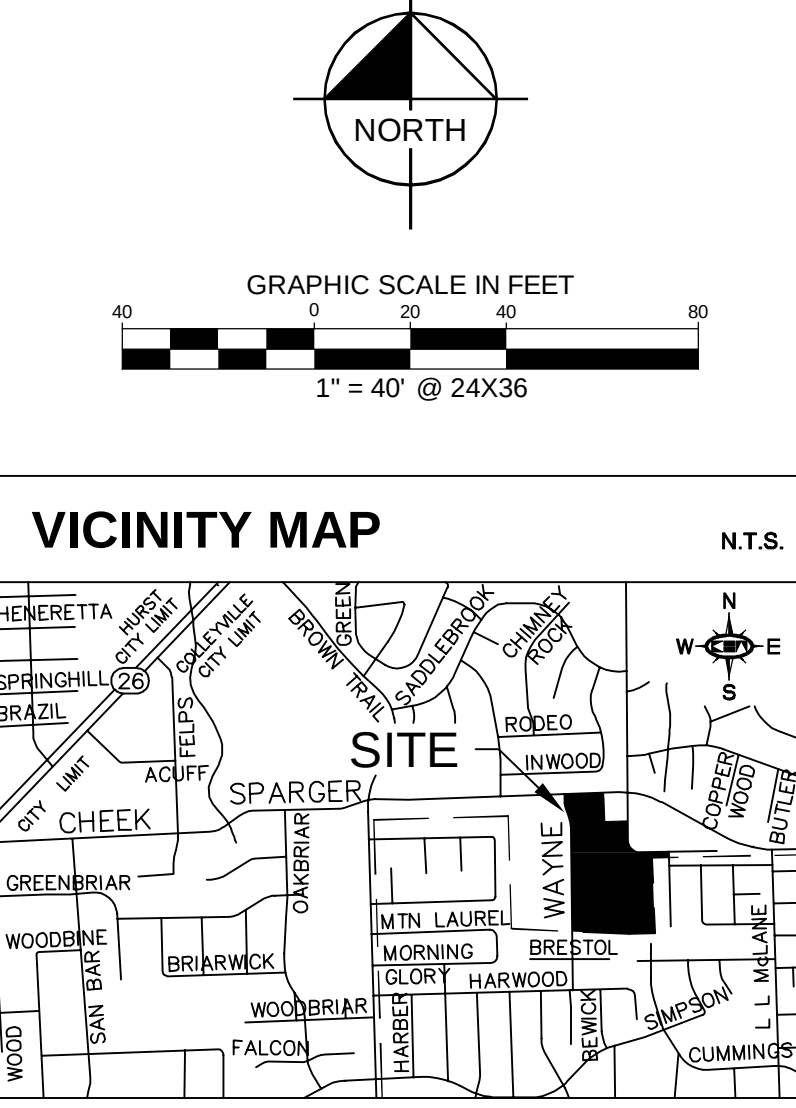
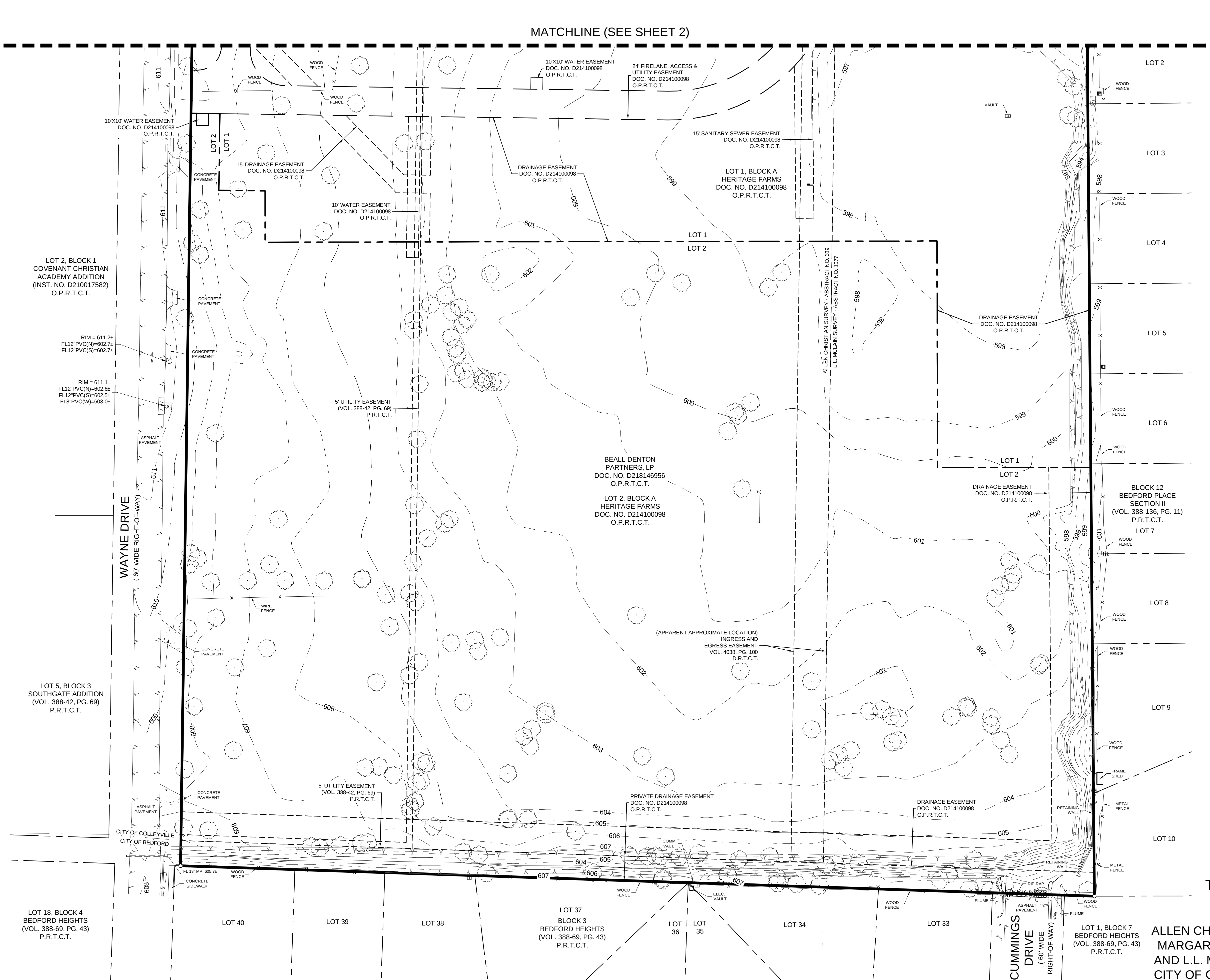
LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	UNDERGROUND GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

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

FLOOD STATEMENT:

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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	1 OF 2

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
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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 METER	WATER MARKER SIGN
ELECTRIC MANHOLE	WATER TANK
ELECTRIC MARKER FLAG	WATER VAULT
ELECTRIC MARKER SIGN	WATER VALVE
UTILITY POLE	AIR RELEASE VALVE
ELECTRIC SWITCH	WATER WELL
ELECTRIC TRANSFORMER	IRON ROD WITH CAP FOUND
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SIGN	
MARQUEE/BILLBOARD	
A/C UNIT	
BASKET BALL GOAL	
BORE LOCATION	
FLAG POLE	
GOAL POST	
GREASE TRAP	
IRRIGATION VALVE	

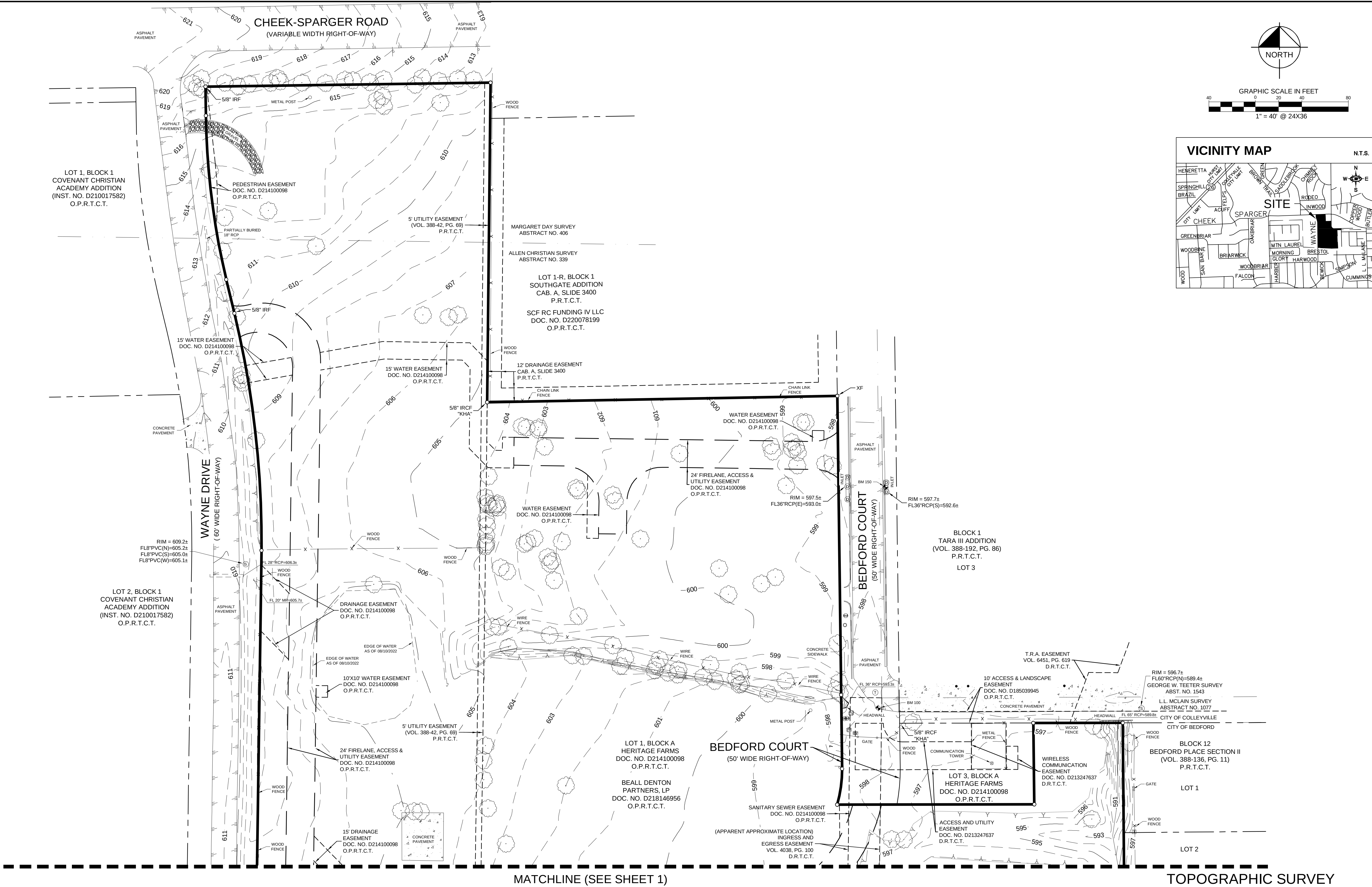
LINE TYPE LEGEND	
BOUNDARY LINE	
EASEMENT LINE	
BUILDING LINE	
WATER LINE	
SS	SANITARY SEWER LINE
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	UNDERGROUND GAS LINE
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	CM	JAD	Sep. 2022	064609800	2 OF 2



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number

Agenda Date 3/25/2024

Type Worksession

Department Community Development

Title

Presentation and discussion of a Special Use Permit to allow for Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premise Consumption on Lot 2, Block A, 170 Players Addition, located at 3855 Glade Road Suite 165, Case ZC24-004

Explanation

Ruth Nokes, the applicant, has submitted a request for a Special Use Permit to allow for Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premise Consumption for Lot 2, Block A, 170 Players Addition, being approximately 2.57 acres, and zoned PUD-R Planned Unit Development - Residential. The SUP request is to allow for beer and wine sales at a new butcher shop, New York Butcher Shoppe.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Architectural Plan Exhibits
5. Business Plan
6. Elevations Exhibit

Aerial Map

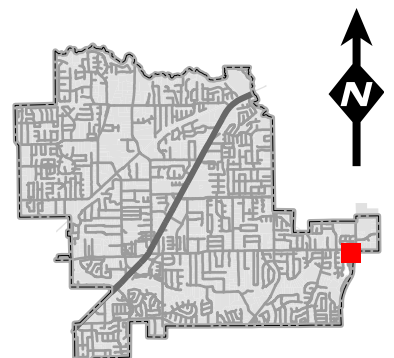


ZC24-004

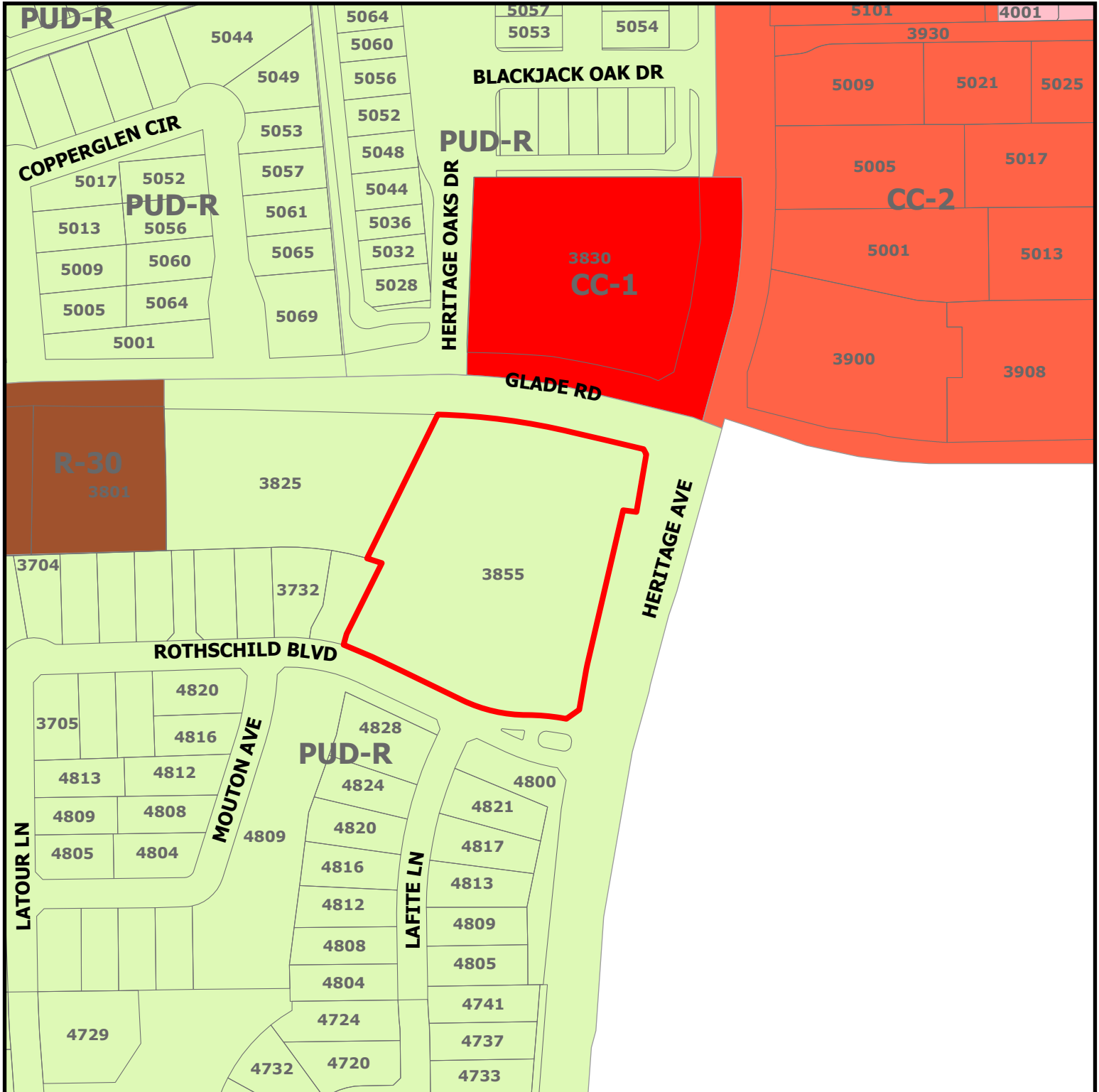
3855 Glade Rd Suite 165

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

 Subject Property



Zoning Map

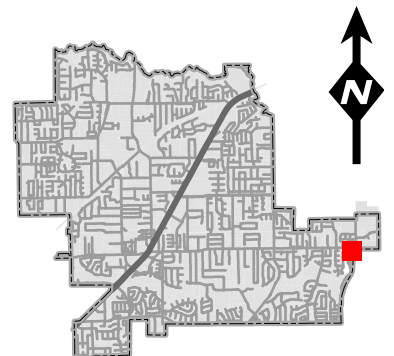


ZC24-004

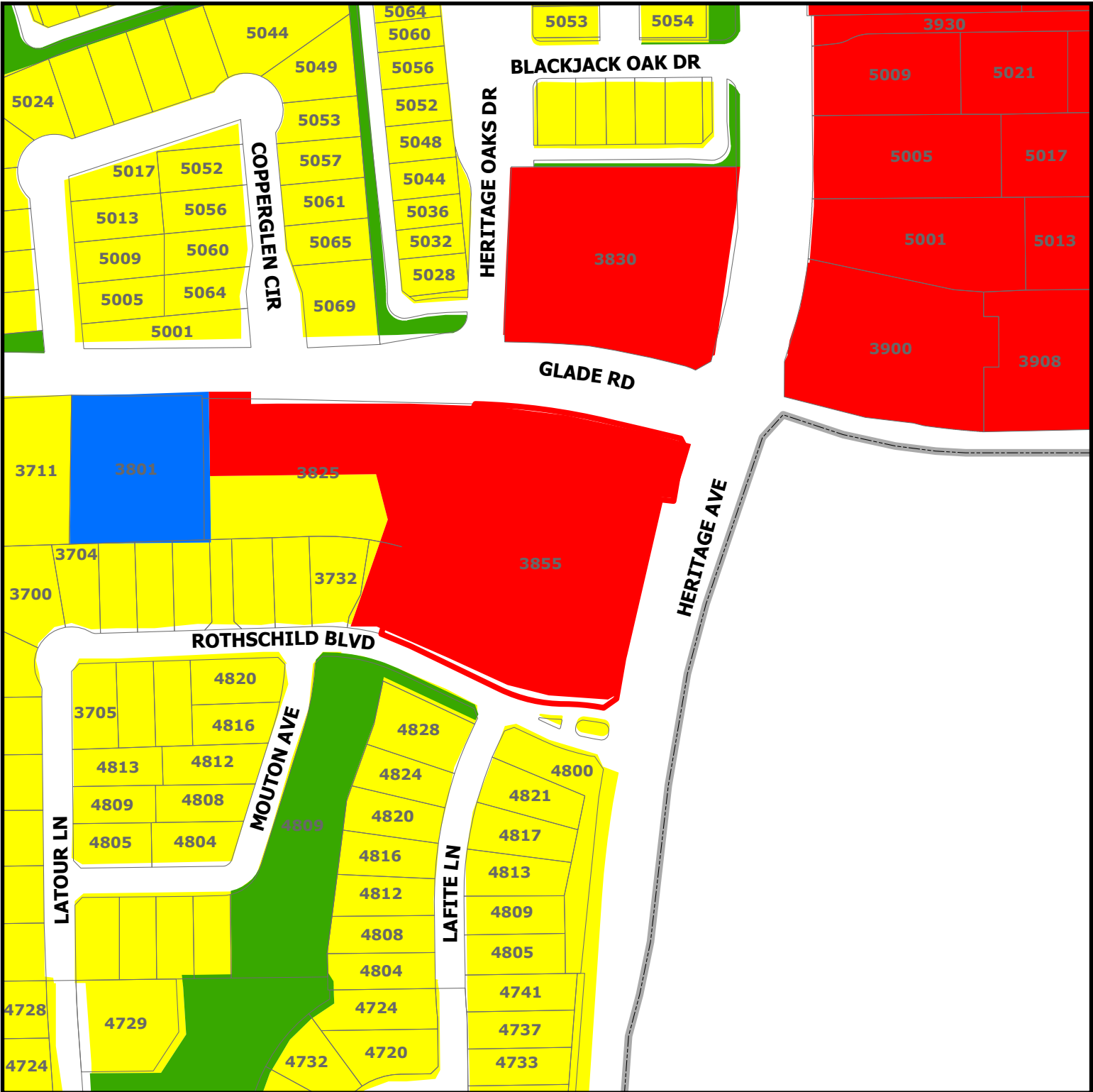
3855 Glade Rd Suite 165

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 Subject Property



Future Land Use Map

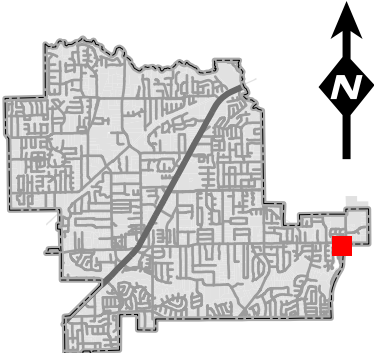


ZC24-004

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- | | | | |
|--|---------------|--|-------------------|
| | Residential | | Open Space; Parks |
| | Commercial | | Subject Property |
| | Institutional | | |



