



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

100 Main Street Colleyville, Texas 76034

MONDAY, APRIL 8, 2024

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

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

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

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

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

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

1. APPROVAL OF MINUTES

- 1a** March 11, 2024 Planning and Zoning Commission Minutes
March 25, 2024 Planning and Zoning Commission Worksession

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Rezoning from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial on Lots 1 and 2, Block A, Heritage Farms Addition, located at 913 Cheek-Sparger Road and 3808 Wayne Drive, Case ZC24-001 TABLED FROM THE MARCH 11, 2024 PLANNING AND ZONING COMMISSION MEETING. THE APPLICANT IS REQUESTING TO TABLE TO THE MAY 13, 2024 PLANNING AND ZONING COMMISSION MEETING.

- 2b** Consideration 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** Consideration 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, ZC24-004

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, April 4, 2024* by 5:00 p.m.

Jaquelyn Reyff
Planning Manager

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

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number**Agenda Date** 4/8/2024**Type** Approval of Minutes**Department** Community Development

Title

March 11, 2024 Planning and Zoning Commission Minutes

March 25, 2024 Planning and Zoning Commission Worksession

Explanation

Approval of minutes from the Planning and Zoning Commission Meeting on March 11, 2024, and the Planning and Zoning Commission Worksession on March 25, 2024.

Attachments

1. March 11, 2024 Planning and Zoning Commission Minutes
2. March 25, 2024 Planning and Zoning Commission Worksession Minutes



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, MARCH 11, 2024

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Vice-Chair Groves on March 11, 2024 at 6:15 p.m.

Roll Call

Present: David Groves, Sayeda Syed, Jerry Savoie, Tim Raine, and Jerome Obinabo

Absent: Mark Alphonso and Claudia Bevill

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

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

Kristopher Potts briefed the Commission regarding cases ZC24-001 and ZC24-002. Tim Raine joined the Worksession meeting at 6:20 p.m. Christopher Pham briefed the Commission regarding case ZC24-003. The commission asked questions regarding smell concerns from pet waste & landlord agreements over waste disposal sites.

Vice-Chair Groves adjourned the Planning and Zoning Commission Worksession Meeting at 6:22 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on March 11, 2024, at 7:00 p.m.

Roll Call

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

Absent: Mark Alphonso

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

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

1. APPROVAL OF MINUTES

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

Commissioner Groves made a motion to approve the February 12, 2024 Planning and Zoning Commission Meeting Minutes and the February 26, 2024 Planning and Zoning Worksession minutes. Commissioner Savoie seconded the motion.

The motion was carried by the following vote:

**Aye: 6 – Groves, Syed, Raine, Savoie, Bevill, and Obinabo
Nay: 0**

2. PUBLIC HEARING AGENDA ITEMS

- 2a** TABLED FROM THE FEBRUARY 12, 2024 PLANNING AND ZONING COMMISSION MEETING

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

THE APPLICANT REQUESTED TO TABLE TO THE APRIL 8, 2024 PLANNING AND ZONING COMMISSION MEETING.

Commissioner Raine made a motion to remove Case ZC24-001 from the table.

Commissioner Obinabo seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Syed, Raine, Savoie, Bevill, and Obinabo

Nay: 0

Commissioner Syed made a motion to table Case ZC24-001 to the April 8, 2024 Planning and Zoning Commission meeting.

Commissioner Groves seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Syed, Raine, Savoie, Bevill, and Obinabo

Nay: 0

2b. Consideration of a Special Use Permit to allow for a fence on Lot 1, Block 1, Vankawala Residence Addition, being located at 4910 Behrens Court, Case ZC24-002

Kristopher Potts presented the case and briefed the Commission.

Rajendra Vankawala, 4910 Behrens Ct, presented his case for the proposed fence. He answered the Commission's questions over the reasoning for the fence, stating privacy concerns and the right-of-way expansion of Glade Road as primary reasons for the fence. Additional discussion regarding its design, and his intention to match the aesthetic appeal of his neighbor's fence, as well as other fences along Glade Road.

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

Kathy Hadley, 204 Timberline Dr N, spoke in support of the case, specifically regarding its aesthetic appeal.

With no one else wishing to speak, the public hearing was closed at 7:11 p.m.

Commissioner Bevill made statements regarding the fence's aesthetic appeal and the intention of the applicant to match other fences along Glade Road. Commissioner Syed inquired about the right-of-way expansion along Glade Road, as well as the setbacks in R-40 zoning. Commissioner Groves supported Commissioner Bevill's statements, stating that fencing along Glade Road would add aesthetic appeal to the

street.

Commissioner Syed made a motion to approve Case ZC24-002. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Syed, Raine, Savoie, Bevill, and Obinabo

Nay: 0

2c. Consideration of a Special Use Permit to allow for dog grooming on Lot 1RA, Block 1, Kroger Addition, being located at 4906 Colleyville Boulevard, Suite 202, Case ZC24-003

Christopher Pham presented the case and briefed the Commission.

Ana Hinojosa & Sam Beckman, 101 Belmont St, Saginaw, TX, presented their case for the proposed dog grooming and wellness salon, Scenthound. The applicants answered the Commission's regarding how long dogs would stay at the salon for grooming appointments, services offered, and the types of products that would be sold.

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

Kathy Hadley, 204 Timberline Dr N, spoke in support of the case, citing the convenience of the location and benefit of services offered.

Bryan Atkinson, 44 Village Ln, came forward to inquire more about the specific locations of waste receptacles in the parking lot, the maintenance of pet waste throughout the day, and the competition of businesses that offer dog grooming in Colleyville.

With no one wishing to speak the public hearing was closed at 7:29 p.m.

The applicants, Ana Hinojosa & Sam Beckman, came forward to address Commissioner Bevill's and Mr. Atkinson's questions regarding the location of waste receptacles in the parking lot. Additional information regarding the business's leash protocol, improvements to the suite for noise control, the number of pets that would be in the suite at a time, and the addition of 15-minute parking spaces was provided as well. The applicants addressed the concern regarding business competition, citing

the specialization of services and demand for dog grooming services.

Commissioner Groves made a statement in support of the dog grooming salon, citing support for small businesses in Colleyville.

Commissioner Syed made a motion to approve Case ZC24-003. Commissioner Obinabo seconded the motion.

Aye: 6 – Groves, Syed, Raine, Savoie, Bevill, and Obinabo

Nay: 0

4. CITIZEN COMMENTS

The public forum opened at 7:40 p.m.

Kathy Hadley, 204 Timberline Dr N, came forward to speak regarding drainage concerns on her property and her support of smaller houses on larger lots.

With no one else wishing to speak, the public forum closed at 7:46 p.m.

5. ADJOURNMENT

The meeting adjourned at 7:47 p.m.

The minutes were written and prepared by:

Christopher Pham

Christopher Pham
Planner

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MARCH 25, 2024

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on March 25, 2024, at 6:15 p.m.

Roll Call

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

Sayed Syed was also present and arrived at 6:28 p.m.

Absent: Jerome Obinabo, and Tim Raine

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

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

2. WORKSESSION AGENDA ITMES

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

Ben Bryner presented item 2a and briefed the Commission, the applicant is wishing to table one last time to have sufficient materials for the May Planning and Zoning 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

Christopher Pham presented item 2b and briefed the Commission. City staff addressed questions from the Commission regarding the proposed plan. There was general discussion among the Commission regarding if there will be cooked food similar to a restaurant or if it will be a take home store. There was also brief discussion regarding the alcohol sales, this location will not have on site consumption of alcohol.

- 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

Ben Bryner presented item 2c and briefed the Commission. City staff addressed questions from the Commission regarding the proposed Land Development Amendments, specifically if this will restrict citizens from bringing their large recreation vehicles into parks; and if this change would have any effect on private properties.

3. ADJOURMENT

The meeting adjourned at 6:37 p.m.

The minutes were written and prepared by:

Kris Potts

Kris Potts
Planner

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number**Agenda Date** 4/8/2024**Type** Presentation and Discussion**Department** Community Development

Title

Consideration of a Rezoning from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial on Lots 1 and 2, Block A, Heritage Farms Addition, located at 913 Cheek-Sparger Road and 3808 Wayne Drive, Case ZC24-001 TABLED FROM THE MARCH 11, 2024 PLANNING AND ZONING COMMISSION MEETING. THE APPLICANT IS REQUESTING TO TABLE TO THE MAY 13, 2024 PLANNING AND ZONING COMMISSION MEETING.

Explanation

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

Attachments

1. Request to Table
2. Aerial
3. Zoning
4. Future Land Use Map
5. Statement of Planning Objectives
6. Zoning Exhibit and Elevations
7. Drainage and Traffic Plan Exhibits
8. Letter 1 - 803 Inwood Ln

From: [H McNeish](#)
To: [Ben Bryner](#)
Cc: [Jackie Reyff](#); [Kristopher Potts](#); [Christopher Pham](#); [Adrienne Lothery](#); [Matthew Derrick](#); [David Meyering](#); [Bryan McCaleb](#)
Subject: RE: TABLE REQUEST Case ZC24-001 Senior Living 3808 Wayne Drive and 913 Cheek Sparger
Date: Monday, March 25, 2024 2:18:38 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Hello Mr. Bryner – Thank you for the helpful conversations recently about our timing with Planning & Zoning Commission on the Sagora project. We continue to work closely with our development and design team in to manage the rising costs of the project, while staying focused on the quality expectations of both Sagora and the City of Colleyville. We now expect to deliver a modified PUD to the City for discussion at the P & Z Commission's April 22 Worksession, and for consideration of approval at the May 13 meeting. Thus, we are requesting to table Case ZC24-001 one final time to the May 13, 2024 Planning & Zoning Commission meeting. Thank you for your help on this matter. H



H McNeish
Vice President, Land Use Entitlements
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📱 [+1 \(303\) 748-9923](tel:+13037489923)
✉ HMcNeish@confluentdev.com

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From: H McNeish
Sent: Tuesday, February 27, 2024 5:22 PM
To: Ben Bryner <BBryner@colleyville.com>
Cc: Jackie Reyff <JReyff@colleyville.com>; Kristopher Potts <KPotts@colleyville.com>; Christopher Pham <CPham@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Matthew Derrick <mderrick@confluentdev.com>; David Meyering <dmeyering@confluentdev.com>; Bryan McCaleb <bmccaleb@sagora.com>
Subject: RE: TABLE REQUEST Case ZC24-001 Senior Living 3808 Wayne Drive and 913 Cheek Sparger

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



H McNeish
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From: H McNeish

Sent: Friday, February 2, 2024 1:51 PM

To: Ben Bryner <BBryner@colleyville.com>

Cc: Jackie Reyff <JReyff@colleyville.com>; Kristopher Potts <KPotts@colleyville.com>; Christopher Pham <CPham@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Matthew Derrick <mderrick@confluentdev.com>; Jack Johnson <jack.johnson@confluentdev.com>; Bryan McCaleb <bmccaleb@sagora.com>

Subject: TABLE REQUEST Case ZC24-001 Senior Living 3808 Wayne Drive and 913 Cheek Sparger

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



H McNeish

Vice President, Land Use Entitlements

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Aerial Map

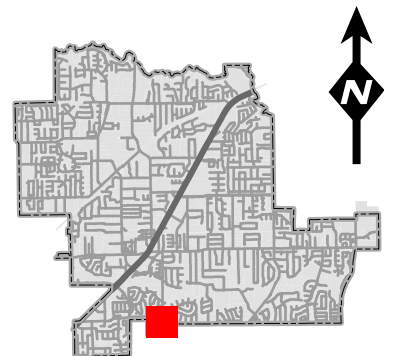


ZC24-001

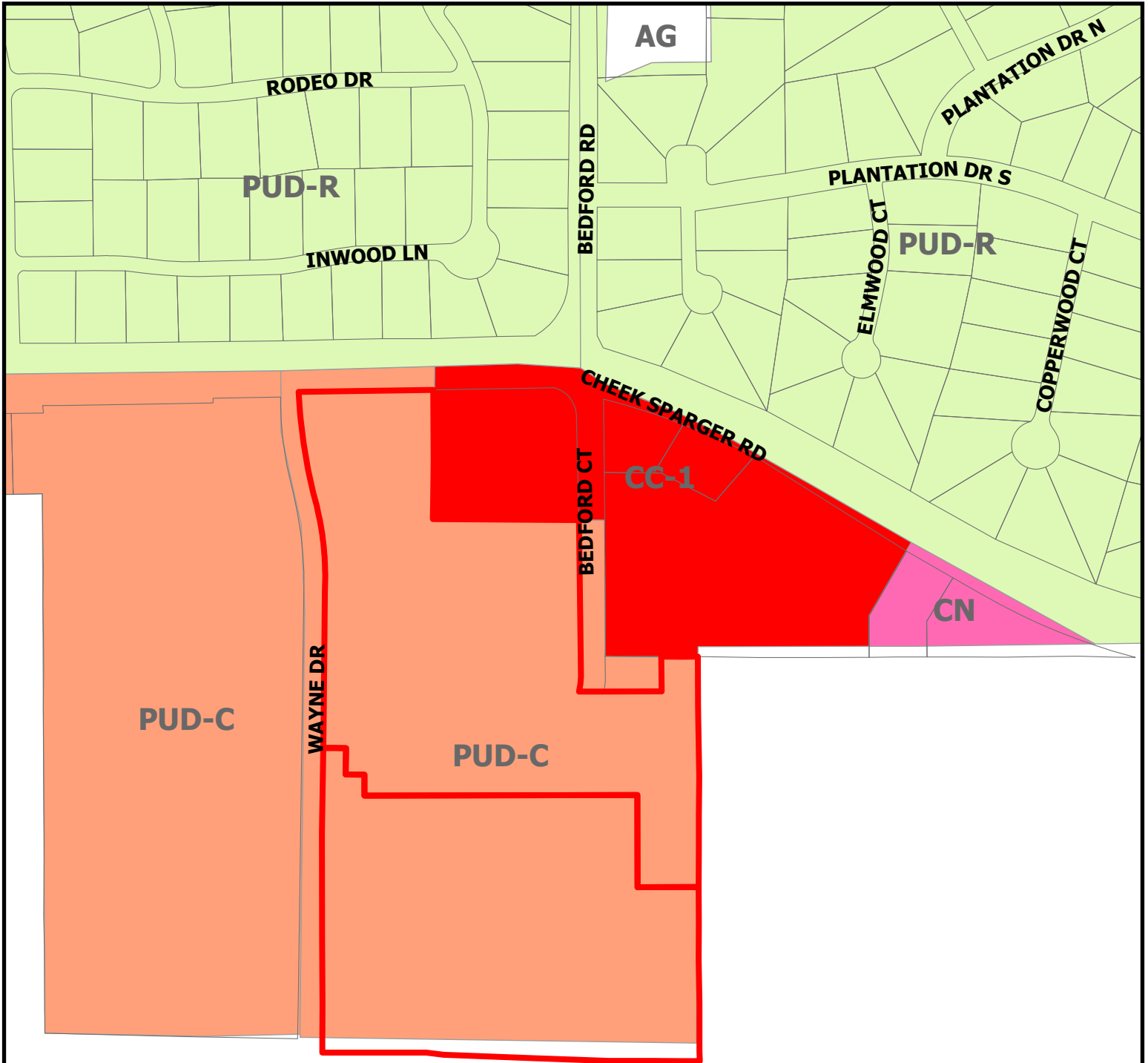
913 Cheek Sparger Rd & 3808 Wayne Dr

DISCLAIMER:
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 Subject Property



Zoning Map

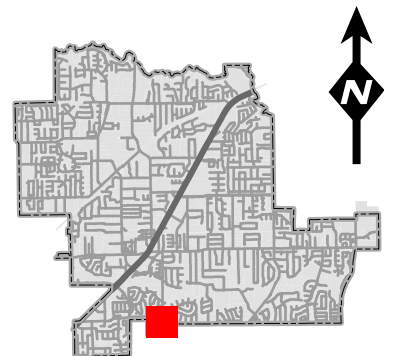


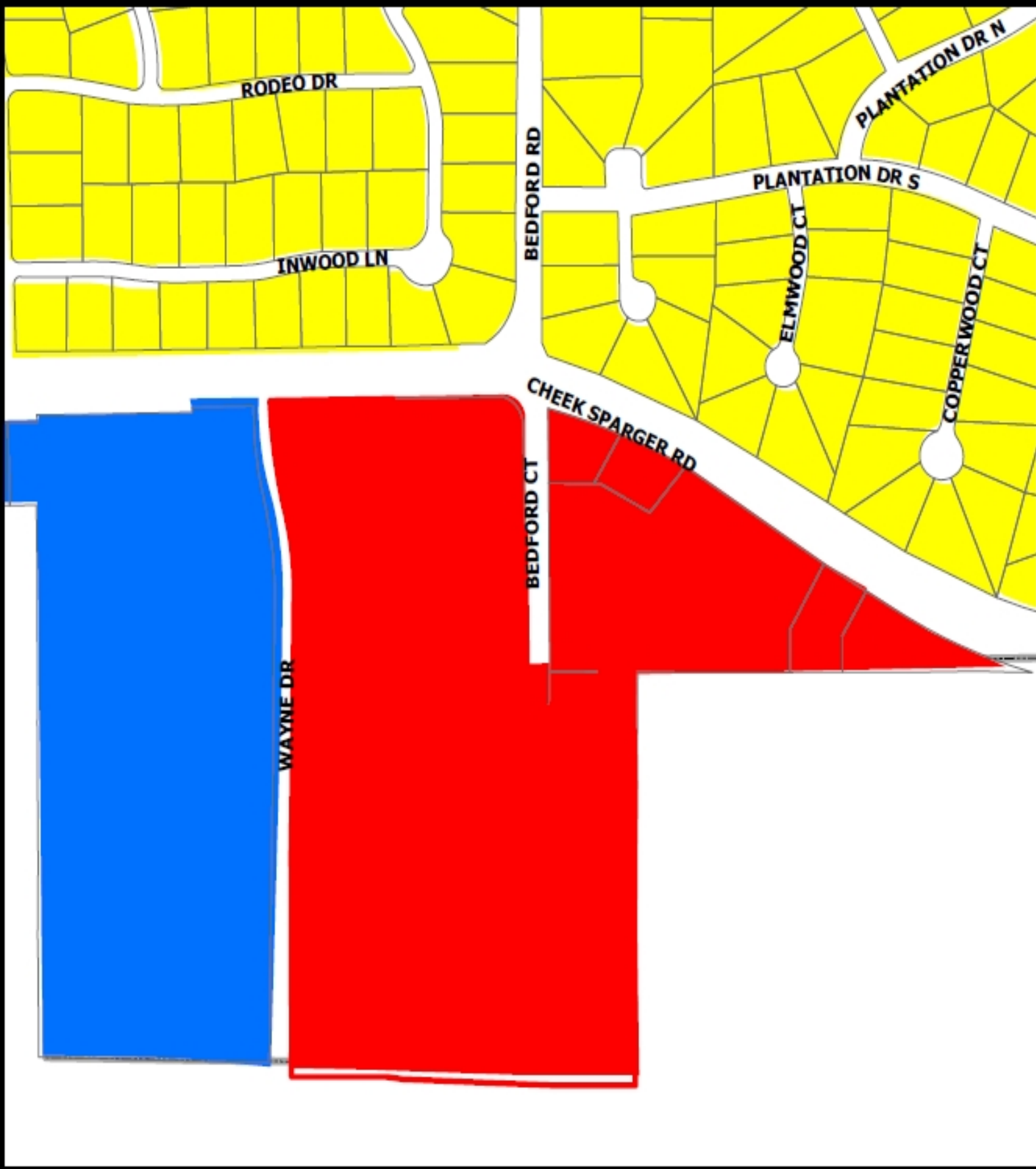
ZC24-001

913 Cheek Sparger Rd & 3808 Wayne Dr

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Subject Property





Statement of Planning Objectives – Sagora Senior Living

Introduction

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

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

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

Proposed Use

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

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

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

Design Intent

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

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

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

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

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

Land Use Request

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

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

Colleyville Senior Living – Comparison Chart

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

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

Summary of Architectural Guidelines

Development Program

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

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

Open Space

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

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

Building Setbacks (minimums)

North (Cheek Sparger)

- Cottages = 55'
- Main Building = 540'

South

- Cottages = 93'
- Main Building = 345'

East

- Cottages = 169'
- Main Building = 301'

West (Wayne Drive)

- Cottages = 44'
- Main Building = 125'

Building Height

3-Story Independent Living Building

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

2-Story Assisted Living Building

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

1-Story Memory Care Building

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

Single-Story Cottages

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

Building Elevations

Main Building

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

Cottages

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

Parking Required

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

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

Parking Provided

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

Sidewalks

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

Site Lighting

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

Fences and Walls

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

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

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

Building Signage

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

Dumpster Enclosures

All requirements of the Land Development Code shall be met.

Additional Development Elements

Traffic Impact

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

Roadway Improvements

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

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

Development Schedule – Sagora Senior Living

Introduction

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

Economic Development Information – Sagora Senior Living

Introduction

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

ZONING DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Community Development Services
Zoning Application**

City of Colleyville
100 Main Street
Colleyville TX 76034
817.503.1050

APPLICATION TYPE

PLEASE CHECK THE APPROPRIATE BOX BELOW

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

PROPERTY INFORMATION

Project Name: Sagora Senior Living Colleyville

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

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

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

Existing Zoning: PUD Proposed Zoning: PUD Amendment

Existing Use: Undeveloped Proposed Use: Senior Living

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

APPLICANT - OWNER INFORMATION

Applicant: Jonathan Rankin Company: Confluent Development LLC

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

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

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

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

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

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

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

NAME OF APPLICANT (PRINT): Jonathan Rankin

SIGNATURE: _____

Date: 1/16/2024

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

SIGNATURE: _____

Date: 1/14/2024

For Departmental Use Only

Case #: _____

Total Fee(s): _____

Receipt #: _____

Date Submitted: _____

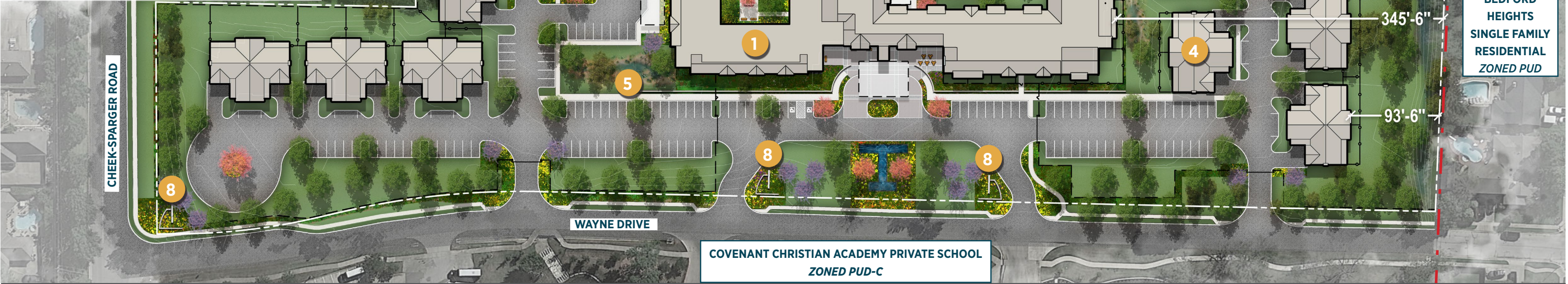
Accepted By: _____

Rev 02/2021



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

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





FRONT ELEVATION



BACK ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



EAST ELEVATION



SOUTH ELEVATION



DEVELOPER
CONFLUENT DEVELOPMENT
 2215 MARKET STREET
 DENVER, CO 80205

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

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

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

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

SAGORA SENIOR LIVING **COLLEYVILLE, TEXAS**





NORT ELEVATION



WEST ELEVATION



DEVELOPER
CONFLUENT DEVELOPMENT
 2215 MARKET STREET
 DENVER, CO 80205

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

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

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

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

SAGORA SENIOR LIVING **COLLEYVILLE, TEXAS**



Summary

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

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

Date: December 8, 2023

Subject: Sagora Colleyville



[Signature]
*FOR PERMITTING ONLY
12-8-23

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

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

Hydrology

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



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

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

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

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

Results

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

Table 1: 100-Year Flow Comparisons

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

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

Table 2: Existing and Proposed PondPack Result Table

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

Conclusion

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

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

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

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

APPENDIX A

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

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

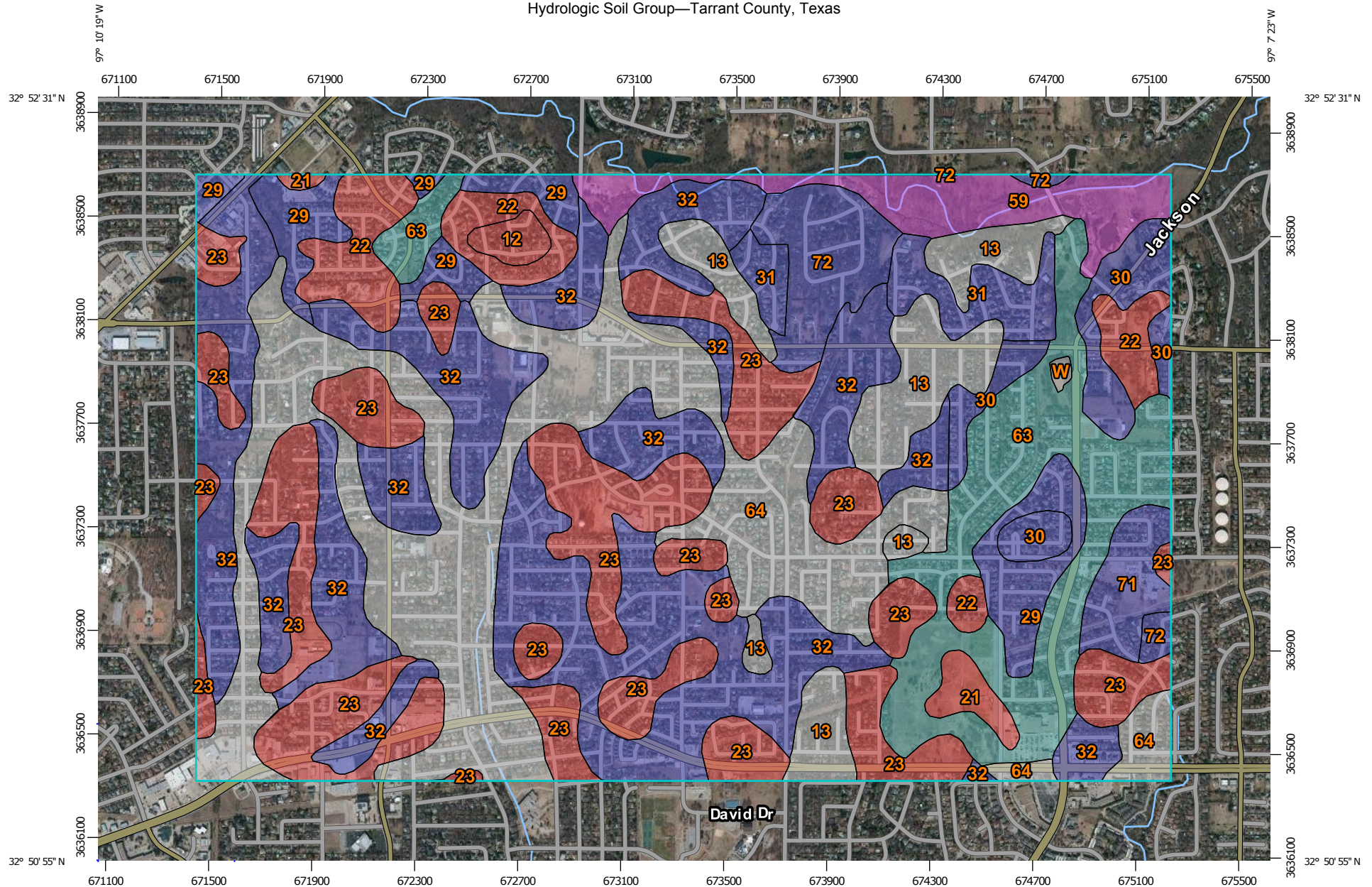
EXISTING CONDITION HYDROLOGIC MODEL ROUTES										
Reach Name	Upstream Junction	Downstream Junction	Length	Methodology	Upstream Elevation	Downstream Elevation	Slope	Bottom Width	Side Slope	Mannings "n"
			(ft)				(ft/ft)	(ft)	(x':1')	
R-A	J-A	J-F	558	Muskingum-Cunge	610	598	0.022	0	2	0.045
R-B	J-B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

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

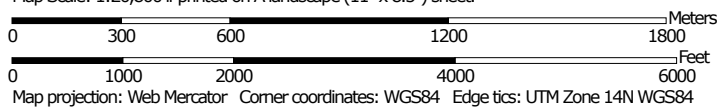
Rainfall Data						
Duration (min)	2-year Depth (in)	5-year Depth (in)	10-year Depth (in)	25-year Depth (in)	50-year Depth (in)	100-year Depth (in)
5	0.439	0.572	0.673	0.807	0.909	1.012
15	0.875	1.137	1.336	1.601	1.801	2.004
60	1.572	2.047	2.408	2.888	3.248	3.619
120	1.935	2.555	3.031	3.671	4.159	4.669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

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

Hydrologic Soil Group—Tarrant County, Texas



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



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/17/2013
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

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

Soil Rating Lines

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

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

Hydrologic Soil Group

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

Description

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

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

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

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

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

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

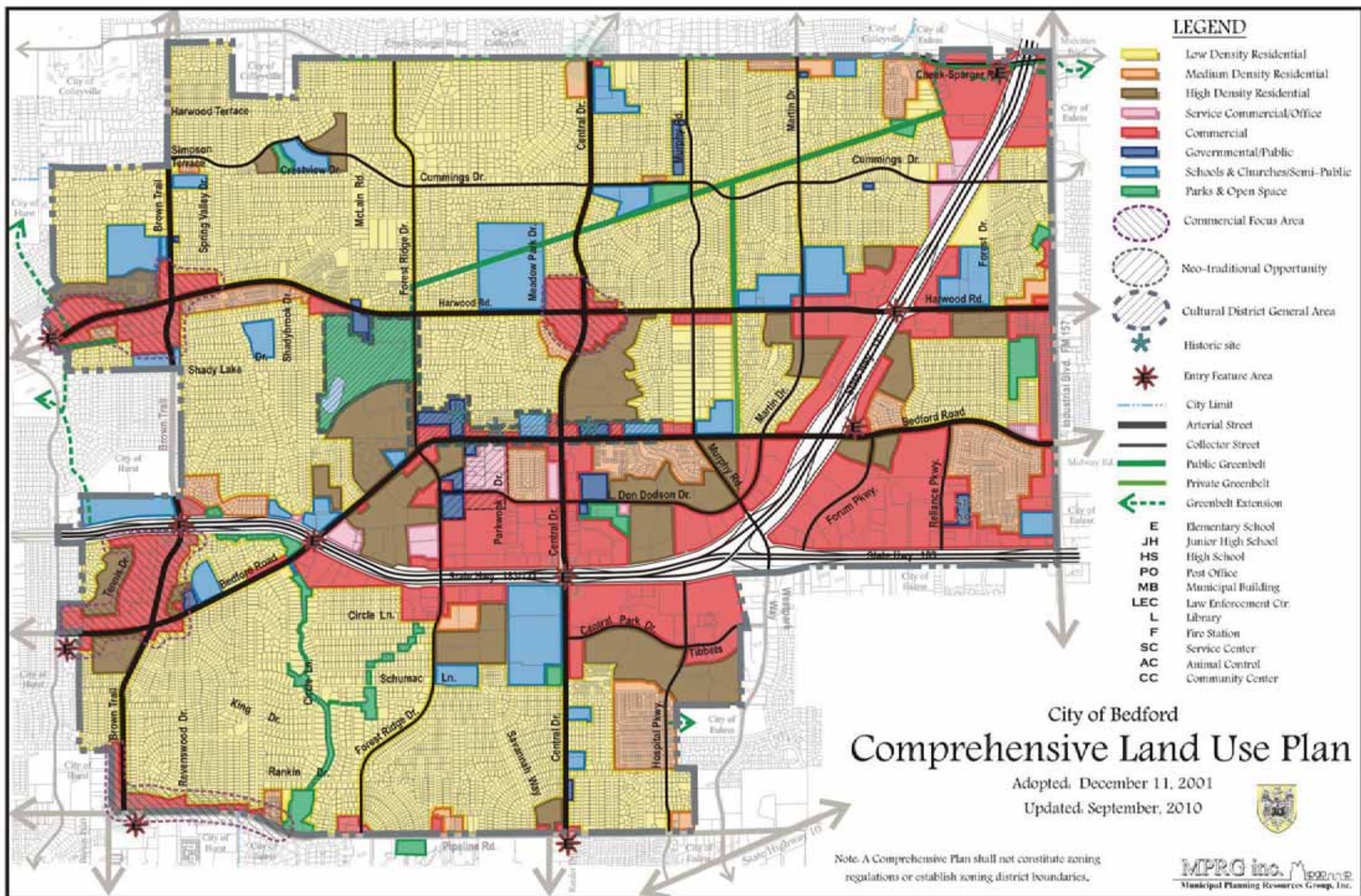
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

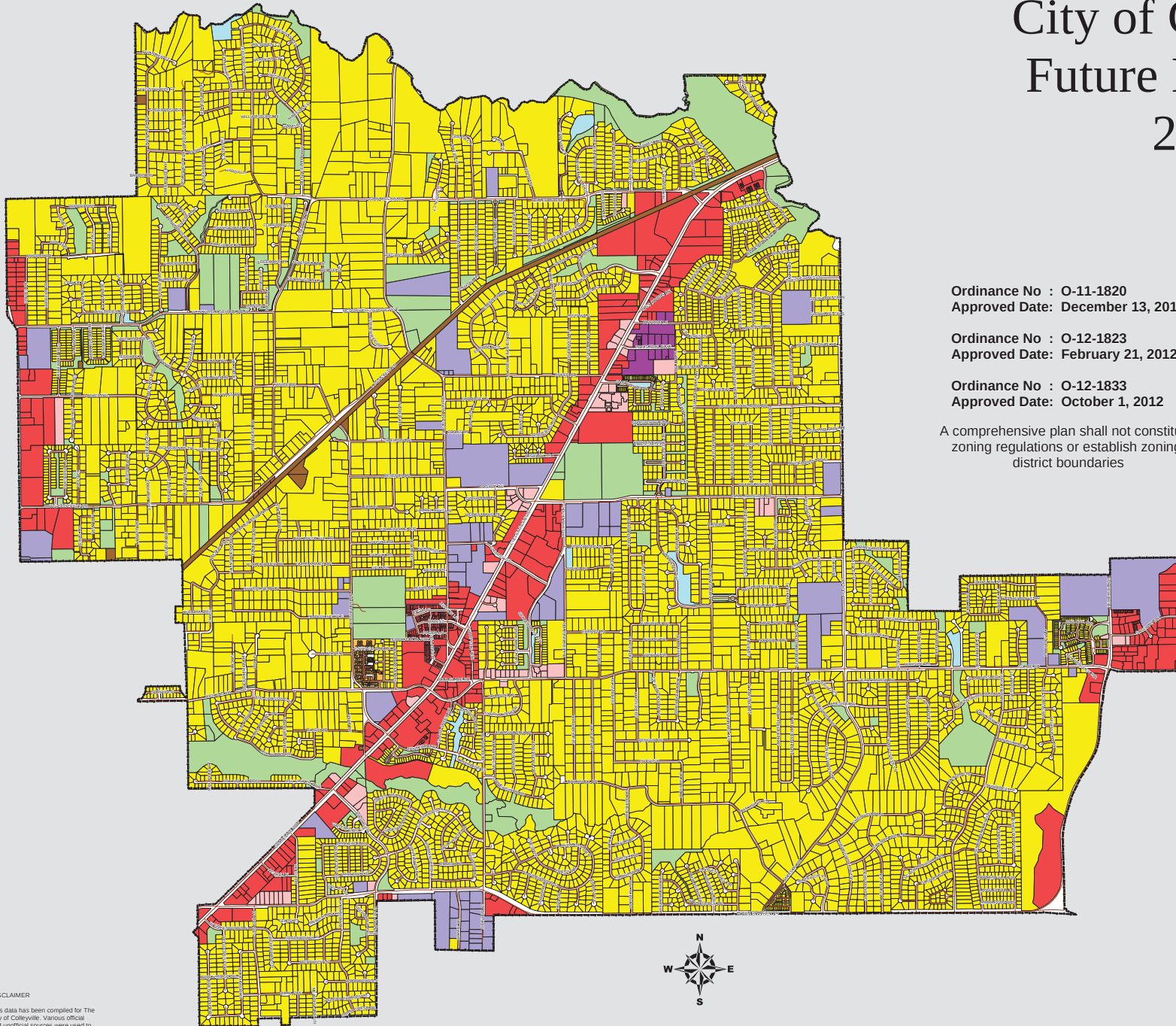
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



City of Colleyville Future Land Use 2025



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

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

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

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

Legend

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



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

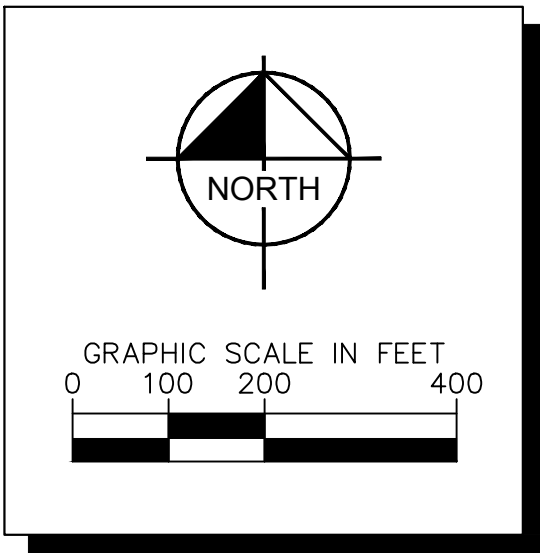
DISCLAIMER
This data has been compiled for The City of Colleyville. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



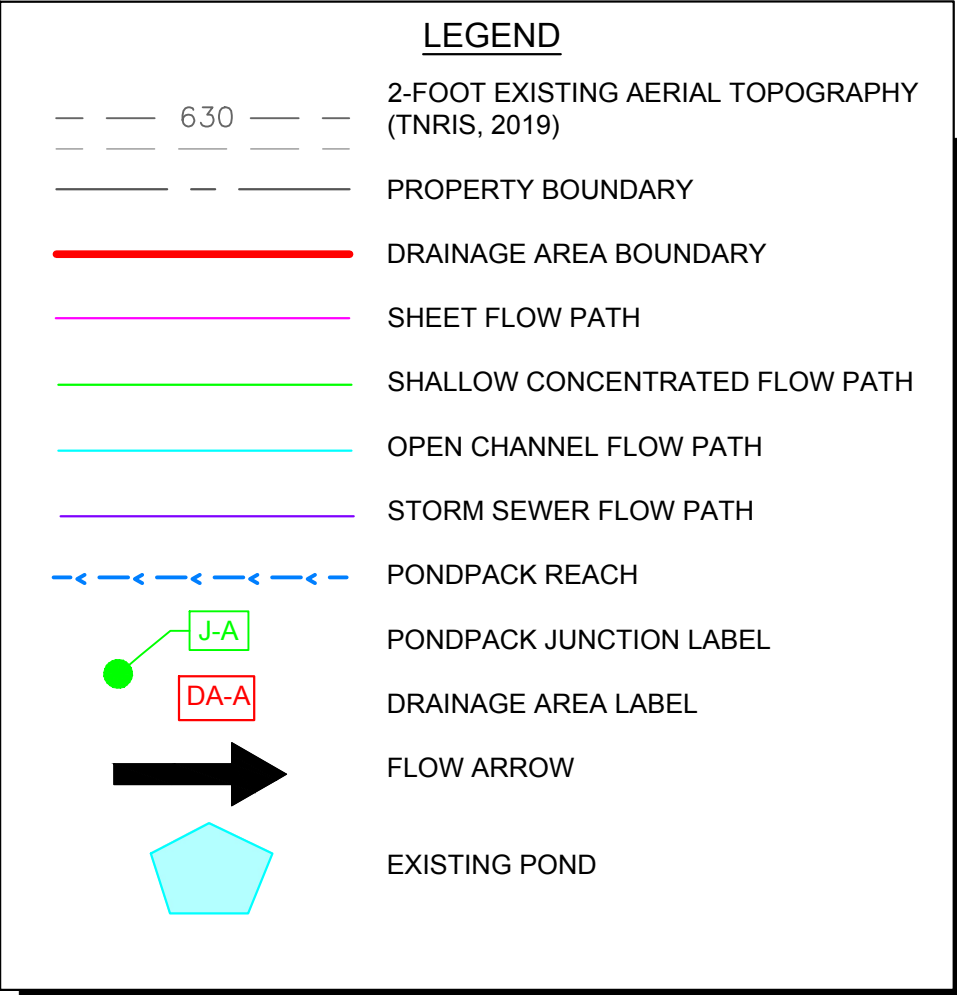
Revision Date: May 1, 2013

TIME OF CONCENTRATION & LAG TIME																													
TR-55 Methodology																													
EXISTING CONDITION		SHEET FLOW						SHALLOW CONCENTRATED FLOW						OPEN CHANNEL FLOW								STORM SEWER FLOW			TOTAL				
		Tc = (0.007(nL) ^{0.8})/(P ² ^{0.5})(s ^{0.4}) 2-year/24-hr Rainfall Depth (in.) from iSWM = 3.52						Tc = L / 60*V						Tc = L / 60*V V = (1.49/n)*R ^(2/3) *s ^(1/2)								Tc = L / 60*V							
Basin	Development Condition	Length (ft)	Elev ₁	Elev ₂	Slope (ft/ft)	Manning's "n"	T _{c1} (min)	Length (ft)	Elev ₂	Elev ₃	Slope (ft/ft)	Condition TR-55 Fig. 3-1	V _{avg} (ft/s)	T _{c2} (min)	Length (ft)	Manning's "n"	Area (ft²)	Perimeter (ft)	Radius (ft)	Elev ₃	Elev ₄	Slope (ft/ft)	V _{avg} (ft/s)	T _{c3} (min)	Travel Length (ft)	Travel Velocity (ft/s)	Travel Time (min)	T _{cTOTAL} * (min)	T _{lag} 0.6*T _c (min)
DA-A	Developed	100	655.0	653.0	0.020	0.240	13.6	150	653.0	650.0	0.020	Unpaved	2.28	1.1	839	0.013	3.0	12.5	0.24	650.0	627.0	0.027	7.3	1.9	706	6	2.0	18.6	11.1
DA-B	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	Undeveloped	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	Undeveloped	100	608.0	606.0	0.020	0.240	13.6	1025	606.0	594.0	0.012	Unpaved	1.75	9.8	118	0.045	52.0	22.9	2.27	594.0	590.0	0.034	10.5	0.19				23.6	14.1

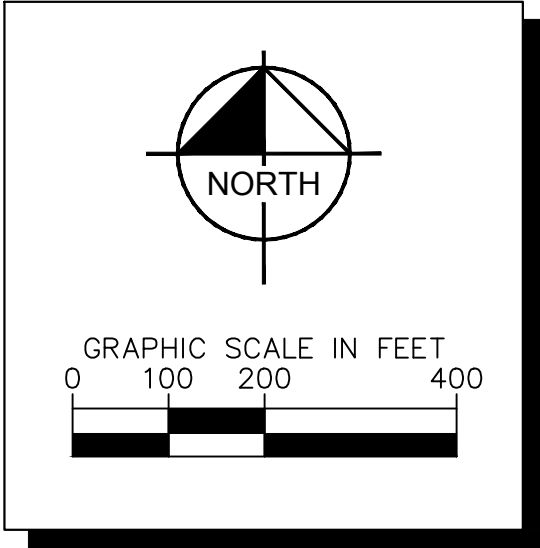
PROPOSED CONDITION PHASE 1		SHEET FLOW						SHALLOW CONCENTRATED FLOW						OPEN CHANNEL FLOW										STORM SEWER FLOW			TOTAL		
		Tc = (0.007(nL) ^{0.8})/(P ² ^{0.5})(s ^{0.4}) 2-year/24-hr Rainfall Depth (in.) from iSWM = 3.52						Tc = L / 60*V						Tc = L / 60*V V = (1.49/n)*R ^(2/3) *s ^(1/2)		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



Junction		Existing Flow 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



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.

[illegible]

SHEET NUMBER EXH-2	PROPOSED DRAINAGE AREA MAP	SAGORA COLLEYVILLE	PROJECT NO. 64405800	12/31/2023 	 225 E. JOHN W. CARPENTER FREEWAY, SUITE 1100 IRVING, TEXAS 75062 TEXAS REGISTERED ENGINEERING FIRM F-928 ©2023 KIMLEY-HORN AND ASSOCIATES, INC.	No. _____ REVISIONS _____ DATE _____ BY _____
			DATE: DECEMBER 2023 SCALE: AS SHOWN DESIGNED BY: RLW DRAWN BY: RLW CHECKED BY: NRS			

SHEET NUMBER EXH-2	PROPOSED DRAINAGE AREA MAP	SAGORA COLLEYVILLE	PROJECT NO. 64405800	12/31/2023 	 225 E. JOHN W. CARPENTER FREEWAY, SUITE 1100 IRVING, TEXAS 75062 TEXAS REGISTERED ENGINEERING FIRM F-928 ©2023 KIMLEY-HORN AND ASSOCIATES, INC.	No. _____ REVISIONS _____ DATE _____ BY _____
			DATE: DECEMBER 2023 SCALE: AS SHOWN DESIGNED BY: RLW DRAWN BY: RLW CHECKED BY: NRS			

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 (ft ³ /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 (ft ³ /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 (ft ³ /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

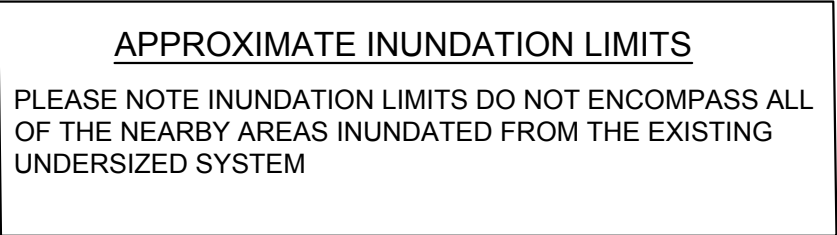
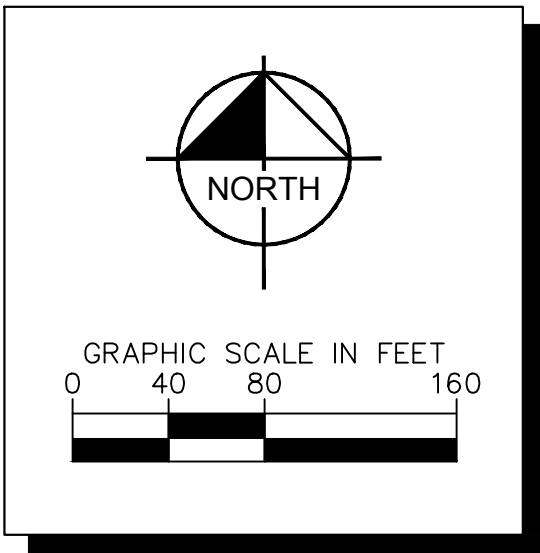
5-YEAR FLOW COMPARISON			
Existing Junction	Existing Flow (cfs)	Proposed Flow (cfs)	Difference (cfs)
J-A	78.21	78.21	0.00
J-B	69.06	69.06	0.00
J-C	149.01	149.01	0.00
J-D	118.33	118.33	0.00
J-E	413.58	321.91	-91.67
J-F	97.01	98.45	1.44
J-G	389.44	297.77	-91.67

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

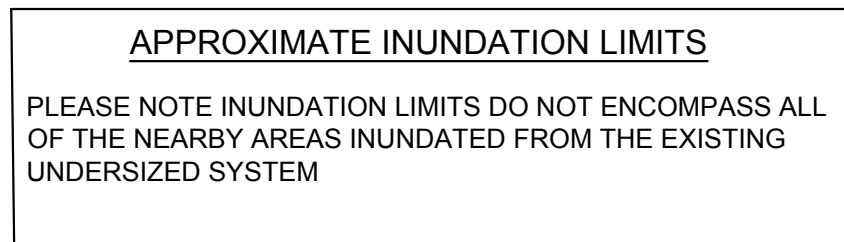
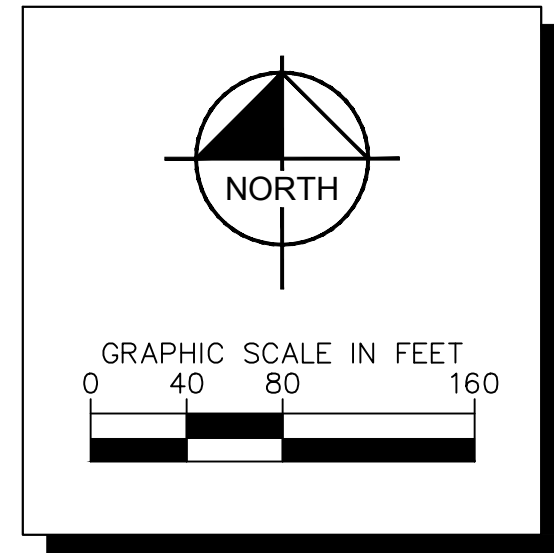
100-YEAR FLOW COMPARISON			
Existing Junction	Existing Flow (cfs)	Proposed Flow (cfs)	Difference (cfs)
J-A	194.59	194.59	0.00
J-B	174.75	174.75	0.00
J-C	373.68	373.68	0.00
J-D	288.81	288.81	0.00
J-E	867.41	798.17	-69.24
J-F	238.76	236.33	-2.43
J-G	818.19	748.96	-69.23



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

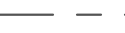


Proposed Pond Summary Table		
ELEVATION	AREA (AC)	VOLUME (AC-FT)
589.84	0.00	0.00
590	0.84	0.07
591	0.97	0.97
592	1.12	2.02
593	1.30	3.23
594	1.48	4.62
595	1.66	6.19
596	1.85	7.94
597	2.33	10.03
598	3.24	12.82
599	4.59	16.73

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

Existing Flow Summary Table	
Qpipe (cfs)	264
Qweir (cfs)	78
Qtotal (cfs)	342

LEGEND

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

Kimley»Horn
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IRVING, TEXAS 75062
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TEXAS REGISTERED ENGINEERING FIRM F-928
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PROJECT NO.
064609800

DATE: DECEMBER 11, 2013

SCALE: AS SHOWN

DESIGNED BY: J. J. J.

DRAWN BY: R. J. J.

CHECKED BY: M. J. J.

SAGORA
COLLEYVILLE

PROPOSED INUNDATION MAP

SHEET NUMBER
EXH-4

[illegible]

EPSC26914 Date:2022018 Loc:265674 Date:2022018 Loc:9714991 Mppd:597 -
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WAGGONER, REBECCA L 12/2023 9:47 AM
K.FTW_HYDRO196469800 CONFLUENT COLLEYVILLE DWG EXHIBITS EX14 PROP FOUNDATION LIMITS.DWG
DNG NAME

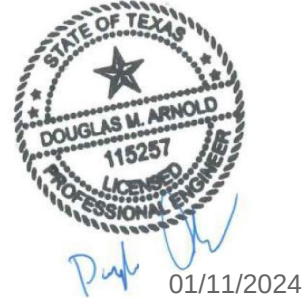
MEMORANDUM

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

From: Douglas Arnold, P.E.

Date: January 11, 2024

Re: Sagora Colleyville – Traffic Summary Memo
Colleyville, Texas



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

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

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

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

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

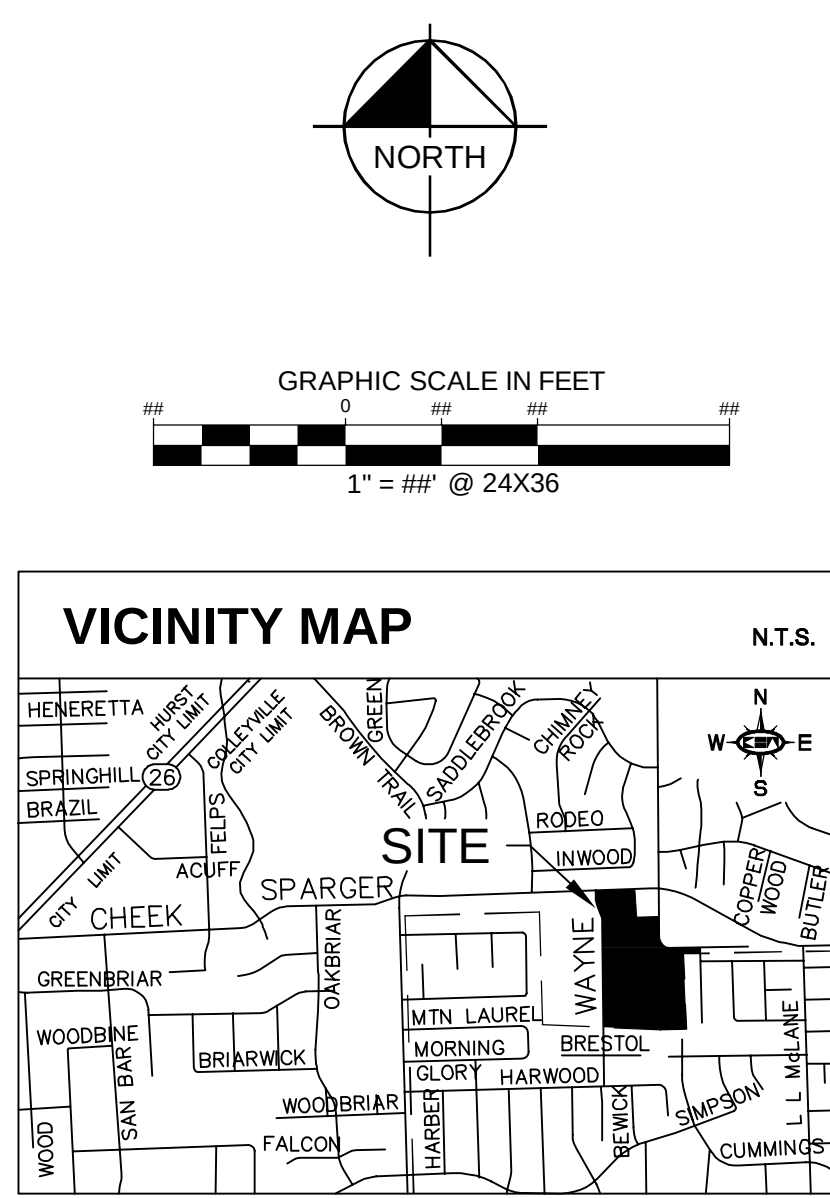


ATTACHMENT

Table 1: Trip Generation Calculation

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

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

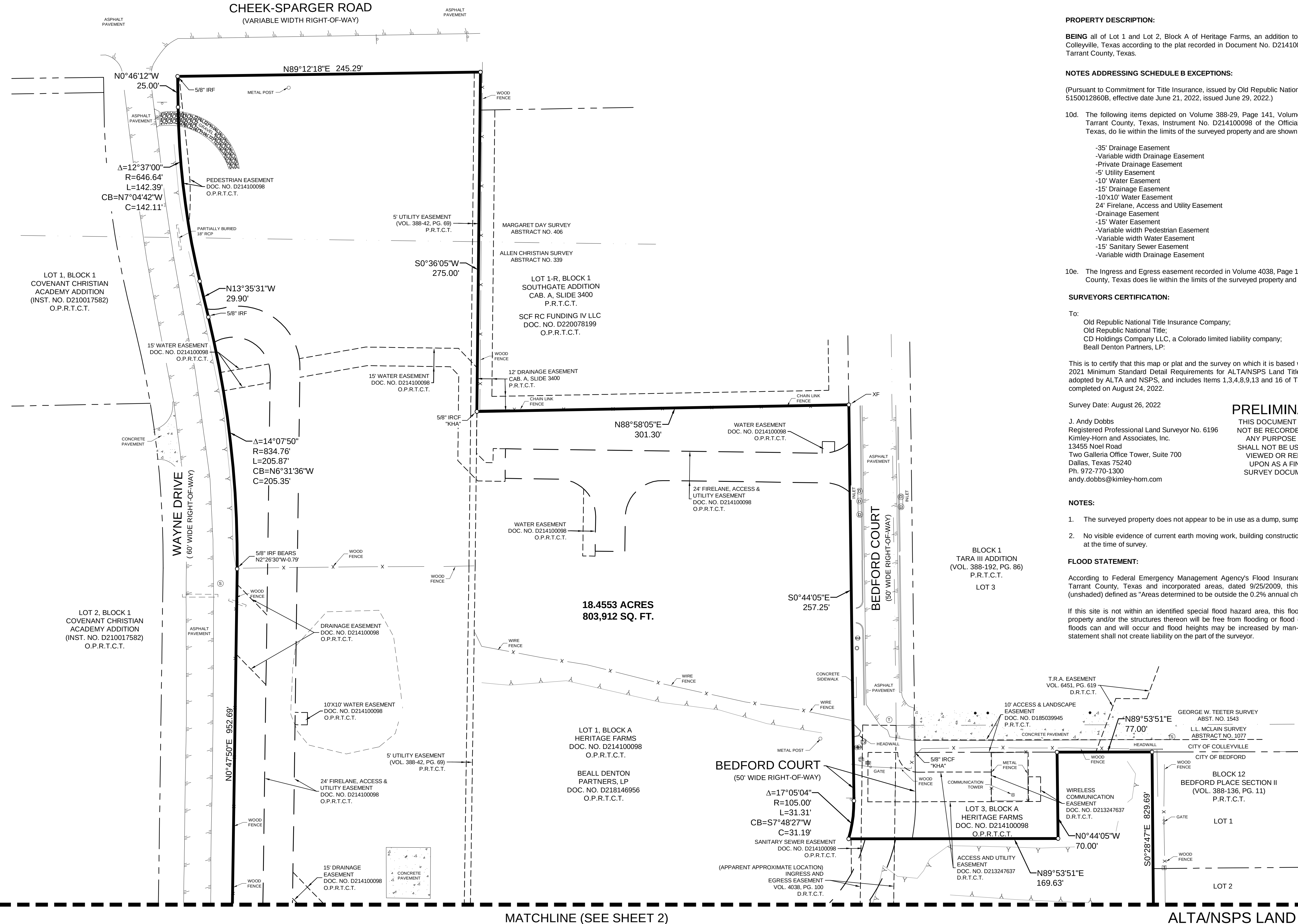


LEGEND

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

LINE TYPE LEGEND

BOUNDARY LINE
EASEMENT LINE
BUILDING LINE
W
WATER LINE
SS
SANITARY SEWER LINE
STORM SEWER LINE
GAS
UNDERGROUND GAS LINE
OHE
OVERHEAD UTILITY LINE
UGL
UNDERGROUND ELECTRIC LINE
UGT
UNDERGROUND TELEPHONE LINE
FENCE
CONCRETE PAVEMENT
ASPHALT PAVEMENT