NEW YORK BUTCHER SHOPPE

3855 GLADE RD
COLLEYVILLE TX 76034 USA

PROJECT AREAS

PROJECT DATA

SITE VICINITY MAP

DRAWING SYMBOLS

SHEET INDEX

PROJECT TEAM

DESIGNER PRINCIPAL: JOHN CARROLL - RENOVIS DESIGN
DESIGNER JUNIOR: JESSICA BALDERRAMA - RENOVIS DESIGN
MECHANICAL ENGINEER: ODAY HATEM P.E. - OHH CONSULTING ENGINEERS LLC
BUILDER CONTACT: RACHAEL PALMER - TEXAS BUILT CONSTRUCTION

PROJECT DESCRIPTION:

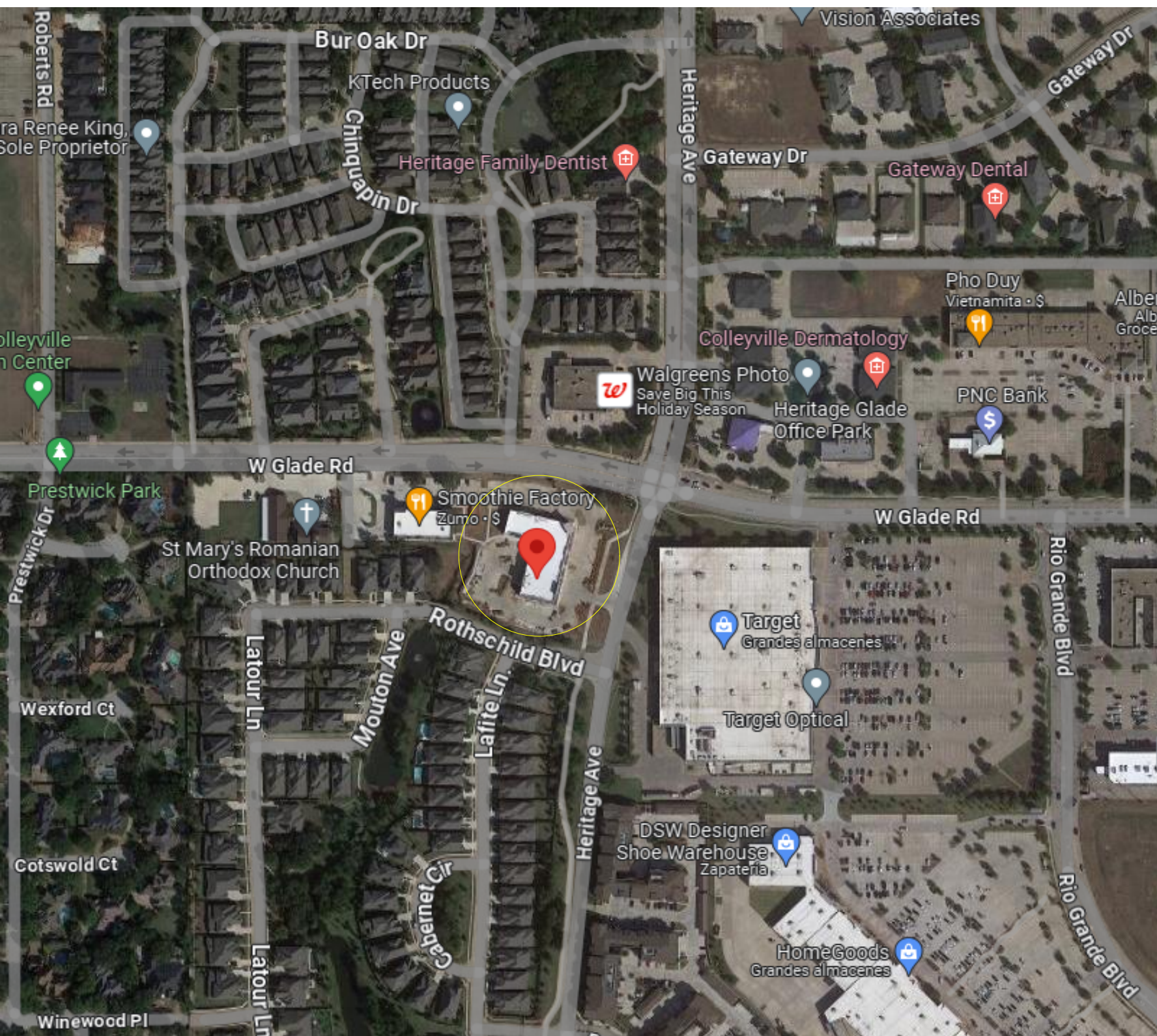
COMMERCIAL FINISH OUT

JURISDICTION INFORMATION

PROJECT AHJ: CITY OF COLLEYVILLE
FIRE DISTRICT: CITY OF COLLEYVILLE FIRE DEPARTMENT
ELECTRICITY PROVIDER: ONCOR
GAS UTILITY PROVIDER: ATMOS ENERGY
WATER JURISDICTION: TARRANT COUNTY WATER SUPPLY
TRASH SERVICE: CITY OF COLLEYVILLE - CWD

APPLICABLE CODES:

BUILDING CODE: 2018 INTL. RESIDENTIAL CODE
ENERGY CONSERVATION CODE: 2018 INTL. ENERGY CONSERVATION CODE
MECHANICAL CODE: 2018 INTL. MECHANICAL CODE
ELECTRICAL CODE: 2018 NATL. ELECTRICAL CODE
PLUMBING CODE: 2018 INTL. PLUMBING CODE
FUEL & GAS CODE: 2018 INTL. FUEL & GAS CODE
FIRE CODE: 2018 INTL. FIRE CODE



ABBREVIATIONS

A/C - AIR CONDITIONING	LUM - LUMINAIRE (LIGHT FIXTURE)
A.F.F. - ABOVE FINISHED FLOOR	M.O.C. - MIDDLE OF CORRIDOR
ADJ. - ADJUSTABLE	M.U.A. - MAKE-UP AIR
ALUM - ALUMINUM	N.T.S. - NOT TO SCALE
B.L. - BUILDING LINE	O.C. - ON CENTER
BM - BEAM	PLAM - PLASTIC LAMINATE
BRKT - BRACKET	R.O. - ROUGH OPENING
C.F.M. - CUBIC FEET PER MINUTE	R.T.U. - ROOF TOP UNIT
CL - CENTER LINE	REC - RECEPTACLE
COL - COLUMN	REINF - REINFORCED
CONC - CONCRETE	R.O. - ROUGH OPENING
DET - DETAIL	SW - SWITCH
DIA - DIAMETER	STL - STEEL
DIW - DRAIN, WASTE, VENT	T.O. - TOP OF
E - ELECTRICAL	TYP - TYPICAL
ELEV - ELEVATION	U.N.O. - UNLESS NOTED OTHERWISE
EM - EMERGENCY	V.A.V. - VARIABLE AIR VOLUME
EQ - EQUAL	W.C. - WATER CLOSET
EXT - EXTERIOR	WD - WOOD
F.D. - FLOOR DRAIN	W.H. - WATER HEATER
F.F. - FINISHED FLOOR	
F.O.C. - FACE OF CONCRETE	
F.O.F. - FACE OF FINISH	
F.O.S. - FACE OF STUD	
FDN - FOUNDATION	
GFI OR GFCI - GROUND FAULT CIRCUIT INTERRUPTER	
GL - GLASS	
H.M. - HOLLOW METAL	
H.V.A.C. - HEATING, VENTILATION, AND AIR CONDITIONING	
INT - INTERIOR	
JST - JOIST	
LAM - LAMINATE	

1

SD.9

EXTERIOR ELEVATION
REFER TO DRAWINGS X.65 AND X.19

5

A102

5

A102

BUILDING SECTION
REFER TO DRAWINGS A4.1...

1

X.31

WALL SECTION

1

4

A5.1

2

3

INTERIOR ELEVATION
REFER TO I.E. DRAWINGS A5.1...

ZONE

52.75 sq ft

ZONE STAMP / ROOM
REFER TO AREA ANALYSIS A1.2

Drill

Layout

DETAIL MARKERS
REFER TO A6.1...

1

A

N

GRID LINES
REFER TO FLOOR PLANS FOR GRID SPACING
(IF APPLICABLE) AND WALL FRAMING

N

NORTH ARROW
REFER TO CIVIL DRAWINGS FOR PROJECT
ORIENTATION

B1

WALL TYPES
REFER TO FLOOR PLAN FOR WALL TYPES
A : FOUNDATION B : EXTERIOR C : INTERIOR

D-04

DOOR TYPES
REFER TO SHEET A7.2 FOR DOOR DETAILS
REFER TO SHEET A7.2 FOR DOOR SCHEDULE

W01

W01

9' x 5'

Sil 2

WINDOW TYPES
REFER TO SHEET A7.1 FOR WINDOW DETAILS
REFER TO SHEET A7.1 FOR WINDOW SCH.

CAB-W-24-2D

CAB-B-24-4DR

CABINET TYPES
REFER TO CASEWORK SCHEDULE SHEET A7.1
(IF APPLICABLE)

PL-06

PL-09

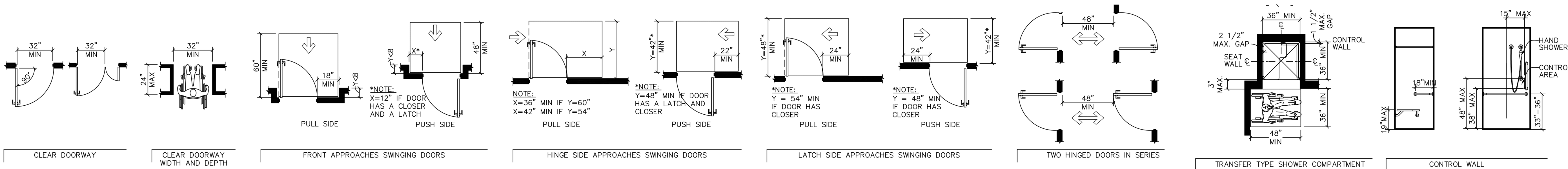
PLUMBING FIXTURE
REFER TO FIXTURE SCHEDULE A7.#
(IF APPLICABLE)

FURNITURE

FURNITURE
REFER TO FIXTURE SCHEDULE A7.#
(IF APPLICABLE)

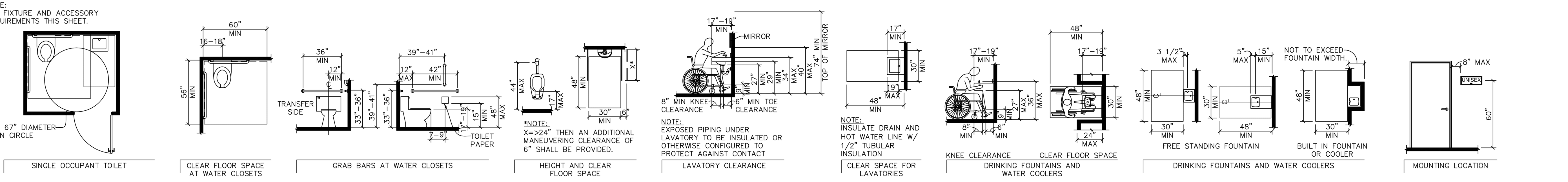
DESIGN CONSTRUCTION DOCUMENT SET

A ARCHITECTURAL PLANS (DD/CD)	
CS	COVER SHEET
G GENERAL	
G.001	ADA STANDARD DETAILS
AD REMODEL PLANS	
AD101	DEMO 1ST FLOOR PLAN
A0 SITE	
A001	LIFE SAFETY PLAN
A1 PLANS	
A101	LEVEL 1 FLOOR PLAN
A102	LEVEL 1 REFLECTED CEILING PL...
A103	F&E
A7 INTERIORS	
A701	INTERIOR ELEVATIONS
A702	RESTROOM ELEVATIONS
P PLUMBING	
P101	LEVEL 1 PLUMBING
E ELECTRICAL CONDENSED	
E101	LEVEL 1 ELECTRICAL
M MECHANICAL	
M101	LEVEL 1 HVAC



DOORS

SHOWERS



TOILET ROOMS

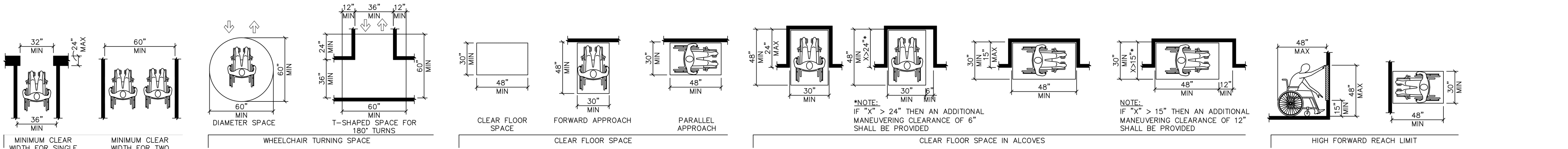
WATER CLOSETS

URINALS

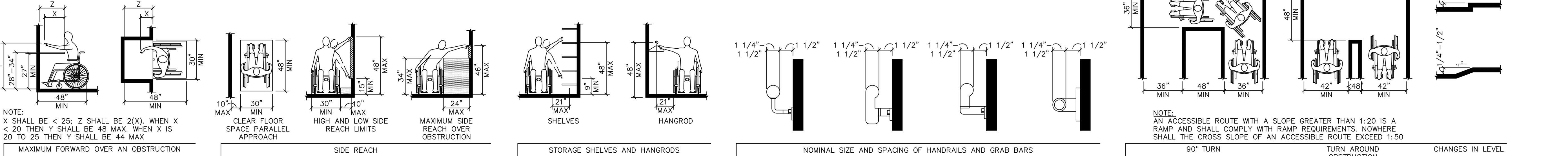
LAVATORIES AND MIRRORS

DRINKING FOUNTAIN AND WATER COOLERS

SIGNAGE



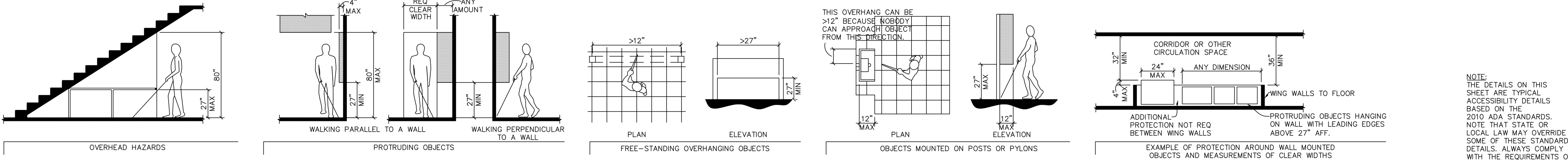
SPACE ALLOWANCES AND REACH RANGES



SPACE ALLOWANCES AND REACH RANGES CONTINUED

HANDRAILS AND GRAB BARS

ACCESSIBLE ROUTE



PROTRUDING OBJECTS

NOTE:
THE DETAILS ON THIS SHEET ARE TYPICAL ACCESSIBILITY DETAILS BASED ON THE 2010 ADA STANDARDS. NOTE THAT STATE OR LOCAL LAW MAY OVERRIDE SOME OF THESE STANDARD DETAILS. ALWAYS COMPLY WITH THE REQUIREMENTS OF THE LOCAL OR STATE LAW.