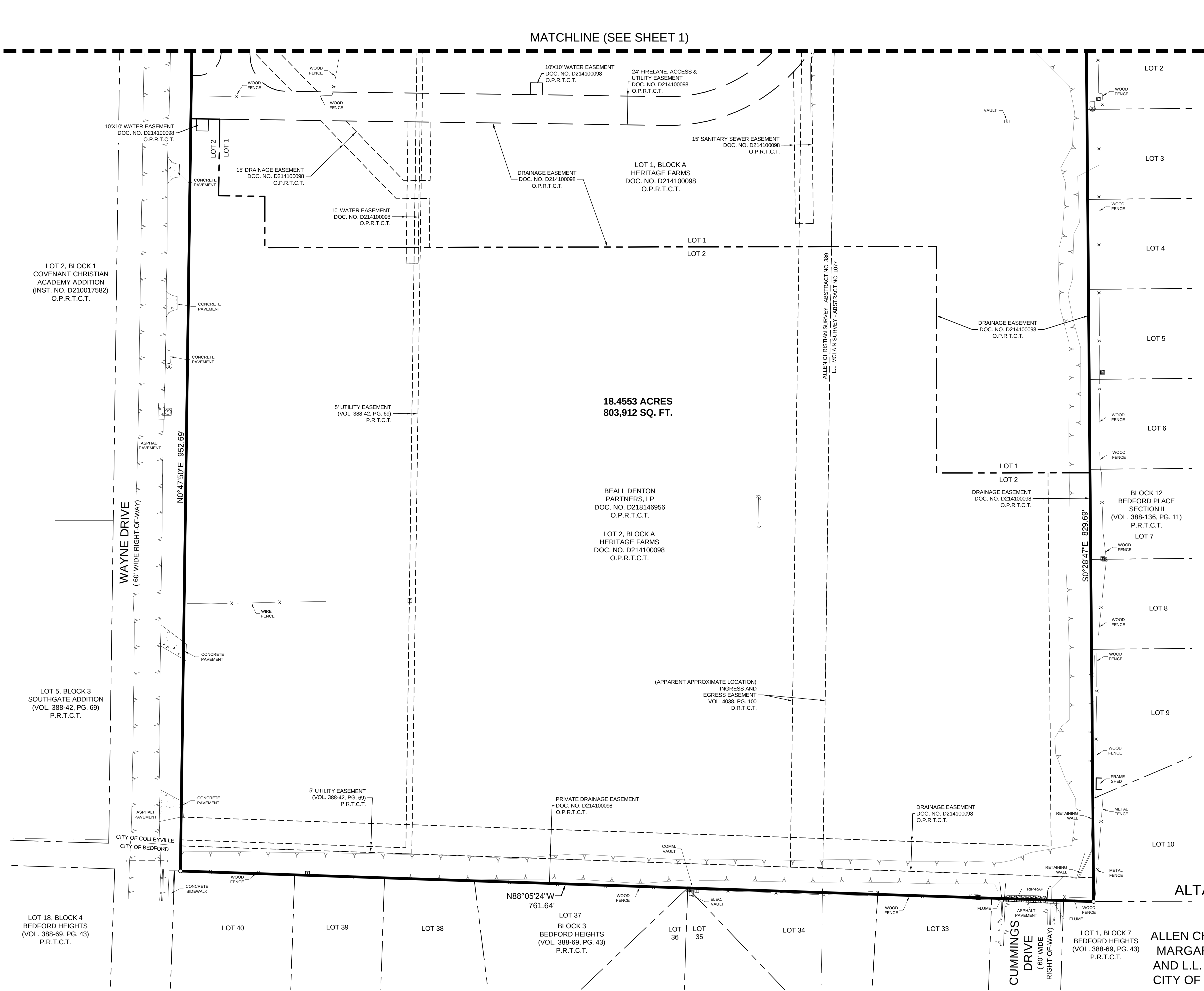
LEGEND	
	ROOF DRAIN
	CABLE TV BOX
	CABLE TV HANDHOLE
	CABLE TV MANHOLE
	CABLE TV MARKER FLAG
	CABLE TV MARKER SIGN
	CABLE TV VAULT
	COMMUNICATIONS BOX
	COMMUNICATIONS HANDHOLE
	COMMUNICATIONS MANHOLE
	COMMUNICATIONS MARKER FLAG
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	COMMUNICATIONS VAULT
	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
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	GAS TANK
	GAS VAULT
	GAS VALVE
	GAS WELL
	TELEPHONE BOX
	TELEPHONE HANDHOLE
	TELEPHONE MANHOLE
	TELEPHONE MARKER FLAG
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	TELEPHONE VAULT
	PIPELINE BOX
	PIPELINE HANDHOLE
	PIPELINE METER
	PIPELINE MANHOLE
	PIPELINE MARKER FLAG
	PIPELINE MARKER SIGN
	PIPELINE VAULT
	PIPELINE VALVE
	ELECTRIC BOX
	FLOOD LIGHT
	GUY ANCHOR
	GUY ANCHOR POLE
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC MARKER FLAG
	ELECTRIC MARKER SIGN
	UTILITY POLE
	ELECTRIC SWITCH
	ELECTRIC TRANSFORMER
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	HANDICAPPED PARKING
	PARKING METER
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	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 SIGN
	TRAFFIC SIGNAL
	TRAFFIC VAULT
	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
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	WATER MANHOLE
	WATER MARKER FLAG
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	WATER LINE
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	UNDERGROUND GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	FENCE
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ALTA/NSPS LAND TITLE SURVEY
LOTS 1 AND 2, BLOCK A
HERITAGE FARMS

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MARGARET DAY SURVEY, ABSTRACT NO. 406
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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	Aug. 2022	064609800	2 OF 2

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
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	ELECTRIC SWITCH
	ELECTRIC TRANSFORMER
	ELECTRIC VAULT
	HANDICAPPED PARKING
	PARKING METER
	RAILROAD BOX
	RAILROAD HANDHOLE
	RAILROAD SIGNAL
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	A/C UNIT
	BASKET BALL GOAL
	BORE LOCATION
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	GOAL POST
	GREASE TRAP
	IRRIGATION VALVE
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	TRASH BIN
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	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
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	FIRE DEPT. CONNECTION
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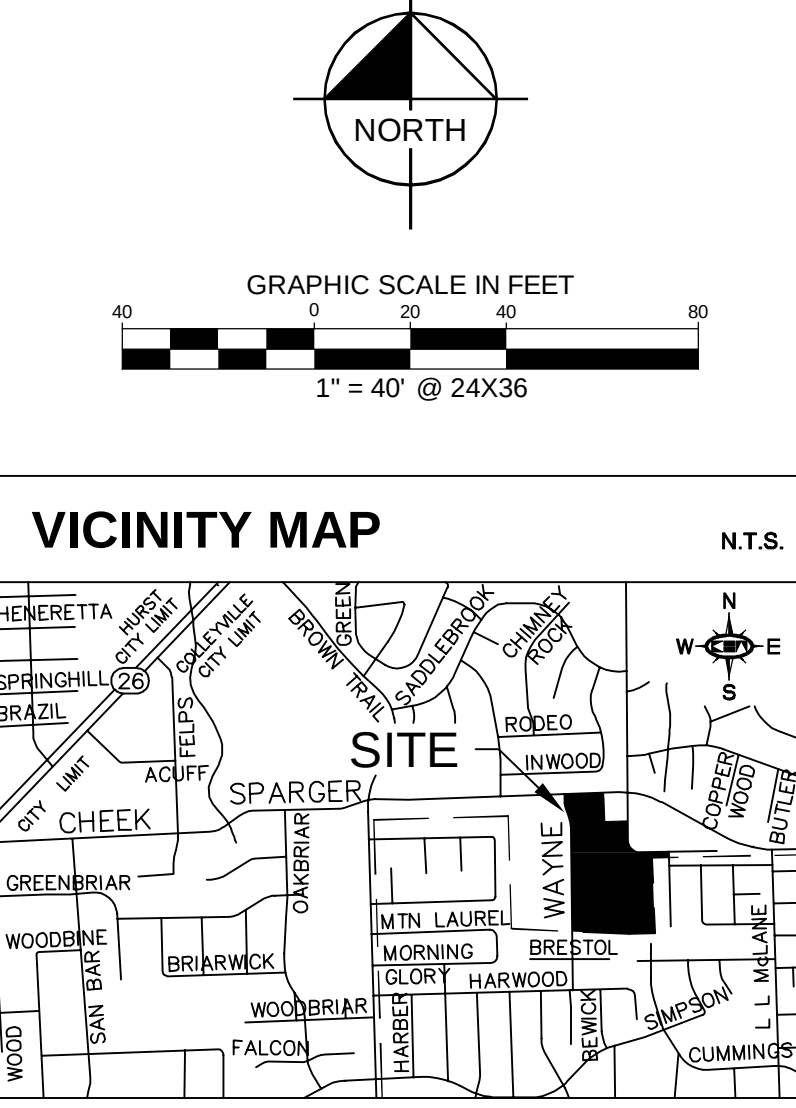
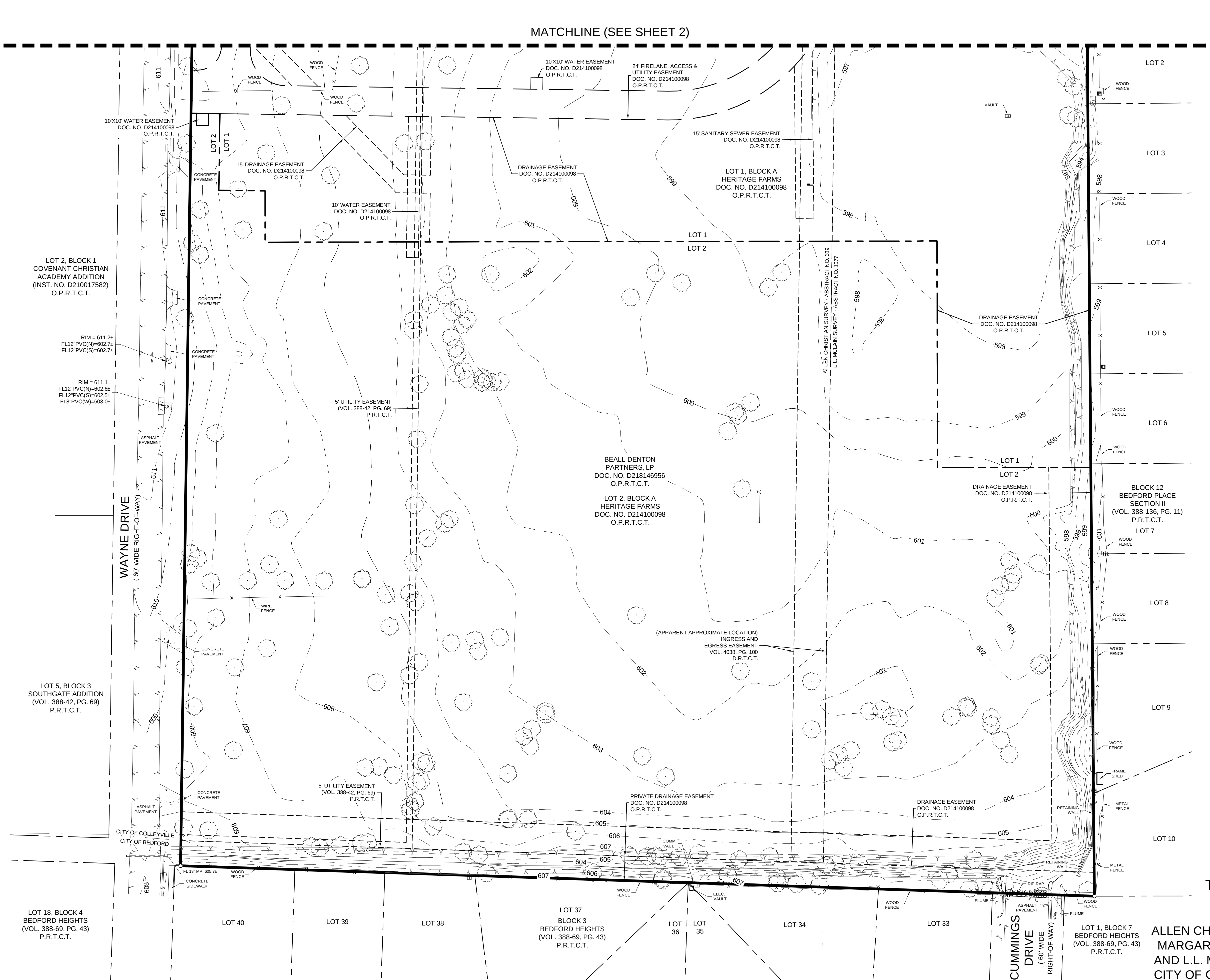
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BENCH MARK LIST	
COC BM 14 (BM 150)	
2" BRASS DISC IN A CONCRETE INLET ON THE EAST SIDE OF BEDFORD ROAD, 370' SOUTH OF THE CENTERLINE OF CHEEK-SPARGER ROAD AND 30' WEST OF TARA VILLAGE STRIP MALL	
ELEV.=597.68	
BM 100	
MAG NAIL W/ SHINER SET ON THE 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	
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CITY OF COLLEYVILLE AND CITY OF BEDFORD,
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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
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FIBER OPTIC MANHOLE	STORM SEWER HANDHOLE
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FIBER OPTIC MARKER SIGN	STORM SEWER MANHOLE
FIBER OPTIC VAULT	STORM SEWER MARKER FLAG
MONITORING WELL	STORM SEWER MARKER SIGN
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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
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PIPELINE MANHOLE	UNIDENTIFIED TANK
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PIPELINE MARKER SIGN	UNIDENTIFIED VALVE
PIPELINE VAULT	TREE
PIPELINE VALVE	WATER BOX
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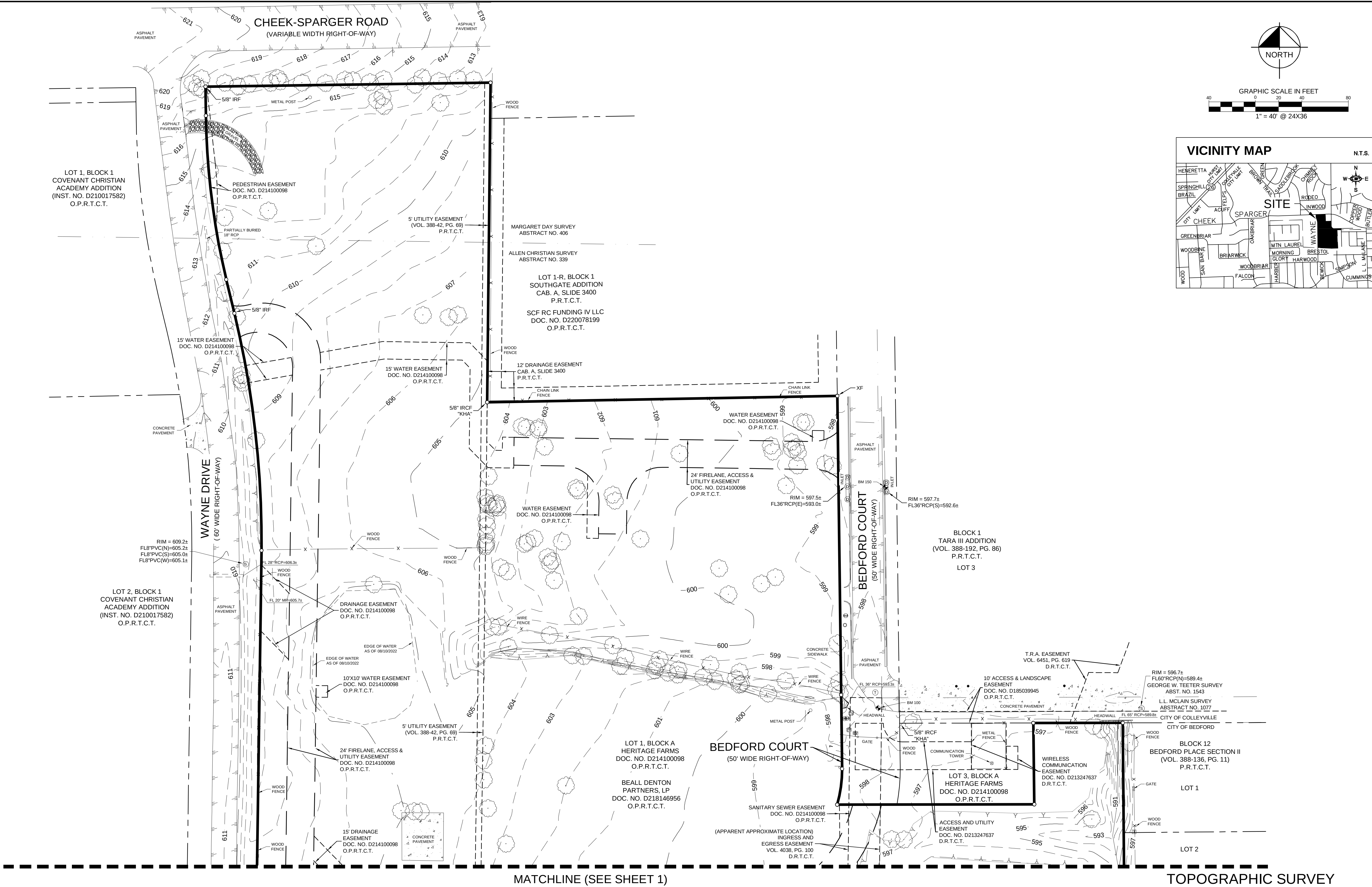
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Response to Zoning case ZC24-001

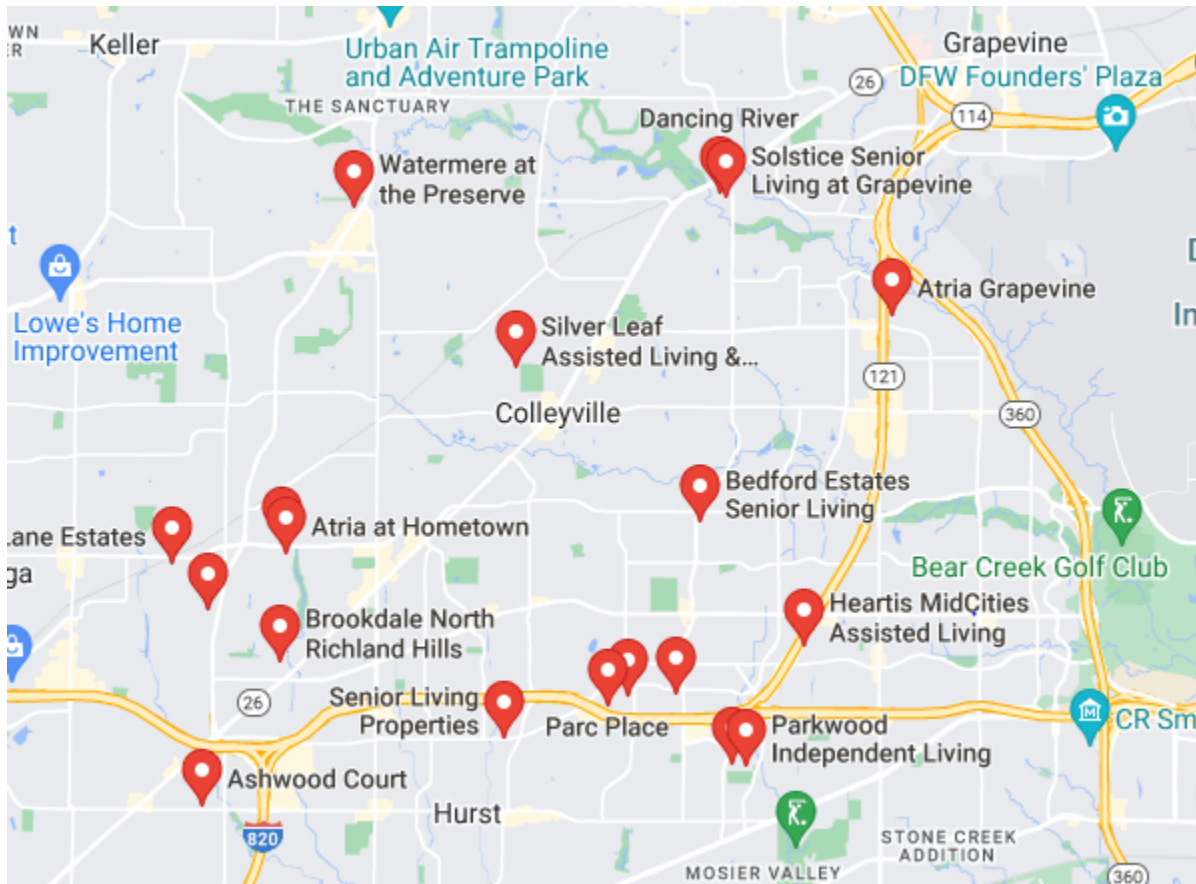
801 Inwood Lane

The following is my reasoning for saying NO to zoning request ZC24-001.

- 1) Our retirement population will peak in 2024 and following that it makes sense that there will be a reduction in those seeking services from assisted living facilities. Once this one is vacant or doesn't maintain enough throughput for financial liability, will it sit empty awaiting possible outside determination for what to do with the empty space. It could end up low income or immigration housing. Either one seems to go opposite of our city's wants to remain a single-family homes community.
- 2) Increased noise and light pollution. It's bad enough from the Covenant Christian (CCA) and now we want more lights and noise? I don't. I have had repeated communications with the city over issues at CCA. It took months to get a light issue resolved. The city didn't appear as if they wanted to get involved yet I pressed them. An outdoor light was placed above a rain shelter above one of the North entrances. Repeatedly I let them know that the light above the overhang does nothing for them, but it lights up the back of my house. We went back and forth until one day the repairman that works at CCA came over and apologized when he realized what the issue was. He moved the light on the correct side of the overhang and both myself and CCA had what we wanted and needed. If an issue so simple as a misplaced light can take that much time to rectify, what will the proposed assisted living center create in the way of obstacles?
- 3) We at Saddlebrook have had an increase of speeders through our subdivision prior to school (CCA) opening in morning. Our subdivision doesn't have the school zone through it. There is one on Cheeksparger meant to protect CCA students yet some of the parents of CCA students find it easier to speed through Saddlebrook than to slow down in their own school speed zone. I have reported it to the police and the fastest they observed was 38 in a 30. That's almost 30% above the speed limit in a residential area. Again, it was reported to the school which used to ask the parents to restrain from cutting through Saddlebrook. Apparently, that doesn't happen under their current administration.
- 4) Now P&Z has approved a new sign in front of CCA. Not a nice low light sign that would be appropriate for a neighborhood, but a sign that puts out the light of a Vegas billboard. It was only on one night and has since been off. I am already in communication with the city and will forward pictures when it's turned back on.

This isn't meant to degrade the relationship we have with CCA. They are good neighbors, even if the current leadership seems to be more profit motivated than those in the past. If we have issues that the city can't or doesn't want to get involved in with a friendly neighborhood business, how will the responses be when a "for profit" business moves in. The issues are too many to imagine but at the top of the list would be first responders trying to navigate crowded streets in a hurry. Will they also have to resort to high rates of speed through Saddlebrook or Tara to answer the call?

Colleyville is a residential neighborhood, please keep it that way. I'm sure the profit margin will be high for the current landowner to build houses rather than a retirement community. Attached is a picture of current retirement communities surrounding our area now. Seems to be plenty without adding another one that will detract from our current lifestyle. Please say NO to more traffic, noise and light!





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number**Agenda Date** 4/8/2024**Type** Public Hearing Agenda Items**Department** Community Development

Title

Consideration 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 (SUP) for Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premise Consumption on Lot 2, Block A, 170 Players Addition, being approximately 2.57 acres, and zoned PUD-R Planned Unit Development – Residential. As per Ordinance O-07-1645, alcohol sales are only allowed in the zoning district with the approval of an SUP.

Existing Conditions/Background: The subject property, 3855 Colleyville Boulevard, Suite 165, is zoned PUD-R Planned Unit Development – Residential. It is located on the southeast side of the intersection of Glade Road and Heritage Parkway. The property is a platted lot and is developed with a retail shopping center. The property will operate as a business known as New York Butcher Shoppe.

SUP Request: The applicant is requesting approval of an SUP to allow for Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premise Consumption. The property is zoned PUD-R Planned Unit Development – Residential and is subject to the regulations outlined in Ordinance O-07-1645. As per the ordinance, all uses in CN-Neighborhood Commercial, CC-1 Village Retail, and CC-2 Shopping Center are allowed in lots designated for commercial development. In the CC-1 Village Retail and CC-2 Shopping Center zoning districts, alcoholic beverage sales are allowable by Special Use Permit approval.

Special Use Permit Provision: Any request for Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premise Consumption shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in the Land Development Code.

Analysis: Per the attached Statement of Planning Objectives, the proposed name of the business is "New York Butcher Shoppe" and it is a butcher shop that will also sell beer and wine for off-premise consumption. There will be occasional on-site tastings of alcoholic beverages, but no alcohol will be sold for on-site consumption. They will sell cuts of fresh meats, assorted wines and craft beers, prepared foods, and specialty items. According to the applicant, wine and malt beverage sales make up 15 to 20

percent of total business sales.

Plat Status: The property is platted as Lot 2, Block A, 170 Players Addition.

DRC Review: The DRC reviewed the request during their March 18, 2024 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north are zoned PUD-R Planned Unit Development – Residential, CC-1 Village Retail and are improved with single-family homes and retail uses. The property to the east is located in the City of Euless and is improved with a Target. The property to the west is zoned PUD-R Planned Unit Development – Residential and is improved with retail commercial development. The properties to the south are zoned PUD-R Planned Unit Development – Residential and are improved with single-family homes.