RENOVIS
DESIGN

JOHN CARROLL
john@renovisdesign.com
214-556-1191
www.renovisdesign.com

TEXAS BUILT CONSTRUCTION

972-219-0729
RACHAEL PALMER

PROJECT:
NEW YORK BUTCHER SHOPPE

BUSINESS OWNER INFORMATION
Bryson Noltes

NOTES:

NORTH

ADA STANDARD
DETAILS

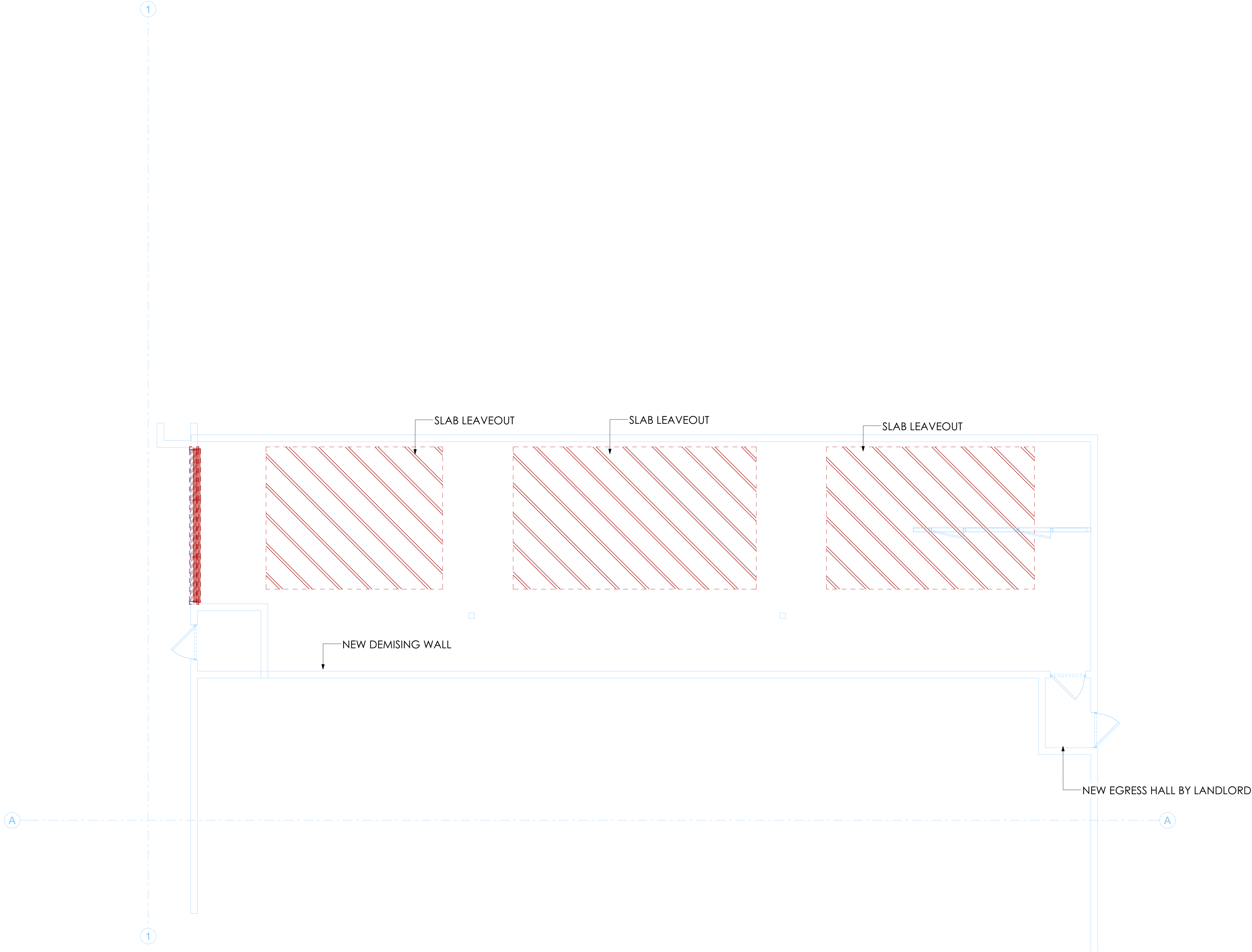
G.001

SHEET

DATE: 12/18/2023 3:10 PM

3855 GLADE RD
COLLEVILLE, TX
76034

NOT FOR CONSTRUCTION



1. Level 1 Demolition
SCALE: 1/4" = 1'-0"

RENOVIS
DESIGN

JOHN CARROLL
john@renovisdesign.com
214-556-1191
www.renovisdesign.com

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BUSINESS OWNER INFORMATION
Bryson Noltes

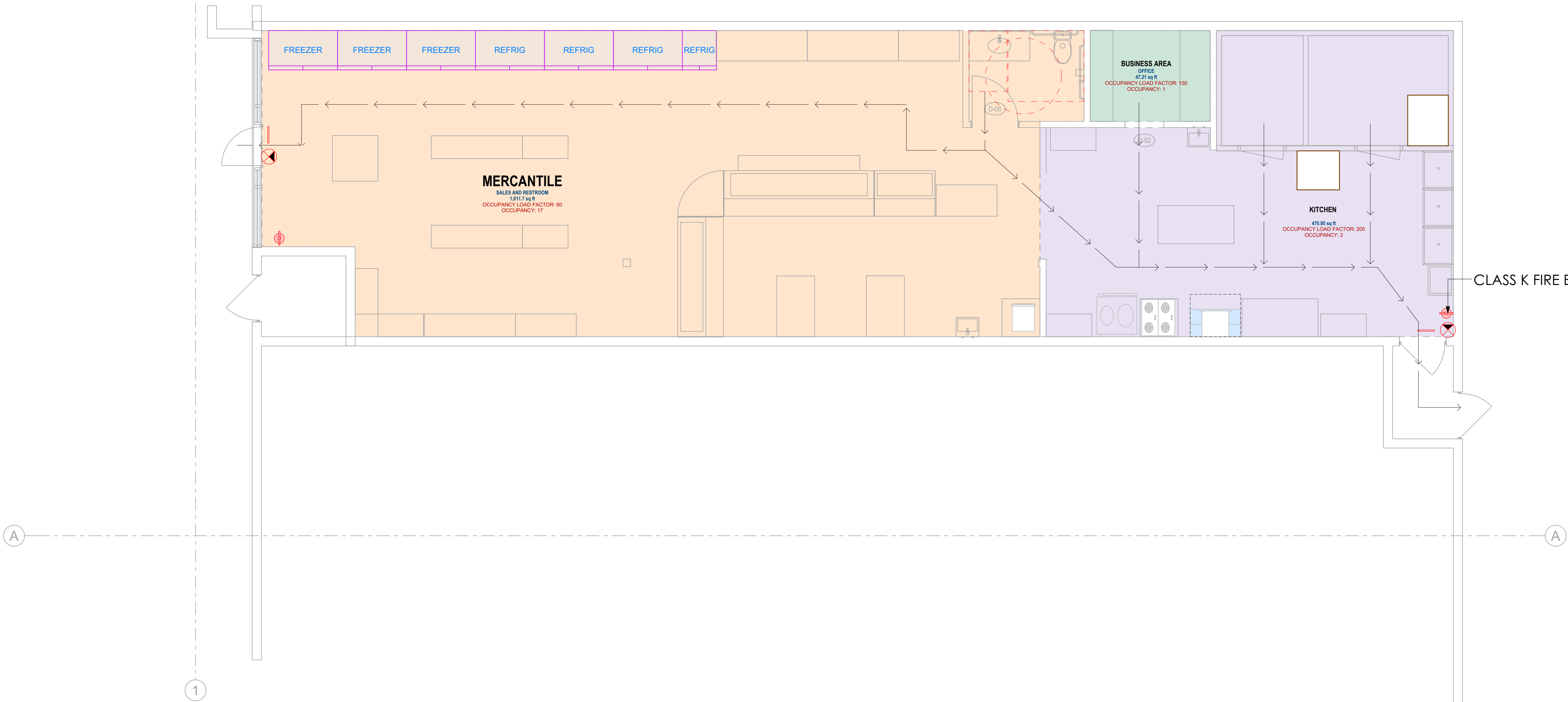
NOTES:

NORTH
N

DEMO 1ST FLOOR PLAN

AD101

SHEET
DATE: 12/18/2023 3:10 PM



1. Level 1
SCALE: 1/4" = 1'-0"

ADOPTED CODES
THIS PLAN WAS DESIGNED IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE

EGRESS REQUIREMENTS
OCCUPANCY LOAD: 20
EGRESS WIDTH REQUIRED: 20 PERSONS X 2" = 4" (SUBMIT TO MIN. DOORWAY REQ.)
EGRESS WIDTH PROVIDED: ~36" (FRONT DOOR) + ~36" (DOOR TO INTERIOR BUILDING HALLWAY EXIT)

PLUMBING REQUIREMENTS
LAVATORIES: 1 PER 100
1 PROVIDED
WATER CLOSETS: 1 PER 100
1 PROVIDED
SERVICE SINK: 1 TOTAL
1 PROVIDED

FIRE EXTINGUISHER ANALYSIS
REFER TO 2018 IBC - SECTION 906
TOTAL SQ FOOTAGE: 1,529.86 sq ft

INTENDED AREA USE: MERCANTILE
HAZARD: LIGHT (LOW HAZARD)
MIN. RATED EXINGUISHER: 2-A
MAX. FLOOR AREA PER UNIT OF A: 3,000 SF
MAX. FLOOR AREA FOR ONE EXTINGUISHER: 6,000 SF
MAX. TRAVEL DISTANCE TO EXTINGUISHER: 75 FT

EXTINGUISHERS PROVIDED: 1
EXTINGUISHER TYPE SPECIFIED
CLASS: K
SIZE: 5 LB
ULINE #S-9873 - AMEREX C262

INTENDED AREA USE: KITCHEN
HAZARD: ORDINARY HAZARD (GROUP 1)
MAX. TRAVEL DISTANCE TO EXTINGUISHER: 30 FT

EXTINGUISHERS PROVIDED: 1
EXTINGUISHER TYPE SPECIFIED
MODEL NUMBER: C262
UL RATING: 2A:K
CAPACITY: 2.5 GALLON
WEIGHT: 33.5 LBS
SIZE: 5 LB
<https://fireextinguisherdepot.com/amerex-model-C262-class-k-kitchen-fire-extinguisher-2-5-gallon>

RENOVIS
DESIGN

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214-556-1191
www.renovisdesign.com

TEXAS BUILT CONSTRUCTION

972-219-0729
RACHAEL PALMER

PROJECT:
NEW YORK BUTCHER SHOPPE
3855 GLADE RD
COLLEYVILLE, TX
76034

BUSINESS OWNER INFORMATION
Bryson Noltes

NOTES:

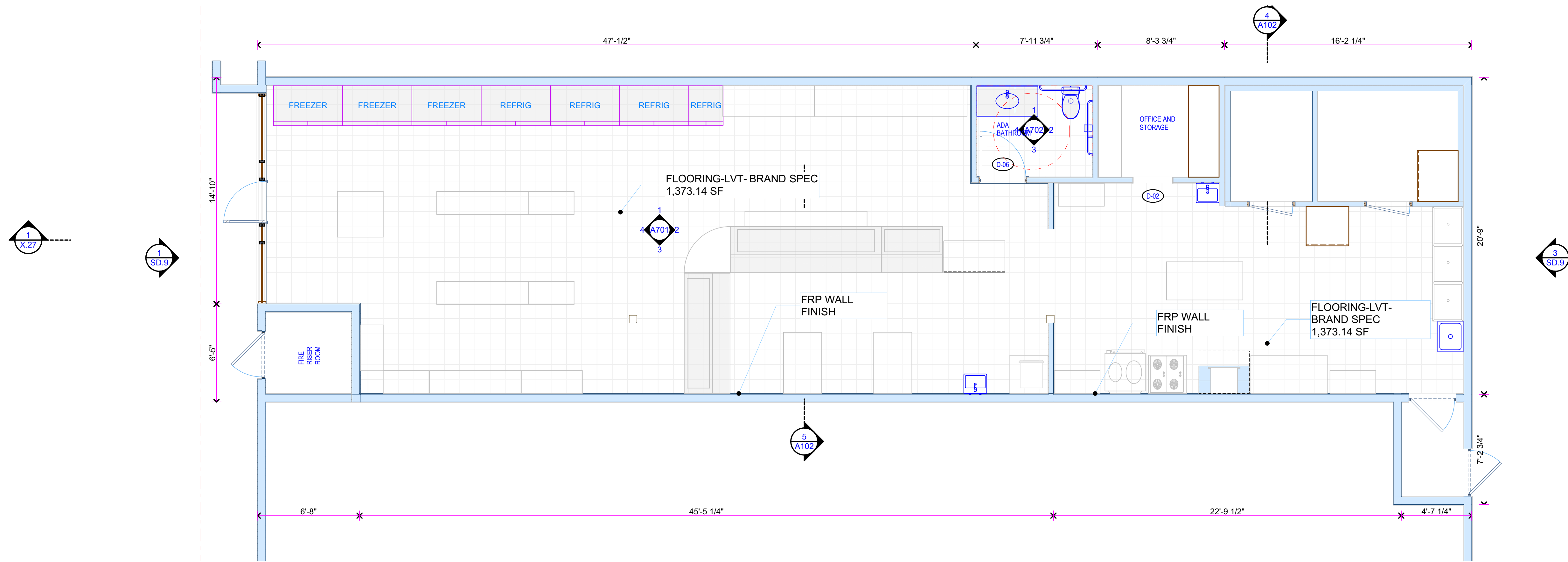
NORTH

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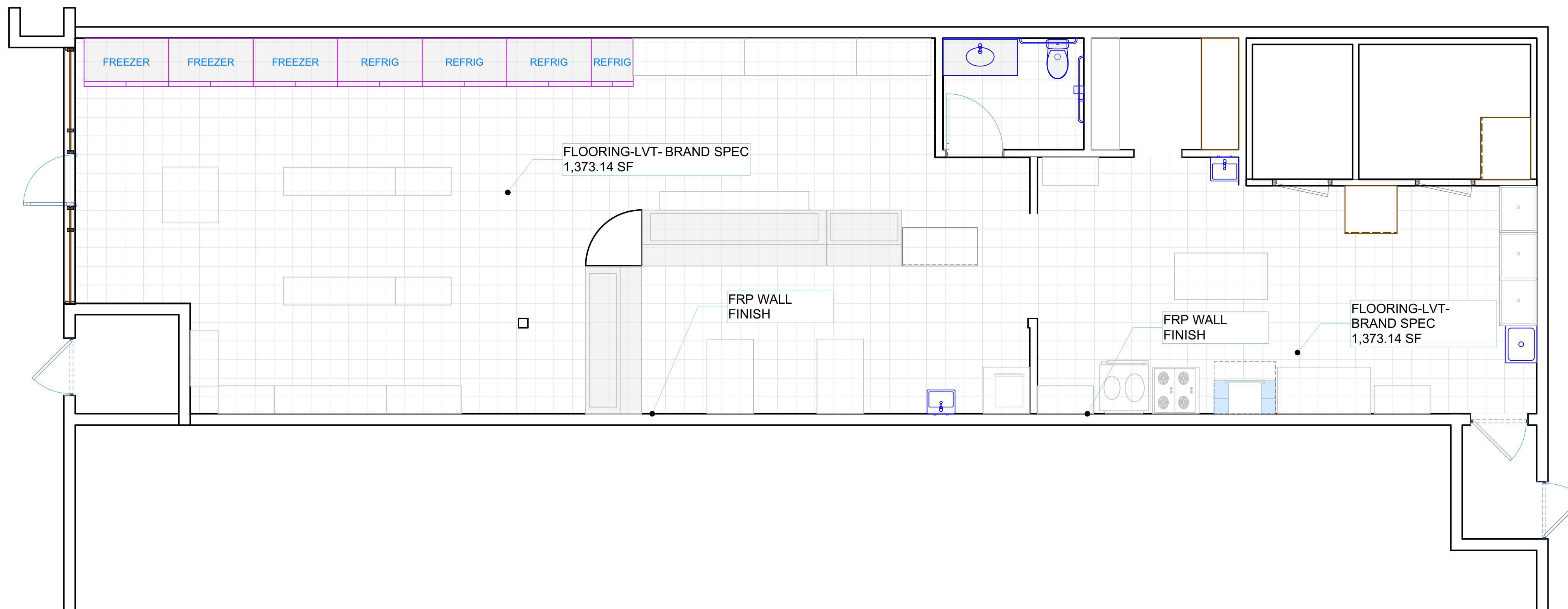
LIFE SAFETY PLAN

A001

SHEET
DATE: 12/18/2023 3:11 PM



1 LEVEL 1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



5 FINISH PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

GENERAL:
REFER TO GENERAL NOTES

DIMENSIONS:
ALL DIMENSIONS ARE TO FACE OF STUD, BRICK, OR CONCRETE U.N.O.

DOORS & WINDOWS:
REFER TO THE DOOR AND WINDOW SCHEDULES FOR SIZES, TYPES, AND OTHER DETAILS.
FOLLOW MANUFACTURER INSTRUCTIONS FOR INSTALLATION.
ENSURE PROPER FLASHING AND SEALING AROUND ALL WINDOW AND DOOR OPENINGS TO PREVENT WATER INFILTRATION.

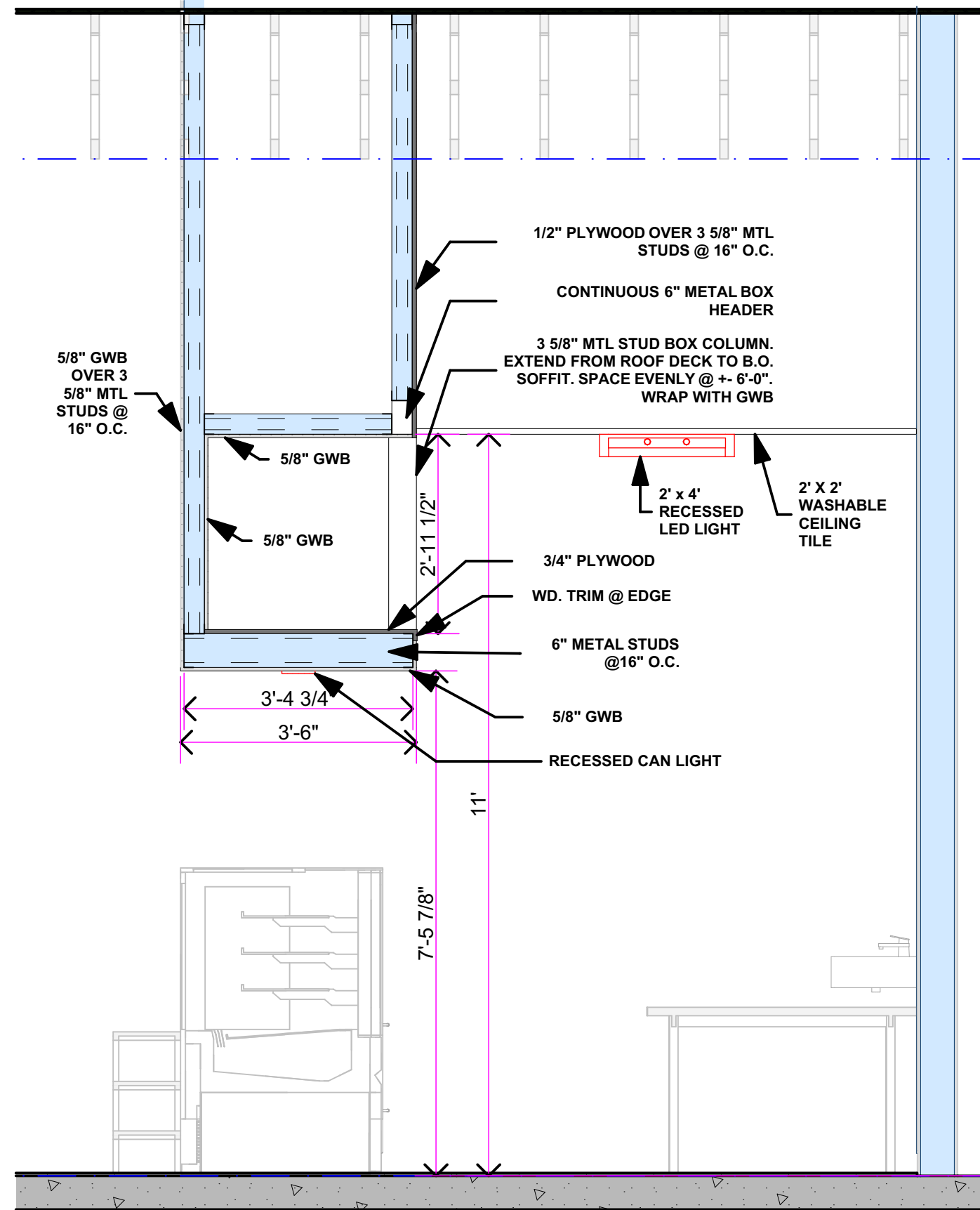
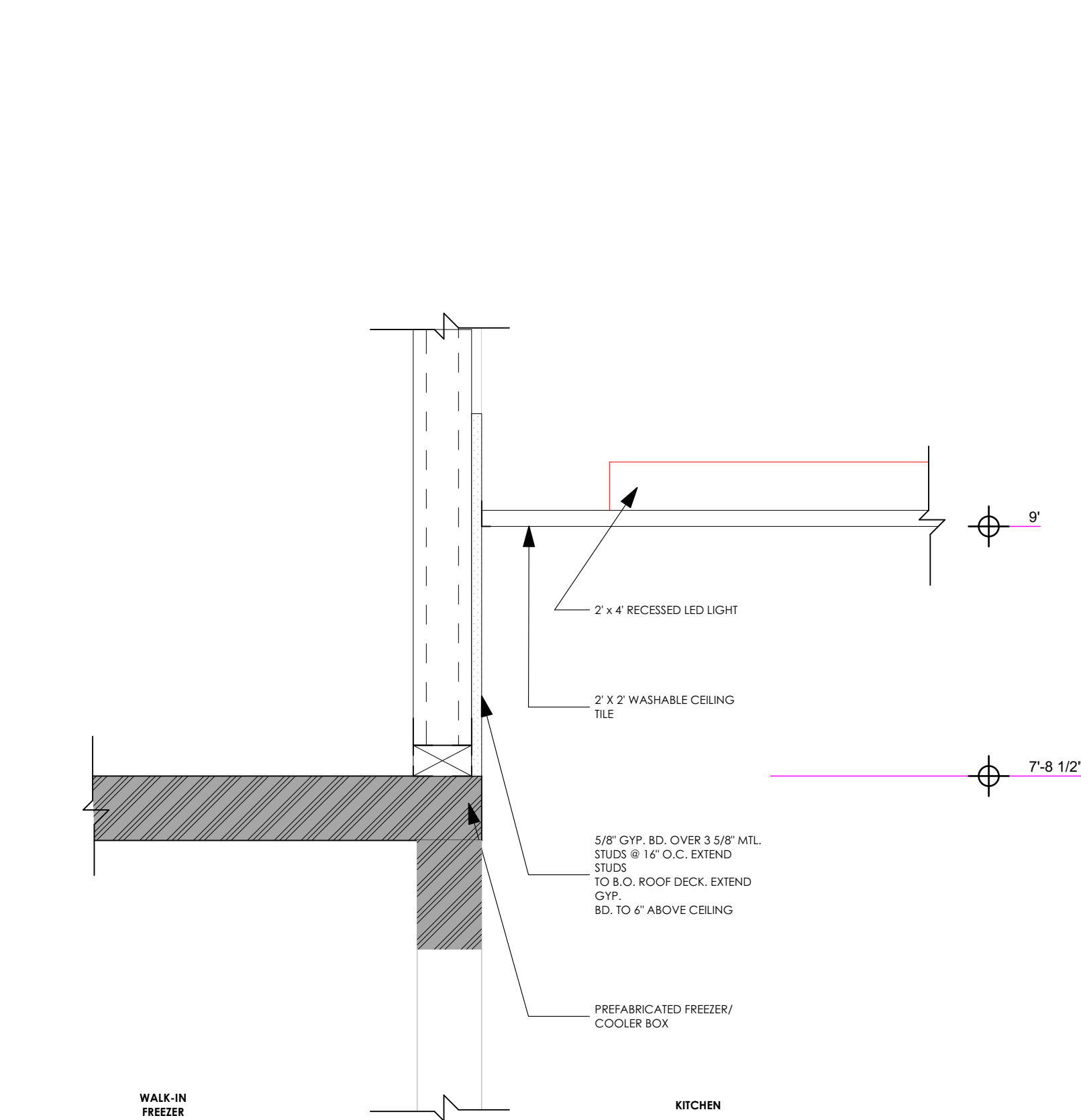
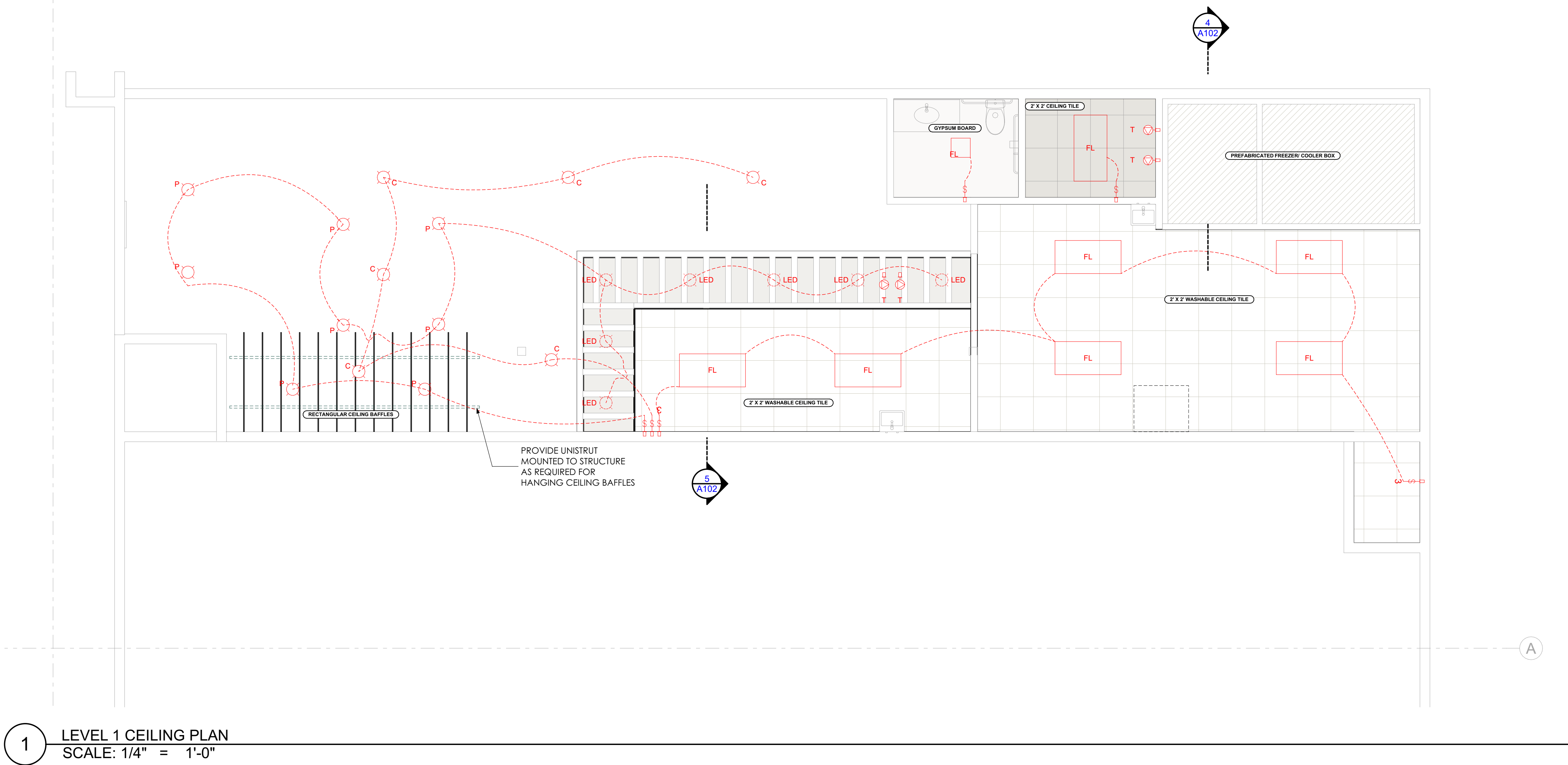
WALLS:
WALL TYPES, MATERIALS, AND FINISHES SHALL BE AS SPECIFIED IN THE RESPECTIVE SECTIONS OF THE DRAWINGS OR SPECIFICATIONS.
ENSURE WALLS ARE STRAIGHT, PLUMB, AND FREE FROM ANY DEFECTS BEFORE FINISHING.

FLOORING:
REFER TO THE FINISHES SCHEDULE FOR SPECIFIC FLOORING MATERIALS IN EACH ROOM OR AREA.
ENSURE THE SUBFLOOR IS CLEAN, LEVEL, AND FREE FROM DEFECTS BEFORE INSTALLING FINISH FLOORING.

FIXTURES & FITTINGS:
ALL FIXTURES AND FITTINGS SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.
ENSURE LOCATIONS OF FIXTURES DO NOT INTERFERE WITH DOORS, WINDOWS, OR OTHER BUILDING COMPONENTS.

WALL TYPES (3/4" VIEW)

A - FOUNDATION & BASEMENT WALLS
A - TYPE REFERS TO STRUCTURAL FOUNDATION AND BASEMENT WALLS.
REFER TO FOUNDATION STORY FOR PLACEMENT.
REFER TO WALL SECTIONS FOR DETAILS AND NOTES.
B - EXTERIOR WALLS
B - TYPE REFERS TO EXTERIOR WALLS.
C - INTERIOR WALLS
C - TYPE REFERS TO INTERIOR PARTITIONS AND FINISHED WALLS
D - SHAFT AND MEP WALLS
D - TYPE REFERS TO MECHANICAL SHAFTS
E - SPECIALTY PARTITIONS
E - REFER TO SPECIAL FURNISHED WALLS
G - SITE WALLS
G - TYPE REFERS TO SITE WALLS. SEE ARCHITECTURAL SITE PLAN.



NOTE:
Verify the details of the connection to
the ceiling with a Licensed Structural
Engineer

CEILING PLAN NOTES

1. REFER TO SHEET X.XX FOR GENERAL NOTES
2. EXTERIOR WALL FACE OF STUD PLACED ON GRID LINES, UNLESS NOTED OTHERWISE
3. CEILING FINISH IS 5/8" GYPSUM BOARD U.N.O.

CEILING LEGEND

	GYPSUM BOARD TEXTURED AND FINISHED - 5/8" G.B.
	2' X 2' ACOUSTICAL TILE
	2' X 2' WASHABLE ACOUSTICAL TILE
	EXPOSED METAL DECKING PAINTED FLAT BLACK ALL DECKING, TRUSSES, CONDUIT
	RECTANGULAR CEILING BAFFLES
	PREFABRICATED FREEZER/ COOLER BOX

2

NOTES & LEGEND
SCALE: 1/4" = 1'-0"

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TEXAS BUILT CONSTRUCTION
972-219-0729
RACHAEL PALMER

NEW YORK BUTCHER SHOPPE

3855 GLADE RD
COLLEYVILLE, TX
76034

PROJECT:

BUSINESS OWNER INFORMATION
Bryson Noltes

NOTES:

NORTH



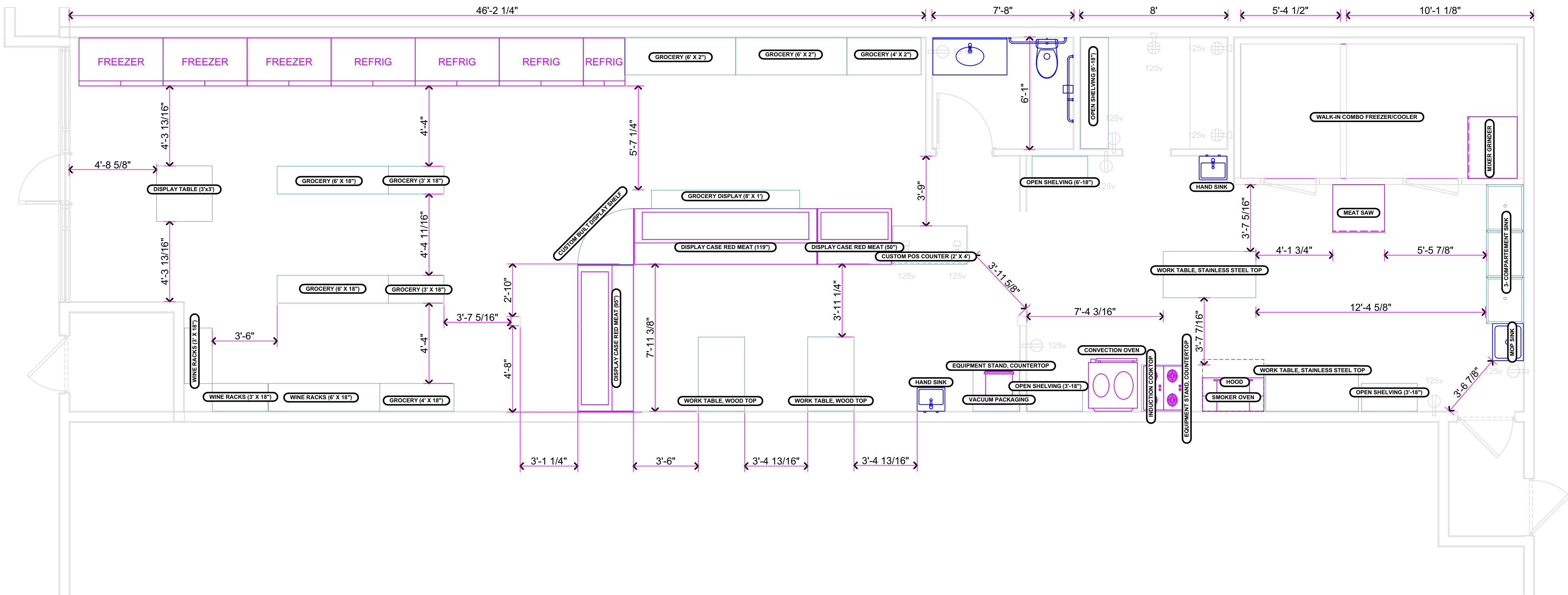
LEVEL 1 REFLECTED
CEILING PLAN

A102

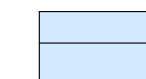
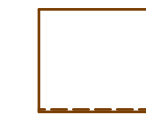
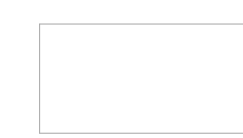
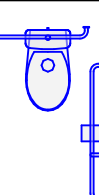
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DATE: 12/18/2023 3:11 PM

NOT FOR CONSTRUCTION



1. Level 1
SCALE: 1/4" = 1'-0"

SCHEDULE Furniture						SCHEDULE Furniture						SCHEDULE Furniture						SCHEDULE Furniture					
#	Description	2D Plan Preview	Manufacturer	Model	Description	#	Description	2D Plan Preview	Manufacturer	Model	Description	#	Description	2D Plan Preview	Manufacturer	Model	Description	#	Description	2D Plan Preview	Manufacturer	Model	Description
1	3-COMPARTEMENT SINK		SKIBEE DISTRIBUTING, INC	SKISSC3T18181418RL		1	HOOD		COOKSHACK	PA003		2	EQUIPMENT STAND, COUNTERTOP		SKIBEE DISTRIBUTING, INC	SKIWT3060EBS		2	OPEN SHELVING (6'-18")				
1	CONVECTION OVEN		CADCO	BLS-4FLD-1H		1	MIXER GRINDER		BIRO	MINI-22		2	GROCERY (3' X 18")					2	WINE RACKS (3' X 18")				
1	CUSTOM BUILT DISPLAY SHELF					1	MOP SINK					2	GROCERY (6' X 2")					2	WORK TABLE, STAINLESS STEEL TOP		SKIBEE DISTRIBUTING, INC	SKIWT3060EBS	
1	CUSTOM POS COUNTER (2' X 4')					1	REFRIGERATOR 1-DOOR		PADELA	PDG-1R-HC		2	GROCERY (6' X 18")					2	WORK TABLE, WOOD TOP		JOHN BOOS	SNS08-X	
1	DISPLAY TABLE (3'x3')					1	SMOKER OVEN		COOKSHACK	SM160		2	HAND SINK		SKIBEE DISTRIBUTING, INC	SKIHS17SS		3	FREEZER		PADELA	PDG-2F-ES	
1	GROCERY (4' X 2')					1	VACUUM PACKAGING		SAMMIC	SE-416		2	INDUCTION COOKTOP		WARING	WIH800		3	REFRIGERATOR		PADELA	PDG-2R-HC	
1	GROCERY (4' X 18")					1	WALK-IN COMBO FREEZER/COOLER		ARCTIC INDUSTRIES	BL 168-COMBO-CF-R		2	MEAT SAW		OMCAN	10271		PL-06	Toilet ADA				
1	GROCERY DISPLAY (8' X 1')					1	WINE RACKS (6' X 18")					2	OPEN SHELVING (3'-18")					PL-09	Vanity ADA Lavatory 48				

2. SCHEDULE Furniture & Equipment
SCALE: 1:1.25

NEW YORK BUTCHER SHOPPE

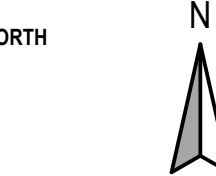
PROJECT:

3855 GLADE RD
COLLEYVILLE, TX
76034

BUSINESS OWNER INFORMATION
Bryson Nokes

NOTES:

NORTH



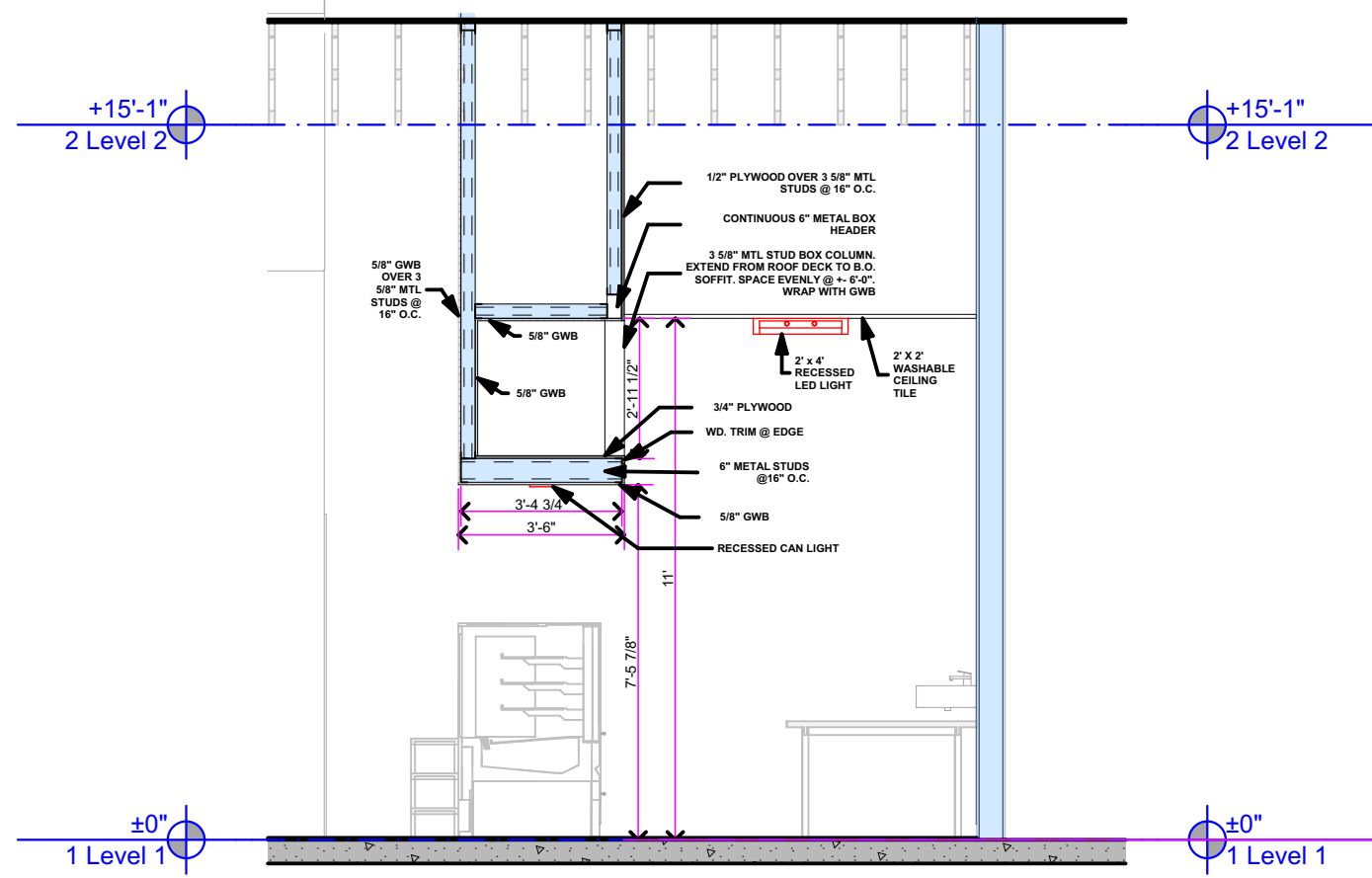
F&E

A103

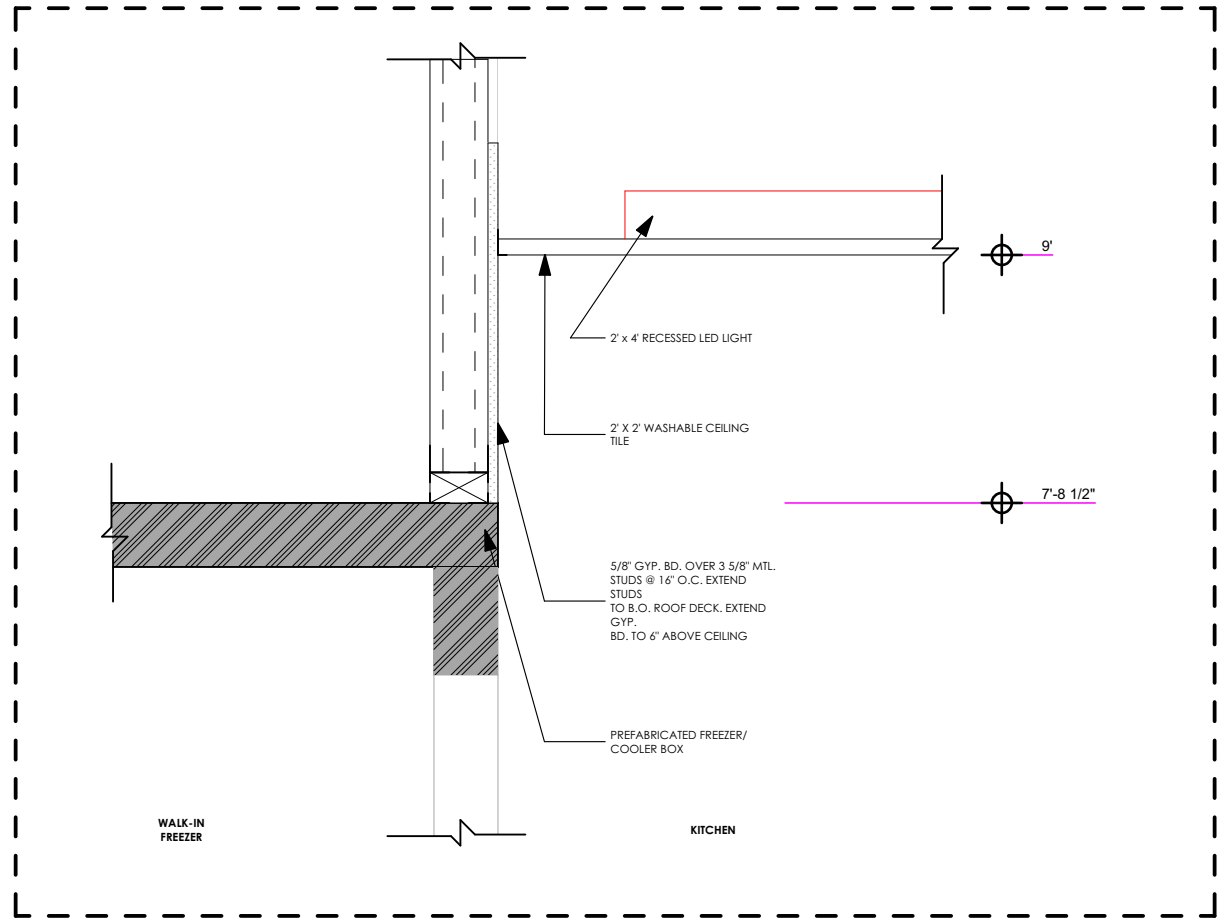
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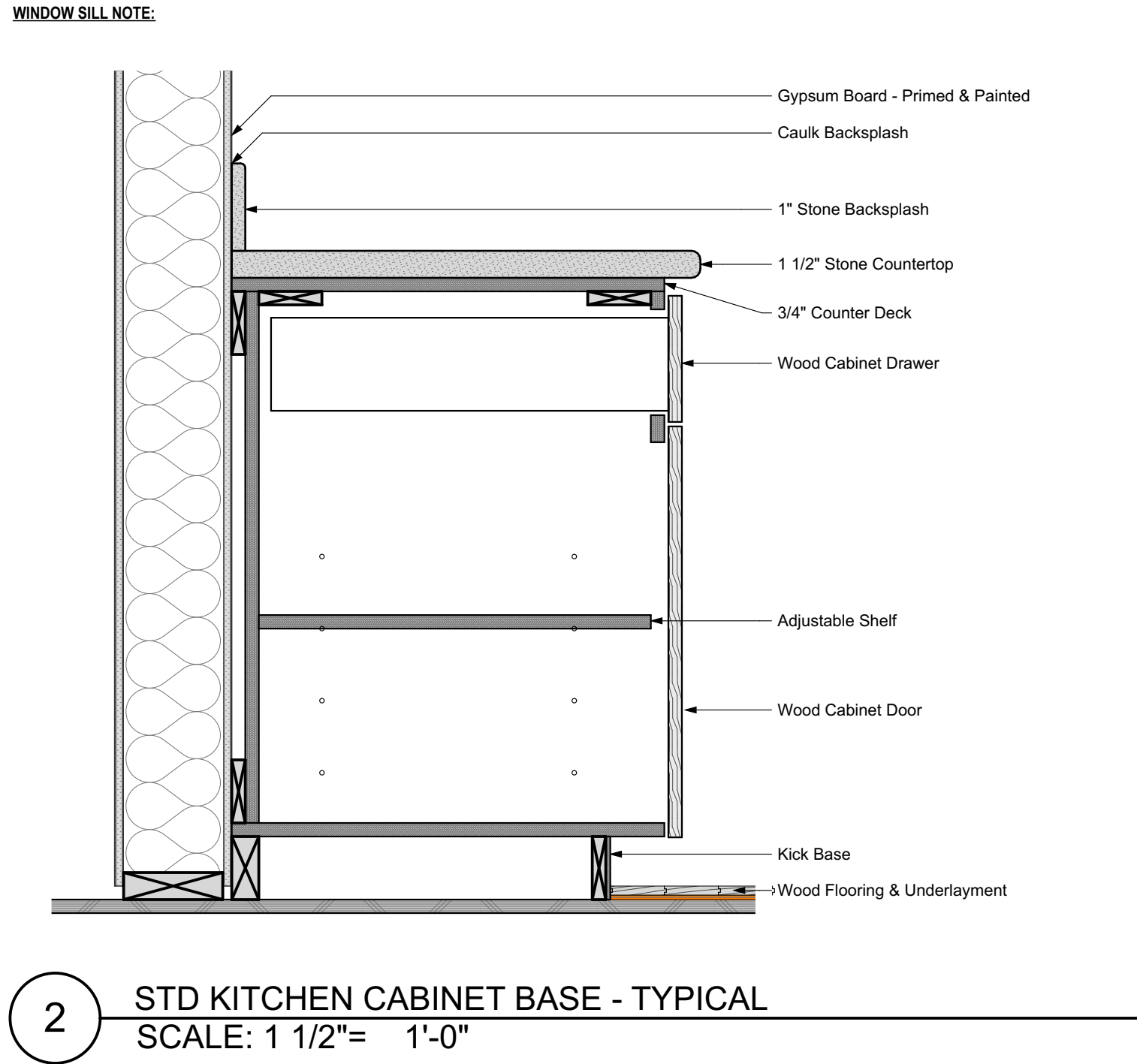
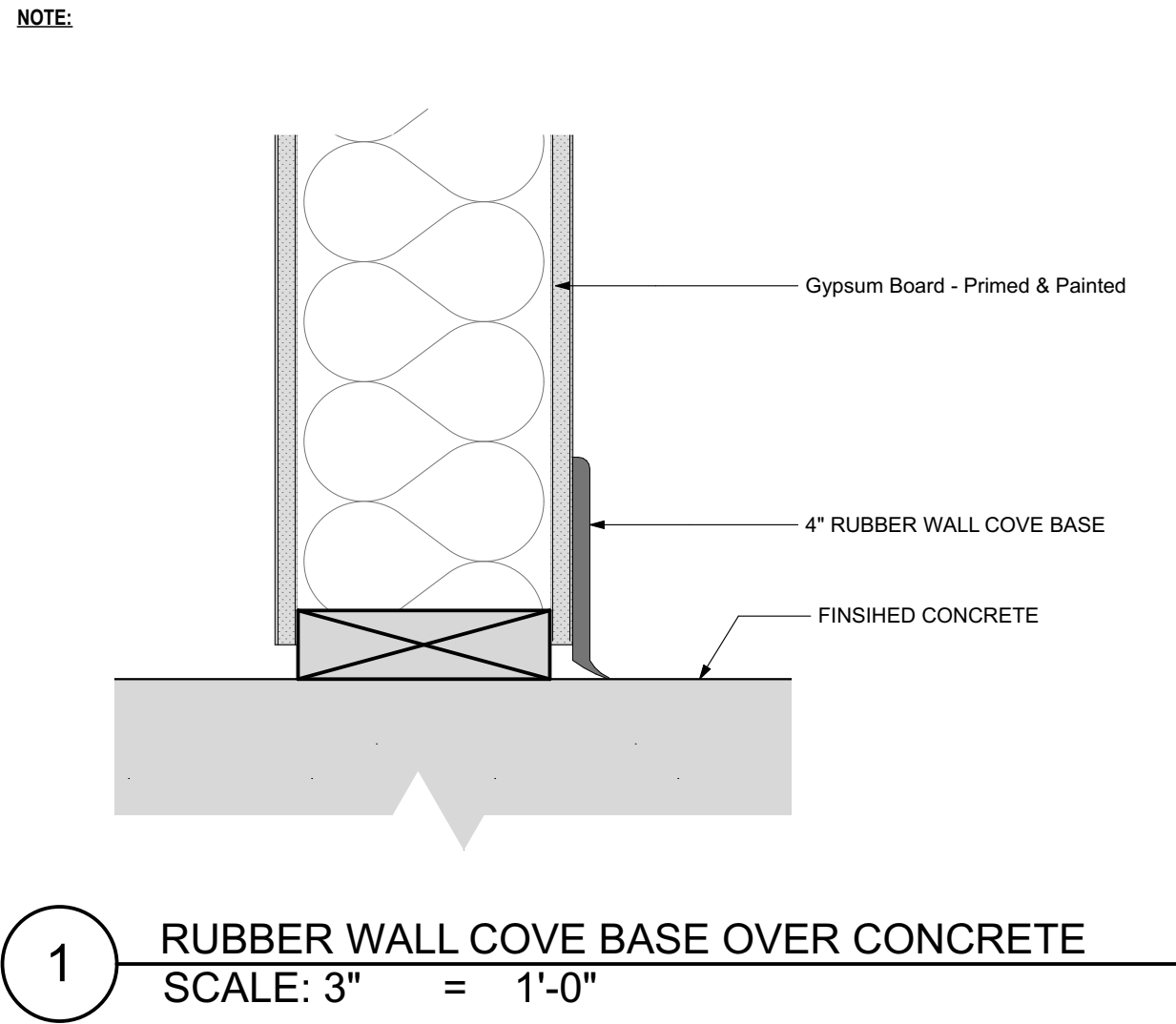
NOT FOR CONSTRUCTION



3 DET1 SOFFIT DETAIL ABOVE COUNTERS
SCALE: 1/4" = 1'-0"



4 DET2 DETAIL WALL ABOVE COOLER/FREEZER
SCALE: 1" = 1'-0"



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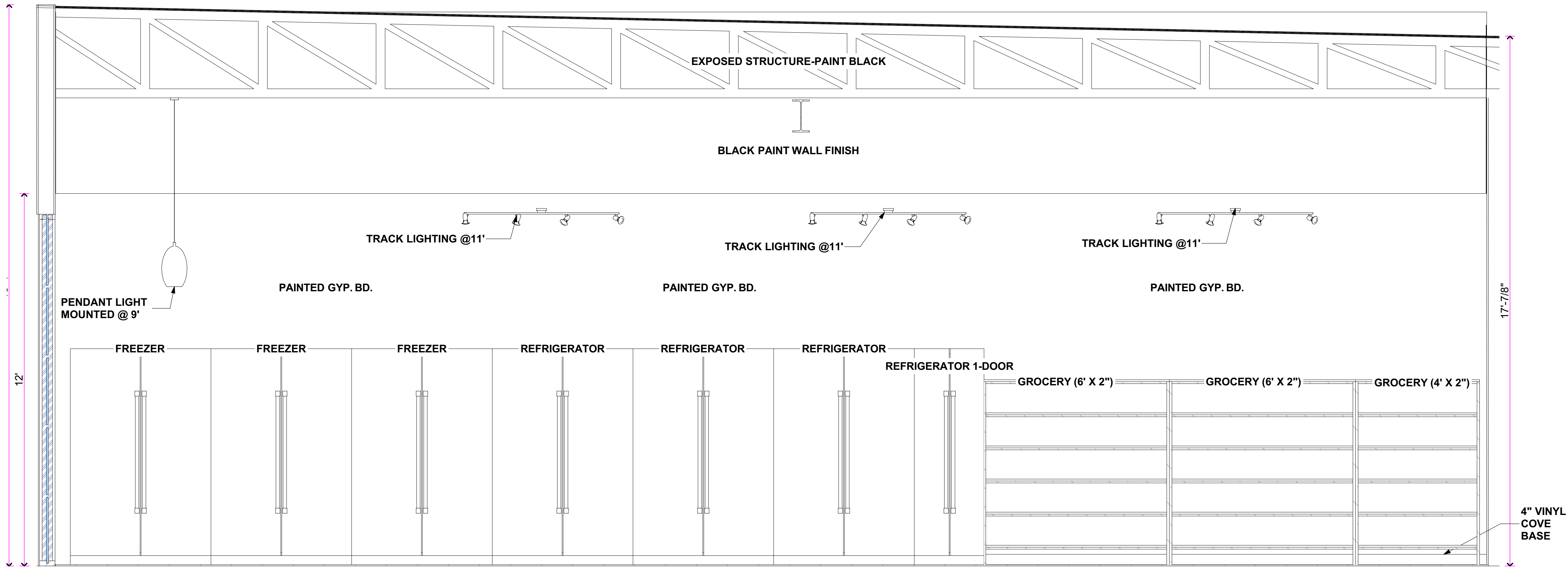
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PLAN DETAILS