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

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

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

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Architectural Plan Exhibits
5. Business Plan
6. Elevations Exhibit
7. Notification Letter
8. Notification Map
9. Notification List
10. Draft Ordinance

Aerial Map

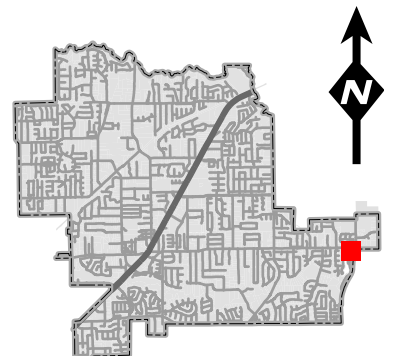


ZC24-004

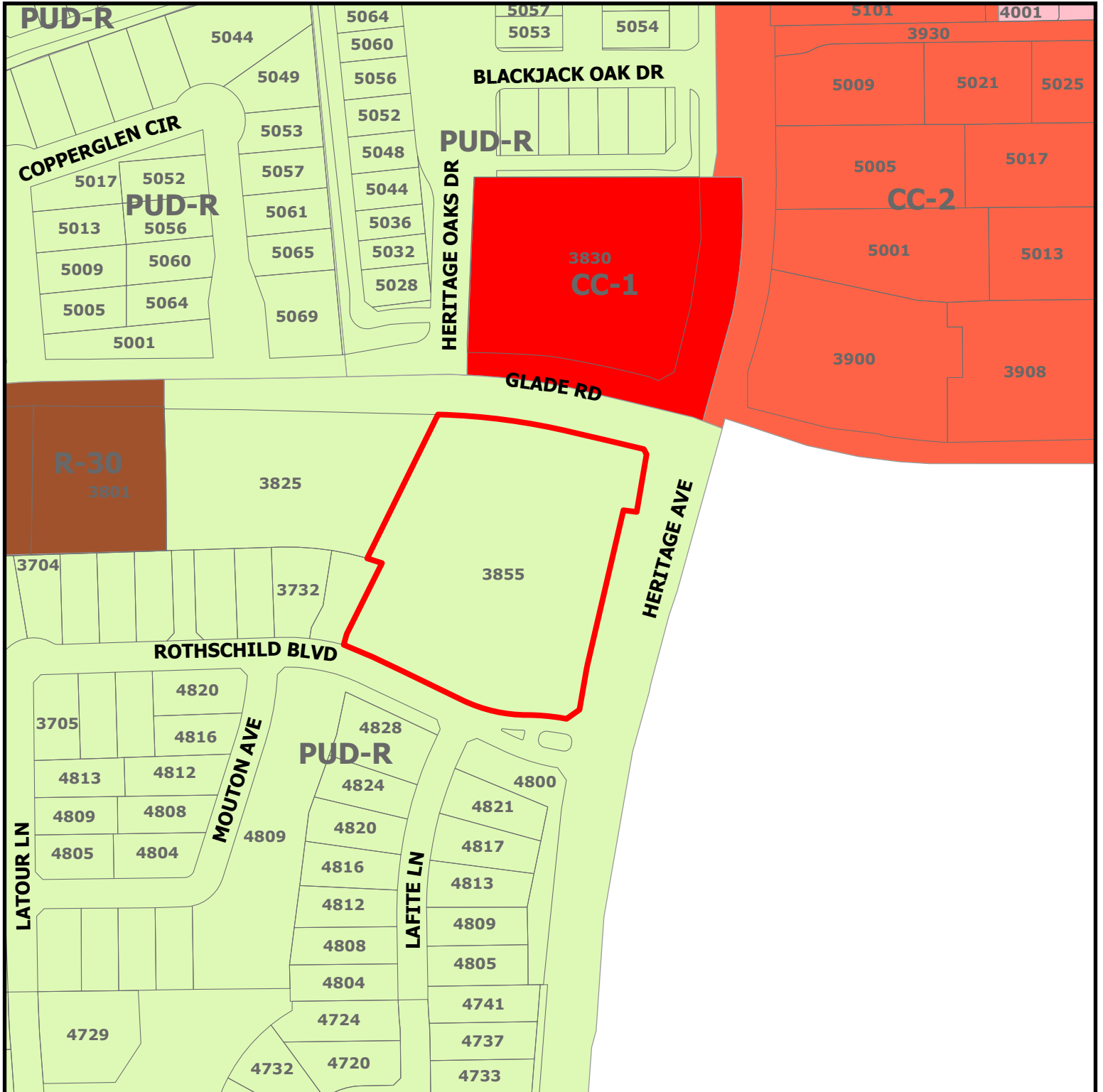
3855 Glade Rd Suite 165

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 Subject Property



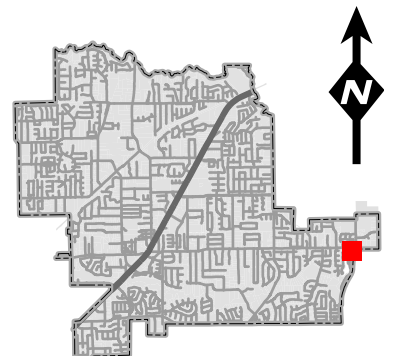
Zoning Map



ZC24-004

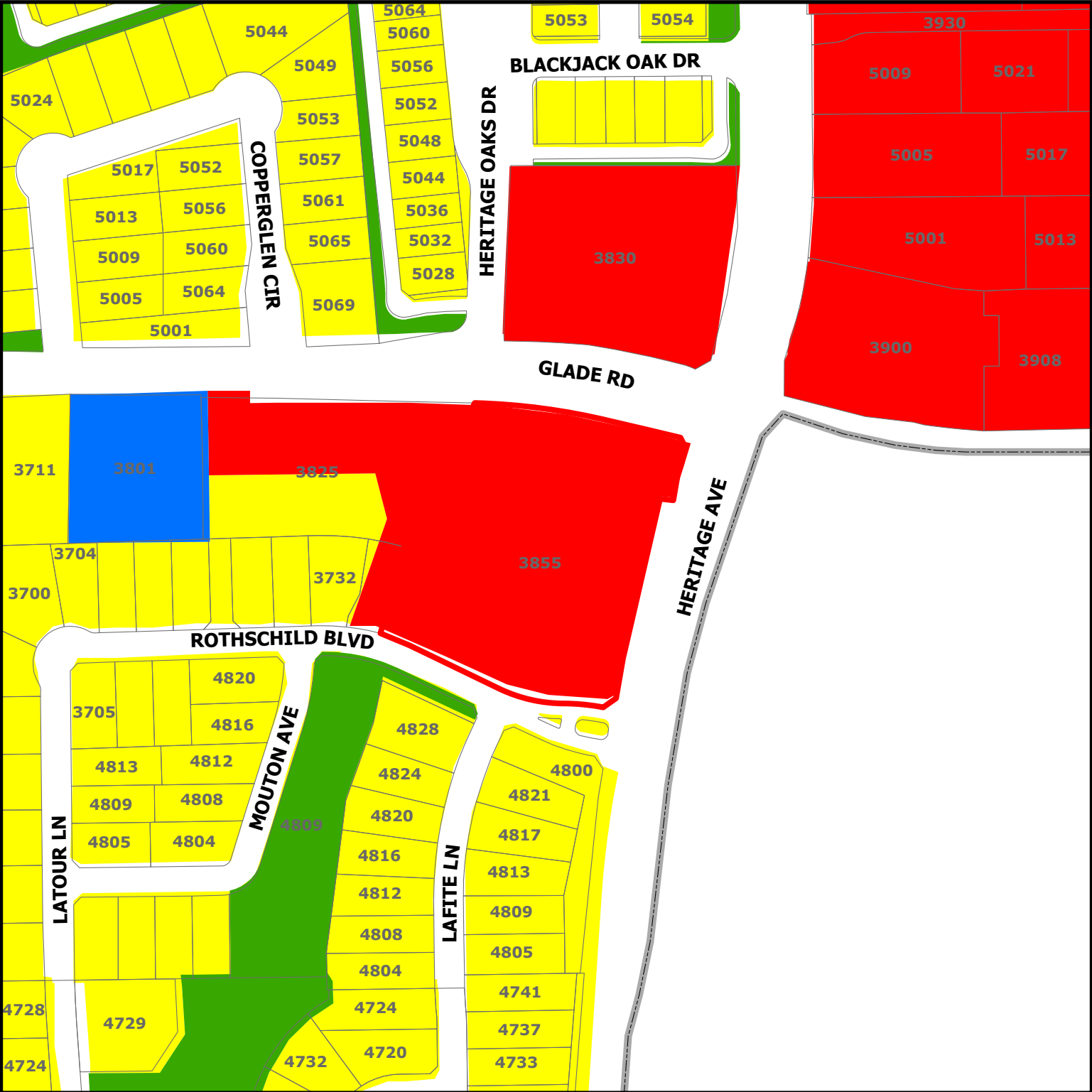
3855 Glade Rd Suite 165

Subject Property



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Future Land Use Map

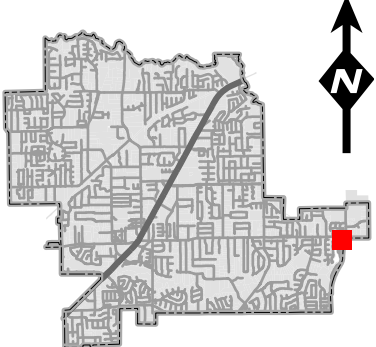


ZC24-004

3855 Glade Rd Suite 165

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



**3855 GLADE RD
COLLEYVILLE TX 76034 USA**

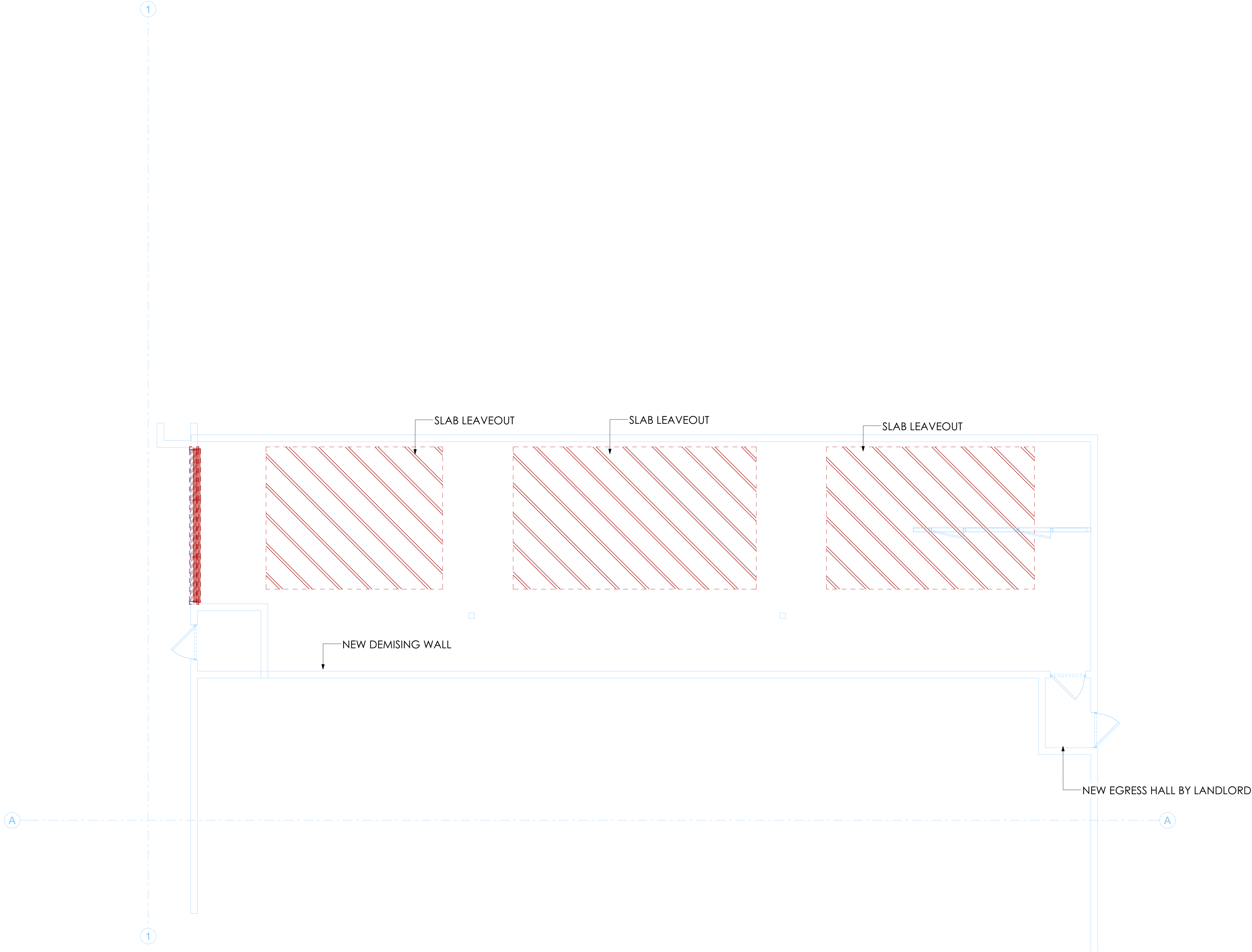


SHEET INDEX

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		
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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



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.



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



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TEXAS BUILT CONSTRUCTION
972-219-0729
RACHAEL PALMER

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

BUSINESS OWNER INFORMATION
Bryson Noltes

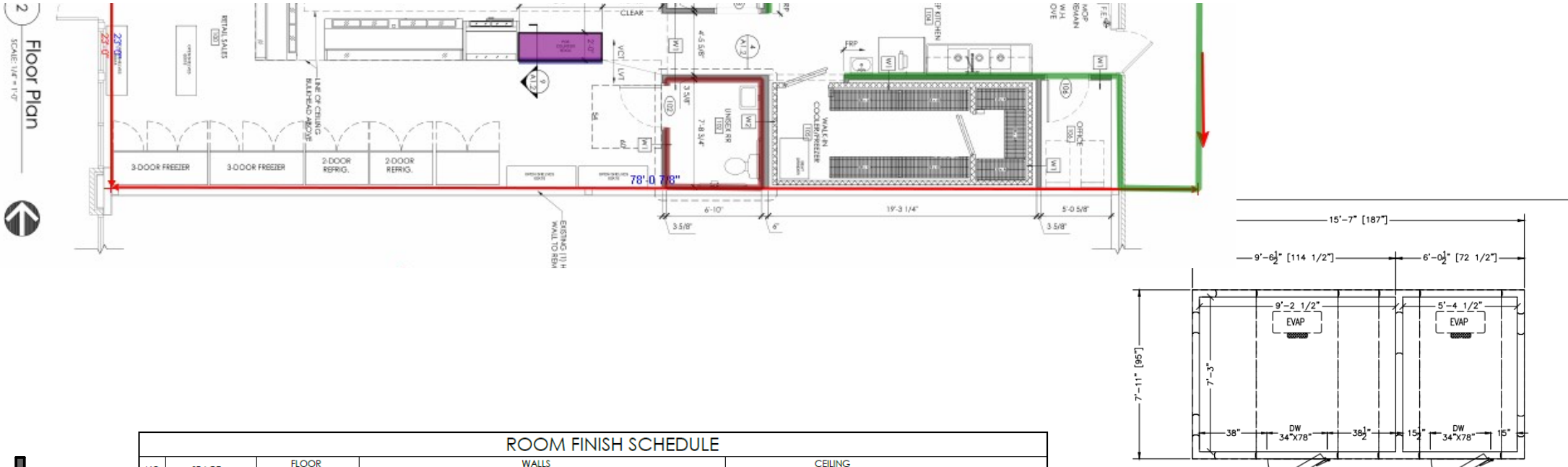
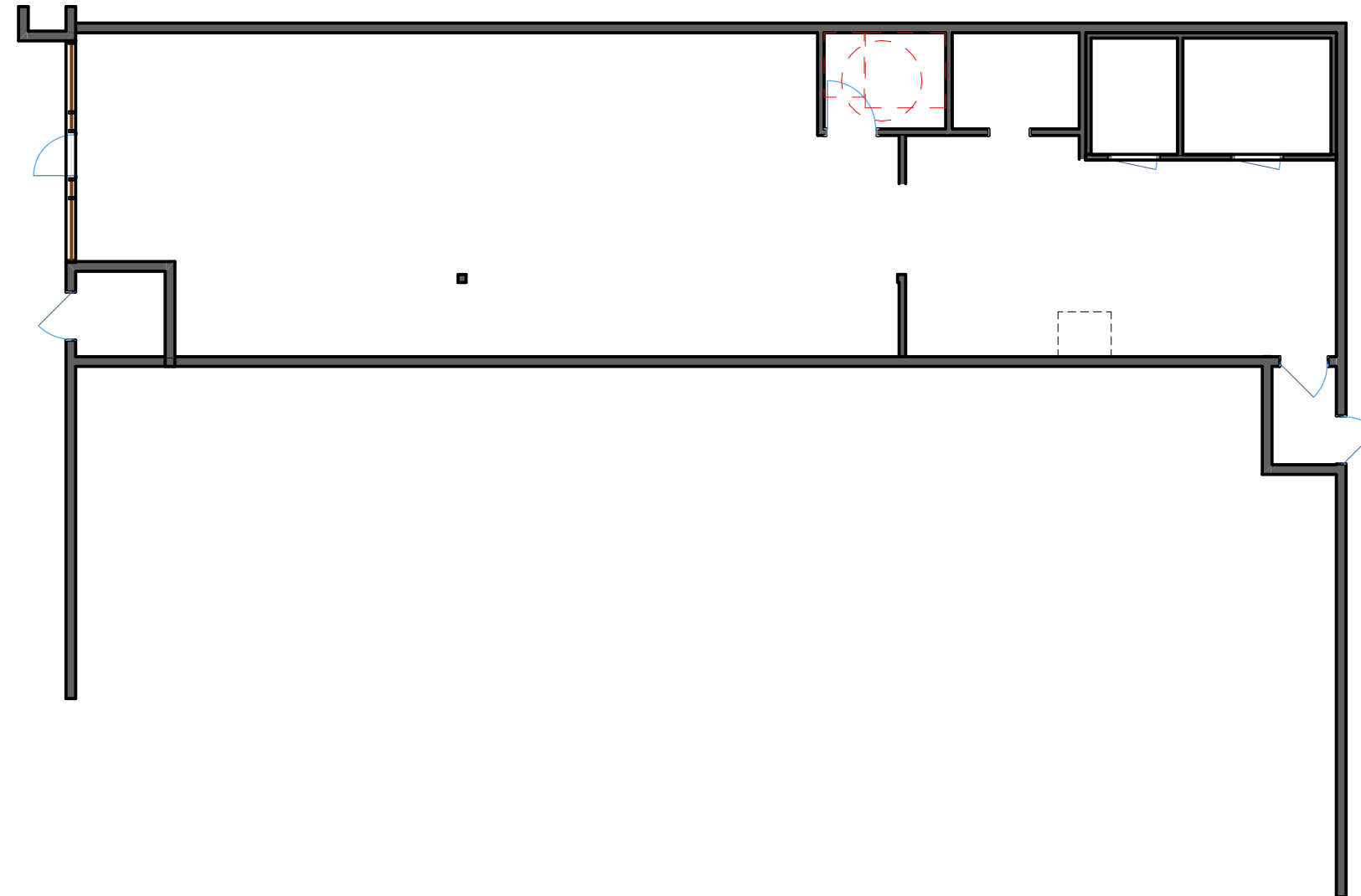
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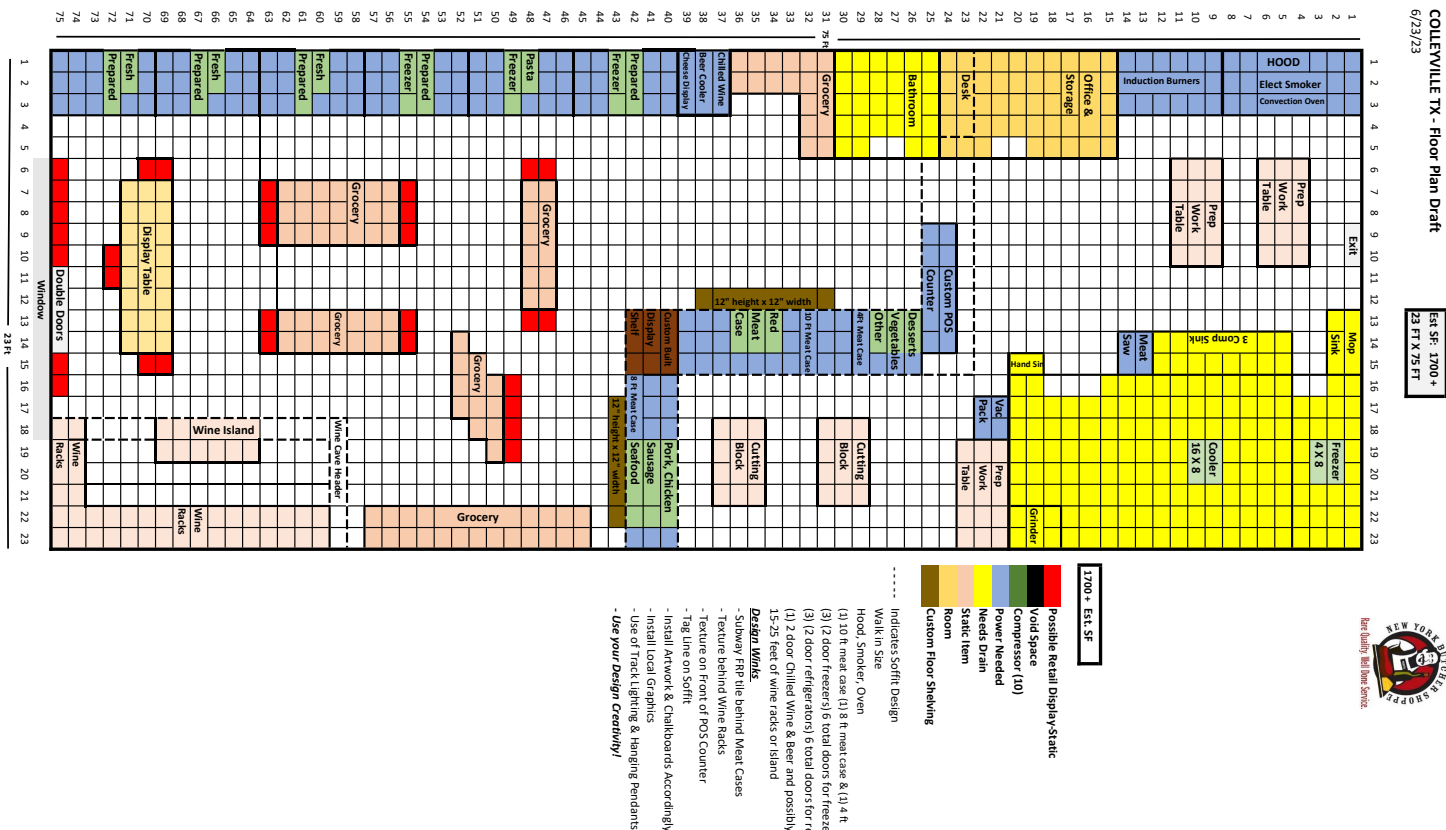

DEMO 1ST FLOOR PLAN

AD101

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



ROOM FINISH SCHEDULE									
NO.	SPACE	FLOOR		WALLS			CEILING		COMMENTS
		BASE	TOP	RIGHT	BOTTOM	LEFT	MATERIAL	HEIGHT	
101	SALES	LVT	VINYL COVE	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	EXPOSED STRUCTURE - PAINT BLACK	8'-0"	SEE NOTES
102	BUTCHER	LVT	VINYL COVE	PAINTED M.R. GYP. BD.	PAINTED GYP. BD.	PAINTED M.R. GYP. BD.	ACI-2	11'-0"	
103	UNFED RESTROOM	LVT	VINYL COVE	PAINTED M.R. GYP. BD. / FRP	PAINTED M.R. GYP. BD. / FRP	PAINTED M.R. GYP. BD.	GYP. BD.	9'-0"	
104	GYP. STORAGE / OFFSHORE	LVT	VINYL COVE	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	ACI-2	9'-0"	
105	COOLER	ENR	CONCRETE	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	ACI-2	8'-0"	
106	FREEZER	ENR	CONCRETE	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	ACI-2	8'-0"	
107	OFFICE	LVT	VINYL COVE	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	ACI-1	9'-0"	



SITE NOTES

SITE PLAN NOTES

GENERAL:
REFER TO GENERAL NOTES

SITE PREPARATION:
CLEAR THE SITE OF ALL DEBRIS, VEGETATION, AND OBSTRUCTIONS UNLESS OTHERWISE NOTED.
PROTECT EXISTING TREES AND VEGETATION TO REMAIN, AS INDICATED ON THE PLAN.
ENSURE PROPER EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE BEFORE STARTING EXCAVATION OR GRADING.

GRADING & DRAINAGE:
ALL GRADING SHALL ENSURE PROPER DRAINAGE AWAY FROM STRUCTURES AND PREVENT PONDING.
FOLLOW THE CONTOURS AND ELEVATIONS AS INDICATED ON THE GRADING PLAN.
INSTALL STORMWATER MANAGEMENT SYSTEMS AS SPECIFIED, ENSURING THEY ARE FREE FROM DEBRIS AND OPERATIONAL.

UTILITIES:
VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE EXCAVATION. COORDINATE WITH LOCAL UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS OR CONNECTIONS.
ENSURE ALL NEW UTILITY INSTALLATIONS ARE INSPECTED AND APPROVED BY THE RESPECTIVE UTILITY COMPANY.

LANDSCAPING:
INSTALL ALL LANDSCAPING ELEMENTS AS PER THE LANDSCAPING PLAN. ENSURE PROPER SOIL PREPARATION AND PLANTING TECHNIQUES ARE USED. PROVIDE ADEQUATE IRRIGATION TO ALL NEWLY PLANTED AREAS.

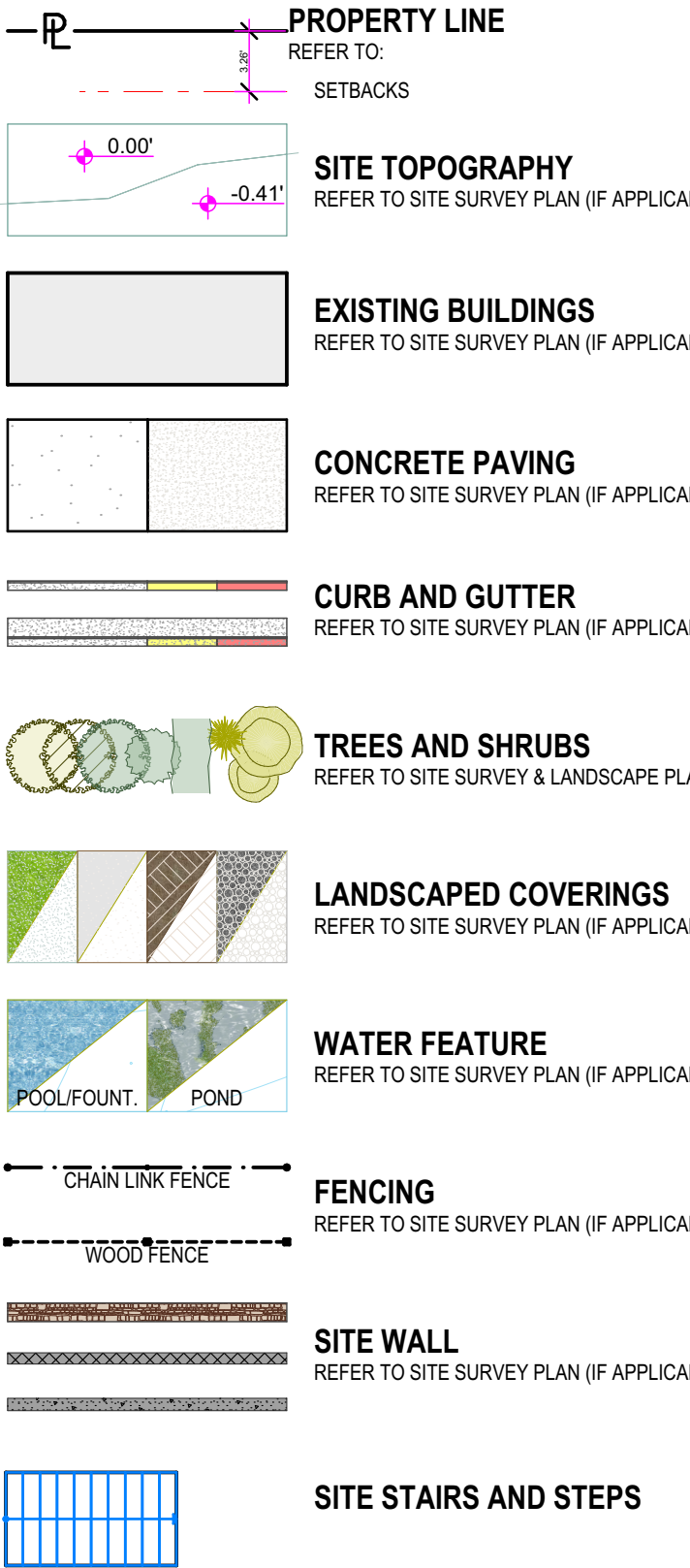
PAVING & PATHWAYS:
PREPARE THE SUBGRADE AS SPECIFIED BEFORE PAVING.
ENSURE ALL PAVED AREAS HAVE THE PROPER SLOPE FOR DRAINAGE. INSTALL PATHWAYS AND DRIVEWAYS AS INDICATED, ENSURING A SMOOTH AND EVEN SURFACE.

STRUCTURES & AMENITIES:
LOCATE ALL STRUCTURES, INCLUDING BUILDINGS, FENCES, WALLS, AND OTHER AMENITIES, AS INDICATED ON THE PLAN.

INSPECTIONS:
OBTAIN NECESSARY APPROVALS BEFORE PROCEEDING TO SUBSEQUENT PHASES OF WORK.

FINAL CONSIDERATIONS:
UPON COMPLETION, CLEAN AND REMOVE ALL DEBRIS FROM THE SITE. RESTORE ANY PUBLIC OR NEIGHBORING PROPERTIES AFFECTED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER.
PROVIDE THE OWNER WITH ALL WARRANTIES, MANUALS, AND INSTRUCTIONS FOR INSTALLED AMENITIES AND SYSTEMS.