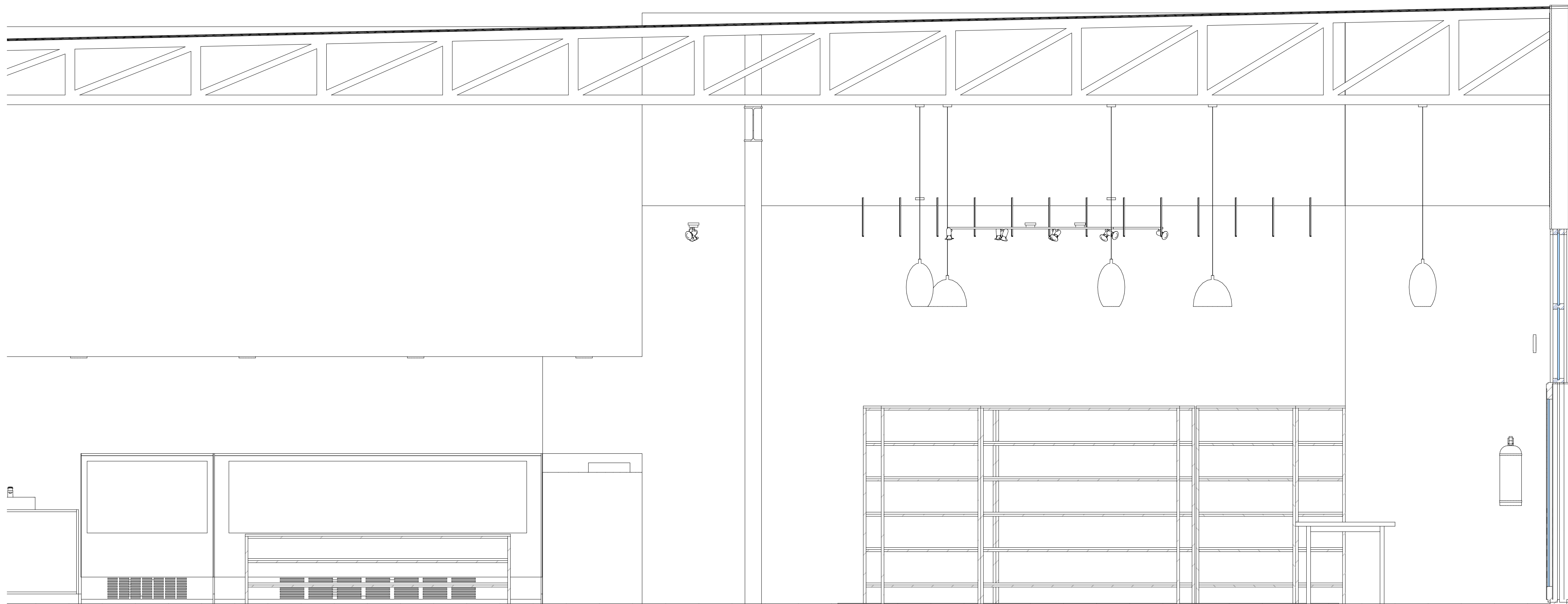
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SHEET

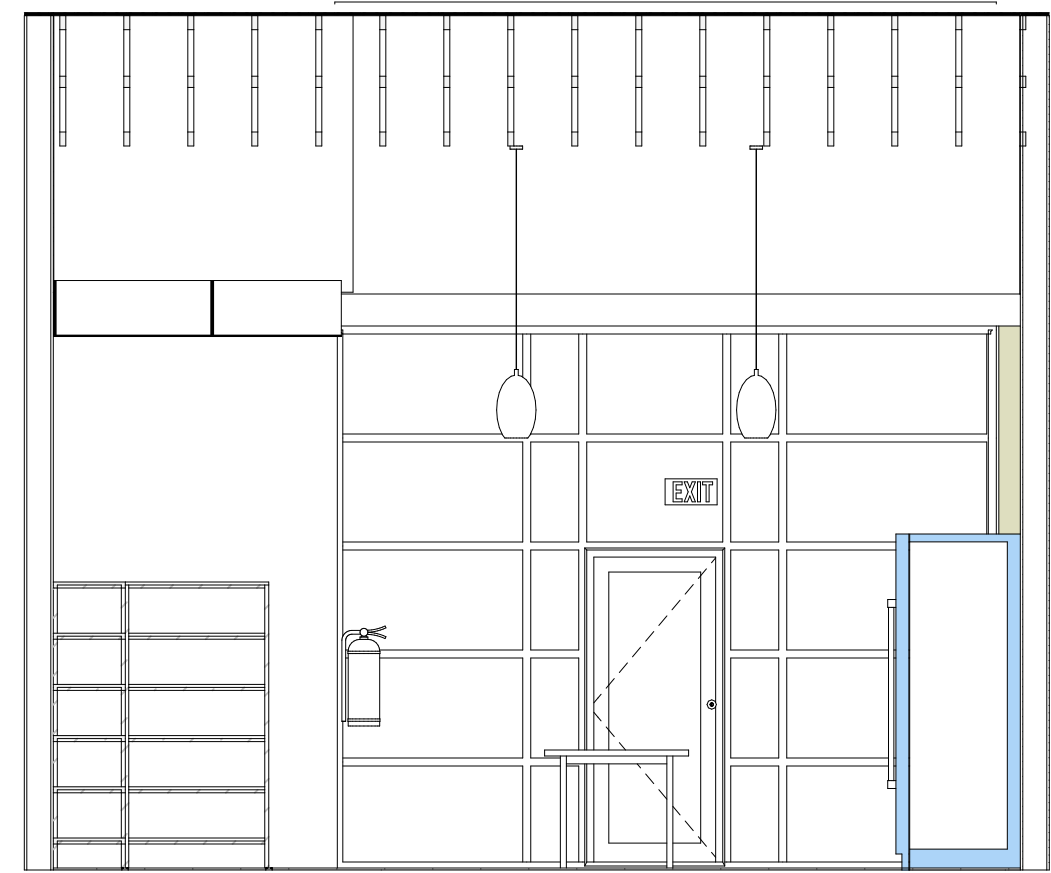
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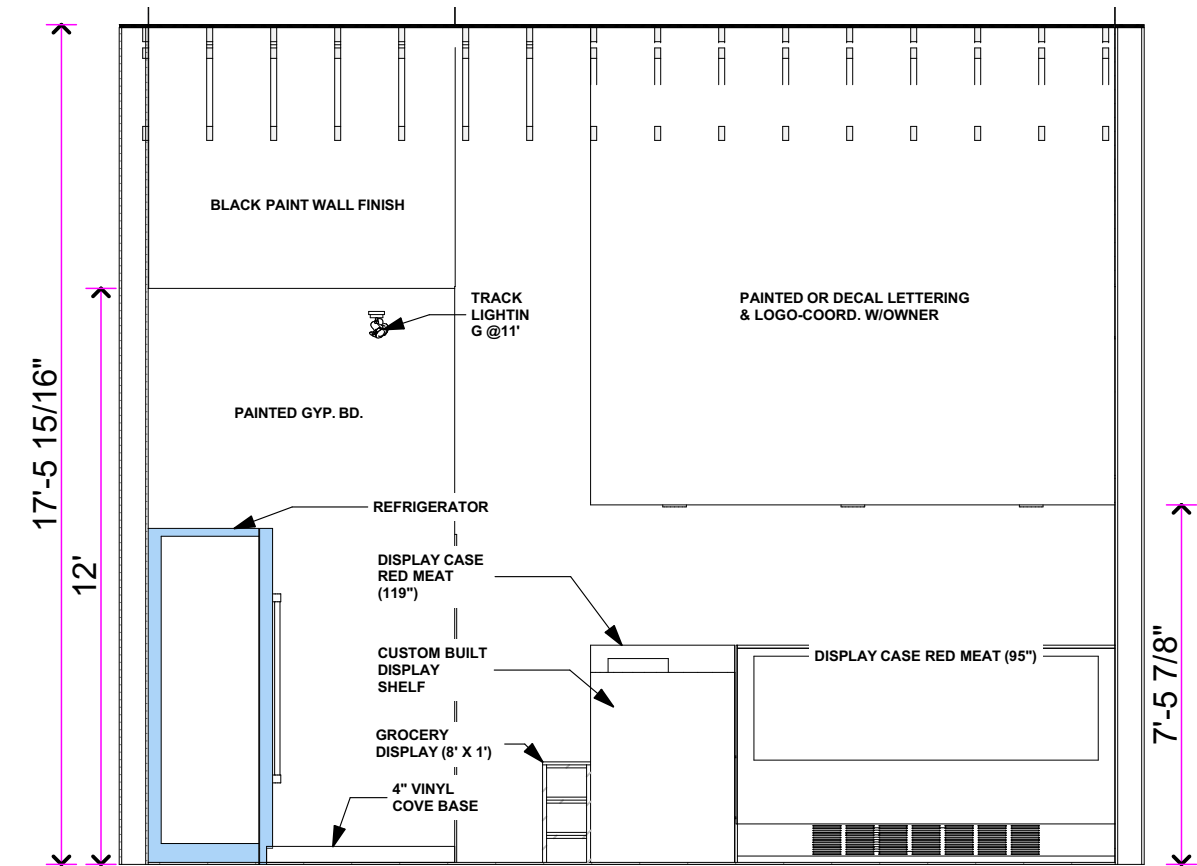
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SCALE: 1/2" = 1'-0"



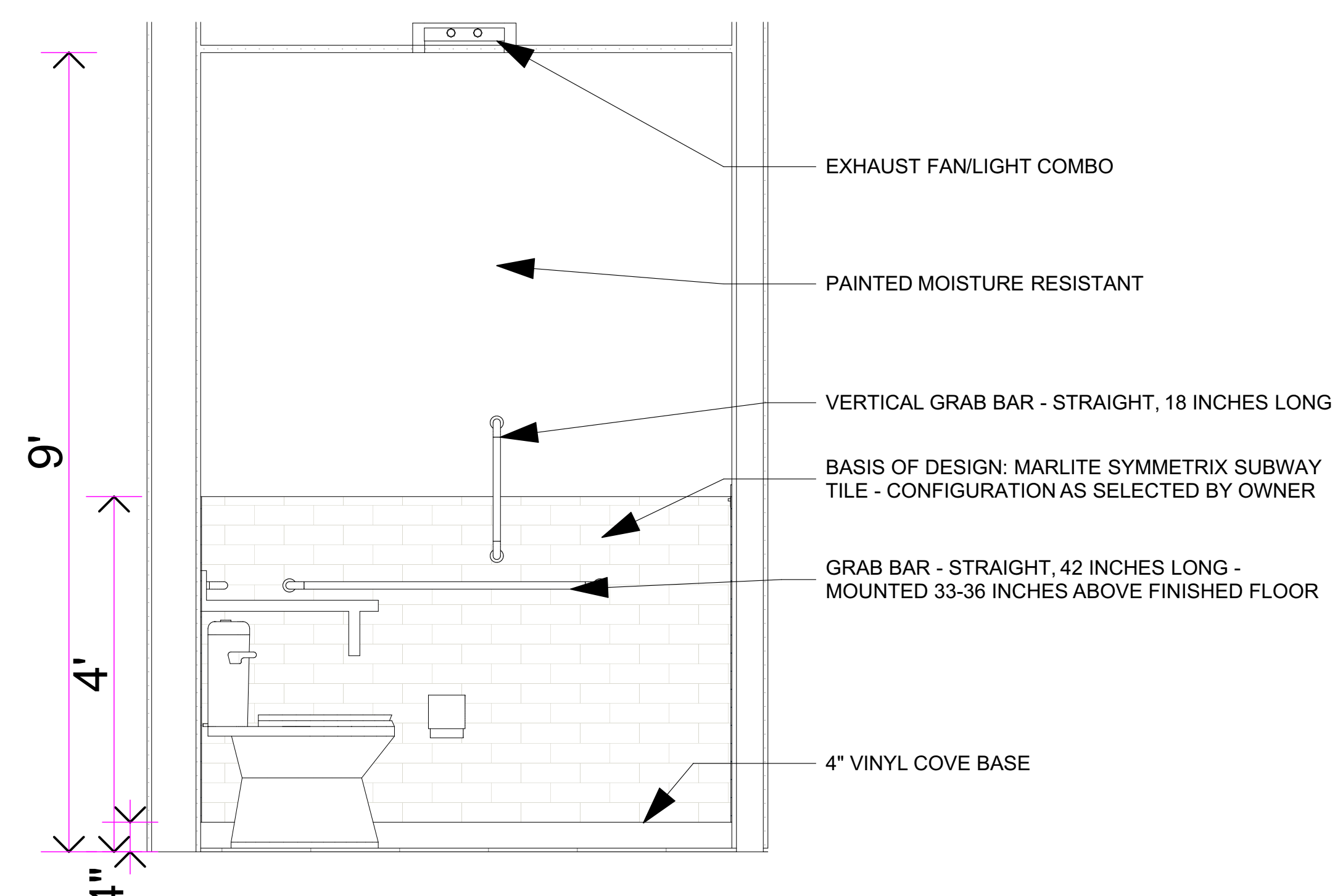
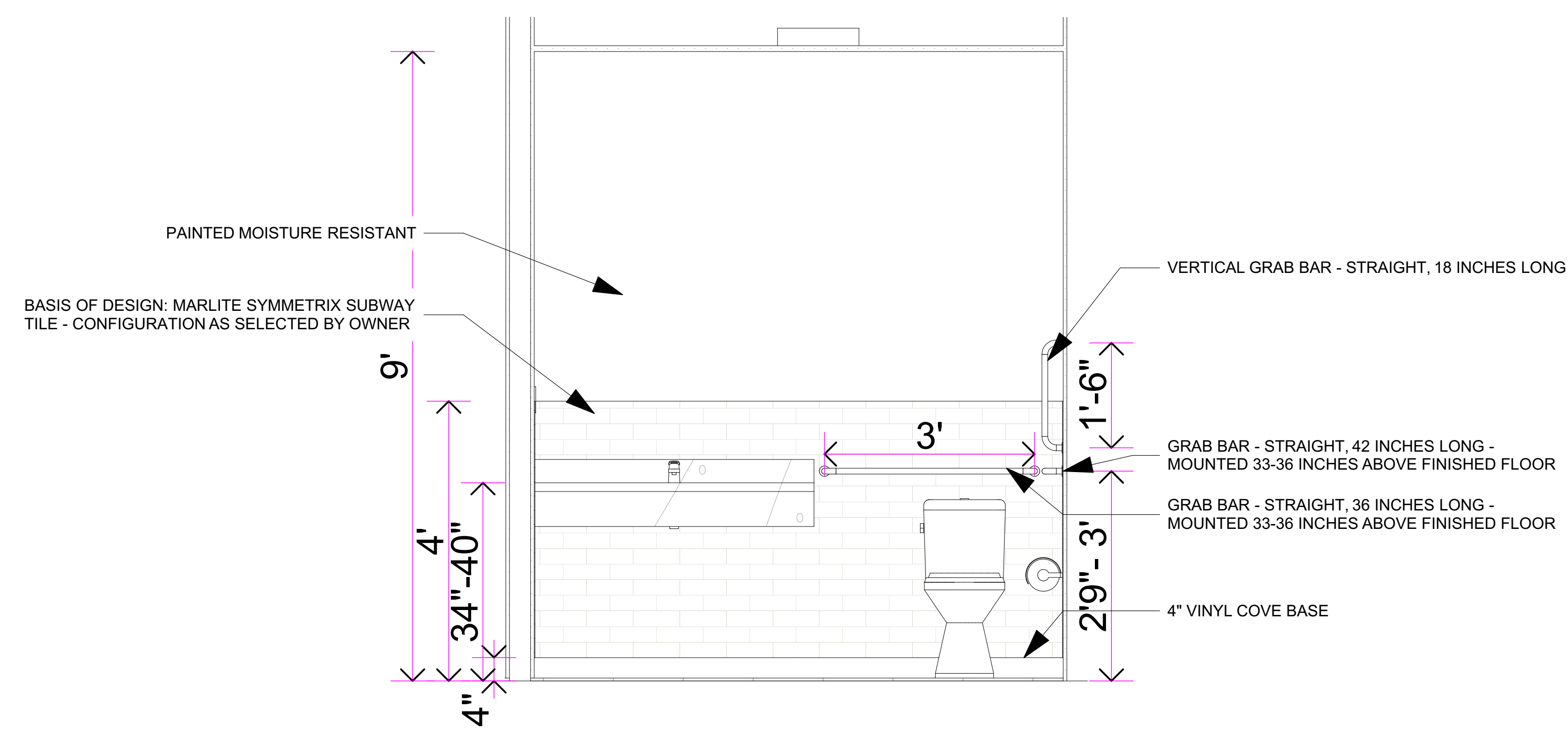
3 03 RETAIL
SCALE: 1/2" = 1'-0"



4 04 RETAIL
SCALE: 1/4" = 1'-0"

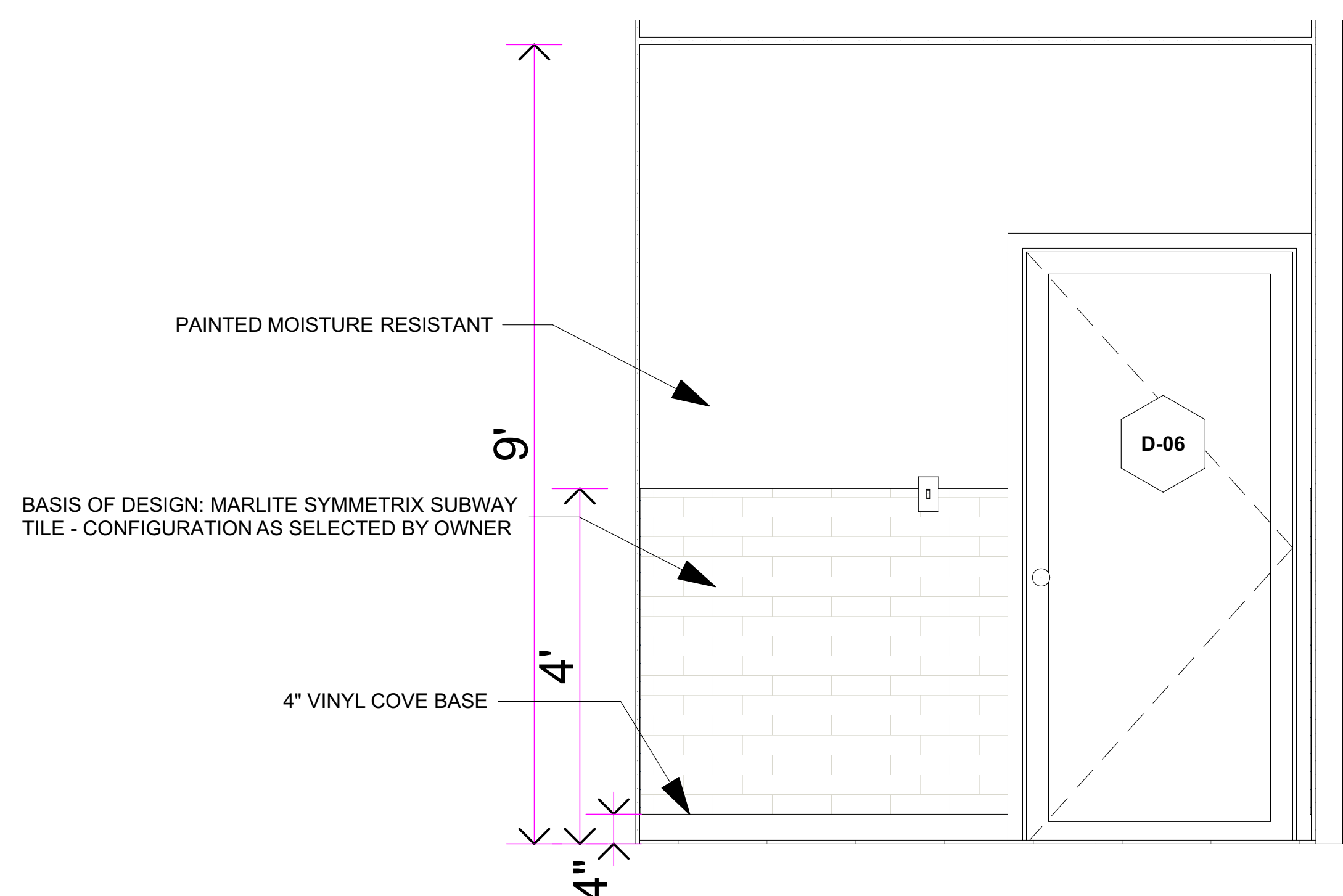


2 02 RETAIL
SCALE: 1/4" = 1'-0"