SITE LEGEND



NEW YORK BUTCHER SHOPPE

PROJECT:

3855 GLADE RD
COLLEYVILLE, TX
76034

BUSINESS OWNER INFORMATION

Bryson Nokes

NOTES:

NORTH

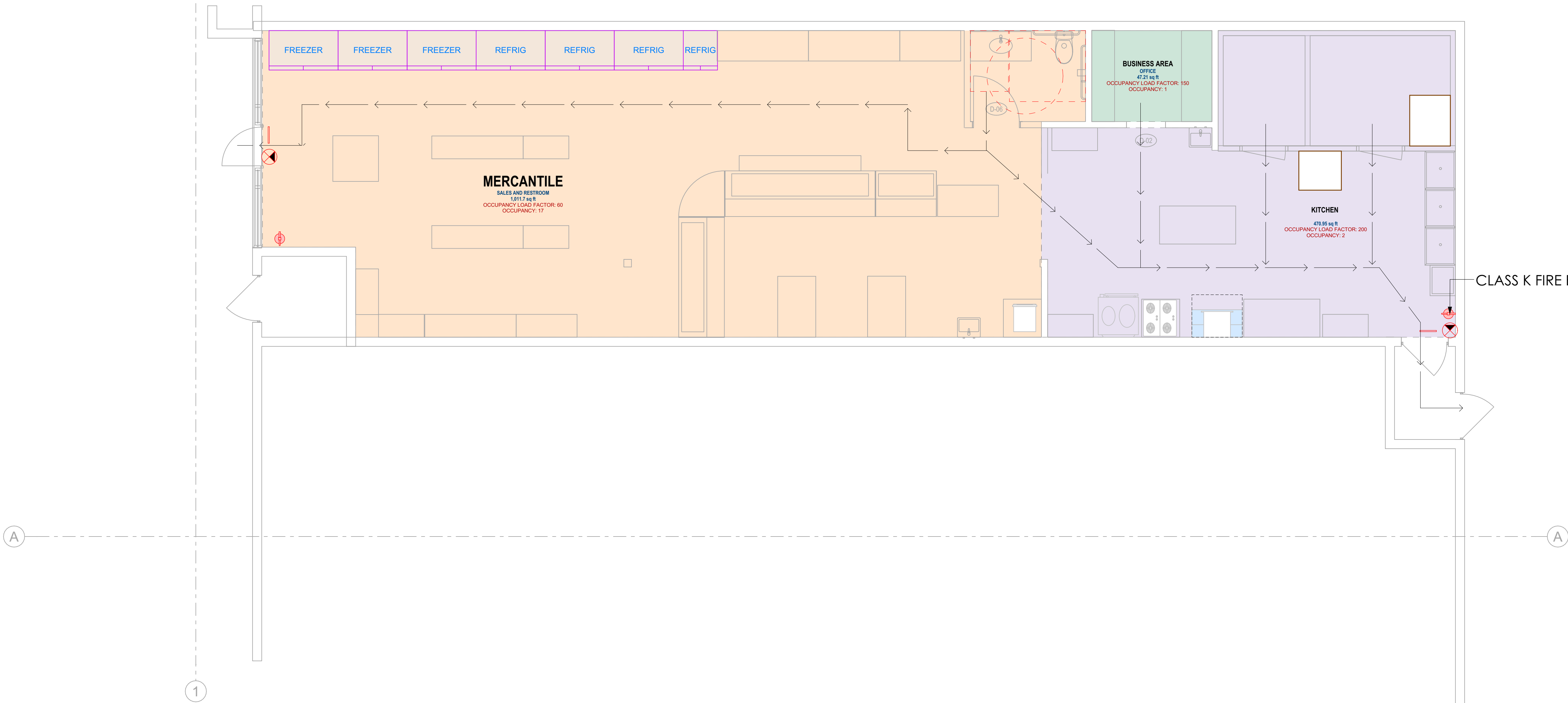
ARCHITECTURAL SITE PLAN

02.1

SHEET

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NOT FOR CONSTRUCTION



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

OCCUPANCY SCHEDULE					
Occupancy Type	NAME	NO.	Measured Area	Occupancy Load Factor	Occupants
Assembly Group A-2					
	KITCHEN		470.95	200	2
	BUSINESS AREA OFFICE		47.21	150	1
	MERCANTILE SALES AND RESTROOM		1,011.70	60	17
			1,529.86 ft²		20

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>

CLASS K FIRE EXTINGUISHER

RENOVIS
DESIGN

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214.556.1191
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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

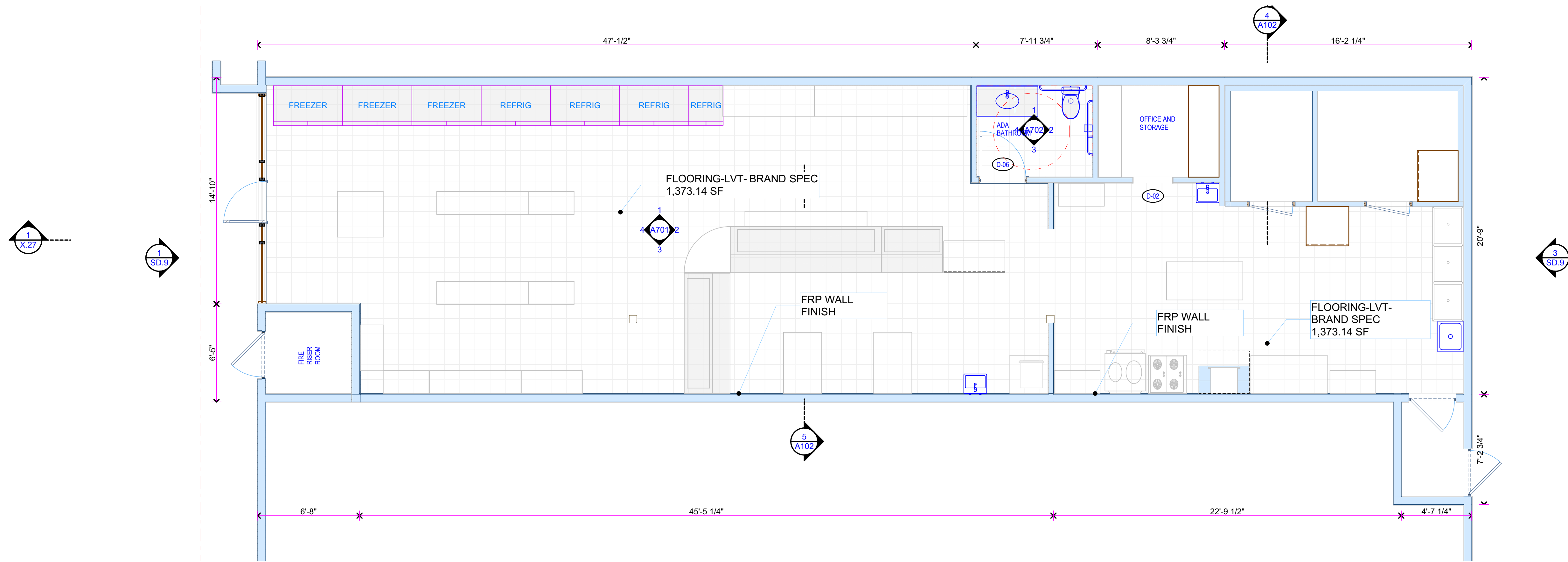
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LIFE SAFETY PLAN

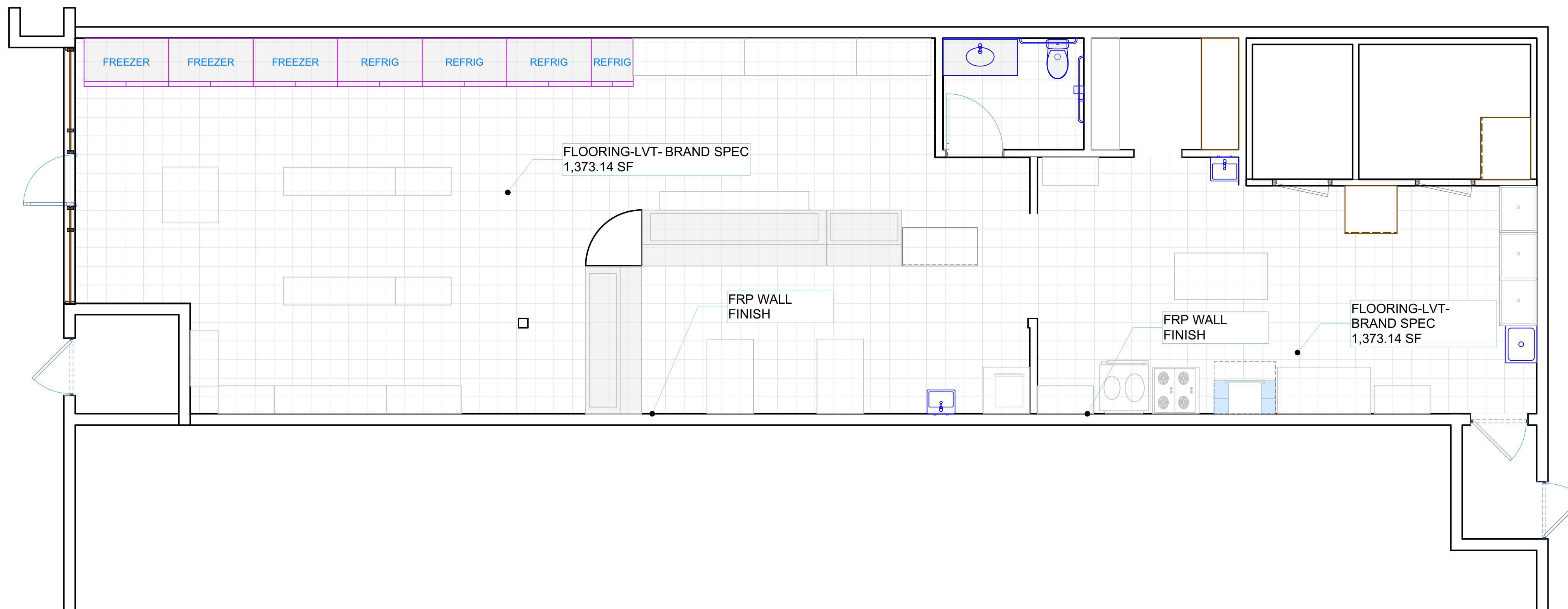
A001

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DATE: 12/18/2023 3:11 PM

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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.

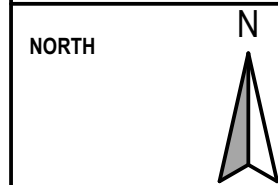
NEW YORK BUTCHER SHOPPE

PROJECT:

3855 GLADE RD
COLLEYVILLE, TX
76034

BUSINESS OWNER INFORMATION
Bryson Noltes

NOTES:



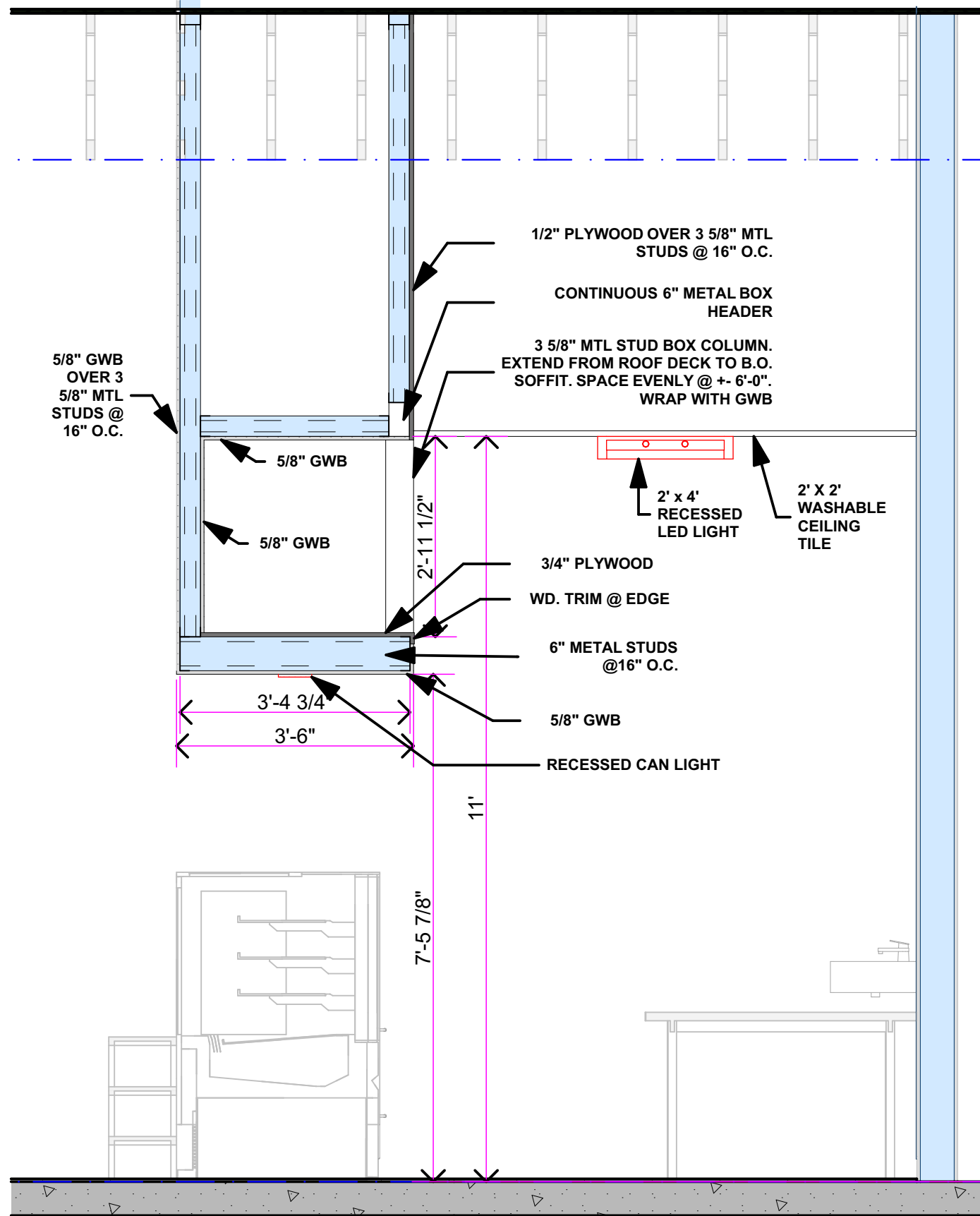
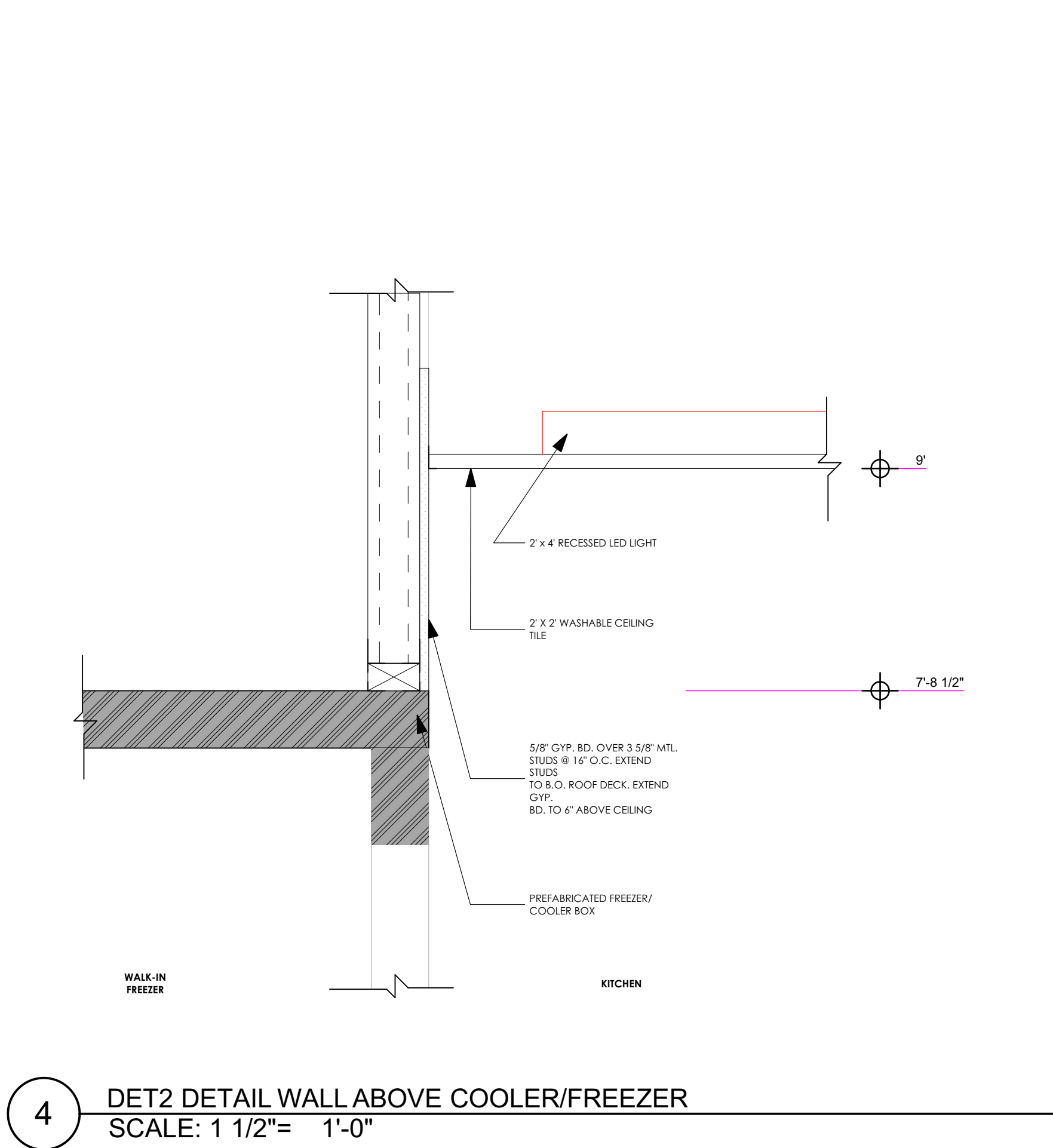
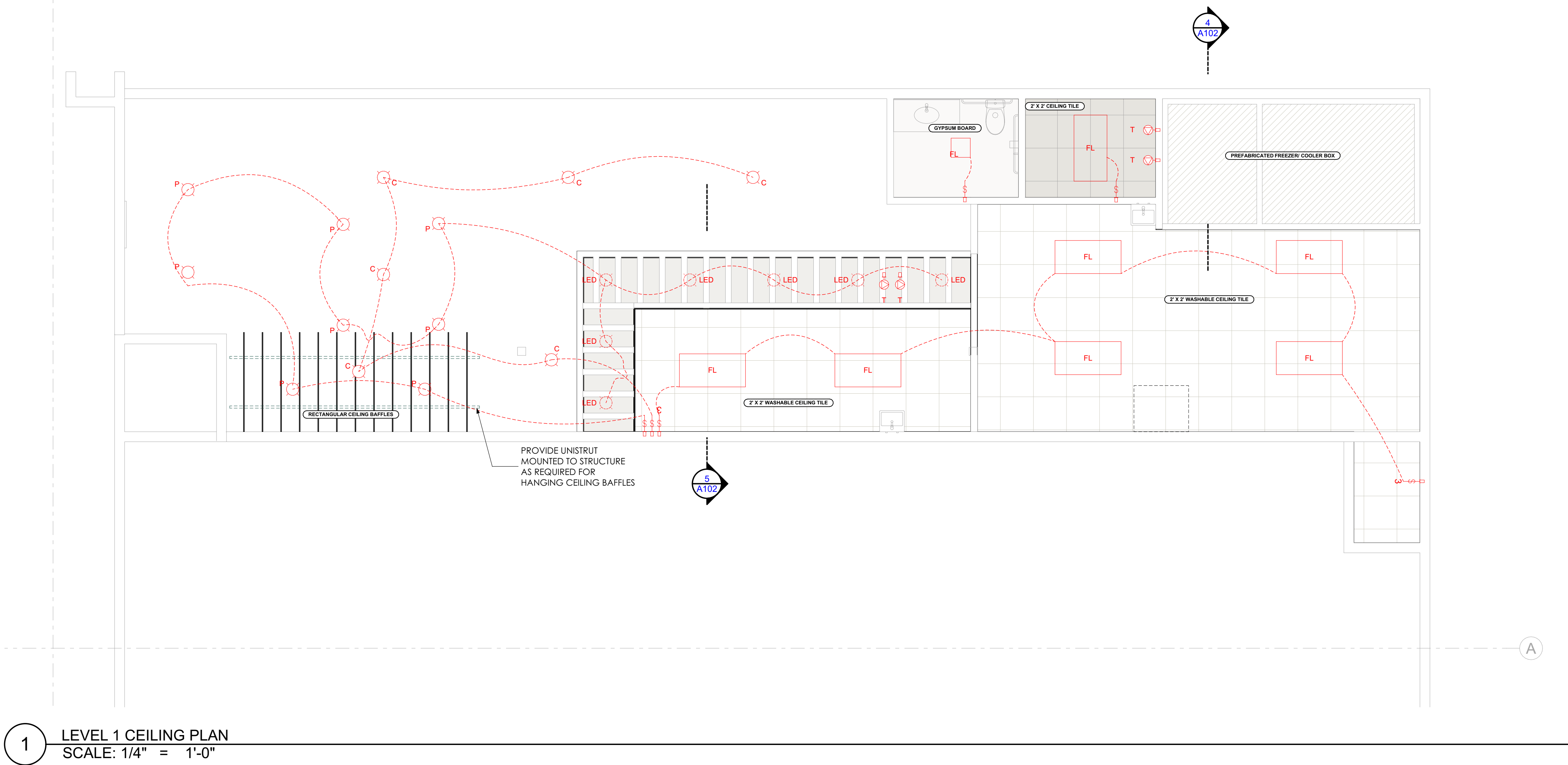
LEVEL 1 FLOOR PLAN

A101

SHEET

DATE: 12/18/2023 3:11 PM

NOT FOR CONSTRUCTION



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

CEILING PLAN NOTES

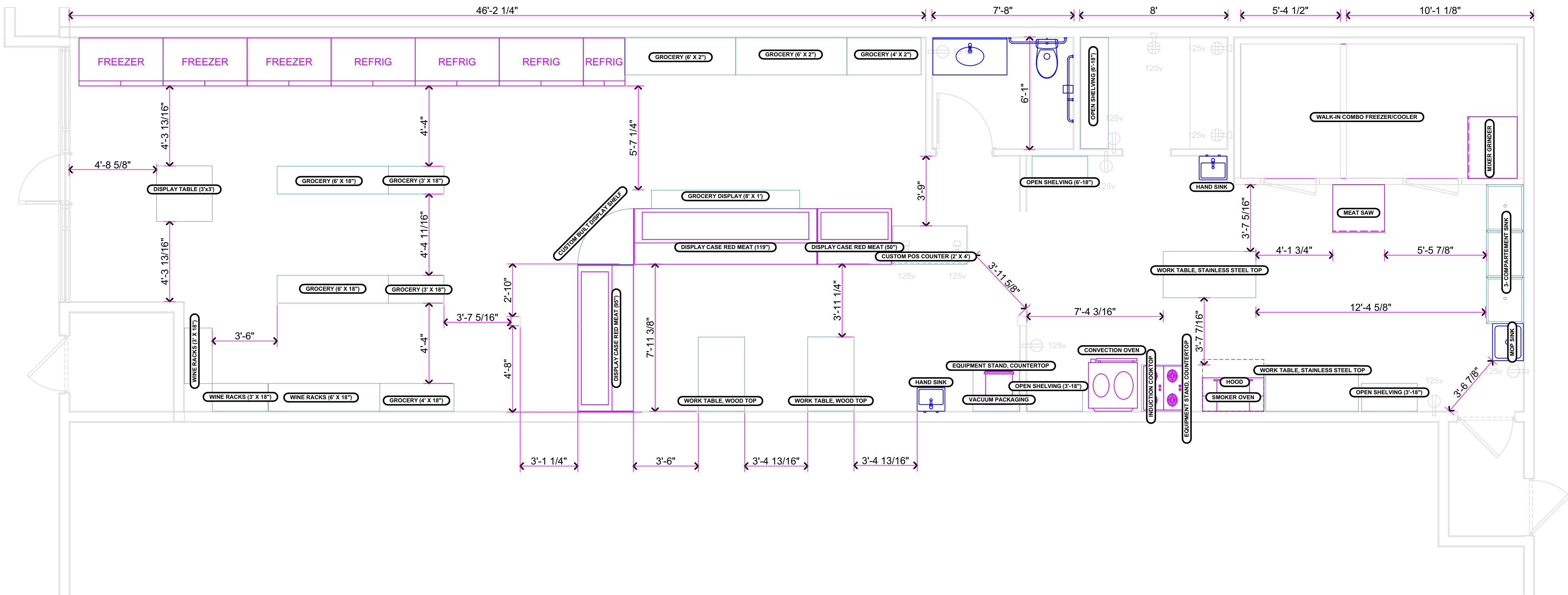
1. REFER TO SHEET X.XX FOR GENERAL NOTES
2. EXTERIOR WALL FACE OF STUD PLACED ON GRID LINES, UNLESS NOTED OTHERWISE
3. CEILING FINISH IS 5/8" GYPSUM BOARD U.N.O.

CEILING LEGEND

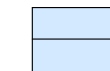
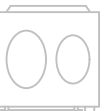
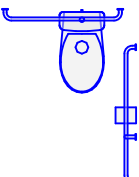
	GYPSUM BOARD TEXTURED AND FINISHED - 5/8" G.B.
	2' X 2' ACOUSTICAL TILE
	2' X 2' WASHABLE ACOUSTICAL TILE
	EXPOSED METAL DECKING PAINTED FLAT BLACK ALL DECKING, TRUSSES, CONDUIT
	RECTANGULAR CEILING BAFFLES
	PREFABRICATED FREEZER/ COOLER BOX

2

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



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 (3x3')					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



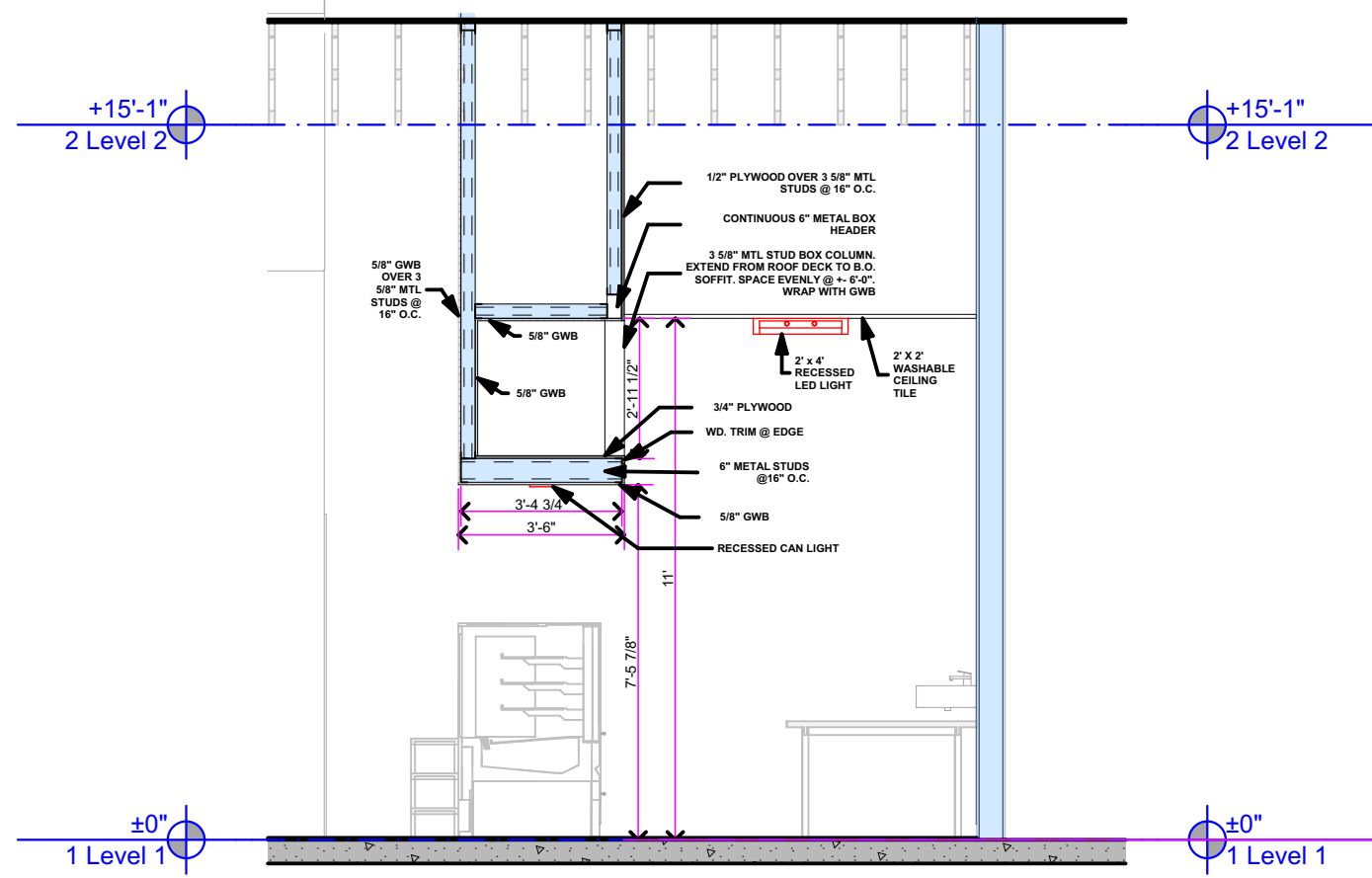
F&E

A103

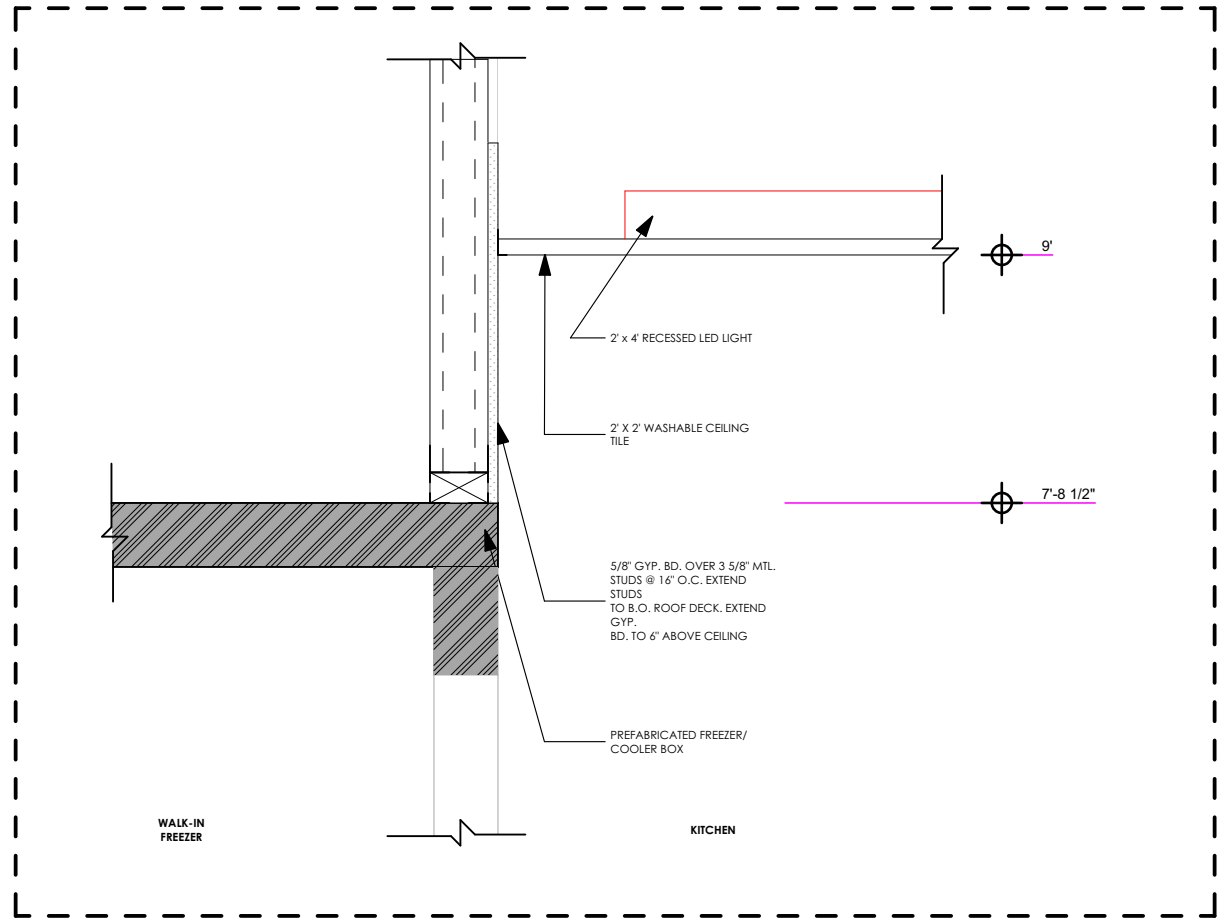
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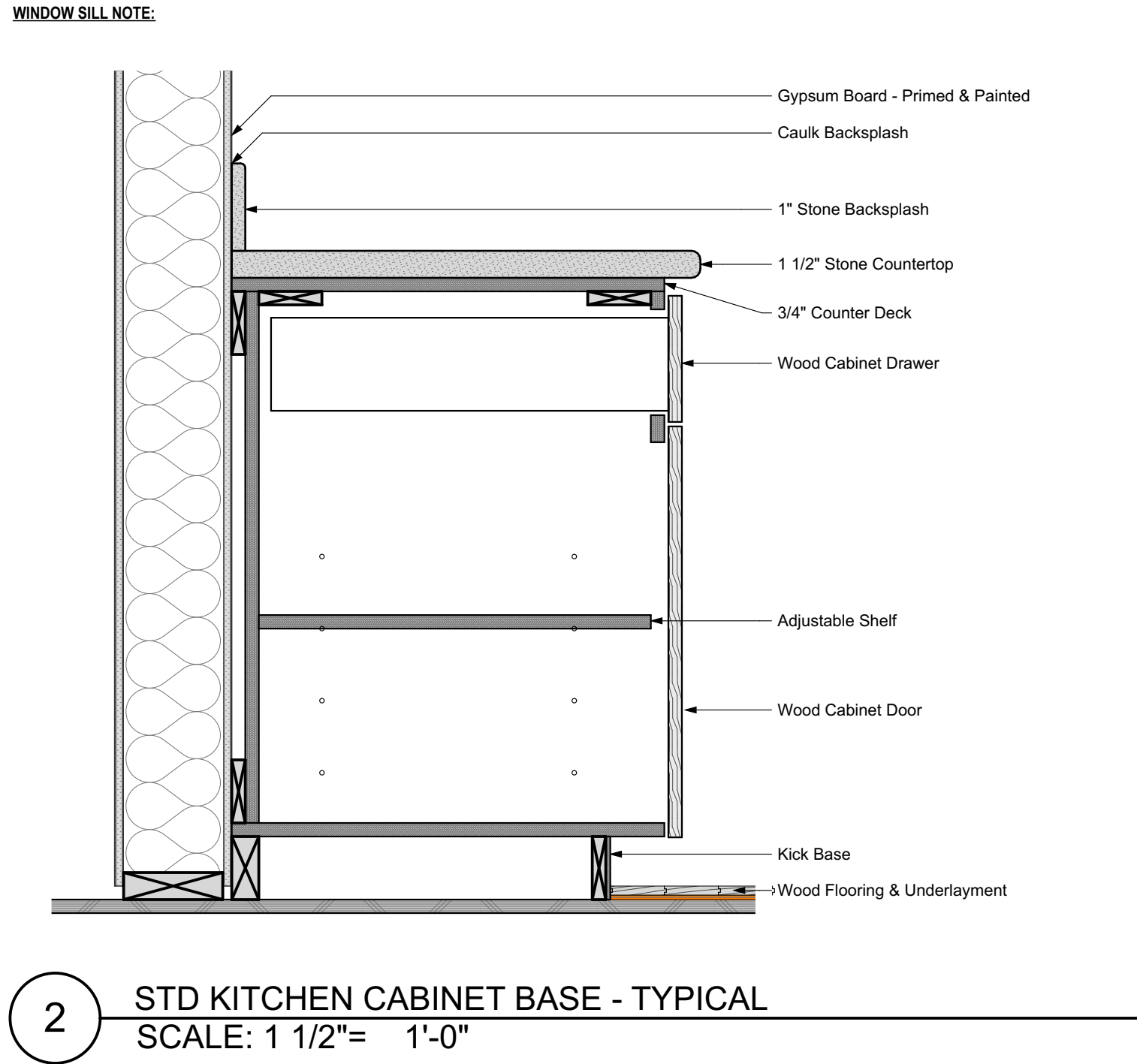
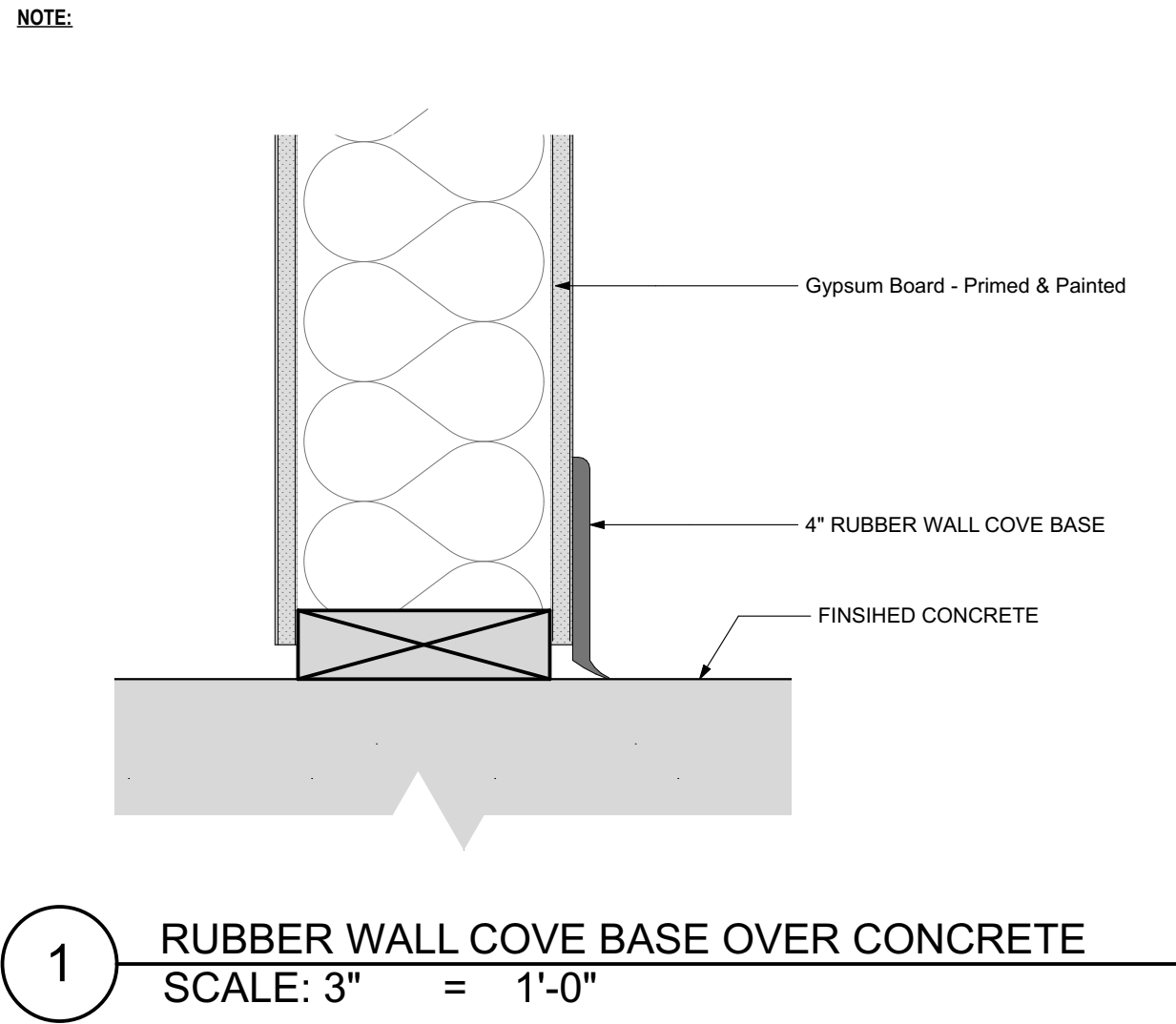
NOT FOR CONSTRUCTION



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



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



NOT FOR CONSTRUCTION

RENOVIS
DESIGN

JOHN CARROLL
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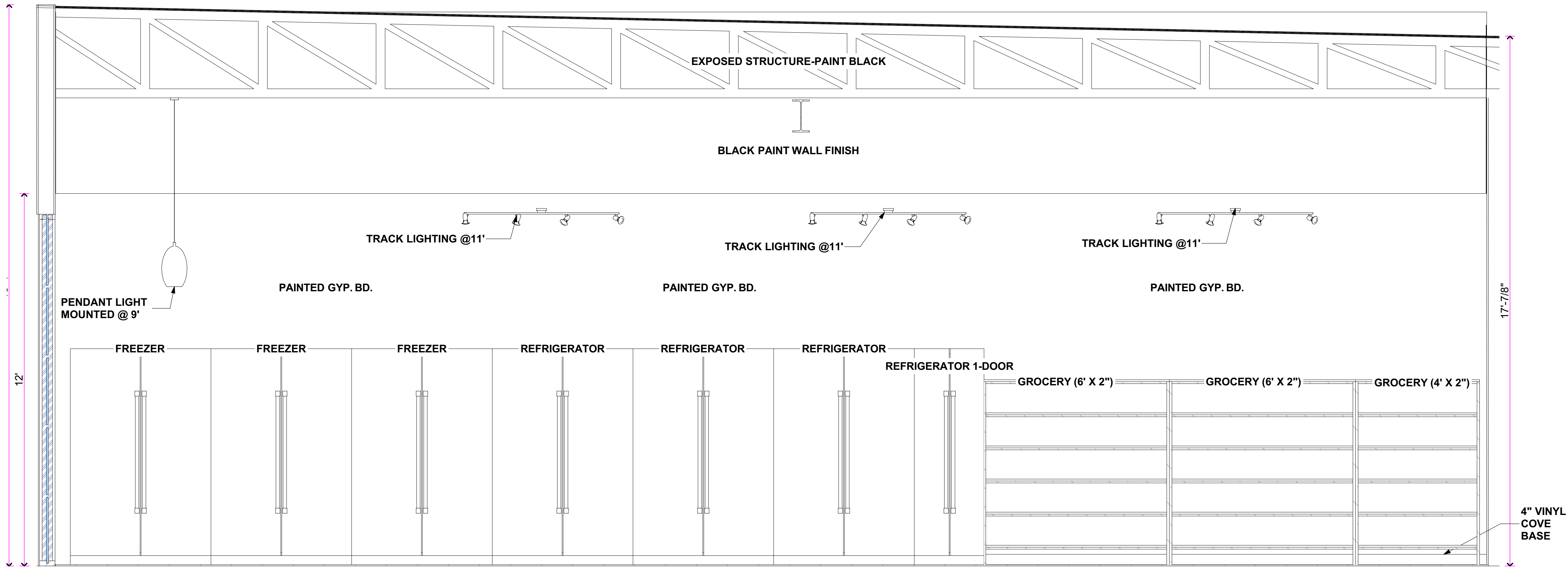
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PLAN DETAILS

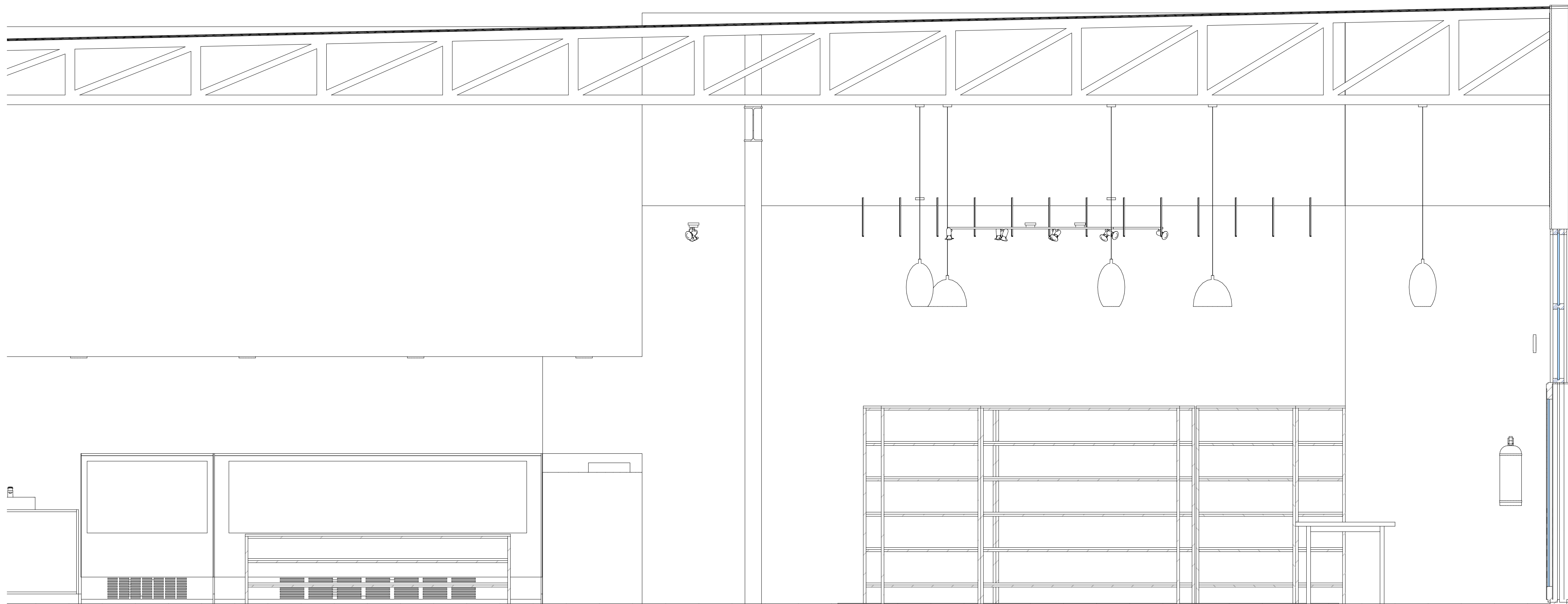
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SHEET

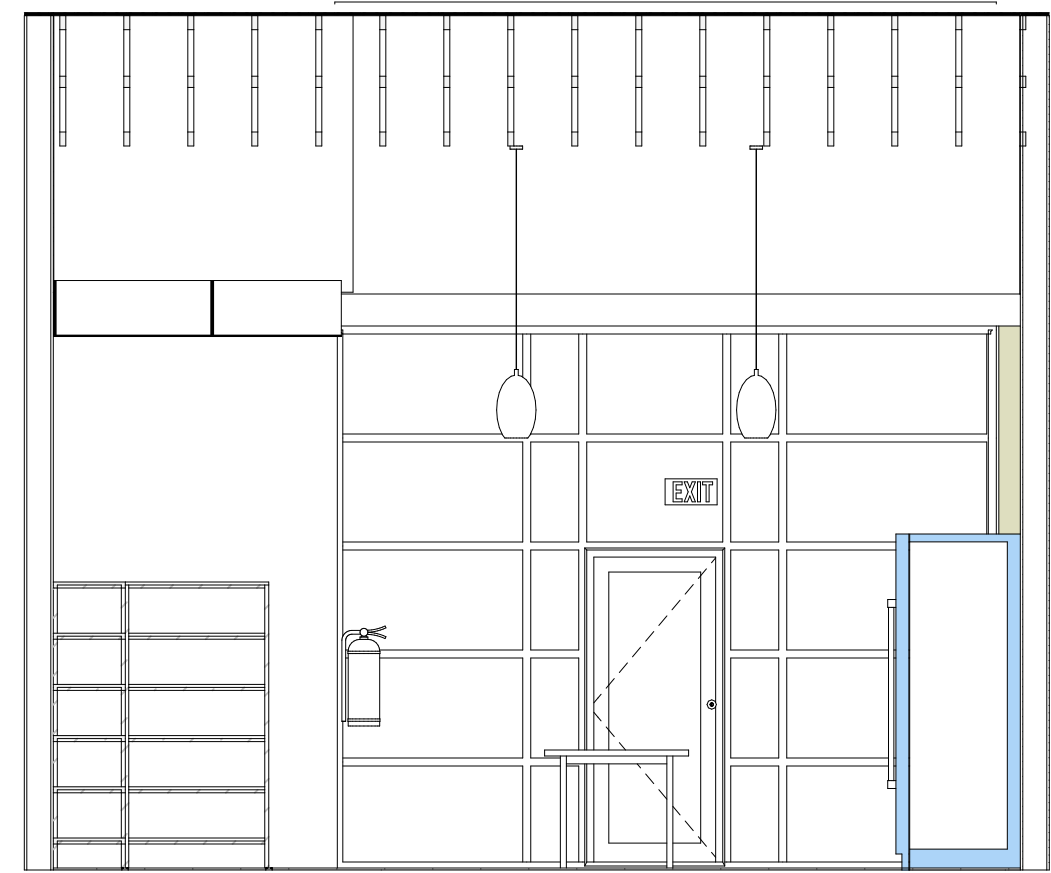
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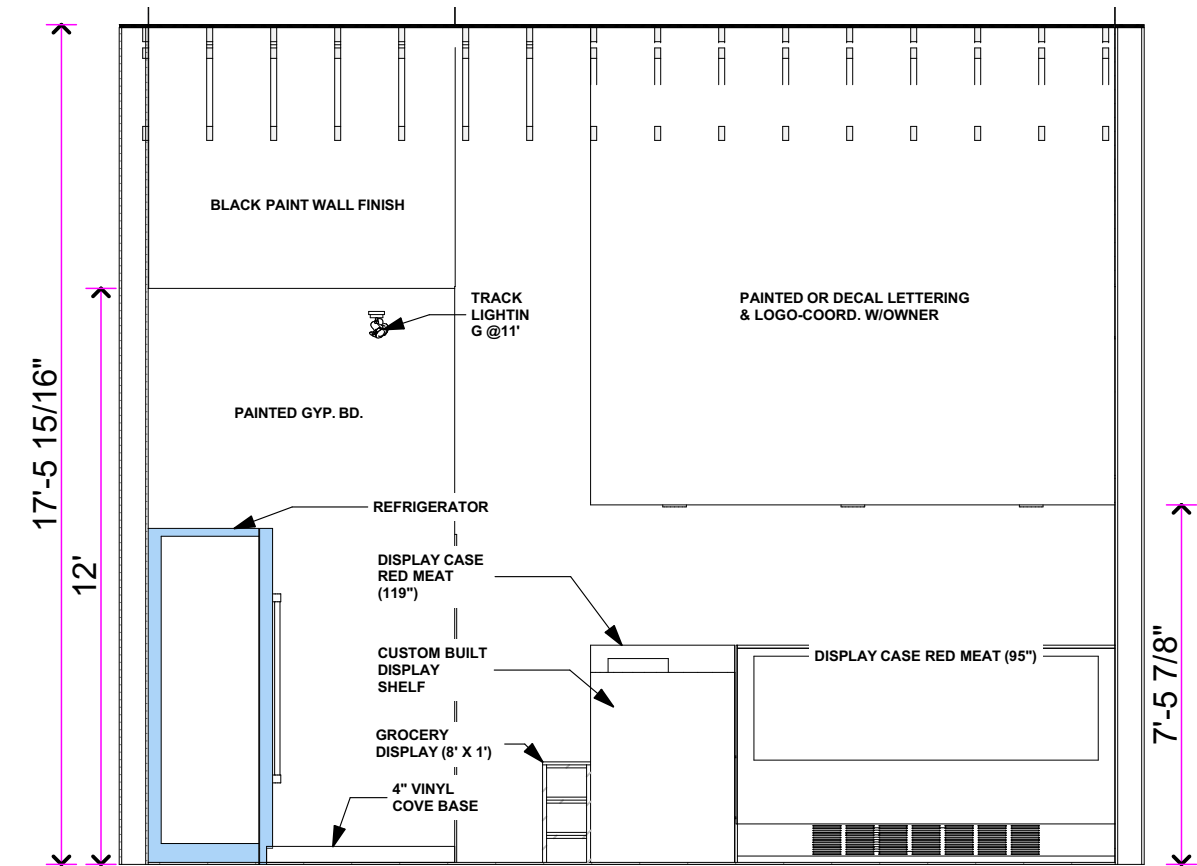
1 01 RETAIL
SCALE: 1/2" = 1'-0"



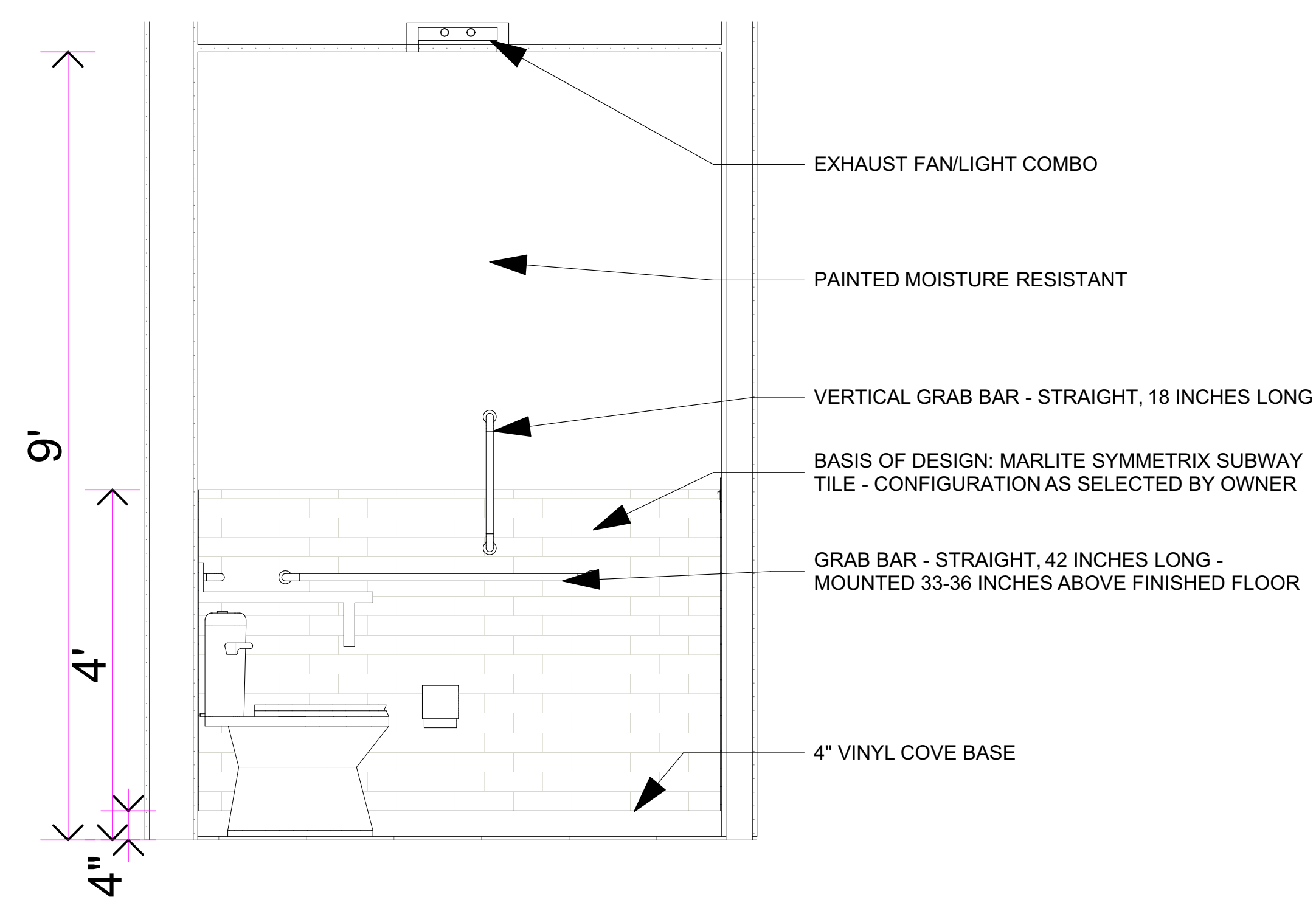
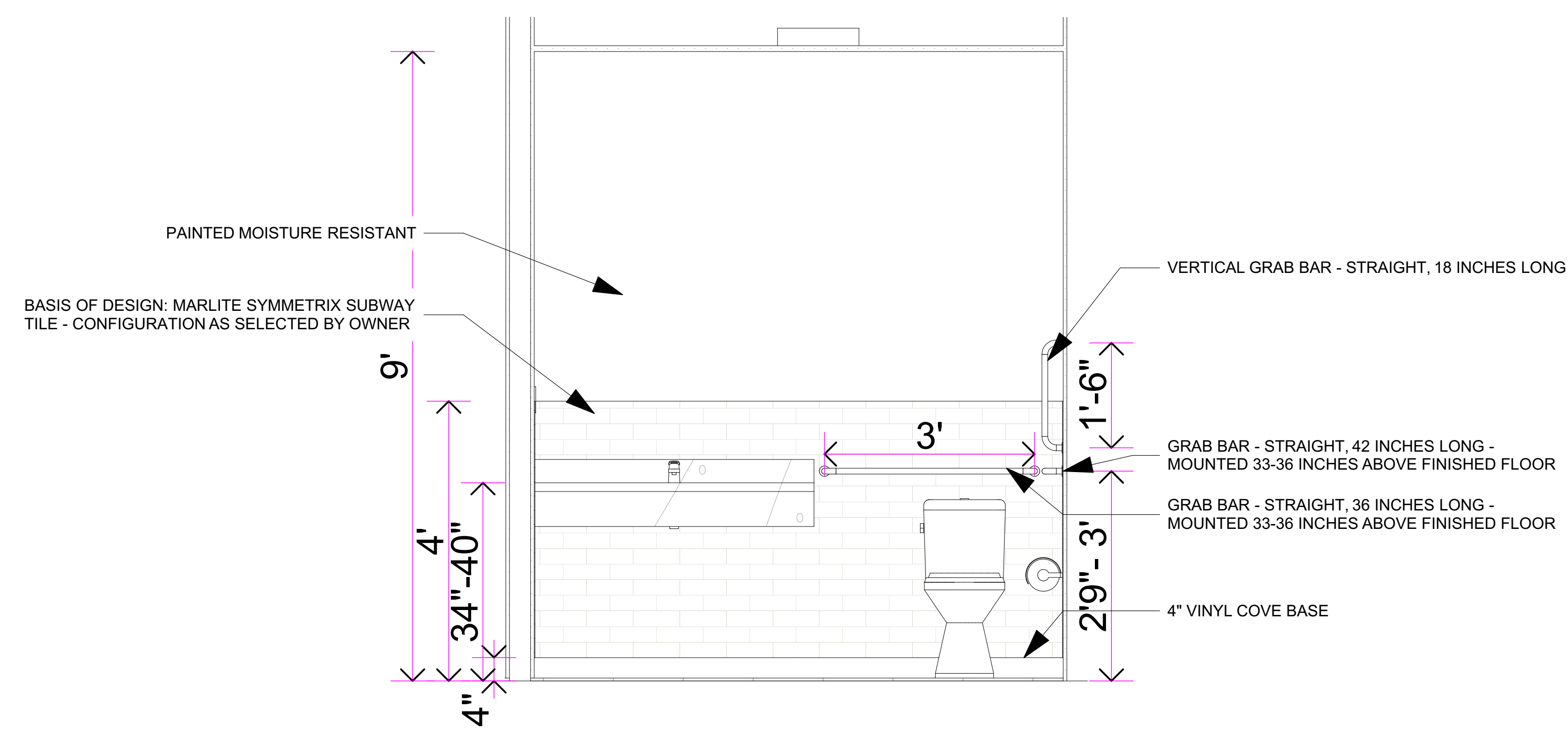
3 03 RETAIL
SCALE: 1/2" = 1'-0"