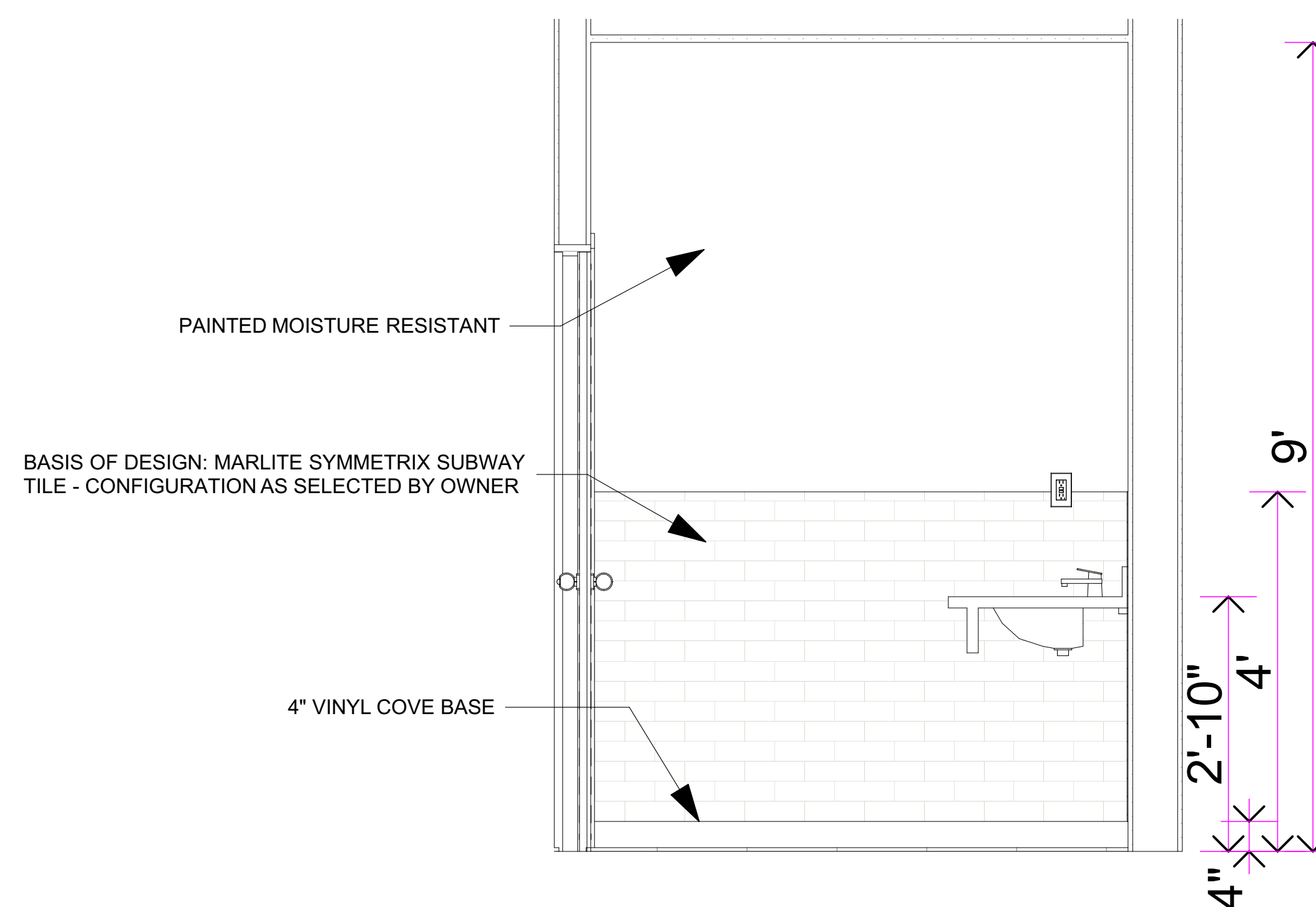


1 01 RESTROOM
SCALE: 3/4" = 1'-0"

2 02 RESTROOM
SCALE: 3/4" = 1'-0"

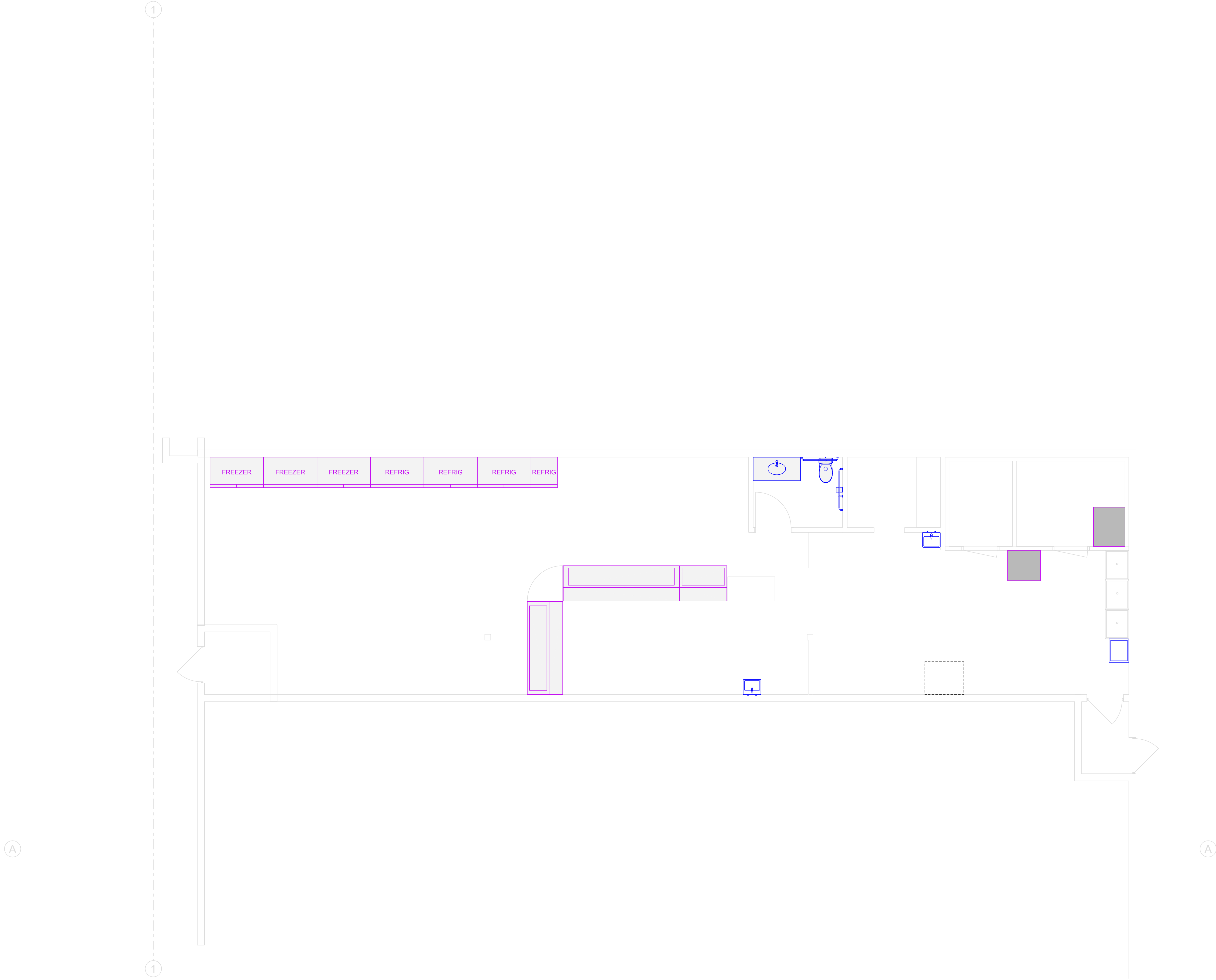


3 03 RESTROOM
SCALE: 3/4" = 1'-0"



4 04 RESTROOM
SCALE: 3/4" = 1'-0"

NOT FOR CONSTRUCTION



PLUMBING NOTES

GENERAL:
ALL PLUMBING WORK SHALL COMPLY WITH THE LATEST EDITION OF THE IPC OR UPC AND ANY OTHER APPLICABLE LOCAL REGULATIONS.
BEFORE COMMENCING ANY WORK, VERIFY ALL DIMENSIONS AND CONDITIONS ON-SITE.
ANY DISCREPANCIES FOUND BETWEEN THE PLUMBING PLAN AND SITE CONDITIONS MUST BE REPORTED TO THE ARCHITECT OR PLUMBING ENGINEER BEFORE PROCEEDING.
OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY BEFORE STARTING ANY PLUMBING WORK.

MATERIALS:
USE ONLY APPROVED PLUMBING MATERIALS AND FIXTURES, BEARING THE MARK OF A RECOGNIZED TESTING AGENCY.
ALL PIPING SHALL BE FREE FROM DEFECTS, DAMAGES, AND FOREIGN MATERIALS BEFORE INSTALLATION.

WATER SUPPLY:
ENSURE THAT ALL WATER SUPPLY LINES ARE FLUSHED TO REMOVE DEBRIS BEFORE CONNECTING TO FIXTURES.
INSTALL SHUT-OFF VALVES AT EACH FIXTURE LOCATION.
TEST WATER PRESSURE TO ENSURE IT MEETS LOCAL CODE REQUIREMENTS AND MANUFACTURER'S RECOMMENDATIONS FOR FIXTURES.

DRAINAGE, WASTE & VENT (DWV):
ENSURE ALL DRAIN LINES HAVE THE PROPER SLOPE TOWARDS THE POINT OF DISPOSAL AS PER CODE REQUIREMENTS.
VENT ALL FIXTURES TRAPS TO THE OUTSIDE ATMOSPHERE.
PROVIDE CLEANOUTS AT REQUIRED INTERVALS AND LOCATIONS AS PER CODE.

FIXTURES:
INSTALL ALL FIXTURES AS PER MANUFACTURER'S RECOMMENDATIONS.
ENSURE FIXTURES ARE LEVEL AND SECURELY FASTENED IN PLACE.
TEST ALL FIXTURES FOR LEAKS AND PROPER OPERATION UPON COMPLETION.

GAS PIPING:
IF APPLICABLE, GAS PIPING SHALL BE INSTALLED BY A LICENSED PROFESSIONAL AND IN ACCORDANCE WITH LOCAL GAS CODES.
TEST ALL GAS LINES FOR LEAKS BEFORE CONNECTING TO APPLIANCES.
PROVIDE SHUT-OFF VALVES AT EACH APPLIANCE LOCATION.

HOT WATER SYSTEM:
INSTALL WATER HEATERS IN WELL-VENTILATED AREAS AND AS PER MANUFACTURER'S RECOMMENDATIONS.
ENSURE TEMPERATURE AND PRESSURE RELIEF VALVES ARE CORRECTLY INSTALLED AND DIRECTED TO A SAFE LOCATION.

SAFETY:
FOLLOW ALL SAFETY GUIDELINES AND WEAR APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT DURING INSTALLATION.
ENSURE THE WORK AREA IS KEPT CLEAN AND FREE FROM DEBRIS TO PREVENT ACCIDENTS.

INSPECTIONS:
ALL PLUMBING INSTALLATIONS SHALL BE INSPECTED AND TESTED BY A QUALIFIED INSPECTOR FOR COMPLIANCE WITH THE PLANS AND LOCAL CODES.
ENSURE ALL WORK IS INSPECTED FOR LEAKS AND PROPER OPERATION BEFORE COVERING OR PUTTING INTO USE.

FINAL CONSIDERATIONS:
UPON COMPLETION, CLEAN AND REMOVE ALL DEBRIS FROM THE SITE.
PROVIDE THE HOMEOWNER WITH ALL WARRANTIES, MANUALS, AND INSTRUCTIONS FOR INSTALLED FIXTURES AND EQUIPMENT.



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BUSINESS OWNER INFORMATION

Bryson Nokes

NOTES:

NORTH



LEVEL 1 PLUMBING

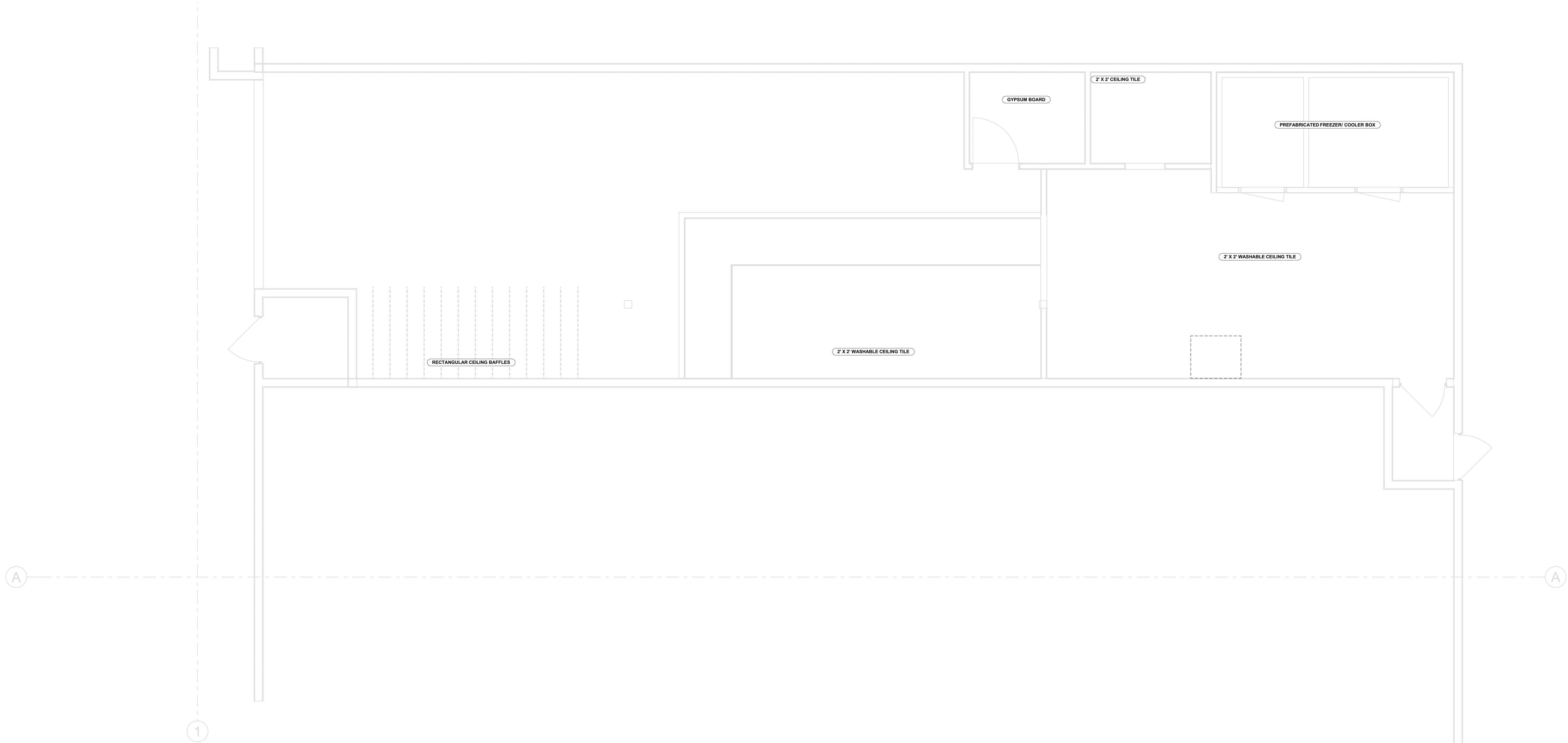
PL Plumbing Notes and Worksheet
SCALE: 1/4" = 1'-0"

P101

SHEET

DATE: 12/18/2023 3:11 PM

NOT FOR CONSTRUCTION



1. Level 1
SCALE: 1/4" = 1'-0"

HVAC NOTES

1. REFER TO SHEET X.XX FOR SITE UTILITIES
2. PIPING DIMENSION NOTES.
3. NOTES
4. NOTES
5. SEE

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NOTES:

NORTH



LEVEL 1 HVAC

M101

SHEET

DATE: 12/18/2023 3:11 PM



DESIGN & ART INSPIRATION

Rare Quality. Well Done Service.



DESIGN IDEAS

Rare Quality. Well Done Service.



Design “Winks” - Texture Behind Counters



Rare Quality. Well Done Service.



Design “Winks” - Texture Behind Counters

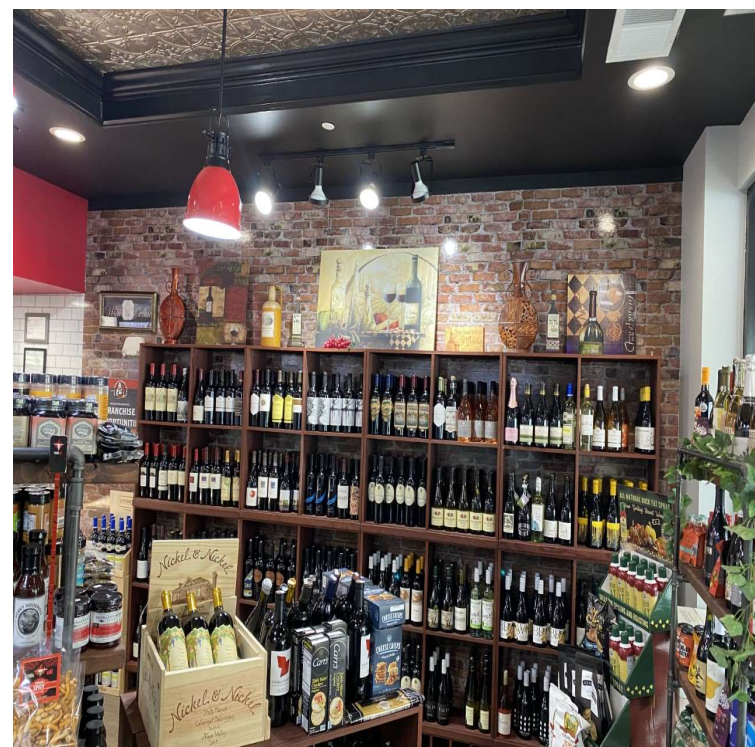


Rare Quality. Well Done Service.