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

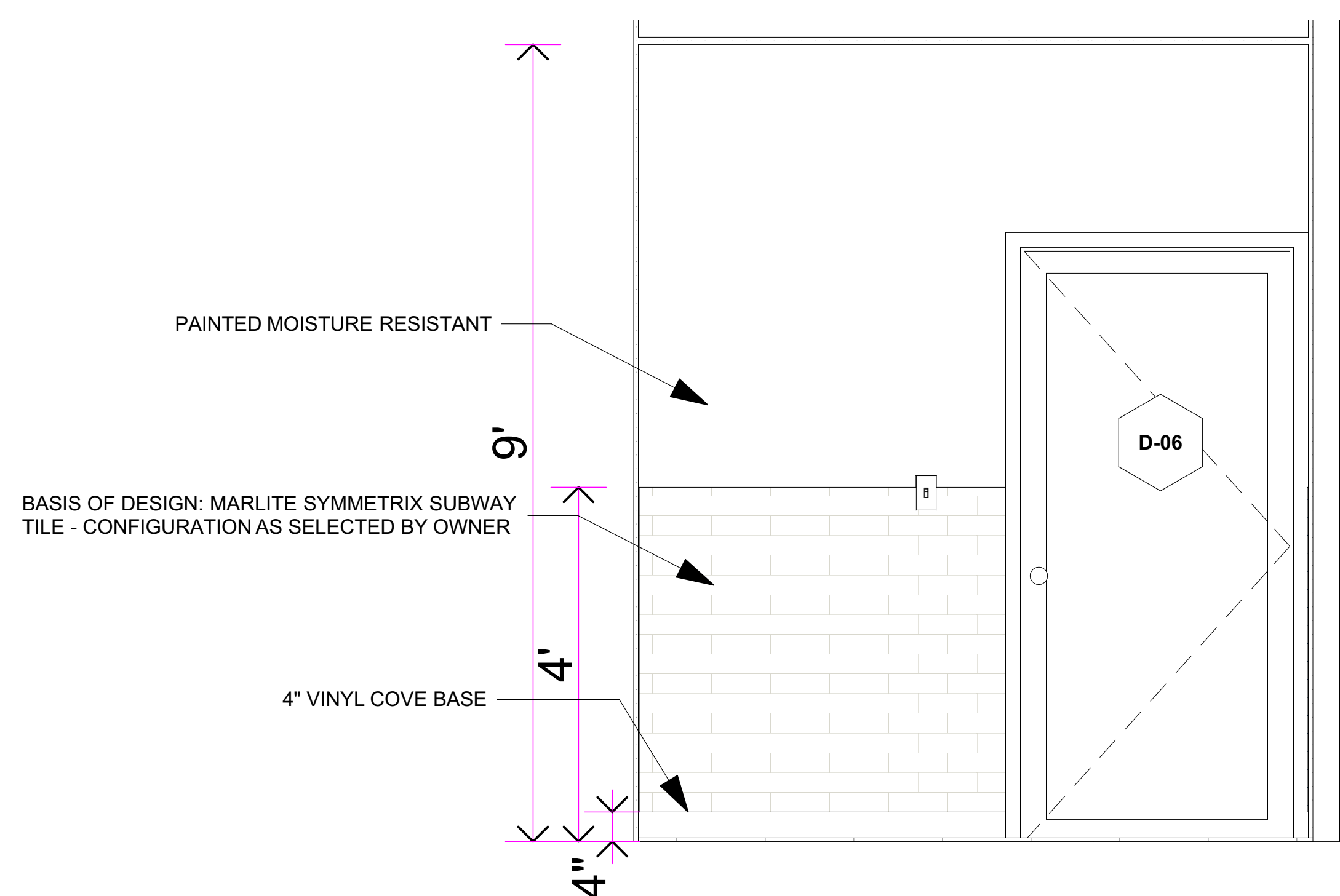


2 02 RETAIL
SCALE: 1/4" = 1'-0"

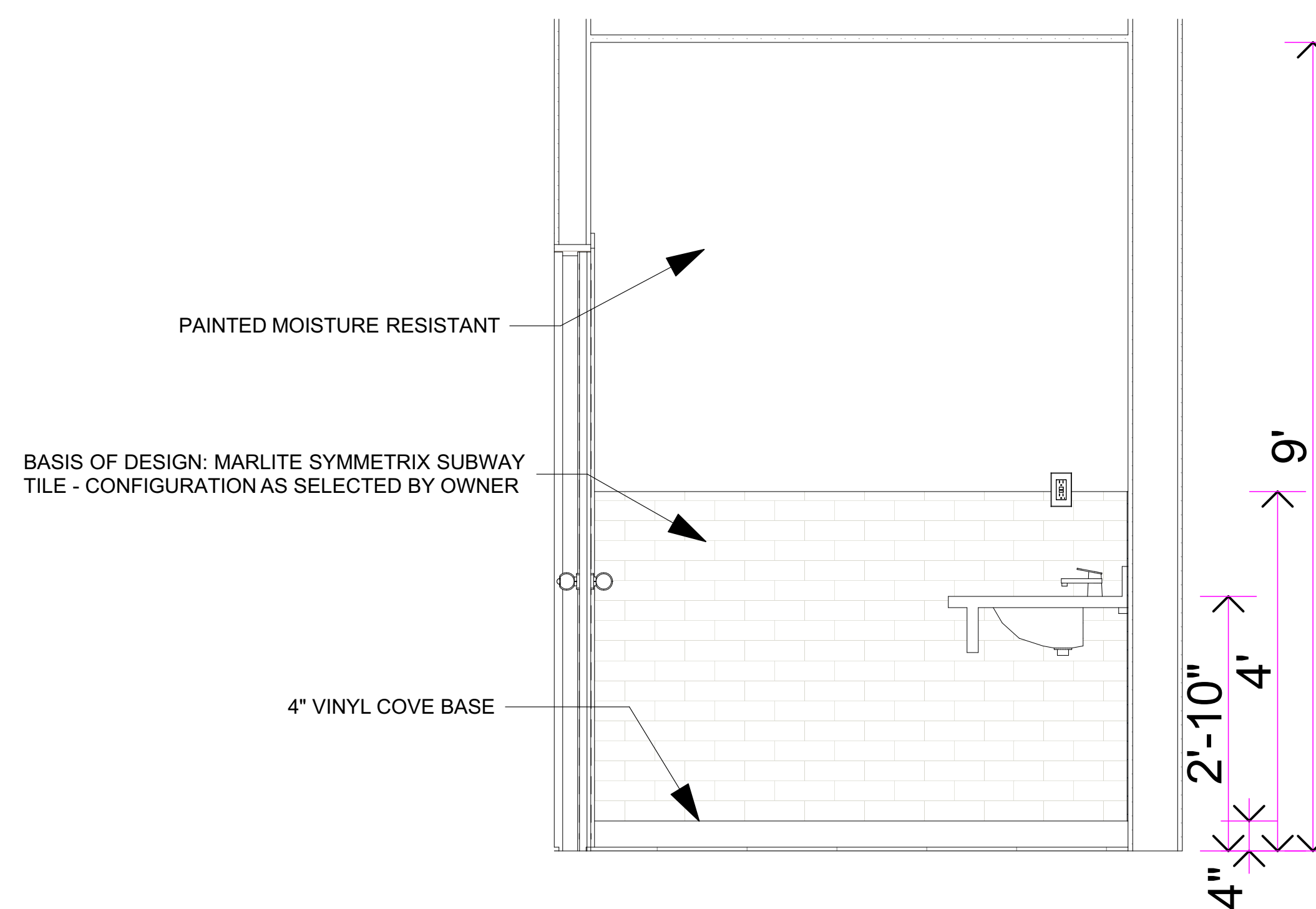


1 01 RESTROOM
SCALE: 3/4" = 1'-0"

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

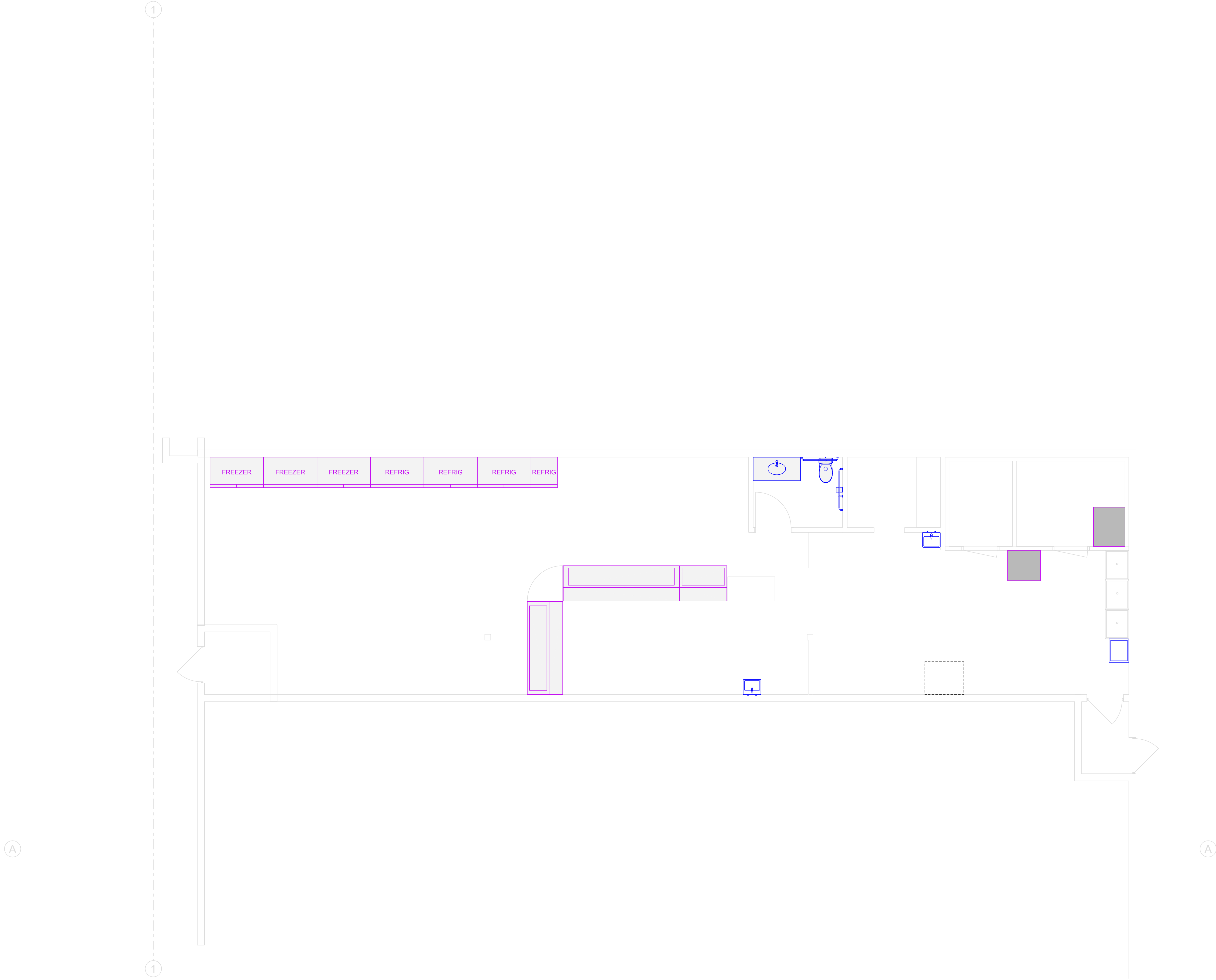


3 03 RESTROOM
SCALE: 3/4" = 1'-0"



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.

PROJECT: NEW YORK BUTCHER SHOPPE

3855 GLADE RD
COLLEYVILLE, TX
76034

BUSINESS OWNER INFORMATION

Bryson Nokes

NOTES:

NORTH



LEVEL 1 PLUMBING

P101

SHEET

DATE: 12/18/2023 3:11 PM

2' x 4'
RECESSED
LED LIGHT

7

EXHAUST FAN/
LIGHT COMBO

1

HANGING
PENDANT/
CHANDELIER

2

PENDANT
LIGHT
MOUNTED

5

PENDANT
LIGHT
MOUNTED @ 9'

1

RECESSED
CAN LIGHT

7

TRACK
LIGHTING

3

TRACK
LIGHTING @11'

3

LEGEND - Electrical

UniFormat - II (E1557-97)	Element ID	2D Plan Preview	Quantity
D5021 Branch Wiring Devices			
125v Duplex Outlet			5
125v GFCI Duplex Outlet			1
125V Quad Outlet			5
Single Pole Light Switch			4
Three-Way Light Switch			2
D5033 Telephone Systems			
TELECOM JACK			4

			21
--	--	--	----

GENERAL:
ALL ELECTRICAL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE AND ANY OTHER APPLICABLE LOCAL REGULATIONS.
BEFORE COMMENCING WORK, OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
VERIFY ALL DIMENSIONS AND LOCATIONS ON-SITE BEFORE STARTING ELECTRICAL INSTALLATIONS.
REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT OR ELECTRICAL ENGINEER BEFORE PROCEEDING.

MATERIALS & EQUIPMENT:
USE ONLY APPROVED MATERIALS AND EQUIPMENT, BEARING THE MARK OF A RECOGNIZED TESTING AGENCY.
ALL WIRING SHALL BE COPPER UNLESS OTHERWISE SPECIFIED.
USE MOISTURE-RESISTANT OUTLETS IN AREAS EXPOSED TO DAMPNESS OR WET CONDITIONS.

CIRCUITRY & PANELS:
EACH CIRCUIT SHALL BE CLEARLY LABELED IN THE ELECTRICAL PANEL.
DO NOT OVERLOAD CIRCUITS. ADHERE TO THE SPECIFIED MAXIMUM AMPERAGE FOR EACH CIRCUIT.
INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCIS) IN BATHROOMS, KITCHENS, GARAGES, AND OUTDOOR LOCATIONS.
INSTALL ARC FAULT CIRCUIT INTERRUPTERS (AFCIS) IN BEDROOMS AND LIVING AREAS AS PER CODE REQUIREMENTS.

OUTLETS & SWITCHES:
INSTALL OUTLETS AT A MINIMUM HEIGHT OF [SPECIFY HEIGHT, E.G., "12 INCHES"] ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED.
SWITCHES SHALL BE INSTALLED AT [SPECIFY HEIGHT, E.G., "48 INCHES"] ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
PROVIDE TAMPER-RESISTANT OUTLETS IN AREAS ACCESSIBLE TO CHILDREN.

LIGHTING:
ENSURE ALL ROOMS HAVE ADEQUATE LIGHTING AS PER CODE REQUIREMENTS.
USE ENERGY-EFFICIENT LED BULBS WHERE POSSIBLE.
INSTALL EXTERIOR LIGHTING AT ALL ENTRANCES AND EXITS.

SPECIAL SYSTEMS:
INSTALL SMOKE AND CARBON MONOXIDE DETECTORS AS PER CODE REQUIREMENTS, ENSURING THEY ARE INTERCONNECTED.
ENSURE PROPER INSTALLATION OF ANY SECURITY SYSTEMS, DOORBELLS, OR OTHER SPECIALTY ELECTRICAL SYSTEMS.

SAFETY & PRECAUTIONS:
TURN OFF POWER WHEN WORKING ON ANY ELECTRICAL SYSTEMS.
USE APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT.
ENSURE ALL ELECTRICAL BOXES ARE PROPERLY GROUNDED.
TEST ALL CIRCUITS, OUTLETS, AND FIXTURES UPON COMPLETION.

INSPECTIONS:
ALL ELECTRICAL INSTALLATIONS SHALL BE INSPECTED AND TESTED BY A QUALIFIED INSPECTOR BEFORE THEY ARE COVERED OR PUT INTO USE.
ENSURE ALL WORK IS INSPECTED FOR COMPLIANCE WITH THE ELECTRICAL CODE AND OBTAIN A CERTIFICATE OF INSPECTION.

FINAL CONSIDERATIONS:
PROVIDE THE HOMEOWNER WITH ALL WARRANTIES, MANUALS, AND INSTRUCTIONS FOR INSTALLED EQUIPMENT.
EDUCATE THE HOMEOWNER ON THE LOCATIONS AND OPERATIONS OF THE MAIN SHUT-OFF, CIRCUIT BREAKERS, AND ANY OTHER CRITICAL ELECTRICAL COMPONENTS.

FREEZER

FREEZER

FREEZER

REFRIG

REFRIG

REFRIG

REFRIG

3

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

NOT FOR CONSTRUCTION

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

3855 GLADE RD
COLLEYVILLE, TX
76034

BUSINESS OWNER INFORMATION

Bryson Nokes

NOTES:

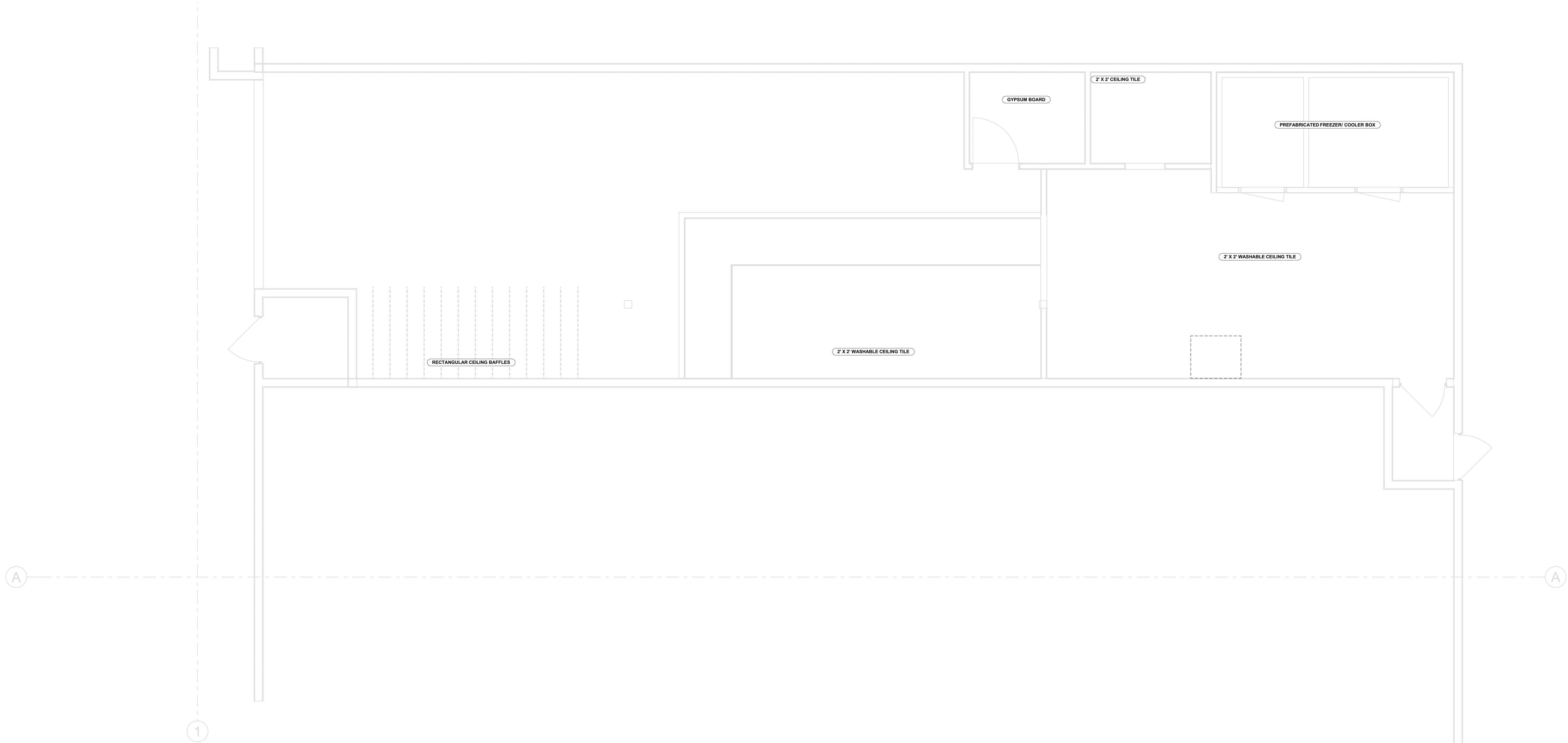
NORTH

LEVEL 1 ELECTRICAL

E101

SHEET

DATE: 12/18/2023 3:11 PM



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

RENOVIS
DESIGN

JOHN CARROLL
john@renovisdesign.com
214-556-1151
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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 Nokes

NOTES:

NORTH



LEVEL 1 HVAC

M101

SHEET

DATE: 12/18/2023 3:11 PM



DESIGN & ART INSPIRATION

Rare Quality. Well Done Service.

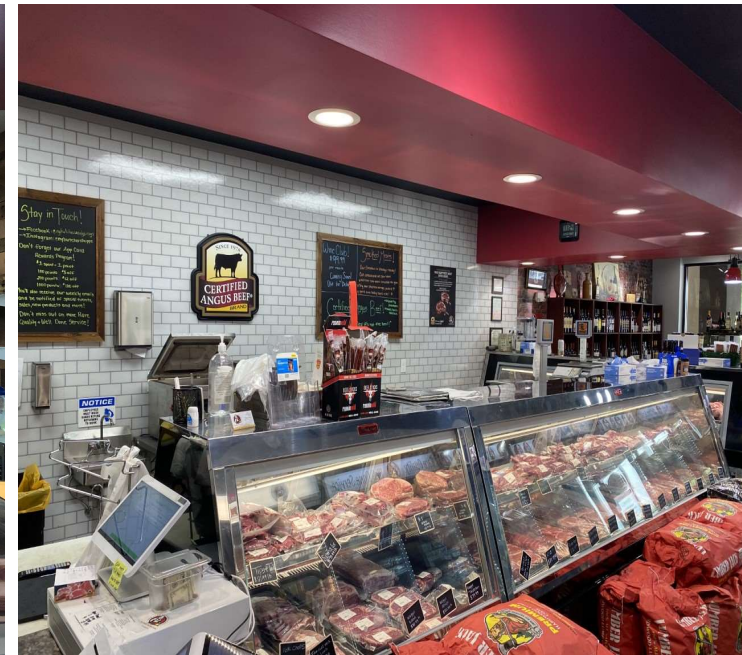


DESIGN IDEAS

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



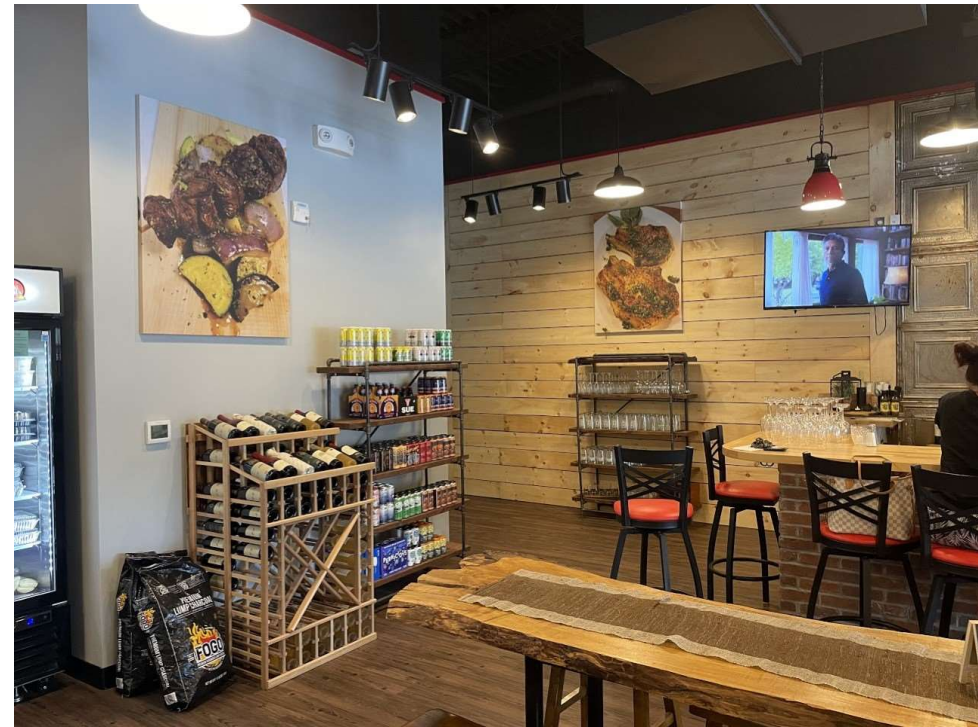
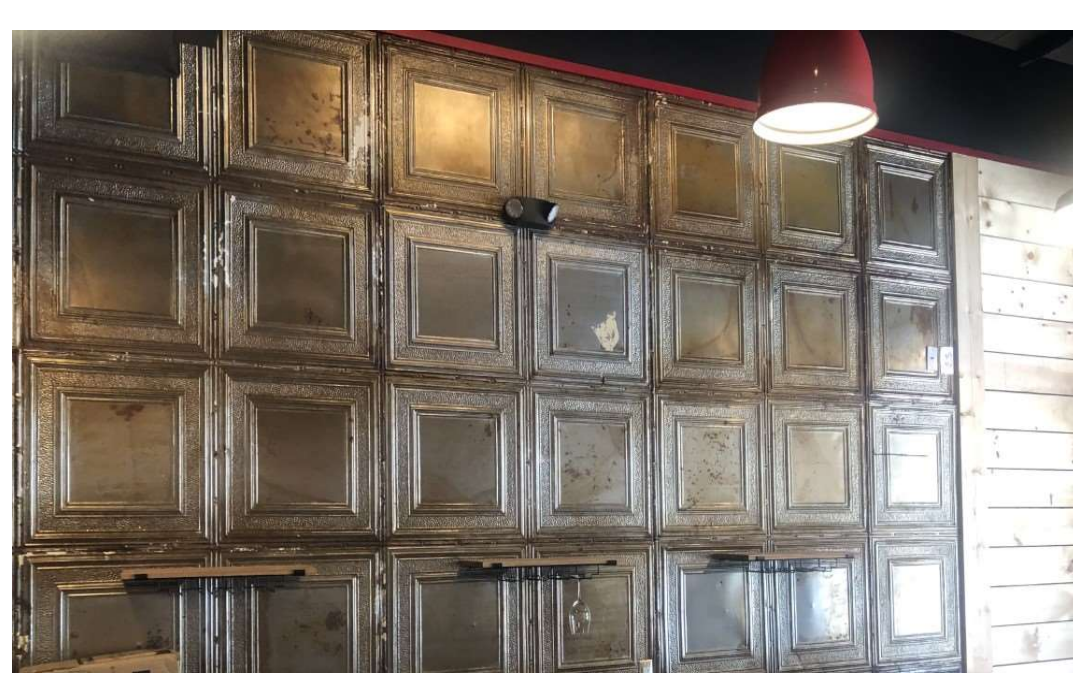
*Texture
behind or
surrounding
wine racks*



Rare Quality. Well Done Service.



Design “Winks” – Texture on Walls



Rare Quality. Well Done Service.



Design “Winks” – Quality Que

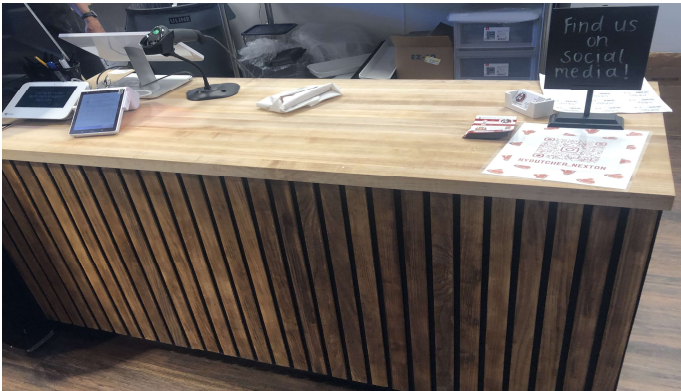
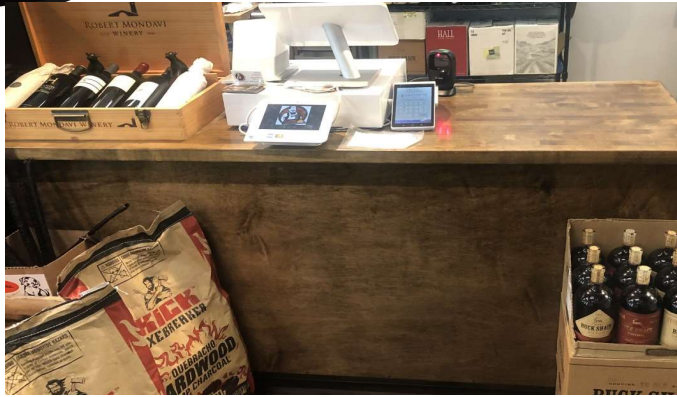


***“Red Crown Board”
separating ceiling black
paint from wall paint or
texture. It is a subtle que
that provides Impact***

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”



Rare Quality. Well Done Service.



Design “Winks”



Rare Quality. Well Done Service.



Design “Winks” – Window Cling Examples



Rare Quality. Well Done Service.



Design “Winks” – Window Cling Examples



Rare Quality. Well Done Service.



Design “Winks” – Lighting & Ceiling Examples



Rare Quality. Well Done Service.



Design Examples



Rare Quality. Well Done Service.



Design Examples



Rare Quality. Well Done Service.



Design Examples



Rare Quality. Well Done Service.



ART INSPIRATION

Rare Quality. Well Done Service.



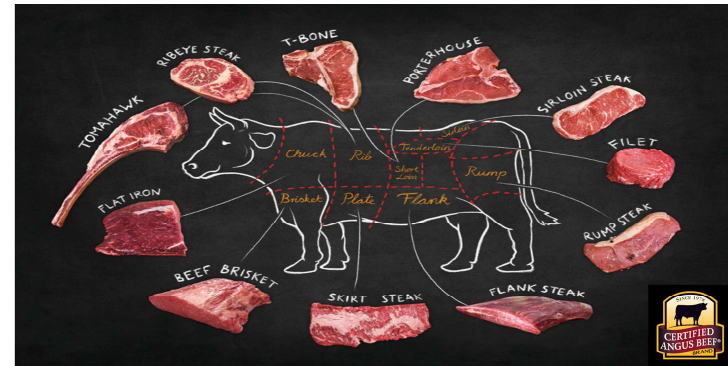
Art Examples



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



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**

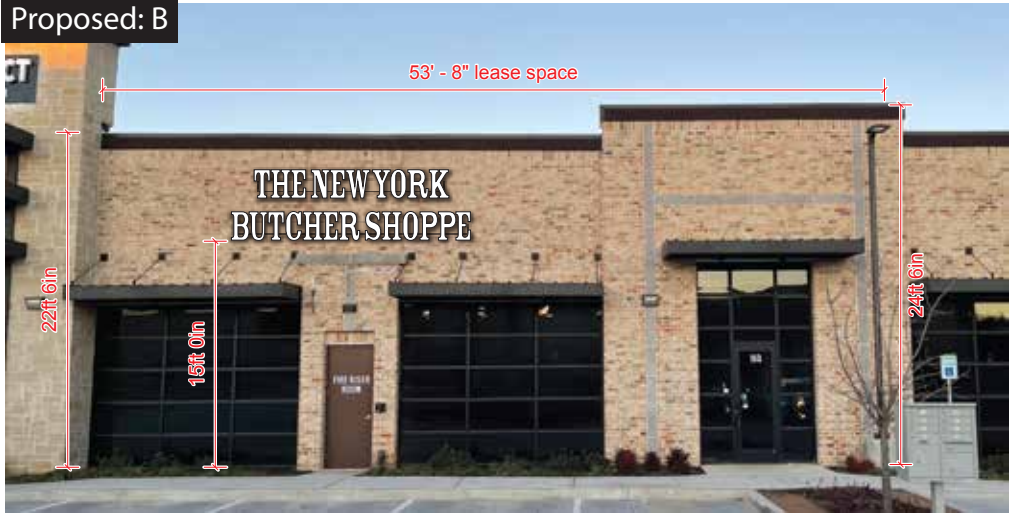


Existing:

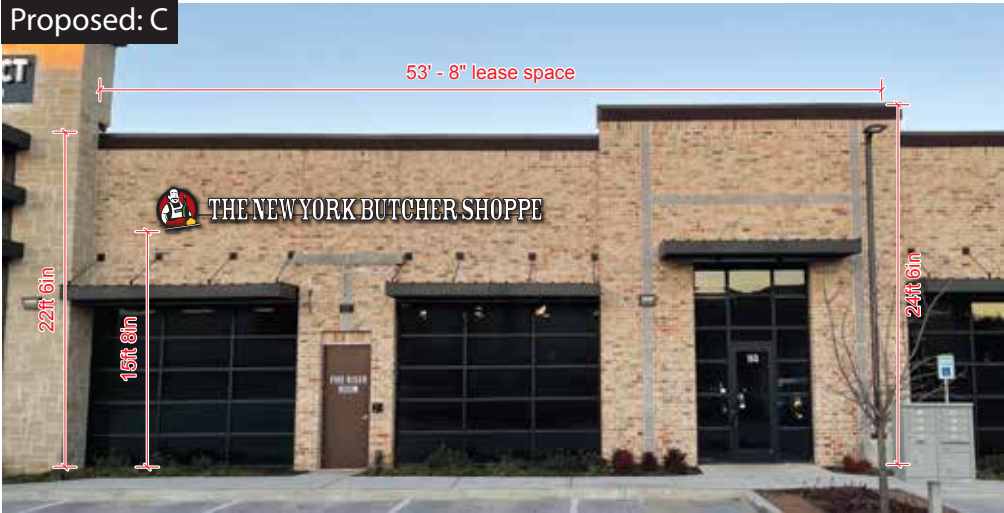
Proposed: A



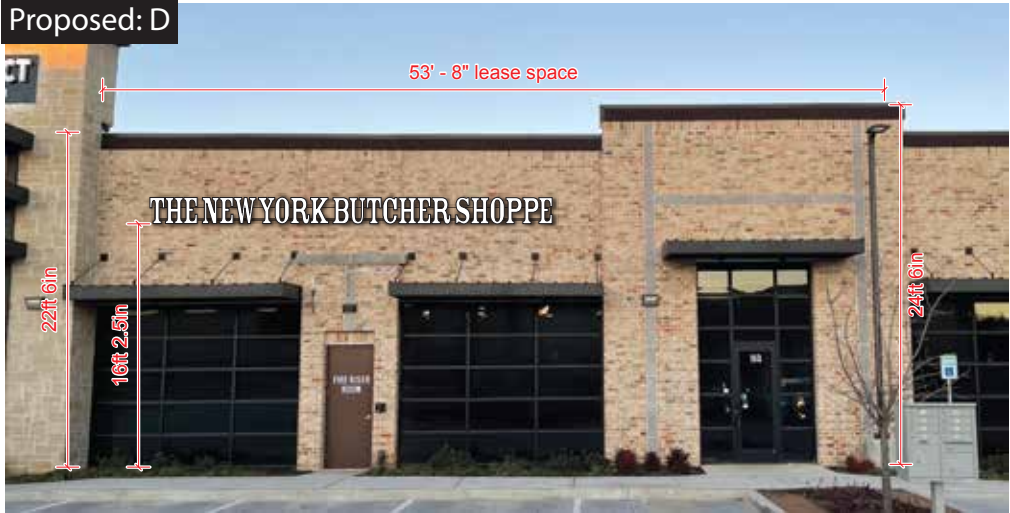
Proposed: B



Proposed: C



Proposed: D



Z:\New York Butcher Shoppe\Colleyville\Proofs

New York Butcher Shoppe PROOF.ai

PRIORITY SIGNS & GRAPHICS	Client: New York Butcher Shoppe		Sales: Brooks		ORDER #:		E506363 MEMBER INTERNATIONAL SIGN ASSOCIATION	TSCL# 18741 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. © COPYRIGHT 2014, BY PRIORITY SIGNS AND GRAPHICS. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF PRIORITY SIGNS AND GRAPHICS AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM PRIORITY SIGNS AND GRAPHICS. PHOTO ELEVATION DEPICTION INTENDED FOR GENERAL CONCEPT ILLUSTRATION. ACTUAL SIZING AND PERSPECTIVE WILL VARY SLIGHTLY FROM IMAGE.	
	Location: 3855 Glade Rd, Colleyville, TX 76034		Designer: Hallie		Date: 2/13/2024				
	This Section for Internal Company Use Only								
	Fabricator: Large Format / PSG Custom		Fabrication Type:		Scheduled:		Install:		



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, April 8, 2024 at 7:00 p.m.
City Council Meetings: Tuesday, May 7, 2024 & Tuesday, May 21, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit to allow for Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premise Consumption on Lot 2, Block A, 170 Players Addition. The purpose of the request is to allow for beer and wine sales at a new butcher shop.

Zoning Case: ZC24-004

Applicant: Ruth Nokes, New York Butcher Shoppe

Owner: Huntington Beach Properties

Location: 3855 Glade Rd, Suite 165

Property Description: Lot 2, Block A, 170 Players Addition

Present Zoning: PUD-R Planned Unit Development - Residential

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

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

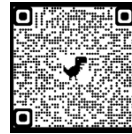
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



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

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

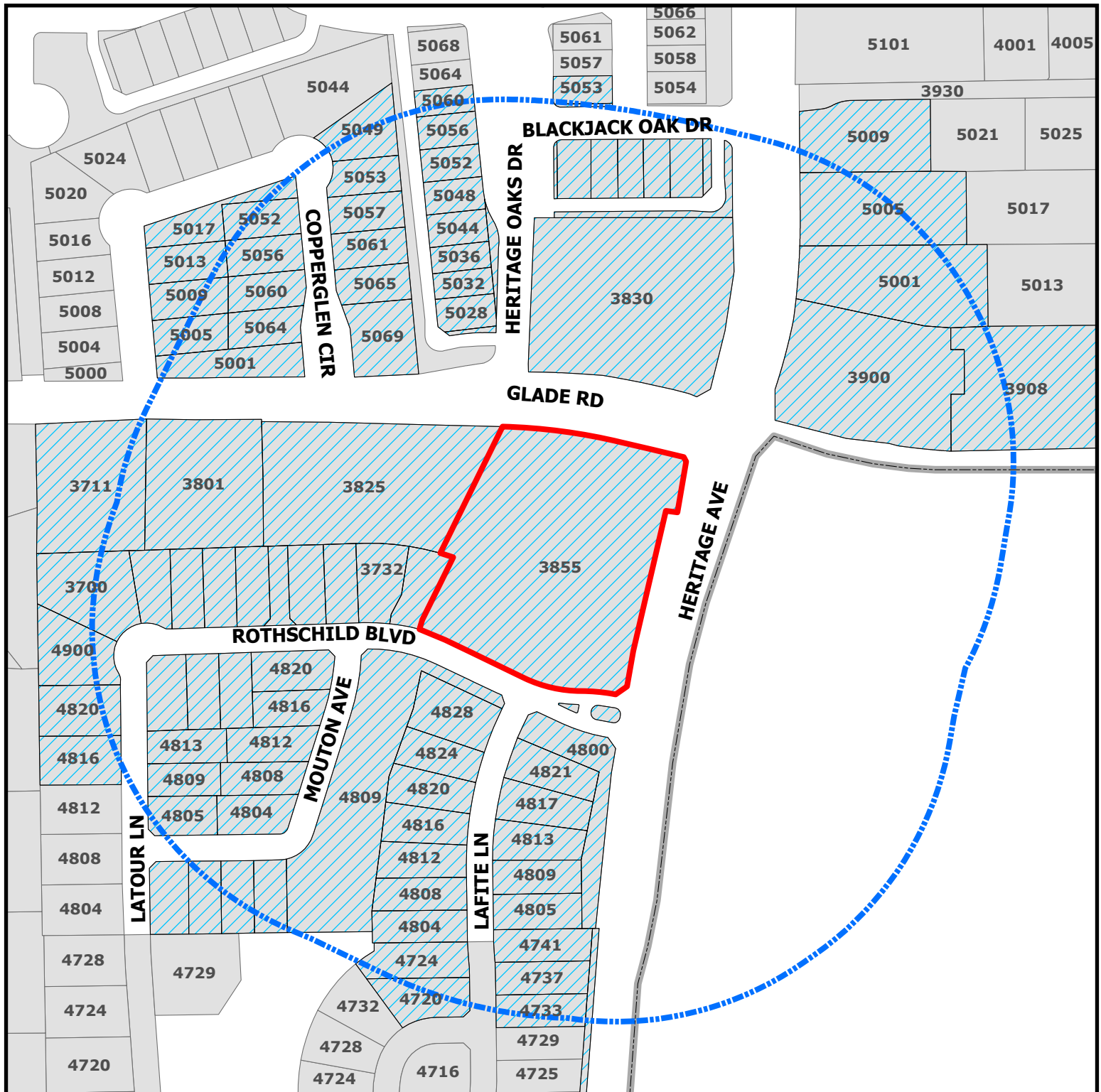


For additional information, please contact the Community Development Department at 817.503.1050. Please reference the zoning case number when requesting information.

Christopher Pham

Christopher Pham
Planner

Notification Map

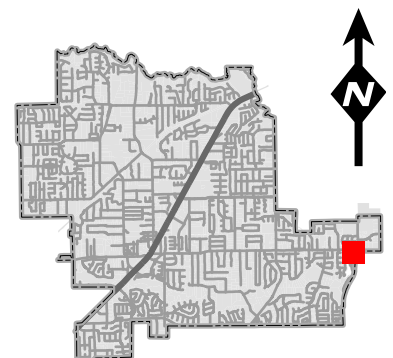


ZC24-004

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.

- Parcels to be notified
- Buffer
- Subject Property



Owner Name	Owner City	Owner Zip	Situs Address
ALLICK, SUZETTE	COLLEYVILLE, TX	76034	3913 BLACKJACK OAK DR
VOTAW, ROBERT B	COLLEYVILLE, TX	76034	5032 HERITAGE OAKS DR
FROST, HOWARD M	COLLEYVILLE, TX	76034	5009 COPPERGLEN CIR
BRADFORD TRUST	COLLEYVILLE, TX	76034	5005 COPPERGLEN CIR
SHA, CHANG	COLLEYVILLE, TX	76034	5056 HERITAGE OAKS DR
LUCAS, TAMA	COLLEYVILLE, TX	76034	5060 HERITAGE OAKS DR
GREENWAY GLADE PARTNERS LP	DALLAS, TX	75201	3900 GLADE RD
RECTOR, BEVERLY	COLLEYVILLE, TX	76034	5060 COPPERGLEN CIR
ALI, AHMED	COLLEYVILLE, TX	76034	3917 BLACKJACK OAK DR
BRYANT, ROSIE	COLLEYVILLE, TX	76034	5064 COPPERGLEN CIR
BIBEAU, GUY R	COLLEYVILLE, TX	76034	5052 COPPERGLEN CIR
MILLER, DEBRA	COLLEYVILLE, TX	76034	5028 HERITAGE OAKS DR
TUTTLE, TODD E	COLLEYVILLE, TX	76034	5044 HERITAGE OAKS DR
MINDIOLA, JUAN C	COLLEYVILLE, TX	76034	3925 BLACKJACK OAK DR
353-365 BROADWAY REALTY LLC	CHARLOTTE, NC	28255	3908 GLADE RD
NAGUBOINA, RAMESH	COLLEYVILLE, TX	76034	3929 BLACKJACK OAK DR
SANDOVAL, ALEXANDER	COLLEYVILLE, TX	76034	5036 HERITAGE OAKS DR
WANG, JULIE	COLLEYVILLE, TX	76034	5065 COPPERGLEN CIR
BHAIDANI, SALIM	COLLEYVILLE, TX	76034	5053 HERITAGE OAKS DR
ROSSO, PATRICK	COLLEYVILLE, TX	76034	3933 BLACKJACK OAK DR
POLAKALA, REKHA	COLLEYVILLE, TX	76034	5048 HERITAGE OAKS DR
SHARP, LINDA CAROLYN	COLLEYVILLE, TX	76034	5061 COPPERGLEN CIR
HOLDER, JAMES	COLLEYVILLE, TX	76034	5053 COPPERGLEN CIR
BHAT, PREVEEN KUMAR	COLLEYVILLE, TX	76034	5052 HERITAGE OAKS DR
PIRANI, SALIMA	COLLEYVILLE, TX	76034	5013 COPPERGLEN CIR
COMER, CLARENCE	COLLEYVILLE, TX	76034	5056 COPPERGLEN CIR
BRACEVILLE LLC	COLLEYVILLE, TX	76034	5001 HERITAGE AVE
BASU MODAK LLC	GRAND PRAIRIE, TX	75054	5009 HERITAGE AVE
WLO ENTERPRISES INC	COLLEYVILLE, TX	76034	5005 HERITAGE AVE
SCOTT, LARRY P	DEERFIELD, IL	60015	3830 GLADE RD
MDC-HERITAGE OAKS ESTATES LTD	IRVING, TX	75062	5050 HERITAGE AVE
JEANS, COURTNEY	COLLEYVILLE, TX	76034	5049 COPPERGLEN CIR
WARD, IRVING	COLLEYVILLE, TX	76034	5057 COPPERGLEN CIR
SAINT MARY'S ROMANIAN ORTH CH	COLLEYVILLE, TX	76034	3801 GLADE RD
HASAN, AARESH	COLLEYVILLE, TX	76034	3713 ROTHSCCHILD BLVD
MAGAN, KRISHAN	COLLEYVILLE, TX	76034	4817 LAFITE LN
ROY, MATHEW	COLLEYVILLE, TX	76034	4820 MOUTON AVE
JAYARAM, SHANKAR	COLLEYVILLE, TX	76034	4820 LAFITE LN
CHARANIA, AMEEN	COLLEYVILLE, TX	76034	4828 LAFITE LN
SIDDIQUI, IRMAN	COLLEYVILLE, TX	76034	3713 MOUTON AVE
NGUYEN, LISA HONG	COLLEYVILLE, TX	76034	4809 LATOUR LN
PURDY, JULIE	COLLEYVILLE, TX	76034	4808 LAFITE LN
KRUSH, ANDREW	COLLEYVILLE, TX	76034	4808 MOUTON AVE
PALMER, STACY	COLLEYVILLE, TX	76034	3712 ROTHSCCHILD BLVD
MALLICK, HIMANSU	COLLEYVILLE, TX	76034	4809 LAFITE LN
SAMANT, VIPUL	COLLEYVILLE, TX	76034	4805 LATOUR LN
NAGABHUSHAN, MEGHNA	COLLEYVILLE, TX	76034	3709 ROTHSCCHILD BLVD
PATEL, CHANDRAKALA	FORT WORTH, TX	76106	3700 ROTHSCCHILD BLVD
SHI, LILI	COLLEYVILLE, TX	76034	3732 ROTHSCCHILD BLVD
GUPTA, PRATEEK	COLLEYVILLE, TX	76034	4813 LAFITE LN
PATEL, PREMAL	COLLEYVILLE, TX	76034	4816 LATOUR LN
PRESSON, ERIC W	COLLEYVILLE, TX	76034	3717 MOUTON AVE
BAHA INVESTMENTS LLC	SAN DIEGO, CA	92131	3825 GLADE RD
HOUGHTON, JUSTIN	COLLEYVILLE, TX	76034	3728 ROTHSCCHILD BLVD
MARTINS VERAS FAMILY REVOCABLE	COLLEYVILLE, TX	76034	3705 ROTHSCCHILD BLVD
BESSE, DANIEL	COLLEYVILLE, TX	76034	4900 LATOUR LN
THAKUR, AJAY	COLLEYVILLE, TX	76034	4824 LAFITE LN
LIU, XIN	COLLEYVILLE, TX	76034	4804 LAFITE LN
BRUENNIG LIVING TRUST	COLLEYVILLE, TX	76034	4816 MOUTON AVE
THE MOHAMED FAMILY TRUST	COLLEYVILLE, TX	76034	3704 ROTHSCCHILD BLVD
RAMIREDDY, CHANDRASEKHAR	COLLEYVILLE, TX	76034	3709 MOUTON AVE
WINSTEAD, SCOTT	COLLEYVILLE, TX	76034	4812 LAFITE LN
HUNTINGTON BEACH PROPERTIES LLC	SOUTHLAKE, TX	76092	3855 GLADE RD
CORDELL, ELLEN A	COLLEYVILLE, TX	76034	4804 MOUTON AVE
JOSHI, ANUSHA	COLLEYVILLE, TX	76034	4805 LAFITE LN
GUO, JINGHUA	COLLEYVILLE, TX	76034	3708 ROTHSCCHILD BLVD
LAKHANI, SAHANAWAZ	COLLEYVILLE, TX	76034	4813 LATOUR LN
SAINT MARY'S ROMANIAN ORTH CH	COLLEYVILLE, TX	76034	3711 GLADE RD
COLLINS FAMILY TRUST	COLLEYVILLE, TX	76034	4820 LATOUR LN
RASHID, KARIM	COLLEYVILLE, TX	76034	4812 MOUTON AVE
BENAVIDES, GABRIEL	COLLEYVILLE, TX	76034	4816 LAFITE LN
THIRUVEEDULA, THIRUMALESWARA	COLLEYVILLE, TX	76034	3705 MOUTON AVE
ALAGARSAMY, LAKKUREDDI	COLLEYVILLE, TX	76034	3724 ROTHSCCHILD BLVD
ACOSTA, JOHNNY	COLLEYVILLE, TX	76034	3716 ROTHSCCHILD BLVD
PATEL, SAGAR	COLLEYVILLE, TX	76034	4821 LAFITE LN
PATEL, HIRENKUMAR	COLLEYVILLE, TX	76034	4737 LAFITE LN
VARGHESE, ALFRED	COLLEYVILLE, TX	76034	4741 LAFITE LN
KASTNER, CHRISTOPHER M	COLLEYVILLE, TX	76034	4724 LAFITE LN
XU, YAN	COLLEYVILLE, TX	76034	4720 LAFITE LN
HOVHANNISYAN, HAYK	COLLEYVILLE, TX	76034	4733 LAFITE LN
CREEKSIDE AT COLLEYVILLE HOA IN	COPPELL, TX	75019	4802 ROTHSCCHILD BLVD
COPPERGLEN ADDITION	COLLEYVILLE, TX	76034	COURTESY NOTICE
CREEKSIDE	COPPELL, TX	75019	COURTESY NOTICE
PRESTWICK PARK SOUTH	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	GRAPEVINE, TX	76051	STATE REQUIRED
NOKES, RUTH	FORT WORTH, TX	76179	APPLICANT

ORDINANCE O-24-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 2.57 ACRES, BEING LOT 2, BLOCK A, 170 PLAYERS ADDITION, LOCATED AT 3855 GLADE ROAD, SUITE 165, BY AUTHORIZING A SPECIAL USE PERMIT FOR ALCOHOLIC BEVERAGE SALES – (BEER AND WINE ONLY) – OFF-PREMISE CONSUMPTION FOR THE BUSINESS KNOWN AS NEW YORK BUTCHER SHOPPE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premise Consumption Case No. ZC24-004; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premise Consumption on 2.57 acres, being Lot 2, Block A, of the 170 Players Addition, located at 3855

Glade Road, Suite 165, for the business known as New York Butcher Shoppe, as depicted on the attached as Exhibit "A".

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

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

1. GENERAL

- a. The Special Use Permit shall apply to the New York Butcher Shoppe business only.
- b. The name of the business authorized for Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premise Consumption by this Special Use Permit shall be called "New York Butcher Shoppe".
- c. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- d. All requirements of the Land Development Code shall be met, except where amended herein.

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 7th day of May 2024.

The second reading and public hearing being conducted on the 21st day of May 2024.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 21ST DAY OF MAY 2024.

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

ATTEST:

CITY OF COLLEYVILLE

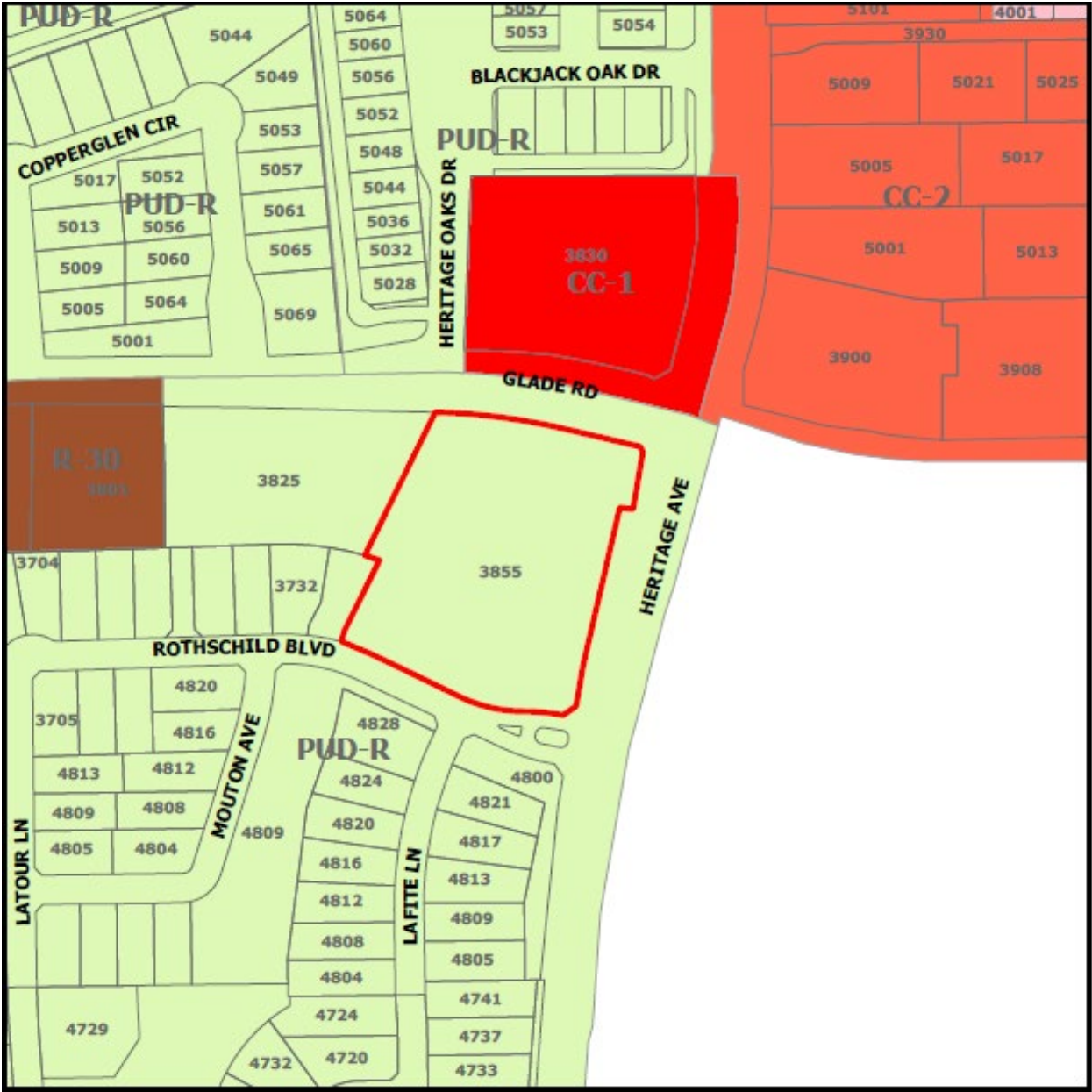
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number**Agenda Date** 4/8/2024**Type** Public Hearing Agenda Items**Department** Community Development

Title

Consideration 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, ZC24-004

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. The proposed amendment specifically states that no vehicle shall be used for living, sleeping, or housekeeping purposes when parked or stored on public property.

Staff Recommendation: Staff recommends approval of the proposed amendment to the Land Development Code.

Attachments

1. Proposed LDC Language
2. Draft Ordinance

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.

ORDINANCE O-24-xxxx

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING CHAPTER 3, SECTION 3.28.I PARKING AND STORAGE OF VEHICLES IN GENERAL OF THE LAND DEVELOPMENT CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Colleyville approved Ordinance O-00-1214 on April 18, 2000, adopting the Land Development Code; and

WHEREAS, the City of Colleyville desires to amend Chapter 3, Section 3.28.I Parking and Storage of Vehicles in General of the Land Development Code; and

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

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

- Sec. 1. THAT *Chapter 3, Section 3-28.I Parking and Storage of Vehicles in General* of the Land Development Code is hereby amended to read as depicted in the attached Exhibit "A".
- Sec. 2. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 3. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 4. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 5. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 7th day of May 2024.

The second reading and public hearing being conducted on the 21st day of May 2024.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 21ST DAY OF MAY 2024.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

Exhibit "A"

Chapter 3 – Land Use

Section 3.28 Supplementary District Regulations

I. Parking and Storage of Vehicles in General

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