Design “Winks” – Texture Enhancing Wine Racks

*Texture behind or
surrounding wine racks*



Rare Quality. Well Done Service.



Design “Winks” – Texture Enhancing Wine Racks



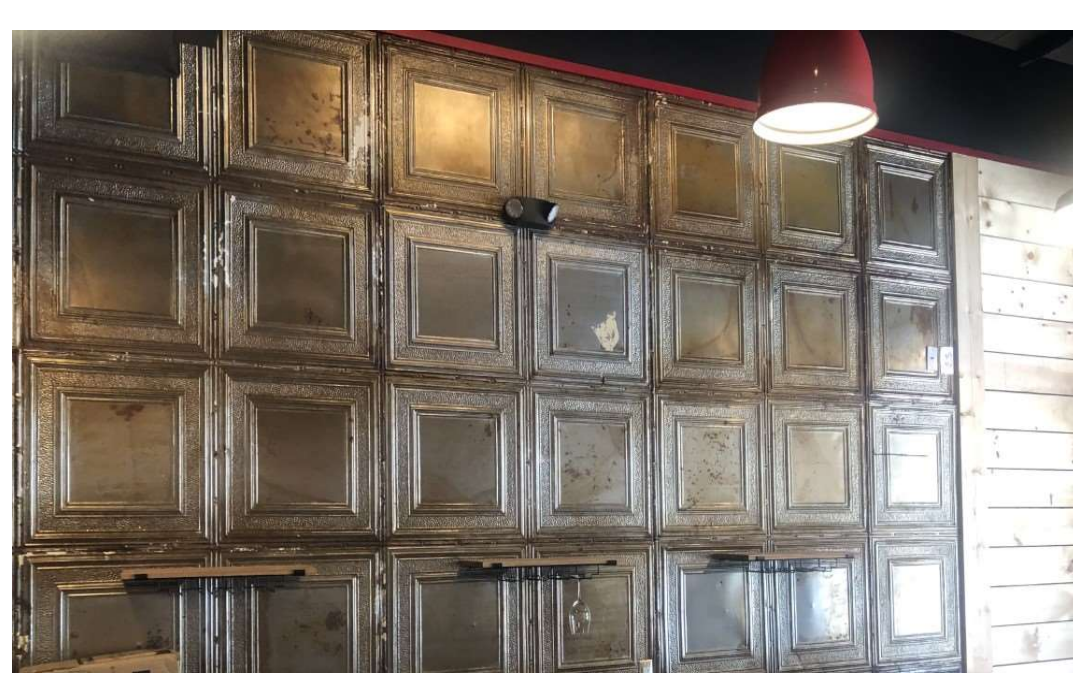
*Texture
behind or
surrounding
wine racks*



Rare Quality. Well Done Service.



Design “Winks” – Texture on Walls



Rare Quality. Well Done Service.



Design “Winks” – Quality Que

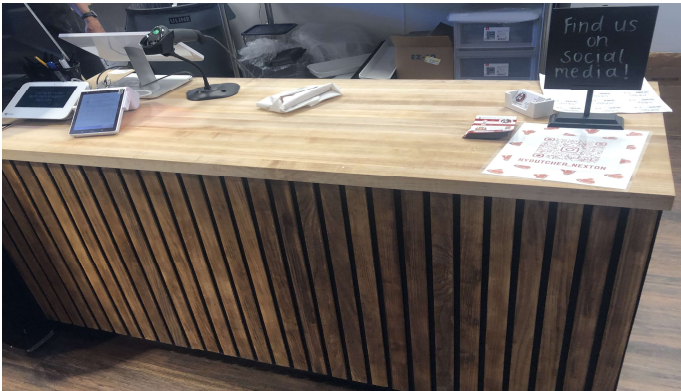
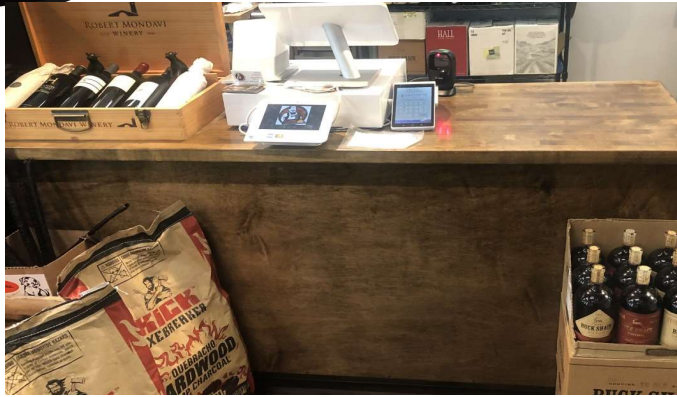


***“Red Crown Board”
separating ceiling black
paint from wall paint or
texture. It is a subtle que
that provides Impact***

Rare Quality. Well Done Service.



Design “Winks” - Texture on POS Counter



Rare Quality. Well Done Service.



Design “Winks” – Indoor Signage



*Unique Indoor
Signage*





Design “Winks”



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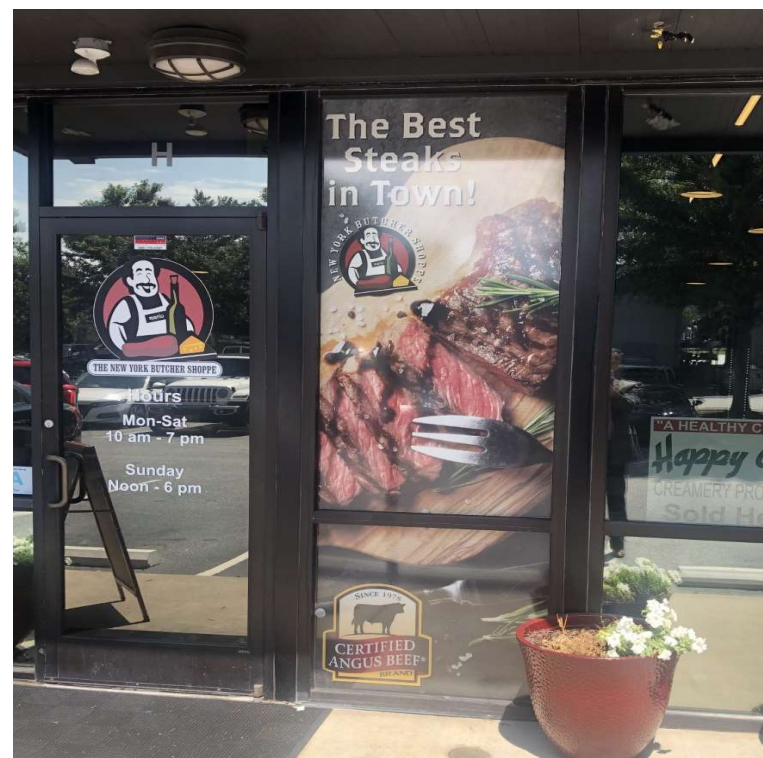
Design “Winks”



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Design “Winks” – Window Cling Examples



Rare Quality. Well Done Service.



Design “Winks” – Window Cling Examples



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Design “Winks” – Lighting & Ceiling Examples



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Design Examples



Rare Quality. Well Done Service.



Design Examples



Rare Quality. Well Done Service.



Design Examples



Rare Quality. Well Done Service.



ART INSPIRATION

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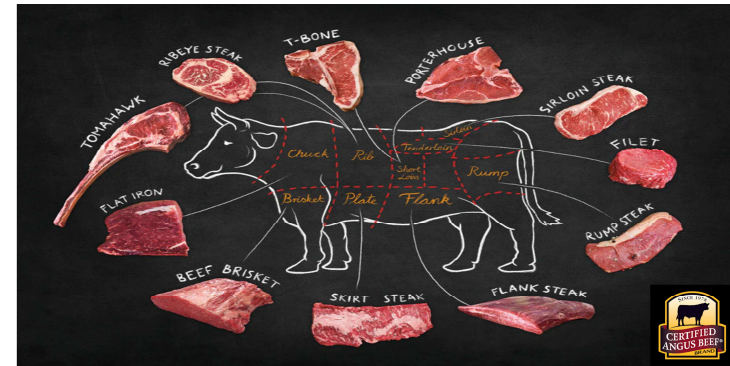
Art Examples



Rare Quality. Well Done Service.



Art Examples



Rare Quality. Well Done Service.



Art Examples



Rare Quality. Well Done Service.



Art Examples



Rare Quality. Well Done Service.



Art Examples



Rare Quality. Well Done Service.



Art Examples



Rare Quality. Well Done Service.



Art Examples





Art Examples



Rare Quality. Well Done Service.



**“COMING SOON”
&
“NOW OPEN”**

Rare Quality. Well Done Service.



“Coming Soon” & “Now Open” Signage



STRONGLY recommend the use of temporary “Coming Soon” and “Now Open” signage





Our Mantra

You **A**re **T**he **S**ource **A**pply **Y**our **C**reativity
YATSAYC!

Rare Quality. Well Done Service.

Main Elevation:

Ordinance Criteria: S.F. may not exceed 1.5 x lease width
Max Letter/Logo Height = 48"
Max Sign Height = 6'
 Max Sign Width = 75% of facade
Calculations: 53.67 x 1.5 = **80.5 Max SF**
 644 x .75 = **483" Max Sign Width**

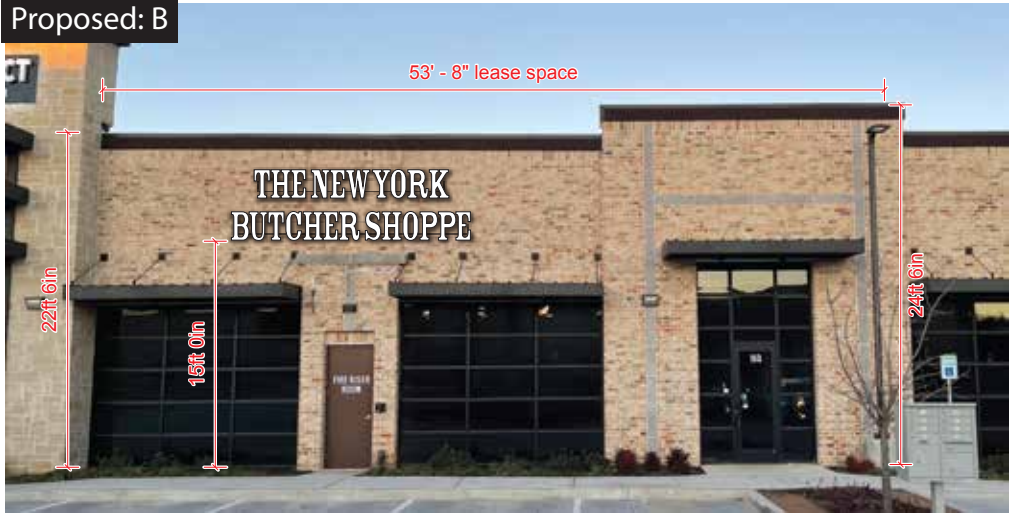


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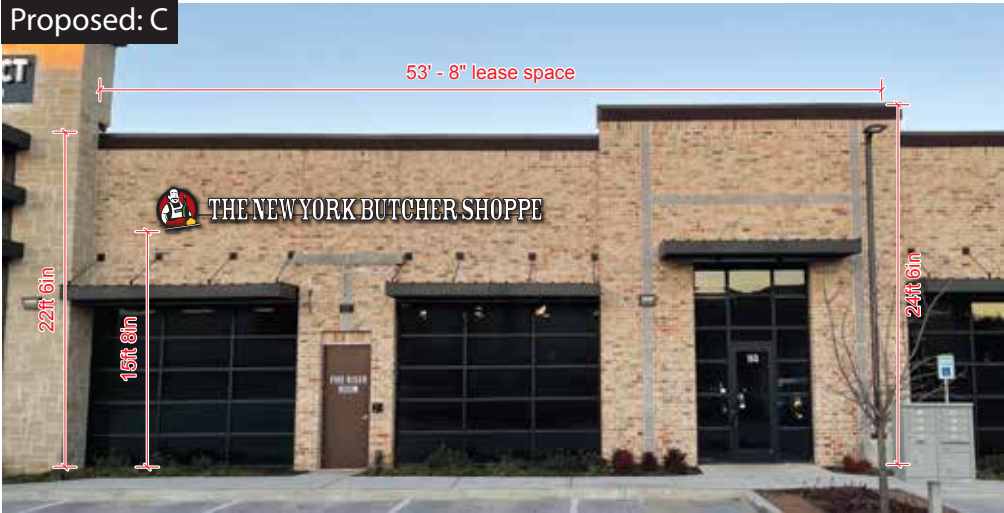
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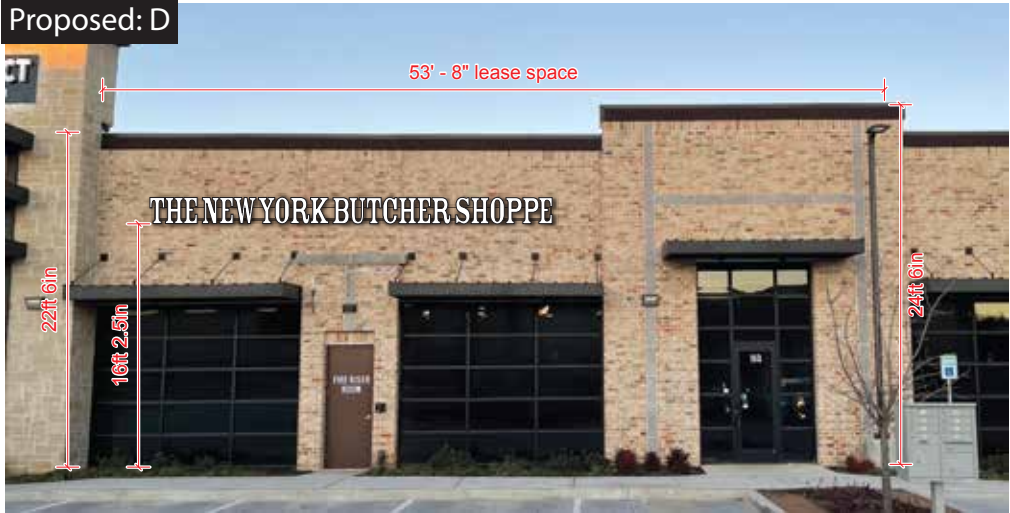
Proposed: B



Proposed: C



Proposed: D



Z:\New York Butcher Shoppe\Colleyville\Proofs

New York Butcher Shoppe PROOF.ai



Client: New York Butcher Shoppe		Sales: Brooks	ORDER #:
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CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number**Agenda Date** 3/25/2024**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of an Amendment to the Land Development Code, Chapter 3, Section 3.28 Supplementary District Regulations, specifically to prohibit the use of a vehicle as a dwelling or housekeeping unit when parked or stored on public property

Explanation

The City Council has directed staff to prepare a change to the Land Development Code, which would prohibit the use of a vehicle as a dwelling or housekeeping unit when parked or stored on public property.

Attachments

1. Proposed LDC Language

Section 3.28 Supplementary District Regulations

H. Parking; Storage or Use of Major Recreational Equipment and Recreational Vehicles

1. No major recreational equipment or recreational vehicles shall be parked or stored for more than seventy-two (72) hours on a public street, alley or other public right-of-way or parkway.
2. No major recreational equipment or recreational vehicles shall be parked or stored on any lot in a residential district except in a carport or enclosed building, or in a required side or rear yard on an all-weather (durable, dust-free) hard surface driveway. Provided, however, that such equipment may be parked anywhere on residential premises not to exceed seventy-two (72) hours during loading or unloading. Exemption: an all-weather (durable, dust-free) hard surface driveway is not required for such equipment on lots 40,000 sq. ft. in size or greater.
3. Corner street side yards shall be considered a front yard. No major recreational equipment or recreational vehicles shall be parked within the required setback.
4. No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot per above, except for the temporary housing of guests for not more than fourteen (14) days during any sixty (60) day period.
5. For purposes of these regulations, major recreational equipment is defined as including travel trailers, pick-up campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers, boats and boat trailers, snowmobiles, trailers, dune buggies, airplanes or aircraft and other equipment designated for recreational use, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not. Vehicles used primarily as the family car for a daily transportation to and from work are excluded from this definition.
6. For purposes of these regulations, a recreational vehicle is defined as any vehicle used or so constructed as to permit it being used as a conveyance upon the public streets and highways, and licensable as such, and which is constructed in such a manner that will permit occupancy as a dwelling or sleeping place for one or more persons, including also a self-propelled vehicle having a body designed as living quarters.

I. Parking and Storage of Vehicles in General

1. On-Street Parking: Commercial vehicles with a manufactured capacity rated of over one (1) ton are prohibited from being parked on any public street, alley, parkway, boulevard, or public place in all zoning districts, except the ML (Light Manufacturing) district for a period not to exceed twenty-four (24) hours during loading or unloading. In the ML district, on-street parking is prohibited along all major thoroughfares, including expressways, arterials, and collector streets.

2. Off-Street Parking: Commercial vehicles of over one (1) ton manufactured capacity (truck tractor, road tractors and special mobile equipment) are permitted only in the ML (Light Manufacturing), RE (Single Family 'Estate' Residential), or AG (Agricultural) zoning districts. They are prohibited from being parked or stored on any lot in all other zoning districts. Exemption: Such vehicles shall be allowed on any lot greater than 40,000 sq. ft. provided they are located behind the front yard setback.

All other commercial vehicles may be permitted on a residentially zoned lot, provided said parking space shall be in an enclosed garage, under a carport, or on an all-weather hard surface driveway located in a side or rear yard. Exemption: an all-weather (durable, dust-free) hard surface driveway is not required for such equipment on lots 40,000 sq. ft. in size or greater.

3. Off-street vehicle parking spaces shall not be located within ten (10) feet of existing proposed major thoroughfare street right-of-way lines in any commercial or industrial district. Such off-street parking spaces shall consist of a paved surface, i.e., concrete, HMAC, brick or paving stone approved by the city building official. All ten (10) foot buffer areas shall be landscaped and maintained to enhance esthetic qualities.
4. No vehicle shall be used for living, sleeping, or housekeeping purposes when parked or stored on public property.
5. To avoid the unsightly appearance of junked and abandoned vehicles in residential districts, no vehicles may be parked or stored on a residential premise where visible to any adjacent right-of-way or residential use, unless a current state vehicle registration sticker is displayed thereon or the vehicle is behind a solid fence or solid vegetative screening at least 6 feet in height. Such vehicles are those that cannot be immediately or readily started or moved under their own power, and including vehicles without current licenses and vehicles with wheels or other major components removed or broken.